पटना नगर निगम
پٹنہ میونسپل کارپوریشن
PATNA MUNICIPAL CORPORATION

पटना कारपोरेशन
CITY OF PATNA

Letter No. / पत्रांक: 6865

Date / दिनांक: 28/05/2019

सेवा में,

मेसर्स साई तपीश डेवलपर,
पार्टनर- श्री नितीश कुमार एवं अन्य,
पुत्र- स्व0 लखन लाल,
पता-A/192, द्वितीय तल, पी0सी0 कॉलोनी, इलाहाबाद बैंक के उपर,
कंकड़बाग, जिला- पटना, बिहार।

विषय :- **प्लॉन केस सं0-P- Mainpura-PRN-B+G+3/284/2018 की स्वीकृति के संबंध में।**

महाशय,

आपके आवेदन संख्या- P- Mainpura-PRN-B+G+3/284/2018 दिनांक 08.08.2018 के संदर्भ में मेसर्स साई तपीश डेवलपर, **पार्टनर**- श्री नितीश कुमार एवं अन्य, पुत्र- स्व0 लखन लाल, पता-A/192, द्वितीय तल, पी0सी0 कॉलोनी, इलाहाबाद बैंक के उपर, कंकड़बाग, जिला- पटना, बिहार के लिए भवन निर्माण के लिए पटना नगर निगम/ बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित..... विकास योजना / आयोजना प्राधिकार/ आयोजना स्कीम के ..... म्युनिसिपल सर्वे प्लॉट सं0-943(P), खाता नं0-190, तौजी नं0-5123 एवं 15276, मौजा-मैनपुरा, थाना सं0-02, पटना के बाबत निम्नलिखित शर्त्तो/ निर्वधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है ।

(क) भूमि/ भवन का उपयोग अनन्य रूप से आवासीय प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोंगो को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।

(ख) विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।

(ग) अनुमोदित योजना में दर्शाया गया 808.08 वर्ग मीटर का पार्किंग स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा ।

(घ) प्रस्तावित निर्माण वाली भूमि 6.38 मीटर से 6.40 मीटर चौड़ाई के अनुमोदित पहुँच मार्ग के माध्यम से सुगम्य होगी।

(ड़) प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।

(च) सड़क को मानक चौड़ाई तक और चौड़ी करने के लिए आवेदक, विभिन्न विकास योजना/आयोजना प्राधिकारों/या बिहार शहरी अयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित किसी योजना स्कीम के अधीन आच्छादित सुसंगत आयोजना प्राधिकार/ग्राम पंचायत क्षेत्रों के अधीनस्थ पटना नगर निगमों को 22.42 वर्ग मीटर चौड़ी भूमि की पट्टी मुफ्त उपहार के रूप में देगा।

(छ) अनुमति (अनुज्ञा) जारी किये जाने की तारीख से तीन वर्षो की अवधि के लिए विधिमान्य होगी।

SAI TAPISH DEVELOPER
Partner

(ज) इस उपबन्ध के अधीन दी गयी अनुमति को उस भूखण्ड, जिसके लिए योजना अनुमोदित की गयी हो, के अधिकार, हक, हित की बाबत साक्ष्य नहीं मानी जाएगी ।

(झ) योजना के अनुमोदन के पश्चात् भू-अभिलेख के कारण या अधिकार/हक/हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वत: रद्द समझी जाएगी।

(ञ) भू-स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों/कागजात के सत्यता की जिम्मेवारी आवेदक की है।भविष्य में इसमें किसी प्रकार की त्रुटि/ हेर-फेर/कपटपूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किये जाने के साथ आवेदक के विरूद्ध विधि सम्मत कार्रवाई की जायेगी।

(ट) भवन का निर्माण स्वीकृत नक्शे के अनुरूप ही किये जायें, भविष्य में किसी भी प्रकार के अनियमितता/विचलन पाये जाने की स्थिति में सम्पूर्ण जबाबदेही आवेदक की होगी एवं विधि सम्मत कार्रवाई के पात्र होंगे।

(ठ) Environmental Protection Act. के तहत् बहुमंजिले भवन के निर्माण के दौरान ढ़क कर निर्माण किया जाना अनिवार्य होगा।

(ड) ठोस अपशिष्ट प्रबंधन नियम (Solid Waste Management Rules), 2016 का अनुपालन किया जाय।

(ढ़) ग्रीन-एरिया का प्रावधान बिहार भवन उप-विधि, 2014 के कंडिका-32 के अनुरुप निर्माण परिसर में किया जाना अनिवार्य होगा।

विश्वासभाजन,

उप निदेशक,
शहरी योजना,
पटना नगर निगम, पटना।

SAI TAPISH DEVELOPER
Nitish Kumar
Partner

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

Letter No 3123. /

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

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

AJIT SINGH,
Architect,
Patna Nagar Nigam,
Empanelment no.-AR-05/15

Patna Dt. 21/12/2018.

Sub :- The views regarding proposed fully residential building of above 15 mtr. In height to be constructed at Mainpura, Dist-Patna.

Sir,

Please refer to your letter no.-Arch/Fire/B+G+3/SAITAPISH/18-19 dt. -11/06/2018 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 (B+G+3) Total B/U area- 2096.81 Sqmtr.), fully residential building, shall be constructed on 20 feet wide road belongs to Sri Nitish Kumar, S/o-Late Lakhan Lal & Sri Vivek Kumar, S/o-Sri Arun Kumar Singh, Mauza-Mainpura, Ps-Patliputra Survey, Plot no.-943, Thana no-02, Tauzi No-5123 & 15276, Khata No- 190, 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 :**

u) 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.

v) 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.

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

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

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

ii) **Open Space & Approach :**

m) 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.

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

o) 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.

v) 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.

w) 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.

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

y) In case of two staircase, one must be on outer wall.

z) 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.

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

o) 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.

p) 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 20,000 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 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 provisional will be treated as cancelled.

The maps are being returned with sign and stamp .

Encl - As Above

Yours faithfully,

21/7/18

(Pankaj sinha)

Sai Tapish Developer

A/192, 2nd Floor, Above Allahabad Bank, P.C.Colony, Kankarbagh, Patna-800020
Mobile No.- 8809081125, 9430253390, 7004599115
E-Mail-saitapishdeveloper@gmail.com

Ref. No..... *Date.....*

PERFORMA OF CONVEYANCE DEED

I/We **Sai Tapish Developer, Address-** Address-A/192, 2nd Floor, P.C Colony, Up on Allahabad Bank, Kankarbagh, Patna. through its Partner- Nitish Kumar, do herby confirm that, we shall execute sale deed and Convey the title of the flat of **PROJECT NAME- RADHIKA'S DWARIKA APARTMENT,** And Address. New Patliputra Colony, Patna along with proportionate individual common area within three month's from the date of issuance of the occupancy certificate /completion certificate as the case may be to the allottee. How ever in case the allottee Fails to clear the out standing and or registration charges within the period maintain in the notice. we the allotte/promoter will with hold registration of the Conveyance deed in Favour of allottee till payments and registration charges each received by us from the allottee.

For,

Sai Tapish Developer

Partner

Sai Tapish Developer

A/192, 2nd Floor, Above Allahabad Bank, P.C.Colony, Kankarbagh, Patna-800020
Mobile No.- 8809081125, 9430253390, 7004599115
E-Mail-saitapishdeveloper@gmail.com

Ref. No..... *Date.....*

Declaration Of Balance Sheet, Profit & Loss, Auditor's Report & Cash Flow Year 2015-16 & 2016-17

We Partner Sheep Firm , Sai Tapish Developer, Address-A/192, 2nd Floor, P.C Colony, Up on Allahabad Bank, Kankarbagh, Patna. Through it is Partner Shree Nitish Kumar, do hereby confirm that, this form is Incorporated at year 2018 (Date- 08-01-2018), Show this document (Balance Sheet, Profit & Loss, Auditor's Report & Cash Flow Year 2015-16 & 2016-17) is not applicable for Our Firm.