

Project Title: SITE PLAN FOR LUCC

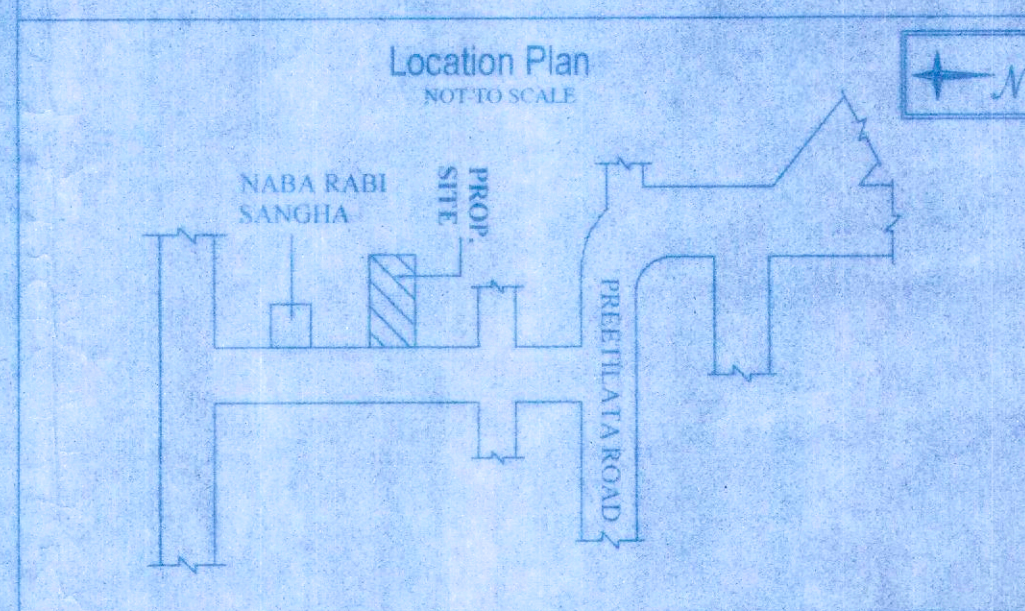
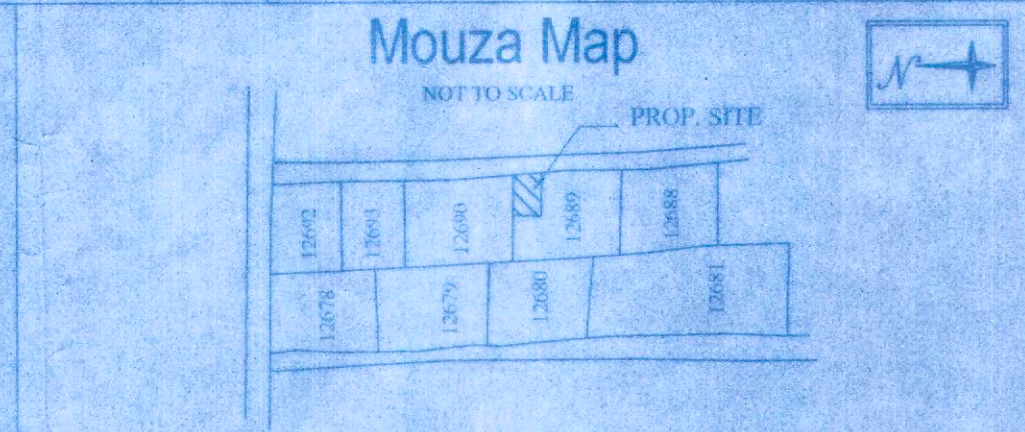
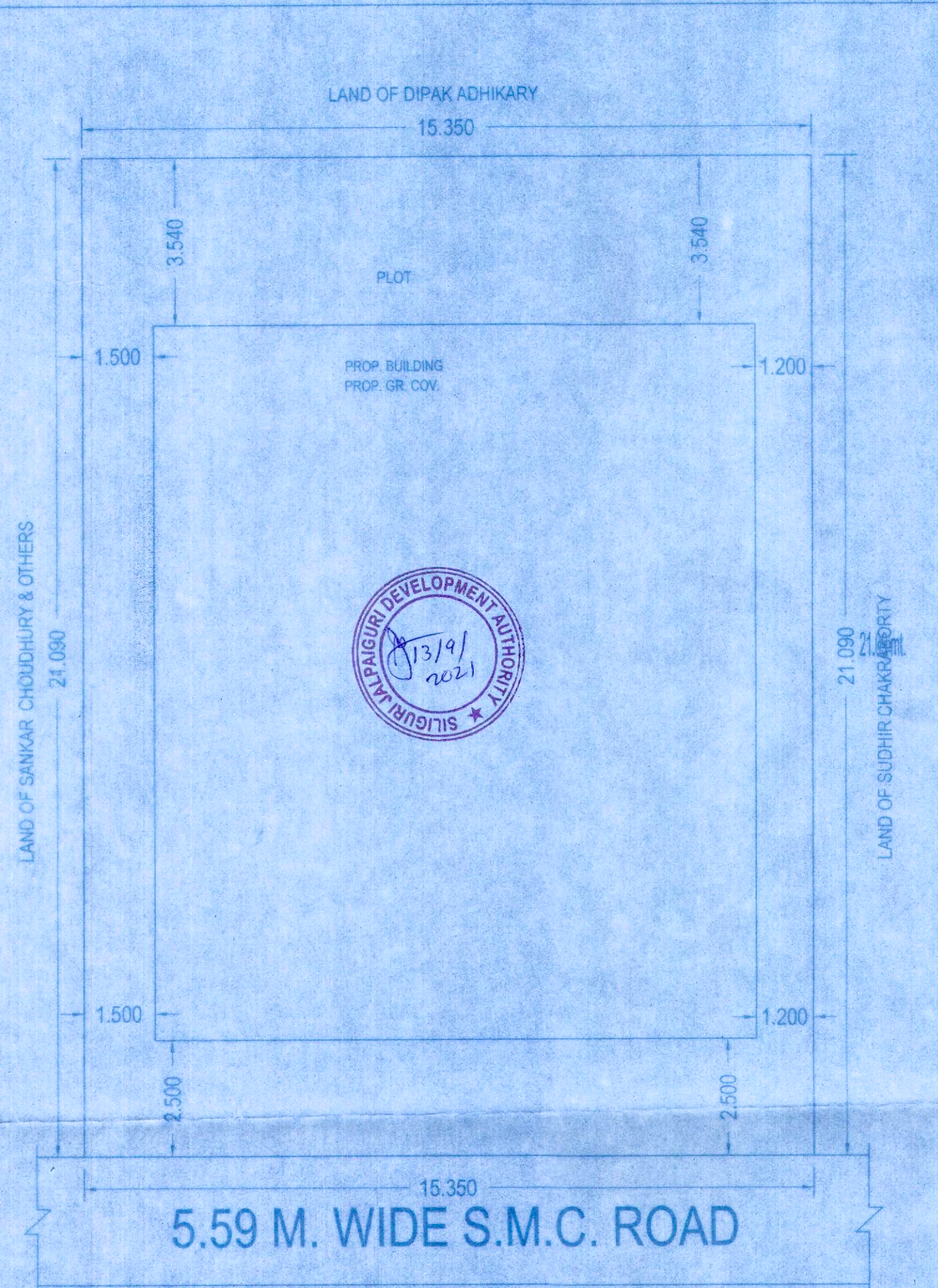
L.U.C.C. SHOWING THE LAND OF 1) SMT. SUPARNA SINHA & 2) MASTER YUDHAJEET SINHA, BOTH W/S/O SRI GOUTAM SINHA, AT KALI BARI ROAD, SUKANTAPALLY, P.O. - SILIGURI BAZAR, P.S. - SILIGURI, DIST. - DARJEELING, PIN. - 734005

SITE ADDRESS- NORTH BHARAT NAGAR, WARD NO. 24 (SMC)

NOTE: I SHALL MAINTAIN 2.5M AS FRONT OPEN SPACE AT GR. LEVEL. I SHALL NOT CONSTRUCT EVEN STEPS WITH IN THIS FRONT OPEN SPACE.

FLOOR	COMMERCIAL	PARKING AREA	STAIR CASE	RESIDENTIAL AREA	TOTAL	USE
GROUND FLOOR	52.09 M ²	113.99 M ²	24.30 M ²	—	190.38 M ²	PARKING + RETAL A.C. SHOP
1ST FLOOR	—	—	24.30 M ²	166.08 M ²	190.38 M ²	RESIDENTIAL
2 ND FLOOR	—	—	24.30 M ²	166.08 M ²	190.38 M ²	RESIDENTIAL
3 RD FLOOR	—	—	24.30 M ²	166.08 M ²	190.38 M ²	RESIDENTIAL
TOTAL AREA	52.09 M ²	113.99 M ²	97.20 M ²	498.24 M ²	761.52 M ²	

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 Sub Use: ResiComm Bldg
Project Type: LUCC	Land Use Zone: Residential
Nature of Development: New	Abutting Road Width: 5.59 M
Location: Siliguri Urban Area	Plot No.: 12689/1
Sub Location: Siliguri (M)	Sheet No.: 20
Special Project Type: NA	House No.:
Ward No: 24	North:
Name of Street: NA	South:
Village Name: SILIGURI	East:
	West:



AREA DETAILS:		SQ. MT
AREA OF PLOT (Minimum)	(A)	323.73
NET AREA OF PLOT	(A-Deductions)	323.73
BALANCE AREA OF PLOT	(A-Deductions)	323.73
PLOT AREA FOR COVERAGE	(A-Deductions)	323.73
Plot Area for FAR	(A-Deductions)	323.73

COVERAGE CHECK	
Proposed Coverage Area (58.81%)	190.38
Proposed Ground Coverage Area (58.81%)	190.38
Total Prop. Coverage Area (58.81%)	190.38

FAR CHECK	
Total Built Up Area	

BUILT UP AREA CHECK	
Total Built Up Area	
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)	—

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 BUILDING	5.59 M WIDE S.M.C. ROAD	2.50	2.50	3.54	3.54	1.20	1.20	1.50	1.50

SCHEDULE OF LAND

MOUZA :- SILIGURI
 PARGANA :- BAIKUNTHAPUR
 J.L. NO :- 110(88)
 KHATIAN NO:- 631
 PLOT NO :- 12689/1
 SHEET NO. :- 20
 P.S. :- SILIGURI
 DIST :- DARJEELING
 WARD NO. :- 24 (S.M.C.)

AREA STATEMENT

AS PER DEED = 323.75 SQM.
 AS PER SITE = 323.73 SQM.
 PERM.LGR. COVERAGE = 58.81 % OR 190.39 SQM.
 PROP. GR. COVERAGE = 58.81 % OR 190.38 SQM.
 COMM. AREA GROUND FL. = 52.09 SQM.
 TOTAL FLOOR AREA = 761.52 SQM.
 Achived Ground Floor Area = 190.38 SQM.
 1st, 2nd. & 3rd. Floor Area = 190.38 SQM. (each floor)

PROJECT:-
 FOUR STD. RESI. CUM COMM. BLDG.

Paramita Pandit
PARAMITA PANDIT SARKAR
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SIGNATURE OF L.B.S.

Suparna Sinha

Yudhajeet Sinha

SIGNATURE OF OWNER'S