

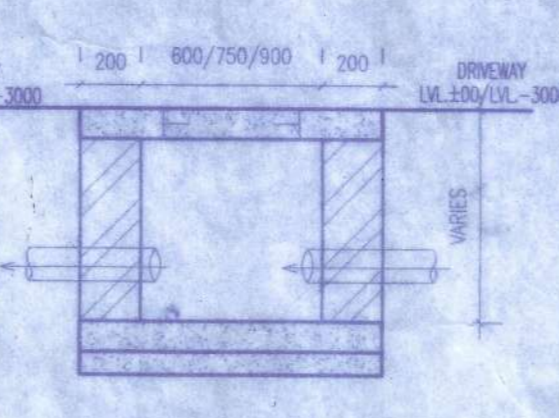
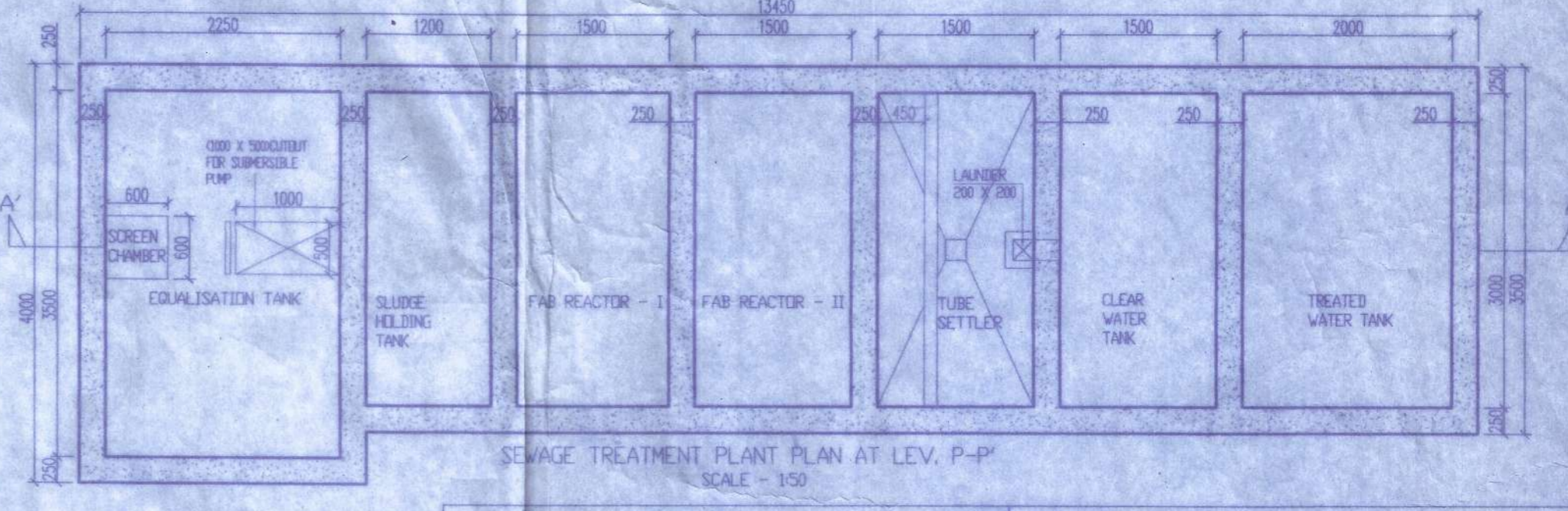
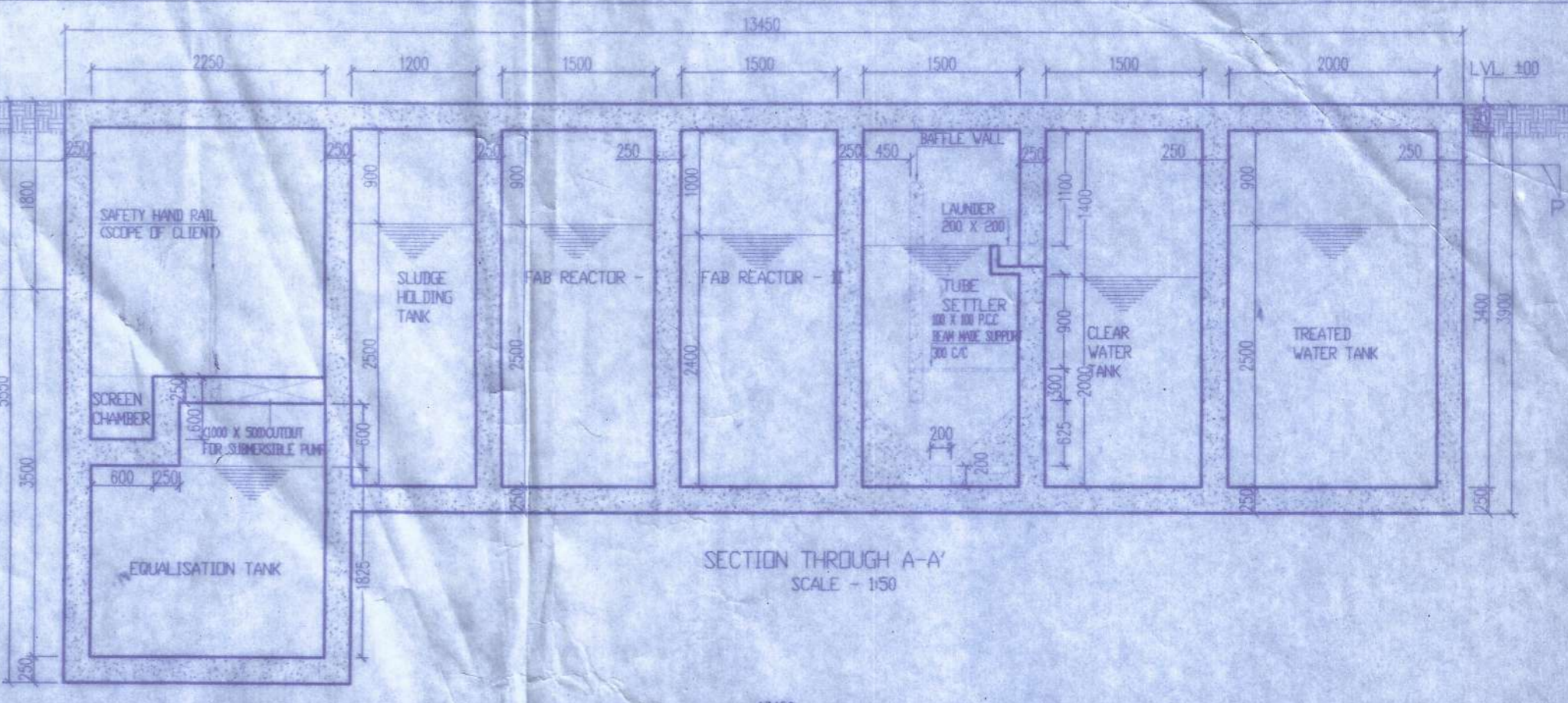
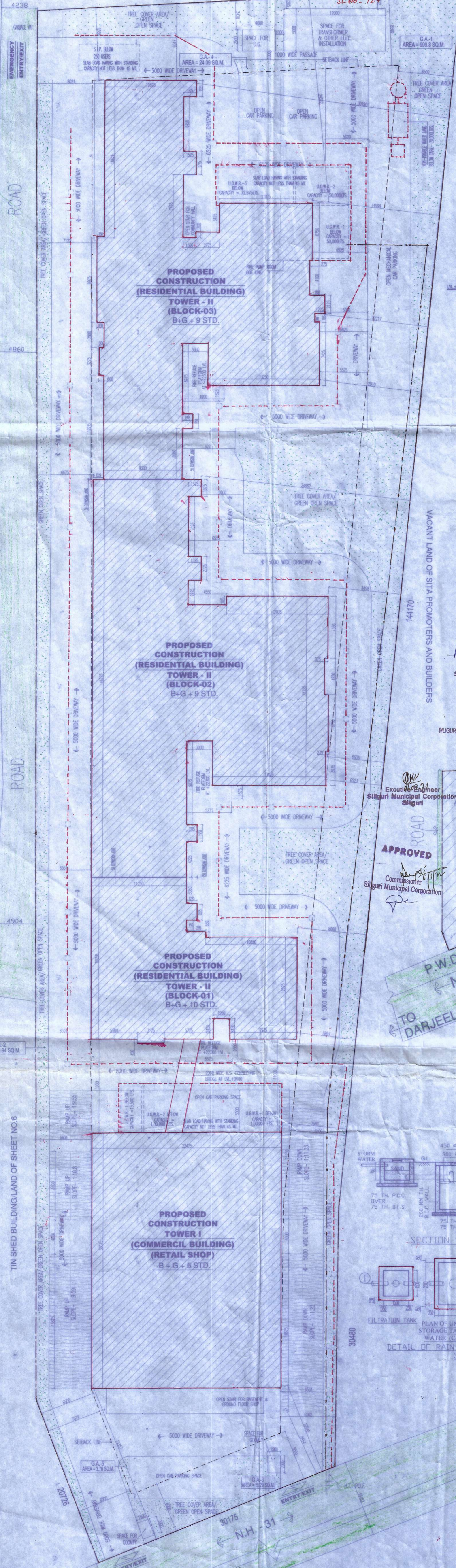
PLACED IN THE BUILDING COMMITTEE MEETING
HELD ON 28.09.2019 & RECOMMENDED



Passed in the MC Meeting
Held on 03.02.2021

VACANT LAND OF BHUPEN PRAMANIK
Passed in the meeting of Board of Administrators

50292
Held on 03.02.2021
SL NO - 127



LAND SCHEDULE :-	SITE ADDRESS :-
1. MOUZA - DABGRAM 2. JL NO - 2 3. SHEET NO - 8 4. KHATAN NO - 491/17, R.S.-581 5. PLOT NO - 353 6. HOLDING NO - VL/100 7. T.S. - BHAKTINAGAR 8. DIST - JALPAIGURI	BYPASS ADJACENT TO INDIRA MAIDAN, NH-31, WARD NO- 43, P.S. - BHAKTINAGAR, DIST. - JALPAIGURI.

NAME AND ADDRESS OF OWNER/APPLICANT
SENS HOSPITALITY ENTERPRISES PVT. LTD.
REPRESENTED BY NIMIT MUNDHRA
(ONE OF ITS DIRECTOR)

AREA STATEMENT	
1. AREA OF LAND (AS PER DEED)	= 7383.18 sq.mt
2. AREA OF LAND (AS PER SITE)	= 7365.217 sq.mt
3. PERMISSIBLE GROUND COVERAGE	= 3682.609 sq.mt (50.00%)
4. PROPOSED GROUND COVERAGE	= 2721.506 sq.mt (36.95 %)
5. ADDITIONAL GROUND COVERAGE (FIRE REFUGE AREA)	= 63.374 sq.mt (0.86%)
6. BASEMENT AREA	= 2656.133 SQ.M.
7. GROUND FLOOR AREA	= 2211.798 SQ.M.
8. 1ST FLOOR AREA	= 2602.418 SQ.M.
9. 2ND FLOOR AREA	= 2624.860 SQ.M.
10. 3RD & 4TH FLOOR AREA	= 2477.816 SQ.M.(EACH)
11. 5TH FLOOR AREA	= 1938.919 SQ.M.(EACH)
12. 6TH TO 9TH FLOOR AREA	= 157.741 SQ.M.
13. 10TH FLOOR AREA	= 50.139 SQ.M.
14. GYMNASIUM AREA IN ROOF	= 37.631 SQ.M.
15. TOTAL FLOOR AREA	= 25779.048 SQ.M.
16. PERMISSIBLE F.A.R.	= 3.0
17. PROPOSED F.A.R.	= 2.99
18. TOTAL RESIDENTIAL AREA	= 21261.992 SQ.M.
19. TOTAL COMMERCIAL AREA	= 4517.056 SQ.M. (17.52 % OF T.F.A.)
20. PERMISSIBLE HEIGHT OF BUILDING	= ANY HEIGHT.
21. PROPOSED HEIGHT OF BUILDING	= 37.20 M.
22. NO. OF TENEMENT	= 105 NOS.
23. TREE COVER AREA REQUIRED	= 1104.78 SQ.M. (15% OF LAND AREA)
24. TREE COVER AREA PROVIDED	= 1362.79 SQ.M. (18.50% OF LAND AREA)
25. LEFT OPEN SPACE	= 4643.711 SQ.M.
26. OCCUPANCY OF LAND	= RESIDENTIAL CUM COMMERCIAL
27. OCCUPANCY/USE OF BUILDING	= RESIDENTIAL CUM COMMERCIAL
28. APPROVED L.U.C.C. MEMO NO.	= 99/LUCC/AR/PS/JDA DATED: 14.03.2008

TITLE:
PROPOSED PARTLY B+G+V STD. COMMERCIAL (TOWER-I) (RETAIL SHOP) BUILDING & PARTLY B+G+X STD. (TOWER-II, BLOCK-01) & B+G+IX STD. (TOWER-II, BLOCK-02 & 03) RESIDENTIAL BUILDING

SERVICE AREA :	
1. AREA OF FIRE REFUGE PLATFORM IN TOWER-II, BLOCK-01	= 15.93 sq.m
2. AREA OF FIRE REFUGE PLATFORM IN TOWER-II, BLOCK-02	= 23.42 sq.m
3. AREA OF FIRE REFUGE PLATFORM IN TOWER-II, BLOCK-03	= 21.94 sq.m

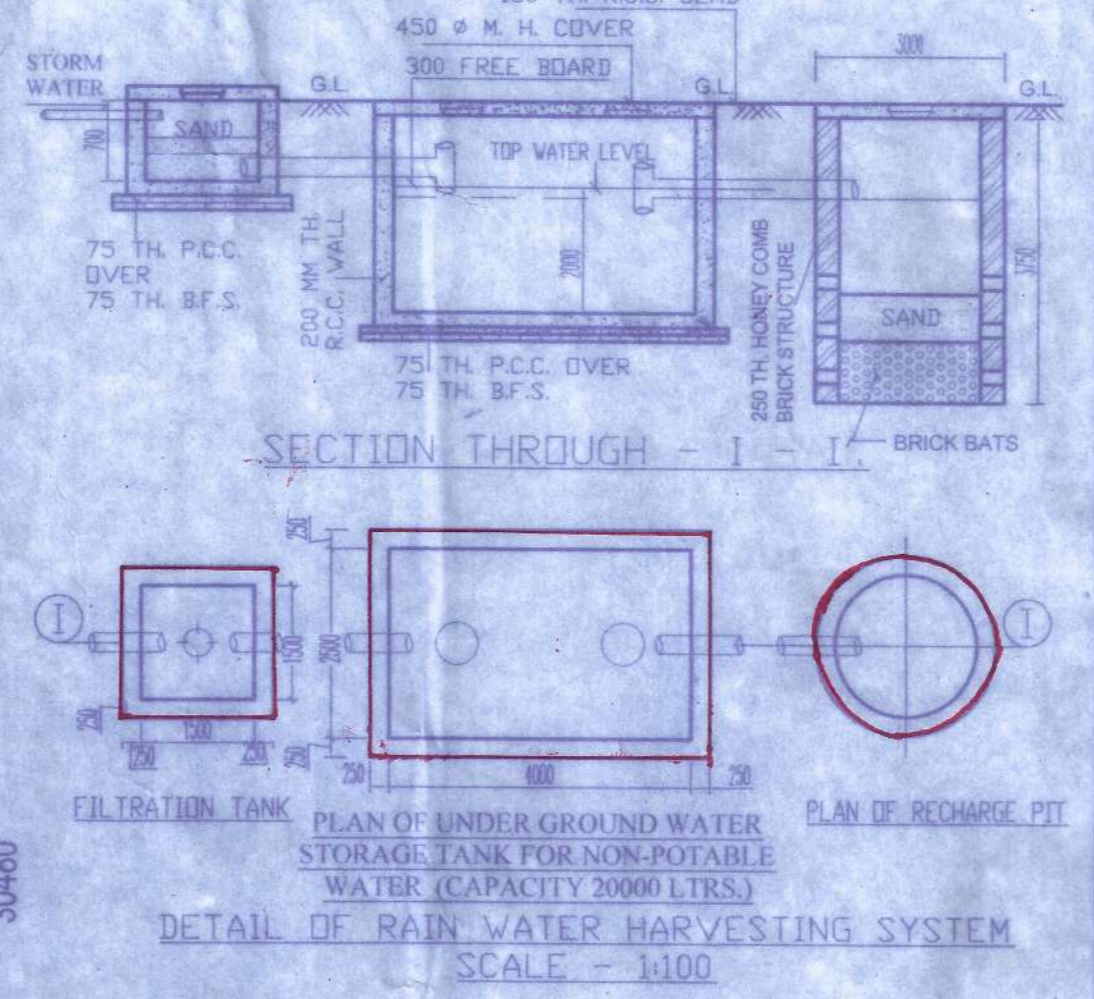
NOTE:
We shall maintain the provisions for Environmental Clearance in future.

APPROVED
Excutive Engineer
Siliguri Municipal Corporation
Siliguri

INDIRA MAIDAN

TO DARJEELING
TO SHALUGARA

KEY PLAN
SCALE - N.T.S.



For Sens Hospitality Enterprises Pvt. Ltd.
Director

Signature of Owner(s)

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

Signature of Architect

Signature of Geo-Technical Engineer

Signature of Geo-Technical Engineer

Signature of Geo-Technical Engineer

Signature of Geo-Technical Engineer

SHEET NO. 1/1

SCALE 1:200

ARCHITECT: MASS & VOID ARCHITECTS/INTERIORS
4B, 4th floor, Chtaai Hiltacue, 56, Christopher Road, Kolkata 700 046
P +91 33 2328 2254
+91 90 3800 3186
E mava2003@gmail.com
N www.massandvoid.com