



## THE ROYAL GANGES

To

The Authority  
WBREDA  
West Bengal  
Kolkata

Sir,

We proposed the following facilities to be providing in our 'project "The Royal Ganges" which is located at 'C-4-173/New, Ganga Bandh Road, Maheshtala Municipality, P.S. Maheshtala, Kolkata, West Bengal - 700140.

**The Common Portions are at 2 (Two) levels, which are:**

LEVEL - 1 : Those which are common to all the segments and are collectively called the "Service Zone" and includes the following:

**Applies to present project/phase and all projects /phases both future and past. Some facilities may be located in other projects/phases which will be available to residents of this Phase.**

- 1 Sewerage treatment Plant / Septic Tank if provided.
- 2 Common generators, its installation and its allied accessories, lighting of the common areas, pumps, and common utilities.
- 3 Electric Sub-Station.
- 4 Garbage Disposal area / Waste Disposal system.
- 5 Roads including passages providing easement rights, installations, and security arrangements not exclusive to any segment.
- 6 Drains and sewers from the premises to the Municipal Duct /STP.
- 7 Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
- 8 Boundary walls of the premises including outer side of the walls of the building and main gates.
9. Water pump and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
10. Transformer electrical wiring meters and fittings and fixtures for lighting common areas
- 11 Management/Maintenance Office
12. Round the Clock Security arrangements with CCTV and intercom
13. Fire Fighting Equipment and Extinguishers and Protection system
14. 24 Hrs water supply
15. Rain water harvesting may be created by Promoter at its sole option.

**Site Address:**

Holding No. C4-173/ (New) Mouza-Krishnanagar, J. L. No.1, Under Maheshtala Municipality, P. O. Batanagar, P. S. Maheshtala (Near Bata Factory, Beside Uludanga Park), District South 24, Parganas – 700 141.

**Office Address:**

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LLPIN: AH2815



16. Dedicated communication system for telephone
17. The water pump, the pump room, water reservoir, tube-well, and distribution pipes
18. Durwans Room
19. Cable connection/ Cable TV System

**GREEN BUILDING**

1. Low Flow Water Fixture
2. Certified Wood
3. Natural Daylight and Fresh Air
4. Light Fixtures as per Green building Compliance
5. Provision for Electrical Charging Point for Cars
6. Low VOC Point
7. Waste Water Recycling
8. Solar to meet Electricity Generation as per PCB

**LEVEL- 2 :** Those which are to remain common to all the Row House/Town House/ Unit Owners of the residential complex of all the phases, present and in future as well as in the extensions. All the Owner shall have proportionate share therein. These include the following:

1. CLUB AMENITIES:
2. OUTDOOR AMENITIES:
3. GARDENS
4. INFRASTRUCTURE:
  - 4.1. Close Circuit TV
  - 4.2. Efficient Fire detection and fighting system as per WBFS norms
  - 4.3. Intercom /EPABX connecting each flat and reception with UPS
  - 4.4. Servant /Drivers toilet in the parking floors of each building.
  - 4.5. Stretcher length service lifts in each block.
  - 4.6. Facility Management Office with storage area.
  - 4.7. Barbed/Wireless intruder alarm with CCTV



- 4.8. Driver's Lobby/Waiting Area
- 4.9. Dedicated Doctors/vendors/visitor parking
- 4.10. Storm water drainage system. \_
- 4.11. Adequate water supply\_
- 4.12. 24/7 Continuous power supply with power backup.
- 4.13. In house Transport Service

Thanking You,

Yours Faithfully

For Srijan Residency LLP



Authorized Signatory

Place: Kolkata

Date: 13-03-2023