Maurya Palace

Fire Clearance (Above 15 Mts. height Residential building)

Letter No. 518

OFFICE OF THE STN. FIRE OFFICER, K.B., PATNA

From,
Stn. Fire Officer,
K.B., Patna

To,
Er. Ramji Singh,
Patna

Dt. 7/6/16

Sub:- The Views of Fire fighting arrangements regarding proposed residential building above 15 mts. in height.

Sir,

Please refer to your letter no. RS.10/16, dt. 25/05/16 received to this office along with map on 26/05/16 which was examined by me in view of relevant clause of the Building Bye Laws.

During examination of the plan it was found that a G+6 residential building shall be constructed on more than 40 ft. wide road at Survey Plot No.-246(P)-247(P),248(P), Thana No. – 39, Khata No.-73 &82, Tauzi No. -5172, Mauza- Adampur, P.S.- Danapur, having Jamabandi No.-2257-2259(2012-2013), District-Patna, Bihar belongs to M/s Agrani Homes Pvt. Ltd. Through its Director Shri Alok Kumar Singh, S/o Sri P. Singh.

We Clear the plan after giving following advice/suggestions/recommendations based on NBC guidelines, Local building bylaws & 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 exceeding 750 mts sq. 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 of low flame 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 vertical ducts by the materials of adequate fire resisting capacity.

(ii) **Open Space & Approach :**

(a) The open space surrounding the building shall conform to the relevant building rules as well as permit the accessibility and manoeuvrability of Fire appliances with turning facility.

(b) The approach road shall be sufficiently strong to withstand the load of Fire Engine weighing up to 20 MT.

(c) The width and height of the access gates into the premises shall not be less than 4.5 mts. And 5 mts. respectively abutting the road.

(iii) **Stair Case :**

(a) The Staircase of the building shall be enclosed type. Construction shall be made of brick/R.C.C. type having fire resisting capacity not less than 4 hours respectively marked in the plan.

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(b) The staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the stair case enclosures and operable slashes at each floor level equal to 15 % of the said cross section 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 1 mt. above the surrounding roof area.

(d) The width of the staircases and corridor and travel distance of different categories of occupancies shall have to conform to the relevant building rules.

(e) In case of two staircases, one must be on the outer wall.

(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 mts. sq. marked in the plan.

(b) The lift of the building shall be designed at high speed 'Fire Lift' and conspicuously indicated

(c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these changeover 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 standstill with door open.

(d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporating 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 over to alternate supply.

(e) All other requirements shall conform to I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.

(f) That active Fire protection system such as wet cum down comer system with landing valve and hose reel at each floor, automatic sprinkler installation, ISI marked fire extinguishers as per relevant specification, F.R. Check door, Fire safety luminescent sign and other fire precautionary measures as mentioned in the N.B.C. be provided before occupancy.

(g) That an Overhead water static tank of not less than 25,000 ltrs. capacity should be made available for fire fighting before occupancy.

(h) That the internal finishing shall be non-combustible or class-I surface spread of flame.

(i) That electric cables must be sealed at each floor with intumescent coating.

(j) That Fire exit drill be carried out regularly at least twice a year after occupation.

(k) That AMC should be given to a qualified firm/person for the maintenance of above recommended fire equipments.

(l) That the setback shall be checked by the Architect/Passing authority as per the established rule. If anything goes wrong, the Architect/Passing authority shall be held responsible.

(m) 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 shall fall entirely upon the Developers/Architect/Landowner as the case may be and not upon the recommending authority .

The maps are being returned with sign and stamp.

Encl. – As above

Yours faithfully,

STN 27/6/16

Fire Station Officer,
K.B., Patna

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कार्यालय, नगर परिषद् फुलवारी शरीफ, पटना।

पत्रांक :1243 दिनांक : 09.03.16

प्रेषक,

नगर कार्यपालक पदाधिकारी
नगर परिषद् फुलवारी शरीफ

सेवा में,

श्री आलोक कुमार ,
Agrani Home Real Pvt. Ltd.
H.No-15 Ward No-1FA, Patliputra Colony,
Patna-13

विषय :- नक्शा पारित करने के संबंध में।

महाशय,

उपर्युक्त विषयक के संबंध कहना है कि आपके द्वारा समर्पित किया गया नक्शा बिहार भवन उपविधि, 2014 के अनुरूप है।

सूचनार्थ एवं आवश्यक कार्यार्थ प्रेषित।

विश्वासभाजन

10.03.16

नगर कार्यपालक पदाधिकारी
नगर परिषद् फुलवारी शरीफ

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W SCHEDULE

WINDOWS

VL.	LINTEL LVL.	WIDTH
	2150	910
	2150	1220
	2150	1525
	2150	1000
	2150	450
	2150	610

ORS

LINTEL LVL.	WIDTH
2150	760
2150	915
2150	1070

ATION

REA
14 SQ M
= 1576.25 SQ M

SPECIFICATION

1. FOUNDATION:- R.C.C. Under Reamed Pile Foundation.
2. Flooring:- 25MM Thick Mosaic Flooring over one 110MM-Dry Rammed Khoa, over one BFS Over Local Sand Filling.
3. Super Structure:- First Class Brick Work to be Provided.
4. Lintel:- R.C.C. Lintel all around over all wall in ratio 1:2:4 & 150MM thick & 100MM thick in its proper thickness & provided height.
5. Roof:- 110 thick avg. Lime terracing over R.C.C. Roof Slab
6. Color:-Two cots of color wash at both side on the wall.
7. Wood Work:- Fiest Class Sal & Teak seasoned wood is to be provided.
8. Drainage:-100 Dia R.W.P. is to be provided and connected in waste water drain & sewarage to be treated in Septic Tank & Fully Disposal to Municipal Drain.

AREA STATEMENT

TOTAL PLOT AREA : 2525.2 SQM

BLOCK-A

TOTAL GROUND FLOOR B/U AREA = 35.48 SQM
TOTAL FIRST FLOOR B/U AREA = 590.09 SQM
TOTAL SECOND FLOOR B/U AREA = 590.09 SQM
= 590.09 SQM

21/06/16

Building Plan No.- 11/2016-17

तकनीकी पदा0/अभियंता की अनुशंसा के आधार पर निम्नांकित शर्तो के साथभवन मानचित्र की स्वीकृति दी जाती है

(1) बिहार भवन उपविधि 2014 मे नोहित सभी प्रावधानों का अनुपालन करना अनिवार्य होगा।

(2) पथ, सड़क एवं नाली के लिए अपनी जमीन छोड़नी होगी

(3) सरकारी या किसी दूसरे की जमीन पर अतिक्रमण नहीं करना होगा।

(4) अपने भवन से सरकारी नाला तक जल निकासी हेतु अपने खर्च से नाली का निर्माण करना होगा।

(5) भवन में रहने के पूर्व नगर परिषद से अनापत्ति पत्र प्राप्त करना होगा।

नगर अभियोजक पदाधिकारी

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W SCHEDULE

WINDOWS

VL.	LINTEL LVL.	WIDTH
	2150	910
	2150	1220
	2150	1525
	2150	1000
	2150	450
	2150	610

ORS

LINTEL LVL.	WIDTH
2150	760
2150	915
2150	1070

ATION

REA
4 SQ M
= 1576.25 SQ M

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नगर अभियंत्रक पदाधिकारी

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