



To

22nd October 2020

The Chairman

Real Estate Regulatory Authority (RERA),

Patna Bihar

Subject- Supplementary Reply to the Show cause notice under Section 7 (1) for revocation of registration of the project "Sarvodaya City" by Concicon Construction Pvt Ltd dated 18.09.2021.

Dear Sir,

This is in furtherance to our earlier reply dated 17.10.2020 to your show cause dated 18.09.2021.

1. The Show cause has been sent to me for contravention of Note 3 of the registration certificate issued by Rera Bihar for the project "Sarvodaya City Ongoing project" having registration number -BRERAP00118-2/235/R-185(A)/2018. For the ease of reference Note 3 of the certificate is reproduced hereinbelow:

"3. If the above mentioned condition are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulation made there under..."

2. In our earlier detailed reply we have updated the authorities that a revised map of the aforesaid project was pending before Patna Metropolitan Authority since

25.01.2018 and that there has been inordinate delay by the authorities in providing us with a revised map.

3. It is thereafter we also pursued our case with the Patna Metropolitan Authority and we have been assured that considering the inordinate delay our case would be taken up urgently and we could expect the sanctioning of the revised map at the earliest.
4. That by this additional reply we would also want to highlight the unnecessary coverage by some media houses thereby delaying the smooth functioning of the project and creating sense of insecurity amongst the existing flat buyers and financial institutions attached with the project.
5. Also we would want to assure the authorities that all the requisite and necessary approvals have been adhered to and that we would also keep updating the authorities regarding the revised map sanctioning process with the Patna Metropolitan Authority.

For Concicon Construction Pvt. Ltd.



Managing Director



CONCICON

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To

17th October 2020

The Chairman

Real Estate Regulatory Authority (RERA),

Patna Bihar

Subject- Reply to the Show cause notice under Section 7 (1) for revocation of registration of the project "Sarvodaya City" by Concicon Construction Pvt Ltd dated 18.09.2021.

Dear Sir,

We are in receipt of your show cause dated 18.09.2021. Please find below our detailed response on the subject matter.

1. The Showcause has been sent to me for contravention of Note 3 of the registration certificate issued by Rera Bihar for the project "Sarvodaya City Ongoing project" having registration number -BRERAP00118-2/235/R-185(A)/2018. For the ease of reference Note 3 of the certificate is reproduced hereinbelow:
"3. If the above mentioned condition are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulation made there under..."
2. At the very outset it is respectfully submitted that the aforesaid project was overtaken by us from M/s Sarvodaya Marketing Private Limited with prior consent and approval of the Authority and as the project had been stalled for long time and

PAN No. : AABCC5573C
TAN No. : PTNC00105A

CONCICON CONSTRUCTION PVT. LTD.

Reg. Office : Jai Ram Bhawan, Sadar Bazar, Danapur Cantt, Patna - 801503 (Bihar)
Working Office : Flat No. - 5, 2nd Floor, Birat Complex, Boring Road, Patna - 800001
CIN : U00500BR1999PTC009024, Tel. : +91 612-2578211 Fax No. : +91 612-2578211

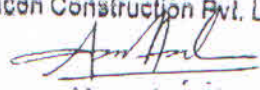
www.concicon.com
Service Tax : AABCC5573CSD001

the M/s Concicon Construction Pvt Ltd had undertaken to complete the project in the year 2020 and the RERA registration certificate was issued to us on 31.08.2020 .

3. We would therefore highlight here that such attempt by company to overtake and complete the aforesaid project had support by the RERA Authority, Banks, landowner and numerous flat buyer in the project. We have also been able to initiate the work at the site and are also in process of seeking all the requisite approvals including revalidation of the map with the Patna Metropolitan Authority however the same has been delayed due to covid-19 related lockdown and limited functioning of the government offices.
4. It is respectfully submitted that we have taken all endeavors to abide by the condition of the registration certificate including taking adequate measures for revalidating the map and a related documents along with the entire requisite no objection certificate has been submitted before Patna Metropolitan Authority on 25.01.2018. A copy of the receiving is enclosed herewith as **Enclosure**
5. The entire project has around 356 flats in total out of which around 200 flats i.e., 50 % of the flats has already been sold and the construction is also going in full swing for the purposes and we intent to complete the project within the term of RERA registration.
6. It is also pertinent to mention here that we have always been working within the stipulated law and rules and terms of the registration certificate and this a show cause has been issued to us on our application for rectification of registration which was submitted before the authorities for where I believe by an oversight a details of a plot was not mentioned.



7. That we were required to send a detailed reply to the showcase within 30 days of the issuance of the show cause and day as defined is the working day in the Act and therefore this reply is well within the stipulated timeline.
8. Now since we have undertaken the stalled project in the interest of the numerous flat buyers we would expect the authority to provide leniency towards us by not considering this project as general and providing reasonable time to complete and get the map revalidation and other necessary approvals required for the project.
9. It is therefore requested that considering the aforesaid and that the map is already pending before the Patna Metropolitan Authority since 25.01.2018 (Application Attached as Enclosure) some additional reasonable time of six months may be granted within which the maps will be revalidated and submitted before the authority.

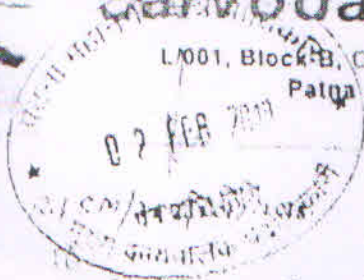
For Conclean Construction Pvt. Ltd.,

Managing Director

Enclosure- A letter to the Chief Executive Officer, Patna Metropolitan Authority dated 25.01.2018

GSTIN: 10AACCM6123B1ZD

Sarvodaya Marketing Pvt. Ltd.

L/001, Block B, Om-Nirmalya Apartment, Nageshwar Colony, Boring Road
Patna - 800 001, Tel. : 0612-2538860, M. : 9431020773
E-mail : sarvocons@yahoo.co.in



Date 25/1/2018

The ~~Secretary~~ 

Patna Metropolitan Authority

Patna

Sub:- Regarding renewal of drawing for plan case no- 16909/31/R-17-01/12-12-2012

Sir,

We are submitting drawing(photo copies in two sets) approved by the Mukhia of the Gram Panchayat under which jurisdiction our project lies. We are also attaching the obtained N.O.C of all concern departments. Related to the above said plan case no- 16909/31/R-17-01/12-12-2012.

You are requested to do the needful for the renewal of the plan case no above mentioned.

Thanking You,

Your's sincerely

For Sarvodaya Marketing Pvt.Ltd

Enclosure:- 1. Two sets photocopies of approved

Plan each containing 15 Sheets.

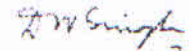
2. Letter from Architect.

3. N.O.C from Fire Officer State of Bihar.

4. N.O.C from Airport Authority of India.

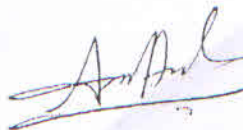
5. N.O.C from SEIAA, Bihar.

6. Photo copies of Demand Draft again payment of Fee.

 25/1/2018

(Devendra Narayan Singh)

Managing Director



Letter No. 3529 /

OFFICE OF THE STATE FIRE OFFICER, BIHAR, PATNA.

From,

Ramesh Chandra,
State Fire Officer,
Bihar, Patna.

To,

Ar. Sunil Kumar,
Certified Architect,
Shri Ganesh Apartment,
Kavi Raman Path, Patna.

Patna Dt. 27/11/12

Sub :- The views regarding proposed fully residential building of above 15 mtr. in height to be constructed at Mauza- Adampur, Dist- Patna.

Sir,

Please refer to your letter no.- nil dt.- nil through which this aforesaid plan has been again sent to us for examination after rectification. Prior to this, this plan was returned to the Architect for rectification vide this office letter no. 2182 dt. 07/07/2012.

During examination of the plan it was found that a eight blocks, Block A1 – G+16, Block A2 – G+16, Block A3 – G+16, Block A4 – G+16, Block B – G+16, Block C – G+16, Block D- G+16 & Amenities block (Total B/U area – 46789.31m²), fully residential building, shall be constructed on more than 40 feet wide road belongs to Sarvodya Marketing Pvt. Ltd., Managing Director – Mr. Devendra Narayan Singh, on having Plot no.- 82,83,84,85,86,87 & 94, Khata No.- 03, Tauzi no.- 5062, Thana no- 40 at Mauza – Adampur, 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.
- 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.

iv) LIFT:-

- a) The walls of the Lift enclosure of the building shall be at least two hours Fire resistin 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 of Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.
- e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.
- v) That entire building should be equipped with automatic sprinkler's installation.
- vi) That active Fire protection system such as wet rising system with landing valve and hose reel at each floor, 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.
- vii) That an underground water static tank of not less than 1,00,000 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.
- viii) That the internal finishing shall be non-combustible or class - I surface spread of flame.
- ix) That electric cables must be shield at each floor with intumescent coating.
- x) That a refuge area of not less than 15 m² be provided above 24M & thereafter every 15M in height.
- xi) That the premises should also be equipped with Yard hydrant.
- xii) That Fire exit drill be carried out regularly at least twice in a year after occupation.
- xiii) That the building must be constructed on at least 40 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.
- xiv) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xv) 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.
- xvi) 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).
- xvii) It is hereby made also clear that this office (i.e. the office of the State Fire Officer, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp.

Encl - As Above

Yours faithfully,

(Ramesh Chandra)

State Environment Impact Assessment Authority (SEIAA), Bihar
BELTRON Bhawan, 2nd Floor, Shastri Nagar, Bailey Road,
Patna – 800 023

Ref : No. 69

Patna, date : 18-6-2013

From,

S. K. Karn,
Member-Secretary
(SEIAA) Bihar.

To,

The Managing Director,
Sarvodaya Marketing Pvt. Ltd.
L/001, Block 'B', Om-Nirmalaya Apartment
Nageshwar Colony, Boring Road,
Patna – 800 001.

Sub:- Environmental Clearance for residential building project.

Sir,

With reference to your letter no. SM/38/2012-13 dated 20/03/2013 and subsequent letters no.- nil dated 22.04.2013, No. SM/45/2013-14 dated 15.05.2013, the proposal has been examined by SEAC and processed in accordance with the EIA Notification, 2006 and its amendment thereof. It is noted that the salient features of the project for which Environment Clearance is accorded by SEIAA are as follows :

Project Details

Name of the Project	Residential Building Project
Project Proponent	M/s. Sarvodaya Marketing Pvt. Ltd
Category	8 (a) - B ₂
Location of the Project	Plot Nos. 82, 83, 84, 85, 86, 87 & 94, Village - Adampur, Tehsil-Danapur, District - Patna (Near DAV Khagaul, Danapur)
Geo-coordinates of the Project Site	Latitude 25° 35' 42.75" N Longitude 85 °01' 57.14" E
Type of Project	Building & Construction Project
Estimated cost of the Project	99.01 Crores approx.
Total Plot Area	15,993.11 m ² (3.95 Acres)
Proposed Total Built-up area	46,789.31 m ²

State Environment Impact Assessment Authority (SEIAA), Bihar
BELTRON Bhawan, 2nd Floor, Shastri Nagar, Bailey Road,
Patna – 800 023

2006 including the amendments and clarification circulars.

- (xiii) Any appeal against this environmental clearance shall lie with the National Green Tribunal (NGT), if preferred within a period of 30 days as prescribed under Sec. 16 of the National Green Tribunal Act, 2010.

Yours faithfully,



(S.K. Karn)
Member Secretary
SEIAA, Bihar



Airports Authority Of India

No. AAI/ER/NOC(153/12)/ 1163-65

Date: 8/5/2012

✓ Devendra Narayan Singh

Sarodaya Marketing Pvt Ltd, Nageshwar colony, Boring road, Patna -1

Subject : Issue Of NOC. Case No. PATN/EAST/B/022112/012

1. Please refer to your letter No. Nil

Dated 02/5/2012. on the subject mentioned above.

2. This office has no objection to the construction of the proposed building/structure/chimney by Devendra Narayan Singh at location Adampur, Thana no. 40, here in after referred to as the applicant(s) location no. 40. Pilot no. 50. [64,65,66,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100,101,102,103,178,179,180,181,182,183,184,185,186] to height 56.67 Mtrs. ABOVE GROUND LEVEL, so that the top of the proposed structure when erected shall not exceed 50 Mtrs. (Site Elevation) + 56.67 Mtrs. (Height of the structure) i.e. ~~106.67~~ Mtrs. ABOVE MEAN SEA LEVEL.

3. This no objection certificate is being issued on the express understanding that the site-elevation reduced level(height above mean sea level) viz 50 /M, relative location of the proposed area Bldg./Structure & its distance and Bearings from the ARP/Runway ends, as tendered by the applicant are correct. If, however, at any stage it is established that the said data as tendered by the said applicant is actually different from the one tendered & which could adversely affect aircraft operations, the structure or part(s) thereof in respect of which this 'NOC' is being issued will have to be demolished at his own cost as may be directed by the Airports Authority of India. The applicant(s) is/are therefore advised in his/their own interest to verify the elevation and other data furnished for the site, before embarking on the proposed construction.

4. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued thereunder from time to time and under which the applicant may be called upon by the Airports Authority of India to demolish in whole or in part the structure now being authorised vide this 'NOC'.

5. No radio/TV Antenna, lightning arresters, staircase, Muntree, Overhead water tank and attachments of fixtures of any kind shall project above the height indicated in para 2.

6. The use of oil fired or electric fired furnace is obligatory, within 8 Kms. of the Aerodrome.