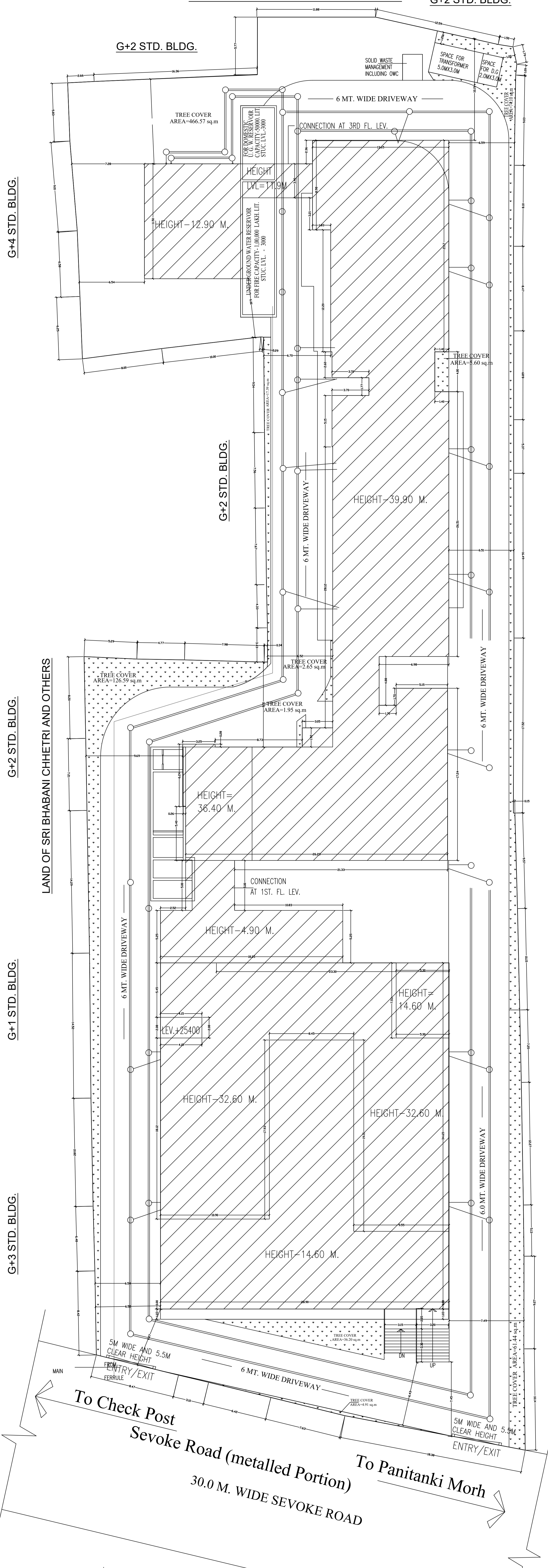


LAND OF SUSHIL AGARWAL AND OTHERS G+2 STD. BLDG.



SITE PLAN

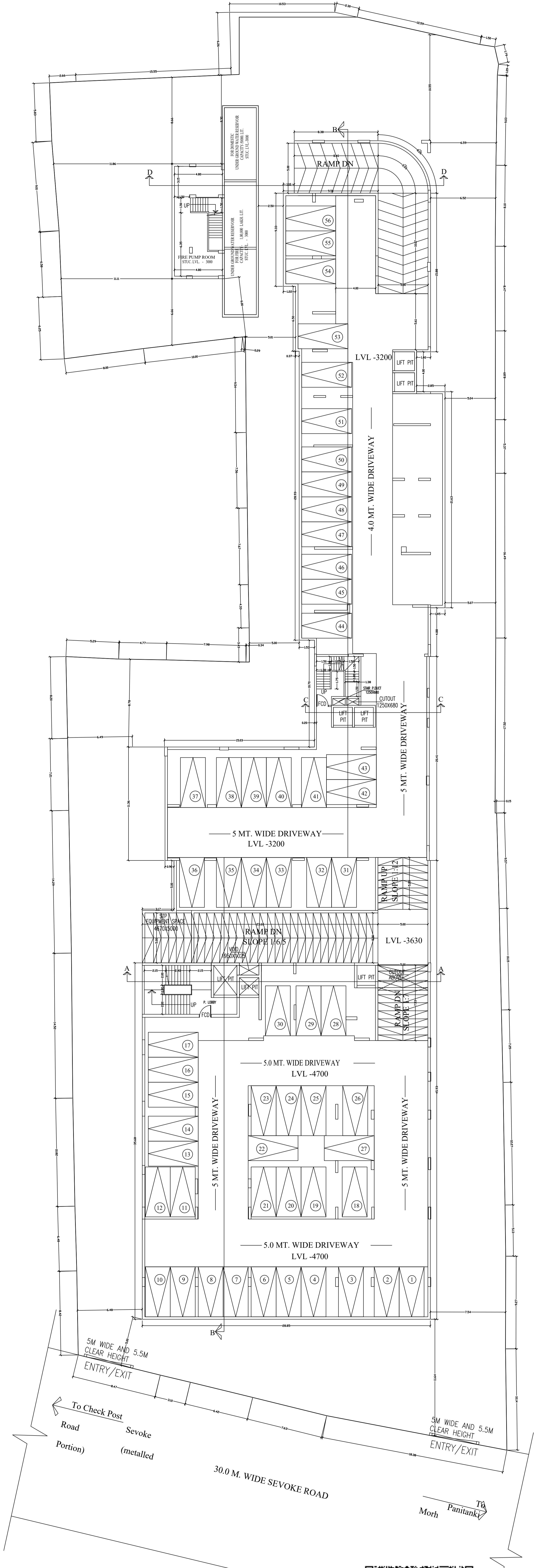
G+11 STD. BLDG.

G+2 STD. BLDG.

G+11 STD. BLDG.

G+5 STD. BLDG.

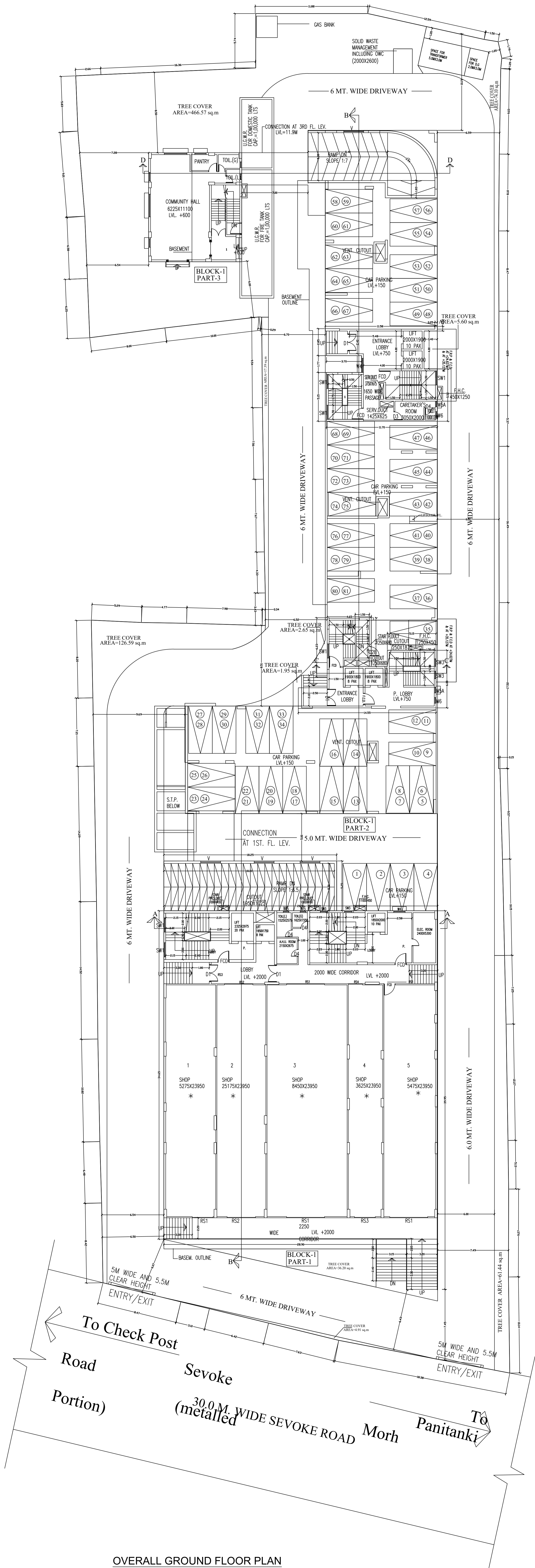
LAND OF BHUTAN GUEST HOUSE



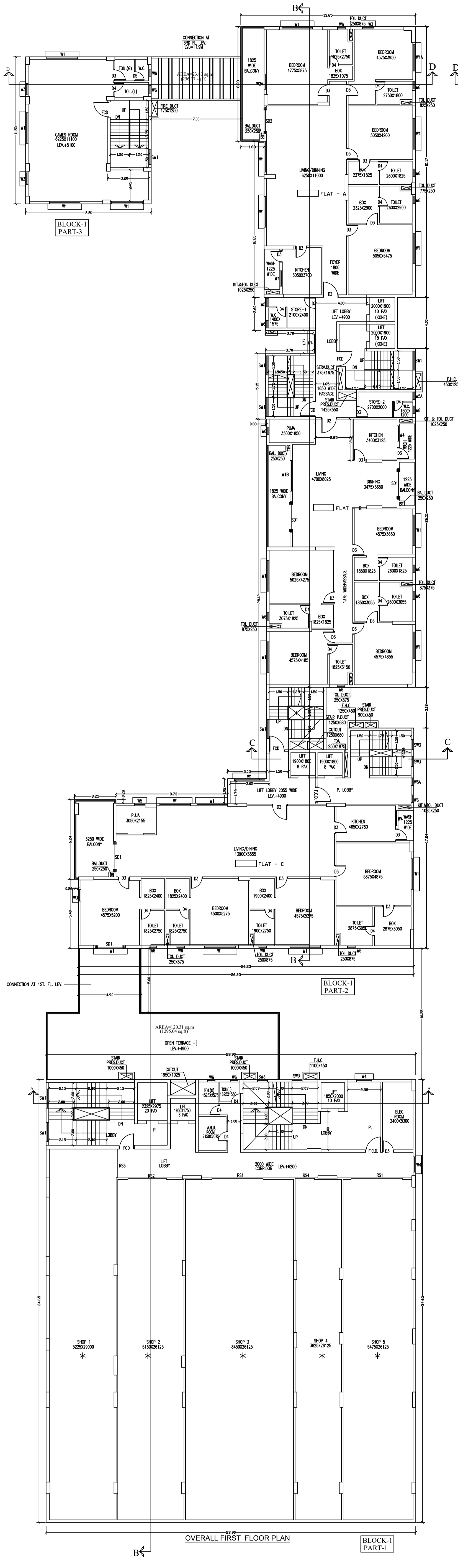
OVERALL BASEMENT FLOOR PLAN

Signature Not Verified  
 Digitally signed by:  
 Name: Sonam W. Bhutia  
 Date: 21-Mar-2023  
 14:19:54  
 Reason: Building Permit  
 Location: Simla

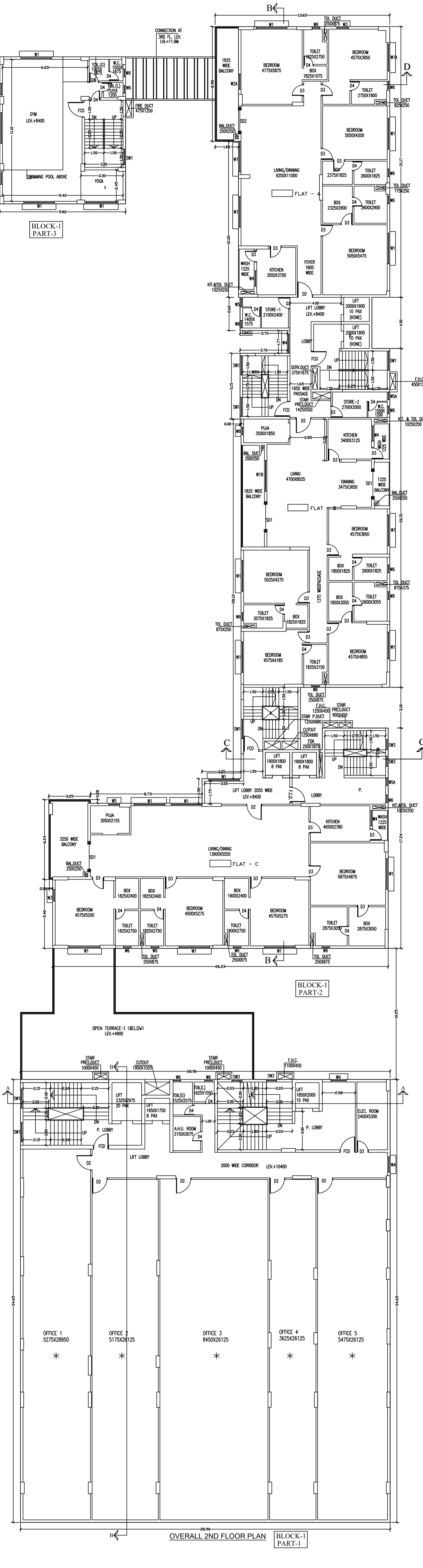




OVERALL GROUND FLOOR PLAN



OVERALL FIRST FLOOR PLAN

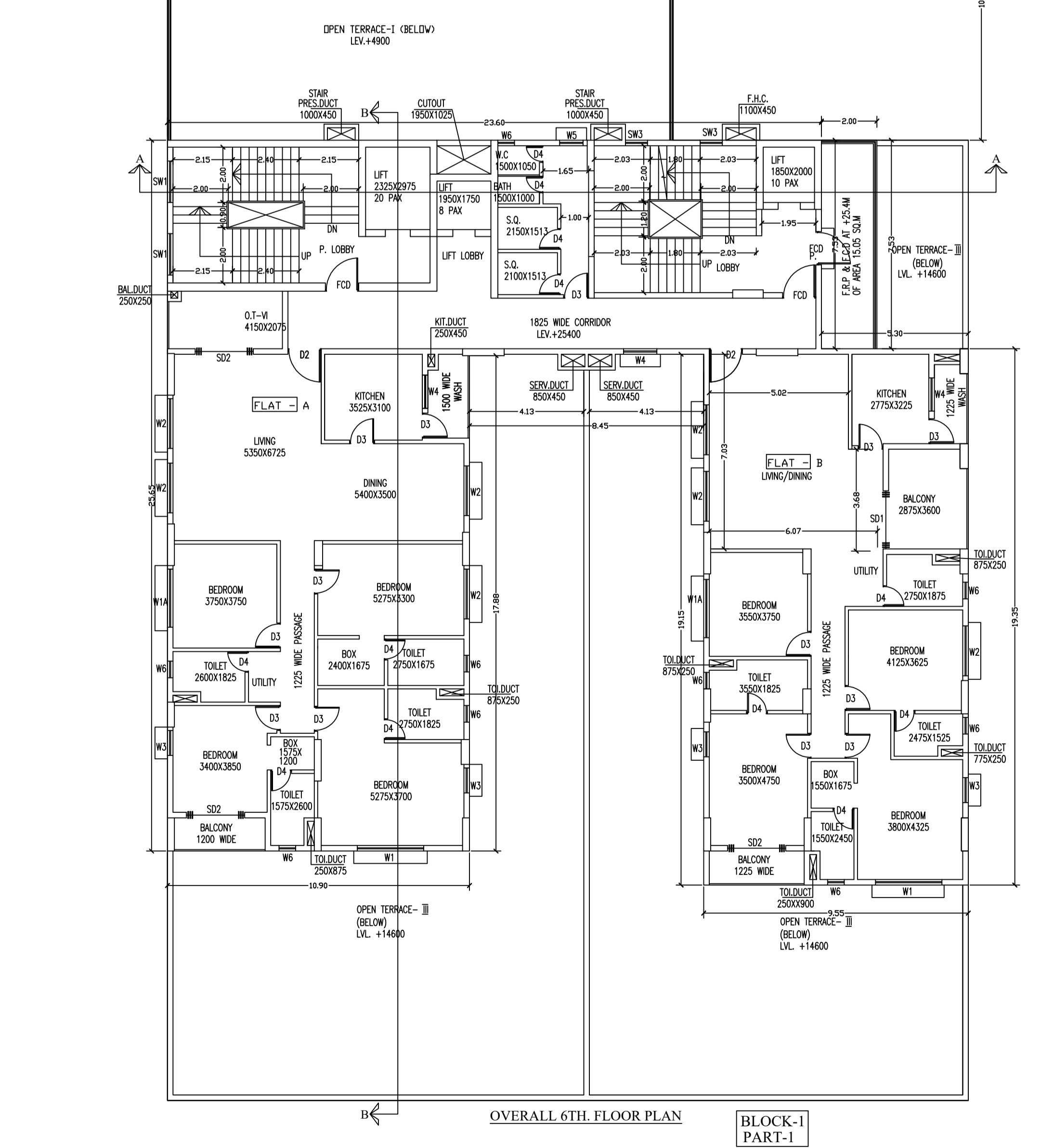
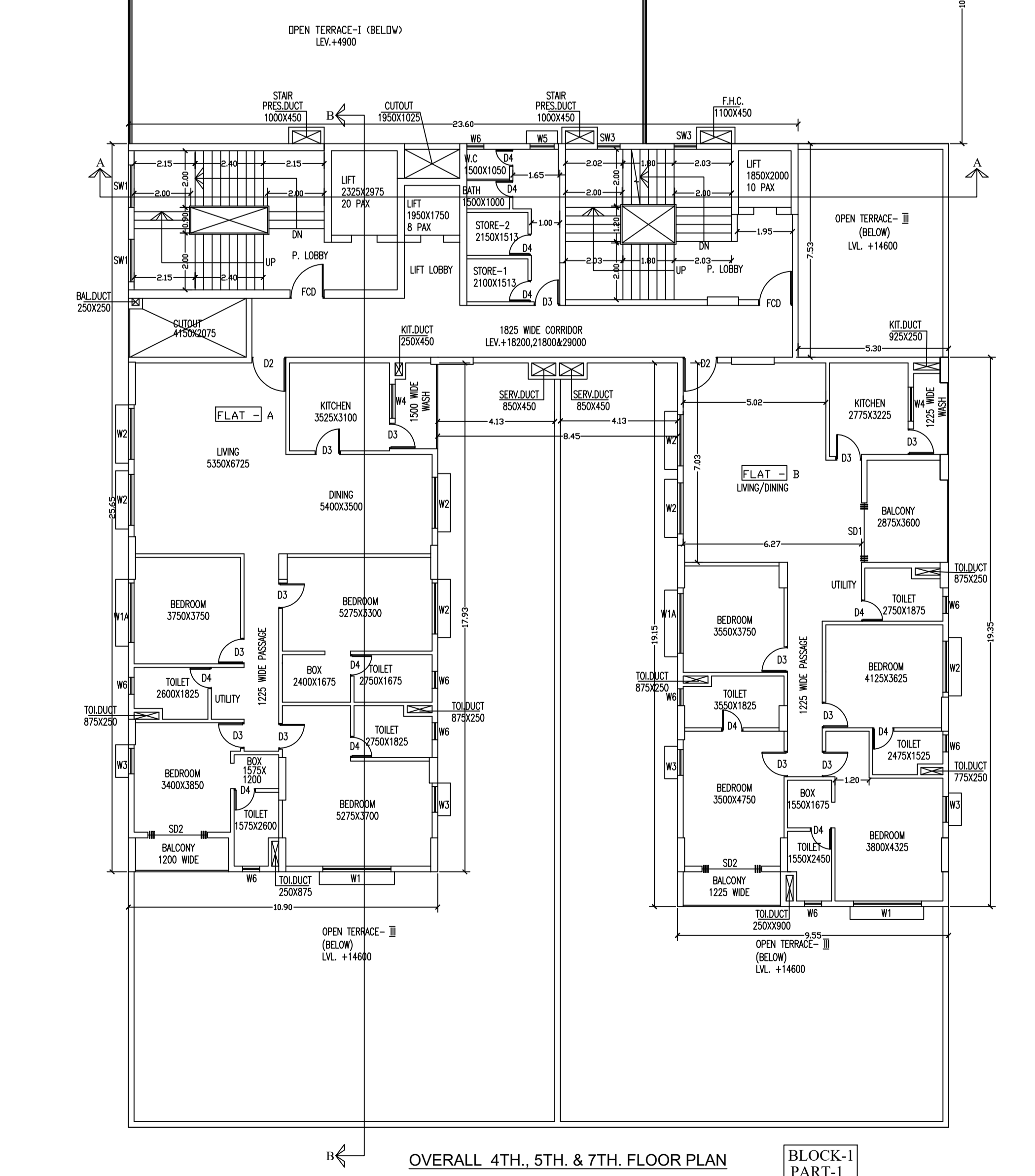
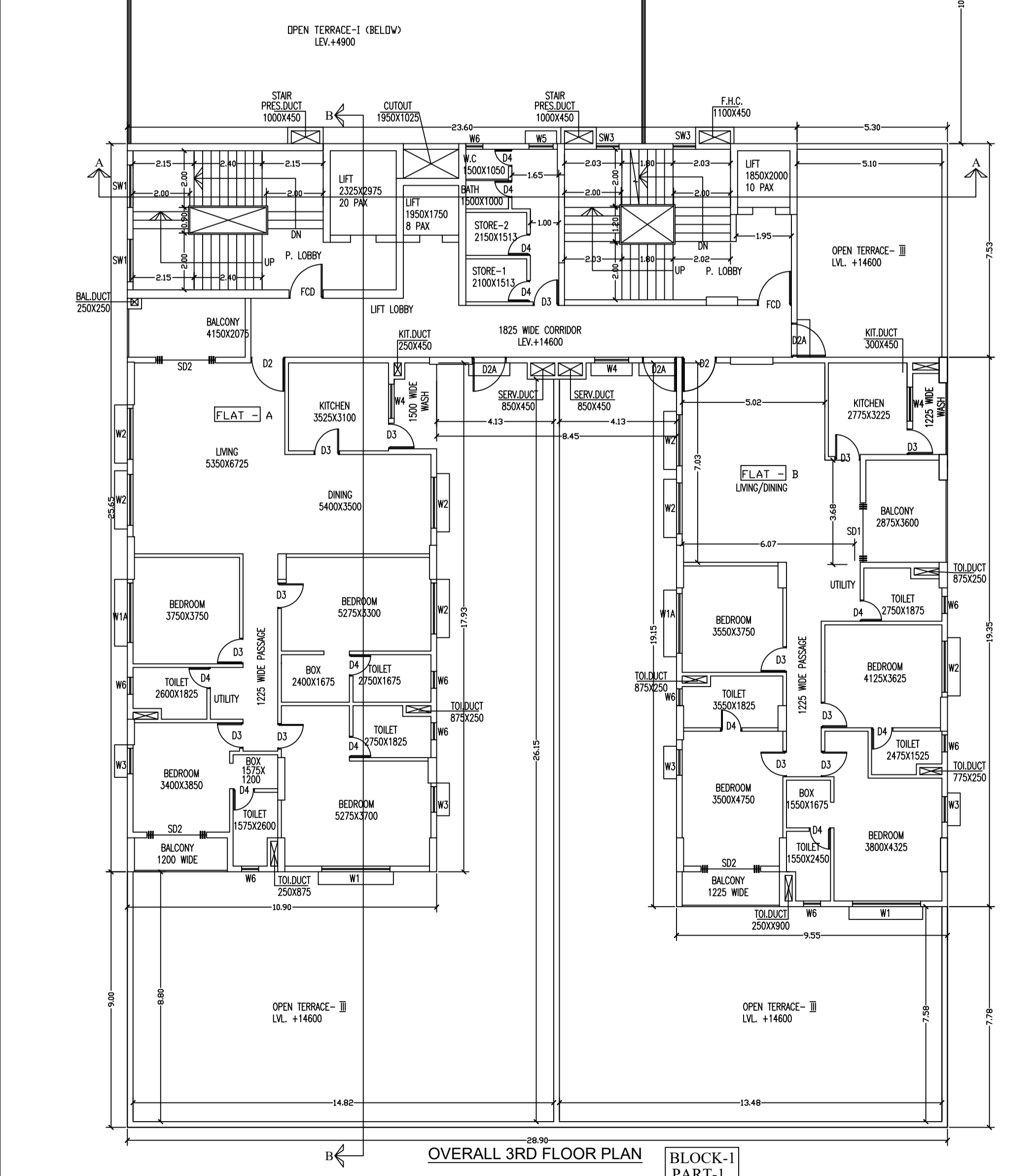
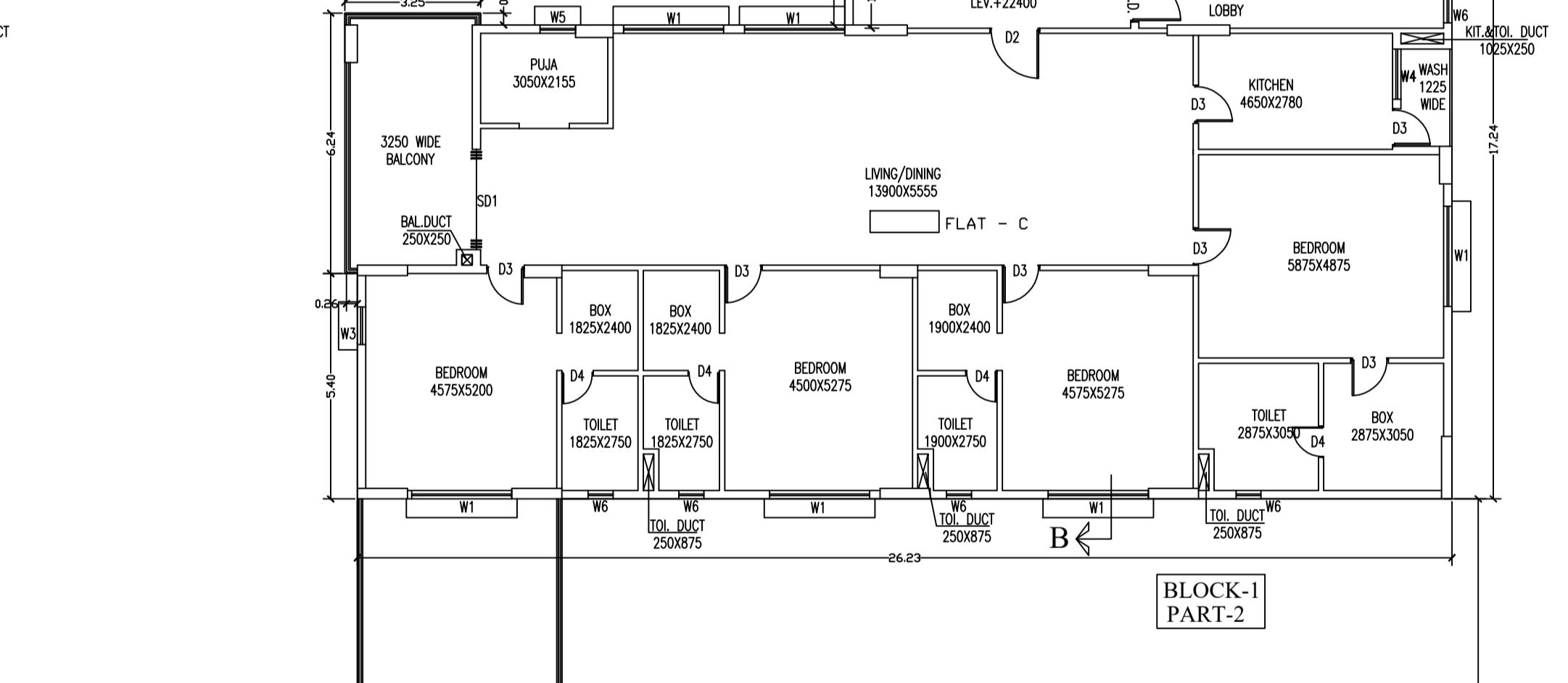
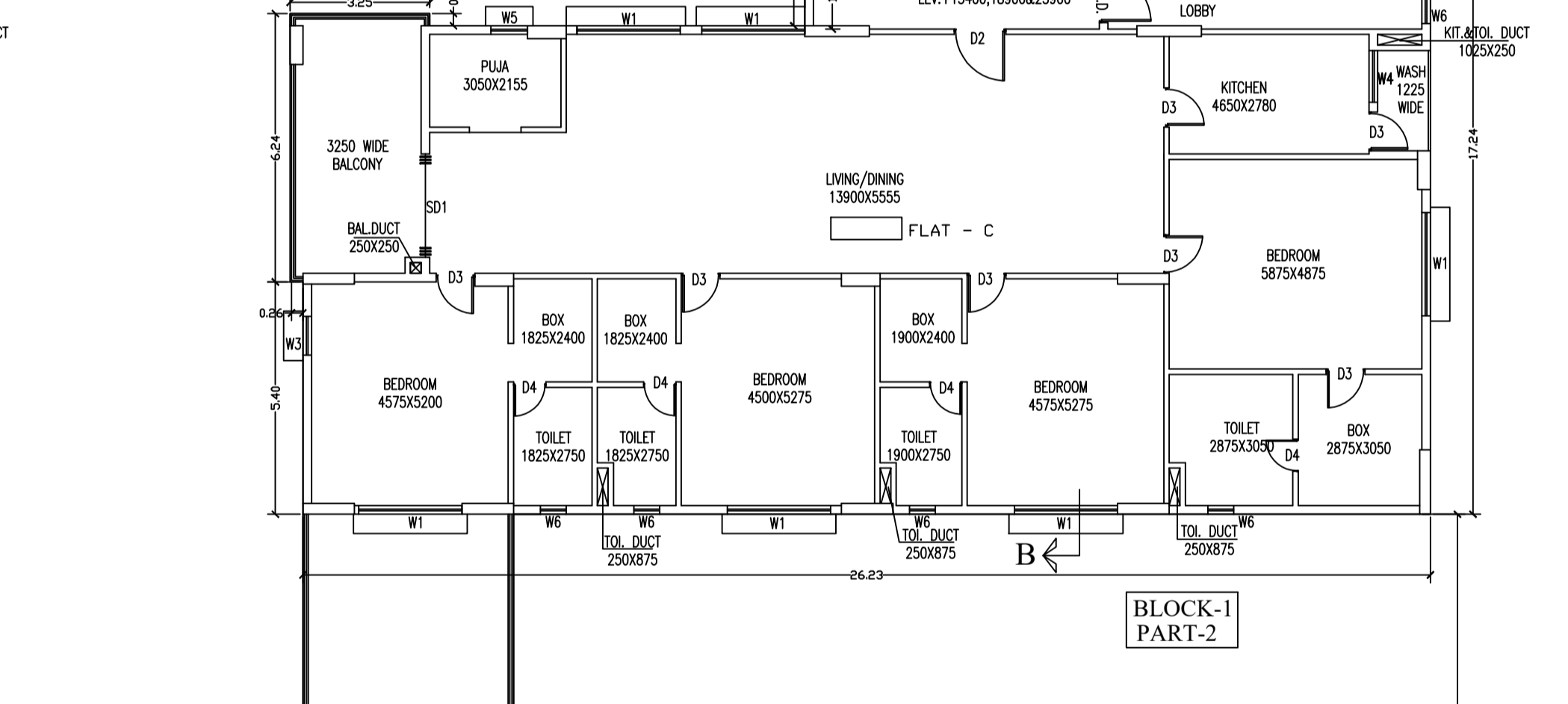
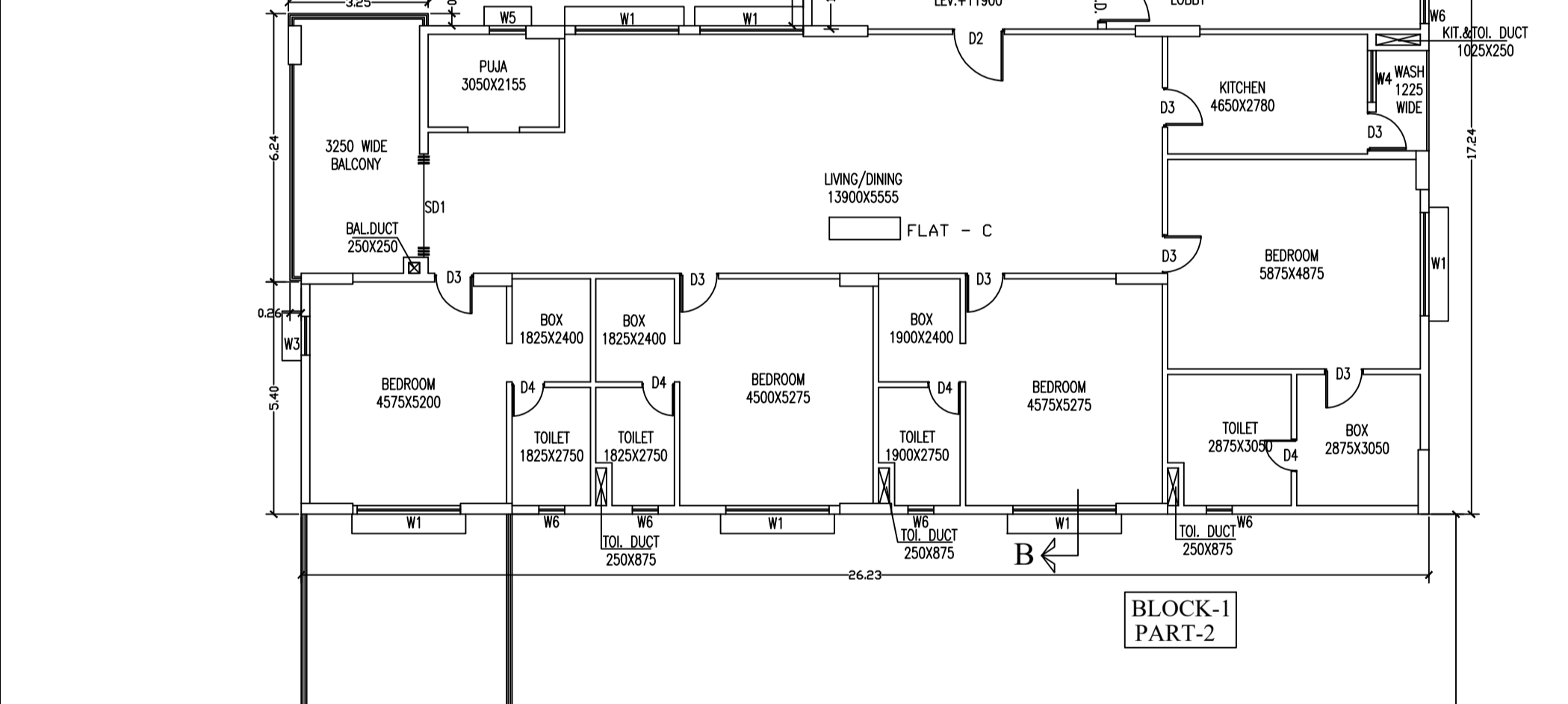
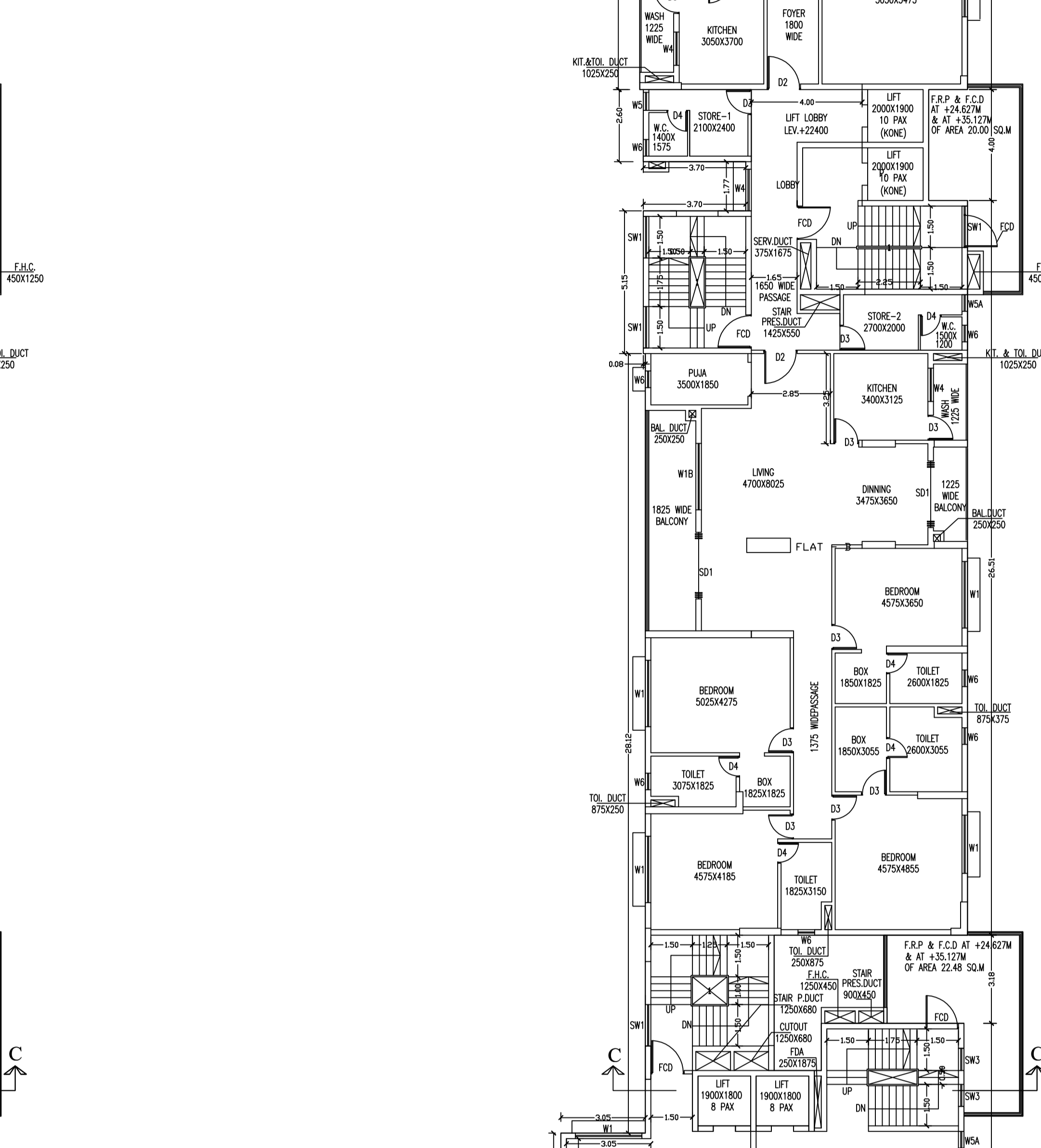
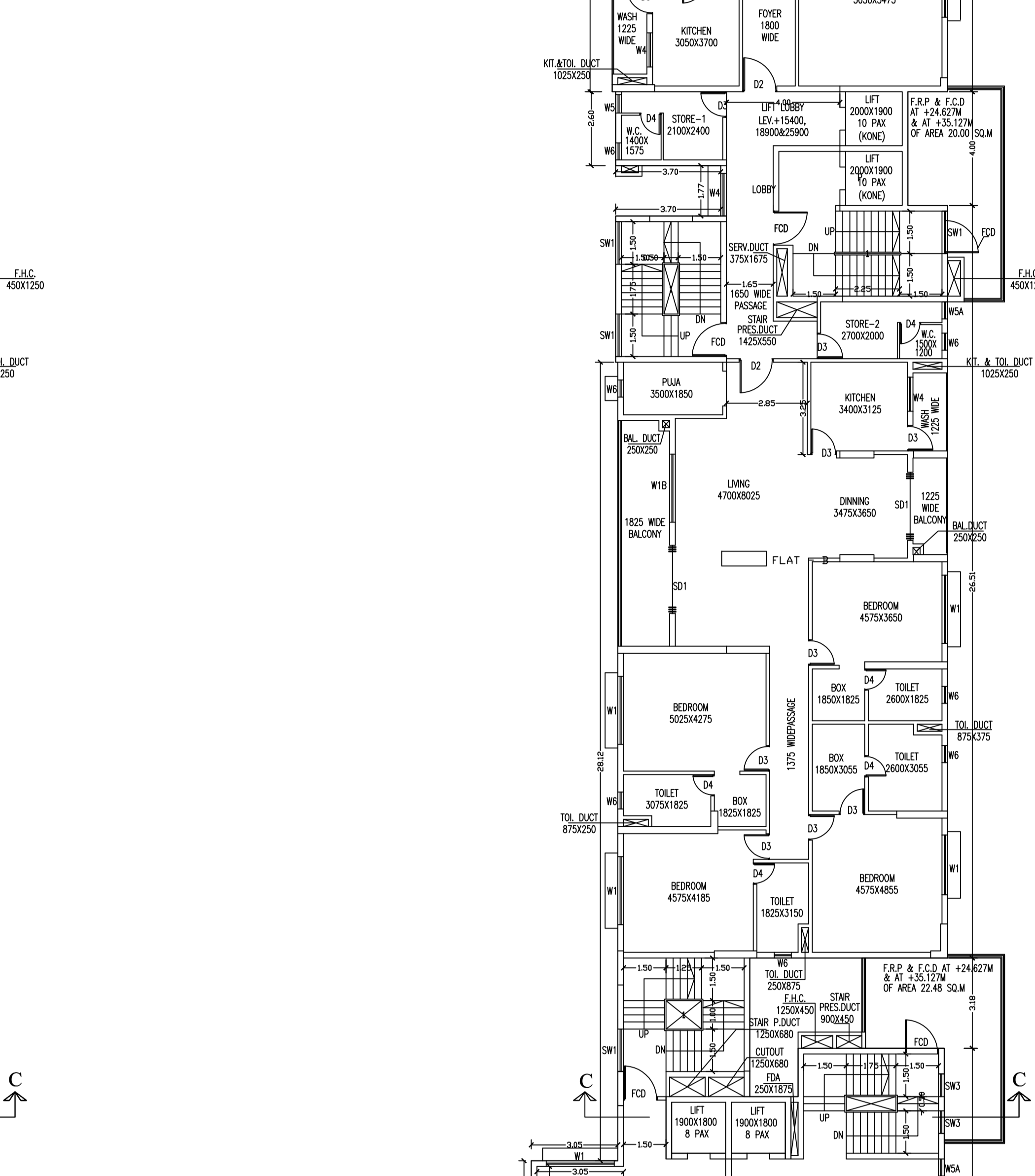
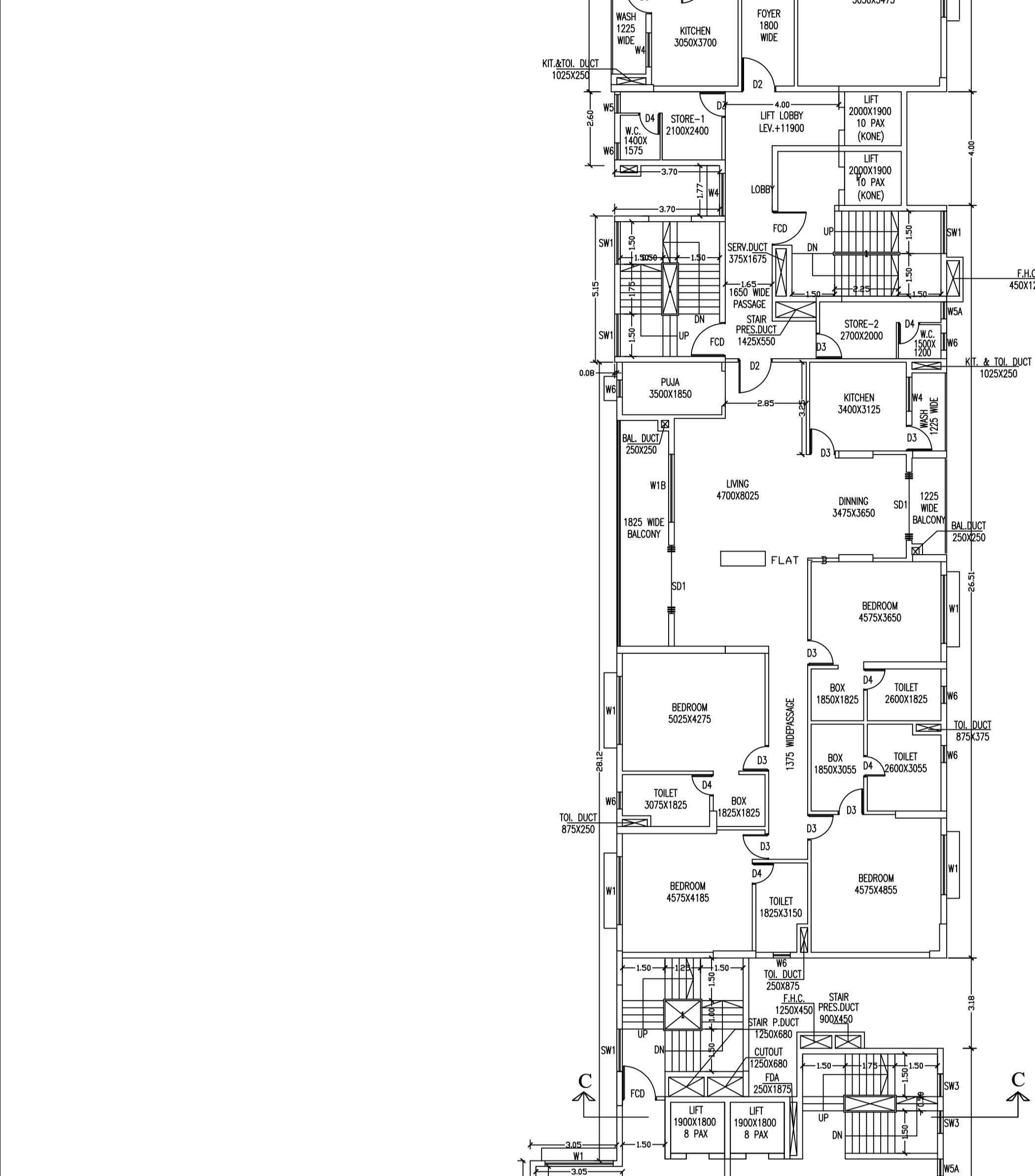
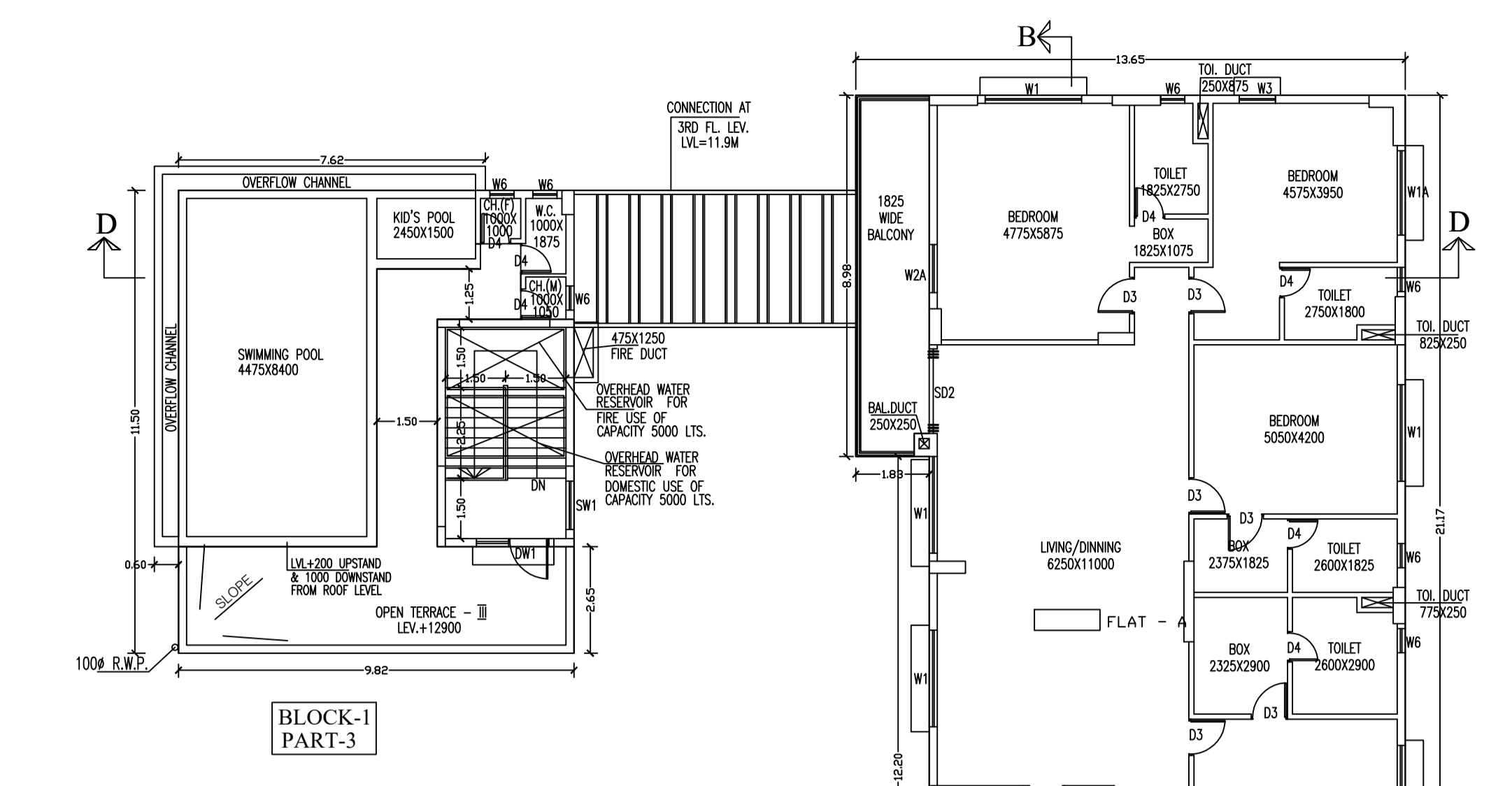
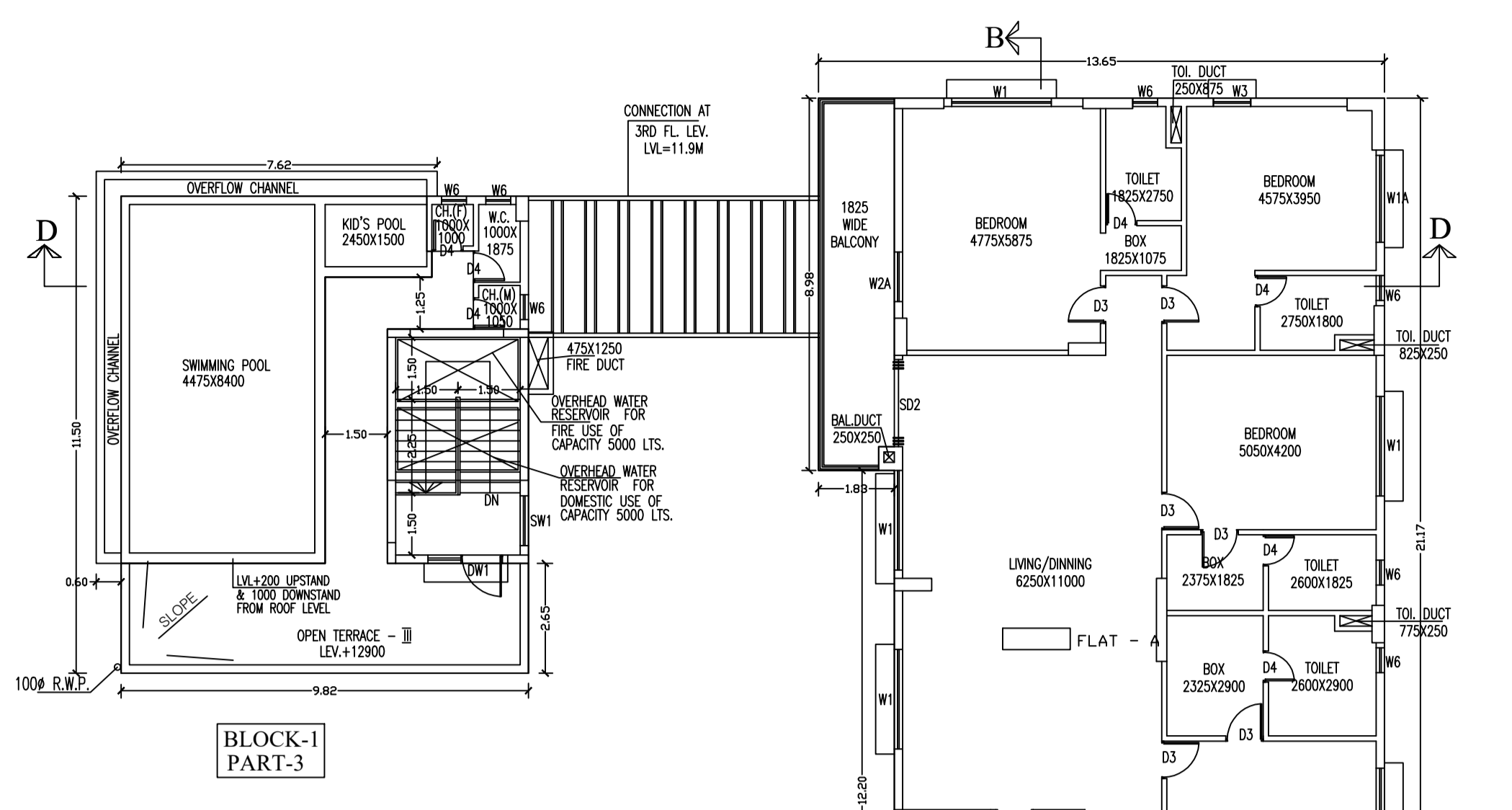
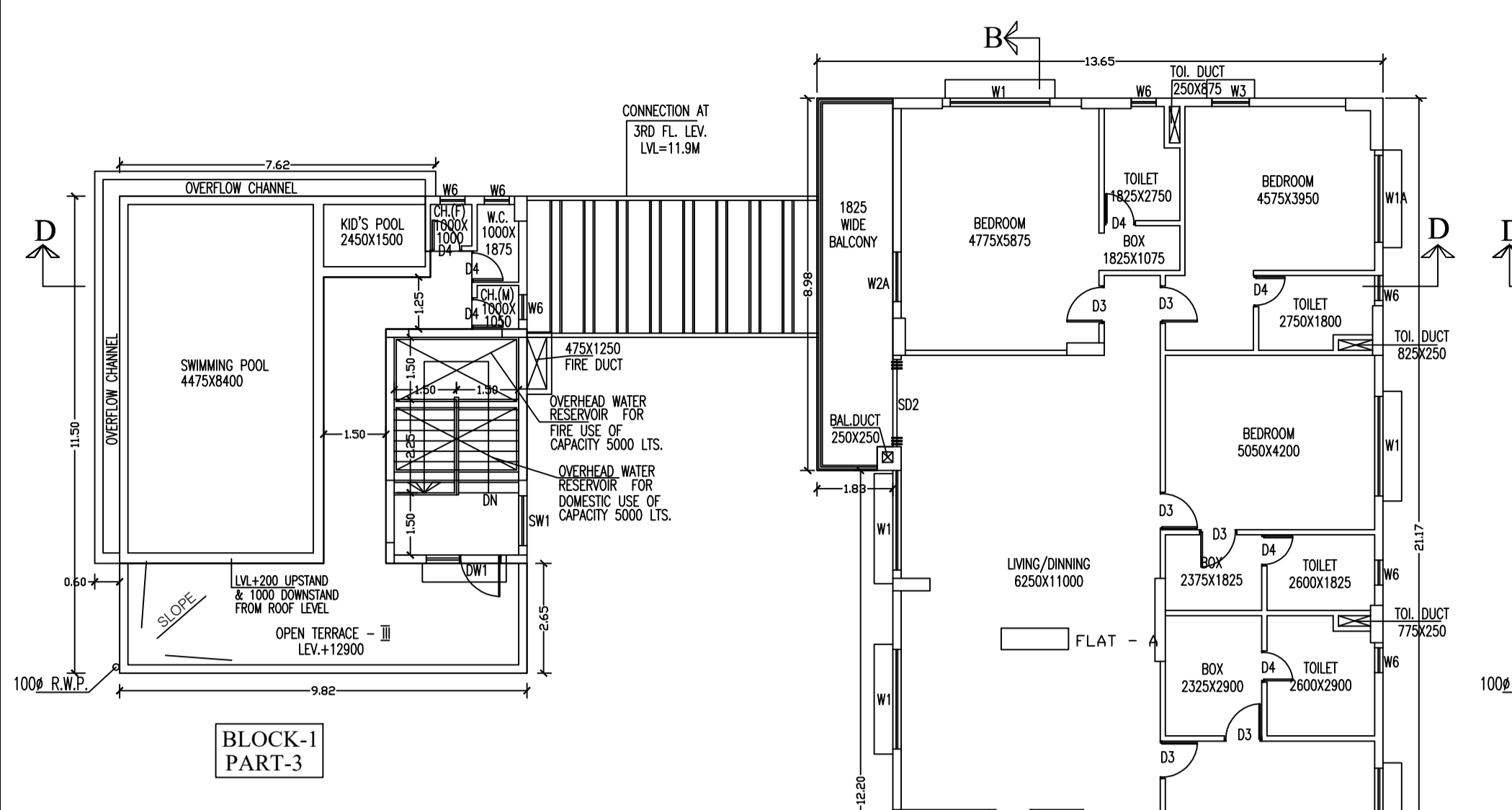


OVERALL 2ND FLOOR PLAN

Signature Not Verified

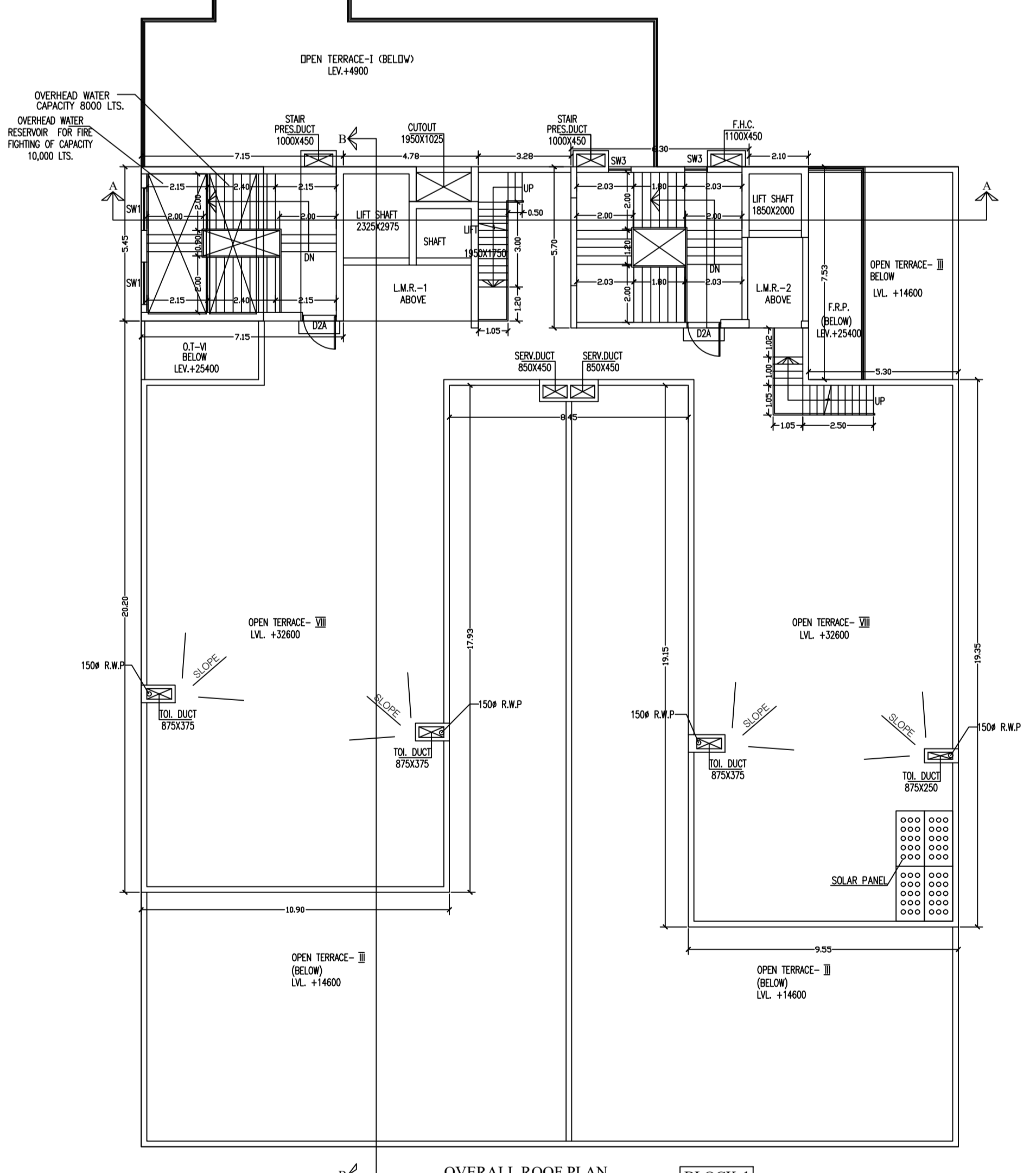
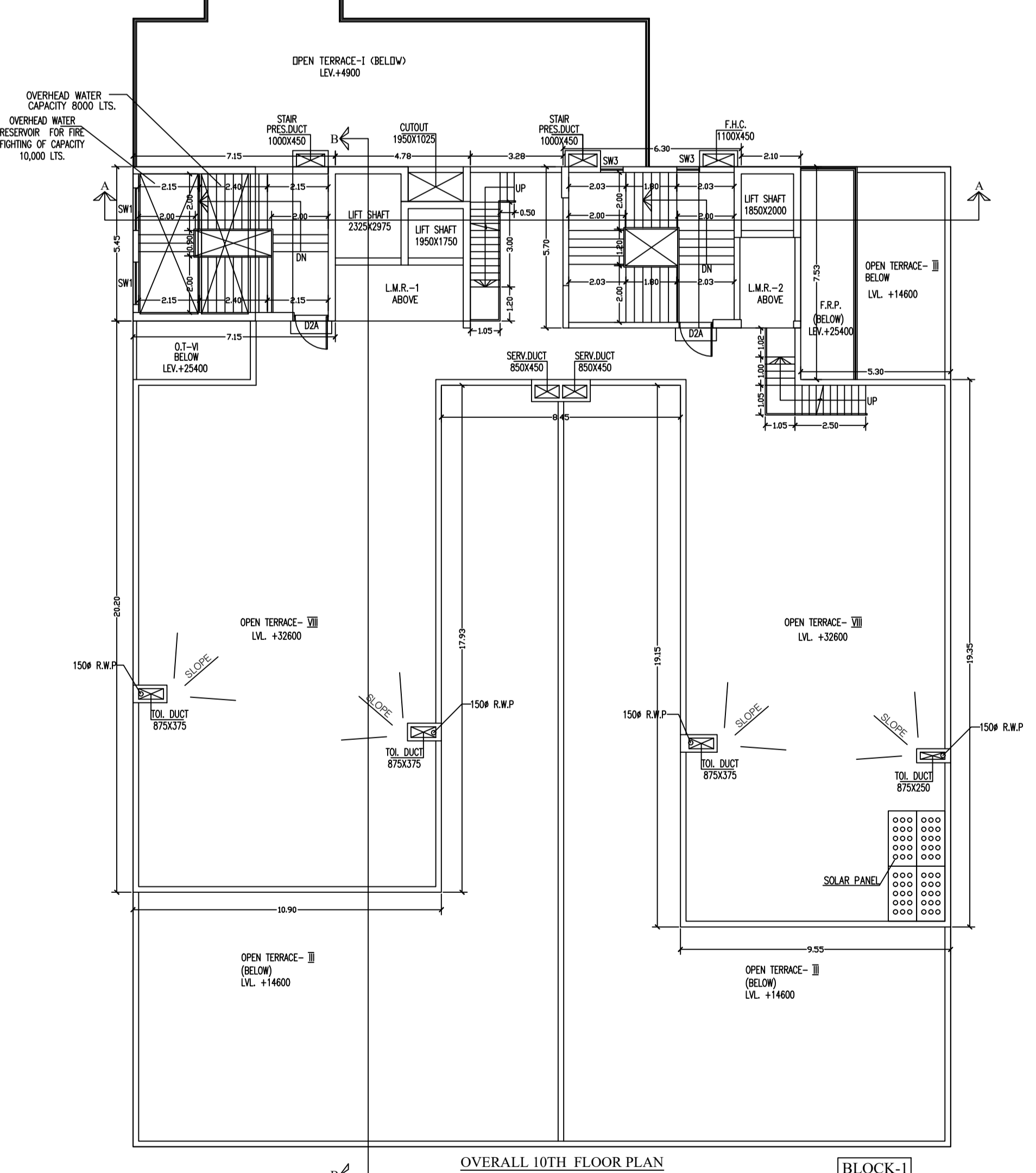
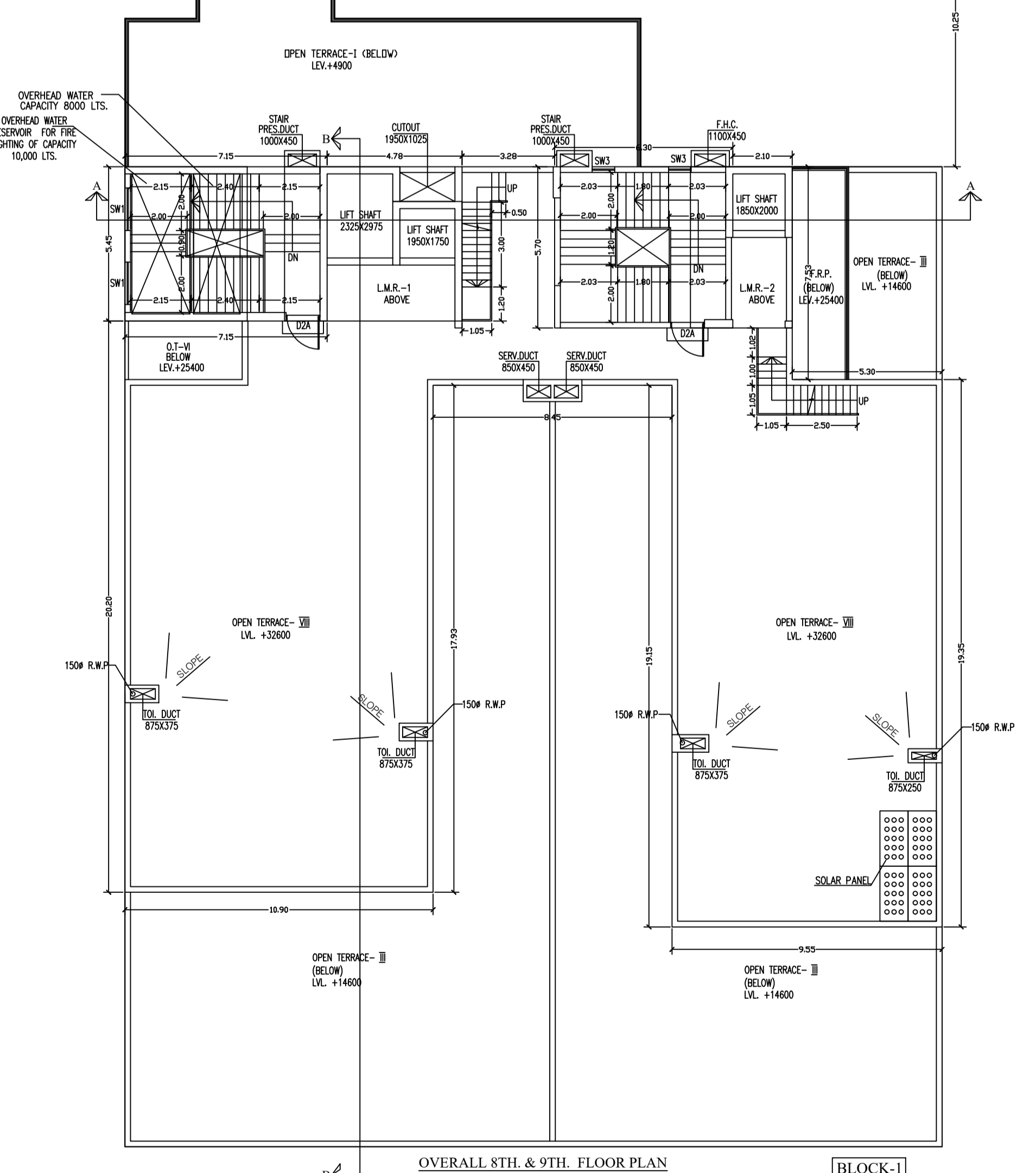
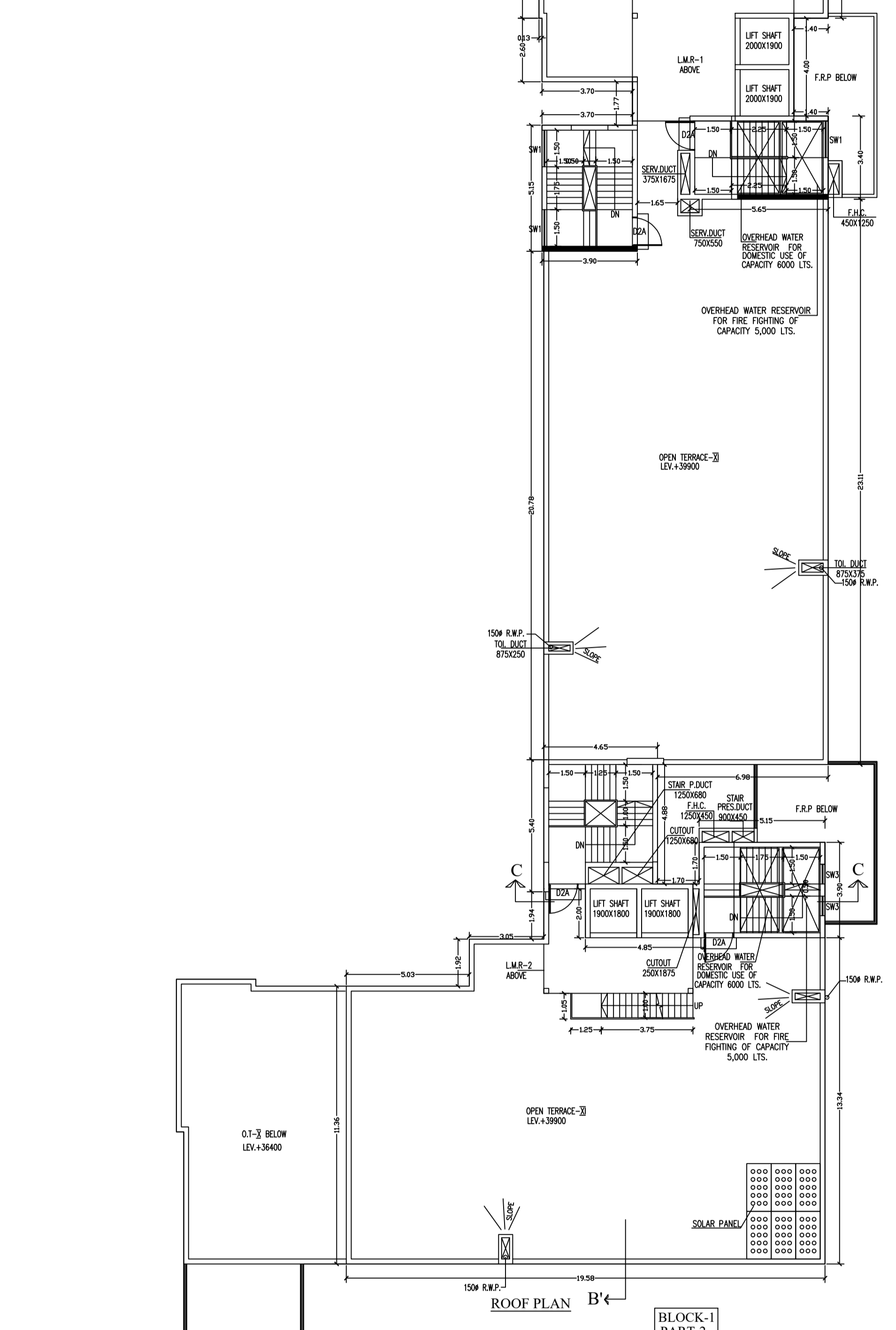
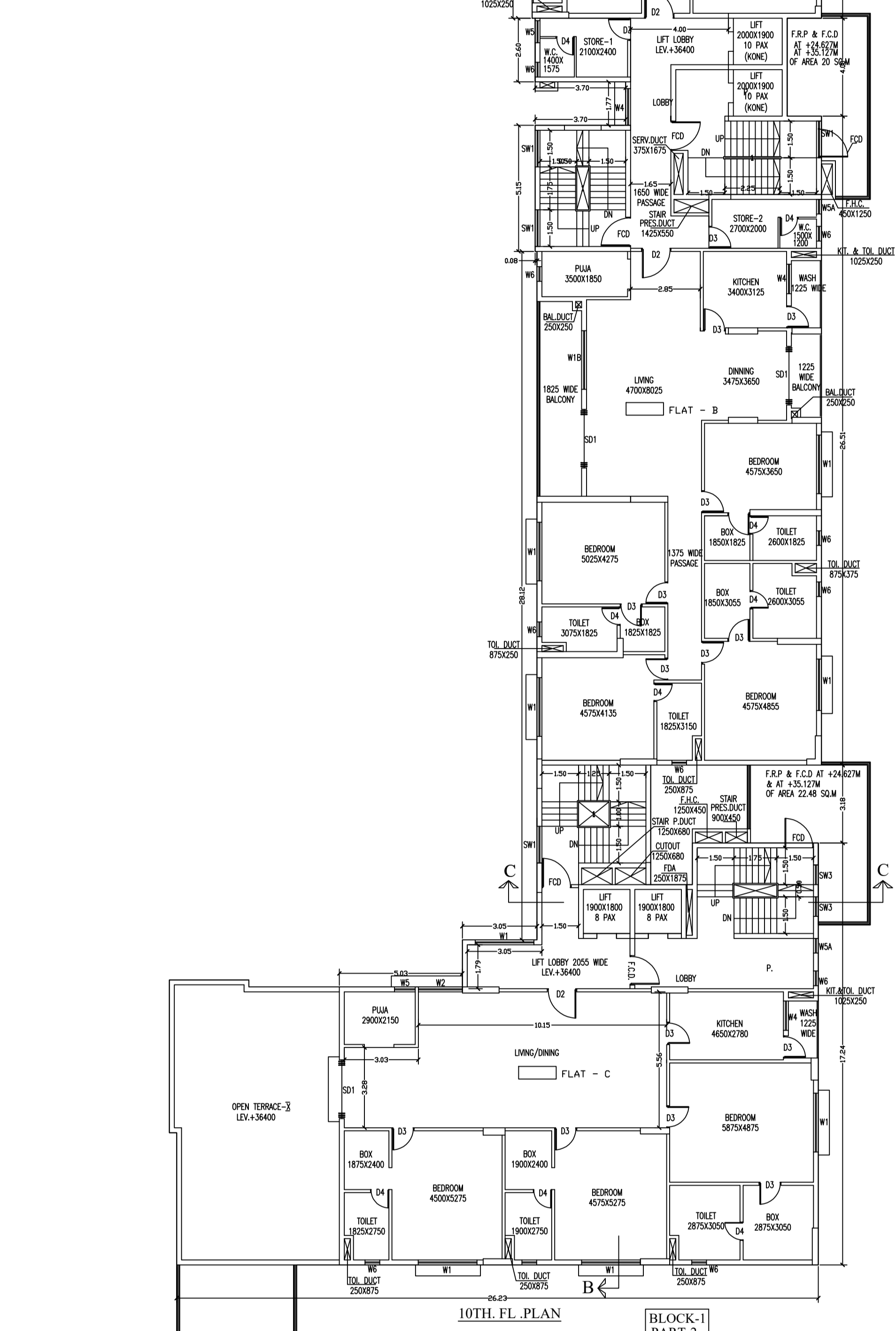
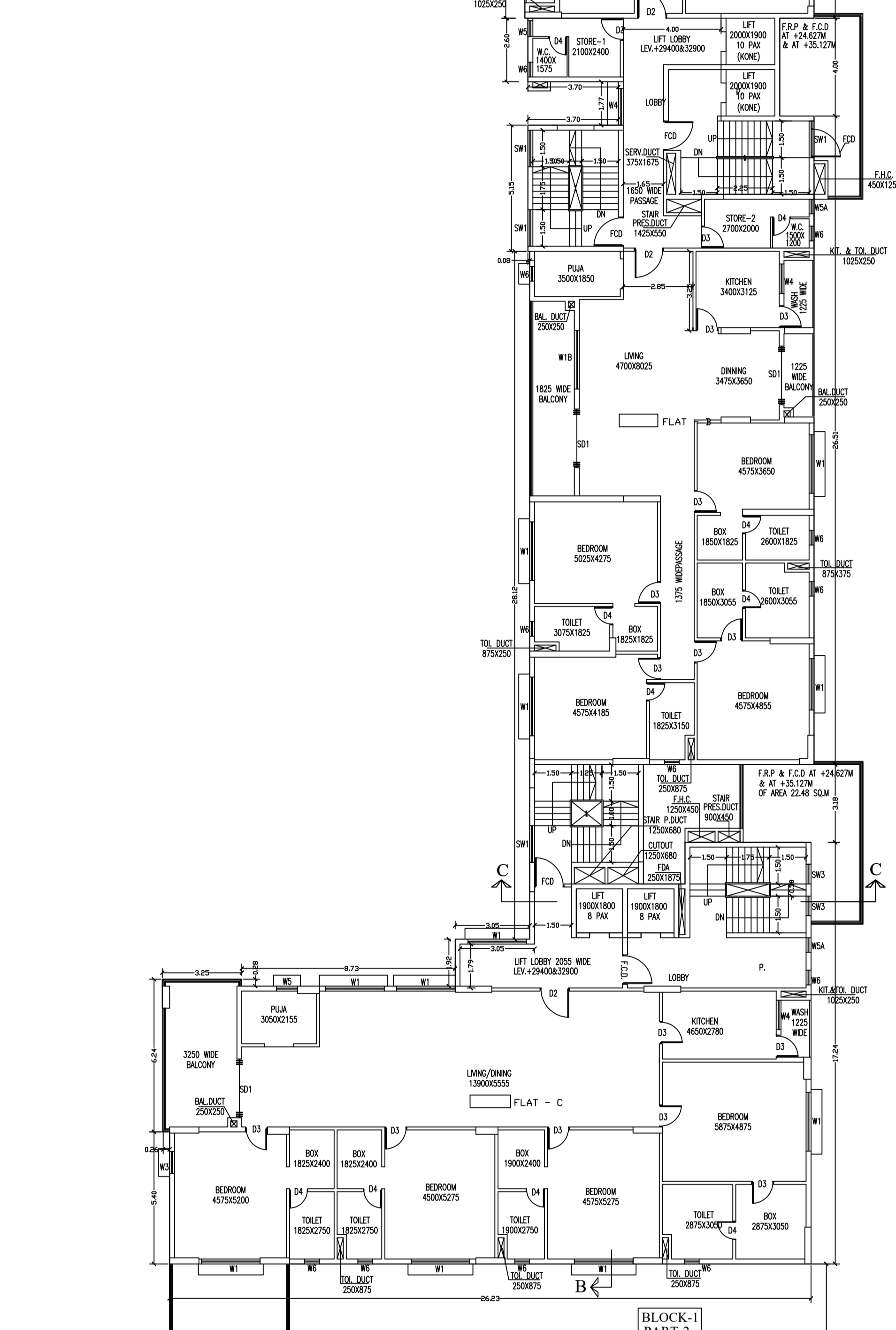
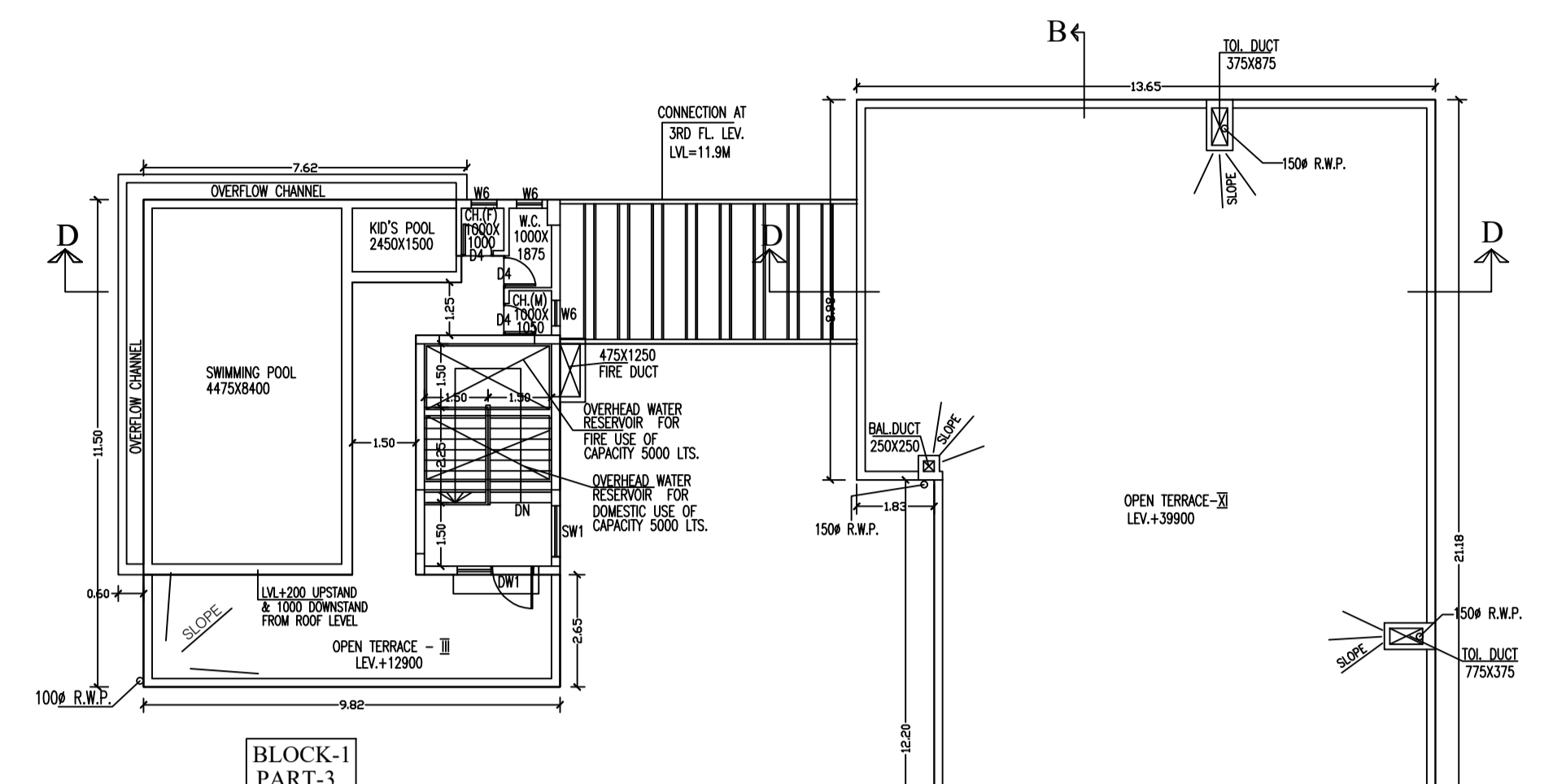
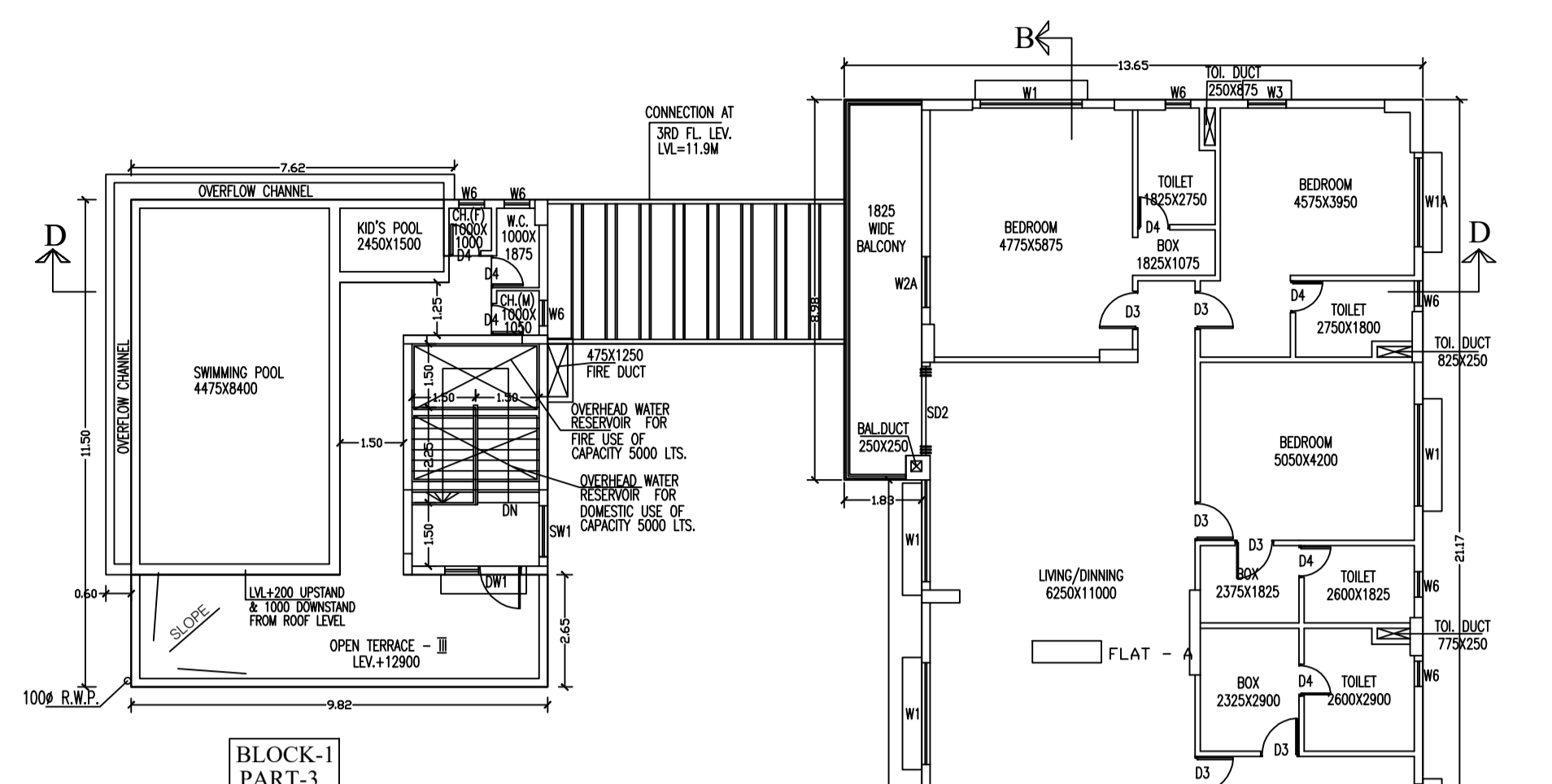
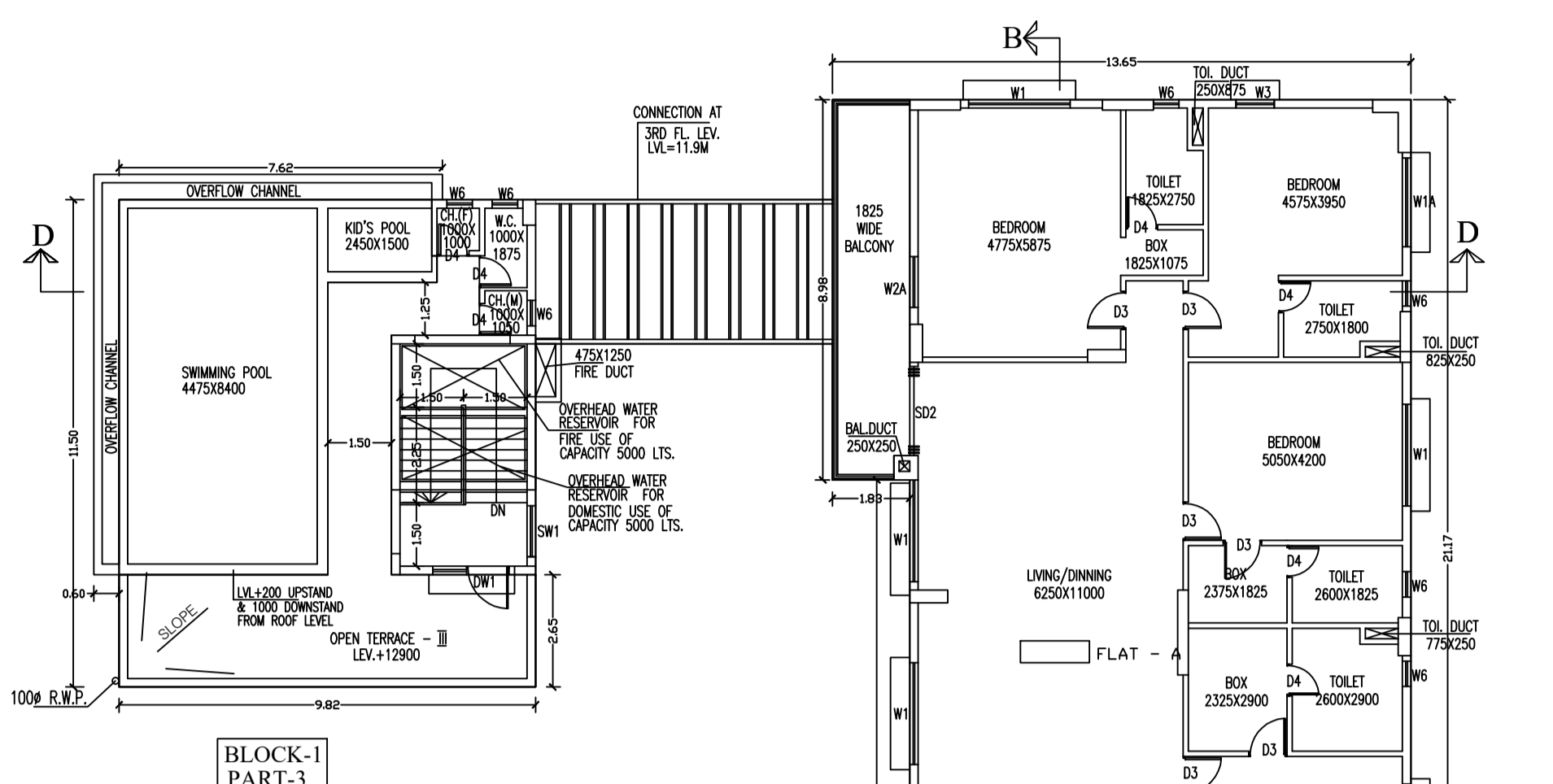
Digitally signed by Sonam W. Shethia  
 Date: 21-May-2023 14:19:24  
 Reason: Building Permit Location: Sion



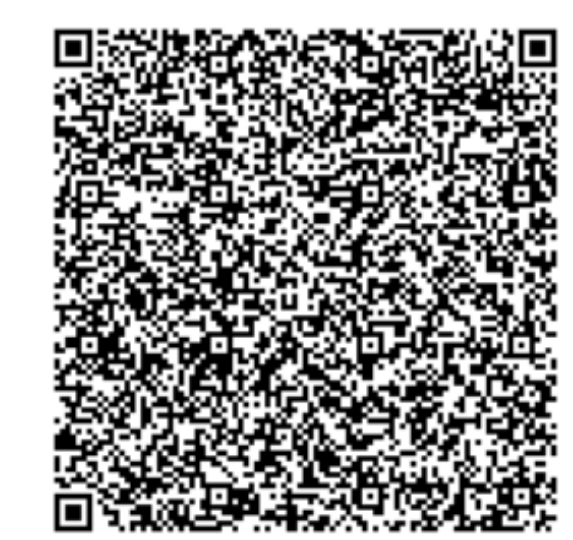


Signature Not Verified  
 Digitally Signed  
 Name: Saurabh Mishra  
 Date: 21-May-2023  
 14:19:54  
 Reason: Building Permit  
 Location: Sigm





Signature Not Verified  
 Digitally signed by Sonam Wadhwa  
 Date: 21 May 2023 14:19:54  
 Reason: Building Permit  
 Location: Sighri



| AREA STATEMENT SUMMARY |                                 |                     |          |
|------------------------|---------------------------------|---------------------|----------|
| Rule No.               | Parameter                       | Maximum Permissible | Provided |
| 49(3)                  | Building Height                 | N/A                 | 39.90    |
| 48(A)                  | F.A.R.                          | 3.00                | 2.84     |
| 46(2)                  | Ground Coverage (In Percentage) | 50                  | 35.21    |
|                        | Floor Area (For FAR)            | 15911.25            | 15068.54 |
|                        | Covered Area                    | 2651.88             | 1867.66  |

| FLOORWISE BREAKUP |                 |                |                 |                |                        |                 |                               |                      |
|-------------------|-----------------|----------------|-----------------|----------------|------------------------|-----------------|-------------------------------|----------------------|
| Block Name        | Floor Name      | Total Area     | Deduction       | Buildup Area   | Exemption 49(A) (2)(i) | Covered Parking | Exemption for covered Parking | Floor Area (For FAR) |
| BLOCK1            | FLOOR01         | 873.83         | -               | 873.83         | 26.28                  |                 |                               | 852.55               |
|                   | FLOOR02         | 873.83         | -               | 873.83         | 26.28                  |                 |                               | 852.55               |
|                   | FLOOR03         | 561.64         | 20.59           | 541.05         | 62.87                  |                 |                               | 478.18               |
|                   | FLOOR04         | 561.64         | 29.10           | 532.54         | 62.87                  |                 |                               | 469.67               |
|                   | FLOOR05         | 561.64         | 29.10           | 532.54         | 62.87                  |                 |                               | 469.67               |
|                   | FLOOR06         | 561.64         | 29.10           | 532.54         | 62.87                  |                 |                               | 469.67               |
|                   | FLOOR07         | 561.64         | 29.10           | 532.54         | 62.87                  |                 |                               | 469.67               |
|                   | FLOOR08         | 875.23         | -               | 875.23         | 22.68                  |                 |                               | 852.55               |
|                   | FLOOR09         | 1029.37        | 2.16            | 1027.21        | 27.56                  | 999.65          | 999.65                        | -                    |
|                   | FLOOR-GROUND    | 813.80         | -               | 813.80         | 26.28                  |                 |                               | 787.52               |
|                   | FLOOR-TERRACE   | -              | -               | -              | -                      |                 |                               | -                    |
|                   | <b>TOTAL</b>    | <b>7294.26</b> | <b>139.15</b>   | <b>7155.11</b> | <b>72.92</b>           | <b>999.65</b>   | <b>999.65</b>                 | <b>5792.81</b>       |
|                   | BLOCK2          | FLOOR01        | 1129.72         | 46.11          | 1083.61                | 68.50           |                               |                      |
| FLOOR02           |                 | 1105.92        | 23.71           | 1082.21        | 68.50                  |                 |                               | 1013.71              |
| FLOOR03           |                 | 992.93         | 23.71           | 969.22         | 54.63                  |                 |                               | 914.60               |
| FLOOR04           |                 | 992.93         | 23.71           | 969.22         | 54.63                  |                 |                               | 914.60               |
| FLOOR05           |                 | 992.93         | 23.71           | 969.22         | 54.63                  |                 |                               | 914.60               |
| FLOOR06           |                 | 992.93         | 23.71           | 969.22         | 54.63                  |                 |                               | 914.60               |
| FLOOR07           |                 | 992.93         | 23.71           | 969.22         | 54.63                  |                 |                               | 914.60               |
| FLOOR08           |                 | 992.93         | 23.71           | 969.22         | 54.63                  |                 |                               | 914.60               |
| FLOOR09           |                 | 992.93         | 23.71           | 969.22         | 54.63                  |                 |                               | 914.60               |
| FLOOR10           |                 | 914.71         | 23.71           | 891.00         | 54.63                  |                 |                               | 836.38               |
| FLOOR09           |                 | 992.93         | 23.71           | 969.22         | 54.63                  |                 |                               | 914.60               |
| FLOOR08           |                 | 992.93         | 23.71           | 969.22         | 54.63                  |                 |                               | 914.60               |
| FLOOR07           |                 | 992.93         | 23.71           | 969.22         | 54.63                  |                 |                               | 914.60               |
| FLOOR06           | 992.93          | 23.71          | 969.22          | 54.63          |                        |                 | 914.60                        |                      |
| FLOOR05           | 992.93          | 23.71          | 969.22          | 54.63          |                        |                 | 914.60                        |                      |
| FLOOR04           | 992.93          | 23.71          | 969.22          | 54.63          |                        |                 | 914.60                        |                      |
| FLOOR03           | 992.93          | 23.71          | 969.22          | 54.63          |                        |                 | 914.60                        |                      |
| FLOOR02           | 1249.71         | 3.13           | 1246.58         | -              | 1246.59                | 1246.59         | -                             |                      |
| FLOOR-GROUND      | 1105.92         | 9.82           | 1096.10         | 65.50          | 931.49                 | 931.49          | 99.11                         |                      |
| FLOOR-TERRACE     | -               | -              | -               | -              |                        |                 | -                             |                      |
| <b>TOTAL</b>      | <b>12496.53</b> | <b>272.42</b>  | <b>12184.11</b> | <b>639.59</b>  | <b>2179.08</b>         | <b>2179.08</b>  | <b>9,368.53</b>               |                      |

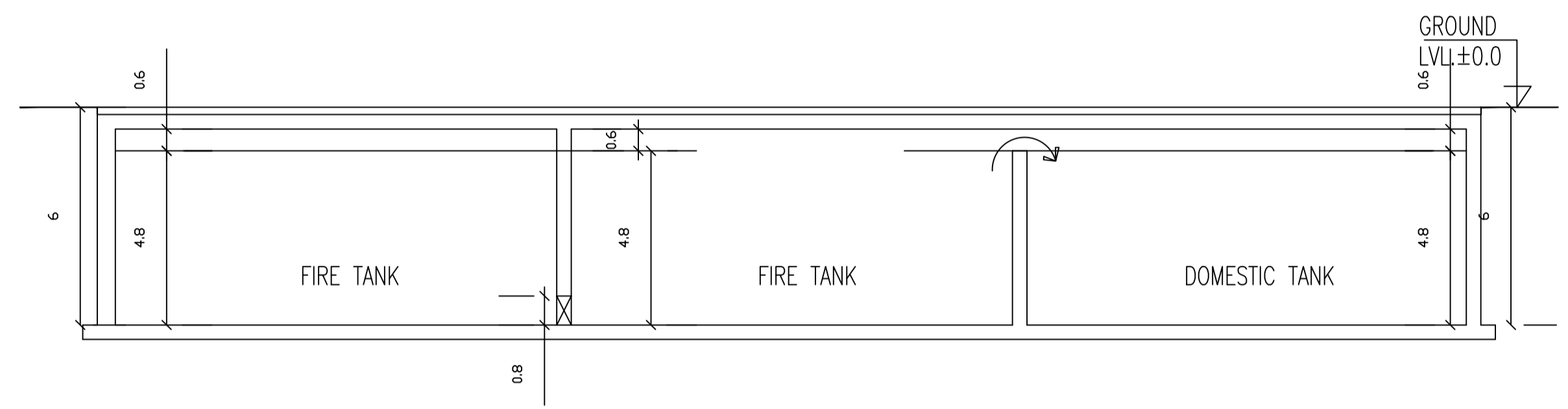
| OCCUPANCY DETAILS |              |                   |                        |                      |
|-------------------|--------------|-------------------|------------------------|----------------------|
| Block Name        | Floor Name   | Occupancy         | Occupancy Area (Gross) | Occupancy Area (Net) |
| BLOCK1            | FLOOR01      | MERCANTILE-RETAIL | 852.55                 | 852.55               |
|                   | FLOOR02      | MERCANTILE-RETAIL | 852.55                 | 852.55               |
|                   | FLOOR03      | RESIDENTIAL       | 561.63                 | 478.18               |
|                   | FLOOR04      | RESIDENTIAL       | 561.63                 | 469.67               |
|                   | FLOOR05      | RESIDENTIAL       | 561.63                 | 469.67               |
|                   | FLOOR06      | RESIDENTIAL       | 561.63                 | 469.67               |
|                   | FLOOR07      | RESIDENTIAL       | 561.63                 | 469.67               |
|                   | FLOOR08      | MERCANTILE-RETAIL | 852.55                 | 852.55               |
|                   | FLOOR-GROUND | MERCANTILE-RETAIL | 787.52                 | 787.52               |
| <b>TOTAL</b>      |              |                   | <b>6193.32</b>         | <b>5792.83</b>       |
| BLOCK1            | FLOOR01      | RESIDENTIAL       | 1129.72                | 1015.11              |
|                   | FLOOR02      | RESIDENTIAL       | 1105.92                | 1013.71              |
|                   | FLOOR03      | RESIDENTIAL       | 992.93                 | 914.60               |
|                   | FLOOR04      | RESIDENTIAL       | 992.93                 | 914.60               |
|                   | FLOOR05      | RESIDENTIAL       | 992.93                 | 914.60               |
|                   | FLOOR06      | RESIDENTIAL       | 992.93                 | 914.60               |
|                   | FLOOR07      | RESIDENTIAL       | 992.93                 | 914.60               |
|                   | FLOOR08      | RESIDENTIAL       | 992.93                 | 914.60               |
|                   | FLOOR09      | RESIDENTIAL       | 992.93                 | 914.60               |
|                   | FLOOR10      | RESIDENTIAL       | 914.71                 | 836.38               |
|                   | FLOOR-GROUND | RESIDENTIAL       | 112.99                 | 99.11                |
| <b>TOTAL</b>      |              |                   | <b>10213.85</b>        | <b>9366.5</b>        |

| TENEMENTS DETAILS              |                                     |                                     |               |                |
|--------------------------------|-------------------------------------|-------------------------------------|---------------|----------------|
| Building Name                  | Floor Name                          | Tenements Reference                 | Single/Duplex | Tenements Area |
| BLOCK1                         | FLOOR03                             | FLAT A                              | SINGLE        | 206.59         |
|                                |                                     | FLAT B                              | SINGLE        | 184.79         |
|                                |                                     | <b>TOTAL-391.38</b>                 |               |                |
|                                | FLOOR04, FLOOR05, FLOOR06 - TYPICAL | FLAT A                              | SINGLE        | 206.59         |
|                                |                                     | FLAT B                              | SINGLE        | 184.79         |
|                                |                                     | <b>TOTAL-391.38</b>                 |               |                |
|                                | FLOOR08                             | FLAT A                              | SINGLE        | 206.59         |
|                                |                                     | FLAT B                              | SINGLE        | 184.79         |
|                                |                                     | <b>TOTAL-391.38</b>                 |               |                |
|                                | Total number of Tenements - 43      |                                     |               |                |
| BLOCK2                         | FLOOR01                             | A                                   | SINGLE        | 87.97          |
|                                |                                     | FLAT C                              | SINGLE        | 276.91         |
|                                |                                     | FLAT D                              | SINGLE        | 255.83         |
|                                |                                     | FLAT E                              | SINGLE        | 300.50         |
|                                |                                     | <b>TOTAL-820.31</b>                 |               |                |
|                                | FLOOR02                             | A                                   | SINGLE        | 87.97          |
|                                |                                     | FLAT C                              | SINGLE        | 276.91         |
|                                |                                     | FLAT D                              | SINGLE        | 255.83         |
|                                |                                     | FLAT E                              | SINGLE        | 300.50         |
|                                |                                     | <b>TOTAL-820.31</b>                 |               |                |
|                                | FLOOR03                             | FLAT C                              | SINGLE        | 276.91         |
|                                |                                     | FLAT D                              | SINGLE        | 255.83         |
|                                |                                     | FLAT E                              | SINGLE        | 300.50         |
|                                |                                     | <b>TOTAL-833.24</b>                 |               |                |
|                                |                                     | FLOOR04, FLOOR05, FLOOR06 - TYPICAL | FLAT C        | SINGLE         |
|                                | FLAT D                              |                                     | SINGLE        | 255.83         |
|                                | FLAT E                              |                                     | SINGLE        | 300.50         |
|                                | <b>TOTAL-833.24</b>                 |                                     |               |                |
|                                | FLOOR08                             |                                     | FLAT C        | SINGLE         |
|                                |                                     | FLAT D                              | SINGLE        | 255.83         |
| FLAT E                         |                                     | SINGLE                              | 300.50        |                |
| <b>TOTAL-833.24</b>            |                                     |                                     |               |                |
| FLOOR09, FLOOR10 - TYPICAL     |                                     | FLAT C                              | SINGLE        | 276.91         |
|                                | FLAT D                              | SINGLE                              | 255.83        |                |
|                                | FLAT E                              | SINGLE                              | 300.50        |                |
|                                | <b>TOTAL-833.24</b>                 |                                     |               |                |
|                                | FLOOR10                             | FLAT C                              | SINGLE        | 276.91         |
| FLAT D                         |                                     | SINGLE                              | 255.83        |                |
| FLAT E                         |                                     | SINGLE                              | 222.28        |                |
| <b>TOTAL-755.02</b>            |                                     |                                     |               |                |
| FLOOR-GROUND                   |                                     | A                                   | SINGLE        | 87.97          |
| <b>TOTAL-87.97</b>             |                                     |                                     |               |                |
| Total number of Tenements : 43 |                                     |                                     |               |                |
| Grand Total : 10472.29         |                                     |                                     |               |                |

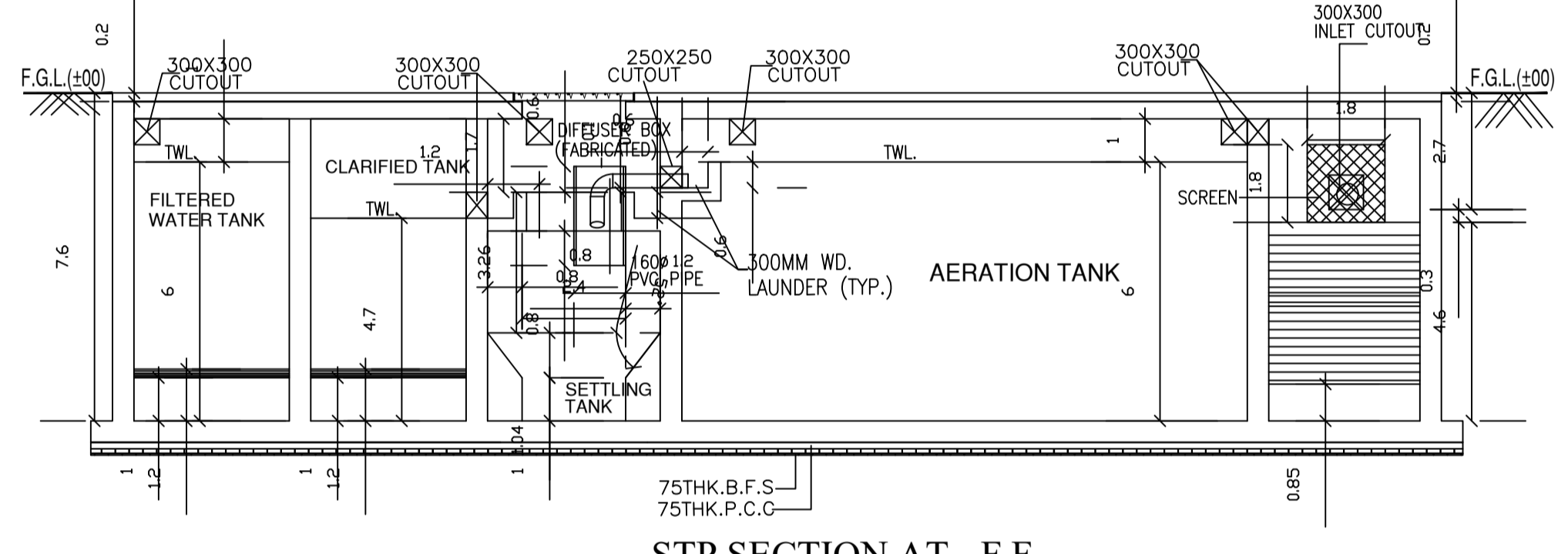
MECHANICAL VENTILATION SYSTEM  
HAVE TO BE INSTALLED IN THE BASEMENT

\* ARTIFICIAL LIGHTING & MECHANICAL VENTILATION

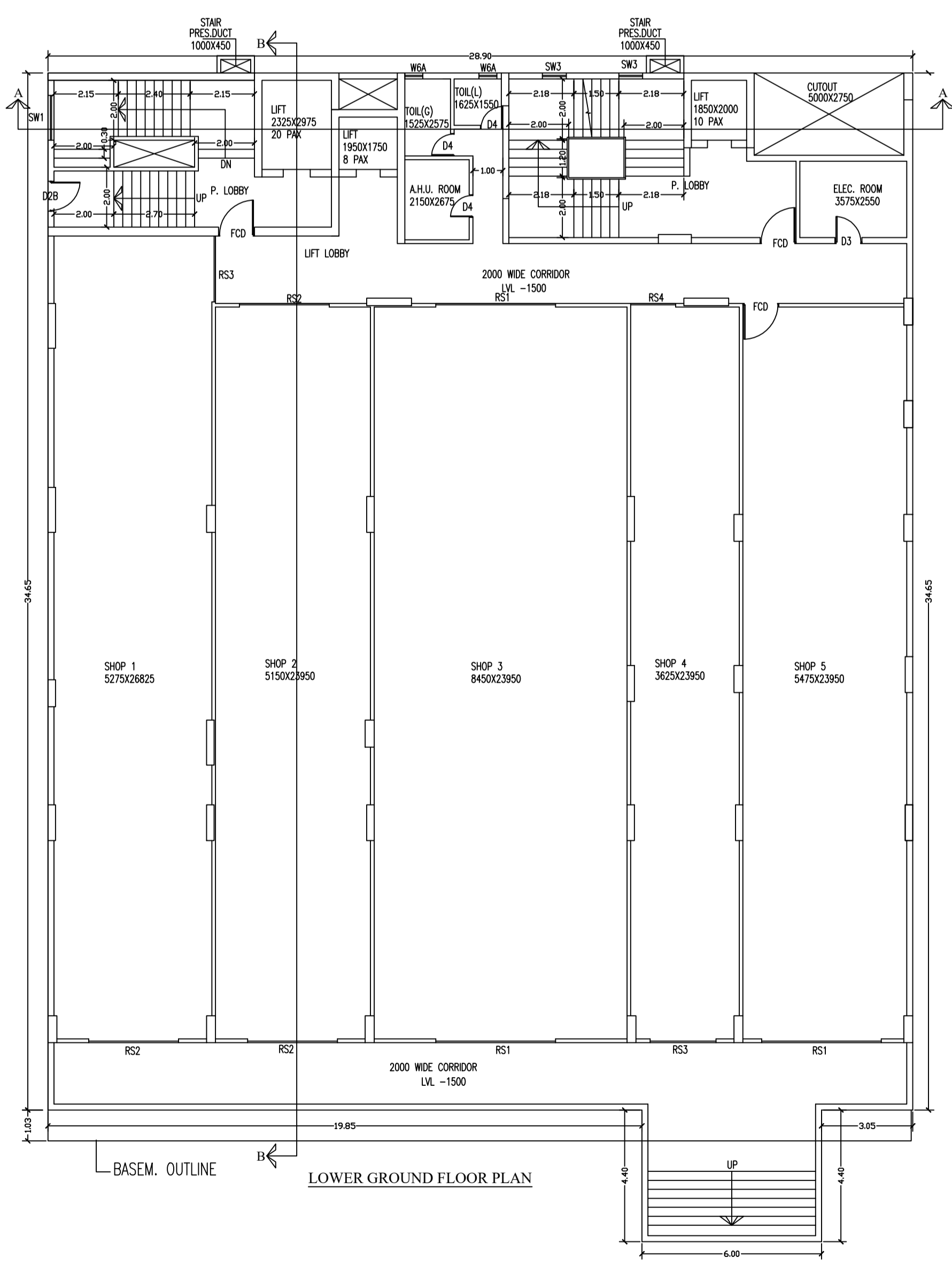
| SCHEDULE OF DOORS & WINDOWS |      |        |           |
|-----------------------------|------|--------|-----------|
| MKD.                        | SILL | LINTEL | SIZE      |
| D1                          | -    | 2400   | 1800X2400 |
| D1A                         | -    | 2150   | 1200X2150 |
| D2                          | -    | 2150   | 1200X2150 |
| D2A                         | 150  | 2250   | 1000X2100 |
| D2B                         | -    | 2150   | 1000X2150 |
| D3                          | -    | 2150   | 900X2150  |
| D4                          | -    | 2150   | 750X2150  |
| FCD                         | -    | 2150   | 1200X2150 |
| SD1                         | -    | 2400   | 2400X2400 |
| SD2                         | -    | 2400   | 2100X2400 |
| SD3                         | -    | 2400   | 1800X2400 |
| SD4                         | -    | 2400   | 2750X2400 |
| RS1                         | -    | 2400   | 4000X2400 |
| RS2                         | -    | 2400   | 3000X2400 |
| RS3                         | -    | 2400   | 2200X2400 |
| W1                          | 350  | 2400   | 2400X2050 |
| W1A                         | 350  | 2400   | 2100X2050 |
| W1B                         | 350  | 2400   | 2400X2050 |
| W2                          | 350  | 2400   | 1800X2050 |
| W2A                         | 350  | 2400   | 1200X2050 |
| W3                          | 350  | 2400   | 900X2050  |
| W4                          | 1100 | 2400   | 1200X1300 |
| W5                          | 950  | 2400   | 850X1450  |
| WSA                         | 950  | 2400   | 700X1450  |
| W6                          | 1250 | 2400   | 600X1150  |
| W6A                         | 1600 | 2400   | 600X800   |
| SW1                         | 350  | 2400   | 1500X2050 |
| SW2                         | 350  | 2400   | 1200X2050 |
| SW3                         | 350  | 2400   | 800X2050  |
| W7                          | 1250 | 2400   | 450X800   |



U.G.W.R. SECTION AT - E E  
SCALE-1:100

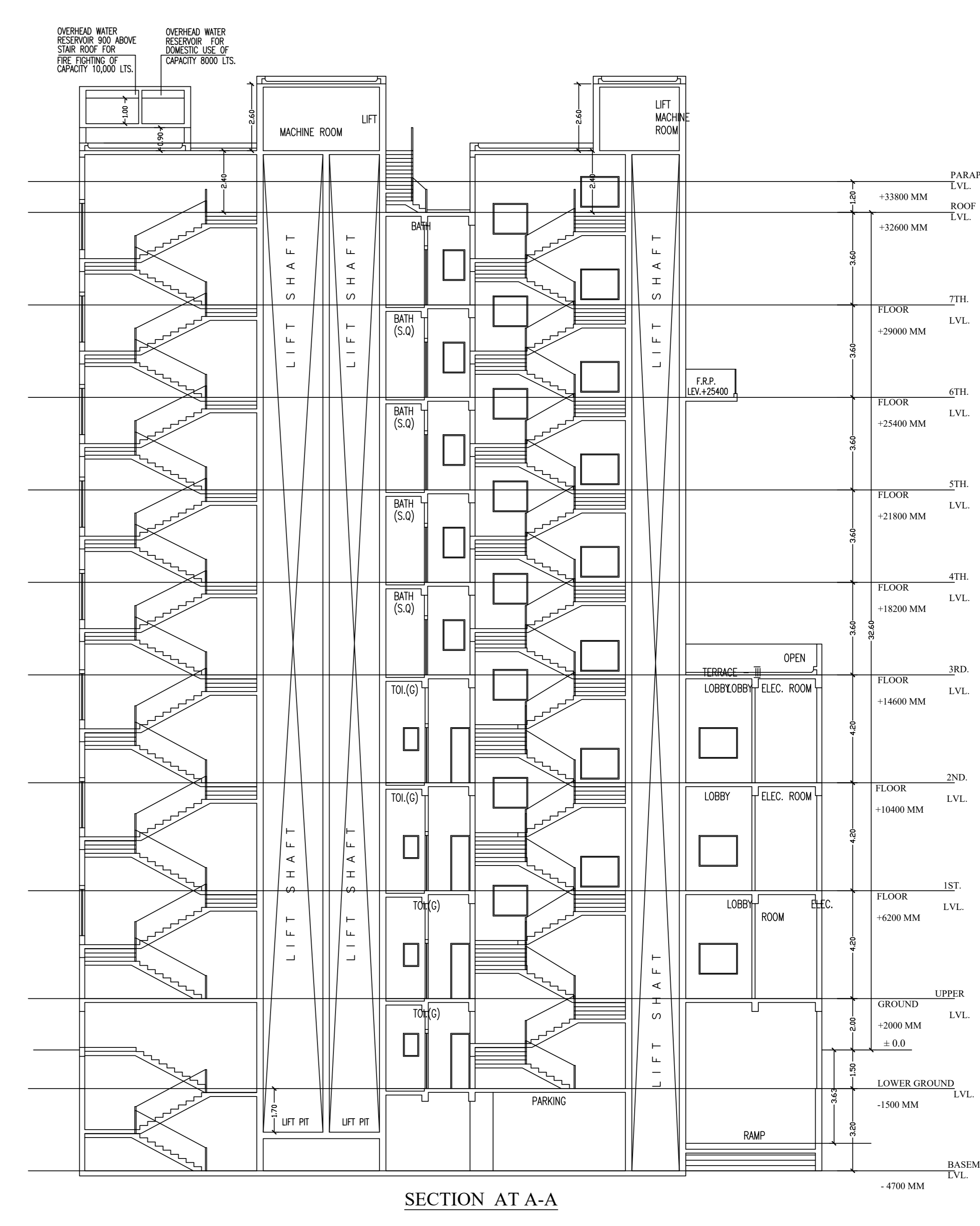
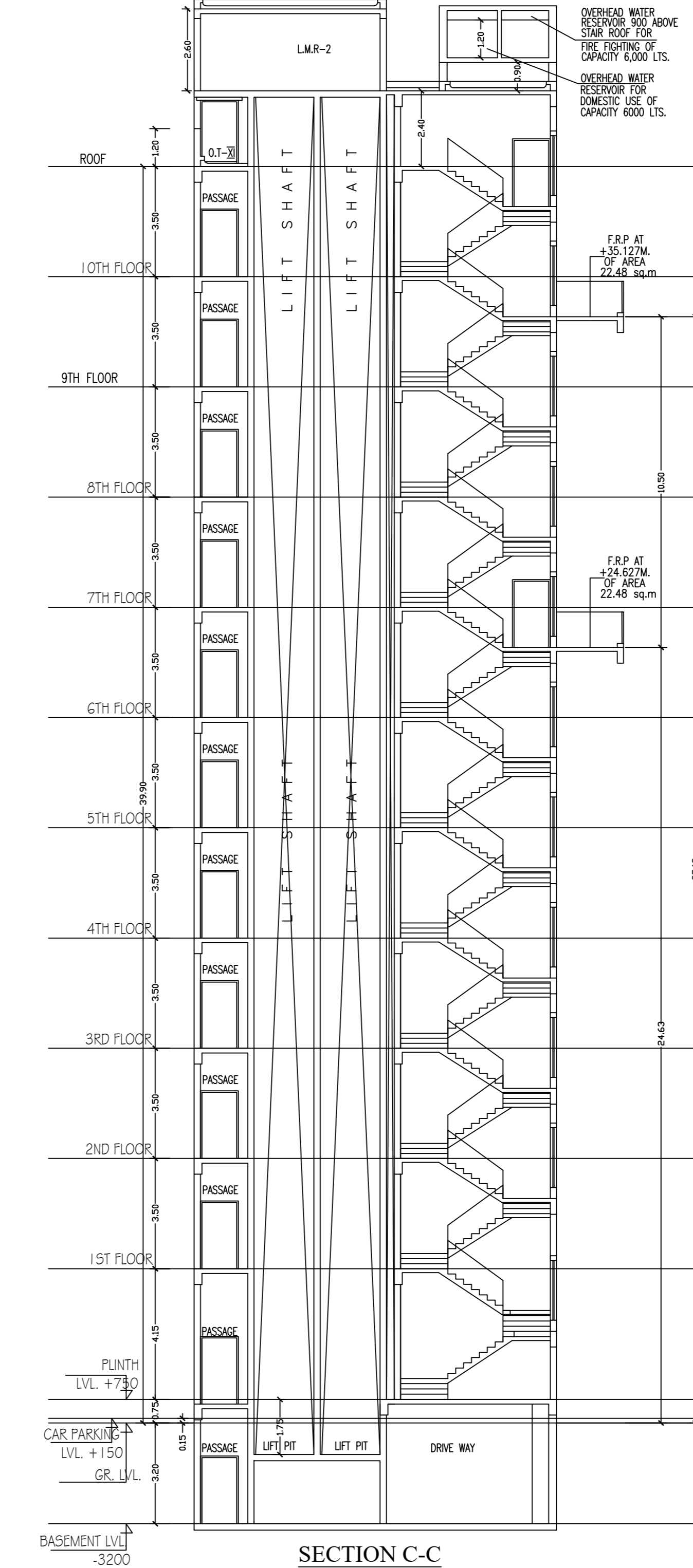
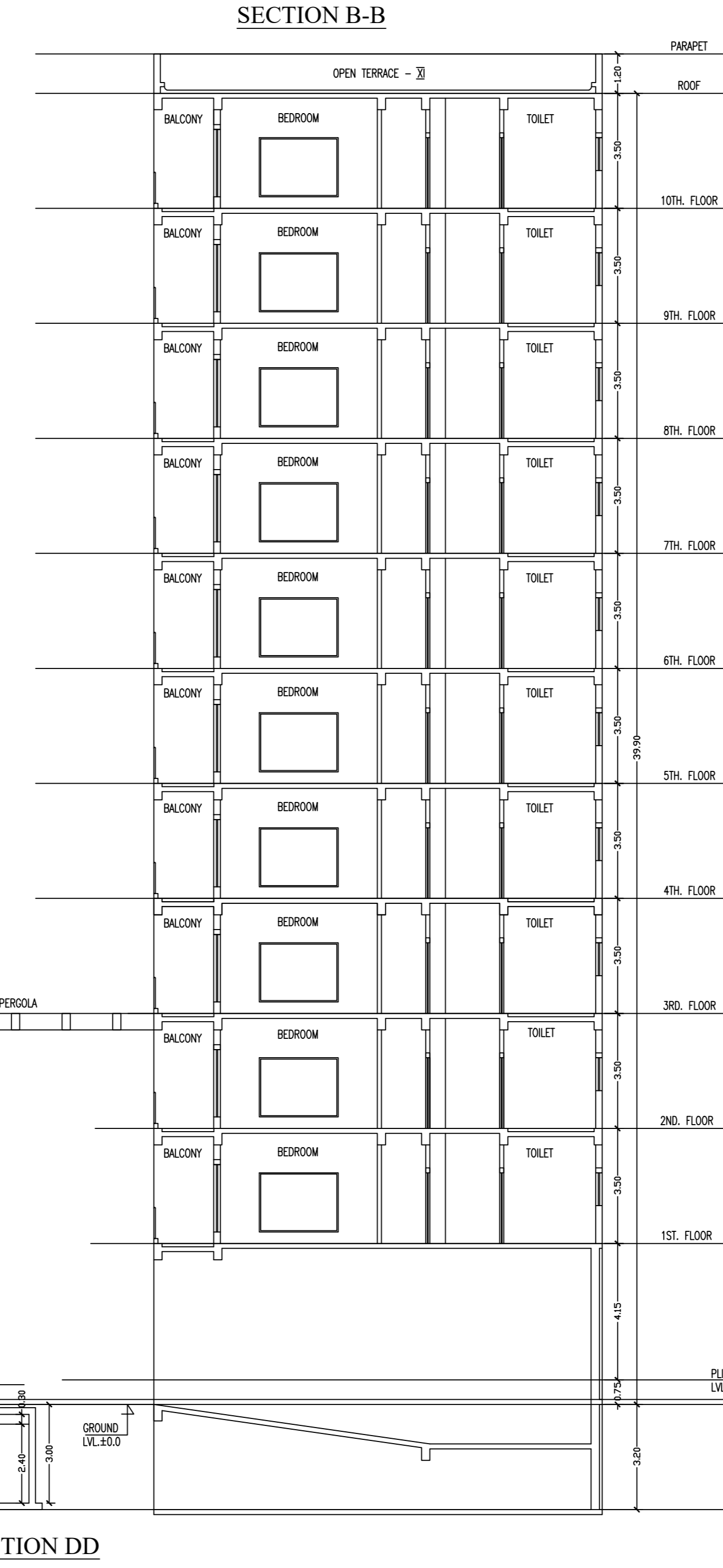
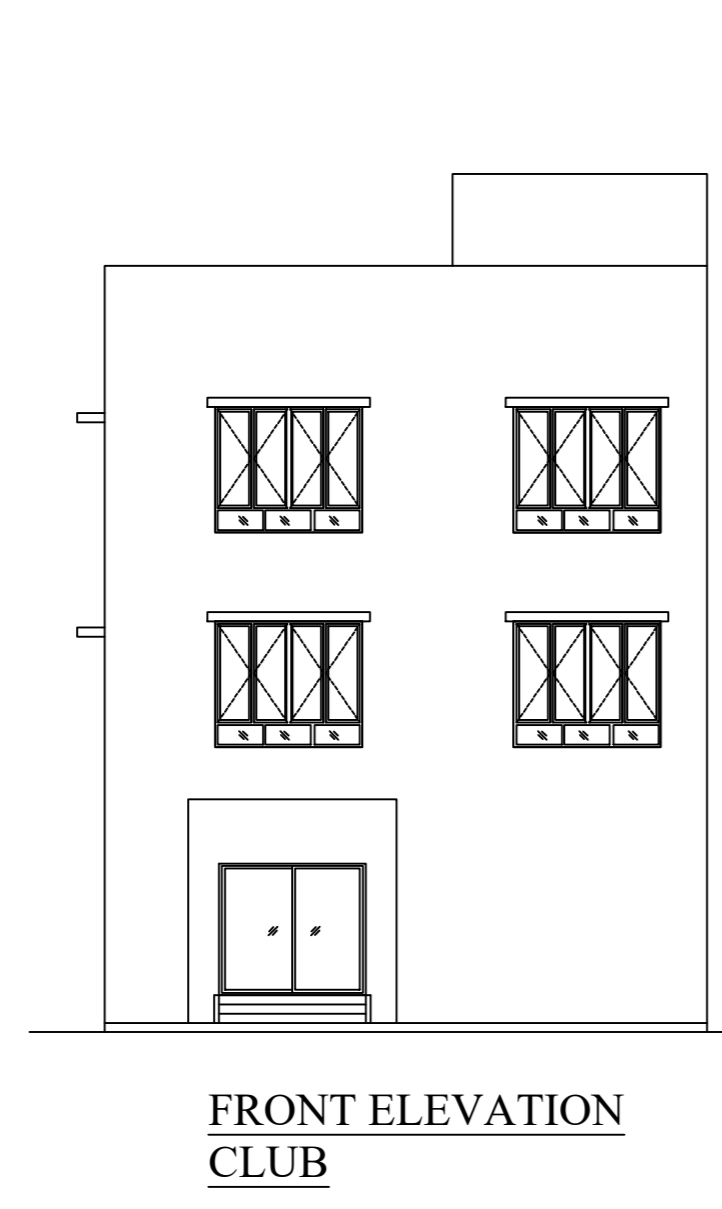
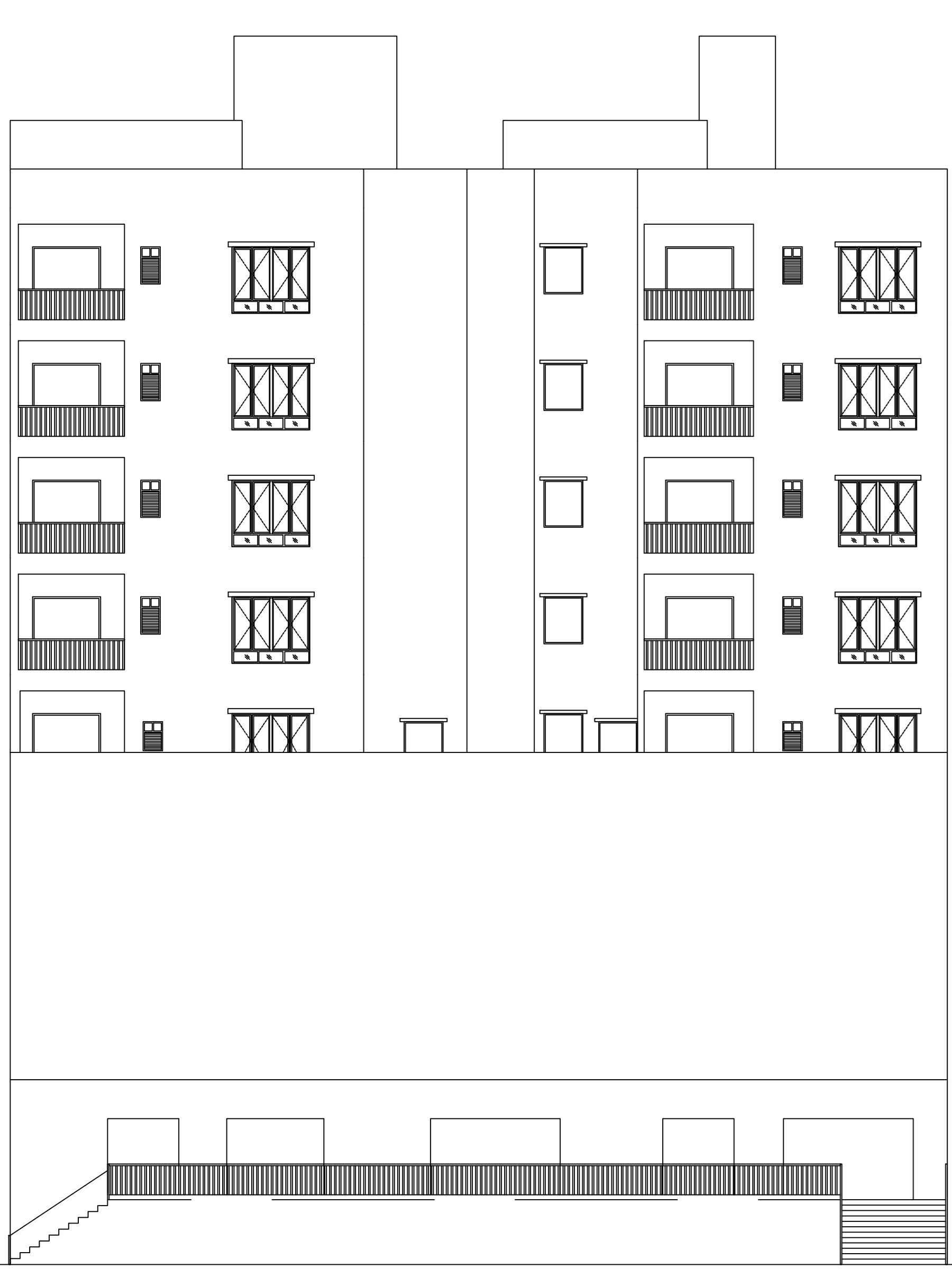
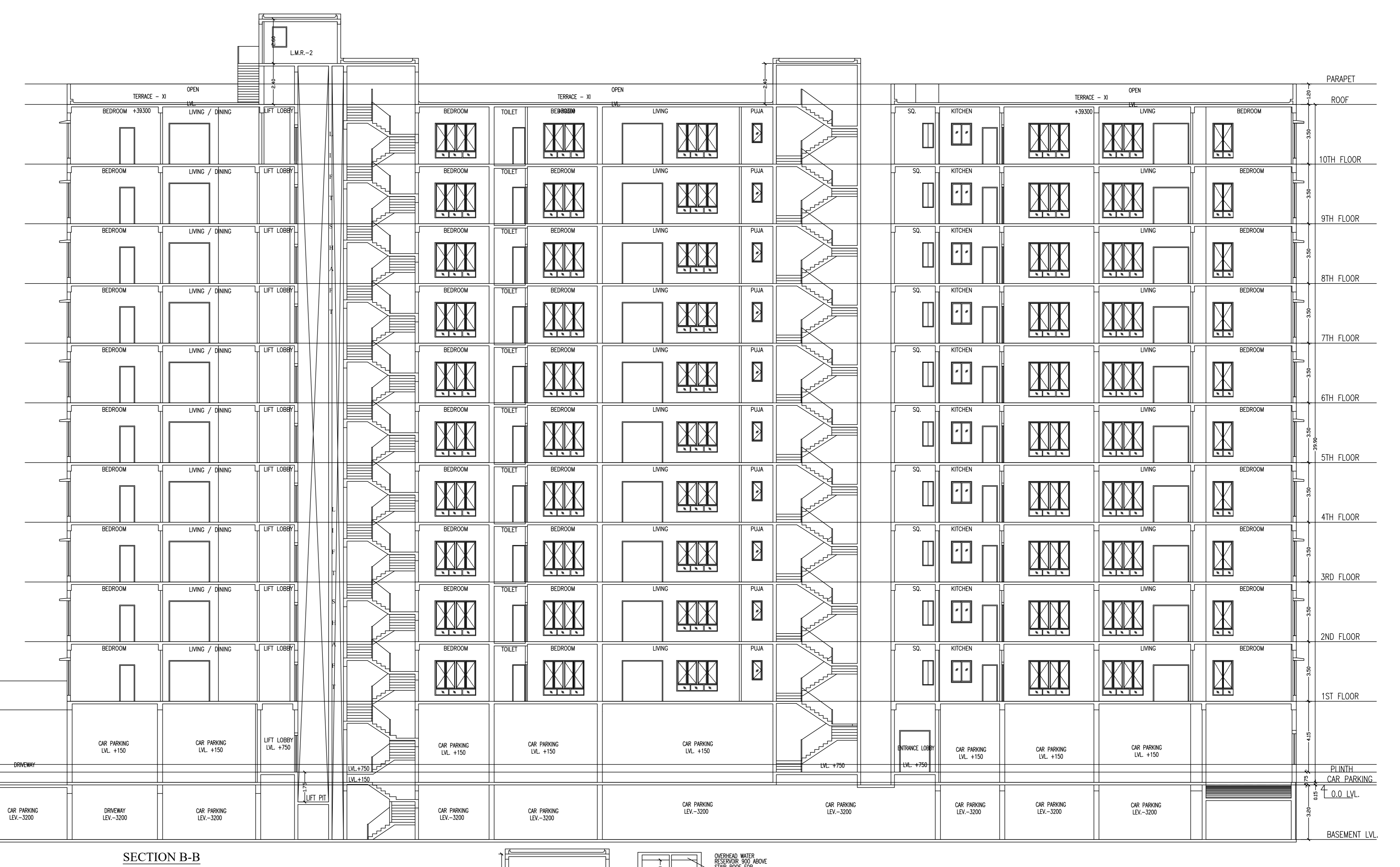
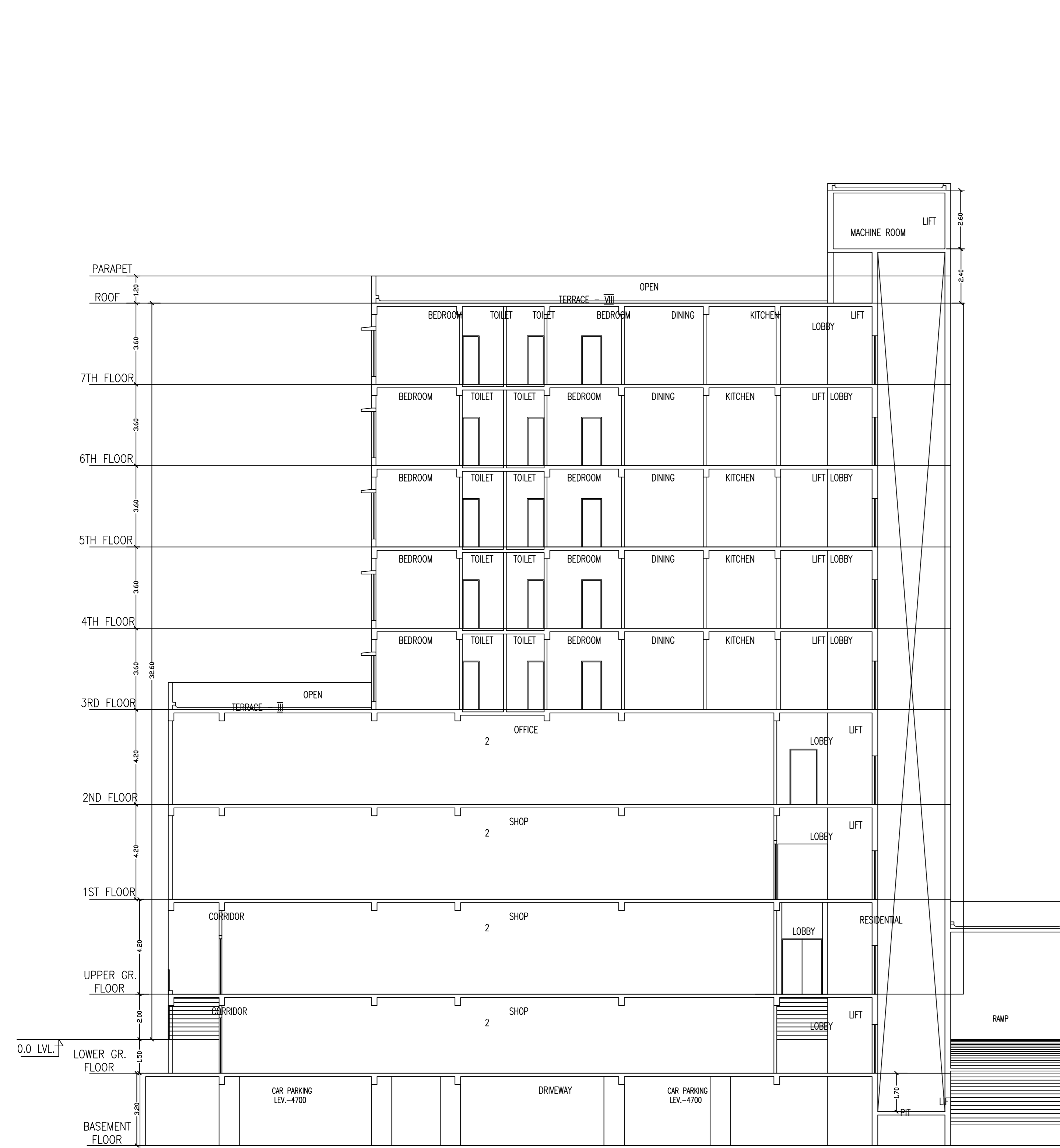


STP SECTION AT - F F  
SCALE-1:100



Signature Not Verified  
Digitally Signed  
Name: Sonam B. Bhutia  
Date: 21-May-2023  
14:19:54  
Reason: Building Permit  
Location: Sion





**FRONT ELEVATION**

Signature Not Verified  
 Digital Signature Name: Soran Mishra  
 Date: 21-May-2023  
 14:10:54  
 Reason: Building Permit  
 Location: Srigiri

EXISTING R.C.C. STRUCTURE TO BE DEMOLISHED- 121.00 SQM  
 HOLDING NO:- 943048.2137  
 L.O.C.C. MEND NO:-10885/BJUDA DATED 09.03.2023  
 LAND AREA-5323.75 SQM

**LAND SCHEDULE**

MOUDA-CARBORAM  
 PLOT NO.- 80.81 (R.S.)  
 KHATA/NR NO.- 80/11 (L.R.)  
 KHATA/NR NO.- 232, 413, 414, 415 & 192 (L.R.)  
 J.L. NO.-102  
 P.S.-BHAKTINAGAR  
 DIST.-JALPAIGURI  
 WARD NO.- 41

**NAME OF OWNER**

1. J.J. AVASHAN PRIVATE LIMITED REPRESENT BY  
 ONE OF ITS DIRECTORS SANJAY AGARWAL  
 2. SANJAY KUMAR AGARWAL  
 3. MANUJ KUMAR AGARWAL  
 4. MEETHI AGARWAL

**CERTIFICATE OF OWNER**

I DO HEREBY DECLARE THAT THE FOUNDATION AND SUPERSTRUCTURE FOR CONSTRUCTION SHALL BE SUPERVISED BY THE B.A. & L.S. SIGNING THE BUILDING PLAN CATEGORY AND AS APPROVED BY THE AUTHORITY.

**SIGNATURE OF OWNERS**

HEREBY I CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION PROJECT NO. BEH/PS-1, 1/1A, 1/1B, 1/1C, BARUA, DIST. JALPAIGURI, WARD NO.- 41 UNDER THE JURISDICTION OF S.A.C. HAVE BEEN PERSONALLY INSPECTED AND FOUND TO BE AS PER THE PLAN AND AS APPROVED BY THE AUTHORITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS OF ANY CONFORMING TO ALL REGULATIONS OF ALL APPLICABLE CODES OF PRACTICE AND LAWS.

**SIGN. of Structural Engineer.** SIGN of Geo-Tech. Engineer

**SH-11/12**

**CERTIFICATE OF ARCHITECT**

I DO HEREBY CERTIFY THAT THE PLAN, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO. 80.81 (R.S.) & 1/1A, 1/1B, 1/1C, BARUA, DIST. JALPAIGURI, WARD NO.- 41 UNDER THE JURISDICTION OF S.A.C. HAVE BEEN PERSONALLY INSPECTED AND FOUND TO BE AS PER THE PLAN AND AS APPROVED BY THE AUTHORITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS OF ANY CONFORMING TO ALL REGULATIONS OF ALL APPLICABLE CODES OF PRACTICE AND LAWS.

**ARCHITECTS**

|                   |           |
|-------------------|-----------|
| AGRAWAL & AGRAWAL |           |
| BARODA            | KOLKATA   |
| SCALE             | GATE      |
| 1:100             | 22.09.22  |
| CHECKED           | SUBMITTED |
| IPSTACINBATH      | SOURYA    |