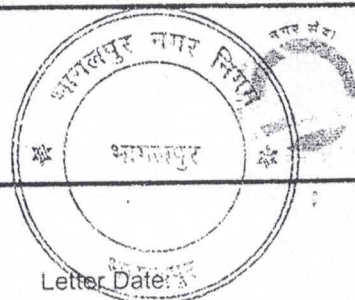


Bhagalpur Municipal Corporation
Building Permission



Approval Letter - Building Permit
Bihar Municipal Act 2007

Letter No:

Letter Date:

Approval No: BPA/00045/2019-20

Approval Date: 27-MAY-2019

With respect to your Application No 51518030700007 dated 07-MAR-2018, permission is hereby granted in favour of;

Mr. Vivek Narayan

Address: S/o-Late Binay Narayan, At-Ray Gopal Sarkar Lane, Naya Bazar, Bhagalpur

Additional Owner's: 1. Mr. Sanjeev Kumar Pandey
2. Mr. Aayush Kumar

for Construction of Residential Building

in respect of Ward Ward 18, Plot No. (CS)/Khasra No. 55(k/kh)/57(k/Kh/g/gh)Part, Plot No (MSP) 55(k/kh)/57(k/Kh/g/gh)Part, Khata No. 228, Holding No. 23, Village/Mohalla Nayabazar of Bhagalpur Municipal Corporation subject to following conditions/restrictions.

- The Building shall be used exclusively for Residential purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- Parking space, measuring 649.33 sq.m. as shown in the approved plan shall be kept open and no part of it will be built upon.
- The land over which construction is proposed is accessible by an approved means of access of 6.1 m. width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- The permission is valid for period of three years with effect from the date of issue.
- Permission accorded under the provision cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
- Any dispute arising out of land record or in respect of right/ title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
- Any other conditions.

The permission is valid for period of three years with effect from the date of issue.

Permission accorded under the provision cannot be construed as evidence

Any dispute arising out of land record or in respect of right/ title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.

Copy along with 2 copies of the approved plans to Mr. Vivek Narayan, Mr. Sanjeev Kumar Pandey, Mr. Aayush Kumar

Letter No. 1796
27/05/19

By Order
27/05/19
Authorised Signatory
Municipal Commissioner
Bhagalpur Municipal Corporation

Provisional Fire Clearance

(Under 15Mtr. Height)

609

Letter No. 3791

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

From,

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

To,

Ar. Rajeev Kumar,
Architect,
Regd. No. -BMC/ARC/09/2016-17
Bhagalpur Municipal Corporation, Bhagalpur.

Patna Dt. 08.11.2017

Ref :-

This office letter no. 2612 dt. 14/07/2017 & Your letter no.-128/ATC/BGP/FIRE/17 dt. 08/09/2017

Sub :-

The views regarding proposed fully residential building of below 15 mtr. in height to be constructed at Mohalla- Naya Bazar, Dist- Bhagalpur.

Sir,

With above mentioned subject the present plan was again received to this office on 11/09/2017 after rectification. The corrected plan was again examined by the committee.

During examination of the plan it was found that B+G+3 (Total B/U area-2503.44 Sqmtr.), fully residential building, shall be constructed on 20 feet wide road belongs to Sri Sanjeev Kumar Pandey, S/O- Late Kailash Bihari Pandey & others, on having Plot no.- 55, K, Kh, 57 (K,Kh,G,Gh,An, Sh, Khata no.- 228, Holding no.- 23 at Mauza - Naya Bazar, Dist- Bhagalpur.

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.

- 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 conform the relevant building rules.
- In case of two staircase, one must be on outer wall.
- Both staircase are not went down to basement floor, for approach to basement, there

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 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 relevant specification & 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 the basement should be equipped with automatic sprinkler's installation & must have two separate exits.
- 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 should be made available 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 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 20 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-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)

Bihar, Patna