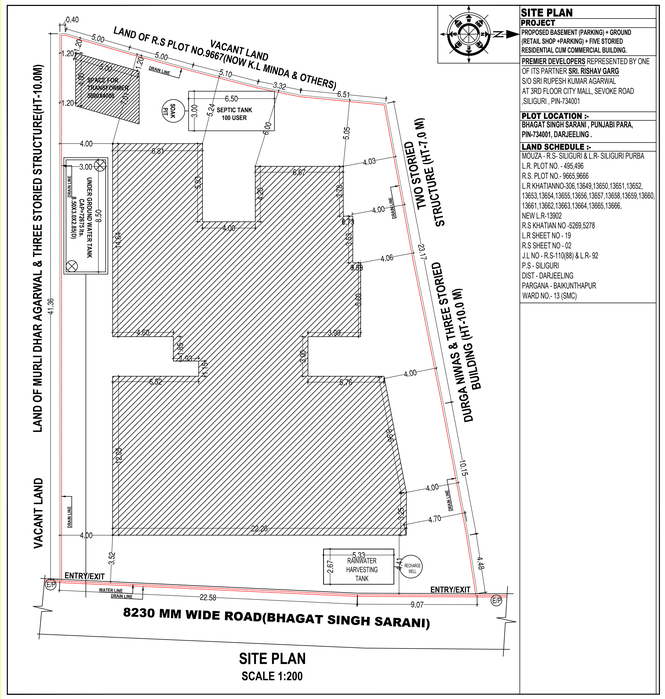


SITE PLAN
SCALE 1:200

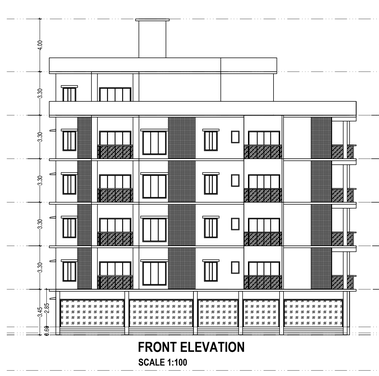
SITE PLAN

PROJECT
PROPOSED BASEMENT (PARKING) + GROUND (RETAIL SHOP +PARKING) + FIVE STORIED RESIDENTIAL CUM COMMERCIAL BUILDING.

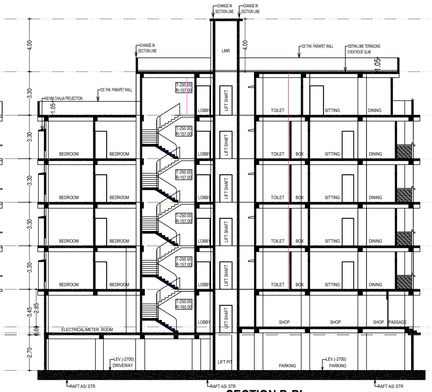
PREMIER DEVELOPERS REPRESENTED BY ONE OF ITS PARTNER SRI. RISHAV GARG
S/O SRI RUPESH KUMAR AGARWAL
AT 3RD FLOOR CITY MALL, SEVOKE ROAD
SILIGURI , PIN-734001

PLOT LOCATION :-
BHAGAT SINGH SARANI , PUNJABI PARA,
PIN-734001, DARJEELING ,

LAND SCHEDULE :-
MOUZA - R.S- SILIGURI & L.R- SILIGURI PURBA
L.R. PLOT NO. - 495,496
R.S. PLOT NO.- 9665,9666
L.R KHATIANNO-306,13649,13650,13651,13652, 13653,13654,13655,13656,13657,13658,13659,13660, 13661,13662,13663,13664,13665,13666,
NEW L.R-13902
R.S KHATIAN NO -5269,5278
L.R SHEET NO - 19
R.S SHEET NO - 02
J.L NO - R.S-110(88) & L.R- 92
P.S - SILIGURI
DIST - DARJEELING
PARGANA - BAIKUNTHAPUR
WARD NO.- 13 (SMC)



FRONT ELEVATION
SCALE 1:100



SECTION B-B'
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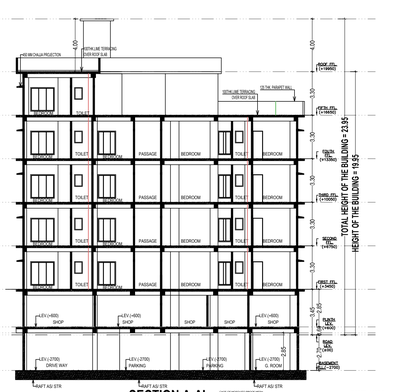

SECTION A-A'
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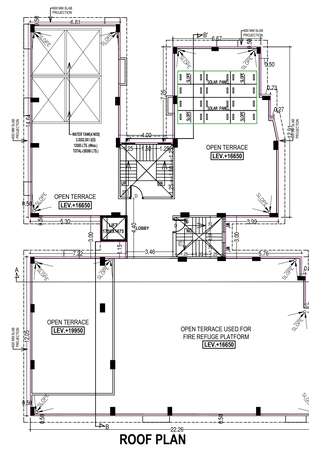
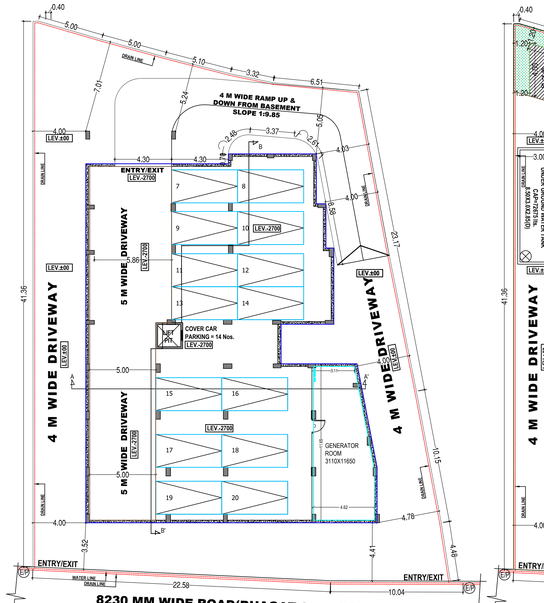
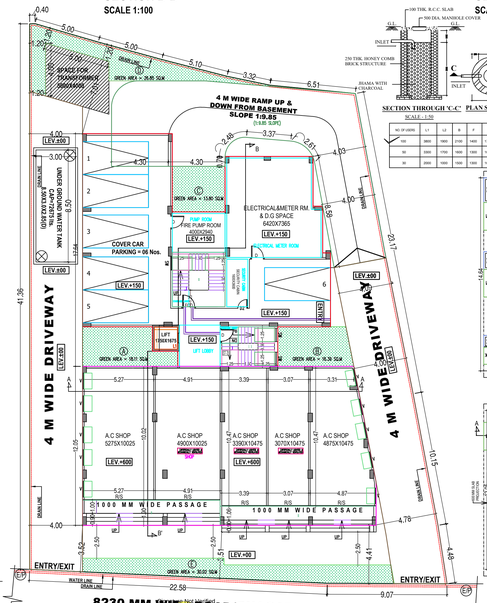


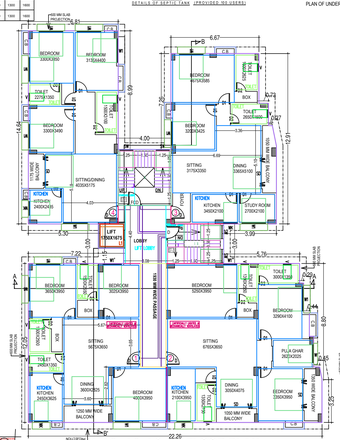
ROOF PLAN
SCALE 1:100



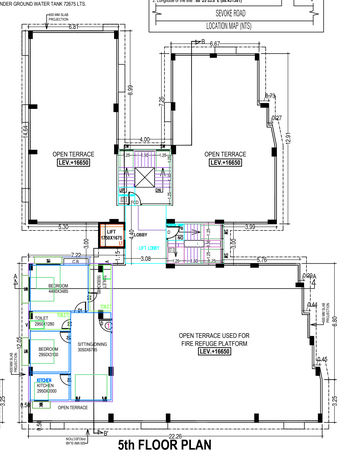
BASEMENT FLOOR PLAN(-2700)
SCALE 1:100



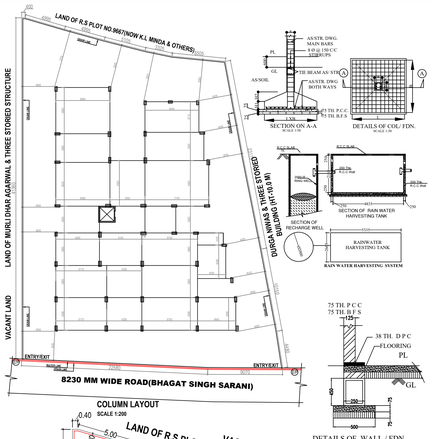
GROUND FLOOR PLAN
SCALE 1:100



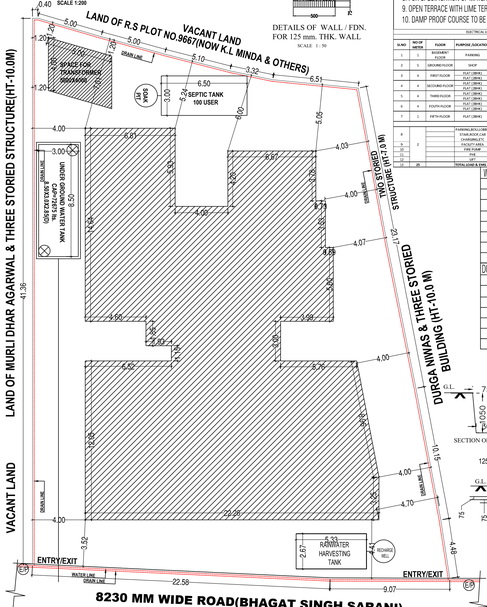
1st,2nd,3rd & 4th FLOOR PLAN
SCALE 1:100



5th FLOOR PLAN
SCALE 1:100



COLUMN LAYOUT
SCALE 1:200



SITE PLAN
SCALE 1:200

BUILDING PLAN

PROJECT
PROPOSED BASEMENT (PARKING) + GROUND (RETAIL SHOP +PARKING) + FIVE STORIED RESIDENTIAL CUM COMMERCIAL BUILDING.

PREMIER DEVELOPERS REPRESENTED BY ONE OF ITS PARTNER SRI. RISHAV GARG
S/O SRI RUPESH KUMAR AGARWAL
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L.R SHEET NO - 19
R.S SHEET NO - 02
J.L NO - R.S-110(88) & L.R- 92
P.S - SILIGURI
DIST - DARJEELING
PARGANA - BAIKUNTHAPUR
WARD NO.- 13(SMC)
HOLDING NO:-39/398 /240773 /A
LUCC MEMO NO.- 13929 DATE:-17-DEC-2024

AREA STATEMENT :-
LAND AREA = 1133.11 SQ.M (AS PER DEED)
LAND AREA = 1133.11 SQ.M (AS PER KHATIAN)
LAND AREA = 1090.13 SQ.M (AS PER SITE)

Sl.no	Description	Permissible	Proposed	Remarks
1	Plot area	-	1090.13	-
2	Area deducted for roads widening	-	00.00	-
3	Net plot area	-	1090.13	-
4	Permissible FAR	2.75	2.75	-
5	Total Built up area	-	3000.00	-
6	Ground coverage	75%	1635.20	60.00%
7	Total Ground coverage	-	1635.20	60.00%
8	Open space	-	545.07	40.00%
9	Parking space	-	27 ECS	-
10	Height of the building	As per rules	19.95 m	-
11	No. of dwelling units	-	02	-
12	No. of shops	-	05	-
13	No. of offices	-	-	-
14	No. of stairs	-	04	-
15	No. of lifts	-	02	-
16	No. of toilets	-	32	-
17	No. of water closet	-	32	-
18	No. of parking	-	27 ECS	-
19	Height of the building	-	19.95 m	-
20	No. of storeys	-	G+4	-
21	Street width	-	8230 mm	-

Area Statement / Abstract

Use	No. of Units	Area
Residential	02	1635.20
Shop	05	1364.80
Total		3000.00

Green Building

Description	Area (Sq.mt.)
Total Plot Area	1090.13
Ground Coverage (40%)	436.05
Green Area (25%)	272.53

Parking

Description	Area (Sq.mt.)
Total Built Up Area	3000.00
Parking Area (1 ECS per 100 Sq.mt.)	30.00

Height of the Building

Description	Area (Sq.mt.)
Floor to Floor Height	19.95