SMC ROAD

PLACED IN THE BUILDING COMMITTEE MEETING HELD ON 19.04.2023 RECOMMENDED

CONDITIONALLY APPROVED THE PLAN AND NOTICE REGARDING INSPECTION BEFORE LAY OUT PLAN & CASTING OF FOUNDATION & ROOF CASTING OF BUILDING IS ATTACHED

Passed in the Board Meeting Held on 29.04.2023

Passed in the MIC Meeting Held on 24.04.2023

TO B-4 OFFICE

LEFT FOR WIDENING OF ROAD

2500 WIDE LAND FOR GIFT

5.0 M.WIDE GATE & 5.5 M. HEIGHT

SEPTIC TANK DOMESTIC 32,670 Its. CAPACITY 1.35 Its./PER HEAD

TRANSFORMER

DG 2000

5000 WIDE DRIVEWAY

LVL ±00

LVL.(-)200

COMMON PASSAGE

BATAYAN APARTMENT

SREE MAA SARANI

PROPOSED CONSTRUCTION (COMMERCIAL BUILDING) B1+B2+G+4 BLOCK-2

EXISTING (RESIDENTIAL BUILDING) G+11 STD. BLOCK-1

THIS PLAN IS CONDITIONALLY SANCTIONED THAT NO OBJECTION CERTIFICATE FROM FIRE SERVICE IS REQUIRED BEFORE OBJECTION OCCUPENCY CERTIFICATE

OPEN TERRACE-II

BUILDING OUTLINE

DOMESTIC FIRE STORAGE U.G.W.R. 1,00,000 Its.

U.G.W.R.-1 FOR FIRE USE

U.G.W.R.-2 FOR FIRE USE

U.G.W.R.-3 FOR DOMESTIC USE

FIRE REFUGE PLATFORM AT 5th FLOOR & 10th FLOOR

FIRE PUMP ROOM IN BASEMENT LVL -3300

PLUNGE POOL

TREE COVER

Note:- Structural Details shall be followed as per "Approved" Marked Copy.

RAIN WATER HARVESTING TANK

OPEN PARKING

PUBLIC OPEN SPACE AREA=471.54 sq.m (8.01%)

EXISTING HIGH TENSION LINE

LEFT FOR WIDENING OF ROAD

SILIGURI THANA

EXISTING SINGLE STOREY R.C.C. BUILDING (AREA = 72.07 SQ.M.) TO BE DEMOLISHED BEFORE CONSTRUCTION

ENTRY

EXIT

TO MUNICIPAL DRAINAGE CONNECTION FROM MAIN FERRULE

TO MAHABIRTHAN

S.F. ROAD. 20.35m WIDE (AVG.)

Valid for Three Years From the Date of Sanctioned. 11.09.2023

May be Sanctioned

Asstt. Engineer

Siliguri Municipal Corporation

ASST. ENGINEER SILIGURI MUNICIPAL CORPORATION

Executive Engineer Siliguri Municipal Corporation Siliguri

SANCTIONED

Commissioner Siliguri Municipal Corporation

11/9/23

DRAINAGE PIPE FROM TOP ROOF

MAN HOLE COVER

OVER FLOW OUTLET

150 MM THK. R.C.C. WALL

100 MM THK. OUTLET/INLET PIPE

PUMPING FROM OVER HEAD TANK

COVERING R.C.C. SLAB 100 MM THICK (1:2:4)

SPLASH PLATE

100 MM THK. GARVEL FILLING (8-10 MM.)

250 MM SAND

SIEVE

75 MM THK. B.F.S.

200 MM THK. R.C.C. WALL

WATER

GARVEL FILLING

75 MM THK. P.C.C.

75 MM THK. B.F.S.

GROUND WATER TABLE

SECTION THROUGH 1-1'.....
SCALE :-1:50

CHARCOAL FILTER

RAIN WATER COLLECTION TANK

RECHERGE PIT

PLAN OF RAIN WATER HARESTING SYSTEM.....
SCALE :-1:50

12 mm th. cement plastering (1:4) with neat cement pointing

G.L.

C.C. (1:3:6)

100 mm TH. B.F.S.

SECTION OF MAIN DRAIN (IN FRONT OF OF PLOT)

12 mm th. cement plastering (1:4)

75 TH. PCC. OVER

75 TH. B.F.S.

SECTION OF PROPOSED INTERNAL DRAIN

SECTION AA

SECTION BB

SITE PLAN

N

FLY OVER

MAA KALYANI STORE

SHREE MAA BHAWANI AGENCY

KRISHNA TRADERS

S.F. ROAD

PARMESHWARI MISTANNA BHANDAR

SILIGURI POLICE STATION

PARMESHWARI MISTANNA BHANDAR

PROP. SITE

TO BABUPARA

KEY PLAN (N.T.S.)

SCHEDULE OF DOORS & WINDOWS FOR RESIDENTIAL			
NO	SILL	LINTEL	SIZE
D	--	2300	1200X2300
D1	--	2300	1000X2300
D2	--	2300	900X2300
D3	--	2300	750X2300
D4	--	2300	1800X2300
D4A	--	2300	1800X2150
D5	--	2150	1900X2150
D6	150	2150	1200X2000
SD	--	2300	1600X2300
SD1	--	2300	2400X2300
SD2	--	2300	2000X2300
SD3	--	2300	1900X2300
SD4	--	2300	3650X2300
F.D.	--	2300	1200X2300
F.D.D.1	--	2300	1100X2300
W	350	2300	2400X1950
W2	350	2300	2100X1950
W3	350	2300	1800X1950
W4	350	2300	1650X1950
W5	350	2300	1200X1950
W6	1250	2300	600X1050
W6A	1100	2300	1200X1200
W6B	1100	2300	900X1200
W7	950	2150	1500X1200
C.C.1/W8	350	2300	4450X1950
C.C.2/W9	350	2300	8475X1950
SW	350	2300	1500X1950

AREA STATEMENT.

USE OF BULDG. - RESIDENTIAL CUM COMMERCIAL (RETAIL SHOP)

1a. L.U.C.C. NO. - 3501/SDA DT. 18.7.19.
1b. PREVIOUS APPROVE PLAN NO. 604 DT.31.8.19.
2. LAND AREA AS PER DEED - 6242.52 SQM
3. LAND AREA AS PER SITE - 5884.99 SQM
3A. EXISTING R.C.C. STRUCTURE TO BE DEMOLISHED - 72.07 SQM
4. AREA OF 2500 MM WIDE LAND FOR PROPOSED GIFTING TO S.M.C. FOR WIDENING OF ROAD = 370.57 SQM.

5. PERMISSIBLE GROUND COVERAGE - 40% = 2353.996 SQM
6. a) EXISTING BLOCK GROUND COVERAGE (RESIDENTIAL) - 12.827 % = 754.881 SQ.M.
b) PROPOSED BLOCK GROUND COVERAGE (COMMERCIAL) - 21.694 % = 1276.70 SQ.M.
TOTAL GROUND COVERAGE -34.521 % = 2031.581 SQ.M.

7. RESIDENTIAL (G+11) BLOCK-1 (EXISTING)
a) NO. OF TENEMENT - 31 NOS.

b) SIZE OF TENEMENT

09NOS. = 213.40 SQM	MARKED 'C' IN 1ST TO 09TH FLOORS.	= 1920.60 SQM
11NOS. = 168.49 SQM	MARKED 'B' IN 1ST TO 11TH FLOORS.	= 1853.39 SQM
6NOS. = 236.52 SQM	MARKED 'A' IN 2ND, 4TH, 6TH, 8TH,10TH, 11TH FLOORS	= 1419.12 SQM
4NOS. = 224.71 SQM	MARKED 'A' IN 3RD, 5TH, 7TH, 9TH FLOORS	= 898.84 SQM
1NO. = 405.99 SQM	MARKED 'DUP-D' IN 10TH AND 11TH FLOORS	= 405.99 SQM
	TOTAL TENEMENT AREA	= 6497.94 SQM

c) EXISTING RESIDENTIAL (G+11) BLOCK-1 AREA:-

BASEMENT FLOOR (FIRE PUMP ROOM)	= 50.58 SQM.
GROUND FLOOR	= 730.60 SQ.M.
FIRST FLOOR	= 726.37 SQ.M.
TYPICAL FLOOR (2ND,4TH,6TH & 8TH) = (742.41 X 4)SQ.M	= 2969.64 SQ.M.
TYPICAL FLOOR (3RD,7TH,9TH) (730.59 X 3) SQ.M	= 2191.77 SQM.
5TH FLOOR	= 748.57 SQ.M.
10TH FLOOR	= 742.66 SQ.M.
11TH FLOOR	= 721.35 SQ.M.
TOTAL FLOOR AREA	= 8881.54 SQ.M.

8. PROPOSED (B2+B1+G+4) COMMERCIAL BLOCK-2
a) BLOCK AREA =

SECOND BASEMENT FLOOR	= 960.19 SQM
FIRST BASEMENT FLOOR	= 1139.84 SQM
GROUND FLOOR (WITH CONNECTING BRIDGE)	= 1253.16 SQM
1ST FLOOR	= 1170.25 SQM
2ND FLOOR	= 1170.25 SQM
3RD FLOOR	= 1170.25 SQM
4TH FLOOR	= 1148.71 SQM
TOTAL COMMERCIAL AREA	= 8012.65 SQ.M.

09. TOTAL BUILT UP AREA = 16894.19 SQ.M. (BLOCK-1 + BLOCK-2)
10. REQUIRED COMMERCIAL CAR PARKING =(8012.65-50)/100+1 = 81 NOS.
11. REQUIRED EXISTING RESIDENTIAL (G+11) BLOCK CAR PARKING =6497.94/120= 54 NOS.
12. REQUIRED TOTAL CAR PARKING = (81+54) = 135 NOS.
13. PROVIDED CAR PARKING - 135 NOS.
BASEMENT CAR PARKING = 33 NOS.
GROUND FLOOR COVERED CAR PARKING = 23 NOS.
OPEN CAR PARKING = 79 NOS.

14. TOTAL EXEMPTION AREA (I+II) = 2184.87 SQ.M.
I) PROPOSED COMMERCIAL BLOCK-2 (A+B+C+D) = 1256.42 SQ.M.
A) STAIR AREA = 307.40 SQ.M.
2ND.BASEMENT FLOOR =25.20 SQ.M.
GROUND FLOOR = 59.68 SQ.M.
1ST- 4TH FLOOR (55.63X4) SQ.M. = 222.52 SQ.M.
B) LIFT LOBBY AREA = (3 + 3) X 6 = 36.000 SQ.M
C) PROPOSED COMMERCIAL BLOCK PARKING AREA (AT 2ND. BASEMENT) = 849.25 SQ.M
D) PROPOSED COMMERCIAL BLOCK PUMP ROOM AREA = 31.52 SQ.M
E) PARKING AREA (AT GROUND FLOOR) = 31.25 SQ.M
II) EXISTING RESIDENTIAL BLOCK-1 EXEMPTION = 928.45 SQ.M.
A) STAIR AREA (GROUND - 9TH.) = (31.500 X 10)
(10TH. FLOOR) = 35.93
(11TH. FLOOR) = 35.49 = 386.42 SQ.M.
B) LIFT LOBBY AREA = (3 X 2 X 12)+6 = 78.00 SQ.M
C) FIRE REFUGE AREA = 17.974 X 2 = 35.95 SQ.M
D) PARKING AREA = 377.52 SQ.M
E) FIRE PUMP ROOM = 50.56 SQ.M

15. FOR F.A.R. CALCULATION
PERMISSIBLE F.A.R. = 2.50 = 14712.475 SQM
TOTAL BUILT UP AREA - EXEMPTION AREA
16894.19 SQM - 2184.87 SQM = 14709.322 SQM

16. PROPOSED F.A.R. = 14709.322 / 5884.99 SQ.M. = 2.499

20. PERM. HT. OF BULDG. - NO RESTRICTION.
i. EXISTING HT. OF RESIDENTIAL BULDG. - 38.900 M
ii. PROP. HT. OF COMMERCIAL BULDG. - 23.100 M

21. REQUIRED GREEN TREE COVER AREA. (15%) = 882.741 SQ.M.
22. PROPOSED GREEN TREE COVER AREA. (16.846%) = 991.52 SQ.M.
23. REQUIRED PUBLIC OPEN SPACE AREA. (8%) = 470.799 SQ.M.
24. PROPOSED PUBLIC OPEN SPACE AREA. (8.01%) = 471.54 SQ.M.

SHEET - 02/14

NAME OF OWNERS

1) SMT. SUSHILA DEVI MUNDHRA.
W/O. SRI MAHABIR PRASAD MUNDHRA.
2) SMT. SHANTI DEVI MUNDHRA.
W/O. SRI SITARAM MUNDRA.
3) SMT. PREM LATA MUNDHRA.
W/O. LATE BINOD KUMAR MUNDHRA.
4) SMT. SUDESH DEVI MUNDHRA.
W/O. LATE BASANT KUMAR MUNDHRA.
5) SRI MAHENDRA KUMAR MUNDHRA.
S/O. LATE SOHAN LAL MUNDHRA.
6) SRI MANOJ KUMAR MUNDHRA.
S/O. LATE BINOD KUMAR MUNDHRA.
7) SRI RAHUL MUNDHRA.
S/O LATE BASANT KUMAR MUNDHRA.
8) SRI RAJESH KUMAR MUNDHRA.
S/O SRI. SITA RAM MUNDHRA,
9) SMT. SANGITA PERIWAL,
W/O SRI. PRADIP KUMAR PERIWAL,
10) DELTA REALTORS
ALL ARE AT S.F. ROAD, SILIGURI, BABUPARA,
WARD NO. - 27(SMC), P.O. & P.S. SILIGURI,
DIST. DARJEELING.

LAND SCHEDULE. :-

MOUZA. :- SILIGURI.
J. L. NO. :- 110(88)
SHEET NO. :- 10 (R.S.)
KHATIN NO.:- 1028 (R.S.),
L.R. KHATIAN :-12878, 12879, 12882, 12883, 12884, 12881, 12887, 12885, 12886, 12880
PLOT NO. :- 7202 (R.S.), 2727 (L.R.)
P.O. & P.S. :- SILIGURI.
DIST. :- DARJEELING.
WARD NO. :- 27(SMC)
HOLDING NO - 7/860/82/97/88.

SITE ADDRESS :-
STATION FEDDER ROAD,
WARD NO. :- 27(SMC)
MUNDHARA COMPOUND,
NEAR SILIGURI POLICE STATION,
SILIGURI.

SILIGURI MUNICIPAL CORPORATION
PLAN No. 13
DATE 06-04-2023
BLDG. CELL, SILIGURI

DECLARATION BY OWNER

I DO HEREBY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE BA/LBS SIGNING THE BUILDING PLAN APPLICATION OR IN THIS ABSENCE BY ANY OTHER BA/ LBS OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

Constituted Attorney Of Land Owner

Constituted Attorney Of Land Owner

SIGNATURE OF OWNER(S)

DECLARATION BY STRUCTURAL ENGINEER/GEO.TECH.

I/ WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO -7202, WARD NO 27 , UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY ME / US WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS, IF ANY, CONFORMING TO THE STIPULATION OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

(FOR SOIL ONLY)

Surajit Chatterjee
B.E. (Civil), M.I.E.
Chartered Engineer
Geo-Technical Engineer, Class-I
SMC empanelment Number-07
Hospital More, Near Children Park
Siliguri-734001, Ph-9434020062
E-mail:chatterjee_cbe@yahoo.co.in

SIGNATURE OF GEO-TECNICAL ENGINEER

SANJIV J. PAREKH
M.E.(STRUCT.), M.E. (CONST. ENG.)
B.C.E., FIE (F-018202-4)
F.S.E.-1-27 S.M.C.

SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION BY ARCHITECT

I / WE DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO. 7202, WARD NO.27 UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PREPARED IN CONFORMITY WITH THE RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL(BUILDING) RULES,2007.THIS IS ALSO TO CERTIFY THAT ALL RELEVANT 'NO OBJECTION'CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS FIRE AND EMERGENCY SERVICES DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATION DEPARTMENT, ETC AS APPLICABLE IN THIS REGARD, ARE ALSO ENCLOSED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCT/ RECONSTRUCT/ ADDITION TO/ ALTERATION OF THE BUILDING ON THE SAID PLOT.

MITUL SHUKLA (B.ARCH.)
CA/2004/33251

SIGNATURE OF ARCHITECT

PROJECT NAME:

REVISED PLAN FOR G+11 STORIED RESIDENTIAL BUILDING(EXISTING BLOCK-1) & 2B+G+4 STORIED COMMERCIAL BUILDING (PROPOSED BLOCK-2) AT PLOT NO. 7202, WARD NO.27 UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION.

TITLE:

SITE PLAN

SCALE :	DRAWN BY:	CHECKED BY:
1:125	SANJIT	MITUL
N	DATE	DRG. NO.
	25.02.2023	MAVA/CORP/—/02

ARCHITECT:-

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