

Date:

PLAN OF DEVELOPMENT WORKS

PROPOSED PROJECT:

K.M.C. Premises No.76/1, Kayastha Para Main Road, Ward No.106,
Kolkata – 700 078

A RESIDENTIAL COMPLEX

DEVELOPED BY:

HOME-N-DECOR,

96/3, P. Majumder, Post Office – Haltu , Police Station –
Kasba , Kolkata – 700078

WRITE UP ON PROJECT NAMED

A RESIDENTIAL COMPLEX

96/3, P. Majumder, Post Office – Haltu , Police Station –
Kasba , Kolkata – 700078

HOME - N - DECOR

Saidul Karim

Proprietor.

Date:

PROJECT SYNOPSIS :

1.	Name and address of Developer	:	<u>HOME-N-DECOR</u> Regd. Off: - 96/3, P. Majumder, Post Office – Haltu , Police Station – Kasba , Kolkata – 700078
2.	Name of the Key persons	:	SRI SHILADITYA DAS, Proprietor
3.	Name of the Project	:	K.M.C. Premises No. 76/1, Kayastha Para Main Road
4.	Address of the Project	:	K.M.C. Premises No. 76/1, Kayastha Para Main Road
5.	Location, Prominent Landmark	:	It is a freehold high land, measuring about 351.274 Sqm (having an about 12ft wide common passage in front of the building, Over which a residential complex will be constructed by HOME-N-DECOR , the developer of the project.
6.	No of Blocks	:	1 No
7.	No of Stories	:	G+III storied building
8.	Total Build up Area	:	8553 Sqft
9.	No of Flats	:	9 Flats
10.	No. of Car parking	:	Covered – 9 Nos

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Proprietor.

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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 is a staircase of the building and the said stair case of the building shall be used for Emergency evacuation system.

Use of Renewable Energy

There is no use of Renewable energy system for the building.

Common Area

Open Area, Driveways, Common Lobby, Lift etc.

Electricity Supply/Genset

Supply will be from a CESC transformer of adequate capacity to ensure proper supply & stable voltage. Also a diesel Genset is there as a backup for power failure.

Security

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

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SPECIFICATIONS OF THE PROJECT

All Civil Work as per I.S.I. standard.

1. 1. General : The Building shall be R.C.C. framed structures as per design
Of the Architect.
- Brick Wall : All exterior brick work shall be 8" thick with C.M (1.6) all
Partitions shall be 5"/3" thick with bricks in C.M. (1.4). (1 No./2 No. Picket)
- Doors & Windows : (a) Main Door wooden, Commercial Flush Door and shall wood frames with primer both
sides and toilet and kitchen PVC door. (b) Steel Window with Gard bar and Glass panel.
- Plaster of Paris : Plaster of paris to be provided at Bed Rooms, living and verandah, Kitchen, toilet and
W.C. Staircase : Stair case room will be provided with R.C.C. Jalil for light and ventilation as per
design.
- Roof : 2.4" (average) th. I.P. Wall be provided over roof slab.
3'-0" high parapet wall will be provided all round the roof.
- Suitable P.V.C. rain water pipe for proper drainage of water from room (internal and external oriplus or supreme).
- Water Supply : Overhead reservoir will be provided at roof. Suitable electrical pump with motor will be
installed at overhead reservoir from underground reservoir.
- Flooring Skirting and Dado : i) All rooms, verandah and Kitchen are laid with tiles (2'*2").
ii) in toilets tiles Floor and Dodo of 6" heights (1'*1").
iii) In kitchen white tiles of 3' height over top slab black stone with granite table top.
- The outside of the building will have plaster 3/4 thick (average) whereas the inside and the ceiling plaster will be 1/2" thick.
- Electrical Installation : 1. Separate meter for flat shall be brown by flat owners/ Occupiers.
2. 2 light points, one fan point and a plug point in drawings/ dining.
3. One Fan point, 2 light points and plug point in Bed room.
4. One light point each in toilet and Kitchen.
5. One 15 Amp. plug point in living room.
6. All wiring will be as per existing registration. (finolex wear & I.S.I. mark switch Prity with MCB box).
- Toilets & Baths : All toilets will be fitted with white Parrywear or Hindware Indian Style / commode
and all necessary connection and providing stop cooks, all bath rooms will be provided with approved type white
Porcelain Basin fitted with best quality ISI mark C.P Bip cook, pillar cook , necessary connections, one Bip cook in
Toilet and one in Bath (best quality approved), provision of Hot and Cold water supply including Provision of Geezer
connection, one shower complete in all respect as per direction. (D/Sons or ESCO).
- Kitchen : One steel sink with C.P approved Bip cook on black Platform with Granite Table
top.

NOTE : Out of this general specification of the new building, the Purchaser of the flat may be
required any work, the extra charge will be made by the Purchaser

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