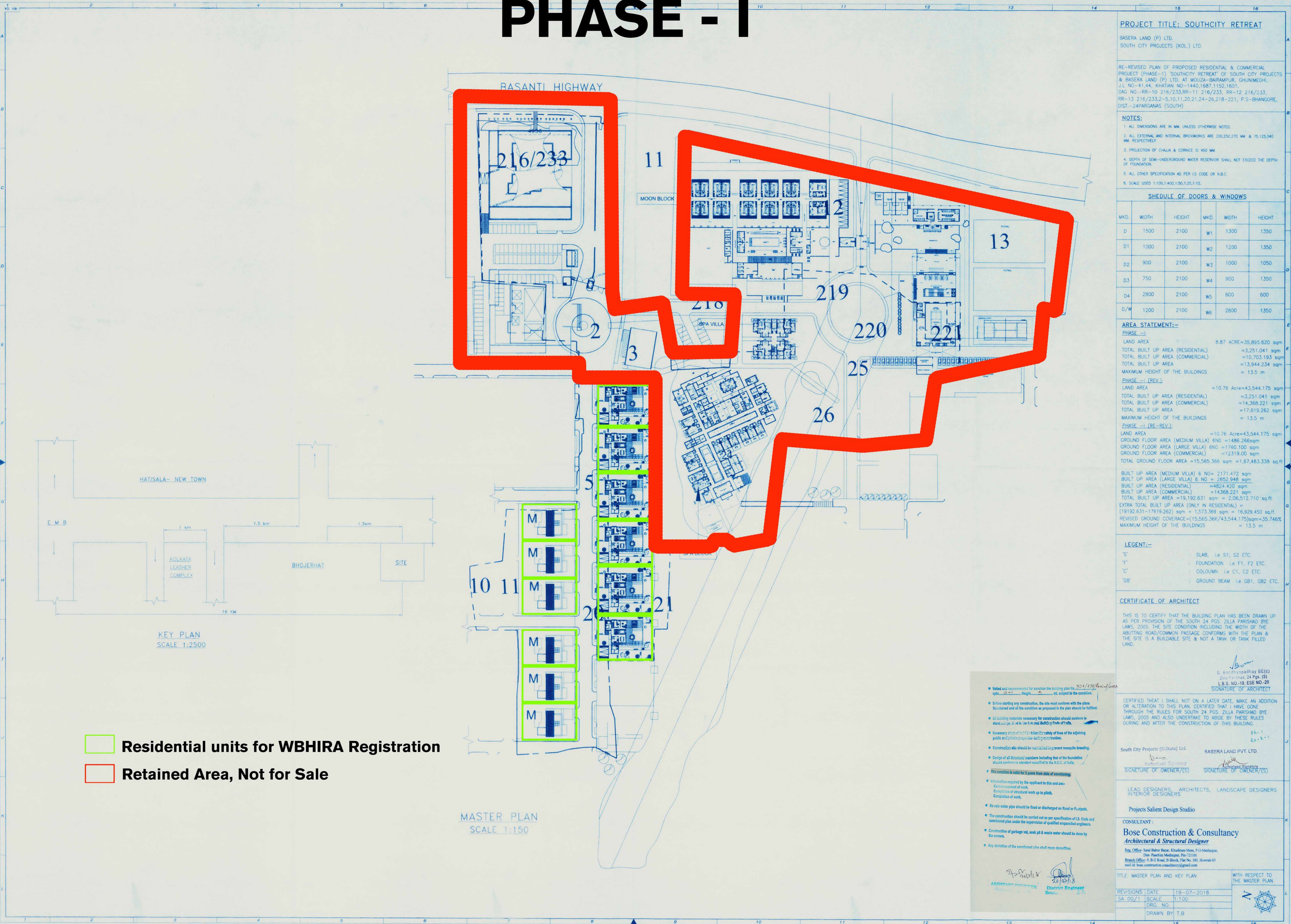


PHASE - I



PROJECT TITLE: SOUTH CITY RETREAT

BASERA LAND (P) LTD.
SOUTH CITY PROJECTS (KOL.) LTD.

RE-REVISED PLAN OF PROPOSED RESIDENTIAL & COMMERCIAL PROJECT (PHASE-I) SOUTH CITY RETREAT OF SOUTH CITY PROJECTS & BASERA LAND (P) LTD. AT MOUZA-BARAMPUR, CHUNUMEGHI, J.L. NO-41.44, KHATAN NO-1440,1687,1152,1601, DAG NO.-RR-10 216/233,RR-11 216/233, RR-12 216/233, RR-13 216/233,2-5,10,11,20,21,24-26,218-221, P.S-BHANGORE, 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 -I:-

LAND AREA	8.87 Acre=35,895,620 sqm
TOTAL BUILT UP AREA (RESIDENTIAL)	=3,251,041 sqm
TOTAL BUILT UP AREA (COMMERCIAL)	=10,703,193 sqm
TOTAL BUILT UP AREA	=13,944,234 sqm
MAXIMUM HEIGHT OF THE BUILDINGS	= 13.5 m

PHASE -I (REV):-

LAND AREA	=10.76 Acre=43,544,175 sqm
TOTAL BUILT UP AREA (RESIDENTIAL)	=3,251,041 sqm
TOTAL BUILT UP AREA (COMMERCIAL)	=14,368,221 sqm
TOTAL BUILT UP AREA	=17,619,262 sqm
MAXIMUM HEIGHT OF THE BUILDINGS	= 13.5 m

PHASE -I (RE-REV):-

LAND AREA	=10.76 Acre=43,544,175 sqm
GROUND FLOOR AREA (MEDIUM VILLA) 6 NO	=1486,266sqm
GROUND FLOOR AREA (LARGE VILLA) 6 NO	=1760,100 sqm
GROUND FLOOR AREA (COMMERCIAL)	=12319,00 sqm
TOTAL GROUND FLOOR AREA	=15,565,366 sqm =1,67,483,338 sq.ft
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)	=14,368,221 sqm
TOTAL BUILT UP AREA	=19,192,631 sqm = 2,06,512,710 sq.ft
EXTRA TOTAL BUILT UP AREA (ONLY IN RESIDENTIAL)	(19192631-17619262) sqm = 1,573,369 sqm = 16,929,450 sq.ft
REVISED GROUND COVERAGE	=(15,565,366/43,544,175)sqm=35.746%
MAXIMUM HEIGHT OF THE BUILDINGS	= 13.5 m

LEGEND:-

'S'	: SLAB, i.e S1, S2 ETC.
'F'	: FOUNDATION i.e F1, F2 ETC.
'C'	: COLUMN i.e C1, C2 ETC.
'GB'	: GROUND BEAM i.e GB1, GB2 ETC.

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 ADJUTING ROAD/COMMON PASSAGE CONFORMS WITH THE PLAN & THE SITE IS A BUILDCABLE SITE & NOT A TANK OR TANK FILLED LAND.

S. Bandyopadhyay BE(C)
20th Fawarad, 24 Pst. (S)
L.B.S. NO-19, ESE NO-20
SIGNATURE OF ARCHITECT

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 Projects (Kolkata) Ltd. BASERA LAND PVT. LTD.
Authorized Signatory
SIGNATURE OF OWNER(S) SIGNATURE OF OWNER(S)

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

CONSULTANT:
Bose Construction & Consultancy
Architectural & Structural Designer
Reg. Office: Sarai Babur Bazar, Khadimnagar, P.O-Medintpur,
Dist-Paschim Medinipur, Pin-721101
Branch Office: 9, B.K. Road, 8 Block, The No. 105, Howrah-93
mail id. bose.constructionconsultancy@gmail.com

TITLE: MASTER PLAN AND KEY PLAN

REVISIONS	DATE	19-07-2016
SA 00/1	SCALE	1:100
DRG. NO.		
DRAWN BY		T.B

WITH RESPECT TO THE MASTER PLAN

 Residential units for WBHIRA Registration
 Retained Area, Not for Sale

- Valid and recommended for sanction the building plan No. 322/155/Rev. of 15/06/2016 upto 1000 sq. mt. Height up to 13.5 mt. subject to the condition.
- Before starting any construction, the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.
- All building materials necessary for construction should conform to standard I.P.C. or I.S. or Indian Building Code of Practice.
- Necessary steps should be taken for safety of lives of the adjoining public and to prevent mosquito breeding.
- 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 I.B.C. of India.
- This 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 plan,
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 experienced engineers.
- Construction of garbage vat, soak pit & waste water should be done by the owner.
- Any deviation of the sanctioned plan shall mean demolition.

28/07/18
District Engineer
SOUTH 24 PGS.