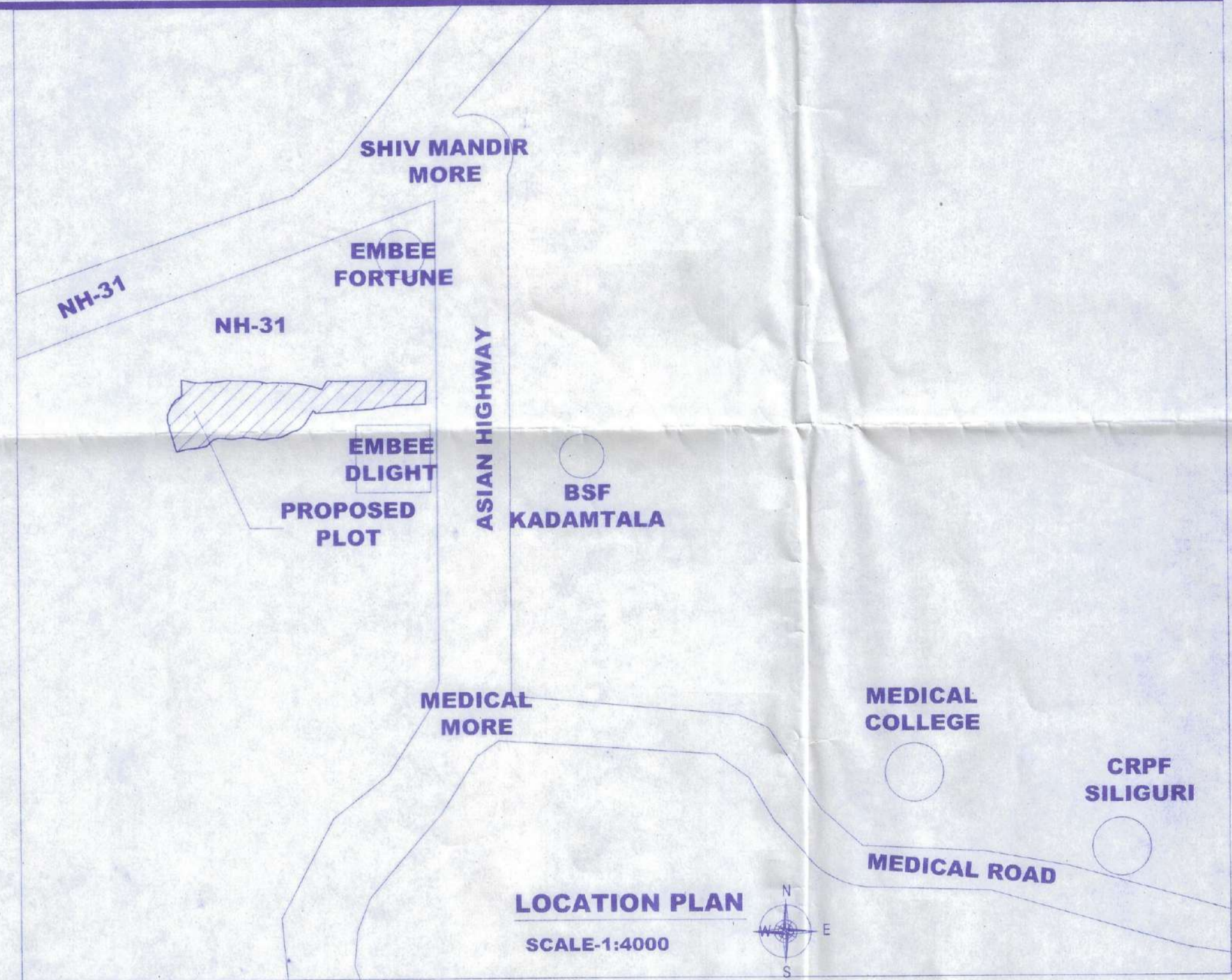
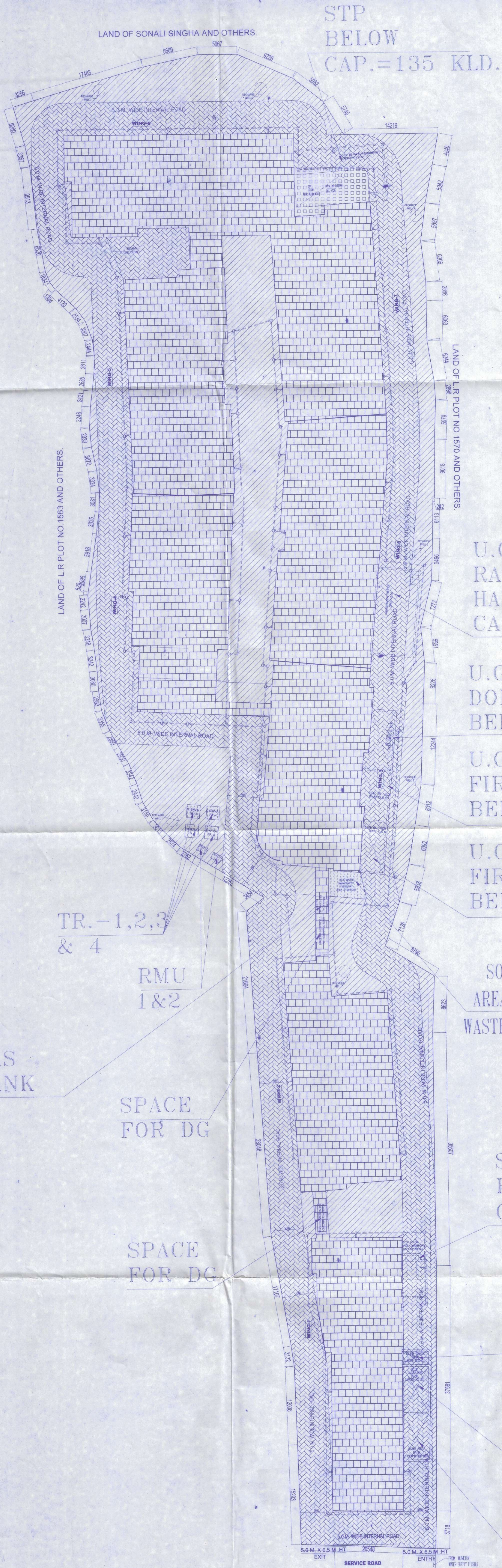
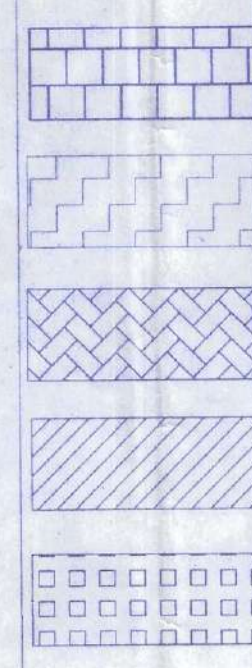


LANDUSE PLAN

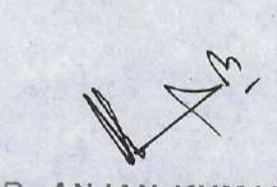
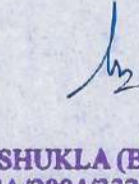


LANDUSE AREA STATEMENT

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:



SITE PLAN

SHEET NO.	01	
OWNER DETAILS:		
MAA POORNAGIRI ESTATES & OTHERS REPRESENTED BY ITS ATTORNEY AT LAW 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 Registered 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 (ARCHT.) 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.		
NB DEVELOPERS (PARTNER) AS CONSTITUTED AT TORNEY OF 1. SAGAR DHAMEJA 2. SWAIL KR. DHAMEJA 3. JAYSHREE DAS NB DEVELOPERS (PARTNER) AS CONSTITUTED AS OWNER OF MAA POORNAGIRI ESTATES SIGNATURE OF OWNER		
GENERAL NOTES: 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE MENTIONED. 2. ALL WALLS ARE 200 THK & INTERNAL WALLS ARE 125 THK. 3. ALL DOORWAYS ARE 2100 X 2100 PROJECTED. 4. CEILING HEIGHTS 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+VI STORED RESIDENTIAL BUILDING, (WING-3) TO WING-8) G+VI STORED RESIDENTIAL BUILDING OF MAA POORNAGIRI ESTATES, OTHERS AT BOZZA, BARANAGHAT, S.S. PLOT NO.-757,758,759, 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		
TITLUA - BARANAGHAT SINGH R.S. PLOT NO. - 757,758,759 P.S. KHATAN NO.-215,216,219,219,219 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. 230 230 @massandvoid.com, @massandvoid.in		