K/Attn: Mr. Anindya Pal. (1)

033- 40406161

No. 21-40/2010-IA.III
Government of India
Ministry of Environment & Forests
(IA.III Division)

Paryavaran Bhawan,
CGO Complex, Lodhi Road,
New Delhi-110 003.

Dated: 18th March, 2011

To,
The Managing Director
M/s. Utkarsh Sfatik Ltd
Marwari Awas Griha Compound
Frazer Road
Patna – 800 001 (Bihar)

Subject: – Environmental Clearance for construction of City Centre at Patna, Bihar by M/s. Utkarsh Sfatik Ltd - regarding

Sir,

This has reference to your application No. USL/EC/10-11 dated 31.7.2010 and subsequent letters 8.1.2011 and 20.1.2011 seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the lights of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., the Form 1, 1A , Environmental Management Plan and Conceptual Plan and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee constituted by the competent authority in its meetings held on 30th November –1st -2nd December, 2010 & 18-20th January, 2011 and recommended environmental clearance for the project.

2. It is, interalia, noted that the project involves the construction of city centre (shopping mall, multiplex, office, hotel & residential apartments) on a plot area is 30, 432.3 sq.m. The total built-up area proposed is 73,636.35 sq. m. It is proposed to construct 1 commercial block of 12 floors for shopping mall, multiplex, office & hotel and 2 residential blocks of 17 floors each having 40 flats. The total water requirement is 565 KLD (Fresh water requirement is 340 KLD and treated water 225 KLD). The capacity of STP proposed is 450 KLD. The Treated waste water to be used for flushing of toilets 127.6 KLD, cooling tower 45 KLD and for greenbelt 50 KLD. Total solid waste generation will be 2583 kg/day. The power requirement is 8452 KVA. The total parking proposed for 514 ECS (407 ECS in basement + silt; 107 open parking). Total cost of the project is Rs 173.5 Crore.

3. The Expert Appraisal Committee, after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations, have recommended for the grant of Environmental Clearance for the project mentioned above. Accordingly, the Ministry hereby accord necessary Environmental Clearance for the above

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project as per the provisions of Environmental Impact Assessment Notification- 2006 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows:

PART A - SPECIFIC CONDITIONS

I. **Construction Phase**

(i) "Consent for Establishment" shall be obtained from Bihar State Pollution Control Board under Air and Water Act and a copy shall be submitted to the Ministry before start of any construction work at the site.

(ii) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

(iii) A First Aid Room will be provided in the project both during construction and operation of the project.

(iv) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

(v) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

(vi) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

(vii) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.

(viii) Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approvals of the Bihar State Pollution Control Board.

(ix) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.

(x) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.

(xi) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

(xii) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/ BSPCB.

(xiii) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003.

(xiv) Ready mixed concrete must be used in building construction.

(xv) Storm water control and its re-use as per CGWB and BIS standards for various applications.

(xvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xvii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.

(xviii) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.

(xix) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

(xx) Use of glass may be reduced by up-to 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.

(xxi) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.

(xxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all airconditioned spaces while it is aspirational for non-

airconditioned spaces by use of appropriate thermal insulation material to fulfil requirement.

(xxiii) The approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc.

(xxiv) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.

(xxv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

II. Operation Phase

i) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated affluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralised treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Bihar State Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.

ii) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry / inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.

iii) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Bihar State Pollution Control Board.

iv) Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

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v) The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.

vi) Weep holes in the compound walls shall be provided to ensure natural drainage of rain water in the catchment area during the monsoon period.

vii) Rain water harvesting for roof run- off and surface run- off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts. above the highest ground water table.

viii) The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.

ix) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

x) A Report on the energy conservation measures confirming to energy conservation norms finalise by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the Ministry in three months time.

xi) Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.

xii) Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.

xiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

PART – B. GENERAL CONDITIONS

i) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

4. Officials from the Regional Office of MOEF, Shillong who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Bhubaneswar

5. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

6. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

7. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.

8. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

9. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the Assam Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at http://www.envfor.nic.in. The advertisement should be made within 10 days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bhubaneswar.

10. Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.

11. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.

12. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO_2, NOx (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be

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monitored and displayed at a convenient location near the main gate of the company in the public domain.

13. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

Yours faithfully

(Bharat Bhushan)
Director (IA)

Copy to:

(1) The Secretary, Deptt. of Environment & Forests , Government of Bihar, Sachivalaya, Patna- 800 001
(2) Member Secretary, Bihar State Pollution Control Board, Beltron Bhawan, Shashtri Nagar, Patna – 800 001
(3) The Regional Office, Ministry of Environment & Forests, Bhubaneswar
(4) IA - Division, Monitoring Cell, MOEF, New Delhi - 110003.
(5) Guard file.

(Bharat Bhushan)
Director (IA)
18.03.2011

F. No. 21-40/2010-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3

Date: 3rd May, 2018

To,

Shri Pramod Ranjan Dwivedi, Director,
M/s Utkarsh Sfatik Limited,
Ecospace Business Park, Block 4B, 6th Floor,
Premises No. IIF/11, Action Area II, New Town,
Kolkata - 700160.

Phone: +91 33 40406060; Fax: +91 33 40406161
Email: anindya.pal@ambujaneotia.com

Subject: Construction of City Center at Village Lodhipur, Tehsil Patna Sadar, Patna, Bihar by M/s Utkarsh Sfatik Limited - Extension of validity of Environmental Clearance - reg.

Sir,

This has reference to your online proposal No. IA/BR/NCP/21117/2011 dated 28.02.2018, submitted to this Ministry for grant of extension of validity of Environmental Clearance in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of extension of validity environmental clearance to the project 'Construction of city Center at Village Lodhipur, Tehsil Patna Sadar, Patna, Bihar by M/s Utkarsh Sfatik Limited', was considered by the Expert Appraisal Committee (Infra-2) in its 29th meeting held on 20th March, 2018. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting are as under:-

(i) The proposal is for Validity Extension of existing EC No. 21-40/2010-IA.III dated 18.03.2011. Construction is under process / going on.

(ii) Total plot area of the project is 30,432.3 sqm, FSI area of the project is 73,636.35 sqm and total construction area of 73,636.35 sqm. The project will comprise of One Commercial block, multiplex, hotel offices, two residential blocks Buildings. Total 127 flats shall be developed. Maximum height of the building is 60 m.

(iii) During construction phase, total water requirement is expected to be 40 KLD which will be met by existing PMC supply. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labour force.

(iv) During operational phase, total water demand of the project is expected to be 565 KLD and the same will be met by the PMC supply and Bore well. Recycled Water. Wastewater generated (225 KLD) uses will be treated in MBR STPs of total 450 KLD capacity 225 KLD of treated wastewater will be recycled and used for flushing and gardening). About 200 KLD will be disposed in to municipal drain.

(v) About 2.58 TPD solid wastes will be generated in the project. The biodegradable waste (1.5 TPD) will be processed in OWC and the non-biodegradable waste

generated (1.08 TPD) will be handed over to authorized local vendor.

(vi) The total power requirement during construction phase is 8452 KVA and will be met from 8452 KVA. South Bihar Power Development Company Ltd. and total power requirement during cooperation phase is 150 KVA and will be met from 8452 KVA. South Bihar Power Development Company Ltd.

(vii) Rooftop rainwater of buildings will be collected in two RWH tanks of total 6081.24 KLD capacity for harvesting after filtration.

(viii) Investment/Cost of the project is Rs. 173.5 Crores.

(ix) Employment potential: During construction 100 labour and 40 professionals will be directly benefited and during operation minimum 1000 employment opportunity will be created.

(x) Benefits of the project: This project is comprising of Commercial mall, hotel, offices and residential apartments. This project will bring an opportunity for new business, will provide residential facility and employments.

3. The EAC, in its meeting held on 20th March, 2018 noted that the Environmental Clearance granted to the project by MoEFCC vide letter No. 21-40/2010-IA.III dated 18.03.2011 was valid up to 17.03.2018. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Extension of the validity of Environmental Clearance dated 18.03.2011 for 3 more years i.e. from 18.03.2018 to 17.03.2021 with following additional conditions:

(i) There shall be no changes in the nature and configuration of the Project/Activity as mentioned in the E.C. earlier issued to the project vide No. 21-40/2010-IA.III dated 18.03.2011.

(ii) A detailed report on compliance to ECBC norms.

(iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 02 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 02 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

(iv) The Certificate/permission of the CGWA for abstraction of ground water and for basement/excavation dewatering if any shall be obtained and submitted along with compliance report.

(v) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained and submitted along with compliance report.

4. All other terms and conditions mentioned in this Ministry's EC letter no. No. 21-40/2010-IA.III dated 18.03.2011 shall remain the same.

5. This issues with the approval of the Competent Authority.

(Kushal Vashist)
Director

Copy to:

1) The Principal Secretary, Environment and Forest Department, Government of Bihar, Secretariat, Patna-800015.
2) Addl. Principal Chief Conservator of Forests (C), Ministry of Environment, Forests and Climate Change, Regional Office (ECZ, Bungalow No. A-2, Shyamali Colony, Ranchi-834002.
3) The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
4) Member Secretary, Bihar Pollution Control Board, Bihar State Pollution Control Board, Parivesh Bhawan, Plot No. NS-B/2 Paliputra Industrial Area, Patliputra, Patna (Bihar) - 800 023, E-MAIL - bspcb@yahoo.com.
5) Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
6) Guard File/ Record File/ Notice Board.
7) MoEF&CC website.

(Kushal Vashist)
Director

BIHAR STATE POLLUTION CONTROL BOARD
BELTRON Bhawan, Shastri Nagar, Patna – 800 023
EPABX - 0612-2281250/2282265, Fax - 0612-2281050
E-mail-bspcb@vsnl.net, Website - http://bspcb.bih.nic.in

Ref. No.P/T(NOC)-3908/10- Patna,dated:-

'CONSENT-TO-ESTABLISH' (NOC)

NOC UNDER SECTIONS 25/26 OF THE WATER (PREVENTION AND CONTROL OF POLLUTION) ACT, 1974 AND 21 OF THE AIR (PREVENTION & CONTROL OF POLLUTION) ACT, 1981

Reference application no.33101, dated 18.2.2011 of M/S Utkarsh Sfatik Ltd, Marwari Awas, Griha Compound, Fraser Road, Patna-800001 of Sri Saday Krishna Kanoria, M.D for Establishsment of city centre at Khata no.-06, Khesra no.157 to 162 & 60 (Part), Mauza- Lodipur, Village- Lodipur, P.O.- Budha colony, Dist- Patna with capacity as details given below:-

(a) Shoping Malls, Multiplet, Hotel with office
(b) Residential Towers

AFTER CONSIDERING:

(i) The facts stated in their application;
(ii) Bihar State Pollution Control Board's Notification No. 26 dated 08.11.2003;
(iii) Provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 ; and
(iv) Enironmental clearance issued by M.oE&F Govt.of India vide letter no. 21-40/2010-IA dated 18.3.2011

NOC IN FAVOUR OF THE PROPONENT AT THE SAID SITE IS HEREBY ACCORDED SUBJECT TO THE FOLLOWING CONDITIONS:

(i) The proponent shall obtain 'Consent-to-Operate' under section 25 and 26 of the Water Act, 1974 and under section 21 of the Air Act, 1981 prior to commissioning of the city centre from this Board;
(ii) The effluent (domestic or trade) and emission, if any, shall conform to the standard as prescribed by the Board;
(iii) The D.G. Set(s) shall be installed with integral acoustic enclosure fixed on pucca base with anti vibration pads, and exhaust height maintained as per norms of the Board, so that, it shall conform to the standard of the Board. Accordingly submit Ambient noise level report to the Board just after commissioning of the unit.
(iv) The unit shall construct effluent treatment plant as per Environmental Management plant submitted by the unit on 18.2.11 alongwith application for consent to establish for their city centre.

and solid waste generated from the centre shall be managed properly.

(v) The stack attached to the kitchen, steam generation equipments/ Machine/D.G. Set(s) shall be as per the norms with suitable height port hole & platform [illegible] facilities, so that monitoring work could be conducted from time to time.

(vi) The unit shall submit AAQ , SMR and Noise report to the Board just after commissioning the city centre.

(vii) The unit shall submit approved map of Patna municipal corporation/PRDA to the Board before starting construction work.

(viii) The unit shall comply all other conditions as laid down in their Environmental clearance issued vide MoE & F Govt. of India letter no.21-40/2010-IA-111, dated 18.3.11.

NOTE:

1. Bihar State Pollution Control Board reserves the option to revise or add other conditions, if necessary, for protection of Environment in general and for Pollution Control in particular;
2. The present NOC should not be construed as an assurance for the grant of 'Consent-to-Operate' the proposed plant but shall be subject to compliance of all the conditions indicated above;
3. The NOC, granted, shall be valid for a period of one year from the
4. date of issue; and
5. Issued under the instructions of the Competent Authority.

Sd/-
(M.K.Singh)
Member-Secretary.

Memo No.:- T-3883 Patna,dated:- 01/4/11

Copy forwarded to The Managing Director, M/S Utkarsh Sfatik Ltd, Marwari Awas Griha Compound, Fraser Road, Paktna-800001 / Concern AEE, Patna for favour of information and necessary action.

(M.K.Singh)
Member-Secretary.

बिहार राज्य प्रदूषण नियंत्रण पर्षद्

परिवेश भवन, एन.एस.बी.-2, पाटलीपुत्र औद्योगिक क्षेत्र,
पाटलीपुत्र, पटना-800 010

पत्रांक:- 2756 पटना, दिनांक :- 11.6.18

प्रेषक,

आलोक कुमार, भा0व0से0
सदस्य सचिव

सेवा में,

सर्वश्री उत्कर्ष स्फटिक लि0
ग्राम-लोदीपुर, पटना सदर
जिला-पटना-800001

विषय: अनापत्ति प्रमाण पत्र का अवधि विस्तार के संबंध में।

महाशय,

उपर्युक्त विषयक आपके ऑन-लाईन आवेदन संख्या-1405836, दिनांक 16.03.2018 के क्रम में पर्षद के पत्रांक टी-3040, दिनांक 07.04.2017 द्वारा निर्गत अनापत्ति प्रमाण पत्र का अवधि पत्र निर्गत तिथि से 2 साल के लिए विस्तार की जाती है। अनापत्ति प्रमाण पत्र में अंकित शर्त्तें पूर्ववत रहेगी।

विश्वासभाजन

11/6/18

(आलोक कुमार)
सदस्य सचिव

दूरभाष नं0- 0612-2261250/2262265, फैक्स- 0612-2261050
ई-मेल-bspcb@yahoo.com, वेबसाईट-http://bspcb.bih.nic.in

सुरक्षा साहित सोचा

भारतीय विमानपत्तन प्राधिकरण स्पीड पोस्ट
AIRPORTS AUTHORITY OF INDIA SPEED POST

AAI/ER/NOC(118/10) REVISED / 1623-1625.

Date: 12.11.2010.

To
Chanda E'Kumar Associates ,
101,Ranjit Complex,
Talapatra lane,Budha Marg,
Patna-800001.

(NOC FOR HEIGHT CLEARENCE ONLY.)

Sub: Issue of NOC.

1.Please refer to your letter no ...NIL dated...09. 11.2010 on the subject mentioned above..

2.This office has no objection to the construction of the proposed building by **Chanda E'Kumar Associates,** here in after referred to as the applicant(s) at location **Plot no-157,158,159,160,161,162,60(P),Thana no-20, Adra,Budha Marg,** to height **60.32M** (in figures) **Sixty decimal three twoMetres**(in words) Above Ground Level. So that the top of the proposed structure when erected shall not exceed ...**49M**(Site Elevation) plus(+) 60.32M height of the structure i.e. **109.32M (One hundred nine deci mal nine three two metres)** Above Mean Sea Level.

3. This No Objection Certificate is being issued on the express understanding that site elevation reduced level (Above Mean Sea Level)is **49M** of the relative location of the proposed building/structure & its distances andbearings from the ARP/Runway ends as tendered by the applicant(s)are correct. If however ,at any stage it is established that the said data as tendered by the said applicant is actually different from actual data which could adversely affect aircraft operations, the structure or part(s) there of in respect of which this NOC is being issued will have to be demolished at his own cost or as may be directed by the A.A.I.. The applicant(s) is/are therefore advised in his/their own interest to verify the elevation and other data furnished for the site,before embarking on the proposed construction.

4. The issue of this NOC is further subject to the provisions of section 9-A of the Indian Aircraft Act 1934 and those of any notifications issued there under from time to time and under which the applicant may be called upon by the AAI to demolish in whole or in part the structure now being authorized vide this NOC.

5.No Radio /TV Antenna,lighting arresters,staircase,Mumtee,Overhead water tank and attachments or fixtures of any kind shall project above therestricted height indicated as in para 2.

6. The use of oil fired or electric fired furnace is obligatory.within 8Km from the Airport

7. This certificate is valid for a period of **five years** from the date of issue . If the building/structure/ chimney is not constructed & completed within the above mentioned period of **five years** the applicant(s) required to obtain a fresh No Objection Certificate from the Chairman, Airports Authority Of India and /or the General manager (Aerodrome)E.R. . The date of completion of building /structure/ chimney should be intimated to the Chairman/or the General Manager (Aerodrome)Eastern Region.

8. 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 nearby Airport shall be installed at the site at any time during or after the construction of the structure.

Note:**This NOC superceeds NOC no AAI/ER/NOC(118/10)/1190-1193 dated: 24.8.2010.**

***** Day Marking & Night lighting with secondary power supply should be provided as per ICAO standered.**

***** This NOC is subject to clearance from Airport Operator,if any Defence Airfield(or one for which AAI is not the Aerodrome operator) is nearby.**

for AIRPORTS AUTHORITY OF INDIA

(K.K.Gupta)
General Manager(AERO)ER 15/11/10

(K.K.Gupta)

Copy to:-
1)The GeneralManager(NOC),
Airports Authority Of India,
Safdarjung Airport, Rajib Gandhi Bhawan,
New Delhi-110003. for information.

2) The Airport Director,
AAI,J P I Airport,
Patna.

3) Guard File

6

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

सुरक्षा सहित सेवा

स्पीड पोस्ट
SPEED POST

AAI/ER/NOC(118/10) / 1190-1193

Date: 24.8.2010.

To
Chanda E'Kumar Associates ,
101,Rnjit Complex,
Talapatra lane,Budha Marg,
Patna-800001

(NOC FOR HEIGHT CLEARENCE ONLY.)

Sub: Issue of NOC.

1.Please refer to your letter no CKA/AI/163/2010-11 dated -3.7.2010 submitted at Patna Airport on the subject mentioned above..

2.This office has no objection to the construction of the proposed building by **Chanda E'Kumar Associates,** here in after referred to as the applicant(s) at location **Plot no-157,158,159,160,161Thana no-20,Adra,Patna** to height **60.32M** (in figures) **Sixty decimal three two Metres**(in words) Above Ground Level. So that the top of the proposed structure when erected shall not exceed ...**49.M**(Site Elevation) plus(+) **60.32M** height of the structure i.e. **109.32M(One hundred nine deci mel three two metres)** Above Mean Sea Level.

3. This No Objection Certificate is being issued on the express understanding that site elevation reduced level (Above Mean Sea Level)is **49M** of the relative location of the proposed building/structure & its distances andbearings from the ARP/Runway ends as tendered by the applicant(s)are correct. If however ,at any stage it is established that the said data as tendered by the said applicant is actually different from actual data which could adversely affect aircraft operations, the structure or part(s) there of in respect of which this NOC is being issued will have to be demolished at his own cost or as may be directed by the A.A.I.. The applicant(s) is/are therefore advised in his/their own interest to verify the elevation and other data furnished for the site,before embarking on the proposed construction.

4. The issue of this NOC is further subject to the provisions of section 9-A of the Indian Aircraft Act 1934 and those of any notifications issued there under from time to time and under which the applicant may be called upon by the AAI to demolish in whole or in part the structure now being authorized vide this NOC.

5.No Radio /TV Antenna,lighting arresters,staircase,Mumtee,Overhead water tank and attachments or fixtures of any kind shall project above therestricted height indicated as in para 2.

6. This certificate is valid for a period of **five years** from the date of issue . If the building/structure/ chimney is not constructed & completed within the above mentioned period of **five years** the applicant(s) required to obtain a fresh No Objection Certificate from the Chairman, Airports Authority Of India and /or the General manager (Aerodrome)E.R. . The date of completion of building /structure/ chimney should be intimated to the Chairman/or the General Manager (Aerodrome)Eastern Region.

7. 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 nearby Airport shall be installed at the site at any time during or after the construction of the structure.

***** Day Marking & Night lighting with secondary power supply should be provided as per ICAO standered.**

***** This NOC is subject to clearance from Defence Authority,if any Defence Airfield is nearby.**

for AIRPORTS AUTHORITY OF INDIA

24.8.10

(K.K.Gupta)
General Manager(AERO)ER

Copy to:-
1)The GeneralManager(NOC),
Airports Authority Of India,
Safdarjung Airport, Rajib Gandhi Bhawan,
New Delhi-110003. for information.
2)The Airport Director,
A.A.I.JPNI Airport,
Patna.
3)Guard File.

(K.K.Gupta)

111

N.S.C.B.I.AIRPORT, KOLKATA – 700052 | Tele. -033 – 25119223 | Fax. -033 - 25119223

(557/18)

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Pramod Ranjan Dwivedi Director of Utkarsh Sfatik Ltd

Ecospace Business Park, Block 4B, 6th Floor,
Plot IIF/11, Action Area-II, , New Town,
Kolkata

Date: 24-09-2018

Valid Upto: 23-09-2026

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 :	**PATN/EAST/B/091618/335756**
Applicant Name*	**Bikas Maity**
Site Address*	**157 158 159 160 161 162 and 60P Khata No 6 Village- Lodipur Tehsil- Patna Sadar Budhamarg Patna-800001,Patna Sadar Budha Marg,Patna,Bihar**
Site Coordinates*	**85 08 4-25 37 3, 85 08 4-25 37 5, 85 08 7-25 37 2, 85 08 7-25 37 4**
Site Elevation in mtrs AMSL as submitted by Applicant*	**49 M**
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	**119M**

*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 Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site.In case of any discrepancy,Designated Officer shall be requested for cancellation of the NOC.

c. Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

d. 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.

e. 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.

f. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 119M (AMSL), as indicated in para 2.

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.

h. The certificate is valid for a period of 8 years from the date of its issue.One time revalidation without assessment may be allowed, provided construction work has commenced,subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.

i. 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

j. 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.

k. 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

l. 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.

m. 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. Applicants also need to seek clearance from state Govt. as applicable, for sites which lies in the jurisdiction of unlicensed aerodrome as outlined in Rule 13 of GSR751 (E)

n. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

o. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

महा प्रबंधक (वायानी) पू.क्षे.
General Manager (ATM) ER
भा.वि.प्रा. / A.A.I.
ने.सु.च.बो.अ. हवाई अड्डा/N.S.C.B.I. Airport
कोलकाता/Kolkata 700052

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

Contact No: 033-25111293

Name / Designation / Sign with Date	
Prepared By :	24.09.18
Verified By :	Chowdhury · 24.09.18

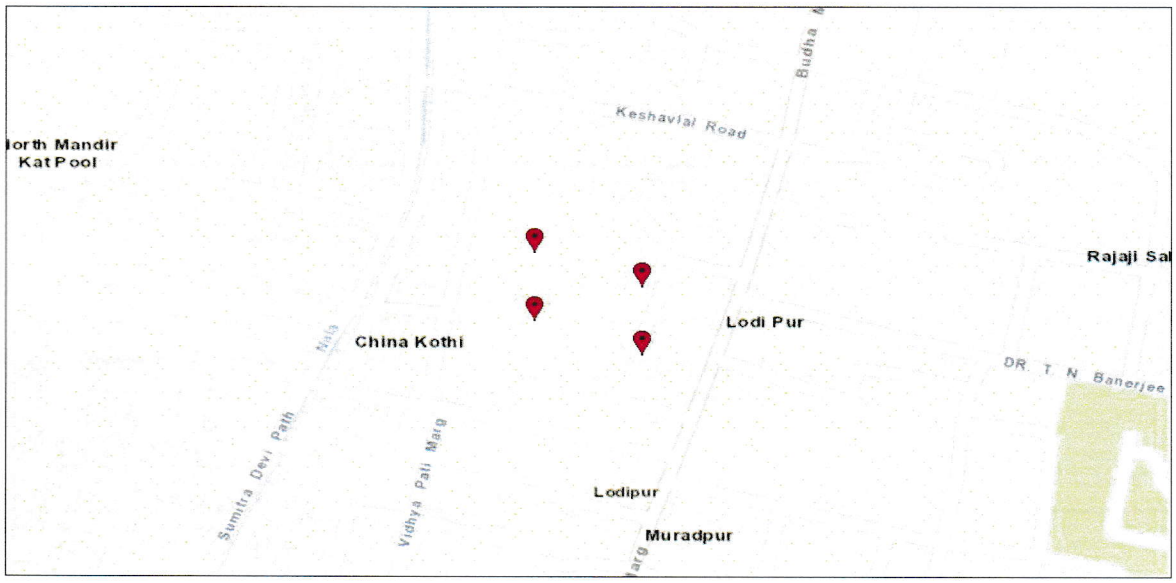
(557/18)

ANNEXURE

Distance From Nearest Airport And Bearing

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
Chhapra	41210.54	117.26
Patna	5024.02	58.28
NOCID	PATN/EAST/B/091618/335756	

Street view

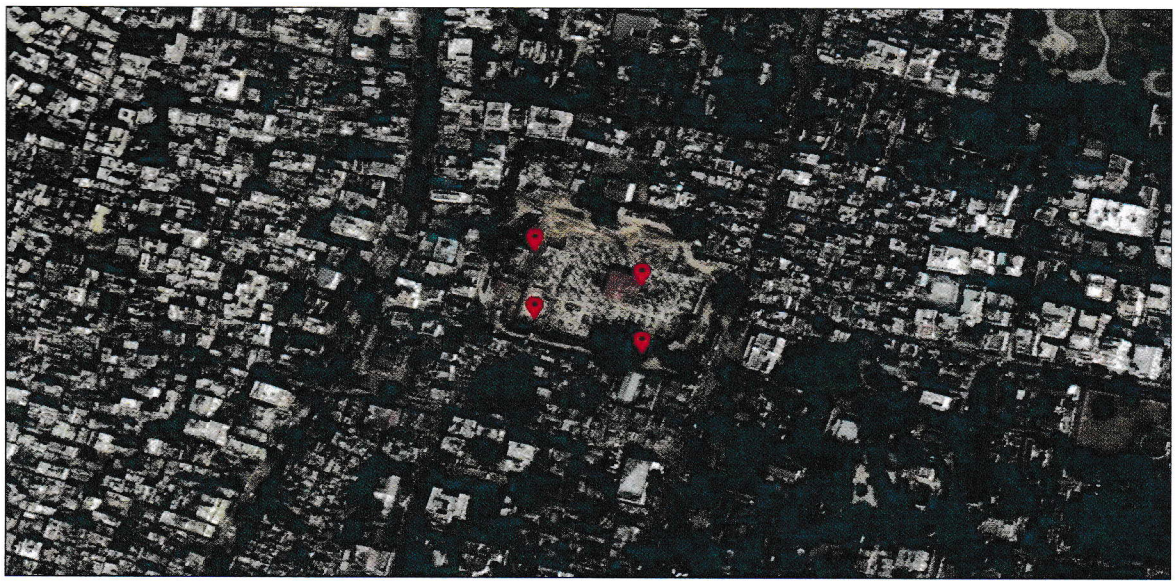


September 16, 2018

1:3,600
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

AAI

Satellite View



September 16, 2018

1:3,600
0 0.03 0.06 0.12 mi
0 0.05 0.1
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

AAI

Central Ground Water Authority
Ministry of Water Resources
Government of India

No. 21-4(69)/MER/CGWA/2011- 432 Dated- APR 2011

To,

The Director
M/s Utkarsh Sfatik Ltd.,
Marwari Awas Girha Compund
Frazer Road, Patna-800001
Bihar

Sub: Request for Ground Water clearance in respect of M/s Utkarsh Sfatik Ltd., for their proposed City Centre (Shopping Mall, Multiplex, Office, Hotel & Residential Apartments) project at village Lodipur, Block Patna Sadar, District Patna, Bihar -reg

Sir,

The area where the project falls comes under safe category as per the ground water assessment carried out by Central Ground Water Board. Since the total requirement of ground water withdrawal is **340 m^3/day**, NOC is not required for ground water withdrawal from Central Ground Water Authority. However, to neutralize the adverse impact of ground water withdrawal that may arise on a long term basis, the industry/ project is advised to undertake the following measures:

1. Ground Water withdrawal shall not exceed the proposed quantity of **340 m^3/d**.
2. All abstraction structures should be fitted with water meter by the industry and monitoring of ground water abstraction to be undertaken accordingly on regular basis, at least once in a month. The data may be submitted on a yearly basis to the Regional Director, Central Ground Water Board, Mid Eastern Region, Patna for perusal and records.
3. The industry should adopt and implement artificial recharge measures/rain water harvesting measures for augmenting the ground water resources of the area as per the hydrogeological investigation.
4. The industry shall ensure proper conservation measures, recycling and reuse of waste water after adequate treatment.
5. The industry shall monitor the ambient ground water regime of the area through piezometers and submit the data on a yearly basis to the Regional Director, Central Ground Water Board, Mid Eastern Region, Patna for perusal and records.

Yours faithfully,

(S. Bhattacharya) 18.4.11
Scientist 'D'
for Member Secretary

Copy for information to the:

1. Member Secretary, Bihar State Pollution Control Board, Beltron Bhawan, Shastri Nagar, Patna-800023, with a request to ensure that Rain Water Harvesting and Artificial Recharge methods are being implemented by the firm and total quantity of ground water withdrawal is not exceeding **340 m^3/day**.
2. Regional Director, Central Ground Water Board, Mid Eastern Region, 6th-7th Floor, Lok Nayak Jaiprakash Bhawan, Dak Bungalow, Patna-800001. This has reference to your letter No. CGWB/MER/CGWA/2010-792/821 dated 17.3.11.
3. TS to Chairman, Central Ground Water Board, NH-IV, Faridabad.

(S. Bhattacharya)
Scientist 'D'
for Member Secretary

16/11, Jamnagar House, Man Singh Road, New Delhi 110011
Tel: (011) 23381089, 23384973: Fax (011) 23386743 e-mail: tsmsml-cgwb@nic.in web site: http://cgwb.gov.in

EASTERN TELECOM PROJECT
O/o General Manager (Telecom Project)
Behind CTO Compound. Budh Marg
Patna – 800 001
Phone: +91-612-2226200
Fax: +91-612-2230695
E-Mail: kcghosh@bsnl.co.in

भारत संचार निगम लिमिटेड
(भारत सरकार का उपक्रम)
BHARAT SANCHAR NIGAM LIMITED
(A Govt. of India Enterprise)

To,

M/s UTKARSH SFATIK LIMITED
Marwari Awas Griha Compound,
Fraser Road, Patna-800001.

No.: GMTP/E6/Misc/2009-2010 dated 13-10-10

Subject: **Regarding Microwave clearance for the proposed commercial, Multiplex cum Residential building at BudhaMarg, Mohalla: - Lodipur**

Dear Sir,

In connection with your application dated 08-04-10 regarding subject cited above addressed to the CGM T, ETP/Kolkata which has been forwarded by DET MW(S)/Kolkata vide no. G/MWC/1-160/T.B/Patna/Vol. I dated 17 04 2010 to the DET MW(S)/Patna for necessary action. As per site survey it is observed that there is no physical obstruction to the existing BSNL line of sight schemes, hence the height of the proposed commercial, Multiplex Cum Residential building at the above premises has been cleared for 63.65Mtr above ground level including lift machine room and water tank on the roof top. The details of premises is as follows :

Plot no. 157, 158, 159, 160, 161, 162 AND 60(part), ward no.-1, sheet no.-2 and 3, circle no.-3, Katha no.-6, Tauzi no.-679 thana no.-20, Mauza Adra, Budh Marg, Lodipur, P.S: Budha Colony in the town and district of Patna, Bihar.

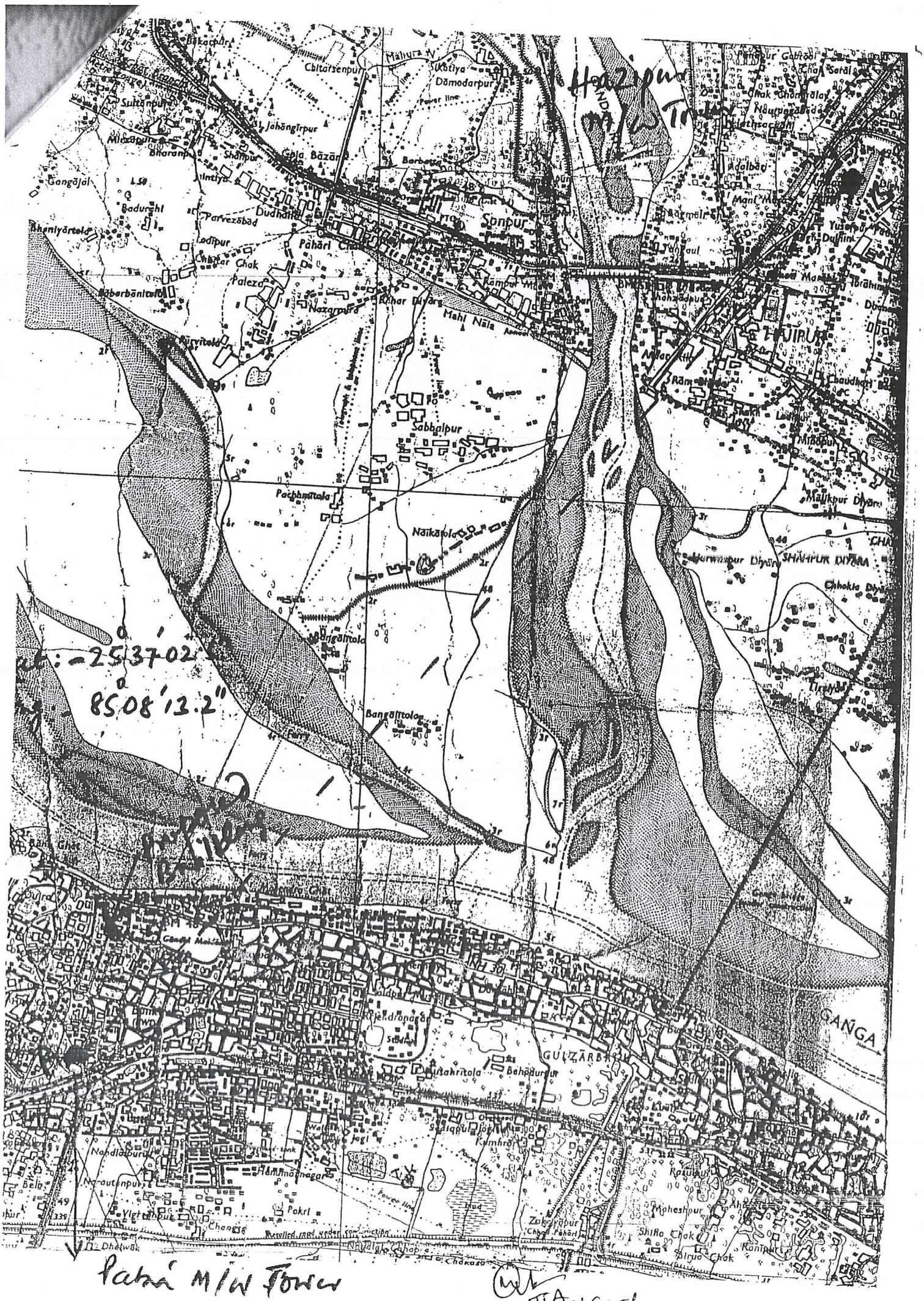
One set of drawings submitted by you in respect of above mentioned proposed building duly signed by the competent authority is returned herewith. Any change in the drawing is not permissible, if so, a separate application with proper drawings in this regards is to be submitted to this office.

This letter is being issued with the approval of competent authority.

Encl.: As above

13/10/10

DE TP(S)
O/o GM T/Project,
Patna.


Hazipur
Sonpur
PATJIRUR
Sabbalpur
Mangaltola
Banglitola
GANGA
GULZARBAGH
Patna M/W Tower

Letter No. 3053 /
OFFICE OF THE STATE FIRE OFFICER , BIHAR , PATNA.

From,

Ramesh Chandra,
State Fire Officer,
Bihar, Patna.

To,

Ar. Manoj Kumar,
101, Ranjit Complex,
Talpatra lane, Budh Marg, Patna-1

Patna Dt. 20/X/10

Sub :- The views/advice regarding proposed Multiplex, Mall & residential building of above 15 mtr. in height to be constructed in Lodipur road area.

Sir,

Please refer to your letter no.- CKA/PMC/2010-11/13, dt. – 03/11/10 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

1) During examination, it was found that 3 Blocks 1 block Multiplex & Mall B + G + 13, & 2 blocks fully residential G + 17, shall be constructed on 40 feet wide road belongs to M/S Utkarsh Sfatik Limited, on having Municipal Plot no.- 157, 158, 159, 160, 161, 162 & 60 (P), Khata no. – 6, Tauzi No.- 679, Thana no. – 20, Sheet no. – 2 & 3, Circle No. – 3, Mauza – Adra, Budha Marg, Dist. – Patna – 800001.

2) The responsibility of the land dispute etc. shall falls on Architect, because it is the architect who is responsible to see the land papers.

We suggest/advice the following Fire precautionary measures based on N.B.C guide line and the local circumstances under power vested to us in govt. gazette.

i) **Construction :**

a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation.
b) The floor area exceeds 750 m ^{2} shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

a) 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.
b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) **Stair Case :-**

a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to conform the relevant building rules.

iv) **LIFT :-**

a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m ^{2}.
b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.
c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the

राज्य अग्निशमन पदाधिकारी
बिहार, पटना।

lift shall be so wired that in case power failure, it comes down at the ground level land comes to stand still with do open.

d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting syste designed to permit 30 air changes per hour in case of Fire and shall be of such design as to operate on actuation sprinkler of Fire Alarm. In case failure normal electric supply. At shall automatically trip to alternate supply.

c) All other requirements shall conform the I.S. specification including the communication facility in the Lift ca connecting with the Fire Control Room of the building .

v) The entire building of all blocks including basement should be equipped with automatic alarm system & sprinkler installatic The escalator should also be protected with suitable sprinkler installation.

vi) The entire building Mall block should also be protected with wet rising system with landing valve at two different side includi high pressure hose reel.

vii) The theatre should have sufficient exits for evacuation & should be additional fire protection measure such as radiation detect The theatre should also cover cinematography act & rules.

viii) That provision should be made for smoke management system.

ix) Manual call alarm point., Yard hydrant etc should also be provided before occupancy.

x) That an underground static water tank of not less than 2,00,000 liters. Capacity, with automatic refilling arrangement prefebly front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 30,000 liters capacity on ea blocks provided for fire fighting beforn occupancy.

xi) That a qualified fire officer should be appointed before occupancy.

xii) A fire control room should be provided at ground floor with latest communication system connected with each floor.

xiii) Refugee area 15 sq. mt. should also be provided above 24 m. in height, 39 m. in height and so on after every 15 m..

xiv) The other fire precautionary measures as per N.B.C. should be provided.

xv) That the internal finishing shall be non-combustible or class -I surface spread of flame.

xvi) That AMC should be given qualified firm or person fore the maintenance of above recommended Fire equipments.

xvii) That fire exit drill be carried out regularly at least twice in a year after occupation

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this offi shall be approached for necessary inspection and testing of the installation, Final in favor of the occupancy shall be issued on bei 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 witho obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being return with sign & stamp.

Encl-As above

Your faithfully,

(Ramesh Chandra)

राज्य अग्निशाम पदाधिकारी

बिहार, पटना।

We suggest the following Fire precautionary measures based on N.B.C. guide line and the local circumstances under power vested to us in govt. gazette.

i) **Construction:-**

a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation.

b) The floor area exceeds 750sqmt shall be suitably compartmented by a separation wall up the ceiling level having at least two hours fire resisting capacity.

c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specification.

d) Provision of ventilation at the crown of the central core-duct of the building shall be provided

e) Arrangement shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :-**

a) 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.

b) The approach roads shall be sufficiently strong to with stand the load of Fire Engine weighting up to 20 M.T.

c) The width and height of the access gates into the premises shall not be less than 4.5m.and 5m.respecting abutting the road.

iii) **Stair Case:-**

a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick /R.C.C. type having Fire resisting capacity not less 4 hours respectively marked in the plan.

b) The Staircase of the building shall have permanent vents at the top equal to 5 % of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15 % of the said cross section are shall have to be provided in the external wall of the building.

c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the stair wall shall be 1m above the surrounding roof area.

d) The width of Staircases and corridor and travel distance of different categories of occupancies shall have to conform the relevant building rules.

iv) **Lift :-**

a) The wall of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2sqmt.

b) The Lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.

c) In case of failure of normal electric supply it shall automatically trip over to alternate supply. For apartment house these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case power failure, it comes down at the ground level land comes to stand still with door open.

d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler of Fire Alarm. In case failure normal electric supply. At shall automatically trip to alternate supply.

e) All other requirements shall conform the I.S. specification including the communication facility in the Lift cars connecting with the Fire Control Room of the building

v) The entire building of all blocks including basement should be equipped with automatic alarm system & sprinkler installation. The escalator should also be protected with suitable sprinkler installation.

vi) The entire building Mall block should also be protected with wet rising system with landing valve at two different side including high pressure hose reel.

vii) The theatre should have sufficient exits for evacuation & should be additional fire protection measure such as radiation detector. The theatre should also cover cinematography act & rules.

viii) That provision should be made for smoke management system.

ix) Manual call alarm point., Yard hydrant etc should also be provided before occupancy.

x) That an underground static water tank of not less than 2,00,000 liters. Capacity, with automatic refilling arrangement prefebly on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 20,000 liters capacity on each blocks provided for fire fighting before occupancy.

xi) That a qualified fire officer should be appointed before occupancy.

xii) A fire control room should be provided at ground floor with latest communication system connected with each floor.

xiii) Refugee area 15 sq. mt. should also be provided above 24 m. in height, 39 m. in height and so on after every 15 m..

xiv) The other fire precautionary measures as per N.B.C. should be provided.

xv) That the internal finishing shall be non-combustible or class -I surface spread of flame.

xvi) That AMC should be given qualified firm or person fore the maintenance of above recommended Fire equipments.

xvii) That fire exit drill be carried out regularly at least twice in a year after occupation

Provisional Fire Clearance **(Above 15 Mtr. Height)**

Letter No ·····347·····/

OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Er. Shailesh Ranjan,
Empanelment No-Er/19/16.
Patna Nagar Nigam,
Boring Canal Road, Patna.

Patna Dt. 31./01./2019.

Sub :- The views regarding proposed Commercial Mutiplex-cum- recidential building of above 15 mtr. In height to be constructed at Mauza-Adra, Bdhmarg, Dist-Patna.

Sir,

Please refer to your letter no. FSR-CAP/F(NOC)/074F,P/2018 dt. - 11/12/2018 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a Commercial (B+G+14) & Residential (G+17) Total B/U area- ..73896... Sqmtr.), Commercial Mutiplex-cum- recidential building, shall be constructed on 70 feet wide road belongs to UTKARSH SFATIK LIMITED, Director- Tarun Gupta, Plot no-157,158,159,160,161,162,60(P), Khata no-06, Tauzi no-679, Thana no-20, Thana-Budha Colony, Mauza-Adra, Bdhmarg, Dist-Patna.

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

i) **Construction :**

a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.
b) The floor area exceeds 750 m^2 shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

a) 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.
b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) **Stair Case :-**

a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
e) In case of two staircase, one must be on outer wall.
f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) **LIFT :-**

a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m ^{2}.

b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.

c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level land comes to stand still with door open.

d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.

e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.

v) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 450 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.

vi) That an underground water static tank of not less than 50,000 Ltrs. capacity with automatic refilling arrangements prefebly on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. capacity each blocks should be made available before occupancy.

vii) That the internal finishing shall be non-combustible or class - I surface spread of flame.

viii) That electric cables must be shield at each floor with intumescent coating .

ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.

x) That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.

xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.

xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong , the Architect / Passing authority shall be held responsible.

xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).

xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.

xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval 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 provisional will be treated as cancelled.

The maps are being returned with sign and stamp .

Encl - As Above

Yours faithfully,

9/9/19

(Pankaj Sinha)
DIG HG & FS
Cum
State Fire Officer
Bihar, Patna