

SITE PLAN

LAND OF SUSHIL AGARWAL AND OTHERS

DECLARATION OF OWNERS :

1. WE DO HEREBY DECLARE THAT WE SHALL MAINTAIN 2.5M AS FRONT OPEN SPACE AT GROUND WE SHALL NOT CONSTRUCT ANY STEPS WITHIN THE SAID FRONT OPEN SPACE.
2. TOTAL NO OF UNITS = 40, RESERVED FOR EWS= 10 NOS.

Project Title :-

PROPOSED PLAN OF (DOUBLE BASEMENT + G+X) STORED RESIDENTIAL CUM COMMERCIAL (RETAIL SHOP) BUILDING LOCATED AT SEVOKE ROAD, SILIGURI, P.S.-BHAKTINAGAR, DIST-JALPAIGURI, WARD NO - 41(S.M.C.)

OWNERS DETAILS :-

1. J.J. AVASHAN PRIVATE LIMITED HAVING ITS REGISTERED OFFICE AT 159, RABINDRA SARANI, KOLKATA, PIN-700007, REPRESENT BY ONE ITS DIRECTOR SRI SANJIB AGARWALA, S/O LATE AMILAL AGARWALA, 2. SRI SANJAY KUMAR AGARWAL S/O SRI KISHAN LAL AGARWAL OF GREEN VALLEY APARTMENT, UPPER BHANUNAGAR, SILIGURI, P.O.-SEVOKE ROAD, P.S.-BHAKTINAGAR, DIST-JALPAIGURI, PIN-734001, IN THE STATE OF WEST BENGAL, 3. SRI MANOJ KUMAR AGARWAL S/O SRI KISHAN LAL AGARWAL OF GREEN VISTA APARTMENT, UPPER BHANUNAGAR, SILIGURI, P.O.-SEVOKE ROAD, P.S.-BHAKTINAGAR, DIST-JALPAIGURI, PIN-734001, IN THE STATE OF WEST BENGAL, 4. SMT. NEETU AGARWAL W/O SRI SANJAY KUMAR AGARWAL OF GREEN VALLEY APARTMENT, UPPER BHANUNAGAR, SILIGURI, P.O.-SEVOKE ROAD, P.S.-BHAKTINAGAR, DIST-JALPAIGURI, PIN-734001, IN THE STATE OF WEST BENGAL.

LAND SCHEDULE :-

MOUZA-DABGRAM
R.S. PLOT NO.- 80, 80/777, 81/780, 81(PART)
L.R. PLOT NO.- 8, 10 & 11
KHATIAN NO.- 901(R,S)
KHATIAN NO.- 232, 413, 414, 415 & 192 (L,R)
SHEET NO.-8(R,S),24(L,R)
J.L. NO.-02,
P.S.-BHAKTINAGAR,
DIST-JALPAIGURI,
WARD NO - 41(S.M.C.)
LAND AREA AS PER DEED -5333.44 SQ.M.
LAND AREA AS PER L.R KHATIAN -5303.77 SQ.M.
LAND AREA AS PER SITE - 5303.77 SQ.M.
PERM. GR. COVERAGE - 45% OR 2662.86 SQ.M.
PROP. GR. COVERAGE - 42.50% OR 2254.16 SQ.M.

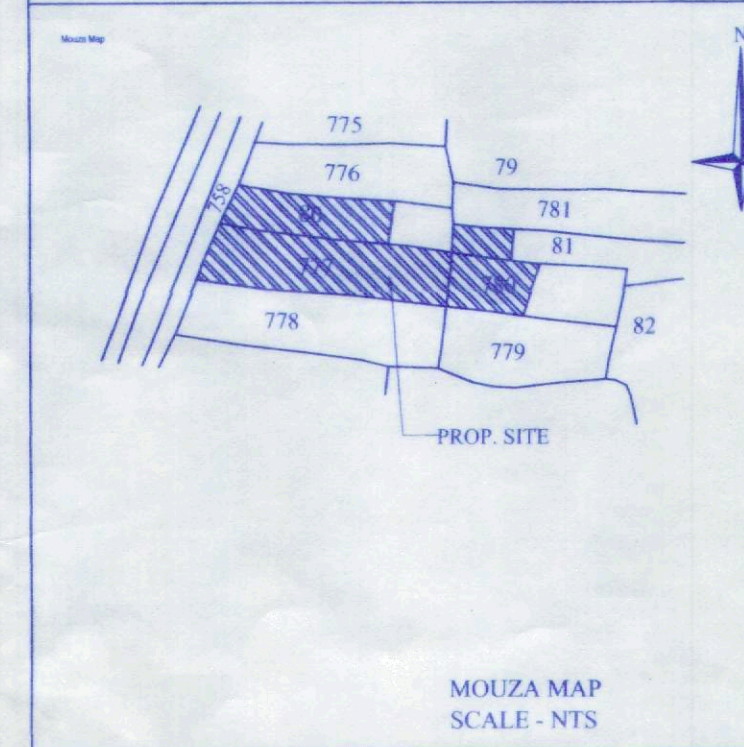
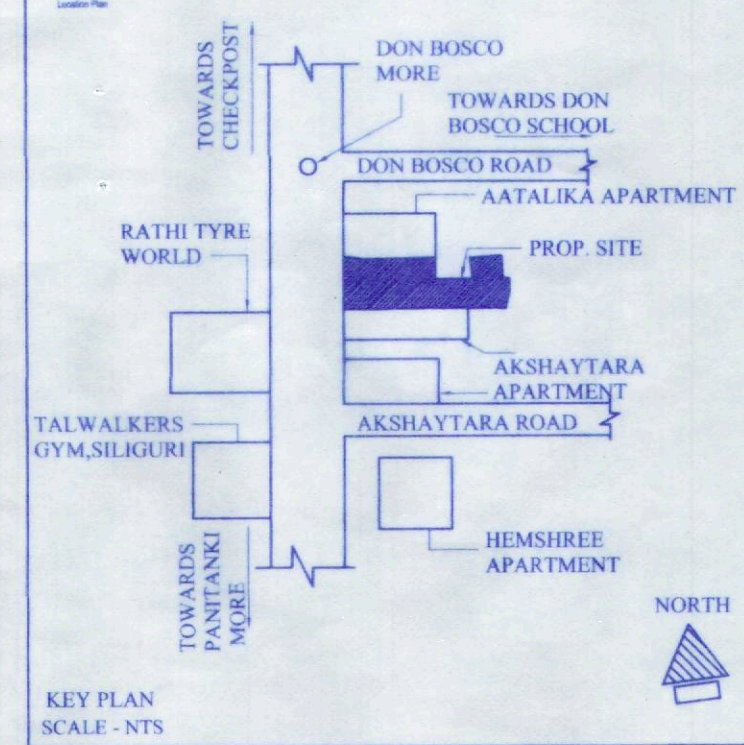
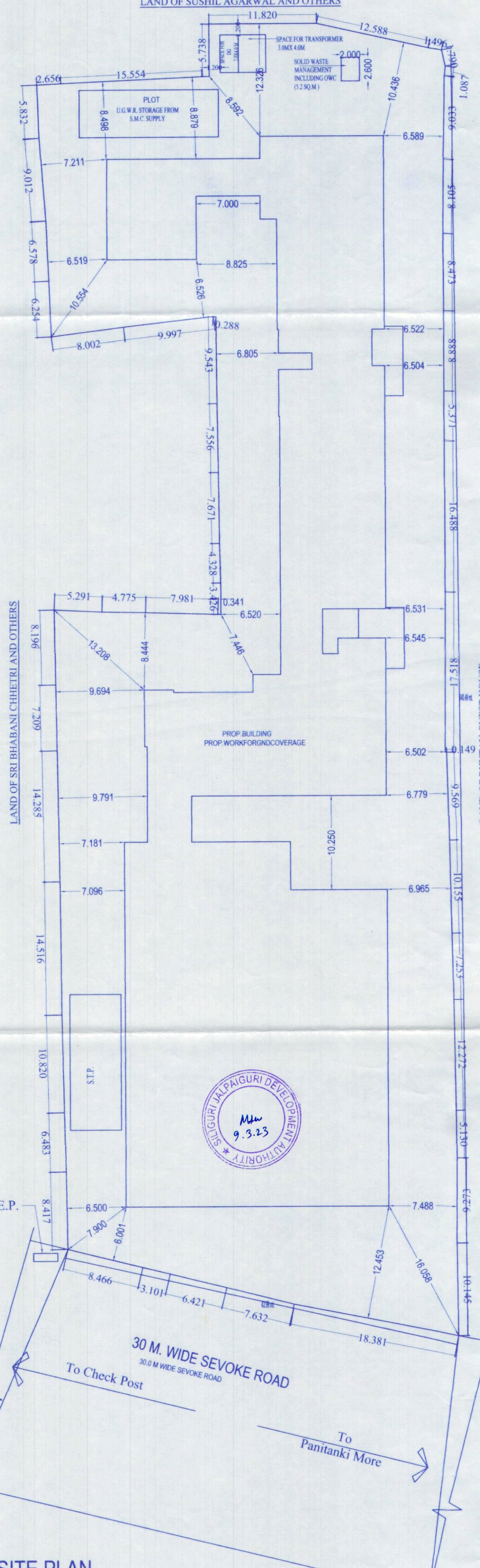
AREA STATEMENT: SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY	VERSION NO.: 1.0.1
PROJECT DETAIL :	VERSION DATE: 30/08/2017
Application No. :-	Plot Use : Residential
Application Type : General Proposal	Plot SubUse : ResiComm Bldg
Project Type :LUCC	Land Use Zone : Residential
Nature of Development : New	Abutting Road Width : 30.0 M WIDE SEVOKE ROAD
Location : Siliguri Urban Area	Plot No. : 80,80/777,81/780,81(PART)(R.S.),8,10,11(L.R.)
SubLocation : Siliguri (M)	Sheet No. :-
Special Project Type : NA	House No. :-
Ward No : 41(S.M.C.)	North :-
Name of Street : NA	South :-
Village Name : DABGRAM	East :-
	West :-

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	5303.77
NET AREA OF PLOT	(A-Deductions)	5303.77
BALANCE AREA OF PLOT	(A-Deductions)	5303.77
PLOT AREA FOR COVERAGE	(A-Deductions)	5303.77
Plot Area for FAR	(A-Deductions)	5303.77
COVERAGE CHECK		
Proposed Coverage Area (42.50 %)		2254.16
Proposed Ground Coverage Area (42.50 %)		2254.16
Total Prop. Coverage Area (42.50 %)		2254.16
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.BUILDING	30.0 M WIDE SEVOKE ROAD	6.00	6.00	8.50	8.50	6.50	6.50	6.50	6.50



Manoj Kumar Agarwal
Neetu Agarwal
Manoj Kumar Agarwal
JJ AVASHAN PVT. LTD
Sanjib Agarwal
 SIGNATURE OF OWNERS DIRECTOR

J. J.
 JAY PRAKASH BHARAT KUMAR AGARWAL
 B. Arch., A.I.T.A.
 Reg. No. CA / 86 / 1993
 ARCHITECT

FLOOR	COMMERCIAL AREA (RETAIL SHOP)	RESIDENTIAL AREA	COMMON AREA	CAR-PARKING AREA	TOTAL AREA	REMARKS
BASEMENT-1	NIL	NIL	160.96 SQ.M.	2297.92 SQ.M.	2458.88 SQ.M.	CAR PARKING
BASEMENT-2	828.11 SQ.M.	NIL	128.33 SQ.M.	NIL	956.44 SQ.M.	MERCANTILE RETAIL.
GROUND FLOOR	813.83 SQ.M.	NIL	453.49 SQ.M.	779.71 SQ.M.	2047.03 SQ.M.	SERVICE AREA, CAR-PARKING, MERCANTILE RETAIL.
1ST FLOOR	893.13 SQ.M.	811.89 SQ.M.	363.34 SQ.M.	NIL	2068.36 SQ.M.	MERCANTILE RETAIL, RESIDENTIAL.
2ND FLOOR	893.13 SQ.M.	811.89 SQ.M.	363.34 SQ.M.	NIL	2068.36 SQ.M.	MERCANTILE RETAIL, RESIDENTIAL.
3RD FLOOR	NIL	1194.24 SQ.M.	318.77 SQ.M.	NIL	1513.01 SQ.M.	RESIDENTIAL.
4TH FLOOR	NIL	1194.24 SQ.M.	312.77 SQ.M.	NIL	1507.01 SQ.M.	RESIDENTIAL.
5TH FLOOR	NIL	1194.24 SQ.M.	312.77 SQ.M.	NIL	1507.01 SQ.M.	RESIDENTIAL.
6TH FLOOR	NIL	1194.24 SQ.M.	312.77 SQ.M.	NIL	1507.01 SQ.M.	RESIDENTIAL.
7TH FLOOR	NIL	1194.24 SQ.M.	312.77 SQ.M.	NIL	1507.01 SQ.M.	RESIDENTIAL.
8TH FLOOR	NIL	811.89 SQ.M.	162.96 SQ.M.	NIL	974.85 SQ.M.	RESIDENTIAL.
9TH FLOOR	NIL	811.89 SQ.M.	162.96 SQ.M.	NIL	974.85 SQ.M.	RESIDENTIAL.
10TH FLOOR	NIL	733.66 SQ.M.	162.96 SQ.M.	NIL	896.62 SQ.M.	RESIDENTIAL.
TOTAL AREA	3428.20 SQ.M.	9952.42 SQ.M.	3528.19 SQ.M.	3077.63 SQ.M.	19986.44	

SITE PLAN
 SCALE - 1:1 (DRAWING FILE) 1:300 (PRINT COPY)