

**Project Title : PROPOSED LUCC SITE PLAN**

**SITE PLAN SHOWING THE LAND FOR RESIDENTIAL OF MAREGOLD INFRAPROJECTS PRIVATE LIMITED REPRESENTED BY ONE OF ITS DIRECTOR SMT. MAINSHA GARG**  
 1. MAREGOLD INFRAPROJECTS PRIVATE LIMITED REPRESENTED BY ONE OF ITS DIRECTOR SMT. MAINSHA GARG  
 2. RAMAUTAR AGARWAL (HUF)  
 3. MAMAN CHAND AGARWAL (HUF)

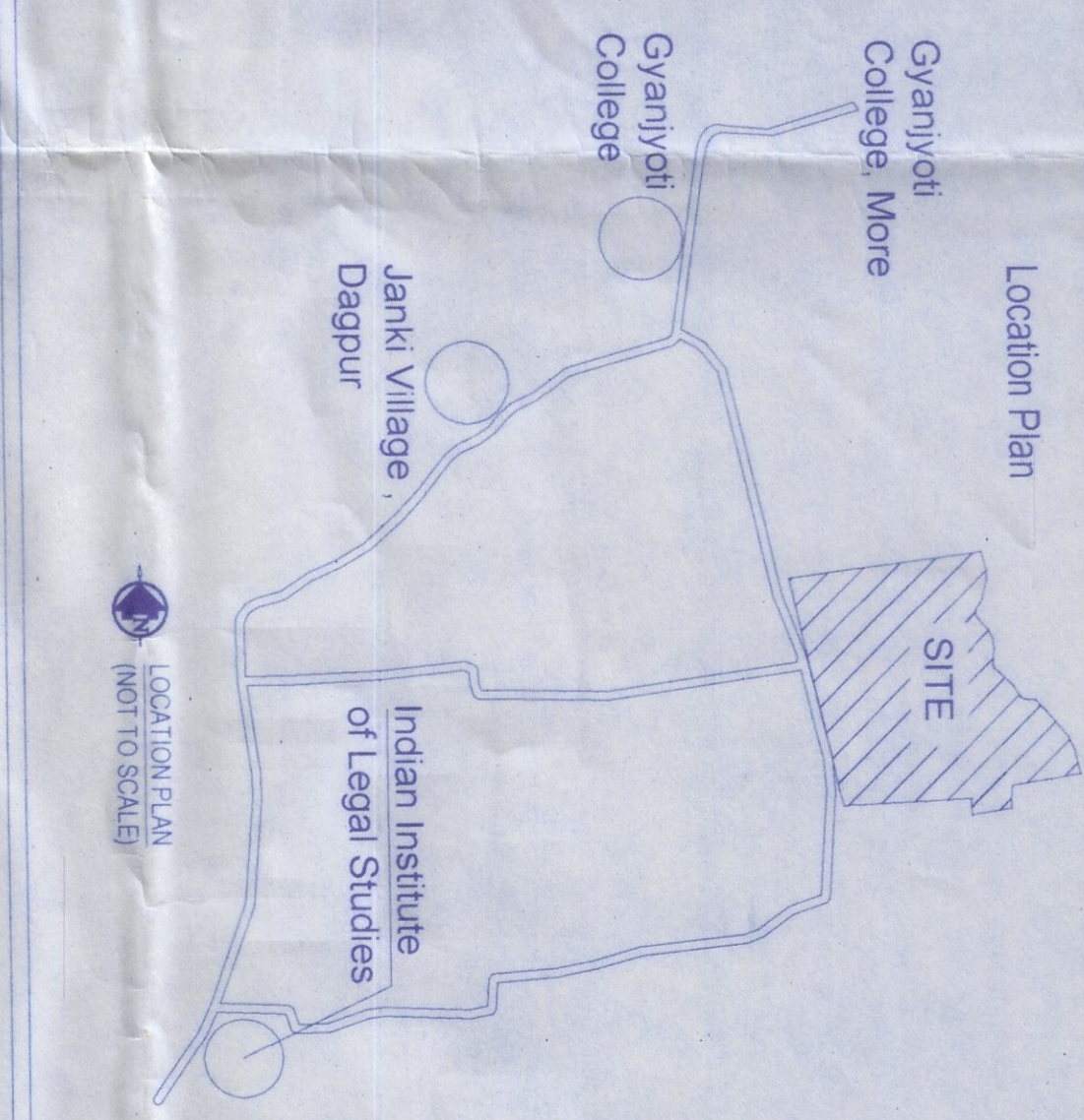
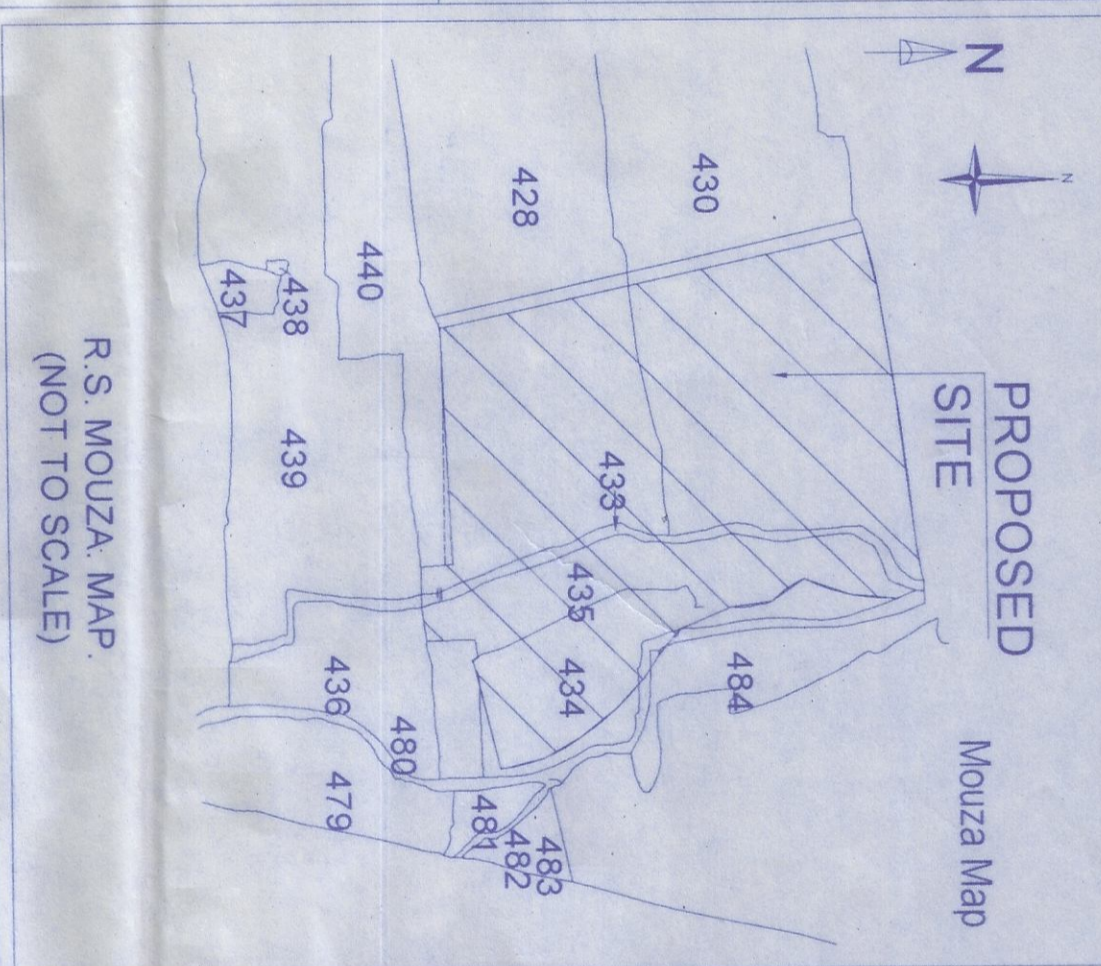
**AT MOUZA- BARAGHARIA, P. S. - MATIGARA, DIST. - DARJEELING**

**SITE PLAN**



**SCHEDULE OF LAND :**

MOUZA	P. S.	DIST.
- BARAGHARIA.	- MATIGARA.	- DARJEELING;
J.L. NO.	428, 430, 434, 435 (R.S.),	
PLOT NO.	622, 624, 639 (L.R.)	
KHATTAN NO.	3/1, 16 (R.S.),	
	2634, 2635, 3418 (L.R.)	
PARGANA	- PATHARGHATA	
P.S.	- MATIGARA.	
DIST.	- DARJEELING;	



**50.00 SQM. AREA WILL BE PROVIDED FOR SEGREGATION / PROCESSING OF SOLID WASTE AS PER SOLID WASTE MANAGEMENT RULE.**

**FLOOR USE DETAILS OF BLOCK - 1**

FLOOR	GR. FLOOR AREA	RESIDENTIAL AREA	PARKING & SERVICES AREA	TOTAL AREA	REMARKS
1 <sup>st</sup> FLOOR	2847.46	125.00	27.24.12	3072.48	RESIDENTIAL
2 <sup>nd</sup> FLOOR	2847.46	125.00	3072.48	3072.48	RESIDENTIAL
3 <sup>rd</sup> FLOOR	2847.46	125.00	3072.48	3072.48	RESIDENTIAL
4 <sup>th</sup> FLOOR	2847.46	125.00	3072.48	3072.48	RESIDENTIAL
5 <sup>th</sup> FLOOR	2847.46	125.00	3072.48	3072.48	RESIDENTIAL
TOTAL	2847.46	625.00	153.60	3626.06	

**FLOOR USE DETAILS OF BLOCK - 2**

FLOOR	GR. FLOOR AREA	RESIDENTIAL AREA	PARKING & SERVICES AREA	TOTAL AREA	REMARKS
1 <sup>st</sup> FLOOR	1254.17	75.00	15.24.17	1424.14	RESIDENTIAL
2 <sup>nd</sup> FLOOR	1254.17	75.00	1524.17	1424.14	RESIDENTIAL
3 <sup>rd</sup> FLOOR	1254.17	75.00	1524.17	1424.14	RESIDENTIAL
4 <sup>th</sup> FLOOR	1254.17	75.00	1524.17	1424.14	RESIDENTIAL
5 <sup>th</sup> FLOOR	1254.17	75.00	1524.17	1424.14	RESIDENTIAL
TOTAL	1254.17	375.00	76.25.85	1625.02	

**FLOOR USE DETAILS OF BLOCK - 3**

FLOOR	GR. FLOOR AREA	RESIDENTIAL AREA	PARKING & SERVICES AREA	TOTAL AREA	REMARKS
1 <sup>st</sup> FLOOR	1254.17	75.00	15.24.17	1424.14	RESIDENTIAL
2 <sup>nd</sup> FLOOR	1254.17	75.00	1524.17	1424.14	RESIDENTIAL
3 <sup>rd</sup> FLOOR	1254.17	75.00	1524.17	1424.14	RESIDENTIAL
4 <sup>th</sup> FLOOR	1254.17	75.00	1524.17	1424.14	RESIDENTIAL
5 <sup>th</sup> FLOOR	1254.17	75.00	1524.17	1424.14	RESIDENTIAL
TOTAL	1254.17	375.00	76.25.85	1625.02	

**FLOOR USE DETAILS OF BLOCK - 4**

FLOOR	GR. FLOOR AREA	RESIDENTIAL AREA	PARKING & SERVICES AREA	TOTAL AREA	REMARKS
1 <sup>st</sup> FLOOR	1254.17	75.00	15.24.17	1424.14	RESIDENTIAL
2 <sup>nd</sup> FLOOR	1254.17	75.00	1524.17	1424.14	RESIDENTIAL
3 <sup>rd</sup> FLOOR	1254.17	75.00	1524.17	1424.14	RESIDENTIAL
4 <sup>th</sup> FLOOR	1254.17	75.00	1524.17	1424.14	RESIDENTIAL
5 <sup>th</sup> FLOOR	1254.17	75.00	1524.17	1424.14	RESIDENTIAL
TOTAL	1254.17	375.00	76.25.85	1625.02	

**FLOOR USE DETAILS OF BLOCK - 5**

FLOOR	GR. FLOOR AREA	RESIDENTIAL AREA	PARKING & SERVICES AREA	TOTAL AREA	REMARKS
1 <sup>st</sup> FLOOR	2112.22	125.00	22.37.22	2367.22	RESIDENTIAL
2 <sup>nd</sup> FLOOR	2112.22	125.00	2237.22	2367.22	RESIDENTIAL
3 <sup>rd</sup> FLOOR	2112.22	125.00	2237.22	2367.22	RESIDENTIAL
4 <sup>th</sup> FLOOR	2112.22	125.00	2237.22	2367.22	RESIDENTIAL
5 <sup>th</sup> FLOOR	2112.22	125.00	2237.22	2367.22	RESIDENTIAL
TOTAL	2112.22	625.00	111.86.15	2849.17	

**AREA STATEMENT: SILIGURI**

AREA STATEMENT: SILIGURI	VERSION NO.: 1.0.1
JALPAIGURI DEVELOPMENT AUTHORITY	VERSION DATE: 30/08/2017
<b>PROJECT DETAIL:</b>	
Application No.:	PLOT No. - NA
Application Type: General Proposal	Plot SubUse: Residential Bldg
Project Type: LUCC	Land Use Zone: Residential
Nature of Development: New	Abutting Road Width: 10.688
Location: Siliguri Urban Area	Plot No.: 428, 430, 434, 435 (R.S.), 622, 624, 639 (L.R.)
Sublocation: Siliguri PS/R	Sheet No.: 1
Special Project Type: NA	House No.:
Ward No.: NA	North:
Name of Street: NA	East:
Village Name: BARAGHARIA	West:
<b>AREA DETAILS:</b>	SQ.MT.
AREA OF PLOT (Minimum)	29402.06
NET AREA OF PLOT	29402.06
BALANCE AREA OF PLOT	29402.06
PLOT AREA FOR COVERAGE	29402.06
Plot Area for FAR	(A-Deductions)
<b>COVERAGE CHECK</b>	
Proposed Coverage Area (39.43 %)	11592.75
Proposed Ground Coverage Area (39.43 %)	11592.75
Total Prop. Coverage Area (39.43 %)	11592.75
FAR CHECK	
BUILT UP AREA CHECK	0.00
Total Builtup Area	
ARCH / ENGG / SUPERVISOR (Regd)	OWNER
<b>DEVELOPMENT AUTHORITY</b>	LOCAL BODY
Color Index:	
<b>MARGIN DETAIL:</b>	
<b>COLOR INDEX</b>	
<b>PLOT BOUNDARY</b>	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

**AREA STATEMENT:**

1. LAND AREA:	a) AS PER DEED = 28703.93 SQ.M.	b) AS PER SITE = 29402.06 SQ.M.	c) PERMISSIBLE GROUND COVERAGE = 49% = 17388.08 SQ.M.	d) PROPOSED GROUND COVERAGE = 11863.85 SQ.M. = 41.9 %	e) PROPOSED BASEMENT AREA = 9489.96 SQ.M.
(A) GROUND FLOOR AREA					
(B) TYPICAL(1st TO 5th) FLOOR AREA					
TOTAL FLOOR AREA OF BLOCK-1					
(A) GROUND FLOOR AREA					
(B) TYPICAL(1st TO 5th) FLOOR AREA					
TOTAL FLOOR AREA OF BLOCK-2					
(A) GROUND FLOOR AREA					
(B) TYPICAL(1st TO 5th) FLOOR AREA					
TOTAL FLOOR AREA OF BLOCK-3					
(A) GROUND FLOOR AREA					
(B) TYPICAL(1st TO 5th) FLOOR AREA					
TOTAL FLOOR AREA OF BLOCK-4					
(A) GROUND FLOOR AREA					
(B) TYPICAL(1st TO 5th) FLOOR AREA					
TOTAL FLOOR AREA OF ALL BLOCKS					
PERMISSIBLE HEIGHT					
PERMISSIBLE F.F.A.R.					
PROPOSED FAR					
TOTAL NO. OF TENEMENTS					
TOTAL NO. OF E.M.S. TENEMENTS					
TOTAL NO. OF E.M.S. TENEMENTS					

Building / Wing Name	Road Name	Front Margin	Ground Front Margin	Rear Margin	Ground Rear Margin	Side1 Margin	Pwork Side1 Margin	Side2 Margin	Pwork Side2 Margin
PROP BLDG-5	M WIDE KUTCHA ROAD	104.30	104.30	8.08	8.08	64.36	64.36	10.02	10.02
PROP BLDG-4	M WIDE KUTCHA ROAD	71.33	71.33	28.22	28.22	55.19	55.19	10.10	10.10
PROP BLDG-3	M WIDE KUTCHA ROAD	71.27	71.27	22.51	22.51	5.01	5.01	136.79	136.79
PROP BLDG-2	M WIDE KUTCHA ROAD	5.05	5.05	73.27	73.27	5.00	5.00	99.12	99.12
PROP BLDG-1	M WIDE KUTCHA ROAD	5.16	5.16	76.63	76.63	87.72	87.72	6.82	6.82

**SIGNATURE OF OWNERS)**

*Riya Biswas*  
 RHYA BISWAS (B.Arch)  
 C.A/20/19/11/2919

**SIGNATURE OF ARCHITECT L.B.S.**