

Project Title: PROPOSED LUCC SITE PLAN

SITE PLAN SHOWING THE LAND FOR RESIDENTIAL CUM COMMERCIAL BUILDING OF

1. MSN BUILDERS REPRESENTED BY ONE OF ITS PARTNER SRI MRINAL AGARWAL

2. SRI ASHOK KUMAR KANORIA

3. SRI CHETAN KANORIA

4. SRI JAGDISH PRASAD KANORIA

5. SRI RAJESH BINDAL

6. SRI OMPRAKASH AGARWALA

7. SRI NIRMAL BINDAL

8. SRI NARESH AGARWAL

NAME OF CONSTITUTED ATTORNEY: MRINAL AGARWAL

AT PRANAMI MANDIR ROAD, SILIGURI

LAND SCHEDULE:-

MOUZA

J.L. NO.

PARGANA

PLOT NO

KHATIAN NO.

WARD NO.

P.S.

DISTRICT

- SILIGURI

- 110(88)

- BAIKUNTHAPUR

- 9622,9620(R.S.)

- 5264/1,870(R.S.)

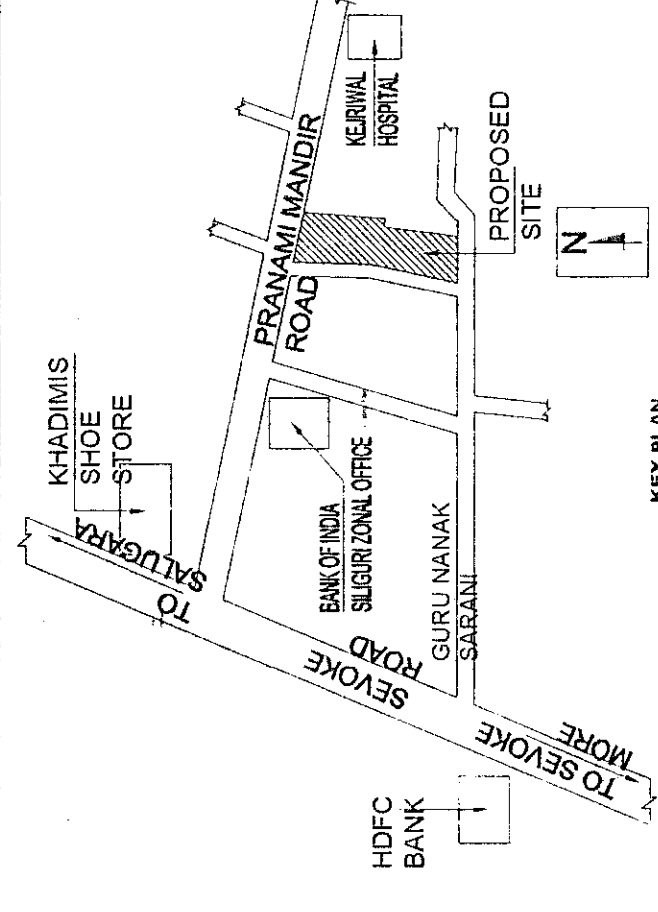
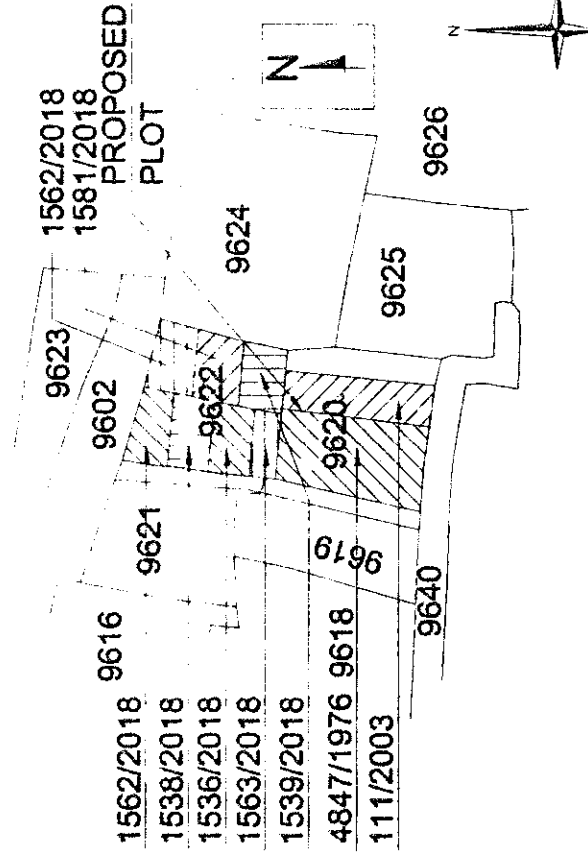
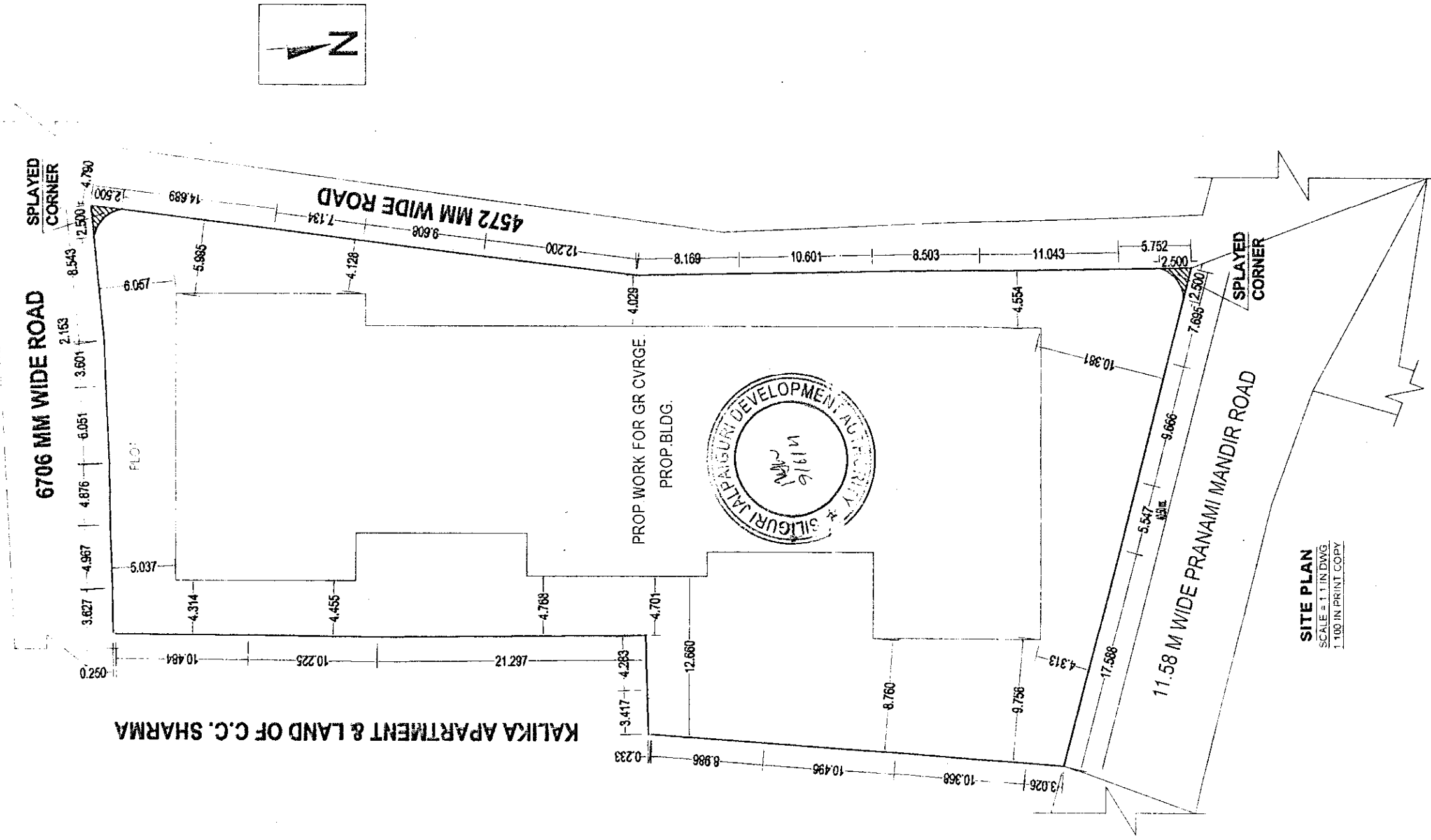
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- SILIGURI

- DARJEELING

Sl. No.	Particulars	Area (Sqm.)	Remarks
1	Plot Area	1025.00	
2	Proposed Building Area	2821.07	
3	Proposed Gr. Coverage	1386.81	
4	Proposed Floor Area	1386.62	
5	Proposed Ground Floor Area	1250.00	
6	Proposed 5th Floor Area	1090.57	
7	Total Floor Area	2340.57	
8	Total Commercial (Shop) Area	1025.00	
9	Total Exempted Area	2623.02	
10	Permissible F.A.R.	2.25	
11	Proposed F.A.R.	2.25	
12	Proposed Height of Building	48.21	
13	Proposed Height of Building	20.00	

SITE PLAN



AREA STATEMENT:-

1. LAND AREA (AS/DEED) = 2821.07 SQ.M.
2. LAND AREA (AS/SITE) = 2773.62 SQ.M.
3. PERMISSIBLE GR. COVERAGE = 1386.81 SQ.M. (60.00%)
4. PROPOSED GR. COVERAGE = 1386.62 SQ.M. (49.99%)
5. BASEMENT AREA = 1386.62 SQ.M.
6. GROUND FLOOR AREA = 1386.40 SQ.M.
7. TYPICAL 1st TO 4th FLOOR AREA = 1250.00 SQ.M. (EACH)
8. 5th FLOOR AREA = 1090.57 SQ.M.
9. TOTAL FLOOR AREA = 8863.59 SQ.M.
10. TOTAL COMMERCIAL (SHOP) AREA = 1025.00 SQ.M. (11.56% OF TOTAL FLOOR AREA)
11. TOTAL EXEMPTED AREA = 2623.02 SQ.M.
12. PERMISSIBLE F.A.R. = 2.25
13. PROPOSED F.A.R. = 2.25
14. AS PER THE MUNICIPAL BUILDING RULES *48.21*
14. PROPOSED HEIGHT OF THE BUILDING = 20.00 M.

ATTORNEY OF MSN BUILDERS & AS A CONSTITUTED ATTORNEY OF

1. SRI ASHOK KUMAR KANORIA
2. SRI CHETAN KANORIA
3. SRI JAGDISH PRASAD KANORIA
4. SRI RAJESH BINDAL
5. SRI OMPRAKASH AGARWALA
6. SRI NIRMAL BINDAL
7. SRI NARESH AGARWAL

SIGNATURE OF OWNERS

Rajiv Biswas
RIYA BISWAS (B.Arch)
 CA/2019/112919
 SIGNATURE OF ARCHITECT/ I.B.S.

DECLARATION:-
 1. I SHALL MAINTAIN 2.50 M FRONT OPEN SPACE AT GROUND.
 2. I SHALL NOT EVEN CONSTRUCT STEPS WITHIN THE SAID FRONT OPEN SPACE.

FLOOR AREA DETAILS	AREA (SQ.M.)	REMARKS
LAND AREA (AS/DEED)	2821.07	
LAND AREA (AS/SITE)	2773.62	
PERMISSIBLE GR. COVERAGE	1386.81	
PROPOSED GR. COVERAGE	1386.62	
BASEMENT AREA	1386.62	
GROUND FLOOR AREA	1386.40	
1st FLOOR AREA	1250.00	
2nd FLOOR AREA	1250.00	
3rd FLOOR AREA	1250.00	
4th FLOOR AREA	1250.00	
5th FLOOR AREA	1090.57	
TOTAL FLOOR AREA	8863.59	
TOTAL COMMERCIAL (SHOP) AREA	1025.00	
TOTAL EXEMPTED AREA	2623.02	