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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 : **BRERAP00021-1/522/R.-1147 /2019**
Project Name : **South City Centre (New Project)**
Project Address : **(Khesra/Plot No-297, Khata No 145, Thana No 38, Mauza-Nohsa,** Sub division/District : **Phulwarisharif, Dist.- Patna.**

1. **Company Shivam Heights and Infra. having its registered office at 1st Floor, Sisodia Palace, East Boring Canal Road Near Gorakhnath Complex, Patna 800001**
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 section17;
   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 (IDBI Bank, Branch Name– Kashi Place, Patna, Account No. 0065102000037305, IFSC Code : IBKL0000065 to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section4;
   d. The registration shall be valid for a period of...02...years...10...Months commencing from...20/2/2019..... And ending with **2021/12/04** (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:...20/2/2019.....
Place:....Patna.....

20/2/19

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

1) This registration is being granted based on the information and documents furnished by the Promoter and the Authority bears no responsibility for the authenticity of the same. In case the promoter submitted a false or invalid document or credential, it may lead to the cancellation of registration of the project by the Authority. Registration granted cannot be construed as evidence in respect of right, conversion of land use title or interest of the plot over which plan is approved.

2) With regard to the information or documents that are not provided by the concerned promoter, the Authority has ensured that written explanation or reason for the same has been submitted to the Authority and it would be put up on the website for public viewing.

3) The above registration is valid for a period of 02 Years as provided in 2d, subject to the condition that the promoter shall get their map validated for such period from the map sanctioning authority as required under Bihar Building Bye- laws and resubmit the same to the RERA, Bihar. Failure in submitting the validated map may lead to the cancellation of registration of the project by the authority.

4) Promoter shall ensure compliance to all Nocs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014

5) Open Parking area comes in common area, and as such it cannot be sold.

6) At the project construction site, display of project details on a 6'x 6' board is essential.

20/2/19

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-522/2018/246 Dated 19/02/2019

Copy to: Chairman RERA/ Members RERA/ Shivam Heights and Infra

Copy to: Branch Manager IDBI Bank, Kashi Place, Patna

20/2/19

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR-PATNA

Typed By.....
18/02/19

Checked By.....
18/2/2019

Rechecked By.....
19/2/2019

1238

BOUNDARY :-
NORTH : MAIN ROAD (27.44 M WIDE)
SOUTH : PUBLIC LAND
EAST : ROAD
WEST : PUBLIC LAND

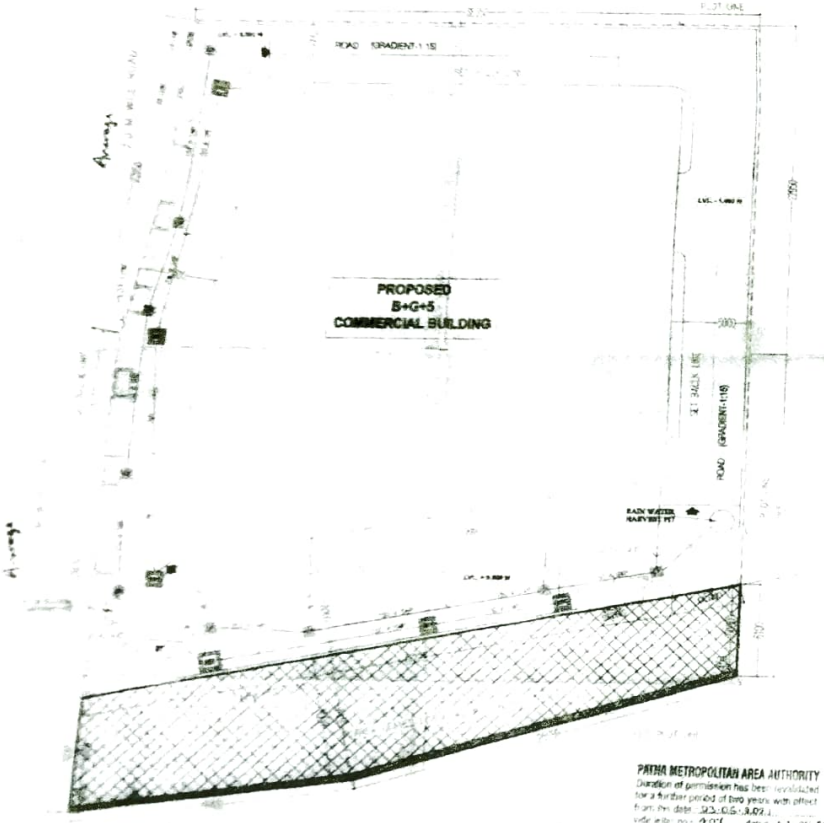
PARKING CALCULATION:-
PROPOSED COMMERCIAL PARKING
CAR PARKING FOR = 30%
GROSS CAR PARKING = 5131.694 X 30% = 1539.50 Sqm
REQUIRED TOTAL CAR PARKING AREA = 1539.50 Sqm.

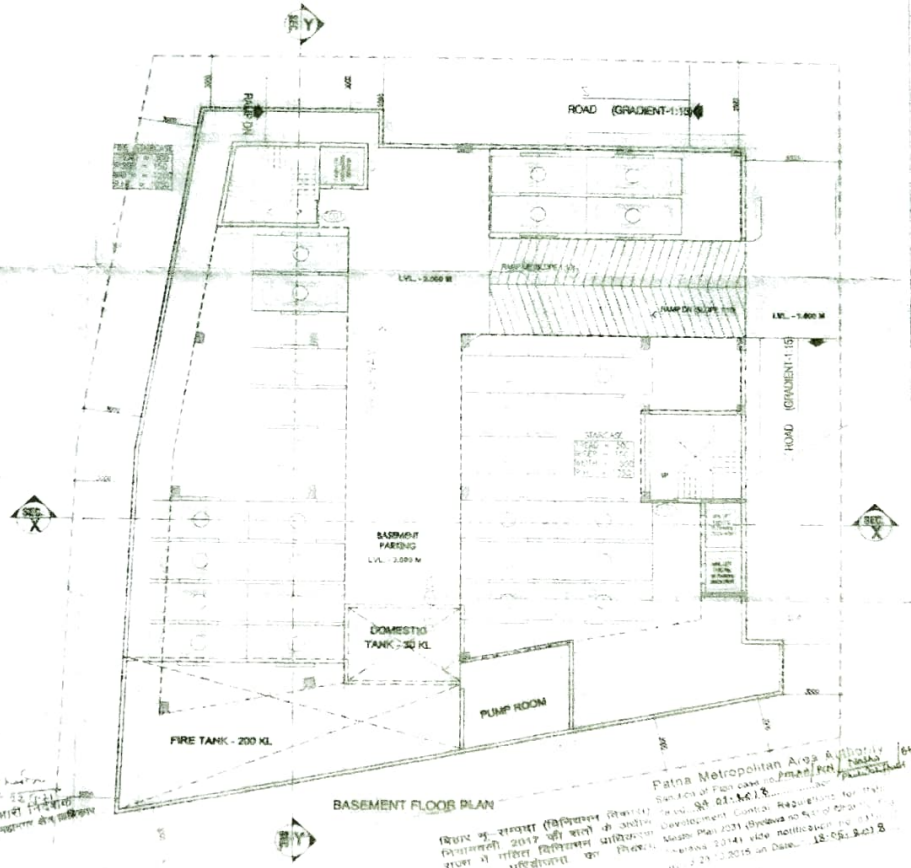
TOTAL PARKING AREA PROVIDED
BASEMENT PARKING AREA = 1022.478 Sqm.
MECHANICAL PARKING AREA IN BASEMENT = 518.090 Sqm.
TOTAL PARKING AREA PROVIDED = 1540.478 Sqm.

RAIN WATER HARVESTING CALCULATION:-
REQUIRED 6 cum RECHARGING PIT/ TRENCH VOLUME PER 100 SQM OF TERRACE AREA
S.O. TERRACE AREA = 870.764 SQM
NEEDED VOLUME OF RECHARGING PIT =
(870.764/100) X 6 = 52.24 CUM
PROVIDED VOLUME OF RECHARGING PIT =
1) 3.14 X 2X2X2.25 = 28.26 CUM
2) 3.14 X 2X2X2.25 = 28.26 CUM

SEPTIC TANK CALCULATION:-
COMMERCIAL CALCULATION:-
TOTAL B/U AREA ALL FLOOR = 5131.694 sq.m.
CARPET AREA = TOTAL B/U AREA ALL FLOOR/2
= 2565.847 SQM
6 SQM PER PERSON
TOTAL NO OF PERSON = 2565.847 / 6 = 428 person.
PER PERSON REQD. = 0.085 qb.m/day
REQD.AREA OF SEPTIC TANK =428x0.085=33.38 qb.m/day
AREA OF SEPTIC TANK SIZE = 6.00X3.00 X2.25 = 40.50 qb.m.
TOTAL PROVIDED AREA OF SEPTIC TANK = 40.50 qb.m.

WATER TANK CALCULATION:-
COMMERCIAL CALCULATION:-
TOTAL B/U AREA ALL FLOOR = 5131.694 sq.m.
CARPET AREA = TOTAL B/U AREA ALL FLOOR/2
= 2565.84 SQM
6 SQM PER PERSON
TOTAL NO OF PERSON = 2565.84 / 6 = 428 person.
PER PERSON REQD. = 45 ltrs/day
TOTAL REQD.AREA OF WATER TANK = 428x45 =19260 ltrs.
FIRE WATER TANK =10000.0 ltrs.
TOTAL REQD.AREA OF WATER TANK
= (C+F)=(19260+10000)= 29260 ltrs.
PROVIDE AREA OF WATER TANK SIZE
= 5.62 X 6.40 X 1.20 + 0.15 = 43.16 qbm.
TOTAL PROVIDED WATER TANK CAP CITY = 43160 LTRS.





PATNA METROPOLITAN AREA AUTHORITY
Duration of permission has been revalidated for a further period of two years with effect from the date ...dated ... vide letter no ... under the provision of Bye Laws no. 9 of the Bihar Building Bye Laws, 2014 published in Government Gazette Regular by Patna Town (Pin 207)

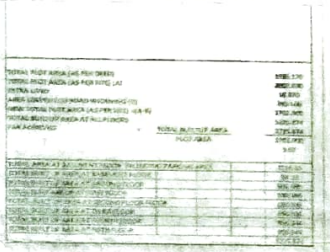
Patna Metropolitan Area Authority
Section of Plan case no./Area/PRN/...
In the light of Development Control Regulations for the Patna Metropolitan Area, 2014 vide notification no. ... dated 18.05.2015 on Date: 18.05.2015



LEGEND :

S. No.	SYMBOL	DESCRIPTION
1		EXTERNAL SEWER LINE
2		EXTERNAL DRAIN LINE
3	EW	EXTERNAL WASHOUT
4	RT	RAIN TRAP
5	CP	CATCH PIT

AREA CALCULATION :-



PLOT DETAILS :-
PROPOSED B+G+5 COMMERCIAL BUILDING FOR
DEVELOPERS:-
M/S SHIVAM HEIGHTS AND INFRA
PARTNER- CHANDAN RUNGTA
S/O SRI KRISHNA KUMAR RUNGTA
407, ASHIANA PLAZA, BUDH MARG, PATNA - 01
PLOT OWNER:-
1). M/S SHIVAM HEIGHTS AND INFRA
2). ARJUN KUMAR SHARMA, S/O LATE RAM KUMAR SHARMA
R/O - BARI BADALPUR, PS - KHAGAUL, PATNA

SURVEY PLOT NO - 297, KHATA NO - 145, THANA NO - 38,
TAUZI NO - 5430, MAUZA - NOHSA, PS - PHULWARI, PATNA

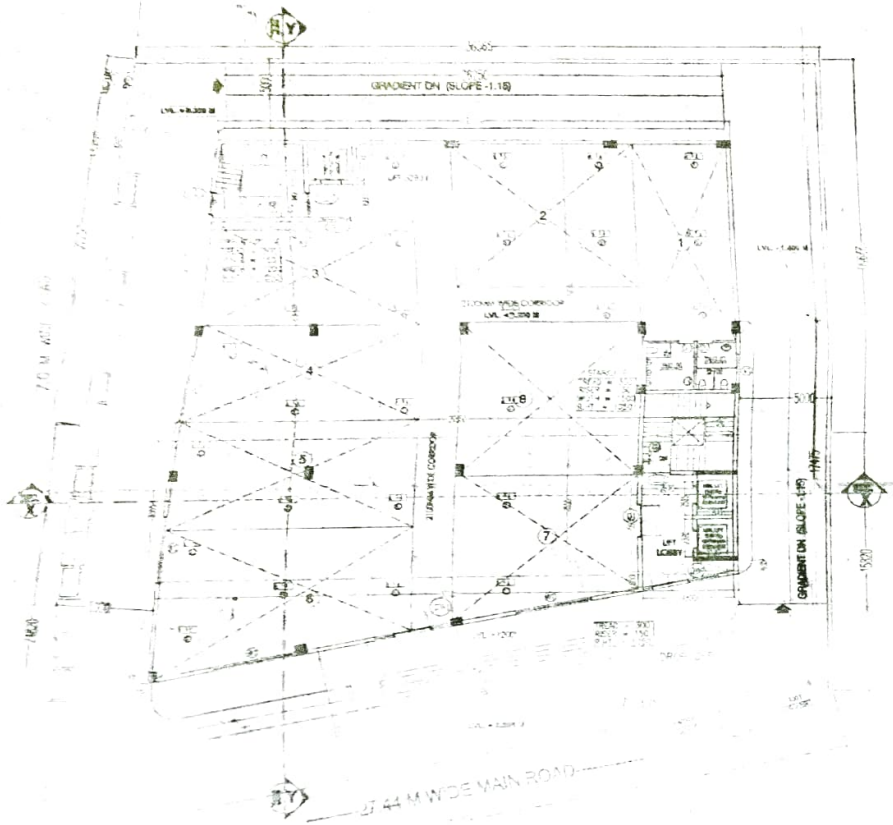
SHEET NO.	SCALE.	NORTH.
PNB-01/06	1 : 100	

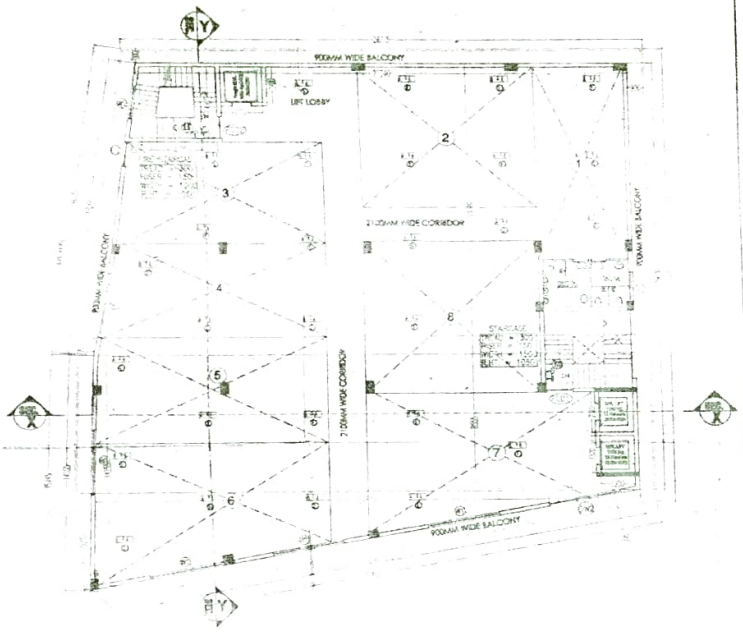
Er. KUMAR UJJWAL
Reg. Structure Engineer
Reg. No.: NPP/ST. ENG./80/2011-15
Name Finished Photograph
SIGNATURE OF STR. ENGINEER

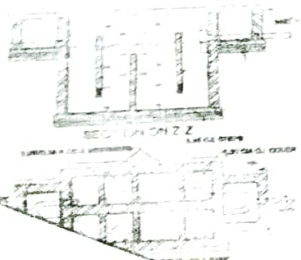
AJIT SINGH
SIGNATURE OF OWNER
SIGNATURE OF ARCHITECT

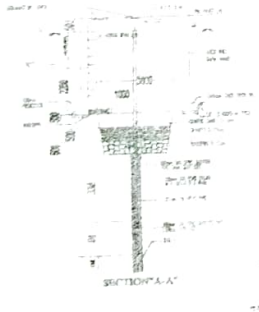
LOCATION PLAN

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SCHEDULE OF OPENINGS

NO.	WIDTH	HEIGHT	NO. OF	REMARKS
SW	4400/3000	2700	-	2700
W1	1800	2700	-	2700
W2	1350	2700	-	2700
D1	2100	2700	-	2700
D2	1500	2700	-	2700
D3	750	2100	-	2100
D4	900	2100	-	2100
V1	4800	1800	800	2700
V2	2400	1800	900	2700
V3	3200	1800	900	2700
V	1500	750	1950	2700

PLOT DETAILS :-

PROPOSED G+6 COMMERCIAL BUILDING FOR
DEVELOPERS:-
M/S SHIVAM HEIGHTS AND INFRA
PARTNER- CHANDAN RUNGTA
S/O SRI KRISHNA KUMAR RUNGTA
407, ASHIANA PLAZA, BUDH MARG, PATNA - 01
PLOT OWNER:-
1). M/S SHIVAM HEIGHTS AND INFRA
2). ARUN KUMAR SHARMA, S/O LATE RAM KUMAR SHARMA
R/O - BARI BADALPUR, PS - KHAGAUL, PATNA

SURVEY PLOT NO - 297, KHATA NO - 148, THANA NO - 38,
TAUZI NO - 5439, MAUZA - NOHSA, PS - PHULWARI, PATNA

SHEET NO.	SCALE	NORTH
PNP-02/06	1 : 100	

Er. KUMAR UJJWAL
Reg. Structure Engineer
Reg. No.- NPP/ST. ENG./89/2014-15
Nagar Parishad Phulwarisharif

SHIVAM HEIGHTS & INFRA
Partner
SIGNATURE OF OWNER
SIGNATURE OF ARCHITECT

Patna Metropolitan Area Authority
Sanction of Plan valid up to 8/04/2019
Dated: 25-03-2016
Development Control Regulation for Patna Master Plan-2031 (Building Bye Laws) 2014
Plot area 2741 sqm. Addl. Relaxation up to 20% as per Circular No. 18-(1)-2015
विशेष भू-भाग वाली दीर्घकालीन विकास नियंत्रण नियमावली 2017 की शर्तों के अधीन।
अनुज्ञा में वर्णित निर्माण-कार्य को छोड़ अन्य निर्माण-कार्य की अनुज्ञा नहीं।

सहायक अभियंता
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

...TORY AUTHO...

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THIRD, FOURTH AND FIFTH FLOOR PLAN

TERRACE PLAN

PLOT DETAILS :-

PROPOSED B+G+6 COMMERCIAL BUILDING FOR

DEVELOPERS:-

M/S SHIVAM HEIGHTS AND INFRA

PARTNER- CHANDAN KUNDTA

S/O SRI KHUSHNA KUMAR KUNDTA

407, ARHAAN PLAZA, EGEN MARG, PATNA - 01

PLOT OWNERS:-

1). M/S SHIVAM HEIGHTS AND INFRA.

2). ARUN KUMAR SHARMA, S/O LATE RAM KUMAR SHARMA

R/O - BARI BADAJPUR, PS - KHAGAUL, PATNA

SURVEY PLOT NO - 287, KHATA NO - 448, THANA NO - 28,

TAUZI NO - 8568, MAUZA - NOHRA, PS - PHULWARI, PATNA

SHEET NO. PNR-0006

SCALE 1 : 100

NORTH

SHIVAM HEIGHTS & INFRA

Er. KUMAR UJJWAL

Regd. Structural Engineer

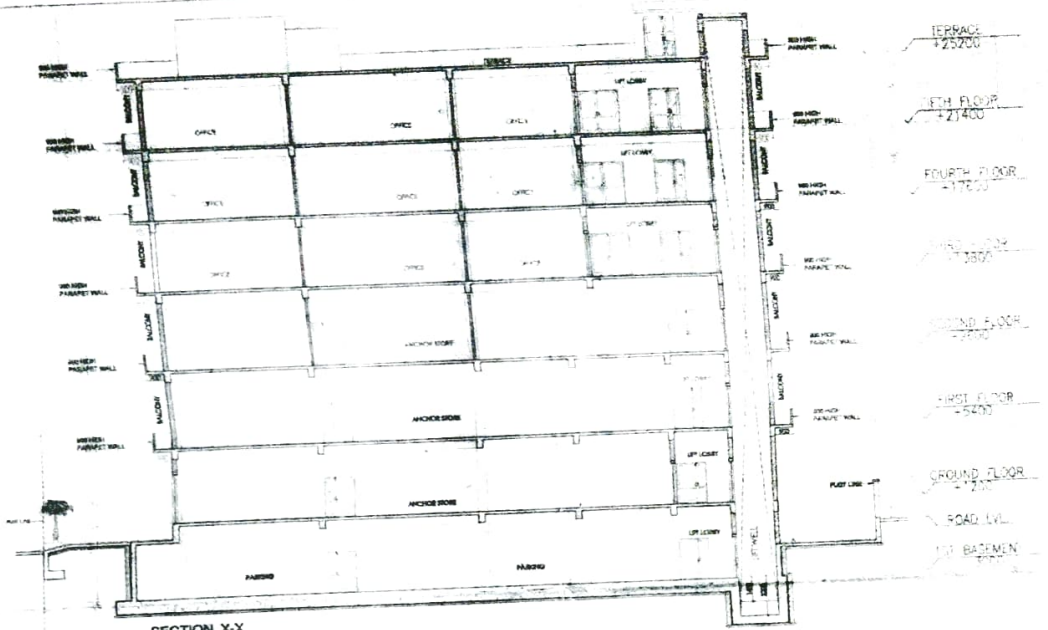
Regd. No.- NPP/STR/2006/1998

Name of the Architect

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

PATNA METROPOLITAN AREA AUTHORITY





PLOT DETAILS :-

PROPOSED B+G+6 COMMERCIAL BUILDING FOR
DEVELOPERS:-
M/S SHIVAM HEIGHTS AND INFRA
PARTNER- CHANDAN RUNGTA
S/O SRI KRISHNA KUMAR RUNGTA
407, ASHIANA PLAZA, BUDH MARG, PATNA - 01
PLOT OWNER:-
1). M/S SHIVAM HEIGHTS AND INFRA
2). ARUN KUMAR SHARMA, S/O LATE RAM KUMAR SHARMA
R/O - BARI BADALPUR, PS - KHAGAUL, PATNA

SURVEY PLOT NO - 287, KHATA NO - 146, THANA NO - 36,
TAUZI NO - 6420, MAUZA - NOHSA, PS - PHULWARI, PATNA

SHEET NO.	SCALE	NORTH
PNP -04/05	1 : 100	

Er. KUMAR UJJWAL
Reg. Structure Engineer
Reg. No. NPP/ST ENG./89/20 16
Nagar Parishad Phulwarisarif
SIGNATURE OF STR. ENGINEER

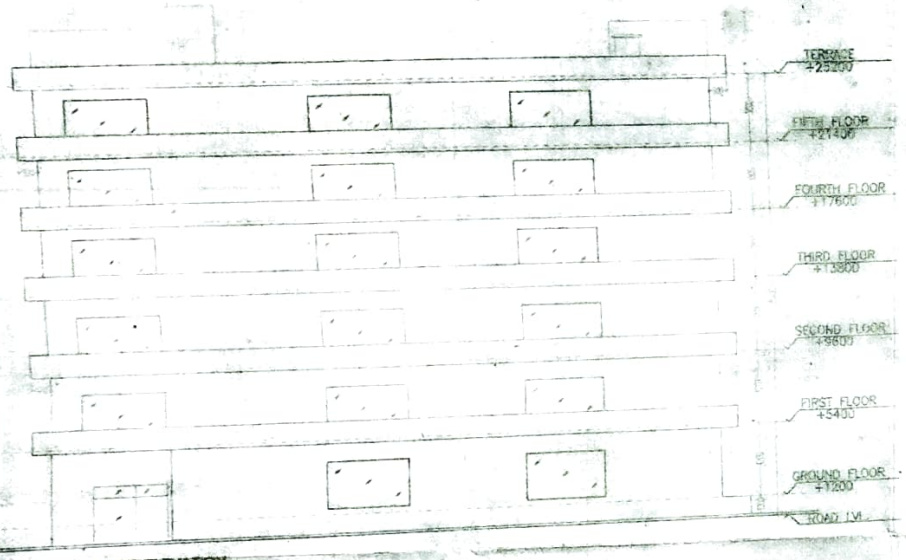
SHIVAM HEIGHTS & INFRA
Partner
SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

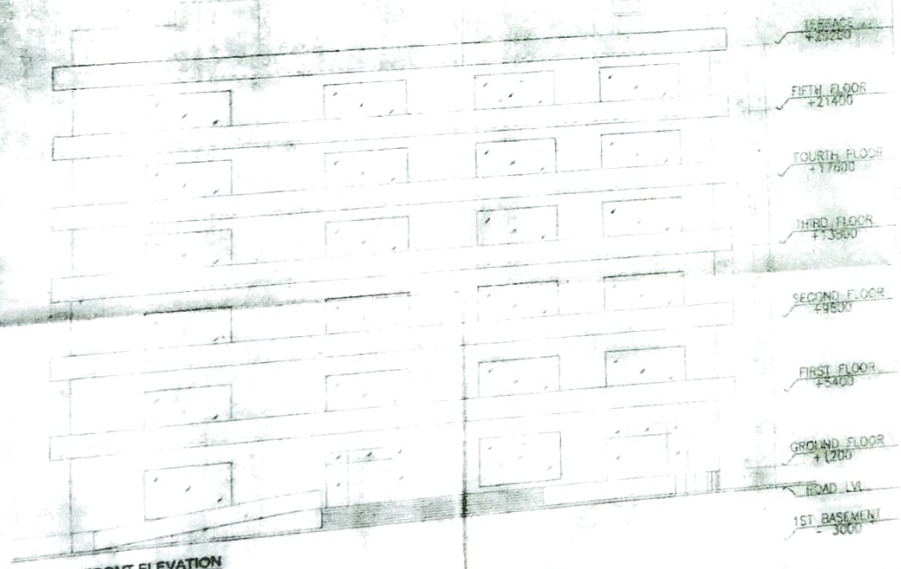
Patna Metropolitan Area Authority
Sanction of Plan case no. [illegible] accordance with the Development Control Regulations for Patna Master Plan 2031 (bylaws no 8(4) of Final Draft Bylaws 2014) vide notification no 4 (50) dt 28.10.2016 gazette Date...18.05.2018.
बिहार भू-परिदृश्य (विनियमन, नियंत्रण) विनियमावली, 2017 की धारा 19 उपधारा 4 के तहत विनियमन प्राधिकार के द्वारा परियोजना का विनियमन अनिवार्य होगा।
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

PATNA METROPOLITAN AREA AUTHORITY
Duration of permission has been revalidated for a further period of [illegible] from the date 22/06/2022 vide letter no. 673 dated 22/06/2022
[illegible]

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LEFT SIDE ELEVATION



FRONT ELEVATION

PLOT DETAILS :-
PROPOSED B+G+5 COMMERCIAL BUILDING FOR
DEVELOPERS:-
M/S SHIVAM HEIGHTS AND INFRA
PARTNER- CHANDAN RUNGTA
S/O SRI KRISHNA KUMAR RUNGTA
407, ASHIANA PLAZA, BUDH MARG, PATNA - 01
PLOT OWNER:-
1). M/S SHIVAM HEIGHTS AND INFRA
2). ARUN KUMAR SHARMA, S/O LATE RAM KUMAR SHARI
R/O - BARI BADALPUR, PS - KHAGAUL, PATNA
SURVEY PLOT NO - 297, KHATA NO - 148, THANA NO - 38,
TAUJI NO - 5439, MAUZA - NONKA, PS - PHULWARI, PATN

SHEET NO.	SCALE	NORTH
PNP-05/06	1 : 100	

Er. KUMAR UJJWAL
Regd. Structure Engineer
Regd. No.- NPR/ST ENG./99/2
Bihar Govt. of Engineering

SHIVAM HEIGHTS & INFRA
Partner
SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

Patna Metropolitan Area Authority
Ref. No. ...
Date ... 30.03.2018
Development Control Regulations for Patna
Master Plan ...
Bye-laws ...
... dated 12.05.2016

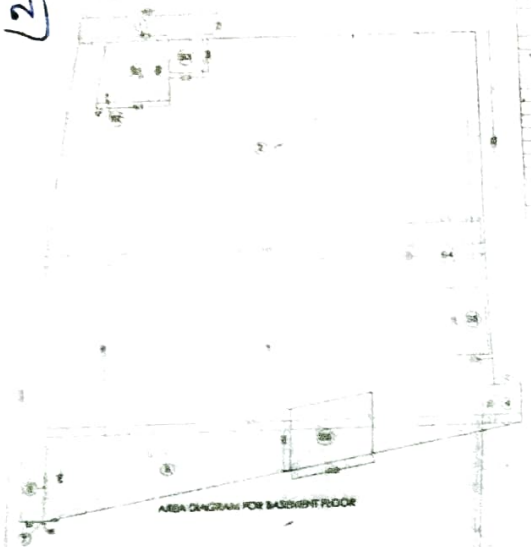
पटना महानगर क्षेत्र प्राधिकार
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

PATNA METROPOLITAN AREA AUTHORITY
Duration of permission has been revoked/extended for a further period of two years with effect from the date ... dated ...
vide letter no. ... dated ...
under the provision of Bye Laws no.-4 of the Bihar Building Bye Laws, 2014 applicable to Development Control Regulation for Patna Master Plan, 2031

सहायक अभियन्ता
पटना महानगर क्षेत्र प्राधिकार

प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

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AREA DIAGRAM FOR BASEMENT FLOOR

BASEMENT FLOOR AREA CALCULATION

PARKING AREA AT BASEMENT FLOOR + ADDITION AREA - SERVICE AR

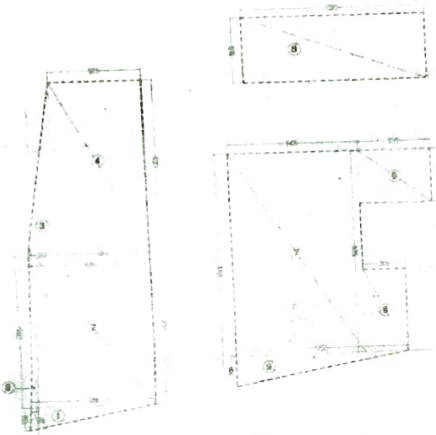
ADDITION AREA

S. NO.	DIM(m)		DIM(m)	FEC	NOS
1	(9.630+9.930) / 2	X	2.030	1.0	1
2	(29.050+31.875) /2	X	17.805	1.0	1
3	(31.875+32.250) /2	X	13.450	1.0	1
4	1.915	X	9.115	1.0	1
5	8.745	X	34.110	0.5	1
6	0.305	X	8.745	0.5	1
7	0.060	X	0.195	0.5	1

TOTAL ADDITION AREA (A)

SERVICE AREA

	4.615	X	4.150	1	1
	0.760	X	4.860	0.5	1
	2.550	X	2.900	1	1
	1.080	X	1.004		

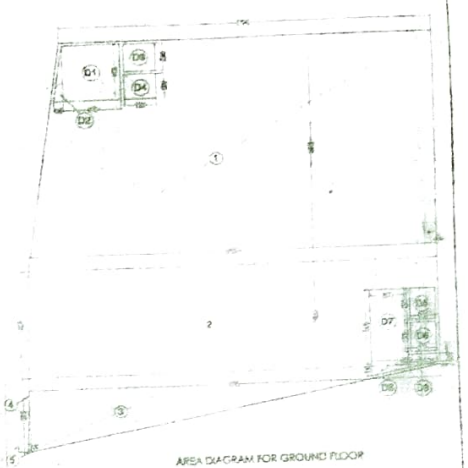


MECHANICAL PARKING AREA DIAGRAM FOR BASEMENT FLOOR

TOTAL FAR AREA AT FIFTH FLOOR

TOTAL PLOT AREA (AS PER DEED)
TOTAL PLOT AREA (AS PER SITE) (A)
AREA LEAVED FOR ROAD WIDENING (B)
NEW TOTAL PLOT AREA (AS PER SITE) =(A-B)
TOTAL BUILTUP AREA AT ALL FLOORS
FAR ACHIEVED = TOTAL BUILTUP AREA / PLOT AREA

TOTAL BUILT UP AREA AT GROUND FLOOR
TOTAL BUILT UP AREA AT FIRST FLOOR
TOTAL BUILTUP AREA AT SECOND FLOOR FLOOR



AREA DIAGRAM FOR GROUND FLOOR

S6	6.000	X	5.370	1	1

TOTAL DEDUCTION AREA (B)

TOTAL PARKING AREA AT BASEMENT (A-B)

GROUND FLOOR AREA CALCULATION

FAR AREA AT GROUND FLOOR = ADDITION AREA - DEDUCTION ARE

ADDITION AREA

S. NO.	DIM(m)		DIM(m)	FEC	NOS
1	(27.040+29.860) / 2	X	18.040	1.0	1
2	(29.850+30.105)/2	X	19.955	1.0	1
3	5.955	X	30.105	0.5	1
4	0.180	X	5.955	0.5	1
5	0.085	X	0.180	0.5	1

TOTAL ADDITION AREA (A)

TOTAL GROUND COVERAGE (A)

DEDUCTION AREA

D1	4.170	X	4.420	1	1
D2	0.690	X	4.420	0.5	1
D3	2.300	X	1.270	1	1

PLOT DETAILS :-
PROPOSED B+G+5 COMMERCIAL BUILDING FOR
DEVELOPER'S:-
M/S SHIVAM HEIGHTS AND INFRA
PARTNER- CHANDAN RUNGTA
S/O SRI KRISHNA KUMAR RUNGTA
407, ASHIANA PLAZA, BUDH MARG, PATNA - 01
PLOT OWNER:-
1). M/S SHIVAM HEIGHTS AND INFRA
2). ARUN KUMAR SHARMA, S/O LATE RAM KUMAR SHARMA
R/O - BARI BADALPUR, PS - KHAGAUL, PATNA

SURVEY PLOT NO - 297, KHATA NO - 145, THANA NO - 36,
TAUZI NO - 5409, MAUZA - NOHSA, PS - PHULWARI, PATNA

SHEET NO.	SCALE	NORTH.
PNP.-06/06	1 : 100	

ENGG. KUMAR UJJWAL
Regd. Structure Engineer
Regd. No. - NPST ENG /99/29
Nalanda Regional Engineers' Association

SHIVAM HEIGHTS & INFRA
Partner

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

D1	4.170	X	4.420	1	1
D2	0.690	X	4.420	0.5	1
D3	2.300	X	1.200	1	1
D4	1.900	X	2.035	1	1
D5	1.900	Y	2.320	1	1

TOTAL DEDUCTION AREA (B)

TOTAL FAR AREA AT FIRST FLOOR =(A-B)

TOTAL FAR AREA AT GROUND FLOOR - TOTAL FAR AREA AT FIRST FLOOR

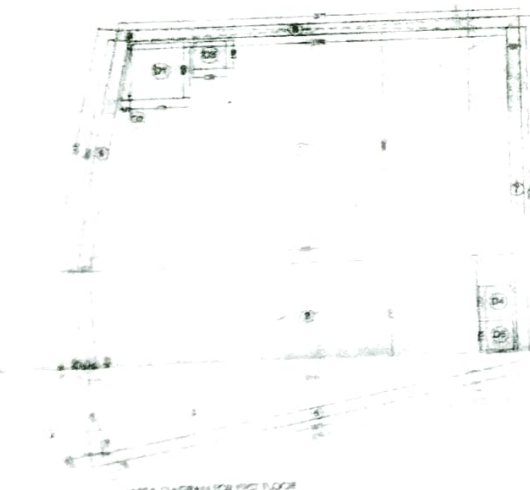
THIRD FLOOR AREA CALCULATION

FAR AREA AT THIRD FLOOR = ADDITION AREA - DEDUCTION AREA

ADDITION AREA

S. NO.	DIM(m)		DIM(m)	FEC	NOS
1	(27.040+29.860) / 2	X	18.040	1.0	1
2	(29.850+30.105)/2	X	19.955	1.0	1
3	5.955	X	30.105	0.5	1
4	0.180	X	5.955	0.5	1
5	0.085	X	0.180	0.5	1
6	(32.745+30.375) /2	X	0.700	0.5	1
7	(28.360+26.900) /2	X	0.900	0.5	1
8	28.735+27.405 /2	X	0.900	0.5	1
9	(19.045+18.280) /2	X	0.700	0.5	1
10	(15.745+14.370) /2	X	0.500	0.5	1

TOTAL ADDITION AREA (A)



AREA DIAGRAM FOR FIRST FLOOR
TYPICAL PLAN FOR FIRST & SECOND FLOOR

	4.560	X	4.420	1	1
	2.670	X	3.230	1	1
D6	0.950	X	4.420	0.5	1
D5	2.320	X	0.630	1	1

TOTAL DEDUCTION AREA (B)

TOTAL FAR AREA AT GROUND FLOOR =(A-B)

FIRST FLOOR AREA CALCULATION

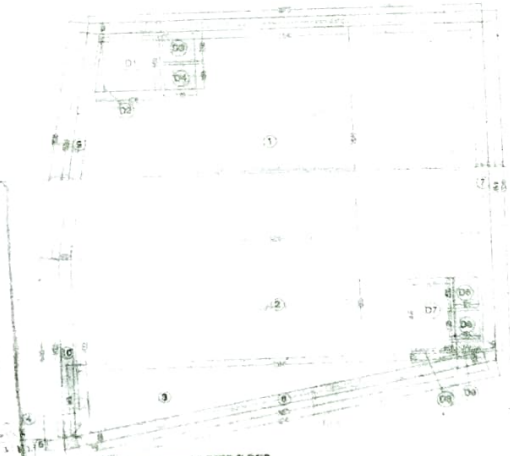
FAR AREA AT FIRST FLOOR = ADDITION AREA - DEDUCTION AREA

ADDITION AREA

NO.	DIM(m)		DIM(m)	FEC	NOS
1	(27.040+29.860) / 2	X	18.040	1.0	1
2	(29.850+30.105)/2	X	19.955	1.0	1
3	5.955	X	30.105	0.5	1
4	0.180	X	5.955	0.5	1
5	0.085	X	0.180	0.5	1
6	(32.745+30.375) /2	X	0.700	0.5	1
7	(28.360+26.900) /2	X	0.900	0.5	1
8	28.735+27.405 /2	X	0.900	0.5	1
9	(19.045+18.280) /2	X	0.700	0.5	1
10	(15.745+14.370) /2	X	0.500	0.5	1

TOTAL ADDITION AREA (A)

PATNA METROPOLITAN AREA AUTHORITY
Duration of permission has been revalidated
for a further period of two years with effect
from the date 03/08/2022
vide letter no. 411 dated 24/09/2021
under the provision of Bye Laws no.
Special Building Bye laws, 2014 applicable



AREA DIAGRAM FOR THIRD FLOOR
TYPICAL PLAN FOR THIRD, FOURTH & FIFTH FLOOR

Patna Metropolitan Area Authority
Sanction of Plan vide no. PMAA/[illegible]
dated 25.01.2023
Development Control Regulations for Urban Area
Master Plan 2031 (Amendment No. 54) and Building
Bye-laws, 2014 vide notification no. 827 dt.
[illegible] Date : 18.01.2023

विहार महानगर क्षेत्र प्राधिकरण (नियंत्रण)
विनियमावली 2014 की धारा के अधीन
भवन के मानचित्र निरीक्षण हेतु [illegible]
से पूर्व परिवेदना [illegible]
अनिवार्य होगा।

सहायक अभियन्ता
भवन निरीक्षण क्षेत्र पटना

प्रभारी निदेशक
भवन निरीक्षण क्षेत्र प्राधिकार

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FORM 'E'

[See rule 6(1)]

APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

From

SOUTH CITY CENTRE
SHIVAM HEIGHTS AND INFRA,

To

The Real Estate Regulatory Authority (Name of Place)

RERA, BIHAR
4th and 6th Floor, BSBCCL Building, PATNA

Sir,

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

SOUTH CITY CENTRE,
Developed By- SHIVAM HEIGHTS AND INFRA

registered with the Authority vide project registration certificate bearing No. BRERAP00021-1/522 R-447/2019 which expires on 04/12/21 (dd/mm/yy).

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

(i) A demand Draft No. / Bankers Cheque No. _____ dated 26/11/21 (dd/mm/yy) for rupees 1,00,000 in favour of RERA, BIHAR drawn on PATNA bank as extension fee as provided under sub- rule (2) of rule 6 or through online payment as the case may be IBKL 21112698318S (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 SOUTH CITY CENTRE.;

(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: 26/11/21 (dd/mm/yy)

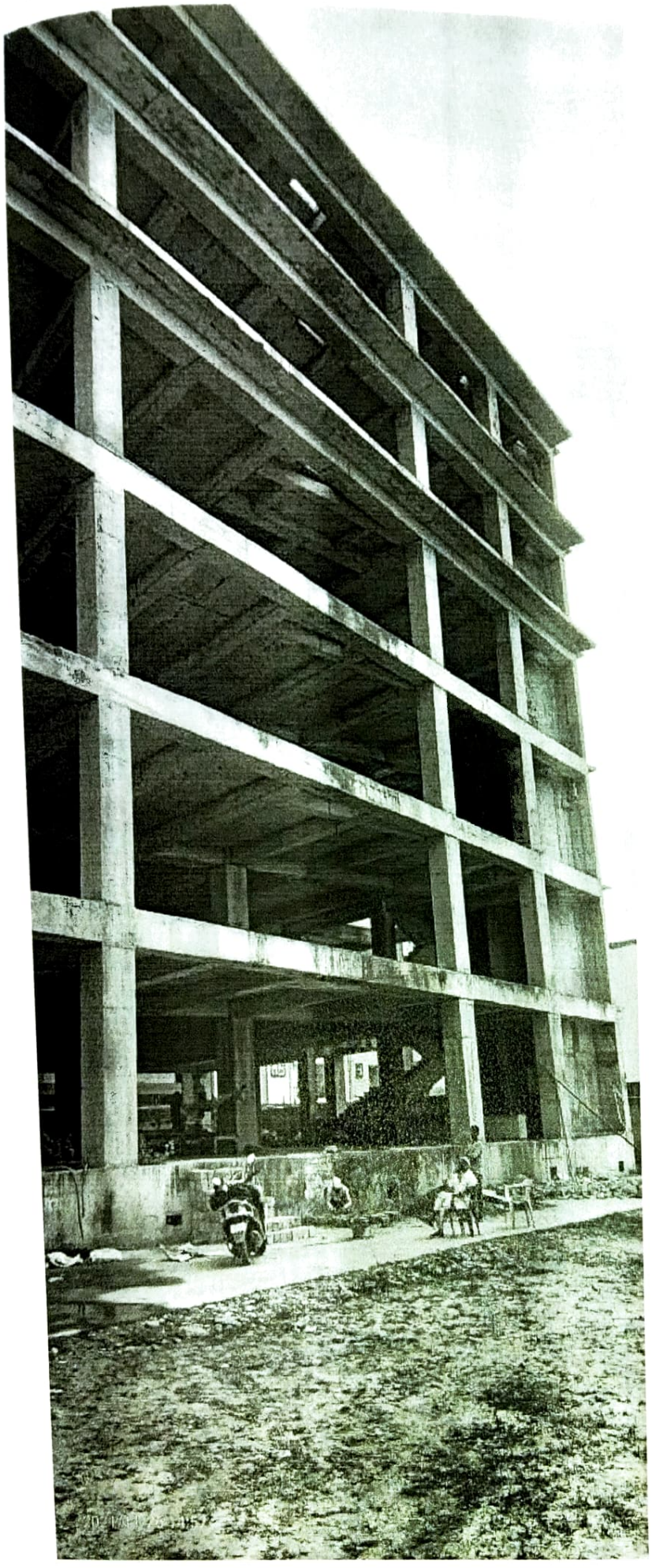
Place: PATNA

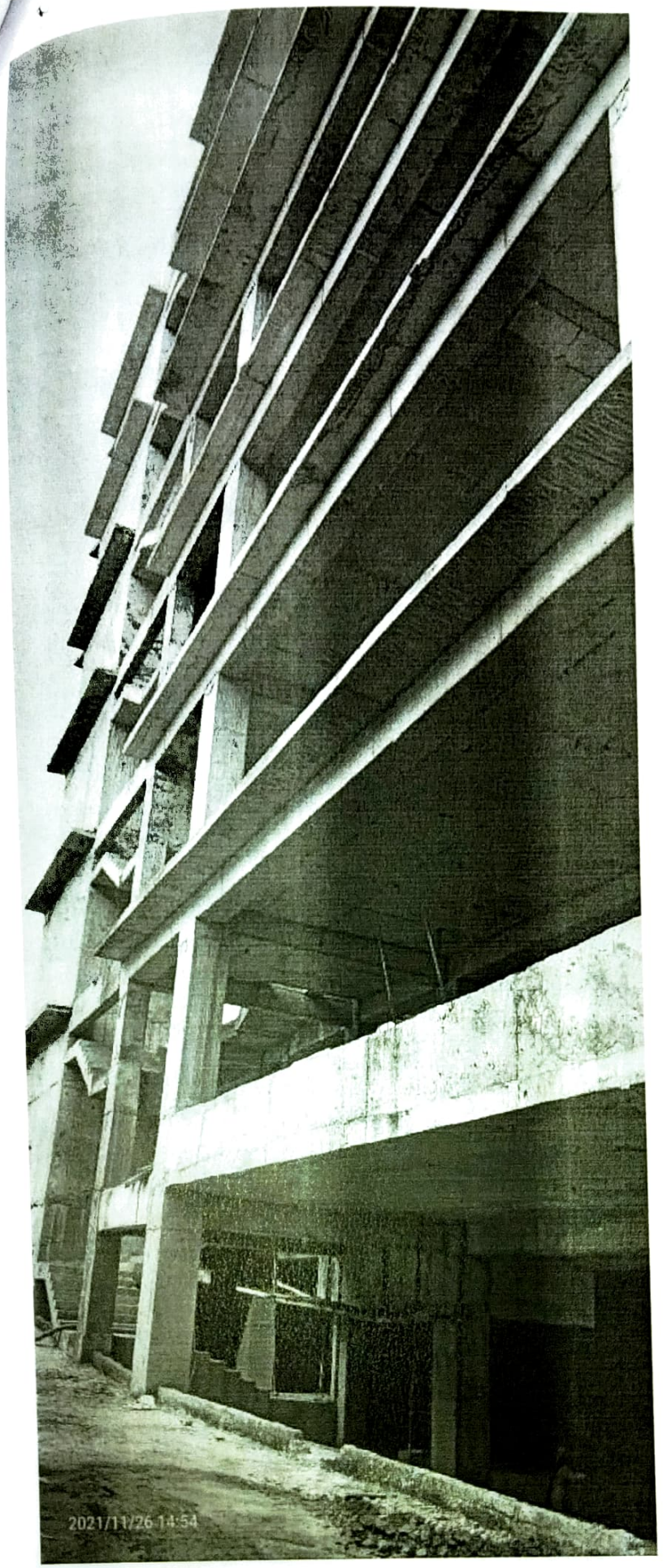
SHIVAM HEIGHTS AND INFRA

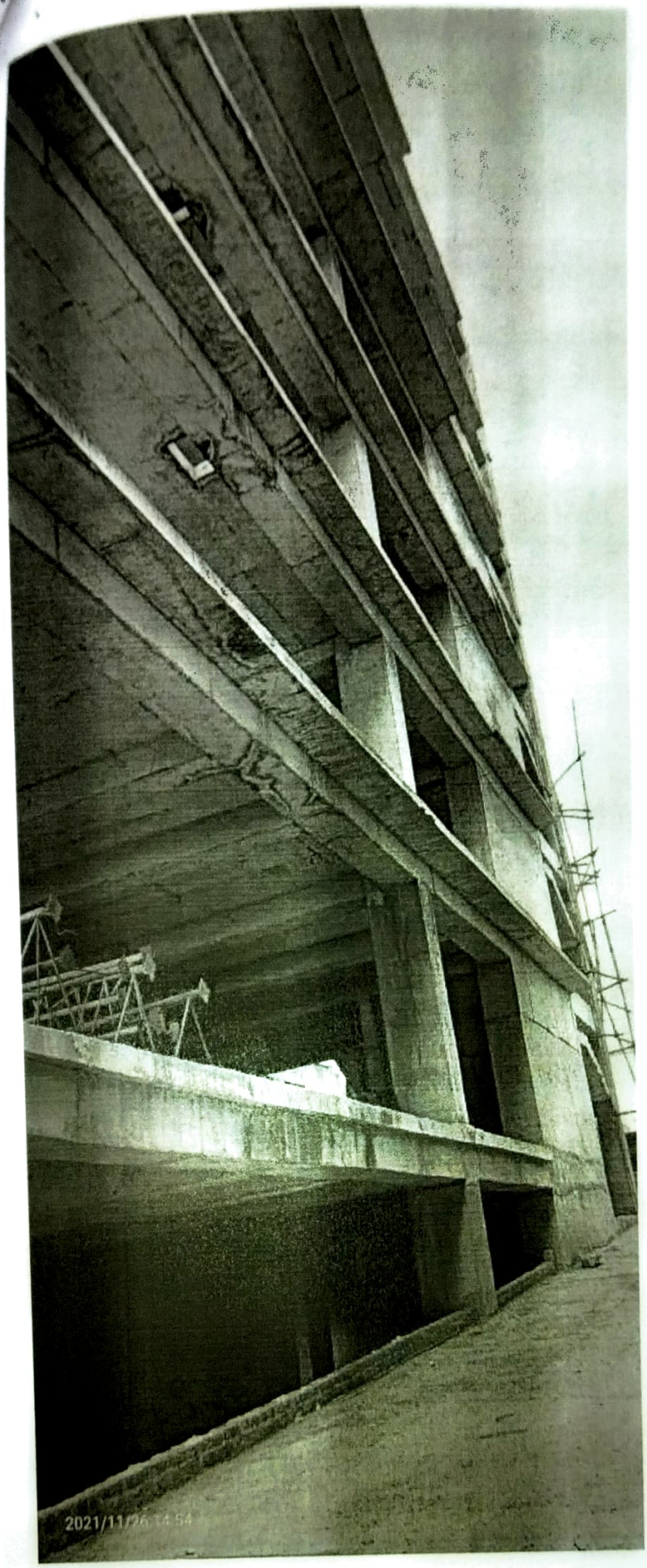
PARTNER
CHANDAN RUNGTA

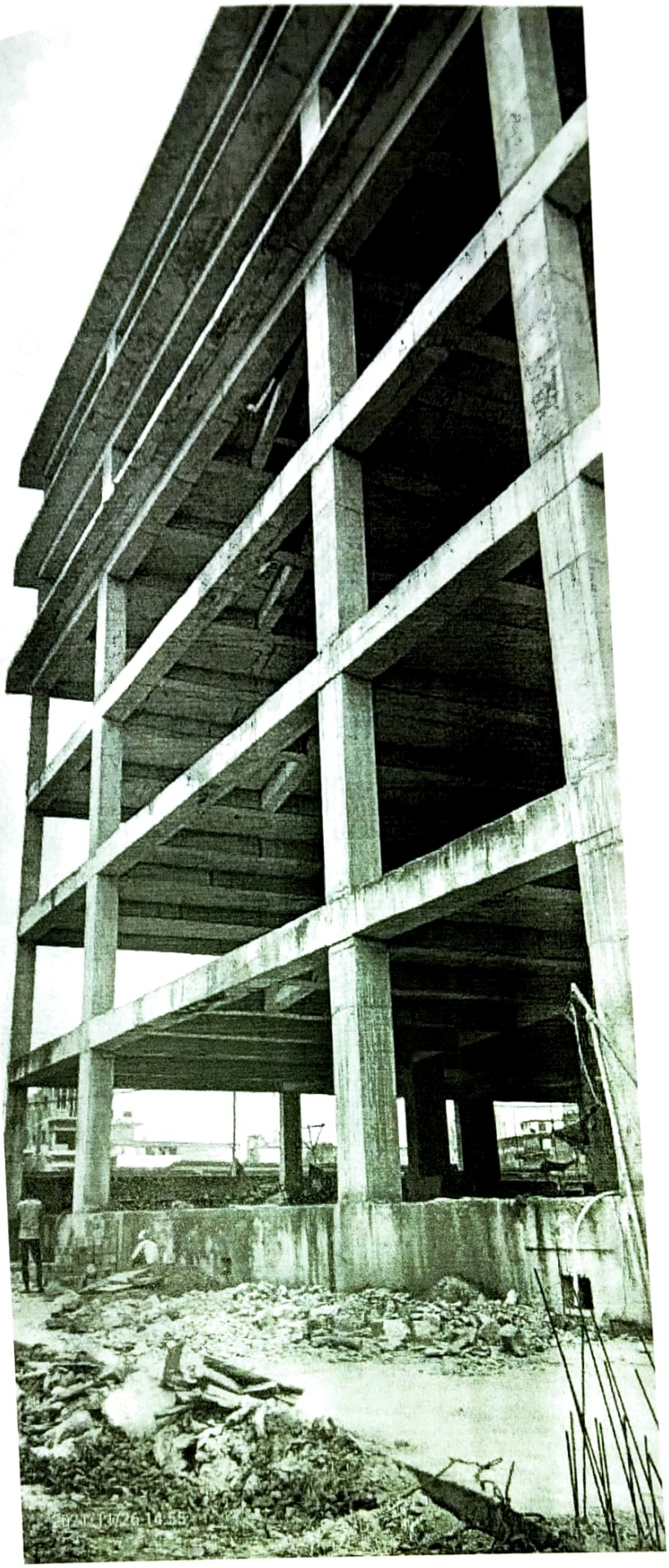
Yours faithfully,

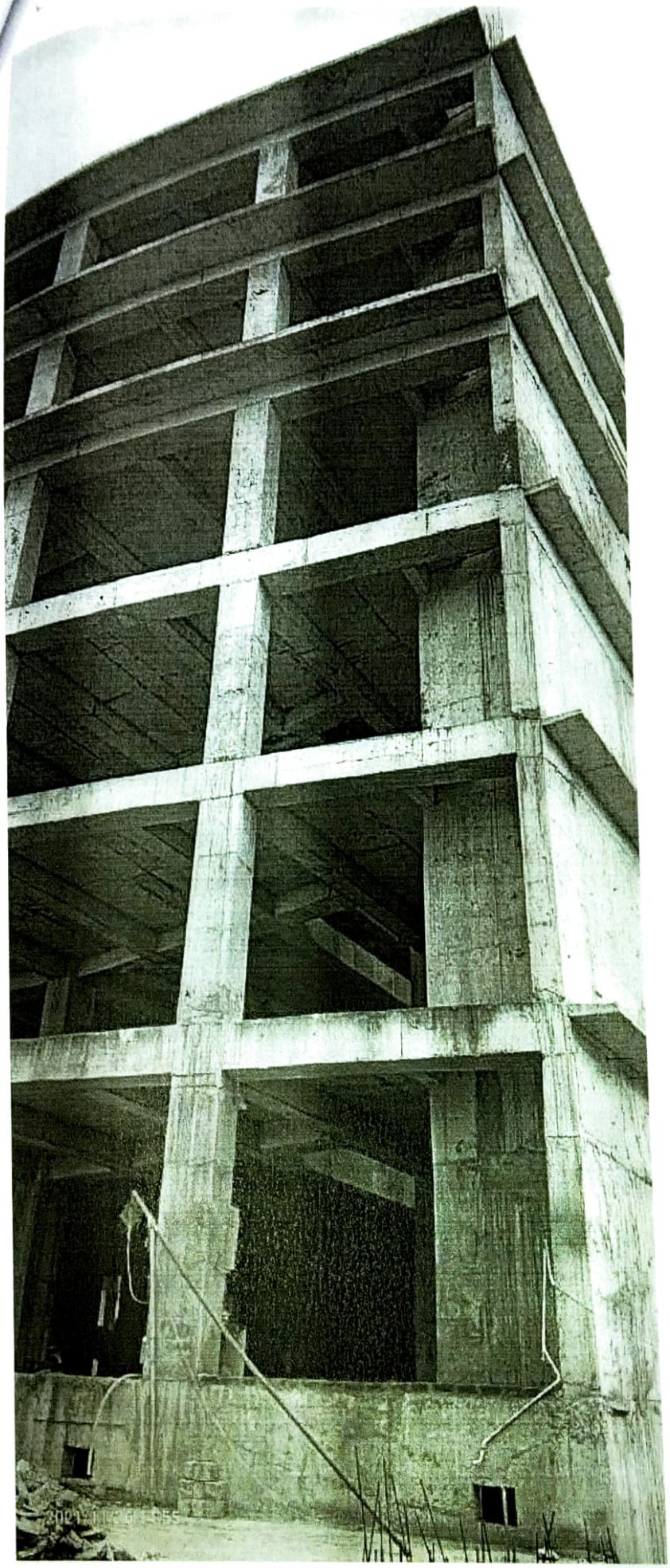
Signature and seal of the applicant(s)



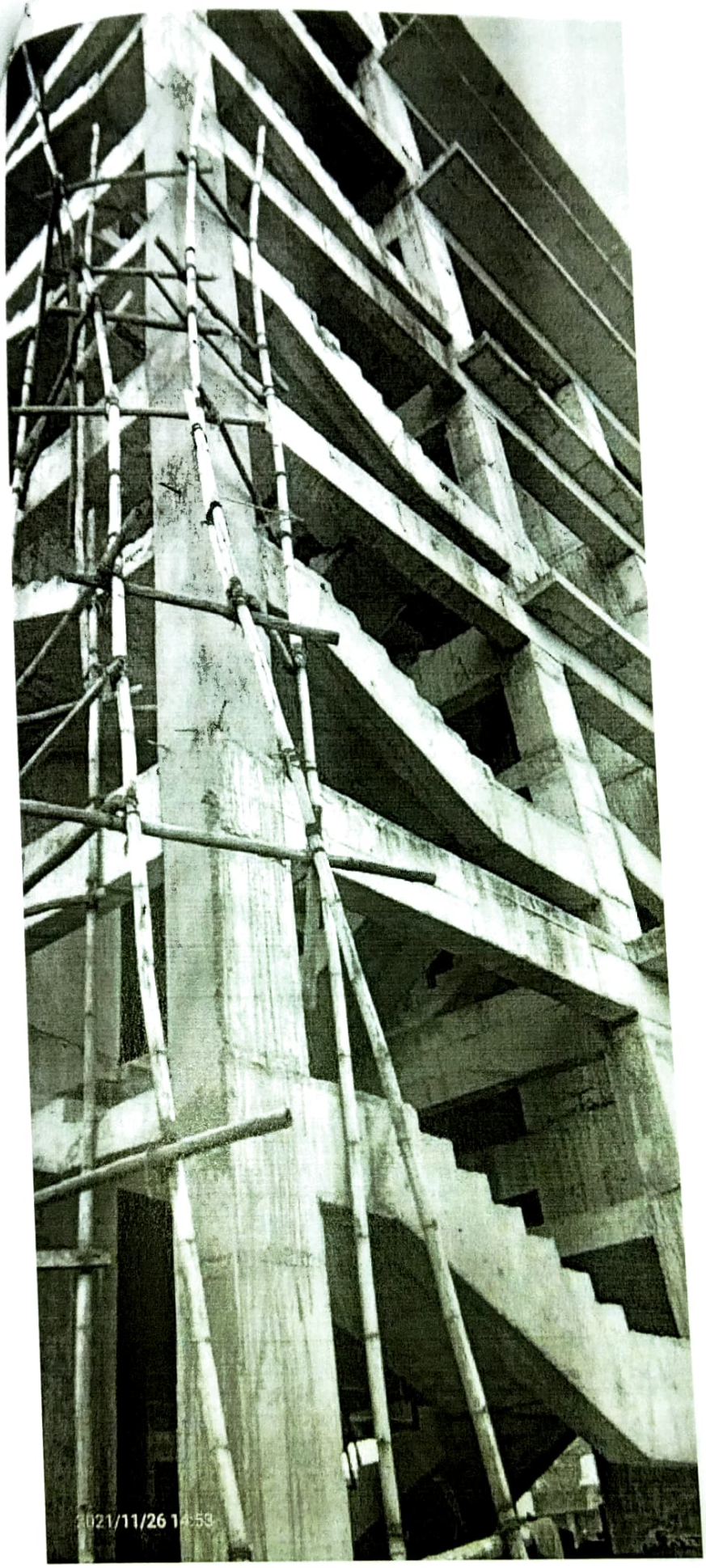

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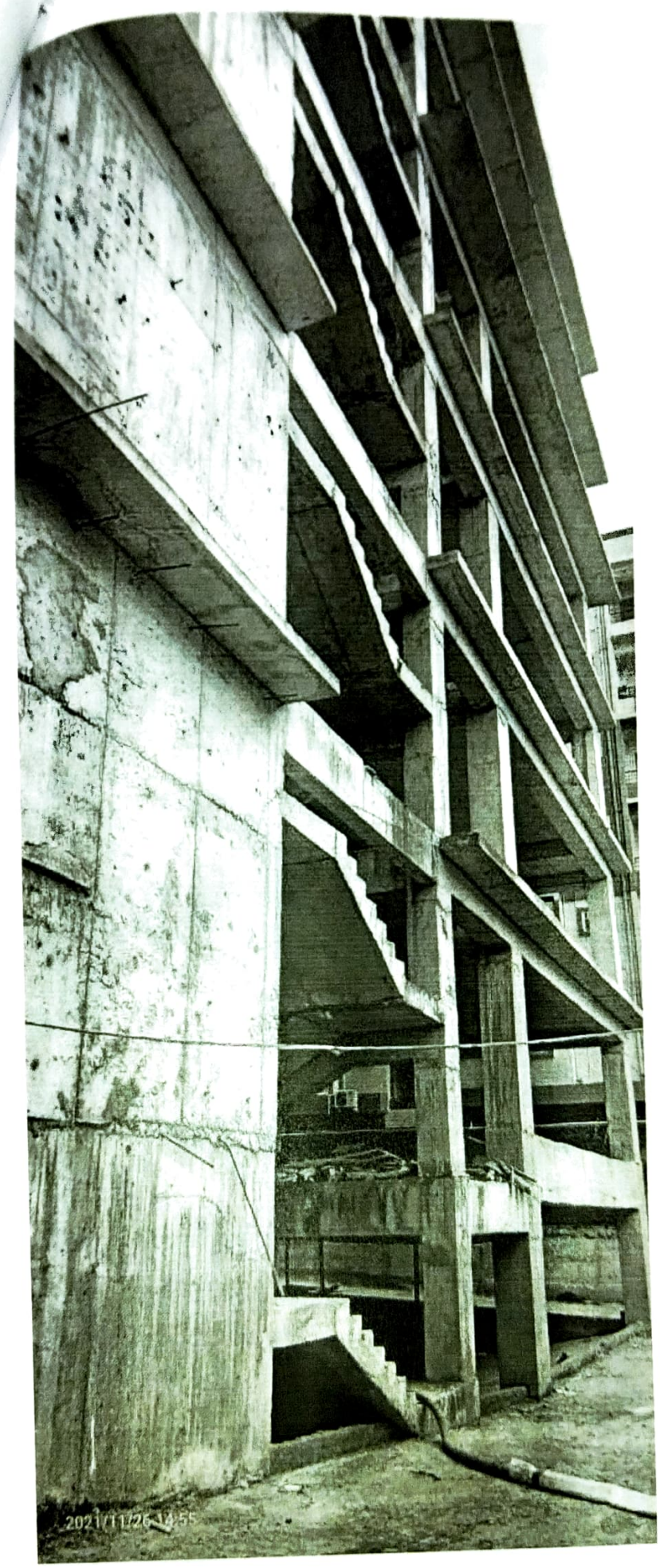

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2021/11/26 14:59


2021/11/26 14:55

AM HEIGHTS
Residential & Commercial

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Date: 26th November 2021.

Sir,

Please do the following NEFT/RTGS from our bank account.

TRANSFEROR ACCOUNT DETAILS

Transferor account name: SHIVAM HEIGHTS AND INFRA

Transferor account number: 0065102000037305

Please transfer to following account as per details:

Beneficiary Bank- Panjab National Bank

A/c Name:- REAL ESTATE REGULATORY AUTHORITY, BIHAR

A/c No:- 2968000101053609

IFSC Code : PUNB0296800 ,

Branch : Punaichak, Patna

Amount: Rs. 1,00,000/- (One Lakh Only)

SHIVAM HEIGHTS AND INFRA

PARTNER

IBKL 211126983163

SHIVAM HEIGHTS AND INFRA

IDBI BANK

KASHI PLACE COMPLEX,
DAAK BUNGLOW ROAD, OPP HEERA PLACE, PATNA,PATNA,BIHAR Pin - 800001
IFSC : IBKL0000065

Kashi Place, Patna

VALID FOR THREE MONTHS ONLY

दिनांक Date 26/11/2021
D D M M Y Y Y Y

Pay Yourself for NEFT / RTGS या धारक को Or ~~Bearer~~

रुपये Rupees One lakh only अदा करे। ₹ 1,00,000/-

A/C No: 0065102000037305 Current

SHIVAM HEIGHTS AND INFRA

Payable at Par at All IDBI Bank Branches

SESHAASAI (K) / CTS - 2010

⑈318887⑈ 800259002⑆ 006501⑈ 29

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SHIVAM HEIGHTS
Residential & Commercial

EXTENSION OF REGISTRATION OF PROJECT

26th November 2021

From:

SOUTH CITY CENTRE,
SHIVAM HEIGHTS AND INFRA,
Office Address: 1st Floor, Sisodia Palace, East Boring Canal Road, Patna 800001

To:

The REAL ESTATE REGULATORY AUHORITY (RERA), Bihar
4th and 6th Floor BSBCCL Building,
Shastri Nagar,
Patna-800023.

PROJECT NAME: **SOUTH CITY ENTRE**
being developed by: **M/S SHIVAM HEIGHTS AND INFRA**

Ref: Extension PROJECT REGISTRATION NUMBER: - BRERAP00021-1/522/R-447/2019

Dear Madam / Sir,

I/ We hereby request you to please grant Extension Of Registration Of Project registration number: - BRERAP00021-1/522/R-447/2019.
I request you to please grant extension for delay due to pandemic conditions.

Revalidation of the sanctioned plan PMAA / PCN / Nosha / B+G+5 / 44 /2018 dated 04/06/2018, of the building has already been granted by PATNA METROPOLITAN AREA AUTORITY trough Letter number PMAA / 17 / 2021 - 407 dated 24/09/2021.

I am submitting the following documents:

- Revalidation Sanctioned Building Plan
- Revalidation Sanctioned Letter by PMAA dated 04/09/2021.
- NEFT Payment Receipt of Rs. 1,00,000 in favor of RERA Bihar.
- FORM B (Affidavit)
- FORM E (Duly signed)
- Current Pictures of the Project.

I am always available and willing to provide any further documents required.

SHIVAM HEIGHTS AND INFRA

Yours faithfully,
Name and Signature of the Developer/Owner. PARTNER

SHIVAM HEIGHTS & INFRA
1St Floor, Sisodia Palace, East Boring Canal Road - 800001
0612 6664450 / 3013350
shivamheights@gmail.com

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FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-cum-Declaration

Affidavit cum Declaration of

Mr./Ms. SHIVAM HEIGHTS AND INFRA

[promoter of the project/duly authorized by the promoter of the project, vide its/his/their authorization dated 26/11/21 (dd/mm/yy);

I, CHANDAN RUNGTA promoter of the project/duly authorized by the promoter of the project] do hereby solemnly declare, undertake and state as under:

1. That [I/promoter] [have/has] a legal title to the land on which the development of the project is proposed
   or
   SHIVAM HEIGHTS AND INFRA [have/has] a legal title to the land on which the development of the proposed project is to be carried out
   and
   a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
   or
   That detail of encumbrances NOT APPLICABLE
   Including details of any rights, title, interest, dues, litigation and name of any party in or over such land.
3. That the time period within which the project shall be completed by [me/the promoter] is 04/12/2022
4. That seventy percent of the amounts realized by [me/the promoter] for the real estate project from the allottes, from time to time, shall be

Shri/Smt. ... Who is being identified by advocate solemnly affirm and declare before me

MATHURA PRASAD
NOTARY (Patna)

deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
6. That the amounts form the separate account shall be withdrawn by [me/the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That [I/the promoter] shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That [I/the promoter] shall take all the pending approvals on time, form the competent authorities.
9. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I/the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Date 26/11/21 (dd/mm/yy)

Place PATNA

NOTARY MATHURA PRASAD GOVERNMENT OF INDIA

Deponent

Identified the Deponent
Signature/L.T.I who has
been allowed by Parties

26-11-21
Advocate

deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
6. That the amounts form the separate account shall be withdrawn by [me/the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That [I/the promoter] shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That [I/the promoter] shall take all the pending approvals on time, form the competent authorities.
9. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I/the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

Verification

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Date 26/11/21 (dd/mm/yy)

Place PATNA

NOTARY MATHURA PRASAD GOVERNMENT OF INDIA

Deponent

Identified the Deponent Signature/LTI who has have attested in my presence

26.11.21

YL 0002702618

GOVERNMENT OF BIHAR
e-Court Fee

DATE & TIME :	22-NOV-2021 13:29:06
NAMES OF THE ACC/ REGISTERED USER :	SREI INFRASTRUCTURE FINANCE LIMITED
LOCATION :	CIVIL COURT PATNA
e-COURT RECEIPT NO :	BRCT2218K2115N026
e-COURT FEE AMOUNT :	₹ 95
	(Rupees Ninety-Five Only)

BIHAR E-COURT FEE
BRCT2218K2115N026
22-NOV-2021

BRCT2218K2115N026

GOVERNMENT OF BIHAR
CIVIL COURT PATNA
28.9.2021

This e-Court fee receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on the website renders it invalid. In case of any discrepancy please inform the Competent Authority. This receipt is subject to verification & locking by the Court Official.

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पटना महानगर क्षेत्र प्राधिकार

(बिहार सरकार का उपक्रम)

पाँचवां तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड,
शास्त्री नगर, पटना–800023

सं०सं०–प०महo क्षे०प्रा० / पु०वै०–17 / 2021 – 407 पटना, दिनांक– 24/09/2021

प्रेषक,

प्रभारी निदेशक,
पटना महानगर क्षेत्र प्राधिकार,
बिहार, पटना।

सेवा में,

Shivam Heights & Infra,,
1st Floor, Sisodia Palace,
East Boring Canal Road,
Patna–800001

विषय :– **प्लान केस नं०– PMAA/PCN/ Nosha / Phulwarisharif B + G + 05/ 44/2018 के द्वारा स्वीकृत नक्शा को पुनः विधिमान्यकरण (Revalidation) के संबंध में।**

प्रसंगः– इस कार्यालय के पत्रांक–12, दिनांक–04.06.2018

महाशय,

उपर्युक्त प्रसंगाधीन विषय के संबंध में कहना है कि आवेदित प्लान केस नं०–PMAA/PCN/ Nosha / Phulwarisharif B + G + 05/ 44/2018 को पत्रांक–12, दिनांक–04.06.2018 को भवन स्वीकृति संबंधी पत्र एवं भवन का नक्शा निर्गत किया गया था। उक्त नक्शा की अवधि 03 (तीन) वर्ष तक अर्थात 04.06.2018 से 03.06.2021 तक विधिमान्य थी। इस अवधि के बीच में आपके द्वारा आवेदित प्रोजेक्ट को पूर्ण नहीं किया गया है।

आपके द्वारा दिनांक–31.05.2021 को पुनः विधिमान्यकरण (Revalidation) हेतु आवेदन दिया गया है। निदेशानुसार आवेदन के आधार पर बिहार भवन उपविधि, 2014 के उपविधि(9) के आलोक में स्वीकृत नक्शा को अगले दो वर्षों की अवधि अर्थात दिनांक–03.06.2023 तक के लिए पुनः विधिमान्यकरण (Revalidation) किया जाता है।

प्रभारी निदेशक, 23/9/21
पटना महानगर क्षेत्र प्राधिकार।

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 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 3.60 m/s (minimum).

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 the basement should be equipped with automatic sprinkler's installation & must have two separate exits.

vi) The whole building should be equipped with automatic sprinkler's installation & automatic alarm system.

vii) That active Fire protection system such as wet rising system & down comer system with landing valve and hose reel at each floor incorporated with 900 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992 & relevant specification, F.R. check door, manual call alarm point, Yard hydrant. Smoke detector, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.

viii) That an underground water static tank of not less than 50,000 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 should be made available before occupancy.

ix) That the internal finishing shall be non-combustible or class – I surface spread of flame.

x) That electric cables must be shield at each floor with intumescent coating .

xi) That Fire exit drill be carried out regularly at least twice in a year after occupation.

xii) That the building must be constructed on at least 30 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.

xiii) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.

xiv) 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.

xv) 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).

xvi) 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.

State Fire Officer
Bihar, Patna

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 the basement should be equipped with automatic sprinkler's installation & must have two separate exits.

vi) The whole building should be equipped with automatic sprinkler's installation & automatic alarm system.

vii) That active Fire protection system such as wet rising system & down comer system with landing valve and hose reel at each floor incorporated with 900 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992 & relevant specification, F.R. check door, manual call alarm point, Yard hydrant, Smoke detector, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.

viii) That an underground water static tank of not less than 50,000 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 should be made available before occupancy.

ix) That the internal finishing shall be non-combustible or class – I surface spread of flame.

x) That electric cables must be shield at each floor with intumescent coating .

xi) That Fire exit drill be carried out regularly at least twice in a year after occupation.

xii) That the building must be constructed on at least 30 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.

xiii) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.

xiv) 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.

xv) 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).

xvi) 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,

State Fire Officer
Bihar, Patna

(Kattamnani Sanjeev)

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

Letter No. 1240 /

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

From,

Rattanmani Sanjeev,
State Fire Officer,
Bihar, Patna.

To,

Ar. Ajit Singh,
Reg. No. – CA/2012/56055,
2nd floor, Sidhi Vinayak Medicals,
Opposite Kendriya Vidyalaya, Riding Road,
Sheikhpura, Bailey Road, Patna.

Patna Dt. 29/04/2018

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

Sir,

Please refer to your letter no.-Arch/Fire/B+G+5/SHIVAMINFRA/16-17 dt.– 09/01/2018 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+5 (Total B/U area-5225.874 Sqmtr.), fully commercial building, shall be constructed on 90 feet wide road belongs to M/S Shivam Heights and Infra, Partner- Chandan Rungta & others, on having Plot no.-297, Khata no.-145, Tauzi no.- 5439, Thana no.-38 at Mauza- Nohsa, Dist- Purnia.

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 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 3.60 m/s (minimum).
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.