



Airports Authority of India

No. AAI/ER/NOC(200/12)/ 12-12-1274

Date: 10/5/2012

Shanti Sharma and others

22, Kankarbagh Main Road, Near Bahadurpur Gumti, P.S. Kankarbagh, Patna

Subject: Issue Of NOC. Case No. PATN/EAST/B/032012/030

1. Please refer to your letter No. Nil

Dated Nil

on: the subject mentioned above

2. This office has no objection to the construction of the proposed building/structure/chimney by Shanti Sharma and others here in after referred to as the applicant(s) at location 373 & 374 Sautikpur Jogi [25 36 6-85 9 54] to height 54 Mtrs. ABOVE GROUND LEVEL, so that the top of the proposed structure when erected shall not exceed 53 Mtrs. (Site Elevation) + 54 Mtrs. (Height of the structure) i.e. 107 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 53 /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. It, 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, Mumtee, 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.

<http://172.16.2.83/nocas/NOCLetterForBuilding.aspx?nocID=PATN/EAST/B/032012/030>

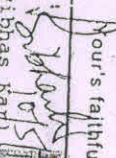
NOC Letter

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.
5. 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.

Comments

Yours faithfully,

(Elbhas Kadi)
DGM (ATM)
For G.K. (AERO) ER.

for Airports Authority of India

Copy to :

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

2.

The Airport Director,AAI,JPNl Airport,Patna.

3.

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

5. Guard File

6.

Letter No...33.76.1

OFFICE OF THE STATE FIRE OFFICER, BIHAR, PATNA.

From,

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. 05/11/2012.

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

Sir,

Please refer to your letter no.- Raje/FIRE/20/2012,dt.-17/10/2012 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 B+G+2 commercial & G+12 residential (Total B/U area - 16794.11m²), commercial-cum-residential building, shall be constructed on more than 60 feet wide road belongs to Smt. Shanti Sharma, W/O- Late Sri Rajeshwar Narain Sharma & others, on having Plot no.- 373 & 374 (P), Khata No.- 324 & 343, Ward no.- 34, Thana no- 09, Mauza - Sadikpur Yogi, 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.
- 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.
- 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.

- 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) That entire building should be equipped with automatic alarm system & sprinkler's installation.
- vii) That active Fire protection system such as wet rising system with landing valve and hose reel at each floor, 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 1,00,000 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 a refuge area of not less than 15 m² be provided above 24M.
- xii) That the premises should also be equipped with Yard hydrant.
- 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,

(Ramesh Chandra)

SK

State Environment Impact Assessment Authority (SEIAA), Bihar
BELTRON Bhawan, 2nd Floor, Shastri Nagar, Bailey Road,
Patna – 800 023

Ref: No. 299

Patna, date : 16-1-14

From,

S. K. Karn,
Member-Secretary
(SEIAA) Bihar.

To,

Shri Shailendra Singh,
The Director,
Sai Kripa Real Estate Pvt Ltd,
Mitra Compound, East Boring Canal Road,
P.S- Budlha Colony,
Patna.

Sub:- Environmental Clearance of Sai Kussum Infinity. Residential building project.

Sir,

With reference to your letter no. SEIAA/EC/13-14 dated 10/09/2013 and subsequent letter no.-SEIAA/EC/13 dated 16.10.2013 the proposal has been examined by SEAC and processed in accordance with the EIA Notification, 2006 and its amendment thereof. It is noted that the salient features of the project for which Environment Clearance is accorded by SEIAA are as follows

Salient features of the proposed project:

Name of the Project	SAI KUSSUM INFINITY Residential –cum- Commercial Building Project
Project Proponent	M/s Sai Kripa Real Estate Pvt. Ltd.
Category	8(a) – B2
Location of the	Village – Sadikipur Yogi, Thana No.– 09; Tehsil – Patna Sadar, District – Patna, Bihar


MEMBER SECRETARY
STATE ENVIRONMENT IMPACT
ASSESSMENT AUTHORITY
(SEIAA) BIHAR

State Environment Impact Assessment Authority (SEIAA), Bihar
BELTRON Bhawan, 2nd Floor, Shastri Nagar, Bailey Road,
Patna – 800 023

Project	Geo –coordinates: 25° 36' 5.02"N & 85° 9' 56.87"E
Type of Project	Building & Construction Project
Total Plot Area	7,011.33 m
Proposed Total built up area	21, 139.22 m ² (Commercial: 3555.97 m ² + Residential: 13, 238.14 m ²)
Total Parking Area	4345.11 m ²
Green Belt & Landscape Area	2314 m ² (33% of total plot area)
Project cost	30 Crores
No. of Structures/Buildings	02 Nos. : 1 (Basement + Ground + 2 Floors) + 1 (Ground + 12 Floors)
Total No. of residential Flats	109
Height of building	54 m
Source of Water	Primary source: Govt. (Municipal) Water Supply Standby source: Bore wells with an yield of 15000 l/h
Water Requirement	Total Water requirement: 108 KLD (Freshwater requirement: 88 KLD + STP treated water: 20 KLD)
Rain water harvesting	Rain water harvesting with filtration system & recharge wells to be provided for recharging of ground water
Waste water generated	Approx. 72 KLD (Domestic waste water: 46 KLD + Flushing waste water: 26 KLD)
Capacity of STP	100 KLD
Solid waste generation	i) Construction waste – Left over cement & mortars, concrete blocks, aggregate, sand & other inorganic materials ii) Excavated earth quantity – 36,200 m ³ Approx.

State Environment Impact Assessment Authority (SEIAA), Bihar
BELTRON Bhawan, 2nd Floor, Shastri Nagar, Bailey Road,
Patna – 800 023

	<p>iii) Operation Phase – Domestic waste: 340 kg/day (200kg/day- dry garbage+ 140 kg/day wet waste)</p> <p>iv) E-wastes</p>
Emissions	PM, NOx, SO2 & CO from DG sets, Air emissions from vehicles operating within the premises & Fugitive emissions due to handling, transport & unloading of construction materials.
Noise & vibrations	From DG sets, compressors & pumps, vehicles movement, construction activities. Observed Noise level: Project site: 67.4 dB (A) during Day time & 38.4 dB(A) during Night time. Expected Noise levels due to construction: activities: 60 – 70 dB (A) & due to movement of vehicles: 50 – 55 dB (A).
Power Requirement	Total Power Requirement: 1970 KW through Bihar State Electricity Board Supply. Power backup: DG Set – 02 Nos. (01 DG set - 750 KVA + 01 – 500 KVA capacity).
Parking Facilities	Total parking proposed: i) For Commercial Building: 4-wheelers – 20 Nos. + 2-wheelers – 55 Nos. ii) For Residential Building: 4-wheelers – 109 Nos. & For visitors: 4-wheelers – 20 Nos.
Green Belt Development	Total Green Area proposed: 2314 sq. m. (33% of the total plot area) to be under plantation within residential plots & along the roads.
Environmental Management Plan	<p>EMP for Water, Air, Land & Noise Environment, Ecological Environment & Socio-economic Environment during construction and operation Phase provided.</p> <ul style="list-style-type: none"> • Environmental Budget of Rs.2, 46, 200/-per Annum committed.

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The proposal has been examined and processed in accordance with EIA Notification 2006 and its amendment thereof. This project is covered in serial no. '8(a) Building and Construction Projects of EIA Notification, 2006. The PP has explained on the queries made by SEAC in its meeting of 28.09.2013 & 26.10.2013 and the explanations were found satisfactory by the SEAC members. In view of the explanations made by the PP and appraisal of the project, the Committee decided to recommend the proposal for accord of Environmental Clearance to SEIAA. However, the Committee has recorded that the project proponent has made violation of the EIA Notification, 2006 by constructing some permanent structure (base of the parking area). The committee decided to apprise SEIAA of this fact for recommendation to the competent authority for suitable action.

SPECIFIC CONDITIONS

I. Construction Phase

i) **Facility of Labourers during Construction:** -

- i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel (kerosene/gas) for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- ii) Provision of drinking water, wastewater disposal, solid wastes management and primary health facilities shall be ensured for labour camps. Proper sanitation facilities shall be provided at the construction site to prevent health related problem. Domestic as well as sanitary wastes from construction camps shall be cleared regularly.
- iii) Adequate safety measures shall be adopted to the construction workers.


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