

Skylark Construction

Ref. : SC/43/letter/23

Date : 09/05/2023

FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending March of 2023

I. PARTICULAR OF PROJECT			
Project Registration Number	BRERAP41802-1/32/R-1162/2021	Name of Project / Phase of Registered Project	SAI NIWAS
Name of Promoter	SKYLARK CONSTRUCTION	Project Address	SOUTH MANDIRI, Patna-1
Project Registration is valid up to	03' December' 2024		
Starting date of Project or Phase of the Project	08 JULY ' 2021		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	03' DECEMBER'2024		

II. DISCLOSURE OF SOLD / BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Balcony Area	Total Number of sanctioned Blocks	Total Number of Apartments -
SAI NIWAS	1. 1 BHK -	442 Sqft	46 Sqft	1 (ONE) Blocks	1. Booked/ Alloted -12 FLATS 2.Sold -
	2. 1 BHK -	442 Sqft	46 Sqft		
	3. 1 BHK -	442 Sqft	46 Sqft		
	4. 1 BHK -	442 Sqft	46 Sqft		
	5. 1 BHK -	442 Sqft	46 Sqft		
	6. 2 BHK -	850 Sqft	141 Sqft		
	7. 2 BHK -	850 Sqft	141 Sqft		
	8. 2 BHK -	850 Sqft	141 Sqft		
	9. 2 BHK -	850 Sqft	141 Sqft		
	10. 2 BHK -	850 Sqft	141 Sqft		

11. 2 BHK	-	892 Sqft	109 Sqft	
12. 2 BHK	-	892 Sqft	109 Sqft	
13. 2 BHK	-	892 Sqft	109 Sqft	
14. 2 BHK	-	892 Sqft	109Sqft	
15. 2 BHK	-	892 Sqft	109 Sqft	
16. 2 BHK	-	750 Sqft	53 Sqft	
17. 2 BHK	-	750 Sqft	53 Sqft	
18. 2 BHK	-	750 Sqft	53 Sqft	
19. 2 BHK	-	750 Sqft	53 Sqft	
20. 2 BHK	-	750 Sqft	53 Sqft	
21. 2 BHK	-	834 Sqft	102 Sqft	
22. 2 BHK	-	834 Sqft	102Sqft	
23. 2 BHK	-	834 Sqft	102 Sqft	
24. 2 BHK	-	834 Sqft	102 Sqft	
25. 2 BHK	-	834 Sqft	102 Sqft	
26. 2 BHK	-	834 Sqft	102 Sqft	
27. 3 BHK	-	1094 Sqft	142 Sqft	
28. 3 BHK	-	1094 Sqft	142 Sqft	
29. 3 BHK	-	1094 Sqft	142 Sqft	
30. 3 BHK	-	1094 Sqft	142 Sqft	
31. 3 BHK	-	1094 Sqft	142 Sqft	
32. 3 BHK	-	1094 Sqft	142 Sqft	
33. 3 BHK	-	1094 Sqft	142 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 -	10
SAI NIWAS	25		

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	18.04.2018	21.11.2019	ATTACHED
3.	Water Supply Permission	N/A			
4.	N.O.C. from Airport	Airports Authority of India		14.03.2019	ATTACHED
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 be filled 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)	100%
2.	Basements (if any)	85%
3.	Podiums (if any)	N/A
4.	Plinth	N/A
5.	Stilt Floor	80%
6.	Slabs of Super Structure	25%
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	10%
10.	External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the building / wing	0%

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.

Any other activities.

0%

11.

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 & Footpaths		0%	
2.	Water Supply		50%	
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.	148402000001396
2.	Estimated Cost of the Project including land cost at the start of the start of the Quarter	6,75,30,600/-
3.	Amount received during the Quarter	47,68,100/-
4.	Actual Cost incurred during the Quarter	46,34,671/-
5.	Net amount at end of the Quarter	46,34,671/-
6.	Total expenditure on Project till date	1, 19,68,721/-
7.	Cumulative fund collected till the end of Quarter in question	
8.	Cumulative expenditure done till the end of Quarter in question	

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.	N/A
2.	Name of Parties	
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: As per time schedule

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
SKYLARK CONSTRUCTION
Ranjan Kumar Mertiya
Partner

Name: RANJAN KUMAR MERTIYA

Date: 15.04.2023

Project Registration Number

155

Name of Promoter

SKYLARK CONSTRUCTION

Project Address

Pin Code

State/Union Territory

UP

City/Town/Village

2023

Starting Date of Project

08.04.2023

Project Completion Date

08.04.2024

Type of Project (Residential/Commercial/Industrial)

Residential

Area of Project

1000 Sqm

Period of Validity of map by

03/04/2024

the Competent Authority

03/04/2024

A. DISCLOSURE OF SOLD / TO BE SOLD IN SKECH OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Saleable Area	Block	Total Number of Apartments
1	1 BHK	442 Sqft	465 Sqft		1. Total of 10 Apartments 2. Sold 0
2	1 BHK	442 Sqft	465 Sqft		
3	1 BHK	442 Sqft	465 Sqft		
4	1 BHK	442 Sqft	465 Sqft		
5	1 BHK	442 Sqft	465 Sqft		
6	2 BHK	850 Sqft	141 Sqft	1 (G+1)	
7	2 BHK	350 Sqft	107 Sqft	Blocks	
8	1 BHK	650 Sqft	141 Sqft		
9	2 BHK	450 Sqft	141 Sqft		
10	2 BHK	650 Sqft	141 Sqft		

Letter No. 1686

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

From.

Rattanmani Sanjeev.
State Fire Officer.
Bihar, Patna.

To.

Ar. Sooraj Bharti.
COA Reg. No.-CA/2011/53781.
Patna Nagar Nigam
Regd. No- AR/80/15.

Patna Dt. 12.06.2018

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

Sir,

Please refer to your letter no.- AR/14/letter/18. dt. - 18/04/2018 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-2631.3 Sqmtr.), fully residential building, shall be constructed on more than 40 feet wide road belongs to Birendra Kumar Sharma, S/O- Late Bhagwati Charan Sharma & others, on having Plot no.-806,809, Khata no.- 73,43, Tauzi no.- 5225, Thana no.-04 at Mauza - Dujra, Dist- Patna.

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

i) **Construction :**

- a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Building Bye laws Bihar, 2014.
- b) The floor area exceeds 750 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 3.60 m/s (minimum).
- b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) **Stair Case :-**

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

iv) **LIFT :-**

- a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 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.

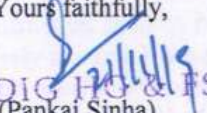
This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favor of the occupancy shall be issued on being satisfied with the tests and performances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



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Birendra kumar Sharma

Date: 14-03-2019

Birendra kumar Sharma at
South Mandiri Kathpul Patna

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/030919/377195
Applicant Name*	Sooraj Bharti
Site Address*	Plot No 806 809 Khata No 73 74 Tauzi No 04 Mauza Dujra Dist Patna
Site Coordinates*	85 07 55.20-25 36 59.88, 85 07 55.46-25 37 00.54, 85 07 55.94-25 37 00.36, 85 07 56.85-25 36 59.39, 85 07 57.18-25 36 59.99
Site Elevation in mtrs AMSL as submitted by Applicant*	55 M
Type Of Structure*	Building

*As provided by applicant

Your site is located at a distance 4782 mts from ARP and lies in the grid J15 of the published CCZM of Patna airport. The Permitted top elevation for this grid is 92 mts.

Since the requested top elevation 85 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

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

1. 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.

2. 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.

3. 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.

4. 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.

महोदय गांधी भवन
Mahatma Gandhi Bhawan

सफदरजंग हवाई अड्डा नई दिल्ली-110003
Safdarjung Airport, New Delhi-110003

दूरभाष : 24632950
Phone: 24632950



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

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.

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

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



GPS Map Camera

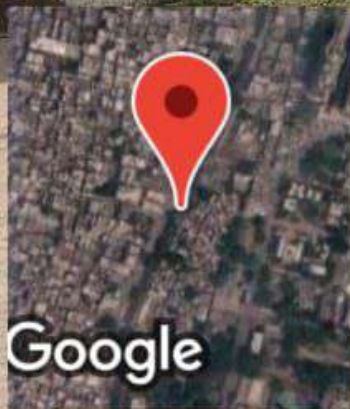
Patna, Bihar, India

Sai Niwas, Sumitra Devi Path, South Mandiri, Sri Krishna
Nagar, Kidwaipuri, Patna, Bihar 800001, India

Lat 25.616352°

Long 85.132586°

05/05/23 12:10 PM GMT +05:30



Google



 **GPS Map Camera**



Patna, Bihar, India

J48J+PVG, South Mandiri, Sri Krishna Nagar, Kidwaipuri,

Patna, Bihar 800001, India

Lat 25.616693°

Long 85.132252°

05/05/23 12:21 PM GMT +05:30



 **GPS Map Camera**

Patna, Bihar, India

J48J+PVG, South Mandiri, Sri Krishna Nagar, Kidwaipuri, Patna,
Bihar 800001, India

Lat 25.616666°

Long 85.132264°

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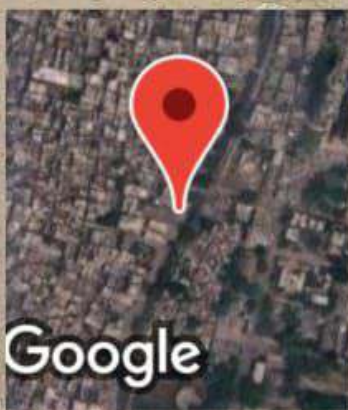
Patna, Bihar, India

J48J+PXQ, Sumitra Devi Path, South Mandiri, Sri Krishna
Nagar, Kidwaipuri, Patna, Bihar 800001, India

Lat 25.616633°

Long 85.132542°

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 **GPS Map Camera**

Patna, Bihar, India

J48J+PRF, South Mandiri, Sri Krishna Nagar, Kidwaipuri,
Patna, Bihar 800001, India

Lat 25.616695°

Long 85.131979°

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Google



 GPS Map Camera



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Patna, Bihar, India

Jayshree Enclave, Sumitra Devi Path, South Mandiri, Sri

Krishna Nagar, Kidwaipuri, Patna, Bihar 800001, India

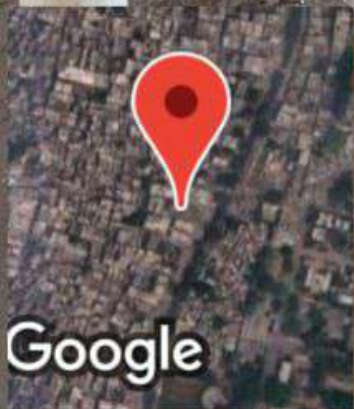
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Long 85.132068°

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 **GPS Map Camera**



Patna, Bihar, India

J48J+PVG, South Mandiri, Sri Krishna Nagar, Kidwaipuri,

Patna, Bihar 800001, India

Lat 25.616686°

Long 85.132235°

05/05/23 12:30 PM GMT +05:30