



**AREA STATEMENT**

- LAND AREA AS PER KHATAN - 26992.31 SQ.M.
- LAND AREA AS PER SITE - 17610.36 SQ.M.
- PERMISSIBLE:
  - GROUND COVERAGE - 8805.18 SQ.M. (50%)
  - FAR - 1.75
- PROPOSED:
  - GROUND COVERAGE - 7445.49 SQ.M. (42.27%)
  - FAR - 0.959
- FLOOR AREA:
  - 17698.85 SQ.M.
  - 91 NOS.
  - 107 NOS.
  - 91 NOS.
  - 1 CAR PARKING / 75 SQ.M.
  - 1 CLUB HOUSE / 75 SQ.M.
  - 16 NOS.
  - 125 NOS.
  - 755.85 SQ.M.
- TOTAL BUILDUP AREA - 17698.85 SQ.M.
- REQUIRED CAR PARKING CALCULATION - 91 NOS.
84. TENAMENT CAR PARKING - 1 CAR PARKING / 75 SQ.M.
8. CLUB HOUSE CAR PARKING - 1 CLUB HOUSE / 75 SQ.M.
9. PROVIDED CAR PARKING - 125 NOS.
10. PROVIDED CAR PARKING AREA - 755.85 SQ.M.
11. PROPOSED F.A.R. - (TOTAL FL. AREA FOR F.A.R. - CAR PARKING AREA) / 17610.36 = 16888.86 / 17610.36 = 0.959
- PERMISSIBLE HT. OF BUILDING - 10.00 M.
- PROPOSED HT. OF RESIDENTIAL BUILDING - 9.975 M.
- SOURCE OF WATER SUPPLY - UNDER GROUND BORING

TYPE	FLOOR MKD.	TENEMENT AREA (SQ.M)	STAR WELL AREA (SQ.M)	LIFT SHAFT (SQ.M)	BUILT-UP AREA (SQ.M)		EXEMPTION AREA (SQ.M)		TOTAL FLOOR AREA FOR F.A.R. (SQ.M)	REMARKS
					EACH	TOTAL	STARCASE (E)	LIFT LOBBY (F)		
BUNGALOW TYPE-A (1 TO 9)	GROUND	75.36	-	-	75.36	-	-	-	(24.78-18.9) x 9 = 205.89+9	
	FIRST	74.48	1.95	-	72.53	224.79 X 9	6.3	-	-	
BUNGALOW TYPE-C (1 TO 11)	GROUND	79.85	1.95	-	77.9	-	-	-	(27.87-18.4) x 11 = 208.57+11	RESI.
	FIRST	78.85	1.95	-	76.9	227.87 X 11	6.3	-	-	
BUNGALOW TYPE-D (1 TO 14)	GROUND	73.36	-	-	73.36	-	-	-	(29.24-18.15) x 14 = 211.09+14	
	FIRST	72.47	1.95	-	70.52	229.24 X 14	6.3	-	-	
ROW HOUSE TYPE-A (1 TO 8)	GROUND	68.03	-	-	68.03	-	-	-	(183.9-18.9) x 29 = 169-29	
	FIRST	73.15	1.95	-	71.2	183.9 X 29	6.3	-	-	
ROW HOUSE TYPE-B (1 TO 10)	GROUND	68.03	-	-	68.03	-	-	-	(183.9-18.4) x 10 = 165-10	RESI.
	FIRST	73.15	1.95	-	71.2	183.9 X 10	6.3	-	-	
ROW HOUSE TYPE-D (1 TO 18)	GROUND	68.03	-	-	68.03	-	-	-	(181.21-18.4) x 18 = 162.81+18	
	FIRST	73.15	1.95	-	71.2	191.21 X 18	6.3	-	-	
CLUB HOUSE	GROUND	187.8	3.9	-	183.9	183.9	18.4	-	-	COMM.
	FIRST	68.03	-	-	68.03	-	-	-	-	
TOTAL		2478.22	23.94	13.38	2462.9	19383.91	113.62	12.0	17624.71	

**SCHEDULE OF DOORS & WINDOWS :**

NO.	SILL	LINTEL	SIZE
D1	-	2400	2000X2400
D2	-	2400	1800X2400
D3	-	2400	1500X2400
D4	-	2400	900X2400
D5	250	2400	900X2150
D6	-	2400	750X2150
D7	-	2400	2400X2400
D8	-	2400	2100X2400
D9	-	2400	1800X2400
D10	-	2400	1500X2400
D11	350	2400	8500X2050
D12	350	2400	5000X2050
D13	350	2400	4000X2050
D14	350	2400	3000X2050
D15	350	2400	2400X2050
D16	350	2400	1800X2050
D17	350	2400	1500X2050
D18	1050	2400	1200X1350
D19	350	2400	900X2050
D20	1050	2400	900X1350
D21	1250	2400	600X1150
D22	850	2400	1200X1550
D23	850	2400	900X1550



**LAND SCHEDULE:-**

MOUZA :- MATHAPARI.  
 J. L. NO. :- 079  
 KHATAN NO. :- 462(L.R.), 11/3(R.S.)  
 L.R. PLOT NO. :- 310, 311, 312, 313, 315  
 R.S. PLOT NO. :- 43, 51, 44  
 P.S. :- MATIGARA  
 DIST. :- DARJEELING  
 II G.P. :- MATIGARA-II

**SITE LOCATION :-**  
 RAMKRISHNA PARA, MATIGARA-II II G.P.

**NAME OF OWNER:-**  
 SRI GHANNATH BEHAR RICE MILLS LLP REPRESENTED BY ONE OF ITS PARTNER SRI KAILASH KUMAR MITRUKA AT P.O. MATIGARA, NEW RANGIA, P.S.-MATIGARA, DIST.-DARJEELING WEST BENGAL, PIN-734013.

**CERTIFICATE OF OWNER :-**  
 CERTIFIED THAT I HAVE GONE THROUGH THE BUILDING RULES FOR SILIGURI-JALPAIGURI DEVELOPMENT AUTHORITY AND ALSO UNDER TAKE TO ABIDE BY THOSE RULES DURING AND AFTER CONSTRUCTION OF THE BUILDING.

Sri Ghannath Behar Rice Mills LLP  
 Kailash Kumar Mitruka  
 Designated Partner

**SIGNATURE OF OWNER**

**CERTIFICATE OF ARCHITECT**  
 I DO HEREBY CERTIFY THAT PLANS, ELEVATIONS, SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON MOUZA - MATHAPARI, J. L. NO. - 079, KHATAN NO. - 462 (L.R.), L.R. PLOT NO. - 310, 311, 312, 313, R.S. PLOT NO. - 43, 51, 44, P.S. - MATIGARA & DIST. - DARJEELING, WEST BENGAL UNDER MATIGARA - II GRAM PANCHAYAT HAVE BEEN PREPARED UNDER MY SUPERVISION AND I SHALL BE RESPONSIBLE FOR THE SUPERVISION OF THE BUILDING IN CONFORMITY WITH ALL RELEVANT PROVISIONS OF SDA REGULATIONS.

Prabhat Acharya  
 PRABHAT MACHHAR  
 CA/20842983

**SIGNATURE OF ARCHITECT**

**TITLE:-**  
 OVERALL GROUND FLOOR PLAN & LOCATION PLAN

**PROJECT:-**  
 PROPOSED GROUND + 2 (TWO) STORED RESIDENTIAL BUILDING AND GROUND + 2 (TWO) STORED CLUB HOUSE FOR SRI GHANNATH BEHAR RICE MILLS LLP REPRESENTED BY ONE OF ITS PARTNER SRI KAILASH KUMAR MITRUKA AT RAMKRISHNA PARA, MATIGARA II G.P., DIST. - DARJEELING

**ARCHITECTS**  
 PRABHAT DESIGN STUDIO  
 P-28, 1ST FLOOR, SECTOR A, METROPOLITAN KOLKATA - 700105

SCALE: 1:200 (A0) DATE: 10.11.2025 DEALT: AYAN CHECKED: P.M. DWG. NO.: 2/9

OVERALL GROUND FLOOR PLAN

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. 578. 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. 46 D/JMPS  
24/12/2015

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

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

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

Sl. No.	Particulars	Area (sq. ft.)	Volume (cu. ft.)	Remarks
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