

Project Title :SITE PLAN FOR L.U.C.C.

PROP. SITE PLAN SHOWING THE LAND OF (1) MD. SADDAM HUSSAIN, (2) SRI. UTTAM CHETTRI, (3) MD. JHAUR, (4) AFSARI KHATUN, (5) SRI. PRAHLAD JAISWAL, (6) M/S, DARJEELING REAL ESTATE AGENTS & DEVELOPERS, REP. BY SRI. NISITH KUMAR AGARWAL, AND (7) RUKSHANA BEGAM AT DAGAPUR, SILIGURI - 734002, DISTRICT - DARJEELING, WEST BENGAL

AREA STATEMENT: SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY	VERSION NO.: 1.0.1
PROJECT DETAIL :	VERSION DATE: 30/08/2017
Application No. :-	Plot Use :Residential
Application Type :General Proposal	Plot SubUse :ResiComm Bldg
Project Type :L.U.C.C	Land Use Zone :Residential
Nature of Development :New	Abutting Road Width :7.01
Location :Siliguri Urban Area	Plot No. :R.S. 68, 71, L.R. 190, 194
SubLocation :Siliguri (M)	Sheet No. :1
Special Project Type :NA	House No. :-
Ward No :NA	North :-
Name of Street :NA	South :-
Village Name :BARAGHARIA	East :-
	West :-

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2816.39
NET AREA OF PLOT	(A-Deductions)	2816.39
BALANCE AREA OF PLOT	(A-Deductions)	2816.39
PLOT AREA FOR COVERAGE	(A-Deductions)	2816.39
Plot Area for FAR	(A-Deductions)	2816.39
COVERAGE CHECK		
Proposed Coverage Area (49.98 %)		1407.75
Proposed Ground Coverage Area (49.98 %)		1407.75
Total Prop. Coverage Area (49.98 %)		1407.75
FAR CHECK		
BUILT UP AREA CHECK		
Total BuiltUp Area		0.00

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX

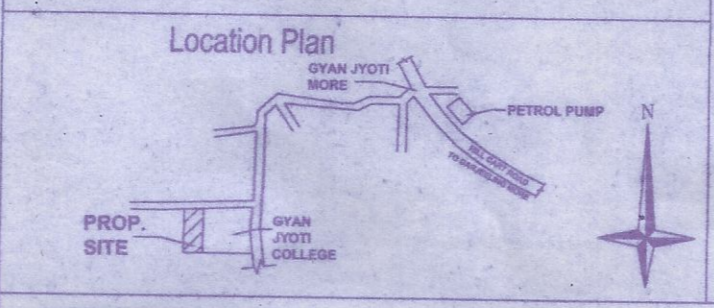
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

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
PROP. WORK	7.01 M WIDE KUTCHA ROAD	2.50	2.50	7.36	7.36	1.50	1.50	9.09	9.09

SCHEDULE OF LAND
 MOUZA :- BARAGHARIA
 PARGANA :- PATHARGHATA
 J.L NO :- 82
 SHEET NO. :- 1
 PLOT NO. :- R.S.68,71, L.R. 190,194
 KHATIAN NO :- R.S. 27, L.R. 448
 POLICE STATION :- MATIGARA
 DISTRICT :- DARJEELING



AREA OF LAND
 AS PER DEED :- 2994.67 SQ.M.
 AS PER MUTATION :- 2994.67 SQ.M.
 AS PER SITE :- 2816.39 SQ.M.
 PERM. GR. COV. :- 1408.20 SQ.M (50.00 %)
 PROP. GR. COV. :- 1407.75 SQ.M (49.9842 %)
 COMM. AREA PROV. :- 121.52 SQ.M. (25 % ON GR. COV. ON ELV. GR. FLR.)
 ARCHIVED ELEVATED GR. FLOOR RESI. AREA 1158.52 M² + 127.71 M² = 1286.23 M²
 ARCHIVED 1ST, 2ND, & 3RD. FLOOR 1407.75 SQ.M. (EACH FLOOR)
 PROP. BASEMENT + 4 STD. RESI. CUM COMM. (MERCANTILE RETAIL SHOP) BUILDING.

FLOORS	PARKING AREA IN SQM	STAIR/RAMP AREA IN SQM	COMMERCIAL AREA IN SQM	RESI. AREA	TOTAL AREA	REMARKS
BASEMENT	1407.75	X	X	X	1407.75	PARKING
ELEVATED GR.	X	127.71	121.52	1158.52	1407.75	COMM./RESIDENTIAL (MERCANTILE RETAIL SHOP)
FIRST	X	127.71	X	1280.04	1407.75	RESIDENTIAL
SECOND	X	127.71	X	1280.04	1407.75	RESIDENTIAL
THIRD	X	127.71	X	1280.04	1407.75	RESIDENTIAL
TOTAL:	1407.75	510.84	121.52	4998.64	5632.28	

DECLARATION:-
 I/WE DO HEREBY DECLARE THAT WE SHALL MAINTAIN 2.5 MT. AS FRONT OPEN SPACE, AND WE SHALL NOT CONSTRUCT WITHIN THIS FRONT OPEN SPACE.
 Darjeeling Real Estate Agents & Developers

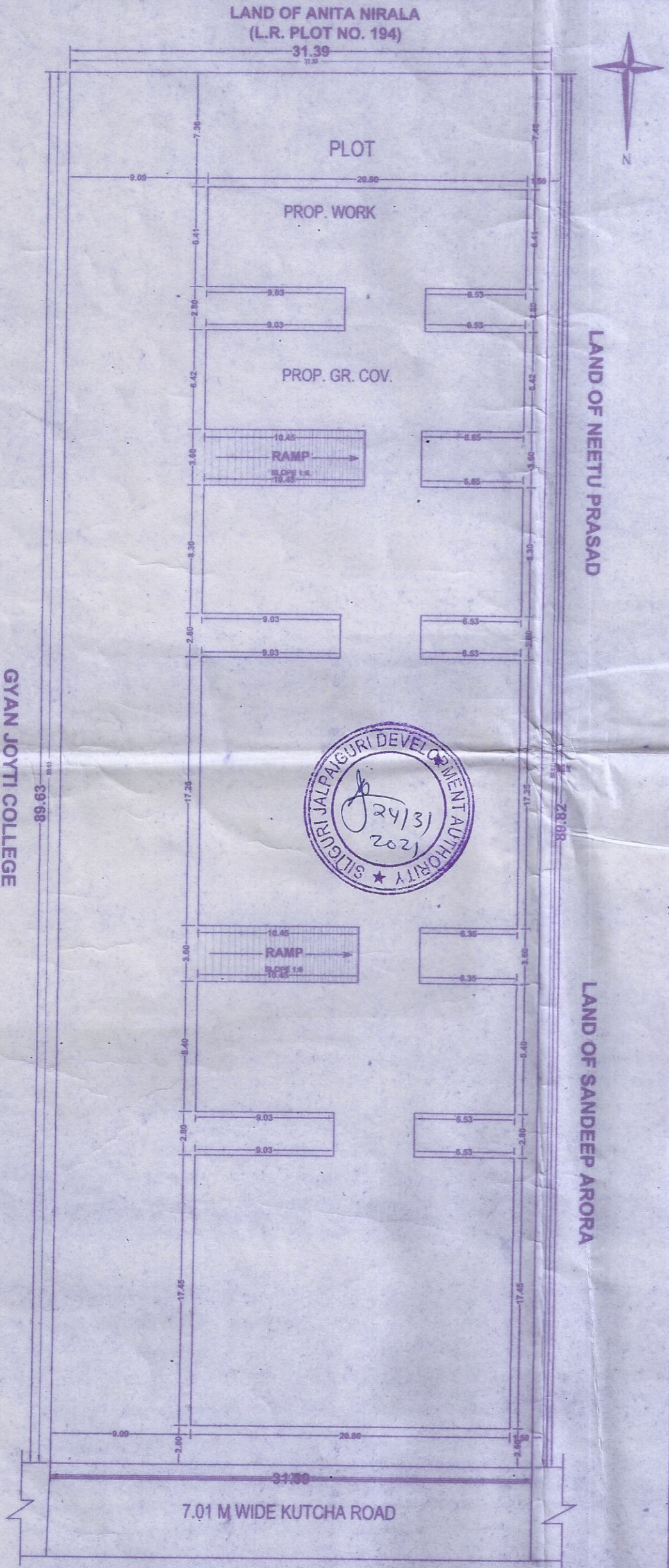
Nisith Kumar Agarwal
 Partner

For Self & As Constituted Attorney of
 Sri Uttam Chettri,
 Mohammed Saddam Hussain,
 Md. Jaur,
 Afsari Khatun
 Sri Prahlad Jaiswal,
 Rukshana Begum,

SIGNATURE OF OWNERS

Somendra Bhadra
 B.E. (Civil) M.I.E.
 Licensed Building Surveyor
 S.J.D.A. License No.-LBS/A/5

SIGNATURE OF L.B.S.



SITE PLAN
 SCALE - 1:1 (FOR DRAWING)
 SCALE - 1:100 (FOR PRINT)