

Date:07.10.2021

To
The Member,
Real Estate Regulatory Authority
Bihar

Ref.: Application ID - RERAP75201800373-6, File No. 1270/2020

Sub.: Submission of documents as per your mail Dt. 02.09.2021

Dear Sir,

With reference to above mentioned mail, we do hereby submit the PRDA documents for you king perusal & acceptance please.

In the aforesaid letter, PRDA has clearly stated the project is of "Commercial cum Residential Project", which was earlier in their approval letter mentioned as Residential Project and the Map was for Commercial cum residential Project.

Since, we have applied the project to be registered in the category of Commercial Project. So, we request you goodself to kindly registered the project in category of **Commercial cum Residential Project**. For this we have made the payment of Rs. 1,000/- as amendment charges vide UTR - SBIN221279007368.

Your kind & early action for approval of the project will be highly appreciated by us.

Thanking you.

Yours Faithfully,

For Aura Construction
Rajiv Agarwal
Partner

Encl.: 1. PRDA Letter vide no. 13245 Dt. 04.10.2021
2. Payment acknowledgement receipt of SBI



पटना नगर निगम

ब्लॉक-सी, चतुर्थ तल, मौर्या लोक कॉम्प्लेक्स, डाकबंगला रोड, पटना-800001

पत्रांक 13245/ दिनांक 04-10-2021

संचिका सं०- 235/2016

प्रेषक,

निदेशक
शहरी योजना,
पटना नगर निगम, पटना।

सेवा में,

SRI RAJIV AGARWAL (PARTNER)
AURA CONSTRUCTION, 307,
ASHIANA HARI NIWAS, DAK BUNGLAW ROAD,
PATNA-800001

विषय: MASTER 2031 के DCR के अनुसार आवासीय भू-खण्ड पर आवासीय सह व्यवसायिक भवन की स्वीकृति के संबंध में।

महाशय

दिनांक 22.09.2021 को दिये गये आवेदन के आलोक में स्वीकृत नक्शा प्लान केस संख्या-P/KANKARBAGH-PRN-B2+G+4/235/2016 दिनांक 18.01.2019 का स्वीकृत नक्शा एम०एस०पी०-1380, मौजा-मोहरमपुर, थाना संख्या-137 पर आपका नक्शा की स्वीकृति भू-खण्ड के सामने 34.79 मी० चौड़ी सड़क रहने की स्थिति में मास्टर प्लान 2031 के DCR में मूल भूमि उपयोग आवासीय रहने के कारण आवासीय सह व्यवसायिक नक्शे की स्वीकृति देने के साथ-साथ अग्रसारण पत्र में आवासीय अंकित किया गया है।

विश्वरुभाजन

निदेशक

शहरी योजना,
पटना नगर निगम, पटना।

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SBI

Reference Number CNABQLLCL6
Debit account number 00000039044251456
Debit Branch SP.COM.BR.DAK BANGLOW R.D.PATNA
Remark
Transaction Date 06-Oct-2021
Credit to Beneficiary INR 1,000.00
Transaction Type
Debit Status Success
Reason Completed Successfully
Credit Status InProcess
UTR Number SBIN221279007368

Credit Account Details

Account No.	Bank	Branch	Price (in INR)
2968000101053609	REAL ESTATE REGULATORY AUTHORITY	PATNA RT BHAWAN PUNAICHAK	1,000.00

Print

Close

Rediffmail

Mailbox of aura_construction@rediffmail.com

Print

Cancel

From: RERA BIHAR <rerabihar@gmail.com>

To: aura_construction@rediffmail.com

Subject: query regard your application for registration of Suraj Trade Centre project

Date: Thu, 02 Sep 2021 17:20:26 IST

Cc: rahul.bks1988@gmail.com

Sir

With regard to your application for registration of Suraj Trade Centre project bearing application no. RERAP75201800373-6, you are directed to submit the following document within three days of issuance of this letter failing which the process to reject your application would be initiated

1. A letter from the competent authority, which approved the plan of the project, mentioning the details of the residential and non-residential component of the sanctioned plan. The letter should also mention that what are the structures that have been allowed to be constructed under the non-residential component of the project. This detail is required because the building permit letter issued by the competent authority states that the approved map of for residential project which would be exclusively be used for residential purpose whereas the details of the map mentions non-residential component.

--

Regards**Sd/-****Authorised Signatory**

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

Print

Cancel

Date:14.08.2021

To
The Member
RERA, Patna
Bihar

Ref.: Application ID - RERAP75201800373-6
File No. - 1270/2020

Sub.: Submission of documents

Dear Sir,

With reference to the queries raised by respected member, we do hereby submit documents / clarify the doubts.

- 1) **Development Agreement** - The development agreement was executed before implementation of the Bihar Building Byelaws 2016. So, it is registered for commercial project. Now, PRDA has given the permission to execute the work as residential project, we are submitting the Supplementary Agreement to continue the project as ~~residual~~ residential project.
- 2) **Project Name** - Project Name "SURAJ TRADE CENTRE" is registered with Bihar Anyasan Sramik Kalyan Board, PRDA and other Government organization. Project bank account is also opened with the same name in SBI. So, it is not feasible to change the name of project. There are no guidelines available at RERA bye laws regards name of Project.
- 3) **Land use / Constructed space use** - We have applied for RERA registration maintaining the "**Land Use Classification and Permissible Uses**" guidelines set by PRDA in their Bye Laws 2016 Chapter III for Residential Zone 1, Zone - 2 and Urban Centre Zone. The Map approved by the PRDA clearly states the scope of construction i.e. structure is for Shopping, Office & guest house purpose only. In support of this, we are attaching herewith the PRDA Bye Laws Chapter - 3 Copy, Sanctioned Map Copy and Approval letter for your kind perusal please. In the afore said guidelines, the activities permitted in residential project are as follows:

- (a) Ground floor and First floor could contain Offices / Banks / Post offices / Public Utilities & Services /

For Aura Construction
Rajiv Aggarwal
Partner

Doctors Clinic & Dispensaries / Dharmshala / Guest House. Therefore, we have applied for **office category** for it.

(b) Second Floor and onwards could contain Guest house / Banking & Financial Institutes / Professional Offices / Doctors Clinics & Dispensaries / Health Facility. Therefore, we have applied for **Institutions category** for it.

Sir, we have applied for registration in proper category and the category applied are as per PRDA Guide lines and available drop down list option of Type of Apartment. So, there is no need to change the Type of apartment category.

4) We have already submitted the Correction fees of Rs. 1,000/- through DD No. 510099 Dt. 26.03.2021 of SBI, Dak Bunglow Br. The above fee was paid for correction of project from Commercial to Residential.

Sir, we have always follows the guidelines of PRDA, RERA and other government entities to execute the project. Each and every time queries raise by RERA at different stage is satisfactory complied by us. Thus, we request your good heart to kindly approve the project at earliest.

We will be very grateful for your early approval in the matter.

Thanking you.

With warm regards,

For Aura Construction
Rajiv Agrew
Partner

- Encl.:
1. Supplementary Agreement
 2. Affidavit
 3. Bihar Building Bye Las Chapter III Copy
 4. Approved Map
 5. Approval Letter issued by PRDA

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बिहार BIHAR

SL. No. 7920 Date 12/8/21 Rs. 1000 Sheet. AK 758641

Name श्री वि. अश्वमेध -

Add. सूर्यविवर रोड पटना

Dinesh Kr. Gupta
Stamp Vender, Collectorate Patna
LN.51/87

Kumar Brijnandan Singh
12/08/2021

SUPPLEMENTARY AGREEMENT

This Supplementary Agreement made and entered into at Patna on this 13th day of August, 2021 to the development agreement dated 30.01.2016.

BETWEEN

1. KUMAR BRIJNANDAN SINGH, Son of Late Sachidanand Kishore Prasad Sinha,
2. DR. PUSHKAR ANAND, Son of Sri Kumar Brijnandan Singh, Both residents of behind Shiv Shakti Apartment, Kankarbagh Main Road, P.S. Kankarbagh, Town and District Patna.
3. SRI AMARJEET KUMAR SINGH, Son of Late Achyutanand Singh, resident of behind Sant Vihar Apartment, East Lohanipur,

Signature
13/08/21

Amarjeet Kumar Singh
13/08/21

For Aura Construction
Rajiv Agarwal
13/8/21 Partner

P.S. Kadamkuan, Town and District Patna, State of Bihar, hereinafter referred to as the "LAND OWNERS", (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assignees) of the **FIRST PART.**

AND

M/S AURA CONSTRUCTION, a Partnership firm, constituted under the provisions of Indian Partnership Act, 1932, having its registered office at 307, Ashiana Har Niwas Complex, Duck Bungalow Road, P.S. Kotwali, Town and District Patna, through one of its partners **SRI RAJIV AGARWAL**, Son of Sri Shankar Lal Agarwal, resident of Sunderam Block, Mansarover Garden, Sinha Library Road, P.S. Kotwali, Town and District Patna, hereinafter called and referred to as the "**BUILDER / DEVELOPER**" (which expression shall unless it be repugnant to the context or meaning thereto mean and include its administrators, legal representatives or successor-in-interest) of the **SECOND PART.**

WHEREAS, the property hereby to be developed, fully described in Schedule-I of this Development Agreement, measuring an area of 07 katha 10 dhoors, little more or less, pertaining to part of Cadastral Survey Plot No. 52, part of Municipal Survey Plot No. 1380, Khata No. 166, Tauji No. 519, Ward No. 03, situated in mauza Muharrampur, now Kankarbagh Main Road, P.S. Kankarbagh, Town and District Patna.

WHEREAS, out of 07 katha 10 dhoors of land, 03 katha 15 dhoors land belongs to Land owner No.1 & 2 **KUMAR BRIJNANDAN SINGH & DR. PUSHKAR ANAND** and the remaining 03 katha 15 dhoors land belongs to land owner No.3 **SRI AMARJEET KUMAR SINGH** and the above named the land owners acquired their respective land by virtue of family partition and inheritance.

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Amarjeet Kumar Singh
13/08/21

Human Brijnandan Singh
13/08/2021

13/08/21

For Aura Construction
Rajiv Agarwal
13/8/21 Partner

WHEREAS, the aforesaid land is the ancestral property of the above named land owners. Sri Ramdhani Singh was the common ancestor of the above named land owners. The said Ramdhani Singh died leaving behind his only son Sri Suraj Prasad Singh. After the death of Ramdhani Singh, Sri Suraj Prasad Singh inherited the aforesaid property by the right of survivorship and inheritance.

WHEREAS, the said Suraj Prasad Singh had two sons namely Sri Sachidanand Kishore Prasad Sinha and Sri Achyuta Nand Singh and one daughter Smt. Krishna Devi.

WHEREAS, Sachidanand Kishore Prasad Sinha had one son Kumar Brijnandan Singh and one daughter Smt. Tara Devi, and the said Sri Kumar Brijnandan Singh has one son Dr. Pushkar Anand. Achyuta Nand Singh had one son Sri Amarjeet Kumar Singh and 02 daughters namely Jolly and Lolly.

WHEREAS, during life time of Sri Suraj Prasad Singh his son namely Achyuta Nand Singh filed a title partition suit bearing No. 124 of 1973 in the court of Sub.Judge-1st Patna, in which all the legal heirs of Late Ramdhani Singh were made parties as defendants in the aforesaid suit.

WHEREAS, during pendency of the aforesaid suit, all the parties amicably settled their disputes outside the court and accordingly filed a joint compromise petition in the said suit on 22/02/1974. Subsequently, the learned court accepted the said compromise petition and passed a compromised decree on 26/03/1974 in the light of aforesaid compromise petition and the said compromise petition was made part of the decree.

WHEREAS, as per compromise decree, besides the other properties, 34.5 decimals of land of C.S. Plot No. 52 & M.S. Plot No. 1380 fell into the share of Sachidanand Kishore Prasad Sinha & Kumar Brijnandan Singh. Subsequently, Sachidanand Kishore Prasad Sinha died leaving behind his only son Sri Kumar Brijnandan Singh and Kumar Brijnandan Singh has one son Dr.

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Amarjeet Kumar Singh
13/08/21

Kumar Brijnandan Singh

13/08/2021

Pushkar Anand
13/08/21

For Aura Construction
Rajiv Agrewal
13/8/21
Partner

Pushkar Anand. After the death of Sachidanand Kishore Prasad Sinha, Kumar Brijnandan Singh and his son inherited the aforesaid 34.5 decimals of land of C.S. Plot No. 52 & M.S. Plot No. 1380.

WHEREAS, Similarly, 34.5 decimals of land of C.S. Plot No. 52 & M.S. Plot No. 1380 fell into the share of Achyuta Nand Singh. Later on the said Achyuta Nand Singh died leaving behind his only son Sri Amarjeet Kumar Singh, who after the death of his father inherited the aforesaid property by the right of survivorship and inheritance. Subsequently, Kumar Brijnandan Singh and Amarjeet Kumar Singh got their respective names in government records and accordingly paying ground rent to the State of Bihar through Circle office and accordingly rent receipt is being issued in their respective names for their respective names.

WHEREAS, the above named land Owners are seized and possessed of land or otherwise sufficiently entitled to transfer or enter into an agreement for Development with the developer for construction of one or more multistoried building complex over the Scheduled land.

WHEREAS, the above named Land Owners got interested in getting a multistoried commercial building complex developed and constructed over the Scheduled land on conversion basis and acquire built-up area in shape of shops and offices along with all other facilities and amenities in consideration for the value of their 48% of the land to be conveyed by the Land Owners to the developer. However due to change in Bihar Building Bylaws 2016, Permission for Residential Complex with certain commercial activity permitted by PRDA was given by. Now, the project is of Residential Complex and the Share division is remains same as decided 52% Land Lords & 48% Developer.

WHEREAS, the aforesaid mistake comes into knowledge of the parties just after filling the application for registration of project with the office of the RERA, Bihar. To rectify the aforesaid mistakes, both the

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Amarjeet Kumar Singh
13/08/21

Kumar Brijnandan Singh
15/08/2021

Pushkar Anand
13/08/21

For Aura Construction
Rajiv Aggarwal
13/8/21 Partner

parties entering into this Supplementary agreement to rectify the aforesaid mistake.

WHEREAS, this supplementary agreement will be treated as part of the aforesaid Development Agreement dated 30.01.2016

IN WITNESS WHEREOF, both the parties of this supplementary agreement put their respective signatures on the day month and year first above mentioned in present.

WITNESSES :-

- 1. RAHUL KR. AGARWAL
- S/o - S.K. AGARWAL
- FRAZER ROAD
- PATNA

Kumar Birajendra Singh
 13/08/2021
 Signature of Land Owners

[Signature]
 13/08/21

Amarjeet Kumar Singh
 12/08/21
 For Aura Construction
Rajiv Agrewal
 13/8/21
 Signature of the Developer

SCHEDULE-1
Details of Property Owned by the land owners.

All that piece and parcel of vacant land measuring 07 katha 10 dhoor, little more or less, pertaining to part of Cadastral Survey Plot No. 52, Khata No. 166, Part of Municipal Survey Plot No. 1380, Tauji No. 519, Ward No. 03, situated in mauza Muharrampur, now Kankarbagh Main Road, P.S. Kankarbagh, Town and District Patna. Within the limit of Patna Municipal Corporation, which is bounded and butted as follows :-

BOUNDARY

- North - Kankarbagh Main Road,
- South - Nandan Tower,
- East - Nandan Tower,
- West - Nutan Tower.

advocate
and declare

MATHURA PRASAD
NOTARY (Patna)



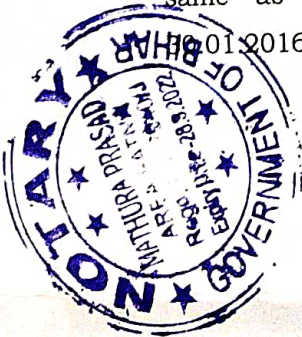
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rajiv Agarwal partner of M/s Aura Construction, promoter of the proposed project (**SURAJ TRADE CENTRE**).

I, Rajiv Agarwal promoter of the proposed project (**SURAJ TRADE CENTRE**) duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title to the land on which the development of the project is proposed.
2. That in the said Development agreement was done for Commercial Project. But, due to approval from PRDA received for Residential project with certain commercial nature activity permitted under Bihar Bye Laws 2016. Thus a Supplementary Agreement executed between Promoter and Land Lord dated 13.08.2021 and Development Agreement is rectified to Residential project from Commercial Project. A legally valid authentication of title of such land with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
3. That the Share distribution in the supplementary agreement remains same as decided in Development Agreement executed dated 01.01.2016. Developers Share 48% and Landlord Share 52%.

No. Date 13/8/21



Identify the deponents signature/L. I. who have affixed in my presence

Advocate
Verification

For Aura Construction
Rajiv Agarwal
Partner
Deponent

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

Verified by me at patna on this 13th day of August 2021.

For Aura Construction
Rajiv Agarwal
Partner
Deponent

IT 0000459503

GOVERNMENT OF BIHAR
e-Court Fee



DATE & TIME : 10-AUG-2021 12:33:41

NAMES OF THE ACC/ REGISTERED USER : SREI INFRASTRUCTURE FINANCE LIMITED

LOCATION : CIVIL COURT PATNA

COURT RECEIPT NO : BRCT1042H2127L638

COURT FEE AMOUNT : ₹ 95
(Rupees Ninety-Five Only)

₹5

BIHAR COURT FEE
BRCT1029852H2107M
10-AUG-2021



BRCT1042H2127L638



of this e-Court fee receipt should be verified at www.bishclstamp.com. Any discrepancy in the available on the website renders it invalid. In case of any discrepancy please inform the Competent authority after verification & locking by the Court Official.

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CHAPTER-III

LAND-USE CLASSIFICATION AND PERMISSIBLE USES

27. Land use zones. - (1) In the master plan, Patna Planning Area has been classified into Residential, Commercial, Industrial, Public/ Semi-public Amenities and Utilities, Open Space, Old city/ Inner city, Urban Centres, Village Settlements, Urban Agriculture, Conservation Zone, Water Bodies, Special Reservations and Transport and Communications zone. These zones are depicted distinctly by different colors and notations on the Master plan. Details of the Land Use Zones has been dealt in para 5.4 of the Report of this Master Plan.

Development of any plot or premises shall necessarily be in conformity with the use Zone in which it is situated or the specific use / occupancy assigned to it in the master plan as per Table 4.

(2) For all non-confirming land use, unless otherwise provided no expansion shall be permitted. At the time of redevelopment or subsequent development plan or scheme, stipulated zoning regulations shall be followed.

or

Except any lawful use of premises existing prior to the date of enforcement of these Regulations, or otherwise provided no structure or land hereinafter shall be used and erected, re-erected or altered unless its use is in conformity with these regulations.

28. Different use of land. - (1) Permission for different uses shall be accorded outright for principal use earmarked in the different zones described in column (2) of table No 4.

Table 4: Uses permitted/prohibited in different Land use zones

Use Zone	Uses Permitted	Uses permissible if allowed by the Authority after special appeal	Uses Prohibited
1	2	3	4
RESIDENTIAL ZONE-1 (R-1), RESIDENTIAL ZONE-2 (R-2) AND URBAN CENTRES ZONE (UC)	All types of residential buildings (Residence plotted (detached, semi-detached and row), Hostels, boarding and lodging houses, Night shelters, Integrated Township.	Burial grounds/ Cremation ground.	All uses not specifically permitted in column (3) and (4)
	Bakeries and confectioneries	Bus depots, railway passenger and freight station.	Bird Sanctuary
	Banks	Colleges on plots above 4000 sq.mts and abutting road of minimum 12.2 meters width.	Botanical garden



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Use Zone	Uses Permitted	Uses permissible if allowed by the Authority after special appeal	Uses Prohibited
1	2	3	4
	Bus stands	Computer software units /IT Enabled Services	Conference centres, Convention/Exhibition Halls or Grounds on plots exceeding 10000 sq.mts, and abutting roads less than 24 mt wide
	Commercial offices	Consulates	Courts of law
	Community centres, clubs, auditoriums Neighborhood level social, cultural and recreational facilities with adequate parking provisions	Godowns /warehousing of non-perishables	District battalion offices, forensic science laboratory
	Convenience shopping	Hospitals and sanatoria not treating contagious diseases or mental patients provided the set back and coverage of plots is such as not to constitute nuisance to the residential areas.	Heavy, large and extensive industries, noxious, obnoxious and hazardous industries
	Customary home occupation/household units	Hotels on plots of above 2000 sq.mts and abutting road of minimum width of 12.2 meters.	Hospitals treating contagious and infectious diseases
	Dharamshalas	Market for Retail Goods	International conference centers
	Doctors' clinics and Dispensaries	Motor vehicle repairing workshops/garages	Outdoor and indoor games stadiums, shooting range
	Electrical distribution station	Municipal, state and central government offices	Obnoxious and hazardous industries
	Electronic printing press	Petrol filling stations on road of 12.2 mt width and above	Reformatory
	Exhibition and art gallery	Places of entertainment, cinema halls, restaurants and Cinema halls on plots above 2000 sq.mts and abutting road of minimum 18.3 meters width.	Sewage treatment plant/disposal work



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Use Zone	Uses Permitted	Uses permissible if allowed by the Authority after special appeal	Uses Prohibited
1	2	3	4
	Fire stations	Places of worship	Sewage treatment plants and disposal sites
	Foreign missions	Poultry Farming and cattle ranch (Non-commercial) provided that a part of such building is not such that 50 ft. away from dwelling or property line.	Slaughter house
	Function halls on plots above 3000 sq.mts and abutting road of minimum 18 mt width	Radio broadcasting and television studios and sound recording and dubbing studios	Solid waste dumping yards
	Games facilities of local nature both indoor and outdoor	Restaurants/eating places	Storage godowns of perishables, hazardous and inflammable goods
	Group housing / Apartment Complexes	Retail shopping centres	Storage of LPG/gas cylinders
	Guest houses	Tourism related services	Water treatment plants, solid waste dumping grounds
	Gymnasium		Workshops for buses
	Health facilities with not more than 20 beds		
	Hostels & Boarding houses		
	Library		
	Neighbourhood recreational use including clubs and other such public recreational facilities with adequate parking facilities		
	Night shelters		
	Nursery, kinder garten		
	Other educational buildings other than professional colleges/institutions		
	Parks/tot-lots		



Use Zone	Uses Permitted	Uses permissible if allowed by the Authority after special appeal	Uses Prohibited
1	2	3	4
	Places of worship, Religious premises Plant nursery and Green Houses Police posts Police stations Post offices Professional offices Public utilities & Services for households (salon, parlours, bakeries, sweet shops, dry cleaning, stationary, tailoring, internet kiosks etc.)House hold industry with not more than 10 employees except service and storage yards Public utilities and buildings except service and storage yards, electrical distribution depots and water pumping stations Research institutes Schools Service uses of a neighbourhood character Showroom for sale & distribution of LPG Social, welfare and cultural institution with adequate parking facilities		
VILLAGE SETTLEMENTS ZONE (VS)	Uses Permitted within village area All types of residential buildings	Uses Permitted outside village area Agro based industry which are non polluting	





सेवा में,

पार्टनर- श्री राजीव अग्रवाल,
औरा कन्स्ट्रक्शन,
पता-मान सरोवर गार्डन, सिन्हा लाईब्रेरी रोड, पटना।

विषय :-
महाशय,

प्लॉन केस सं०-P-/Kankarbagh-PRN-B2+G+4/235/2016 की स्वीकृति के संबंध में।

आपके आवेदन संख्या- P-/Kankarbagh-PRN-B2+G+4/235/2016 के संदर्भ में पार्टनर- श्री राजीव अग्रवाल, औरा कन्स्ट्रक्शन, पता-मान सरोवर गार्डन, सिन्हा लाईब्रेरी रोड, पटना के लिए भवन निर्माण के लिए पटना नगर निगम/बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित..... विकास योजना/आयोजना प्राधिकार/आयोजना स्कीम केम० सर्वे प्लॉट सं०-1380, खाता सं०-166, थाना सं०-137, मौजा-मोहरमपुर पटना के बाबत निम्नलिखित शर्तों/निर्वधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है।

- (क) भूमि/ भवन का उपयोग अनन्य रूप से अवासीय प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोग को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।
- (ख) विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।
- (ग) अनुमोदित योजना में दर्शाया गया 859.42 वर्ग मीटर का पार्किंग स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।
- (घ) प्रस्तावित निर्माण वाली भूमि 34.79 मीटर चौड़ाई के अनुमोदित पहुँच मार्ग के माध्यम से सुगम्य होगी।
- (ङ) प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।
- (च) सड़क को मानक चौड़ाई तक और चौड़ी करने के लिए आवेदक, विभिन्न विकास योजना/आयोजना प्राधिकारों/या बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित किसी योजना स्कीम के अधीन आच्छादित सुसंगत आयोजना प्राधिकार/ग्राम पंचायत क्षेत्रों के अधीनस्थ पटना नगर निगमों को शून्य वर्ग मीटर चौड़ी भूमि की पट्टी मुफ्त उपहार के रूप में देगा।
- (छ) भवन उपविधि के कंडिका-09 के तहत नक्शा निर्गत करने में विलम्ब की पूरी जिम्मेवारी आवेदक/आर्किटेक्ट/ बिल्डर की होगी।
Permission granted under section-9 of building bye laws shall remain valid up to three years from the date such a permission is granted.
- (ज) इस उपबन्ध के अधीन दी गयी अनुमति को उस भूखण्ड, जिसके लिए योजना अनुमोदित की गयी हो, के अधिकार, हक, हित की बाबत साक्ष्य नहीं मानी जाएगी।
- (झ) योजना के अनुमोदन के पश्चात् भू-अभिलेख के कारण या अधिकार/हक/हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जाएगी।
- (ञ) भू-स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों/कागजात के सत्यता की जिम्मेवारी आवेदक की है। भविष्य में इसमें किसी प्रकार की त्रुटि/ हेर-फेर/कपटपूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किये जाने के साथ आवेदक के विरुद्ध विधि सामान्य कार्रवाई की जायेगी।

- (ट) भवन का निर्माण स्वीकृत नक्शे के अनुरूप ही किये जायें, भविष्य में किसी भी प्रकार के अनियमितता/विचलन पाये जाने की स्थिति में सम्पूर्ण जबाबदेही आवेदक की होगी एवं विधि सम्मत कार्रवाई के पात्र होंगे।
- (ठ) Environmental Protection Act. के तहत बहुमंजिले भवन के निर्माण के दौरान ढक कर निर्माण किया जाना अनिवार्य होगा।
- (ड) ठोस अपशिष्ट प्रबंधन नियम (Solid Waste Management Rules) 2016 का अनुपालन किया जाय।
- (ढ) ग्रीन-एरिया का प्रावधान बिहार भवन उप-विधि, 2014 के कंडिका-32 के अनुरूप निर्माण परिसर में किया जाना अनिवार्य होगा।
- (ण) निर्माण लागत की कुल प्राक्कलित राशि को प्रत्येक वार्षिक किस्तों में प्रत्येक वर्ष अग्रिम रूप से उपकर (Cess) की राशि बिहार भवन एवं अन्य सन्निमार्ण कर्मकार कल्याण बोर्ड में जमा कर दिया जाय।
- (त) लेबर सेस की राशि के संबंध में कार्यालय उप श्रमायुक्त पटना प्रमण्डल (नियोजन भवन) के ज्ञापांक सं०-1390, दिनांक-16.05.2019 में प्रत्येक वार्षिक किस्तों की दर 1,65,190/- (एक लाख पैसठ हजार एक सौ नब्बे) रुपये निर्धारित की गई है जिसे भुगतान करने की जवाबदेही आवेदक की होगी।
उप श्रमायुक्त के ज्ञापांक-1390, दिनांक-16.05.2019 में उल्लेखित शर्त एवं नियमों को आवेदक द्वारा पालन नहीं किया जाता है, तो ऐसी स्थिति में भवन उपविधि-2014 के सुसंगत धाराओं के आलोक में कार्रवाई की जायेगी।

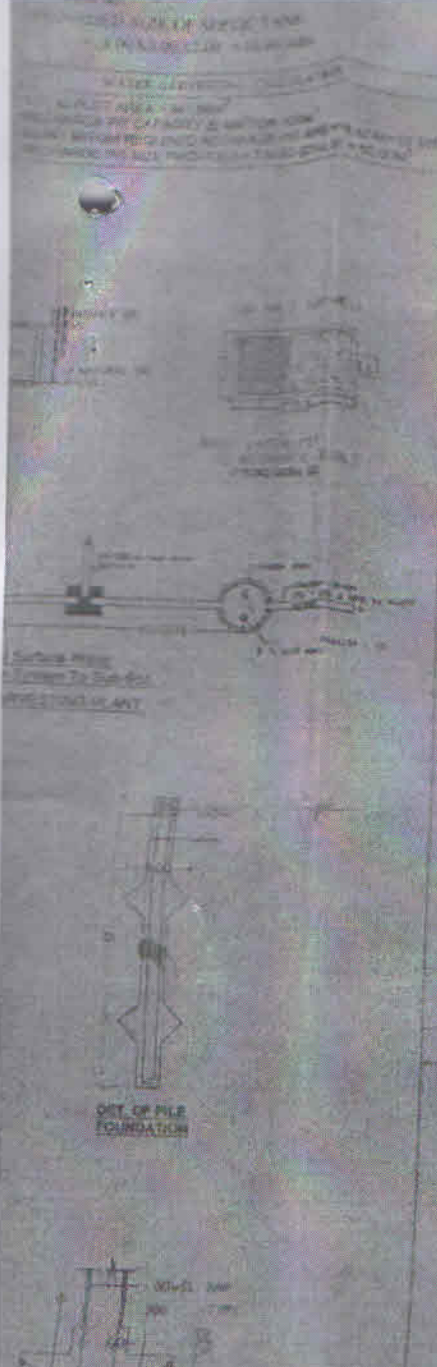
विश्वासभाजन,

निदेशक,

शहरी योजना,

पटना नगर निगम, पटना।





NO.	WIDTH	HEIGHT	NO. OF DOORS	NO. OF WINDOWS	REMARKS
1	2.10	2.10	1	1	DOOR TO ROOM
2	2.10	2.10	1	1	DOOR TO ROOM
3	2.10	2.10	1	1	DOOR TO ROOM
4	2.10	2.10	1	1	DOOR TO ROOM
5	2.10	2.10	1	1	DOOR TO ROOM
6	2.10	2.10	1	1	DOOR TO ROOM
7	2.10	2.10	1	1	DOOR TO ROOM
8	2.10	2.10	1	1	DOOR TO ROOM
9	2.10	2.10	1	1	DOOR TO ROOM
10	2.10	2.10	1	1	DOOR TO ROOM

WATER TANK CALCULATION

FOR SHOPPING OFFICE & GUEST HOUSE AREA
 TOTAL FLOOR AREA = 2320.80 SQM
 TOTAL CARPET AREA = 2320.80 - 1160.40 SQM
 ASSUME 10 SQM CARPET AREA = 1 PERSON
 HENCE 1160.40 SQM CARPET AREA = 116 PERSON
 ASSUME 80 LTR WATER CONSUMPTION PER PERSON
 TOTAL WATER REQUIRED = 80 X 116
 = 9280 LTR = 9.28000 M³
 TOTAL WATER REQUIRED = 9.28000 M³
 TOTAL SIZE OF WATER TANK PROVIDED
 = 3.50 X 6.00 X 2.618 M

PROJECT:
 PATHA MUNICIPAL CORPORATION
 100, LUNAR BODHIMBARIN STREET, LATE RAIL STATION
 CROSSING PO CROSS AT JAVING KEDONEL OF TART LUNANPUR
 2, 2ND FLOOR, PATHA, JAVING KHATA, NAKH, THANA NOKH
 NAKH, MONTA RAMPUR, DISTRICT NO. 280, ROAD NO. 10
 BANARHATI, MASHBORD, NEAR KEN CIV. STOR, PATHA

DEVELOPER: RA CONSTRUCTION

For Auto Construction
 Partner

Signature of Architect
 ER SURESH PRASAD
 STRUCTURAL ENGINEER
 No. 11/22 RA CONSTRUCTION

SIGNATURE OF OWNER: _____ SIGNATURE OF CIVIL ENG: _____

PATHA MUNICIPAL CORPORATION
 PRN-2019/19/235 of 16

Sanction of Plan Accorded under Section 31-A,
 315, 316 & 317 of the Bihar Municipal Act 2007
 by the Municipal Commissioner, Patna on
 18/01/19

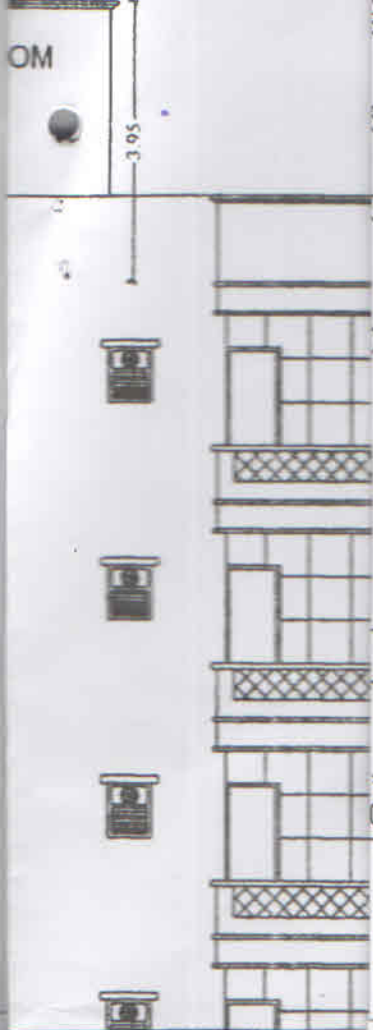
ACTION OF PLAN ACCORDED
 15/5/2020

SECURITY GUARD SERVICE & SERVICES PVT. LTD.
 SECURITY GUARD SERVICE
 As an Agent of Security Solutions
 100, Sector 14, Gurgaon, Haryana
 122001, India
 Tel: 01294-200000
 Fax: 01294-200001
 Email: info@sgsindia.com

Handwritten notes and signatures in the top right corner.

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SPECIFICATION



EA
SQM.
PERSON
85

- (1) FOUNDATION - R.C.C. PILE FOUNDATION
- (2) SUPER STRUCTURE - 1st CLASS BRICK WORK IN CEMENT MORTAR 1:6
- (3) FLOORING - 025 TH THICK P.S FLOORING OVER 15 DRY RAMMED KHOA OVER ONE LAYER BRICK FLAT SOLING OVER LOCAL SAND FILLING
- (4) R.C.C. WORK - SLAB, LINTEL, STAIR, BEAM & CHAJJA IN 1:1-1/2:3 WITH PROPER REIN FOR CEMENT
- (5) TERRACING - 10TH AVERAGE LIME TERRACING OVER 10 TH R.C.C. ROOF SLAB
- (6) PLASTER - 012 TH CEMENT PLASTER ON BOTH SIDE WALL & 006 CEMENT PLASTER ON CEILING
- (7) DRAIN - 13 CM WIDE & 30 CM DEEP PUCCA DRAIN ROUND IN THE BUILDING.
- (8) COLOUR - AS PER CHOICE.

SCHEDULE OF DOORS & WINDOWS

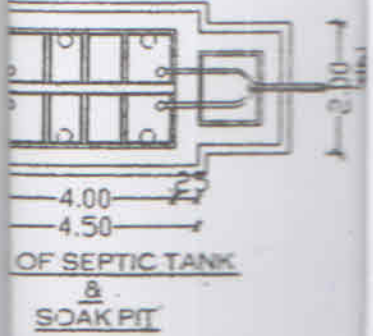
TYPE	WIDTH	HEIGHT	SILL LEV	LIN. LEV	REMARK
D	1.07	2.13	0.00	2.13	FULLY PANILLE DOORS
D1	0.91	2.13	0.00	2.13	DO
W I N D O W S					
W	0.61	0.76	1.37	2.13	FULLY GLAZED WINDOW

WATER TANK CALCULATION.

FOR SHOPPING, OFFICE & GUEST HOUSE AREA
 TOTAL BUILT UP AREA=2326.68 SQM.
 TOTAL CARPET AREA = 2326.68/2 = 1163.34SQM.
 ASSUME 10 sqm CARPET AREA= 1 PERSON
 HENCE 1163.34 sqm. CARPET AREA = 116 PERSON
 ASSUME 50 LTR WATER CONSUMPTION/PERSON/DAY

=56.52M³
OM³

PARKING



PATNA MUNICIPAL CORPORATION

PATNA MUNICIPAL CORPORATION (DISSOLVED)
 Case No. PRN-B2/674/235.20/16

Sanction of Plan Accorded under Section 314, 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....

18/01/19
• SANCTION OF PLAN ACCORDED

13.03.2020

12/05/2020

24/5/2020

पटनरी नगरपालिका
 पटनरी नगरपालिका, पटनरी

02/02

(59)

Provisional Fire Clearance (Under 15Mtr. Height)

Letter No. 2924.

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. Mukesh Kumar Singh,
Architect,
Coa Regd. No.-CA 2010/48568,
Emp. No.- AR 43/15,
Patna Municipal Corporation.

Patna Dt. 16.07.2016.

Sub :-

The views regarding proposed fully commercial building of below 15 mtr. in height to be constructed at Mauza- Moharrampur, Kankarbagh Main Road, Dist- Patna.

Sir.

Please refer to your letter no.- nil dt. - 01.07/2016 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-2235.62 Sqmtr.) fully commercial building, shall be constructed on more than 90 feet wide road belongs to Sri Amarjeet Singh, S O- Late Achyutanand Singh & others, on having Plot no.-57/1380, Khata no.-166, Ward no.- 3, Thana no.-137 at Mauza -Moharrampur, Kankarbagh Main Road, 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 conform 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) 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 with landing valve and hose reel at each floor incorporated with suitable pump, ISI marked Fire extinguishers as per I.S 2190/1992 & 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.
 - viii) 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.
 - 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.

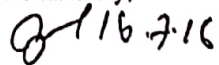
This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety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


(Upendra Prasad Singh)

राज्य अग्निशामक परामर्शकारी-सह-निदेशक,
बिहार राज्य अग्निशामक सेवा,
बिहार, पटना

25°36'9.47" N, 85°8'39.76" E



Check Approximate Top Elevation

Coordinates in WGS84 Datum:

Latitude

DD	MM	SS
25	36	10.80

Longitude

DD	MM	SS
85	8	45.60

Site Elevation AMSL

NOCAS

Approximate Permissible Top Elevation: 134.05 mtr

