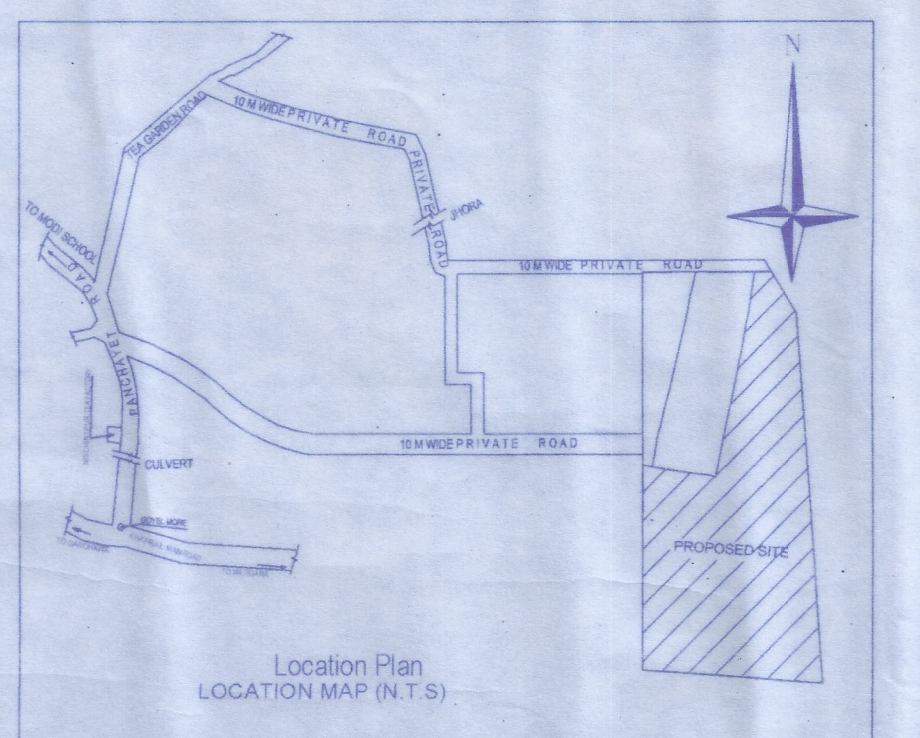
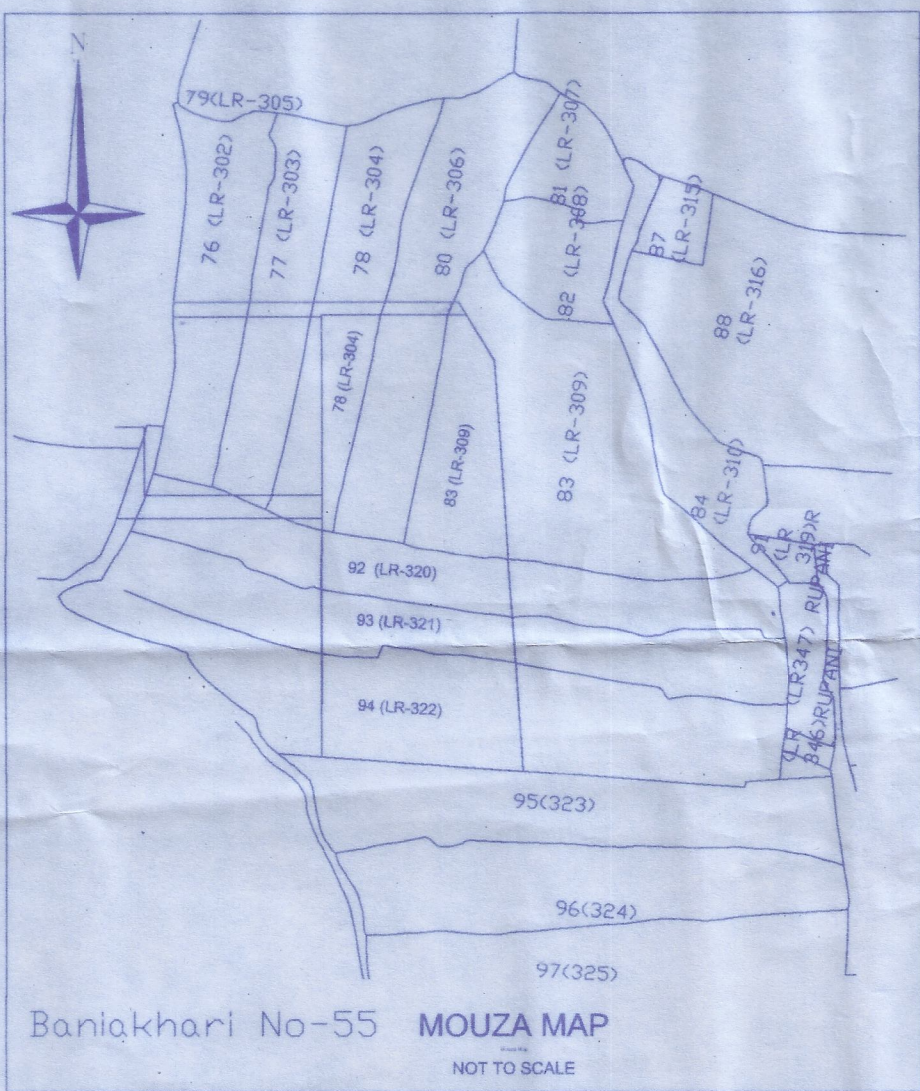




Project Title :LUCC FOR RESIDENTIAL BUILDING



NAME OF OWNER :-
1. TIRUMALA REALCON PVT LTD
AND
2. TIRUPATI ASSETS PVT. LTD
51, SHAKESPEARE SARANI, P.O.- SHAKESPEARE SARANI,
P.S.- BENIAPUR, KOLKATA - 700045
BOTH REPRESENTED BY ITS DIRECTOR
SRI SAURAV GARG S/O SRI GOVIND GARG
AT 113, BLOCK DA, SALT LAKE CITY,
P.O & P.S.- BIDHANNAGAR NORTH 24 PGS.
DIST- KOLKATA -51

PROJECT :-

SITE PLAN THE LAND AND THREE STORED [BLOCK-1, BLOCK-2, BLOCK-3, BLOCK-4, BLOCK-5, BLOCK-6 AND BLOCK-7] RESIDENTIAL BUILDING

LOCATION OF PLOT :-

BANIAKHARI, P.O & P.S.- MATIGARA, DIST.- DARJEELING
UNDER PATHARGHATA G.P.

SCHEDULE OF LAND :-

PLOT NO.- R.S.-83,92,93,94 L.R.- 309,320,321,322
KHATIAN NO.- R.S.-288,287,290,286,289, L.R.- 1519, 527, 528,
J.L. NO.- 55, MOUZA- BANIAKHARI, P.O & P.S.- MATIGARA,
DIST.- DARJEELING, UNDER PATHARGHATA G.P.

AREA OF LAND :- 21.77 ACRES (AS/DEED)
13.36 ACRES OR 54049.36 Sq.m (AS/ KHATIAN)
FUTURE DEVELOPMENT LAND AREA= 17.624 ACRES 71321.20 Sq.m
DEVELOPMENT LAND AREA = 4.146 ACRES OR 16777.50 Sq.m
BLOCK AREA :-
BLOCK 1 - 524.151 BLOCK 4 - 854.888 BLOCK 7 - 1386.574
BLOCK 2 - 778.035 BLOCK 5 - 854.896
BLOCK 3 - 778.035 BLOCK 6 - 932.738
TOTAL BLOCK AREA= 6109.33 SQ.M

NOTE :-
TOTAL NO. OF UNITS- 72
PROVIDED NO. OF UNITS FOR EWS= 25% OF 72 = 18 NOS. (BLOCK-1)
VIDE NOTIFICATION NO.- 14487/SCPC-23A-20211, DATED- 2006/20/11
ISSUED BY GOVERNMENT, OF WEST BANGAL URBAN DEVELOPMENT DEPARTMENT

Tirupati Assets Pvt. Ltd.
Director / Authorised Signatory
TIRUMALA REALCON PVT. LTD.
Director

SIGNATURE OF OWNER

ANIRUDDHA SANYAL, M.Arch. (I/I)
Architect & Urban Designer
COA Regd. No CA/ 98/ 22886
32, HANSHI PRIDE GARDEN, EAST WISDOMUNDA PALLY,
PO, RAIBENDRA SARANI, SILIGURI-65
PH: 9332017483 EMAIL: aniruddha.sanyal@gmail.com

SIGNATURE OF LBS.

AREA STATEMENT: SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY	VERSION NO.: 10.1
PROJECT DETAIL:	VERSION DATE: 30/08/2017
Application No.:	Plot Use: Residential
Application Type: General Proposal	Plot Sub Use: Residential Bldg
Project Type: LUCC	Land Use Zone: Residential
Nature of Development: New	Abutting Road Width: 10
Location: Siliguri Urban Area	Plot No.: R.S.-83,92,93,94 L.R.-309,320,321,322
Sub Location: Siliguri PS(R)	Sheet No.:
Special Project Type: NA	House No.:
Ward No.:	North:
Name of Street: NA	South:
Village Name: BANIAKHARI	East:
	West:

AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 16777.50
NET AREA OF PLOT (A-Deductions)	16777.50
BALANCE AREA OF PLOT (A-Deductions)	16777.50
PLOT AREA FOR COVERAGE (A-Deductions)	16777.50
Plot Area for FAR (A-Deductions)	16777.50
COVERAGE CHECK	
Proposed Coverage Area (36.41%)	6109.33
Proposed Ground Coverage Area (28.15%)	4722.76
Total Prop. Coverage Area (36.41%)	6109.33
FAR CHECK	
BUILT UP AREA CHECK	
Total Built Up Area	0.00
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:
MARGIN DETAIL:

Building / Wing Name	Road Name	Front Margin	Ground Pwork Front Margin	Rear Margin	Ground Pwork Rear Margin	Side1 Margin	Ground Pwork Side1 Margin	Side2 Margin	Ground Pwork Side2 Margin
PropWork-7	10 M Wide Private Road	131.19	0.00	5.21	0.00	82.09	0.00	3.33	0.00
PropWork-6	10 M Wide Private Road	218.35	218.35	6.85	6.85	4.88	4.88	26.12	26.12
PropWork-5	10 M Wide Private Road	198.75	198.75	26.40	26.40	9.70	9.70	26.09	26.09
PropWork-4	10 M Wide Private Road	181.15	181.15	43.95	43.95	8.49	8.49	26.06	26.06
PropWork-3	10 M Wide Private Road	161.55	161.55	63.50	63.50	13.24	13.24	26.04	26.04
PropWork-2	10 M Wide Private Road	143.95	143.95	81.05	81.05	12.03	12.03	22.26	22.26
PropWork-1	10 M Wide Private Road	124.35	124.35	102.60	102.60	3.41	3.41	10.45	10.45