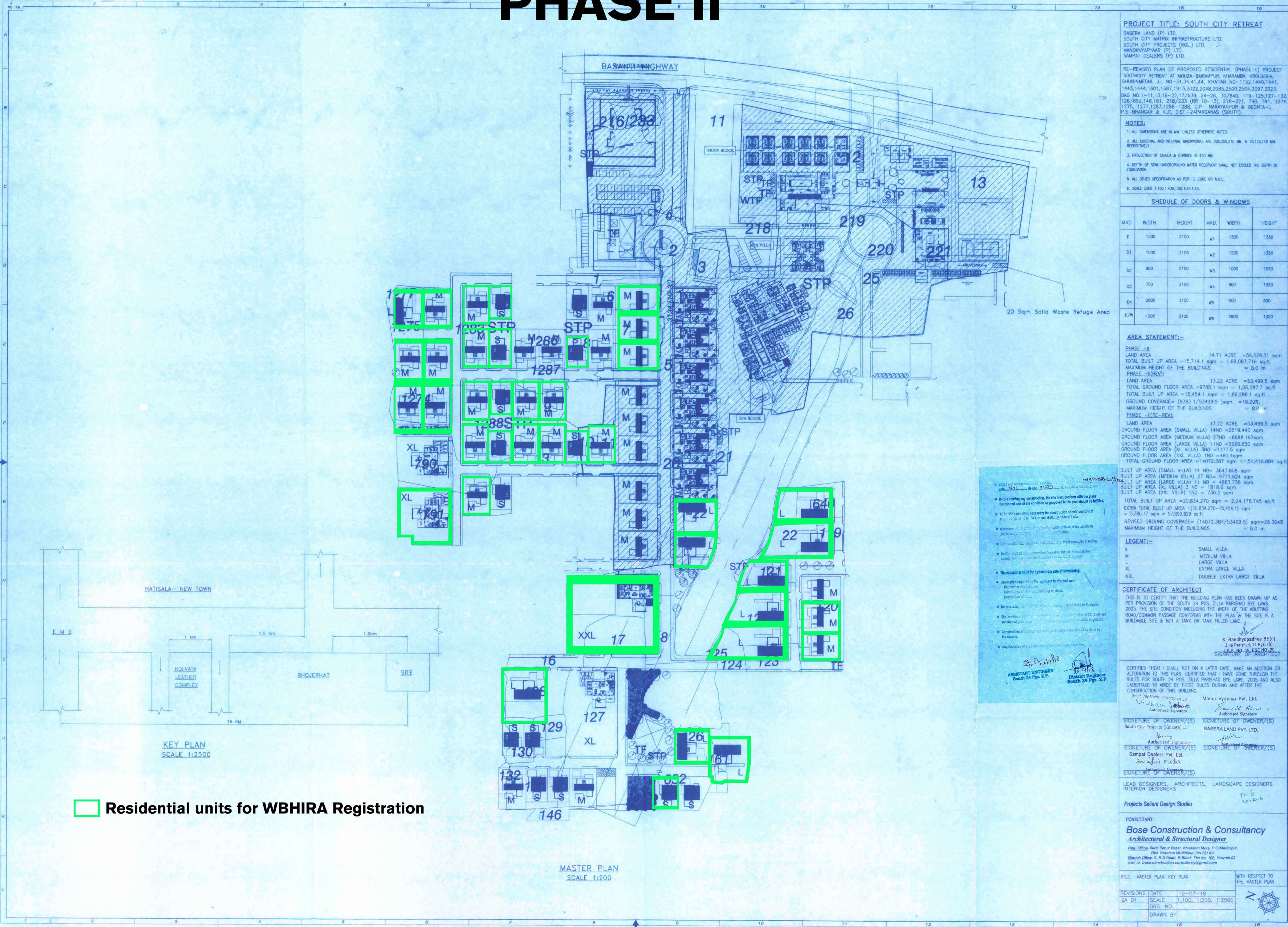


# PHASE II



**PROJECT TITLE: SOUTH CITY RETREAT**  
 BASERA LAND (P) LTD.  
 SOUTH CITY MATRIX INFRASTRUCTURE LTD.  
 SOUTH CITY PROJECTS (KOL.) LTD.  
 MANORVAPYAAR (P) LTD.  
 SAMPAT DEALERS (P) LTD.

RE-REVISED PLAN OF PROPOSED RESIDENTIAL (PHASE-II) PROJECT  
 'SOUTH CITY RETREAT' AT MOUZA-BARAMPUR, KHARABMA KROLBERA,  
 GHUNIMEGHI, J.L. NO-31,34,41,44, KHATAN 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 & K.L.C. 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.

**SCHEDULE 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 - I (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 - I (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 = 6688.197 sqm  
 GROUND FLOOR AREA (LARGE VILLA) 11NO = 4963.736 sqm  
 GROUND FLOOR AREA (XL VILLA) 3NO = 117.5 sqm  
 GROUND FLOOR AREA (XXL VILLA) 1NO = 460.4 sqm  
 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 = 4963.736 sqm**  
**BUILT UP AREA (XL VILLA) 3 NO = 1818.6 sqm**  
**BUILT UP AREA (XXL VILLA) 1 NO = 736.5 sqm**  
**TOTAL BUILT UP AREA = 20,834.270 sqm = 2,24,179.745 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**

*20/07/18*  
 S. Bandyopadhyay BE (c)  
 Zilla Parishad, 24 Pgs. (B)  
 SOUTH 24 PGS. ZILLA PARISHAD DIST. NO. 20  
 SIGNATURE OF ARCHITECT

*20/07/18*  
 Assistant Engineer  
 South 24 Pgs. Z.P.

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

**LEGEND:-**

- 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.

CERTIFIED THAT 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. Manor Vyapaar Pvt. Ltd.  
 Authorized Signatory  
 Signature of Owner/(S) South City Projects (Kolkata) L. Signature of Owner/(S) BASERA LAND PVT. LTD.  
 Signature of Owner/(S) Sampat Dealers Pvt. Ltd. Signature of Owner/(S)  
 Signature of Owner/(S)

LEAD DESIGNERS, ARCHITECTS, LANDSCAPE DESIGNERS  
 INTERIOR DESIGNERS  
 Projects Saliert Design Studio

**CONSULTANT:**  
**Bose Construction & Consultancy**  
**Architectural & Structural Designer**  
 Reg. Office: Sankar Babur Bazar, Khudiram More, P.O. Medinipur,  
 Dist. Paschim Medinipur, Pin-721001  
 Branch Office: B.G. Road, B-Block, Flat No. 106, Howrah-02  
 mail id: bose.construction.consultancy@gmail.com

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

REVISIONS	DATE	SCALE
SA 01	19-07-18	1:100, 1:200, 1:2500
DRG. NO.		
DRAWN BY		

Residential units for WBHIRA Registration

KEY PLAN  
 SCALE 1:2500

MASTER PLAN  
 SCALE 1:200