



FRONT ELEVATION
TOWER-5

PROJECT (PHASE-I)

PROPOSED AFFORDABLE HOUSING UNDER PRADHAN MANTRI AWAS YOJANA AT PRE. NO.39/1 SHALIMAR ROAD, MOUZA SHIBPUR SHEET NO.169,170,179,180, J.L NO. 1, L.R. KHATIAN NO. 170,9,15,17, L.R. DAG NO. 12,13,39,40,41,42,44,45,60,61,62,63,6,7,8,9,10,11,12,13, 14,15,16,17,21,22,24,1,2,11 P.S-SHIBPUR, WARD NO-39, BOROUGH -V, DIST HOWRAH-711103, UNDER HOWRAH MUNICIPAL CORPORATION, WEST BENGAL.

TITLE :

ELEVATION
(TOWER-5 AND TOWER-2 WHICH IS MIRROR OF TOWER-5)



- SPECIFICATION**
- 1ST CLASS CEMENT BRICK WORK IN SUPERSTRUCTURE
 - 200 THK. EXT. BRICK WALL & 100 THK. INT. BRICK WALL IN 1:4 CEM-SAND MORTAR
 - LEAN CONC. (1:3:6) WITH 15 MM. DOWN GRADED STONE CHIPS FOR ALL P. C. C. WORKS
 - M-25 CONC. (1 : 1 : 2) FOR ALL R.C.C. WORKS
 - 20 MM. & 15 MM. THK. PLASTER (1:5) ON EXT. & INT. BRICK WALL RESPECTIVELY & 10 MM. THK. PLASTER (1:3) ON CEILING
 - 20 X 6 FLAT ORNAMENTAL GRILL WITHIN WINDOW FRAME & AV. 40 MM. THK. MARBLE FLOORING INCLUDING SKIRTING OVER R.C.C. FLOOR SLAB
 - SINGLE LAYER F.B.S. IN FOUNDATION & PLINTH
 - HIRE & LABOUR FOR SHUTTERING & LABOUR WORKS INCLUDING STOUT PROPS TO BE PLACED AS PER DIRECTION
 - TOR STEEL BAR FOR ALL R.C.C. WORKS INCLUDING DISTRIBUTERS & BINDERS
 - SANITARY & PLUMBING FITTING & FIXING COMPLETE AS PER RULE
 - MATERIALS TO BE USED : CEMENT- PORTLAND, SAND- MEDIUM COARSE, STONE CHIPS- 19 MM. DOWN GRADED
 - CLEAR COVER TO MAIN REFN. FOUNDATION- 50 MM., COLUMN- 40 MM., BEAM- 25 MM., SLAB- 20 MM.
 - SAL WOOD TO BE USED FOR DOOR & WINDOW FRAME & TEAK WOOD FOR SHUTTERS
 - ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED & WRITTEN DIMENSIONS WILL SUPERCEED MEASURED DIMENSIONS.

DECLARATION
THE PLOT IS BUTTED & BOUNDED BY BOUNDARY WALL. THE CHARACTER OF THE ROAD IS A H.M.C. ROAD. I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN BY ME AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS EXTENDED MUTATIS - MUTANDIS TO H.M.C. AND THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE SITE PLAN AND THAT IS BUIDABLE SITE AND NOT A TANK OR FILLED UP LAND.

For IDEAL RIVERVIEW PROJECTS PRIVATE LIMITED
 MALAY KUMAR GHOSH
 Regy. No. CA/92/14854
 35A, Dr. Sarat Banerjee Road
 Kolkata - 700 029
 MALAY KUMAR GHOSH
 Regy. No. CA/92/14854
 35A, Dr. SARAT BANERJEE ROAD,
 KOLKATA-700 029
 Director

DECLARATION
 1. CERTIFIED THAT THE FOUNDATION AND THE SUPER STRUCTURE OF THE BUILDING HAVE BEEN SO DESIGNED BY ME THAT IT IS SAFE IN ALL RESPECT INCLUDING IN THE CONSIDERATION OF THE BEARING CAPACITY & SETTLEMENT OF SOIL.
 2. THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN DESIGNED BY ME CONSIDERING ALL POSSIBLE LOADS (HORIZONTAL & VERTICAL) AS PER THE NATIONAL BUILDING CODE OF INDIA.
 A. E. CHoudhury
 B.C.E. (Design), D.C.T. (Batterjee, U.K.)
 11A, Sarat Banerjee Road, Kolkata-700029
 C.E. Reg. No. 11134/8
 F.I.E. Reg. No. 01134/8
 10MC Empowered Structural Engineer, Class-1, E.S.E. 1/7
 BIBEK BIKASH MULLICK
 E.S.E. - 1/75
 KOLKATA MUNICIPAL CORPORATION
 SIGNATURE OF STRUCTURAL ENGINEERS
 BIBEK BIKASH MULLICK
 SIGNATURE OF STRUCTURAL REVIEWER
 H. RAJESH KUMAR DEB
 Regy. No. 11134/8

UNDERTAKING
 1) I / WE UNDERTAKE THAT WHEN THE SEWER LINE WILL BE AVAILABLE, I / WE SHALL TAKE CONNECTION AT MY OWN COST & AS PER RULE.
 2) NO BUILDING MATERIALS WILL BE STACKED / DEPOSITED ON ROAD OVERNIGHT.
 3) I / WE SHALL ARRANGE FOR RAISING & MAINTENANCE OF TREE AS SHOWN IN THE DRAWING AT MY OWN COST.

SCALE	1:100	REF. NO.	
DATE	31.1.2020	DRG. NO.	ESP/2019/SHALIMAR/SANC/AR04-5-04
DEALT	P.D.M.P.	DESIGNED	V.P.

ARCHITECTS
 ESPACE
 35A, DR. SARAT BANERJEE ROAD,
 KOLKATA 700-029
 PH: 2465-4130, 4159
 ALOK ROY
 Empowered Geotechnical Engineer
 Kolkata Municipal Corporation
 Class-1, No. G-7/11
 6A, Milan Park
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SPACE FOR H.M.C.

AR PARTY'S COPY

*APPLICANT HAS TO EXHIBIT AT A CONSPICUOUS PLACE:
PREMISES NO. :
NAME OF THE LBA. LBS :
NAME OF THE STRUCTURAL ENGG. :
NAME OF THE GEO-TECHNICAL ENGINEER :
NAME OF OWNER :
NAME OF THE APPLICANT :
BUILDING PERMIT :



CORRECTION PLAN
BRC No. 256/18-20/Ward No. 30
27/11/2026
Asst. Engineer
Bldg. Department
Howrah Municipal Corporation

THE SANCTION IS VALID
UP TO 27/11/2026

APPROVED AS PER ORDER OF
COMMISSIONER Dt. 27/11/2026

The applicant shall keep at the site one set of plans and Specifications and shall also exhibit at a conspicuous place the number of the Premises. The Name of the Architect or Licensed Building Surveyor, Structural Engineer and Geo Technical Engineer, Name of Owner and number and date of the Building Permit.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPTIED COMPLETELY TWICE A WEEK.

Sanctioned Conditionally on undertaking from the owner that if any part of the building to be constructed falls within the alignment of HMC, the same will be demolished by the owner at his/her risk and for this the owner will not claim any compensation from HMC

Plan for water connection arrangement SEMI U. G. should be submitted at the Office of the Assistant Engineer of Borough and sanction to be obtained before proceeding with the work of Water Supply. Any deviation may lead to disconnection / demolition.

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Assistant Engineer's Office and the sanction obtained before proceeding with the drainage work.

Structural plan and design calculation as submitted by the structural engineer have been kept with B.P. No. 256/18-20 Date 27/11/2026 for record of the Howrah Municipal Corporation without verification No deviation from the submitted structural plan should be made at the time of erection without submitting fresh structural plan along with design calculation and stability certificate in the prescribed form, necessary steps should be taken for the safety of the adjoining premises public and private properties and safety of Human Life during construction.
Executive Engineer
Building Department
Howrah Municipal Corporation

PLACED IN MUNICIPAL
BUILDING COMMITTEE
DATED 26/11/2026

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started.

Before starting any Construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.

The validity of the written permission to execute the work is subject to the above conditions.

The Building Materials necessary for construction should conform to standard specified in the National Building Code of India.

Design of all structural Members including that of the foundation should conform to Standards specified in the National Building Code of India.

Non Commencement of Erection / Re-Erection within Two Year will Require Fresh Application for Sanction.

RESIDENTIAL BUILDING

DEVIATION WOULD MEAN DEMOLITION

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction. Also to avoid pollution as per WBPCB Guidelines in VAGUE.

KOLKATA MUNICIPAL CORPORATION
333, 335, 337
BIDDER BIRASH ROAD