



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

PLACED IN THE BUILDING COMMITTEE MEETING
HELD ON 05-10-2019 & RECOMMENDED

Passed in the meeting of Board of Administration
Held on 05-01-21

Valid for Three Years
From the date of
Sanctioned 05-01-21

TIN SHADE BUILDING OF SURENDR SINGH
HEIGHT - 3.30 M (APPROX)

ONE STORED BUILDING
HEIGHT - 3.30 M (APPROX)

THREE STORED BUILDING
HEIGHT - 10.10 M (APPROX)

THREE STORED BUILDING
HEIGHT - 15.10 M (APPROX)

ONE STORED BUILDING
HEIGHT - 3.5 M (APPROX)

TIN SHADE BUILDING
HEIGHT - 3.3 M (APPROX)

PROJECT
PROPOSED GROUND+5 STORED RESIDENTIAL CDM
COMMERCIAL BUILDING AT KALCHAKRA MANDIR
ROAD, SALUGARA, SILIGURI.

OWNERS DETAIL :
1. SRI. SATISH GOYAL
2. SRI. RATAN AGARWAL
3. SMT. SUNITA AGARWAL
4. PREMBHOJ FOOD PRODUCTS PRIVATE LIMITED

SCHEDULE OF LAND :

MOLUZA	-	DABGRAM
PLLOT NO	-	R.S - 109.119
		L.R - 96.97
KHATHAN NO	-	42
HOLDING NO	-	VL/100E/77, 3122/1/51
SHEET NO	-	(3/R.S.) (A/L.R.)
PARGANA	-	BAKUNTHAPUR
P.S.	-	BHAKTINAGAR
DIST	-	JALPAIGURI

AREA STATEMENT

1. AREA OF LAND (AS PER DEED)	- 5862.200 SQ.MT
2. AREA OF LAND (AS PER SITE)	- 622.900 SQ.MT
3. PERMISSIBLE GROUND COVERAGE	- 2811.65 SQ.MT (50.00%)
4. PERMISSIBLE FLOOR COVERAGE	- 2746.51 SQ.MT (46.84%)
5. GROUND FLOOR AREA	- 2746.51 SQ.MT
6. TYPICAL FLOOR (BT TO 4TH) AREA	- 2029.52 SQ.M (35.04%)
7. 3TH FLOOR AREA	- 232.00 SQ.M
8. PUMP ROOM AREA	- 22.87 SQ.M
9. TOTAL FLOOR AREA	- 10746.80 SQ.M
10. PERMISSIBLE F.A.R.	- 2.25
11. PROPOSED F.A.R.	- 1862.965 SQ.M
12. TOTAL RESIDENTIAL AREA	- 11041.10 SQ.M
13. TOTAL COMMERCIAL AREA	- 282.100 SQ.M (2.54% OF T.F.A.)
14. TOTAL COMMERCIAL AREA	- 282.100 SQ.M (2.54% OF T.F.A.)
15. SITE PLAN NO.	-

GENERAL NOTES -

- ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.
- ALL EXTERIOR WALLS ARE 230 MM & INTERIOR WALLS ARE 100 MM.
- ALL CHIMNEYS ARE 100 THK & 400 MM PROJECTED.
- DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
- GRADE OF CONCRETE OR GRADE OF STEEL TO BE USED AS PER STRUCTURAL ENGINEER'S SPECIFICATION.
- R.C.C. FRAMED STRUCTURE.
- 40% INCREASE IN WALLS, THE WRITTEN DIMENSION SHALL GOVERN.
- FOR SPECIFICATION OF MATERIALS & WORKMANSHIP SEE P.C.C.
- OPEN TERRACE WITH LIME TERRAZZO OF RATIO 2:2:7.
- 50% PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

CERTIFICATE OF BUILDING PLAN
I/We do hereby certify that plans, elevations and other structural details of the proposed building on Plot no. - 109.119 (R.S.), 96.97 (L.R.) Street - Kalchakra Mandir road, Ward no. - 42, under the jurisdiction of S.M.C. have been prepared in conformity with all relevant provisions under the West Bengal Municipal (Building) Rules 2007. This also certifies that all relevant documents such as Fire & 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.

THIS PLAN IS CONDITIONALLY APPROVED AND NO OBJECTIVE DEFECTS OR CONSTRUCTION OCCURRENCE CERTIFICATE

MITUL SARKAR (B. Arch.)
CA200402321

SIGNATURE OF ARCHITECT

CERTIFICATE OF STRUCTURE STABILITY
I/We do hereby certify that the foundation and superstructure of the proposed building on Plot no. - 109.119 (R.S.), 96.97 (L.R.) Street - Kalchakra Mandir road, Ward no. - 42, under the jurisdiction of S.M.C. have been personally inspected and also design by me/us will make such foundation and super structure safe in all respect including the consideration of bearing capacity and settlement of soil and other condition, if any, conforming to all stipulations of all relevant IS Code of Practice and National Building Code.

SANJIV K. BALEKH
M.E. (STRUCT.), M.E. (CONST. ENG.)
B.C.E. (P.E)-018202-40
I.S.E. NO. 13840 (R.C.C. Design)
SI. NO. 27/S.M.C.

SIGNATURE OF STRUCTURAL ENGINEER

Soumenendra Bhattacharya
Civil Structural Engineer Class I
EMO (Retired) Member 318
4002, Disha Road, Siliguri
Ph. No. 97328-43432
www.soumenendra.com

SIGNATURE OF GEO-TECH

DECLARATION OF OWNER :
I do hereby declare that the building proposed for construction shall be supervised by the S.A. / J.E.S. signing the building plan application or in his absence by other S.A. / J.E.S. of the Appropriate Category and so approved by the Authority.

Sunita Agarwal
Jatin Agarwal

PREMBHOJ FOOD PRODUCTS PRIVATE LIMITED
Jatin Agarwal

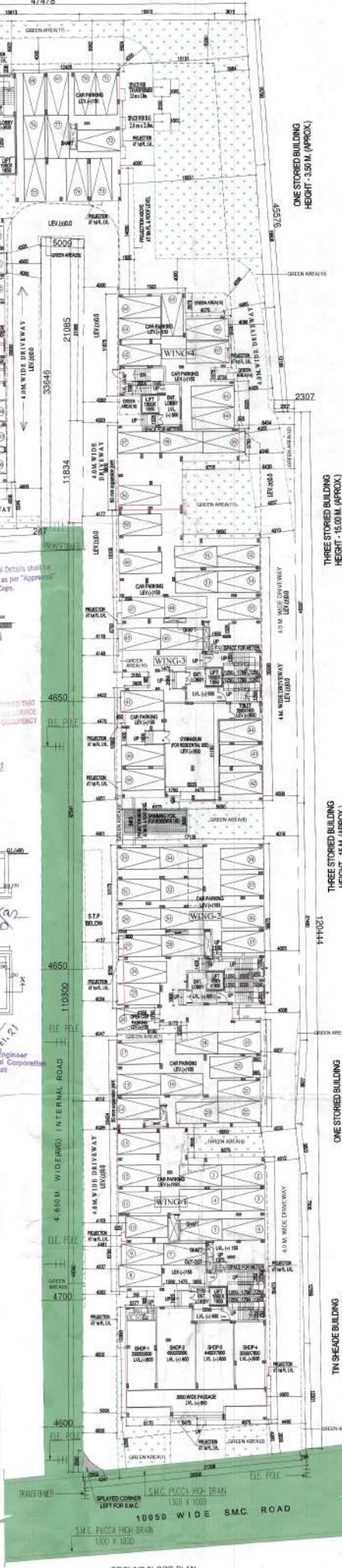
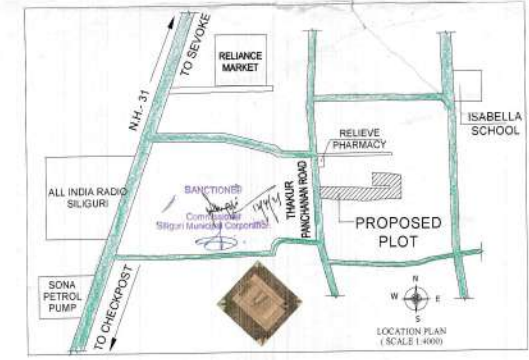
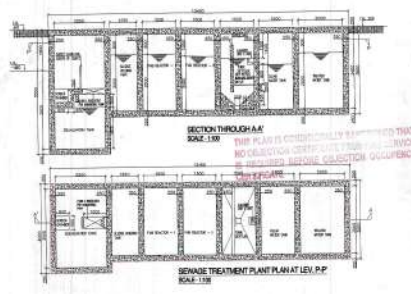
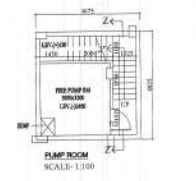
SIGNATURE OF OWNER

SHEET NO. 01/10

TITLE:
OVERALL GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN,
U.G.W.R. DETAIL, SEPTIC TANK DETAIL & FIRE PUMP ROOM DETAIL

SCALE: 1:200 DRAWN BY: CHECKED BY:
HAMANTY PAPA

DATE: 26.12.2019 DRG. NO. -
MAVA/284/SNC/01



GROUND FLOOR PLAN
SCALE: 1:200