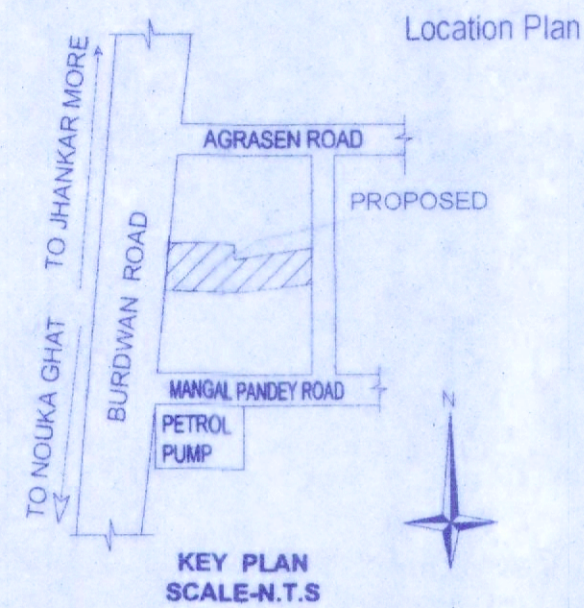
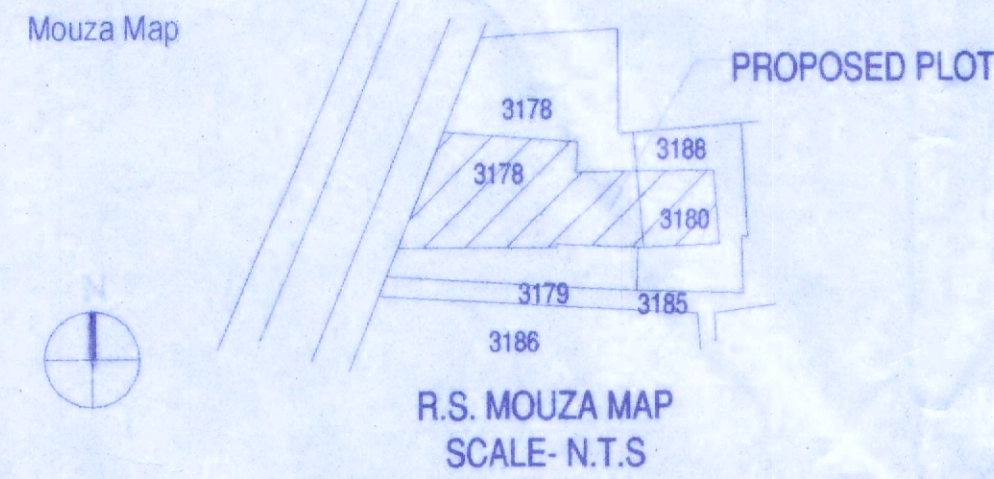


Project Title : PROPOSED LUCC SITE PLAN

**SITE PLAN SHOWING LAND FOR RESIDENTIAL CUM COMMERCIAL BUILDING OF**  
 1. MNDK VENTURES LLP REPRESENTED BY  
 THE DESIGNATED PARTNER MRINAL AGARWAL  
 2. DURGA PRASAD AGARWAL(shah)  
 3. ANUP SHAH  
 4. ALOK SHAH  
 5. AJAY SHAH  
 6. ASHOK KUMAR SHAH  
 7. NEEV NIRMAN REPRESENTED BY DIPAK MUNDHRA AND NARAYAN PRASAD AGARWAL

BURDWAN ROAD, SILIGURI



**LAND SCHEDULE**

MOUZA:- SILIGURI  
 J.L. NO. :- 110(88)  
 PLOT NO. :- 3180(P),3178(P) (R.S),  
 6691,6692,6687,6688,6690,  
 6692,6693,6695,6682,6685,  
 6694,6696,6689(L.R.)  
 KHATIAN NO. :- 1254,1429(R.S),  
 8741,8742,8743,8744,8745,8746,  
 8906(L.R.)  
 WARD NO. :- 9(S.M.C.)  
 P.S. :- SILIGURI  
 DIST. :- DARJEELING

**AREA STATEMENT STATEMENT**

1. LAND AREA (AS/DEED) = 3662.208 SQM.
2. LAND AREA (AS/SITE) = 3662.11 SQM.
3. PERMISSIBLE GROUND COVERAGE = 1831.09 SQM.(50.00%)
4. PROPOSED GROUND COVERAGE = 1478.42 SQM.(40.37%)
5. FLOOR AREA/FLOOR AREA
- A. BASEMENT AREA = 897.82 SQM.
- B. LOWER GROUND FLOOR AREA = 897.94 SQM.
- C. UPPER GROUND TO 2nd FLOOR AREA = 1441.87 SQM.(EACH)
- D. 1st TO 2nd FLOOR AREA = 1313.05 SQM.(EACH)
- E. 3rd. FLOOR AREA = 1016.11 SQM
- F. 4th. to 9th. FLOOR AREA = 1016.11 SQM (EACH)
- G. 10th to 11th FLOOR AREA = 446.14 SQM. (EACH)
7. TOTAL FLOOR AREA = 13888.58 SQM.
8. TOTAL COMMERCIAL AREA = 3436.90 SQM.(24.78%)
9. TOTAL EXAMTED AREA = 2898.42 SQM.
10. PERMISSIBLE F.A.R. = 3
11. PROPOSED F.A.R. =(TOTAL FLOOR AREA-EXAMTED AREA)PLOT AREA = (13888.58-2898.42)/3662.11 = 2.995
- \*\* AS PER MUNICIPAL BUILDING RULES '48 A (2) \*
12. TOTAL NO. OF TENEMENT = 34 NOS.
13. PERMISSIBLE HEIGHT OF THE BUILDING = NO RESTRICTION
14. PROPOSED HEIGHT OF THE BUILDING = 40.00 M.

**FLOOR USE DETAILS**

FLOOR	PARKING	RESIDENTIAL AREA	COMMERCIAL (SHOP) AREA	STAIR,LIFT&SERVICE	TOTAL
FLOOR BASEMENT	846.34			51.48	897.82
LOWER GROUND			825.76	72.18	897.94
UPPER GROUND	465.70		875.06	100.89	1441.67
FLOOR-01		344.09	868.03	100.93	1313.05
FLOOR-02		344.09	868.03	100.93	1313.05
FLOOR-03		768.16		245.59	1016.11
FLOOR-04		770.52		245.59	1016.11
FLOOR-05		770.52		245.59	1016.11
FLOOR-06		770.52		245.59	1016.11
FLOOR-07		770.52		245.59	1016.11
FLOOR-08		770.52		245.59	1016.11
FLOOR-09		770.52		245.59	1016.11
FLOOR-10		344.09		102.05	446.14
FLOOR-11		344.09		102.05	446.14
<b>TOTAL</b>	<b>1312.04</b>	<b>6767.64</b>	<b>3436.90</b>	<b>2352.00</b>	<b>13888.58</b>

**DECLARATION:-**  
 1. I SHALL MAINTAIN 2.50 M. FRONT OPEN SPACE AT GROUND.  
 2. I SHALL NOT EVEN CONSTRUCT STEPS WITHIN THE SAID FRONT OPEN SPACE.

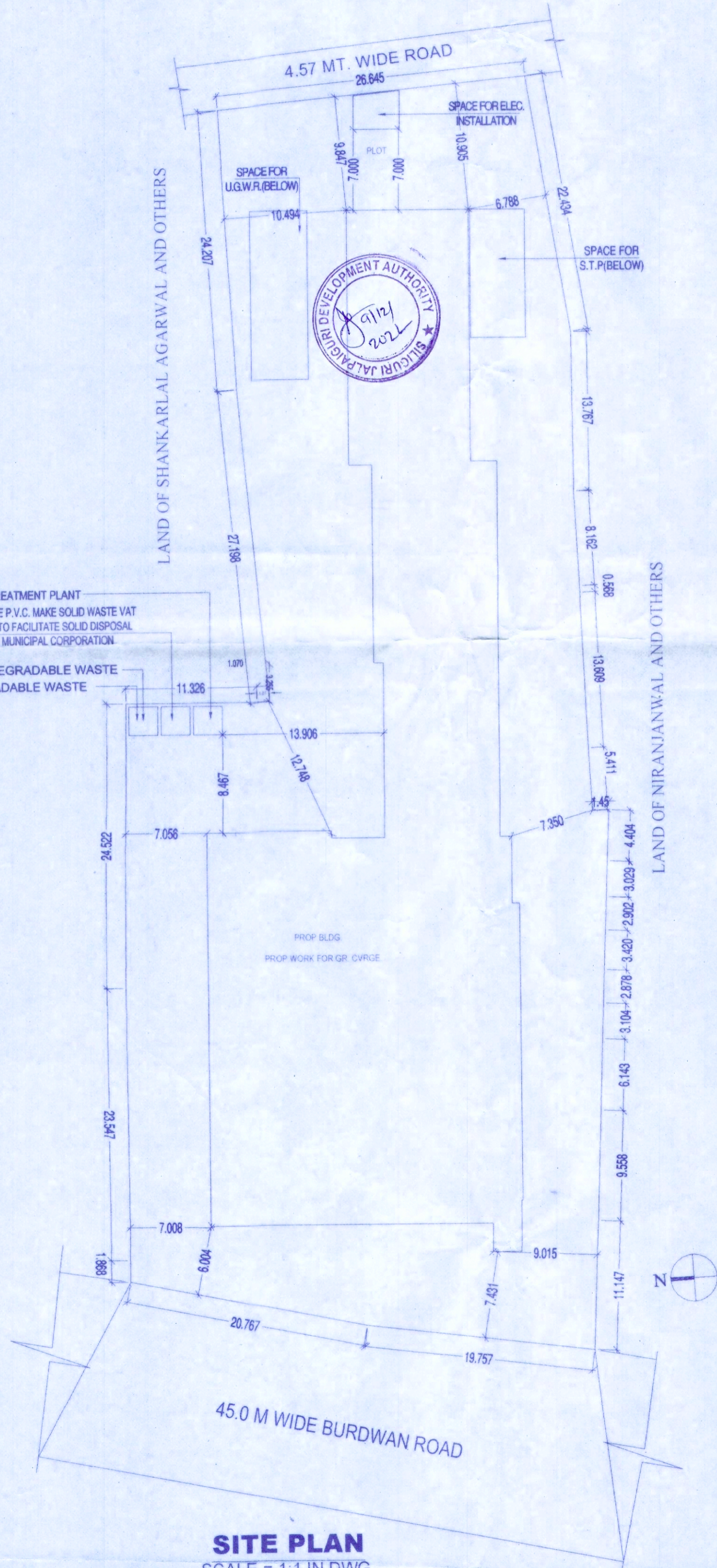
CONSTITUTED ATTORNEY OF  
 1. DURGA PRASAD AGARWAL  
 2. ANUP SHAH  
 3. ALOK SHAH  
 4. AJAY SHAH  
 5. ASHOK KUMAR SHAH

MNDK VENTURES LLP  
 PARTNER

NEEV NIRMAN  
 PARTNER  
 NARAYAN PRASAD AGARWAL  
 PARTNER

RIYA BISWAS (B.Arch)  
 CA/2019/112919

SIGNATURE OF ARCHITECT/L.B.S.



**SITE PLAN**  
 SCALE = 1:1 IN DWG.  
 1:200 IN PRINT COPY

AREA STATEMENT: SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY	VERSION NO.: 1.0.1		
PROJECT DETAIL :	VERSION DATE: 30/08/2017		
Application No. :-	Plot Use :Residential		
Application Type :General Proposal	Plot SubUse :ResiComm Bldg		
Project Type :LUCC	Land Use Zone :Residential		
Nature of Development :New	Abutting Road Width :45		
Location :Siliguri Urban Area	Plot No. :3180(P),3178(P) (R.S), 6691,6692,6687,6688,6690, 6692,6693,6695,6682,6685, 6694,6696,6689(L.R.)		
SubLocation :Siliguri (M)	Sheet No. :-		
Special Project Type :NA	House No. :-		
Ward No. :-	North :-		
Name of Street :NA	South :-		
Village Name :-	East :-		
	West :-		
<b>AREA DETAILS :</b>			
AREA OF PLOT (Minimum)	(A)	SQ.MT.	3662.11
NET AREA OF PLOT	(A-Deductions)		3662.11
BALANCE AREA OF PLOT	(A-Deductions)		3662.11
PLOT AREA FOR COVERAGE	(A-Deductions)		3662.11
Plot Area for FAR	(A-Deductions)		3662.11
<b>COVERAGE CHECK</b>			
Proposed Coverage Area ( 40.37 %%% )			1478.42
Proposed Ground Coverage Area ( 40.37 %%% )			1478.42
Total Prop. Coverage Area ( 40.37 %%% )			1478.42
<b>FAR CHECK</b>			
<b>BUILT UP AREA CHECK</b>			
Total BuiltUp Area			0.00
ARCH / ENGG / SUPERVISOR (Regd)		<b>OWNER</b>	
DEVELOPMENT AUTHORITY		<b>LOCAL BODY</b>	

**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
PROP.BLDG.	45.0 M WIDE BURDWAN ROAD	6.00	6.00	9.85	9.85	6.52	6.52	7.01	