



Area Statement		24976.65 Sqm (As per Boundary Declaration)	
Land Area	Residential	14.5 M	
Type of Building	Permissible Building Height	6.8 M (Two Storied)	
Permissible Ground Coverage	50.00%	12,487.83 Sqm	
Proposed Ground Coverage	29.35%	7,329.84 sqm	[1]+[2]+[3]+[4]+[5]+[6]+[7]
Proposed Built-Up Area		14,962.66 sqm.	[A]+[B]+[C]+[D]+[E]+[F]+[G]
Permissible FAR	2.250	56,195.21 Sqm	
Proposed FAR	0.547	13,658.15 Sqm	[Y]+[Z]+[X]+[W]+[V]+[U]
Proposed FAR Builtup area			[U]+[V]+[W]+[X]+[Y]+[Z]
Total No of Apartments	97 nos		[1]+[2]+[3]+[4]+[5]
Required Car Parking	107 nos		[a]+[b]+[c]+[d]+[e]
Provided Car Parking	107 nos		
Proposed Green area	6261.47 Sqm	21.03%	

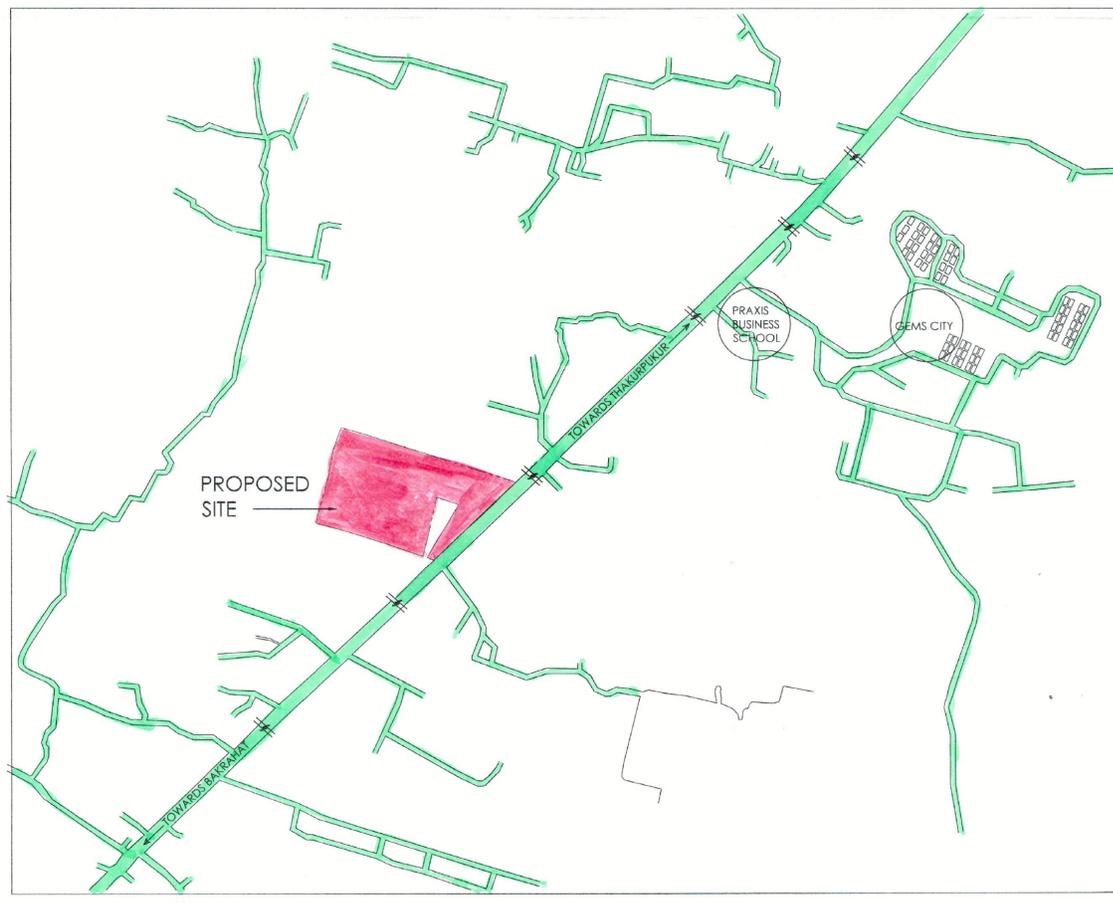
Area Calculation				
Bangalow A - 4BHK (A1-A22) & (A24-A43) (Two Storied Residential Building)				
Floor	Built-Up Area (Sqm)/ Floor	No.	Total Built-Up Area (In SqM)	Total No. of Apartments
Ground Floor	70.20	1	70.20	
First Floor	59.39	1	59.39	
Stair Room	10.62	-	10.62	
Total			140.21	1.00

Bangalow 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

Bangalow 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	-	12.60	
Total			137.24	1.00

Bangalow B - 3BHK- B1, B2, B3 & B4 (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

Bangalow 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	650.67	1	650.67	650.67
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			1212.62	1173.22



LAND AREA OF PROJECT MERAKI-19571.38 SQM

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 OTHERWISE NOTED. 4. W - WIDTH T - TREAD R - RISER OWNER DECLARATION: I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & USE DURING CONSTRUCTION, I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E 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. REGAL VINTRADE PVT. LTD. & OTHERS SIGNED: _____ DATE: 10/09/2022 CONSTITUTED ATTORNEY	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. SIGNED: _____ DATE: 10/09/2022 ARCHITECT - JUI MALIK REG. NO. CA/98/23840	CERTIFICATE OF BUILDING PLAN: 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 CONFORM WITH THE PLAN AND IS A BUILDABLE SITE NOT A FAN OR A FILLED UP BANK. THE SITE PLAN KEY PLAN, AGREES WITH THE SITE, THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. DEED PLAN. SIGNED: _____ DATE: 10/09/2022 ARCHITECT - JUI MALIK REG. NO. CA/98/23840	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, 4838, 4839, 4846, 4837, 4836, 4835, 4834, 4844, 4845, 4847(P), 4848(P), 4849(P), 4850(P), 4860(P) UNDER L.R.KHATIAN NO.5367, J.L NO. 15, AT P.S - BISHNUPUR, DISTRICT - SOUTH 24 PARGANAS, WEST BENGAL, UNDER RASAPUNJA GRAM PANCHAYAT. CLIENT: REGAL VINTRADE PVT. LTD. & OTHERS ARCHITECT: ABIN DESIGN STUDIO ARCHITECTURE INTERIOR EXHIBITION PRODUCT DESIGN GRAPHICS 622, HINDUSTAN PARK, GARINAHAT, KOLKATA 700029, INDIA E-MAIL: info@abindesignstudio.com DATE - 10.09.2022 REV. NO. RD NORTH SCALE - AS SHOWN DRAWING NO: CHED. BY - K.A.M. DRAWING NO: DRAWN BY - J.J.M. BAK/MP/01 STRUCTURAL CONSULTANT: ADROIT CONSULTANTS 10/3, PANCHANANTALA ROAD KOLKATA-700069 THIS DRAWING IS THE SOLE PROPERTY OF ABIN DESIGN STUDIO AND IS NOT TO BE LOANED, COPIED OR REPRODUCED IN ANY MANNER OTHER THAN THE PURPOSE FOR WHICH IT IS ISSUED WITHOUT THEIR WRITTEN PERMISSION.
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782/112/KMBA... Substn (RWS) Height 12.3 (RWS) mt. Subject to the condition

- Before starting any construction, the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.
- All building materials used in the construction should conform to standard specifications.
- Necessary steps shall be taken for safety of pipes of the adjoining public and private property during construction.
- Construction site should be maintained to prevent mosquito breeding.
- Design of all structural members including that of the foundation should conform to standard specified in the A.S.C. of India.

- The sanction is valid for 3 years from date of sanctioning.
- Information required by the applicant to this end are :-
Completion of work.
Completion of work.
- No rain water pipe should be connected to the road or footpath.
- The construction should be done as per specification of I.S. Code and sanctioned plan under the supervision of qualified empanelled engineers.
- Construction of garbage pit, cess pit & waste water should be done by the owners.
- Any deviation of the sanctioned plan shall mean demolition.

1. There should not be any court case or any complaint from any corner in respect of the said property as per plan.
2. "South 24 Parganas Zila Panchayat" will not be liable if any dispute arises at the site.

[Signature]
ASSISTANT ENGINEER
South 24 Pgs. Z.P.

[Signature]
District Engineer
South 24 Pgs. Z.P.

[Signature]
Assistant Engineer
South 24 Pgs. Z.P.

[Signature]
District Engineer
South 24 Pgs. Z.P.

[Signature]
Junior Engineer (WRDD)
Thakurpukur Maheshhala Block
South 24 Pgs., Govt. of W.B.

Valid upto 11/01/26

Sanctioned under Rules 64-66 of West Bengal Panchayat (Panchayat Samiti) Administration, Rules 2005, and the Letter of Memo No. 35 Dated 11/05/25 of DEJADM South 24 Pgs. Valid upto 3 Yrs.
Deviation Means Demolition
[Signature]
Executive Officer
Thakurpukur Maheshhala Panchayat Samiti
South 24 Parganas

There should not be any Court case or any complaint from any corner in respect of the said property as per plan.

Thakurpukur Maheshhala Panchayat Samiti are not be liable if any dispute arises at the site.

