

ZRICKS



Live with the lasting
GRAND CASTLE

East Side View



View From Road Side

Know Us...

4 Sight Grand Castle being designed keeping customer needs in mind. Spacious, well planned, fully equipped apartments with the latest amenities right from premium flooring, ready to use kitchen, security systems all in place. A unit which resiliently believes in this and strives to create the comfort, warmth and security of a home, the Ganguly City Star Group is a leader in the real estate segment.

Established in the contours of Kolkata, we have been a dominant player in the realty market. Our role in revolutionizing the city's southern landscape through modernized housing and state-of-art infrastructure has made us what we are today. Till now, 12 projects have been completed, 5 undertakings of 950000 sq ft are currently in-progress, 7 are upcoming ventures of 40 lakh sq. ft. and there are 5 future plans in the making. Our ongoing ventures are already a success, which can be attributed to years of celebrated fulfillments. A home planned so that you can move right in.

About 4 Sight Grand Castle

A unit which resiliently believes in this and strives to create the comfort, warmth and security of a home, the Developer Group are leader's in the real estate segment. Established in the contours of Kolkata, the Group's dominant player in the realty market. The role in revolutionizing the city's southern landscape through modernized housing and state-of-art infrastructure has made the Group, what they are today. Our past projects hold testimony to our value based approach, and pave the way for quality driven endeavors in the future. Till now, 12+ projects have been completed, 5 undertakings of 950000 sq ft are currently in-progress, 7 are upcoming ventures of 40 lakh sq. ft. and there are 5 future plans in the making. Our ongoing ventures are already a success, which can be attributed to years of celebrated fulfillment.

Mission

Influxing a greener living in the society has always been our endeavor. Creating delightful homes has been our passion. Integrating the two pursuits, gives us our mission to work for and enable a better living among the city's populace.

Vision

Value driven output and a constant effort to recreate the standard of living, has been our inspiration through changing times. Improving and enhancing human lives shall be our guiding light to realizing fulfillment.



ZRICKS .COM

Specifications

SOLID WASTE MANAGEMENT

BLOCK TYPE	HEIGHT	NOS. OF FLATS IN A TOWER	NOS. OF PERSONS PER UNIT	TOTAL POPULATION (NOs.)	PER CAPITA WASTE GENERATION (KG)	PER DAY GENERATION (KG)	NOS. OF TYPICAL BLOCKS /TOWERS	TOTAL POPULATION (NOs.)	TOTAL GENERATION/PER DAY (KG)
Block - A					G+9				
3 BHK		30	6	180		90.0	1	180	90.0
Total		30		180		90.0		180	90.0
Block - B					G+15				
2 BHK		30	5	150	0.5	75.0	1	150	75.0
3 BHK		30	6	180	0.5	90.0		180	90.0
Total		60		330		165.0		330	165.0
Block - C					G+15				
2 BHK		30	5	150		75.0	1	150	75.0
3 BHK		30	6	180	0.5	90.0		180	90.0
Total		60		330	0.5	165.0		330	165.0
Block - D					G+9				
2 BHK		18	5	90	0.5	45.0	1	90	45.0
3 BHK		12	6	72	0.5	36.0		72	36.0
Total		30		162		81.0		162	81.0
Community Block			245	245	0.5	122.5	1	245	122.5
Adding 10%								1,085	623.5
Total								SAY	600 kg.



Foundation:

RCC Structure

Walls:

Conventional brick / fly ash bricks Finish:

Interior Wall - Plaster

Exterior Wall - High quality water proof acrylic paint

Flooring:

Bedroom and Living Dining - Vitrified tiles

Kitchen - Anti Skid ceramic / vitrified tiles

Toilet - Anti Skid ceramic / vitrified tiles

Toilet Walls - Glaze tiles up to lintel level

Kitchen:

Granite platform
Stainless steel sink
Dado tiles up to lintel level from cooking platform
Electrical point for refrigerator, Aqua guard and Exhaust fan
Plumbing provision for cold water line

Toilet:

Sanitary ware of reputed brand
CF fittings of standard make
Electrical point for Geyser and Exhaust fan
Plumbing provision for Hot & Cold water line

Doors & Windows:

Decorative Main Door / Steel Door with fittings Internal Door - Solid core finished door / HDF Door Windows - anodized aluminum / UPVC sliding window Water Supply: 24 hrs supply from deep tube well

Electrical:

AC points in all bedrooms Cable TV and Telephone points in Living / Dining and Master Bedroom Ample Necessary electrical points with central MCB Door bell point at the main entrance door Concealed copper wiring with modular switches

Common Lighting:

Overhead illumination for compound and street lighting
Necessary illumination in all lobbies, staircases and common areas

Common Facilities:

Adequate capacity standby generator for common areas for services Standby generator with adequate load for apartments (at extra cost) Circuit breaker at the ground floor level Intercom connectivity with security and fire security and lifts
security surveillance room one lift in each block
Sewerage treatment plant, iron separator

WATER REQUIREMENT

BLOCK TYPE	FLOOR	NOS. OF FLATS IN A TOWER	NOS. OF PERSONS PER UNIT	TOTAL POPULATION (NOS.)	UPD	DAY DEMAND (LTR)	NOS. OF TYPICAL BLOCKS /TOWERS	TOTAL POPULATION (NOS.)	TOTAL DAY DEMAND (LTR)
Block - A									
G+8									
3 BHK		30	6	180	135	24,300.0	1	180	24,300.0
Total		30		180		24,300.0		180	24,300.0
Block - B									
G+15									
2 BHK		30	5	150	135	20,250.0	1	150	20,250.0
3 BHK		30	6	180	135	24,300.0		180	24,300.0
Total		60		330		44,550.0		330	44,550.0
Block - C									
G+15									
2 BHK		30	5	150	135	20,250.0	1	150	20,250.0
3 BHK		30	6	180	135	24,300.0		180	24,300.0
Total		60		330		44,550.0		330	44,550.0
Block - D									
G+9									
2 BHK		18	5	90	135	12,150.0	1	90	12,150.0
3 BHK		12	6	72	135	9,720.0		72	9,720.0
Total		30		162		21,870.0		162	21,870.0
Community Block			245	245	45	11025.0	1	245	11025.0
Adding 5%									14,629.5
Total								1,247	180,924.5
									SAY 180 KLD

RESIDENTIAL BUILDING AT SUBHAM, SONARPUR

CALCULATION FOR REVISED WATER

TOTAL POPULATION	1247 NOS.
TOTAL WATER DAY DEMAND	180,924.5 LTS.
RAW WATER DISCHARGE FROM STP (180924.5 X 0.8 X 0.8) X 0.9	93682.51 LTS.
FLUSHING WATER REQUIRED @ 45 LTR PER PERSON PER DAY	56115 LTS.
EXCESS WATER DISCHARGED INTO MUNICIPAL DRAIN	90882.5 - 56115.0 LTS.
Total	36577.5 LTS.
Approx.	40,000 LTS.

AREA STATEMENT

LAND AREA	7,503.98 Sqm.
Abutting Road Width	12.80 M.
PERMISSIBLE HEIGHT OF BUILDING	No Restriction (After free gifting strip of land)
PERMISSIBLE GROUND COVERAGE	50.00% (37,769.80 Sqm.)
PROPOSED GROUND COVERAGE	32.94% (2,488.31 Sqm.)
PERMISSIBLE FAR	2.50
PROPOSED FAR	2.49
PERMISSIBLE BUILT-UP AREA	18,854.85 Sqm.
TOTAL BUILT-UP AREA	22,800.21 Sqm.
AREA DEDUCT FOR STAND AND LOBBY	2,021.60 Sqm.
AREA DEDUCT FOR PARKING	1,303.96 Sqm.
EFFECTED BUILT-UP AREA	18,854.85 Sqm.
REQUIRED CAR PARKING	142.00 No s
PROPOSED CAR PARKING	192.00 No s
PERMISSIBLE BUILT-UP AREA	46.78 Sqm.
PROPOSED BUILT-UP AREA	18,854.85 Sqm.

USES OF AREA

USES OF LOWER GROUND FLOOR AND UPPER GROUND FLOOR		
SL. NO.	AREA	DESCRIPTION
1	LOWER GROUND FLOOR	Parking and Service
2	UPPER GROUND FLOOR	Swimming Pool, Community Hall, Association Room, Games Room & Gymnasium

USES OF UPPER GROUND FLOORS

TOWER	NO. OF FLOOR	HEIGHT OF BUILDING	USES OF UPPER FLOORS			NO. OF FLATS IN EACH
			1st to 6th	7th to 9th	10th to 15th	
TOWER-A	LD+UG+9	36.5m.	4	2	0	30.00
TOWER-B	LD+UG+15	56.6m.	4	4	4	60.00
TOWER-C	LD+UG+15	56.6m.	4	4	4	60.00
TOWER-D	LD+UG+9	36.5m.	4	2	0	30.00
TOTAL DWELLING UNITS						180.00

COMPLIANCE OF BUILDING RULES ACCORDING TO WBMFR 2007

ITEM	RULE NO.	REMARKS
Permissible Ground Coverage	407(a)	Single Building in the Plot
Permissible F.A.R.	507(2)None-W/A	Width of means of Access above 14.5m.
Permissible Height	407(2)None-I	No Restriction
Required Open Spaces	507(a)	Residential use group
Required Car Parking	52B	Residential use group

Parking Layout Plan



Site Plan

Block D

Block layout plan on site



N. S. C. ROSE ROAD

ZRICKS
-COM



2 BHK
BUA: 77.33 SQM (838.43 SFT)

2 BHK
BUA: 77.29 SQM (831.94 SFT)



3 BHK
BUA: 105.55 SQM (1136.14 SFT)

3 BHK
BUA: 105.55 SQM (1136.14 SFT)

Block C



Site Plan

Service layout plan on site

2 BHK
BUA: 75.80 SQM (816.17 SFT)

2 BHK
BUA: 75.80 SQM (816.17 SFT)



3 BHK
BUA: 101.97 SQM (1097.62 SFT)

3 BHK
BUA: 101.97 SQM (1097.62 SFT)

ZRICKS



Ground Floor Plan



Block B

2 BHK
BUA: 75.82 SQM (816.17 SFT)

2 BHK
BUA: 75.82 SQM (816.17 SFT)



3 BHK
BUA: 101.97 SQM (1097.68 SFT)

3 BHK
BUA: 101.97 SQM (1097.68 SFT)

Block A



Floor Plan

3 BHK

BUA: 103.45 SQM (1113.50 SFT)



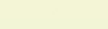
3 BHK

BUA: 103.45 SQM (1113.50 SFT)



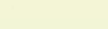
3 BHK

BUA: 100.71 SQM (1084.04 SFT)



3 BHK

BUA: 100.71 SQM (1084.04 SFT)



1st to 5th Floor

D

C

B

A



6th Floor



Floor Plan

