KWIC Master Plan Area Guidelines

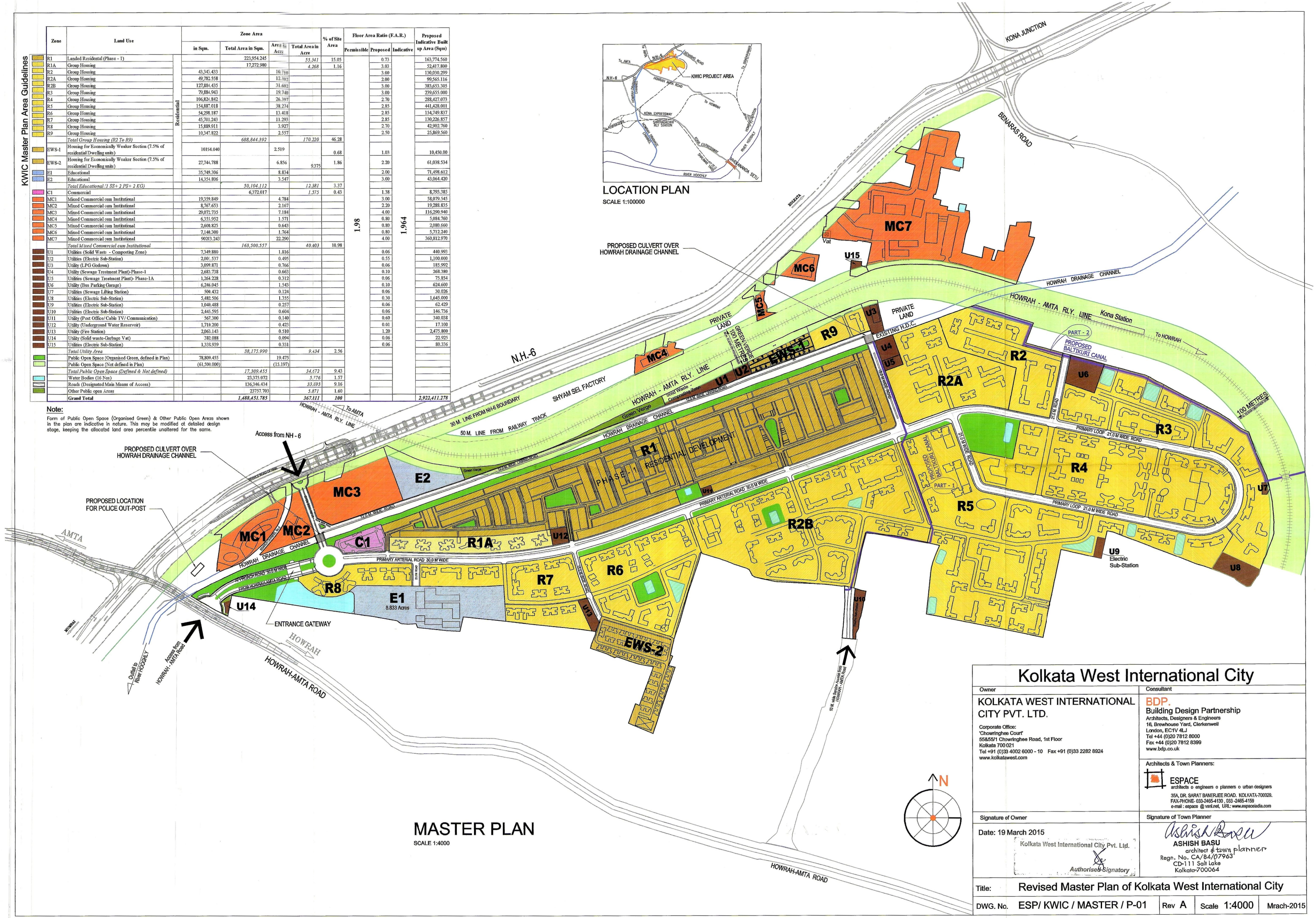
Zone	Land Use		Zone Area in Sqm.	Zone Area Total Area in Sqm.	Zone Area Area in Acre	Zone Area Total Area in Acre	% of Site Area	Floor Area Ratio (F.A.R.) Permissible	Floor Area Ratio (F.A.R.) Proposed	Floor Area Ratio (F.A.R.) Indicative	Proposed Indicative Built up Area (Sqm)
R1	Landed Residential (Phase - I)	Residential		223,954.245		*55.341*	15.05	1.98	0.73	1.964	163,774.560
R1A	Group Housing			17,272.980		*4.268*	1.16		3.03		52,417.800
R2	Group Housing		43,345.433		10.710				3.00		130,030.299
R2A	Group Housing		49,782.558		12.302				2.00		99,565.116
R2B	Group Housing		127,884.435		31.602				3.00		383,653.305
R3	Group Housing		79,884.943		19.740				3.00		239,655.000
R4	Group Housing		106,824.842		26.397				2.70		288,427.073
R5	Group Housing		154,887.018		38.274				2.85		441,428.001
R6	Group Housing		54,298.187		13.418				2.85		154,749.837
R7	Group Housing		45,701.243		11.293				2.85		130,226.857
R8	Group Housing		15,889.911		3.927				2.70		42,902.760
R9	Group Housing		10,347.822		2.557				2.50		25,869.560
	Total Group Housing (R2 To R9)			*688,844.392*		*170.220*	46.28				
EWS-1	Housing for Economically Weaker Section (7.5% of residential Dwelling units)		10154.040		2.519		0.68		1.03		10,450.00
EWS-2	Housing for Economically Weaker Section (7.5% of residential Dwelling units)		27,744.788		6.856	9.375	1.86		2.20		61,038.534
E1	Educational		35,749.306		8.834				2.00		71,498.612
E2	Educational		14,354.806		3.547				3.00		43,064.420
	Total Educational (1 SS+ 2 PS+ 2 KG)			*50,104.112*		*12.381*	3.37				
C1	Commercial			6,372.017		*1.575*	0.43		1.38		8,793.385
MC1	Mixed Commercial cum Institutional		19,359.849		4.784				3.00		58,079.545
MC2	Mixed Commercial cum Institutional		8,767.653		2.167				2.20		19,288.835
MC3	Mixed Commercial cum Institutional		29,072.735		7.184				4.00		116,290.940
MC4	Mixed Commercial cum Institutional		6,351.952		1.571				0.80		5,084.760
MC5	Mixed Commercial cum Institutional		2,609.825		0.643				0.80		2,080.660
MC6	Mixed Commercial cum Institutional		7,146.300		1.764				0.80		5,712.240
MC7	Mixed Commercial cum Institutional		90203.243		22.290				4.00		360,812.970
	Total Mixed Commercial cum Institutional			*163,500.557*		*40.403*	10.98				
U1	Utilities (Solid Waste - Composting Zone)		7,349.880		1.816				0.06		440.993
U2	Utilities (Electric Sub-Station)		2,001.537		0.495				0.55		1,100.000
U3	Utility (LPG Godown)		3,099.871		0.766				0.06		185.992
U4	Utility (Sewage Treatment Plant)-Phase-1		2,683.738		0.663				0.10		268.380
U5	Utilities (Sewage Treatment Plant)- Phase-1A		1,264.228		0.312				0.06		75.854
U6	Utility (Bus Parking Garage)		6,246.045		1.543				0.10		624.600
U7	Utilities (Sewage Lifting Station)		506.432		0.124				0.06		30.026
U8	Utilities (Electric Sub-Station)		5,482.506		1.355				0.30		1,645.000
U9	Utilities (Electric Sub-Station)		1,046.488		0.257				0.06		62.429
U10	Utilities (Electric Sub-Station)		2,445.595		0.604				0.06		146.736
U11	Utility (Post Office/ Cable TV/ Communication)		567.300		0.140				0.60		340.038
U12	Utility (Underground Water Reservoir)		1,718.200		0.423				0.01		17.100
U13	Utility (Fire Station)		2,063.143		0.510				1.20		2,475.800
U14	Utility (Solid waste-Garbage Vat)		382.088		0.094				0.06		22.925
U15	Utilities (Electric Sub-Station)		1,338.939		0.331				0.06		80.336
	Total Utility Area			*38,175.990*		*9.434*	2.56				
	Public Open Space (Organised Green, defined in Plan)		78,809.455		19.475						
	Public Open Space (Not defined in Plan)		(61,500.000)		(15.197)						
	Total Public Open Space (Defined & Not defined)			*17,309.455*		*34.672*	9.43				
	Water Bodies (16 Nos)			23,375.072		*5.776*	1.57				
	Roads (Designated Main Means of Access)			136,346.434		*33.693*	9.16				
	Other Public open Areas			23757.703		*5.871*	1.60				
	Grand Total			***1,488,451.785***		***367.811***	***100***				***2,922,411.278***

Note:

Form of Public Open Space (Organised Green) & Other Public Open Areas shown in the plan are indicative in nature. This may be modified at detailed design stage, keeping the allocated land area percentile unaltered for the same.

LOCATION PLAN

SCALE 1:100000



MASTER PLAN

SCALE 1:4000

Kolkata West International City

Owner	Consultant
KOLKATA WEST INTERNATIONAL CITY PVT. LTD. Corporate Office: 'Chowringhee Court' 55&55/1 Chowringhee Road, 1st Floor Kolkata 700 021 Tel +91 (0)33 4002 6000 - 10 Fax +91 (0)33 2282 8924 www.kolkatawest.com	BDP. Building Design Partnership Architects, Designers & Engineers 16, Brewhouse Yard, Clerkenwell London, EC1V 4LJ Tel +44 (0)20 7812 8000 Fax +44 (0)20 7812 8399 www.bdp.co.uk Architects & Town Planners: ESPACE architects o engineers o planners o urban designers 35A, DR. SARAT BANERJEE ROAD. KOLKATA-700029. FAX-PHONE- 033-2465-4130 , 033 -2465-4159 e-mail : espace @ vsnl.net, URL: www.espaceindia.com
Signature of Owner	Signature of Town Planner
Date: 19 March 2015 Kolkata West International City Pvt. Ltd. Authorised Signatory	ASHISH BASU architect & town planner Regn. No. CA/84/07963 CD-111 Salt Lake Kolkata-700064

Title:	Revised Master Plan of Kolkata West International City			
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