

--SPACE FOR OFFICE USE--

**PROJECT TITLE :-**  
BUILDING PLAN SUBMITTED FOR PARKING (GROUND)+ 3 (THREE) STORED RESIDENTIAL BUILDING.

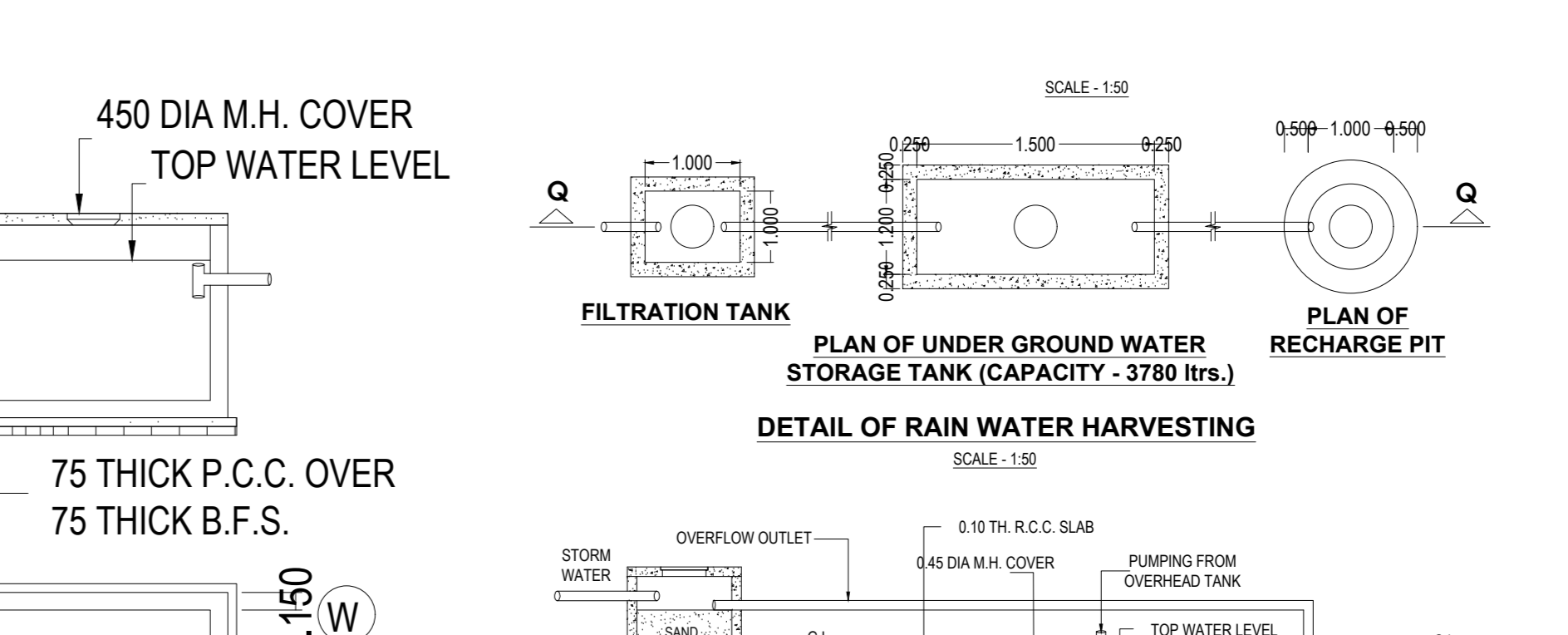
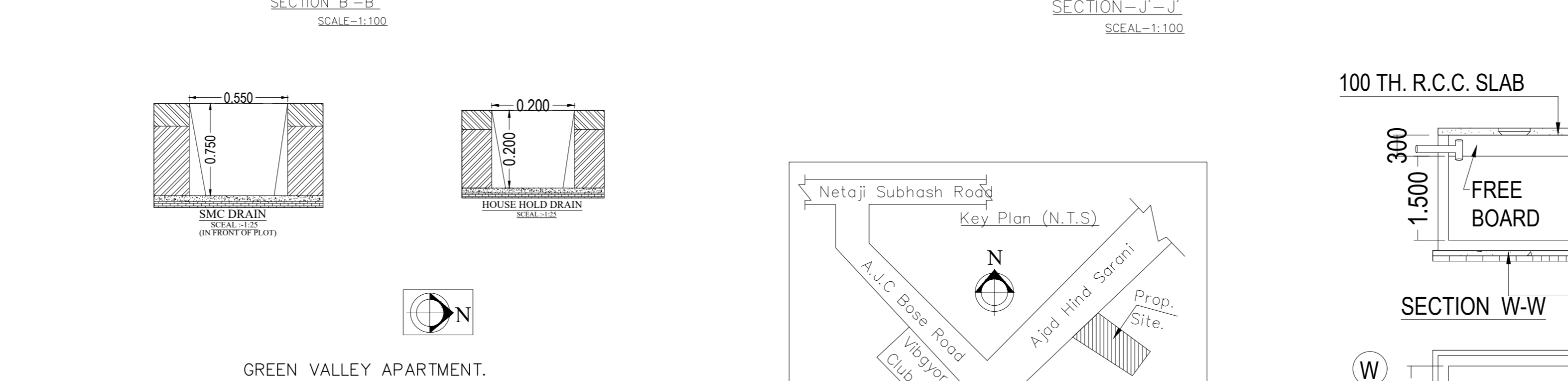
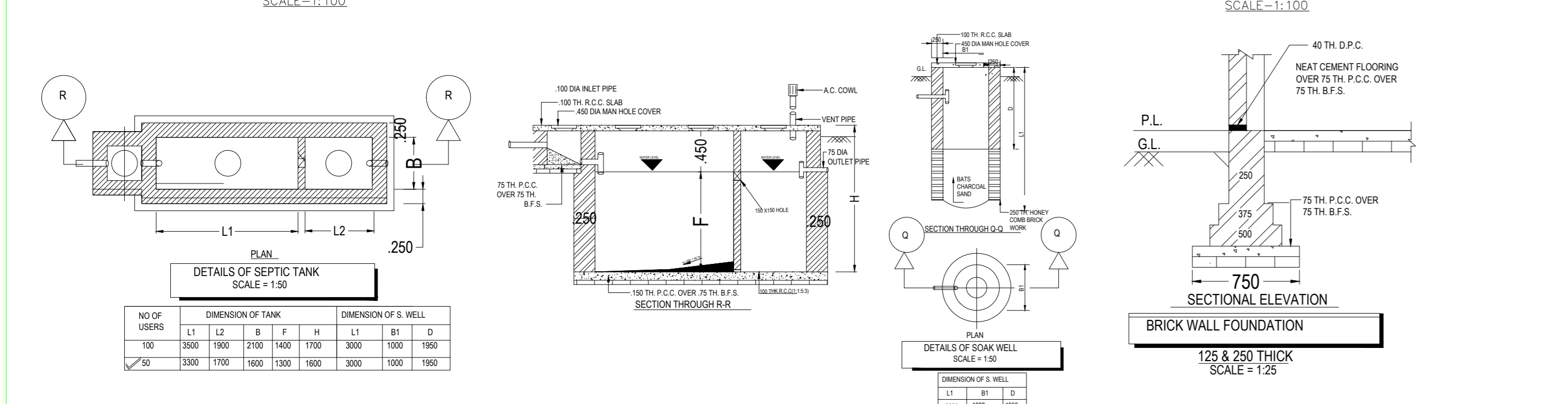
**NAME OF OWNER :-**  
1) SRI SUBRATA SARKAR, S/O SRI BIBHAS SARKAR,  
2) SRI GOUSTAV DEY, S/O SRI ASHOK KUMAR DEY,  
3) SRI SANJIB PYNE, 4) SRI CHIRANJIB PYNE,  
BOTH ARE S/O. LATE HIMADRI PYNE.

**LOCATION OF PLOT :-**  
AT SUBASH PALLY, P.O & P.S.-SILIGURI,  
DIST: DARJEELING, WARD NO: 20 (SMC),

**AREA STATEMENT**

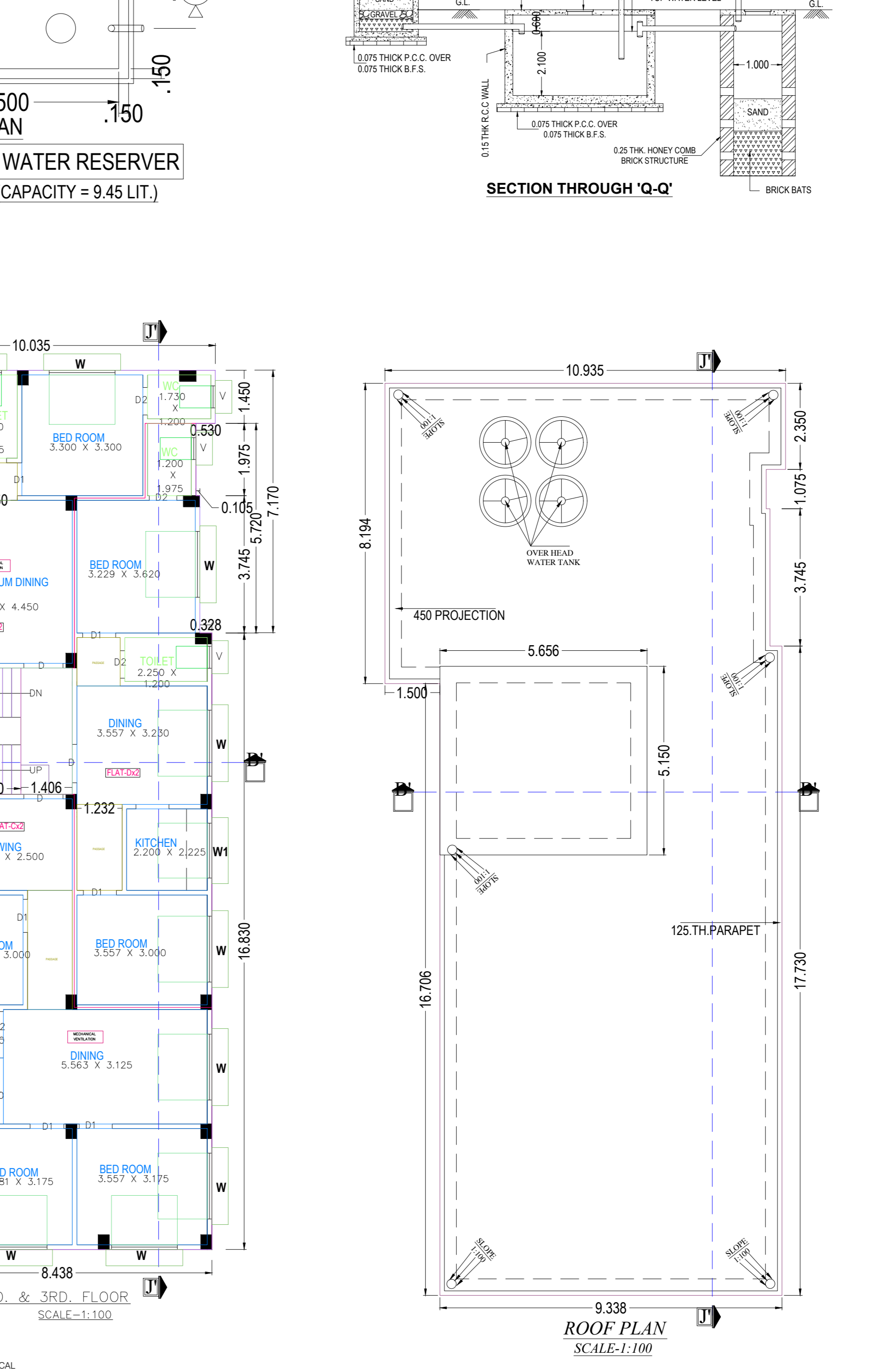
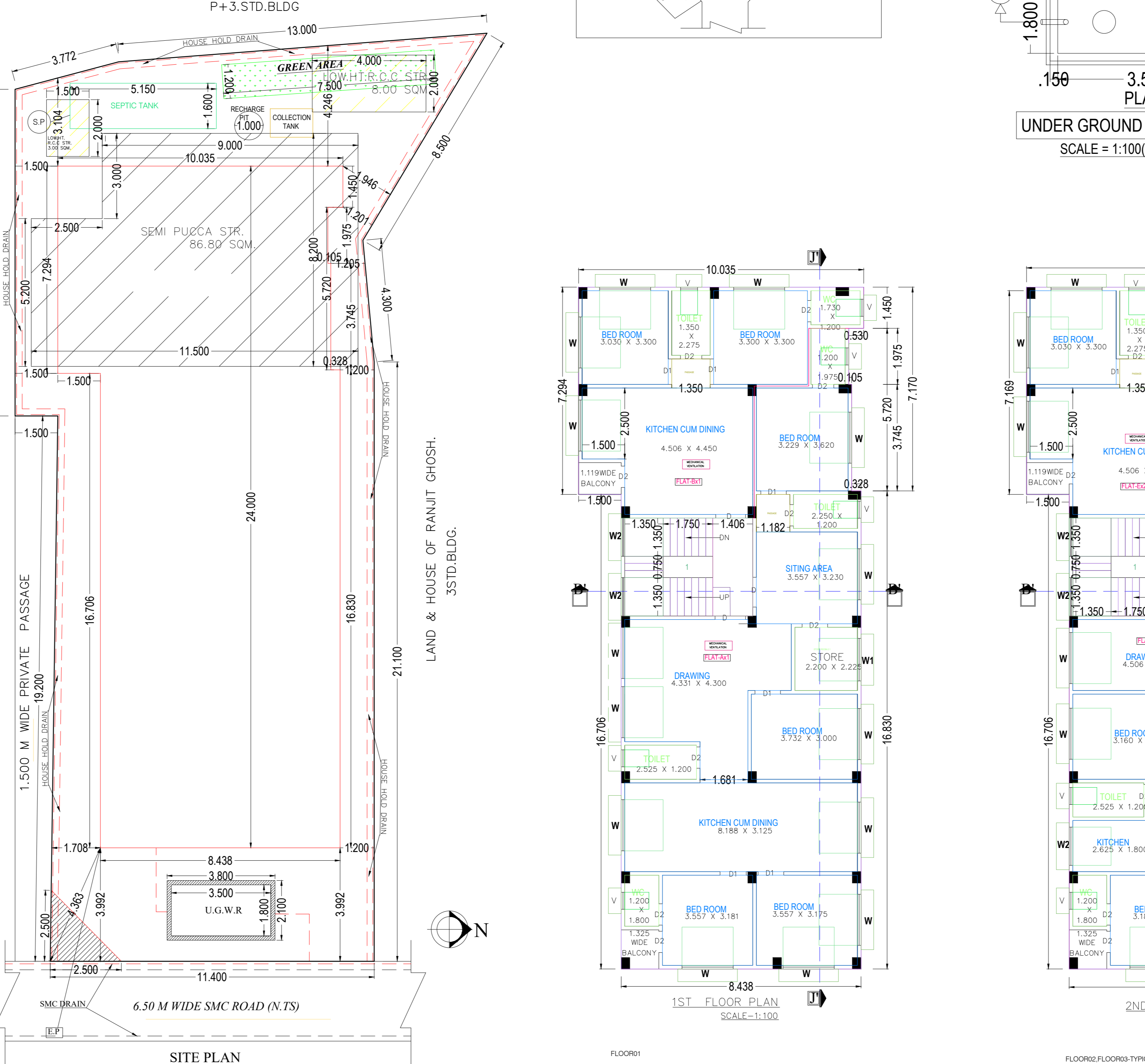
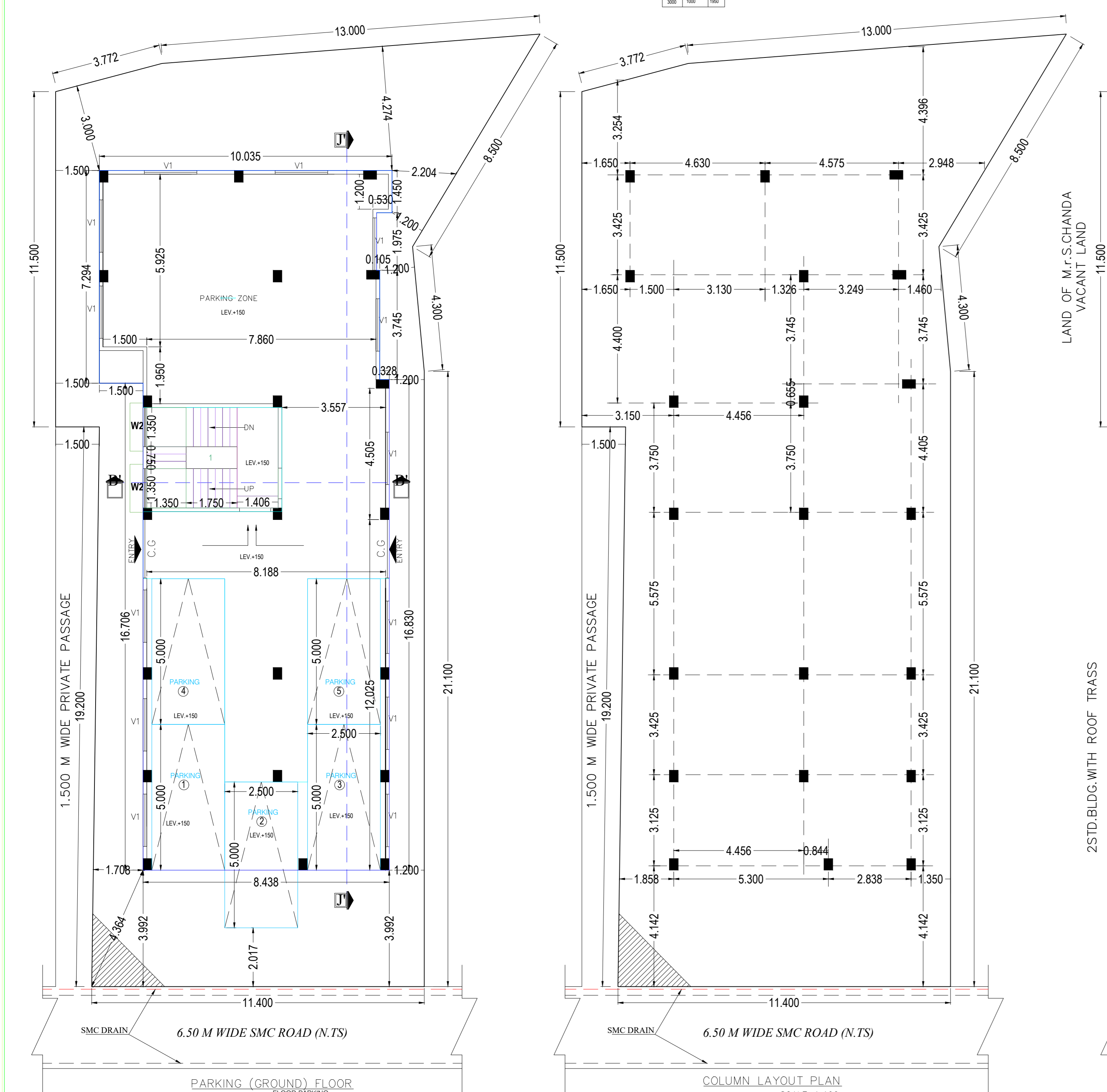
LAND AREA = 387.280 SQM. AS PER DEED  
LAND AREA = 386.84 SQM AS PER L.U.C.C  
LAND AREA = 386.83 SQM. AS PER SITE

APPROVED L.U.C.C NO-10626 /SIDA, DATE- 18/01/2023.



**AREA STATEMENT SUMMARY**

RULE NO.	PARAMETER	PERMISSIBLE / REQUIRED	PROPOSED
42(a)	ROAD WIDTH (HIGHER)	2.40 M.	6.50 M.
49(3)	BUILDING HEIGHT	12.50 M.	12.47 M.
48(A)	FAR	1.75	1.52
40(a)(b)	GROUND COV. (%)	N.A.	55.66%
---	PLOT AREA	N.A.	386.83 SQM.
---	MINIMUM WIDTH OF PLOT	6.00 M.	11.40 M.
---	TOTAL BUILT UP AREA	N.A.	846.00 SQM.
---	FLOOR AREA (FOR FAR)	N.A.	676.95 SQM.
---	COVERED AREA	N.A.	215.31 SQM.
---	NO. OF TENEMENTS	N.A.	08 NOS.
52(B)(1)	NO. OF CAR PARKING	05 NOS.	05 NOS.



**FLOORWISE BREAKUP**

FLOOR NAME	FLOOR AREA	DECK AREA	EXTN. PAVEN. AREA	COVERED AREA FOR PARKING	FLOOR AREA (FOR FAR)
FLOOR01	211.50	---	211.50	15.98	195.53
FLOOR02	211.50	---	211.50	15.98	195.53
FLOOR03	211.50	---	211.50	15.98	195.53
GROUND	211.50	---	145.88	65.62	65.62
TOTAL	846.00	---	846.00	193.82	65.62

**AREA TO BE DEMOLISHED**  
AREA TO BE DEMOLISHED SEMI PUCCA STR. = 86.80 SQM.  
LOW HEIGHT R.C.C. STR. = 11.00 SQM.

**SPECIFICATIONS**

- SOLING 75 THICK WITH FIRST CLASS BRICK.
- R.C.C. 1:1.5:3 CEMENT CONCRETE.
- P.C.C. 1:3:6 CEMENT CONCRETE.
- D.P.C. 1:2:4 CEMENT CONCRETE.
- STEEL Fe-500 GRADE.
- NEAT CEMENT FLOORING IN ROOMS.
- MARBLE IN TOILET AND KITCHEN.
- BRICK WALL 125 THICK AND 250 THICK WITH 1:4 MORTAR.
- FRAME SIZE FOR DOORS/WINDOWS 100 X 75 mm.
- PLASTIC PAINTS IN INTERIORS.
- CEMENT PAINTS IN EXTERIORS.
- SYNTHETIC ENAMEL IN DOOR/WINDOWS.
- DIMENSIONS ARE IN MM.

**SIGNATURE OF OWNER**

**SIGNATURE OF I.B.S.**

