

# GANGIKA INFRASTRUCTURE PVT. LTD.

WEST BENGAL HOUSING INDUSTRY REGULATORY AUTHORITY

CALCUTTA GREEN'S COMMERCIAL COMPLEX, 1<sup>ST</sup> FLOOR

1050/2, SURVEY PARK, KOLKATA-700075

SUB: PLAN OF DEVELOPMENT WORK AND FACILITIES TO BE

PROVIDED AT PREMISES NO. 48 BANGUR AVENUE,

PS-LAKE TOWN, WARD NO.29, SOUTH DUMDUM

MUNICIPALITY, KOLKATA-700055.

SIR,

WE SHALL BE CARRYING ON THE DEVELOPMENT WORK AT PREMISES NO. 48 BANGUR AVENUE, PS-LAKE TOWN, WARD NO.29, SOUTH DUMDUM MUNICIPALITY, KOLKATA-700055 STRICTLY IN TERMS OF BUILDING PLAN SANCTIONED BY THE SOUTH DUMDUM MUNICIPALITY. THE FLAT OWNERS/UNIT HOLDERS AT THE SAID PROJECT SHALL BE ENTITLED TO FOLLOWING COMMON AREA AND FACILITIES:

1. STAIR CASES ON ALL THE FLOORS AND ONE NOS. OF LIFT FACILITIES.
2. STAIR CASES LANDING ON ALL FLOORS AND LIFT FACILITIES.
3. MAIN GATE OF THE SAID BUILDING/PREMISES AND COMMON PASAGE AND LOBBY ON THE GROUND FLOOR TO TOP FLOOR.
4. WATER PUMPS, WATER TANK, WATER PIPES AND OVERHEAD TANK ON THE ROOF, AND OTHER COMMON PLUMBING INSTALLATION AND ALSO PUMP.
5. INSTALLATION OF COMMON SERVICES VIZ. ELECTRICITY, WATERPIPES, SEWRAGE, RAIN WATER PIPES.
6. LIGHTING IN COMMON SPACE, PASSAGE, STAIRCASE INCLUDING ELECTRIC METER FITTINGS.
7. COMMON ELECTRIC METER AND BOX.
8. ELECTRIC WIRING, METER FOR LIGHTING STAIR CASES, LOBBIES AND OTHER COMMON AREAS (EXCLUDING THOSE AS ARE INSTALLED FOR ANY PARTICULAR FLOOR) AND SPACE REQUIRED THEREFOR, COMMON WALLS IN BETWEEN THE UNIT HEREUNDER AGREED TO BE SOLD, AND ANY OTHER UNIT BESIDE THE SAME ON ANY SIDE THEREFOR.

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9. WINDOWS, DOORS, GRILLS AND OTHER FITTINGS OF THE COMMON AREA OF THE PREMISES.
10. SUCH OTHER COMMON PARTS, AREAS EQUIPMENT, INSTALLATION, FIXTURES, FITTINGD, COVERED AND OPEN SPACE IN OR ABOUT THE SAID PREMISES OF THE BUILDING AS ARE NECESSARY FOR USE AND OCCUPANCY OF THE RESPECTIVE UNITS.
11. ELECTRICAL WIRINGS, METERS (EXCLUDING THOSE INSTALLED FOR ANY PARTICULAR UNIT).
12. ONE NOS. OF LIFT AND THEIR ACCESSORIES.
- 13. GENERAL COMMON ELEMENTS AND FACILITIES MEANT FOR THE SAID 'FLAT'**
  - A. ALL PRIVATE WAYS, CURVES, SIDE-WALLS AND AREAS OF THE SAID PREMISES.
  - B. EXTERIOR CONDUITS, UTILITY LINES.
  - C. PUBLIC CONNECTION, METERS, GAS, ELECTRICITY, TELEPHONR(INTERCOM) AND WATER OWNED BY PUBLIC UTILITY OR OTHER AGENCIES PROVODING SUCH SERVICES, AND LOCATED OUTSIDES THE BUILDING.
  - D. EXTERIOR LIGHTING AND OTHER FACILITIES NECESSARY TO THE UPKEEP AND SAFETY OF THE SAID BUILDING.
  - E. ALL ELEVENTHS INCLUDING SHAFTS, SHAFT WALLS FACILITIES.
  - F. ALL OTHER FACILITIES OR ELEMENTS OR IMPROVEMENT OUTSIDE THE FLAT BUT UON THE SAID BUILDING WHICH IS NECESSARY FOR OR CONVENIENT TO THE EXISTENCE, MANAGEMENT, OPERATION, MAINTAINANCE AND SAFETY OF THE BUILDING OR NORMAQLLY IN COMMON USE.
  - G. THE FOUNDATION, CORRIDOR, LOBBIES, STAIRWAYS ENTRANCE AND EXISTS, PATH WAYS, FOOTINGS, COLUNS, GRIDERS, BEAMS, SUPPORTS AND EXTERIOR WALLS BEYOND THE SAID 'FLAT', SIDE OR INTERIOR LOAD BEARING WALLS WITHIN THE BUILDING OR CONCRETE FLOOR SLAB EXCEPT THE ROOF SLAB AND ALL CONCRETE CEILING AND ALL STAIRCASE IN THE SAID BUILDING.
  - H. UTILITY LINES, TELEPHONE AND ELECTRICAL SYSTEMS CONTAINED WITHIN THE SAID BUILDING.
  - I. THE ULTIMATE STRUCTURE IN THE SAD BUILDING, WILL JOINTLY BE UNDIVIDED PROPERTY AMONG THE OTHER OWNES-THE PURCHASERS HEREIN, OR OTHER PURCHASERS OF DIFFERENT UNITS, SUBJECT TO LIMITATION, IF ANY TO THEIR SUCH RIGHT OF THE SAID BUILDING, THE PURCHASER OR PURCHASERS BEING ENTITLED TO USE AND ENJOY WITH THE OWNER, OTHER PURCHASER OR PURHASERS WITHOUT CAUSING INCONVENIENCE TO ONE ANOTHER.

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- J. EXTERIOR LIGHTING AND OTHER FACILITIES NECESSARY TO THE UPKEEP AND SAFETY OF THE SAID BUILDING.
- K. ALL OTHER FACILITIES OR ELEMENTS OR ANY IMPROVEMENT OUTSIDE THE FLAT BUT UPON THE SAID BUILDING WHICH IS NECESSARY FOR OR ANY CONVENIENT TO THE EXISTENCE, MANAGEMENT, OPERATION, MAINTENANCE AND SAFETY OF THE BUILDING OR NORMALLY IN COMMON USE.
- L. UTILITY LINES, TELEPHONE AND ELECTRICAL SYSTEMS CONTAINED WITHIN THE SAID BUILDING.

APART FROM AFORESAID WE HEREBY PROPOSE FOLLOWING DETAILED SPECIFICATION OF CONSTRUCTION WORK AT THE SAID PROJECT

1. **BUILDING IN GENERAL:** R.C.C. FROM STRUCTURES BUILDING WITH GOOD QUALITY AND PROPER R.C.C. FOUNDATION AS PER THE DESIGN OF ARCHITECT/ENGINEER.
2. **OUTSIDE/PARTITION WALLS:** OUTSIDE WALLS WILL BE 8" AND 5" AND PARTITION WALLS WILL BE 5"/3" THE STANDARD QUALITY BRICK IN PROPER SAND CEMENT MORTAR.
3. **WALL AND CEILING:** INSIDE THE WALLS AND CEILING WILL BE PLASTERED WITH SAND CEMENT MORTAR AND PUTTY WITH PROPER PROPORTION AND FINISHED.
4. **FLOORING:** ENTIRE FLOOR OF BED ROOMS, LIVING-CUM-DINING, KITCHEN, TOILETS AND VERANDAH WITH SKIRTING WILL BE VITRIFIED TILES FINISHED.
5. **KITCHEN:** BLACK STONE WITH GRANITE FINISH ON THE TOP OF THE PLATFORM AND GLAZED TILES UP TO 2'6" FEET HEIGHT FROM KITCHEN PLATFORM, ONE STEEL SINK WILL BE PROVIDED IN KITCHEN.
6. **DOORS & WINDOWS:** ALL DOOR SHUTTERS WILL BE FLUSH DOOR AND DOOR FRAMES IN GOOD QUALITY COMPLETE AND FITTED WITH LOCKING ARRANGEMENT AND THE ALUMINUM SLIDING WINDOW AND 3MM GLASS PANELS PROVIDED FOR ALL WINDOWS IN VERANDAH UP TO WAIST HEIGHT GRILL WILL BE PROVIDED.
7. **TOILETS:** BATHROOM WITH WESTERN COMMODORE OF PARRYWARE, SHOWERS AND TOP TAP, ONE WASH BASIN AND HOT AND COLD WATER ARRANGEMENT WILL BE PROVIDED, IN EACH OF THE TWO TOILETS WILL BE FITTED WITH TILES UP TO SIX FEET HEIGHT FROM FLOOR LEVEL. ALL C.P FITTING OF REPUTED BRAND JAQUAR.
8. **WATER SUPPLY:** TWENTY FOUR HOURS WATER SUPPLY THROUGH DEEP TUBEWELL IN TWO TOILETS & ADDITIONAL MUNICIPAL WATER IN KITCHEN.
9. **ELECTRIFICATION:** FULL CONCEALED WIRING WITH COPPER CONDUIT OF HAVELLS.

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- A. **BED ROOM**- THREE LIGHT POINTS, ONE FAN POINT, ONE 5AMP PLUG POINT, ONE A.C. POINT, ONE TV POINT IN EACH BEDROOM.
- B. **LIVING & DINING**- FIVE LIGHT POINTS, THREE FAN POINTS, TWO 5AMP SOCKET, ONE 15AMP SOCKET, PROVISION FOR TV POINT TELEPHONE SOCKET , WITHOUT CABLE OR WIRING, ONE INTERCOM POINT IN EACH FLAT.
- C. **KITCHEN**- TWO LIGHT POINT, ONE EXHAUST FAN POINT AND 15AMP PLUG POINT, TWO 5AMP PLUG POINT
- D. **TOILET**- ONE LIGHT POINT, ONE EXHAUST FAN POINT AND ONE 15AMP, PLUG POINT IN EACH BATH ROOM.
- E. **VERANDAH/BALCONY**- ONE LIGHT POINT, ONE 5AMP PLUG POINT, ONE WATER POINT WITH TAP.
- F. **CALLING BELL**- ONE CALLING BELL POINT AT THE MAIN ENTRANCE OF EACH FLAT.

(ALL SWITCHES AND WIRES OF HAVELLS )

10. ALL STAIRS AND LANDINGS OF THE STAIRS WILL BE FINISHED WITH MARBLE AND COMMON AREAS WALLS AND CEILINGS WILL BE FINISHED BY PLASTER OF PARIS. ONE WAY LIGHT TO STAIRCASE.
11. **SEWERAGE**- ALL SEWERAGE LINES WILL BE CONNECTED TO THE SEPTIC TANK THROUGH UNDERGROUND PIPE LINE, SURFACE, DRAINAGE SYSTEM WILL BE PROVIDED IF REQUIRED CONNECTING TO THE SAID DRAIN.
12. **WATER LINE/PLUMBING**- CONCEALED G.I./P.V.C. PIPE LINES IN TOILETS AND KITCHEN CP PILLER COCKS AND BIB COCKS, BRASS STOP COCK, OUTSIDE WATER LINES EXPOSED PVC PIPE. CI COIL LINES PVC RAIN WATER LINES, WHITE PROCELAIN, ONE WASH BASIN IN EACH FLAT PVC SYSTEM.
13. ONE LOFT WILL BE PROVIDED IN EACH FLAT.
14. **ROOF**- WATER PROOF ROOF, CAST WITH ROOF TILES.
15. ONE LIFT FACILITIES ALL THE FLOORS.
16. OUTSIDE WALLS OF THE BUILDING MARCHING COLOUR(WEAATHER COAT PAINT).

THANK YOU

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Director

YOURS FAITHFULLY

# GANGIKA INFRASTRUCTURE PVT. LTD.

TO,

DATE-17-08-2020

THE REGISTRAR

HIRA, WEST BENGAL

KOLKATA

SIR,

THE PLAN OF DEVELOPMENT WORK TO BE EXECUTED IN THE PROPOSED PROJECT AND THE PROPOSED WATER FACILITY TO BE PROVIDED ARE 1).BORRING WATER THROUGH SUBMARSHAL FOR COMMON USE AND 2) S.D.D.M FRESH WATER SUPPY IN KITCHEN FOR DRINKING.

THANKING YOU,

GANGIKA INFRASTRUCTURE PVT. LTD.



Director