



LARICA ESTATES LIMITED

Project Office : 7, Red Cross Place, 4th Floor
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CIN : U70101 WB 1997 PLC085990

DEVELOPMENT PLAN

OF

LARICA GARDEN RESIDENCY

NEAR 295, BARASAT
BARRACKPORE ROAD,

NORTH 24 PARGANAS

KOLKATA-700126

Head Office at 7, Red Cross Place,
4th Floor, Kolkata -700001

DEVELOPER PHONE NUMBER 2213-7052/53

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CIN NO.

U70101WB 1997 PLC085990

LARICA ESTATES LIMITED


Director

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The Larica Garden Residence is an affordable Housing Scheme for LIG PEOPLE termed as Phase IV is situated in Larica Township Barasat is conveniently located on Baluria Road connected to Barasat Barrackpore Road, opposite to Loknath Mandir, Barasat Kolkata-7000126.

1. LAND DETAILS - The project is sprawling over 1.88 Acre of Land area at Barasat-1, under L.R. Dag No. 109, 111, 112, 312, 312/1225, under L.R. Khatian No. 2153, Mouza- Baluria, J.L. No. 37, near Talikhola, Baluria Uttar, P.S. Barasat, within the ambit of Barasat Municipality under ward no. 5, Holding No. 295A.***
2. DETAILS OF PROPOSAL - The proposal has been sanctioned vide-sanction no. 996 dated 02/06/2016 by Barasat Municipality the details of proposal is as follows.

1	LAND AREA-	1.88 Acre
2	TOTAL BUILT UP AREA-	12573 Sqm.
3	CARPET AREA	9017 Sqm.
4	% OPEN SPACE-	50%
5	NUMBER OF BUILDING BLOCKS-	08
6	TYPES OF BLOCK-	(G + 4)
7	HEIGHT OF EACH BLOCKS-	14.5 Mts.
8	TOTAL AREA OF EACH BLOCK-	385.53 sqm. =4149 Sqft. X4 = 16596 Sq.ft.
9	NUMBER OF HABITABLE STOREY/BLOCK	4 storey habitable
10	HABITABLE FLOOR AREA/FLOOR OF EACH BLOCK	385.53 sqm.
11	NUMBER OF TENEMENTS/ in 5 BLOCK-	2 BHK 6 flat each floor
12	TYPES OF TENEMENT-	2 BHK each 646 sq.ft. (Super Built-up area)
13	CARPET AREA OF EACH TYPE-	46.198 sqm. Or 497 sq.ft. each flat
14	NUMBER OF TENEMENTS/ in 3 BLOCK-	1 BHK 8 flats each
15	TYPES OF TENEMENTS	1 BHK 446 Sq. ft each (Super Built-up area)
16	CARPET AREA OF EACH TYPE-	31. 865 Or 343 Sq.ft. each flat

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17	TOTAL NUMBER OF TENEMENTS-	192
18	NUMBER OF COVERED CAR PARKING- Number of Open Car Parking	100 30

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 15/12/2021

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Director