



# RICHMOND ENCLAVE PRIVATE LIMITED

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To  
The Authority  
West Bengal Real Estate Regulatory Authority  
Kolkata, West Bengal

Date – 06.03.2026

## Subject: Clarification regarding classification of Residential Project having limited Commercial Units

Respected Sir/Madam,

This is for your kind information that under the provisions of the Real Estate (Regulation and Development) Act, 2016 and its implementation by the West Bengal Real Estate Regulatory Authority (WBREERA), the classification of a project generally depends on the **overall nature and dominant use of the project**, and not solely on the existence of a few commercial units within it.

In the present project ANANDA DHARA PHASE - I, the relevant details are as follows:

- **Total Land Area:** 8583 sq. m.
- **Total Residential Flats:** 268
- **Total Commercial Shops:** 18

### Ratio of Residential and Commercial Units

- **Total Units:** 268 Flats + 18 Shops = **286 Units**
- **Commercial Share:** 18 / 286  $\approx$  **6.3%**

The proportion of commercial units in the project is **very small compared to the residential portion**, and therefore the project is clearly **residential-dominant in nature**.

Accordingly, under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the registration practices of West Bengal Real Estate Regulatory Authority, such a project is normally treated as a **Residential Project with limited Commercial Units**, rather than a Commercial Project.

This submission is made for your kind information and consideration.

Thanking You.

Yours faithfully,

RICHMOND ENCLAVE PRIVATE LIMITED

M. D. Kalimuddin  
Director