Final

FORM -7

[REGULATION-9]

Quarterly Progress Report for quarter ending March/**June**/Sept/December of **2023** (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP64337-1/85/R-1161/2021**	Name of Project/Phase of Registered Project	**NUTAN KOHINOOR PLAZA / 1**
Name of Promoter	**Nutan Surya Construction**	Project Address	**Beur More Road (Khesra/Plot No.-331, Khata No.-213, Thana No.-17, Mauza-Chitkohra**
Name of Co-promoter			
Project Registration is valid up to	**02.06.2024**		
Starting date of Project or Phase of the Project	**08/07/2021**		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	**Commercial**	
Period of validity of map by the Competent Authority	3 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 – 1
1	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. 4 BHK - 5. Shop/Office space/unit - 5.Bungalow - 6. Plot etc. -	2	-	165- shops/Office spaces	1. Booked/Allotted - 2 shops 2. Sold -0

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -	0
1	202	2. Sold -	0

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
1.	NOC for Environment	-	-	-	-
2.	Fire N.O.C.	-	-	-	Attached
3.	Water Supply Permission	-	-	-	-

4.	NOC from Airport Authority of India	-	-	-	Attached
5.	Other Approval(s), if any required for the Project.	-	-	-	-

V. Construction Progress of the Project		
1. Plan Case Number_____(To beaded for each Building / Wing)		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100 %
2.	Basements (if any)	100 %
3.	Podiums (if any)	N/A
4.	Plinth	100 %
5.	Stilt Floor	100 %
6.	Slabs of Super Structure	70 %
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.	15 %
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 my be required to complete project as per specifications in Agreement ofSale. Any other activities.	0%

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	0 %	
2.	Water Supply	Yes	100 %	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0 %	
4.	Storm Water Drains	N/A	N/A	
5.	Landscaping & Tree Planting	Yes	0 %	
6.	Street Lighting	Yes	0 %	
7.	Community Buildings	N/A	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	N/A	N/A	
9.	Solid Waste Management & Disposal	N/A	N/A	
10.	Water Conservation / Rain Water Harvesting	Yes	50 %	
11.	Energy Management	N/A	N/A	
12.	Fire Protection and Fire Safety Requirements	Yes	0 %	
13.	Closed Parking	Yes	100%	

14.	Open Parking	Yes	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0 %	
16.	Others (Option to Add More)	No	N/A	

VI A. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		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	100 %	
3.	Sewerage Chamber Septic Tank	Yes	0 %	
4.	Drains	Yes	0%	
5.	Parks, Landscaping & Tree Planting	Yes	0 %	
6.	Street Lighting	Yes	0 %	
7.	Disposal of Sewage and Sullage Water	N/A	0%	
8.	Solid Waste Management & Disposal	N/A	N/A	
9.	Energy Management	N/A	N/A	

VII. GEO TAGGED AND DATE PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE PROJECT			
S. No. (A)	Particulars		
1.	Front Elevation	-	Attached
2.	Rear Elevation	-	Attached
3.	Side Elevation	-	Attached
(B)	Photograph of each floor	-	

VIII.	Financial Progress of the Project	
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	**238105000754**
2.	Estimated Cost of the Project including land cost at the start of the Quarter	4,91,56,288/-
3.	Amount received during the Quarter	2,67,857/- (Plus GST)
4.	Actual Cost Incurred during the Quarter	1,57,02,351/-
5.	Net amount at end of the Quarter	1,57,02,351/-
6.	Total expenditure on Project **till date**	6,48,58,639/-
7.	Cumulative fund collected till the end of Quarter in question	16,96,429/- (Plus GST)
8.	Cumulative expenditure done till the end of Quarter in question	6,48,58,639/-

IX . DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	NO
1.	Case No.	NO
2.	Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	NO
1.	Sale Deed	NO
2.	Agreement for Sale	NO

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

Undertaking:

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

Signature of Promoter

Nutan Surya Construction Patna

Name : Tarun Kumar
Dated : 13.07.2023

Surya Devi

1177

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

Letter No ·····1173·····

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

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From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Satyendra Pd. Singh,
Empanelment no-ER/17/2016,
Nala road, R.K. lane,
Patna.

Patna Dt. 08/04/2019.

Sub :- The views regarding proposed Commercial building of above 15 mtr. In height to be constructed at Mauza- Chitkohra, Dist- Patna.

Sir,

Please refer to your letter no.00 dt.-14.02.2019 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+LG+UG+G+8, Total B/U area- 12246.97 Sqmtr.), Commercial building, shall be constructed on 120 feet wide road belongs to M/S Nutan Surya Construction, Syed Nooruddin Ashraf, S/O-S.Azizuddin Ashraf, Plot No-331 Khata No-213 Tauzi No-5243, Thana No- 17, Mauza- Chitkohra, 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 ' 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.

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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,

DIG HG & FS
(Pankaj Sinha)
I.P.S.
State Fire Officer
Bihar, Patna

Surya Construction Patna

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Shiva Construction

DIG HG & FS
Cum
State Fire Officer
Bihar, Patna

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(162/19)

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Tarun Kumar

Hari Lal Lane West Boring Canel Road Near Boring Road Chauraha, Patna (Bihar), Pin 800001

Date: 27-02-2019

Valid Upto: 26-02-2027

No Objection Certificate for Height Clearance

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 for Safe and Regular Aircraft Operations.

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

NOC ID :	**PATN/EAST/B/021319/370518**
Applicant Name*	**Bimal Kumar Srivastava**
Site Address*	**S.Plot No - 331, Khata No - 213, Thana No - 17, Tauzi - 5243, Thana - Beur, Mauza - Chitkohra , Dist - Patna,Mauza Chitkohra Patna,Patna,Bihar**
Site Coordinates*	**85 05 53.36-25 34 41.74, 85 05 53.48-25 34 41.06, 85 05 53.95-25 34 40.96, 85 05 53.97-25 34 40.01, 85 05 54.91-25 34 40.64, 85 05 55.94-25 34 41.34, 85 05 56.12-25 34 39.97**
Site Elevation in mtrs AMSL as submitted by Applicant*	**51.54 M**
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	**91.54M**

*As provided by applicant

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

a. 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 office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site.In case of any discrepancy,Designated Officer shall be requested for cancellation of the NOC.

c. 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.

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

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.

Tarun Kumar

Nihan Surya Construction Patna

f. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 91.54M (AMSL), as indicated in para 2.

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

h. The certificate is valid for a period of 8 years from the date of its issue.One time revalidation without assessment may be allowed, provided construction work has commenced,subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.

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

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.

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

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

m. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction. Applicants also need to seek clearance from state Govt. as applicable, for sites which lies in the jurisdiction of unlicensed aerodrome as outlined in Rule 13 of GSR751 (E)

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

o. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

महा प्रबंधक (वायानी) पू.क्षे.
General Manager(ATM)ER
भा.वि.प्रा./A.A.I.
ने.सु.च.बो.अ. हवाई अड्डा/N.S.C.B.I. Airport
कोलकाता/Kolkata 700052

Chairman NOC Committee

Region Name: EAST

Address: General Manager Airports Authority of India, Regional Headquarter, Eastern Region, N.S.C.B.I Airport, Kolkata-700052

Email ID: gmatmer@aai.aero

Contact No: 033-25111293

Name / Designation / Sign with Date	
Prepared By :	27.02.19
Verified By :	27.02.19

Nutan Surya Construction Patna

Distance From Nearest Airport And Bearing

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
Chhapra	40297.95	125.17
Patna	1798.54	158.75
NOCID	PATN/EAST/B/021319/370518	

Street view



February 13, 2019

1:3,600

Street view

Satellite View



February 13, 2019

1:3,600

Satellite View

Surya Construction Patna