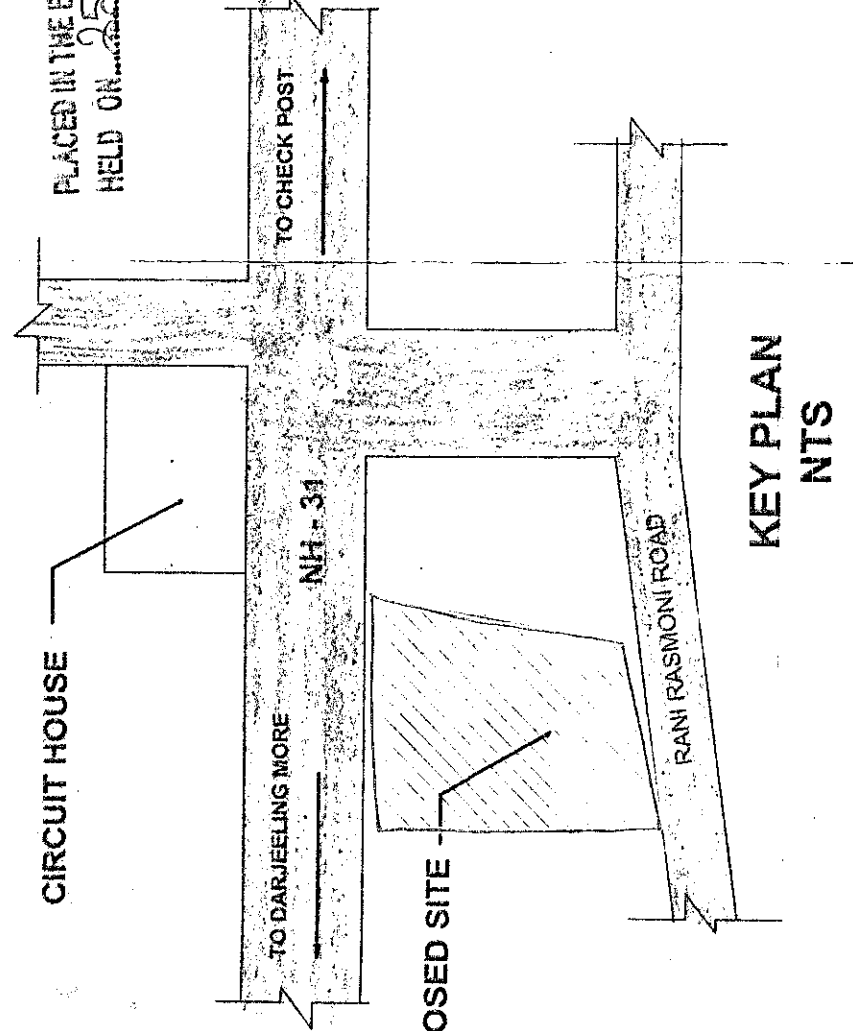


PROJECT
 REVISED PLAN FOR EXISTING & PROPOSED
 PARTLY BASEMENT + 11 & BASEMENT + 12
 STORED RESIDENTIAL CUM COMMERCIAL
 BUILDING AT BESIDE NH-31, NEAR CIRCUIT
 HOUSE AND CHAMPASARI MORE, PRADHAN
 NAGAR, SILIGURI (W.B)

NAME OF THE OWNERS
 1. SRI ASHOK KUMAR AGARWALA, S/O SRI DEWAKI
 NANDAN RESI. OF K.C. DEY ROAD, S/O. DR. DARJEELING
 2. SRI ANANDA KUMAR AGARWALA, S/O SRI DEWAKI
 NANDAN AGARWALA, RESI. OF K.C. DEY ROAD, S/O. DR.
 DARJEELING.
 3. UNIQUE ABASAN (P) LTD. REG. OFF. SETH SRILAL MARKET
 SLDIC, DARJEELING
 S/O. DR. NARESH KUMAR AGARWAL, S/O
 LATE RAM NIVAS AGARWAL, PRADHAN NAGAR, SILIGURI.

CIRCUIT HOUSE
 TO DARJEELING MORE
 TO CHECK POST
 RANI RASMONI ROAD
 NH-31
 PROPOSED SITE



PLACED IN THE BUILDING COMMITTEE MEMBERS
 HELD ON 05-11-10 & RECOMMENDED
 Passed in the M.C. Meeting
 Held on 06-11-10

TITLE

SITE PLAN

SCHEDULE OF LAND :-
 MOUZA - MANDHLAGURI,
 PARAGANA - PATHARGHATA,
 J.L.NO - 107
 KHATHIAN NO. - 6171 & 6172,
 PLOT NO. - 562(P), 561(P),
 P.S. - PRADHAN NAGAR,
 DIST. - DARJEELING,
 S.M.C. WARD NO. - 45

APPROVED L.U.C.C. MEMO NO. 372/LUC/SLG/AF/SIDA DT. 21.02.2013
 AREA 10.00 SQ.M. DT. 17/11/13
 PRELIMINARY BUILDING PLAN NO. 184, DT. 17/11/13
 S.M.C. HOLDING NO. - V/1/100/A, V/1/100/B, V/1/100/C
 REVISED APVD. L.U.C.C. MEMO NO. 2017/SIDA DT. 16.11.2017

LAND AREA AS PER DEED
 6109.46 SQ.M.
LAND AREA AS PER SITE
 5228.788 SQ.M.
PERM. GR. COVERAGE
 50% OR 2614.394 SQ.M.
PROP. GR. COVERAGE
 40.546% OR 2120.065 SQ.M.
PERM. HT. OF BUILDING
 NO RESTRICTION
PROP. HT. OF BUILDING
 36.00 M.

FLOOR AREAS
BASEMENT (EXIST)
 1859.599 SQ.M.
CAR PARKING AREA
 5.40 SQ.M.
STAIR CASE AREA
 1864.989 SQ.M. (A)

BLOCK - A
GROUND FLOOR (EXIST)
 220.020 SQ.M.
CAR PARKING AREA
 98.853 SQ.M.
COMMON AREA
 344.333 SQ.M.
COMMERCIAL AREA
 50.047 SQ.M.
TOTAL AREA
 711.253 SQ.M.

FIRST FLOOR(EXIST)
RESIDENTIAL AREA
 699.275 SQ.M.
STAIR CASE AREA
 25.763 SQ.M.
CUP-BBOARD AREA
 8.114 SQ.M.
TOTAL AREA
 733.152 SQ.M.

2ND TO 10TH FLOOR(EXIST)
RESIDENTIAL AREA (707.029 x 9)
 6363.261 SQ.M.
STAIR CASE AREA (25.763 x 9)
 231.867 SQ.M.
CUP-BBOARD AREA (8.114 x 9)
 73.026 SQ.M.
TOTAL AREA (740.905 x 9)
 6668.154 SQ.M.

TOTAL BUILT UP AREA
 8112.538 SQ.M.
AREA FREE FROM F.A.R.
 220.02 SQ.M.
CAR PARKING AREA
 287.715 SQ.M.
STAIR COVER
 30.865 SQ.M.
TYPICAL FLOOR (1st - 10th) 25.763 SQ.M.
LIFT LOBBY - 2 NOS. x 6 SQ.M. x 11 FLS. - 132 SQ.M.
SERVICE AREA - 50.047 SQ.M.
CUP-BBOARD AREA - 81.14 SQ.M.
TOTAL FREE AREA (BLOCK - A) - 704.922 SQ.M. (B)

BLOCK - B
GROUND FLOOR(EXIST)
 725.058 SQ.M.
CAR PARKING AREA
 2.178 SQ.M.
COMMON AREA
 45.840 SQ.M.
SERVICE AREA
 842.814 SQ.M.
TOTAL AREA
 1575.880 SQ.M.

1ST & 2ND FLOOR(EXIST)
RESIDENTIAL AREA 680.883 x 2
 1361.766 SQ.M.
STAIR CASE AREA 24.00 x 2
 48.00 SQ.M.
CUP-BBOARD AREA 9.168 x 2
 18.336 SQ.M.
TOTAL AREA 693.192 x 2 SQ.M.
 1386.384 SQ.M.

3RD TO 10TH FLOOR (PROP)
RESIDENTIAL AREA (763.261 x 9)
 6869.349 SQ.M.
STAIR CASE AREA (25.00 x 9)
 225.000 SQ.M.
CUP-BBOARD AREA (11.309 x 9)
 101.781 SQ.M.
TOTAL AREA (765.57 x 9)
 7187.13 SQ.M.

TOTAL BUILT UP AREA(IST)
 9416.048 SQ.M.
AREA FREE FROM F.A.R.
 725.038 SQ.M.
CAR PARKING AREA
 286.625 SQ.M.
STAIR COVER
 22.855 SQ.M.
GROUND FLOOR (1st - 10th) 25.000 SQ.M.
LIFT LOBBY - 2 NOS. x 6 SQ.M. x 12 FLS. - 144 SQ.M.
SERVICE AREA - 45.40 SQ.M.
CUP-BBOARD AREA - 120.119 SQ.M.
TOTAL FREE AREA (BLOCK - B) - 1249.182 SQ.M. (C)

CLUB
GROUND FLOOR
 388.729 SQ.M.
FIRST & 2ND FLOOR (102.628 x 2)
 205.056 SQ.M.
TOTAL AREA (FREE FROM F.A.R.)
 593.785 SQ.M. (D)

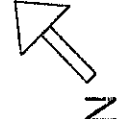
ALL TOTAL BUILT-UP AREA
 19987.371 SQ.M.
BASEMENT
 1859.599 SQ.M.
BLOCK A
 711.253 SQ.M.
BLOCK B
 1575.880 SQ.M.
CLUB
 593.785 SQ.M.
TOTAL EXISTING AREA
 344.333 SQ.M.
TOTAL PROPOSED AREA
 19188 SQ.M.
TOTAL NOS. OF TENEMENT - 115 NOS.

ALL TOTAL FREE AREA (1864.999-704.922 + 1249.182-693.785) (SQ.M.)
 = 412.886 SQ.M.
TOTAL AREA FOR F.A.R.
 = (19987.371 x 412.886) SQ.M.
PROPOSED F.A.R. - 15584.692 / 5228.788 = 2.98
PERMISSIBLE F.A.R. - 3.0

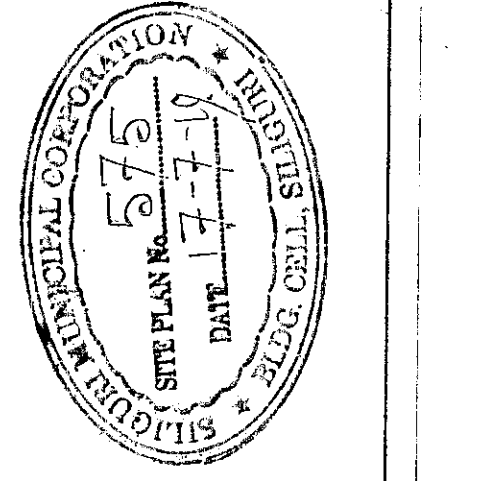
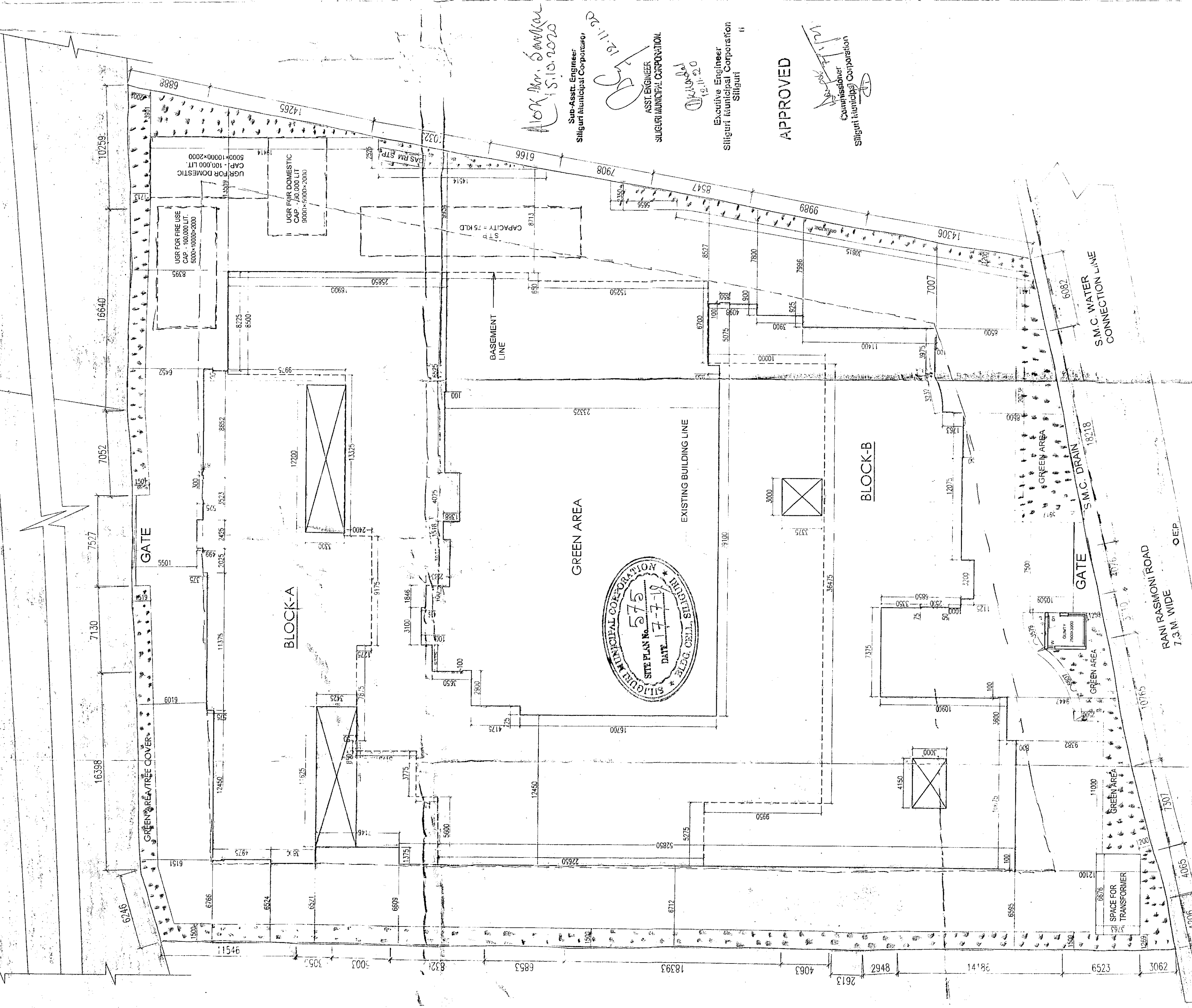
SIGNATURE OF OWNER
 INNATE
 ARCHITECT

SIGNATURE OF ARCHITECT
 ANIRBAN BHADURI MONDAL
 CA/2003/31394

ARCHITECT
 26/2, BALLYGUNGE CIRCULAR ROAD
 UDAYAN PARK, FLAT NO-7, 3RD FLOOR, KOL-19
 TEL. (033) 4000 6426
 FAX. (033) 2289 4026



N.H.- 31
 ROW - 36.575 M.



APPROVED
 Executive Engineer
 Siliguri Municipal Corporation

SITE PLAN
 SCALE - 1:200

TREE COVERED AREA REQUIRED - 15% OR 784.32 SQ.M.
 TREE COVERED AREA REQUIRED - 15.48% OR 809.42 SQ.M.