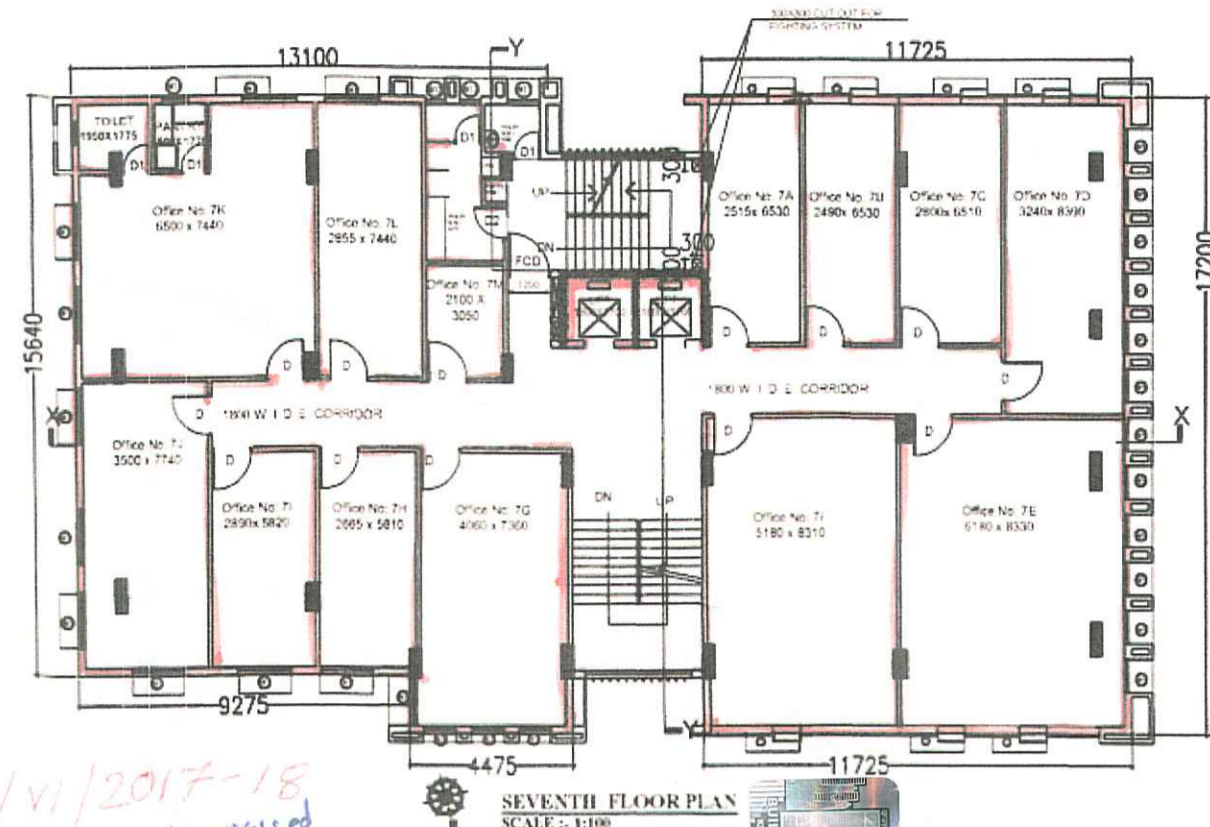
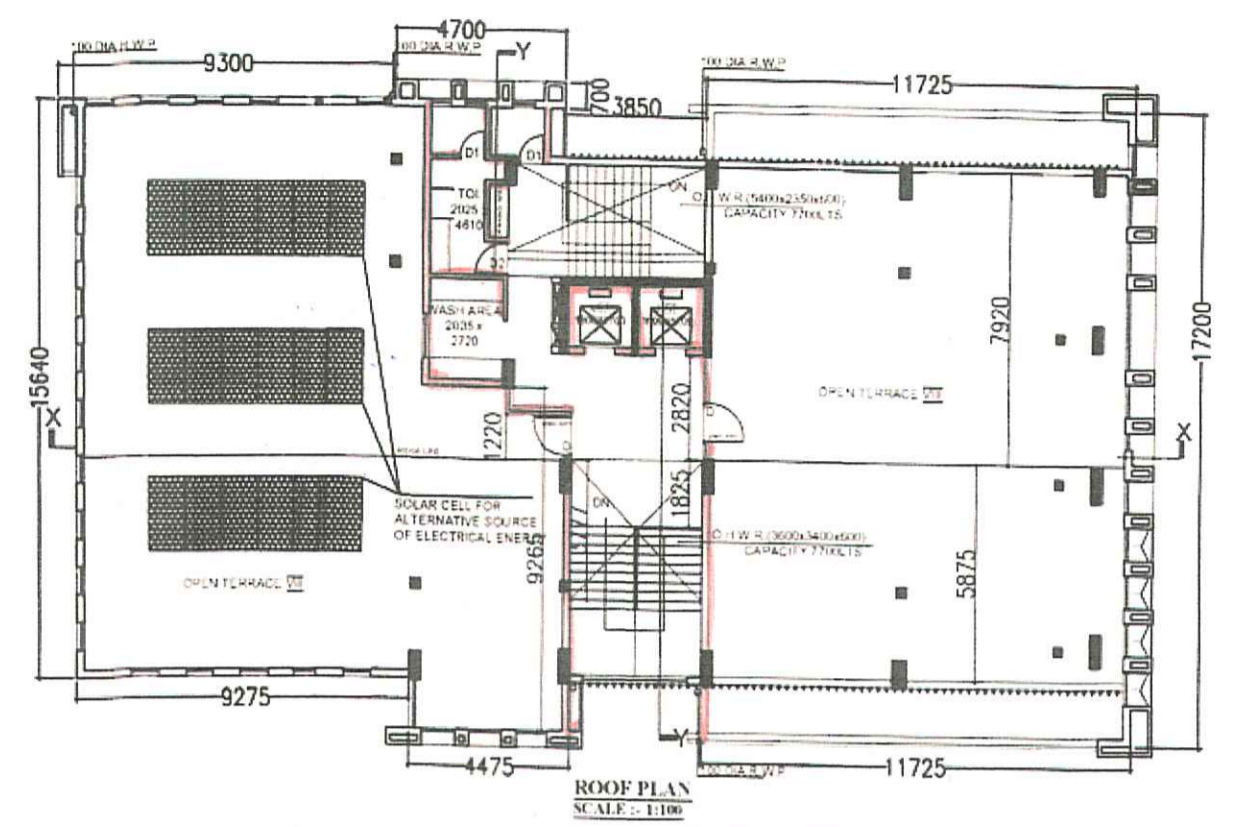


SIXTH FLOOR PLAN
SCALE: 1:100

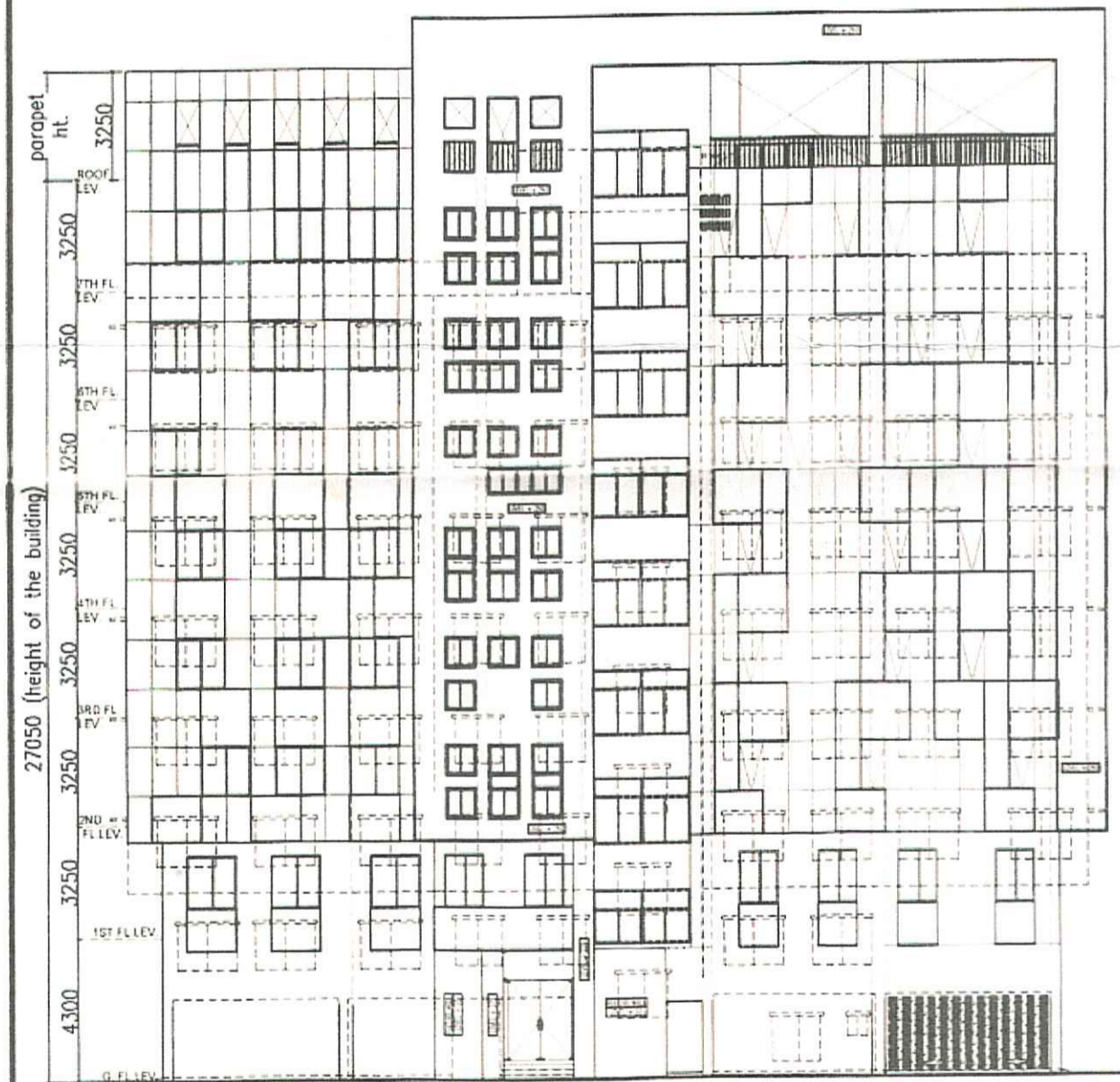


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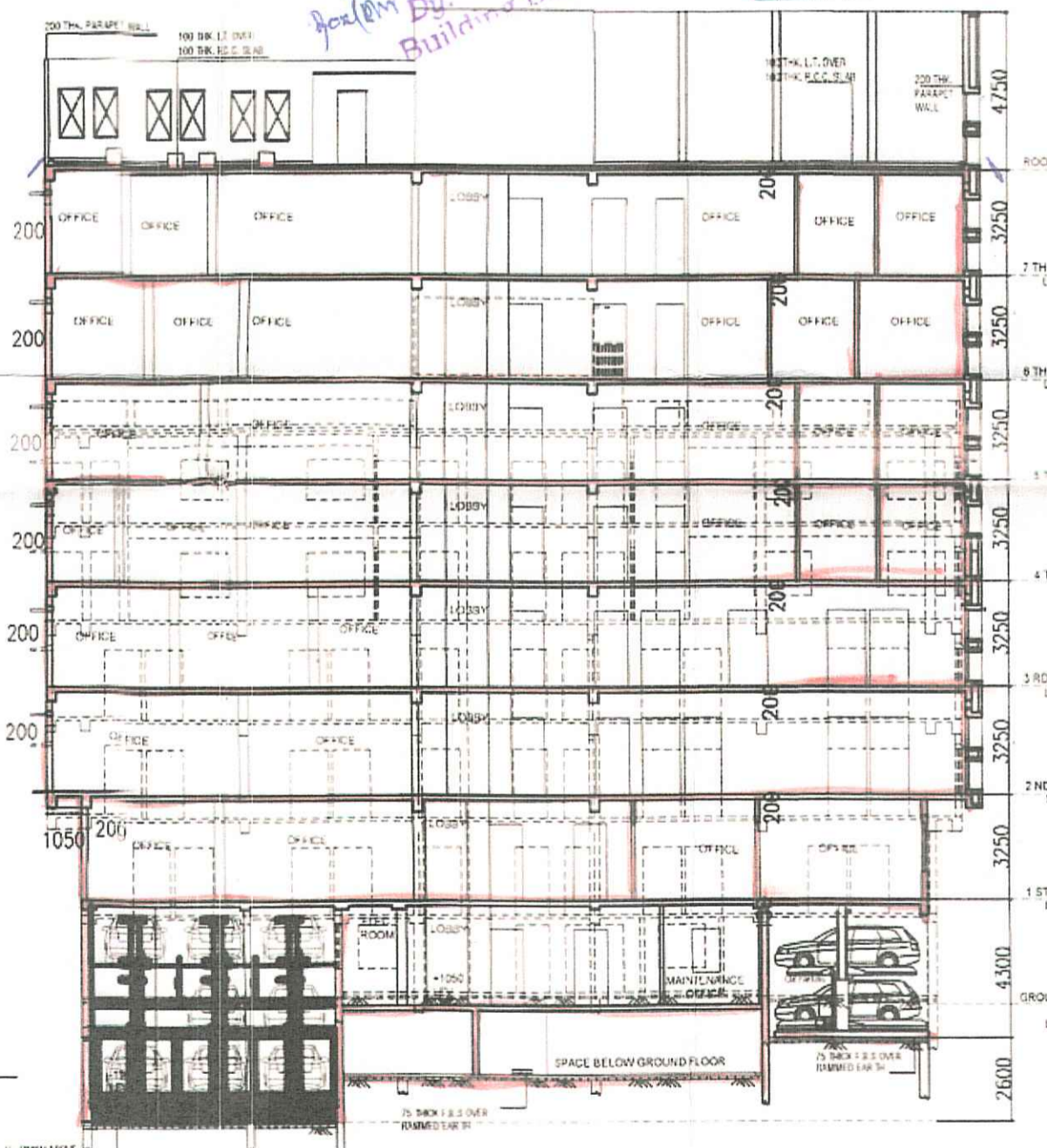


ROOF PLAN
SCALE: 1:100

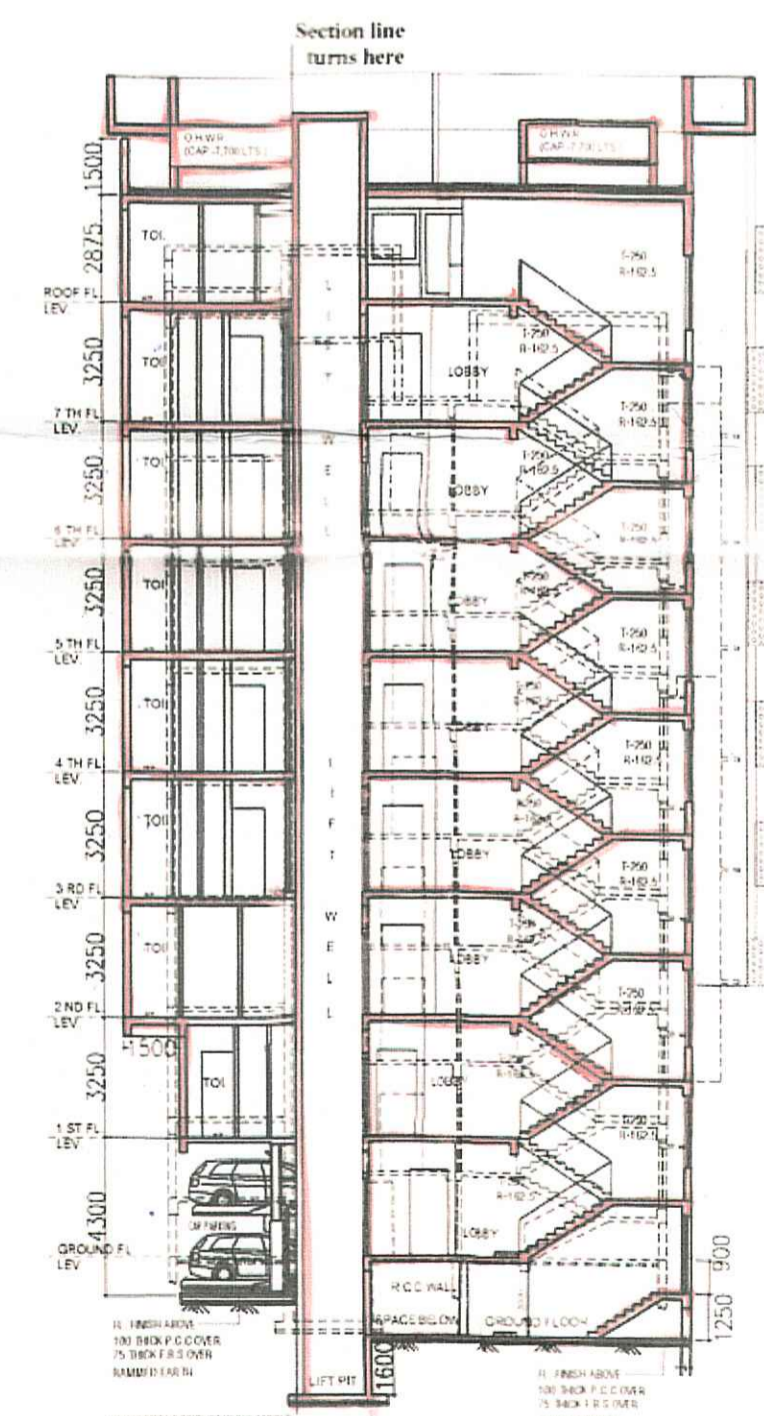
*Case No-06-D/VI/2017-18
order paid
for (M) Building Dept*



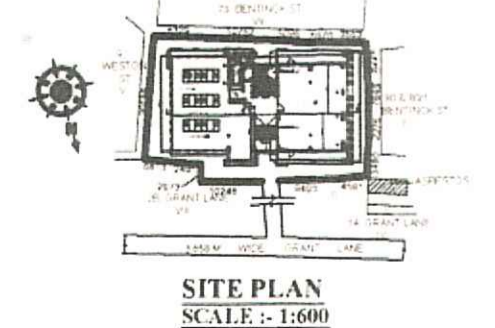
ROAD SIDE ELEVATION
SCALE: 1:100



SECTION AT X-X
SCALE: 1:100



SECTION AT Y-Y
SCALE: 1:100



SITE PLAN
SCALE: 1:600



LOCATION PLAN
SCALE: 1:4000

- NOTES:**
- 1 ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED
 - 2 FIGURED DIMENSIONS HAVE BEEN FOLLOWED
 - 3 FOR SPECIFICATION OF MATERIALS & WORKMANSHIP IN B.C CODE HAS BEEN FOLLOWED
 - 4 ALL EXTERNAL WALLS ARE 200 MM TH. & ALL INTERNAL WALLS ARE EITHER 110 MM, 125 MM AS MENTIONED
 - 5 MIX OF CONCRETE OF R.C.C MEMBERS ARE M-30 GRADE AND M-25 GRADE AS PER DESIGN
 - 6 ALL REINFORCEMENTS ARE FE-600 CONFORMING TO I.S CODE
 - 7 CLEAR COVER TO MAIN REINFORCEMENT ARE - (FOUNDATION-50 MM, COLUMN-40 MM, BEAM-25 MM, SLAB-15 MM)
 - 8 THE DEPTH OF SEMI-UNDERGROUND WATER RESERVOIR & SEPTIC TANK DOES NOT EXCEED THE DEPTH OF NEIGHBOURING COLUMN OF FOUNDATION
 - 9 NET BEARING CAPACITY OF SOIL IS CONSIDERED AS PER SOIL TEST REPORT

1 ASSESSEE NO-110462600022	
2 DETAILS OF REGD. DEED	5 DETAILS OF POWER OF ATTORNEY
a) BOOK NO- 1	a) BOOK NO- IV
b) VOLUME NO- 389	b) VOLUME NO- 4
c) PAGES-63-101	c) PAGES-201, 203
d) BEING NO 13065 FOR THE YEAR 1983	d) BEING NO 10469 FOR THE YEAR 1983
e) BEING NO 10469 FOR THE YEAR 1983	e) YEAR - 2011
	f) PLACE - AREA - III KOLKATA
	6 AREA OF LAND- 738.8907 SQ. M (17 K 33 SQ FT)
	7 AREA OF LAND- 738.8907 SQ. M (17 K 33 SQ FT)
	8 AREA OF LAND- 738.8907 SQ. M (17 K 33 SQ FT)
	9 AREA OF LAND- 738.8907 SQ. M (17 K 33 SQ FT)

CERTIFICATE OF STRUCTURAL ENGINEER -
THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN CHECKED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC AND WIND LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT

SIGNATURE OF STRUCTURAL ENGINEER

Chirpal Yadava
As Consultant Attorney of
(1) BIKLA DEVI AGARWAL
(2) BELA DEVI AGARWAL
(3) SULOCHANA AGARWAL

SIGNATURE OF OWNERS/GA

D-SKETCH PLAN OF G+VII STORIED BUSINESS (OFFICE) BUILDING AT PREMISES NO - 2A GRANT LANE, WARD -46, BOROUGH-VI, KOLKATA - 700012. UNDER KOLKATA MUNICIPAL CORPORATION



K.M.C.
Dipak Yaduka (C.A.) Director (Srikrishna Construction)

Sub: Demolition proceeding U/S 400(1) of K.M.C. Act 1980 read with Kolkata Municipal Corporation (Regulation of Building) Regulation 2015, in respect of Premises No. 2A, Grant Lane, Ward No. -46, Bor.-VI

14.07.2017

This demolition proceeding was brought against Person Responsible (P.R) Dipak Yaduka (C.A.) Director (Srikrishna Construction of Premises No. 2A, Grant Lane. The departmental allegation against P.R. is that mainly two additional floors pit, parking, internal deviation etc. violating the sanction plan and violated Building Rules 62, 69, 74, 77, 78, 123/129, 133 & 134 of K.M.C. Building Rules 2009 & U/s. 416 of K.M.C. Act 1980. Hence, this demolition proceeding.

Director General (Bldg.)-II has been pleased to pass an order vide dt. 05.02.2017 to process the file for hearing U/s. 400(1) of K.M.C Act 1980.

The case of the P.R. is that the allegation is undisputed. Regularization of the unauthorized construction was prayed for.

As per departmental report there is a complainants in this case. Name of Complainants is Ali Khan, Binod Kumar Jha, Shridhar Pandey and Gopal Ch. Saha.

The points for determination are (1) Whether the P.R. is responsible for constructing the impugned unauthorized construction and violated the building rules as alleged in the price? (2) Whether the P.R. will be permitted to retain the same or an order for demolition will be passed?

Decision with reasons:

Points Nos. 1 & 2:-

During hearing before me, P.R. was present who admitted the unauthorized construction. He did not challenge the contents of the price as well as demolition sketch plan. I have gone through the price as well as the demolition sketch plan. I do not find any cogent reason to disbelieve those two departmental documents. Now relying upon those two documents and after having heard, I am of the opinion view that the P.R. is responsible for constructing the unauthorized construction and making change of use.

Now, let me consider if the prayer of the P.R. will be allowed or there should be an order for demolition of the impugned unauthorized construction. This forum as a delegate of Municipal Commissioner has got the necessary discretionary power as per Municipal Commissioner's Circular No. 28 of 2015-16 dated 25.05.2015 not to order for demolition in each and every case of unauthorized construction.

A plan was sanctioned for erection of Ground + V Storied Office(Business) building at Premises 2A, Grant Lane, Kolkata, under K.M.C Building Rule 142 read with U/s. 393 of K.M.C Act 1980 vide Building Permit No. 2011060051 dt. 13.12.11. During hearing P.R. submitted written statement stated that during construction work as per the sanctioned plan he felt that construction as per B.S Plan shall not accommodate all the tenants properly. The proposal was sanctioned under section 393 read with rule 142 of the Building Rules of the Kolkata Municipal Corporation, wherein consideration for tenants was also per the

Received Order Copy along with Demand. 14/07/17

I.B. copy duly maintained by the Assessment Department of the K.M.C. However, in reality, space also had to be provided for many more occupiers/tenants not listed in the I.B. Copy, who existed in the said old (now demolished) building. As such, after such space allocations they were left with severe shortage of floor space to make the project financially and practically viable. The construction of the extra covered area was but the only way available to make the project viable while accommodating the extra heads who were not listed in the I.B. Copy. At the time of obtaining sanction they had obtained permission 'FAS' on the basis of the K.M.C. Building Rules, 2009 prevailing at that time which permitted '50% of additional area over and above the area occupied by the tenants', whereas presently as per the amended K.M.C. Building Rules 2015 '100% of additional area over and above the area occupied by the tenants' is allowed. The purpose of increasing the allowable area from 50% to 100% was to encourage the owners to develop buildings so that they could rehabilitate the tenants. But he has tried his best for the same. For proper accommodation for all the tenants P.R. has constructed additional construction. During hearing representative of P.R. pointed out that for proper accommodation and for the benefit of the tenants P.R. has made an additional construction.

There is a complainant Mr. Gopal Chandra Saha of 75A, Sambhu Babu Lane and Binod Kumar Jha of 6, Water Lo Street which is not adjacent to the premises in question. Other two complainants Mr. Ali Khan of 1/A, Grant Lane and Mr. Shridhar Pandey of 6, Water Lo Street were absent in the two occasions of hearing. They did not pay heed to the hearing notice & did not bother to appear before hearings.

Going to construct P.R. have gone beyond the sanctioned area but all constructions are within boundary area. P.R. has admitted his fault. P.R. ultimately prayed for retention of the construction by way of regularization for that they are ready to pay necessary fees and charges. During hearing P.R. pointed out that due to this deviated construction no water supply, drainage system as well as ingress & egress facility would be obstructed.

So, considering the above facts and circumstances, and keep due regards to the spirit of law, I am of the view that there is sufficient cause in favour of the P.R. for not passing any order for demolition and allowed to retain the same of course subject to comply with certain preconditions. So, the point is decided accordingly. Hence,

ORDERED

That retention in respect of impugned unauthorized construction is hereby allowed subject to comply with the following preconditions, within 30 (thirty) days from the date of communication of this order. Those conditions are (1) P.R. must produce a Structural Certificate certified by K.M.C. employed Structural Engineer certifying the structure is Stable, Safe and Sound and the materials used are as per the latest edition of National Building Code of India (2) P.R. must furnish an Affidavit declaring on oath that he will not make any constructions whatsoever in the impugned premises without prior approval from the K.M.C. (3) The P.R. shall swear further that all responsibility regarding any legal dispute in the record of rights shall rest upon the P.R. (4) P.R. must submit NOC from W.B.F. & E.S. (5) P.R. must submit Microzone Clearance from B.S.M.L. and (6) P.R. will pay the necessary Retention charges of K.M.C including short fall of cars parking as calculated by the department. On non-compliance of either of the conditions within the above stated specified period the K.M.C Authority shall demolish the same at the cost and at the risk of the P.R.

I agree
S. Das
Dy. Chief Engineer(Bldg.)North

Mayo
K.M.C.

PARTY'S COPY

GOVERNMENT OF WEST BENGAL
OFFICE OF THE DIRECTOR GENERAL
WEST BENGAL FIRE & EMERGENCY SERVICES
13-D Mirza Ghalib Street, Kolkata- 700 016

Memo No : IND/WB/FES/20182019/12964 DATE: 04/06/2018

From :
The Director
Fire Prevention Wing,
West Bengal Fire & Emergency Services.

To :
Dipak Yaduka
2A, Grant Lane, Ward No.-46, Borough No.-VI, Kolkata-700 012.
Lalbazar P.S., Burrabazar,
Kolkata - 700012.

Sub :-Fire Safety Recommendation for an existing construction of G-VII storied under group Business Building at the premises no.-2A, Grant Lane, Ward No.-46, Borough No.-VI, Kolkata-700 012

This is in reference to your Application No. IND/WB/FES/20182019/12964, dated 04/06/2018, regarding the Fire Safety Measure for an existing construction of G-VII storied under group Business Building at the premises no.- 2A, Grant Lane, Ward No.-46, Borough No.-VI, Kolkata-700 012

The plan submitted by you was scrutinized and marked as found necessary from Fire Safety point of view. In returning one set of plan with recommendation, this is issuing Fire Safety Recommendation in favour of the aforesaid building subject to the compliance of the following fire safety measure.

Recommendation:

1. CONSTRUCTION:

THE KOLKATA MUNICIPAL CORPORATION
Building Department
Certified Copy of the approved demolition sketch plan as per order of Special Officer (Building) dated... 14.7.17... in Building demolition on Case No. 6-D/17 for the year of 17-18 in respect of Premises No. 2A, Grant Lane... in Ward No. 46... under Borough No. VI...
Verified by A.E.(C) E.E.(C-B)
Borough Nos. VI

- 5. Whenever the ducts pass through Fire Wall of the floors, the opening ground the ducts shall be sealed with Fire resisting materials as such as asbestos rope vermiculite concrete etc.
- 6. As far as possible metallic ducts shall be used even for the return air instead of space above the false ceiling.
- 7. The material used for insulating the ducts system (inside or outside) shall be of non combustible materials glass wool shall not be wrapped or secured by any materials of combustible nature.
- 8. Area more than 750m2 on individual floor shall be segregated by a Fire wall and automatic Fire Dampers for isolation shall be provided.
- 9. Air ducts serving main floor area, corridors etc. shall not pass through the staircase enclosure.
- 10. The Air handy units shall be separated for each floor and air ducts for every floor shall be separate and in no way interconnected with the ducting of any other floor.
- 11. If the air handling units serve more than one floor, the recommendation given above shall be complied with in addition to the conditions given below:
a) Proper arrangements by way of automatic Fire Dampers working on fusible links for insulating all ducting at every floor from the main riser shall be made.
b) When the automatic fire alarm operates the respective air handling units of the air conditioning system shall automatically be switched off.
- 12. The vertical shaft for treated fresh air shall be of masonry construction.
- 13. The Air filters for air handling units shall be of non combustible materials.
- 14. The air handling unit's room shall not be used for storage of any combustible materials.
- 15. Inspection panel shall be provided in the main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of Fire dampers.
- 16. No combustible materials shall be fixed nearer than 15cm to any duct unless such duct is properly protected and enclosed and wrapped with Aluminum sheeting) at least 3.2m thick and which would not readily conduct heat.
- 12. DETECTION AND ALARM SYSTEM :

- 3. Floor numbers and directional sign of escape route shall be displayed prominently.
- 4. The employees and the security staff shall be conversant with installed Fire Fighting equipments of the building and to operate in the event of Fire and Testing.
- 5. Arrangement shall be made for regular checking, testing and proper maintenance of all the Fire safety installation and equipment's installed in the building to keep them in perfectly good working conditions at all times.
- 6. A crew of trained Firemen under an experience officer shall be maintained round the clock for fire safety of the building.
- 7. To eliminate risk of Fire Hazards, Good House Keeping both for insides and outside of the building shall be strictly maintained.
- 8. Mock Fire practice and evacuation drill shall be performed periodically with participation of all occupants of the building.
- 15. ON compliance of all the above Fire and Life Safety Recommendation, the Director General, West Bengal Fire and Emergency Services shall be approached for necessary inspection and testing of the installation, Fire Safety Certificate in favour of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installations of the building.
- 16. N.B. Any deviation and changes the nature of use of the building in respect to approved plan drawing, without obtaining prior permission from this office, this Fire Safety Recommendation will be treated as cancelled.

Director
West Bengal Fire & Emergency Services

Signature Not Verified
Digitally signed by SHRIDHAR PANDEY
Date: 2018.06.04 12:59:52 IST

- be provided. The F.C.D. shall be of the least one hour Fire resisting Wire Glass Window fitted with self closing type openable in the direction of escape.
- 4. 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.
- 5. FIRE FIGHTING WATER:
Underground water having capacity of 1,00,000 ltrs. and Overhead water reservoir of 1,00,000 ltrs. capacity exclusively for Fire Fighting purpose with replenishing arrangements @1000 ltrs./min. (preferably from two different sources of water shall be provided. The water reservoirs shall have overflow arrangement with the domestic water reservoir as well as to prevent stagnancy of water. The water reservoirs shall be kept full at all time.
- 6. HYDRANT SYSTEM :
1. The building shall be provided with wet Riser of 150mm. internal diameter pipe Line with provision of landing valves at the staircase landings/hall landings at the rate of one such riser for 1000 sq. m. of floor area. The system shall be so designed that shall be kept charged with water all the time under pressure and capable to discharge 2850 Lts./min. at the ground floor level outlet and minimum 900 Lts./min. at the top most outlet. In both cases the running pressure shall not be less than 3.5 Kgs/cm2. All other requirements shall conform I.S. 3844 - 1989.
2. Provision of Hose Reel in conjunction with wet Riser shall be made at each floor level conforming the relevant I.S. specification.
3. Ring Main Hydrant with provision of adequate numbers Hydrant shall be installed surrounding the building in accordance with relevant I.S. specification.
- 7. SPRINKLER INSTALLATION:
The automatic sprinkler installation at all floor area of the building shall be provided as per IS specification.
Provision for testing of sprinkler head should be provided at each floor as per convenient.
- 8. FIRE PUMP:
Page 1 of 2

- 1. The whole construction of the existing building shall be carried out as per approved plan drawings conforming the relevant building rules of local Municipal Body.
- 2. If the floor area remains exceed 750 m2 shall be suitable compartmented 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 of low flame spread materials conforming to I.S. specifications.
- 4. Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- 5. Roof is used as a refuge area in case of an emergency and it should be clear open to sky for all time. No permanent or temporary structure will be allowed on the roof.
- 6. Arrangements shall have to be made for sealing all the vertical & horizontal ducts by the materials of adequate Fire resisting capacity.
- 2. OPEN SPACE & APPROACH:
1. The approach road shall be sufficiently strong to withstand the load of Fire Engine weighting up to 45 M.T.
2. The width and height of the access gates into the premises shall not be less than 4.5 and 5 M respectively abutting the road.
- 3. STAIRCASE:
1. The staircase of the building shall be enclosed type. Entire construction shall be made of bricks / RCC type having Fire Resisting Capacity not less than 4 hours.
2. The staircase of the building shall have permanent vents at the top and open able sashes at each floor level in the external wall of the building.
3. The width of the Staircase shall be made as shown in the plan. Corridors and the exit doors shall conform the relevant building rules with up to date amendments.
4. All the staircases shall be extended up to terrace of the building and shall be negotiable to each floor without entering any occupied area.
5. Fire & Smoke doors at the entrance of all the staircase enclosures at each floor level shall