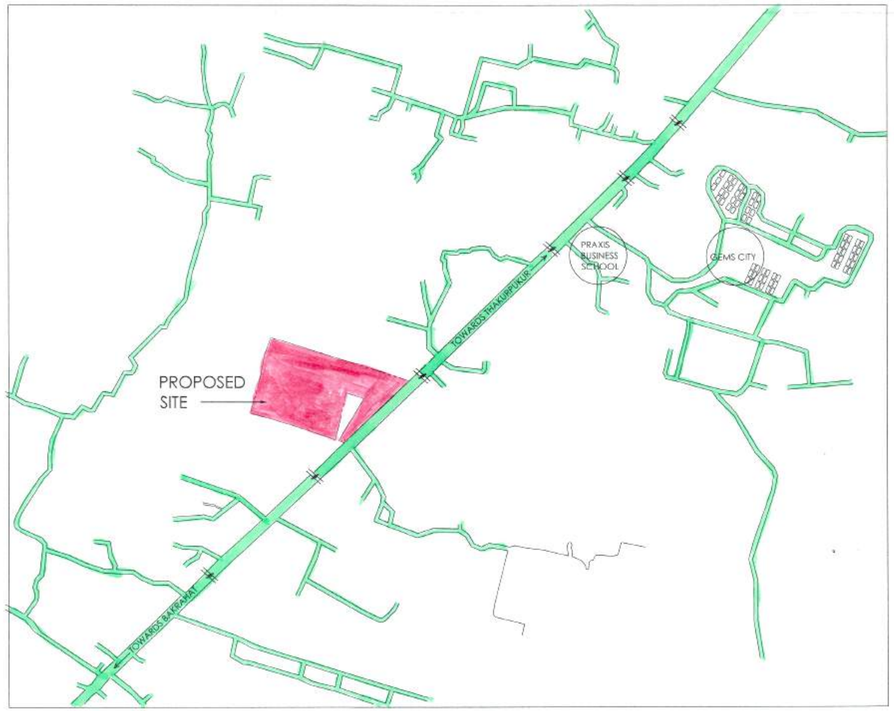

LOCATION PLAN
SCALE - N.T.S

Area Statement :

Land Area		24975.65 Sqm	(As per Boundary Declaration)
Type of Building	Residential		
Permissible Building Height	14.5 M		
Proposed Building Height	6.6 M (Two Storied)		
Permissible Ground Coverage	50.00%	12,487.83 Sqm	
Proposed Ground Coverage	29.38%	7,329.84 sqm.	[1]+[2]+[3]+[4]+[5]+[6]+[7]
Proposed Built Up Area		14,962.56 sqm.	[A]+[B]+[C]+[D]+[E]+[F]+[G]
Permissible FAR	2.250		
Permissible FAR Builtup area		56,195.21 Sqm	
Proposed FAR (FAR Builtup area devided by Land area)	0.547		
Proposed FAR Builtup area		13,658.15 Sqm	[V]+[W]+[X]+[Y]+[Z]
Total No of Apartments	97 nos		[i]+[u]+[a]+[v]
Required Car Parking	107 nos		[a]+[b]+[c]+[d]+[e]
Provided Car Parking	107 nos		
Proposed Green area	5231.47 Sqm	21.09%	

Area Calculation

Bungalow A - 4BHK -(A1-A22) & (A24-A43) (Two Storied Residential Building)

Floor	Built-Up Area (Sqm)/ Floor	No.	Total Built-Up Area (In SQM)	Total No. of Apartments
Ground Floor	70.20	1	70.20	
First Floor	59.39	1	59.39	
Stair Room	10.62	-	10.62	
Total			146.21	1.00

Total No. of Bungalows	42	nos.	
Built-Up Area of each Bungalow	146.21	Sqm	
Thus, Total Built-Up Area of all Bungalows	6140.82	Sqm	... [A]
FAR Built-Up Area of each Bungalow	135.59	Sqm	
Thus, Total FAR Built-Up Area of all Bungalows	5694.78	Sqm	... [V]
Ground Coverage of each Bungalow	76.20	Sqm	
Thus, Total Ground Coverage of Bungalow - (A1-A22 & (A24-A43)	3200.40	Sqm	... [1]
Total No. of Apartments of Bungalow - (A1-A22 & (A24-A43)	42	nos.	... [i]
Required Car Parking	42	nos.	... [a]

Bungalow A - 4BHK-A23 (Two Storied Residential Building)

Floor	Built-Up Area (Sqm)/ Floor	No.	Total Built-Up Area (In SQM)	Total No. of Apartments
Ground Floor	77.00	1	77.00	
First Floor	60.19	1	60.19	
Stair Room	10.62	-	10.62	
Total			147.81	1.00

Total No. of Bungalows	1	no.	
Built-Up Area of each Bungalow	147.81	Sqm	... [B]
FAR Built-Up Area of each Bungalow	137.19	Sqm	... [W]
Total Ground Coverage of Bungalow-A23	77.00	Sqm	... [2]
Total No. of Apartments of Bungalow-A23	1	nos.	... [u]
Required Car Parking	1	no.	... [b]

Bungalow B - 3BHK- (B1-B10) , (B12-B21), (B23-B32), (B34-B43) & (B45-B54) (Two Storied Residential Building)

Floor	Built-Up Area (Sqm)/ Floor	No.	Total Built-Up Area (In SQM)	Total No. of Apartments
Ground Floor	62.29	1	62.29	
First Floor	60.79	1	60.79	
Stair Room	12.50	-	12.50	
Total			135.58	1.00

Total No. of Bungalows	50	nos.	
Built-Up Area of each Bungalow	135.58	Sqm	
Thus, Total Built-Up Area of all Bungalows	6779.00	Sqm	... [C]
FAR Built-Up Area of each Bungalow	123.08	Sqm	
Thus, Total FAR Built-Up Area of all Bungalows	6154.00	Sqm	... [X]
Ground Coverage of each Bungalow	62.29	Sqm	
Thus, Total Ground Coverage of Bungalow - (B1-B10) , (B12-B21), (B23-B32), (B34-B43) & (B45-B54)	3114.50	Sqm	... [3]
Total No. of Apartments of Bungalow - (B1-B10) , (B12-B21), (B23-B32), (B34-B43) & (B45-B54)	50	nos.	... [iii]
Required Car Parking	50	nos.	... [c]

Bungalow B - 3BHK- B11, B22, B33 & B44 (Two Storied Residential Building)

Floor	Built-Up Area (Sqm)/ Floor	No.	Total Built-Up Area (In SQM)	Total No. of Apartments
Ground Floor	63.12	1	63.12	
First Floor	61.62	1	61.62	
Stair Room	12.50	-	12.50	
Total			127.24	1.00

Total No. of Bungalows	4	nos.	
Total Built-Up Area	548.96	Sqm	... [D]
FAR Built-Up Area of each Bungalow	124.74	Sqm	
Thus, Total FAR Built-Up Area of all Bungalows	498.96	Sqm	... [Y]
Total Ground Coverage	252.48	Sqm	... [4]
Total No. of Apartments of Bungalow - B11, B22, B33 & B44	4	nos.	... [iv]
Required Car Parking	4	nos.	... [d]

Bungalow C - (Three Storied Club House)

Floor	Built-Up Area (Sqm)/ Floor	No.	Total Built-Up Area (In SQM)	Total FAR Built-Up Area
Ground Floor	650.87	1	650.87	650.87
First Floor	298.55	1	298.55	298.55
Second Floor	223.80	1	223.80	223.80
Stair Room	39.60	1	39.60	
Total			1212.82	1173.22

Total No. of Bungalows	1	no.	
Total Built-Up Area	1212.82	Sqm	... [E]
Total FAR Built-Up Area	1173.22	Sqm	... [Z]
Total Ground Coverage	650.88	Sqm	... [5]
Required Car Parking	10	nos.	... [e]

Security & Pump Room Built Up Area	19.98	Sqm	... [F]
Security & Pump Room Ground Coverage Area	19.98	Sqm	... [6]
Basement of underground pump room Built-Up Area	113.27	Sqm	... [G]
UGR Staircase Ground Coverage Area	14.62	Sqm	... [7]

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS.
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL EXTERNAL WALLS ARE 200 MM THICK AND INTERNAL WALLS ARE 100 MM THICK BLOCK UNLESS OTHER WISE NOTED.
4. W - WIDTH
   T - TREAD
   R - RISER

OWNER DECLERATION:

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT,
I SHALL ENGAGE ARCHITECT & ESE DURING CONSTRUCTION.
I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & ILE DURING CONSTRUCTION OF THE BUILDING AS PER PLANS.
AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
IF ANY SUBMITTED DOCUMENT ARE FAKE
THE AUTHORITY MAY REVOKE THE SANCTION PLAN.

REGAL VINTRADE PVT. LTD. & OTHERS
Constituted Attorney
SIGNATURE OF OWNER

CERTIFICATE OF STRUCTURAL STABILITY:

THIS IS TO CERTIFY THAT 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 RESPECTS.

Milinak Majumdar
M.C.E. (Stuct)
Milinak Majumdar
M.C.E. (Stuct)
Regd. No. - 152/II of CMC
ESE No. - STER/KOA/10/0020
Valid Upto - PSOR/ESE/11-12
SIGNATURE OF STRUCTURAL ENGINEER
NAME:
REGN. NO.:

CERTIFICATE OF BUILDING PLAN :

I DO HERE BY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER RR - LMR. THAT THE WIDTH OF THE ABUTTING ROAD CONFORMS WITH THE PLAN. AND IT IS A SUBSTANTIVE SITE AND A TANK OR A FILLED UP TANK. THE SITE PLAN HEP PLAN AGREES WITH THE SITE. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. DEED PLAN.

ARCHITECT :-
JUI MALLIK
COA REGN. NO.- CA/98/23840
SIGNATURE OF ARCHITECT
NAME
REGN. NO. :

TITLE:
OVERALL SITE PLAN,AREA STATEMENT & LOCATION PLAN

CLIENT:
REGAL VINTRADE PVT. LTD. & OTHERS

ARCHITECT:
ABIN DESIGN STUDIO
ARCHITECTURE | INTERIOR | EXHIBITION | PRODUCT DESIGN | GRAPHICS
82/2, MINDUSTAN PARK, GARIAHAT, KOLKATA 700029, INDIA
E-MAIL : contact@abindesignstudio.com

STRUCTURAL CONSULTANT:
ADROIT CONSULTANTS
10/3, PANCHANANTALA ROAD
KOLKATA-700029

PROJECT:
PROPOSED TWO STORIED BUNGALOW (COMPRISING OF 54 NOS. 3BHK & 43 NOS. 4BHK BUNGALOWS) & THREE STORIED CLUB HOUSE AT MOUZA - RASAPUNJA, LR DAG NO. 4861, 4842, 4841, 4843, 4840, 4839, 4839, 4844, 4837, 4835, 4835, 4834, 4844, 4845, 4847(P), 4848(P),4849(P), 4850(P), 4860(P) UNDER L.R.KHATIAN NO.5347, J.L NO. 15, AT P.S - BISHNUPUR, DISTRICT - SOUTH 24 PARGANAS, WEST BENGAL, UNDER RASAPUNJA GRAM PANCHAYET.

DATE -	18.09.2022	REV.NO. 00	NORTH
REV.DATE			
SCALE	AS SHOWN		
DRAWN BY	K.M.	DRAWING NO.	
CHKD. BY -	J.M.	B.A.K/MP/01	

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