FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending 31st March of 2025 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	AAM-4717
Name of the Promoter's Entity	HIRA PANNA INFRAPROJECTS LLP
Address of the Promoter's Entity:	PLOT NO 100A, PATLIPUTRA COLONY PATLIPUTRA, Patna, PATNA, Bihar, India, 800013
Total Experience of promoter in Real Estate Sector	One Completed Real Estate Projects
Total Experience in Real Estate After Commencement of RERA	One Completed REAL Estate Projects and 1 Ongoing Project.
No of Project done Before Commencement of RERA	No Any
No of Project done After Commencement of RERA	1. The Crown (Completed).

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP93630-002/84/R-1594/2023
Name of Project/Phase of Registered Project	THE EMPEROR
Name of Promoter	HIRA PANNA INFRAPROJECTS LLP
Project Address	Plot No.- 650, 517, 516 and 663, Khata No.- 236, Tauzi No.- 5854, Thana No.- 17, Mauja- Sikandarpur, Danapur, Dist- Patna, Bihar
Project Registration is valid up to	27/05/2028
Starting date of Project or Phase of the Project	25/06/2023
Type of Project or Phase of the Project	Residential/Group Housing
Name of the Competent Authority which sanctioned the project map	Nagar Parishad Danapur Nizamat
Period of validity of map by the Competent Authority	Five Years from the date of passing of MAP

HIRA PANNA INFRA PROJECTS LLP

DESIGNATED PARTNER

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share–66		Total Number of Apartments in Landowner's share	
				Booked	AFS Executed	Booked	AFS Executed
The Emperor	4 BHK	1580.00	1			No Any	
The Emperor	4 BHK	1740.00	1				
The Emperor	4 BHK	1564.00	1				
The Emperor	4 BHK	1594.00	1				
The Emperor	4 BHK	1580.00	13				
The Emperor	4 BHK	1559.00	13				
The Emperor	4 BHK	1572.00	13				
The Emperor	4 BHK	1599.00	13				
The Emperor	Penthouse	3379.00	4				
The Emperor	Penthouse	3338.00	4				
The Emperor	Duplex	4621.00	1				
The Emperor	Duplex	4611.00	1				
Total no.			66	19	06		
Percentage of total Units				28 % of total units	09 % of total units	0% of total units	0% of total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

Note:- Association of Allotte not be made because, booking percentage not exceeds 50% yet.

HIRA PANNA INFRA PROJECTS LLP

DESIGNATED PARTNER

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO. /OFFICE SPACE/SHOP/ETC.	
(A) Cancelled by Allotees- No Any	(B) Cancelled by Promoters- No Any

VI. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES/PARKING SPACES		
Building / Block Number	Total Number of Sanctioned Garages/Parking Spaces	Total Number of Garages/ Parking Spaces: 1. Booked-
The Emperor	66	19

VII. DETAILS OF BUILDING APPROVALS				
S. No.	Name of the Approval / N.O.C./ Permission /Certificate	Issuing Authority	Validity Upto	Attach Copy
1.	Environment Clearance	SEIAA, Bihar		Attached Below
2.	Fire N.O.C.	Office of the State Fire Officer-Cum-Director, Bihar, Patna		Attached Below
3.	Airport Authority of India NOC	Airport Authority of India		Attached Below
4.	Water Supply Permission			
5.	Other Approval(s), if any, required for the Project.			

HIRA PANNA INFRA PROJECTS LLP

DESIGNATED PARTNER

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Plan Case No.- 24/23-24 (The Emperor B + Stilt + Podium Parking + 22 Floor) (To be added for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	Completed
2.	Piling	NA	
3.	Basements (if any)	75%	30-10-2027
4.	Podiums (if any)	70%	30-10-2027
5.	Plinth	NA	
6.	Stilt Floor	75%	30-09-2025
7.	Slabs of Super Structure	16%	28-01-2026
8.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	20-07-2027
9.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	25-12-2027
10.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	8%	25-12-2027
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	0%	25-02-2028
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	30-03-2028
13.	Finishing to entrance lobby/s plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0%	30-04-2028
14.	Overall Percentage of Actual Work Done and final completion date	30%	30-04-2028

RATAN KUMAR
ARCHITECT
COA Reg. No. - CA/2023/158462
UDHD Patna (Bihar)

HIRA PANNA INFRA PROJECTS LLP
DESIGNATED PARTNER

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Plan Case No.- 24/23-24 (The Emperor EWS Block G+13) (To be added for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	0%	30-10-2027
2.	Piling	NA	
3.	Basements (if any)	NA	
4.	Podiums (if any)	NA	
5.	Plinth	NA	
6.	Stilt Floor	0%	30-09-2025
7.	Slabs of Super Structure	0%	28-01-2026
8.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	20-07-2027
9.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	25-12-2027
10.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	25-12-2027
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	0%	25-02-2028
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	30-03-2028
13.	Finishing to entrance lobby/s plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0%	30-04-2028
14.	Overall Percentage of Actual Work Done and final completion date	0%	30-04-2028

RATAN KUMAR
ARCHITECT
COA Reg. No. - CA/2023/158462
UDHD Patna (Bihar)

HIRA PANNA INFRA PROJECTS LLP
DESIGNATED PARTNER

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS RELATED TO AMENITIES AND COMMON AREA

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	0%	30-03-2028
2.	Water Supply	Yes	5%	25-12-2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	25-12-2027
4.	Storm Water Drains	No	NA	
5.	Landscaping & Tree Planting	Yes	0%	30-03-2028
6.	Street Lighting	No	NA	
7.	Community Hall and GYM	Yes	0%	30-03-2028
8.	Treatment and Disposal of Sewage and Sullage Water	No	NA	
9.	Solid Waste Management & Disposal	No	NA	
10.	Water Conservation / RainWater Harvesting	Yes	0%	30-03-2028
11.	Energy Management	No	NA	
12.	Fire Protection and FireSafety Requirements	Yes	0%	30-12-2027
13.	Closed Parking	Yes	0%	20-07-2027
14.	Open Parking	No	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	20-02-2028
16.	Others (Option to AddMore)	No	NA	
17.	Overall Percentage of Actual Work Done and final completion date	Yes	0.5%	30-04-2028

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

Our Project is residential hence not applicable .

RATAN KUMAR
ARCHITECT
COA Reg. No. - CA/2023/158462
UDHD Patna (Bihar)

HIRA PANNA INFRA PROJECTS LLP
DESIGNATED PARTNER

XI. FINANCIAL PROGRESS OF THE PROJECT		
S.No. (1)	**Particulars (2)**	**Amount (in Rs.) (3)**
1	Project Account No.	923020025123933
2	Estimated Cost of the Project including land cost atthe start of the Quarter	5,251.80/- **(In Lakh)**
3	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	3900.00/- **(In Lakh)**
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any
3	Amount received during the Quarter	12,00,000.00 /-
4	Actual Cost Incurred during the Quarter	3,68,022.00 /-
5	Net amount at end of the Quarter	13,618.41 /-
6	Total expenditure on Project **till date**	4,09,06,912.00 /-
7	Cumulative fund collected till the end of Quarter in question	7,20,31,208.20 /-
8	Cumulative expenditure done till the end of Quarter in question	4,09,06,912.00 /-
9	Percentage of Expenditure incurred of the total Estimated development cost of the project.	7.78 %

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any
No Any

HIRA PANNA INFRA PROJECTS LLP

DESIGNATED PARTNER

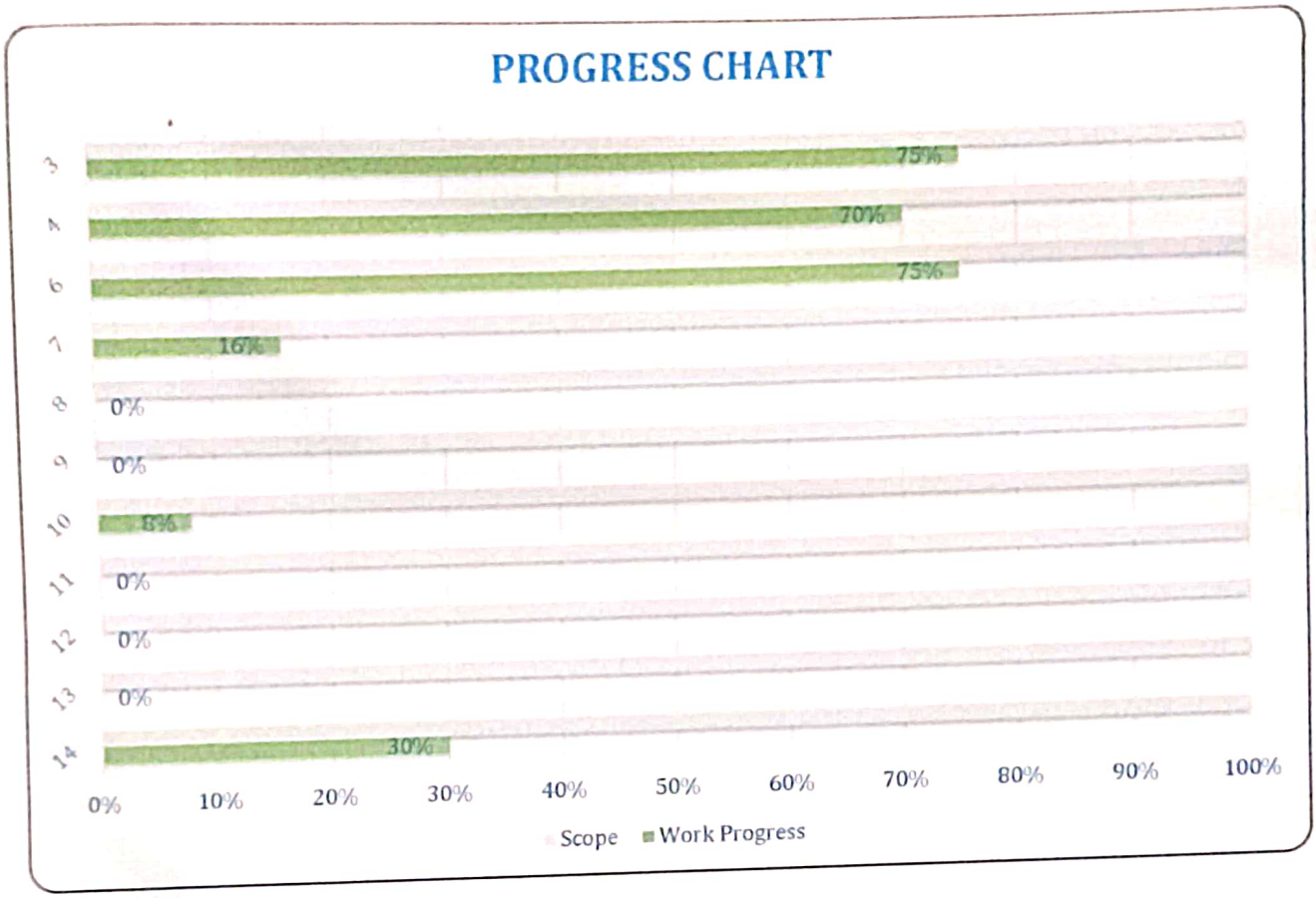
XIII. GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT The photograph must have date.		
(A)	**S. No.**	**Particulars**
	1.	**Photographs showing Front Elevation.-** Attached Below
	2.	**Photographs showing Rear Elevation.-** Attached Below
	3.	**Photographs showing Side Elevation (Both sides).-** Attached Below
		Photograph of each floor showing the progress of interior works- Attached Below
		Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)- Attached Below
(B)	**1.**	**Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority-** Attached Below

XIV. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	No Any
2.	Name of Parties	No Any
3.	No of Execution Cases against this project Case No. Name of Parties.	No Any
4.	No of Suo - Moto cases against this project Case No. Name of Parties	No Any
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties.	No Any

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
a. Whether the project is in progress as per time schedule or lagging behind? Yes project is in progress as per time schedule b. If yes, whether it would be completed on the completion date fixed as per RC. Yes the Project is completed on the completion date fixed as per RC. c. If No, then Reason for delay:-

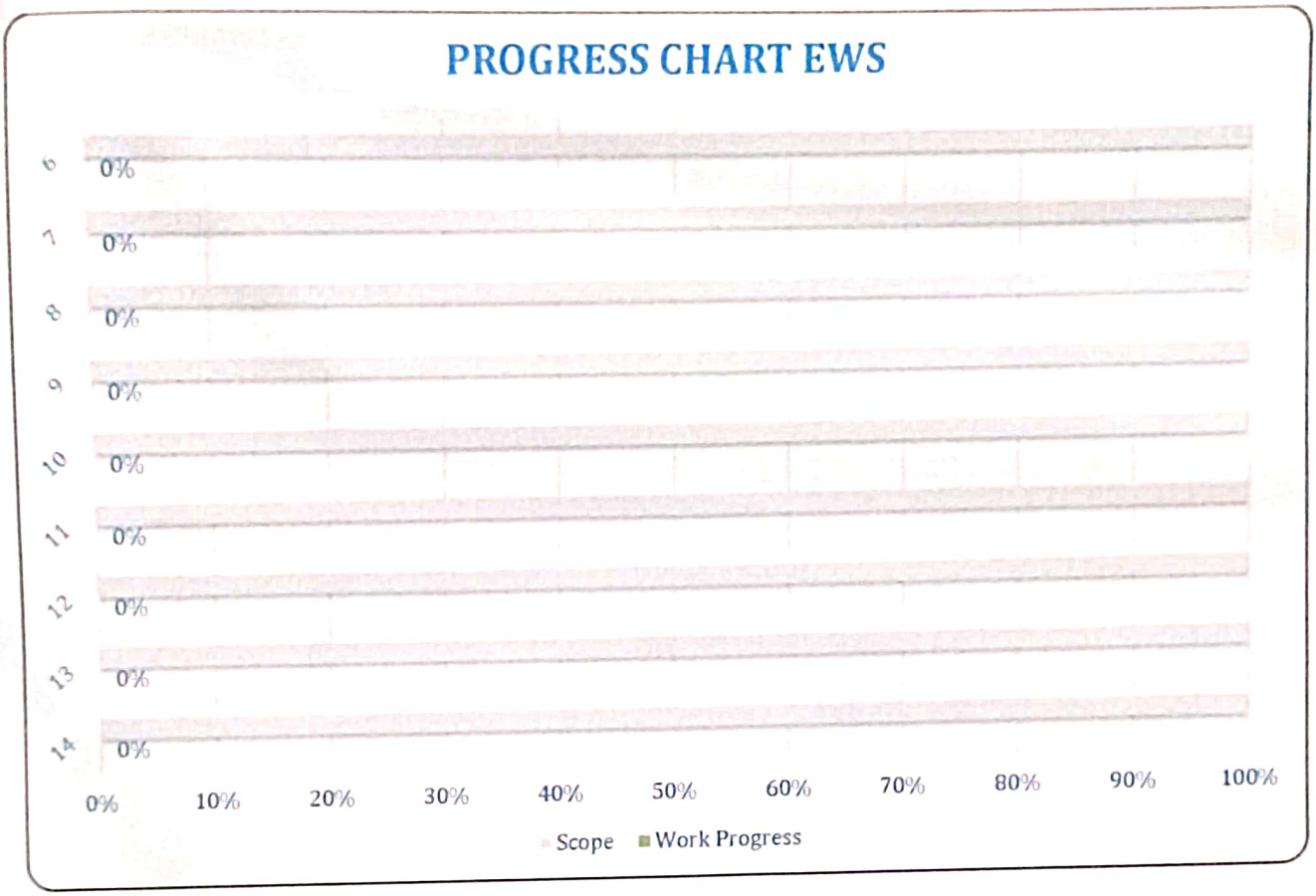
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HIRA PANNA INFRA PROJECTS LLP

DESIGNATED PARTNER



XVI. BROCHURE /Prospectus: Attached Below

XVII.Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance

Name :- Sharad Keshri

Contact No :- 6201460090

Email id :- hpinfra2018@gmail.com

Address :- Plot No-100A, Patliputra Colony, Patliputra, Patna

HIRA PANNA INFRA PROJECTS LLP

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Project Site Photographs



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PROJECT DISPLAY BOARD

1. NAME OF PROJECT:- THE EMPEROR
2 NAME OF PROMOTER:- HIRA PANNA INFRA PROJECTS LLP
3. RERA REG. NO.:- BRERAP93630-022/84/R-1594/2023
4. DATE OF REGISTRATION:- 16.08.2023
5. PHASE OF PROJECT (IF ANY):- NO ANY
6. NUMBER OF TOWER:- 1+EWS
7. NUMBER OF STORIES:- B+G+22
8. PROJECT COMPLETION DATE:- 27.05.2028
9. NAME OF CONTACT PERSON:- SHARAD KESHRI
10. CONTACT NO. :- 6201460090
11. LATITUDE AND LONGITUDE OF THE PROJECT:- 25.633965^0, 85.068363^0
12. RERA BIHAR WEBSITE- rera.bihar.gov.in
13. QR CODE ISSUED BY THE AUTHORITY:-



Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed here 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 well as for whatever other legal purposes this undertaking may serve.

Signature of Promoter

Name:

Date:

HIRA PANNA INFRA PROJECTS LLP

DESIGNATED PARTNER

State Environment Impact Assessment Authority, Bihar

2nd floor, Beltron Bhawan, Shastri Nagar, Patna - 800 023.

Ref. No. - 324 Patna, Date:- 25/07/2022

Minutes of the 23rd meeting of SEIAA, Bihar, constituted on 12-08-2021 convened on 25th July, 2022

A meeting of SEIAA was convened on Monday, 25.07.2022. Following members were present in the meeting.

Present: -

1.	Shri Atul Aditya Pandey	-	Chairman.
2.	Shri Arun Prakash	-	Member.
3.	Shri Sudhir Kumar	-	Member Secretary

Agenda Item No.- 01

Proposed Residential Building Project of "Gulabi Mega City" at Mauza:- Danapur Sahjadpur, Tehsil:- Danapur-cum-Khagaul, District:- Patna, State:- Bihar; by M/s Gulabi Mega Construction Private Limited [Total Plot Area:- 9,563.80 m^2, Total Built-up Area:- 36,114.01 m^2] **(File No.: SIA/8(a)/2034/2022, Proposal No.: SIA/BR/MIS/273978/2022).**

- **Proposal discussed in SEAC** on 02nd July, 2022 and recommended for Environmental Clearance with Standard condition along with special condition.

- **Resolve of the SEIAA:-**

In view of the consideration of SEAC and its recommendation to grant of Environmental Clearance (EC), the SEIAA resolved to grant EC with standard conditions in addition to special conditions i.e. provide solar panels in 30% of total rooftop area (open terrace), plantation along the road by increasing green belt, undertake Corporate Environmental Responsibility (CER) proposal, in consultation with the concerned authority of the Local Body (Municipal Corporation/Municipality/Nagar Panchayat/Gram Panchayat), the activities shall predominantly include Municipal Solid Waste Management activities like:- Material Recovery Facilities, Waste processing Facilities, Waste collection vehicles, make provisions for sufficient number of electric vehicle charging points at parking area, both fir four wheelers and two wheelers. The visitors parking and Flat Owners parking space

should be separated, the Green patch must be 15% of total plot area, the approach road to the Apartment is not as per the movement of vehicles for the residents besides a big drain, so proper approach road approval may be obtained, the management plans of STP, roads, basic amenities, solid waste management, first aid-medical facilities, emergency telephone numbers etc. are essentially needed, along with special conditions as imposed by the SEAC in its MoM (Ref. No. 317, dated 11.07.2022).

Agenda Item No.- 02

Proposed Government Medical College and Hospital Project of Arrah at Mauza:- Bhelai & Ekauna, Tehsil:- Udwant Nagar, District:- Bhojpur, State:- Bihar; [Total Plot Area:- 1,01,172.50 m^2, Total Built-up Area:- 1,18,447 m^2] **(File No.: SIA/8(a)/2038/2022, Proposal No.: SIA/BR/MIS/279226/2022).**

- **Proposal discussed in SEAC** on 02nd July, 2022 and recommended for Environmental Clearance with Standard condition along with special condition.

- **Resolve of the SEIAA:-**

In view of the consideration of SEAC and its recommendation to grant of Environmental Clearance (EC), the SEIAA resolved to grant EC with standard conditions in addition to special conditions (as imposed by the SEAC in its MoM (Ref. No. 317, dated 11.07.2022) i.e. provide solar panels in 30% of total rooftop area (open terrace), increase the green belt by way of plantation along the railway. the management plans of biomedical waste, hazardous waste and wastewater containing virus/bacteria may be elaborated to avoid any kind of contamination to the groundwater and surface water in the vicinity of the Medical college.

Agenda Item No.- 03

Proposed Residential Building Project of "The Emperor" at Mauza:- Sikandarpur, Tehsil:- Danapur-cum-Khagaul, District:- Patna, State:- Bihar; [Total Plot Area:- 6,436 m^2, Total Built-up Area:- 31,113.70 m^2] **(File No.: SIA/8(a)/2039/2022, Proposal No.: SIA/BR/MIS/280088/2022).**

- **Proposal discussed in SEAC** on 02nd July, 2022 and recommended for Environmental Clearance with Standard condition along with special condition.

- **Resolve of the SEIAA:-**

In view of the consideration of SEAC and its recommendation to grant of Environmental Clearance (EC), the SEIAA resolved to grant EC with standard conditions in addition to special conditions (as imposed by the SEAC in its MoM (Ref. No. 317, dated 11.07.2022) i.e. provide solar panels in 30% of total rooftop area (open terrace), plantation along the road by increasing green belt, undertake Corporate Environmental responsibility (CER), in consultation with the concerned authority of the Local Body (Municipal Corporation/Municipality/Nagar Panchayat/Gram Panchayat), the activities shall predominantly include Municipal Solid Waste Management activities like:- Material Recovery Facilities, Waste processing Facilities, Waste collection vehicles, etc., make provisions for enough number of electric vehicles charging points at each parking area, for both four wheelers and two wheelers, visitors parking and Flat Owner parking should be separated, No tree should be cut during construction phase. The existing tree should be either retained or translocated, the 24 story Apartment with all luxury facilities are proposed in the apartment. As the multi story apartment is coming up in Alluvial Ganga plains, proper soil testing and its vetting from Institute of repute is a must. The management plans of STP, roads, basic amenities, solid waste management, first aid-medical facilities, emergency telephone numbers etc. are essentially needed.

Agenda Item No.- 04

Proposed Grain based distillery project at Village:- Bahuari, Tehsil:- Ramnagar, District:- West Champaran, State:- Bihar, by M/s Harinagar Sugar Mills Limited [Total Proposed Capacity 100 KLPD] **(File No.: SIA/5(g)/2032/2022, Proposal No: SIA/BR/IND2/77046/2022).**

- **Proposal discussed in SEAC** on 02nd July, 2022 and recommended for Terms of Reference with Standard condition along with special condition.

- **Resolve of the SEIAA:-**

In view of the consideration of SEAC and its recommendation to grant of Terms of Reference (ToR), the SEIAA resolved to grant ToR with standard conditions as imposed by the SEAC in its MoM (Ref. No. 317, dated 11.07.2022).

Agenda Item No.- 05

Proposed Stone Mining Project of Jalwa Quartz, Quartzite (Silica Stone) at Village:- Bishunpur, Tehsil:- Surajgarha, District:- Lakhisarai, State:- Bihar, by M/S IDIO

Construction & Industries (INDIA) Limited; (Total Area: 19.80 Ha) **(File No.: SIA/1(a)/1913/2022, Proposal No: SIA/BR/MIN/73047/2022).**

- **Proposal discussed in SEAC** on 02nd July, 2022 and recommended for Terms of Reference with Standard condition along with special condition.

- **Resolve of the SEIAA:-**

In view of the consideration of SEAC and its recommendation to grant of Terms of Reference (ToR), the SEIAA resolved to grant ToR with standard conditions in addition to special conditions (as imposed by the SEAC in its MoM (Ref. No. 317, dated 11.07.2022) i.e. the project proponent shall be required to submit all Environmental compensation as per Hon'ble NGT order dated 27.07.2016 in the matter of OA. No. 29/ 2016 [M/s. I.D.I.O. Construction & Industries (India) Ltd Vs Union of India & Ors)], assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment, preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation, the remediation plan and the natural and community resource augmentation plan to be prepared as an independent chapter in the EIA report by the accredited consultants, funds allocation for Corporate Environment Responsibility (CER) shall be made as per Ministry's O.M. No. 22-65/ 2017-IA.III dated May, 2018 for various activities therein. The details of fund allocation and activities for CER shall be incorporated in EIA/EMP report, the Environmental Clearance will not be operational till such time the Project Proponent complies with all the statutory requirements and judgment of the Hon'ble NGT dated 27.07.2016 in the matter of OA. No. 29/ 2016 [M/s. I.D.I.O. Construction & Industries (India) Ltd Vs Union of India & Ors)], the Project Proponent has to submit the certified copy of the Khatiyan of the project area showing the type and ownership.

Agenda Item No.- 06

Proposed Common Bio-Medical Waste Treatment Facility at Mauza:- Ainio, Tehsil:- Fatuha, District:- Patna, State:- Bihar, by M/S S. R. Solutions; (Total Area: 1.1 Acres) **(File No.: SIA/7(da)/2036/2022, Proposal No: SIA/BR/MIS/77565/2022).**

- **Proposal discussed in SEAC** on 02nd July, 2022 and recommended for Terms of Reference with Standard condition along with special condition.

- **Resolve of the SEIAA:-**

In view of the consideration of SEAC and its recommendation to grant of ToR, the SEIAA resolved to grant ToR with standard conditions in addition to special conditions (as imposed by the SEAC in its MoM (Ref. No. 317, dated 11.07.2022) i.e. The proposed project must fulfill the criteria of CPCB / BSPCB and other government authority, this term of reference is subject to any decision(s) taken by the concerned departments(s) of the state government regarding establishment and operation of common biomedical waste treatment facility in the state as per the extant policy/guidelines/requirement. Issuance of this ToR does not guarantee the grant of Environmental clearance.

25.7.2022

(Sudhir Kumar)
Member Secretary, SEIAA

25/7/22

(Arun Prakash),
Member, SEIAA

25/7/22

(Atul Aditya Pandey)
Chairman, SEIAA

Copy to:-

1. The Chairman, SEAC, Bihar
2. Member Secretary, SEAC, Bihar
for information and necessary action.

File No.-339/2022

प्रपत्र-ड़

औपबंधिक अग्नि निवारण एवं अग्नि सुरक्षा अनापत्ति प्रमाण पत्र

बिहार अग्निशमन सेवा अधिनियम, 2014 की धारा-02 की उपधारा-(छ) के अधीन
बिहार अग्निशमन सेवा नियमावली, 2021 के नियम 15(च)(iii) के अन्तर्गत)

निदेशक, राज्य अग्निशमन सेवा, बिहार, पटना का कार्यालय।

प्रेषक,

निदेशक,
राज्य अग्निशमन सेवा,
बिहार, पटना ।

सेवा में,

Hira Panna Infra Projects LLP
सिकन्दरपुर, पटना।

संदर्भ :- क्रमांक 3648 दिनांक 05/04/2023.
आवेदनकर्त्ता मे0 **वास्तुविद, नवरत्न रघुवंशी** (विशिष्ट आई.डी.नं0 **CA/2013/58586**)

विषय :- भवन निर्माण के लिए औपबंधिक अनापत्ति प्रमाण पत्र निर्गत ।

महाशय,

राज्य अग्निशमन सेवा, बिहार, पटना के द्वारा गठित अग्नि सुरक्षा एवं निवारण स्कंध (FSPW) की संतुष्टि के उपरान्त व उक्त समिति में शामिल विशेषज्ञों की अनुशंसा के आलोक में भवन निर्माणकर्त्ता मे0 **Hira Panna Infra Projects LLP** के द्वारा प्रस्तावित भवन/ब्लॉक का निर्माण हेतु बिहार अग्निशमन सेवा नियममावली, 2021 के नियम 15(च)(iii) के अंतर्गत औपबंधिक अनापत्ति प्रमाण पत्र निर्गत किया जाता है ।

प्रस्तावित भवन योजना से संबंधित भवन का नाम **Hira Panna Infra Projects LLP., प्लॉट नं0–650,517,516,663, खाता नं0–236, तौजी नं0–5854, थाना नं0–17, थाना–दानापुर, मौजा–सिकन्दरपुर, जिला–पटना,** अधिभोग **आवासीय,** उप श्रेणी **आवासीय,** भवन की ऊँचाई **86.0** (मीटर में), फर्श क्षेत्र **21253.30** वर्गमीटर, भवन के तलों की संख्या (Main Tower=B+S+Podium Parking+22), (Club House = G+2), (EWS Block= G+13), भवन के ब्लॉक की संख्या **3**, प्रत्येक मंजिल का औसत अधिभोग भार **386**, लिफ्ट की संख्या **2**, फायर लिफ्ट की संख्या **1**, रैम्प की संख्या **1**, आपातकालीन शरण स्थल (रिफ्यूजी एरिया) की संख्या **2**, फायर टावर की संख्या **1** है। राष्ट्रीय भवन संहिता के दिशा-निर्देश, स्थानीय भवन नियमावली एवं स्थानीय परिस्थिति के आधार पर निम्नलिखित सलाह/अनुशंसा के साथ भवन निर्माण योजना की स्वीकृति दी जाती है, जिसका अनुपालन संबंधित वास्तुविद/भवन निर्माणकर्त्ता/भू-स्वामी के द्वारा किया जाएगा।

भवन योजना पर प्रतिहस्ताक्षर के बाद आपके अनुमोदन हेतु अग्रसारित किया जाता है :-

(1) भवन निर्माणकर्त्ता द्वारा भवन के लिए खुली जगह (मीटर) (उत्तर **9.0 मी0**, दक्षिण **4.5 मी0**, पूर्व **4.5 मी0**, पश्चिम **15.08 मी0**) एवं पलायन के साधन (आंतरिक सीढ़ियों की संख्या **3**, चौड़ाई **3.9,1.5,1.2** (मीटर)/बाह्य सीढ़ियों की संख्या **3**, चौड़ाई **1.2,1.5,3.9** (मीटर) प्रस्तावित किया गया है।

(2) खुला स्थान एवं पहुँच–

(क) भवन के चारों तरफ तत्समय प्रवृत भवन उपविधि एवं अन्य तत्संबंधी अधिनियम/नियम/विनियमन/ स्थानीय आवश्यकता के अनुसार खुला स्थान होगा एवं अग्निशमन दस्ते के पहुँच एवं घुमाने के लिए न्यूनतम 3.60 मीटर जगह (भवन श्रेणी एवं निर्माण के अनुसार परिवर्तनीय) छोड़ा जाना चाहिए ।

(ख) भवन का पहुँच पथ मजबूत एवं चौड़ी हो जो 20 मिट्रिक टन अग्निशामक वाहन का भार आसानी से सहन कर सके।

(ग) भवन के प्रवेश द्वार की चौड़ाई 4.5 मीटर एवं ऊँचाई 5 मीटर से कम नहीं होना चाहिए।

(3) बनावट :-

(क) प्रस्तावित भवन का पूरा निर्माण अनुमोदित योजना के अनुसार बिहार भवन उपविधि, 2014 **समय-समय पर यथा संशोधित** तथा स्थानीय नगर निकाय के भवन संबंधी नियमों को ध्यान में रखकर किया जाएगा ।

(ख) भवन का फर्श क्षेत्र 750 वर्गमीटर से अधिक होने की स्थिति में अलग-अलग दिवारों से उचित रूप से छत तक बॉटा जाएगा, जिसमें कम से कम दो घंटे तक अग्नि प्रतिरोधक क्षमता होगा ।

(ग) भवन की आंतरिक सजावट अग्नि फैलाव निरोधक सामग्री से बना हुआ आई0एस0 गुण स्तर का होगा।

(घ) भवन के केन्द्रीय कोर डक्ट का crown के पास वेन्टीलेशन का प्रावधान होगा । सभी उर्ध्व डक्ट का सीढ़ी पर्याप्त अग्नि निरोधक क्षमता के सामग्री से करने का व्यवस्था करना होगा ।

(4) सीढ़ी :-

(क) भवन का सीढ़ी बंद प्रकार का होगा। पूरे भवन निर्माण कार्य ईट/आर.सी.सी. से न्यूनतम 04 घंटे के अग्नि प्रतिरोधक क्षमता का होगा।

(ख) भवन का सीढ़ी के उपरी भाग में स्थायी भेन्ट होगा जो सीढ़ी के क्रॉस सेक्शन एरिया का 05 प्रतिशत होगा। साथ ही सीढ़ी के क्रॉस सेक्शन क्षेत्र का 15 प्रतिशत क्षेत्र के बराबर प्रत्येक मंजिल के स्तर पर खुलने योग्य Sashes होगा। यह भवन के बाहरी दीवार पर प्रदान किया जाएगा।

(ग) भवन के सभी सीढ़ियों का निर्माण कमरे से अलग होगा एवं किसी भी कमरे में प्रवेश किये बिना हर मंज़िल पर एक दूसरे से परगम्य होगा, जिसे संबंधित छत के लेवल तक बढ़ाया जाएगा। सीढ़ी वाली दीवाल की छत आस-पास की छत के क्षेत्र से 1 मीटर ऊपर होगी।

(घ) विभिन्न श्रेणी के भवनों में सीढ़ी की चौड़ाई तथा कोरिडोर एवं यात्रा दूरी संबंधित भवन नियमों के अनुसार होगा ।

(ङ) दो सीढ़ी के मामले में एक सीढ़ी बाहरी दीवाल से होनी चाहिए ।

(च) तलघर तक पहुँच के लिए दोनों सीढ़ी तलघर मंजिल तक नहीं जाना चाहिए। पहुँच के लिए एक अलग सीढ़ी होगा ।

(5) अग्नि सुरक्षा प्रणाली :- राष्ट्रीय भवन संहिता, 2016 **समय-समय पर यथा संशोधित** के प्रावधानों के आलोक में निम्नलिखित अग्नि सुरक्षा उपायों के प्रावधान के साथ अनुमोदित भवन योजना अग्रसारित किया जाता है:-

(क) होज रील
(ख) वेट राईजर-सह-डाउन कमर सिस्टम (20 अदद)
(ग) यार्ड हाईड्रेन्ट सिस्टम
(घ) हस्तचालित विद्युत अग्नि एलार्म सिस्टम
(ङ) पूरे भवन में ऑटोमेटिक डिटेक्शन एण्ड अलार्म सिस्टम
(च) स्प्रींक्लर सिस्टम (आवश्यकतानुसार)
(छ) भूतल स्टैटिक टैंक की क्षमता 200000, 20000 लीटर
(ज) ओभर हेड वाटर टैंक 20000 लीटर क्षमता
(झ) एक पम्प हाउस 2850 एल.पी.एम. इलेक्ट्रीक एवं डीजल, 180 एल.पी.एम. जॉकी पम्प, 900 एल.पी.एम. बूस्टर पम्प
(ञ) फायर एक्सटींग्यूसर

(6) संबंधित अधिनियम/नियम/विनियमन जैसे- बिहार भवन उपविधि, 2014, **समय-समय पर यथा संशोधित** राष्ट्रीय भवन संहिता, 2016, **समय-समय पर यथा संशोधित** बहुमंजिली भवन निर्माण विनियम, 1981, बिहार अग्निशमन सेवा अधिनियम, 2014, बिहार अग्निशमन सेवा नियमावली, 2021 में संबंधित अधिभोग के लिए वांछित अन्य शर्तो का पालन किया जाएगा । कुछ शर्ते निम्न प्रकार है :-

(क) **लिफ्ट :-**

(i) भवन का लिफ्ट की दीवार न्यूनतम 02 घंटे का अग्नि निरोधक क्षमता का होगा।

(ii) भवन का लिफ्ट उच्च गति ''फायर लिफ्ट'' पर डिजाइन की जाएगी और योजना में स्पष्ट रूप से चिन्हित होगा।

(iii) सामान्य विद्युत आपूर्ति की विफलता के मामले में, स्वचालित वैकल्पिक व्यवस्था होना चाहिए। अपार्टमेंट भवनों के लिए विद्युत आपूर्ति में परिवर्तन हेतु हस्ताचालित परिवर्तनीय स्वीच के माध्यम से यह व्यवस्था किया जा सकता है। वैकल्पिक रूप से लिफ्ट इस तरह से वायर्ड होगा कि बिजली की विफलता की स्थिति में भी यह जमीन स्तर तक आयेगा एवं दरवाजा आसानी से खुल सकेगा।

(iv) आग लगने की स्थिति में प्रति घंटा 30 बार हवा परिवर्तन करने हेतु स्मोक वेंटिंग सिस्टम का समावेश सभी लिफ्ट सॉफ्ट में कर धुँआ निकासी हेतु व्यवस्था की जाएगी। यह इस प्रकार का डिजाइन किया जाएगा कि स्प्रींक्लर एवं फायर एलार्म क्रियाशील हो सके। सामान्य विद्युत आपूर्ति की विफलता के मामले में यह स्वचालित रूप से वैकल्पिक आपूर्ति के लिए कार्य करेगा।

(v) अग्नि नियंत्रण कक्ष के साथ लिफ्ट का संचार व्यवस्था बनाये रखने सहित अन्य सभी आवश्यकताएँ आई0 एस0 गुण स्तर के अनुरूप करना होगा, जिसमें भवन के लिफ्ट कार, अग्नि नियंत्रण कक्ष के साथ जुड़ी होनी चाहिए, जिससे संचार व्यवस्था बनी रहे।

(vi) राष्ट्रीय भवन संहिता, 2016 **समय-समय पर यथा संशोधित** से संबंधित प्रावधानों का पालन करते हुए फायर लिफ्ट होना चाहिए जैसे 1200 वर्गमीटर के फर्श क्षेत्र के लिए एक फायर लिफ्ट होना चाहिए।

(ख) भवन में सक्रिय अग्नि सुरक्षा प्रणाली जैसे प्रत्येक मंजिल पर लैण्डिग भल्व के साथ डाउन कमर सिस्टम एवं होज रील, छत स्तर पर 900 एल0पी0एम0 पम्प के साथ होगा। आई0 एस0 2190/1992 तथा संबंधित विशिष्टियों का आई0एस0आई0 मार्कड अग्निशमन यंत्र, फायर चेक दरवाजा, हस्तचालित कॉल अलार्म प्वाईन्ट, अग्नि सुरक्षा चमकीला संकेत एवं भवन निर्माण संहिता के अनुसार अन्य अग्नि निरोध उपाय किये जायेंगे।

(ग) तलघर में स्वचालित स्प्रींक्लर सिस्टम होना चाहिए एवं दो अलग-अलग निकास द्वार होना चाहिए।

(घ) भूतल जल स्टैटिक टैक (20,000 लीटर से कम क्षमता का नहीं) स्वचालित रिफिलिंग की व्यवस्था के साथ हो, जहाँ अग्निशामक वाहन आसानी से पहुँच सके। ओभर हेड वाटर स्टैटिक टैक (10,000 लीटर क्षमता से कम नहीं) अधिवास के पूर्व हो जाना चाहिए ।

(ङ) भवन के प्रत्येक मंजिल पर विद्युत केबुल सील होनी चाहिए ।

(च) भवन का कम्पार्टमेन्टेशन इस प्रकार होगा कि आग एवं धुँआ उसी क्षेत्र में सीमित रहेगा जहाँ अग्निकांड हुआ है तथा भवन के अन्य भागों में नहीं फैले ।

(छ) भवन के अलगाव दीवार एवं फ्लोर में खुला स्थान - ऐसे सभी प्रकार के तथ्यों पर ध्यान देना होगा जो आग एवं धुँआ के फैलाव को इन खुला स्थानों में प्रवेश को सीमित कर सके और बनावट का फायर रेटिंग बरकरार रह सके। सभी दीवार में खुला स्थान न्यूनतम दो घंटे की फायर रेटिंग के अग्नि निरोधक दरवाजा से सुरक्षित रहेगा। मंजिलों में सभी खुला स्थान vertical enclosure से सुरक्षित रहेगा एवं ऐसे enclosure का दीवार न्यूनतम दो घंटे की फायर रेटिंग का होगा ।

(ज) मंजिलों के प्रत्येक vertical openings यथोचित रूप से बंद एवं सुरक्षित रहेगा तथा निम्नलिखित व्यवस्थाएँ की जाएगी :-

(i) पलायन के रास्ता का प्रयोग करते वक्त अधिवासियों को मंजिल दर मंजिल खुले स्थान से आग एवं धुँआ के फैलाव को रोकने के लिए प्रर्याप्त सुरक्षा प्रदान करना होगा। यह सुनिश्चित करना होगा कि अधिवासियों के निकासी मार्ग में कम से कम 21 मिली मीटर का उपरी भाग खुला हो।

(ii) दो घंटें की फायर रेटिंग का अग्नि दरवाजा बाहर भागने/निकलने के रास्ते एवं लिफ्ट में प्रवेश के रास्ते तथा सीढ़ी पर एवं अन्य उपयुक्त स्थानों पर आग एवं धुँआ के फैलाव को रोकने के लिए दिया जाएगा।

(iii) निकासी मार्ग का सुरक्षित प्रयोग हेतु स्मोक वेन्टिंग सुविधा प्रदान किया जाएगा ।

(iv) आंतरिक सजावट से जहरीला धुँआ के उत्पन्न होने से बचाने हेतु धुँआ निरोधी सामग्रियों का प्रयोग किया जाएगा ।

(v) भवन के निकासी मार्ग (सीढ़ी एवं कोरिडोर) का रौशनीकरण/सीढ़ियों का प्रेसराईजेशन/ तलघर का वेन्टीलेशन राष्ट्रीय भवन संहिता, 2016 **समय-समय पर यथा संशोधित** के अनुसार करना होगा ।

(vi) एयर कंडिशनिंग एवं वेंटिलेशन सिस्टम को इस प्रकार अधिष्ठापित किया जाएगा, जिससे आग एवं धुँआ एक फ्लोर से दूसरे फ्लोर और भवन से बाहर नहीं फैल सके। एयर फिल्टर में आग लगने पर धुँआ

को फैलने से बचाने के लिए स्मोक सेन्सिटीव डिवाईस भवन में होना चाहिए। प्रत्येक तल पर आग और धुँए के हजार्ड से बचाने के लिए प्रत्येक तल पर अलग-अलग एयर हैडलिग यूनिट होना चाहिए। फायर डंपर्स को ए0सी0 सिस्टम में प्रदान किया जाएगा, ताकि आग की स्थिति में स्वचालित रूप से बंद हो सके और इस तरह अग्नि/धुँआ का फैलाव रोका जा सके ।

(vii) **विद्युत अधिष्ठापन**- विद्युत सुरक्षा भारतीय विद्युत नियमावली एवं संबंधित आई0एस0/संहिता के प्रावधान के आलोक में होगा। लाईसेंस विद्युत ठेकेदार के द्वारा विद्युत अधिष्ठापन किया जाएगा। मुख्य रूप से अलग नली में वायरिंग, अलग सर्किट, स्वचालित सर्किट ब्रेकर, मास्टर स्वीच, इंस्पेक्शन पैनल दरवाजा, आपातकालीन/वैकल्पिक विद्युत आपूर्ति का आवधिक सत्यापन आदि पर ध्यान दिया जाएगा ।

(viii) भवन का अधिवास प्राप्त करने के बाद प्रत्येक वर्ष कम से कम दो बार नियमित रूप से फायर एक्जीट ड्रिल किया जाना चाहिए ।

(ix) अग्नि सुरक्षा अधिकारी-एन0बी0सी0 2016 और बिहार अग्निशमन सेवा अधिनियम, 2014 के अनुसार।

(x) भवन में अधिष्ठापित अग्निशमन उपकरणों आदि का ए0एम0सी0 योग्य फर्म या व्यक्ति को दिया जाना चाहिए।

(xi) स्थापित नियम के आलोक में भवन के सेट बैक का चेकिंग वास्तुविद/पारित करने वाले द्वारा किया जाएगा।

(xii) यह स्पष्ट किया जाता है कि उपरोक्त सिफारिशों का पालन नहीं करने की स्थिति में भविष्य में होने वाली किसी भी कानूनी विवाद के मामले मे, जिम्मेवारी डेवलपर्स/वास्तुविद/जमीन मालिक पर होगी एवं किसी भी सरकारी प्राधिकार (जैसे कि राज्य अग्निशमन पदाधिकारी, बिहार, पटना) की नहीं होगी ।

(xiii) इसके द्वारा यह भी स्पष्ट किया जाता है कि इस कार्यालय (अर्थात निदेशक-सह-राज्य अग्निशमन पदाधिकारी, बिहार, पटना/प्राधिकृत पदाधिकारी) का कार्यालय उस भूमि के किसी भी कानूनी विवाद के लिए जिम्मेवार नहीं है, जिसपर प्रस्तावित भवन का निर्माण होगा।

(7) अनिवार्यत: अन्डरटेकिंग्स के सभी प्रावधानों का पालन करना होगा ।

(8) इसे औपबंधिक अनापत्ति प्रमाण पत्र माना जाएगा। उपरोक्त सभी अग्नि एवं जीवन सुरक्षा अनुशंसाओं के अनुपालन के बाद आवश्यक निरीक्षण एवं अधिष्ठापन के जाँच हेतु राज्य अग्निशमन कार्यालय को सूचित करना होगा। सभी बिन्दुओं की जाँच से संतुष्टि के बाद अंतिम अग्नि निवारण एवं अग्नि सुरक्षा अनापत्ति प्रमाण पत्र निर्गत किया जाएगा ।

(9) अनुमोदित भवन योजना में बिना पूर्व स्वीकृति के किसी भी प्रकार का विचलन या परिवर्तन किये जाने की स्थिति में इस औपबंधिक अनापत्ति प्रमाण पत्र को रद्द कर दिया जाएगा।

(10) हस्ताक्षर एवं मुहर के साथ नक्शा वापस किया जाता है।

अनुलग्नक:-

1) मे0 वास्तुविद, नवरत्न रघुवंशी
2) अध्यक्ष, नगर निगम, पटना

5/1/23

निदेशक-सह-राज्य अग्निशमन पदाधिकारी,
बिहार, पटना ।

QR Code
Alloted by
Authority



THE EMPEROR

LUXURY AT ITS BEST!

HIRA PANNA
INFRA PROJECTS LLP

RERA Reg. No.- BRERAP93630-002/84/R-1594/2023



STEP INTO THE LUXURY SPACE
THAT YOU TRULY DESERVE.

Hira Panna Infra Projects LLP presents The Emperor, international quality luxury apartments strategically positioned within Patna. Enjoy the benefits of being part of a contemporary, stylish and exclusive development.

RERA Reg. No.- BRERAP93630-002/84/R-1594/2023

THE EMPEROR

HIRA PANNA PROJECTS LLP

Hira Panna Infra is an ambitious Real Estate association with a vision to serve customers and communities by consistently producing developments of lasting value. Committed to the finest quality parameters, the group believes in Team-Work, Innovation and Professionalism.

We endeavour to enhance our reputation for integrity through unparalleled realty solutions with well-known and well-qualified people in the real estate field on the board. We have rich experience in executing residential and Commercial projects of various magnitudes in Patna, Bihar.

Hira Panna enjoys the association of architects, engineers and landscaping consultants of the highest order.

VISION

To contribute significantly to building the new Patna and become Bihar's most valuable real estate organization.

MISSION

To build world-class real estate concepts synonymous with Innovation, Professionalism, Ethics, Quality and Customer Service.

VALUES

- Consistently enhancing customer value and quality.
- Adhering to ethical and professional service.
- Complying with environmental & legal requirements.
- Encouraging teamwork through mentorship & growth.
- Nurturing a positive & conducive work culture.

Here is inviting you to make your dream home at a place that is one of the most flourishing areas of Patna's exclusive spaces. Experience the pure Joy of Living with Hira Panna Infra Projects LLP.

RERA Reg. No.- BRERAP93630-002/84/R-1594/2023

ARIAL VIEW



RERA Reg. No.- BRERAP93630-002/84/R-1594/2023

SIDE VIEW



NIGHT VIEW



ENTRANCE LOBBY

Introducing you to life you've aspired for and the world-class designs you've always yearned for. You've lived your version of a lavish life; now experience the real deal... at 'THE EMPEROR.'

With an edge over the rest and centrally located in the heart of Patna, The Emperor is a luxury landmark in the making. This premium project by Hira Panna Infra Projects LLP is adorned with every necessary convenience of city life.





Tastefully stylish and luxurious apartments with distinctive specifications, convenient roadways, the proximity of institutions and entertainment hubs, lush green corners, and an exhaustive list of amenities, The Emperor is your royalty realized.



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LUXURY OF LEISURE

When every aspect of your luxury is taken care of at The Emperor, even the luxury of leisure becomes necessary to provide the complete living experience. A spacious terrace next to the living room that allows you to open yourself up to the sun, moon, and stars is a piece of luxurious leisure that completes your home.



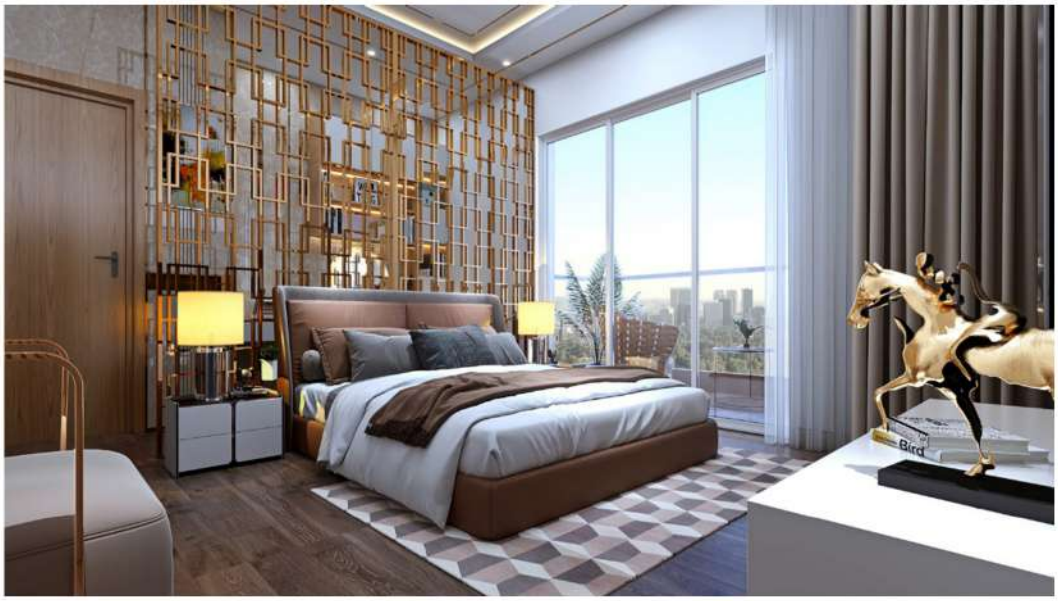
LUXURY OF CRAFTING CUISINE

After breathing, eating is one thing we all do. We enjoy eating. As a result, we decided to devise a cooking space that reflects your passion for food. A genuinely spacious kitchen outfitted with modern accessories (if we are giving them a modular kitchen built) invites the chef within you to create delectable food and treat your taste buds to your family members.



DINING ROOM





BEDROOM

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LUXURY OF SPACE

Every aspect of The Emperor's interiors is positioned professionally and functionally. As a result, you get the most out of every inch of space. Open up to an eye-pleasing view even indoors, draped in leading lifestyle and home decor brands. Here, great care is taken to ensure that no space is left unused and that the vision of a utility-based design is adhered to.

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YOGA ROOM

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SKYWALK

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CLUB HOUSE



GAMES AREA

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SWIMMING POOL

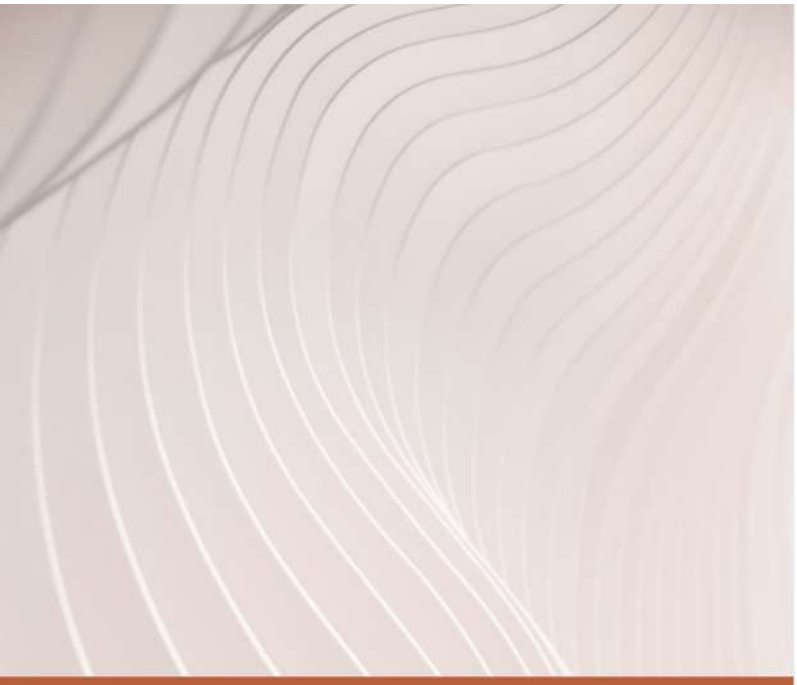


GYM



BANQUET





BUILDING ARCHITECTURE

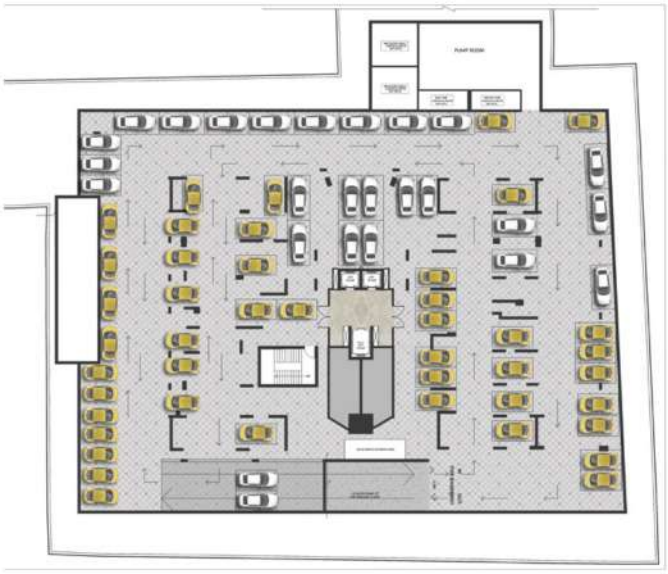
LUXURY OF ADMIRATION

While you enjoy the luxury of privacy, exclusivity, and lavishness inside The Emperor, the exterior is bound to catch the attention of passers-by and onlookers. While (Area Name) is a landmark in and of itself, The Emperor stands out as a beacon, a shining example of luxury in the midst of the many other landmarks that dot the landscape of (Area Name). The Emperor is a work of pure luxury that will elicit admiration and possibly envy from all. It is a one-of-a-kind piece of glorious architecture that represents contemporary luxury. When you claim it as your address tomorrow, The Emperor will make you proud to own something others do not.

SITE PLAN



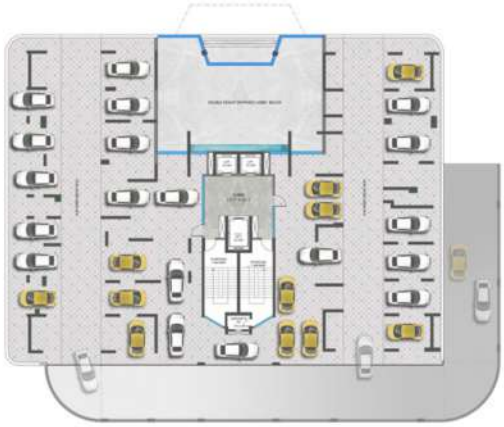
BASEMENT PLAN



BASEMENT



GROUND FLOOR



FIRST FLOOR





FIND YOUR WAY TO UNMATCHED LUXURY IN PATNA

2ND FLOOR

UNIT 01A

UNIT NO. 01A - 4BHK + 4T + TERRACE
SALE AREA - 3459 SQ. FT.

AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
1580	821	3459	11'2"



ISOMETRIC VIEW





KEY PLAN



2ND FLOOR

UNIT 02A

UNIT NO. 02A - 4BHK + 4T + TERRACE
SALE AREA - 4001 SQ. FT.

AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
1740	1041	4001	11'2"



ISOMETRIC VIEW





KEY PLAN



2ND FLOOR

UNIT 03A

UNIT NO. 03A - 4BHK + 4T + TERRACE
SALE AREA - 4024 SQ. FT.

AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
1564	1231	4024	11'2"



ISOMETRIC VIEW





KEY PLAN



2ND FLOOR

UNIT 04A

UNIT NO. 04A - 4BHK + 4T + TERRACE
SALE AREA - 3965 SQ. FT.

AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
1594	1160	3965	11'2"



ISOMETRIC VIEW





KEY PLAN



3RD - 15TH FLOOR

UNIT 01

UNIT NO. 01 - 4BHK + 4T
SALE AREA - 2874 SQ. FT.

AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
1580	416.1	2874	11'2"



ISOMETRIC VIEW





KEY PLAN



3RD - 15TH FLOOR

UNIT 02

UNIT NO. 02 - 4BHK + 4T
SALE AREA - 2808 SQ. FT.

AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
1559	390.2	2808	11'2"



ISOMETRIC VIEW





KEY PLAN

3RD - 15TH FLOOR

UNIT 03

UNIT NO. 03 - 4BHK + 4T
SALE AREA - 2883 SQ. FT.



ISOMETRIC VIEW

AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
1572	427.9	2883	11'2"





KEY PLAN

3RD - 15TH FLOOR

UNIT 04

UNIT NO. 04 - 4BHK + 4T
SALE AREA - 2912 SQ. FT.

AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
1599	422.6	2912	11'2"



ISOMETRIC VIEW





KEY PLAN

PENTHOUSE

UNIT 05

UNIT NO. 05 - 6BHK + 7T + STUDY + SERVANT + TERRACE
SALE AREA - 6621 SQ. FT.

AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
3379	1222	6621	13'1"



ISOMETRIC VIEW





KEY PLAN



PENTHOUSE

UNIT 06

UNIT NO. 06 - 6BHK + 7T + STUDY + SERVANT + TERRACE

SALE AREA - 6659 SQ. FT.



ISOMETRIC VIEW

AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
3338	1293	6659	13'1"





KEY PLAN



DUPLEX

UNIT 07

UNIT NO. 07 - DUPLEX LOWER LEVEL - 6 BHK+7T+STUDY+SERVANT+TERRACE+PVT POOL

SALE AREA - 9363 SQ.FT.



ISOMETRIC VIEW

AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
4621	1888	9363	14'1"





KEY PLAN



DUPLEX

UNIT 07

UNIT NO. 07 - DUPLEX UPPER LEVEL





KEY PLAN



ISOMETRIC VIEW



DUPLEX

UNIT 08

UNIT NO. 08 - DUPLEX LOWER LEVEL - 6 BHK+7T+STUDY+SERVANT+TERRACE+PVT POOL

SALE AREA - 9642 SQ.FT.



ISOMETRIC VIEW

AREA IN SQ. FT.

CARPET AREA	TERRACE & BALCONY	SALE AREA	FLOOR HEIGHT
4611	2091	9642	14'1"





KEY PLAN



DUPLEX

UNIT 08

UNIT NO. 08 - DUPLEX UPPER LEVEL





KEY PLAN



ISOMETRIC VIEW



SPECIFICATIONS



DINING ROOM | DRAWING ROOM

Flooring / Skirting:	(800x800)mm vitrified tile (Somany/Kajaria or equivalent make)
Walls:	Wall putty (ready to paid)
Doors:	Pre-laminated flush floor shutter with SS fittings duly painted (Mayur/Green or equivalent make). Fittings from Dorma, Godrej or equvalent.
Windows:	UPVC Windows with float glass.



TOILETS

Flooring / Skirting:	Ceramic tile flooring
Walls:	Ceramic tiles upto 2100mm height/Plastic emulsion paint above.
Ceiling:	POP Punning
Doors:	Flush door shutter with SS fittings duly painted (Mayur / Green or equivalent make). Fittings from Dorma, Godrej or equivalent.
Counter Top:	Stone/Granite counter.
Water Supply:	Provision for Hot & Cold water supply.
Fittings:	Single lever CP Fittings with wall mounted commode (Jaguar, Hindware or equivalent make).
Other Fixtures:	Towel ring, rod, soap dish and health faucet.



LIFT LOBBY

Flooring:	Natural stone/Granite.
Walls/Lifts Facia:	Plastic emulsion paint on wall & Italian marble/Granite in lift facia.
Ceiling:	POP punning with plastic emulsion paint.



BEDROOM

Flooring/Skirting:	Master Bedroom laminated wooden floor & (600x600)mm vitrified tile (somany/Kajaria or equivalent make) in other bedrooms.
Walls:	Wall putty (ready to paint)
Doors:	Flush door shutter with SS fittings duly painted (Mayur/Green or equivalent make). Fittings from Dorma, Godrej or equivalent.
Windows:	UPVC Windows with float glass.



BALCONY

Flooring:	(Anti-skid ceramic tiles (Somany/Kajaria or equivalent make).
Walls:	All weather textured paint.
Ceiling:	Plaster with external paint (Asian/Berger or equivalent).
Doors:	Flush door shutter with SS fittings duly painted (Mayur /Green or equivalent make). Fittings from Dorma, Godrej or equivalent.



CAMERA AND SECURITY

CCTV with cameras in floor lobby and common areas
Access control system at entrance lobbies of building & other areas
Central security control room



KITCHEN

Flooring / Skirting:	(Anti-skid ceramic tile (Somany/Kajaria or equivalent make).
Walls:	Ceramic tiles up-to 900mm height above counter top.
Ceiling:	Wall putty (ready to paint)
Doors:	Flush door shutter with SS fittings duly painted (Mayur /Green or equivalent make). Fittings from Dorma, Godrej or equivalent.
Counter Top:	Polished Granite.
Sink Water Supply:	Single bowl stainless sink with board. Provision for Hot & Cold water supply.
Fittings:	Single lever CP Fittings (Jaguar, Hindware or equivalent make).



CORRIDOR

Flooring:	Granite
Walls:	Plastic emulsion paint up-to full height (Asian/Berger or equivalent).
Ceiling:	POP Punning with plastic emulsion paint.



OTHER FEATURES

Electrical:	Copper Wiring in conduit with modular switches (Havells or equivalent make).
Telecom:	Provision of telephone points in drawing/dining room.
Provision of DTH Points:	In drawing room/lobby and all bedrooms.
Stair:	Granite on riser & trend with SS railings.
External Finishing:	All weather textured paint.
Structure:	Earthquake resistant structure of RCC framed columns and beams.

AFTER EXECUTION OF AGREEMENT FOR SALE

PAYMENT SCHEDULE PLAN

INSTALMENT	DESCRIPTION	PERCENTAGE OF PAYMENT (OF TOTAL COST)
1	FIRST PAYMENT AT THE TIME OF BOOKING	10%
2	AFTER EXECUTION OF AGREEMENT FOR SALE	20%
3	THIRD PAYMENT AT THE TIME OF COMPLETION OF FOUNDATION WORK	20%
4	FOURTH PAYMENT AT THE TIME OF FIRST FLOOR ROOF CASTING	7%
5	FIFTH PAYMENT AT THE TIME OF 3RD FLOOR ROOF CASTING	7%
6	SIXTH PAYMENT AT THE TIME OF 7TH FLOOR ROOF CASTING	7%
7	SEVEN PAYMENT AT THE TIME OF 10TH FLOOR ROOF CASTING	7%
8	EIGHT PAYMENT AT THE TIME OF 13TH FLOOR ROOF CASTING	7%
9	NINTH PAYMENT AT THE TIME OF 17TH FLOOR ROOF CASTING	7%
10	TENTH PAYMENT AT THE TIME OF 20TH FLOOR ROOF CASTING	3%
11	FINAL PAYMENT AT THE TIME OF POSSESSION	5%

LOCATION MAP

MAP PLACEHOLDER

RERA NO.

QR Code
Alloted by
Autthority

HIRA PANNA
INFRA PROJECTS LLP

1st floor, Hira Panna Complex, Boring Road, Patna - 800001, Bihar.

+91 7280004001 / 7280004002 / 7280004003 / 7280004004

hpinfra2018@gmail.com

RERA Bihar Website:- rera.bihar.gov.in

Note: The information contained in this leaflet is indicative of the kind of development that is proposed and it is subjective to the approval of the authorities. The Developers reserve their right to make changes or alteration at their sole discretion. All the plans and pictures used are rendered according to the artist's perception.