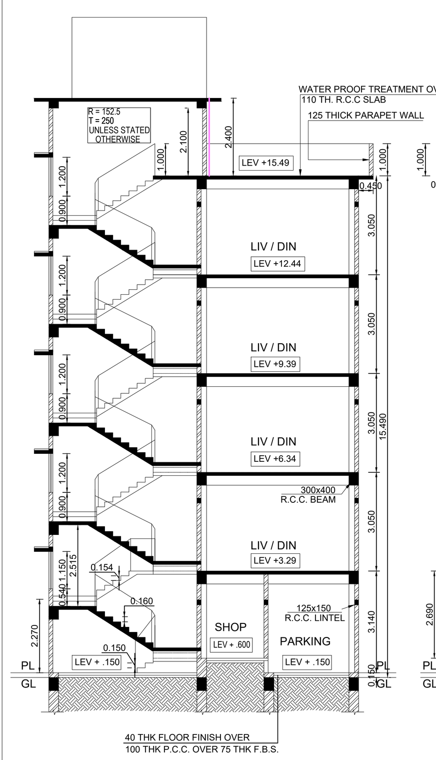
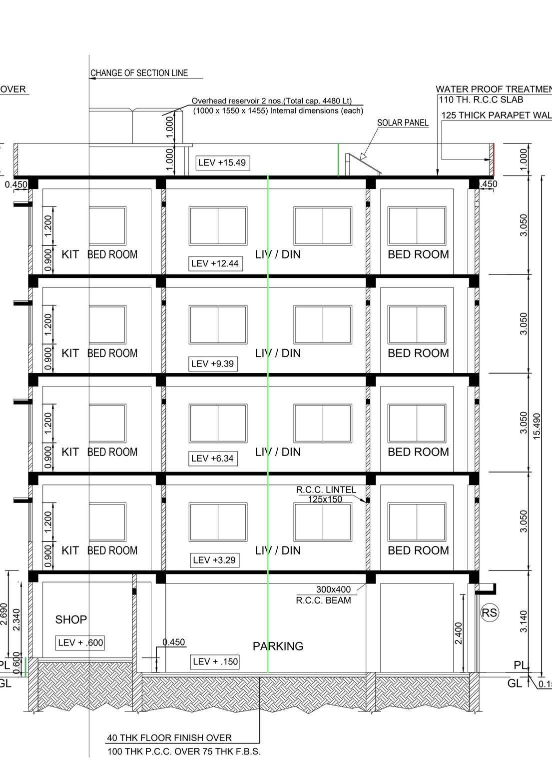
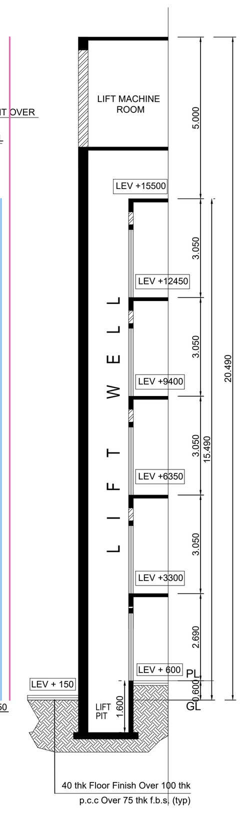


SECTION AT - A A
SCALE 1 : 100



SECTION AT - B B
SCALE 1 : 100



SECTION AT - C C
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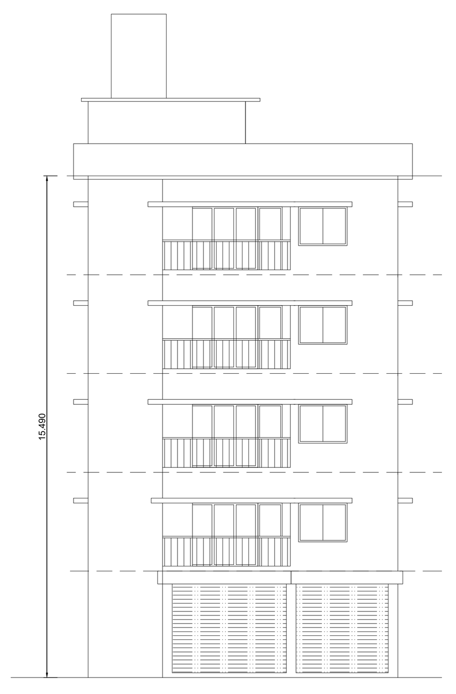
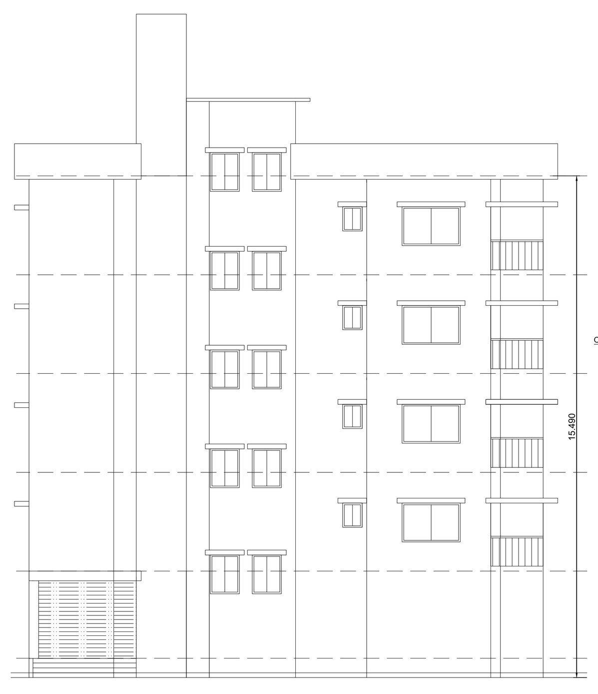
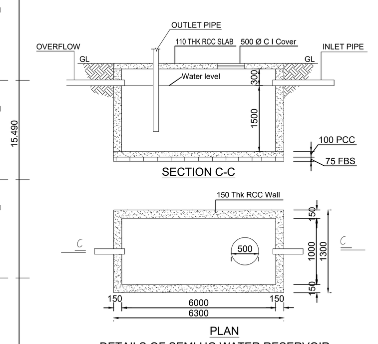
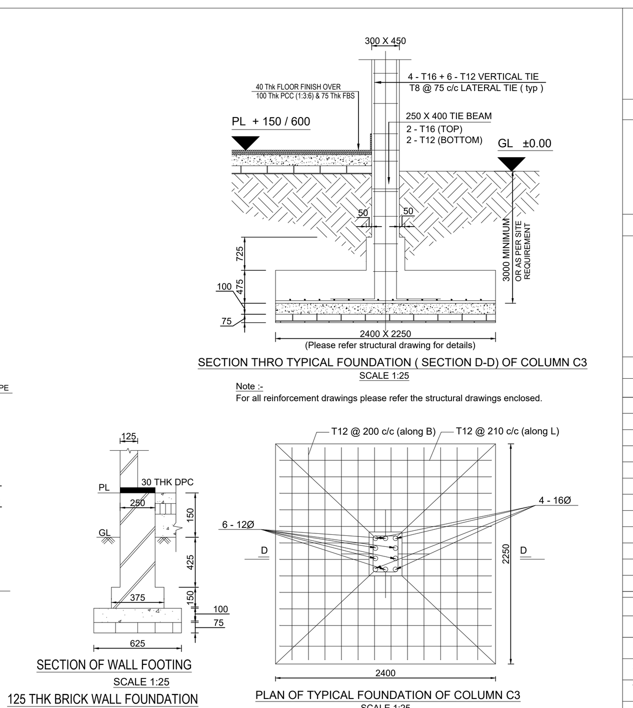

FRONT ELEVATION
SCALE=1:100


EASTSIDE ELEVATION
SCALE=1:100

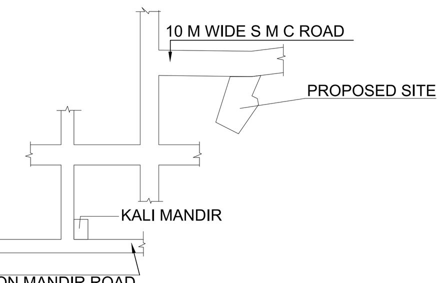

SECTION C-C
PLAN
DETAILS OF SEMI UG WATER RESERVOIR
(cap - 9000 litres)


SECTION THRO TYPICAL FOUNDATION (SECTION D-D) OF COLUMN C3
SCALE 1:25

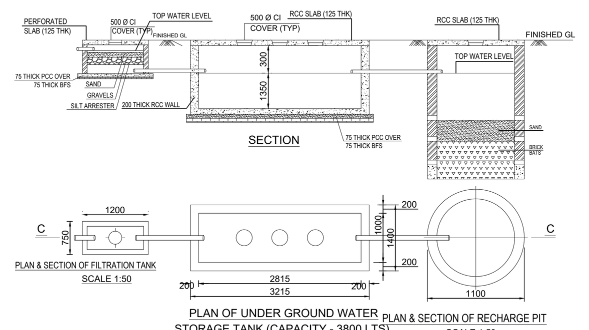
Note :-
For all reinforcement drawings please refer the structural drawings enclosed.

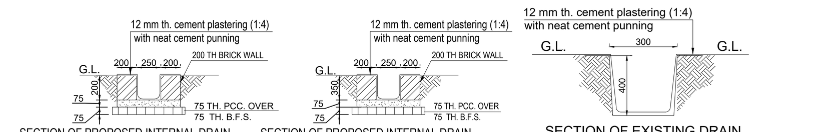
SECTION OF WALL FOOTING
SCALE 1:25
125 THK BRICK WALL FOUNDATION

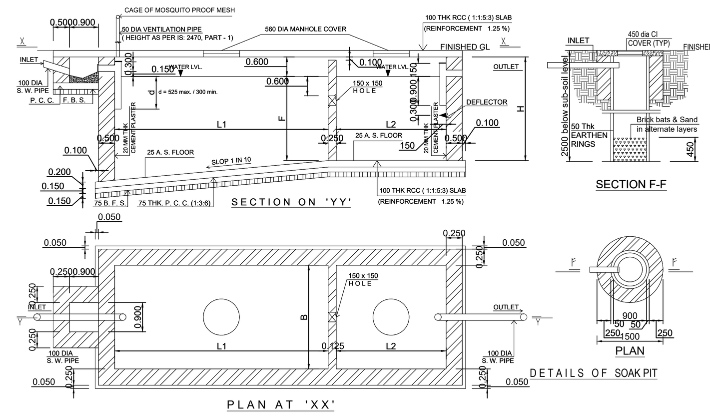
PLAN OF TYPICAL FOUNDATION OF COLUMN C3
SCALE 1:25



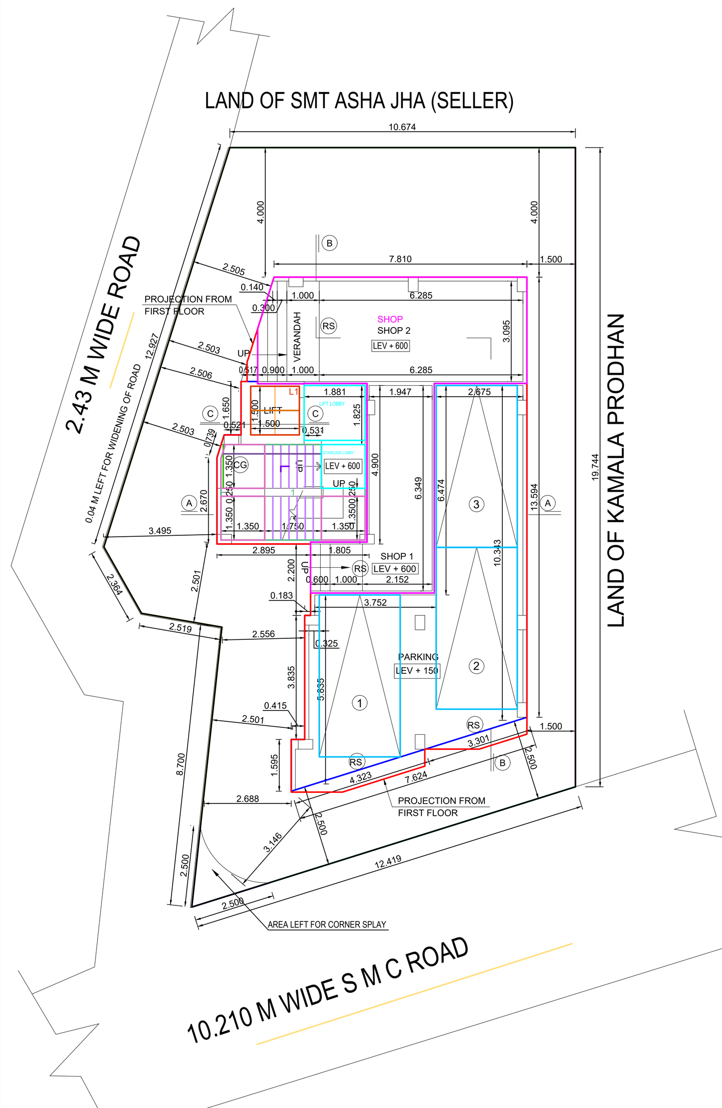
KEY PLAN
NOT TO SCALE


SECTION
PLAN & SECTION OF FILTRATION TANK
SCALE 1:50
PLAN OF UNDER GROUND WATER STORAGE TANK (CAPACITY - 3800 LTS)
SCALE 1:50
PLAN & SECTION OF RECHARGE PIT
SCALE 1:50
DETAILS OF RAIN WATER HARVESTING

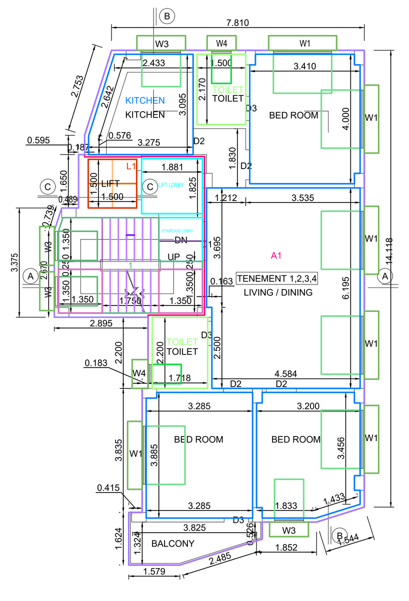

12 mm th. cement plastering (1:4) with neat cement punning
SECTION OF PROPOSED INTERNAL DRAIN
SECTION AA
SECTION OF PROPOSED INTERNAL DRAIN
SECTION BB
SECTION OF EXISTING DRAIN
(IN FRONT OF PLOT)


SECTION ON 'YY'
PLAN AT 'XX'
SECTION F-F
DETAILS OF SOAK PIT
DETAILS OF SEPTIC TANK(PROVIDED 80 USERS)
SCALE 1:50

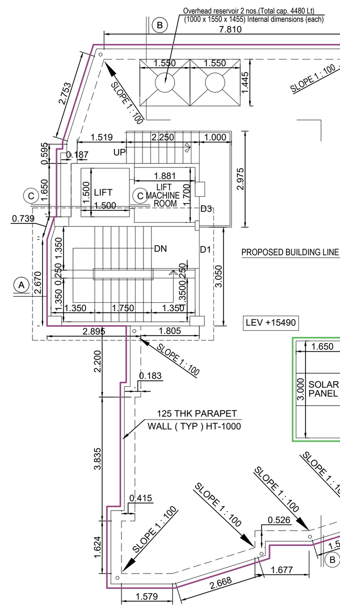
NO. OF USERS	L1	L2	B	F	H
200	5900	3000	2700	1400	1700
80	3500	1800	1800	1400	1700
30	2000	1000	1500	1300	1600



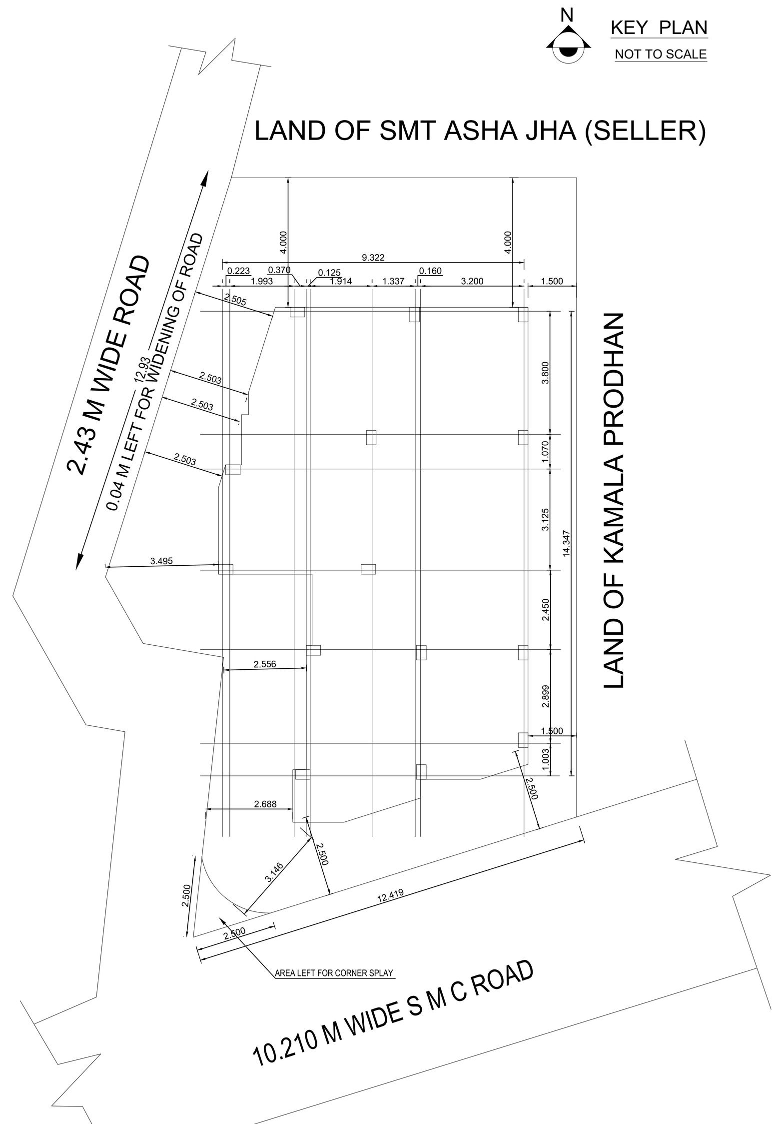
GROUND FLOOR PLAN
SCALE 1:100
FLOOR-GROUND



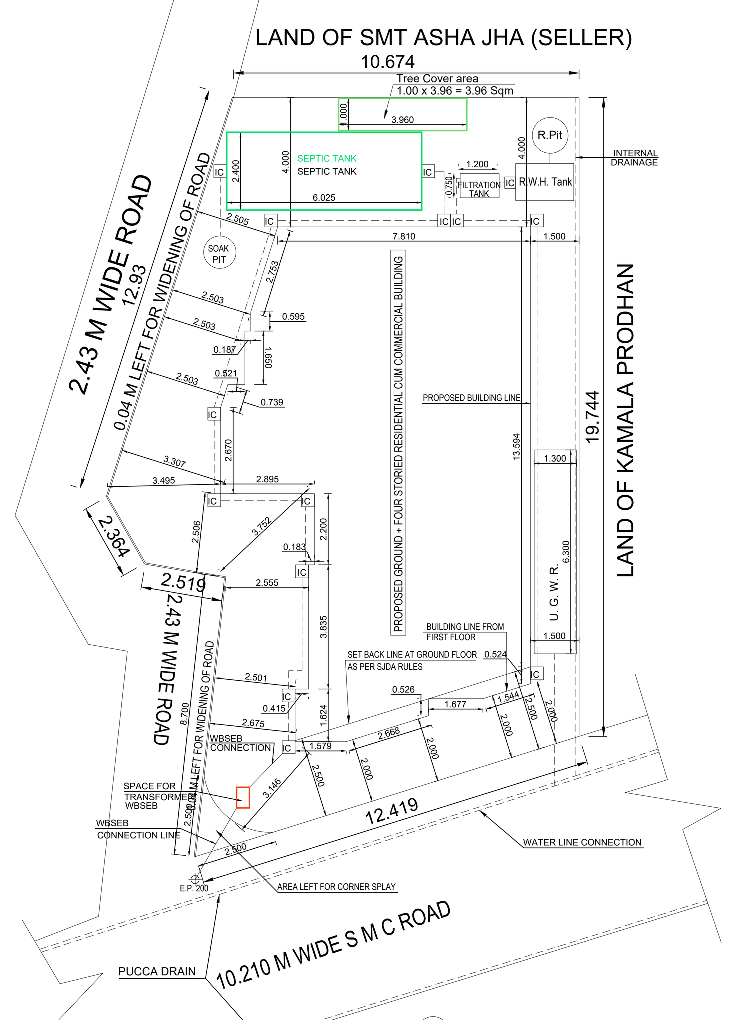
FIRST, SECOND, THIRD, FOURTH FLOOR PLAN
SCALE 1:100
FLOOR01,FLOOR02,FLOOR03,FLOOR04-TYPICAL



ROOF PLAN
SCALE 1:100



COLUMN LAYOUT
SCALE 1:100



SITE PLAN
SCALE 1:100

TITLE :-

BUILDING PLAN FOR THE PROPOSED GROUND + FOUR STORIED RESIDENTIAL CUM COMMERCIAL(RETAIL SHOP) BUILDING OF MOHAMMAD SHABIR ALIAS MOHAMMAD SABIR S/O LATE MOHAMMAD ABDUL AZIM AT GREEN PARK, NEAR ISKCON MANDIR , UNDER SMC, WARD NO - 41.

LAND SCHEDULE

PLOT NO : 642 (RS), 49 (LR)	MOUZA : DABGRAM
KHATIAN NO : 208 (RS), 454 (LR)	PARGANA : BAIKUNTHAPUR
SHEET NO : 08 (RS), 47 (LR)	JL NO : 02
PS : BHAKTINAGAR	DIST: JALPAIGURI
WARD NO. - 41 (SMC)	HOLDING NO : VL/100/F/18

AREA STATEMENT :-

PLOT AREA = 267.093 SQM (AS PER DEED)
PLOT AREA = 266.99 SQM (AS PER SITE)
AREA LEFT FOR WIDENING OF ROAD = 1.06 SQM
NET PLOT AREA = 265.93 SQM
AREA LEFT FOR CORNER SPLAY = 2.864 SQM
ROAD WIDTH = 10.21 M
LUCC (MEMO NO) = 10457 / SJDA , DT = 04 / 1 / 2023

AREA STATEMENT SUMMARY:

	PERMISSIBLE/REQUIRED	PROPOSED
MINIMUM WIDTH OF PLOT	-	38.93 M
BUILDING HEIGHT	40.0 M	15.49 M
GROUND COVERAGE	61.7 %	39.21 %
COVERED AREA	164.08 SQM	104.28 SQM
TOTAL BUILT-UP AREA (without exemptions & deductions)		591.70 SQM
TOTAL FLOOR AREA (as per F.A.R)	598.34 SQM	460.1715 SQM
FAR	2.25	1.73
NO. OF TENEMENTS	-	04
NO. OF CAR PARKING	03	03
USE / OCCUPANCY	RESIDENTIAL CUM COMMERCIAL	
LEFT OPEN SPACE		161.65 SQM
TREE COVER AREA	3.934 SQM	3.96 SQM

FLOOR AREA DIVISION :

	TOTAL AREA	DEDUCTIONS	BUILTUP AREA	EXEMPTIONS	EXEMPTION FOR PARKING	FLOOR AREA FOR FAR
FIRST FLOOR	120.81 SQM	2.25 SQM	118.56 SQM	14.28 SQM	-	104.28 SQM
SECOND FLOOR	120.81 SQM	2.25 SQM	118.56 SQM	14.28 SQM	-	104.28 SQM
THIRD FLOOR	120.81 SQM	2.25 SQM	118.56 SQM	14.28 SQM	-	104.28 SQM
FOURTH FLOOR	120.81 SQM	2.25 SQM	118.56 SQM	14.28 SQM	-	104.28 SQM
GROUND FLOOR	117.46 SQM	-	117.46 SQM	14.28 SQM	60.13 SQM	43.05 SQM
TOTAL	600.70 SQM	9.00 SQM	591.70 SQM	71.40 SQM	60.13 SQM	460.17 SQM

FLOOR AREA DIVISION :-

GROUND FLOOR -
SHOP = 43.05 Sq M
STAIR & LIFT LOBBY = 21.66 Sq M
PARKING AREA = 52.75 Sq M
TOTAL AREA = 117.46 Sq M

FIRST, SECOND, THIRD & FOURTH FLOOR (EACH FLOOR) -
STAIR & LIFT = 21.64 Sq M
TENEMENT 1, 2, 3, 4 = 99.17 Sq M
TOTAL AREA = 120.81 Sq M

TOTAL FLOOR AREA = 460.1715 Sq M
Total Residential area = 483.24 Sq M
Total Roof Area With Projection = 141.06 Sq M
Total Stair Cover Area With Projection = 22.96 Sq M
Total no. of parking required - 3 & provided - 3 nos.

NOTES

All dimensions in millimetre.
All External walls & Internal walls 125 Thick unless otherwise stated
Only written dimensions to be followed.
General specifications for materials & workmanship as per NBC 1984
First class Brick work in 4:1/6:1 sand cement mortar.
Grade of concrete M20 & that of steel Fe500.

DOORS & WINDOWS

TYPE	DIMENSION	SECTION	NUMBER G	I	II	III	IV	REMARKS
D1 D2 D3	900 x 2100 750 x 2100	- do - - do -						
W1 W2 W3 W4 W5	1800 x 1200 1500 x 1200 900 x 1200 600 x 900 500 x 900	125 x 65 - do - 125 x 65						
CG FW	1500 x 2100	- do - - do - - do -						COLLAPSIBLE GATE GLAZED WINDOW

NAME OF OWNER (S) :-

MOHAMMAD SHABIR ALIAS MOHAMMAD SABIR
S/O LATE MOHAMMAD ABDUL AZIM

POWER OF ATTORNEY

SUNIL KUMAR AGARWAL
S/o LATE BHIMRAJ AGARWAL

DECLARATION BY OWNER & ARCHITECT

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

MOHAMMAD SHABIR ALIAS MOHAMMAD SABIR
S/O LATE MOHAMMAD ABDUL AZIM
Owner(s)

I / We do hereby certify that plans, elevations and sections and other structural details of the proposed building on Plot No. 642(RS),49(L.R) ,GREEN PARK, NEAR ISKCON MANDIR, Ward No. 41 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/ addition to/ alteration of the building on the said plot.

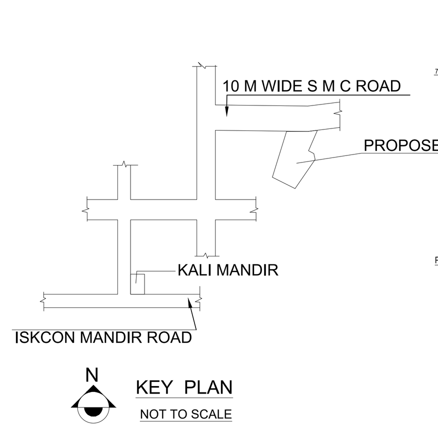
ANIRUDDHA SANYAL
99 EV PALLY PO RABINDRA SARANI
SILIGURI - 734006
COA Regd. No. CA/98/22866
Architect

I/ We do hereby certify that the foundation and superstructure of the building proposed for construction on 642(RS),49(L.R) ,GREEN PARK, NEAR ISKCON MANDIR, Ward No. 41 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.

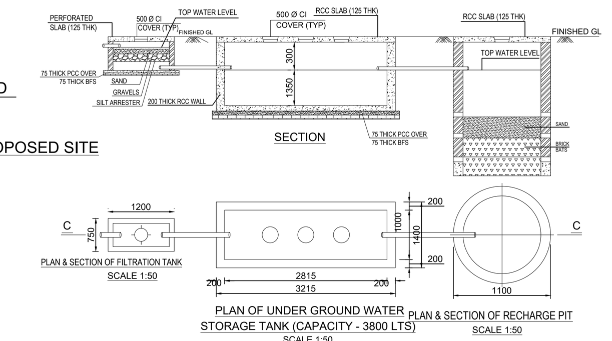
AVIJIT GHOSH
ARGEE LODGE, BIDHAN MARKET
SILIGURI - 734006
EMPANELMENT NO: I/10
Geo-Tecnical Engineer

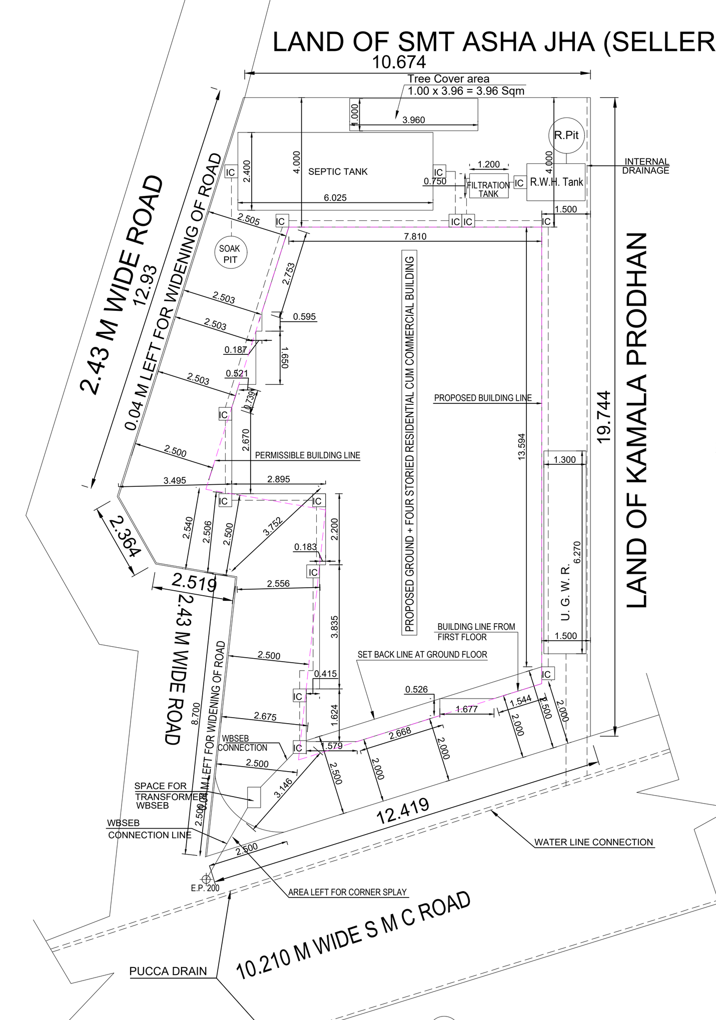
AVIJIT GHOSH
ARGEE LODGE, BIDHAN MARKET
SILIGURI - 734006
EMPANELMENT NO: STRUC/ER/I-07
Structural Engineer

SCALE 1:25,1:50,1:100, 1:200, N.T.S.	JOB NO 22-05 (SMC)
DATE 06-03-2023	SHEET NO 12204-R-SMC/ A-1/1
DEALT PANKAJ BARAI	REVISION
CHECKED ANIRUDDHA SANYAL	

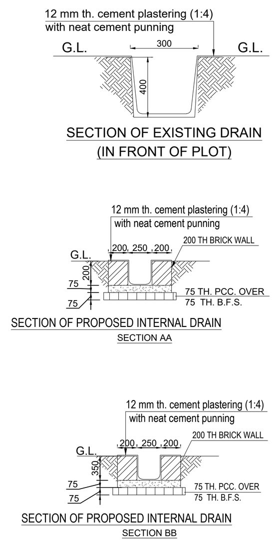


KEY PLAN
NOT TO SCALE


SECTION
PLAN & SECTION OF FILTRATION TANK
SCALE 1:50
PLAN OF UNDER GROUND WATER STORAGE TANK (CAPACITY - 3800 LTS)
SCALE 1:50
PLAN & SECTION OF RECHARGE PIT
SCALE 1:50
DETAILS OF RAIN WATER HARVESTING



SITE PLAN
SCALE 1:100


12 mm th. cement plastering (1:4) with neat cement punning
SECTION OF EXISTING DRAIN
(IN FRONT OF PLOT)
SECTION OF PROPOSED INTERNAL DRAIN
SECTION AA
SECTION OF PROPOSED INTERNAL DRAIN
SECTION BB

TITLE :-

SITE PLAN & KEY PLAN FOR THE PROPOSED GROUND + FOUR STORIED RESIDENTIAL CUM COMMERCIAL(RETAIL SHOP) BUILDING OF MOHAMMAD SHABIR ALIAS MOHAMMAD SABIR S/O LATE MOHAMMAD ABDUL AZIM AT GREEN PARK, NEAR ISKCON MANDIR , UNDER SMC, WARD NO - 41.

LAND SCHEDULE

PLOT NO : 642 (RS), 49 (LR)	MOUZA : DABGRAM
KHATIAN NO : 208 (RS), 454 (LR)	PARGANA : BAIKUNTHAPUR
SHEET NO : 08 (RS), 47 (LR)	JL NO : 02
PS : BHAKTINAGAR	DIST: JALPAIGURI
WARD NO. - 41 (SMC)	HOLDING NO : VL/100/F/18

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PLOT AREA = 266.99 SQM (AS PER SITE)
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ROAD WIDTH = 10.21 M
LUCC (MEMO NO) = 10457 / SJDA , DT = 04 / 1 / 2023

AREA STATEMENT SUMMARY:

	PERMISSIBLE/REQUIRED	PROPOSED
MINIMUM WIDTH OF PLOT	-	38.93 M
BUILDING HEIGHT	40.0 M	15.49 M
GROUND COVERAGE	61.70 %	39.21 %
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TOTAL BUILT-UP AREA (without exemptions & deductions)		591.70 SQM
TOTAL FLOOR AREA (as per F.A.R)	598.34 SQM	460.1715 SQM
FAR	2.25	1.73
NO. OF TENEMENTS	-	04
NO. OF CAR PARKING	03	03
USE / OCCUPANCY	RESIDENTIAL CUM COMMERCIAL	
LEFT OPEN SPACE		161.65 SQM
TREE COVER AREA	3.934 SQM	3.96 SQM

USE DETAILS :-

SL NO	COMMERCIAL	PARKING	STAIRCASE	RESIDENTIAL/ OTHERWISE SPECIFY	FLOOR AREA	REMARKS
Ground flr	43.05	52.75	21.66	-	117.46	Mercantile Retail Parking
First flr	-	-	21.64	99.17	120.81	Residential Full Floor
Second flr	-	-	21.64	99.17	120.81	Residential Full Floor
Third flr	-	-	21.64	99.17	120.81	Residential Full Floor
Fourth flr	-	-	21.64	99.17	120.81	Residential Full Floor
Total	43.05	52.75	108.22	396.68	600.70	

CALCULATION FOR WASTE WATER DISCHARGE

Sl. NO	Project	Nos. of Flats	Total waste water discharge
(1)	Ground + Four Storied Residential cum Commercial Building of Mohammad Shabir alias Mohammad Sabir, S/o Late Mohammad Abdul Azim at Green Park, near Iskcon Mandir, Siliguri, Under SMC, Ward no. 41	4	Considering @ 130 Lts. Per head per day = 130lt x 12 persons (Av) in 4 flats. = 3120 lt. No. of users for Commercial (Retail-shop) = 43.05 sqm / 3 sqm = 14 persons Thus, Waste Water Discharge for Commercial @ Ground Floor = 14 x 45 lts = 630 lts Waste Water Discharge = (3120 + 630) lts = 3750 lts

To whom it may concern

This is to state that the waste water recycling system will not be require for the following housing complex as the total waste water discharge is less than 40,000 ltrs. per day.

To whom it may concern

This is to state that the Green Area will be required for the following Proposed Ground + Four Storied Residential cum Commercial Building of Mohammad Shabir alias Mohammad Sabir, S/o Late Mohammad Abdul Azim, at Green Park, Near Iskcon Mandir, Siliguri, Under SMC Ward No. 41, as per S. M. C building Rule as follows:-

Total Land area :- 265.93 Sq.m
Total Built up Area = 591.70 Sqm
Reqd. Green area :- 15% of Plot area x (591.70 / 6000) = 3.934 Sq.m
Green Area Provided = 3.96 Sq.m

Owner(s)	Architect
I do hereby declare that the building proposed for construction shall be supervised by the BA/LBS signing the building plan application or in this absence by any other BA/ LBS of the appropriate category and as approved by the authority.	I / We do hereby certify that plans, elevations and sections and other structural details of the proposed building on Plot No. 642(RS),49(L.R) ,GREEN PARK, NEAR ISKCON MANDIR, Ward No. 41 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/ addition to/ alteration of the building on the said plot.
MOHAMMAD SHABIR ALIAS MOHAMMAD SABIR S/o LATE MOHAMMAD ABDUL AZIM Signature of Owner(s)	Signature of Architect ANIRUDDHA SANYAL 99 EV PALLY PO RABINDRA SARANI SILIGURI - 734006 COA Regd. No. CA/98/22866

I/ We do hereby certify that the foundation and superstructure of the building proposed for construction on 642(RS),49(L.R) ,GREEN PARK, NEAR ISKCON MANDIR, Ward No. 41 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.

AVIJIT GHOSH
ARGEE LODGE, BIDHAN MARKET
SILIGURI - 734006
EMPANELMENT NO: I/10
Geo-Tecnical Engineer

AVIJIT GHOSH
ARGEE LODGE, BIDHAN MARKET
SILIGURI - 734006
EMPANELMENT NO: STRUC/ER/I-07
Structural Engineer

NAME OF OWNER (S) :-
1. MOHAMMAD SHABIR @ MOHAMMAD SABIR
S/o LATE MOHAMMAD ABDUL AZIM

1:25,1:50,1:100, 1:200, N.T.S.	JOB NO 22 - 05 (SMC)
DATE 06.03.2023	SHEET NO 25-05-SMC/ A-1/1
DEALT PRAKRITI SARKER	REVISION
CHECKED ANIRUDDHA SANYAL	

Signature Not Verified
Digitally Signed.
Name: Tshering ? Bhutia
Date: 04-Apr-2024
16:15:46
Reason: Building Permit
Location: Siliguri