



# 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

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Memo No.: ADDA/ASL/

1421/V/ISS/FL/NOC/297

Date: 27.10.16

To

Sri Krishanu Gorai,  
Saradapally, (Behind Big Bazar),  
Asansol, Dist.- Burdwan,  
713325.

**Sub.:** Land-use NOC from ADDA for Development of **Commercial Housing Project (B+G+V)** on RS Plot no. 3200(P); LR Plot No. 2766(P), LR Khatian No. 5634 with an area of 2914.80 sq. mtr. (72 dec.) in Mouza Santa, J.L No. 20, P.S. Hirapur within Asansol Municipal Corporation, Asansol.

**Ref.:** Your Application No. P/2391 dated 18-08-2016.

Sir,

With reference to the above this is to inform you that as per provision of LUDCP, this Authority 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:

- |   |                                  |
|---|----------------------------------|
| I. Ground coverage as per Building Plan       | : 49.65% of the total plot area; |
| II. Number of dwelling units/Commercial Units | : 102 units/06 units ;           |
| III. Type of Buildings                        | : B+G+V;                         |
| IV. Building height                           | : 18.0 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.

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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

**Date:** .....  
ar

**Memo 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





सत्यमेव जयते

GOVERNMENT OF WEST BENGAL  
OFFICE OF THE DIVISIONAL FIRE OFFICER, BURDWAN  
WEST BENGAL FIRE & EMERGENCY SERVICES  
BURDWAN FIRE STN. BLDG. BURDWAN.



Memo No. FES/Bdn/ 1286 /2016

Dated: 11/8 /2016

From: The Divisional Fire Officer  
Burdwan Division  
West Bengal Fire & Emergency Services

To : Sri Krishanu Gorai,  
PASUPATI COMPLEX,  
Saradapally, Behind Big Bazar, Asansol, Dist. Burdwan.

**. Sub :** Fire Safety recommendations for proposed B+G+5 storied residential cum commercial (Block A,B,C) in favour of Sri Krishanu Gorai, PASUPATI COMPLEX, at Saradapally, Behind Big Bazar, on L.R.Kh.No. 5634, L.R.Plot No. 2766, R.S.Plot No. 3200, J.L.No.20, Mouza: Santa, Ward No.56, under A.M.C., Dist. Burdwan.

**Ref:** Your application Dated 8/8/2015

This is to reference to your letter dated 8/8/2015 regarding Fire Safety recommendations for proposed B+G+5 storied residential cum commercial (Block A,B,C) in favour of Sri Krishanu Gorai, PASUPATI COMPLEX at Saradapally, Behind Big Bazar, on L.R.Kh.No. 5634, L.R.Plot No. 2766, R.S.Plot No. 3200, J.L.No.20, Mouza: Santa, Ward No.56, 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**

*[Handwritten signature]*

DIVISIONAL FIRE OFFICER  
BURDWAN DIVISION  
WEST BENGAL FIRE & EMG. SERVICES



## RECOMMENDATIONS

### I. 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/Panchayet/ Municipal Corporation as well as N.B.C. of India 2005.
- 2) The floor area exceeds 750m<sup>2</sup> 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 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 45 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) All the Stair cases shall be extended upto terrace of the building and shall be negotiable to each other without entering into any room.
- 5) 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. L I F T :-

- 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. FIRE FIGHTING WATER :

1. Underground water Reservoir having water capacity at 1,00,000 Lts. Capacity with replenishing arrangement @ 1000 lts/min. Preferably from 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 full at all times.

F. HYDRANT SYSTEM :-

- 1) The building shall be provided with Wet Riser 150 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) Provision of Hose reel in conjunction with wet riser shall be made at each floor level conforming the relevant I.S. specification.
- 3) Yard Hydrant/Ring Main Hydrant with provision of two numbers Hydrant shall be installed surrounding the building in accordance with relevant I.S. specification.

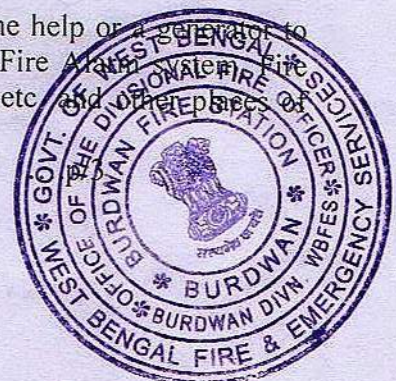
G. FIRE PUMP :

1. 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.
2. . 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 Commer with suitable terrace Pump fitted with overhead tank.

H. 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 electrical ducts shall be sealed at each floor level by fire resisting material.
3. The electrical installation shall be adequately protected with Co2 /D.C.P.
4. Alternate Power Supply :-

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





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I. DETECTION,ALARM AND SUPPRESSION SYSTEM :

- 1) 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.
- 2) Auto Fire detect ion system with the help 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 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) Hooter will be sounded in such a manner so that an operation of a Detector or Manual Call point Hooters wil sounded on the same floor and immediate alternate floor.
- 4) Public Address System: Public address system linked between all floors and Control Room shall have to be established.

J. 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 unit's room shall not be used for storage of any combustible materials.

K. 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.



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GENERAL RECOMMENDATIONS:

- 1) Fire License shall have to be obtained for proposed storing and processing with highly combustible articles.
- 2) Fire Notice for Fire Fighting and evacuation from the 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 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 equipments installed in the building to keep them in perfectly good working conditions at all times.
- 6) A crew of trained Fireman under the experienced Officer shall be maintained round 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.
- 8) Each year a certificate is to be obtained from the Divisional Fire Officer, Burdwan, West Bengal Fire & Emergency services certifying about the satisfactory services, performance of all the Life and Fire Safety arrangements and installation of the building.
- 9) On compliance of all the above Fire & Life safety recommendations the D.F.O. Burdwan 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 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 Recommendations will be treated as cancelled.







Mobile : 9564895055, 9832175129, 9832167613, Office : (0341) 2250

# MAA TARA CONSTRUCTION

REAL ESTATE & DEVELOPER

REGD. OFFICE : Radhanagar Road, At Jharna Residency, Asansol, Dist.- Paschim Bardhaman, PIN - 713325

SITE OFFICE : Pasupati Complex, Sarada Pally (Behind Big Bazar), Asansol, PIN - 713325

To  
The Commissioner / Secretary  
Asansol Municipal Corporation  
Asansol

Sub - Intimation regarding commencement of the housing project

Sir,

This to say that the construction of building under the housing project (PASUPATI COMPLEX), sanction plan vide no. 38(3)/BP/AMC/HO/16. dated 21-11-2016, has already been started on (25-01-2017).

This is for your kind information and taking necessary action.

DATE : \_\_\_\_\_

Signature with Stamp

MAA TARA CONSTRUCTION  
*Subhas Roy*  
Partner

MAA TARA CONSTRUCTION  
*Bikram Sanjiva*  
Partner







Mobile : 9564895055, 9832175129, 9832167613, Office : (0341) 2250321

# MAA TARA CONSTRUCTION

REAL ESTATE & DEVELOPER

REGD. OFFICE : Radhanagar Road, At Jharna Residency, Asansol, Dist.- Paschim Bardhaman, PIN - 713325

SITE OFFICE : Pasupati Complex, Sarada Pally (Behind Big Bazar), Asansol, PIN - 713325

## Declaration regarding clearance in respect of Airport Authority of India

This is hereby declared that the land scheduled below in respect of project (Pasupati Complex) does not fall under the jurisdiction of the Airport Authority of India.

Schedule of the Project -

Project Name - Pasupati Complex

Building - B+G+V

District - PASCHIM BURDHAMAN

Police Station - Hirapur

Mouza - Santa

J.L. No. - 20

Khatian No. - 5634

L.R. Plot No. - 2766

Area - Saradapally, behind Big Bazar, ASANSOL.

Signature

MAA TARA CONSTRUCTION  
*Biswam*  
Partner

MAA TARA CONSTRUCTION  
*Zubhas Roy*  
Partner