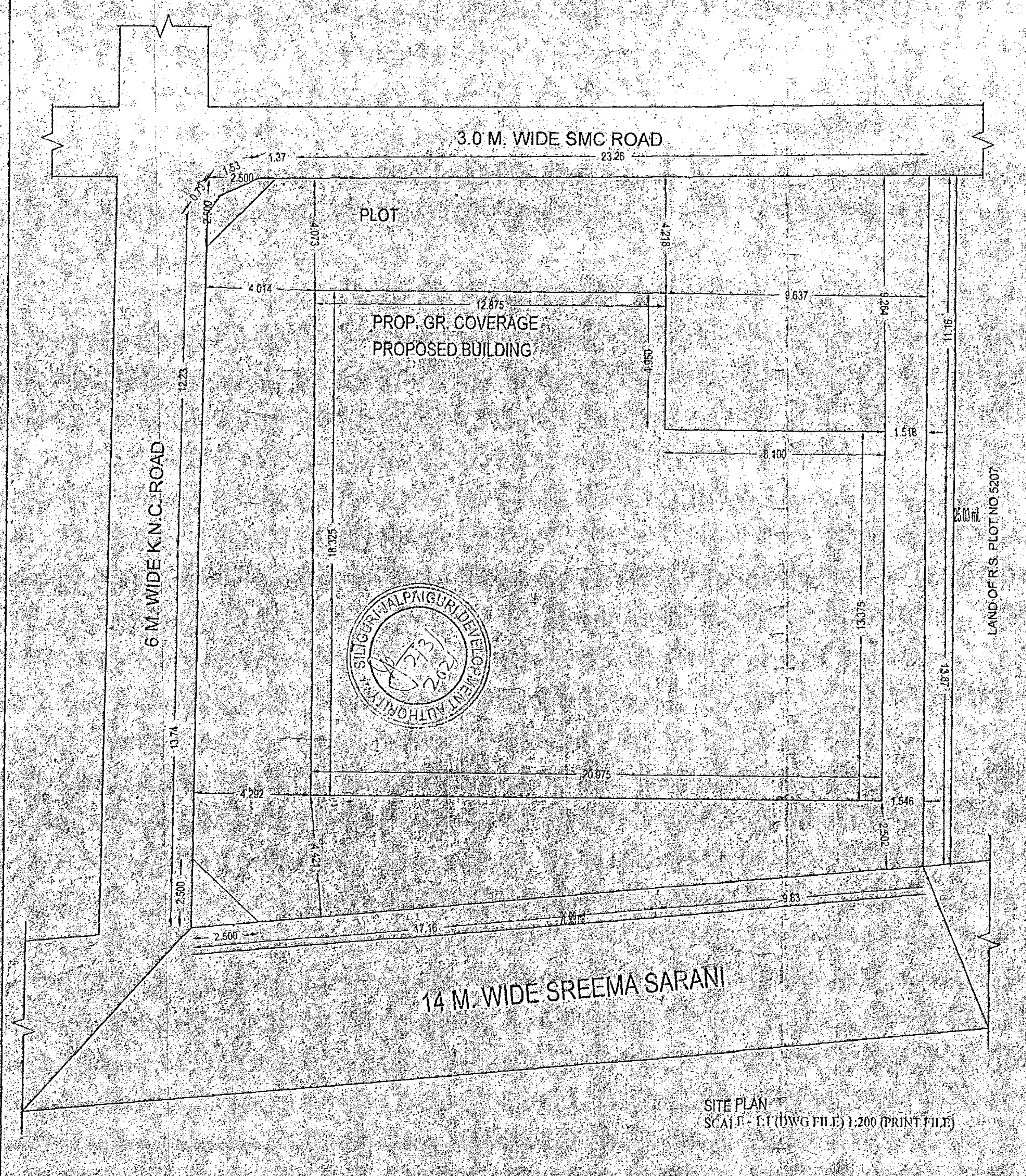
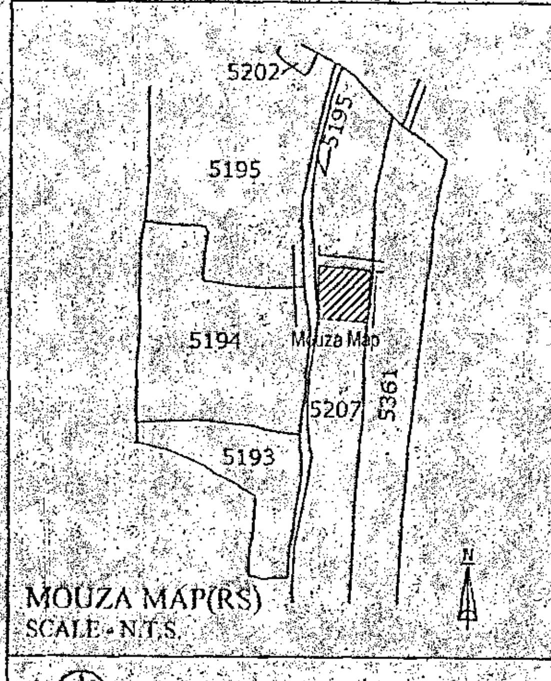

3.0 M. WIDE SMC ROAD
1.37
23.26
1.53
2.500
0.79
2.500
PLOT
4.073
4.218
4.014
12.875
9.637
9.264
11.16
PROP. GR. COVERAGE
PROPOSED BUILDING
4.950
12.23
6 M. WIDE K.N.C. ROAD
1.518
8.100
25.03 mt.
LAND OF R.S. PLOT NO 5207
18.325
13.375
13.87
13.74
20.975
4.292
1.546
4.421
2.502
2.500
9.83
26.99 mt.
2.500
17.16
14 M. WIDE SREEMA SARANI

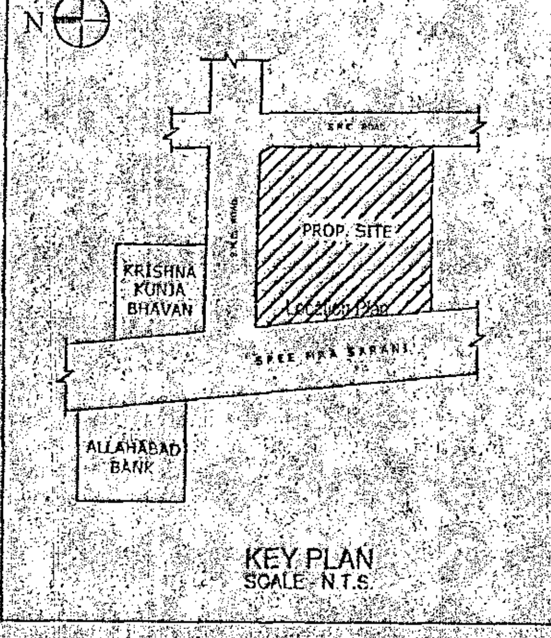
2/3/2021

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

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


5202
5195
5195
5194
Mouza Map
5207
5361
5193
N

MOUZA MAP(RS)
SCALE - N.T.S.


N
SMC ROAD
KRISHNA KUNJA BHAVAN
PROP. SITE
Location Plan
SREE MAA SARANI
ALLAHABAD BANK

KEY PLAN
SCALE - N.T.S.

Project Title :SITE PLAN FOR LUCC

SITE PLAN SHOWING THE LAND OF LAND OF PROPOSED PARTLY GROUND + 03 AND PARTLY PARKING + 04 STD. RESIDENTIAL CUM COMMERCIAL (MERCANTILE RETAIL) BUILDING

LOCATION

SREEMA SARANI, BABUPARA, NEAR ALLAHABAD BANK, SILIGURI

OWNER-

JAY TULSI NIRMAAN PVT. LTD.
DIRECTOR - PRITHVIRAJ GOYAL
REP. BY MRINAL AGARWAL

LAND SCHEDULE -

MOUZA	- SILIGURI (SOUTH-1)
J. L. NO.	- 91
PLOT NO	- 5207 (RS), 1460 (LR)
KHATIAN NO.	- 1946 (RS), 5819 (LR)
W/NO.	- 27 (S.M.C.)
PARAGANA	- BAIKUNTHAPUR
P. S.	- SILIGURI
DIST.	- DARJEELING

LAND AREA AS PER DEED - 696.06 SQ.M.
LAND AREA AS PER SITE - 694.91 SQ.M.
PERM. GROUND COVERAGE - 50% OR 347.45 SQ.M.
PROP. GROUND COVERAGE - 49.59% OR 344.27 SQ.M.

Pritam Dey

PRITAM DEY (B. Arch.)
Counciling Architect
CA/2006/39076
SIGNATURE OF L.B.S. / L.B.A.

Mrinal Ag

AS A CONSTITUTED ATTORNEY OF
JAI TULSI NIRMAN PVT. LTD.

SIGNATURE OF OWNER

FLOOR	COMMERCIAL MERCANTILE	RESIDENTIAL	PARKING	STAIR & LIFT AREA	TOTAL AREA	REMARKS
GROUND	170.25 SQ.M.	....	139.52 SQ.M.	34.50 SQ.M.	344.27 SQ.M.	CAR PARKING
FIRST	....	309.77 SQ.M.	....	34.50 SQ.M.	344.27 SQ.M.	RESI./COMM. MERC/RETAIL
SECOND	....	309.77 SQ.M.	....	34.50 SQ.M.	344.27 SQ.M.	RESIDENTIAL
THIRD	....	309.77 SQ.M.	....	34.50 SQ.M.	344.27 SQ.M.	RESIDENTIAL
4TH	....	309.77 SQ.M.	....	34.50 SQ.M.	344.27 SQ.M.	RESIDENTIAL
TOTAL	170.25 SQ.M.	1239.08 SQ.M.	139.52 SQ.M.	172.50 SQ.M.	1721.35 SQ.M.	

AREA STATEMENT: SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY	VERSION NO.: 1.0.1 VERSION DATE: 30/06/2017	
PROJECT DETAIL :		
Application No. : -	Plot Use :Residential	
Application Type :General Proposal	Plot SubUse :ResiComm Bldg	
Project Type :LUCC	Land Use Zone :Residential	
Nature of Development :New	Abutting Road Width :14	
Location :Siliguri Urban Area	Plot No. :1460 L.R.	
SubLocation :Siliguri (M)	Sheet No. :-	
Special Project Type :NA	House No. :-	
Ward No :27	North :91	
Name of Street :NA	South :SILIGURI	
Village Name :SILIGURI	East :3M. WIDE SMC ROAD	
	West :14 M. WIDE SREEMA SARANI	
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	694.90
NET AREA OF PLOT	(A-Deductions)	694.90
BALANCE AREA OF PLOT	(A-Deductions)	694.90
PLOT AREA FOR COVERAGE	(A-Deductions)	694.90
Plot Area for FAR	(A-Deductions)	694.90
COVERAGE CHECK		
Proposed Coverage Area (49.54 %)		344.27
Proposed Ground Coverage Area (49.54 %)		344.27
Total Prop. Coverage Area (49.54 %)		344.27
FAR CHECK		
BUILT UP AREA CHECK		
Total BuiltUp Area		0.00
ARCH / ENGG / SUPERVISOR (Regd)	OWNER	
DEVELOPMENT AUTHORITY	LOCAL BODY	

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	14 M. WIDE SREEMA SARANI	2.50	2.50	4.07	4.07	1.51	1.51	4.01	4.01