

Carpet Area of Each Floor
= 176.20 m² or 1897.00 sft.

ALIPURDUAR

PROJECT → GROUND (PARKING) + 4 STD.

RESIDENTIAL BUILDING

FLAT - C

Carpet Area = 61.64 m² or
664.00 sft

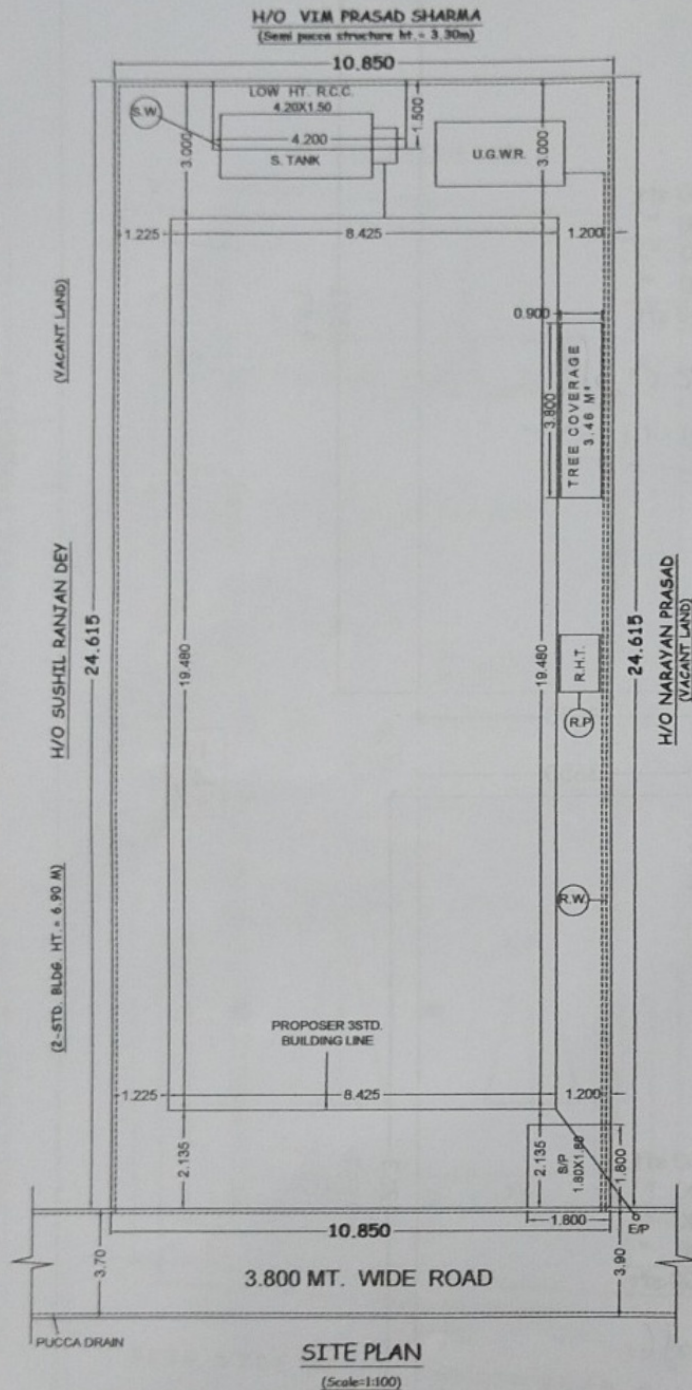
ALIPURDUAR FLAT AREA
DETAIL

FLAT - A

Carpet Area = 62.16 m²
or 669.00 sft

FLAT - B

Carpet Area = 52.40 m² or
564.00 sft



PROJECT :

PROPOSED THREE STORIED RESIDENTIAL BUILDING OF SMT. TINKI ROY D/O LATE RATNA BHATTACHARJEE AND W/O SRI SUPRIYO ROY AT DAKSHIN NARMADA BAGAN, (Near Satabhai Sangha Club) CHAMPASARI, P.O. & P.S.- PRADHAN NAGAR, SILIGURI, DIST.- DARJEELING.

SCHEDULE OF LAND :

MOUZA - MANDLAGURI
J.L.NO - (R.S.) 107, (L.R.) 85
PLOT NO - (R.S.) 241 (P), (L.R.) 1373
KHATIAN NO - (R.S.) 61/2, (L.R.) 2042
SHEET NO - (R.S.) 1, (L.R.) 4
HOLDING NO - 217/1075
WARD NO - 46
P.S. - PRADHAN NAGAR
DIST. - DARJEELING.

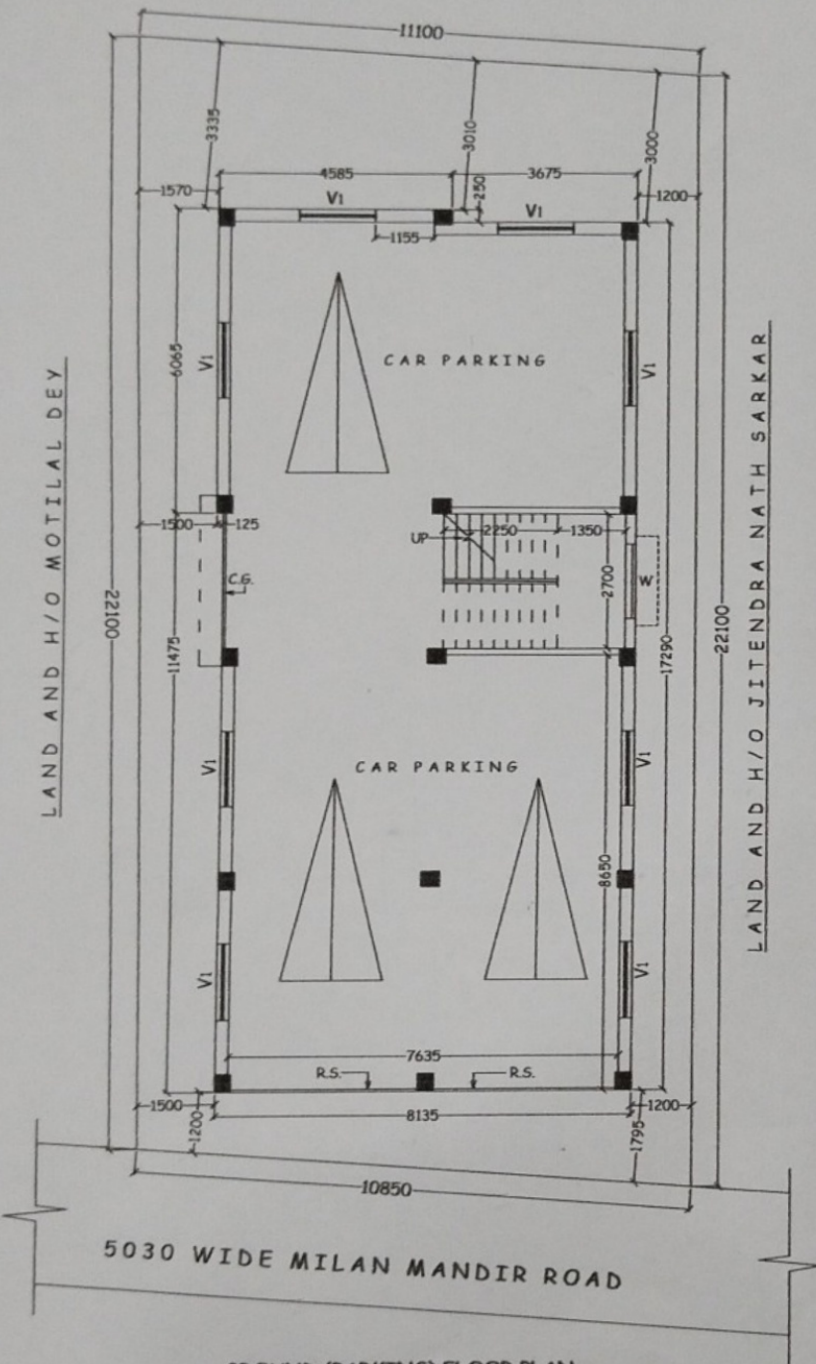
LUCC MEMO NO - 8581/SJDA DATE = 08.04.2022

AREA STATEMENT :

LAND AREA AS PER DEED	= 267.56 SQM.
LAND AREA AS PER L.U.C.C.	= 267.07 SQM.
LAND AREA AS PER SITE	= 267.07 SQM.
PERMISSIBLE GR. FLOOR COVERAGE	= 61.65 %
PERMISSIBLE GROUND COVERED AREA	= 164.65 M ²
PROPOSED GROUND COVERAGE	= 56.88 %
PROPOSED GROUND COVERED AREA	= 151.91 M ²
PERMISSIBLE F. A. R.	= 1.75
PROPOSED F. A. R.	= 1.55
LEFT OPEN SPACE	= 102.95 M ²
NUMBER OF TENEMENTS	= 6 NOS.
TENEMENT AREA MARKED	
'A' - (AT GROUND FLOOR) - 1 NO.	= 38.12 M ²
'B' - (AT GROUND FLOOR) - 1 NO.	= 71.13 M ²
'C' - 1 NO. AT 1ST. FLOOR & 1 NO. AT 2ND. FLOOR	= 80.78 M ²
'D' - 1 NO. AT 1ST. FLOOR & 1 NO. AT 2ND. FLOOR	= 71.13 M ²
PERMISSIBLE HEIGHT OF BUILDING	= 10.0 M.
PROPOSED HEIGHT OF BUILDING	= 10.0 M.
USE OF THE BUILDING	= RESIDENTIAL BUILDING
NO. OF PARKING	= 3 NOS (42.65 M ²)
TOTAL BUILTUP AREA :-	
GROUND FLOOR AREA	= 164.12 M ²
FIRST FLOOR AREA	= 164.12 M ²
2ND. FLOOR AREA	= 164.12 M ²
FLOOR TERRACE	= 3.19 M ²
TOTAL BUILT UP AREA	= 495.55 M²
TOTAL FLOOR AREA :-	
GROUND FLOOR AREA	= 109.25 M ²
FIRST FLOOR AREA	= 151.91 M ²
2ND. FLOOR AREA	= 151.91 M ²
TOTAL FLOOR AREA	= 413.07 M²
DEDUCTION:-	
I) LIFT :- N.A.	
II) DUCT :- N.A.	
EXEMPTIONS:-	
I) STAIRCASE :- 12.21 M ² X 3 = 36.63 M ²	
II) LIFT LOBBY :- N.A.	
III) COVERED PARKING :- 42.65 M ²	
TREE COVERED AREA REQUIRED :- 3.31 M ²	
TREE COVERED AREA APPROVED :- 3.42 M ²	
EXISTING STR. FOR DEMOLISHED	
SEMI PUCCA STR. (TIN SHED) = 3.24 M ²	
LOW HEIGHT R.C.C. STRUCTURE = 6.30 M ²	



H/O RATAN DAS



GROUND (PARKING) FLOOR PLAN

PROPOSED GROUND (PARKING) + THREE STORIED RESIDENTIAL BUILDING OF SRI AMIT BISWAS S/O LATE BIMAL BISWAS AT MILAN MANDIR ROAD, SUBHAS PALLY, SILIGURI P.O.- RABINDRA SARANI, DIST.- DARJEELING.

SCHEDULE OF LAND

MOUZA - SILIGURI
 PLOT NO - (R.S.) 11116
 KHATIAN NO -(R.S.) 3883
 J.L.NO - 110 (88)
 SHEET NO - (R.S.) 19
 HOLDING NO. - 24/128/119/356
 WARD NO.- 19 (S.M.C.)
 P.S. - SILIGURI
 DIST. - DARJEELING.

AREA STATEMENT:-

1. LAND AREA = 242.81 M² (AS/DEED)
= 241.81 M² (AS/SITE)
2. PERMISSIBLE GR. COVERAGE = 152.12 M² OR 62.91 %
3. PROP. GROUND COVERAGE = 142.53 M² OR 58.94 %
4. GROUND (Parking) FLOOR AREA = 142.53 M²
5. 1ST FLOOR AREA = 142.53 M²
6. 2ND FLOOR AREA = 142.53 M²
7. 2ND FLOOR AREA = 142.53 M²
8. TOTAL FLOOR AREA = 570.12 M²
9. F.A.R. - PERMISSIBLE = 1.75 & PROPOSED = 1.575
10. LEFT OPEN SPACE = 99.28 M²
11. STAIR CASE AREA = 15.56 M²
12. PERMISSIBLE HEIGHT OF THE BUILDING = 12.50 M
13. PROPOSED HEIGHT OF THE BUILDING = 12.35 M
14. CAR PARKING = REQ. & PROVIDED = 3 NOS.
15. CAR PARKING AREA = 126.97 M²
16. TENAMENT NO. = 8 NOS.
 (A) = 47.95 M² X 3 , (B) = 79.02 M² X 1
 (C) = 25.86 M² X 2 , (D) = 53.16 M² X 2 ,