

FORM-7**[REGULATION-9]**Quarterly Progress Report for quarter ending 31ST DECEMBER of 2023**I. PARTICULARS OF PROJECT**

Project Registration Number	BRERAP00190-2/1211/R-1201/2021	Name of Project/Phase of Registered Project	GREEN HEIGHT
Name of Promoter	GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION PVT. LTD.	Project Address	MAHARANI COLONY AGAMKUA PATNA
Name of Co-promoter	N.A		
Project Registration is valid up to	23-10-2023		
Starting date of Project or Phase of the Project	13-02-2020		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	23-01-2025 Patna Municipal Commission		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area	Total No. of sanctioned apartments	Total Number of Apartments -
A Block	1. 1 BHK - 5 2. 1 BHK, - 5 3. 2 BHK - 5 4. 2 BHK - 5 5. 2BHK - 5 6. 2BHK - 5 7. 3BHK - 5 8. 3BHK - 5 9. 1BHK - 5 10. 3BHK - 5	418.85 370.40 551.98 617.96 597.17 611.94 731.22 743.89 330.08 725.06	5 5 5 5 5 5 5 5 5 5	1. Booked / Allotted - 14 2. Sold - 00

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 07
A Block	48	2. Sold	- 00

IV. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filling)

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	N.A			
2	Fire N.O.C				Along with Reg.
3	Water Supply Permission	N.A			

4	NOC From Airport Authority of India	N.A			
5	Other Approval(s), if any, required for the project	NA			REVALIDATION OF MAP APPLY

V. Construction Progress of the Project

1. Plan Case NO: - P/Rasidachak-PRN-B+G+4/290/2017 (Details Attached with Certificate)		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on 31-12-2023) (3)
1.	Excavation (if any)	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	no
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	04 (66.66%)
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	30%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	10%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	10%
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.	10%

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 31-12-2023)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	No	
2.	Water Supply	Yes	No	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	80%	
4.	Storm Water Drains	No	No	
5.	Landscaping & Tree Planting	Yes	No	
6.	Street Lighting	Yes	100% Done	
7.	Community Buildings	NO	NO	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	NO	
9.	Solid Waste Management & Disposal	NO	NO	
10	Water Conservation / Rain Water Harvesting	Yes	20%	
11.	Energy Management	NO	NO	
12.	Fire Protection and Fire Safety Requirements	Yes	NO	
13.	Closed Parking	Yes	NO	
14.	Open Parking	NO	NO	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	NO	
16.	Others (Option to Add More)	NO	NO	

VIA EXTERNAL AND INTERNAL DEVELOPMENT WORK IN CASE OF PLOTTED DEVELOPMENT				
1.	Internal Roads & Footpaths	NA	NA	
2	Water Supply	NA	NA	
3	Sewerage (Chamber, Line, Septic Tank, STP)	NA	NA	
4	Drains	NA	NA	
5	Parks, Land Scaping and Tree Planting	NA	NA	
6	Street Light	NA	NA	
7	Disposal of Sewage & sullage water	NA	NA	
8	Water conservation / Rain Water Harvesting	NA	NA	
9	Energy Management	NA	NA	

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

VIII. Financial Progress of the Project (as per CA Certificate as on 31-12-2023)		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	Collection A/c 634905601169 Retention A/c 634905601168 Designed A/c 634905601170
2.	Estimated Cost of the Project including land cost at the start of the Quarter	670 (Lakhs)
3.	Amount received during the Quarter	37,91,000.00/-
4.	Actual Cost Incurred during the Quarter	35,03,665.94/-
5.	Net amount at end of the Quarter	3,00,036.30/-
6.	Total expenditure on Project till date	2,74,08,098.06/-

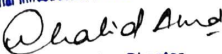
7.	Cumulative Fund Collected till the end of Quarter in question	No
8.	Cumulative expenditure done till the end of Quarter in question	No

IX. Details of Mortgage or Charge if any created	
NO	

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

Green Ghar Infrastructure & Cons. Pvt. Ltd.

 Managing Director

Signature of Promoter

Name: SHAHID AHMED
 Date : 31-12-2023

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:- 31-12-2023

To,

GREEN GHAR INFRASTRUCTURE
AND CONSTRUCTION PVT. LTD.
Flat No:-403C, Ashiyana Plaza, Bhagwanpur Chowk,
Muzaffarpur, Bihar-842001

Subject:

Certificate of Percentage of Work executed in the project having **Single Block** of the **GREEN HEIGHT** bearing the registration no. **BRERAP0019-2/1211/R-1201/2021** and being developed on the Plot bearing Khata No. **143**, Plot No. **586(P)**, Khata No:- **144**, Plot No:- **584, 583(P)** demarcated by its boundaries (25.59736 and 85.200665 of the end points) of the Land Area **1518.12 Sq. Mtr.**, situated in Mohalla Maharani Colony, Road No:- 01 Mauza:- Rasidachak, Block:- Patna Sadar, division Patna Sadar District Patna PIN 800007, admeasuring **3359 sq.mts.**, Buildup Area and **4,241.42 Sq. Mtr** Total Construction area being developed by the Promoter GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION P LTD.

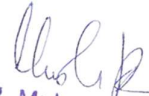
Sir,

I **Ar. Mukesh Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the basement + ground + 4 Building(s)/ single Wing(s) of the Project, Known as **Green Height** situated on the plot bearing Khata No. **143**, Plot No. **586(P)**, Khata No:- **144**, Plot No:- **584, 583(P)** of Mohalla Maharani Colony, Road No:- 01 Mauza:- Rasidachak, Block:- Patna Sadar, division Patna Sadar District Patna PIN 800007, admeasuring **3359 sq.mts.**, Buildup Area and **4,241.42 Sq. Mtr** Total Construction area being developed by GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION P LTD

1. Following technical professionals are appointed by Promoter: --

- (i) Mr. Mukesh Kumar Architect;
- (ii) Mr. Mukesh Kumar as Structural Consultant
- (iii) Mr. R.K Agarwal as Mechanical / Electrical / Plumbing Consultant (MEP)
- (iv) Mr. Er. Gautam Kumar as Site Supervisor

Based on Site Inspection, with respect to each of the Building 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 of the Real Estate Project as registered vide number **BRERAP0019-2/1211/R-1201/2021** under Bihar RERA is as per table


AR. Mukesh Kumar
Coa Regd. No.-CA/2010/5022G
Emppanelment No.-AR/41/2015
Municipal Corporation.

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

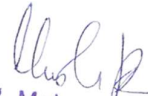
Building " GREEN HEIGHT" Basement + Ground +4

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement(s) and Plinth	100%
3	Number of Podiums	NO.
4	Stilt Floor	100%
5	Number of Slabs of Super Structure	04 (66.66%)
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	30%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	10%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	10%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	10%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, 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 obtain Occupation/ Completion Certificate.	10%

TABLE-B

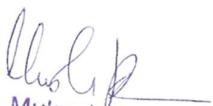
Internal and External Development Works in respect of the entire Registered Phase.

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths.	NO		
2	Water Supply	Yes		
3	Sewerage (chamber,	Yes	80%	


AR. Mukesh Kumar
Coo Regd. No.-CA/2010/50220
Empanelment No.-AR/41/2015
Municipal Corporation.

	lines, Septic Tank, STP)			
4	Storm Water Drains	NO		
5	Landscaping & Tree Planting.	Yes		
6	Street Lighting	Yes	100%	
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	20%	
11	Energy management	No		
12	Fire protection and fire safety requirements	Yes		
13	Electrical meter room, sub-station, receiving station.	Yes		
14	Others (Option to Add more).	NO		

**Yours Faithfully,
Signature & Name**


AR. Mukesh Kumar
 Coa Regd. No.-CA/2010/50220
 Empanelment No -AR/41/2015;
 Patna Municipal Corporation.

Ar. Mukesh Kumar
COA Reg. No:- CA/2010/50220
Empanelment No:- AR/41/2015
Patna Municipal Corporation

FORM No. 2
[Regulation 3]
ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of
Money from Designated Account- Project wise)

Date: 31-12-2023

To,

**GREEN GHAR INFRASTRUCTURE
AND CONSTRUCTION PVT. LTD.**

Flat No:-403C, Ashiyana Plaza, Bhagwanpur Chowk,
Muzaffarpur, Bihar-842001

Subject : Certificate of Cost Incurred for Development of **GREEN HEIGHT** for Construction of Basement + Ground +4 building(s)/Single Wing(s) of the Registration No:- **BRERAP0019-2/1211/R-1201/2021** situated on the Plot bearing Khata No. **143**, Plot No. **586(P)**, Khata No:- **144**, Plot No:- **584, 583(P)** demarcated by its boundaries (25.59736 and 85.200665 of the end points) of the Land Area **1518.12 Sq. Mtr.**, situated in Mohalla Maharani Colony, Road No:- 01 Mauza:- Rasidachak, Block:- Patna Sadar, division Patna Sadar District Patna PIN 800007, admeasuring **3359 sq.mts.** area being developed by the Promoter GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION P LTD.

Ref: Bihar RERA Registration Number **BRERAP0019-2/1211/R-1201/2021**

Sir,

I **Er. SADAN KHAN** have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of Basement + Ground +4 Building(s)/ Single Wing(s) of the project situated on the plot bearing Khata No. **143**, Plot No. **586(P)**, Khata No:- **144**, Plot No:- **584, 583(P)** demarcated by its boundaries (25.59736 and 85.200665 of the end points) of the Land Area **1518.12 Sq. Mtr.**, situated in Mohalla Maharani Colony, Road No:- 01 Mauza:- Rasidachak, Block:- Patna Sadar, division Patna Sadar District Patna PIN 800007, admeasuring Buildup area **3359 sq.mts.** Basement+ Parking Area:- 882.42 Sq. Mtr. Total Construction Area **4,241.42 Sq. Mtr.** area being developed by the Promoter GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION P LTD.

1. Following technical professionals are appointed by Owner / Promoter: --

- (i) Mr. Mukesh Kumar Architect;
- (ii) Mr. DI ARCHTECTS as Structural Consultant
- (iii) Mr. R.K Agarwal as Mechanical / Electrical / Plumbing Consultant (MEP)
- (iv) Mr. Gautam Kumar as Quality Surveyor

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the building(s) of the


Er. Sadan Khan
B. Tech (Civil) A.M.I.E.
MMC Lic No-03/2021

project. Our estimated cost calculations are based on the Schedule of rates **(Building Construction Department) 13533.20 Sq. Mtr.** and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 6.15,50,000/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the **Patna Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 2,96,09,500.00/-** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **Patna Municipal Corporation** (planning Authority) is estimated at **Rs.3,19,40,500.00/-** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building /Wing bearing Number **01** or called **GREEN HEIGHT B+G+4**
(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31.12.2023 date of Registration is (Rs. Five Crore Forty Seven Lakhs Only)	5,47,00,000.00/-
2	Cost incurred as on 30.09.2023 (Based on the Estimated cost) Rs. (Two Crore Seventy Eight Lakhs Ninety Seven Thousands Rupees)	2,78,97,000.00/-
3	Work done in Percentage (As Percentage of the estimated cost) 51.00%	51.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) Rs. (Two Crore Sixty Eight Lakhs three Thousands)	2,68,03,000.00/-
5	Cost Incurred on Additional /Extra Items as on 31.12.2023 not included in the Estimated Cost (Annexure A)	NIL

[Signature]
Er. Sadan Khar
B. Tech (Civil) A.M.I.E.
MMC Lic No-03/2021

	Rs. NIL	
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TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.12.2023 date of Registration is Rs. Sixty Eight Lakhs Fifty Thousands	68,50,000.00/-
2	Cost incurred as on 31.12.2023 (Based on the Estimated cost). Rs. Seventeen Lakhs Twelve Thousands Five Hundred)	17,12,500.00/-
3	Work done in Percentage (As Percentage of the estimated cost). 25 %	25%
4	Balance Cost to be Incurred (Based on Estimated Cost). Rs. Fifty one Lakhs thirty Seven thousands five hundred	51,37,500.00/-
5	Cost Incurred on Additional /Extra Items as on 31.12.2023 not included in the Estimated Cost (Annexure A). Rs. N.A	NIL

Yours Faithfully,


Er. Sadan Khar
B. Tech (Civil) A.M.I.E.
MMC Lic No-03/2021

Signature of Engineer.
Er. Sadan Khan
(License No. MMC/03/2021)

* Note:

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

प्रेषक,

शाहिद अहमद

मैनेजिंग डायरेक्टर, (ग्रीन हाइट प्रोजेक्ट)

ग्रीन घर इंफ्रास्ट्रक्चर एंड कंस्ट्रक्शन प्राइवेट लिमिटेड
कांति भवन, बिग हॉस्पिटल के निकट छोटी पहाड़ी रोड,
अगमकुआं, पटना-800007



सेवा में,

नगर आयुक्त,

पटना नगर निगम, पटना

विषय :-

स्वीकृत प्लान केस नं.- P/Rasidachak-PRN-B+G+4/290/2017 के पुनर्वैधीकरण के संबंध में

महाशय,

उपर्युक्त विषय में निवेदन है कि दिनांक 25-01-2020 को पत्रांक संख्या 01497 के द्वारा Basement + Ground + 4 भवन निर्माण की अनुमति प्रदान की गयी थी, जिसमें भूतल का पीलर तक का कार्य पूर्ण कर लिया गया है परन्तु प्राकृतिक आपदा covid-19 महामारी और तदजनित समस्या के कारण निर्माण पूर्ण नहीं हो पाया है

अतः श्रीमान से अनुरोध है की निर्माण के लिए दो वर्ष तथा नौ माह (पत्र सं -596 के अलेक मै) अतिरिक्त समय प्रदान की जाये, जिसके के लिए विलम्ब शुल्क में रु 28,506/- राशि का डिमांड ड्राफ्ट संख्या 000273, HDFC BANK, दिनांक 13-12-2023 इसके साथ संलग्न कर रहा हो

Green Ghar Infrastructure & Cons. Pvt. Ltd.

Managing Director

आपका विश्वासभाजा

शाहिद अहमद

7033096611

अनुलग्न

1. अनुमति पत्र

2. स्वीकृत नक्सा

3. पत्र सं 596

(6) सक्षम प्राधिकार फारम-VIII(क) में अनुमोदन अथवा फारम-IX में अस्वीकृति उपविधि-5 के अधीन आवेदन की प्राप्ति से 30 दिनों के भीतर संसूचित करेगा। यदि अनुमति अस्वीकृत हो जाती है तो न्यायाधिकरण के समक्ष अपील दाखिल की जा सकती है। (ऑनलाईन प्रावधान विकसित होने पर ऑनलाईन माध्यम से)।

9. अनुज्ञा की अवधि:— इस उप-विधि के अधीन प्रदान की गई हरेक ऐसी अनुज्ञा दिए जाने की तारीख से पाँच वर्षों तक विधिमान्य रहेगी। इस अवधि के अन्तर्गत कार्य पूर्णता की सूचना (प्रमाण-पत्र) दाखिल करना होगा किन्तु विहित अवधि के भीतर कार्य पूर्णता की सूचना (प्रमाण-पत्र) प्रस्तुत करने के विफल रहने की दशा में उपविधि-7(4)(iii) के अनुसार फीस का भुगतान करने पर उस अनुज्ञा को उपर्युक्त अवधि के अवसान के पूर्व पुनः विधिमान्य कराना होगा और ऐसा पुनः विधिमान्यकरण और दो वर्षों के लिए विधि मान्य हो सकता है।

यदि भवन-विकास कार्य उपर्युक्त सात वर्षों की अवधि के अन्तर्गत पूरा नहीं किया जाता हो तो भवन योजना के अनुमोदन के लिए आवेदक नए सिरे से आवेदन करेगा।]

10. कार्य प्रारंभ करने की नोटिस.—²[भवन परमिट या भूमि के विकास की परमिट (अनुज्ञा) के अधीन अपना कार्य प्रारंभ करने पर भूस्वामी/आवेदक प्राधिकार को फारम-X में नोटिस देगा कि वह कार्य विनिर्दिष्ट तारीख को प्रारंभ करेगा और प्राधिकार नोटिस प्राप्त होने के बाद 14 दिनों के भीतर किए जाने वाले कार्य का निरीक्षण यह सत्यापन करने के लिए करवाएगा कि भवन स्वीकृत योजनाओं के अनुरूप विकास कार्य किया जा रहा है। किन्तु यदि विनिर्दिष्ट अवधि के भीतर प्राधिकार निरीक्षण करने में विफल रहता हो तो यह मान लिया जाएगा कि प्राधिकार को निर्माण के संबंध में कोई आपत्ति नहीं है। ऐसी सूचना के समर्पण की प्रक्रिया यथा ऑनलाईन प्रक्रिया के माध्यम से आसान की जाएगी।]

11. निर्माण स्थल पर सूचना।—(1) चूँकि, किसी सामग्री की जाँच इस उपविधि की अपेक्षाओं की अनुरूपता सुनिश्चित करने के लिए की जाती है, इस जाँच ³[क्यूब टेस्ट और मृदा जाँच रिपोर्ट] के परिणाम के अभिलेख भवन निर्माण के दौरान निरीक्षण के लिए उपलब्ध रखे जाएंगे और उसके बाद प्राधिकार द्वारा यथापेक्षित अवधि तक रखे जाएंगे।

(2) निर्माण के दौरान जिन व्यक्तियों को अनुज्ञा (परमिट) जारी की जाती हो वे उस संपत्ति के सहजदृश्य स्थान पर जिसके लिए अनुज्ञा जारी की गई हो उसकी तथा अनुमोदित आरेखों और विनिर्देशों की प्रति साट कर रखेंगे।

³[(3) सामयिक प्रगति रिपोर्ट, संधारित अनुरक्षण रजिस्टर की प्रति (फारम-(XI एवं XIV)।]

³[(4) विकासक/स्वामी के प्रतिनिधियों तथा स्थल पर्यवेक्षक/तकनीकी व्यक्तियों आदि का नाम तथा विस्तृत संपर्क ब्यौरा।]

12. निर्माण का आवधिक रिपोर्ट।—⁴[x x x]⁵[विकासक] निर्माणकर्ता/भू-स्वामी/आवेदक प्रत्येक रूप स्लैब कास्टिंग के बाद फारम-XI में प्राधिकार को आवधिक प्रगति प्रतिवेदन (रिपोर्ट) प्रस्तुत करेगा। ऐसी रिपोर्ट प्रस्तुत करने की प्रक्रिया ऑन लाइन प्रक्रिया के माध्यम से सहज बनाई जाएगी।

1. संशोधन उपविधि, 2022 की उपविधि 11 द्वारा प्रतिस्थापित, देखें अधिसूचना सं० 645, दिनांक 24.2.2022.
2. संशोधन उपविधि, 2022 की उपविधि 12 द्वारा प्रतिस्थापित।
3. संशोधन उपविधि, 2022 की उपविधि 13 द्वारा अंतःस्थापित।
4. संशोधन उपविधि, 2022 की उपविधि 14 द्वारा विलोपित।
5. संशोधन उपविधि, 2022 की उपविधि 14 द्वारा अंतःस्थापित।

6. The Competent Authority shall communicate either approval in **Form-VIII A** or refusal in **Form-IX** within 30 days from date of receipt of application under Bye Law-5 In case the permission is refused an appeal can be filed before the Tribunal. (Online provision to be developed)]

¹[9. Duration of permission.—Every permission granted under these bye laws shall remain valid up to five years from the date such a permission is granted. The notice of completion shall have to be submitted within this period. However in case of failure to submit the notice of completion within the prescribed period the permission shall have to be revalidated before the expiry of the above period on payment of such fee as specified in these bylaws (7.(4)(iii)) and such revalidation may be valid for another two years.

If the building/development works is not completed within the above mentioned seven years period, the applicant shall make a fresh application for approval of building plan.]

10. Notice for commencement of work.—²[The owner/applicant, upon commencement of his work under the building permit or for development of land shall give notice in **Form-X** to the Authority that he would start the construction on a specified date and the Authority shall cause inspection of the work to be made within 14 days following the receipt of notice to verify that the building has been allocated and development work is being carried out in accordance with the sanctioned plans. If, however, the authority fails to make the inspection within the specified period, it shall be presumed that the Authority has no objection to the construction. The process of submission of such notice shall be made easy through an online process.]

11. Information at the site of construction.—(1) Whereas tests of any material are made to ensure conformity of the requirements of these bye laws, records of the tests data ³[Cube test and soil test report] shall be kept available for inspection during the construction of building and for such period thereafter as required by the Authority.

(2) The persons to whom a permit is issued during construction shall keep pasted in a conspicuous place on the property in respect of which the permit was issued, a copy of approved drawings and specifications;

³[(3) Copy of the periodic progress report, maintained register (**FORM XI and XIV**).]

³[(4) The names and contact details of representatives of developers/ owners and site supervisors/technical persons etc.]

12. Periodic report of Construction.—⁴[x x x] the ⁵[developer] builder/ owner/ applicant shall submit a periodic progress report after each roof slab casting in **Form-XI** to the authority. The process of submission of such reports shall be made easy through an online process.

1. Subs. by Bye-law 11 of Amdt. By-laws, 2022, vide Notifn. No. 646, dated 24.2.2022.

2. Subs. by Bye-law 12, *ibid*.

3. Ins. by Bye-law 13, *ibid*.

4. Deleted by Bye-law 14, *ibid* for "in case of high rise buildings."

5. Ins. by Bye-law 14, *ibid*.

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बिहार भवन उपविधि, 2014

बिहार भवन (संशोधन) उपविधि, 2022 द्वारा यथासंशोधित

[Bihar Building Bye-Laws, 2014]

As Amended by

Bihar Building (Amendments) Bye-Laws, 2022

[Published in Bihar Gazette (Ext.-ord.) No. 86, dated 25.2.2022]

By
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Advocate
Patna High Court

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प्रसंग :- पत्रांक नं०- 5569 दिनांक 11-05-2023

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दिया जाये।

आपका विश्वासभाजा

शाहिर अहमद

Chahir Ahmad

29/05/2023

Managing Director.

Green Chahir Infrastructure & Con. (P) Ltd.







