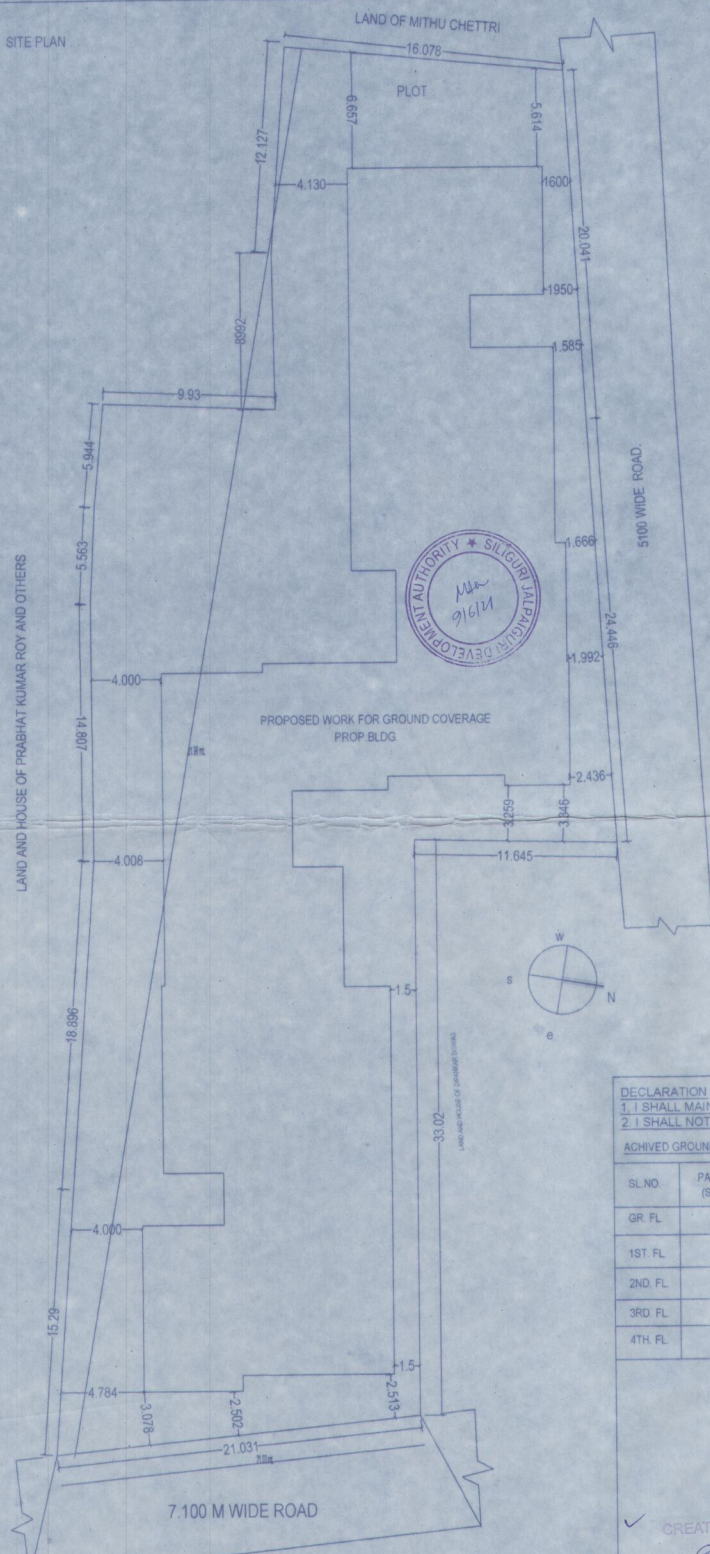


SITE PLAN



**SITE PLAN**  
SCALE = 1:1 IN DWG.  
1:200 IN PRINT COPY

Project Title: PROPOSED LUCC SITE PLAN

SITE PLAN SHOWING THE LAND OF RESIDENTIAL CUM COMMERCIAL BUILDING OF CREATIVE DWELLINGS REPRESENTED BY SRI. AMIT PODDAR RESIDENT AT SEVOKE ROAD, P.O. SEVOKE ROAD, P.S. BHAKTINAGAR, DIST. - JALPAIGURI.

**LAND AREA CALCULATION**  
LAND AREA AS PER DEED = 1751.39 SQM  
LAND AREA AS PER KHATIAN = 1740.13 SQM  
LAND AREA AS PER SITE = 1740.02 SQM

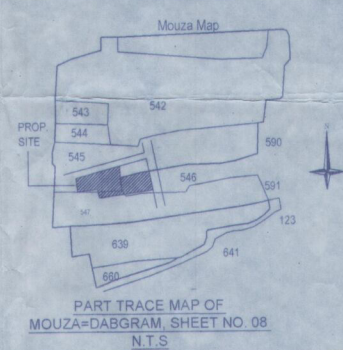
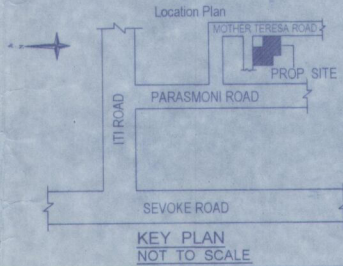
**LAND SCHEDULE**

MOUZA - DABGRAM  
SHEET No. - 43 (L.R.), 08 (R.S)  
PLOT No. - 110,111 (L.R)  
R & S PLOT NO. 545, 546, 547  
L.R. KHATIAN No. - 305,268  
R.S KHATIAN No. 209,213  
J.L. No. - 2  
P.S. BHAKTINAGAR,  
DIST. - JALPAIGURI,  
WARD NO. - 41 (SMC)

|   |   |
|---|---|
| AREA STATEMENT: SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY | VERSION NO. 1.01                            |
| PROJECT: LUCC   | VERSION DATE: 30/09/11                      |
| Approval No.  | Plot User: Prabhat                          |
| Application Type: General Proposal                        | Plot: 208/88, Residential Bldg.             |
| Project Type: LUCC  | Land Use: 208/ Residential                  |
| Nature of Development: New                                | Abutting Road: Width: 7.1                   |
| Location: Single Urban Area                               | Plot No.: 110,111 (L.R.) 345,546,547 (L.R.) |
| Calculation: Khata/Khata                                  | Sheet No.: 43 (L.R.), 08 (R.S.)             |
| Special Project Type: NA                                  | Block No.:                                  |
| Ward No.: 41 (SMC)  | North:                                      |
| Name of Street: NA  | South:                                      |
| College Name: DABGRAM                                     | East:                                       |
|   | West:                                       |

|   |                  |            |
|---|------------------|------------|
| <b>AREA DETAILS</b>                     |                  | SQ.MT.     |
| AREA OF PLOT (Approx.)                  | (A)              | 1741.02    |
| NET AREA OF PLOT                        | (A - Deductions) | 1740.02    |
| SCHEDULED AREA OF PLOT                  | (A - Deductions) | 1740.02    |
| YIELD AREA FOR COVERAGE                 | (A - Deductions) | 1740.02    |
| Plot Area for FAR                       | (A - Deductions) | 1740.02    |
| <b>COVERAGE CHECK</b>                   |                  |            |
| Proposed Coverage Area (50.00%)         |                  | 870.00     |
| Permitted Ground Coverage Area (50.00%) |                  | 870.00     |
| Total Prop. Coverage Area (50.00%)      |                  | 870.00     |
| <b>BUILD UP AREA CHECK</b>              |                  |            |
| Total Build Up Area                     |                  | 870.00     |
| Permitted Total Build Up Area           | OWNER            |            |
| <b>DEVELOPMENT AUTHORITY</b>            |                  |            |
|   |                  | LOCAL BODY |

|                               |       |
|-------------------------------|-------|
| <b>COLOR INDEX</b>            |       |
| PLOT BOUNDARY                 | ————— |
| ABUTTING ROAD                 | ————— |
| PROPOSED WORK (COVERAGE AREA) | ————— |
| EXISTING (To be retained)     | ————— |
| EXISTING (To be demolished)   | ————— |



PART TRACE MAP OF MOUZA=DABGRAM, SHEET NO. 08 N.T.S

|                      |      |      |       |         |      |        |      |        |      |        |
|----------------------|------|------|-------|---------|------|--------|------|--------|------|--------|
| <b>MARGIN DETAIL</b> |      |      |       |         |      |        |      |        |      |        |
| Building             | Plot | Road | Front | Oblique | Rear | Ground | Side | Ground | Side | Ground |
| 5.00                 | 1.00 | 3.00 | 2.50  | 1.50    | 0.90 | 1.50   | 1.50 | 0.90   | 1.50 | 0.90   |

**DECLARATION**  
1. I SHALL MAINTAIN 2.5 M IN FRONT OPEN SPACE  
2. I SHALL NOT CONSTRUCT STEPS IN FRONT OPEN SPACE

ACHIEVED GROUND COVERAGE = 50 % (870 SQM.)

| SL.NO.   | PARKING (Sq.m.) | ST & LIFT LOBBY (Sq.m.) | COMMERCIAL Retail Shop (Sq.m.) | RESI. (Sq.m.) | TOTAL (Sq.m.) |
|----------|-----------------|-------------------------|--------------------------------|---------------|---------------|
| GR. FL.  | 649.22          | 62.96                   | 157.82                         | —             | 870.00        |
| 1ST. FL. | NIL             | 110.18                  | —                              | 759.82        | 870.00        |
| 2ND. FL. | NIL             | 110.18                  | —                              | 759.82        | 870.00        |
| 3RD. FL. | NIL             | 110.18                  | —                              | 759.82        | 870.00        |
| 4TH. FL. | NIL             | 110.18                  | —                              | 759.82        | 870.00        |

CREATIVE DWELLINGS  
*[Signature]*  
PARTNER

SIGNATURE OF OWNER

*[Signature]*  
SOUMAYA KANTI GHOSH  
B. Arch.  
Reg. No. CA/2009/46527  
H.M.C. L.B.A. No.-062

SIGNATURE OF L.B.A.



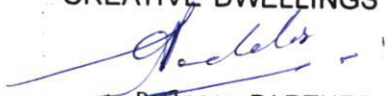
|    |                 |                 |
|----|-----------------|-----------------|
| 1. | 26°43' 59.34" N | 88°26' 41.91" E |
| 2. | 26°43' 59.99" N | 88°26' 41.65" E |
| 3. | 26°43' 59.75" N | 88°26' 40.48" E |
| 4. | 26°43' 00.11" N | 88°26' 40.38" E |
| 5. | 26°43' 59.81" N | 88°26' 38.82" E |
| 6. | 26°43' 59.28" N | 88°26' 38.88" E |
| 7. | 26°43' 59.88" N | 88°26' 39.65" E |
| 8. | 26°43' 59.07" N | 88°26' 39.69" E |

PROJECT :

RESIDENTIAL CUM COMMERCIAL BUILDING  
AT MOUZA- DABGRAM, RS PLOT NO. 545, 546 AND 547, LR PLOT NO. 110 AND 111, RS KHATIAN NO. 209 AND 213, LR KHATIAN NO. 268 AND 305, RS SHEET NO. 8, LR SHEET NO. 43, WORD NO. 41 OF S.M.C, HOLDING NO.-1162 / B, P.S.- BHAKTINAGAR, DIST.- JALPAIGURI, WEST BENGAL.

For Creative Dwellings

CREATIVE DWELLINGS

  
Partner PARTNER

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Siliguri, West Bengal - 734 001

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