

# **Asansol Durgapur Development Authority**

(A Statutory Body of the Government of West Bengal) Asansol Office: Vivekananda Sarani, (Senraleigh Road), Near Kalyanpur Housing More, Asansol - 713305

Phone no: (0341) 225-7377, 225-7378; Fax: (0341)-225-7379

Phone no: (0341) 225-7377, 225-7378; Fax: (0341)-225-7379

Durgapur Office: 1th Administrative Building, City Centre, Durgapur - 16

Phone no: (0343) 254-6815, 254-6716, 254-6889; Fax: (0343) 254-6665, 254-5793

Website: nww.addaonline.m

e-mail: ceo\_adda@yahoo.com.ceoadda.ud@gmail.com,adda.asl@gmail.com.adda.dgpr@gmail.com

Memo No. ADDA/ASL 2132

Date: 10.02:17

Md. Zakaullah, Sajid Imam, Syed Rashid Imam, Tabassum Parween,

Represented by Mr. Pradip Kumar Jain & Mr. Jayanta Ghosh of Aditya Infra,

Opp.- Eastern Railway Girls High School,

Asansol.

Sub.: Land-use NOC from ADDA for Development of Commercial Housing Project (B+G+V) on RS Plot no. 23252(P), 23253 (P) & 23254 (P), corresponding Mutation Case No. 1543/1/16, 1543/2/16, 1543/3/16 & 1543/4/16 with an area of 2262.8 sq. mtr. (0.559 acres) in Mouza Asansol Municipality, J.L No. 20, P.S. Asansol within Asansol Municipal Corporation, Asansol.

Ref.: Your Application No. P/2741 dated 29-09-2016.

With reference to the above this is to inform you that as per provision of LUDCP, this Authority Sir, is pleased to issue Development Permission for development of Commercial Housing Project (B+G+V) on the above quantum of land and locations mentioned above, subject to fulfillment of the following features & conditions.

For any type of construction, necessary approval of detailed Architectural/Structural drawings duly signed by Architect/Engineer, made as per Corporation/Municipality/Panchayet Acts & Rules is to be obtained from the Competent Authority.

## Features of the proposed project:

Ground coverage as per Building Plan 1.

Number of dwelling units/ 11.

Commercial Units/Area III.

Type of Buildings IV.

Building height V.

: 50.0% of the total plot area;

: 49 units;

: 2605.74 Sq. mt.;

: B+G+V;

: 17.35 Mtr.

#### Conditions:

- 1. This NOC is related to land use only under T&CP Act 1979. All Statutory clearance needs to be obtained for setting up Commercial Housing Project (B+G+V).
- 2. This NOC does not include provision for assuring water supply for the above mentioned project. In case the project proposes to draw ground water or from any other sources, necessary permissions must be sought from the Competent Authority accordingly.
- 3. Necessary supply of Power is required to be obtained from the local Power Supply Agencies. Alternative sources of power must be assured for emergencies.



Contd......P/2.

- 4. Proper adequate drainage is required to be prepared during land development and as per level survey of the area, submitted in this office so that adjacent plots are not adversely affected.
- 5. Necessary Fire Clearance is mandatory as per norms. Fire safety measures are required to be installed to avoid any mishap to the public life and property.
- 6. Garbage Vat is required to be provided within the project area, which is easily accessible to the inhabitants and the local bodies (Corporation, Municipalities etc.) as well.
- 7. Harvesting of Rainwater along with recharging pits in adequate number must be installed in the site to be self-sufficient.
- 8. Installation of Solar System for lightning etc. in all the shadow free areas within the project may be inducted to make the project energy efficient.
- 9. Provision of small S.T.P. must be there. Necessary permission from the Competent Authority may be obtained for the Outfall of such S.T.P.
- 10. The project must ensure the infrastructure of all public amenities and safety measures as and when required and as per Govt. Rules.
- 11. A copy of Completion Certificate of the project from the Competent Authority is required to be submitted in due time to this Authority.
- 12. Permission for conversion of land under the provision of WBLR Act must be obtained from the Competent Authority.
- 13. Arrangement of Ingress & outgress of the project area must be ensured and to be arranged by the project implement authority.

Yours faithfully,

Chief Executive Officer
Asansol Durgapur Development Authority

Memo No.:	Date:
TEMO NO	

Copy forwarded with enclosure of drawings for kind information to the Commissioner, Asansol Municipal Corporation at Asansol.

Chief Executive Officer
Asansol Durgapur Development Authority





# GOVERNMENT OF WEST BENGAL OFFICE OF THEDIVISIONAL FIRE OFFICER, BURDWAN WEST BENGAL FIRE & EMERGENCY SERVICE BURDWAN FIRE STN. BLDG. BURDWAN.

Memo No. FES/Bdn/ 1632 /2016

Dated: 4 10 /2016

From: The Divisional Fire Officer

**Burdwan Division** 

West Bengal Fire & Emergency Services

To:1)Md. Zakaullah.

2) Sazid Imam,

3) Tabasum Parween,

4)Syed Rashid Imam,

M/S. ADITYA INFRA,

G.T.Road, opp. E.Rly Girls High School,

Asansol, Dist. Burdwan.

. Sub : Fire Safety recommendations for proposed B+G+5 storied residential cum commercial building (Block A & Block B), in favour of 1)Md. Zakaullah, 2)Sazid Imam, 3)Tabasum Parween, 4)Syed Rashid Imam, constituted Power of Attorney M/S. ADITYA INFRA, on R.,S.Plot No. 23252, 23253,23254 on R.S.Kh.No.13319,Mouza: Asansol Municipality, J.L.No.20, Ward No. 44, under A.M.C., Dist. Burdwan.

Ref: Your application Dated 29/9/2016

This is to reference to your letter dated 29/9/2016 regarding Fire Safety recommendations for proposed B+G+5 storied residential cum commercial building (Block A & Block B), in favour of 1)Md. Zakaullah, 2)Sazid Imam, 3)Tabasum Parween, 4)Syed Rashid Imam, constituted Power of Attorney M/S. ADITYA INFRA, on R.,S.Plot No. 23252, 23253,23254 on R.S.Kh.No.13319,Mouza: Asansol Municipality, J.L.No.20, Ward No. 44, under A.M.C., Dist. Burdwan.

The plan drawing submitted by you was scrutinized and marked as found necessary from Fire Safety point of view i.e Fire prevention and Fire safety Rules 1996 with upto date amendment and the relevant portions of Part IV of the N.B.C., I.S. Specification and relevant building Rules of Local Bodies subject to inspection report of the Inspecting Authority of this department. In returning one set of Plan with recommendation, this office is issuing Fire Safety recommendation in favor of the aforesaid concern subject to the compliance of the following Fire Safety Measure. After complying of Fire safety recommendation (Enclosed herewith) N.O.C./Fire safety certificate will be issued in due course.

**Enclosed: Recommendation** 

DIVISIONALFIRE OFFICER
BURDWAN DIVISION
WEST BENGAL FIRE & EMG. SERVICES

#### RECOMMENDATIONS

#### 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.
- 2) The floor area exceeds 750m2 shall be suitably compartments by separation walls upto 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. specification.
- 4) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- 5. Arrangement shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.
- B. OPEN SPACE & APPROACH:
- 1) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
- 2) The approach roads shall be sufficiently strong to with stand the load of Fire Engine weighting upto 20 M.T.
- 3) The width and height of the access gates into the premises shall not be less than 4.5 m and 5 M respectively abutting the road.
- C. STAIR CASE:-
- 1) The Stair case of the building shall be enclosed type. Entire construction shall be made of bricks/R.C.C. type having Fire resisting capacity not less than 4 hours.
- 2) The Stair case of the building shall have permanent vents at the top and openable sashes at each floor level in the external wall of the building.
- 3) The width of the Stair cases shall be made as marked in the Plan Corridors and the exit doors shall conforming the relevant building rules and well as rules of the cinematograph Act with upto date amendments.
- 4. One extra stair constructed at opposite site of another stair cases upto roof level connected with all floor.
- 5. All the Stair cases shall be extended upto terrace of the building and shall be negotiable to each other without entering into any room.
- 6. Fire and Smoke doors at the entrances of all the Stair case enclosures as marked in the plan at each floor level shall be provided. The F.C.D. shall be of at least one hour Fire resisting wire glass window fitted with self closing type openable in the direction of escape.
- 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 shall be designed for Fire Lift. The word "FIRE LIFT' shall conspicuously be written at ground floor.



Contd..p/2

#### E. BASEMENT: :-

1) The Basement shall be adequately ventilated.

2) Additional Stair case from the open air as shown in the drawing shall be constructed besides the ramps conforming relevant I.S. specification.

3) The basement shall be protected with Auto Sprinkler system/Hose Reel system etc.

- 4) Mechanical extractor for Smoke venting system from lower/upper basement levels shall also be provided. The system shall be of such design as to operate on Actuation of heat/smoke sensitive detector or sprinkling. It shall also have an arrangement to start it manually.
- 5) Mechanical extractors shall have an alternative source of supply.

6) The Basement shall not be used other than car parking

F. FIRE FIGHTING WATER:

- 1. Underground water Reservoir having water capacity at 50,000. And Overhead Reservoir of 10,000 lts. Capacity exclusively for Fire Fighting purpose with replenishing arrangement @ 1000 lts/min. Preferably from Two different sources of water supply shall be provided.
- 2. The Fire water Reservoir shall have overflow arrangement with the domestic water Reservoir as well as to avoid stagnancy of water.
- 3. The water Reservoir shall be kept full at all times.

#### G. HYDRANT SYSTEM:-

- 1) The building shall be provided with Wet Riser 100 mm internal diameter pipe line with provision of landing valves at the Stair case landings/ half 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/sq.m. All other requirements shall conform I.S. 3844-1899.
- 2) Yard Hydrant/Ring Main Hydrant with provision of four numbers Hydrant shall be installed surrounding the building in accordance with relevant I.S. specification.

#### H. SPRINKLER INSTALLATION

The automatic sprinkler installation shall be provided Basement in all floor areas of the building as per I.S. 1972. Alarm gang to be incorporated along with the sprinkler system.

#### I. FIRE PUMP:

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

A separate Fire Pump shall preferably be building. Provision of Jockey Pump sha system under pressurized condition at with both manual and auto starting positive type or in case of negative's Commer with suitable terrace Pump

Sprinkler installation or the e to keep the Water based ps shall be incorporated mps shall preferably of Wet Riser-cum-Down

Cont..p/3

#### J. ELECTRICAL INSTALLATION & DISTRIBUTION:-

- The electrical installation including transformers, Switch Gears, Min & Meters etc. and the distribution system of the premises shall be made satisfying the code of practice for Fire Safety in general building as laid down in I.S. specification 1946-1982.
- 2. The vertical ducts shall be supply sealed at alternative floor level.
- 3. The electrical installation shall be adequately protected with Co2 /D.C.P. or Medium Velocity/Projector system.
- 4. Alternate Power Supply:-

Arrangement shall have to be made to supply power with the help or a generator to operate at least the Fire Pump, Pump for Deep Tube-well, Fire Alarm system, Fire Lift etc. and also for illuminating the Stair case, corridors etc. and other places of assembly of the building in case of normal power failure.

#### K. DETECTION, ALARM AND SUPPRESSION SYSTEM:-

- Manually operated Electrical Fire Alarm system with at least four numbers of break glass type call boxes fitted with Hooters along with public address system, talk back system at each floor connecting with audio visual panel board shall be made in Control Room. The Control Room shall be located at the entrance of Ground Floor of the building, other requirements of the system shall be made conforming I.S. 2189-1988.
- Auto Fire detection system with the help of Plant and smoke detector shall be installed in all places of below and preferably above false ceiling of the building. The system shall also be made in places or rooms where valuable articles have been kept. The other requirement of the system shall be made in accordance with I.S.2189-1988.
- 3. The suppression system shall be made with Fire Extinguishers and total flooding system with Co2/F.M 200 particularly in computer and Electrical processing and data room and in a room of irreplaceable articles.





- 4. Hooters will be sounded in such a manner so that an operation of a Detector or Manual Call Point Hooters will sounded on the same floor and immediate alternative floor.
- Public Address System:-Public address system linked between all floors and Control Room shall have to be established.

#### L. AIR CONDITIONING SYSTEM: (IF ANY):

- 1) The A.H.U. shall be separated for each floor with the system Air Ducts for individual
- 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 units 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 suitable type of portable Fire extinguishers Fire Buckets etc. in all floors and vulnerable locations of the premises shall be made in accordance with I.S. 2190-1992.

#### N. GENERAL RECOMMENDATIONS:

- In case of storing, keeping and processing any inflammable liquids/chemical /articles/gases etc. beyond the limit of specific quantity. Fire license shall have to be obtained from this deptt.
- 2) Fire License shall have to be obtained for proposed storing and processing with L.P.G. and other highly combustible articles.
- 3) Fire Notice for Fire Fighting and evacuation from the building shall be prepared and be displayed at all vulnerable places of the Building.
- 4) Floor numbers and directional sign of escape route shall be displayed prominently.
- 5) The employees and security staff shall be conversant with installed Fire Fighting equipments of the building and to operate in the event of Fire and Testing.
- 6) Arrangement shall be made for regular checking, testing and proper maintenance of all the Fire Safety installation and equipments installed in the building to keep them in perfectly good working conditions at all times.
- 7) In case of any land dispute /building dispute /Litigation between landlord and tenants /court case etc if arises any time this department has no liabilities and responsibilities in this matter.
- 8) A crew of trained fireman under and experiencer shall be maintained round the clock for safety of the building.
- 9) Mock Fire practice and evacuation that the periodically with participation of all occupants of believed.
- 10) Each year a certificate is to be a proper from the Deliver of Divin. West Bengal Fire & Emg. Services central about a patisfactor services, performance of all the Life and Fire Safety arranged and fire and fire building.
- 11) This Fire Safety Recommendations of the Date of Issue and Prior information is required for full commendations and information is required for full commendations.

#### Form IV

#### Form for Certificate Clearance for Developers [See Rule 7 (5)]

Clearance No. 20/ce/D/2017 Dated: 12.04.2017	2
Whereas the developer, Sri/Smt./Messrs The Authorized Signatory Adity Tol	co.
Address: G. T. Road East Opposite Eastern Railway Girls High School Asansol-3	,,_
has submitted an application with the prescribed fee on	
Certificate of: Clearance for the following developmental project:	
(a) Nature of Project B+G+V (Residential eum Commercial Building)	
(b) Location: Gr. T. Road East opposite Eastern Railway Grisds High School, Asansa-3	
(c) Details of Plot(s) of Land: R5 Plot No. 23252, 23253, 23254	
(d) Total Area (in Ha)	
AND Whereas the aforesaid developer has also submitted a plantation plan in the prescribed format;  AND Whereas the undersigned has approved the said plantation plan after satisfying himself on proper scrutiny of the plan and completing the field enquiry that the proposed plantation of trees as shown in the plantation plan is in accordance the provisions of the West Bengal Trees (Protection and Conservation in Non Forest Areas) Act, 2006 and the Rules made thereunder;  AND Whereas the occurrence of the West Bengal Pollution Control Board has been obtained vide their letter No.	
vide their letter No	
Now, therefore, the undersigned issues this <b>Certificate of Clearance</b> in favour of the aforesaid developer in accordance with sub-section (4) of section 9 of the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006, subject to the following conditions:-	

- 1. This Certificate is non-transferable.

- 3. As provided in the provision to sub-section (9) of section 9 of the West Bengal Trees (Protection and Conservation in Non- Forest Areas) Act 2007, the plantation has to be implemented before the development project initiated; however, the developer is permitted to provide self-certificate of plantation undertaken as per sub-rule (1) of rule 7.
- Formal permission for selling of trees on the land being developed, if necessary, be granted only after the sanction of building / construction plan;
- 5. This Certificate shall cease to be valid if the building / construction plan is rejected by the sanctioning authority or if the plantation work is not completed within the period as specified in the Condition No. 2 above.

as specified in the Condition N	o. 2 above.
Enelo: - 1 (one) no. Approved Plantation Plan	(Signature of the Competent Authority)
Directorate of Forests  Covt. of W.B.	Name: MILAN KANTI MANDAL  Designation: Divisional Forest Officer  Durgapur Division
Division, O	Official Seal :
No12712-50	Dated, Durgapur, The 13/04 /2017
Copy forwarded, to the Range reference to his letter No 21/AL	Officer, Asamsol Range with
*	W

Divisional Forest Officer Durgapur Division

5.3.

JF PROPOSED (B+G+V) STORIED RESIDENTIAL / COMMERCIAL CUM RESIDENTIAL BUILDING OF 1]MD. ZAKAULLAH ID IMAM 3] TABASSUM PARWEEN 4] SYED RASHID IMAM with constituted power of attorney M/S. ADITYA INFRA J.L. NO.:20 MOUZA: ASANSOL MUNICIPALITY, R.S.KHATIAN NO: 13319, R.S. PLOT NO: 23252,23253,23254 ARD NO:44 (NEW) 17 (OLD) HOLDING NO: 14(49) G.T.ROAD(E)
FP. EASTERN RAILWAY GIRLS' HIGH SCHOOL Minimum area of Plantation 461.175 squart i.e. 20.35% of land P.O.; ASANSOL DIST: BURDWAN P.S.: ASANSOL(S) Wea 2266.22054. mt Approved Divisional Forest Office **Durgapur Division** 5.50 AREA STATEMENT :-LAND AREA - 33KH. - 14 CH. - 3 SQ.FT. = 2266.220 SQ.M. PERMISSIBLE GROUND COVERAGE @ 50% OF = 1133.110 SQ. M. PROPOSED GROUND COVEREAGE:COVERAGE IN BLOCK (A): 764.946 SQ.M.
COVERAGE IN BLOCK (B): 367.412 SQ.M.
TOTAL GROUND COVERAGE in A+B= 1132.358 SQ.M. (49.96%) BLOCK - A (FRONT)
BASEMENT AREA :- 888.688 SQ.M.
GROUND FLOOR AREA :- 721.782 SQ.M.
1ST FLOOR AREA :- 758.274 SQ.M.
2ND FLOOR AREA :- 758.274 SQ.M. 3RD/4TH/5TH FLOOR AREA :- 764.946 SQ.M. TOTAL COVERAGE WITH BASEMENT :-888.688 + 721.782 + (758.274 x 2) + (764.946 x 3) = 5421.856 SQ.M. BBLOCK - B (BACK)
BASEMENT AREA: - 375.740 SQ.M.
GROUND FLOOR AREA: - 367.412 SQ.M.
1ST/2ND/3RD/4TH/5TH FLOOR AREA: - 367.412 SQ.M.
TOTAL COVERAGE WITH BASEMENT: -.0...0 TOTAL GUVERAGE WITH BASEMENT :375.740 + (367.412 x 6) = 2580.212 SQ.M.
COMMERCIAL AREA :721.782 + 758.274 + 758.274 + 367.412 = 2605.742 SQ.M.
OPEN SPACE :- 2266.220 - 1132.358 = 1133.862 SQ.M. PLANTATION AREA STATEMENT: AREA OF THE LAND =2266.220 M2 PERMISSIBLE PLANTATION AREA 20% OF THE LAND: 453.244 SQ.M. PROPOSED PLANTATION AREA 20.35% OF THE LAND: 461.175 SQ.M. COMMERCIAL SPACE AMERICAL SPACE VANKAR CHAUDHURI GROUND FLOOR PLAN BCE, MIGS, LBS (I) AMO/074 Structural Engineer (AMC/075) Registered Valuesignature of singinger ADITYA INFRA kuman join Section 1 G.T. ROAD ADITYA INFRA Jayantin Ghosh PLANTATION PLAN

SIGNATURE OF OWNER

### Govt. of West Bengal

#### Forest Department e-Challan

GRN:

19-201718-000196238-2

Payment Mode: Counter Payment

GRN Date: 10/04/2017 14:09:53

BRN: \$49510109

Bank: United Bank

BRN Date: 10/04/2017 00:00:00

#### **DEPOSITOR'S DETAILS**

Name:

E-mail:

The Authorized Signatory

Forest Id No. :

Contact No.

Mobile No. +91 7044064744

**Total Amount** 

Address:

Aditya Infra, G.T Road East, Asansol-3

User Type:

Depositor

From Date:

10/04/2017

10/04/2017

Circle

South East Circle

DDO/DFO:

Durgapur Division

Remarks:

Application fee for NOC

Range:

Asansol

#### PAYMENT DETAILS

SI. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	Forest	Other Receipts-Other Receipts- Other Receipts	0406-01-800-021-27	1000

In Words:

Rupees One Thousand only



#### HORIZON-I

: The construction of the B+G+V residential cum commercial building at R.S. Plot no: 23253,23254 Khatian no:13319 J.L. NO: 20 Holding no:24(49) G.T. Road Mouza: Asansol Municipality

Name of he owners: MD. ZAKAULLAH / MD. SAJID IMAM/TABASSUM PARVEEN// SYED RASHID IMAM

This is to declare hat the plots mentioned above are not coming under the jurisdiction of Airport Authority of India.

All the relevant papers regarding the sanction of the building from Asansol Municipal Corporation are annexed herewith.

DECLARANT

Aditya Infra

Jayanlin Chosh
Partner

Partner

Regd. Office:

Ashoka Residency, Saradapally Street No. 5, Vidyasagar Sarani, Asansol - 713304 District : Paschim Bardhaman(W.B.)

Site Office:

THE HORIZON

14 (49) G.T. Road, Opp. Eastern Rly Girls High School, Asansol - 1, District : Paschim Bardhaman (W.B.)



# Declaration

We do hereby declare that the commencement letter is not issued/approved by the concerned competent authority as per prevailing system. We took the plan sanction dated 19/04/2017 vide No. 78/SP/AMC/HO/17 as the commencement date of the project Horizon – I under Aditya Infra Firm.

Partner J. Jayanlin Chosh
Partner

Regd. Office:

Ashoka Residency, Saradapally Street No. 5, Vidyasagar Sarani, Asansol - 713304 District: Paschim Bardhaman(W.B.)

Site Office:

THE HORIZON

14 (49) G.T. Road, Opp. Eastern Rly Girls High School, Asansol - 1, District: Paschim Bardhaman (W.B.)