www.haywoodrealestates.com
haywoodrealestates@gmail.com
310, 3rd Floor, Capitol Tower,
B Block, Fraser Road, Patna,
Bihar, India 800001
08178626901

HAYWOOD REAL ESTATE PVT. LTD

CIN - U70109BR2020PTC046377

To
The Authority
Real Estate Regulatory Authority, Bihar
4th / 6th Floor, Bihar State Building Construction Corporation Limited Complex
Shastri Nagar, Patna – 800023

Subject:- APPLICATION FOR UPDATES OF NUMBER OF SHOP & FLAT ACCORDING TO APPROVED MAP ON RERA PORTAL OF THE PROJECT "Haywood Heights."

Sir,

I hereby apply for the updation of number of flats & number of shops according to approved map from competent authority **Bodhgaya Planning Area authority ,Bodhgaya vide Plan Case No-15 / 22-23** of the following Project **Haywood Heights** registered with the RERA Authority Bihar as a residential project vide Project Registration Certificate bearing No. **BRERAP20513-1/45/1341/R-1373/2022** which will expires **on 01/10/2026** But this project is mixed Development project (Residential + commercial) kindly update on RERA Portal as mixed development project on rera portal. I would also like to inform you that according this approved map the Total number of Flats in Block-A is 56 (fifty six) and shops is 58 (fifty eight) and total number of Flats in Block-B is 74 (seventy four) and shops is also 74 (seventy four).

So kindly I request to you that please update this information and approved Map on RERA website asap for the same.

I. Updation fee through online payment having UTR NO- 798743226682 & 265154204133 from phone pay (give the details of online payment) dated:24.04.2025 for RS. 2000 (Two Thousand) in favour of REAL ESTATE REGULATORY AUTHORITY, BIHAR payable at Patna.
II. Authenticated copy of Approved plan from competent authority of the Project **Haywood Heights.**
III. The Authenticated copy of the Project Registration Certificate.

Yours Faithfully
HAYWOOD REAL ESTATE PVT. LTD.
DIRECTOR

PLACE: - PATNA

Signature and Seal of the Applicant

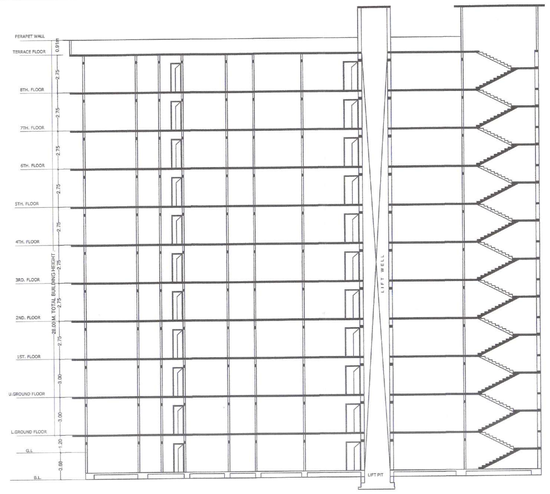
HAYWOOD
REAL ESTATE PVT. LTD
FORWARDEVER



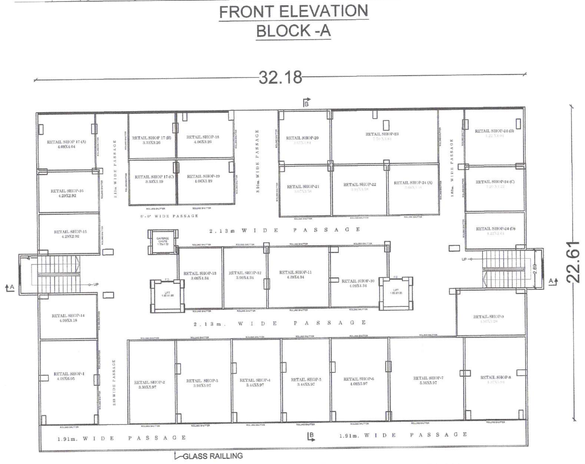
FRONT ELEVATION
BLOCK -A



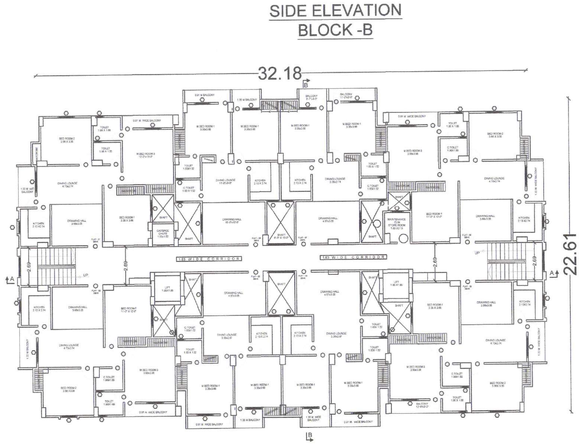
SIDE ELEVATION
BLOCK -B



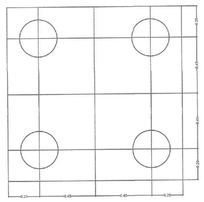
SECTION-AA
BLOCK -B



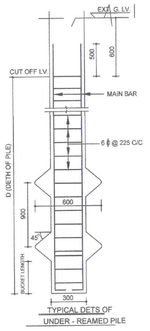
"A" BLOCK" UPPER GROUND FLOOR SHOP PLAN



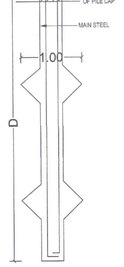
1ST to 7th TYPICAL FLOOR PLAN



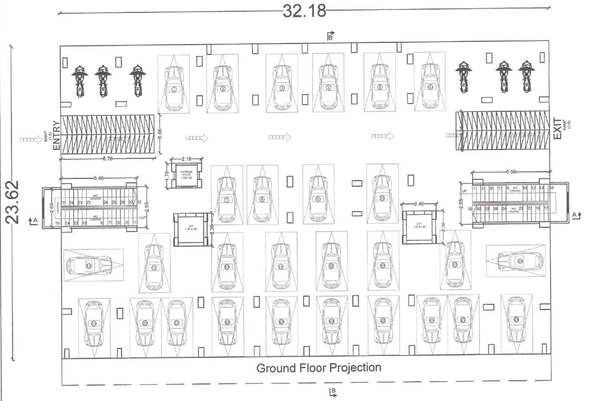
DETAILS OF PILE FOUNDATION



TYPICAL DETS OF
UNDER - REAMED PILE



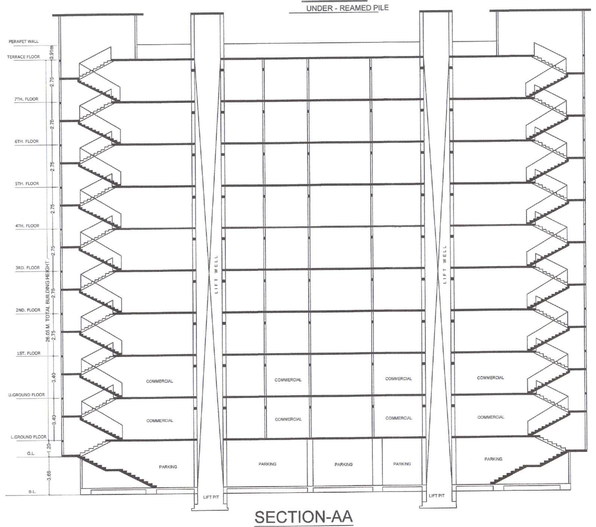
DET. OF PILE
FOUNDATION



"A" BLOCK" BASEMENT HYDRAULIC PARKING PLAN



"A" BLOCK" GROUND FLOOR SHOP PLAN



SECTION-AA
BLOCK -A

SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D	1.22	2.13	0.0	2.13	SINGLE LEAF DOOR
D1	0.91	2.13	0.0	2.13	SINGLE LEAF DOOR
W	3.71	2.24	0.15	2.39	GLAZED WINDOW
W1	3.03	1.49	0.91	2.39	GLAZED WINDOW
W2	2.13	1.83	0.76	2.59	GLAZED WINDOW
W3	1.83	1.83	0.76	2.59	GLAZED WINDOW
W4	0.61	0.61	1.82	2.13	GLAZED WINDOW
R/S	6.32	2.39	0.00	2.39	SHUTTER
R/S1	3.16	2.39	0.00	2.39	SHUTTER
R/S2	2.82	2.39	0.00	2.39	SHUTTER
V	3.05	0.20	2.31	2.41	VENTILATOR

PLOT DETAIL:-

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING FOR
HAYWOOD REAL ESTATE PVT.LTD.
PROJECT NAME.-HAYWOOD HEIGHTS
DIRECTOR NAME.-MD.ZESHAN HASSAN
MAUZA - TURIKHURD , PS -BODHGAYA
THANA NO.-423 , PLOT NO- 529
KHATA NO - 34 , DIST -GAYA.

SHEET NO.	SCALE.	NORTH.
GMC -01/03	1 : 100 1 : 200	N

HAYWOOD REALESTATE PVT. LTD.
DIRECTOR

SIGNATURE OF BUILDER / DEVELOPER

Bradeep Kumar
UC/NO 0155/1STR/1004D
ER. PRADEEP KUMAR
STRUCTURE ENGINEER
ENR No.-BR/08/2023/8599
UDHD PATNA (BIHAR)

SIGNATURE OF STR. ENGINEER.

Gayan Mathur
A/R/5652/22
REGISTERED ARCHITECT
COA Regn. No.-CA/2017/74998

SIGNATURE OF ARCHITECT.

बोधगया आयोजना क्षेत्र प्राधिकार, बोधगया
का मुताबदमा नं० 15/22-23
बिहार नगरपालिका अधिनियम 2007 के
धारा 314 के अन्तर्गत स्वीकृत किया गया
नक्शा स्वीकृति की तारीख से पाँच वर्ष रहेगी।
30/01/23
मुख्य कार्यपालक पदाधिकारी
बोधगया आयोजना क्षेत्र प्राधिकार, बोधगया

बोधगया आयोजना क्षेत्र प्राधिकार

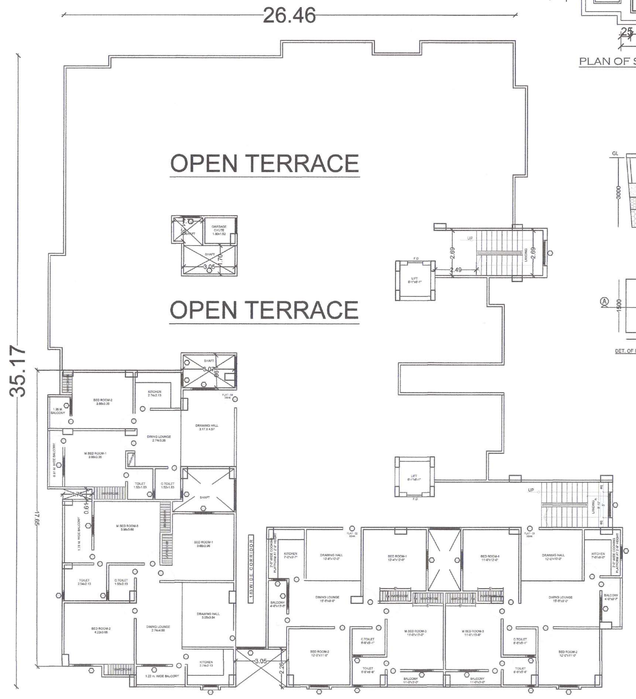
विशाल
बोधगया आयोजना क्षेत्र प्राधिकार

APPROVED BY

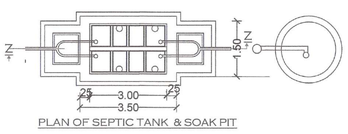
रूप चतुर्वेदी
उप प्रतिनियुक्त
बोधगया आयोजना क्षेत्र प्राधिकार।



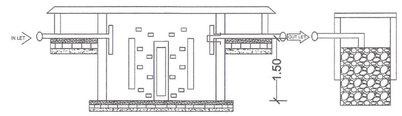
"B" BLOCK" 1st to 7th TYPICAL FLOOR PLAN



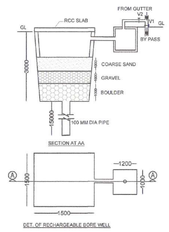
"B" BLOCK" 8th FLOOR PLAN

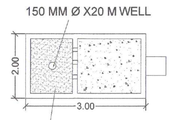


PLAN OF SEPTIC TANK & SOAK PIT

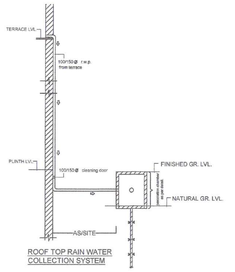


SECTION Z - Z

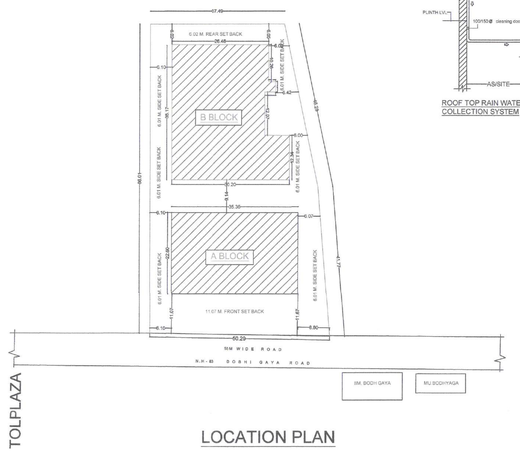




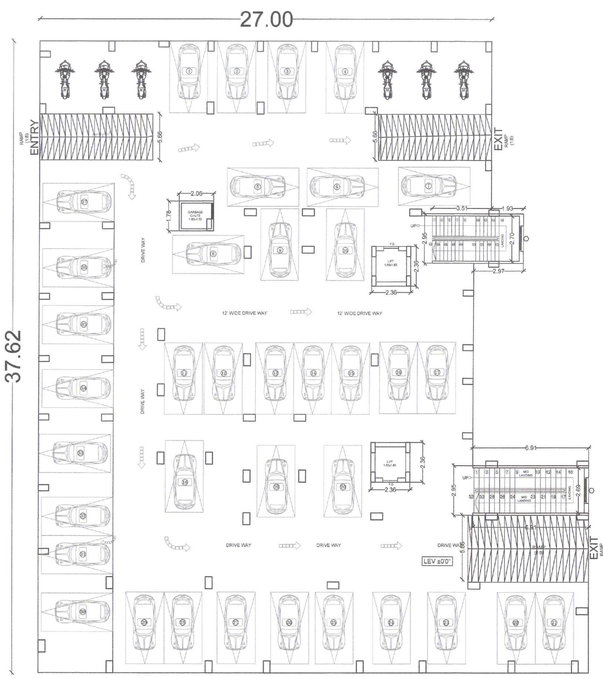
RAIN WATER PIT
TO RECHARGE TUBLE
3.00X2.00X3.00



ROOF TOP RAIN WATER
COLLECTION SYSTEM



LOCATION PLAN



"B" BLOCK" BASEMENT HYDRAULIC PARKING PLAN



"B" BLOCK" GROUND FLOOR SHOP PLAN



"B" BLOCK" UPPER GROUND FLOOR SHOP PLAN

FIRE LEGEND :-

01.HYDRANT OUT LET VALVE WET---------- W
02.HOSE REEL----------
03.SEMAC CONNECTED FOR FIRE BRIGADECONNECTED TO WET RISER---------- SCDC
04.ELECTRICALLY INSULATED METAL STRIP ---
05.UNDER GROUND TANK OF 25,000 LTRS-------- 25,000 LTRS
06.O.H.W.TANK FOR FIRE FIGHTING ----------10,000 LTRS
07.INDICATOR PANEL ---------- A A
08.FIRE ALARM CALL POINT ----------
09.AUDIABLE ALARM CALL POINT ----------
10.LOUDSPEAKER OUTLET ----------
11.CO2 FIRE EXTINGUISHER ---------- CO2/DCP
12.FIRE RESISTANT DOOR ---------- F.D
13.AUTOMATIC SMOKE DETECTOR ---------- A S A
14.AUTOMATIC SPRINKLER INSTALATION---------- S

SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D	1.22	2.13	0.0	2.13	SINGLE LEAF DOOR
D1	0.91	2.13	0.0	2.13	SINGLE LEAF DOOR
W	3.71	2.24	0.15	2.39	GLAZED WINDOW
W1	3.05	1.48	0.91	2.39	GLAZED WINDOW
W2	2.13	1.63	0.76	2.39	GLAZED WINDOW
W3	1.83	1.63	0.76	2.39	GLAZED WINDOW
W4	0.61	0.61	1.52	2.13	GLAZED WINDOW
RS	6.32	2.39	0.00	2.39	SHUTTER
RS1	3.16	2.39	0.00	2.39	SHUTTER
RS2	2.92	2.39	0.00	2.39	SHUTTER
V	3.05	0.20	2.21	2.41	VENTILATOR

PLOT DETAIL:-

PROPOSED RESIDENTIAL CUM COMMERCIAL
BUILDING FOR
HAYWOOD REAL ESTATE PVT.LTD.
PROJECT NAME.-HAYWOOD HEIGHTS
DIRECTOR NAME.-MD.ZESHAN HASSAN
MAUZA - TURIKHURD
PS -BODHGAYA
THANA NO.-423 ,PLOT NO- 529
KHATA NO - 34 , DIST -GAYA.

BOUNDRY:-

SHEET NO.	SCALE.	NORTH.
GMC -02/03	1 : 100 1 : 200	N

HAYWOOD REALESTATE PVT.LTD.
DIRECTOR

SIGNATURE OF BUILDER / DEVELOPER

Pradeep Kumar
Lic no 0155/STR/1/MD
ER. PRADEEP KUMAR
STRUCTURE ENGINEER
Enrl. No. BR/GN/ASE/2019
UDHO PATAK (BIHAR)

SIGNATURE OF ARCHITECT.

Zeeshan
ZH 1305 1202
ZH MOHAMMAD FAROOQ HASSAN
REGISTERED ARCHITECT
COA Reg. No-CA/2019/161695

SIGNATURE OF STR. ENGINEER.

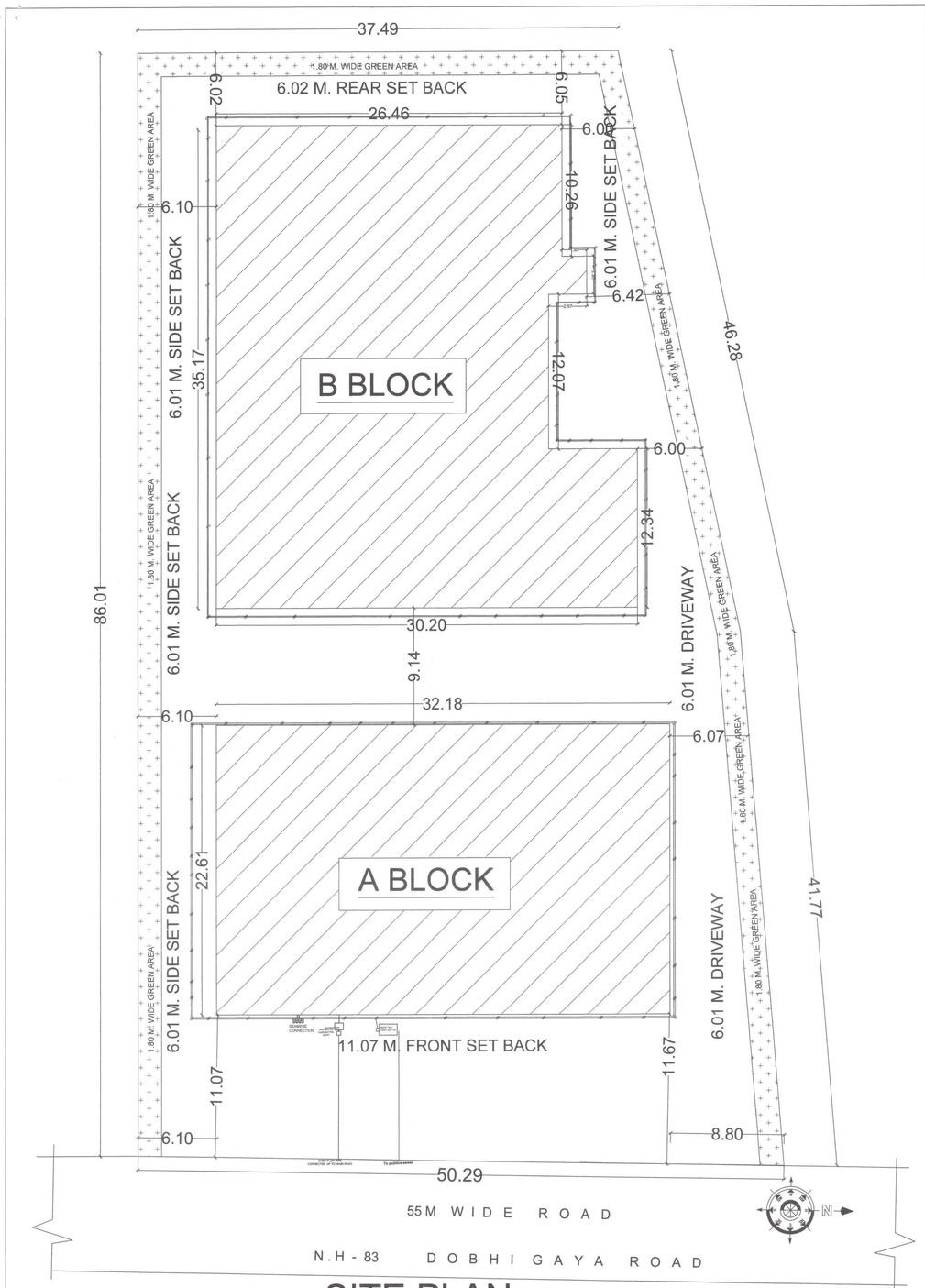
बोधगया आयोजना क्षेत्र प्राधिकार, बोधगया
उक्त मानचित्र पत्रांक ... 15/22-23
दिनांक मानचित्रांकित अधिनियम 2007 के
धारा 31 के अन्तर्गत स्वीकृत किया गया
नक्शा स्वीकृति की अवधि पाँच वर्ष होगी।

बोधगया आयोजना क्षेत्र प्राधिकार

मुख्य कार्यपालिका पदाधिकारी
बोधगया आयोजना क्षेत्र प्राधिकार, बोधगया

Lav Chaturvedi
लव चतुर्वेदी
B.E.S अभियंता
पद प्रतिनियुक्त
बोधगया आयोजना क्षेत्र प्राधिकार।

APPROVED BY



SITE PLAN

AREA CALCULATION:-

TOTAL PLOT AREA (as per deed) = 3787.38sqm
TOTAL PLOT AREA (as per site) = 3785.23 sqm
BLOCK-A

BASEMENT. FLOOR B/U AREA	= 46.66 sq.m
L.GROUND. FLOOR B/U AREA	= 727.61 sq.m
U.GROUND FLOOR B/U AREA	= 727.61 sq.m
1ST. FLOOR B/U AREA	= 727.61 sq.m.
2ND. FLOOR B/U AREA	= 727.61 sq.m.
3RD. FLOOR B/U AREA	= 727.61 sq.m.
4TH. FLOOR B/U AREA	= 727.61 sq.m.
5TH. FLOOR B/U AREA	= 727.61 sq.m.
6TH. FLOOR B/U AREA	= 727.61 sq.m.
7TH. FLOOR B/U AREA	= 727.61 sq.m.

BLOCK-B

BASEMENT. FLOOR B/U AREA	= 50.54 sq.m
L.GROUND FLOOR B/U AREA	= 996.36 sq.m
U.GROUND FLOOR B/U AREA	= 996.36 sq.m
1ST. FLOOR B/U AREA	= 900.00 sq.m.
2ND. FLOOR B/U AREA	= 900.00 sq.m.
3RD. FLOOR B/U AREA	= 900.00 sq.m.
4TH. FLOOR B/U AREA	= 900.00 sq.m.
5TH. FLOOR B/U AREA	= 900.00 sq.m.
6TH. FLOOR B/U AREA	= 900.00 sq.m.
7TH. FLOOR B/U AREA	= 900.00 sq.m.
8TH. FLOOR B/U AREA	= 346.67 sq.m.

BLOCK-A=6595.15
BLOCK-B=8689.93
TOTAL B/U AREA (BLOCK-A+BLOCK-B) = 15285.08 sq.m.

TOTAL B/U AREA OF BLOCK-A+BLOCK-B
=13248.30 SQM.
TOTAL FLOOR B/U AREA =13248.30 SQM.
F.A.R.=13248.30 / 3785.23=3.49
EWS REQUIRED B/U AREA=15 % OF TOTAL BUILT UP AREA(13248.30) SQM.
=1987.24 SQM
PROVIDE EWS BUILT UP AREA=1987.20 SQM
FLAT NOS- 602,604,703 ARE PROVIDED UNDER EWS SCHEME

TOTAL B/U AREA OF BLOCK-A+B +EWS
=13248.30+1987.24=15234.54 SQM.
F.A.R.=15234.54/ 3785.23=3.49
FAR=3.49+0.524=4.024(ACHIEVED)
FAR=3.50+0.525=4.025 (PERMISSIBLE)

PARKING CALCULAION:-

PROPOSED COMMERCIAL CUM RESIDENTIAL PARKING
PARKING FOR COMMERCIAL = 25%
REQUIRED CAR PARKING
= 3447.94 X 30% = 1034.38 SQ.M.
PARKING FOR RESIDENTIAL = 25%
REQUIRED CAR PARKING
= 11786.60X 25% = 2946.65 SQ.M.
TOTAL BUILT UP AREA=15234.54 SQ.M
COMMON AREA 15% OF TOTAL B/U AREA = 571.29 SQ.M
B/U AREA FOR PARKING = 15234.54 - 571.29 = 14663.25 SQ.M
PARKING AREA REQUIRED - 11215.31 X 25%= 2803.82 SQ.M
TOTAL REQUIRED PARKING AREA=3838.2 SQ.M
BLOCK-A PARKING AREA=680.95X2=1361.90 SQ.M
BLOCK-B PARKING AREA=945.82X2=1891.64SQ.M
OPEN PARKING=585.66 SQM.
TOTAL PROVIDED PARKING AREA = 3839.20 SQ.M.

FIRE LEGEND :-

01.HYDRANT OUT LET VALVE WET---------- W
02.HOSE REEL----------
03.SEMAC CONNECTED FOR FIRE BRIGADECONNECTED TO WET RISER----------
04.ELECTRICALLY INSULATED METAL STRIP ---
05.UNDER GROUND TANK OF 25,000 LTRS-------- 25,000 LTRS
06.O.H.W.TANK FOR FIRE FIGHTING ----------10,000 LTRS
07.INDICATOR PANEL ---------- A A
08.FIRE ALARM CALL POINT ----------
09.AUDIABLE ALARM CALL POINT ----------
10.LOUDSPEAKER OUTLET ----------
11.CO2 FIRE EXTINGUISHER ---------- CO2/DCP
12.FIRE RESISTANT DOOR ---------- F.D
13.AUTOMATIC SMOKE DETECTOR ---------- A S A
14.AUTOMATIC SPRINKLER INSTALATION---------- S

SEPTIC TANK CALCULATION:-

PROPOSED COMMERCIAL SEPTIC TANK
TOTAL B/U AREA = **3447.94** SQM
TOTAL CARPET AREA = **3447.94**/2 = 1723.97 SQM
TAKING DENSITY OF 6 SQM PER PERSON
=1723.97 /6= 287.32,SAY = 288 PERSON
EACH PERSON NEED 0.085 PER DAY
=288X0.085=24.48 CUM (REQ.)
PROPOSED RESIDENTIAL SEPTIC TANK
TOTAL NO. OF FLAT =130 NOS.
EACH FLAT HAVING 5 PERSON
TOTAL NO. OF PERSON = 130 X 5 = 650 PERSON
PER PERSON REQD. AREA = 0.085qb.m./day
TOTAL REQD.AREA OF SEPTIC TANK =650X0.085 =55.25 qb.m.
TOTAL REQD.OF SEPTIC TANK =55.25+24.48 =79.73 qb.m.
AREA OF SEPTIC TANK SIZE =4X(3.50X2.50 X2.44) =85.36 qb.m.
TOTAL PROVIDE AREA OF SEPTIC TANK =85.36 qb.m

WATER TANK CALCULATION:-

PROPOSED COMMERCIAL WATER TANK
TOTAL B/U AREA = **3447.94** SQM
TOTAL CARPET AREA = **3447.94**/2 = 1723.97 SQM
TAKING DENSITY OF 6 SQM PER PERSON
= 1723.97 /6= 287.32 ,SAY = 288 PERSON
EACH PERSON NEED 45 LTRS. PER DAY
=288 X 45 = 12960 LTRS. (REQ)
PROPOSED RESIDENTIAL WATER TANK

TOTAL NO. OF FLAT = 130 NOS.
EACH FLAT HAVING 5 PERSON
TOTAL NO. OF PERSON = 130 X 5 =650 PERSON
PER PERSON REQD. AREA =135 ltrs/day
TOTAL REQD.AREA OF WATER TANK = 650X135 = 87750 ltrs
FIRE WATER TANK =10000.0 ltrs.
TOTAL REQD.AREA OF WATER TANK
= (R+F)=(100710+10000)=110710 ltrs.
PROVIDED AREA OF WATER TANK SIZE =
1). (3.66x4.14x3.05)+0.15x1000 = 19621X6=117726 LTRS.
TOTAL PROVIDED WATER TANK CAPACITY = 117726 LTRS.

RAIN WATER HARVESTING CALCULATION:-

REQUIRED 6 cum RECHARGING PIT/ TRENCH VOLUME
PER 100 SQM OF TERRACE AREA
SO, TERRACE AREA = **727.61+346.67=1074.28** SQM
NEEDED VOLUME OF RECHARGING PIT =
(**1074.28**/100) X 6 = 64.44 CUM
PROVIDED VOLUME OF RECHARGING PIT =
5 X(4.00 X 3.00 X1.20) = 72 CUM

REQUIRED PLANTATION AREA :
TOTAL PLOT AREA= 3785.23 SQ.M

@ 10% OF TOTAL PLOT AREA= 10% OF 3785.23 SQ.M
= 378.52 SQ.M
PLANTATION AREA PROVIDED= 380.79 SQ.M

PLOT DETAIL:-

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING FOR
HAYWOOD REAL ESTATE PVT.LTD.
PROJECT NAME.-HAYWOOD HEIGHTS
DIRECTOR NAME.-MD.ZESHAN HASSAN
MAUZA - TURIKHURD , PS -BODHGAYA
THANA NO.-423 , PLOT NO- 529
KHATA NO - 34 , DIST -GAYA.

SHEET NO.	SCALE.	NORTH.
GMC -03/03	1 : 100 1 : 200	N

HAYWOOD REALESTATE PVT.LTD.
DIRECTOR

SIGNATURE OF BUILDER / DEVELOPER

BIPENDER KUMAR
STRUCTURE ENGINEER
Regd. No.-BR/08/ENGG/8019
UBHO PATNA (BIHAR)

SIGNATURE OF STR. ENGINEER.

ZESHAN HASSAN
REGISTERED ARCHITECT
COA Reg. No.-CA/2019/114606

SIGNATURE OF ARCHITECT.

बोधगया आयोजना तीव्र प्राधिकार, बोधगया
का मुख्यालय पत्र सं. /15/22-23
बिहार नगरपालिका अधिनियम 2007 के
धारा 314 के अन्तर्गत स्वीकृत किया जाता
पश्चात स्वीकृति की गणना पाँच वर्ष रहेगी।
बोधगया आयोजना तीव्र प्राधिकार

APPROVED BY बोधगया आयोजना क्षेत्र प्राधिकार।

फारम–VIII–क

भवन की परमिट के अनुमोदन का फारम

उपविधि संख्या – 8 (4)

M/S Haywood Real Estate Pvt. Ltd. प्रोजेक्ट के Haywood Hights के निदेशक मो0 जिशान हसन खान, पिता मो0 इशरार हसन खान, मुहल्ला–खजुरबन्ना, पोस्ट–महेन्द्रु, जिला पटना के आवेदन सं0 15/22-23 **दिनांक** 08/04/23 **के संदर्भ में व्यवसायिक–सह–आवासीय भवन निर्माण** के लिए बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित **बोधगया आयोजना क्षेत्र प्राधिकार** के **मौजा – तुरीखुर्द, खाता सं0–34, खेसरा–529, रकबा – 3785.23 वर्गमीटर भूमि** में निम्नलिखित शर्तों/निर्वधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है:–

(क) भूमि/भवन का उपयोग अनन्य रूप से **वाणिज्य एवं आवासीय** प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों 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 3839.20 वर्गमीटर का पार्किंग स्थान खुला रखा जाएगा और इसके लिए किसी भाग पर निर्माण नहीं किंया जाएगा।

(घ) प्रस्तावित निर्माण वाली भूमि **55 मीटर चौड़ाई** के अनुमोदित पहूँच मार्ग के माध्यम से सुगम्य होगी।

(ड़) प्रश्नगत् 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 गया नगर निगमों/नगर परिषद्/नगर पंचायत/महानगर क्षेत्र/बोधगया आयोजना क्षेत्र में **0 मीटर** चौड़ी भूमि की पट्टी मुफ्त उपहार के रूप में देगा।

(छ) अनुमति (अनुज्ञा) जारी किए जाने की तारीख से **पॉच वर्षों** की अवधि के लिए विधिमान्य होगी।

(ज) इस उपबंध के अधीन दी गयी अनुमति को उस भूखंड, 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) प्लान के अनुसार अनुमोदित नक्शा में दर्शायी गई निर्धारित ऊँचाई 28 मीटर से अधिक उचाई में निर्माण नहीं किया जाएगा।

(ट) बिहार भवन उपविधि, 2014 के अंतर्गत सरकार द्वारा समय–समय पर निर्गत निर्देशों/अनुदेशों का अनुपालन किया जाएगा।

(ठ) कोई अन्य शर्त।

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मुख्य कार्यपालक पदाधिकारी,
बोधगया आयोजना क्षेत्र प्राधिकार
–सह–अनुमंडल पदाधिकारी,
सदर गया

ज्ञापांक सं0 86/आ.प्र.प्रा0 दिनांक 04/08/23

प्रतिलिपिः अनुमोदित योजनाओं के नक्शा की 02 प्रतियों के साथ **M/S Haywood Real Estate Pvt. Ltd.** **प्रोजेक्ट के Haywood Hights के निदेशक मो0 जिशान हसन खान, पिता मो0 इशरार हसन खान, मुहल्ला–खजुरबन्ना, पोस्ट–महेन्द्रु, जिला पटना** को सूचनार्थ प्रेषित।

04/08/23

मुख्य कार्यपालक पदाधिकारी,
बोधगया आयोजना क्षेत्र प्राधिकार
–सह–अनुमंडल पदाधिकारी,
सदर गया

Transaction Successful
01:24 pm on 24 Apr 2025

Paid to

REAL ESTATE REGULATORY AU... **₹1,000**
**********3609

Banking Name : REAL ESTATE REGULATORY AUTHORITY BI...

Payment Details

Transaction ID
T250424132430738090343O

Debited from
XXXXXX1713 ₹1,000
UTR: 798743226682

Transaction Successful

03:24 pm on 24 Apr 2025

Paid to

REAL ESTATE REGULATORY AU... **₹1,000**

**********3609

Banking Name : REAL ESTATE REGULATORY AUTHORITY BI...

Payment Details

Transaction ID

T250424152409329584044 3

Debited from

XXXXXX1713 ₹1,000

UTR: 265154204133

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