

# **RADHASHREE APARTMENTS PRIVATE LIMITED**

## **PLAN OF DEVELOPMENT WORKS**

**PROPOSED PROJECT:**

**RADHASHREE 30**

**30, MOTILAL BASAK LANE, KOLKATA (NORTH)  
PHOOLBHAGAN, Kolkata – 700 054**

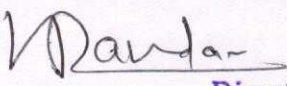
**A RESIDENTIAL COMPLEX**

**DEVELOPED BY:**

**RADHASHREE APARTMENTS PRIVATE LIMITED**

**13, GANESH CHANDRA AVENUE, KOLKATA (NORTH)-700013**

✓ Radhashree Apartments Pvt. Ltd.

  
Director

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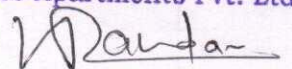
WRITE UP ON PROJECT NAMED "RADHASHREE 30"

A RESIDENTIAL COMPLEX

## **PROJECT SYNOPSIS:**

1.	Name and address of Developer	: M/S Radhashree Apartments Private Limited Regd. Off: 13, GANESH CHANDRA AVENUE, KOLKATA (NORTH)-700013 Ph. No. (033) 2236 – 1066 Email: rapl12@rediffmail.com
2.	Name of the Key persons	: Mr.Yogesh Kumar Randar
3.	Name of the Project	: RADHASHREE 30
4.	Address of the Project	: 30 MOTILAL BASAK LANE, KOLKATA (NORTH)PHOOLBHAGAN, Kolkata – 700 054)
5.	Location, Prominent Landmark	: It is a freehold high land, measuring about 38 Kattahs 03 Ch 16.488 Sqft i.e 2555.88 Sqm (Net land area after spray and strip of land is 1710.083 Sqm) on 21ft wide metal road at 30, Motilal Basak Lane Kolkata-700054, in Phoolbagan Over which a residential complex will be constructed by M/S Radhashree Apartments Private Limited, the developer/Owner of the project.
6.	No of Blocks	: 3Nos
7.	No of Stories	: G+4
8.	Total Built up Area	: 43864 Sqft i.e 4075.05 Sqm
9.	No of Flats	: 44 Flats
10.	No. of Car parking space	: Covered – 35Nos, Open – 3Nos, Covered MLCP – 00 Nos, Open MLCP – 00 Nos, Basement – 00Nos

Radhashree Apartments Pvt. Ltd.



13, GANESH CHANDRA AVENUE, 2ND FLOOR, ROOM NO. -12, KOLKATA – 700013

Director

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## **DETAILS OF LANDOWNER AND DEVELOPER OF THE PROJECT**

A) Jaydeep Banerjea, PAN – ADSPB9548H, Anima Banerjea, Pan-ADSPB9546K, Sumita Banerjee PAN-BUXPB3576L, Supriya Chakraborty PAN-AMMPC8461D, Rama Bhattacharya PAN-FOBPB4464K, Sukanya Pakrashi PAN-BONPP0966E, Mahasweta Banerjea PAN-BAKPB4510M are jointly the Landowner of the plot of land of the Project, measuring about 38 Katthas 03 Ch 16.488 Sqft i.e 2555.88 Sqm (Net land area after spray and strip of land is 1710.083 Sqm) at 30, MOTILAL BAISAK LANE, Kolkata-700054.

By virtue of a Joint development agreement dated 15.05.2013, the above land owners have given the development right to construct a residential complex to M/S **Radhashree Apartments Pvt Ltd**, on certain terms & conditions stated therein to construct a residential complex named “**RADHASHREE 30**” at the said Premises.

The project **RADHASHREE 30** consist of 1 Block with 44 flats, **Covered – 35Nos, 3 Open – 00Nos, Covered MLCP – 00Nos, Open MLCP – 00Nos, Basement – 00Nos** car parks with ample open space around. The total area of construction is about **4075 Sqm** which is the free sale area for the developers.

## **PLAN OF DEVELOPMENT WORKS**

### **Firefighting**

The promoter will comply for all necessary requirements in terms of provisions of WBFS regulation.

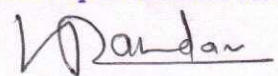
### **Emergency Evacuation System**

There will be Emergency evacuation system in the building as per the statutory norms.

### **Drinking Water**

There will be sufficient water supply with enough capacity of Underground reservoir to ensure 24-hrs supply of drinking water in the building.

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Director

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## **Common Area**

Open Area, Driveways.

## **Generator / Transformer**

Supply will be from a CESC transformer of adequate capacity to ensure proper supply & stable voltage. There will be required DG Sets to ensure uninterrupted supply.

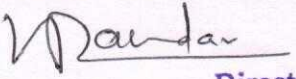
## **Security**

24X7 security guard will be provided to ensure best possible security arrangements.

## **SPECIFICATIONS OF THE PROJECT**

- Structure** : RCC-framed structure with anti-termite treatment in foundation. Cements used: *Ambuja, OCL, Lafarge, Ultratech, Birla, ACC, Ramco, Emami\**.
- Brickwork** : Eco-friendly, premium brickwork with **Autoclaved aerated concrete (AAC)** blocks used for better quality.
- Elevation** : Modern elevation, conforming to contemporary designs.
- External Finish** : Paint by certified *Nerolac/Asian Paints/Berger applicator\**, and other effects as applicable.
- Lobby** : Beautifully decorated & painted lobby.
- Doors & Hardware** : Quality wooden frames with solid core flush doors. Internal door handles of *Godrej/Hafele/Yale\**. Main door with premium *stainless steel handle* and *eyehole*. Main Door Lock by *Godrej\**.
- Internal finish** : Wall Putty.
- Windows** : Colour anodized / Powder coated aluminum sliding windows with clear glass (using high quality aluminum). Large Aluminum Windows in Living Room Balcony.
- Flooring** : Vitrified tiles in bedrooms / living / dining / kitchen. Granite Counter in kitchen. Premium Ceramic tiles in toilets.

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**Kitchen counter** : Granite slab with stainless steel sink.  
Ceramic wall tiles up to 2 (two) feet height above counter.

**Elevator** : Passenger Lifts of *Kone*.\*

**Electricals** :

- a) Concealed *Polycab/Mescab/Havells/RR Kabel*\* copper wiring with modular switches of *Anchor Roma/Schneider Electric/Havells*\*
- b) TV & Telephone points in master bedroom and living room.
- c) Two Light Points, one Fan Point, two 5A points in all bedrooms.
- d) One 15A Geyser point in all toilets.
- e) One 15A & one 5A points, one 5A refrigerator point, and exhaust fan points in kitchen.
- f) One AC point in master bedroom.
- g) One washing machine point in the balcony.
- h) Modern MCBs and Changeovers of *Havells/HPL/Schneider Electric*\*

**Water Supply** : Underground and Overhead storage tanks of suitable capacity.

**Landscape** : Professionally designed and executed landscaping.

**Generator** : 24 hour power backup for all common services. Generator back up of 600 W for 2 bedroom flats and 800 W for 3 bedroom flats.

**Security** : 24/7 Security Personnel.

\* The specified brands are mentioned to give an indication of the quality we will provide. In case of unavailability of materials/brands or any other circumstances, the developer is not legally liable to provide the same brand, and may instead provide material from a brand of similar quality level.

Radhashree Apartments Pvt. Ltd.

✓ *W. Dandekar*  
Director