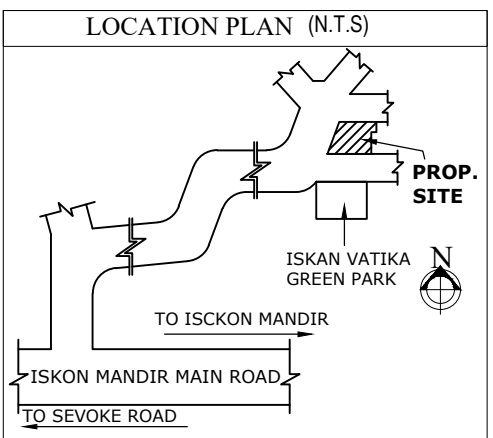
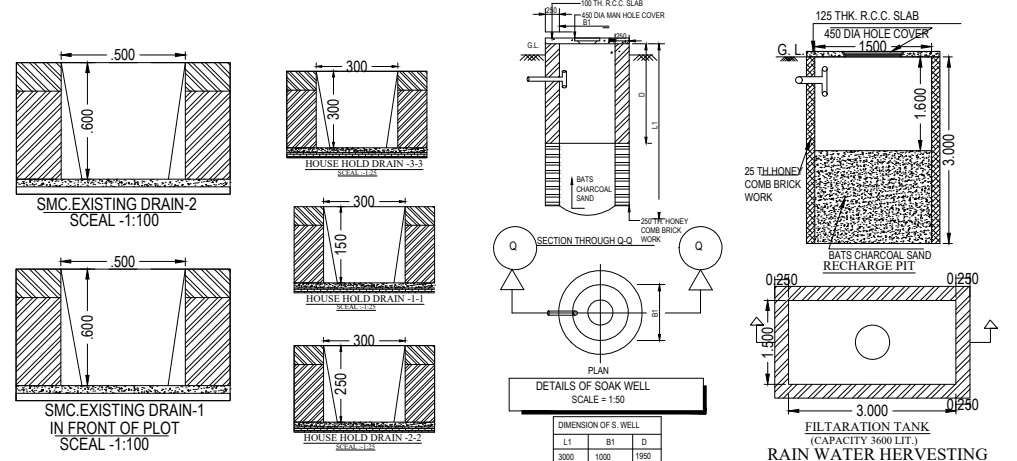


SITE PLAN
SCALE 1:100



TITLE.....
 PLAN FOR GROUND (PARKING) + 4 STORIED RESIDENTIAL BUILDING.

OWNERS
 1) SRI DIL BAHADUR CHHETRI @ DIL BAHADUR CHHATRI,
 S/O-LATE MANGAL CHHETRI @ MANGAL CHHATRI

LOCATION.....
 SHASTRI NAGAR, P.O. - SEVOKE ROAD, P.S. - BHAKTINAGAR,
 DIST.- JALPAIGURI, WARD NO.- 41 (SMC)

AREA STATEMENT.....
 LAND AREA AS PER DEED : 434.78 sq.m.
 LAND AREA AS PER LUCC: 430.58 sq.m.
 LAND AREA AS PER SITE : 430.58 sq.m.
 ROAD WIDTH : 7.95 m. (average)
 ROAD WIDTH - 2 : 4.90 m. (average)
 ROAD WIDTH - 3 : 4.21 m. (average)

LUCC MEMO NO. - 7363/SJDA, DATE :- 03.11.2021

SCHEDULE OF LAND

PARGANA	:-BAIKUNTHAPUR
MOUZA	:- DABGRAM
J.L NO.	:- 02
SHEET NO	:- 08 (R.S), 44 (L.R)
PLOT NO.	:- 631 (R. S.), 250 (L.R).
KHATIAN NO.	:- 701/7 (R.S), 158 (L.R)
P.S.	:- BHAKTINAGAR
DIST.	:- JALPAIGURI
WARD NO.	:- 41 (SMC),
HOLDING NO.	:- 314/1428
BOROUGH NO.	:- V
PIN NO.	:- 734001

AREA STATEMENT SUMMARY

RULE NO.	PARAMETTER	PERMISSIBLE / REQUIRED	PROPOSED
45(2)(b)	ROAD WIDTH (HIGHER)	2.40 M.	7.95 M.
	ROAD WIDTH -2		4.90 M.
	ROAD WIDTH -3		4.21 M.
49(3)	BUILDING HEIGHT	20.00 M.	15.00 M.
48(A)	FAR	2.00	1.98
46(1)(a)/(b)	GROUND COV.IN (%)	53.47 %	48.46 %
	PLOT AREA	N.A.	430.58 SQM.
	MINIMUM WIDTH OF PLOT	N.A.	63.13 M.
	TOTAL BUILTUP AREA	N.A.	1145.65 SQM.
	FLOOR AREA (FOR FAR)	861.16 SQM.	845.59 SQM.
	COVERED AREA	230.23 SQM.	208.65 SQM.
	NO. OF TENEMENTS	N.A.	12 NOS.
52(B)(1)	NO. OF CAR PARKING	07 NOS.	08 NOS.

FLOORWISE BREAKUP

BLOK NAME	FLOOR NAME	TOTAL AREA	DEDUCTION	EXEMPTION (A)(2)(iii)	COVERED PARKING	EXEM.FOR COVERED PARKING	FLOOR AREA (FOR FAR)
SINGLE BUILDING	FLOOR01	229.13	2.33	18.15			208.65
	FLOOR02	229.13	2.33	18.15			208.65
	FLOOR03	229.13	2.33	18.15			208.65
	FLOOR04	229.13	2.33	18.15			208.65
	PARKING	229.14	2.33	18.15	200.00	200.00	10.99
TOTAL		1145.65	9.32	90.74	200.00	200.00	845.59

EXEMPTION

EXEMPTION	STAIRCASE & ST.LANDING X NO.	LIFT LOBBY X NO.	COVERED PARKING.	SERVICE EQUIPMENTS	TOTAL AREA
18.15x5= 90.74 SQM. 01-NOS. (Stair)		9.32 SQM.	200.00 SQM. 08-NOS.	---	300.06

TREE COVER AREA

TOTAL FLOOR AREA	TOTAL LAND AREA	REQUIRED PERCENTAGE	REQUIRED SQM.	PROPOSED SQM.
1145.65 SQM	430.58 SQM	2.88 %	12.33 SQM	12.42 SQM

TENEMENTS

BLOK NAME	FLOOR NAME	TENEMENTS NAME	SINGLE / DUPLEX	TENEMENT AREA
SINGLE BUILDING	FLOOR01	FLAT-Ax4	SINGLE	77.16 SQM
	FLOOR02	FLAT-Bx4	SINGLE	78.17 SQM
	FLOOR03	FLAT-Cx4	SINGLE	51.66 SQM
	TYPICAL			
TOTAL:- 206.99 SQM				
TOTAL NO. TENEMENTA -12 NOS.,GRANT TOTAL - 827.96 SQM				

