

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

**SITE PLAN SHOWING THE LAND OF 1. SRI RAVI KANT AGARWAL S/O LATE RAWATMAL AGARWAL, 2. SRI KAILASH PRASAD AGARWALLA S/O LATE DURGA DUTTA AGARWAL BOTH ARE RESIDENT OF SANTOSHINAGAR AND BURDWAN ROAD RESPECTIVELY AND THE LOCATION OF SITE AT KHALPARA, SILIGURI.**

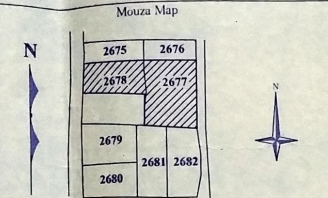
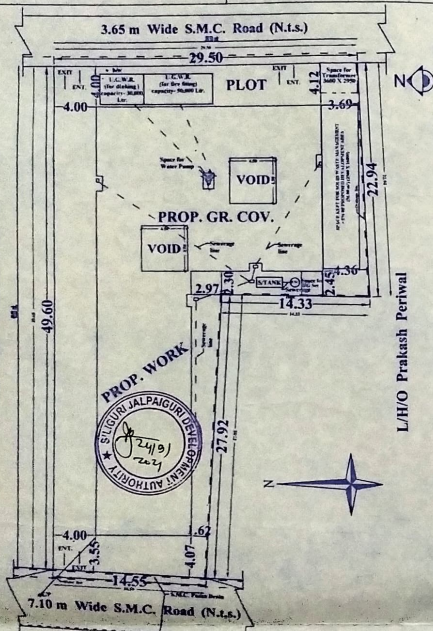
**SCHEDULE OF LAND**

MOUZA :- SILIGURI  
 PARGANA :- BAIKUNTHAPUR  
 PLOT NO. :- R.S. - 2677, 2678  
 KHATIAN NO. :- R.S. - 4368, 4369  
 J.L. NO. :- 110 (88)  
 SHEET NO. :- R.S. - 03  
 WARD NO. :- 08 (S.M.C.)  
 HOLDING NO. :- SILIGURI  
 P.S. :- DARJEELING  
 DIST. :-

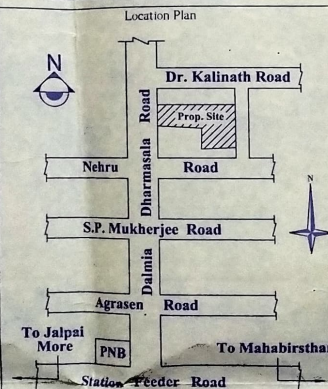
**AREA OF THE LAND**

AS PER DEED = 1103.68 m<sup>2</sup>  
 AS PER KHATIAN = 1100.74 m<sup>2</sup>  
 AS PER SITE = 1100.74 m<sup>2</sup>  
 GR. COV. (PERM.) = 50.00 % OR 550.37 m<sup>2</sup>  
 GR. COV. (PROP.) = 50.00 % OR 550.37 m<sup>2</sup>  
 TOTAL FLOOR AREA = [(550.37 X 5) - 155.00] = 2596.85 m<sup>2</sup>  
 COMMERCIAL AREA = 155.00 m<sup>2</sup> or 5.97 % OF TOTAL FLOOR AREA = 2596.85 m<sup>2</sup>

F.A.R. (PERM.) = 2.00, (PROP.) = 1.66  
 NO. OF DWELLING UNIT = 19 NOS.



**Part Traced Mouza Map Of Mouza-Siliguri, Sheet No.-03**



**KEY PLAN Not to Scale**

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: Residential Bldg
Project Type :L.U.C.C	Land Use Zone: Residential
Nature of Development :New	Abutting Road Width: 7.10 m
Location :Siliguri Urban Area	Plot No. :R.S.- 2677,2678
SubLocation :Siliguri (M)	Sheet No. :R.S.- 03
Special Project Type :NA	House No. :NA
Ward No. :08 (S.M.C.)	North :L/H/O Shiv Shankar Mitra
Name of Street :NA	South :L/H/O Prakash Perwal
Village Name :Siliguri	East :3.65 m Wide S.M.C. Road
	West :7.10 m Wide S.M.C. Road

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1100.74
NET AREA OF PLOT	(A-Deductions)	1100.74
BALANCE AREA OF PLOT	(A-Deductions)	1100.74
PLOT AREA FOR COVERAGE	(A-Deductions)	1100.74
Plot Area for FAR	(A-Deductions)	1100.74
COVERAGE CHECK		
Proposed Coverage Area (50.00 %)		550.37
Proposed Ground Coverage Area (50.00 %)		550.37
Total Prop. Coverage Area (50.00 %)		550.37
FAR CHECK		
BUILT UP AREA CHECK		
Total BuiltUp Area		0.00
ARCH / ENGG / SUPERVISOR (Regd)		OWNER

DEVELOPMENT AUTHORITY	LOCAL BODY
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<b>COLOR INDEX</b>	
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	7.10 m Wide S.M.C. Road (N.I.s.)	3.55	3.55	4.00	4.00	1.62	1.62	4.00	4.00

**SITE PLAN** Site Plan  
 SCALE:- 1:1 (AS / DRAWING)  
 SCALE:- 1:400 (AS / PRINT)

DETAILS OF FLOOR AREA:-					
FLOOR	COV.	RESL.	COMM.	SCASE	PARKING
GROUND	550.37 m <sup>2</sup>	---	155.00 m <sup>2</sup>	55.00 m <sup>2</sup>	340.37 m <sup>2</sup>
FIRST	395.37 m <sup>2</sup>	340.37 m <sup>2</sup>	---	55.00 m <sup>2</sup>	---
SECOND	550.37 m <sup>2</sup>	495.37 m <sup>2</sup>	---	55.00 m <sup>2</sup>	---
THIRD	550.37 m <sup>2</sup>	495.37 m <sup>2</sup>	---	55.00 m <sup>2</sup>	---
FOURTH	550.37 m <sup>2</sup>	495.37 m <sup>2</sup>	---	55.00 m <sup>2</sup>	---
TOTAL	2596.85 m <sup>2</sup>	1826.48 m <sup>2</sup>	155.00 m <sup>2</sup>	275.00 m <sup>2</sup>	340.37 m <sup>2</sup>
COMMERCIAL USE / SHOP (Wholesale & Retail)					

SIGNATURES

1. *Ranvir Aggarwal*

2. *Kailash Prasad Agarwala*

SIGN. OF OWNERS

SIGNATURE

SRI LAL KUMAR NEOGI  
 Licensed Architect (A) / Class-1  
 SMC, Enpanchayat Number-16-1  
 106Bagram, Siliguri (M) No.-992507540  
 e-mail ID:- fcl@neogi@gmail.com

SIGN. OF L.B.S.

PROJECT TITLE: PARTLY PARKING, PARTLY FOUR STORED AND PARTLY FOUR STORED RESIDENTIAL CUM COMMERCIAL BUILDING  
 NAME OF OWNER: 1. SHRI RAVI KANT AGARWAL, 2. SHRI KAMLAJI PRASAD AGARWAL, 3. SHRI KAMLAJI PRASAD AGARWAL, 4. SHRI KAMLAJI PRASAD AGARWAL  
 LOCATION OF PLOT: M.G. ROAD, MUKUNDA MURTI, KANPUR, U.P. (Coordinates: 26°27'00"N, 81°42'00"E)

LAND SCHEDULE  
 MORTGAGE: SECURED / UNSECURED / NONE  
 FLOORING: POLISHED / UNPOLISHED / NONE  
 ROOFING: TILED / UNTILED / NONE  
 ROAD WIDTH: 7.1 m (From 6.15 m, 0.95 m)

LAND AREA STATEMENT  
 LAND AREA AS PER DEED: 1100.74 sq. m.  
 LAND AREA AS PER SURVEY: 1100.74 sq. m.  
 LAND AREA AS PER L.C.C.: 1100.74 sq. m.  
 ROAD WIDTH: 7.1 m (From 6.15 m, 0.95 m)

AREA STATEMENT SUMMARY

ITEM NO.	DESCRIPTION	PERMITTED	PROPOSED
1	FLOOR AREA	1100.74	1100.74
2	COVERED TERRACE	0.00	0.00
3	VOID AREA	N.A.	1100.74
4	MINIMUM WHITE OF FLOOT	0.00	1100.74
5	TOTAL FLOOR AREA (GROSS)	N.A.	2201.48
6	TOTAL FLOOR AREA (NET)	N.A.	2201.48
7	NO. OF FLOORS	N.A.	11
8	NO. OF CAR PARKING	N.A.	11

FLOORWISER BREAKUP

Block Name	Floor Name	Total Area (sq.m)	Permitted (sq.m)	Proposed (sq.m)	Area (sq.m)	Area (%)
Single building	FLOOR 01	468.72	468.72	468.72	468.72	42.51
	FLOOR 02	468.72	468.72	468.72	468.72	42.51
	FLOOR 03	468.72	468.72	468.72	468.72	42.51
	FLOOR 04	468.72	468.72	468.72	468.72	42.51
TOTAL	1875.88	1875.88	1875.88	1875.88	170.04	

TOTAL RESIDENTIAL AREA :- 2490.99 m<sup>2</sup>  
 TOTAL COMMERCIAL AREA :- 130.13 m<sup>2</sup> (4.96% OF T.R.A.)  
 TOTAL BUILD-UP AREA :- 2621.12 m<sup>2</sup> (EXCLUDING VOID)  
 LAND AREA :- 1100.74 m<sup>2</sup>

OCCUPANCY DETAILS

Block Name	Floor Name	Occupancy	Occupancy Area (Gross)	Occupancy Area (%)
Single building	FLOOR 01	RESIDENTIAL	468.72	42.51
	FLOOR 02	RESIDENTIAL	468.72	42.51
	FLOOR 03	RESIDENTIAL	468.72	42.51
	FLOOR 04	RESIDENTIAL	468.72	42.51
TOTAL		1875.88	170.04	

TENEMENTS DETAILS

Building Name	Floor Name	Room No.	Room Type	Room Area
Single building	FLOOR 01	101	Single	36.52
		102	Single	36.52
		103	Single	36.52
		104	Single	36.52
Single building	FLOOR 02	201	Single	36.52
		202	Single	36.52
		203	Single	36.52
		204	Single	36.52
Single building	FLOOR 03	301	Single	36.52
		302	Single	36.52
		303	Single	36.52
		304	Single	36.52
Single building	FLOOR 04	401	Single	36.52
		402	Single	36.52
		403	Single	36.52
		404	Single	36.52
TOTAL				1875.88

OVERALL CALCULATION: 1100.74 (100%) OF T.R.A. IS PROPOSED TO BE USED FOR RESIDENTIAL PURPOSES.  
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 1100.74 (100%) OF T.R.A. IS PROPOSED TO BE USED FOR RESIDENTIAL PURPOSES.

NOTES:  
 1. ALL DIMENSIONS ARE IN METERS UNLESS NOT SPECIFIED.  
 2. ALL STRUCTURAL DETAILS ARE TO BE AS PER IS 456:2000.  
 3. ALL ELECTRICAL AND MECHANICAL DETAILS ARE TO BE AS PER IS 3043:2002.  
 4. ALL SANITARY AND PLUMBING DETAILS ARE TO BE AS PER IS 1792:2001.  
 5. ALL FINISHES ARE TO BE AS PER IS 9890:2015.  
 6. ALL MATERIALS ARE TO BE AS PER IS 1773:2008.  
 7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF INDIA.

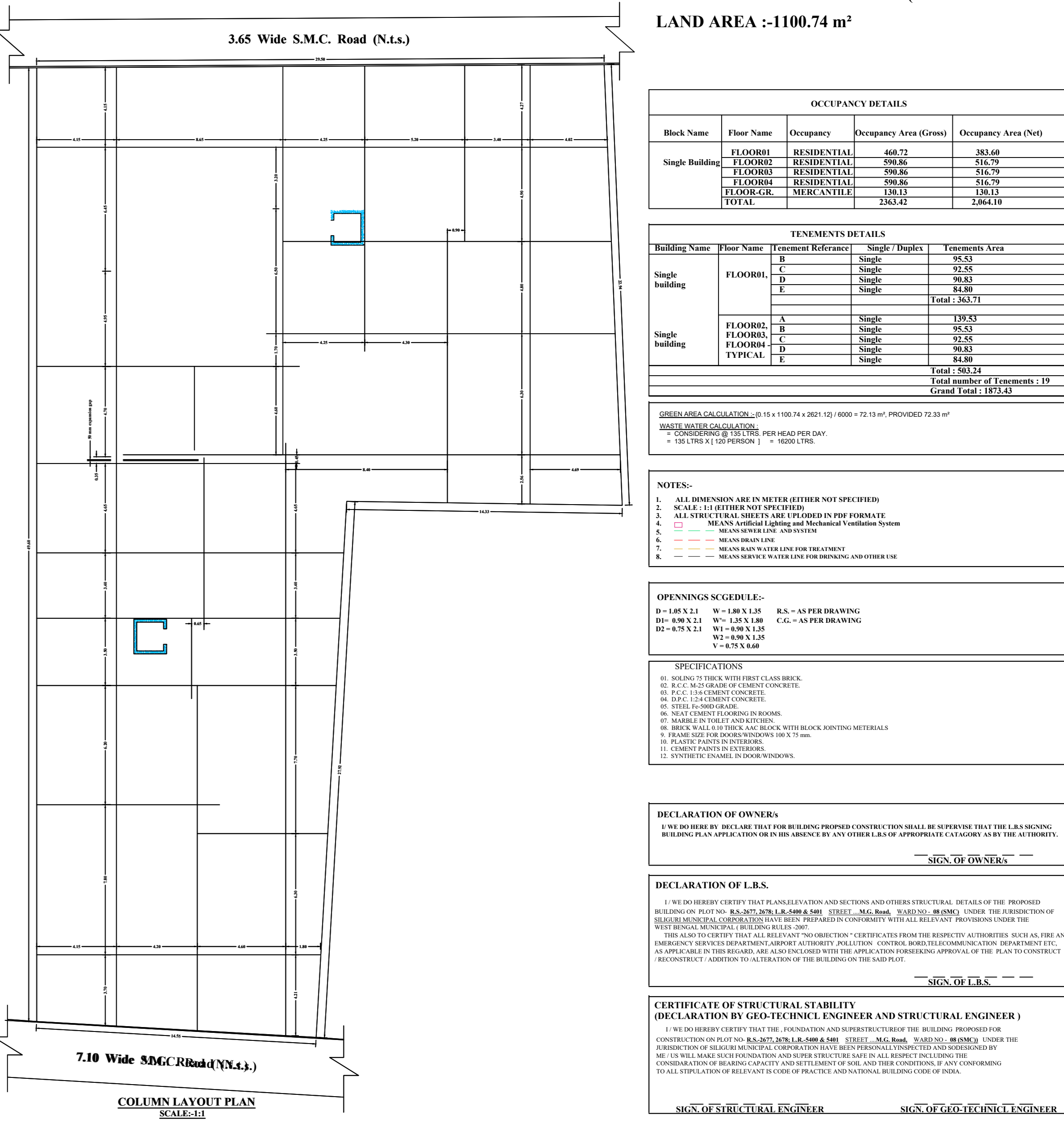
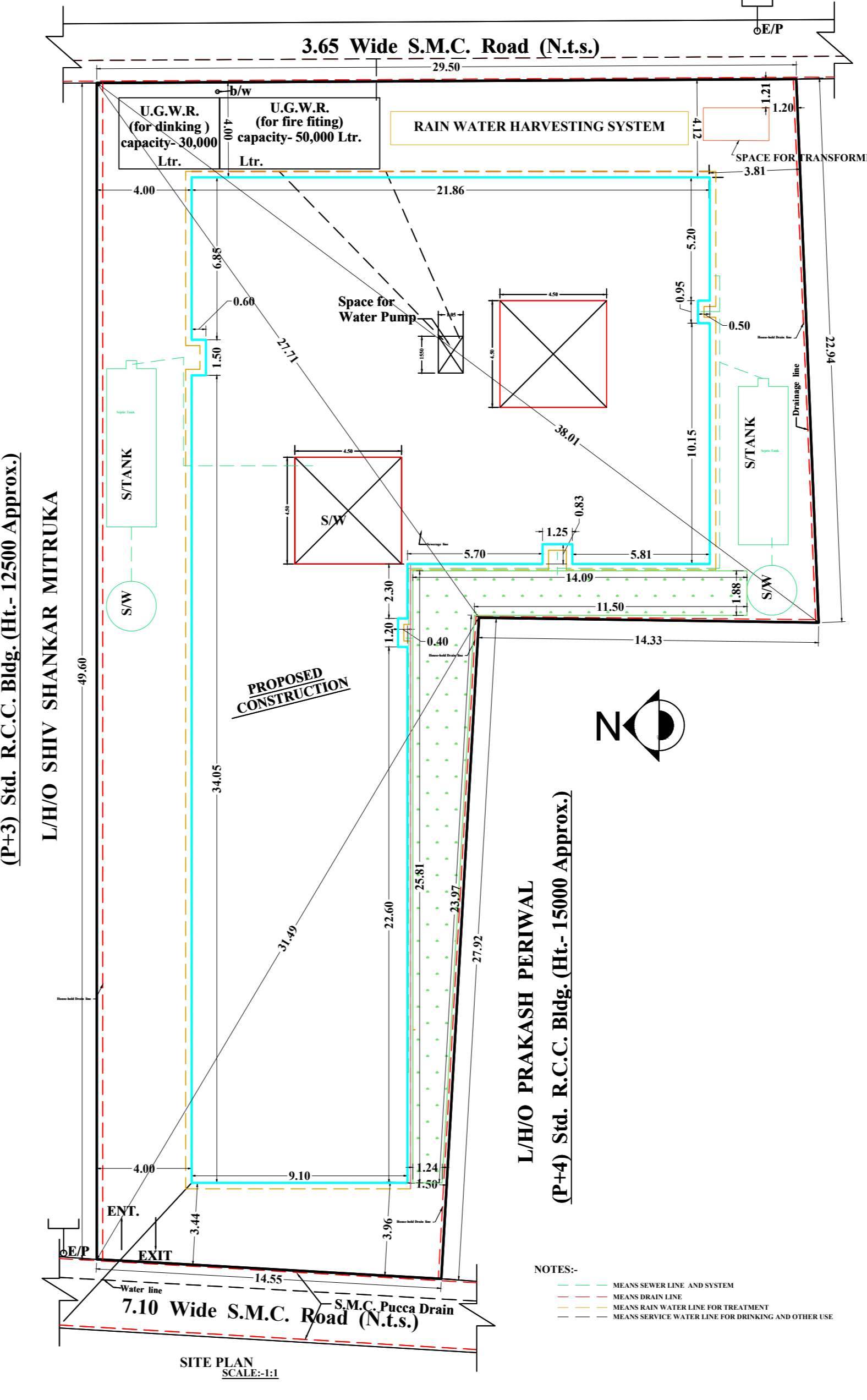
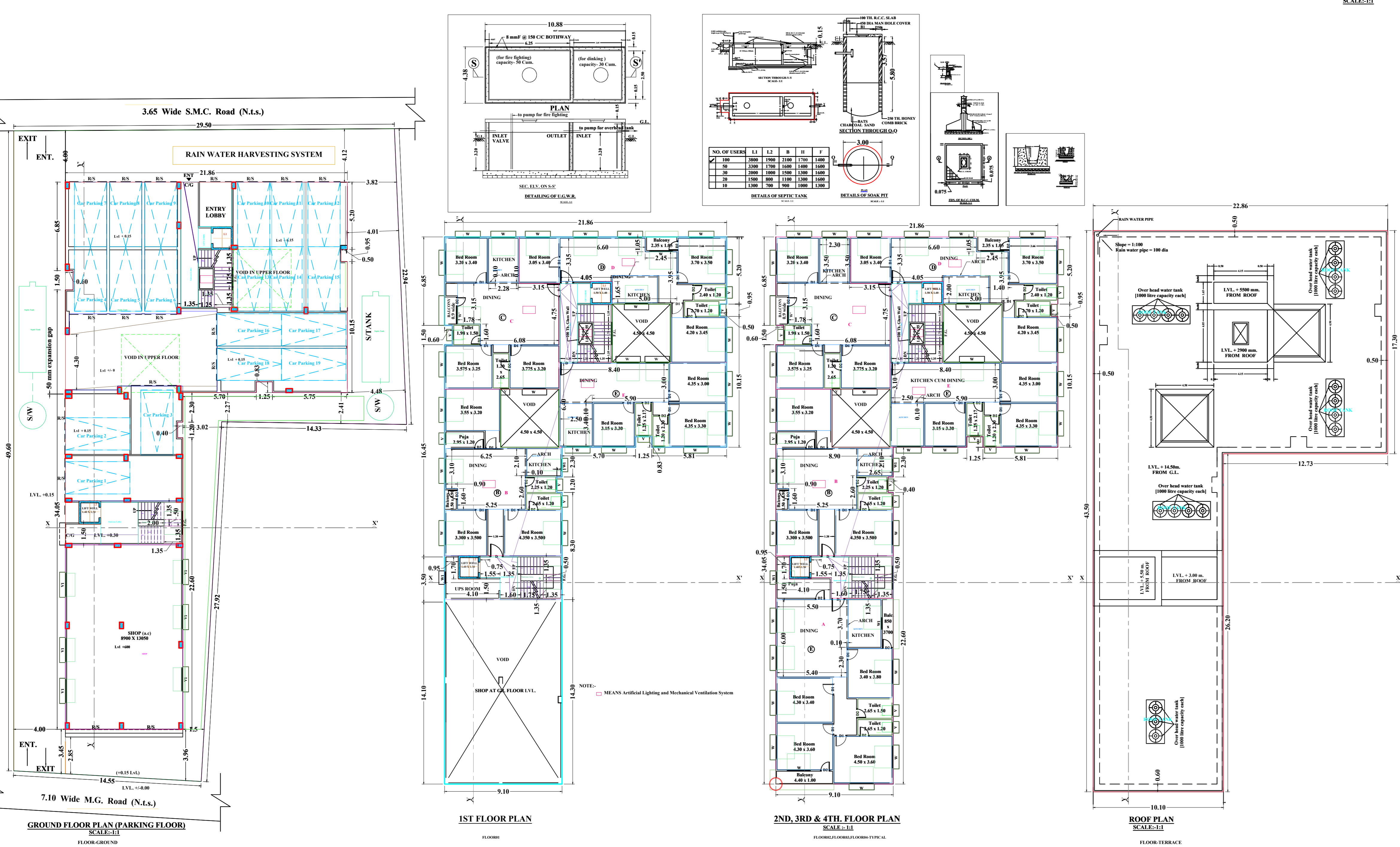
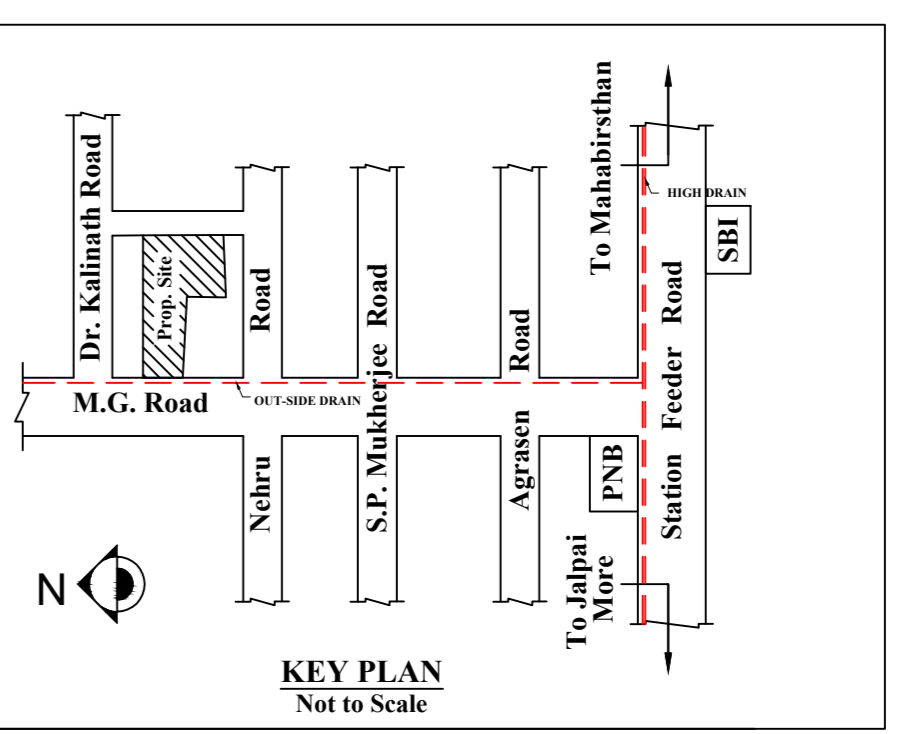
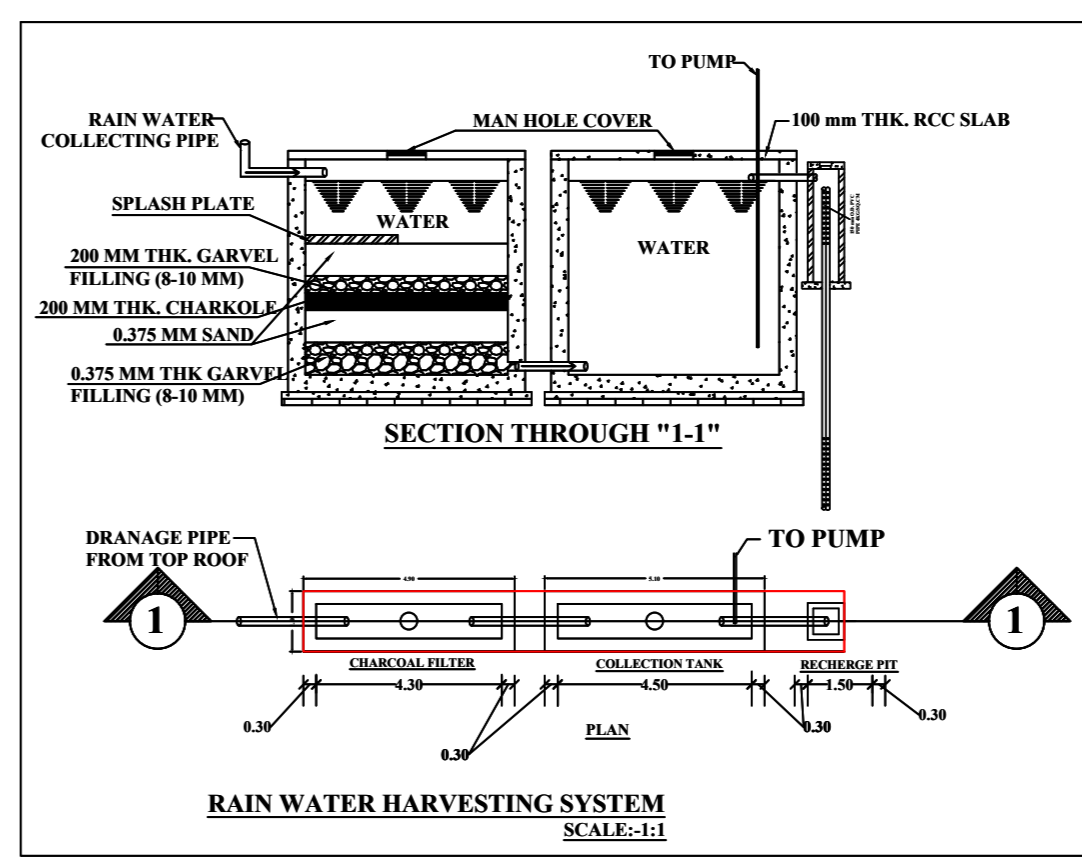
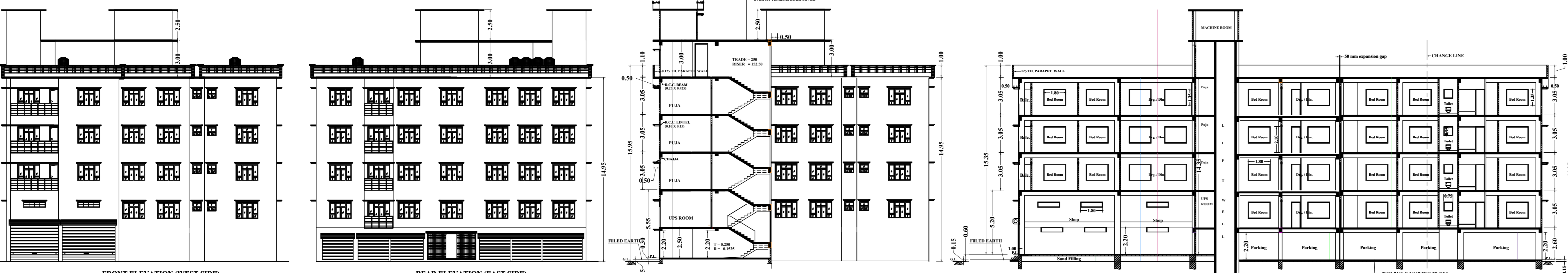
OFFSHOOTING SCHEDULE:  
 OFFSHOOTING: 10% OF T.R.A. IS TO BE OFFSHOOTED AS PER IS 456:2000.  
 OFFSHOOTING: 10% OF T.R.A. IS TO BE OFFSHOOTED AS PER IS 456:2000.  
 OFFSHOOTING: 10% OF T.R.A. IS TO BE OFFSHOOTED AS PER IS 456:2000.

SPECIFICATIONS:  
 1. ALL MATERIALS ARE TO BE AS PER IS 1773:2008.  
 2. ALL FINISHES ARE TO BE AS PER IS 9890:2015.  
 3. ALL SANITARY AND PLUMBING DETAILS ARE TO BE AS PER IS 1792:2001.  
 4. ALL ELECTRICAL AND MECHANICAL DETAILS ARE TO BE AS PER IS 3043:2002.  
 5. ALL STRUCTURAL DETAILS ARE TO BE AS PER IS 456:2000.  
 6. ALL DIMENSIONS ARE TO BE IN METERS UNLESS NOT SPECIFIED.  
 7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF INDIA.

DECLARATION OF OWNERS:  
 I, THE UNDERSIGNED, BEING THE PROPRIETOR OF THE ABOVE PROJECT, HEREBY DECLARE THAT THE INFORMATION FURNISHED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 I, THE UNDERSIGNED, BEING THE PROPRIETOR OF THE ABOVE PROJECT, HEREBY DECLARE THAT THE INFORMATION FURNISHED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

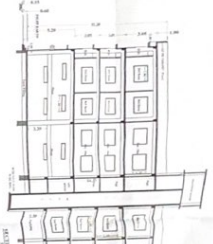
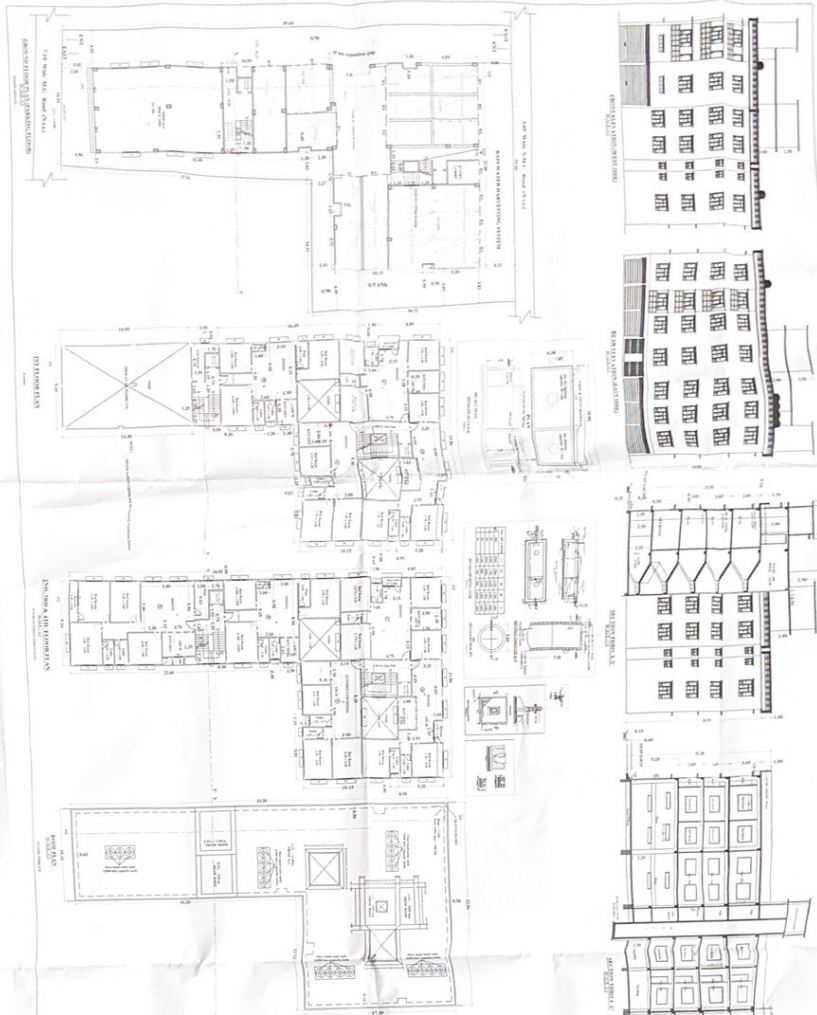
DECLARATION OF I.E.S.:  
 I, THE UNDERSIGNED, BEING THE REGISTERED ARCHITECT, HEREBY DECLARE THAT THE INFORMATION FURNISHED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 I, THE UNDERSIGNED, BEING THE REGISTERED ARCHITECT, HEREBY DECLARE THAT THE INFORMATION FURNISHED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CERTIFICATE OF STRUCTURAL STABILITY:  
 I, THE UNDERSIGNED, BEING THE REGISTERED CIVIL ENGINEER, HEREBY CERTIFY THAT THE STRUCTURE IS SAFE AND SOUND AND WILL BE ABLE TO WITHSTAND ALL THE LOADS AND STRESSES TO WHICH IT IS SUBJECT DURING ITS LIFE.  
 I, THE UNDERSIGNED, BEING THE REGISTERED CIVIL ENGINEER, HEREBY CERTIFY THAT THE STRUCTURE IS SAFE AND SOUND AND WILL BE ABLE TO WITHSTAND ALL THE LOADS AND STRESSES TO WHICH IT IS SUBJECT DURING ITS LIFE.

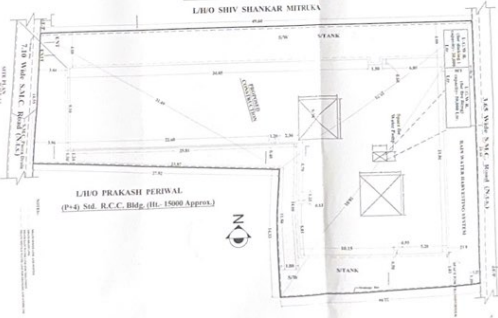


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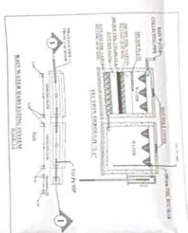
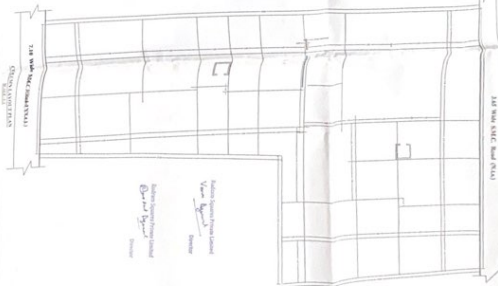




(P-3) Sd. R.C.C. Bldg. (Hc. 12500 Approx.)  
 LHO SHY SHANKAR MIDUKA



(P-4) Sd. R.C.C. Bldg. (Hc. 15000 Approx.)  
 LHO PRAKASHI FURIWAL



GENERAL INFORMATION	
Project Name	LHO SHY SHANKAR MIDUKA
Client	...
Location	...
Area	...
Scale	...
Orientation	...
Notes	...

MATERIALS	
Concrete	M20
Reinforcement	Fe 415
Bricks	...
Plaster	...
Paint	...

FINISHES	
Floor	...
Walls	...
Roof	...
Windows	...
Doors	...

**TOTAL BUILT UP AREA: 25112 sq. FT. (15.11) SQ. YARD**

**LAND AREA: 3100 sq. FT.**

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