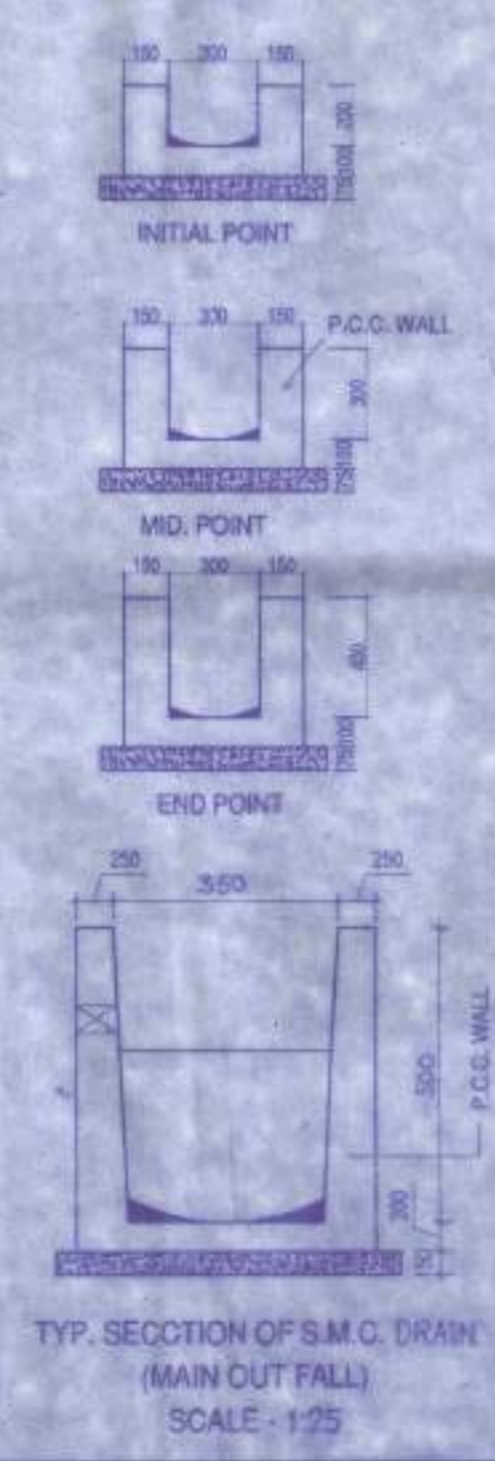
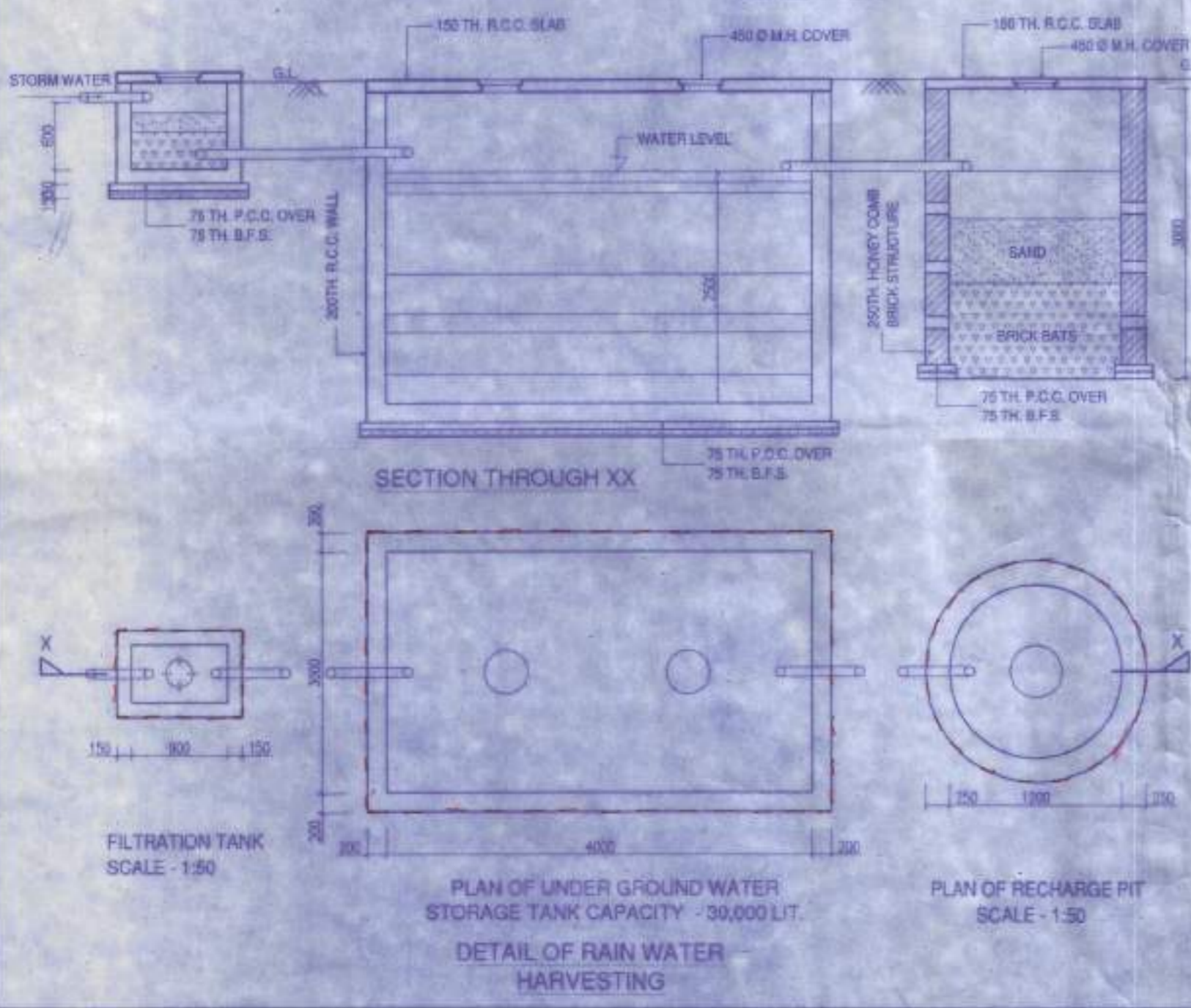


SITE PLAN
SCALE - 1:200



PROPOSED PARTLY GROUND + 5 & PARTLY PARKING + 5 SOTRIED STORIED RESIDENTIAL CUM COMMERCIAL (MERCANTILE RETAIL) BUILDING AT JYOTINAGAR, NEAR WBSDECL OFFICE, SILIGURI, W/NO.- 41 (SMC), DIST. - DARJEELING (WB)

SMC HOLDING NO. - 406/2800
APVD. LUCC MEMO NO. - 4052/53DA DT.-07-02-2020

OWNER -
VISHWAKARMA CREATIONS
REP. BY SRI DEEPAK KUMAR AGARWALA

LAND SCHEDULE :-

MOUZA.	DABGRAM.
J.L. NO.	02
SHEET NO.	35 L.R., 08 (R.S.)
KHATIAN NO.	88 L.R., 547 (R.S.)
PLOT NO.	31 L.R., 209 (R.S.)
PARGANA.	BAIKUNTHAPUR.
WARD NO	41 (SMC)
P.S.	BHAKTINAGAR.
DIST.	JALPAIGURI.

PLACED IN THE BUILDING COMMITTEE MEETINGS HELD ON 30-12-2020 & RECOMMENDED

Passed in the meeting of Board of Administrators

Held on 05-01-21

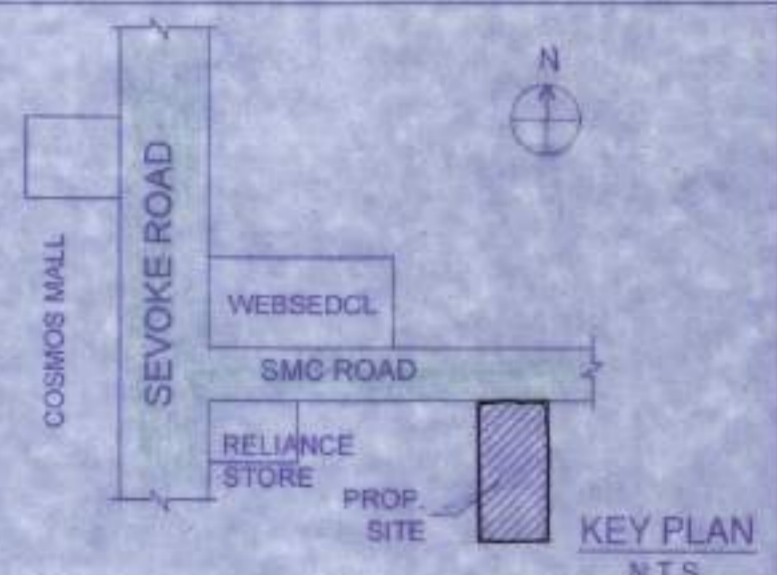


May be Sanctioned
Atore Mr. Sankar
Sub-12/12/2021
Siliguri Municipal Corporation

18/10/21
SILIGURI MUNICIPAL CORPORATION

Exc. No. 12/10/21
Siliguri Municipal Corporation
Siliguri

SANCTIONED
Siliguri Municipal Corporation



LAND AREA AS PER DEED.	2630.46 SQ.M
LAND AREA AS PER SITE	2609.52 SQ.M
PERM. GROUND COVERAGE	50% OR 1304.76 SQ.M
PROP. GROUND COVERAGE	45.75% OR 1194.92 SQ.M
PERM. HEIGHT OF BUILDING	20.00 M.
PROP. HEIGHT OF BUILDING	19.95 M.
USE OF PROPOSED BUILDING	RESIDENTIAL CUM COMMERCIAL
OPEN SPACE LEFT	50.25% OR 1414.60 SQ.M

FLOOR AREAS -

GROUND FLOOR	
COMMERCIAL AREA (+600 LEV.)	313.60 SQ.M.
CAR PRKING & SERVICE AREA	757.80 SQ.M.
COMMON AREA	92.85 SQ.M.
TOTAL AREA	1164.25 SQ.M.

EXCLUDING TYPICAL FLOOR (1st TO 5th.)

COMMON AREA	4642.20 SQ.M.
928.44 x 5	
COMMON AREA	489.45 SQ.M.
97.89 x 5	
GUARD ROOM (70.92 x 5)	354.60 SQ.M.
TOTAL AREA 1097.25 x 5	5486.25 SQ.M.

TOTAL FLOOR AREA	6650.50 SQ.M.
TOTAL COMMERCIAL AREA (4.72%)	313.60 SQ.M.
TOTAL FLAT AREA	4642.20 SQ.M.
TOTAL COMMON AREA	582.30 SQ.M.
TOTAL CAR PARKING AREA	757.80 SQ.M.
GUARD ROOM AREA	354.60 SQ.M.

AREA FREE FROM F.A.R

LIFT LOBBY @350 M. x 3 NOS. x 6 FLR.	54 SQ.M.
CAR PARKING AREA	757.80 SQ.M.
STAIR COVER	336.24 SQ.M.
18.68 x 3 NOS. x 6 FL.	
GUARD ROOM	354.60 SQ.M.
TOTAL FREE AREA	1502.64 SQ.M.

TOTAL AREA FOR F.A.R.	(6650.50 - 1502.64)
	= 5147.86 SQ.M.

PROPOSED F.A.R.	1.973
PERMISSIBLE F.A.R.	2.0
NOS. OF TENEMENT	30 NOS.

TREE COVER AREA REQUIRED (TENEMENT) - 11.61% OR 302.97 SQ.M.
TREE COVER AREA PROVIDED (TENEMENT) - 11.64% OR 303.84 SQ.M.

VISHWAKARMA CREATIONS
Deepak Kumar Agarwal
PARTNER

Somendra Bhadra
Geo-Technical Engineer, Class-I
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Er. Subrata Majumder
Licensed Building Surveyor Class - I
S.M.C. Empachment Number - 73
S.S. Colony, Stg-4, Mob.No - 9832062034/993357558
E-Mail ID - subratavicilingineer@gmail.com

PRITAM DEY (B. Arch.)
COUNCILING ARCHITECT
CA/2006/39076

TITLE -
SITE PLAN

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

Subrata Majumder
Consultant Planner
Majumder & Associates
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