



Shree Krishna Homes

❖ BUILDER ❖ REAL ESTATE DEALER & ❖ DEVELOPERS

PILLAR NO. : 79, BAILEY ROAD, SHEIKHPURA, PATNA - 800 014

Ref. No. :

Date : 06/12/2021

सेवा में,

प्राधिकृत पदाधिकारी

भू-सम्पदा विनियामक प्राधिकरण

बिहार

विषय :- Project- KRISHNA RAM ISHWAR TOWER का Project Extension हेतु
कागजात जमा करने के संबंध में।

महाशय,

उपर्युक्त विषय के संबंध में कहना है कि **Project- KRISHNA RAM ISHWAR TOWER**, RERA No-BRERAP00863-1/614/R-456/2019 का प्रोजेक्ट निबंधन की समय विस्तार हेतु दिनांक-30.07.2021 को भवदीय कार्यालय में आवेदन दिया गया है परन्तु सेवाविस्तार प्रमाण पत्र आज तक अप्राप्त है।

उल्लेख करना है कि नगर परिषद, दानापुर निजामत द्वारा नक्शा को **Revalidate** कराकर जो कि दिनांक-08.05.23 तक मान्य है, की प्रति संलग्न कर उपलब्ध कराया जा रहा है।

अनुलग्नक - यथावर्णित।

Shree Krishna Homes

Gyan Koushik
Partners

नगर परिषद् दानापुर निजामत

तकियापर, दीघा, दानापुर

Email- nagarparishaddanapur@gmail.com

आदेश

श्री कृष्णा होम्स, पार्टनर-श्री ज्ञान कौशिक, द्वारा प्लान केस नम्बर 27/18-19 का दिनांक 10.08.2021 को अवधि विस्तार हेतु आवेदन प्राप्त हुआ है। तकनीकी कोषांग नगर परिषद् दानापुर निजामत के नगर अमीन एवं कनीय अभियंता के द्वारा तकनीकी जाँचोपरान्त प्लान केस नम्बर 27/18-19 दिनांक 09.05.2018 का अवधि विस्तार हेतु अनुशंसा की गई है।

बिहार भवन उपविधि, 2014 की धारा 09 के तहत अगले दो वर्ष के लिए प्लान केस नम्बर 27/18-19 दिनांक 09.05.2018 का अवधि विस्तार किया जाता है। जिसकी वैधता 08.05.2023 तक मान्य होगी, नक्शा के विवरण निम्न प्रकार है :-

- | | | |
|-------------------------|---|-------------------|
| 1. मौजा | - | मुस्तफापुर |
| 2. थाना नम्बर | - | 36 |
| 3. खाता नं० | - | 182 |
| 4. प्लॉट नं० | - | 8, 11 एवं 12 |
| 5. तौजी नं०- | - | 5276 |
| 6. निर्माण का क्षेत्रफल | - | 4100.54 वर्ग मीटर |
| 7. फ्लौर की सं० | - | B+G+4 |
| 8. भवन की उँचाई | - | 14.95 मी० |

नगर कार्यपालक पदाधिकारी,
नगर परिषद् दानापुर निजामत

ज्ञापांक 29.6.20...../दिनांक.9.1.21.....

प्रतिलिपि:-1. मेसर्स श्री कृष्णा होम्स, पार्टनर-श्री ज्ञान कौशिक एवं तबरेज सुल्तान, पता-विद्या टॉवर, शेखपुरा बेली रोड, थाना-शास्त्रीनगर, पो०-बी०भी० कॉलेज, पटना को पुनः विधिमान्य नक्शा की प्रतियों के साथ सूचनार्थ प्रेषित।

2. श्री उमाशंकर कुमार, निबंधित वास्तुविद एवं श्री विजय कुमार, निबंधित संरचना अभियंता नगर परिषद् दानापुर निजामत को सूचनार्थ प्रेषित। निदेश दिया जाता है कि बिहार भवन उपविधि, 2014 में किए गये प्रावधानों एवं सुसंगत धाराओं के आलोक में आप अपनी जिम्मेवारी एवं जवाबदेही का निर्वहन सुनिश्चित करेंगे।

Shree Krishna Homes

Gyan Partners

नगर कार्यपालक पदाधिकारी,
नगर परिषद् दानापुर निजामत

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH/6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
SHASTRI NAGAR PATNA - 800023

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : BRERAP00863-1/614/R-4.56/2019

Project Name : Krishna Ram Ishwar Tower (New Project),

Project Address : Urja Nagar, Khagaul Road, Saguna, Near Arcade Business, Opp Lafarz Mixing Plant Patna. (Khesra/ Plot No 8, 11, 12, Khata No-182, Thana No 36, Mauza- Mustafapur), Sub division/District : Danapur, Dist. Patna.

1. Company Shree Krishna Homes, having its registered office at Bidva Tower, Sheikhpura, Opp- Pillar Number 79, Bailey Road, Patna-800014
2. This registration is granted subject to the following conditions, namely :-
 - a. The promoter shall enter into an agreement for sale with the allottee as prescribed by the State Government [Refer Rule 8, Annexure of Bihar Real Estate (Regulation And Development) Rules, 2017];
 - b. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17;
 - c. The promoter shall deposit seventy per cent. of the amounts realized by the promoter in a separate account to be maintained in a schedule bank (Axis Bank, Branch Name- Raja Bazar, Patna, Account No. 916020065836008, IFSC Code : UTIB0001290 to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4;
 - d. The registration shall be valid for a period of 02 years 09 Months commencing from 26/2/2019 And ending with 2021/11/20 (Subject to extension of validity of map from Competent Authority) unless extended by the Authority in accordance with the Act and the rules made there under;
 - e. The promoter shall comply with the provisions of the Act and the rules and regulations made there under; including quarterly report of the project.
 - f. The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted here in, as per the Act and the rules and regulations made there under.

Dated: 26/2/2019
Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



TIME: 12:02

FORM 'E'

[See rule 6(1)]

APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

From:

Gyan Kaustik.

Shree Krishna Homes

Bidya Tower, Plot No - 79, Sheikhpura.

To Baiter Rd. Patna.

The Real Estate Regulatory Authority (Name of Place)

6th Floor, B SACC LLC

Shankar Nagar, Patna.

Sir,

[I/We] hereby apply for extension of registration of the following project:

Krishna Ram Tower Tower

registered with the Authority vide project registration certificate bearing No. BRERA/2019-1/614/R-456/2019 which expires on 20/11/21 (dd/mm/yy).

As required [I/We] submit the following documents and information, namely:-

- (i) A demand Draft No. / Bankers Cheque No. 807917 dated 07/07/21 (dd/mm/yy) for rupees 11000 in favour of RERA BHAR, drawn on _____ bank as extension fee as provided under sub-rule (2) of rule 6 or through online payment as the case may be _____ (give details of online payment such as date paid, transaction no. etc.);
- (ii) Authenticated Plan of the project showing the stage of development works undertaken till date;
- (iii) Explanatory note regarding the state of development works in the project and reason for not completing the development works in the project within the period declared in the declaration submitted in Form 'B' at the time of making application for the registration of the project. Due to Covid 19 Pandemic Blockdown and dispute with Land owner.
- (iv) Authenticated copy of the [permission/approval] from the competent authority which is valid for a period which is longer than the proposed term of extension of the registration sought from the Authority;
- (v) The authenticated copy of the project registration certificate; and
- (vi) Any other information as may be specified by regulations.

Date: / / (dd/mm/yy)

Place: Patna



Shree Krishna Homes

Gyan Kaustik
Yours faithfully,
Partners

30/7/21

Letter No. 3276/
OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.

From,
Upendra Prasad Singh,
State Fire Officer,
Bihar, Patna.

To,
Ar. Manoj Kumar,
202-B, Gharaunda Complex,
Jagdeo Path More, Patna-14.

Patna Dt. 13.10.2017.

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

Sir,
Please refer to your letter no.- MKA/NPDN/2017-18/06 dt. - 22/07/2017 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+4 (Total B/U area-4100.54 Sqmtr.), fully residential building, shall be constructed on 120 feet wide road belongs to Sri Krishna Homes, Partner- Sri Gyan Kaushik & Tabrez Sultan, having Plot no.- 8,11 & 12, Khata no.-182, Tauzi no.-5276, Thana no.-36 at Mauza - Mustafapur, 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 Building Bye laws Bihar, 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.
- 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 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 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 the basement should be equipped with automatic sprinkler's installation & must have two separate exits.
- vi) 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 relevant specification & 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 20,000 Ltrs. capacity with automatic refilling arrangements preferably on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. Capacity 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 Fire exit drill be carried out regularly at least twice in a year after occupation.
- xi) That the building must be constructed on at least 30 feet wide road and it is responsibility of the concerned Architect to ensure the road width because he is the passing authority.
- xii) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xiii) 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.
- xiv) 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).
- xv) 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.

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,

Shree Krishna Homes

(Upendra Prasad Singh)