

TITLE.....

PLAN FOR GROUND (PARKING) + 3 STORED RESIDENTIAL BUILDING.

NAME OF OWNER :-

1) SMT. LALPATI ROY, 2) SRI JIBAN KUMAR ROY, 3) SRI SANTOSH RAY, 4) SMT. ANITA RAY & 5) SMT. SUNITA RAY

LOCATION OF PLOT :-

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

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OWNERS

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AREA STATEMENT.....

LAND AREA AS PER DEED : 424.92 sq.m.
 LAND AREA AS PER LUCC : 306.60 sq.m.
 LAND AREA AS PER SITE : 305.28 sq.m.
 ROAD WIDTH : 5.02 m. (average)

LUCC MEMO NO. - 7364/SJDA, DATE :- 03.11.2021

AREA STATEMENT SUMMARY

PARAMETER	PERMISSIBLE	PROPOSED
PLOT AREA		305.28 sqm.
MINIMUM WIDTH OF PLOT		19.15 m.
BUILDING HEIGHT	12.50 m.	12.47 m.
GROUND COVERAGE	59.74%	54.24%
COVERED AREA	182.37 sqm.	165.59 sqm.
GROUND FLOOR AREA		152.17 sqm.
FIRST FLOOR AREA		152.17 sqm.
SECOND FLOOR AREA		179.97 sqm.
THIRD FLOOR AREA		179.97 sqm.
TOTAL BUILT-UP AREA (without deduction / exemption)		664.28 sqm.
TOTAL FLOOR AREA (as per F.A.R.)		468.97 sqm.
F.A.R.	1.75	1.54
NO. OF TENEMENTS		6 nos.
NO. OF CAR PARKING	4 nos.	4 nos.

TENEMENT DETAILS

TYPE	OCCUPANCY AREA
A	90.36 sqm. (1 no.)
B	47.43 sqm. (1 no.)
C	118.16 sqm. (2 nos.)
D	47.43 sqm. (2 nos.)
GRAND TOTAL : 468.97 sqm.	

EXEMPTIONS

	AREA IN SQM.	NO. OF FLOORS	TOTAL AREA IN SQM.
STAIR-CASE	14.38 sqm.	3	43.14 sqm.
LIFT LOBBY	00	00	00
FLOOR-PARKING	82.28 sqm.	1	82.28 sqm.

TREE COVER

	PERMISSIBLE
$\frac{664.28 \times 15 \times 305.28}{100 \times 6000} = 5.07$ sqm.	5.07 sqm.
	1.66%

SCHEDULE OF LAND :-

MOUZA :- DABGRAM
 PARGANA :- BAIKUNTHAPUR
 J.L. NO. :- 02
 KHATIAN NO. :- 701/7/2 (RS)
 242,646,647,648 & 6
 PLOT NO. :- 626 (RS), 332 & 334
 SHEET NO. :- 8 (RS), 44 (LR)
 P.S. :- BHAKTINAGAR
 DIST. :- JALPAIGURI
 WARD NO. :- 41 (S.M.C.)
 HOLDING NO. :- 433/1637

