

PROJECT TITLE: SOUTH CITY RETREAT

SOUTH CITY PROJECTS (KOL.) LTD.
 BASERA LAND (P) LTD.
 MANOR VYAPAAR (P) LTD.
 SAMPAT DEALERS (P) LTD.
 SHIVANGAN DEVELOPERS (P) LTD.

PLAN OF PROPOSED RESIDENTIAL (PHASE-III) PROJECT 'SOUTH CITY RETREAT' AT MOUKA-BHARMPUR, KHARABBA, J.L. NO-34,41, L.R. KHATAN NO-1152, 1440, 1441, 2698, 2097, 2500, 2504, DAG NO.-12, 14, 16, 30/640, 112-115, 117, 118, 163, 178, 803-805, G.P.- NARAYANPUR, P.S.-BHANGAR, DIST.-24PARGANAS (SOUTH).

NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT ARCH. DRAWINGS.
2. ALL DIMENSIONS ARE IN MM.

AREA STATEMENT:-

PHASE -I (RE-REV.):

LAND AREA =10.76 Acre=43,544.175 sqm
 BUILT UP AREA (MEDIUM VILLA) 6 NO= 2171.472 sqm
 BUILT UP AREA (LARGE VILLA) 6 NO = 2652.948 sqm
 BUILT UP AREA (RESIDENTIAL) =4824.420 sqm
 BUILT UP AREA (COMMERCIAL) =14368.221 sqm
 TOTAL BUILT UP AREA =19,192.631 sqm = 2,06,512.710 sq.ft
 REVISED GROUND COVERAGE=(15,565.366/43,544.175)sqm=35.746%
 MAXIMUM HEIGHT OF THE BUILDINGS = 13.5 m

PHASE -II (RE-REV.):

LAND AREA 13.22 ACRE =53,499.5 sqm
 BUILT UP AREA (SMALL VILLA) 14 NO= 3643.808 sqm
 BUILT UP AREA (MEDIUM VILLA) 27 NO= 9771.624 sqm
 BUILT UP AREA (LARGE VILLA) 11 NO = 4863.738 sqm
 BUILT UP AREA (XL VILLA) 3 NO = 1818.6 sqm
 BUILT UP AREA (XXL VILLA) 1NO = 736.5 sqm
 TOTAL BUILT UP AREA =20,834.270 sqm = 2,24,178.745 sq.ft
 REVISED GROUND COVERAGE= (14072.387/53499.5) sqm=26.304%
 MAXIMUM HEIGHT OF THE BUILDINGS = 8.0 m

PHASE -III

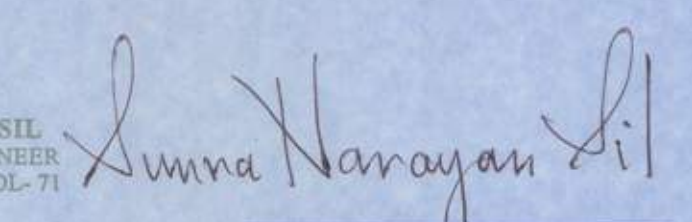
LAND AREA =6.87 ACRE = 27,801.906 sqm
 GROUND FLOOR AREA (MEDIUM VILLA (3BHK)) 7NO =1252.86 sqm
 GROUND FLOOR AREA (LARGE VILLA (3BHK)) 3NO =674.88 sqm
 GROUND FLOOR AREA (XL VILLA (4BHK)) 3NO =664.48 sqm
 GROUND FLOOR AREA (AQ VILLA (3BHK)) 2 NO = 283.34 sqm
 GROUND FLOOR AREA (TWIN VILLA (3BHK)) 6 NO = 465.00 sqm
 TOTAL GROUND FLOOR AREA = 3,340.56 sqm =35,957.489 sq.ft
 BUILT UP AREA (MEDIUM VILLA (3BHK)) 7 NO= 2533.37 sqm
 BUILT UP AREA (LARGE VILLA (3BHK)) 3 NO = 1326.45 sqm
 BUILT UP AREA (XL VILLA (4BHK)) 2 NO = 1277.68 sqm
 BUILT UP AREA (AQ VILLA (3BHK)) 2 NO = 523.76 sqm
 BUILT UP AREA (TWIN VILLA (3BHK)) 6 NO = 1103.70 sqm
 TOTAL BUILT UP AREA =6,764.96 sqm = 72,818.03 sq.ft
 GROUND COVERAGE= (3,340.56/27,801.906) sqm=12.016 %
 MAXIMUM HEIGHT OF THE BUILDINGS = 9.5 m

LEGENT:-


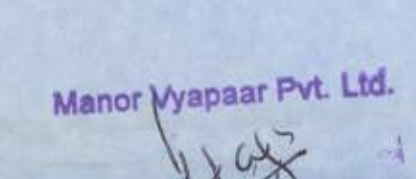
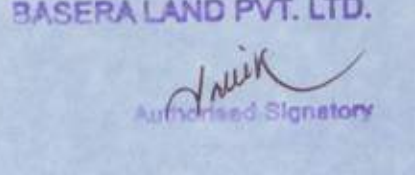
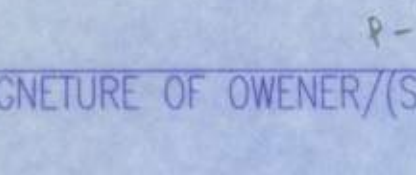
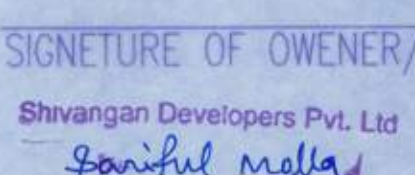
- S : SMALL VILLA (2BHK)
- M : MEDIUM VILLA (3BHK)
- L : LARGE VILLA (3BHK)
- XL : EXTRA LARGE VILLA (4BHK)
- XXL : DOUBLE EXTRA LARGE VILLA (4BHK)
- AQ : AQUA VILLA (3BHK)
- TW : TWIN VILLA (3BHK)

CERTIFICATE OF ENGINEER

THE STRUCTURAL DESIGN & DRAWING OF FOUNDATION & SUPER STRUCTURE BOTH OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING SEISMIC LOAD AS PER N.B. CODE OF INDIA & CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

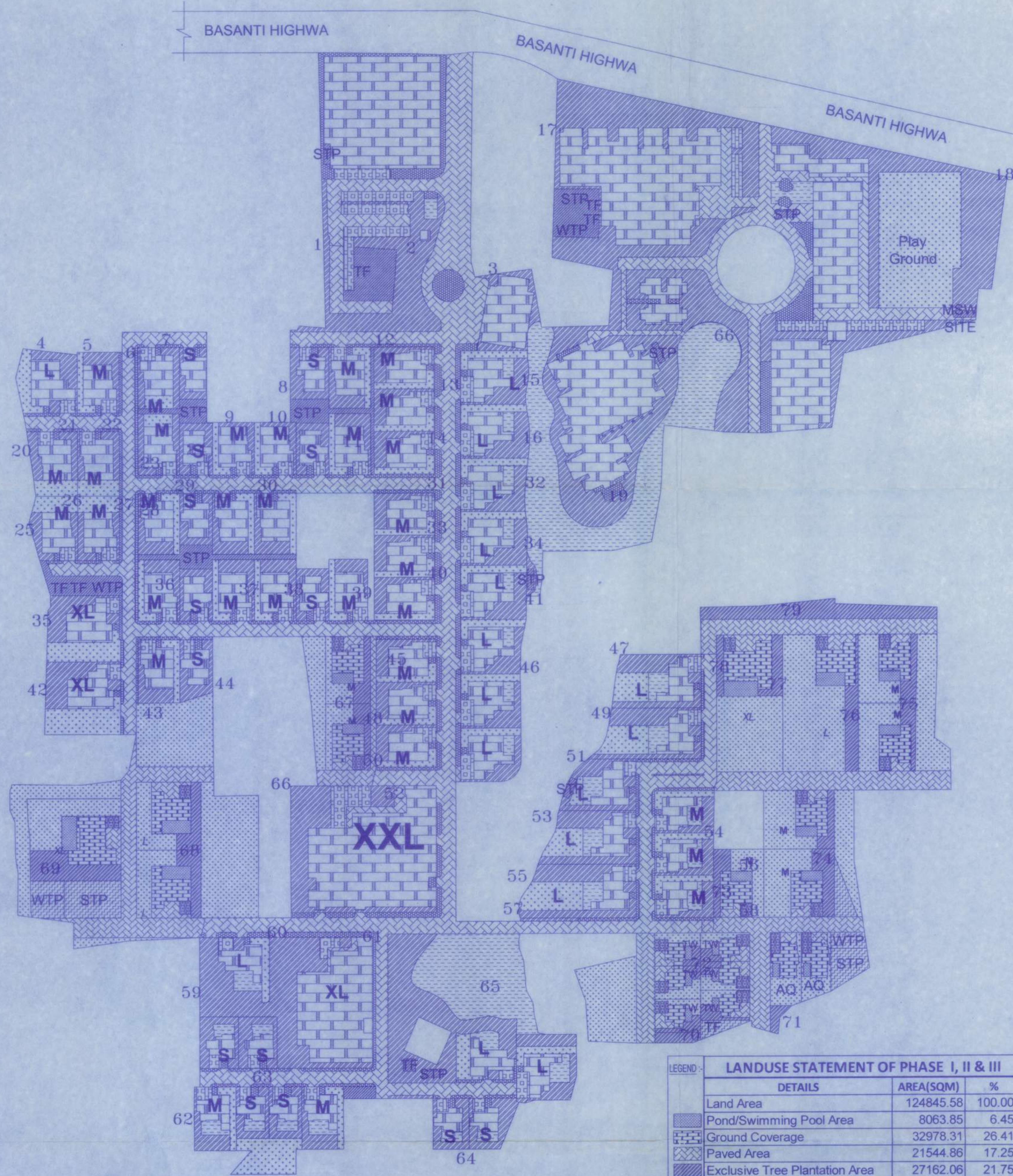
SUVRA NARAYAN SEL
 M.E. CHARTERED ENGINEER
 58, RUSSELL STREET, KOL-71
 826-165

 SIGNATURE OF ENGINEER

CERTIFIED THAT I HAVE GONE THROUGH THE RULES FOR SOUTH 24 PGS. ZILLA PARISHAD BYE LAWS, 2005 AND ALSO UNDERTAKE TO ABIDE BY THESE RULES DURING AND AFTER THE CONSTRUCTION OF THIS BUILDING.

South City Projects (K. Bazar) Ltd

 SIGNATURE OF OWENER(S)
Manor Vyapaar Pvt. Ltd.

 SIGNATURE OF OWENER(S)
BASERA LAND PVT. LTD.

 SIGNATURE OF OWENER(S)
Sampat Dealers Pvt. Ltd.

 SIGNATURE OF OWENER(S)
Shivangan Developers Pvt. Ltd

 SIGNATURE OF OWENER(S)

CONSULTANT :
Bose Construction & Consultancy
 Architectural & Structural Designer
 Reg. Office- Sarai Babur Bazar, Khudiram More, P.O. Medinipur,
 Dist- Paschim Medinipur, Pin-721101
 Branch Office- 9, B.G. Road, B-Block, Flat No. 105, Howrah-03
 mail id: bose.construction.consultancy@gmail.com

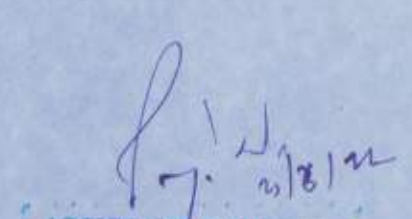
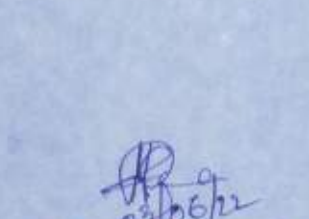
LANDUSE PLAN AS PER SANCTION PLAN



LEGEND	DETAILS	AREA(SQM)	%
	Land Area	124845.58	100.000
	Pond/Swimming Pool Area	8063.85	6.459
	Ground Coverage	32978.31	26.415
	Paved Area	21544.86	17.257
	Exclusive Tree Plantation Area	27162.06	21.757
	Semi Paved Area	4868.06	3.899
	Open Parking Area	4854.25	3.888
	Other Green/Play Ground Area	21722.00	17.400
	Service Area	3652.19	2.925
	Total	124845.58	100.000



- 1. This drawing is submitted for sanction the building plan No. 769/231/KM/2022, height: 7.5 mtr. Subject to the condition.
- 2. Before starting any construction, the site must conform with the plan sanctioned and all the conditions as proposed in the plan should be fulfilled.
- 3. All building materials, equipment for construction should conform to standard specified in the plan.
- 4. Necessary steps should be taken for safety of lives of the adjoining public and private property during construction.
- 5. Construction site should be maintained to prevent mosquito breeding.
- 6. Design of all structural members including that of the foundation should conform to standard specified in the N.B.C. of India.
- 7. The sanction is valid for 3 years from date of sanctioning.
- 8. Information required by the applicant to this end are:-
 Completion of work.
 Completion of structural work up to plinth.
 Completion of work.
- 9. The site water plan should be filled or discharged on Road or Footpath.
- 10. The construction should be carried out in accordance with the sanctioned plan under the supervision of qualified engineer.
- 11. Construction of garbage vest, soak pit & waste water should be done by the owners.
- 12. Any deviation of the sanctioned plan shall mean demolition.
- 13. There should not be any load on or any complete from any corner or support of the land property as per plan.
- 14. South 24 Parganas Zilla Parishad will not be liable if any dispute arise at the site.


 ASSISTANT ENGINEER
 South 24 Pgs. Z.P.

 DISTRICT ENGINEER
 South 24 Pgs. Z.P.

TITLE: LANDUSE PLAN & TREE PLANTATION PLAN	WITH RESPECT TO THE MASTER PLAN
REVISIONS	DATE
SA 01	SCALE 1:200, 1:2500
DRG. NO.	1/6
DRAWN BY	T.B