

Renewed up to 08-09-2019  
 The said Plan has already been approved  
 Addn order no. 285/MP  
 08-09-12  
 Sub-Asstt Engineer (BPC)  
 Matigara Development Block

NOTES :-  
 # All dimensions in millimetre.  
 # All External & Internal walls 125 Th. unless otherwise stated.  
 # Only written dimensions to be followed.  
 # General specifications for materials & workmanship as per NBC 1984.  
 # First class Brick work in 4:1/3:1 sand cement mortar.  
 # Grade of concrete M20 & that of steel Fe415.

LOCATION OF SITE :-  
 MATIGARA, KHAPRAIL ROAD  
 UNDER PATHARGHATA GRAMPANCHAYET SAMITY

LAND SCHEDULE :-  
 PLOT NO : 95, 96, 97 ( OLD ) ; 323, 324, 325 ( NEW )  
 KHATIAN NO : 774 ( OLD ), 60, 73, 165, 166, 227 ( NEW )  
 PARGANA : PATHARGHATA  
 JL NO : 55  
 MOUZA : BANIAKHARI  
 PS : MATIGARA  
 DIST : DARJEELING  
 UNDER PATHARGHATA GRAMPANCHAYET SAMITY

OWNER(S) :- ( Demarcated in the Site Plan as Part B )  
 1. SRI NARENDRA CHANDRA GARG  
 S/O SRI YOGRAJ GARG  
 2. SRI NIRMAL GARG  
 S/O SRI YOGRAJ GARG

PROJECT TITLE :-  
 PROPOSED RESIDENTIAL COMPLEX UNDER  
 PATHARGHATA GRAM PANCHAYAT

I do hereby declare that the building proposed for construction shall be supervised by the BA / LBA signing the Building Plan application or in his absence by any other BA / LBS of the appropriate category and as approved by the authority.

Narendra C Garg & Nirmal Garg

SIGNATURE OF OWNER (S)

I hereby confirm and certify with full responsibility that the building plan has been drawn as per provisions of T & CP Act 1973 and GPR of Sikkim Jangpaul Development Authority as amended from time to time and that the site conditions including the width of the common passage or SMC / Archd Road conform with the plan and it is a suitable site and not a lake or filled up land. It is an absolute vacant and sold land.

S. A. B. (REDD)  
 Matigara Development Block  
 P.O. Kadamtala, Dist. Darjeeling

SIGNATURE OF ARCHITECT

The structural design and drawings of both foundation and super structure of the building has been made by me considering all possible load including the seismic load as per the national building code of India and certified that it is safe and stable in all respects.

VINAY K. GHOSH  
 Licen. No. 101/2010/1010/1010  
 SIDA Regd. No. 07/1982/1010

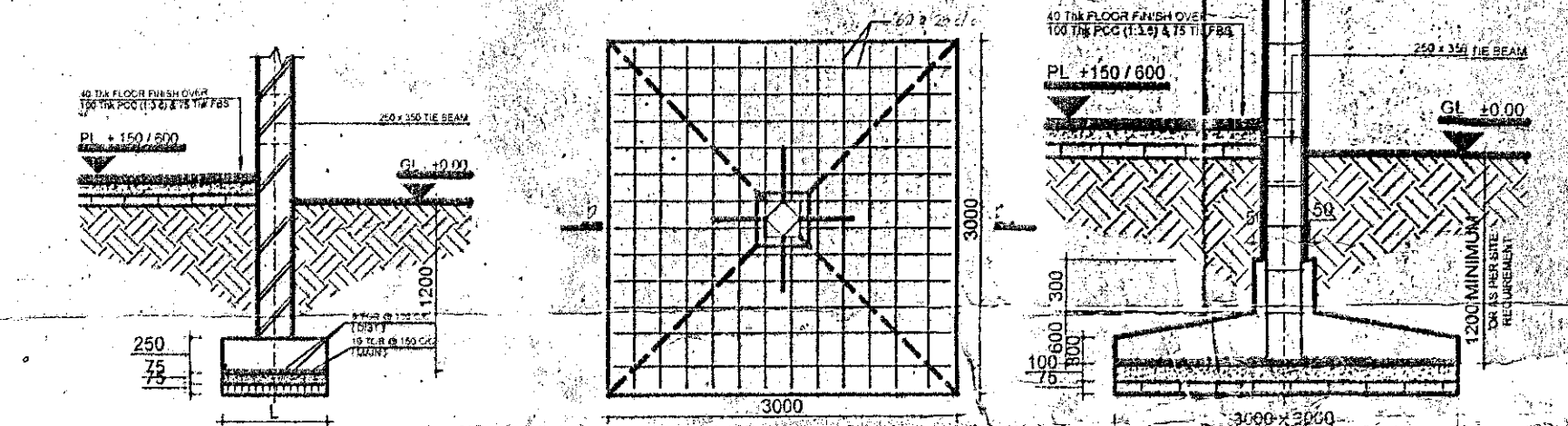
SIGNATURE OF STRUCTURAL ENGINEER

DRAWING TITLE :-  
 SITE PLAN

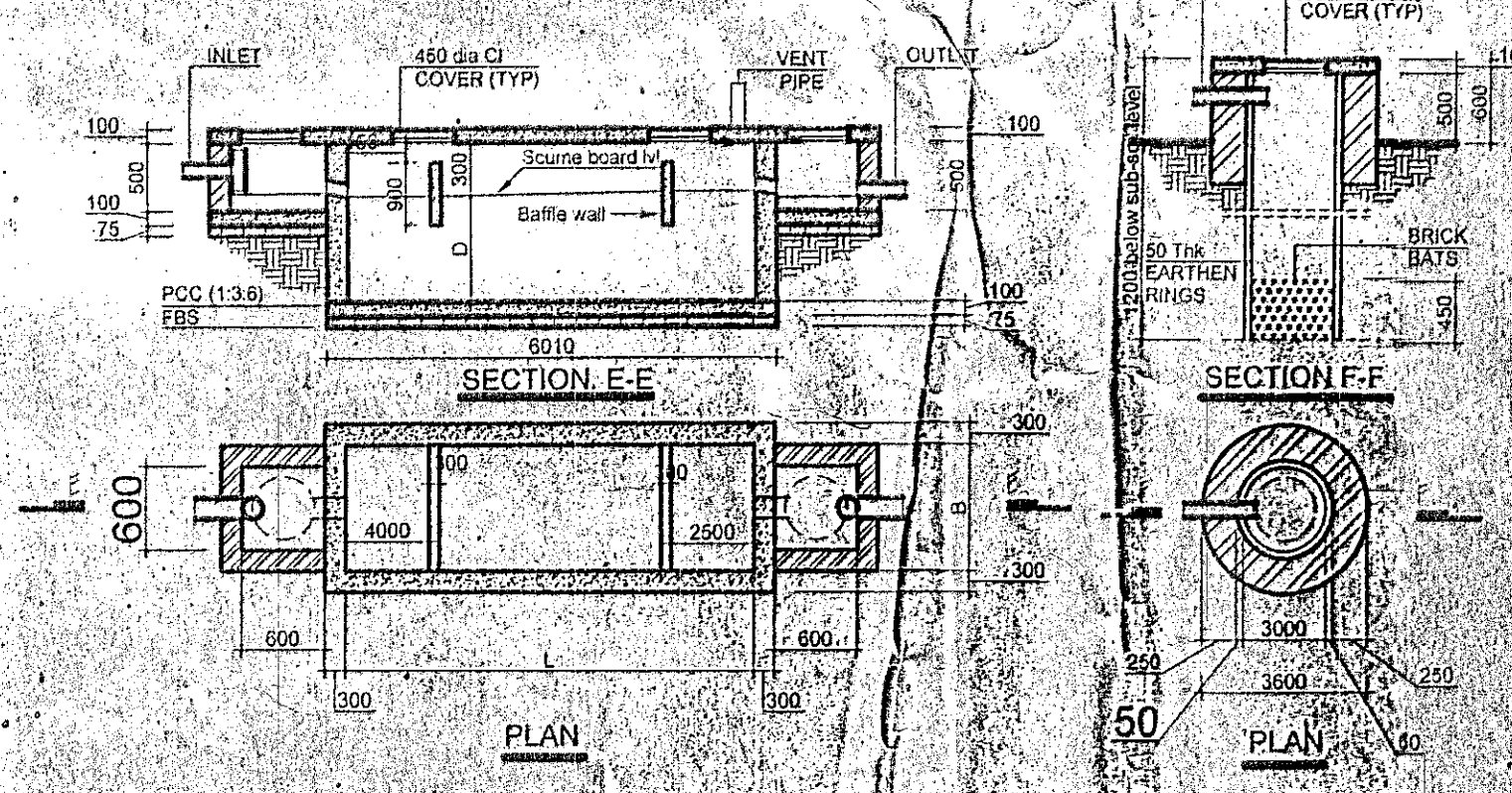
|             |             |
|-------------|-------------|
| SCALE       | JOB NO      |
| 1:600       | 0707-C-SJDA |
| DATE        | SHEET NO    |
| 08-08-2012  | 0707-A-1/11 |
| DEALT       | CHECKED     |
| MANIK GHOSH |             |

Sub-Asstt Engineer (BPC)  
 Matigara Development Block  
 Velled  
 (Tanay Das Chowdhury, B.Tech) Sarniti Planner  
 Matigara Panchayat Samity  
 P.O. Kadamtala, 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 ONE YEAR.  
 Registration No. 255/2011/PS  
 Permission granted/Permitted granted subject to the condition of making the ORDER  
 VIDEO ORDER NO. 255/MP  
 DATE 18/12/2012  
 Executive Officer  
 Matigara Panchayat Samity  
 P.O. Kadamtala, Dist. Darjeeling

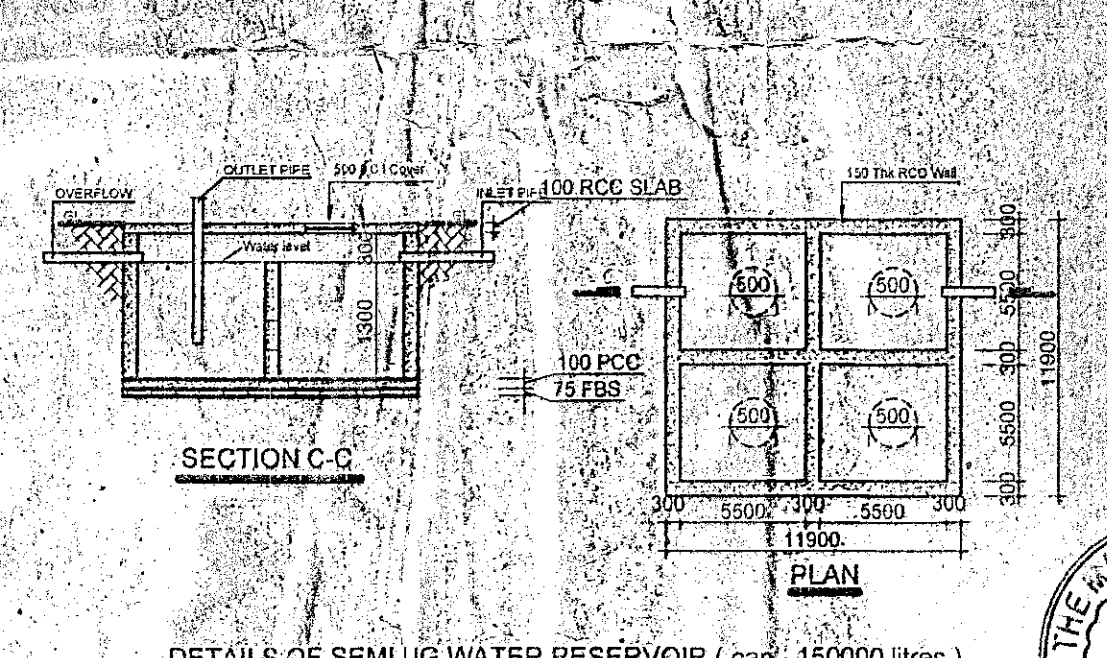
APPROVED  
 Executive Officer  
 Matigara Panchayat Samity  
 P.O. Kadamtala, Dist. Darjeeling



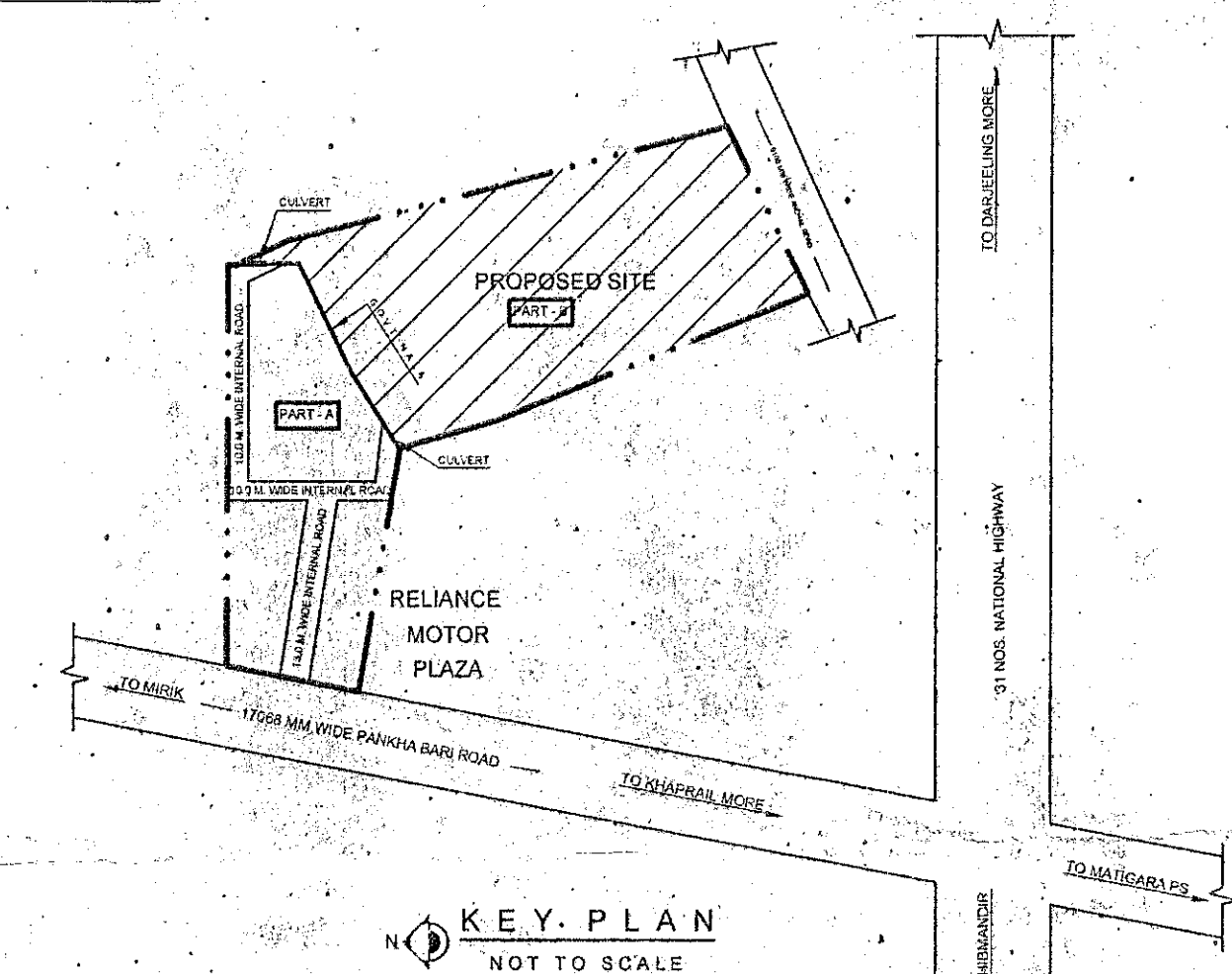
| NO. OF USERS | LENGTH | WIDTH | DEPTH |
|--------------|--------|-------|-------|
| 15           | 2.00   | 0.90  | 1.30  |
| 30           | 3.20   | 1.20  | 1.30  |
| 50           | 4.00   | 1.40  | 1.30  |
| 150          | 10.90  | 2.70  | 1.00  |



PLAN & SECTION OF SEPTIC TANK & SOAK PIT

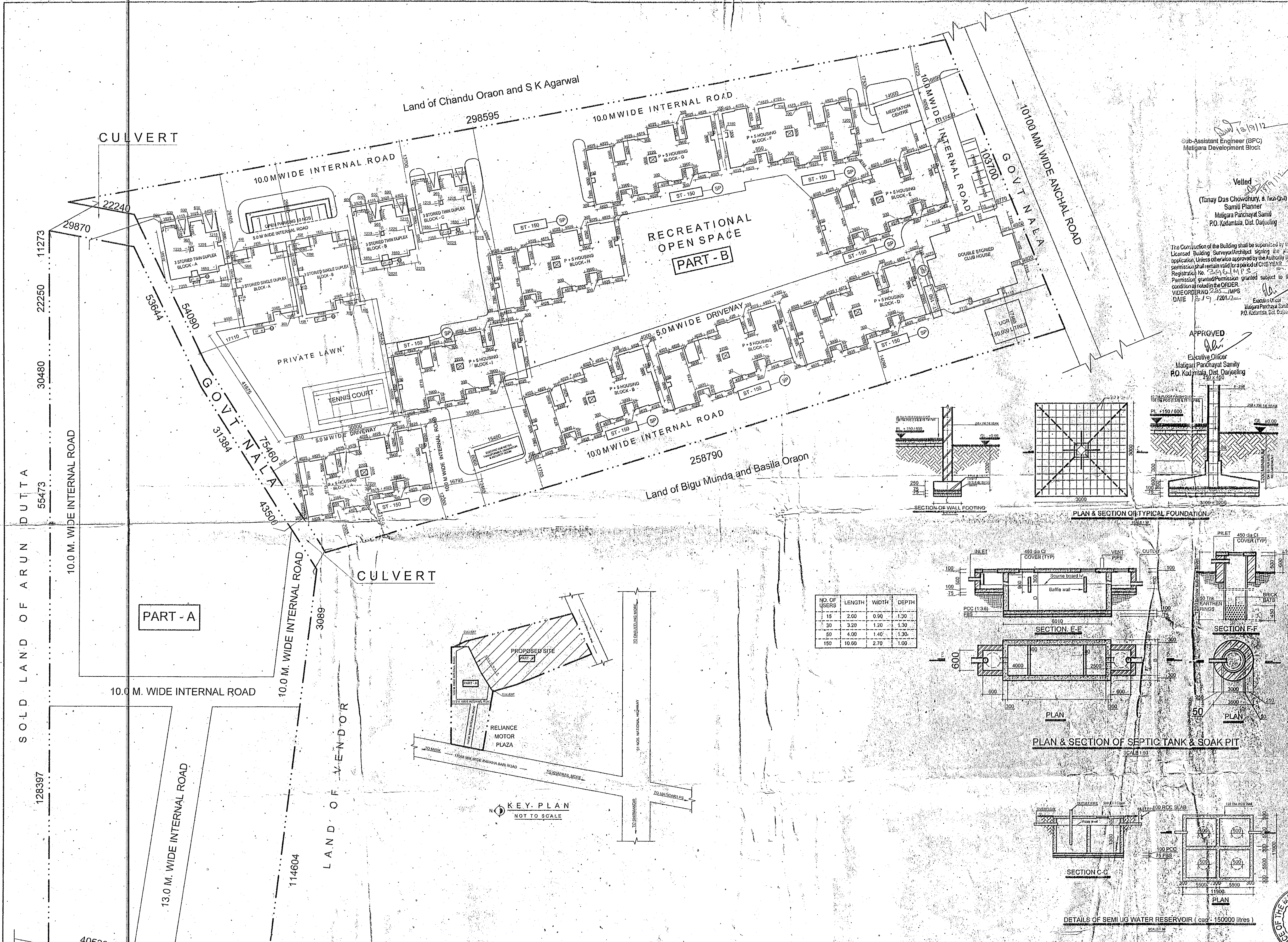


DETAILS OF SEMI UG WATER RESERVOIR ( capd - 150000 litres )



KEY PLAN NOT TO SCALE

| AREA STATEMENT  | BLOCK WISE CALCULATION   | THREE STORED TWIN DUPLEX   | THREE STORED DUPLEX  | TWO STORED CLUB HOUSE  | TWO STORED W.E.S.B. ELECTRICAL & SECURITY   | MENTATION CENTRE   |
|---|--|--|--|--|---|--|
| AREA OF PLOT = 31928.11 SQM<br>PERMISSIBLE GROUND COV. 50.0 % = 15964.055 SQM<br>PROPOSED GROUND COV. 28.213 % = 9007.945 SQM<br>PROPOSED HEIGHT = 18.0 M<br>PROPOSED HEIGHT = 17.70 M<br>USE / OCCUPANCY = RESIDENTIAL<br>LEFT OPEN SPACE = 22920.165 SQM<br>PERMISSIBLE FAR = 3.0<br>PROPOSED FAR = 1.4054<br>GROUND COVERAGE = 717.232 x 9 + 283.173 x 3 + 420.35 x 2 + 642.95 + 93.698 + 126.0 = 9007.945 SQM<br>TOTAL BUILTUP AREA = 4303.392 x 9 + 712.178 x 3 + 1242.436 x 2 + 1222.215 + 172.832 + 126.0 = 44872.979 SQM<br>TOTAL PARKING REQD 205 NOS. & PROVIDED 205 NOS. | P-2.5 STORED HOUSING<br>Tenement 1,5,9,13,17 = 180,231 SQM<br>Tenement 2,8,10,14,18 = 178,034 SQM<br>Tenement 3,7,11,15,19 = 178,180 SQM<br>Tenement 4,6,12,16,20 = 180,927 SQM<br>Total Area ( Per Floor ) = 717,232 SQM<br>Total Floor Area ( Per Block ) = 4303.392 SQM<br>PARKING REQD PER BLOCK 20 NOS<br>PROPOSED HEIGHT = 17.70 M<br>TOTAL 9 BLOCKS<br>TOTAL FLOOR AREA OF HOUSING = 38730.528 SQM<br>TOTAL PARKING REQD 20 x 9 = 180 NOS | Total Floor Area ( Per Block ) = 712.178 SQM<br>Total Floor Area ( Per Unit Duplex ) = 356.089 SQM<br>PARKING REQD PER BLOCK 2 NOS<br>PROPOSED HEIGHT = 10.98 M<br>TOTAL 3 BLOCKS<br>TOTAL FLOOR AREA OF DUPLEX = 2136.534 SQM<br>TOTAL PARKING REQD 2 x 3 = 6 NOS | Total Floor Area ( Per Block ) = 1242.436 SQM<br>PARKING REQD PER BLOCK 6 NOS<br>PROPOSED HEIGHT = 12.1 M<br>TOTAL 2 BLOCKS<br>TOTAL FLOOR AREA OF THESE STORED DUPLEX = 2484.872 SQM<br>TOTAL PARKING REQD 6 x 2 = 12 NOS | Total Floor Area = 1222.215 SQM<br>PARKING REQD PER BLOCK 6 NOS<br>PROPOSED HEIGHT = 11.65 M | Total Floor Area = 172.832 SQM<br>PARKING REQD PER BLOCK 1 NO<br>PROPOSED HEIGHT = 7.31 M | Total Floor Area = 126.0 SQM<br>PARKING REQD PER BLOCK 1 NOS<br>PROPOSED HEIGHT = 7.20 M |



SITE PLAN SCALE 1:600