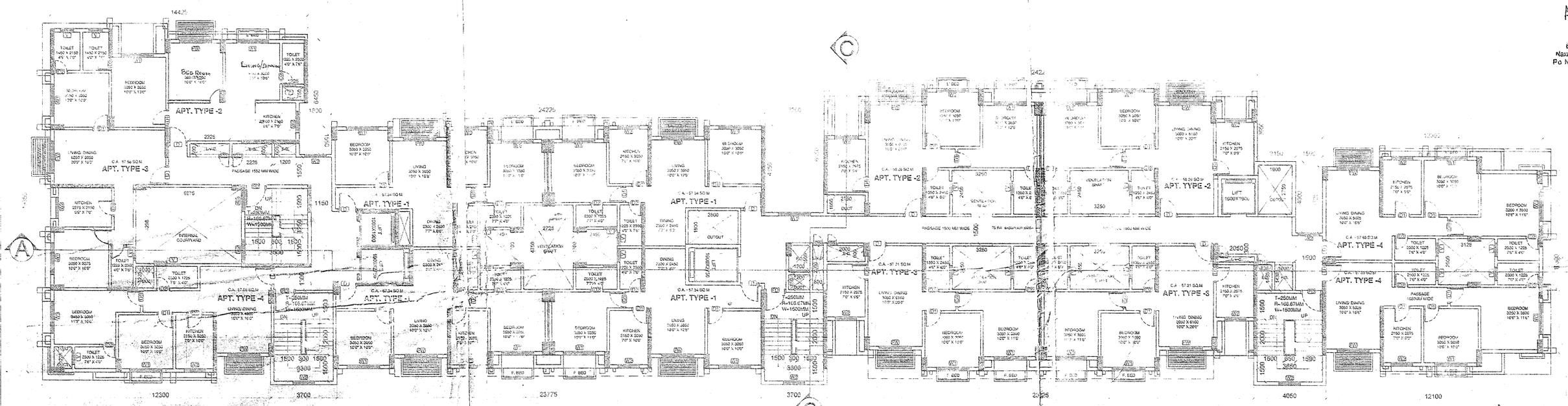

TYPICAL FLOOR PLAN
(1 ST TO 7 TH FL.)

GROUND FLOOR PLAN
SCALE - 1:150

Approved
Executive Officer
Naxalbari Panchayat Samity
Po Naxalbari Dist Darjeeling

S.A.E. (B.P.C.)
Naxalbari Development Block
Naxalbari, Darjeeling

The Construction at the building shall be supervised by the Licensed Building Surveyor / Architect registered under the application on Un-Reserved Area / Reserved Area permission. Registration No. 952/(6)/PLAN/NPS Dated 01.11.2013 subject to strict compliance of terms and conditions as mentioned in the WIDE ORDER NO. 318 / NPS DATE 05.10.2018

Executive Officer
Naxalbari Panchayat Samity
Po Naxalbari Dist. Darjeeling

SCHEDULE FOR DOOR

SR. NO.	TYPE	SIZE (IN MM) WIDTH	HEIGHT	SILL (IN MM) UNFINISHED	LINTEL (IN MM) UNFINISHED
1	D	1050	2150	00	2150
2	D	1050	2150	00	2150
3	D1	1000	2150	00	2150
4	D2	750	2150	00	2150
5	D3	900	2000	150	2150
6	D	1200	2150	00	2150

SCHEDULE FOR WINDOWS

SR. NO.	TYPE	SIZE (IN MM) WIDTH	HEIGHT	SILL (IN MM) UNFINISHED	LINTEL (IN MM) UNFINISHED
1	FW	1800	2400	00	2400
2	W	1800	1500	900	2400
3	W1	1200	1500	900	2400
4	W2	750	1200	1200	2400

TENEMENT AREA IN TYPICAL FLOOR (1ST TO 7TH FLOOR)	
TENEMENT A @ 69.515 X 7	486.605 Sq.m
TENEMENT B @ 68.722 X 7	481.054 Sq.m
TENEMENT C @ 69.956 X 7	489.692 Sq.m
TENEMENT D @ 68.385 X 7	478.695 Sq.m
TENEMENT E @ 67.213 X 7	470.491 Sq.m
TENEMENT F @ 68.516 X 7	479.612 Sq.m
TENEMENT G @ 67.282 X 7	470.974 Sq.m
TENEMENT H @ 75.051 X 7	525.357 Sq.m
TENEMENT I @ 72.362 X 7	506.464 Sq.m
TENEMENT J @ 72.476 X 7	507.332 Sq.m
TENEMENT K @ 71.874 X 7	503.118 Sq.m
TENEMENT L @ 70.285 X 7	491.995 Sq.m
TENEMENT M @ 69.068 X 7	483.476 Sq.m
TOTAL TENEMENT AREA	6374.865 Sq.m
Stair & Lift area @ 103.703X7	725.921 Sq.m
Common area @ 102.539 X7	717.773 Sq.m
Total Typical Floor Area	7818.559 Sq.m

TENEMENT AREA IN GROUND FLOOR	
TENEMENT N	63.421 Sq.m
TENEMENT O	63.959 Sq.m
TENEMENT P	66.233 Sq.m
TENEMENT Q	66.238 Sq.m
TENEMENT R	71.992 Sq.m
TENEMENT S	66.352 Sq.m
TENEMENT T	69.416 Sq.m
TENEMENT U	68.687 Sq.m
TENEMENT V	66.706 Sq.m
TENEMENT V	66.706 Sq.m
TOTAL TENEMENT AREA	606.202 Sq.m
STAIR + LIFT AREA	103.703 Sq.m
COMMON AREA	378.865 Sq.m
GROUND FLOOR AREA	1088.790 Sq.m

Project Title:
PROPOSED G + 7 STORIED RESIDENTIAL TOWER AT UTTORA, SILIGURI
OWNERS :
1) BAGDOGRA REALTORS PVT. LTD.
51D, GARIAHAT ROAD FLAT NO - 307 KOLKATA WB 700019 IN
2) HILL CART REALTORS PVT. LTD.
27A, RAIPUR MONDAL PARA ROAD KOLKATA KOLKATA WB 700047 IN
3) GOSSAINPUR REAL ESTATE PVT.LTD.
81, RAJA BASANTA ROY ROAD KOLKATA - 700029 KOLKATA Kolkata WB 700029 IN
4) BALASON REALTORS PVT. LTD.
81, RAJA BASANTA ROY ROAD KOLKATA KOLKATA WB 700029 IN

SCHEDULE OF LAND

MOUZA	:-	RUPSING
PARGANA	:-	PATHARGHATA
P.S.	:-	NAXALBARI
DIST.	:-	DARJEELING
KHATIAN NO.	:-	1138,1164,1115,960
PLOT NO.	:-	166,200,202,203,206,804
J.L. NO.	:-	095

APPROVED LUCC MEMO NO - 952(6)/PLAN/NPS DATED - 01.11.2013

TOTAL LAND AREA (AS PER DEED)
= 5491.90 Sq.m
TOTAL LAND AREA (AS PER SITE)
= 5491.888 Sq.m

AREA STATMENT	PERMISSIBLE	PROPOSED
Land Area(as per site)	5491.888 Sq.m	
Ground Coverage	50% or 2745.944 Sq.m	1125.217 Sq.m or 20.48%
Ground Floor Area		1088.790 Sq.m
1st Floor Area		1116.937 Sq.m
2nd Floor Area		1116.937 Sq.m
3rd Floor Area		1116.937 Sq.m
4th Floor Area		1116.937 Sq.m
5th Floor Area		1116.937 Sq.m
6th Floor Area		1116.937 Sq.m
7th Floor Area		1116.937 Sq.m
Total Floor Area		8907.349 Sq.m
Left Open Space		4366.671 Sq.m
Building Height	27.5 M	24.6 M
Car Parking	25 (required)	102 (OPEN PARKING)
No. of Tenament	.....	100
Use	Residential	Residential
Tree Cover Area	.....	612.936 Sq.m
F.A.R	4.0	1.62

NOTE:- ALL DIMENSION ARE IN MM

CERTIFICATE BY THE OWNER :-

CERTIFIED THAT I SHALL NOT ALTER AFTER MAKE ANY ADDITION OR ALTERATION TO THIS PLAN. CERTIFIED THAT I HAVE GONE THROUGH THE RULES AND REGULATIONS FOR NATIONAL BUILDING CODE 2005 AND ALSO UNDERTAKE TO ABIDE BY THOSE RULES AND REGULATIONS DURING AND AFTER THE CONSTRUCTION OF THE BUILDING.

BAGDOGRA REALTORS PVT. LTD. Director
HILLCART REALTORS PVT. LTD. Director
Gossainpur Real Estate Pvt. Ltd. Director
BALASON REALTORS PVT. LTD. Director

SIGNATURE OF OWNER

CERTIFICATE BY THE GEO TECHNICAL :-

Er. B.C. MONDOL
SMC Empanelment No. Class I-I (Geotech)
Milanpally, Siliguri-05
Mob. No.+91-94134-67063
email- inclusive.siliguri@rediffmail.com

SIGNATURE OF GEO-TECHNICAL ENGINEER

CERTIFICATE BY THE STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE PARTLY GROUND PLUS SEVEN STORIED RESIDENTIAL BUILDING HAS BEEN DESIGN 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 RESPECTS

SANJIV J. PAREKH
M.E.(STRUCT.),M.I.E.(CONST.ENG.)
B. C. E., FIE-F-0413202-4
E. & E. -A-13 S.M.C.

SIGNATURE OF STRUCTURAL ENGINEER

S.P.A CONSULTANTS ,34 RAMMOHAN DUTTA ROAD, KOLKATA - 700020 PH- 033- 24885448)

CERTIFICATE BY THE ARCHITECT :-

CERTIFIED THAT THE PLAN HAS BEEN DESIGNED AND DRAWN UP STRICTLY ACCORDING TO THE NATIONAL BUILDING CODE 2005 AND WEST BENGAL MUNICIPAL RULES 2007. ALSO CERTIFIED THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN SO DESIGNED BY ME AS TO SAFE IN ALL RESPECTS INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL

SIGNATURE OF ARCHITECT
(BIPLOB NANDY & ASSOCIATES, 10- NAJRUL SARANI, HANIMPARA, SILIGURI)

Concept Design By : ARCHITECT HAFEEZ CONTRACTOR
29 BANK STREET, FORT MUMBAI-23

SHEET NO 3/5