VASTU VASTAYA BUILDER PVT. LTD.
Offfice Address : Sujata Bypass Anand Vihar, Bodhgaya - 824231 Gaya (Bihar)
Mob. : 8002797451
7352455097

Ref. : .....

Date : .....

प्रेषक :- सत्येन्द्र कुमार (निदेशक)
Vastu Vastaya Builder Pvt. Ltd.
Sujata Bypass (Anand Vihar)
Bodhgaya – 824231
Email id – dr.satyendrakumar123@gmail.com

सेवा में,

प्राधिकृत पदाधिकारी
भू – सम्पदा विनियामक प्राधिकरण पटना

विषय :- Project S.K. Tower का बोधगया, आयोजन क्षेत्र प्राधिकरण के अन्तर्गत स्वीकृत नक्सा जमा करने के संबंध में |

प्रसंग :- Application ID :- RERAP1520800356 – 6

महाशय,

उपरोक्त विषय के सबंध में कहना है कि मैं वास्तु वास्तया विल्डर प्राईवेट लिमिटेड, निदेशक सत्येन्द्र कुमार, मेरे Project S.K. Tower जिसका RERA APPLICATION NO. – RERAP1520800356 – 6 है | मैंने आपके कार्यालय में निबंधन हेतु (बोधगया) अपने मुखिया से सत्यापित किया हुआ नक्सा दिनांक – 22/12/2020 को कार्यालय में जमा करवाया था | अब जबकी मेरा Project S.K. Tower, बोधगया आयोजना क्षेत्र प्राधिकार के अन्तर्गत आ गया है तो मैं मेरे Project S.K. Tower का बोधगया आयोजना क्षेत्र प्राधिकार से स्वीकृत नक्सा निबंधन हेतु जमा कर रहा हूँ |

अत: श्रीमान् से निवेदन है कि मेरे Project S.K. Tower का RERA निबंधन करने की कृपा कि जाए |

संलग्न :- बोधगया आयोजना क्षेत्र प्राधिकार से स्वीकृत नक्सा |

आपका विश्वासभाजन
VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

वास्तु वास्तया
विल्डर प्रा. लि.
निवेदक - सत्येन्द्र कुमार

फारम–VIII–क

भवन की परमिट के अनुमोदन का फारम

उपविधि संख्या – 8 (4)

वास्तु वास्तया बिल्डर्स प्रा.लि. (Project Name-S.K. Tower) के निर्देशक श्री सत्येन्द्र कुमार, पिता–श्री रामभजन प्रसाद, महल्ला–सुजाता बाईपास, आनन्द विहार कॉलोनी, सुजाता निवास, बोधगया, थाना–बोधगया, जिला–गया को आवेदन सं0 .0.1..दिनांक 29/.01/20 के संदर्भ में व्यवसायिक–सह–आवासीय भवन निर्माण के लिए बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित बोधगया आयोजना क्षेत्र प्राधिकार के मौजा – मस्तपुरा, प्लॉट सं0 – 1032, 1034, 1035 नया, 732 पुराना, खाता सं0 92, 117 नया, 109 पुराना में कुल 55.524 डी0 भूमि में निम्नलिखित शर्तों/निर्वधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है:–

(क) भूमि/भवन का उपयोग अनन्य रूप से वाणिज्य एवं 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) विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।

(ग) अनुमोदित योजना में दर्शाया गया 2064.12 वर्गमीटर का पार्किंग स्थान खुला रखा जाएगा और इसके लिए किसी भाग पर निर्माण नहीं किया जाएगा।

(घ) प्रस्तावित निर्माण वाली भूमि 30.05 मीटर चौड़ाई के अनुमोदित पहूँच मार्ग के माध्यम से सुगम्य होगी।

(ड़) प्रश्नगत् 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/आयोजना प्राधिकारों/या बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित किसी योजना स्कीम के अधीन आच्छादित सुसंगत आयोजना प्राधिकार/ग्राम पंचायत क्षेत्रों के अधीनस्थ गया नगर निगमों/नगर परिषद्/नगर पंचायत/महानगर क्षेत्र/बोधगया आयोजना क्षेत्र में 0 मीटर चौड़ी भूमि की पट्टी मुफ्त उपहार के रूप में देगा।

(छ) अनुमति (अनुज्ञा) जारी किए जाने की तारीख से तीन वर्षों की अवधि के लिए विधिमान्य होगी।

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

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

(ञ) प्लान के अनुसार अनुमोदित नक्शा में दर्शायी गई निर्धारित उचाई 23.95 मीटर से अधिक उचाई में निर्माण नहीं किया जाएगा।

(ट) बिहार भवन उपविधि, 2014 के अंतर्गत सरकार द्वारा समय–समय पर निर्गत निर्देशों/अनुदेशों का अनुपालन किया जाएगा।

(ठ) कोई अन्य शर्त।

01.01.2022

मुख्य कार्यपालक पदाधिकारी,
बोधगया आयोजना क्षेत्र प्राधिकार
–सह–अनुमंडल पदाधिकारी,
सदर गया

मुख्य कार्यपालक पदाधिकारी
बोधगया आयोजना क्षेत्र प्राधिकार, बोधगया

VASTU VASTAYA BUILDER PVT. LTD.
DIRECTOR
DIRECTOR

VASTU VASTAYA BUILDER PVT. LTD.

Mob. : 8002797451
7352455097

Offfice Address : Sujata Bypass Anand Vihar, Bodhgaya - 824231 Gaya (Bihar)

Ref. : 02

Date : 03/01/2022

FORM OF NOTICE FOR COMMENCEMENT OF WORK

To,

CHIEF EXECUTIVE OFFICER

BODHGAYA PLANNING AREA AUTHORITY

Sir,

I/we hereby give notice of the erection of building in with respect of khata no. (old) 109, (New) 117 Plot No. (old) 732, (New) 1035, Khata No. (old) 109, (new) 117, Plot No. (old) 732, (new) 1034, Khata No. (old) 109, (new) 92, (new) 1032, Mouza-Mastpura Bodhgaya, Thana- Bodhgaya, Thana No. 353. Planning area Authority, Bodhgaya/ Minicipal Council/ Nagar Panchayat/ Metropolitan area/ Planning Area under Bodhgaya Planning Authority or Planning Scheme notified under Bihar urban planning and Development Act 2012 within the development plan area of Planning area authority Bodhgaya to be commenced on **20/01/2022** As per permission given in your **letter No. 01** dated **01/01/2022** under the supervision of NPBG authority/empanelled Architect Abhishek Kumar Regd No **01/BGNP/17-18** Engineer **Kumar Ujjwal Regd. No. 4/2019-20** in accordance with the approved plan.

Yours Faithfully

VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

Signature (s) of the owner

नरेश यादव
प्रधान सहायक

बोधगया आयोजना क्षेत्र प्राधिकार
बोधगया

269

PROJECT DETAIL

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING (APARTMENT) NAMELY "S.K. TOWER" FOR VASTU VASTAYA BUILDER PVT. LTD., DIRECTOR- SRI SATYENDRA KUMAR S/O RAM BHAJAN PRASAD & RENU KUMARI W/O SRI SATYENDRA KUMAR ON THE LAND PROPERTY OF:

Ar. ABHISHEK KUMAR
REGISTERED ARCHITECT
Nagar Panchayat, Bodhgaya
Reg. No. 01/BGNP/17-18

SIGNATURE OF TECHNICAL PERSON

बोधगया आयोजना प्राधिकार, बोधगया
01/2021-22
बिहार ... 2007 के
धारा ... किया गया।
... तक रहेगी।

Saw Chaturvedi
निबंधित

01.01.2022
मुख्य कार्यपालक पदाधिकारी
बोधगया आयोजना प्राधिकार, बोधगया

बोधगया आयोजना प्राधिकार

SIGNATURE OF PASSING AUTHORITY

	THANA - BODHGAYA, THANA NO. 353 STRUCTURE E[illegible]ER, Reg. No. St. Enn. 4/20 17-18
SIGNATURE OF BUILDER /DEVELOPER	**SIGNATURE OF STRUCTURE ENGINEER**

Abhishek Kumar

Ar. ABHISHEK KUMA.
REGISTERED ARCHITECT
BODHGAYA NAGAR PANCHAY
REGISTRATION No. 01/BNNP/17-18

SIGNATURE OF TECHNICAL PERSON

Law Chaturvedi
लव चतुर्वेदी
निबंधित

बोधगया [illegible] अधिकार, बोधगया
01/2021-22
बिहार [illegible] 2007 के
[illegible] किया गया।

01.01.2022

SIGNATURE OF PASSING AUTHORITY

SIGNATURE OF TECHNICAL PERSON

SIGNATURE OF PASSING AUTHORITY

266

PROJECT DETAIL

58 SQ.Mt Mt Mt	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING (APARTMENT) NAMELY "S.K. TOWER" FOR VASTU VASTAYA BUILDER PVT. LTD., DIRECTOR- SRI SATYENDRA KUMAR S/O RAM BHAJAN PRASAD & RENU KUMARI W/O SRI SATYENDRA KUMAR ON THE LAND PROPERTY OF:
GROUND	(1) VASTU VASTAYA BUILDER PVT. LTD., DIRECTOR SATYENDRA KUMAR S/O RAM BHAJAN PRASAD

BOUNDARY	
EAST	- KARM CONSTRUCTION PVT.LTD.
WEST	- GAYA DOBHI ROAD

Abhishek Kumar
ABHISHEK KUMAR
REGISTERED ARCHITECT
BODHGAYA NAGAR PANCHAYAT
REGISTRATION No. 01/Bmp/1218

SIGNATURE OF TECHNICAL PERSON

बोधगया
01/2021-22
2007 के
किया गया।
01.01.2022

SIGNATURE OF PASSING AUTHORITY

(264

Letter No. 762 / **Provisional Fire Clearance** 1634
(Above 15 Mtr. Height)

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

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Ar. Abhishek Kumar
Regd.No.-01/BGNP/17-18.

Sub :- The views regarding Proposed Residential-cum-Commercial Building of above 15 mtr. In height to be constructed at Mauza-Mastpura, Dist-Gaya.

Patna Dt. 20/03/2021

Sir,

Please refer to your letter No.- 00, dt.–25.02.2021 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 (B1+B2+G+7) (Total B/U area-7840.43 Sqmtr.), Proposed Residential-cum-Commercial Building, shall be constructed on 100 feet wide road belongs to "S.K.Tower" M/s Vastu Vastaya Builder Pvt. Ltd., Director-Sri Satyendra Kumar, S/o-Ram Bhajan Prasad & others, Plot No.-1032,1034,1035(Mew) & 732(Old), Khata No-92,117(New) & 109(old), Thana No.-353, Thana-Bodhgaya, Mauza-Mastpura, 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 :**

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.

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 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,

19/04/14

(Pankaj Sinha)
DIG HG & FS
Cum
State Fire Officer
Bihar, Patna