

145

भू-सम्पदा विनियामक प्राधिकरण
(REAL ESTATE REGULATORY AUTHORITY, BIHAR)

चौथा / छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना-800023

सं०सं०-RERA/PRO.REG-245/2018/.....

पटना, दिनांक-14.09.2021

प्रेषक:-

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

सेवा में,

Shree Deepak Kumar Pandey (Vice President- Sales),
Aastik Dream Valley Private Limited.
Flat No.-105, 1st Floor, Pushpanjali,
Apartment Mustafapur, Khagual Road, Danapur Patna-800014
Email Id:- dkpandey82@gmail.com

विषय :- भू-सम्पदा विनियामक प्राधिकरण, बिहार से Project: SAI
RAMCHARAN PALACE के निबंधन हेतु आप से प्राप्त आवेदन के संबंध
में।

प्रसंग :- Application Id: BRERAP00280-1/245/R-209/2018

Sir

With regard to your application for extension of registration period of Sai Ramcharan Palace project bearing registration no. BRERAP00280-1/245/R-209/2018, you are directed to submit the following documents within three days of issuance of this letter failing which the application would be turned down.

1. Re-approved map of the project

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Regards

Sd/-

Authorised Signatory

Real Estate Regulatory Authority,
6th Floor,
BSBCCL Campus,
Hospital Road, Shastri Nagar
Patna-800023,
Bihar

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 : BRERAP00280-1/245/R-2009/2018
Project Name : Sai Ramcharan Palace (Ongoing Project)
Project Address : Khata No. 118, Plot No. 1165, Tauzi No. 5275, Mauza- Aiema
Teghara Bakey Danapur, Thana No. 21, Sub division/District: Danapur, Dist-Patna.

1. Company Aastik Dream Valley Pvt. Ltd. having its registered office at Flat No.105, 1st Floor, Pushpanjali Apartment Mustafapur, Khagual Road, Danapur, 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 (Federal Bank Of India, Branch Name- Patna Raja Bazar, Account No. 19230200002352, IFSC Code : FDRL0001923) 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 section 4;
 - d. The registration shall be valid for a period of 02 years 06 Months commencing from 8/10/2018 And ending with 2021/03/31 (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: 8/10/18

Place: Patna

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, 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 Y 06 M 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.


 Signature and seal of the Authorized Officer
 Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-245/2018/591

Dated 8-10-2018

Copy to: Chairman RERA/ Members RERA/ Aastik Dream Valley Pvt. Ltd

Copy to: Branch Manager Federal Bank Of India, Patna Raja Bazar.


 Signature and seal of the Authorized Officer
 Real Estate Regulatory Authority



नगर परिषद् दानापुर निजामत

तकियापर, दीघा, दानापुर

Email- nagarparishaddanapur@gmail.com

146

आदेश

मेसर्स आस्तिक ड्रीम वैली प्रा० लि०, डाइरेक्टर-श्री कौशर खान, द्वारा प्लान केस नम्बर 156/16-17 का दिनांक 27.09.2021 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 156/16-17 दिनांक 10.11.2016 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 156/16-17 दिनांक 10.11.2016 का अवधि विस्तार किया जाता है। जिसकी वैधता 09.11.2021 तक मान्य होगी, नक्शा के विवरण निम्न प्रकार है :-

1. मौजा	-	दानापुर
2. थाना नम्बर	-	21
3. खाता नं०	-	118
4. प्लॉट नं०	-	1165
5. तौजी नं०-	-	5275
6. निर्माण का क्षेत्रफल	-	3088.41 वर्ग मीटर
7. फ्लौर की सं०	-	B+G+6
8. भवन की उँचाई	-	20.95 मी०

201-
नगर कार्यपालक पदाधिकारी,
नगर परिषद् दानापुर निजामत

ज्ञापांक...3068...../दिनांक...23.11.21

- प्रतिलिपि:-1. मेसर्स आस्तिक ड्रीम वैली प्रा० लि०, डाइरेक्टर-कौशर खान, पता-सगुना मोड़, खगौल रोड, दानापुर, पटना को पुनः विधिमान्य नक्शा की प्रतियों के साथ सूचनार्थ प्रेषित।
2. श्री उमाशंकर कुमार, निबंधित वास्तुविद एवं श्री जया सिन्हा, 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।

For AASTIK DREAM VALLEY PVT. LTD.

Director

नगर कार्यपालक पदाधिकारी,
नगर परिषद् दानापुर निजामत

145



For AASTIK DREAM VALLEY PVT. LTD.

R. K. Singh
Director



For AASTIK DREAM VALLEY PVT. LTD.

[Signature]
Director



AASTIK DREAM VALLEY PVT. LTD.

आस्तिक का सपना, सबको घर से अपना

FORM E
[See rule 7(1)]

Date :

Ref.:

APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

From,

Shri Kousar Khan
Director, Aastik Dream Valley Pvt. Ltd.
3rd Floor NankutPahalwanJee Complex,
SagunaKhagual Road
Patna 801503, Bihar

To,

Chairperson,
RERA Bihar,
Shastri Nagar, Patna, Bihar

Respected Sir,

[I/We] hereby apply for extension of registration of the project: Sai Ramcharan Palace, bearing RERA Bihar Registration no. BRERAP00280-1/245/R-209/2018 which expires on 31/03/2021 for a period of 12 months.

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

1. A Demand Draft no. 327402 dated 17/03/2021 for Rs 6,361/- in favour of Real Estate Regulatory Authority Bihar, payable at Patna, drawn on Federal Bank(Rajabazar Branch) as extension fee as provided under sub-rule (2) of rule 6 of Bihar Real Estate (Regulation & Development) Rules, 2017.
2. Authenticated plan along with current project photographs showing the stage of development works undertaken till date.
3. 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 along with duly notarized modified Form B.
4. Authenticated copy of project registration certificate from RERA Bihar.
5. Paper clippings showing the shortage of availability of Sand (Construction Material) in the state of Bihar, and the recent Bihar floods have been also attached.
6. The recent Covid 19 pandemic where our site activities were on hold for many months and we are still facing worker issues on our site

Place : Patna

Dated :

For AASTIK DREAM VALLEY PVT. LTD

Director

Yours Faithfully,

Corporate Office: Aastik Group, Saguna More, Danapur-Khagaul Road, Patna - 801503, Bihar
Ph.: 06115 - 220977, Mob.: 8102923201/02/07, 9304444970

Web.: www.aastikgroup.com, E-mail: sales@aastikgroup.com, info@aastikgroup.com

Toll Free No. 1800 1212521

142

SCHEDULE OF DOORS & WINDOWS					01/02
DOOR	HEIGHT	SILL	LINTEL	DESCRIPTION	
07	2.13	0.0	2.13	Single Leaf Door	
91	2.13	0.0	2.13	Single Leaf Door	
76	2.13	0.0	2.13	Single Leaf Door	
150	1.65	0.76	2.54	Glazed window	
37	1.65	0.76	2.54	Glazed window	
91	1.65	0.91	2.54	Glazed window	
61	0.75	0.0	2.13	Sliding door	

CALCULATION:-

GROSS AREA = 1272.09 m²

ROAD WIDENING AREA = 24.22 m²

TOTAL AREA = 1247.87 m²

CALCULATION:-

Floor b/u area	20.01 m ²
Floor b/u area	184.80 m ²
Floor b/u area	480.60 m ²

EXIT

Building Plan No. 156/16-17

निम्नांकित शर्तों के साथ भवन मानचित्र की स्वीकृति दी जाती है।
 सरकारी या किसी दूसरे के जमीन का अतिक्रमण नहीं करना होगा तथा पथ एवं सड़क के लिए बिहार भवन अधिनियम 2014 के अनुसार अपनी जमीन छोड़ना पड़ेगा। भवन भू-कम्परोधी बनाया होगा तथा अपने निजामत भवन से सरकारी नाला तक जल निकासी हेतु अपने खर्च से नाली निर्माण करना होगा।
 बरसाती पानी नाली के लिए भूतल पर व्यवस्था करना होगा। भवन भू-खण्ड विवादित रहने की स्थिति में भवन मानचित्र स्वतः रद्द समझा जायेगा एवं उसपर खड़े किये गये बनावट अवैध माना जायेगा। भवन मानचित्र की स्वीकृति केवल तीन वर्ष के लिए मान्य होगी। भवन में रहने के पूर्व NOC प्राप्त करना होगा। तकनीकी पदांश/अभियंता की अनुमति के आधार पर पारित।

नगर कार्यपालक पदाधिकारी
 नगर परिषद, वाराणसी निजामत

UND FLOOR
 Varanasi Nizammat

02/02

FOUNDATION

PAVED
DESIGN
1st CLASS
DESIGN
TUFF FLOORING

WALL SURFACE SHALL
PRIMER OVER
PAINT
SURFACE SHALL
PAINT OVER A
PRIMER

WOOD DOOR FRAME
DOOR FLUSH
FINISH

WOOD/ALUMINIUM

Revalidated

नक्शा की वैधता

दिनांक... 09.11.2021...

तक मान्य होगी।

कार्यपालक पदाधिकारी
नगर परिषद बागमुर निजामत

Ramji
12/10/21

SIGN OF EMPANELED
ARCHITECT

अनुप कुमार
Anup Kumar

Building Plan No. 156/16-17

निम्नांकित शर्तों के साथ भवन मानचित्र की स्वीकृति दी जाती है।

सरकारी या किसी दूसरे के जमीन का अतिक्रमण नहीं करना होगा, तथा पथ एवं रास्ता के लिए विचार मान उपविधि 2014 के अनुसार अपनी जमीन देना होगा। भवन भू-कम्पराधी होगा तथा अपने भवन से सरकारी नाला तुरंत जल निकासी हेतु अपने खर्च से नाली निमाण करना होगा।

बरसाती पानी नाली के लिए भूतल पर व्यवस्था करना होगा। भवन भू-खण्ड विभाजित रहने की स्थिति में भवन मानचित्र स्वतः रद्द समझा जाएगा एवं उर,पर खड़े किये गये बनावट अवैध माना जाना जायेगा। भवन मानचित्र की स्वीकृति केवल भवन बनाने के लिए मान्य होगी। भवन में रहने के पूर्व 100% बनाना करना होगा। तकनीकी पदा/अभियंता की अनुमति के आधार पर पारित।

नगर कार्यपालक पदाधिकारी
नगर परिषद बागमुर निजामत
अनुप कुमार

Ground floor

Basement floor

mat

Letter No. 3270/

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

From,

Upendra Prasad Singh,
Commandant, Home guard-cum-
State Fire Officer-cum-Director,
Bihar, Patna.

To,

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

Patna Dt. 30.10.2016.

Ref :- This office letter no. 2923 dt. 05/08/2016 & Your letter no.-135/16/Fire/Letter dt. 08/08/2016

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

Sir,

With above mentioned subject the present plan was again received to this office on 09/08/16 after rectification. The corrected plan was again examined by the committee.

During examination of the plan it was found that a B+G+6 (Total B/U area-3151.41 Sqmtr.), fully residential building, shall be constructed on 90 feet wide road belongs to Aastik Dream Valley Pvt. Ltd., Director- Sri Ajay Kumar, S/O- Late Vidayanand Ray & others, on having Plot no.- 1165, Khata no.-118, Tauzi no.- 5275, Thana no.-21 at Mauza- Aaiema Teghara (Danapur), 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 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 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 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 900 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992 & as per relevant specification, 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 50,000 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 be 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,



(Upendra Prasad Singh)

रजिस्ट्रार
बिहार रासायनिक विभाग
पटना