



PROJECT TITLE :- PROPOSED LOWER GROUND + UPPER GROUND + VI STORIED COMMERCIAL BUILDING CUM GROUND + VII STORIED RESIDENTIAL BUILDING.

OWNERS NAME :- SRI. HRITIK AGARWALA
S/O LATE SRI. KAMAL KRISHNA AGARWALA

PROJECT LOCATION :- SAMSI ROAD, CHANCHAL G. P., MALDA, WEST BENGAL

SCHEDULE OF LAND :- OF LAND :-

MOUZA = SINGIA,
J.L.NO. = 68
PLOT NO. = 2196/2672,2196/2673,2176/2674 & 2194 (R.S. & L.R.)
L.R.KHATIAN NO. = 40 & 12694

SHEET NO. = 03
P.S. = CHANCHAL.
DIST. = MALDA.
G.P. = CHANCHAL.
LATITUDE :- 25°23'19.7" N
LONGITUDE :- 88°00'36.1" E

AREA STATEMENT	
1. LAND AREA ASSEED	= 4443.85 SQM.
2. LAND AREA ASSITE	= 4366.68 SQM.
3. PERMISSIBLE GROUND COVERAGE	= 2183.34 SQM.(50.00%)
4. PROPOSED GROUND COVERAGE	= 1964.84 SQM.(44.99%)
5. PUMP ROOM AREA	= 64.80 SQM.
6. COMMERCIAL(BLOCK-A)	
a. LOWER GROUND FLOOR AREA (SHOP)	= 749.34 SQM.
b. UPPER GROUND FLOOR AREA (SHOP)	= 728.12 SQM.
c. 1ST. & 2ND. FLOOR AREA (SHOP)	= 1029.20 SQM(EACH)
d. 3RD FLOOR AREA (BANQUET)	= 1087.58 SQM.
e. 4TH FLOOR AREA (HOTEL)	= 1087.58 SQM.
f. 5TH FLOOR AREA (THEATRE)	= 1087.58 SQM.
g. 6TH FLOOR AREA (RESTAURANT)	= 710.58 SQM.
TOTAL FLOOR AREA(COMMERCIAL)	= 7569.18 SQM.
9. RESIDENTIAL(BLOCK-B)	
a. GROUND FLOOR (PARKING, COMMON & SERVICE)	= 1236.66 SQM.
b. TYPICAL FLOOR(1ST. TO 7TH) AREA	= 669.8 SQM(EACH)
TOTAL FLOOR AREA(RESIDENTIAL)	= 5463.26 SQM.
10. TOTAL FLOOR AREA (COMM.+RESL)	= (7569.18+5463.66+64.80) SQM.
	= 13097.64 SQM.
11. PERMISSIBLE F.A.R.	= 2.75
12. PROPOSED F.A.R.	= 2.49
13. PERMISSIBLE HEIGHT OF THE BUILDING = NO RESTRICTION	
14. PROPOSED HEIGHT OF THE BUILDING	= 30.00 M.
15. TOTAL COMM.(SHOP) AREA	= (3497.42+509.80)SQM/100+1 = 35 NOS.
16. TOTAL HOTEL AREA	= 991.10 SQM/250 = 4 NOS.
17. TOTAL BANQUET AREA	= 999.85 SQM/250 = 4 NOS.
18. TOTAL RESTAURANT & THEATRE AREA	= 1622.65 SQM/75 = 22 NOS.
19. TOTAL RESIDENTIAL AREA	= 3953.32 SQM/120 = 33 NOS.
20. REQUIRED PARKING	= 88 NOS.
21. PROPOSED PARKING	= 102 NOS.
22. NO. OF TENEMENT = 42 NOS.	
3BHK = 28 NOS.	
2BHK = 14 NOS.	

NOTE: DIMENSIONS ARE IN MILLIMETRES.
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL EXTERNAL WALL SHALL BE 200MM THICK AND INTERNAL WALL SHALL BE 125 MM THICK.
4. ALL MASONRY WORK WILL BE CARRIED OUT WITH FLY ASH BASED A.C. BLOCK.
5. SOLAR, WIND OR OTHER RENEWABLE ENERGY SHALL BE INSTALLED TO MEET ELECTRICITY GENERATION EQUIVALENT TO AT LEAST 1% OF THE CONNECTED LOAD OR AS PER THE STATE LOCAL BUILDING BYE LAWS REQUIREMENT, WHICHEVER IS HIGHER.

DECLARATION OF OWNER:-
I DO HEREBY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE B.A.I.B.S. SIGNING THE BUILDING PLAN APPLICATION OR IN HIS ABSENCE BY ANY OTHER B.A.I.B.S. OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

MR. AJAY AGARWAL
(As Constituted Attorney of Mr. Hritik Agarwala)
SIGNATURE OF OWNER(S)

DESIGNED AND CHECKED BY ME
JTS/11/11
B. Tech (Civil), M.E. (Gen. Tech)
RMC Reg. No. - 07/11/23
OTER/NDA/10/0043
27/1/2019 (G-77/2014-17)

SIGNATURE OF GEO-TECHNICAL ENGINEER
DECLARATION OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE "NATIONAL BUILDING CODE" OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. MOREOVER I/W SHALL BE HELD RESPONSIBLE FOR ANY STRUCTURE DAMAGE/FAILURE HAPPENED DURING CONSTRUCTION PERIOD AND THERE AFTER BEYOND DATE OF TAKING OCCUPANCY CERTIFICATE

Riya Biswas (B.Arch)
CA/2019/112919
SIGNATURE OF ARCHITECT / L.B.S.

DECLARATION OF ARCHITECT / L.B.S.
I DO HEREBY DECLARE THAT THE KEY PLAN, SITE PLAN AND THE BUILDING PLAN HAVE BEEN PREPARED UNDER MY SUPERVISION AND I SHALL BE RESPONSIBLE FOR THE SUPERVISION OF THE BUILDING.
RECOMMENDED
Memo No. 1568/2022/MA/204
Plan Sanction No. 025
Plan Sanction for Lot/Plot/Block
Commissioner, Malda City
Date: 10/10/24
Signature: [Signature]

Maitra Majumdar
B.C.E., M.E.C. (Struct)
ESE-1524 of CMC
STER/NKDA/10/0020
07/1/2019 (G-77/2014-17)

Assistant Engineer
P & RD Deptt.
Malda Zilla Parishad, Malda.

SIGNATURE OF STRUCTURAL ENGINEER
District Engineer
13/05/2019 Parishad, Malda

TITLE:- OVERALL GROUND FLOOR PLAN

DATE - 31.07.2024	<p>GREEN ARCHITECTURE CONSULTING ENGINEERS PVT. LTD.</p> <p>F0108, 1st Floor Office Block- City Center, Uttarayan, Siliguri 734010</p>
SCALE:- VARIES	
SHEET NO. :- 01/04	
CKD. BY:- K. K. ROY	
DRAWN BY:- MANAB	