

FORM-7
[REGULATION-9]

Quarterly Progress Report for the quarter ending 31st December of 2024 (Year)

I. PARTICULARS OF PROMOTERS

Promoter's Registration Number/CIN No.	U70102BR2009PTC014567
Name of the Promoter's Entity	AMBITION HOMES PVT. LTD.
Address of the Promoter's Entity :	Office No.- 301, 3 rd Floor, Ambition Ram Square, New Dak Bungalow Road-Jamal Road Corner, Patna, Bihar.
Total Experience of promoter in Real Estate Sector	7 Completed REAL Estate Projects
Total Experience in Real Estate After Commencement of RERA	5 Completed REAL Estate Projects and 3 Ongoing Projects.
No of Project done Before Commencement of RERA	1. Ambition Residency, Exhibition Road, Patna 2. Ambition Business Center, Jamal Road, Patna 3. Ambition Sappihire, Khajpura, Patna 4. Ambition Ojha Plaza, Kadam Kuan, Patna 5. Ambition Ram Square, New Dakbungalow Road, Patna 6. Ambition Triveni, Nayatola, Patna 7. Ambition Sharda Residency, Behind JD Women's College, Patna
No of Project done After Commencement of RERA	1. Ambition Shresth Mall, Raza Bazar, Patna 2. Ambition Corporate Park, East Boring Canal Road, Patna 3. ABC Tower, Boring Road, Patna 4. Ambition Business Park, Saguna More, Patna 5. Ambition Green Residency, Patliputra Colony, Patna. 6. Ambition Elite, East Boring Canal, Patna 7. Ambition Pride, Bank Road, Patna 8. Ambition Paradise

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP00138-008/173/R-1646/2024
Name of Project	AMBITION PRIDE
Name of Promoter	AMBITION HOMES PVT. LTD.
Project Address	Plot No.- 550, Sheet No.- 23, Thana No.- 20, Ward No.- 01, Circle No.-03, At Mohalla- Moharrampur, Chowgaon, Known As- Bank Road, Mauza- Arara, Dist- Patna, Bihar
Project Registration is valid up to	24-08-2028
Starting date of Project	11-11-2023
Type of Project	Mixed Development Project
Name of the Competent Authority which sanctioned the project map	Patna Municipal Corporation
Period of validity of map by the Competent Authority	FIVE YEARS FROM DATE OF PASSING OF MAP.

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type	Carpet Area (Sq.M)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share- 13	Total Number of Apartments in Landowner's share- 02
AMBITION PRIDE	SHOP	167.28	1	1. Booked- 04 2. AFS Executed-0	1. Booked- 0 2. AFS Executed -0
AMBITION PRIDE	SHOP	167.28	1		
AMBITION PRIDE	4 BHK	189.77	5		
AMBITION PRIDE	4 BHK	197.76	5	Percentage of booking- 30%	Percentage of booking-0
AMBITION PRIDE	4 BHK	343.40	1	Percentage of AFS- 0%	Percentage of AFS- 0%

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

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

Note:- Association of Allotee not be made because, booking percentage not exceeds 50% yet.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO. /OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allotees
No Any

(B) Cancelled by Promoters
No Any

VI. DISCLOSURE OF BOOKED INVENTORY OF GARAGES/PARKING SPACE

Building/Block Number	Total Number of Sanctioned Garages/ Parking Space	Total Number of Garages/ Parking Space: 1. Booked-
AMBITION PRIDE	28	04

VII. DETAILS OF BUILDING APPROVALS

S. No.	Name of the Approval / N.O.C./ Permission /Certificate	Issuing Authority	Validity up to	Attach Copy
1.	Environment Clearance			
2.	Fire N.O.C.	Office of the State Fire Officer-Cum-Director, Bihar, Patna		Attached Below
3.	Airport Authority of India NOC	Airport Authority of India		Attached Below
4.	Water Supply Permission			
5.	Other Approval(s), if any, required for the Project.			

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Plan Case No. P/MOHARRAMPUR/PRN-1B+G+7/358/2021 (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%	07-04-2024
2.	Basements (if any)	80%	25-07-2027
3.	Podiums (if any)	NA	
4.	Plinth	100%	10-06-2024
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	35%	10-03-2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	0%	12-07-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	05-04-2028
9.	Staircases, Lifts Walls and Lobbies at each Floor level, Overhead and Underground Water Tanks.	5%	10-03-2027

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	12-05-2028
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	10%	12-05-2028
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	12-05-2028
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.	0%	12-05-2028
14.	Overall Percentage of Actual Work Done and final completion date	20%	12-05-2028

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	NO		
2.	Water Supply	YES	50%	12-03-2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	12-05-2028
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	YES	0%	12-05-2028
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	12-05-2028

9.	Solid Waste Management & Disposal	YES	0%	12-05-2028
10.	Water Conservation/Rain Water Harvesting	YES	0%	12-02-2028
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	0%	12-05-2028
13.	Closed Parking	YES	0%	12-05-2028
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	12-05-2028
16.	Others(Option to Add More)			
17.	Overall Percentage of Actual Work Done and final completion date			12-05-2028

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

Our Project is Mixed Development Project hence not applicable

XI. Financial Progress of the Project

S.No. (1)	Particulars (2)	Amount (In Lakh.) (3)
1.	Project Account No.	43100200000736
2.	Estimated Cost of the Project including land cost at the start of the Quarter	1,915.60/-
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	600.00 /-
4.	Any Variation in Development Cost which is declared at the start of the Project.	Yes Variation of Amount 808/-
5.	Amount received during the Quarter	0.00/-
6.	Actual Cost Incurred during the Quarter	29.50/-
7.	Net amount at end of the Quarter	1.09/-
8.	Total expenditure on Project till date	1408.82/-
9.	Cumulative fund collected till the end of Quarter in question	80.92/-
10.	Cumulative expenditure done till the end of Quarter in question	1408.82/-
11.	Percentage of Expenditure incurred of the total Estimated development cost of the project.	

- Note we have to change our Construction Cost because there is variation in Development Cost which is declared at the start 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.	Front Elevation.- Attached Below
	2.	Rear Elevation- Attached Below
	3.	Side Elevation- 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

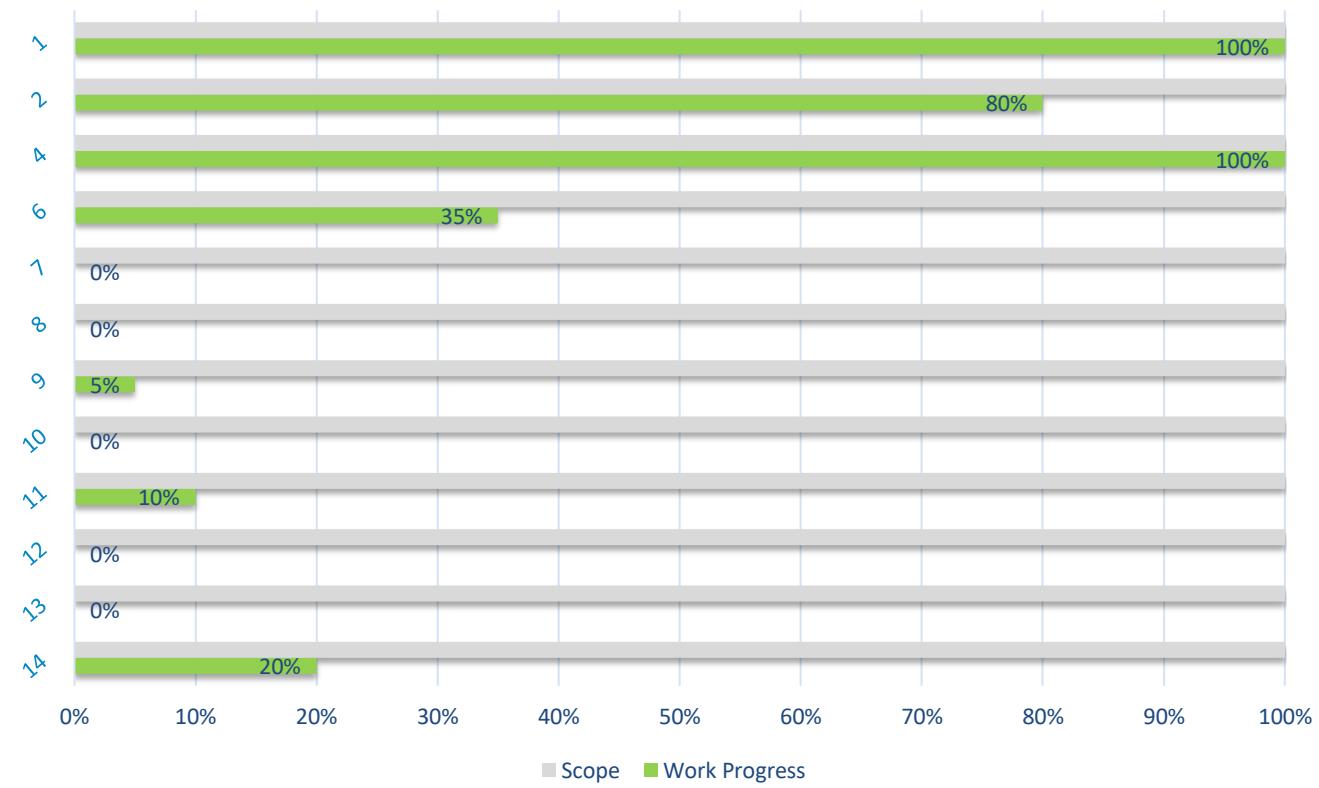
XIV. MISCELLANEOUS

A	List of Legal Cases (if any) On Project / Promoter	
1.	Case No.	No Any case on this project.
2.	Name of Parties	No Any case on this project.
3.	No of Execution Cases against this project Case No. Name of Parties.	No Any case on this project.
4.	No of Suo - Moto cases against this project Case No. Name of Parties	No Any case on this project.
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties.	No Any Certificate/PDR cases on this project.

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

- a. Whether the project is in progress as per time schedule or lagging behind? Yes
- b. If yes, whether it would be completed on the completion date fixed as per RC.
Yes
- c. If No, then Reason for delay:

PROGRESS CHART



XVI. BROCHURE /Prospectus: Copy of the brochure/prospectus to be uploaded with Form 7

XVII.Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance

Name :- Dilip Kumar Mittal

Contact No :- 9031454777

Email id :- ambitionhomes@yahoo.com

Address :- Ambition Ram Square, Office No.- 301, 3rd floor, Jamal Road Corner, Patna.

Site Photograph









पटना, बिहार, भारत

J49q+2ww, बैंक मार्ग, वेस्ट गाँधी मैदान, राजा जी सलाइ, छज्जू बाग, पटना, बिहार

800001, भारत

Lat 25.61766° Long 85.139934°

31/12/24 01:44 PM GMT +05:30

 GPS Map Camera



Google

पटना, बिहार, भारत

J49q+2ww, बैंक मार्ग, वेस्ट गाँधी मैदान, राजा जी सलाई, छज्जू बाग, पटना, बिहार
800001, भारत

Lat 25.617645° Long 85.13994°

31/12/24 01:44 PM GMT +05:30



GPS Map Camera



पटना, बिहार, भारत

J49q+2ww, बैंक मार्ग, वेस्ट गाँधी मैदान, राजा जी सलाई, छज्जू बाग, पटना, बिहार

800001, भारत

Lat 25.617638° Long 85.139958°

31/12/24 01:44 PM GMT +05:30



GPS Map Camera



 GPS Map Camera

पटना, बिहार, भारत

J49q+2ww, बैंक मार्ग, वेस्ट गाँधी मैदान, राजा जी सलाई, छज्जू बाग, पटना, बिहार
800001, भारत

Lat 25.617613° Long 85.139984°

31/12/24 01:44 PM GMT +05:30

Google





पटना, बिहार, भारत

J48r+q3x, वेस्ट गॉधी मैदान, राजा जी सलाई, लोदीपुर, पटना, बिहार 800001, भारत

Lat 25.617287° Long 85.140139°

31/12/24 01:45 PM GMT +05:30



GPS Map Camera

AMBITION HOMES PVT LTD

PROJECT DISPLAY BOARD

1. Name of Project:- AMBITION PRIDE
2. RERA Reg. No.:- BRERAP00138-008/173/R-1646/2024
3. Date of Registration:- 08/02/2024
4. Phase of Project (if Any):-
5. Number of Tower:- 01
6. Number of Stories:- 1B+G+7
7. Project Completion Date:-24/08/2028
8. Name of Contact Person:- MR. SHANKAR JEE
9. Contact No. :- 7979833948
10. Latitude and Longitude of the project:-25.617577 - 85.140293
11. QR Code issued by the Authority:-



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 under taking to attest to the truth of all the fore going 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

Name: Ambition Homes Pvt. Ltd.

AMBITION HOMES (P) LIMITED

DIRECTOR

Director

Date:

Letter No. 866...../

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

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Ar. Vishnu Kumar Choudhary
Regd.No.-CA/94/16909.
5th Floor, R-Block,
Patna-1.

Sub :-

The views regarding Proposed Residential-cum-Commercial Building of above 15 mtr. In height to be constructed at Mauza-Arara, Dist-Patna.

Sir,

Please refer to your letter No.- F/14/21-21, dt.-21.12.2020 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a (B+G+7) (Total B/U area-3774.77 Sqmtr.), Proposed Residential-cum-Commercial Building, shall be constructed on 40 feet wide road belongs to Ambition Homes Pvt. Ltd., Director-Sri Rakesh Kumar Agrawal, Plot No.-550, Thana No.-20, Mauza-Arara, Dist-Patna.

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

i) Construction :

- a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building by laws, 2014.
- b) The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) Open Space & Approach :

- a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
- b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) Stair Case :-

- a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
- b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
- c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
- d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
- e) In case of two staircase, one must be on outer wall.
- f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

ATTESTED

Dig. 4
Arun Kumar
NOTARY
PATNA SADAR

iv) LIFT :-

- a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m^2 .
- b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.
- c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level land comes to stand still with door open.
- d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.
- e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.
- v) That active Fire protection system such as down comer system/wet rising system with landing valve and hose reel at each floor incorporated should be as per approved map. ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
- vi) That an underground water tank & overhead water static tank should be made as per approved map. Should be made available before occupancy.
- vii) That the internal finishing shall be non-combustible or class - I surface spread of flame.
- viii) That electric cables must be shield at each floor with intumescent coating .
- ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.
- x) That the building must be constructed on at least should be made as per approved map and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.
- xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong , the Architect / Passing authority shall be held responsible.
- xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).
- xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.
- xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

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

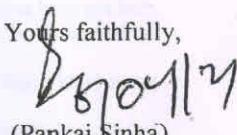
N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp.

Encl - As Above

ATTESTED
01/04/2017
Arun Kumar
NOTARY
PATNA SADAR

Yours faithfully,



(Pankaj Sinha)

DIG HG & FS

Cum

State Fire Officer

Patna, Bihar

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.

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- a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.
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- c)
- d) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
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- f) 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 manoeuvrability of Fire appliance with turning facility.
- b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5 M respecting abutting the road.

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- 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.
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- d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
- e) In case of two staircase, one must be on outer wall.
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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 m².
- b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.
- c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand still with door open.
- d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.
- e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.
- v) That active Fire protection system such as down comer system/wet rising system with landing valve and hose reel at each floor incorporated should be as per approved map. ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
- vi) That an underground water tank & overhead water static tank should be made as per approved map. Should be made available before occupancy.
- vii) That the internal finishing shall be non-combustible or class -I surface spread of flame.
- viii) That electric cables must be shield at each floor with in turnescent coating .
- ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.
- x) That the building must be constructed on at least should be made as per approved map and it is responsibility of the concerned Architect to be ensure the road width because he is the passing authority.
- xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If anything wrong , the Architect / Passing authority shall be held responsible.
- xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).
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This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

ATTESTED
01/9/2017
Arun Kumar
NOTARY
PATNA SADAR

DIG HG & FS
Cum
State Fire Officer
Bihar, Patna



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

AMBITION HOMES PVT LTD

AMBITION HOMES PVT
LTD Director Rakesh Kumar
Agrawal At Ambition Homes

Date: 06-01-2021

System Generated Auto Assessment for Height Clearance

1. Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations has assessed the site data filled by the applicant.

2. Assessment details for Height Clearance:

NOC ID :	PATN/EAST/B/010421/521073
Applicant Name*	Vinay Kumar
Site Address*	Plot No 550 Sheet No 23 Ward No 01 Circle No 03 Thana No 20 Mauza Arara Patna
Site Coordinates*	25 37 01.25N 85 08 24.34E, 25 37 03.27N 85 08 24.81E, 25 37 01.11N 85 08 25.10E, 25 37 03.06N 85 08 25.65E
Site Elevation in mtrs AMSL as submitted by Applicant*	54 M
Type Of Structure*	Building

*As provided by applicant

Your site is located at a distance 5498 mts from ARP and lies in the grid J16 of the published CCZM of Patna airport. The Permitted top elevation for this grid is 92 mts.

Since the requested top elevation 90 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

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

- The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If however, at any stage it is established that the actual data is different from the one provided by the applicant, this assessment will become invalid.
- The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, this assessment shall be treated as null and void.
- Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that assessment terms & conditions are complied with.
- The assessment is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft(Demolition of Obstruction caused by Buildings and Trees etc.) Rules,1994.

राजीव गांधी भवन
Rajiv Gandhi Bhawan

ATTESTED
01/04/2024
सफदरजंग हवाई अड्डा नई दिल्ली-110003
Safdarjung Airport, New Delhi-110003

दूरभाष : 24632950
Phone: 24632950

Arun Kumar
NOTARY
PATNA SADAR



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

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

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

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

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

Designated Officer

Region Name: EAST

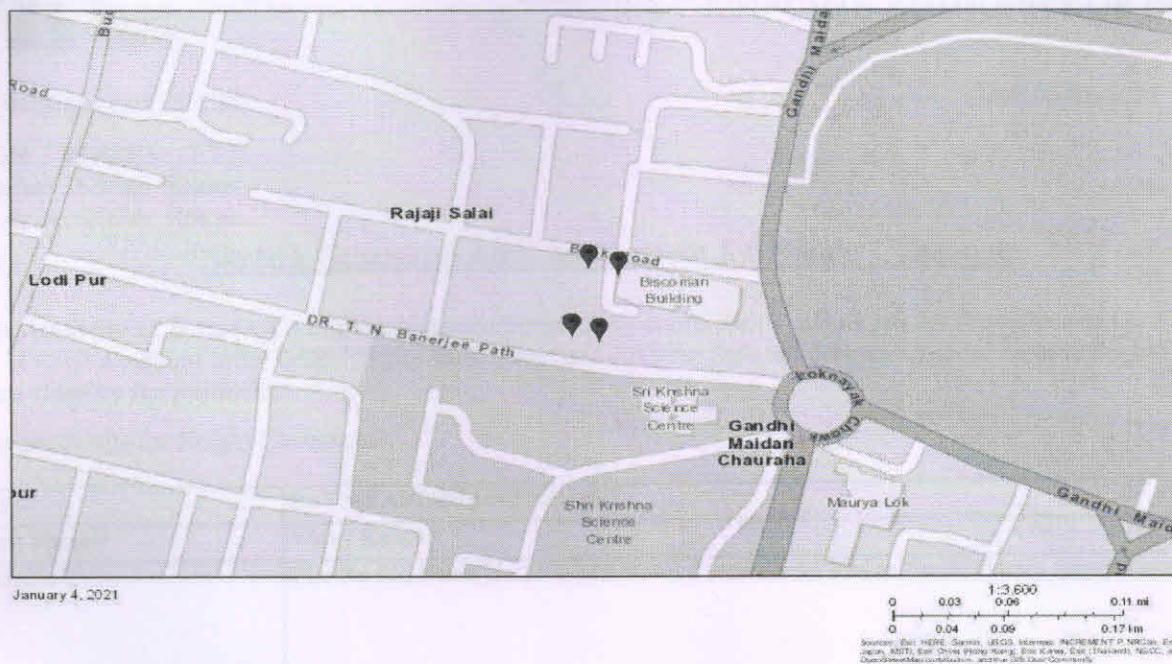
Address: General Manager Airports
Authority of India, Regional
Headquarter, Eastern Region,
N.S.C.B.I Airport,
Kolkata-700052

Email ID: gmatmer@aai.aero

Contact No: 033-25111293

ATTESTED
09/04/2014
Arun Kumar
NOTARY
PATNA SADAR

Street View



Satellite View



ATTESTED
01/04/2021
SAHIL KUMAR
NOTARY
PATNA SADAR

AMBITION PRIDE



Residential Cum Commercial Complex
at Bank road, Patna

GROUND FLOOR



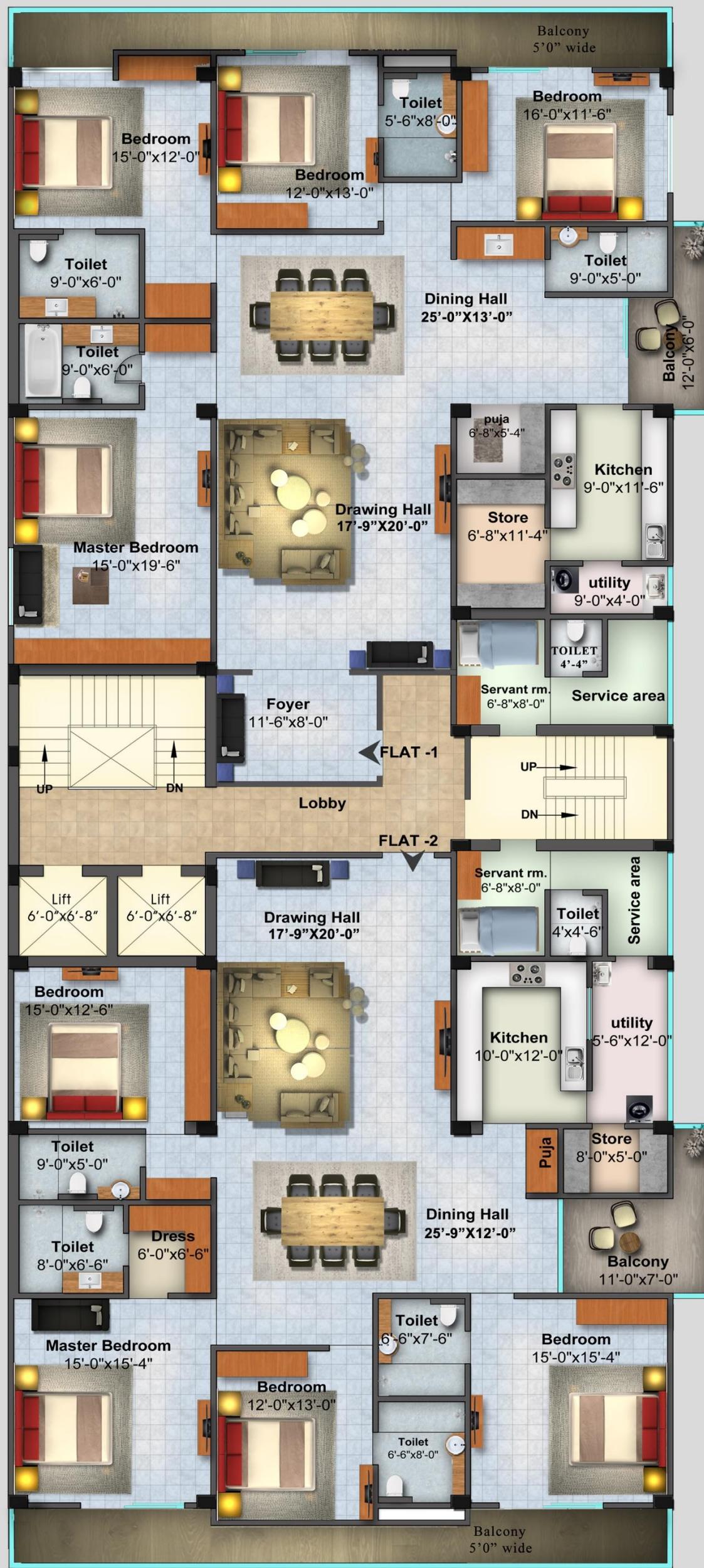
FIRST FLOOR



2ND TO 5TH FLOOR



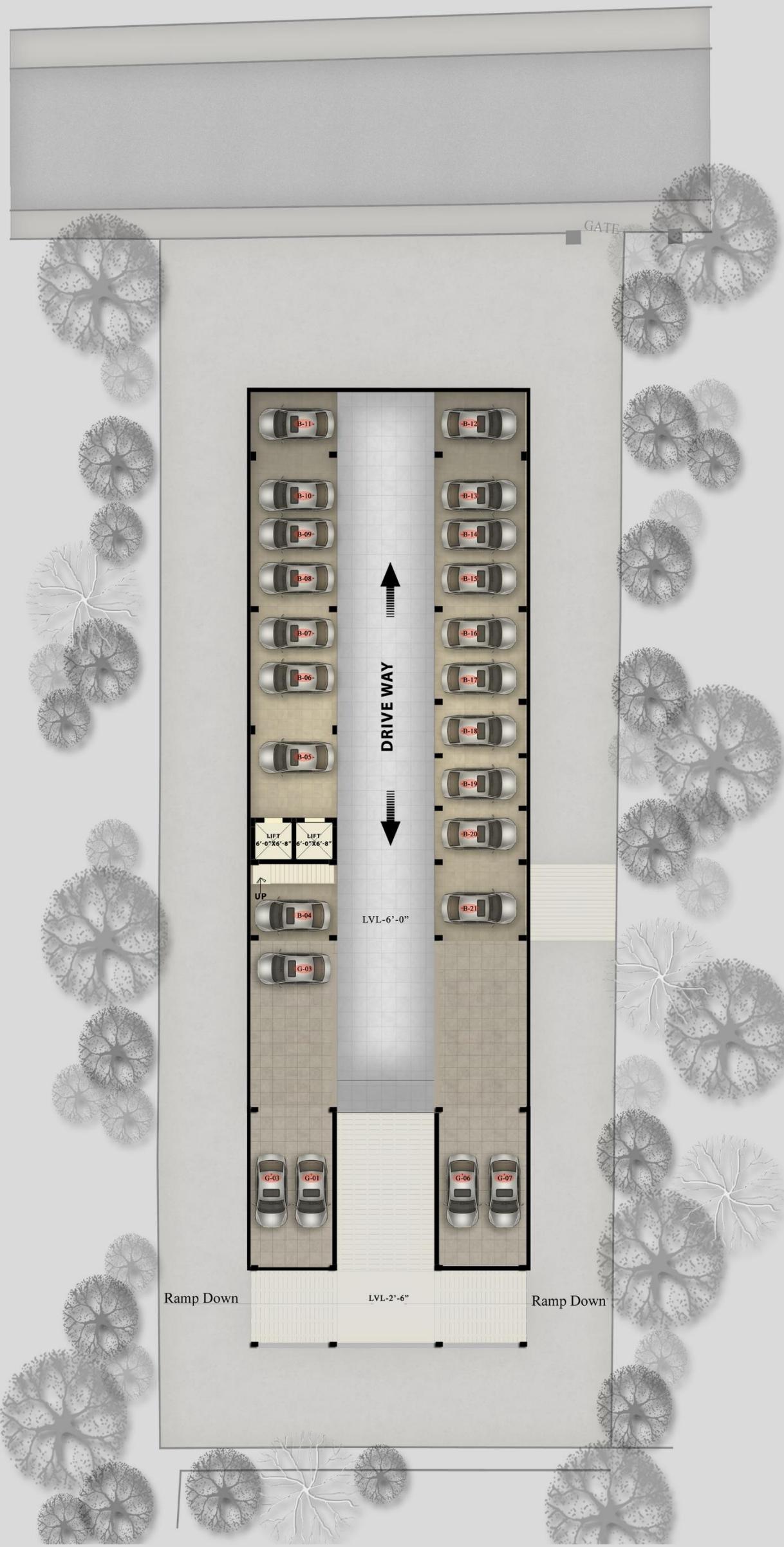
6TH FLOOR



7TH FLOOR



BASEMENT FLOOR



AMBITION PRIDE

Frame Structure

Earthquake Resistance R.C.C. as per Zone 4 specifications.

Finishing of internal Wall in Commercial

P.O.P over cement plaster

Finishing of internal Wall in flat

P.O.P over cement plaster

Finishing of External Facade

Texture paint/Paint over putty/HPL/Glass

Common Area wall

1st class Emulsion Paint over P.O.P over plaster

Door

(Flats/Commercial/Common Area)

8' high Flush Door with both side laminate

Rolling Shutter & Glass Door

Glass/Flush Door with matching laminate on both sides

Flooring inside Commercial

Vitrified Tiles 2' x 2'

Flooring inside Flat

All flooring including toilet

Italian Marble

Stair riser and tread

Granite

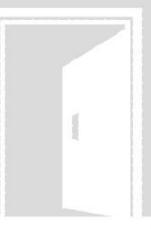
Stair raling

s.s railing

Kitchen

Granite Cooking platform with stainless steel sink

2' height Ceremic Tiles Dado over cooking platform



SPECIFICATION

Windows

UPVC/ ANNODISED ALUMINIUM



Toilets

Internal Wall	Ceremic Tiles 12" X 24" upto door height
Fitings & Fixtures	White Sanitary ware & C.P. Fittings of Standard make(Jaqua Grohe /American standard)
Master Bedroom	Shower Cubicle, Counter Basin, Rain Shower & wall Hung W.C.
Other Bathroom	Counter Basin & Wall Hung W.C.



Electrification

Concealed PVC conduit with Copper wiring of approved make Modular Switches from GM/ Norisys or equivalent.
15 Amp Power Socket 2 nos in Kitchen and 1 each in all the rooms & Toilets
Each Units shall be provided 3 Phase Meter located on convenient location at extra cost as per BSEB rules



AMENITIES

Water Supply

Through deep Borewell and Over head Tank



Generator Facility

Silent Generator with 100% power backup for all residential units



Lift

2 Nos.

S.S. Finish Lift from Standard Companies as Otis/Mitsubishi/kone

Telephone

1 Telephone point (not connected) shall be provided in each point

Air Conditioning

Provision of Air Conditioning in all units A/C Installation and equipment will be borne by the purchaser

Fire Fighting provision as/recommendation of state air office

AMBITION PRIDE, BANK ROAD, PATNA
AREA CHART

FLOOR	UNIT NO.	CARPET AREA (SQFT.)	BALCONY AREA (SQFT.)	LOWER TERRACE AREA	UPPER TERRACE AREA
GROUND FLOOR	G-01	1800			
FIRST FLOOR	101	1800	196		
SECOND FLOOR	201	2042	440		
	202	2128	447		
THIRD FLOOR	301	2042	440		
	302	2128	447		
FOURTH FLOOR	401	2042	440		
	402	2128	447		
FIFTH FLOOR	501	2042	440		
	502	2128	447		
SIXTH FLOOR	601	2042	440		
	602	2128	447		
SEVENTH FLOOR	701	3695	450	1110	1260
TOTAL		28145	5081	1110	1260

PAYMENT PLAN

PROGRESS	PERCENTAGE OF TOTAL AMOUNT
At the time of booking	10%
On completion of piling work	5%
At the time of foundation	5%
At the time of ground roof casting	5%
At the time of 1st roof casting	5%
At the time of 2nd roof casting	10%
At the time of 3rd roof casting	10%
At the time of 4th roof casting	10%
At the time of 5th roof casting	5%
At the time of 6th roof casting	10%
At the time of 7th roof casting	10%
At the time of internal plaster, flooring and painting	10%
At the time of possession	5%

Promoter And Developer

AMBITION HOMES Pvt. Ltd.

Behind Narayan Plaza ,Off-Exhibition Road
Patna
Bihar - 800001
E-mail :ambitionhomes@yahoo.com
phone no: 0612-2218078

Architect



CKCPL

Architects, Engineers, Interior Designers & Project Consultants
5th Floor Sone Bhawan, R- Block, Patna - 800001

Tel: 0612-2535894 Mob: 9431012776
Email: ckcpl1@gmail.com