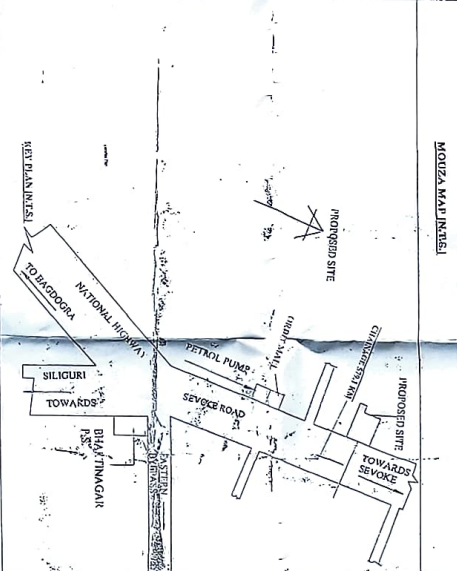
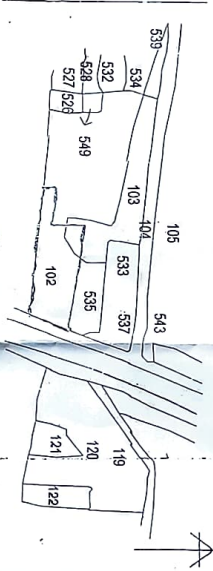


Project Title: SITE PLAN FOR UCC  
**SITE PLAN SHOWING THE LAND OF GAYANAND AGARWAL, SATYANARAYAN AGARWAL, MOHANLAL AGARWAL, SURESH K. AGARWAL AND AGARWAL T SEVOKE ROAD, SILIGURI.**

**SCHEDULE OF LAND:**  
 MOUZA : DABGRAM  
 T.L. NO. : 02  
 KHATTAN NO. : 410,411,412,413,414  
 PLOT NO. : 102,103(P) (R.S.)  
 442,443,444,445(P), (R.S.)  
 SHEET NO. : 2  
 WARD NO. : 42 (R.A.M.C.)  
 POLICE STATION : BHAKTI NAGAR  
 DISTRICT : JALPAIGURI



**AREA CALCULATION:**  
 PLOT AREA AS PER DEED : 232.771 sq. ft.  
 PLOT AREA AS PER SITE : 219.47 sq. ft.

FLOORS	RESI. AREA	COMMERCIAL AREA	PARKING AREA	STAIR & Lift AREA	TOTAL AREA	REMARKS
BASEMENT LOWER	NIL	81.158	81.158	37.852 SQM	80.01	
GROUND FLOOR	NIL	81.158	NIL	37.852 SQM	80.01	COMM. USE- MERCANTILE
1ST FLOOR	NIL	81.158	NIL	37.852 SQM	80.01	RETAIL SHOP
2ND FLOOR	NIL	81.158	NIL	37.852 SQM	80.01	
3RD FLOOR	81.158	NIL	NIL	37.852 SQM	80.01	LODGE
4TH FLOOR	81.158	NIL	NIL	37.852 SQM	80.01	
5TH FLOOR	81.158	NIL	NIL	37.852 SQM	80.01	

**DECLARATIONS:**  
 1. I, THE APPLICANT, AS AN EXISTING OWNER, HAVE  
 2. I HAVE NOT CONSTRUCTED STAIRS WITHIN THE  
 3. I HAVE NOT CONSTRUCTED STAIRS WITHIN THE  
 4. I HAVE NOT CONSTRUCTED STAIRS WITHIN THE

Suggest corner figure of  
 Suggest margin space of  
 Suggest width of  
 Suggest height of

ER. GAURAN

**AREA STATEMENT: SILIGURI JALPAIGURI DEVELOPMENT**

VERSION	NO.	DATE
1.0	1.01	30/09/2017

**PROJECT DETAIL:**

Application No. :-	PLOT USE: Residential
Project Type: UCC	Plot Sub Use: Residential Bldg
Application Type: General Proposal	Land Use Zone: Residential
Project Type: UCC	Abutting Road Width: 30 M
Location: Siliguri Urban Area	Plot No.: 102, 103(P), (R.S.)
Sub location: Siliguri (M)	Sheet No.: 2
Special Project Type: NA	House No. :-
Ward No: 42	North: 02
Name of Street: Sevoke Road	South: BHAKTI NAGAR
Village Name: DABGRAM	East: -
	West: -

**AREA DETAILS:**

AREA OF PLOT (Minimum)	sq. mt.
NET AREA OF PLOT	2193.47
BALANCE AREA OF PLOT	2193.47
PLOT AREA FOR COVERAG	2193.47
Plot Area for FAR	2193.47

**COVERAG CHECK**

Proposed Coverage Area ( 39.62 % )	868.98
Proposed Ground Coverage Area ( 39.62 % )	868.98
Total Pop. Coverage Area ( 39.62 % )	868.98

**FAR CHECK**

BUILT UP AREA CHECK	0.00
Total Builtup Area	0.00

**ARCH / ENG'G / SUPERVISOR (Regd)**

**OWNER:**

**LOCAL BODY:**

**DEVELOPMENT/AUTHORITY:**

**LOCAL BODY:**

**COLOR INDEX**

Plot boundary  
 Abutting Road  
 Proposed work (coverage area)  
 Existing (to be retained)  
 Existing (to be demolished)

Building / Wing Name	Road Name	Front Margin	Ground Front Margin	Rear Margin	Ground Rear Margin	Side 1 Margin	Ground Side 1 Margin	Side 2 Margin	Ground Side 2 Margin
PROPOSED BUILDING	30 m WIDE SEVOKE ROAD	5.00	5.00	10.91	10.91	5.06	5.06	5.00	5.00

SCALE = 1:1 (PLAN), 1:1 (ELEV)  
 = 1:200 (PRINT COPY)

SITE PLAN

30 m WIDE SEVOKE ROAD

THANK YOU



PRADHANNAGAR, SILIGURI - 734003

Memo No. : 2760/SJDA

Date : 28-Aug-2018

To

GAJANAND AGARWAL, SATYANARAYAN AGARWAL, MOHANLAL AGARWAL, SURESH KR  
 AGARWAL, ANAND AGARWAL,  
 SEVOKE ROAD, SILIGURI

Sub : Land Use Compatibility Certificate

In reference to his / her application dated 27-Apr-2018 (0373/SIG/PLNG/SJDA/2018) on the subject quoted above, the proposed institution of \_\_\_\_\_ use/change of use of land from Residential to Commercial development for land area of 2,193.47 square meters (Site Plan enclosed) at SMC C.S. / R.S. / L.R. Plot No. 102,103(P)(R.S.)442,443,444,445(P)(L.R.) In Sheet No. 2 Holding No. \_\_\_\_\_ within Ward No. 42 Mouza Dabgram (Urban) JL NO. - 002(Dabgram (Urban)) under BHAKTINAGAR Police Station, he / she is hereby informed that the development / institution / change of use of land as proposed is compatible / incompatible to the predominant Land Use of the Commercial, Industrial, Residential Zone No. 03/08/01 as per Land Use Map prepared and published by the Siliguri Jalpaiguri Development Authority under section 29(1) of the West Bengal Town & Country (Planning & Development) Act, 1979. The development charge as leviable under the said Act for the proposed development / institution / change of use of land has been paid vide money receipt No. RC/0628/2018 dated 09-Aug-2018 / no such development charge is leviable. The applicant is allowed to use a floor area not exceeding the area as per the use table mentioned in the site plan enclosed / \_\_\_\_\_ square meters as \_\_\_\_\_ out of floor area permissible under Regulation.

*J.B.*  
 Chief Executive Officer,

Siliguri Jalpaiguri Development Authority

Dated 28-Aug-2018

Memo No. 2760/SJDA

Copy forwarded to:

1. OC & SRO II, Siliguri Municipal Corporation area, L&LR Dept., Court More, Siliguri
2. DL & LRO, Matigara, Shibmandir, P.O. Kadamtala, P.S. Matigara, Dist. Darjeeling, Pin-734011
3. DL & LRO, Naxalbari, P.O. & P.S. Naxalbari, Dist. Darjeeling, Pin-734429
4. DL & LRO, Rajganj, P.O. Falapukur (Rajganj) P.S. Rajganj, Dist. Jalpaiguri, Pin-735134
5. DL & LRO, Jalpaiguri Sadar, P.S. Jalpaiguri, Dist. Jalpaiguri, Pin-735101
6. DL & LRO, Phansidewa, P.S. Phansidewa, Dist. Darjeeling, Pin-734434
7. DL & LRO, Kharibari, P.O. Batasi, P.S. Kharibari, Dist. Darjeeling, Pin-734427

Chief Executive Officer,  
 Siliguri Jalpaiguri Development Authority