

PROJECT
 PROPOSED G+VII STORED RESIDENTIAL
 COMPLEX AT PRE.NO. 24/2 ONKARMAL
 JETIA ROAD, HOWRAH-3, WARD NO- 38
 BOROUGH - IV, R.S. DAG.NO- 179, UNDER
 KHATIAN NOS- 128,133,134,135,137,138,
 139 & 140. MOUZA - SHIBPUR.

SPECIFICATIONS

1. ALL CONCRETE WORK IS TO BE DONE AS PER IS 456:2000.
2. ALL EXTERNAL BRICK WALLS ARE TO BE 230 MM THICK AND INTERNAL 150 MM THICK UNLESS OTHERWISE SPECIFIED.
3. ALL BRICKWORK IS TO BE DONE AS PER IS 192:2009. THE COURSE OF BRICKS TO BE Laid IN THE MANNER OF ENGLISH BOND. THE JOINTS TO BE STRENGTHENED WITH PROPER REINFORCEMENT.
4. ALL CAST IRON WORKS ARE TO BE DONE AS PER IS 459:1987. ALL REINFORCEMENT IS TO BE DONE AS PER IS 1786:1983.
5. ALL CAST IRON WORKS ARE TO BE DONE AS PER IS 459:1987. ALL REINFORCEMENT IS TO BE DONE AS PER IS 1786:1983.
6. ALL REINFORCEMENT IS TO BE DONE AS PER IS 1786:1983. ALL REINFORCEMENT IS TO BE DONE AS PER IS 1786:1983.
7. ALL REINFORCEMENT IS TO BE DONE AS PER IS 1786:1983. ALL REINFORCEMENT IS TO BE DONE AS PER IS 1786:1983.

DOOR-WINDOW SCHEDULE

DOORS			WINDOWS		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D1	700	2100	W1	900	1800
D2	900	2100	W2	1200	1800
D3	1000	2100	W3	1500	1800
D4	1200	2100	W4	1800	1800
D5	1500	2100	W5	2100	1800
D6	1800	2100	W6	2400	1800

Debatosh Sahu
 DEBATOSH SAHU
 Architect & Urban Designer
 MARCH, RAJ, PUNE, INDIA
 Regn. No. CA/199/12345

DEBATOSH SAHU, I.B.A. 17
 SIGNATURE OF ARCHITECT & SEAL

STRUCTURAL ENGINEER'S CERTIFICATE

THE STRUCTURAL DESIGN AND DRAWINGS OF SOFT FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS AND THE BEHAVIOUR OF THE BUILDING UNDER THE ACTION OF THESE LOADS AND I CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

Jayanta Saha
 JAYANTA SAHA, B.E. (Civil)
 ENLISTED STRUCTURAL ENGINEER -
 CLASS-B, REG. NO.
 Howrah Municipal Corporation

SIGNATURE OF STRUCTURAL ENGINEER & SEAL

For BENGAL GHG DEVELOPERS PVT. LTD.
[Signature]
 Director

SIGNATURE OF OWNER & SEAL



DETAIL OF BLOCK - A, B & C & D

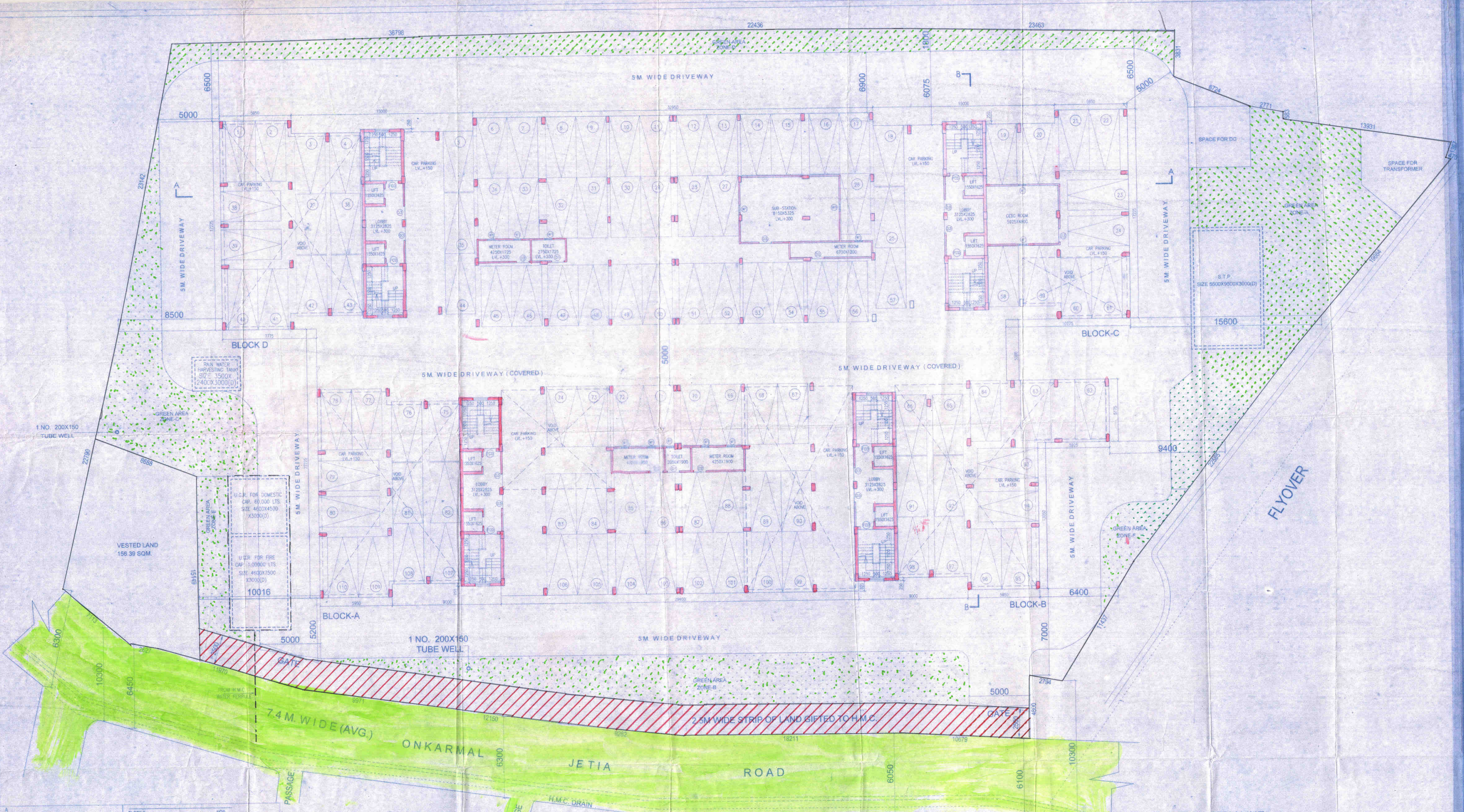
DRAWN	MONIKA	SCALE	1:100
CHECKED		DATE	19.06.2013
DEALT		DATE	

ESPACE
 25-A, DR. SARAT BANERJEE ROAD, KOLKATA-700029
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THESE DRAWINGS & REPORTS OF SPACE, 25-A, DR. SARAT BANERJEE ROAD, KOLKATA-700029 ARE NOT VALID UNLESS ACCOMPANIED BY THE ORIGINAL SIGNATURE OF THE ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/OWNER/DEVELOPER. ANY REPRODUCTION OR ALTERATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF SPACE WILL BE PENALIZED AS PER APPLICABLE LAWS.



SHEET NO. 1 OF 15



GROUND FLOOR PLAN

ASSESSEMENT 100%

2. DETAILS OF REGISTERED DEED

BOOK NO. 15
 CD VOLUME NO. 85
 PAGES 69 TO 87
 SER. NO. 10879
 TOWN 2008
 OFFICE: D.S.R. HOWRAH

DETAILS OF POWER OF ATTORNEY

BOOK NO. 15
 PAGES 69 TO 87
 SER. NO. 10879
 TOWN 2008
 OFFICE: D.S.R. HOWRAH

NO. OF STOREYS IN ANY G+VII

NO. OF TENANT

BLOCK	NO. OF FLATS	NO. OF NOS.
BLOCK A	123.63 SQM	5
BLOCK B	123.63 SQM	5
BLOCK C	123.63 SQM	5
BLOCK D	123.63 SQM	5

AREA STATEMENT

LAND AREA = 5061.00 SQM (70K-10 CH-26 SQFT)
 PERMISSIBLE GR. COVERAGE (RESIDENTIAL BLDG) = 48% + ADDITIONAL 15% = 3038.28 SQM
 PROPOSED GROUND COVERAGE = 51.17% = 2589.25 SQM
 PERMISSIBLE F.A.R. = 2
 PERMISSIBLE HEIGHT OF BLDG = 25.5 M (AFTER FREE GIFT OF 2.5 M)
 PROPOSED HT. OF BLDG = 25.50 M
 PROPOSED TOTAL BUILT UP AREA = 10721.91 SQM (EXCL. STAIR/LIFT/LOBBY & PARKING)

PROPOSED AREAS

PROPOSED BUILT UP AREAS:
 GROUND FLOOR (BLOCK A & B) = 2577.25 SQM
 PROPOSED TOTAL BUILT UP AREA (BLA+BLB+BLC+BLD) EXCL. GROUND FLOOR = 4279.69 SQM
 GROSS BUILT UP AREA (G+B+C+D) = 10954.88 SQM
 GROSS BUILT UP AREA (G+B+C+D) = 10231.91 SQM

PROPOSED NET BUILT UP AREA = A+B+C

= 1323.19 + (960.00+210) SQM
 = 1323.19 + 1170.00 SQM
 = 1021.91 SQM

PROPOSED F.A.R. = 1.99

BLOCK A

PROPOSED BUILT UP AREAS:
 FIRST FLOOR = 144.08 SQM
 TYPICAL FLOOR = 1573.84 SQM
 (2ND TO 5TH)
 303.49 M
 SIXTH FLOOR = 434.14 SQM
 SEVENTH FLOOR = 365.49 SQM
 SEVENTH FLOOR = 286.09 SQM
 TOTAL = 2379.50 SQM

BLOCK B

PROPOSED BUILT UP AREAS:
 FIRST FLOOR = 178.56 SQM
 TYPICAL FLOOR = 1736.56 SQM
 (2ND TO 5TH)
 434.14 M
 SIXTH FLOOR = 434.14 SQM
 SEVENTH FLOOR = 365.49 SQM
 SEVENTH FLOOR = 286.09 SQM
 TOTAL = 2842.67 SQM

BLOCK C

PROPOSED BUILT UP AREAS:
 FIRST FLOOR = 243.26 SQM
 TYPICAL FLOOR = 1736.56 SQM
 (2ND TO 5TH)
 434.14 M
 SIXTH FLOOR = 434.14 SQM
 SEVENTH FLOOR = 365.49 SQM
 SEVENTH FLOOR = 286.09 SQM
 TOTAL = 2842.67 SQM

REQUIRED PARKING

FLAT AREA TOTAL NO. OF FLATS PARKING REQD.

FLAT AREA	TOTAL NO. OF FLATS	PARKING REQD.
75 - 100 SQM	8 NOS.	4 NOS.
100 - 200 SQM	80 NOS.	80 NOS.
200 - 300 SQM	1 NOS.	2 NOS.
TOTAL	89 NOS.	86 NOS.

AREA EXEMPTED FOR STAIR & 8'6" LIFT LOBBY

BLOCK A
 GROUND FLOOR TO 7TH FLOOR = (24+6) X 8 = 240.00 SQM
 FIRST FLOOR = 72+4 SQM
 TYPICAL FLOOR = 1722.00 SQM
 (2ND TO 5TH)
 434.14 M
 SIXTH FLOOR = 434.14 SQM
 SEVENTH FLOOR = 365.49 SQM
 SEVENTH FLOOR = 286.09 SQM
 TOTAL = 2579.50 SQM

LESS PARKING AREA
 BLOCK A & B & C = 2190 SQM

TOTAL NO. OF PARKING REQUIRED = B+A+BLB+BLC+BLD+86 NOS.
 TOTAL PROVIDED PARKING = 186 NOS. (COVERED)
 REQUIRED GREEN AREA = 796.15 SQM
 TOTAL PROVIDED GREEN AREA = 796.15 SQM

GREEN AREAS

GREEN AREA ZONE-A
 GREEN AREA ZONE-B
 GREEN AREA ZONE-C
 GREEN AREA ZONE-D

NOTE

I SHALL ARRANGE TO MAINTAIN AND WATER THE PLANTATION AT MY OWN COST AND SUBMIT SUCH PROGRAM TO THE COMMISSIONER BEFORE THE PLAN IS APPROVED.

Checked by *Sujit K. em*
419113
Building Department
H.M.C.

APPLICANT USE TO EXHIBIT AT A CONSPICUOUS PLACE:
PERMITS NO. -
NAME OF THE I.R.A./I.E.S. -
NAME OF THE STRUCTURAL ENGRG. -
NAME OF THE GEO-TECHNICAL ENGINEER -
NAME OF THE ARCHITECT -
BUILDING DEPARTMENT

PLACED IN MUNICIPAL
BUILDING COMMITTEE
DATED *26.07.2013*

APPROVED AS PER RESOLUTION
OF M.I.C. WIDE ITEM NO. *247*
.....DT. *28.08.2013*

THE SANCTION IS VALID
UP TO *28.08.2018*

The applicant shall keep at the site on and
off site and Specifications and shall also
Exhibit at a conspicuous place the number
of the Permits, The Name of the Applicant
of 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, SAGGERS, ETC.
STAYS OPEN DURING RAIN
MUST BE EMPHATICALLY
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 H.M.C. the
same will be demolished by
the owner at his/her risk and
for this the owner will not claim
any compensation from H.M.C.

No new 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.

Plan for water connection arrangement
SEMI U. G. should be submitted to 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 of connection.

PARTY'S COPY

Structural plan and calculation as submitted by the
structural engineer have been duly checked with
No. *247/2013* Date *28.08.2013* for
record of the 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
ability 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.

Chief Architect / Assistant Engineer (B.C.)
THE MUNICIPAL CORPORATION
BUILDING PERMIT
SNC No. *247/2013*
Date *28.08.2013*
Chief Architect / Assistant Engineer (B.C.)
Borough

Sanctioned subject to demolition of
existing structure; provide open spaces
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
standards specified in the National
Building Code of India.

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

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

RESIDENTIAL BUILDING

NECESSARY TO BE DEMOLISHED
Necessary steps should be taken for
the safety of the lives of the adjoining
public and private properties during
construction. Also to avoid pollution in
open spaces. Guidelines in VOLUME

CORRECTED PLAN
SNC No. *247/2013* Date *28.08.2013*
Chief Architect / Assistant Engineer (B.C.)
Borough