

Letter No. 1899/

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

From.

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

To.

Ar. Ajit Singh,
Reg. No. - CA/2012/56055,
2nd floor, Sidhi Vinayak Medicals,
Opposite Kendriya Vidyalaya, Riding Road,
Sheikhpura, Bailey Road, Patna.

Patna Dt. 03 / 06 / 2017

Ref :- This office letter no. 12 dt. 02/01/2017 & Your letter no.-Arch/Fire/B+G+4/SKYLINE/
16-17. dt. 30/08/2016

Sub :- The views regarding proposed fully residential building of below 15 mtr. in height to
be constructed at Mohalla- Alba Colony, Hussainpur, Ranipur, Dist- Patna.

Sir,

With above mentioned subject the present plan was again received to this office on
03/09/2016 after rectification. The corrected plan was again examined by the committee.

During examination of the plan it was found that B+G+4 (Total B/U area-2863.35
Sqmt.), fully residential building, shall be constructed on 30 feet wide road belongs to SKY LINE
Construction And Developer Sabzibagh, Director- Md. Ali Imam, S/O- Late Abu Zafar & others, on
having Plot no.- 3854,3855 & 3856, Khata no.- 1330,169,159 & 193, Tauzi no.- 5166, Thana no.-35 at
Mauza - Alba Colony, Hussainpur, Ranipur, 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 as per Building Bye laws Bihar, 2014.
- 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 3.60 m/s (minimum).
- 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.

- 5
- 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 m².
- 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 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 900 LPM pump at Terrace level, ISI marked Fire extinguishers as per relevant specification & 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 the basement should be equipped with automatic sprinkler's installation & must have two separate exits.
- vii) That an underground water static tank of not less than 20,000 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.
- 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 Fire exit drill be carried out regularly at least twice in a year after occupation.
- xi) 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.
- xii) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xiii) 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.
- xiv) 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.

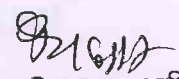
This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety 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,


विभागाध्यक्ष, प्रदायिका

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- 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 :

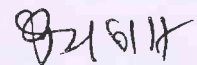
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- The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T
- The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

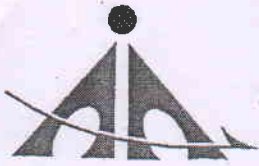
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- All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
- The width of 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.
- Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

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.
 - The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.
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 - That the internal finishing shall be non-combustible or class - I surface spread of flame.
 - That electric cables must be shield at each floor with intumescent coating.
 - That Fire exit drill be carried out regularly at least twice in a year after occupation.
 - 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.
 - That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
 - 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.
 - 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).
 - 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.


राज्य अग्निशाम वदाधिकारी
बिहार, पटना ।



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Md. Ali Imam

S/O LATE ABU ZAFAR
R/O - JAMUN GALI, BANKIPORE,
PO + PS= PIRBAHORE JAMUN
GALI Patna Bihar 800004

Date: 25-09-2017

Valid Upto: 24-09-2025

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/092117/247933
Applicant Name*	Md. Ali Imam
Site Address*	ALBA COLONY , PLOT NO - 3854 , 3855 , 3856 , PHULWARISHARIF,ALBA COLONY / RANIPUR / PHULWARISHARIF,Patna,Bihar
Site Coordinates*	85 04 23.2-25 34 15.9, 85 04 23.8-25 34 17.8, 85 04 24.0-25 34 15.7, 85 04 24.4-25 34 17.7,
Site Elevation in mtrs AMSL as submitted by Applicant*	53.5 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	77.5M

*As provided by applicant

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

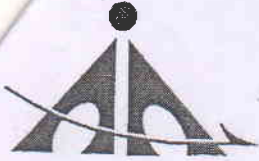
a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. The Structure height (including any superstructure) 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 minus (-) 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.

क्षेत्रीय मुख्यालय पूर्वी क्षेत्र, नेताजी सुभाष चन्द्र बोस अंतराष्ट्रीय हवाई अड्डा - 700052 दूरभाष संख्या: 91-33-2511 9 616

Regional headquarter Eastern Region, Netaji Subhash Chandra Bose International Airport - 700052, Tel : 91-33-25119616



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

- 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 77.5M, as indicated in para 2.
- e. Only use of oil fired or electric fired furnace is permissible, within 8 KM of the Aerodrome Reference Point.
- f. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.
- 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.

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

Email ID: gmater@aai.aero

Contact No: 033-25111293

क्षेत्रीय मुख्यालय पूर्वी क्षेत्र, नेताजी सुभाष चन्द्र बोस अंतराष्ट्रीय हवाई अड्डा - 700052 दूरभाष संख्या: 91-33-2511 9 616
Regional headquarter Eastern Region, Netaji Subhash Chandra Bose International Airport - 700052, Tel : 91-33-25119616

फारम-VIII - क

भवन की परमिट के अनुमोदन का फारम

उपविधि संख्या- 8(4)

आप के आवेदन संख्या- तिथि- के संदर्भ में श्रीमति/श्री अली बेगम

के लिए

- (क) B+G+4 भवन के निर्माण
(ख) भवन के पुनर्निर्माण
(ग) भवन का परिवर्तन
(घ) विद्यमान भवन में परिवर्तन का परिवर्धन
(ङ) भवन के उपयोग में परिवर्तन

श्री ०० अबु जफर

फुलवारी शरीफ नगर निगम/नगर परिषद/नगर पंचायत/महानगर क्षेत्र/बिहार
शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित

विकास योजना/आयोजना प्राधिकार/आयोजना स्कीम के
(सी.एस.ओ) 3854 3855 3856 (एम.एस.पी.ओ) खाता नं० 1330, 169, 159, 193

गाँव मोहल्ला अली बेगम नं० 26 के बाबत निम्नलिखित

शर्तों/निर्बंधनों के अध्याधीन एतद द्वारा अनुमति प्रदान की जाती है :-

- (क) भूमि/भवन का उपयोग अनन्य रूप से आवासीय प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों के किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।
विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया

अनुमोदित योजना में दर्शाया गया 89.14 मीटर का पार्किंग स्थान खुला रखा जाएगा और इसके किन्हीं भाग पर निर्माण नहीं किया जाएगा।

प्रस्तावित निर्माण वाली भूमि 9.14 मीटर चौड़ाई के अनुमोदित पहुंच मार्ग के माध्यम से

संलग्न भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।

सड़क को मानक चौड़ाई तक और चौड़ी करने के लिए आवेदक, विभिन्न विकास योजना/आयोजना प्राधिकारों/या बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित किसी योजना स्कीम के अधीन आच्छादित सुसंगत आयोजना प्राधिकार/ग्राम पंचायत क्षेत्रों के अधीनस्थ नगर निगमों/नगर परिषद/नगर पंचायत/महानगर क्षेत्र/आयोजना क्षेत्र में मीटर चौड़ी भूमि की पट्टी मुफ्त उपहार के रूप में देगा।

- (छ) अनुमति (अनुज्ञा) जारी किए जाने की तारीख से तीन वर्षों की अवधि के लिए विधिमान्य होगी।
(ज) इस उपबंध के अधीन दी गयी अनुमति को उस भूखंड, जिसके लिए योजना अनुमोदित की गयी हो, के अधिकार, हक, हित की 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 जाएगी।
(ञ) कोई अन्य शर्त।



प्रमाणित करने के लिए
प्रमाणित करने वाली अधिकारी
०००० फुलवारी शरीफ (पटना)

104

4/11/14
मार्ग उपविधि, 2014
अनुमोदित
11/11/14

10

118



J4192656

GENERAL POWER OF ATTORNEY
KNOW ALL MEN BY THESE PRESENT THAT

मोहम्मद अली इमाम नं. 19-

I, Md. Egbal Imam (Passport No: J4192656) Son of Late Abu Zafar Imam, resident of Jamul Gali, Bankipore, Patna-800004, P.O.Bankipore, P.S. Pirbahore, District Patna, presently residing at Building No:450, Flat No:11, Road No:2105, Gudaibya, Area No:321, Kingdom of Bahrain, do hereby nominate appoint and constitute to Mohammad Ali Imam son of Late Abu Zafar Imam, resident of Jamun Gali, Bankipore, Patna-800004, P.O.Bankipore, P.S.Pirbahore, District Patna, as my lawful attorney in my name and on my behalf to do acts things in connection with immovable property ALL THAT, piece and parcel of residential vacant land, measuring an area of 2720 Sq Ft, situated in Alba Co-operative, known as Survey Mauza Husainpur, Phulwari Sharif alias Ranipur, P.S.Phulwari Sharif, District Patna, bearing Part of Cadestral Survey Plot Nos. 3855 (P) & 3856 (P) , Khata Nos. 169 & 193, Tauzi No:5166, Phulwari Revenue Thana No:35, Ward No:18/19 Old, Zone - 2, Annual Rent 4/- only payable to the State Government of Bihar through Circle Officer Phulwari Sharif Patna , within the Jurisdiction of Sub Registry Office, Phulwari Sharif and Sadar Registry Office Patna.

That now I am in job at Kingdom of Bahrain, so I am executing this **POWER OF ATTORNEY** in favour of Mohammad Ali Imam (Own brother) for the following purposes.

1. To look after supervise manage and control the immovable property on my behalf
2. To negotiate the matter for sale & purchase on my behalf and also entered into Development Agreement for the betterment of myself as my attorney deem fit and proper.
3. To execute, sign & present the documents, Sale Deed , Deed of Gift , Deed of Lease, Deed of Conveyance, Deed of Agreement, Mortgage or any kind of deeds/documents, before the Registering authority anywhere and to admit the execution thereof on my behalf.



[Handwritten signature]

4. To appear in all courts , offices and to fill up all necessary forms , to complete the Registration to verify and to support by Affidavit and petition, forms if so required by law.
5. To file any suit, to appoint Advocate , engage Advocate to **file written** statement, show-cause in any suit of proceeding relating to the property in question and verify and swear Affidavit and **take all** steps in courts relating to the cases **if any**.
6. To Receive earnest amount **as well as** consideration amount from **the** purchaser and discharge him/her on my behalf and after execution **and** registration gave delivery of possession to the purchaser **of the vended property** on my behalf as my lawful attorney deem fit and proper.
7. To pay advance amount **as well as** consideration amount to the **Land Owner** on my behalf and obtain Agreement / Money receipt as my attorney **deem fit and proper**.

And I hereby agree to ratify and confirm all and whatsoever my attorney shall lawfully do or cause to be done by nature of this deed.

IN WITNESS WHEREOF, I hereto sign on this the 21 day of August 2016 in presence of

11.2.19
(Md. Eqbal Imam)

SIGNATURE OF THE EXECUTANT



SIGNED BEFORE ME

Signature of Mohammad Eqbal

attested. The Embassy bears no responsibility for the contents of this document.

S. S. Bisht
Attache (Consular)
Embassy of India
Bahrain

C1415346
21 AUG 2016