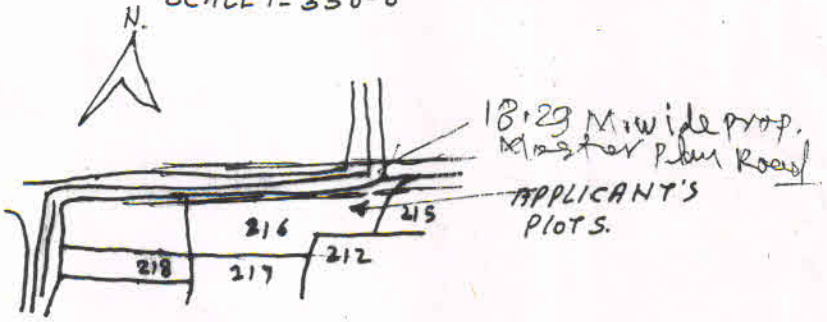
(5)

APPLICATION NO. 430.

KEY-PLAN OF MAUZA:- BABKARPUR.
THANA NO. 35. SURVEY-PLOT NO. 216.
SCALE 1" = 330'-0"



TRACED BY

30/7/11
SIGN. OF D/MAN.

30/7/11
SIGN. OF DIRECTOR.

यथा संशोधित दिनांक– ..... से प्रभावी

एनेक्सचर - 'बी'

C

Provisional

पटना नगर निगम

कार्यालय : पटना क्षेत्रीय विकास प्राधिकार (विघटित)

योजना प्रतिवेदन (प्लानिंग रिपोर्ट)

प्रसंग :– आवेदन संख्या : 430 तिथि : 27/6/11

1. आवेदक का नाम : Sri Ajatshatru

2. प्रोपर्टी का विवरण :

जिला : Patna.,

सर्वे (खेसरा) प्लॉट सं. : 216, थाना सं. : 35

म्युनिसिपल प्लॉट सं. : ———, शीट सं. : ———

मौजा/~~वार्ड सं.~~ : Babakarpur, सड़क/मुहल्ला : Babakarpur

जोन का नाम : W. North South., सेक्टर सं. : 5

प्रोपर्टी का लोकेशन : West of Khagaul-Sagunn Road.

प्लॉट का रकबा : 2032.00 M2 वर्गमीटर

3. क्या प्लॉट किसी सरकारी अंडरटेकिंग/पटना क्षेत्रीय विकास प्राधिकार (विघटित)/
हाउसिंग बोर्ड/खास महल द्वारा आवंटित है : NO ~~हाँ~~/नहीं।

यदि हाँ, तो आवंटित करने वाले प्राधिकार का नाम : X

कॉलोनी का नाम : X, प्लॉट सं. : X

4. क्या प्लॉट किसी गृह निर्माण सहयोग समिति के जमीन का अंश है : NO (As per App.) ~~हाँ~~/नहीं।

यदि हाँ, तो क्या गृह निर्माण सहयोग समिति के जमीन का ले-आउट प्लॉन स्वीकृत है : NO ~~हाँ~~/नहीं।

यदि हाँ, तो ले-आउट प्लॉन केस सं. : X, प्लॉट सं. : X

5. की-प्लॉन (Key Plan) संलग्न है : yes. ~~हाँ~~/नहीं।

6. क्या आवेदक का प्लॉट –

(क) केन्द्र सरकार, राज्य सरकार, सरकारी अंडरटेकिंग या किसी अन्य एजेन्सी द्वारा
अधिग्रहित जमीन का अंश है : NO ~~हाँ~~/नहीं।

(ख) पुरातत्व सर्वेक्षण विभाग के द्वारा घोषित प्रतिबंधित/संरक्षित क्षेत्र पड़ता है : NO ~~हाँ~~/नहीं।

(ग) पटना क्षेत्रीय विकास प्राधिकार (विघटित)/केन्द्र सरकार/राज्य सरकार/सरकारी अंडरटेकिंग
के किसी योजना (स्कीम) से प्रभावित है : NO ~~हाँ~~/नहीं।

(घ) खास महल जमीन का अंश है : NO ~~हाँ~~/नहीं।

(ङ) किसी गृह निर्माण सहकारी समिति के जमीन, जिसका ले-आउट स्वीकृत नहीं है,
का अंश है : NO ~~हाँ~~/नहीं।

7. कंडिका (6) में वर्णित किसी भी बिन्दुओं का उत्तर यदि हाँ है तो सक्षम पदाधिकारी से
अनुमति पत्र प्राप्त कर बिल्डिंग प्लान आवेदन पत्र के साथ संलग्न करेंगे।

नोट :– (क) राजपत्र अधिसूचना की एक छाया प्रति जिसमें प्लॉट को अधिग्रहण से मुक्त किया गया है। (6 'क' के संदर्भ में लागू)

(ख) पुरातत्व सर्वेक्षण विभाग, भारत सरकार/राज्य सरकार से अनुमति पत्र। (6 'ख' के संदर्भ में लागू)

(ग) बिल्डिंग प्लान समर्पित नहीं किया जा सकता है। (6 'ग' के संदर्भ में लागू)

(घ) जिलाधिकारी का अनुमति पत्र। (6 'घ' के संदर्भ में लागू)

(ङ) बिल्डिंग प्लान समर्पित नहीं किया जा सकता है। (6 'ङ' के संदर्भ में लागू)

8. पटना के महायोजना के अनुसार प्लॉट का प्रस्तावित भूमि उपयोग ..... Residential. है।

9. क्या प्लॉट प्रस्तावित महायोजना सड़क से प्रभावित है : yes. ~~हाँ~~/नहीं।

यदि हाँ हो क्या प्लान में विवरण दर्शाया गया है 18.29 M. Wide Prop. Master Plan Road ~~हाँ~~/नहीं।

10. क्या कोई सर्वे सड़क/ सर्वे डगर/ पैईन उक्त प्लॉट से होकर गुजरता है या प्लॉट में स्थित है : yes. ~~हाँ~~/नहीं।

यदि हाँ तो सड़क/ डगर/ पैईन की मूल कैडेस्ट्रल/ म्युनिसिपल नक्शा के अनुसार चौड़ाई : As per C.S. Map. मीटर।

11. प्रस्तवित जनसंख्या घनत्व (वी०पी०एच०) : Plot area more than 1500 M2 : 1250 Persons Per Hector

12. प्लॉट का अनुमान्य तल रकबा अनुपात (एफ०ए०आर०) : Plot area more than 1500 M2 = FAR = 3.00

13. अधिकतम अनुमान्य कवरेज :

अगर प्लॉट का रकबा ~~250~~ वर्ग मीटर तक है तो Plot area more than-1500M²=35% प्रतिशत

अगर प्लॉट का रकबा ~~250~~ वर्ग मीटर से अधिक एवं 1000 वर्ग मीटर तक है तो ——— प्रतिशत

अगर प्लॉट का रकबा ~~1000~~ वर्ग मीटर से अधिक है तो ——— प्रतिशत

14. (क) यह प्लॉट एयरपोर्ट प्राधिकरण के परिपत्र के अनुसार General जोन में पड़ता है एवं भवन की सामान्य अनुमान्य ऊँचाई 23.00 मीटर है ।

(ख) यह प्लॉट पटना क्षेत्रीय विकास प्राधिकार (विघटित) के कार्यालय आदेश संख्या-94/02 दिनांक-13.06.02 से प्रभावित ~~है/~~नहीं है ।

अगर प्लॉट, पटना क्षेत्रीय विकास प्राधिकार (विघटित) के कार्यालय आदेश सं.-94/02 दिनांक-13.06.02 से प्रभावित है तो भवन की अधिकतम अनुमान्य ऊँचाई 11 मीटर होगी ।

नोट :– अगर प्लॉट कंडिका-14 (ख) से प्रभावित नहीं है और आवेदक कंडिका-14 (क) में वर्णित सामान्य अनुमान्य ऊँचाई से अधिक ऊँचाई का भवन निर्माण करना चाहता है या प्लॉट रेड जोन में पड़ता है तो एयरपोर्ट प्राधिकरण से अनापत्ति प्रमाण-पत्र लेना अनिवार्य होगा एवं इसके लिए भवन की ऊँचाई में छत पर निर्मित सभी निर्माण यथा–पानी, टंकी, सीढ़ीघर, ममटी, लिफ्ट, मशीन रूम आदि में जिसकी ऊँचाई सबसे अधिक है, शामिल होगा ।

15. विकास शुल्क (उत्तरी श्रीकृष्णापुरी योजना) के रूप में मो. Nil रु. प्रति कट्ठा की दर से ~~देय है/~~ नहीं देय है ।

16. यह योजना प्रतिवेदन आवेदक द्वारा उपलब्ध कराये गये सूचना एवं पटना नगर निगम, कार्यालय-पटना क्षेत्रीय विकास प्राधिकार (विघटित) में उपलब्ध रेकॉर्ड के आधार पर तैयार किया गया है ।

30/7/11

ड्राफ्ट्समैन का हस्ताक्षर

तिथि : 30/7/11

पटना नगर निगम

कार्यालय-पटना क्षेत्रीय विकास प्राधिकार (विघटित)

~~17. इस योजना प्रतिवेदन में निहित सभी प्रविष्टियों की जाँच एवं सत्यापन मेरे द्वारा किया गया है ।~~

सहायक निदेशक का हस्ताक्षर

तिथि : .....

पटना नगर निगम

कार्यालय-पटना क्षेत्रीय विकास प्राधिकार (विघटित)।

ज्ञाप संख्या - 2760 /प.क्षे.वि.प्रा. (अर्बन प्लानिंग), पटना, तिथि - 31/7/11

30/7/11

उपनिदेशक का हस्ताक्षर

तिथि : .....

पटना नगर निगम

कार्यालय-पटना क्षेत्रीय विकास प्राधिकार (विघटित)।

निदेशक का हस्ताक्षर

तिथि : .....

पटना नगर निगम

कार्यालय-पटना क्षेत्रीय विकास प्राधिकार (विघटित)।

30/7/11

Letter No. 1859 / **Provisional Fire Clearance (Above 15Mtr. Height)**
OFFICE OF THE STATE FIRE OFFICER, BIHAR, PATNA.

From,

Ramesh Chandra,
State Fire Officer,
Bihar, Patna.

To,

Sri Manoj Kumar,
Certified Architect,
Regd. No.- 13/2009,
Danapur Nagar Parishad.

Patna Dt. 09/06/12

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

Sir,

Please refer to your letter no.- MKA/2012-13/101 dt. – 10/05/2012 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+7 (Total B/U area 6196.26 Sq.Mtr.), fully residential building, shall be constructed on 40 feet wide road belongs to M/S Soho Infrastructure Pvt. Ltd., on having Plot no.- 216, Khata no.- 09, Tauzi no.- 5059, Thana no.-35, Mauza - Babakarpur, 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 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.
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 0.2m ^{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 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 the basement should be equipped with automatic sprinkler's installation & must have two separate exits.

vi) That active Fire protection system such as wet cum 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, 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 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.

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

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 40 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 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).

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)

Airports Authority Of India

No. AAI/ER/NOC(348/12)/ 2051-53.

Date: 23/7/2012

MS Soho Infrastructure

Ranjan Associate, Ground floor, Ramchandra asha lata kutir, Opposite Madhukunj, S.k. Nagar, Patna ~ }.

Subject : Issue Of NOC. Case No. PATN/EAST/B/061412/004

1. Please refer to your letter No. **Nil** Dated **Nil** on the subject mentioned above.

2.This office has no objection to the construction of the proposed building/structure/chimney by **MS Soho Infrastructure** here in after referred to as the applicant(s) at location **Babakarpur, Thana no-35, Plot no- 216Danapur / Babakarpur / Patna [25 37 1-85 2 26**] to height **29.97** **Mtrs.** ABOVE GROUND LEVEL, so that the top of the proposed structure when erected shall not exceed **51** **Mtrs.** (Site Elevation) + **29.97** **Mtrs.** (Height of the structure) i.e. **80.97** **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 **51** /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, Mumtee, Overhead watertank 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.

7. The certificate is valid for a period of 5 years from the date of its issue. If the building/structure/chimney is not constructed & completed within the above mentioned period of years he will be required to obtain a fresh 'No Objection Certificate' from the Chairman, Airports Authority of India and/or the . . The date of completion of Building/Structure/Chimney should be intimated to the AAI and or

8. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights which by reason of its intensity, the site at any time during or after the construction of the building.

9. The Applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport. Day & Night markings with secondary power supply may be provided as per ICAO standards.

"NOC FOR HEIGHT CLEARANCE ONLY"

This certificate is issued with the approval of Competent Authority.

Comments

Your's faithfully,

(Bibhas Kar)
DGM(ATM)
For G.M.(AER)ER.

for Airports Authority of India

Copy to :

1. The Executive Director(ATM), AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi-110003) AAI

2. The Airport Director,AAI,JPNI Airport,Patna.

3.

4. GM(NOC)/Airport Director(Bundle).

5. Guard File

6.

54

MANOJ KUMAR
(Architect)
202 –B, GHARAURANDHA
COMPLEX, JAGDEO PATH MORE
PATNA-14
MOB.-9431063329

Ref. No.- **MKA/DAN/2012-13/93** DATE: **10.12.2012**

To,
The Municipal Commissioner/ Executive Officer
NAGAR PARISHAD DANAPUR NIZAMAT (Nagar Nigam/ Parishad/ Panchayat)

Sub:- Receiving of Approved Building Plans.

Ref: Name :- SOHO INFRASTRUCTURES PVT. LTD.

Plot no. – **216** Mauza - **BABAKARPUR** ,
Thana no. 35 , Khata No. – **09,** TAUZI NO. – **5059**
Thana – **DANAPUR** , Distt **PATNA**

Sir,
This is to inform you that the buildings plans of above mentioned reference has been sanctione with Plan Caseno :- **MKA/DAN/96/2012,** Dated :- **10.12.2012**

I am submitting here with a file containing following Documents :-

1. Sanction letter by the certified registered Architect.
2. Site plan showing the location of site proposed to be built upon, Building Plan (all floor plant front and side elevations and sections with structural details)Serviceplans showing sewerage, water supply rain water lines.
3. Certificate of technical personel to supervise the construction.
4. Land Ownership Document i.e. Sale Deed/ Possession letter, Mutation Order, Malgujari Rashid etc.
5. Affidavit / Indemnity Bond.
6. The requisite Building Permit Fee Of Rs.**31,300. 00@RS 4.00 PER SQM.** has been deposited vide Demand Draft (D/D) No-**935379** Dated **-28.11.2012** in favour of The Municipal Corporation/Nagar Parishad/Nagar pnchayat **NAGAR PARISHAD DANAPUR NIZAMAT** ,Payable at **DANAPUR.**

Received

10-12-2012

MANOJ KUMAR (ARCHITECT)
COA Regn. No.-CA/2002/29414
DAN. REGD.NO. - **13/2009**

MANOJ KUMAR
(Certified Architect)
Danapur, Regd.-13/2009