FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending March/June/sept/December of **J U N E 2 0 2 3** (year)

I. PARTICULARS OF PROJECT			
Project Registration Number	**BRERAP00118-2/325/R-185(A)/2018**	Name of Project/Phase of Registered Project	**Sarvodaya City**
Name of Promoter	CONCICON CONSTRUCTION PVT LTD	Project Address	**/Khata No. 03, Thana no. 40, Tauzi no. 5062, Danapur**
Name of Co-promoter			
Project Registration is valid up to	**31/03/2025**		
Starting date of Project or Phase of the Project	31/08/2020		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	4. Residential	
Period of validity of map by the Competent Authority	**05 YEARS**	**PATNA METROPOLITAN AREA AUTHORITY**	

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
SARVODAY CITY BLOCK **A1,A2,B,C,D**	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -		414 **198** FLATS DEVELOPER SHARE	1. Booked/ Allotted - 06 2. Sold -00

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: 1. Booked/Allotted -	06
SARVODAY CITY BLOCK **A1,A2,B,C,D**	414	2. Sold -	00

IV. DETAILS OF BUILDING APPROVALS					
(If already filed along with Registration Application, then there is no need of further filing)					
S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.

1.	NOC for Environment	YES			
2.	Fire N.O.C.	YES			

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

V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. **PMAA/PRN/ADAMPUR/DANAPUR BLOCK A1,A2,C,D/46/2018**(To beaded for each Building / Wing)

S.NO. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of Certificate) (3)					
		BLOCK -A1	BLOCK -A2	BLOCK -B	BLOCK -C	BLOCK -D	E.W.S BLOCK
1	Excavation (if any)	100%	100%	100%	100%	100%	0%
2	Basements (if any)	100% PARTIAL	100% PARTIAL	0	NA	NA	NA
3	Podiums (if any)	NA	NA	NA	Na	NA	NA
4	Plinth	100%	100	0%	100%	100%	0%
5	Stilt Floor	100%	100%	0%	100%	100%	0%
6	Slabs of Super Structure	05%	05%	0%	83%	70%	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	0%	0%	50% BRICK WORK DONE TILL 7TH FLOOR,6TH PLASTER	57% BRICK WORK COMPLETE TILL 8TH FLOOR	0%
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	0%	0%	25% ELECTRIC WORK INTERNAL	25% ELECTRIC WORK INTERNAL	0%

9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	0%	0%	0%	0%	0%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	0%	0%	0%	0%	0%
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to 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 project as per Specifications in Agreement of Sale. Any other activities.	10% PUMP IS INSTALLED	10% PUMP IS INSTALLED	10% PUMP IS INSTALLED	10% PUMP IS INSTALLED	10% PUMP IS INSTALLED	10% PUMP IS INSTALLED

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	0%	
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	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 Parking	YES	0%	
14.	Open Parking	NA	-	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			
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	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

VIII. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	197201001202
2.	Estimated Cost of the Project including land cost at the start of the Project	**127 CR**
3.	Amount received during the Quarter	3,50,42,253-/-
4.	Actual Cost Incurred during the Quarter	14,232,251
5.	Net amount at end of the Quarter	1682-/-
6.	Total expenditure on Project **till date**	**15,58,56,151.85**
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.	01
2.	Name of Parties	MANOJ KUMAR (LAND OWNER SHARE)
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	00
2.	Agreement for Sale	06
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

Undertaking:

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

For Concicon Construction Pvt. Ltd.

Managing Director

Signature of Promoter

Name:

Date:

पटना महानगर क्षेत्र प्राधिकार

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

सं०सं०:– PMAA/PRN/$\frac{Adampur}{Danapur}$/Block-A1, Block-A2, Block-C, Block-D(B+G+13)Block-B (B+G+12) EWS/LIG Block (B+G+13) 46/2018 पटना, दिनांक– 06.03.2023

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प्रेषक,

प्रभारी निदेशक,
पटना महानगर क्षेत्र प्राधिकार,
बिहार पटना।

सेवा में,

श्री अमर आनंद,
निदेशक–मेसर्स कॉन्सीकॉन कंस्ट्रक्शन प्रा०लि०,
पिता–श्री राम लखन प्रसाद,
कार्यालय–बिराट कॉम्पलेक्स,
बोरिंग रोड, जिला–पटना।

विषयः– प्लान केस संख्या–PMAA/PRN/$\frac{Adampur}{Danapur}$/Block-A1, Block-A2, Block-C, Block-D(B+G+13)Block-B (B+G+12) EWS/LIG Block (B+G+13) 46/2018 की स्वीकृति के संबंध में।

महाशय,

आपके आवेदन सं०:–PMAA/PRN/$\frac{Adampur}{Danapur}$/Block-A1, Block-A2, Block-C, Block-D(B+G+13)Block-B (B+G+12) EWS/LIG Block (B+G+13) 46/2018 दिनांक–02.02.2018 के संदर्भ में श्री अमर आनंद, निदेशक–मेसर्स कॉन्सीकॉन कंस्ट्रक्शन प्रा०लि०, पिता–श्री राम लखन प्रसाद, कार्यालय–बिराट कॉम्पलेक्स, बोरिंग रोड, जिला–पटना, बिहार के भवन निर्माण के लिए पटना महानगर क्षेत्र प्राधिकार में बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित विकास योजना/पटना महानगर क्षेत्र प्राधिकार/आयोजना स्कीम/पटना मास्टर प्लान 2031 के आलोक में मौजा–आदमपुर, थाना–दानापुर, थाना सं०–40, सर्वे प्लॉट संख्या– 82, 83, 84, 85, 86, 87, 89, 94 (अंश) खाता सं०– 03, तौजी नं०–5062, दिनांक–21.04.2022 को आवासीय भवन– A1, A2, Block-C, Block-D-(B+G+13) Block-B(B+G+12)EWS/LIG Block (B+G+13) 46/2018 के स्वीकृतार्थ नक्शा के बाबत निम्नलिखित शर्तो/निर्वधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है।

1. भूमि/भवन का उपयोग अन्य रूप से आवासीय भवन प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।
2. विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।
3. अनुमोदन योजना में दर्शाया गया 11875. 91m^2 वर्गमीटर का पार्किंग स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा। बेसमेंट में Ventilation हेतु समुचित व्यवस्था बिहार भवन उपविधि के आलोक में प्रावधान करना होगा।
4. प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।
5. भू–खण्ड के पश्चिम में 30.50 मी० से 30.55मी० चौड़ी वर्तमान सड़क अवस्थित है।
6. अनुमति (अनुज्ञा) जारी किये जाने की तारीख से पाँच वर्षो की अवधि के लिए विधि मान्य होगी।
7. इस उपबन्ध के अधीन दी गयी अनुमति को उस भूखण्ड़ जिसके लिए योजना अनुमोदित की गयी हो के अधिकार हक, हित की बाबत साक्ष्य नहीं मानी जाएगी।

8. योजना के अनुमोदन के पश्चात् भू–अभिलेख के कारण या अधिकार/हक/हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जायेगी।

9. भू–स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों/कागजात के सत्यता की जिम्मेदारी आवेदक की है। भविष्य में इसमें किसी प्रकार की त्रुटि/हेर–फेर/ कपटपूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किये जाने के साथ आवेदक के विरूद्ध विधि सम्मत कार्रवाई की जायेगी।

10. बिहार भू–सम्पदा (विनियमन और विकास) नियमावली 2017 की शर्तों के अधीन राज्य में गठित भू–सम्पदा विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।

11. निर्माणकर्ता को प्राधिकार के विनिर्देशो के अनुसार मल जल निकास जल निकास सड़क आदि जैसे संयोजन स्थल पर और स्थल के बाहर आधारभूत संरचना का बिहार भवन उपविधि 8(5) के आलोक में विकास करना होगा।

12. समय–समय पर सरकार द्वारा निर्गत आदेशों एवं नीतियों का विस्तृत रूप में पालन करना अनिवार्य होगा।

13. स्थल पर Rainwater Harvesting का प्रावधान निश्चित रूप से करना होगा।

14. बिहार भवन उपविधि–2014 एवं संशोधित (2022) तथा पटना मास्टर प्लान–2031 के साथ DCR में प्रावधानित के अनुसार निमार्ण कार्य सम्पन्न कराना होगा।

15. बिहार भवन उपविधि–2014 एवं संशोधित भवन उपविधि (2022) तथा पटना मास्टर प्लान–2031 के आलोक में स्वीकृत नक्शा में प्रावधानित ग्रीन एरिया एवं अन्य प्रावधानों का प्रावधान किया जाए।

16. बिहार भवन उपविधि–2014 (संशोधित उपविधि–2022) के अनुसार नगर विकास एवं आवास विभाग, बिहार, पटना से बिल्डर रजिस्ट्रेशन कराना होगा।

17. श्रम सेस के संबंध में नगर विकास एवं आवास विभाग/श्रम संसाधन विभाग द्वारा निर्गत अनुदेशों का अनुपालन निर्माणकर्त्ता द्वारा सुनिश्चित किया जाएगा।

18. State Level Environment Impact Assessment Authority, Bihar (EIA) से अनापत्ति प्रमाण पत्र में प्रावधानित बिन्दुओं का Compliance आवेदक को करना होगा।

विश्वासभाजन,

प्रभारी निदेशक, 06/03/2023
पटना महानगर क्षेत्र प्राधिकार।

प्रपत्र–ड़ File No.-203/2022

औपबंधिक अग्नि निवारण एवं अग्नि सुरक्षा अनापत्ति प्रमाण पत्र

बिहार अग्निशमन सेवा अधिनियम, 2014 की धारा-02 की उपधारा-(छ) के अधीन
बिहार अग्निशमन सेवा नियमावली, 2021 के नियम 15(च)(iii) के अन्तर्गत)

निदेशक, राज्य अग्निशमन सेवा, बिहार, पटना का कार्यालय।

प्रेषक,

निदेशक,
राज्य अग्निशमन सेवा,
बिहार, पटना ।

सेवा में,

देवेन्द्र नारायण सिंह,
प्रबंध निदेशक,
M/s Sarvodaya Marketing Pvt. Ltd.

संदर्भ :- क्रमांक...4174.... दिनांक...30/07/2022.
आवेदनकर्त्ता मे0 **अभियंता, पंकज कुमार कर्ण** (विशिष्ट आई.डी.नं0 **06/ER/2015/NPDN**)

विषय :- **भवन निर्माण के लिए औपबंधिक अनापत्ति प्रमाण पत्र निर्गत ।**

महाशय,

राज्य अग्निशमन सेवा, बिहार, पटना के द्वारा गठित अग्नि सुरक्षा एवं निवारण स्कंध (FSPW) की संतुष्टि के उपरान्त व उक्त समिति में शामिल विशेषज्ञों की अनुशंसा के आलोक में भवन निर्माणकर्त्ता देवेन्द्र नारायण सिंह के द्वारा प्रस्तावित भवन/ब्लॉक का निर्माण हेतु बिहार अग्निशमन सेवा नियममावली, 2021 के नियम 15(च)(iii) के अंतर्गत औपबंधिक अनापत्ति प्रमाण पत्र निर्गत किया जाता है ।

प्रस्तावित भवन योजना से संबंधित भवन का नाम **M/s Sarvodaya Marketing Pvt. Ltd., प्रबंध निदेशक-श्री देवेन्द्र नारायण सिंह, प्लॉट नं0-82,83,84,85,86,87,89,94, खाता नं0-03, तौजी नं0-5062,** थाना नं0-40, **मौजा-अदमपुर, जिला-पटना,** अधिभोग **आवासीय,** उप श्रेणी **आवासीय,** भवन की ऊँचाई 42.0 (मीटर में) फर्श क्षेत्र 66041.81 वर्गमीटर, भवन **(Block A1+A2+C+D = B+G+13), (Block B = B+G+12)**, भवन के ब्लॉक की संख्या 5, प्रत्येक मंजिल का औसत अधिभोग भार 159, लिफ्ट की संख्या 2, फायर लिफ्ट की संख्या 1, रैम्प की संख्या 2, आपातकालीन शरण स्थल (रिफ्यूजी एरिया) की संख्या **शून्य**, फायर टावर की संख्या 1 है। राष्ट्रीय भवन संहिता के दिशा-निर्देश, स्थानीय भवन नियमावली एवं स्थानीय परिस्थिति के आधार पर निम्नलिखित सलाह/अनुशंसा के साथ भवन निर्माण योजना की स्वीकृति दी जाती है, जिसका अनुपालन संबंधित वास्तुविद/भवन निर्माणकर्त्ता/भू-स्वामी के द्वारा किया जाएगा।

भवन योजना पर प्रतिहस्ताक्षर के बाद आपके अनुमोदन हेतु अग्रसारित किया जाता है :-

(1) भवन निर्माणकर्त्ता द्वारा भवन के लिए खुली जगह (मीटर) (उत्तर **13.0 मी0**, दक्षिण **8.0 मी0**, पूर्व **8.01 मी0**, पश्चिम **8.61 मी0**) एवं पलायन के साधन (आंतरिक सीढ़ियों की संख्या 2, चौड़ाई 1.37 (मीटर)/बाह्य सीढ़ियों की संख्या 2, चौड़ाई 1.37 (मीटर) प्रस्तावित किया गया है।

(2) खुला स्थान एवं पहुँच-

(क) भवन के चारो तरफ तत्समय प्रवृत भवन उपविधि एवं अन्य तत्संबंधी अधिनियम/नियम/विनियमन/स्थानीय आवश्यकता के अनुसार खुला स्थान होगा एवं अग्निशमन दस्ते के पहुँच एवं घुमाने के लिए न्यूनतम 3.60 मीटर जगह (भवन श्रेणी एवं निर्माण के अनुसार परिवर्तनीय) छोड़ा जाना चाहिए ।

(ख) भवन का पहुँच पथ मजबूत एवं चौड़ी हो जो 20 मिट्रिक टन अग्निशामक वाहन का भार आसानी से सहन कर सके।

(ग) भवन के प्रवेश द्वार की चौड़ाई 4.5 मीटर एवं ऊँचाई 5 मीटर से कम नही होना चाहिए।

(3) बनावट :-

(क) प्रस्तावित भवन का पूरा निर्माण अनुमोदित योजना के अनुसार बिहार भवन उपविधि, 2014 **समय-समय पर यथा संशोधित** तथा स्थानीय नगर निकाय के भवन संबंधी नियमों को ध्यान में रखकर किया जाएगा ।

(ख) भवन का फर्श क्षेत्र 750 वर्गमीटर से अधिक होने की स्थिति में अलग-अलग दिवारों से उचित रूप से छत तक बॉटा जाएगा, जिसमें कम से कम दो घंटे तक अग्नि प्रतिरोधक क्षमता होगा ।

(ग) भवन की आंतरिक सजावट अग्नि फैलाव निरोधक सामग्री से बना हुआ आई0एस0 गुण स्तर का होगा।

(घ) भवन के केन्द्रीय कोर डक्ट का crown के पास वेन्टीलेशन का प्रावधान होगा । सभी उर्ध्व डक्ट का सीढ़ी पर्याप्त अग्नि निरोधक क्षमता के सामग्री से करने का व्यवस्था करना होगा ।

(4) **सीढ़ी :-**

(क) भवन का सीढ़ी बंद प्रकार का होगा। पूरे भवन निर्माण कार्य ईट/आर.सी.सी. से न्यूनतम 04 घंटे के अग्नि प्रतिरोधक क्षमता का होगा।

(ख) भवन का सीढ़ी के उपरी भाग में स्थायी भेन्ट होगा जो सीढ़ी के क्रॉस सेक्शन एरिया का 05 प्रतिशत होगा। साथ ही सीढ़ी के क्रॉस सेक्शन क्षेत्र का 15 प्रतिशत क्षेत्र के बराबर प्रत्येक मंजिल के स्तर पर खुलने योग्य Sashes होगा। यह भवन के बाहरी दीवार पर प्रदान किया जाएगा।

(ग) भवन के सभी सीढ़ियों का निर्माण कमरे से अलग होगा एवं किसी भी कमरे में प्रवेश किये बिना हर मंजिल पर एक दूसरे से परगम्य होगा, जिसे संबंधित छत के लेवल तक बढ़ाया जाएगा। सीढ़ी वाली दीवाल की छत आस-पास की छत के क्षेत्र से 1 मीटर ऊपर होगी।

(घ) विभिन्न श्रेणी के भवनों में सीढ़ी की चौड़ाई तथा कोरिडोर एवं यात्रा दूरी संबंधित भवन नियमों के अनुसार होगा ।

(ङ) दो सीढ़ी के मामले में एक सीढ़ी बाहरी दीवाल से होनी चाहिए ।

(च) तलघर तक पहुँच के लिए दोनों सीढ़ी तलघर मंजिल तक नहीं जाना चाहिए। पहुँच के लिए एक अलग सीढ़ी होगा ।

(5) **अग्नि सुरक्षा प्रणाली :-** राष्ट्रीय भवन संहिता, 2016 **समय-समय पर यथा संशोधित** के प्रावधानों के आलोक में निम्नलिखित अग्नि सुरक्षा उपायों के प्रावधान के साथ अनुमोदित भवन योजना अग्रसारित किया जाता है:-

(क) होज रील
(ख) वेट राईजर-सह-डाउन कमर सिस्टम (<u>01</u> अदद्)
(ग) यार्ड हाईड्रेन्ट सिस्टम
(घ) हस्तचालित विद्युत अग्नि एलार्म सिस्टम
(ङ) पूरे भवन में ऑटोमेटिक डिटेक्शन एण्ड अलार्म सिस्टम
(च) स्प्रींक्लर सिस्टम (आवश्यकतानुसार)
(छ) भूतल स्टैटिक टैंक की क्षमता <u>200000</u> लीटर
(ज) ओभर हेड वाटर टैंक <u>25000</u> लीटर क्षमता
(झ) एक पम्प हाउस <u>As per NBC</u> एल.पी.एम. इलेक्ट्रीक एवं डीजल, <u>As per NBC</u> एल.पी.एम. जॉकी पम्प, <u>As per NBC</u> एल.पी.एम. बूस्टर पम्प
(ञ) फायर एक्सटींग्यूसर

(6) संबंधित अधिनियम/नियम/विनियमन जैसे- बिहार भवन उपविधि, 2014, **समय-समय पर यथा संशोधित** राष्ट्रीय भवन संहिता, 2016, **समय-समय पर यथा संशोधित** बहुमंजिली भवन निर्माण विनियम, 1981, बिहार अग्निशमन सेवा अधिनियम, 2014, बिहार अग्निशमन सेवा नियमावली, 2021 में संबंधित अधिभोग के लिए वांछित अन्य शर्तो का पालन किया जाएगाा । कुछ शर्ते निम्न प्रकार है :-

(क) <u>लिफ्ट</u> :-

(i) भवन का लिफ्ट की दीवार न्यूनतम 02 घंटे का अग्नि निरोधक क्षमता का होगा।

(ii) भवन का लिफ्ट उच्च गति "फायर लिफ्ट" पर डिजाइन की जाएगी और योजना में स्पष्ट रूप से चिन्हित होगा।

(iii) सामान्य विद्युत आपूर्ति की विफलता के मामले में, स्वचालित वैकल्पिक व्यवस्था होना चाहिए। अपार्टमेंट भवनों के लिए विद्युत आपूर्ति में परिवर्तन हेतु हस्ताचालित परिवर्तनीय स्वीच के माध्यम से यह व्यवस्था किया जा सकता है। वैकल्पिक रूप से लिफ्ट इस तरह से वायर्ड होगा कि बिजली की विफलता की स्थिति में भी यह जमीन स्तर तक आयेगा एवं दरवाजा आसानी से खुल सकेगा।

(iv) आग लगने की स्थिति में प्रति घंटा 30 बार हवा परिवर्तन करने हेतु स्मोक वेंटिंग सिस्टम का समावेश सभी लिफ्ट सॉफ्ट में कर धुँआ निकासी हेतु व्यवस्था की जाएगी। यह इस प्रकार का डिजाइन किया जाएगा कि स्प्रींक्लर एवं फायर एलार्म क्रियाशील हो सके। सामान्य विद्युत आपूर्ति की विफलता के मामले में यह स्वचालित रूप से वैकल्पिक आपूर्ति के लिए कार्य करेगा।

(v) अग्नि नियंत्रण कक्ष के साथ लिफ्ट का संचार व्यवस्था बनाये रखने सहित अन्य सभी आवश्यकताएँ आई0 एस0 गुण स्तर के अनुरूप करना होगा, जिसमें भवन के लिफ्ट कार, अग्नि नियंत्रण कक्ष के साथ जुड़ी होनी चाहिए, जिससे संचार व्यवस्था बनी रहे।

(vi) राष्ट्रीय भवन संहिता, 2016 **समय-समय पर यथा संशोधित** से संबंधित प्रावधानों का पालन करते हुए फायर लिफ्ट होना चाहिए जैसे 1200 वर्गमीटर के फर्श क्षेत्र के लिए एक फायर लिफ्ट होना चाहिए।

(ख) भवन में सक्रिय अग्नि सुरक्षा प्रणाली जैसे प्रत्येक मंजिल पर लैण्डिग भल्व के साथ डाउन कमर सिस्टम एवं होज रील, छत स्तर पर 900 एल0पी0एम0 पम्प के साथ होगा। आई0 एस0 2190/1992 तथा संबंधित विशिष्टियों का आई0एस0आई0 मार्कड अग्निशमन यंत्र, फायर चेक दरवाजा, हस्तचालित कॉल अलार्म प्वाईन्ट, अग्नि सुरक्षा चमकीला संकेत एवं भवन निर्माण संहिता के अनुसार अन्य अग्नि निरोध उपाय किये जायेंगे।

(ग) तलघर में स्वचालित स्प्रींक्लर सिस्टम होना चाहिए एवं दो अलग-अलग निकास द्वार होना चाहिए।

(घ) भूतल जल स्टैटिक टैक (20,000 लीटर से कम क्षमता का नहीं) स्वचालित रिफिलिंग की व्यवस्था के साथ हो, जहाँ अग्निशामक वाहन आसानी से पहुँच सके। ओभर हेड वाटर स्टैटिक टैक (10,000 लीटर क्षमता से कम नहीं) अधिवास के पूर्व हो जाना चाहिए ।

(ङ) भवन के प्रत्येक मंजिल पर विद्युत केबुल सील होनी चाहिए ।

(च) भवन का कम्पार्टमेन्टेशन इस प्रकार होगा कि आग एवं धुँआ उसी क्षेत्र में सीमित रहेगा जहाँ अग्निकांड हुआ है तथा भवन के अन्य भागों में नही फैले ।

(छ) भवन के अलगाव दीवार एवं फ्लोर में खुला स्थान - ऐसे सभी प्रकार के तथ्यों पर ध्यान देना होगा जो आग एवं धुँआ के फैलाव को इन खुला स्थानों में प्रवेश को सीमित कर सके और बनावट का फायर रेटिंग बरकरार रह सके। सभी दीवार में खुला स्थान न्यूनतम दो घंटे की फायर रेटिंग के अग्नि निरोधक दरवाजा से सुरक्षित रहेगा। मंजिलों में सभी खुला स्थान vertical enclosure से सुरक्षित रहेगा एवं ऐसे enclosure का दीवार न्यूनतम दो घंटे की फायर रेटिंग का होगा ।

(ज) मंजिलों के प्रत्येक vertical openings यथोचित रूप से बंद एवं सुरक्षित रहेगा तथा निम्नलिखित व्यवस्थाएँ की जाएगी :-

(i) पलायन के रास्ता का प्रयोग करते वक्त अधिवासियों को मंजिल दर मंजिल खुले स्थान से आग एवं धुँआ के फैलाव को रोकने के लिए प्रर्याप्त सुरक्षा प्रदान करना होगा। यह सुनिश्चित करना होगा कि अधिवासियों के निकासी मार्ग में कम से कम 21 मिली मीटर का उपरी भाग खुला हो।

(ii) दो घंटें की फायर रेटिंग का अग्नि दरवाजा बाहर भागने/निकलने के रास्ते एवं लिफ्ट में प्रवेश के रास्ते तथा सीढ़ी पर एवं अन्य उपयुक्त स्थानों पर आग एवं धुँआ के फैलाव को रोकने के लिए दिया जाएगा।

(iii) निकासी मार्ग का सुरक्षित प्रयोग हेतु स्मोक वेन्टिंग सुविधा प्रदान किया जाएगा ।

(iv) आंतरिक सजावट से जहरीला धुँआ के उत्पन्न होने से बचाने हेतु धुँआ निरोधी सामग्रियों का प्रयोग किया जाएगा ।

(v) भवन के निकासी मार्ग (सीढ़ी एवं कोरिडोर) का रौशनीकरण/सीढ़ियों का प्रेसराईजेशन/ तलघर का वेन्टीलेशन राष्ट्रीय भवन संहिता, 2016 **समय-समय पर यथा संशोधित** के अनुसार करना होगा ।

(vi) एयर कंडिशनिंग एवं वेंटिलेशन सिस्टम को इस प्रकार अधिष्ठापित किया जाएगा, जिससे आग एवं धुँआ एक फ्लोर से दूसरे फ्लोर और भवन से बाहर नहीं फैल सके। एयर फिल्टर में आग लगने पर धुँआ

को फैलने से बचाने के लिए स्मोक सेन्सिटीव डिवाईस भवन में होना चाहिए। प्रत्येक तल पर आग और धुँए के हजार्ड से बचाने के लिए प्रत्येक तल पर अलग-अलग एयर हैंडलिग यूनिट होना चाहिए। फायर डंपर्स को ए0सी0 सिस्टम में प्रदान किया जाएगा, ताकि आग की स्थिति में स्वचालित रूप से बंद हो सके और इस तरह अग्नि/धुँआ का फैलाव रोका जा सके ।

(vii) **विद्युत अधिष्ठापन**- विद्युत सुरक्षा भारतीय विद्युत नियमावली एवं संबंधित आई0एस0/संहिता के प्रावधान के आलोक में होगा। लाईसेंस विद्युत ठेकेदार के द्वारा विद्युत अधिष्ठापन किया जाएगा। मुख्य रूप से अलग नली में वायरिंग, अलग सर्किट, स्वचालित सर्किट ब्रेकर, मास्टर स्वीच, इंस्पेक्शन पैनल दरवाजा, आपातकालीन/वैकल्पिक विद्युत आपूर्ति का आवधिक सत्यापन आदि पर ध्यान दिया जाएगा ।

(viii) भवन का अधिवास प्राप्त करने के बाद प्रत्येक वर्ष कम से कम दो बार नियमित रूप से फायर एक्जीट ड्रिल किया जाना चाहिए ।

(ix) अग्नि सुरक्षा अधिकारी-एन0बी0सी0 2016 और बिहार अग्निशमन सेवा अधिनियम, 2014 के अनुसार।

(x) भवन में अधिष्ठापित अग्निशमन उपकरणों आदि का ए0एम0सी0 योग्य फर्म या व्यक्ति को दिया जाना चाहिए।

(xi) स्थापित नियम के आलोक में भवन के सेट बैक का चेकिंग वास्तुविद/पारित करने वाले द्वारा किया जाएगा।

(xii) यह स्पष्ट किया जाता है कि उपरोक्त सिफारिशों का पालन नहीं करने की स्थिति में भविष्य में होने वाली किसी भी कानूनी विवाद के मामले में, जिम्मेवारी डेवलपर्स/वास्तुविद/जमीन मालिक पर होगी एवं किसी भी सरकारी प्राधिकार (जैसे कि राज्य अग्निशमन पदाधिकारी, बिहार, पटना) की नहीं होगी ।

(xiii) इसके द्वारा यह भी स्पष्ट किया जाता है कि इस कार्यालय (अर्थात राज्य अग्निशमन पदाधिकारी-सह-निदेशक, बिहार, पटना/प्राधिकृत पदाधिकारी) का कार्यालय उस भूमि के किसी भी कानूनी विवाद के लिए जिम्मेवार नहीं है, जिसपर प्रस्तावित भवन का निर्माण होगा।

(7) अनिवार्यत: अन्डरटेकिंग्स के सभी प्रावधानों का पालन करना होगा ।

(8) इसे औपबंधिक अनापत्ति प्रमाण पत्र माना जाएगा। उपरोक्त सभी अग्नि एवं जीवन सुरक्षा अनुशंसाओं के अनुपालन के बाद आवश्यक निरीक्षण एवं अधिष्ठापन के जाँच हेतु राज्य अग्निशमन कार्यालय को सूचित करना होगा। सभी बिन्दुओं की जाँच से संतुष्टि के बाद अंतिम अग्नि निवारण एवं अग्नि सुरक्षा अनापत्ति प्रमाण पत्र निर्गत किया जाएगा ।

(9) अनुमोदित भवन योजना में बिना पूर्व स्वीकृति के किसी भी प्रकार का विचलन या परिवर्तन किये जाने की स्थिति में इस औपबंधिक अनापत्ति प्रमाण पत्र को रद्द कर दिया जाएगा।

(10) हस्ताक्षर एवं मुहर के साथ नक्शा वापस किया जाता है।

अनुलग्नक:-

निदेशक-सह-**राज्य अग्निशमन पदाधिकारी,**
बिहार, पटना ।

1) मे0 अभियंता, पंकज कुमार कर्ण
2) अध्यक्ष, नगर निगम, **पटना**

Airports Authority Of India

No. AAI/ER/NOC(153/12)/ 1163-65

Date: 8/5/2012

Devendra Narayan Singh

Sarvodaya Marketing Pvt Ltd, Nageshwar colony, Boring road , Patna -1

Subject : Issue Of NOC. Case No. PATN/EAST/B/022112/012

1. Please refer to your letter No. Nil Dated 02/5/2012. on the subject mentioned above.

2. This office has no objection to the construction of the proposed building/structure/chimney by Devendra Narayan Singh here in after referred to as the applicant(s) at location Adampur, Thana no. 40, Plot no. 64,65,66,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100,101,102,103,178,179,180,181,182,183,184,185,186Danapur/Adampur/Danapur [25 35 46-85 1 59] to height 56.67 Mtrs. ABOVE GROUND LEVEL, so that the top of the proposed structure when erected shall not exceed 50 Mtrs. (Site Elevation) + 56.67 Mtrs. (Height of the structure) i.e. 106.67 Mtrs. ABOVE MEAN SEA LEVEL.

3. This no objection certificate is being issued on the express understanding that the site-elevation reduced level(height above mean sea level) viz 50 /M, relative location of the proposed area Bldg./Structure & its distance and Bearings from the ARP/Runway ends, as tendered by the applicant are correct. If, however, at any stage it is established that the said data as tendered by the said applicant is actually different from the one tendered & which could adversely affect aircraft operations, the structure or part(s) thereof in respect of which this 'NOC' is being issued will have to be demolished at his own cost as may be directed by the Airports Authority of India. The applicant(s) is/are therefore advised in his/their own interest to verify the elevation and other data furnished for the site, before embarking on the proposed construction.

4. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued thereunder from time to time and under which the applicant may be called upon by the Airports Authority of India to demolish in whole oe in part the structure now being authorised vide this 'NOC'.

5. No radio/TV Antenna, lightning arresters, staircase, Mumtee, Overhead watertank and attachments of fixtures of any kind shall project above the height indicated in para 2.

6. The use of oil fired or electric fired furnace is obligatory, within 8 Kms. of the Aerodrome.

7. The certificate is valid for a period of 5 years from the date of its issue. If the building/structure/chimney is not constructed & completed within the above mentioned period of years he will be required to obtain a fresh 'No Objection Certificate' from the Chairman Airports Authority of India and/or the , The date of completion of Building/Structure/Chimney should be intimated to the AAI and or

8. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights which by reason of its intensity, the site at any time during or after the construction of the building.

9. The Applicant will not complain/claim compensation against aircraft noice, vibrations, damages etc. Caused by aircraft oprations at or in the vicinity of the airport. Day & Night markings with secondary power supply may be provided as per ICAO standards.

"NOC FOR HEIGHT CLEARANCE ONLY"
This certificate is issued with the approval of Competent Authority.

Comments

Your's faithfully,

(Bibhas Kar)
DGM(ATM)
For G.M.(AERO)ER.

for Airports Authority of India

Copy to :

1. The Executive Director(ATM), AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi-110003) AAI

2.

The Airport Director, AAI, JPNI Airport,Patna.

3.

4. GM(NOC)/Airport Director(Bundle).

5. Guard File

6.

(3)

State Environment Impact Assessment Authority (SEIAA), Bihar

BELTRON Bhawan, 2nd Floor, Shastri Nagar, Bailey Road,
Patna – 800 023

Ref : No. 69 Patna, date : 18-6-2013

From,

S. K. Karn,
Member-Secretary
(SEIAA) Bihar.

To,

The Managing Director,
Sarvodaya Marketing Pvt. Ltd.,
L/001, Block 'B', Om-Nirmalaya Apartment
Nageshwar Colony, Boring Road,
Patna – 800 001.

Sub:- Environmental Clearance for residential building project.

Sir,

With reference to your letter no. SM/38/2012-13 dated 20/03/2013 and subsequent letters no.- nil dated 22.04.2013, No. SM/45/2013-14 dated 15.05.2013, the proposal has been examined by SEAC and processed in accordance with the EIA Notification, 2006 and its amendment thereof. It is noted that the salient features of the project for which Environment Clearance is accorded by SEIAA are as follows :

Project Details

Name of the Project	Residential Building Project
Project Proponent	M/s. Sarvodaya Marketing Pvt. Ltd
Category	8 (a) - B_2
Location of the Project	Plot Nos. 82, 83, 84, 85, 86, 87 & 94, Village - Adampur, Tehsil-Danapur, District - Patna (Near DAV Khagaul, Danapur)
Geo-coordinates of the Project Site,	Latitude 25° 35' 42.75" N Longitude 85 °01' 57.14" E
Type of Project	Building & Construction Project
Estimated cost of the Project	99.01 Crores approx.
Total Plot Area	15,993.11 m^2 (3.95 Acres)
Proposed Total Built-up area	46,789.31 m^2

Green Belt Area	5278 m^2
Ground coverage area	3061.08 m^2
M Plan Road Coverage	752.40 m^2
Total Nos. of Residential Blocks	7 Nos.
Total Nos. of Flats to be constructed	420
Height of building	50 m
Nearest Railway Station	Danapur Railway Station: 2 km Patliputra Railway Station: 5 km
Nearest Airport	J.P.Narain Airport, Patna: 8 km
Nearest River	River Ganga: 5km
Water requirement	Total water requirement: 375 KLD (Domestic: 227 KLD + Flushing: 114 KLD + Green Belt & others: 27 KLD + Swimming pool & others: 7 KLD)
Source of water	Primary source: Bore wells Secondary source: water recovered through STP Standby source: Water tankers
Rain water harvesting	Rain water harvesting (run-off from roof & terraces) with filtration system and to be discharged into the surface rain water channels network at the ground level, and ultimately discharged into ground water recharging wells.
Waste water generated	Total: 310 KLD (Flushing water: 114 KLD + Domestic waste water: 193 KLD + Filter back wash: 3 KLD)
Capacity of STP	350 KLD capacity based on Moving Bed Bio Reactor (MBBR) process
Solid waste generation	Total solid waste generated: 1000 kg/day (Dry garbage: 300 kg/day + wet garbage including kitchen waste etc.: 700kg/day
Disposal/Reuse of treated sewage effluent and solid waste	(i) Sewage : Sewage effluent to be sent to STP for treatment within project premises; STP (350 m^3/day capacity) based on Moving Bed Bio Reactor (MBBR) proposed to be installed; treated sewage water of suitable quality to be used in cooling towers of DG sets, toilet flushing & for gardening purposes. STP sludge to be used as manure for land escaping & green belt.

	(ii) **Solid waste**: Construction debris and dry/wet garbage to be disposed off through the municipal waste collection system (Patna Municipal Corporation). Cement bags, waste paper & cardboard packing material to be sold off to recyclers. Unusable steel bits & pieces to be collected at the site & sold to re-rolling mills. Excavation waste to be used for raft, columns etc., rest to be disposed off. (iii) Spent oil generated from the DG sets to be carefully stored in HDPE drums & disposed off through CPCB/BSPCB authorized vendors.
Energy Requirement	Total requirement: approx 3200 KVA; Expected maximum demand: 2173 KVA
Energy (Power) supply sources	Primary source: BSEB supply source: DG Sets : 2 Nos. of 1000 KVA capacity + 2 Nos. of 500 KVA Capacity. Fuel to be used: HSD
Energy conservation	* Roof Top & outer wall thermal insulation to be provided. * Capacitors to be installed to improve the load power factor * CFLs, LED lamps, energy efficient fluorescent tube lights to be used * Provision of Timers for corridor lightings * Timers & photoelectric sensors to be used to switch ON/OFF external landscape lighting * Solar energy to be considered for street lighting, emergency lighting & water heating
Emissions	* Emissions due to movements of trucks, tractors & other construction machinery during construction phase * Exhaust emission from operation of DG sets * Dust due to vehicular movement & due to handling of construction material
DG set stack height	3 m above the roof of the building where DG sets proposed to be installed Diameter at the top of the stack: 0.5 m

Noise	Noise level to 55 db (A) within 1 m from the main building to be maintained. DG set with acoustic enclosure & exhaust muffler to ensure a minimum of 25 db (A) insertion loss.
Parking Facilities	* Covered parking on Ground Floor & First Floor: 600 for 4-wheelers & 200 for 2-wheelers * Open parking: 150 for 4-wheelers & 100 for 2-wheelers. * 21384 m² areas earmarked for parking at Ground Floor & First floor as per National Building Code 2005 requirements. (@ 20 m² space required for one car parking as per "Bihar Municipal Act, 2007 with Building Bye-Laws", Bihar)
Fire Detection & Alarm System	(i) <u>Fire Detection & Alarm System</u> * Hooters (sounders) & manual call points units to be provided at the exit and/or at every 30 m * Control modules to be provided to shut-off AC units in the event of fire detection & isolation modules to reduce the faults to minimum in case of wiring/detector fault (ii) <u>Fire Fighting System</u> * Water storage for the hydrant & sprinkler system proposed * Standby pump of hydrant to act as standby pump for sprinkler system * Server room on ground floor to have NOVEC 1230 gas based fire suppression system * Provision of 5 kg fire extinguisher at all internal hydrant location and other strategic points
Traffic management	See Annexure III for proposed Traffic flow, Appropriate driveway proposed
Evacuation Plan in case of any disaster	<u>See Annexure I</u> : Emergency pathways and assembly point in case of any disaster marked by arrows; Evacuation plan to be displayed at Entrance lobby, Guard room, each floor & at other strategic points.

	Emergency alarm in case of evacuation situation at entrance lobby
Green Belt Development	Green Belt Area - 5278 m^2 approx., Good green landscape to be developed & maintained within the premises; Decorative trees & hedges to be provided along pedestrian pathways; landscaped gardens proposed on the terrace of the buildings. Green-belt landscaping : see Annexure VII
Environmental Management Plan	(i) Post Project Environment Monitoring Program: * Ambient Air Quality monitoring: Quarterly (PM10, PM2.5, SO_2, NO_2 & CO) * Ground water quality: Monthly as per IS 10500 * Effluent sample before & after treatment in STP:Monthly in accordance with EPA, 1986 & requirement of CPCB * Noise: Quarterly Ambient Equivalent continuous Sound Pressure Levels (Leq) at day & night time * Solid waste monitoring: Half yearly as per CPCB requirements (ii) Environmental Budget: 2 Crores committed (iii) A thick green belt (5-10 m thick depending on the availability of the space) to be developed at the peripheral limits of the proposed units which will act as sink of air pollutants & as break for noise. (iv) Vegetal cover along road & pathways & on the all remaining vacant land inside the premises proposed (v) Switching to low-flow toilets or installing toilet tank fill devices (vi) Installation of window film to lower heating & cooling loads & reduce glare effects (vii) Provision of recycle baskets for newspaper, white paper glass, cardboard, aluminium cans & plastic carry bags. (viii) Use of least toxic cleaners, sanitizers,

	paints etc. (ix) Monitoring & tracking the rates of energy & water use
Statutory Compliances	(i) Sanction of building plan by PMC certified Architect (12.12.2012) (ii) Approval from Airport Authority of India (08.05.2012) (iii) Approval from State Fire Officer, Bihar (27.11.2012)

Part A- SPECIFIC CONDITIONS

i. Construction Phase

Facility of labourers during construction:

(i) Provision of drinking water, wastewater disposal and solid waste management should be ensured for labour force. Water usage during construction should be optimized to avoid any wastage.

(ii) Proper sanitation facilities should be provided for construction workers to ensure environmental sanitation. Sewage generated from the areas occupied by the construction labourers have to be directed into the existing sewage drain of the area.

(iii) Health and safety of the workers should be ensured during construction. Personnel protection equipment like helmets, earmuffs, earplugs etc. should be provided to the workers. For vibration control damped tools must be used and the number of hours that a worker uses them must be limited.

Steps to avoid disturbance during construction :

(i) All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site. Adequate erosion and sediment control measures to be adopted before ensuing construction activities.

(ii) The plans should identify wastes to be generated and designate handling, recycling and disposal method to be followed .

(iii) Disposal of muck including excavated material and demolition debris

during construction phase should not create any adverse effects on the neighbouring communities and disposed off taking the neccesary precautions for general safety and health aspects .

(iv) Diesel generator sets during construction phase should have acoustic enclosures and should conform to prescribed standards of CPCB..

(v) Vehicles /equipment deployed during construction phase should be in good condition and should conform to applicable air and noise emmision standards and should be operated only during non-peak hours .

(vi) Construction spoils including bituminous material and other hazardous materials including oil from construction equipments must not be allowed to contaminate surface water or soil or soil and the dumped sites for such materials must be secured so that they should not leach into the ground water .If neccesary , oil trap should be installed where there is deployment of heavy machineries.

(vii) Regular supervision of the above and other measures should be in place all through the construction phase so as to avoid disturbance to the surroundings.

(viii) 15m screen and adequate sprinkler arrangement shall be provided. Care should be taken to keep all material storages adequately covered and contained so that they are not exposed to winds .

(ix) Loading and unloading operations should not be carried out in open areas .

(x) Use of Ready Mix concrete is recommended for this project.

(xi) Adequate measures to be adopted to avoid wastage of water for curing of concrete structures .

(xii) Adequate mitigation measures should be adopted to control dust emmisions, noise and vibrations from construction activities . Vehicles and construction machineries should be properly maintained .Vehicles should conform to CPCB/Ministry of Environment and Forest, Zonal office, Bhubaneswar.

(xiii) Locally available material with less transportation cost should be used preferably.

(xiv) Promotion of use of cleaner fuel and fuel quality improvement should be done .Excessive energy consumption and fuel usage should be avoided.

(xv) Accumulation /stagnation of water should be avoided to ensure vector control.

selection of materials for better energy efficiency :

(i) Use of energy efficient constructions materials should be ensured to achieve the desired thermal comfort.

(ii) Designed layout should ensure adequate solar access and ventilation . Proper planning and window design for daylight integration should be considered .

(iii) Use of fly ash based bricks /blocks /tiles /products shall be exploured to the maximum extent possible .

(iv) Construction should conform to the requirements of local seismic regulations. The project propent should obtain permission for the plans and designs including structural design,standard and specification from concerned authority.

(v) Use of energy efficient lighting system e.g. High Pressure Sodium Vapour (HPSV) Lamps , LED etc.should be promoted . Solar energy should be used for outdoor lighting .

(vi) Passive solar cooling to be in corporated in building design.Buildings should be oriented for ensuring natural ventilation and day lighting. Zoning of work place will be done to reduce energy consumption.

(vii) Proper insulation of roof should be provided to achieve desired thermal comfort. Use of light coloured , reflective roofs having an SRI (solar reflective index) of 50% or more should be incorporated.

(viii) Use of high albedo or reflective pavements to keep parking lots, pavements and inside roads cool should be incorporated.

(ix) Guidelines to the occupants should include usage efficiency measures such as energy efficient lighting and water efficient system.

(x) Reduce hard paving on site (open area surrounding building premises)

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(x) Reduce hard paving on site (open area surrounding building premises)

and/or provide shade on hard paved surfaces to minimize heat island effect and imperviousness of the site.

(xi) Adequate open space, greenery and water bodies to be provided as per rules.

(xii) Restrict the use of glazed surface as per National Building Code 2005.

Water Body Conservation:

(i) Water body within the premises of the project area (if any) should not be lined and no embankments should be cemented.

Plantation Proposal:

(i) The greening programme shall include plantation of both exotic and indigenous species.

(ii) Plantation along the side of the proposed building complex roads and in the open spaces shall be developed to act as sinks of air pollutants. The plantation of trees shall be completed in the construction stage. The plantations shall consist of mixture of available indigenous, fast growing and study species of trees, shrubs and herbs. Preferential plantation of flowering trees with less timber and fruit value shall be carried out.

(iii) Water intensive and/or invasive species should not be used for land scaping.

Water supply:

(i) Ground water should not be abstracted without prior permission of the competent authority.

(ii) Project Proponent shall provide adequate measuring arrangements at the inlet point of water uptake and the discharge point for the measurement of water utilized in different categories to monitor the daily water consumption.

(iii) Water saving practices such as usage of water saving devices/ fixtures, low flow flushing system, sensor based fixtures, auto control valves, pressure reducing device etc. should be adopted.

(iv) Water budget should be adopted as per the plan submitted.

Sewage Treatment Plant:

(i) As per the proposal submitted by the proponent waste water shall be treated in STP and fully reused.

(ii) Treated water recovered from STP would be used for flushing the toilets, gardening purpose. As proposed, Moving Bed Bio Reactor (MBBR) type sewage treatment plant should be installed. The Sewage Treatment Plant shall be ensured before the completion of the Building Project. .

Storm Water Management & Mitigation of Heat Island Effect:

(i) Imperviousness of the site shall not exceed the NBC (National Building Code 2005). Standard for impervious factor applicable to different type of area.

(ii) Total paved area of site under parking, roads, paths or any other use should not exceed 25% of the site area.

(iii) Minimum 50% of paved area on site should have previous paving or shaded under vegetation or topped with finish having solar reflectance of 0.5 or higher.

(iv) Adequate storm water drainage network to be designed for the project. Storm water management plan should be implemented so as to prevent sudden discharge of excessive volumes of storm water to the receiving waters thus reducing the shock load on the drainage system.

(v) Heat island effect should be minimized by use of shading or reflective surfaces, mainly the surfaces that contribute to the heat island effect i.e. streets, sidewalks, parking lots and buildings. White roofs should be provided in the buildings..

Rain Water Harvesting Scheme:

(i) Rainwater from open spaces shall be collected and reuse for landscaping and other purposes. Rooftop rainwater harvesting shall be adopted for the Project Building Complex.

Municipal Solid Waste Management:

(i) Adequate provision shall be made for storage of solid waste and adequate means of access shall be provided.

(ii) Space should be kept reserved for waste storage, collection etc. in site planning and architectural designs.

Transport Management:

(i) Both internal and external traffic planning and management should be adequate to ensure uninterrupted traffic movement in the area during construction as well as operation phase.

(ii) The design of service road and the entry and exit from the project area should conform to the norms & standards of competent authority for traffic management. Bell mouth type arrangement should be made at the entry & exit.

Others:

(i) All mandatory approvals and permission as required from Director of Explosives, Fire Department, Airport Authority etc. should be complied.

(ii) Provision of Effective Controls and Building Management Systems such as Automatic Fire Alarm and Fire Detection and Suppression System etc. must be ensured.

(iii) Efficient management of indoor air quality must be ensured for health and safety of the users.

(iv) Adequate measures to be adopted for water conservation during construction and operation stage.

(v) Rest room facilities should be provided for service population.

(vi) Provisions should be kept for the integration of solar water heating system.

(vii) Unskilled construction labourers shall be recruited from the local areas.

(viii) Provision of vermi-composting for the biodegradable solid wastes generated from the Project Building Complex as well as the large amount

of biomass that shall be available from the tree plantation shall be made.

(ix) Periodical monitoring of ground water table and quality shall be carried out. Construction of tube wells, bore wells shall be strictly regulated.

(x) The height of the stack of the DG sets should be as per norms of CPCB.

ii. Operation Phase:

Water supply:

(i) Standard for drinking water should be adopted.

(ii) Ground water should not be abstracted without prior permission of the competent authority.

(iii) Use of water meter conforming to ISO standards should be installed at the inlet point of water uptake to monitor the daily water consumption. Use of water efficient devices /fixtures and appliances should be promoted. Installation of dual flushing system should be considered to conserve water.

(iv) The proponent must practice rainwater harvesting on regular basis.

Sewage Treatment Plant:

(i) As per the proposal submitted by the proponent, waste water shall be treated in STP.

(ii) Treated waste water shall be fully reused for landscaping, etc. Reuse of treated waste water should be carried out as proposed.

(iii) Sewage Treatment Plants should be monitored on a regular basis.

Emission from Diesel Generator Set:

(i) Noise barriers will be provided at appropriate locations so as to ensure that the noise levels do not exceed the prescribed standards.

(ii) Diesel generator sets should be provided with integral acoustic enclosures at the manufacturing stage itself as per CPCB norms.

(iii) The stack height and emissions from DG sets should conform to the norms of Central Pollution Control Board.

Ensure Energy Efficiency:

(i) Use of energy efficiency construction materials to achieve the desired thermal comfort should be incorporated. The desired level of R and U factors must be achieved. U factor for the top roof should not exceed 0.4 Watt/sq.m/degree centigrade with appropriate modifications of specifications and building technologies. The provisions of National Building Code 2005 should be strictly followed.

(ii) Use of energy efficient electrical systems should be promoted. High efficiency lamps with electronic ballasts should be used.

(iii) Energy efficient Motors and properly rated Transformers should be installed. Manufacturer's certificate to this effect shall be obtained and kept on record. Back up power supply should be based on cleaner fuel.

(iv) The power cabling shall be adequately sized as to maintain the distribution losses not to exceed 1% of the total power usage. Record of transmission losses shall be maintained. The proponent shall install permanent electrical metering to record demand (kVA), energy (kWh) and total power factor.

(v) The project proponent should resort to solar energy at least for street lighting and water heating.

Transport Management:

(i) Use of the least polluting type of transportation should be promoted.

(ii) Adequate parking space should be provided as per norms.

(iii) Pathways should be covered or shaddowed by tree canopy as far as practicable.

(iv) Transport system should be such that traffic shall be calm in neighborhoods. Traffic within the project site should be restricted by regulation.

(v) Adequate vertical and horizontal clearances of overhead electric power and telecommunication lines should be provided.

Solid Waste Management:

(i) The proponent should abide by the Municipal Solid Wastes (Management and Handling) Rules, 2000. The proponent must develop the Solid Waste Management and Disposal Scheme ensuring storage and segregation of biodegradable and non-biodegradable wastes.

(ii) The solid waste is to be disposed off in consultation with municipal authority.

(iii) The proponent should provide different coloured bins for different categories of waste and ensure complete segregation of biodegradable and non-biodegradable wastes. The solid waste from different collection and storage bins should be finally collected at transfer stations. Further segregation will be done at transfer stations to collect recyclables such as plastic, polythene, glass, metals, textiles, rubbers, leathers, paper etc. Separate compartments shall be provided for each type of recyclables.

(iv) The proponent should abide by the Hazardous Wastes (Management, Handling and Transboundary Movement) Rules, 2008. Collection and storage of hazardous wastes, if any, during Pre-construction and Post-construction activity should be planned properly. The expected hazardous wastes should be disposed off separately as per the Hazardous Wastes (Management, Handling and Transboundary Movement) Rules, 2008.

(v) Spent oil from DG Sets should be stored in HDPE drums in isolated covered facility and disposed off as per the Hazardous Wastes (Management, Handling and Transboundary Movement) Rules, 2008. Spent oil from DG Sets should be disposed off through registered recyclers only.

Others:

(i) The implementation of Environmental Management Plan should be carried out, as proposed.

(ii) Regular monitoring should be carried out during construction and operation phases.

(iii) The project proponent should provide guidelines to the users to ensure conservation of energy and water. In house environmental awareness campaigns should be carried out at regular intervals to ensure environmental protection.

(iv) Firefighting systems should be designed in compliance with the WBFS and NBC norms.

(v) First aid box shall be made readily available in adequate quantity at all the times.

(vi) Preventive measures should be adopted for Risk & Disaster Management as per the provisions of the National Building Code 2005.

(vii) The Corporate Social Responsibility Plan with specific financial commitment should be implemented for the proposed project. At least 5% of the project cost should be utilized for Corporate Social Responsibility programme.

(viii) The proponent should abide by the Direction issued by the Ministry of Environment & Forests, Government of India/CPCB/BSPCB.

(ix) Environment Management Information System shall be maintained properly.

(x) The proponent should restrict the use of glazed surface as per National Building Code, 2005.

Part - B

GENERAL CONDITIONS:

(i) The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which should be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the Bihar State Pollution Control Board and may also be seen on the website of the SEIAA, Bihar. The advertisement should made within 10 days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the Regional Office of this Ministry at Bhubaneswar.

(ii) The environmental safeguards contained in the EMP Report should be implemented.

(iii) All the conditions, liabilities and legal provisions contained in the stipulated conditions for Environment Clearance shall be equally applicable to the successor management of the project in the event of the project proponent transferring the ownership, maintenance of management of the project to any other entity.

(iv) Provision should be made for the supply of kerosene or cooking gas to the labourers during construction phase.

(v) The project proponent should adhere to the financial provision in the total budget of the project for implementation of the suggested environmental safeguard measures.

(vi) Risk Assessment study along-with Disaster Management Plan (DMP) shall be prepared. The mitigative measures for disaster prevention and control shall be prepared and get approved from competent authority.

(vii) In case of any violation of the conditions laid down in this stipulated conditions for Environmental Clearance, Section 16 of The Environment (Protection) Act, 1986, will be applicable.

(viii) In case of any change(s) in the scope of the project, the project would require a fresh appraisal by the SEAC , Bihar.

(ix) The state Expert Appraisal Committee, Bihar reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the stipulated conditions for environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

(x) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives , Civil Aviation Department etc. shall be complied by project proponents.

(xi) Provision for incorporation of appropriate conditions in the Sale Agreement/ Deed, for ensuring sustained Operation and Maintenance (O&M) of the common facilities (Rainwater harvesting system, Solid waste management system, Solar street lights etc.) even after transfer of ownership of the project, should be made in explicit and transparent manner.

(xii) These stipulations would be enforced among others under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification

2006 including the amendments and clarification circulars.

(xiii) Any appeal against this environmental clearance shall lie with the National Green Tribunal (NGT), if preferred within a period of 30 days as prescribed under Sec. 16 of the National Green Tribunal Act, 2010.

Yours faithfully,

(S.K. Karn)
Member Secretary
SEIAA, Bihar