

NAME OF OWNER:  
**M/S KAULA BUILDERS**  
 REPRESENTED BY - SRI BUAY AGARWAL S/D LATE BISWANATH AGARWAL  
 AT ORCHID COMPLEX, S.F. ROAD, SILIGURI, P.O. & P.S. SILIGURI, DIST. DARJEELING, PIN-734001

SCHEDULE OF LAND:

MOUZA	- BARAGHARIA
J.L. NO.	- 82
R.S. KHATAN NO.	- 91, 712
L.R. KHATAN NO.	- 95, 979, 971, 1435, 1772, 1376, 919
R.S. PLOT NO.	- 1433, 1434, 1390, 1391, 1377
L.R. PLOT NO.	- 139, 147, 148, 159, 160, 262, 264, 147265, 147266
L.R. SHEET NO.	- 287, 288, 289, 291, 313, 314, 315, 317, 324, 325, 330
PARGANA	- PATHARGHATA
POLICE STATION	- MATIGARA
DISTRICT	- DARJEELING

SITE LOCATION: NEAR GYANJYOTI MORE, DAGAPUR, SILIGURI

- GENERAL NOTES:
1. ALL DIMENSIONS ARE IN METRES.
  2. ONLY WHITE DIMENSIONS ARE TO BE FOLLOWED.
  3. ALL EXTERNAL WALL ARE 200MM THICK AND INTERNAL WALL ARE 200/125 MM THICK UNLESS OTHERWISE NOTED.
  4. ALL WINDOWS ARE ARTIFICIALLY LIGHTED & MECHANICALLY VENTILATED.
  5. GRADE OF FLOOR IS +0.00 AND GRADE OF CONCRETE IS M-30.
  6. TILES ARE TO BE USED FOR FLOORING.

AREA STATEMENT

1. AREA OF LAND (AS PER DEED)	- 8982.91 SQ.M.
2. AREA OF LAND (AS PER SITE)	- 8258.55 SQ.M.
3. PERMISSIBLE GROUND COVERAGE	- 4264.28 SQ.M. (50.00%)
4. PROPOSED GROUND COVERAGE	- 4242.32 SQ.M. (48.81%)
5. PERMISSIBLE F.A.R.	- 2.50
6. PILED UP WITH STAIN AREA	- 70.94 SQ.M.
7. GROUND FLOOR AREA	- 1741.68 SQ.M.
8. FIRST FLOOR AREA	- 1590.79 SQ.M.
9. TYPICAL (2ND TO 5TH) FLOOR AREA (488.90X5)	- 5627.89 SQ.M.
10. TOTAL FLOOR AREA	- 9771.99 SQ.M.
TOWER-1	
11. GROUND FLOOR AREA	- 331.84 SQ.M.
12. TYPICAL (1ST TO 5TH) FLOOR AREA (321.81X5)	- 2897.85 SQ.M.
13. TOTAL FLOOR AREA	- 2938.19 SQ.M.
TOWER-2	
14. GROUND FLOOR AREA	- 696.89 SQ.M.
15. TYPICAL (1ST TO 5TH) FLOOR AREA (378.57X5)	- 4897.85 SQ.M.
16. TOTAL FLOOR AREA	- 5598.11 SQ.M.
TOWER-3	
17. GROUND FLOOR AREA	- 691.77 SQ.M.
18. TYPICAL (1ST TO 5TH) FLOOR AREA (388.48X5)	- 4702.48 SQ.M.
19. TOTAL FLOOR AREA	- 5398.17 SQ.M.
20. TOTAL FLOOR AREA (9171.99+5398.17+5598.11)	- 23868.27 SQ.M.
21. TOTAL P.L.R. AREA (23868.27-70.94)	- 23891.54 SQ.M.
22. PROPOSED F.A.R.	- 2.70
23. TOTAL AREA OF SHOPS/ MERCHANDISE-RETAIL	- 2666.11 SQ.M.
24. PERMISSIBLE HEIGHT OF BUILDING	- 18.5 M.
25. PROPOSED HEIGHT OF BUILDING	- 18.475 M.
26. PARKING REQUIRED	- (100 + 20) = 124 nos.
27. PARKING PROVIDED	- 128 nos. (527 NOS. COVERED) (50 NOS. OPEN PARKING)
28. L.U.C.E. MEMO NO.	- 8999/SJA, dated - 18.05.2022

DECLARATION OF OWNER  
 I, THE OWNER, HEREBY DECLARE THAT I SHALL NOT ALTER OR MAKE ANY ADDITION OR ALTERATION TO THIS PLAN, DECLARE THAT I HAVE GONE THROUGH THE RULES AND REGULATIONS OF THE RELEVANT AUTHORITY AND ALSO UNDERTAKE TO ABIDE BY THOSE RULES AND REGULATIONS DURING AND AFTER THE CONSTRUCTION OF THE BUILDING. I MAY APPOINT A LBS/ TECHNICAL PERSON FOR SUPERVISION DURING CONSTRUCTION.

SIGNATURE OF OWNER

DECLARATION OF ARCHITECT  
 I, THE ARCHITECT, HEREBY CERTIFY THAT THE PLAN HAS BEEN DESIGNED AND DRAWN UP STRICTLY ACCORDING TO THE N.B.C. 2005 AND S.J.A RULES. ALSO CERTIFIED THAT THE FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAVE BEEN SO DESIGNED THAT SAFE IN ALL RESPECTS INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL.

SIGNATURE OF ARCHITECT / L.B.S.

DECLARATION OF STRUCTURAL ENGINEER  
 THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME, CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA AND OTHER RELEVANT CODES, AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

SIGNATURE OF STRUCTURAL ENGINEER

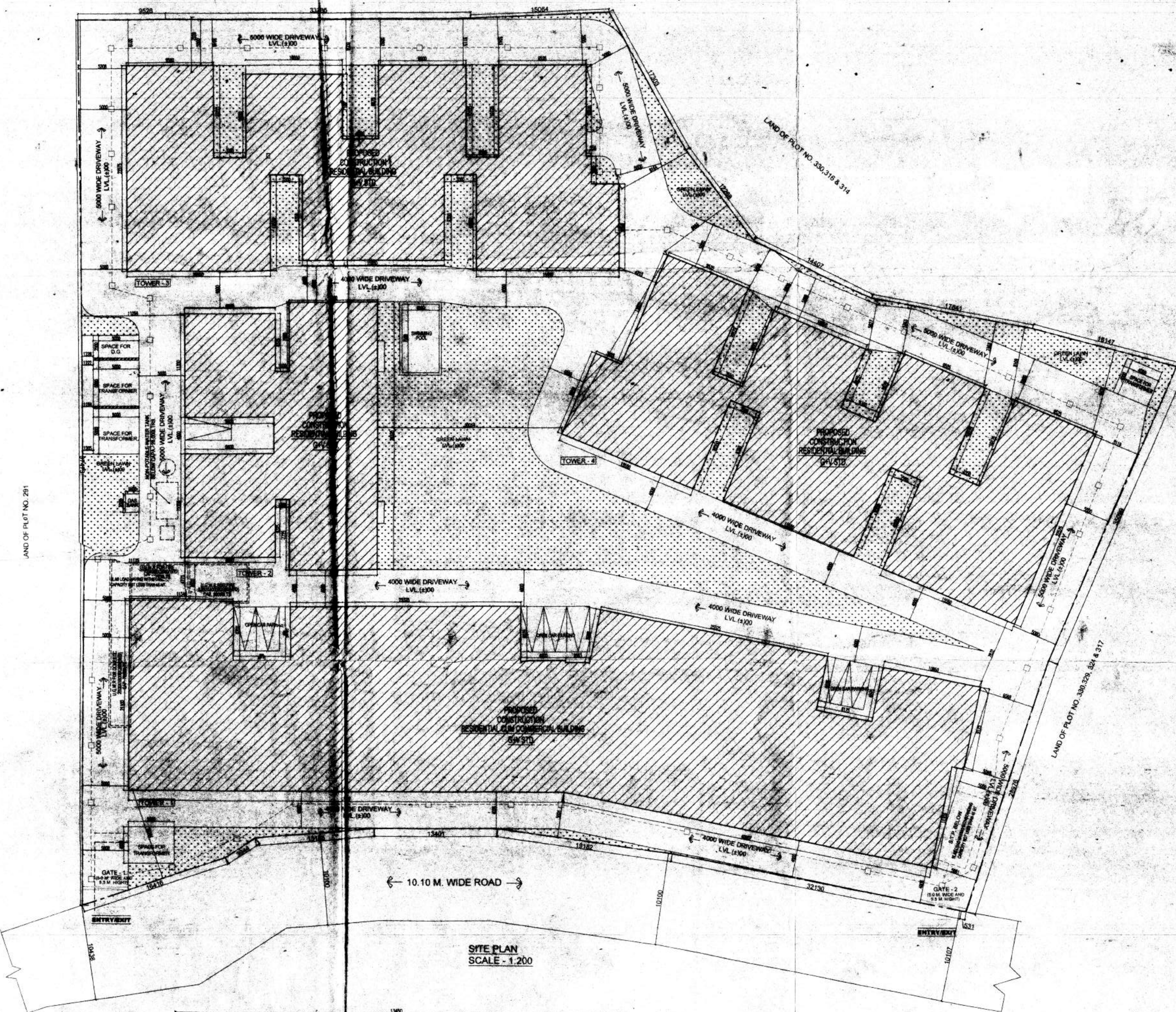
Dr. Smita Tung  
 Geo Technical Engineer, Class-I  
 SMC Environmental Number-972  
 72 Lenin Sarani, Durga Nagar, Siliguri  
 Ph No- 871692225  
 Email- smitatung2@gmail.com

PROJECT:  
**PROPOSED G+V STORED RESIDENTIAL CUM MERCANTILE-RETAIL BUILDING AT MONZA - BARAGHARIA, J.L. NO. - 82, KHATAN NO. - R.S. 9, 91, 712 L.R. 98, 979, 971, 1435, 1772, 1376, 919, 1433, 1434, 1390, 1391, 1377, R.S. PLOT NO. - 139, 147, 148, 159, 160, 262, 264, 147265, 147266, L.R. PLOT NO. - 287, 288, 289, 291, 313, 314, 315, 317, 324, 325, 330, L.S. SHEET NO. - 01, PARGANA- PATHARGHATA, P.S. - MATIGARA, DIST. - DARJEELING**

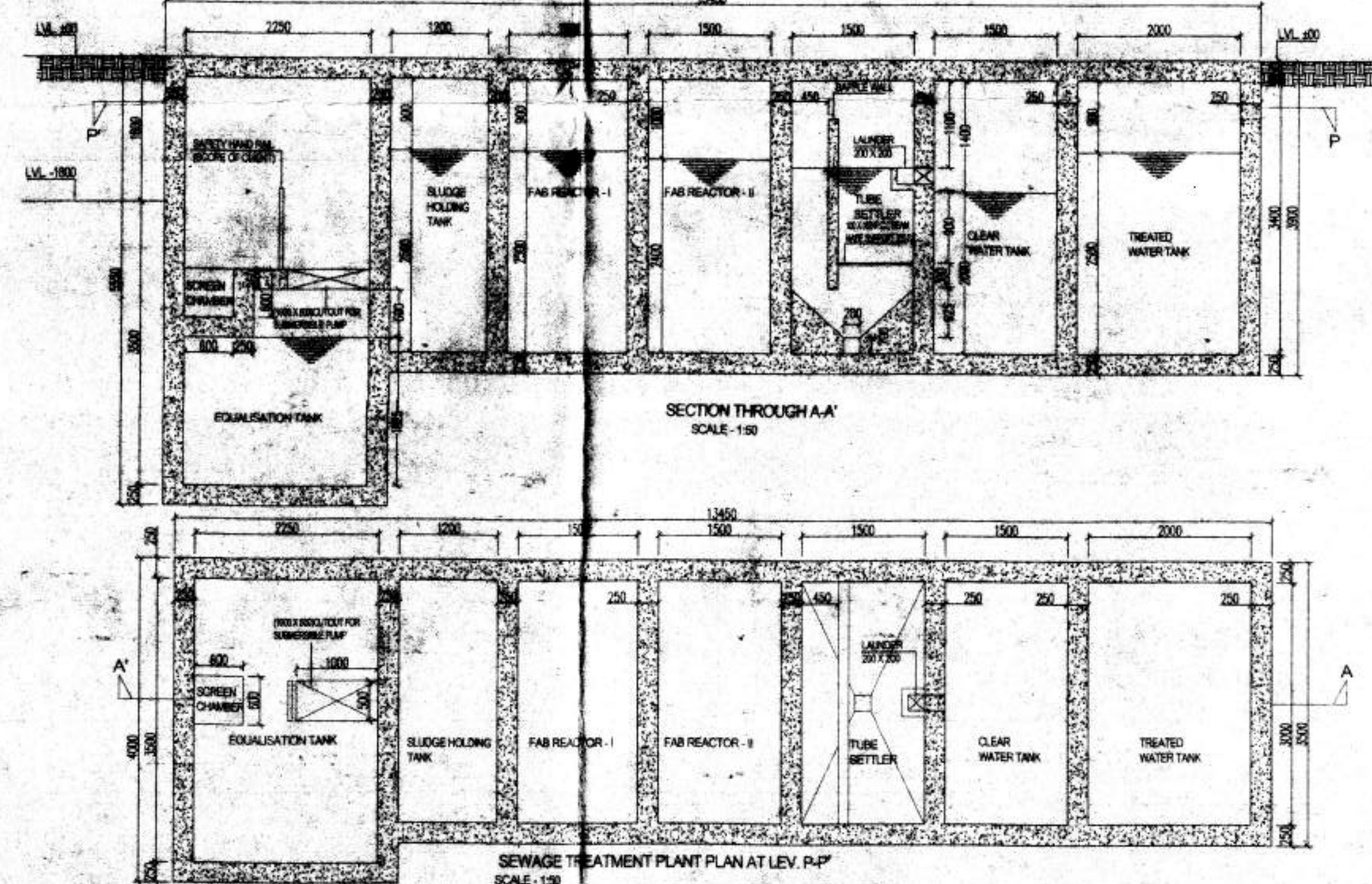
TITLE:  
 SITE PLAN, LOCATION PLAN, S.T.P. DETAILS

DRAWN BY:	MONIDIPA
CHECKED BY:	RATAN
DATE:	28.03.2022
SCALE:	1:200 & 1:50

ARCHITECT:  
**Mass & Void** Architect & Interior Consulting  
 56 Christopher Road,  
 4th Floor, 4b The Ekta Hibiscus,  
 Kolkata-700 046, P 033 2328 2264  
 E Mava2003@gmail.com, W Www.massandvoid.com



SITE PLAN SCALE - 1:200



LOCATION PLAN SCALE - 1:800

AND OF PLOT NO. 291