FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending December of 2022-23.

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP000113 1-2/957R-947/2020	Name of Project/Phase of Registered Project	GEETA GARDEN (NEW PROJECT)
Name of Promoter	MUKUL KUMAR	Project Address	CHANDRA SEKHAR NAGAR, GOLA ROAD PATNA
Name of Co-promoter			
Project Registration is valid up to	20.03.2022		
Starting date of Project or Phaseof the Project	18.04.2019		
Type of Project or Phase of theProject	1. Residential		
Period of validity of map by theCompetent Authority	18.08.2020		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
A, B	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK -	NIL	NIL	31	1. Booked/ Allotted - NIL 2. Sold - NIL

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -	NIL
A, B	36	2. Sold -	NIL

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 Annexure No.

1.	NOC for Environment				
2.	Fire N.O.C	Office of the state fire officer-cum-Director, Bihar, Patna	20.09.2017	08.11.2017	
3.	Water Supply Permission	Own Boring			
4.	NOC from Airport Authority of India	Not Applicable			
5.	Other Approval (S), if any, required for the Project				

V. Construction Progress of the Project

1. Building / Wing / Layout Number_____(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)	**100%**
3.	Podiums (if any)	**NA**
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.	**75%**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**20%**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**50%**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**40%**

11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical 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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	**10%**

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**	**5%**	
2.	Water Supply	**YES**	**10%**	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	**YES**	**5%**	
4.	Storm Water Drains	**YES**	**5%**	
5.	Landscaping & Tree Planting	**YES**	**5%**	
6.	Street Lighting	**YES**	**5%**	
7.	Community Buildings	**YES**	**5%**	
8.	Treatment and Disposal of Sewage and Sullage Water	**NO**		
9.	Solid Waste Management & Disposal	**NO**		
10.	Water Conservation / Rain Water Harvesting	**NO**		
11.	Energy Management	**NO**		

12.	Fire Protection and Fire Safety Requirements	**YES**	**0%**	
13.	Closed Parking	**YES**	**50%**	
14.	Open Parking	**YES**	**0%**	
15.	Electrical Meter Room, Sub-Station, Receiving Station	**YES**	**0%**	
16.	Others (Option to Add More)			

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

		Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
1.	Internal Roads & Footpaths	**YES**	**5%**	
2.	Water Supply	**YES**	**10%**	
3.	Sewerage Chambers Septic Tank	**YES**	**5%**	
4.	Drains	**YES**	**5%**	
5.	Parks, Landscaping and Tree Planning	**YES**	**5%**	
6.	Street Lighting	**YES**	**5%**	
7.	Disposal of sewage & Sullage Water	**NO**		
8.	Water conservation/ Rain Water Harvesting	**NO**		
9.	Energy Management	**NO**		

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

(A)	Sr. No.		
	1.	Front Elevation.	
	2.	Rear Elevation	
	3.	Side Elevation	

(B)			Photograph of each floor	

VIII. Financial Progress of the Project		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	**333905000553**
2.	Estimated Cost of the Project including land cost atthe start of the Project	**Approx 12 crore**
3.	Amount received during the Quarter	**1,00,000.00**
4.	Actual Cost Incurred during the Quarter	**1,06,049.00**
5.	Net amount at end of the Quarter	**49,471.00**
6.	Total expenditure on Project **till date**	**Approx 1 Crore (Land Cost Extra)**
7.	Cumulative fund Collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

IX. Details of Mortgage or Charge if any created
NA

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	**NO**
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	**NA**
2.	Agreement for Sale	**NA**
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/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.

BHAVYA CONSTRUCTION PVT. LTD.

DIRECTOR

Signature of Promoter

Name: MUKUL KUMAR

Date:

Provisional Fire Clearance (Under 15Mtr. Height)

Letter No. 3777 :/

OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR , BIHAR , PATNA.

From,

Upendra Prasad Singh,
State Fire Officer,
Bihar, Patna.

To,

Ar. Vishnu Kumar Choudhary ,
Architect,
Regd. No. –AR/88/15, PMC, Patna,
Choudhary Kumar Consultants Pvt. Ltd.
Pandooi Place, Boring Road, Patna-1.

Patna Dt. 08./ 11. /2017.

Ref :- This office letter no. 3230 dt. 12/09/2017 & Your letter no.-F/018/17-18 dt. 20/09/2017

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

Sir,

With above mentioned subject the present plan was again received to this office on 05/10/2017 after rectification. The corrected plan was again examined by the committee.

During examination of the plan it was found that a two blocks, Block 1- B+G+3 & Block B- B+G+3 (Total B/U area-5370.17 Sqmtr.), fully residential building, shall be constructed on 20 feet wide road belongs to Smt Geeta Devi, W/O- Sri Brijmohan Singh & others, Khata no.- 481 & 477, Thana no.-21 at Mauza – Danapur Sahajadpur, 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 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 :**

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 each blocks provided 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 the basement should be equipped with automatic sprinkler's installation & must have two separate exits.

vii) 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 each blocks should be made available before occupancy.

viii) That there should be a clear passage of 3.66 Mtr. or above, all around of the both blocks of the building with a clear height of 5 Mts to facilitate the movement of Fire vehicles at the time of emergency.

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 20 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 .

Yours faithfully,

7/11/17

(Upendra Prasad Singh)
State Fire Officer
Bihar, Patna

Encl – As Above