

SUBHRA CONSTRUCTION

(Promoter & Developer of Construction Real Estate)

53, Subuddhipur, Masterpara, Barulpur, Kolkata- 700144
West Bengal, India

9123682145

gautamchakraborty8745@gmail.com

PLAN OF DEVELOPMENT WORKS

PROPOSED PROJECT:

GIRIJA BHABAN

237, D MADARAT ROAD, MASTERPARA, BARUIPUR,
KOLKATA - 700144

A RESIDENTIAL / COMMERICAL BUILDING

DEVELOPED BY:

SUBHRA CONSTRUCTION

53, SUBUDDHIPUR, MASTERPARA, BARUIPUR,
KOLKATA - 700 026

WRITE UP ON PROJECT NAMED "GIRIJA BHABAN"
A RESIDENTIAL / COMMERCIAL BUILDING AT
237, D MADARAT ROAD, MASTERPARA, BARUIPUR,
KOLKATA - 700144

Gautam Chakraborty

SUBHRA CONSTRUCTION

(Promoter & Developer of Construction Real Estate)

53, Subuddhipur, Masterpara, Barulpur, Kolkata- 700144
West Bengal, India

9123682145

gautamchakraborty8745@gmail.com

PROJECT DETAILS :

1. Name and address of Developer.	M/S SUBHRA CONSTRUCTION Regd. Off: 53, SUBUDDHIPUR, MASTERPARA, BARUIPUR, KOLKATA - 700144 Ph. No. 9123682145 Email: gautamchakraborty8745@gmail.com
2. Name of the Key persons.	Mr. Gautam Chakraborty, Partner
3. Name of the Project.	GIRIJA BHABAN
4. Address of the Project.	237/D MADARAT ROAD, MASTERPARA, BARUIPUR, KOLKATA - 700144
5. Location, Prominent Landmark	It is a freehold high land, measuring about 20KATHA i.e 1338.290 SQM having an about 23ft wide common passage at Baruipur - Sitakundu Road, Over which a residential / Commercial building will be constructed by M/S Subhra Construction, the developer of the project.
6. No of blocks	2 No
7. No of stories	G+4
8. Total Build up Area	2680 Sqm
9. No of flats	44Flats
10. No of Shop / Commercial	12 Shop
11. No of Godown	1 No
12. No. of Car parking space	Sanctioned Covered - 18 Nos.

Gautam Chakraborty

SUBHRA CONSTRUCTION

(Promoter & Developer of Construction Real Estate)

53, Subuddhipur, Masterpara, Barulpur, Kolkata- 700144
West Bengal, India

9123682145

gautamchakraborty8745@gmail.com

DETAILS OF LANDOWNER AND DEVELOPER OF THE PROJECT

M/S SUBHRA CONSTRUCTION and few others are the Landowner of the entire land of the Project measuring about 22 Katha i.e. 1338.290 Sqm at 237/D MADARAT ROAD, MASTER PARA, BARULPUR, KOLKATA - 700144, PS - Barulpur. By virtue of Joint development agreement dated 05.09.2022 & 09.09.2022, has given the development right to construct a residential / Commercial Building to M/S Subhra Construction, on certain terms & conditions stated therein to construct a residential / Commercial Building named "GIRIJA BHABAN" at the said Premises.

The project GIRIJA BHABAN consist of 2 Blocks with 44 flats, 12 Nos Shop/Commercial & 1 Godown, Sanctioned Covered Parking - 18 Nos with ample open space around. The total area of construction is about 7597 Sqft including residential and Commercial with Godown space which is the free sale area for the developers.

PLAN OF DEVELOPMENT WORKS

Firefighting

The promoter will comply for all necessary requirements in terms of provisions of WBFS regulation.

Drinking Water

There will be sufficient water supply with enough capacity of Underground reservoir to ensure 24-hrs supply of drinking water in the building.

Emergency Evacuation System

There will be Emergency evacuation system in the building as per the statutory norms.

Common Area

Open Area, Driveways, utility and toilet etc.

Generator / Transformer

Supply will be from a W33000 transformer of adequate capacity to ensure proper supply & stable voltage. There will be required DG Sets to ensure uninterrupted supply.

Gautam Chakraborty

SUBHRA CONSTRUCTION

(Promoter & Developer of Construction Real Estate)

53, Subuddhipur, Masterpara, Barulpur, Kolkata- 700144
West Bengal, India

9123682145

gautamchakraborty8745@gmail.com

Security

24X7 security guard will be provided to ensure best possible security arrangements.

SPECIFICATIONS OF THE PROJECT

- Structure** : RCC-frame structure with anti-termite treatment in foundation. Cements used: JSW, Ambuja, DCL, Lafarge, Ultratech, Birla, ACC, Ramco*.
- Brickwork** : Eco-friendly premium brickwork with Autoclaved aerated concrete (AAC) blocks used for better quality, thermal insulation.
- Elevation** : Modern elevation conforming to contemporary designs.
- External Finish** : Paint by certified Nerolac/Asian Paints/Berger applicator*, and other effects as applicable.
- Lobby** : Beautifully decorated & painted lobby
- Doors & Hardware** : Quality wooden frames with solid core flush doors. Door handles of Godrej/Life/ Yale*. Main door with premium stainless steel handle and eyehole. Main Door Lock by Godrej/ Yale*.
- Internal finish** : Wall Putty
- Windows** : Colour coated / Powder coated aluminium sliding windows with clear glass (using high quality aluminium) and window sills. Large Aluminium Windows in Living Room/Balcony.
- Flooring** : Vitrified tiles in bedrooms / living / dining / kitchen. Granite Counter in kitchen. Premium Ceramic tiles in toilets.
- Kitchen counter** : Granite slab with stainless steel sink. Wall tiles up to 2 (two) feet height above counter.

Gautam Chakraborty

SUBHRA CONSTRUCTION

(Promoter & Developer of Construction Real Estate)

53, Subuddhipur, Masterpara, Barulpur, Kolkata- 700144
West Bengal, India

9123682145

gautamchakraborty8745@gmail.com

Toilets	Hot and Cold water line provision with CPVC pipes. CPVC Pipes including Health Faucet of Jaquar/Kohler*/Mindware. Dado work ceramic tiles up to door height. Sanitary ware with EWC with ceramic cistern and basin of Kohler/ Jaquar*/Mindware. Waste Pipes of Supreme/Skipper/Oriplast*
Elevator	Passenger Lifts of Gee/ Kone/ Jhonson/Otis/Schindler.
Electricals	a) Concealed Polycab/Havells/RR Kabel* copper wiring with modular switches of FINIX/Lezard Roma / Schneider Electric / RR Kabel / Havells* b) TV & Telephone points in master bedroom and living room. c) Two Light Points, one Fan Point, two 5A points in all bedrooms d) One 15A Geyser point in all toilets e) One 15A & one 5A points, one 5A refrigerator point, and exhaust fan points in kitchen f) One A.C. point in all bedrooms. g) One washing machine point. h) Moulded MCBs and Changeovers of Havells/HPL/Schneider Electric*
Water Supply	Suitable Electric Pump will be installed at ground floor to deliver water to Overhead Reservoir from underground reservoir.
Landscape	Professionally designed and executed landscaping.
Generator	24 Hour 20 yr. backup for all common services. Generator back up of 300 W for 1 bedroom flats and 600 W for 2 bedroom flats.
Security	CCTV Cameras and 24/7 Security Personnel.

* The specified brands are mentioned to give an indication of the quality we will provide. In case of unavailability of material/brands or any other circumstances, the developer is not legally liable to provide the same brand, and may instead provide material from a brand of similar quality level.

Gautam Chakraborty