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.	U70100BR2015PTC025539
Name of the Promoter's Entity	SANRACHNA HOMES PVT. LTD.
Address of the Promoter's Entity :	FLAT NO.302,BINA MANSION,IN FRONT OF ROYAL KING NAGESHWAR COLONY,BORING ROAD
Total Experience of promoter in Real Estate Sector	6 Years
Total Experience in Real Estate After commencement of RERA	6 Years
No of Project done Before commencement of RERA	No Any
No of Project done After commencement of RERA	1. Ravi Prem Enclave (Completed) 2. Kesar Enclave (Completed) 3. Sanrachna Galaxy (Completed) 4. Kumar Enclave (Completed) 5. Sanrachna City Centre (Completed) 6. Sanrachna Heights (Ongoing) 7. Krishna Jyoti Heritage (Ongoing)

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP00497-7/35/R-1142/2021
Name of Project	SANRACHNA HEIGHTS
Name of Promoter	SANRACHNA HOMES PVT. LTD.
Project Address	KHATA NO.- 430, TAUZI NO.- 5406, THANA NO.- 21, MAUZA- DANAPUR SAHJADPUR, PLOT NO.- 1639 P, DANAPUR, DIST.- PATNA
Project Registration is valid up to	01/04/2025
Starting date of Project	01/04/2021
Type of Project	Residential/Group Housing
Name of the Competent Authority which sanctioned the project map	Nagar Parishad Danapur Nizamat
Period of validity of map by the Competent Authority	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 –32.5		Total Number of Apartments in Landowner's share –32.5	
				Booked	AFS Executed	Booked	AFS Executed
Sanrachna Heights	3 BHK	967.00	45				
Sanrachna Heights	3 BHK	937.00	10				
Sanrachna Heights	3 BHK	940.00	05				
Sanrachna Heights	3 BHK	1006.00	05				
Total no.				32.5	18	00	00
Percentage of total Units				100%of total units	55.38%of total units	00%of total units	00%of total units

*Note:- 25 no's for Sale Deed.

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

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

- Note:- Delay in Association Formation Due to Non-Availability of Allottees, We are working on resolving the issue and will update you once allottees are available.

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 SPACE

Building Wise/ Block Number	Total Number of Sanctioned Garages/ Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted -
Sanrachna Heights	60	33

VII. DETAILS OF BUILDING APPROVALS

Already filed along with Registration Application

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Validity Upto		Attach Copy
1.	Environment Clearance				

2.	Fire N.O.C.	Office of the State Fire Officer-Cum-Director, Bihar, Patna			Attached Below
4.	Airport Authority of India NOC	Airport Authority of India			Attached Below
5.	Water Supply Permission				
6.	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. 33/20-21 (Sanrachna Heights) (To be added for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	**100%**	**Completed**
2.	Basements (if any)	**100%**	**Completed**
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**Completed**
5.	Stilt Floor	**100%**	**Completed**
6.	Slabs of Super Structure	**100%**	**Completed**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**100%**	**Completed**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**100%**	**Completed**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**100%**	**Completed**
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**100%**	**Completed**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	**100%**	**25-01-2025**
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed	**100%**	**05-03-2025**

	norms		
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.	**100%**	**05-03-2025**
14.	Overall Percentage of Actual Work Done and final completion date	**100%**	**05-03-2025**

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	No	**NA**	
2.	Water Supply	Yes	100%	Completed
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	Completed
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 / RainWater Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and FireSafety Requirements	Yes	**100%**	Completed
13.	Closed Parking	Yes	100%	Completed

14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to AddMore)	No		
17.	Overall Percentage of Actual Work Done and final completion date	Yes	100%	Completed

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT
Not Applicable because our project is Residential/Group Housing.

XI. Financial Progress of the Project

S.No.	Particulars	Amount (in Rs.)
1	Project Account No.	3110201004180
2	Estimated Cost of the Project including land cost at the start of the Project (In Lakh)	1,210.00/-
3	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost) (In Lakh)	1,150.00/-
4	Any Variation in Development Cost which is declared at the start of the Project.	Yes
5	Amount received during the Quarter	1,53,62,119.00/-
6	Actual Cost Incurred during the Quarter	1,07,53,483.00/-
7	Net amount at end of the Quarter	7,358.00/-
8	Total expenditure on Project **till date**	19,49,51,137.00/-
9	Cumulative fund collected till the end of Quarter in question	21,94,81,434.00/-
10	Cumulative expenditure done till the end of Quarter in question	19,49,51,137.00/-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	169%

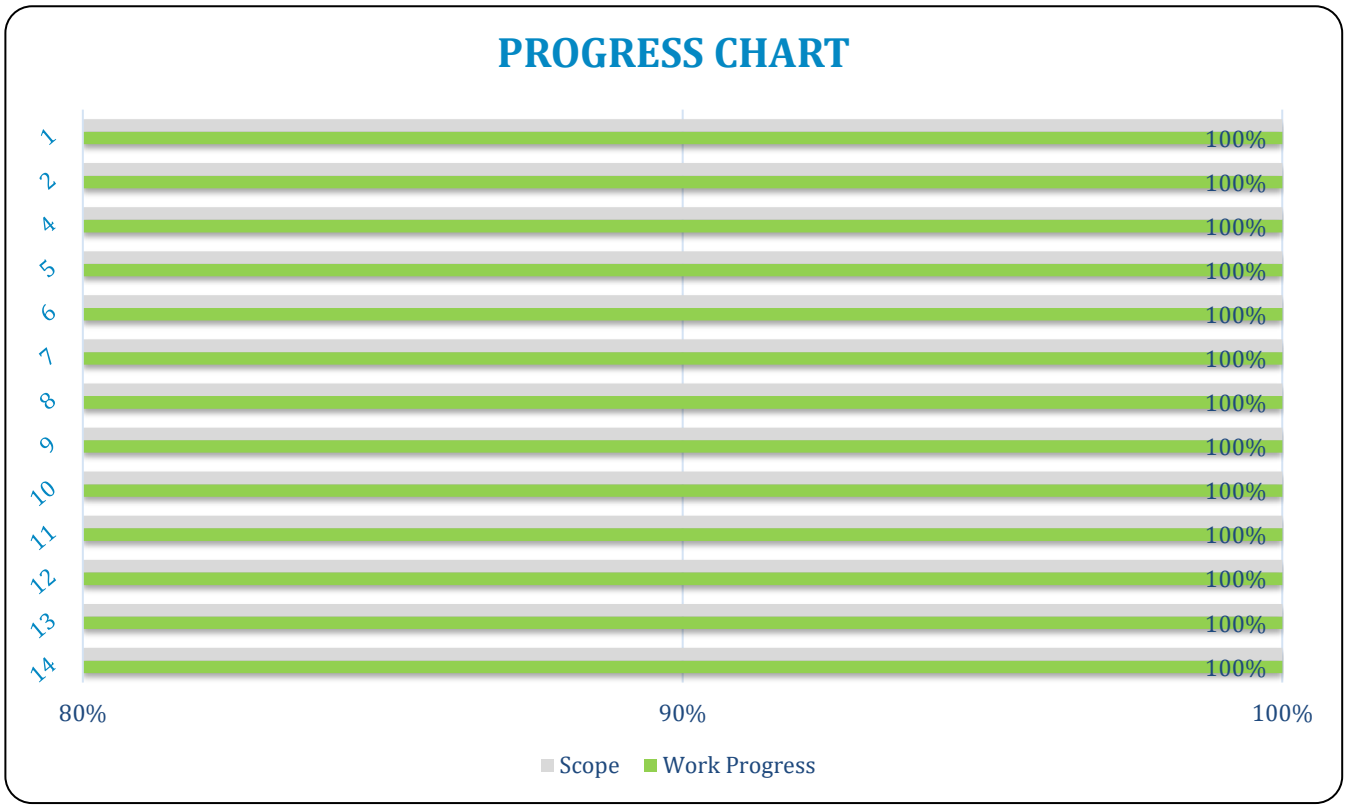
XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

No Any

XIII. GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT The photograph must have date.		
(A)	**S. No.**	**Particulars**
	1.	**Photographs showing Front Elevation.-** Attached Below
	2.	**Photographs showing Rear Elevation.-** Attached Below
	3.	**Photographs showing Side Elevation (Both sides)** Attached Below
	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.	(a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
2.	No. of Execution Cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
3.	No. of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
4.	No. of Certificate cases /PDR cases against this project (a) Case No. (b) Name of Parties	NA

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



XVI. Brochure- Attached

XVII. Grievance Redressal Officer

Name :- Manoj Kumar Singh and Sushil Kumar Singh

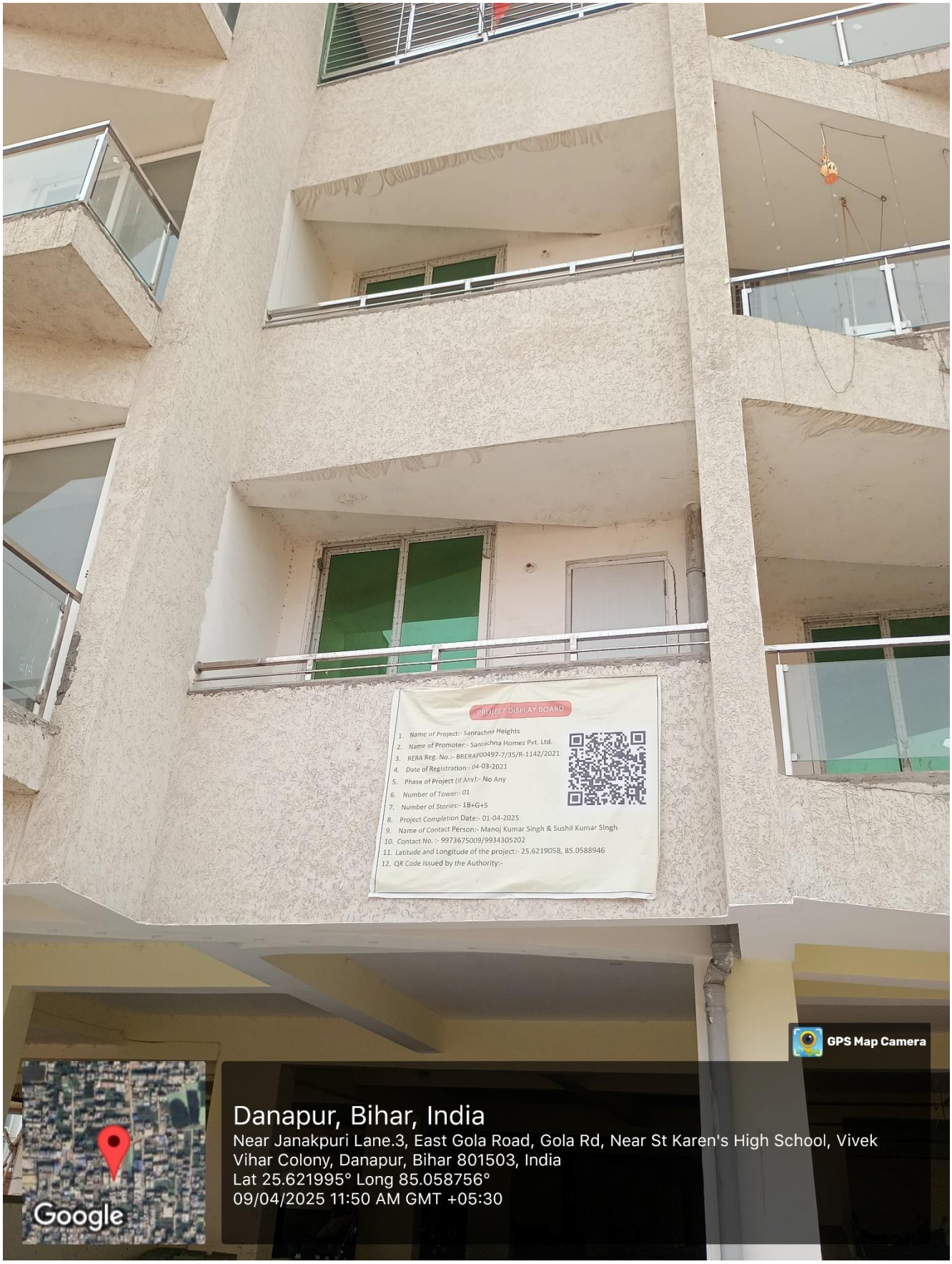
Contact No :- 9973675009, 9934305202

Email id :- sanrachnahomes@gmail.com

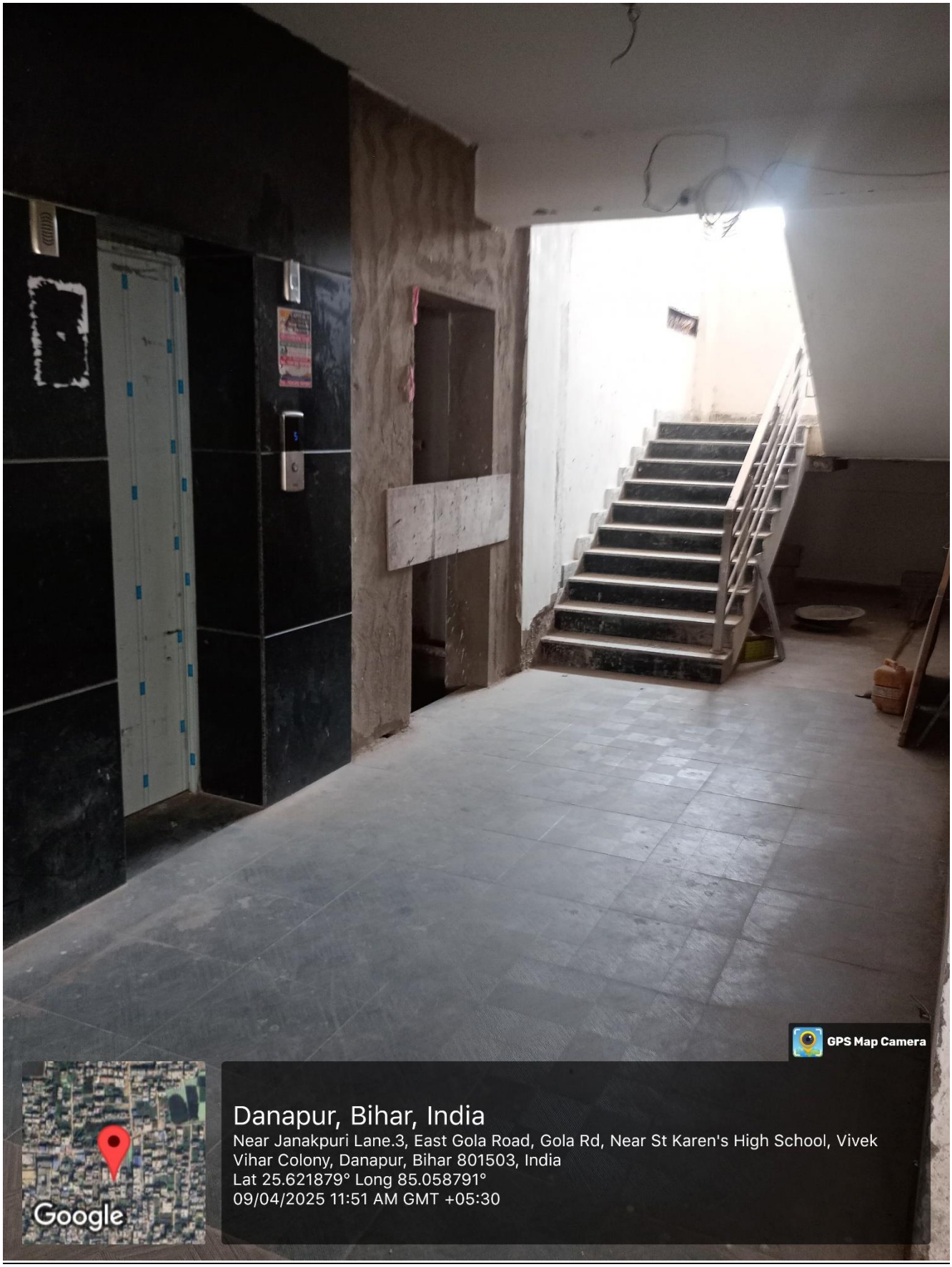
Address :- Flat No.302,Bina Mansion,In Front Of Royal King Nageshwar Colony,Boring Road

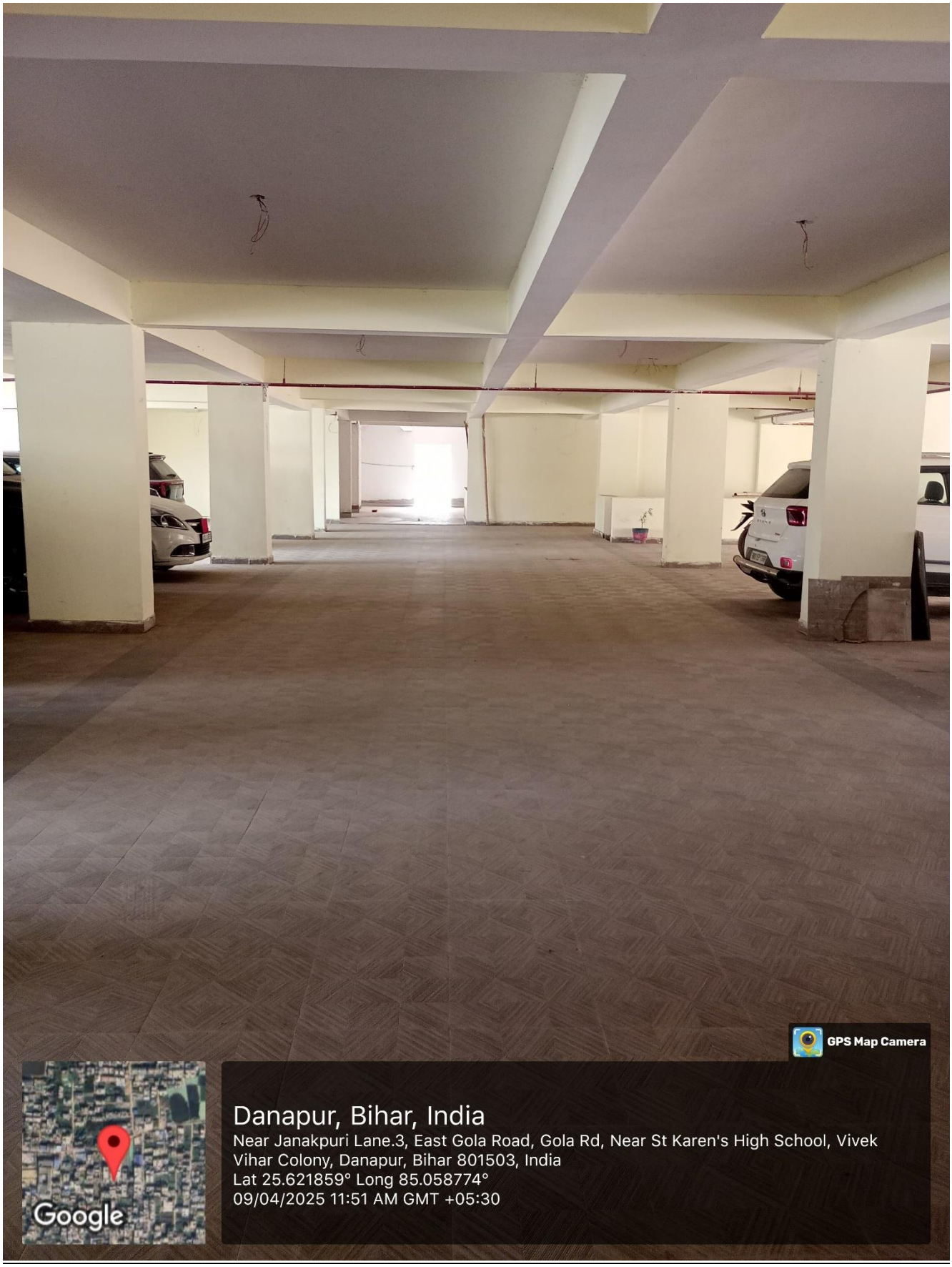
Project Site Photographs



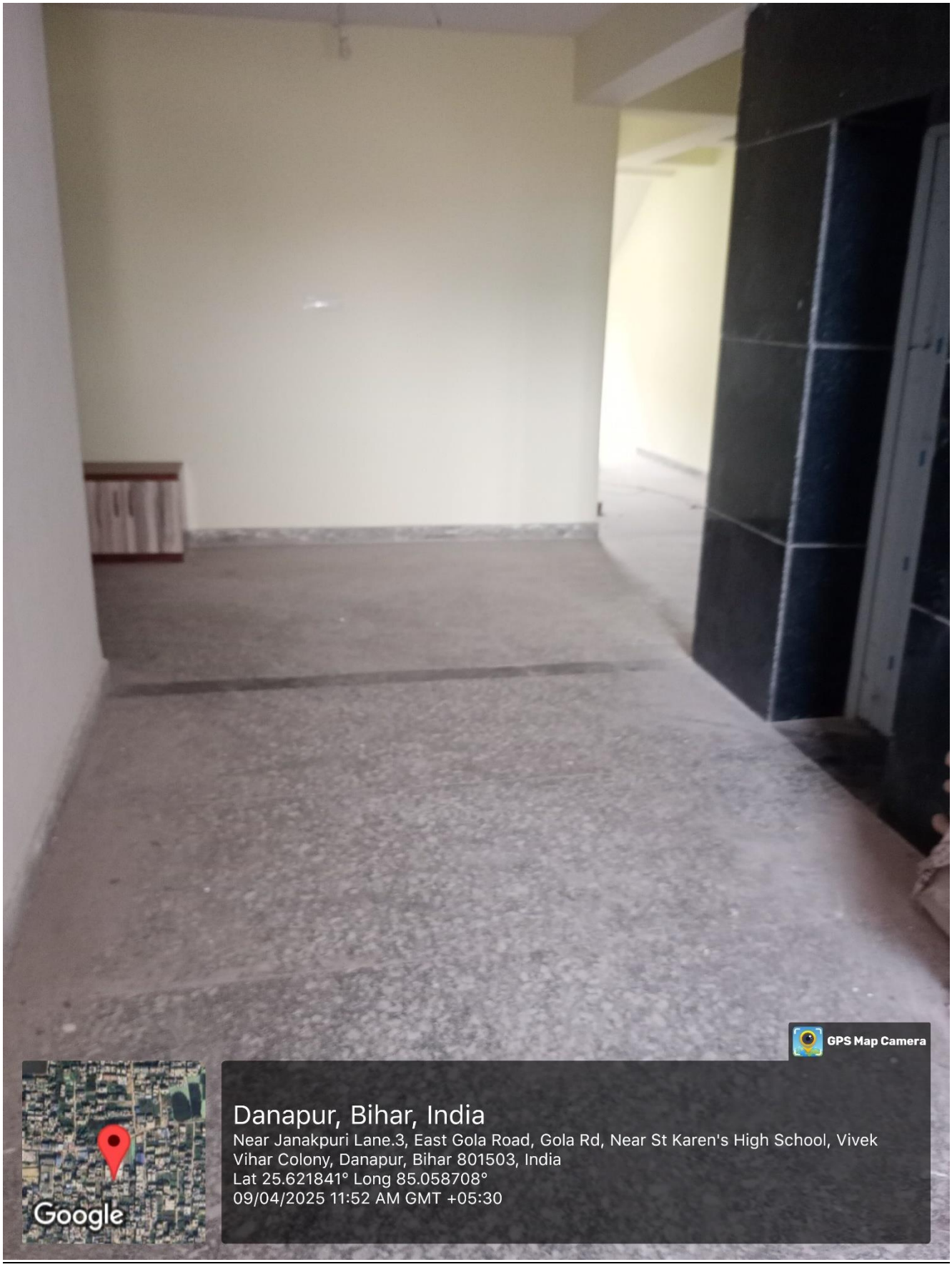

PROJECT DISPLAY BOARD
1. Name of Project:- Sanrachna Heights
2. Name of Promoter:- Sanrachna Homes Pvt. Ltd.
3. RERA Reg. No.:- BRERAP00497-7/35/R-1142/2021
4. Date of Registration:- 04-03-2021
5. Phase of Project (if Any):- No Any
6. Number of Tower:- 01
7. Number of Stories:- 18+G+5
8. Project Completion Date:- 01-04-2025
9. Name of Contact Person:- Manoj Kumar Singh & Sushil Kumar Singh
10. Contact No. :- 9973675009/9934305202
11. Latitude and Longitude of the project:- 25.6219058, 85.0588946
12. QR Code issued by the Authority:-
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Google
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Near Janakpuri Lane.3, East Gola Road, Gola Rd, Near St Karen's High School, Vivek Vihar Colony, Danapur, Bihar 801503, India
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GPS Map Camera
Patna, Bihar, भारत
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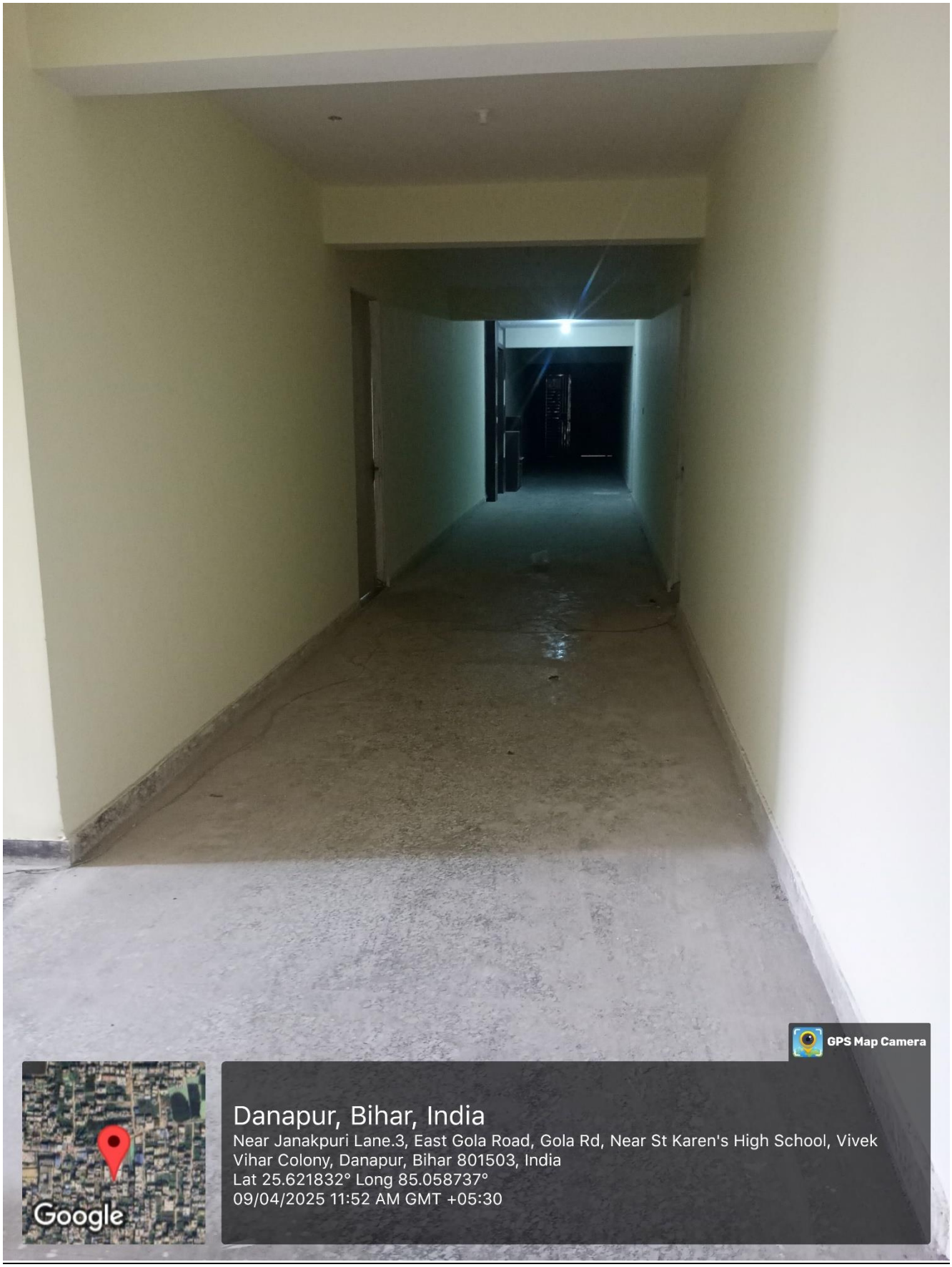

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GPS Map Camera
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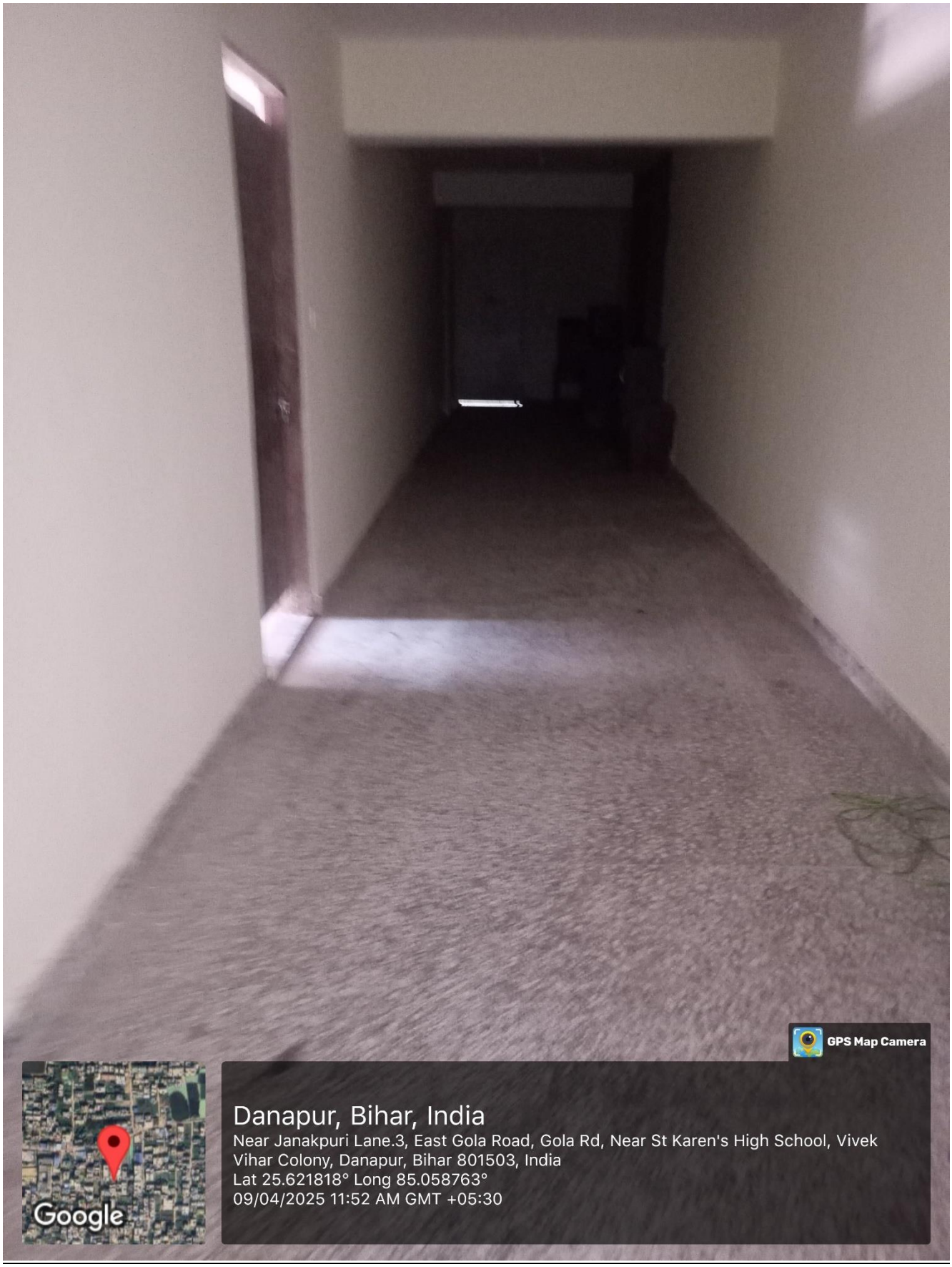

KIDS ZONE
Project Approved
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यादव कॉलोनी, विवेक विहार कॉलोनी, दानापुर, बिहार 801503, भारत
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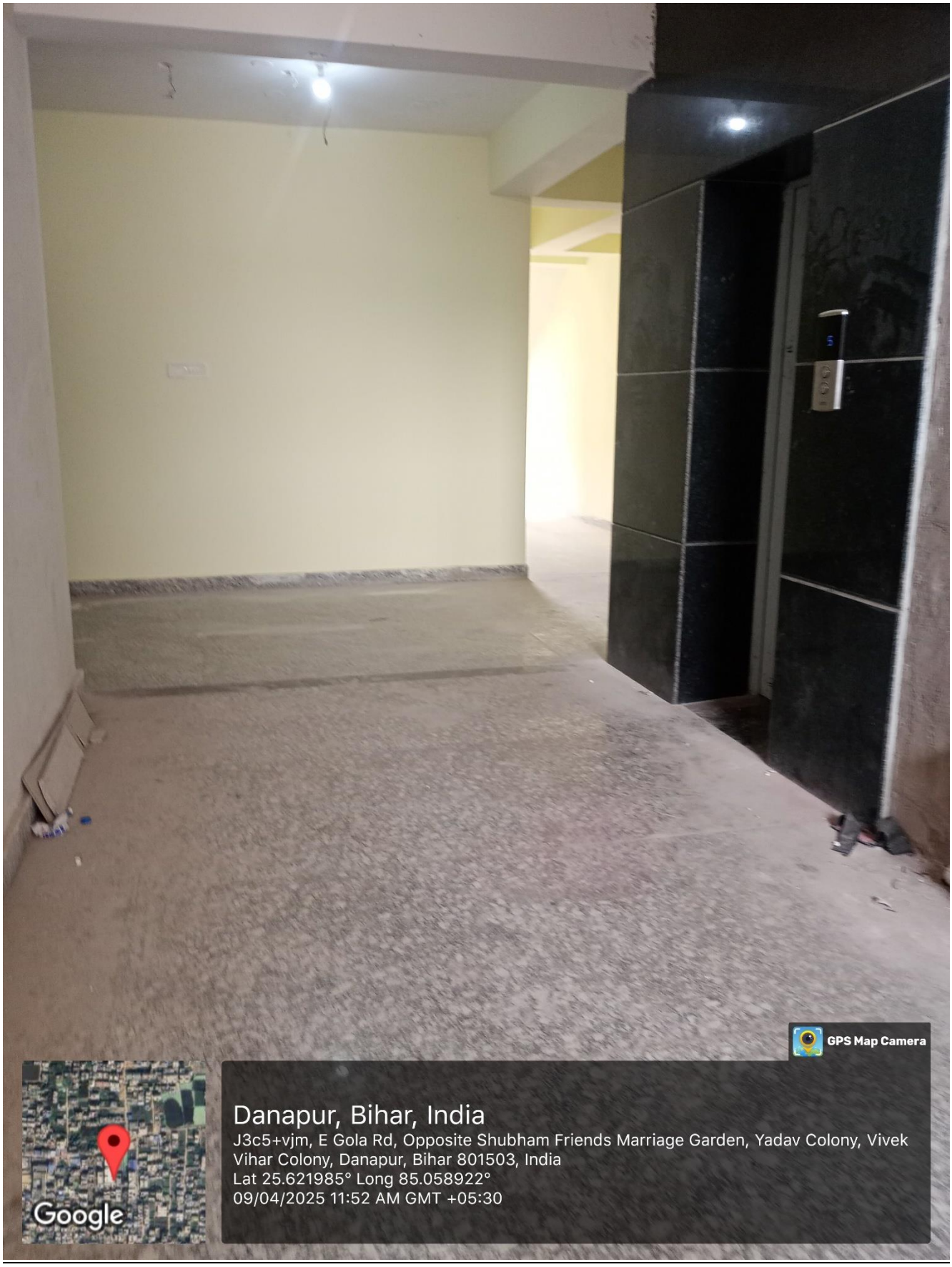

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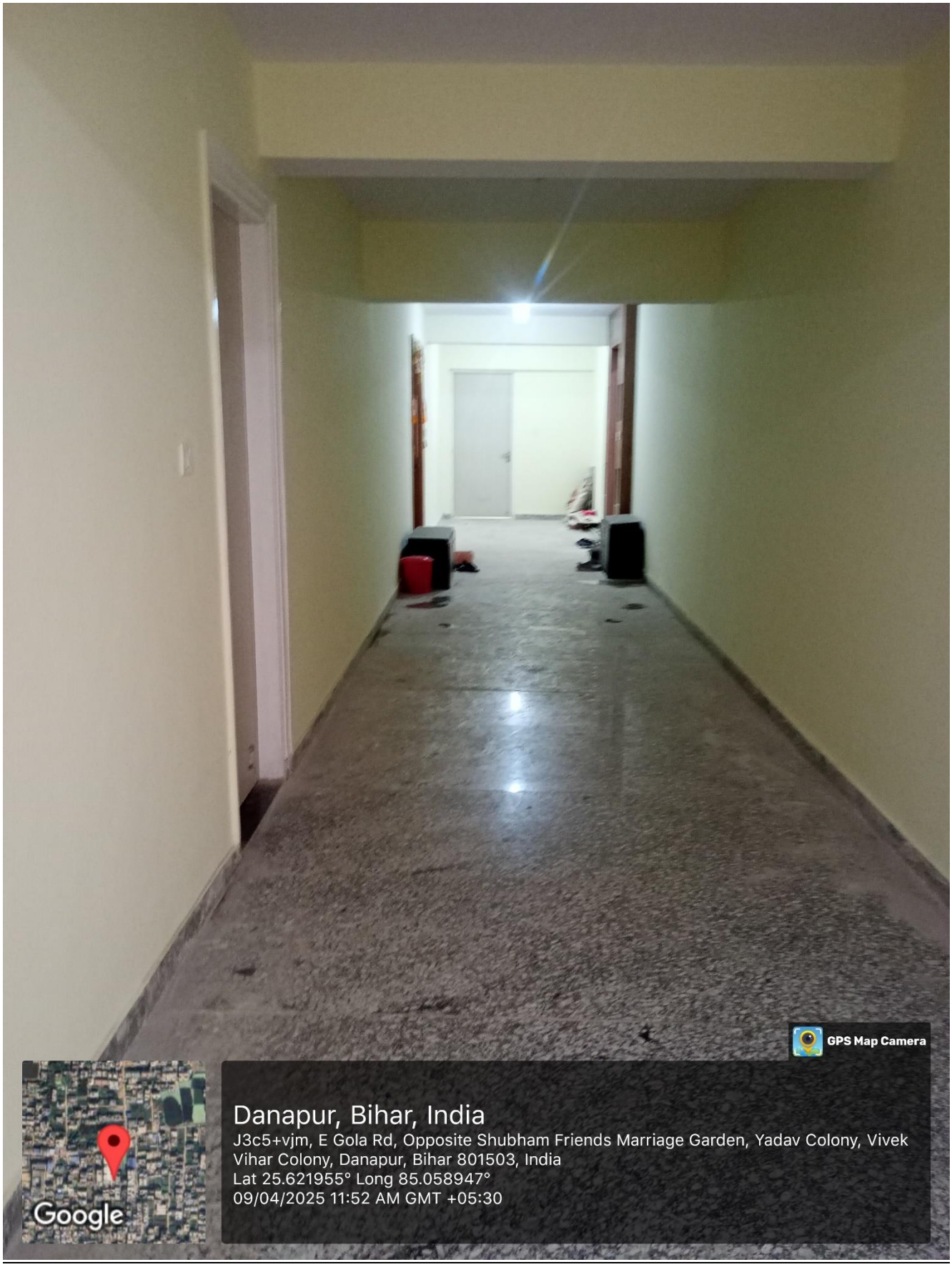

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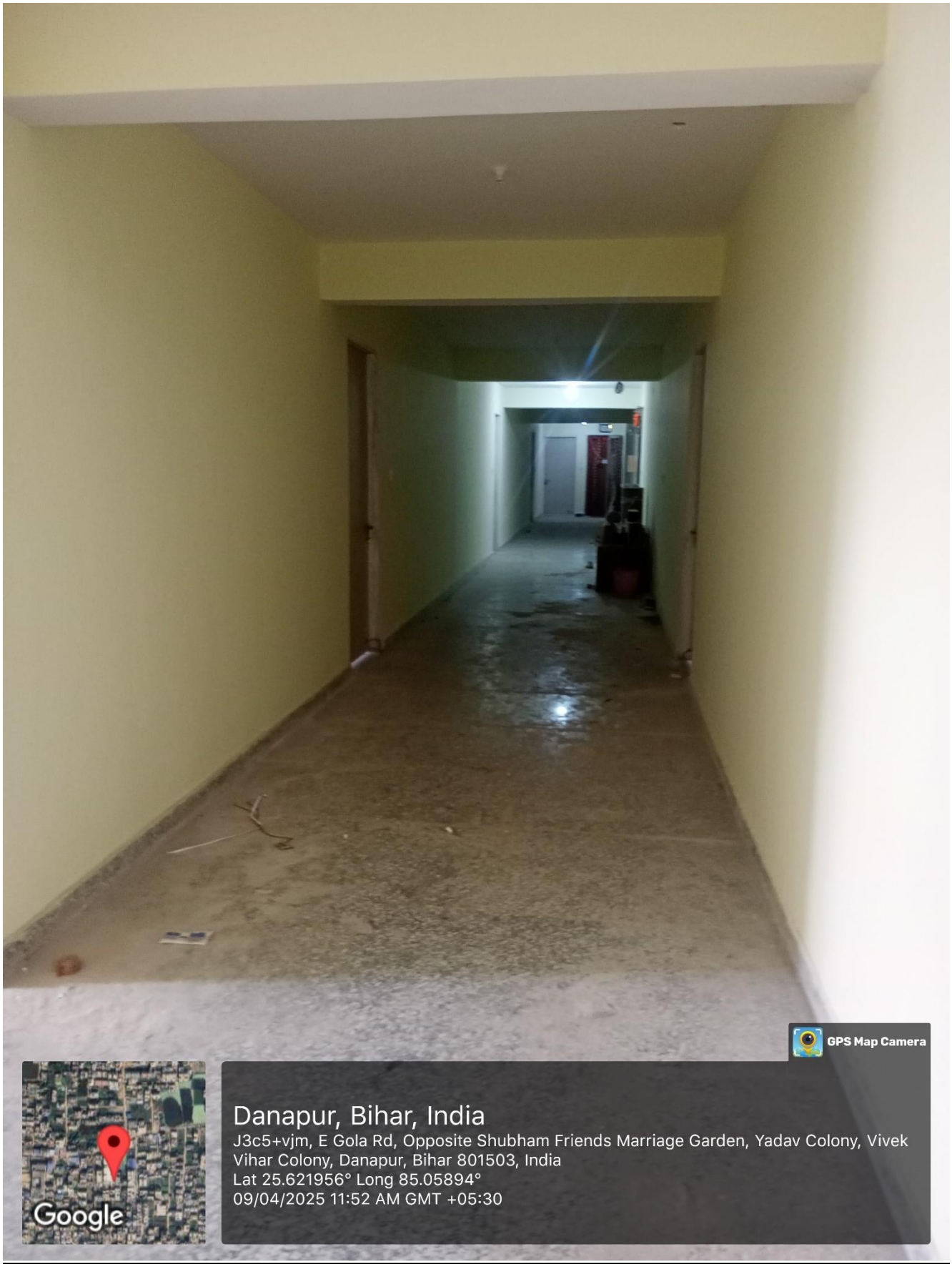

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SHARDA SA
Academy of Music, Dance
JOCKEY
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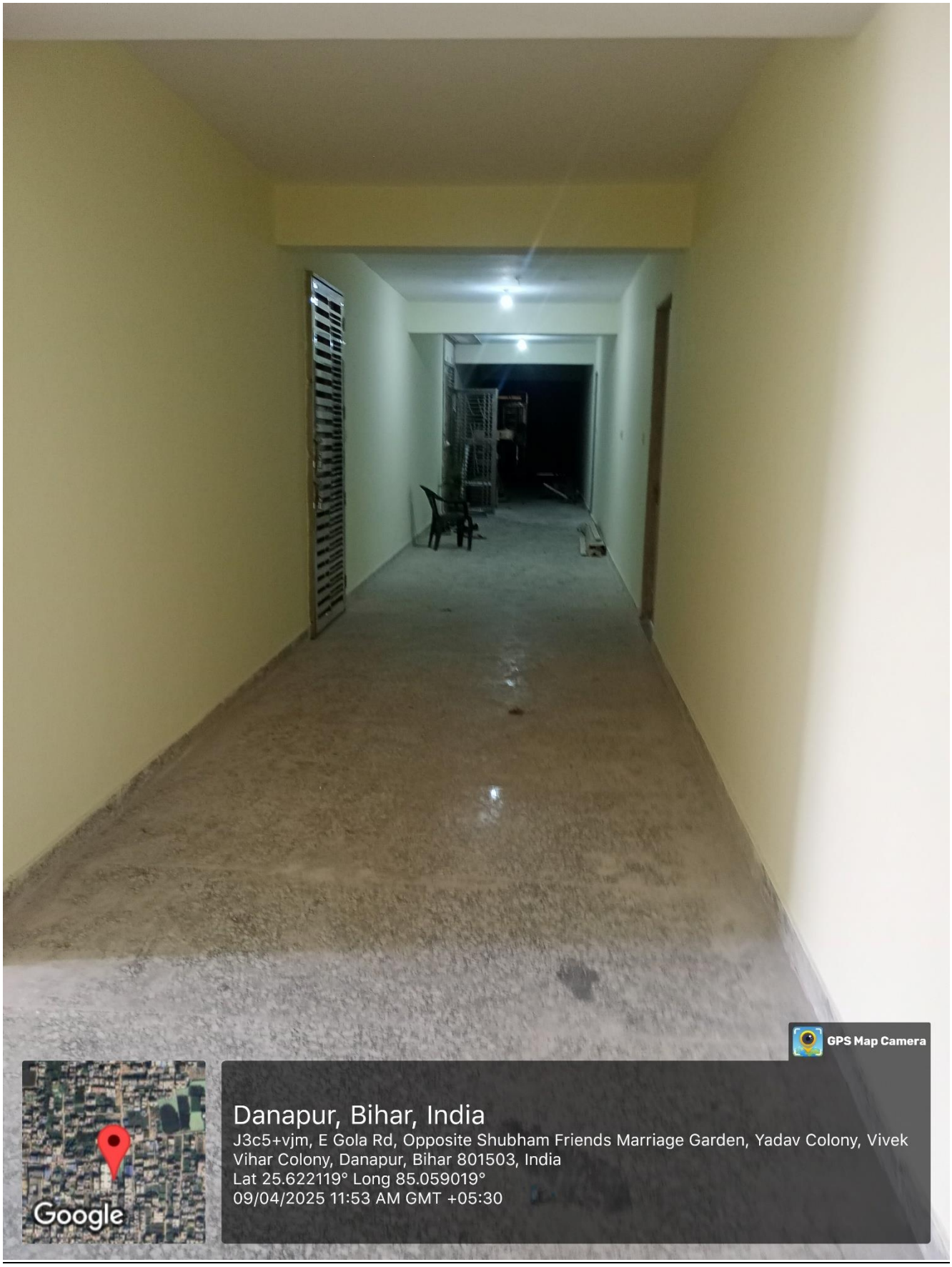

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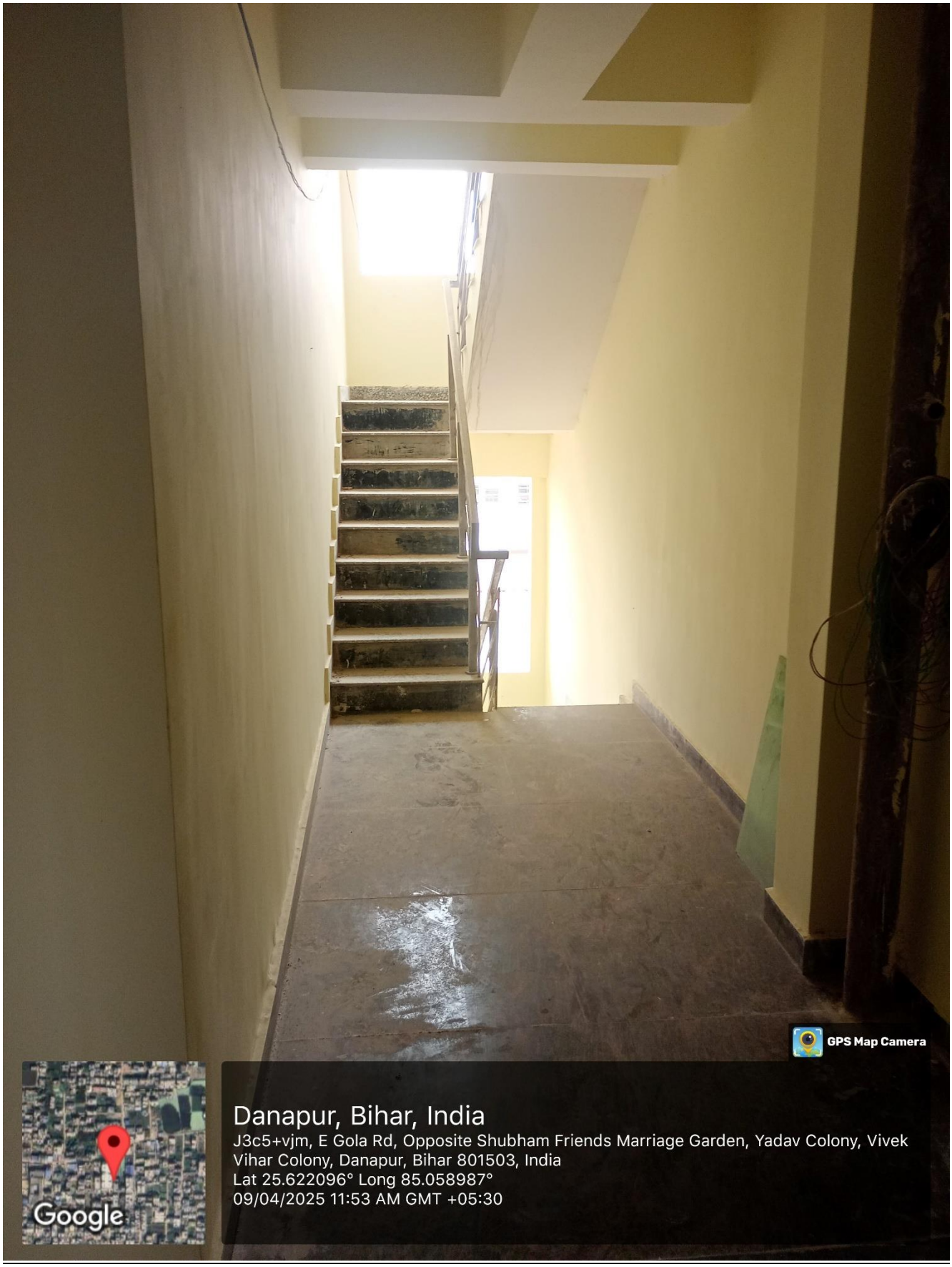

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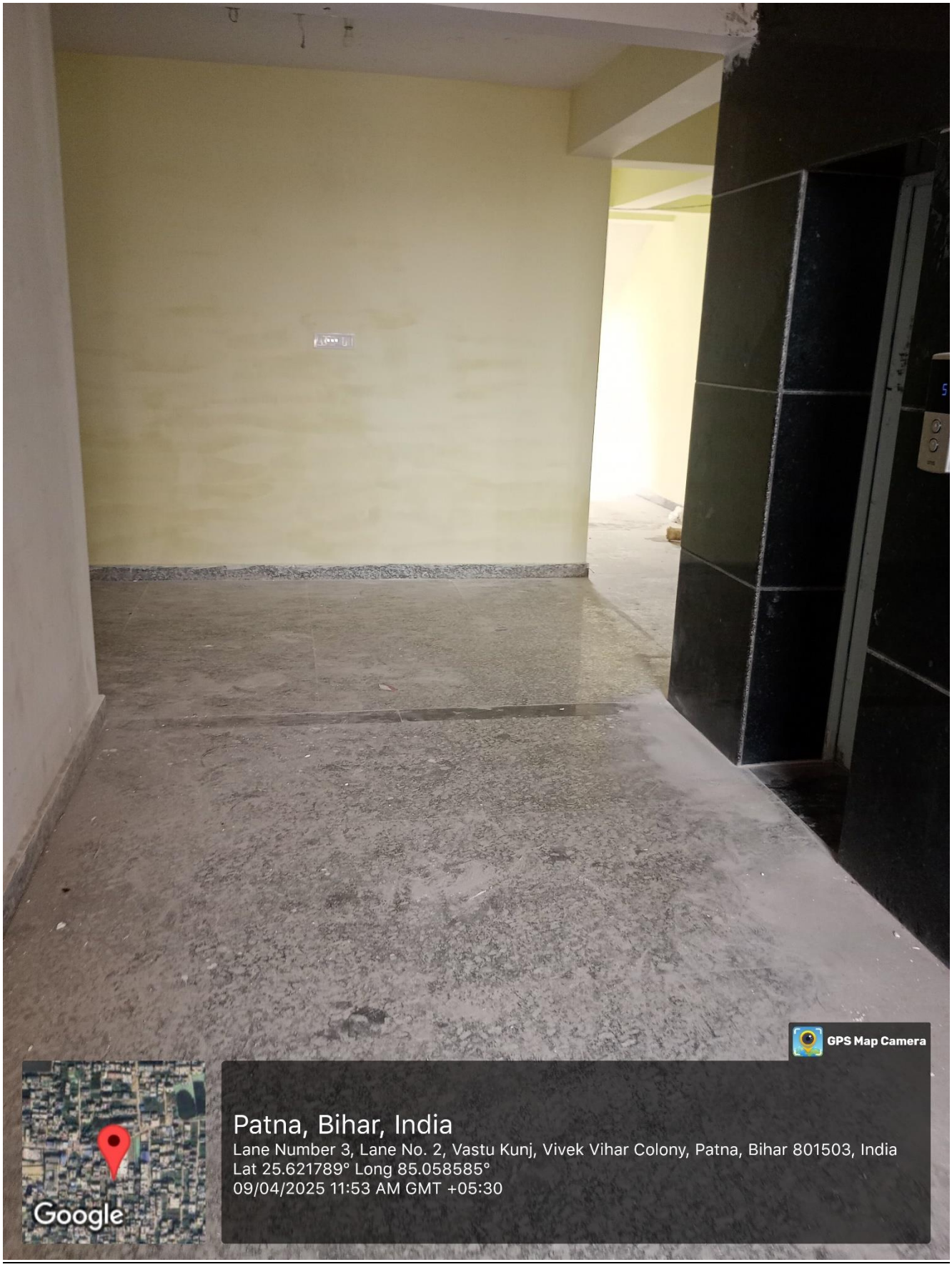

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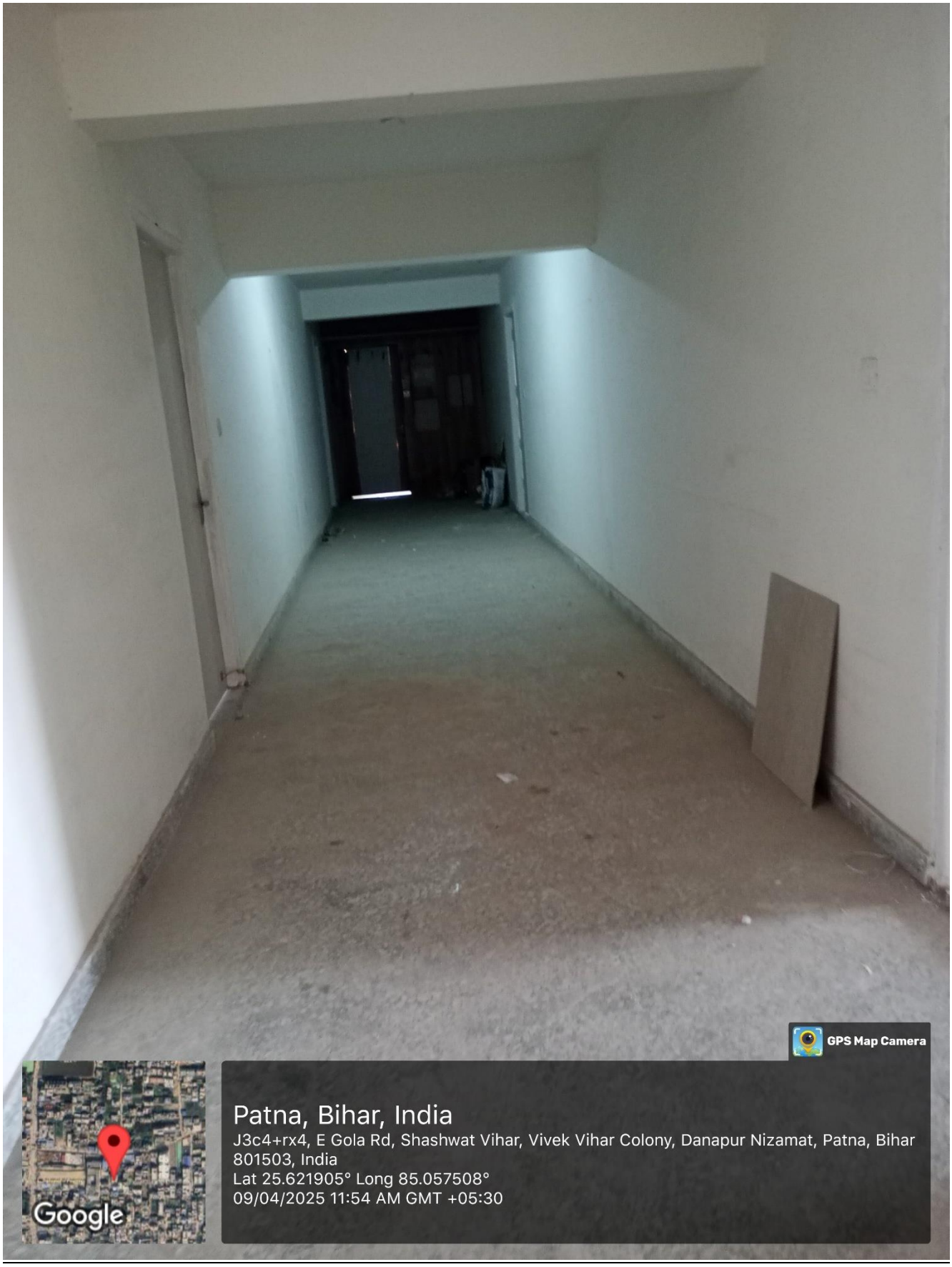

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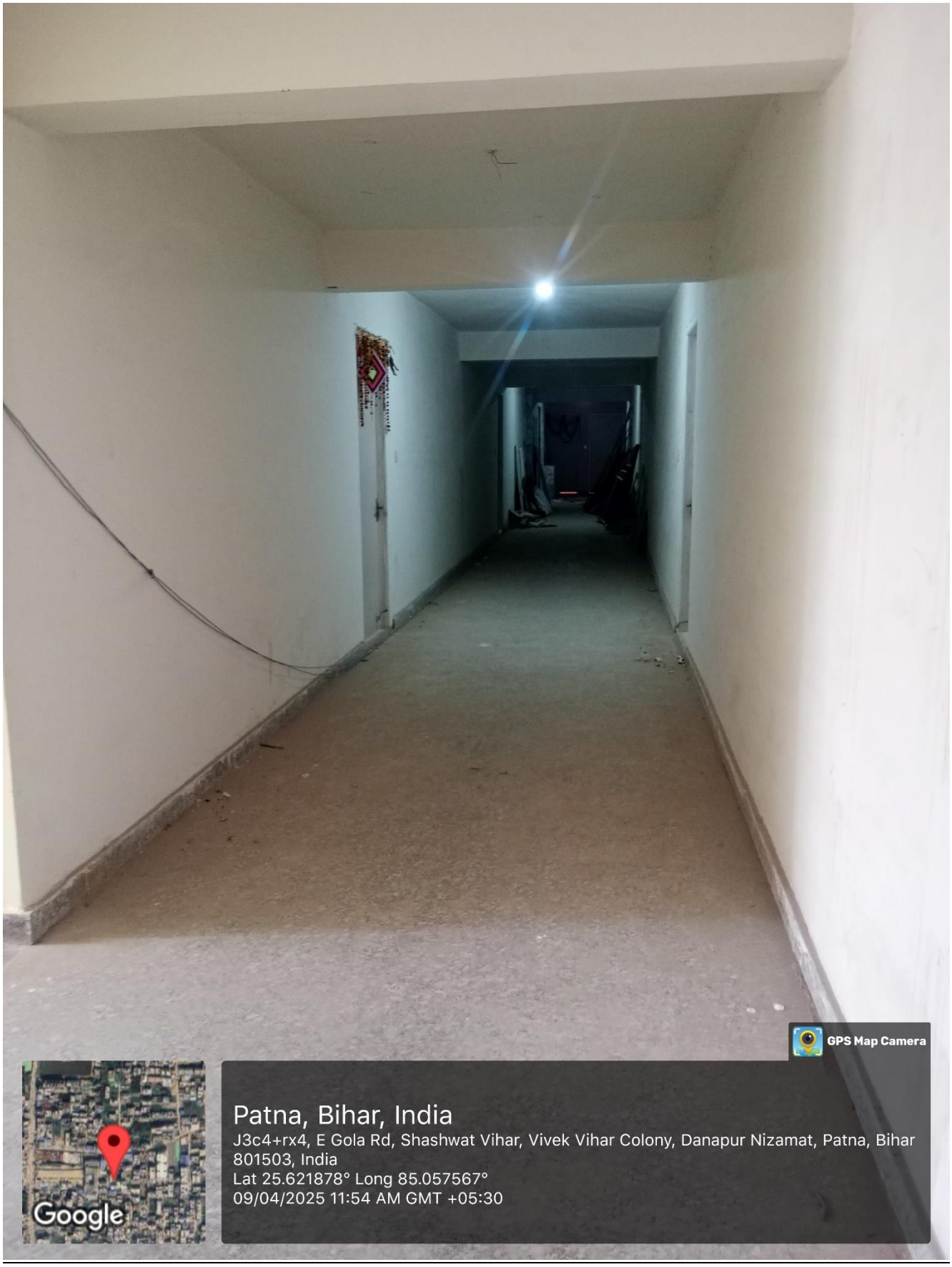

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Remember to Lock and Tag Out
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GPS Map Camera
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GPS Map Camera
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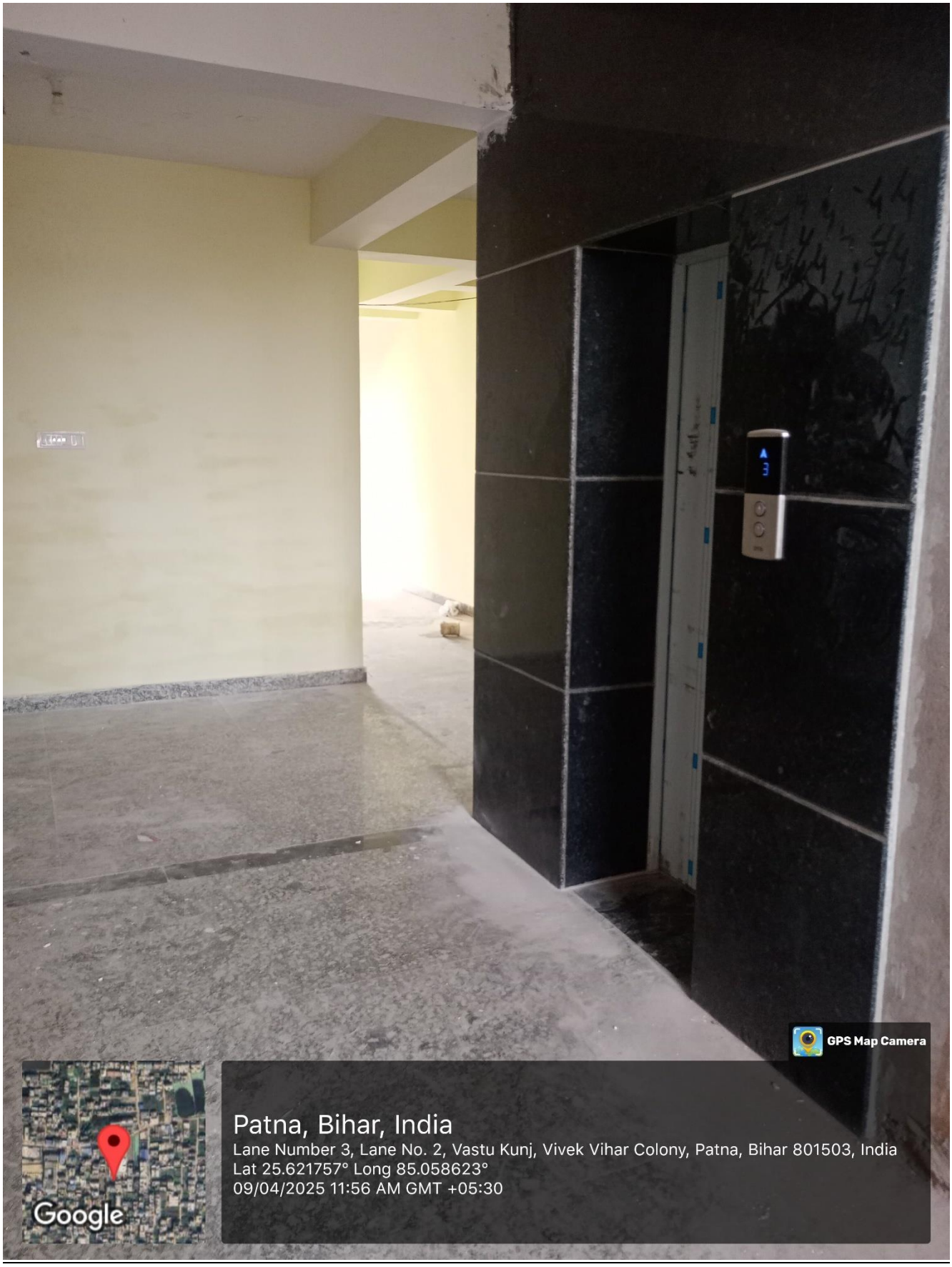

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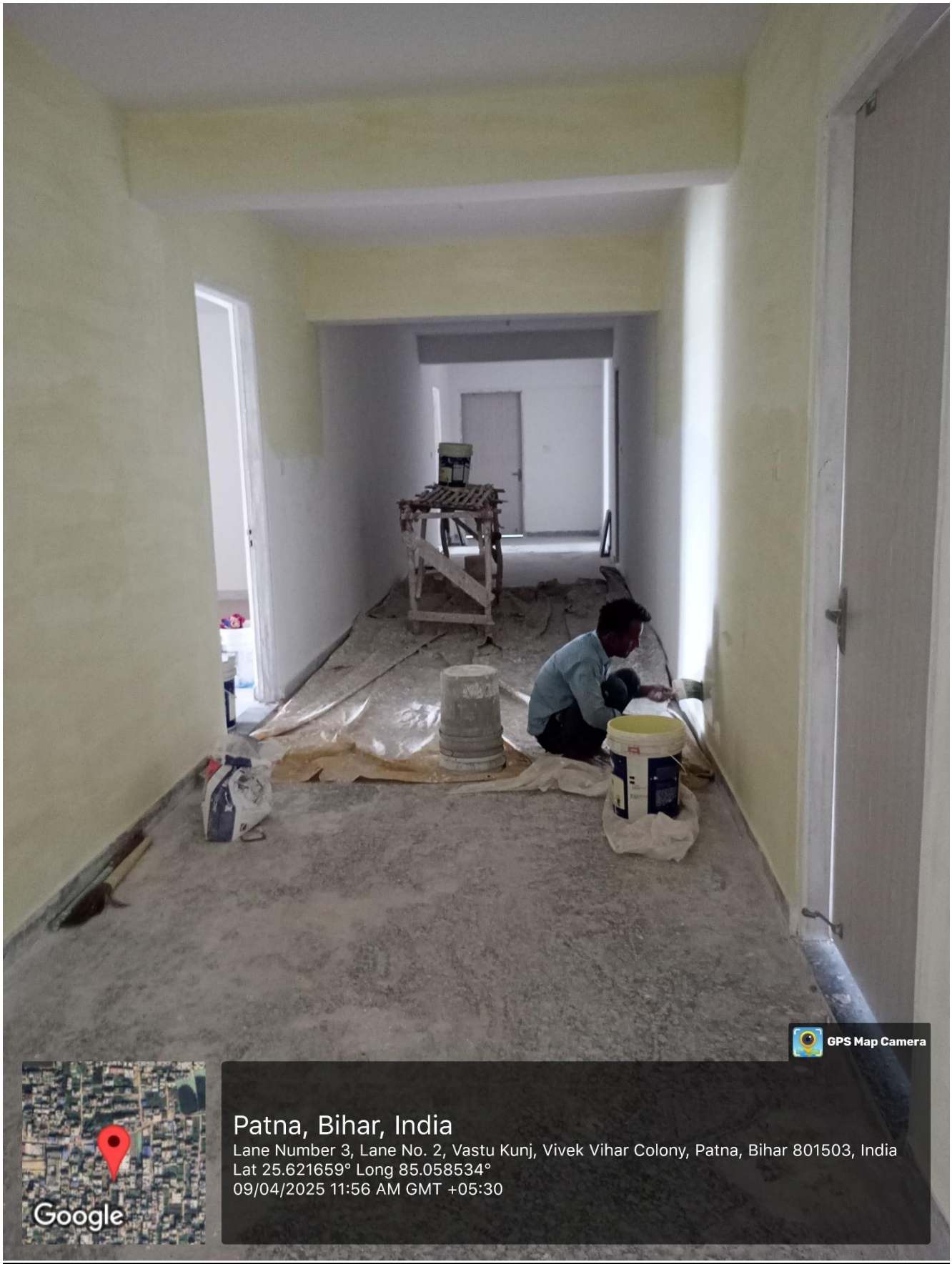

GPS Map Camera
Google
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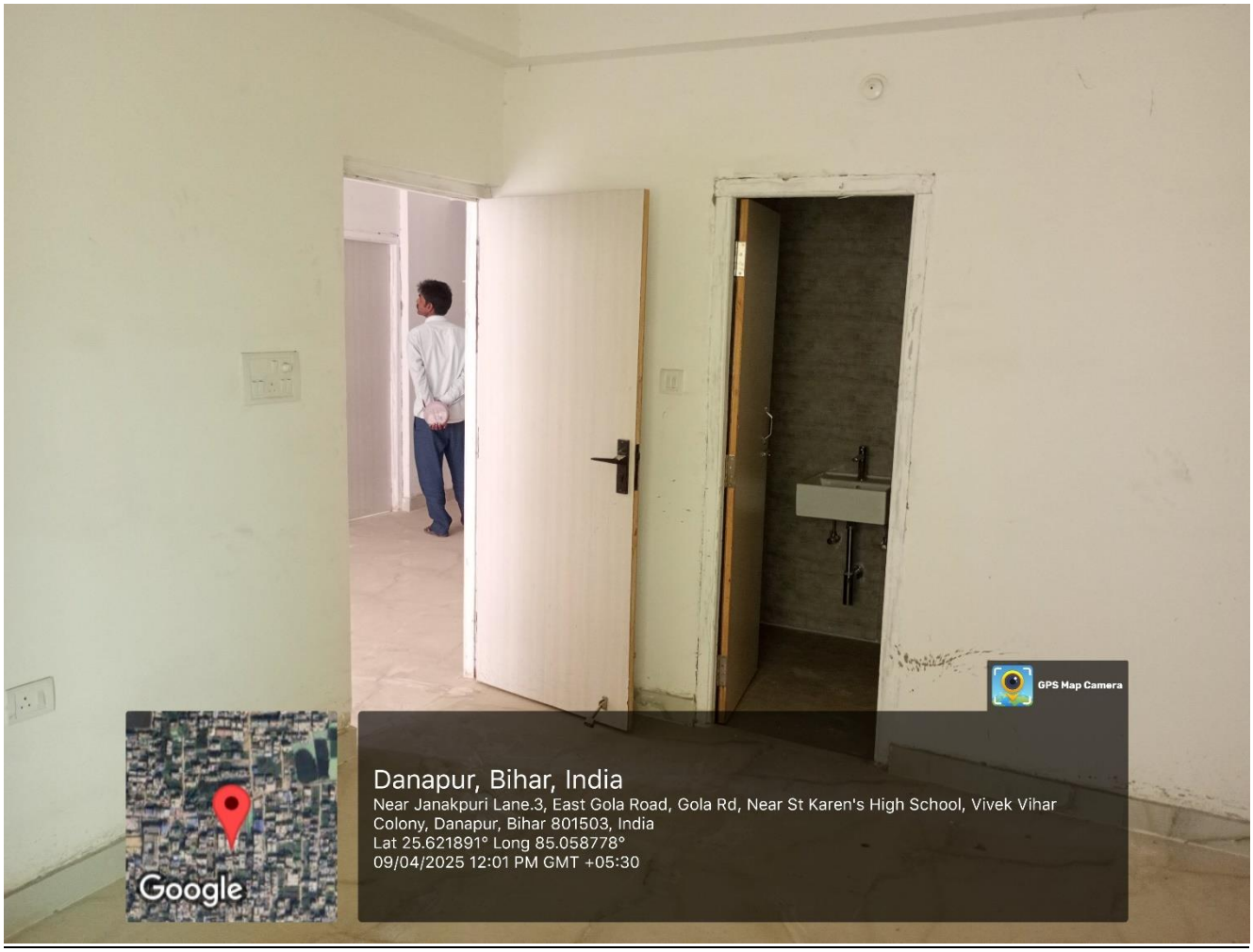

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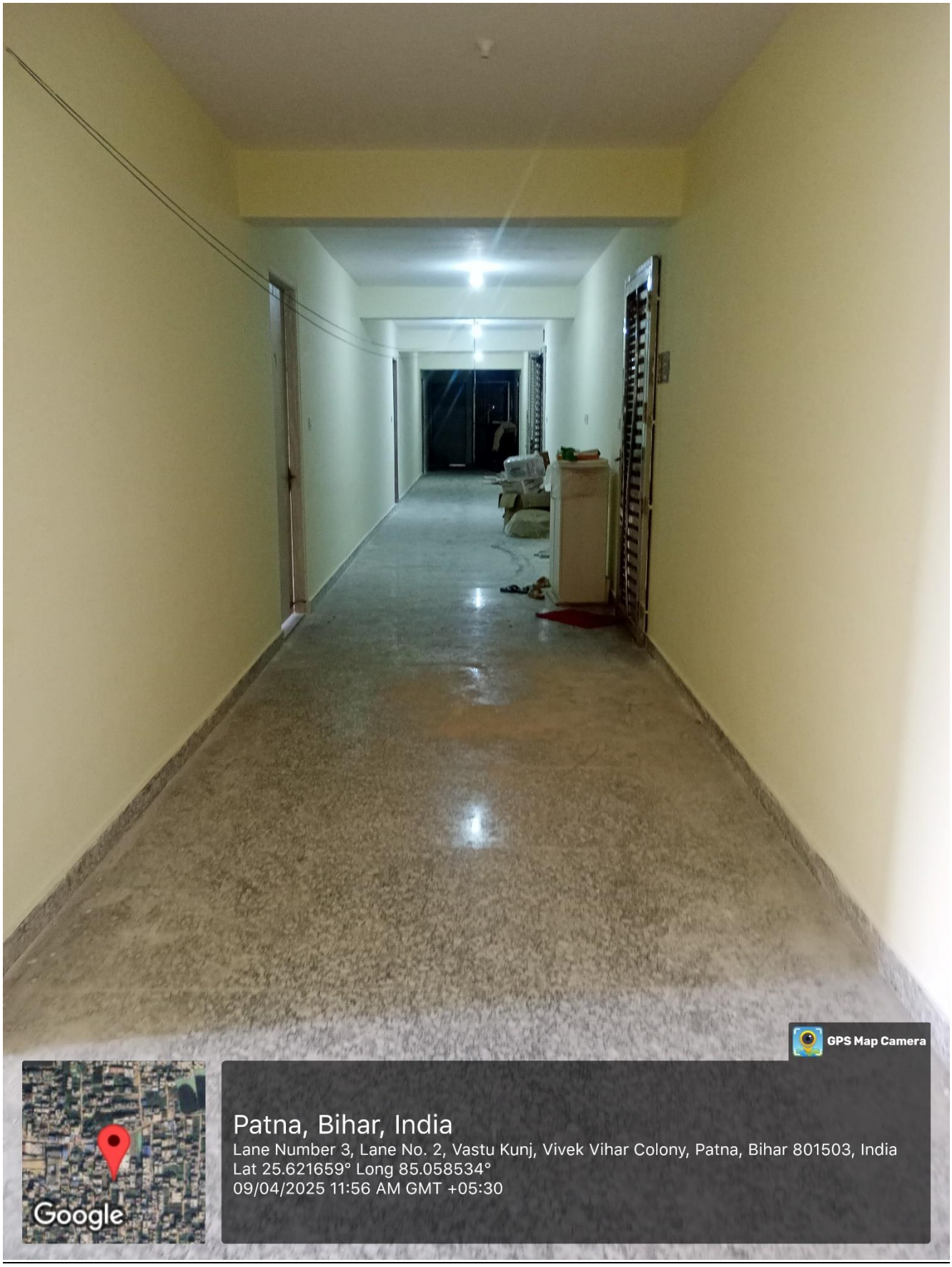

GPS Map Camera
Google
Patna, Bihar, India
Lane Number 3, Lane No. 2, Vastu Kunj, Vivek Vihar Colony, Patna, Bihar 801503, India
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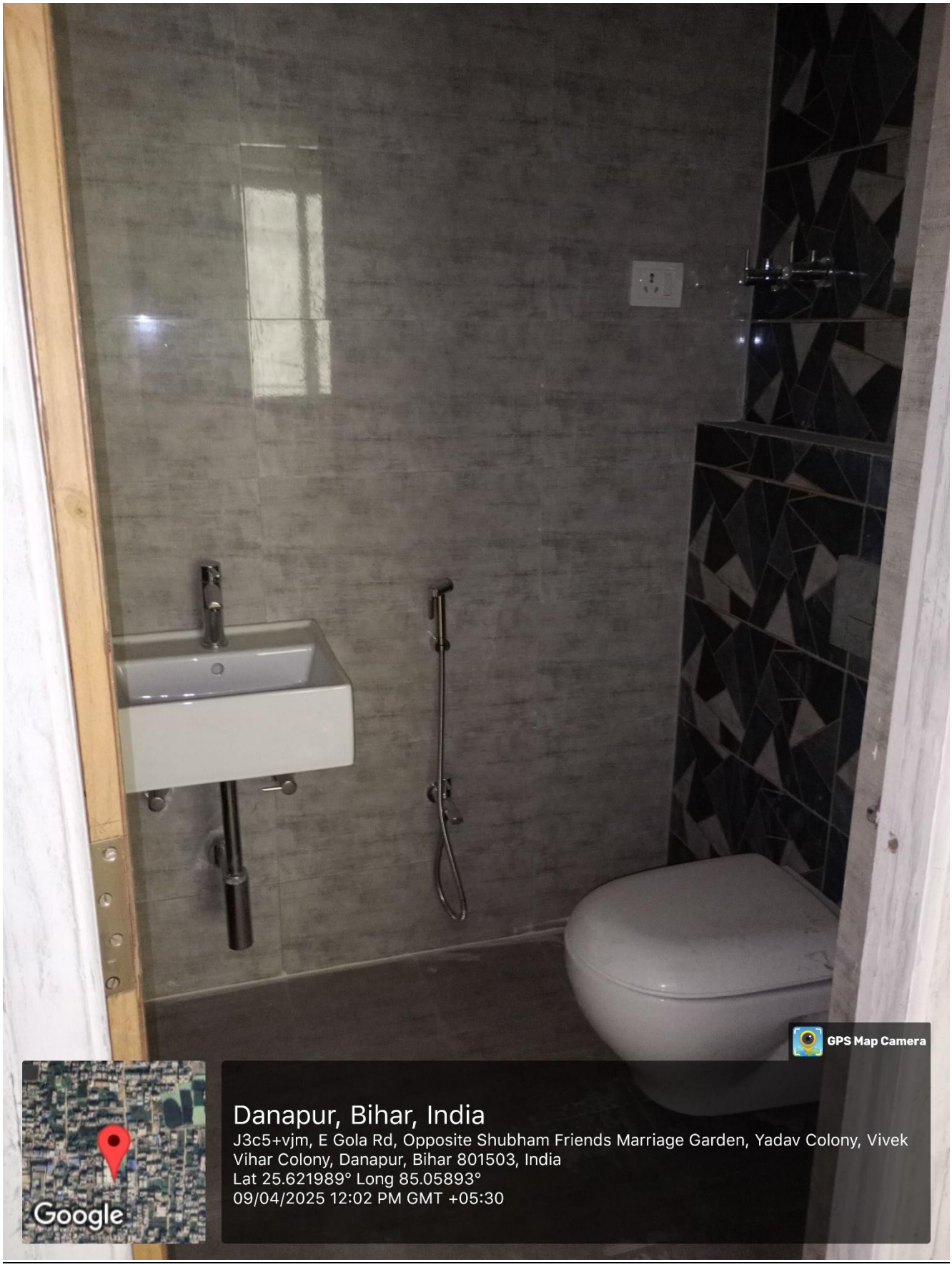

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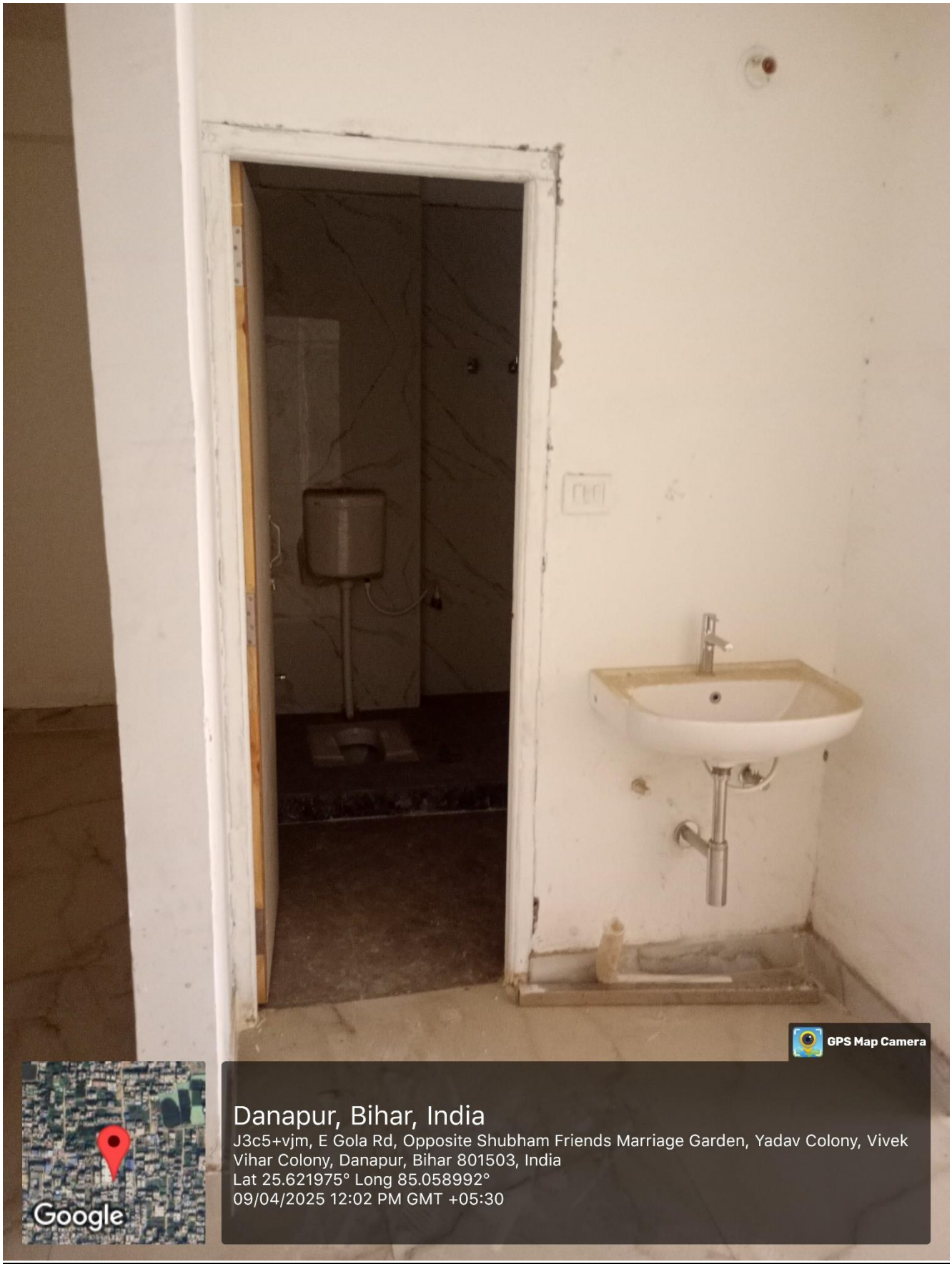

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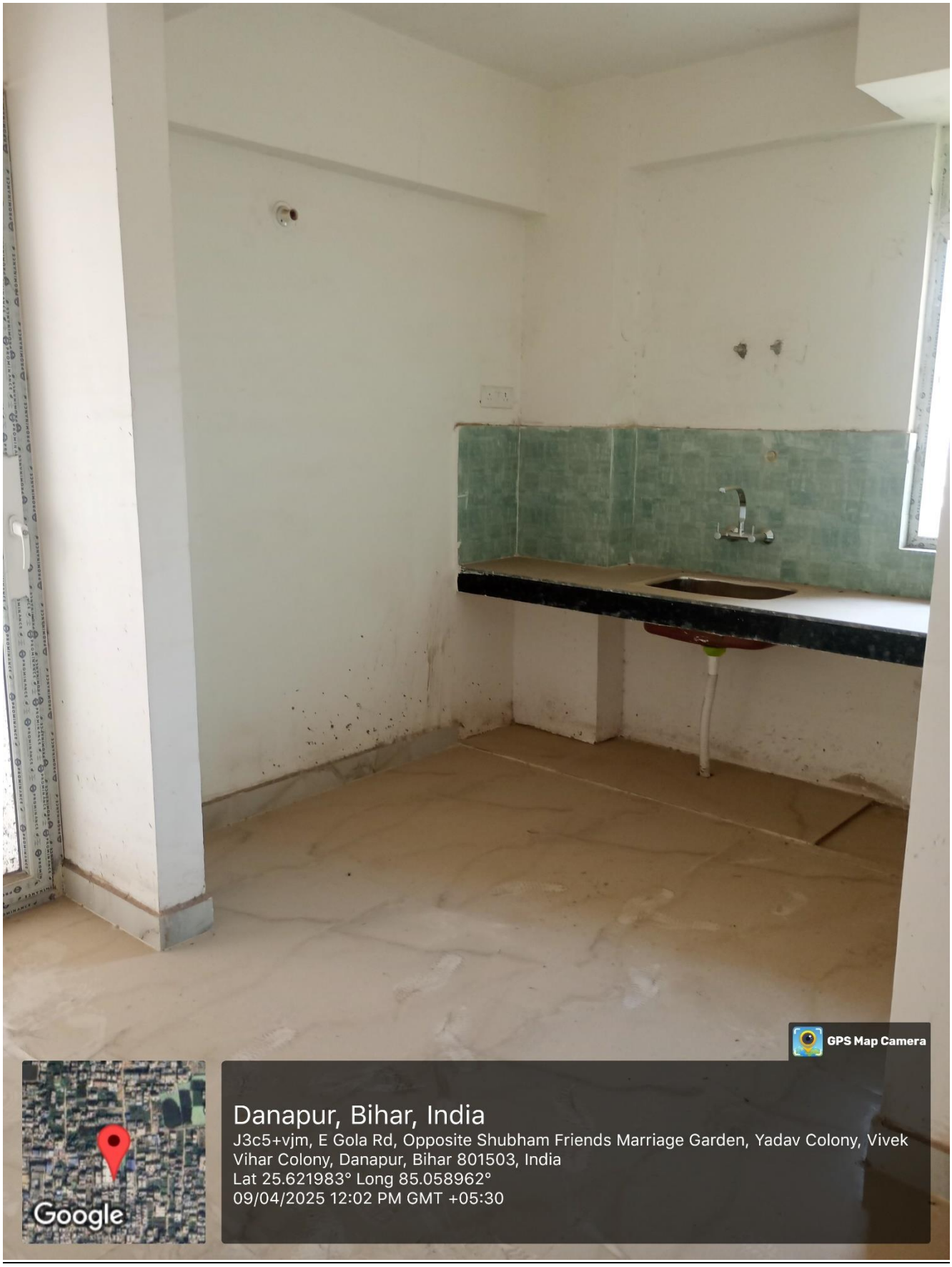

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Patna, Bihar, India
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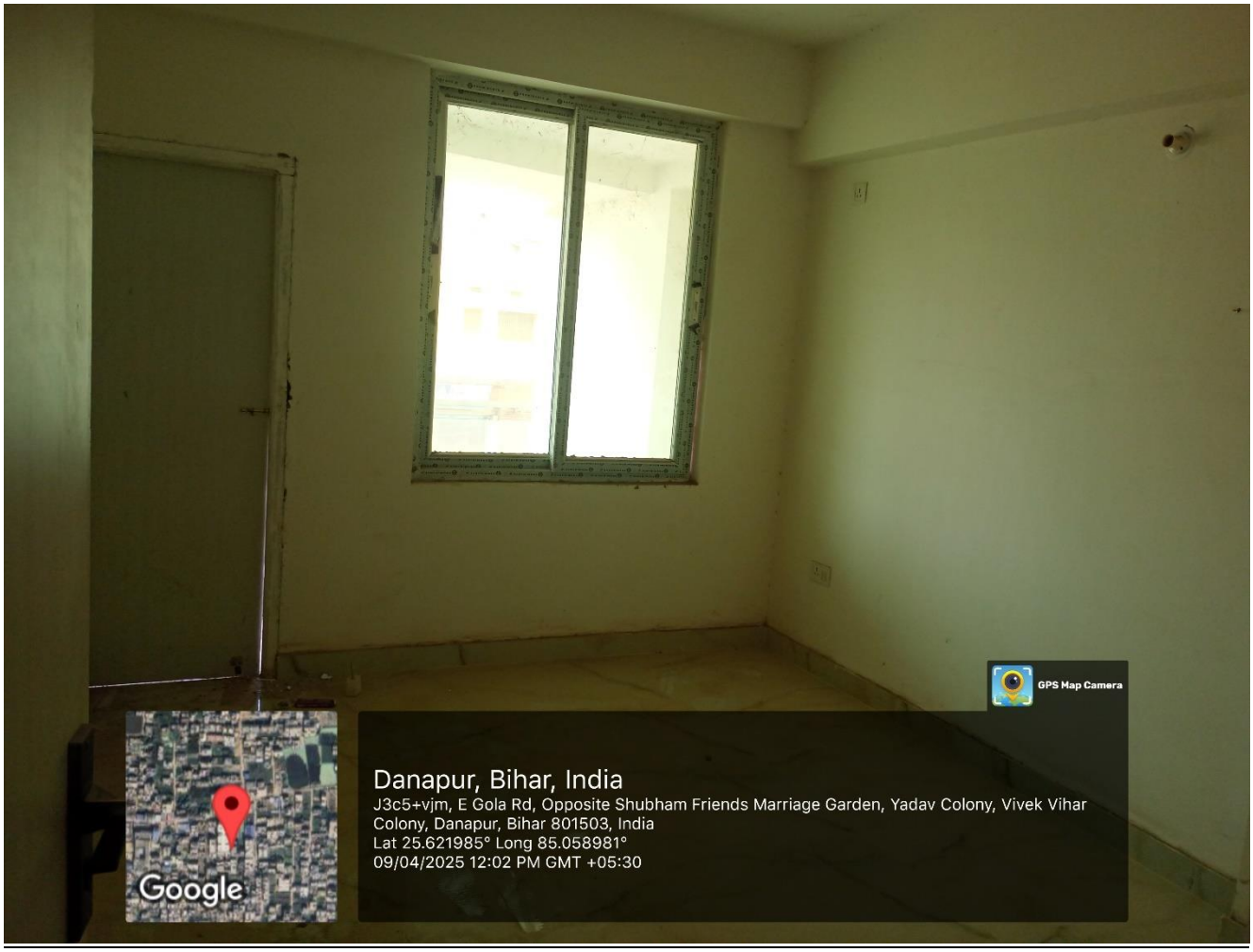

GPS Map Camera
Danapur, Bihar, India
Near Janakpuri Lane.3, East Gola Road, Gola Rd, Near St Karen's High School, Vivek Vihar Colony, Danapur, Bihar 801503, India
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09/04/2025 12:01 PM GMT +05:30
Google

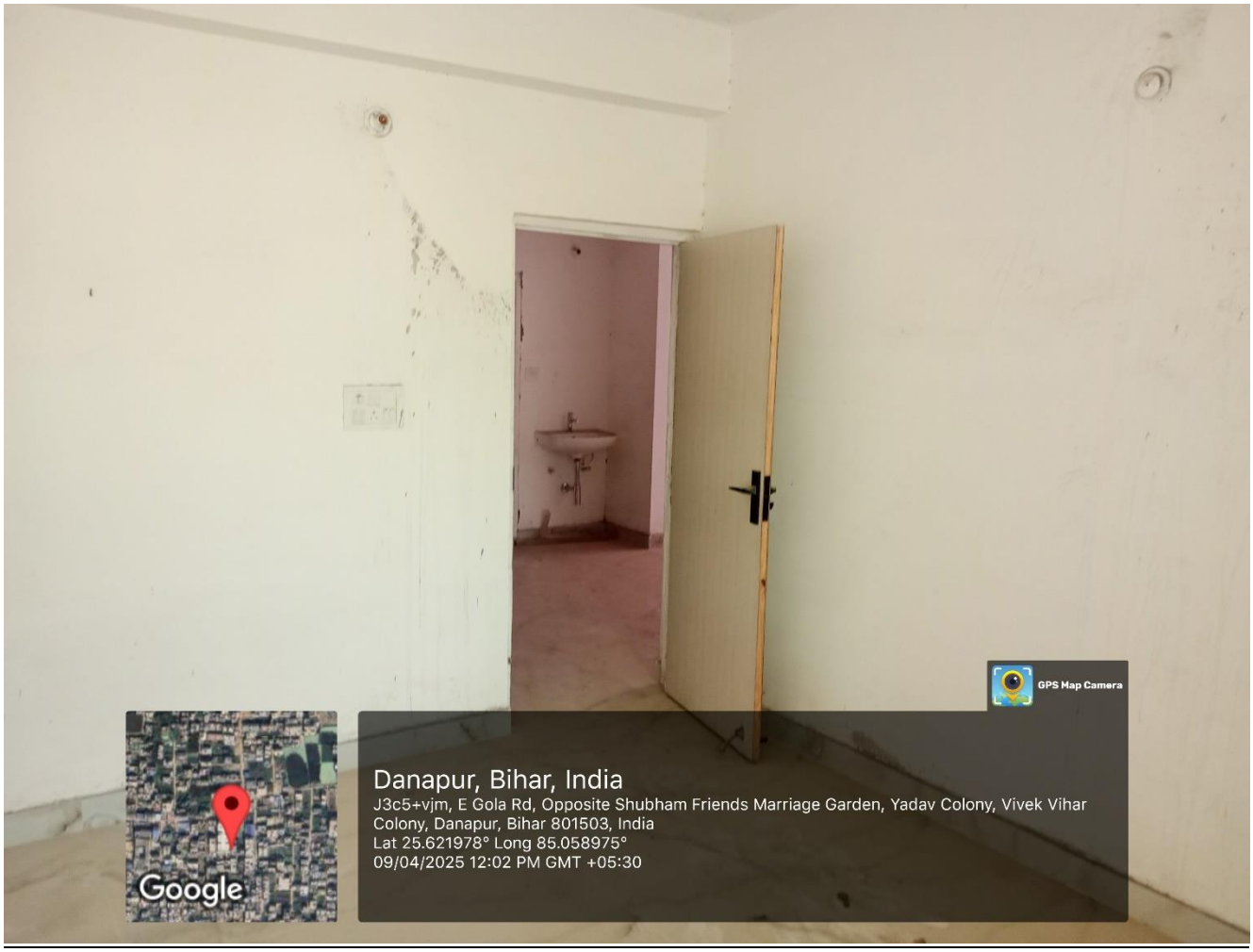

GPS Map Camera
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Patna, Bihar, India
Lane Number 3, Lane No. 2, Vastu Kunj, Vivek Vihar Colony, Patna, Bihar 801503, India
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09/04/2025 11:56 AM GMT +05:30

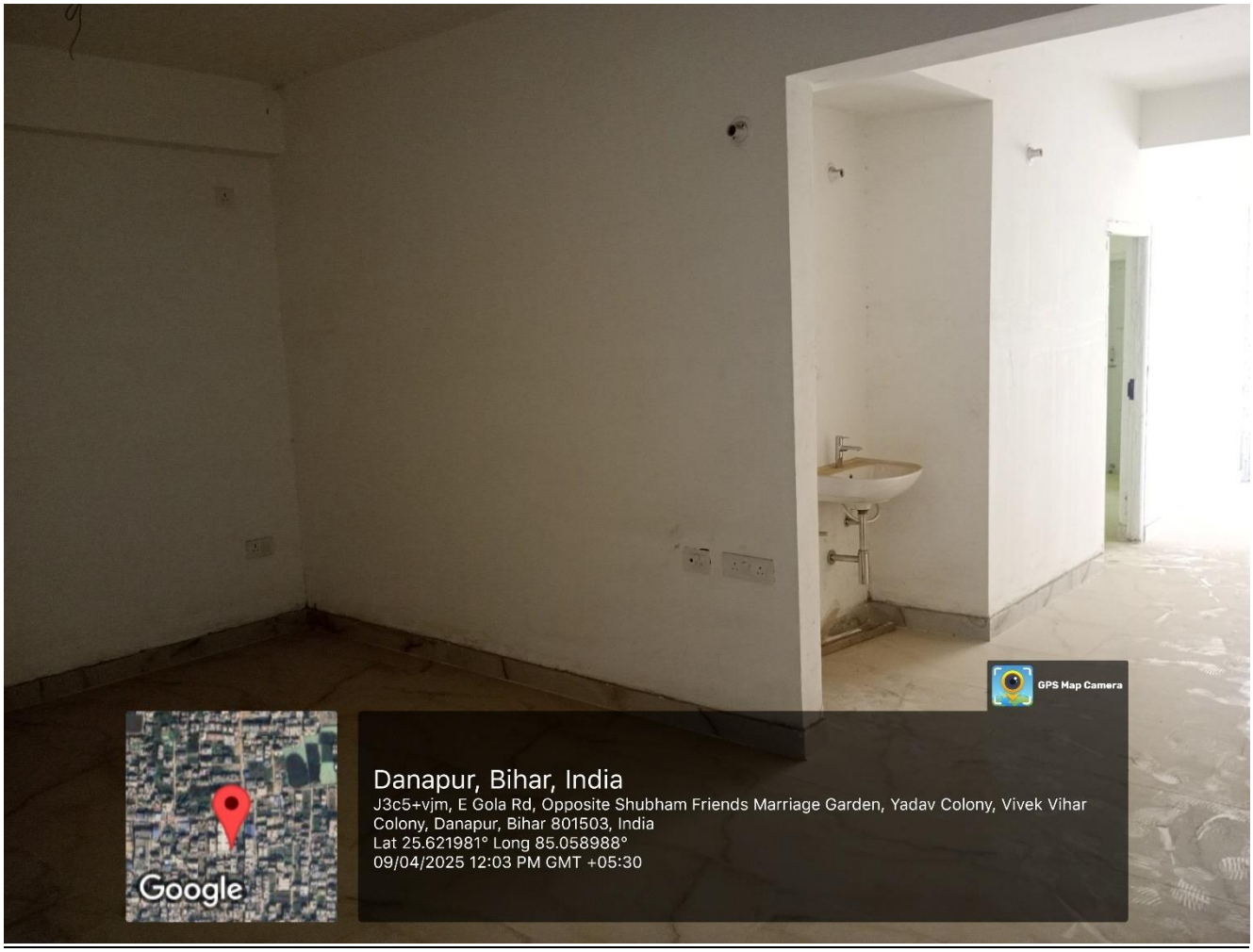

GPS Map Camera
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Lat 25.621989° Long 85.05893°
09/04/2025 12:02 PM GMT +05:30
Google


GPS Map Camera
Danapur, Bihar, India
J3c5+vjm, E Gola Rd, Opposite Shubham Friends Marriage Garden, Yadav Colony, Vivek Vihar Colony, Danapur, Bihar 801503, India
Lat 25.621975° Long 85.058992°
09/04/2025 12:02 PM GMT +05:30
Google


GPS Map Camera
Danapur, Bihar, India
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Lat 25.621983° Long 85.058962°
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Google


GPS Map Camera
Google
Danapur, Bihar, India
J3c5+vjm, E Gola Rd, Opposite Shubham Friends Marriage Garden, Yadav Colony, Vivek Vihar Colony, Danapur, Bihar 801503, India
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GPS Map Camera
Google
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GPS Map Camera
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Lat 25.621981° Long 85.058988°
09/04/2025 12:03 PM GMT +05:30


GPS Map Camera
Google
Danapur, Bihar, India
Near Janakpuri Lane.3, East Gola Road, Gola Rd, Near St Karen's High School, Vivek Vihar Colony, Danapur, Bihar 801503, India
Lat 25.621946° Long 85.058827°
09/04/2025 11:51 AM GMT +05:30

FIRE NOC:-

1543

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

Letter No. 1616

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

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Ar. Vishnu Kumar Choudhary
Reg. No- CA/94/16909
5th Floor, Sone Bhavan, R-Block,
Patna-800 001

Patna Dt. 09/10/2020

Sub :- The views regarding proposed Residential building of above 15 mtr. In height to be constructed at Dist-Patna.

Sir,

Please refer to your letter no.-F/02/20-21, dt.-24/02/2020 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+5) (Total B/U Area-6373.86 Sqmtr.), Fully Proposed Residential Building shall be constructed on 30 feet wide road belongs to Sanrachna Homes Pvt. Ltd., Director-Manoj Kumar Singh, Plot No.-1639(P), Khata No.-430, Thana No.-21, Mauza-Danapur Sahjadpur, Gola Road, 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 maneuverability 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, 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.

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,

29/10/20

(Pankaj Sinha)

Director (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 m^2 shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
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d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
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ii) **Open Space & Approach :**

a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and manoeuvrability 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 5 M respecting abutting the road.

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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.

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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 – I surface spread of flame.
viii) That electric cables must be shield at each floor with in tumescent 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 anything 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, 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.

24/10/2020

DIG HG & FS
cum
State Fire Officer
Bihar, Patna

Airport NOC:-

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

MANOJ KUMAR SINGH

Date: 18-03-2020

Manoj Kumar Singh S/o Sri Arjun Singh at Flat No 305 Vidya Kunj Appartment

System Generated Auto Assessment for Height Clearance

1. 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 GSR 751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations has assessed the site data filled by the applicant.

2. Assessment details for Height Clearance:

NOC ID :	**PATN/EAST/B/031720/452006**
Applicant Name*	**Vinay Kumar**
Site Address*	**Plot No 1639 P Khata No 430 Tauzi No 5406 Thana No 21 Mauza Danapur shahjadpur Patna Bihar**
Site Coordinates*	**25 37 16.71N 85 03 31.17E, 25 37 18.96N 85 03 31.17E, 25 37 19.32N 85 03 32.13E, 25 37 16.74N 85 03 32.27E**
Site Elevation in mtrs AMSL as submitted by Applicant*	**52 M**
Type Of Structure*	**Building**

*As provided by applicant

Your site is located at a distance 4598 mts from ARP and lies in the grid J11 of the published CCZM of Patna airport. The Permitted top elevation for this grid is 92 mts.

Since the requested top elevation 86 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

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

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If however, at any stage it is established that the actual data is different from the one provided by the applicant, this assessment will become invalid.

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,this assessment shall be treated as null and void

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

d. The assessment 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.

e. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This assessment for height 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.

f. 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.

g. This assessment has been issued w.r.t. the Civil Airports as notified in GSR 751(E). Applicant needs to seek separate NOC for Defence, if the site lies within jurisdiction of Defence Airport. Applicants also need to seek clearance from state Govt. as applicable, for sites which lies in the jurisdiction of unlicensed civil aerodrome as outlined in Rule 13 of GSR751 (E).

This assessment is system auto generated and thus does not require any signature

Designated Officer

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

BROCHURE:



PROPOSED SANRACHNA HEIGHTS
AT GOLA ROAD, PATNA
DEVELOPERS:- SANRACHNA HOMES PVT. LTD.

CHOUDHARY KUMAR CONSULTANTS PVT. LTD

BIHAR RERA WEBSITE:
Rera.bihar.gov.in



PROPOSED SANRACHNA HEIGHTS
AT GOLA ROAD,PATNA

AREA CHART					
UNIT NO.	FLAT TYPE	NET CARPET AREA (SQ.FT)			SUPER B/U AREA SQ.FT
		CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	
1/2/3/6/7/8/9/10 &13	3BHK	967	55	1022	1417
4/5	3BHK	937	88	1025	1417
11	3BHK	940	61	1001	1378
12	3BHK	1006	102	1108	1560



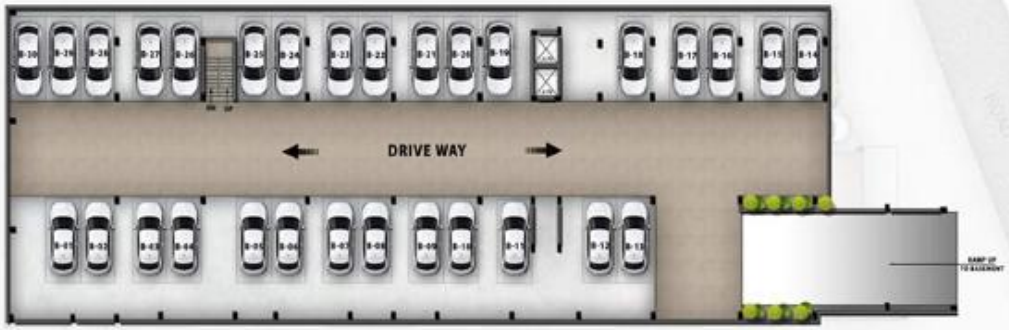
TYPICAL FLOOR AT 1ST TO 5TH FLOOR

DEVELOPER:
SANRACHNA HOMES PVT.LTD.

NORTH

ARCHITECTS CONSULTANT:
CHOUDHARY KUMAR CONSULTANTS
PVT. LTD. PATNA

PROPOSED SANRACHNA HEIGHTS
AT GOLA ROAD,PATNA



BASEMENT PLAN

DEVELOPER:
SANRACHNA HOMES PVT.LTD.

NORTH

ARCHITECTS CONSULTANT:
CHOUDHARY KUMAR CONSULTANTS
PVT. LTD. PATNA

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Signature of Promoter
Sanrachna Homes Pvt. Ltd.



Director
Date : 10-04-2025