



# LARICA ESTATES LIMITED

Project Office : 7, Red Cross Place, 4th Floor  
Kolkata 700 001  
Phone : 2213-7052/53, 93392 33331,  
98309 11111/2/3/4/5  
Fax No. : 091-033-2213 7607  
E-mail : laricaestates@yahoo.co.in  
Website : www.laricagroup.com  
CIN : U70101 WB 1997 PLC085990

**DEVELOPMENT PLAN  
OF  
LARICA GREEN PAILAN  
NEPAL GUNGE ROAD,  
DAULATPUR, KULERDARI GRAM  
PANCHAYAT  
SOUTH 24 PARGANAS  
KOLKATA-700104**

**Head Office at 7, Red Cross Place,  
4<sup>th</sup> Floor, Kolkata -700001**

DEVELOPER PHONE NUMBER 2213-7052/53

Fax No.- 091-033-2213 7607

Mobile No. 9830911119

CIN NO. U70101WB 1997 PLC085990

DIN No. 00872053

LARICA ESTATES LIMITED



# LARICA <sup>2</sup>ESTATES LIMITED

Project Office : 7, Red Cross Place, 4th Floor  
Kolkata 700 001  
Phone : 2213-7052/53, 93392 33331,  
98309 11111/2/3/4/5  
Fax No. : 091-033-2213 7607  
E-mail : laricaestates@yahoo.co.in  
Website : www.laricagroup.com  
CIN : U70101 WB 1997 PLC085990

The Larica Green Pailan is an affordable Housing Scheme for LIG PEOPLE is situated Daulatpur, under Kulerdari Gram Panchayat, P.S. Bishnupur, is conveniently located and connected to Nepal Gunge Road, Kolkata-700104.

1. LAND DETAILS - The project is sprawling over 1.94 Acre of Land area at Daulatpur Mouza, Bishnupur-1, under L.R. Dag No. 548, 728, 732, & 736, under L.R. Khatian No. 2839, Mouza- Daulatpur, J.L. No. 79, P.S. Bishnupur, within the ambit of Kulerdari Gram Panchayat, under \*\*\*
2. DETAILS OF PROPOSAL - The proposal has been sanctioned vide-Plan no. 334/464/Rev/KMDA dated 20/07/2018 by Zilla Parishad as well as Kulerdari Gram Panchayat the details of proposal is as follows.

1	LAND AREA-	1.94 Acre
2	TOTAL BUILT UP AREA-	15123.6 sqm
3	CARPET AREA	2BHK=5093.76 SQM. 3BHK=6402.24 SQM
4	% OPEN SPACE-	11496 sqm 52.5%
5	NUMBER OF BUILDING BLOCKS-	12
6	TYPES OF BLOCK-	G+4
7	HEIGHT OF EACH BLOCKS-	14.5 M
8	TOTAL AREA OF EACH BLOCK-	294.35 sqm. x 12 = 3532.2 sqm.
9	NUMBER OF HABITABLE STOREY/BLOCK	4 storey
10	HABITABLE FLOOR AREA/FLOOR OF EACH BLOCK	294.35 sqm.
11	NUMBER OF TENEMENTS	2BHK =96 & 3 BHK = 96
12	TYPES OF TENEMENT-	2 BHK type 2 flats in each floor & 3 BHK 2 flats in each floor
13	CARPET AREA OF EACH TYPE-	53.06 sqm. 2 BHK & 66.69 sqm. 3BHK
14	TOTAL NUMBER OF TENEMENTS	192



# LARICA<sup>3</sup> ESTATES LIMITED

Project Office : 7, Red Cross Place, 4th Floor  
Kolkata 700 001  
Phone : 2213-7052/53, 93392 33331,  
98309 11111/2/3/4/5  
Fax No. : 091-033-2213 7607  
E-mail : laricaestates@yahoo.co.in  
Website : www.laricagroup.com  
CIN : U70101 WB 1997 PLC085990

15	NUMBER OF COVERED CAR PARKING-	144
	Number of Open Car Parking	30

### 3. DETAILS OF SERVICES PROVIDED-

**ROAD WORK** : The entire project is well connected by concrete/bituminous road and illuminated by street light.

**DRAINAGE** : Underground sewer system is adopted for house drainage and rainwater separately.

**DRINKING WATER** : Water will be supplied from deep bore wells to individual block/unit through distribution system.

**FIRE FIGHTING FACILITY** : Proper Fire Extinguisher will be installed to all the blocks specially at every landings and at electrical panel room.

**EMERGENCY EVACUATION** : The Emergency evacuation will be through centrally located staircase that leads to an exit leading to street with the help of security guard and also passageway, roadway and access to all areas of the building will kept clear all the time.

**RENEWABLE ENERGY** : Solar panels will be installed to cater the street lights, specially.

**ELECTRICITY** : It will be obtained by individual block/units from WBSEDCL on submission of requisite application pro forma and the necessary infra structure work will be provided by the developer. The electricity charges and its infrastructures shall not be included in the flat.

**SECURITY SERVICE** : May be made available to individual on payment of necessary charges, will be intimated at the time of possession.

**COMPLETION** : Proposed project will be completed on 31/12/2022.

LARICA ESTATES LIMITED

Director