(146)

1134

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

Letter No ·····1179·····/

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

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Ar. Umashankar Kumar,
Regd no-CA/2011/54023,
Hartali More, Boring Canal road,
Patna.

Patna Dt. 09.04.2019.

Sub :- The views regarding proposed Residential building of above 15 mtr. In height to be constructed at Mauza- Neora, Dist- Patna.

Sir,

Please refer to your letter no. 01 dt.- 04.01.2019 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 (B+G+8) (Total B/U area- 5031.15 Sqmtr.), Residential building, shall be constructed on 80 feet wide road belongs Simhasth Construction Pvt. Ltd. Dir-Sri Rajesh Ranjan, S/O-Sri Harinarayan Singh, Plot No-471,469 Tauzi No-3102 Thana No-104, Thana- Bihta Mauza- Neora, 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 Bihar building bye laws, 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.
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.

SIMHASTHA CONSTRUCTIONS PVT. LTD.
Umash Singh
DIRECTOR

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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.
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 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 50,000 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 - 1 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 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.

SHRASTHA CONSTRUCTIONS PVT. LTD.
Avinash Singh
DIRECTOR

7/04/15
DIG HG & FS
cum
State Fire Officer
Bihar, Patna

(145)

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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,

7/04/19

DiG HG & FS

(Pankaj Sinha)

State Fire Officer

Bihar, Patna

SAMASTHA CONSTRUCTIONS PVT. LTD.

Avinash Singh

DIRECTOR

पटना महानगर क्षेत्र प्राधिकार

(बिहार सरकार का उपक्रम)
पाँचवां तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड
पटना का मुख्यालय भवन, हॉस्पीटल रोड,
शास्त्री नगर, पटना - 800023

सं0सं0:–PMAA/PRN/$\frac{NEORA}{BIHTA}$/ B+G+08/03/2019 -98 पटना, दिनांक– 01·07·2020

प्रेषक,

प्रभारी निदेशक,
पटना महानगर क्षेत्र प्राधिकार,
बिहार पटना।

सेवा में,

श्री राजेश रंजन,
प्रबंधक निदेशक–सिंहस्थ कंस्ट्रक्शन प्रा०लि०,
पिता–स्व० हरि नारायण सिंहा,
आशियाना मोड़, कुमार कॉम्पलेक्स पिलर नं०–31
बेली रोड, पटना।

विषयः– प्लान केस संख्या– PMAA/PRN/$\frac{NEORA}{BIHTA}$/ B+G+08/03/2019 की स्वीकृति के संबंध में।

महाशय,

आपके आवेदन सं0– PMAA/PRN/$\frac{NEORA}{BIHTA}$/ B+G+08/03/2019 दिनांक–16.02.2019 के संदर्भ में श्री राजेश रंजन, प्रबंधक निदेशक–सिंहस्थ कंस्ट्रक्शन प्रा०लि०, पिता–स्व० हरि नारायण सिंहा, आशियाना मोड़, कुमार कॉम्पलेक्स पिलर नं०–31 बेली रोड, पटना, 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–नउरा सर्वे थाना–फुलवारी, थाना सं०–104, सर्वे प्लॉट सं०–469, 471(अंश), खाता सं०–252, 248 Tauzi No- 3102 में आवासीय भवन, (B + G + 08) दिनांक–03.01.20120 को स्वीकृतार्थ नक्शा के बाबत निम्नलिखित शर्तो/निर्वधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है।

1. भूमि/भवन का उपयोग अन्य रूप से स्वीकृत नक्शे/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 2648.68 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।

SINHASTHA CONSTRUCTIONS PVT. LTD.
Avinash Singh
DIRECTOR