

पत्राक सं.

144 दि. 05/02/13

प्रेषक

अमित रंजन

सूचीकरण सं. 07/2009

प्रमाणित वास्तुशिल्प

पटना नगर निगम, पटना

सेवा में

श्रीमान् / श्रीमती श्रीमान् / श्रीमती

श्रीमान् / श्रीमती

पटना, दिनांक :- 05/02/2013

विषय : प्लान केस सं.

की स्वीकृति के संदर्भ में ।

9/1439/07-2009/PMC-84-11/04-02-13

महाशय

आपके द्वारा प्रस्तावित सर्वे / म्यूनिसिपल / समिति भूखण्ड सं. 85-11 मौजा नार्ड -

9/1439/07-2009/PMC-84-11/04-02-13 के संदर्भ में दिये गये नक्शा सं. 9/1439/07-2009/PMC-84-11/04-02-13 की स्वीकृति की बिहार म्यूनिसिपल एक्ट 2007 की धारा 314 के अन्तर्गत निम्नलिखित शर्तों पर दी जाती है ।

1. भवन निर्माण के पूर्व वाईलॉज के एपेंडिक्स एफ में वर्णित प्रपत्र में भवन निर्माण करने की सूचना अधेहस्ताक्षरी को दी जाएगी ।
2. नक्शे में वर्णित सड़क चौड़ीकरण की भूपट्टी को छोड़कर ही सामने की चहारदीवारी का निर्माण किया जाएगा ।
3. प्राधिकार के वाईलॉज के एपेंडिक्स एच के अन्तर्गत वर्णित ऑकुपेन्सी सर्टीफिकेट प्राप्त करने के बाद ही प्रवेश किया जायेगा ।
4. निर्माण के दौरान स्वीकृत नक्शा से किसी प्रकार का विचलन नहीं किया जायेगा । विचलन पाए जाने पर भूस्वामी/ प्रवर्तक को इसके लिए उत्तरदायी माना जायेगा ।
5. अगर प्रस्तावित स्थल पर पूर्व से निर्मित संरचना है जिसे तोड़कर 6 माह के अन्दर हटाने का शपथ पत्र दिया गया है तो उसकी समयवधि का अनुपालन दृढ़ता से किया जायेगा ।
6. बहुमंजिला भवन के नक्शे में वर्णित अग्निशामक फाईटिंग उपकरण सिस्टम का पूर्णतया प्रावधान किया जाएगा ।
7. वर्णित नक्शे में दिखलाये गये वांछित पार्किंग ऐरिया में किसी प्रकार का निर्माण कार्य नहीं किया जायेगा ।
8. महायोजना में प्रस्तावित भूमि उपयोग के अनुसार ही निर्माण कार्य एवं भवन का उपयोग किया जाएगा ।
9. वाईलॉज में उप विधि 20.01.06 के अनुपालन में आप अपने प्रस्तावित भूखण्ड में 2-2-4 का पेड़ लगाना है ।
10. भवन निर्माण के दौरान भूकम्प रोधी तकनीकी का प्रावधान करना होगा । बहुमंजिले भवनों के केस में भूकम्प से बचाव हेतु किये जाने वाले उपायों को सूची को निर्माण स्थल पर अनिवार्य रूप डिसप्ले किया जाए ।
11. परिसर में Rain water harvesting system का प्रावधान करना होगा ।
12. पब्लिक विल्डिंग में अपंग व्यक्तियों (Persons with disabilities) के अवरोध रहित आवागमन का प्रावधान वाईलॉज के एपेंडिक्स पी के अनुरूप सुनिश्चित करना होगा ।
13. स्थल पर बनाये गये साईनबोर्ड पर स्वीकृत नक्शे की संख्या तथा पारित नक्शा कितने मंजिल के लिए है, का उल्लेख किया जाय ।
14. निर्माण स्थल पर स्वीकृत नक्शे की एक प्रति अनिवार्य रूप से रखी जाय ताकि स्थल निरीक्षण के समय स्वीकृत नक्शा उपलब्ध हो सके ।

विश्वासभाजन

अमित रंजन

अमित रंजन

Emp. 07/2009

प्रमाणित वास्तुशिल्प

पटना नगर निगम, पटना

Provisional Fire Clearance

(Under 15Mtr. Height)

Letter No. 1195
OFFICE OF THE STATE FIRE OFFICER, BIHAR, PATNA.

From,

Ramesh Chandra,
State Fire Officer,
Bihar, Patna.

To,

Ar. Amit Ranjan,
Certified Architect, Emp. No. - 07/09
Patna Municipal Corporation,
Patna.

Patna Dt. 12/04/12

Ref :- This office letter no. 669 dt. 12/03/12 & Your letter no. nil dt. 19/03/12.

Sub :- The views regarding proposed fully residential building of below 15 mtr. in height to be constructed at Lohia Nagar Housing Colony, Kankarbagh, Dist- Patna.

Sir

With above mentioned subject, the present plan was again received to this office on 19/03/12 after rectification. The first plan was received to this office on 22/02/12 vide letter no. nil dt. 22/02/12 which was returned for rectification vide this office no. 669 dt. 12/03/12. The corrected plan was again examined by the committee.

During examination of the plan it was found that a B+G+3, fully commercial building, shall be constructed on more than 40 feet wide road belongs to Sri Ganesh Prasad Singh, S/O- Late Deoki Singh, on having Plot no.- DS-11 at Lohia Nagar Housing Colony, Kankarbagh, Dist- Patna.

We suggest/advice the following Fire precautionary measures based on N.B.C guide line and the local circumstances :-

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 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.
- 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.

- d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.

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 m².
- 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 of 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 wet cum 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, 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 provided 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 AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xii) That Fire exit drill be carried out regularly at least twice in a year after occupation.
- xiii) That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to be sure of the road width because he is the passing authority.

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)

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To,

Municipal Commissioner
Patna Municipal Corporation
Patna.

Ref:- Submission of sanctioned map in the context of Bihar Municipal Act 2007.

Sir,

In the above subject matter we are submitting to your good office two sets of
Sanctioned Map of Sri Ganesh P.d. Singh having Plan Case
No-P/Chhaya Nagar/PCN-4-CA/91/14391/07-2009/PMC-84-11/04-02-13 We are also submitting you
Demand Draft of Rs. 20000.00/- Total B/u Area 1376.83 Sqm @ Rs. 2.00/- =
Rs. 14214.64 /- 3000.00 /- (Pasting Charge) + 5072.96 (Parking Fees) + Rs.
..... /- (Dev. Fees) + Rs. (Condonation +
Compounding) = Rs. 19587.60 /- Say Rs. 19,600.00 /- Amount of Demand
Draft Rs. 20000.00 Vide Demand Draft No - 935912 dt:-
24/01/13 issued by Punjab National Bank,
payable at Patna.

Kindly do the needful.

Your's

Amit Ranjan
05/02/13

Copies Attached :-

- 1) 2 Sets of sanctioned map.
- 2) Demand Draft.
- 3) Sale Deed/ Khatian/ Decree/Agreement.
- 4) Mutation Order / Land Possession Certificate.
- 5) Malguzari receipt.
- 6) Planning Report/ Cadastral Map.
- 7) Application Form with check list.

(Ar. Amit Ranjan)
Reg.No - CA/91/14391
Emp. No - 07/2009

Recd
05.2.13
PMC Patna