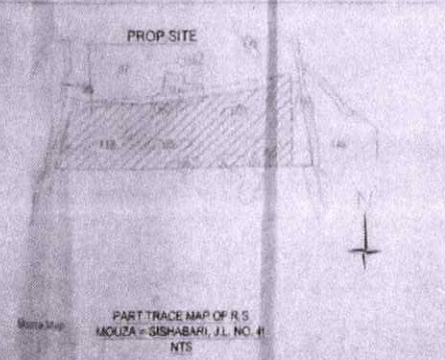
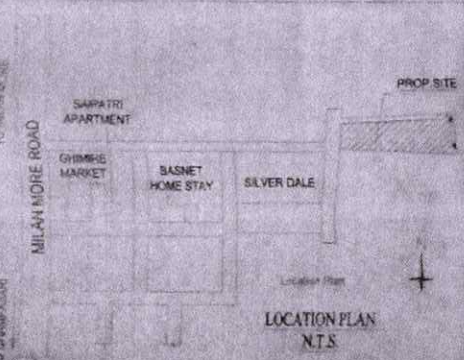
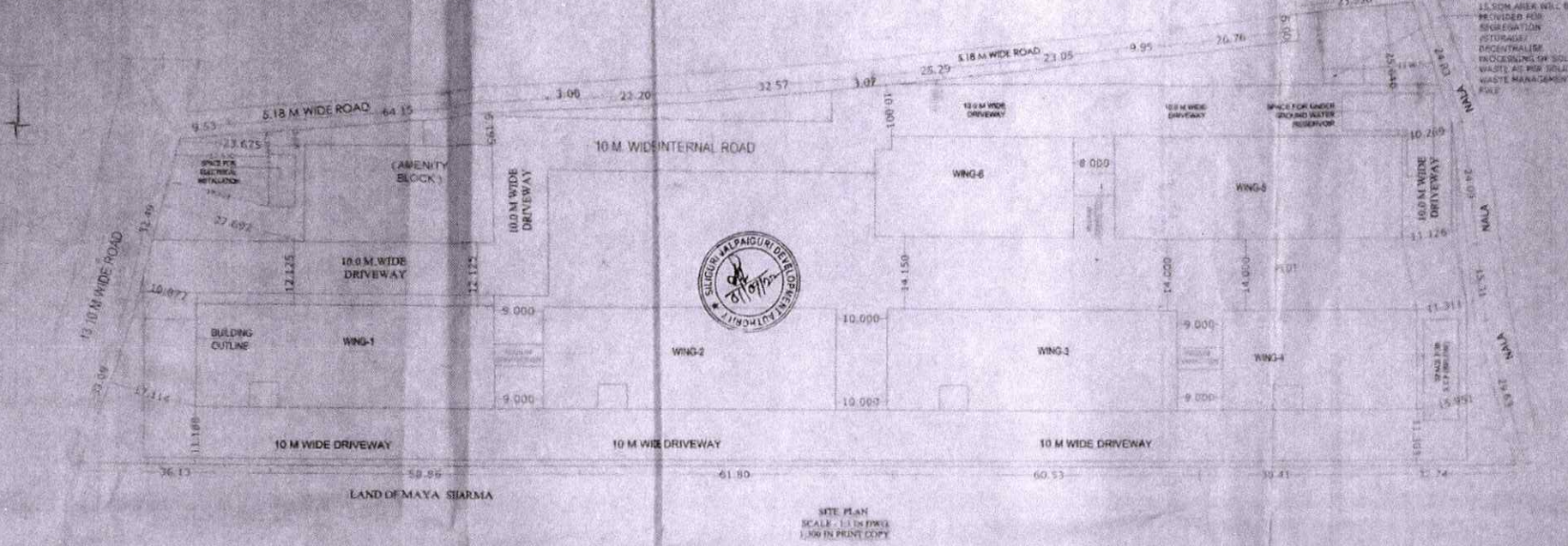


Project Title: REVISED LUCC SITE PLAN
 REVISED LUCC MEMO NO-8568/SJDA DATED- 08.04.2022



Megasun Merchants Pvt. Ltd.
 Director
 Kanak
 Sushma Agarwal
 UNITED PROPERTIES PVT. LTD.
 Vedaivid Basak
 SIGNATURE OF OWNERS

RIYA BISWAS (B.Arch)
 GA/2019/112819
 SIGNATURE OF ARCHITECT

NAME OF OWNERS -
 1. MEGASUN MERCHANTS PVT. LTD. REPRESENTED BY ONE OF ITS DIRECTOR SRI. KISHAN AGARWAL
 2. KAMAL CHAND BOTTHRA
 3. ANAND AGARWAL
 4. SUSHMA AGARWAL
 5. UNITED PROPERTIES PVT. LTD. REPRESENTED BY ITS DIRECTOR VEDAVID BASAK

LOCATION -
 SISHABARI, SILIGURI

LAND SCHEDULE
 MOUZA - SISHABARI
 J.L. NO. 41
 L.R. PLOT NO. : 257, 260, 261, 255, 256, 268 & 269
 R.S. PLOT NO. - 118, 115, 116, 117, 119, 120, 121
 SHEET NO. - 01 (L.R.) 01 (R.S.)
 KHATIAN NO. 3650, 3651, 3649, 3514, 2188 (L.R.)
 P.S. - PRADHAN NAGAR
 DIST. DARJEELING

LAND AREA CALCULATION
 LAND AREA AS PER DEED = 20234.11 SQM.
 LAND AREA AS PER KHATIAN = 22761.87 SQM.
 LAND AREA AS PER SITE = 19475.18 SQM.

1) WING-1
 a. GROUND FLOOR AREA
 b. TYPICAL FLOOR AREA
 2) WING-2
 a. GROUND FLOOR AREA
 b. TYPICAL FLOOR AREA
 3) WING-3
 a. GROUND FLOOR AREA
 b. TYPICAL FLOOR AREA
 4) WING-4
 a. GROUND FLOOR AREA
 b. TYPICAL FLOOR AREA
 5) WING-5
 a. GROUND FLOOR AREA
 b. TYPICAL FLOOR AREA
 6) WING-6
 a. GROUND FLOOR AREA
 b. TYPICAL FLOOR AREA
 7) AMENITY BLOCK
 a. GROUND FLOOR AREA
 b. FIRST FLOOR AREA
 c. SECOND FLOOR AREA

- 1120.62 sq.m.
- 922.95 sq.m.
- 1120.62 sq.m.
- 922.95 sq.m.
- 1120.62 sq.m.
- 922.95 sq.m.
- 745.81 sq.m.
- 597.58 sq.m.
- 1153.94 sq.m.
- 934.11 sq.m.
- 784.21 sq.m.
- 610.82 sq.m.
- 695.60 sq.m.
- 695.60 sq.m.
- 116.88 sq.m.

AREA STATEMENT, SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY PROJECT DETAIL		VERSION NO. 1.0.1
Application No. :	Plot Use - Residential	
Application Type - General Proposal	Plot Sub-Use - Residential Bldg	
Project Type - LUCC	Land Use Zone - Residential	
Nature of Development - New	Abutting Road Width - 15.0	
Location - Siliguri Urban Area	Plot No. - 255, 256, 257, 254, 259, 260, 261 (L.R.) 115116, 117, 118, 119, 120, 121 (R.S)	
Sub-Location - Siliguri PS(R)	Sheet No. -	
Special Project Type - NA	House No. -	
Ward No. - NA	North -	
Name of Street - NA	South -	
Village Name - SISHABARI	East -	
West -		

AREA DETAILS	UNIT	SQ.MT
AREA OF PLOT (Minimum)	(A)	19475.18
NET AREA OF PLOT	(A-Deductions)	19475.18
BALANCE AREA OF PLOT	(A-Deductions)	19475.18
PLOT AREA FOR COVERAGE	(A-Deductions)	19475.18
Area for FAR	(A-Deductions)	19475.18
COVERAGE CHECK		
Proposed Coverage Area (25.01 %)		4870.75
Planned Ground Coverage Area (15.07 %)		2936.29
Plot Area Coverage Area (13.07 %)		2546.25

COLOR INDEX	
PLOT BOUNDARY	---
ABUTTING ROAD	---
PREPARED ROAD COVERAGE AREA	---
EXISTING TO BE PREPARED	---
EXISTING TO BE DEMOLISHED	---

MARGIN DETAIL										
Proposed Wing Name	Asset Name	Front Margin	Side Margin	Back Margin	Plot Margin	Plot Margin	Plot Margin	Plot Margin	Plot Margin	Plot Margin
PROP WING-1	10 M	134.54	134.54	15.27	15.27	15.08	15.08	15.18	15.18	15.18
PROP WING-2	11 M	21.08	21.08	18.11	18.11	25.4	25.4	11.35	11.35	11.35
PROP WING-3	11 M	140.83	140.83	11.31	11.31	15.07	15.07	11.66	11.66	11.66
PROP WING-4	11 M	10.85	10.85	125.30	125.30	81.84	81.84	11.30	11.30	11.30