



Area Statement :

Land Area	Residential	24978.88 Sqm	(As per Boundary Devidment)
Type of Building	14.5 M		
Permissible Building Height	6.8 M (Two Storied)		
Proposed Building Height			
Permissible Ground Coverage	50.00%	12,487.83 Sqm	(1)-(2)+(3)-(4)-(5)-(6)-(7)
Proposed Ground Coverage	20.35%	7,329.84 sqm.	(A)+(B)+(C)+(D)+(E)+(F)+(G)
Proposed Built-Up Area		14,962.66 sqm.	
Permissible FAR	2.200	64,185.21 Sqm	(V)-(W)+(X)-(Y)-(Z)
Proposed FAR (Built-up area divided by Land area)	0.547	13,658.19 Sqm	(1)-(2)+(3)-(4)-(5)-(6)-(7)
Proposed FAR Built-up area			
Total No. of Apartments	97 nos		(A)+(B)+(C)+(D)+(E)+(F)+(G)
Required Car Parking	107 nos		(A)+(B)+(C)+(D)+(E)+(F)+(G)
Provided Car Parking	107 nos		
Proposed Green area	5251.47 Sqm	21.03%	

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	76.20	1	76.20	
First Floor	69.39	1	69.39	
Stair Room	16.92	-	16.92	
Total			162.51	1.00

Total No. of Bungalows: 42 nos
 Built-Up Area of each Bungalow: 148.21 Sqm
 Thus, Total Built-Up Area of all Bungalows: 6140.82 Sqm ... [A]
 FAR Built-Up Area of each Bungalow: 138.59 Sqm
 Thus, Total FAR Built-Up Area of all Bungalows: 5814.78 Sqm ... [V]
 Ground Coverage of each Bungalow: 26.20 Sqm
 Thus, Total Ground Coverage of Bungalow - (A1-A22 & A24-A43): 3206.40 Sqm ... [1]
 Total No. of Apartments of Bungalow - (A1-A22 & A24-A43): 42 nos ... [1]
 Required Car Parking: 42 nos ... [4]

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	16.62	-	16.62	
Total			153.81	1.00

Total No. of Bungalows: 1 nos
 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 ... [2]
 Required Car Parking: 1 nos ... [4]

Bungalow B - 3BHK (B1-B10, (B12-B31), (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	62.20	1	62.20	
First Floor	60.79	1	60.79	
Stair Room	12.50	-	12.50	
Total			135.49	1.00

Total No. of Bungalows: 60 nos
 Built-Up Area of each Bungalow: 135.58 Sqm
 Thus, Total Built-Up Area of all Bungalows: 8733.00 Sqm ... [C]
 FAR Built-Up Area of each Bungalow: 123.69 Sqm
 Thus, Total FAR Built-Up Area of all Bungalows: 8154.00 Sqm ... [X]
 Ground Coverage of each Bungalow: 62.20 Sqm
 Thus, Total Ground Coverage of Bungalow - (B1-B10, (B12-B31), (B23-B32), (B34-B43) & (B45-B54): 3732.00 Sqm ... [3]
 Total No. of Apartments of Bungalow - (B1-B10, (B12-B31), (B23-B32), (B34-B43) & (B45-B54): 60 nos ... [3]
 Required Car Parking: 60 nos ... [4]

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			137.24	1.00

Total No. of Bungalows: 4 nos
 Built-Up Area of each Bungalow: 648.96 Sqm ... [3]
 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 of Bungalow - B11, B22, B33 & B44: 252.49 Sqm ... [4]
 Total No. of Apartments of Bungalow - B11, B22, B33 & B44: 4 nos ... [4]
 Required Car Parking: 4 nos ... [4]

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	30.00	-	30.00	
Total			1103.22	1173.22

Total No. of Bungalows: 1 nos
 Built-Up Area: 1214.82 Sqm ... [E]
 Total FAR Built-Up Area: 1173.22 Sqm ... [Z]
 Total Ground Coverage: 650.86 Sqm ... [5]
 Required Car Parking: 10 nos ... [4]

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]
 UCB Staircase Ground Coverage Area: 14.62 Sqm ... [7]



LOCATION PLAN
SCALE - N.T.S

The Plan is presently approved subject to the compliance of the issued Fire Safety Recommendation and changes as marked

DIRECTOR
FIRE PREVENTION WING
WEST BENGAL FIRE & EMERGENCY SERVICES
GOVT. OF WEST BENGAL

CHECKED BY
T. E. C.

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DIRECTOR
FIRE PREVENTION WING
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<p>NOTES:</p> <ol style="list-style-type: none"> ALL DIMENSIONS ARE IN MILLIMETERS. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED. ALL EXTERNAL WALLS ARE 200 MM THICK AND INTERNAL WALLS ARE 100 MM THICK UNLESS OTHERWISE NOTED. W - WIDTH T - TREAD R - RISE <p>OWNER DECLARATION:</p> <p>I/WE HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE AS ARCHITECT/ARCHITECTS AND ENGINEER/ENGINEERS HAVE PREPARED AND SUBMITTED THIS DRAWING AND ALL THE INFORMATION CONTAINED THEREIN TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF AND THAT THE SAME IS TRUE AND CORRECT AND THAT I/WE HAVE NOT BEEN INFLUENCED BY ANY OTHER PARTY IN THE PREPARATION OF THIS DRAWING AND THAT I/WE HAVE NOT BEEN OBTAINING ANY UNLAWFUL ADVANTAGE THEREFROM.</p> <p>REGAL VINTRADE PVT. LTD. & OTHERS CONSTITUTED ATTORNEY</p> <p>SIGNATURE OF OWNER: _____ NAME: _____ REGD NO: _____</p>	<p>CERTIFICATE OF STRUCTURAL STABILITY:</p> <p>THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWING OF THE FOUNDATION AND SUPERSTRUCTURE 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 CERTAIN THAT IT IS SAFE AND STABLE IN ALL RESPECTS.</p> <p>Mainak Majumdar B.C.E., M.C.E. (Struct) ESE-1527 of ICMC STRV/NKDA/10/00020 STRV/NKDA/14/00001</p> <p>SIGNATURE OF STRUCTURAL ENGRS: _____ NAME: _____ REGD NO: _____</p>	<p>CERTIFICATE OF BUILDING PLAN:</p> <p>I/WE HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER THE LAW, THAT THE WIDTH OF THE BUILDING ROAD CORRIDOR WITH THE PLAN, AND THE A. BUILDABLE SITE NOT A TAKE OF A FULLED UP NAME, THE SITE PLAN AND ALL THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT AND THAT I/WE HAVE NOT BEEN OBTAINING ANY UNLAWFUL ADVANTAGE THEREFROM.</p> <p>Jui Mallik ARCHITECT COA REGN. NO. - CA/98/23840</p> <p>SIGNATURE OF ARCHITECT: _____ NAME: _____ REGD NO: _____</p>	<p>TITLE: OVERALL SITE PLAN, AREA STATEMENT & LOCATION PLAN</p> <p>CLIENT: REGAL VINTRADE PVT. LTD. & OTHERS</p> <p>ARCHITECT: ABIN DESIGN STUDIO ABIN ARCHITECTURE (P) PRIVATE LIMITED 83D, HINDUSTANI PARK, GARDHAT, KOLKATA 700028, INDIA E-MAIL: abin@abindesignstudio.com</p> <p>STRUCTURAL CONSULTANT: ADROIT CONSULTANTS 10/3, PANCHANANTALA ROAD KOLKATA - 700029</p> <p>PROJECT: PROPOSED TWO STORIED BUNGALOW (COMPRISING OF 54 NOS. 3BHK & 43 NOS. 4BHK BUNGALOWS) & THREE STORIED CLUB HOUSE AT MOUKIA, RASAPURJA, LR DAG NO. 4861, 4842, 4841, 4843, 4840, 4838, 4836, 4844, 4837, 4836, 4835, 4834, 4844, 4845, 4847(P), 4848(P), 4849(P), 4850(P), 4840(P) UNDER LR CHARTER NO. 5367, J.L. NO. 15, AT P.S. BISHNUPUR, DISTRICT - SOUTH 24 PARAGANAS, WEST BENGAL, UNDER RASAPURJA GRAM PANCHAYAT.</p> <p>DATE: 10/09/2022 REV. NO.: 08 MONTH: 09 REV. DATE: - REV. NO.: - REV. DATE: - SCALE: AS SHOWN DRAWN BY: K.M. DRAWING NO.: BAK/MP/01 CHKD. BY: J.M.</p> <p>THIS DRAWING IS THE SOLE PROPERTY OF ABIN DESIGN STUDIO AND IS NOT TO BE REPRODUCED, COPIED OR CIRCULATED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF ABIN DESIGN STUDIO.</p>
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