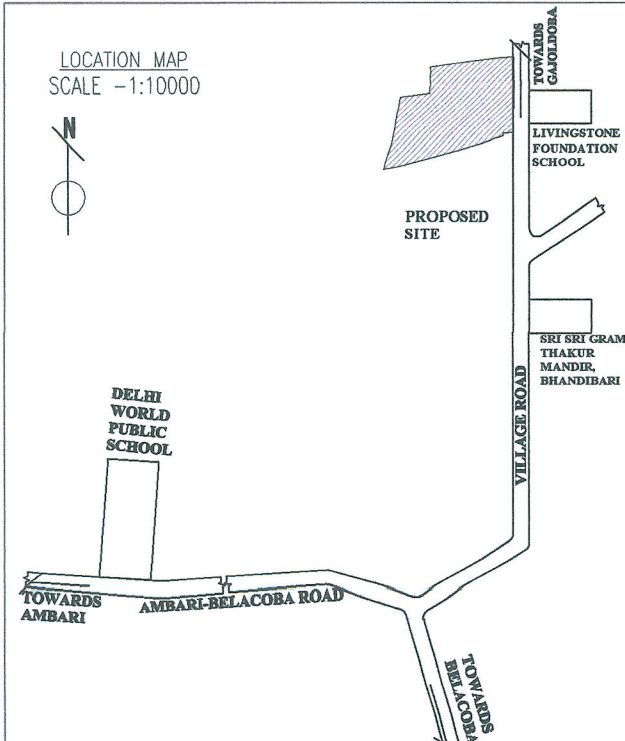
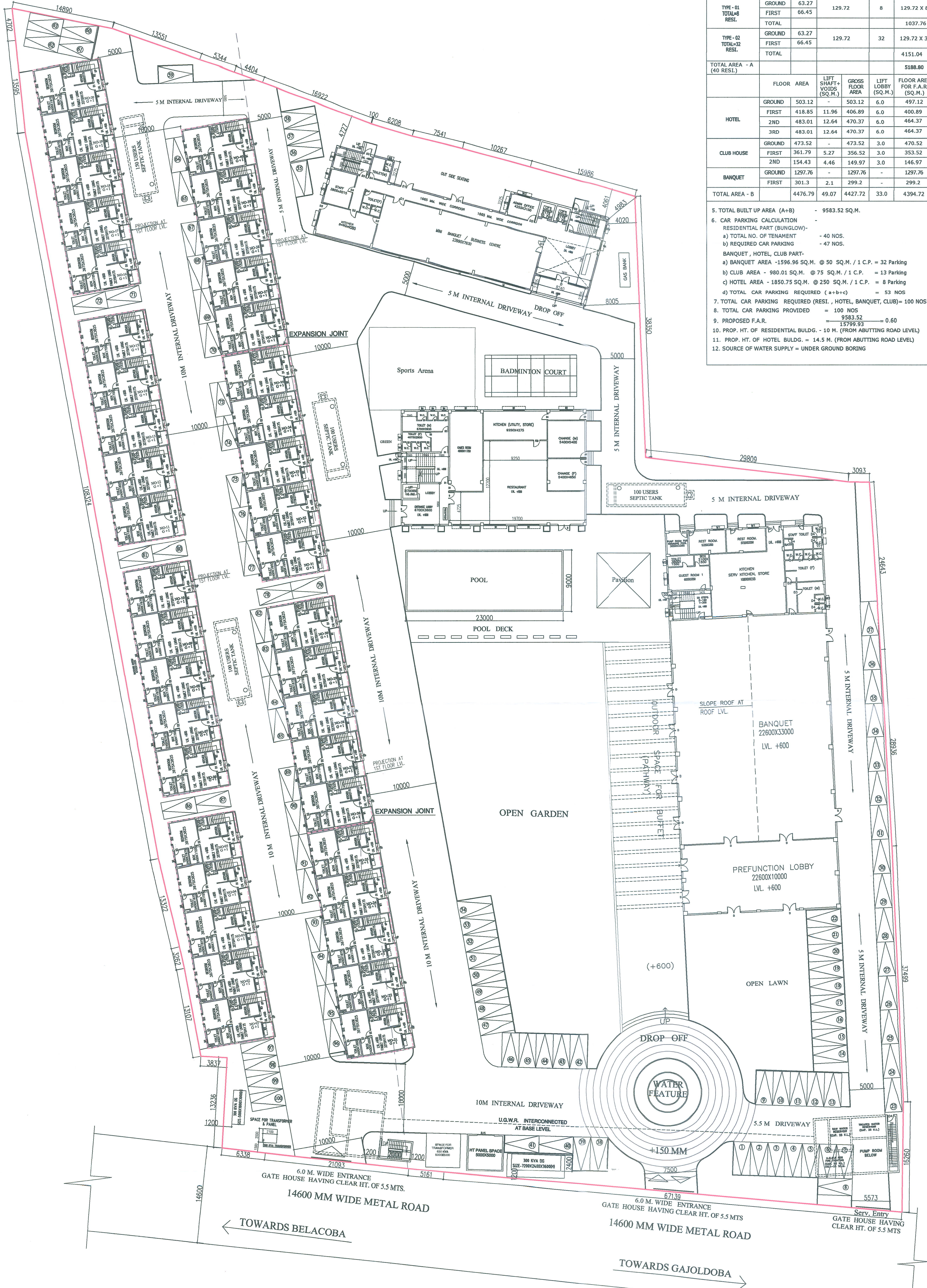




| AREA STATEMENT .                                                      |            |                           |                        |                      |                                |         |
|-----------------------------------------------------------------------|------------|---------------------------|------------------------|----------------------|--------------------------------|---------|
| 1. LAND AREA :                                                        |            |                           |                        |                      |                                |         |
| LAND AREA AS PER DEED                                                 |            | -                         |                        |                      |                                |         |
| LAND AREA AS PER SITE                                                 |            | - 15799.93 SQ.M.          |                        |                      |                                |         |
| LAND AREA AS PER KHATTIAN                                             |            | -                         |                        |                      |                                |         |
| 2. PERMISSIBLE :                                                      |            |                           |                        |                      |                                |         |
| GROUND COVERAGE                                                       |            | - 50%                     |                        |                      |                                |         |
| FAR                                                                   |            | - 2.0                     |                        |                      |                                |         |
| 3. PROPOSED :                                                         |            |                           |                        |                      |                                |         |
| GROUND COVERAGE                                                       |            | - 4906.96 SQ.M. (32.19%)  |                        |                      |                                |         |
| FAR                                                                   |            | - 0.60                    |                        |                      |                                |         |
| 4. FLOOR AREA :                                                       |            |                           |                        |                      |                                |         |
|                                                                       | FLOOR      | AREA                      | TENEMENT AREA (SQ. M.) | TOTAL TENEMENT UNITS | TOTAL AREA (SQ. M.)            |         |
| TYPE - 01<br>TWO-01<br>RES.                                           | GROUND     | 63.27                     | 129.72                 | 8                    | 129.72 X 8                     |         |
|                                                                       | FIRST      | 66.45                     |                        |                      |                                |         |
|                                                                       | TOTAL      |                           |                        |                      |                                | 1037.76 |
| TYPE - 02<br>TWO-02<br>RES.                                           | GROUND     | 63.27                     | 129.72                 | 32                   | 129.72 X 32                    |         |
|                                                                       | FIRST      | 66.45                     |                        |                      |                                |         |
|                                                                       | TOTAL      |                           |                        |                      |                                | 4151.04 |
| TOTAL AREA - A (40 RES.)                                              |            |                           |                        |                      |                                | 5188.80 |
|                                                                       | FLOOR AREA | LIFT SHAFT+VOIDS (SQ. M.) | GROSS FLOOR AREA       | LIFT LOBBY (SQ. M.)  | FLOOR AREA FOR F.A.R. (SQ. M.) |         |
| HOTEL                                                                 | GROUND     | 503.12                    | 503.12                 | 6.0                  | 497.12                         |         |
|                                                                       | FIRST      | 418.85                    | 11.96                  | 406.89               | 6.0                            | 400.89  |
|                                                                       | 2ND        | 483.01                    | 12.64                  | 470.37               | 6.0                            | 464.37  |
|                                                                       | 3RD        | 483.01                    | 12.64                  | 470.37               | 6.0                            | 464.37  |
| CLUB HOUSE                                                            | GROUND     | 473.52                    | -                      | 473.52               | 3.0                            | 470.52  |
|                                                                       | FIRST      | 361.79                    | 5.27                   | 356.52               | 3.0                            | 353.52  |
|                                                                       | 2ND        | 154.43                    | 4.46                   | 149.97               | 3.0                            | 146.97  |
| BANQUET                                                               | GROUND     | 1297.76                   | -                      | 1297.76              | -                              | 1297.76 |
|                                                                       | FIRST      | 301.3                     | 2.1                    | 299.2                | -                              | 299.2   |
| TOTAL AREA - B                                                        |            | 4476.79                   | 49.07                  | 4427.72              | 33.0                           | 4394.72 |
| 5. TOTAL BUILT UP AREA (A+B)                                          |            | - 9583.52 SQ.M.           |                        |                      |                                |         |
| 6. CAR PARKING CALCULATION                                            |            |                           |                        |                      |                                |         |
| RESIDENTIAL PART (BUNGLOW)-                                           |            |                           |                        |                      |                                |         |
| a) TOTAL NO. OF TENAMENT                                              |            |                           |                        |                      |                                |         |
| b) REQUIRED CAR PARKING                                               |            |                           |                        |                      |                                |         |
| BANQUET, HOTEL, CLUB PART-                                            |            |                           |                        |                      |                                |         |
| a) BANQUET AREA - 1596.96 SQ.M. @ 50 SQ.M. / 1 C.P. = 32 Parking      |            |                           |                        |                      |                                |         |
| b) CLUB AREA - 980.01 SQ.M. @ 75 SQ.M. / 1 C.P. = 13 Parking          |            |                           |                        |                      |                                |         |
| c) HOTEL AREA - 1850.75 SQ.M. @ 250 SQ.M. / 1 C.P. = 8 Parking        |            |                           |                        |                      |                                |         |
| d) TOTAL CAR PARKING REQUIRED (a+b+c) = 53 NOS                        |            |                           |                        |                      |                                |         |
| 7. TOTAL CAR PARKING REQUIRED (RESI., HOTEL, BANQUET, CLUB)= 100 NOS  |            |                           |                        |                      |                                |         |
| 8. TOTAL CAR PARKING PROVIDED = 100 NOS                               |            |                           |                        |                      |                                |         |
| 9. PROPOSED F.A.R. = 9583.52 / 0.60                                   |            |                           |                        |                      |                                |         |
| = 15799.93                                                            |            |                           |                        |                      |                                |         |
| 10. PROP. HT. OF RESIDENTIAL BLDG. - 10 M. (FROM ABUTTING ROAD LEVEL) |            |                           |                        |                      |                                |         |
| 11. PROP. HT. OF HOTEL BLDG. = 14.5 M. (FROM ABUTTING ROAD LEVEL)     |            |                           |                        |                      |                                |         |
| 12. SOURCE OF WATER SUPPLY = UNDER GROUND BORING                      |            |                           |                        |                      |                                |         |

| SCHEDULE OF DOORS & WINDOWS : |      |        |           |                              |
|-------------------------------|------|--------|-----------|------------------------------|
| NO.                           | SILL | LINTEL | SIZE      | REMARKS                      |
| D                             | -    | 2250   | 2000X2250 | MAIN ENTRANCE                |
| D1                            | -    | 2250   | 1875X2250 | MINI BANQUET/BUSINESS CENTRE |
| D2                            | -    | 2250   | 1800X2250 | KITCHEN                      |
| D3                            | -    | 2250   | 1100X2250 | ADMIN OFFICE                 |
| D4                            | -    | 2250   | 1000X2250 | KITCHEN, STAIR               |
| D5                            | -    | 2250   | 900X2250  | TOILET                       |
| D6                            | -    | 2250   | 750X2250  | W.C.                         |
| D7                            | 250  | 2250   | 900X2000  | ROOF                         |
| W                             | 350  | 2250   | 5800X1900 | MINI BANQUET/BUSINESS CENTRE |
| W1                            | 350  | 2250   | 2500X1900 | ENTRANCE LOBBY               |
| W2                            | 1050 | 2250   | 2100X1200 | KITCHEN                      |
| W3                            | 350  | 2250   | 1875X1900 | CORRIDOR AREA                |
| W4                            | 350  | 2250   | 1825X1900 | ADMIN OFFICE, STAIR          |
| W5                            | 350  | 2250   | 1675X1900 | ADMIN OFFICE                 |
| W6                            | 350  | 2250   | 1500X1900 | STAFF HOTEL ROOM             |
| W7                            | 350  | 2250   | 1350X1900 | STAIR                        |
| W8                            | 1250 | 2250   | 600X1000  | TOILET                       |

SCHEDULE OF LAND:  
PLOT NO. 158/565, 167/566, 166, 167, 168 (RS); 941, 942, 943, 944, 945 (LR)  
KHATTIAN NO. 569, 570, 574, 2023 (RS); 637, 638 (LR)  
J.L. NO. 07  
SHEET NO. 03  
MOUZA: SHIKARPUR  
DIST. JALPAIGURI  
P.S. RAJGANJ  
UNDER SHIKARPUR GRAM PANCHAYET  
LATITUDE: 26°38'45" N LONGITUDE: 88°32'41" E  
LOCATION:  
SHIKARPUR, NEAR LIVINGSTONE FOUNDATION SCHOOL, SHIKARPUR  
MOUZA, JALPAIGURI DISTRICT

NAME OF OWNERS :-  
1. M/S SA DEVELOPERS  
REPRESENTED BY ONE OF ITS PARTNER, SRI AJAY KUMAR AGARWAL

2. M/S RK DEVELOPERS  
REPRESENTED BY ONE OF ITS PARTNER, SMT. NEELAM AGARWAL

CERTIFICATE OF OWNERS :-  
CERTIFIED THAT I HAVE GONE THROUGH THE BUILDING RULES FOR SILIGURI-JALPAIGURI DEVELOPMENT AUTHORITY AND ALSO UNDER TAKE TO ABIDE BY THOSE RULES DURING AND AFTER CONSTRUCTION OF THE BUILDING.

M/S SA DEVELOPERS  
Ajay Kumar Agarwal  
Partner  
M/S RK DEVELOPERS  
Neelam Agarwal  
Partner

SIGNATURE OF OWNERS

CERTIFICATE OF ARCHITECT

I DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONA AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON MOUZA - SHIKARPUR, PLOT NO. 158 / 565 , 167 / 566 , 166 , 167 , 168 (RS) ; 941, 942, 943, 944, 945 (LR); KHATTIAN NO . 569, 570, 574, 2023(RS); 637 , 638 (LR) J.L . NO . 07, PS- RAJGANJ & DIST- JALPAIGURI , WEST BENGAL UNDER SHIKARPUR GRAM PANCHAYET HAVE BEEN PREPARED UNDER MY SUPERVISION AND I SHALL BE RESPONSIBLE FOR THE SUPERVISION OF THE BUILDING IN CONFORMITY WITH ALL RELEVANT PROVISIONS OF SJDA REGULATIONS.

Prabhat Machhar  
PRABHAT MACHHAR  
CA/2008/42983

SIGNATURE OF ARCHITECT

TITLE-

OVERALL GROUND PLAN

PROJECT-

PROPOSED GROUND + 1(ONE) STORIED RESIDENTIAL BUILDING (40NOS). GROUND + 3 (THREE) STORIED HOTEL (1NO) , GROUND+ 2 (TWO) STORIED CLUB HOUSE (1NO) AND BANQUET HALL (1NO ) FOR 1. M/S SA DEVELOPERS & 2. M/S RK DEVELOPERS REPRESENTED BY ITS PARTNERS, SRI AJAY KUMAR AGARWAL & SMT. NEELAM AGARWAL AT PLOT NO. 158/565, 167/566, 166, 167, 168 (RS); 941, 942, 943, 944, 945 (LR) , KHATTIAN NO. 569, 570, 574, 2023 (RS); 637, 638 (LR) J.L. NO. 07, MOUZA- SHIKARPUR , P.S- RAJGANJ & DIST - JALPAIGURI , WEST BENGAL UNDER SHIKARPUR GRAM PANCHAYET NEAR LIVINGSTONE FOUNDATION SCHOOL.

ARCHITECTS

PRABHAT DESIGN STUDIO  
P-28 , 1ST FLOOR , SECTOR A , METROPOLITAN  
KOLKATA - 700105

| SCALE       | DATE       | DEALT | CHECKED | DWG.NO. |
|-------------|------------|-------|---------|---------|
| 1 : 300(A1) | 04.07.2024 |       | PM      | 2/6     |