



The Kolkata Municipal Corporation  
Building Department  
SCHEDULE VI

Page 2

FORM OF BUILDING PERMIT

Premises & Street Name: 174/8 NETAJI SUBHAS CHANDRA BOSE ROAD

6. # The Building work for which this Building Permit is issued shall be completed within 18 AUG 20
  
- # Commencement of Erection/Re-Erection Not within two years will require fresh application for sanction
7. The construction will be undertaken as per sanctioned plan only and no deviation from the Kolkata Municipal Corporation Building Rules 2009, will be permitted. Any deviation done against the Kolkata Municipal Corporation Building Rules is liable to be demolished and the supervising Architect/Licence Building Surveyor engaged on the job will run the risk on having his licence cancelled.
8. One set of plans and specifications submitted along with the notice under Sub Rule(i) of Rule 4 duly countersigned is returned herewith.



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Yours Faithfully,

~~Asst Engg~~/Executive Engg  
by order

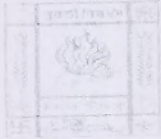
(Municipal Commissioner)

(Signature and designation of the Officer to whom powers have been delegated)

Annexure: Four Sets of Plan

Office No. 191/Ass.X/14-15

The Kolkata Municipal Corporation  
Building Department  
Borough : 10



Stacking Memo

Dated: 18 AUG 2015

The Conservancy Officer  
Borough No : 10  
Conservancy Department  
The Kolkata Municipal Corporation

The following particulars may please be noted for your information the building permit for constructional work at premises no. noted below has been issued on realisation of stacking fees as per rate specified in the resolution of Mayor-in-Council.

Premises No : 174/8 NETAJI SUBHAS CHANDRA BOSE ROAD

Built up area: 2840.53 sqm Amount realised on built up area : Rs. 99048 /-

The above noted amount has been deposited as stacking fees vide B.S No 2015100072  
at 18-AUG-15 for the period of three months w.e.f the date of sanction

*Sd-*  
Executive Engineer (C)/Bldg  
Borough No. 10

*Sanerjee*  
H.A.  
18/08/15  
Head Assistant  
Bldg. Deptt./Br.-2  
K.M.C.

Office of the  
Executive Engineer, Br.-X  
The Kolkata Municipal Corpn.  
Building Department, Br.-X  
Dated 18/08/15



The Kolkata Municipal Corporation  
Building Department  
SCHEDULE -VI  
FORM OF BUILDING PERMIT



From-The Municipal Commissioner  
The Kolkata Municipal Corporation  
Kolkata

To : HARSHVARDHAN PATODIA/KUMARVARDHAN PATODIA, C.A. OF LACHMI DEY AND RANA DAS  
SF/2, NEW ROAD, ALIPORE ,KOL-27

SUBJECT:-Issue of sanction/provisional sanction of erection/re-erection/addition to or  
alteration of, the building and issue of Building Permit under Rule 13(1(a)).

Building permit, Premise No.174/8 NETAJI SUBHAS CHANDRA BOSE ROAD  
Ward No. 098  
Borough No. 10

Sir,

With refrence to your application dated 06-JAN-15 for the sanction under section  
393 of the Calcutta Municipal Corporation Act,1980,for erection/reerection/addition to/  
alteration of ,the Building on 174/8 NETA NETAJI SUBHAS CHANDRA BOS Ward No.098  
Borough No.10 ,this Building Permit is hereby granted subject to the following conditions  
namely:-

1. The Building Permit No. 2015100072 dated 18-AUG-15 is valid for Occupancy/use group  
**Residential**
2. The Building permit no. 2015100072 dated 18-AUG-15 is valid for 5 years from date of  
sanction.
3. Splayed Portion: Sanctioned conditionally by undertaking of the owner that the splayed  
portion will be free gifted to the C.M.C and no wall can be constructed over it.
4. The following conditions regarding use of inflammable material:-
  - a)
  - b)
  - c)
5. Farther Condions:-

# Before starting any construction the site must conform with the plans sanctioned and  
all the conditions as proposed in the plan should be fulfilled.The validity of the  
written permission to execute the work is subject to above conditions.  
# Sanctioned subject to demolition of existing structure to provide open space as per  
plan before constrution is started

Dated: 03.12.2015.

From :-

1. Mr. Rana Das  
174/8, Netaji Subhas Chandra Bose Road  
Kolkata - 700 040
2. Mrs. Lachmi Dey  
90/2/3, M.B. Sarani  
Kolkata - 700 040

To  
The Executive Engineer,  
Borough -X  
Kolkata Municipal Corporation  
Kolkata.

Re: Premises no. 174/8, Netaji Subhas Chandra Bose Road, Kolkata - 700 040, ward-98, Borough -X.

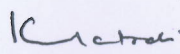
Sub: Notice of Commencement under Rule 22 of the Kolkata Municipal Corporation Building Rules 2009, as per Building Permit no. 2015100072 dated 18.08.2015.

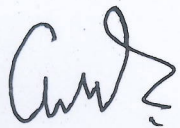
Dear Sir,

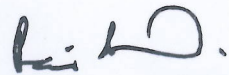
We, Rana Das residing at 174/8, Netaji Subhas Chandra Bose Road, Kolkata - 700 040 and Lachmi Dey residing at 90/2/3, M.B. Sarani, Kolkata - 700 040 represented by our constituted attorney Shri Kumar Vardhan Patodia, do hereby give notice that the erection of the building shall commence on 12.12.2015 as per Building Permit no. 2015100072 dated 18.08.2015 granted by you, under the supervision of Shri. Raj Kumar Agarwal, Architect having registration no. CA-94/17940 and in accordance with the plan and specifications sanctioned.

Thanking You,

Yours faithfully,

  
Kumar Vardhan Patodia  
Constituted attorney of  
Mr. Rana Das  
Mrs. Lachmi Dey

  
ASHIM KUMAR DAS  
Structural Consultant  
B.C.E. M.I.E. C.E. M.I.G.S.A.S.C.E.  
FELLOW IA StructE.  
E.S.E. - 1/90 (K.M.C.)  
M-140550-5

  
Rajkumar Agarwal  
Architect  
Member of Council of  
Architecture CA/94/17940  
Countersigned By the Architect.

Office of the  
Executive Engineer, Br.-X  
The Kolkata Municipal Corpn.  
Building Department, Br.-X  
Dated: 04/12/15



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

Memo. No. : WBFES/1761/14

/Kol-RB/56/14 (56/14) Date : 16.06.14

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

To : Mr. Kumar Patodia  
C.A. of Rana Das & Lachmi Dey  
207, A.J.C. Bose Road,  
Kolkata-700 017.

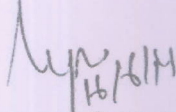
Sub : Fire & Life Safety Recommendation for proposed construction of G+XI storied Residential Building at premises No.- 174/8, N.S.C. Bose Road, Ward No-98, Borough-X, Kolkata-700 040.

This is in reference to your letter No. Nil dated 14.01.2014 regarding Fire Safety measure for proposed Construction of G+XI storied Residential Building at premises No.- 174/8, N.S.C. Bose Road, Ward No-98, Borough-X, Kolkata-700 040.

The plan drawing 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 office is issuing **Fire Safety Recommendation** in favour of the aforesaid building subject to the compliance of the following fire safety measure.

**Enclo. :**

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

  
DIRECTOR IN CHARGE  
FIRE PREVENTION WING  
WEST BENGAL FIRE & EMERGENCY SERVICES

## 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 interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
3. Provision of ventilation at the crown of the central core-duct of the building shall be provided.
4. Arrangements 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 withstand the load of Fire Engine weighting up to 45 M.T.
3. The width and height of the access gates into the premises shall not be less than 5.0 – 5.0 M respecting abutting the road.

### C. STAIRCASE :

1. The staircase 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 staircase 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 staircases shall be made as marked in the plan. Corridors and the exit doors shall conforming the relevant building rules with up-to-date amendments.
4. All the staircase shall be extended up to terrace of the building and shall be negotiable to each floor.
5. Fire and smoke doors at the entrances of all the Staircase 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 :

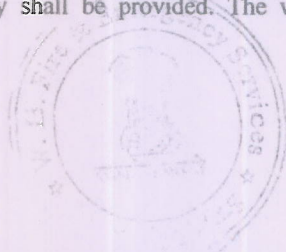
1. The walls of the lift enclosure shall be at least two hours Fire resisting type.
2. Collapsible gate shall not be permitted.
3. One of the lift shall be designed for Fire Lift. The word "FIRE LIFT". Shall conspicuously written at ground floor.

### E. REFUGE AREA :

1. Refuge area is not less than 15 Sqm. Shall be provided on the external wall with cantilever projection or other suitable 23.4 m levels of the building as shown in the drawings.
2. The Refuge areas shall be of Fire resisting construction and protected with self-closing F.C.D. at the entrance from the corridors at staircase lobbies.
3. The position of Refuge areas shall be such so that they are negotiable by the Fire Services Ladder from the Ground.

### F. FIRE FIGHTING WATER :

Underground water reservoir having water capacity of 75,000 ltrs. exclusively for Fire fighting purpose with replenishing arrangements @ 1000 ltrs./min. Preferably from two different sources of water supply shall be provided. The 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 full at all time.

**G. HYDRANT SYSTEM :**

- 1 The building shall be provided with Wet Riser of 100mm. internal diameter Pipe Line with provision of landing valves at the Staircase 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 2400 lts/min. at the ground floor level outlet and minimum 900lts/min. at the top most outlet. In both cases the running pressure shall not be less than 3.5Kgs/Sq.cm. All other requirements shall conforming I.S. 3844 – 1989.
- 2 Provision for Hose Reel in conjunction with Wet Riser shall be made at each floor level. Conforming the relevant I. S. Specifications.
- 3 Yard Hydrant/Ring Main Hydrant with provision of adequate numbers Hydrant shall be installed surrounding the building in accordance with relevant I.S. specifications.

**H. SPRINKLER INSTALLATION:**

1. The automatic Sprinkler installation shall be provided in the Ground & 1<sup>st</sup> floor show room of the building as per I.S. 9972. Alarm gang to be incorporated 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 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 made for the total Sprinkler Installation of the Building. Provision of Jockey Pump shall also have to be made to keep the Water based system under pressurized condition at all the time. All the pumps shall be incorporated with both manual and auto starting facilities. The suction of pumps shall preferably of positive type or in case of negative suction the system shall be wet riser-cum-down comer with suitable terrace pump with overhead tank.

**J. ELECTRICAL INSTALLATION & DISTRIBUTION :**

- 1 The electrical installation including transformers, Switch Gears, Main & 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 & horizontal ducts shall be supply sealed at each floor level by fire resisting material.
- 3 The electrical installation shall be adequately protected with CO<sub>2</sub>/D.C.P. Fire extinguishers.
- 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, Pump for deep Tube-well, Fire Alarm System, etc. and also for illuminating the Staircase, corridors etc. and other places of assembly of the building incase of normal power failure.

**K. DETECTION AND ALARM SYSTEM :**

1. Manually operated Electrical Fire Alarm system with at least three numbers of break glass type call boxes fitted with Hooters at each floor connecting with 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.
2. Auto fire detection system with the help of heat and smoke detector shall be installed in show rooms & community areas of below and preferably above false ceiling of the building. The system shall also be made in places of rooms where valuable articles have been kept. The other requirements of the system shall be made in accordance with I.S. 2189-1988.
3. The suppression system shall be made with Fire Extinguishers particularly in computer and electric processing and data room and in a room of irreplaceable articles.



4. Hooter will be sounded in such a manner so that an operation of a Detector or Manual Call Point Hooters will be sounded on the same floor and immediate alternate floor.

**L. AIR CONDITIONING SYSTEM (If any) :**

1. The A.H.U. shall be separated for each floor with the system 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 units room shall not be used for storage of any combustible materials.

**M. FIRST AID FIRE FIGHTING SYSTEM :**

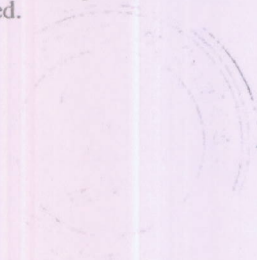
First Aid Fire fighting arrangement in the style of placing suitable type of portable Fire Extinguishers, Fire Buckets etc. in all floors and vulnerable locations of the premises shall be made in accordance with I.S. 2190 – 1992.

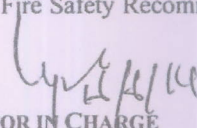
**N. GENERAL RECOMMENDATIONS :**

- 1 Fire License shall have to be obtained for proposed storing and processing with L.P.G. and other highly combustible articles.
- 2 Adequate Fire Mask to be provided.
- 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 A crew of trained Fireman under the experienced Officer shall be maintained round the clock for safety of the building.
- 8 Mock Fire practice and evacuation drill shall be performed periodically with participation of all occupants of building.
- 9 Each year a certificate is to be obtained from the **Director General, West Bengal Fire & Emergency Services** certifying about the satisfactory services, performance of all the Life and Fire Safety arrangements and installation of the building.

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 changes the nature of use of the building in respect of the approved plan drawing, without obtaining prior permission from this office, this Fire Safety Recommendation will be treated as cancelled.



  
**DIRECTOR IN CHARGE  
FIRE PREVENTION WING  
WEST BENGAL FIRE & EMERGENCY SERVICES**



**BHARAT SANCHAR NIGAM LIMITED**  
(A Govt. of India Enterprise)  
Office of the Chief General Manager, Telecom Projects, E/Zone,  
**Microwave Survey Division,**  
2/5A, Judges Court Road, Alipore, Kolkata – 700 027

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No-G/MWC/1-150/T.B/2013-14/19/Vol-II

Dated at Kolkata 09-09-2013

To  
Mr. Kumar Vardhan Patodia  
(Constituted Attorney of Mr. Rana  
Das & Mrs. Lachmi Dey)  
5F/2, New Road,  
Kolkata-700027.

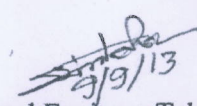
**Sub:- Clearance of height of proposed building at Premises No. 174/8, Netaji Subhas  
Chandra Bose Road, Ward No.-98, Borough-X, Kolkata – 700040.**

Dear Sir,

In connection with your application regarding above mentioned subject, it is observed that there is no physical obstruction to the Working BSNL Microwave schemes for the proposed building as per drawing supplied with your application (maximum height of 53.10 meter above HASL), hence the height of the proposed building at the above mentioned premises has been cleared for **53.10 Meter (Fifty Three Point One Zero meters only)** above ground level including lift machine room and water tank on the roof top.

One set of drawings, duly signed is returned herewith. **Any change in the drawings is not permissible, if so, a separate application with proper drawings in this regard is to be submitted to this office.**

Encl:- As stated

  
9/9/13  
Divisional Engineer Telecom.  
Microwave Survey Division  
Kolkata.