

FORM-7**[REGULATION-9]**

Quarterly progress report for quarter ending March/June/sept/December of 01April to 30June 2023

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00759-3/1 28/R-1281/2022	Name of Project/Phase of Registered Project	SATYAMEV HEIGHTS
Name of Promoter	SATYAMEV DEVELOPCON PVT.LTD	Project Address	PLOT NO-712,SURVEY MAUZA-MAINPUR A,THANA NO-24,R.K.PURAM, SAGUNA MORE,DANAPUR, PATNA
Name of Co-promoter			
Project Registration is valid up to	31/12/2025		
Starting date of Project or Phase of the Project	28-02-2022		
Type of Project or Phase of the Project	RESIDENTIAL		
Period of validity of map by the Competent Authority	3.5 YEARS		

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	1 BHK	-		50	1.Booked-03 2.SOLD-NIL
	2 BHK, -	2bhk-2			
	3 BHK	- 2			
	Shop	- 3bhk-1			
	Bungalow - Plot etc.	- 2			
				3BHK-02	
				2BHK-01	

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: Booked/Allotted	03
BLOCK A,B	50	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	NA			
2.	Fire N.O.C.	YES	20/02/2019	09/10/2020	YES
3	Water Supply Permission	NA			
4	NOC from Airport Authority of India	NA			
5	Other Approval(s), if any, required for the Project.	NA			

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No._07/21-22 DANAPUR NAGAR PARISAD_(To beaded for each Building / Wing)

S. No. (1)	SATAMEV HEIGHTS BLOCK A Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basements (if any)	75%
3.	Podiums (if any)	NA
4.	Plinth	0%
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.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, 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 me be required to complete the project as per Specifications in Agreement of Sale. Any other activities.	0%

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be filled for each Building / Wing)

S. No. (1)	SATAMEV HEIGHTS BLOCK B Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	83%
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.	50%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, 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.	0%
	Any other activities.	

**VI. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE
DEVELOPMENT WORKS BLOCK A & B**

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	0%	
2.	Water Supply	YES	20%	PUMPED IS INSTALLED
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO	-	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking	NO	-	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	YES	-	

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			
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.		
	1.	Front Elevation	ATTACHED
	2.	Rear Elevation	ATTACHED
	3.	Side Elevation	ATTACHED
	4.	Photo of each floor	ATTACHED

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			
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			

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	1.	Front Elevation	ATTACHED
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	3.	Side Elevation	ATTACHED
	4.	Photo of each floor	ATTACHED

VIII. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	921020027180318 921020027441891
2.	Estimated Cost of the Project including land cost at the start of the Project	1216 LAKH
3.	Amount received during the Quarter	90,31,647.11/-
4.	Actual Cost Incurred during the Quarter	80,80,847.70/-
5.	Net amount at end of the Quarter	11,14,469.41/-
6.	Total expenditure on Project till date	4,53,88,900.00/-
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	00
2.	Agreement for Sale	02

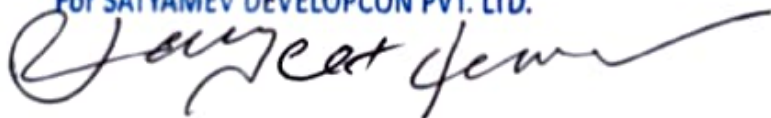
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

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/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.

For SATYAMEV DEVELOPCON PVT. LTD.

A handwritten signature in black ink, appearing to read 'Ranjeet Kumar', written over a horizontal line.

Authorised Signatory

Signature of Promoter

RANJEET KUMAR

Date : 11/07/2023

IV. Construction Progress of the Project : SATYAMEV HEIGHTS AS ON 30.06.23

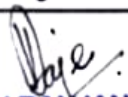
1. BLOCK A

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) 1	75%
3	Podiums(if any)	NA
4	Plinth	0
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	Installation of lifts, Water pumps, FireFighting Fittings, and Equipment as per CFO/NOC, Electrical Fittings, Mechanical Equipment, 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 projects as per specifications in Agreement of Sale.	0
	Any other activities.	0


RAKESH RANJAN RAJE
 DANAPUR REG No.- 08/Arch/2015/NPDN
 C.O.A. REG. No.- CA/86/9665

IV. Construction Progress of the Project : SATYAMEV HEIGHTS AS ON 30.06.23**2. BLOCK B**

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) 1	100
3	Podiums(if any)	NA
4	Plinth	100
5	Stilt Floor	100
6	Slabs of Super Structure	83%
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.	50
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0
11	Installation of lifts, Water pumps, FireFighting Fittings, and Equipment as per CFO/NOC, Electrical Fittings, Mechanical Equipment, 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 projects as per specifications in Agreement of Sale.	0
12	Any other activities.	0


RAKESH RANJAN RAJE
DANAPUR REG No.-08/Arch/2015/NPDN
C.O.A. REG. No.- CA/86/9665



V. Amenities and Common Area and External Infrastructure Development Works as on 30.06.2023

<u>S.No.</u>	<u>Common Areas and Facilities</u>	<u>Proposed(Yes/No)</u>	<u>Percentage of Actual Work Done (As on date of the Certificate)</u>	<u>Details</u>
[1]	[2]	[3]	[4]	[5]
1	Internal Roads & Footpaths	Yes	0	
2	Water Supply	Yes	0	
3	Sewerage (chamber, lines, septic tank, STP)	Yes	0	
4	Storm Water Drains	Yes	0	
5	Landscaping & Tree Planting	Yes	0	
6	Street Lighting	No	NA	
7	Community Buildings	No	NA	
8	Treatment and Disposal of Sewage and Sullage Water	Yes	0	
9	Solid Waste Management & Disposal	Yes	0	
10	Water Conservation, Rain Water Harvesting	Yes	0	
11	Energy Management	Yes	0	
12	Fire Protection and Fire Safety Requirements	Yes	0	
13	Closed / Covered Parking	Yes	0	
14	Open Parking	No	0	
15	Electrical Meter Room, Substation, Receiving Station	Yes	0	
16	Others(Option to Add more)			


RAKESH RANJAN RAJE
DANAPUR REG No.- 06/Arch/2015/NPDN
C.O.A. REG. No.- CA/86/9665

Letter No. ...1594...../

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

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Ranjeet Kumar,
Satyamev Developcon Pvt.Ltd,
UFO Mall, 5th Floor,
Anishabad Chauraha, Patna.

Patna Dt. 09/10/2020

Sub :-

The views regarding proposed Residential building of above 15 mtr. In height to be constructed at Mauza-Mainpura, Dist-Patna.

Sir,

Please refer to your letter no.- 01/20, dt.-20.02.2019 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+6) (Total B/U area-5023.45 Sqmtr.), Fully Residential building, shall be constructed on 55 feet wide road belongs to Satyamev Developcon Pvt. Ltd. Director- Ranjeet Kumar, S/o-Sri Sharda Sharma, Plot no-712, Khata no-27, Tauzi no-5124, Thana no-24, 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 :-**

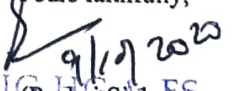
- a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m².
- b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the 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 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,

DIGITALS
(Pankaj Sinha)
Cum
State Fire Officer
Bihar, 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 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 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.

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 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 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 in tumescent 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 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).
- 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.

29/11/2020
DIG HG & FS
Cum
State Fire Officer
Bihar, Patna

फारम-VIII - क
कार्यालय नगर परिषद दानापुर निजामत
भवन की योजना के अनुमोदन
उपविधि संख्या- 8(4)

आप के आवेदन संख्या- 94 तिथि- 31.07.2019 के संदर्भ में

मेसर्स सत्यमेव डेवलपकॉन प्रा० लि०, डाइरेक्टर-श्री रंजीत कुमार, पिता-श्री शारदा शर्मा, पता-यू०एफ०ओ० मॉल, पाचवा तल्ला, अनिसाबाद चौराहा, अनिसाबाद, पटना।

- (क) आवासीय भवन के निर्माण
- (ख) व्यवसायिक भवन के निर्माण
- (ग) भवन के पुनःनिर्माण
- (घ) विद्यमान भवन में परिवर्तन या परिवर्धन
- (ङ) भवन के उपयोग में परिवर्तन

हेतु दानापुर नगर परिषद/नगर निगम/नगर परिषद/नगर पंचायत/महानगर क्षेत्र/बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधिन स्कीम के ..94. प्लॉट नं०- 712, खाता नं०- 27, तौजी नं०-5124, थाना नं०- 24, मौजा- मैनपुरा, पता-थाना- दानापुर, जिला- पटना के बाबत निम्नलिखित शर्तों/निर्वधनों के अध्याधीन एतद् द्वारा भवन योजना जिसका प्लान केस नं०-...07...../21-22 है, जिसका निर्माण क्षेत्रफल Block A=2557.86 m2 & Block B= 2465.59 m2 Total B/u Area (A+B) 5023.45 m2 एवं B+G+6 की स्वीकृति दी जाती है:-

- (क) भूमि/भवन का उपयोग अनन्य रूप से आवासीय प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।
- (ख) विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।
- (ग) अनुमोदित योजना में दर्शाया गया 1259.65 वर्ग मीटर का पार्किंग का स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।
- (घ) प्रस्तावित निर्माण वाली भूमि औसत 16.77 मी० चौड़ाई के अनुमोदित पहुंच मार्ग के माध्यम से सुगम्य होगी।
- (ङ) प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।
- (च) सड़क को मानक चौड़ाई तक और चौड़ी करने के लिए आवेदक, विभिन्न विकास योजना/आयोजन प्राधिकारों/ या बिहार शहरी आयोजन तथा विकास अधिनियम, 2012 के अधीन अधिसूचित किसी योजना स्कीम के अधीन आच्छादित सुसंगत आयोजना प्राधिकार क्षेत्रों के अधिनस्थ नगर परिषद दानापुर आयोजना क्षेत्र में 443.03 वर्ग मीटर चौड़ी भूमि की पट्टी उक्त उपहार के रूप में देगा।
- (छ) अनुमति (अनुज्ञा) जारी किए जाने की तारीख से तीन वर्षों की अवधि के लिए विधिमान्य होगी।
- (ज) इस उपबंध के अधीन दी गई अनुमति को उस भूखंड, जिसके लिए योजना अनुमोदित की गई हो, के अधिकार, हक, हित बाबत साक्ष्य नहीं मानी जाएगी।

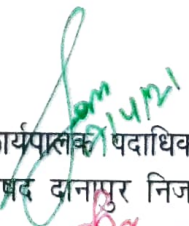
- (झ) योजना के अनुमोदन के पश्चात् भू-अभिलेख के कारण या अधिकार/हक/हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जायेगी।
- (ञ) बिहार भू-सम्पदा (विनियमन और विकास) नियमावली (RERA), 2017 की शर्तों के अधीन राज्य में गठित भू-सम्पदा विनियमन प्राधिकरण से इस परियोजना का निबंधन कराना अनिवार्य होगा।
- (ट) भू-स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों / कागजात के सत्यापन 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।
- (ठ) भवन का निर्माण स्वीकृत नक्शे के अनुरूप ही किये जायें, भविष्य में किसी भी प्रकार के अनियमितता / विचलन पाये जाने की स्थिति में सम्पूर्ण जवाबदेही आवेदक की होगी एवं विधि सम्मत कार्रवाई के पात्र होंगे।
- (ड) Environmental Protection Act. के तहत बहुमंजिले भवन के निर्माण के दौरान ढक कर निर्माण किया जाना अनिवार्य होगा।
- (ढ) ठोस अपशिष्ट प्रबंधन नियम (Solid Waste Management Rules), 2016 का अनुपालन किया जाय।
- (ण) अफोर्डेबल हाउसिंग एण्ड स्लम रिहैबिलिटेशन एवं रिडेवलपमेंट हाउसिंग पॉलिसी, 2017 के अन्तर्गत शेल्टर फण्ड की राशि जमा करने के उपरान्त ही भवन का निर्माण करना होगा।
- (त) रैन वाटर हार्वेस्टिंग सिस्टम का अनिवार्यरूप से भवन में अनुपालन करना होगा।
- (थ) बिहार भवन उपविधि 2014 के कण्डिका 38 (8) के आलोक में प्रभावित भू-भाग जबतक प्राधिकार को अभ्यार्पित नहीं कर दी जाती है तबतक अधिभोग प्रमाण-पत्र निर्गत नहीं की जायेगी।
- (द) अन्य शर्त

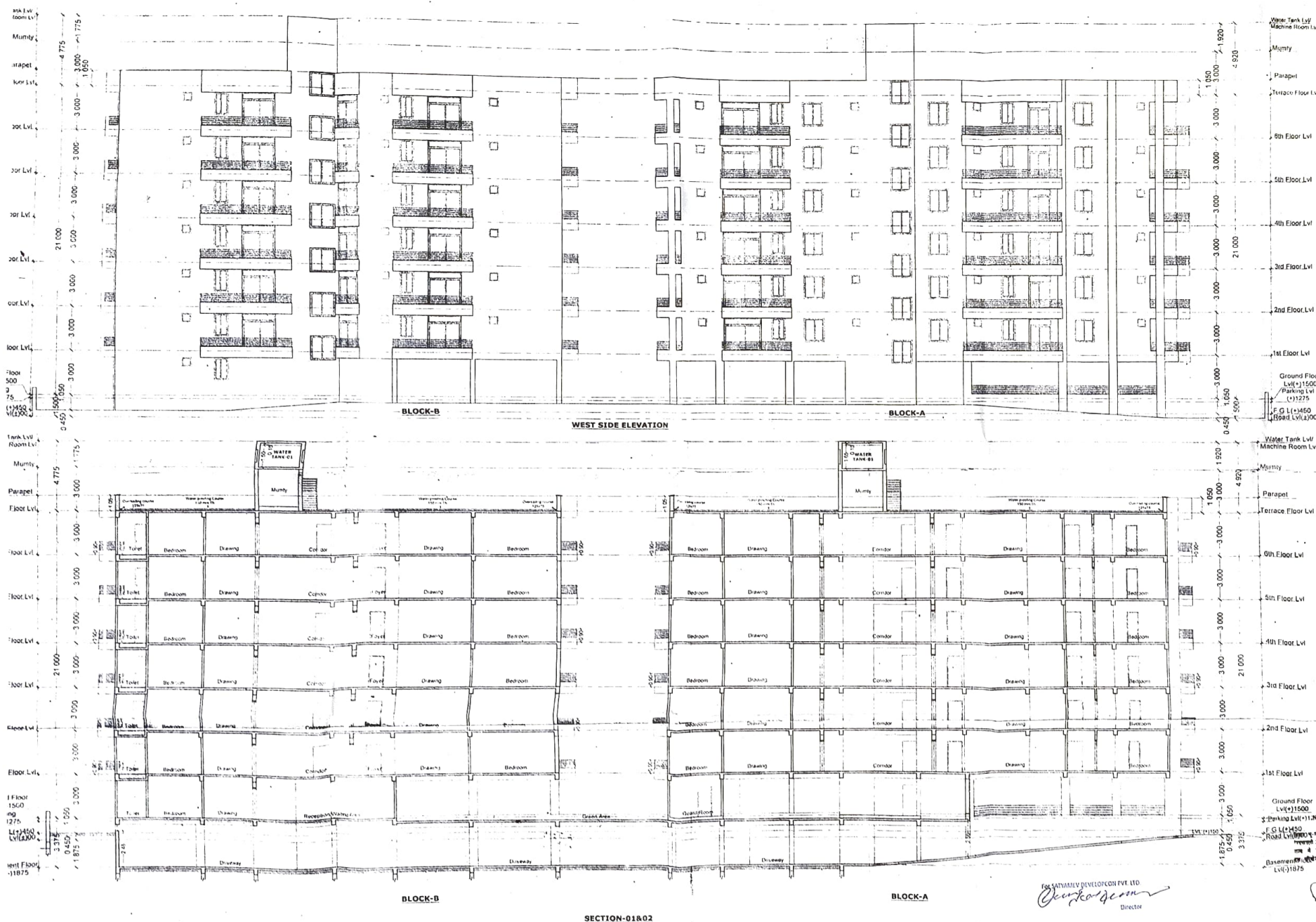
बिहार नगर पालिका अधिनियम 2007 एवं बिहार भवन उपविधि 2014 के संगत प्रावधानों का अक्षरसः अनुपालन करते हुये भवन निर्माण किया जायेगा।


नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत

ज्ञापांक:- 07 दिनांक: 17/04/2021

प्रतिलिपि:- मेसर्स सत्यमेव जयते प्रा0 लि0, डाइरेक्टर-श्री रंजीत कुमार, पिता-श्री शारदा शर्मा, पता-यू0एफ0ओ0 मॉल, पाचवा तल्ला, अनिसाबाद चौराहा, अनिसाबाद, पटना को सूचनार्थ प्रेषित।


नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत



* FOR RESIDENTIAL BUILDING HEIGHT MORE THAN 18M AND UPTO 21 M

This is to certify that this plan has been prepared after site inspection and strictly as per the guidelines of Bihar building Bye-Laws 2014.

RAKESH KRANJAN RAJE
DANAPUR REG No. - 08/Arc/2015/DPH
C.O.A. REG No. - CA/8019665

DETAIL OF BUILDING
SATYAMEV HEIGHTS
RESIDENTIAL APARTMENT OF 21M IN HT.

NAME OF DEVELOPER ADDRESS
SATYAMEV DEVELOPCON PVT.LTD
DIRECTOR - RANJEET KUMAR
S/O- SRI SHARDA SHARMA
REGISTERED OFFICE-UFO MALL 5TH FLOOR,
ANISHABAD CHOURAHA, ANISHABAD

PLOT DETAIL
PROPOSED RESIDENTIAL BUILDING A
SURVEY PLOT NO - 712
KHATA NO. - 27
TAUZI NO. - 5124
MAUZA - MAINPURA
MOHALLA - R.K.PURAM
PARGANA - PHULWARI
THANA NO. - 27
THANA - DANAPUR
DIST. - PATNA

BOUNDARY

NORTH - 116.66 M NALA
EAST - PLOT NO.-713
WEST - PLOT NO.-711
SOUTH - MAIN ROAD

SHEET DETAIL
(1) WEST SIDE ELEVATION (BLOCK-A&B)
(2) SECTION-01&02 (BLOCK-A&B)

<u>SHEET NO.</u>	<u>NORTH</u>	<u>SCALE</u>
04 / 04		1 : 10

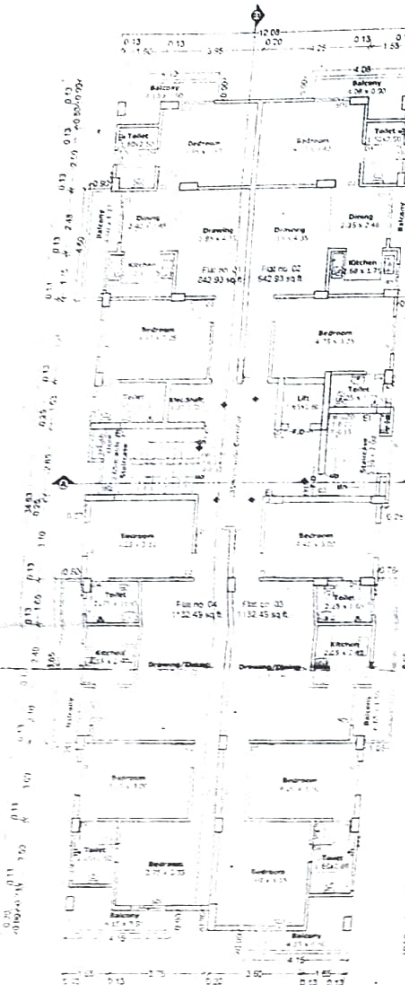
SATYAMEV DEVELOPCON PVT. LTD.
Signature
Director
SATYAMEV DEVELOPCON PVT. LTD.
Signature
DIRECTOR
SIGNATURE OF DEVELOPER

Brinjesh Kumar
Structural Engineer
Licence No. 117/B
NAGAR PARISHAD
DANAPUR.

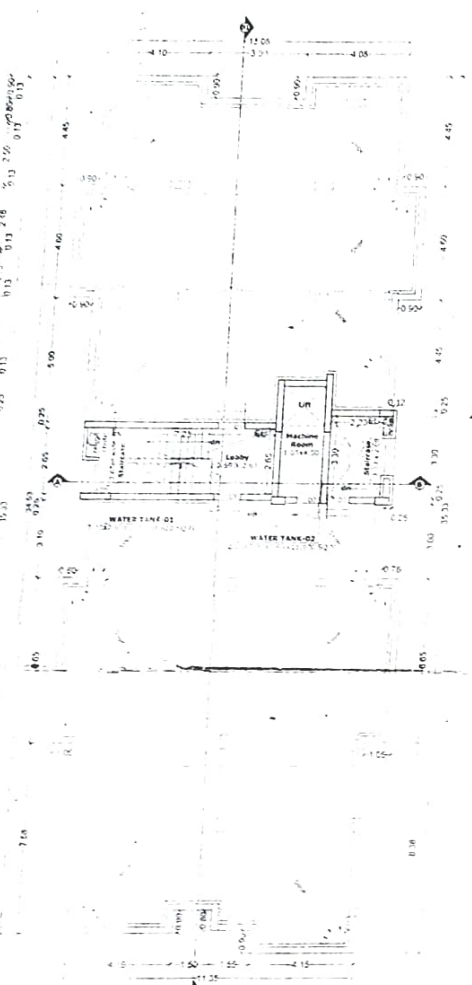
SIGNATURE OF STRUCTURAL ENGINEER

RAKESH KANJAN RAJE
 DAMAPUR REG No - 0644202151000
 C.O.A. REG No - CA/88/9885
 SIGNATURE OF ARCHITECT

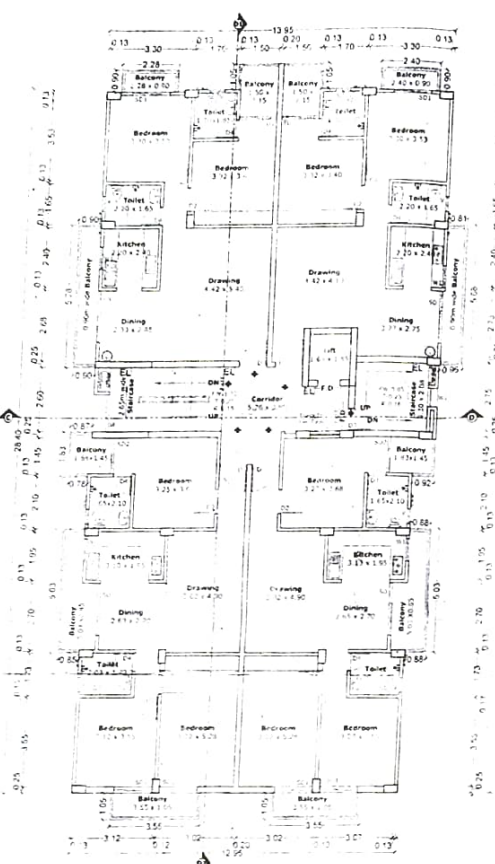
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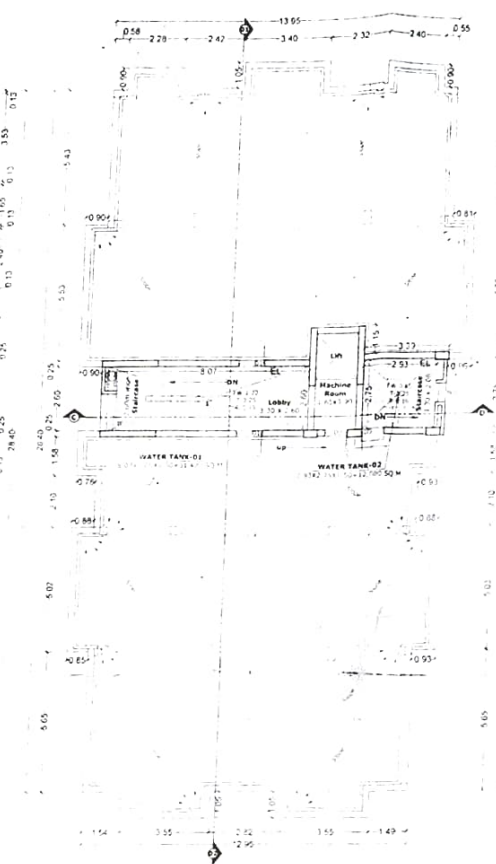
TYPICAL 1ST-6TH FLOOR PLAN
BLOCK-A



TERRACE FLOOR PLAN
BLOCK-A



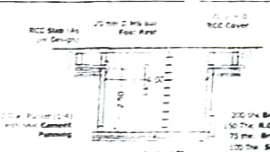
TYPICAL 1ST-6TH FLOOR PLAN
BLOCK-B



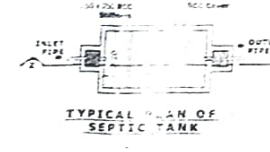
TERRACE FLOOR PLAN
BLOCK-B

OPENING SCHEDULE

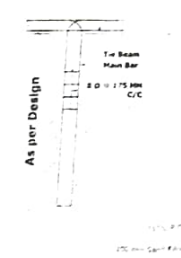
NO.	DESCRIPTION	SIZE	LOCATION
1	DOOR	2.10 x 2.10	Bedroom
2	DOOR	2.10 x 2.10	Bedroom
3	DOOR	2.10 x 2.10	Bedroom
4	DOOR	2.10 x 2.10	Bedroom
5	DOOR	2.10 x 2.10	Bedroom
6	DOOR	2.10 x 2.10	Bedroom
7	DOOR	2.10 x 2.10	Bedroom
8	DOOR	2.10 x 2.10	Bedroom
9	DOOR	2.10 x 2.10	Bedroom
10	DOOR	2.10 x 2.10	Bedroom



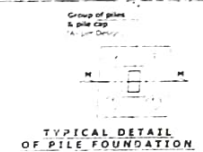
TYPICAL SECTION ZZ'



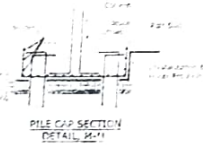
TYPICAL PLAN OF
SEPTIC TANK



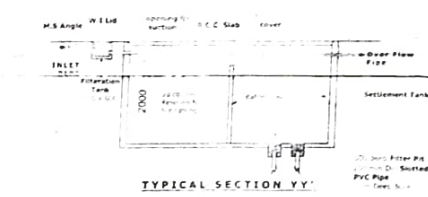
As per Design



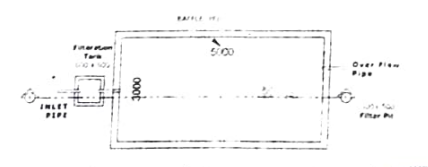
TYPICAL DETAIL
OF PILE FOUNDATION



PILE CAP SECTION
DETAILS



TYPICAL SECTION YY'



TYPICAL PLAN OF RAINWATER
HARVESTING TANK

* FOR RESIDENTIAL BUILDING HEIGHT MORE THAN 18M AND UP TO 21M

This is to certify that this plan has been prepared after site inspection and as per the guidelines of Bihar Building Bye-Laws 2014.

RAKESH RANJAN RAJE
DIPLOMA REG NO. 06/04/2015/SHARDA
C.O.A REG NO. - CA/19/9565

DETAIL OF BUILDING
SATYAMEV VEIK HTS
RESIDENTIAL APARTMENT OF 21M IN

NAME OF DEVELOPER & ADDRESS
SATYAMEV DEVELOPCON PVT LTD
DIRECTOR - RAJESH KUMAR
REGISTERED OFFICE - JFO HALL 5TH FLOOR
ANISHABAD CHH JHARNA, ANISHABAD

PLOT DETAIL
PROPOSED RESIDENTIAL BUILDING /
SURVEY PLOT NO - 712
KHATA NO - 27
TAUZI NO - 53
MAUZA - MAINPURA
MOHALLA - P.K. JHARNA
PARGANA - PHUWARI
THANA - DINAUR
DIST - PATNA

BOUNDARY
NORTH - 116.61 M² JALA
EAST - PLOT NO - 712
WEST - PLOT NO - 711
SOUTH - MAIN ROAD

SHEET DETAIL
(1) TYPICAL FLOOR PLAN (BLOCK A+B)
(2) TERRACE FLOOR PLAN (BLOCK A+B)
(3) SEPTIC TANK DETAIL
(4) WATER HARVESTING TANK DETAIL
(5) PILE FOUNDATION

SHEET NO. NORTH SC
03 / 04 1:1

SATYAMEV DEVELOPCON PVT LTD
DIRECTOR

SIGNATURE OF DEVELOPER

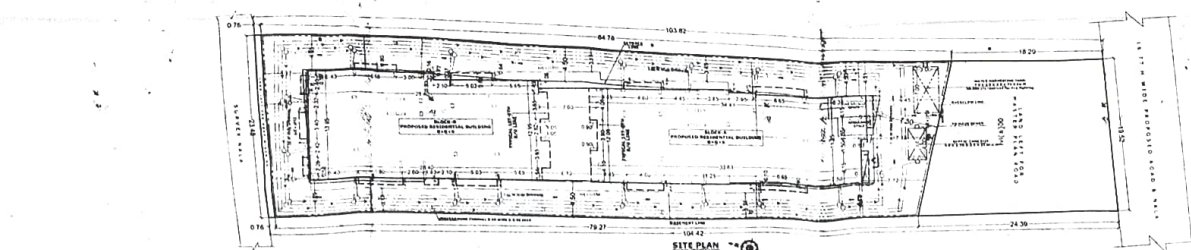
BRIGADIER
Brajesh Kumar
Licence No. 11
CHH JHARNA
CHH JHARNA

SIGNATURE OF STRUCTURAL ENGINEER

RAKESH RANJAN RAJE
DIPLOMA REG NO. 06/04/2015/SHARDA
C.O.A REG NO. - CA/19/9565

SIGNATURE OF ARCHITECT

Building Plan No. 07/21-2
14/03/2014
A.E.
Nagar Prashad Choudhary Nizamat
For SATYAMEV DEVELOPCON PVT LTD
Director
Nagar Prashad Choudhary Nizamat



J. E.
Hogar Publishing Co. Sport Nizamal

A.R CALCULATION

ROOM	B/U AREA	BLOCK A	BLOCK B
1ST FLOOR	178.56 M ²	431.12 M ²	
2ND FLOOR	178.56 M ²	431.12 M ²	
3RD FLOOR	178.56 M ²	431.12 M ²	
4TH FLOOR	178.56 M ²	431.12 M ²	
5TH FLOOR	178.56 M ²	431.12 M ²	
6TH FLOOR	178.56 M ²	431.12 M ²	
7TH FLOOR	178.56 M ²	431.12 M ²	
8TH FLOOR	178.56 M ²	431.12 M ²	
9TH FLOOR	178.56 M ²	431.12 M ²	
10TH FLOOR	178.56 M ²	431.12 M ²	
11TH FLOOR	178.56 M ²	431.12 M ²	
12TH FLOOR	178.56 M ²	431.12 M ²	
13TH FLOOR	178.56 M ²	431.12 M ²	
14TH FLOOR	178.56 M ²	431.12 M ²	
15TH FLOOR	178.56 M ²	431.12 M ²	
16TH FLOOR	178.56 M ²	431.12 M ²	
17TH FLOOR	178.56 M ²	431.12 M ²	
18TH FLOOR	178.56 M ²	431.12 M ²	
19TH FLOOR	178.56 M ²	431.12 M ²	
20TH FLOOR	178.56 M ²	431.12 M ²	
21TH FLOOR	178.56 M ²	431.12 M ²	
22TH FLOOR	178.56 M ²	431.12 M ²	
23TH FLOOR	178.56 M ²	431.12 M ²	
24TH FLOOR	178.56 M ²	431.12 M ²	
25TH FLOOR	178.56 M ²	431.12 M ²	
26TH FLOOR	178.56 M ²	431.12 M ²	
27TH FLOOR	178.56 M ²	431.12 M ²	
28TH FLOOR	178.56 M ²	431.12 M ²	
29TH FLOOR	178.56 M ²	431.12 M ²	
30TH FLOOR	178.56 M ²	431.12 M ²	
31TH FLOOR	178.56 M ²	431.12 M ²	
32TH FLOOR	178.56 M ²	431.12 M ²	
33TH FLOOR	178.56 M ²	431.12 M ²	
34TH FLOOR	178.56 M ²	431.12 M ²	
35TH FLOOR	178.56 M ²	431.12 M ²	
36TH FLOOR	178.56 M ²	431.12 M ²	
37TH FLOOR	178.56 M ²	431.12 M ²	
38TH FLOOR	178.56 M ²	431.12 M ²	
39TH FLOOR	178.56 M ²	431.12 M ²	
40TH FLOOR	178.56 M ²	431.12 M ²	
41TH FLOOR	178.56 M ²	431.12 M ²	
42TH FLOOR	178.56 M ²	431.12 M ²	
43TH FLOOR	178.56 M ²	431.12 M ²	
44TH FLOOR	178.56 M ²	431.12 M ²	
45TH FLOOR	178.56 M ²	431.12 M ²	
46TH FLOOR	178.56 M ²	431.12 M ²	
47TH FLOOR	178.56 M ²	431.12 M ²	
48TH FLOOR	178.56 M ²	431.12 M ²	
49TH FLOOR	178.56 M ²	431.12 M ²	
50TH FLOOR	178.56 M ²	431.12 M ²	
51TH FLOOR	178.56 M ²	431.12 M ²	
52TH FLOOR	178.56 M ²	431.12 M ²	
53TH FLOOR	178.56 M ²	431.12 M ²	
54TH FLOOR	178.56 M ²	431.12 M ²	
55TH FLOOR	178.56 M ²	431.12 M ²	
56TH FLOOR	178.56 M ²	431.12 M ²	
57TH FLOOR	178.56 M ²	431.12 M ²	
58TH FLOOR	178.56 M ²	431.12 M ²	
59TH FLOOR	178.56 M ²	431.12 M ²	
60TH FLOOR	178.56 M ²	431.12 M ²	
61TH FLOOR	178.56 M ²	431.12 M ²	
62TH FLOOR	178.56 M ²	431.12 M ²	
63TH FLOOR	178.56 M ²	431.12 M ²	
64TH FLOOR	178.56 M ²	431.12 M ²	
65TH FLOOR	178.56 M ²	431.12 M ²	
66TH FLOOR	178.56 M ²	431.12 M ²	
67TH FLOOR	178.56 M ²	431.12 M ²	
68TH FLOOR	178.56 M ²	431.12 M ²	
69TH FLOOR	178.56 M ²	431.12 M ²	
70TH FLOOR	178.56 M ²	431.12 M ²	
71TH FLOOR	178.56 M ²	431.12 M ²	
72TH FLOOR	178.56 M ²	431.12 M ²	
73TH FLOOR	178.56 M ²	431.12 M ²	
74TH FLOOR	178.56 M ²	431.12 M ²	
75TH FLOOR	178.56 M ²	431.12 M ²	
76TH FLOOR	178.56 M ²	431.12 M ²	
77TH FLOOR	178.56 M ²	431.12 M ²	
78TH FLOOR	178.56 M ²	431.12 M ²	
79TH FLOOR	178.56 M ²	431.12 M ²	
80TH FLOOR	178.56 M ²	431.12 M ²	
81TH FLOOR	178.56 M ²	431.12 M ²	
82TH FLOOR	178.56 M ²	431.12 M ²	
83TH FLOOR	178.56 M ²	431.12 M ²	
84TH FLOOR	178.56 M ²	431.12 M ²	
85TH FLOOR	178.56 M ²	431.12 M ²	
86TH FLOOR	178.56 M ²	431.12 M ²	
87TH FLOOR	178.56 M ²	431.12 M ²	
88TH FLOOR	178.56 M ²	431.12 M ²	
89TH FLOOR	178.56 M ²	431.12 M ²	
90TH FLOOR	178.56 M ²	431.12 M ²	
91TH FLOOR	178.56 M ²	431.12 M ²	
92TH FLOOR	178.56 M ²	431.12 M ²	
93TH FLOOR	178.56 M ²	431.12 M ²	
94TH FLOOR	178.56 M ²	431.12 M ²	
95TH FLOOR	178.56 M ²	431.12 M ²	
96TH FLOOR	178.56 M ²	431.12 M ²	
97TH FLOOR	178.56 M ²	431.12 M ²	
98TH FLOOR	178.56 M ²	431.12 M ²	
99TH FLOOR	178.56 M ²	431.12 M ²	
100TH FLOOR	178.56 M ²	431.12 M ²	

TBACK DETAILS

RESIDENTIAL BUILDING UPTO 11 M IN HT.

RE BY LAWS

HT OF THE BUILDING MORE THAN 11M AND 10M

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WATER TANK CALCULATION

ACCORDING TO H.B.C WATER REQUIREMENT FOR DIFFERENT OCCUPANCIES

TYPE OF OCCUPANCY WATER REQUIREMENT

RESIDENTIAL 135 LTRS/HEAD/DAY

TOTAL NO. OF PERSONS OCCUPYING FLATS = 120 PERSONS

TOTAL WATER REQUIREMENT = 120 X 135 = 16200 LTRS

TOTAL WATER REQUIREMENT (RESIDENTIAL) = 12,550 LTRS.

FOR FIRE FIGHTING WATER TANK = 25,000 LTRS. (REQUIRED)

TOTAL WATER REQUIRED = 42,550 LTRS

PROVIDED WATER TANK OF SIZE = (8.07 X 2.60 X 5.0) (2.33 X 2.33 X 5.0)

= 31,470 + 12,880 = 44,350 LTRS

BLOCK-B

TOTAL NO. OF PERSONS OCCUPYING FLATS = 120 PERSONS

TOTAL WATER REQUIREMENT = 120 X 135 = 16200 LTRS

TOTAL WATER REQUIREMENT (RESIDENTIAL) = 16,200 LTRS.

FOR FIRE FIGHTING WATER TANK = 25,000 LTRS. (REQUIRED)

TOTAL WATER REQUIRED = 41,200 LTRS

PROVIDED WATER TANK OF SIZE = (7.23 X 2.60 X 5.0) (2.33 X 2.33 X 5.0)

= 23,610 + 11,970 = 35,580 LTRS

RAINWATER HARVESTING

SUMP CALCULATION

MAXIMUM TERRACE AREA (BLOCK-A+B) = 845.88 SQ.M

RAIN WATER HARVESTING SUMP REQUIRE = 6 CU. M FOR EVERY 100 SQM. ROOF AREA

SO, TOTAL REQ. CAPACITY OF TANK = 845.88 X 0.06

= 50.75 CU. M

PROVIDED RAINWATER SETTLEMENT TANK SIZE

= 7.0 X 3.0 X 3.5 = 73.5 CU. M

A TRENCH VOLUME (0.60m deep & 0.50 m wide) = 55.52 cu. m

TOTAL SUMP VOLUME = 129.02 CU. M

(50 CU. M RESERVED FOR FIRE FIGHTING)

EMERGENCY EVACUATION

ASSEMBLY AREA CALCULATION

ASSUMING OCCUPANCY 80 % FOR

RESIDENTIAL = 80 % OF 250 = 200

AREA REQUIRED FOR 1 PERSON TO STAND

= 4 Sq. Ft OR 0.3 Sq. M

AREA REQUIRED FOR 200 PERSON TO STAND

= 60 Sq. M

PROVIDED EMERGENCY EVACUATION

ASSEMBLY AREA = 37.96 Sq. M

PROVIDED EMERGENCY EVACUATION

ASSEMBLY AREA = 23.07 Sq. M

TOTAL PROVIDED EMERGENCY

EVACUATION ASSEMBLY AREA

= 63.03 Sq. M

FIRE FIGHTING LEGEND-

Symbol Description

CO2 / DCP Fire Extinguisher

Hose Reel

35 mm dia 21 m length with 6.5 mm nozzle

25 mm dia 45 m length with 6.5 mm nozzle

Sprinkler

Automatic Smoke detector Alarm

Down corner Pipe

Fire Alarm Bell

Fire Resistant Door

Fire Escape Route

Semac connection for Fire Brigade

Emergency Light

Fire Exit

50,000 LITRES RESERVED IN

UNDER GR WATER TANK

25,000 LITRES FOR RESIDENTIAL

RESERVED IN OVERHEAD WATER TANK

LOCATION MAP

NOT TO SCALE

KEY PLAN

SCALE 1:100

SCALE 1:100

EN AREA CALCULATION

RESIDENTIAL B/U AREA = 0.251 5022.45 = 1255.86 SQ. M

EQUIPPED PARKING AREA = 1 55.86 SQ. M

OVERHEAD PARKING AREA ON BAS. MENT FLOOR = 867.10 SQ. M

OVERHEAD PARKING AREA ON 1ST AND 2ND FLOOR = 392.35 SQ. M

PARKING AREA = 1259.55 SQ. M

RED GREEN AREA = 10% OF NET PLOT AREA