

From: -

Pradeep Kumar
Certified architect
Empanelment no: 25/2009
205, satyam apartments
Gandhi nagar, Boring road
Patna-800001

To,

The Municipal Commissioner
Patna Municipal Corporation, Patna.

Sub : Sanctioning Of Building Plan by Certified Architect under section-314 of Bihar Municipal Act-2007

Sir,

I have approved the proposed residential building map of
SRI GYAN KAUSHIK S/O SRI VIDYA VINOD SINGH.
AT MAUZA - KHAJPURA, PLOT NO - 428, THANA NO - 11
THANA - RAJIV NAGAR, KHATA NO - 113, TAUZI NO - 5173
DIST- PATNA

is approved by me on dated 07-10-2011 bearing ,
Plan Case no:- 23102/25/R-B+G+4-55/07-10-2011/PMC.
Residential building 14.99 Meter height, Bank Draft of Rupees Ten Thousand Only
(10,000/-) and Demand Draft No- 201693 of ICICI dated on 27-08-11 is attached as
building fees including pasting charge. A complete file with all required documents with
two sets of approved map as per planning report.

The land is not Bihar /Central Government land, Khasmahal, co-operative land.
The plot is residential not gairmajarua land. There is not Government case on this land
and no Govt. acquisition on this land. There is Parking in Ground floor and residential
units on First floor to Fourth Floors .

Kindly do the needful

Pradeep Kumar
07/10/2011
PRADEEP KUMAR
CERTIFIED ARCHITECT
Empanelment No..25/2009...

Truly yours

Ar.PradeepKumar
Empanelment no: 25/2009
Enclosures:

- 1) Demand draft
- 2) Two copies of sanctioned map.
- 3) Original Planning Report With Key Plan
- 4) N.O.C. From State Fire Office.

20/10/11
PMC Patna

Gyan Kaushik

Letter No 3436

OFFICE OF THE STATE FIRE OFFICER, BIHAR, PATNA

From,

Ramesh Chandra,
Fire Officer,
Bihar, Patna.

To,

Pradeep kumar Sinha
Q-1, chandi Vyapar Bhawan.
Exhibition Road, Patna-01

Patna, Dated 28/9/11

Sub: The views regarding Proposed fully residential building of below 15m.in height to be constructed in majistrate colony, ashiana road area.

Sir,

Please refer to your letter No.-nil, dated 02/09/11 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination, it was found that B + G + 4, fully residential building, shall be constructed on 20 ft wide road belongs to Sri Gyan Kaushik S/O Sri Vidya Vinod Singh, having. Plot no. - 428, Tauzi No.-5173, Khata No.-113, Thana no. - 11, Mauza -Khajepura, Dist. - Patna.

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:-**

- 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.
- 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.
- The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specification.
- Provision of ventilation at the crown of the central core-duct of the building shall be provided
- Arrangement shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

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

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

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

iv) **Lift :-**

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

Gyan Kaushik

- 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 and 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 failure normal electric supply. It shall automatically trip to alternate supply.
- e) All other requirements shall conform to the I.S. specification including the communication facility in the Lift cars connecting with the Fire Control Room of the building
- vi) That entire building be equipped with automatic alarm system & sprinkler's installation
- vii) That an underground static water tank of not less than 20,000 liters. Capacity with automatic refilling arrangement preferably on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 liters capacity provided for fire fighting before occupancy.
- viii) The active Fire protection system such as wet cum down comer system with landing valve & hose reel at each floor incorporated with 450 LPM Pump at terrace level, ISI marked fire extinguishers as per IS 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.
- ix) That electric cables must be shielded at each floor with intumescent coating.
- x) That the internal finishing shall be non-combustible or class -I surface spread of flame.
- xi) That AMC should be given by a qualified firm or person for the maintenance of above recommended Fire equipments.
- xii) That fire exit drill be carried out regularly at least twice in a year after occupation
- xiii) That the building must be constructed on at least 20 feet wide road and it is the responsibility of the concerned Architect to be sure of the road width because he is the passing authority.

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 & stamp.

Encl-As above

Your faithfully,

(Ramesh Chandra)