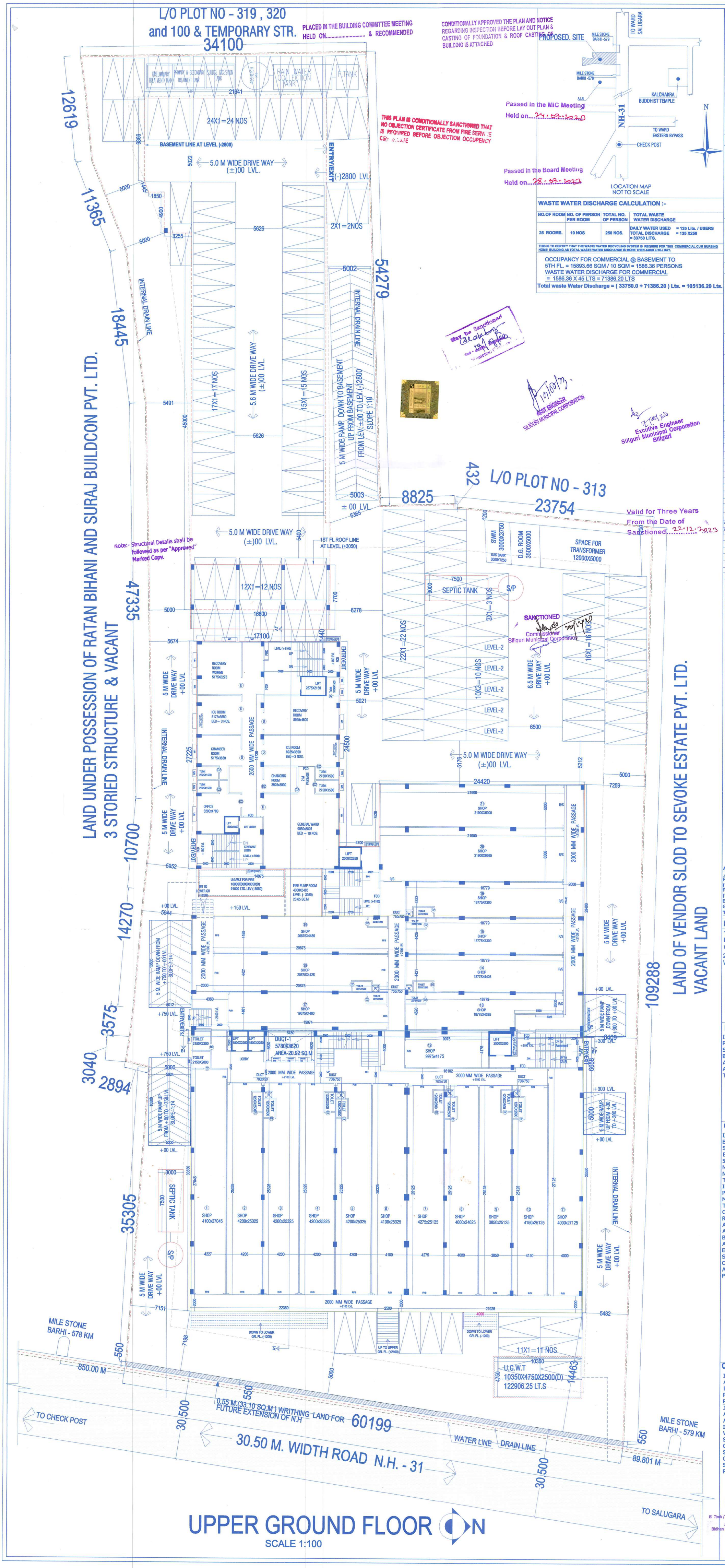

OFFICE USED

SHEET NO- 2

SILIGURI MUNICIPAL CORPORATION
PLAN No. 18
DATE 12-07-2023
BLDG. CELL, SILIGURI

NAME & ADDRESS OF OWNERS:

M/S SURAJ BUILDCON PVT. LTD. & KAMAKHAYA INFRAREALTY PVT. LTD.
REPRESENTED BY
SRI SURESH KUMAR AGARWAL
S/O LATE AMILAL AGARWAL
2ND MILE, SEVOKE ROAD, P.S- BHAKTINAGAR, DIST.- JALPAIGURI

PROJECT:

REVISED [LOWER G R. + UPPER G R. + FIVE] STORIED COMMERCIAL [MERCANTILE RETAIL] CUM NURSING HOME BUILDING
AT 3RD MILE ,N.H - 31 , SALUGARA
SILIGURI, SMC WARD NO.- 42

SCHEDULE OF LAND:

PLOT NO: R.S - 99 /312, 99/314 L.R- 506,508 ,500
KHATIAN NO: R.S- 33/ 1, L.R- 696,697,693
JL NO : 2 SHEET NO: R.S- 5 ,L.R- 2
HOLDING NO:VL/100/C/C & VL/100/D/110
MOUZA : DABGRAM, PARGANA : BAIKUNTHA PUR
P.S : BHAKTINAGAR DIST : JALPAIGURI
WARD NO.- 42 (SMC)

PLOT LOCATION

3RD MILE ,NH-31 SALUGARA,SILIGURI .

LEGENDS

ST(PR)	STAIRCASE PRESSURIZATION SHAFT
LLPS	LIFT LOLLY PRESSURIZATION SHAFT
ELE (R).	ELECTRCIAL ROOM
FHC	FIRE HOSE CABINET
TOI.	TOILET
EL.	ELECTRCIAL
FCD	FIRE CHECK DOOR
NOTE :-	* BUILDING IS MECHANICALLY VENTILATED

SCHEDULE OF DOORS

MKD.	SILL	LINTEL	SIZE
D	-	2150	2000X2150
D1	-	2150	1500X2150
D2	-	2150	750X2150
FCD.	-	2150	1500X2150

SCHEDULE OF WINDOWS

MKD	SILL	LINTEL	SIZE
W1	350	2150	1500X1800
W3	950	2150	875X1200

WASTE WATER DISCHARGE CALCULATION :-

NO.OF ROOM	NO. OF PERSON PER ROOM	TOTAL NO. OF PERSON	TOTAL WASTE WATER DISCHARGE
25 ROOMS.	10 NOS	250 NOS.	DAILY WATER USED = 135 Lits. / USERS TOTAL DISCHARGE = 135 X250 = 33750 LITS.

THIS IS TO CERTIFY THAT THE WASTE WATER RECYCLING SYSTEM IS REQUIRE FOR THIS COMMERCIAL CUM NURSING HOME BUILDING AS TOTAL WASTE WATER DISCHARGE IS MORE THEN 44000 LITS./ DAY.

OCCUPANCY FOR COMMERCIAL @ BASEMENT TO 5TH FL. = 15893.66 SQM / 10 SQM = 1586.36 PERSONS
WASTE WATER DISCHARGE FOR COMMERCIAL = 1586.36 X 45 LTS = 71386.20 LTS
Total waste Water Discharge = (33750.0 + 71386.20) Lts. = 105136.20 Lts.

REVISED [LOWER GR. + UPPER GR. + FIVE] STORIED COMMERCIAL [MERCANTILE RETAIL] CUM NURSING HOME BUILDING

S.L. NO	PARKING AREA IN SQ.M.	COMMERCIAL AREA IN SQ.M.	NURSING HOME AREA IN SQ.M.	COMMON AREA IN SQ.M.	TOTAL AREA IN SQ.M.	REMARK
LOWER G R. FL	—	2472.28	366.83	256.15	3095.26	MIRCANTILE & NURSING HOME
UPPER G R. FL	—	2472.28	366.83	256.15	3095.26	MIRCANTILE & NURSING HOME
1ST. FLOOR	—	2472.28	366.83	256.15	3095.26	MIRCANTILE & NURSING HOME
2ND. FLOOR	—	2472.28	366.83	256.15	3095.26	MIRCANTILE & NURSING HOME
3RD. FLOOR	—	2472.28	366.83	256.15	3095.26	MIRCANTILE & NURSING HOME
4TH. FLOOR	—	2472.28	366.83	256.15	3095.26	MIRCANTILE & NURSING HOME
5TH. FLOOR	—	1059.98	205.44	161.74	1427.16	MIRCANTILE & NURSING HOME RESTAURANT
		15893.66	2406.42	1698.64	19998.72	

AREA STATEMENT

1. AREA OF LAND (AS PER DEED) :- 8586.95 SQ.M
2. AREA OF LAND (AS PER KHATIAN) :- 10481.26 SQ.M
3. AREA OF LAND (AS PER SITE) :- 7986.39 SQ.M
4. DEVELOPMENT LAND AREA :- 7986.39 - 33.10 = **7953.29 SQ.M**
(AFTER PROVIDING FOR WIDENING OF N.H)

LAND USE: COMMERCIAL

AREA STATEMENT	PERMISSIBLE	PROPOSED
GROUND COVERAGE	40.00%	38.91 %
GROUND COVERED AREA	3181.31 Sq M.	3095.26 Sq M.
LOWER GR. FLOOR AREA	3181.31 Sq M.	3095.26 Sq M .
UPPER GR. FLOOR AREA	3181.31 Sq M.	3095.26 Sq M.
FIRST FLOOR AREA	3181.31 Sq M.	3095.26 Sq M.
SECOND FLOOR AREA	3181.31 Sq M.	3095.26 Sq M.
THIRD FLOOR AREA	3181.31 Sq M.	3095.26 Sq M.
FOURTH FLOOR AREA	3181.31 Sq M.	3095.26 Sq M.
FIFTH FLOOR AREA	3181.31 Sq M.	1427.16 Sq M.
TOTAL FLOOR AREA =		19998.72 Sq M.
F.A.R	2.75	2.31
LEFT OPEN SPACE AREA		4858.03 Sq M.
HEIGHT OF THE BUILDING	NA	24.15 M
PARKING	177 NOS	178 NOS
TOTAL COMMON AREA (LIFT + STAIR)		1698.64 Sq M.
FLOOR AREA FOR FAR CALCULATION		18300.08 Sq M.

FAR CALCULATION :- TOTAL FLOOR AREA- TOTAL COMMON AREA
= 19998.72 - {TOTAL COMMON AREA}
= 19998.72 - 1698.64 = 18300.08
= 18300.08/ 7953.29 = 2.31

PARKING FOR COMMERCIAL
TOTAL COMMERCIAL AREA = 15893.66 SQ.M
= 15893.66 / 100
= 158.93 = 159 Nos.

PARKING FOR NURSING HOME
TOTAL NURSING HOME AREA =2406..42 SQ.M
= 2406.42 / 150
= 16.04 = 16 Nos.

RESTAURANT = 167.90 SQ.M
= 167.90/ 75
= 2.23 = 2 Nos.

TOTAL PARKING REQUIRED = 159 + 16+2 = 177 Nos.
TOTAL PARKING PROVIDED = 178 NOS.
PERVIOUS APPROVED PLAN NO :- 0109146217900069
DATE - 14-06-2021
PREVIOUS APPROVED FLOOR AREA = 19048.218 SQ.M
REVISED TOTAL FLOOR AREA = 19998.72 SQ.M
**ADDITIONAL FLOOR AREA = 950.502 SQ.M

ADDITIONAL GROUND COVERAGE FOR PARKING AND SERVICES
PERMISSIBLE GROUND COVERAGE FOR PARKING&SERVICES (15%) 1192.92 SQM
PROPOSED GROUND COVERAGE FOR PARKING & SERVICES (14.98 %) 1191.90 SQM
BASEMENT FLOOR AREA = 1064.07 SQ.M
GROUND FLOOR AREA = 127.83 SQ.M
TOTAL FLOOR AREA = 1191.90 SQ.M

DECLARATION OF OWNER(S):-

1. I/ WE DO HEREBY DECLARE THAT SHALL MAINTAIN 2.5M AS FRONT OPEN SPACE AT GROUND.
2. I/ WE SHALL NOT CONSTRUCT ANY STEPS WITHIN THE SAID FRONT OPEN SPACE.
3. I/WE HEREBY UNDERTAKE THAT, IN THE EVENT OF WIDENING OF NATIONAL HIGHWAY, BY CONCERNED AUTHORITIES, I/WE SHALL GIVE AWAY MY LAND AND/OR REMOVE MY STRUCTURE, IF ANY FALLS, WITHIN THE SAID ALIGNMENT ON MY OWN AND FOR THAT I/WE SHALL NOT HELD SJDA/OTHER GOVERNMENT AUTHORITY RESPONSIBLE

DECLARATION OF OWNER

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

Suraj Buildcon Pvt. Ltd. — Director
Kamakhya Infrarealty Pvt. Ltd. — Director

SIGNATURE OF OWNER

CERTIFICATE OF BUILDING PLAN :-

I/WE DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTION AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO. R.S - 99 /312, 99/314 L.R- 506,508 ,500, STREET - S.M.C ROAD, WARD NO.-42 UNDER THE JURISDICTION OF S.M.C. / NOTIFIED AREA AUTHORITY / INDUSTRIAL TOWNSHIP AUTHORITY 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 / RECONSTRUCT / ADDITION TO / ALTERATION OF THE BUILDING ON THE SAID PLOT.

ANIRUDDHA SANYAL, M.Arch.(JU)
Architect & Urban Designer
COA Regd. No CA/98/22866
42, Mangal Pandey Sarani,
East Vivekananda Pally
PO. Rabindra Sarani, Siliguri- 06
Ph. 8389047433,
E-mail: meetaniruddha@gmail.com

SIGNATURE OF ARCHITECT/L.B.S.

CERTIFICATE OF STRUCTURAL STABILITY :-

I/WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO. R.S - 99 /312, 99/314 L.R- 506,508 ,500, STREET- SMC ROAD, WARD NO.- 42 UNDER THE JURISDICTION OF S.M.C. / NOTIFIED AREA AUTHORITY / INDUSTRIAL TOWNSHIP AUTHORITY HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY ME/US WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS, IF ANY CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

Er. AVIJIT GHOSH
B. Tech (NIT Kurukshetra), M. Tech (Structures)
Structural Engineer, Class-1
S.M.C. Empanelment No. 1/07
Bidhan Road, Siliguri. Mob. No. 98323 75155
consultavijit@hotmail.com
Structural Engineer Signature

Er. AVIJIT GHOSH, M. Tech
Geotechnical Engineer, Class-1
S.M.C. Empanelment No. 1/10
Bidhan Road, Siliguri. Mob. No. 98323
consultavijit@hotmail.com
Geo-Technical Engineer Signature