



- Approval subject to-
1. Strict compliance of sanctioned building plans without any deviation.
 2. Architectural drawings / building plans with respect to current building regulations / sanctioning documents are considered as records of the building permit.
 3. Responsibility of stability and safety is solely to be born by the owner / Architect / Geotechnical Engineer / L.B.S. / Structural Engineer.
 4. Before commencement of any constructions, it should be confirmed that the sanctioned building plan along with the conditions is in order with respect to the site measurement and necessary approval from the concerned authority, such as pollution, fire etc. has been taken as per West Bengal Municipal Building R.
 5. Entire compliance is to be done to work solely the responsibility of the owner.
 6. Dumping of construction materials, mixing of mortar etc. only during the construction period.

Any discrepancy between Completion Plan and Sanction Plan shall disentitle also to occupancy certificate.

The SANCTION IS VALID UP TO 01/11/2025.

APPROVED AS ON 08/12/2021

Consul (Planning) WBIDCL

P. Kamal, IAS, IFS
Executive Director
West Bengal Industrial Development Corporation Ltd.
23, Abanindranath Tagore Street (Ganac Street), Kolkata - 700 017

SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH	HEIGHT	SILL HEIGHT	UNTL. HEIGHT	REMARK
D1	1050	2000	00	2000	ENTRY TO UNITS
D2	900	2000	00	2000	BEDROOMS
D3	750	2000	00	2000	TOILET
D4	1500	2000	00	2000	ENTRANCE LOBBY
DW1	750-900	2560	00	2560	BALCONY(BEDROOM)
DW2	750-1200	2560	00	2560	BALCONY(LIVING)
DW3	750-750	2560	00	2560	BALCONY(BEDROOM)
DW4	750-600	2560	1050	2560	BALCONY(KITCHEN)
W1	900	1660	900	2560	BEDROOM
V1	600	1000	1000	2000	TOILET
FCD	1500	2000	00	2000	STAIRCASE

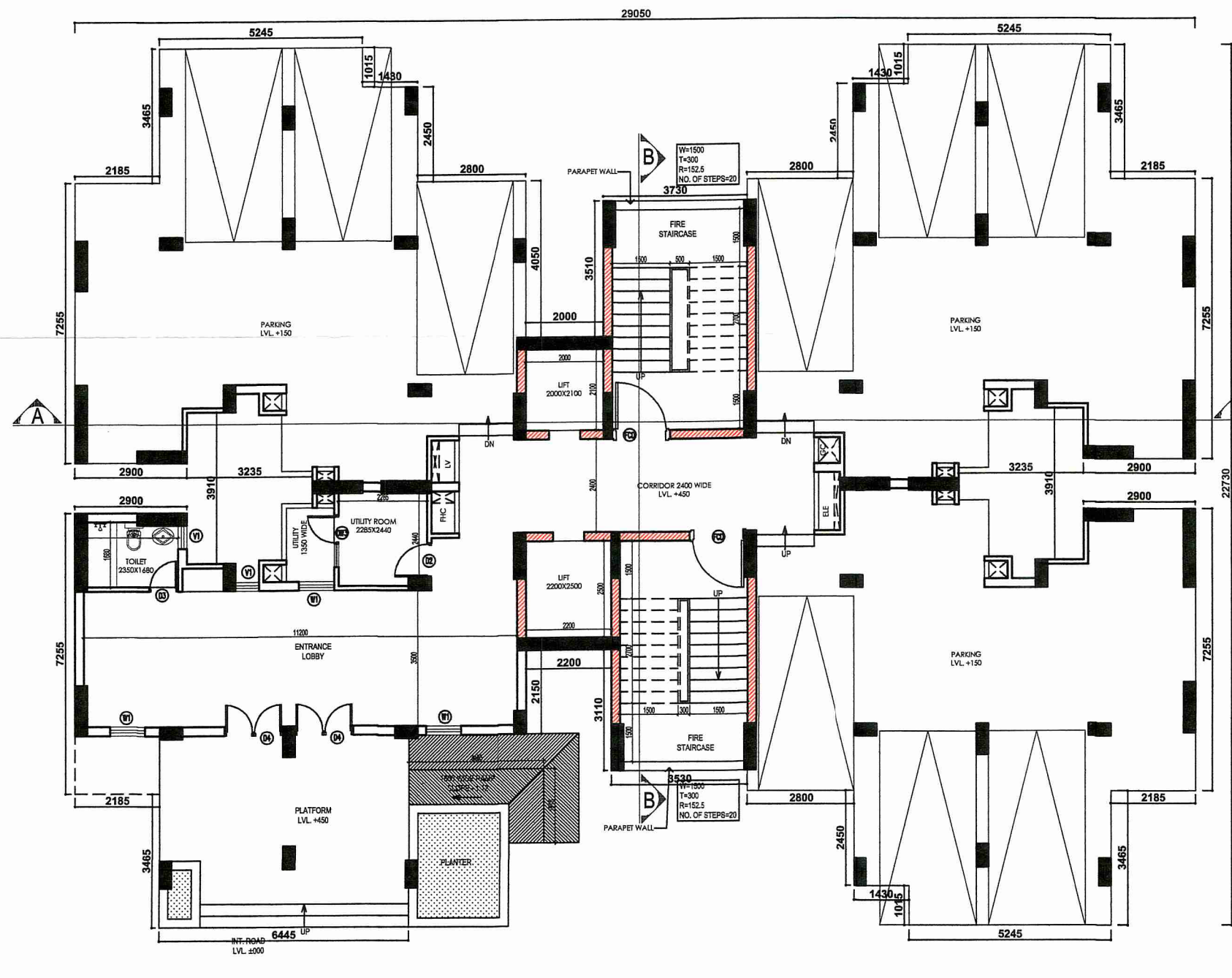
PLOT DETAILS:
ARCHITECTURAL DRAWINGS OF PROPOSED 5+13 STORED APARTMENT BUILDINGS FOR AFFORDABLE HOUSING PROJECT OF IBA HOUSING PVT. LTD. IN AEROTROPOLIS TOWNSHIP AT ANDAL, NEAR DURGAPUR, OVER, LR PLOT NO-5650 (part), 5708 (part), 5710 (part), 5711 (part), 5712 (part), 5713 (part), 5714 (part), 5716 (part), 5718 (part), 5719 (part), 5720 (full), 5721 (part), 5722 (part), 5723 (part), 5724 (full), 5728 (part), 5729 (part), 5730 (part), 5731 (full), 5732 (full), 5733 (full), 5734 (full), 5735 (full), 5736 (full), 5737 (full), 5738 (full), 5739 (full), 5740 (part), 5741 (full), 5742 (part), 5743 (part), 5744 (full), 5745 (full), 5746 (part), 5747 (part), 5748 (part), 5749 (part), 5792 (part), 5793 (part), 5794 (part), 5820 (part), 5822 (part) & 5718/7748 (part) LR KHATA NO- 3993, J.L. NO- 36, MOUZA- DAKSHINKHANDA, UNDER P.S.- ANDAL, DIST- BURDWAN, WEST BENGAL.

GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C-55, East of Kailash, New Delhi-110065
T : 46599599 | F : 46599512
E : info@gpmindia.com | W : www.gpmindia.com
ARCHITECT:

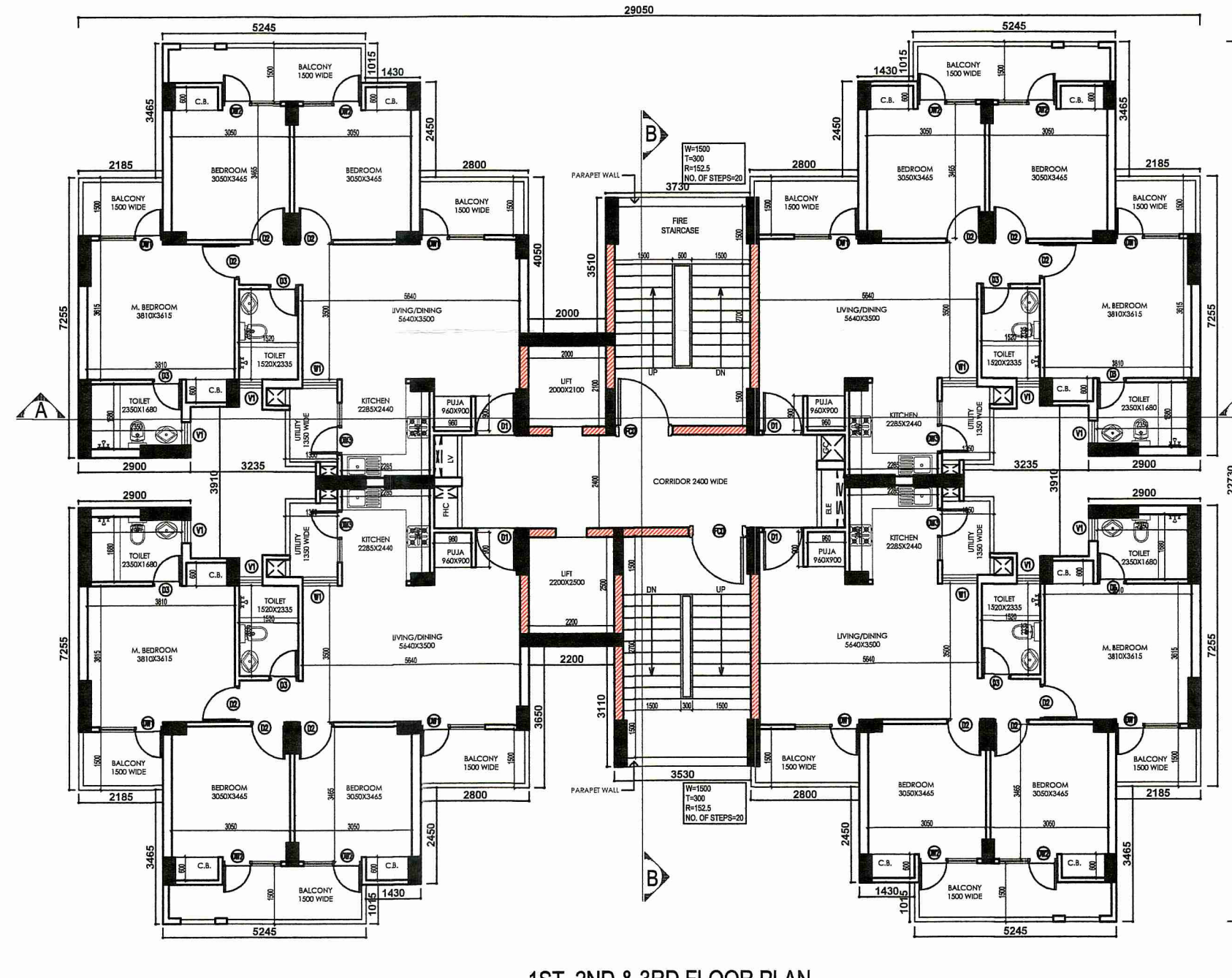
SERVICES CONSULTANT:
Consumate Engineering Services (P) Ltd.
Head Office : 42, Sector - 43, Noida - 201 301
Tel : (91) 220 230000 | 901 Lines
Cespi Ltd. Office : R 906, Roshan Flamingo, Gurgaon, Haryana, India
E-mail : info@cespi.in, website : www.cespi.in

- SPECIFICATIONS:-**
1. GRADE OF CONCRETE FOR SUB STRUCTURE IN PILE & PILE CAP WILL BE M30 AND FOR SUPER STRUCTURE IN BEAMS & SLAB M25 AND FOR SHEAR WALLS & COLUMNS AS PER COLUMN SCHEDULE DRAWINGS. AS PER IS:456:2000.
 2. P.C.C. WORK IN M-10 GRADE CONCRETE.
 3. REINFORCEMENT STEEL - Fe-500 CONFIRMING TO IS:1786-2008.
 4. MINIMUM COVER OF CONCRETE :
(a) FOUNDATION = 50 mm.
(b) COLUMN = 40 MM.
(c) SHEAR WALL = 30 MM.
(d) BEAM = 30 mm.
(e) SLAB = 20 mm.

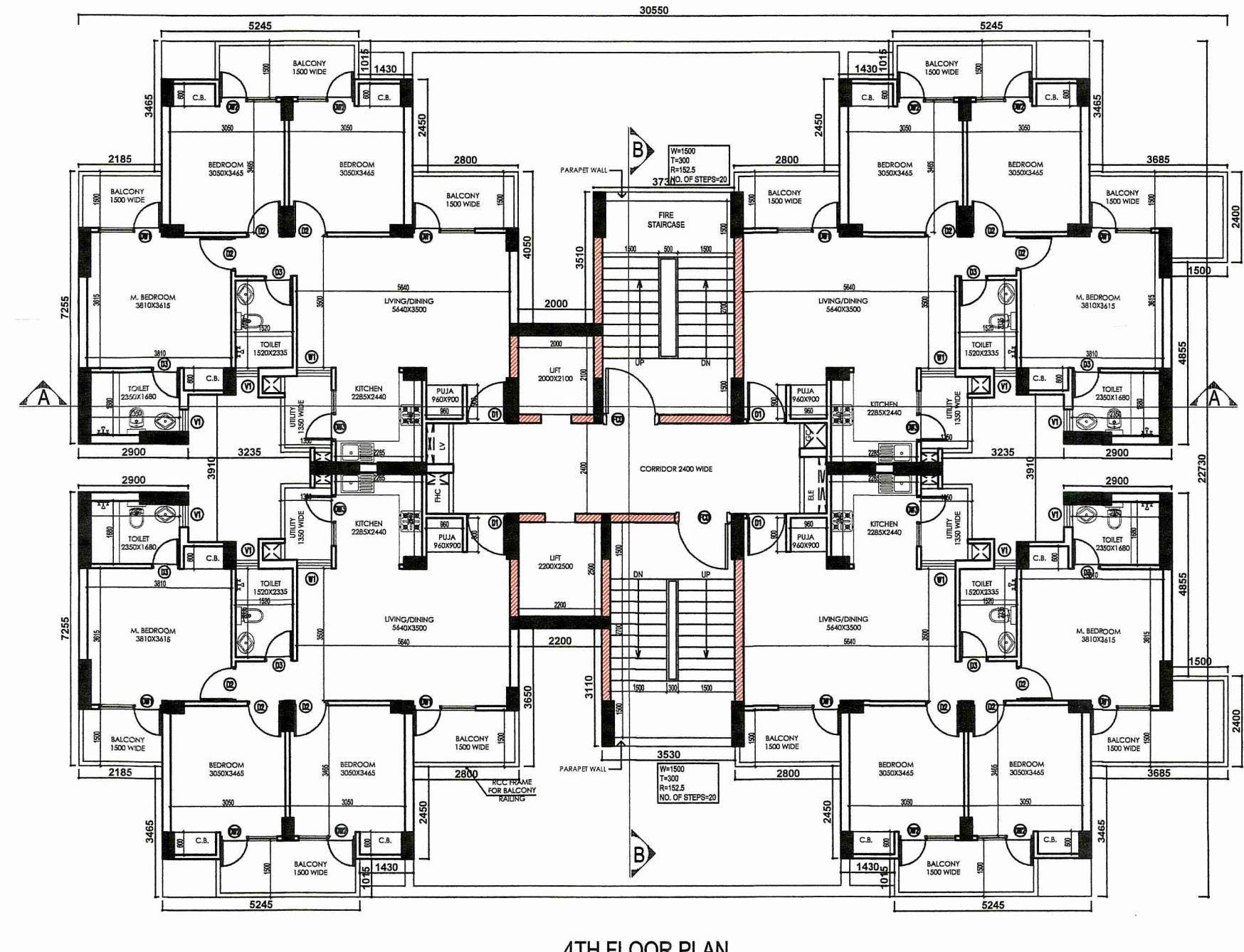
- NOTES:-**
1. ALL DIMENSIONS ARE IN mm, CHAINAGE AND LEVELS ARE IN m. UNLESS OTHERWISE NOTED.
 2. ALL STRUCTURAL DRAWINGS BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS.
 3. HEIGHT OF THE BUILDING IS 42.65 m.
 4. ALL EXTERNAL WALLS 230 MM THK & ALL INTERNAL WALLS 115 MM THK.
- LEGEND**
- BRICK WORK IN BURNT CLAY BRICKS
 - BRICK WORK IN FLUSH BRICKS
 - INTERNAL ROAD IS 450 MM ABOVE FROM EXTERNAL ROAD.



STILT FLOOR PLAN SCALE:1:100



1ST, 2ND & 3RD FLOOR PLAN SCALE:1:100



4TH FLOOR PLAN SCALE:1:100

IBA HOUSING PVT. LTD.
CLIENT: 5 GORKY TERRACE, 2nd FLOOR, KOLKATA, WEST BENGAL-700017

SIGNATURE OF REVIEWER
SANJIB GUHA
STRUCTURAL CONSULTANT
BSC, BCE, FIE, Chartered Engineer
Structural Reviewer (K.M.C.)
Empnoed No.-ESR (I) 8876
Structural Reviewer (NDA)
Empnoed No.- STERNKDA/15/00003

SIGNATURE OF STRUCTURAL ENGINEER
CHANDI PRASAD KHANRA
BE (Civil), ME (Struct), MIE (India)
ESE-1/2

SIGNATURE OF GEOTECHNICAL ENGINEER
RUPAK KUMAR BANERJEE
B.C.E., M.E., MGS., M.I.E.,
G. T./13 (K.M.C.), BMGEO-TECH-1002
019/JF SONG/12/04-15, GIER-HDC/09/00014
GEOWSIDC20190002

CONSULTANT/ARCHITECT'S SIGNATURE
GIAN P. MATHUR
ARCHITECT
B. Arch., M. Arch., I.A.
CA No. 80203

SIGNATURE OF LOCAL ARCHITECT'S SIGNATURE
AR. JUI CHATTERJEE, B-ARCH
Registration No.-CA/2111/94352
Ph : 9434602535, 986 654111
4/15, Subanta Commercial Complex,
City Centre, Durgapur - 713216

SIGNATURE OF OWNER
RUPAK KUMAR BANERJEE

TITLE	STILT & TYPICAL FLOOR PLANS, ELEVATION, SECTION TOWER - 2A (MIG-II)	DRWING SIC	1:20, 1:200
SHEET NO.	DURG-IBA-AR-08	CHECKED SIC	1:20, 1:200