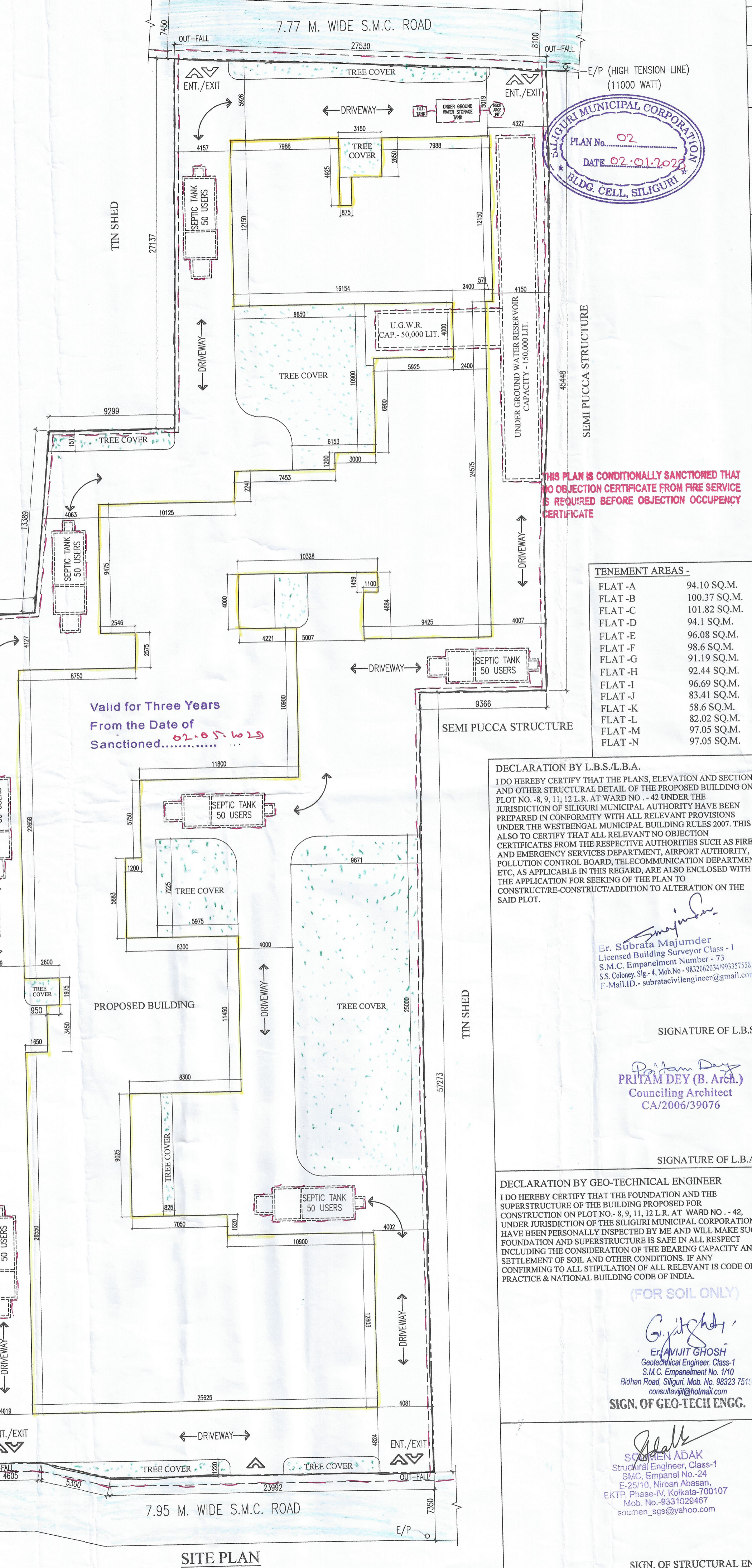
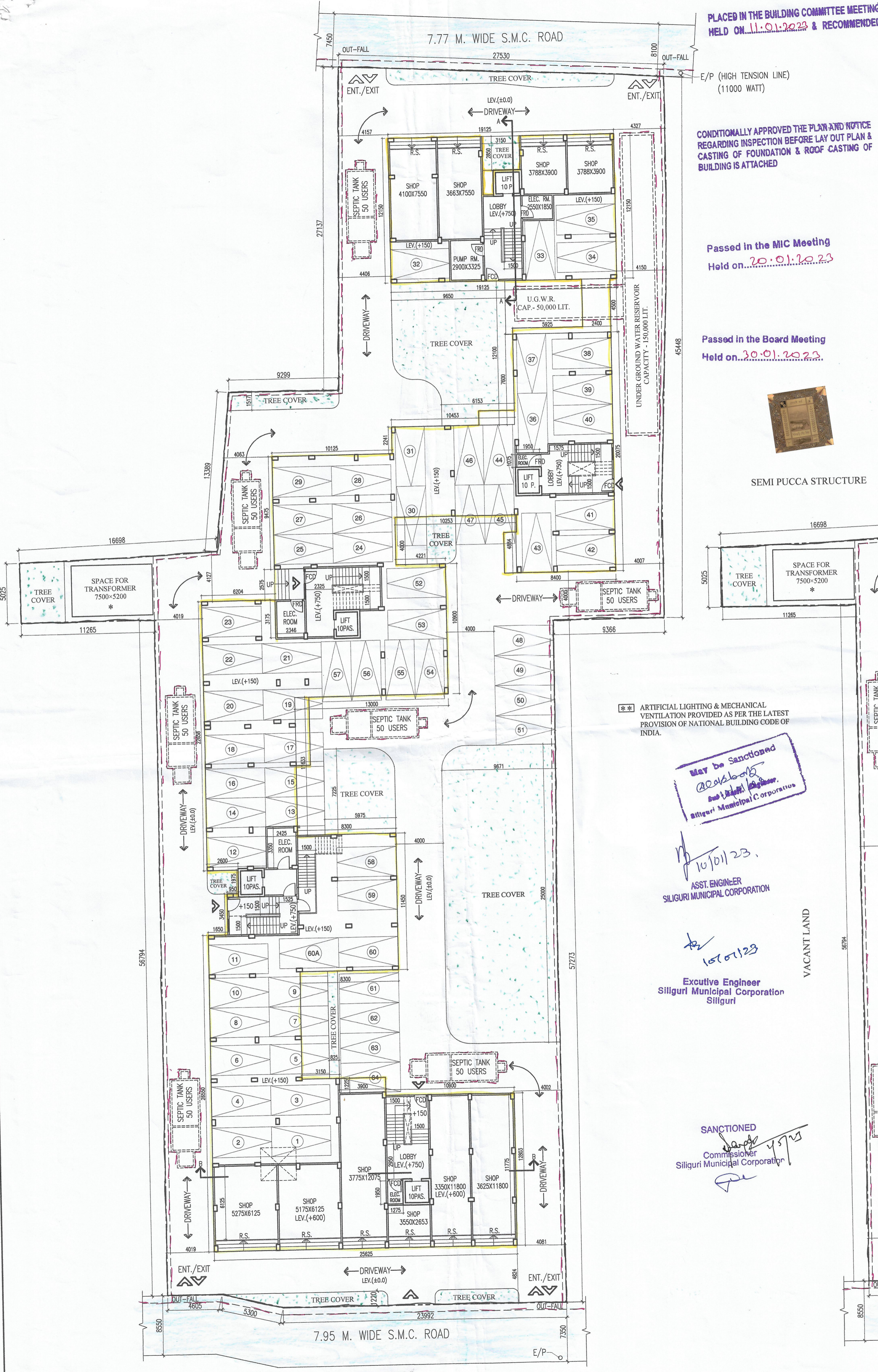


REVISED PROPOSED PARTLY GROUND + 5 & PARTLY PARKING + 5 STD. RESIDENTIAL CUM COMMERCIAL BLDG.



LOCATION - LOHA MATH, OPP. AKASH VANI, SILIGURI, SEVOKE ROAD BY LANE, DIST. - JALPAIGURI

SMC HOLDING NO - 126/783,V/831/C,V/831/B
APVD LUCC MEMO NO- 6485/SIDA DT-16.06.2021
APVD SITE PLAN NO- 0109161217900308 , DT-08.06.2021
PREV. APVD PLAN NO- 0109146217900602 DT- 09.06.2021

OWNER -
1) M/S. BHARAT ROLLING MILL REP. BY SRI HARI PRAKASH AGARWAL
2) SMT. SARITA DEVI AGARWAL W/O SRI ASHOK KUMAR AGARWAL
3) SMT. NAMITA DEVI AGARWAL W/O SRI BISHNU KUMAR AGARWAL

LAND SCHEDULE :-
MOUZA. :- DABGRAM.
J.L. NO. :- 02
SHEET NO. :- 04 (L.R.), 05(R.S.)
KHATAN NO.(L.R.) :- 1978,2214,2215
KHATAN NO.(R.S.) :- 701, 701/11, 745/1, 219/1
PLOT NO. (L.R.) :- 110, 111, 110/192, 111/170, 110/339
PLOT NO. (R.S.) :- 8,9,11,12
PARGANA. :- BAIKUNTHAPUR.
WARD NO :- 42 (SMC)
P.S. :- BHAKTINAGAR
DIST. :- JALPAIGURI.

NORTH BENGAL FLOUR MILL

KEY PLAN N.T.S.

PRINCIPAL USE - RESIDENTIAL

LAND AREA AS PER DEED	3480.30 SQ.M.
LAND AREA AS PER SITE	3479.86 SQ.M.
PERM. GROUND COVERAGE	50% OR 1739.93 SQ.M.
PROP. GROUND COVERAGE	42.37% OR 1474.40 SQ.M.
PERM. HEIGHT OF BUILDING	20.0 M.
PROP. HEIGHT OF BUILDING	19.95 M.
USE OF PROPOSED BUILDING	RESIDENTIAL CUM COMMERCIAL

FLOOR AREAS -

GROUND FLOOR -	
SHOP AREA	349.19 SQ.M.
CAR PARKING & SERVICE AREA	967.44 SQ.M.
COMMON AREA	157.77 SQ.M.
TOTAL AREA	1474.40 SQ.M.
1ST FLOOR -	
FLAT AREA	1187.44 SQ.M.
COMMUNITY HALL AREA	96.08 SQ.M.
COMMON AREA - O.T. AREA	182.63 SQ.M.
TOTAL AREA	1466.15 SQ.M.

TOTAL AREA	1466.15 SQ.M.
2ND & 5TH FLOOR	
FLAT AREA (1283.52x4)SQ.M.	5134.08 SQ.M.
COMMON AREA (157.77x4)SQ.M.	631.08 SQ.M.
TOTAL AREA (1441.29x4)SQ.M.	5765.16 SQ.M.
TOTAL FLOOR AREA	8705.71 SQ.M.
TOTAL COMMERCIAL AREA (4.01%)	349.19 SQ.M.
CAR PARKING & SERVICE AREA	967.44 SQ.M.
TOTAL TENEMENT AREA	6321.52 SQ.M.
TOTAL COMMON AREA	6321.52 SQ.M.
TOTAL NOS. OF TENEMENT AREA FREE FROM F.A.R.:	69 NOS.
LIFT LOBBY @35SQ.M. x 5 NOS. x 6 FLR.	90 SQ.M.
CAR PARKING & SERV. AREA	967.44 SQ.M.
STAIR COVER (95.62x6)SQ.M.	578.52 SQ.M.
COMMUNITY HALL AREA	96.08 SQ.M.
O.T. AREA	24.86 SQ.M.
TOTAL FREE AREA	1756.9 SQ.M.
TOTAL AREA FOR F.A.R. (8705.71 - 1756.9)	= 6948.81 SQ.M.

PROPOSED F.A.R. 1.997
PERMISSIBLE F.A.R. 2.0

TREE COVER REQUIRED - 521.98 SQ.M. (15.00%)
TREE COVER PROVIDED - 560.95 SQ.M. (16.12%)

CAR PARKING REQUIRED - 62 NOS.
CAR PARKING PROVIDED - 65 NOS.

DECLARATION BY 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 ABSENCE BY ANY OTHER L.B.A./L.B.S OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

Bharat Rolling Mill
Hori Prakash Agarwal
Partner
Sarita Devi Ag.
Navita Agarwal

SIGNATURE OF OWNER

TITLE - SITE PLAN, GROUND FLOOR PLAN

DRAWN SOURAV SCALE AS SHOWN
CHKD. S.M. SHEET NO. 01/03

SIGNATURE OF STRUCTURAL ENGG.

Subrata Majumder
Consultant Planner

Majumder & Associates
Cont. - +91-9832062034, +91-9933575581