SATYAMEV®
GROUP
STRIVING FOR EXCELLENCE

ANNEXURE-A

Quarterly Progress Report for quarter ending December 2024

I. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP00759-007/32/R-1681/2024**	Name of Registered Project	**SATYAMEV Heights Block-C**
Name of Promoter	SATYAMEV DEVELOPCON PVT. LTD.	Project Address	Plot No. 711, Survey Mauza - Mainpura, Khata No-30, Thana No. - 24, R.K. Puram, Saguna More, Danapur, Patna, Bihar - 801503
Name of Co-promoter			
Project Registration is valid up to	08-08-2028		
Starting date of Project or Phase of the Project	24-04-2024		
Type of Project	Residential		
Period of validity of map by the Competent Authority	4.3 Years		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS							
Building/ Block Number	Apartment Type	Opening	Booked	Closing Balance	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
Block -C	2 BHK	8	0	08	0	16	1. Booked/ Allotted-1 2. Sold- 3. Cancelled-
	3 BHK	8	01	07	996.99 sq.ft		

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Total Number of Sanctioned Garages	Opening	Booked	Closing Balance
16	16	01	15

SATYAMEV DEVELOPCON PVT.LTD.
(CIN - U45309BR2016PTC032114)
Registered Office: UFO Mall, 5th Floor, Ansabad Chauraha, Ansabad Patna, Bihar, India Pin - 800 002
: 0612 – 2255058
: ask@satyamevgroups.com
: www.satyamevgroups.com

Scanned with OKEN Scanner

Block - C

FORM No.1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date: 04.01.2025

To,
SATYAMEV DEVELOPCON PVT. LTD.
Director: **Mr. Ranjeet Kumar.**
Address: **UFO Mall , 5th floor , Anishabad**
Patna , Bihar-800002

Subject: Certificate of Percentage of Completion of Construction Work of '**SATYAMEV HEIGHTS BLOCK-C** ' No. of Building(s) - **ONE** of the Project –Bihar RERA Registration Number-**BRERAP00759-007/32/R-1681/2024** situated on the **Survey Plot no 711, Khata No-30, Tauzi – 5124, Thana No.- 24, Thana – Danapur, Mauza – Mainpura, Mohalla - R.K Puram, Saguna More , Danapur, Pargana – Phulwari , Patna, Bihar**

Demarcated by its boundaries (latitude and longitude of the end points **Lat-25.617624 Long-85.034626** to the North , **Lat-25.61779 Long-85.034784** to the South , **Lat-25.617501 Long-85.034628** to the East , **Lat-25.617485 Long-85.034568** to the West admeasuring **698.69sq.mts.** are being developed by **SATYAMEV DEVELOPCON PVT. LTD.**

Sir,

We, **Smriti Architects Pvt. Ltd.,** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of '**SATYAMEV HEIGHTS BLOCK-C'** No.of Building(s) - **ONE** of the Project - BiharRERA Registration Number-**BRERAP00759-007/32/R-1681/2024** , situated on **Survey Plot no 711, Khata No-30, Tauzi – 5124, Thana No.- 24, Thana – Danapur, Mauza – Mainpura, Mohalla-R.K Puram, Pargana - Phulwari, Patna, Bihar** admeasuring **698.69sq.mts.** area being Developed by **SATYAMEV DEVELOPCON PVT. LTD.**

Following technical professionals are appointed by Owner/Promoter :—

(i) M/s**Smriti Architects Pvt. Ltd., Architect - Rakesh Ranjan Raje** as Architect;

(ii) **Er. Brajesh Kr. Sinha** as Structural Consultant

(iii) **Mr. Satyendra Kumar and Mr. Kirti Nath Jha** as MEP Consultant

(iv) **Mr. Sunny Kumar** as Site Engineer

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 activity is as follows :

Block C as on 31.12.2024

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion(DD/MM/YYYY)
1.	Excavation (if any)	100	Completed
2.	Basements (if any)	0	--
3.	Podiums (if any)	0	--
4.	Plinth	0	30/12/2025
5.	Stilt Floor	0	
6.	Slabs of Super Structure	0	30/12/2026
7.	Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	0	30/01/2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0	30/02/2028
9.	Staircases, Lifts Wells and Lobbies at each floor level Overhead and Underground water tanks.	0	28/02/2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0	30/01/2028
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 may be required to complete projects as per specifications in Agreement of Sale.	0	30/05/2028

Yours Faithfully,

Signature & Name of Architect: AR. RAKESH RANJAN RAJE

Registration No. CA / 1986 / 9665

TABLEB

InternalandExternalDevelopmentWorksinrespectoftheentireRegisteredPhase.

Block C as on 31.12.2024

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentageofactual WorkDone(Ason date of the Certificate)	Projected Date Of completion (DD/MM/YYYY)
1.	InternalRoads&Footpaths	YES	0	30-May-28
2.	WaterSupply	YES	0	30-Apr-28
3.	Sewerage(Chamber,Line,SepticTank,STP)	YES	0	15-Apr-28
4.	StormWater Drains	YES	0	--
5.	Landscaping & Tree Planting	YES	0	30-Mar-28
6.	StreetLighting	NO	0	30-May-28
7.	CommunityBuildings	NO	0	--
8.	TreatmentandDisposalofSewageandSullageWater	YES	0	--
9.	SolidWasteManagement& Disposal	YES	0	30-Jan-28
10.	Water Conservation/Rain WaterHarvesting	YES	0	15-Jan-28
11.	EnergyManagement	YES	0	30-Apr-28
12.	Fire Protection and FireSafetyRequirements	YES	0	30-Mar-28
13.	Closed/CoveredParking	YES	0	30-Mar-28

Yours Faithfully,

Signature & Name (INBLOCKLETTERS)L.S/Architect of
(Registration No. / License No _____)

AR. RAKESH RANJAN RAJE
CA / 1986 / 9665

FORM No. 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

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

Date :- 13.01.2025

To,
The SATYAMEV DEVELOPCON PVT.LTD.
Director Mr.Ranjeet Kumar.
UFO Mall, 5Th Floor , Anisabad
Patna-800002

Subject : Certificate of Cost Incurred for Development of **Satyamev Heights ,Block-C** Project and Construction of no. of building(s).**One** of the Project- Bihar RERA Registration Number **BRERAP00759-007/32/R-1681/2024** situated on the Survey Plot no.- 711 Khata No.30,Tauzi-5124,Thana No.-24,Thana –Danapur ,Mauza –Mainpura ,Mohalla –R.K.Puram, Pargana –Phulwari , Patna , Bihar-801503 .

demarcated by its boundaries **Lat-25.617624 Long-85.034626**_to the North **Lat-25.61779 Long-85.034784** to the south Lat-25.617501 Long 85.034628 to the East ,**Lat-25.617485 Long-85.034568** to west admeasuring **698.69** Sq.mts are being developed by **Satyamev Developcon Pvt. Ltd.**

Ref: Bihar RERA Registration Number **BRERAP00759-007/32/R-1681/2024**

Sir,

I/We, **Mukesh Kumar Gupta** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, Registration No. **BRERAP00759-007/32/R-1681/2024** situated on the Survey Plot no. 711 Khata No.30 ,Tauzi-5124,Thana No.-24,Thana –Danapur ,Mauza –Mainpura ,Mohalla –R.K.Puram, Pargana –Phulwari , Patna , Bihar-801503 admeasuring 698.69 sq.mts. area being developed by **Satyamev Developcon Pvt. Ltd.**

1. Following technical professionals are appointed by Owner / Promoter :—

   (i) Er. **Mukesh Kumar Gupta** as Engineer ;
   (ii) **Er.Brajesh Kr.Sinha** as Structural Consultant
   (iii) **Mr.Satyendra Kumar** and as MEP Consultant
   (iv) **Er. Sunny Kumar** as Site Engineer

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost

Mukesh Kumar Gupta
Certified Civil Engineer
Urban Development and Housing Department
Reg. No.-BR/UDHD/CE/23-0231

calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by **Er. Sunny Kumar** Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.4.5 cr. Only (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the NAGAR PARISHAD DANAPUR NIZAMAT being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 13,48,000/-Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from___(planning Authority) is estimated at Rs 4,36,52,000/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building /Wing bearing Number 01 or called Block -C
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 24.04.2024 date of Registration is	Rs. 4,50,00,000/-
2	Cost incurred as on 31.12.2024 (based on the Estimated cost)	Rs.13,48,000/-
3	Work done in Percentage (as Percentage of the estimated cost).	3%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.4,36,52,000/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	N/A

Mukesh Kumar Gupta
Certified Civil Engineer
Urban Development and Housing Department
Reg. No. BR/UDHD/CE/23-0231

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	N/A
2	Cost incurred as on (based on the estimated cost)	N/A
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	N/A
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A).	N/A

Yours Faithfully,

Signature of Engineer.

(Licence No.-BR/UDHD/CE/2023-0291)

Mukesh Kumar Gupta
Certified Civil Engineer
Urban Development and Housing Departm
Reg. No -BR/UDHD/CE/23-02?

*** Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive

Annexure A

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

Singh Ray Mishra & Co.
CHARTERED ACCOUNTANTS

PATNA :
301, Laxmi Palace, Mitra Compound,
Boring Road, Patna, Bihar-800001
Ph. : 2535819, Mob. : 9431042082
E-mail : srmpatna@yahoo.co.in

FORM No. 3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project – SATYAMEV HEIGHTS BLOCK C

Bihar RERA Registration Number-
BRERAP00759-007/32/R-1681/2024

Sr. No.	Particulars	Amount (₹) Estimated Incurred
1.i	**Land Cost:** a. Acquisition Cost of Land or Development Rights, Lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost. b. Amount of Premium payable to obtain development rights,	**1,89,05,000/-**
	FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority. c. Acquisition cost of TDR (if any) d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.; and e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities. f. Under Rehabilitation Scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer. (ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA. **Note:** (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered). (iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, (iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation. **Sub-Total of Land Cost**	**1,89,05,000/-**

Singh Ray Mishra & Co. Chartered Accountants PATNA

KOLKATA : BP-5, Ground Floor, WTL Building, Sector-V, Salt Lake, Kolkata, West Bengel, India-700091
Mob. : 9231564123, 9375209780
E-mail : srmkol@yahoo.co.in

BHUBANESHWAR : Premises No.-4(P) and 5(P), 3rd Floor, BMC, Panchadeep Complex, Bhouma Nagar, Bhubaneshwar, Odisha, India-751001
Tele : +91 (0674) 2533439, Mob. : 9437003439
E-mail : srm.bbsr@gmail.com

DELHI : Shop Plot No.-40, First Floor, B-Block, Near D Park, Pandav Nagar, India, Delhi-110092
Mob. : 9818765600, E-mail : camuraribinay@gmail.com
srmdelhi@rediffmail.com

RANCHI : 101, Mrinal Enclave, Navin Mitra Road, Lalpur, Ranchi, Jharkhand, India-834001
Mob. : 9430067277, E-mail : dkumar_srm@yahoo.co.in

NOIDA : A-805, 8th Floor, NX Byte T-3, NX One, Tech Zone-IV, Near Gaur Chowk, Greater Noida, West-201318 (Uttar Pradesh)
Tel. : 0120-6057574, Mob. : 9971038855
E-mail : cavinayk@gmail.com

Sr. No.	Particulars	Amount (₹) Estimated Incurred
I	**Development Cost/ Cost of Construction:** a. (i) Estimated Cost of Construction as certified by Engineer.	**4,50,00,000/-**
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA. **Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).**	**13,48,000/-**
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) 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 (i) construction of the entire phase of the project registered. a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority. b) Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction; **Sub-Total of Development Cost**	**13,48,000/-**
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	**6,39,05,000/-**
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	**2,02,53,000/-**
4	% Completion of Construction Work (As per Project Architect's Certificate)	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	

Singh Ray Mishra & Co. Chartered Accountants PATNA

8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	

For SINGH RAY MISHRA & CO,
CHARTERED ACCOUNTANTS

Singh Ray Mishra & Co. Chartered Accountants PATNA

S.S.P

S.S.P SINGH, F.C.A
M.NO: 051910
(Partner)

UDIN: 25051910BMIJFZ8671

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (₹) Estimate Incurred
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	4,36,52,000/-
2.	Balance amount of receivables from sold apartments (as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	
5.	Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	

This certificate is being issued for RERA compliance for the Company **SATYAMEV DEVELOPCON PVT. LTD.** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For SINGH RAY MISHRA & CO,
CHARTERED ACCOUNTANTS

S.S.P

S.S.P SINGH, F.C.A
M.NO: 051910
(Partner)

Singh Ray Mishra & Co. Chartered Accountants PATNA

UDIN: 25051910BMIJFZ8671

RAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	culars
1.	Basement And Stilt Floor - C Block



VII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	923020072846018 923020071900821
2.	Estimated Cost of the Project including land cost at the start of the Quarter	450 Lakh
3.	Amount received during the Quarter	13,77,600.70
4.	Actual Cost Incurred during the Quarter	13,48,000.00
5.	Net amount at end of the Quarter	29,600.70
6.	Total expenditure on Project **till date**	NIL
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	NIL

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

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true tothe 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.

For SATYAMEV DEVELOPCON PVT. LTD.

Authorised Signatory

RANJEET KUMAR
Date : 14/01/2025

फारम-VIII- क

कार्यालय नगर परिषद दानापुर निजामत

भवन की योजना के अनुमोदन

उपविधि संख्या- 8(4)

आप के आवेदन संख्या- **09** तिथि- **06.04.2023** के संदर्भ में

मेसर्स सत्यमेव डेवलोपकॉन प्रा0 लि0, निदेशक- श्री रंजीत कुमार, पिता-श्री शारदा शर्मा, पता-यू0एफ0ओ0 मॉल, पॉचवा तल्ला, अनिसाबाद, थाना-गर्दनीबाग, पटना-800002

(क) आवासीय भवन के निर्माण

(ख) व्यवसायिक भवन के निर्माण

(ग) भवन के पुनःनिर्माण

(घ) विद्यमान भवन में परिर्वतन या परिवर्धन

(ड़) भवन के उपयोग में परिवर्तन

हेतु दानापुर नगर परिषद / नग र निगम/नगर परिषद/नगर पंचायत/महानगर क्षेत्र/बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधिन स्कीम के 09 **प्लौट नं0-711, खाता नं0-30, तौजी नं0-5124, थाना नं0-24, मौजा-मैनपुरा पता-थाना-दानापुर, जिला-पटना** के बावत निम्नलिखित शर्तो / निर्वधनों के अध्याधीन एतद् द्वारा भवन योजना जिसका प्लान केस नं0-...56...../**23-24** है, जिसका **निर्माण क्षेत्रफल-1660.24 वर्ग मी0** एवं **G+4** की स्वीकृति दी जाती है:-

(क) भूमि / भवन का उपयोग अनन्य रूप से आवासीय प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।

(ख) विकासपूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार कियाजाएगा।

(ग) अनुमोदित योजना में दर्शाया गया **392.68** वर्ग मीटर का पार्किंग का स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।

(घ) प्रस्तावित निर्माण वाली भूमि औसत **16.77 मी0** चौड़ाई के अनुमोदित पहूंच मार्ग के माध्यम से सुगम्य होगी।

(ड़) प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।

(च) सड़कको मानक चौड़ाई तक और चौड़ी करने के लिए आवेदक, विभिन्न विकास योजना / आयोजन प्राधिकारों / या बिहार शहरी आयोजन तथा विकास अधिनियम, 2012 के अधीन अधिसूचित किसी योजना स्कीम के अधीन आच्छादित सुसंगत आयोजना प्राधिकार क्षेत्रों के अधिनस्थ नगर परिषद दानापुर आयोजना क्षेत्र (पटना महायोजना 2031 में प्रभावित रकबा) में **426.55 वर्ग मीटर** चौड़ी भूमि की पट्टी उक्त उपहार के रूप में देगा।

(छ) अनुमति (अनुज्ञा) जारीकिए जाने की तारीख से पॉच वर्षो की अवधि के लिए विधिमान्य होगी।

(ज) इस उपबंध के अधीन दी गई अनुमति को उस भूखंड, जिसके लिए योजना अनुमोदित की गई हो, के अधिकार, हक, हित बावत साक्ष्य नहीं मानी जाएगी।

(त) बिहार भू-सम्पदा (विनयमन और विकास) नियमावली (RERA), 2017 का शर्तों के अधीन राज्य में गठित भू-सम्पदा विनियमन प्राधिकरण से इस परियोजना का निबंधन कराना अनिवार्य होगा।

(ट) भू-स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों / कागजात के सत्यापन की जिम्मेवारी आवेदक की है। भविष्य में इसमें किसी प्रकार की त्रुटि / हेर-फेर / कपटपूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किये जाने के साथ-आवेदक के विरूद्ध विधि सम्मत कार्रवाई की जायेगी।

(ठ) भवन का निर्माण स्वीकृत नक्शे के अनुरूप ही किये जाये, भविष्य में किसी भी प्रकार के अनियमितता / विचलन पाये जाने की स्थिति में सम्पूर्ण जवाबदेही आवेदक की होगी एवं विधि सम्मत कार्रवाई के पात्र होंगे।

(ड) Environmental Protection Act. के तहत बहुमंजिले भवन के निर्माण के दौरान ढ़क कर निर्माण किया जाना अनिवार्य होगा।

(ढ) ठोस अपशिष्ट प्रबंधन नियम (Solid Waste Management Rules), 2016 का अनुपालन किया जाय।

(ण) **अफोर्डेबल हाउसिंग एण्ड स्लम रिहैबिलिटेशन एवं रिडेवलपमेन्ट हाउसिंग पॉलिसी, 2017** के अन्तर्गत शेल्टर फण्ड की राशि जमा करने के उपरान्त ही भवन का निर्माण करना होगा।

(त) **रैन वाटर हारवेस्टिंग सिस्टम एवं सी0सी0टी0भी0 कैमरे** का अनिवार्यरूप से भवन में अनुपालन करना होगा।

(थ) भविष्य में अगर केन्द्र सरकार / राज्य सरकार / श्रम संसाधन विभाग / आयकर विभाग / अन्य किसी विभाग द्वारा किसी प्रकार का कर / शुल्क लगाया जाता है तो उसका भुगतान आपके द्वारा देय होगा।

(द) नगर परिषद दानापुर निजामत को कभी भी कोई नियम / शर्त लगाने का अधिकार होगा।

(ध) अन्य शर्त

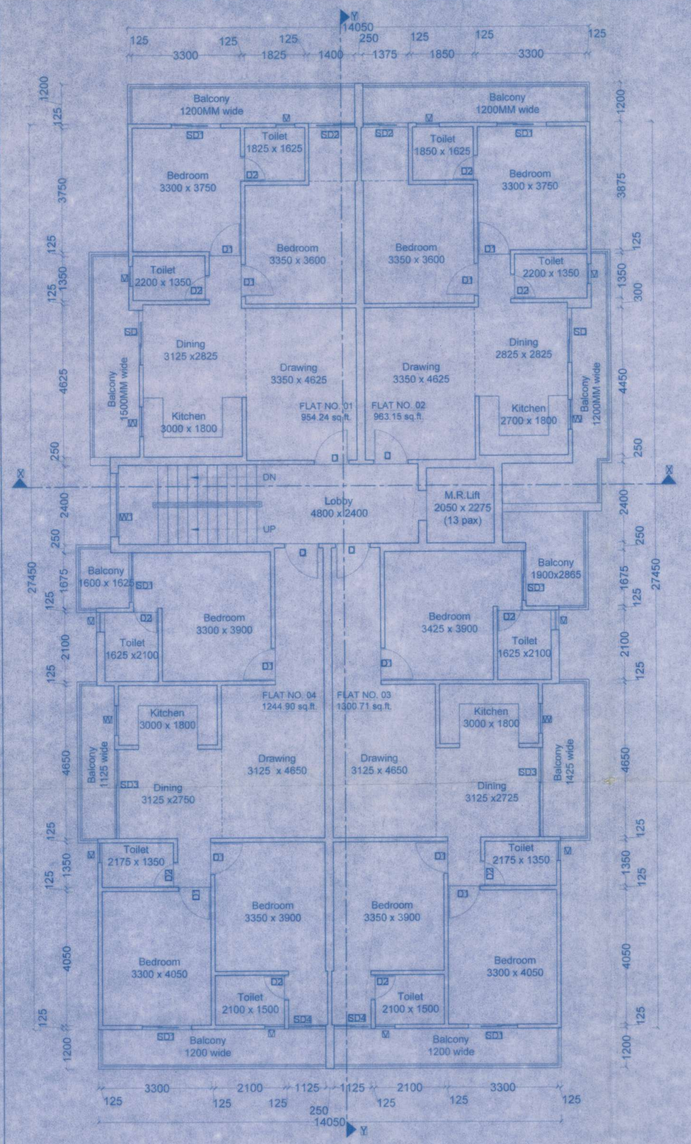
बिहार नगरपालिका अधिनियम 2007, बिहार भवन उपविधि 2014 एवं बिहार भवन उपविधि 2014 (संशोधित) के संगत प्रावधानों का अक्षरसः अनुपालन करते हुये भवन निर्माण किया जायेगा।

EOL
नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत

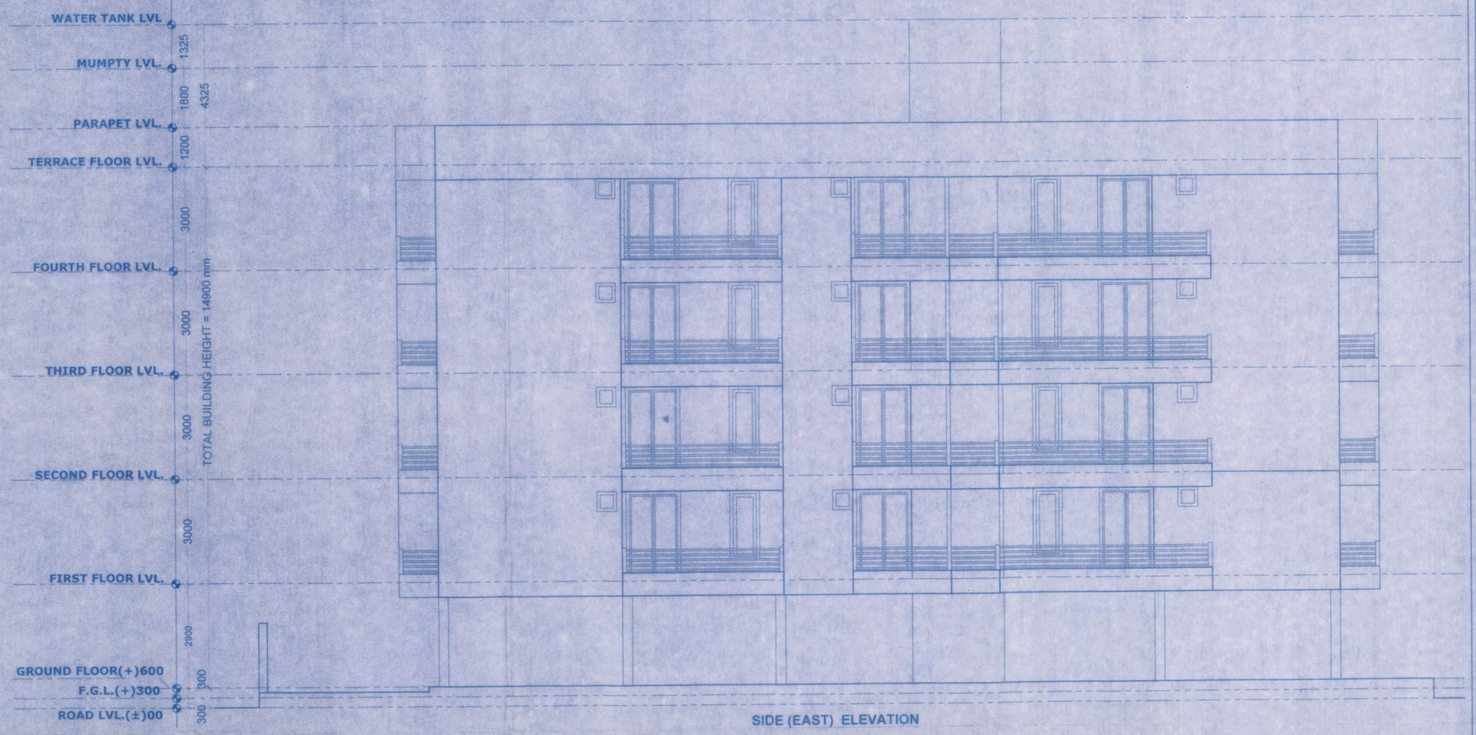
ज्ञापांकः-56/दिनांकः-09/08/2023

प्रतिलिपिः- मेसर्स सत्यमेव डेवलोपर्कान प्रा0 लि0, निदेशक- श्री रंजीत कुमार, पिता-श्री शारदा शर्मा, पता-यू0एफ0ओ0 मॉल, पॉचवा तल्ला, अनिसावाद, थाना-गर्दनीवाग, पटना-800002, मो0 नं0-8100900700 को सूचनार्थ प्रेपित।

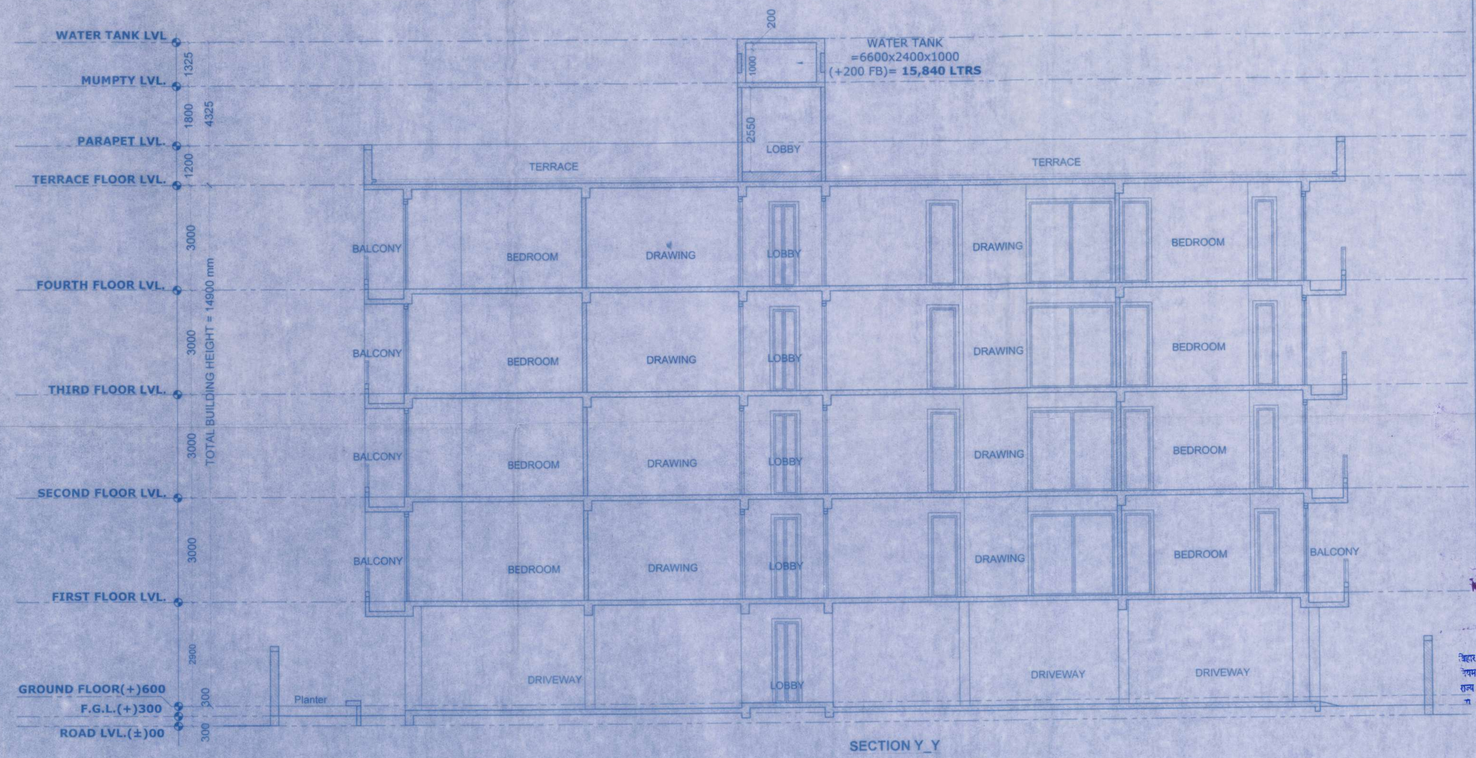
09/08/23
नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत



TYPICAL FLOOR PLAN
(1st to 4th Floor)



SIDE (EAST) ELEVATION



SECTION Y_Y

SPECIFICATIONS

01) FOUNDATION :- R.C.C. RAFT & PILE FOUNDATION AS/STRUCTURAL DESIGN.
02) SUPER STRUCTURE :- R.C.C. FRAMED STRUCTURE AS/STRUCTURAL DESIGN.
03) BRICKWORK : 250 THK. & 125 THK. 1ST CLASS BRICK WORK
04) FLOORING :- MOSAIC CAST-IN-SITU FLOORING IN GREY CEMENT IN ALL AREA.
05) WALL FINISH :- (i) INTERNAL - ALL INTERNAL SURFACE SHALL BE PAINTED WITH CEMENT PRIMER OVER FLOAT FINISH OF P.O.P.
(ii) EXTERNAL - ALL EXTERNAL SURFACE SHALL BE PAINTED WITH TEXTURE PAINT OVER EXTERIOR GRADE PRIMER.
06) DOOR :- (i) FRAME - 65X100 TH. SAL WOOD DOOR FRAME.
(ii) SHUTTER 35MM TH. SOLID CORE FLUSH DOOR OF I.S.I. MARK AS/DESIGN
7) WINDOW :- (i) FRAME - 65X100 TH. SAL WOOD/ALUMINIUM WINDOW FRAME
(ii) SHUTTER- FULLY GLAZED HARD WOOD/ALUMINIUM WINDOW SHUTTER AS/DESIGN.
8) TOILETS :- (i) FLOORING - CERAMIC TILES FLOORING. (ii) WALLS - CERAMIC TILES DADO UPTO 1500HT.
(iii) SANITARYWARE - WHITE GLAZED VITEROUS SANITARYWARE OF I.S.I MARK.
(iv) FITTING - CHROMIUM PLATED C.P.FITTINGS OF I.S.I MARK.
9) ELECTRICAL :- (i) ALL INTERNAL WIRING IN CONCEALED CONDUITS WITH COPPER CONDUCTOR.
(ii) ALL ELECTRICAL MODULAR SWITCHES OF I.S.I MARK
(iii) ADEQUATE LIGHTING/POWER POINT SOCKETS AS/ DESIGN & DRAWING.
10) WATER SUPPLY :- ROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVERHEAD TANK.

***FOR RESIDENTIAL BUILDING HEIGHT UPTO 14.90 M.**

This is to certify that this plan has been prepared after site inspection and strictly as per the guidelines of Bihar building Bye-Laws 2014.

DETAIL OF BUILDING

RESIDENTIAL APARTMENT OF 14.90M IN HT.

NAME OF DEVELOPER & ADDRESS

SATYAMEV DEVELOPCON PVT.LTD
DIRECTOR - RANJEET KUMAR
S/O- SRI SHARDA SHARMA
REG. OFFICE-UFO MALL, 5TH FLOOR,ANISHABAD
P.S. - GARDANIBAGH, DIST. - PATNA-800002.

PLOT DETAIL

PROPOSED RESIDENTIAL BUILDING AT :-
SURVEY PLOT NO. - 711
WARD NO. 10, 11
TAUZI NO. - 5124
KHATA NO. - 30
THANA NO. - 24
MAUZA - MAINPURA
PARGANA - PHULWARI
THANA - DANAPUR
DIST. - PATNA, **STATE** - BIHAR

BOUNDARY

NORTH - PART PLOT NO. 711
EAST - SURVEY PLOT NO.-712
WEST - SURVEY PLOT NO.-710,711
SOUTH - MAIN ROAD

SHEET DETAIL

(1) TYPICAL FLOOR PLAN (1st to 4th Floor)
(2) SIDE (EAST) ELEVATION
(3) SECTION Y_Y

SHEET NO.	NORTH	SCALE
03/03		1:100

For SATYAMEV DEVELOPCON PVT. LTD.
Director

SIGNATURE OF DEVELOPER

Brajesh Kumar Sinha
Structural Engineer
Licence No.11/STR-E/15/NPDN
NAGAR PARISHAD DANAPUR NIZAMAT
DANAPUR.

SIGNATURE OF STRUCTURAL ENGINEER

RAKESH RANJAN RAJE
DANAPUR REG. No.-06/Arch/2015/NPDN
C.O.A. REG. No.- CA/86/9665

SIGNATURE OF ARCHITECT

6210100.
20/06/17
A. E.
Nagar Parishad Danapur Nizamat

Building Plan No. 56/23-24
निर्धारित शर्तों के साथ तकनीकी पटल/अभिकल्प की अनुशंसा के आधार पर भवन मानचित्र की स्वीकृति दी जाती है।
सरकारी या निजी दूसरे के उपयोग का अतिक्रमण नहीं करेंगे तथा स्वयं एवं एक सड़क के लिए बिहार भवन उपविधि 2014 के अनुसार अपनी जमीन छोड़ना होगा। भवन भू-धारकता बनाना होगा, तथा अपने भवन से सरकारी नाला तक जल निकासी हेतु अपने खर्च से नाली निर्माण करना होगा।
सरकारी पानी नाला के लिए भवन पर अधिशाषा प्रभार होगा। भवन भू-धारक निर्धारित करते ही निर्धारित भवन मानचित्र स्वतः रद्द समझा जाएगा एवं उसपर खड़े किए गये संगठन अवैध माना जाएगा। भवन मानचित्र की स्वीकृति केवल पांच वर्ष के लिए मान्य होगी। भवन से अधिभोग लेने के पूर्व Completion Certificate/Occupancy Certificate लेना अनिवार्य होगा।

जिला भू-सम्पदा (विनियमन और ...) नियमावली 2017 (RERA) की शर्तों के अधीन रहते हुये यदि भू-सम्पदा प्राधिकरण से ... का विलोप ...

26/06/2017
J. E.
Nagar Parishad Danapur Nizamat

नगर परिषद् दानापुर निजामत

SETBACK DETAILS

FOR RESIDENTIAL BUILDING UPTO 16M IN HT.

AS PER BY-LAWS
FRONT SETBACK = 5.50 M
REAR SETBACK = 4.00 M
&SIDE SETBACKS = 2.00 M

PROVIDED SETBACKS
FRONT SETBACK= 5.50 M
REAR SETBACK = 4.00 M
& SIDE SETBACKS = 2.00 M

F.A.R CALCULATION

	B/U AREA
GROUND FLOOR	20.20 SQ.M.
1ST FLOOR	410.01 SQ.M.
2ND FLOOR	410.01 SQ.M.
3RD FLOOR	410.01 SQ.M.
4TH FLOOR	410.01 SQ.M.
TOTAL B/U AREA	1660.24 SQ.M.

TOTAL PLOT AREA AS PER DEED = 1192.67 sq.m.
TOTAL PLOT AREA AS PER SITE = 1125.24 sq.m.
AREA LEFT FOR MASTER PLAN ROAD = 426.55 sq.m
NET PLOT AREA = **698.69 sqm**

TOTAL B/UP AREA = 1659.48 sq.m.
F.A.R. = 1660.24 / 698.69 = 2.37

GREEN AREA CALCULATION

REQUIRED GREEN AREA
= 10% OF NET PLOT AREA
= 0.1 X 698.69
= 69.86 SQ. M

TOTAL PROVIDED GREEN AREA
= 135.47 SQ.M

PARKING CALCULATION

TOTAL RESIDENTIAL B/UP AREA = 1660.24 sq.m.
15% RELAXATION ON B/UP AREA = 249.03 sq.m.
NET B/UP AREA = 1411.21 sq.m.
25 % OF NET RESIDENTIAL B/U AREA = 0.25 x 1411.21
TOTAL REQUIRED PARKING AREA = **352.80 sq.m**

TOTAL PROVIDED PARKING AREA = 392.68 SQ. M

POPULATION DENSITY CALCULATION

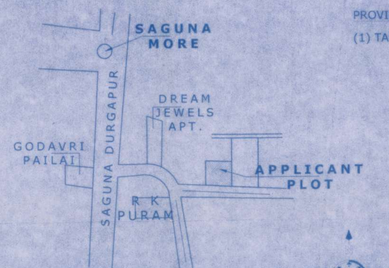
TOTAL NO. OF RESIDENTIAL FLATS FROM GROUND TO 4th FLOOR = 4x4 = **16 FLATS**

CONSIDERING EACH FLAT HAVING 5 PERSONS;
TOTAL NO. OF PERSONS = (5 X 16) = 80 PERSONS

SEPTIC TANK CALCULATION

TOTAL NO OF PERSONS ON ALL FLOORS = 80
1 PERSON NEEDS 0.085 CUM CAPACITY OF SEPTIC TANK
TOTAL REQUIRED CAPACITY = 80 X 0.085 = **6.80 CU. M**

PROVIDED SEPTIC TANK OF SIZE = 3.50 x 2.0 x 1.0
= **7.0 CU. M**



LOCATION PLAN
(NOT TO SCALE)

WATER TANK CALCULATION

ACCORDING TO N.B.C WATER REQUIREMENT FOR DIFFERENT OCCUPANCIES :-

TYPE OF OCCUPANCY	WATER REQUIREMENT
RESIDENTIAL	135 LTRS/HEAD/DAY

RESIDENTIAL
TOTAL NO. OF PEOPLE OCCUPYING FLATS = 80 PERSONS
TOTAL WATER REQ. (RESIDENTIAL) = 135 X 80 = **10,800 LTRS.**

RESERVED FOR FIRE FIGHTING
REQUIRED OVERHEAD TERRACE TANK = 5.000 LTRS

GRAND TOTAL REQUIREMENT = 10800 + 5000 = **15,800 LTRS**

PROVIDED WATER TANK
WATER TANK = 6600 X 2400 X 1000 (+200 FB) = **15,840 LTRS**

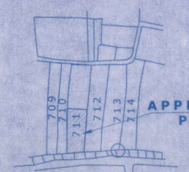
5.000 LTRS RESERVED IN TANK FOR FIRE FIGHTING.

RAINWATER HARVESTING SUMP CALCULATION

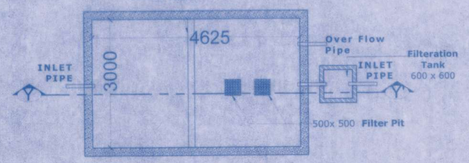
TERRACE FLOOR MAX. AREA = 443.16 sqm.

RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR EVERY 100 SQM. OF TERRACE AREA.
SO, TOTAL REQ. CAPACITY OF SUMP = 4.43 x 6
= **26.58 CUM.**

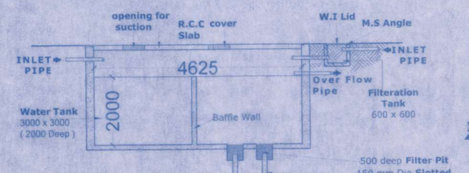
PROVIDED
(1) TANK SIZE = 4.50x3.00x2.0 = **27.00 CUM.**



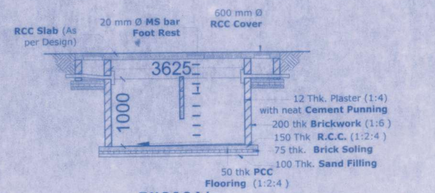
KEY PLAN
(SCALE:N.T.S.)



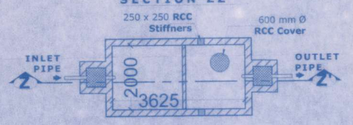
TYPICAL PLAN OF RAINWATER HARVESTING TANK



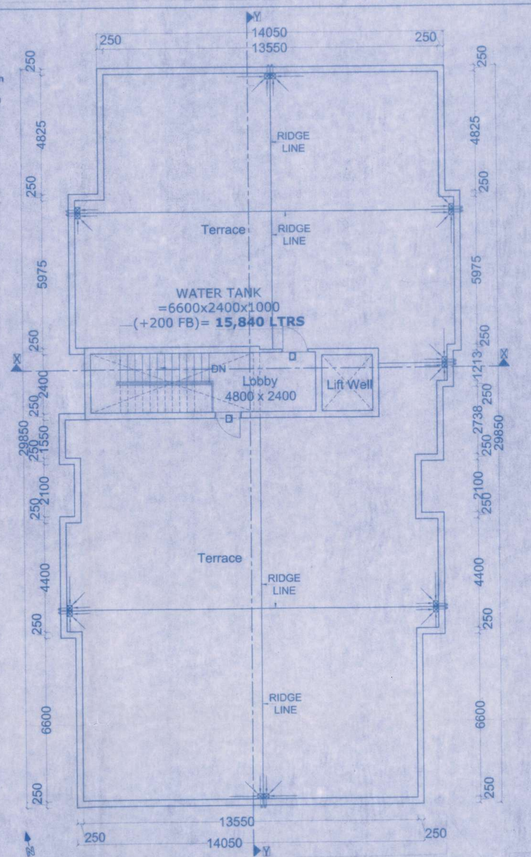
TYPICAL SECTION YY'



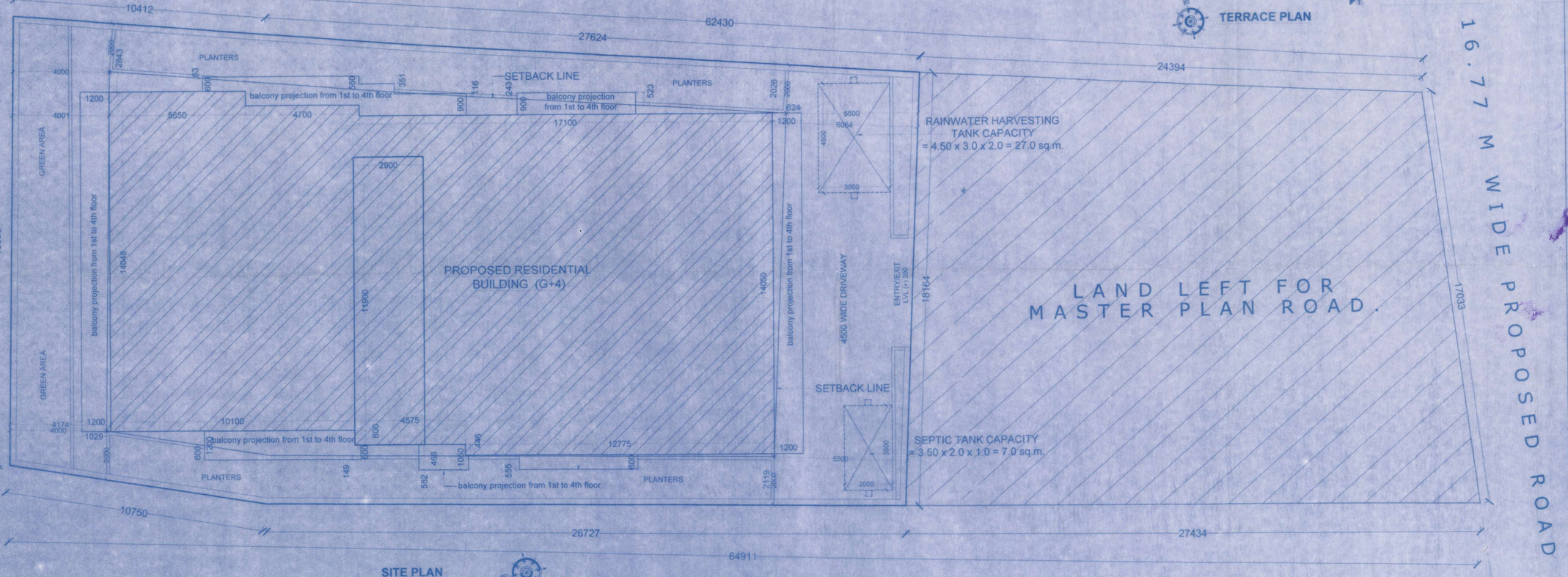
TYPICAL SECTION ZZ'



TYPICAL PLAN OF SEPTIC TANK



TERRACE PLAN



SITE PLAN

*FOR RESIDENTIAL BUILDING HEIGHT UPTO 14.90 M

This is to certify that this plan has been prepared after site inspection and strictly as per the guidelines of Bihar building Bye-Laws 2014.

DETAIL OF BUILDING

RESIDENTIAL APARTMENT OF 14.90M IN HT.

NAME OF DEVELOPER & ADDRESS

SATYAMEV DEVELOPCON PVT.LTD
DIRECTOR - RANJEET KUMAR
S/O- SRI SHARDA SHARMA
REG. OFFICE-UFO MALL, 5TH FLOOR,ANISHABAD
P.S. - GARDANIBAGH, DIST. - PATNA-800002.

PLOT DETAIL

PROPOSED RESIDENTIAL BUILDING AT :-
SURVEY PLOT NO. - 711
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MAUZA - MAINPURA
PARGANA - PHULWARI
THANA - DANAPUR
DIST. - PATNA, **STATE** - BIHAR

BOUNDARY

NORTH - PART PLOT NO. 711
EAST - SURVEY PLOT NO.-712
WEST - SURVEY PLOT NO.-710,711
SOUTH - MAIN ROAD

SHEET DETAIL

(1) SITE PLAN
(2) CALCULATIONS
(3) TERRACE PLAN

SHEET NO.	NORTH	SCALE
01/03		1:100

For SATYAMEV DEVELOPCON PVT. LTD.
Director

SIGNATURE OF DEVELOPER

Brajesh Kumar Sinha
Structural Engineer
Licence No. II/STR-E/15/NPDN
NAGAR PARISHAD DANAPUR NIZAMAT
DANAPUR.

SIGNATURE OF STRUCTURAL ENGINEER

RAKESH RANJAN RAJE
DANAPUR REG. No - 08/Arch/2015/NPDN
C.O.A. REG. No.- CA/86/9665

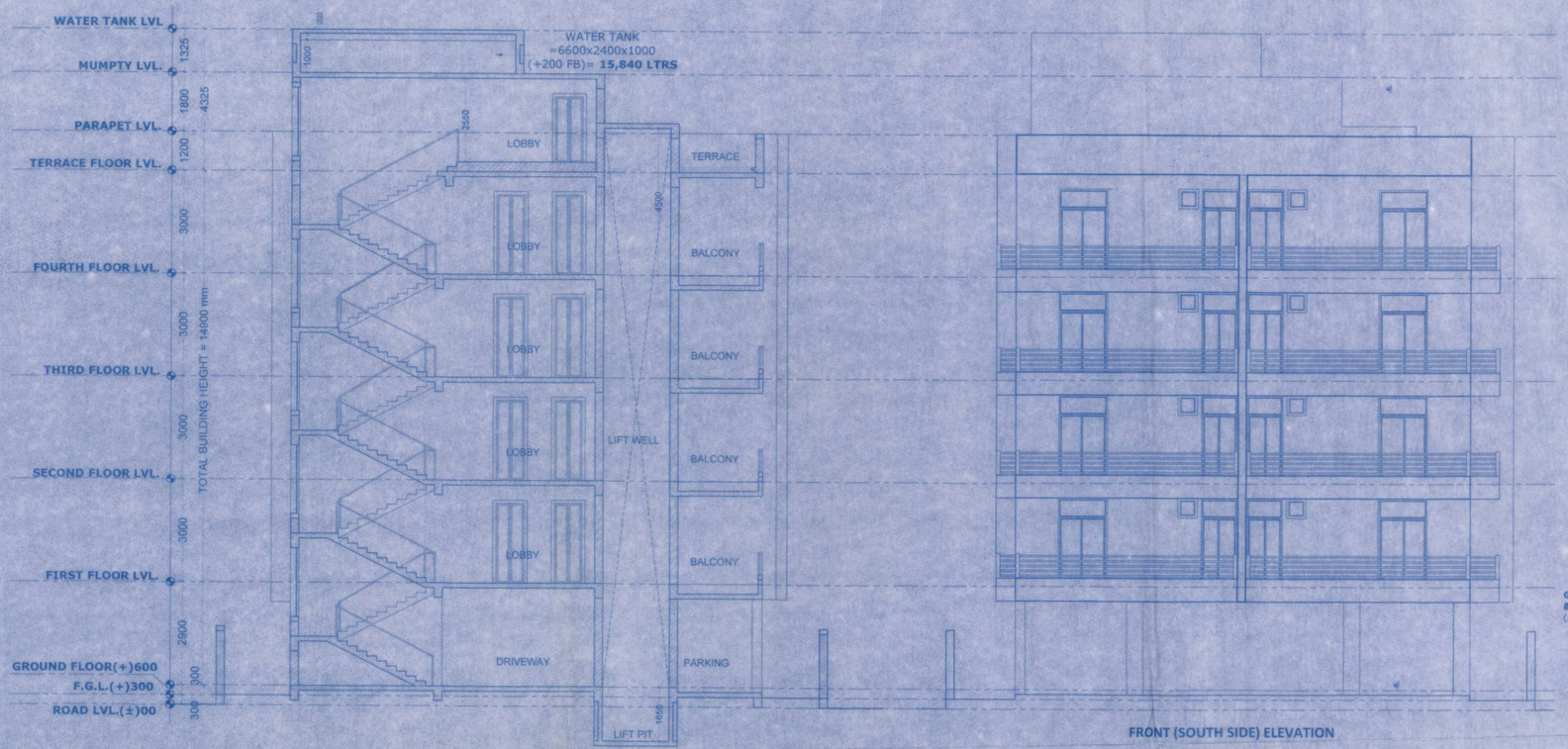
SIGNATURE OF ARCHITECT

Building Plan No. 56/23-24
62/06/23
A. E.
Nagar Parishad Danapur Nizamat

बिहार भू-सम्पदा (विनियमन और विकास) नियमावली 2017 (BPERA) को लागू करने के संबंध में सरकार के निर्देश के आलोक में यह भवन भू-सम्पदा प्राधिकार से निबंधित होने के उपरांत ही बेचा जा सकेगा।

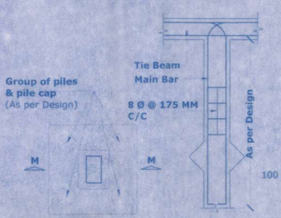
Rajbhasha 21/06/23
Nagar Parishad Danapur Nizamat

भवन भू-स्वामी / विकासकर्ता अपने भवन का उपयोग व्यवसायिक कार्य हेतु किये जाने के पूर्व अग्नि शमन संबंधी सभी नियमों के लिए भवन पर अग्नि शमन संबंधी सभी नियमों के लिए भवन पर अग्नि शमन संबंधी सभी नियमों के लिए भवन पर

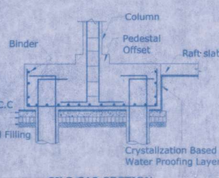


SECTION X_X

FRONT (SOUTH SIDE) ELEVATION



TYPICAL DETAIL OF PILE FOUNDATION



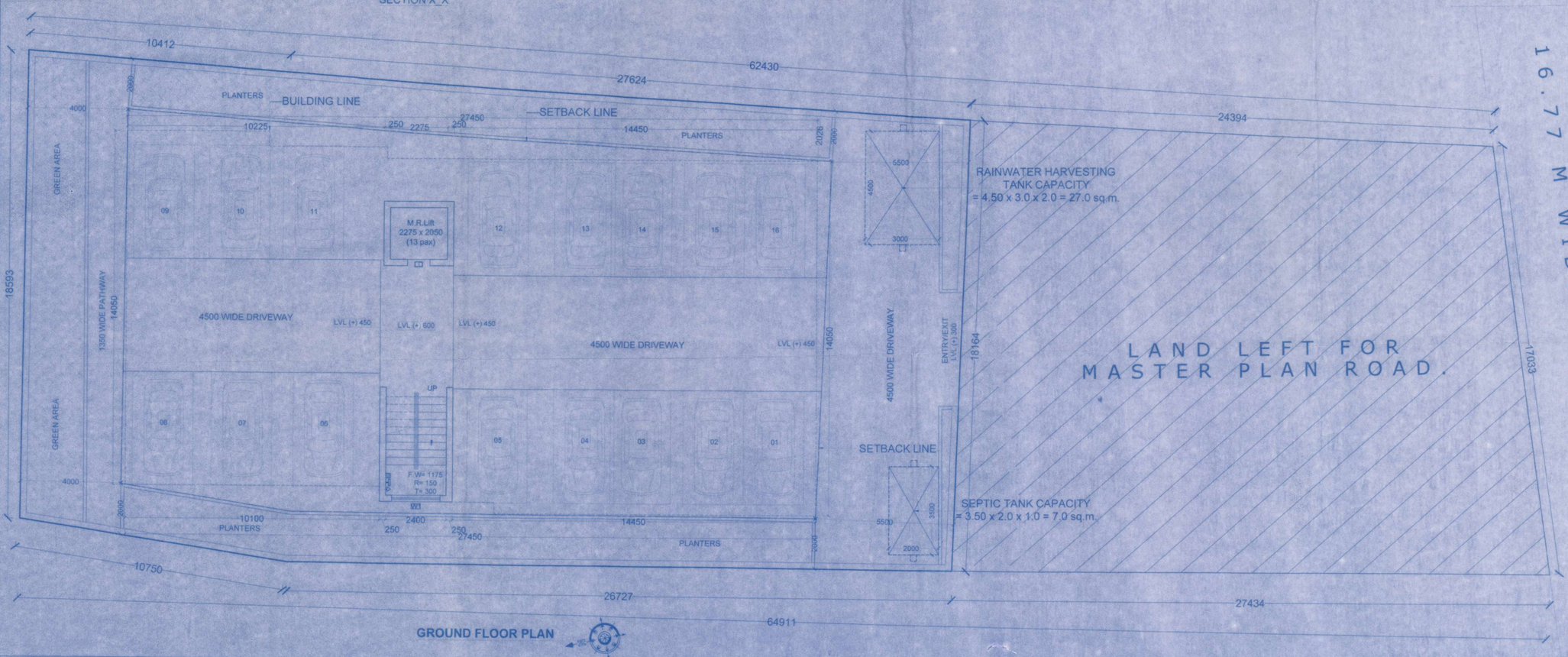
PILE CAP SECTION DETAIL, M-M.

OPENING SCHEDULE

TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D	1050	2550	00	2550	40 mm Thk double leaf Solid Core Flush Door
D1	975	2100	00	2100	40 mm Thk Side Hung Solid Core Flush Door
D2	750	2100	00	2100	40 mm Thk Side Hung Solid Core Flush Door
SD	1650	2700	00	2700	Fully Glazed UPVC Sliding Door
SD1	1500	2700	00	2700	Fully Glazed UPVC Sliding Door
SD2	1400	2700	00	2700	Fully Glazed UPVC Sliding Door
SD3	2100	2700	00	2700	Fully Glazed UPVC Sliding Door
SD4	1125	2700	00	2700	Fully Glazed UPVC Sliding Door
W	900	2100	600	2700	Glazed Window
W1	1925	2100	600	2700	Glazed Window
V	600	600	2100	2700	Glazed Ventilator
FG	FIXED GLASS AS PER DESIGN				
LD	Lift Door As/Specification				Lift Door

FIRE FIGHTING LEGEND

SYMBOL	DESCRIPTION
	CO2 / DCP FIRE EXTINGUISHER
	HOSE REEL
	0.038 M DIA WITH 0.063 M COUPLING
	0.025 M DIA 45 M LENGTH WITH 0.065 M NOZZLE
	WATER PUMP FOR OVERHEAD WATER TANK
OVER HEAD WATER TANK	5,000 LTRS. RESERVED IN OVERHEAD WATER TANK FOR FIRE FIGHTING.



GROUND FLOOR PLAN

*FOR RESIDENTIAL BUILDING HEIGHT UPTO 14.90 M

This is to certify that this plan has been prepared after site inspection and strictly as per the guidelines of Bihar building Bye-Laws 2014.

DETAIL OF BUILDING

RESIDENTIAL APARTMENT OF 14.90M IN HT.

NAME OF DEVELOPER & ADDRESS

SATYAMEV DEVELOPCON PVT.LTD
DIRECTOR - RANJEET KUMAR
S/O- SRI SHARDA SHARMA
REG. OFFICE-UFO MALL, 5TH FLOOR,ANISHABAD
P.S. - GARDANIBAGH, DIST. - PATNA-800002.

PLOT DETAIL

PROPOSED RESIDENTIAL BUILDING AT :-
SURVEY PLOT NO. - 711
WARD NO. 10, 11
TAUZI NO. - 5124
KHATA NO. - 30
THANA NO. - 24
MAUZA - MAINPURA
PARGANA - PHULWARI
THANA - DANAPUR
DIST. - PATNA, **STATE** - BIHAR

BOUNDARY

NORTH - PART PLOT NO. 711
EAST - SURVEY PLOT NO.-712
WEST - SURVEY PLOT NO.-710,711
SOUTH - MAIN ROAD

SHEET DETAIL

(1) GROUND FLOOR PLAN
(2) SECTION X_X
(3) FRONT (SOUTH SIDE) ELEVATION

SHEET NO.	NORTH	SCALE
02/03		1:100

For SATYAMEV DEVELOPCON PVT. LTD.
Director
SIGNATURE OF DEVELOPER

Brajesh Kumar Sinha
Structural Engineer
Licence No.11/STR-E/15/NPDN
NAGAR PARISHAD DANAPUR NIZAMAT
DANAPUR.
SIGNATURE OF STRUCTURAL ENGINEER

RAKESH RANJAN RAJE
DANAPUR REG. No.-06/Arch/2015/NPDN
C.O.A. REG. No.- CA/86/9665
SIGNATURE OF ARCHITECT

Nagar Parishad Danapur Nizamat

बिहार भू-सम्पदा (विनियमन और विकास) नियमावली 2017। RERA) की शर्तों के अधीन रहने में परिक्षेत्र भू-सम्पदा प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।

Building Plan No. 56/23-24

निबंधित शर्तों के साथ तकनीकी पर्यवेक्षण/अभिकल्प की अनुज्ञा के आधार पर भवन मानचित्र की स्वीकृति दी जाती है। सरकारी या किसी दूसरे के जमीन का अतिक्रमण नहीं होना होगा तथा कम से कम 4 सड़क के लिए बिहार भवन उपविधि 2014 के अनुसार अपनी जमीन छोड़ना होगा। भवन भू-सम्पदाधी बनाना होगा तथा आने भवन से सरकारी नाला तक उस निकासी हेतु अपने खर्च से नाली निर्माण करना होगा।

बरसाती पानी नाली के लिए भूतल पर व्यवस्था करना होगा। भवन भू-खण्ड विशेषित रखने की दिशाओं में भवन आवासीय स्वतः स्पष्ट लगाया जाय एवं अनाधिकृत रूप से सरकारी नाला तक जाने नहीं जाने दिया जाय एवं मानचित्र की स्वीकृति केवल पांच वर्ष के लिए मान्य होगी। भवन में आवासित होने के पूर्व Completion Certificate/Occupancy Certificate लेना अनिवार्य होगा।

उप अधिकारी नियोजनी नगर परिषद, दानापुर निजामत