

PLACED IN THE BUILDING COMMITTEE MEETING HELD ON 28.06.2024 & 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 meeting of Board of Administrators

VACANT LAND OF BHUPEN PRAMANIK

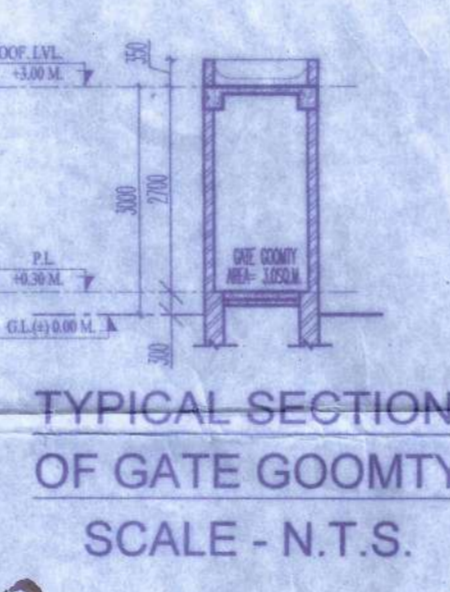
Held on 03-07-2024

50292



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

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



May be sanctioned
Date: 01.07.24
Siliguri Municipal Corporation

Executive Engineer
Siliguri Municipal Corporation

Sanctioned
Commissioner
Siliguri Municipal Corporation

Valid for Three Years
From the Date of Sanctioned 06.01.2022

AREA STATEMENT :-

- AREA OF LAND (AS PER DEED) = 7383.18 sq.mt
 - AREA OF LAND (AS PER SITE) = 7365.217 sq.mt
 - PERMISSIBLE GROUND COVERAGE = 3682.609 sq.mt (50.00%)
 - PROPOSED GROUND COVERAGE = 2721.506 sq.mt (36.95%)
 - ADDITIONAL GROUND COVERAGE = 63.374 sq.mt (0.86%)
- (FIRE REFUGE AREA)
- OCCUPANCY OF LAND = RESIDENTIAL CUM COMMERCIAL
 - OCCUPANCY USE OF BUILDING = RESIDENTIAL CUM COMMERCIAL
 - APPROVED L.U.C. MEMO NO. = 99/LUCC/AR/PS/JDA DATED: 14.03.2008
 - PROPOSED AREA :-
- COMMERCIAL (TOWER-I)
- BASEMENT AREA = 645.443 sq.mt
 - GROUND FLOOR AREA = 663.459 sq.mt
 - 1ST FLOOR AREA = 663.459 sq.mt
 - 2ND FLOOR AREA = 674.720 sq.mt
 - TYPICAL (3RD TO 5TH) FLOOR AREA = 663.459 sq.mt X 2 = 1326.998 sq.mt
 - 5TH FLOOR AREA = 538.897 sq.mt
 - TOTAL FLOOR AREA OF TOWER - I = 4517.056 sq.mt (17.52% OF T.F.A.)
- RESIDENTIAL (TOWER-II)
- (a) BLOCK - 01
- BASEMENT AREA = 372.659 sq.mt
 - GROUND FLOOR AREA = 341.522 sq.mt
 - 1ST FLOOR AREA = 341.522 sq.mt
 - 2ND FLOOR AREA = 352.743 sq.mt
 - TYPICAL (3RD TO 9TH) FLOOR AREA = 341.522 sq.mt X 7 = 2390.654 sq.mt
 - 10TH FLOOR AREA = 157.741 sq.mt
 - TOTAL AREA OF BLOCK - 01 = 3956.841 sq.mt
 - NO. OF 3BHK IN TOWER-II, BLOCK-01 = (3X10) = 30NOS.
- (b) BLOCK - 02
- BASEMENT AREA = 874.642 sq.mt
 - GROUND FLOOR AREA = 848.731 sq.mt
 - TYPICAL (1ST TO 9TH) FLOOR AREA = 848.731 sq.mt X 9 = 7638.579 sq.mt
 - GYMNASIUM AREA IN ROOF = 50.139 sq.mt
 - TOTAL AREA OF BLOCK - 02 = 9412.091 sq.mt
 - NO. OF 3BHK IN TOWER-II, BLOCK-02 = (2X10) = 20NOS.
 - NO. OF 4BHK IN TOWER-II, BLOCK-02 = (2X10) = 20NOS.
- (c) BLOCK - 03
- FIRE PUMP ROOM AREA = 37.631 sq.mt
 - BASEMENT AREA = 759.389 sq.mt
 - GROUND FLOOR AREA = 359.046 sq.mt
 - TYPICAL (1ST TO 9TH) FLOOR AREA = 748.666 sq.mt X 9 = 6737.994 sq.mt
 - TOTAL AREA OF BLOCK - 03 = 7893.06 sq.mt
 - NO. OF 3BHK IN TOWER-II, BLOCK-03 = (2X9) = 18NOS.
 - NO. OF 4BHK IN TOWER-II, BLOCK-03 = (2X9) = 18NOS.
- TOTAL AREA OF BLOCKS - 01, 02 & 03 = 21261.992 sq.mt
- TOTAL BUILT UP AREA :-
MERCANTILE + RESIDENTIAL
4517.056 sq.mt + 21261.992 sq.mt = 25779.048 sq.mt
10. EXEMPTION AREA CALCULATION :-
- A. MERCANTILE (TOWER - I)
- a) STAIR AREA = 9.275*(88.40X6) = 359.675 sq.mt
 - b) LIFT LOBBY AREA = (3X2)X7 = 42.00 sq.mt
 - c) FIRE PUMP ROOM AREA = 25.976 sq.mt
 - d) PARKING AREA IN BASEMENT = 330.438 sq.mt
 - TOTAL EXEMPTION AREA = 757.689 sq.mt
- B. RESIDENTIAL (TOWER - II)
- BLOCK - 01
- a) STAIR AREA = (15.75X2)X12 = 378.00 sq.mt
 - b) LIFT LOBBY AREA = (3X2)X12 = 72.00 sq.mt
 - c) PARKING AREA = 273.269 sq.mt
- BLOCK - 02
- a) STAIR AREA = (15.75X2)X11 = 346.50 sq.mt
 - b) LIFT LOBBY AREA = (3X2)X11 = 66.00 sq.mt
 - c) PARKING AREA = 748.339 sq.mt
- BLOCK - 03
- a) STAIR AREA = (15.75X2)X11 = 346.50 sq.mt
 - b) LIFT LOBBY AREA = (3X2)X11 = 66.00 sq.mt
 - c) PARKING AREA = 620.326 sq.mt
 - d) FIRE PUMP ROOM AREA = 37.631 sq.mt
- TOTAL EXEMPTION AREA IN BLOCK - 01, 02 & 03 = (1.8X10)+(2.52X10)+(4.74X9) = 85.86 sq.mt
- TOTAL EXEMPTION AREA OF TOWER I & II = 3032.425 sq.mt
- TOTAL EXEMPTED AREAS :-
MERCANTILE + RESIDENTIAL (757.689 sq.mt + 3032.425 sq.mt) = 3790.114 sq.mt
- PROPOSED F.A.R. = (25779.048-3790.114)/7365.217 = 2.99
11. PERM. HT. OF BLDG - NO RESTRICTION
PROPOSED HT. OF RESIDENTIAL BLDG - 37.20 M
PROPOSED HT. OF COMMERCIAL BLDG - 22.50 M
12. NO. OF TENEMENT = 105 NOS.
13. PARKING PROVIDED = 176 NOS.
14. PARKING REQUIRED = 177 NOS.
- [BASEMENT IN COMMERCIAL BLOCK = 13 NOS.
BASEMENT IN RESIDENTIAL BLOCK = 75 NOS.
BASEMENT IN RESIDENTIAL BLOCK (MECH) = 32 NOS.
OPEN PARKING = 23 NOS.
OPEN MECH. PARKING = 34 NOS.]
15. REQUIRED TREE COVER COVER = 15% OF LAND AREA = 1104.78 sq.mt
PROVIDED TREE COVER AREA = 1362.79 SQ.M. (18.50% OF LAND AREA)
>15% OF LAND AREA = OK

LAND SCHEDULE :-	SITE ADDRESS :-
1. MOUZA - DABGRAM 2. J.L. NO. - 2 3. SHEET NO. - 8 4. KHATAN NO. - 491/ 17, R.S.-581 5. PLOT NO. - 353 6. HOLDING NO. :- VI/100 7. P.S. - BHAKTINAGAR 8. DIST - JALPAIGURI	BYPASS ADJACENT TO INDIRA MAIDAN, NH-31, WARD NO. 43, P.S. - BHAKTINAGAR, DIST. - JALPAIGURI.

NAME AND ADDRESS OF OWNER/APPLICANT
SENS HOSPITALITY ENTERPRISES PVT. LTD.
REPRESENTED BY NIMIT MUNDHRA
(ONE OF ITS DIRECTOR)

DECLARATION BY OWNER & ARCHITECT

I do hereby declare that the building proposed for construction shall be supervised by the B.A./L.B.S signing the building plan application or in this absence by any other B.A./L.B.S of the appropriate category and as approved by the authority.

I do hereby certify that plans, elevations and sections and other structural details of the proposed building on Plot No. 353, Ward No.43 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/alteration of the building on the said plot.

For Sens Hospitality Enterprises Pvt. Ltd.
Signature of Owner(s)

MITUL SHUKLA (B.ARCH.)
CA/200433251
Signature of Architect

I do hereby certify that the building site proposed for construction on Plot No. 353, NH-31 Road, Ward No.43, under the jurisdiction of Siliguri Municipal Corporation have been visited by me and all the designs, drawings Nos. 1 to 25, Soil Test Report and 1 road Test Results for foundation and superstructure have been duly reviewed conforming to stipulations of all latest relevant IS Code of Practice and National Building Code and it is found that everything is completely in order and the proposed foundation and superstructure are safe in all respect.

(FOR SOIL ONLY)

Sanjiv Chakrabarti
BSC, BCE, FIE (F-115654-5)
CHARTERED ENGINEER
ENLISTED STRUCTURAL
REVIEWER 88/16 K.M.C.
Signature of Structural Reviewer

I do hereby certify that the foundation and superstructure of the building proposed for construction on Plot No. 353, Ward No. 43, 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.

Signature of Geo-Technical Engineer

Signature of Structural Engineer

TITLE:
PROPOSED PARTLY B+G+V STD. COMMERCIAL (TOWER-I) (RETAIL SHOP) BUILDING & PARTLY B+G+X STD. (TOWER-II, BLOCK-01) & B+G+IX STD. (TOWER-II, BLOCK-02 & 03) RESIDENTIAL BUILDING

SHEET NO. 2/9

SCALE: 1:200, 1:100

ARCHITECT:-
MASS & VOID
ARCHITECTS/INTERIORS
4B, 4th Floor, Ektaa Hibiscus
56, Christopher Road, Kolkata 700 046
P +91 33 2328 2264
+91 90 3800 3186
E mava2003@gmail.com
W www.massandvoid.com

SCHEDULE OF DOORS & WINDOWS							
MKD	SILL	LINTEL	SIZE	MKD	SILL	LINTEL	SIZE
D1	-	2150	1800X2150	W1	350	2150	1800X1800
D2	-	2150	1100X2150	W2	350	2150	1500X1800
D3	-	2150	900X2150	W3	350	2150	1200X1800
D4	-	2150	750X2150	W3A	1050	2150	1200X1100
D5	-	2150	1000X2150	W4	350	2150	900X1800
SD1	-	2150	2400X2150	W5	1050	2150	875X1100
SD2	-	2150	2300X2150	W6	1250	2150	875X1100
SD3	-	2150	1800X2150	SW	950	2150	1260X1260
SD4	-	2150	1625X2150				
SD5	-	2150	1550X2150				
SD6	-	2150	1400X2150				
SD7	-	2150	1325X2150				
DW1	-	2150	1350X2150				

GROUND FLOOR PLAN (RESIDENTIAL & COMMERCIAL)