

21-02/11/2021

सेवा में,

प्राधिकृत पदाधिकारी,
भू-सम्पदा विनियामक प्राधिकरण,
बिहार, पटना

विषय :- Project- ARUNA KUNJ , RERA no-BRERAP01031-1/733/R-473/2019 का
Time Extension करने के संबंध में।

महाशय,

उपर्युक्त विषय के संबंध में कहना है कि Sudami Homes Pvt. Ltd. के अन्तर्गत प्रोजेक्ट - ARUNA KUNJ , RERA No-BRERAP01031-1/733/R-473/2019 जिसका प्रोजेक्ट के निर्माण की समाप्ति तिथि 26.11.2021 तक रेरा द्वारा दी गयी है परन्तु निर्माण कार्य 60 प्रतिशत पूर्ण हो चुका है तथा शेष कार्य को पूर्ण करने हेतु 12 माह का समय विस्तार हेतु विहित प्रपत्र में सूचना, Explanatory Notes, Form B, UTR in Favour*Of Rera, Bihar Amount- 1,00,000/- उपलब्ध कराया जा रहा है।

प्रोजेक्ट में विलम्ब का कारण :- कोविड 19 माहमारी के कारण सरकार के निर्देश के आलोक में पूरे देश में सम्पूर्ण लॉकडाउन के कारण निर्माण कार्य को बन्द करना पड़ा तत्पश्चात भी मजदूरों का घोर अभाव रहा ।

2. राज्य में बालू की किल्लत भी विलम्ब होने का कारण रहा ।

प्रोजेक्ट के निर्माण कार्य की अद्यतन स्थिति :-

1. 1st Floor Brick Work Completed .
2. 2nd Floor Plaster is going on .
3. 3rd Floor internal plaster Start .
4. 4th Floor Brick Work Due .

SUDAMI HOMES PVT. LTD.
Binod Kumar Singh
MANAGING DIRECTOR

5. Ground Floor Brick Work Completed, Plaster Work Due

All Floor Finishing & Coloring Work is Due .

Out Side Plaster Work is Due internal & External Finishing work is completed Shortly .

अनुलग्नक-यथोक्त।

SUDAMI HOMES PVT. LTD.
Binod Kumar Shrivastava

MANAGING DIRECTOR



[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-cum-Declaration

Affidavit cum Declaration of

Mr. Binesh Kumar Singh (Sudhmi Homes Pvt. Ltd.)

[Promoter of the project/duly authorized by the promoter of the project, vide its/their authorization dated 14/08/2018 (dd/mm/yy);

I, Binesh Kumar Singh (Project - Aruna Kunj) promoter of the project/duly authorized by the promoter of the project] do hereby solemnly declare, undertake and state as under:

1. That [I/promoter] [have/has] a legal title to the land on which the development of the project is proposed or
I [have/has] a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
 or
 That detail of encumbrances.....
 Including details of any rights, title, interest, dues, litigation and name of any party in or over such land.
3. That the time period within which the project shall be completed by [me / the promoter] is 10/11/2022
 That seventy percent of the amounts realized by [me / the promoter] for real estate project from the allottees, from time to time, shall be



Advocate who has/have identified solemnly affirmed and declare before me

Mukul Kumar Singh

deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by [me/the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That [I/the promoter] shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I/the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

Binod Kumar Singh

MANAGING DIRECTOR

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Date...../...../..... (dd/mm/yy)

Place *Pune*

SUDAMI HOME DEVT. LTD.

Binod Kumar Singh

MANAGING DIRECTOR

Deponent



*I identify the deponent who has
Signed/L.T.I. in my presence*

2-10-21
ADVOCATE

APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

From:

Binod Kumar SinghDirector - Sudami Homes Pvt. (del.)To Flat No-304, A Bhuvaneshwar Plaza, New Market, Patna-1

The Real Estate Regulatory Authority (Name of Place)

Bihar.

Sir,

[I/We] hereby apply for extension of registration of the following project:

ARUNA KUNJ, Abhitanyu Nagar, Bank Colony, Lufasur, Patnaregistered with the Authority vide project registration certificate bearing No. BRERAPO1031-1/923/R-479/2019 which expires on 26 / 11 / 2021 (dd/mm/yy).

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

- (i) A demand Draft No. / Bankers Cheque No. UTR NO - P 298210134009508 dated 25 / 10 / 21 (dd/mm/yy) for rupees 1,00,000/- in favour of REGA-BIHAR drawn on PNB, Punari Chak, bank as extension fee as provided under sub-rule (2) of rule 6 or through online payment as the case may be UTR - P 298210134009508 (give details of online payment such as date paid, transaction no. etc.);

- (ii) Authenticated Plan of the project showing the stage of development works undertaken till date;
- (iii) 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 Due to Covid-19 lockdown.
- (iv) Authenticated copy of the [permission/approval] from the competent authority which is valid for a period which is longer than the proposed term of extension of the registration sought from the Authority;
- (v) The authenticated copy of the project registration certificate; and
- (vi) Any other information as may be specified by regulations.

Date: / / (dd/mm/yy)Place: Patna.

SUDAMI HOMES PVT. LTD.
Binod Kumar Singh
 MANAGING DIRECTOR

Signature and seal of the applicant(s)

नगर परिषद् दानापुर निजामत

तकियापुर, दीघा, दानापुर

Email- nagarparishaddanapur@gmail.com

आदेश

श्री जय किशोर सिंह, द्वारा प्लान केस नम्बर 03/18-19 का दिनांक 16.09.2021 को अवधि विस्तार हेतु आवेदन प्राप्त हुआ है। तकनीकी कोषांग नगर परिषद् दानापुर निजामत के नगर अमीन एवं कनीय अभियंता के द्वारा तकनीकी जाँचोपरान्त प्लान केस नम्बर 03/18-19 दिनांक 01.05.2018 का अवधि विस्तार हेतु अनुशंसा की गई है।

बिहार भवन उपविधि, 2014 की धारा 09 के तहत अगले दो वर्ष के लिए प्लान केस नम्बर 03/18-19 दिनांक 01.05.2018 का अवधि विस्तार किया जाता है। जिसकी वैधता 30.04.2023 तक मान्य होगी, नक्शा के विवरण निम्न प्रकार है :-

1. मौजा	-	जलालपुर
2. थाना नम्बर	-	22
3. खाता नं०	-	207
4. प्लॉट नं०	-	338
5. तौजी नं०-	-	-
6. निर्माण का क्षेत्रफल	-	2125.20 वर्ग मीटर
7. फ्लोर की सं०	-	B+G+4
8. भवन की उँचाई	-	14.95 मी०

20/1-

नगर कार्यपालक पदाधिकारी,
नगर परिषद् दानापुर निजामत

ज्ञापांक. 2842...../दिनांक. 30/9/21...

- प्रतिलिपि:- 1. श्री जय किशोर सिंह, पिता-स्व० देवशरण सिंह, पता-कोथवाँ, थाना-खगौल, पटना को पुनः विधिमान्य नक्शा की प्रतियों के साथ सूचनार्थ प्रेषित।
2. श्री राजीव कुमार, निर्बंधित वास्तुविद एवं श्री प्रदिप कुमार, निर्बंधित संरचना अभियंता नगर परिषद् दानापुर निजामत को सूचनार्थ प्रेषित। निदेश दिया जाता है कि बिहार भवन उपविधि, 2014 में किए गये प्रावधानों एवं सुसंगत धाराओं के आलोक में आप अपनी जिम्मेवारी एवं जवाबदेही का निर्वहन सुनिश्चित करेंगे।

SUDAMI HOMES PVT. LTD.

Bismit Kumar Singh

MANAGING DIRECTOR

नगर कार्यपालक पदाधिकारी,
नगर परिषद् दानापुर निजामत

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH / 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 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : BRERAP01031-1/733/R-473/2019

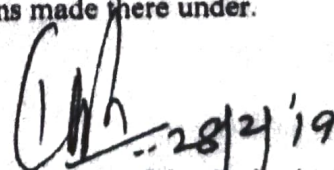
Project Name : Aruna Kuni (New Project)

Project Address : Abhimanyu Nagar, Budha Nagar, Bank Colony, Jalalpur, Rudaspur, Patna (Khesra/Plot No 338, Khata No 207, Thana No 22, Mauza Jalalpur)

Sub division/District : Danapur, Dist.- Patna.

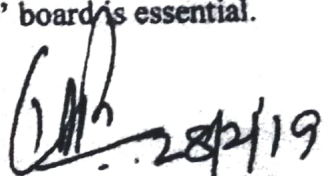
1. Company Sudami Homes Pvt. Ltd. having its registered office at Flat No 304A, Bhuvaneshwar Plaza, New Market, Patna-800001
2. This registration is granted subject to the following conditions, namely :-
 - a. The promoter shall enter into an agreement for sale with the allottee as prescribed by the 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 section 17;
 - 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 (Canara Bank, Branch Name- Budh Marg, Patna, Account No. 1434201001696, IFSC Code : CNRB0001434 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 section 4;
 - d. The registration shall be valid for a period of 02 years 09 Months commencing from 28/2/2019 And ending with 2021/11/26 (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; including quarterly report of the project.
 - 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: 28/2/2019
Place: Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

- 1) This registration 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. Registration granted cannot be construed as evidence in respect of right, conversion of land use title or interest of the plot over which plan is approved.
- 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 02 Years 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. Failure 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, and as such it cannot be sold.
- 6) At the project construction site, display of project details on a 6'x 6' board is essential.

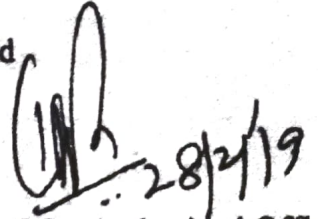

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-733/2018./..2.79

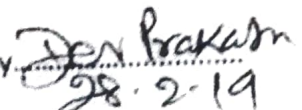
Dated ..28-2-

Copy to: Chairman RERA/ Members RERA/ Sudami Homes Pvt. Ltd

Copy to: Branch Manager Canara Bank, Budh Marg, Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

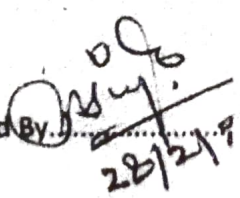
Typed By


28.2.19

Checked By


28/2/2019

Rechecked By


28/2/19

UTR NO - P-298210134009508

P-298210134009508
Bank of India

Buach M939 Branch
25/10/2024

Date

NEFT/RTGS REMITTANCE

By Cash / Cheque for transfer through NEFT /
PNB. (Bank)

RTGS on Punaichak, Bx. (Branch)

Favouring Real Estate Regulatory
Authority, Bihar.

To the credit of A/c No.

2968000101053609.

Transfer Amount Rs. 100,000/-

NEFT/RTGS Charges Rs.

Total Rs. 100,000/-

Amount in words One Lakh only

IFS Code PUNB0296800.

Signature

Officer / Manager



Ref. No. KA/NPDN/27/21-22

Date 26-10-2021

TO WHOM IT MAY CONCERN

I, Hereby certify that the construction of the building **ARUNA KUNJ PROJECTS**, under Company **SUDAMI HOMES**, in the respect of Mauza - Jalalpur, P.S.- Rupaspur, S.Plot no. 338, Khata no. - 207, Thanan no. - 22, Dist - Patna of nagar parishad danapur nizamat. Planing area under urban planning authority, supervised by me and has been 60 % completed by the date 26.10.2021 according to sanctioned plan and provisions.

Remaining work are as follows

1. Internal door window fitting, tiles fitting
2. Internal electrical & plumbing fitting, bathroom fitting
3. Internal & External plaster and painting
4. Brick work of top floor

Rajeev Kumar
AR RAJEEV KUMAR
REGISTERED ARCHITECT
FOR KREATIVO ARCHITECT
NAGAR PARISHAD DANAPUR NIZAMAT
REG. NO. 03/Arch/2016

और से जमा कर देंगे और भवन प्लान की स्वीकृति प्राप्त करेंगे।

10. यह कि इस मनोबंध के निष्पादन के बाद जमीन मालिक डेवेलपर को उनके कर्मचारियों, अधिकारियों, कारीगरों, अभियंताओं एवं मजदूरों को उक्त सम्पत्ति में प्रवेश करने की अनुमति देंगे, जिससे वे विभिन्न विकास-पूर्व कार्य यथा नक्शा और योजना का निर्माण जैसे कार्य कर सकें।

11. यह कि प्राकृतिक विपदा और डेवेलपर की शक्ति के नियंत्रण के बाहर के कारणों को छोड़कर जिससे उक्त सम्पत्ति और निर्माण कार्य प्रभावित हो, भवन निर्माण की समय सीमा 5 वर्ष की होगी और उसके बाद कार्य पूर्ण करने का छह महीने का कृपा काल होगा। चूंकि नक्शा पारित हो चुका है इसलिए इस विलेख निष्पादन के उपरान्त जमीन मालिक द्वारा डेवेलपर को जमीन सुपुर्दगी से समय मान्य होगा।

12. यह कि जमीन मालिक सहमत है और वचनबद्ध है कि वे बिहार अपार्टमेंट स्वामित्व अधिनियम 2006 की धारा 5 (1) एवं 5 (2) तथा अन्य सभी प्रावधानों एवं नियमों को पालन करेंगे और अधिनियम के अनुरूप भवन निर्माण पूर्ण होने के बाद विकासक/संप्रवर्तक एवं भू-स्वामी अपने-अपने हिस्से के निर्विवाद स्वामी होंगे तथा वे अपने-अपने हिस्से को पृथक् रूप से बेचने/अन्तरण करने के हकदार होंगे और उसका नियमानुकूल सक्षम निबंधन कार्यालय में निबंधन करेंगे जिसमें उक्त अधिनियम एवं नियम का पालन किया जायेगा। विकासक अपने हिस्से का क्षेत्र बंधक रखकर ऋण ले सकेंगे और विक्रय के लिए एकरारनामा करेंगे। जिसमें जमीन मालिक के हिस्से का क्षेत्र सम्मिलित नहीं रहेगा।

14. यह कि उक्त जमीन पर सम्पूर्ण इमारत कम्पलेक्स तथा उन्नयन कार्य पूर्ण होने पर डेवेलपर बिक्री योग्य निर्मित इमारत के प्रमुख क्षेत्र का आनुपातिक आधार पर जमीन मालिक को 50 प्रतिशत सुपुर्द कर देंगे। और डेवेलपर या उनके नामित को आनुपातिक रूप से उनको 50 प्रतिशत हिस्सा के भागीदार होंगे।



SUDAMI HOMES PVT. LTD.

Binaad Karmachari

MANAGING DIRECTOR

SUDAMI HOMES PVT. LTD.

राज कुमार सिंह 14.08.18

DIRECTOR

निष्पादक का हस्ताक्षर

जय किशोर सिंह 98-2-92

Nand Kishor Singh 14-8-2018

राज कुमार सिंह 14.08.18

राज कुमार सिंह

DIRECTOR

Letter No. 2094...

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

From,

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

To,

Ar. Sudhendu Ranjan,
Certified Empanelled Architect,
Q1, Chandi Vyapar Bhawan,
Exhibition Road, Patna.

Patna Dt. 05 / 06 / 2017

Ref :-

This office letter no. 1754 dt. 10/05/2017 & Your letter no.-Nil. dt. 26/05/2017

Sub :-

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

Sir,

With above mentioned subject the present plan was again received to this office on 26/05/2017 after rectification. The corrected plan was again examined by the committee.

During examination of the plan it was found that a B+G+4 (Total B/U area-2343.01 Sqmtr.), commercial-cum- residential building, shall be constructed on 40 feet wide road belongs to Sri Jay Kishor Singh, S/O- Late Devsharan Singh, on having Plot no.-338, Khata no.-207, Thana no.-22 at Mauza - Jalalpur, 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 m² 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 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 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 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 & 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.
- viii) 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.
- ix) That the internal finishing shall be non-combustible or class - I surface spread of flame.
- x) That electric cables must be shield at each floor with intumescent coating.
- 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 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).
- xvi) 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.

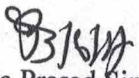
This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety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

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.
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03/01/18
 राज्य जलिनगर महाशक्ति
 बिहार, पटना !