



PROJECT (PHASE-I)  
**ADDITION ALTERATION OF PROPOSED G+12,G+18 AFFORDABLE HOUSING UNDER PRADHAN MANTRI AWAS YOJANA & G+28 STORIED BUILDINGAT 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 :  
**FRONT ELEVATION & SECTION -B,B (TOWER-B)**

- SPECIFICATION**
1. 1ST CLASS CEMENT BRICK WORK IN SUPERSTRUCTURE
  2. 200 THK. EXT. BRICK WALL & 100 THK. INT. BRICK WALL IN 1:4 CEM SAND MORTAR.
  3. LEAN CONC. (1:3:6) WITH 19MM. DOWN GRADED STONE CHIPS FOR ALL P. C. C. WORKS.
  4. M25 CONC (1:1:2) FOR ALL R.C.C. WORKS
  5. 20 MM. & 15 MM. THK. PLASTER (1:5) ON EXT. & INT. BRICK WALL RESPECTIVELY & 10 MM. THK. PLASTER (1:3) ON CEILING
  6. 20 X 6 FLAT ORNAMENTAL GRILL WITHIN WINDOW FRAME & AV. 40 MM. THK. MARBLE FLOORING INCLUDING SKIRTING OVER R.C.C. FLOOR SLAB
  7. SINGLE LAYER F.B.S. IN FOUNDATION & PLINTH
  8. HIRE & LABOUR FOR SHUTTERING & LABOUR WORKS INCLUDING STOUT PROPS TO BE PLACED AS PER DIRECTION
  9. TOR STEEL BAR FOR ALL R.C.C. WORKS INCLUDING DISTRIBUTERS & BINDERS
  10. SANITARY & PLUMBING FITTING & FIXING COMPLETE AS PER RULE
  11. MATERIALS TO BE USED: CEMENT- PORTLAND, SAND- MEDIUM COARSE, STONE CHIPS- 19 MM. DOWN GRADED
  12. CLEAR COVER TO MAIN REFN: FOUNDATION- 60 MM., COLUMN- 40 MM., BEAM- 25 MM., SLAB- 20 MM.
  13. SAIL WOOD TO BE USED FOR DOOR & WINDOW FRAME & TEAK WOOD FOR SHUTTERS
  14. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED & WRITTEN DIMENSIONS WILL SUPERCEDE MEASURED DIMENSIONS.

**DECLARATION**  
 THE PROJECT BUTTRES & BOUNDARY 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 CORRESPOND WITH THE SITE PLAN AND THAT IS BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND.

IDEAL RIVERVIEW PROJECTS PVT. LTD.  
 PROJECT MANAGER  
 SUDHANU GHOSH  
 PROJECT MANAGER  
 ROHINI - 700 053

SIGNATURE OF ARCHITECT  
 MALAY KUMAR GHOSH  
 REG. NO. CAG024986  
 5A, D. SARAT BANERJEE 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.

**BIBEK BIKASH MULLICK**  
 ESP-25 CLASS-I  
 SIGNATURE OF STRUCTURAL ENGINEER  
 BIBEK BIKASH MULLICK

ALOK ROY  
 Registered Geotechnical Engineer  
 Kolkata Municipal Corporation  
 Class-I, No.-G.T/111  
 6A, Milan Park  
 Kolkata - 700 014

SIGNATURE OF GEOTECHNICAL ENGINEER  
 GEOTECH ENGINEERS PVT.LTD.  
 ALOK ROY  
 CTE-1711  
 6A, MILCON PARK,GARIA,KOLKATA-700084

**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: 1:50 REF. NO.  
 DATE: 10.3.2023 DRG. NO.: ESP/2023/SALMAR/SAC/AR04-S-03  
 SEAL: P.A.K.P. DESIGNED: M.G.

ARCHITECTS  
 IDEAL RIVERVIEW PROJECTS PVT. LTD.  
 5A, D. SARAT BANERJEE ROAD,  
 KOLKATA 700-029  
 PIN: 700 029

THE DRAWING IS A PROPERTY OF ESPICES. 55 D. SARAT BANERJEE ROAD, KOLKATA-700 029. ANY REPRODUCTION (WHETHER ENTIRE OR PARTIAL) WITHOUT PRIOR INTIMATION TO ESPICES IN THE CONTRARY, THIS WILL BE TREATED AS ILLEGAL ACT.

SPACE FOR H.M.C.

THE HOWRAH MUNICIPAL CORPORATION  
 BUILDING DEPARTMENT



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  
COMMISSIONING OF 20/11/25

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 PERMIT. 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  
WORMS OR BREEDING IN SLL  
IN A MANNER SO THAT ALL WATERS  
COLLECTION & PARTICULARLY  
WELLS, VATS, BASEMENT CURBS,  
PITS, OPEN RECEPTACLES ETC.  
MUST BE EMPTIED COMPLETELY  
AT REGULAR INTERVALS.

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.

Plans 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: 18/11/25

PARTY'S COPY



Structural plan and design calculation as submitted by the  
structural engineer, have been kept with B.R.  
No. 117/25. The date of the sanction is 18/11/25. The  
record of the Powraha Municipal Corporation without  
verification from the submitted structural plan  
should be taken into account. The time of erection without submitting  
fresh structural plan along with design calculation and  
stability calculation for the prescribed term, necessary steps  
should be taken to ensure the 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 in accordance  
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.

CORRECTIONALIAN 97  
B.C. No. 117/25  
Date: 18/11/25  
Sub. Asst. Engineer  
Bldg. Department  
Powraha Municipal Corporation

Tower-G  
Section X-X  
Section Y-Y