

Letter No. 228

From,

OFFICE OF THE STATE FIRE OFFICER, BIHAR, PATNA.

Ramesh Chandra,
State Fire Officer,
Bihar, Patna.

To,

Ar. R.R. Raje,
Certified Architect,
G-2, Aranya Vihar,
West of Jamuna Apt. Boring Road, Patna.

Patna Dt. 23/01/13

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

Sir,

Please refer to your letter no.- Raje/FIRE/26/2012, dt.-28/12/2012 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination it was found that a three blocks, Block A- B+G+6, Block B- G+7 & Block C- G+7 (Total B/U area - 10592.35m²), commercial-cum-residential building, shall be constructed on 40 feet wide road belongs to Chanakya Reality, Partner - Shri Mantu Kumar, S/O- Late Kapildev Prasad Sah, on having Plot no.- 1247 & 1250 (P), Khata No.- 387 & 352, Tauzi no.- 5401, Thana no- 21 at Mauza - Danapur Shahjampur, 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.
- The floor area exceeds 750 m² 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.

iv) LIFT :-

- 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 m².

- c) In case of failure of normal electric supply, it shall automatically trip over 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 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 of 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) The commercial area of the building is also equipped with automatic sprinkler's installation & automatic alarm system.
- vii) That active Fire protection system such as wet cum down comer system with landing valve and hose reel at each floor incorporated with 900 LPM pump each block provided 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 mentioned in NBC 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 each block should be made available before occupancy.
- ix) That there should be a clear passage of 3.66 Mtr. or above, all around of the both blocks of the building with a clear height of 5 Mts to facilitate the movement of Fire vehicles at the time of emergency.
- 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 whatever correction have been made in this plan, should be corrected in the original plan also which is retained with you.
- xiii) That Fire exit drill be carried out regularly at least twice in a year after occupation.
- xiv) That the building must be constructed on at least 40 feet wide road and it is responsibility of the concerned Architect to ensure the road width because he is the passing authority.
- xv) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xvi) 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.
- xvii) 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).
- xviii) It is hereby made also clear that this office (i.e. the office of the State Fire Officer, 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,

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.

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- 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.
- 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 weighing up to 20 MT.
- c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respectively 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 area 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.

(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 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 of 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) The commercial area of the building is also equipped with automatic sprinkler's installation & automatic alarm system.
- vii) That active Fire protection system such as wet cum down corner system with landing valve and hose reel at each floor incorporated with 900 LPM pump each blocks provided 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.
- 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 each blocks should be made available before occupancy.
- ix) That there should be a clear passage of 3.66 Mtr. or above, all around of the both blocks of the building with a clear height of 5 Mts to facilitate the movement of Fire vehicles at the time of emergency.
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- xviii) It is hereby made also clear that this office (i.e. the office of the State Fire Officer, 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



Airports Authority Of India

Date:
11/3/2013

No. AAI/ER/NOC(95/13)/ 587-589

Mantu Kumar
Khagri Road, Guldakasthan, Danapur, Patna - 800012

Subject : Issue Of NOC. Case No. PATN/EAST/B/012213/002

Dated Nil on the subject mentioned

1. Please refer to your letter No. Nil above.

2. This office has no objection to the construction of the proposed building/structure/chimney by Mantu Kumar here in after referred to as the applicant(s) at location Danapur 1247, 1250 Danapur [25 37 48-85 3 12] to height 28.41 Mtrs. ABOVE GROUND LEVEL, so that the top of the proposed structure when erected shall not exceed 52 Mtrs. (Site Elevation) + 28.41 Mtrs. (Height of the structure) i.e. 80.41 Mtrs. ABOVE MEAN SEA LEVEL.

3. This no objection certificate is being issued on the express understanding that the site-elevation reduced level (height above mean sea level) viz 52 /M, relative location of the proposed area Bldg./Structure & its distance and Bearings from the ARP/Runway ends, as tendered by the applicant are correct. If, however, at any stage it is established that the said data as tendered by the said applicant is actually different from the one tendered & which could adversely affect aircraft operations, the structure or part(s) thereof in respect of which this 'NOC' is being issued will have to be demolished at his own cost as may be directed by the Airports Authority of India. The applicant(s) is/are therefore advised in his/their own interest to verify the elevation and other data furnished for the site, before embarking on the proposed construction.

4. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued thereunder from time to time and under which the applicant may be called upon by the Airports Authority of India to demolish in whole or in part the structure now being authorised vide this 'NOC'.

5. No radio/TV Antenna, lightning arresters, staircase, Munters, Overhead watertank and attachments of fixtures of any kind shall project above the height indicated in para 2.

6. The use of oil fired or electric fired furnace is obligatory, within 8 Kms. of the Aerodrome.

7. The certificate is valid for a period of 5 years from the date of its issue. If the building/structure/chimney is not constructed & completed within the above mentioned period of years he will be required to obtain a fresh 'No Objection Certificate' from the Chairman, Airports Authority of India and/or the . . . The date of completion of Building/Structure/Chimney should be intimated to the AAI and or
8. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights which by reason of its intensity, the site at any time during or after the construction of the building.
9. 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. Day & Night markings with secondary power supply may be provided as per ICAO standards.

"NOC FOR HEIGHT CLEARANCE ONLY"

This certificate is issued with the approval of Competent Authority.

Your's faithfully,

(Signature)
 (Bibhas Kar)
 DGM(ATM)
 for GM(Aero)ER

for Airports Authority of
 India

Comments

Copy to : 1. The Executive Director(ATM), AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi-110003) AAI

2.

The Airport Director, AAI, J.P.N.I Airport, Patna - 800014

3.

4. GM(NOC)/Airport Director(Bundle).

5. Guard File