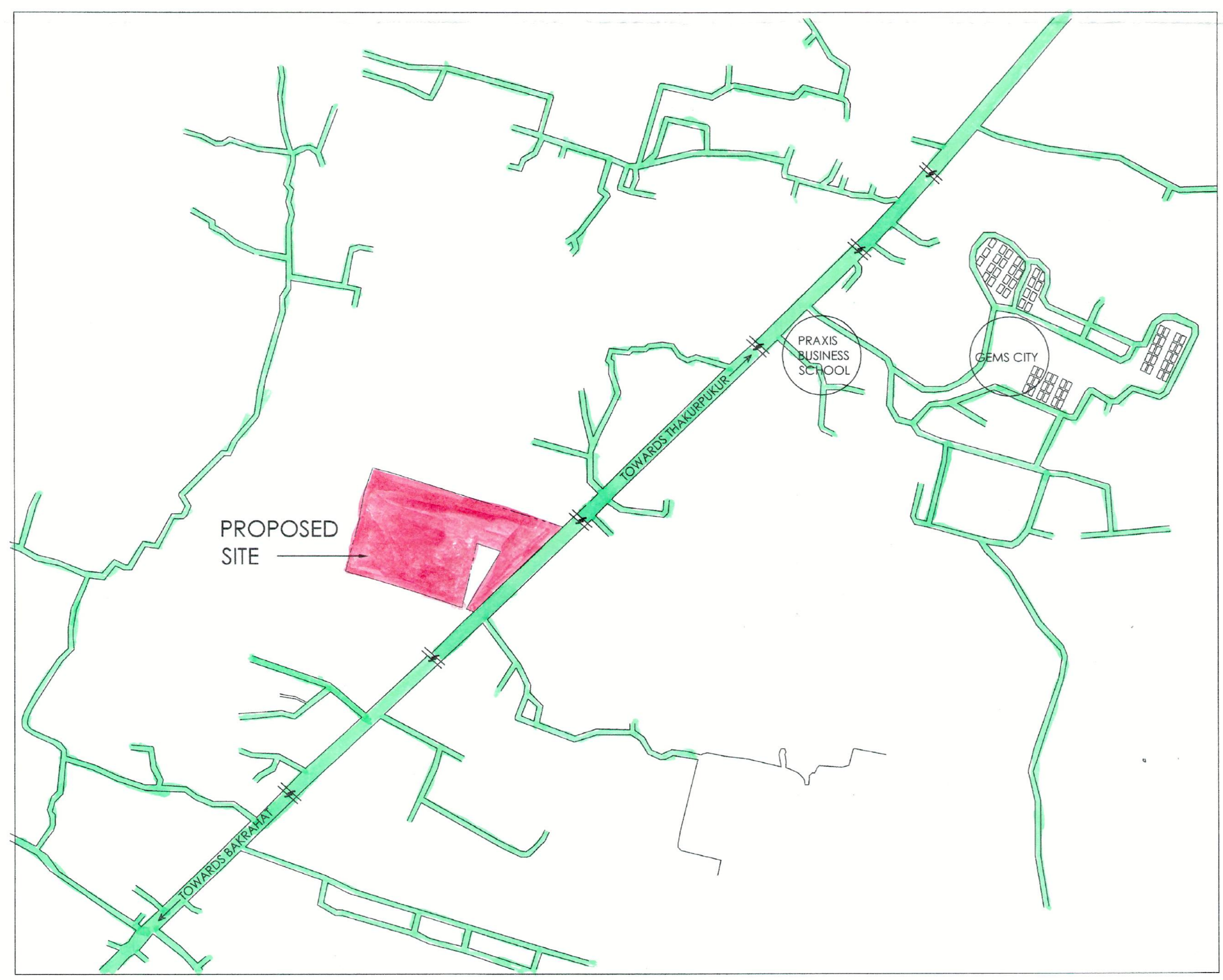


LATITUDE -22°25'29.3"N
LONGITUDE 88°15'46.8"E



SITE PLAN
SCALE - 1:600



LOCATION PLAN
SCALE - N.T.S

LAND AREA OF PROJECT MERAKI-19571.38 SQM

Area Statement		24976.65 Sqm	(As per Boundary Declaration)
Land Area	Residential	14.5 M	
Type of Building	Proposed Building Height	6.8 M (Two Storied)	
Permissible Building Height	Proposed Building Height	6.8 M (Two Storied)	
Permissible Ground Coverage	Proposed Ground Coverage	50.00%	12,487.83 Sqm
Proposed Ground Coverage	Proposed Built-Up Area	29.35%	7,329.84 sqm
Proposed Built-Up Area	Permissible FAR	2.250	14,962.66 sqm
Permissible FAR	Proposed FAR Builtup area	0.547	56,195.21 Sqm
Proposed FAR Builtup area	Proposed FAR (FAR Builtup area divided by Land area)		13,658.16 Sqm
Proposed FAR (FAR Builtup area divided by Land area)	Total No of Apartments	97 nos	
Total No of Apartments	Required Car Parking	107 nos	
Required Car Parking	Provided Car Parking	107 nos	
Provided Car Parking	Proposed Green area	6261.47 Sqm	21.03%
Proposed Green area			

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	76.30	1	76.30	
First Floor	69.39	1	69.39	
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: 6694.78 Sqm ... [V]
Ground Coverage of each Bungalow: 76.30 Sqm
Thus, Total Ground Coverage of Bungalow - (A1-A22) & (A24-A43): 3200.40 Sqm ... [I]
Total No. of Apartments of Bungalow - (A1-A22) & (A24-A43): 42 nos. ... [a]
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]
Thus, Total Built-Up Area of all Bungalows: 147.81 Sqm ... [W]
FAR Built-Up Area of each Bungalow: 77.00 Sqm ... [2]
Thus, Total FAR Built-Up Area of all Bungalows: 77.00 Sqm ... [i]
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 ... [d]
Total No. of Apartments of Bungalow - (B1-B10), (B12-B21), (B23-B32), (B34-B43) & (B45-B54): 50 nos. ... [ii]
Required Car Parking: 50 nos. ... [ii]

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	60.70	1	60.70	
Stair Room	12.60	-	12.60	
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: 123.68 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 ... [d]
Total No. of Apartments of Bungalow - (B1-B10), (B12-B21), (B23-B32), (B34-B43) & (B45-B54): 50 nos. ... [ii]
Required Car Parking: 50 nos. ... [ii]

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	61.12	1	61.12	
First Floor	61.62	1	61.62	
Stair Room	12.60	-	12.60	
Total			135.34	1.00

Total No. of Bungalows: 4 nos.
Built-Up Area of each Bungalow: 135.34 Sqm ... [D]
Thus, Total Built-Up Area of all Bungalows: 537.36 Sqm ... [Y]
FAR Built-Up Area of each Bungalow: 61.12 Sqm
Thus, Total FAR Built-Up Area of all Bungalows: 244.48 Sqm ... [4]
Ground Coverage of each Bungalow: 62.29 Sqm
Thus, Total Ground Coverage of Bungalow - B11, B22, B33 & B44: 244.48 Sqm ... [v]
Total No. of Apartments of Bungalow - B11, B22, B33 & B44: 4 nos. ... [iv]
Required Car Parking: 4 nos. ... [iv]

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.
Built-Up Area of each Bungalow: 1212.82 Sqm ... [E]
Thus, Total Built-Up Area of all Bungalows: 1173.22 Sqm ... [Z]
FAR Built-Up Area of each Bungalow: 650.87 Sqm ... [6]
Thus, Total FAR Built-Up Area of all Bungalows: 650.87 Sqm ... [f]
Ground Coverage of each Bungalow: 19.98 Sqm ... [F]
Thus, Total Ground Coverage of Bungalow - (B1-B10), (B12-B21), (B23-B32), (B34-B43) & (B45-B54): 19.98 Sqm ... [e]
Total No. of Apartments of Bungalow - (B1-B10), (B12-B21), (B23-B32), (B34-B43) & (B45-B54): 113.27 nos. ... [G]
Required Car Parking: 14.62 nos. ... [7]

<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 BLOCK UNLESS OTHERWISE NOTED. W - WIDTH T - TREAD R - RISER <p>OWNER DECLARATION:</p> <p>I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & ESE DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN). 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.</p> <p>REGAL VINTRADE PVT. LTD. & OTHERS</p> <p>SIGNATURE OF OWNER: <i>[Signature]</i></p>	<p>CERTIFICATE OF STRUCTURAL STABILITY:</p> <p>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.</p> <p><i>[Signature]</i> Moinak Majumdar B.E., M.C.E. (Struct) S.No. 152/1 of CMG 074/2019 STER/TKDA/10/00020 PERSON/ESE/11-12</p> <p>SIGNATURE OF STRUCTURAL ENGINEER: <i>[Signature]</i></p>	<p>CERTIFICATE OF BUILDING PLAN:</p> <p>I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER BYE-LAW, THAT THE WIDTH OF THE ABUTTING ROAD CONFORMS WITH THE PLAN AND IT IS A BUILDABLE SITE HAVING A TANK OR A FILLED UP TANK. THE SITE PLAN KEY PLAN AGREES WITH THE SITE. THE SITE IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. DEED PLAN.</p> <p><i>[Signature]</i> Sujit Mallik ARCHITECT: JUI MALLIK COA REGN. NO - CA/98/23840</p> <p>SIGNATURE OF ARCHITECT: <i>[Signature]</i></p>	<p>TITLE: OVERALL SITE PLAN, AREA STATEMENT & LOCATION PLAN</p> <p>CLIENT: REGAL VINTRADE PVT. LTD. & OTHERS</p> <p>ARCHITECT: ABIN DESIGN STUDIO ARCHITECTURE INTERIOR EXHIBITION PRODUCT DESIGN GRAPHICS 622, HINDUSTAN PARK, GARIAHAT, KOLKATA 700026, INDIA E-MAIL: contact@abindesignstudio.com</p> <p>DATE: 10.09.2022 REV. NO. 00 NORTH: N</p> <p>SCALE: AS SHOWN DRAWING NO.: BAK/MP/01</p> <p>STRUCTURAL CONSULTANT: ADROIT CONSULTANTS 10/3, PANCHANANTALA ROAD KOLKATA-700029</p>
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