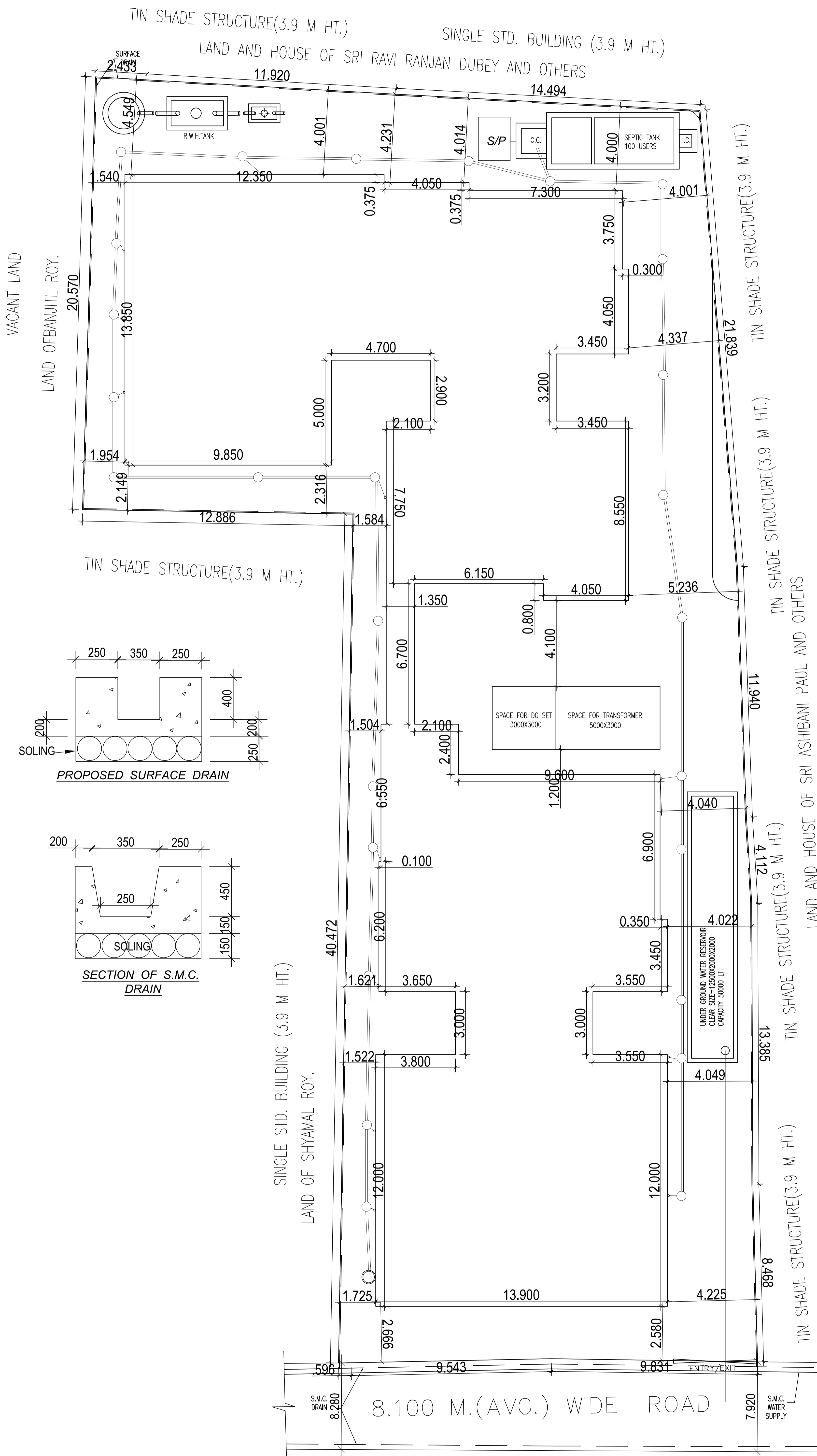
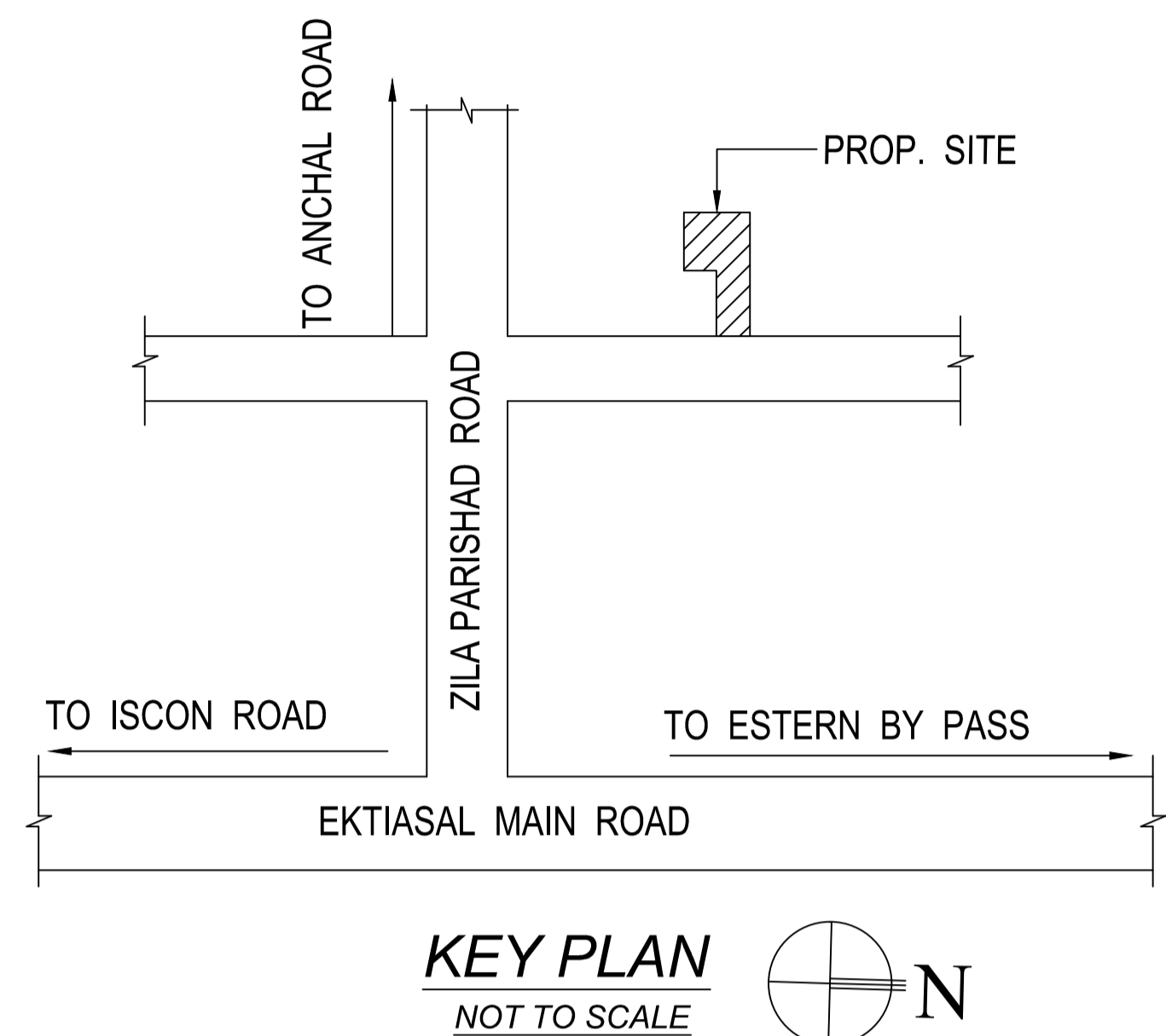


**SEWER/DRAIN LAYOUT PLAN SHOWING FOR THE LAND OF PROPOSED G+IV STD. RESIDENTIAL CUM COMMERCIAL(RETAIL SHOP) BUILDING  
SRI. SHYAMAL ROY. S/O. LATE JAYNATH ROY @ S/O. LATE JAYANTA ROY**



**SITE PLAN**  
SCALE 1:1

**EKTIASAL, WARD NO. - 41, P.O. - SEVOKE ROAD, P.S. - BHAKTINAGAR, DIST. - JALPAIGURI, SILIGURI LOCATION**  
**SASHTRI NAGAR, SILIGURI.**  
**SCHEDULE OF LAND**  
Khatian NO.- R.S.-213, L.R.-156  
Plot NO.- R.S.-112, L.R.- 163  
Sheet NO. - R.S. - 9, L.R.- 48  
J.L. NO. - 2  
MOUZA - DABGRAM.  
PARGANA - BAIKUNTHAPUR.  
P.S. - BHAKTINAGAR.  
DIST. - JALPAIGURI.  
WARD NO. - 41 ( S.M.C. )  
HOLDING NO. - 75/86



**LAND AREA STATEMENTS :-**  
LAND AREA AS PER SITE :- 1371.23 M<sup>2</sup>  
LAND AREA AS PER L.R. KHATIAN :-1908.48 M<sup>2</sup>  
LAND AREA AS PER DEED :-3010.03  
ROAD WIDTH =8.100 M  
L.U.C.C. MEMO NO. = 8884/SJDA , DATED = 10/05/2022

**AREA STATEMENTS :-**

PARAMETER	MIN. REQUIRED	MAX. PERMISSIBLE	PROVIDED
BUILDING HEIGHT	N.A.	20.00 M	15.50 M
FAR	N.A.	2.00	1.98
GROUND COVERAGE(IN %)	N.A.	50.00	46.70
PLOT AREA	N.A.	N.A.	1371.23 M <sup>2</sup>
MINIMUM WIDTH OF PLOT	N.A.	N.A.	19.97 M
TOTAL BUILTUP AREA	N.A.	N.A.	3365.25 M <sup>2</sup>
FLOOR AREA (FOR F.A.R.)	N.A.	2742.46 M <sup>2</sup>	2720.38 M <sup>2</sup>
COVERED AREA	N.A.	685.62 M <sup>2</sup>	640.33 M <sup>2</sup>
TOTAL NO. OF TENEMENTS			32 NOS.
TOTAL NO. OF PARKING		22 NOS	23 NOS
MERCANTILE RETAIL AREA			159.06 M <sup>2</sup>

**NO. OF PARKING REQUIRED - 22 NOS.**  
**NO. OF PARKING PROVIDED -23 NOS.**

**EXISTING AREA STATEMENT :-**  
**THE LAND IS VACANT**

**WASTE WATER DISCHARGE CALCULATION**  
THIS IS TO STATE THAT THE WASTE WATER RECYCLING SYSTEM WILL NOT BE REQUIRED FOR THE FOLLOWING BUILDING AS THE TOTAL WASTE WATER DISCHARGE IS LESS THAN 40,000 LTRS. PER DAY. CONSIDERING DISCHARGE WATER = 5 (PERSONS) X 130 LTR. X 32 (TENEMENTS) = 20800 LTRS.

**TREE COVER CALCULATION**  
**PERMISSIBLE:**  
(3365.25 X 1371.23 X 15%) / 6000 = 115.37 SQ.M. (8.41%)  
**PROPOSED:**  
COVER AREA (1) : 19.49 SQ.M.  
COVER AREA (2) : 5.86 SQ.M.  
COVER AREA (3) : 73.14 SQ.M.  
COVER AREA (4) : 3.75 SQ.M.  
COVER AREA (5) : 10.11 SQ.M.  
COVER AREA (6) : 6.90 SQ.M.  
**TOTAL (8.69%) : 119.25 SQ.M.**

