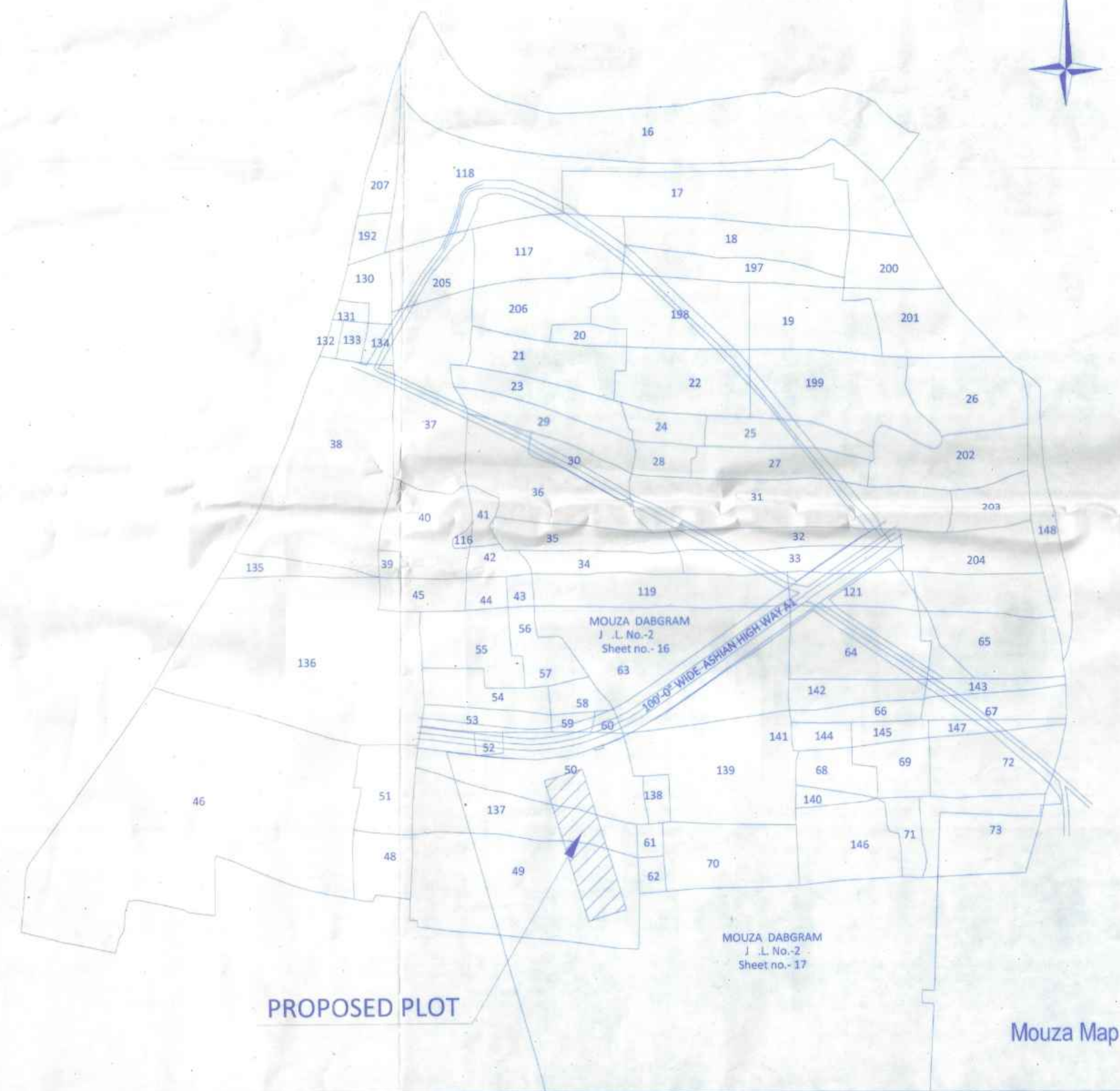


Project Title :PROPOSED BASEMENT + GROUND + VI STORIED COMMERCIAL BUILDING

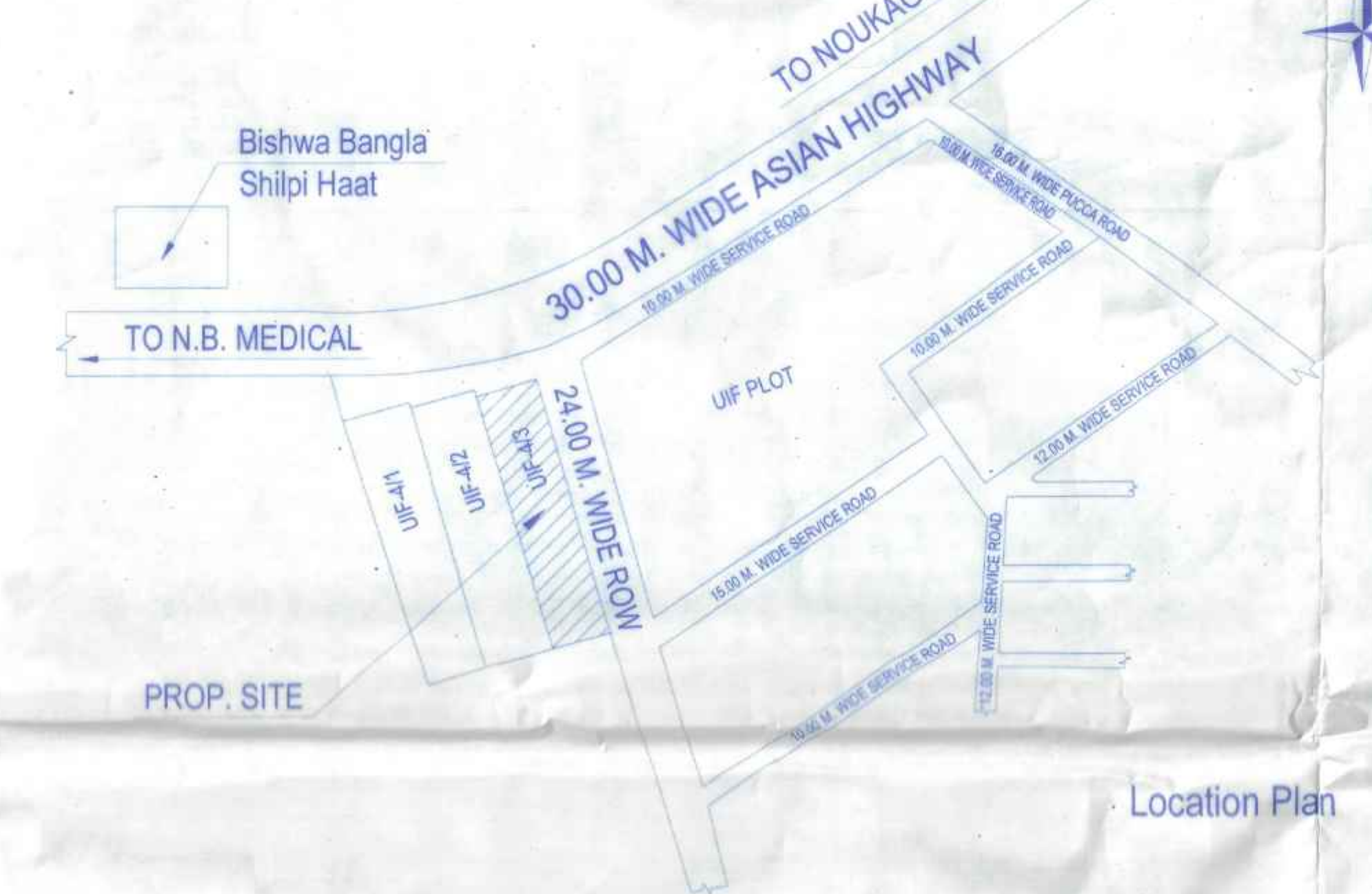


R.S. MOUZA MAP



PART TRACE MAP OF R.S. MOUZA - DABGRAM, J.L. NO. - 02, SHEET NO. - 16, P.O.-SATELLITE TOWNSHIP, P.S. - NEW JALPAIGURI, DIST. - JALPAIGURI, SCALE = 1" = 1 MILE, PROPOSED PLOT SHOWN -

LOCATION PLAN N.T.S.



PROJECT :-

PROPOSED BASEMENT + GROUND + VI STORIED COMMERCIAL BUILDING.

NAME OF OWNERS:

UTHSHAVDHARA DEVELOPERS PRIVATE LIMITED REPRESENTED BY ITS DIRECTOR - SRI MUKESH GOYAL S/O SRI ROSHANAL GOYAL.

LOCATION :-

UTSODHAARA TEESTA TOWNSHIP UIF PLOT NO-UIF-4/3, SILIGURI

LAND SCHEDULE :-

MOUZA - DABGRAM
J.L. NO. - 02
R.S. SHEET NO. - 16
R.S. PLOT NO. - 49(P), 50(P) & 137(P)
R.S. PLOT NO. - 35(P), 23(P), 38(P), 71(P), 77(P) & 78(P)
R.S. KHATIAN NO. - 1831
L.R. KHATIAN NO. - 6, 7 & 420
BLOCK - RAJGANJ
P.O. - SATELLITE TOWNSHIP
P.S. - NEW JALPAIGURI
DIST. - JALPAIGURI

AREA STATEMENT:-
01. LAND AREA AS/DEED = 5835.484 SQ.M.
02. LAND AREA AS/SITE = 5835.25 SQ.M.
03. PERMISSIBLE GR. COV. (50.00%) = 2917.63 SQ.M.
04. PROPOSED GR. COV. (42.64%) = 2488.39 SQ.M.
05. BASEMENT FIRST FLOOR = 2217.31 SQ.M.
06. BASEMENT SECOND FLOOR = 1049.92 SQ.M.
07. GROUND FLOOR AREA = 2497.67 SQ.M.
08. 1ST FLOOR AREA = 2506.73 SQ.M.
09. 2ND FLOOR AREA = 2451.20 SQ.M.
10. 3RD FLOOR AREA = 2450.52 SQ.M.
11. 4TH FLOOR AREA = 2450.48 SQ.M.
12. 5TH FLOOR AREA = 2280.23 SQ.M.
13. 6TH FLOOR AREA = 2049.37 SQ.M.
14. LIFT MACHINE ROOM = 12.84 SQ.M.
15. TOTAL PROP. BUILTUP AREA = 19966.27 SQ.M.
16. PERMISSIBLE BUILTUP AREA = 21882.21 SQ.M.
17. PERMISSIBLE FAR = 3.75
18. PROPOSED FAR = 3.42
19. PERMISSIBLE BUILDING HEIGHT = 27.5 M.
20. PROPOSED BUILDING HEIGHT = 27.45 M.
21. PARKING REQUIRED (OFFICE) = 81 NOS
22. PARKING REQUIRED (COMM.) = 58 NOS
23. REQUIRED PARKING = 139 NOS
24. PROPOSED PARKING = 140 NOS
25. COVERED PARKING = 62 NOS
26. OFF STREET PARKING = 78 NOS

AREA STATEMENT: SILIGURI ALPAGURI DEVELOPMENT AUTHORITY.	VERSION NO. - 1.0.1
PROJECT DETAIL:	VERSION DATE: 30/08/2017
Application No. -	Plot Use Mercantile (Retail)
Application Type - General Proposal	Plot Subtype - Shop and Office
Project Type - Building Permission	Land Use Zone - Mercantile
Nature of Development New	Abutting Road Width 30.00 M. WIDE ASIAN HIGHWAY
Location Siliguri Urban Area	Plot No. R.S.-49(P), 50(P) & 137(P), L.R.-35(P), 23(P), 38(P), 71(P), 77(P) & 78(P)
Sublocation Dabgram(P)	Sheet No. R.S.-16, L.R.-191, 192 & 193
Special Project Type Kawahat (Without Rehabilitation Package)	House No. NA
Plot	North -02
Ward No. NA	South -NEW JALPAIGURI
Name of Street NA	East -24.00 M. WIDE ROAD
Village Name DABGRAM	West -PLOT NO. UIF-4/2
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT	(A-Deductions)
BALANCE AREA OF PLOT	(A-Deductions)
PLOT AREA FOR COVERAGE	(A-Deductions)
PLOT Area for FAR	(A-Deductions)
COVERAGE CHECK	
Proposed Coverage Area (42.64 %/%)	2488.39
Total Prop. Coverage Area (42.64 %/%)	2488.39
FAR CHECK	
Mercantile (Retail) FAR	8136.92
Commercial Business FAR	8792.48
Proposed FAR Area	17081.77
Total Proposed FAR Area	17081.77
BUILT UP AREA CHECK	
Proposed Builtup Area	19636.83
Total Builtup Area	19636.83
ARCH / ENGG / SUPERVISOR (Regd)	OWNER
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

Color Index:

PARKING CALCULATION:

Parking Type	Prop No.	Prop Area
Car Parking	62	775.00
Other Parking	40	1851.38
Total Area	102	2626.38

MARGIN DETAIL:

Building / Wing Name	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
A-1 (BLDG)	30.00 M. WIDE ASIAN HIGHWAY	6.46	18.76	4.98	5.03

BASEMENT MARGIN DETAIL:

Building / Wing Name	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
A-1 (BLDG)	30.00 M. WIDE ASIAN HIGHWAY	6.46	18.76	4.98	5.03

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq. mt.)	Deductions From Gross BUA/Area (in Sq. mt.)	Total Built Up Area (Sq. mt.)	Deductions (Area in Sq. mt.)						Proposed FAR Area (Sq. mt.)		Total FAR Area (Sq. mt.)
					Cutout	Star/Case	Lift	Lift Machine	Lift Lobby	Parking	Commercial	Business	
A (BLDG)	1	20496.37	500.10	19996.27	619.33	139.61	12.84	12.42	2123.19	8136.92	8792.48	17081.77	
Grand Total	1	20496.37	500.10	19996.27	619.33	139.61	12.84	12.42	2123.19	8136.92	8792.48	17081.77	

Building 'A' (BLDG)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)
				Cutout	Star/Case	Lift	Lift Machine	Lift Lobby	Parking	Commercial	
Basement First	2233.02	15.71	2217.31	72.50	9.20	0.00	12.42	2123.19	0.00	0.00	22.89
Basement Second	1051.56	1.64	1049.92	41.09	0.00	0.00	0.00	1008.83	0.00	1008.83	
Ground Floor	2655.00	157.93	2497.07	70.74	18.63	0.00	0.00	2389.90	0.00	2408.30	
First Floor	2513.01	8.28	2506.73	72.50	18.63	0.00	0.00	2397.20	0.00	2415.90	
Second Floor	2457.48	6.28	2451.20	72.50	18.63	0.00	0.00	2340.99	0.00	2360.07	
Third Floor	2456.81	6.29	2450.52	72.50	18.63	0.00	0.00	0.00	2340.99	2359.35	
Fourth Floor	2456.77	6.29	2450.48	72.50	18.63	0.00	0.00	0.00	2340.95	2359.35	
Fifth Floor	2289.51	6.28	2283.23	72.50	18.63	0.00	0.00	0.00	2170.70	2189.10	
Sixth Floor	2342.77	293.40	2049.37	72.50	18.63	0.00	0.00	0.00	1939.84	1958.24	
Terrace Floor	12.84	0.00	12.84	0.00	0.00	12.84	0.00	0.00	0.00	0.00	0.00
Total	20496.37	500.10	19996.27	619.33	139.61	12.84	12.42	2123.19	8136.92	8792.48	17081.77
Total Number of Same Buildings	1										
Totals	20496.37	500.10	19996.27	619.33	139.61	12.84	12.42	2123.19	8136.92	8792.48	17081.77

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BLDG)	D2	0.75	2.45	01
A (BLDG)	D2	0.80	2.45	26
A (BLDG)	D1	1.00	2.45	132
A (BLDG)	FCD1	1.10	2.45	01
A (BLDG)	FCD	1.20	2.45	18
A (BLDG)	D	2.30	2.45	01
A (BLDG)	S01	2.40	2.45	06
A (BLDG)	R.S.1	3.00	2.45	36
A (BLDG)	R.S.2	4.00	2.45	42
Total				283

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BLDG)	V2	1.00	1.00	12
A (BLDG)	V	1.35	1.00	12
A (BLDG)	W1	2.00	1.50	08
A (BLDG)	W	2.80	2.15	72
A (BLDG)	W2	2.85	2.45	01
A (BLDG)	W2	3.00	2.45	15
A (BLDG)	F.G.	4.00	2.45	16
Total				134

UnitBUA Table for Building 'A' (BLDG)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
BASEMENT	LOWER GROUND BUA	SHOP	1049.92	1046.38	5	1
SECOND FLOOR PLAN	UPPER GROUND BUA	SHOP	2442.24	2440.67	23	1
GROUND FLOOR PLAN	UPPER GROUND BUA	SHOP	2451.31	2449.74	22	1
FIRST FLOOR PLAN	UPPER GROUND BUA	SHOP	2394.42	2392.85	22	1
SECOND FLOOR PLAN	UPPER GROUND BUA	SHOP	2395.10	2393.53	22	1
THIRD FLOOR PLAN	UPPER GROUND BUA	OFFICE	2395.08	2395.49	22	1
FOURTH FLOOR PLAN	UPPER GROUND BUA	OFFICE	2224.91	2222.47	20	1
FIFTH FLOOR PLAN	UPPER GROUND BUA	OFFICE	1903.94	1892.38	19	1
SIXTH FLOOR PLAN	UPPER GROUND BUA	OFFICE	1734.80	1733.51	15	1
Total						

SIGNATURE OF ARCHITECT

SIGNATURE OF OWNER

The construction of the Building shall be supervised by the
Licensed Building Surveyer / Architect signing the Plan.
application Unless otherwise approved by the Authority the
permission shall remain valid for period of ONE YEAR

Registration no. B-0015/PLNG/SJDA/2025
Permission granted / Permission granted subject to the
condition as noted in the order. Building plans also to be
approved by the Corporation/Municipality/ Gram Panchayat
before the proposed construction is undertaken

JIDE ORDER NO. 0840 /SJDA
DATE 24/06/2025 [Signature]
For Siliguri Jalpaiguri Development Authority
SILIGURI

[Signature]