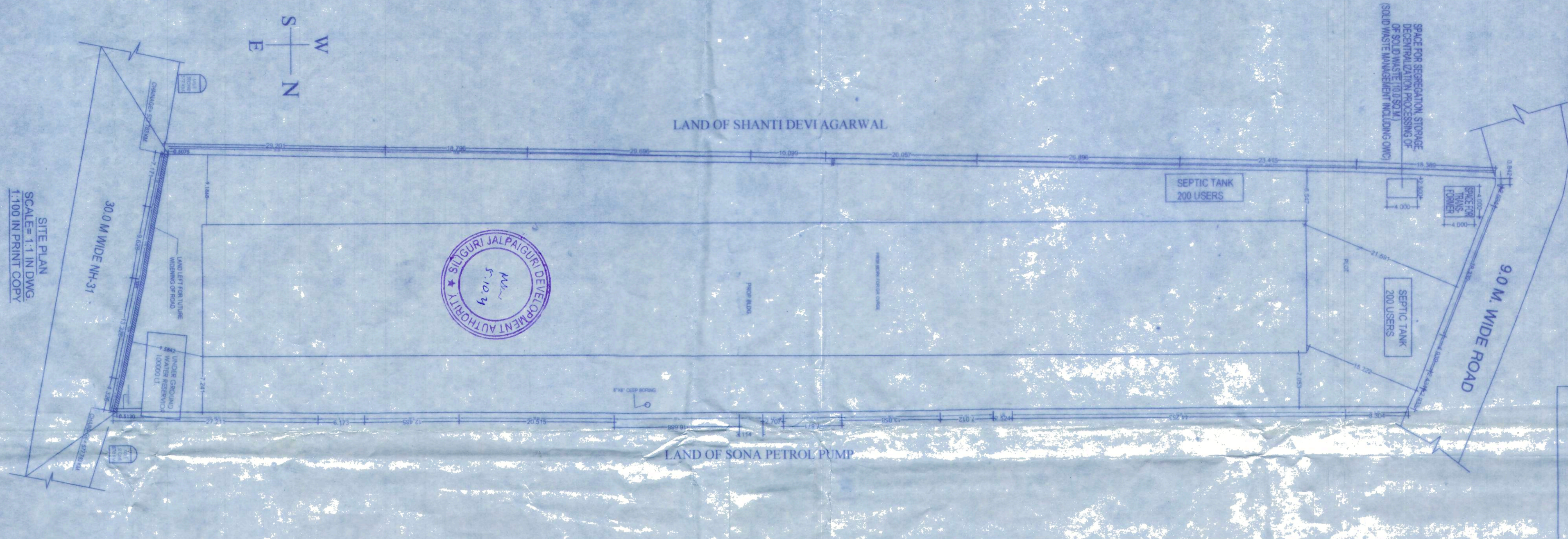


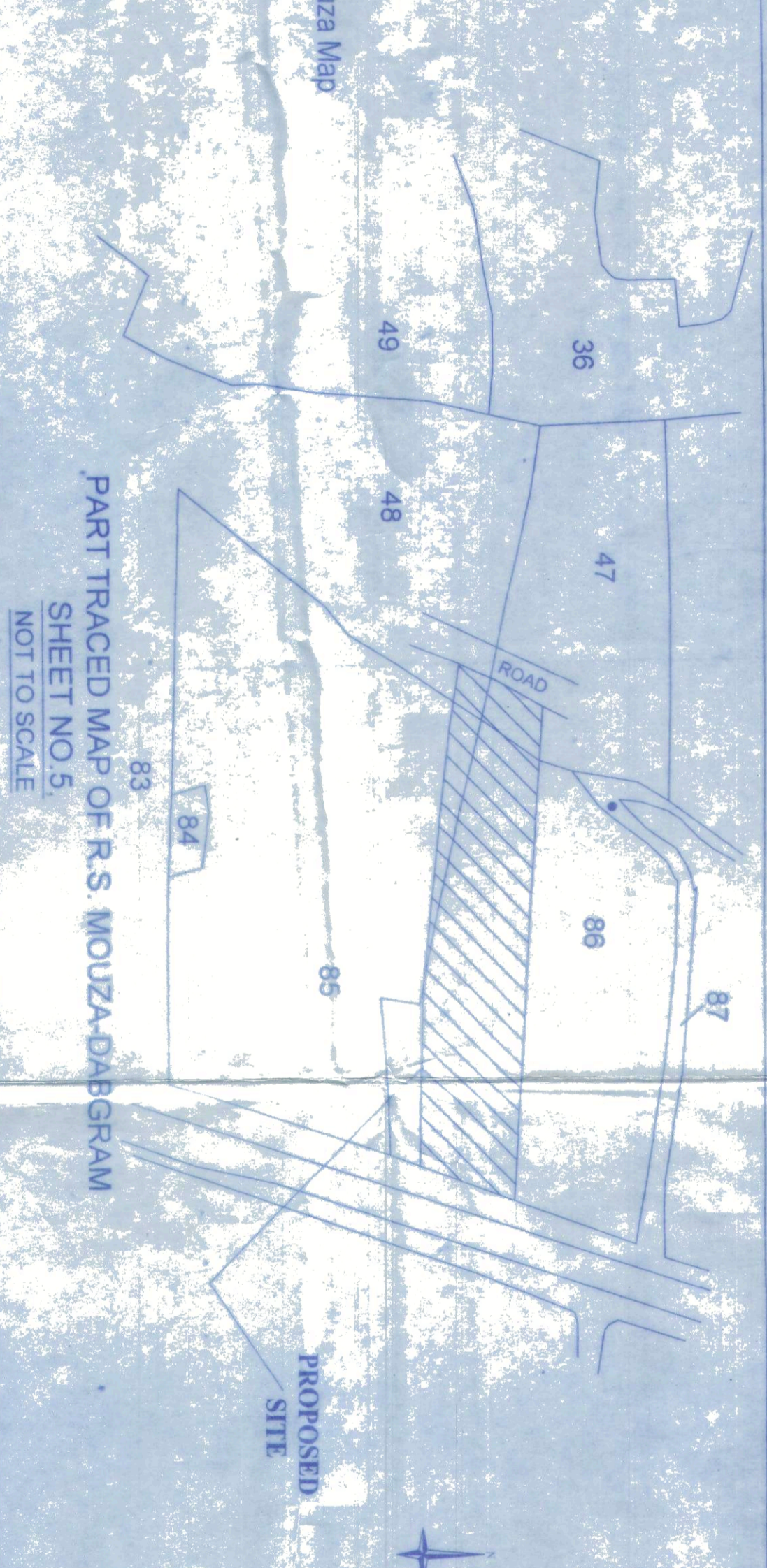
Project Title - PROPOSED LUCC SITE PLAN

DECLARATION: IF THE HEREIN UNDER TAKE THAT IN THE EVENT OF WORKING OF NATIONAL HIGHWAY BY THE CONCERNED AUTHORITIES, I/WE SHALL GIVE MAXIMUM LAND AND/OR SERVICE AT STRUCTURE FROM FALLS WITHIN THE ROAD ALIGNMENT ON MY OWN AND FOR THAT I/WE SHALL NOT HOLD CLAIM OVER ANY ADJACENT RESERVES/CHANGES - 57/783 RUA AND 57/818 RUA

NUMBER OF UNITS - 38
FOR EWS - 9

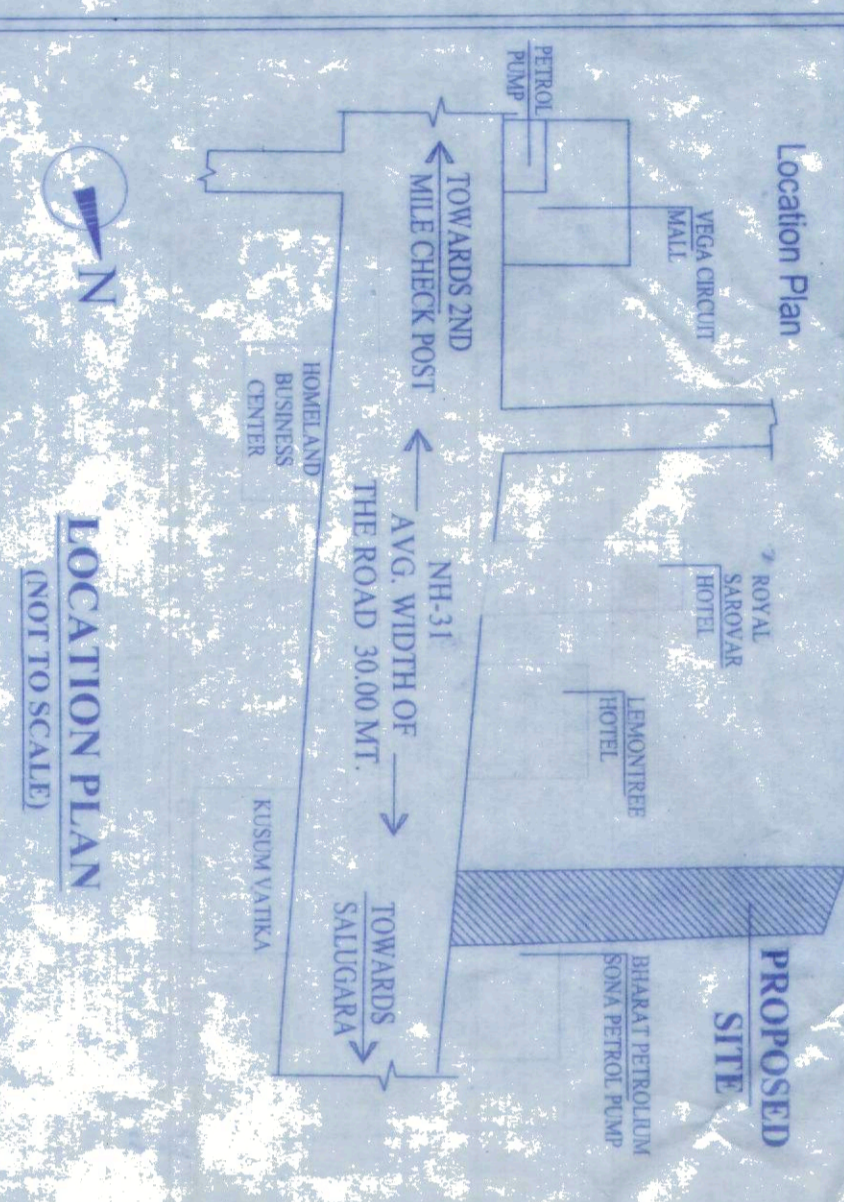


SITE PLAN SHOWING THE LAND FOR RESIDENTIAL CUM COMMERCIAL BUILDING OF PLATINUM HEIGHTS REPRESENTED BY: - SRI MRINAL AGARWAL AT SEVOKE ROAD, SILGURI, P.S. BHAKTINAGAR, DIST. JALPAIGURI, PIN :-734001



FLOOR	PARKING AREA	COMMERCIAL AREA (RETAIL SHOP)	RESIDENTIAL AREA	STAIRCASE SERVICES & LIFT AREA	TOTAL AREA	REMARKS
BASEMENT - II	7111.11	91.16	--	13.97	856.65	PARKING, COMMERCIAL & SERVICES
BASEMENT - I	1597.16	559.43	--	113.80	2508.91	PARKING, COMMERCIAL & SERVICES
GROUND FLOOR	1255.42	678.68	--	158.80	2092.90	PARKING, COMMERCIAL & SERVICES
1ST FLOOR	--	535.65	1509.06	158.80	2203.51	COMMERCIAL & RESIDENTIAL
2ND FLOOR	--	435.65	1509.50	158.80	2103.95	COMMERCIAL & RESIDENTIAL
3RD FLOOR	--	406.56	1509.06	158.80	2072.42	COMMERCIAL & RESIDENTIAL
4TH FLOOR	--	280.97	1509.50	158.80	1949.27	COMMERCIAL & RESIDENTIAL
5TH FLOOR	--	207.01	1509.06	158.80	1874.87	COMMERCIAL & RESIDENTIAL
6TH FLOOR	--	1509.50	89.00	89.00	1688.06	RESIDENTIAL
7TH FLOOR	--	1509.06	89.10	89.10	1598.50	RESIDENTIAL
8TH FLOOR	--	782.10	85.00	85.00	867.10	RESIDENTIAL
9TH FLOOR	--	817.82	85.00	85.00	902.82	RESIDENTIAL
10TH FLOOR	--	--	--	--	--	RESIDENTIAL
TOTAL	3563.69	3193.11	13674.06	1517.67	22039.46	

DECLARATION:-
1. I SHALL MAINTAIN 2.50 M FRONT OPEN SPACE AT GROUND.
2. I SHALL NOT EVEN CONSTRUCT STEPS WITHIN THE SAID FRONT OPEN SPACE.



AREA STATEMENT

- LAND AS / DEED = 5908.41 sq.m
- LAND AS / SITE = 3640.45 sq.m
- LAND LEFT FOR FUTURE WIDENING OF ROAD = 1722 SQ.M
- LAND AREA FOR LUCC = 5023.23 SQ.M
- PERMISSIBLE GROUND COVERAGE = 2811.615 sq.m. (50%)
- PROPOSED GROUND COVER AGE = 2538.11 sq.m. (45.14 %)

SCHEDULE OF LAND:

MOUZA	DABGRAM
R.S. PLOT NO.	47, 48, 85, 86
R.S. KHATTAN NO.	8451, 8453, 8455, 8457, 2821, 2851
L.R. PLOT NO.	333, 334, 544, 545
L.R. KHATTAN NO.	2563
ILL. NO.	2
WARD NO.	42 (SMC)
P.S.	BHAKTINAGAR
SHEET	5(RS), 5(LR)
DIST	JALPAIGURI

AREA STATEMENT SILGURI AUTHORITY DEVELOPMENT

VERSION NO: 1.1
VERSION DATE: 30/06/2017

PROJECT DETAIL:

Application No.:	Plot Use Residential
Project Name:	Plot Subdiv. Res/Comm. Bldg
Project Type:	LUCC
Nature of Development:	Adding Total Worn 300
Location:	Plot No. 47, 48, 85, 86 (RS), 333, 334, 544, 545 (LR)
Subdivision:	Plot No. 47 (LR), 85 (RS)
Sheet No.:	5(RS), 5(LR)
Scale:	1:100
Survey:	Survey of Street No.
Ward:	42 (SMC)
Phase:	Phase of Street No.
Ward No.:	42 (SMC)
Phase No.:	5(RS), 5(LR)
Dist.:	JALPAIGURI

AREA DETAILS:

AREA OF PLOT (Minimum)	1/1	5023.23
NET AREA OF PLOT	(A-Deduction)	4592.23
BALANCE AREA OF PLOT	(A-Deduction)	4592.23
PLOT AREA FOR COVERAGE	(A-Deduction)	2538.23
PLOT AREA FOR FAR	(A-Deduction)	2538.23
COVERAGE CHECK		2538.23
Proposed Coverage Ratio (45.14%)		2538.23
Minimum Coverage Ratio (50%)		4592.23
Final Check		2538.23

DEVELOPMENT AUTHORITY: LOCAL BODY

ARCHT. ENG'G. SUPERVISOR (Regd): OWNER

DATE BUILT UP AREA CHECK: 40.0

COLOR INDEX

Color Index: 1. Proposed Area, 2. Existing Area, 3. Road, 4. Water, 5. Green Area, 6. Building Footprint, 7. Boundary, 8. Easement, 9. Right of Way, 10. Utility Lines, 11. Other.

MARGIN DETAIL:

Building / Wing Name	Road Name	Front Margin	Side Margin	Ground Peak Margin	Ground Peak Margin	Ground Peak Margin	Ground Peak Margin
PROPOSED	30.0 M WIDE NH-31	1.13	4.13	15.16	15.16	5.53	5.53
						5.53	7.06

SIGNATURE OF OWNER(S)

SIGNATURE OF ARCHITECT/L.B.S.

PLATINUM HEIGHTS Partner

MRTUL SIKKIA (B.A.RCH) C/2006/03251