



**TITLE :-**  
 SITE PLAN & KEY PLAN FOR THE PROPOSED GROUND + THREE STORIED RESIDENTIAL CUM COMMERCIAL BUILDING  
**NAME OF OWNERS :**  
 1. SRI PRADIP KUMAR SARKAR @ PRADIP SARKAR, S/o LATE JATINDRA NATH SARKAR  
 2. SRI SANKAR SARKAR, S/o LATE JATINDRA NATH SARKAR  
 3. Ms SWAPNA SARKAR, D/o LATE JATINDRA NATH SARKAR  
**LOCATION OF PLOT :**  
 MAHANANDA PARA, WARD NO. 4, S.M.C, PINCODE 734001

**LAND SCHEDULE**  
 PLOT NO : 2043(RS) & 2274(LR)      HOLDING NO : 49/159/A/1/126/116  
 KHATIAN NO : 627(RS), 6219, 6307, 6308(LR)      DIST: DARJEELING  
 J.L NO : 110(88)(RS), 90(LR)      PS : SILIGURI  
 PARGANA : BAIKUNTHAPUR      UNDER S.M.C WARD NO. 4  
 MOUZA : SILIGURI(RS), SILIGURI MADHYA PASCHIM(LR)      TOUZI NO : 3(JA)

LUCC MEMO NO : 11133/SJDA      DATED : 17.04.2023  
 APPROVED SITE PLAN NO : NA

**AREA STATEMENT**  
 AREA OF LAND = 535.12 SQM (AS PER DEED)  
 AREA OF LAND = 728.43 SQM (AS PER KHATIAN)  
 AREA OF LAND = 532.04 SQM (AS PER SITE)  
 AREA LEFT FOR CORNER SPLAY = 1.454 SQM  
 NET PLOT AREA = 530.583 SQM  
 ROAD WIDTH = 5.10 M  
 MINIMUM WIDTH OF PLOT = 17.51 M

**AREA STATEMENT SUMMARY:**

	PERMISSIBLE/REQUIRED	PROPOSED
PLOT AREA		532.04 SQM
MINIMUM WIDTH OF PLOT	-	47.35 M
BUILDING HEIGHT	12.50 M	12.50 M
GROUND COVERAGE	50.00 %	47.95 %
COVERED AREA	266.02 SQM	255.13 SQM
TOTAL BUILT-UP AREA (without exemptions & deductions)		1047.09 SQM
TOTAL FLOOR AREA (as per F.A.R)		871.67 SQM
FAR	1.75	1.64
NO. OF CAR PARKING	08	08
USE / OCCUPANCY		RESIDENTIAL CUM COMMERCIAL
LEFT OPEN SPACE		279.97 SQM
TREE COVER AREA	13.93 SQM	14.00 SQM

**USE DETAILS :-**

SL NO	COMMERCIAL	PARKING	STAIRCASE	RESIDENTIAL/ OTHERWISE SPECIFY	FLOOR AREA	REMARKS
Ground flr	106.30 SQM	138.13 SQM	21.36 SQM	-	265.79 SQM	Parking Merchantile (Retail)
First flr			21.36 SQM	244.43 SQM	265.79 SQM	Residential Full Floor
Second flr			21.36 SQM	244.43 SQM	265.79 SQM	Residential Full Floor
Third flr			21.36 SQM	244.43 SQM	265.79 SQM	Residential Full Floor
Total	106.30 SQM	138.13 SQM	85.44 SQM	733.29 SQM	1063.16 SQM	

**CALCULATION FOR WASTE WATER DISCHARGE**

Project	Nos. of Flats	Total waste water discharge
Ground + Three storied Residential Cum Commercial Building of 1. Sri Pradip Kumar Sarkar, 2. Sri Sankar Sarkar and 3. Ms Swapna Sarkar.1 and 2 No as S/o Late Jatindra Nath Sarkar and 3 No as D/o Late Jatindra Nath Sarkar, at Mazumder Colony, Mahananda Para, under SMC Ward No. 04, Siliguri	12	Considering @ 130 Lts. Per head per day = 130lt x 48 persons (Av) in 12 flats. = 6240 lt. Occupancy for Commercial @ Ground Flr = 106.285 Sqm / 3 Sqm ~ 35 persons Waste Water Discharge for Commercial = 35 x 45 lts = 1575 lts Total Waste Water Discharge = 6240 + 1575 lts. = 7815 lts~7850 lts( Provided)

**To whom it may concern**  
 This is to state that the waste water recycling system will not be require for the following housing complex as the total waste water discharge is less than 40,000 ltrs. per day.

**To whom it may concern**  
 This is to state that the Green Area will be required for the following Proposed Ground + Three Storied Residential Cum Commercial Building of 1.Sri Pradip Kumar Sarkar, 2.Sri Sankar Sarkar and 3.Ms Swapna Sarkar. 1 and 2 No. as S/o Late Jatindra Nath Sarkar & 3 No as D/o Late Jatindra Nath Sarkar, at Mazumder Colony, Mahananda Para, under SMC, Ward no - 4, as per S. M. C building Rule as follows:-  
 Total Land area :- 532.037 Sq.m  
 Total Built up Area = 1047.09 Sqm  
 Reqd. Green area :- 15% of Plot area x ( 1047.09/ 6000 ) = 13.93 Sq.m  
 Green Area Provided = 14.00 Sq.m

Owner(s)	Architect
1. SRI PRADIP KUMAR SARKAR @ PRADIP SARKAR 2. SRI SANKAR SARKAR 3. Ms SWAPNA SARKAR Signature of Owner(s)	Signature of Architect ANIRUDDHA SANYAL 99 EV PALLY PO RABINDRA SARANI SILIGURI - 734006 COA Regd. No. CA/98/22886
1:25,1:50,1:100, 1:200, N.T.S.	JOB NO 22 - 26 (SMC)
DATE 06.03.2023	SHEET NO 25-26-SMC/ A-1/1
DEALT PRAKRITI	REVISION
CHECKED ANIRUDDHA SANYAL	