

U.C.C. MEMO NO. - 3412/ SJDA. DATE 18.06.2019
APPROVED SITE PLAN NO. - 0109161207900208 DATE 29.10.2020

PROJECT TITLE :
PROPOSED GROUND (PARKING) + SEVEN STORED RESIDENTIAL BUILDING AT JYOTI NAGAR, JYOTI NAGAR MAIN ROAD, UNDER S.M.C. WARD NO. - 41, P.O. - SEVOKE ROAD P.S. - BHAKTINAGAR, SILIGURI, DIST - JALPAIGURI.

NAME OF OWNER
PANCHRASHI BARTER PRIVATE LIMITED, REPRESENTED BY SRI ANIRUDHA MAHESHWARI

SCHEDULE OF LAND :		SPECIFICATION:
MOUZA -	DABGRAM	1) ALL DIMENSIONS ARE IN MM.
PARGANA -	BAIKUNTHAPUR	2) ALL R.C.C. WORKS SHALL BE OF M25
J.L. NO -	02	3) ALL P.C.C. WORKS SHALL BE OF M10
SHEET NO -	08(R.S.) 20 (L.R.)	4) GRADE OF THE STEEL F6-5000 (TMT)
KHATIAN NO -	569/1 (R.S.), 102 (L.R.)	5) LAP BOND LENGTH SHALL BE 40D
PLOT NO -	247, 246 (R.S.), 101 (L.R.)	(D-DIA OF BAR)
HOLDING NO -	VL/100/D/85	6) P.V.C. OVERHEAD TANK
DIST -	BHAKTINAGAR	7) 125 MM TH BRICK WORK WITH
WARD NO -	JALPAIGURI	(1:4) CEMENT MORTAR
		8) FLOORS ARE FINISHED WITH
		MARBLE/P.S. (1:2:4).

DOOR WINDOW SCHEDULE :

SL.NO.	WIDTH	HEIGHT	UNTEL	SL.NO.	WIDTH	HEIGHT	BILL	UNTEL
D1	1050	2100	2100	W1	2100	1350	750	2100
D2	800	2100	2100	W2	1500	1350	750	2100
D3	750	2100	2100	W3	600	900	1200	2100
SG-1	1600	2100	2100	SD-1	2100	2100		2100
SG-2	1050	2100	2100	SD-2	3000	2100		2100

FRAME SIZE - 75x125

AREA STATEMENT :

LAND AREA AS PER DEED	25.5 KATHA 9 CHHATAK 9 SQ.FT. OR 1744.147 SQ.M.
LAND AREA AS PER KHATIAN	0.4525 ACRE OR 1851.187 SQ.M.
LAND AREA AS PER SITE	1719.947 SQ.M.
PERMISSIBLE GROUND COVERAGE	50 %
PERMISSIBLE GROUND FLOOR AREA	859.974 SQ.M.
PROPOSED GROUND FLOOR AREA	681.808 SQ.M. OR 59.64 %
PROPOSED 1ST TO 6TH FLR. AREA(EACH)	672.430 SQ.M.
PROPOSED SEVENTH FLOOR AREA	681.808 SQ.M.
TOTAL FLOOR AREA	5417.763 SQ.M.
TOTAL FLOOR AREA(EXCLUDING STAIR,LIFT,LOBBY & GR.FLR.)	3875.268 SQ.M.
PERMISSIBLE F.A.R	2.25
PROPOSED F.A.R	2.25
LEFT OPEN SPACE AREA	1038.139 SQ.M.
PERMISSIBLE HEIGHT OF BUILDING	40.00 M.
PROPOSED HEIGHT OF BUILDING	25.350 M.
FLOOR WISE DETAILS:-	
1. GROUND FLOOR	
a) STAIRCASE, LIFT & LOBBY AREA	124.295 M ²
b) PARKING AREA	548.135 M ²
TOTAL	672.430 M ²
2. 1ST TO 5TH FLOOR (EACH)	
a) TENEMENT - A	188.330 M ²
b) TENEMENT - B	152.974 M ²
c) TENEMENT - C	216.208 M ²
d) STAIRCASE, LIFT & LOBBY AREA	124.295 M ²
TOTAL	681.807 M ²
3. 6TH FLOOR	
a) TENEMENT - A	188.330 M ²
b) TENEMENT - B	152.974 M ²
c) TENEMENT - D1	216.208 M ²
d) STAIRCASE, LIFT & LOBBY AREA	124.295 M ²
TOTAL	681.807 M ²
4. 7TH FLOOR	
a) TENEMENT - A	188.330 M ²
b) TENEMENT - B	152.974 M ²
c) TENEMENT - D2	188.885 M ²
d) STAIRCASE, LIFT & LOBBY AREA	124.295 M ²
TOTAL	654.484 M ²
NO. OF TENEMENT	20 NOS.
PARKING REQUIRED	32 NOS.
PARKING PROVIDED	32 NOS.

SIGNATURE OF OWNERS : RESIDENTIAL

I DO HEREBY DECLARE THAT FOR BUILDING PROPOSED CONSTRUCTION SHALL BE SUPERVISED THAT THE L.B.S. SIGNING BUILDING PLAN APPLICATION OR IN HIS ABSENCE BY PANCHRASHI BARTER PRIVATE LIMITED CATEGORY AS BY THE AUTHORITY PANCHRASHI BARTER PRIVATE LIMITED

Panchrashi Barter Private Limited
Director

SIGNATURE OF GEO TECHNICAL ENGINEER

I DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING ON PLOT NO. 246, 247 (R.S.), 101 (L.R.), STREET JYOTI NAGAR MAIN ROAD, WARD NO. - 41 UNDER SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED SO DESIGNED BY ME. WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF THE SOILS AND OTHER CONDITIONS, IF ANY, CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT I.S. CODE OF PRACTICE AND NATIONAL BUILDING CODE.

Sunil Chatterjee
Geotechnical Engineer
B.Tech. (Civil), IIT Kharagpur
2007
20 Years Experience in Designing & Supervising Foundation & Super Structure Works
Member of Institution of Engineers (India) - No. 123456
Siliguri - 735001, Pin-735001

SIGNATURE OF STRUCTURAL ENGINEER :

I DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING ON PLOT NO. 246, 247 (R.S.), 101 (L.R.), STREET JYOTI NAGAR MAIN ROAD, WARD NO. - 41 UNDER SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED SO DESIGNED BY ME. WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF THE SOILS AND OTHER CONDITIONS, IF ANY, CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT I.S. CODE OF PRACTICE AND NATIONAL BUILDING CODE.

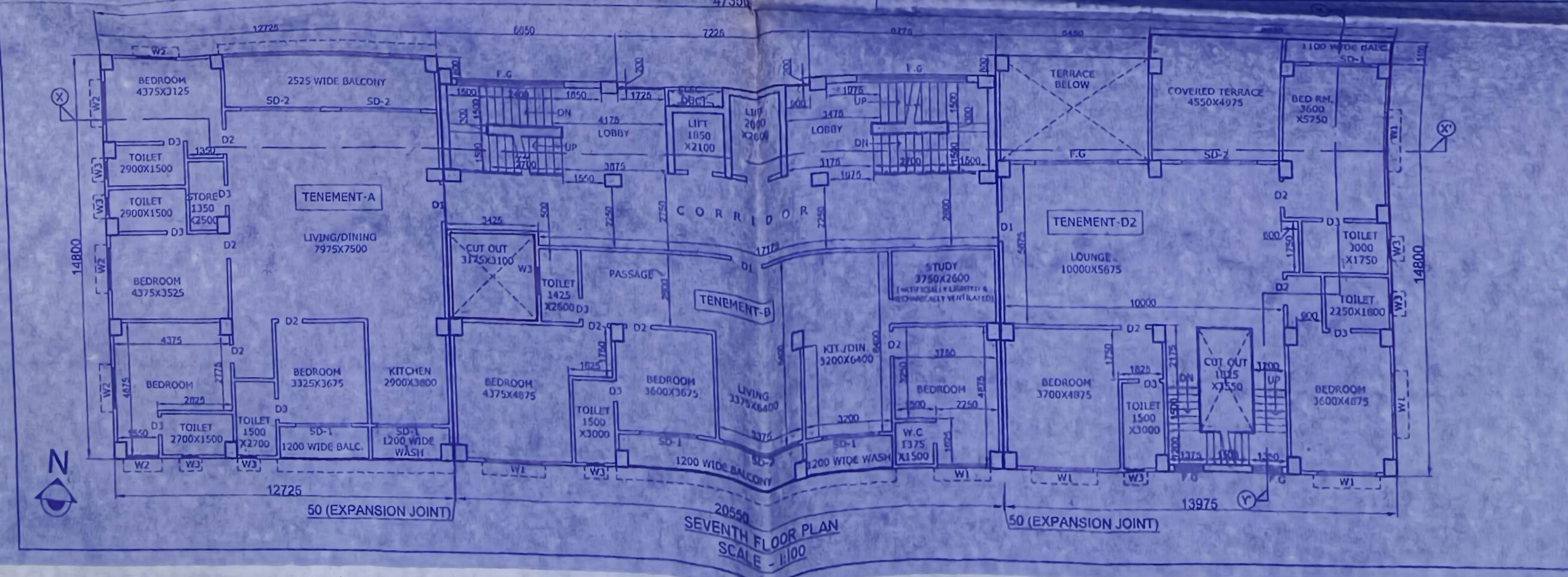
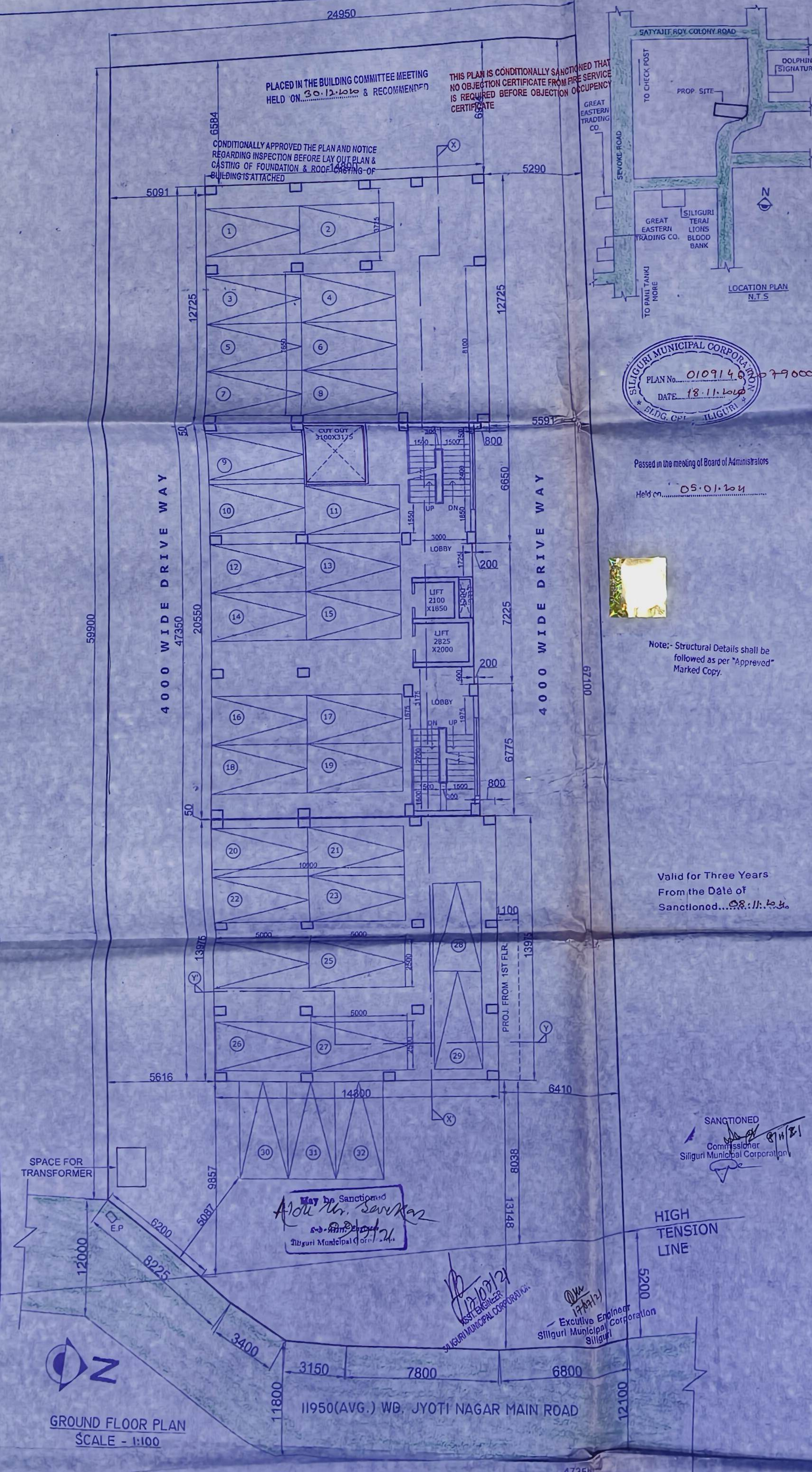
Sunil Chatterjee
Structural Engineer
B.Tech. (Civil), IIT Kharagpur
2007
20 Years Experience in Designing & Supervising Foundation & Super Structure Works
Member of Institution of Engineers (India) - No. 123456
Siliguri - 735001, Pin-735001

SIGNATURE OF ARCHITECT :

I DO HEREBY CERTIFY THAT PLANS, ELEVATIONS & SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO. 246, 247 (R.S.), 101 (L.R.), STREET JYOTI NAGAR MAIN ROAD, WARD NO. - 41 UNDER SILIGURI MUNICIPAL CORPORATION HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL (BUILDING) RULES 2007 THIS 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 THE BUILDING ON THE SAID PLOT.

Priyam Dey
Priyam Dey (B. Arch)
Consulting Architect
CA/2006/31076

SHEET NO - 215



THIS PLAN IS CONDITIONALLY APPROVED FOR CONSTRUCTION OF THE PROPOSED BUILDING ON PLOT NO. 12, SEVAK ROAD, JYOTI NAGAR, JYOTI NAGAR MAIN ROAD, JYOTI NAGAR, DIST. - JALPAIGURI.

CONDITIONALLY APPROVED THE PLAN AND NOTICE
REMARKS: PROPOSED BUILDING ON PLOT NO. 12, SEVAK ROAD, JYOTI NAGAR, JYOTI NAGAR MAIN ROAD, JYOTI NAGAR, DIST. - JALPAIGURI.

PLACED IN THE BUILDING COMMITTEE MEETING
Held on 28.12.2014

Placed in the Building Committee Meeting
Held on 05.01.2015

SIGNATURE OF STRUCTURAL ENGINEER

SIGNATURE OF GEO TECHNICAL ENGINEER

FOR OFFICE USE



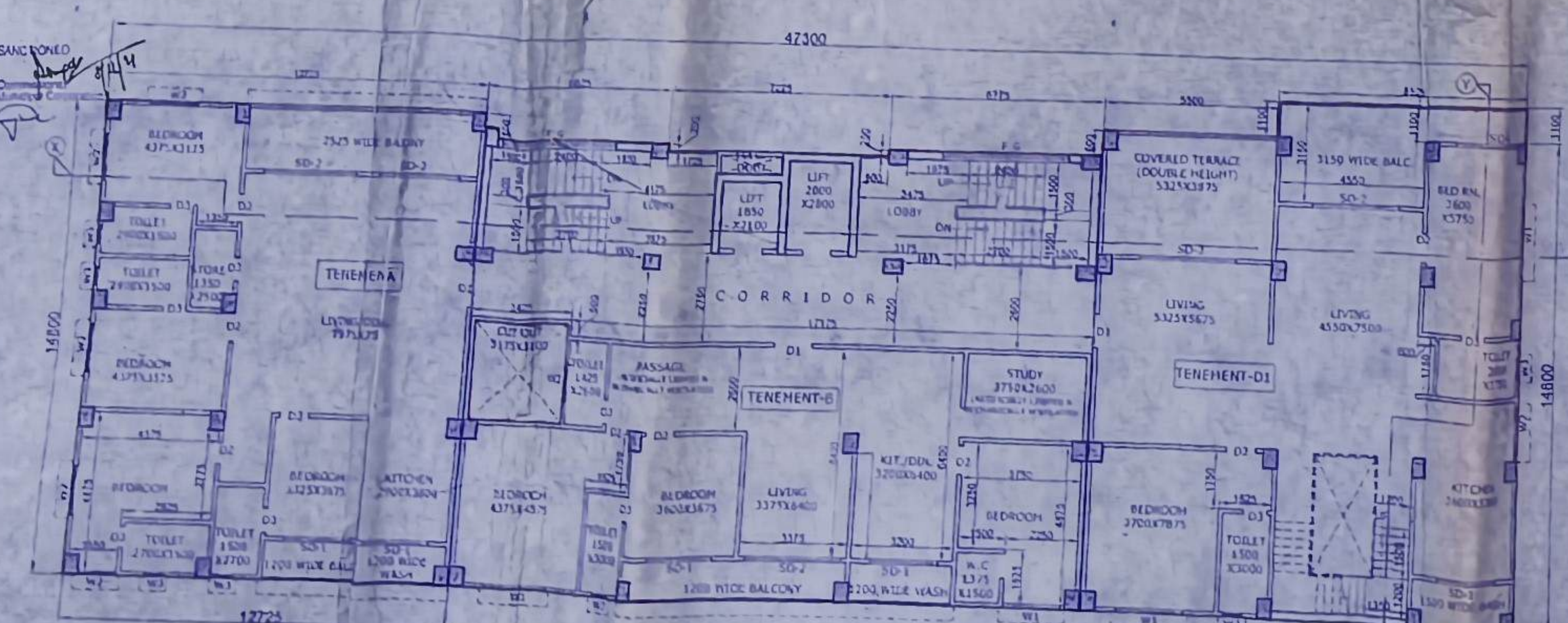
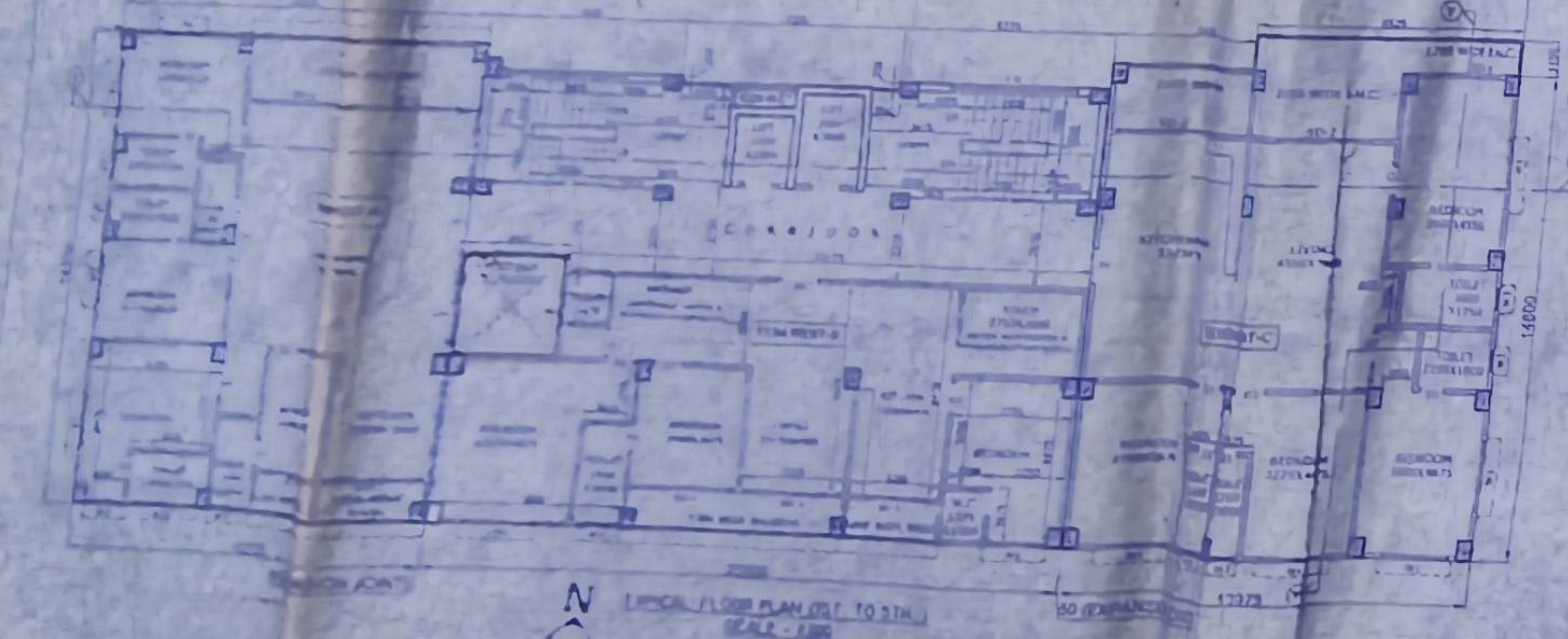
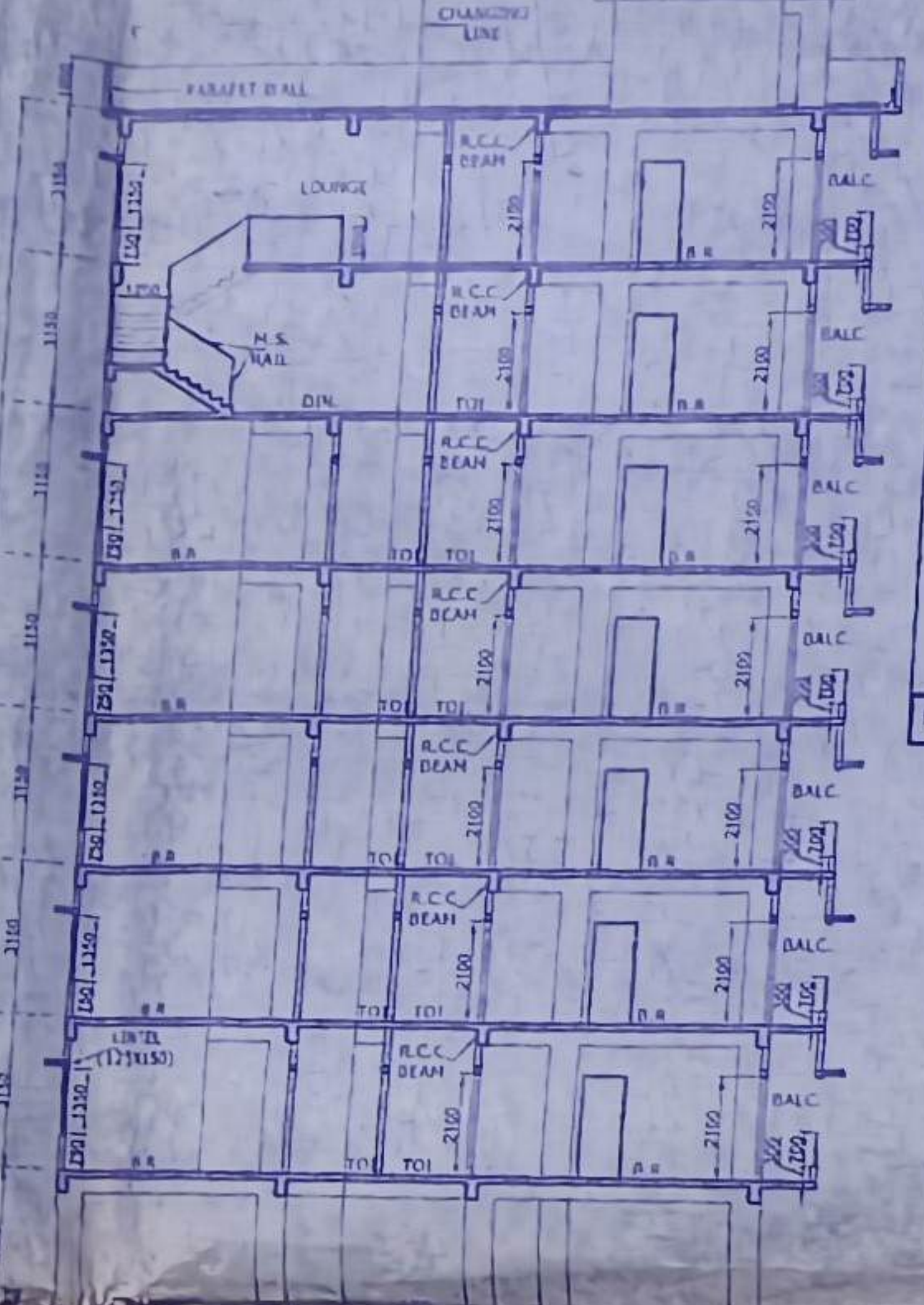
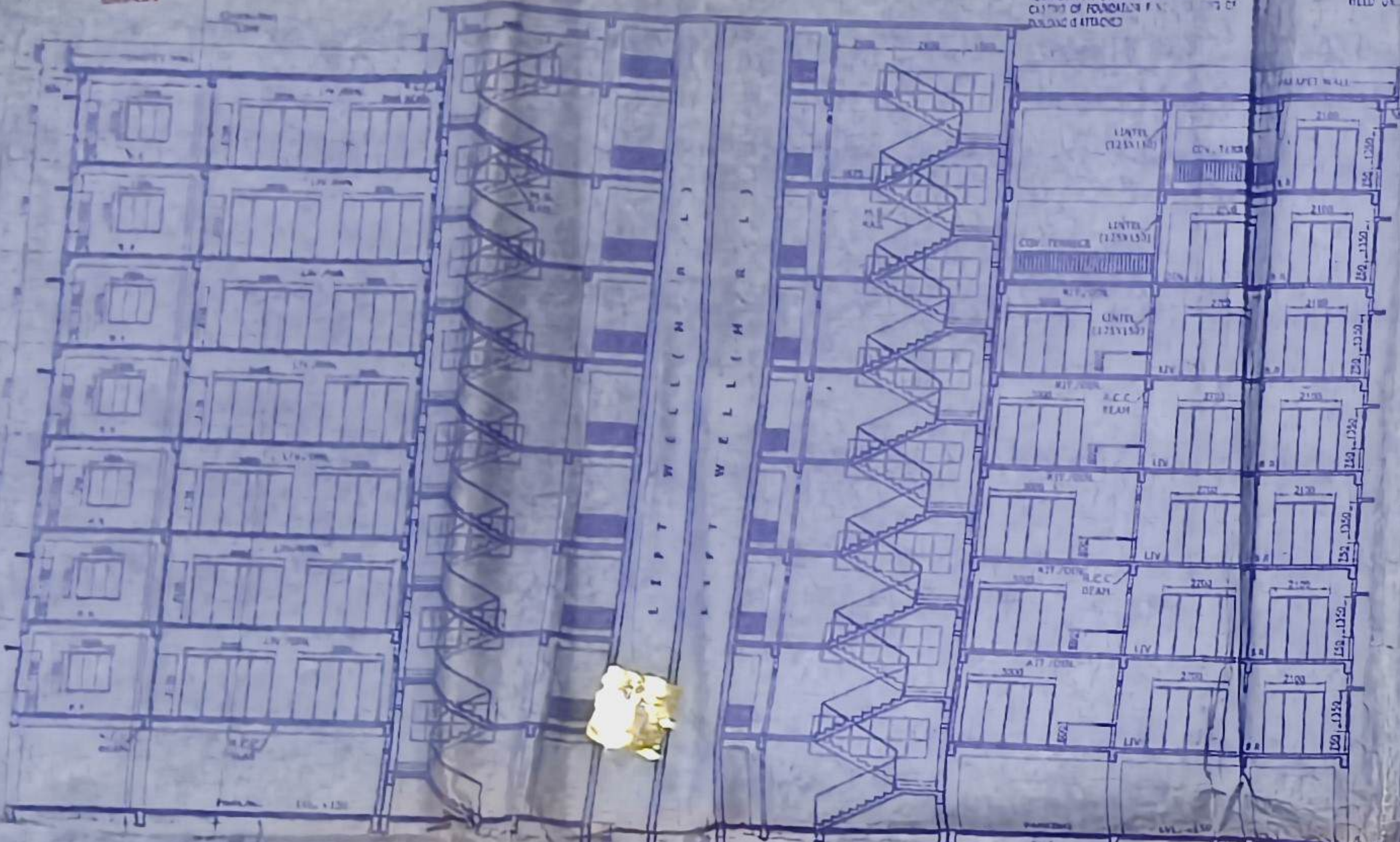
U.C.C. MEMO NO.	3007/2014	DATE	18.08.2014
APPROVED SITE PLAN NO.	0108/12/2014	DATE	18.08.2014
PROJECT TITLE	PROPOSED GROUND (PARKING) + SEVEN STORED RESIDENTIAL BUILDING AT JYOTI NAGAR, JYOTI NAGAR MAIN ROAD, JYOTI NAGAR, DIST. - JALPAIGURI.		
NAME OF OWNER	PANDORASH BARTER PRIVATE LIMITED, REPRESENTED BY DR. BARTER, PANDORASH BARTER PRIVATE LIMITED		
SCHEDULE OF LAND	1. ALL DIMENSIONS ARE IN MM. 2. ALL R.C.C. WORKS SHALL BE OF M20. 3. ALL P.C.C. WORKS SHALL BE OF M10. 4. GRADE OF THE STEEL FLOOR SHALL BE 400. 5. LAP JOINT LENGTH SHALL BE 40D. 6. CHQA OF BAR. 7. 125 MM TH. BRICK WORK WITH (1:4) CEMENT MORTAR. 8. FLOORS ARE FINISHED WITH MARBLE P.S. (12.4).		

SL. NO.	WIDTH	HEIGHT	LEVEL	SL. NO.	WIDTH	HEIGHT	LEVEL	SL. NO.	WIDTH	HEIGHT	LEVEL
1	100	2100	2100	11	100	2100	2100	21	100	2100	2100
2	100	2100	2100	12	100	2100	2100	22	100	2100	2100
3	100	2100	2100	13	100	2100	2100	23	100	2100	2100
4	100	2100	2100	14	100	2100	2100	24	100	2100	2100
5	100	2100	2100	15	100	2100	2100	25	100	2100	2100
6	100	2100	2100	16	100	2100	2100	26	100	2100	2100
7	100	2100	2100	17	100	2100	2100	27	100	2100	2100
8	100	2100	2100	18	100	2100	2100	28	100	2100	2100
9	100	2100	2100	19	100	2100	2100	29	100	2100	2100
10	100	2100	2100	20	100	2100	2100	30	100	2100	2100

LAND AREA AS PER DEED	25.5 KATHA 9 DULAKA 9 SQ. FT. OR 1744.67 SQ. M.
LAND AREA AS PER SITE	0.4525 ACRE OR 183.18 SQ. M.
PERMISSIBLE GROUND COVERAGE	170.947 SQ. M.
PERMISSIBLE GR. FLOOR AREA	50 %
PROPOSED GROUND COVERAGE	159.974 SQ. M.
PROPOSED GROUND FLOOR AREA	681.808 SQ. M. OR 39.64 %
PROPOSED 1ST TO 6TH FLR. AREA (EACH)	672.430 SQ. M.
PROPOSED SEVENTH FLOOR AREA	681.808 SQ. M.
TOTAL FLOOR AREA	654.485 SQ. M.
TOTAL FLOOR AREA INCLUDING STAIRLIFT LOBBY & GRFLR.	5617.763 SQ. M.
PROPOSED F.A.R.	3375.268 SQ. M.
PROPOSED F.A.R.	2.25
LEFT OPEN SPACE AREA	1038.139 SQ. M.
PERMISSIBLE HEIGHT OF BUILDING	40.00 M.
PROPOSED HEIGHT OF BUILDING	29.350 M.
FLOOR WISE DETAILS	
GROUND FLOOR	
a) STAIRCASE, LIFT & LOBBY AREA	124.295 M ²
b) PARKING AREA	548.135 M ²
TOTAL	672.430 M ²
1ST TO 5TH FLOOR (EACH)	
a) TENEMENT - A	188.330 M ²
b) TENEMENT - B	152.974 M ²
c) TENEMENT - C	216.203 M ²
d) STAIRCASE, LIFT & LOBBY AREA	124.295 M ²
TOTAL	681.807 M ²
6TH FLOOR	
a) TENEMENT - A	188.330 M ²
b) TENEMENT - B	152.974 M ²
c) TENEMENT - C	216.203 M ²
d) STAIRCASE, LIFT & LOBBY AREA	124.295 M ²
TOTAL	681.807 M ²
NO. OF TENEMENT	20 NOS.
PARKING REQUIRED	32 NOS.
PARKING PROVIDED	32 NOS.
USE OF BUILDING	RESIDENTIAL

SIGNATURE OF OWNERS
DO HERE BY DECLARE THAT FOR BUILDING PROPOSED CONSTRUCTION SHALL BE SUPERVISED BY THE U.C.C. BUILDING PLAN APPLICATION OR IN HIS ABSENCE BY ANY OTHER L.E.S. OF APPROPRIATE CATEGORY AS BY THE AUTHORITY.

SIGNATURE OF ARCHITECT
I DO HERE BY CERTIFY THAT FLOOR ELEVATIONS & SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO. 12, SEVAK ROAD, JYOTI NAGAR, JYOTI NAGAR MAIN ROAD, JYOTI NAGAR, DIST. - JALPAIGURI, HAVE BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL BUILDING REGULATIONS, 1955 AND I AM NOT PROVIDING ANY OTHER L.E.S. OF APPROPRIATE CATEGORY AS BY THE AUTHORITY.

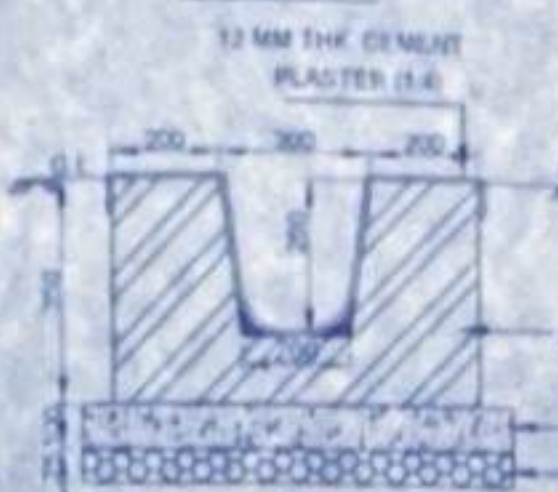
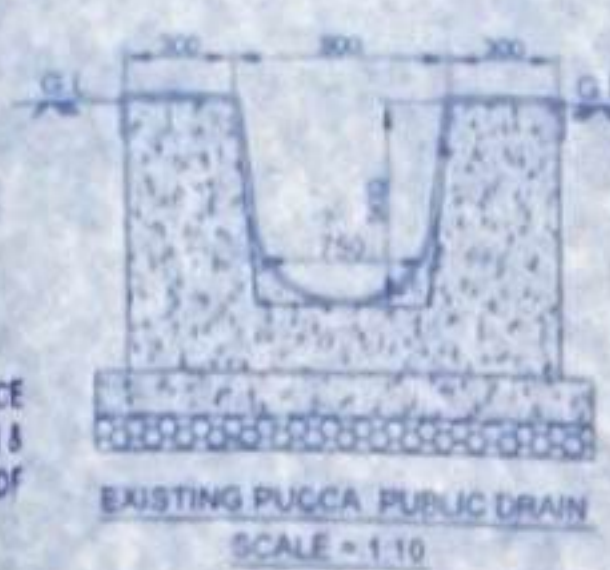


THIS PLAN IS CONDITIONALLY SANCTIONED THAT NO OBJECTION CERTIFICATE FROM FIRE SERVICE, IS REQUIRED BEFORE OCCUPANCY CERTIFICATE

PLACED IN THE BUILDING COMMITTEE MEETING HELD ON 30.11.2019 & RECOMMENDED

CONDITIONALLY APPROVED THIS REGARDING INSPECTION BEFORE CASTING OF FOUNDATION & LAY OUT PLAN & BUILDING IS ATTACHED

PLAN AND NOTICE OF CASTING OF



Passed in the meeting of Board of Administrators

Held on 05.01.2019

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

Valid for Three Years From the Date of Sanctioned 08.11.2019

PROJECT TITLE:

PROPOSED GROUND (PARKING) + SEVEN STORED RESIDENTIAL BUILDING AT JYOTI NAGAR, JYOTI NAGAR MAIN ROAD, UNDER S.M.C. WARD NO. - 41, P.O. - SEYOKE ROAD P.S. - BHAKTINAGAR, SILIGURI, DIST. - JALPAIGURI.

NAME OF OWNER

PANCHRASHI BARTER PRIVATE LIMITED, REPRESENTED BY SRI ANIRUDHA MAHESHWARI

SCHEDULE OF LAND

MOUZA	- DABGRAM
PARGANA	- BAIKUNTHAPUR
J.L. NO.	- 02
SHEET NO.	- 08(R.S.) 20 (L.R.)
KHATIAN NO.	- 569/1 (R.S.) 102 (L.R.)
PLOT NO.	- 247,246 (R.S.) 101 (L.R.)
HOLDING NO.	- VL/100/D/85
P.S.	- BHAKTINAGAR
DIST.	- JALPAIGURI
WARD NO.	- 41

SPECIFICATION:

- 1) ALL DIMENSIONS ARE IN MM.
- 2) ALL R.C.C. WORKS SHALL BE OF M25.
- 3) ALL P.C.C. WORKS SHALL BE OF M10.
- 4) GRADE OF THE STEEL F6-500D (TMT).
- 5) LAP BOND LENGTH SHALL BE 40D (D=DIA OF BAR).
- 6) P.V.C. OVERHEAD TANK.
- 7) 125 MM TH. BRICK WORK WITH (1:4) CEMENT MORTAR.
- 8) FLOORS ARE FINISHED WITH MARBLE/P.S. (1:2:4).

DOOR WINDOW SCHEDULE :

SL. NO.	WIDTH	HEIGHT	UNTEL	SL. NO.	WIDTH	HEIGHT	UNTEL
D1	1050	2100	2100	W1	2100	1950	750
D2	900	2100	2100	W2	1500	1350	750
D3	750	2100	2100	W3	900	900	2100
D4	1050	2100	2100	W4	2100	2100	2100
D5	1050	2100	2100	W5	2100	2100	2100

AREA STATEMENT :

LAND AREA AS PER DEED	25.5 KATHA 9 CHHATAK 9 SQ. FT. OR 1744.147 SQ. M.
LAND AREA AS PER KHATIAN	0.4525 ACRE OR 1831.187 SQ. M.
LAND AREA AS PER SITE	1719.947 SQ. M.
PERMISSIBLE GROUND COVERAGE	50 %
PERMISSIBLE GR. FLOOR AREA	859.974 SQ. M.
PROPOSED GROUND COVERAGE	681.805 SQ. M. OR 39.64 %
PROPOSED GROUND FLOOR AREA	672.430 SQ. M.
PROP. 1ST TO 6TH FLR. AREA (EACH)	681.808 SQ. M.
PROPOSED SEVENTH FLOOR AREA	654.485 SQ. M.
TOTAL FLOOR AREA	5417.763 SQ. M.
TOOTAL FLOOR AREA (EXCLUDING STAIR, LIFT, LOBBY & GR. FLR.)	3875.268 SQ. M.
PERMISSIBLE F.A.R.	2.25
PROPOSED F.A.R.	2.25
LEFT OPEN SPACE AREA	1038.139 SQ. M.
PERMISSIBLE HEIGHT OF BUILDING	40.00 M.
PROPOSED HEIGHT OF BUILDING	25.350 M.

FLOOR WISE DETAILS:

1. GROUND FLOOR	
A) STAIRCASE, LIFT & LOBBY AREA	124.295 M ²
B) PARKING AREA	548.135 M ²
TOTAL	672.430 M ²
2. 1ST TO 5TH FLOOR (EACH)	
a) TENEMENT - A	188.330 M ²
b) TENEMENT - B	152.974 M ²
c) TENEMENT - C	216.208 M ²
d) STAIRCASE, LIFT & LOBBY AREA	124.295 M ²
TOTAL	681.807 M ²
3. 6TH FLOOR	
a) TENEMENT - A	188.330 M ²
b) TENEMENT - B	152.974 M ²
c) TENEMENT - D1	216.208 M ²
d) STAIRCASE, LIFT & LOBBY AREA	124.295 M ²
TOTAL	681.807 M ²
4. 7TH FLOOR	
a) TENEMENT - A	188.330 M ²
b) TENEMENT - B	152.974 M ²
c) TENEMENT - D2	188.885 M ²
d) STAIRCASE, LIFT & LOBBY AREA	124.295 M ²
TOTAL	654.484 M ²
NO. OF TENEMENT	20 NOS.
PARKING REQUIRED	32 NOS.
PARKING PROVIDED	32 NOS.
USE OF BUILDING	RESIDENTIAL

SIGNATURE OF OWNERS

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

Panchrashi Barter Private Limited
Director

SIGNATURE OF GEO TECHNICAL ENGINEER

I DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING ON PLOT NO. 247,246 (R.S.) 101 (L.R.) STREET JYOTI NAGAR MAIN ROAD, WARD NO. - 41 UNDER SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED SO DESIGNED BY ME. I WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF THE SOILS UNDER OTHER CONDITIONS, IF ANY, CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT S. CODE OF PRACTICE AND NATIONAL BUILDING CODE.

Sunaji Chatterjee
B.E. (Civil), M.T.E.
Chartered Engineer
Geotechnical Engineer, Class-I
100/1, Annapurna Road, Siliguri-735002
Mobile: 9830211111, 9830211112
Email: sunaji@rediffmail.com

SIGNATURE OF STRUCTURAL ENGINEER

I DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING ON PLOT NO. 247,246 (R.S.) 101 (L.R.) STREET JYOTI NAGAR MAIN ROAD, WARD NO. - 41 UNDER SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED SO DESIGNED BY ME. I WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF THE SOILS UNDER OTHER CONDITIONS, IF ANY, CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT S. CODE OF PRACTICE AND NATIONAL BUILDING CODE.

Sunaji Chatterjee
B.E. (Civil), M.T.E.
Chartered Engineer
Structural Engineer, Class-I
100/1, Annapurna Road, Siliguri-735002
Mobile: 9830211111, 9830211112
Email: sunaji@rediffmail.com

SIGNATURE OF ARCHITECT

I DO HEREBY CERTIFY THAT PLANS, ELEVATIONS & SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO. 247,246 (R.S.) 101 (L.R.) STREET JYOTI NAGAR MAIN ROAD, WARD NO. - 41 UNDER SILIGURI MUNICIPAL CORPORATION HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL BUILDING BYE LEE 2007. THIS 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 THE BUILDING ON THE SAID PLOT.

Ratna Das
Architect
100/1, Annapurna Road, Siliguri-735002
Mobile: 9830211111, 9830211112
Email: ratna@rediffmail.com

WASTE WATER DISCHARGE CALCULATION

NOS. OF TENEMENTS	TOTAL WASTE WATER DISCHARGE
20 NOS.	CONSIDERING @ 130 LTRS. PER HEAD PER DAY = 130 LTRS. X 154 PERSONS (AV) IN 20 TENEMENTS = 20020 LTRS.

NOTE: WASTE WATER RECYCLING SYSTEM WILL NOT BE REQUIRED FOR THE FOLLOWING BUILDING AS THE TOTAL WASTE WATER DISCHARGE IS LESS THAN 40,000 LTRS. PER DAY.

AVG. WASTE WATER DISCHARGE OF SURFACE DRAIN PER METRE LENGTH

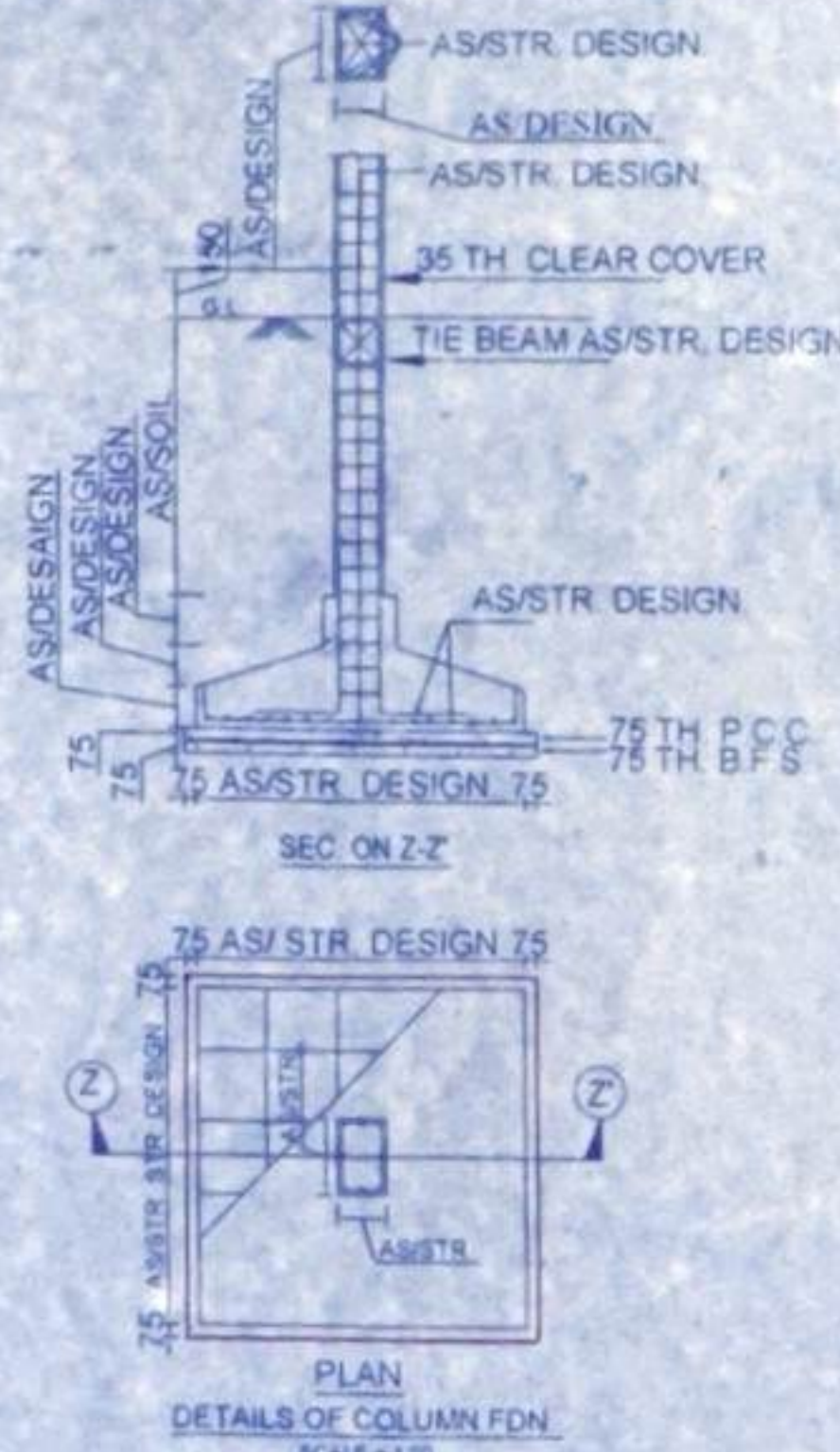
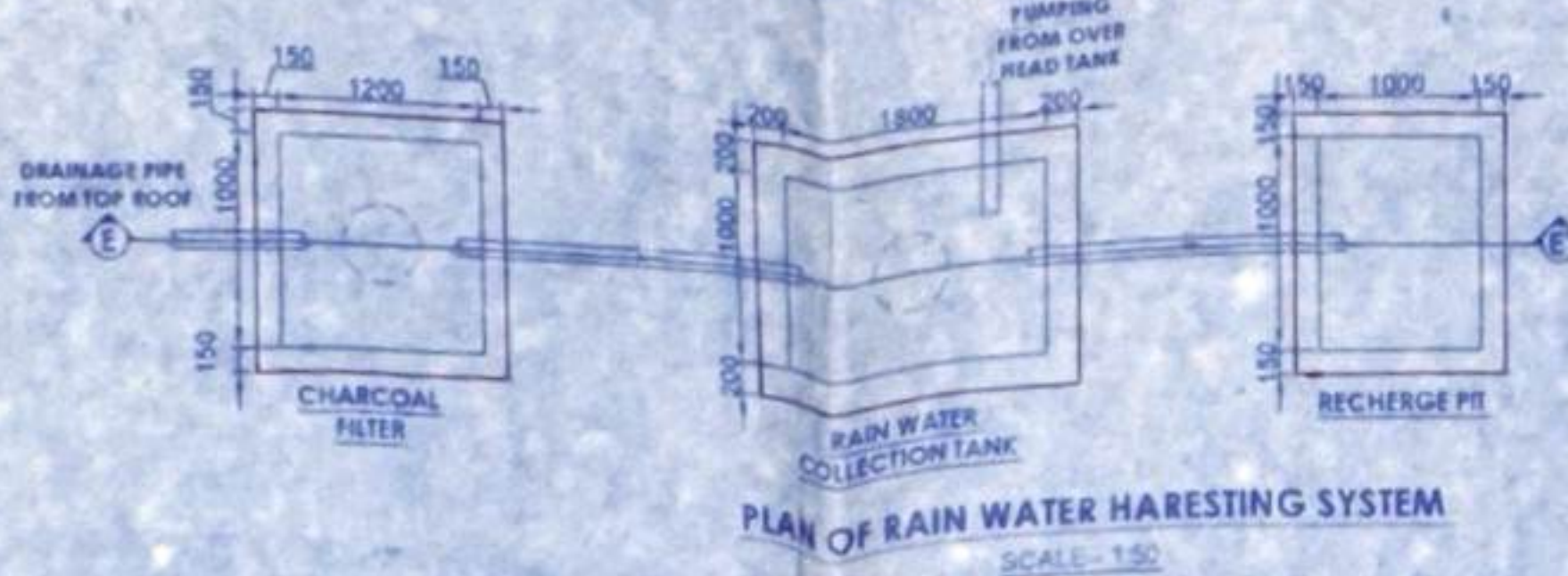
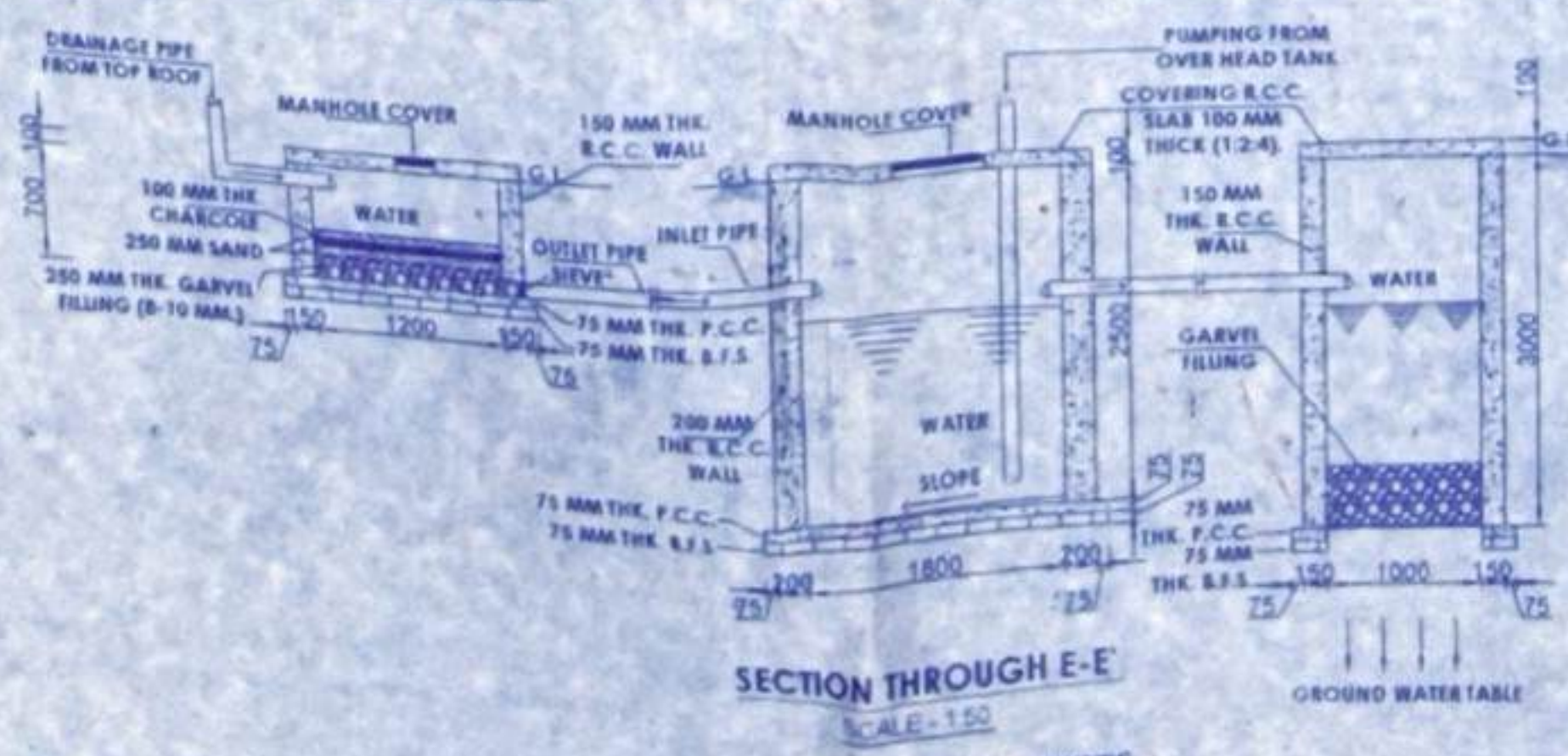
$$= \frac{1}{2} \times \left[\frac{0.3 + 0.21}{2} \right] \times \left[\frac{0.25 + 0.35}{2} \right] \times 1$$

$$= 0.0375 \text{ cu.m.}$$

$$= 37.5 \text{ lit.}$$

TREE COVERED AREA CALCULATION

TREE COVERED AREA =	15 X LAND AREA X TOTAL FLOOR AREA
600000	
REQUIRED TREE COVERED AREA	= 15 X 1719.947 X 5417.763
	= 600000
PROVIDED TREE COVERED AREA	= 232.394 M ²
	= 235.067 M ²



PLACED IN THE BUILDING COMMITTEE MEETING
HELD ON 30.12.2020 & RECOMMENDED

THIS PLAN IS CONDITIONALLY SANCTIONED THAT
NO OBJECTION CERTIFICATE FROM FIRE SERVICE
IS REQUIRED BEFORE OBJECTION OCCUPANCY
CERTIFICATE

LAND & GLOBAL SCAPE INFRASTRUCTURE PVT. LTD.
VACANT LAND

MOUZA	- DABGRAM
PARGANA	- BAIKUNTHAPUR
J.L. NO	- 02
SHEET NO	- 08(R.S.) 20 (L.R.)
KHATHAN NO	- 569/1 (R.S.), 102 (L.R.)
PLOT NO	- 247, 246 (R.S.), 104 (L.R.)
P.S	- BHAKTINAGAR
DIST	- JALPAIGURI
WARD NO	- 41



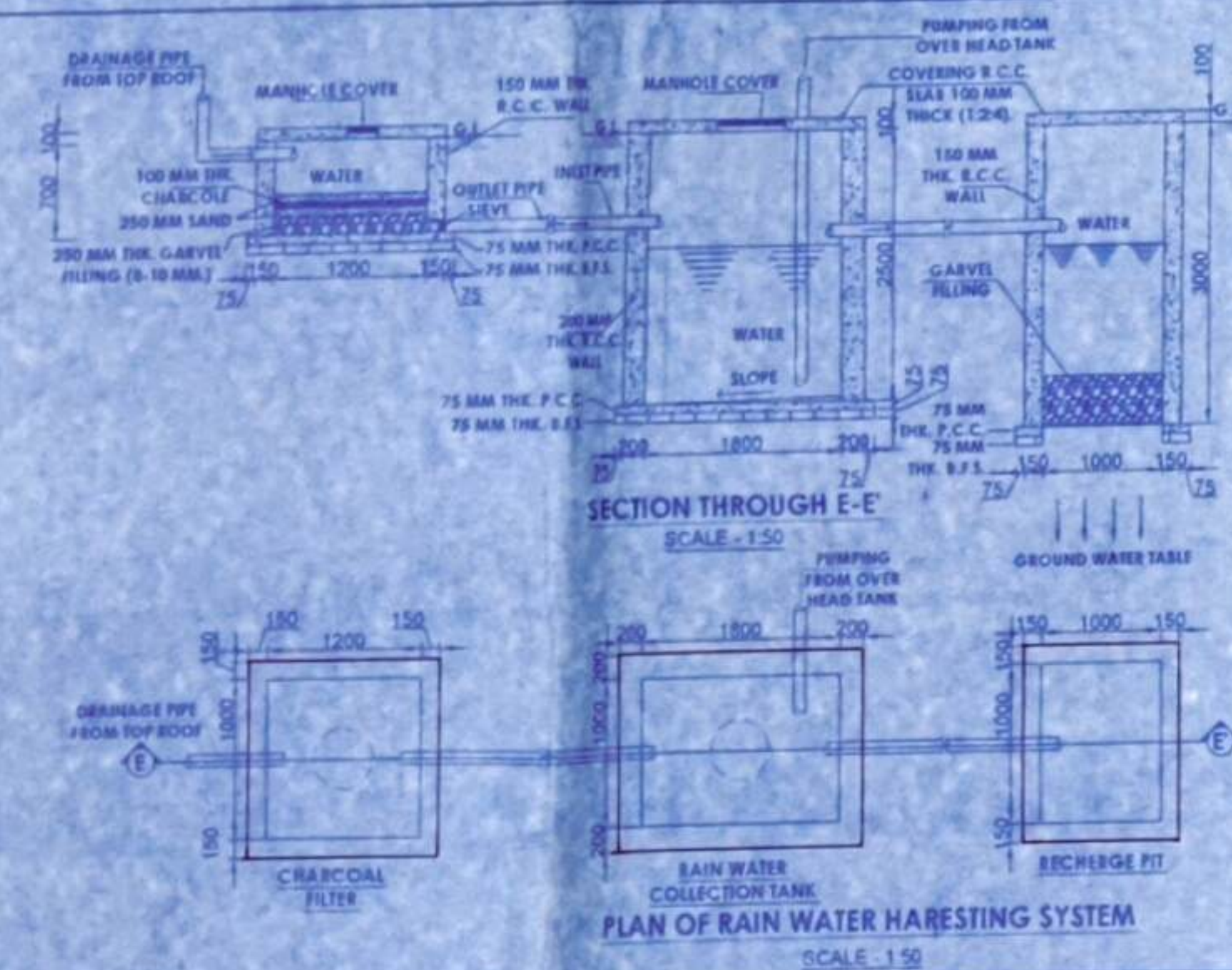
2200298
Present in the meeting of Board of Administration
Filed on 05-01-60

LAND AREA AS PER DEED

LAND AREA AS PER KHATAN	25.5 KATHA 9 CHHATAK 9 SQ.FT.
LAND AREA AS PER SITE	OR 1744.147 SQ.M.
PERMISSIBLE GROUND COVERAGE	0.4525 ACRE OR 1831.187 SQ.M.
PERMISSIBLE GR. FLOOR AREA	1719.947 SQ.M.
PROPOSED GROUND COVERAGE	50 %
PROPOSED GROUND FLOOR AREA	859.974 SQ.M.
PROPOSED SEVENTH FLOOR AREA	681.808 SQ.M. OR 39.64 %
PROPOSED 6TH FLR. AREA(EACH)	672.430 SQ.M.
PROPOSED SEVENTH FLOOR AREA	681.808 SQ.M.
TOTAL FLOOR AREA	654.485 SQ.M.
TOTAL FLOOR AREA(EXCLUDING STAIR,LIFT,LOBBY & GR.FLR.)	5417.763 SQ.M.
PERMISSIBLE F.A.R	3875.268 SQ.M.
PROPOSED F.A.R	2.25
LEFT OPEN SPACE AREA	2.25
PERMISSIBLE HEIGHT OF BUILDING	1038.139 SQ.M.
PROPOSED HEIGHT OF BUILDING	40.00 M.
	25.350 M.

GROUND FLOOR	
A) STAIRCASE, LIFT & LOBBY AREA	124.295 M ²
B) PARKING AREA	548.135 M ²
TOTAL	672.430 M ²
2 ND TO 6 TH FLOOR (EACH)	
A) RESIDENTIAL	557.513 M ²
B) STAIRCASE, LIFT & LOBBY AREA	124.295 M ²
TOTAL	681.808 M ²
4 TH FLOOR	
A) RESIDENTIAL	530.190 M ²
B) STAIRCASE, LIFT & LOBBY AREA	124.298 M ²
TOTAL	654.488 M ²

NO. OF TENEMENT : 20 NOS
USE OF BUILDING : RESIDENTIAL
L.U.C.C. MEMO NO. - 3412 / SJDA DATE - 18.06.2019



WASTE WATER DISCHARGE CALCULATION

NOS. OF TENEMENTS	TOTAL WASTE WATER DISCHARGE
20 NOS.	CONSIDERING @ 130 L.TS. PER HEAD PER DAY = 130 L.TS X 154 PERSONS (AV) IN 20 TENEMENTS = 20020 L.TS.

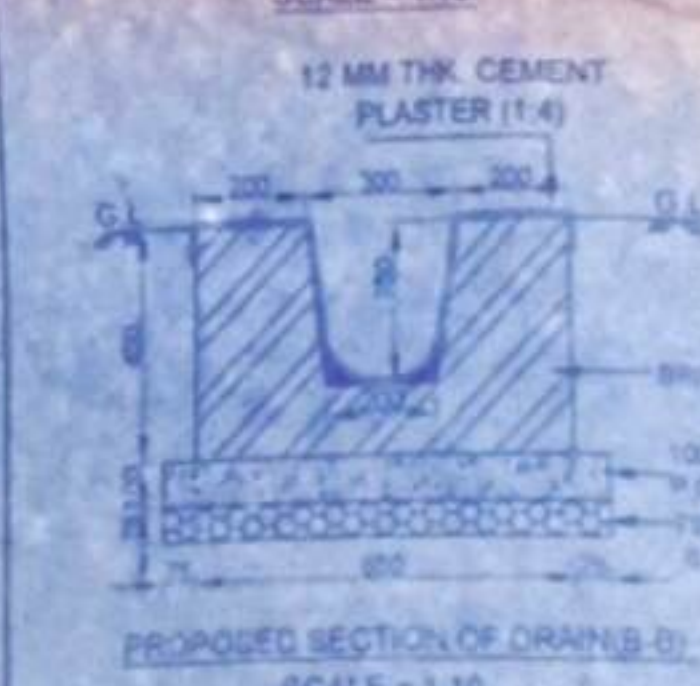
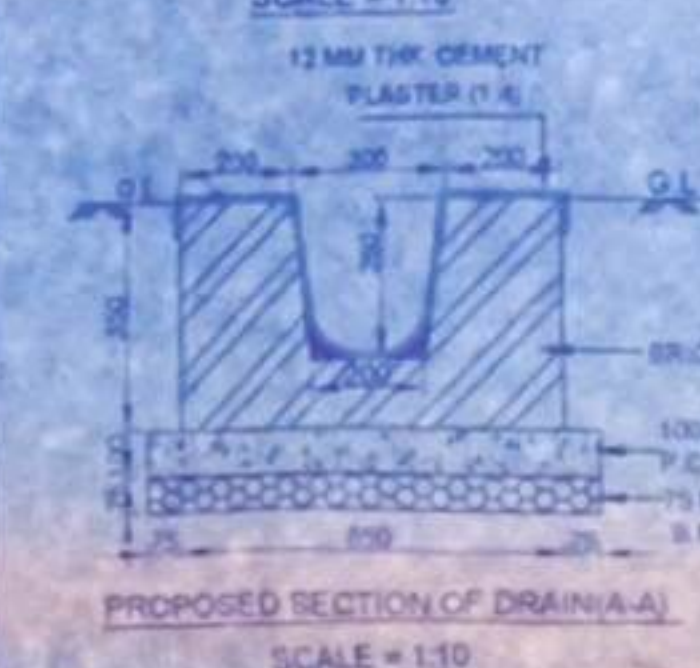
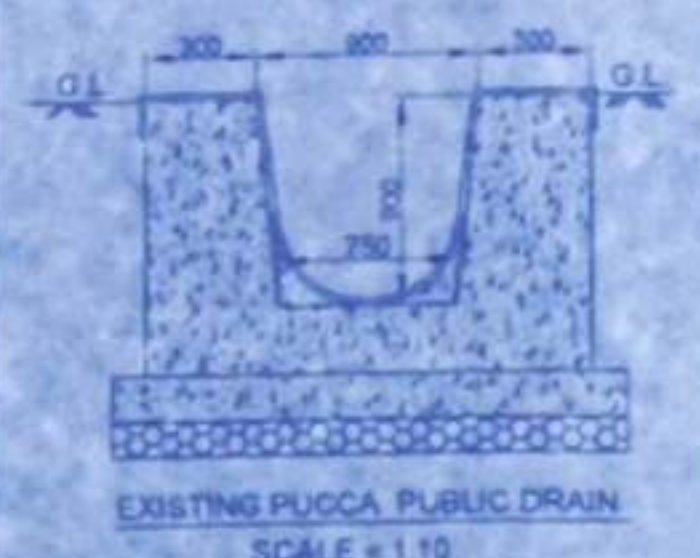
NOTE -
WASTE WATER RECYCLING SYSTEM WILL NOT BE REQUIRED FOR THE
FOLLOWING BUILDING AS THE TOTAL WASTE WATER DISCHARGE IS LESS
THAN 40,000 LTRS PER DAY

AVG. WASTE WATER DISCHARGE OF SURFACE DRAIN PER METRE LENGTH

$$= \frac{1}{2} \times (0.3 + 0.2) / 2 \times (0.25 + 0.35) / 2 \times 1$$

TREE COVERED AREA CALCULATION

TREE COVERED AREA *
 15 X LAND AREA X TOTAL FLOOR AREA
 600000
 REQUIRED TREE COVERED AREA = 15 X 1718.847 X 5417.763
 600000
 = 232.858 ac
 = 235.067 ac
 PROVIDED TREE COVERED AREA



LAND OF ECKLAVYA AGENCIES PVT.LTD.
5 STD. R.C.C STRUCTURE (HT. - 15.5 M. APPROX)

LAND OF KIRAN INDUSTRIES & INVESTMENT CO. PVT. LTD.
VACANT LAND

SITE PLAN
SCALE - 1:100

Panchrashi Dairies Limited
Anwarul Hakeem
Director

Surajit Chatterjee
D.E. (C.V.D.), M.S.E.
Chartered Engineer
Civil - Traffic - Engineer, C.E.
SAAC, surajit@surajit.com
Hospitall, Motel, House & Industrial
Safeguards - 7340031, Ph: 913452
Kolkata - 7340031, Ph: 913452

SIGNATURE OF STRUCTURAL ENGINEER

SIGNATURE OF ARCHITECT

PRITAM DEY (B. Arch.)
Consulting Architect
CA/19816/39076

Held on 05.01.2024

PROJECT TITLE	DATE
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NAME OF OWNER :
PANCHRASHI BARTER PRIVATE LIMITED, REPRESENTED BY SRI ANIRUDHA MAHESHWAR

SCHEDULE OF LAND	SPECIFICATION
MOUZA -	1) ALL DIMENSIONS ARE IN MM
WARGANA -	2) ALL P.C.C. WORKS SHALL BE OF M25
J.L. NO -	3) ALL P.C.C. WORKS SHALL BE OF M10.
SHEET NO -	4) GRADE OF THE STEEL Fe-500D (TMT)
KHATIAN NO -	5) LAP BOND LENGTH SHALL BE 40D
PLOT NO -	6) (INDIA OF BAR)
HOLDING NO -	7) P.V.C OVERHEAD TASK
P.S -	7) 125 MM TH. BRICK WORK WITH
DIST -	1 (4) CEMENT MORTAR
WARD NO -	8) FLOORS ARE FINISHED WITH
	MARBLE/ P.S. (1:2:4)

BL NO	WIDTH	HEIGHT	LINTEL	BL NO	WIDTH	HEIGHT	BILL	LINTEL
D-1	1050	2100	2100	W1	2100	1300	750	2100
D-2	900	2100	2100	W2	1300	1300	750	2100
D-3	750	2100	2100	W3	600	900	1200	2100
S G-1	1600	2100	2100	BD-1	2100	2100		2100
S G-2	1050	2100	2100	BD-2	3000	2100		2100

FRAME SIZE 75x125

LAND AREA AS PER DEED	25.5 KATHA 9 CHHATAK 9 SQ.FT. OR 174.4 1/2 SQ.M.
LAND AREA AS PER KHATAN	0.4525 ACRE OR 1831.187 SQ.M.
LAND AREA AS PER SITE	1719.947 SQ.M.
PERMISSIBLE GROUND COVERAGE	50 %
PERMISSIBLE GR FLOOR AREA	859.974 SQ.M.
PROPOSED GROUND COVERAGE	681.808 SQ.M. OR 39.64 %
PROPOSED GROUND FLOOR AREA	672.450 SQ.M.
PROPOSED 1ST TO 6TH FLR. AREA(EACH)	681.808 SQ.M.
PROPOSED SEVENTH FLOOR AREA	654.485 SQ.M.
TOTAL FLOOR AREA	5417.763 SQ.M.
TOTAL FLOOR AREA(EXCLUDING STAIR/LIFT/LOBBY & GR FLR.)	3875.268 SQ.M.
PERMISSIBLE F A R	2.25
PROPOSED F A R	2.25
LEFT OPEN SPACE AREA	1038.159 SQ.M.
PERMISSIBLE HEIGHT OF BUILDING	40.00 M.
PROPOSED HEIGHT OF BUILDING	25.350 M.

<u>GROUND FLOOR</u>	
a) STAIRCASE, LIFT & LOBBY AREA	124.295 M ²
b) PARKING AREA	548.155 M ²
TOTAL	672.430 M ²
<u>21ST TO 5TH FLOOR (EACH)</u>	
a) TENEMENT - A	188.330 M ²
b) TENEMENT - B	152.974 M ²
c) TENEMENT - C	216.208 M ²
d) STAIRCASE, LIFT & LOBBY AREA	124.295 M ²
TOTAL	681.807 M ²
<u>3.6TH FLOOR</u>	
a) TENEMENT - A	188.330 M ²
b) TENEMENT - B	152.974 M ²
c) TENEMENT - D1	216.208 M ²
d) STAIRCASE, LIFT & LOBBY AREA	124.295 M ²
TOTAL	681.807 M ²
<u>4.7TH FLOOR</u>	
a) TENEMENT - A	188.330 M ²
b) TENEMENT - B	152.974 M ²
c) TENEMENT - D2	183.885 M ²
d) STAIRCASE, LIFT & LOBBY AREA	124.295 M ²
TOTAL	654.684 M ²
NO. OF TENEMENT	20 NOS.
PARKING REQUIRED	32 NOS.
PARKING PROVIDED	32 NOS.
USE OF BUILDING	RESIDENTIAL

I DO HEREBY DECLARE THAT FOR BUILDING PROPOSED CONSTRUCTION SHALL BE SUPERVISED THAT THE L.B.S. SHIPING BUILDING PLAN APPLICATION OR IN HIS ABSENCE BY ANY OTHER L.B.S. OF APPROPRIATE CATEGORY AS BY THE AUTHORITY

Panda
Donald Holabauer
Director

DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING ON PLOT NO. 266/2/1 (3 R), 101 (G. R.) STREET, JYOTI NAGAR MAIN ROAD, WARD NO. 10, UNDER BILGAU MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED SO DESIGNED BY ME, I WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF THE SOILS UNDER OTHER CONDITIONS, IF ANY, CONFORMING TO ALL SPECIFICATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

Sunil Chatterjee

DO HERE BY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING ON PLOT NO. 266/267 IS AT 10/10/31 STREET W/OTI NAGAR MAIN ROAD, WARD NO. - M- UNDER DILIGIRI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED SO DESIGNED BY ME, WILL HAVE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF THE SOILS AND OTHER CONDITIONS, IF ANY, CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

I DO HEREBY CERTIFY THAT PLANS, ELEVATIONS, SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO. 76-02-01 SUBJ. AS BLVD STREET JUDGE MARGA MAINE TOWARD N.W. - C/L UNDER SLAB CONSTRUCTION HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL BUILDINGS RULES 1907. THIS ALSO TO CERTIFY THAT ALL RELEVANT "NO OBJECTION" CERTIFICATES FROM THE RESISTANT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATION DEPARTMENT ETC. AS APPLICABLE HEREON, ARE ALSO ENCLOSED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCT THE BUILDING ON THE SAID PLOT.

PRITAM DEY (B. Arch)
Consulting Architect
CA 2006 / 20076

SHEET NO. - 3/

LAND OF ECKLAVYA AGENCIES PVT.LTD.
5 STD. R.C.C STRUCTURE (HT - 15.5 M. APPROX)

AND OF KIRAN INDUSTRIES & INVESTMENT CO PVT. LTD.

VACANT LAND

Valid for Three Years
From the Date of
Sanctioned 08.11.2014

SANCTIONED
Commissioner
of Municipal Corporation

Surajit Chatterjee
B.E. (Civil), M.E.
Chartered Engineer
Secretary: Bangalore, Class - I
RMC, Government of Karnataka
Dattatraya Nagar, New Chikballapur
Bangalore - 714001, Ph: 934001
e-mail: - chatterjee_s@yahoo.com

SITE PLAN
SCALE - 1:100

ROOF PLAN
SCALE - 1:100

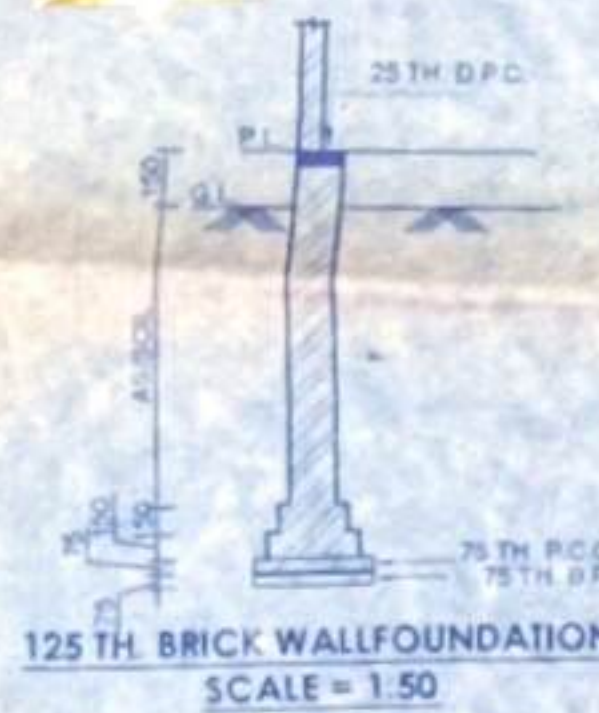
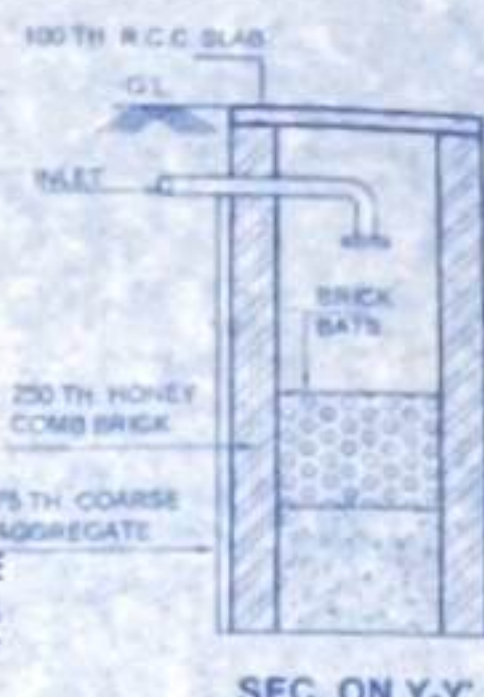
SHEET NO. - 3/

24950

THIS PLAN IS CONDITIONALLY SANCTIONED THAT NO OBJECTION CERTIFICATE FROM FIRE SERVICE IS REQUIRED BEFORE OCCUPANCY CERTIFICATE

PLACED IN THE BUILDING COMMITTEE MEETING HELD ON 05.12.2019 & RECOMMENDED

CONDITIONALLY APPROVED THE PLAN AND NOTICE REGARDING INSPECTION BEFORE LAY OUT PLAN & BUILDING IS ATTACHED



Passed in the meeting of Board of Administration

Held on 05.01.2019

Note:- Structural Details shall be followed as per Approved Marked Copy.

Valid for Three Years From the Date of Sanctioned 08.11.2019

SANCTIONED
Commissioner
Siliguri Municipal Corporation

Excutive Engineer
Siliguri Municipal Corporation
Siliguri

HIGH TENSION LINE

S.M.C. WATER MAINS

P.U.C.A. DRAIN

11950(AVG.) WD. JYOTI NAGAR MAIN ROAD

GROUND FLOOR PLAN SCALE - 1:100

SECTION ON C-C'

SECTION - A-A'

PLAN

WATER RESERVOIR 16800 LTR. SCALE - 1:50

SEPTIC TANK FOR 100 USERS SCALE = 1:50

SEPTIC TANK FOR 50 USERS SCALE = 1:50

L.D.C.C. MEMO NO. 34177 S.J.D.A. DATE: 18.06.2019

APPROVED SITE PLAN NO. 0109/181207900298 DATE: 29.10.2020

PROJECT TITLE

PROPOSED GROUND (PARKING) + SEVEN STORIED RESIDENTIAL BUILDING AT JYOTI NAGAR, JYOTI NAGAR MAIN ROAD UNDER S.P.C. WARD NO - 41, P.O. - SEVOK ROAD P.S. - BHAKTINAGAR, SILIGURI, DIST. - JALPAIGURI.

NAME OF OWNER

PANCHRASHI BARTER PRIVATE LIMITED, REPRESENTED BY SRI ANIRUDHA MAHESHWARI

SCHEDULE OF LAND

SPECIFICATION:

1) ALL DIMENSIONS ARE IN MM.
2) ALL R.C.C. WORKS SHALL BE OF M25.
3) ALL P.C.C. WORKS SHALL BE OF M10.
4) GRADE OF THE STEEL F6-5000 (TMT).
5) LAP BOND LENGTH SHALL BE 40D (D=DIA OF BAR).
6) P.V.C. OVERHEAD TANK.
7) 125 MM TH. BRICK WORK WITH (1:4) CEMENT MORTAR.
8) FLOORS ARE FINISHED WITH MARBLE/P.S. (1:2:4).

DOOR WINDOW SCHEDULE :

SL NO.	WIDTH	HEIGHT	UNTEL.	SL NO.	WIDTH	HEIGHT	UNTEL.
D1	1050	2100	2100	W1	2100	1350	2100
D2	600	2100	2100	W2	1500	1350	2100
D3	750	2100	2100	W3	600	900	1200
D4	1900	2100	2100	SD-1	2100	2100	2100
D5	1050	2100	2100	SD-2	3000	2100	2100

FRAME SIZE - 75x125

AREA STATEMENT :

LAND AREA AS PER DEED

25.5 KATHA 9 CHHATAK 9 SQ.FT. OR 1744.147 SQ.M.

LAND AREA AS PER KHATIAN

0.4525 ACRE OR 1831.187 SQ.M.

PERMISSIBLE GROUND COVERAGE

50 %

PERMISSIBLE GR. FLOOR AREA

859.974 SQ.M.

PROPOSED GROUND COVERAGE

681.808 SQ.M. OR 39.64 %

PROPOSED GROUND FLOOR AREA

672.430 SQ.M.

PROPOSED SEVENTH FLOOR AREA

681.808 SQ.M.

TOTAL FLOOR AREA

5417.763 SQ.M.

TOTAL FLOOR AREA(INCLUDING STAIR, LIFT LOBBY & GR.FLR.)

5875.268 SQ.M.

PERMISSIBLE F.A.R.

2.25

PROPOSED F.A.R.

2.25

LEFT OPEN SPACE AREA

1038.139 SQ.M.

PERMISSIBLE HEIGHT OF BUILDING

4.00 M.

PROPOSED HEIGHT OF BUILDING

25.350 M.

FLOOR WISE DETAILS :

1. GROUND FLOOR

a) STAIRCASE, LIFT & LOBBY AREA 124.295 M²

b) PARKING AREA 558.135 M²

TOTAL 672.430 M²

2. 1ST TO 5TH FLOOR (EACH)

a) TENEMENT - A 188.330 M²

b) TENEMENT - B 152.974 M²

c) TENEMENT - C 216.208 M²

d) STAIRCASE, LIFT & LOBBY AREA 124.295 M²

TOTAL 681.807 M²

3. 6TH FLOOR

a) TENEMENT - A 188.330 M²

b) TENEMENT - B 152.974 M²

c) TENEMENT - D1 216.208 M²

d) STAIRCASE, LIFT & LOBBY AREA 124.295 M²

TOTAL 654.484 M²

NO. OF TENEMENT

20 NOS.

PARKING REQUIRED

32 NOS.

PARKING PROVIDED

32 NOS.

USE OF BUILDING

RESIDENTIAL

SIGNATURE OF OWNERS

I DO HEREBY DECLARE THAT FOR BUILDING PROPOSED CONSTRUCTION SHALL BE SUPERVISED THAT THE L.S.C. SIGNING BUILDING PLAN APPLICATION OR BY HIS ABSENCE BY ANY OTHER L.S.C. OF APPROPRIATE CATEGORY AS BY THE AUTHORITY.

Siliguri Municipal Corporation

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