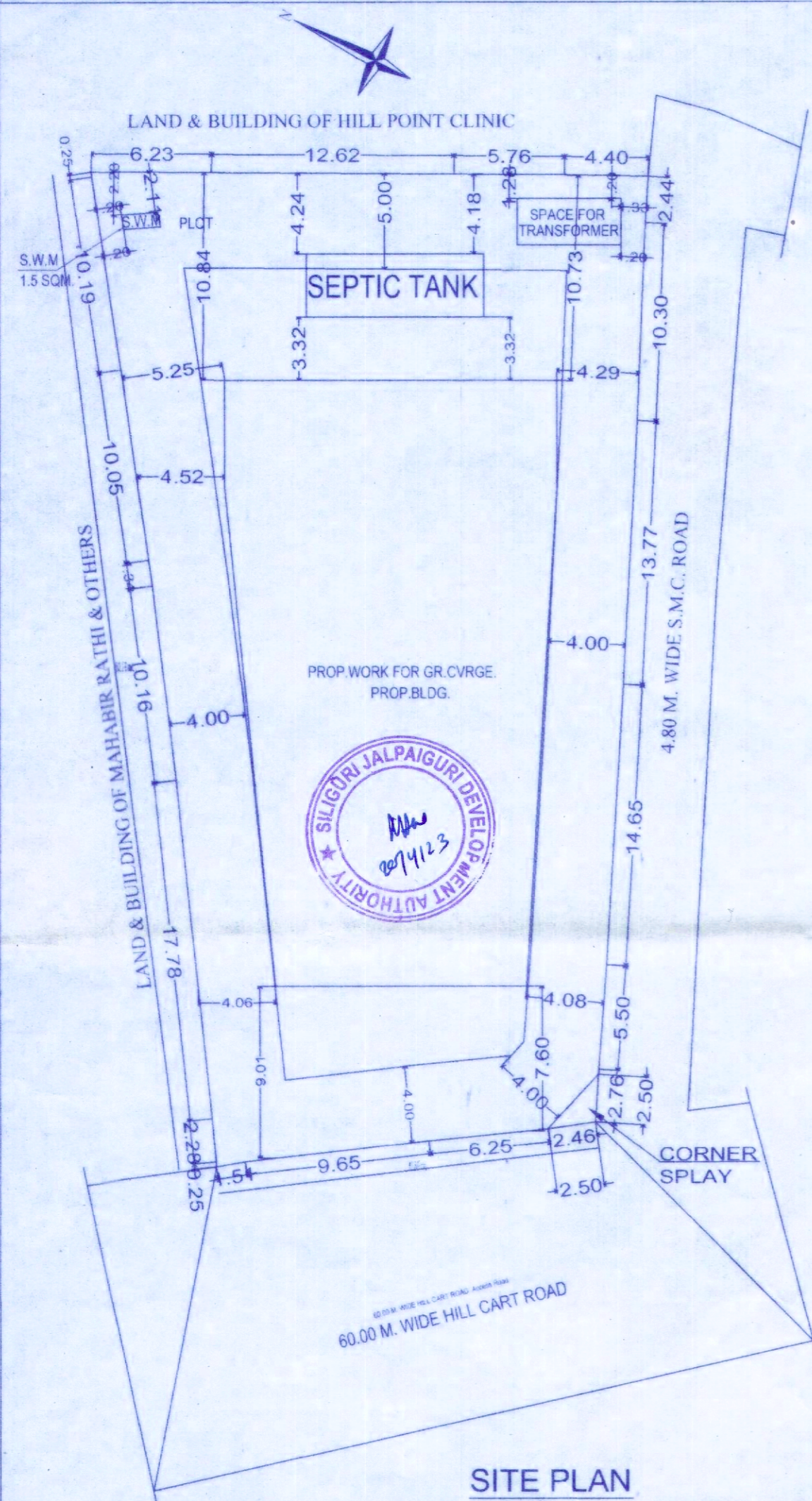


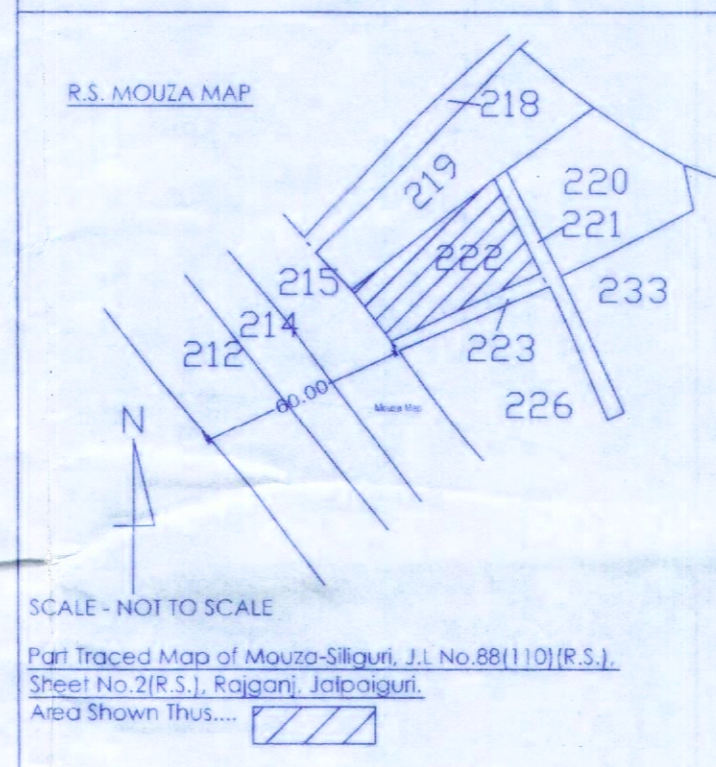
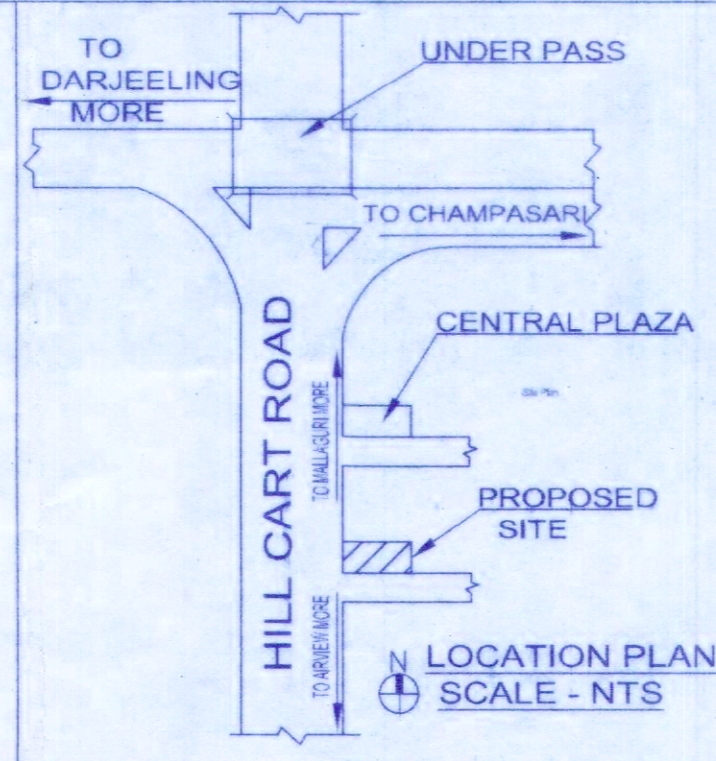
Project Title :- PROPOSED LOWER GROUND + UPPER GROUND + FOUR STORIED COMMERCIAL BUILDING



SITE PLAN

SCALE - 1:1 (FOR DRAWING)

SCALE - 1:100 (FOR PRINT)



PROJECT:
 PROPOSED LOWER GROUND + UPPER GROUND + FOUR STORIED COMMERCIAL BUILDING OF SILIGURI MOTELS PRIVATE LIMITED REPRESENTED BY TWO OF ITS DIRECTOR 1. UPALI SHIBA ROY, 2. VAISHALI ROY BOTH D/O. LATE DEBABRATA ROY, MALLAGURI, SILIGURI WARD NO. - 02 (S.M.C.).

LAND SCHEDULE
 MOUZA - SILIGURI (R.S.) & SILIGURI UTTAR PASCHIM (L.R.)
 J.L. - 89 (L.R.) & 110 (88) (R.S.)
 SHEET NO - 02 (R.S.)
 KHATIAN - 7960 (L.R.) & 412/1, 412/2 (R.S.)
 PLOT NO. - 413 (L.R.) & 222 (R.S.)
 WARD No. - 02 (S.M.C.)
 PARGANA - BAIKUNTHAPUR
 HOLDING NO. - 12/12/28
 P.O. - PRADHAN NAGAR
 P.S. - SILIGURI
 DIST. - DARJEELING

LOCATION :-
 MALLAGURI, SILIGURI.

AREA STATEMENT:
 LAND ARE AS PER DEED = 1254.53 sq.m.
 LAND AREA AS PER SITE = 1227.44 sq.m.
 AREA LEFT FOR CORNER SPLAY = 3.06 sq.m.
 PERMISSIBLE GROUND COVERAGE = (40.00%) = 490.98 sq.m.
 PROPOSED GROUND COVERAGE = (40.00%) = 490.98 sq.m.
 LOWER GROUND FLOOR AREA = 490.98 sq.m.
 UPPER GROUND FLOOR AREA = 490.98 sq.m.
 1ST. - 4TH. FLOOR AREA = 490.98 sq.m. (each)
 TOTAL FLOOR AREA = 2945.88 sq.m.
 PERMISSIBLE F.A.R. = 2.75
 PROPOSED F.A.R. = 1.941
 PERMISSIBLE HEIGHT = NO RESTRICTION
 PROPOSED HEIGHT = 20.0 M

OWNERS NAME :-
 SILIGURI MOTELS PRIVATE LIMITED REPRESENTED BY TWO OF ITS DIRECTOR
 1. UPALI SHIBA ROY
 2. VAISHALI ROY
 BOTH D/O. LATE DEBABRATA ROY.

ADDRESS:-
 JAMYRTA NIWAS, JYOTI NAGAR, SILIGURI,
 P.O. - SEVOKE ROAD
 P.S. - BHAKTINAGAR
 DIST. - JALPAIGURI

FLOOR	COMMERCIAL (SHOP) AREA(SQM.)	STAIR & LIFT LOBBY(SQM.)	PARKING AREA (SQM.)	TOTAL AREA (SQM.)	REMARKS
LOWER GROUND	324.10	79.23	87.65	490.98	COMM. (SHOP), PARKING
UPPER GROUND	411.75	79.23		490.98	COMM.(SHOP)
FLOOR-01	411.75	79.23		490.98	COMM.(SHOP)
FLOOR-02	411.75	79.23		490.98	COMM.(SHOP)
FLOOR-03	411.75	79.23		490.98	COMM.(SHOP)
FLOOR-04	411.75	79.23		490.98	COMM.(SHOP)
TOTAL	2382.85	475.38	87.65	2945.88	

AREA STATEMENT: SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY	VERSION NO.: 1.0.1
	VERSION DATE: 30/08/2017
PROJECT DETAIL :	
Application No. :-	Plot Use : Mercantile (Retail)
Application Type : General Proposal	Plot SubUse : Shop
Project Type : LUCC	Land Use Zone : Mercantile
Nature of Development : New	Abutting Road Width : 60.00 M. WIDE HILL KART ROAD.
Location : Siliguri Urban Area	Plot No. : 413 (L.R.) & 412/1, 412/2 (R.S.)
SubLocation : Siliguri (M)	Sheet No. : 02 (R.S.)
Special Project Type : NA	House No. :-
Ward No. : 02 (S.M.C.)	North : 89 (L.R.) & 110 (88) (R.S.)
Name of Street : Hill Cart road	South : SILIGURI
Village Name : SILIGURI (R.S.) & SILIGURI UTTAR PASCHIM (L.R.)	East : LAND & BUILDING OF HILL POINT CLINIC.
	West : 60.00 M. WIDE HILL CART ROAD.

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1227.46
NET AREA OF PLOT	(A-Deductions)	1227.46
BALANCE AREA OF PLOT	(A-Deductions)	1227.46
PLOT AREA FOR COVERAGE	(A-Deductions)	1227.46
Plot Area for FAR	(A-Deductions)	1227.46
COVERAGE CHECK		
Proposed Coverage Area (40.00 %)		490.98
Proposed Ground Coverage Area (40.00 %)		490.98
Total Prop. Coverage Area (40.00 %)		490.98
FAR CHECK		
BUILT UP AREA CHECK		
Total BuiltUp Area		0.00
ARCH / ENGG / SUPERVISOR (Regd)		OWNER
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Color Index:
 MARGIN DETAIL:

Building / Wing Name	Road Name	Front Margin	Ground Pwork Front Margin	Rear Margin	Ground Pwork Rear Margin	Side1 Margin	Ground Pwork Side1 Margin	Side2 Margin	Ground Pwork Side2 Margin
PROP.BLDG.	60.00 M. WIDE HILL CART ROAD Access Road	7.56	7.56	10.72		4.01	4.01	4.04	4.04

SILIGURI MOTELS PVT. LTD.

 Director

SILIGURI MOTELS PVT. LTD.

 Director

SIGNATURE OF OWNER (S)

RIYA BISWAS (B.Arch)
 CA/2019/112919

SIGNATURE OF ARCHITECT