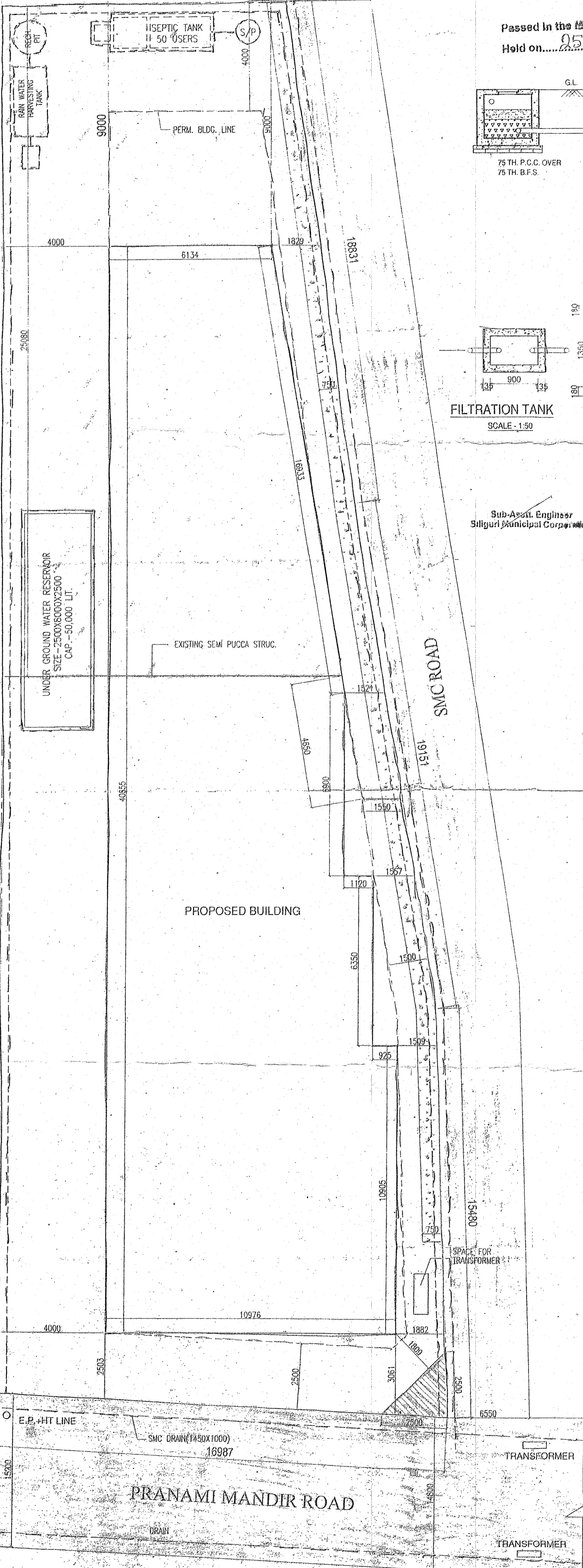


EXIST. 3 STD RCC BLDG

10740

4650

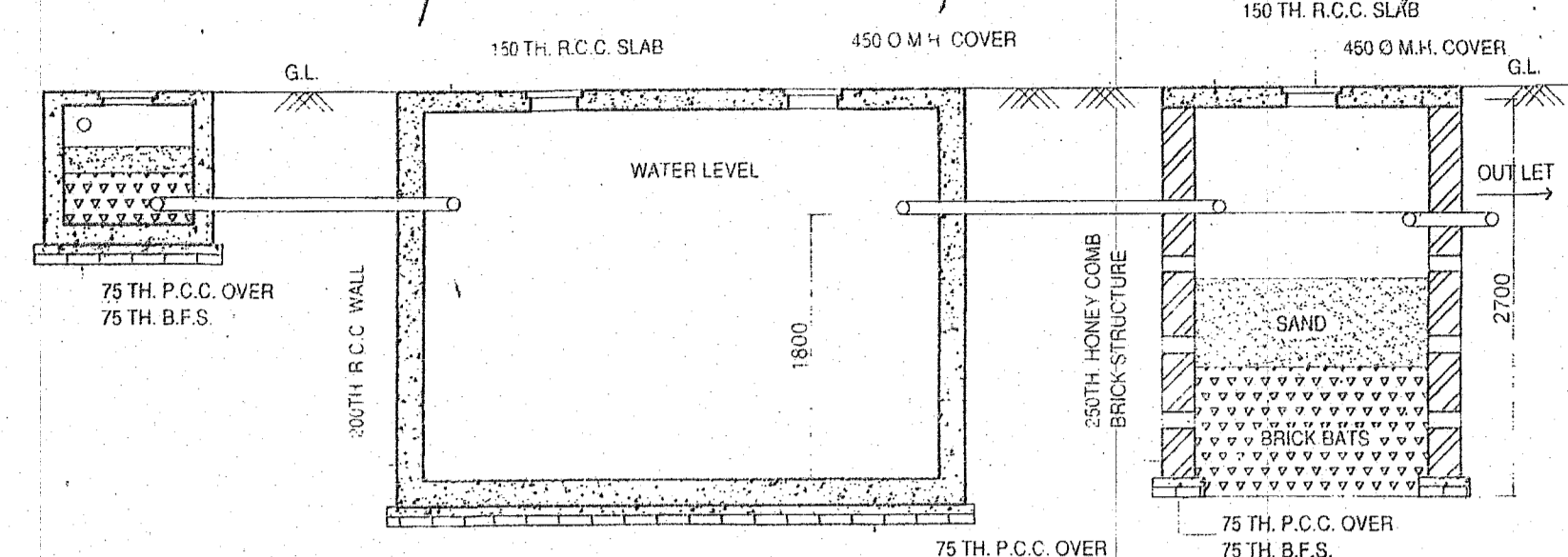


**SITE PLAN**  
SCALE - 1:100

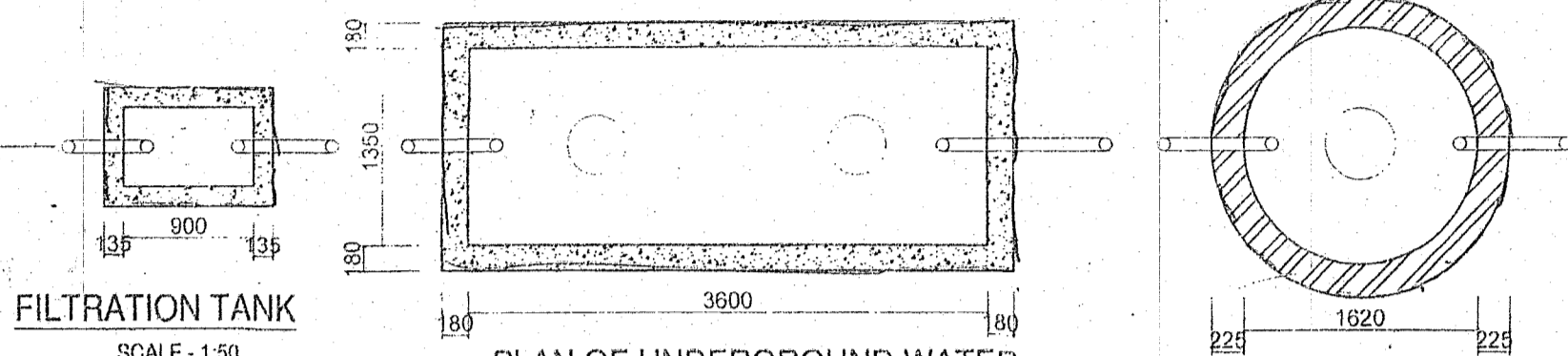
Passed in the **M.C. Meeting**  
Held on **25-11-19**

Passed in the **Board Meeting**  
Held on **28-11-19**

PLACED IN THE BUILDING COMMITTEE MEETING  
HELD ON **11-11-19** & RECOMMENDED



**SECTION THROUGH 'E-E'**  
SCALE - 1:50



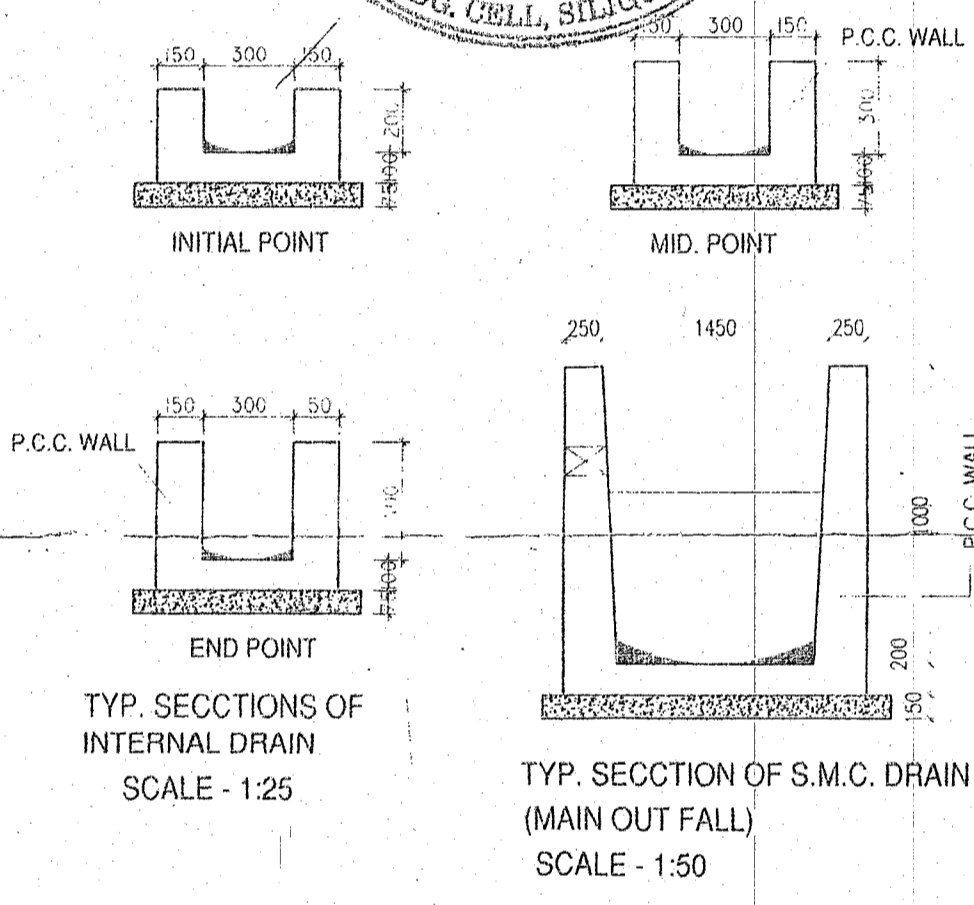
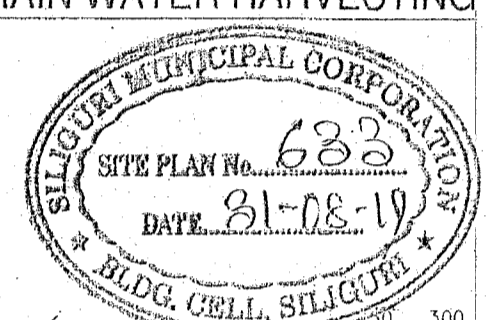
**FILTRATION TANK**  
SCALE - 1:50

**PLAN OF UNDERGROUND WATER STORAGE TANK**  
(CAPACITY - 12,000 Ltrs.)

**PLAN OF RECHARGE PIT**  
SCALE - 1:50

**DETAIL OF RAIN WATER HARVESTING**

Sub-Assit. Engineer  
Siliguri Municipal Corporation



**TYP. SECTIONS OF INTERNAL DRAIN**  
SCALE - 1:25

**TYP. SECTION OF S.M.C. DRAIN (MAIN OUT FALL)**  
SCALE - 1:50

Sub-Assit. Engineer  
Siliguri Municipal Corporation

ASST. ENGINEER  
SILIGURI MUNICIPAL CORPORATION

**APPROVED**

Commissioner  
Siliguri Municipal Corporation

PROPOSED PARTLY GROUND + 3 & PARTLY  
PARKING + 4 STD. RESIDENTIAL CUM COMMERCIAL  
BUILDING AT PRANAMI MANDIR ROAD, SILIGURI,  
W.NO. - 40, DIST. - DARJEELING

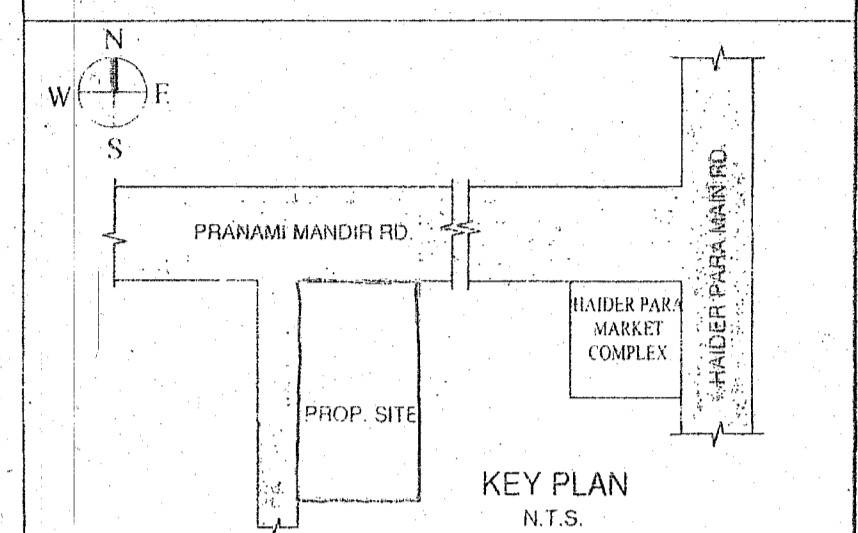
SMC HOLDING NO. - 628/3615  
APVD. LUCC MEMO NO. - 3572/SJDA DT. - 16.08.2019

**LAND SCHEDULE**

MOUZA	- DABGRAM
PLOT NO	- 4 L.F., 858, 217 R.S.
J. L. NO.	- 02
KHATIAN NO.	- 362, 363 L.F., 729, 730 R.S.
SHEET NO.	- 08 R.S., 63 L.R.
W.NO.	- 40
PARAGANA	- BAIKUNTHAPUR
P. S.	- BHAKTINAGAR
DIST.	- JALPAIGURI

**NAME OF OWNERS**

- SRI. SUJIT CHOWDHURY  
S/O LATE SURESH CH. CHOWDHURY
- SMT. REKHA CHOWDHURY  
W/O SRI. SUJIT CHOWDHURY



LAND AREA AS PER DEED	788.90 SQ.M.
LAND AREA AS PER SITE	755.61 SQ.M.
PERM. GR. COVERAGE	50% OR 377.80 SQ.M.
PROP. GR. COVERAGE	45-99% OR 370.95 SQ.M.
PERM. HT. OF BUILDING	60.0 M.
PROP. HT. OF BUILDING	14.95 M.
OPEN SPACE LEFT	59.97 OR 384.66 SQ.M.

**FLOOR AREAS**

GROUND FLOOR	
SHOP AREA	140.57 SQ.M.
COMMON AREA	80.29 SQ.M.
CAR PARKING AREA	150.09 SQ.M.
TOTAL AREA	370.95 SQ.M.

**FIRST FLOOR**

SHOP AREA	156.58 SQ.M.
COMMON AREA	80.29 SQ.M.
TOTAL AREA	236.87 SQ.M.

**2ND FLOOR**

SHOP AREA	140.57 SQ.M.
FLAT AREA	150.09 SQ.M.
COMMON AREA	80.29 SQ.M.
(SHOP - 38.83 + FLAT - 41.46)	
TOTAL AREA	370.95 SQ.M.

**3RD FLOOR**

SHOP AREA	83.59 SQ.M.
FLAT AREA	207.07 SQ.M.
COMMON AREA	80.29 SQ.M.
(SHOP - 23.09 + FLAT - 57.2)	
TOTAL AREA	370.95 SQ.M.

**4TH FLOOR**

FLAT AREA	282.95 SQ.M.
COMMON AREA	88.00 SQ.M.
TOTAL AREA	370.95 SQ.M.

TOTAL FLOOR AREA	1720.67 SQ.M.
TOTAL RESIDENTIAL AREA (FLAT + COMMON AREA)	826.77 SQ.M.
TOTAL COMMERCIAL AREA (SHOP + COMMON AREA)	743.81 SQ.M. (43.23% OF TOTAL FLR. AREA)
TOTAL CAR PARKING AREA	150.09 SQ.M.
TOTAL NOS. OF TENEMENT	07 NOS.

AREA FREE FROM F.A.R.:

- LIFT LOBBY @ 3 SQ.M. x 01 NOS. x 5 FLR. - 15.0 SQ.M.
- CAR PARKING AREA = 150.09 SQ.M.
- STAIR COVERING AREA = 230.85 SQ.M.
- 24.75 SQ.M. x 5 FLR. = 123.75 SQ.M.
- 21.42 SQ.M. x 5 FLR. = 107.10 SQ.M.
- TOTAL FREE AREA = 395.94 SQ.M.
- TOTAL AREA FOR F.A.R. = (1720.67 - 395.94) SQ.M. = 1324.73 SQ.M.

PROPOSED F.A.R. - 1.753  
PERMISSIBLE F.A.R. - 2.5  
EXISTING STRUC. TO BE DEMOLISHED - 319.71 SQ.M.

**TREE COVER AREA CALCULATION**

TOTAL FLR. AREA (FLAT)	LAND AREA	PERMISSIBLE	PROPOSED
8000 SQ.M. OR ABOVE		15% OF LAND AREA	
1720.67 SQ.M.	755.61 SQ.M.	4.3% OF LAND AREA 32.49 SQ.M.	4.64% OR 35.08 SQ.M.

Sujit Choudhry  
Rekha Choudhry  
SIGNATURE OF OWNER

*(Signature)*  
Subrata Majumder  
Licensed Building Surveyor Class - II  
S.M.C. Registration Number - 73  
24, Chhatrapati Shivaji Maharaj Road, Siliguri-735001  
E-mail: subrata@rajmuj.com

SIGNATURE OF L.B.S.

**TITLE - SITE PLAN**

DRAWN	SOURAV	SCALE	AS SHOWN
CHKD.	S. M.	SHEET NO.	01/01

Rajen Koley  
**RAJEN KOLEY**  
Geo-Technical Engineer, Class-II  
S.M.C. Registration No. - 01  
Haldimpara, Siliguri-01  
Ph. 988145395, email: rajen@rajmuj.com  
SIGN. OF GEO TECHNICAL ENGG

*(Signature)*  
Subrata Majumder  
Consultant Planner  
**Majumder & Associates**  
Cont. - +91-9832062034, +91-9933579581