

To,
The Member Secretary,
State Level Environment Impact Assessment Authority,
2nd Floor, Beltron Bhawan, Shastri,
Nagar, Patna-800023

Subject: Compliance of the stipulated Environmental Conditions/Safeguards in the Environmental Clearance Letter and Environmental Monitoring Report of Environmental Clearance for Proposed Residential Building Project at Mauza Sikandarpur, Tehsil Danapur-cum-Khagaul, District Patna, State Bihar; by M/s Satvika Nexgen Empire [Total Plot Area: 20.243.20 m², Total Built-up Area: 93,014.46 m²].

Ref: Environment Clearance Letter No. Ref No: **EC23B038BR178963**, Date: **11/04/2023**

Dear Sir,

This has reference to the EC letter no Ref No. **EC23B038BR178963**, Date: **11/04/2023**, Issued by State Level Environmental Impact Assessment Authority, Bihar which I have been asked to submit the compliance with the specific and general conditions of the same.

As per the Notification S.O. 5845(E) by Ministry of Environment, Forest and Climate Change (MoEF & CC) Dated 28/11/2018, MoEF & CC has withdrawn the requirement of mandatory hard copies of compliance reports to departments, hence we are submitting the soft copy of the Report to you for your perusal.

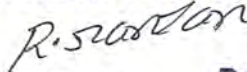
In view of above, I am submitting a copy of the following information/documents for your kind perusal:

1. Point-wise compliance of the stipulated environmental conditions safeguards.

(Session: **June 2024**)

Thanking you,

Yours Sincerely,
SATVIKA NEXGEN EMPIRE


Rajiv Ranjan Partner

Copy to:

1. The Member Secretary, Bihar State Pollution Control Board, Patna,
 2. The Member Secretary, State Level Environmental Impact Assessment Authority, Patna,
- Encl: As Above

SIX MONTHLY COMPLIANCE REPORT

JUNE 2024

**Proposed Residential Project
Residential Building at Plot No. 589,556,557 & 558,
Khata No. 222, 133, 131 & 142, Mouza Sikandarpur, Thana
No. 17, Danapur, District Patna, Bihar**

**DEVELOPED BY:
M/s Satvika Nexgen Empire,
(Total Plot Area: 20243.20 m², Total Built-up Area: 93,014.46 m²)**

PREPARED BY:



**CONSULTANT
P&M Solution
C-88, Sector 65, Noida -201301 – U.P
A QCI –NABET Accredited Organization**



CHAPTER-I: PURPOSE OF THE REPORT

As per the “Sub Para (ii)” of “Para 10” of EIA Notification 2006 & its amendments till date, it is stated that *“It shall be mandatory for the project management to submit half-yearly compliance reports in respect of the stipulated prior environmental clearance conditions/safeguards in softcopies to the regulatory authority concerned, on 1st June and 1st December of each calendar year”* and as per compliance of condition mentioned in Environment Clearance Letter (i.e. Part B General Condition, point number II), *Six monthly compliance reports should be submitted to the Bihar State Pollution Control Board and Regional Office, MOEF, GOI, Bihar and a copy to the Regulatory Authority of Bihar.*

It is mandatory to submit a Six-Monthly Compliance Report to show the status & compliance of all the Conditions mentioned in the Environment Clearance Letter, along with monitoring of various Environmental Parameters (as per CPCB Norms).

The regulatory authorities in this case are Bihar State Pollution Control Board, Bihar State Environment Impact Assessment Authority (SEIAA). Based on the Specific and General Conditions mentioned in the EC Letter, this Compliance Report has been prepared by the P & M Solution Team on behalf of Project Proponent; details of which are present in Chapter – “Compliance Report”.

Methodology for Preparation of Report is as follows:

1. Study of EC Letter & Related Documents,
2. Site Visits by a Team of Experts,
3. Compilation of Compliance Report, explaining the entire ‘General& Specific’ conditions in the EC Letter and providing details w.r.t. each condition/ guideline.

Six-Monthly Compliance Report of June 2024“Group Housing Project”

CHAPTER-II: INTRODUCTION

Proposed residential project at Mauza Sikandarpur, Tehsil Danapur-cum-Khagaul, District Patna, State Bihar; by M/s Satvika Nexgen Empire [Total Plot Area: 20,243.20 m², Total Built-up Area: 93,014.46 m²]

Particulars	Details
Type of project	Proposed residential project at Mauza Sikandarpur, Tehsil Danapur-cum-Khagaul, District Patna, State Bihar; by M/s Satvika Nexgen Empire
Site address	Thana No.: 17, Khata No.: 222, 133, 131 & 142., Plot No. 589, 556, 557 & 558, Mauza Sikandarpur, Tehsil Danapur-cum-Khagaul, District Patna State Bihar
Developed By	M/s Satvika Nexgen Empire
Environment Clearance Letter No.	EC obtained vide letter no. EC23B038BR178963 , Dated 11/04/2023.
Period of Compliance	June 2024
Project Description	Residential Building

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PROJECT DETAILS

Proposed Project will have following salient features:

Area	Details as per EC, Dated 11.04.2023
Project Category	8(a)
Total Plot Area	20,243.20 Sq. M
Built up area	93,014.46 Sq. M
Green Area	6.542 Sq. M (32.33% of the total plot area)
Total Water requirement	Ground water from municipal supply.
Fresh water requirement	296 KLD
Waste water generation	430 KLD
STP Capacity	450 KLD
Solid Waste	1660 KG/DAY
Rain Water Harvesting collection Pit	5 No.
Power requirement and source	2200 KW, Source: Bihar State Electricity Board
Parking proposed	700 ECU

POINT WISE REPLY OF ENVIRONMENTAL CLEARANCE COMPLIANCE

I. Statutory Compliance:		
S. No.	Conditions	Compliances
1.	The Project Proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building bylaws.	Agreed and noted.
2.	The Project Proponent will obtain Consent to Establish (CTE) from the BSPCB before preparing site for construction; if applicable and Consent to Operate (CTO) before giving occupancy.	CTE obtained
3.	The approval of the competent authority shall be obtained for structural safety of building due to earthquake, adequacy of firefighting equipments, etc. as per National Building Code including protection measures from lightening etc.	The project falls under seismic active Zone-IV indicating high damage risk zone. The buildings have been designed as earthquake resistant and comply with the required IS specifications. Structural safety of the building due to earthquake, adequacy of firefighting equipments, etc. as per the National Building Code 2005 including protection measures from lightening etc.
4.	All directions of the Airport Authority, Director of Explosives and Fire Department, etc. shall be complied with.	AAI NOC and Fire NOC attached as Annexure.
5.	The Project Proponent shall obtain Consent to	CTE obtained

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	Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Bihar State Pollution Control Board.	
6.	The Project Proponent shall obtain the necessary permission for drawl of ground water/surface water required for the project from the competent authority.	During Construction phase only water tank will be used. Ground water permission will be obtained during operational phase.
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	It has been obtained.
8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by Project Proponents from the respective competent authorities.	There is no storage diesel at site. AAI NOC has been already taken.
9.	The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.	Agreed and noted.
10.	The Project Proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power, GoI, strictly,	Agreed. Project Proponent being followed the prescribed rules. Approx. 5% of energy will be saved.
11.	The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system for multi-storey buildings, wet & dry bins, collection centre & mechanical composter, etc.	Agreed and noted.

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	shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors/recyclers for which, a written tie-up must be done with the authorized vendors/recyclers.	
12.	Hazardous waste / E-waste should be disposed-off as per Rules applicable and with the necessary approval of the Bihar State Pollution Control Board.	Agreed and noted.
13.	Solar power plant or other solar energy related equipment's shall be operated and maintained properly	Agreed and noted.
14.	Provisions shall be made for the integration of solar water heating system.	Agreed and noted.
15.	Environmental Clearance conditions applicable for construction and operation phase which are in the interest of public at large must be displayed at prominent place which can be easily accessible to public along with address and contact number of authorities to whom violation of EC conditions can be reported.	Agreed. It is being displayed.
16.	Project site shall be adequately barricaded before the start of construction activity by erecting suitable windscreen upto. 1/3 of the building height or 10 meters height whichever is more to prevent dispersion of dust particulate (fugitive emission) matter from the construction site.	Construction site has been erecting and all the building bye-laws will follow.
17.	Construction of appropriate civil structure and creation of other facilities shall be undertaken to provide benefit of the person suffering from	Agreed and noted.

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	disability in accordance with Hon'ble Supreme Court of India order dated 15th December 2017 in Writ Petition (Civil) 292 of 2006 with WP (Civil) 997 of 2013 (Disabled Rights Grout & Anr. Vs Union of India & Ors).	
II. Air Quality Monitoring and Preservation		
1.	Notification GSR 94(E) dated 25.01.2018 of MoEF & CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Noted and being Complied.
2.	Project site shall be adequately barricaded before the start of construction activity by erecting suitable windscreen up to 1/3 of the building height or upto 10 meters height whichever is more to prevent dispersion of particulate matter (fugitive emission) from the construction site. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. Plastic/tarpaulin sheet covers shall be provided for vehicles bringing all loose construction material e.g. sand, cement, Morrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	Agreed. Plastic/tarpaulin sheet covers shall be provided for vehicles bringing all loose construction material. Water Sprinkling is carried out on regular basis on the control of dust pollution at the site
3.	A Management Plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Noted and Complied.
4.	Diesel power generating sets proposed as	One (01) DG Set of Total 400 KVA

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	source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets	will be provided as power back-up during power failure.
5.	Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site	Agreed and noted.
6.	All loose construction material e.g. sand, soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Agreed. It being covered.
7.	Wet jet shall be provided for grinding and stone cutting.	Agreed and noted.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Unpaved surfaces are being sprinkled twice a day.
9.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016.	There is no waste dumped on the outside area and no dumped on road side and open area.
10.	The diesel generator sets to be used during construction phase shall be low Sulphur diesel type and shall conform to Environmental (Protection), Act 1986 prescribed for air and noise emission standards	Agreed and noted.
11.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per	Stack height will be increased.

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	CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	
12.	For indoor air quality the ventilation provisions as per National Building Code of India shall be implemented.	Agreed and noted.
III. Water Quality Monitoring and Preservation:		
1.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wet land and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	There is no obstruction in the natural drainage pattern all the mitigation measures on the construction site.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Agreed. Buildings has been designed to follow the natural topography
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.	It is under the proposed requirement.
4.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the Project Proponent. The record shall be submitted to the, SEIAA/ Regional Office, MoEF & CC along with six monthly Monitoring reports.	There is no fresh water usage at the construction site. During the operational phase fresh water will be used. The details will be submitted to the operational phase.

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5.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	Agreed will be obtained.
6.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.	Agreed and noted.
7.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning, etc. shall be done.	Installation of dual pipe plumbing is being installed and it will be operate during the operational phase.
8.	Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators, etc.) for water conservation shall be incorporated in the building plan.	Agreed and noted.
9.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system are done.	Agreed and noted.
10.	Water demand during construction should be	Agreed and noted.

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	reduced by use of pre-mixed concrete, curing agents and other best practices referred.	
11.	The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rainwater harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.	Five (05) No of RWH collection pits are provided and will be operated during operational phase.
12.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	Agreed and noted.
13.	All recharge should be limited to shallow aquifer.	Agreed and noted.
14.	No ground water shall be used during construction phase of the project	Agreed and noted.
15.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	There is no dewatering.

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16.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed into municipal drain.	STP is being installed it will be operate during operational phase.
17.	No sewage or untreated effluent water would be discharged through storm water drains.	Agreed and noted.
18.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	Agreed and noted.
19.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	It will be done after installed.
20.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Agreed and noted.

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21.	Separate drainage system shall be developed for storm water so that end point discharge to nearest nallah / river is ensured to avoid water logging without any increase in the pollution load in receiving system.	Agreed and noted.
22.	Possibilities need to be explored to use STP waste water during construction phase. Fresh water shall be used only after exhausting the possibility of obtaining STP waste water located in municipal jurisdiction.	Currently water tank is being used construction phase. It will be possibilities to explored water during construction phase.
IV. Noise Monitoring and Prevention:		
1.	Ambient noise levels shall conform to residential area silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.	Agreed and noted.
2.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	It being maintained.
V. Energy Conservation Measures:		
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC,	Agreed and noted.

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	shall comply with the State ECBC.	
2.	Outdoor and common area lighting shall be LED.	Agreed and noted.
3.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc., shall be incorporated in the building design. Wall, window, and roof u-values shall be as per Energy Conservation Building Code (ECBC) specifications.	Energy will be saved 5.18%.
4.	Energy conservation measures like installation of CFLs/LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	The integrated part of the installation of CFLs/LED for the lighting.
5.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/local building bye-law's requirement, whichever is higher.	Agreed and noted.
6.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential	Agreed and noted.

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	buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	
VI. Waste Management:		
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the Municipal Solid Waste (MSW.) generated from project shall be obtained.	It will be obtain during the operational phase.
2.	Proper composting/vermi-composting of municipal and biodegradable solid wastes shall be carried out. All municipal solid wastes shall be segregated, collected, transported, treated and disposed as per provisions of the Solid Wastes Management, 2016 (As amended).	Agreed and noted.
3.	All the top soil excavated during construction activities shall be stored for use in horticulture/landscape development within the project site.	Agreed and noted.
4.	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Agreed and noted.
5.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Agreed. It has been provided.
6.	Organic waste compost/Vermiculture pit/	Agreed. It will be installed during

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	Organic Waste Converter within the premises with a minimum capacity of 0.3 kg/person/day must be installed.	the operational phase.
7.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Agreed and noted.
8.	Any hazardous waste generated during construction phase, shall be disposed-off as per applicable rules and norms with necessary approvals of the Bihar State Pollution Control Board.	Agreed and noted.
9.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.	Agreed and noted.
10.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016, Ready mixed concrete must be used in building construction.	Agreed and noted.
11.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.	Agreed and noted.
12.	Used CFLs and TFLs should be properly collected and disposed-off/sent for recycling as	Agreed and noted.

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	per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	
VII. Green Cover:		
1.	No tree should be felled unless exigencies demand. Wherever absolutely necessary, tree translocation shall be done with prior permission from the concerned regulatory authority, Old trees should be retained/translocated based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured in the ratio of species cut to species planted.	Agreed and noted.
2.	6,542 m ² (32.33%) of the total plot area shall be kept under greenbelt cover within the project site.	Green belt is being developed as per the EC Compliance.
3.	All the efforts shall be made not to cut any tree however if any tree, need to be removed necessarily, it may be trans-locate with prior permission from concerned local Authority. In case of felling, plantations to be ensured in the ratio of species cut/removed to species planted. Area for green belt development shall be provided as per the details provided in the Project document.	Agreed and noted.
4.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and re-applied during plantation of the proposed vegetation on site.	Agreed and noted.

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VIII. Transport:		
1.	<p>A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.</p> <p>a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.</p> <p>b. Traffic calming measures.</p> <p>c. Proper design of entry and exit points.</p> <p>d. Parking norms as per local regulation.</p> <p>e. Proper signages.</p>	It's being implemented.
f.	<p>Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.</p>	It's being implemented the entire vehicle hired are in good conditions.
g.	<p>A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 5.0 km radius</p>	Agreed and noted.

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	of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development Department and the PWD/competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	
IX. Human Health Issues:		
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	Dust Mask being provided in a construction phase.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.	Agreed and noted.
3.	Emergency preparedness plan based on the Hazard Identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Agreed and noted.
4.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Agreed and noted.
5.	Occupational health surveillance of the workers shall be done on a regular basis.	It is being done on a regular basis.

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6.	A First Aid Room shall be provided in the project both during construction and operations of the project.	Agreed and noted.
X. Corporate Environment Responsibility:		
1.	The Project Proponent shall comply with the provisions contained in this Ministry's OM vide F. No. 22-65/2017-IA.III dated 1 May 2018, as applicable, regarding Corporate Environment Responsibility.	Agreed and noted.
2.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental forest wildlife norms /conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF & CC as a part of six-monthly report.	Agreed and noted.
3.	A separate Environmental cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of Senior Executive, who will directly report to the head of the organization.	Environmental cell has been created.
4.	Action plan for implementing EMP and environmental conditions along with	Agreed and noted.

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	responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the SEIAA/Ministry, Regional Office along with the Six-Monthly Compliance Report.	
XI. Additional Conditions:		
1.	Provide Waste water drain, rainwater drain and water supply pipe separately. Nothing should be drained outside the campus through underground pipes and nothing should be pumped to groundwater. All the sewage drains shall be covered.	Agreed and noted.
2.	Provide Safety measures (Fire, disaster, flood, etc.), medical facilities, and arrangement for physically challenged persons.	Agreed and noted.
3.	Provide solar panels over 30% of the total rooftop area (open terrace).	Solar Panel saving power 57.5%.
4.	While handing over the building/flats to the Society, the Developer must mention in the agreement or sale deed that (32.33%) greenbelt area of the total plot area should be maintained and the conditions imposed by the SEIAA, Bihar in the Environmental Clearance has to be complied.	Agreed and noted.
5.	Corporate Environmental Responsibility (CER) must be undertaken, in consultation with the	Agreed and noted.

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	concerned authority of the Local Body (Municipal Corporation/Municipality/Nagar Panchayat/Gram Panchayat). The type of activities shall be clearly outlined which shall predominantly include Municipal Solid Waste Management activities like Material Recovery Facility (MRF), Wet Waste processing Facilities, Waste collection vehicles, etc.	
6.	First Aid medical facilities with emergency numbers should be displayed.	Agreed and displayed.
7.	Make provision for sufficient number of electric vehicle charging points at the parking area, for both four wheelers and two wheelers.	Agreed and noted.
XII. Miscellaneous:		
1.	The Project Proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded Environmental Clearance and the details of MoEF & CC/SEIAA, Bihar website where it is displayed.	Agreed to advertise.
2.	The copies of the Environmental Clearance shall be submitted by the Project Proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Agreed submitted to all the concern authority.
3.	All utility lines (electricity, telephone, cable, water supply, sewage, drainage, etc. shall be	Agreed and noted.

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	laid below ground level. Ducts shall be provided along and across the roads to lay the utility lines. Major trunk (water/sewerage) lines are to be laid along the utility corridor.	
4.	Rest room facilities shall be provided for service population.	It has been provided.
5.	The Project Proponent shall upload the status of compliance of the stipulated Environmental Clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	It is being done on regular basis.
6.	The Project Proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during their presentation to the State Expert Appraisal Committee.	Agreed and noted.
7.	The Project Proponent shall submit six-monthly reports on the status of the compliance of the stipulated Environmental Conditions on the website of the ministry of Environment, Forest and Climate Change at Environmental clearance portal.	Agreed and noted.
8.	The Project Proponent shall submit the environmental statement for each financial year in Form-V to the Bihar State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company,	Agreed. It is being done.
9.	The Project Proponent shall inform the SEIAA, Regional Office as well as the Ministry. The	Agreed and noted.

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	date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	
10.	The project authorities must strictly adhere to the stipulations made by the Bihar State Pollution Control Board and the State Government.	Agreed and noted.
11.	No further expansion or modifications in the plant shall be carried out without prior approval of the SEIAA, Bihar.	Agreed and noted.
12.	Concealing factual data or submission of false / fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.	There is no concealing factual data.
13.	The Environmental Clearance granted on the basis of submitted layout plan of the proposed construction of buildings/establishments of industries shall be provisional for a period of one year or till it's approved by the competent authority whichever is earlier. Should there be any deviation change in the layout plan (as contained in the project proposal on which Environmental Clearance is granted), the Project Proponent shall furnish a copy along with a request to SEIAA, Bihar to make necessary correction/revision in the Environmental Clearance accordingly. Any failure on part of the Project Proponent in doing so will be treated as a violation of	Agreed and noted.

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	Environmental Clearance condition.	
14.	The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory	Agreed and noted.
15.	The SEIAA reserves the right to stipulate additional conditions if found necessary which shall be implemented in a time bound manner.	Agreed and noted.
16.	The Regional Office of the MoEF & CC, GoI / SEIAA shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data/information/monitoring reports	Agreed and noted.
17.	Project Proponent shall erect a signboard on his project site and display information regarding name of the project, Environmental Clearance letter No., date and validity period of Environmental Clearance, and Environmental Clearance conditions which affect general public at large along with name of authority to which violation of Environmental Clearance conditions can be reported.	Signboard is displayed on the project site.
18.	The above conditions shall be enforced, inter-alia 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, Hazardous and Other Wastes (Management and trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and	Agreed and noted.

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	Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	
19.	Environmental Clearance shall remain valid for a maximum period of 10 years or completion of project whichever is earlier.	Agreed and noted.
20.	Any appeal against this Environmental Clearance shall lie with the Hon'ble National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Agreed and noted.

EC LETTER

ENVIRONMENTAL
CLEARANCE



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), BIHAR)

To,

The -1

RAJIV RANJAN

Flat No. 101, Lellawati Kunj, Basant Vihar Colony, BV College, Patna -
800014

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/BR/INFRA2/417613/2023 dated 10 Feb 2023. The particulars of the
environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038BR178963
2. File No.	SIA/8(a)/2308/2023
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Residential Building
7. Name of Company/Organization	RAJIV RANJAN
8. Location of Project	BIHAR
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 11/04/2023

(e-signed)
Mr. Sudhir Kumar
Member Secretary
SEIAA - (BIHAR)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.*

This is a computer generated cover page.

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY, BIHAR

F. No.:- SIA/8(a)/2308/2023

Sub: Proposed Residential Building Project at Mauza:- Sikandarpur, Tehsil:- Danapur-cum-Khagaul, District:- Patna, State:- Bihar; by M/s Satvika Nexgen Empire [Total Plot Area:- 20,243.20 m², Total Built-up Area:- 93,014.46 m²] – Environmental Clearance regarding.

- Reference:-**
1. MoEF&CC Proposal No. - SIA/BR/INFRA2/417613/2023 & SEIAA File No.:- SIA/8(a)/2308/2023.
 2. Minutes of the SEAC meeting held on 20-02-2023.
 3. Minutes of the SEIAA meeting held on 20-03-2023.

Sir,

This has reference to your online application for the above proposal of M/s Satvika Nexgen Empire for Building and Construction Project "Residential Building Project at Mauza:- Sikandarpur, Tehsil:- Danapur-cum-Khagaul, District:- Patna, State:- Bihar. The details of the projects are as follows:-

Sl. No.	Item	Details
1.	Name of the project	Proposed Residential Building Project at Mauza:- Sikandarpur, Tehsil:- Danapur-cum-Khagaul, District:- Patna, State:- Bihar; by M/s Satvika Nexgen Empire
2.	S. No. in the Schedule	8(a)
3.	Type of Project	{Building & Construction Project}
4.	Total Plot Area	20,243.20 m ²
5.	Total Built-up Area	93,014.46 m ²
6.	Total Green Belt Area	6,542 m ² (32.33% of the total plant area)
7.	Proposed Parking Area of the project	17,364.98 m ²
8.	Location of the Project	Thana No.:- 17 Khata No.:- 222, 133, 131 and 142. Plot No.- 589, 556, 557 & 558 Mauza:- Sikandarpur, Tehsil:- Danapur-cum-Khagaul, District:- Patna, State:- Bihar.
9.	Latitude & Longitude	Corner I - 25° 37' 31.52" N 85° 04' 03.47" E Corner II - 25° 37' 30.10" N 85° 04' 03.61" E Corner III - 25° 37' 29.78" N 85° 04' 03.67" E Corner IV - 25° 37' 30.10" N 85° 04' 03.38" E Corner V - 25° 37' 29.66" N 85° 04' 06.79" E

		Corner VI - 25° 37' 30.54" N 85° 04' 06.88" E Corner VII - 25° 37' 31.50" N 85° 04' 08.00" E Corner VIII - 25° 37' 33.40" N 85° 04' 08.51" E Corner XI - 25° 37' 30.43" N 85° 04' 09.77" E Corner X - 25° 37' 33.41" N 85° 04' 10.05" E Corner XI - 25° 37' 31.53" N 85° 04' 03.46" E Corner XII - 25° 37' 33.54" N 85° 04' 03.47" E		
10.	Maximum height of the building	~ 58.26 meters		
11.	Number of Dwelling Units	435		
12.	Number of Shops	54		
13.	Details of Tower	Tower	Floors	Remarks
		1	B+G+15	B & G are commercial 1-15 are residential
		2	G+17	Residential
		3	G+17	Residential
		4	G+16	Residential
		5	G+17	Residential (EWS)
14.	Total estimated population	3,712		
15.	Total Water Requirement	Construction Phase 20 – 30 KLD Source:- Private Water Tanker. Operational Phase Total water requirement – 460 KLD Domestic water requirement – 422 KLD Fresh water requirement – 296 KLD Source:- Ground water		
16.	Total number of Rain Water Harvesting Pits	05 Pits		
17.	Solid Waste Generation	~ 1,660 Kg/day		
18.	Recyclable Waste	~ 478 Kg/day		
19.	Non Recyclable	~ 1,182 Kg/day		
20.	Power Requirement	Construction Phase ~ 100 KVA Operational Phase ~ 2200 KW Source:- Bihar State Electricity Board.		
21.	Power Backup	400 KVA will be installed.		
22.	Total Cost of Expansion Project site	Total Project Cost - ` 130 Crore. Environment Management Plan Cost During Construction Capital Cost - ` 07 Lakhs Recurring Cost - ` 3.5 Lakhs During Operational		

Sudhi Kumar

	Capital Cost - ` 124 Lakhs
	Recurring Cost - ` 21 Lakhs

PREMISES OF THE ENVIRONMENTAL CLEARANCE

This Environmental Clearance is being issued on the premises which have been substantiated / described in detail in the format of application along with enclosed affidavits / certificates / undertakings etc. furnished therewith by the project proponent:-

- (i) Information provided, descriptions mentioned are complete, true and actual and no relevant fact has been concealed to obtain Environmental Clearance deceitfully by the project proponent.
- (ii) Environmental Clearance shall be liable to be revoked if furnished information, provided description / Certificates / Affidavits / Undertaking etc. are found false/ concocted at any stage of its validity.
- (iii) Project Proponent shall intimate SEIAA immediately if there is any change in their official address / E-mail / Ph. No / Cell. no etc failing which communication sent to them on old address shall be considered as delivered.
- (iv) This Environmental Clearance is issued without affecting any court order / statutory other institutions as well as relevant other laws enactment by Ministry of Environment, Forest & Climate Change, Government of India, New Delhi.

I. Statutory compliance:

1. The Project Proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The Project Proponent will obtain Consent to Establish (CTE) from the BSPCB before preparing site for construction; if applicable and Consent to Operate (CTO) before giving occupancy.
3. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per National Building Code including protection measures from lightening, etc.

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4. All directions of the Airport Authority, Director of Explosives and Fire Department, etc. shall be complied with.
5. The Project Proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Bihar State Pollution Control Board.
6. The Project Proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by Project Proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
10. The Project Proponent shall follow the ECBC / ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power, Gol. strictly.
11. The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system for multi-storey buildings, wet & dry bins, collection centre & mechanical composter, etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors / recyclers for which a written tie-up must be done with the authorized vendors / recyclers.
12. Hazardous waste / E-waste should be disposed off as per Rules applicable and with the necessary approval of the Bihar State Pollution Control Board.
13. Solar power plant or other solar energy related equipment's shall be operated and maintained properly.
14. Provisions shall be made for the integration of solar water heating system.

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15. Environmental Clearance conditions applicable for construction and operation phase which are in the interest of public at large must be displayed at prominent place which can be easily accessible to public along with address and contact number of authorities to whom violation of EC conditions can be reported.
16. Project site shall be adequately barricaded before the start of construction activity by erecting suitable windscreen upto. $1/3^{\text{rd}}$ of the building height or 10 meters height whichever is more to prevent dispersion of dust particulate (fugitive emission) matter from the construction site.
17. Construction of appropriate civil structure and creation of other facilities shall be undertaken to provide benefit of the person suffering from disability in accordance with Hon'ble Supreme Court of India order dated 15th December 2017 in Writ Petition (Civil) 292 of 2006 with WP (Civil) 997 of 2013 (Disabled Rights Grout & Anr. Vs Union of India & Ors).

II. Air quality monitoring and preservation

1. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2. Project site shall be adequately barricaded before the start of construction activity by erecting suitable windscreen upto $1/3^{\text{rd}}$ of the building height or upto 10 meters height whichever is more to prevent dispersion of particulate matter (fugitive emission) from the construction site. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. Plastic / tarpaulin sheet covers shall be provided for vehicles bringing all loose construction material e.g sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
3. A Management Plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
4. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height

Sudhir Kumar

of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets.

5. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site.
6. All loose construction material e.g sand, soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7. Wet jet shall be provided for grinding and stone cutting.
8. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016.
10. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection), Act 1986 prescribed for air and noise emission standards.
11. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
12. For indoor air quality the ventilation provisions as per National Building Code of India shall be implemented.

III. Water quality monitoring and preservation:

1. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wet land and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

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3. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the Project Proponent. The record shall be submitted to the, SEIAA/ Regional Office, MoEF&CC along with six monthly Monitoring reports.
5. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
6. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
7. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning, etc. shall be done.
8. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators, etc.) for water conservation shall be incorporated in the building plan.
9. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rainwater harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

Sudhish Kumar

12. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
13. All recharge should be limited to shallow aquifer.
14. No ground water shall be used during construction phase of the project.
15. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed into municipal drain.
17. No sewage or untreated effluent water would be discharged through storm water drains.
18. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
19. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
20. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

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21. Separate drainage system shall be developed for storm water so that end point discharge to nearest nallah / river is ensured to avoid water logging without any increase in the pollution load in receiving system.
22. Possibilities need to be explored to use STP waste water during construction phase. Fresh water shall be used only after exhausting the possibility of obtaining STP waste water located in municipal jurisdiction.

IV. Noise monitoring and prevention:

1. Ambient noise levels shall conform to residential area silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
2. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures:

1. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2. Outdoor and common area lighting shall be LED.
3. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per Energy Conservation Building Code (ECBC) specifications.
4. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

Sudhakar

5. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-law's requirement, whichever is higher.
6. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management:

1. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the Municipal Solid Waste (M.S.W.) generated from project shall be obtained.
2. Proper composting / vermi-composting of municipal and biodegradable solid wastes shall be carried out. All municipal solid wastes shall be segregated, collected, transported, treated and disposed as per provisions of the Solid Wastes Management, 2016 (As amended).
3. All the top soil excavated during construction activities shall be stored for use in horticulture/landscape development within the project site.
4. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
5. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

Sudhakar Kumar

7. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
8. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the Bihar State Pollution Control Board.
9. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
10. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016, Ready mixed concrete must be used in building construction.
11. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
12. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover:

1. No tree should be felled unless exigencies demand. Wherever absolutely necessary, tree translocation shall be done with prior permission from the concerned regulatory authority. Old trees should be retained/translocated based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured in the ratio of species cut to species planted.
2. 6,542 m² (32.33%) of the total plot area shall be kept under green belt cover within the project site.
3. All the efforts shall be made not to fell any tree however if any tree need to be removed necessarily, it may be translocate with prior permission from concerned local Authority. In case of felling, plantations to be ensured in the ratio of species cut / removed to species

Sudhakar

planted. Area for green belt development shall be provided as per the details provided in the Project document.

4. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and re-applied during plantation of the proposed vegetation on site.

VIII. Transport:

1. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 1. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 2. Traffic calming measures.
 3. Proper design of entry and exit points.
 4. Parking norms as per local regulation.
 5. Proper signages.
6. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
7. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

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IX. Human health issues:

1. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2. For indoor air quality the ventilation provisions as per National Building Code of India.
3. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
5. Occupational health surveillance of the workers shall be done on a regular basis.
6. A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility:

1. The Project Proponent shall comply with the provisions contained in this Ministry's O.M. vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
2. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements / deviation / violation of the environmental / forest / wildlife norms /conditions. The company shall have defined system of reporting infringements/deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

Sudhanshu Kumar

3. A separate Environmental cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly the head of the organization.
4. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the SEIAA/ Ministry, Regional Office along with the Six-Monthly Compliance Report.

XI. Additional Conditions:-

1. Provide Waste water drain, rainwater drain and water supply pipe separately. Nothing should be drained outside the campus through underground pipes and nothing should be pumped to groundwater. All the sewage drains shall be covered.
2. Provide Safety measures (Fire, disaster, flood, etc.), /medical facilities and arrangement for physically challenged persons.
3. Provide solar panels over 30% of total rooftop area (open terrace).
4. While handing over the building/flats to the society, the developer must mention in the agreement or sale deed that 32.33% green belt area of the total plot area should be maintained & the conditions imposed by the SEIAA, Bihar in the Environmental Clearance has to be complied.
5. Corporate Environmental Responsibility (CER) must be undertaken, in consultation with the concerned authority of the Local Body (Municipal Corporation/Municipality/Nagar Panchayat / Gram Panchayat). The type of activities shall be clearly outlined which shall predominantly include Municipal Solid Waste Management activities like- Material Recovery Facility (MRF), Wet Waste processing Facilities, Waste collection vehicles.
6. First-aid medical facilities with emergency numbers should be displayed.
7. Make provisions for enough number of electric vehicle charging points at each parking area, for both four wheelers and two wheelers.

Sudhri Kumar

XII. Miscellaneous:

1. The Project Proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded Environmental Clearance and the details of MoEF&CC / SEIAA, Bihar website where it is displayed.
2. The copies of the Environmental Clearance shall be submitted by the Project Proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
3. All utility lines (electricity, telephone, cable, water supply, sewage, drainage, etc. shall be laid below ground level. Ducts shall be provided along and across the roads to lay the utility lines. Major trunk (water/sewerage) lines are to be laid along the utility corridor.
4. Rest room facilities shall be provided for service population.
5. The Project Proponent shall upload the status of compliance of the stipulated Environmental Clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during their presentation to the State Expert Appraisal Committee.
7. The Project Proponent shall submit six-monthly reports on the status of the compliance of the stipulated Environmental Conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
8. The Project Proponent shall submit the environmental statement for each financial year in Form-V to the Bihar State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
9. The Project Proponent shall inform the SEIAA, Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

Sudhanshu Kumar

10. The project authorities must strictly adhere to the stipulations made by the Bihar State Pollution Control Board and the State Government.
11. No further expansion or modifications in the plant shall be carried out without prior approval of the SEIAA, Bihar.
12. Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
13. The Environmental Clearance granted on the basis of submitted layout plan of the proposed construction of buildings/establishments of industries shall be provisional for a period of one year or till its approved by the competent authority whichever is earlier. Should there be any deviation / change in the layout plan (as contained in the project proposal on which Environmental Clearance is granted), the Project Proponent shall furnish a copy along with a request to SEIAA, Bihar to make necessary correction / revision in the Environmental Clearance accordingly. Any failure on part of the Project Proponent in doing so will be treated as a violation of Environmental Clearance condition.
14. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15. The SEIAA reserves the right to stipulate additional conditions if found necessary which shall be implemented in a time bound manner.
16. The Regional Office of the MoEF&CC, GoI / SEIAA shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
17. Project Proponent shall erect a signboard on his project site and display information regarding name of the project, Environmental Clearance letter No., date and validity period of Environmental Clearance, and Environmental Clearance conditions which affect general public at large along with name of authority to which violation of Environmental Clearance conditions can be reported.
18. The above conditions shall be enforced, inter-alia under the provisions of the Water(Prevention & Control of Pollution) Act, 1974. the Air (Prevention & Control of

Sudhakar Kumar

Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

19. Environmental Clearance shall remain valid for a maximum period of 10 years or completion of project whichever is earlier.
20. Any appeal against this Environmental Clearance shall lie with the Hon'ble National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Sd/-

(Sudhir Kumar)
Member-Secretary
SEIAA, Bihar

Copy, through email, for information and necessary action to :-

1. The Principal Secretary, Environment, Forest and Climate Change Deptt., Govt. of Bihar, Sinchai Bhawan, Patna - 15.
2. The Chairman, RERA, Govt. of Bihar, Patna - 23.
3. The Chairman, SEAC, Bihar.
4. The Member Secretary, Bihar State Pollution Control Board, Patna-23.
5. RO, Regional office, MoEF&CC, 2nd Floor, Headquarter - Jharkhand State Housing Board, Harmu Chowk, Ranchi, Jharkhand - 834002.
6. Guard file.

Sudhir Kumar
(Sudhir Kumar)
Member Secretary,
SEIAA, Bihar

LAB DATA



Analyzing for an Assured
Future

NOIDA TESTING LABORATORIES

(A Government of India Approved Testing Laboratory)

(An ISO : 9001 : 2015, ISO 45001 : 2018 (OH&S) Certified & NABL Accredited Laboratory)

MoEF & CC (Ministry of Environment, Forest & Climate Change), UPPCB Recognized Laboratory

+91-9313611642, 8510081921, 7503031145, 8527870572, 7503031146, 9999794369

TEST CERTIFICATE

Test Report of	Report Code	Date of Issue
Ambient Air Quality Analysis	AAQ-060324-01	12/03/2024

Issued to: M/s Satvika Nexgen Empire

Project Name: Proposed Residential Project at Mauza Sikandarpur, Tehsil Danapur-cum-Khagaul, District Patna, State Bihar"

Location: Thana No.: 17, Khata No.: 222, 133, 131 & 142., Plot No. 589, 556, 557 & 558, Mauza Sikandarpur, Tehsil Danapur-cum-Khagaul, District Patna State Bihar.

SAMPLING & ANALYSIS DATA

Sample Drawn By	: NTL Representative
Date of Sampling	: 05/03/2024
Sample Description	: Ambient Air
Sampling Location	: Near Project Site
Sampling Plan & Procedure	: SOP-AAQ/08
Analysis Duration	: 07/03/2024 to 12/03/2024
Average Flow Rate of SPM (m ³ /min.)	: 1.15
Average Flow Rate of Gases (lpm)	: 1.0
Sampling Instrument Used	: Repairable Dust Sampler (PM ₁₀) Fine Particulate Sampler (PM _{2.5}) With Gaseous Attachment
Weather Condition	: Clear

TEST RESULT

S. No.	Parameter	Test Method	Results	Units	Limits as per Environment (Protection) Act.
1.	Suspended Particulate Matter (SPM)	IS:5182 Part-IV	424.3	µg /m ³	600.0
2.	Particulate Matter (PM ₁₀)	IS:5182 Part-XXIII	84.13	µg /m ³	100.0
3.	Particulate Matter (PM _{2.5})	IS:5182 Part-XXIV	46.20	µg /m ³	60.0
4.	Sulphur dioxide (SO ₂)	IS:5182 Part-II	12.85	µg /m ³	80.0
5.	Nitrogen dioxide (NO ₂)	IS:5182 Part-VI	21.45	µg /m ³	80

Notes:

- The results given above are related to the tested sample, as received & mentioned parameters. The customer asked for the above tests only.
- Responsibility of the Laboratory is limited to the invoiced amount only.
- This test report will not be generated again, either wholly or in part, without prior written permission of the laboratory.
- The test samples will be disposed of after two weeks from the date of issue of test report, unless until specified by the customer.

Nidhi
CHECKED BY

AUTHORIZED SIGNATORY



Laboratory : GT-20, Sector-117, Gautam Budh Nagar - 201 301 (U.P.)

Branch Office :

HARIDWAR | DEHRADUN | PUNE

E-mail : noida.laboratory@gmail.com | Website : www.noidalabs.com



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+91-9313611642, 8510081921, 7503031145, 8527870572, 7503031146, 9999794369

TEST CERTIFICATE

Test Report of	Report Code	Date of Issue
Water	W-060324-02	12/03/2024

Issued to: M/s Satvika Nexgen Empire

Project Name: Proposed Residential Project at Mauza Sikandarpur, Tehsil Danapur-cum-Khagaul, District Patna, State Bihar"

Location: Thana No.: 17, Khata No.: 222, 133, 131 & 142., Plot No. 589, 556, 557 & 558, Mauza Sikandarpur, Tehsil Danapur-cum-Khagaul, District Patna State Bihar.

SAMPLING & ANALYSIS DATA

Sample Drawn By	: NTL Representative
Sample Received Date	: 06/03/2024
Sample Quantity	: 2.0 Lt.
Analysis Duration	: 06/03/2024 to 12/03/2024
Sampling Location	: Near Project Site
Sample Description	: Water

RESULTS

Essential test as per IS:10500-2012/RA:2023

S. No.	Parameter	Test Method	Results	Units	Desirable Limit	Extended Limit
1.	pH	IS:3025(Part-11)	7.52	-	6.0 – 9.0	-
2.	Colour	IS:3025(Part-4)	<5.00	Hazen	5	15
3.	Odour	IS:3025(Part-5)	Agreeable	-	Agreeable	Agreeable
4.	Taste	IS:3025(Part-8)	Agreeable	-	Agreeable	-
5.	Turbidity	IS:3025(Part-10)	<1.00	NTU	1	5
6.	Total Hardness(as CaCO ₃)	IS:3025(Part-21)	429.0	mg/l	200	600
7.	Chloride(as Cl)	IS:3025(Part-32)	223.5	mg/l	250	1000
8.	Calcium (as Ca)	IS: 3025 (P- 40)	101.4	mg/l	75	200
9.	Iron (as Fe)	IS:3025(Part-52)	0.189	mg/l	1	No Relaxation
10.	Nitrate (as NO ₃)	IS: 3025 (P- 34)	14.52	mg/l	45	No Relaxation
11.	Total Dissolved Solid	IS:3025(Part-16)	1510.0	mg/l	500	2000
12.	Alkalinity (as Ca CO ₃)	IS: 3025 (P- 23)	386.0	mg/l	200	600
13.	Sulphate (as SO ₄)	IS: 3025 (P- 24)	150.1	mg/l	200	400

MICROBIOLOGICAL REQUIREMENT

RESULTS

S. No.	Parameter	Test Method	Results	Required as per IS-10500:2012/RA:2023
1.	<i>Escherichia coli</i>	IS-15185	Absent	Absent/100ml
2.	<i>Coliform Bacteria</i>	IS-15185	Absent	Absent/100ml

Notes:

- The results given above are related to the tested sample, as received & mentioned parameters. The customer asked for the above tests only.
- Responsibility of the Laboratory is limited to the invoiced amount only.
- This test report will not be generated again, either wholly or in part, without prior written permission of the laboratory.
- The test samples will be disposed off after two weeks from the date of issue of test report, unless until specified by the customer.

CHECKED BY

AUTHORIZED SIGNATORY



Laboratory : GT-20, Sector-117, Gautam Budh Nagar - 201 301 (U.P.)

Branch Office :

HARIDWAR | DEHRADUN | PUNE

E-mail : noida.laboratory@gmail.com | Website : www.noidalabs.com

NOC FROM POLLUTION CONTROL BOARD (CTE)



BIHAR STATE POLLUTION CONTROL BOARD

PARIVESH BHAWAN, PLOT NO. NS-B/2, PALIPUTRA INDUSTRIAL AREA,
PATLIPUTRA, Patna – 800 010

Ref. No.-

Patna, Dated-

'CONSENT-TO-ESTABLISH' (NOC)

UNDER SECTIONS 25/26 OF THE WATER (PREVENATION AND CONTROL OF POLLUTION) ACT, 1974 AND 21 OF THE AIR (PREVENTION AND CONTROL OF POLLUTION) ACT, 1981

REFERENCE

- i. Name and address of the Proponent: M/s Satvika Nexgen Empire, Sri Rajiv Ranjan, Flat No.-101, Lellawati Kunj, Basant Vihar Colony, B V College, Dist.-Patna; and
- ii. Application No. 9325062, dated 24.06.2024 of the proponent to expansion "Residential and Commercial Building" unit at Khata No.- 222, 133, 131, 142, Plot/Khesra No.-556,557,558,559, Mauza-Sikandarpur, Thana No.-17, Thana-Danapur, Dist.-Patna-842001; with capacity as details given below:- (Commercial and Residential Building)
 1. Total plot area – 20,243.20 m²
 2. Total Built-up Area- 93,014.46 m²

AFTER CONSIDERING

- (i) The facts stated in their application;
- (ii) Bihar State Pollution Control Board's Notification No. 26 dated 08.11.2003 and as amended;
- (iii) Provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981;
- (iv) Document uploaded by the applicant, Affidavit other document submitted online by the applicant; and
- (v) SEIAA vide letter no.-SIA/8(a)/2308/2023, dated- 11/04/2023.

NOC IN FAVOUR OF THE PROPONENT AT THE SAID SITE IS HEREBY ACCORDED SUBJECT TO THE FOLLOWING CONDITIONS

Specific Conditions

1. That, they shall obtain prior permission from CGWA for installation of bore well and abstraction of groundwater;
2. That, Consent-to-Operate for the Project shall be obtained from the Bihar State Pollution Control Board as required under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981;
3. That, they shall comply with provisions (whichever applicable) of The Water Act, 1974, The Air Act, 1981, The Environment (Protection) Act, 1986, Rules and notifications issued there under;
4. That, they shall have to provide suitable and separate drainage system for sewer/other wastewater and storm water. No sewage or untreated effluent water would be discharged through storm water drains. A coloured drainage map shall be submitted to the Board;
5. That, no construction shall be allowed to obstruct the natural drainage through the site;
6. That, they shall adopt rain water harvesting as provisions made by the local bye-law. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per CPCB guideline. Ensure proper management of storm water to optimum use and allow it to be by-passed during times of heavy rain to avoid any flooding problem inside the campus. Submit an action plan of well-designed rainwater harvesting system with storm water management;

7. That, the unit shall installed adequate fire fighting arrangements in the unit as per the norms of fire fighting department before commissioning of the unit;
8. That, the sewage shall be treated in Sewage Treatment Plant (STP) and after treatment the water will be recycled for flushing of toilets, floor washing/cleaning, gardening/horticulture etc. They shall submit an action plan for use of treated sewage water in bulk use/in-house use;
9. That, the quality of treated sewage of STP shall have to comply with the following standards (whichever applicable):

Sl No.	Parameter	Limiting concentration in mg/l, except pH and Fecal Coliform
1	pH	5.5-9.0
2	BOD	10
3	Total Suspended Solids (TSS)	20
4	COD	50
5	Nitrogen-Total	10
6	Phosphorus-Total for discharge into Ponds, Lakes	1.0
7	Fecal Coliform (FC) (Most Probable Number per 100 mililiter, MPN/100 ml	Desirable-100 Permissible-230

10. That, sludge generated from the STP will be dried and later it will be used as manure in agriculture and for green belt development/gardening/horticulture;
11. That, they shall comply with the provisions (whichever applicable) of the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016. The used oil from DG sets as hazardous waste will be stored in HDPE drums in isolated covered facility. This used oil will be sold to authorized recyclers and record shall be maintained. Necessary care will be taken so that spills/leaks of used oil from storage are avoided;
12. That, they shall comply with the provisions (whichever applicable) of the Solid Waste Management Rules, 2016. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with authorized recyclers. Organic waste compost/vermiculture pit with a minimum capacity of 0.3 kg/person per day must be installed;
13. That, segregation of dry (in blue bin), wet (in green bin) and domestic hazardous waste (in black bin) must be ensure; wet waste must be composted inside the premises and dry & domestic hazardous waste shall be handed over to the local body;
14. That, non-biodegradable waste and dry waste like rejected corrugated cardboard, waste paper etc may be handed over to the recyclers registered with Bihar State Pollution Control Board;
15. That, they shall comply with the provisions (whichever applicable) of the E-Waste (Management) Rules, 2016. The e-waste generated shall be disposed of by handing over to the authorised collection centre and a record shall be maintained;
16. That, they shall comply with the provisions (whichever applicable) of the Plastic Waste Management Rules, 2016. They will make effort to discourage the use of plastics so that minimum generation of plastics wastes to be taken place;

17. That, they shall comply with the provisions (whichever applicable) of the Bio-Medical Waste Management Rules, 2016 in case of generation of clinical/hospital wastes from health care facilities available in the premises;
18. That, during construction activities, they shall comply with the provisions (whichever applicable) of the Construction and Demolition Waste Management Rules, 2016;
19. That, the surface having unpaved and loose soil, if any, shall be adequately sprinkled with water to suppress dust/fugitive emission;
20. That, maximum efforts will be made to retain existing tree cover as well as new sapling shall be planted during coming season; and
21. That, the project proponent shall submit half yearly compliance report of EC (obtained from SEIAA, Bihar) condition in hard and soft copy. Soft copy of the report shall be mailed to the Board through e-mail ID: bspcb@yahoo.com.
22. The unit shall store the construction materials viz. sand, gravels and other fine aggregates in demarcated area with fully covered in all respects at the site so that it does not disperse in any form;
23. The unit shall store cement bags in enclosed area and loose cement in silo. The unit shall keep the other fine materials preferably in sealed bags;
24. The unit shall barricade the site depending on the nature of adjoining regions with wind breaking wall at least 12 feet height of the building construction project having area 5000 to 20000 Sqm. and 20 feet height for the building construction project having area >20000 Sqm. with GI/MS sheets completely from ground level;
25. The unit shall mount/put tarpaulin/green net on scaffolding as Dust Barrier Sheet around the area of construction and building;
26. The unit shall not store the construction materials and C&D waste on any part of streets, road in any colony or public place;
27. The unit shall have water sprinkling system for the dust suppression at the site. The unit shall use regularly anti smog gun/truck mounted mist canon for control fugitive emission/air pollution at construction site/premises having area >20,000 Sqm.;
28. The unit shall not store the construction materials at the site above the 3 meter height;
29. The unit shall carry construction materials or C&D waste in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction materials or construction debris does not get dispersed into air or atmosphere, in any form whatsoever;
30. The unit shall completely control the dust emission and take all precautions to ensure pollution free environment the construction site;
31. The unit shall clean the vehicles carrying construction materials and construction debris of any kind by vacuum cleaner before it is permitted to ply on road after unloading of such material;
32. The unit shall provide vehicle's tyre washing facility to avoid dust emission on road during plying of that concerned vehicle;
33. The unit shall provide mask to every worker working on the construction site and involved in loading, unloading and carriage of construction materials and construction debris to prevent inhalation of dust particles;

General Conditions

1. That, they shall provide adequate fire safety measures and equipment as required under the Rules and obtain necessary permission/NOC from competent authority as required;
2. That, they shall obtain all mandatory clearance/ permission from all relevant agencies;
3. That, the Environmental Statement as prescribed in the E (P) Rules, 1986 [see rule 14] for the each financial year ending the 31st March, shall be submitted by the month of September every year;
4. That, maximize recycling of water and utilization of treated sewage water in in-house shall be ensured;
5. That, they shall provide electromagnetic flow meter at the inlet and outlet of the STP and any pipeline to be used for re-using the treated wastewater for flushing/horticulture purpose/green belt development etc. and shall maintain a record of readings of each such meter on daily basis;
6. That, diesel generating sets (DG Sets), if any; as source of backup power should be provided with an integral acoustic enclosure and the maximum permissible sound pressure level for new D.G. set shall be 75 dB(A) at 1 meter from the enclosure surface. The height of exhaust of DG sets should be as: Exhaust Stack Height formula:- (Ht of Building in meter + $0.2\sqrt{\text{KVA}}$) m; it should be installed on pucca base with anti vibration pads;
7. That, roads leading to or at construction site must be paved and blacktopped (i.e. metallic roads); no excavation of soil shall be carried out without adequate dust mitigation measures in place; no loose soil or sand or Construction & Demolition Wastes or any other construction material that causes dust shall be left uncovered; water sprinkling system shall be put in place; grinding & cutting of building material in open area shall be prohibited and no uncovered vehicles carrying construction material and waste shall be permitted in the campus etc;
8. That, they shall comply with the applicable provisions/directions of the State Govt./BSPCB including the directions that no person shall manufacture, import, store, sell or use any kind of plastic carry bags;
9. That, they shall use energy efficient/environment friendly materials like LED bulb, use of solar energy, flyash bricks, hollow bricks etc;
10. That, this Consent-to-Establish (CTE) should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies and it is confined to matters arising out of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981;
11. All other mandatory approvals and permissions from competent authority shall be obtained;
12. That, in compliance of direction of the Hon'ble Supreme Court and vide Board's HQ ref. no.-2638, dated 09.07.2019, they shall make provisions for display of data outside main unit gate about quantity and quality of water discharge and air emission along with solid waste generated within the unit premises;
13. That, notwithstanding any thing stated above, the applicant unit shall abide by all the provisions of the environmental laws including policies and guidelines made there under; and
14. That, this CTE is granted on the basis of the undertaking/affidavit up-loaded by the applicant and it is subject to the condition that in the event of any information/documents submitted by the proponent are found false or misleading at any stage, the NOC granted, shall be revoked and legal action shall be initiated.

NOTE:-

1. Bihar State Pollution Control Board reserves the option to revise or add other conditions, if necessary, for protection of Environment in general and for Pollution Control in particular;
2. The present NOC should not be construed as an assurance for the grant of 'Consent-to-Operate' the proposed project but shall be subject to compliance of all the conditions indicated above; and
3. The NOC, granted, shall be valid for a period of one year from the date of issue.

Sd/-
(S. Chandrasekar)
Member Secretary

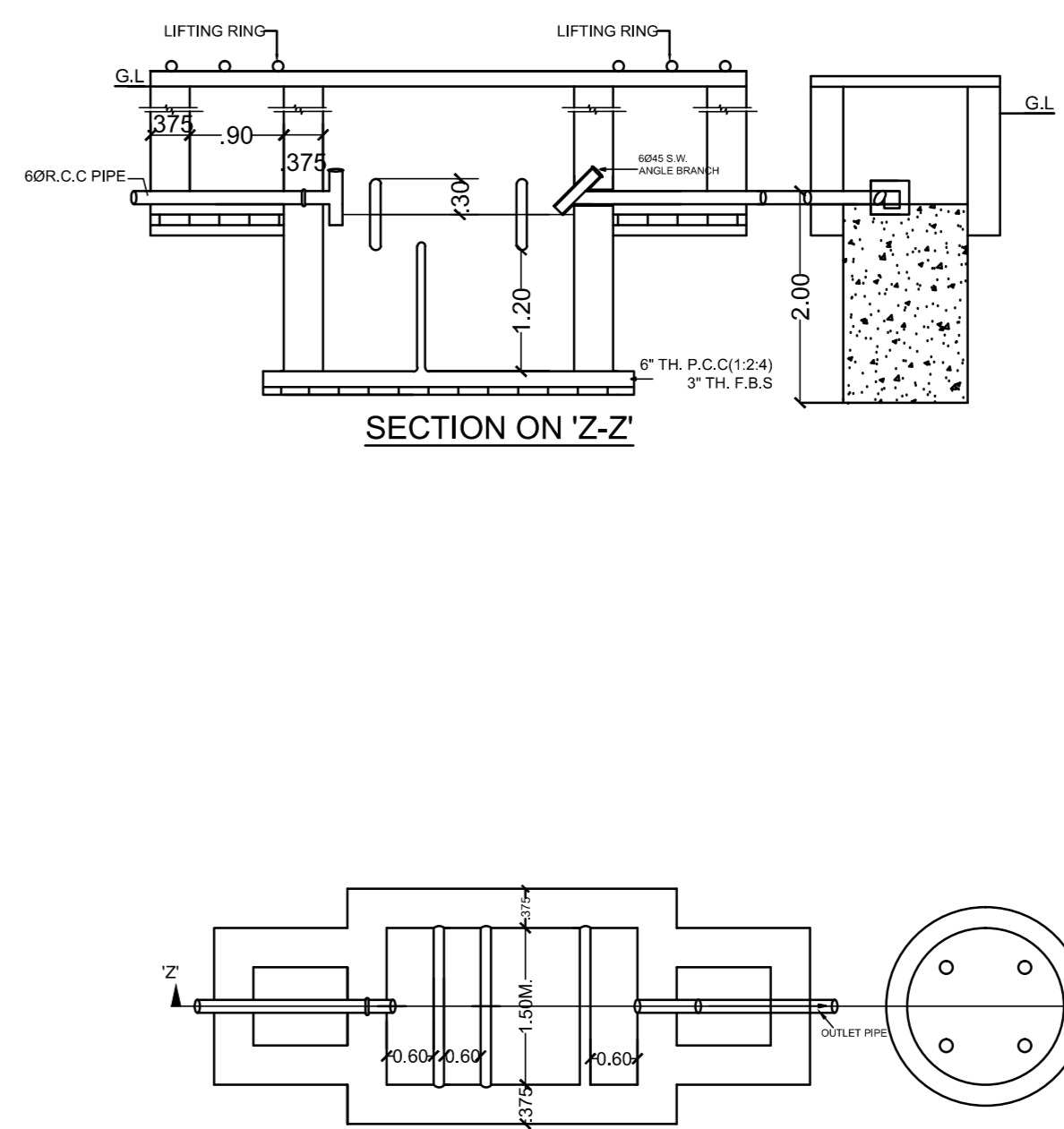
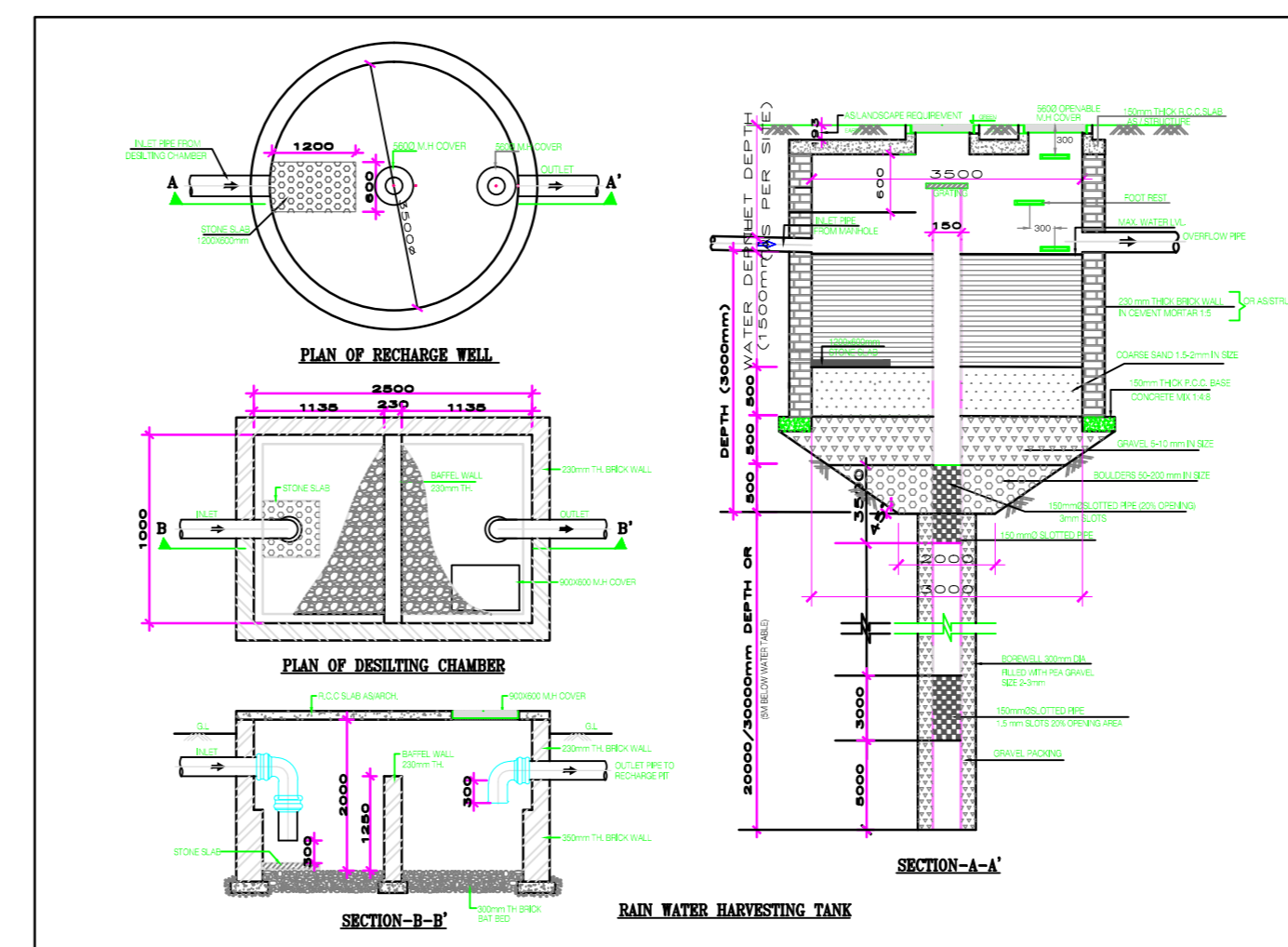
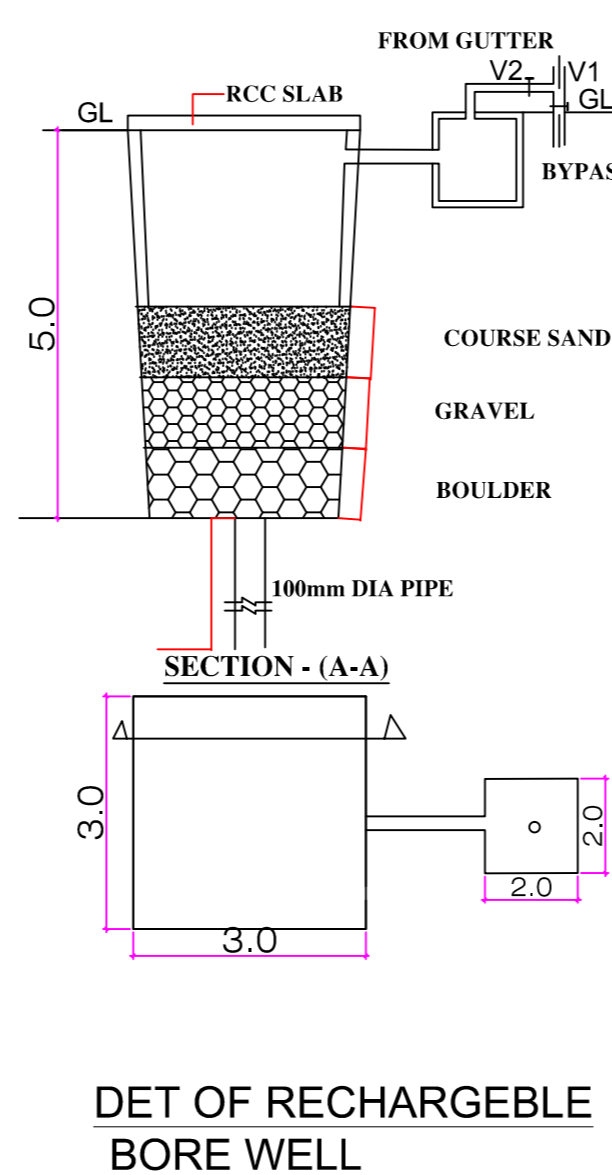
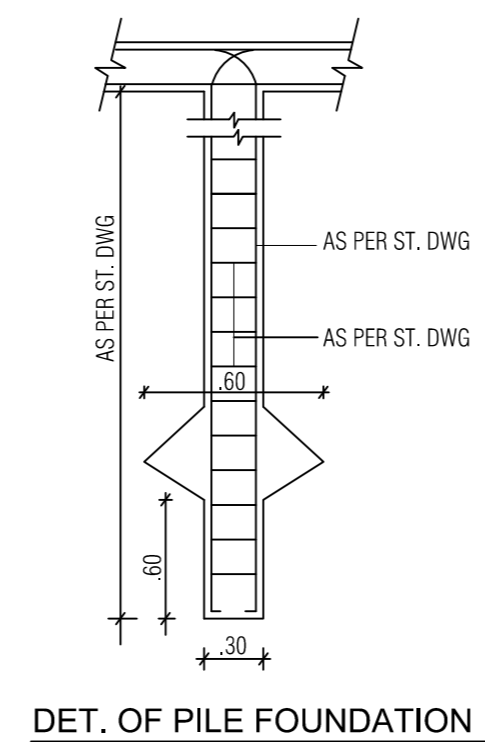
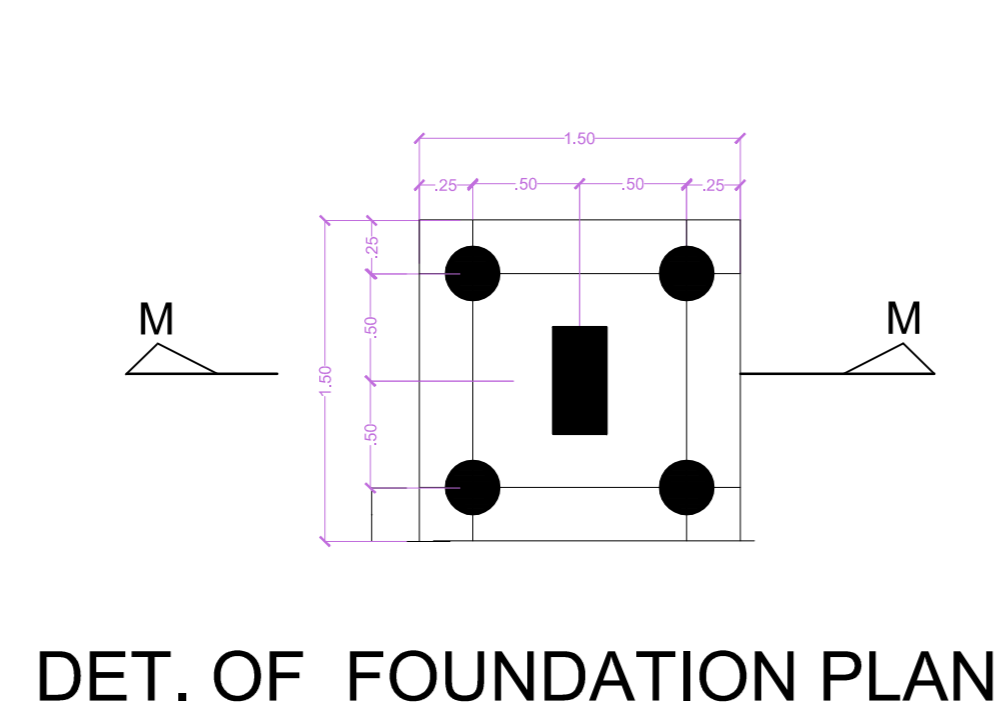
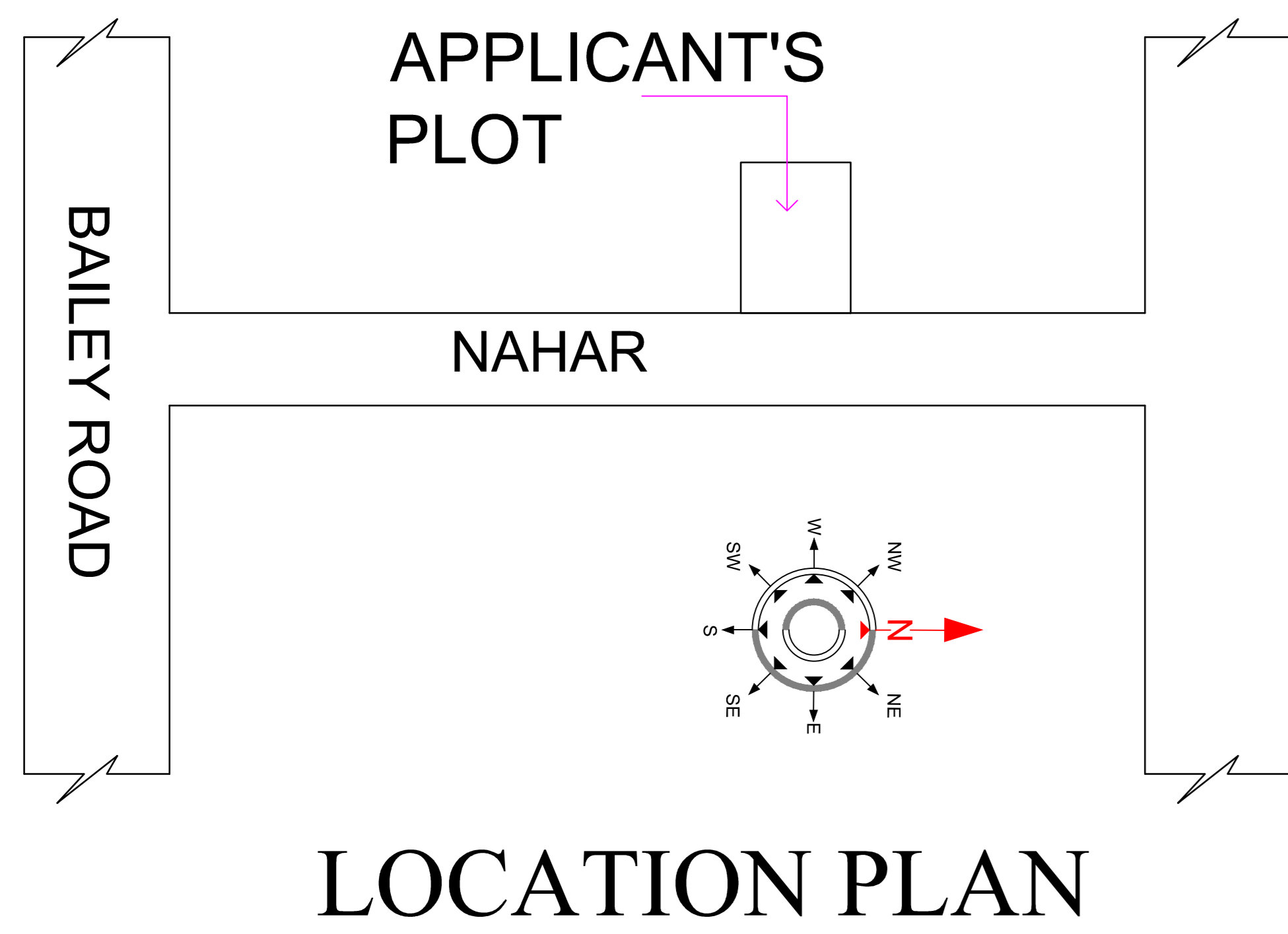
Memo No.:- 1586

Patna, Dated:- 02.7.24.

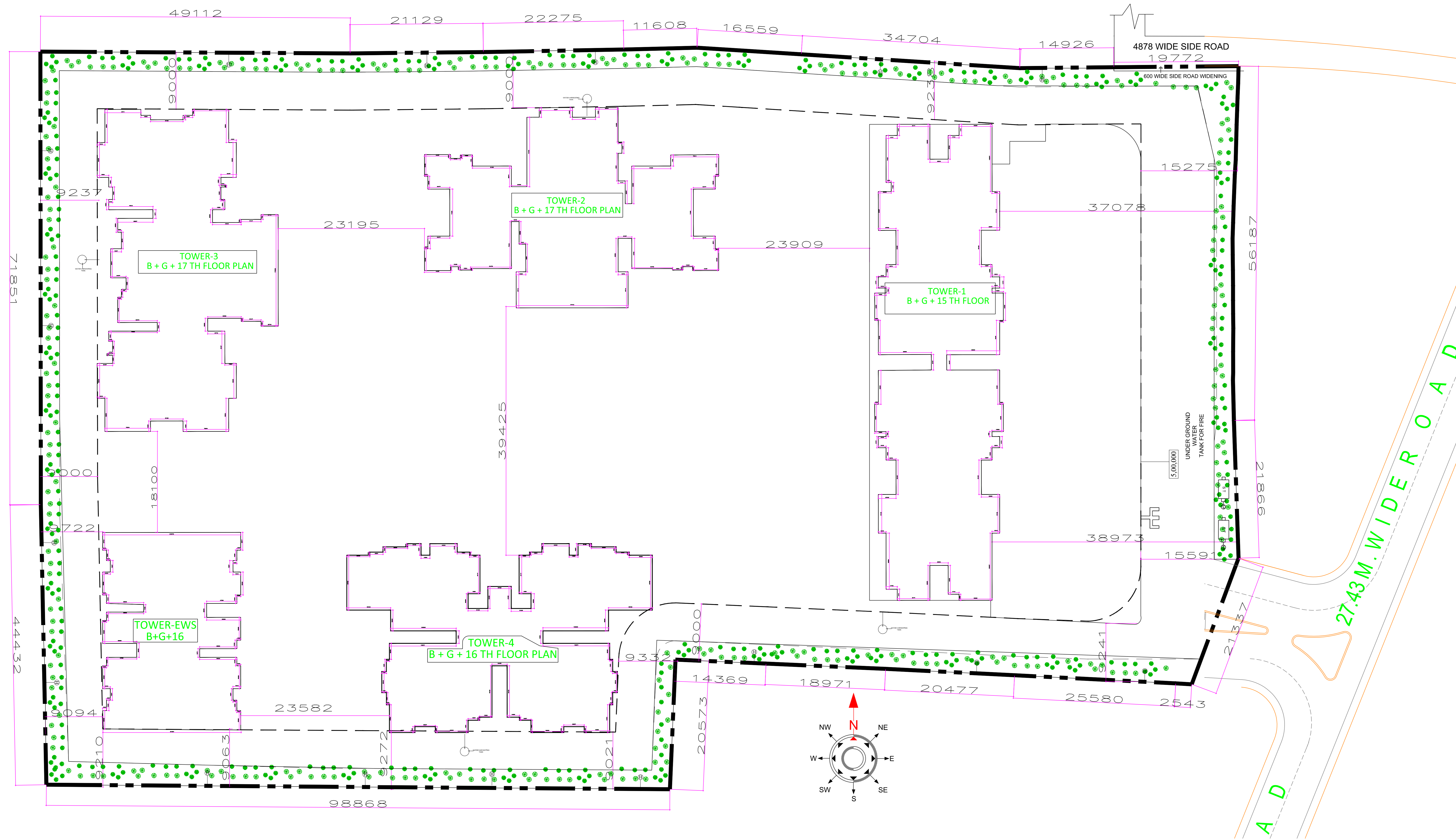
Copy forwarded to: M/s Satvika Nexgen Empire, Sri Rajiv Ranjan, Flat No.-101, Lellawati Kunj, Basant Vihar Colony, B V College, Dist.-Patna; for favour of information and necessary action.


(S. Chandrasekar)
Member Secretary
01/7/24

SITE LAYOUT PLAN



LOCATION PLAN



PROPOSED RESIDENTIAL BUILDING FOR SATVIKA NEXGEN EMPIRE, PARTNER-SUBODH VERMA AND OTHERS, MOUZA-SIKANDARPUR THANA NO-17, THANA-DANAPUR, DIST.-PATNA PLOT DETAILS

SL.NO	OWNER NAME	KHATA NO.	PLOT NO.
1.	RAM SEVAK SINGH	222	589
2.	VINOD KUMAR	222	589
3.	PRAMOD KUMAR	222	589
4.	SUBODH KUMAR	222	589
5.	AVINASH KUMAR SINGH	222	589
6.	UMESH SINGH	222	589
7.	AKHILESH KUMAR	222	589
8.	DINESH KUMAR SINGH	222	589
9.	SMT. SHOBHA DEVI	133	557
10.	DEEPAK KUMAR	133	557
11.	KUNDAN KUMAR	133	557
12.	AJAY KUMAR	133	557
13.	MUKESH KUMAR SINGH	131	555
14.	RAKESH KUMAR SINGH	131	555
15.	SAKUNTALA SINGH	142	558
16.	BISHA KUMARI	142	558

- SPECIFICATIONS:-**
- FOUNDATION R.C.C. UNDER REAMMED PILE FOUNDATION 8.0M DEEP WITH PROPER RE-INFORCEMENT.
 - SUPER STRUCTURE 1ST CLASS BRICK WORK IN SUPER STRUCTURE WITH CEMENT MORTAR (1:6)
 - PLINTH HEIGHT G.L. AND P.L. AS SHOWN IN SECTION
 - FLOORING 25mm THICK I.P.S. FLOORING OVER 125 TH. DRY REAMMED KHOA OVER 75mm TH. BRICK FLAT SOLLING OVER SAND FILLING
 - ROOF 10m THICK AVERAGE LIME TERRACING OVER R.C.C. ROOF SLAB.
 - DOORS CHOWKHATS OF DOORS TO BE SAL WOOD.
 - WINDOWS ALL WINDOWS TO BE FULLY GLAZED IN STEEL FRAME.
 - PLASTER 12mm THICK CEMENT PLASTER ON BOTH SIDE OF BRICK WALL.
 - COLOURING COLOUR OR WHITE WASH AS PER CHOICE.

LEGEND FOR FIRE FIGHTING

1) HYDRAN SPRINKLER	⊖
2) HOSE REEL	⊖
3) UNDER GROUND WATER TANT WITH 500000 LTRS. CAPACITY	500000
4) OVER HEAD WATER FOR FIRE FIGHTING TANK WITH 100000 LTR. CAPACITY.	100000
5) SIAMESE CONNECTION	⊖
6) ELECTRICALLY INSULATED METAL STRIP OF 2.50X3.50MM	⊖
7) EXTINGUISHER	⊖
8) FIRE HYDRANT	⊖
9) EMERGENCY LIGHTING SYSTEM	⊖
10) AUTOMATIC INDICATER	⊖
11) AREA COVERED BY SHOKEDETECTER	⊖
12) FIRE ALARM CALL POINT.	⊖
13) AUDIBLE WARNING DEVICE.	⊖
14) LOUD SPEAKER OUT LET.	⊖
15) MICROPHONE POSITION.	⊖
16) FIRE RESISTANCE DOOR.	⊖
17) SMOKE DETECTOR.	⊖
18) ILLUMINATED EXIT DIRECTIONAL SIGN	⊖
19) WET RISER	⊖

SITE PLAN 1:100 1 / 5

SIG. OF STRUCTURE ENGINEER

SIGNATURE OF OWNER/ DEVELOPER SIGNATURE OF ARCHITECT

WATER BALANCE DIAGRAM

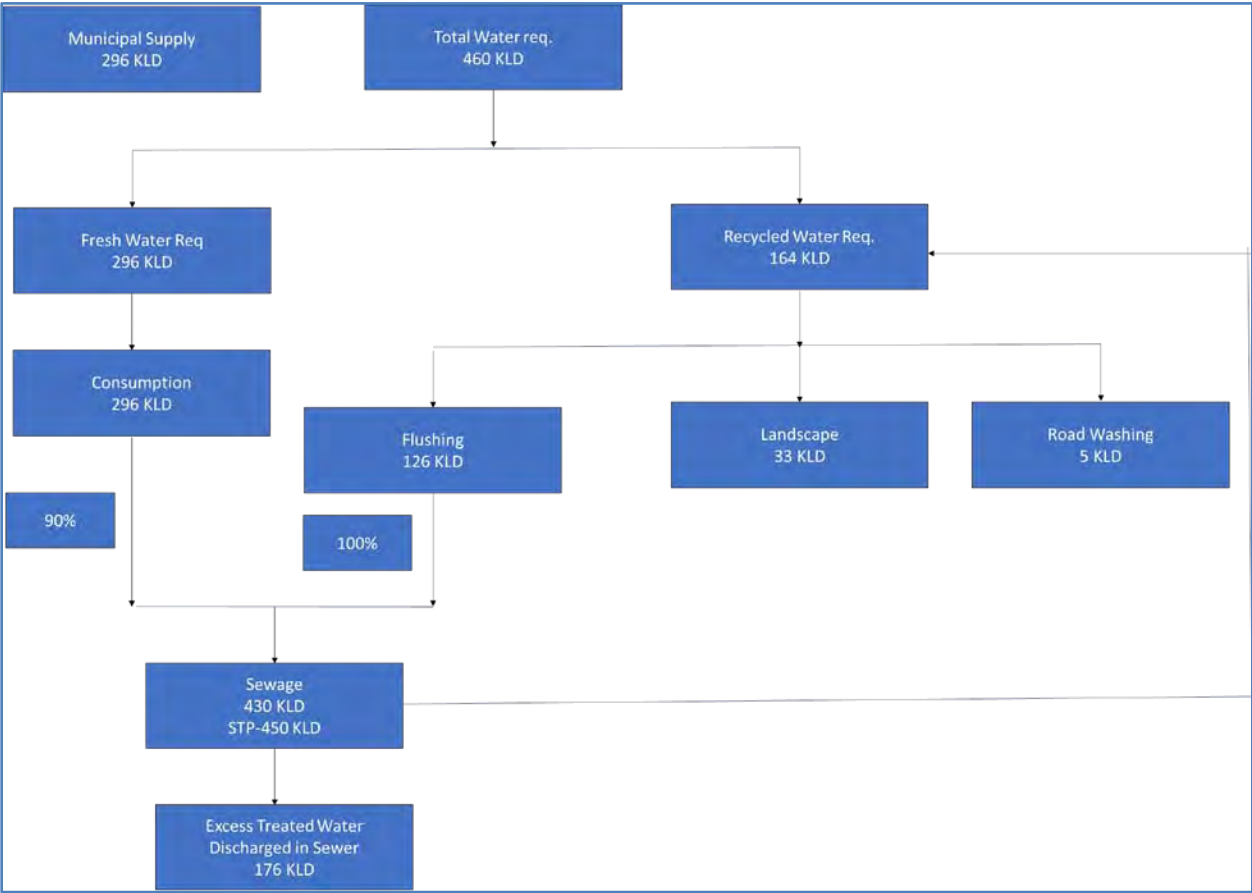


Figure3: Water Balance Diagram-Dry Season

Proposed Residential Building at Plot No 589,556,557 & 558 Khata No. 222, 133, 131 & 142, Mouza Sikandarpur, Thana no-17, Thana Danapur, Patna, Bihar.

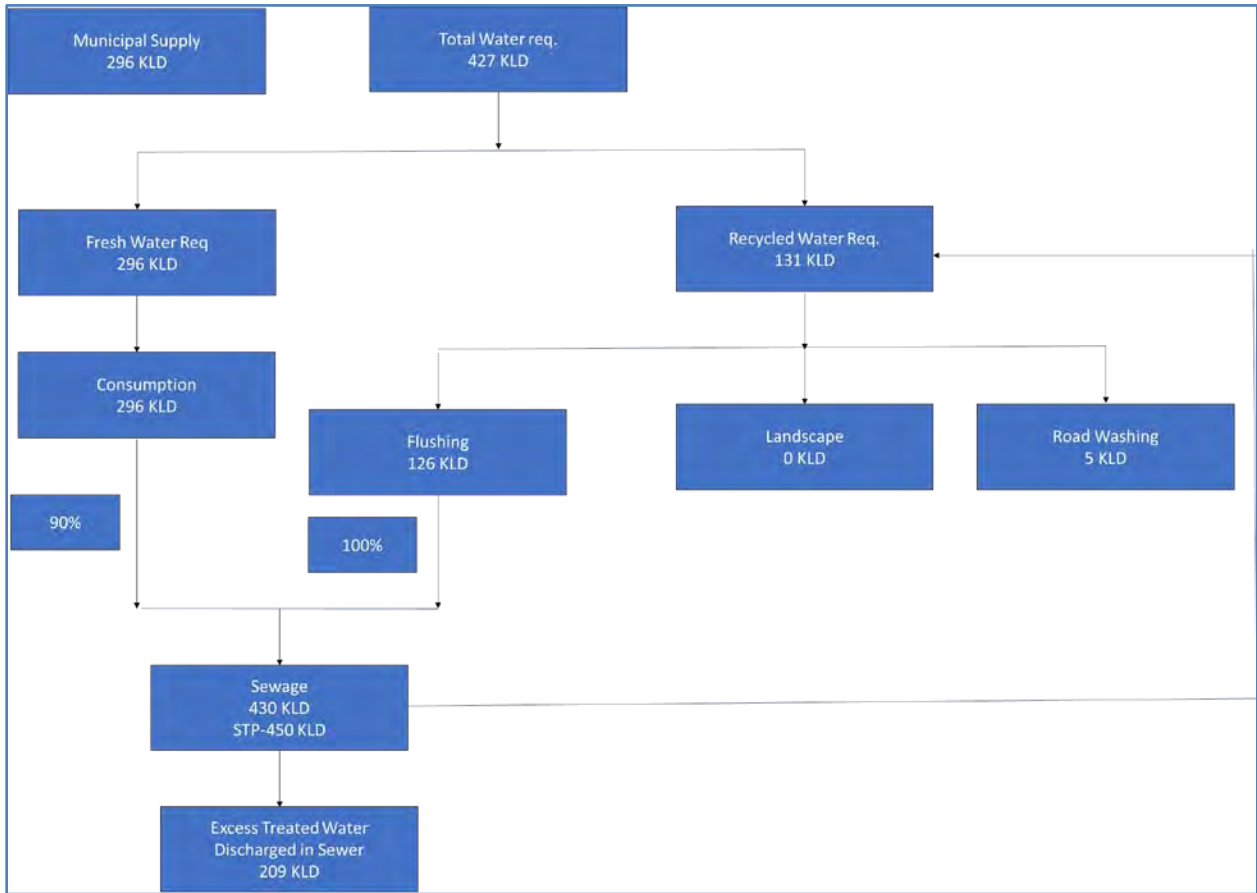


Figure 4: Water Balance Diagram-Monsoon Season

1.8 SEWAGE MANAGEMENT

STP of 450 KLD with MBBR technology is provided at the site. Detail of the treatment technology and sewerage system are given below

Sewerage System

An external sewage network shall collect the sewage from all units, and flow by gravity to the proposed sewage treatment plant.

Following are the benefits of providing the Sewage Treatment Plant in the present circumstances:

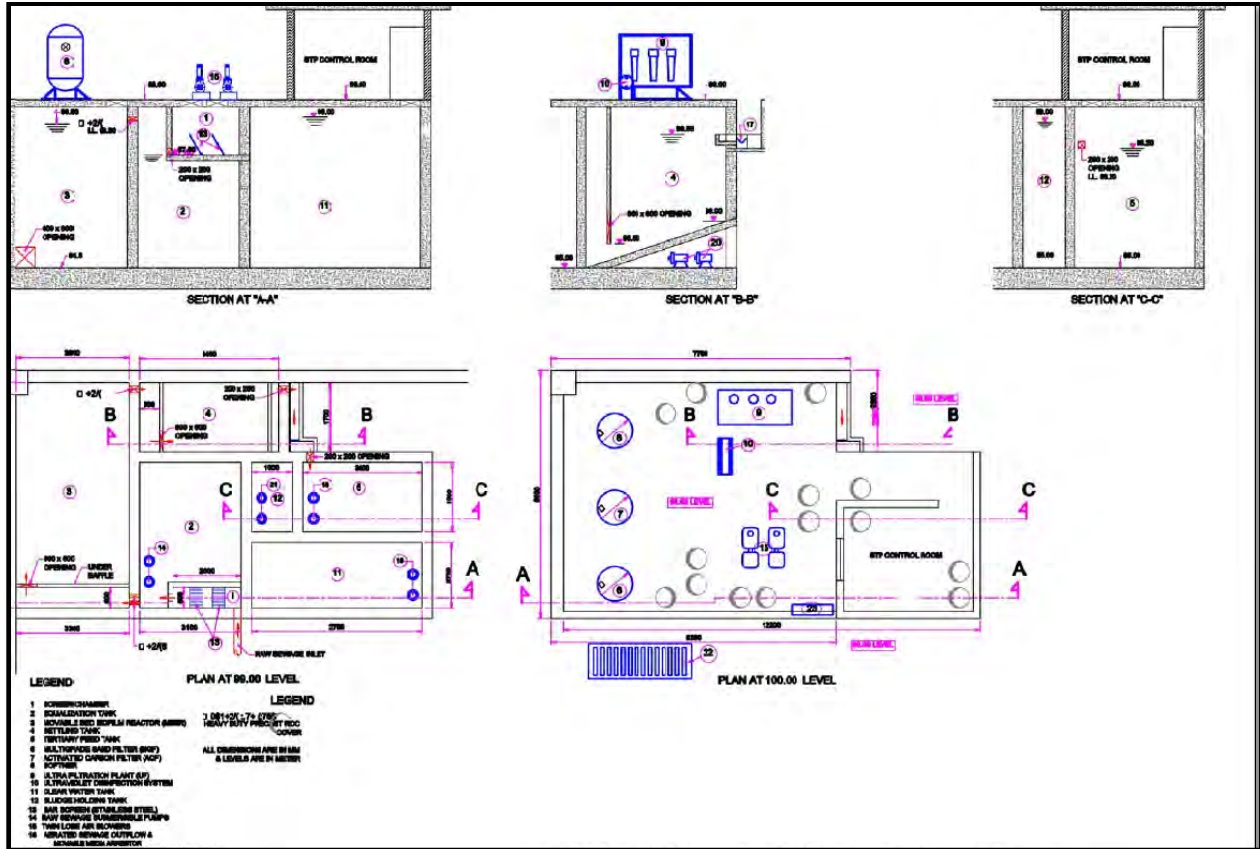
- Reduced net daily water requirements, source for Horticultural purposes by utilization of the treated waste water.
- Reduced dependence on the public utilities for water supply and sewerage systems.
- Sludge generated from the Sewage Treatment Plant shall be rich in organic content and an excellent fertilizer for horticultural purposes.

a. Wastewater Details

(a)	Daily load	:	450 KLD
(b)	Duration of flow to STP	:	24 hours
(c)	Temperature	:	Maximum 32°C

RWH DIAGRAM

STP DIAGRAM



STP SCHEMATIC DIAGRAM

Parameter	Sewage	Treated Water
pH	6.5 to 8.5	6.0 to 8.5
Oil & Grease	30-50 mg/l	<5mg/l
BOD	300-400 mg/l	<20 mg/l
COD	600-800 mg/l	<100 mg/l
TSS	200-450 mg/l	<10 mg/l

AAI NOC-1 & 2



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PATN/EAST/B/121322/731044

Name and address of the owner SATVIKA NEXGEN EMPIRE **Date:** 28-12-2022
OWNER'S NAME & ADDRESS at 231 Ground Floor Prabhawati Niwas SK Puri Patna - 800001 Bihar **Validity / Valid Up to:** 27-12-2030

No Objection Certificate (NOC) for Height Permission No Objection Certificate for Height Clearance

1) This NOC is in pursuance of the obligations assigned by the Airports Authority of India (AAI) and the notification of the Government of India (Ministry of Civil Aviation) G.O. s. R. 751 (E) dated the 30th September, 2015, G.S. s. R. 770 (E) dated 17th December 2020, as amended vide G.S.R.

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 amended by GSR770(E) dated 17th Dec 2020 for safe and regular Aircraft Operations.

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

No Objection Certificate ID / NOC ID	PATN/EAST/B/121322/731044
Name of the applicant / Applicant Name*	Vinay Kumar
Site Address*	Plot No - 556 557 552 Khata No - 131 133 210 Tauzi No - 5855 Thana No - 17 Thana - Danapur Mauza - Sikanderpur Patna Bihar, Sikanderpur, Patna, Bihar
Site Coordinates*	25 37 31.56N 85 04 03.47E 25 37 33.57N 85 04 03.47E 25 37 31.58N 85 04 07.96E
Site Elevation in mtrs AMSL as submitted by Applicant*	53
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	111.26 M (Restricted)

* As provided by the applicant / As provided by the applicant*

3) This No Objection Certificate is subject to the following terms and conditions:-

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

a) The elevation and coordinates of the site provided by the applicant have been used to issue the maximum height permissible for the proposed structure. The Airports Authority of India neither accepts responsibility nor certifies the correctness of the altitude and coordinates of the site provided by the applicant. If at any stage it is found that the actual details are different from the details provided by the applicant, then this No



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Objection Certificate will be considered invalid and legal action will be taken. Action will be taken under the Aircraft Rules 1994 (Demolition of obstruction due to buildings, trees etc.) by the officer-in-charge of the concerned aerodrome.

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 officer-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 location coordinates provided by the applicant in the application for No Objection Certificate have been marked on the street view map and satellite map as shown in the Annexure. The applicant / owner should ensure that the coordinates mentioned match with his location. In case of any discrepancy, a request will be made to the designated officer to cancel the NOC.

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

c) The airport operator or his designated representative may visit the site (with prior coordination with the applicant or the owner) to ensure compliance with the No Objection Certificate terms and conditions.

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

d) The height of the structure (including super structure) shall be calculated by deducting the height of the site from the permissible maximum height (AMSL). That is, maximum height of the structure = maximum permissible height (-) height of the site.

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

f) Issue of NOC is subject to section 9-A of the Indian Aircraft Act, 1934 and notifications issued thereunder from time to time and the Aircraft (Demolition of Obstruction due to Buildings, Trees etc.) Rules, 1994.

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, “The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc. .) Rules, 1994”.

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढिया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए ।

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

h) Use of oil, electricity or any other fuel that does not create smoke hazard for flight operations is permitted within 8 KM of the aerodrome reference point.

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



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झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट I सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Patna विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Patna Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV(Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)



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त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता हैं, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

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

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

क्षेत्र का नाम / Region Name: पूर्व/EAST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	राजेन्द्र सिंह लहौरिया/R S Lahauria महाप्रबंधक (ए.टी.एम.) पृ. अ. / General Manager (ATM) ER भारतीय विमानपत्तन प्राधिकरण, Airports Authority of India ने.सु.च.ब.अ. हवाई अड्डा/NSCBI Airport कोलकाता/Kolkata 700052
द्वारा तैयार Prepared by	02.01.23.
द्वारा जांचा गया Verified by	02.01.23.

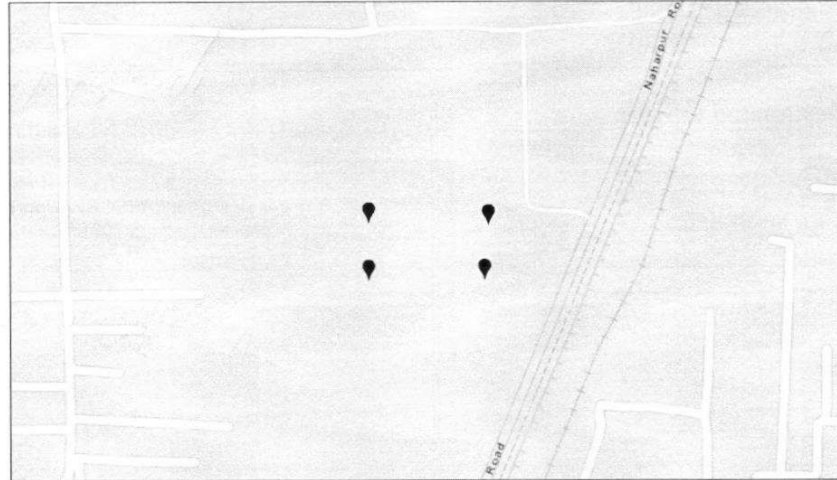
ईमेल आईडी / EMAIL ID : gmatmer@aai.aero
फोन/ Ph: 033-25111293

ANNEXURE/अनुलग्नक

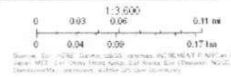
Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Patna	4216.99	327.43
NOCID	PATN/EAST/B/121322/731044	

Street View



December 13, 2022

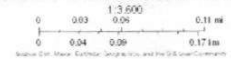


ES-60-50

Satellite View



December 13, 2022





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PATN/EAST/B/121422/731440

मालिक का नाम एवं पता SATVIKA NEXGEN EMPIRE
OWNERS Name & Address at 231 Ground Floor Prabhawati Niwas
S.K Puri Patna - 800001 Bihar

दिनांक/DATE: 28-12-2022

वैधता/ Valid Up to: 27-12-2030

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र(एनओसी)
No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

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 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

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

अनापत्ति प्रमाणपत्र आईडी / NOC ID	PATN/EAST/B/121422/731440
आवेदक का नाम / Applicant Name*	Vinay Kumar
स्थल का पता / Site Address*	Plot No - 557 558 559 Khata No - 222 142 133 Tauzi No - 5855 Thana No - 17 Thana - Danapur Mauza - Sikanderpur Patna Bihar, Sikanderpur, Patna, Bihar
स्थल के निर्देशांक / Site Coordinates*	25 37 31.52N 85 04 03.47E, 25 37 30.12N 85 04 03.53E, 25 37 30.08N 85 04 03.96E, 25 37 29.60N 85 04 03.98E, 25 37 29.68N 85 04 06.81E, 25 37 30.61N 85 04 06.88E, 25 37 31.55N 85 04 08.01E, 25 37 33.49N 85 04 08.20E, 25 37 30.50N 85 04 09.78E, 25 37 33.42N 85 04 10.07E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	53 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	108.78 M (Restricted)



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* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

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

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

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

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

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

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

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

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, “The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994”.



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छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

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

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट 1 सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

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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ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Patna विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Patna Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV(Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

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

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।


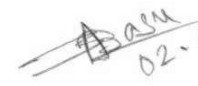

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.



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क्षेत्र का नाम / Region Name: पूर्व/EAST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	 राजेन्द्र सिंह लहौरिया/R S Lahoria महाप्रबंधक (ए.टी.एम.)/General Manager(ATM)ER भारतीय विमानपत्तन प्राधिकरण Airports Authority of India ने.सु.च.ब.अं. हवाई अड्डा/NSCBI Airport कोलकाता/Kolkata 700 052
द्वारा तैयार Prepared by	 02-01-23.
द्वारा जांचा गया Verified by	 02-01-23.

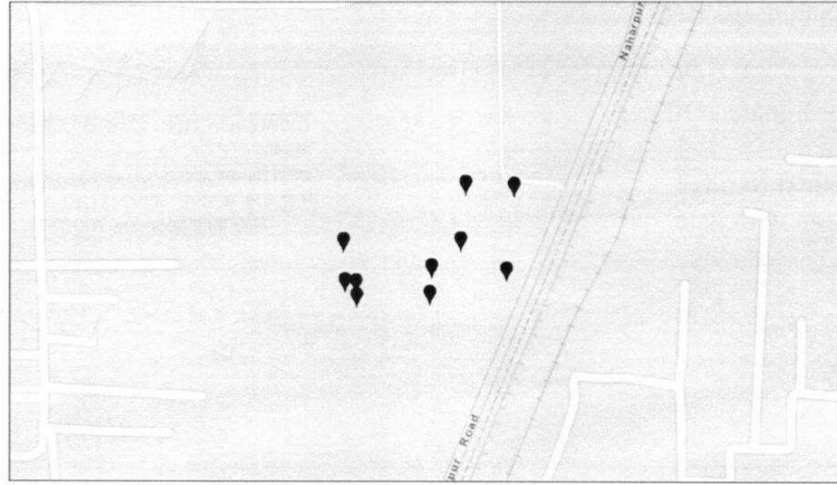
ईमेल आईडी / EMAIL ID : gmatmer@aai.aero
फोन/ Ph: 033-25111293

ANNEXURE/अनुलग्नक

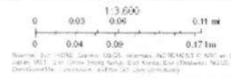
Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Patna	4161.36	327.76
NOCID	PATN/EAST/B/121422/731440	

Street View



December 14, 2022

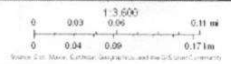


Handwritten text in Hindi: ए.ए.ए. प्रा. वि. (AAI Pr. Vi.)

Satellite View



December 14, 2022



FIRE NOC

प्रपत्र-ड

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,

सुबोध वर्मा,
पार्टनर-Satvika Nexgen Empire,
सिकन्दरपुर, पटना ।

संदर्भ :- क्रमांक...11123..... दिनांक...26/05/2023.....
आवेदनकर्ता वास्तुविद, सुधेन्दु रंजन (विशिष्ट आई.डी.नं० 15/2023)

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 निर्माणकर्ता सुबोध वर्मा के द्वारा प्रस्तावित भवन/ब्लॉक का निर्माण हेतु बिहार अग्निशमन सेवा नियमावली, 2021 के नियम 15(च)(iii) के अंतर्गत औपबंधिक अनापत्ति प्रमाण पत्र निर्गत किया जाता है ।

प्रस्तावित भवन योजना से संबंधित भवन का नाम Satvika Nexgen Empire, पार्टनर-सुबोध वर्मा एवं अन्य, प्लॉट नं०-555,557,558,589, खाता नं०-222,131,133,142, थाना नं०-17, थाना-दानापुर, मौजा-सिकन्दरपुर, जिला-पटना, अधिभोग आवासीय, उप श्रेणी आवासीय, भवन की ऊँचाई 54 (मीटर में), फर्श क्षेत्र 83147.14 वर्गमीटर, भवन (Tower-1=B+G+15, (Tower-2 & 3=B+G+17), (Tower-4=G+16), भवन के ब्लॉक की संख्या 4, प्रत्येक मंजिल का औसत अधिभोग भार 40, लिफ्ट की संख्या 2, फायर लिफ्ट की संख्या 2, रैम्प की संख्या 1, 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 निर्माणकर्ता/भू-स्वामी के द्वारा किया जाएगा।

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

(1) भवन निर्माणकर्ता द्वारा भवन के लिए खुली जगह (मीटर) (उत्तर 15.59 मी०, दक्षिण 9.23 मी०, पूर्व 9.0 मी०, पश्चिम 9.0 मी०) एवं पलायन के साधन (आंतरिक सीढ़ियों की संख्या 2, चौड़ाई 2.41 (मीटर)/बाह्य सीढ़ियों की संख्या 2, चौड़ाई 2.41 (मीटर) प्रस्तावित किया गया है।

(2) **खुला स्थान एवं पहुँच-**

(क) भवन के चारों तरफ तत्समय प्रवृत्त 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 नहीं 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 भेंट 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 (08 अदद्)

(ग) यार्ड हाईड्रेन्ट सिस्टम

(घ) हस्तचालित विद्युत अग्नि एलार्म सिस्टम

(ङ) पूरे भवन में ऑटोमेटिक डिटेक्शन एण्ड अलार्म सिस्टम

(च) स्प्रिंकलर सिस्टम (आवश्यकतानुसार)

(छ) भूतल स्टैटिक टैंक 100000 लीटर क्षमता

(ज) ओभर हेड वाटर टैंक 25000 लीटर क्षमता

(झ) एक पम्प हाउस 2280 एल.पी.एम. इलेक्ट्रीक एवं डीजल, 180 एल.पी.एम. जॉकी पम्प, 900 एल.पी.एम. बूस्टर पम्प

(ञ) फायर एक्सटीग्यूसर

(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 शर्तों का पालन किया जाएगा। कुछ शर्तें निम्न प्रकार हैं :-

(क) लिफ्ट :-

(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 स्विच 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 वेटिंग सिस्टम का समावेश सभी लिफ्ट सॉफ्ट में कर धुँआ निकासी हेतु व्यवस्था की जाएगी। यह इस प्रकार का डिजाइन किया जाएगा कि स्प्रिंकलर 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 लैण्डिंग 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 अग्निशामन यंत्र, फायर चेक दरवाजा, हस्ताचालित कॉल अलार्म प्वाइन्ट, अग्नि सुरक्षा चमकीला संकेत एवं भवन निर्माण संहिता के अनुसार अन्य अग्नि निरोध उपाय किये जायेंगे।

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

(घ) भूतल जल स्टैटिक टैंक (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 टैंक (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 कम्पार्टमेंटेशन इस प्रकार होगा कि आग एवं धुँआ उसी क्षेत्र में सीमित रहेगा जहाँ अग्निकांड हुआ है तथा भवन के अन्य भागों में नहीं 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 प्रयाप्त 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 घंटे 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 वेन्टिलेशन राष्ट्रीय भवन संहिता, 2016 समय-समय पर यथा संशोधित के अनुसार करना होगा ।

(vi) एयर कंडिशनिंग एवं वेन्टिलेशन 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 डिवाइस भवन में होना चाहिए। प्रत्येक तल पर आग और धुँए के हार्ड से बचाने के लिए प्रत्येक तल पर अलग-अलग एयर हैडलिंग 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 निदेशक-सह-राज्य अग्निशमन पदाधिकारी, 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) अनिवार्यतः 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:-

1) मे0 वास्तुविद, सुधेन्दु रंजन

2) अध्यक्ष, नगर निगम, पटना

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

SITE PHOTOGRAPHS





Satvika Galaxy
07 July 2025 13:27



Satvika Galaxy
07 July 2025 13:22

PLANTATION PHOTOGRAPHS



Satvika Galaxy
07 July 2025 12:53



Satvika Galaxy
07 July 2025 12:51



Satvika Galaxy
07 July 2025 13:20

**ELECTRIC SUPPLY
SANCTIONED LETTER**



SOUTH BIHAR POWER DISTRIBUTION COMPANY LTD.

APPLICATION FOR WORK ORDER

Serial No.

To,
The Electrical Executive Engineer
Electric Supply Division, Danapur

Sir,

Please issue work orders for the under mentioned work :-

Sanction – Administrative Approval No.....
Technical sanction No. 14/24-2J

Name of work :- Work Order for Installation of LTCT Meter with GPRS modem for giving NSC 69KW DS-II to Request No 523012819670 Satvik Nexzen Empire, DIR- Subodh verma at Satvik Galaxy Piller no 230 Nahar road digha, under Electric Supply Section: Digha, Electric Supply Sub-division: Digha, Electric Supply Division: Danapur, PESU (W) Patna.

Sl. No.	Account Number	Particulars of Account head	Approximate correspondence working estimate			Remarks
			Materials	Labour	Sundries	
1.		Total Cost of Materials			14335.00	
2.		Contingency @ 2%			286.70	
3.		T & P Charge @ 2%			286.70	
4.		Transportation @ 4%			573.40	
5.		Labour cost @ LS			1800.00	
				Total	17281.80	
				Say Rs.	17282.00	
		1575724				

Countersigned

Asst. Engr./Executive Engineer
DNR/14/DEM/24-2J
[Signature]
Electrical Executive Engineer
Electric Supply Division
Danapur

Executive Engineer/Account Officer

X. List Materials annexed

[Signature]

Asst. Engineer/Engineer Asst./Section Officer
Working estimate Checked and approved –

Executive Engr. Commercial
Asst. Engr. Technical / P. A.

D/- Approved

Supdt. Engineer



SOUTH BIHAR POWER DISTRIBUTION COMPANY LIMITED

APPLICATION FOR WORK ORDER

To,

Danapur

Please issue the work orders for the mentioned the work :-

Section Administrative approval No. 73/23-24 Deposite

Name of the work :- Estimate for Installation of 11/0.433KV, 1*315 KVA D/S/S At -Satvika Nexgen Empire, Satvika Galaxy in front of pillar no 230 nahar road digha, under Electric Supply Section : Digha, ESSD : Digha, ESD : Danapur. Own your Transformer Scheme.

Apartment :Satvika Nexgen Empire, C/O Subodh verma.

Name of

Serial No.	Account number	Particulars of account head	Approximate cost as per working estimate			Remarks
			Materials	Labour	Sundries	
1	2	3	4	5	6	7
		As above				Rs. 303677.00 paid vide receipt no A69071 on dated 08.05.24
1		Total Cost of Materials	1453973.93			
2		Contingency @ 2%	29079.47			
3		T & P @ 2%	29079.47			
4		Transportation 4%	58158.94			
5		Labour Cost @ 10%	145397.00			
6		GST @18%	26171.46			
7		Total	1741860.27			
		supervision cost @15%	257353.00			
		gst on supervision cost@18%	46324.00			
		Say	2045537.00			

Countersigned

Asst. Engr. /Executive Engineer

DNR/05/danapur/24-25

15/5/24

Electrical Executive Engineer

Issued work Engineer

Electric Supply Division

Executive Engineer /Account Officer

X. List Materials annexed

15/5/24

Asst. Engineer/Engineer Asst./Section Officer

Working estimate Checked and approved -

Excutive Engr. Commercial

Asst. Engr. Techical / P.A.

Approved

Supdt. Engineer

Netted as per financial aspect

15/5/24

Account Officer

Electric Supply Division

Danapur



SOUTH BIHAR POWER DISTRIBUTION COMPANY LTD.

Estimate for Installation of LTCT Meter with GPRS modem for giving NSC 69KWDS-II to Request No 523012819670 Satvik Nexzen Empire, DIR- Subodh verma at Satvik Galaxy Piller no 230 Nahar road digha, under Electric Supply Section: Digha, Electric Supply Sub-division: Digha, Electric Supply Division: Danapur, PESU (W) Patna.

Sl.No	Particulars of Materials	Qty.	Rate (Rs.)	Amount
1	LTCT Meter (100/5),(200/5) Amp.	01 Nos.	14335.00	14335.00

Esstt. No. - 14 Dated 24-2-24
 Tech. Sanctioned For Rs. 17606/-
 Under O&M Head

a. Total Cost of Materials	14335.00
b. Contingency Charge @ 2%	286.70
c. Transportation Charge @ 4%	573.40
d. T & P Charge @ 2%	286.70
e. Labour Cost @ LS	1800.00
Total	17281.80

Add C.G.S.T. + S.G.S.T. 324 = 17605.80

Say Rs. 17282.00

Say Rs. 17606.20

Electrical Executive Engineer
 Electric Supply Division
 Danapur

Labour Analysis :-

Sl.No	Particulars of Materials	Qty.	Rate (Rs.)	Amount
1	Installation of LTCT Meter	01 Nos.	1800.00	1800.00

General & Technical Reports

This Estimate has been prepared for installation of LTCT Meter for giving NSC 69KWDS-II to Request No 523012819670 Satvik Nexzen Empire, DIR- Subodh verma at Satvik Galaxy Piller no 230 Nahar road digha, under Electric Supply Section: Digha, Electric Supply Sub-division: Digha, Electric Supply Division: Danapur, PESU (W) Patna.

, Total estimated cost come Rs. 17282.00

This estimate may kindly be sanctioned.

Buam
 15/5/24
 JEE/S/Digha

Checked as per
 formal report
 Mal C
 20/5/24
 Account Officer
 Electric Supply Division
 Danapur

15/5/24
 AEE/S/Digha

SOUTH BIHAR POWER DISTRIBUTION COMPANY LTD.

Estimate for Installation of 11/0.433KV, 1*315 KVA D/S/S At -Satvika Nexgen Empire, Satvika Galaxy in front of pillar no 230 nahar road digha, under Electric Supply Section : Digha, ESSD : Digha, ESD : Danapur. Own your Transformer Scheme.



Name of Apartment : Satvika Nexgen Empire, C/O Subodh verma.

Sl.No.	Particular of Materials	Qty.	Unit	Rate	Amount	
1	PSC Pole 400Kg	24	Nos	4248	101952	
2	Support clamp for Tr base, H.G fuse set & AB switch channel	6	Pair	128	768	
3	Back clamp for 400 kg PSC Pole	133256	Nos	96	576	
4	Tr. & A.B. Switch Base Channel	2	pair	3168.99	6337.98	
5	H.G. fuse Base Channel	1	Pair	3170	3170	
6	11KV Pin & Pin Insulator with Pin	12	Nos	119	1428	
7	11 kv Dead End Clamp/Anchor Clamp Assembly	8	Set	559.6	4476.8	
8	11/0.433KV, 315KVA Distribution Transformer	1	Nos	830488.65	830488.65	
9	Tr. Belting complete set	1	Set	679	679	
10	ACSR Dog Conductor	0.06	Km	89061.28	5343.6768	
11	O' SWG Cu. Wire	5	Kg	550	2750	
12	H.G Fuse set complete	7382	Set	3032	3032	
13	G.I No.8 Wire	10	Kg	78.48	784.8	
14	11KV "V" or straight X Arm	2	Nos	796.81	1593.62	
15	LT Bracket / M.S Angle	2	Nos	185	370	
16	LT shackle/Pin insulator with strip	8	Set	90	720	
17	11KV A.B. Switch 400A	1	Set	12495	12495	
18	11KV Lightening Arrester	1	Set	1398	1398	
19	Nut & Bolt Assorted size	10	Kg	99	990	
20	LT Kit - Kat outdoor type	3	Nos	750	2250	
21	Danger Board	1	Nos	72	72	
22	Suspension Clamp Assembly including Poie Clamp, universal Hook, Nuts & Bolt	16	nos	680	10880	
23	11 Kv 95 sqmm straight through jointing kit	7316	1 nos	6445	6445	
24	11 kv AB Cable 95 sqmm	550	mtrs	735	404250	
25	11 Kv 95 sqmm end termination kit	7788	2 nos	4474	8948	
26	Earthing set complete	5	set	918	4590.00	
a. Total Cost of Materials					14,53,973=93	1416788.53
b. Contingency Charge @ 2% of a					29079=47	28335.77
c. T & P Charge @ 2% of a					29079=47	28335.77
d. Transportation @ 3% of a					58158=94	56671.54
e. Labor Cost @ 10%					145397=14	141679
Total Cost					27741860.27	1671810
Departmental Supervision Cost @ 15%					257353	250772
Add CGST @ 9%					23762=1	22569
Add SGST @ 9%					23762=1	22569
Total cost Rs.					20,79,365	1967720.91

General & Technical Reports :

This Estimate has been framed for installation of 11/0.433KV, 1*315 KVA D/S/S, At -Satvika Nexgen Empire, Satvika Galaxy in front of pillar no 230 Nahar road digha, under Electric Supply Section: Digha, ESSD: Digha, ESD: Danapur, Circle PESU (W). Installation of this D/S/S is required to own your Transformer scheme - Satvika Nexgen Empire, C/O Subodh Verma. All work will be executed by the applicant and all material will be supplied by the applicant, only Departmental supervision costs including GST will be chargeable. All ROW or Space-related dispute is the responsibility of the applicant only. The total estimated cost for this work is Rs. 1967721.00. This estimate may kindly be sanctioned.

JEE/S/Digha

Esstl. No. 73 Dated 23-24
 Tech. Sanctioned For Rs. 2045537
 Under Deposit Head 11

Electrical Executive Engineer
 Electric Supply Division
 Danapur

AEE/S/Digha

checked as Per Financial aspect

Account Officer
 Electric Supply Division
 Danapur

30/3

29/3/24
 29/3/24

Ao Tech.
 23/3/24

801=36
 8,54,506
 6436=68
 7382=69
 7316=1
 15,572

2045537=00 20,20,565/20,20,565

LAND DEVELOPMENT AGREEMENT

Serial No. 10091 Deed No. 9972


Govt. of Bihar
Sub Registry Office, Danapur

Summary of Endorsement

This document was presented for registration on **04/06/2022** by **Ram Sewak Singh**
A stamp duty of Rs. **1910000/-** and other fees of Rs. **40500/-** has been paid in it.
The document was found admissible, The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as deed no. **9972** in Book No. **1**, Volume No. **198** on pages from **490** to **507** and has been preserved in total **18** pages in C.D. No. **31 / Year 2022**

Signature with date
(Arpana)
Registering Officer, Danapur

Date: 04/06/2022 Token No: 10275 /2022

SATVIKA NEXGEN EMPIRE Partner 03/06/22

SATVIKA NEXGEN EMPIRE Partner 03-06-22

Scanned By: RKumar

T-10275

मौजा - विहार
P.N. 589
03/06/2022

70
102
03/06/2022

**उन्नयन मनोबंध
(Development Agreement)**

यहाँ उन्नयन मनोबंध / विकासकार्य एकरारनामा आज दिनांक **03/06/22** ई० को निम्न पक्षों के बीच निर्विवाद रूप से निष्पादित किया गया।

भूखण्ड स्वामीगण / प्रथम पक्ष का नाम एवं पूरा पता:-

- | क्र० सं० | नाम एवं पिता का नाम |
|----------|---|
| 1. | श्री राम सेवक सिंह, पिता - स्व० जयगोविन्द सिंह, |
| 2. | श्री विनोद कुमार, पिता - श्री रामसेवक सिंह |
| 3. | श्री प्रमोद कुमार, पिता - श्री रामसेवक सिंह |
| 4. | श्री सुबोध कुमार, पिता - श्री रामसेवक सिंह |

सभी का निवास स्थान - नासरीगंज, नियर विस्कट फैक्ट्री, पत्रालय - दीघा, थाना - दानापुर, शहर एवं जिला - पटना (बिहार), पिन कोड - 800012 राष्ट्रीयता - भारतीय (इसमें इनके उत्तराधिकारीगण, स्थानापन्न एवं विधिक प्रतिनिधि इत्यादि सम्मिलित हैं), जिन्हें आगे "भूखण्ड स्वामीगण / प्रथम पक्षगण - इत्यादि के नामों से सम्बोधित किया गया है। मो० नं० - 8877698668 ।

SATVIKA NEXGEN EMPIRE Partner 03/06/2022

SATVIKA NEXGEN EMPIRE Partner 03/06/22

रखने के लिए
03/06/2022



Signature
03/06/2022
Partner

SATVIKA NEXGEN EMPIRE

Ravi Kant Singh
03/06/22
Partner







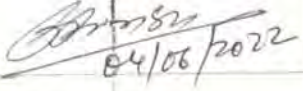






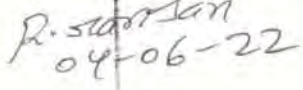






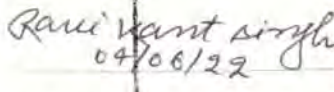






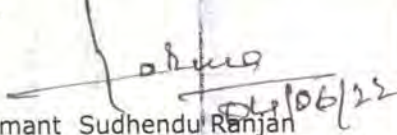






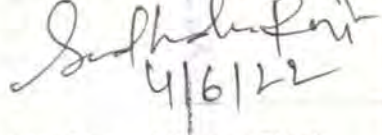






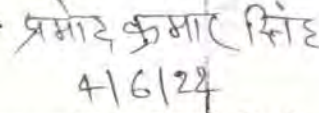






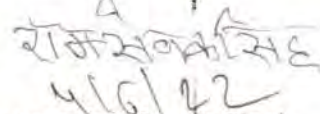
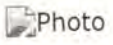
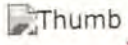
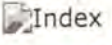
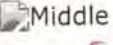


Sub District Registry Office, Danapur

Token Number 10275

Reg. Year 2022

Serial Number 10091

Deed Number 9972

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rajeev Ranjan Singh						
Sig.	 04/06/2022						
Claimant	Rajiv Ranjan						
Sig.	 04-06-22						
Claimant	Ravikant Singh						
Sig.	 04/06/22						
Claimant	Subodh Verma(Part)						
Sig.	 04/06/22						
Claimant	Sudhendu Ranjan						
Sig.	 4/6/22						
Executant	Pramod Kumar Singh						
Sig.	 4/6/22						
Presented By	Ram Sewak Singh						
Sig.	 4/6/22						
Executant	Ram Sewak Singh						
Sig.							

केमरा डेटा रिपोर्ट 04/06/22
 प्रमोद कुमार सिंह
 सुबोध कुमार सिंह
 राम सेवक सिंह

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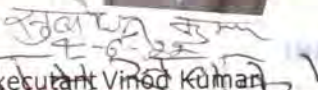




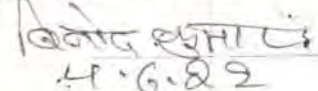
Sub District Registry Office, Danapur

Token Number 10275

Reg. Year 2022

Serial Number 10091

Deed Number 9972

PresType	Name	*Photo	Thumb	Index	Middle	Ring	Little
Executant	Subodh Kumar						
Sig.	 03/06/2022						
Executant	Vinod Kumar						
Sig.	 4.6.22						

Identified Om Prakas

By

Sig.

ओम प्रकार
4-6-22



SCORE Ver.4.0

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Biometric Captured By 2802sop036

[Handwritten signature]

विकासकर्ता / उन्नयनकर्ता / द्वितीय पक्षों का नाम एवं पूरा पता:-

सात्विका नेक्सजन इम्पायर (SATVIKA NEXGEN EMPIRE), जो भारतीय पार्टनरशिप एक्ट के अन्तर्गत एक निबंधित संस्था है, जिसका निबंधन संख्या - IV-13 सिरियल नं० 2334, टोकन नं० 2443, दिनांक 15.02.2022, जिसका निबंधन कार्यालय - अवर निबंधन कार्यालय, दानापुर है एवं सात्विका नेक्सजन इम्पायर का मुख्य कार्यालय - सात्विका नेक्सजन इम्पायर, B-231, Ground Floor, Prabhawati Niwas, S.K. Puri, P.S. - S.K. Puri, Boring Road, District - Patna, Pin - 800001, शहर वो जिला- पटना (बिहार), एवं शाखा कार्यालय - सात्विका नेक्सजन इम्पायर, इन-फ्रंट ऑफ पीलर नं०-230, खगौल-दीघा रोड, दानापुर, पटना - 801503, द्वारा साझेदारों का नाम इस प्रकार है:-

- (1) श्री सुबोध वर्मा, (SUBODH VERMA) पिता का नाम स्व० देवकी नन्दन प्रसाद वर्मा, निवासी - बी-404, चौथा तल्ला, शिवमित्रा, विवेकानन्द मार्ग, बोरिंग रोड, पटना, पिन - 800001, मो० नं० - 8709595001 ।
- (2) श्री राजीव रंजन सिंह, (RAJEEV RANJAN SINGH) पिता का नाम श्री कमलेश्वर सिंह, निवासी - बी-3, विनिता विला, सिद्धार्थ नगर, नालापर, जगदेव पथ, पो० - बी०भी० कॉलेज, थाना-रूपसपुर, जिला-पटना - 800014, मो० नं० - 9334202649 ।
- (3) श्री सुधेन्दु रंजन, (SUDHENDU RANJAN), पिता - श्री देव नारायण मंडल, पता - मकान संख्या - 38, राधा कुटीर, नियर एस०बी०आई०, पश्चिमी आनंदपुरी, पो०- जी०पी०ओ०, थाना - बुद्धा कॉलोनी, जिला - पटना-800001, मो० नं० - 9835491787
- (4) श्री राजीव रंजन (RAJIV RANJAN) पिता - स्व० राजेन्द्र सिंह, पता - लीलावती कुंज, बसंत विहार कॉलोनी, थाना - राजीव नगर, खाजपुरा, जिला - पटना - 800014, मो० नं० - 9304299432
- (5) श्री रविकांत सिंह (RAVIKANT SINGH) पिता का नाम श्री कमलेश्वर सिंह, निवासी - बी-3, विनिता विला, सिद्धार्थ नगर, नालापर, जगदेव पथ, पो० - बी०भी० कॉलेज, थाना-रूपसपुर, जिला-पटना - 800014, मो० नं०- 9334497137 । (इसमें इनके उत्तराधिकारीगण, स्थानापन्न एवं विधिक प्रतिनिधि इत्यादि सम्मिलित हैं), जिन्हें आगे "विकासकर्ता/उन्नयनकर्ता/द्वितीय पक्ष- इत्यादि के नाम से सम्बोधित किया गया है।

संदर्भ

हकियत यह है कि अनुसूचि-1 में वर्णित सम्पत्ति एवं अन्य एराजीयात के निश्चत सर्वे खतियान में कालीचरण महतो के नाम से दर्ज है। कालीचरण महतो उक्त सम्पत्ति के उत्पत्तित आय का उपयोग वो उपभोग पूर्ण स्वामी के रूप में आजीवन करते हुए, अपने सभी सम्पत्तियों के जायज वारिस वो कानूनी उत्तराधिकारी के रूप में अपने

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Ravi Kant
03/06/22



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03/06/22
Partner
SATVIKA NEXGEN EMPIRE
Sudhendu Ranjan
31/6/22
Partner

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John
03/06/22

Partner

Sudhendu Ranjan
03/06/22

Ravi Kant
03/06/22

03/06/22

03/06/22

प्राधिकार (विघटित)/सक्षम प्राधिकार के यहाँ नक्शा स्वीकृति हेतु दे सकते हैं तथा नक्शा स्वीकृत कराकर, अनुसूचि-1 में वर्णित भूखण्ड पर पूर्व में बने बहुमंजिला इमारत से ऊपर या अन्य स्थान पर बहुमंजिला इमारत का निर्माण विकासकर्ता द्वितीय पक्ष करेंगे।

6. यह कि दोनों पक्षों के द्वारा यह तय किया गया है कि नगर परिषद दानापुर निजामत/पटना महानगरीय क्षेत्र/पटना क्षेत्रीय विकास प्राधिकार (विघटित) /सक्षम प्राधिकार द्वारा स्वीकृत प्रस्तावित बहुमंजिला इमारत अनुसूचि-1 में वर्णित भूखण्ड के अनुपात में स्वीकृत F.A.R. के अनुसार कुल निर्मित क्षेत्र का 50% प्रतिशत हिस्सा यानि जमीन मालिक को मिलेगा एवं कुल निर्मित क्षेत्र का 50% प्रतिशत हिस्सा द्वितीय पक्ष यानि विकासकर्ता का होगा।
7. यह कि प्रत्येक फ्लैट के साथ एक कार पार्किंग जमीन मालिक का होगा।
8. यह कि किफायती आवास और मलिन वस्ती (स्लम) पुर्नवास एवं पुनर्विकास आवास नीति के तहत निर्माण हेतु अतिरिक्त F.A.R. दिया जाता है, जिसे सरकार द्वारा, सरकारी निर्धारित किफायती मूल्य लगभग वास्तविक लागत से कम मूल्य पर विक्रय किया जाता है, जब उस परिस्थिति में निर्मित ई०डब्लु०एस० /एल०आई०जी० का आवंटन सिर्फ विकासकर्ता द्वितीय पक्ष के पक्ष में होगा उक्त ई०डब्लु०एस०/एल०आई०जी०से संबंधित किसी भी प्रकार के निर्मित क्षेत्र जैसे फ्लैट/पार्किंग क्षेत्र इत्यादि पर भूखण्ड स्वामीगण किसी भी प्रकार के हिस्सेदारी का दावा नहीं करेंगे, भूखण्ड स्वामीगण का हिस्सा भूमि के अनुपात में स्वीकृत F.A.R. के अनुसार सिर्फ नियमित रूप से निर्माण किये जाने वाले आवासीय क्षेत्र के रूप में निर्मित क्षेत्र में ही 50% प्रतिशत होगा एवं उक्त हिस्सा भूखण्ड स्वामीगण को प्रस्तावित बहुमंजिला इमारत में निर्माणोपरान्त विकासकर्ता द्वितीय पक्ष के द्वारा आवंटन किया जायेगा।
9. यह कि भूखण्ड स्वामीगण घोषणा करते हैं कि अनुसूचित-1 में वर्णित भूमि पर भूखण्ड स्वामीगण के अलावे किसी अन्य का किसी प्रकार का कोई हिस्सा नहीं है, अगर कोई दावा करता है, तो इसकी सम्पूर्ण जिम्मेदारी वो जबावदेही भूखण्ड स्वामीगण की है वो रहेगी एवं इसका निबटारा भूखण्ड स्वामीगण स्वयं प्रस्तावित बहुमंजिला इमारत में अपने मिलने वाले उपरोक्त हिस्से के द्वारा

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Ravi Singh
Partner
SATVIKA NEXGEN EMPIRE



Partner
SATVIKA NEXGEN EMPIRE
Partner
3/6/22

रवि सिंह
03/6/22

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Partner

SATVIKA NEXGEN EMPIRE

SATVIKA NEXGEN EMPIRE

Partner

स्वयं प्रस्तावित बहुमंजिला इमारत में अपने मिलने वाले उपरोक्त हिस्से के द्वारा ही करेंगे, किसी भी परिस्थिति में विकासकर्ता द्वितीय पक्ष का हिस्सा प्रभावित नहीं होगा।

10. यह कि अनुसूचि-1 में वर्णित भूमि का नक्शा स्वीकृत होने के पश्चात दोनो पक्ष प्रस्तावित नक्शा के आधार पर एक अनिबंधित हिस्सा वितरण (Share Distribution) का निष्पादन करेंगे जो इस विकासकार्य एकरारनामा का अभिन्न अंग होगा, और उसी के अनुरूप दोनों पक्ष उक्त युनिट, फ्लैट / दूकान / ऑफिस / पार्किंग वो अन्य स्थान पर कब्जाधारी बनेंगे तथा स्वामित्व होगा।

11. यह कि नक्शा स्वीकृति के पश्चात भवन निर्माण होने पर मंजिलों में बढ़ोत्तरी का संशोधित नक्शा यदि अनुमोदित होता है तो वैसी स्थिति में निर्माण कार्य विकासकर्ता द्वितीय पक्ष द्वारा पूर्ण करने पर उपर्युक्त अंकित अनुपातिक हिस्से के लिए भूखण्ड स्वामीगण भी हकदार होंगे और उसी अनुपात में क्रेताओं / स्वामियों का प्रति फ्लैट आनुपातिक भूमि में हिस्सा बदल जायेगा।

12. यह कि विकासकर्ता द्वितीय पक्ष, भूखण्ड स्वामीगण को विश्वास दिलाते हैं कि प्रस्तावित बहुमंजिला इमारत के निर्माण हेतु प्रस्तावित योजना के निर्माण हेतु निबंधित विकास एकरारनामा के निबंधन की तिथि से निर्माण कार्य 6 वर्ष इसके अतिरिक्त 6 महीना का समय विकासकर्ता द्वितीय पक्ष (इसमें खाता संख्या - 222, खेसरा - 589, रकवा 106.5 डिसमिल लगभग) को दिया गया है, जिसके भीतर उक्त भूखण्ड पर बहुमंजिला इमारत का निर्माण कर, भूखण्ड स्वामीगण के हिस्से के आवंटित क्षेत्रों के निर्माण विकासकर्ता द्वितीय पक्ष भूखण्ड स्वामीगण का पूरा हिस्सा दखल कब्जा दे देंगे, बशर्ते कि प्राकृतिक अप्रत्याशित घटना, लॉकडाउन, महामारी, निर्माण सामग्री के उपलब्ध नहीं होने, स्वामित्व सम्बन्धित विवाद आदि के कारणों से निर्माण कार्य में बाधा न पहुँचे

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Partner SATVIKA NEXGEN EMPIRE Partner
3/6/22 Partner

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Partner

03/6/22
03/6/22

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पक्ष अपने-अपने हिस्से को बिना दूसरे के इजाजत के बेचने एवं उपयोग करने के लिए स्वतंत्र होंगे।

17. यह कि निर्माण कार्य के मार्ग में विकासकर्ता द्वितीय पक्ष के द्वारा कार्य सम्पादन हेतु सभी तरह के कानूनी प्रक्रियाओं को पूर्ण करने का अधिकार होगा, पूंजी का समावेश (लोन) विकासकर्ता द्वितीय पक्ष अपने हिस्से के अनुसार लेंगे। विकासकर्ता द्वितीय पक्ष, भूखण्ड स्वामीगण के विकसित क्षेत्रों पर किसी तरह का बैंक खर्च (लोन), इत्यादि नहीं लेंगे। पूंजी मुहैया हेतु भूखण्ड स्वामीगण या विकासकर्ता द्वितीय पक्षों के हिस्से का खरीदार किसी बैंक अथवा वित्तीय संस्थान से आर्थिक ऋण लेने, बुकिंग कार्य/आर्थिक ऋण उगाही सिर्फ अपने-अपने हिस्से के अनुसार करेंगे इसके लिए भूखण्ड स्वामीगण या विकासकर्ता द्वितीय पक्ष को किसी प्रकार का अनापत्ति प्रमाण-पत्र एक दूसरे से लेने की आवश्यकता न है ना होगी।

18. यह कि इस दस्तावेज के निष्पादन के पश्चात् भूखण्ड स्वामीगण, विकासकर्ता द्वितीय पक्ष एवं इनके कर्मचारियों, अभिकर्ताओं, कारीगरों, अभियन्ताओं एवं मजदूरों इत्यादि को उक्त सम्पत्ति में प्रवेश कर कार्य करने की अनुमति देते हैं, जिससे वे विभिन्न विकासकार्य यथा नक्शा और योजना का निर्माण जैसे कार्य कर सकें।

19. यह कि दोनों पक्षों के बीच यह सहमति हुई है कि उपरी छत, सेट बैंक, सीढ़ी इत्यादि पर सभी फ्लैट में रहने वालों क समान रूप से उपयोग करने का अधिकार होगा एवं व्यक्तिगत रूप से इस पर किसी का कोई दावा नहीं होगा।

20. यह कि दोनों पक्षों के बीच यह भी सहमति हुई कि विकासकर्ता द्वितीय पक्ष एवं भूखण्ड स्वामीगण अपने-अपने हिस्से के निर्विवाद रूप से पूर्ण स्वामी होंगे एवं अपने-अपने हिस्से के निस्वत् नगरपालिका कर, वस्तु एवं सेवा कर या किसी भी अन्य प्रकार का कर/टैक्स से संबंधित भुगतान स्वयं उचित माध्यम से करेंगे या निर्मित क्षेत्र के अनुपात में दोनों के उपरोक्त हिस्से के अनुसार प्रभाव होगा।

21. यह कि अनुसूचि-1 में वर्णित भूखण्ड/बहुमंजिला इमारत के सटे अगल-

वगल/आगे-पीछे के भूखण्ड पर विकासकर्ता द्वितीय पक्ष बहुमंजिला इमारत

SATVIKA NEXGEN EMPIRE

Ravi Kant Singh Partner 03/06/22



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Partner 3/6/22

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24. यह कि भूखण्ड स्वामीगण एवं विकासकर्ता द्वितीय पक्ष अपने-अपने हिस्से के अनुसार काबिज-दाखिल वो मालिक मुस्तकिल होकर वो रहकर इस दस्तावेज के माध्यम से अपना-अपना नाम वर्तमान रजिस्टर-2 में दर्ज कराकर लमान/कर निर्विवाद रूप से पूर्ण भू-स्वामीगण की हैसीयत से देय करते रहेंगे वो इसके अलावे भी जहाँ-जहाँ वो जिस-जिस महकमे में जरूरत वो अनिवार्य समझेंगे अपना नाम दर्ज करा लेंगे, इसमें दोनों पक्ष एवं इनके उत्तराधिकारीगण तथा अन्य किसी को कोई आपत्ति न है वो न होगा।

25. यह कि भूखण्ड स्वामीगण घोषणा करते हैं:-

- (i) कि भूखण्ड स्वामीगण को उक्त भूमि से संबंधित इसके अधिग्रहण या अधिसूचना के लिए कोई नोटिस या अधिसूचना प्राप्त नहीं हुई है और उन्हें इसका विकास करने या कराने के लिए अधिकार प्राप्त है।
- (ii) कि उक्त भूमि से संबंधित इस भूमि या इसके किसी हिस्से पर कोई दावा, माँग, निषेधाज्ञा या संलग्नता किसी करारोपन अधिकारी, राजस्व अधिकारी या सरकार अथवा स्थायी निकायों या अधिकारियों द्वारा नहीं है।
- (iii) कि उक्त भूमि से संबंधित कोई मनोबंध या व्यवस्था नहीं चल रहा है और विकासकर्ता को किसी ऐस व्यवस्था का पता चले तो इसका पूरा निवारण भूखण्ड स्वामीगण अपने खर्च से करेंगे।
- (iv) कि भूखण्ड स्वामीगण के अलावा उक्त भूमि पर और किसी का कोई अधिकार, हिस्सा या हक नहीं है और भूखण्ड स्वामीगण किसी बेनामी भूखण्ड स्वामीगण के बेनामीदार नहीं हैं।
- (v) कि भूखण्ड स्वामीगण ने घोषणा की है, कि उक्त भूमि पर कोई दायित्व या अवभार नहीं है और अगर उस पर कोई झूठा दावा करता है तो भूखण्ड स्वामीगण ऐसे दावे को अपने खर्च पर समाप्त करेंगे।
- (vi) कि उक्त भूमि के अधिकार से संबंधित किसी भी न्यायालय में कोई मुकदमा नहीं चल रहा है और कोई भी शुल्क या कर इस विलेख के लिखे जाने तक बाकी नहीं है और इसके पूर्व को कोई टैक्स या शूल्क बकाया हो तो भूखण्ड स्वामीगण उसका भूगतान करेंगे।

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(vii) कि भूखण्ड स्वामीगण उक्त भूमि के हस्तांतरण, अंतरण के उद्देश्य से मनोबंध हो जाने के बाद प्रस्तावित इमारत में विकासकर्ता सहित किसी समिति के हिस्से को सौंप देंगे और भूखण्ड स्वामीगण वचनबद्ध है कि वे पूर्वोक्त घोषणाओं के विरुद्ध कोई काम या कार्यवाही नहीं करेंगे।

(viii) कि विकासकर्ता द्वितीय पक्ष को उन्नयनकृत सम्पत्ति में अपने हिस्से को बेचने, पट्टा पर देने, ऋण लेने का अधिकार होगा।

(ix) कि विकासकर्ता द्वितीय पक्ष पानी, बिजली और अन्य सुविधाओं के लिए संबंधित विभाग/अधिकारियों को आवेदन करेंगे और सिमेंट, लोहा और अन्य भवन निर्माण सामग्रियों के लिए सरकारी कोटा के परमिट के लिए एवं अन्य कार्यों के लिए भी आवेदन करेंगे।

(x) कि किसी भी याचिका (writ) नोटिस या अन्या कानूनी प्रक्रिया प्राप्त करना और भूखण्ड स्वामीगण की ओर न्यायालय में किसी न्यायिक मजिस्ट्रेट (Tribunal) या अन्य के समक्ष उक्त सम्पत्ति से संबंधित किसी मामले, मुकदमें में उपस्थित होना, बचाव करना, मुकदमा दायर करना, सभी आवश्यक कागजात पेश करना एवं वकालतनामा दायर करना।

(xi) कि विकासकर्ता द्वितीय पक्ष द्वारा बहुमंजिला इमारत के निर्माण में यह अधिकार होगा कि वह अपने कार्य को संबंधित व्यक्ति / एजेन्सी के द्वारा कर सकते हैं।

(xii) कि भूखण्ड स्वामीगण स्वामीगण गण, विकासकर्ता द्वितीय पक्ष को अनुसूची-1 में वर्णित भूखण्ड के निष्पत् न्यायपूर्ण, विधि संगत निर्माण कार्य करने हेतु सभी प्रकार के अधिकार देते हैं।

26. यह कि भूखण्ड स्वामीगण अपनी सहमति और वचनबद्धता व्यक्त करते हैं कि वे विकासकर्ता द्वितीय पक्ष के पक्ष में इस मनोबंध की शर्तों के अनुरूप उक्त भूमि के विकास से संबंधित सभी आवश्यक कार्य करने के लिए भूखण्ड स्वामीगण की ओर से विकासकर्ता को प्राधिकृत करते हैं।

27. यह कि भूखण्ड स्वामीगण वचनबद्ध हैं कि ऐसा कोई कार्य नहीं करेंगे जिससे विकासकर्ता द्वितीय पक्ष को कार्य करने में कोई बाधा या विरोध हो और विकासकर्ता द्वितीय पक्ष को उक्त भूमि पर शांतिपूर्ण कार्य करने में किसी प्रकार की

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राजेश कुमार सिंह 03/06/22

परेशानी न हो। उक्त भूमि के विकास के लिए उसकी योजना बनाने के लिए तथा उक्त इमारत के निर्माण के लिए विकासकर्ता पूर्ण रूप से स्वतंत्र होंगे एवं किसी भी परिस्थिति में विकासकर्ता द्वितीय पक्ष के किसी भी कार्य में हस्तक्षेप नहीं करेंगे लेकिन भूस्वामीगण को यह अधिकार होगा कि वे विकास कार्य में इस्तेमाल होने वाले सामग्रीयों की गुणवत्ता देखने के लिए एवं स्थल निरीक्षण करने के लिए पूर्ण रूप से स्वतंत्र होंगे। इसमें विकासकर्ता को कोई आपत्ति नहीं होगी।

28. यह कि भूखण्ड स्वामीगण एवं विकासकर्ता द्वितीय पक्ष ने आपसी सहमति से निर्णय लिया है कि प्रस्तावित बहुमंजिला इमारत का नाम विकासकर्ता द्वितीय पक्ष के द्वारा रखा जायेगा, इसमें भूखण्ड स्वामीगण को किसी प्रकार का कोई आपत्ति न है और ना भविष्य में होगा।
29. यह कि इस उन्नयन मनोबंध तथा इससे संबंधित सभी अन्य खर्च, शूल्क, कानूनी खर्च, जिसमें हस्तांतरण का स्टाम्प और निबंधन खर्च शामिल है, विकासकर्ता द्वितीय पक्ष या उनके नामितों के द्वारा वहन किया जायेगा।
30. यह कि एकरारनामा दोनों पक्षों के उत्तराधिकारियों, स्थानापन्नों एवं विधिक प्रतिनिधियों इत्यादि पर भी लागू रहेगा।
31. यह कि किसी तरह का विवाद या मतभेद होने पर निष्पक्ष एवं स्वतंत्र पंच नियुक्त The Arbitration and Conciliation Act के तहत किया जायेगा और विवाद या मतभेद समाप्त किया जाएगा।
32. यह कि बिहार अपार्टमेंट स्वामित्व अधिनियम, 2006/समय-समय पर संशोधित अधिनियम/बहुमंजिला इमारत से संबंधित नए /अन्य अधिनियमों की सभी नियम और शर्तें लागू होगी।
33. यह कि भूखण्ड स्वामीगण इस दस्तावेज के निष्पादन की तिथि से लेकर बहुमंजिला इमारत के निर्माण पूर्ण होने तक किसी प्रकार का विघ्न, प्रतिबंध, अवरोध एवं बाधा उत्पन्न नहीं करेंगे क्योंकि भूखण्ड स्वामीगण इस दस्तावेज के निष्पादन के पूर्व ही फर्म के कार्य करने के तरीके से अवगत होकर ही इस दस्तावेज का निष्पादन करने हेतु सहमत हुये हैं।

34. यह कि भूखण्ड स्वामीगण ने विकासकर्ता द्वितीय पक्ष को पूर्ण विश्वास वो भरोसा दिलाये हैं कि अनुसूचि-1 में वर्णित भूखण्ड, हर तरह के नुक्स हकियत वो सभी

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तरह के ऋण भारों, बैंक ऋण, व्यक्ति ऋण वो अन्य तरह के स्वामित्व संबंधित वाद-विवाद से बिल्कुल मुक्त एवं पाक-साफ है वो सम्पत्ति नगर परिषद् दानापुर निजामत/पटना महानगरी क्षेत्र/पटना क्षेत्रीय विकास प्राधिकार (विघटित)/सक्षम प्राधिकारी, भूमि हदबन्दी कार्यालय, भू-अर्जन कार्यालय, सम्पत्ति अधिग्रहण अटैचमेन्ट संबंधित अध्यादेश/सूचना एवं किसी तरह का निषेधाज्ञा, किसी तरह के सरकारी-गैरसरकारी संस्थाओं, सरकारी-गैरसरकारी वित्तीय संस्थाओं या न्यायालय के द्वारा उक्त सम्पत्ति के अंश या पूर्ण भाग के निषेध किसी तरह की अधिसूचना प्रेषित नहीं की गयी है तथा भूखण्ड स्वामीगण उक्त सम्पत्ति से संबंधित कोई अन्य दस्तावेज किसी अन्य व्यक्ति के नाम से नहीं लिखे हैं वो न किए हैं और न ही भविष्य में करेंगे, अगर विकासकर्ता द्वितीय पक्ष और इनके उत्तराधिकारी उक्त या अन्य वजह से अनुसूचि-1 में वर्णित भूखण्ड के अंश भाग या कुल भू-भाग से बेदखल हो जायें या कर दिये जायें या किसी तरह का नुकसान सहना पड़े तो वैसी सूरत में भूखण्ड स्वामीगण और इनके उत्तराधिकारगण इसका पूर्ण निवारण अपने खर्च एवं संसाधन से करेंगे।

अनुसूचि-1

विकासकर्ता द्वितीय पक्षों द्वारा बनाये जाने वाले प्रस्तावित बहुमंजिला इमारत के निर्माण हेतु भूखण्ड स्वामीगण के आवासीय-सह-व्यवसायिक परती भूमि का विवरण:-

क्षेत्रफल - 106.5 डिसमिल आवासीय सह व्यावसायिक परती रैयती भूमि, वर्तमान अवस्थित मुहल्ला - सिकन्दरपुर मिथिला कॉलोनी से दक्षिण चवर, थाना - दानापुर, जिला - पटना (बिहार), जिसका सर्वे मौजा सिकन्दरपुर, परगना - फुलवारी, थाना नं० - 17 (सत्रह) तौजी सं०- 5855 एवं बिहार सरकार, सम्पत्ति का वार्षिक लगान लगभग रू० 50/- अलावे शेष बिहार सरकार को अंचलाधिकारी कार्यालय, दानापुर (बिहार), हल्का-नगर परिषद् दानापुर के माध्यम से जमाबन्दी संख्या - 1817, पर दिया जा रहा है एवं सम्पत्ति पटना क्षेत्रीय विकास प्राधिकार (विघटित)/नगर परिषद् दानापुर निजामत/पटना नगर निगम के अन्दर है, जिसका चौहद्दी निम्नलिखित है:-

खाता संख्या	कैडेस्ट्रल सर्वे खेसरा संख्या	क्षेत्रफल
222	589	106.5 डिसमिल (नापी के अनुसार)

जमीन की चौहद्दी

उत्तर :- स्व० भगेरन सिंह के उत्तराधिकारीगण, स्थानापन्न एवं विधिक प्रतिनिधि।
दक्षिण :- भोंटी राय
पूरब :- मुख्य सड़क
पश्चिम :- स्व० रामईश्वर सिंह के उत्तराधिकारीगण, स्थानापन्न एवं विधिक प्रतिनिधि।

सरकार द्वारा निर्धारित मूल्य :- 9,05,25,000/- (नौ करोड़ पाँच लाख पच्चीस हजार) रुपये मात्र/-

SATVIKA NEXGEN EMPIRE

Ravi Kant Singh
Partner

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SATVIKA NEXGEN EMPIRE

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Partner

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बहुमंजिला इमारत के भूखण्ड स्वामीगण के हिस्से का वास्तु शास्त्रीय एवं ढांचागत विवरण:-

ढांचा	:-	सक्षम प्राधिकारी द्वारा स्वीकृत आर०सी०सी० भूकम्परोधी फ्रेम ढांचा
Civil कार्य	:-	सक्षम प्राधिकारी द्वारा स्वीकृत प्रथम कोटि का छड़, ईंट, सिमेन्ट, बालू एवं मसाला
परिसज्जन	:-	भूखण्ड स्वामीगण के हिस्से के सभी भीतरी दिवारें एवं छत Wall Putty को दो तह एवं बाहर की दिवारें प्लास्टर की होंगी और Weather Coat से पुट्टी होगी।
दरवाजे	:-	दरवाजे का चौखट साल पकड़ी का तथा दरवाजे का पल्ल प्लाई बोर्ड, दोनों साइड माईका लगा हुआ।
खिड़कियाँ	:-	खिड़कियाँ UPVC का स्लाईडिंग खिड़की ग्रील के साथ होगा।
फर्श	:-	विट्रीफाईड फ्लोर टाइल्स प्रीमियम क्वालिटी
शौचालय	:-	सभी शौचालय में ठंडा एवं गर्म पानी का नल गीजर प्वाइंट के साथ, रंगीन Glazed टाइल्स Ceiling Height तक, सभी शौचालय का सामान ISI ब्रांड का उपयोग होगा। किचेन का फ्लोर मार्बल एवं बाथरूम फ्लोर सिरामिक टाइल्स/मार्बल का होगा। शौचालय का सभी नल/सामग्री Jaguar का होगा।
रसोई घर	:-	Granite का कार्य Platform तथा Stainless Steel का सिंक, कार्यकारी Platform से 24 इंच उँची रंगीन टाइल्स
लिफ्ट	:-	ISI Mark या समकक्ष का लिफ्ट होगा, KONE, OTIS
फायर सिस्टम	:-	बहुमंजिली इमारत फायर सिस्टम से परिपूर्ण होगा।
बिजली व्यवस्था	:-	Fire Proof मानक बिजली सामग्री के साथ Concelaed PVC Conduit Wring-RR/Havells/Anchore या समकक्ष, Switch Conduite RR/Havells/Anchore या समकक्ष, Pipe for Electric - Malhotra/Durga या समकक्ष, Switch Anchor या समकक्ष। सभी फ्लैटों में Intercom Connection होगा।
जेनेरेटर	:-	जेनेरेटर Kirlosker Green/Ashok Leyland या समकक्ष का होगा

बहुमंजिली इमारत उष्मा/गर्मी प्रतिरोधी एवं जल प्रतिरोधी होगा।

अन्य विवरण

चौबीस घंटे द्यूबवेल से जुड़े सामूहित उपरी टंकी से पानी का व्यवस्था।

SATVIKA NEXGEN EMPIRE

Ravi Kant Singh
03/06/22
Partner

SATVIKA NEXGEN EMPIRE

03/06/22
Partner

SATVIKA NEXGEN EMPIRE

03/06/22
Partner

03-06-22
Partner

Page 15 of 16

03/06/22
Partner

03-06-22
Partner

03/06/22

03/06/22

03/06/22

03/06/22

इस वास्ते यह दस्तावेज उन्नयन मनोबंध/विकासकार्य एकरारनामा भूखण्ड स्वामीगण एवं विकासकर्ता द्वितीय पक्ष अपने मानसिक वो शारीरिक स्वस्थ-अवस्था में रहकर बिना किसी बाहरी अनुचित दबाव वो धमकाव के अपने तथा परिवार के हानी-लाभ को पूर्ण ज्ञान सहित भली-भाँति समझ वो बुझकार तथा हितैषियों एवं कानूनी सलाहकारों से परामर्श लेकर एक दूसरे के बनाम वो वहक स्वतंत्र गवाहन के समक्ष लिख दिए कि समय पर काम आवे वो प्रमाण रहे।
 गवाह का पूरा नाम और पता:

1. दीपक कुमार
 पिता श्री रमेश सिंह
 जन्म - दोहरी कठौतियाँ
 पति - बलभद्र
 धाना - मन्दा
 जिला - पटना
 03/06/22

1. रामेश्वर सिंह
03/06/22
2. विक्रम कुमार
03/06/22
3. प्रमोद कुमार सिंह
03/06/22
4. सुबोध कुमार
03/06/22
(भूखण्ड स्वामीगण का हस्ताक्षर)

SATVIKA NEXGEN EMPIRE

[Signature]
03/06/2022
Partner

2. और प्रकाश
 पिता - श्री निरंजन प्रताप
 जन्म - बलुपुर
 पति - नदीनाथ
 धाना - नौबतपुर
 पटना
 03/06/22

SATVIKA NEXGEN EMPIRE

[Signature]
Partner
03/06/22

SATVIKA NEXGEN EMPIRE

[Signature]
03-06-22
Partner
(विकासकर्ता द्वितीय पक्ष का हस्ताक्षर)
SATVIKA NEXGEN EMPIRE

[Signature]
Partner
SATVIKA NEXGEN EMPIRE 03/06/22

[Signature]
Partner
3/6/22





[Handwritten signature]
04/06/12

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Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act
Addl. Stamp duty paid under Municipal Act

Rs. 1910000/-
Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 1950500/-

Registration Fee

FEE PAID									
A1	39000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
									TOTAL- 40000

LLR + Proc Fee Service Charge

LLR	0	
Proc.Fee	0	500
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 40500

Registering Officer
Danapur

Date: 04/06/2022

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Friday, 03rd June 2022 by Ram Sewak Singh Late Jai Govind Singh by profession Others. Status - Executant

राम सेवक सिंह
04/06/2022

Signature/L.T.I. of Presentant

Date:04/06/2022

Registering Officer
Danapur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Om Prakash' age '26' Sex 'M', 'Niranjan Prasad Singh', resident of 'Babupur,saisipur,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 04/06/2022

Registering Officer
Danapur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 198 on pages on 490 -507, for the year 2022 and stored in CD volume No. CD-31 year 2022 .The document no. is printed on the Front Page of the document.

Date : 04/06/2022



Registering Officer
Danapur



**INDIA NON JUDICIAL
Government of Bihar
e-Stamp**



Certificate No. : IN-BR34363035710256U
 Certificate Issued Date : 03-Jun-2022 01:35 PM
 Account Reference : NONACC (CB)/ brpccb09/ DANAPUR/ BR-PAT/ DNP
 Unique Doc. Reference : SUBIN-BRBRPCCBK0951525937072909U
 Purchased by : SATVIKA NEXGEN EMPIRE
 Description of Document : Not Applicable
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0 (Zero)
 First Party : Not Applicable
 Second Party : SATVIKA NEXGEN EMPIRE
 Stamp Duty Paid By : SATVIKA NEXGEN EMPIRE
 Stamp Duty Paid (Rs.) : 0 (Zero)
 Reg. fee (Rs.) : 0 (Zero)
 LLR & P Fee (Rs.) : 0 (Zero)
 Miscellaneous Fee (Rs.) : 0 (Zero)
 Discore SC (Rs.) : 500 (Five Hundred only)
 Total Amount (Rs.) : 500 (Five Hundred only)

Sudhakar Kumar
3/6/22

Ravi Kant Singh
03/06/22

Jobna
03/06/22



Do not write or type below this line



JD 0002867715

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholegdn.com' using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



E - CHALLAN
Government of Bihar
BTC - 4

Valid Upto : 12/04/2022	Date : 28/03/2022 09:16:24 PM		
GRN : BHR202203837389M	From :		
Department : Registration, Excise & Prohibition Department	To :		
Office Name : Danapur			
Financial Year : 2021-2022			
Treasury : Patna Collectorate			
<i>T-10275</i>			
भारतीय प्रजासत्ताक RECEIVED 29 MAR 2022 2.52			
ACCOUNT HEAD DETAILS			
	PAY AMOUNT		
R0030021030001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS	500000.00		
R0030031040001-75-49-FEES FOR REGISTERING DOCUMENTS	20000.00		
R0029008000006-00-01-LANDLORD REVENUE AND PROCESSING FEES	0.00		
Total Amount : Rupees Five Lac Twenty Thousand Only	520000.00		
PAYER DETAILS			
Tax ID (if any) :			
Unique Id :			
Name : SATVIKA NEXGEN EMPIRE			
Address : INFRONT OF PILLER NO.23, DICHA KHAGAIL ROAD, DANAPUR PATNA			
PAYMENT DETAIL			
FOR USE IN RECEIVING BANK			
BANK Name : SBI	CIN : null	REF No	CPABNIRKJ3
Branch :	Date & Time : 28/03/2022 09:16:24 PM		
	Scroll No & Date :		

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E - CHALLAN
Government of Bihar
BTC - 4

Valid Upto : 13/04/2022	Date : 29/03/2022 02:22:44 PM			
GRN : BHR202203860498M				
Department : Registration, Excise & Prohibition Department				
Office Name : Danapur	From :			
Financial Year : 2021-2022	To :			
Treasury : Patna Collectorate				
ACCOUNT HEAD DETAILS				
R0030021030001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS	PAY AMOUNT : 312500.00			
R0030031040001-75-49-FEES FOR REGISTERING DOCUMENTS	0.00			
R0029008000006-00-01-LANDLORD REVENUE AND PROCESSING FEES	0.00			
Total Amount : Rupees Three Lac Twelve Thousand Five Hundred Only	312500.00			
PAYER DETAILS				
Tax ID (if any) :				
Unique Id :				
Name : SATVIKA NEXGEN ENPIRE				
Address : INFRONT OF PILLER NO 250, DIGHA KIN GAIL ROAD, DANAPUR, PATNA				
PAYMENT DETAIL				
BANK Name : SBI	FOR USE IN RECEIVING BANK			
Branch :	CIN	null	REF No	CPABNJVOC8
	Date & Time	29/03/2022 02:22:44 PM		
	Scroll No & Date			

T-10275

भारतीय पत्रक
पत्रक
MANIS
P.F. (1)

03 MAR 2022

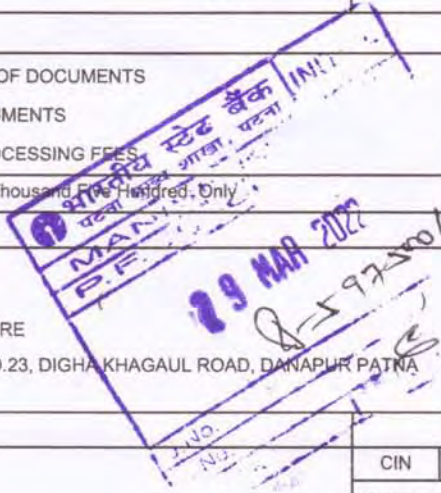
312500

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E - CHALLAN
Government of Bihar
BTC - 4

Valid Upto : 12/04/2022	Date : 28/03/2022 09:21:38 PM			
GRN : BHR202203837454M	From :			
Department : Registration, Excise & Prohibition Department	To :			
Office Name : Danapur				
Financial Year : 2021-2022				
Treasury : Patna Collectorate				
4-10215				
ACCOUNT HEAD DETAILS				
R0030021030001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS	PAY AMOUNT			
R0030031040001-75-49-FEES FOR REGISTERING DOCUMENTS	597500.00			
R0029008000006-00-01-LANDLORD REVENUE AND PROCESSING FEES	0.00			
Total Amount : Rupees Five Lac Ninety Seven Thousand Five Hundred, Only	0.00			
597500.00				
PAYER DETAILS				
Tax ID (if any) :				
Unique Id :				
Name : SATVIKA NEXGEN EMPIRE				
Address : INFRONT OF PILLER NO.23, DIGHA KHAGAUL ROAD, DANAPUR PATNA				
PAYMENT DETAIL				
BANK Name : SBI	FOR USE IN RECEIVING BANK			
Branch :	CIN	null	REF No	CPABNIRPK8
	Date & Time :	28/03/2022 09:21:38 PM		
	Scroll No & Date :			



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E - CHALLAN
Government of Bihar
BTC - 4

Valid Upto : 12/04/2022	Date : 28/03/2022 09:19:00 PM
GRN : BHR202203837422M	From :
Department : Registration, Excise & Prohibition Department	To :
Office Name : Danapur ✓	
Financial Year : 2021-2022	
Treasury : Patna Collectorate	

T-10215

ACCOUNT HEAD DETAILS	PAY AMOUNT
R0030021030001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS	500000.00
R0030031040001-75-49-FEES FOR REGISTERING DOCUMENTS	20000.00
R0029008000006-00-01-LANDLORD REVENUE AND PROCESSING FEES	0.00
Total Amount : Rupees Five Lac Twenty Thousand Only	520000.00

भारतीय स्टamps
पटना मुद्रा शाखा, पटना
9 MAR 2022
P. P.

PAYER DETAILS	
Tax ID (if any) :	
Unique Id :	
Name :	SATVIKA NEXGEN EMPIRE
Address :	INFRONT OF PILLER NO.23, DIGHA KHAGAUL ROAD, DANAPUR PATNA.

PAYMENT DETAIL	FOR USE IN RECEIVING BANK			
	CIN	REF No	CPABNIRMW6	Date & Time
BANK Name : SBI	null			28/03/2022 09:19:00 PM
Branch :				Scroll No & Date :

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भारत सरकार
Government of India

ओम प्रकाश
Om Prakas
जन्म तिथि / DOB : 02/07/1994
पुरुष / Male



2051 6423 0869

मेरा आधार, मेरी पहचान

आधार
Unique Identification Authority of India

पता:
S/O: Niranjan Prasad Singh,
Babupur, Sadisopur, Patna,
Bihar, 800111

Address:
S/O: Niranjan Prasad Singh,
Babupur, Sadisopur, Patna, Bihar,
800111

2051 6423 0869

1947 help@uidai.gov.in www.uidai.gov.in

प्रमाणित



ANTI-SMOG GUN



ANTI-SMOG GUN