

PLAN OF THE DEMOLITION AND DEVELOPMENT OF THE
RESIDENTIAL BUILDING TO BE DEVELOPED BY
M/S ASHA REALTY DEVELOPERS PVT. L.
OF SRI BHARATI LAL SINGHANIA
S/O LATE CHHEDI LAL SINGHANIA
AT MOH. NAZIRPUR, AKHARAGHAT,
WARD NO. 17, HOLDING NO. 19
ON KHATA NO. 424(N), 129(O)
THANNA NO. 669, DIST. MUZAFFARPUR
SCATE 1/200

PLAN OF THE DEMOLITION AND PROPOSED COMMERCIAL CUM
RESIDENTIAL BUILDING TO BE DEVELOPED BY
M/S ASHA REALTY DEVELOPERS PVT. LTD. ON THE LAND

WATER TANK CALCULATION

1. DRAINAGE AREA = 100 ACRES

2. RAINFALL = 48 INCHES

3. LOSS BY SEEPAGE = 10%

4. LOSS BY EVAPORATION = 10%

5. LOSS BY PLANT GROWTH = 10%

6. LOSS BY OTHER CAUSES = 10%

7. TOTAL LOSS = 40%

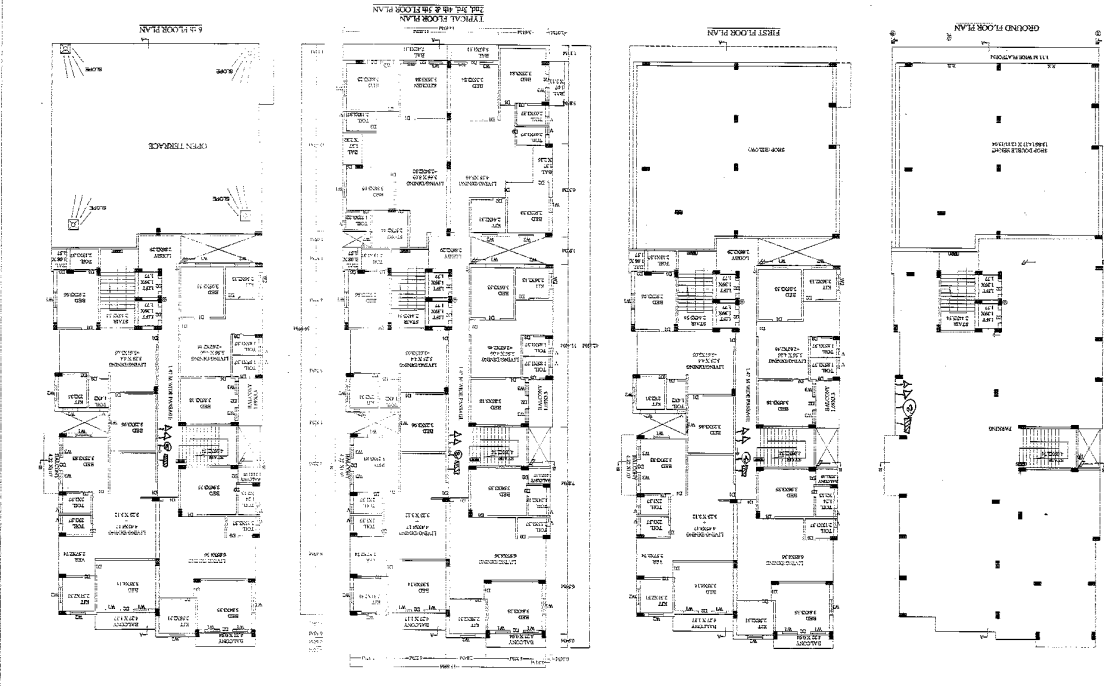
8. WATER REQUIRED = 19200000 GALLONS

9. TANK CAPACITY = 20000000 GALLONS

10. TANK SIZE = 100' X 100' X 20'

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APPROVED BY
M.A. D. A. LIC. NO. C-082/2009
Valuer, Estimator, Designer
ARUN KUMAR
DESIGN BY
M. K. ALI
DRAWN BY



Provisional Fire Clearance

(Above 15Mtr. Height)

Letter No. 3204/

OFFICE OF THE STATE FIRE OFFICER, BIHAR, PATNA.

From,

Ramesh Chandra,
State Fire Officer,
Bihar, Patna.

To,

Sri Manoj Kumar,
Certified Architect,
Emp. No.- 25/2009 (MMC Muzaffarpur)
Chhata Chowk, Damuchak Road, Muzaffarpur.

Patna Dt. 30/10/2013.

Sub :- The views regarding proposed commercial-cum-residential building of above 15mtr. in height to be constructed at Mohalla- Nazirpur, Akharaghat, Dist- Muzaffarpur.

Sir,
Please refer to your letter no.- nil dt.- 26/09/13 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 G+6 (Total B/U area-2919.36 sqm), commercial-cum- residential building, shall be constructed on more than 40 feet wide road belongs to M/S Asha Realty Developers Pvt. Ltd. of the land of Shri Bihari Lal Singhanian, S/O- Late Chhedi Lal Singhanian, on having Khesra no.-1008 (N), 655 (O), Khata no.-424(N), 129(O), Ward No.- 17, Holding No.-19, Thana no.- 669 at Mohalla - Nazirpur, Akharaghat, Distt.- Muzaffarpur.

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.
- The floor area exceeds 750 m^2 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.

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 m^2 .

- b) The lift of the building shall be designed as 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 active Fire protection system such as wet cum 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 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 50,000 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 whatever correction have been made in this plan, should be corrected in the original plan also which is retained with you.
- 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 40 feet wide road and it is responsibility of the concerned Architect to 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, 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,

(Clement Florian)