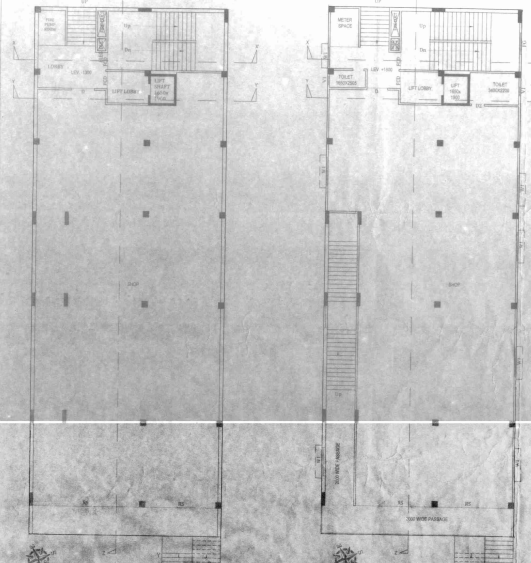
CONDITIONALLY APPROVED THE PLAN AND NOTED CONDITIONS INSPECTION BEFORE LAY OUT PLAN & CASTING OF FOUNDATION & ROOF CASTING OF BUILDING IS ATTACHED

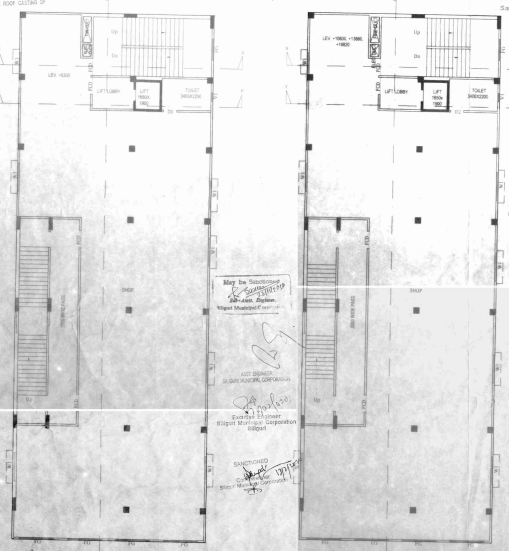
PLACED IN THE BUILDING COMMITTEE MEETING HELD ON 14-11-19 & RECOMMENDED

Passed in the NOC Meeting held on 05-11-19

Passed in the Board Meeting held on 20-11-19

Valid for Three Years From the Date of Sanctioned.....





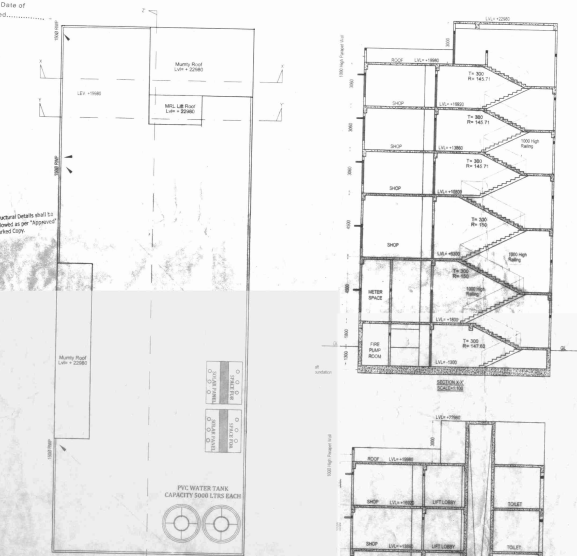
Note - Structural Details shall be followed as per "Approved" Copy

May be Sanctioned
Signature
Siliguri Municipal Corporation

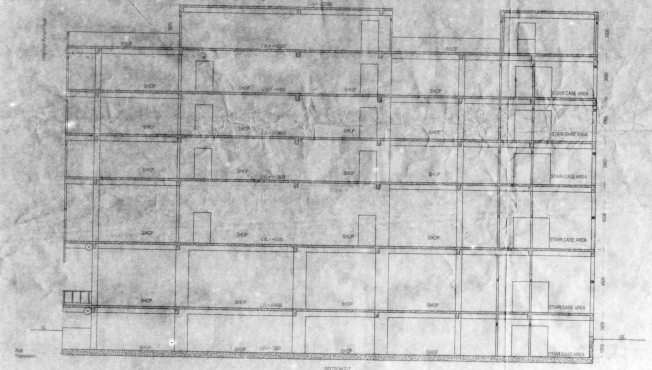
ASST. ENGINEER
SILIGURI MUNICIPAL CORPORATION

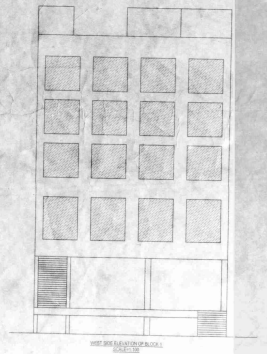
Executive Engineer
Siliguri Municipal Corporation
Siliguri

SANCTIONED
Signature
Chief Engineer
Siliguri Municipal Corporation



THIS PLAN IS CONDITIONALLY SANCTIONED THAT NO OBJECTION SHOULD ARISE FROM FIRE SERVICE IN REGARD BEFORE ERECTION OCCUPANCY CERTIFICATE





USED AREA DETAILS:

1. LAND AREA (AS PER DEED)= 4666.03 SQ. M.
2. BAND AREA (AS PER SUTE)= 4617.163 SQ. M.
3. PERMISSIBLE GROUND COVERAGE = 2308.58 SQ. M.(50%.)
4. ACTUAL USED GROUND COVERAGE = 1887.302 SQM.(or 41.5%.)
5. BLOCK : (COMMERCIAL BLOCK) FLOOR AREA DETAILS:
   i) BASEMENT AREA= 496.17 SQ.M
   ii) ELEVATED GROUND AREA= 483.97 SQ.M
   iii) 1ST TO 4TH FLOOR AREA= 491.37 SQ.M (EACH)
6. TOTAL FLOOR AREA (BLOCK-I COMMERCIAL)= 2947.62 SQ. M.
7. FAR EXEMPTION =897.607 SQ.M (FOR ALL FLOORS)
8. BLOCK 2 (RESIDENTIAL BLOCK) FLOOR AREA DETAILS:
   i) GROUND FLOOR AREA= 1391.90 SQ.M
   ii) FIRST FLOOR AREA= 1145.440 SQ.M
   iii) SECOND FLOOR AREA= 1044.909 SQ.M
   iv) 3RD TO 5TH & 7TH TO 9TH
   4. 10TH TO 14TH FLOOR AREA= 1145.440 SQ.M (EACH)
   v) 6TH & 8TH (REFUGE) FLOOR AREA= 1213.540 SQ.M (EACH)
9. TOTAL FLOOR AREA(BLOCK- II- RESIDENTIAL)=14148.985 SQ. M.
10. FAR EXEMPTION= 2918.984 SQM (N ALL FLOORS)
11. TOTAL FLOOR AREA OF ENTIRE PROJECT = 17096.605 SQ.M
12. TOTAL FAR EXEMPTIONS 3815.09 SQ.M
13. PROPOSED FAR= (17096.605/4617.163) =(3.703 ~ 2.085 ~ 3.00) (FOR BLOCK-II A)
14. a)HEIGHT OF BUILDING = (BLOCK- I COMMERCIAL)= 19.000 M.
    b)HEIGHT OF BUILDING= (BLOCK- II RESIDENTIAL)= 39.990 M.
15. LIFT OPTIONAL= 2700.938 SQ.M
16. TOTAL NUMBER OF TENEMENTS= 31 NOS
17. PARKING REQUIRED= 118 NOS. PROVIDED= 120 NOS.(HYDRAULIC STACK)
18. PERCENTAGE OF COMMERCIAL AREA OVER TOTAL FLOOR AREA= 17.24%
19. GREEN AREA REQUIRED= 15% OF LAND AREA=693.374 SQ.M
    PROVIDED= 695.219 SQ.M (15.05%)
20. TEMPORARY SHED AREA TO BE DEMOLISHED= 92.97 SQ.M
21. EIUCC MEMO NO: 3180/SIDA DATED 28.03.2019
22. SITE PLAN NO: 592 DATED 26.06.2019

FOR SHEET (S) 1

SILIGURI MUNICIPAL CORPORATION
PLAN No. 512
DATE 16-7-19
Sd/- BOARD CHIEF ENGINEER

TITLE :

BUILDING PLAN SHOWING THE LAND AND BASEMENT +FIVE STORIED COMMERCIAL (MERCANTILE RETAIL)(BLOCK-I) & GROUND (PARKING)+ ELEVEN STORIED RESIDENTIAL (BLOCK-II) BUILDING, OF SANTLAL ENTERPRISE, REPRESENTED BY ONE OF IT'S PARTNER SRI PRANAY GARG.

OWNER

SANTLAL ENTERPRISE,
REPRESENTED BY ONE OF IT'S PARTNER SRI PRANAY GARG

LOCATION :

OPPOSITE METRO HEIGHTS BUILDING,
NEAR DON BOSCO SCHOOL, SEVOKE ROAD, SILIGURI.

SCHEDULE OF LAND :

MOUZA	- SUKNA.
J.L. NO.	- 99.
SHEET NO.(R.S.)	- 04.
SHEET NO.(L.R.)	- 24.
R.S. KHATIAN NO.	- 96(L.S.41.
L.R. KHATIAN NO.	- 158,162, 99, 276, 277, 278(R.O.D.)
L.R. KHATIAN NO.	- 2102(PR)/
R.S. PLOT NO.	- 867(P),869,869(P),885(P), 891,779(P) -
L.R. PLOT NO.	- 12, 14, 15, 16
R.O.D. NO.	- 30 FEET.
P.S.	- SHANTINAGAR.
DIST	- DARJEELING.
HOLDING NO.	369/1, 369/9) / 2-2(A)/1

SPECIFICATIONS

1. FOUNDATION IS 350 mm.
2. ALL C.C WORKS ARE TO BE DONE WITH M30
3. ALL R.C.C WORK IS TO BE DONE WITH M20 (1:1:2:4) GRADE CONCRETE
4. ALL R.C.C. CHADA 450 PROJECTED
5. DAMP PROOF COURSE WILL BE OF M15 (1:2:4) GRADE WITH SUITABLE CHEMICAL
6. ALL BRICK WALL ARE OF 230 MM. THK. BRK. WORK WITH 1:6 CEMENT MORTAR
7. 12MM THK. WALL & 6 MM THK. CEILING PLASTER WILL BE DONE WITH 1:4 CEMENT MORTAR
8. STEEL WILL BE USED OF Fe-500 GRADE
9. FLOORING WILL BE OF MARBLE/GRANITE TILES
10. DOOR & WINDOW FRAMES WILL BE OF SIZE 150x75 MM. SHAL WOOD & GLASS WILL BE USED & THEN PAINTED/POLISH
12. ENAMEL PAINTS WILL BE DONE IN DOOR, WINDOWS.
13. FIRE FIGHTING ARRANGEMENTS ARE TO DONE AS PER LATEST NBC & GUIDELINES PROVIDED BY THE DEPARTMENT

SCHEDULE OF OPENINGS :

D1	1050x2400	W	2400x1800
D2	750x2400	W1	2700x1800
D3	1050x2400	W2	1500x1200
D4	450x2400	V	600x600
D5	AS REQUIRED	V1	2000x600
D6	AS REQUIRED		
D7	1050x2400		

AREA CALCULATIONS

BLOCK-I (COMMERCIAL)

SL. NO.	FLOOR	Commercial (Mercantile retail)	Lift+Staircase+ Lobby/Service	TOTAL
1.	Basement	418.20 Sq. M.	77.97 Sq. M.	496.17 Sq. M
2.	Ground Floor	399.424 Sq. M.	86.546 Sq. M.	485.97 Sq. M.
3.	1st Floor	411.137 Sq. M.	80.233 Sq. M.	491.37 Sq. M.
4.	2nd Floor	411.137 Sq. M.	80.233 Sq. M.	491.37 Sq. M.
5.	3rd Floor	411.137 Sq. M.	80.233 Sq. M.	491.37 Sq. M.
6.	4th Floor	411.137 Sq. M.	80.233 Sq. M.	491.37 Sq. M.
BLOCK- II (RESIDENTIAL)				TOTAL= 2947.62 Sq. M.

USED AREA DETAILS

SERIAL	FLOOR	Residential (Sq.m.)	Parking & Circulation (Sq.m.)	Staircase,Lift lobby, Circulation (Sq. m.)	Total (Sq. m.)
1.	Basement Floor	1391.90	1009.283	262.710	3663.893
2.	1st Floor	1145.440	NIL	258.196	1403.636
3.	2nd Floor	1145.440	NIL	258.196	1403.636
4.	3rd Floor	935.125	NIL	491.764	1426.889
5.	4th Floor	935.125	NIL	250.315	1185.440
6.	5th Floor	935.125	NIL	250.315	1185.440
7.	6th Floor	935.125	NIL	278.415	1213.540
8.	7th Floor	935.125	NIL	250.315	1185.440
9.	8th Floor	935.125	NIL	250.315	1185.440
10.	9th Floor	935.125	NIL	250.315	1185.440
11.	10th Floor	935.125	NIL	278.415	1213.540
12.	11th Floor	935.125	NIL	250.315	1185.440
13.	12th Floor	935.125	NIL	250.315	1185.440
				Total	14148.985

DECLARATION OF OWNER

Certified that I have gone through the building rules of West Bengal Municipal Building (Building Standards) and also undertake to abide by those rules during after the construction of the building.

Santal Enterprise
Signature of owner
Pranay Garg
Santal Enterprise

Site Inspection

This is to certify that plans, elevations and sections and other structural details of the proposed building R.S. Plot no. 867(P),869,869(P),885(P), 891,779(P) Shantinagar Road no. Sevoke road of Mouza Sukna, Darjeeling Dist. Jalpaiguri, P.O. Siliguri under the jurisdiction of Siliguri Municipal Corporation, have been prepared in conformity with all relevant provisions under West Bengal Municipal Building Rules 2007. This also to certify that relevant "No Objection" certificates from the concerned 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 approval of the plan. Incorporation / additions / alteration of the building may not be allowed.

Signature of Applicant

This is to certify that the foundation and superstructure of the building proposed for construction on R.S. Plot no. 867(P),869,869(P),885(P), 891,779(P) Shantinagar Road no. Sevoke road of Mouza Sukna, Darjeeling Dist. Jalpaiguri, P.O. Siliguri under the jurisdiction of Siliguri Municipal Corporation have been personally inspected and as designed by me I will make such foundation and super structure safe in all respect including the consideration of bearing capacity and settlement of soil and other conditions, if any, conforming to all stipulations of all relevant B.I.S. Code of Practice and National Building Code.

Santal Enterprise
Santal Enterprise
Partner
Partner

Signature of Structural Engineer — Signature of Geotechnical Engineer

Certificate of Structural Reviewer

This is hereby certify that the building site proposed for the construction on R.S. Plot no.867(P),869,869(P),885(P), 891,779(P) Shantinagar Road no. Sevoke road of Mouza Sukna, Darjeeling Dist. Jalpaiguri, P.O. Siliguri under the jurisdiction of Siliguri Municipal Corporation, have been personally visited by me and all the designs, drawings, soil test report and Load Test Results for foundation and superstructure have been duly reviewed conforming to stipulations of all relevant relevant B.I.S. Code of Practice and National Building Code and it is found that everything is completely in order and the proposed foundation and super structure are safe in all respect.

Manoj Mazumdar
M.E. (Civil)
M.C.E. 2-29-009
Structural Engineer
STRUCTURAL CONSULTANT
DARJEELING (WB) 734101

Signature of Structural Reviewer

SHEET NO. 4 OF 5