



भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

Nikhil Vinimay Pvt. Ltd.

Date: 19-07-2017

DLF Galleria, Unit no. 306, 3rd Floor,  
Premises no. 02-0124, Action Area  
1B, New Town, Kolkata

Valid Upto: 18-07-2022

**No Objection Certificate for Height Clearance**

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	KOLK/EAST/B/071417/232045
Applicant Name*	Nikhil Vinimay Pvt. Ltd.
Site Address*	Mouza Udayrajpur, R.S. Dag no. 833(P) and 837, L.R. Dag no. 2218 and 2219, J.L. no.13, Holding no. 31, Ward no. 12, P.S.-Barasat, Dist. 24 Parganas (N), Jessore Road, West Bengal, Madhyamgram, Kolkata, West Bengal
Site Coordinates*	88 27 53.547-22 41 39.732, 88 27 54.68-22 41 41.41, 88 27 56.200-22 41 38.700, 88 27 56.977-22 41 40.953,
Site Elevation in mtrs AMSL as submitted by Applicant*	10 M
Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	52M

\*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994”

b. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

c. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

d. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments or fixtures of any kind shall project above the Permissible Top Elevation of 52M, as indicated in para 2.

राजीव गांधी भवन

Rajiv Gandhi Bhawan

सफदरजंग हवाई अड्डा नई दिल्ली

Safdarjung Airport, New Delhi-110003

1. RISHI TRADECOM PRIVATE LIMITED
2. ASAL DEALCOM PRIVATE LIMITED
3. ATITHI TRADECOM PRIVATE LIMITED
4. NIKHIL VINIMAY PRIVATE LIMITED
5. ORANGESKY DEALERS PRIVATE LIMITED
6. POWERFUL TRADECOM PRIVATE LIMITED
7. ACTUAL COMMDEAL PRIVATE LIMITED
8. LIFE MAKE REAL ESTATES PRIVATE LIMITED
9. NIRMALKUNJ DEALCOMM PRIVATE LIMITED
10. LOOKLIKE DEALCOM PRIVATE LIMITED

*Paiswari Bhattacharya*

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- e. Only use of oil fired or electric fired furnace is permissible, within 8 KM of the Aerodrome Reference Point.
- f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, for a period not exceeding 8 years from the date of issue of NOC in respect of building/structure and for a period not exceeding 12 years from the date of issue of NOC in respect of chimney, may be considered by AAI. The date of completion of the Structure should be intimated to this office.
- g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights
- h. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: [www.dgca.nic.in](http://www.dgca.nic.in)
- j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.
- k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.
- l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- m. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

Chairman NOC Committee

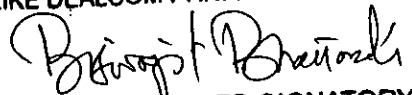
Region Name: EAST

Address: General Manager Airports  
Authority of India, Regional  
Headquarter, Eastern Region,  
N.S.C.B.I Airport,  
Kolkata-700052

Email ID: [gmatmer@aai.aero](mailto:gmatmer@aai.aero)

Contact No: 033-25111293

1. RISHI TRADECOM PRIVATE LIMITED
2. ASAL DEALCOM PRIVATE LIMITED
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8. LIFEMAKE REAL ESTATES PRIVATE LIMITED
9. NIRMALKUNJ DEALCOMM PRIVATE LIMITED
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**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/20172018/5794

DATE: 25/06/2018

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

**To :**  
**NIKHIL VINIMAY PVT LTD**  
**31, Jessore Road, Mouza-Udayrajpur, RS Dag No. 833(P) and 837, LR Dag No.2218 & 2219, JL-43, Holding No. 31, Ward No.12.**  
**Barasat F.S., Barasat,**  
**North 24 Parganas - 700129 .**

**Sub :Fire Safety Recommendation for a proposed construction of B + G + 11 storied building under group Residential at the premises no.- 31, Jessore Road, Mouza-Udayrajpur, RS Dag No. 833(P) and 837, LR Dag No.2218 & 2219, JL-43, Holding No. 31, Ward No.12., Barasat, North 24 Parganas - 700129**

This is in reference to your Application No. IND/WB/FES/20172018/5794, dated 25/06/2018, regarding the Fire Safety Measure for a proposed construction of B + G + 11 storied building under group Residential at the premises no.- 31, Jessore Road, Mouza-Udayrajpur, RS Dag No. 833(P) and 837, LR Dag No.2218 & 2219, JL-43, Holding No. 31, Ward No.12., Barasat, North 24 Parganas - 700129.

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.

1. RISHI TRADECOM PRIVATE LIMITED
2. ASAL DEALCOM PRIVATE LIMITED
3. ATITHI TRADECOM PRIVATE LIMITED
4. NIKHIL VINIMAY PRIVATE LIMITED
5. ORANGESKY DEALERS PRIVATE LIMITED
6. POWERFUL TRADECOM PRIVATE LIMITED
7. ACTUAL COMMODEAL PRIVATE LIMITED
8. LIFEMAKE REAL ESTATES PRIVATE LIMITED
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A)Construction part:

- i)The whole construction of the building shall be carried out as per approved plan and conforming by the relevant building rules of local authority.
- ii)All the compartment walls up to ceiling level having at least four hours fire resisting capacity.
- iii)All construction materials should be of four hrs. fire resisting capacity.
- iv)Doors and windows should be of at least two hrs. fire resisting type.
- v)Provision of ventilation of the central core duct shall be provided. .
- vi)The interior finish decoration of the building shall be made low flame spread materials conforming IS specification.
- v)The roads and Side Open Spaces are to be minimum 45 MT withstand capacity.

B. Staircases:

- 1.The building having floor area of 500 sq.m. or more shall have 2 nos. of stairs cases (preferably enclosed type) up to the terrace level. 1 stair should be diagonally opposite end as remote as possible but must not exceed a total travel distance of 30 m.
- 2.The stairs cases shall be ventilated to the atmosphere at each landing & a vent at the top opening shall be of 0.5 sq.m in the external wall & at the top.

C. Lifts :

- 1.Collapsible gates shall not be permitted with the lift cars & shall have solid doors.
- 2.Lift & escalator cannot be used as a means of escape during fire situation.
- 3.Lifts including "Fire Lift" shall be pressurized with a positive pressure of 25-30 Pa inside the lift lobbies shall be maintained. The mechanism for pressurising the staircases shall be operated either manually or automatically with fire alarm in accordance with I.S. 941:1985.
- 3.Fire lift

Fire lift shall be provided & in case normal power failure, it shall automatically trip over to alternate power supply. The word "fire lift" shall be conspicuously displayed in fluorescent paints on lift landing door at each floor level.

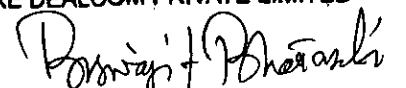
F. Basement:

- 1.Basement shall be separately ventilated. A system of air inlet & smoke outlet shall be provided at the basement ceiling level @ cross sectional area of 2.5% of the floor area round the perimeter of the basement.
- 2.Mechanical extractor for smoke venting from lower basement level shall be provided an will operate on actuation of heat /smoke sensitive detector & it shall be so designed that it can permit 30 air change /hr. in case of fire or other distress .
- 3.Basement shall be protected by automatic sprinkler system & basement shall normally be used as a car parking lot.

G. Service ducts/ shaft :

Service ducts & shaft shall be enclosed by walls of 2 hrs. fire resisting capacity. All such ducts shall be properly sealed & fire stopped .at all floor level vent opening at the top of the service ducts shall also to be provided .

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H. Refuge area :

The refuge area shall be built as shown in the plan on the periphery of the floor or preferably on a cantilever projection & open to the air protected by FCD and emergency lighting arrangement. Sufficient space shall be available underneath the Refuge area.

I. Electricity :

- 1.The electric distribution cable/ wiring shall be laid in separate duct .The duct shall be sealed at every floor with non combustible materials.
- 2.Telephone lines, water mains, gas pipes or any other service lines shall not be laid out in the duct for electrical cables /wires.
- 3.The electrical installation including Transformer, switch gear, main & meter of the premises shall be provided in separate enclosures apart from main building in accordance with IS 1946:1982.
- 4.Separate circuit for fire fighting, fire lift, stairs case & corridor lighting & blowers for pressurization system shall be provided.

J. Alternative power backup system :

A stand by diesel generator of suitable capacity shall be installed to supply powers to staircases & corridor lighting , fire lifts ,illuminating escape routes , stand by fire pump, pressurization fans /blowers ,smoke extraction system & damper system in case of normal power failure .

2.

K. Central air conditioning system.(if any) :

- 1.A.H.U. & air duct shall be separated for each floor.
- 2.Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as return air passages.
- 3.The path way of ducts to floor & openings around the ducts shall be sealed properly with fire resistant materials.
- 4.Fire dampers & air handling unit will automatically be switched off when the air conditioning systems operates.

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L. Alarm & Detection system :

1. Analogue addressable intelligent automatic detectors (multi grade type) with hotter along with response indicator above false ceiling in accordance with IS 2189 or NFPA 72 shall be installed at basement, MLCP community hall, indoor games zone, gym and facility management office area.

2. M.C.P shall also be installed near staircases, escape route and at all strategic locations.

M. Fire Fighting (Protection) :

i) Fire fighting water:

The building shall be provided with 1,00,000 liters capacity of underground water reservoir and 20,000 ltrs. Overhead water reservoir on each block with replenishing arrangement @ 1000 liters per minutes. The underground water reservoir location should be such so that fire service vehicle may get access and draw water from the said reservoir.

ii) Small gears: IS:903-1993:-

Hose box, 15 meter length permoline delivery hose, gunmetal short branch of half inch dia. one set at each pillar hydrants should be installed.

iii) External Hydrant System:- IS-13039:1991-

The whole area of the building is to be protected by adequate no. of pillar type hydrants system or Ring Main Hydrant (at 150 mm internal dia. Pipe line) i.e. one pillar hydrant per 1000 sq. meter of area or as per the vulnerability of the place.

iv) Internal Hydrant/ Wet Riser System IS-3844:1989:-

All blocks shall be provided with Wet Riser of 150 mm internal diameter pipeline with provision of landing valves at the staircase landings/ half landings at the rate of one such riser for 1000 Sq.mtr. of floor area. The system shall be so designed that kept charged with water all the time under pressure and capable of discharge 2850 ltrs./min. at the ground floor level outlet and minimum 900 ltrs./ min. at the top most furthest outlet. In both cases the running pressure shall not be less than 3.5 kgs./ Sq.mtr.. All other requirement shall conform I.S. 3844-1989.

v) Hose reel system (IS:844-1985):

The building should be equipped with Hose Reel hose system as per IS code of practice. The internal dia. of the said hose reel shall be 19 mm to 32 mm and the discharge capacity shall be 1000 ltrs./min.

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7. ACE/32 mm and 19 mm discharge capacity

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not less than 22.5 LPM. While the length of the hose reel not more than 36.5 meters. The distance of such installation should be in such a way that no part of floor is more than 6 meters distance from a nozzle when fully extended.

vi) Sprinkler Protection IS- 15105:2002: -

The automatic sprinkler system shall be installed covering basement, MLCP community hall, indoor games zone, gym and facility management office area. Alarm gong to be incorporated along with the sprinkler system.

vii) Pumps for fire fighting installation IS-12469:1988:-

- Two electric (one for hydrant and one for sprinkler) and one diesel driven pump of capacity 2850 litre/min and Two electric pump (Jockey separately for hydrant and sprinkler) of capacity 180 litre/min should be installed and arranged in such a manner so that it will start automatically due to fall in pressure.
- All the pump shall be designed so as to supply water 900 LPM at a pressure 3.5 kg/cm<sup>2</sup> at the furthest point.
- Only Diesel driven arrangement for stand by fire pump shall be ensured.

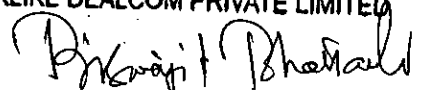
O) First Aid Fire Fighting System:-

First Aid Fire fighting arrangement in the style of placing suitable type of portable fire extinguisher, Fire buckets etc. in all floors and vulnerable locations (e.g. pump house etc.) of the premises shall be made in accordance with IS 2190-1992.

N. General Recommendations :

1. Telephone nos. of all emergency services, fire notice / fire order shall be pasted at all strategic locations on each floor of the building.
2. Floor number & directional sign towards the routes of escape during emergency shall be provided at all conspicuous places on each floor.
3. A fire control room on entrance of the ground floor with communication system (P.A system & talk back system) to all floors, details of floor plans, building management system shall be made. The control room shall have facilities to detect the fire on any floor through indicator board continuous. The control room shall be monitored round the clock basis.
4. There shall be a properly trained fire fighting crew under the supervision of a qualified & experienced fire officer. All crew members & security staff shall be conversant with the installed fire fighting system & equipments & to operate them efficiently in case of any fire emergency.

- 1. ASH TRADECOM PRIVATE LIMITED
- 2. ASH TRADECOM PRIVATE LIMITED
- 3. ATITHI TRADECOM PRIVATE LIMITED
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- 5. ORANGEER PRIVATE LIMITED
- 6. POWERFUL TRADECOM PRIVATE LIMITED
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5. Mock Fire & Evacuation drill shall be conducted at least twice in a year with the participation of all concerned.
6. Arrangement shall be made for checking, testing & proper maintenance of all inbuilt fire & life safety system & equipments at recommended periodical intervals by competent agency.
7. Good housekeeping to eliminate fire hazards both inside & outside the building shall be strictly maintained. Under no circumstances the corridors, routes of escape, lobbies of staircases and landings be blocked by waste / refused materials in order to ensure easy & smooth evacuation of the occupants as well as free access / movement of fire fighting team during fire emergency.
8. Lightning arrestor shall be installed on the roof top to protect the building from thunder crash.

This shall be treated as Fire Safety Recommendation. 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, 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 recommendation will be treated as cancelled.

**Director**  
**West Bengal Fire & Emergency Services**

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Signature valid  
Digitally signed by ABHIJIT  
PANDEY  
Date: 2018.06.25 19:05:43 IST

  
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**FORM – ‘ E ’**

[ See rule 28 ]

**FORM OF NOTICE OF COMMENCEMENT**

From :

Rishi Tradecom Pvt. Ltd. & Others  
16A, Shakespeare Sarani, New B.K. Market  
5<sup>th</sup> Floor, Kolkata – 700071

Dated : 5/09/2018

Letter Ref. No. : RTPL / Ventoso /18-19 / 49

To

The Chairman,  
Madhyamgram Municipality  
Madhyamgram, North 24 Paraganas  
Kolkata- 700129

Subject: Notice of commencement under rule 28 of the West Bengal Municipal (Building) Rules, 2007 under the West Bengal Municipal Act, 1993 as per Building Permit No.- COM-60/MM/2018-2019 dated 05/09/2018

Building particulars:

Holding No. - 31, Street- Jessore Road  
Ward No – 12

Sir,

I/We hereby give notice that the erection of the building on plot- 31, Street- Jessore Road, Ward no.- 12 will be commenced on ( Sept. 2018 ) as per Building Permit No.- COM-60/MM/2018-2019 dated 05/09/2018 granted by you with the plans and specifications sanctioned.

Yours faithfully,

1. RISHI TRADECOM PRIVATE LIMITED
2. ASAL DEALCOM PRIVATE LIMITED
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*Bishwajit Bhattacharya*

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Signature of the applicant(s)