

Provisional Fire Clearance(Above 15 Mtr. Height)

Letter No.182...../

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

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Nishant Shekhar
Regd. No.-CA/2006/39203
Ansal Plaza, Sector-1,
Vaishali, Ghaziabad-201010

Patna Dt. 24.01.2020.

Sub :-

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

Sir,

Please refer to your letter no.00, dt. -27/12/2019 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+S+10) (Total B/U Area-13350.95 Sqmtr.), Fully Proposed Residential Building shall be constructed on 100 feet wide road belongs to M/s J. G. Construction, Director-Vivek Kumar, S/o Jai Gopal, Plot No.-64,67,70, Khata No.-148 & 160, Thana No.-37, Thana-Danapur, Mauza-Kothwa, 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 Bihar building bye laws, 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.
- 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 conform 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 :-**

- 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 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 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 each blocks should be made available before occupancy.
- vii) That the internal finishing shall be non-combustible or class - I 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.

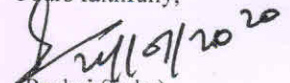
This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favor of the occupancy shall be issued on being satisfied with the tests and performances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

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,


(Pankaj Sinha)

DIG HG & PS
Cum
State Fire Officer
Bihar

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[Handwritten Signature]
20/01/2020

[Faint Stamp]
20/01/2020

AREA CALCULATION : -- IN SQ.M
 PLOT AREA = 5340.80 SQM.
 PERMISSIBLE F.A.R. @ 2.5 = 13352.00 SQM.

TOWER-01
 GR. FL. F.A.R AREA = 201.51
 1ST FL. F.A.R AREA = 658.38
 2ND FL. F.A.R AREA = 658.38
 3RD FL. F.A.R AREA = 658.38
 4TH FL. F.A.R AREA = 658.38
 5TH FL. F.A.R AREA = 658.38
 6TH FL. F.A.R AREA = 658.38
 7TH FL. F.A.R AREA = 658.38
 8TH FL. F.A.R AREA = 658.38
 9TH FL. F.A.R AREA = 658.38
 10TH FL. F.A.R AREA = 658.38
 TOTAL F.A.R AREA = 6785.31

TOTAL F.A.R. OF TOWER - 01 = 6785.31 SQM.

TOWER-02
 GR. FL. F.A.R AREA = 36.54
 1ST FL. F.A.R AREA = 659.41
 2ND FL. F.A.R AREA = 659.41
 3RD FL. F.A.R AREA = 659.41
 4TH FL. F.A.R AREA = 659.41
 5TH FL. F.A.R AREA = 659.41
 6TH FL. F.A.R AREA = 659.41
 7TH FL. F.A.R AREA = 659.41
 8TH FL. F.A.R AREA = 659.41
 9TH FL. F.A.R AREA = 659.41
 10TH FL. F.A.R AREA = 594.41
 TOTAL F.A.R AREA = 6565.64

TOTAL F.A.R. OF TOWER - 02 = 6565.64 SQM.

TOTAL ARCHIVED F.A.R. = (TOWER 01 + 02)
 = 6785.31 SQM + 6565.64 SQM = 13350.95 SQM.
 13350.95 / 13352.0 = 2.5

AREA CALCULATION : -- IN SQ.M
 PLOT AREA = 5340.80 SQM.
 PERM. 15% F.A.R. FOR EWS & LIG
 @ 13352.0 = 2002.80 SQM.

EWS & LIG BLOCK
 GR. FL. F.A.R AREA = 26.22
 1ST FL. F.A.R AREA = 217.69
 2ND FL. F.A.R AREA = 217.69
 3RD FL. F.A.R AREA = 217.69
 4TH FL. F.A.R AREA = 217.69
 5TH FL. F.A.R AREA = 217.69
 6TH FL. F.A.R AREA = 217.69
 7TH FL. F.A.R AREA = 217.69
 8TH FL. F.A.R AREA = 217.69
 9TH FL. F.A.R AREA = 187.37
 TERR. FL. F.A.R AREA = 45.30
 TOTAL F.A.R AREA = 2000.41

TOTAL F.A.R. OF EWS & LIG = 2000.41 SQM.

PARKING CALCULATION FOR HOUSING :-
 AREA REQUIRED FOR PARKING @ 25% OF TOTAL B/U AREA
 TOTAL B/U AREA ALL FLOOR = 13350.95 SQM.
 AREA REQUIRED FOR CAR PARKING = 3337.73 SQM.
 AREA PROVIDED IN - STILT (TOWER 01 - 02) - BASEMENT
 = 492.38 + 730.99 + 3815.04 = 5038.41 SQM.
 TOTAL AREA PROVIDED FOR PARKING = 5038.41 SQM.

REQUIRED PARKING LIG & EWS :-
 TOTAL B/U AREA ON ALL FLOORS = 2000.41 SQM
 AREA REQUIRED FOR PARKING = 500.10 SQM
 PARKING AREA PROVIDED FOR LIG & EWS = 516.27 SQM.

WATER SUPPLY CALCULATION :-

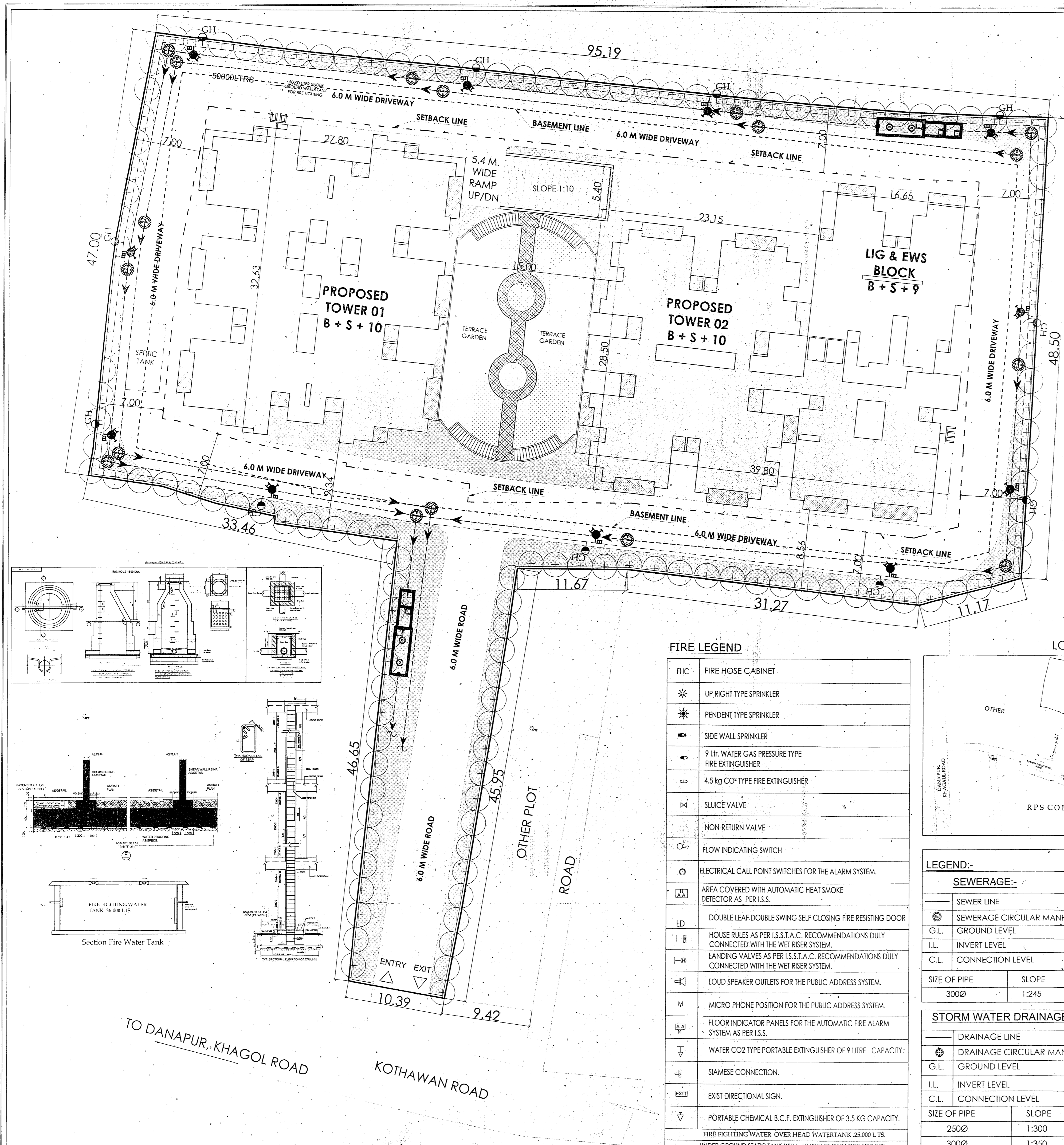
TOTAL NO. OF FLAT = 118 + 36
 ASSUMED 5 + 2 PERSON PER FLAT
 NO. OF PERSON = 590 + 72 = 662 NOS.
 AVERAGE WATER DEMAND = 135 LIT. PER CAPITA PER DAY
 SO, TOTAL WATER REQUIRED PER DAY =
 135 X 662 = 89370 LIT. = 89.37 CUM.
 WATER TANK CAPACITY REQUIRED FOR FIRE
 = 36000 LIT. = 36.0 CUM.
 SO TOTAL WATER REQD. = 89.37 + 36.0 = 125.37 CUM.

GREEN AREA CALCULATION :-

TOTAL NET PLOT AREA = 5340.80 Sq.m.
 Reqd. 10% GREEN AREA = 534.08 @ 10% = 534.08 Sq.m.
 TOTAL GREEN AREA PROVIDED = 1251.13 Sq.m.

SEPTIC TANK CALCULATION

TOTAL BUILT UP AREA = 13350.95 SQM.
 REQ. SEPTIC TANK CAPACITY = 13350.95 / 2 = 6675.47 SQM.
 5.2 PERSON PER FLAT = 590. + 72 = 662 PERSON
 662 X 0.85 CUMTR = 56.27 CUMTR.
 REQ. SEPTIC TANK FOR = 56.27 CUMTR.
 PROVIDE SEPTIC TANK FOR SIZE
 = 6.0 X 3.0 X 3.2 + 3 FB = 57.9 CULTR.



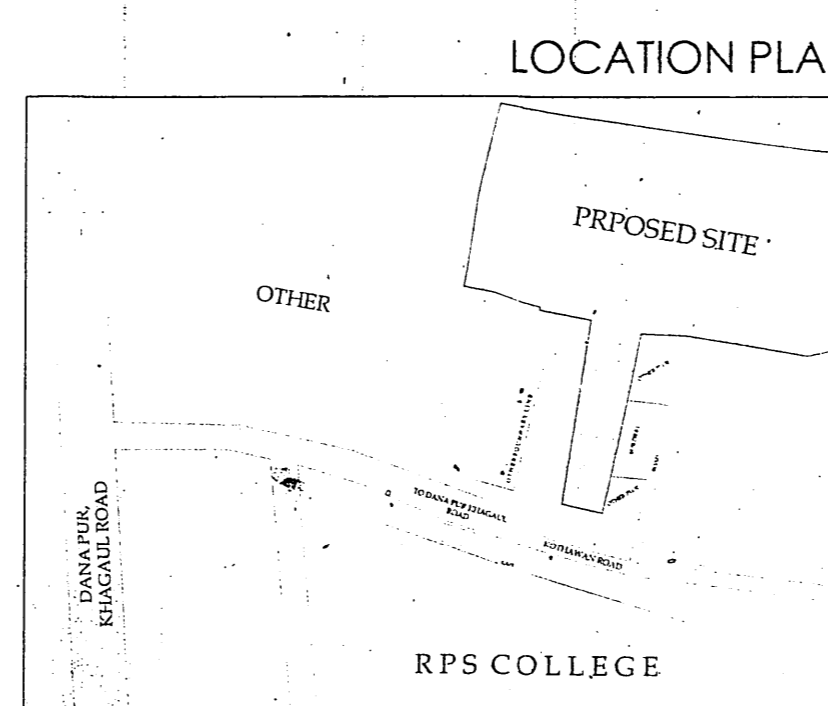
FIRE FIGHTING LEGEND:-

EFH	EXTERNAL FIRE HYDRANT
EFHC	EXTERNAL FIRE HOUSE CABINET
EFHP	EXTERNAL FIRE HYDRANT PIPE
4-WAY	4-WAY FIRE BRIGADE INLET CONNECTION
2-WAY	2-WAY FIRE BRIGADE DRAWOUT CONNECTION

LEGEND:-

IRRIGATION:-

CH	100Ø IRRIGATION LINE
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FIRE LEGEND

FHC	FIRE HOSE CABINET
UR	UP RIGHT TYPE SPRINKLER
PR	PENDENT TYPE SPRINKLER
SW	SIDE WALL SPRINKLER
9L	9 LIT. WATER GAS PRESSURE TYPE FIRE EXTINGUISHER
4.5K	4.5 kg CO ² TYPE FIRE EXTINGUISHER
SV	SLUICE VALVE
NRV	NON-RETURN VALVE
FIS	FLOW INDICATING SWITCH
ECPS	ELECTRICAL CALL POINT SWITCHES FOR THE ALARM SYSTEM.
AHSD	AREA COVERED WITH AUTOMATIC HEAT SMOKE DETECTOR AS PER I.S.S.
LD	DOUBLE LEAF DOUBLE SWING SELF CLOSING FIRE RESISTING DOOR
HR	HOUSE RULES AS PER I.S.S.T.A.C. RECOMMENDATIONS DULY CONNECTED WITH THE WET RISER SYSTEM.
LV	LANDING VALVES AS PER I.S.S.T.A.C. RECOMMENDATIONS DULY CONNECTED WITH THE WET RISER SYSTEM.
LSO	LOUD SPEAKER OUTLETS FOR THE PUBLIC ADDRESS SYSTEM.
M	MICRO PHONE POSITION FOR THE PUBLIC ADDRESS SYSTEM.
FIP	FLOOR INDICATOR PANELS FOR THE AUTOMATIC FIRE ALARM SYSTEM AS PER I.S.S.
W9	WATER CO ² TYPE PORTABLE EXTINGUISHER OF 9 LITRE CAPACITY.
SC	SIAMESE CONNECTION.
EDS	EXIST DIRECTIONAL SIGN.
PC	PORTABLE CHEMICAL B.C.F. EXTINGUISHER OF 3.5 KG CAPACITY.
FIRE FIGHTING WATER OVER HEAD WATERTANK 25,000 L.TS. UNDER GROUND STATIC TANK WITH 50,000 LTR CAPACITY FOR FIRE.	

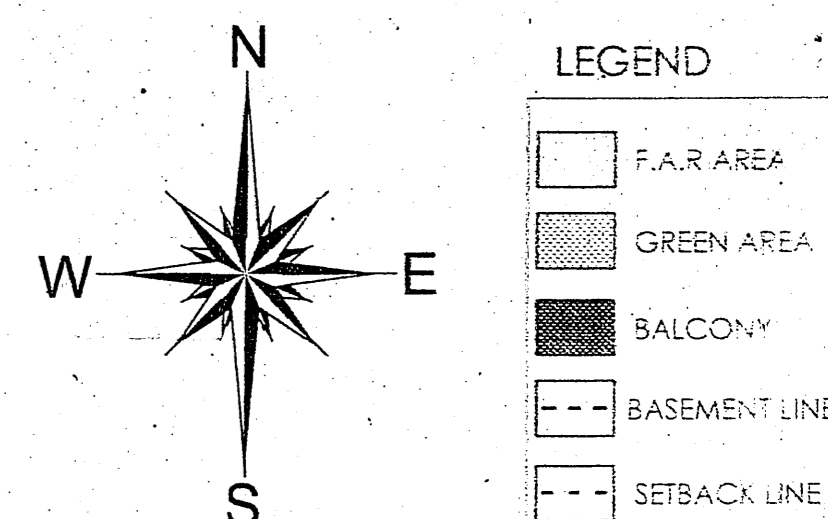
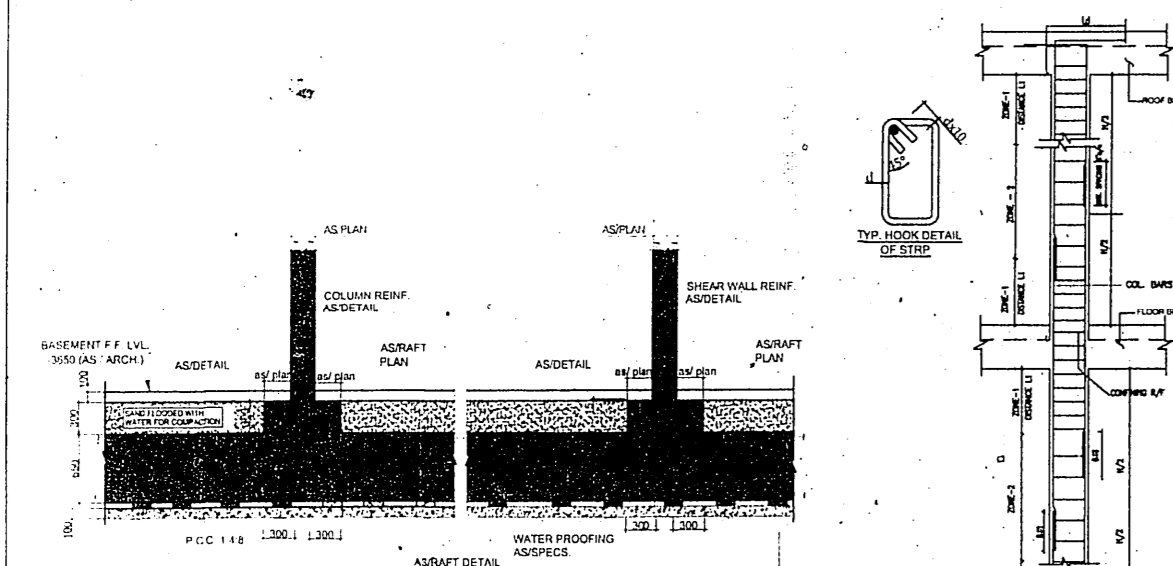
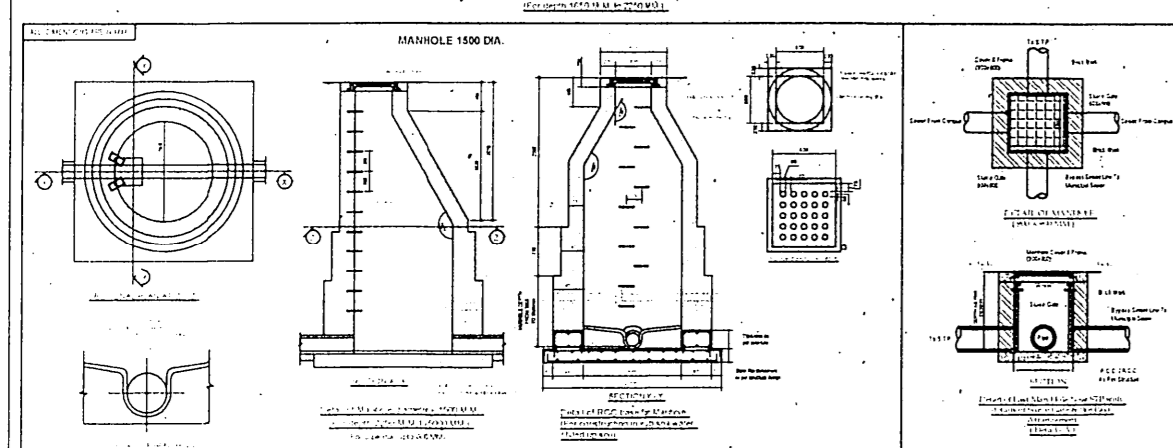
LEGEND:-

SEWERAGE:-

SL	SEWER LINE
SCM	SEWERAGE CIRCULAR MANHOLE
G.L.	GROUND LEVEL
I.L.	INVERT LEVEL
C.L.	CONNECTION LEVEL
SIZE OF PIPE	SLOPE
300Ø	1:245

STORM WATER DRAINAGE:-

DL	DRAINAGE LINE
SCM	DRAINAGE CIRCULAR MANHOLE
G.L.	GROUND LEVEL
I.L.	INVERT LEVEL
C.L.	CONNECTION LEVEL
SIZE OF PIPE	SLOPE
250Ø	1:300
300Ø	1:350



PROPOSED GROUP HOUSING - SILVER OAK AT

PLOT NO.	64, 67, 70
MAUZA	KOTHWAN
ANCHAL	DANAPUR
KHATA NO.	148 & 160
THANA NO.	37
THANA	DANAPUR
TAUZI	BIHAR GOVT.
P.O.	KHAGAUL
OPP.	R.P.S ENGINEERING COLLEGE, DANAPUR, PATNA, BIHAR.

CLIENT:
 M/S J.G. CONSTRUCTION
 (A UNIT OF M/S. M.V. REALCON PVT. LTD.)

SHEET TITLE:
 SITE PLAN @ TYPICAL FLOOR LEVEL

ARCHITECT:
 DES ARC
 ARCHITECTS, INTERIORS, PLANNING

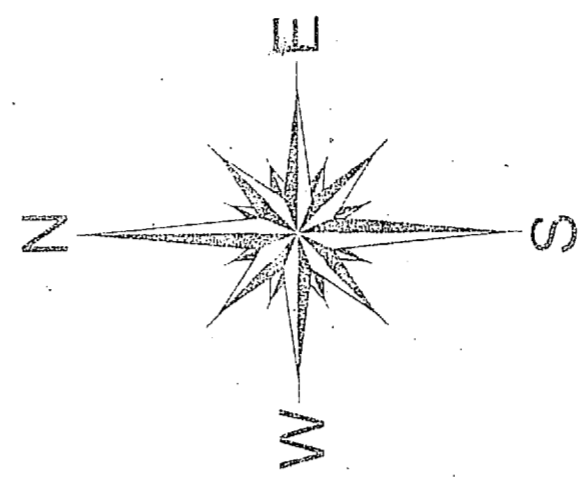
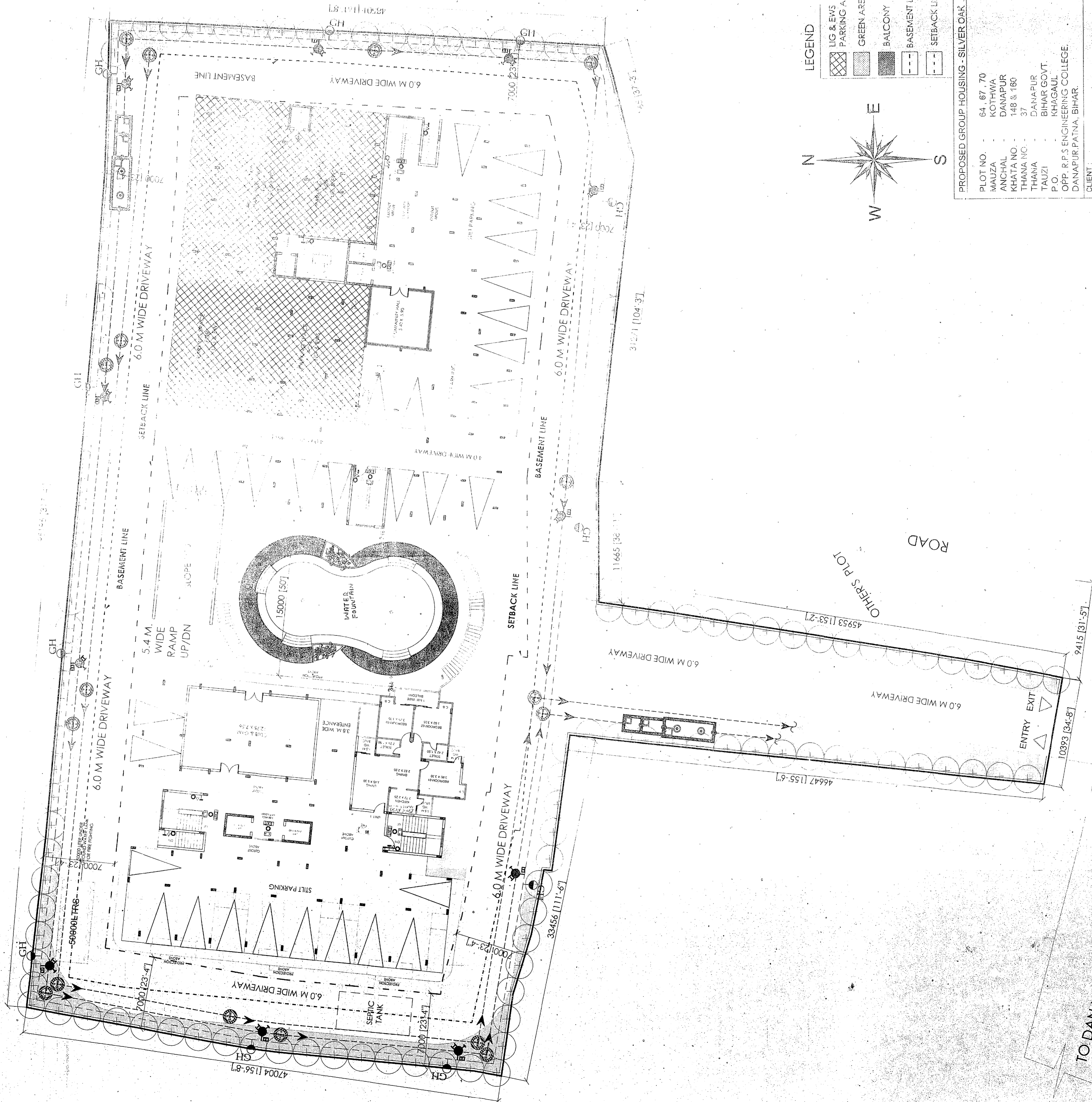
UGSR - 1A, ANSAL PLAZA, SECTOR - I, VAISHALI, GZB
 PH: 0120-4142410 M: 0-9818711273
 EMAIL: desarc14@gmail.com
 PROJECT:

ARCHITECT'S SIGNATURE:
 Nishant Shekhar
 NISHANT SHEKHAR
 CA/2006/39203

OWNER'S SIGNATURE:
 M V REALCON PVT. LTD.
 Vivek Kumar
 Director

APPROVED BY:	CHECKED BY:
SCALE - 1:200	DATE - 18.12.2019
DEALT - S.B	
DRG. NO.	REVISION
	R-0

State Fire Officer
 Bihar, Patna



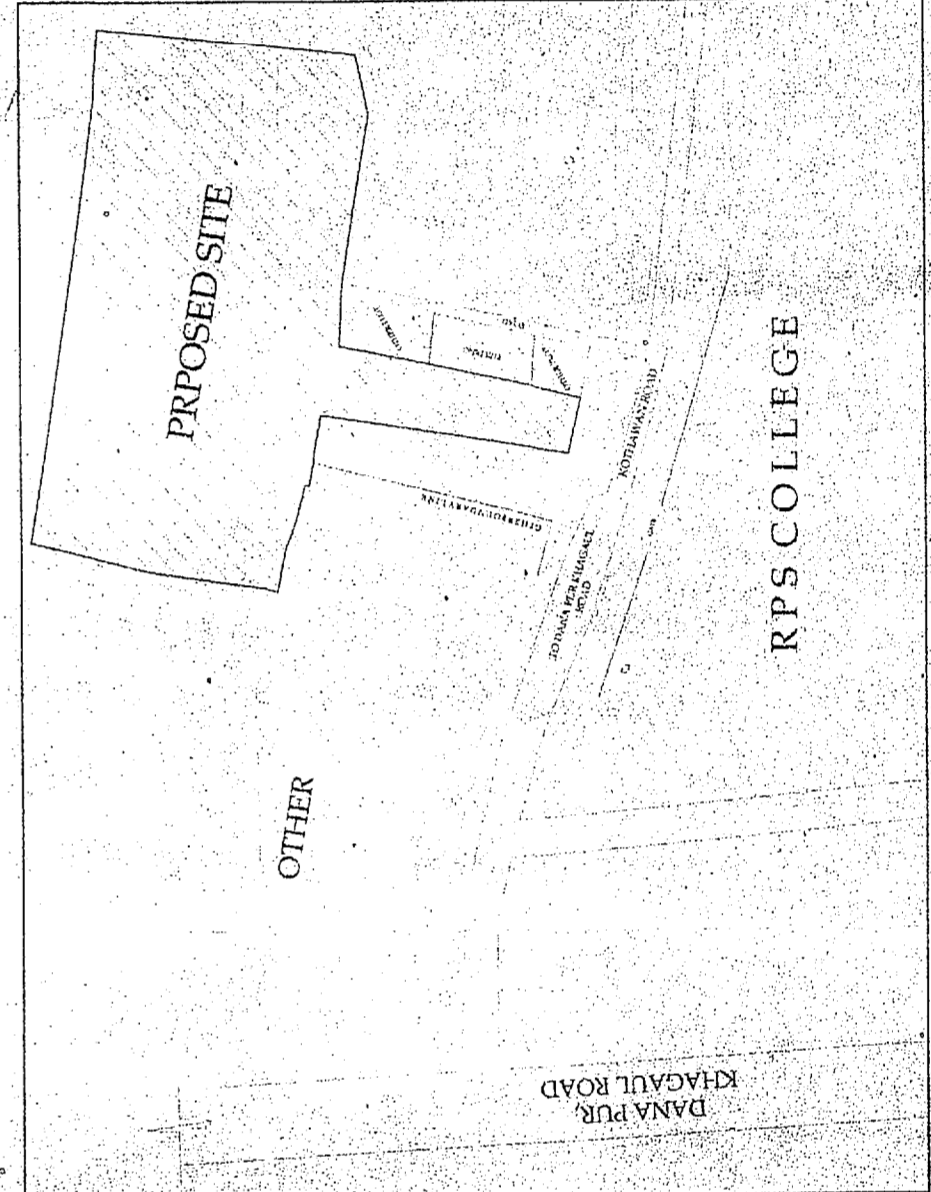
LEGEND

[Cross-hatched box]	LIG & EWS PARKING AREA
[Green box]	GREEN AREA
[Dotted box]	BALCONY
[Dashed line]	BASEMENT LINE
[Dash-dot line]	SETBACK LINE

PROPOSED GROUP HOUSING - SILVER OAK AT

CLIENT:	M/S J.G. CONSTRUCTION (A UNIT OF M/S. 'V' REALCON PVT. LTD.)
ARCHITECT:	DES ARC ARCHITECTS, INTERIORS, PLANNING
OWNER'S SIGNATURE:	<i>[Signature]</i> CA/2006/39203
APPROVED BY:	Checked by: <i>[Signature]</i>
DATE:	18.12.2018
SCALE:	1:200
DEALT - S.B.	

PROPOSED GROUP HOUSING - SILVER OAK AT	64, 67, 70 MAUZA KOTHAWA DANAPUR ANCHAL KHATA NO. 148 & 180 THANA NO. 37 DANAPUR BIHAR GOVT. P.O. KHAGOL DANAPUR, PATNA, BIHAR.
SHEET TITLE:	SITE PLAN @ STILT FLOOR LEVEL
ARCHITECT:	DES ARC ARCHITECTS, INTERIORS, PLANNING
UGSR - IA, ANSAL PLAZA	SECTOR - I, VAISHALI, GZB PH: 0120 - 4140410 M: 0-98018171273 EMAIL: desarc14@gmail.com
ARCHITECT'S SIGNATURE:	<i>[Signature]</i> CA/2006/39203
OWNER'S SIGNATURE:	<i>[Signature]</i> J & G CONSTRUCTION Unit of M/V Realcon Pvt. Ltd. V/12, K. K. Road
APPROVED BY:	Checked by: <i>[Signature]</i>
DATE:	18.12.2018
SCALE:	1:200
DEALT - S.B.	
DRG. NO.	02
REVISION	R-0



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- TOTAL AREA PROVIDED FOR PARKING = 5038.41 SQM.
- REQUIRED PARKING LIG & EWS
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- PARKING AREA PROVIDED FOR LIG & EWS = 516.27 SQM.