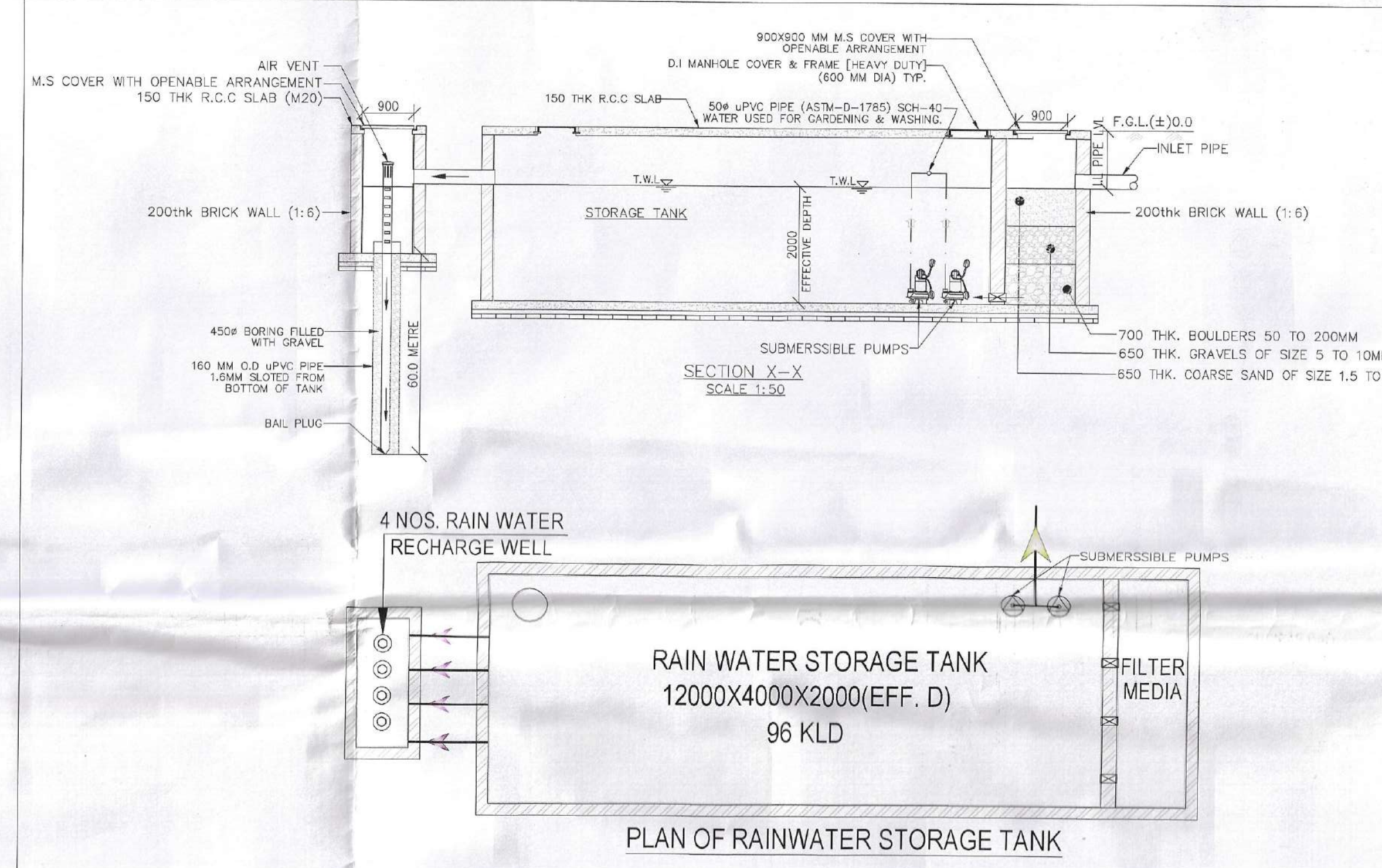


GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL EXTERNAL WALLS SHALL BE 200MM THICK AND INTERNAL WALL SHALL BE 125 MM THICK.
4. ALL MASONRY WORK WILL BE CARRIED OUT WITH FLY ASH BASED A.A.C BLOCK.
5. SOLAR WIND OR OTHER REVERSIBLE ENERGY SHALL BE INSTALLED TO MEET ELECTRICITY GENERATION EQUIVALENT TO AT LEAST 10% OF THE CONNECTED LOAD OR AS PER THE STATE / LOCAL BUILDING BY-LAWS REQUIREMENT, WHICHEVER IS HIGHER.

FLAT MATRIX

BLOCK	TYPE B (BHK-2T)	TYPE C (BHK-2T)	TOTAL
1	24	56	80
2	32	96	128
3	---	32	32
TOTAL	56	184	240



- LEGENDS:**
- SEWERAGE LINE
 - STORM WATER LINE
 - MUNICIPAL WATER SUPPLY (MWS)
 - DOMESTIC WATER SUPPLY (DWS)
 - WATER SUPPLY FOR GARDENING/CAR WASH (GWS)
 - 800X600 INSPECTION PIT FOR SEWER DEPTH UPTO 1.0M FROM F.G.L.
 - 750X600 INSPECTION PIT FOR SEWER DEPTH ABOVE 1.0M AND UPTO 1.5M FROM F.G.L.
 - 800X600 CATCH PIT FOR STORM DEPTH UPTO 1.0M FROM F.G.L.
 - 750X600 CATCH PIT FOR STORM DEPTH ABOVE 1.0M AND UPTO 1.5M FROM F.G.L.
 - VALVE CHAMBER 800X600MM DEPTH UPTO 900MM
 - WATER POINT FOR GARDENING / CAR WASH
 - 450X450 INSPECTION PIT FOR SEWER DEPTH UPTO 0.60M FROM F.G.L.

PROJECT: REVISED BUILDING PLAN SHOWING ONE BLOCK BASEMENT + GROUND + 8 STORED AND TWO NUMBER OF BLOCKS GROUND + 8 STORED RESIDENTIAL CUM COMMERCIAL BUILDING AND ONE SINGLE STORED AMENITY BUILDING.

NAME OF OWNERS: 1. SAGARMATHA PROJECTS PRIVATE LIMITED
2. SRI NARESH AGARWAL
3. SMT SHASHI AGARWAL
4. SRI ROHIT AGARWAL
5. SRI RAHUL AGARWAL
6. AISHWARIYA AGARWAL
7. NIKITA AGARWAL
8. SRI TILAK BANSKOTA

LOCATION: MATIGARA, SILIGURI

LAND SCHEDULE: GOURCHARAN L.R. KHATAN NO. - 6190,6178,6183,6187, 6182,6175,6204,6173, 6192,6202,6177,6186,6203, 6174,6191,6189,6201, 6200,6188,6185,6176,5443

R.S. PLOT NO.: - 54,59,62,66 P.S. - MATIGARA

L.R. PLOT NO.: - 43,44,45,49,52,65 DIST. - DARJEELING

LATITUDE: - 23°43'53.57" N

LONGITUDE: - 88°22'59.01" E

AREA STATEMENT:-

1. LAND AREA (AS/DOCUMENTS) = 10521.74 SQM.
2. LAND AREA (AS/SITE) = 10521.13 SQM.
3. PERMISSIBLE GROUND COVERAGE = 5260.57 SQM. (50.00%)
4. PROPOSED GROUND COVERAGE = 4471.69 SQM. (42.50 %)
5. UNDER CONSTRUCTION BLOCK -2
- A) BASEMENT FLOOR AREA = 2821.80 SQM.
- B) GROUND FLOOR AREA = 2164.49 SQM.
- C) TYPICAL (1ST TO 8TH) FLOOR AREA = 1724.08 SQM. (EACH)
- D) TOTAL FLOOR AREA IN BLOCK-2 = 18578.93 SQM.
6. UNDER CONSTRUCTION AMENITY BLOCK
- A) GROUND FLOOR AREA = 75.95 SQM.
- PROPOSED BLOCK -1
- A) GROUND FLOOR AREA = 1230.68 SQM.
- B) TYPICAL (1ST TO 8TH) FLOOR AREA = 1044.81 SQM. (EACH)
- C) TOTAL FLOOR AREA IN BLOCK-1 = 9598.16 SQM.
- PROPOSED BLOCK -3
- A) GROUND FLOOR AREA = 486.37 SQM.
- B) TYPICAL (1ST TO 8TH) FLOOR AREA = 456.97 SQM. (EACH)
- C) TOTAL FLOOR AREA IN BLOCK-3 = 4142.13 SQM.
7. TOTAL FLOOR AREA ALL BLOCK = 32395.17 SQM.
8. TOTAL UNDERCONSTRUCTION (BLOCK-2 & AMENITY) BLOCKS AREA = 18654.88 SQM.
9. TOTAL PROPOSED (BLOCK-1 & BLOCK-2) BLOCKS AREA = 13740.29 SQM.
10. TOTAL COMMERCIAL AREA = 210.15 SQM.
11. TOTAL NO. OF TENEMENT = 240 NOS.
12. TENEMENTS DETAILS
- (A) MORE THAN 75 SQM. BUT LESS THAN 100 SQM. = 240
13. REQUIRED PARKING = 82 NOS.
14. PROPOSED PARKING = 203 NOS.
15. PERMISSIBLE F.A.R. = 3.08
- ** AS PER S.J.D.A. RULES 21-2(A) PAGE NO. 14.
16. PROPOSED F.A.R. = 3.0790
17. PROPOSED HEIGHT OF THE BUILDING = 27.50 M
18. PERMISSIBLE GREEN AREA = 2104.23 SQM. (20.00%)
19. PROPOSED GREEN AREA = 2122.01 SQM. (20.17%)
20. APPROVED L.U.C.C. MEMO NO. - 5971/S/J.D.A. DATED - 28.04.2021
21. PREVIOUSLY APPROVED BUILDING PLAN VIDE NO. -711/MPS DATED - 30.12.2021
22. TOTAL NO. OF TENEMENT > 240 NOS.
- BLOCK-1: 1.2BHK - 32 NOS.
- BLOCK-2: 1.2BHK - 24 NOS.
- BLOCK-3: 1.2BHK - 32 NOS.
- 1.2BHK - 88 NOS.
- 1.2BHK - 56 NOS.
- PARKING CALCULATION
- FOR COMMERCIAL = (210.15-50)/100 = 2 NOS.
- FOR RESIDENTIAL (TENEMENTS AREA MORE THAN 75 BIT LESS THAN 100 SQM.) = 240/3 = 80 NOS.
- TOTAL REQUIRED PARKING = 82 NOS.
- PROPOSED PARKING = 203 NOS.
- (BASEMENT=79 NOS., GR. FL. = 124 NOS.)
- F.A.R. CALCULATION
- = 32395.17 SQM./10521.13 SQM. = 3.0790

DECLARATION OF OWNERS:
I/WE HEREBY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE B.A.L.S. SIGNING THE BUILDING PLAN APPLICATION OR IN HIS ABSENCE BY ANY OTHER B.A.L.S. OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

Sri Sakshi

DECLARATION OF STRUCTURAL ENGINEER:
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

WHEREVER I/WE SHALL BE HELD RESPONSIBLE FOR ANY STRUCTURE DAMAGE/FAILURE HAPPENED DURING CONSTRUCTION PERIOD AND THERE AFTER BEYOND DATE OF TAKING OCCUPANCY CERTIFICATE.

SANJIV KUMAR
M.E. (STRUCT.), M.E. (CONSTR. ENG.)
R.C.E. (REG. NO. 101333-4)
R.E.E. NO. 1840/K.M.C.
STRUCTURAL-27/B.M.C.

SIGNATURE OF STRUCTURAL ENGINEER

SIGNATURE OF ARCHITECT / L.B.S.

DECLARATION OF ARCHITECT / L.B.S.:
I/WE HEREBY DECLARE THAT THE KEY PLAN, SITE PLAN AND THE BUILDING PLAN HAVE BEEN PREPARED UNDER MY SUPERVISION AND I SHALL BE RESPONSIBLE FOR THE SUPERVISION OF THE BUILDING.

RIVIA BISWAS (B.Arch)
CA/2019/113918

SIGNATURE OF ARCHITECT / L.B.S.

GROUND FLOOR PLAN

SCALE:- 1:200

DATE: 06.07.2022

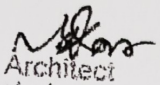
SHEET NO.: - 01

C.D. BY:- K. K. ROY

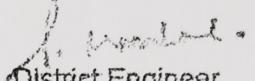
ARCHITECT:- GREEN ARCHITECTURE CONSULTING ENGINEERS PVT. LTD.

F-6108, 1ST FLOOR, CITY CENTRE, OFFICE BLOCK UTTORAYAN, SILIGURI-734010

May be Sanctioned


Architect
Siliguri Mahakuma Parishad

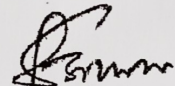
Technically Approved

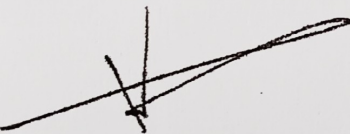

District Engineer
Siliguri Mahakuma Parishad
Siliguri, Dist. Darjeeling

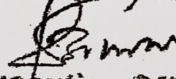
The Construction of the Building shall be supervised by the Licensed Building Surveyor/Architect signing the plan application. Unless otherwise approved by the Authority the permission shall remain valid for a period of TWO YEARS.

Registration No.²³⁰..... Permission Granted/Permission granted subject to the condition as noted in the ORDER. Building plans also to be approved by the Matigara Panchayat Samity, before the proposed construction undertaken

VIDE ORDER NO ¹¹⁷...../MPS
DATE 13 10 2023-


Executive Officer
Matigara Panchayat Samity
P.O. Kadamtala, Dist. Darjeeling


Sub Assistant Engineer (B.P.C.)
Matigara Development Block
P.O. Kadamtala, Dt. Darjeeling

APPROVE

Executive Officer
Matigara Panchayat Samity
P.O. Kadamtala, Dist. Darjeeling