



GROUND FLOOR  
TOWER 5

1ST,3RD,5TH,7TH,9TH & 11TH FLOOR  
TOWER 5

PROJECT (PHASE-I)  
**ADDITIONAL ALTERATION OF PROPOSED G+12,G+18 AFFORDABLE HOUSING UNDER PRADHAN MANTRI AWAS YOJANA & G+28 STORIED BUILDING AT PRE. NO.39/1 SHALIMAR ROAD, MOUZA SHIBPUR SHEET NO.169,170,179,180, J.I. 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 -VI, DIST HOWRAH-711103, UNDER HOWRAH MUNICIPAL CORPORATION. WEST BENGAL, PREVIOUSLY SANCTIONED VIDE BRC NO. 358/19-20 DATED 4.02.2020**

TITLE  
**GROUND FLOOR PLAN, TYPICAL FL (1ST,3RD,5TH,7TH,9TH & 11TH FL.) (TOWER-5 AND TOWER-2, WHICH IS MIRROR OF TOWER-5)**

SCHEDULE OF DOORS & WINDOWS

DOORS		WINDOWS	
NO.	TYPE	WIDTH	HEIGHT
D1	1000	2100	1000
D2	900	2100	1500
D3	750	2100	1800
D4	2000	2100	1200
D5	1500	2100	900
F.C.D	1000	2100	900
S01	2100	2100	600
S02	2500	2100	750
S03	3050	2100	1000
C01	5000	2100	
C02	2500	2100	

- 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 19 MM. DOWN GRADED STONE CHIPS FOR ALL P. C. WORKS
  - M-30 CONC. (1:2) FOR ALL R.C. WORKS
  - 20 MM & 15 MM THK. PLASTER (1:3) ON EXT. & INT. BRICK WALL RESPECTIVELY & 10 MM THK. PLASTER (1:3) ON CEILING
  - 20 X 3 FLAT ORNAMENTAL GRILL WITHIN WINDOW FRAME & 40 MM THK. MARBLE FLOORING INCLUDING SORTING 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
  - TOP STEEL BAR FOR ALL R.C.C. WORKS INCLUDING DISTRIBUTERS & BONDERS
  - SANITARY & PLUMBING FITTING & FINISH COMPLETE AS PER RULE
  - MATERIALS TO BE USED: CEMENT- PORTLAND, SAND- MEDIUM COARSE, STONE CHIPS- 19 MM. DOWN GRADED
  - CLEAR COVER TO MAIN REIN. FOUNDATION- 50 MM, COLUMN- 40 MM, BEAM- 25 MM, SLAB- 20 MM
  - SA. WOOD TO BE USED FOR DOOR & WINDOW FRAME & TEAK WOOD FOR SHUTTERS
  - ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED & WRITTEN DIMENSIONS WILL SUPERCEDE MEASURED DIMENSIONS.

DECLARATION  
 THE PLOT IS BOUND & 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 M.C.C. BUILDING RULES 2009 AS EXTENDED MUTA-TIS-MUTANDIS TO H.M.C. AND THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE SITE PLAN AND THAT IS BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND.

IDEAL RIVERVIEW PROJECTS PVT. LTD.  
 Confidant Attorney  
 SIGNATURE OF ARCHITECT  
 MALAY KUMAR GHOSH  
 REG. NO. CAP01484  
 5/A, D. SHARMA BANGLOE ROAD,  
 KOLKATA-700 029

DECLARATION  
 I, 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.

BIBEK BIKASH MULLICK  
 REG. NO. 101433-1  
 SIGNATURE OF STRUCTURAL ENGINEERS  
 BIBEK BIKASH MULLICK

ALOK K. ROY  
 Chartered Geotechnical Engineer  
 Kolkata Municipal Corporation  
 Class-I, No.-G.T/1/11  
 6A, Milan Park,  
 Kolkata-700 014

SIGNATURE OF GEOTECHNICAL ENGINEER  
 GEOTECH ENGINEERS PVT.LTD.  
 ALOK ROY  
 CTS-1/11  
 6A, MILAN PARK, KOLKATA-700014

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 30.12.2021 DRS. NO. ESP/2019/SHALIMAR/SANC/RCH-5-9  
 DEPT. P.D. DESIGNED M.G.

ARCHITECTS  
 ESPRACE  
 3/A, D. SHARMA BANGLOE ROAD,  
 KOLKATA 700 029  
 PIN-700 029

THE HOWRAH MUNICIPAL CORPORATION  
 BUILDING DEPARTMENT  
 SPACE FOR H.M.C.

APPLICANT HAS TO EXHIBIT AT A CONSPICUOUS PLACE:  
PERMITS NO. :-  
NAME OF THE I.P.A. LIA.  
NAME OF THE STRUCTURAL ENGRG.  
NAME OF THE CIVIL ENGINEER  
NAME OF OWNER :-  
NAME OF THE APPLICANT :-  
BUILDING PERMIT

THE SANCTION IS VALID  
UP TO 20/11/2025

APPROVED AS PER SECTION 17  
COMMISSIONER OF U.P.

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

CONSTRUCTION SITE SHALL MAINTAIN TO PREVENT MOSQUITO BREEDING IN SILL COLLECTION & PARTICULARLY IN WELLS, VATS, BASEMENT CURBS, SITES, OPEN RECEPTACLES ETC. MUST BE EMPTIED COMPLETELY & COVERED.

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.

PLACED IN MUNICIPAL  
BUILDING COMMITTEE  
DATE: 18/11/2025

**PARTY'S COPY**



CORRECTIONALIAN 97  
900 No. 11/11/2025  
S. K. Ghosh  
Sub. Asst. Engineer  
Building Department  
Howrah Municipal Corporation

Structural plan and design calculation as submitted by the structural engineer, have been kept with B.R. No. 117/2025. Date 18/11/2025. No record of Howrah Municipal Corporation without verification. Non-compliance from the submitted structural plan should be taken into account. Time of erection without submitting fresh plan and design calculation and stability calculation, necessary steps should be taken to ensure safety of the adjoining premises public and private properties. The owner shall be liable during construction.

Construction subject to demerit of building which is not as per plan before construction is started.

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

The validity of the written permits to execute the work is subject to 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 WPPCB Guidelines in Vague.

Tower-G  
Section X-X  
Section Y-Y