

To,

The Authorised Officer, RERA, BIHAR

Sub:- Documents submission with reference to Notice vide Notice
No - RERA/PRO.REG-50/2021/419 Dated - 01.04.2021.

Respected,

I endeavour to state that the Query has been asked by
RERA REGISTRATION. DEPT. under aforesaid notice, we
are submitting this all documents as bellow.

1. RERA Collection Bank account of Buddha complex.
2. Clarification about Balance sheet note issued by
C.A with UDIN.
3. FORM-B
4. Non-encumbrance certificate with search fee Receipt.
5. Complete Land deed of Bibi Amna Khatun.
6. Mutation, L.P.C and land receipt of Md. Irshad Alam.
7. Notice of commencement of work with commence date
8. Allotment letter of Buddha complex
9. N.O.C of Airport Authority of India
10. Detailed consent of all land owners.

It is therefore a request to allow my application for
the completion of the Registration Process.

SRI VISHNU BUILDCON PVT.LTD.

Dave Chaora
MANAGING DIRECTOR

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सं०-RERA/PRO.REG-50/2021/.....41-9

पटना, दिनांक 07.04.2021

प्रेषक:-

प्राधिकृत पदाधिकारी,
भू-सम्पदा विनियामक प्राधिकरण,
बिहार, पटना।

सेवा में,

Shree Ravi Kumar Chaurasia (Managing Director)
Sri Vishnu Buildcon Pvt. Ltd.
Ward-40, Panch Mahulla Dave Chaura, Gaya-823001
Email Id:-srivishnubuildconpvtltd@rediffmail.com

विषय :- भू-सम्पदा विनियामक प्राधिकरण, बिहार से Project: BUDDHA COMPLEX के निबंधन हेतु आपसे प्राप्त आवेदन के संबंध में।

प्रसंग :- Application Id: RERAP115201800394-4

महाशय,

उपर्युक्त विषयक प्रसंग के आलोक में आपसे प्राप्त आवेदन एवं संलग्न कागजातों के संदर्भ में कहना है कि निम्न कागजात/सूचना उपलब्ध कराया जाय-

- (1) Project के नाम से RERA Collection/Retention Bank Account खोलकर उसकी Scan प्रति IFSC सहित समर्पित कराना सुनिश्चित किया जाय।
- (2) Balance Sheet के Notes of Account के कॉलम-7, वर्ष 2018-19 में Advance Against Flat ₹98,03,000 तथा कॉलम-6, वर्ष 2019-20 में ₹25,20,000 की राशि दर्शायी गयी है। कृपया अपने Chartered Accountant (UDIN सहित) के माध्यम से स्पष्ट किया जाए कि उक्त राशि किस Project के Against में Advance के रूप में प्राप्त की गयी है।
- (3) Form-B Affidavit-Cum-Declaration में Promoter का नाम Project का नाम तथा पारा-3 में Date of Completion सहित संशोधित रूप में समर्पित किया जाए। Completion Date वर्ष, माह और तिथि में अंकित होना आवश्यक है।
- (4) Project से संबंधित सम्पूर्ण भूमि का कम से कम विगत 10 वर्षों का Non-Encumbrance Certificate मूल रूप में Search fee receipt की प्रति के साथ समर्पित किया जाए।
- (5) श्री रामानन्द प्रसाद सिंह से बीबी आमना खातून द्वारा क्रय की गयी भूमि का Land Deed अपूर्ण है। उसका द्वितीय/तृतीय पृष्ठ नहीं है ताकि ज्ञात हो सके की Land-Deed में कितनी एवं किस भूमि की विक्री की गयी है। कृपया उक्त Land-Deed की सम्पूर्ण प्रति उपलब्ध करायी जाए।
- (6) मो० अब्दुल रजक की भूमि पर मो० इरशाद आलम का स्वामित्व सिद्ध करने की कृपा की जाए। मो० इरशाद आलम द्वारा Development Agreement किया गया है। मो० इरशाद आलम के नाम दाखिल खारिज/लगान रसीद/एल.पी.सी. की प्रति समर्पित कराना सुनिश्चित किया जाए।

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(7) **Form-10-Notice for Commencement of Work** किस तिथि को नगर पंचायत, बोध गया को प्राप्त कराया गया है, स्पष्ट नहीं है। **Commencement Date** भी अंकित नहीं है। कृपया संशोधित **Form-x** जिसमें प्राप्ति तिथि स्पष्ट हो तथा **Date of Commencement of Work** अवश्य अंकित हो, की प्रति स्वहस्ताक्षर युक्त उपलब्ध करायी जाए।

(8) **Proforma of Allotment letter** में **Subject** शीर्ष के अन्तर्गत **Peace Tower-2** अंकित है, जो प्रस्तावित **Project** से भिन्न है। कृपया संशोधित **Proforma of Allotment letter** की प्रति समर्पित करना सुनिश्चित किया जाए।

(9) **Project** भवन **B+G+6** प्रस्तावित है। अतः **Airport Authority of India** से **No objection Certificate** की प्रति उपलब्ध कराना सुनिश्चित किया जाय।

(10) **Project** से संबंधित **Registered Development Agreement** में वर्णित सभी भू-धारकों से अलग-अलग **Detailed Consent** (विस्तृत सहमति) शपथ-पत्र के रूप में उपलब्ध कराया जाए, जिसमें भू-स्वामी का नाम, पता, उनका आधार नं०, पैन नं० इत्यादि तथा भूमि का विस्तृत विवरण यथा, मौजा, थाना नं०, खाता नं०, खेसरा नं०, रकबा (area) आदि का उल्लेख हो। साथ ही प्रवर्तक के नाम (in the name of Promoter) के साथ उन्नयन एकरारनामा अमुक तिथि को पंजीकृत किए जाने तथा उन्नयन एकरारनामा में वर्णित सभी तथ्यों से अवगत एवं सहमत हैं, इसका उल्लेख भी होना अनिवार्य है।

निदेशानुसार कहना है कि उपर्युक्त के आलोक में वांछित सभी कागजात स्वहस्ताक्षरित विवरण एवं स्पष्टीकरण 15 (पन्द्रह) दिनों के अंदर कार्यालय में उपलब्ध कराना सुनिश्चित किया जाय।

विश्वसिभाजन,

प्राधिकृत पदाधिकारी,

भू-सम्पदा विनियामक प्राधिकरण,
बिहार, पटना।

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UNION BANK OF INDIA
GAYA
GROUND FLOOR
1, G B ROAD, OPP ZILA SCHOOL
PHONE: 9472026837

TO:

M/S SRI VISHNU BUILDCON PRIVATE LIMITED
800 CHANDRA UPADITH VISHNUPAD PANCH MOHALA
POURNET BUDDHA COMPLEX
821001
BIRSA, INDIA
IFSC: UBIN0912662.

CUST ID : 1001042703

DATE: 15-04-2021

STATEMENT OF ACCOUNT FOR THE PERIOD FROM 13-01-2021 to 15-04-2021 CAGEN-A/C NO: 125621010000007 CD-GENRAL (CD GENRAL) INR

DATE	PARTICULARS	CHQ. NO.	WITHDRAWALS	DEPOSITS	BALANCE
03-04-2021	BY CASH			2,000.00	2,000.00
05-04-2021	General Charges Recovery		236.00		1,764.00
	Cumulative Totals:		236.00	2,000.00	1,764.00

Unless constituent notifies the bank immediately of any discrepancy found by him in his statement of Account, it will be taken that he has found the account correct.

FASTEST MODE OF FUNDS REMITTANCE-RTGS (UNION BULLET).
IFSC/MICR code for GAYAs UBIN0912662/823026005

Contact all India toll Free no. 1800 22 22 44 for your account related queries / services

Manager



IFSC/MICR code for GAYAs UBIN0912662/82
12662, powappsrv9, RT679458

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SRI VISHNU BUILDCON PVT.LTD.

Arjun Cheluvola
MANAGING DIRECTOR



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Dipak Kumar Singh & Company

Chartered Accountants

CERTIFICATION REGARDING RECEIPTS OF ADVANCE AGAINST FLAT BEING SHOWN IN THE BALANCE SHEET

Based on the client representation to us and review of Balance Sheet and our assessment I certify that the amount being shown in the Notes to Account of the Balance Sheet as "Advance Against Flat" for the financial year 2018-19 and 2019-20 have been received in respect of the below mentioned projects :-

FOR THE YEAR 2018-19 :

1. Vishnu Buddha Appartment	68,76,000.00/-
2. Vishnu Kanti Complex	<u>29,27,000.00/-</u>
Total	<u>98,03,000.00/-</u>

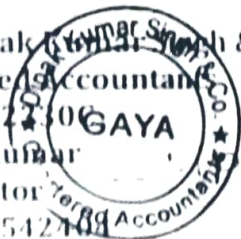
FOR THE YEAR 2019-20 :

1. Laxmi Narayan Daya Appartment	15,00,000.00/-
2. Aziz Plaza	3,20,000.00/-
3. Buddha Appartment	<u>7,00,000.00/-</u>
Total	<u>25,20,000.00/-</u>

I further certify that as per the balance sheet and various documents produced to me the above furnished information is true and correct to the best of my knowledge and as per the information provided to my satisfaction.

UDIN : 21542404AAAAEP3258

For Dipak Kumar Singh & Co.
Chartered Accountants
FRN- 0227300
Dipak Kumar
Proprietor
M.No. - 542108



Date: 13-04-2021
Place: Gaya

SRI VISHNU BUILDCON PVT.LTD.
Sanjay Chandra
MANAGING DIRECTOR



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

GAYA/EAST/B/071221/560418

मालिक का नाम एवं पता
OWNERS Name & Address
SRI VISHNU BUILDCON PVT LTD
Sri Vishnu Buildcon Pvt Ltd of Director
Ravi Kumar Chaurasia at Ward No 40
Panch Mahulla Dave Chaura Gaya Bihar

दिनांक/DATE: 13-08-2021

वैधता/ Valid Up to: 12-08-2029

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	GAYA/EAST/B/071221/560418
आवेदक का नाम / Applicant Name*	Vinay Kumar
स्थल का पता / Site Address*	Old Plot No 61 New Plot No 85 Old Khata No 201 New Khata No 778 Thana No 359 Mauza Bodh Gaya Dumuhan Gaya, Bodh Gaya Dumuhan Gaya, Gaya, Bihar
स्थल के निर्देशांक / Site Coordinates*	24 44 10.24N 84 57 53.25E, 24 44 11.33N 84 57 53.27E, 24 44 11.12N 84 57 55.64E, 24 44 10.06N 84 57 55.68E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	118 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	148 M

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

Ravi Chaurasia



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

GAYA/EAST/B/071221/560418

- 3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -
3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सेक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the "NOC" is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढिया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

क्षेत्रीय मुख्यालय पूर्वी क्षेत्र, नेताजी सुभाष चंद्र बोस अंतर्राष्ट्रीय हवाई अड्डा - 700052 दूरभाष संख्या: 91-33-2511 9 616
Regional headquarter Eastern Region, Netaji Subhash Chandra Bose International Airport - 700052. Tel: 91-33-25119616

Sanjay Chawrasia
MANAGING DIRECTOR



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

GAYA/EAST/B/071221/560418

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

झ) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउंड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रृंखला 'बी' पार्ट I सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

GAYA/EAST/B/071221/560418

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Gaya विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग - I), अनुसूची - IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची - VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Gaya Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV(Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule - V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

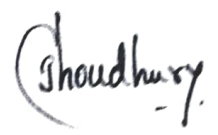
SRI VISHNU BUILDCON PVT.LTD.
Managing Director



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

GAYA/EAST/B/071221/560418

क्षेत्र का नाम / Region Name: पूर्व/EAST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	राजेश्वर सिंह लहरीका/R S Laharika काउन्सिलर (ए.टी.एम.) / General Manager (ATM/GR) भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India नै.सु.म.व.अ. हवाई अड्डा/945CB1 Airport कोलकाता / Kolkata 700052
द्वारा तैयार Prepared by	 13.08.21
द्वारा जांचा गया Verified by	 13.08.21

ईमेल आईडी / EMAIL ID : gmatmer@aai.aero

फोन/ Ph: 033-25111293

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Gaya NOCID	2599.56 GAYA/EAST/B/071221/560418	120.36

S/O VISHNU BUILDCON PVT LTD



MANAGING DIRECTOR



GAYA/EAST/B/071221/560418

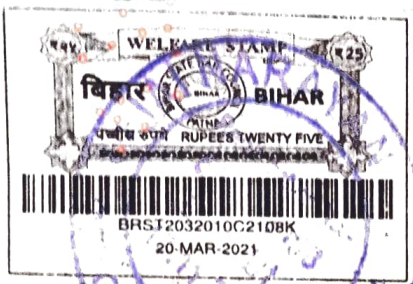
Street View

RECEIVED
JAN 10 1968

Satellite View



SRI VISHNU BUILDCON PVT.LTD
Harichandani
 MANAGING DIRECTOR



FIDAVIT



We Md. Naushad Alam, S/O-Late Abdul Razzaq, AGED ABOUT- 58 YEARS, AADHAR NO-362063734048, & BIBI AMNA KHATUN Wife of LATE ABDUL RAZZAQ, AGED ABOUT- 85 YRS. AADHAR NO -9983 3176 0732, & MD.IRSHAD ALAM S/O- MD. NAUSHAD ALAM , AGED ABOUT -30 YRS. AADHAR NO-5535 7631 2000 Residents of Mohalla –New Karimganj, ,Ps – CIVIL LINES GAYA, DISTRICT – GAYA, CITIZENS OF INDIA, LANDOWNERS (AS DESCRIBED UNDER DEVELOPMENT AGREEMENT VIDE DEED NO- 2786 DATED 06/02/2021), Plot no.-61 (Old) , 85 (New) , Khata No- -201(Old), 778 (New) , Mauza- Bodhgaya, Thana no- 359,Dist-Gaya, do hereby solemnly affirm and state as follows:-

1. That we are the Landowners, came under the development agreement with M/s SRI VISHNU BUILDCON Pvt. Ltd. Registered under Indian Companies Act, 1956, with registration no. U45309BR2007PTC013326 / 2007-2008, Office at Deochaura , Pachmahala Bazaar, P.s- Vishnupad, Dist- Gaya, Vide Deed No.2786 Dated 06/02/2021 for the construction of Building / Apartment as per Land described under the Development Agreement.
2. That, we, hereby, declare that we have No objection over the construction on the aforesaid land described under the Development Agreement.
3. That it is further stated here that we are on good sense of mind, give consent to the Developer, namely M/s Sri Vishnu Buildcon Pvt. Ltd. For the construction of Multi storied building / apartment on the Land described under the Development Agreement vide Deed No. 2786 dated 06/02/2021.
4. That we have gone through the contents of this affidavit and have fully understood the same and they are true to the best of our knowledge which we believe to be true and correct.

Md. Irshad Alam
मो. ईशद आलम
Deponent

बिबि आमना खातुन



4.08
S. No. 08, P. No. 19-04-2021
Solemnly affirm before me

Notary Public, Bihar

19-04-2021

✓
Jalghim
19-04-2021

रसीद मालगुजारी
नाम माली नाम मोजी मय
आवा वो मय नम्बर



परद मालकी / फरद रैयती। 97
नाम रैयत मय प्रविद्यत जमाबन्दी।
यो संकनत। नम्बर।

लोदजारा लोदजारा नौशाद माली 00359606

202
5

अराजी नगदी 357 अराजी भावली 778 तफरील हिस्सा लगान भावली 85

जोत का सालाना मांग मय तफरील (बकाया वो हाल) मौजुदा साल का।

मांग यावत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
2014-15						
माल- (नकदी)	1.50				15.00	1.50
गुजारी (भावली)	0.50				5.00	0.50
रोस ...	0.75				7.50	0.75
* सुद ...	0.75				7.50	0.75
मुतफरकात ...	0.50				5.00	0.50
मीजान	4.00				40.00	4.00

= 44.00

तफरील अदायकारी

अदायकारी यावत		बकाया				मोतालवा हाल	फाजिल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
2014-15							
माल- (नकदी)					15.00	1.50	
गुजारी (भावली)					5.00	0.50	
रोस ...					7.50	0.75	
* सुद ...					7.50	0.75	
मुतफरकात ...					5.00	0.50	
मीजान अदायकारी					40.00	4.00	

= 44.00

- (1) मीजान कुल (लफजों में) -- चौवा लिखरुपला मत
(2) नाम देहिन्दा -- 1217
(3) कुल बकाया -- 2

दस्खत वो तारीख अमला तहसील कुनिन्दा

* द्वारा महाल का बकाया मालगुजारी पर (रोवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) रूद नहीं लिया जाता है।
वि.स.गु. (राजस्थान) 1-2011

20/10/14

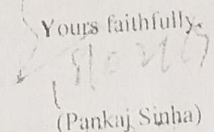
iv) LIFT :-

- 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 house 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 I.S. 2190/1992, F.R. lock 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 provided 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 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 20 feet wide road and it is responsibility of the concerned Architect to 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/ Lender 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 so 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 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 favour 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 which 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)

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/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 Bihar building bye laws, 2014.
- The floor area exceeding 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 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 respectively 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 area shall have to be provided in the exterior 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 staircases, one must be on outer wall.
- Both staircase are to be provided down to basement floor, for approach to basement, there should be another staircase for approach.

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 of fire.
- The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.
- In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over could be done through manually operated change over switch. Alternatively, the lift shall trip if power failure, it comes down at the ground level and comes to stand still with door open.
- Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 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.
- 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.
- That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 450 L.P.M pump at terrace level, ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminous sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
- That an underground water tank of not less than 50,000 Ltrs capacity with automatic refilling arrangements prebably 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.
- That the internal finishing shall be non-combustible or class - I surface spread of flame.
- That electric cables must be shielded at each floor with intumescent coating.
- That Fire exit drill be carried out regularly at least twice in a year after occupation.
- That the building must be connected on at least 20 feet wide road and it is responsibility of the concerned Architect to be ensured the road width because he is the passing authority.
- That AMC should be given by a qualified firm or person for the maintenance of above recommended Fire equipments.
- 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.
- 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 Government authority (i.e. the office of the State Fire Officer, Bihar).
- 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.
- Set backs on all the sides of the premises for the fire safety as per bye laws. Whereas immediately beneath this area as to the bye laws will be examined by the concerned Urban local bodies.

This shall be treated as proposed and shall be approached for necessary inspection and satisfied with the tests and performances of

final. On compliance of all the above Fire and Life Safety recommendations, this office shall be issuing of the installation. Final approval in favor of the occupancy shall be issued on being safety aspects of installation of the building.

25/10/19

Professional Fire Clearance

(Above 15 Mtr. Height)

Letter No.

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

From,

Pankaj Sinha,
State Fire Officer
Bihar, Patna.

To,

Ar. Amit Kumar
EMPI NO-A8/2016-16,
Gaya Nagar Nigam

Patna Dt. 18/02/2019

Sub :-

The views regarding proposed Commercial-cum-residential building of Above 15 mtr. In height to be constructed at Mauza- Bodhgaya, Dist-Gaya.

Sir,

Please refer to your letter no.- 00 dt. - 31/01/2018 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-4703.21 Sqmtr.), Fully Commercial-cum-residential building shall be constructed on 200 feet wide road belongs to M/S SRI VISHNU BUILDCON PVT. LTD, Md. Sri K. Chourasia, S/o-Sri Kanhaiya Lal Chourasia, Plot no-61 (old), 85(New), Khata No- 201(old) 778(New), thana no- 9 Mauza- Bodhgaya, Dist-Gaya.

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 Bihar building bye laws, 2014.
- The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least a two hours Fire resisting capacity.
- The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specification.
- 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 respectively 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 1% of the said cross section 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 should be another staircase approach.