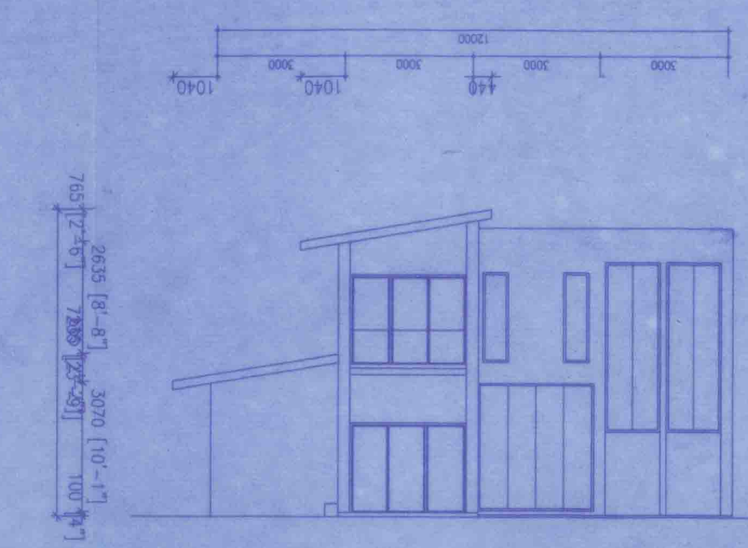
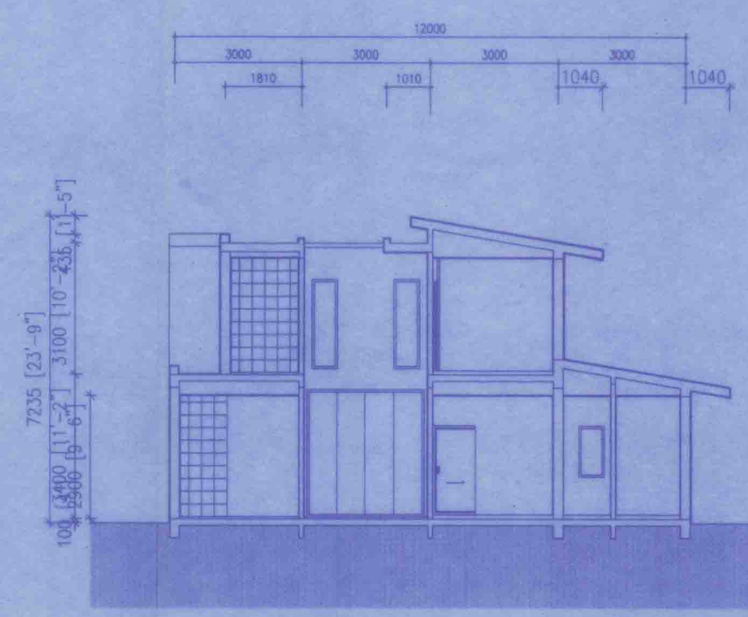
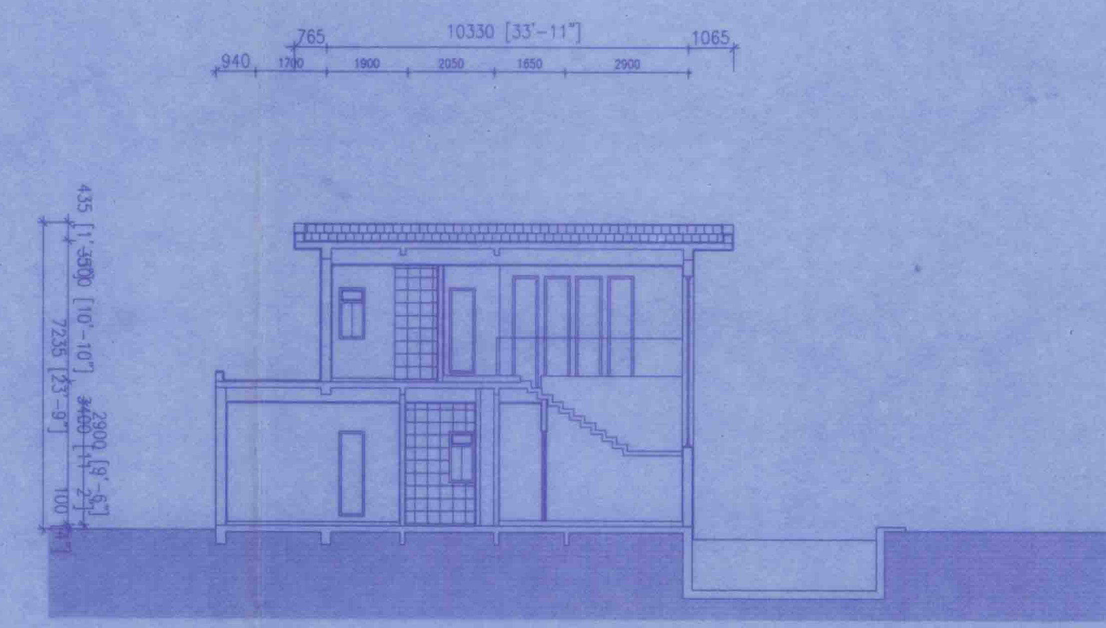
ELEVATION 1
SCALE 1:100



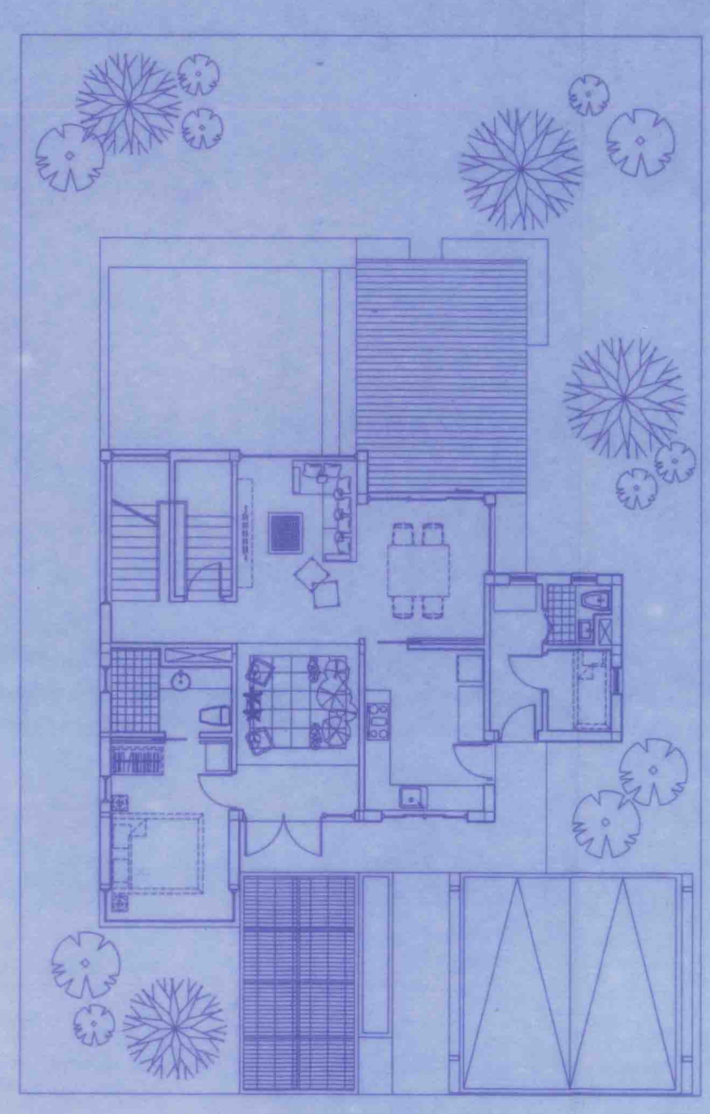
ELEVATION 2
SCALE 1:100



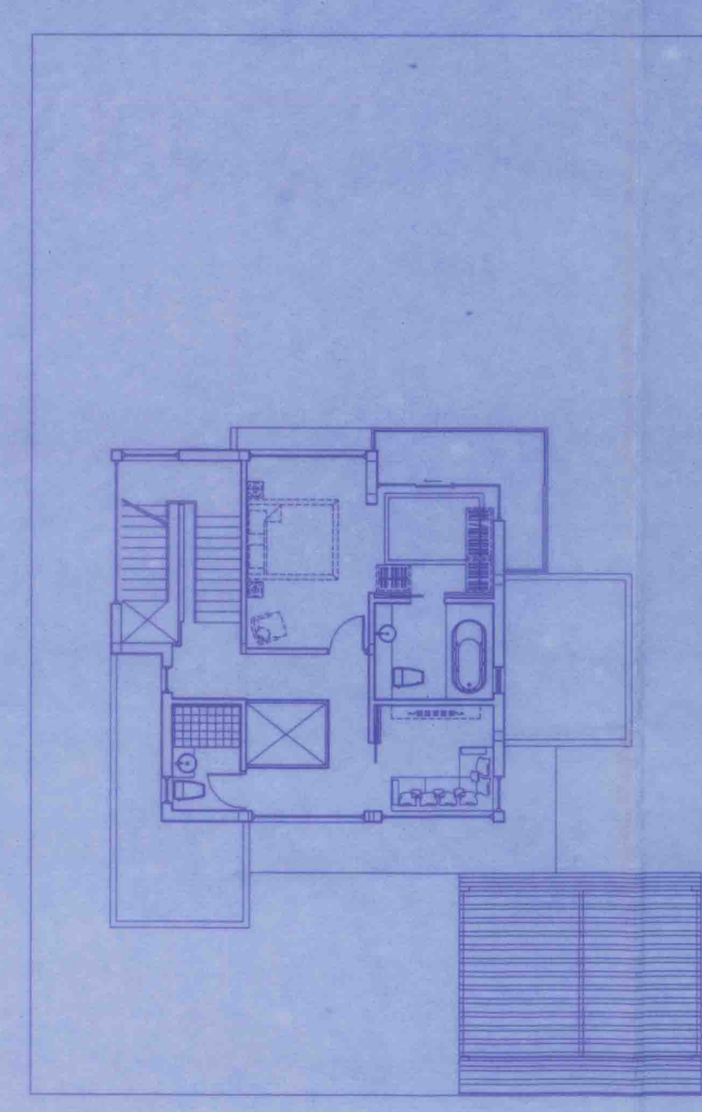
SECTION A-A
SCALE 1:100



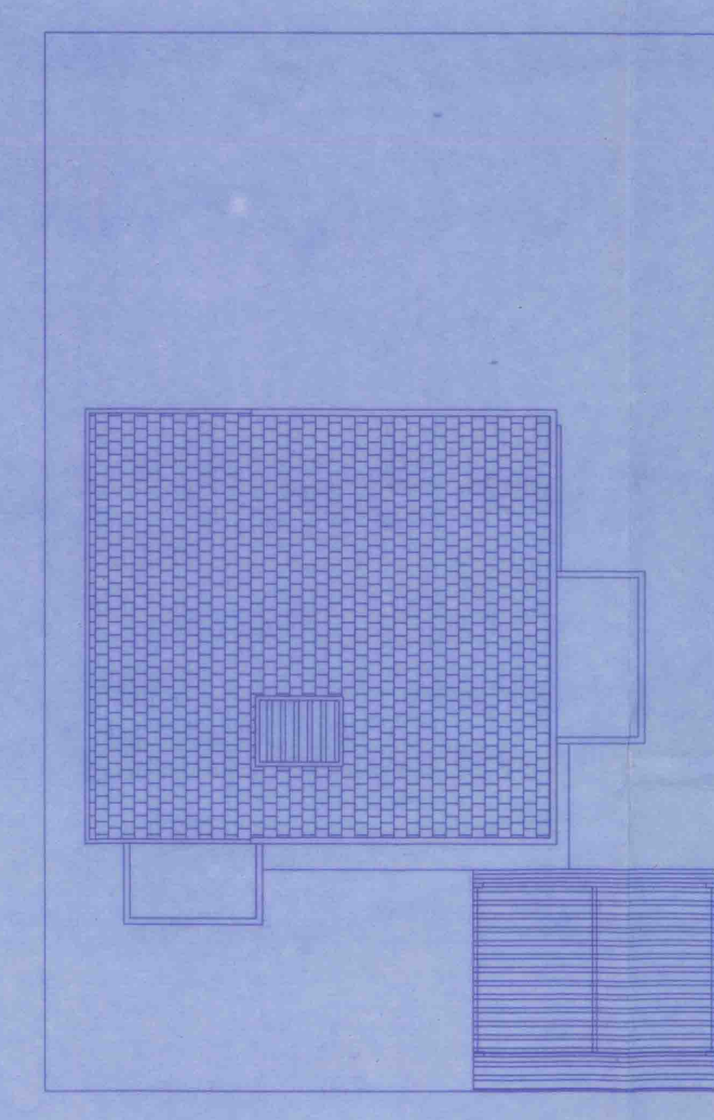
SECTION B-B
SCALE 1:100



TYP. VILLA (SMALL) GROUND FLOOR PLAN
SCALE 1:100



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



TYP. VILLA (SMALL) ROOF FLOOR PLAN
SCALE 1:100

- Vetted and recommended for sanction the building plan No. 343/479/Revised/ BMOA upto G+1 Height 7.235 mt. subject to the condition.
- Before starting any construction, the site must conform with the plans Sanctioned and all the condition as proposed in the plan should be fulfilled.
- All the materials necessary for construction should conform to standards specified in the National Building Code of India.
- Necessary precautions for the safety of lives of the adjoining public should be taken 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 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 is liable to be demolished.

20/07/18
ASSISTANT ENGINEER
South 24 Pgs. Z.P.

20/07/18
District Engineer
South 24 Pgs. Z.P.

PROJECT TITLE: SOUTH CITY RETREAT

BASERA LAND (P) LTD.
SOUTH CITY MATRIX INFRASTRUCTURE LTD.
SOUTH CITY PROJECTS (KOL.) LTD.
MANORVYAPYAAR (P) LTD.
SAMPAT DEALERS (P) LTD.

RE-REVISED PLAN OF PROPOSED RESIDENTIAL (PHASE-II) PROJECT 'SOUTHCITY RETREAT' AT MOUZA-BAIRAMPUR, KHARAMBA, KROLBERIA, GHUNINMEGHI, J.L NO-31,34,41,44, KHATIAN NO-1152,1440,1441, 1443,1444,1601,1687,1913,2022,2048,2085,2500,2504,2097,2023, DAG NO.1-11,13,16-22,17/639, 24-26, 30/640, 119-125,127-132, 126/652,146,161, 216/233 (RR 10-13), 218-221, 790, 791, 1274, 1275, 1277,1283,1286-1288, G.P- NARAYANPUR & BEONTA-I, P.S-BHANGAR & KLC, 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 -II:
LAND AREA 14.71 ACRE =59,529.31 sqm
TOTAL BUILT UP AREA =15,714.1 sqm = 1,69,083.716 sq.ft
MAXIMUM HEIGHT OF THE BUILDINGS = 8.0 m

PHASE -II(REV):
LAND AREA 13.22 ACRE =53,499.5 sqm
TOTAL GROUND FLOOR AREA =9785.1 sqm = 1,05,287.7 sq.ft
TOTAL BUILT UP AREA =15,454.1 sqm = 1,66,286.1 sq.ft
GROUND COVERAGE= (9785.1/53499.5)sqm =18.29%
MAXIMUM HEIGHT OF THE BUILDINGS = 8.0 m

PHASE -II(RE-REV):
LAND AREA 13.22 ACRE =53,499.5 sqm
GROUND FLOOR AREA (SMALL VILLA) 14NO =2519.440 sqm
GROUND FLOOR AREA (MEDIUM VILLA) 27NO =6688.197sqm
GROUND FLOOR AREA (LARGE VILLA) 11NO =3226.850 sqm
GROUND FLOOR AREA (XL VILLA) 3NO =1177.5 sqm
GROUND FLOOR AREA (XXL VILLA) 1NO =460.4sqm
TOTAL GROUND FLOOR AREA =14072.387 sqm =1,51,418.884 sq.ft

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
EXTRA TOTAL BUILT UP AREA =(20,834.270-15,454.1) sqm = 5,380.17 sqm = 57,890.629 sq.ft
REVISED GROUND COVERAGE= (14072.387/53499.5) sqm=26.304%
MAXIMUM HEIGHT OF THE BUILDINGS = 8.0 m

LEGENT:-

S : SMALL VILLA
M : MEDIUM VILLA
L : LARGE VILLA
XL : EXTRA LARGE VILLA
XXL : DOUBLE EXTRA LARGE VILLA

CERTIFICATE OF ARCHITECT

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.

S. Bandhyopadhay BE(c)
Zilla Parishad, 24 Pgs. (S)
L.B.S NO-19, ESE NO.-20
SIGNATURE OF ARCHITECT

CERTIFIED THEAT I SHALL NOT ON A LATER DATE, MAKE AN ADDITION OR ALTERATION TO THIS PLAN. 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 Matrix Infrastructure Ltd.
Authorised Signatory
SIGNETURE OF OWENER/(S)

Manor Vyapaar Pvt. Ltd.
Authorised Signatory
SIGNETURE OF OWENER/(S)

South City Projects (Kolkata) Ltd.
Authorised Signatory
SIGNETURE OF OWENER/(S)

BASERA LAND PVT. LTD.
Authorised Signatory
SIGNETURE OF OWENER/(S)

Sampat Dealers Pvt. Ltd.
Authorised Signatory
SIGNETURE OF OWENER/(S)

LEAD DESIGNERS, ARCHITECTS, LANDSCAPE DESIGNERS INTERIOR DESIGNERS

Projects Salient Design Studio

CONSULTANT:

Bose Construction & Consultancy
Architectural & Structural Designer
Reg. Office- Sarel 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

TITLE: VILLA (SMALL) GROUND FLOOR PLAN, ELEVATION & SECTION DETAIL			WITH RESPECT TO THE MASTER PLAN
REVISIONS	DATE	19-07-18	N
SA 01	SCALE	1:100, 1:200, 1:2500	
	DRG. NO.		
	DRAWN BY		