



BHARTI MERTIYA INFRA DEVELOPERS

Ref. No. : BMID/006/Letter/23

Date : 25/04/2023

FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending MARCH of 2023.

I. PARTICULAR OF PROJECT		I. PARTICULAR OF PROJECT	
Project Registration Number	BRERAP22314-1/84/R-1196/2021	Name of Project / Phase of Registered Project	SATYAM SHIVAM SUNDARAM
Name of Promoter	BHARTI MERTIYA INFRA DEVELOPERS	Project Address	PATEL NAGAR, PLOT NO-1218, KHATA NO-334, Patna-1
Project Registration is valid up to	25' JANUARY' 2026		
Starting date of Project or Phase of the Project	08 NOV ' 2021		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	25' MARCH'2024		

II. DISCLOSURE OF SOLD / BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type	Carpet Area	Balcony Area	Total Number of sanctioned Apartment/Flats	Total Number of Apartments -
SATYAM SHIVAM SUNDARAM	1. 2 BHK	672 Sqft	147 Sqft	16 (Sisteen) Flats	1. Booked/ Alloted -1 FLAT
	2. 2 BHK	672 Sqft	147 Sqft		
	3. 2 BHK	672 Sqft	147 Sqft		2.Sold -
	4. 2 BHK	672 Sqft	147 Sqft		
	5. 2 BHK	650 Sqft	225 Sqft		
	6. 2 BHK	650 Sqft	225 Sqft		
	7. 2 BHK	650 Sqft	225 Sqft		
	8. 2 BHK	650 Sqft	225 Sqft		

0612 2320100

qcpatna@gmail.com

Ground floor, Vasudeo City, Opposite Raj Hans Guest House, Beni Babu Ka Bagicha, Rajendra Path, Patna -1

9. 3 BHK	-	808 Sqft	325 Sqft	
10. 3 BHK	-	808 Sqft	325 Sqft	
11. 3 BHK	-	808 Sqft	325 Sqft	
12. 3 BHK	-	808 Sqft	325 Sqft	
13. 3 BHK	-	840 Sqft	288 Sqft	
14. 3 BHK	-	840 Sqft	288 Sqft	
15. 3 BHK	-	840 Sqft	288 Sqft	
16. 3 BHK	-	840 Sqft	288 Sqft	

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked / Allotted 2. Sold -	1
SATYAM SHIVAM SUNDARAM	16		

IV. DETAILS OF BUILDING APPROVALS

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

S No.	Name of the Approval/ N.O.C./ Permission/ Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	N.O.C. for Environment	N/A			
2.	Fire N.O.C.	State Fire Officer, Bihar	10.10.2019	21.11.2019	ATTACHED
3.	Water Supply Permission	N/A			
4.	N.O.C. from Airport	N/A			
5.	Authority of India Other Approval(s), if any required for the Project.	N/A			

V. Construction Progress of the Project

1. Building / Wing / Layout Number Block - 1
(To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	0%
2.	Basements (if any)	0%

3.	Podiums (if any)	N/A
4.	Plinth	N/A
5.	Stilt Floor	0%
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows Within Flats / Premises	0%
8.	Sanitary Fittings Within the Flat / Premises, Electrical Fittings within the Flat / Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor Level, Overhead and Underground Water Tanks	0%
10.	External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the building / wing	0%
11.	<p>Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipments, compliance to conditions of environment / CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building / Wing, Compound Wall and all other requirements as may be required to complete project as per specifications in Agreement of sale.</p> <p>Any other activities.</p>	0%
VI. Amenities and Common Area and External Infrastructure Development Works		

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Works Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads 7 & Footpaths		0%	
2.	Water Supply		0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)		0%	
4.	Storm Water Drains		0%	
5.	Landscaping & Tree Planting		0%	
6.	Street Lighting		0%	
7.	Community Buildings		N/A	
8.	Treatment and Disposal of Sewage and Sullage Water		0%	
9.	Solid Waste Management & Disposal		0%	
10.	Water Conservation / Rain Water Harvesting		N/A	
11.	Energy Management		N/A	
12.	Fire Protection and Fire Safety Requirements		0%	
13.	Closed Parking		0%	
14.	Open Parking		N/A	
15.	Electrical Mater Room, Sub - Station, Receiving Station		0%	
16.	Others (Option to Add More)			

VIA. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

SL No.	Development Works	Proposed (Yes/No)	Percentage of actual Works Done (As on date of the Certificate)	Details
1.	Internal Roads and foot paths	N/A		
2.	Water Supply	N/A		
3.	Sewage Chambers Septic Tank	N/A		

4.	Drains	N/A		
5.	Parks, Land Scaping and Tree Planting	N/A		
6.	Street Lighting	N/A		
7.	Disposal of sewage & sullage water	N/A		
8.	Water conservation/ Rain water Harvesting	N/A		
9.	Energy Management	N/A		

VII. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT

(A) S. No.	Particulars	
1.	Front Elevation.	ATTACHED
2.	Rear Elevation .	ATTACHED
3.	Site Elevation.	ATTACHED
(B)	Photograph of each floor	ATTACHED

VIII. FINANCIAL PROGRESS OF THE PROJECT

S.No.	Particular	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	148402000001397
2.	Estimated Cost of the Project including land cost at the start of the Project	4,85,00,000/-
3.	Amount received during the Quarter	0.00/-
4.	Actual Cost incurred during the Quarter	0.00/-
5.	Net amount at end of the Quarter	0.00/-
6.	Total expenditure on Project till date	6,28,600/-
7.	Cumulative fund collected till the end of Quarter in question	50,000/-
8.	Cumulative expenditure done till the end of Quarter in question	6,28,600/-

IX DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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X. MISCELLANEOUS

A.	List of Legal Cases (if any)	
1.	Case No.	RERA/CC/118/2022
2.	Name of Parties	PRAVIN KUMAR
B.	Sale / Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Weather the project in progress is as per time schedule or lagging behind?

Note: Project is lagging behind because some local bad elements are not allowing to start the project and one of the customer already filed the case on RERA vide case no.: RERA/CC/118/2022.

Undertaking:

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

Signature of Promoter:
BHARTI MERTIYA INFRA DEVELOPERS

Name: SOORAJ BHARTI

Date: 15.04.2023

Letter No. 3177/**OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.**

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Ar. Sooraj Bharti
COA No.-CA/2011/53781
203, Rameshwar Sushila Complex,
South Mandiri Road, Patna.Patna Dt. 21.11.2019.

Sub :-

The views regarding Proposed Residential Building of under 15 mtr. In height to be constructed at Mauza-Mainpura, Dist-Patna.

Sir,

Please refer to your letter no.- Ar/22/letter/19, dt.-10/10/2019 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+4) (Total B/U Area-2003.32 Sqmtr.), Fully Proposed Residential Building shall be constructed on 30 feet wide road belongs to Sri Jagdish Sinha, S/o-Late Shiv Narayan Sinha, Plot No.-1218, Khata No.-334, Tauzi No.-5123, Thana No.-02, Thana-Patliputra, Mauza-Mainpura, 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 :**

- 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.
- 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.
- The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

- 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.
- The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- 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 :-**

- 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.
- 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.
- 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.
- The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
- In case of two staircase, one must be on outer wall.
- Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) **LIFT :-**

- a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 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 with landing valve and hose reel at each floor incorporated with 450 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
- vi) That an underground water static tank of not less than 20,000 Ltrs. capacity with automatic refilling arrangements preferably on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. capacity each blocks should be made available before occupancy.
- vii) That the internal finishing shall be non-combustible or class - I surface spread of flame.
- viii) That electric cables must be shield at each floor with intumescent coating.
- ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.
- x) That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to ensure the road width because he is the passing authority.
- xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong, the Architect / Passing authority shall be held responsible.
- xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).
- xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.
- xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

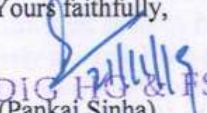
This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favor of the occupancy shall be issued on being satisfied with the tests and performances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

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

The maps are being returned with sign and stamp.

Encl - As Above

Yours faithfully,


DIG HO & FS
(Pankaj Sinha)
Cum

State Fire Officer
Bihar, Patna



 **GPS Map Camera**

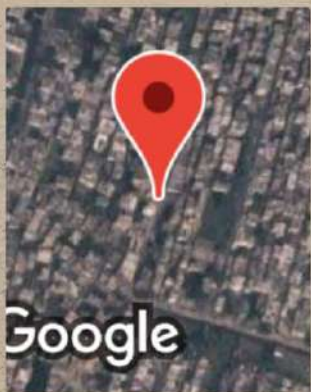
Patna, Bihar, India

Baba Chowk, North Of Bus Stand, J3CX+J5Q, North Patel Nagar,
Keshri Nagar, Patna, Bihar 800024, India

Lat 25.621512°

Long 85.097908°

03/05/23 03:18 PM GMT +05:30





 **GPS Map Camera**

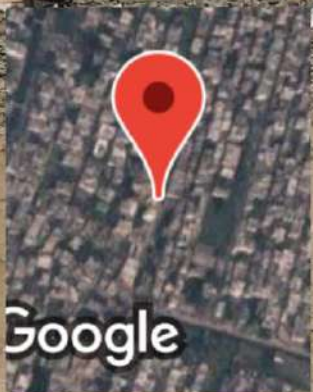
Patna, Bihar, India

Baba Chowk Bus Stand, J3CX+M44, Bank Colony, Keshri Nagar,
Patna, Bihar 800024, India

Lat 25.621581°

Long 85.097916°

03/05/23 03:19 PM GMT +05:30





 **GPS Map Camera**



Patna, Bihar, India

J3CX+M44, Bank Colony, Keshri Nagar, Patna, Bihar 800024,
India

Lat 25.621486°

Long 85.09788°

03/05/23 03:18 PM GMT +05:30



 **GPS Map Camera**

Patna, Bihar, India

J3CX+F3M, Road No. 9, North Patel Nagar, Keshri Nagar,
Patna, Bihar 800024, India

Lat 25.621093°

Long 85.097708°

03/05/23 03:10 PM GMT +05:30

