



**PROJECT:** PROPOSED B + G + 7 STORIED RESIDENTIAL CUM COMMERCIAL BUILDING

**NAME OF OWNERS:** 1. VICTOR TRADELINK PRIVATE LIMITED REPRESENTED BY ITS DIRECTOR SMT. PREMLATA BIHANI  
2. DEEPAK ENTERPRISES, REPRESENTED BY ONE OF ITS PARTNER SMT. PREMLATA BIHANI.

**LOCATION:** PRADHAN NAGAR, SILIGURI

**LAND SCHEDULE**

MOUZA :- SILIGURI  
J.L. NO. :- 110(88)  
PLOT NO. - 259, (R.S.)288(L.R.)  
KHATIAN NO. - 432, 433(R.S.)3343(L.R.)  
WARD NO. :- 2 UNDER S.M.C.  
P.O. & P.S. :- PRADHAN NAGAR SUB-DIV. AND A.D.S.R.O. :- SILIGURI  
PARGANA :- BAIKUNTHAPUR, DIST. :- DARJEELING.

**AREA STATEMENT**

1. LAND AS PER DEED	:- 5852.843 SQ.M.
2. LAND AS / SITE	:- 5905.545 SQ.M.
3. PERMISSIBLE GROUND COVERAGE	:- 3773.60 SQ.M. (65%)
4. PROPOSED GR. COV.	:- 2902.77 (50%) + 870.83 (15%) (SERVICES AND PARKING)
5. BASEMENT AREA	:- 2906.86 SQ.M.
6. GROUND FLOOR AREA	:- 2914.00 SQ.M.
<b>WING - A</b>	
7. FIRST FLOOR TO FOURTH FLOOR AREA	:- 1367.22 SQ.M. (EACH)
8. FIFTH FLOOR AREA	:- 868.93 SQ.M.
<b>WING - B</b>	
9. FIRST FLOOR TO SEVENTH FLOOR AREA	:- 861.91 SQ.M. (EACH)
10. TOTAL FLOOR AREA	:- 18192.04 SQ.M.
11. TOTAL RESIDENTIAL AREA	:- 13661.56 SQ.M. (75.1%)
12. TOTAL MERCANTILE AREA	:- 4530.48 SQ.M. (24.90%)
13. NO. OF TENEMENT	:- 95 NOS. (WING-A - 46 NOS. WING-B 49 NOS.)
14. TOTAL TENEMENT AREA	:- 7156.86 SQ.M.
15. PERMISSIBLE F.A.R	:- 2.250
16. PROPOSED F.A.R	:- (18192.04 - 5152.29) / 5805.545 = 2.246
17. REQUIRED NOS. OF PARKING	:- 112 NOS.
18. PROPOSED NOS. OF PARKING	:- 126 NOS.
19. PERMISSIBLE HEIGHT OF THE BUILDING	:- 40M.
20. PROPOSED HEIGHT OF THE BUILDING	:- 25.5 M.
21. REQUIRED GREEN AREA (15% OF TOTAL LAND AREA)	:- 870.83 SQ.M.
22. PROPOSED GREEN AREA (15.02% OF TOTAL LAND AREA)	:- 871.74 SQ.M.
23. OCCUPANCY OF LAND	:- RESIDENTIAL CUM COMMERCIAL
24. OCCUPANCY/USE OF BUILDING	:- RESIDENTIAL
25. HOLDING NO. :-	:- 141/37/50/A
26. APPROVED L.U.C.C. NO. :-	:- 5803/SJDA DATE- 05.04.21

**NOTE :-**  
1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE STATED.

**DECLARATION OF OWNER'S:-**

Victor TradeLink Pvt. Ltd. Director  
Rande Bihani  
Deepak Enterprises Partner  
Rande Bihani

**SIGNATURE OF OWNER'S**

**DECLARATION OF STRUCTURAL ENGINEER**

**SIGNATURE OF STRUCTURAL ENGINEER**

**DECLARATION OF ARCHITECT / L.B.S.**

**SIGNATURE OF ARCHITECT / L.B.S.**

**DESIGNED AND CHECKED BY ME.**

**SIGNATURE OF GEO-TECHNICAL ENGINEER**

SCALE:- AS SHOWN  
DATE - 01.10.20  
SHEET NO. :- 01  
CKD. BY:- K. K. ROY  
DRAWN BY:- SUJAN

**GREEN ARCHITECTURE CONSULTING ENGINEERS PVT. LTD.**

**1ST FLOOR, B.R. AMBEDKAR COMPLEX, HILL CART ROAD, SILIGURI - 734003**

