



ARCHITECT
tam3
 7213 B. First Floor, Labo Road,
 NEW DELHI - 110020
 Ph: 011 4410023
 F: 011 4410033
 W: www.tam3.com

OWNER
 AMULIA NEETHA TRIVEDI DEVELOPMENT PRIVATE LIMITED
 Reg. Office: Tripathi Business Park, Block 4B, 4th Floor,
 Premises No. 107/11, Action Area-II,
 New Town, Kolkata 700016.
 (P) 033 4040 6000

PROJECT:
 TESTA TOWNSHIP,
 Dabgram, Siliguri,
 West Bengal

DRAWING TITLE:
 LAND DEMARCATION PLAN

DRAWING NO.:
 LDP-01

REV.:
 00

SCALE:
 1:1000 GAO

DATE:
 March 2020

Teesta Township - Plot Area Statement - 10.03.2020														Teesta Township - Plot Area Statement - 10.03.2020																		
Sl. No.	Category / Plot No.	AREA OF PLOT (sqm)	AREA IN KATHA	Max. Permitted FAR	FAR AREA	WIDTH OF FRONT SETBACK (in m)	REAR SETBACK (in m)	SIDE SETBACK (in m)	SIDE SETBACK (in m)	GROUND COVERAGE AS PER RULE (IN %)	GROUND COVERAGE AS PER RULE (IN SQM)	ACTUAL GROUND COVERAGE AFTER SETBACKS (IN SQM)	ACTUAL GROUND COVERAGE AFTER SETBACKS (IN %)	PERMISSIBLE GROUND COVERAGE (IN %)	Sl. No.	Category / Plot No.	AREA OF PLOT (sqm)	AREA IN KATHA	Max. Permitted FAR	FAR AREA	WIDTH OF FRONT SETBACK (in m)	REAR SETBACK (in m)	SIDE SETBACK (in m)	SIDE SETBACK (in m)	GROUND COVERAGE AS PER RULE (IN %)	GROUND COVERAGE AS PER RULE (IN SQM)	ACTUAL GROUND COVERAGE AFTER SETBACKS (IN SQM)	ACTUAL GROUND COVERAGE AFTER SETBACKS (IN %)	PERMISSIBLE GROUND COVERAGE (IN %)			
1	EWS	39713.92		1.25	34642.40	10.00	13.00	1.20	2.50	1.20	1.20	50%	9856.98	27622.61	90.42%	50%	8-2/1	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	203.80	232.00	69.60%	60%
2	Strip Housing	14095.60	218.85	4.00	58822.76	18.50	27.50	2.80	6.00	2.50	1.50	50%	7352.85	13041.97	88.89%	50%	8-2/2	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
3	N.R. Theme	6242.00	95.71	2.89	18057.77	10.00	18.50	4.00	6.00	3.80	1.80	50%	3201.00	5018.89	78.46%	50%	8-2/3	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
4	NRT-4	6037.41	90.26	2.89	17448.12	10.00	18.50	4.00	6.00	3.80	1.80	50%	3038.71	4732.78	78.19%	50%	8-2/4	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
5	NRT-5	11881.00	177.14	2.89	33469.09	10.00	18.50	4.00	6.00	3.80	1.80	50%	5790.50	9522.08	82.22%	50%	8-2/5	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
6	GR-1	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/6	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
7	GR-2	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/7	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
8	GR-3	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/8	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
9	GR-4	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/9	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
10	GR-5	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/10	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
11	GR-6	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/11	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
12	GR-7	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/12	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
13	GR-8	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/13	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
14	GR-9	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/14	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
15	GR-10	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/15	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
16	GR-11	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/16	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
17	GR-12	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/17	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
18	GR-13	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/18	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
19	GR-14	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/19	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
20	GR-15	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/20	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
21	GR-16	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/21	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
22	GR-17	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/22	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
23	GR-18	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/23	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
24	GR-19	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/24	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
25	GR-20	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/25	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
26	GR-21	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/26	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
27	GR-22	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/27	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
28	GR-23	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/28	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
29	GR-24	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/29	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
30	GR-25	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/30	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
31	GR-26	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/31	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
32	GR-27	386.00	5.00	2.25	756.00	15.00	18.50	1.60	4.00	2.00	2.00	50%	168.00	179.20	53.33%	50%	8-2/32	336.66	5.00	2.25	752.98	15.00	13.00	1.20	2.50	1.20	1.20	60%	168.00	192.00	53.33%	50%
33	GR-28	386.00	5.00	2.25	756.00	15																										