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.	U45200BR2012PTC019259
Name of the Promoter's Entity	ASHIRWAD ENGICON PVT. LTD.
Address of the Promoter's Entity :	Ashirwad Engicon Pvt Ltd, R. K. Puram, Danapur, Bihar, India 801503
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. Vaishnavi Enclave 2. IOB Galaxy 3. Ghanshyam Enclave 4. Ashirwad Heritage and Ramdas Enclave 5. Ashirwad Siddhi Vinayak 6. Ashirwad Rose Valley 7. Mamta Palace

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP00036-2/72/R 64/2018
Name of Project	IOB GALAXY
Name of Promoter	ASHIRWAD ENGICON PVT. LTD.
Project Address	DANAPUR BIHTA HIGHWAY, THANA BIHTA, PATNA
Project Registration is valid up to	01/10/2021
Starting date of Project	01/08/2016
Type of Project	Mixed Development (residential and commercial)
Name of the Competent Authority which sanctioned the project map	Mukhiya
Period of validity of map by the	Three Years from the date of passing of MAP

Competent Authority	

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share – 449		Total Number of Apartments in Landowner's share –64	
				Booked	AFS Executed	Booked	AFS Executed
IOB Galaxy Block A	Shop	250.00	22				
IOB Galaxy Block A	Shop	245.00	9				
IOB Galaxy Block A	Shop	215.00	28				
IOB Galaxy Block A	Shop	160.00	6				
IOB Galaxy Block A	Shop	140.00	4				
IOB Galaxy Block A	Shop	1325.00	1				
IOB Galaxy Block A	Shop	1530.00	1				
IOB Galaxy Block B, C, & D	3 BHK	905.00	54				
IOB Galaxy Block B, C, & D	3 BHK	895.00	54				
IOB Galaxy Block B, C, & D	3 BHK	895.00	54				
IOB Galaxy Block B, C, & D	3 BHK	915.00	6				
IOB Galaxy Block B, C, & D	3 BHK	905.00	6				
IOB Galaxy Block B, C, & D	3 BHK	905.00	6				
IOB Galaxy Block B, C, & D	3 BHK	926.00	6				
IOB Galaxy Block B, C, & D	3 BHK	905.00	54				
IOB Galaxy	3 BHK	905.00	14				

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share – 449		Total Number of Apartments in Landowner's share –64	
				Booked	AFS Executed	Booked	AFS Executed
Block A							
IOB Galaxy Block A	3 BHK	905.00	14				
IOB Galaxy Block A	3 BHK	895.00	14				
IOB Galaxy Block A	3 BHK	895.00	14				
IOB Galaxy Block E	2 BHK	673.00	2				
IOB Galaxy Block E	2 BHK	677.00	4				
IOB Galaxy Block E	2 BHK	665.00	9				
IOB Galaxy Block E	2 BHK	665.00	9				
IOB Galaxy Block E	2 BHK	673.00	18				
IOB Galaxy Block E	2 BHK	669.00	9				
IOB Galaxy Block E	2 BHK	669.00	9				
IOB Galaxy Block E	1 BHK	436.00	1				
IOB Galaxy Block E	1 BHK	371.00	1				
IOB Galaxy Block E	1 BHK	371.00	9				
IOB Galaxy Block E	1 BHK	437.00	9				
IOB Galaxy Block F	3 BHK	875.00	4				
IOB Galaxy Block F	3 BHK	886.00	1				

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share – 449		Total Number of Apartments in Landowner's share –64	
				Booked	AFS Executed	Booked	AFS Executed
IOB Galaxy Block F	3 BHK	676.00	1				
IOB Galaxy Block F	3 BHK	885.00	36				
IOB Galaxy Block F	3 BHK	908.00	9				
IOB Galaxy Block F	3 BHK	711.00	9				
Total No.				455	452	5	0
Percentage of total Units				% of total units	% of total units	7.81% of total units	00% of total units

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 -
IOB Galaxy	513	460

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. Building / Wing / Layout Number- IOB Galaxy Block A (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	NA	
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%	Completed
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	100%	Completed
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%	Completed
14.	Overall Percentage of Actual Work Done and final completion date	100%	Completed

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. Building / Wing / Layout Number- IOB Galaxy Block B (To be added for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) 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	NA	
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%	Completed
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	100%	Completed
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%	Completed
14.	Overall Percentage of Actual Work Done and final completion date	100%	Completed

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. Building / Wing / Layout Number- IOB Galaxy Block C (To be added for each Building / Wing)

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

		Certificate) (3)	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	NA	
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%	Almost Completed
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	100%	Completed
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%	Completed
14.	Overall Percentage of Actual Work Done and final completion date	100%	Completed

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. Building / Wing / Layout Number- IOB Galaxy Block - D (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/yyyy) 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	NA	
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%	Completed
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	100%	Completed
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	100%	Completed

	as per Specifications in Agreement of Sale. Any other activities.		
14.	Overall Percentage of Actual Work Done and final completion date	100%	Completed

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. Building / Wing / Layout Number- IOB Galaxy Block E (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	NA	
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%	Completed
12.	N.O.C, Electrical fittings, Mechanical Equipment,	100%	Completed

	compliance to conditions of environment as per prescribed 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%	Completed
14.	Overall Percentage of Actual Work Done and final completion date	100%	Completed

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. Building / Wing / Layout Number- IOB Galaxy Block F (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/yyyy) 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	NA	
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%	Completed
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	100%	Completed
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%	Completed
14.	Overall Percentage of Actual Work Done and final completion date	100%	Completed

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/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	100%	Completed
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.	00000036957731481
2	Estimated Cost of the Project including land cost at the start of the Quarter (In Lakh)	6,530.00/-
3	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost) (In Lakh)	530.00/-
4	Any Variation in Development Cost which is declared at the start of the Project.	No Any
5	Amount received during the Quarter	67,30,294.00/-
6	Actual Cost Incurred during the Quarter	64,78,717.00/-
7	Net amount at end of the Quarter	2,543.32/-

8	Total expenditure on Project **till date**	1,32,78,48,220.61/-
9	Cumulative fund collected till the end of Quarter in question	1,39,11,64,961.46/-
10	Cumulative expenditure done till the end of Quarter in question	1,32,78,48,220.61/-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	

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

No Any

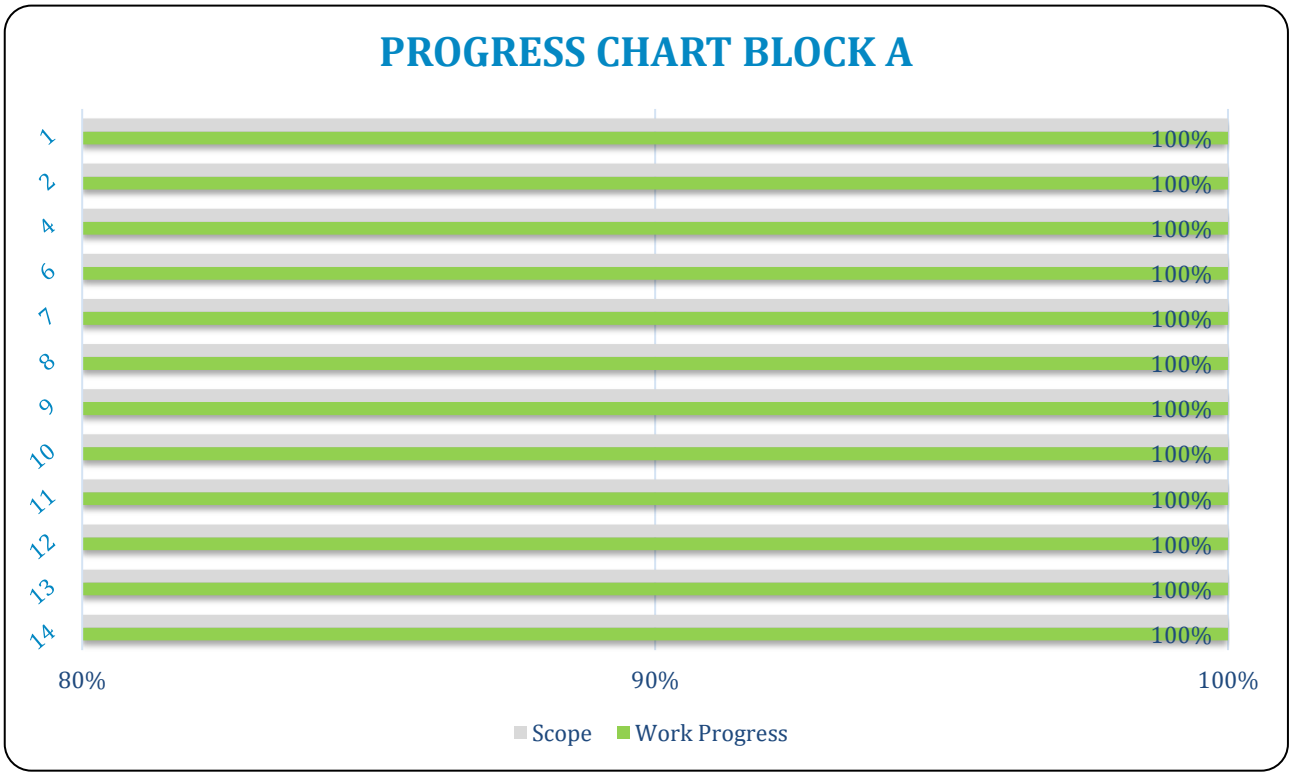
XIII. GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT The photograph must have date.

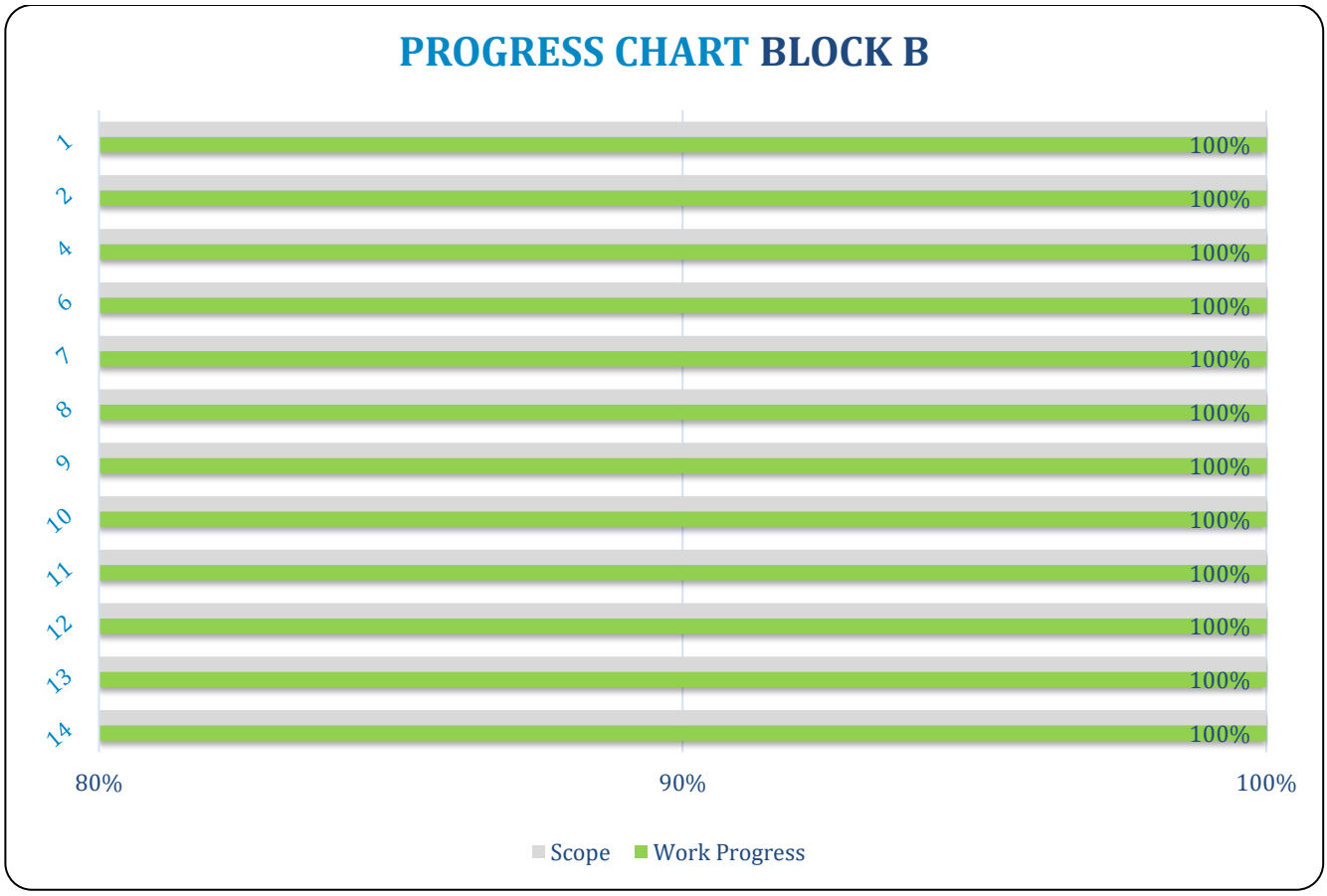
(A)	S. No.	Particulars
	1.	**Photographs showing Front Elevation.-** Attached Below
	2.	**Photographs showing Rear Elevation.-** Attached Below
	3.	**Photographs showing Side Elevation (Both sides)** Attached Below
	4.	**Photograph of each floor showing the progress of interior works**
	5.	**Photograph 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**

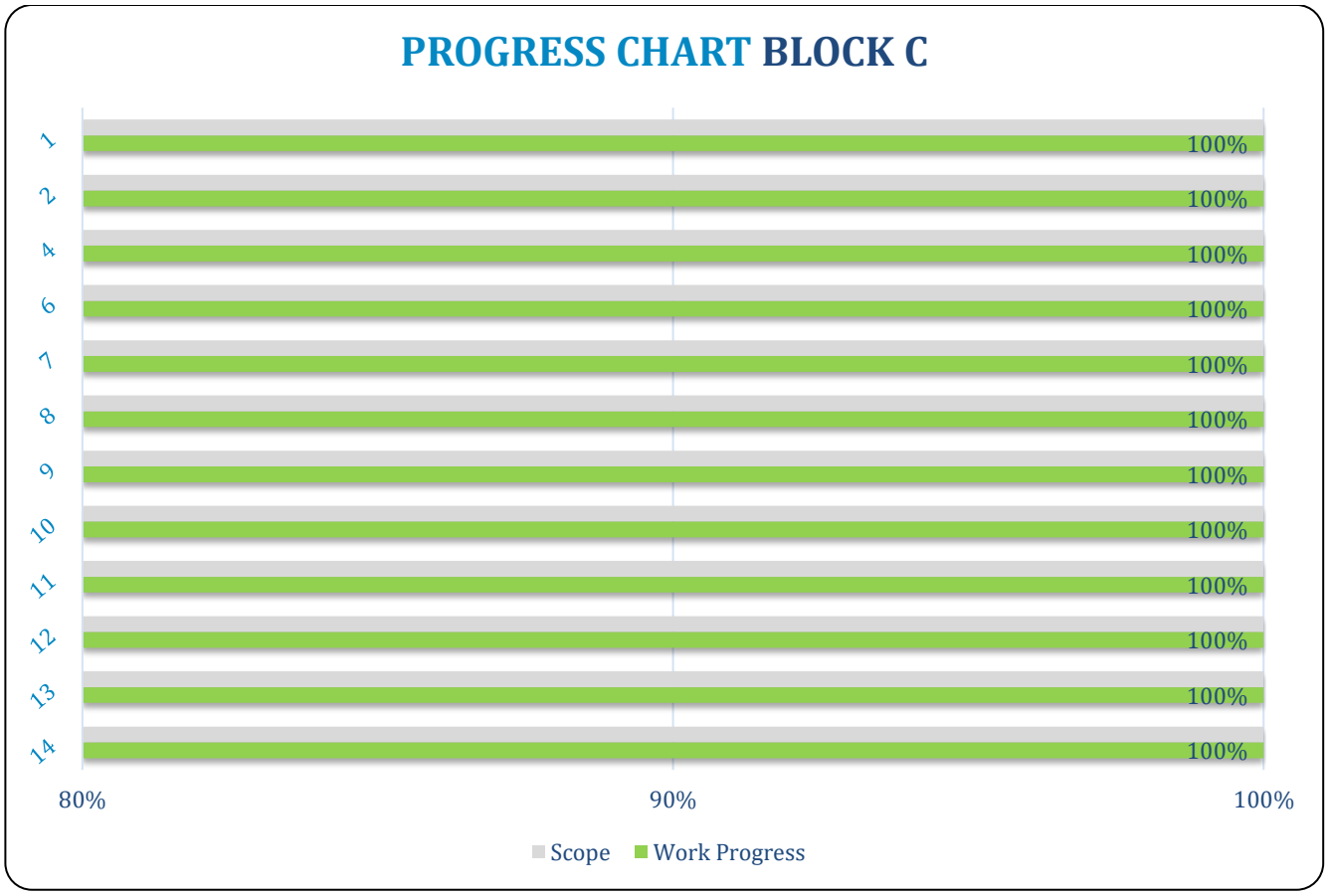
XIV. MISCELLANEOUS

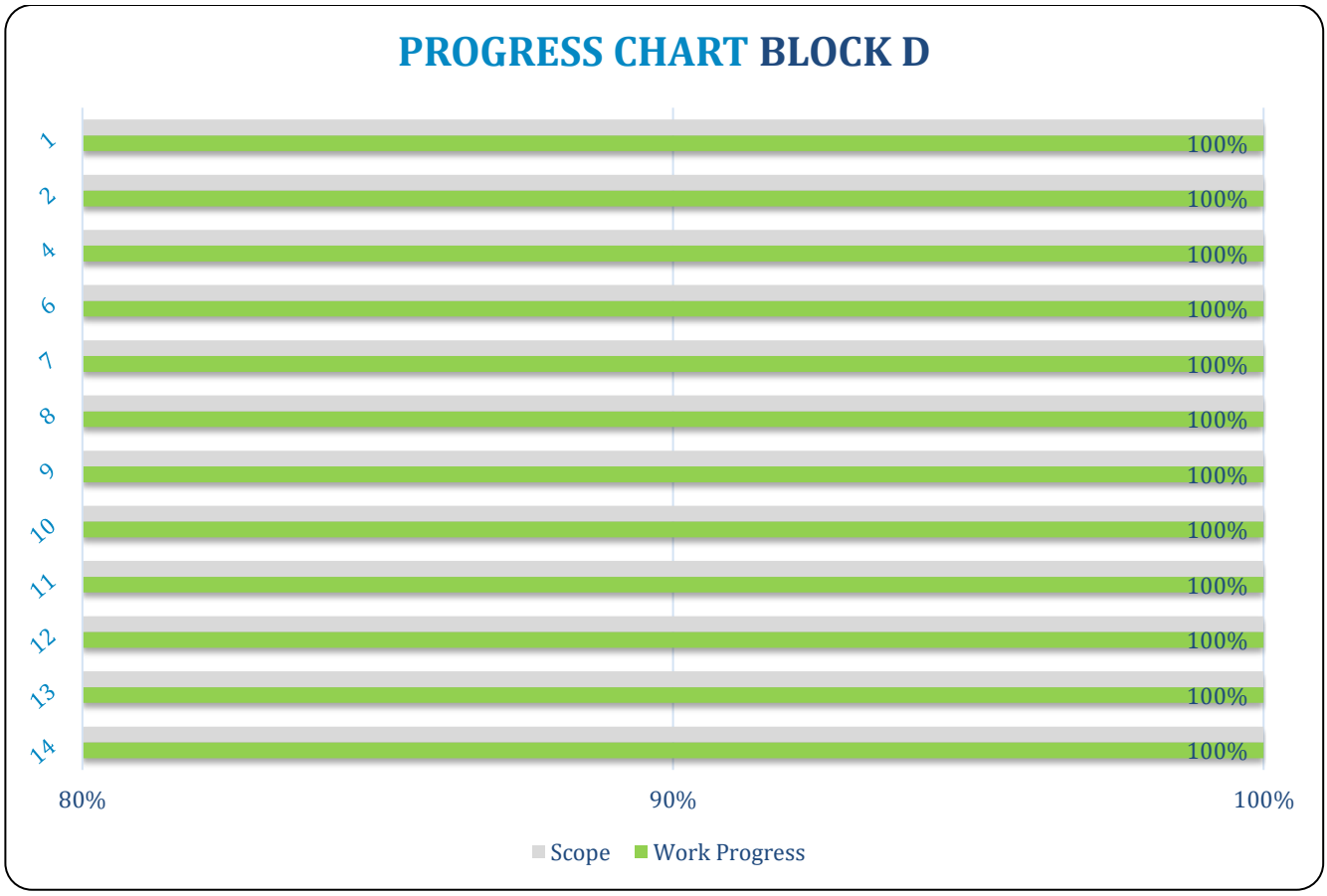
A	List of Legal Cases (if any) On Project / Promoter	
1.	(a)Case No. (b)Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
2.	No. of Execution Cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
3.	No. of Suo - Moto cases against 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 Order Passed, if Yes, Whether complied (Yes/No)	NA

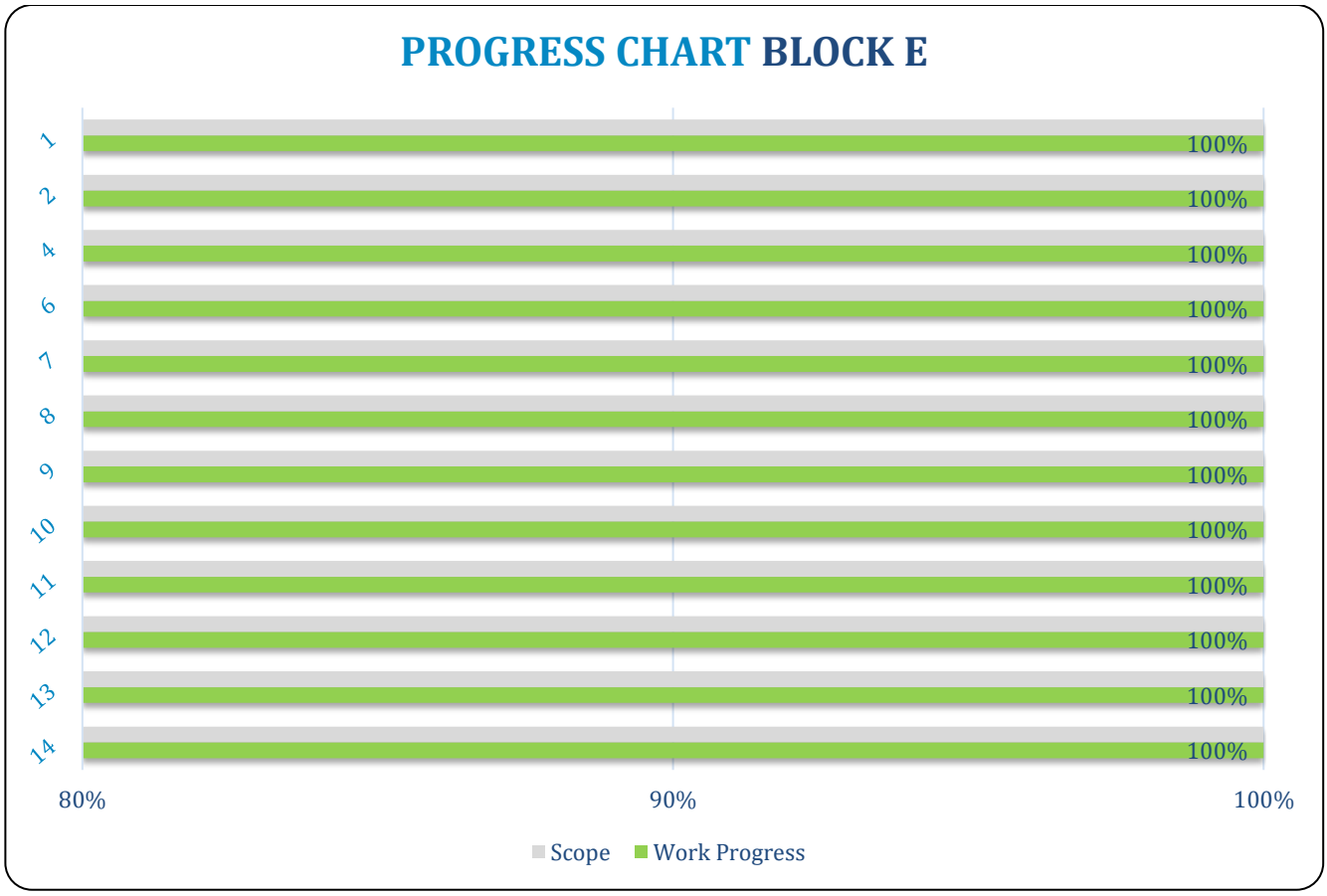
XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
a. Whether the project is in progress as per time schedule or lagging behind? Yes/No b. If yes, whether it would be completed on the completion date fixed as per RC. Yes/No c. If No, then Reason for delay:

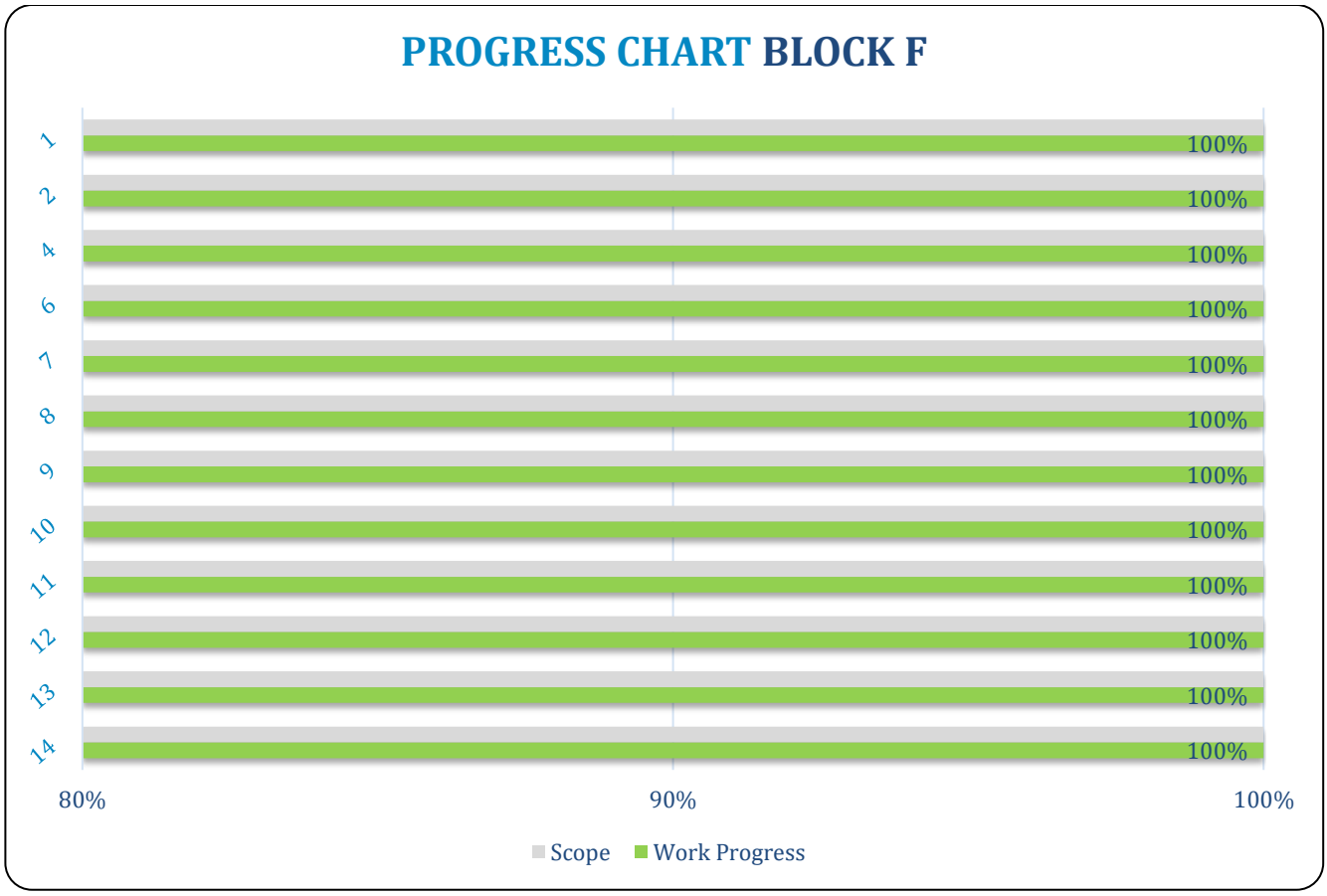



PROGRESS CHART BLOCK B
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Scope
Work Progress


PROGRESS CHART BLOCK C
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80%
90%
100%
Scope
Work Progress


PROGRESS CHART BLOCK D
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Scope
Work Progress


PROGRESS CHART BLOCK E
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80%
90%
100%
Scope
Work Progress



XVI. BROCHURE /Prospectus -	Attached Below

XVII Grievance Redressal Officer
Name : Ajay Singh Contact No : 7033292801 Email id : ashirwadepl@gmail.com Address : Ashirwad Engicon Pvt Ltd, R. K. Puram, Danapur, Bihar, India 801503

Project Site Photographs

Front Elevation



Side Elevation




ADVANCED INTERIO
Mob:- 9798030083, 7488386584, 9693132493
HXJ4+92J, Danapur, Painal, Bihar 801111, India
07 April 2025 12:30:03
Lat: 25.580557, Long: 84.955055
Google

FIRE NOC:

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

Letter No. 1446,

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

From,

Upendra Prasad Singh,
Commandant, Home guard-cum-
State Fire Officer-cum-Director,
Bihar, Patna.

To,

Ar. Pawan Kumar,
COA Regd. No. –CA/2008/43276
Emp No.- 04/Arch/2015/NPDN.

Patna Dt. 23.03.2016.

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

Sir,

Please refer to your letter no.- nil dt. – nil 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 six blocks, Block A- B+G+10, Block B- B+G+10, Block C- B+G+10, Block D- B+G+10, Block E- B+G+10 & Block F- B+G+9 (Total B/U area-45327.14 Sqmtr.), fully residential building, shall be constructed on more than 90 feet wide road belongs to Ashirwad Engicon Pvt. Ltd., Director- Shri Ajay Singh, on having Plot no.- 8636, 8642, 8389, 8643,8634,8635,8638,8637, Khata no.-1983,1987,2302,1923, Tauzi no.- 4272,4274,4241, Thana no.-70 at Mauza- Painal, Dist- Patna.

We clear the plan after giving following advice/suggestions/ recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect / Developer/ Land owner as the case may be.

i) **Construction :**

a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Building Bye laws Bihar, 2014.
b) The floor area exceeds 750 m ² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

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

vi) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 900 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992 & relevant specification, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.

vii) That an underground water static tank of not less than 1,00,000 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 25,000 Ltrs. capacity each blocks should be made available before occupancy.

viii) That the internal finishing shall be non-combustible or class – I surface spread of flame.

ix) That electric cables must be shield at each floor with intumescent coating .

x) That a refugee area of 15M^2 above 8th floor be made available as per NBC norms.

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 30 feet wide road and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.

xiii) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.

xiv) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong , the Architect / Passing authority shall be held responsible.

xv) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).

xv) 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)
राज्य अग्निशाम पदाधिकारी-सह-निदेशक.
बिहार राज्य अग्निशमन सेवा,
बिहार, पटना

Airport NOC:

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Ajay Singh
West Ramkrishna Nagar,P.S-Phulwari Shariff, Dist.Ppatna Ramkrishna Nagar Patna Bihar 800027

Date: 02-03-2016
Valid Upto: 02-03-2021

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/022616/121977**
Applicant Name :	**Ajay Singh**
Site Address :	**Painal, plot no-8636,8642,8389,8643,8634,8635,8638,8637.**
Site Coordinates :	**84 57 16.05-25 34 44.95, 84 57 17.58-25 34 51.94, 84 57 18.91-25 34 45.49, 84 57 18.92-25 34 51.67,**
Site Elevation in mtrs AMSL as submitted by Applicant:	**54 M**
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	**90.92M**

3. This NOC 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 NOC will become invalid and action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules,1994 may be initiated by the concerned Airport Operator

b. The Structure height 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 - 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.

d. 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 90.92M, as indicated in para 2.

e. The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point.

राजीव गांधी भवन
Rajiv Gandhi Bhawan
सफदरजंग हवाई अड्डा नई दिल्ली-110003
Safdarjung Airport, New Delhi-110003
दूरभाष : 24632950
Phone: 24632950

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, as per the rules, may be considered. The date of completion of the Structure should be intimated to this office.

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

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.

02/3/16

महाप्रबंधक (एटीएम) पू.क्षे./Gen. Mgr (ATM) E.R.
भा.वि.प्रा., पू.क्षे.प.को.अं.
A.A.I., N.S.C.B.I.
कोलकाता/Kolkata

Chairman NOC Committee

Region Name: EAST

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

Email ID: gmatmer@aai.aero

Contact No: 033-25111293

02/03/2016

राजीव गांधी भवन
Rajiv Gandhi Bhawan
सफदरजंग हवाई अड्डा नई दिल्ली–110003
Safdarjung Airport, New Delhi-110003
दूरभाष : 24632950
Phone: 24632950

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
Ashirwad Engicon Private Limited.

Director
Date: 08-04-2025