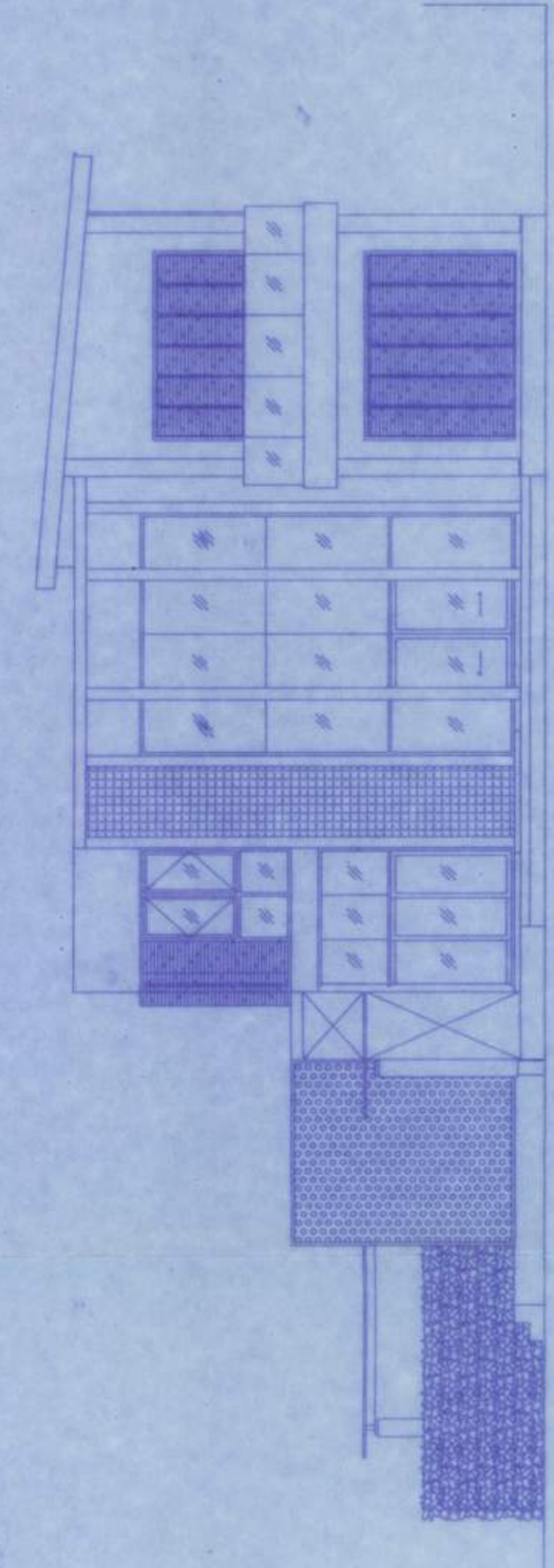
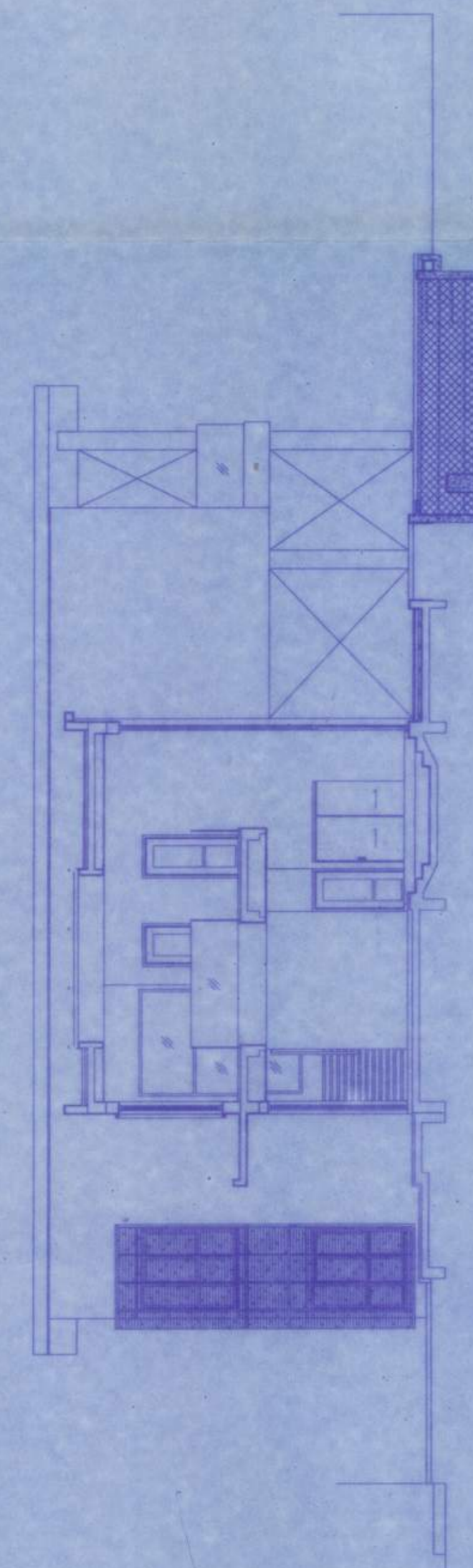


PROJECT TITLE: SOUTH CITY RETREAT
 SOUTH CITY PROJECTS (KOL) LTD.
 BASERA LAND (P) LTD.
 MANOR WAPPAAR (P) LTD.
 SHANGHAI DEVELOPERS (P) LTD.

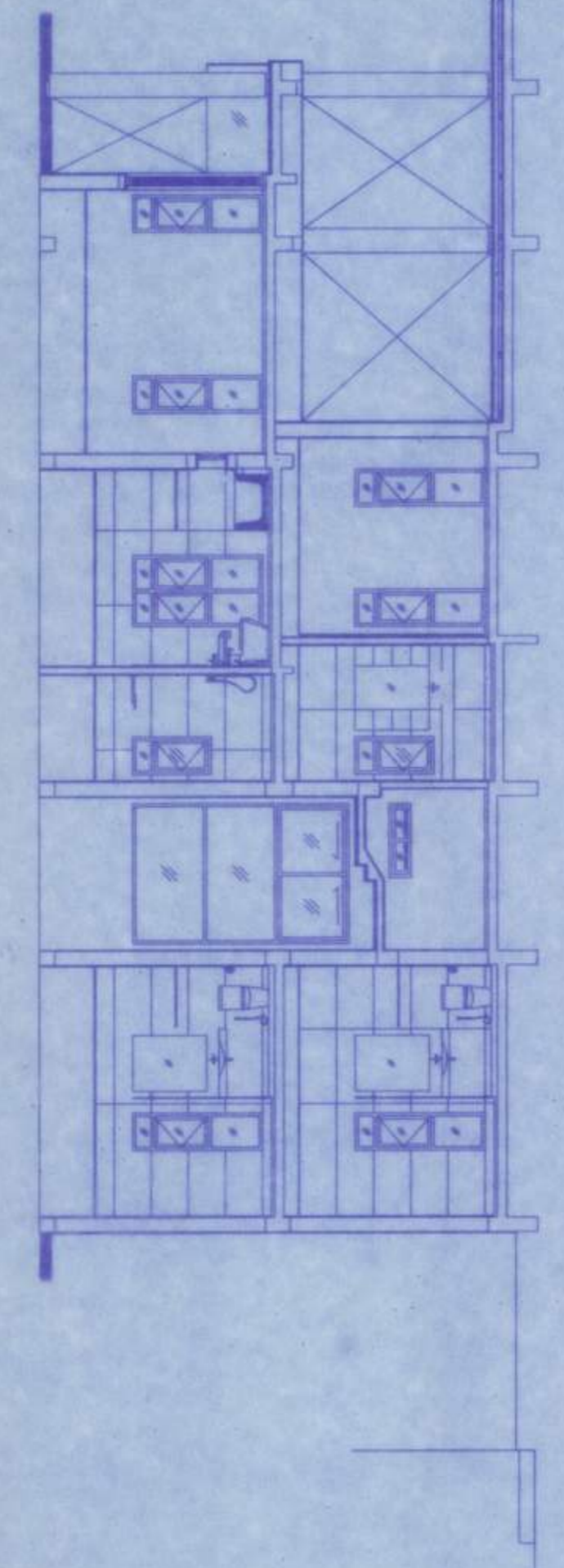
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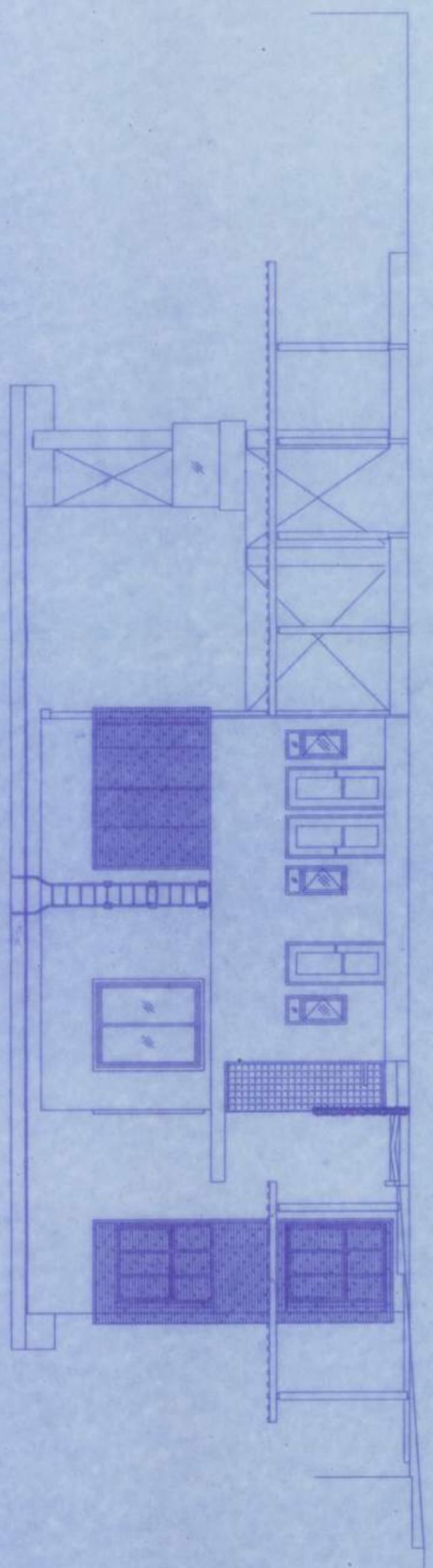
ELEVATION 3
SCALE 1:100



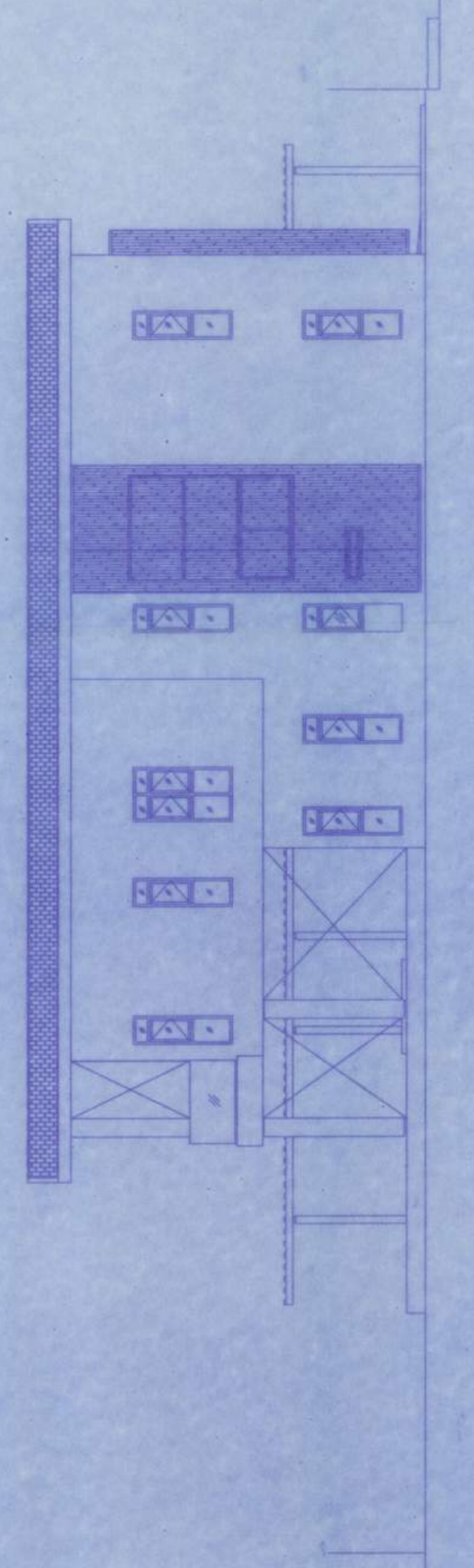
SECTION B-B
SCALE 1:100



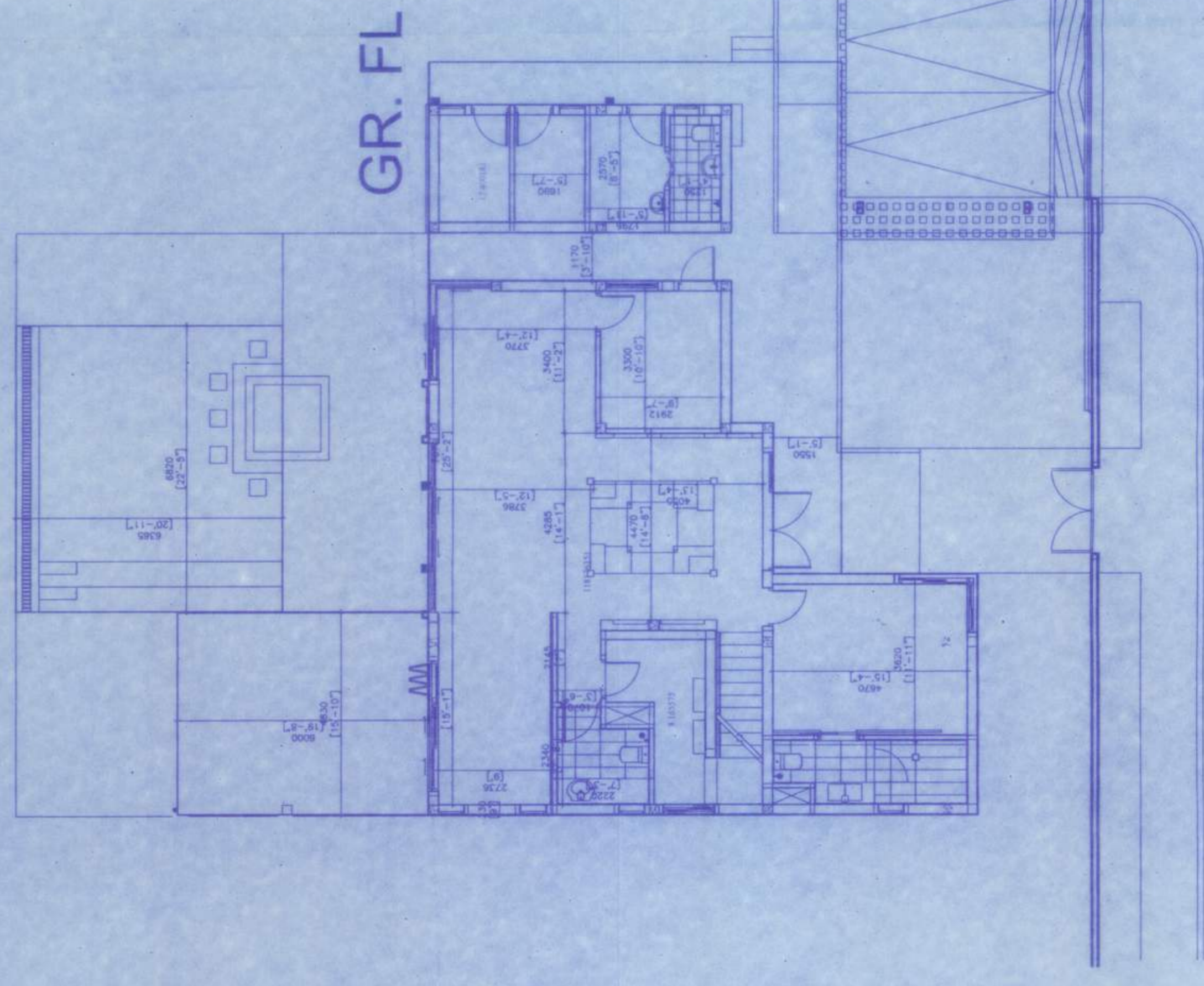
SECTION A-A
SCALE 1:100



ELEVATION 2
SCALE 1:100

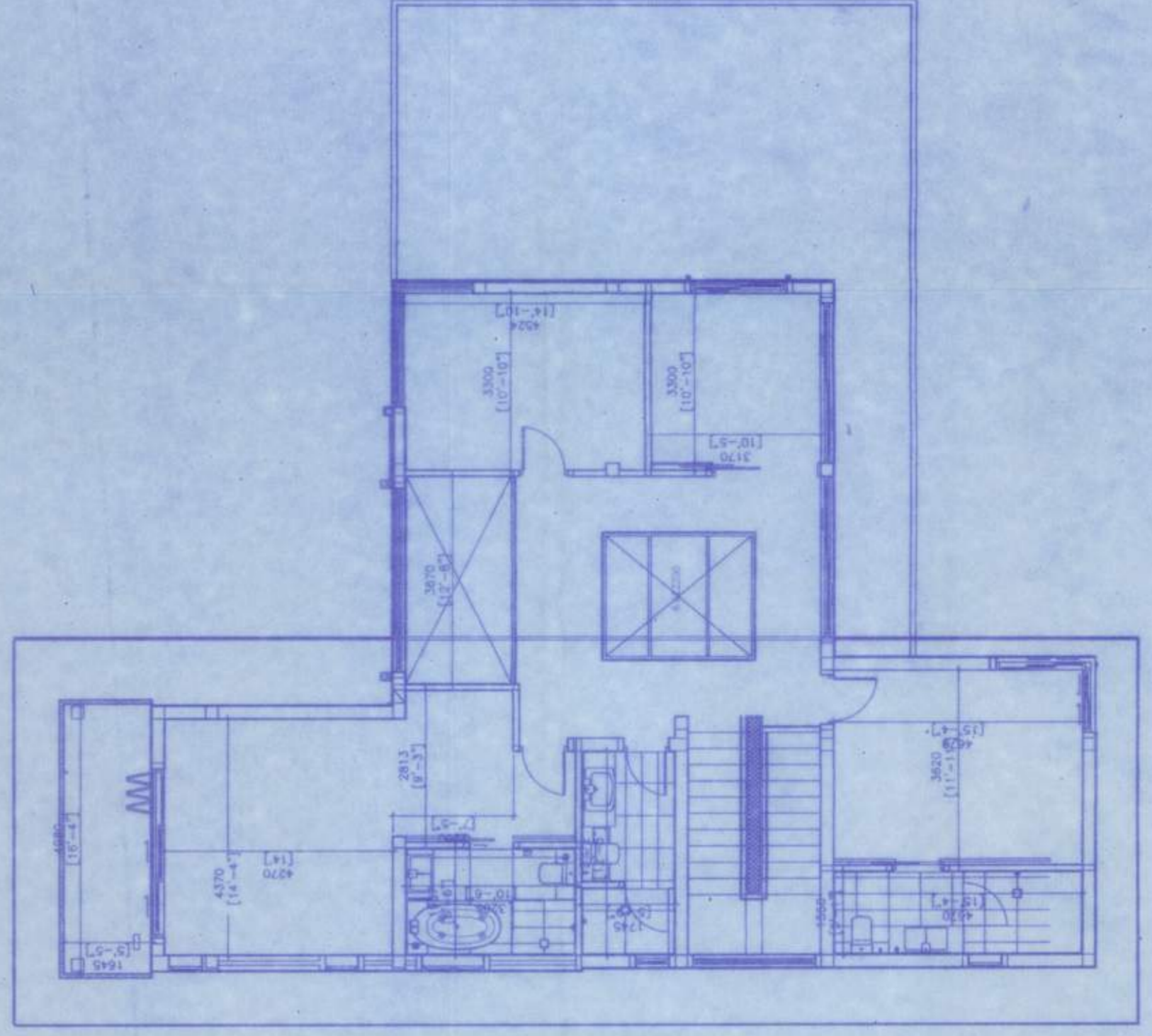


ELEVATION 1
SCALE 1:100



GR. FL

VILLA (LARGE) GROUND FLOOR PLAN
SCALE 1:100



TYP. VILLA (LARGE) FIRST FLOOR PLAN
SCALE 1:100

NOTES:

- ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE NOTED
- ALL EXTERNAL AND INTERNAL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
- PROJECTION OF CHIMNEY & CORNICE IS 450 MM
- DEPTH OF SEMI-UNDERGROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION
- ALL OTHER SPECIFICATIONS AS PER IS CODE OF P.R.C.
- SCALE USED 1:100, 1:400, 1:500, 1:20, 1:10.

SCHEDULE OF DOORS & WINDOWS

NO.	WIDTH	HEIGHT	NO.	WIDTH	HEIGHT
D1	1000	2100	W1	1500	1550
D2	900	2100	W2	1500	1550
D3	750	2100	W3	1000	1050
D4	2800	2100	W4	900	1500
D/W	1200	2100	W5	600	600
			W6	2800	1350

AREA STATEMENT

PHASE - I (RE-DEV.)

LAND AREA = 10.76 Acre = 45,544.175 sqm

BUILT UP AREA (MEDIUM VILLA) 6 NO = 2171.472 sqm

BUILT UP AREA (LARGE VILLA) 6 NO = 2652.845 sqm

BUILT UP AREA (RESIDENTIAL) 1 NO = 4924.920 sqm

TOTAL BUILT UP AREA = 19,192.631 sqm = 2,08,512.710 sq.ft.

REVISED GROUND COVERAGE = (15,565.366 / 45,544.175) x 100 = 35.748%

MAXIMUM HEIGHT OF THE BUILDINGS = 13.5 m

PHASE - II (RE-DEV.)

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 = 9771.824 sqm

BUILT UP AREA (LARGE VILLA) 13 NO = 10,815.603 sqm

BUILT UP AREA (AD VILLA) 2 NO = 283.34 sqm

BUILT UP AREA (XL VILLA) NO = 736.5 sqm

TOTAL BUILT UP AREA = 20,854.270 sqm = 2,24,178.745 sq.ft.

REVISED GROUND COVERAGE = (14,072.387 / 53,499.5) x 100 = 26.304%

MAXIMUM HEIGHT OF THE BUILDINGS = 8.0 m

PHASE - III

LAND AREA = 6.87 Acre = 27,801.908 sqm

GROUND FLOOR AREA (MEDIUM VILLA) 7NO = 1859.86 sqm

GROUND FLOOR AREA (LARGE VILLA) 3NO = 674.88 sqm

GROUND FLOOR AREA (XL VILLA) 3NO = 664.48 sqm

GROUND FLOOR AREA (AD VILLA) 2 NO = 283.34 sqm

GROUND FLOOR AREA (SMALL VILLA) 14 NO = 3643.808 sqm

TOTAL GROUND FLOOR AREA = 13,540.56 sqm = 1,59,879.489 sq.ft.

BUILT UP AREA (MEDIUM VILLA) 7 NO = 2533.37 sqm

BUILT UP AREA (LARGE VILLA) 3 NO = 1352.45 sqm

BUILT UP AREA (XL VILLA) 3 NO = 1323.76 sqm

BUILT UP AREA (AD VILLA) 2 NO = 283.34 sqm

TOTAL BUILT UP AREA = 6,764.96 sqm = 72,816.03 sq.ft.

GROUND COVERAGE = (3,340.56 / 27,801.908) x 100 = 12.016 %

MAXIMUM HEIGHT OF THE BUILDINGS = 9.9 m

LEGEND

- S SMALL VILLA
- M MEDIUM VILLA
- L LARGE VILLA
- XL EXTRA LARGE VILLA
- XXL DOUBLE EXTRA LARGE VILLA
- AD AQUA VILLA
- TW TWIN VILLA

CERTIFICATE OF ENGINEER

THIS IS TO CERTIFY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF THE SOUTH 24 PWS, ZILA PARSHAD BIE LAWS, 2008. THE SITE CONDITION INCLUDING THE WIDTH OF THE BUILDING FRONTAGE, THE DISTANCE OF THE BUILDING FROM THE ADJACENT BUILDABLE SITE & NOT A TANK OR ANY FILLED LAND.

SAYAN BANARJEE
 ME (REGISTERED ENGINEER)
 IN CIVIL (REG. NO. 10348)

DATE: 18/04/2022

SIGNATURE OF ENGINEER

SOUTH CITY PROJECTS (KOLKATA) LTD.
 Authorized Signatory

MANOR WAPPAAR (P) LTD.
 Authorized Signatory

SHANGHAI DEVELOPERS (P) LTD.
 Authorized Signatory

BASERALAND PVT. LTD.
 Authorized Signatory

SHANGHAI DEVELOPERS (P) LTD.
 Authorized Signatory

SHANGHAI DEVELOPERS (P) LTD.
 Authorized Signatory

CONSULTANT:
Bose Construction & Consultancy
 Architectural & Structural Designer

Office: 20/1, Park Road, Sector-1, Block-1, Salt Lake, Kolkata-700063
 Email: boseconstruction@gmail.com

REVISIONS TABLE

NO.	DATE	DESCRIPTION
1	18/04/2022	VILLA (LARGE) GROUND FLOOR PLAN WITH RESPECT TO THE MASTER PLAN
2	18/04/2022	ELEVATION & SECTION DETAIL
3	18/04/2022	SA, DT
4	18/04/2022	DRG. NO.
5	18/04/2022	SCALE
6	18/04/2022	SCALE
7	18/04/2022	SCALE
8	18/04/2022	SCALE
9	18/04/2022	SCALE
10	18/04/2022	SCALE
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46	18/04/2022	SCALE
47	18/04/2022	SCALE
48	18/04/2022	SCALE
49	18/04/2022	SCALE
50	18/04/2022	SCALE

WITH RESPECT TO THE MASTER PLAN

DATE: 18/04/2022

SCALE: 1:200, 1:2500

DRAWN BY: T.E.B