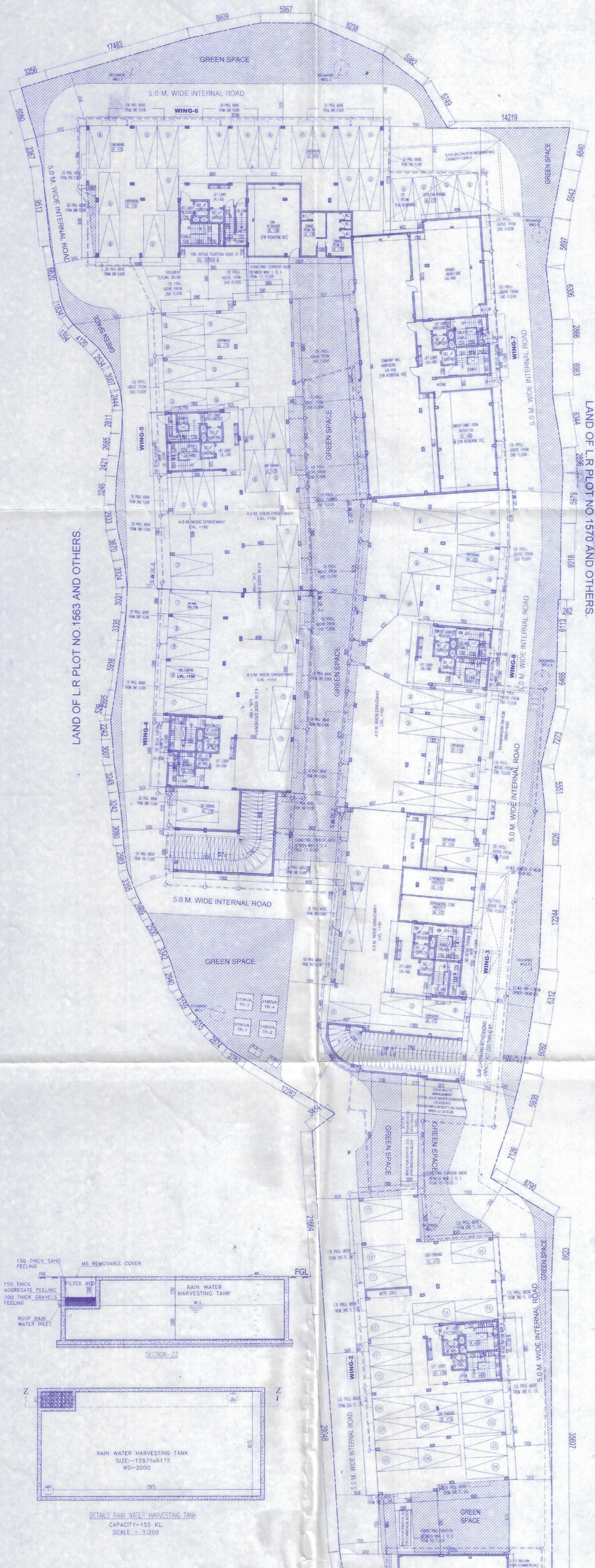

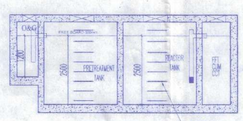

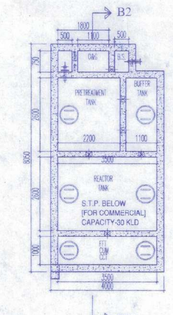

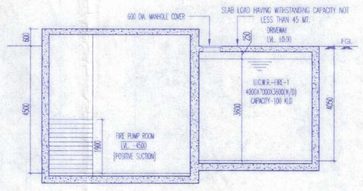

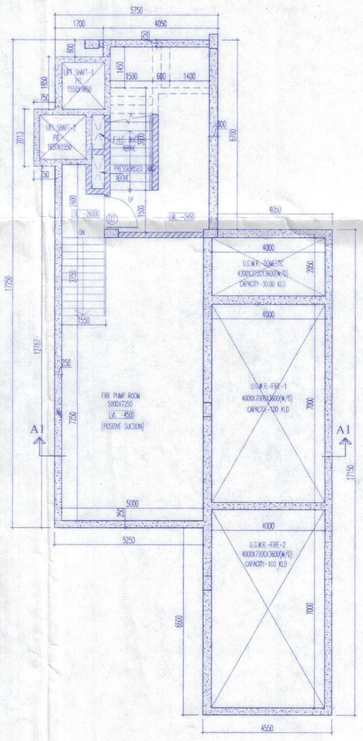

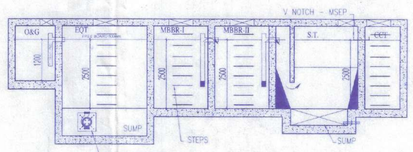

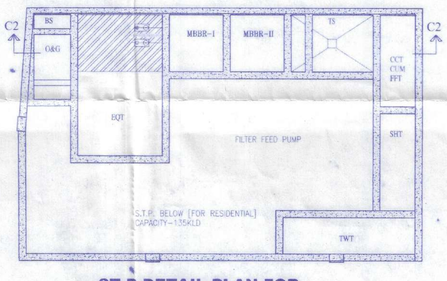

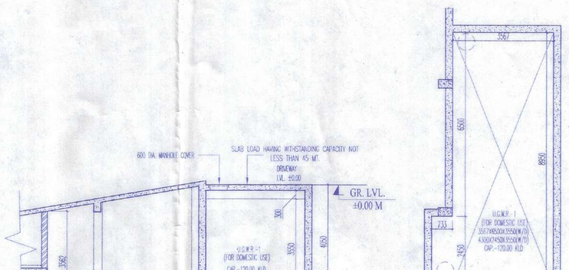

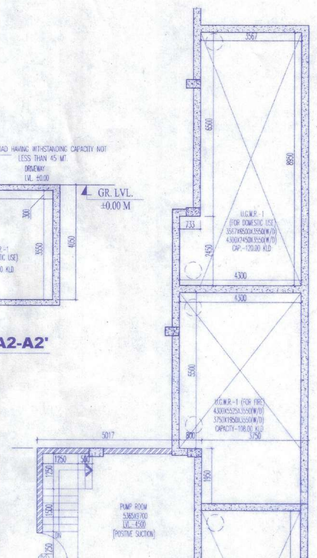

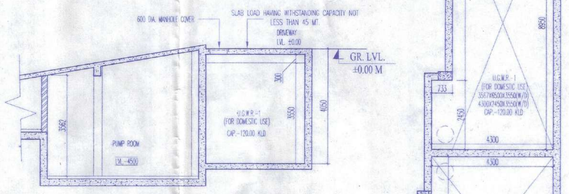

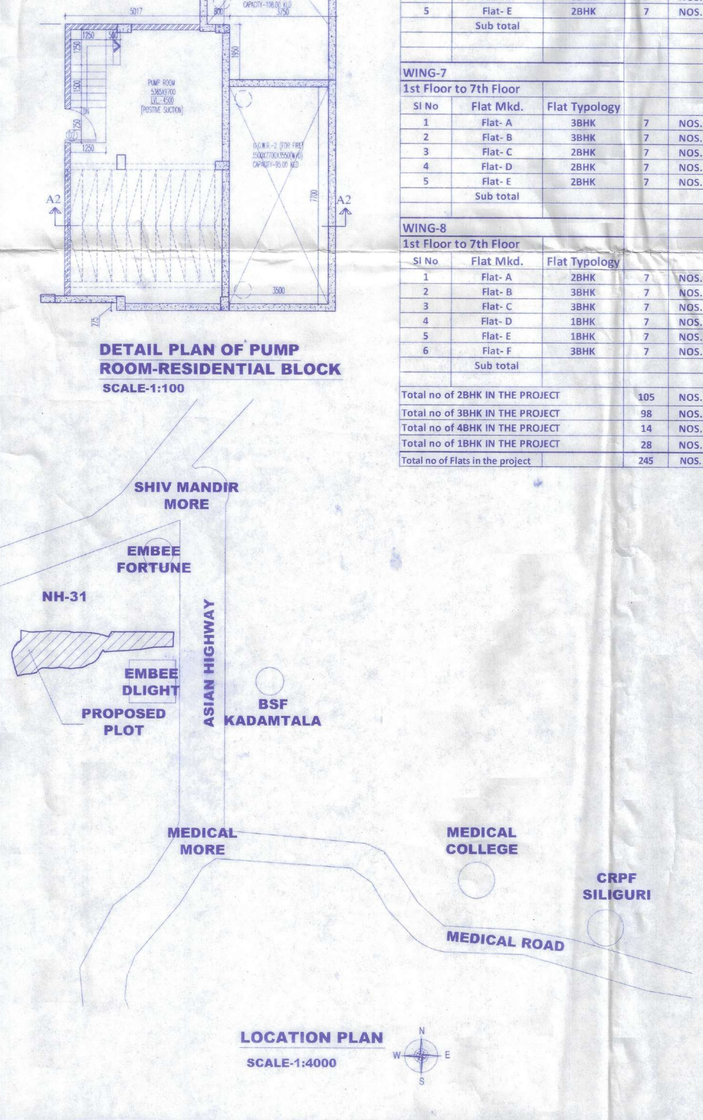

AREA STATEMENT:										
LAND AREA - (AS PER DEED)						=	8781.64	SQ.M.		
LAND AREA - (AS PER KHATIAN)						=	8781.68	SQ.M.		
LAND AREA - (AS PER PHYSICAL MEASUREMENT)						=	8667.30	SQ.M.		
Width of the means of the Access							32.00	m.		
Permissible FAR						(B)	4.00			
Permissible Ground Coverage		50%					4333.65	SQ.M		
Permissible Built Up Area						(AxB)=C	34669.20	SQ.M.		
Proposed height							25.45	m.		
Frontage of the Plot							20.548	m.		
Proposed Ground Coverage:		47.50				(%)	*4117.04*	*SQ.M.*		
Proposed FAR:							*3.638*	*<4*		
Proposed Green Area					20.01	%	=	1733.91	sq.m.	
	Proposed Built up Area									
Common Basement								3102.51	SQ.M.	
Wing-1:										
Pump Room								91.00	SQ.M.	
Ground floor								489.85	SQ.M.	
Typical floor-1st to 6th		468.03			x	6	=	2928.18	SQ.M.	
Total Built Up area								***3509.03***	***sq.m.***	
Wing-2:										
Ground floor								489.65	SQ.M.	
Typical floor-1st to 7th		489.28			X	7	=	3424.96	SQ.M	
Total Built Up area								***3914.61***	***sq.m.***	
Cupboard & Flower Bed Area		18.19			**X**	**6**	=	**109.14**	**sq.m.**	
Wing-3:										
Ground Floor								398.07	SQ.M.	
typical floor-1st to 7th		413.20			x	7	=	2892.40	SQ.M.	
Total Built Up area								***3290.47***	***sq.m.***	
Cupboard & Flower Bed Area		13.16			**x**	**6**	=	**78.96**	**q.m.**	
Wing-4:										
Ground Floor								393.49	SQ.M.	
typical floor-1st to 7th		426.88			x	7	=	2988.16	SQ.M.	
Total Built Up area								***3381.65***	***sq.m.***	
Cupboard & Flower Bed Area		18.54			**x**	**6**	=	**111.24**	**sq.m.**	
Wing-5:										
Ground Floor								508.72	SQ.M.	
typical floor-1st to 7th		456.10			x	7	=	3192.70	SQ.M.	
Total Built Up area								***3701.42***	***sq.m.***	
Cupboard & Flower Bed Area		18.14			**x**	**6**	=	**108.84**	**sq.m.**	
Wng-6:										
Ground Floor								509.87	SQ.M.	
typical floor-1st to 7th		454.64			x	7	=	3182.48	SQ.M.	
Total Built Up area								***3692.35***	***sq.m.***	
Cupboard & Flower Bed Area		17.59			**x**	**6**	=	**105.54**	**sq.m.**	
Wing-7:										
Ground Floor								486.73	SQ.M.	
typical floor-1st to 7th		441.22			x	7	=	3088.54	SQ.M.	
Total Built Up area								***3575.27***	***sq.m.***	
Cupboard & Flower Bed Area		20.14			**x**	**6**	=	**120.84**	**sq.m.**	
Wing-8:										
Ground Floor								575.10	SQ.M.	
typical floor-1st to 7th		457.63			x	7	=	3203.41	SQ.M.	
Total Built Up area								***3778.51***	***sq.m.***	
Cupboard & Flower Bed Area		19.38			**x**	**6**	=	**116.28**	**sq.m.**	
Total Built up area for the project								***31945.82***	***sq.m.***	
Total **Cupboard & Flower Bed Area**								**750.84**	**sq.m.**	**2.35** %

Car Parking Calculation:

WINGS	Floor	Flat Mkd.	Actual Tenament	% area of common Area	Net Tenament Area	<50	>50<75	>75<100	>100<120	>120	
WING-2	1ST TO 7TH	A	70.00	14.64	84.64			7			
		B	84.00	17.57	101.57				7		
		C	83.30	17.42	100.72				7		
		D	70.10	14.66	84.76			7			
		E	83.30	17.42	100.72				7		
	Total no of Tenament							14	21		
	Car Parking Required-one car parking @ 3 flats							4.67			
	Car Parking Required-one car parking @ 2 flats								10.50		
	Actual car parking Required (Round off)										*15*
WING-3	1ST TO 7TH	A	70.00	14.64	84.64			7			
		B	114.82	24.01	138.83					7	
		C	70.47	14.74	85.21			7			
		D	69.30	14.49	83.79			7			
	Total no of Tenament							21		7	
	Car Parking Required-one car parking @ 2 flats							7			
	Car Parking Required-one car parking @ 1 flats									7	
	Actual car parking Required (Round Off)										*14*
WING-4	1ST TO 7TH	A	84.00	17.57	101.57				7		
		B	115.82	24.22	140.04					7	
		C	70.31	14.70	85.01			7			
		D	83.30	17.42	100.72				7		
	Total no of Tenament							7	14	7	
	Car Parking Required-one car parking @ 3 flats							2.33			
	Car Parking Required-one car parking @ 2 flats								7.00		
	Car Parking Required-one car parking @ 1 flats									7	
	Actual car parking Required (Round Off)										*16*
WING-5	1ST TO 7TH	A	84.00	17.57	101.57				7		
		B	70.00	14.64	84.64			7			
		C	83.30	17.42	100.72				7		
		D	36.50	7.63	44.13	7					
		E	36.50	7.63	44.13	7					
		F	83.30	17.42	100.72				7		
	Total no of Tenament					14		7	21		
	Car Parking Required-one car parking @ 6 flats					2.33					
	Car Parking Required-one car parking @ 3 flats							2			
	Car Parking Required-one car parking @ 2 flats								10.50		
	Actual car parking Required (Round Off)										*15*
WING-6	1ST TO 7TH	A	70.00	14.64	84.64			7			
		B	83.30	17.42	100.72				7		
		C	70.10	14.66	84.76			7			
		D	83.30	17.42	100.72				7		
		E	70.00	14.64	84.64			7			
	Total no of Tenament							21	14		
	Car Parking Required-one car parking @ 3 flats							7			
	Car Parking Required-one car parking @ 2 flats								7		
	Actual car parking Required (Round Off)										*14*
WING-7	1ST TO 7TH	A	83.30	17.42	100.72				7		
		B	70.10	14.66	84.76			7			
		C	83.30	17.42	100.72				7		
		D	70.00	14.64	84.64			7			
		E	84.00	17.57	101.57				7		
	Total no of Tenament							14	21		
	Car Parking Required-one car parking @ 3 flats							5			
	Car Parking Required-one car parking @ 2 flats								10.50		
	Actual car parking Required										*15*
WING-8:	1ST TO 7TH	A	83.30	17.42	100.72				7		
		B	36.50	7.63	44.13	7					
		C	36.50	7.63	44.13	7					
		D	83.30	17.42	100.72				7		
		E	84.00	17.57	101.57				7		
		F	70.00	14.64	84.64			7			
	Total no of Tenament					14		7	21		
	Car Parking Required-one car parking @ 6 flats					2.33					
	Car Parking Required-one car parking @ 3 flats							2			
	Car Parking Required-one car parking @ 2 flats								10.50		
	Actual car parking Required										*15*

Total No of car parking Required for WING 2 TO WING 8:					=	*105*		*NOS*	
Car parking requirement for shop Gr &1st floor @	977.88			/	100	10		NOS	
Car parking requirement for banquet & restaurant @	976.06			/	200	5		NOS	
Car parking requirement for guest house @ 5 Guest house	66.00			/	5	13		NOS	
Carparking requirement for WING-1					=	*28*		*NOS*	
Total number of car parking required for the project					=	*133*		*NOS*	
Car parking at open					=	4		NOS	
covered at ground floor					=	82		NOS	
at basement					=	55		NOS	
Total number of car parking provided for the project					=	*141*		*NOS*	

WING-2
1st Floor to 7th Floor

Sl No	Flat Mkd.	Flat Typology		
1	Flat- A	2BHK	7	NOS.
2	Flat- B	3BHK	7	NOS.
3	Flat- C	3BHK	7	NOS.
4	Flat- D	2BHK	7	NOS.
5	Flat- E	3BHK	7	NOS.
	Sub total			

WING-3
1st Floor to 7th Floor

Sl No	Flat Mkd.	Flat Typology		
1	Flat- A	2BHK	7	NOS.
2	Flat- B	4BHK	7	NOS.
3	Flat- C	2BHK	7	NOS.
4	Flat- D	2BHK	7	NOS.
	Sub total			

WING-4
1st Floor to 7th Floor

Sl No	Flat Mkd.	Flat Typology		
1	Flat- A	3BHK	7	NOS.
2	Flat- B	2BHK	7	NOS.
3	Flat- C	4BHK	7	NOS.
4	Flat- D	3BHK	7	NOS.
	Sub total			

WING-5
1st Floor to 7th Floor

Sl No	Flat Mkd.	Flat Typology		
1	Flat- A	2BHK	7	NOS.
2	Flat- B	1BHK	7	NOS.
3	Flat- C	1BHK	7	NOS.
4	Flat- D	3BHK	7	NOS.
5	Flat- E	2BHK	7	NOS.
6	Flat- F	3BHK	7	NOS.
	Sub total			

WING-6
1st Floor to 7th Floor

Sl No	Flat Mkd.	Flat Typology		
1	Flat- A	2BHK	7	NOS.
2	Flat- B	3BHK	7	NOS.
3	Flat- C	2BHK	7	NOS.
4	Flat- D	2BHK	7	NOS.
5	Flat- E	2BHK	7	NOS.
	Sub total			

WING-7
1st Floor to 7th Floor

Sl No	Flat Mkd.	Flat Typology		
1	Flat- A	3BHK	7	NOS.
2	Flat- B	3BHK	7	NOS.
3	Flat- C	2BHK	7	NOS.
4	Flat- D	1BHK	7	NOS.
5	Flat- E	1BHK	7	NOS.
6	Flat- F	3BHK	7	NOS.
	Sub total			

WING-8
1st Floor to 7th Floor

Sl No	Flat Mkd.	Flat Typology		
1	Flat- A	2BHK	7	NOS.
2	Flat- B	3BHK	7	NOS.
3	Flat- C	3BHK	7	NOS.
4	Flat- D	1BHK	7	NOS.
5	Flat- E	1BHK	7	NOS.
6	Flat- F	3BHK	7	NOS.
	Sub total			

Total no of 2BHK IN THE PROJECT	105	NOS.
Total no of 3BHK IN THE PROJECT	98	NOS.
Total no of 4BHK IN THE PROJECT	14	NOS.
Total no of 1BHK IN THE PROJECT	28	NOS.
Total no of Flats in the project	245	NOS.

SHEET NO. 01/20

OWNER DETAILS :-

MAA POORNAGIRI ESTATES& OTHERS
REPRESENTED BY ITS ATTORNEY N B DEVELOPERS - (PARTNER AMAN 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. 1/83

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 I SHALL BE RESPONSIBLE FOR THE SUPERVISION OF THE BUILDING

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

SIGNATURE OF ARCHITECT

DECLARATION OF OWNER :

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 LBS/TECHNICAL PERSON FOR SUPERVISION DURING CONSTRUCTION.

NB DEVELOPERS (PARTNER) AS CONSTITUTED ATTORNEY OF
1. SAGAR DHAMEJA
2. SUNIL KR. DHAMEJA
3. JAYSHREE DAS
4. ASHOK KR KIMTANI
5. BABAN LAL PATNI
6. [illegible] MANDHYANI
7. [illegible] AGARWAL

NB DEVELOPERS (PARTNER) AS CONSTITUTED ATTORNEY OF MAA POORNAGIRI ESTATES

SIGNATURE OF OWNER

GENERAL NOTES :
1. ALL DIMENSIONS ARE IN MM, UNLESS OTHERWISE MENTIONED.
2. ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 125 THK.
3. ALL CHAJJA PROJECTION IS 450 MM. PROJECTED.
4. DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
5. GRADE OF CONCRETE & GRADE OF STEEL TO BE USE AS PER STRUCTURAL ENGINEERS SPECIFICATION.
6. R.C.C. FRAMED STRUCTURE.
7. ANY DISCREPANCY 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 RATIO 2:2:7.
10. DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

PROJECT:

PROPOSED PLAN OF [WING-1]- G+VI STORIED COMMERCIAL BUILDING, [WING-2]-G+VII STORIED RESIDENTIAL BUILDING, [WING- 3 TO WING -8] B+G+VII STORIED RESIDENTIAL OF MAA POORNAGIRI ESTATES& OTHERS AT MOUZA- BARAMOHAN SINGH, R.S. PLOT NO.- 757,758,904 , R.S. KHATIAN NO.- 2/15,2/16,2/19,35 , L.R. PLOT NO.- 1558,1559,1567,1568 ,L.R. KHATIAN NO.-10970,10972,10973,10974,10976,10977,10978,11002,10028 , J.L. NO.- 71 , P.S.-MATIGARA ,PARGANA - PATHARGHATA, DIST- DARJEELING , PIN - 734011

LUCC APPROVED NUMBER - 6365/SJDA

LAND SCHEDULE

MOUZA	:- BARAMOHAN SINGH
R.S. PLOT NO.	:- 757,758,904
R.S. KHATIAN NO.	:- 2/15,2/16,2/19,35/3
L.R. PLOT NO.	:- 1558,1559,1567,1568
L.R. KHATIAN NO.	:- 10970, 10972, 10973, 10974, 10976, 10977, 10978, 11002, 10028
J.L. NO.	:- 71
P.S.	:-MATIGARA
PARGANA	:- PATHARGHATA
DIST	:- DARJEELING
PIN	:- 734011

TITLE:

GROUND FLOOR PLAN WITH PLOT

SCALE : 1:100	DRAWN BY:	CHECKED BY:
W S N E	ARNAB	SOMA
	DATE :- 03.03.2023	

ARCHITECT

Mass&Void | Architect & Interior Consulting
56 Christopher Road,
4th Floor,4b The Ekta Hibiscus,
Kolkata-700 046. P 033 2328 2264
E.Mava2003@gmail.com, W Www.massandvoid.com

GROUND FLOOR PLAN WITH PLOT
SCALE-1:200