PROPOSED G + 11 STD. RESIDENTIAL BUILDING

CONDITIONALLY APPROVED THE PLAN AND NOTICE REGARDING ITS DEFECTS BEFORE LAY OUT PLAN & CASTING OF CONCRETE & BRICK CASTING OF BUILDING IS ALLOWED

TO B - 4 OFFICE

DRAIN

SMC ROAD

EXIT (REST)

LEFT FOR WIDENING OF ROAD

2500 WIDE LAND FOR GIFT

PERM. BUILDING LINE

DRIVE WAY

PASSAGE

BATAYAN APARTMENT

TRANSFORMER

DG SET

OHT/ FIRE OVERHEAD TANK 33.5 m. CAPACITY 135 m. FOR HEAD

DOMESTIC FIRE STORAGE U.G.W.T. 1,00,000 ltr.

DOMESTIC U.G.W.T. 25405 Ltr. 21 USERS 225 ltr. /PER HEAD

DOMESTIC FIRE STORAGE U.G.W.T. 1,00,000 ltr.

PROPOSED CONSTRUCTION

(RESIDENTIAL BUILDING)

G + 11 STD.

PLACED IN THE BUILDING COMMITTEE MEETING HELD ON 14-11-19 & RECOMMENDED

Passed in the MIC Meeting Held on

Passed in the Board Meeting Held on

Passed in the building of Board of Administrators Held on 28-05-2020

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

Valid for Three Years From the Date of Sanctioned 04-01-2020

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

LAND FOR FUTURE DEVELOPMENT

NOT FOR COMMERCIAL USE

14.11.20

Executive Engineer Siliguri Municipal Corporation Siliguri

SANCTIONED Executive Engineer Siliguri Municipal Corporation

SREE MAA SARANI

LEFT FOR WIDENING OF ROAD

EXISTING HIGH TENSION LINE

S.F. ROAD.

ENTRY

TO M.R.OPOM SUBSTATION

FROM MAIN FEEDER

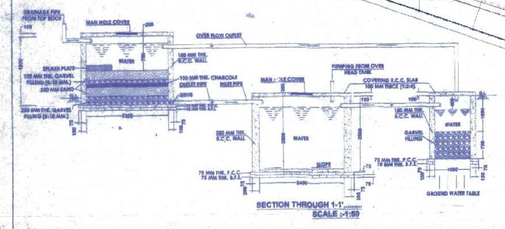
TO MAHABIRTHAN

SILIGURI THANA

SITE PLAN

KEY PLAN (N.T.S.)

May be Sanctioned
Asstt. Engineer
Siliguri Municipal Corporation



NAME OF OWNERS

1) SMT. SUSHILA DEVI MUNDHRA W/O. SRI MAHABIR PRASAD MUNDHRA.
2) SMT. BHAVTI DEVI MUNDHRA W/O SRI STARAM 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(98)
SHEET NO. :- 10
KHATIN NO.:- 1028
PLOT NO. :- 7302
P.O. & P.S. :- SILIGURI.
DIST. :- DARJEELING.
WARD NO. :- 27(SMC)
HOLDING NO :- 70809/029/7/63.

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

SILIGURI MUNICIPAL CORPORATION
PLAN SANCTIONED
PLAN NO. 604
DATE 21-9-19
EXECUTIVE ENGINEER

AREA STATEMENT.

USE OF BULDG. - RESIDENTIAL

1. L.U.C.C. NO. - 350/SUDA DT.10.7.19.
2. LAND AREA AS PER DEED - 6242.52 SQM
3. LAND AREA AS PER SITE - 2689.97 SQM
4. AREA OF 2500 MM WIDE LAND FOR PROPOSED GIFTING TO S.M.C. FOR WIDENING OF ROAD = 370.57 SQM.
   NET LAND AREA = 5889.97 SQM - 370.57 SQM. = 5519.40 SQM.
4. PERMISSIBLE GROUND COVERAGE - 45% = 2650.48 SQM
5. PROPOSED GROUND COVERAGE - 13.110 % = 772.664 SQ.M.
6. NO. OF TENEMENT - 33 NOS.
7. SIZE OF TENEMENT

11NOS. = 212.505 SQM MARKED 'C' IN 1ST TO 11TH FLOORS.	= 2337.885 SQM
11NOS. = 167.019 SQM MARKED 'B' IN 1ST TO 11TH FLOORS.	= 1837.198 SQM
4NOS. = 235.196 SQM MARKED 'A' IN 2ND, 4TH, 6TH AND 8TH FLOORS	= 940.784 SQM
4NOS. = 223.379 SQM MARKED 'A' IN 3RD, 5TH, 7TH, 9TH, 10TH AND 11TH FLOORS	= 1340.274 SQM
1NOS. = 219.606 SQM MARKED 'A' IN 1ST FLOOR	= 219.606 SQM

SIZE OF AMENITIES AREA

STORE 11NOS. = 34.231 SQM MARKED 'E' IN 1ST TO 11TH FLOORS.	= 376.541 SQM
COMMUNITY HALL 1NOS. = 55.125 SQM MARKED 'A' IN GROUND FLOOR.	= 55.125 SQM
TOTAL FLOOR AREA	= 7107.413 SQ.M.

8. REQUIRED CAR PARKING - 65 NOS.
9. PROVIDED CAR PARKING - 65 NOS.
   COVERED CAR PARKING IN GROUND FLOOR OF RESIDENTIAL BLOCK = 21 NOS.
   SEMI COVERED CAR PARKING = 11
   OPEN CAR PARKING = 33
10. PROPOSED AREA:-
   i. RESIDENTIAL BLOCK

BASEMENT FLOOR (FIRE PUMP ROOM)	= 73.688 SQM.
GROUND FLOOR	= 717.324 SQ.M.
FIRST FLOOR	= 731.509 SQ.M.
TYPICAL FLOOR (2ND,4TH,6TH & 8TH) = (747.099 X 4) SQ.M.	= 2988.396 SQM.
TYPICAL FLOOR (9TH & 10TH) = (752.710 X 2) SQ.M.	= 1505.420 SQ.M.
TYPICAL FLOOR (3RD,5TH,7TH & 11TH) = (735.382 X 4)SQ.M = 2941.129 SQ.M.	
TOTAL FLOOR AREA	= 8957.465 SQ.M.

11. TOTAL BUILT UP AREA = 8957.465 SQ.M.
12. EXEMPTION AREA:-
   i. RESIDENTIAL BLOCK

A) STAIR AREA	= 31.500 X 12 = 378.000 SQM SQ.M.
B) LIFT LOBBY AREA	= 3 X 2 X 12 = 72 SQ.M.
C) LIFT WELL AREA	= 3.607 X 2 X 11 = 79.354 SQ.M
D) FIRE REFUGE AREA	= 17.428 X 2 = 34.856 SQ.M
E) PARKING AREA	= 540.488 SQ.M
F) BASEMENT AREA (FIRE PUMP ROOM)	= 73.688.M
TOTAL EXEMPTION AREA = 1181.584 SQ.M.	

13. TOTAL EXEMPTION AREA = 1181.584 SQ.M.
14. FOR F.A.R. CALCULATION
   PERMISSIBLE F.A.R. = 2.5 = 14724.925 SQM
   TOTAL BUILT UP AREA - EXEMPTION AREA
   8957.465 SQM - 1181.584 SQM = 7775.881 SQM
15. PROPOSED F.A.R. = 7775.881 SQ.M. / 5889.97 SQ.M. = 1.32
16. PERM. HT. OF BULDG. - NO RESTRICTION.
   i. PROP. HT. OF RESIDENTIAL BULDG. - 38.9 M
17. GREEN TREE COVER REQUIRED FOR RESIDENTIAL = 15% = 883.49 SQM
   GREEN TREE COVER PROVIDED = 15.07% = 887.83 SQM
18. AREA OF 2 STD. EXISTING R.C.C. BUILDING = 239.127 SQM

DECLARATION BY OWNER & ARCHITECT

I do hereby declare that the building site proposed for construction on Plot No. 7302, Ward No.27 under the jurisdiction of Siliguri Municipal Corporation have been visited by me and all the designs, drawings Nos.1,2,3,4,5,6 & 7, Soil Test Report and Load Test Results for foundation and superstructure have been duly reviewed confirming 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.

Constituting Attorney Of Land Owner

Constituted Attorney Of Land Owner

Signature of Owner(s)

ABINASH AGARWAL
ARCHITECT
Regn. No. CA/2004/34187

Signature of Architect

I do hereby certify that the building site proposed for construction on Plot No. - 7302 Street S.F. Road Ward No 27, under the jurisdiction of Siliguri Municipal Corporation have been visited by me and all the designs, drawings Nos.1,2,3,4,5,6 & 7, Soil Test Report and Load Test Results for foundation and superstructure have been duly reviewed confirming 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.

SANJIB GUHA
BSC, ECE, ITC (U.K.)/51616/4-5)
CHARTERED ENGINEER
REGISTERED STRUCTURAL
REVIEWER SMC A.M.C.

Signature of Structural Reviewer

I/ We do hereby certify that the supervision and superintendence of the building proposed for construction on Plot No - 7302, 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)

Signature of Geo-Technical Engineer

SANJIV J. PAREKH
M.E.(STRUCT.)/M.E. (CONST ENG.)
R.C.C. P.E. 9/1983/82-D
Ex.S.E.-I/27 S.M.C.

Signature of Structural Engineer

SCALE 1 = 125

SHEET NO. 1/7