



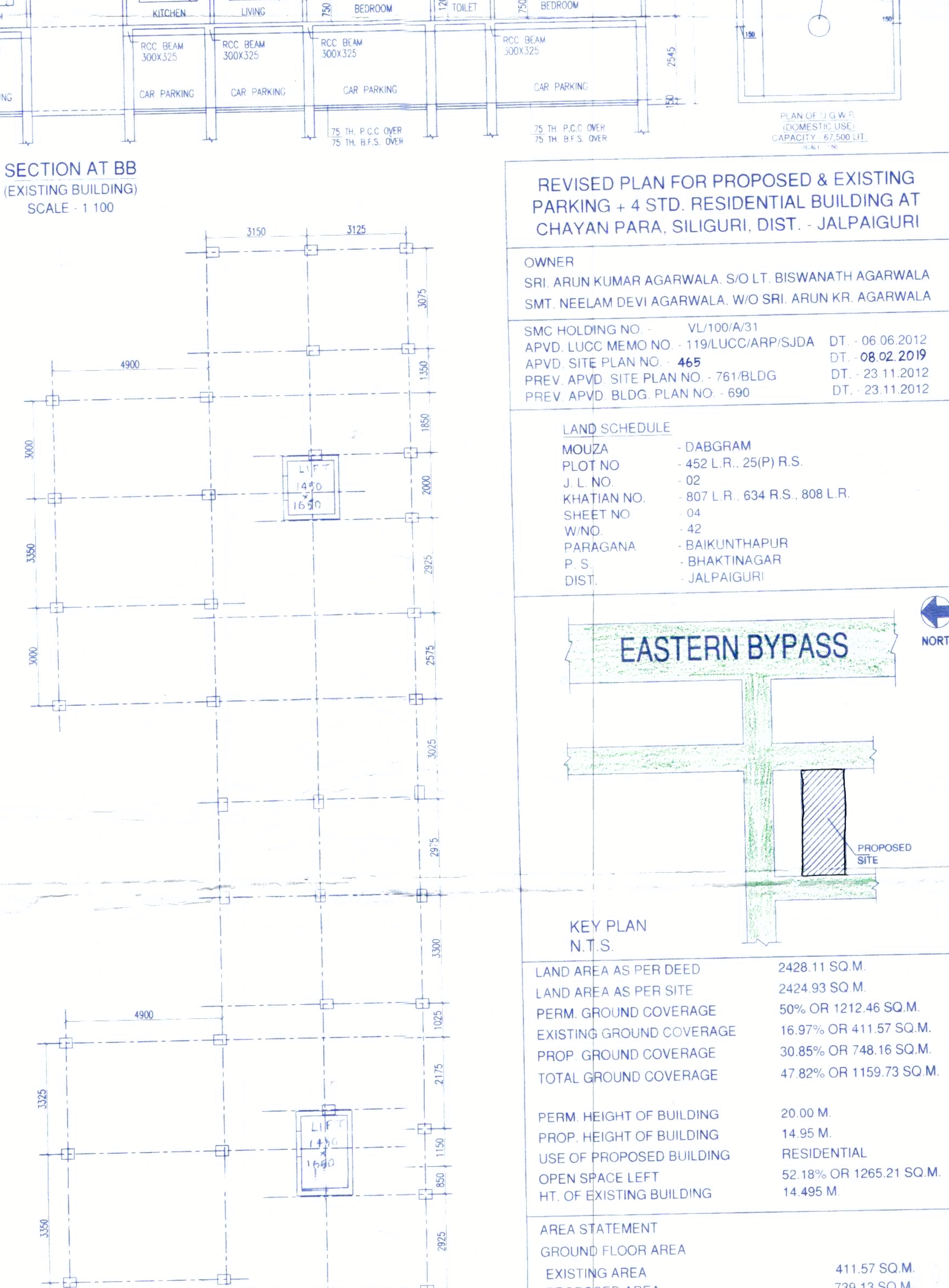
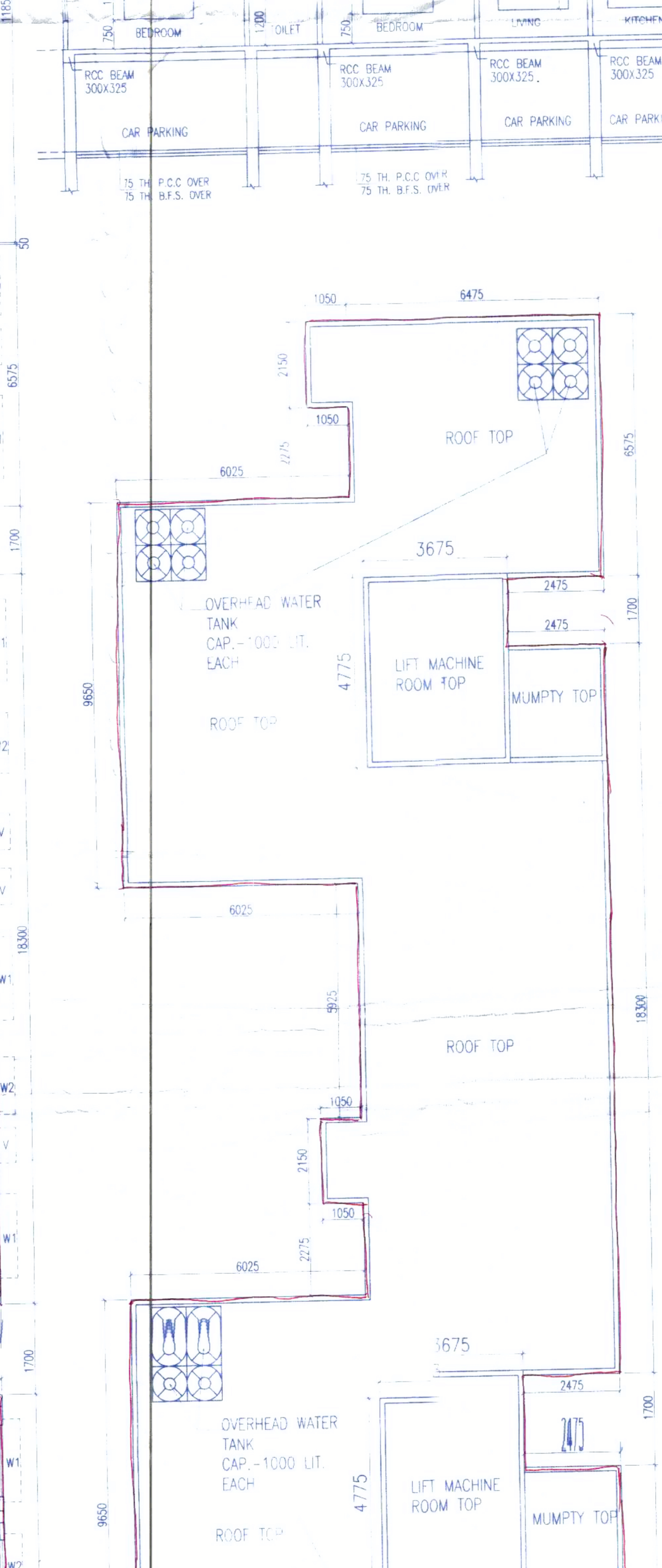
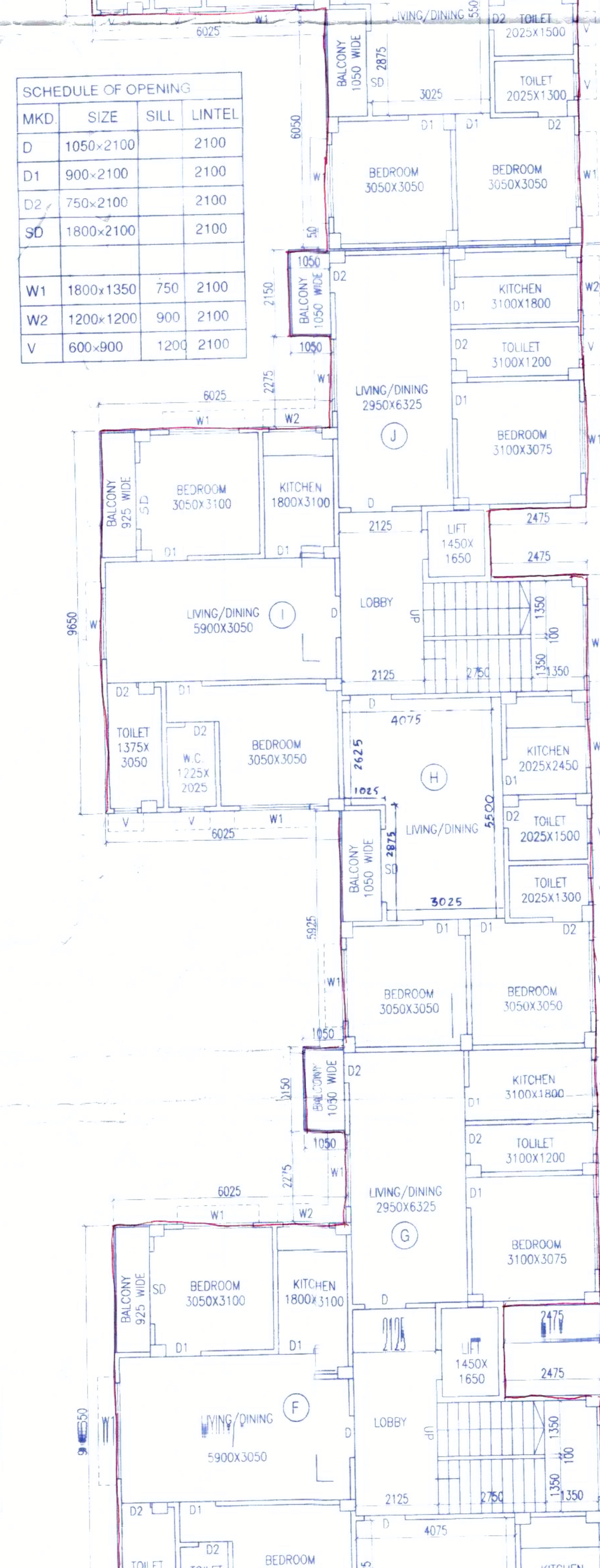
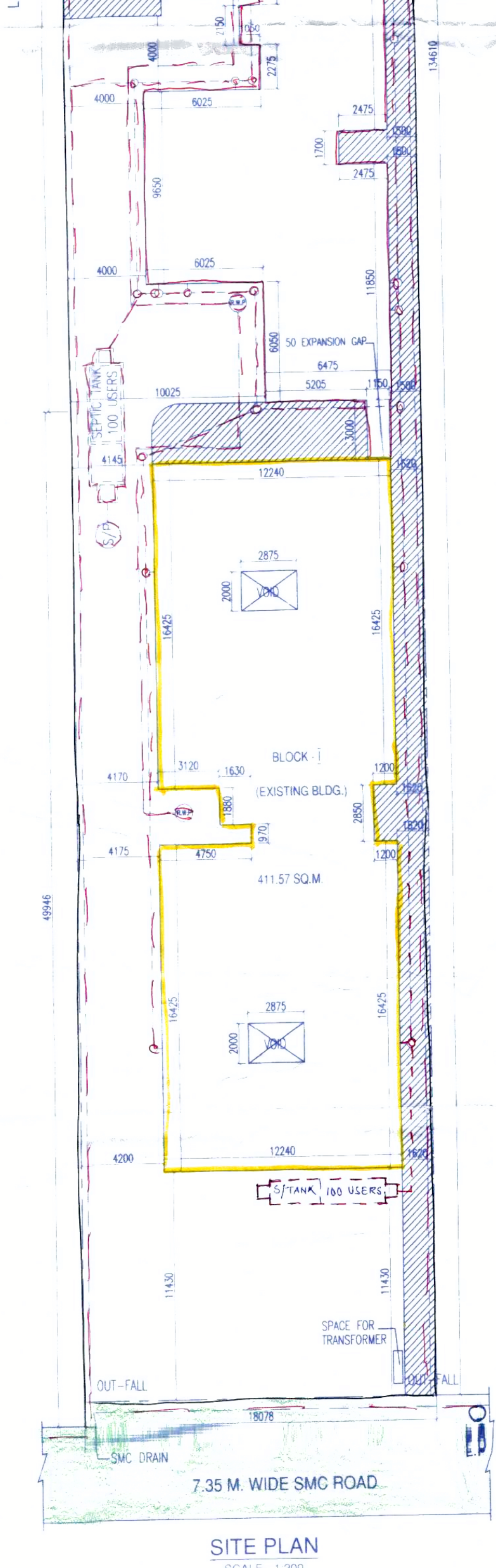
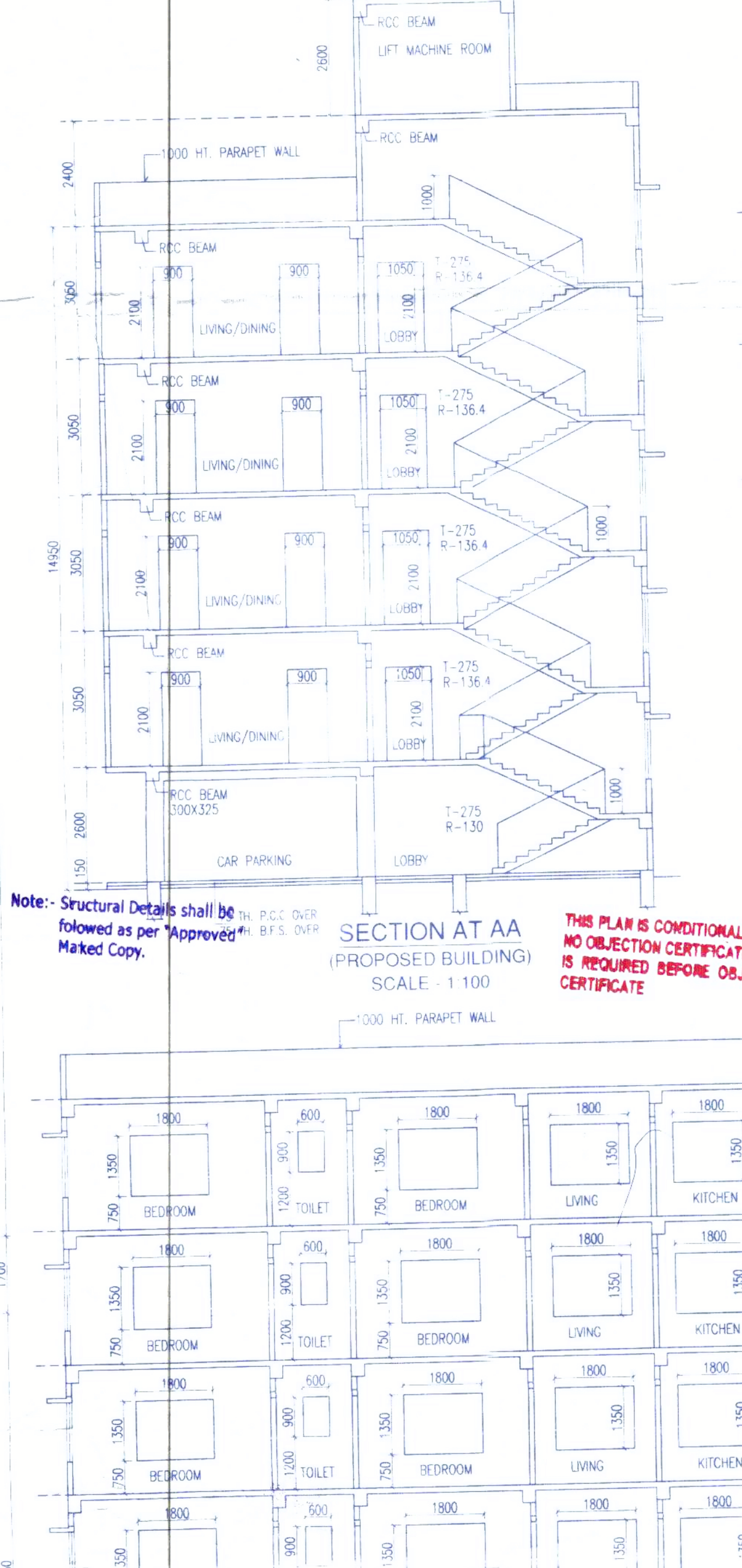
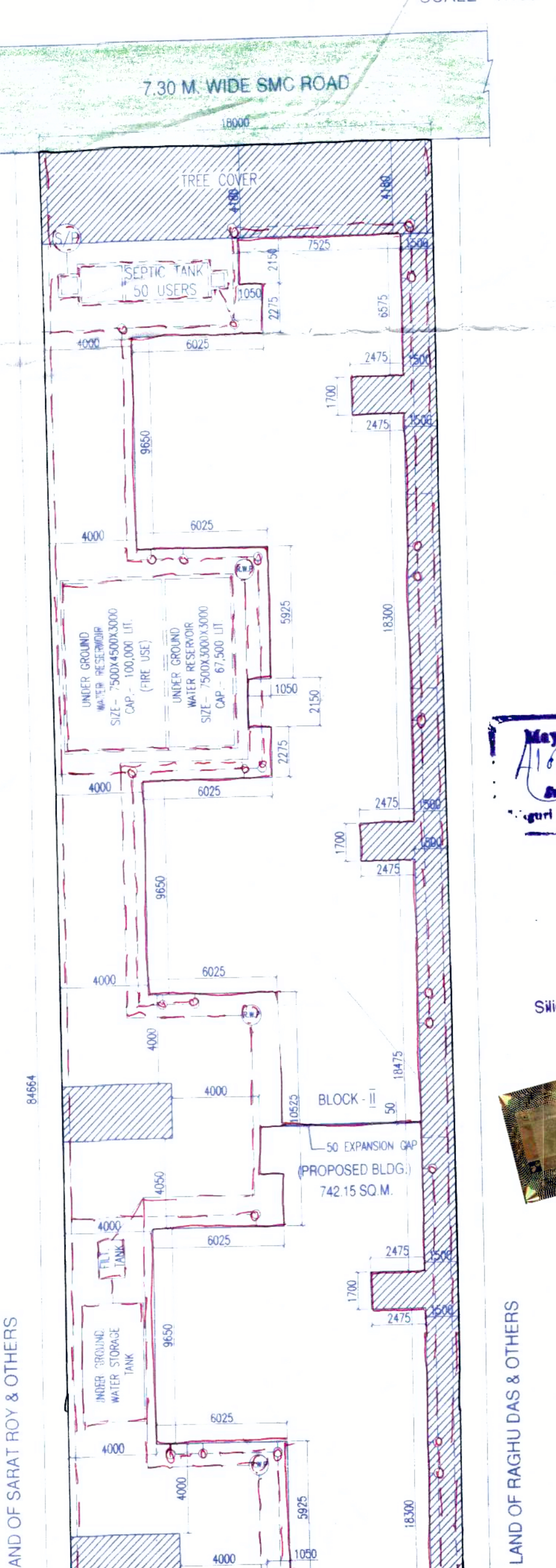
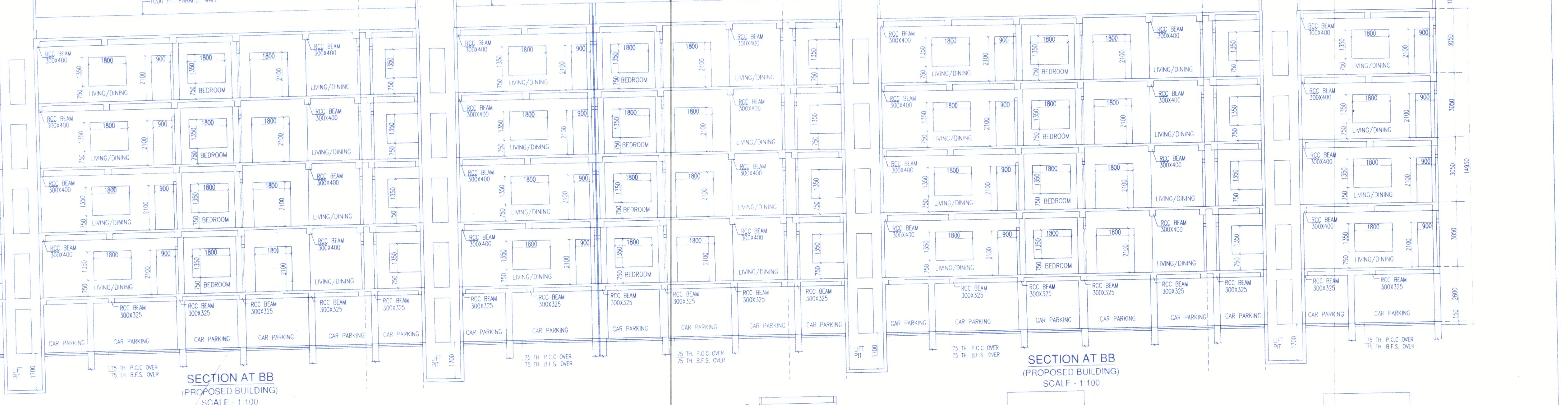
CONDITIONALLY APPROVED PLAN AND NOTICE
REGULATING INSPECTION OF FOUNDATION & ROOF CASTING OF
BUILDING IS ATTACHED

PLACED IN THE BUILDING COMMITTEE MEETING
HELD ON 15-2-19 & RECOMMENDED

Passed in the MIC Meeting
Held on 16-2-19

Passed in the Board Meeting
Held on 25-2-19

Valid for Three Years
From the Date of
Sanctioned 28-7-19



REVISED PLAN FOR PROPOSED & EXISTING
PARKING + 4 STD. RESIDENTIAL BUILDING AT
CHAYAN PARA, SILIGURI, DIST. - JALPAIGURI

OWNER
SRI ARUN KUMAR AGARWALA S/O L. BISWANATH AGARWALA
SMT. NEELAM DEVI AGARWALA W/O SRI ARUN KR. AGARWALA

SMC HOLDING NO. VL/100/A/31
APVD. SITE PLAN NO. 445
PREV. APVD. SITE PLAN NO. 761/BLDG
PREV. APVD. BLDG. PLAN NO. - 690

LAND SCHEDULE
PLOT NO. 452 L.R. 25(P)/R.S.
J.L. NO. 807 L.R. 634 R.S. 808 L.R.
SHEET NO. 04
WIND. 42
PARAGANA. BAIKUNTHAPUR
P.S. BHAKTINAGAR
DIST. JALPAIGURI

KEY PLAN N.T.S. showing the location of the site on a map of the area, with 'EASTERN BYPASS' and 'NORTH' indicated.

LAND AREA AS PER DEED 2428.11 SQ.M
LAND AREA AS PER SITE 2424.93 SQ.M
PERM. GROUND COVERAGE 80% OR 1932.46 SQ.M
EXISTING GROUND COVERAGE 16.97% OR 411.57 SQ.M
PROF. GROUND COVERAGE 30.85% OR 748.16 SQ.M
TOTAL GROUND COVERAGE 47.82% OR 1159.73 SQ.M

PERM. HEIGHT OF BUILDING 20.00 M
PROP. HEIGHT OF BUILDING 14.95 M
USE OF PROPOSED BUILDING RESIDENTIAL
OPEN SPACE LEFT HT. OF EXISTING BUILDING 14.495 M

AREA STATEMENT
GROUND FLOOR AREA 411.57 SQ.M
EXISTING AREA 739.13 SQ.M
TOTAL GROUND FL. AREA 1150.70 SQ.M

TOTAL FLOOR AREA 5789.62 SQ.M
EXISTING FLOOR AREA - 2057.85 SQ.M
PROPOSED FLOOR AREA - 3731.77 SQ.M

TOTAL NOS. OF TENEMENT - 64 NOS.
EXISTING TENEMENTS - 48 NOS.
PROPOSED TENEMENTS - 16 NOS.
TOTAL TENEMENT AREA - 4152.40 SQ.M
EXISTING TENEMENT AREA - 1562.32 SQ.M
PROPOSED TENEMENT AREA - 2590.08 SQ.M

TOTAL NOS. OF CAR PARKING REQUIRED - 35 NOS.
EXISTING - 12 NOS.
PROPOSED - 23 NOS.
AREA FREE FROM F.A.R. 75.0 SQ.M
CAR PARKING & SERV. AREA 1029.07 SQ.M
SIAH COVER 376.8 SQ.M
TOTAL FREE AREA 1466.62 SQ.M

TOTAL AREA FOR F.A.R. (5789.62 - 1466.62) = 4322.99 SQ.M
PROPOSED F.A.R. 1.777
PERMISSIBLE F.A.R. 2.0

SPECIFICATIONS:
1. ALL DIMENSIONS ARE GIVEN IN MM.
2. ALL EXTERNAL WALLS ARE 225MM TH.
UNLESS OTHERWISE MENTIONED.
3. ONLY WRITTEN DIMENSION TO BE FOLLOWED.
4. GENERAL SPECIFICATIONS FOR MATERIALS & WORKMANSHIP AS PER NBC RULES.
5. FIRST CLASS BRICKWORK IN 1:1:6 SAND CEMENT MORTAR.
6. GRADE OF CONCRETE M25 & THAT OF STEEL FE 50.
7. STANDARD FLOOR FINISH MATERIAL FOR HABITABLE ROOM & PARKING LEVEL FLOORING.

TREE COVER AREA CALCULATION
TOTAL FLR AREA 411.57 SQ.M
LAND AREA 2424.93 SQ.M
PERMISSIBLE 15% OF LAND AREA
PROPOSED 15% X 2424.93 SQ.M = 363.74 SQ.M

DECLARATION BY OWNER
I DO HEREBY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE I.B.A. / L.B.S. SIGNING THE BUILDING PLAN APPLICATION OR IN HIS ABSENCE BY ANY OTHER I.B.A./L.B.S. OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

DECLARATION BY L.B.S./I.B.A.
I DO HEREBY CERTIFY THAT THE PLANS, ELEVATION AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO. 452 L.R. AT CHAYAN PARA, WARD NO. 42, UNDER JURISDICTION OF SILIGURI MUNICIPAL CORPORATION, HAVE BEEN PERSONALLY INSPECTED BY ME AND WILL MAKE SURE FOUNDATION AND SUPERSTRUCTURE IS SAFE IN ALL RESPECTS INCLUDING THE CONSERVATION OF THE BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS, IF ANY CONFORMING TO ALL SPECIFICATIONS OF ALL RELEVANT CODES OF PRACTICE & NATIONAL BUILDING CODE OF INDIA.

FLOOR AREA (TENEMENT)
FLAT AREA TOTAL
A (4 nos) 100.32 SQ.M 411.57 SQ.M
B (4 nos) 94.97 SQ.M PER FLOOR
C (4 nos) 100.32 SQ.M
D (4 nos) 94.97 SQ.M
COMMON 20.99 SQ.M

PROPOSED AREA
FLAT AREA TOTAL
E (4 nos) 60.88 SQ.M
F (4 nos) 59.28 SQ.M
G (4 nos) 44.58 SQ.M
H (4 nos) 56.62 SQ.M
I (4 nos) 59.28 SQ.M
J (4 nos) 44.58 SQ.M
K (4 nos) 57.74 SQ.M
L (4 nos) 59.28 SQ.M
M (4 nos) 44.58 SQ.M
N (4 nos) 56.62 SQ.M
O (4 nos) 59.28 SQ.M
P (4 nos) 44.58 SQ.M
COMMON 20.99 SQ.M

TITLE CORPORATION PLAN
DRAWN S.M. SURAV SCALE AS SHOWN
CHKD S.M. SURAV SHEET NO. 01/12

Subrata Majumder
Majumder & Associates
Civil Engineers & Planners
Phone: +91-9830202034, +91-9830202051