Front Elevation CA/37

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/ 5755 /13. /Kol/RB/1125/12(1125/12) Date 8.1.13.

From: Director, West Bengal Fire & Emergency Services.

To: Harsh Sanon, Sanon Sen & Associates (P) Ltd, 5, Russel Street, Kolkata-700 071.

Sub: Fire & Life safety recommendation for Proposed construction of 2Nos. of B+G+14(Wing 1 & 8), 2Nos of B+G+16(Wing-2 & 7), 1 No. –B+G+15 (wing-10), 5Nos B+G+18(Wing 3, 4, 5, 6 & 9) storied with 1 No B+G+1 storied Club House under group Residential Building at premises No.-591A, Motilal Gupta Road, Ward No.-122, Borough No.-XIII, Kolkata-700 008.

This is in reference to your letter No.-Nil dated 26.06.2012 regarding Fire & Life safety recommendation for Proposed construction of 2Nos. of B+G+14(Wing 1 & 8), 2Nos of B+G+16(Wing-2 & 7), 1 No. –B+G+15 (wing-10), 5Nos B+G+18(Wing 3, 4, 5, 6 & 9) storied with 1 No B+G+1 storied Club House under group Residential Building at premises No.-591A, Motilal Gupta Road, Ward No.-122, Borough No.-XIII, Kolkata-700 008.

The plan drawings 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.

DIRECTOR
WEST BENGAL FIRE & EMERGENCY SERVICES

For CALCUTTA INFRASTRUCTURE INFOTECH PROJECTS LTD.
S. K. Himatsingka
Constituted Attorney

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 Kolkata Municipal Corporation.
2. The floor area exceeds 750m² shall be suitably 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. specifications.
4. Provision of ventilation at the crown of the central core-duct of the building shall be provided.
5. 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 4.5M and 5 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 and well as rules of the cinematograph Act. With up-to-date amendments.
4. All the staircase shall be extended up to 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 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. Collapsible gate shall not be permitted.
2. One of the lift shall be designed for Fire Lift. The word "FIRE LIFT" shall conspicuously written at ground floor.
3. Lift and Lift Lobby communicate to the basement shall have to be pressurized as per guide line of N.B.C. –IV, Annex 'C'.

E. REFUGE AREA:
1. Refuge area is not less than 15sq. m. shall be provided on the external wall with cantilever projection or other suitable means at 25M, 40M and 52M. levels of the building as shown in the drawing.
2. The refuge area shall be of Fire resisting construction and protected with self closing F.C.D. at entrance from the corridor or the staircase lobbies.
3. The position of refuge Areas shall be such that they are negotiable by the Fire service Ladder from ground.

F. BASEMENT:
1. The basement shall be adequately ventilated.
2. Additional staircase from the open air as shown in the drawing shall be constructed beside the ramp 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 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. Basement shall never be used other than car parking.

G. FIRE FIGHTING WATER:
Underground water reservoir having water capacity at 5,00,000ltrs. and overhead reservoir 35,000Ltrs. (in each tower) capacity exclusively for Fire fighting purpose with replenishing arrangements @ 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 time.

H. HYDRANT SYSTEM:
1. The building shall be provided with Wet Risers of 150mm 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 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 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. specification.

I. SPRINKLER INSTALLATION:
The automatic Sprinkler installation shall be provided in Basement and in all floor areas of the building as per I.S. 9972. Alarm gong to be incorporated along with the sprinkler system.

J. FIRE PUMP: (2Nos of adequate Fire Pump Room shall have to be provided to keep the based under pressurized condition all the time through out the campus.)

Page 2 of 4

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 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.

K. 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 ducts shall be supply sealed at alternative floor level.
3. The electrical installation shall be adequately protected with CO_2/D.C.P. 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, Pump for deep Tube-well, Fire Alarm System, Fire Lift etc. and also for illuminating the Staircase, corridors etc. and other places of assembly of the building incase of normal power failure.

L. INTELLIGENCE ANALOGUE SYSTEM:
1. Auto Fire Alarm System with analogue 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 in all floors area of the building in such a manner that maximum travel distance shall not be more than 22.5Mtrs. in order to reach any of the call point.
3. Micro Processor based fire alarm panel shall be installed and all shall also be connected with main panel at the Fire Control Room of the premises 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 satisfy the I.S. specifications 2189 (as amended) and the code of practice as laid down in the N.B.C. Part-IV.

M. 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.

N. 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. 15683 with effect from January 2012.

P-2

O. GENERAL RECOMMENDATIONS:
1. Fire Licence 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 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 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
WEST BENGAL FIRE & EMERGENCY SERVICES

Page 4 of 4

Resolutions of MIC Meeting
MeetingNo 487 MeetingDate 28/08/2014 Total No of Cases: 0

BrnoNo 162/14-15 Br 13 Ward 122 PremisesNo 591A, Motilal Gupta Road

Proposal

This is a proposal for sanction of B + G + 14, B + G + 15, B + G + 16 & B + G + 18 storied (4 blocks (10 wings) of residential buildings) of proposed height 47.70 m., 50.75 m., 53.80 m. & 59.90 m respectively.

Signatures of Members
CRSC Ltd. W.B.F.&E.S. I.T.P.I. K. P. (TRAFFIC) K.M.D.A. IIA, KOL. CHAPTER

Director General (Bldg) Municipal Commissioner Page 1 of 2

Resolutions of MIC Meeting
MeetingNo 487 MeetingDate 28/08/2014 Total No of Cases: 0

BrnoNo 162/14-15 Br 13 Ward 122 PremisesNo 591A, Motilal Gupta Road

Subject to above the proposal is recommended for sanction.
There is no violation of Bldg. Rules, as such.

Director General (Bldg) Municipal Commissioner Page 2 of 2

MAYOR
THE KOLKATA MUNICIPAL CORPORATION

THE KOLKATA MUNICIPAL CORPORATION
CENTRAL MUNICIPAL OFFICE BUILDINGS
OFFICE OF THE CHIEF MANAGER (REVENUE)
5, S.N. BANERJEE ROAD, KOLKATA – 700013

(AN AGENDA ITEM FOR CONSIDERATION OF MAYOR-IN-COUNCIL)

Page 1 of 2

Chief Manager (Revenue)

MAYOR-IN-COUNCIL
Dated: 25/07/2014
Item No. MOA-88.13
Resolved:
I) That the proposal of Chief Manager (Revenue) regarding separation application filed by M/s Calcutta Infrastructure Infotech Projects Ltd. vide Case No. P/133/12-Jun-14/13421 dated 12/06/2014 for Premises No. 591A, Motilal Gupta Road, with Assessee No. 41-122-08-1751-2, is taken up for consideration and approved.
II) That the matter of allowing the mutation on separation ground of the entire property consisting of 49 Bigha 07 Cottah 09 Chattack and 27 Square Feet (already mutated in favour of M/s Calcutta Infrastructure Infotech Projects Ltd.) into two segments i.e. 14 Bigha 02 Cottah 11 Chattack 08 Square Feet and 35 Bigha 04 Cottah 14 Chattack 19 Square Feet in favour of M/s Calcutta Infrastructure Infotech Projects Ltd. in order to avoid disputes, is taken up for consideration and approved.
III) That the matter of granting mutation on separation due to dispute of ownership by orders of DRT-1 for 14 Bigha 02 Cottah 11 Chattack 08 Square Feet in favour of M/s Calcutta Infrastructure Infotech Projects Ltd. (existing R.O.) as person liable to pay tax, is taken up for consideration and approved.
IV) That the matter of granting regular mutation in favour of M/s Calcutta Infrastructure Infotech Projects Ltd. (existing R.O.) for the balance portion of land 35 Bigha 04 Cottah 14 Chattack 19 Square Feet, is taken up for consideration and approved.
V) That Chief Manager (Revenue) shall take necessary action accordingly.

(Sovan Chatterjee)
Mayor

Re: Present status of area of land under Premises No. 591A, M. Lal Gupta Road under Ward No. 122.

A. C. (S. S. U.)

Order of Dy. Ch. Engineer (B) (Br.- XIII & XIV) dt 21-08-2014 is at backage may kindly be perused.

Accordingly, following informations are furnished:

(1) Copies of concerned MIC agenda & resolution vide Item No. MOA-88.13 dt. 25.07.2014 are attached herewith.

(2) After separation, premises no. and assessee no. allotted to the separated land are 591A/1, M. Lal Gupta Road and 41-122-08-2067-5.

Above status may kindly be sent to Dy. Ch. Engineer (B) (Br.- XIII & XIV) for kind perusal.

Dy. Chief Eng/Bldg (XIII & XIV)

Forwarded for kind perusal.

Assessor - Collector (S.S. Unit)
Kolkata Mpl. Corporation

TEN RUPEES Rs.10
INDIA NON JUDICIAL
पश्चिम बंगाल WEST BENGAL 80AA 425023

BEFORE THE NOTARY PUBLIC

DECLARATION

Calcutta Infrastructure Infotech Projects Ltd. (PAN : AACCC1731D), a company incorporated within the provisions of the Companies Act, 1956 having its registered office at 6, Narsingh Bose Lane, Frazer Bazaar, Police Station Shibpur, Howrah – 711 101, represented by its Constituted Attorney Srawan Kumar Himatsingka, son of Late D. N. Himatsingka, by nationality Indian, caste Hindu, profession Business of 50, Jawahar Lal Nehru Road, Police Station Shakespeare Sarani, Kolkata – 700 071, do hereby solemnly affirm and declare as follows :

1. Calcutta Infrastructure Infotech Projects Ltd. is the Owner of the Municipal Premises No. 591A, Moti Lal Gupta Road, Police Station Haridevpur, Kolkata – 700008 comprising of the land and structures thereon (Said Premises).

2. I am the Constituted Attorney of the abovenamed Company and I am competent to make this declaration for and on behalf of the said Company.

3 0 AUG 2014

We had submitted a plan proposal for construction of 5 nos. of B+G+18, 1 no. B+G+15, 2 nos. B+G+16, 2 nos. B+G+14 and 1 no. B+G+1 buildings on a land area 16.46 acres. Total proposed floor area including basement = 1,25,154.70 m.

Recently a dispute occurred regarding ownership of a part of land consisting of different dag nos., which have been mentioned in the table.

Afterwards we approached to KMC authority and KMC authority has been pleased to separate a portion of land area as 591A/1, Moti Lal Gupta Road, Ward 122.

At present the total land area in 591A, Moti Lal Gupta Road is 11.65 acres more or less i.e. 47,150.594 Sq.mt. (35 Bigha 4 Cottah 14 Chittack 19 Sq.ft.). Details of land area is attached and marked Annexure-A.

We confirm the following :

a) If any dispute arises on new land area i.e. 35 Bigha 4 Cottah 14 Chittack 19 Sq.ft. in future, KMC authority will not be responsible for this. In that case, KMC authority may take any action as per provisions of law.

b) No proposal has been made on the land area deducted from the deed area, i.e. on 4.81 acres (16.46 – 11.65) of land.

c) No proposal has been made on the pond as mentioned by Land Ceiling Dept. as well as PMU Dept., of KMC (i.e. 5823.426 Sq.mtr.)

d) Fresh NOC from West Bengal Pollution Control Board will be submitted as per new land area of 47,150.594 Sq.mt.

e) We will submit any other declaration / NOC from other departments etc. as and when claimed by KMC authority.

For CALCUTTA INFRASTRUCTURE INFOTECH PROJECTS LIMITED
S. K. Himatsingka
Constituted Attorney

DECLARANT

Place : Kolkata
Date : 30/08/2014

Drafted by me
R. P. Singh
Advocate
High Court, Calcutta

TAPAN DAS
Notary, Govt. of India
Kolkata & 24-Parganas

3 0 AUG 2014

ANNEXURE – A

Details of Land Area

Dag No.	Khatian No.	Total area in the Deed	Area as per Deed submitted for Premises No. 591A Moti Lal Gupta Road	Area modified by Assessment Dept. of KMC for Premises No. 591A Moti Lal Gupta Road	Remarks
380	264	0.54	0.54	Nil	
381	263	0.65	0.65	Nil	
381/662	263	0.14	0.14	Nil	
381/716	263	0.05	0.05	Nil	
382	593, 595, 613, 614	1.15	1.15	Nil	
382/666	269	1.34	1.34	Nil	
386	268	0.26	0.26	Nil	
388	105	2.22	2.22	2.22	
389	593, 596, 613, 626	0.22	0.22	0.22	Pond
390	268	0.44	0.44	0.44	
390/654	593, 596, 613, 626,	0.11	0.11	0.11	
391	594, 596, 625, 626,	0.12	0.12	0.12	
391/665	269	1.30	1.30	1.30	
392	105	2.51	2.51	1.83	
393	105	4.48	4.48	4.48	Pond
393/718	105	0.18	0.18	0.18	
395	40	0.61	0.61	0.61	
396	40	0.14	0.14	0.14	Pond
		16.46	16.46	11.65	1.439 = 5823.426 Sq.mt. (as per PMU)

For CALCUTTA INFRASTRUCTURE INFOTECH PROJECTS LIMITED
S. K. Himatsingka
Constituted Attorney

3 0 AUG 2014

Sl. NO. 79 2014

TEN RUPEES Rs.10
INDIA NON JUDICIAL
পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 81AA 139761

UNDERTAKING

The Dy. Chief Engineer (Building)
Borrow – XIV
The Kolkata Municipal Corporation
Behala, Kolkata

Re : Sanction of Building Plan on Premises No. 591A, Motilal Gupta Road, Kolkata–700008, Borough-XIII, Ward No.122, Assessee No. 41-122-08-1751-2

We hereby give an undertaking as follows :-

1. That we will submit a fresh N.O.C. from the State Level Environment Impact Assessment Authority, West Bengal within 6 (six) months for the new land area of 47,150.594 Sq.m. from the date of sanction plan.

2. That wing No. 9 & 10 with part of basement will not be constructed by us till the fresh N.O.C. is submitted from the State Level Environment Impact Assessment Authority, West Bengal.

3. That we agree to gift a portion of the land for installation of Compactor in consultation with S.W.M. Department, Kolkata Municipal Corporation.

For CALCUTTA INFRASTRUCTURE INFOTECH PROJECTS LIMITED
S. K. Himatsingka
Constituted Attorney

Identified by Advocate

TAPAN DAS
Notary, Govt. of India
Kolkata & 24-Pargana

2 SEP 2014

PARTY'S COPY

RESIDENTIAL BUILDING

DEVIATION WOULD MEAN DEMOLITION

"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 COLLECTIONS PARTICULARLY LIFT WELLS, VATS, BASEMENT SURING SITES OPEN RECEPTACLES ETC AS EMPITED COMEPLETELY TWICE A WEAK"

Non Commencement of Erection/ Re-Erection within Two Year will Require Fresh Application for Sanction.

No rain water pipe should 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

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

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

Before starting any Construction the site must conform with the plans sanctioned and all theconditions as proposed in the plan should be fulfilled.
The validity of the written permission 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

Structural plan and design calculation as submitted by the structural engineer have been kept with B.P. No. 2014130224 Date 03-09-14 for record of the Kolkata Municipal Corporation without verification No deviation from the submitted structural plan should be made at the time of erection without submitting fresh structural plan along with design calculation and stability certificate in the prescribed form, necessary steps should be taken for the safetyof the adjoining premises public and private properties and safety of humanlife during consruction.

EXECUTIVE ENGINEER/ASSTT.ENGINEER
BOROUGH NO XIII

Plan for Water Supply arrangement including 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.

Fresh Plan
C24(B/13)12-13

BUILDING DEPARTMENT
29 AUG 2014
THE CAL. MUNICIPAL CORP.

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