

PHASE 1

PHASE 3



- NOTES:
- 1 ALL DIMENSIONS ARE IN MM
 - 2 PLANNING HAVE BEEN DONE IN COMPLIANCE WITH THE NEW TOWN KOLKATA PLANNING AREA (BUILDING) RULES, 2014
 - 3 THE PROVISIONS REGARDING THE FIRE PROTECTION ARE AS PER THE PREVAILING NATIONAL BUILDING CODE OF INDIA
 - 4 THIS DRAWING, UNLESS MENTIONED OTHERWISE TO BE PRINTED IN A0

ANNEXURE - B

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 (THEME)
- BASIC URBAN INFRASTRUCTURE FACILITIES (NON-THEME)
- ADDITIONAL OPEN SPACE
- NET PROJECT AREA (RESIDENTIAL & EWS)

AREA CALCULATIONS FOR TOWNSHIP BOUNDARY (CONVERTED LANDS)

APPROVED TOWNSHIP LAND (A)	2,30,590.52 SQM	56,980 ACRES
METRO ACQUISITION LAND (B)	7,885.32 SQM	1,989 ACRES
NEW TOWNSHIP LAND (A+B)	2,22,905.20 SQM	55,081 ACRES

PROGRAM	PERCENTAGE	LAND AREA
BASIC URBAN INFRASTRUCTURE AMENITIES	30%	66,871.56 SQM
BASIC URBAN INFRASTRUCTURE FACILITIES	25%	55,726.30 SQM
THEME		22,290.52 SQM
NON-THEME		33,435.78 SQM
ADDITIONAL OPEN SPACE	5%	11,145.26 SQM
NET-PROJECT AREA		
RESIDENTIAL		85,305.36 SQM
E.W.S		38,566.72 SQM
SUB-TOTAL	40%	89,162.08 SQM

MAXIMUM PERMISSIBLE GLOBAL FAR - 6.47, 282.71 Sq. mtrs
 RATIO OF MAXIMUM PERMISSIBLE GLOBAL F.A.R. ENTITLED ON REVISED MASTERPLAN - 2.9038

DENSITY CALCULATIONS

NOS. OF RESIDENTIAL PLOTS	81 NOS.
NOS. OF DWELLING UNITS/ TENEMENTS IN PLOTS	547 NOS.
NOS. OF DWELLING UNITS IN EWS (WITHIN R3 IN DRAWING)	320 NOS.
TOTAL NOS. OF DWELLING UNITS (DU)	867 NOS.
DENSITY PER HECTARE (NOS. OF DU/ HECTARE)	97.20

FORUM PROPERTIES HOLDINGS PRIVATE LIMITED
 Director

SIGNATURE OF APPLICANT/ OWNER
 NAME - FORUM PROPERTIES HOLDINGS PVT. LTD.

SIGNATURE OF GEO-TECHNICAL CONSULTANT
 NAME - JISHU PAL
 NKDA ENROLLMENT NO.: GTER/NKDA/10/00043

SIGNATURE OF STRUCTURAL CONSULTANT
 NAME - MANASH KUMAR SINHA ROY
 Regd. No. CA/2011/54201

SIGNATURE OF ARCHITECT
 NAME - MANASH KUMAR SINHA ROY
 REGISTRATION NO.: CA/2011/54201
 ENROLLMENT NO.: ...

SIGNATURE OF TOWN PLANNER
 NAME - POULAM BANERJEE DAS
 REGISTRATION NO.: REG20250129101514
 ENROLLMENT NO.: TPER/NKDA/2025/00003

PROJECT NAME:
 ARANYA - INNOVATIVE TOWNSHIP PROJECT
 P.S. - RAJARHAT, J.L. NO. - 27, MOUZA - JAGDISHPUR
 DISTRICT - 24 PARGANAS, NEW TOWN, KOLKATA

PROJECT ARCHITECT:
PRACTICE
 URBANISM + ARCHITECTURE
 Practice Design Pvt. Ltd. | 204, Sai Samarth | Dorean | Mumbai - 400088
 Practice Design Pvt. Ltd. | Technopolis | Sector 5 | Saltlake City | Kolkata 700091

PURPOSE OF RELEASE:
 HICO SUBMISSION

STAGE: MUNICIPAL

DRAWN BY: AP
 CHECKED BY: SD

PROJECT CODE: 2034
 REVISION NO: R3

SCALE: 1:1000 IN A0
 DATE: 25-APR-25

DRAWING TITLE:
MASTER PLAN (ANNEXURE - B)

DRAWING NO.:
2034-PW-AR-1001A

APPROVED DEVELOPMENT PERMISSION PLAN

J.B. Mukhopadhyay
 General Manager (Planning)
 WB HIDCO LTD.

S. Prasad
 Director

PARTICULARS OF RESIDENTIAL AND E.W.S. AREAS

LAND AREAS MARKED	LAND AREAS AS PROVIDED IN SQM & ACRES	NOS. OF TENEMENTS
R1	540.36 SQM 0.134 Acres	2
R2	3,049.34 SQM 0.758 Acres	33
R3	763.14 SQM 0.189 Acres	3
R4	662.72 SQM 0.164 Acres	4
R5	716.10 SQM 0.177 Acres	5
R6	910.26 SQM 0.225 Acres	4
R7	1,313.19 SQM 0.324 Acres	9
R8	1,109.30 SQM 0.273 Acres	6
R9	1,971.58 SQM 0.487 Acres	14
R10	2,124.26 SQM 0.525 Acres	14
R11	478.44 SQM 0.118 Acres	3
R12	627.13 SQM 0.155 Acres	4
R13	1,546.24 SQM 0.382 Acres	7
R14	1,069.01 SQM 0.264 Acres	6
R15	562.04 SQM 0.139 Acres	3
R16	516.99 SQM 0.128 Acres	2
R17	390.46 SQM 0.096 Acres	2
R18	369.05 SQM 0.091 Acres	2
R19	754.84 SQM 0.187 Acres	5
R20	550.80 SQM 0.136 Acres	3
R21	1,271.94 SQM 0.314 Acres	8
R22	2,172.92 SQM 0.537 Acres	10
R23	883.39 SQM 0.218 Acres	6
R24	576.62 SQM 0.142 Acres	4
R25	883.39 SQM 0.218 Acres	6
R26	1,985.61 SQM 0.491 Acres	7
R27	684.98 SQM 0.169 Acres	3
R28	2,060.33 SQM 0.509 Acres	22
R29	1,260.79 SQM 0.312 Acres	4
R30	8,187.37 SQM 2.023 Acres	66
R31	1,832.13 SQM 0.453 Acres	13
R32	1,832.13 SQM 0.453 Acres	13
R33	1,832.13 SQM 0.453 Acres	13
R34	1,832.13 SQM 0.453 Acres	13
R35	576.47 SQM 0.142 Acres	4
R36	576.47 SQM 0.142 Acres	4
R37	576.47 SQM 0.142 Acres	4
R38	576.47 SQM 0.142 Acres	4
R39	3,020.72 SQM 0.746 Acres	25
R40	297.60 SQM 0.074 Acres	2
R41	379.83 SQM 0.094 Acres	2
R42	437.11 SQM 0.108 Acres	3
R43	437.11 SQM 0.108 Acres	3
R44	437.11 SQM 0.108 Acres	3
R45	437.11 SQM 0.108 Acres	3
R46	437.11 SQM 0.108 Acres	3
R47	437.11 SQM 0.108 Acres	3
R48	437.11 SQM 0.108 Acres	3
R49	437.11 SQM 0.108 Acres	3
R50	437.11 SQM 0.108 Acres	3
R51	437.11 SQM 0.108 Acres	3
R52	437.11 SQM 0.108 Acres	3
R53	437.11 SQM 0.108 Acres	3
R54	437.11 SQM 0.108 Acres	3
R55	437.11 SQM 0.108 Acres	3
R56	437.11 SQM 0.108 Acres	3
R57	437.11 SQM 0.108 Acres	3
R58	437.11 SQM 0.108 Acres	3
R59	437.11 SQM 0.108 Acres	3
R60	437.11 SQM 0.108 Acres	3
R61	437.11 SQM 0.108 Acres	3
R62	437.11 SQM 0.108 Acres	3
R63	437.11 SQM 0.108 Acres	3
R64	437.11 SQM 0.108 Acres	3
R65	437.11 SQM 0.108 Acres	3
R66	437.11 SQM 0.108 Acres	3
R67	437.11 SQM 0.108 Acres	3
R68	437.11 SQM 0.108 Acres	3
R69	437.11 SQM 0.108 Acres	3
R70	437.11 SQM 0.108 Acres	3
R71	437.11 SQM 0.108 Acres	3
R72	437.11 SQM 0.108 Acres	3
R73	437.11 SQM 0.108 Acres	3
R74	437.11 SQM 0.108 Acres	3
R75	437.11 SQM 0.108 Acres	3
R76	437.11 SQM 0.108 Acres	3
R77	437.11 SQM 0.108 Acres	3
R78	437.11 SQM 0.108 Acres	3
R79	437.11 SQM 0.108 Acres	3
R80	437.11 SQM 0.108 Acres	3
R81	437.11 SQM 0.108 Acres	3
R82	437.11 SQM 0.108 Acres	3
R83	437.11 SQM 0.108 Acres	3
R84	437.11 SQM 0.108 Acres	3
R85	437.11 SQM 0.108 Acres	3
R86	437.11 SQM 0.108 Acres	3
R87	437.11 SQM 0.108 Acres	3
R88	437.11 SQM 0.108 Acres	3
R89	437.11 SQM 0.108 Acres	3
R90	437.11 SQM 0.108 Acres	3
R91	437.11 SQM 0.108 Acres	3
R92	437.11 SQM 0.108 Acres	3
R93	437.11 SQM 0.108 Acres	3
R94	437.11 SQM 0.108 Acres	3
R95	437.11 SQM 0.108 Acres	3
R96	437.11 SQM 0.108 Acres	3
R97	437.11 SQM 0.108 Acres	3
R98	437.11 SQM 0.108 Acres	3
R99	437.11 SQM 0.108 Acres	3
R100	437.11 SQM 0.108 Acres	3
R101	437.11 SQM 0.108 Acres	3
R102	437.11 SQM 0.108 Acres	3
R103	437.11 SQM 0.108 Acres	3
R104	437.11 SQM 0.108 Acres	3
R105	437.11 SQM 0.108 Acres	3
R106	437.11 SQM 0.108 Acres	3
R107	437.11 SQM 0.108 Acres	3
R108	437.11 SQM 0.108 Acres	3
R109	437.11 SQM 0.108 Acres	3
R110	437.11 SQM 0.108 Acres	3
R111	437.11 SQM 0.108 Acres	3
R112	437.11 SQM 0.108 Acres	3
R113	437.11 SQM 0.108 Acres	3
R114	437.11 SQM 0.108 Acres	3
R115	437.11 SQM 0.108 Acres	3
R116	437.11 SQM 0.108 Acres	3
R117	437.11 SQM 0.108 Acres	3
R118	437.11 SQM 0.108 Acres	3
R119	437.11 SQM 0.108 Acres	3
R120	437.11 SQM 0.108 Acres	3
R121	437.11 SQM 0.108 Acres	3
R122	437.11 SQM 0.108 Acres	3
R123	437.11 SQM 0.108 Acres	3
R124	437.11 SQM 0.108 Acres	3
R125	437.11 SQM 0.108 Acres	3
R126	437.11 SQM 0.108 Acres	3
R127	437.11 SQM 0.108 Acres	3
R128	437.11 SQM 0.108 Acres	3
R129	437.11 SQM 0.108 Acres	3
R130	437.11 SQM 0.108 Acres	3
R131	437.11 SQM 0.108 Acres	3
R132	437.11 SQM 0.108 Acres	3
R133	437.11 SQM 0.108 Acres	3
R134	437.11 SQM 0.108 Acres	3
R135	437.11 SQM 0.108 Acres	3
R136	437.11 SQM 0.108 Acres	3
R137	437.11 SQM 0.108 Acres	3
R138	437.11 SQM 0.108 Acres	3
R139	437.11 SQM 0.108 Acres	3
R140	437.11 SQM 0.108 Acres	3
R141	437.11 SQM 0.108 Acres	3
R142	437.11 SQM 0.108 Acres	3
R143	437.11 SQM 0.108 Acres	3
R144	437.11 SQM 0.108 Acres	3
R145	437.11 SQM 0.108 Acres	3
R146	437.11 SQM 0.108 Acres	3
R147	437.11 SQM 0.108 Acres	3
R148	437.11 SQM 0.108 Acres	3
R149	437.11 SQM 0.108 Acres	3
R150	437.11 SQM 0.108 Acres	3
R151	437.11 SQM 0.108 Acres	3
R152	437.11 SQM 0.108 Acres	3
R153	437.11 SQM 0.108 Acres	3
R154	437.11 SQM 0.108 Acres	3
R155	437.11 SQM 0.108 Acres	3
R156	437.11 SQM 0.108 Acres	3
R157	437.11 SQM 0.108 Acres	3
R158	437.11 SQM 0.108 Acres	3
R159	437.11 SQM 0.108 Acres	3
R160	437.11 SQM 0.108 Acres	3
R161	437.11 SQM 0.108 Acres	3
R162	437.11 SQM 0.108 Acres	3
R163	437.11 SQM 0.108 Acres	3
R164	437.11 SQM 0.108 Acres	3
R165	437.11 SQM 0.108 Acres	3
R166	437.11 SQM 0.108 Acres	3
R167	437.11 SQM 0.108 Acres	3
R168	437.11 SQM 0.108 Acres	3
R169	437.11 SQM 0.108 Acres	3
R170	437.11 SQM 0.108 Acres	3
R171	437.11 SQM 0.108 Acres	3
R172	437.11 SQM 0.108 Acres	3
R173	437.11 SQM 0.108 Acres	3
R174	437.11 SQM 0.108 Acres	3
R175	437.11 SQM 0.108 Acres	3
R176	437.11 SQM 0.108 Acres	3
R177	437.11 SQM 0.108 Acres	3
R178	437.11 SQM 0.108 Acres	3
R179	437.11 SQM 0.108 Acres	3
R180	437.11 SQM 0.108 Acres	3
R181	437.11 SQM 0.108 Acres	3
R182	437.11 SQM 0.108 Acres	3
R183	437.11 SQM 0.108 Acres	3
R184	437.11 SQM 0.108 Acres	3
R185	437.11 SQM 0.108 Acres	3
R186	437.11 SQM 0.108 Acres	3
R187	437.11 SQM 0.108 Acres	3
R188	437.11 SQM 0.108 Acres	3
R189	437.11 SQM 0.108 Acres	3
R190	437.11 SQM 0.108 Acres	3
R191	437.11 SQM 0.108 Acres	3
R192	437.11 SQM 0.108 Acres	3
R193	437.11 SQM 0.108 Acres	3
R194	437.11 SQM 0.108 Acres	3
R195	437.11 SQM 0.108 Acres	3
R196	437.11 SQM 0.108 Acres	3
R197	437.11 SQM 0.108 Acres	3
R198	437.11 SQM 0.108 Acres	3
R199	437.11 SQM 0.108 Acres	3
R200	437.11 SQM 0.108 Acres	3
R201	437.11 SQM 0.108 Acres	3
R202	437.11 SQM 0.108 Acres	3
R203	437.11 SQM 0.108 Acres	3
R204	437.11 SQM 0.108 Acres	3
R205	437.11 SQM 0.108 Acres	3
R206	437.11 SQM 0.108 Acres	3
R207	437.11 SQM 0.108 Acres	3
R208	437.11 SQM 0.108 Acres	3
R209	437.11 SQM 0.108 Acres	3
R210	437.11 SQM 0.108 Acres	3
R211	437.11 SQM 0.108 Acres	3
R212	437.11 SQM 0.108 Acres	3
R213	437.11 SQM 0.108 Acres	3
R214	437.11 SQM 0.108 Acres	3
R215	437.11 SQM 0.108 Acres	3
R216	437.11 SQM 0.108 Acres	3
R217	437.11 SQM 0.108 Acres	3
R218	437.11 SQM 0.108 Acres	3
R219	437.11 SQM 0.108 Acres	3
R220	437.11 SQM 0.108 Acres	3
R221	437.11 SQM 0.108 Acres	3
R222	437.11 SQM 0.108 Acres	3
R223	437.11 SQM 0.108 Acres	3
R224	437.11 SQM 0.108 Acres	3
R225	437.11 SQM 0.108 Acres	3
R226	437.11 SQM 0.108 Acres	3
R227	437.11 SQM 0.108 Acres	3
R228	437.11 SQM 0.108 Acres	3
R229	437.11 SQM 0.108 Acres	3
R230	437.11 SQM 0.108 Acres	3
R231	437.11 SQM 0.108 Acres	3
R232	437.11 SQM 0.108 Acres	3
R233	437.11 SQM 0.108 Acres	3
R234	437.11 SQM 0.108 Acres	3
R235	437.11 SQM 0.108 Acres	3
R236	437.11 SQM 0.108 Acres	3
R237	437.11 SQM 0.108 Acres	3
R238	437.11 SQM 0.108 Acres	3
R239	437.11 SQM 0.108 Acres	3
R240	437.11 SQM 0.108 Acres	3
R241	437.11 SQM 0.108 Acres	3
R242	437.11 SQM 0.108 Acres	3
R243	437.11 SQM 0.108 Acres	3
R244	437.11 SQM 0.108 Acres	3
R245	437.11 SQM 0.108 Acres	3
R246	437.11 SQM 0.108 Acres	3
R247	437.11 SQM 0.108 Acres	3
R248	437.11 SQM 0.108 Acres	3</