FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March/June/Sept/**December 2022** (Year)

I. PARTICULARS OF PROJECT

Project Registration Number	BRERAP05719-2/1248/R1239/2021	Name of Project/Phase of Registered Project	**Maurya Kanaujee City Project**
Name of Promoter	Maurya Vihar Builders & Construction P Ltd	Project Address	Shahpur, Khemnichak Road, Patna
Name of Co-promoter			
Project Registration is valid up to	10/11/2025		
Starting date of Project or Phase of the Project	22/11/2021		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority	**10/11/2025**	**03 years 11 months**	

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
BLOCK :- **A+B+C, G+5** BOOKED ONLY **BLOCK :- "A" & "B"**	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -	3BHK	884.00 sqft 1016.00 sqft	***Total No. of units + EWS :- 137** **Booked during this qr :- 02**	**Promoter :- 99** **Land Owner :- 38** 1. Booked/ Allotted - **10** 2. Sold -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	10
BLOCK :- **A+B+C, G+5** BOOKED ONLY **BLOCK :- "A" & "B"**	**137**	2. Sold -	

IV. 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	N.A.			
2.	Fire N.O.C.	Office of the State Fire Officer Cum Director, Bihar, Patna	21.06.2019	09.09.2019	As per attached

3.	Water Supply Permission	N.A.			
4.	NOC from Airport Authority of India	N.A.			
5.	Other Approval(s), if any, required for the Project.	N.A.			

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. PMAA/PRN/Shahpur/Gaurichak/BLOCK A, B,C/G+05/44/2019 (To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity(2)	Percentage of Actual Work Done(As on date of the Certificate) (3) BLOCK			
		A	B	C	D
1.	Excavation (if any)	100%	100%	100%	0
2.	Basements (if any)	0	0	0	0
3.	Podiums (if any)	0	0	0	0
4.	Plinth **(Piling, Caping, Short Column :- 100% of Block "B")**	100%	80%	100%	0
5.	Stilt Floor	0	0	0	0
6.	Slabs of Super Structure **(5th roof casting :- 100% of Block "A")**	85%	0	0	0
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	4%	0	0	0
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat /Premises	0	0	0	0
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0	0	0	0
10.	External plumbing and external plaster elevation, completion of terraces with waterproofing of the Building/Wing.	0	0	0	0
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsof environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0	0	0	0

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.				

VI. AMENITIES AND COMMON AREA 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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	0	0	0
2.	Water Supply	0	0	0
3.	Sewerage (Chamber, Line, Septic Tank, STP)	0	0	0
4.	Storm Water Drains	0	0	0
5.	Landscaping & Tree Planting	0	0	0
6.	Street Lighting	0	0	0
7.	Community Buildings	0	0	0
8.	Treatment and Disposal of Sewage and Sullage Water	0	0	0
9.	Solid Waste Management & Disposal	0	0	0
10.	Water Conservation / Rain Water Harvesting	0	0	0
11.	Energy Management	0	0	0
12.	Fire Protection and Fire Safety Requirements	0	0	0
13.	Closed Parking	0	0	0
14.	Open Parking	0	0	0

15.	Electrical Meter Room, Sub-Station, Receiving Station	0	0	0
16.	Others (Option to Add More)	0	0	0

VI	A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT			
		PROPOSED YES/NO.	PERCENTAGE OF ACTUALWORK DONE (As on date of certificate)	Details
1.	Internal Roads and foot paths	0	0	0
2.	Water Supply	0	0	0
3.	Sewerage Chambers Septic Tank	0	0	0
4	Drains	0	0	0
5.	Parks, Land Scaping and Tree Planting	0	0	0
6.	Street Lighting	0	0	0
7.	Disposal of sewage & sullage water	0	0	0
8.	Water conservation/Rain Water Harvesting	0	0	0
9.	Energy Management	0	0	0

VII.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	

	3.	Side Elevation	
(B)		Photograph of each floor	

VIII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	920020063016832
2.	Estimated Cost of the Project including land cost at the start of the Project	
3.	Amount received during the Quarter	36,77,888.00
4.	Actual Cost Incurred during the Quarter	59,28,757.00
5.	Net amount at end of the Quarter	NIL
6.	Total expenditure on Project **till date 31.12.2022**	2,55,87,841.00
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

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	NA
2.	Name of Parties	NA
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	NA
2.	Agreement for Sale	Before this Quarter (08) & During this Qr (10)
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
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.

For Maurya Vihar Builders & Construction Pvt. Ltd.

Director

Signature of Promoter

Name: RAVI ROUSHAN

Date:

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

Letter No. 2594

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

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Er. Shailesh Ranjan
Emp. No.-ER-19/16
Boring Canal Road,
Near Devisthan, Anandpuri, Patna-800001

Patna Dt. 09/09/2019

Sub :- The views regarding Proposed Residential Building of above 15 mtr. In height to be constructed at Mauza-Shahpur, Dist-Patna.

Sir,

Please refer to your letter no.-E.S.R.-C.A.P./078F(N.O.C.)/2019, dt.-21.06.2019 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 Block-A+B+C (G+5) (Total B/U area-9857.77Sqmtr.), Proposed Residential Building, shall be constructed on 40 feet wide road belongs to Sri Sanjay Kumar, S/o-Late Ram Gati Singh, Plot No.-613(P),614(P),604(P), Khata No-33,51,12,Tauzi No.-62, Thana No-115, Mauza-Shahpur, 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 bye laws, 2014.
b) The floor area exceeds 750 m ² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

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

iii) **Stair Case :-**

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

iv) **LIFT :-**

a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m^2.

b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.

c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level land comes to stand still with door open.

d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.

e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.

v) That 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 50,000 Ltrs. capacity with automatic refilling arrangements prefebly on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 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 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 favour 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,

(Pankaj Sinha)
D.C. FG & FS
Cum
State Fire Officer
Bihar, Patna

पटना महानगर क्षेत्र प्राधिकार

(बिहार सरकार का उपक्रम)
पाँचवां तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड
पटना का मुख्यालय भवन, हॉस्पीटल रोड,
शास्त्री नगर, पटना - 800023

संo संo:–PMAA/PRN/ SHAHPUR / BLOCK A, B, C/ G+05 /44/2019 – 44 पटना, दिनांक–25.02.20

प्रेषक,

प्रभारी निदेशक,
पटना महानगर क्षेत्र प्राधिकार,
बिहार पटना।

सेवा में,

श्री रंजीत कुमार,
प्रबंध निदेशक–मौर्या बिहार बिल्डर्स एंड कंस्ट्रक्शन प्रा०लि०
पिता–श्री हीरा लाल सिंह,
एन०आर० टावर, न्यू बाईपास रोड,
हनुमान नगर, कंकड़बाग,
पटना–800020.

विषयः– प्लान केस संख्या–PMAA/PRN/ SHAHPUR / BLOCK A, B, C/G+05 /44/2019 की स्वीकृति के संबंध में।

महाशय,

आपके आवेदन संo:–PMAA/PRN/ SHAHPUR / BLOCK A, B, C/ G+05 /44/2019 दिनांक–24.08.2019 के संदर्भ में श्री रंजीत कुमार, प्रबंध निदेशक–मौर्या बिहार बिल्डर्स एंड कंस्ट्रक्शन प्रा०लि०, पिता–श्री हीरा लाल सिंह एन०आर० टावर, न्यू बाईपास रोड, हनुमान नगर, कंकड़बाग, के भवन निर्माण के लिए पटना महानगर क्षेत्र प्राधिकार में बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित विकास योजना/पटना महानगर क्षेत्र प्राधिकार/आयोजना स्कीम/पढना मास्टर प्लान 2031 के आलोक में मौजा–शाहपुर, सर्वे थाना–फुलवारी, थाना संo–115, सर्वे प्लॉट संख्या– 604,(अंश) 613 (अंश), 614, (अंश) Tauzi No-62, खाता संo–12, 51, 33 जिला, पटना में आवासीय भवन, (G+05) के दिनांक–30.12.2019 को स्वीकृतार्थ नक्शा के बाबत निम्नलिखित शर्तो/निर्वधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है।

1. भूमि/भवन का उपयोग अन्य रूप से आवासीय भवन, प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।
2. विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।
3. अनुमोदन योजना में दर्शाया गया 2523.46 वर्गमीटर का पार्किंग स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।
4. प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।

5. भूखण्ड के सामने पूरब में वर्त्तमान सड़क की चौड़ाई 9.16 मी० से 9.47 मी० प्रतिवेदित है। तथा पैन (नहर) की चौड़ाई 13.64 मी० से 13.33 मी० है।
6. अनुमति (अनुज्ञा) जारी किये जाने की तारीख से तीन वर्षो की अवधि के लिए विधि मान्य होगी।
7. इस उपबन्ध के अधीन दी गयी अनुमति को उस भूखण्ड़ जिसके लिए योजना अनुमोदित की गयी हो के अधिकार हक, हित की बाबत साक्ष्य नहीं मानी जाएगी।
8. योजना के अनुमोदन के पश्चात् भू–अभिलेख के कारण या अधिकार/हक/हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जायेगी ।
9. भू–स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों/कागजात के सत्यता की जिम्मेदारी आवेदक की है। भविष्य में इसमें किसी प्रकार की त्रुटि/हेर–फेर/कपटपूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किये जाने के साथ आवेदक के विरूद्ध विधि सम्मत कार्रवाई की जायेगी।
10. निर्माणकर्ता को प्राधिकार के विनिर्देशों के अनुसार मल जल निकास, सड़क एवं अन्य आधारभूत संरचनाओ का विकास बिहार भवन उपविधि 2014 में प्रावधानित उपविधि 8(5) के आलोक में करना होगा।
11. बिहार भू–सम्पदा (विनियमन और विकास) नियमावली 2017 की शर्तो के अधीन राज्य में गठित भू–सम्पदा विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।
12. श्रम सेस के संबंध में नगर विकास एवं आवास विभाग/श्रम संसाधन विभाग द्वारा निर्गत अनुदेशों का अनुपालन निर्माणकर्ता द्वारा सुनिश्चित किया जाएगा।
13. समय–समय पर सरकार द्वारा निर्गत आदेशों एवं नीतियों का विस्तृत रूप में पालन करना अनिवार्य होगा।
14. स्थल पर Rainwater Harvesting का प्रावधान निश्चित रूप से करना होगा।
15. बिहार भवन उपविधि 2014 एवं पटना मास्टर प्लान 2031 के साथ DCR में प्रावधानित के अनुसार निर्माण कार्य सम्पन्न कराना होगा।

विश्वासभाजन,

25.2.2020

प्रभारी निदेशक,
पटना महानगर क्षेत्र प्राधिकार,
बिहार, पटना।