FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March/June/Sept/**December** of 2024 (Year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN-U4201DL2005PLC138049	Name of Firm	SURYA NESTBUILD LIMITED
Firm Address:	Head Office- Surya Signature Building, Beside Heera Sweets Lane, West Boring Canal Road,		
Total Experience of promoter in Real Estate sector	35 Years		
Total Experience in Real Estate After Implementation of RERA	7 Years		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	-20 -2 -1 -0	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 4. Plotted project	-0 -0 -1 (W.I.P) -0	

II. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP00057-2/30/R-1368/2022**	Name of Project/Phase of Registered Project	**Surya Signature/ 1**
Name of Promoter	Mr. Tarun Kumar	Project Address	**Mauza- Mustafapur, Saguna Khagual Main Road, PS Khagaul, Patna**
Name of Co-promoter			
Project Registration is valid upto	**10.06.2027**		
Starting date of Projector Phase Of the Project	**08.04.2022**		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4,Plottedproject	Commercial cum Residential	
Period of validity of map by the Competent Authority	3 Years		

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 -	Total Number of Apartments in Landowner's share -
1	1. 1BHK- 2. 2BHK- 3. 3BHK- 4. 4BHK- 5. Pent House- 6. Shop- 7. Bungalow - 8. Plot etc.			657	1. Booked / Allotted- 84 2. Sold- 0 3. Cancellation- 1	1. Booked-0 2. Allotted- 0 3. Sold- 0
					Percentage of booking- 18.83	Percentage of booking -0 %

If the booking percentage exceeds 50% of the total booking then information about formation of association of allottees			
Association of allotees name			
Details of allottees – Name, Address, Email id (if any), contact number, These details may not be available to common people.			
Name	Address	Contact Number	Email id (If any)

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES

Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	Booked/ Allotted- 88
1	602	2. Sold -	0

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S.No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	-	-	-	Attached
2.	Fire N.O.C.	-	-	-	Attached
3.	Water Supply Permission	-	-	-	Attached
4.	NOC from Airport Authority of India	-	-	-	Attached
5.	Other Approval(s),if any, required for the Project.	-	-	-	Attached

VI. CONSTRUCTION PROGRESS OF THE PROJECT				
1. Plan Case No(To beaded 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 % of Block-C, 100% of Block-B, & 25 % of EWS/LIG Block		10.06.2027
2.	Basements(if any)	80 % of Block-C, 70% of Block-B		10.06.2027
3.	Podiums(if any)	N/A		N/A
4.	Plinth	100 % of Block-C		10.06.2027
5.	Stilt Floor	75% of Block –C 60% of Block- B		10.06.2027
6.	Slabs of Super Structure	Block –C 100% Lower Basement 100% Upper Basement 80% Ground Floor 80% 1st Floor 60% 2nd Floor 60% 3rd Floor 60% 4th Floor 60% 5th Floor 60% 6th Floor 60% 7th Floor 60% 8th Floor 60% 9th Floor 60% 10th Floor 40% 11th Floor	Block –B 100% Upper Basement 70% Ground Floor 50% 1st Floor 50% 2nd Floor 30% 3rd Floor 25% 4th Floor 25% 5th Floor 15% 6th Floor	10.06.2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Wall- Block-C- GF To 9th Floor - 60%, Block-B- GF To 4th Floor - 25%, Plaster – Block-C- GF to 8th Floor-60%		10.06.2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Sanitary- Block-C- G.F. To 7th Floor - 60% within the Flat (Internal Pipe Work Only) Electrical– Block-C- G.F. to 5th Floor- 50% within the Flat (conduiting Only) Block-B- G.F. to 2th Floor - 25% within the Flat (conduiting Only)		10.06.2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Over head and Underground Water Tanks.	0%		10.06.2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%		10.06.2027

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 are as Appurtenant to Building/Wing, Compound Wall and all other	0%	10.06.2027
	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.		

VII. AMENITIESAND COMMONAREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	Common Areas and Facilities	Proposed(Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads &Footpaths	Yes	0 %	10.06.2027
2.	Water Supply	Yes	0 %	10.06.2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0 %	10.06.2027
4.	Storm Water Drains	Yes	0 %	10.06.2027
5.	Landscaping & Tree Planting	Yes	0 %	10.06.2027
6.	Street Lighting	Yes	0 %	10.06.2027
7.	Community Buildings	N/A	0 %	N/A
8.	Treatment and Disposal of Sewage and Sullage Water	N/A	N/A	N/A

9.	Solid Waste Management & Disposal	N/A	N/A	N/A
10.	Water Conservation/Rain Water Harvesting	Yes	50%	10.06.2027
11.	Energy Management	N/A	N/A	N/A
12.	Fire Protection and Fire Safety Requirements	Yes	0%	10.06.2027
13.	Closed Parking	Yes	0 %	10.06.2027
14.	Open Parking	No	N/A	N/A
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0 %	10.06.2027
16.	Others(Option to Add More)			

VIII.A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As On date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	Yes	0%	10.06.2027
2.	Water Supply	Yes	0%	10.06.2027
3.	Sewerage Chambers Septic Tank	Yes	0%	10.06.2027
4	Drains	Yes	0%	10.06.2027
5.	Parks, LandScaping and Tree Planting	Yes	0%	10.06.2027
6.	Street Lighting	Yes	0%	10.06.2027
7.	Disposal of sewage & sullage water	N/A	N/A	N/A
8.	Water conservation/ Rain Water Harvesting	N/A	N/A	N/A
9.	Energy Management	N/A	N/A	N/A

IX.	GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	Attached
	3.	Side Elevation	Attached
(B)		Photograph of each floor	

X.	FINANCIALPROGRESSOFTHEPROJECT	
S.No. (1)	Particulars (2)	Amount(InRs.) (3)
1.	Project Account No.	**40661165474**
2.	Estimated Cost of the Project including land cost at the start of the Project	1,78,08,81,355/-
3.	Estimated Development Cost of the Project at the Start of the Project.(Excluding Land Cost)	1,70,00,00,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	-
5.	Amount received during the Quarter	3,72,59,395/- (Plus GST)
6.	Actual Cost Incurred during the Quarter	7,91,32,645/-
7.	Net amount at end of the Quarter	7,91,32,645/-
8.	Total expenditure on Project **till date (31.12.2024)**	45,84,25,991/-
9.	Cumulative fund collected till the end of Quarter in Question	17,54,80,772/- (Plus GST)
10.	Cumulative expenditure done till the end of Quarter in question	45,84,25,991/-

XI.	DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII.MISCELLANEOUS		
A	List of Legal Cases (if any)–On Project/Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo-Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases/PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NO
2.	Agreement for Sale	36
3.	No. of possessions given to allottees	NO
XIII.PERCENTAGEOFWORKALONGWITHMILESTONECHART		
Weather the project in progress is as per time schedule or lagging behind?		

Undertaking:

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

Surya Nestbuild Limited Patna

Signature of Promoter

Name: Tarun Kumar

Date: 08.01.2025

Additional Information :

A. PARTICULARS OF PROMOTERS

1. Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies.

   CIN- U4201DL2005PLC138049

2. Total Experience of promoter in Real Estate sector – 35 Years
3. Total Experience in Real Estate after Implementation of RERA

No of Project done before and after Implementation of RERA Residential – 20
Commercial - 2
Residential cum Commercial -1
Plotted project-0

B. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Total Number of Apartments in Promoter's share – 447 (Including EWS/LIG)

1. Booked/Allotted- 84
   Sold-

Percentage of booking – 18.83%
Total Number of Apartments in Landowner's share –

2. Booked/ Allotted -
   Sold -

Percentage of booking

C. CONSTRUCTION PROGRESS OF THE PROJECT

: The construction progress must include the Expected Completion date in (10/06/2027) Format.

D. FINANCIAL PROGRESS OF THE PROJECT

: Estimated Development Cost of the Project at the start of the Project (Excluding Land Cost)

Any Variation in Development Cost which is declared at the start of the Project.

E. MISCELLANEOUS

1. List of Legal Cases (if any) – On **Project / Promoter** ---------- **NO**
   Case No. Name of Parties
2. No of Execution Cases against this project ---------- **NO**
   Case No. Name of Parties
3. No of Suo - Moto cases against this project ---------- **NO**
   Case No. Name of Parties
4. No of Certificate cases /PDR cases against this project ---------- **NO**
   Case No. Name of Parties

Form No.1

ARCHITECT'S/ENGINEER'S CERTIFICATE
(TECHNICAL PERSON)

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

Date: - 05.01.2025

To

The Director,

Surya Nestbuild Limited,

H.O.- Surya Signature Building,

West Boring Canal Road, Patna-1.

Subject: Certificate of Cost Incurred for Development of "Surya Signature" (project name) for Construction of "Residential cum Commercial" building(S) 4 Wing(S) of the 1 Phase (BRERAP00057-2/30/R-1368/2022 State RERA registration Number) situated on the Plot bearing C.N. No/ CTS No./ Survey no./ Final Plot no.430, 431, 432, 434, 435, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 460, 461, 462, 463, 464, 465, 466, 467, 489 (Part).

Demarcated by its boundaries (latitude and longitude of the end points)

"Plot No.- 625, 624, 618, 617, 616" to the North, "Plot No.- 434P, 439, 422, 468 Village Road" to the South, "Plot No.- 494, 468, 459, there after road" to the East, & "Danapur Khagual Road and Plot No.437" to the West of Sub-Division-Danapur, Village- Mustafapur, taluka- Danapur, District-Patna, Pin-801105, admeasuring 19,733.05 sq. mts. Area being development by (Promoter)

Ref: State RERA Registration Number BRERAP00057-2/30/R-1368/2022.

Sir,

I undertaken assignment of certifying Estimated cost for the Subject Real Estate Project Proposed to be registered under State Rera, being Residential cum Commercial Building(S)/ 4 Wing(S) of the 1 Phase situated on the plot bearing C.N. No/ CTS No./ Survey no./ Final Plot no. 430, 431, 432, 434, 435, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 460, 461, 462, 463, 464, 465, 466, 467, 489 (Part) Of Sub-Division- Danapur, Village- Mustafapur, taluka- Danapur, District-Patna, Pin-801105, admeasuring 19,733.05 sq. mts. Area being development by (Promoter)

Following technical professionals are appointed by Owner/ Promoter: (As applicable)

(i) M/s DFI As Architect/ Engineer/LS
(ii) Shri Pratik Kumar Karn As Structural Consultant
(iii) Shri V.S. Kukreja As MEP Consultant
(iv) Shri Jai Prakash Singh As Site Supervisor

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

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 % of Block-C, 100% of Block-B, & 25 % of EWS/LIG Block		10.06.2027
2.	Basements(if any)	80 % of Block-C, 70% of Block-B		10.06.2027
3.	Podiums(if any)	N/A		N/A
4.	Plinth	100 % of Block-C		10.06.2027
5.	Stilt Floor	75% of Block –C 60% of Block- B		10.06.2027
6.	Slabs of Super Structure	Block –C 100% Lower Basement 100% Upper Basement 80% Ground Floor 80% 1st Floor 60% 2nd Floor 60% 3rd Floor 60% 4th Floor 60% 5th Floor 60% 6th Floor 60% 7th Floor 60% 8th Floor 60% 9th Floor 60% 10th Floor 40% 11th Floor	Block –B 100% Upper Basement 70% Ground Floor 50% 1st Floor 50% 2nd Floor 30% 3rd Floor 25% 4th Floor 25% 5th Floor 15% 6th Floor	10.06.2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Wall- Block-C- GF To 9th Floor - 60%, Block-B- GF To 4th Floor - 25%, Plaster – Block-C- GF to 8th Floor-60%		10.06.2027

ER. PANKAJ KR. KARN
EMPANELLED ENGI
No.-BR/UDHD/CE 0012
UDHD, Bihar

8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Sanitary- Block-C- G.F. To 7th Floor - 60% within the Flat (Internal Pipe Work Only) Electrical– Block-C- G.F. to 5th Floor- 50% within the Flat (conduiting Only) Block-B- G.F. to 2th Floor - 25% within the Flat (conduiting Only)	10.06.2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Over head and Underground Water Tanks.	0%	10.06.2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	10.06.2027
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 are as Appurtenant to Building/Wing, Compound Wall and all other	0%	10.06.2027

Your Faithfully,

Er. Pankaj Kumar Karan

ER. PANKAJ KR. KARN
EMPANELLED ENGINEER)
Regd. No.-BR/UDHD/CE/23-0012
UDHD, Bihar

Signature & Name of the Architect

(Registration No./License No. _____)

TABLE –B

Internal and External Development Works in respect of the entire Registered Phase.

S.No.	Common Area and Facilities	Proposed (Yes/No)	Percentage of actual work done (as on date of the	Projected date of Completion

			Certificate)	
1.	Internal Roads &Footpaths	Yes	0 %	10.06.2027
2.	Water Supply	Yes	0 %	10.06.2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0 %	10.06.2027
4.	Storm Water Drains	Yes	0 %	10.06.2027
5.	Landscaping & Tree Planting	Yes	0 %	10.06.2027
6.	Street Lighting	Yes	0 %	10.06.2027
7.	Community Buildings	N/A	N/A	N/A
8.	Treatment and Disposal of Sewage and Sullage Water	N/A	N/A	N/A
9.	Solid Waste Management & Disposal	N/A	N/A	N/A
10.	Water Conservation/Rain Water Harvesting	Yes	50%	10.06.2027
11.	Energy Management	N/A	N/A	N/A
12.	Fire Protection and Fire Safety Requirements	Yes	0 %	10.06.2027
13.	Close Parking	Yes	0 %	10.06.2027

ER. PANKAJ KR. KARN
EMPANELLED ENGINEER)
EMP. No.-BR/UDHD/CE/23-0012
UDHD, Bihar

Form No.-2

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 :- 05.01.2025

To

The Director,

Surya Nestbuild Limited,

H.O.- Surya Signature Building, o

West Boring Canal Road, Patna-1, Bihar.

Subject: Certificate of Cost Incurred for Development of "Surya Signature" (project name) for Construction of "Residential cum Commercial" building(S) 4 Wing(S) of the 1 Phase (BRERAP00057-2/30/R-1368/2022 State RERA registration Number) situated on the Plot bearing C.N. No/ CTS No./ Survey no./ Final Plot no.430, 431, 432, 434, 435, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 460, 461, 462, 463, 464, 465, 466, 467, 489 (Part).

Demarcated by its boundaries (latitude and longitude of the end points)

"Plot No.- 625, 624, 618, 617, 616" to the North, "Plot No.- 434P, 439, 422, 468 Village Road" to the South, "Plot No.- 494, 468, 459, there after road" to the East, & "Danapur Khagual Road and Plot No.437" to the West of Sub-Division-Danapur, Village- Mustafapur, taluka- Danapur, District-Patna, Pin-801105, admeasuring 19,733.05 sq. mts. Area being development by (Promoter)

Ref: State RERA Registration Number BRERAP00057-2/30/R-1368/2022.

Sir,

I undertaken assignment of certifying Estimated cost for the Subject Real Estate Project Proposed to be registered under State Rera, being Residential cum Commercial Building(S)/ 4 Wing(S) of the 1 Phase situated on the plot bearing C.N. No/ CTS No./ Survey no./ Final Plot no. 430, 431, 432, 434, 435, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 460, 461, 462, 463, 464, 465, 466, 467, 489 (Part) Of Sub-Division- Danapur, Village- Mustafapur, taluka- Danapur, District-Patna, Pin-801105, admeasuring 19,733.05 sq. mts. Area being development by (Promoter)

ER. PRATIK KR. KARN
(EMPANELLED STR. ENGINEER)
EMP. No.-BR/UDHD/SE/23-0127
UDHD, Bihar

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

(i) M/s DFI Architects As Architect
(ii) Shri Pratik Kumar Karn As Structural Consultant
(iii) Shri V.S. Kukreja As MEP Consultant

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. Out estimated cost calculations are based on the Drawing/ 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 quantity Surveyor appointed by Developer/ Engineer 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. 1,70,00,00,000/- (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 PMAA Being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at 45,84,25,991/- (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 Completion of the Civil, MEP and Allied works of the Building(S) of the subject project to obtain Occupation Certificate/ Completion Certificate from PMAA (Planning Authority) is estimated at Rs. 1,24,15,74,009/-/- (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 given in Table A and B below;

Table – A

Building/ Wing bearing **RERA REG. Number BRERAP00057-2/30/R-1368/2022 Or called Surya Signature** (to be prepared separately for each Building/ Wing of the Real Estate Project).

Sr. No	Particulars	Amount (In Rs.)
1	Total Estimated cost of the building/ Wing as on Date of Registration is	1,70,00,00,000/-

2	Cost incurred as on date (Based on Estimated Cost)	45,84,25,991/-
3	Work done in Percentage (as Percentage of the estimated Cost)	26.96 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,24,15,74,009/-

Table – B

(to be prepared for the entire registered phase of the Real Estate project)

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and external development works including amenities and facilities in the layout as on ..... Date of Registration is	1,70,00,00,000/-
2	Cost incurred as on	45,84,25,991/-
3	Work done in Percentage (as Percentage of the estimated cost)	26.96 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,24,15,74,009/-

Your Faithfully,

Name & Signature of the Str. Engineer.

ER. PRATIK KR. KARN
(EMPANELLED STR. ENGINEER)
EMP. No.-BR/UDHD/SE/23-0127
UDHD, Bihar

(License No.)

SUBODH GOEL & CO.
Chartered Accountants
Head Office : 202, Rani Plaza, Exhibition Road, Patna - 800001 (Bihar)

Tel. : 0612 - 4000 268
Mob. : 9334488021, 9431019121
9223353651 (MH)
E-mail : skgoelfca@gmail.com
skgoel_fca@rediffmail.com

BRANCH : 301, Krishna Plaza, A CHS, 3rd Floor, Above Krishna Sweets, Near Railway Station, Thane West - 400602 (Maharashtra)

CHARTERED ACCOUNTANTS CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project State RERA Registration Number BRERAP00057-2/30/R-1368/2022

Sr. No.		Particulars	Amount (in Rs.) Estimated	Incurred & Paid
1			(Column – A)	(Column – B)
	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	68,00,000.00	68,00,000.00
	b	Amount of Premium payable to obtain development rights, 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 of competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	93,03,761.00	93,03,761.00
	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 **(in Column-A)**	-	
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA **(in Column-B)** **Note: (for total cost of construction incurred, Minimum of (i) of (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 temoporary 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	**1,61,03,761.00**	**1,61,03,761.00**
	ii	**Development Cost/Cost of Construction:**		
	a (i)	Estimated Cost of Construction as certified by Engineer **(Column – A)**	1,70,00,00,000.00	
	a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA **(Column – B)** **Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**		42,13,91,448.16
	a (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 construction of the entire phase of the project registered.		-
	b	Payment of Taxes, cess, fees, charges premiums, interest etc. to any Statutory Authority.		-
	c	Interest payable to financial institutions scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:		2,09,30,782.00
		Sub-Total of Development Cost		**44,23,22,230.16**

SUBODH GOEL & COMPANY PATNA CHARTERED ACCOUNTANTS

2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column – A)	1,71,61,03,761.00
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column – B	45,84,25,991.16
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project) (30.09.2024)	27.00%
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	26.71%
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)	45,84,25,991.16
7	**Less:**	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	13,82,21,327.20
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	32,02,04,663.96

This certificate is being issued for RERA compliance for the Company (Project- Surya Signature at Bihar) upto 31st Dec, 2024 and is based on the records and documents produced before us and explanations provided to us by the management of the Company.

Note : The amount as given in Point No. 7 above is as per the information being provided to us by the management. We can not verify the amount given in Point No.7.

Yours Faithfully,

For **SUBODH GOEL & CO**
Chartered Accountants,

SUBODH 16719383
Digitally signed by SUBODH 16719383
Date: 2025.01.14 17:53:10 +05'30'

(SUBODH KUMAR GOEL)
Partner
M. No. 074835
FRN: 006103C
UDIN: 25074835BMIJBB7386

Place : Patna.
Date : 14.01.2025

BIHAR STATE POLLUTION CONTROL BOARD

PARIVESH BHAWAN, PLOT NO. NS-B/2, PALIPUTRA INDUSTRIAL AREA,
PATLIPUTRA, **Patna – 800 010**

Ref. No.- **Patna, Dated-**

'CONSENT-TO-ESTABLISH' (NOC)

UNDER SECTIONS 25/26 OF THE WATER (PREVENATION AND CONTROL OF POLLUTION) ACT, 1974 AND 21 OF THE AIR (PREVENTION AND CONTROL OF POLLUTION) ACT, 1981

REFERENCE

i. Name and address of the Proponent: **Sri Tarun Kumar, M/s Surya Singature By Surya Nestbuild Ltd., Flat No.-303, Block-A1, Nutan Tower, Kankarbagh, Colony More, Dist.-Patna-800020**; and

ii. Application No. **7532486**, dated **18.04.2023** of the proponent to establish 'Building Construction'' unit at Khata No.-**167, 178, 181, 182, 187, 197, 432, 434, 435, 442, 446, 445, 439, 448**, Khesra No.-**464, 467, 466, 453, 454, 455, 460, 461, 489, 463, 465, 449, 441**, **Vill.-Mustafapur, P.S.- Khagaul, Block-Danapur**, Dist- Patna; for **Building Construction pro more than of built-up area: 20,000 sq.m.**

AFTER CONSIDERING

(i) The facts stated in their application;

(ii) Bihar State Pollution Control Board's Notification No. 26 dated 08.11.2003 and as amended;

(iii) Provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981; and

(iv) Document uploaded by the applicant, Affidavit dated **17.04.2023**, copy of EC **SEIAA No.-SIA/8(a)/987/2020, dated 24.11.2020** issued by SEIAA, Bihar and other document submitted online by the applicant.

NOC IN FAVOUR OF THE PROPONENT AT THE SAID SITE IS HEREBY ACCORDED SUBJECT TO THE FOLLOWING CONDITIONS

Specific Conditions

1. That, you have not submitted copy of NOC obtained from CGWA for abstraction of ground water, till date; therefore, construction work shall be started after obtaining required NOC as per prevailing guidelines of CGWA/CGWB. In the event of non-compliance, legal action may be taken under the provisions of the Water Act, 1974 and the Air Act, 1981;
2. That, Consent-to-Operate for the Project shall be obtained from the Bihar State Pollution Control Board as required under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981;
3. That, they shall comply with provisions (whichever applicable) of The Water Act, 1974, The Air Act, 1981, The Environment (Protection) Act, 1986, Rules and notifications issued there under;
4. That, they shall have to provide suitable and separate drainage system for sewer/other wastewater and storm water. No sewage or untreated effluent water would be discharged through storm water drains. A coloured drainage map shall be submitted to the Board;
5. That, no construction shall be allowed to obstruct the natural drainage through the site;

6. That, they shall adopt rain water harvesting as provisions made by the local bye-law. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per CPCB guideline. Ensure proper management of storm water to optimum use and allow it to be by-passed during times of heavy rain to avoid any flooding problem inside the campus. Submit an action plan of well-designed rainwater harvesting system with storm water management;
7. That, the sewage shall be treated in Sewage Treatment Plant (STP) and after treatment the water will be recycled for flushing of toilets, floor washing/cleaning, gardening/horticulture etc. They shall submit an action plan for use of treated sewage water in bulk use/in-house use;
8. That, the quality of treated sewage of STP shall have to comply with the following standards (whichever applicable):

Sl No.	Parameter	Limiting concentration in mg/l, except pH and Fecal Coliform
1	pH	5.5-9.0
2	BOD	10
3	Total Suspended Solids (TSS)	20
4	COD	50
5	Nitrogen-Total	10
6	Phosphorus-Total for discharge into Ponds, Lakes	1.0
7	Fecal Coliform (FC) (Most Probable Number per 100 mililiter, MPN/100 ml	Desirable-100 Permissible-230

9. That, sludge generated from the STP will be dried and later it will be used as manure in agriculture and for green belt development/gardening/horticulture;
10. That, they shall comply with the provisions (whichever applicable) of the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016. The used oil from DG sets as hazardous waste will be stored in HDPE drums in isolated covered facility. This used oil will be sold to authorized recyclers and record shall be maintained. Necessary care will be taken so that spills/leaks of used oil from storage are avoided;
11. That, they shall comply with the provisions (whichever applicable) of the Solid Waste Management Rules, 2016. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with authorized recyclers. Organic waste compost/vermiculture pit with a minimum capacity of 0.3 kg/person per day must be installed;
12. That, segregation of dry (in blue bin), wet (in green bin) and domestic hazardous waste (in black bin) must be ensure; wet waste must be composted inside the premises and dry & domestic hazardous waste shall be handed over to the local body;
13. That, non-biodegradable waste and dry waste like rejected corrugated cardboard, waste paper etc may be handed over to the recyclers registered with Bihar State Pollution Control Board;
14. That, they shall comply with the provisions (whichever applicable) of the E-Waste (Management) Rules, 2016. The e-waste generated shall be disposed off by handing over to the authorised collection centre and a record shall be maintained;

15. That, they shall comply with the provisions (whichever applicable) of the Plastic Waste Management Rules, 2016. They will make effort to discourage the use of plastics so that minimum generation of plastics wastes to be taken place;
16. That, they shall comply with the provisions (whichever applicable) of the Bio-Medical Waste Management Rules,2016 in case of generation of clinical/hospital wastes from health care facilities available in the premises;
17. That, during construction activities, they shall comply with the provisions (whichever applicable) of the Construction and Demolition Waste Management Rules, 2016;
18. That, the surface having unpaved and loose soil, if any, shall be adequately sprinkled with water to suppress dust/fugitive emission;
19. That, maximum efforts will be made to retain existing tree cover as well as new sapling shall be planted during coming season; and
20. That, the project proponent shall submit half yearly compliance report of EC (obtained from SEIAA, Bihar) condition in hard and soft copy. Soft copy of the report shall be mailed to the Board through e-mail ID:bspcb@yahoo.com.

General Conditions

1. That, they shall provide adequate fire safety measures and equipment as required under the Rules and obtain necessary permission/NOC from competent authority as required;
2. That, they shall obtain all mandatory clearance/ permission from all relevant agencies;
3. That, the Environmental Statement as prescribed in the E (P) Rules, 1986 [see rule 14] for the each financial year ending the 31st March, shall be submitted by the month of September every year;
4. That, maximize recycling of water and utilization of treated sewage water in in-house shall be ensured;
5. That, they shall provide electromagnetic flow meter at the inlet and outlet of the STP and any pipeline to be used for re-using the treated wastewater for flushing/horticulture purpose/green belt development etc. and shall maintain a record of readings of each such meter on daily basis;
6. That, diesel generating sets (DG Sets), if any; as source of backup power should be provided with an integral acoustic enclosure and the maximum permissible sound pressure level for new D.G. set shall be 75 dB(A) at 1 meter from the enclosure surface. The height of exhaust of DG sets should be as: Exhaust Stack Height formula:- (Ht of Building in meter + 0.2√KVA) m; it should be installed on pucca base with anti vibration pads;
7. That, roads leading to or at construction site must be paved and blacktopped (i.e. metallic roads); no excavation of soil shall be carried out without adequate dust mitigation measures in place; no loose soil or sand or Construction & Demolition Wastes or any other construction material that causes dust shall be left uncovered; water sprinkling system shall be put in place; grinding & cutting of building material in open area shall be prohibited and no uncovered vehicles carrying construction material and waste shall be permitted in the campus etc;
8. That, they shall comply with the applicable provisions/directions of the State Govt./BSPCB including the directions that no person shall manufacture, import, store, sell or use any kind of plastic carry bags;
9. That, they shall use energy efficient/environment friendly materials like LED bulb, use of solar energy, flyash bricks, hollow bricks etc;

10. That, this Consent-to-Establish (CTE) should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies and it is confined to matters arising out of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981;
11. All other mandatory approvals and permissions from competent authority shall be obtained;
12. That, in compliance of direction of the Hon'ble Supreme Court and vide Board's HQ ref. no.-2638, dated 09.07.2019, they shall make provisions for display of data outside main unit gate about quantity and quality of water discharge and air emission along with solid waste generated within the unit premises;
13. That, not withstand any thing stated above, the applicant unit shall abide by all the provisions of the environmental laws including policies and guidelines made there under; and
14. That, this CTE is granted on the basis of the undertaking/affidavit up-loaded by the applicant and it is subject to the condition that in the event of any information/documents submitted by the proponent are found false or misleading at any stage, the NOC granted, shall be revoked and legal action shall be initiated.

NOTE:-

1. Bihar State Pollution Control Board reserves the option to revise or add other conditions, if necessary, for protection of Environment in general and for Pollution Control in particular;
2. The present NOC should not be construed as an assurance for the grant of 'Consent-to-Operate' the proposed project but shall be subject to compliance of all the conditions indicated above; and
3. The NOC, granted, shall be valid for a period of one year from the date of issue.

Sd/-
(S. Chandrasekar)
Member Secretary

Memo No.:- 1064 **Patna, Dated:-** 21-06-23

Copy forwarded to: Sri Tarun Kumar, M/s Surya Singature By Surya Nestbuild Ltd., Flat No.-303, Block-A1, Nutan Tower, Kankarbagh, Colony More, Dist.-Patna-800020; for favour of information and necessary action.

21/6/23
(S. Chandrasekar)
Member Secretary

F. No. - SIA/8(a)/987/2020

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENTAUTHORITY, BIHAR

2nd Floor, Beltron Bhawn
Shastri Nagar
Patna - 800 023
E-mail:- seiaabihar@gmail.com
seiaa.ms.br@gmail.com
Telephone No.:- 0612 - 2281255

Dated:- 24/11/2020

To,

Shri Tarun Kumar,
Director,
M/s Surya Nestbuild Limited,
Surya Signature Building,
Hira Sweet Lane,
Boring Canal Road,
Patna- 800001,
Email:-suryanestbuild11@gmail.com,
Telephone No. - 0612 - 2264150.
Mo No.-9334112572.

Sub: **Proposed Commercial Cum Residential building Project "M/S Surya Nestbuild Limited" at Mauza - Mustafapur, Tehsil - Danapur-cum-Khagaul, District - Patna, State - Bihar, with proposed Built-up Area of 1,03,891.91m^2 in the proposed plot area of 19,675.14 m^2- Environment Clearance regarding.**

Reference: - 1. Online Application - SIA/BR/MIS/135121/2020.

Member Secretary
SEIAA, Bihar

2. Your application dated 06-02-2020 &06-05-2020 (hard copy submission).

3. Minutes of the SEAC meeting held on 27&28 February 2020, 19, 21&22 May 2020, 11&12 June 2020, 06 October 2020.

4. Minutes of the SEIAA meeting held on 30-10-2020.

Sir,

This has reference to your online application for the above proposal ofPropo sed Commercial CumResidential building Project "M/S Surya Nestbuild Limited" at Patna, for building construction project at District- Patna.

The details of the project provided by project proponent -

Sl. No.	Item	Details
1.	Name of the project	Proposed Commercial CumResidential building Project "Surya Nestbuild Limited" at Mauza - Mustafapur, Tehsil - Danapur-cum-Khagaul, District - Patna, State - Bihar
2.	S. No. in the Schedule of EIA	8(a) {Building & Construction Project}
3.	Total Plot Area of the project	19,675.14 m^2
4.	Proposed total Built-up Area of the project	1,03,891.91m^2
5.	Proposed total Parking Area of the project	26,252.90m^2
6.	Total GreenBelt / Landscape Area of the project	9,141 m^2
7.	Geo-Coordinates of the project	Corner NE -25° 35'48.19" N 85° 02'43.59" ECorner NW- 25° 35'50.70" N 85° 02'37.32" ECorner SE - 25° 35'46.09" N 85° 02'43.01" ECorner SW- 25° 35' 46.92" N 85° 02' 36.54" E
8.	Location of the Project	Plot No.:-432, 434, 435, 442,446,445,439, 448, 464, 467, 466, 453,454,455,460, 461, 489, 463, 465, 449, 441, Khata No.- 167, 178, 181, 182, 187, 197 Mauza:-Mustafapur, Tehsil:- Danapur-cum-Khagaul, District:- Patna, State:- Bihar.
9.	New / Expansion / Modernization	New
10.	Proposed Occupancy of Residential Building	3,672 persons
11.	Visitors @15%	551 persons.
12.	Maximum height of Building	42.85 Meters.
13.	Proposed STP Capacity	STP - 450 KLD

Member Secretary
SEIAA, Bihar

14.	Municipal Solid waste Generation	**Operational phase** 1,763Kg/day [Solid waste includes paper, card board, plastic cans etc. and kitchen wastes from houses. Recyclable wastes like card boards and plastic cans will be sold to vendors. (@ 0.15 to 0.36 Kg per capita)].
15.	Total Power Requirement	2,890 KW (28.9 KW Energy i.e. 1% of total Energy generated by solar panels)
16.	Source of Power supply	Bihar State Electricity Board.
17.	D.G. Set Back up	03 Nos. of DG sets. (2 x 1,000 KVA and 1 x 400 KVA DG sets will be installed)
18.	Total Rain Water Harvesting Potential	7,765 m^3
19.	Total No. of Rain water harvesting pitsproposed	04 Nos.
20.	Total Water Requirement	677 KLD (338KLD Fresh Water through Bore-wells &239 KLD STP treated water) **Source:** - Ground water supply.
21.	Estimated project Cost	Total Project Cost - `1,33,00,00,000/- (approx.) Environment Management cost - `22,00,000/- (Recurring cost) Environment Management cost - `97,00,000/- (One Time Installation Cost)

PREMISES OF THE ENVIRONMENTAL CLEARANCE

This Environmental Clearance is being issued on the premises which have been substantiated/described in detail in the format of application along with enclosed affidavits/certificates/undertakings etc. furnished therewith by the project proponent:-

(i) Information provided, descriptions mentioned are complete, true and actual and no relevant fact has been concealed to obtain Environmental Clearance deceitfully by the project proponent.

Member Secretary
SEIAA, Bihar

(ii) Environmental Clearance shall be liable to be revoked if furnished information, provided description /Certificates/Affidavits/Undertaking etc. are found false/ concocted at any stage of its validity.

(iii) Project Proponent shall intimate SEIAA immediately if there is any change in their official address / E-mail / Ph. No / Cell. no etc failing which communication sent to them on old address shall be considered as delivered.

(iv) This Environmental Clearance is issued without affecting any court order / statutory other institutions as well as relevant other laws enactment by Ministry of Environment, Forest &Climate Change, Government of India, New Delhi.

I. Statutory compliance:

1. The project proponent shall obtain all necessary clearance/ permission from all relevantagencies including town planning authority before commencement of work. All theconstruction shall be done in accordance with the local building byelaws.

2. The Project proponent will obtain CTE from the BSPCB before preparing site for construction if applicable and CTO before giving occupancy.

3. The approval of the Competent Authority shall be obtained for structural safety ofbuildings due to earthquakes, adequacy of firefighting equipment etc. as per NationalBuilding Code including protection measures from lightening etc.

4. All directions of the Airport Authority, Director of Explosives and Fire Department etc. shall be complied with.

5. The project proponent shall obtain Consent to Establish / Operate under the provisions ofAir (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Controlof Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.

6. The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.

7. A certificate of adequacy of available power from the agency supplying power to theproject along with the load allowed for the project should be obtained.

Member Secretary
SEIAA, Bihar

8. All other statutory clearances such as the approvals for storage of diesel from ChiefController of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

9. The provisions of the Solid Waste (Management) Rules, 2016, e- Waste (Management)Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

10. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of EnergyEfficiency, Ministry of Power strictly.

11. The facilities provided for collection, segregation, handling, on site storage &processing of solid waste such as chute system for multi-storey buildings, wet& dry bins, collection center& mechanical composter etc. shall be properlymaintained. The collected solid waste shall be segregated at site. Therecyclable solid waste shall be sold out to the authorized vendors for which awritten tie-up must be done with the authorized recyclers.

12. Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Bihar State Pollution Control Board.

13. Solar power plant or other solar energy related equipment's shall be operated and maintained properly.

14. Provisions shall be made for the integration of solar water heating system.

15. EC conditions applicable for construction and operation phase which are in the interest of public at large must be displayed at prominent place which can be easily accessible to public along with address and contact number of authority to whom violation of EC conditions can be reported.

Project site shall be adequately barricaded before the start of construction activity by erecting suitable windscreen upto. 1/3rd of the building height or 10 meters height whichever is more to prevent dispersion of particulate matter from the construction site.

16. Free Parking facility for visitors shall be provided within the project premises to avoid congestions on public road.

Member Secretary
SEIAA, Bihar

17. Construction of appropriate civil structure and creation of other facilities shall be undertaken to provide benefit of persons suffering from disability in accordance with Hon'ble Supreme Court of India order dated 15th December 2017 in Writ Petition (Civil) 292 of 2006 with WP (Civil) 997 of 2013 (Disabled Rights Grout & Anr. Vs Union of India &Ors).

II. Air quality monitoring and preservation

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

2. Project site shall be adequately barricaded before the start of construction activity by erecting suitable windscreen upto. 1/3rd d of the building height or upto 10 meters height whichever is more to prevent dispersion of particulate matter from the construction site' Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. Plastic / tarpaulin sheet covers shall be provided for vehicles bringing all loose construction material e.g sand, cement, muffam and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

3. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

4. Diesel power generating sets proposed as source of backup power should be of enclosedtype and conform to rules made under the Environment (Protection) Act, 1986. Theheight of stack of DG sets should be equal to the height needed for the combined capacityof all proposed DG sets. Diesel to be used should have lower in sulphur content. The location of the DG sets may bedecided with in consultation with State Pollution Control Board.

5. Dust,smoke & other air pollution prevention measures shall be provided for the building aswell as the site. Plastic/tarpaulin sheet covers shall be provided for vehicles bringing all lose construction material e.g sand, cement, murram and other construction materials prone to causing dust pollution at the site aswell as taking out debris from the site.

6. All loose construction material e.g sand, soil, cement, stored on site shall be covered adequately so as toprevent dust pollution.

7. Wet jet shall be provided for grinding and stone cutting.

8. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppressdust.

9. All construction and demolition debris shall be stored at the site (and not dumped on theroads or open spaces outside) before they are properly disposed. All demolition andconstruction waste shall be managed as per the provisions of the Construction andDemolition Waste Rules 2016.

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

11. The gaseous emissions from DG set shall be dispersed through adequate stack height asper CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate thenoise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaustpipe height shall be as per the provisions of the Central Pollution Control Board (CPCB)norms.

12. For indoor air quality the ventilation provisions as per National Building Code of India shall be implemented.

III. Water quality monitoring and preservation:

1. The natural drain system should be maintained for ensuring unrestricted flow of water.No construction shall be allowed to obstruct the natural drainage through the site, onwetland and water bodies. Check dams, bio-swales, landscape, and other sustainableurban drainage systems (SUDS) are allowed for maintaining the drainage pattern and toharvest rain water.

2. Buildings shall be designed to follow the natural topography as much as possible.Minimum cutting and filling should be done.

Member Secretary
SEIAA, Bihar

3. Total fresh water use shall not exceed the proposed requirement as provided in the projectdetails.

4. The quantity of fresh water usage, water recycling and rainwater harvesting shall bemeasured and recorded to monitor the water balance as projected by the projectproponent. The record shall be submitted to the, SEIAA/ Regional Office, MoEF&CC along with six monthly Monitoring reports.

5. A certificate shall be obtained from the local body supplying water, specifying the totalannual water availability with the local authority, the quantity of water alreadycommitted, the quantity of water allotted to the project under consideration and thebalance water available. This should be specified separately for ground water and surfacewater sources, ensuring that there is no impact on other users.

6. At least 20% of the open spaces as required by the local building bye-laws shall bepervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc.would be considered as pervious surface.

7. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking andbathing etc. and other for supply of recycled water for flushing, landscape irrigation, carwashing, thermal cooling, conditioning etc. shall be done.

8. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flowfaucets tap aerators etc.) for water conservation shall be incorporated in the building plan.

9. Separation of grey and black water should be done by the use of dual plumbing system.In case of single stack system separate recirculation lines for flushing by giving dualplumbing system be done.

10. Water demand during construction should be reduced by use of pre-mixed concrete;curing agents and other best practices referred.

11. The local bye-law provisions on rain water harvesting should be followed. If local byelawprovision is not available, adequate provision for storage and recharge should befollowed as per the Ministry of Urban Development Model Building Byelaws, 2016.

Member Secretary
SEIAA, Bihar

Rainwater harvesting recharge pits/storage tanks shall be provided for ground waterrecharging as per the CGWB norms.

12. A rain water harvesting plan needs to be designed where the recharge bores of minimumone recharge bore per 5,000 square meters of built up area and storage capacity ofminimum one day of total fresh water requirement shall be provided. In areas whereground water recharge is not feasible, the rain water should be harvested and stored forreuse. The ground water shall not be withdrawn without approval from the CompetentAuthority.

13. All recharge should be limited to shallow aquifer.

14. No ground water shall be used during construction phase of the project.

15. Any ground water dewatering should be properly managed and shall conform to theapprovals and the guidelines of the CGWA in the matter. Formal approval shall be takenfrom the CGWA for any ground water abstraction or dewatering.

16. The quantity of fresh water usage, water recycling and rainwater harvesting shall bemeasured and recorded to monitor the water balance as projected by the projectproponent. The record shall be submitted to the Regional Office, MoEF&CC along withsix monthly Monitoring reports.

17. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STPshall be recycled/re-used for flushing, AC make up water and gardening. As proposed, notreated water shall be disposed in to municipal drain.

18. No sewage or untreated effluent water would be discharged through storm water drains.

19. Onsite sewage treatment of capacity of treating 100% waste water to be installed. Theinstallation of the Sewage Treatment Plant (STP) shall be certified by an independentexpert and a report in this regard shall be submitted to the Ministry before the project iscommissioned for operation. Treated waste water shall be reused on site for landscape,flushing, cooling tower, and other end-uses. Excess treated water shall be discharged asper statutory norms notified by Ministry of Environment, Forest and Climate Change.Natural treatment systems shall be promoted.

Member Secretary
SEIAA, Bihar

20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

21. Sludge from the onsite sewage treatment, including septic tanks, shall be collected,conveyed and disposed as per the Ministry of Urban Development, Central Public Healthand Environmental Engineering Organization (CPHEEO) Manual on Sewerage andSewage Treatment Systems, 2013.

22. Separate drainage system shall be developed for storm water so that end point discharge to nearest nallah / river is ensured to avoid water logging without any increase in the pollution load in receiving system.

23. Possibilities needs to be explored to use STP waste water during construction phase. Fresh water shall be used only after exhausting the possibility of obtaining STP waste water located in municipal jurisdiction

IV. Noise monitoring and prevention:

1. Ambient noise levels shall conform to residential area silence zone both during day and night as per Noise Pollution (Control andRegulation) Rules, 2000. Incremental pollution loads on the ambient air and noise qualityshall be closely monitored during construction phase. Adequate measures shall be madeto reduce ambient air and noise level during construction phase, so as to conform to thestipulated standards by CPCB / SPCB.

2. Noise level survey shall be carried as per the prescribed guidelines and report in thisregard shall be submitted to Regional Officer of the Ministry as a part of six-monthlycompliance report.

3. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs foroperating personnel shall be implemented as mitigation measures for noise impact due toground sources.

V. Energy Conservation measures:

Member Secretary
SEIAA, Bihar

1. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of EnergyEfficiency shall be ensured. Buildings in the States which have notified the ir own ECBC,shall comply with the State ECBC.

2. Outdoor and common area lighting shall be LED.

3. Concept of passive solar design that minimize energy consumption in buildings by usingdesign elements, such as building orientation, landscaping, efficient building envelope,appropriate fenestration, increased day lighting design and thermal mass etc. shall beincorporated in the building design. Wall, window, and roof u-values shall be as perECBC specifications.

4. Energy conservation measures like installation of CFLs/ LED for the lighting the areaoutside the building should be integral part of the project design and should be in placebefore project commissioning.

5. Solar, wind or other Renewable Energy shall be installed to meet electricity generationequivalent to 1% of the demand load or as per the state level/ local building bye-lawsrequirement, whichever is higher.

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

VI. Waste Management:

1. A certificate from the competent authority handling municipal solid wastes, indicating theexisting civic capacities of handling and their adequacy to cater to the M.S.W. generatedfrom project shall be obtained.

2. Proper composting / vermi-composting of municipal and biodegradable solid wastes shall be carried out. All municipal solid wastes shall be segregated, collected, transported,

Member Secretary
SEIAA, Bihar

File No. - **34/1492/2021**

प्रपत्र-ङ

औपबंधिक अग्नि निवारण एवं अग्नि सुरक्षा अनापत्ति प्रमाण पत्र

बिहार अग्निशमन सेवा अधिनियम, 2014 की धारा–02 की उपधारा–(छ) के अधीन
बिहार अग्निशमन सेवा नियमावली, 2021 के नियम 15 (च)(iii) के अन्तर्गत)

निदेशक, राज्य अग्निशमन सेवा, बिहार, पटना का कार्यालय।

सेवा में,

श्री तरूण कुमार,
पिता–स्व0 जगदिश प्रसाद
बोरिंग कैनाल रोड, पटना।

प्रेषक,

निदेशक,
राज्य अग्निशमन सेवा,
बिहार, पटना ।

संदर्भ :- क्रमांक..2692..... दिनांक..29/11/2021..
आवेदनकर्त्ता मे0 **अभियंता पंकज कुमार कर्ण** (विशिष्ट आई.डी.नं0 **ENGR/06/2015/NPDN**)

विषय :- भवन निर्माण के लिए औपबंधिक अनापत्ति प्रमाण पत्र निर्गत ।

महाशय,

राज्य अग्निशमन सेवा, बिहार, पटना के द्वारा गठित अग्नि सुरक्षा एवं निवारण स्कंध (FSPW) की संतुष्टि के उपरान्त व उक्त समिति में शामिल विशेषज्ञों की अनुशंसा के आलोक में भवन निर्माणकर्त्ता मे0 **उषा सिन्हा एवं अन्य** के द्वारा प्रस्तावित भवन/ब्लॉक का निर्माण हेतु बिहार अग्निशमन सेवा नियममावली, 2021 के नियम 15 (च) (iii) के अंतर्गत औपबंधिक अनापत्ति प्रमाण पत्र निर्गत किया जाता है ।

प्रस्तावित भवन योजना से संबंधित भवन का नाम **Surya Nesbuild Limited, निदेशक–श्री तरूण कुमार, पिता–स्व0 जगदिश प्रसाद, प्लॉट नं0–430,432,435,439,440,441,442,443,444,445,446,447, 448, 449,450,451,452,453,454,455,460,461,462,463,464,468,489,494, खाता नं0–167,1777,178,181,182, 188,189,196,197,204,205,206,207, थाना नं0–36, थाना–दानापुर, मौजा–मुस्तफापुर, जिला–पटना** अधिभोग **आवासीय–सह–व्यवसायीक** उप श्रेणी ..... भवन की ऊँचाई **44.95** (मीटर में) फर्श क्षेत्र **68826.40** वर्गमीटर, भवन के तलों की संख्या **14**, तलघर की संख्या **2**, स्लिट/भूतल की संख्या **1**, भवन के ब्लॉक की संख्या **4**, प्रत्येक मंजिल का औसत अधिभोग भार **282**, लिफ्ट की संख्या **17**, फायर लिफ्ट की संख्या **2**, रैम्प की संख्या **2**, आपातकालीन शरण स्थल (रिफ्यूजी एरिया) की संख्या **1**, फायर टावर की संख्या ..... है। राष्ट्रीय भवन संहिता के दिशा-निर्देश, स्थानीय भवन नियमावली एवं स्थानीय परिस्थिति के आधार पर निम्नलिखित सलाह/अनुशंसा के साथ भवन निर्माण योजना की स्वीकृति दी जाती है, जिसका अनुपालन संबंधित वास्तुविद/भवन निर्माणकर्त्ता/भू-स्वामी के द्वारा किया जाएगा।

भवन योजना पर प्रतिहस्ताक्षर के बाद आपके अनुमोदन हेतु अग्रसारित किया जाता है :-

(1) भवन निर्माणकर्त्ता द्वारा भवन के लिए खुली जगह (मीटर) (उत्तर **9.04 मी0**, दक्षिण **9.03 मी0**, पूर्व **17.04 मी0**, पश्चिम **9.05 मी0**) एवं पलायन के साधन (आंतरिक सीढ़ियों की संख्या **6**, चौड़ाई **1.37** (मीटर)/बाह्य सीढ़ियों की संख्या **6**, चौड़ाई **1.37** (मीटर) प्रस्तावित किया गया है ।

(2) खुला स्थान एवं पहुँच–

(क) भवन के चारो तरफ तत्समय प्रवृत भवन उपविधि एवं अन्य तत्संबंधी अधिनियम/नियम/विनियमन/स्थानीय आवश्यकता के अनुसार खुला स्थान होगा एवं अग्निशमन दस्ते के पहुँच एवं घुमाने के लिए न्यूनतम 3.60 मीटर जगह (भवन श्रेणी एवं निर्माण के अनुसार परिवर्तनीय) छोड़ा जाना चाहिए ।

(ख) भवन का पहुँच पथ मजबूत एवं चौड़ी हो जो 20 मिट्रिक टन अग्निशामक वाहन का भार आसानी से सहन कर सके।

(ग) भवन के प्रवेश द्वार की चौड़ाई 4.5 मीटर एवं ऊँचाई 5 मीटर से कम नहीं होना चाहिए।

(3) बनावट :-

(ख) भवन का फर्श क्षेत्र 750 वर्गमीटर से अधिक होने की स्थिति में अलग-अलग दिवारों से उचित रूप से छत तक बॉटा जाएगा, जिसमें कम से कम दो घंटे तक अग्नि प्रतिरोधक क्षमता होगा ।

(ग) भवन की आंतरिक सजावट अग्नि फैलाव निरोधक सामग्री से बना हुआ आई0एस0 गुण स्तर का होगा।

(घ) भवन के केन्द्रीय कोर डक्ट का बतवूद के पास वेन्टीलेशन का प्रावधान होगा । सभी उर्ध्व डक्ट का सीढ़ी पर्याप्त अग्नि निरोधक क्षमता के सामग्री से करने का व्यवस्था करना होगा ।

(4) सीढ़ी :-

(क) भवन का सीढ़ी बंद प्रकार का होगा। पूरे भवन निर्माण कार्य ईट/आर.सी.सी. से न्यूनतम 04 घंटे के अग्नि प्रतिरोधक क्षमता का होगा।

(ख) भवन का सीढ़ी के उपरी भाग में स्थायी भेन्ट होगा जो सीढ़ी के क्रॉस सेक्शन एरिया का 05 प्रतिशत होगा। साथ ही सीढ़ी के क्रॉस सेक्शन क्षेत्र का 15 प्रतिशत क्षेत्र के बराबर प्रत्येक मंजिल के स्तर पर खुलने योग्य Sashes होगा। यह भवन के बाहरी दीवार पर प्रदान किया जाएगा।

(ग) भवन के सभी सीढ़ियों का निर्माण कमरे से अलग होगा एवं किसी भी कमरे में प्रवेश किये बिना हर मंजिल पर एक दूसरे से परगम्य होगा, जिसे संबंधित छत के लेवल तक बढ़ाया जाएगा। सीढ़ी वाली दीवाल की छत आस-पास की छत के क्षेत्र से 1 मीटर ऊपर होगी।

(घ) विभिन्न श्रेणी के भवनों में सीढ़ी की चौड़ाई तथा कोरिडोर एवं यात्रा दूरी संबंधित भवन नियमों के अनुसार होगा ।

(ङ) दो सीढ़ी के मामले में एक सीढ़ी बाहरी दीवाल से होनी चाहिए ।

(च) तलघर तक पहुँच के लिए दोनों सीढ़ी तलघर मंजिल तक नहीं जाना चाहिए। पहुँच के लिए एक अलग सीढ़ी होगा ।

(5) अग्नि सुरक्षा प्रणाली :- राष्ट्रीय भवन संहिता, 2016 **समय-समय पर यथा संशोधित** के प्रावधानों के आलोक में निम्नलिखित अग्नि सुरक्षा उपायों के प्रावधान के साथ अनुमोदित भवन योजना अग्रसारित किया जाता है:-

(क) होज रील
(ख) वेट राईजर-सह-डाउन कमर सिस्टम (12 अदद्)
(ग) यार्ड हाईड्रेन्ट सिस्टम
(घ) हस्तचालित विद्युत अग्नि एलार्म सिस्टम
(ङ) पूरे भवन में ऑटोमेटिक डिटेक्शन एण्ड अलार्म सिस्टम
(च) स्प्रींक्लर सिस्टम (आवश्यकतानुसार)
(छ) भूतल स्टैटिक टैक की क्षमता 200000 लीटर
(ज) ओभर हेड वाटर टैक 37150 लीटर क्षमता
(झ) एक पम्प हाउस 650 एल.पी.एम., इलेक्ट्रीक एवं डीजल 650 एल.पी.एम., जॉकी पम्प 650 एल.पी.एम. बूस्टर पम्प
(ञ) फायर एक्सटींग्यूसर

(6) संबंधित अधिनियम/नियम/विनियमन जैसे- बिहार भवन उपविधि, 2014, **समय-समय पर यथा संशोधित** राष्ट्रीय भवन संहिता, 2016, **समय-समय पर यथा संशोधित** बहुमंजिली भवन निर्माण विनियम, 1981, बिहार अग्निशमन सेवा अधिनियम, 2014, बिहार अग्निशमन सेवा नियमावली, 2021 में संबंधित अधिभोग के लिए वांछित अन्य शर्तो का पालन किया जाएगाा । कुछ शर्ते निम्न प्रकार हैं :-

(क) **लिफ्ट :-**

(i) भवन का लिफ्ट की दीवार न्यूनतम 02 घंटे का अग्नि निरोधक क्षमता का होगा।

(ii) भवन का लिफ्ट उच्च गति ''फायर लिफ्ट'' पर डिजाइन की जाएगी और योजना में स्पष्ट रूप से चिन्हित होगा।

(iii) सामान्य विद्युत आपूर्ति की विफलता के मामले में, स्वचालित वैकल्पिक व्यवस्था होना चाहिए। अपार्टमेंट भवनों के लिए विद्युत आपूर्ति में परिवर्तन हेतु हस्ताचालित परिवर्तनीय स्वीच के माध्यम से यह व्यवस्था किया जा सकता है। वैकल्पिक रूप से लिफ्ट इस तरह से वायर्ड होगा कि बिजली की विफलता की स्थिति में भी यह जमीन स्तर तक आयेगा एवं दरवाजा आसानी से खुल सकेगा।

(iv) आग लगने की स्थिति में प्रति घंटा 30 बार हवा परिवर्तन करने हेतु स्मोक वेंटिंग सिस्टम का समावेश सभी लिफ्ट सॉफ्ट में कर धुँआ निकासी हेतु व्यवस्था की जाएगी। यह इस प्रकार का डिजाइन किया जाएगा कि स्प्रींक्लर एवं फायर एलार्म क्रियाशील हो सके। सामान्य विद्युत आपूर्ति की विफलता के मामले में यह स्वचालित रूप से वैकल्पिक आपूर्ति के लिए कार्य करेगा।

(v) अग्नि नियंत्रण कक्ष के साथ लिफ्ट का संचार व्यवस्था बनाये रखने सहित अन्य सभी आवश्यकताएँ आई0 एस0 गुण स्तर के अनुरूप करना होगा, जिसमें भवन के लिफ्ट कार, अग्नि नियंत्रण कक्ष के साथ जुड़ी होनी चाहिए, जिससे संचार व्यवस्था बनी रहे।

(vi) राष्ट्रीय भवन संहिता, 2016 **समय-समय पर यथा संशोधित** से संबंधित प्रावधानों का पालन करते हुए फायर लिफ्ट होना चाहिए जैसे 1200 वर्गमीटर के फर्श क्षेत्र के लिए एक फायर लिफ्ट होना चाहिए।

(ख) भवन में सक्रिय अग्नि सुरक्षा प्रणाली जैसे प्रत्येक मंजिल पर लैण्डिग भल्व के साथ डाउन कमर सिस्टम एवं होज रील, छत स्तर पर 900 एल0पी0एम0 पम्प के साथ होगा। आई0 एस0 2190/1992 तथा संबंधित विशिष्टियों का आई0एस0आई0 मार्कड अग्निशमन यंत्र, फायर चेक दरवाजा, हस्तचालित कॉल अलार्म प्वाईन्ट, अग्नि सुरक्षा चमकीला संकेत एवं भवन निर्माण संहिता के अनुसार अन्य अग्नि निरोध उपाय किये जायेंगे।

(ग) तलघर में स्वचालित स्प्रींक्लर सिस्टम होना चाहिए एवं दो अलग-अलग निकास द्वार होना चाहिए।

(घ) भूतल जल स्टैटिक टैंक (20,000 लीटर से कम क्षमता का नहीं) स्वचालित रिफिलिंग की व्यवस्था के साथ हो, जहाँ अग्निशामक वाहन आसानी से पहुँच सके। ओभर हेड वाटर स्टैटिक टैंक (10,000 लीटर क्षमता से कम नहीं) अधिवास के पूर्व हो जाना चाहिए ।

(ङ) भवन के प्रत्येक मंजिल पर विद्युत केबुल सील होनी चाहिए ।

(च) भवन का कम्पार्टमेन्टेशन इस प्रकार होगा कि आग एवं धुँआ उसी क्षेत्र में सीमित रहेगा जहाँ अग्निकांड हुआ है तथा भवन के अन्य भागों में नहीं फैले ।

(छ) भवन के अलगाव दीवार एवं फ्लोर में खुला स्थान - ऐसे सभी प्रकार के तथ्यों पर ध्यान देना होगा जो आग एवं धुँआ के फैलाव को इन खुला स्थानों में प्रवेश को सीमित कर सके और बनावट का फायर रेटिंग बरकरार रह सके। सभी दीवार में खुला स्थान न्यूनतम दो घंटे की फायर रेटिंग के अग्नि निरोधक दरवाजा से सुरक्षित रहेगा। मंजिलों में सभी खुला स्थान vertical enclosure से सुरक्षित रहेगा एवं ऐसे enclosure का दीवार न्यूनतम दो घंटे की फायर रेटिंग का होगा ।

(ज) मंजिलों के प्रत्येक vertical openings यथोचित रूप से बंद एवं सुरक्षित रहेगा तथा निम्नलिखित व्यवस्थाएँ की जाएगी :-

(i) पलायन के रास्ता का प्रयोग करते वक्त अधिवासियों को मंजिल दर मंजिल खुले स्थान से आग एवं धुँआ के फैलाव को रोकने के लिए प्रर्याप्त सुरक्षा प्रदान करना होगा। यह सुनिश्चित करना होगा कि अधिवासियों के निकासी मार्ग में कम से कम 21 मिली मीटर का उपरी भाग खुला हो।

(ii) दो घंटें की फायर रेटिंग का अग्नि दरवाजा बाहर भागने/निकलने के रास्ते एवं लिफ्ट में प्रवेश के रास्ते तथा सीढ़ी पर एवं अन्य उपयुक्त स्थानों पर आग एवं धुँआ के फैलाव को रोकने के लिए दिया जाएगा।

(iii) निकासी मार्ग का सुरक्षित प्रयोग हेतु स्मोक वेन्टिंग सुविधा प्रदान किया जाएगा ।

(iv) आंतरिक सजावट से जहरीला धुँआ के उत्पन्न होने से बचाने हेतु धुँआ निरोधी सामग्रियों का प्रयोग किया जाएगा ।

(v) भवन के निकासी मार्ग (सीढ़ी एवं कोरिडोर) का रौशनीकरण/सीढ़ियों का प्रेसराईजेशन/ तलघर का वेन्टीलेशन राष्ट्रीय भवन संहिता, 2016 **समय-समय पर यथा संशोधित** के अनुसार करना होगा ।

(vi) एयर कंडिशनिंग एवं वेंटिलेशन सिस्टम को इस प्रकार अधिष्ठापित किया जाएगा, जिससे आग एवं धुँआ एक फ्लोर से दूसरे फ्लोर और भवन से बाहर नहीं फैल सके। एयर फिल्टर में आग लगने पर धुँआ

को फैलने से बचाने के लिए स्मोक सेन्सिटीव डिवाईस भवन में होना चाहिए। प्रत्येक तल पर आग और धुँए के हजार्ड से बचाने के लिए प्रत्येक तल पर अलग-अलग एयर हैंडलिग यूनिट होना चाहिए। फायर डंपर्स को ए0सी0 सिस्टम में प्रदान किया जाएगा, ताकि आग की स्थिति में स्वचालित रूप से बंद हो सके और इस तरह अग्नि/धुँआ का फैलाव रोका जा सके ।

(vii) **विद्युत अधिष्ठापन**- विद्युत सुरक्षा भारतीय विद्युत नियमावली एवं संबंधित आई0एस0/संहिता के प्रावधान के आलोक में होगा। लाईसेंस विद्युत ठेकेदार के द्वारा विद्युत अधिष्ठापन किया जाएगा। मुख्य रूप से अलग नली में वायरिंग, अलग सर्किट, स्वचालित सर्किट ब्रेकर, मास्टर स्वीच, इंस्पेक्शन पैनल दरवाजा, आपातकालीन/वैकल्पिक विद्युत आपूर्ति का आवधिक सत्यापन आदि पर ध्यान दिया जाएगा ।

(viii) भवन का अधिवास प्राप्त करने के बाद प्रत्येक वर्ष कम से कम दो बार नियमित रूप से फायर एक्जीट ड्रिल किया जाना चाहिए ।

(ix) अग्नि सुरक्षा अधिकारी- एन0बी0सी0 2016 और बिहार अग्निशमन सेवा अधिनियम, 2014 के अनुसार।

(x) भवन में अधिष्ठापित अग्निशमन उपकरणों आदि का ए0एम0सी0 योग्य फर्म या व्यक्ति को दिया जाना चाहिए।

(xi) स्थापित नियम के आलोक में भवन के सेट बैक का चेकिंग वास्तुविद/पारित करने वाले द्वारा किया जाएगा।

(xii) यह स्पष्ट किया जाता है कि उपरोक्त सिफारिशों का पालन नहीं करने की स्थिति में भविष्य में होने वाली किसी भी कानूनी विवाद के मामले मे, जिम्मेवारी डेवलपर्स/वास्तुविद/जमीन मालिक पर होगी एवं किसी भी सरकारी प्राधिकार (जैसे कि राज्य अग्निशमन पदाधिकारी, बिहार, पटना) की नहीं होगी ।

(xiii) इसके द्वारा यह भी स्पष्ट किया जाता है कि इस कार्यालय (अर्थात राज्य अग्निशमन पदाधिकारी-सह-निदेशक, बिहार, पटना/प्राधिकृत पदाधिकारी) का कार्यालय उस भूमि के किसी भी कानूनी विवाद के लिए जिम्मेवार नहीं है, जिसपर प्रस्तावित भवन का निर्माण होगा।

(7) अनिवार्यत: अन्डरटेकिंग्स के सभी प्रावधानों का पालन करना होगा ।

(8) इसे औपबंधिक अनापत्ति प्रमाण पत्र माना जाएगा। उपरोक्त सभी अग्नि एवं जीवन सुरक्षा अनुशंसाओं के अनुपालन के बाद आवश्यक निरीक्षण एवं अधिष्ठापन के जॉच हेतु राज्य अग्निशमन कार्यालय को सूचित करना होगा। सभी बिन्दुओं की जाँच से संतुष्टि के बाद अंतिम अग्नि निवारण एवं अग्नि सुरक्षा अनापत्ति प्रमाण पत्र निर्गत किया जाएगा ।

(9) अनुमोदित भवन योजना में बिना पूर्व स्वीकृति के किसी भी प्रकार का विचलन या परिवर्तन किये जाने की स्थिति में इस औपबंधिक अनापत्ति प्रमाण पत्र को रद्द कर दिया जाएगा।

(10) हस्ताक्षर एवं मुहर के साथ नक्शा वापस किया जाता है/ऑनलाईन निर्गत किया जाता है।

अनुलग्नक

23/11/21

1) मे0 अभियंता पंकज कुमार कर्ण
2) अध्यक्ष नगर निगम, **पटना**

राज्य अग्निशमन पदाधिकारी-सह-निदेशक,
बिहार, पटना ।

(1028/19)

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Tarun Kumar

C/O Surya Nestbuild Ltd, Hari Lal Lane West
Boring Canel Road, Near Boring Road
Chauraha, Patna (Bihar) Pin 800001

Date: 22-10-2019

Valid Upto: 21-10-2027

No Objection Certificate for Height Clearance

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

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

NOC ID :	**PATN/EAST/B/092819/431663**
Applicant Name*	**Bimal Kumar Srivastava**
Site Address*	**Plot No./Khata No./Thana No.- 430/167/36, 431/178/36, 432/197/36, 434/167/36, 435/181/36, 439/188/36, 440/189/36, 441/167/36, 442/178/36, 443/177/36, 444/197/36, 445/196/36, 446/204/36, 447/204/36, 448/188/36, 449/204/36, 450/204/36, 451/204/36, 452/189/36, 453/167/36454/182/36, 455/206/36, 460/206/36, 461/206/36, 462/207/36, 463/207/36, 464/188/36, 465/189/36, 466/178/36, 467/197/36, 489/188/36, 494/205/36, Saguna Khagaul Main , Patna,Saguna Khagaul Main**
Site Coordinates*	**25 35 48.97N 85 02 35.38E, 25 35 49.64N 85 02 35.39E, 25 35 51.03N 85 02 36.18E, 25 35 46.97N 85 02 36.52E, 25 35 48.61N 85 02 36.74E, 25 35 47.91N 85 02 36.76E, 25 35 50.71N 85 02 37.33E, 25 35 48.16N 85 02 38.38E, 25 35 49.92N 85 02 39.01E, 25 35 46.38N 85 02 40.01E, 25 35 45.28N 85 02 40.79E, 25 35 47.52N 85 02 40.98E, 25 35 48.77N 85 02 42.84E, 25 35 45.93N 85 02 43.13E, 25 35 48.25N 85 02 43.76E**
Site Elevation in mtrs AMSL as submitted by Applicant*	**53.92 M**
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	**96.81 M (Restricted)**

*As provided by applicant

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

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

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

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

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

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

f. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 96.81 M (Restricted) (AMSL), as indicated in para 2.

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

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

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

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

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

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

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

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

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

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

महा प्रबंधक (वायानी) पू.क्षे.
~~General Manager(ATM),ER~~
भा.वि.प्रा. / A.A.I.
ने.सु.च.बो.अ. हवाई अड्डा/N.S.C.B.I. Airport
कोलकाता/Kolkata 700052

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

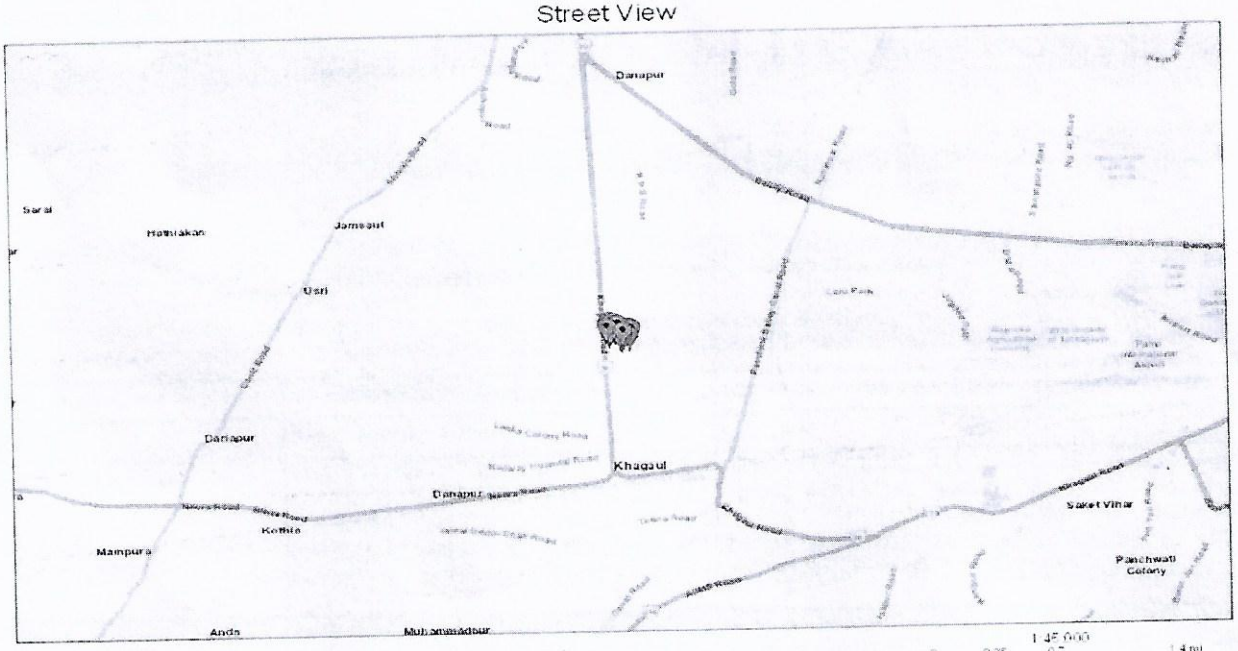
Name / Designation / Sign with Date	
Prepared By :	22/10/19
Verified By :	Choudhury. 22.10.19.

(1028/19)

Distance From Nearest Airport And Bearing

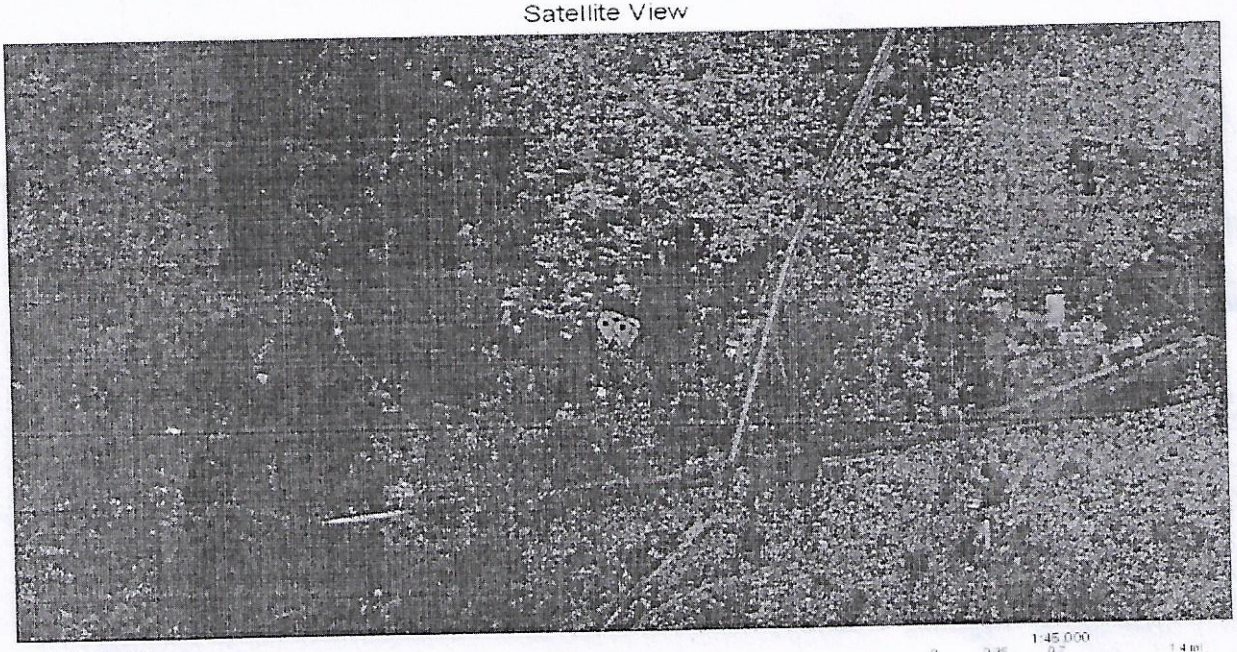
Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
Patna	4686.9	275.21
NOCID	PATN/EAST/B/092819/431663	

Street View



September 28, 2019

Satellite View



September 28, 2019

भारत सरकार
जल शक्ति मंत्रालय
जल संसाधन, नदी विकास
और गंगा संरक्षण विभाग
केन्द्रीय भूमि जल प्राधिकरण
Government of India
Ministry of Jal Shakti
Department of Water Resources,
River Development & Ganga Rejuvenation
Central Ground Water Authority

(भूजल निकासी हेतु अनापत्ति प्रमाण पत्र)
NO OBJECTION CERTIFICATE (NOC) FOR GROUND WATER ABSTRACTION

Project Name:	Commercial And Residential Building Surya Signature		
Project Address:	Village: - Mustafapur, Thana Khagaul, Patna Block Danapur, District Patna 801105.		
Village:	Mustafapur	Block:	Dinapur
District:	Patna	State:	Bihar
Pin Code:			
Communication Address:	M/s Surya Nestbuild Limited, Head Office- Surya Signature Building, Besides Heera Sweets Lane,, West Boring Canal Road, Patna Sadar, Patna, Bihar - 800001		
Address of CGWB Regional Office :	Central Ground Water Board Mid Eastern Region, 6th & 7th Floor, Lok Nayak Jai Prakash Bhawan, Frazer Road Dak Banglow, Patna, Bihar - 800011		

1.	**NOC No.:**	CGWA/NOC/INF/ORIG/2023/18785	2.	**Date of Issuence**	03/07/2023
3.	Application No.:	21-4/1627/BR/INF/2023	4.	Category: (GWRE 2022)	Safe
5.	Project Status:	New Project	6.	NOC Type:	New
7.	**Valid from:**	03/07/2023	8.	**Valid up to:**	02/07/2028

9. Ground Water Abstraction Permitted:

Fresh Water		Saline Water		Dewatering		Total	
m³/day	m³/year	m³/day	m³/year	m³/day	m³/year	m³/day	m³/year
45.50	16607.50						

10. Details of ground water abstraction /Dewatering structures

	Total Existing No.:0						Total Proposed No.:3					
	DW	DCB	BW	TW	MP	MPu	DW	DCB	BW	TW	MP	MPu
Abstraction Structure*	0	0	0	0	0	0	0	0	3	0	0	0

*DW- Dug Well; DCB-Dug-cum-Bore Well; BW-Bore Well; TW-Tube Well; MP-Mine Pit;MPu-Mine Pumps

11. Ground Water Abstraction/Restoration Charges paid (Rs.): 18250.00

12. Number of Piezometers(Observation wells) to be constructed/ monitored & Monitoring mechanism.

	No. of Piezometers	Monitoring Mechanism		
		Manual	DWLR**	DWLR With Telemetry
**DWLR - Digital Water Level Recorder	1	1	0	0

18/11, जामनगर हाउस, मानसिंह रोड, नई दिल्ली - 110011 / 18/11, Jamnagar House, Mansingh Road, New Delhi-110011
Phone: (011) 23383561 Fax: 23382051, 23386743
Website: cgwa-noc.gov.in

Validity of this NOC shall be subject to compliance of the following conditions:

Mandatory conditions:

1) Installation of tamper proof digital water flow meter with telemetry on all the abstraction structure(s) shall be mandatory for all users seeking No Objection Certificate and intimation regarding their installation shall be communicated to the CGWA within 30 days of grant of No Objection Certificate.

2) Proponents shall mandatorily get water flow meter calibrated from an authorized agency once in a year.

3) Construction of purpose-built observation wells (piezometers) for ground water level monitoring shall be mandatory as per Section 14 of Guidelines. Water level data shall be made available to CGWA through web portal. Detailed guidelines for construction of piezometers are given in Annexure-II of the guidelines.

4) Proponents shall monitor quality of ground water from the abstraction structure(s) once in a year. Water samples from bore wells/ tube wells / dug wells shall be collected during April/May every year and analysed in NABL accredited laboratories for basic parameters (cations and anions), heavy metals, pesticides/ organic compounds etc. Water quality data shall be made available to CGWA through the web portal.

5) In case of mining projects, additional key wells shall be established in consultation with the Regional Director, CGWB for ground water level monitoring four (4) times a year (January, May, August and November) in core as well as buffer zones of the mine.

6) In case of mining project the firm shall submit water quality report of mine discharge/ seepage from Govt. approved/ NABL accredited lab.

7) The firm shall report compliance of the NOC conditions online in the website (www.cgwa-noc.gov.in) within one year from the date of issue of this NOC.

8) Industries abstracting ground water in excess of 100 m 3 /d shall undertake annual water audit through certified auditors and submit audit reports within three months of completion of the same to CGWA. All such industries shall be required to reduce their ground water use by at least 20% over the next three years through appropriate means.

9) Application for renewal can be submitted online from 90 days before the expiry of NOC. Ground water withdrawal, if any, after expiry of NOC shall be illegal & liable for legal action as per provisions of Environment (Protection) Act, 1986.

10) This NOC is subject to prevailing Central/State Government rules/laws/norms or Court orders related to construction of tube well/ground water abstraction structure / recharge or conservation structure/discharge of effluents or any such matter as applicable.

General conditions:

11) No additional ground water abstraction and/or de-watering structures shall be constructed for this purpose without prior approval of the Central Ground Water Authority (CGWA).

12) The proponent shall seek prior permission from CGWA for any increase in quantum of groundwater abstraction (more than that permitted in NOC for specific period).

13) Proponents shall install roof top rain water harvesting in the premise as per the existing building bye laws in the premise.

14) The project proponent shall take all necessary measures to prevent contamination of ground water in the premises failing which the firm shall be responsible for any consequences arising thereupon.

15) In case of industries that are likely to contaminate the ground water, no recharge measures shall be taken up by the firm inside the plant premises. The runoff generated from the rooftop shall be stored and put to beneficial use by the firm.

16) Wherever feasible, requirement of water for greenbelt (horticulture) shall be met from recycled / treated waste water.

17) Wherever the NOC is for abstraction of saline water and the existing wells (s) is /are yielding fresh water, the same shall be sealed and new tubewell(s) tapping saline water zone shall be constructed within 3 months of the issuance of NOC. The firm shall also ensure safe disposal of saline residue, if any.

18) Unexpected variations in inflow of ground water into the mine pit, if any, shall be reported to the concerned Regional Director, Central Ground Water Board.

19) In case of violation of any NOC conditions, the applicant shall be liable to pay the penalties as per Section 16 of Guidelines.

20) This NOC does not absolve the proponents of their obligation / requirement to obtain other statutory and administrative clearances from appropriate authorities.

21) The issue of this NOC does not imply that other statutory / administrative clearances shall be granted to the project by the concerned authorities. Such authorities would consider the project on merits and take decisions independently of the NOC.

22) In case of change of ownership, new owner of the industry will have to apply for incorporation of necessary changes in the No Objection Certificate with documentary proof within 60 days of taking over possession of the premises.

23) This NOC is being issued without any prejudice to the directions of the Hon'ble NGT/court orders in cases related to ground water or any other related matters.

24) Proponents, who have installed/constructed artificial recharge structures in compliance of the NOC granted to them previously and have availed rebate of upto 50% (fifty percent) in the ground water abstraction charges/ground water restoration charges, shall continue to regularly maintain artificial recharge structures.

25) Industries which are likely to cause ground water pollution e.g. Tanning, Slaughter Houses, Dye, Chemical/ Petrochemical, Coal washeries, pharmaceutical, other hazardous units etc. (as per CPCE list) need to undertake necessary well head protection measures to ensure prevention of ground water pollution as per Annexure III of the guidelines.

26) In case of new infrastructure projects having ground water abstraction of more than 20 m3/day, the firm/entity shall ensure implementation of dual water supply system in the projects.

27) In case of infrastructure projects, paved/parking area must be covered with interlocking/perforated tiles or other suitable measures to ensure groundwater infiltration/harvesting.

28) In case of coal and other base metal mining projects, the project proponent shall use the advance dewatering technology (by construction of series of dewatering abstraction structures) to avoid contamination of surface water.

29) The NOC issued is conditional subject to the conditions mentioned in the Public notice dated 27.01.2021 failing which penalty/EC/cancellation of NOC shall be imposed as the case may be.
30) This NOC is issued subject to the clearance of Expert Appraisal Committee (EAC) (if applicable).

(Non-compliance of the conditions mentioned above is likely to result in the cancellation of NOC and legal action against the proponent.)

CENTRAL GROUND WATER AUTHORITY

Department of Water Resources, River Development and Ganga Rejuvenation
Ministry of Jal Shakti, Govt. of India

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