



# HARI NAGAR

## GROUP HOUSING

### FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March 2023

|                                                      |                                             |
|------------------------------------------------------|---------------------------------------------|
| Project Registration Number                          | BRERAP00070-2/248/R-440/2019                |
| Name of the project                                  | HARI NAGAR GROUP HOUSING                    |
| Address of the project                               | NH-139, NEAR AIIMS, BHUSAULA DANAPUR, PATNA |
| Name of Promoter                                     | BALPRADA BUILT PVT. LTD.                    |
| Name of Co-promoter                                  | NILL                                        |
| Project Registration is valid up to                  | 02/03/2024                                  |
| Starting date of Project or Phase of the Project     | 01/06/2018                                  |
| Type of Project or Phase of the Project              | RESIDENTIAL                                 |
| Period of validity of map by the Competent Authority | 09/12/2023                                  |

### II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

| Building/Block Number | Apartment Type              |  | Carpet Area | Total Number of sanctioned apartments | Total Number of Apartments -<br>1. Booked/<br>Allotted- 156<br>2. Sold- 035 |
|-----------------------|-----------------------------|--|-------------|---------------------------------------|-----------------------------------------------------------------------------|
| TOWER (I) -TOWER(IV)  | 2 BHK, 3 BHK,<br>PENT HOUSE |  | DIFFERENT   | 408                                   |                                                                             |

### III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

| Building / Block Number | Total Number of Sanctioned Garages | Total Number of Garages: |     |
|-------------------------|------------------------------------|--------------------------|-----|
| TOWER (I) -TOWER(IV)    | 408                                | 1. Booked/Allotted       | 156 |
|                         |                                    | 2. Sold                  | 035 |

Balprada Built Pvt. Ltd.

Managing Director

Developed By:- **BALPRADA BUILT PVT. LTD.**

H.O.: 312, 5<sup>th</sup> Floor, Adharshila Complex, Near RBI, South Gandhi Maidan, Patna - 800001, Bihar

+91-9155597001 | +91-8757763090 | +91-8986925058

website : balprada.com, e-mail: harinagar\_11@yahoo.co.in, hng@balprada.com

Managing Director

| 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                                     | MINISTRY OF ENVIRONMENT,FORE STAND CLIMATE CHANGE, GOVT OF INDIA | 11-01-2018   | 14-08-2018    | 01                       |
| 2.                                                                                              | Fire N.O.C.                                             | STATE FIRE OFFICER, BIHAR                                        | 16-11-2017   | 30-11-2017    | 02                       |
| 3.                                                                                              | Water Supply Permission                                 | MINISTRY OF ENVIRONMENT,FORE STAND CLIMATE CHANGE, GOVT OF INDIA | 11-01-2018   | 14-08-2018    |                          |
| 4.                                                                                              | NOC from Airport Authority of India                     | AIRPORT AUTHORITY OF INDIA , EASTERN REGION, KOLKATA             |              | 31-08-2017    | 03                       |

#### V. Construction Progress of the Project

1. Plan Case No. PMAA/PRN/BHUSAULA DANAPUR/PHULWARISHARIF/109/2018(To be added for each Building / Wing)

| S. No. | Tasks / Activity                                                                               | Tower (I) | Tower (II) | Tower (III) | Tower (IV) |
|--------|------------------------------------------------------------------------------------------------|-----------|------------|-------------|------------|
| 1.     | Excavation (if any)                                                                            | 100 %     | 100 %      | 100 %       | 100 %      |
| 2.     | Basements (if any)                                                                             | NILL      | NILL       | 100 %       | 100 %      |
| 3.     | Podiums (if any)                                                                               | NILL      | NILL       | 50 %        | 25 %       |
| 4.     | Plinth                                                                                         | 100 %     | 100 %      | 100 %       | 100 %      |
| 5.     | Stilt Floor                                                                                    | 100 %     | 100 %      | 100 %       | 100%       |
| 6.     | Slabs of Super Structure                                                                       | 100 %     | 100 %      | 30 %        | NILL       |
| 7.     | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.         | 100 %     | 100%       | NILL        | NILL       |
| 8.     | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises       | 100 %     | 100 %      | NILL        | NILL       |
| 9.     | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks. | 100 %     | 100 %      | NILL        | NILL       |

Balprada Built Pvt. Ltd.

  
Managing Director

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                               |       |       |      |      |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|------|------|
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                                                                                                                                                                                                                            | 100 % | 100 % | NILL | NILL |
| 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.<br>requirements as may be required to complete project as per specifications in Agreement of Sale.<br>Any other activities. | 80%   | 80 %  | NILL | NILL |

#### 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               | 75 %                                                           |         |
| 2.     | Water Supply                                       | YES               | 70 %                                                           |         |
| 3.     | Sewerage (Chamber, Line, Septic Tank, STP)         | YES               | 80 %                                                           |         |
| 4.     | Storm Water Drains                                 | YES               | 40 %                                                           |         |
| 5.     | Landscaping & Tree Planting                        | YES               | 60 %                                                           |         |
| 6.     | Street Lighting                                    | YES               | 55 %                                                           |         |
| 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         | YES               | 50 %                                                           |         |
| 11.    | Energy Management                                  | NO                | .....                                                          |         |
| 12.    | Fire Protection and Fire Safety Requirements       | YES               | 40 %                                                           |         |

Balprada Built Pvt. Ltd.

Managing Director

|     |                                                       |       |       |  |
|-----|-------------------------------------------------------|-------|-------|--|
| 13. | Closed Parking                                        | YES   | 50 %  |  |
| 14. | Open Parking                                          | YES   | 50 %  |  |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | YES   | 20 %  |  |
| 16. | Others (Option to Add More)                           | ..... | ..... |  |

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

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

### VIII. FINANCIAL PROGRESS OF THE PROJECT

| S. No.<br>(1) | Particulars<br>(2)                                                            | Amount (In Rs.)<br>(3) |
|---------------|-------------------------------------------------------------------------------|------------------------|
| 1.            | Project Account No.                                                           | 38156308346            |
| 2.            | Estimated Cost of the Project including land cost at the start of the Project | 1,23,69,36,552.00      |
| 3.            | Opening Balances with A/c- 38156341157 70 % ( A )                             | 15,11,900.52           |
| 4.            | Opening Balances with A/c - 38156352895 30 % ( B )                            | 18,50,421.68           |
| 5.            | Amount received during the Quarter ( C )                                      | 5,41,99,191.00         |
| 6.            | Actual Cost Incurred during the Quarter                                       | 3,25,13,786.60         |
| 7.            | Net amount at end of the Quarter (A+B+C - D)                                  | 2,50,47,726.60         |
| 8.            | Total expenditure on Project till date                                        | 30,56,51,221.01        |
| 9.            | Cumulative fund collected till the end of Quarter in question                 | 28,69,48,537.75        |
| 10.           | Cumulative expenditure done till the end of Quarter in question               | 30,11,31,146.37        |

Balprada Built Pvt. Ltd.

  
Managing Director

| IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED |  |
|--------------------------------------------------|--|
| NA                                               |  |
|                                                  |  |

| X. MISCELLANEOUS                                                           |                                            |                  |
|----------------------------------------------------------------------------|--------------------------------------------|------------------|
| <b>A</b>                                                                   | List of Legal Cases (if any)               |                  |
| 1.                                                                         | Case No.                                   | RERA/CC-593/2022 |
| 2.                                                                         | Name of Parties                            | SAMPURNANAND     |
| <b>B</b>                                                                   | Sale/Agreement for Sale during the Quarter |                  |
| 1.                                                                         | Sale Deed                                  | 22               |
| 2.                                                                         | Agreement for Sale                         | 00               |
| XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART                          |                                            |                  |
| Weather the project in progress is as per time schedule or lagging behind? |                                            |                  |

### Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been 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  
Balprada Built Pvt. Ltd.

Managing Director  
Name: SUMAN KUMAR SINGH  
Date: 14.04.2023



**P. Jyoti & Co.**  
Chartered Accountants

### CA FUND UTILIZATION CERTIFICATE

**Report on Statement of Accounts on project fund utilization and withdrawal by "BALPRADA BUILT PVT. LTD." for the period from 1<sup>st</sup> January, 2023 to 31<sup>st</sup> March, 2023 with respect to Bihar RERA Registration No.: BRERAP00070-2/248/R-440/2019**

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Bihar Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
2. We have obtained all necessary information and explanation from the Company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of [Promoter] for the period ended **31<sup>st</sup> March, 2023** and hereby certify that:
  - a. M/s **BALPRADA BUILT PVT. LTD.** (Promoter) have completed Excavation work 100% of Tower I, II, III, and IV and other work completed as per completion certificate issued by the registered Engineer of the project (Copy of the certificate attached as Annexure - I) title **HARI NAGAR GROUP HOUSING**, Bihar RERA Registration No. BRERAP00070-2/248/R-440/2019 located at NH-139, NEAR AIIMS, BHUSAULA DANAPUR, PHULWARISHARIF, PATNA.
  - b. Amount collected during the quarter 01/01/2023 to 31/03/2023 this project is Rs. 5,41,99,191/- (Rupees Five Crore Forty One Lacs Ninety Nine thousand one hundred ninety one Only).
  - c. Amount withdrawn during the quarter 01/01/2023 to 31/03/2023 for this project is Rs.3,25,13,786 /- (Three Crore Twenty Five Lacs Thirteen Thousand Seven Hundred Eighty Six Only).



**PATNA • SAMASTIPUR • NEW DELHI • RANCHI • MUZAFFARPUR • VARANASI**  
H.O. : 6/7, 1st Floor, Dukhan Ram Plaza, Exhibition Road, Patna - 800 001, Mob. : 7547070202  
B.O. : East of Bhola Talkies, Dharampur, Samastipur (Bihar), Mob. : 7282099888, 7472855555  
E-mail : pjyotica@gmail.com, jyotipca@rediffmail.com

d. However, promoter have incurred Rs. 30,11,31,146.37/- (Rupees Thirty Crore Eleven Lacs Thirty One Thousand One Hundred Forty Six Rupees & Thirty Seven Paise only) against Onsite expenditure for development of entire project excluding cost of construction as per above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.

4. We certify that **BALPRADA BUILT PVT. LTD.** has utilized the amounts collected for the project **HARI NAGAR GROUP HOUSING**, only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

(If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions): Nil

Yours Faithfully,

For P. JYOTI & CO.  
Chartered Accountants  
FRN: 010237C

*Gout*  
CA Govind Kumar Sinha  
Partner

M. No. 426588

UDIN: 23426588BGWDEW3944

Date : 15/04/2023

Place : PATNA



FORM No. 1  
[See Regulation 3]

**ARCHITECT'S CERTIFICATE**

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date 13-04-2023

To,  
The Managing Director  
Balprada Built Pvt. Ltd.  
312, 5<sup>th</sup> Floor, Adharshila Complex,  
Near RBI, South Gandhi Maidan, patna

**Subject: Certificate of Percentage of Work executed in the project**

Having 4 Buildings bearing the registration no. BRERAP00070-2/248/R-440/2019 and being developed on the Plot bearing Thana No. 40 & 41 khata No.(63,40,16,57,02,32, 29,40,30,45,21,402,09,306,295,14,73) khesra / Plot No (46,52,59,1282,1349,1350, 45,40,41,42,43, 45,47,48,49, 50,51,55,56,60,92,93,1330,1345,1346,1347,1348,1283) Mauza - Bhusaula Danapur & Mohammadpur Korji, Near AIIMS, Phulwarisharif, Patna- 801505

Sir,

Admeasuring 18105.82 Sq.mts. area for Tower 1, Tower 2, Tower 3, & Tower 4 being developed by the Promoter Balprada Built Pvt. Ltd.

We at Mass N Void Design Consultant (I) pvt.Ltd. have undertaken assignment as Architect certifying Percentage of execution of Work of the 4 Buildings of Harinagar Group Housing Following technical professionals are appointed by Owner / Promoter: —

- (i) M/s MASS N VOID DESIGN CONSULTANT (I) PVT. LTD. as Architect;
  - (ii) M/s MASS N VOID DESIGN CONSULTANT (I) PVT. LTD. as Structural Consultant
  - (iii) M/s MASS N DESIGN CONSULTANT PVT. LTD. as Mechanical/Electrical/Plumbing
  - (iv) M/s MASS N VOID DESIGN CONSULTANT (I) PVT. LTD as Site Supervisor work
- Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number BRERAP00070-2/248/R-440/2019 under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

**TABLE-A**

| S. No. | Tasks / Activity    | Tower (I) | Tower (II) | Tower (III) | Tower (IV) |
|--------|---------------------|-----------|------------|-------------|------------|
| 1.     | Excavation (if any) | 100 %     | 100 %      | 100 %       | 100 %      |
| 2.     | Basements (if any)  | NILL      | NILL       | 100 %       | 100 %      |

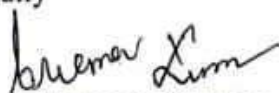
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                              |       |       |       |       |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-------|-------|
| 3.  | Podiums (if any)                                                                                                                                                                                                                                                                                                                                                                                                                             | NILL  | NILL  | 50 %  | 25 %  |
| 4.  | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                                       | 100 % | 100 % | 100 % | 100 % |
| 5.  | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                                  | 100 % | 100 % | 100 % | 100 % |
| 6.  | Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                                     | 100 % | 100 % | 30 %  | NILL  |
| 7.  | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.                                                                                                                                                                                                                                                                                                                                                       | 100 % | 100%  | NILL  | NILL  |
| 8.  | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                                     | 100 % | 100 % | NILL  | NILL  |
| 9.  | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.                                                                                                                                                                                                                                                                                                                                               | 100 % | 100 % | NILL  | NILL  |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                                                                                                                                                                                                                           | 100 % | 100 % | NILL  | NILL  |
| 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.<br><br>Any other activities. | 80%   | 80 %  | NILL  | NILL  |

**TABLE-B**  
**Internal and External Development Works in respect of the entire Registered Phase.**

| S. No. | Common Areas and Facilities                | Proposed (Yes/No) | Percentage of actual Work Done (As on date of the Certificate) | Details |
|--------|--------------------------------------------|-------------------|----------------------------------------------------------------|---------|
| 1      | Internal Roads & Footpaths                 | YES               | 75 %                                                           |         |
| 2      | Water Supply                               | YES               | 70 %                                                           |         |
| 3.     | Sewerage (Chamber, Line, Septic Tank, STP) | YES               | 80 %                                                           |         |

|     |                                                       |       |       |  |
|-----|-------------------------------------------------------|-------|-------|--|
| 4.  | Storm Water Drains                                    | YES   | 40 %  |  |
| 5.  | Landscaping & Tree Planting                           | YES   | 60 %  |  |
| 6.  | Street Lighting                                       | YES   | 55 %  |  |
| 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            | YES   | 50 %  |  |
| 11. | Energy Management                                     | NO    | ..... |  |
| 12. | Fire Protection and Fire Safety Requirements          | YES   | 40 %  |  |
| 13. | Closed Parking                                        | YES   | 50 %  |  |
| 14. | Open Parking                                          | YES   | 50 %  |  |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | YES   | 20 %  |  |
| 16. | Others (Option to Add More)                           | ..... | ..... |  |

Your faithfully



Pranav Kumar

B. Arch (Hons) IIT, KGP.

Reg. No. of COA:CA/95/18898

PMC Emp. No.:AR/57/15

(MASS N VOID DESIGNCONSULTANT (I) PVT. LTD).



## भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Suman Kumar Singh

502, 7th Floor, Adharshila Complex,  
Near RBI, South Gandhi Maidan,  
Patna-800001 Patna Bihar 800001

Date: 31-08-2017

Valid Upto: 30-08-2025

### 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/082817/240969                                                                                                                                                                                                                                                              |
| Applicant Name*                                              | Suman Kumar Singh                                                                                                                                                                                                                                                                      |
| Site Address*                                                | Mohammadpur Korji, Bhusaula, Thana no. 40,41, Plot no. 26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44, 61,62,69,70,76,96,103,104,105,106,107,108,109,113,114,115,116,117,118,119,1238,1248, 1261,1262,1263,1264,1265,1294,1296,1299,1330,1338,1339,1340,1341,1342,1343,1344, |
| Site Coordinates*                                            | 85 01 49.11-25 33 44.44, 85 01 53.15-25 33 48.51, 85 02 01.45-25 33 35.65, 85 02 05.67-25 33 41.19,                                                                                                                                                                                    |
| Site Elevation in mtrs AMSL as submitted by Applicant*       | 53 M                                                                                                                                                                                                                                                                                   |
| Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL) | 98M                                                                                                                                                                                                                                                                                    |

\*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 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.

c. 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.

क्षेत्रीय मुख्यालय पूर्वी क्षेत्र, नेताजी सुभाष चन्द्र बोस अंतराष्ट्रीय हवाई अड्डा - 700052 दूरभाष संख्या: 91-33-2511 9 616

Regional headquarter Eastern Region, Netaji Subhash Chandra Bose International Airport - 700052, Tel : 91-33-25119616



## भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

- e. Only use of oil fired or electric fired furnace is permissible, within 8 KM of the Aerodrome Reference Point.
- f. 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.
- g. 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
- h. 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.
- i. 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](http://www.dgca.nic.in)
- j. 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.
- k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.
- l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- m. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

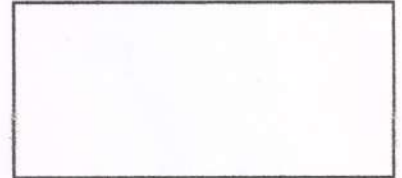
Chairman NOC Committee

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](mailto:gmatmer@aai.aero)

Contact No: 033-25111293



क्षेत्रीय मुख्यालय पूर्वी क्षेत्र, नेताजी सुभाष चन्द्र बोस अंतराष्ट्रीय हवाई अड्डा - 700052 दूरभाष संख्या: 91-33-2511 9 616

Regional headquarter Eastern Region, Netaji Subhash Chandra Bose International Airport - 700052, Tel : 91-33-25119616

Letter No. 4236/

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

From,

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

To,

Ar. Pranav Kumar,  
Empl. No.- AR/54/2015/NPDN,  
Patna Municipal Corporation

Patna Dt. 30/11/2017

Sub :-

The views regarding proposed fully residential building of above 15 mtr. in height to be constructed at Mauza-Bhusaula Danapur, Dist- Patna.

Sir,

Please refer to your letter no.- MNVPVT/PAT/HN/2017/07 dt.- 16/11/2017 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 five tower, Tower 1 & 2- G+10, Tower 3 & 4 -G+13 & Tower 5-G+8 (Total B/U area-55787.86 Sqmtr.), fully residential building, shall be constructed on 90 feet wide road belongs to Balprada Built Pvt. Ltd., on having Plot no.-42,43,45, 47,48,49,50,51,55,56,60,92,93,1330,1345,1346,1347,1348, Khata no.-32,29,40,30,45,21,306,295, 14,73, 63,40,16.,16,57 at Mauza – Bhusaula Danapur, 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<sup>2</sup> 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 maneuverability of Fire appliance with turning facility 3.60 m/s (minimum).
- 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  $0.2 \text{ m}^2$ .
- 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 and 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 900 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 an underground water static tank of not less than 1,00,000 Ltrs. capacity with automatic refilling arrangements preferably on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. Capacity should be made available before occupancy.
- vii) That 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.
- viii) That a refuge area of  $15 \text{ M}^2$  above 8<sup>th</sup> floor be made available as per NBC norms.
- 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 40 feet wide road and it is responsibility of the concerned Architect to 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.

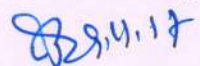
This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety 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 .

**Encl - As Above**

Yours faithfully,



(Upendra Prasad Singh)

State Fire Officer  
Bihar, Patna.

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29/11/12  
State Fire Officer  
Bihar, Patna.

F.No.21-4/2018-IA-III  
Government of India  
Ministry of Environment, Forest and Climate Change  
(IA.III Section)

Indira Paryavaran Bhawan,  
Jor Bagh Road, New Delhi - 3

Date: 4<sup>th</sup> August, 2018

To,

**Shri Suman Kumar Singh,**  
**M/s Balprada Built Private Ltd.**  
LIG - A010, Phase - 1,  
Ashiana Nagar, Patna.

Phone: +91-9386254900

Email: harinagartownship@gmail.com

**Subject: Proposed "Harinagar Group Housing" near AIIMS, NH-98, Bhusaula Danapur & Mohammadpur Korji, P.S. Phulwarisharif, District Patna, Bihar by M/s Balprada Built Pvt. Ltd. - Environmental Clearance - reg.**

Sir,

This has reference to your online proposal No. IA/BR/NCP/72206/2018 dated 11<sup>th</sup> January, 2018, submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project Proposed "Harinagar Group Housing" near AIIMS, NH-98, Bhusaula Danapur & Mohammadpur Korji, P.S. Phulwarisharif, District Patna, Bihar by M/s Balprada Built Pvt. Ltd. was earlier considered by the Expert Appraisal Committee (Infra-2) in its 29<sup>th</sup> meeting held on 20 March, 2018 and 32<sup>nd</sup> meeting held on 2 - 4 July, 2018.

The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meetings are as under:-

- (i) The project is located at 25°33'44.59"N Latitude and 85° 1'57.32"E Longitude.
- (ii) The project is New Project. The total plot area is 18,658.08 sqm. FSI area is 55,787.66sq.m and total construction area of 73,361.32 sqm. The project is fully Residential Building falls under the Residential land use as per of Patna Master Plan 2031. The building comprises of 5 Towers with S+13 Floors only. Tower-1: S+10 Floors, Tower-2: S+10 Floors, Tower-3: S+13 Floors, Tower-4: S+13 Floors, Tower- 5: S+8 Floors. Maximum height of the building is 42 m.
- (iii) During construction phase, water requirement will be met by private water tanker. Soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.

- (iv) During operation phase, total water demand of the project is expected to be 262 KLD and the same will be met by the Municipal supply and treated water. Freshwater requirement will be 150 KLD and 112 KLD of treated water will be used. Wastewater generated (169 KLD) will be treated in STP of capacity 210 KLD generating 135 KLD of treated waste water, which will be recycled (49 KLD for flushing, 13 KLD for gardening, 30 KLD for washing, 20 KLD for DG cooling). About 23 KLD will be disposed into municipal drain.
- (v) About 1.09 TPD Municipal Solid Waste will be generated in the project.
- (vi) The total power requirement is 7000 KVA and will be met from State Electricity Board.
- (vii) Rooftop rainwater of buildings will be collected in RWH tanks of total 62.80 KLD, pit proposed-1.
- (viii) Proposed energy saving measures would save about more than 1% of power.
- (ix) It is not located within 10 km of Eco Sensitive areas.
- (x) There is no court case pending against the project.
- (xi) Investment cost of the project is Rs. 275 Crores.
- (xii) Employment potential is 300 peoples
- (xiii) Benefits of the project Social, Economical and Environmental.

3. The project/activity is covered under category 'B' of item 8(a) 'Building and Construction Projects' of the Schedule to the EIA Notification, 2006 and its subsequent amendments, and requires appraisal at State level. However due to absence of SEIAA/SEAC in Bihar, the proposal is appraised at Central Level.

4. The EAC, in its meeting held on 32<sup>nd</sup> meeting held on 2 - 4 July, 2018, after detailed deliberations on the proposal, has recommended for grant of Environmental Clearance to the project. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project Proposed "Harinagar Group Housing" near AIIMS, NH-98, Bhusaula Danapur & Mohammadpur Korji, P.S. Phulwarisharif, District Patna, Bihar by M/s Balprada Built Pvt. Ltd, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

#### **PART A – SPECIFIC CONDITIONS:**

- (i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

- (ii) Consent to Establish/Operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
- (iii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.

#### **Topography and natural Drainage**

- (iv) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

#### **Water requirement, Conservation, rain water Harvesting, and Ground Water Recharge**

- (v) Fresh water requirement from Municipal supply water shall not exceed 150 KLD.
- (vi) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- (vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- (viii) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- (ix) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- (x) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- (xi) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

- (xii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xiii) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Adequate nos. of rain water harvesting recharge pits shall be provided.
- (xiv) As proposed, no ground water shall be used during construction phase of the project.
- (xv) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- (xvi) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

#### **Solid Waste Management**

- (xvii) The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- (xviii) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- (xix) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xx) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.
- (xxi) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

## Sewage Treatment Plant

- (xxii) Sewage shall be treated in the STP with tertiary treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled/re-used for flushing, DG cooling, floor washing and landscaping. Excess treated water shall be discharged to municipal drain.
- (xxiii) No sewage or untreated effluent water would be discharged through storm water drains.
- (xxiv) The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- (xxv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
- (xxvi) A certificate from the competent authority for discharging treated effluent/ untreated effluents into the Public sewer/ disposal/drainage systems along with the final disposal point.

## Energy

- (xxvii) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- (xxviii) Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
- (xxix) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as

per the state level/ local building bye-laws requirement, whichever is higher.

(xxx) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

(xxxi) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project shall be obtained.

### **Air Quality and Noise**

(xxxii) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

(xxxiii) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

(xxxiv) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.

(xxxv) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

(xxxvi) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall

be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

(xxxvii) For indoor air quality the ventilation provisions as per National Building Code of India.

(xxxviii) Ambient noise levels shall conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

### **Green Cover**

(xxxix) No tree cutting/transplantation of existing trees has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. Adequate area shall be provided for green area development.

### **Top Soil preservation and Reuse**

(xl) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

### **Transport**

(xli) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

- Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
- Traffic calming measures
- Proper design of entry and exit points.
- Parking norms as per local regulation

(xlii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and

should conform to applicable air and noise emission standards be operated only during non-peak hours.

(xlili) A dedicated entry/exit and parking shall be provided for the commercial activities.

(xliv) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

### **Environment management Plan**

(xlv) An environmental management plan (EMP) as prepared and submitted along with EIA Report shall be implemented to ensure compliance with the environmental conditions specified above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.

### **Others**

(xlvi) Provisions shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

(xlvii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provision of Fly Ash

Notification of September, 1999 and amended as on 27<sup>th</sup> August, 2003 and 25<sup>th</sup> January, 2016. Ready mixed concrete must be used in building construction.

- (xlvi) A First Aid Room shall be provided in the project both during construction and operations of the project.
- (xlvii) The company shall draw up and implement corporate social Responsibility plan as per the Company's Act of 2013.
- (l) As per the Ministry's Office Memorandum F.No. 22-65/2017-IA.III dated 1<sup>st</sup> May 2018, a fund of Rs. 4.125 Crore @1.5% of project Cost shall be earmarked under Corporate Environment Responsibility (CER) for the activities such as Infrastructure creation for drinking water supply, Solar light in village, Rain Water harvesting in surrounding area, Waste management in nearby villages and Village pond development etc. The activities proposed under CER shall be restricted to the affected area around the project. The entire activities proposed under the CER shall be treated as project and shall be monitored. The monitoring report shall be submitted to the regional office as a part of half yearly compliance report, and to the District Collector. It should be posted on the website of the project proponent.

#### **PART B - GENERAL CONDITIONS**

- (i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
- (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.
- (iii) Officials from the Regional Office of MoEF&CC, Ranchi who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Ranchi.
- (iv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (v) The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection)

Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
- (vii) These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.
- (viii) The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <http://www.envfor.nic.in>. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of this Ministry at Ranchi.
- (ix) Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- (x) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xii) The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions

and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.

5. This issues with the approval of the Competent Authority.

  
(Kushal Vashist)  
Director

**Copy to:**

- 1) The Principal Secretary, Environment and Forest Department, Government of Bihar, Secretariat, Patna-800015.
- 2) Addl. Principal Chief Conservator of Forests (C), Ministry of Environment, Forests and Climate Change, Regional Office (ECZ, Bungalow No. A-2, Shyamali Colony, Ranchi-834002.
- 3) The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
- 4) Member Secretary, Bihar Pollution Control Board, Bihar State Pollution Control Board, Parivesh Bhawan, Plot No. NS-B/2 Paliputra Industrial Area, Patliputra, Patna (Bihar) - 800 023, E-MAIL - bspcb@yahoo.com.
- 5) Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
- 6) Guard File/ Record File/ Notice Board.

  
(Kushal Vashist)  
Director

(729/18)



## भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Balprada Built Pvt Ltd

502, 7th Floor, Near RBI, Adharshila  
Complex, South Gandhi Maidan, Patna-80001

Date: 05-11-2018

Valid Upto: 04-11-2026

### 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/103118/345715                                                                                                                                                                                                           |
| Applicant Name*                                              | Bimal Kumar Srivastava                                                                                                                                                                                                              |
| Site Address*                                                | Khasra no 2/1283, 40/1345, 16/1346, 16/1347, 57/1348, 9/1349, 9/1350, 63/1355, 63/1366 at Hari Nagar NH-98, Bhusaula Danapur, Near AIIMS, Phulwaria Sharif, Patna, Bhusaula Danapur Near AIIMS Phulwaria Sharif Patna, Patna, Bihar |
| Site Coordinates*                                            | 85 01 46.23-25 33 44.44, 85 01 49.50-25 33 54.41, 85 01 50.62-25 33 48.86, 85 01 50.63-25 33 54.60, 85 01 50.87-25 33 41.68, 85 01 51.66-25 33 54.57, 85 01 53.72-25 33 46.19, 85 02 02.83-25 33 47.56                              |
| Site Elevation in mtrs AMSL as submitted by Applicant*       | 64 M                                                                                                                                                                                                                                |
| Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL) | 109M                                                                                                                                                                                                                                |

\*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.

क्षेत्रीय मुख्यालय पूर्वी क्षेत्र, नेताजी सुभाष चन्द्र बोस अंतराष्ट्रीय हवाई अड्डा - 700052 दूरभाष संख्या: 91-33-2511 9 616

Regional headquarter Eastern Region, Netaji Subhash Chandra Bose International Airport - 700052, Tel : 91-33-25119616



## भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

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 109M (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](http://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 NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction. Applicants also need to seek clearance from state Govt. as applicable, for sites which lies in the jurisdiction of unlicensed aerodrome as outlined in Rule 13 of GSR751 (E)

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

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

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](mailto:gmatmer@aai.aero)

Contact No: 033-25111293

महा प्रबंधक (वायव्य) पू.क्ष.  
General Manager(ATM)ER  
भा.वि.प्रा. / A.A.I.

Name / Designation / Sign with Date  
कलकत्ता / Kolkata 700052

|               |                      |
|---------------|----------------------|
| Prepared By : | 05.11.18             |
| Verified By : | (Shoudhury) 05.11.18 |

क्षेत्रीय मुख्यालय पूर्वी क्षेत्र, नेताजी सुभाष चन्द्र बोस अंतराष्ट्रीय हवाई अड्डा - 700052 दूरभाष संख्या: 91-33-2511 9 616  
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