



HARI NAGAR

GROUP HOUSING

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending JUNE 2023

Project Registration Number	BRERAP00070-2/248/R-440/2019
Name of the project	HARI NAGAR GROUP HOUSING
Address of the project	NH-139, NEAR AIIMS, BHUSAULA DANAPUR, PATNA
Name of Promoter	BALPRADA BUILT PVT. LTD.
Name of Co-promoter	NILL
Project Registration is valid up to	02/03/2024
Starting date of Project or Phase of the Project	01/06/2018
Type of Project or Phase of the Project	RESIDENTIAL
Period of validity of map by the Competent Authority	09/12/2023

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. Booked/ Allotted- 162 2. Sold - 043
TOWER (I) -TOWER(IV)	2 BHK, 3 BHK, PENT HOUSE	DIFFERENT	408	

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted - 2. Sold -	162 043
TOWER (I) -TOWER(IV)	408		

Balprada Built Pvt. Ltd.


Managing Director

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	MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE, GOVT OF INDIA	11-01-2018	14-08-2018	01
2.	Fire N.O.C.	STATE FIRE OFFICER, BIHAR	16-11-2017	30-11-2017	02
3.	Water Supply Permission	MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE, GOVT OF INDIA	11-01-2018	14-08-2018	
4.	NOC from Airport Authority of India	AIRPORT AUTHORITY OF INDIA, EASTERN REGION, KOLKATA		31-08-2017	03

V. Construction Progress of the Project						
1. Plan Case No. PMAA/PRN/BHUSAULA DANAPUR/PHULWARISHARIF/109/2018 (To be added for each Building / Wing)						
S. No.	Tasks / Activity	Tower (I)	Tower (II)	Tower (III)	Tower (IV)	
1.	Excavation (if any)	100 %	100 %	100 %	100 %	
2.	Basements (if any)	NILL	NILL	100 %	100 %	
3.	Podiums (if any)	NILL	NILL	50 %	25 %	
4.	Plinth	100 %	100 %	100 %	100 %	
5.	Stilt Floor	100 %	100 %	100 %	100 %	
6.	Slabs of Super Structure	100 %	100 %	40 %	10 %	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	100 %	100 %	NILL	NILL	
8.	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	100 %	100 %	NILL	NILL	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100 %	100 %	NILL	NILL	

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100 %	100 %	NILL	NILL
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. Any other activities.	80%	80 %	NILL	NILL

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	75 %	
2.	Water Supply	YES	70 %	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	80 %	
4.	Storm Water Drains	YES	40 %	
5.	Landscaping & Tree Planting	YES	60 %	
6.	Street Lighting	YES	55 %	
7.	Community Buildings	NO	.....	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	.....	
9.	Solid Waste Management & Disposal	NO	.....	
10.	Water Conservation / Rain Water Harvesting	YES	50 %	
11.	Energy Management	NO	.....	
12.	Fire Protection and Fire Safety Requirements	YES	40 %	

13.	Closed Parking	YES	50 %	
14.	Open Parking	YES	50 %	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	40 %	
16.	Others (Option to Add More)	.....	.....	

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
(B)		Photograph of each floor	ATTACHED

VIII. FINANCIAL PROGRESS OF THE PROJECT

S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	38156308346
2.	Estimated Cost of the Project including land cost at the start of the Project	1,23,69,36,552.00
3.	Opening Balances with A/c- 38156341157 (I) (A)	99,82,866.00
4.	Opening Balances with A/c- 38156341157 (II) (B)	85,23,247.62
5.	Opening Balances with A/c - 38156352895 (III) (C)	65,41,612.88
6.	Amount received during the Quarter (D)	5,01,98,370.00
7.	Actual Cost Incurred during the Quarter (E)	3,71,84,635.52
8.	Net amount at end of the Quarter (A+B+C + D - E)	3,80,61,460.98
9.	Total expenditure on Project till date	34,11,88,332.37
10.	Cumulative fund collected till the end of Quarter in question	33,71,46,907.75
11.	Cumulative expenditure done till the end of Quarter in question	33,83,15,781.89

Balprada Built Pvt. Ltd.

 Director

IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED
NA

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	RERA/CC-593/2022
2.	Name of Parties	SAMPURNANAND
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	08
2.	Agreement for Sale	14
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.

Signature of Promoter
Balprada Built Pvt. Ltd.

Managing Director

Name: SUMAN KUMAR SINGH
Date: 13.07.2023

FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date 13-07-2023

To,
The Managing Director
Balprada Built Pvt. Ltd.
312, 5th Floor, Adharshila Complex,
Near RBI, South Gandhi Maidan, Patna

Subject: Certificate of Percentage of Work executed in the project

Having 4 Buildings bearing the registration no. BRERAP00070-2/248/R-440/2019 and being developed on the Plot bearing Thana No. 40 & 41 khata No.(63,40,16,57,02,32, 29,40,30,45,21,40,2,09,306,295,14,73) khesra / Plot No (46,52,59,1282,1349,1350, 45,40,41,42,43, 45,47,48,49, 50,51,55,56,60,92,93,1330,1345,1346,1347,1348,1283) Mauza – Bhusaula Danapur & Mohammadpur Korji , Near AIIMS, Phulwarisharif, Patna- 801505

Sir,

Admeasuring 18105.82 Sq.mts. area for Tower 1, Tower 2, Tower 3, & Tower 4 being developed by the Promoter Balprada Built Pvt. Ltd.

We at Mass N Void Design Consultant (I) pvt.Ltd. have undertaken assignment as Architect certifying Percentage of execution of Work of the 4 Buildings of Harinagar Group Housing Following technical professionals are appointed by Owner / Promoter: —

(i) M/s MASS N VOID DESIGN CONSULTANT (I) PVT. LTD. as Architect;
(ii) M/s MASS N VOID DESIGN CONSULTANT (I) PVT. LTD. as Structural Consultant
(iii) M/s MASS N DESIGN CONSULTANT PVT. LTD. as Mechanical/Electrical/Plumbing
(iv) M/s MASS N VOID DESIGN CONSULTANT (I) PVT. LTD as Site Supervisor work
Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered *vide* number BRERAP00070-2/248/R-440/2019 under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE-A

S. No.	Tasks / Activity	Tower (I)	Tower (II)	Tower (III)	Tower (IV)
1.	Excavation (if any)	100 %	100 %	100 %	100 %
2.	Basements (if any)	NILL	NILL	100 %	100 %

3.	Podiums (if any)	NILL	NILL	50 %	25 %
4.	Plinth	100 %	100 %	100 %	100 %
5.	Stilt Floor	100 %	100 %	100 %	100 %
6.	Slabs of Super Structure	100 %	100 %	40 %	10 %
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100 %	100%	NILL	NILL
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100 %	100 %	NILL	NILL
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100 %	100 %	NILL	NILL
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100 %	100 %	NILL	NILL
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. Any other activities.	80%	80 %	NILL	NILL

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
1	Internal Roads & Footpaths	YES	75 %	
2	Water Supply	YES	70 %	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	80 %	

4.	Storm Water Drains	YES	40 %	
5.	Landscaping & Tree Planting	YES	60 %	
6.	Street Lighting	YES	55 %	
7.	Community Buildings	NO	.....	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	.....	
9.	Solid Waste Management & Disposal	NO	.....	
10.	Water Conservation / Rain Water Harvesting	YES	50 %	
11.	Energy Management	NO	.....	
12.	Fire Protection and Fire Safety Requirements	YES	40 %	
13.	Closed Parking	YES	50 %	
14.	Open Parking	YES	50 %	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	40 %	
16.	Others (Option to Add More)	.....	.....	

Your faithfully


Pranav Kumar

B. Arch (Hons) IIT, KGP.

Reg. No. of COA:CA/95/18898

(MASS N VOID DESIGN CONSULTANT (I) PVT. LTD).

CA FUND UTILIZATION CERTIFICATE

Report on Statement of Accounts on project fund utilization and withdrawal by "BALPRADA BUILT PVT. LTD." for the period from 1st April, 2023 to 30th June, 2023 with respect to Bihar RERA Registration No.: BRERAP00070-2/248/R-440/2019

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Bihar Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
2. We have obtained all necessary information and explanation from the Company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of [Promoter] for the period ended **30th June, 2023** and hereby certify that:
 - a. M/s **BALPRADA BUILT PVT. LTD.** (Promoter) have completed Excavation work 100% of Tower I, II, III, and IV and other work completed as per completion certificate issued by the registered Engineer of the project (Copy of the certificate attached as Annexure - I) title **HARI NAGAR GROUP HOUSING**, Bihar RERA Registration No. BRERAP00070-2/248/R-440/2019 located at NH-139, NEAR AIIMS, BHUSAULA DANAPUR, PHULWARISHARIF, PATNA.
 - b. Amount collected during the quarter 01/04/2023 to 30/06/2023 this project is Rs. 5,01,98,370/- (Rupees Five Crore One Lacs Ninety Eight thousand three hundred seventy Only).
 - c. Actual cost incurred during the quarter 01/04/2023 to 30/06/2023 for this project is Rs. 3,71,84,635.52/- (Three Crore Seventy One Lac Eighty Four Thousand Six Hundred Thirty Five Rupees and Fifty Two Paisa Only).
 - d. However, promoter have incurred Rs. 34,11,88,332.37/- (Rupees Thirty Four Crore Eleven Lacs Eighty Eight Thousand Three Hundred

Thirty Two Rupees & Thirty Seven Paisa only) against Onsite expenditure for development of entire project excluding cost of construction as per above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.

4. We certify that **BALPRADA BUILT PVT. LTD.** has utilized the amounts collected for the project **HARI NAGAR GROUP HOUSING**, only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

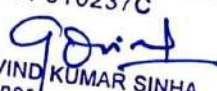
(If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions): Nil

Yours Faithfully,

For P. JYOTI & CO.
Chartered Accountants
FRN: 010237C


CA Govind Kumar Sinha
Partner
M. No. 426588
UDIN: 23426588BGWDGC6998

Date : 15/07/2023
Place : PATNA

For P. JYOTI & CO.
Chartered Accountants
FRN : 010237C

GOVIND KUMAR SINHA
Partner
M. No.-426588



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AIRPORTS AUTHORITY OF INDIA

Suman Kumar Singh

LIG A 010, Phase-1, Ashiyana Nagar,
PS-Rajiv Nagar, Patna-25 Patna
Bihar 800025

Date: 22-08-2016

Valid Upto: 21-08-2021

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/081416/167928
Applicant Name*	Suman Kumar Singh
Site Address*	Bhusaula, 45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,89,90,91,92,93,94,95,Bhusaula,Patna,Bihar
Site Coordinates*	85 02 01.22-25 33 39.75, 85 02 03.12-25 33 42.82, 85 02 03.13-25 33 38.77, 85 02 05.71-25 33 41.19,
Site Elevation in mtrs AMSL as submitted by Applicant*	52.5 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	97.5M

*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 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.

c. 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.

d. 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 97.5M, as indicated in para 2.

राजीव गांधी भवन

Rajiv Gandhi Bhawan

सफदरजंग हवाई अड्डा नई दिल्ली-110003

Safdarjung Airport, New Delhi-110003

दूरभाष : 24632950

Phone: 24632950

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e. Only use of oil fired or electric fired furnace is permissible, within 8 KM of the Aerodrome Reference Point.

f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, for a period not exceeding 8 years from the date of issue of NOC in respect of building/structure and for a period not exceeding 12 years from the date of issue of NOC in respect of chimney, may be considered by AAI. The date of completion of the Structure should be intimated to this office.

g. 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

h. 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.

i. 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

j. 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.

k. 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.

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

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

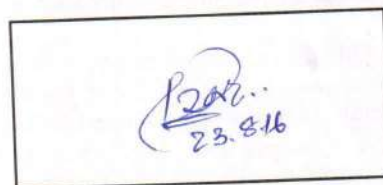
Chairman NOC Committee

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



महाप्रबंधक (एटीएम) पू.क्षे./Gen. Mgr (ATM) ER
भा.वि.प्रा., ने.सु.च.बो.अ. हवाई अड्डा
A.A.I., N.S.C.B.I. Airport
कोलकाता/Kolkata-700052

Handwritten signature in blue ink, dated 23.8.16.



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AIRPORTS AUTHORITY OF INDIA

Suman Kumar Singh

502, 7th Floor, Adharshila Complex,
Near RBI, South Gandhi Maidan,
Patna-800001 Patna Bihar 800001

Date: 31-08-2017

Valid Upto: 30-08-2025

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/082817/240969
Applicant Name*	Suman Kumar Singh
Site Address*	Mohammadpur Korji, Bhusaula, Thana no. 40,41, Plot no. 26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44, 61,62,69,70,76,96,103,104,105,106,107,108,109,113,114,115,116,117,118,119,1238,1248, 1261,1262,1263,1264,1265,1294,1296,1299,1330,1338,1339,1340,1341,1342,1343,1344,
Site Coordinates*	85 01 49.11-25 33 44.44, 85 01 53.15-25 33 48.51, 85 02 01.45-25 33 35.65, 85 02 05.67-25 33 41.19,
Site Elevation in mtrs AMSL as submitted by Applicant*	53 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	98M

*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 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.

c. 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.

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



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AIRPORTS AUTHORITY OF INDIA

- e. Only use of oil fired or electric fired furnace is permissible, within 8 KM of the Aerodrome Reference Point.
- f. 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.
- g. 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
- h. 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.
- i. 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
- j. 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.
- k. 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.
- l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- m. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

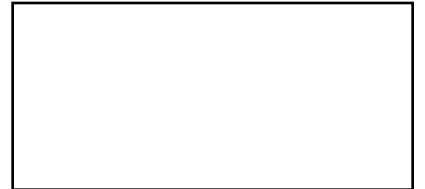
Chairman NOC Committee

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



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

Letter No. 4236/

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

From,

Upendra Prasad Singh,
State Fire Officer,
Bihar, Patna.

To,

Ar. Pranav Kumar,
Empl. No.- AR/54/2015/NPDN,
Patna Municipal Corporation

Patna Dt. 30/11/2017

Sub :-

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

Sir,

Please refer to your letter no.- MNVPVT/PAT/HN/2017/07 dt.- 16/11/2017 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 five tower, Tower 1 & 2- G+10, Tower 3 & 4 -G+13 & Tower 5-G+8 (Total B/U area-55787.86 Sqmtr.), fully residential building, shall be constructed on 90 feet wide road belongs to Balprada Built Pvt. Ltd., on having Plot no.-42,43,45, 47,48,49,50,51,55,56,60,92,93,1330,1345,1346,1347,1348, Khata no.-32,29,40,30,45,21,306,295, 14,73, 63,40,16.,16,57 at Mauza – Bhusaula Danapur, Dist- Patna.

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

i) **Construction :**

- a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Building Bye laws Bihar, 2014.
- b) The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

- a) The open space surrounding the building shall conform the relevant building rules. as well as permit the accessibility and maneuverability of Fire appliance with turning facility 3.60 m/s (minimum).
- b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) **Stair Case :-**

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

iv) **LIFT :-**

- a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 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 and comes to stand still with door open.
- d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.
- e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.
- v) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 900 LPM pump each blocks provided at Terrace level, ISI marked Fire extinguishers as per relevant specification & 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 1,00,000 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 should be made available before occupancy.
- vii) That there should be a clear passage of 3.66 Mtr. or above, all around of the both blocks of the building with a clear height of 5 Mts to facilitate the movement of Fire vehicles at the time of emergency.
- viii) That a refugee area of 15 M^2 above 8th floor be made available as per NBC norms.
- ix) That the internal finishing shall be non-combustible or class - I surface spread of flame.
- x) That electric cables must be shield at each floor with intumescent coating.
- xi) That Fire exit drill be carried out regularly at least twice in a year after occupation.
- xii) That the building must be constructed on at least 40 feet wide road and it is responsibility of the concerned Architect to ensure the road width because he is the passing authority.
- xiii) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xiv) 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.
- xv) 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).
- xvi) 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.

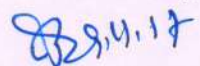
This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety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



(Upendra Prasad Singh)

State Fire Officer
Bihar, Patna.

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29/11/12
State Fire Officer
Bihar, Patna.