



LEGENDS

- TOWNSHIP BOUNDARY
- ISLAND (NOT INCLUDED IN TOWNSHIP)
- BARGA LAND (NOT INCLUDED IN TOWNSHIP)

PLOT DEMARCATION PLAN SCALE: 1:500

- NOTES:**
- 1 ALL DIMENSIONS ARE IN MM
 - 2 PLANNING HAVE BEEN DONE IN COMPLIANCE WITH THE NEW TOWN KOLKATA PLANNED AREA (BUILDING) RULES, 2014
 - 3 THE PROVISIONS REGARDING THE FIRE PROTECTION ARE AS PER THE PREVAILING NATIONAL BUILDING CODE OF INDIA THIS DRAWING, UNLESS MENTIONED OTHERWISE TO BE PRINTED IN AD.
 - 4

ANNEXURE - J

LEGENDS

- TOWNSHIP BOUNDARY
- ISLAND (NOT INCLUDED IN TOWNSHIP)
- BARGA LAND (NOT INCLUDED IN TOWNSHIP)
- BASIC URBAN INFRASTRUCTURE AMENITIES (ROADS)
- BASIC URBAN INFRASTRUCTURE AMENITIES (UTILITY & SERVICES)
- BASIC URBAN INFRASTRUCTURE AMENITIES (GREEN)
- BASIC URBAN INFRASTRUCTURE FACILITIES (TREES)
- BASIC URBAN INFRASTRUCTURE FACILITIES (NON-TREES)
- ADDITIONAL OPEN SPACE
- NET PROJECT AREA (RESIDENTIAL & FWS)

AREA CALCULATIONS FOR TOWNSHIP BOUNDARY (CONVERTED LANDS)

TOWNSHIP LAND	2,30,596.52	SQM
	58.889	ACRES
PROGRAM	PERCENTAGE	LAND AREA
BASIC URBAN INFRASTRUCTURE AMENITIES	30%	69,179.96 SQM
BASIC URBAN INFRASTRUCTURE FACILITIES	29%	67,848.60 SQM
NON-TREES		34,576.02 SQM
TREES		23,072.83 SQM
ADDITIONAL OPEN SPACE	0%	11,830.01 SQM
NET-PROJECT AREA		
RESIDENTIAL		87,156.71 SQM
F.W.S		5,073.20 SQM
SUB-TOTAL	49%	92,231.91 SQM
		9.23 HEC.

DENSITY CALCULATIONS

NOS. OF RESIDENTIAL PLOTS	420 NOS.
NOS. OF DWELLING UNITS / FLEMENTS IN PLOTS	420 NOS.
NOS. OF DWELLING UNITS IN FWS 1 & FWS 2 (WITHIN R10S & R10S IN DRAWINGS)	320 NOS.
TOTAL NOS. OF DWELLING UNITS (DU)	740 NOS.
DENSITY PER HECTARE (NOS. OF DU/HECTARE)	80.82

For Forum Properties Holdings Pvt. Ltd.

SIGNATURE OF APPLICANT'S OWNERS
NAME - FORUM PROPERTIES HOLDINGS PVT. LTD.

SIGNATURE OF GEO-TECHNICAL CONSULTANT
NAME - JISHU PAL
REGD. ENCL. NO. - 15/09/2014

Master Plan Approval

General Manager (Png), WBHDCC Ltd.

Director General (Png), WBHDCC Ltd.

PARTICULARS OF RESIDENTIAL AND F.W.S. AREAS (AS PART OF NET PROJECT AREA)

LAND AREA'S (MTR)	LAND AREA'S AS PROVIDED BY BDM & ACRES	NOS. OF FLEMENTS
R1	100.00 MTR	1
R2	100.00 MTR	1
R3	100.00 MTR	1
R4	100.00 MTR	1
R5	100.00 MTR	1
R6	100.00 MTR	1
R7	100.00 MTR	1
R8	100.00 MTR	1
R9	100.00 MTR	1
R10	100.00 MTR	1
R11	100.00 MTR	1
R12	100.00 MTR	1
R13	100.00 MTR	1
R14	100.00 MTR	1
R15	100.00 MTR	1
R16	100.00 MTR	1
R17	100.00 MTR	1
R18	100.00 MTR	1
R19	100.00 MTR	1
R20	100.00 MTR	1
R21	100.00 MTR	1
R22	100.00 MTR	1
R23	100.00 MTR	1
R24	100.00 MTR	1
R25	100.00 MTR	1
R26	100.00 MTR	1
R27	100.00 MTR	1
R28	100.00 MTR	1
R29	100.00 MTR	1
R30	100.00 MTR	1
R31	100.00 MTR	1
R32	100.00 MTR	1
R33	100.00 MTR	1
R34	100.00 MTR	1
R35	100.00 MTR	1
R36	100.00 MTR	1
R37	100.00 MTR	1
R38	100.00 MTR	1
R39	100.00 MTR	1
R40	100.00 MTR	1
R41	100.00 MTR	1
R42	100.00 MTR	1
R43	100.00 MTR	1
R44	100.00 MTR	1
R45	100.00 MTR	1
R46	100.00 MTR	1
R47	100.00 MTR	1
R48	100.00 MTR	1
R49	100.00 MTR	1
R50	100.00 MTR	1
R51	100.00 MTR	1
R52	100.00 MTR	1
R53	100.00 MTR	1
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R62	100.00 MTR	1
R63	100.00 MTR	1
R64	100.00 MTR	1
R65	100.00 MTR	1
R66	100.00 MTR	1
R67	100.00 MTR	1
R68	100.00 MTR	1
R69	100.00 MTR	1
R70	100.00 MTR	1

SIGNATURE OF STRUCTURAL CONSULTANT
NAME - PINGGAN CHATTERJEE
REGD. NO. - A/P 2017-246

SIGNATURE OF ARCHITECT
NAME - MANISH KUMAR SOBHA ROY
REGISTRATION NO. - CA 2011/54201
ENROLLMENT NO. -

PROJECT NAME
ARANYA - INNOVATIVE TOWNSHIP PROJECT
P.S. - RAJBARAT, J.L. NO. - 97, MOZA - JAGDSHPUR
DISTRICT - 24 PARGANAS, NEW TOWN, KOLKATA

PROJECT ARCHITECT:
PRACTICE
URBANISM + ARCHITECTURE
Practice Design Pvt. Ltd. | 25A, 5th Street | Sector 1 | Kolkata - 700088
Practice Design Pvt. Ltd. | Tower 2 | Sector 2 | Salt Lake City | Kolkata - 700091

PURPOSE OF RELEASE
HIDCO SUBMISSION

STAGE: MUNICIPAL
DRAWN BY: RANGAN
CHECKED BY: SANDIP
PROJECT CODE: 2034
DIVISION NO.: R3
SCALE: 1:1000 IN PD
DATE: 24-05-2023

DRAWING TITLE:
LAYOUT PLAN (ANNEXURE - J)
DRAWING NO.:
2034-PW-AR-1001

