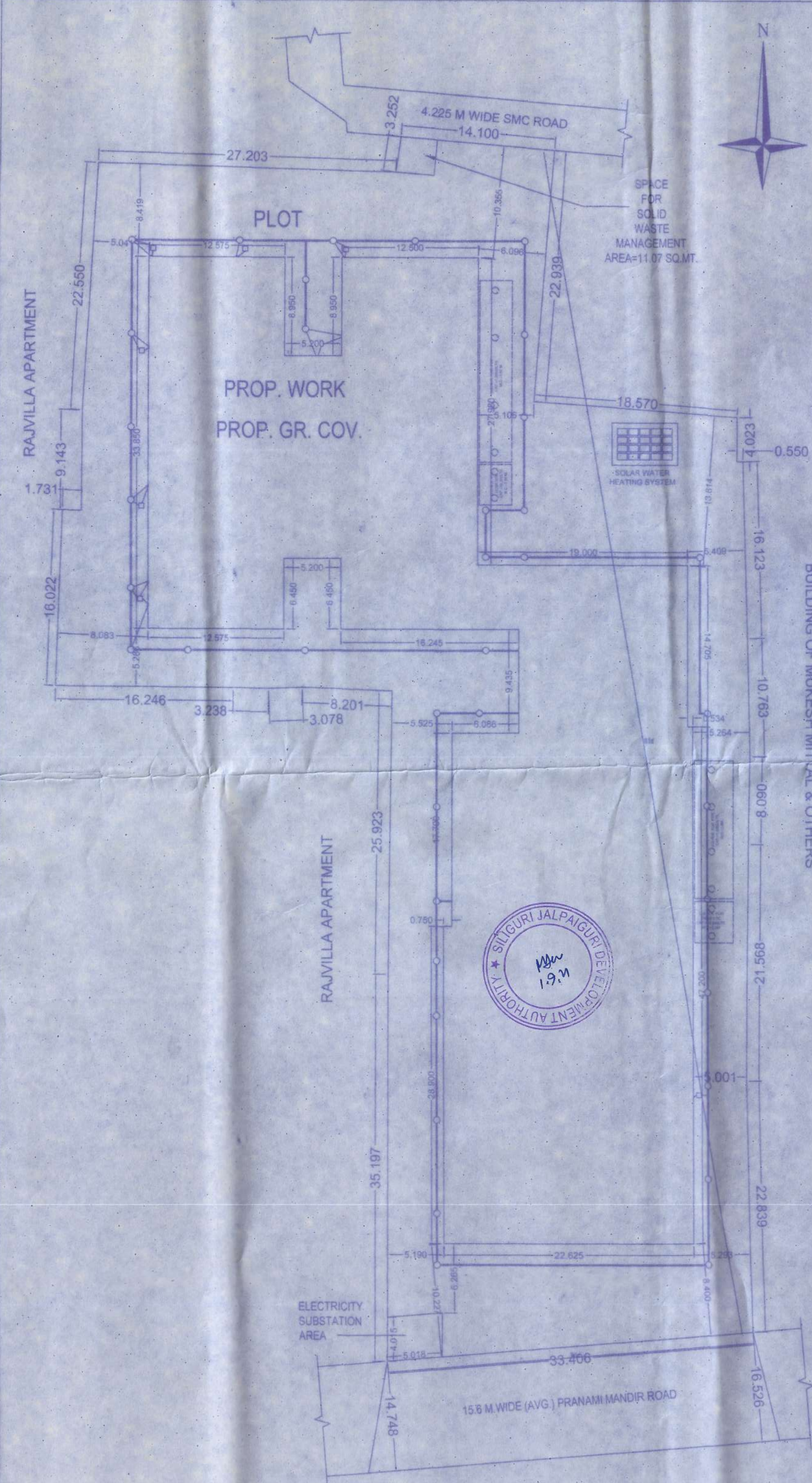


**Project Title :SITE PLAN FOR L.U.C.C.**

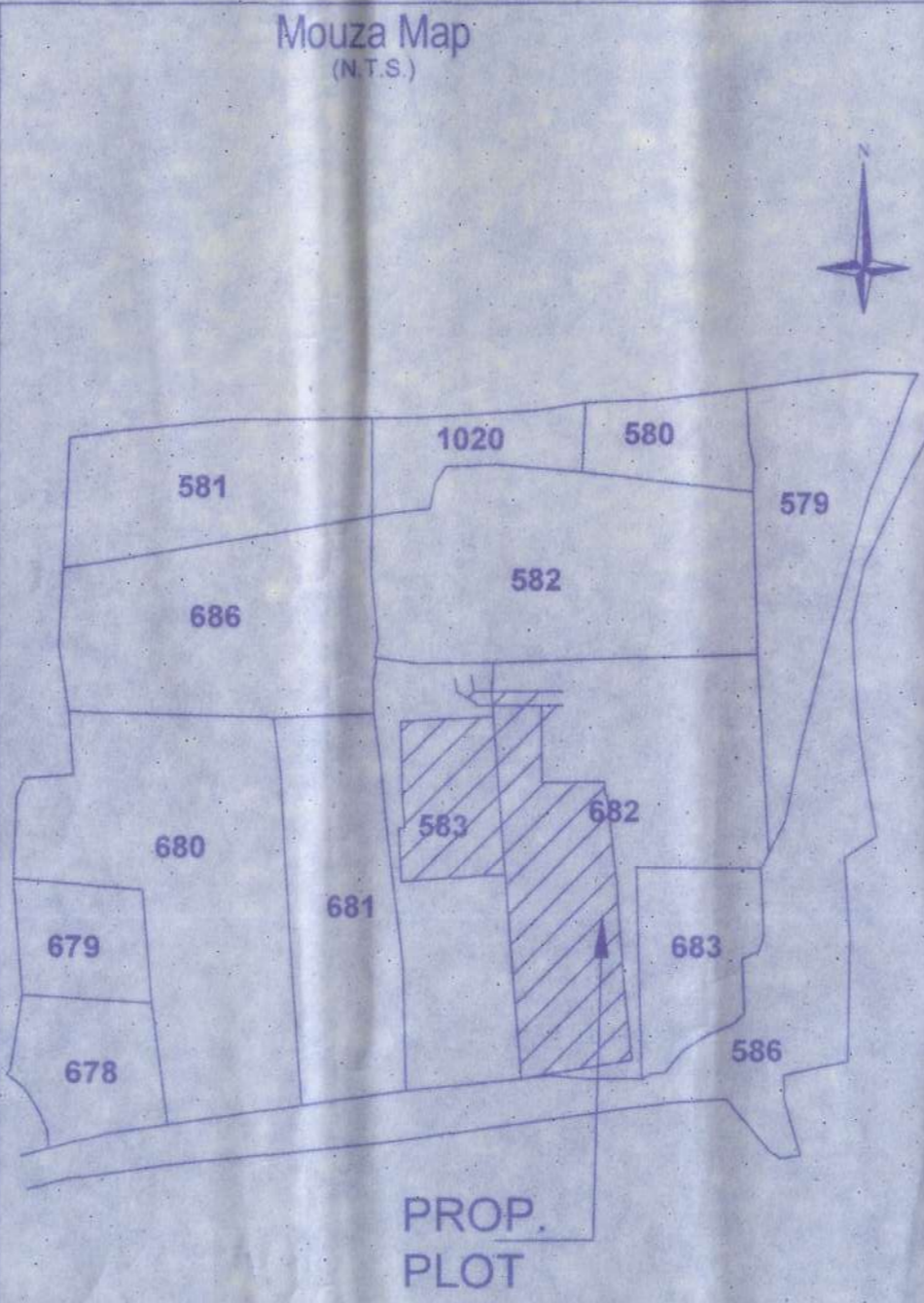
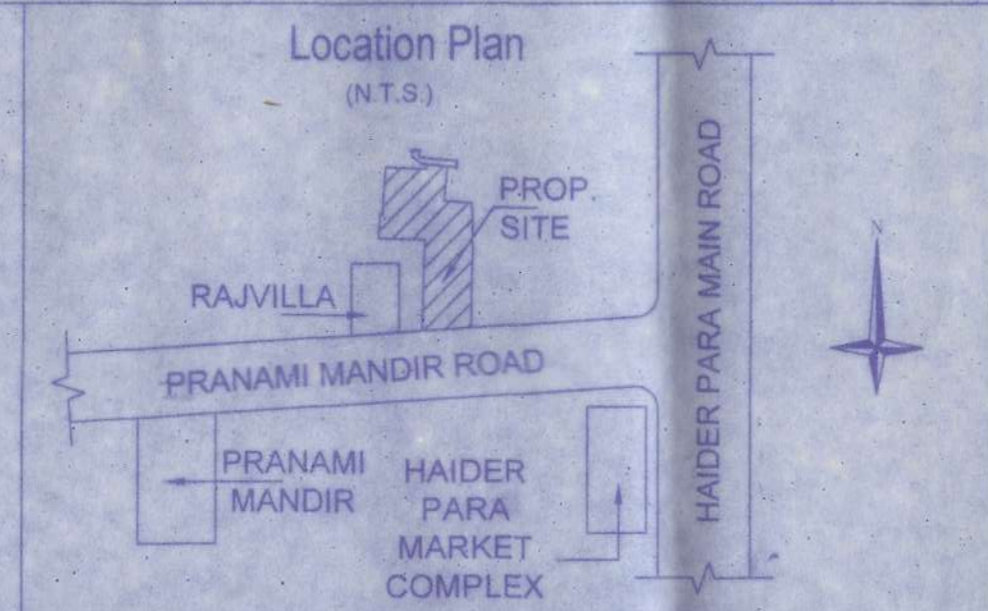
**PROJECT TITLE :-**

**SITE PLAN SHOWING THE LAND OF SIDHI VINAYAK BUILDERS, SILIGURI REGISTERED OFFICE AT SIDHI DHAM, REP. BY RUMTEK DEVELOPERS PVT. LTD., BY ITS DIRECTOR SRI. SANJAY KUMAR GARG AT PRANAMI MANDIR ROAD, JYOTI NAGAR, P.O. SILIGURI, P.S. BHAKTINAGAR, DIST. JALPAIGURI, WARD NO.**



**SITE PLAN**

SCALE - 1:1 (FOR DRAWING)  
SCALE - 1:100 (FOR PRINT)



**SCHEDULE OF LAND :-**

MOUZA - DABGRAM  
J. L. NO. - 02  
KHATIAN NO. - (R.S.) 477/1, 471/2  
(L.R.) 422  
PLOT NO. - (R.S.) 586/682, 583  
(L.R.) 138, 139, 150, 151, 160  
SHEET NO. - (R.S.) 8, (L.R.) 39  
POLICE STATION - BHAKTINAGAR  
DISTRICT - JALPAIGURI  
WARD NO.

**LAND AREA :-**

AS PER DEED - 4481.817 M<sup>2</sup>  
AS PER KHATIAN - 4543.81 M<sup>2</sup>  
AS PER SITE - 4481.27 M<sup>2</sup>

PERMISSIBLE GROUND COVERAGE = 50% OR 2240.64 M<sup>2</sup>  
PROPOSED GROUND COVERAGE = 49.999% OR 2240.43 M<sup>2</sup>  
PERMISSIBLE COMMERCIAL AREA = 25% OR 580.11 M<sup>2</sup> (ON GR. COV.)  
PROP. COMM. AREA PROVIDED = 554.42 M<sup>2</sup> OR 24.74 %  
PROP. RESI. AREA PROVIDED = 1399.20 M<sup>2</sup>  
PROPOSED BASEMENT + EIGHT STORIED RESI. CUM COMM. (MERCANTILE RETAIL SHOP) BUILDING.

FLOOR	COMMERCIAL AREA IN SQ.M	RESIDENTIAL AREA IN SQ.M	PARKING AREA IN SQ.M	STAIR/LIFT/COMM. AREA IN SQ.M	TOTAL AREA IN SQ.M	REMARKS
BASEMENT	554.42	NIL	1399.15	96.26	2049.83	COMM./PARKING (MERCANTILE RETAIL SHOP)
GROUND FL.	519.20	NIL	1003.06	355.57	1877.86	COMM./PARKING (MERCANTILE RETAIL SHOP)
FIRST FL.	NIL	940.11	NIL	374.32	1314.43	RESIDENTIAL
SECOND FL.	NIL	1399.20	NIL	171.93	1571.13	RESIDENTIAL
THIRD FL.	NIL	1399.20	NIL	171.93	1571.13	RESIDENTIAL
FORTH FL.	NIL	1399.20	NIL	171.93	1571.13	RESIDENTIAL
FIFTH FL.	NIL	1399.20	NIL	171.93	1571.13	RESIDENTIAL
SIXTH FL.	NIL	1399.20	NIL	171.93	1571.13	RESIDENTIAL
SEVENTH FL.	NIL	997.66	NIL	162.45	1160.11	RESIDENTIAL
TOTAL	1073.62	8533.77	2402.24	1848.25	12943.45	

NOS. OF TENEMANT - 45 NOS. (ALL 4 BED FLAT)

DECLARATION:-  
I/WE DO HEREBY DECLARE THAT WE SHALL MAINTAIN 2.5 MT. AS FRONT OPEN SPACE, AND WE SHALL NOT CONSTRUCT WITHIN THIS FRONT OPEN SPACE.

For SIDHI VINAYAK BUILDERS  
Rumtek Developers Pvt. Ltd.(partner)  
Sanjay Kumar Garg  
Authorised Signatory

Manoj Kumar  
B.Arch  
Regd. No. CA/95/18822

SIGNATURE OF OWNERS

SIGNATURE OF L. B. A.

AREA STATEMENT: SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY	VERSION NO.: 1.0.1
	VERSION DATE: 30/08/2017

PROJECT DETAIL :	
Application No. :-	Plot Use :Residential
Application Type :General Proposal	Plot SubUse :ResiComm Bldg
Project Type :LUCC	Land Use Zone :Residential
Nature of Development :New	Abutting Road Width :15.6
Location :Siliguri Urban Area	Plot No. : 586/682, L.R.138,139,150,151,160
SubLocation :Siliguri (M)	Sheet No. : R.S.8, L.R. 39
Special Project Type :NA	House No. :-
Ward No. :-	North : SMC. Road
Name of Street :NA	South : 15.6M Pranami Mandir Road
Village Name :DABGRAM	East : Building of Mukesh Mittal & others
	West : Rajvilla Apartment

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	4481.27
NET AREA OF PLOT	(A-Deductions)	4481.27
BALANCE AREA OF PLOT	(A-Deductions)	4481.27
PLOT AREA FOR COVERAGE	(A-Deductions)	4481.27
Plot Area for FAR	(A-Deductions)	4481.27

COVERAGE CHECK		
Proposed Coverage Area ( 50.00 % )		2240.43
Proposed Ground Coverage Area ( 50.00 % )		2240.43
Total Prop. Coverage Area ( 50.00 % )		2240.43

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. WORK	15.6 M WIDE (AVG.) PRANAMI MANDIR ROAD	8.40	8.40	7.79	7.79	5.00	5.00	5.01	5.01