REAL ESTATE REGULATORY AUTHORITY, BIHAR

6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
SHASTRI NAGAR PATNA - 800023

FORM 'C'
[See rule 5(1)]
REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 to the following project under
Project registration number : **BRERAP00036-2/72/R/2018**
Project Name : **IOB Galaxy (Ongoing Project)**
Project Address: **Danapur Bihta Highway, Thana Bihta, Patna, (Khesra No./Plot No. 8636, 8642, 8389, 8643, 8634, 8635, 8638, 8637 Khata No. 1983, 1987, 2302, 1923, Mauza- Painal)**
Sub division : **Danapur, Dist - Patna**

1. **Company Ashirwad Engicon Private Limited having its registered office Ashirwad Engicon Pvt Ltd, R.K Puram, Danapur, Bihar, Patna-801503**
2. This registration is granted subject to the following conditions, namely :-
   a. The promoter shall enter into an agreement for sale with the allottee as prescribed by the State Government[Refer Rule 8, Annexure of Bihar Real Estate (Regulation And Development) Rules, 2017] ;
   b. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section17;
   c. The promoter shall deposit seventy per cent. of the amounts realized by the promoter in a separate account to be maintained in a schedule bank (State Bank Of India, Branch Name– JC Road, Account No. 00000036957731481, IFSC Code : SBIN0001233,) to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section4;
   d. The registration shall be valid for a period of..03...years..03....Months commencing from...27.06.2018 And ending with **2021/10/01** (Subject to extension of validity of map from Competent Authority) unless extended by the Authority in accordance with the Act and the rules made there under;
   e. The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   f. The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted here in, as per the Act and the rules and regulations made there under.

Dated:27.06.2018
Place:.....PATNA

27.06.2018
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

1) This registration no. is being granted , based on the information and documents furnished by the Promoter and the Authority bears no responsibility for the authenticity of the same. In case the promoter submitted a false or invalid document or credential, it may lead to the cancellation of registration of the project by the authority.

2) With regard to the information or documents that are not provided by the concerned promoter, the Authority has ensured that written explanation or reason for the same has been submitted to the Authority and it would be put up on the website for public viewing.

3) The above registration is valid for a period of 3Y3M as provided in 2d, subject to the condition that the promoter shall get their map validated for such period from the map sanctioning authority as required under Bihar Building Bye- laws and resubmit the same to the RERA , Bihar. Failuare in submitting the validated map may lead to the cancellation of registration of the project by the authority.

4) Promoter shall ensure compliance to all Nocs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014

5) Open Parking area comes in common area, so cannot be sold.

Memo NO-RERA/PRO-REG-72/2018/1112

Dated 27.6.2018

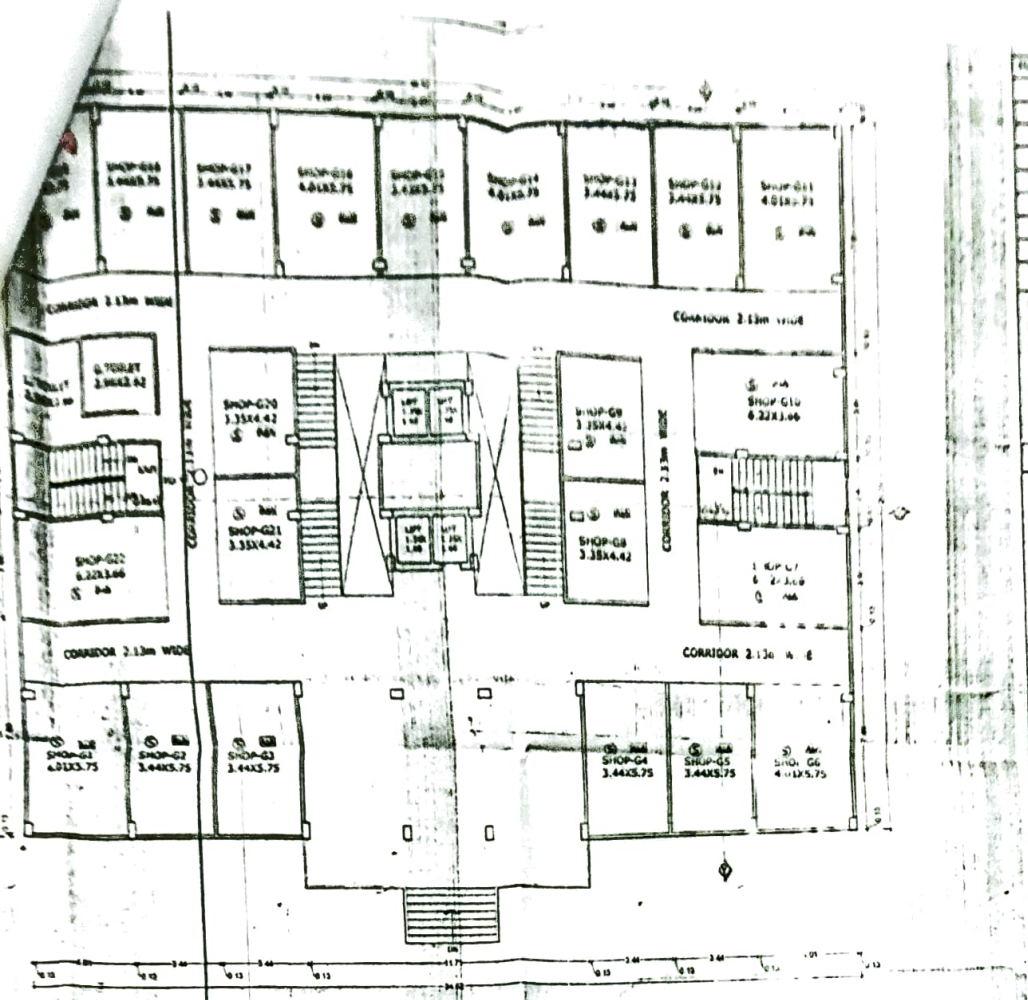
Signature and seal of the Authorized Officer
27.06.2018
Real Estate Regulatory Authority

Copy to: Chairman RERA/ Members RERA/ IT Manager, UDHD/ Ashirwad Engicon Private Limited.

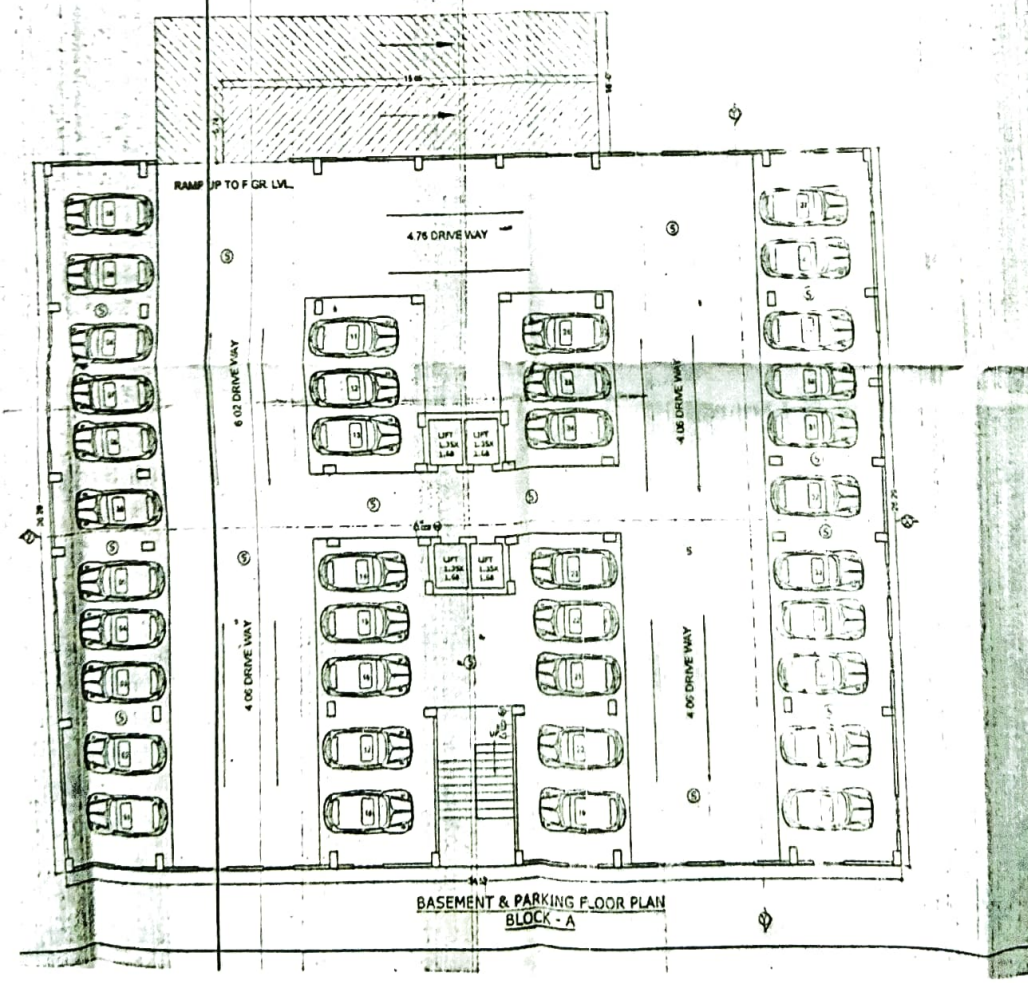
Copy to: Branch Manager State Bank Of India, J C Road, With reference to 2c above account in light of RERA act 2016

Signature and seal of the Authorized Officer
27.06.2018
Real Estate Regulatory Authority

1899



GROUND FLOOR PLAN
BLOCK - A



BASEMENT & PARKING FLOOR PLAN
BLOCK - A

SPECIFICATION

LEGEND FOR FIRE FIGHTING

1) FIRE RESISTANT CHECK DOOR
2) FIRE HYDRANT
3) HOSE REEL
4) UNDER GROUND WATER STATIC TANK WITH AUTOMATIC REFILLING ARRANGEMENT FOR FIRE FIGHTING
5) FIRE EATING SYSTEM
6) MANUAL CALL POINT
7) ILLUMINATED EXIT DIRECTIONAL SIGN
8) SIAMESE CONNECTION
9) P.A SYSTEM
10) EMERGENCY LIGHTING SYSTEM
11) SPRINKLER
12) SMOKE DETECTOR

PLOT DETAILS :

PROPOSED RESIDENTIAL BUILDING
FOR ASHIRWAD ENGICON PVT. LTD.
THROUGH ITS DIRECTOR
SRI AJAY SINGH
S/O LATE JAG NARAYAN SINGH
AT MAUZA -PAINAL
PLOT NO. - 8636,8642,8389,8643,
8634,8635,8638,8637
KHATA NO.-1983,1987,2302,1923
TAUZI -4272,4274,4241
THANA NO. -70
THANA - BIHTA
DIST. - PATNA

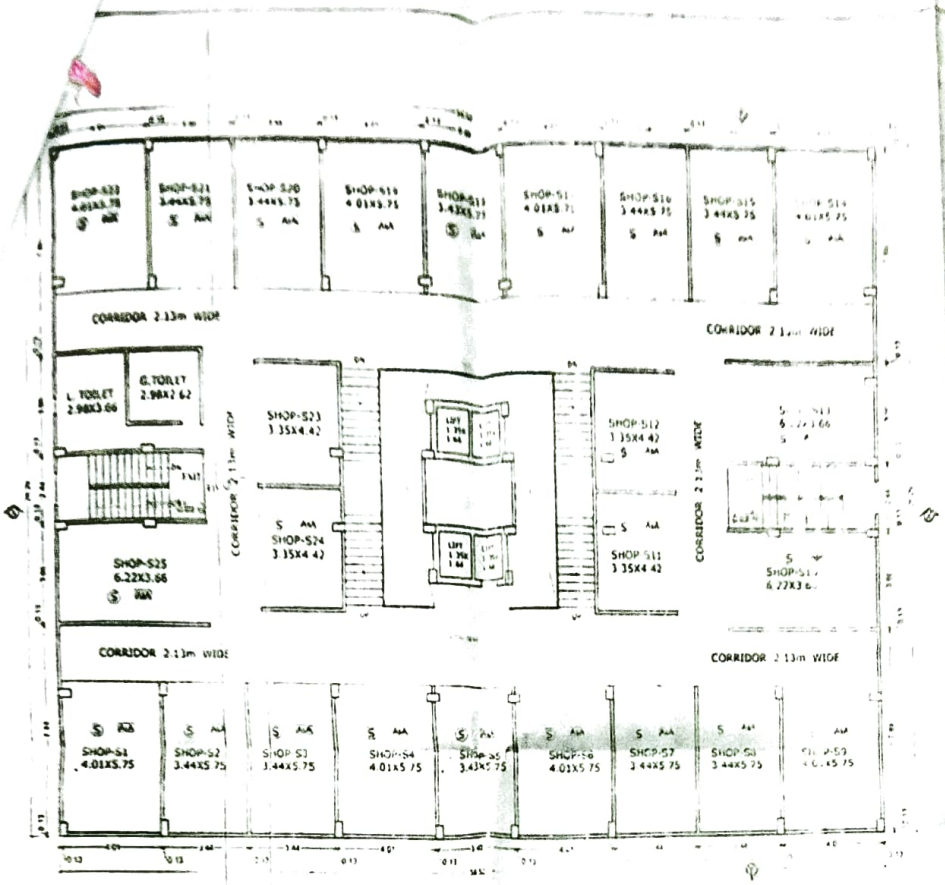
NORTH	SCALE	DRG.NO.
	1:100/1:200	

ASHIRWAD ENGICON PVT. LTD.
Managing Director

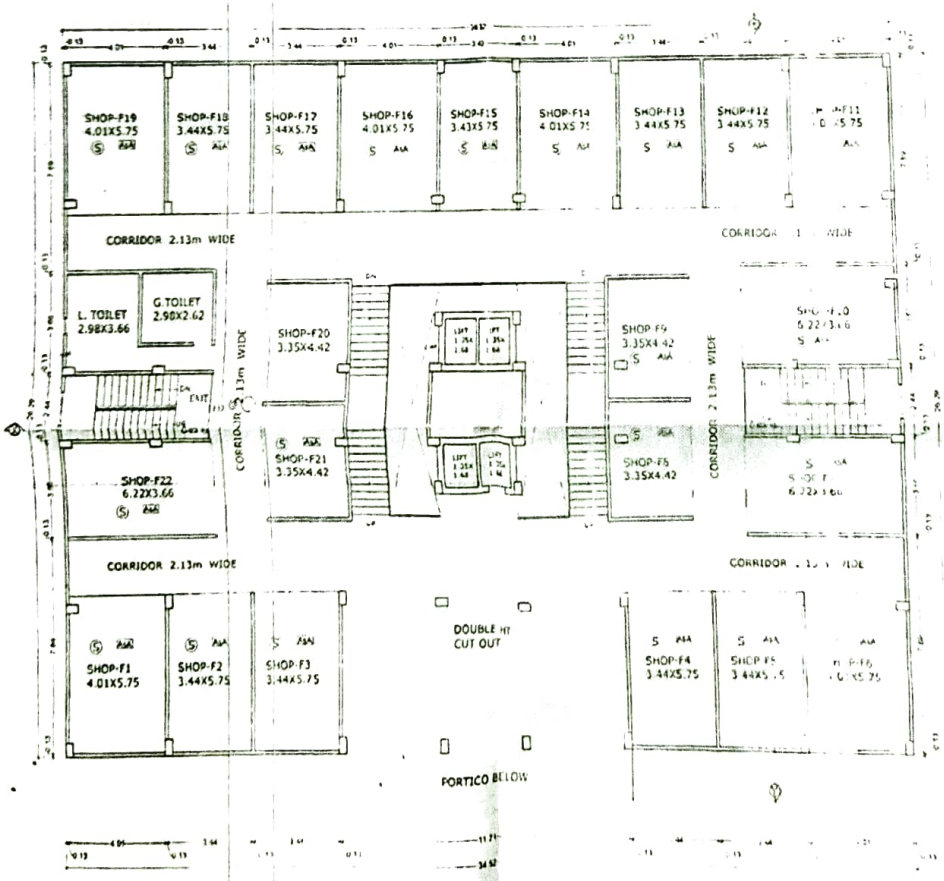
Ar. PAWAN KUMAR
COA Regd. No.-CA/2008/13276

SIGN OF OWNER

SIGN OF ARCHITECT



2ND FLOOR PLAN
BLOCK - I



1ST FLOOR PLAN
BLOCK - A

SCHEDULE OF DOORS & WINDOWS

SL NO	TYPE	WIDTH	HEIGHT
1	D	1.07	2.13
2	D1	0.76	2.13
3	D2	0.91	2.13
4	D3	0.76	2.13
5	W1	1.22	1.22
6	W2	1.52	1.22
7	W3	0.61	1.22
8	W4	0.61	0.61

SPECIFICATION

1 BRICK WORK IN CM PLASTER OF PARIS
DETAILS GIVEN IN THE DRAWING
2 R.C.C. SLAB & BEAM WITH 1:2:4 MIX
3 PLINTH OF FLOOR UNDER R.C.C. 75 MM
4 DEPTH FOUNDATION 4.5 FT. OR AS PER SOIL
OVER FLAT BED & SOLID GROUND
5 BRICK WORK IN C.M. 1:6 ALL BOUNDARY WALL
6 PLINTH PLASTER UP TO 1 FT. ABOVE G.L.
7 WITH R.C.C. BAND AT LINTEL & ROOF LEVEL
8 CEMENT PLASTER ON BOTH SIDE OF WALL
9 WHITE & COLOUR WASH AS PER CHOICE

LEGEND FOR FIRE FIGHTING

1) FIRE RESISTANT CHECK DOOR
2) FIRE HYDRANT
3) HOSE REEL
4) UNDER GROUND WATER STATIC TANK WITH AUTOMATIC FIRE FIGHTING ARRANGEMENT FOR FIRE FIGHTING
5) FIRE EXTINGUISHER & (SO CO2 TYPE TO BE MARKED)
6) MANUAL CALL POINT
7) ILLUMINATED EXIT DIRECTIONAL SIGN
8) SPRINKLER CONNECTION
9) P.A. SYSTEM
10) EMERGENCY LIGHTING SYSTEM
11) SPRINKLER
12) SMOKE DETECTOR

PLOT DETAILS .

PROPOSED RESIDENTIAL BUILDING
FOR ASHIRWAD ENGICON PVT. LTD
THROUGH ITS DIRECTOR
SRI AJAY SINGH
S/O LATE JAG NARAYAN SINGH
AT MAUZA -PAINAL
PLOT NO. - 8636,8642,8389,8643,
8634,8633,8638,8637
KHATA NO.-1983,1987,2302,1923
TAUZI -4272,4274,4241
THANA NO. -70
THANA - BIHTA
DIST - PATNA

NORTH	SCALE	DRG NO
	1 inch= 2m	05/12

ASHIRWAD ENGICON PVT. LTD.
Managing Director

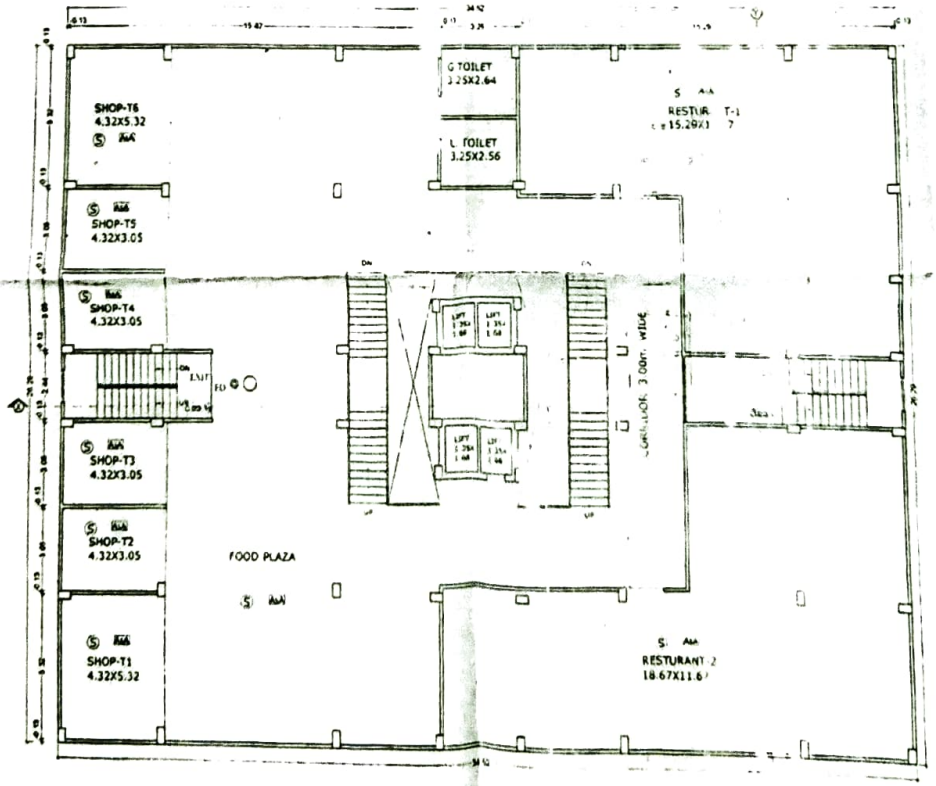
SIGN OF OWNER

Ar. PAWAN KUMA
COA Regd No. CA/2008/4
Empanelment No.

SIGN OF ARCHITECT



4TH TO 10TH FLOOR PLAN
BLOCK - A



3RD FLOOR PLAN
BLOCK - A

SCHEDULE OF DOORS & WINDOWS

W. NO	TYPE	WIDTH	SILL	HEIGHT
1	D	0.90	0.00	2.10
2	D1	0.75	0.00	2.10
3	W2	0.91	0.91	1.21
4	D1	0.75	0.00	2.10
5	W1	1.22	0.76	1.22
6	W2	0.91	0.91	1.21
7	W3	0.61	1.14	0.76
8	W4	0.91	0.76	1.83

SPECIFICATION

1. R.C.C. WITH GOOD RESISTANCE PILE FOUNDATION AS PER SOIL TEST AND DESIGN BY THE CONSULTANT.
2. 100 MM THICK BRICK WORK IN CEMENT MORTAR IN SUPER STRUCTURE.
3. PLASTER OF PARIS FLOOR FINISH IN ALL ROOMS EXCEPT KITCHEN, TOILET & BATH, PLASTERING OVER BRICK WORK, OUTER SIDE AS PER DESIGN.
4. 10 MM THICK P.C.C. ON F.S. ALL ROOMS AND BALCONY.
5. 150 MM THICK CONCRETE OVER R.C.C. SLAB.
6. 230 MM THICK R.C.C. BAND AT PLINTH & ROOF LEVEL.
7. 115 MM THICK BRICK WORK IN CEMENT MORTAR IN ALL INTERNAL PARTITION.
8. ALL EXTERNAL PLASTER ON BOTH SIDE OF WALL.
9. WORTH & COMMON WORK AS PER DESIGN.

LEGEND FOR FIRE FIGHTING.

1) FIRE RESISTANT CHECK DOOR — FD
2) FIRE HYDRANT — H
3) HOSE REEL — R
4) UNDER GROUND WATER STATIC TANK WITH AUTOMATIC REFILLING ARRANGEMENT FOR FIRE FIGHTING — UGT
5) FIRE EXTINGUISHER (IN CO2 TYPE IS MARKED) — E
6) MANUAL CALL POINT — M
7) ILLUMINATED EXIT DIRECTIONAL — EXIT
8) HEADER CONNECTION — HEAD
9) P.A SYSTEM — PA
10) EMERGENCY LIGHTING SYSTEM — EL
11) SPRINGLER — S
12) SMOKE DETECTOR — SD

PLOT DETAILS .

PROPOSED RESIDENTIAL BUILDING
FOR ASHIRWAD ENGICON PVT. LTD
THROUGH ITS DIRECTOR
SRI AJAY SINGH
S/O LATE JAG NARAYAN SINGH
AT MAUZA -PAINAL
PLOT NO. - 8636,8642,8389,8643,
8634,8635,8638,8637
KHATA NO.-1983,1987,2302,1923
TAUZI -4272,4274,4241
THANA NO. -70
THANA - BIHTA
DIST. - PATNA.

NORTH	SCALE	DRG NO
	1:100/1:200	02/12

ASHIRWAD ENGICON PVT. LTD
Managing Director

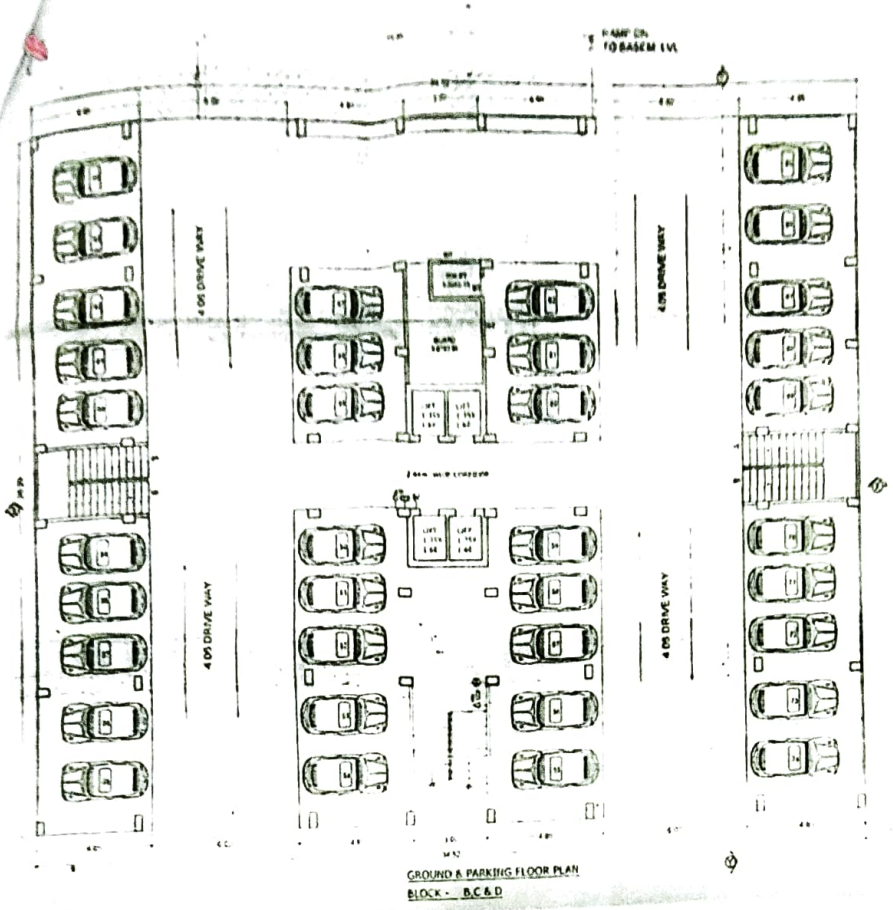
SIGN OF OWNER

Ar. PAWAN KUMAR
COA Regd. No.-CA/2008/43278
Empanelment No. ____

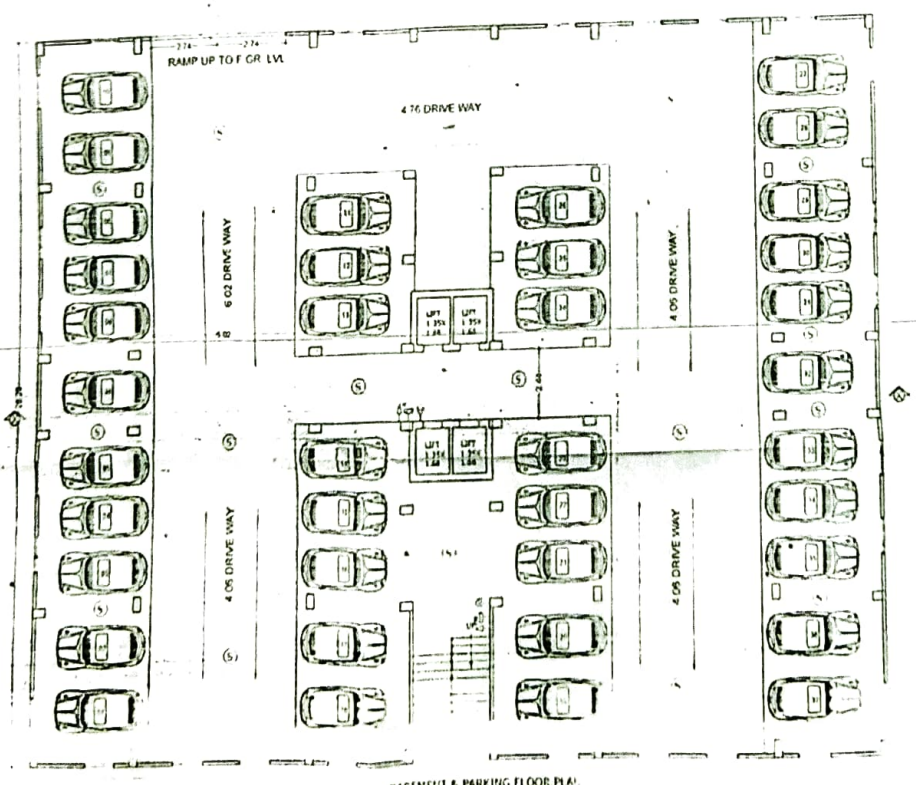
SIGN OF ARCHITECT

SCHEDULE OF DOORS & WINDOWS

SL NO.	DOOR	WINDOW	VENT	REMARKS
1	D1	W1	V1	
2	D2	W2	V2	
3	D3	W3	V3	
4	D4	W4	V4	
5	D5	W5	V5	
6	D6	W6	V6	
7	D7	W7	V7	
8	D8	W8	V8	
9	D9	W9	V9	



GROUND & PARKING FLOOR PLAN
BLOCK :- B,C & D



BASEMENT & PARKING FLOOR PLAN
BLOCK :- B,C & D

PLOT DETAILS

PROPOSED RESIDENTIAL BUILDING
FOR ASHIRWAD ENGICON PVT. LTD
THROUGH ITS DIRECTOR
SRI AJAY SINGH
S/O LATE JAG NARAYAN SINGH
AT MAUZA - PAINAL
PLOT NO :- 8636,8642,8359,8643
8634,8635,8638,8637
KHATA NO :- 1983,1987,2302,1925
LAUZI - 4272,4274,4241
THANA NO :- 20
THANA - BIHTA
DIST :- PATNA

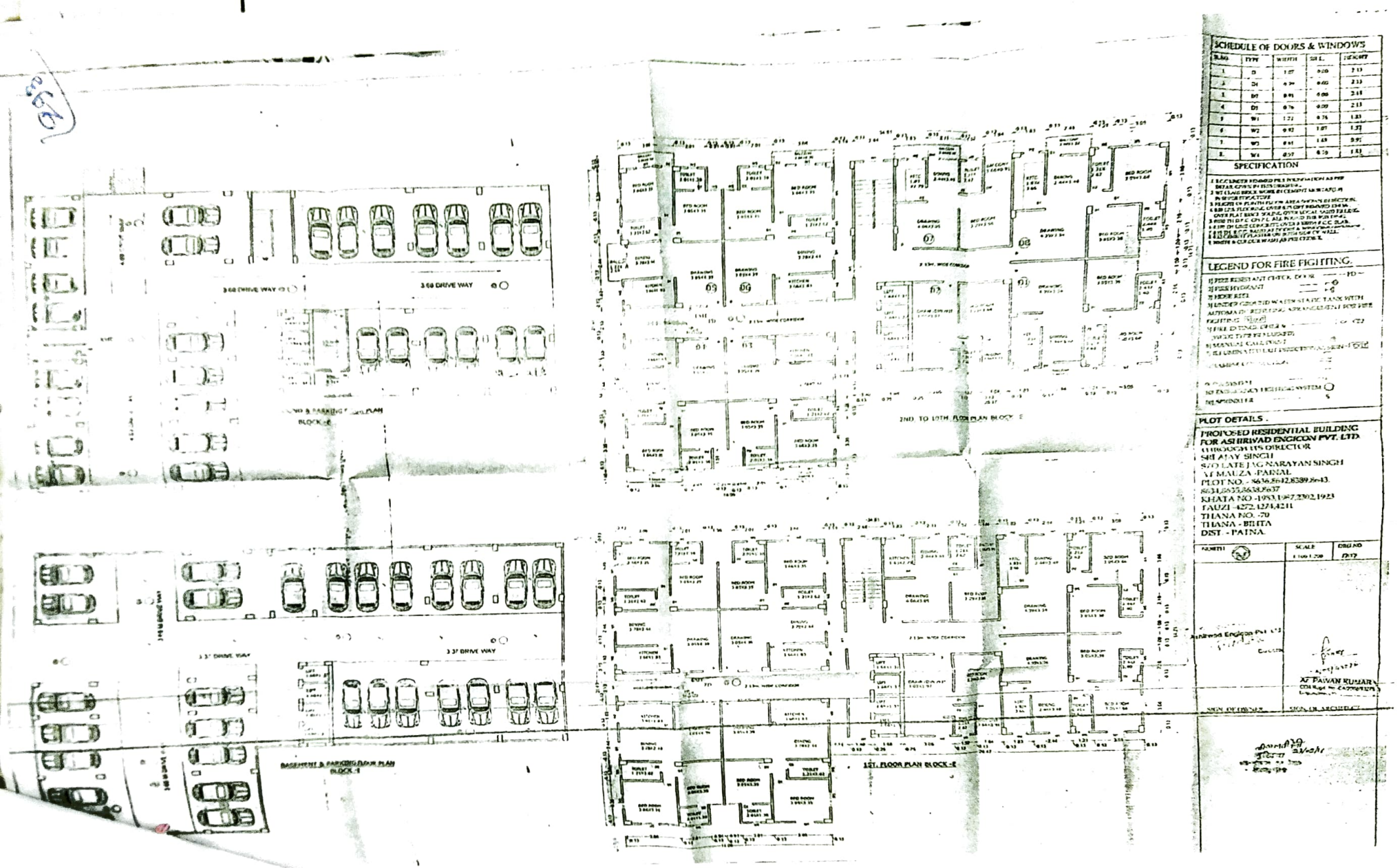
NORTH	SCALE	DRG NO

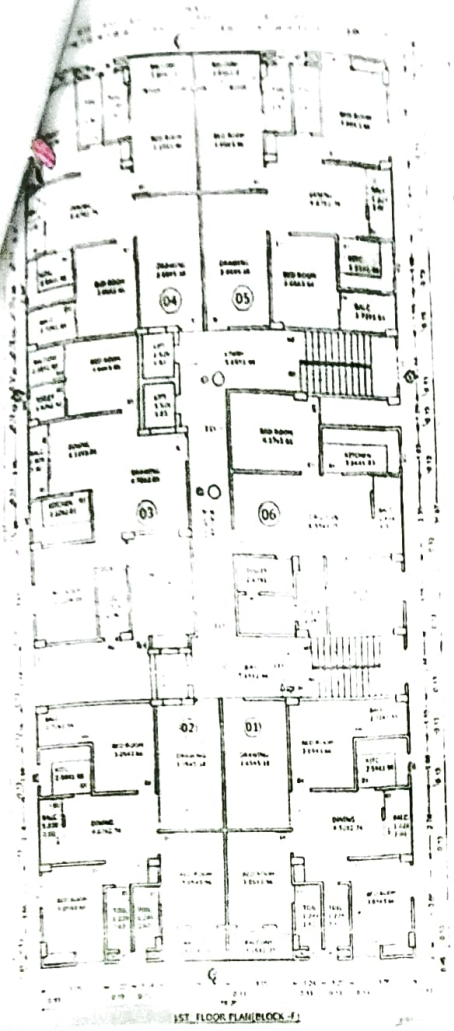
Ashirwad Engicon Pvt. Ltd.
Director

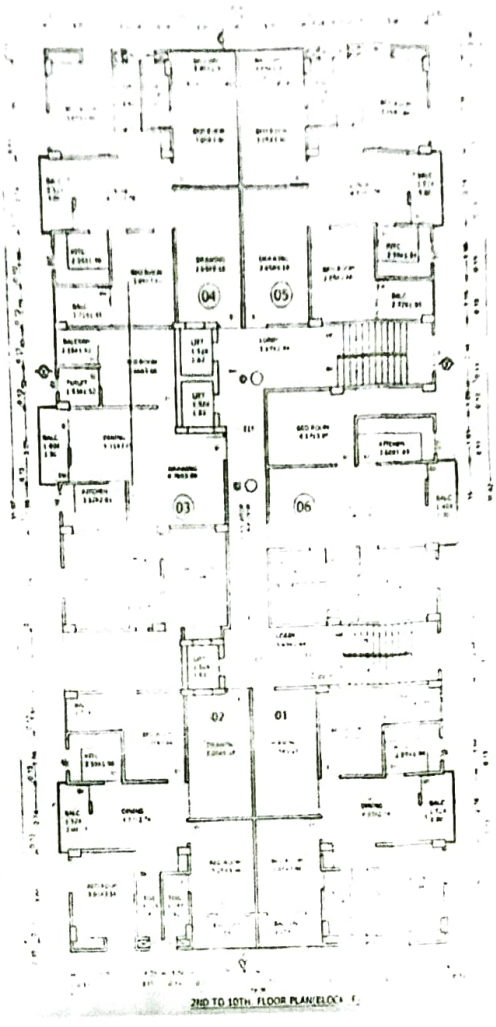
SIGN OF OWNER

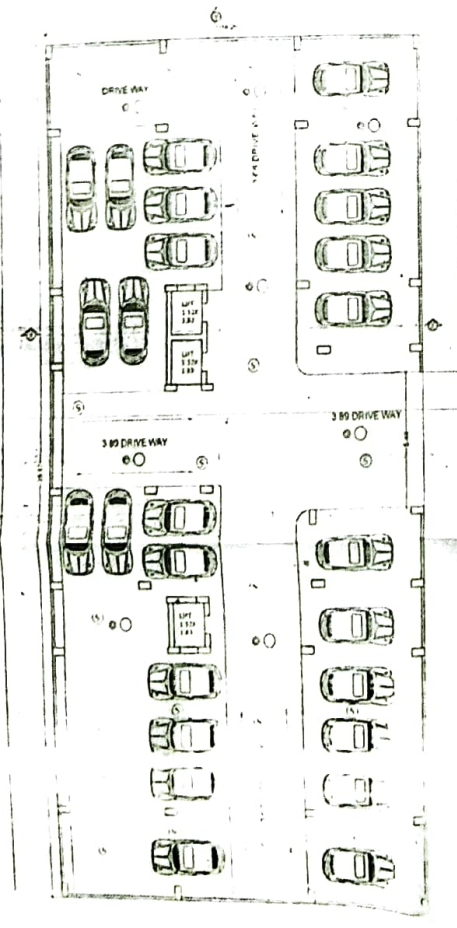
CA/05/432/74
M. PAWAN KUMAR
COA Regd No. CA/2005/
SIGN OF ARCHITECT

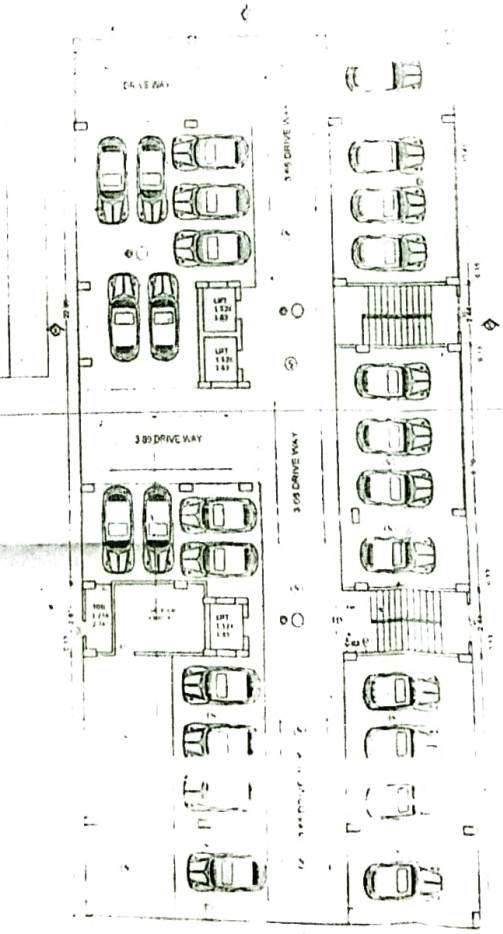
23/02/16


3.60 DRIVE WAY
3.37 DRIVE WAY
BASEMENT & PARKING FLOOR PLAN BLOCK - E
2ND. TO 10TH. FLOOR PLAN BLOCK - E
1ST. FLOOR PLAN BLOCK - E
SCHEDULE OF DOORS & WINDOWS
SPECIFICATION
LEGEND FOR FIRE FIGHTING
PLOT DETAILS :
PROPOSED RESIDENTIAL BUILDING FOR ASHIRVAD ENGICON PVT. LTD.
THROUGH ITS DIRECTOR
SRI AJAY SINGH
S/O LATE JAG NARAYAN SINGH
AT MAUZA -PARNAL
PLOT NO. - 8636,8642,8589,8643, 8631,8635,8638,8637
KHATA NO -1953,1967,2302,1923
FAUZI -4272,4274,4211
THANA NO. -70
THANA - BIHTA
DIST. - PATNA
SCALE
DRG NO
AF PAWAN KUMAR
SIGN OF OWNER
SIGN OF ARCHITECT









SPECIFICATION

LEGEND FOR FIRE FIGHTING

PLOT DETAILS

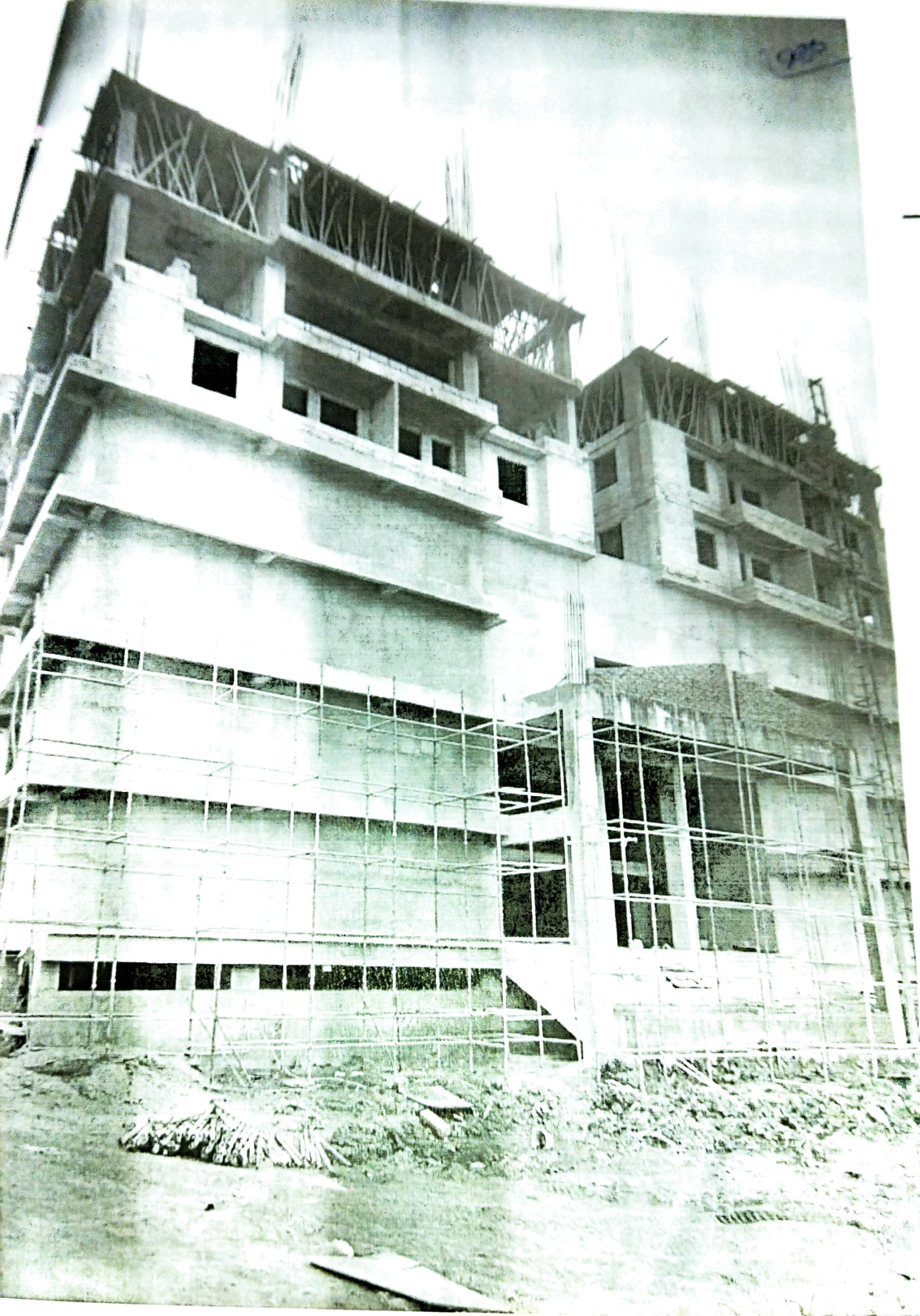
Ashirwad Engicon Pvt. Ltd.

Director

SIGN OF OWNER

Ar. PAWAN KUMARY













Reg.- U45200BR2012PTC019259

ASHIRWAD ENGICON Pvt. Ltd.

An ISO 9001:2015 Certified Company

Date- 25-11-2021

FORM E
[See rule 7(1)]

APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

From,
Shri Ajay Singh,
Managing Director, Ashirwad Engicon Group

To,
Chairperson,
RERA Bihar,
Shastri Nagar, Patna, Bihar

Respected Sir,

[I/We] hereby apply for extension of registration of the Project :**"IOB Galaxy(Ongoing Project)"** , **bearing RERA Bihar Registration no. BRERAP00036-2/72/R-64/2018** which expired on 01/10/2021 for a period of 18 months.

As required [I/We] submit the following documents and information, namely:

1. A **Online Payment UTR no. SBIN321329014991 dated 25-11-2021 for Rs 1,00,000/- in Account of Real Estate Regulatory Authority Bihar, Account No.- 2968000101053609, at Punjab National Bank, Branch- Punaichak, Patna,** extension fee as provided by your Notice on Date- 28.07.2021.
2. Authenticated plan along with current project photographs showing the stage of development works undertaken till date.
3. Explanatory note regarding the state of development works in the project and reason for not completing the development works in the project within the period declared in the declaration submitted in Form B at the time of making application for the registration of the project along with duly notarized modified Form B.
4. Authenticated copy of project registration certificate from RERA Bihar.
5. Paper clippings showing the reasons for delay.

Place: Patna
Dated: 25 Nov, 2021

ASHIRWAD ENGICON PVT. LTD.

Yours Faithfully,
Managing Director
(Ajay Singh)
Managing Director
Ashirwad Engicon Group

Corp. Office : Saroj Residency, A9, Vivekanand Marg, Opp. Sona Apartment, Patliputra Colony, Patna - 800 013 | Tel.: 0612-2572202/03 | Toll Free No.- 7677115566
www.ashirwadepl.com |E-mail: ashirwadepl@gmail.com

Reg.- U45200BR2012PTC019259

ASHIRWAD ENGICON Pvt. Ltd.

An ISO 9001:2015 Certified Company

Date- 25-11-2021

To.

The Authorized Officer
Real Estate Regulatory Authority
Bihar, Patna

Subject: Application for **Extension Period** of our Rera Approved Project Ashirwad " **IOB GALAXY" (Running Project) " having (RERA REG.No- BRERAP00036-2/72/R-64/2018) which is ending with 01/10/2021 for a period of 18 Months Under Real Estate Regulatory Authority, Bihar.**

Respected Sir,

With due respect We request you kindly give the Extension **AS PER LAW** for our Rera Approved Project Ashirwad **"IOB GALAXY"**(Running Project) Situated at Danapur-Bihta Highway, As our Construction Plan didn't work as **We planned due to Corona pandemic. And its highly affected our Construction work because of Less Labours and Construction Materials Supply during that period.**

I request you to after considering the situation and all Circumstances issue the **Extension Letter** at the earliest as completion date for our project **" IOB GALAXY"** is ending with **01/10/2021**.Please rest assured for our best endeavours to adhere with the Rules of Real Estate Regulation and Development Act ,2016 made there under completion of the Project.

Yours Sincerely

For Ashirwad Engicon Private Limited

ASHIRWAD ENGICON PVT. LTD.

(Ajay Singh) Managing Director

Managing Director

Encl: As stated above

Corp. Office : Saroj Residency, A9, Vivekanand Marg, Opp. Sona Apartment, Patliputra Colony, Patna - 800 013 | Tel.: 0612-2572202/03 | Toll Free No.- 7677115566
www.ashirwadepl.com |E-mail: ashirwadepl@gmail.com

I.O.B.

78/14

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Ajay Singh .

West Ramkrishna Nagar,P.S-Phulwari Shariff, Dist.Ppatna Ramkrishna Nagar Patna Bihar 800027

Date: 02-03-2016

Valid Upto: 02-03-2021

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	**PATN/EAST/B/022616/121977**
Applicant Name :	**Ajay Singh**
Site Address :	**Painal, plot no-8636,8642,8389,8643,8634,8635,8638,8637.**
Site Coordinates :	**84 57 16.05-25 34 44.95, 84 57 17.58-25 34 51.94, 84 57 18.91-25 34 45.49, 84 57 18.92-25 34 51.67,**
Site Elevation in mtrs AMSL as submitted by Applicant:	**54 M**
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	**90.92M**

3. This NOC is subject to the terms and conditions as given below:

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If,however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will become invalid and action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules,1994 may be initiated by the concerned Airport Operator

b. The Structure height shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e Maximum Structure Height = Permissible Top Elevation - Site Elevation.

c. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules,1994.

d. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 90.92M, as indicated in para 2.

e. The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point.

02/03/2016

राजीव गांधी भवन
Rajiv Gandhi Bhawan
सफदरजंग हवाई अड्डा नई दिल्ली–110003
Safdarjung Airport, New Delhi-110003
दूरभाष : 24632950
Phone: 24632950

f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, as per the rules, may be considered. The date of completion of the Structure should be intimated to this office.

g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights

h. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.

l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

m. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

02/3/16

महाप्रबंधक (एटीएम) पू.क्षे./Gen. Mgr (ATM) E.R.
भा.वि.प्रा., पू.क्षे.च.को.अं.
A.A.I., N.S.C.B.I.
कोलकाता/Kolkata

Chairman NOC Committee

Region Name: EAST

Address: General Manager Airports Authority of India, Regional Headquarter, Eastern Region, N.S.C.B.I Airport, Kolkata-700052

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03/2016

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

Letter No...1446.

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

From,

Upendra Prasad Singh,
Commandant, Home guard-cum-
State Fire Officer-cum-Director,
Bihar, Patna.

To,

Ar. Pawan Kumar,
COA Regd. No. –CA/2008/43276
Emp No.- 04/Arch/2015/NPDN.

Patna Dt. 23.03.2016.

Sub :- The views regarding proposed fully residential building of above 15 mtr. in height to be constructed at Mauza- Painal, Dist- Patna.

Sir,

Please refer to your letter no.- nil dt. – nil 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 six blocks, Block A- B+G+10, Block B- B+G+10, Block C- B+G+10, Block D- B+G+10, Block E- B+G+10 & Block F- B+G+9 (Total B/U area-45327.14 Sqmtr.), fully residential building, shall be constructed on more than 90 feet wide road belongs to Ashirwad Engicon Pvt. Ltd., Director- Shri Ajay Singh, on having Plot no.- 8636, 8642, 8389, 8643,8634,8635,8638,8637, Khata no.-1983,1987,2302,1923, Tauzi no.- 4272,4274,4241, Thana no.-70 at Mauza- Painal, 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.

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

vi) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 900 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992 & relevant specification, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.

vii) That an underground water static tank of not less than 1,00,000 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 25,000 Ltrs. capacity each blocks should be made available before occupancy.

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

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

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

xi) That Fire exit drill be carried out regularly at least twice in a year after occupation.

xii) That the building must be constructed on at least 30 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.

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

xiv) 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.

xv) 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).

xv) 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.

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 and stamp .

Encl – As Above

Yours faithfully,

(Upendra Prasad Singh)
राज्य अग्निशाम पदाधिकारी-सह-निदशक.
बिहार राज्य अग्निशमन सेवा,
बिहार, पटना