9430890644 (O)
9006292808 (O)

श्री Hari Developers

बिहार गजट, 7 सितम्बर 2022

Ref. No. Date .....

FORM-7
[REGULATION-9]

Quarterly Progress Report for ending Sep of 2022

I. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP15942-1/922/R737/2019**	Name of Project/Phase of Registered Project	**Devalayam Aparment**
Name of Promoter	**Sri Hari Developers**	Project Address	**Gandhi Nagar, Phase-1 Near Patliputra Station, Patna-1**
Name of Co-promoter	**N/A**		
Project Registration is valid up to	**10/03/2023**		
Starting date of Project or Phase of the Project	**20/08/2019**		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	**Residential**	
Period of validity of map by the Competent Authority	**3 YEARS 7 Months**		

For SRI HARI DEVELOPERS DEVALAYAM

Partner

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments – 01
01	1. 1 BHK-0				
	2. 2 BHK, - 6 3. 3 BHK - 18 4. Shop – 5. Bungalow-0 6. Plot etc. –0 7. Office-		661, 834 918,900,841, 849,903,924, 906,896.		1. Booked/ Allotted- 7 2. Sold- 0

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted-7 2. Sold-0	
01	24		

IV. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as AnnexureNo.
1.	NOC for Environment	N/A	N/A	N/A	N/A
2.	Fire N.O.C.	YES			Attached
3.	Water Supply Permission	N/A	N/A	N/A	N/A

For SRI HARI DEVELOPERS NALAYAM

Partner

4.	NOC from Airport Authority of India	N/A	N/A	N/A	N/A
5.	Other Approval(s), if any, required for the Project.	Patna Municipal Corporation, Patna ,Bihar			Attached

V. Construction Progress of the Project

1. Plan Case No.**P/Digha-PNR-G+3/307/2018** (To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done(As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basements (if any)	N/A
3.	Podiums (if any)	N/A
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	95%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%

For SRI HARI DEVELOPERS DEVALAYAM

Partner

11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical	100%
	Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	100%

VI. Amenities and Common Area and External Infrastructure Development Works)

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	100%	
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	
4.	Storm Water Drains	YES	100%	
5.	Landscaping & Tree Planting	YES	100%	

For SRI HARI DEVELOPERS DEVALAYAM

Partner

6.	Street Lighting	YES	100%	
7.	Community Buildings	N/A	00%	
8.	Treatment and Disposal of Sewage and Sullage Water	N/A	00%	
9.	Solid Waste Management & Disposal	YES	100%	
10.	Water Conservation / Rain Water Harvesting	YES	100%	
11.	Energy Management	N/A	00%	
12.	Fire Protection and Fire Safety Requirements	YES	100%	
13.	Closed Parking	YES	100%	
14.	Open Parking	N/A	00%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	100%	
16.	Others (Option to Add More)	NO	00%	

VI A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	**PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)**	**Details**
1.	Internal Roads and foot paths	YES	100%	

For SRI HARI DEVELOPERS DEVALAYAM

Partner

2.	Water Supply		100%	
3.	Sewerage Chambers Septic Tank		100%	
4	Drains		100%	
5.	Parks, Land Scaping and Tree Planting		100%	
6.	Street Lighting		100%	
7.	Disposal of sewage & sullage water		100%	
8.	Water conservation/Rain Water Harvesting		100%	
9.	Energy Management		N/A	

VII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	Attached
	3.	Side Elevation	Attached
(B)		Photograph of each floor	Attached

VIII. Financial Progress of the Project

S. No.(1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.-**4112749314**	**Rs, 10,01,000/-**
2.	Estimated Cost of the Project including land cost at the start of the Project	**Rs. 6,58,39,297/-**
3.	Amount received during the Quarter	**Rs. 20,90,992/-**
4.	Actual Cost Incurred during the Quarter	**Rs. 33,40,000/-**
5.	Net amount at end of the Quarter	**Rs. 2000.00/-**
6.	Total expenditure on Project **till date**	**Rs. 2,25,56,000/-**
7.	Cumulative fund collected till the end of Quarter in question	**Rs.1,39,85000/-**
8.	Cumulative expenditure done till the end of Quarter in question	**Rs.2,25,56000/-**

For SRI HARI DEVELOPERS DEVALAYAM

Partner

IX.	**Details of Mortgage or Charge if any created**	
X.	**MISCELLANEOUS**	
A	List of Legal Cases (if any)	
1.	Case No.	N/A
2.	Name of Parties	N/A
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	7
XI.	**PERCENTAGE OF WORK ALONG WITH MILESTONE CHART**	
	Weather the project in progress is as per time schedule or lagging behind?	

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealedhere from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as wellas for whatever other legal purposes this undertaking may serve.

Signature of Promoter
For SRI HARI DEVELOPERS DEVALAYAN

Partner

Name: MANISH KUMAR

Date:17/03/2023

Er. Shailesh Ranjan
B.Sc. (Engg.) Civil, M.I.E.
Empanelment No. – ER/19/16
PATNA NAGAR NIGAM

Address :
Boring Canal Road
Near Devisthan, Anandpuri
Patna – 800001
Mob. No.- 9031820559

Ref. E.S.R./(N.O.C)/020/PN2/2018 Date 02-04-2018

To,

The State Fire officer

Bihar, Patna.

Subject : Regarding suggestion of Fire Precautionary measures for the proposed commercial cum residential building .

Dear Sir,

I Sri Manish Kumar S/o Sri Raj Kumar Singh, would like to draw your kind attention for the subject as stated above, I require your suggestion of Fire Precautionary measures of the PROPOSED RESIDENTIAL BUILDING FOR to be (G+3) constructed on Plot No.- 2517, Thana no.- 01, Mauza – Makdumpur, Khata No.- 1321/1361, Tauzi No.- 5240 Dist., Patna .

Thanking you,

Shailesh Ranjan

ER. SHAILESH RANJAN 02/04/2018
B.Sc. (Engg.) M.I.E.
Empanelment No.-ER/19/16
P.M.C., P.M.A.A., PATNA

Received here by.

06 APR 2018

Provisional Fire Clearance (Under 15Mtr. Height)

Letter No.....1613.../
OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR , BIHAR , PATNA

From,

Rattanmani Sanjeev,
State Fire Officer,
Bihar, Patna.

To,

Er. Shailesh Ranjan,
Emp. No. – ER/19/16,
Boring Canal Road,
Near Devi Asthan, Anandpuri, Patna-1.

Patna Dt. 12.06.2018

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

Sir,

Please refer to your letter no.- E.S.R.-F (N.O.C.)/020/PNT/2018 dt. 02/04/2018 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 G+3 (Total B/U area-2291.81 Sqmtr.), fully residential building, shall be constructed on 20 feet wide road belongs to Sri Manish Kumar, S/O- Sri Raj Kumar Singh, on having Plot no.- 2517, Khata no.-1321/1361, Tauzi no.-5240, Thana no.-01 at Mauza – Makdumpur, 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 m ^{2} shall be suitably compartmented by separation walls of to ceiling level having at least two hours Fire resisting capacity.
c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

a) The open space surrounding the building shall conform the relevant building rules.
b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) **Stair Case :-**

a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
e) In case of two staircase, one must be on outer wall.
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 active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 450 LPM pump at Terrace level, ISI marked Fire extinguishers as per relevant specification & I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.

vi) That an underground water static tank of not less than 20,000 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.

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

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

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

x) That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.

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

xii) 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.

xiii) 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).

xiv) 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.

xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

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,

11/6/17

DIG (R) & FS

(Rattanmani Sanjeev)

पटना नगर निगम
پٹنہ میونسپل کارپوریشن
PATNA MUNICIPAL CORPORATION

(1)

Letter No. /पत्रांक: 2071

Date /दिनांक: 01-02-2019

सेवा में,

1. श्री मनीष कुमार,
पिता-श्री राज कुमार सिंह,
पता-A/162,पी0सी0कॉलोनी,
कंकड़बाग,पटना,बिहार।

2. अभियंता, श्री शैलेश रंजन, निबंधन सं0-ER/19/16
पटना नगर निगम।

विषय :- प्लॉन केस सं0- P/Digha-PRN-G+3/307/2018 के निबंधित वास्तुविद/ अभियंता के द्वारा अतिरिक्त भू-पट्टी हेतु 46.29 वर्ग मीटर भू-पट्टी छोड़कर स्वीकृत नक्शे के अनुसार निर्माण कराने के संबंध में।

महाशय,

उपर्युक्त प्रासंगिक विषयक के अनुपालन में सूचित करना है कि भू-स्वामी/ भवन निर्माणकर्त्ता के द्वारा Construction के दौरान (सड़क चौड़ीकरण/ अतिरिक्त भू-पट्टी हेतु 46.29 वर्ग मीटर) भू-पट्टी छोड़ कर ही निर्माण करेंगे एवं इस आशय की लिखित सूचना विभाग को देंगे, साथ ही कार्य प्रारंभ करने की सूचना भवन उपविधि 2014 के Form-X (Form of Notice for Commencement of Work) BYE LAWS No.- 8 (6) (F), 10 के अनुरूप समर्पित की जाय ।

अतः निबंधित वास्तुविद/ अभियंता ये सुनिश्चित करेंगे कि Construction के दौरान अतिरिक्त भू-पट्टी हेतु 46.29 वर्ग मीटर भू-पट्टी छोड़कर ही निर्माण किया जा रहा है। भवन उपविधि के अनुसार Form-V में दिये गये प्रावधानों को लागू करना सुनिश्चित करेंगे तथा भवन उपविधि-14 एवं महायोजना 2031 के उल्लंघन में आवेदक तथा निबंधित वास्तुविद/अभियंता किसी भी प्रशासनिक कार्रवाई के पात्र होंगे एवं भवन उपविधि 2014 के कंडिका 13(2) के अनुसार आवधिक प्रतिवेदन लिखित तौर पर प्रपत्र-XI में जमा करना संबंधित वास्तुविद/ अभियंता के द्वारा आवश्यक होगा। साथ ही निर्माण के समय अधोहस्ताक्षरी तथा संबंधित प्रारूपक/ कनीय अभियंता से समय-समय पर समन्वय स्थापित कर स्थल दिखाना आवेदक तथा वास्तुविद/ अभियंता की जिम्मेवारी होगी। किसी भी प्रकार की भवन उपविधि में लापरवाही/ उल्लंघन के लिये आवेदक एवं निबंधित वास्तुविद/ अभियंता जिम्मेवार होंगे और विधि सम्मत प्रशासनिक कार्रवाई के पात्र होंगे।

कृपया इसे अति महत्वपूर्ण समझा जाय।

विश्वासभाजन,

Gulshan 01/02/19

उप निदेशक, शहरी योजना,
पटना नगर निगम, पटना।

For GRI Real Developers Partners