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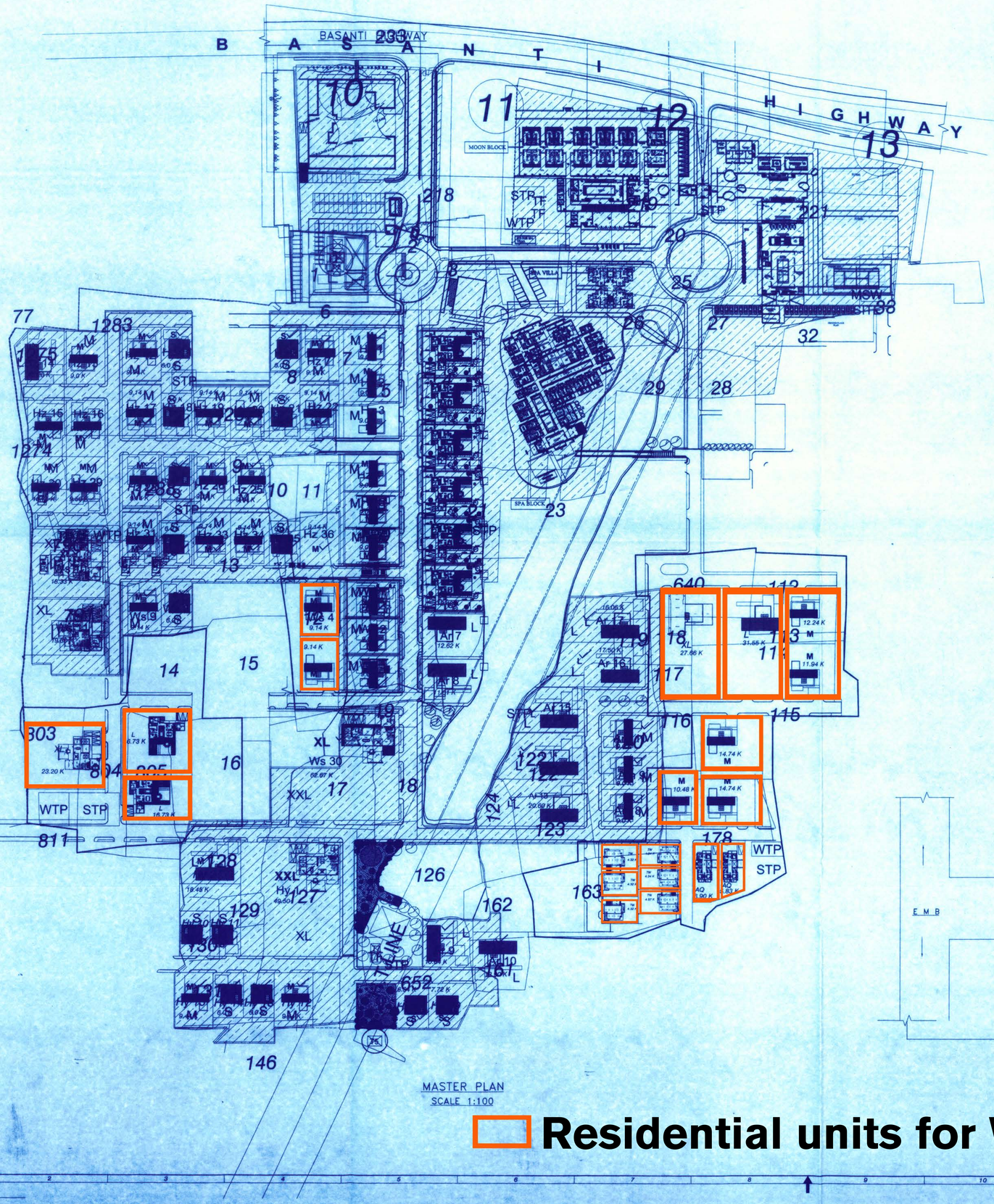
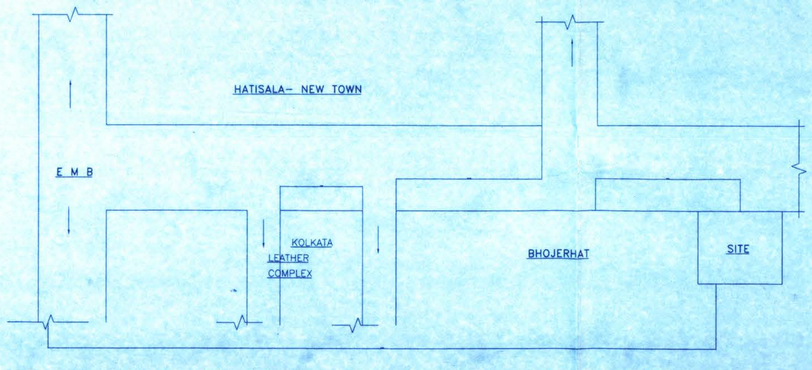
PHASE III





Residential units for WBRERA Registration

- Vetted and recommended for sanction the building plan No. 761/837/KMDA upto 11 Height 9.5 mt. Subject to the condition:
- Before starting any construction the site must conform with the plans Sanctioned and all the conditions mentioned in the plan should be fulfilled.
- All building materials and workmanship should conform to standard specified in the N.B.C. of India.
- Necessary steps should be taken for safety and lives 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 foundations should confirm to standard specified in the N.B.C. of India
- The sanction is valid for 3 years from date of sanctioning
- Information required by the applicant to this end are :- Commencement of work. Completion of structural work up to plinth. Completion of work.
- No rain water pipe should be fixed or discharged on Road or Footpath.
- The construction should be carried out as per specification of I.S. Code and sanctioned plan under the supervision of qualified empanelled engineers.
- Construction of garbage vat, soak 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 complains from any corner in respect of the said property as per plan.
2. "South 24 Parganas Zilla Parishad" will not be liable if any dispute arises at the site.

ASSISTANT ENGINEER South 24 Pgs. Z.P.

District Engineer South 24 Pgs. Z.P.

PROJECT TITLE: SOUTH CITY RETREAT

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

PLAN OF PROPOSED RESIDENTIAL (PHASE–III) PROJECT "SOUTHCITY RETREAT" AT MOUZA–BAIRAMPUR, KHARAMBA, J.L. NO–34,41, L.R KHATIAN 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. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE NOTED.
2. ALL EXTERNAL AND INTERNAL BRICKWORKS ARE 200,250,270 MM. & 75,125,140 MM. RESPECTIVELY
3. PROJECTION OF CHAJJA & CORNICE IS 450 MM.
4. DEPTH OF SEMI–UNDERGROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION.
5. ALL OTHER SPECIFICATION AS PER I.S CODE OR N.B.C.
6. SCALE USED 1:100,1:400,1:50,1:25,1:10,

SHEDULE OF DOORS & WINDOWS

MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
D	1500	2100	W1	1300	1350
D1	1000	2100	W2	1200	1350
D2	900	2100	W3	1000	1050
D3	750	2100	W4	900	1350
D4	2800	2100	W5	600	600
D/W	1200	2100	W6	2800	1350

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–4BHK) 3NO =674.88 sqm
GROUND FLOOR AREA (XL VILLA–5BHK) 3NO =664.48 sqm
GROUND FLOOR AREA (AQ VILLA–4BHK) 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–4BHK) 3 NO = 1326.45 sqm
BUILT UP AREA (XL VILLA–5BHK) 2 NO = 1277.68 sqm
BUILT UP AREA (AQ VILLA–4BHK) 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 (3BHK)
M	:	MEDIUM VILLA (3BHK)
L	:	LARGE VILLA (4BHK)
XL	:	EXTRA LARGE VILLA (5BHK)
XXL	:	DOUBLE EXTRA LARGE VILLA (5BHK)
AQ	:	AQUA VILLA (4BHK)
TW	:	TWIN VILLA (3BHK)

CERTIFICATE OF ENGINEER

THIS IS TO CERTIFY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF THE SOUTH 24 PGS. ZILLA PARISHAD BYE LAWS, 2005. THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD/COMMON PASSAGE CONFORMS WITH THE PLAN & THE SITE IS A BUILDABLE SITE & NOT A TANK OR TANK FILLED LAND.

SUVRA NARAYAN SIL
ME. CHARTERED ENGINEER
5B, RUSSEL STREET, KOL–71
ENG–1305

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 (Kol-Ltd) Ltd. — Authorised Signatory
SIGNETURE OF OWENER/(S)
BASERA LAND PVT. LTD. — Authorised Signatory
SIGNETURE OF OWENER/(S)
Shivangan Developers Pvt. Ltd — Authorised Signatory
SIGNETURE OF OWENER/(S)
Manor Vyapaar Pvt. Ltd. — Director
SIGNETURE OF OWENER/(S)
Sampat Dealers Pvt. Ltd. — Director
SIGNETURE OF OWENER/(S)

CONSULTANT:

Bose Construction & Consultancy
Architectural & Structural Designer
Reg. Office- Sarat Babur Bazar, Khudiram More, P.O-Medinipur, Dist- Paschim Medinipur, Pin-721101
Branch Office- 9, B.G Road, B-Block, Flat No. 406, Howrah-03
mail id: bose.construction.consultancy@gmail.com

TITLE: MASTER PLAN, KEY PLAN — WITH RESPECT TO THE MASTER PLAN

REVISIONS	DATE	27–05–2022
SA 01	SCALE	1:100, 1:2500
	DRG. NO.	
	DRAWN BY	T.B

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