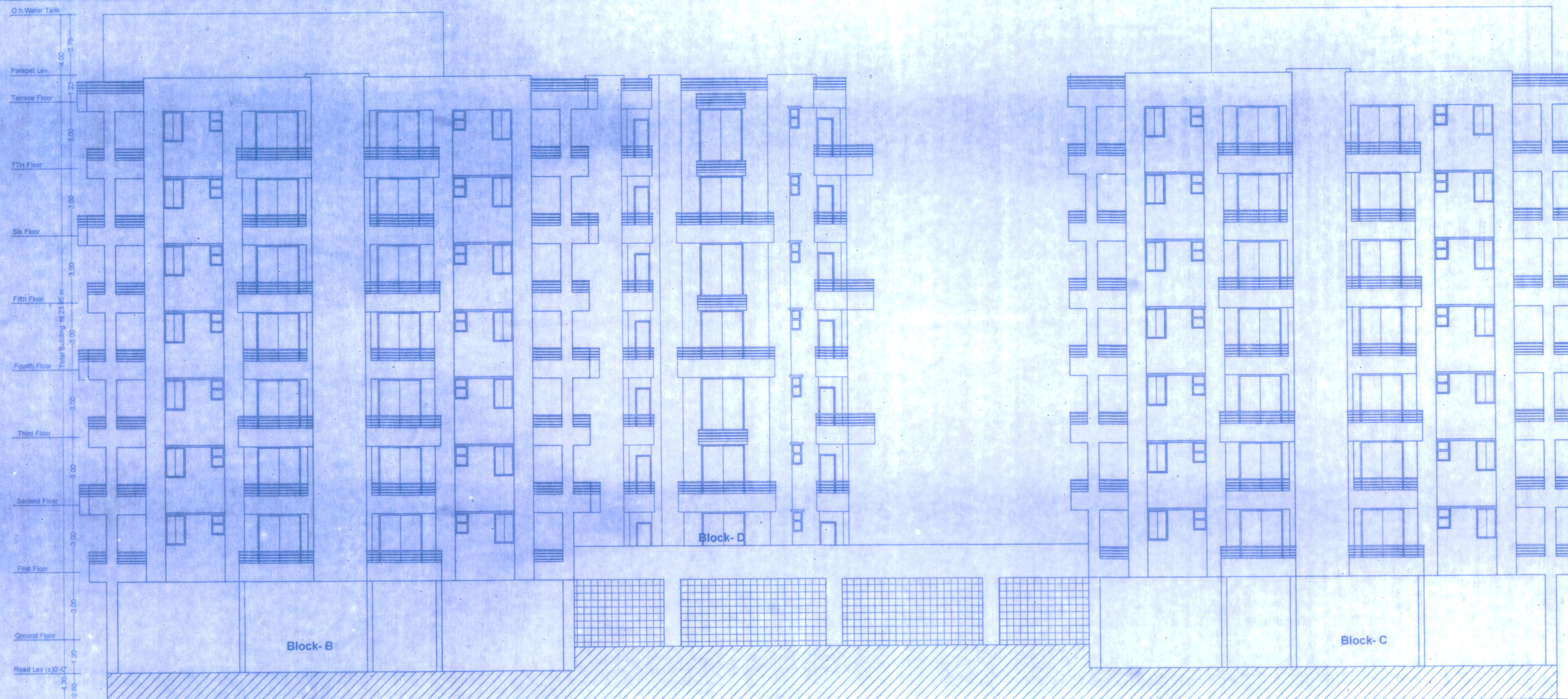
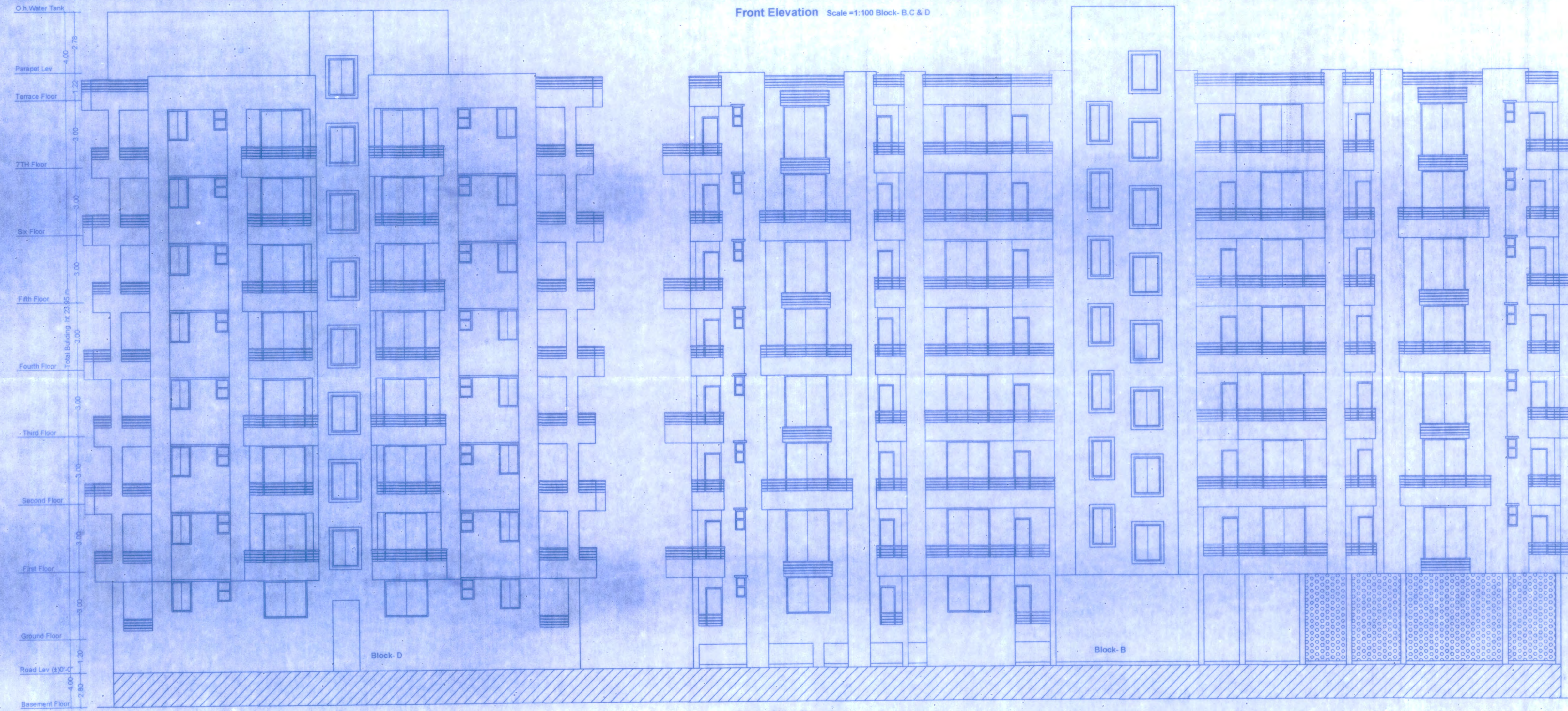




- Specifications:-**
- (01) FOUNDATION :- R.C.C. PILE FOUNDATION AS STRUCTURAL DESIGN.
  - (02) SUPER STRUCTURE :- R.C.C. FRAMED STRUCTURE AS STRUCTURAL DESIGN.
  - (03) BRICKWORK :- 230 TH & 125 TH IN CL AND BOND WORK IN C.M. 1:4:8 & 1:3:6 AS DESIGNED.
  - (04) PLASTERING :- MEDIUM COST AND MEDIUM PLASTERING ON ALL WALLS.
  - (05) WALL FINISH :-
  - (06) INTERNAL - ALL INTERIOR SURFACE SHALL BE PAINTED WITH CEMENT PRIMER OVER PLASTER FOR 250 GR/SQ.M.
  - (07) EXTERNAL - ALL EXTERNAL SURFACE SHALL BE PAINTED WITH TEXTURE PAINT OVER SURFACE OF EXTERIOR GRADE FINISH.
  - (08) DOOR :-
  - (09) FRAME - 65X100 TH S.S. WOOD DOOR FRAME.
  - (10) SHUTTER - 65X100 TH S.S. CORE FILL SHUTTER (65X100 TH MARK, 65X100 TH).
  - (11) WINDOW :-
  - (12) FRAME - 65X100 TH S.S. WOOD ALUMINUM WINDOW FRAME.
  - (13) SHUTTER - FULLY GLAZED HARD WOOD ALUMINUM WINDOW SHUTTER AS DESIGNED.
  - (14) FLOORING :-
  - (15) FLOORING - CERAMIC TILES DADO UP TO 1500MM.
  - (16) WALLS - CERAMIC TILES DADO UP TO 1500MM.
  - (17) SANITARYWARE - WHITE GLAZED METALIC SANITARYWARE OF 1ST MARK.
  - (18) FITTING - CHROME PLATED FITTINGS OF 1ST MARK.
  - (19) ELECTRICAL :-
  - (20) ALL INTERNAL WIRING IN CONCEALED CONDUITS WITH COPPER CONDUCTOR.
  - (21) ALL ELECTRICAL MODULAR SWITCHES OF 1ST MARK.
  - (22) ADEQUATE LIGHTING POWER POINT SOCKETS AS DESIGNED & DRAWING.
  - (23) WATER SUPPLY - ROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORE & OVERHEAD TANK.

- FIRE LEGEND :-**
- 01 HYDRANT OUT LET VALVE WET
  - 02 HOSE REEL
  - 03 SEMA CONNECTED FOR FIRE
  - 04 BRIGADE CONNECTED TO WET RISER
  - 05 ELECTRICALLY INSULATED METAL STRIP
  - 06 UNDER GROUND TANK OF 50,000 LTRS
  - 07 O.H.W. TANK FOR FIRE FIGHTING
  - 08 INDICATOR PANEL
  - 09 FIRE ALARM CALL POINT
  - 10 AUDIBLE ALARM CALL POINT
  - 11 LOUDSPEAKER OUTLET
  - 12 CO2 FIRE EXTINGUISHER
  - 13 FIRE RESISTANT DOOR
  - 14 AUTOMATIC SMOKE DETECTOR
  - 15 AUTOMATIC SPRINKLER INSTALLATION

**Developer Address:-**  
 M/S Sri Shree Bajaj Homes Pvt. Ltd.  
 A Company Registered Under The Companies Act, 1956 And Having Its Registration No. U-45201 BR2013 PTC021179 And Registered Office At Chandoria, Madhya Gali, Patna City, Patna-800008, P.S. Chowk, District - Patna. Present Office At 201 Verma Karpura House, S. P. Verma Road, Patna-800001, P.S. Kirtwalli, District - Patna. Through Its Managing Director Mr. Rajesh Kumar Choudhary, S/O Sri Satyanarayan Choudhary, Resident Of Mahalla Chandoria, Madhya Gali, Patna City, Patna-800008, P.S. Chowk, District Patna.

**Plot Detail :-**  
 Proposed Residential Building Of  
 01. Sri Vijay Kumar Yadav, S/O Late Santal Yadav Urf Wakti Prasad Yadav.  
 02. Sri Awadh Kumar Singh, S/O Late Santal Yadav Urf W.P. Yadav.  
 03. Sri Raj Kumar Rajan, S/O Late Santal Yadav Urf W.P. Yadav.  
 04. Sri Bindeshwar Nath Kapoor, S/O Rama Singh Kapoor.  
 05. Sri Rajesh Kumar Choudhary, S/O Sri Satyanarayan Choudhary.  
 06. Sri Anup Poddar, S/O Sri Raj Kumar Poddar.  
 07. Sri Abhishek Kumar Yadav, S/O Sri Awadh Kumar Yadav.  
 08. Sri Lalan Kumar Yadav, S/O Sri Mohan Prasad Yadav.  
 09. Sri Manoj Kumar Yadav, S/O Late Santal Yadav Urf W.P. Yadav.  
 10. Sri Shyamababu Yadav, S/O Late Mohan Prasad Yadav.  
 Haatta - Similmurapur, N.H.31 Bypass Road, South Side, Thana - Malsalami, Patna City, District - Patna.  
 Thana No - 38, Khata No - 89, Khesra No - 1578 & 1580 Part, 1574 (P)

| SHEET NO. | SCALE          | NORTH |
|-----------|----------------|-------|
| 07/08     | 1:100<br>1:200 | ◀     |

**Signature of Engineer**  
 Brajesh Kumar Sinha  
 Structural Engineer  
 SE/02/16  
 SIGNATURE OF ENGINEER  
 PATNA

**Signature of Director**  
 Raj Kumar Choudhary  
 Director

**Signature of Owner**  
 AR NAVRATNA RAGHUVANSHI  
 EMP. NO. AR/46/15  
 LIC NO.-CA/2013/58586

**Signature of Architect**  
 AR NAVRATNA RAGHUVANSHI  
 EMP. NO. AR/46/15  
 LIC NO.-CA/2013/58586

**Signature of Patna Metropolitan Area Authority**  
 Patna Metropolitan Area Authority  
 Sanction of Plan case no. PMAR/P.N.1/S.M.MURARIPUR/16/2017/68/19019  
 dated 28.10.2016 on Date 28.10.2016

**Signature of Bihar Sahayak Abhiyanta**  
 Bihar Sahayak Abhiyanta  
 Patna Metropolitan Area Authority  
 Sanction of Plan case no. PMAR/P.N.1/S.M.MURARIPUR/16/2017/68/19019  
 dated 28.10.2016 on Date 28.10.2016

**Signature of Bihar Sahayak Abhiyanta**  
 Bihar Sahayak Abhiyanta  
 Patna Metropolitan Area Authority  
 Sanction of Plan case no. PMAR/P.N.1/S.M.MURARIPUR/16/2017/68/19019  
 dated 28.10.2016 on Date 28.10.2016

# पटना महानगर क्षेत्र प्राधिकार

(बिहार सरकार का उपक्रम)

पाँचवां तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड

पटना का मुख्यालय भवन, हॉस्पिटल रोड,

शास्त्री नगर, पटना - 800023

सं०सं०:- PMAA/PRN/<sup>SIMLIMURARPUR</sup>/<sub>MALSALAMI</sub>/B+G+07/68/2019 - 45

पटना, दिनांक-27.02.202

प्रेषक,

प्रभारी निदेशक,

पटना महानगर क्षेत्र प्राधिकार,

बिहार पटना।

सेवा में,

श्री राजेश कुमार चौधरी,

प्रबंध निदेशक-साई श्री बालाजी होम्स प्रा० लि०,

201, द्वितीय फ्लोर, वर्मा करपुरा हाउस

एस०पी०वर्मा रोड,

जिला-पटना।

विषय:- प्लान केस संख्या:- PMAA/PRN/<sup>SIMLIMURARPUR</sup>/<sub>MALSALAMI</sub>/B+G+07/68/2019 की स्वीकृति के संबंध में।

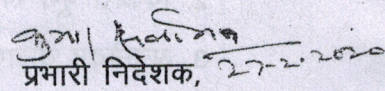
महाशय,

आपके आवेदन सं०:-PMAA/PRN/<sup>SIMLIMURARPUR</sup>/<sub>MALSALAMI</sub>/B+G+07/68/2019 दिनांक-24.10.2019 के संदर्भ में श्री राजेश कुमार चौधरी, प्रबंध-निदेशक, साई श्री बालाजी होम्स प्रा० लि०, 201, द्वितीय फ्लोर, वर्मा करपुरा हाउस, एस०पी०वर्मा रोड, बिहार के भवन निर्माण के लिए पटना महानगर क्षेत्र प्राधिकार में बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित विकास योजना/पटना महानगर क्षेत्र प्राधिकार/आयोजना स्कीम/पटना मास्टर प्लान 2031 के आलोक में मौजा-सिमली मुरारपुर, सर्वे थाना-पटना सिटी, थाना सं०-38, सर्वे प्लॉट सं०-1574, 1579 एवं 1580 (अंश) खाता सं०-89 में आवासीय भवन, (B + G + 07) दिनांक-03.01.2020 को स्वीकृतार्थ नक्शा के बाबत निम्नलिखित शर्तों/निर्वधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है।

1. भूमि/भवन का उपयोग अन्य रूप से आवासीय भवन, प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।
2. विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।
3. अनुमोदन योजना में दर्शाया गया 5,075.05 वर्गमीटर का पार्किंग स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा। बेसमेंट में Ventilation हेतु समुचित व्यवस्था बिहार भवन उपविधि के आलोक में प्रावधान करना होगा।
4. प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।

5. भूखण्ड के सामने 12.20 मी० चौड़ी सड़क अवस्थित है।
6. अनुमति (अनुज्ञा) जारी किये जाने की तारीख से तीन वर्षों की अवधि के लिए विधि मान्य होगी।
7. 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।
8. 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 स्वतः रद्द समझी जायेगी।
9. भू-स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों/कागजात के सत्यता की जिम्मेदारी 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 विरुद्ध विधि सम्मत कार्रवाई की जायेगी।
10. बिहार भू-सम्पदा (विनियमन और विकास) नियमावली 2017 की शर्तों के अधीन राज्य में गठित भू-सम्पदा विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।
11. श्रम सेस के संबंध में नगर विकास एवं आवास विभाग/श्रम संसाधन विभाग द्वारा निर्गत अनुदेशों का अनुपालन निर्माणकर्ता द्वारा सुनिश्चित किया जाएगा।
12. निर्माणकर्ता को प्राधिकार के विनिर्देशों के अनुसार मल जल निकास जल निकास सड़क आदि जैसे संयोजन स्थल पर और स्थल के बाहर आधारभूत संरचना का बिहार भवन उपविधि 8(5) के आलोक में विकास करना होगा।
13. समय-समय पर सरकार द्वारा निर्गत आदेशों एवं नीतियों का विस्तृत रूप में पालन करना अनिवार्य होगा।
14. स्थल पर Rainwater Harvesting का प्रावधान निश्चित रूप से करना होगा।
15. बिहार भवन उपविधि 2014 एवं पटना मास्टर प्लान 2031 के साथ DCR में प्रावधानित के अनुसार निर्माण कार्य सम्पन्न कराना होगा।

विश्वासभाजन,

  
प्रभारी निदेशक, 27-2-2020

पटना महानगर क्षेत्र प्राधिकार,

Provisional Fire Clearance(Above 15 Mtr. Height)Letter No. 2829./**OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.**

From,

Pankaj Sinha,  
State Fire Officer,  
Bihar, Patna.

To,

Ar. Navratan Raghuvanshi  
Emp. No.-AR/46/15  
3rd Floor, Ashok Place,  
Exhibition Road, PatnaPatna Dt. 01/10/2019.

Sub :-

The views regarding Proposed Residential Building of above 15 mtr. In height to be constructed at Mauza-Simlimurapur, Dist-Patna.

Sir,

Please refer to your letter No.- RDK/Fire/18/Rev-02/2019, dt.-24.09.2019 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 Block-B,C,D (B+G+7) (Total B/U area-18541.68 Sqmtr.), Proposed Residential Building, shall be constructed on 50 feet wide road belongs to M/s Sai Shree Balajee Homes Pvt. Ltd., Khesra No.-1579 & 1580 part, Khata No-89, Thana No.-38, Thana-Malsalami, Mauza-Simlimurapur, 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 :

- 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.
- The floor area exceeds 750 m<sup>2</sup> shall be suitably compartmented by separation walls up to 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. specifications.
- Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- Arrangements 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 withstand 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 4.5 M 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 than 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 the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
- In case of two staircase, one must be on outer wall.
- Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) **LIFT :-**

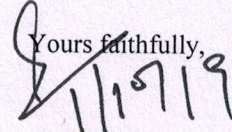
- a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m<sup>2</sup>.
- b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked 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 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 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 preferably 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 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 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,  
  
(Pankaj Sinha)  
DIG HG & IS  
Cum  
State Fire Officer  
Bihar, Patna