

AREA STATEMENT			
1 LAND AREA	8175.15	SQM	
2 PERMISSIBLE FAR	3.75		
3 PERMISSIBLE FAR AREA	3066.61	SQM	
4 PROPOSED FAR AREA	2747.67	SQM	
5 PROPOSED FAR	3.36		
6 PERMISSIBLE GROUND COVERAGE	50.00%	4087.575	SQM
7 PROPOSED GROUND COVERAGE	48.98%	4085.65	SQM
8 PERMISSIBLE HEIGHT		27.500	M
9 PROPOSED HEIGHT OF BUILDING		27.425	M
10 PROPOSED TOP OF FEATURE HEIGHT		32.525	M
11 REQUIRED GREEN SPACE (R.G.)	20.00%	1635.03	SQM
12 ROOFTOP AREA		4756.69	SQM

LAND USE AREA			
1 PROPOSED GREEN SPACE (R.G.)	20.01%	1638.4	SQM
2 ROAD AREA	21.69%	1773.48	SQM
3 BUILDING FOOTPRINT AREA	57.98%	4730.69	SQM
4 MISC. AREA (METER ROOM, AIR SHAFT)	0.31%	25.51	SQM
5 TOTAL AREA	100.0%	8175.15	SQM

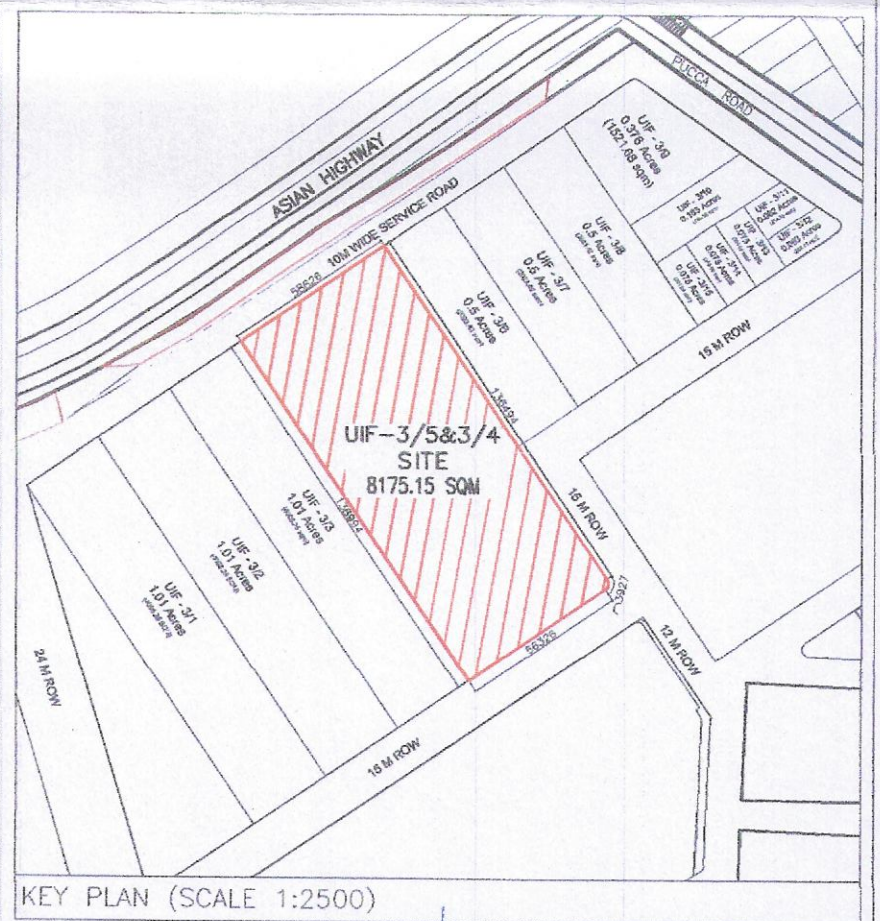
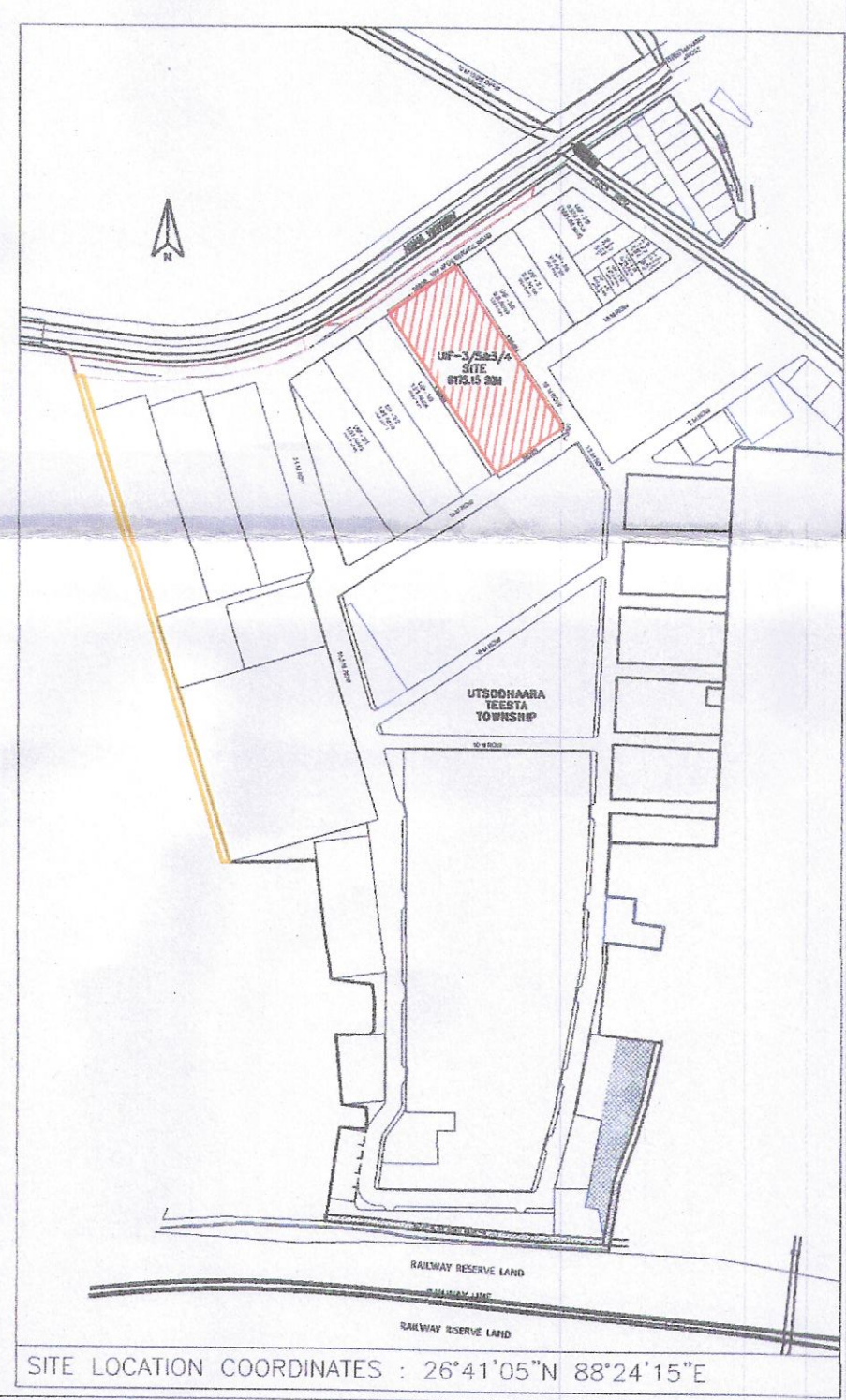
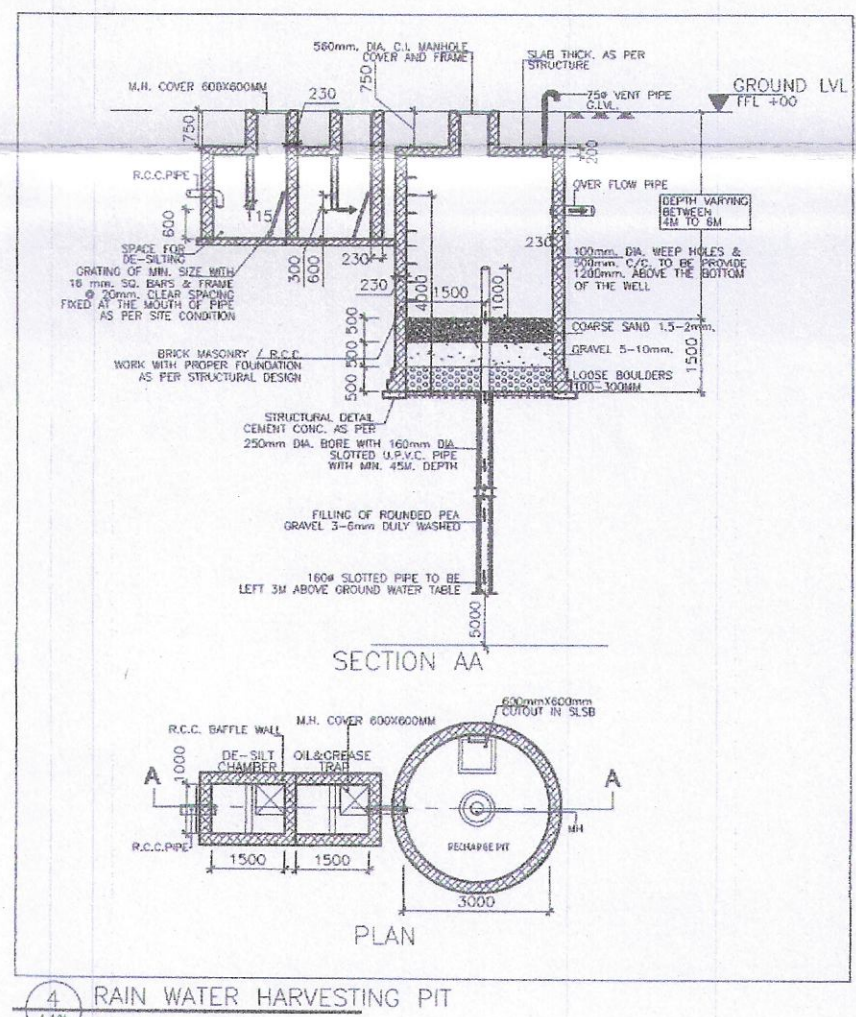
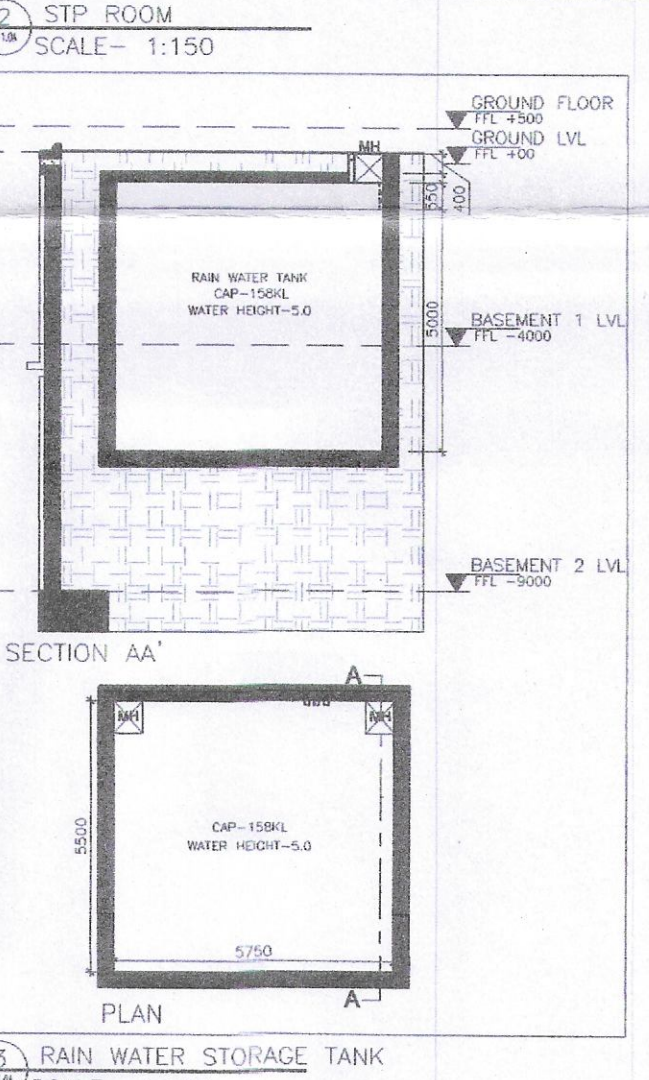
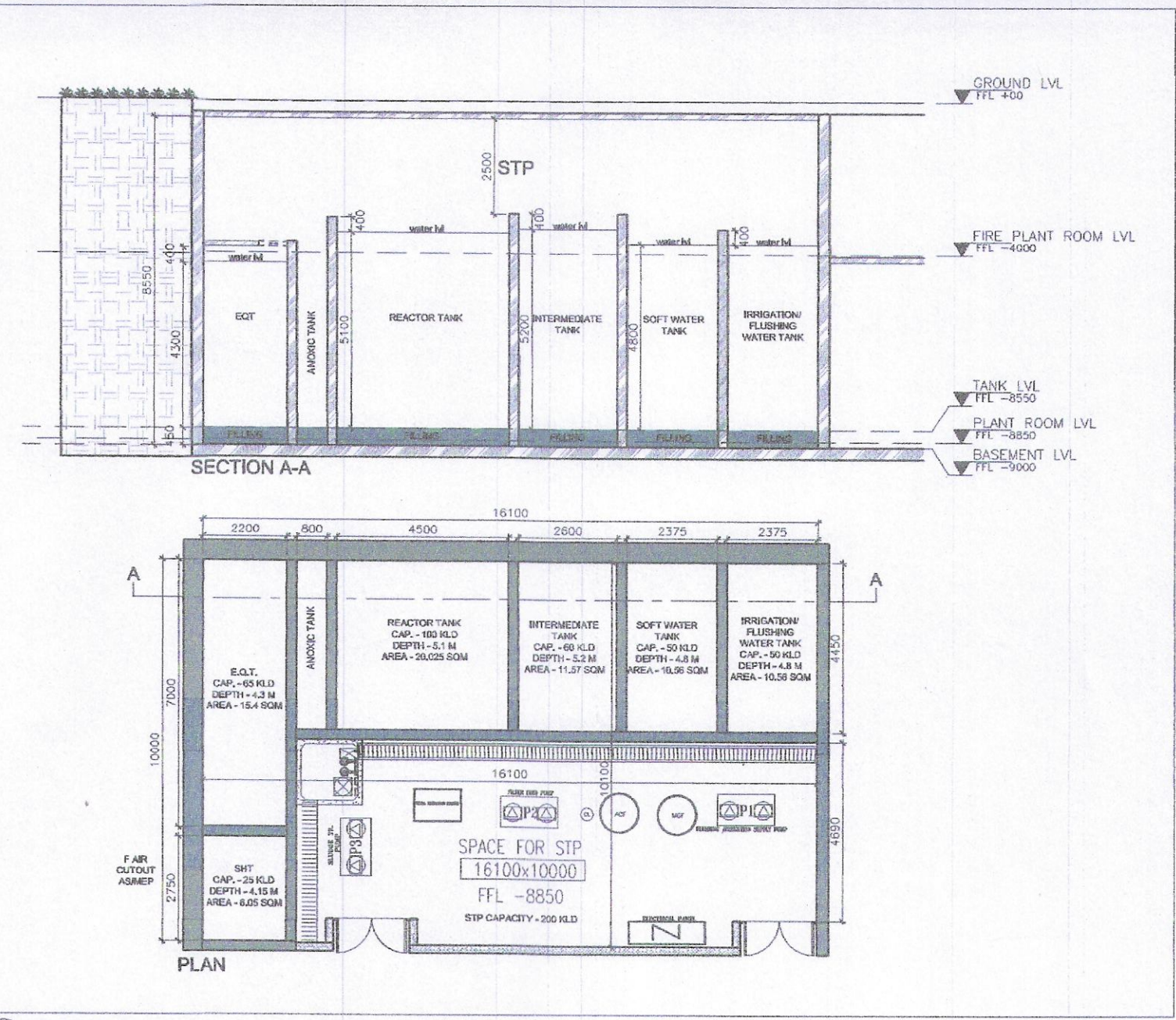
PROPOSED BUILT UP AREA			
1 BASEMENT 2		6493.68	
2 BASEMENT 1		5509.69	
3 GROUND FLOOR		4029.76	
4 1ST FLOOR		3804.71	
5 2ND FLOOR		3888.06	
6 3RD FLOOR		3476.96	
7 4TH FLOOR		3832.31	
8 5TH FLOOR		3654.30	
9 TERRACE		220.00	
TOTAL		38174.47	

PROPOSED FAR AREA			
1 BASEMENT 2			
2 BASEMENT 1		4578.33	
3 GROUND FLOOR		4029.76	
4 1ST FLOOR		3791.99	
5 2ND FLOOR		3655.04	
6 3RD FLOOR		3480.82	
7 4TH FLOOR		3822.17	
8 5TH FLOOR		3840.84	
9 TERRACE			
TOTAL		27476.67	

REQUIRED CAR PARKING					
S/N	SPACE TYPE	FLOOR	AREA	REQUIREMENT	NO. NUMBERS OF CAR PARKING
1	RETAIL	BASEMENT 1	7987.89	13884.13	1 PER 100 SQM
		GROUND FLOOR	2791.42		
		1ST	2824.09		
		2ND	2983.56		
2	MULTIPLEX (400 SEATS)	3RD	2023.08	1428	1 PER 50 SEATS
		4TH	335.29		
		5TH	530.17		
3	RESTAURANT & FOOD COURT	4TH	897.83	1813.55	1 PER 200 SQM
		5TH	2799.32		
5	OFFICE	5TH	2799.32	2799.32	20 PER FIRST 1500 SQM 1 PER 100 SQM FOR REM. AREA
TOTAL					389
					889

PLOT NO.: UJF - 3/3
1.01 Acres
(4088.25 sqm)

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1.01 Acres
(4088.25 sqm)



Sub-Assistant Engineer
Jalpaiguri Zilla Parishad

Assistant Engineer (P&RD)
Jalpaiguri Zilla Parishad

District Engineer
Jalpaiguri Zilla Parishad

- PROJECT CODE: 209
- This Drawing and Design is the Property of the Designers, no Portion may be used or Reproduced without their Written Permission.
 - All Dimensions are to be Verified on-site by the Contractor. Any Discrepancies are to be Reported to the Designers Immediately. This Drawing is to be Read in Conjunction with the Designers Specifications, Conditions of Contract and Relevant Consultant Drawings.
 - Drawings not Showing the Latest Revisions are to be Cancelled.
 - All Dimensions are to be Read not Scaled.
 - All Indicated Levels are Finished Levels unless Noted Otherwise.
 - Architect is not responsible for any deviation in areas (civil, structural, marketing etc).
 - Any and All deviations from municipal drawings is understood to be made at the risk of client request with prior information provided to the client by architect about legal implications, Architect in no way whatsoever can be held responsible for such deviations.
 - All fire lighting arrangements are kept as per latest NBC.

SUMAN MFG. WORKS LTD.
Vineet Biswal
DIRECTOR

HILLVIEW LEISURE PVT. LTD.
DIRECTOR

SCHEDULE OF LAND

UTTOORAMA TOURIST

ADROIT CONSULTANT
10/3 PANCHAMANTALA MAIN ROAD KOLKATA - 700029

MFP SERVICE CONSULTANT:
UDAYAN CHAUDHARI & ASSOCIATES
40/80, 2ND FLOOR, CHITRANAGAR PARK, NEW DELHI - 110019

DECLARATION OF GEO-TECHNICAL ENGINEER
I HEREBY CERTIFY THAT THE SOIL EXPLORATION AND RECOMMENDATION OF SOIL BEARING CAPACITY HAS BEEN MADE STRICTLY ACCORDING TO THE LATEST RELEVANT U.S. CODES AND I SHALL BE RESPONSIBLE FOR THE SUPERVISION OF THE BUILDING.

DECLARATION OF STRUCTURAL ENGINEER
I HEREBY CERTIFY THAT THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING U.S. CODES AND I SHALL BE RESPONSIBLE FOR THE SUPERVISION OF THE BUILDING.

DECLARATION OF ARCHITECT
I HEREBY CERTIFY THAT THE PLAN DESIGN OF THE BUILDING IS ACCORDING TO THE LATEST NATIONAL BUILDING CODES AND REGULATIONS OF THE RELEVANT AUTHORITY AND I SHALL BE RESPONSIBLE FOR THE SUPERVISION OF THE BUILDING.

PROJECT TITLE/INFORMATION:
PLAN SHOWING THE PROPOSED BASEMENT 2 & GROUND FLOOR + TERRACE OF THE DEVELOPMENT AT UTTOORAMA TOURIST.

LOCATION
UTTOORAMA, PHASE-I, KANAKHAR, DIST- JALPAIGURI.

DRAWING TITLE
SITE PLAN

DRAWING STATUS
SANCTION DWG.

PROJECT STARTED: 2023 SCALE: 1:250

CHECKED: RAHUL DEALT: RAMZAN

DRAWING NO.: A-1.0A

13 DEC, 2023

Urban Shapers LLP
Designated Partner