फारम-VIII - क

कार्यालय नगर परिषद दानापुर निजामत

भवन की योजना के अनुमोदन

उपविधि संख्या- 8(4)

आप के आवेदन संख्या- 498 तिथि- 19.07.2017 के संदर्भ में

मेसर्स प्लेटिनम हेरिटेज होम्स प्रा0 लि0, डाईरेक्टर- श्री नवनील कुमार सिंह एवं श्री ज्ञान प्रभा, पता-24, सूर्य अपार्टमेन्ट, फ्रेजर रोड, पटना-1

(क) आवासीय भवन के निर्माण

(ख) ✓ व्यवसायीक भवन के निर्माण

(ग) भवन के पुनःनिर्माण

(घ) विद्यमान भवन में परिवर्तन या परिवर्धन

(ड़) भवन के उपयोग में परिवर्तन

हेतु दानापुर नगर परिषद/नगर निगम/नगर परिषद/नगर पंचायत/महानगर क्षेत्र/बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधिन स्कीम के 498 प्लौट नं0- 671, 672, 673 एवं 674, खाता नं0- 260 एवं 279, तौजी नं0-5276, थाना नं0- 36, मौजा- मुस्तफापुर, पता-थाना-दानापुर, जिला- पटना के बाबत निम्नलिखितशर्तों/निर्वधनों के अध्याधीन एतद् द्वारा भवन योजना जिसका प्लान केस नं0-90../17-18 है, जिसका निर्माण क्षेत्रफल 38950.80 वर्ग मीटर एवं B1+B2+LG+G+8 की स्वीकृति दी जाती है:-

(क) भूमि/भवन का उपयोग अनन्य रूप से आवासीय / व्यवसायीक प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों 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 15431.00 वर्ग मीटर का पार्किंग का स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।

(घ) प्रस्तावित निर्माण वाली भूमि 61.00 मी0 चौड़ाई के अनुमोदित पहूंच 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/आयोजन प्राधिकारों/ या बिहार शहरी आयोजन तथा विकास अधिनियम, 2012 के अधीन

अधिसूचित किसी योजना स्कीम के अधीन आच्छादित सुसंगत आयोजना प्राधिकार क्षेत्रों के अधिनस्थ नगर परिषद दानापुर आयोजना क्षेत्र में 0.0 वर्ग मीटर चौड़ी भूमि की पट्टी उक्त उपहार के रूप में देगा।

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

(ज) इस उपबंध के अधीन दी गई अनुमति को उस भूखंड, जिसके लिए योजना अनुमोदित की गई हो, के अधिकार, हक, हित 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 स्वतः रद्द समझी जायेगी।

(ञ) बिहार भू-सम्पदा (विनियमन और विकास) नियमावली (RERA), 2017 की शर्तों के अधीन राज्य में गठित भू-सम्पदा विनियमन प्राधिकरण से इस परियोजना का निबंधन कराना अनिवार्य होगा।

(ट) अन्य शर्त

बिहार नगर पालिका अधिनियम 2007 एवं बिहार भवन उपविधि 2014 के संगत प्रावधानों का अक्षरसः अनुपालन करते हुये भवन निर्माण किया जायेगा।

नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत

ज्ञापांकः- 90 /दिनांकः- 15/10/2017

प्रतिलिपिः- मेसर्स प्लेटिनम हेरिटेज होम्स प्रा0 लि0, डाईरेक्टर- श्री नवनील कुमार सिंह एवं श्री ज्ञान प्रभा, पता-24, सूर्य अपार्टमेन्ट, फ्रेजर रोड, पटना-1 को सूचनार्थ प्रेषित।

नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत
5/10/17

We clear the plan after giving following advice/suggestion/ 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 Building Bye laws Bihar, 2014

b) The floor area exceeds 750 in ^{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 manoeuvrability of Fire appliance with minimum turning 3.66 mts (minimum).

b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighing 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) Staircase :-

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 enclosure and openable vents at each floor level equal to 1.5% 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 reachable to each other to each floor without entering into any room and shall be extended up to respective terrace. The roof of the Mist 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 enclosed 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 sec ^{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 activation 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 to the lift cars connecting with the Fire Control Room of the building.

v) That the basement should be equipped with automatic sprinkler's installation & must have two separate exits.

vi) That entire building should be equipped with automatic alarm system & sprinkler's installation.

vii) That active Fire protection system such as wet rising system with landing valve and hose reel at Terrace level. ISI marked Fire extinguishers as per I.S. 2190/1992. F.D. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in Bylt, be provided before occupancy.

viii) That an underground water static tank of not less than 50,000 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 should be made available before occupancy.

ix) That a refugee area of 15M^2 above 8th floor be made available as per NBC norms.

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

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

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 an feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.

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

xv) 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.

xvi) 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).

xvii) 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.

State Fire Officer
Bihar, Patna