FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending March/~~June~~/~~Sept~~/~~December~~ of 2023 (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP75933-1/121/R1271/2022	Name of Project/Phase of Registered Project	PUSHKARA
Name of Promoter	RGM Residency Pvt. Ltd.	Project Address	North of Tribhuwan school Vijay singh yadav path khagaul road danapur, patna.
Name of Co-promoter	N/A		
Project Registration is valid up to	15/07/2024		
Starting date of Project or Phase of the Project	01.03.2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority	From 28.07.21 to 27.07.2024		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments – 24
1	1. 1 BHK - Nil 2. 2 BHK, - 6 3. 3 BHK - 18 4. Shop - Nil 5.Bungalow - Nil 6. Plot etc. - Nil	5738.46 21004.50	24	1. Booked/ Allotted - 04 2. Sold - 00

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -	04
1	24	2. Sold -	00

IV.DETAILSOFBUILDINGAPPROVALS

(If already filed along with Registration Application, then there is no need of Further filing)

S.NO.	Name of the Approval/ N.O.C./Permission /Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed asAnnexure No.
1.	NOC for Environment	NO	NO	NO	NO

RGM Residency Pvt. Ltd.

Director

2.	FireN.O.C	STATE FIRE OFFICER-CUM-DIRECTOR,BIHAR ,PATNA.	31/03/2021	07.04.2021	Annexure-A
3.	WaterSupplyPermission				
4.	NOC from AirportAuthoritYofIndia	NO	NO	NO	NO
5.	OtherApproval(S),if any,requiredfortheProject	NO	NO	NO	NO

V. Construction Progress of the Project

1. Building / Wing / Layout Number_____(To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)		Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	Yes	100%
2.	Basements (if any)	Yes	70%
3.	Podiums (if any)	N/A	N/A
4.	Ground floor	Yes	Ground floor Structure completed
5.	1st Floor	Yes	Structure and Brick work completed and plaster work is under process
6.	2nd Floor	Yes	Structure completed and brick work is under process
7.	3rd Floor	Yes	Structure completed
8.	4th Floor	Yes	Structure completed
9.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises		5%
10.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.		0%
11.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.		0%

RGM Residency Pvt. Ltd.

Director

	Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	0% N/A

VI. Amenities and Common Area and External Infrastructure Development Works)

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	N/A		
2.	Water Supply	Yes	90%	Deep tube well
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes		
4.	Storm Water Drains	Yes		
5.	Landscaping & Tree Planting	N/A		
6.	Street Lighting	N/A		
7.	Community Buildings	N/A		
8.	Treatment and Disposal of Sewage and Sullage Water	N/A		
9.	Solid Waste Management & Disposal	N/A		
10.	Water Conservation / Rain Water Harvesting	Yes		
11.	Energy Management	N/A		
12.	Fire Protection and Fire Safety Requirements	Yes		

RGM Residency Pvt. Ltd.

Director

13.	Closed Parking	N/A		
14.	Open Parking	Yes		
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes		
16.	Others (Option to Add More)	N/A		

VII. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars
1.	Front Elevation.
2.	Rear Elevation
3.	Side Elevation

VIII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	921020024870117
2.	Estimated Cost of the Project including land cost at the start of the Quarter	5,40,00,000.00
3.	Amount received during the Quarter	90,000.00
4.	Actual Cost Incurred during the Quarter	37,46,928.95
5.	Net amount at end of the Quarter	1,20,258.00
6.	Total expenditure on Project **till date**	55,09,696.00
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	No

IX. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	No
2.	Name of Parties	No
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	No
2.	Agreement for Sale	No

RGM Residency Pvt. Ltd.

Director

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

RGM Residency Pvt. Ltd

Director

Signature of Promoter

Name:
Date :

FORM No. 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date :05.03.2023

To,

The MANAGING DIRECTOR
RGM RESIDENCY PVT.LTD
MAHARAJA KAMESHWAR COMPLEX,FRASER ROAD,PATNA.

Subject: Certificate of Percentage of Work executed in the project having ONE No. of Building(s)/ONE Wing(s) of the Phase ONE .bearing the registration no**[BRERAP75933-1/121/R-1271/2022]**and being developed on the Plot bearing CS No: **229(P),**khata no:**169**./Survey No-- Plot No:**229(P)**demarcated by its boundaries **(latitude:25.6027825".longitude:85.03433")** of the land-. – situated in village:**ASHOPUR** Block:**DANAPUR**.division: **DANAPUR**. District: PATNA, PIN:**801503**admeasuring :**989.14sq.mts.**, area being developed by the Promoter[Name]:**RGM RESIDENCY PVT.LTD**

Sir,

I, SHYAM PRASAD ,have undertaken assignment as **Architect** /~~Licensed Surveyor~~ of certifying Percentage of execution of Work of the **RGM RESIDENCY PVT.LTD**Building(s)/.ONE Wing(s) of the FIRSTPhase of the Project,situated on the plot bearing C.S. no:229(P)6/Survey No:- , Plot No. 229(P) of Village:**ASHOPUR,**Block:**DANAPUR**.division: **DANAPUR**. District: PATNA ,PIN:**801503** admeasuring :**989.14sq.mts.**, area being developed by the Promoter[Name]:**RGM RESIDENCY PVT.LTD**1. Following technical professionals are appointed by Owner / Promoter: —

(i) Shri .SHYAM PRASAD .as L.S. / Architect;
(ii) M/s VIJAY KUMAR as Structural Consultant
(iii) M/s AMRENDRA KUMAR as Mechanical/Electrical/Plumbing Consultant (MEP)
(ivShri SHAMBHU KUMAR as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number**[BRERAP75933-1/121/R-1271/2022]** under Bihar RERA is as per **table A** herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in **Table B**.

TABLE-A

Building /Wing Number SINGLE (To be prepared separately for each Building /Wing of the Project)

Sr.No	Tasks/Activity	Percentageofworkdone
1	Excavation	100%
2	NumberofBasement(s)andPlinth	70%
3	NumberofPodiums	NIL
4	StiltFloor	GROUND FLOOR 75%
5	NumberofSlabsofSuperStructure	8 SLABS (75%)
6	InternalWalls,InternalPlaster,FlooringswithinFlats/Premises,DoorsandWindows toeachoftheFlat/Premises.	12%
7	SanitaryFittingswithintheFlat/Premises, ElectricalFittingswithintheFlat/Premises.	0%
8	Staircases,LiftsWellsandLobbiesateachFloorlevelconnectingStaircasesandLifts, OverheadandUndergroundWaterTanks.	25%
9	Theexternalplumbingandexternalplaster,elevation, completion of terraces with waterproofingoftheBuilding/Wing.	0%
10	Installationoflifts,waterpumps,FireFighting Fittings and Equipment as per NOCfromtheconcerneddepartment,ElectricalfittingstocommonAreas,electro,mechanicalequipment,CompliancetoconditionsofenvironmentCRZNOC,finishingtoentrancelobby/s,plinthprotection,pavingofareasappurtenanttoBuilding/Wing,CompoundWallandallotherrequirementsasmayberequiredto obtainOccupation/CompletionCertificate.	0%

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

Sr. No.	Commonareasand Facilities,Amenities	Proposed (Yes/No)	Percentageof workdone	Details
1	Internal Roads & Foot-paths.	YES	0%	
2	Water Supply	YES	90%	DEEP TUBE WELL
3	Sewerage (chamber,lines, Septic Tank, STP)	YES	0%	
4	Storm Water Drains	YES	0%	
5	Landscaping & Tree Planting.	YES	0%	
6	Street Lighting	YES	0%	
7	Community Buildings	NIL	NIL	
8	Treatment and disposal of sewage and sullage water	YES	0%	
9	Solid Waste management & Disposal.	NO	0%	
10	Water conservation,Rain water harvesting.	YES	0%	
11	Energy management	NIL	NIL	
12	Fire protection and fire safety requirements	YES	0%	
13	Electrical meter room, sub-station, receiving station.	YES	0%	
14	Others (Option to Add more).			

Yours Faithfully,

Signature &Name :SHYAM PRASAD
Architect (Registration No./License No:COA/96/19721.)

Shyam Prasad COA/96/19721

Shyam Prasad COA/96/19721

Certificate for Quarterly Progress Report for quarter ending March'2023

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP75933-1/121/R1271/2022	Name of Project/Phase of Registered Project	PUSHKARA
Name of Promoter	RGM Residency Pvt. Ltd	Project Address	North of Tribhuwan School Vijay Singh Yadav Path Khagaul Road Danapur, Patna.
Name of Co-promoter	N/A		
Project Registration is valid up to	15/07/2024		
Starting date of Project or Phase of the Project	01/03/2022		
Type of Project or Phase of the Project	1.Residential 2.Commercial 3.Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority	From 28.07.21 to 27.07.2024		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments – 24
	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -	Nil 6 18 Nil Nil Nil	5738.46 21004.50	24	1. Booked/ Allotted - 04 2. Sold - 00

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
1	24	1. Booked/Allotted -	04
		Sold -	00

ROHATGI ASHISH & CO. CHARTERED ACCOUNTANTS PATNA

IV. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment				
2.	Fire N.O.C.	STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.	31/03/2021	07/04/2021	Annexure-A
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any) Yes	100%
2.	Basements (if any) Yes	70%
3.	Podiums (if any)	NIL
4.	Plinth	NIL
5.	Stilt Floor	GROUND FLOOR 75%
6.	Slabs of Super Structure	8 SLABS (75%)
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	12%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	25%

ROHATGI ASHISH & CO. PATNA CHARTERED ACCOUNTANTS

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities	0%

VI. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	90%	DEEP TUBE WELL
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NIL	NIL	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9.	Solid Waste Management & Disposal	NA	0%	

ROHATGI ASHISH & CO. PATNA CHARTERED

10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	NA	NIL	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	NA	NIL	
14.	Open Parking	YES	0%	
15.	Electrical Meter Room, SubStation, Receiving Station	YES	0%	
16.	Others (Option to Add More)	NA	NIL	

VII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT –NOT APPLICABLE

		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

ROHATGI ASHISH & CO. PATNA CHARTERED

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	921020024870117
2.	Estimated Cost of the Project including land cost at the start of the Project	5,40,00,000.00
3.	Amount received during the Quarter	90,000.00
4.	Actual Cost Incurred during the Quarter	37,46,928.95
5.	Net amount at end of the Quarter (A/c No. 921020024870117).	1,20,258.00
6.	Total expenditure on Project **till date**	55,09,695.95
7.	Cumulative fund collected till the end of Quarter in question	3,26,000.00
8.	Cumulative expenditure done till the end of Quarter in question	55,09,695.95

IX. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NO
2.	Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NO
2.	Agreement for Sale	NO

This certificate has been issued based on bank statement and books of accounts produced before us and physical progress has been reported based on Architect's Certificate produced before us.

This certificate has been prepared for submission to RERA Bihar.

ROHATGI ASHISH & CO. PATNA CHARTERED ACCOUNTANTS

For ROHATGI ASHISH & CO.
Chartered Accountants
(FRN-011380C)

Rashmi Gupta

(CA Rashmi Gupta)
Partner
(M.No.-061117)
UDIN:- 23061117BGWSYA3762

Place : Patna

Date:- 12/04/2023

Annexure A

1697

Provisional Fire Clearance (Above 15 Mtr. Height)

Letter No. 857 /

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

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Ar. Shyam Prasad
Regd.No.-COA/96/19721

Patna Dt. 07/04/2021

Sub :- The views regarding Proposed Residential Building of above 15 mtr. In height to be constructed at Mauza-Ashopur, Dist-Patna.

Sir,

Please refer to your letter No.-00, dt.-31.03.2021 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 (B+G+6) (Total B/U area-2681.73 Sqmtr.), Proposed Residential Building, shall be constructed on 100 feet wide road belongs to "Pushkara" RGM Residency Pvt. Ltd., Plot No.-229(P), Khata No.-169, Tauzi No.-5066, Thana No.-34, Thana-Danapur, Mauza-Ashopur, 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 as per Bihar building bye laws, 2014.
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.
f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

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 land 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/wet rising system with landing valve and hose reel at each floor incorporated should be as per approved map. 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 tank & overhead water static tank should be made as per approved map Should be made available before occupancy.

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

viii) That electric cables must be shield at each floor with intumescent coating .

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

x) That the building must be constructed on at least should be made as per approved map and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.

xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.

xii) 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.

xiii) 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).

xiv) 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.

xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

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 approval 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,

(Pankaj Sinha)
DIG HG & FS
Cum
State Fire Officer
Bihar, 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 as per Bihar building bye laws, 2014.
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)
d) The interior finish decoration of the building shall be made low flame spread materials conforming I.S specifications.
e) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
f) 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 manocuvrability of Fire applinnce with turning facility.
b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting upto 20 M.T.
c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5 M 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.
f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

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 land 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/wet rising system with landing valve and hose reel at each floor incorporated should be as per approved map. 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 tank & overhead water static tank should be made as per approved map. Should be made available before occupancy.
vii) That the internal finishing shall be non-combustible or class – I surface spread of flame.
viii) That electric cables must be shield at each floor with in tumescent coating .
ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.
x) That the building must be constructed on at least should be made as per approved map and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.
xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If anything wrong , the Architect / Passing authority shall be held responsible.
xiii) 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).
xiv) 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.
xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

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 approval in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

04/19

DIG HG & FS
Cum
State Fire Officer
Bihar, Patna


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