



सत्यमेव जयते

Government of West Bengal
Office of the Divisional Fire Officer
West Bengal Fire & Emergency Services

Paschim Bardhaman Division, 1st Floor, Durgapur Fire Station Building, City Centre, Durgapur-16

Memo No.: FSR/211862506300018050

Date : 04-11-2025

From :
Divisional Fire Officer
Paschim Bardhaman Division
West Bengal Fire & Emergency Services

To :
Mr. Kaushik Basu, Mr. Kaustav Basu, Mr. Chayan Char, (Developed By Sankalpa Real Estate Developers).
R.S PLOT NO-43/67, L.R PLOT NO-187, 197, J.L NO- 111, MOUZA-TETIKHOLA, PASCHIM BARDHAMAN, PIN-713212.

Sub: Issuance of Fire Safety Recommendation for proposed construction of G+5 storied Residential Building of Mr. Kaushik Basu, Mr. Kaustav Basu, Mr. Chayan Char, (Developed By Sankalpa Real Estate Developers) at R.S PLOT NO-43/67, L.R PLOT NO-187, 197, J.L NO- 111, MOUZA-TETIKHOLA, PASCHIM BARDHAMAN, PIN-713212..

Memo No.: FSR/211862506300018050

This is in reference to your AIN 211862506300018050 dated 10-Oct-2025 regarding Issuance of Fire Safety Recommendation for proposed construction of G+5 storied Residential Building of Mr. Kaushik Basu, Mr. Kaustav Basu, Mr. Chayan Char, (Developed By Sankalpa Real Estate Developers) at R.S PLOT NO-43/67, L.R PLOT NO-187, 197, J.L NO- 111, MOUZA-TETIKHOLA, PASCHIM BARDHAMAN, PIN-713212.

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 office is issuing Fire Safety Recommendation in favor of the aforesaid building for compliance of the following fire safety measure.

Recommendation :

A. CONSTRUCTION:

1. Materials for rapid flame, toxic smoke / fumes spread materials / categories including untreated wood fiber board etc. shall not be used.
2. 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



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3. The floor area exceeds 750 Sq. M shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
4. The interior finish decoration of the building shall be made with low flame spread materials conforming I.S. specifications.
5. Provision of ventilation at the crown of the central core-duct of the building shall be provided.
6. Arrangements shall have to be made for sealing all the vertical and horizontal ducts by the materials of adequate Fire resisting capacity & the doors of service ducts / shafts of 2 hr. fire rating.

B. OPEN SPACE & APPROACH:

1. The open space surrounding the building shall be kept clear open to sky and shall conform the relevant building rules as well as permit the easy accessibility and maneuverability of Fire appliances having turning facility.
2. The approach roads & internal drive ways 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 4.5 Mts. and 5 Mts. respecting abutting the road.

C. FIRE FIGHTING WATER:

1. Overhead Reservoir of 25,000 Liters Capacity is to be provided and will be kept full at all time on roof level of each tower.
2. UGWR for Firefighting of 36750 Liters capacity is to be provided and will be kept full at all time as it has been proposed in plan drawing.
3. The Fire water reservoir shall have overflow arrangement with the domestic reservoir to avert stagnancy of water.
4. Provision of necessary manhole shall be made on the top of the reservoir as per specification.
5. Provision of replenishment at the rate of at least 2000 lts./min. from two separate source of water supplies shall be made.
6. The deep tube wells for the replenishment of the reservoir shall be incorporated with the auto starting facility with the actuation of auto detection and suppression arrangement of the premises and shall also be connected with dual power supply units.
7. Provision of placing Fire Appliances on the underground water reservoir to be made to draw water in case of emergency.

D. WATER LAYOUT SYSTEM :

a. Down Comer & Hose Reels System :

1. The building shall be provided with Down Comer having provision of Landing Valves and Hose Reel unit in all staircase Landings/Half landings as per suitable at the rate of one such Down Comer and Hose Reel per 1000 sq.m. of floor area.
2. Hose Reel Unit: - Provision of hose reel units on swiveling drum in conjunction with down



F. FIRE PUMP :

Provision of the fire pump of 900 LPM 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 roof in connection with Overhead Water Reservoir.

One such pump shall always be kept on standby preferably be of diesel driven type.

G. 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 the 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 DCP Extinguisher.

4. Alternative Power Supply :

Arrangements shall have to be made to supply power with 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 in case of normal power failure.

H. DETECTION, ALARM AND SUPPRESSION SYSTEM :

1. Manually operated Electrical Fire Alarm System with at least three 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. Hooter 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 alternate floor.

3. Public Address System :

Public Address System linked between all floors and Control Room shall have to be established.

I. 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.

J. 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. Fire Notice for Fire Fighting and evacuation from the building shall be prepared and be



4. The employees and security staff shall be conversant with installed Fire Fighting equipment 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 equipment 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 the building.
8. Close circuit T.V. shall have to be provided for the entire floor area including the basement area of the building.

After issuance of this recommendation a certificate is to be obtained from the Director General, West Bengal Fire & Emergency Services certifying about the satisfactory services, performances of all Life and Fire Safety arrangements and installation of the buildings. 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 favor 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.

Memo No.: FSR/211862506300018050



Signature Not Verified

Digitally Signed.
Name: AMALESH BARUA
Date: 04-Nov-2025 22:34:22
Reason: D-Sign
Location: E-Dist 2.0

Divisional Fire Officer

West Bengal Fire & Emergency Services

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Govt. of West Bengal
WB e-district
GRIPS eChallan



192025260322100988

GRN Details

GRN: 192025260322100988 Payment Mode: SBI Epay
GRN Date: 03/11/2025 10:11:09 Bank/Gateway: SBIPay Payment Gateway
BRN : 5394813399433 BRN Date: 03/11/2025 10:10:59
Gateway Ref ID: 284418666610 Method: State Bank of India UPI
GRIPS Payment ID: 031120252032210097 Payment Init. Date: 03/11/2025 10:11:09
Payment Status: Successful Payment Ref. No: 211862506300018050-02
[Id Number]

Depositor Details

Depositor's Name: Chayan
Address: R.S PLOT NO-43/67, L.R PLOT NO-187, 197, L.R KH NO-1936, 2246, 2248, , J.L NO- 111, MOUZA-TETIKHOLA,
Mobile: 7430916244
Email: sankalpaestatedevelopers@gmail.com
Depositor Status: Citizen
Period From (dd/mm/yyyy): 03/11/2025
Period To (dd/mm/yyyy): 03/11/2025
Payment Ref ID: 211862506300018050-02
Dept Ref ID/DRN: 211862506300018050

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	211862506300018050-02	Service Fees	0070-60-109-001-14	9154
			Total	9154

IN WORDS: NINE THOUSAND ONE HUNDRED FIFTY FOUR ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



031120252032210097

GRIPS Payment Detail

GRIPS Payment ID:	031120252032210097	Payment Init. Date:	03/11/2025 10:11:09
Total Amount:	9154	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5394813399433	BRN Date:	03/11/2025 10:10:59
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Chayan
Mobile:	7430916244

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260322100988	WB e-district	9154
Total			9154

IN WORDS: NINE THOUSAND ONE HUNDRED FIFTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





GIDS ENGINEERING PVT. LTD.



CIN NO. - U70109WB2018PTC226948

PAN NO. - AAHCG3918R

TAN NO. - CALG10012C

Ref.No-S.K-2/DGP/GIDS/24-25/41

Date: 06.05.2025

TO WHOM IT MAY CONCERN

Structural stability Certificate for Construction PLAN OF PROPOSED (G+5) STORIED RESIDENTIAL CUM COMMERCIAL BUILDING OF MR. KAUSHIK BASU, S/O SANTOSH KUMAR BASU, MR. KAUSTAV BASU, S/O SANTOSH KUMAR BASU, MR. CHAYAN CHAR S/O NARAYAN CHANDRA CHAR (DEVELOPED BY SANKALPA REAL ESTATE DEVELOPERS) R.S PLOT NO-43/67, L.R PLOT NO-187,197 L.R KHATIAN NO-1936,2246,2248, J.L NO-111, MOUZA-TETIKHOLA, P. S - NEW TOWNSHIP, UNDER JEMUA GRAM PANCHAYAT, DIST-PASCHIM BARDHAMAN. WEST BENGAL.

I Certify That the Structural Design and Calculation of Both Foundation and Superstructure of The Building Was Designed for Plan of proposed (G+5) storied Residential Cum Commercial Building Which Has Been Made by Me Considering All Possible Loads Including the Seismic Loads as Per Relevant I.S Codes NBC of India and Certified That It Safe and Stable in All Respect.

Hirok Ghosh

HIROK GHOSH

Structural Engineer

Lic No. L.B.P.M/163/AMC-DMC/BPD/165

DCE, B-TECH, G.I.D.S, Durgapur-16

Contact No.- 7602984157

Hirok Ghosh

(Structural Engineer)



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ADDRESS: MODULE-17, 1ST FLOOR WEBEL IT PARK,
PHASE-II, PALASHDIHA, GANDHI MORE, INDUSTRIAL
AREA, CITY CENTRE, DURGAPUR-713208, W.B, INDIA.

CREDIT VOUCHER

**JEMUA GRAM PANCHAYAT
PASCHIM BARDHAMAN, FARIDPUR -**

**Head of Account: OWN FUND-
MISCELLANEOUS
Account Codes: 102501046
Account Code Desc: Receipt-PRI-Own
Resource-BUILDING PLAN SANCTION FEES
National A/C Code: 0000-000-0000-00-
0000-0000**




**Voucher Date: 30.06.2025
Voucher ID: 2526R000319
Voucher No.: XXXXXXXXXXXX**

**Received from: Sankalpa Real Estate
Developers
of: Shankarpur
Description: Building Plan Sanction Fees
Rs.: 126408.48/- (Rs. One Lakh Twenty Six
Thousand Four Hundred Eight Rupees And Forty
Eight Paisa Only)
Received by: DD
No.: 310654
Dated: 30.06.2025
Drawn on: Indian Bank**


Secretary/Authorized employee of GP

**Voucher Entered by: SULEKHA MONDAL, Executive Assistant
Voucher Verified By: SULEKHA MONDAL, Executive Assistant**


30/06/25
**Pradhan
Jemua Gram Panchayat**



ORDER OF JEMUA GRAM PANCHAYAT

1. Permission is hereby accorded to Shri Sankalpa Real Estate Developers
S/O, W/O, D/O —
to erect a structure (RTS) Residential cum Commercial Building
building in the place covered by Plot No. 187, 197 of
Mouza Tetikhola as per this application, Dated 23/05/2025
(vide meeting No. 02/2025-26 Dt. 26/05/2025)
Valid upto 29/06/2027

2. Permission is hereby refused to erect a structure / N. A
building in the place covered by Plot No. _____ of
Mouza _____ (vide meeting date _____)
for the reason stated below.

1.

2.

3.

Date _____

(Strike off which is not applicable)

Saptasati Sen
Pradhan 30/06/25
JEMUA GRAM PANCHAYAT
Jemua Gram Panchayat

যাদবপুর বিশ্ববিদ্যালয়

Faculty of Engineering & Technology
DEPT. OF CONSTRUCTION ENGINEERING
TEL : (033) 2340 6122
FAX : (033) 2335-7254



JADAVPUR UNIVERSITY
BLOCK-LB, PLOT-8, SECTOR-III, SALT LAKE
KOLKATA-700 106, INDIA
☎ 9477246579

Ref:JUCON/Vetting/(G+5)/ Tetikhola/01

Date-02/05/2025

To whom it may concern

This is to certify that the design and drawings for the proposed(G+5) Storied Residential Cum Commercial Building of Mr. Kaushik Basu, s/o Santosh Kumar Basu, Mr. Kaustav Basu, s/o Santosh Kumar Basu, Mr. Chayan Char, s/o Narayan Chandra Char, R.S Plot No-43/67, L.R Plot No-187,197 L.R Khatian No- 1936,2246,2248, J.L No-111, Mouza-Tetikhola, P. S - New Township, under Jemua Gram Panchayat, Dist-Paschim Bardhaman. West Bengal, is structurally safe against seismic forces as per relevant IS codes for the area. Further, the construction shall be supervised by competent engineer having sufficient experiences in similar type of jobs and the undersigned will not be responsible for deviations in constructions beyond vetted drawings.

Gokul Mondal, PhD
Professor

Gokul Mondal, PhD
Professor
Dept. of Construction Engg.
Jadavpur University, Kolkata-106

West Bengal Real Estate Regulatory Authority
Calcutta Greens Commercial Complex (1st Floor)
1050/2, Survey Park, Kolkata – 700 075

Name of the Applicant: M/S SANKALPA REAL ESTATE DEVELOPERS

Project Name: TULIP RESIDENCY

WBREERA Registration No. WBREERA/P/PAS/2023/001801

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 02.12.2025	<p>Whereas an Application has been received by the West Bengal Real Estate Regulatory Authority (WBREERA) on 01.08.2025, as per the provision of section 14 (2)(ii) of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the RERA Act, 2016) for approval of changes / alterations and incorporation of such changes / alterations, on the ground of revision of sanctioned plan, as furnished at the time of project registration with WBREERA Authority, in the project details named 'TULIP RESIDENCY', registered vide WBREERA No:- WBREERA/P/PAS/2023/001801 dated 25.06.2024.</p> <p>And Whereas a Notarized Affidavit-cum-Declaration dated 07.08.2025 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'TULIP RESIDENCY' and the reasons for such changes.</p> <p>And Whereas the Applicant Promoter of the project 'TULIP RESIDENCY', situated Christian Pally, Arrah, Dist.- Paschim Bardhaman, Block- Kanksa PS, West Bengal, Kol-713212, that prior written consent of at least two-thirds of existing allottees, other than the promoter, as required under section 14(2)(ii) of the RERA Act, 2016, is not required in the present case as they have not sold / allotted any unit till date.</p> <p>After careful examination of the submissions of the said Applicant on Affidavit which is placed on record, this Authority is of the considered view that the changes in the project details is due to revised sanctioned plan and the prior written consent of two-thirds of the existing Allottees, other than the Promoter, for revision of the sanctioned plan, as per the statutory requirement of section 14(2)(ii) of the RERA Act, 2016, is not required in the present case as there is no Allottee till date in the said project as per the submission of the Applicant on Affidavit.</p> <p>Now therefore, in exercise of the power conferred under section 14(2)(ii) of the Real Estate (Regulation & Development) Act, 2016, read with Rule 16(5) of the West Bengal Real Estate (Regulation and Development) Rules, 2021, this Authority is pleased hereby to allow the changes in the details of the project as provided below: -</p>	

Sl. No.	Particulars of Change	Details as Per Current WBRERA Registration	Amended Details to be uploaded in WBRERA website as per revised sanctioned plan
1.	Revised Sanction plan	G+5	G+4

Secretary, WBRERA shall issue the Modified Certificate of the instant project and he shall take necessary steps to update the necessary changes in the WBRERA Website immediately;

Let copy of this order be sent to the Applicant by speed post and also by email immediately.



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority