(18)

Provisional Fire Clearance **(Above 15Mtr. Height)** 576.

Letter No. 3248.

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

From,

Upendra Prasad Singh,
State Fire Officer,
Bihar, Patna.

To,

Managing Director,
Sai Ram Real Estate Pvt. Ltd.,,
Office- Indrashan, First floor,
West Boring Canal Road, Patna- 1.

Patna Dt. 12.09.2017.

Ref :- This office letter no. 2579 dt. 14/07/2017 & Your letter no.-nil dt. 18/08/2017
Sub :- The views regarding proposed fully residential building of above 15 mtr. in height to be constructed at Mauza- Lakhani Bigha, Dist- Patna.

Sir,

With above mentioned subject the present plan was again received to this office on 18/08/2017 after rectification. The corrected plan was again examined by the committee.

During examination of the plan it was found that a G+5 (Total B/U area-3384.55 Sqmtr.), fully residential building, shall be constructed on 30 feet wide road belongs to Sri Jagnarayan Choudhary, S/O- Late Jitan Choudhary Thru- Sai Ram Real Estate (P) Ltd, Managing Director- Sri Surendra Kumar, on having Plot no.- 1530,1531,1532, Khata no.- 118, Thana no.-41 at Mauza – Lakhani Bigha, 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 Building Bye laws Bihar, 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 3.60 m/s (minimum).
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.

Scanned by CamScanner