



PROJECT	PROPOSED BASEMENT + GROUND + 8 STORIED AND SINGLE STORIED RESIDENTIAL BUILDING.
NAME OF OWNERS:	1. SAGARMATHA PROJECTS PRIVATE LIMITED 2. SRI HARESH 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:-	MOUZA - GOURCHARAN J.L. NO. - 81 SHEET NO. - 1 TOUZI NO. - 91 PARAGANA - PATHARGHATA R.S. PLOT NO. - 54,59,62,66 L.R. PLOT NO. - 43,44,45,49,52,65 L.R. KHATIAN NO. - 6190,6178,6183,6187,6182, 6175,6204,6173,6192,6202,6177, 6186,6203,6174,6191,6189,6201, 6200,6188,6185,6176,5443
P.S.	- MATIGARA
DIST.	- DARJEELING
LATITUDE	- 23°43'53.57" N
LONGITUDE	- 88°22'59.01" E
AREA STATEMENT:-	1. LAND AREA (AS/DOCUMENTS) = 10521.21 SQM. 2. LAND AREA (AS/SITE) = 10521.13 SQM. 3. PERMISSIBLE GROUND COVERAGE = 5260.57 SQM. (50.00%) 4. PROPOSED GROUND COVERAGE = 2757.39 SQM. (26.21%)
BLOCK-2	A) BASEMENT FLOOR AREA = 2621.80 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 = 18576.93 SQM.
AMENITY BLOCK	A) GROUND FLOOR AREA = 75.95 SQM. 5. TOTAL FLOOR AREA = 18651.88 SQM. 6. PERMISSIBLE F.A.R. = 2.84 (10% OF 2.8) = 3.08 ** AS PER SIDA RULES 21-2(A) PAGE NO. 14. 7. PROPOSED F.A.R. = (TOTAL FLOOR AREA-BASEMENT AREA)/PLOT AREA = (18651.88-2621.80)/10521.13 = 1.54 8. ADDITIONAL F.A.R. = BASEMENT AREA/PLOT AREA = 2621.80/10521.13 = 0.2504 9. PROPOSED HEIGHT OF THE BUILDING = 28.1 M. 10. TOTAL NO. OF TENEMENT = 128 NOS. 11. NO. OF TENEMENT :- 128 nos.
12. TENEMENT DETAILS:-	a. MORE THAN 75 TO LESS THAN 100 sq.mt :- 128 nos. 13. PARKING REQUIRED :- 63 nos. 14. PARKING PROVIDED :- 147 nos. 15. APPROVED L.U.C.C. MEMO NO. - 5971/SIDA DATED - 28.04.2021
GENERAL NOTES:	1. ALL DIMENSIONS ARE IN MILLIMETRES. 2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED. 3. ALL EXTERNAL WALL 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 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'S:-	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	<i>Tilak Banskota</i>
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 THERE AFTER BEYOND DATE OF TAKING OCCUPANCY CERTIFICATE.
SIGNATURE OF STRUCTURAL ENGINEER	<i>SANJIV FAREKH</i> M.E. (STRUCT.), M.E. (CONST. ENG.) B.E. (E.C.E.) (1983-84) B.E. (E.C.E.) (1984) K.M.C. STRUCTURAL ENGINEER
DESIGNED AND CHECKED BY ME	<i>DR. SMITA TUNG</i> M.E. (E.C.E.) LIC NO. - 013941 (K.M.C.) Registered Geo-Technical Engineer
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.
SIGNATURE OF ARCHITECT / L.B.S.	<i>RIYA BISWAS (B.Arch)</i> C.A. 12018/12019
TITLE:	GROUND FLOOR PLAN
SCALE:-	1:200
DATE	12.04.2021
SHEET NO. :-	01/05
CKD. BY:-	K. K. ROY
DRAWN BY:-	SAHELI/MOTIKUL
ARCHITECT:-	GREEN ARCHITECTURE CONSULTING ENGINEERS PVT. LTD.
1ST FLOOR,	B.R. AMBEDKAR COMPLEX,
HILL CART ROAD,	SILIGURI - 734003

May be Sanctioned
[Signature]
Architect
Siliguri Mahakuma Parishad

Technically Approved
[Signature]
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. *[Signature]* 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.

ORDER NO. 711/MPS
30/12/2021

[Signature]
Executive Officer
Matigara Panchayat Samity
PO Kadamtala, Dist. Darjeeling

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

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