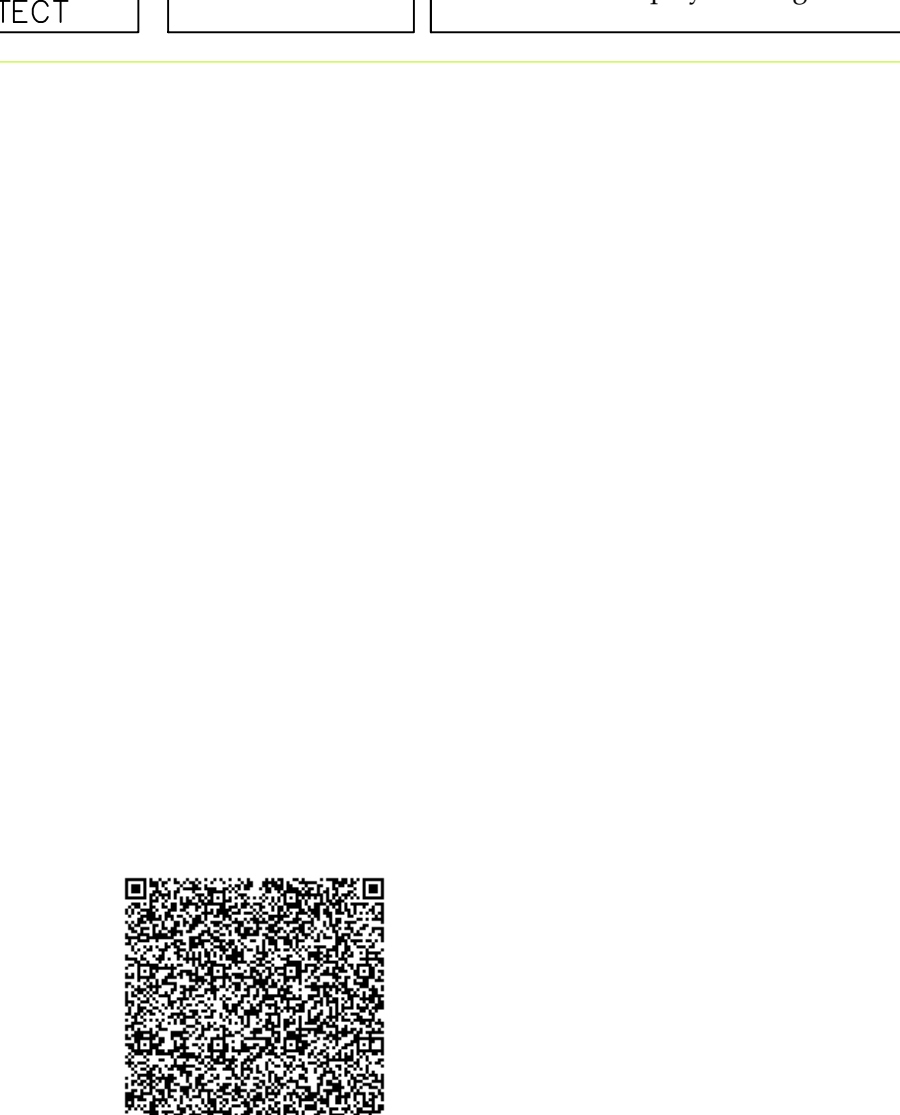
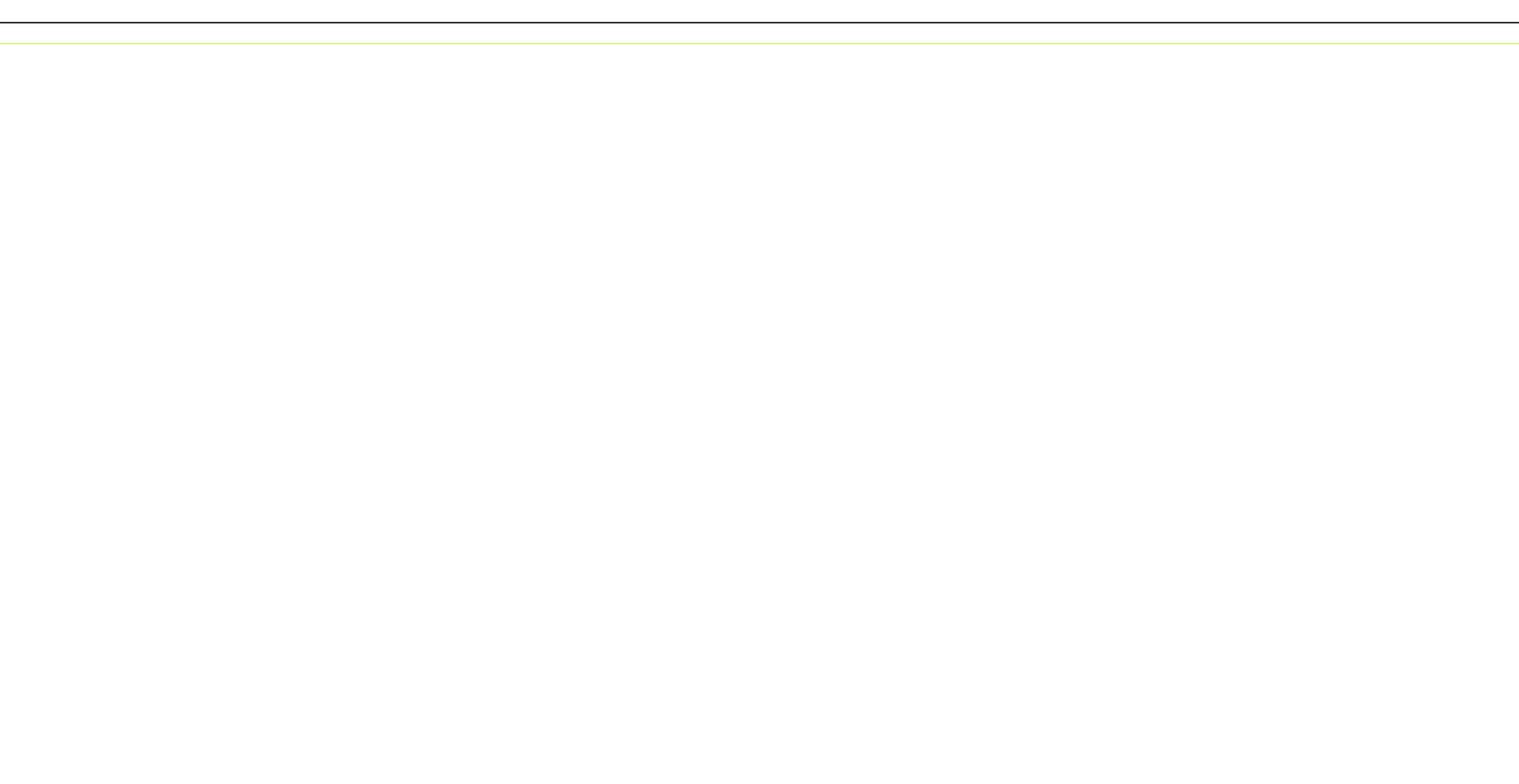
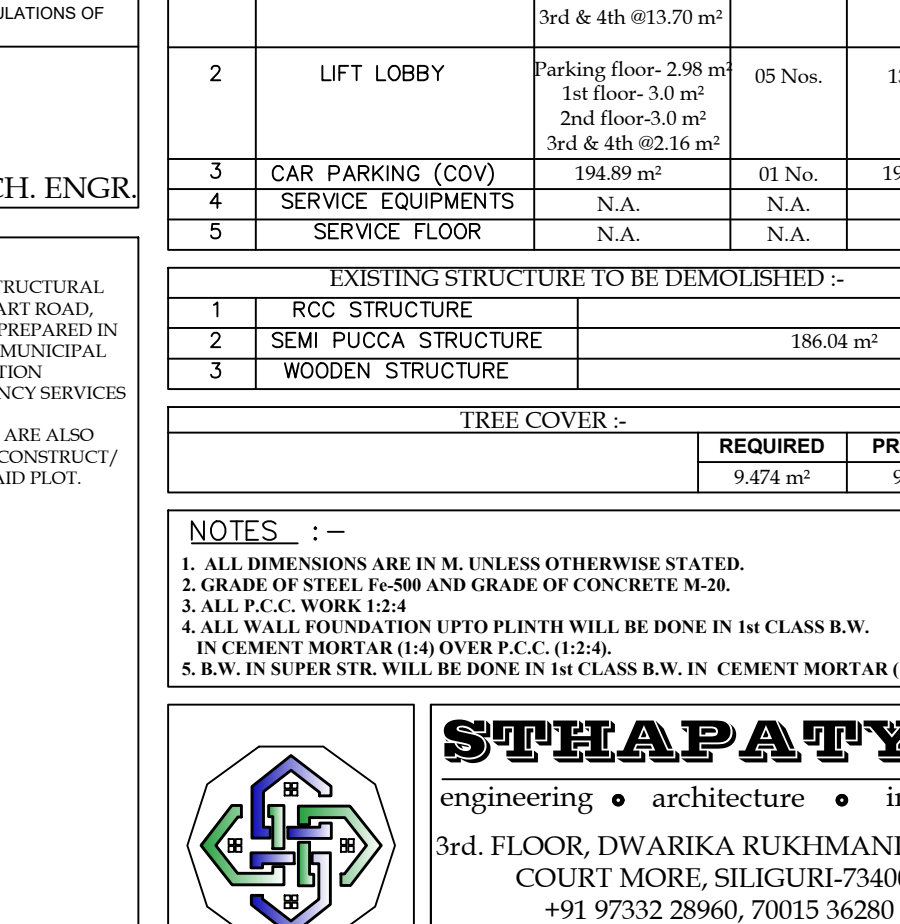
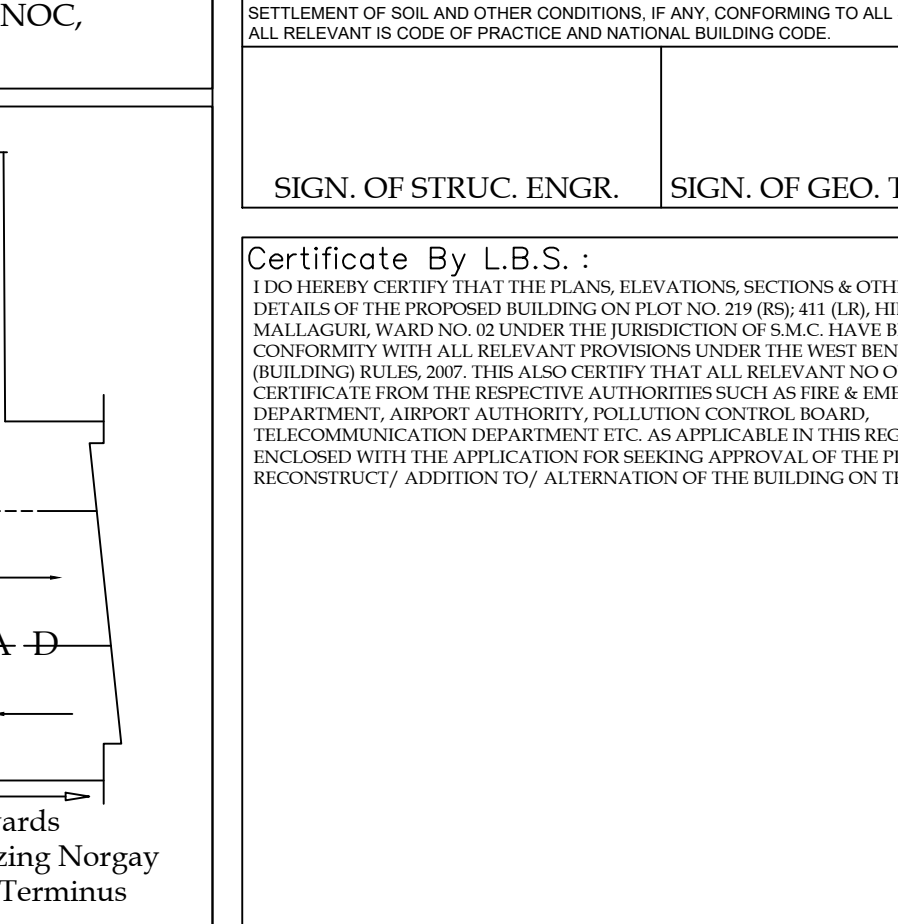
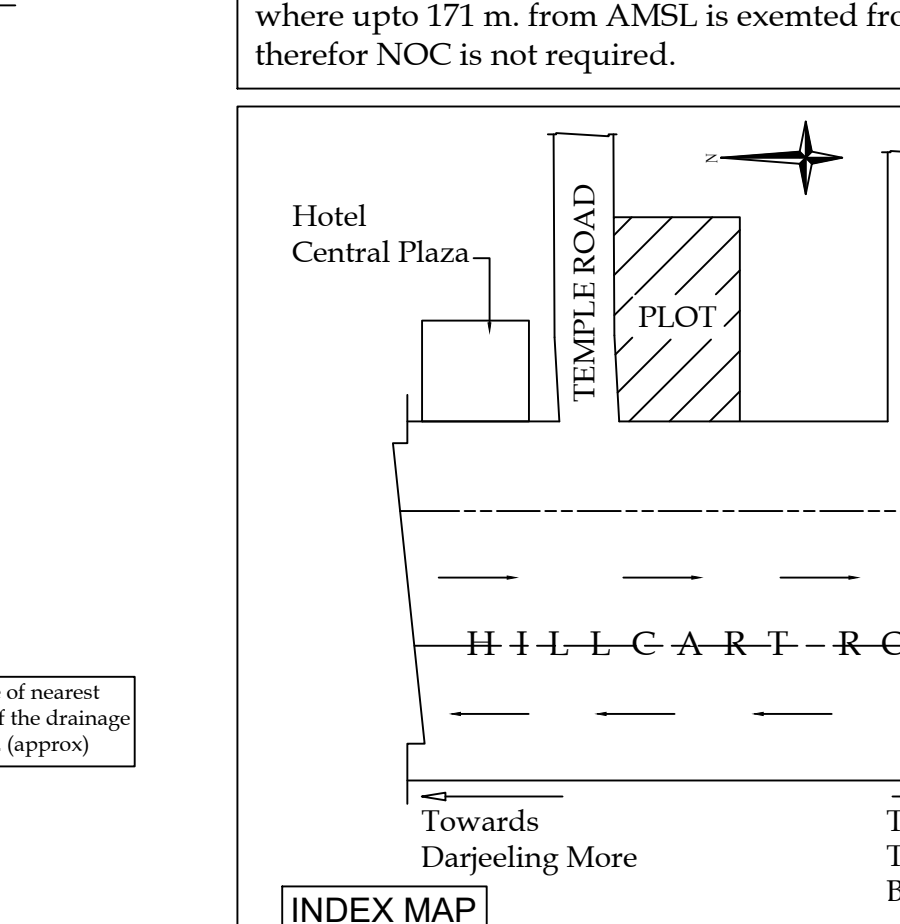
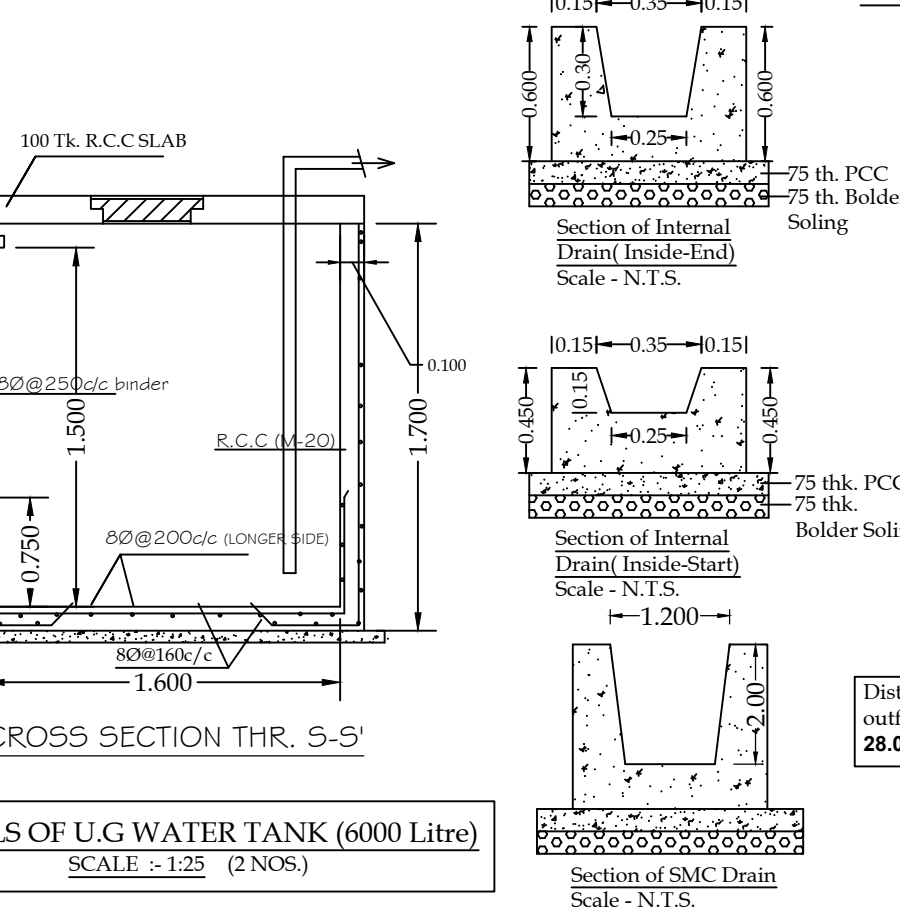
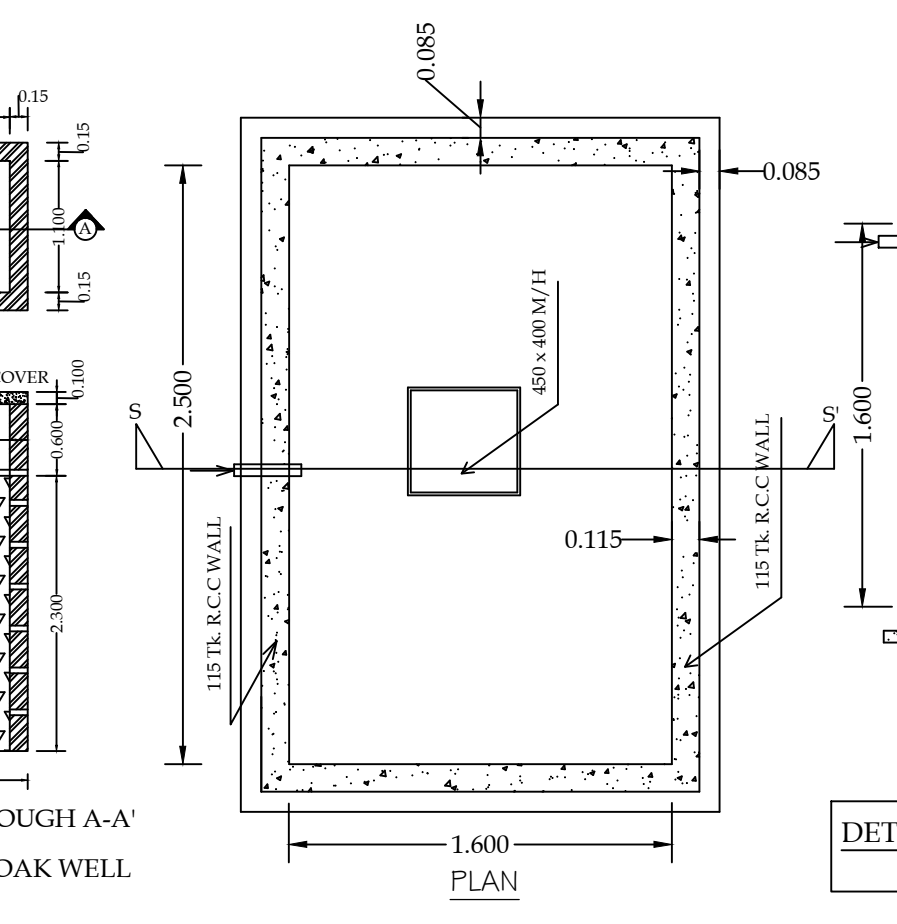
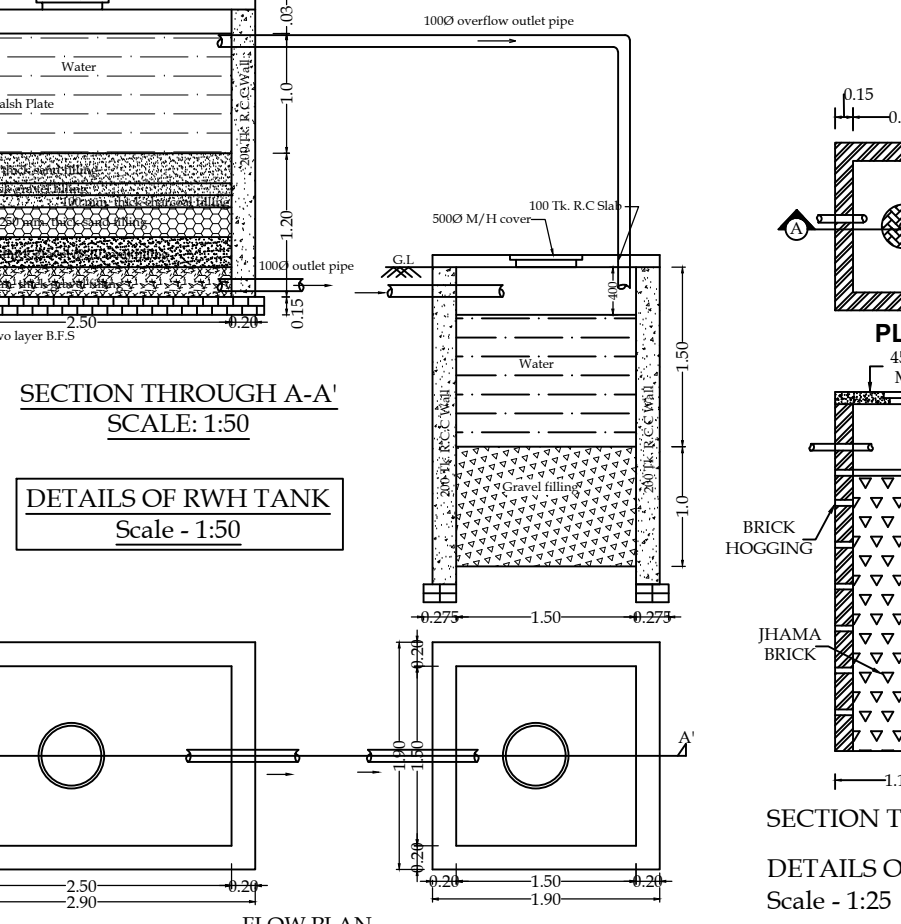
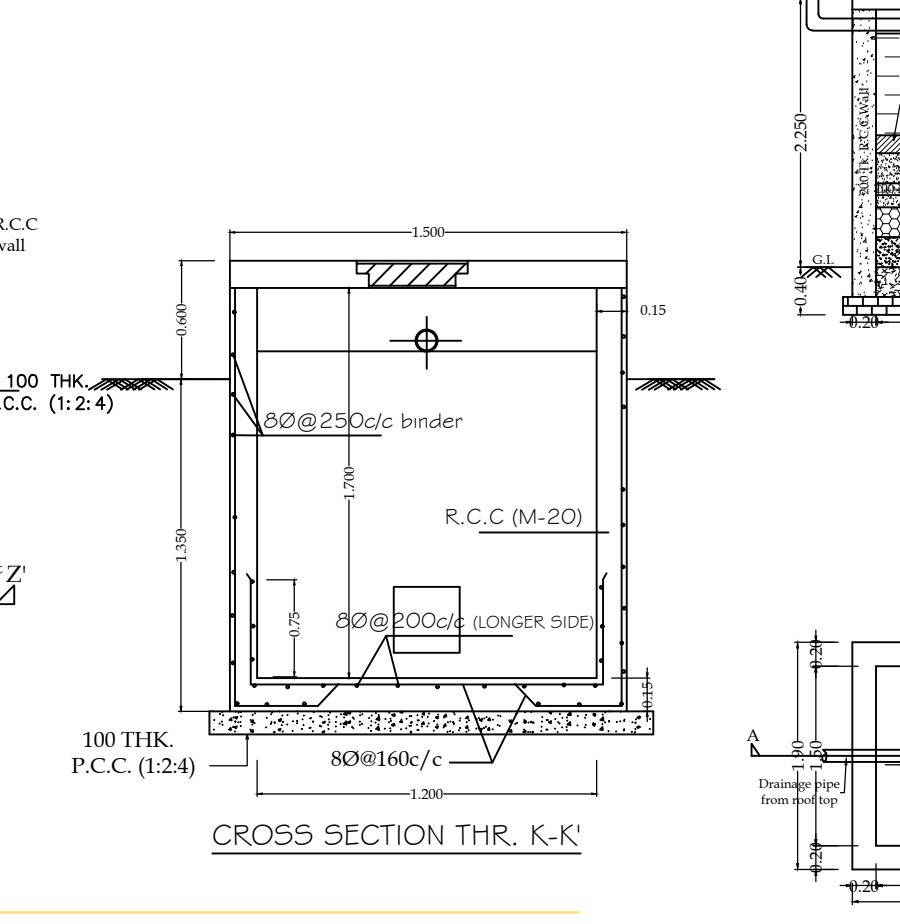
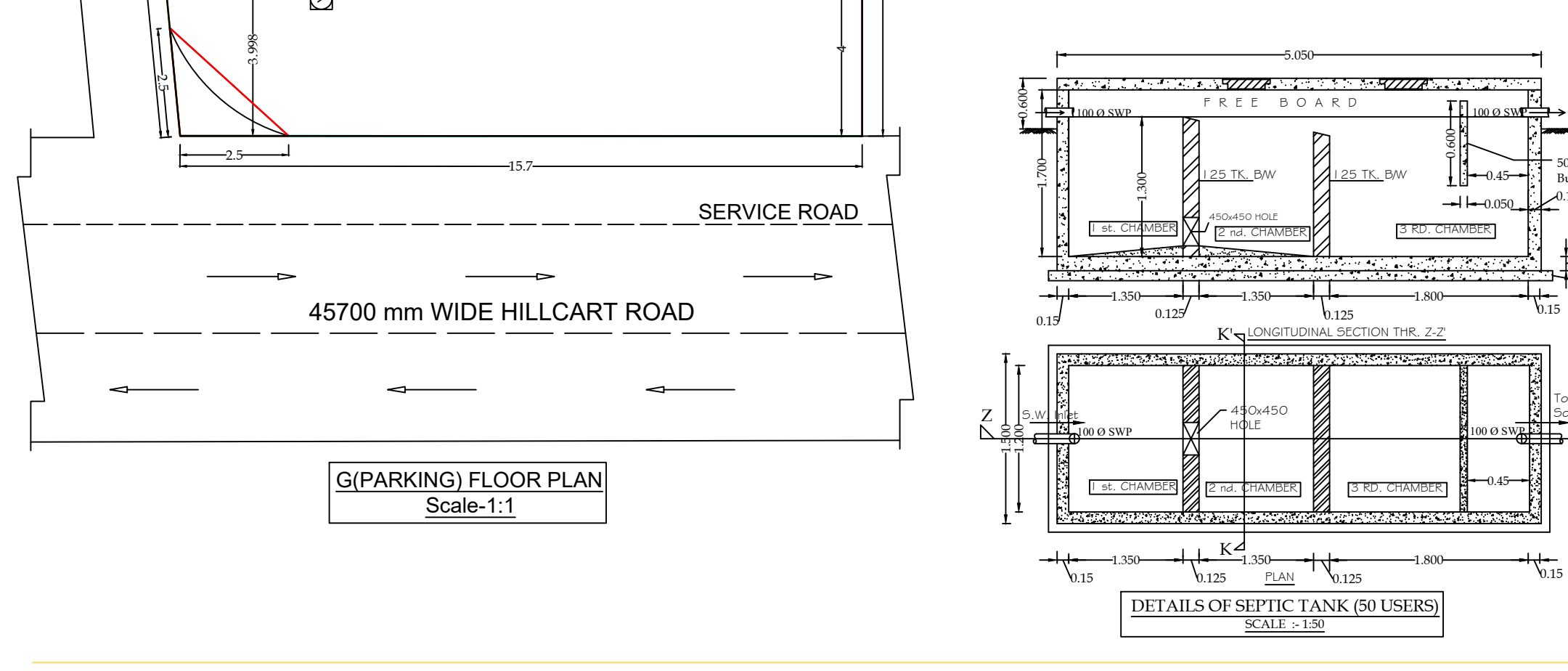
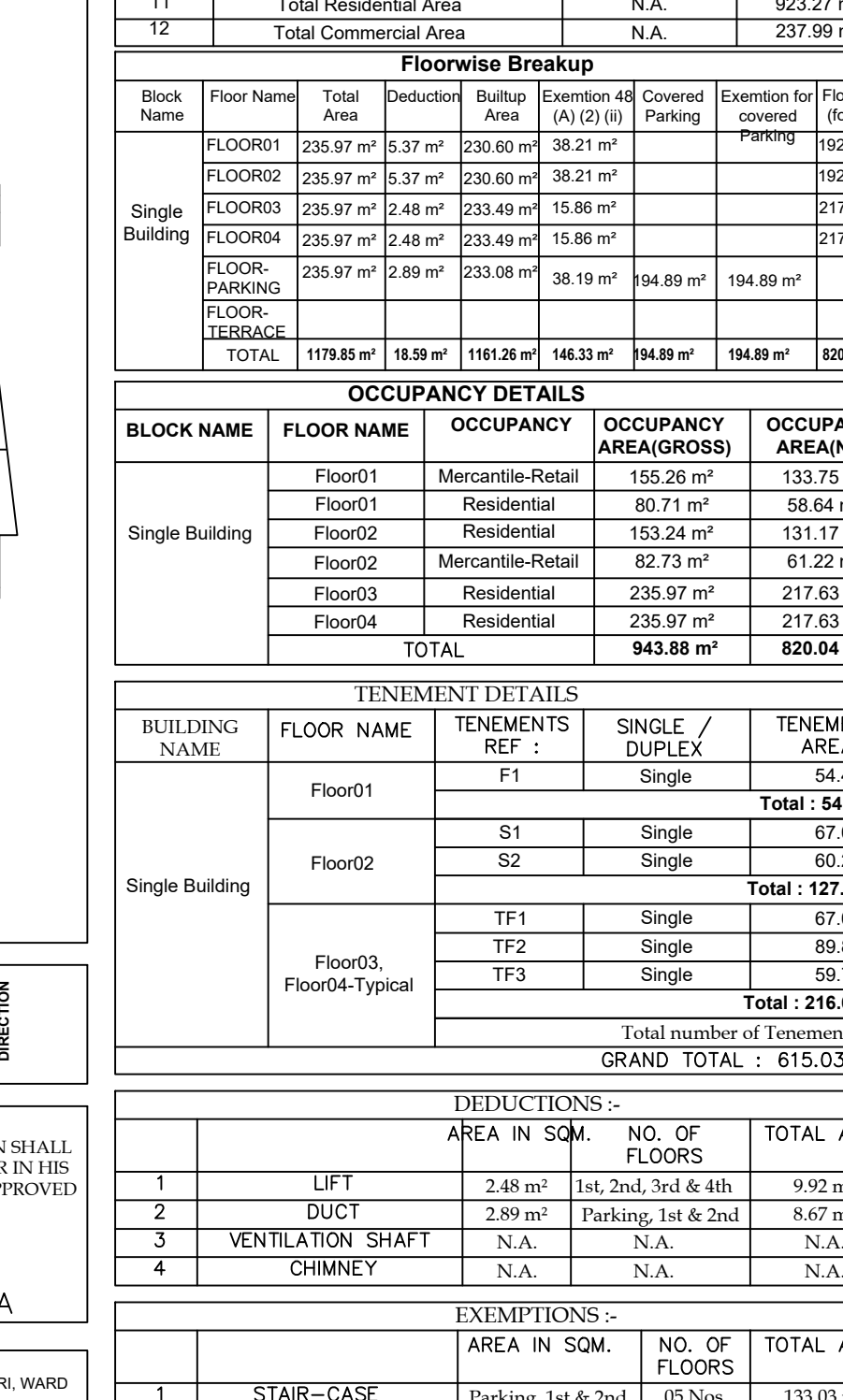
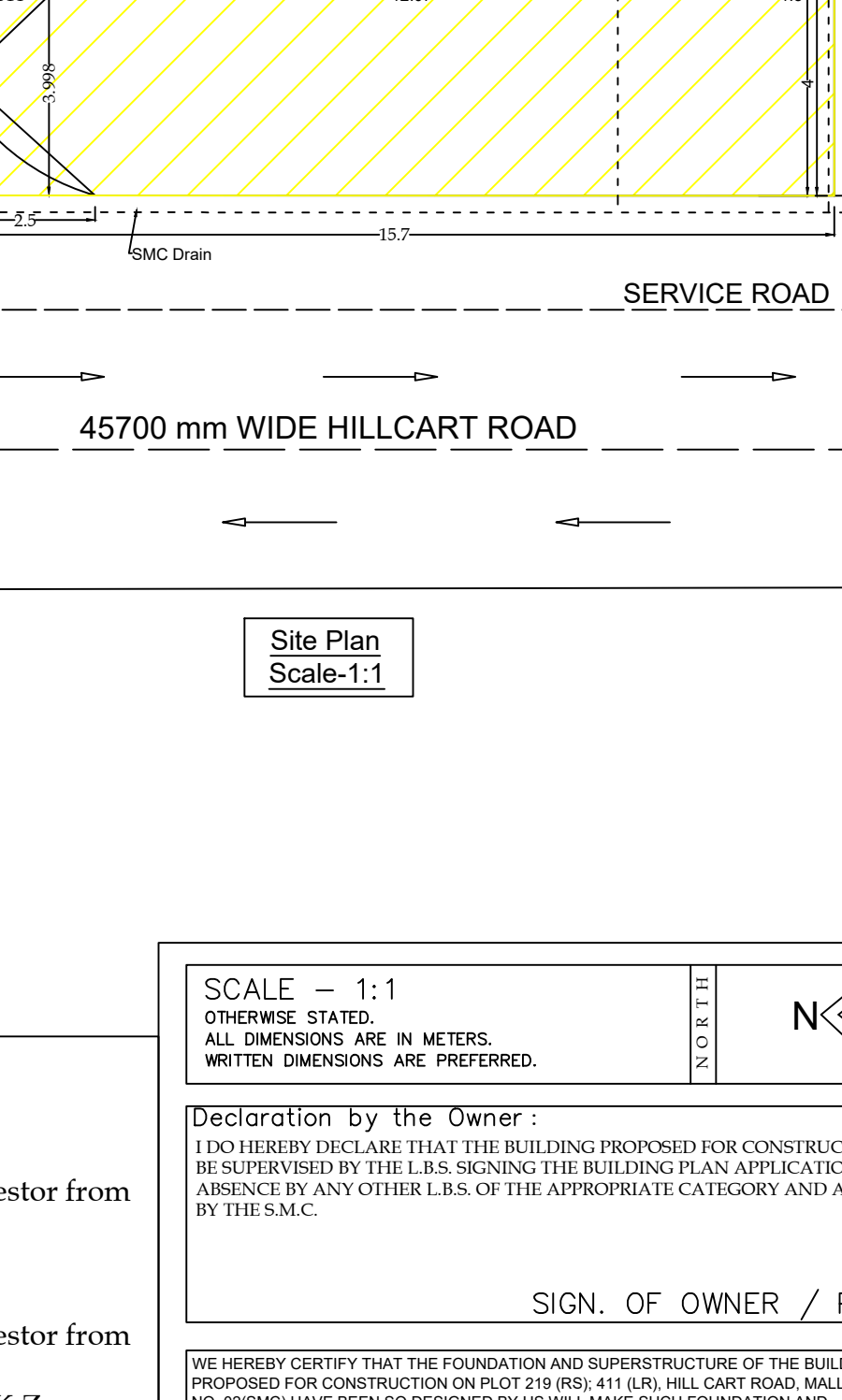
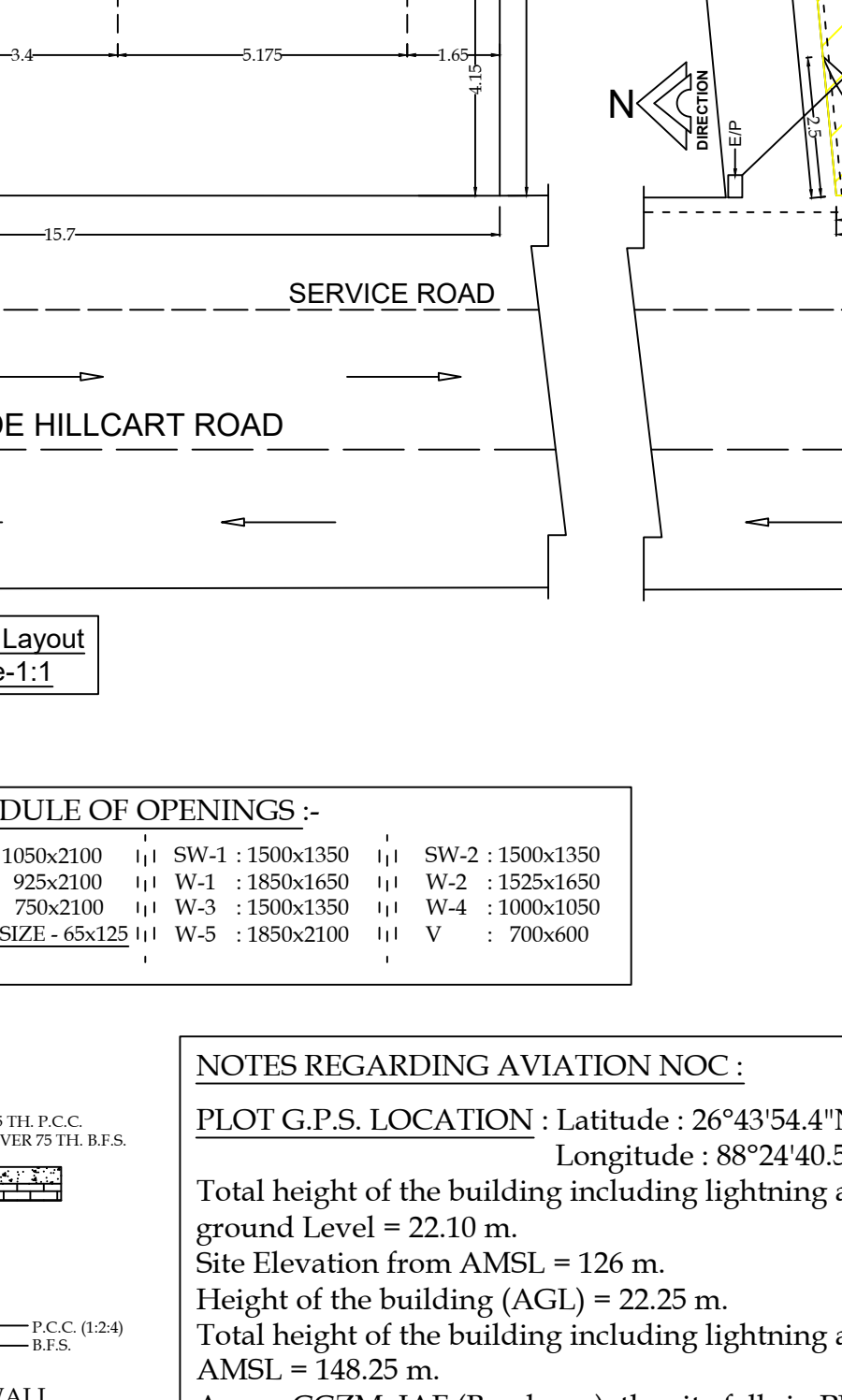
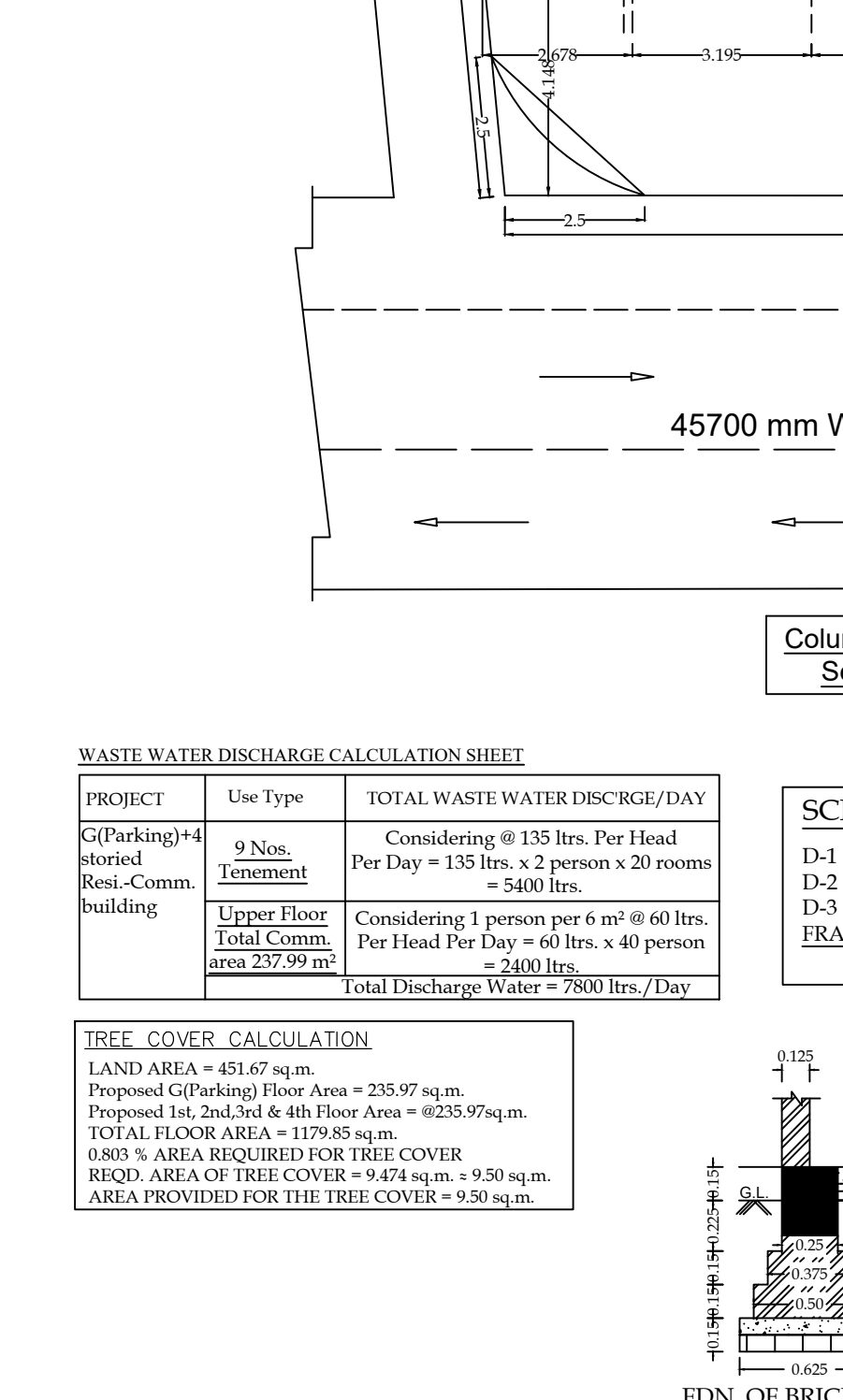
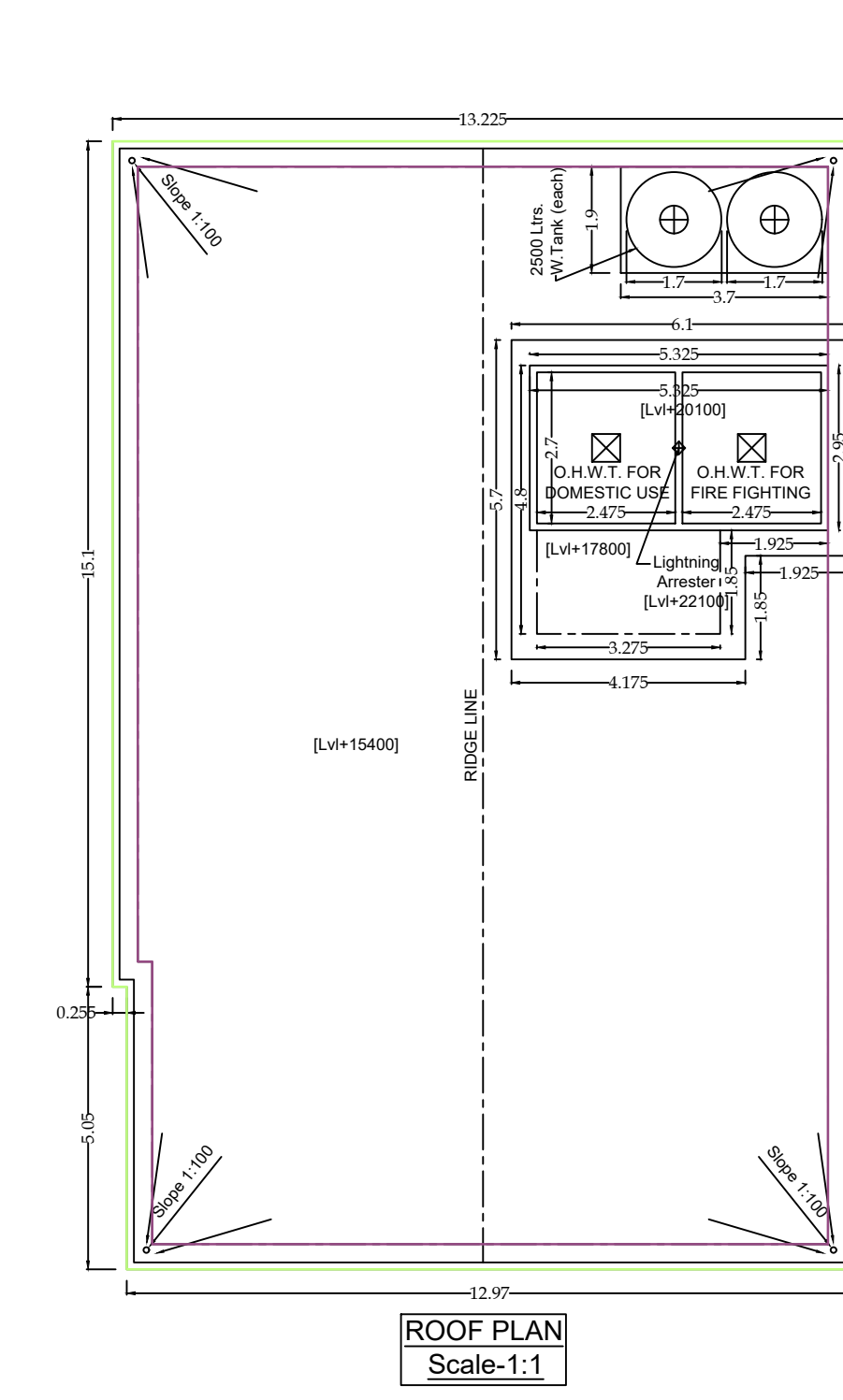
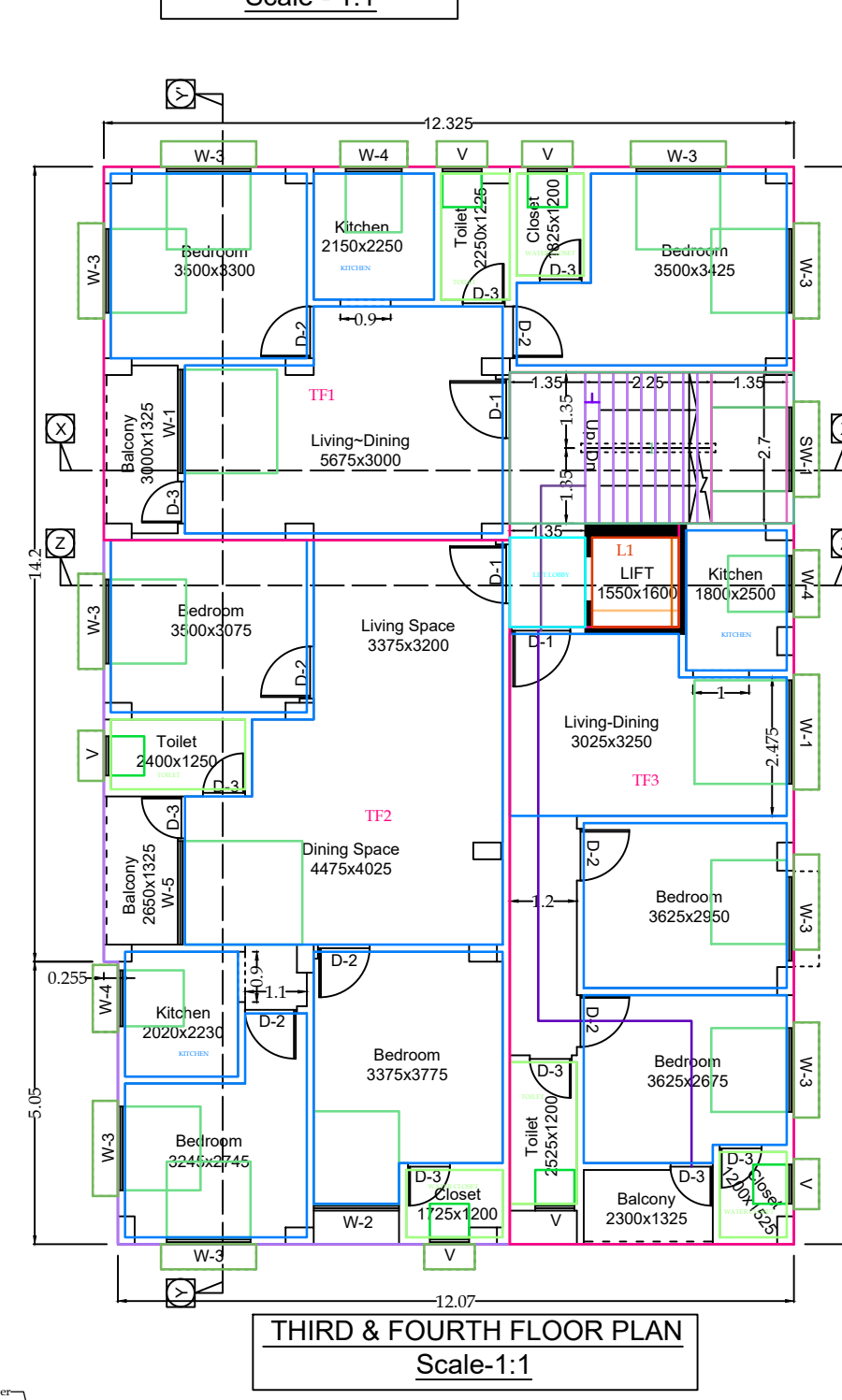
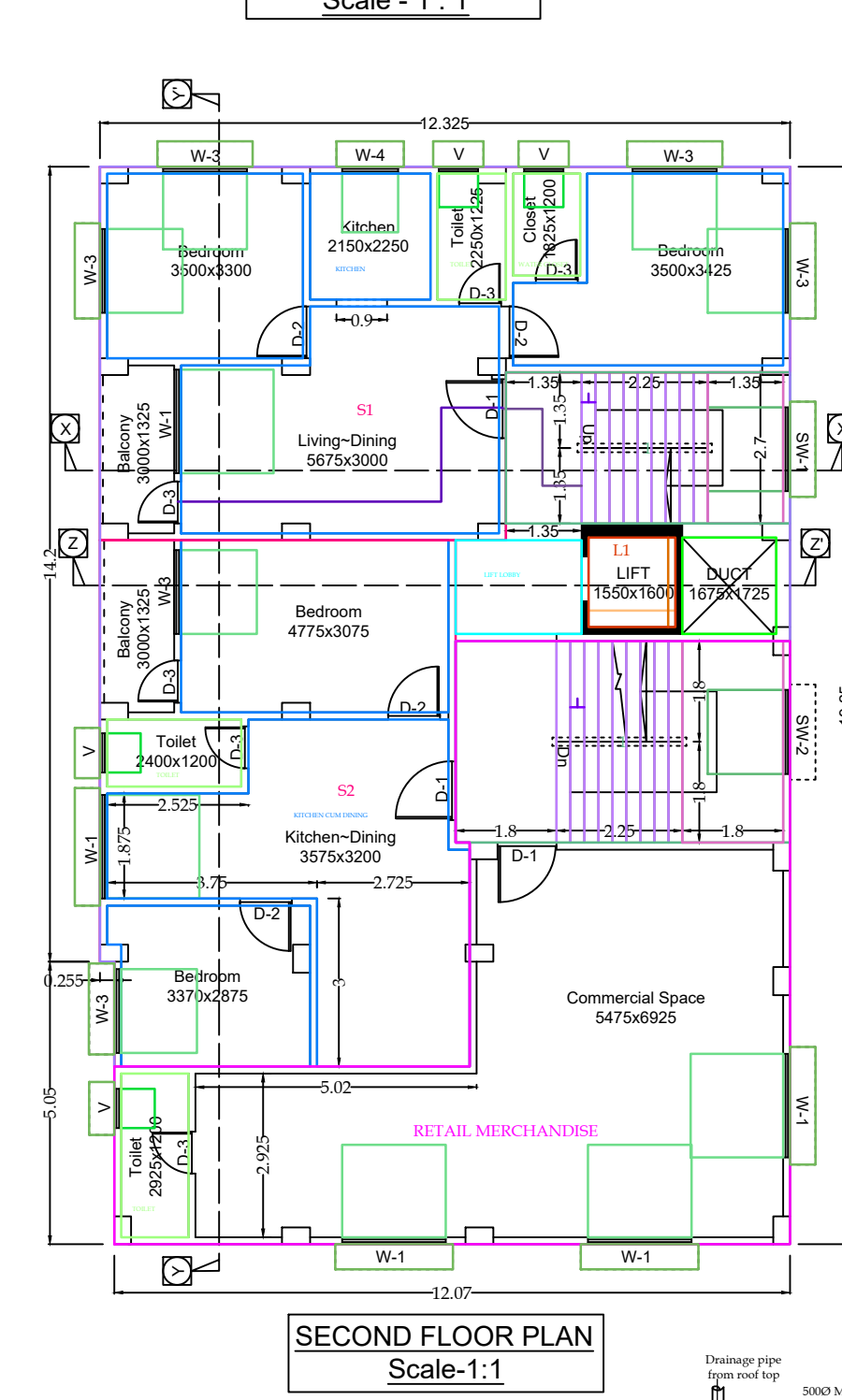
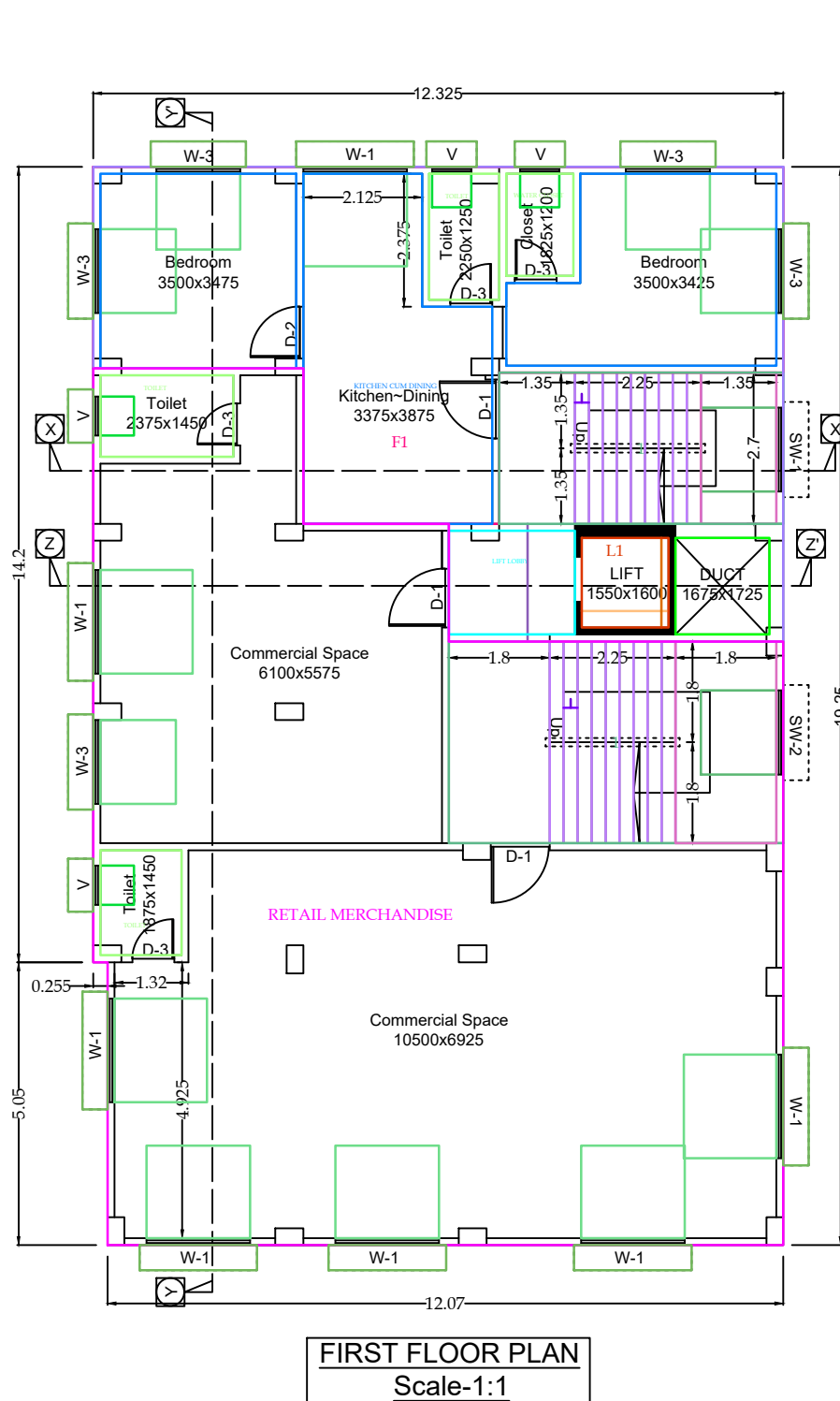
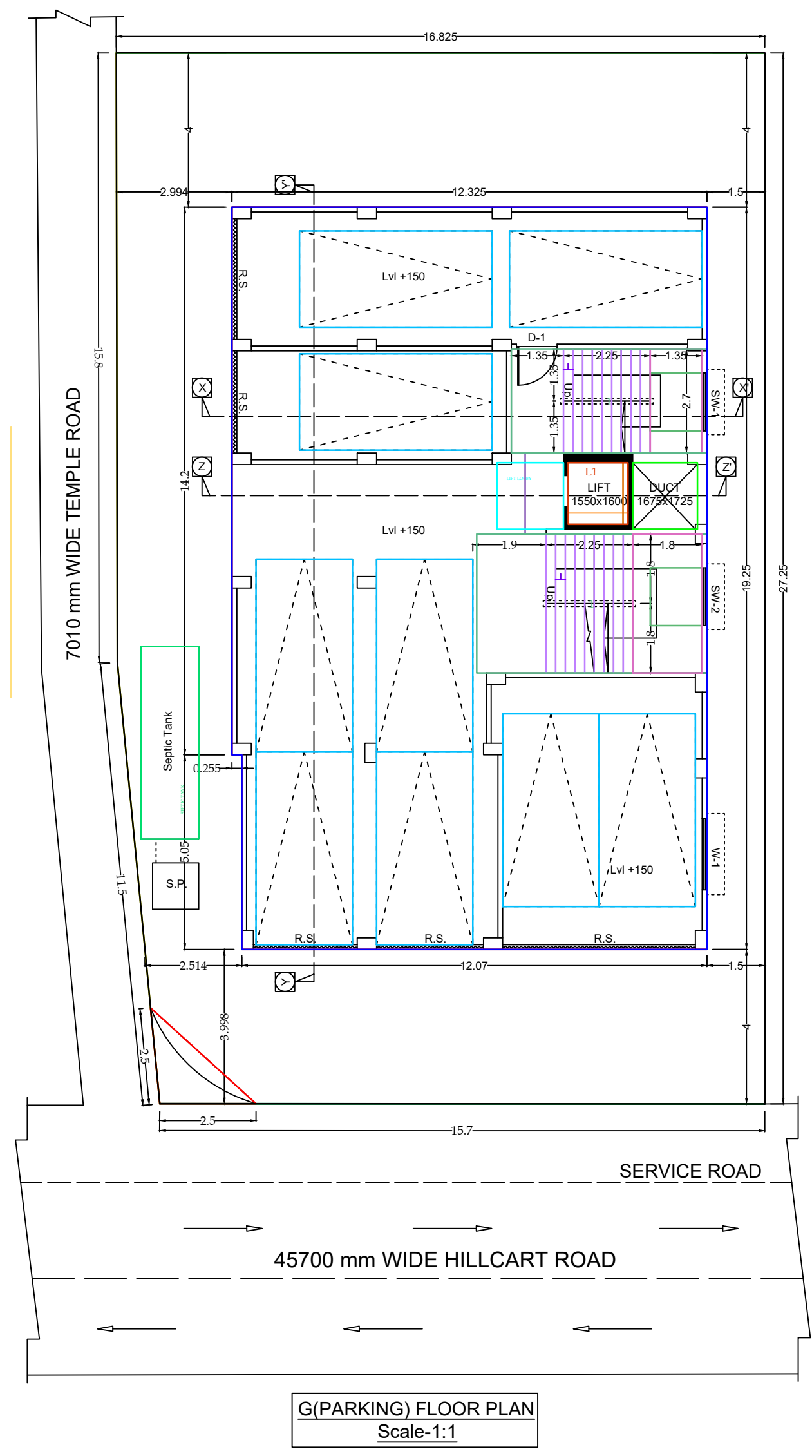




Project Title :
G/Parking+4 STORED RESIDENTIAL CUM COMMERCIAL BUILDING

Name Of Owner(s) :
SMT. NIRMALA DEVI RATHI
W/O LATE MAHABIR PRASAD RATHI
Represented by her Constituted Attorney
Shri Amit Kumar Mandhyan

Location of Plot :
AT HILL CART ROAD, MALLAGURI, NEAR HANUMAN
MANDIR, SILIGURI, WARD NO. II (SMC)
P.O. PRADHAN NAGAR, P.S. PRADHAN NAGAR
DIST- DARJEELING (W.B.)

Land Schedule :
Mouza: Siliguri Uttar-Pashchim (New), Siliguri (Old)
J.L. No. 89 (New), 110(88)(Old)
Sheet No. 2 (R.S.) Ward No. II (SMC)
Plot no. -411 (L.R.), 219 (R.S.)
Khatian No.- 7208(L.R.), 2526 (R.S.)
Holding No.-422 - 21673/27 - 10771/N
P.S.- Pradhan Nagar Dist- Darjeeling (W.B.)
LUCC Memo No. 11411/SJDA Dated: 14.07.2023

AREA STATEMENT			
LAND AREA AS PER DEED		458.80 m ²	
LAND AREA AS PER SITE		451.67 m ²	
ROAD WIDTH 1		45.70 m	
ROAD WIDTH 2		7.01 m	

AREA STATEMENT SUMMARY :			
SL NO.	PARAMETER	PERMISSIBLE REQUIRED	PROPOSED
1	Plot Area	N.A.	451.67 m ²
2	Minimum Width of Plot	N.A.	15.70 m
3	Building Height	N.A.	15.40 m
4	Ground Coverage	52.45 %	48.18 %
5	Covered Area	238.77 m ²	217.63 m ²
6	Total Builtup Area (without deck/terrace/overhang)	N.A.	1161.26 m ²
7	Total Floor Area (As per F.A.R.)	1305.01 m ²	820.04 m ²
8	F.A.R.	3.00	1.62
9	No. of Tenements	N.A.	09 Nos.
10	No. of Car Parking	07 Nos.	09 Nos.
11	Total Residential Area	N.A.	923.27 m ²
12	Total Commercial Area	N.A.	237.96 m ²
Floorwise Breakup			
Block Name	Floor Name	Total Area	Deciduction Area
Single Building	FLOOR01	235.97 m ²	5.37 m ²
	FLOOR02	235.97 m ²	235.97 m ²
	FLOOR03	235.97 m ²	235.97 m ²
	FLOOR04	235.97 m ²	235.97 m ²
	FLOOR05	235.97 m ²	235.97 m ²
TOTAL		1178.81 m ²	513.25 m ²

OCCUPANCY DETAILS			
BLOCK NAME	FLOOR NAME	OCCUPANCY	OCCUPANCY AREA
Single Building	Floor01	Mercantile-Retail	153.75 m ²
	Floor02	Residential	80.71 m ²
	Floor03	Residential	153.75 m ²
	Floor04	Mercantile-Retail	61.22 m ²
	Floor05	Residential	235.97 m ²
TOTAL			645.38 m ²

TENEMENT DETAILS			
BUILDING NAME	FLOOR NAME	TENEMENTS	TENEMENT AREA
Single Building	Floor01	F1	Single
	Floor02	S1	Single
	Floor03	S2	Single
	Floor04	TF1	Single
	Floor05	TF2	Single
TOTAL			615.03 m ²

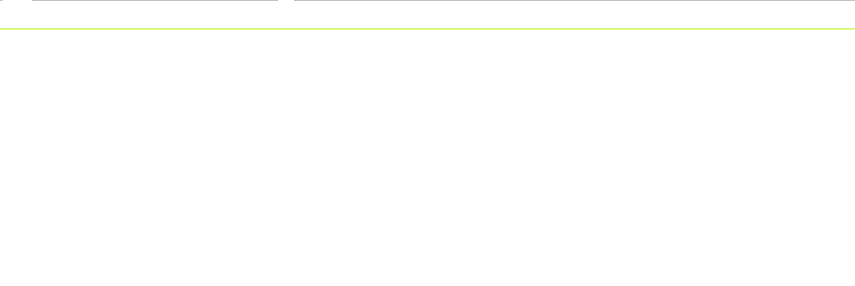
DEDUCTIONS			
BUILDING NAME	FLOOR NAME	AREA IN SQM	NO. OF FLOORS
Single Building	Floor01	2.48 m ²	1st, 2nd, 3rd & 4th
	Floor02	2.48 m ²	Parking, 1st & 2nd
	Floor03	2.48 m ²	Parking, 1st & 2nd
	Floor04	2.48 m ²	Parking, 1st & 2nd
	Floor05	2.48 m ²	Parking, 1st & 2nd
TOTAL		12.40 m ²	

EXEMPTIONS			
BUILDING NAME	FLOOR NAME	AREA IN SQM	NO. OF FLOORS
Single Building	Floor01	2.48 m ²	1st, 2nd, 3rd & 4th
	Floor02	2.48 m ²	Parking, 1st & 2nd
	Floor03	2.48 m ²	Parking, 1st & 2nd
	Floor04	2.48 m ²	Parking, 1st & 2nd
	Floor05	2.48 m ²	Parking, 1st & 2nd
TOTAL		12.40 m ²	

EXISTING STRUCTURE TO BE DEMOLISHED			
BUILDING NAME	FLOOR NAME	AREA IN SQM	NO. OF FLOORS
Single Building	Floor01	2.48 m ²	1st, 2nd, 3rd & 4th
	Floor02	2.48 m ²	Parking, 1st & 2nd
	Floor03	2.48 m ²	Parking, 1st & 2nd
	Floor04	2.48 m ²	Parking, 1st & 2nd
	Floor05	2.48 m ²	Parking, 1st & 2nd
TOTAL		12.40 m ²	

TREE COVER			
BUILDING NAME	FLOOR NAME	AREA IN SQM	NO. OF FLOORS
Single Building	Floor01	2.48 m ²	1st, 2nd, 3rd & 4th
	Floor02	2.48 m ²	Parking, 1st & 2nd
	Floor03	2.48 m ²	Parking, 1st & 2nd
	Floor04	2.48 m ²	Parking, 1st & 2nd
	Floor05	2.48 m ²	Parking, 1st & 2nd
TOTAL		12.40 m ²	

NOTES :-
1. ALL DIMENSIONS ARE IN M UNLESS OTHERWISE STATED.
2. COLOR OF STEEL ROOFING AND GRAB OF CONCRETE SHALL BE AS PER SPECIFICATION.
3. ALL P.C.C. WORK SHALL BE DONE IN 1:4 CLASS R.C. IN CASE OF CONCRETE WORK.
4. ALL WALL FORMATION SHALL BE DONE IN 1:4 CLASS R.C. IN CASE OF CONCRETE WORK.
5. SOIL IN SUPER SITE SHALL BE DONE IN 1:4 CLASS R.C. IN CASE OF CONCRETE WORK.
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3rd FLOOR, DWARAKA KUKUMI PLAZA
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