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.	U70102BR2015PTC024742
Name of the Promoter's Entity	MAA TARA CITY HOMES PVT. LTD .
Address of the Promoter's Entity:	Ashtha Mitra mandal Compound, Nageshwar Colony, Boring Road, Patna- 800001.
Total Experience of promoter in Real Estate Sector	4 Years
Total Experience in Real Estate After Commencement of RERA	4 Years
No of Project done Before Commencement of RERA	No Any
No of Project done After Commencement of RERA	1. MAYURA CITY

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP93357-1/1258/R-1691/2021
Name of Project	MAYURA CITY
Name of Promoter	MAA TARA CITY HOMES PVT. LTD .
Project Address	MAUZA- NEURA, THANA NO.- 104, KHATA NO- 122,124,130,131,142,146,148,PLOT NO.- 1503,1504,1505,1506,1507,1508 PART OF ALL, DANAPUR, DIST.- PATNA
Name of Co-promoter	NA
Project Registration is valid up to	05/11/2025
Starting date of Project	05/11/2020
Type of Project	Residential/Group Housing
Name of the Competent Authority which sanctioned the project map	Patna Metro Politian Area Authurity
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP

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 – 131	Total Number of Apartments in Landowner's share – 88
MAYURA CITY BLOCK A	3 BHK	769.00	28	1.Booked-41 2. AFS Executed-20	1.Booked - 00
MAYURA CITY BLOCK A	3 BHK	772.00	28		
MAYURA CITY BLOCK B	3 BHK	962.00	32		
MAYURA CITY BLOCK B	2 BHK	620.00	32		
MAYURA CITY BLOCK C	3 BHK	924.00	18		
MAYURA CITY BLOCK C	3 BHK	910.00	18		
MAYURA CITY BLOCK C	3 BHK	924.00	18	**Percentage of booking- 31.29%**	**Percentage of booking-0** Percentage of AFS= 0%
MAYURA CITY BLOCK D	1 BHK	405.00	27		
MAYURA CITY BLOCK D	1 BHK	572.00	18		
				Percentage of AFS= 15.26%	

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

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.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO. /OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allotees	(B) Cancelled by Promoters
No Any	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:	
MAYURA CITY	131	1. **Booked- 41**	

V. DETAILS OF BUILDING APPROVALS					
S. No.	Name of the Approval / N.O.C./ Permission /Certificate	Issuing Authority	Validity up to		Attach Copy
1.	Environment Clearance				
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.				

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.-PMAA/PRN/Neora/Bihta/Block A+B+C+D/B+G+9 (MAYURA CITY BLOCK A)(To beadded 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%**	**10-02-2024**
2.	Basements (if any)	**80%**	**10-10-2024**
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**10-11-2024**
5.	Stilt Floor	**100%**	**10-11-2024**
6.	Slabs of Super Structure	**0%**	**07-05-2025**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**0%**	**12-07-2025**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**	**12-10-2025**

9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**0%**	**12-10-2025**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**12-10-2025**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	**0%**	**10-11-2025**
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	**0%**	**10-11-2025**
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%**	**10-11-2025**
14.	Overall Percentage of Actual Work Done and final completion date	**10%**	**10-11-2025**

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.-PMAA/PRN/Neora/Bihta/Block A+B+C+D/B+G+9 (MAYURA CITY BLOCK B)(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%**	**10-11-2023**
2.	Basements (if any)	**90%**	**10-10-2024**
3.	Podiums (if any)	**NA**	

4.	Plinth	**100%**	**07-12-2023**
5.	Stilt Floor	**100%**	**10-08-2024**
6.	Slabs of Super Structure	**35%**	**08-12-2024**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**7%**	**10-03-2025**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**	**17-05-2025**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**10%**	**10-03-2025**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**10-03-2025**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	**0%**	**10-10-2025**
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	**0%**	**10-10-2025**
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%**	**10-10-2025**
14.	Overall Percentage of Actual Work Done and final completion date	**15%**	**10-10-2025**

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.-PMAA/PRN/Neora/Bihta/Block A+B+C+D/B+G+9 (MAYURA CITY BLOCK C) (To be added for each Building / Wing)

S. No.(1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the	Expected Completion date in (dd/mm/yyy)

		Certificate) (3)	Format
1.	Excavation (if any)	**100%**	**07-09-2023**
2.	Basements (if any)	**90%**	**02-10-2024**
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**10-10-2023**
5.	Stilt Floor	**100%**	**10-11-2023**
6.	Slabs of Super Structure	**50%**	**07-12-2024**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**10%**	**07-07-2025**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**	**07-08-2025**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**20%**	**07-07-2025**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**07-09-2025**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	**5%**	**07-10-2025**
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	**0%**	**07-10-2025**
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%**	**07-10-2025**
14.	Overall Percentage of Actual Work Done and final completion date	**30%**	**07-10-2025**

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.-PMAA/PRN/Neora/Bihta/Block A+B+C+D/B+G+9 (MAYURA CITY BLOCK D)(To beadded 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%**	**10-02-2024**
2.	Basements (if any)	**NA**	**10-10-2024**
3.	Podiums (if any)	**NA**	
4.	Plinth	**0%**	**10-11-2024**
5.	Stilt Floor	**0%**	**10-11-2024**
6.	Slabs of Super Structure	**0%**	**07-05-2025**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**0%**	**12-07-2025**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**	**12-10-2025**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**0%**	**12-10-2025**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**12-10-2025**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	**0%**	**12-10-2025**
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	**0%**	**12-10-2025**
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%**	**12-10-2025**

14.	Overall Percentage of Actual Work Done and final completion date	**0%**	**12-10-2025**

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%	12-10-2025
2.	Water Supply	Yes	50%	10-05-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	10-05-2025
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	No		
6.	Street Lighting	No		
7.	Community Buildings	No		
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%	10-05-2025
13.	Closed Parking	Yes	0%	10-05-2025
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others(Option to Add More)	No		
17.	Overall Percentage of Actual Work Done and final completion date	Yes	10%	10-05-2025

X. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT
Our Project is Mixed Development Project hence not applicable

XI. Financial Progress of the Project		
S.No.	**Particulars**	**Amount (in Rs.)**
1.	Project Account No.	921020009151729
2.	Estimated Cost of the Project including land cost at the start of the Quarter	2,387.00/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	2,320.00/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5.	Amount received during the Quarter	39,57,403.00/-
6.	Actual Cost Incurred during the Quarter	31,87, 903.51/-
7.	Net amount at end of the Quarter	7, 08, 653.83/-
8.	Total expenditure on Project **till date**	6, 48, 50, 316.20/-
9.	Cumulative fund collected till the end of Quarter in question	6, 62, 87, 482.80/-
10.	Cumulative expenditure done till the end of Quarter in question	6, 48, 50, 316.20/-
11.	Percentage of Expenditure incurred of the total Estimated development cost of the project.	27.95%

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

XII. GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT The photograph must have date.		
(A)	S. No.	Particulars
	1.	Front Elevation.- Attached Below
	2.	Rear Elevation- Attached Below
	3.	Side Elevation- Attached Below
	4.	Photograph of each floor showing the progress of interior works
	5.	Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)
(B)		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

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

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
a. Whether the project is in progress as per time schedule or lagging behind? No b. If yes, whether it would be completed on the completion date fixed as per RC. c. If No, then Reason for delay:- This is to inform you that the delay in completion of our project is primarily due to one key reasons: 1. Slow Sales – Lower-than-expected unit sales have affected cash inflow.

XVI. BROCHURE /Prospectus: Copy of the brochure/prospectus to be uploaded with Form 7

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

Name: Amit Kumar
Contact No: 9304281117
Email id: maataracityhomespvtltd123@gmail.com
Address: 3rd floor, Rajeshwar Shanta Complex, Anandpuri, West Boring Canal road, Thana SK Puri

Project Site Photographs

Block A



Block B


रविवार, अप्रैल 06 2025, 01:01:40 pm
HXFR+7WH, नोरा, दानापुर, बिहार 801113, भारत
25° 34' 24" N, 84° 59' 33" E 4m
39.8°C 3.6Km/h 7%
Google
School







Block C


रविवार, अप्रैल 06 2025, 01:01:40 pm
HXFR+7WH, नोरा, दानापुर, बिहार 801113, भारत
25° 34' 24" N, 84° 59' 33" E 4m
39.8°C 3.6Km/h 7%
Google
School


रविवार, अप्रैल 06 2025, 12:55:47 pm
HXFR+7WH, नोरा, दानापुर, बिहार 801113, भारत
25° 34' 26" N, 84° 59' 35" E 4m
39.8°C 3.6Km/h 7%
Google









Block D



<u>Undertaking</u>:

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
MAA TARA CITY HOMES PVT. LTD .

Director

Date :

(1188/19)

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

MAA TARA CITY HOMES PVT LTD

MAA TARA CITY HOMES PVT LTD At
East Boring Canal Road Patna 800001 Bihar

Date: 25-11-2019

Valid Upto: 24-11-2027

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	**PATN/EAST/B/110719/433763**
Applicant Name*	**Vinay Kumar**
Site Address*	**Plot No 1503 1508 Khata No 122 124 130 131 142 146 148 Mauza Neora Thana No 104 Thana Neora Patna Bihar,Neora Patna Bihar,Patna,Bihar**
Site Coordinates*	**25 34 23.94N 84 59 34.38E, 25 34 26.22N 84 59 35.27E, 25 34 22.77N 84 59 37.27E, 25 34 24.77N 84 59 37.38E, 25 34 25.34N 84 59 37.62E, 25 34 24.46N 84 59 37.99E**
Site Elevation in mtrs AMSL as submitted by Applicant*	**54 M**
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	**100M**

*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site.In case of any discrepancy,Designated Officer shall be requested for cancellation of the NOC.

c. Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules,1994.

f. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 100M (AMSL), as indicated in para 2.

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.

h. The certificate is valid for a period of 8 years from the date of its issue.One time revalidation without assessment may be allowed, provided construction work has commenced,subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series B Part I Section 4, available on DGCA India website: www.dgca.nic.in

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

m. This NOCID has been assessed w.r.t Patna Airport(s). NOC has been issued w.r.t. the AAI aerodromes and other licensed civil aerodromes as listed in Schedule-III, Schedule-IV(Part-1), Schedule-IV(Part-2;RCS Airports Only) and Schedule-VII of GSR751(E).

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule-V of GSR751(E). As per Rule 13 of GSR751(E), applicants also need to seek NOC from the concerned State Govt. for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2;other than RCS airports) of GSR751(E) .

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

p. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

महा प्रबंधक (वायुसी) पू.क्षे.
General Manager (ATM) ER
भा.वि.प्रा. / A.A.I.
ने.सु.च.बो.अ. हवाई अड्डा/N.S.C.B.I. Airport

Name / Designation / Sign with Date	
Prepared By :	25/11/19
Verified By :	Shoudhy. 25.11.19.

Chairman NOC Committee

Region Name: EAST

Address: General Manager Airports Authority of India, Regional Headquarter, Eastern Region, N.S.C.B.I Airport, Kolkata-700052

Email ID: gmatmer@aai.aero

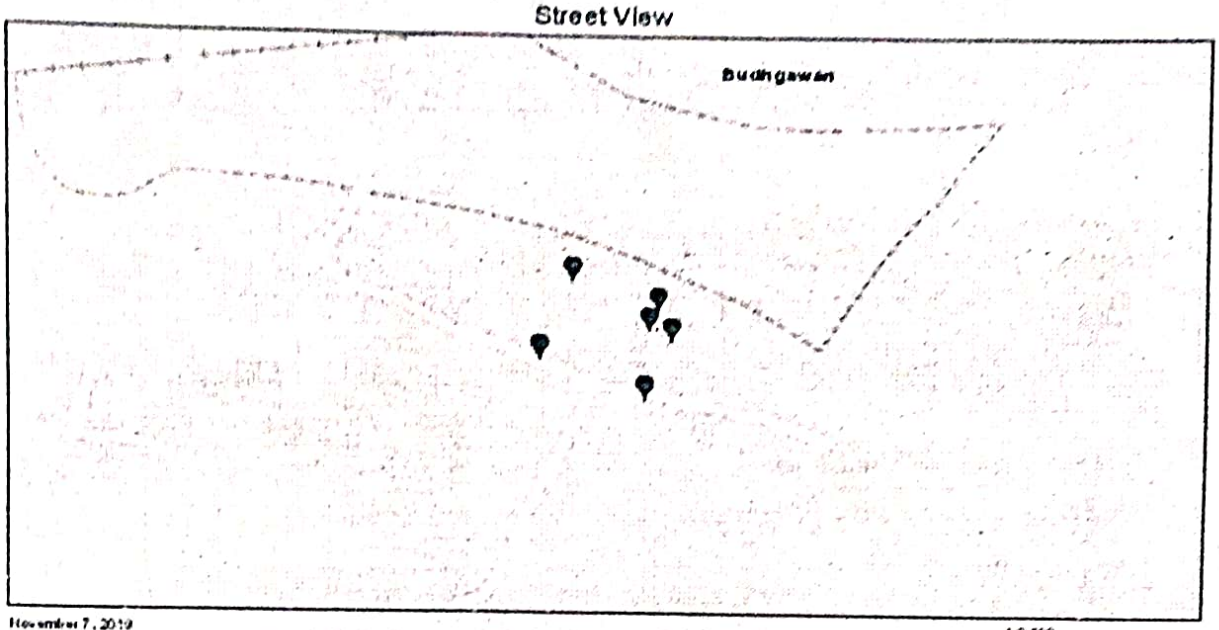
Contact No: 033-25111293

(1187/19)

Distance From Nearest Airport And Bearing

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
Patna	10105.62	258.15
NOCID	PATN/EAST/B/110719/433763	

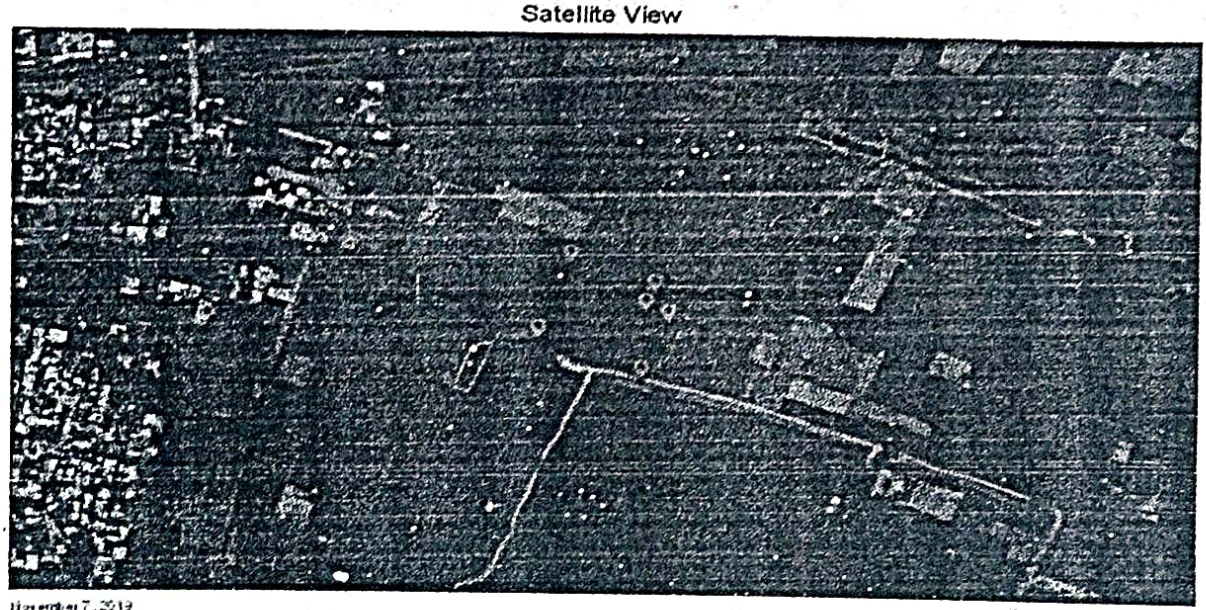
Street View



November 7, 2019

1:3,600

Satellite View



November 7, 2019

1:3,600

Provisional Fire Clearance **(Above 15 Mtr. Height)**

Letter No. 3539 /

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

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Ar. Umashankar Kumar,
Regd. No.-CA/2011/54023
Hartali more, Boring Cainal Road,
Patna

Patna Dt. 31.12.2019.

Sub :- The views regarding Proposed Residential Building of above 15 mtr. In height to be constructed at Mauza-Neora, Dist-Patna.

Sir,

Please refer to your letter No.-00., dt.-29.11.2019 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a (B+G+9) Block A+B+C (Total B/U area-17027.87 Sqmtr.), Proposed Residential Building, shall be constructed on 80 feet wide road belongs to Maa Tara City Homes Pvt. Ltd., Director-Sri Krishna Kumar Anup, S/o-Sri Radheshyam Kumar, Plot No.-1503,1504,1505,1506,1507,1508, Khata No-122,124,130,131,142,146,148, Thana No.-104, Thana-Bihta, Mauza-Neora. 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 Bihar building bye laws, 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 :**

a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and manœuvrability of Fire appliance with turning facility.
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 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 each blocks 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, Finalapproval 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,

(Pankaj Sinha)
DIG HG & FS
Cum
State Fire Officer
Bihar, 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 Bihar building bye laws, 2014.

b) The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.

c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.

d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.

e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) Open Space & Approach :

a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and manouverability of Fire appliance with turning facility.

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 m².

b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.

c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level 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 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 50,000 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.

vii) That the internal finishing shall be non-combustible or class – 1 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 thingwrong , 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 offices 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 approval in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

DIG HG & FS
Cum
State Fire Officer
Bihar, Patna

Your Trust is Our Property



माँ TARA
CITY HOMES PVT. LTD.

SECURE | GREEN | INTELLIGENT | PMC APPROVED



"Home isn't a place,
it's a feeling"

When luxury goes beyond to four walls you know that have entered the Magnificent Mayura City.

A haven that has been conceived for those who value the finer things in life and believe that good taste defines fine living. An address that is without parallel in Shivala Chowk, Danapur the stage for whose magnificence is set right from its imposing entrance that prepares you for the resplendence within.

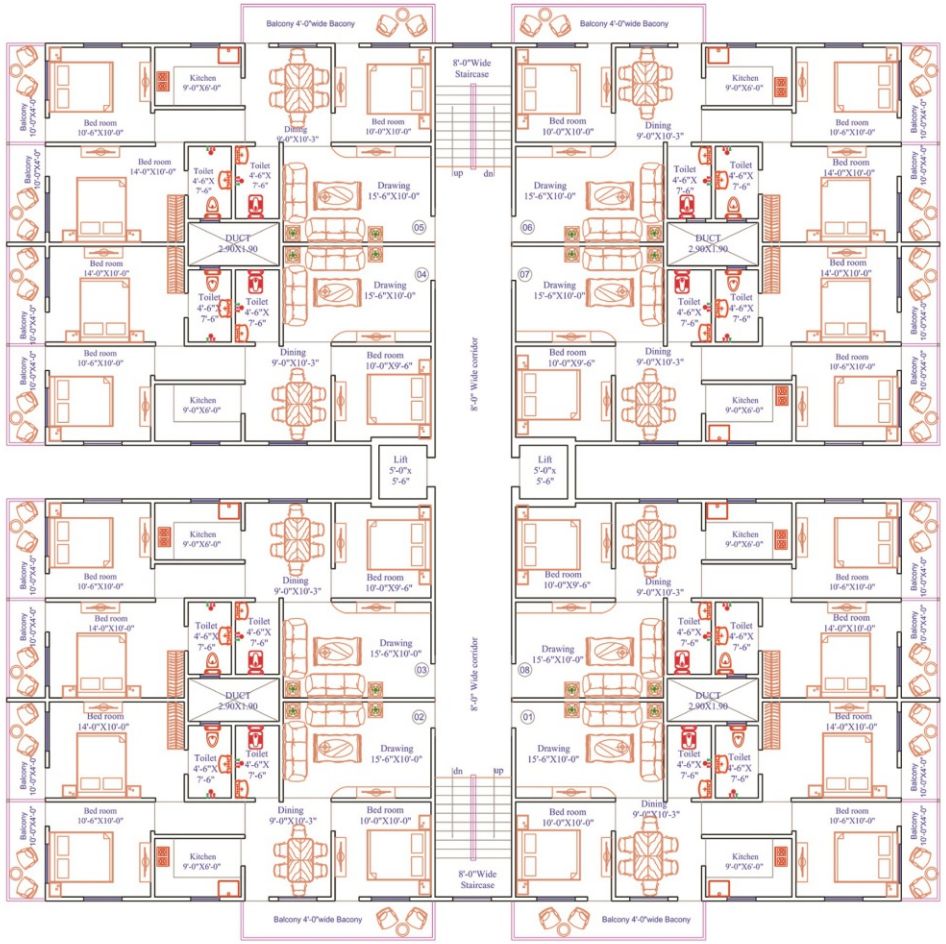
With luxury all over and lush greenery all around a royal life awaits for you at Maa Tara City Homes Mayura City.

REDEFINE YOUR LIFE
WITH A TOUCH OF GREEN


BLOCK-C
BLOCK-D
BLOCK-A
BLOCK-B
MAYURA CITY


Mayura City
BLOCK-A
Mayura City
BLOCK-B
MAYURA CITY

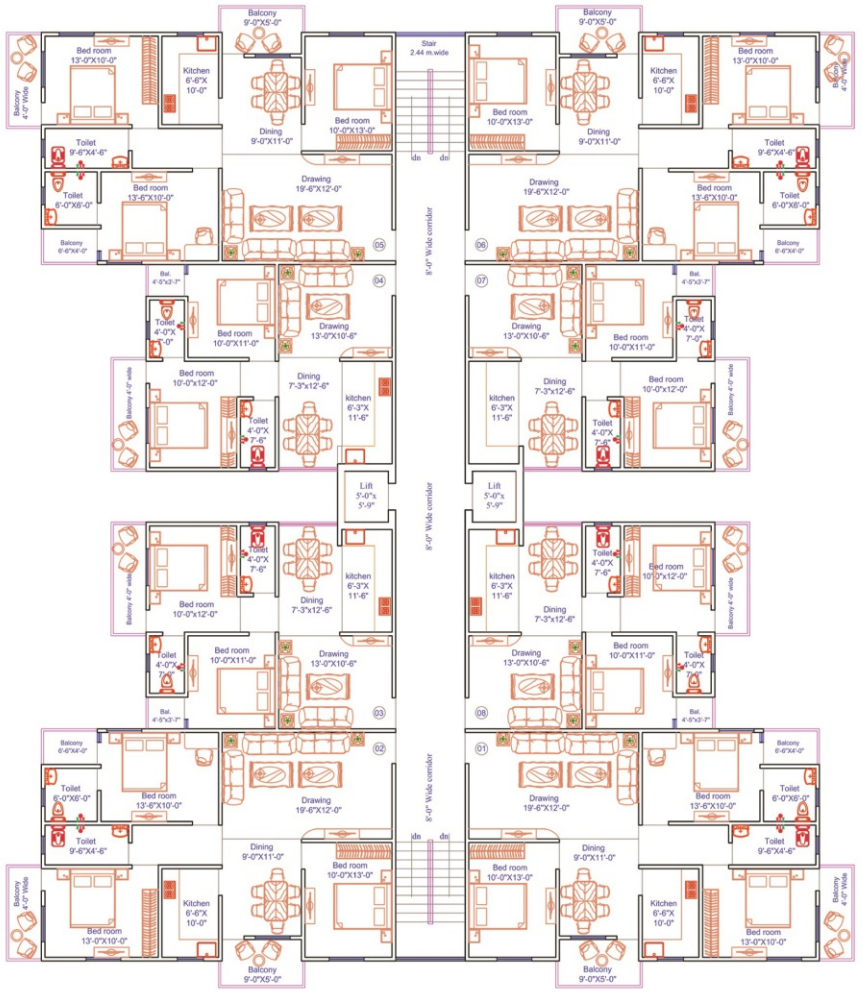

MASTER PLAN
PROPOSED RESIDENTIAL
BUILDING B+G+9
BLOCK-C
PROPOSED RESIDENTIAL
BUILDING G+9
BLOCK-D
(AFFORDABLE HOUSE)
TEMPLE
PROPOSED RESIDENTIAL
BUILDING B+G+7
BLOCK-A
PROPOSED RESIDENTIAL
BUILDING B+G+8
BLOCK-B



TYPICAL(1st. to 7th.) FLOOR PLAN

Block-A

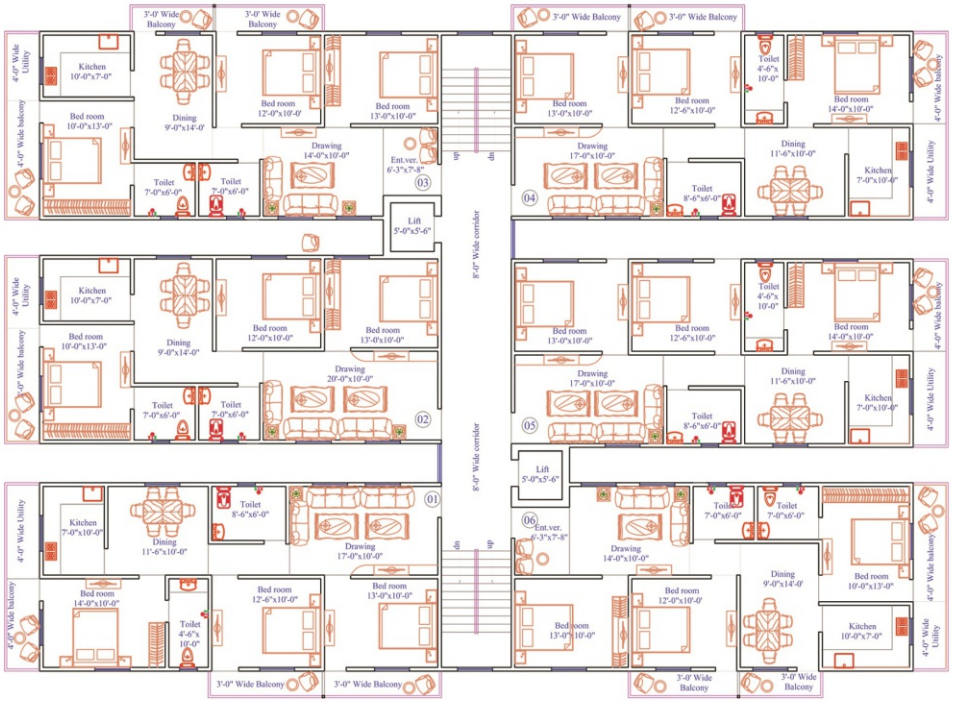
AREA CALCULATION				
Flat No.	carpet Area	Balcony Area	Built up Area	Description
01	772.00 Sft.	163.00 Sft.	982.00 Sft.	3 BHK FLAT
02	772.00 Sft.	163.00 Sft.	982.00 Sft.	3 BHK FLAT
03	769.00 Sft.	82.00 Sft.	901.00 Sft.	3 BHK FLAT
04	769.00 Sft.	82.00 Sft.	901.00 Sft.	3 BHK FLAT
05	772.00 Sft.	163.00 Sft.	982.00 Sft.	3 BHK FLAT
06	772.00 Sft.	163.00 Sft.	982.00 Sft.	3 BHK FLAT
07	769.00 Sft.	82.00 Sft.	901.00 Sft.	3 BHK FLAT
08	769.00 Sft.	82.00 Sft.	901.00 Sft.	3 BHK FLAT



TYPICAL(1st. to 8th.) FLOOR PLAN

Block-B

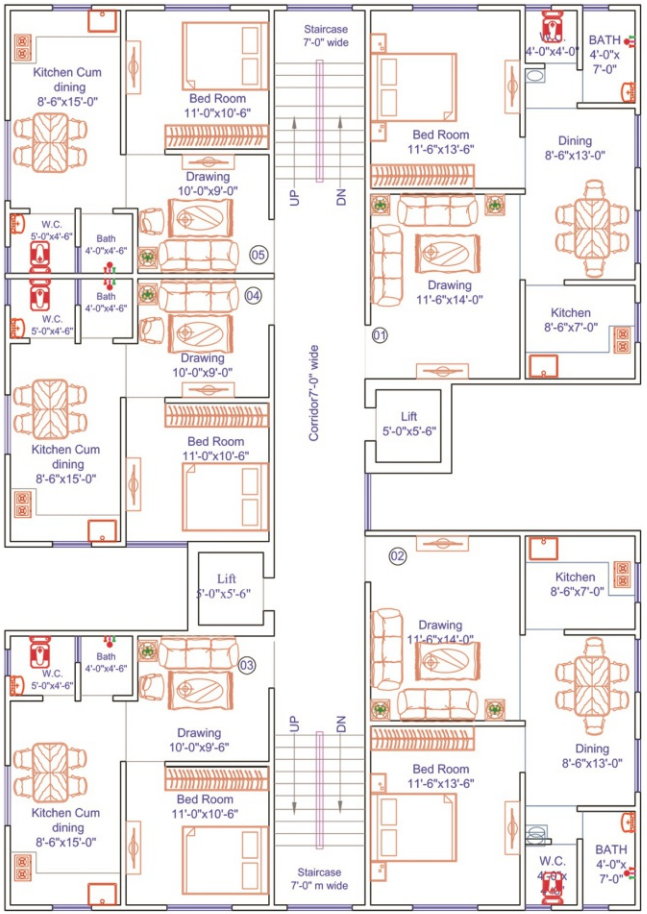
AREA CALCULATION				
Flat No.	carpet Area	Balcony Area	Built up Area	Description
01	962.00 Sft.	120.00 Sft.	1135.00 Sft.	3 BHK FLAT
02	962.00 Sft.	120.00 Sft.	1135.00 Sft.	3 BHK FLAT
03	620.00 Sft.	68.00 Sft.	726.00 Sft.	2 BHK FLAT
04	620.00 Sft.	68.00 Sft.	726.00 Sft.	2 BHK FLAT
05	962.00 Sft.	120.00 Sft.	1135.00 Sft.	3 BHK FLAT
06	962.00 Sft.	120.00 Sft.	1135.00 Sft.	3 BHK FLAT
07	620.00 Sft.	68.00 Sft.	726.00 Sft.	2 BHK FLAT
08	620.00 Sft.	68.00 Sft.	726.00 Sft.	2 BHK FLAT



TYPICAL(1st. to 9th.) FLOOR PLAN

Block-C

AREA CALCULATION				
Flat No.	carpet Area	Balcony Area	Built up Area	Description
01	924.00 Sft.	166.00 Sft.	1145.00 Sft.	3 BHK FLAT
02	924.00 Sft.	85.00 Sft.	1065.00 Sft.	3 BHK FLAT
03	910.00 Sft.	152.00 Sft.	1120.00 Sft.	3 BHK FLAT
04	924.00 Sft.	166.00 Sft.	1145.00 Sft.	3 BHK FLAT
05	924.00 Sft.	85.00 Sft.	1065.00 Sft.	3 BHK FLAT
06	910.00 Sft.	152.00 Sft.	1120.00 Sft.	3 BHK FLAT



TYPICAL(1st. to 9th.) FLOOR PLAN

Block-D

AREA CALCULATION				
Flat No.	carpet Area	Balcony Area	Built up Area	Description
01	572.00 Sft.	00.00 Sft.	612.00 Sft.	1 BHK (LIG)
02	572.00 Sft.	00.00 Sft.	612.00 Sft.	1 BHK (LIG)
03	405.00 Sft.	00.00 Sft.	440.00 Sft.	1 BHK(EWS)
04	405.00 Sft.	00.00 Sft.	440.00 Sft.	1 BHK(EWS)
05	405.00 Sft.	00.00 Sft.	440.00 Sft.	1 BHK(EWS)

Location Map



At Mayura City,
Great connectivity brings a whole new world of convenience & ease at your doorstep.

Patna Airport	:	20 minutes(approx)
Patna Junction	:	35 minutes(approx)
AIIMS	:	10 minutes(approx)
Bihta International Airport	:	15 minutes(approx)
Danapur Station	:	10 minutes(approx)
School	:	2 minutes (approx)
Petrol Pump	:	5 minutes(approx)
Shivala Chowk	:	5 minutes(approx)

QR code issued by the Authority

www.rera.bihar.gov.in

Site Address:

MAYURA CITY

Sh iwala Chowk, Dariyapur, Dar apur

MAA TARA CITY HOMES PVT. LTD.

Head Office:

MAA TARA CITY HOMES PVT. LTD.

Rajeshwar Santa Complex, 3rd Floor, 301-302

Boring Car al Road (Opp. Addidas Showroom), Patna - 800 001

Contact No. - +91 72800 00022,9304281117

E-mail - maataracityhomespvtltd123@gr ail.com

Website - www.maataracityhomes.com

RERA No:-BRERAP93357-1/1258/R1091/2021

BIHAR RERA Reg. No. .....

Disclaimer: The plans, specifications, images and other details herein are only indicative and the developer/owner reserve the right to change any or all of these in the interest of the development as per applicable rules and regulations. This printed material does not constitute an offer and/or contact of any type between the owner/developer and the recipient. Any purchaser/lessee of this development shall be governed by the terms and conditions of the agreement for sale/lease to be entered into between the parties and no details mentioned in this printed material shall in any way govern such transaction. The allottee must refer to the agreement for sale for actual details.