

DECLARATION -
WE SHALL MAINTAIN 2.5 M. AS OPEN SPACE
AND NOT EVEN CONSTRUCT ANY STAIR
IN THE SAID OPEN SPACE.

Project Title : SITE PLAN FOR LUCC
LOWER GROUND + 4 STD. RESIDENTIAL CUM
COMMERCIAL BUILDING AT PRADHAN NAGAR,
NEAR NORTH BENGAL CLINIC, SILIGURI

AREA STATEMENT, SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY	VERSION NO: 1.0.4 VERSION DATE: 21/08/2017
PROJECT DETAIL	
Application No. -	PLOT USE - Residential
Application Type - General Proposal	PLOT SUBUSE - Resi/Comm Bldg
Project Type - LUCC	Land Use Zone - Residential
Nature of Development - New	Abutting Road Width - 12.3
Location - Siliguri Urban Area	PLOT NO. - 291 rs, 309 rs
SubLocation - Siliguri (M)	Sheet No. - 89
Special Project Type - NA	House No. -
Ward No - 02	North -
Name of Street - NA	South - PRADHANNAGAR
Village Name -	East - 5.9 M. WIDE SMC ROAD, NORTH BENGAL NURSING HOME West - 12.3 M. WIDE SMC ROAD

OWNER -
SWARNMAHAL INFRAPROJECT PVT. LTD.
REP. BY. SRI RATAN KUMAR BANIK
S/O LT. GOUR PRASANNA BANIK

LAND SCHEDULE -
MOUZA - SILIGURI
PLOT NO - 291 (RS), 309 (RS), 2947 (L.R.)
J. L. NO. - 89
KHATIAN NO. - 432, 429/8 (RS), 1430 (L.R.)
SHEET NO. - 09 L.R.
W/NO. - 02 (S.M.C.)
PARAGANA - BAIKUNTHAPUR
P. S. - PRADHANNAGAR
DIST. - DARJEELING

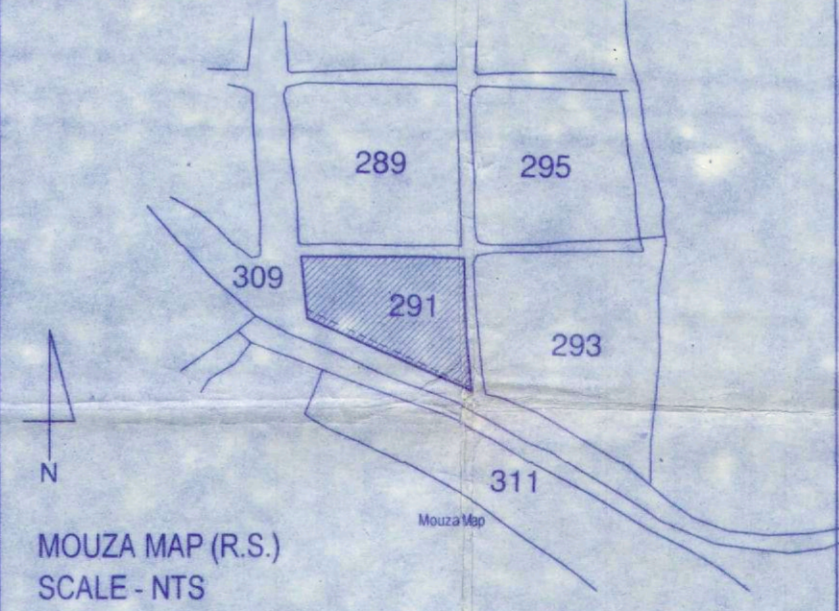
AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1461.15
NET AREA OF PLOT	(A-Deductions)	1461.15
BALANCE AREA OF PLOT	(A-Deductions)	1461.15
PLOT AREA FOR COVERAGE	(A-Deductions)	1461.15
PLOT Area for FAR	(A-Deductions)	1461.15
COVERAGE CHECK		
Proposed Coverage Area (49.83 %)		728.05
Proposed Ground Coverage Area (49.83 %)		728.05
Total Prop. Coverage Area (49.83 %)		728.05
FAR CHECK		
BUILT UP AREA CHECK		
Total BuiltUp Area		0.00
ARCHT ENGG / SUPERVISOR (Regd)	OWNER	
DEVELOPMENT AUTHORITY		LOCAL BODY

LAND AREA AS PER DEED - 1497.34 SQ.M.
LAND AREA AS PER SITE - 1461.15 SQ.M.
PERM. GROUND COVERAGE - 50% OR 730.575 SQ.M.
PROP. GROUND COVERAGE - 49.83% OR 728.05 SQ.M.
COMMERCIAL COVERAGE -
49.47% OF TOTAL FLOOR AREA OR 1800.74 SQ.M.

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
PROPOSED BUILDING	12.3 M WIDE SMC ROAD	4.17	4.17	5.20	5.20	4.64	4.64	4.28	4.28



SITE PLAN
SCALE - 1:1 (DWG FILE & 1:200 PRINT COPY)

FLOOR	COMMERCIAL	RESIDENTIAL	PARKING	STAIR & LIFT AREA	TOTAL AREA	REMARKS
LOW. GR.	363.05 SQ.M.		331.5 SQ.M.	33.5 SQ.M.	728.05 SQ.M.	MERCANTILE RETAIL CAR PARKING
ELV. GR.	694.55 SQ.M.			33.5 SQ.M.	728.05 SQ.M.	OFFICE
FIRST	345.3 SQ.M.	349.25 SQ.M.		33.5 SQ.M.	728.05 SQ.M.	RESI/OFFICE
SECOND	75.5 SQ.M.	619.05 SQ.M.		33.5 SQ.M.	728.05 SQ.M.	RESI/OFFICE
THIRD	75.5 SQ.M.	619.05 SQ.M.		33.5 SQ.M.	728.05 SQ.M.	RESI/OFFICE
TOTAL	1553.9 SQ.M.	1587.35 SQ.M.	331.5 SQ.M.	167.5 SQ.M.	3640.25 SQ.M.	

Pritam Deo
PRITAM DEY (B. Arch.)
Counselling Architect
CA/2006/39076
SIGNATURE OF LBA

SWARN MAHAL INFRA PROJECTS PRIVATE LTD.
Ratan Kr. Banik
RATAN KR. BANIK
DIRECTOR
SIGNATURE OF OWNER

