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

SILIGURI MUNICIPAL CORPORATION
PLAN No. 0109142/79 00080
DATE 23.06.2021
BLDG. CELL, SILIGURI

PLACED IN THE BUILDING COMMITTEE MEETING HELD ON 23.06.2021 & RECOMMENDED

Passed in the meeting of Board of Administrators
Held on 03-07-2021

TYPICAL FLOOR PLAN
SCALE 1:100

May be Sanctioned
Sub Divisional Engineer
Siliguri Municipal Corporation

23/11/21
ASST. ENGINEER
SILIGURI MUNICIPAL CORPORATION

23.11.21
Executive Engineer
Siliguri Municipal Corporation
Siliguri

SANCTIONED
Commissioner
Siliguri Municipal Corporation

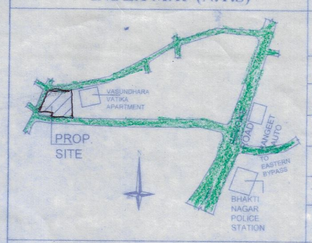
Valid for Three Years
From the Date of
Sanctioned 27-07-2022

PLAN OF UNDER GROUND WATER RESERVOIR FOR PORTABLE WATER (CAPACITY 50,000 LT.)
SCALE - 1:50

SITE PLAN
SCALE 1:200

OFFICE USE

INDEX MAP (N.T.S)



SCHEDULE OF LAND

MOUZA	- DABGRAM
PARGANA	- BAIKUNTHAPUR
J.L. NO.	- 2
KHATIAN NO.	- R.S. 96/1 & L.R. 2658
SHEET NO.	- R.S. 5 & L.R. 5
PLOT NO.	- R.S. 78/197, - L.R. 813
POLICE STATION	- BHAKTINAGAR
DISTRICT	- JALPAIGURI
WARD NO.	- 42 (S.M.C.)
HOLDING NO.	- VL/600/C/86
L.U.C.C. MEMO NO.	- 4591/SJDA DATE - 15-10-2020

SCHEDULE OF OPENINGS

D	= 1050 X 2100
D1	= 900 X 2100
D2	= 750 X 2100
W	= 1800 X 1350
W1	= 1500 X 1350
W2	= 1200 1350
V	= 600 X 900

PROJECT TITLE :-

PROPOSED PLAN SHOWING GROUND + 5 STORIED RESI. CUM COMM. BUILDING THE LAND OF ANNAPURNA REALTORS REPRESENTED BY ITS PARTNERS SRI. ANKIT GUPTA RESIDING AT PRAKASH NAGAR, SILIGURI, P.O. SALUGARA, P.S.- BHAKTINAGAR, DIST. - JALPAIGURI, WARD NO. 42 (S.M.C.)

AREA STATEMENT

1. AREA OF LAND	:- 2148.49 Sq.m. (AS PER DEED)
	:- 2144.48 Sq.m. (AS PER SITE)
2. PERMISSIBLE GROUND COVERAGE	:- 1072.24 Sq.m. (60%)
3. PROPOSED GROUND COVERAGE	:- 1049.24 Sq.m. (48.92%)
4. PERMISSIBLE F.A.R	:- 2.25
5. PROPOSED F.A.R.	:- 2.21
6. GROUND FLOOR AREA	
(i) PARKING AREA	:- 716.59 Sq.m. (68.29%)
(ii) COMM. AREA	:- 194.22 Sq.m. (18.51%)
7. 1ST, 2ND,3RD,4TH & 5TH FLOOR	:- 1049.24 Sq.m.
8.TOTAL FLOOR AREA	:- 6295.44 Sq.m.
9. NO OF TENAMENTS	:- 55 NOS
10. LEFT OPEN SPACE	:- 1095.24 Sq.m.
11. PARKING REQUIRED	:- 41 Nos.
12. PARKING PROVIDED	:- 41 Nos.
13.STAIRCASE AND LIFT AREA	:- 138.43 Sq.m.(each x 6)
14. PERMISSIBLE HEIGHT OF BUILDING	:- 40.00 M.
15. PROPOSED HEIGHT OF BUILDING	:- 18.900 M.
16. OCCUPANCY OF BUILDING	:- RESI. CUM COMM.
17. GREEN AREA REQUIRED	:- 15.73% OR 337.32 SQ.M.
18. GREEN AREA PROVIDED	:- 15.76% OR 338.00 SQ. M.

FLAT AREA

FLAT 01 = 91.84 SQ.M.
FLAT 02 = 102.38 SQ.M.
FLAT 03 = 84.60 SQ.M.
FLAT 04 = 79.67 SQ.M.
FLAT 05 = 90.99 SQ.M.
FLAT 06 = 73.10 SQ.M.
FLAT 07 = 70.49 SQ.M.
FLAT 08 = 80.58 SQ.M.
FLAT 09 = 82.71 SQ.M.
FLAT 10 = 91.59 SQ.M.
FLAT 11 = 62.86 SQ.M.

CERTIFICATE OF BUILDING PLAN

I / We do hereby certify that plans, elevations and sections and other structural details of the proposed building on Plot No. R.S. - 78/197 L.R. - 813, Ward No. 42 under the jurisdiction of S. M. C. Municipality / 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 form the respective Authorityies such as, Fire and Emergency Services Department, Airport Authority, Pollution Control Board, Telecommunication Department etc. as applicable in this regard, are alsoenclosed with the application for seeking approval of the plan to construct/ reconstruct/ addition to / alteration of the building on the said plot.

Manoj Kumar
B.Arch
Regd. No. CA/95/18822

Signature of Licenced Building Serveyor or Architect
(Name, Address and Empanelment No. / RegistrationNo.)

DECLARATION OF OWNER:-

I do hereby declare that the building proposed for construction shall be supervised by the L.B.A./L.B.S. signing the Building Plan Application or in his/her absence by any other L.B.A. /L.B.S. of the appropriate category and as approved by the authority.

ANNAPURNA REALTORS
Partner

SIGNATURE OF OWNER(S)

SPECIFICATION

01. SOLING : 75 THICK WITH FIRST CLASS BRICK
02. R.C.C. : 1:1.5:3 CEMENT CONCRETE
03. P.C.C. : 1:3:6 CEMENT CONCRETE
04. D.P.C. : 1:1.5:3 CEMENT CONCRETE WITH ADMIXTURE OF DAMPRO OF CHEMICAL
05. STEEL : Fe-500 GRADE
06. FLOORING : MARBLE FLOORING
07. GROUND FLOOR AREA WITHOUT STAIR= 2217.64 SQ.M
TOTAL FLOOR AREA = 2386.16 SQ.M
08. BRICK WALL : 250 THICK AND 125 THICK WITH (4:1) SAND CEMENT MORTAR.
09. PLASTERING : 20MM & 15 MM THICK WITH 4:1 SAND CEMENT MORTAR.
10. DOORS : 37.5 MM PANEL SHUTTE WITH 125 X 62.5 MM SAL FRAME
11. WINDOWS : ALUMINIUM SLIDING WINDOWS
12. PAINTING : PLASTIC PAINTS IN INTERIOR WALL AND ROOF SYNTHETIC ENAMEL PAINTING IN DOORS DECORATIVE CEMENT BASED PAINTS ON EXTERIOR WALLS.
13. ALL DIMENSIONS ARE ESS IN MM UNLESS OTHERWISE STATED

CERTIFICATE OF STRUCTURAL STABILITY

I / do hereby certify that the foundation and superstructure of the building proposed for construction on plot R.S. -78/197 L.R. - 813 Street 9.14 M WIDE ROAD Ward No. 42 under the jurisdiction of SILIGURI Municipality / Notified Area Authority / Industrial Township Authority have been personally inspected and so designed by me/ Us willmake such foundation and super structure safe in all respect including the considaration of bearing capacity and settlement of soil and other conditions, if any, conforming to all stipulations of all relevant IS Code of practice and Naitonal Building code.

Ranajit Chakraborti
Structural Engineer, Class -I
SMC Empanelment Number - I-28
32, Hill Cart Road, Siliguri
Ph. No. 98305-77330
e-mail : rchakraborti@gmail.com

Signature of Structural Engineer
(Name, Address and empanelment No.)

Somendra Bhadra
Geo-Technical Engineer, Class-I
SMC Empanelment Number-I-09
457, Bidhan Road, Siliguri
Ph. No. 97330-45915
e-mail - sbhadra65@gmail.com

Signature of Geo=technical Enginner
(Name, Address and empanelment No.)

BHADRA ARCHITECTS & ENGINEERS
457 BIDHAN ROAD , SILIGURI

DATE- 23-06-21

SHEET NO. :- 1/6