



PROJECT: REVISED PROPOSED DOUBLE BASEMENT + 5 STD. COMMERCIAL BUILDING

LOCATION: BURDWAN ROAD, NEAR SHILPANCHAL BHAWAN, SILIGURI, DIST. - DARJEELING (WB)

OWNER: SANJAY AGARWAL
S/O - LATE BHAWANI PRASAD AGARWALA

PRINCIPAL USE - COMMERCIAL (MERCANTILE RETAIL)

SMC HOLDING NO. - 1/21/620/434, 20/619, 773/101/6
APVD. LUCC MEMO NO. - 5366/SJDA DT. - 05.03.2021
APVD. SITE PLAN NO. - 0109161210500214 DT. - 12.05.2021
PREV. APVD PLAN NO. - 0109146210500050 DT. - 12.05.2021

LAND SCHEDULE

MOUZA - SILIGURI MID WEST
J.L. NO. - 90
SHEET NO. - 03 (R/S)
KHATTIAN NO. - 1141, 180/1, 1140/1 (R.S.)
9423 (L.R.)
PLOT NO. - 2161, 2160, 2143 (R.S.)
7009, 7011, 7012 (LR)
PARGANA - BAIKUNTHAPUR
WARD NO. - 05 (S.M.C.)
P.S. - SILIGURI
DIST. - DARJEELING

KEY PLAN
N.T.S.

LAND AREA AS PER DEED 2246.01 SQ.M.
LAND AREA AS PER SITE 2174.93 SQ.M.
PERM. GROUND COVERAGE 40% OR 869.97 SQ.M.
PROP. GROUND COVERAGE 39.78% OR 865.10 SQ.M.
PERM. HEIGHT OF BUILDING NO RESTRICTION
PROP. HEIGHT OF BUILDING 19.95 M.
USE OF PROPOSED BUILDING COMMERCIAL
OPEN SPACE LEFT 60.22% OR 1309.83 SQ.M.

FLOOR AREAS -

BASEMENT - 1
CAR PARKING AREA 823.27 SQ.M.
COMMON AREA 41.83 SQ.M.
TOTAL AREA 865.10 SQ.M.

BASEMENT - 2
SHOP AREA (INCL. FRONT PASS.) 720.20 SQ.M.
COMMON AREA 144.90 SQ.M.
TOTAL AREA 865.10 SQ.M.

ELEVATED GROUND
SHOP AREA (INCL. FRONT PASS.) 701.49 SQ.M.
COMMON AREA 163.61 SQ.M.
TOTAL AREA 865.10 SQ.M.

FIRST FLOOR
SHOP AREA 699.73 SQ.M.
COMMON AREA 155.37 SQ.M.
TOTAL AREA 865.10 SQ.M.

2ND FLOOR
SHOP AREA (702.57x3) 702.57 SQ.M.
COMMON AREA (162.53x3) 162.53 SQ.M.
TOTAL AREA 865.10 SQ.M.

3R & 4TH FLOOR
OFFICE AREA (702.57x2) 1405.14 SQ.M.
COMMON AREA (162.53x2) 325.06 SQ.M.
TOTAL AREA (865.10x2) 1730.20 SQ.M.

TOTAL FLOOR AREA 6055.70 SQ.M.
TOTAL SHOP AREA 4199.13 SQ.M.
TOTAL COMMON AREA 1033.30 SQ.M.
TOTAL CAR PARKING AREA 823.27 SQ.M.

AREA FREE FROM F.A.R. :
LIFT LOBBY @30 M. x 2 NOS. x 6 FLR. 36 SQ.M.
CAR PARKING AREA 823.27 SQ.M.
STAIR COVER 482.56 SQ.M.
37.12 x 2 NOS. x 6 FL. x 37.12

TOTAL FREE AREA 1341.83 SQ.M.

TOTAL AREA FOR F.A.R. (6055.70 - 1341.83) = 4713.87 SQ.M.

PROPOSED F.A.R. 2.167
PERMISSIBLE F.A.R. 2.75

CAR PARKING REQUIRED - 53 NOS.
CAR PARKING PROVIDED - 53 NOS.
MECHANICAL PARKING - 11 x 2 = 22 NOS.
BASEMENT COVERED - 31 NOS.

SIGNATURE OF OWNER

TITLE - SITE PLAN & FLOOR PLANS

DRAWN: SOURAV SCALE: AS SHOWN
CHKD: S. M. SHEET NO. 01/02

SIGNATURE OF GEOTECHNICAL ENGG. SIGNATURE OF STRUCTURAL ENGG.

SULAGNO BANERJEE
EMPAANELLED GEOTECHNICAL ENGINEER-I
Siliguri Municipal Corporation
Empanelled No. G.T/174, MGS (LM)-4255
Ph. No. 6290246898 / 9231628549

SIGNATURE OF ARCHT.
PRITAM DEY (P. Archt.)
Council Reg. No. 142
CA/2006/54270

SIGNATURE OF CIVIL ENGG.
Subrata Majumder
Licensed Building Surveyor Class - I
S.M.C. Registration Number - 73
S.S. Code - 3/4, Mob No. - 9831002034, 99337550
E-MAIL ID - subratavivkennge@gmail.com

SIGNATURE OF CIVIL ENGG.
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