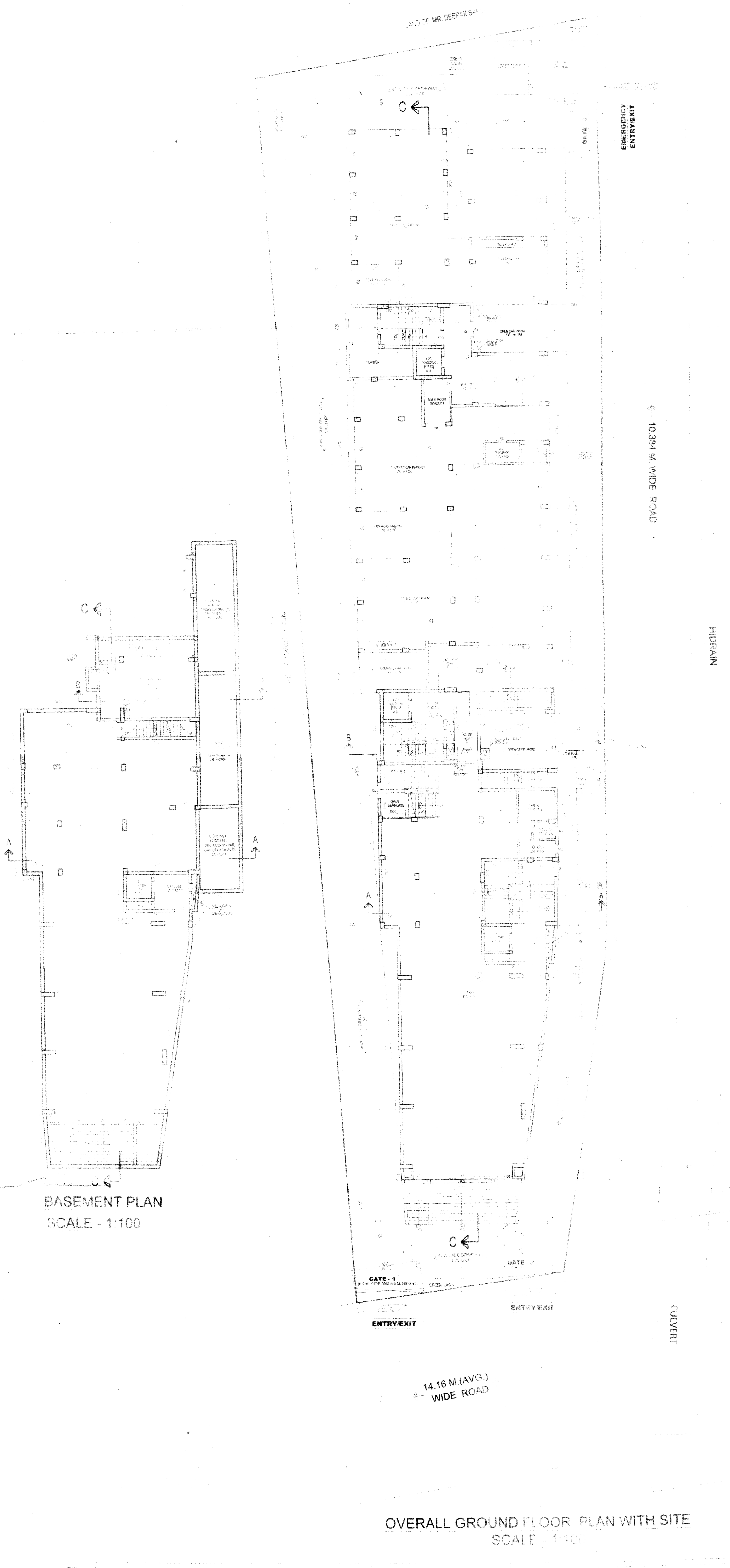

SHEET NO. 01/05

NAME OF OWNERS

SGMG Construction Pvt. Ltd.

REPRESENTED BY :-

Mr. Sushil Kr Mittal (W. P.O.A.)

Address - BSF Road, Salugara- 734001

Near Cosmos Valley Apartment

P.O. - Salugara, P.S. - Bhaktinagar

SCHEDULE OF LAND

MOUZA :- MALHAR

JL NO. :- 46

KHATIAN NO. :- 580, 581, 1072 & 1073

P.S. :- MATIGARA

DIST. :- DARJEELING

PARGANA :- PATHARGHATA

PLOT NO. :- 31 L.R. (47 DECIMAL)

R.S. PLOT NO. :- 16/53

SCHEDULE OF LAND

MOUZA :- MAHISMARI

JL NO. :- 47

KHATIAN NO. :- 2373, 2374, 2762

P.S. :- MATIGARA

DIST. :- DARJEELING

PARGANA :- PATHARGHATA

PLOT NO. :- 467 L.R. (03 DECIMAL)

R.S. PLOT NO. :- 223

AREA CALCULATION :-

1. AREA OF LAND (AS PER DEED) :- 2030.72 SQ.M.
2. AREA OF LAND (AS PER SITE) :- 2011.73 SQ.M.
3. PERMISSIBLE GROUND COVERAGE :- 1006.73 SQ.M. (50.00%)
4. PROPOSED GROUND COVERAGE :- 975.858 SQ.M. (49.01%)
5. PERMISSIBLE F.A.R. :- 2.50
6. BASEMENT PLAN :- 576.518 SQ.M.
7. GROUND FLOOR AREA :- 896.671 SQ.M.
8. FIRST FLOOR AREA :- 872.567 SQ.M.
9. SECOND FLOOR AREA :- 944.034 SQ.M.
10. THIRD FLOOR AREA :- 909.924 SQ.M.
11. FOURTH FLOOR AREA :- 895.080 SQ.M.
12. FIFTH FLOOR AREA :- 894.305 SQ.M.
13. TOTAL FLOOR AREA :- 5508.112 SQ.M.
14. PROPOSED F.A.R. :- 2.745
15. PERMISSIBLE HEIGHT OF BUILDING :- 18.5 M
16. PROPOSED HEIGHT OF BUILDING :- 18.475 M
17. PARKING CALCULATION :-

i. TOTAL SHOP/ MERCANTILE (RETAIL AREA = 351.025+341.859+...) (COMMERCIAL) = 1394.956 SQ.M.

PARKING REQUIRED FOR SHOPS = 1+ (1394.956-50)/100 = 14.45 NOS. = 14NOS.

ii. FLAT SIZES :-

FLAT NAME	AREA	NOS.
FLAT - A	138.024 SQ.M.	2NOS.
FLAT - B	72.433 SQ.M.	2NOS.
FLAT - C	69.456 SQ.M.	5NOS.
FLAT - D	80.517 SQ.M.	5NOS.
FLAT - E	81.956 SQ.M.	5NOS.
FLAT - F	83.366 SQ.M.	5NOS.
FLAT - G	83.898 SQ.M.	5NOS.
FLAT - H	83.898 SQ.M.	5NOS.
FLAT - J	83.898 SQ.M.	2NOS.

	FLAT SIZES (IN SQ.M.)			
	50-75	75-100	100-120	ABOVE 120
FLAT NOS.	12NOS.	22NOS.	NA	2NOS.
PARKING REQUIRED	12/4 = 3NOS.	22/3 = 7NOS.	NA	2NOS.

PARKING REQUIRED FOR RESIDENTIAL = 3+7+02 = 12NOS.

18. PARKING PROVIDED :-

PARKING PROVIDED = 29 nos. (25 NOS. COVERED & 4 NOS. OPEN)

19. U.L.C.C. MEMO NO. :- ...

GENERAL NOTES :-

1. ALL DIMENSIONS ARE IN MILIMETRES.
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL EXTERNAL WALL ARE 200MM. THICK AND INTERNAL WALL ARE 200/125 MM THICK UNLESS OTHER WISE NOTED.
4. ALL SHOPS ARE ARTIFICIALLY LIGHTED & MECHANICALLY VENTILATED.
5. GRADE OF STEEL Fe-500 AND GRADE OF CONCRETE M 25.
6. TILES/MARBLE TO BE USED FOR FLOORING.

DECLARATION OF OWNER

I do hereby declare that the building proposed for construction shall be supervised by the B.A./L.B.S. signing the building plan application or in his absence by any other L.B.S. of the Appropriate Category and as approved by the Authority.

SGMG Construction Pvt. Ltd.

SIGNATURE OF OWNER

DECLARATION OF ARCHITECT

I/We do hereby certify that plans, elevations and other structural details of the proposed building on Plot no. R.S. 16/53, L.R. 31 & Plot no. R.S. 223, L.R. 467, Pargana Pathargheta have been prepared in conformity with all relevant provisions under the Siliguri Jalpaiguri Development Authority Rules. This also to certify that all relevant No Objection Certificate from the respective Authorities such as, Fire & Emergency Services Department, Airport Authority, Pollution Control Board, Telecommunication Department etc. as applicable in this regard, are also enclosed with the application for seeking approval of the plan to construct/reconstruct/addition to/alteration of the building on the said plot.

MITUL SHUKLA (B.ARCH.)
CA/2004/33251

SIGNATURE OF ARCHITECT / L.B.S

DECLARATION OF STRUCTURAL ENGINEER

I/We do hereby certify that the foundation and superstructure of the proposed building on Plot no. R.S. 16/53, L.R. 31 & Plot no. R.S. 223, L.R. 467, Pargana Patharghata, under the jurisdiction of Siliguri Jalpaiguri Development Authority have been personally inspected and also design by me/us will make such foundation & super structure safe in all respect ... settlement of soil and other conditions ... conforming to all other norms of relevant IS Code of Practice and ...

SANJIV J. PAREKH
M.E.(STRUCT.), M.E. (CONST. ENG.)
B.C.E., FIE-(F-018202-4)
E.S.E.-I-27 S.M.C.

SIGNATURE OF STRUCTURAL ENGINEER

PROJECT :

PROPOSED B+G+V STORIED RESIDENTIAL CUM COMMERCIAL BUILDING AT MOUZA - MALHAR, J.L. NO. - 46, P.S. - MATIGARA, KHATIAN NO. - 580, 581, 1072 & 1073, DIST. - DARJEELING, PARGANA - PATHARGHATA, PLOT NO. - L.R. 31 (47 DECIMAL), R.S. PLOT NO. - 16/53 & MOUZA - MAHISMARI J.L. NO. - 47, P.S. - MATIGARA, KHATIAN NO. - 2373, 2374, 2762, DIST. - DARJEELING, PARGANA - PATHARGHATA, PLOT NO. L.R. 467(03 DECIMAL), R.S. PLOT NO. - 223

TITLE :

OVERALL GROUND FLOOR PLAN WITH SITE, BASEMENT PLAN

DRAWN BY :	MONODIPA
CHECKED BY :	RATAN
DATE :	14.07.2022
SCALE :	1:100

ARCHITECT :

Mass & id | Architect & Interior Consulting

56 Christopher Road,
4th Floor, 4E The Elite Housing,
Kolkata-700 046, P: 033 2329 0334
E Mass2003@gmail.com, W: www.massandid.com