

Letter No...1414...../

OFFICE OF THE STATE FIRE OFFICER, BIHAR, PATNA.

From,

Ramesh Chandra,
State Fire Officer,
Bihar, Patna.

To,

Sri Bijaya Kumar,
Certified Architect,
Patna Municipal Corporation.

Patna Dt. 04/05/12

Sub :-

The views regarding proposed fully residential building of below 15 mtr. in height to be constructed at Mauza- Danapur, Dist- Patna.

Sir

Please refer to your letter no.- BKA-122/2012 dt. -- nil 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 five blocks Block A- B+G+4, Block B- B+G+4, Block C - B+G+4, Block D - B+G+4, Block E - B+G+4 (Total B/U area - 9642.06 Sqmt.), fully residential building, shall be constructed on 20 feet wide road belongs to Smt. Sushmita Bhaduri, W/O- Sri Gautam Bhaduri, Managing Director of Arpan Buildtech Pvt. Ltd., on having Plot no.-1690 (P) 1691, Khata no.- 238, 280, Tauzi no.- 5400, Thana no.- 21, Mauza- Danapur, Dist- Patna.

We suggest/advice the following Fire precautionary measures based on N.B.C guide line and the local circumstances :-

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.

Arpan Buildtech Private Limited

Gautam Bhaduri

Director

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 of two separate exits.
- vi) That active Fire protection system such as wet cum down comer system with landing valve and hose reel at each floor incorporated with 450 LPM pump at each blocks 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 as mentioned in NBC be provided before occupancy.
- 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 each blocks should be provided 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 AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- 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 20 feet wide road and it is responsibility of the concerned Architect to be sure of the road width because he is the passing authority.
- 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.

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,

(Ramesh Chandra)

Arpan Buildtech Private Limited

Arpan Buildtech Private Limited
Director

Ref No - BKA - 1410A/2012

From,

Bijaya Kumar
Registered Architect (NPDN 09/2009)
NORTH PATLIPUTRA COLONY
PATNA - 800013

Date 14/12/2012

To,

Sub:- Plan case no. N.P.D.N.-Bk-Danapur (R/Sect Bar + G + 4) - 014 G (ii) / 14/12/12...
की स्वीकृती के संबंध में।

महाशय

आपके द्वारा प्रस्तावित सीमित ON PLOT No- 1692(R), 1691....., TAUZI No- 5460.....,
KHATA No, - 238, 280....., THANA No- 21.....
MAUZA- Danapur....., THANA - Danapur.....
DIST- Patna..... के संबंध में दिये गये
नक्शा सं० N.P.D.N.-Bk-Danapur (R/Sect Bar + G + 4) - 014 G (ii) / 14/12/12... की स्वीकृती
बिहार क्षेत्रियविकास प्राधिकार अधिनियम की धारा 37(1) के अन्तर्गत निम्नलिखित शर्तें पर दी जाती है-

1. भवन निर्माण के पूर्व वाईलॉज के एपेंडिक्स एक में वर्णित प्रपत्र में भवन निर्माण करने की सूचना प्रमाणिक वास्तुकार को दी जायेगी।
2. नक्शे में वर्णित सड़क चौड़ीकरण की भूपट्टी को छोड़कर ही सामने की चहारदीवारी का निर्माण किया जायेगा।
3. भवन निर्माण के बाद भवन प्रवेश करने के पूर्व वाईलाज के एपेंडिक्स जी में वर्णित प्रपत्र के साथ कम्पलिसन सर्टीफिकेट अनिवार्य रूप से देना होगा। यदि ऐसा नहीं होता है तो प्राधिकार स्वीकृती नक्शा रद्द करने की कारवाई कर सकता है।
4. प्राधिकार के वाईलॉज के एपेंडिक्स एच के अन्तर्गत वर्णित ऑकुपेन्सी प्राप्त करने के बाद की भवन में प्रवेश किया जायेगा।
5. निर्माण के दौरान स्वीकृत नक्शा से किसी प्रकार का विचलन नहीं किया जायेगा।
6. अगर प्रस्तावित स्थल पर पूर्व निर्माण संरचना है जिसे तोड़कर 6 माह के अन्दर हटाने का शपथ पत्र दिया गया है तो उसका सीमावधि में अनुपालन दृढ़ता से किया जायेगा।
7. बहुमंजिला भवन के नक्शे में वर्णित अग्निशामक फाइटिंग उपकरण सिस्टम के भी प्रावधान को पूरा कर तथा प्रमाणिक वास्तुकार के अनुमति प्राप्त कर ही भवन में प्रवेश किया जायेगा।
8. वर्णित नक्शे में दिखलाये गये पार्किंग एरिया में किसी प्रकार का निर्माण कार्य नहीं किया जायेगा।
9. महायोजना में प्रस्तावित भूमि उपयोग के अनुसार ही निर्माण कार्य एवं भवन का उपयोग किया जायेगा।
10. वाईलॉज में उप-विधि 20.01.06 के अनुपालन में आप अपने प्रस्तावित भूखण्ड में 2-2-4 पैड लगाना है।
11. भवन निर्माण के दौरान भूकम्प रोधी तकनीक का प्रावधान करना होगा। बहुमंजिले भवनो के केस में भूकम्प से बचाव हेतु किये जाने वाले उपायों के सूची के निर्माण स्थल पर अनिवार्य रूप से डिसप्ले किया जाय।
12. परिसर में Rain water harvesting system का प्रावधान करना होगा।
13. पब्लिक बिल्डींग में अपंग व्यक्तियों (Person's with disabilities) के अवरोध रहित आवागमन का प्रावधान बाईलाज के एपेंडिक्स -पी के अनुरूप सुनिश्चित करना होगा।
14. स्थल पर बनाये गये साईनबोर्ड पर प्रमाणिक वास्तुकार से पारित नक्शे की संख्या तथा कितने मंजिले के लिये है का उल्लेख किया जाय।
15. निर्माण स्थल पर प्रमाणिक वास्तुकार द्वारा स्वीकृत नक्शा कि एक प्रति अनिवार्य रूप से रखा जाय ताकि नगर निगम के पदाधिकारी द्वारा स्थल निरीक्षण के समय उन्हें स्वीकृत नक्शा उपलब्ध हो सके।

Yours faithfully

Bijaya Kumar
14/12/2012

Arpan Buildtech Private Limited
Arpan Buildtech
Director

Reg. Architect Bijaya Kumar
Reg. No-09/009
Nagar Parishad, Danpur Karamat

110

R-1. NO - BKA 941/2012

Bijaya Kumar
Registered Architect (NPDN 09/2009)
NORTH PATLIPUTRA COLONY
PATNA - 800013

Ref.
To,

Date: 14/12/2012

The EXECUTIVE OFFICER
NAGAR PARISHAD, DANAPUR NIZAMAT

Sub- sanctioning of building plan as per the Bihar Municipal act 2007, section 314.

Sir,

I am here by submitting 2 copies of sanctioned map bearing plan case no.
N.P.D.N.-B.K.- Danapur (R/San Part G.41) - 014.660/14/12/12. Along with
demand draft for Rs. 39000, Bearing DD No. - 136543
Dated - 14/12/2012 of Bank (Name) - BANK OF INDIA
respectively.
demand draft for Rs., Bearing DD No.
Dated - of Bank (Name) -
respectively.

1. Name of the Applicant Smt. Susmita Bhaduri
2. ON ON PLOT No. 1690(P), 1691, TAUKI No. 5400
KHATA No. 238, 280, THANA No. 21
MAUZA - Danapur, THANA - Danapur
DIST. - PATNA

This is for your kind information

Thanking you

Encloser:-

- 2 copies of sanctioned map
- Copy of sale deed
- Affidavit
- Indemnity Bond
- Application Form
- Planning report

- 1). For depositing of Building fee Receipt NO. for Rs. -

Sincerely Yours
(Bijaya kumar)

Bijaya Kumar
14/12/2012
Empanelment no - 09/09-10 (N.P.D.N)
Nagar Parishad. Danapur Nizammat.
Reg. Architect Bijay Kumar
Reg. No 09/009
Nagar Parishad, Danapur Nizammat



Arpan Buildtech Private Limited

Boutam Bhaduri

Director

Ref no.

Date

PERFORMA OF CONVEYANCE DEED

I/We Company/Firm Name Arpan Buildtech Pvt Ltd ,Address – 102, Sushmita Enclave, Gardanibagh Road no.1, D.V.C Road, Beside of Allahbad Bank, Patna - 800001. through its Director Shree Goutam Bhaduri do hereby confirm that, we shall execute sale deed and Convey the title of the flat of Project Name “Goutam City” And Address – East Gola Road, Near Mahavir Chowk, Patna – 801503. along with proportionate individual common area within three month’s from the date of issuance of the occupancy certificate /completion certificate as the case may be to the allottee. How ever in case the allottee Fails to clear the out standing and or registration charges within the period maintain in the notice. we the allotte/promoter will with hold registration of the Conveyance deed in Favour of allottee till payments and registration charges each received by us from the allottee.

For,

ARPAN BUILDTECH PRIVATE LIMITED

Arpan Buildtech Private Limited

Goutam Bhaduri

Director

Director

Ref no.

Date

TO WHOM IT MAY CONCERN

This is to certify that **Smt. Sushmita Bhaduri** Director of **Arpan Buildtech Pvt. Ltd.** W/o – Goutam Bhaduri Resident of flat no- 102 Sushsmita Enclave, Gardanibagh Road no- 1, D.V.C. Road, Beside of Allahabad Bank, Patna – 1, Had been Completed one Multistoried Building Dated - 13.02.2015 Namely "**Sukhodalay Appartment**" (G+3) at New Yarpur, Gardanibagh Road no- 1, Patna – 800001. & The Building Map passing dated. 26.03.2012 By PMC Patna.

Thank You

Arpan Buildtech Private Limited

Goutam Bhaduri

Director

Arpan Buildtech Pvt. Ltd.