

**DOOR AND WINDOW SCHEDULE**

DOOR	WINDOW
F.C.D= 1200X2250	W1=1500X1800
D = 1200X2250	W2=1200X1350
D1= 1050X2400	W3=1100X1350
D2= 900X2250	V=600X600
D3= 750X2250	SW=1200X1200
SD= 2400X2250	
SD1= 1500X2250	

**PROJECT TITLE :-**  
 PROPOSED GROUND + SEVEN STORIED RESIDENTIAL BUILDING OF 1. SRI.GURU CHARAN ROY, S/O. ANANTA KUMAR ROY, AND 2. SRI.SANTANU CHAKRABORTY, AT SHIVMANDIR , P.S MATIGARA, DIST. DARJEELING, G.P. ATHARAKHAI

**OWNERS NAME :-**  
 1. SRI.GURU CHARAN ROY  
 S/O. ANANTA KUMAR ROY,  
 2. SRI.SANTANU CHAKRABORTY  
 S/O SHIBATOSH CHAKRABORTY.

**PROJECT LOCATION :-**  
 SHIVMANDIR , P.S MATIGARA, DIST. DARJEELING, G.P.- ATHARAKHAI.

**SCHEDULE OF LAND :-**

MOUZA = BAIRATISHAL, J.L. NO. = 70 L.R.PLOT NO. = 389,390,388,391 R.S. PLOT NO. = 351,354,355,356,357 L.R.KHATIAN NO. 6056,7262 LATITUDE :- 26°42'56.07" N	R.S. KHATIAN NO. 19,21,22 SHEET NO.= 1 (L.R.) & (R.S) P.S.= MATIGARA DIST. DARJEELING G.P.= ATHARAKHAI LONGITUDE :- 88°21'30.13" E
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**AREA STATEMENT**

1. LAND AREA (AS DEED)	= 4471.24 SQM.
2. LAND AREA (AS SITE)	= 4326.81 SQM.
3. PERMISSIBLE GROUND COVERAGE	= 2163.41 SQM.(50.00%)
4. PROPOSED GROUND COVERAGE	= 1770.97 SQM.(40.93%)
5. PUMP ROOM AREA	= 66.98 SQM.
6. GROUND FLOOR AREA	= 1768.73 SQM.
7. FIRST FLOOR AREA	= 1401.67 SQM.
8. TYPICAL (2ND TO 7TH) FLOOR AREA	= 1401.67 SQM. (EACH FLOOR)
	= (1401.67 X 6) SQM.
	= 9811.69 SQM.
9. TOTAL FLOOR AREA	= 11580.42 SQM.
10. TOTAL TENEMENT AREA	= 1149.78 SQM.(EACH FLOOR)
	= (1149.78 X 7) SQM.
	= 8048.46 SQM.
11. WING-1	
A. FIRST FLOOR AREA	= 632.88 SQM.
B. TYPICAL FLOOR (2ND TO 7TH) AREA	= 632.88 SQM.
12. WING-2	
A. FIRST FLOOR AREA	= 768.79 SQM.
B. TYPICAL (2ND TO 7TH) FLOOR AREA	= 768.79 SQM.(EACH)
13. EXEMPTION AREA:-	
I. PUMP ROOM AREA	= 66.98 SQM.
II. GROUND FLOOR	
a. STAIRCASE AREA	= 76.07 SQM.
b. LIFT AREA	= 24.31 SQM.
c. LIFT LOBBY	= 12.00 SQM.
d. PARKING AREA	= 1656.35 SQM.
III. FIRST FLOOR	
a. STAIRCASE AREA	= 76.24 SQM.
b. LIFT AREA	= 24.31 SQM.
c. LIFT LOBBY	= 12.00 SQM.
IV. TYPICAL FLOOR (2ND TO 7TH)	
a. STAIRCASE AREA	= 76.24 SQM.
b. LIFT AREA	= 24.31 SQM.
c. LIFT LOBBY	= 12.00 SQM.
TOTAL EXEMPTED AREA	= 966.02 SQM.
14. AREA FOR F.A.R.	= 10614.40 SQM.
15. NO. OF TENEMENTS	= 91
16. REQUIRED PARKING	= 32 NOS.
17. PERMISSIBLE F.A.R.	= 2.80
18. PROPOSED F.A.R.	= 2.45
19. PROPOSED HEIGHT OF THE BUILDING	= 25.9 M
20. REQUIRED PARKING	= 32 NOS.
TENEMENT BETWEEN (UPTO 50 SQM)	= 7 NOS./6- 1 NOS.
TENEMENT BETWEEN (50 TO 75 SQM)	= 14 NOS./4- 4 NOS.
TENEMENT BETWEEN (75 TO 100 SQM)	= 49 NOS./3- 16 NOS.
TENEMENT BETWEEN (100 TO 120 SQM)	= 21 NOS./1- 11 NOS.
21. PROPOSED PARKING	= 91 NOS.
(OPEN PARKING = 23 NOS. & COVERED PARKING = 67 NOS.)	

**NOTES**

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

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

**SIGNATURE OF OWNER(S)**  
 [Signature]  
 [Name]

**SIGNATURE OF GEO-TECHNICAL ENGINEER**  
 [Signature]  
 [Name]

**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. MOREOVER, I/WE SHALL BE HELD RESPONSIBLE FOR ANY STRUCTURE DAMAGE/FAILURE HAPPENED DURING CONSTRUCTION PERIOD AND THEREAFTER BEYOND DATE OF TAKING OCCUPANCY CERTIFICATE.

**SIGNATURE OF ARCHITECT / L.B.S.**  
 I DO 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.

**SANJIV PAREKH**  
 M.E.(STRUC.), M.E.(CONST.ENG.)  
 P.C.E. FILE(F-018202-4)  
 E. NO. 104(I) K.M.C.  
 SIGNATURE OF ARCHITECT/L.B.S.

**TITLE:- OVERALL GROUND FLOOR PLAN**

DATE - 17.02.2023

SCALE:- VARIES

SHEET NO. :- 01/04

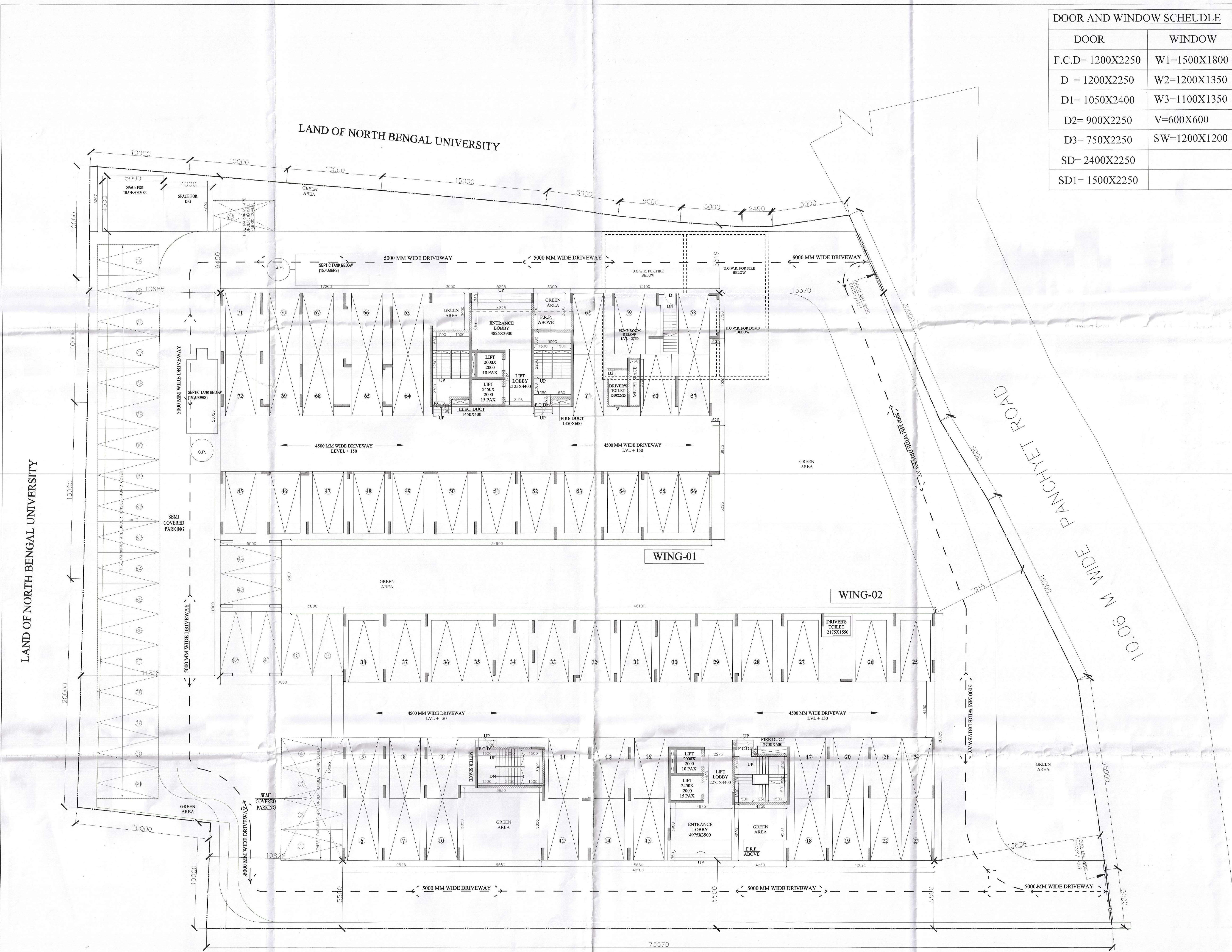
CKD. BY:- K. K. ROY

DRAWN BY:- JAYA

**GREEN ARCHITECTURE CONSULTING ENGINEERS PVT. LTD.**

**GACE**

F0108, 1st Floor  
 Office Block- City  
 Center, Uttarayan,  
 Siliguri 734010



LAND OF L.R. PLOT NO. 389 & 390

**OVERALL GROUND FLOOR PLAN**  
 SCALE:1:100

May be Sanctioned  
Architect  
Sikuri Mahatama Parishad

Technically Approved  
District Engineer  
Sikuri Mahatama Parishad  
Sikuri, Dist. Darjeeling

The Construction of the Building shall be supervised by the Licensee  
Building Surveyor/Engineer during the plan application. Unless  
otherwise approved by the Authority the permission shall remain valid  
for a period of TWO YEARS. Permission Granted/Permission granted  
Registration No. 255. Permission granted/Permission granted also  
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

JICE ORDER NO 114/JMPS  
DATE 14/05/2024

APPROVED  
Executive Officer  
Matigara Panchayat Samity  
P.O. Kadamata Dist. Darjeeling

Junior Engineer (RWP)  
Matigara Development Block  
&  
Building Plan in Charge  
Matigara Panchayat Samity

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