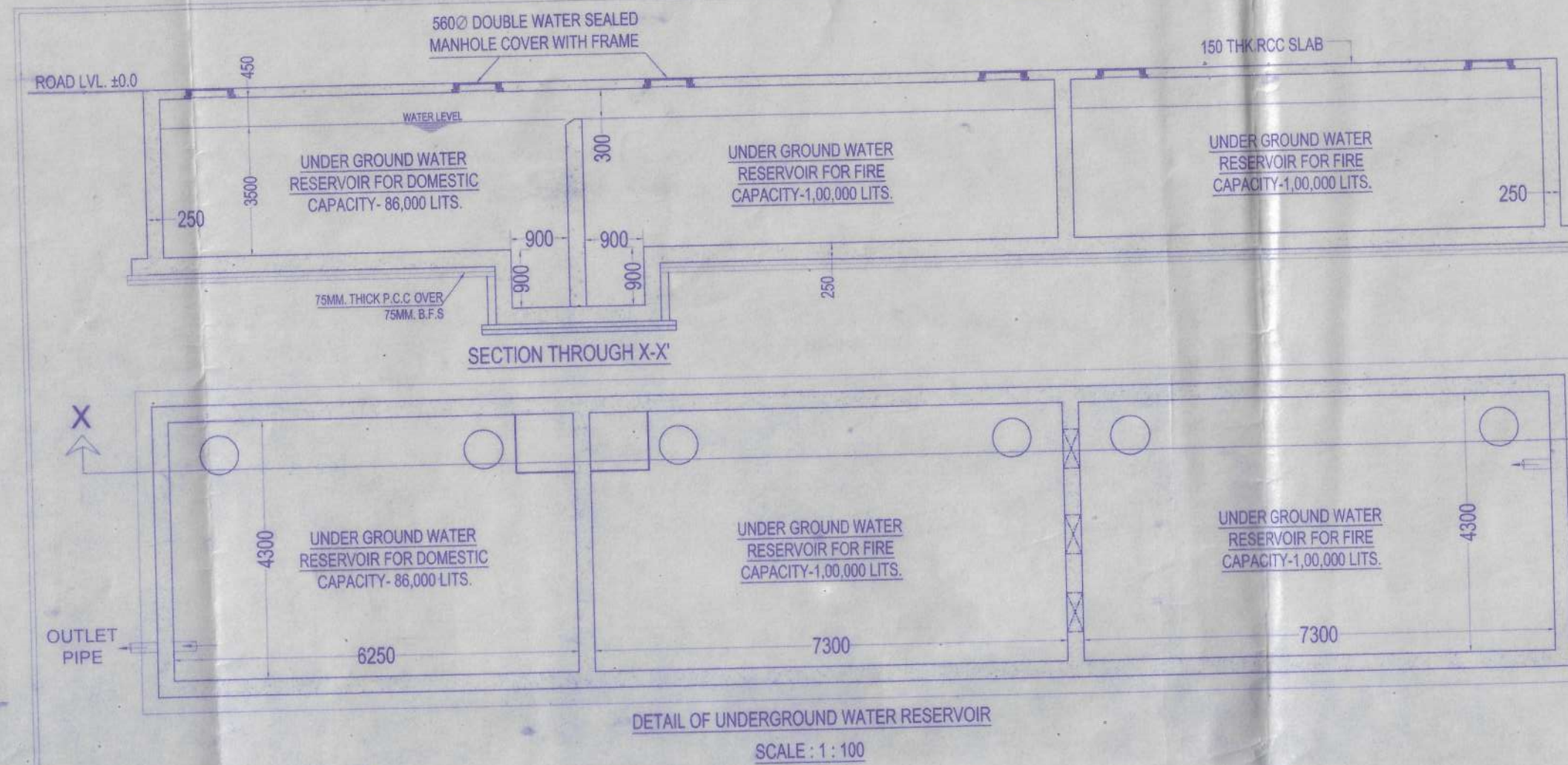
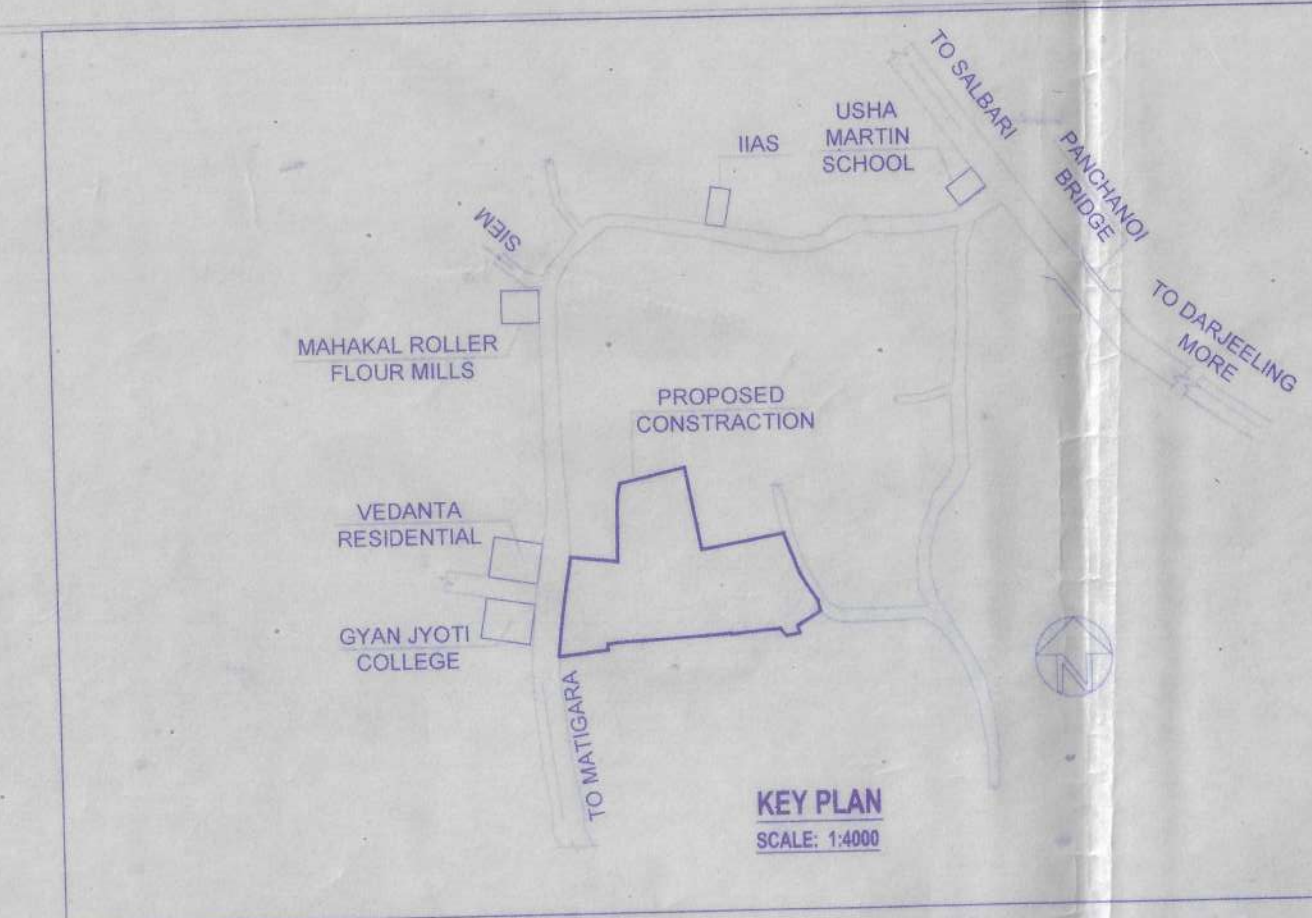
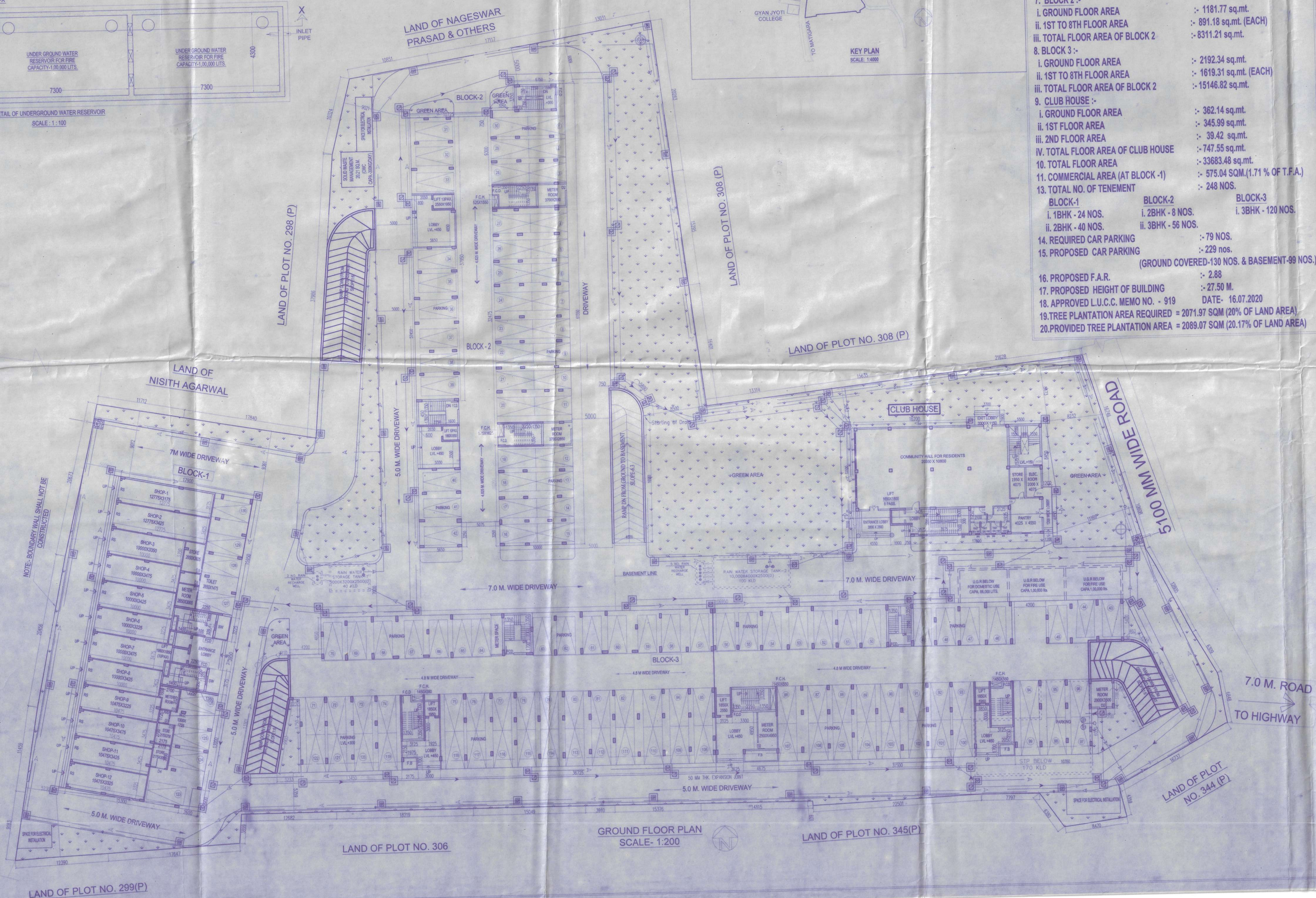




16.00 M. WIDE ROAD



AREA STATEMENT

1. LAND AREA AS PER DEED :- 10359.866 sq.mt
2. LAND AREA AS PER SITE :- 10359.770 sq.mt
3. PERMISSIBLE GROUND COVERAGE :- 5179.885 sq.mt. (50.00 %)
4. PROPOSED GROUND COVERAGE :- 5107.090 sq.mt. (49.30%)
5. BASEMENT FLOOR AREA :- 3851.66 sq.mt.
6. BLOCK 1 :-
 - i. GROUND FLOOR AREA :- 751.76 sq.mt.
 - ii. 1ST TO 8TH FLOOR AREA :- 609.31 sq.mt. (EACH)
7. BLOCK 2 :-
 - i. GROUND FLOOR AREA :- 1181.77 sq.mt.
 - ii. 1ST TO 8TH FLOOR AREA :- 891.18 sq.mt. (EACH)
8. BLOCK 3 :-
 - i. GROUND FLOOR AREA :- 2192.34 sq.mt.
 - ii. 1ST TO 8TH FLOOR AREA :- 1619.31 sq.mt. (EACH)
9. CLUB HOUSE :-
 - i. GROUND FLOOR AREA :- 362.14 sq.mt.
 - ii. 1ST FLOOR AREA :- 345.99 sq.mt.
 - iii. 2ND FLOOR AREA :- 39.42 sq.mt.
 - iv. TOTAL FLOOR AREA OF CLUB HOUSE :- 747.55 sq.mt.
10. TOTAL FLOOR AREA :- 33683.48 sq.mt.
11. COMMERCIAL AREA (AT BLOCK -1) :- 575.04 SQM. (1.71 % OF T.F.A.)
12. TOTAL NO. OF TENEMENT

BLOCK-1	BLOCK-2	BLOCK-3
i. 1BHK - 24 NOS.	i. 2BHK - 8 NOS.	i. 3BHK - 120 NOS.
ii. 2BHK - 40 NOS.	ii. 3BHK - 56 NOS.	
13. REQUIRED CAR PARKING :- 79 NOS.
14. PROPOSED CAR PARKING :- 229 nos.
- (GROUND COVERED-130 NOS. & BASEMENT-99 NOS.)
15. PROPOSED F.A.R. :- 2.88
16. PROPOSED HEIGHT OF BUILDING :- 27.50 M.
17. APPROVED L.U.C.C. MEMO NO. - 919 DATE- 16.07.2020
18. TREE PLANTATION AREA REQUIRED = 2071.97 SQM (20% OF LAND AREA)
19. PROVIDED TREE PLANTATION AREA = 2089.07 SQM (20.17% OF LAND AREA)

PROJECT : PROPOSED BASEMENT+GROUND + 8 STORED RESIDENTIAL CUM COMMERCIAL BUILDING.

NAME OF OWNER : 1. SRI BIJAY AGARWAL.

LOCATION : SALBARI, SILIGURI

SCHEDULE OF LAND:

MOUZA - BARAGHARIA;
J.L. NO. - 82;
PLOT NO. - R.S. - 187, 191, 185, 186
L.R. - 297, 299, 307, 308, 298
KHATIAN NO. - L.R. - 1814, 1979, 1378, 1465
PARGANA - PATHARGHATA
P.S. - MATIGARA;
DIST. - DARJEELING;

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL EXTERNAL WALL SHALL BE 200MM. THICK AND INTERNAL WALL SHALL BE 125 MM. THICK.
4. ALL MASONRY WORK WILL BE CARRIED OUT WITH FLY ASH BASED A.C. BLOCK.
5. SOLAR, WIND OR OTHER RENEWABLE ENERGY SHALL BE INSTALLED TO MEET ELECTRICITY GENERATION EQUIVALENT TO AT LEAST 1% OF THE CONNECTED LOAD OR AS PER THE STATE /LOCAL BUILDING BYE-LAWS REQUIREMENT, WHICHEVER IS HIGHER.

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

Sd/- Bijay Agarwal
SIGNATURE OF OWNER

DECLARATION OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE "NATIONAL BUILDING CODE" OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. MOREOVER I WILL BE HELD RESPONSIBLE FOR ANY STRUCTURE DAMAGE/FAILURE HAPPENED DURING CONSTRUCTION PERIOD AND THERE AFTER BEYOND DATE OF TAKING OCCUPANCY CERTIFICATE.

Sd/- Sanjiv Parekh
SIGNATURE OF STRUCTURAL ENGINEER

DESIGNED AND CHECKED BY ME

Sd/- Sanjiv Parekh
SIGNATURE OF GEO-TECHNICAL ENGINEER

DECLARATION OF ARCHITECT / L.B.S.
I DO HEREBY DECLARE THAT THE KEY PLAN, SITE PLAN AND THE BUILDING PLAN HAVE BEEN PREPARED UNDER MY SUPERVISION AND I SHALL BE RESPONSIBLE FOR THE SUPERVISION OF THE BUILDING.

Sd/- Rishabh Biswas
SIGNATURE OF ARCHITECT / L.B.S.

TITLE - GROUND FLOOR PLAN

SCALE- AS SHOWN ARCHITECT: GREEN ARCHITECTURE CONSULTING ENGINEERS PVT. LTD.

DATE - 03.10.2020
SHEET NO. :- 01/10
CHKD. BY:- K.K.ROY
DRAWN BY:- MOFIKUL ISLAM