(41)

MAURYA VIHAR CONSTRUCTIONS PRIVATE LIMITED

CIN No.- U45200BR2011PTC016875

Registered Address : Bachpan House, Hanuman Path, Dr. B. Bhattacharya,
West Patel Nagar, P.O.+P.S.- Shastri Nagar, Patna - 800023
Mob.: 9113381463, 8986192326

सेवा में,

दिनांक–

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

विषय :– **Project "Narendra Villa" के निबंधन हेतु कागजात जमा करने के संबंध में।**

महाशय,

उपर्युक्त विषय के संबंध में कहना है कि Project-Narendra Villa, File No.-1349 के निबंधन में भवदीय कार्यालय के द्वारा फोन कर यह सूचित किया गया कि आपके द्वारा वर्ष 2018–2019 एवं 2019–2020 में एडभांस फोर कस्टमर में जो राशि क्रमशः दस लाख एवं छः लाख बीस हजार जो दर्शाया गया है यह प्रोजेक्ट से संबंधित है या नहीं इसकी सत्यापन आप अपने Chartered Accountants (चार्टर एकाउन्टेन्ट) से सत्यापित कर उसका हार्ड कॉपी कार्यालय को जमा कराई जाय एवं जानकारी दी जाए जिसके आलोक में उपरोक्त जानकारी दी जा रही है।

(1) Chartered Accountants (चार्टर एकाउन्टेन्ट)के द्वारा दिया गया सर्टिफिकेट को संलग्न किया जा रहा है हार्ड कॉपी में 2018–2019 एवं 2019–2020 वर्ष के संबंध में।

(2) श्रीमान को विनम्र पूर्वक यह जानकारी दी जा रही है की एक बार और पूर्व में दिनांक 20.01.2021 को Chartered Accountants (चार्टर एकाउन्टेन्ट) के द्वारा सत्यापित एक कागजात जमा किया गया है उसमें यह वर्णित है कि यह कम्पनी का पहला प्रोजेक्ट है और यह प्रोजेक्ट में कभी भी किसी से कोई प्रकार का लेन–देन एडभांस के रूप में नहीं किया गया है।

MAURYA VIHAR CONSTRUCTIONS P LTD
अमार कुमार
Director

PANKAJ KUMAR MISHRA & ASSOCIATES

(CHARTERED ACCOUNTANTS)

H.O.- FLAT NO 205, VASUNDHARA REGENCY APPARTNMENT NAGESWAR COLONY
BORING ROAD PATNA 800001

E.mail Id.-kr_pmishra@rediffmail.com. Mob. 09835660620

TO WHOM IT MAY CONCERN

This is to certify that in respect of M/S MAURYA VIHAR CONSTRUCTIONS PRIVATE LIMITED, total amount Rs.600000/- shown in the balance sheet as advance from customer as on 31.3.2020 & Rs.1000000/- shown in the balance sheet as advance from customer as on 31.3.2019 and these amounts are not related to the project "NARENDRA VILLA"

This is further to inform that the company has never received any amount as advance or otherwise for the project "NARENDRA VILLA"

This is further to inform that the company has not done any project as builder since the date of incorporation of the company and the project "NARENDRA VILLA " is the first project as builder.

For, PANKAJ KUMAR MISHRA & ASSOCIATES
(Chartered Accountants)
Firm Registration No.: 014613C

PANKAJ KUMAR MISHRA & ASSOCIATES * CHARTERED ACCOUNTANTS * PATNA

Pankaj Kumar Mishra
Partner
M.no. 096920

UDIN- 21096920AAAADU2666
Date;- 05/08/2021
Place:- Patna

फारम-VIII - क

कार्यालय नगर परिषद दानापुर निजामत

भवन की योजना के अनुमोदन

उपविधि संख्या- 8(4)

आप के आवेदन संख्या- 15 तिथि- 06.07.2020 के संदर्भ में

मेसर्स मौर्या बिहार कन्स्ट्रक्शन्स प्रा0 लि0, डाईरेक्टर-श्री अमर कुमार, पिता-श्री अलख देव सिंह, पता-**श्री राम पथ, पश्चिमी** पटेल नगर, पटना।

(क) आवासीय भवन के निर्माण

(ख) व्यवसायिक भवन के निर्माण

(ग) भवन के पुनःनिर्माण

(घ) विद्यमान भवन में परिवर्तन या परिवर्धन

(ङ) भवन के उपयोग में परिवर्तन

हेतु दानापुर नगर परिषद/नगर निगम/नगर परिषद/नगर पंचायत/महानगर क्षेत्र/बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधिन स्कीम के .15.. प्लौट नं0- 1597, खाता नं0- 391, तौजी नं0-5403, थाना नं0- 21, मौजा- दानापुर शहजादपुर, पता-थाना- दानापुर, जिला- पटना के बाबत निम्नलिखितशर्तो/निर्बंधनों के अध्यधीन एतद द्वारा भवन योजना जिसका प्लान केस नं0-...32...../20-21 है, जिसका **निर्माण क्षेत्रफल 2755.95** वर्ग मीटर एवं B+G+6 की स्वीकृति दी जाती है:-

(क) भूमि/भवन का उपयोग अनन्य रूप से आवासीय प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।

(ख) कार्य पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।

(ग) अनुमोदित योजना में दर्शाया गया 701.21 वर्ग मीटर का पार्किंग का स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।

(घ) प्रस्तावित निर्माण वाली भूमि 20.13 मी0 चौड़ाई के अनुमोदित पहूंच मार्ग के माध्यम से सुगम्य होगी।

(ङ) प्रस्तावित भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।

(च) सड़क को मानक चौड़ाई तक और चौड़ी करने के लिए आवेदक, विभिन्न विकास योजना/आयोजन प्राधिकारों/ या बिहार शहरी आयोजन तथा विकास अधिनियम, 2012 के अधीन अधिसूचित किसी योजना स्कीम के अधीन आच्छादित सुसंगत आयोजना प्राधिकार क्षेत्रों के अधिनस्थ नगर परिषद दानापुर आयोजना क्षेत्र में 123.20 वर्ग मीटर चौड़ी भूमि को पहली उचित उपहार के रूप में देगा।

(छ) अनुमोदन अनुमोदन की दिए जाने की तारीख से तीन वर्षों की अवधि के लिए विधिमान्य होगी।

(ज) इस उपबंध के अधीन दी गई अनुमति को उस भूखंड, जिसके लिए योजना अनुमोदित की गई हो, के अधिकार, हक, हित बाबत साक्ष्य नहीं मानी जाएगी।

(झ) योजना के अनुमोदन के पश्चात् भू-अभिलेख के कारण या अधिकार/हक/हित की बावत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जायेगी।

(ञ) बिहार भू-सम्पदा (विनियमन और विकास) नियमावली (RERA), 2017 की शर्तों के अधीन राज्य में गठित भू-सम्पदा विनियमन प्राधिकरण से इस परियोजना का निबंधन कराना अनिवार्य होगा।

(ट) भू-स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों / कागजात के सत्यापन की जिम्मेवारी आवेदक की है। भविष्य में इसमें किसी प्रकार की त्रुटि / हेर-फेर / कपटपूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किये जाने के साथ-आवेदक के विरूद्ध विधि सम्मत कार्रवाई की जायेगी।

(ठ) भवन का निर्माण स्वीकृत नक्शे के अनुरूप ही किये जायें, भविष्य में किसी भी प्रकार के अनियमितता / विचलन पाये जाने की स्थिति में सम्पूर्ण जवावदेही आवेदक की होगी एवं विधि सम्मत कार्रवाई के पात्र होंगे।

(ड) Environmental Protection Act. के तहत बहुमंजिले भवन के निर्माण के दौरान ढ़क कर निर्माण किया जाना अनिवार्य होगा।

(ढ) ठोस अपशिष्ट प्रवंधन नियम (Solid Waste Management Rules),2016 का अनुपालन किया जाय।

(ण) अफोर्डेबल हाउसिंग एण्ड स्लम रिहैबिलिटेशन एवं रिडेवलपमेन्ट हाउसिंग पॉलिसी, 2017 के अन्तर्गत शेल्टर फण्ड की राशि जमा करने के उपरान्त ही भवन का निर्माण करना होगा।

(त) रैन वाटर हार्वेस्टिंग सिस्टम का अनिवार्यरूप से भवन में अनुपालन करना होगा।

(थ) अन्य शर्त

बिहार नगर पालिका अधिनियम 2007 एवं बिहार भवन उपविधि 2014 के संगत प्रावधानों का अक्षरसः अनुपालन करते हुये भवन निर्माण किया जायेगा।

ह0/-

नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत

ज्ञापांकः- 32 /दिनांकः- 02/12/2020

Provisional Fire Clearance **(Above 15 Mtr. Height)**

Letter No. 526.

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

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Ar. Umashankar Kumar,
Regd. No.-CA/2011/54023
Hartali more, Boring Cainal Road,
Patna

Patna Dt. 28/02/2020.

Sub :- The views regarding proposed Residential building of above 15 mtr. In height to be constructed at Mauza-Danapur Gola Road, Dist-Patna.

Sir,

Please refer to your letter no.45/Fire/Ltr., dt. -23/12/2019 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-2755.95 Sqmtr.), Fully Proposed Residential Building shall be constructed on 65 feet wide road belongs to Maurya Vihar Construction Pvt. Ltd., Director-Sri Amar Kumar, S/o Sri Alakh Deo Singh, Plot No.-1597, Khata No.-391, Tauzi No.-5403, Thana No.-21, Thana-Danapur, Mauza-Danapur Gola Road, 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 m ² 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.

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 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 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.

vi) That an underground water static tank of not less than 20,000 Ltrs. capacity with automatic refilling arrangements prefebly 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 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,

25/04/2020

(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.

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25/04/2020

Cum

State Fire Officer

Bihar, Patna