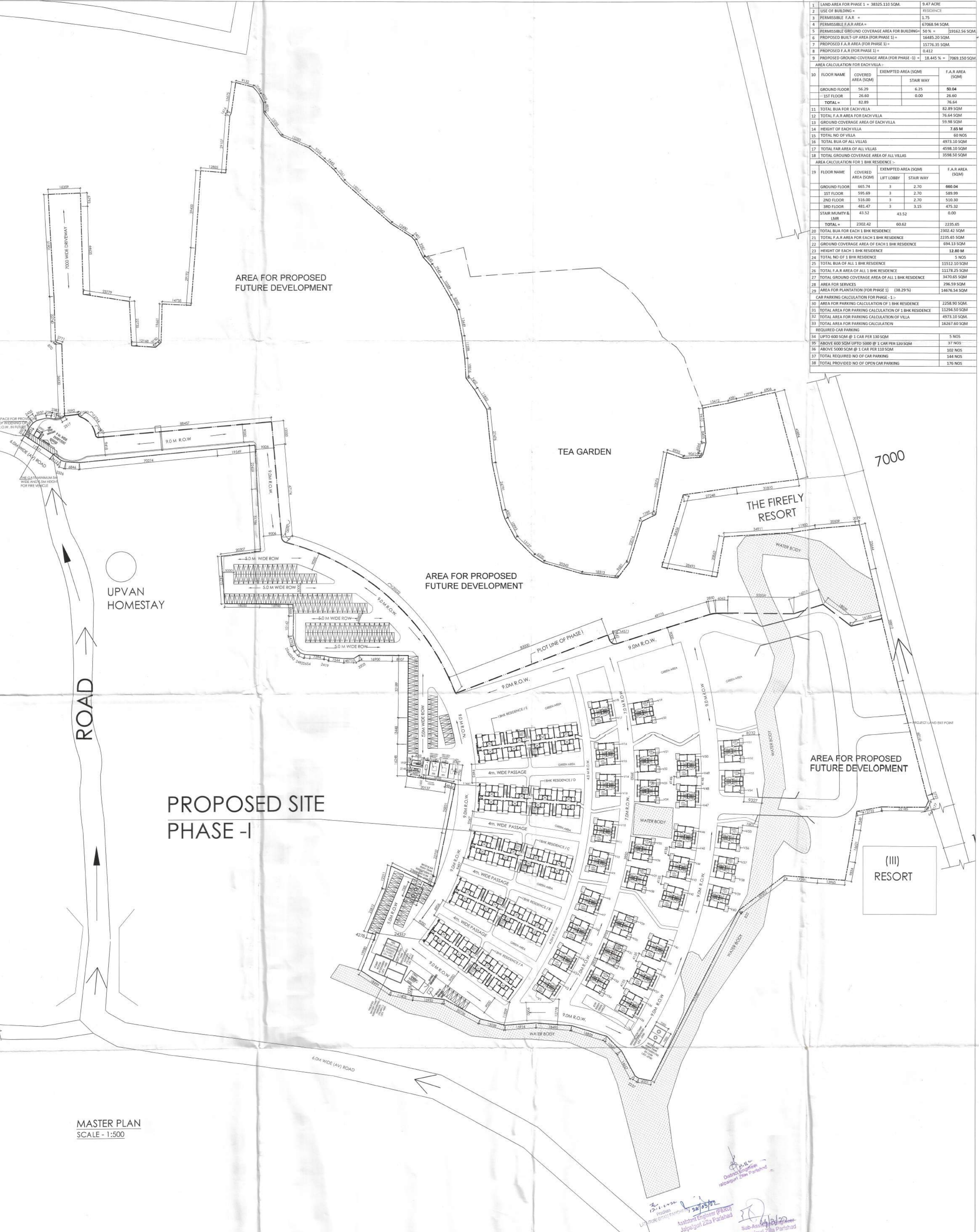


1	LAND AREA FOR PHASE I =	38325.110 SQM	9.47 ACRE		
2	USE OF BUILDING =	RESIDENCE			
3	PERMISSIBLE F.A.R. =	1.75			
4	PERMISSIBLE F.A.R. AREA =	67069.94 SQM			
5	PERMISSIBLE GROUND COVERAGE AREA FOR BUILDING 50% =	19162.56 SQM			
6	PROPOSED BUILT-UP AREA (FOR PHASE I) =	16485.20 SQM			
7	PROPOSED F.A.R. AREA (FOR PHASE I) =	15776.35 SQM			
8	PROPOSED F.A.R. (FOR PHASE I) =	0.412			
9	PROPOSED GROUND COVERAGE AREA (FOR PHASE I) =	18.445 % = 7069.150 SQM			
AREA CALCULATION FOR EACH VILLA:					
10	FLOOR NAME	COVERED AREA (SQM)	EXEMPTED AREA (SQM)	F.A.R. AREA (SQM)	
	GROUND FLOOR	56.29	6.25	60.04	
	1ST FLOOR	26.60	0.00	26.60	
	TOTAL =	82.89		86.64	
11	TOTAL BUA FOR EACH VILLA			82.89 SQM	
12	TOTAL F.A.R. AREA FOR EACH VILLA			76.64 SQM	
13	GROUND COVERAGE AREA OF EACH VILLA			59.98 SQM	
14	HEIGHT OF EACH VILLA			7.65 M	
15	TOTAL NO OF VILLA			60 NOS	
16	TOTAL BUA OF ALL VILLAS			4973.10 SQM	
17	TOTAL F.A.R. AREA OF ALL VILLAS			4598.10 SQM	
18	TOTAL GROUND COVERAGE AREA OF ALL VILLAS			3598.50 SQM	
AREA CALCULATION FOR 1 BHK RESIDENCE:					
19	FLOOR NAME	COVERED AREA (SQM)	EXEMPTED AREA (SQM)	F.A.R. AREA (SQM)	
	GROUND FLOOR	665.74	3	2.70	666.04
	1ST FLOOR	595.69	3	2.70	599.99
	2ND FLOOR	518.00	3	2.70	520.30
	3RD FLOOR	481.47	3	3.15	475.32
	STAIR MUMTY & IMPR	43.52	43.52	0.00	
	TOTAL =	2302.42	60.62	2235.65	
20	TOTAL BUA FOR EACH 1 BHK RESIDENCE			2302.42 SQM	
21	TOTAL F.A.R. AREA FOR EACH 1 BHK RESIDENCE			2235.65 SQM	
22	GROUND COVERAGE AREA OF EACH 1 BHK RESIDENCE			694.13 SQM	
23	HEIGHT OF EACH 1 BHK RESIDENCE			12.80 M	
24	TOTAL NO OF 1 BHK RESIDENCE			5 NOS	
25	TOTAL BUA OF ALL 1 BHK RESIDENCE			11512.10 SQM	
26	TOTAL F.A.R. AREA OF ALL 1 BHK RESIDENCE			11178.25 SQM	
27	TOTAL GROUND COVERAGE AREA OF ALL 1 BHK RESIDENCE			3470.65 SQM	
28	AREA FOR SERVICES			296.59 SQM	
29	AREA FOR PLANTATION (FOR PHASE I) (38.29%)			14676.54 SQM	
CAR PARKING CALCULATION FOR PHASE I:					
30	AREA FOR PARKING CALCULATION OF 1 BHK RESIDENCE			2258.90 SQM	
31	TOTAL AREA FOR PARKING CALCULATION OF 1 BHK RESIDENCE			11294.50 SQM	
32	TOTAL AREA FOR PARKING CALCULATION OF VILLA			4973.10 SQM	
33	TOTAL AREA FOR PARKING CALCULATION			16267.60 SQM	
REQUIRED CAR PARKING					
34	UP TO 600 SQM @ 1 CAR PER 130 SQM			5 NOS	
35	ABOVE 600 SQM UP TO 3000 @ 1 CAR PER 120 SQM			37 NOS	
36	ABOVE 3000 SQM @ 1 CAR PER 110 SQM			102 NOS	
37	TOTAL REQUIRED NO OF CAR PARKING			144 NOS	
38	TOTAL PROVIDED NO OF OPEN CAR PARKING			176 NOS	



PROPOSED SITE PHASE - I

MASTER PLAN
SCALE - 1:500

<p>NOTES:</p> <ol style="list-style-type: none"> ALL DIMENSIONS ARE IN MILLIMETERS. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED. ALL EXTERNAL WALLS ARE 200 MM THICK AND INTERNAL WALLS ARE 125 MM THICK BRICK UNLESS OTHERWISE NOTED. W - WIDTH T - TREAD R - RISER 	<p>OWNER DECLARATION:</p> <p>I/WE HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I/WE HAVE ENGAGED ARCHITECT & ESE DURING CONSTRUCTION OF THE BUILDING AS PER PLAN. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADDITIONAL STRUCTURE. IF ANY SUBMITTED DOCUMENT ARE FAKE, THE AUTHORITY MAY REVOKE THE SANCTION PLAN.</p> <p><i>[Signature]</i> SIGNATURE OF OWNER EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED</p>	<p>CERTIFICATE OF STRUCTURAL STABILITY:</p> <p>I/WE HEREBY CERTIFY THAT THE FOUNDATION AND SUBSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION AT LATAGURI GRAM PANCHAYAT, MOUZA- JHAR MATIALI, I.L.No- 81 & 92, KHATAI NO- 370, P.S.- MALBAZAR, DIST- JALPAIGURI HAS BEEN DESIGNED BY US CONSIDERING BEARING CAPACITY/SETTLEMENT OF THE SOIL AND OTHER CONDITIONS INCLUDING SEISMIC DETAILING AND DESIGN AS PER RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.</p> <p><i>[Signature]</i> ANKIT AGARWAL B. Arch. M. Arch (UD) Registered Architect Council of Architecture Registration No. CA/9825432</p> <p>SIGNATURE OF STRUCTURAL ENGG NAME: ANKIT AGARWAL REGN NO.: ESE/172 (KMC)</p>	<p>CERTIFICATE OF BUILDING PLAN:</p> <p>I/WE HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING AT LATAGURI GRAM PANCHAYAT, MOUZA- JHAR MATIALI, I.L.No- 81 & 92, KHATAI NO- 370, P.S.- MALBAZAR, DIST- JALPAIGURI HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL (BUILDING) RULES, 2007, WITH ITS AMENDMENTS AND THAT THE SITE CONFIRMS WITH THE PLAN AND IT IS NOT TANK OR A FILLED UP TANK.</p> <p><i>[Signature]</i> PUSPAL PAL B. Arch. M. Arch (UD) Registered Architect Council of Architecture Registration No. CA/9825432</p> <p>SIGNATURE OF ARCHITECT NAME: PUSPAL PAL REGN NO.: CA/9825432</p>	<p>CLIENT:</p> <p>EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED</p>	<p>PROJECT: PROPOSED (IV) STORED 1BHK RESIDENCE 12.85 M. HEIGHT AND (V) STORED VILLA 7.65 M. HEIGHT OF PHASE-I OF A HOUSING RESORT PROJECT AT LATAGURI GRAM PANCHAYAT, MOUZA- JHAR MATIALI, I.L.No- 81 & 92, KHATAI NO- 370, ON DAG NO. 674(P), 675 (P), 725(P), 726(P), 731(P), 732(P), 733(P), 760(P), 761(P), 762, 763(P), 767(P), 768(P), 770(P), 771, 772, 773(P), 774(P), 776(P), 777(P) & 1002(P), P.S.- MALBAZAR, DIST- JALPAIGURI.</p> <p>TITLE: MASTER PLAN</p> <table border="1"> <tr><td>DATE:</td><td>23.11.2021</td><td>REV. NO.:</td><td></td><td>NO.:</td><td></td></tr> <tr><td>REV. DATE:</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>SCALE:</td><td>AS SHOWN</td><td></td><td></td><td></td><td></td></tr> <tr><td>DRAWN BY:</td><td>S.G.</td><td>DRAWING NO.:</td><td>LEH/SITE/A03</td><td></td><td></td></tr> <tr><td>CHKD. BY:</td><td>C.P.</td><td></td><td></td><td></td><td></td></tr> </table>	DATE:	23.11.2021	REV. NO.:		NO.:		REV. DATE:						SCALE:	AS SHOWN					DRAWN BY:	S.G.	DRAWING NO.:	LEH/SITE/A03			CHKD. BY:	C.P.				
DATE:	23.11.2021	REV. NO.:		NO.:																															
REV. DATE:																																			
SCALE:	AS SHOWN																																		
DRAWN BY:	S.G.	DRAWING NO.:	LEH/SITE/A03																																
CHKD. BY:	C.P.																																		