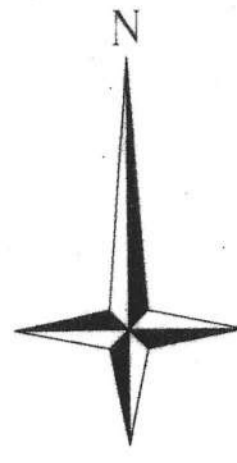
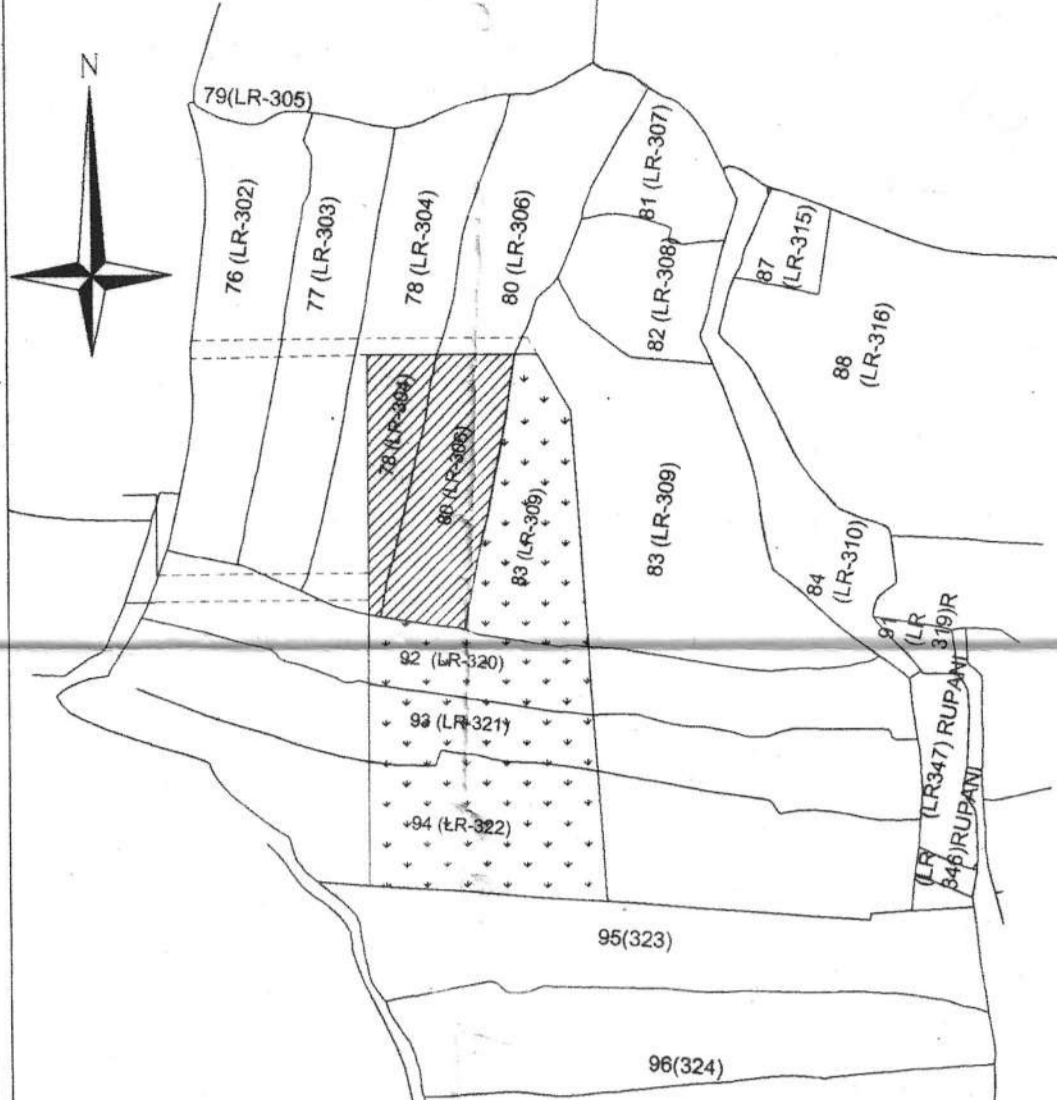


ROAD, OTHER LAND OF DAG NO.304(P),306(P),309(P)

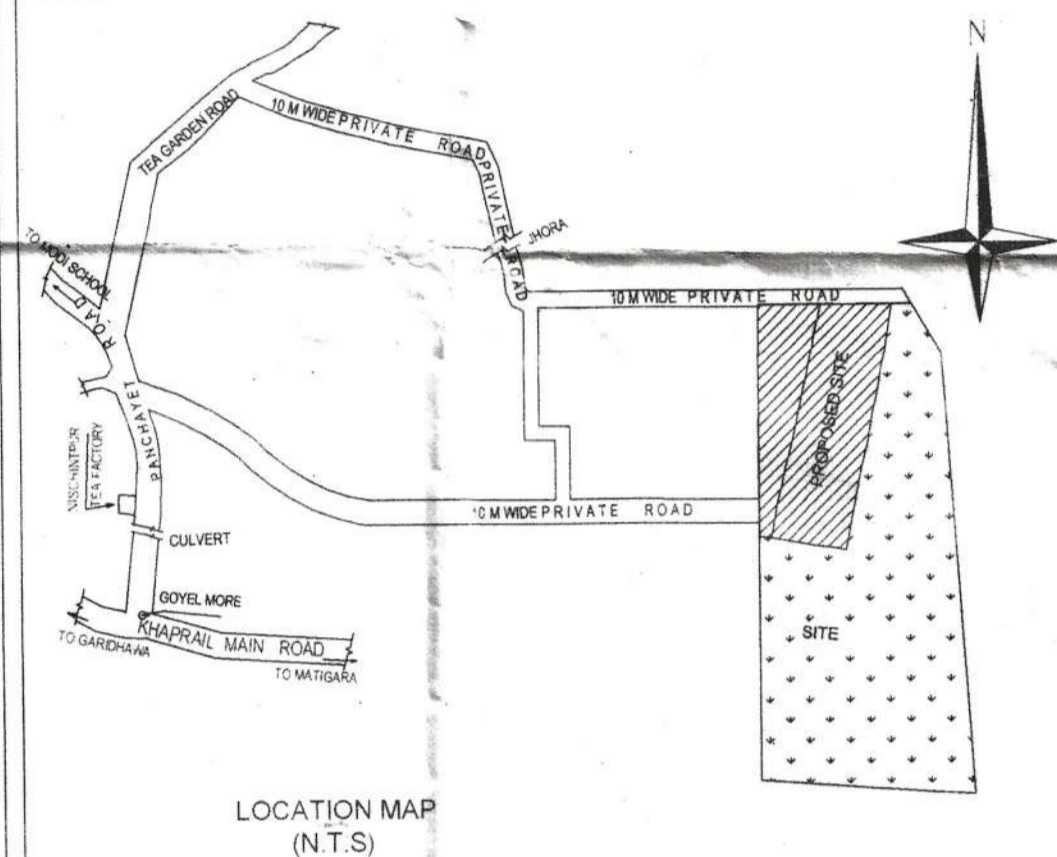
10 M WIDE PRIVATE ROAD



Project Title :LUCC FOR RESIDENTIAL BUILDING



Baniakhari No-55 MOUZA MAP
NOT TO SCALE



NAME OF OWNER :-

1. TIRUMALA REALCON PVT.LTD AND
 2. TIRUPATI ASSETS PVT. LTD
 51. SHAKESPEARE SARANI, P.O. SHAKESPEARE SARANI, P.S. - BENIAPUKUR, KOLKATA - 700046
- BOTH REPRESENTED BY ITS DIRECTOR
SRI SAURAV GARG S/O SRI GOVIND GARG
AT 113, BLOCK DA, SALT LAKE CITY,
P.O & P.S- BIDHANNAGAR NORTH 24 PGS.
DIST- KOLKATA -51

PROJECT :-

REVISED SITE PLAN THE LAND AND THREE STORED [BLOCK-1, BLOCK-2, BLOCK-3, BLOCK-4, BLOCK-5, BLOCK-6, BLOCK-7, BLOCK-8, BLOCK-9, BLOCK-10, BLOCK-11, BLOCK-12, BLOCK-13, BLOCK-14 AND COMMUNITY HALL] RESIDENTIAL BUILDING

LOCATION OF PLOT :-

BANIAXHARI, P.O & P.S- MATIGARA, DIST- DARJEELING
UNDER PATHARGHATA G.P

SCHEDULE OF LAND :-

PLOT NO.- R.S- 78.80,83,92,93,94 L.R- 304,306,309,320,321,322
KHATIAN NO.- R.S- 288,287,280,286,289, L.R- 1519, 527, 528,
J.L NO.- 55, MOUZA- BANIAXHARI, P.O & P.S- MATIGARA,
DIST- DARJEELING, UNDER PATHARGHATA G.P

AREA OF LAND :-

21.77 ACRES (AS/DEED)
13.356 ACRES OR 54049.36 Sq m.(AS/ KHATIAN)

REVISED DEVELOPMENT LAND AREA :- 23405.56 Sq m
PERMISSIBLE GROUND COVERAGE AREA=10530.50 SQM (45%)
PROPOSED GROUND COVERAGE AREA =10530.16 SQM (44.99%)
PREVIOUS APPROVED L.U.C.C AREA =16777.50 SQ.M
L.U.C.C MEMO NO- 7212/SJDA DATE- 8-10-21
PROPOSED LAND AREA FOR L.U.C.C = 6628.06 SQ.M
REVISED LAND AREA (OLD +NEW) = 16777.50 + 6628.06 = 23405.56 SQ.M
BLOCK AREA :- (ALL AREA SQ. MT.)
BLOCK 1 - 643.82 BLOCK 6 - 715.03 BLOCK 11 - 786.24
BLOCK 2 - 643.82 BLOCK 7 - 715.03 BLOCK 12 - 786.24
BLOCK 3 - 643.82 BLOCK 8 - 715.03 BLOCK 13 - 857.45
BLOCK 4 - 715.03 BLOCK 9 - 786.24 BLOCK 14 - 1213.50
BLOCK 5 - 998.40 BLOCK 10 - 786.24
COMMUNITY HALL = 211.50 SQ.M
TOTAL BLOCK AREA (BLOCK AREA + COMMUNITY) = 11217.39 SQ.M
TOTAL CUT-OUT AREA = 687.22 SQ.M
TOTAL BLOCK AREA (BLOCK AREA-CUTOUT) = 10530.16 SQ.M
E.W.S QUATERS-1 = 195.45 SQ.M
E.W.S QUATERS-2 = 195.45 SQ.M
15% OF TOTAL LAND AREA FOR PUBLIC OPEN SPECE= 3510.83 SQ.M
PROVIDED TOTAL LAND AREA FOR PUBLIC OPEN SPECE= 4429.74 SQ.M

NOTE :-

TOTAL NO. OF UNITS - 154
PROVIDED NO. OF UNITS FOR EWS= 25% OF 154 = 39 NOS (E.W.S QUATER-1 & E.W.S QUATER-1)
VIDE NOTIFICATION NO - 1448/T&P/2-23A-2/2011, DATED: 20/06/2011
ISSUED BY GOVERNMENT. OF WEST BANGAL URBAN DEVELOPMENT DEPARTMENT

Tirupati Assets Pvt. Ltd.
[Signature]
Director.

TIRUMALA REALCON PVT. LTD.
[Signature]
Director

SIGNATURE OF OWNER

[Signature]
ANRUDDHA SANYAL, M.Arch.(II)
Architect & Urban Designer
COA Regd. No CA/98/22866
42, Mangal Pandey Sarani,
East Vivekananda Pally
PO, Rabindra Sarani, Siliguri-06
Ph. 8399047433,
E-mail: meetanrddha@gmail.com

SIGNATURE OF LBS.

ROAD, LAND OF TIRUMALA REALCON PVT.LTD&OTHERS
LAND L.R. DAG NO. 304(P),320(P),321(P)& 322(P)

OTHER LAND OF DAG NO.309(P),320(P),321(P)&322(P)

OTHER LAND OF DAG NO.323

SITE PLAN
SCALE 1:1 in d.w.g
1:300 Plotting

Sl. No.	Particulars	Area (Sq. M)	Percentage (%)
1	Total Area	54049.36	100
2	Block Area	11217.39	20.75
3	Community Hall	211.50	0.39
4	Open Space Area	3510.83	6.49
5	Other Land	38509.84	71.37

