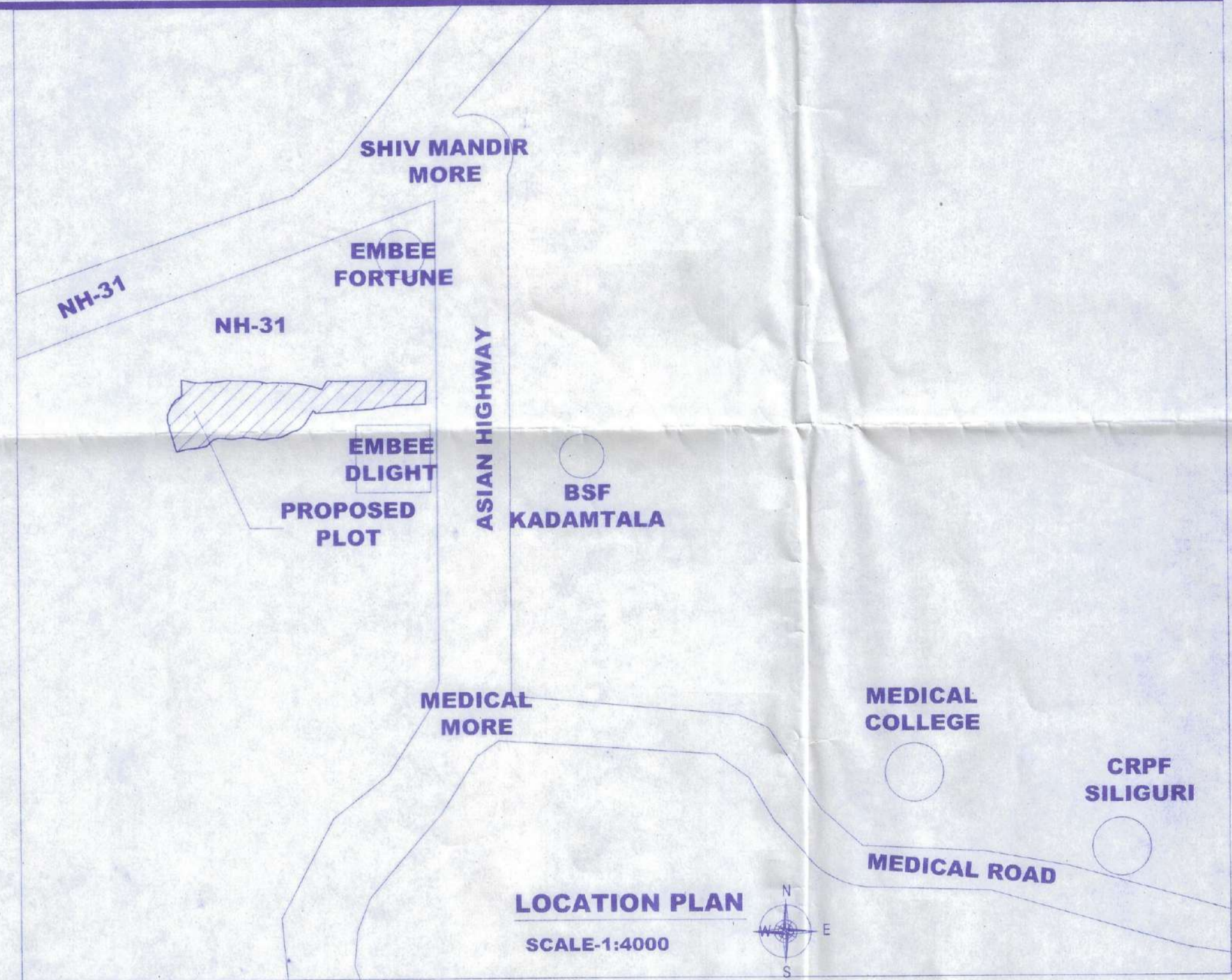
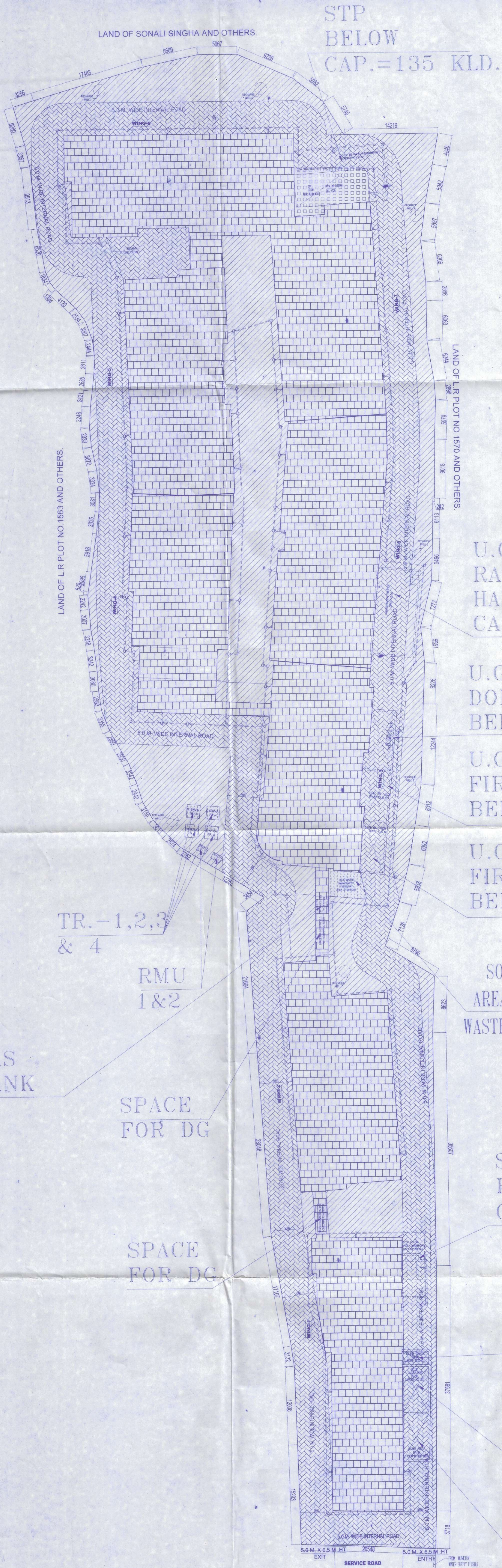
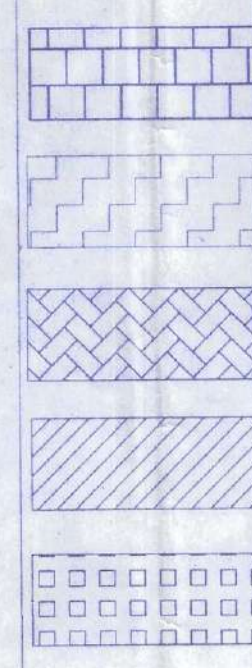


LANDUSE PLAN

LANDUSE AREA STATEMENT

DETAILS	VALUE	UNIT	%
Land Area (As per deed)	8781.64	sqm	
Land Area (As per site)	8667.30	sqm	100.00
Ground Coverage Area	4117.04	sqm	47.50
Service Area	59.85	sqm	0.69
Road/Paved Area	2686.08	sqm	30.99
Tree Plantation Area	1733.91	sqm	20.01
Open Parking Area	70.42	sqm	0.81
Total	8667.30	sqm	100.00

LEGENDS:



U.G.W.R.
RAIN WATER
HARVESTING TANK
CAP.=155 KLD

U.G.W.R.
DOMESTIC
BELOW

U.G.W.R.
FIRE-1
BELOW

U.G.W.R.
FIRE-2
BELOW

SOLID WASTE MANAGEMENT
AREA 21.39 SQM (TOTAL SOLID
WASTE GENERATION 725 KG/DAY)
DESIGN CAPACITY OF
OWC = 300 KG/DAY

STP
BELOW
CAP.=30 KLD.

U.G.W.R.
DOMESTIC
BELOW

U.G.W.R.
FIRE-1
BELOW

U.G.W.R.
FIRE-2
BELOW

SHEET NO. 01 SITE PLAN

OWNER DETAILS:
MAA POORNAGIRI ESTATES & OTHERS
REPRESENTED BY ITS ATTORNEY AT LAW
DEVELOPERS - (PARTNER ANAN AGARWAL)

DECLARATION OF STRUCTURAL ENGINEER:
THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA AND OTHER RELEVANT CODES, AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

DR. ANJAN KUMAR DUTTA
Empanelled Structural Engineer
Kolkata Municipal Corporation
No. 1163

SIGNATURE OF GEO TECH ENGG. SIGNATURE OF STRUCTURAL ENGG.

DECLARATION OF ARCHITECT:
CERTIFIED THAT THE PLAN HAS BEEN DESIGNED AND DRAWN UP STRICTLY ACCORDING TO THE NATIONAL BUILDING CODE (NBC) 2005 & RELEVANT AUTHORITY AND SHALL BE RESPONSIBLE FOR THE SUPERVISION OF THE BUILDING.

MITUL SHUKLA (B.ARCH.)
CA/2004/33251

SIGNATURE OF ARCHITECT

DECLARATION OF OWNER:
I DECLARE THAT I SHALL NOT ALTER OR MAKE ANY ADDITION OR ALTERATION TO THIS PLAN, DECLARE THAT I HAVE GONE THROUGH THE RULES AND REGULATIONS OF THE RELEVANT AUTHORITY AND ALSO UNDERTAKE TO ABIDE BY THOSE RULES AND REGULATIONS DURING AND AFTER THE CONSTRUCTION OF THE BUILDING. I MAY APPOINT A LICENSED PERSON FOR SUPERVISION DURING CONSTRUCTION.

MAA DEVELOPERS (PARTNER) AS CONSTITUTED ATTORNEY OF
1. SAGAR DHAMEJA
2. SWAIL KR. DHAMEJA
3. JAYSHREE DAS
4. ANJAN AGARWAL
MAA DEVELOPERS (PARTNER) AS CONSTITUTED OWNER OF
1. SAGAR DHAMEJA
2. SWAIL KR. DHAMEJA
3. JAYSHREE DAS
4. ANJAN AGARWAL

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE MENTIONED.
2. ALL WALLS ARE 200 THK & INTERNAL WALLS ARE 125 THK.
3. ALL QUADRANT WALLS ARE 450 MM PROJECTED.
4. GROUNDWATER TABLE WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
5. SPACE OF CONCRETE & GRADE OF STEEL TO BE USED AS PER STRUCTURAL ENGINEER'S SPECIFICATION.
6. R.C.C. FRAMED STRUCTURE.
7. ANY EMERGENCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
8. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. TO BE FOLLOWED.
9. OPEN TERRACE WITH LIME TERRACING OF 1:1 TO 1:2.
10. DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

PROJECT:
PROPOSED PLAN OF (WING-1) G+VI STORED COMMERCIAL BUILDING, (WING-2) G+VII STORED RESIDENTIAL BUILDING, (WING-3) TO WING-8) G+VI STORED RESIDENTIAL BUILDING OF MAA POORNAGIRI ESTATES, OTHERS AT BOZZA, BARANAGHARI SINGH, R.S. PLOT NO.-757,758,904, R.S. KHATAN NO.-215,216,219, L.R. PLOT NO.-1558,1559,1567,1568, J.L. KHATAN NO.-1074,1075,1076,1077,1078,1079,1080,1081,1082,1083, J.L. NO.-71, P.S.-MATIGARA, PARGANA - PATHARHATA, DIST. DARJEELING, PIN - 734011

LUCC APPROVED NUMBER - 6365/BJA

LUCC SCHEDULE
MUTUAL - BARANAGHARI SINGH
R.S. PLOT NO. - 757,758,904
R.S. KHATAN NO.-215,216,219,207
L.R. PLOT NO. - 1558,1559,1567,1568
L.R. KHATAN NO.- 1070,1072,1073,1074,1075,1076,1077,1078,1079,1080,1081,1082,1083

J.L. NO. - 71
P.S. - MATIGARA
PARGANA - PATHARHATA
DIST - DARJEELING
PIN - 734011

TITLE:
LAND USE DEVELOPMENT PLAN

SCALE: 1:225 DRAWN BY: ARNAS CHECKED BY: SOMA
DATE - 03.03.2023

ARCHITECT
Mass & Void Architect & Interior Consulting
58 Crossbhar Road
4th Floor, 4th Block, 4th Phase,
Kolkata-700 046, P.O. Box 2308 2364
E: massvoid@gmail.com, W: www.massvoid.com