

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of J a n
t o M a r 2 0 3 (year)

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00040-2/894/R-893/2020	Name of Project/Phase of Registered Project	THE GREAT ASHOKA CITY
Name of Promoter	Aparna Architect and Engicons Pvt. Ltd	Project Address	Thana No-19, Mauza-Ranipur, Patna City.
Name of Co-promoter			
Project Registration is valid up to	15-01-2023		
Starting date of Project or Phase of the Project	04-2-2020		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	Mixed Development	
Period of validity of map by the Competent Authority	3.5 Year		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments
B+G+16, Block- A, B,C, D1, D2, D3, D4, D5, D6, E	1. 1 BHK -			B+G+16
	2. 2 BHK, -			
	3. 3 BHK -			
	4. Shop -			
	5. Bungalow -			
	6. Plot etc. -			
				Total Number of Apartments -
				1. Booked/ Allotted - 07
				2. Sold -00

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 07
B+G+16, Block- A, B,C, D1, D2, D3, D4, D5, D6, E	1194 COVERED PARKING + 50 OPEN PARKING	2. Sold	- 00

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	YES	30/06/2017		
2.	Fire N.O.C.	YES	12.09.2017	01/10/2019	

10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00 %	00 %	00 %	00 %	00 %	00 %	00 %	00 %	00 %	00 %
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/C RZ 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.	00 %	00 %	00 %	00 %	00 %	00 %	00 %	00 %	00 %	00 %

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	YES	10%	
2.	Water Supply	YES	20%	PUMPED IS INSTALLED
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	00%	
4.	Storm Water Drains	YES	00%	
5.	Landscaping & Tree Planting	YES	00%	
6.	Street Lighting	YES	00%	
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	00%	
9.	Solid Waste Management & Disposal	YES	00%	
10.	Water Conservation / Rain Water Harvesting	YES	00%	
11.	Energy Management	YES	00%	
12.	Fire Protection and Fire Safety Requirements	YES	00%	
13.	Closed Parking	YES	00%	

14.	Open Parking	YES	00%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	00%	
16.	Others (Option to Add More)	NA		

VI A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT(NOT APPLICABLE)

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

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

(A)	Sr. No.		
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	3.	Side Elevation	Attached
(B)		Photograph of each floor	Attached

VIII. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	37845615580
2.	Estimated Cost of the Project including land cost at the start of the Project	265 cr
3.	Amount received during the Quarter	1,34,37,400 /-
4.	Actual Cost Incurred during the Quarter	44,07,05,15 /-
5.	Net amount at end of the Quarter	8,262 /-
6.	Total expenditure on Project till date	17,14,57,564 /-
7.	Cumulative fund collected till the end of Quarter in question	1,34,37,400 /-
8.	Cumulative expenditure done till the end of Quarter in question	4,40,70,515 /-

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	00
2.	Agreement for Sale	06

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.

APARNA ARCHITECT & ENGICONS PVT. LTD.

Kamlesh Kumar Singh
Director

Signature of Promoter

Name: KAMLESH KUMAR

Date: SINGH.

11th MAY 2023

Name and address of owner

APARNA ARCHITECT & ENGICONS
PVT LTD

DATE:

21-12-2022

OWNERS Name & Address

Director Er Kamlesh Kumar Singh at 203,
Hitech Arcade Rajendra Path Near CDA
Building 800001 Patna Bihar

Validity/ Valid Up to:

20-12-2030

No Objection
Certificate for Height Clearance

1) This No Objection Certificate is issued by the Airports Authority of India (AAI) in compliance with the obligations and safe and regular flight operations of the Government of India (Ministry of Civil Aviation) Notification G. S. R. 751 (E) dated September 30, 2015, g. S. R. 770 (e) dated 17th December 2020, as amended, is granted under the provisions of

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 amended by GSR770(E) dated 17th Dec 2020 for safe and regular aircraft operations.

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

No Objection Certificate ID / NOC ID	PATN/EAST/B/120222/729494
Applicant Name*	Vinay Kumar
Site Address*	Plot No - 2536 2537 2539 2540 2644 2645 2654 -2656 2658 - 2662 2664 - 2677 2681 2682 2683 2684 2685 2686 2687 2688 2692 2693 2698 2699 2733 2734 2754 2755 2756 2757 2758 2766 2767 2768 2769 2770 Khata No - 125 262 266 513 616 1397-537 1396 608 1474 495 528 568 550 608 195 495 573 495 493 622 558 512 586 513 534 580 528 516 577 622 623 502 573 619 488 517 1430 1262 1251 1241 1395 537 1396 1407 1401 1402 Thana No - 19 Mauza - Ranipur Patna Bihar, Ranipur, Patna, Bihar
Site Coordinates*	25.859 07.830 55.830 55.98N, 255.070 55.070 55.43, 250.540 54.98N, 25.79, 254.79N 85 56.37E, 255.98N, 255.030 57.412 58.4125.625, 255.625, 255.039 05.52.039, 25 35.033,523, 25 34 57.42N 85 13 00.27E, 25 35 06.23N 85 13 00.55E, 25 35 01.16N 85 13 01.53E

क्षेत्रीय मुख्यालय पूर्वी क्षेत्र, नेताजी सुभाष चन्द्र बोस अंतराष्ट्रीय हवाई अड्डा - 700052 दूरभाष संख्या: 91-33-2511 9 616

Regional headquarter Eastern Region, Netaji Subhash Chandra Bose International Airport - 700052, Tel : 91-33-25119616



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

PATN/EAST/B/120222/729494

Site Elevation in mtrs AMSL as submitted by Applicant*	54 M
Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	136 M

* As provided by applicant / As provided by applicant*

3) This NOC is subject to the following terms and conditions:-

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

- The site elevation and coordinates provided by the applicant have been used to issue the maximum permissible height for the proposed structure. Airports Authority of India neither takes responsibility nor verifies the correctness of the elevation and coordinates of the site provided by the applicant. If at any stage it is found that the actual details are different from the details provided by the applicant, then this No Objection Certificate will be considered invalid and legal action will be taken. Action will be taken under the Aircraft Rules, 1994 (Demolition of Obstructions due to Buildings, Trees etc.) by the Officer-in-Charge of the concerned airfield.
- 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 officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".
- The site coordinates provided by the applicant in the application for No Objection Certificate are marked on street view map and satellite map as shown in Annexure. The applicant/owner shall ensure that the coordinates entered correspond to his site. In case of any discrepancy, the No Objection Certificate will be requested to cancel the No Objection Certificate.
- 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 correspond to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.
- The Airport Manager or his designated representative may visit the site (with prior coordination with the applicant or owner) to ensure compliance with the No Objection Certificate terms and conditions.
- 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.
- The height of the structure (including super structure) shall be calculated by subtracting the height of the ground from the permissible maximum height (AMSL). That is, maximum height of structure = estimated maximum height (-) site height.
- The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL ie Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.
- Issuance of No Objection Certificate is subject to section 9-A of the Indian Aircraft Act, 1934 and the notifications issued thereunder from time to time and the Aircraft (Demolition of Obstructions due to

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Kunal Kumar



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Buildings, Trees etc.) Rules, 1994.

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".

g) No radio/TV antenna, lightning arrester, ladder, pole, water tank or any other object and any kind of attachment equipment shall exceed the permissible maximum height mentioned in para 2.

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएँ का खतरा पैदा नहीं करता है, ही मान्य है।

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

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

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.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

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.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रृंखला 'बी' पार्ट 1. सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

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

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग

क्षेत्रीय मुख्यालय पूर्वी क्षेत्र, नेताजी सुभाष चन्द्र बोस अंतराष्ट्रीय हवाई अड्डा - 700052 दूरभाष संख्या: 91-33-2511 9 616
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नहीं किया जा सकता ।

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 only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Patna विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) हवाई अड्डे और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है ।

m. This NOC ID has been assessed with respect to the Patna Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची-IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

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 GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

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

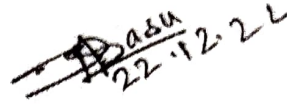
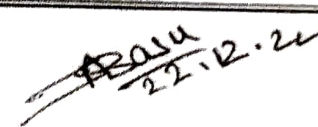
द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

APARNA ARCHITECT & ENGICONS PVT. LTD.

Kamlesh Kumar Singh
Director

क्षेत्र का नाम / Region Name: पूर्व/EAST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	राजेश्वर सिंह लहोरिया/R S Lahaoria महाप्रबंधक (परीक्षण एवं नियंत्रण) / भारतीय विमानपत्तन प्राधिकरण / ने.सू.च.प.अ. हवाई अड्डा/NSCBI Airport कोलकाता/Kolkata 700052
द्वारा तैयार Prepared by	 22.12.22
द्वारा जांचा गया Verified by	 22.12.22

ईमेल आईडी / EMAIL ID : gmatmer@aai.aero

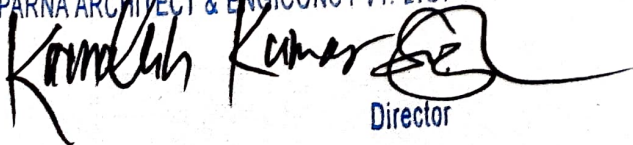
फोन/ Ph: 033-25111293

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

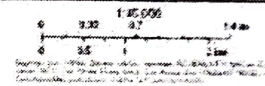
Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Patna	12332.31	95.06
NOCID	PATN/EAST/B/120222/729494	

APARNA ARCHITECT & ENGICONS PVT. LTD.


Director



PATN/EAST/B/120222/729494

~~Page 4 of 4~~

A high-contrast, black and white photograph of a dark, textured surface, possibly a rock or a piece of fabric. The image is dominated by deep blacks and grays, with a bright, irregularly shaped area in the center that appears to be a reflection or a lighter-colored patch. The texture is rough and granular, with many small, light-colored specks and fibers visible against the dark background. The lighting is dramatic, creating strong highlights and deep shadows that emphasize the surface irregularities.

Downloaded at 2/2/22



APARNA ARCHITECT & ENG'CONS PVT. LTD.
Kamlesh Kumar
Director

Director



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY,
BIHAR**

Ref. No. 127/SEIAA/17

Patna-23, dated:- 30/06/17

From,

Prof. R. C. Sinha
Chairman,
SEIAA, Bihar

To,

Shri Kamlesh Kumar Singh,
(Director)
M/s Aparna Architect & Engicons Pvt. Ltd.,
404, 4th Floor, Hi-tech Arcade,
Opposite CDA Building,
Rajendra Path,
District:- Patna (BIHAR)
Pin - 800 005.

Sub: Environmental Clearance for the proponent "Proposed Group Housing Project "The Great Ashoka City" at Thana No.:- 19, Khata No.:- 125, 262, 266, 513, 616, 1397, 537/1396, 608/1474, 556, 495, 528, 568, 608, 195/495, 573, 495, 493, 622, 558, 512, 586, 513, 534/580, 528, 516, 577, 622, 623, 602, 573, 502, 619, 486, 517, 1430, 517, 1262, 1251, 1241, 1395, 537/1396, 1407, 1401, 1402 and Plot No.:- 2644, 2692, 2674, 2645, 2693, 2668, 2654, 2669, 2665, 2655, 2667, 2656, 2666, 2756, 2658, 2664, 2659, 2676, 2662, 2660, 2675, 2687, 2688, 2733, 2661, 2677, 2734, 2754, 2758, 2682, 2757, 2681, 2766, 2684, 2770, 2540, 2769, 2539, 2768, 2536, 2767, 2537, 2670,

APARNA ARCHITECT & ENGICONS PVT. LTD.

Kamlesh Kumar Singh
Director

Chairman
SEIAA, BIHAR



सेवा में,

श्री कमलेश कुमार सिंह,
अपर्णा आर्किटेक्ट एण्ड इंजिनिअर प्रा०लि०,
203, हाई आर्कड, रोजेन्द्र पथ, पटना।

विषय :- प्लॉन केस सं०-P/ Ranipur-PRN-B+G+16/564/2017 की स्वीकृति के संबंध में।

महाशय,

आपके आवेदन संख्या- P/ Ranipur-PRN-B+G+16/564/2017 दिनांक 29.11.2017 के संदर्भ में श्री कमलेश कुमार सिंह, अपर्णा आर्किटेक्ट एण्ड इंजिनिअर प्रा०लि०, 203, हाई आर्कड, रोजेन्द्र पथ, पटना के लिए भवन निर्माण के लिए पटना नगर निगम/ बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित..... विकास योजना / आयोजना प्राधिकार/ आयोजना स्कीम केकैडैस्टल सर्वे प्लॉट सं०-2536, 2537, 2539, 2540, 2644, 2645, 2654, 2655, 2656, 2658, 2659, 2660, 2661, 2662, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2681, 2682, 2683, 2684(P), 2685, 2686, 2687, 2688, 2692, 2693, 2698, 2699, 2733, 2734, 2754, 2755, 2756, 2757, 2758, 2766, 2767(P), 2768, 2769, 2770, मौजा-रानीपुर, थाना सं०-19, थाना- आलमगंज पटना के बाबत निम्नलिखित शर्तों/ निर्वन्धनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है।

- (i) भूमि/ भवन का उपयोग अनन्य रूप से आवासीय सह व्यवसायिक प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोग को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।
- (ii) विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।
- (iii) अनुमोदित योजना में दर्शाया गया 31998.22 वर्ग मीटर का पार्किंग स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।
- (iv) प्रस्तावित निर्माण वाली भूमि 60.96 मीटर चौड़ाई के अनुमोदित पहुँच मार्ग के माध्यम से सुगम्य होगी।
- (v) प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।
- (vi) सड़क को मानक चौड़ाई तक और चौड़ी करने के लिए आवेदक, विभिन्न विकास योजना/ आयोजना प्राधिकारों / या बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित किसी योजना स्कीम के अधीन आच्छादित सुसंगत आयोजना प्राधिकार/ ग्राम पंचायत क्षेत्रों के अधीनस्थ पटना नगर निगमों को 0.00 वर्ग मीटर चौड़ी भूमि की पट्टी मुफ्त उपहार के रूप में देगा।
- (vii) अनुमति (अनुज्ञा) जारी किये जाने की तारीख से तीन वर्षों की अवधि के लिए विधिमान्य होगी।
- (viii) इस उपबन्ध के अधीन दी गयी अनुमति को उस भूखण्ड, जिसके लिए योजना अनुमोदित की गयी हो, के अधिकार, हक, हित की बाबत साक्ष्य नहीं मानी जाएगी।

- (viii) इस उपबन्ध के अधीन दी गयी अनुमति को इस भूखण्ड, जिसके लिए योजना अनुमोदित की गयी हो, के अधिकार, हक, हित की बाबत साक्ष्य नहीं मानी जाएगी।
- (ix) 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 जाएगी।
- (x) भू-स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों / कागजात के सत्यता की जिम्मेवारी 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 विरुद्ध विधि सम्मत कार्रवाई की जायेगी।
- (xi) भवन का निर्माण स्वीकृत नक्शे के अनुरूप ही किये जायें, भविष्य में किसी भी प्रकार के अनियमितता/ विचलन पाये जाने की स्थिति में सम्पूर्ण जबाबदेही आवेदक की होगी एवं विधि सम्मत कार्रवाई के पात्र होंगे।
- (xii) Environmental Protection Act. के तहत बहुमंजिले भवन के निर्माण के दौरान ढक कर निर्माण किया जाना अनिवार्य होगा।
- (xiii) ठोस अपशिष्ट प्रबंधन नियम (Solid Waste Management Rules), 2016 का अनुपालन किया
- (xiv) ग्रीन-एरिया का प्रावधान बिहार भवन उप-विधि, 2014 के कंडिका-32 के अनुरूप निर्माण परिसर में किया जाना अनिवार्य होगा।
- (xv) निर्माण लागत की कुल प्राक्कलित राशि को पाँच बराबर किस्तों में प्रत्येक वर्ष अग्रिम रूप से उपकर(Cess) की राशि बिहार भवन एवं अन्य सन्निर्माण कर्मकार कल्याण बोर्ड में जमा कर दिया जाय।
- (xvi) लेबर सेस की राशि के संबंध में कार्यालय उप श्रमायुक्त पटना प्रमण्डल के ज्ञाप सं0-2080,दिनांक-01.08.2018 में प्रत्येक वार्षिक किस्तों की दर 26,28,838/- (छब्बीस लाख अठ्ठाईस हजार आठ सौ अड़तीस) रुपये निर्धारित की गई है जिसे भुगतान करने की जबाबदेही आवेदक की होगी।
उप श्रमायुक्त के पत्रांक-2080,दिनांक-01.08.2018 में उल्लेखित शर्त एवं नियमों को आवेदक द्वारा पालन नहीं किया जाता है, तो ऐसी स्थिति में भवन उपविधि-2014 के सुसंगत धाराओं के आलोक में कार्रवाई की जायेगी।

विश्वासभाजन,

Signature
25/01/19
उप निदेशक,

शहरी योजना शाखा
पटना नगर निगम, पटना।

NA ARCHITECT & ENGINEERS PVT. LTD.
Kamlesh Kumar
Director

Provisional Fire Clearance

(Above 15 Mtr. Height)

Letter No. 2820**OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA**

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

-B-

To,

Kamlesh Kumar Singh
Managing Director,
Aparna Architect & Engicons Pvt. Ltd.
203, 3rd Floor, Hitech Arcade,
Rajendra Path, Patna-800001Patna Dt. 01/10/2019

Ref. :-

This Office Letter No.-3243, Date - 12.09.2017

Sub. :-

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

Sir,

Please refer to your letter No.- AA/2019-20/123, dt.-25.08.2019 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 11 towers (Tower A : B+G+15, Tower B : B+G+15, Tower C : B+G+16, Tower D1 : B+G+16, Tower D2 : B+G+16, Tower D3 : B+G+16, Tower D4 : B+G+16, Tower D5 : B+G+14, Tower D6 : B+G+14, Tower E : G+15, Community Block : G+4,) (Total B/U area-127830.99 Sqmtr.), Proposed Commercial-cum-Residential Building, shall be constructed on 60 feet wide road belongs to Aparna Architect & Engicons Pvt. Ltd., Plot No.-2644,2692,2674,2645,2693,2668,2654,2669,2665,2655,2667,2656,2666,2756,2658,2664,2659,2676,2662,2660,2675,2733,2661,2677,2734,2678,2754,2679,2758,2682,2757,2681,2766,2684,2770,2540,2769,2539,2768,2536,2767,2537,2670,2538,2671,2686,2672,2683,2673,2680,2698 & 2699, Khata No-125,262,266,513,616,1397,537/1396, 608/1474,556,495,528,568,550,608,195/495,573,495,493,622,558,512,586,513,534/580,528,516,577,622,623,502, 537/1396,1407,1401,1402, Thana No.-19, Mauza-Ranipur, 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.

- 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 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 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 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

Yours faithfully,

(Pankaj Singh)

Cum

State Fire Officer

Patna

2000F

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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- That electric cables must be shield at each floor with intumescent coating.
- That Fire exit drill be carried out regularly at least twice in a year after occupation.
- 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.
- That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- 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.
- 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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8/11/2019
DIG HO & FS

State Fire Officer
Bihar, Patna