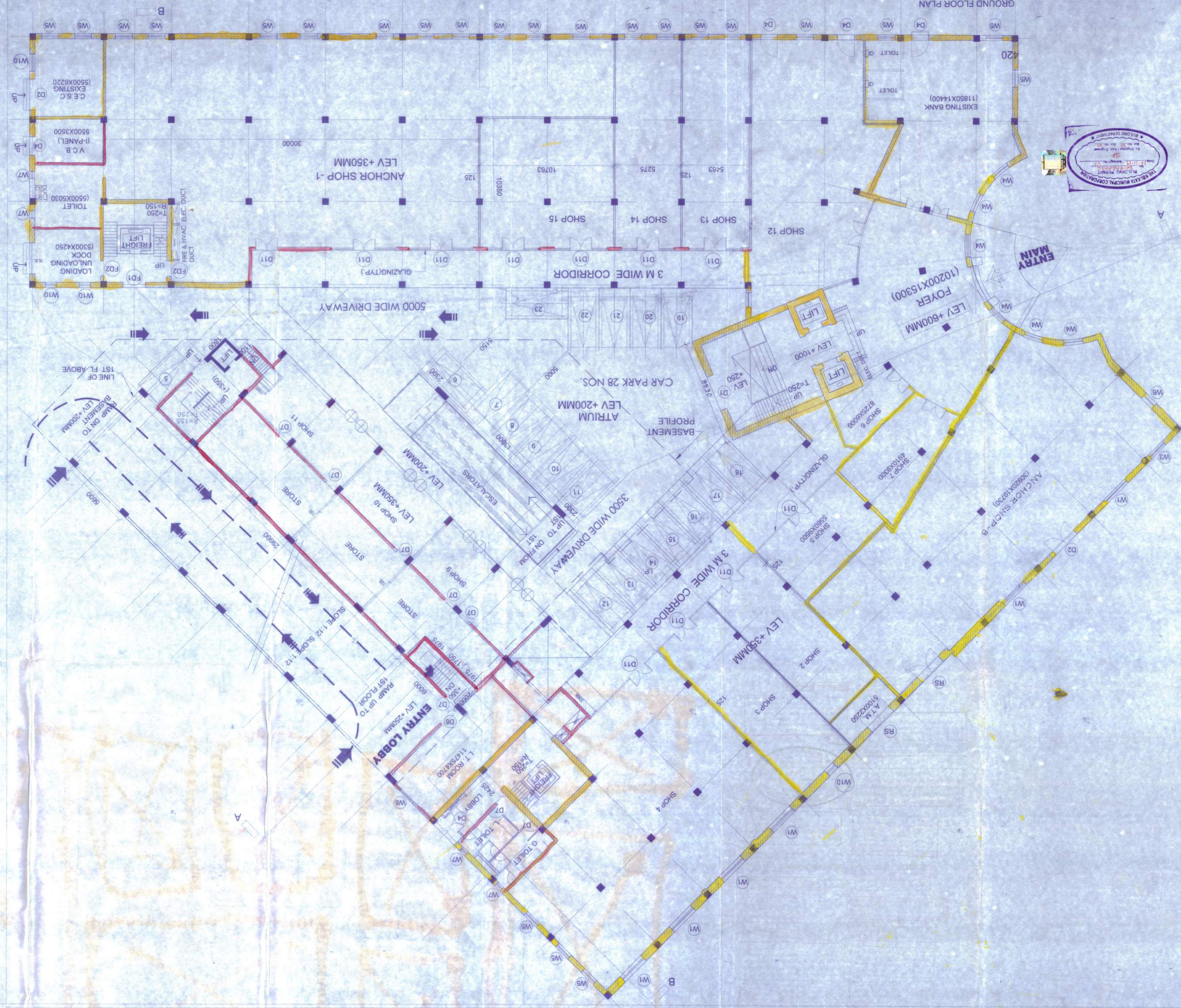
GROUND FLOOR PLAN
scale 1: 100



DULAL MUKHERJEE & ASSOCIATES
ARCHITECTS CONSULTANTS & PLANNERS
23 B, SHAKESPEARE SARANI CALCUTTA 700-071

DULAL MUKHERJEE
Chartered Architect
W.B./ 776/ 1979

Cyber Statesman Ltd.
Owner and Managing Director

M.N. CONSULTANT PVT. LTD.
KOLKATA

ARCHITECTURAL DESIGN & PLANNING
STRUCTURAL DESIGN
ELECTRICAL
AIR CONDITIONING
PLUMBING & SANITARY
LIFT & ESCALATORS
FIRE FIGHTING

SCHEDULE OF DOORS & WINDOWS			
TYPE	WIDTH	HEIGHT	REMARKS
W	4200	2400	
W7	2400	2100	
W6	1800	2100	
W5	1500	2100	
W4	1200	2100	
W3	900	2100	
W2	1800	2100	
W1	1500	2100	CLAD'D WINDOW
VW	1800	2100	CLAD'D WINDOW
VG	1800	2100	CLAD'D WINDOW
VW2	2400	2100	
W7	2400	2100	
W6	1500	1100	
W4	1200	1500	
W3	600	600	
W2	1800	2100	
W1	1500	2100	CLAD'D WINDOW
VW4	1500	2100	CLAD'D WINDOW
VW3	2700	1500	
VW2	2400	2100	
VW1	2100	2100	
RS1	900	2100	M.S. DOOR
FD2	1500	2100	DD
FD1	1500	2100	DD
D11	1800	2400	GLASS DOOR
D10	900	2400	GLASS DOOR
D9	750	2100	
D8	900	2100	
D7	1050	2100	
D6	1200	2100	
D5	1500	2100	
D4	1500	2100	
D3	2100	2100	
D2	2400	2100	
D1	1500	2400	
CP1	2400	2400	
CP2	1500	2400	DD
CP3	1500	2100	DD

NOTE:
1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE STATED.
2) ALL EXTERNAL WALLS ARE 230MM THK BRICK WALL & INTERNAL WALLS ARE 115MM THK BRICK WALL UNLESS OTHERWISE MENTIONED.

PROJECT
ADDITION AND ALTERATION OF
STATESMAN HOUSE
AT PREMISES NO.4, CHOWRINGHEE SQUARE
KOLKATA 700001

TITLE
GROUND FLOOR PLAN

DRG. NO.	5366/CORP/A-01	DRAWN BY	SM/JT
DATE	12.11.2019	CHKD BY	
SCALE	1:100		
JOB NO.	DM/5366	APVD BY	
DESIGNED BY	DM		
ISSUE STATUS	CORPORATION		

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
Date / Issued on
Ex. Engineer / Asst. Engineer
Bldg. No.
BUILDING DEPARTMENT

THE DRAWINGS OF THE BUILDING PLAN ARE THE PROPERTY OF CYBER STATESMAN LTD. AND DULAL MUKHERJEE & ASSOCIATES. NO PART OF THESE DRAWINGS MAY BE USED, MADE OR REPRODUCED EXCEPT WITH THE PERMISSION IN WRITING OF THE ARCHITECTS.

GOVERNMENT OF WEST BENGAL
OFFICE OF THE DIRECTOR GENERAL
WEST BENGAL FIRE & EMERGENCY SERVICES
13-B, Mirza Galib Street,Kolkata – 700 016.

Memo No.: WBFES/PPP/BuCC/NOC/7(04) /2009(16) Date: 16-04-09

To: Director,
West Bengal Fire & Emergency Services.

To: The Editor & Managing Director
The Statesman Ltd.
4, Chowringhee Square,
Kolkata – 700 001.

Sub.: Fire Safety recommendation of partly existing and partly proposed (
R+1+B3+3+2)Nos. Mercantile +16th Storied Mercantile Building at
Premises No.- 4, Chowringhee Square,Kolkata – 700 001.

Sir,

This is in reference to your letter dated 21.11.2008 regarding Fire Safety recommendation of partly existing and partly proposed(B3+B2+G+2Nos. Mercantile +16th Storied Mercantile Building at Premises No. - 4, Chowringhee Square, Kolkata – 700 001.

The plans submitted by you were scrutinized and rendered as found necessary from fire safety point of view. In extending one set of plan with recommendation, this office is issuing Fire Safety Recommendation in favour of the aforesaid building subject to the compliance of the following fire measures.

Encls.:
1. One set of plan.
2. Recommendation placed
in this file.

Yours faithfully,
Sd/-
DIRECTOR
WEST BENGAL FIRE & EMERGENCY SERVICES

Page 1 of 3

RECOMMENDATION

A. CONSTRUCTION :

1. The whole construction of the proposed building shall be carried out as per approved plan drawings conforming the relevant building rules of local Municipal Body (Kolkata Municipal Corporation).
2. The floor area exceeds 750m² shall be suitably re-apportioned by separation walls up to ceiling level having at least two hours fire resisting capacity.
3. The interior finish &decoration of the building shall be made low flame spread materials conforming I.S. specifications.

B. OPEN SPACE & APPROACH :

1. The open space surrounding the building shall conform the relevant building rules as per to ensure the accessibility and maneuverability of fire appliance with running hose.
2. The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighing up to 20 M.T.
3. The width and height of the access gate into the premises shall not be less than 4.5M and 5.5M respectively allowing the road.

C. STAIRCASE :

1. The staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours.
2. The staircase of the building shall have permanent vents at the top and openable ventilation at each floor level at the external wall of the building.
3. The width of the staircases shall be made as stipulated in Kolkata Municipal Corporation and the said doors shall conforming the relevant building rules and as rules of fire circumvagrants Act. With up-to-date amendment.
4. All the staircase shall be extended up to terrace of the building and shall be negotiable in each other without entering into any room.
5. Fire and smoke doors at the entrances of all the staircase enclosures as stacked in the plan at each floor level shall be provided. The F.C.D. shall be of at least one hour Fire resisting steel plate smoke fitted with self-closing type openable in the direction of escape.

Page 2 of 3

D. LIFT :

1. The walls of the lift enclosure shall be at least two hours fire resisting type Collapsible gate shall not be permitted.
2. One of the lifts shall be designed for Fire Lift. The word "FIRE LIFT" shall conspicuously be written at ground floor.

E. BASEMENT :

1. The basement shall be adequately ventilated.
2. Additional staircase from the open air shown in the drawing shall be constructed beside the ramps conforming relevant I.S. Specification.
3. The basement shall be protected with Auto Sprinklers system/ hose reel system etc.
4. Mechanical extractor for Smoke Venting system from lowest/upper basement levels shall also be provided. The system shall be of such design as to operate automatically on detection sensitive detector or operating. It shall also have an arrangement of manual operation.
5. Mechanical exhaust shall have an alternative source of supply.

F. FIRE FIGHTING WATER :

Underground water reservoir having water capacity at 200,000 lits. Capacity (Minimum 1,00,000 lits.) for Fire Fighting purpose exclusively shall be provided at its own. Preferably there two different sources of water supply shall be provided. The Fire Water Reservoir shall have overflow arrangement with the domestic Water Reservoir as well as to avoid stagnancy of water. The water reservoir shall be kept filled all time.

G. HEIGHT SYSTEM :

1. The building shall be provided with Wet Riser of 150mm internal diameter pipe line with provision of landing valves at the Fire/Lobby/Staircase of landings at the rate of one each (not for 1000 Sq.m of floor area. The riser shall be provided in the staircase and be kept charged with Water all the time under pressure and capable to discharge 2450 lit. litres at the ground floor level outlet and minimum 900 litres at the top most floor level. The pressure at the highest outlet shall not be less than 3.5 kg/cm². All other requirements shall conform I.S. 3844-1989.
2. Provision for Hose Reel in conjunction with Wet Riser shall be made in each floor level and both sides of the stage of the auditorium., Cinema Hall, Video Halls etc. conforming the relevant I.S. Specifications.
3. Yard Hydrant / Ring Main Hydrant with provision of four numbers Hydrant shall be installed surrounding the building in accordance with relevant I.S. specification.

Page 3 of 3

4. Each user's enrollment is to be obtained from the Director General, West Bengal Fire & Emergency Services certifying about the satisfactory services, performance of all the Lifts and Fire Safety arrangements and installation of the building.

This shall be tested as provisional N.O.C. On compliance of all the above Fire and Life safety recommendations, the Director General, West Bengal Fire & Emergency Services shall be approached for necessary inspection and testing of the installation, Final N.O.C. in favour of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B.: Any deviation and if it urges the nature of use of the building in respect of the approved plan, the necessary clearance/ permission from this office, this provisional N.O.C. will be treated as cancelled.

Sd/-
DIRECTOR
WEST BENGAL FIRE & EMERGENCY SERVICES

H. SPRINKLER INSTALLATION :

The automatic Sprinkler installation shall be provided in Basement and small floor Areas of the building as per I.S.9972. Alarm gong shall be interconnected along with the Sprinkler System.

I. FIRE PUMP :

Provision of the Fire Pump shall have to be made to supply water at the rate designed pressure and discharge into the Water hazard system, which shall be installed in the building. This such pump shall always be kept on-stand by preferably be of diesel driven type.

A suitable Fire Pump shall preferably be made for the hose Sprinkler installation at the building. Provision of Stand by Pump shall also have to be made to keep the Water hazard system charged with water at all the time. All the pumps shall be interconnected with both manual and auto starting facilities. The suction of pump(s) preferably of positive type or in case negative suction the pump system shall be Wet Riser-Cum-Down Commer with variable pressure Pump fitted with overload unit.

J. ELECTRICAL INSTALLATION & DISTRIBUTION :

1. The electrical installation including transformers, Switch Gears, Mains & Motors etc. in the building and premises of the installation shall be made satisfying the code of practice for Fire safety in general building in bid issues in I.S. specification 1946 – 1982.
2. The emergency shall be supply sealed at alternative floor level.
3. The electrical installation shall be adequately protected with CO2/DCP, or Medium Velocity Projector System.
4. Alternative Power Supply :

Arrangements shall have to be made to supply power with the help of a generator to operate at least the Fire Pump, the Deep Tube-well, Fire pressure to operate at least the Fire Fighting installations, complete Alarm System, Fire Lift etc. and also for illuminating the staircases, corridors and all other places of necessity of the building in case of normal power failure.

K. INSTALLATION & ANALYSIS SYSTEM :

1. Auto Fire Alarm System with intelligent addressable smoke / Heat detector as per suitability shall be installed in each floor.
2. Addressable analogue manual call boxes incorporating with sounders shall be installed on all floors area of the building in such a manner that maximum travel distance shall not be more than 22.5 m. in order to reach any of the call point.

Page 3 of 3

3. Metal Protection hooded Sprinklers shall be installed and all shaft also be connected with Sprinkler System. Control Valves of the provision having direct dialing facility to the local fire service unit.
4. Both way public address systems shall be made available in all floors of the building. The system shall be connected to the Main Control Room.
5. All the installations shall also be outside the I.S. specifications 2189 (as amended) and the code of practice as laid down in the NBC-C Part IV.

L. AIR CONDITIONING SYSTEM (If any) :

1. The A.H.U. shall be separated for each floor with interposition Air Ducts for individual floors.
2. Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the Air Conditioning system.
3. The system of auto shut-down of A.H.U. shall be incorporated with the auto detection and alarm system.
4. The air handling unit room shall not be used for storage of any combustible materials.

M. FIRST AID FIRE FIGHTING SYSTEM :

First Aid Fire fighting arrangement in the style of placing portable type of portable Fire Extinguishers, Fire Buckets etc. in all floors and accessible locations of the premises shall be made in accordance with I.S. 2190 – 1992.

N. GENERAL RECOMMENDATIONS :

1. Fire License shall have to be obtained for proposed storing and processing with L.P.G. and other highly combustible articles.
2. Fire Notice for Fire Fighting and evacuation from for building shall be prepared and be displayed at all vulnerable places of the building.
3. Floor numbers and directional sign of escape route shall be displayed prominently.
4. The employees and security staff shall be conversant with essential Fire Fighting equipments of the building and to operate at the time of Fire occurring.
5. Arrangement shall be made for regular checking, testing and proper maintenance of all Fire Fighting equipments and installations provided in the building to keep them in perfectly good working conditions at all times.
6. A crew of trained Firemen under the supervision of Officer shall be nominated/ fixed the clock for safety of the building.
7. Mock Fire practice and evacuation drill shall be performed periodically with participation of all occupants of building.

Page 4 of

5. Adequate provisions need to be taken for pollution free environment :

a) Noise construction activity/ships with powerful fabric building shall barriers, or other actions, so that noise does not cross the limits.
b) Highly mobile and machines and trucks causing dangerous pollution control for dangerous combustion.
c) Highly mobile power for loading or any other earth moving activity to keep the soil moist throughout the day.
d) Construction wastes to be kept on the work site.
e) Open areas and undercarriage of haul trucks prior to leaving construction site.
f) Water sprinkling system to be provided at entry/exit gate.
g) Apply a coat of screen to enclose the soil stabilize stockpiles at completion of activity by water and mulches and cutbacks to arrester surfaces of the stockpiles.
h) Restrict surfaces on where loaders, transport equipment and vehicles will operate by using water and mulches, cutbacks on a road bed condition where trucks, support equipment and vehicles will operate frequently.
i) Control Ground disturbed acts following any activities with immediate landscaping activity or installation of vegetative rock cover.
j) Control dust from roads, parking areas and clean track out from paved surfaces at the end of the work activities. Track out must clean removed 50 feet or more and must be cleaned daily at the minimum.
k) Control dust blowing surfaces using soil binders until vegetation or ground cover can effectively stabilize the slope.
l) Disposal of debris in consultation with the local authorities following proper environmental management practices.
m) During construction work, including cutting of marbles, ambient noise level should not exceed more than 90 dB(A).

6. Practices to be prescribed for pollution free Environment :

a) Don't dispose of debris indiscriminately.
b) Don't allow the vehicle to run at high speed within the work site.
c) Don't allow the vehicle to run with the engine in excessive normal facility.
d) Don't keep materials without effective cover.
e) Don't allow stones in the work area except workers to limit soil disturbance and prevent access by leaving clothing, vegetation, berms or other suitable barrier.
f) Don't leave the soil, sand and cement stock uncovered.
g) Don't allow the vehicle to run with the engine in excessive.
h) Burning of oil tanks to be done given at fuel during construction and repair of the roads for making water should be discarded.

AGENDA FOR MAYOR-IN-COUNCIL MEETING

Item No. MS/F/97 /15 Dated 09 /01/2015

Sub: Proposal for addition/alteration of the existing partly 21 storied mercantile building including change of use along with new construction of 20+UG storied business building for its used mainly for use purposes at height 176.40 m., Chowringhee Square, Ward – 39b, Bo.-53 (Srinivasan House), Kolkata-69.Heritage Building

a) Background giving a brief summary of the proposal :

This is a proposal u/s 394 of the KMC Act, 1980 under KMC Building Rules, 1990 for sanction of addition/alteration of the existing partly 21 storied mercantile building including change of use along with new construction of 20+UG storied business building of height 176.40 meters after demolition of existing two storeyed unauthorised accommodation for Class-IV units. Change of use of the existing heritage building from Mercantile to Mercantile and Business in Mercantile zone) also proposed. Applicant is Sri Sushanta Jain, Kolkata-69, the Petitioner/s(s).

1. This is a very old pending case. Divisional notice towards sanction fees and charges was issued on 22/08/2007 but as that time application did not jurisdiction the same.
2. The proposal was recommended by the Heritage Conservation Committee vide its meeting dated 03/01/2007 and subsequently accepted in the Mayor-in-Council meeting vide item No. M-10.26 dated 16/02/2007. It is further to note that at that time, no grade of the Heritage building was mentioned in the Heritage Regulations, 2007.

   Presently the matter was again placed before Heritage Conservation Committee in its meeting dated 20/08/2009 and recommended the proposal and subsequently accepted in the Mayor-in-Council meeting vide item No. MS-10.02 dated 10/09/2009.
3. The proposal was placed in its 3609 MBC meeting vide item No. Out 1539(07 dated 20/02/2007 and was unanimously recommended for sanction with following observation :
   a) Bldg. Committee observes that covered area of the premises should be 66.82%.
   b) The plan of the existing structure has been submitted along with the proposed but section is to be incorporated in the plan which may be clear for visualizing.
   c) Observation of WBFS has already been obtained.
   d) NOC from environmental Deptt.- compliment is to be obtained.
   e) The proposal attracts several Bldg. Rules for which relaxation is to be made by the KMC Authority.
   f) Corporation will have to decide whether clearance from Government, KMDA is required for relaxation of the provision of LUDCP.
4. KMDA vide letter no.DRG/MDA/ 07-1107 dated 31/07/2008 approved the following :
   i) Change of use from (solely) Good to Mercantile retail.
   ii) Ground Coverage from 45% to 60%.
   iii) FAR 4.0 to 5.0.
5. Observation from WBSFES has been submitted vide memo no. WBFES/PPP/BuCC/NOC/CA/07(06)09(16) dated 26/05/2008.
6. Observation from high point of view has been obtained vide memo no. AT/1(18)/07(6) dated 01/04/2008 issued by the Commissioner of Police, Traffic Department, Kolkata.
7. On detail scrutiny of the proposal, it is observed that the existing main building of the Statesman House is partly four-storied and applicant also proposed new construction on the open terrace at the 4th floor level. It is to be mentioned here that this new construction over the existing building building is recommended by the heritage committee.
8. Permissible FAR has been allowed by the KMDA in the tune of 2.8 instead of permissible 2.50 whether approval proposed FAR or 2.50.
9. Specific Instructions/Information sought for :
   Under the above circumstances, the matter is placed before Mayor-in-Council for decision regarding the following issues.
   1) To process the plan case in terms of Rule 148(2) of building Rule 2009.
   2) Applicant has to deposit sanction fees and charges as per prevailing KMC schedule of rates.
   3) Infringement of building Rules may be treated as this is a remarkable project of the existing heritage building. However building rules has been maintained, more or less, for the new proposal.
   4) No new construction will be allowed over existing heritage building.
   5) Proposed FAR should be within 2.8 as permitted by KMDA.
10. The gist of the proposal on which underpinned of MIC/Corporation is solicited, should be summarized point-wise :

As stated in point a & b above.

Sd/- 22-1-2015
Ex. Engineer (Bo. XI)
Director General Building

Sd/- 23/1/2015
(Dr. A. Mandal)
Municipal Commissioner

Sd/-
M.A.K.S.U.

Resolutions of MBC Meeting

Meeting No. 3608 Meeting on 29/01/2007 Total No of Cases : 29

E-4 No. 53

Present :- 1. Member Commissioner, Chairman
2. Director General Building, Convener
3. Ex.E.E., Representative of H.C.(Traffic), K.P.
4. Representative of Fire Brigade
5. Representative of Architect to be nominated by Council of Architects
6. Representative of B.M.C. (W)
7. Representative of B.M.C. (S)
8. Representative of Heritage Cell (W.B.)
9. Representative of K.M.D.A.

Item/No. Out 1539(07 Ar. Dil Ward/ GD. Premises/Br. & Chowringhee Square(Statesman House)

Decision :-
Plan of a proposed for sanction of addition/alteration of Basement + Gr. + V storied business building of height 28.50 m. Area of the plot as 4,536.51 Sq.m. & abutting road width is 30.48 m.

The plan for the above premises has been examined at the Bldg. Committee in depth and Committee observes the following :-

1. Bldg. Committee observes that covered area of the premises should be 66.82%.
2. The plan of the existing structure has been submitted along with the proposed but section is to be incorporated in the plan which may be clear for visualization.
3. Observation of WBFS has already been obtained.
4. KMC from concerned Traffic Deptt.- compliment is to be obtained.
5. The proposal attracts several Bldg. Rules for which relaxation is to be made by the KMC Authority
6. Corporation will have to decide whether clearance from the Government, KMDA is required for relaxation of the provision of LUDCP.

Riya Sri Sharma
Asstt. Engineer
9830128(Mbg)

Above recommended for MBC's kind consideration approval of the Hon'ble Mayor in order to enable this department to process the Plan Case for sanction.

Sd/-
A.C. Member

Sd/-
Director General (Bldg)

Sd/-
Ex. Engineer (Bo. XI)

Sd/-
A Bandyopadhyay
Municipal Commissioner

RECEIVED
Date 29/1/2015
Bldg. Department Borough-XI
Kolkata Municipal Corporation

Ground Floor Plan

Plan for Water Supply arrangement showing SEMILI G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

No rain water shall be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flush cisterns and urinals in the building inease unfiltered water from street main is not available.

DEVIATION WOULD MEAN DEMOLITION

THE SANCTION IS VALIED UP TO 23-11-2024

APPROVED AS PER RESOLUTION OF M.I.C., VIDE ITEM NO. MIC4 90/19 DT. 23-10-19

Approved By : Sd/-13.06.dd.27-03-07
The Building Committee

The sanction refers to the proposed portion shown in red and the Executive Engineers makes no admission as to the correctness of the plan.

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2019060036 Dt. 23-11-19
Borough No. VI
Ex. Engineer / Asst. Engineer
Bor. No. VI Bor. No. VI
BUILDING DEPARTMENT

The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G. Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

MARCANTILE BUILDING

Before starting c... ion the site must conform with t... sanctioned and all theconditions as prop... the plan should be fulfilled.
The validity of the wri... mission to execute the work is subject to the above conditions.

Design of all Structural members including that of the foundation should conform to Standards specified in the National Building Code of India

All Building Materials to necessary & construction should conform to standered specified in the National Building Code of India.

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction

CONSTRUCTION SITE SHALL BE MAINTAINED FREE FROM AIR POLLUTION ACCORDING TO UNDERTAKING SUBMITTED AS PER AMENDMENT DT. 21.01.2019 VIDE NO. BS/AQC-41 (A-7) PART OF SCHEDULE-IV OF KMC BUILDING RULE 2009

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started

Executive Engineer (V) Asst. Engineer (C)
Bor. V Bor. VI

"Provision for use of solar energy in the form of solar heater and / or solar photo-cells shall be provided as required under Rule 147 of Building rules, 2009 and completion certificate will not be issued in case of building without having such provision."

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITED COMPLETELY TWICE A WEEK.

Approved subject to Compliance of requisition of West Bengal Fire Services, if any.

CERTIFIED COPY

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPARTMENT
CERTIFIED COPY OF B.S. PLAN
No. 2019060036 Dt. 23-11-19
Borough No V.I
Assistant Engineer VI
Executive Engineer VI

VERIFIED WITH THE CORRECTED PLAN
23/11/19
S. A. E. (C)

CERTIFIED COPY

Building Department Borough-VI
RECEIVED
DATE 2/11/19
Kolkata Municipal Corporation