ANNEXURE I

TOR Copy

File No: SIA/8(b)/3326/2026
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA), BIHAR)
****

Dated: **12/03/2026**

To,

krishna Kaushik
pru-rlda projects private limited
MZ-10 Mezzanine Floor Gopala Tower , Rajendra place , Patel Nagar (central delhi), New delhi , delhi India, CENTRAL, DELHI, 110008
oworld287@gmail.com

Subject: Grant of Terms of Reference under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of Terms of Reference under the provision of the EIA Notification 2006-regarding in respect of project Proposed Residential Cum Commercial Building “One World” at Bramhapura Railway Colony, Muzaffarpur, Bihar submitted to SEIAA, Bihar vide proposal number SIA/BR/INFRA2/567771/2026 dated 10/02/2026.

2. The particulars of the proposal are as below:

(i) TOR Identification No.	TO26B3812BR5517612N
(ii) File No.	SIA/8(b)/3326/2026
(iii) Clearance Type	TOR
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vi) Name of Project	Proposed Residential Cum Commercial Building “One World” at Bramhapura Railway Colony, Muzaffarpur, Bihar
(vii) Name of Company/Organization	pru-rlda projects private limited
(viii) Location of Project (District, State)	MUZAFFARPUR, BIHAR
(ix) Issuing Authority	SEIAA, Bihar
(x) Applicability of General Conditions	no
(xi) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the SEIAA, Bihar for an appraisal by the SEAC in the SEIAA, Bihar under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee of SEIAA, Bihar in the meeting held on 07/03/2026. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B,]are available on PARIVESH portal which can be accessed by scanning the QR Code above.

5. The SEIAA, Bihar in its meeting held on 07/03/2026, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of Terms of Reference under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).

6. The SEIAA, Bihar has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the SEAC hereby decided to grant Terms of Reference for instant proposal of M/s. krishna Kaushik under the provisions of EIA Notification, 2006 and as amended thereof.

7. The SEIAA, Bihar reserves the right to stipulate additional conditions, if found necessary.

8. The Terms of Reference to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.

9. This issues with the approval of the Competent Authority.

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Built-up area	Built-up area	249764.18	sqm	Road	None

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY, BIHAR

F. No.:- SIA/8(b)/3326/2026

Sub: **Proposed Residential cum Commercial Building Project "One World" at Brahampura Railway Colony, District – Muzaffarpur, State – Bihar, by M/s PRU – RLDA Projects Private Limited – Terms of Reference regarding.**

Ref:

1. Online Application – SIA/BR/INFRA2/567771/2026.
2. Scrutiny fee submission dated 11-02-2026.
3. SEAC meeting held on 26-02-2026.
4. SEIAA meeting held on 06-03-2026 & 07-03-2026.

Sir,

This has reference to the online proposal submitted in the State Level Environment Impact Assessment Authority to prescribe the Terms of Reference (ToR) for undertaking detailed EIA study (under violation category) for the purpose of obtaining Environmental Clearance in accordance with the provisions of the EIA Notification, 2006. For this purpose, you had submitted online information in the prescribed format (Form - I) along with a Form - 1 (A) & Conceptual Plan. The details of the proposal as described in the application are as follows:

1.	**Online Proposal No.**	SIA/BR/INFRA2/567771/2026
2.	**File No.:**	SIA/8(b)/3326/2026
3.	**Name of the Proposal**	Proposed Residential cum Commercial Building Project "One World" at Brahampura Railway Colony, District – Muzaffarpur, State – Bihar,
4.	**Category of the Proposal:**	B1
5.	**Project/Activity applied for**	8(b) – Township and Area Development Project.

In this regard, under the provisions of the EIA Notification, 2006 as amended, the ToR for the purpose of preparing Environment Impact Assessment report and Environment Management Plan for obtaining prior Environmental Clearance is prescribed with Public Consultation as follows:-

A. STANDARD TERMS OF REFERENCE

1. Project Details

a) Need and benefits of the project.

b) Submit data for built-up area for each building, the use and occupancy classification in line with NBC 2016 also to be indicated [for differential functional requirements].

c) The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

2. Land Environment

a) Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.

3. Land acquisition and R&R

a) Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.

4. Environmental Monitoring and Management

a) Examine baseline environmental quality along with projected incremental load due to the project.

b) Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.

c) Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of E(P) Act.

d) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.

e) Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan.

5. **Drainage**

a) Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.

6. **Forest**

a) Submit the details of the trees to be felled for the project, if any.

b) Submit the present land use and permission required for any conversion such as forest agriculture etc.

7. **Water Environment**

a) Ground water classification as per the Central Ground Water Authority.

8. **Water Management**

a) Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.

b) Rain water harvesting proposals should be made with due safeguards for ground water quality.

c) Maximize recycling of water and utilization of rain water. Examine details.

d) Examine soil characteristics and depth of ground water table for rainwater harvesting.

e) Permission from CGWA for abstraction of groundwater, if any, including dewatering during basement excavation.

9. **Waste Management**

a) Examine details of solid waste generation treatment and its disposal.

b) Construction & Demolition Waste Management Plan shall be prepared as part of EMP providing details of demolition activities involved along with quantification and disposal mechanism.

10. **Energy Requirements**

a) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.

b) Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.

c) DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment.

11. **Road and Traffic**

a) Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.

b) A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.

c) Examine the details of transport of materials for construction which should include source and availability.

12. **Disaster Management Plan**

a) Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster. This should cover details of vulnerabilities due to natural and manmade hazards (earthquake, flooding, cyclone, landslides, fire etc.) and details of disaster mitigation efforts for buildings and infrastructure through structural sufficiency and Fire and Life Safety compliance in line with National Building Code NBC, 2016.

13. **Court Cases**

a) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

14. **Miscellaneous**

a) Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website http://moef.nic.in/Manual/Townships.

Sd/-
(Alok Kumar)
Member Secretary
SEIAA, Bihar

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

1. Member Secretary, Bihar State Pollution Control Board, Patna.
2. Guard File.

(Alok Kumar)
Member Secretary
SEIAA, Bihar

ANNEXURE II

Site Plan



SITE LAYOUT PLAN

LEGEND	
PLOT LINE	
SET-BACK LINE	
BUILDING LINE	
BASEMENT LINE	
GREEN AREA	
INTERNAL ROAD	

A	DEVELOPER AREA (TOTAL SITE AREA-RAILWAY COLONY AREA)		63259.09	SQ.M.		
1	SITE AREA		63259.09	SQ.M.	15.65 ACRES	6.33 HA
2	PERMISSIBLE FAR(2.50) .....(M)	250	174177.00	SQ.M.		
3	ACHIEVED FAR AREA		173359.52	SQ.M.		
4	PERMISSIBLE GROUND COVERAGE	40%	25303.64	SQ.M.		
5	ACHIEVED GROUND COVERAGE AREA		25231.50	SQ.M.		
6	ACHIEVED GROUND COVERAGE %		39.89	%		
7	PERMISSIBLE COMMERCIAL AREA (@15 of M)		26326.55	SQ.M.		
8	PERMISSIBLE RESIDENTIAL AREA (@85 of M)		148050.45	SQ.M.		
9	PROPOSED COMMERCIAL F.A.R. AREA		25928.26	SQ.M.		
10	PROPOSED RESIDENTIAL F.A.R. AREA		147431.26	SQ.M.		
11	TOTAL BUILT-UP AREA (Commercial and Residential)		249764.18	SQ.M.		
12	Permissible Green Area	10%	6325.91	SQ.M.		

S.No.	Name of buildings	Total No. Of units	COMMERCIAL FAR Area (SQ.M.)	RESIDENTIAL FAR Area (SQ.M.)	NON- FAR Area (SQ.M.)	Built up Area (SQ.M.)
1	Basement -01	1			20389.44	20389.44
2	Lower Ground Floor - Shops / Parking (Commercial Area)	1	3920.95		16468.5	20389.45
3	Ground Floor - Shops (Commercial Area)	1	9444.90		289.15	9734.05
4	1st Floor - Shops (Commercial Area)	1	9178.25		289.15	9467.4
5	2nd Floor -Club & Community Floor	1	3384.16	2480.72	289.15	6154.03
6	2nd A Service Floor	1			6154.03	6154.03
7	3rd Floor Residence	1		3915.49	567.43	4482.92
8	4th Floor Residence	1		3915.49	567.43	4482.92
9	5th Floor Residence	1		3915.49	567.43	4482.92
10	6th Floor Residence	1		3915.49	567.43	4482.92
11	7th Floor Residence	1		3915.49	567.43	4482.92
12	8th Floor Residence	1		3915.49	567.43	4482.92
13	9th Floor Residence	1		3915.49	567.43	4482.92
14	10th Floor Residence	1		3915.49	567.43	4482.92
15	11th Floor Residence	1		3915.49	567.43	4482.92
16	12th Floor Residence	1		3915.49	567.43	4482.92
17	13th Floor Residence	1		3915.49	567.43	4482.92
18	14th Floor Residence	1		3915.49	567.43	4482.92
19	15th Floor Residence	1		3915.49	567.43	4482.92
20	16th Floor Residence	1		3915.49	567.43	4482.92
21	17th Floor Residence	1		3915.49	567.43	4482.92
22	18th Floor Residence	1		3915.49	567.43	4482.92
23	19th Floor Residence	1		3915.49	567.43	4482.92
24	20th Floor Residence	1		3915.49	567.43	4482.92
25	21st Floor Residence	1		3915.49	567.43	4482.92
26	22nd Floor Residence	1		3915.49	567.43	4482.92
	Total area Commercial & Residential block		25928.26	80790.52	55228.02	161946.8

Sr.No.	Name of buildings	Building Ht.	Total No. Of units	FAR Area (SQ.M.)	NON- FAR Area (SQ.M.)	Built up Area (SQ.M.)
VILLAS RESIDENTIAL						
A	Type - A	S+4	15			
1	Stilt Floor		1		151.16	151.16
2	First Floor		1	168.42	15.10	183.52
3	Second Floor		1	168.42	15.10	183.52
4	Third Floor		1	168.42	15.10	183.52
5	Fourth Floor		1	168.42	15.10	183.52
	Total area			673.68	211.56	885.24
	Total area (Type-A)		15	10105.20	3173.40	13278.60
B	Type - B	S+4	129			
1	Stilt Floor		1		104.80	104.80
2	First Floor		1	112.60	8.69	121.29
3	Second Floor		1	112.60	8.69	121.29
4	Third Floor		1	112.60	8.69	121.29
5	Fourth Floor		1	100.46	8.69	109.15
	Total area			438.26	139.56	577.82
	Total area (Type-A)		129	56535.54	18003.24	74538.78

AREA STATEMENT

PERMISSIBLE RAILWAY COLONY RE-DEVELOPMENT AREA = 14555.18 Sqmt.
LAND USED FOR DEVELOPER PORTION = 63337.09 Sqmt.

DESCRIPTION	AS PER NORMS	PROVIDED	RULE REFERENCE
ROAD WIDTH	12.2 MT	12.2 MT	BBBL CLAUSE 39, TABLE 15, CATEGORY 0-VI
BUILDING HEIGHT	30 MT	28.1 MT	BBBL CLAUSE 39, TABLE 15, CATEGORY 0-VI
F.A.R	3.0	1.48	AS PER JBBL CLAUSE 61.3
	2.50		AS PER LEASE AGREEMENT
GROUND COVERAGE	35%	26.42%	AS PER JBBL CLAUSE 61.2

SETBACKS

SIDE	AS PER NORMS	PROVIDED	RULE REFERENCE
FRONT	15.0 MT	15.00 MT	BBBL CLAUSE 37, TABLE 14, Sl. 3
RIGHT	9.0 MT	9.00 MT	
LEFT	9.0 MT	9.00 MT	
BACK	9.0 MT	9.00 MT	

ZONAL RAILWAY :- EAST CENTRAL RAILWAY | DIVISION: MUZAFFARPUR, BIHAR

SUBJECT:

GRANT OF LEASE OF RAILWAY LAND FOR 99 YEARS FOR DEVELOPMENT INCLUDING RE-DEVELOPMENT OF EXISTING ' OLD STATION RAILWAY COLONY' (152 UNITS AT BRAMHAPURA COLONY, MAZAFFARPUR.
(TOTAL LAND AREA: 80,590 SQ.M., AREA TO BE LEASED: 63,337.09 SQ.M.)

PROJECT:

PROPOSED RESIDENTIAL CUM COMMERCIAL LEASE LAND AT BRAMHAPURA COLONY, MUZAFFARPUR.

LEASE AGREEMENT NO:- RLDA/2025/LA/06, DATED -09.09.2025

DRAWING TITLE:- SITE LAYOUT PLAN

DRAWING NO:- RLDA/BRAMHAPURA/ RESIDENTIAL/AR SHEET NO. -1 OF 24

SCALE:- 1:400 | SHEET SIZE: A1

COA NO. CA/1984/08075

ARCH-EN DESIGN
ARCHITECT : ASHOK KUMMAR
DELHI OFF.: B-1/37, HAUZ KHAS, NEW DELHI-16.
PH: 011-26510350, 011-45188222
LKO.OFF.: 4/5,VISHAL KHAND,GOMTI NAGAR, LUCKNOW. PH : 0522-4088222

NAME OF MUNCIPALITY/ LOCAL AUTHORITY:- MUNICIPAL AUTHORITY MUZAFFARPUR

For PRU-RLDA PROJECTS PVT LTD
Authorised Signatory
DIRECTOR
PRU-RLDA PROJECTS PRIVATE LIMITED

ARCH-EN DESIGN
B-1/37, GROUND FLOOR
HAUZ KHAS, NEW DELHI-16
Ph : 011-45188222
Fax: 011-45188288
Email : info.delhi@aed.co.in
AR. ASHOK KUMMAR
COA NO. CA/1984/08075

CHECKED AND APPROVED BY

RAIL LAND DEVELOPMENT AUTHORITY (MINISTRY OF RAILWAYS)

(Jatashankar Mishra)
JGM/ Projects/RLDA, MFP

(Sushil Kumar Yadava)
CPM/ ND-2/RLDA, NDLS

(Anjesh Kumar)
AM/ Projects/RLDA, MFP

ORIENTATION

NOTE:-
1. All the drawings are in millimeter, unless otherwise specified.
2. Do not scale the drawing, follow the written dimensions.
3. All dimensions and levels should be verified and reconciled before execution.
4. Type and depth of foundation will be decided as per structural design, considering the soil characteristics at the site.
5. Outer wall thickness to be 200mm and partition walls to be 125 mm (non- load bearing)
6.For Railway Quarters Plinth Area Norms,General Guidelines And General Specifications to be Followed as Per rly. Board Letter No. 2024 / LMB-II / 2/3 Dated 05.04.2024.

OFFICE USE ONLY

ANNEXURE III

Land Document

LEASE AGREEMENT

FOR RAILWAY LAND AT BRAMHAPURA COLONY, MUZAFFARPUR

BY AND BETWEEN

Rail Land Development Authority

("RLDA")

AND

"M/S PRU-RLDA PROJECTS PRIVATE LIMITED"

("LESSEE")

(Lease Agreement No.RLDA/2025/LA/06)

सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹500

e-Stamp

₹500₹500₹500₹500

Certificate No.	:	IN-DL47301368476795X
Certificate Issued Date	:	02-Sep-2025 01:01 PM
Account Reference	:	IMPACC (IV)/ dl954403/ DELHI/ DL-SHD
Unique Doc. Reference	:	SUBIN-DLDL95440326629141155762X
Purchased by	:	PRU RLDA PROJECTS PRIVATE LIMITED
Description of Document	:	Article 35(vi) Lease with security upto 100 years
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	RAIL LAND DEVELOPMENT AUTHORITY
Second Party	:	PRU RLDA PROJECTS PRIVATE LIMITED
Stamp Duty Paid By	:	PRU RLDA PROJECTS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	:	500 (Five Hundred only)

सत्यमेव जयते

Please write or type below this line IN-DL47301368476795X

LEASE AGREEMENT

This LEASE AGREEMENT ("**Lease Agreement**") No. RLDA/2025/LA/06 dated 02.09.2025, is entered into at **New Delhi** by and between:

1. Rail Land Development Authority, a statutory authority constituted under the Railways (Amendment) Act, 2005 (No. 47 of 2005) having its office at **Unit-702/B, 7th Floor, Konnectus Tower-II, DMRC Building, Bhavbhuti Marg, New Delhi-110002** (hereinafter referred to as "**RLDA**", which expression shall, unless repugnant to or

For PRU-RLDA PROJECTS PVT. LTD.
Authorised Signatory

For PRU-RLDA PROJECTS PVT. LTD.
Authorised Signatory
02.09.2025

RAIL LAND DEVELOPMENT AUTHORITY NEW DELHI

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or 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.

inconsistent with the context, mean and include its successors and permitted assigns) represented herein through **Mr. Jata Shankar Mishra, Joint. General Manager/ Projects / Expert**, the Authorized Signatory, as authorized vide Office Order No.33 of 2025, dated 02.09.2025 of the **FIRST PART**,

AND

2. **M/s PRU-RLDA PROJECTS PRIVATE LIMITED**, a company incorporated under the Companies Act, 2013 and having its registered office at C/O E-20/170, Sector-3, Rohini Sector 5, Delhi, North West Delhi – 110085, Delhi. Email: pruridaprojects@gmail.com (hereinafter referred to as the "Lessee", which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors and permitted assigns) represented through **Mr. Amit Paliwal**, the Authorised Signatory, as authorized vide Board Resolution, dated-10/02/2025 of the SECOND PART.

(Each of the parties of the **FIRST and SECOND parts** are hereinafter, as the context may admit or require, individually referred to as a **"Party"** and collectively as the **"Parties"**).

WHEREAS

A. RLDA is a statutory authority constituted under the Railways (Amendment) Act, 2005 (No 47 of 2005) with the obligation, *inter alia*, of development on Railway Land for commercial use, entrusted to it by the Central Government (Ministry of Railways) for the purpose of generating revenue (required by Railways for up gradation / maintenance of its network) by non-tariff measures.

B. RLDA intends to undertake colony development over a land area of approximately Land Area of Colony: 80,590 Sqm, Area to be leased: 63,337 Sqm of Railway Land at Bramhapura Colony, Muzaffarpur, Bihar with effective FSI 2.75, as described, more particularly in Schedule-I (the "Site").

C. As part of the proposed development of the Site, RLDA had conducted a competitive Bidding Process by inviting proposal in the form of bids (the **"Bid"**) vide its **Bid Notice No. RLDA/2024/RFP/CD/CRD/12, dated 12.02.2024** to undertake the development of the Site, on the terms and conditions specified herein.

D. The Consortium of **M/s Albatross Homes Private Limited (Lead Member), & M/s Prudent Infratech Private Limited (Other Member)** (the **'Selected Bidder'**) was the successful bidder and was issued the Letter of Acceptance (the **"LOA"**) by RLDA **No. RLDA/ 2024/Tender Documents/Bramhapura Rly. Col., MFP/2816/Pt-2, dated 20.08.2024** by RLDA, communicating that the bid has been accepted for a value of **Rs. 86,56,00,000/- (Rupees Eighty Six Crore Fifty Six Lakh Only)** towards Lease Premium to be paid to RLDA in terms of its Financial Proposal (Bid Form-12) along with mentioned Annual Lease Rent.

For PRU-RLDA PROJECTS PVT. LTD.

E. The Selected Bidder has, in accordance with the LOA, promoted and incorporated a SPC namely "**M/s PRU-RLDA PROJECTS PRIVATE LIMITED, E-20/170, Sector-3, Rohini Sector 5, Delhi, North West Delhi - 110085**, under the provisions of the Companies Act, 2013 and the Selected Bidder and the Lessee have, by their letters/e-mails dated: 20.02.2025 respectively, requested RLDA to accept the Lessee as the entity, which shall undertake and perform the obligations and enjoy the rights as specified herein.

F. The Lessee/selected bidder, in compliance of the terms and conditions of the LOA, has:

(a) Paid to RLDA the following amount towards the 'Commitment Security and 1st installment of the Lease Premium as specified in the LOA, in the following manner:

Sl. No.	Lease Premium/Interest/ALR		Detail Lease Premium/ Interest/ALR deposited by the Developer		
	Particulars	Amount deposited (in Rs.)	Date of Deposit	Transaction Details	Amount (in Rs.)
1.	Commitment Security	2,00,000.00/-	08.07.2024	RTGS/ICICR42024080700514273/SBIN0003771	1,00,000.00/-
				RTGS/ICICR42024080700513922/SBIN0003771	1,00,000.00/-
2.	Lease Premium	19,64,00,000/-	16.01.2025	MAHBR 52025011619373312	21,00,00,000/-
3.	Interest@9.75% for the period 19.10.24 to 17.12.24(60 days)	1,35,52,767/-		MAHBR 52025011619373895	90,00,000/-
4.	Penal interest @ 12.75% for the period 18.12.24 to 16.01.25 (30 days)	88,61,425/-		-	-
(A)	TOTAL:	23,88,14,192/-		TOTAL	23,90,00,000/-
Rupees Twenty Three Crore Ninety lakh only deposited.					

(b) In terms of Para No.25 of LDHB, "Performance Guarantee" deposited with RLDA in shape of a Bank Guarantee Bond bearing BG No. **4650IPEBG250005, dated 18.08.2025** of value **Rs. 4,32,80,000/-** (Rupees Four Cores Thirty Two Lakhs Eighty Thousand Five Only) *issued* by **Bank of India Muzaffarpur** Branch at Pankaj Market Saraiyaganj Tower Muzaffarpur Bihar PIN 842001 with **validity up to 18.08.2028 exclusive of further claim period of 01 year i.e up to 18.08.2029** in the format prescribed in Bid Format No.15 appearing in Part-III of Bid Documents. Before the release of Performance Guarantee, an amount equal to 3 years Annual Lease Rent to be submitted towards Security Deposit in favour of RLDA in terms of Para 6.1 of GCLA.

For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

G. The Lessee is desirous of acquiring lease rights over the Site for the purposes of conceptualizing, designing, financing, construction, marketing, leasing, operating and maintaining the Assets upon the Site.

H. RLDA has agreed to grant to the Lessee, the lease rights and other rights in the Site [*and licence and right to access the Redevelopment Land for designing, financing, constructing and vesting of the Redevelopment Assets*] subject to the fulfillment of the Conditions Precedent and upon the fulfillment of the other obligations of the Lessee as contained herein in accordance with the terms and conditions of this Lease Agreement.

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions and understandings set forth in this Lease Agreement and related Lease Documents (the receipt and adequacy of which are hereby mutually acknowledged), the Parties, with the intent to be legally bound, hereby agree to the terms and conditions specified herein:

1. RLDA grants to the Lessee, the Site on lease for a period of **99 years** from the effective date from 14.12.2025 will cover up to **14th Day of December, 2124** on the terms and conditions contained in the following documents which shall be deemed to form a part of this Lease Agreement.

a) The Letter of Acceptance, dated 20.08.2024

b) Bid Documents RLDA/2024/RFP/CD/CRD/12, dated 12.02.2024 read with Corrigendum/Addendum

c) Following constituent documents as tabulated below will form integral part of this Lease Agreement.

Sl. No.	CONTENT
1.	Lease Agreement
2.	Letter of Acceptance dated 20.08.2024
3.	NIT, RFP (Part-I, II, III, IV & V of Bid Documents) & Corrigendum / Addendum to RFP
4.	Copy of Letter No. 2013/LMB-II/15/5/Pt, New Delhi, dated: 01.10.2019 of Govt. of India, Ministry of Railway for entrusting the Railway Land at Old Station Colony, Dhanbad.
5.	Bid Forms: Bid Form-1, Bid Form-2, Bid Form-11, Bid Form-12
6.	Undertaking by the Selected Bidder for non-winding up and non-amalgamation of SPC
7.	Documents of Special Purpose Company (SPC)
(i)	Certificate of Incorporation

DELHI

For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

(ii)	MoA
(iii)	AoA
(iv)	GST Registration Certificate
(v)	PAN
(Vi)	TAN
8.	Board Resolution dated 10/02/2025 of SPC authorizing its Director Mr Amit Paliwal to sign & execute the Lease Agreement, Escrow Agreement etc.
9.	RLDA's Office Order No.33 of 2025, dated-02.09.2025 regarding Nomination of Nodal Officer on behalf of RLDA to sign & execute the Lease Agreement
10.	PAN Card of Rail Land development Authority

The Lessee shall carry out the Development Project on the Site leased out to it *and the Redevelopment Project on the Redevelopment Land* in accordance with the provisions of the Lease Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused the Lease Agreement to be signed in their respective names as of the day and year first above written.

FOR AND ON BEHALF OF **Rail Land Development Authority** 09/09/2025 (Jata Shankar Mishra) Joint General Manager/Projects/Exper New Delhi Authorized Representative	Witness: 1. Signature: Name: Sudhir Kumar Srivastava Address: OA/Expt RLDA, Muzaffarpur-842001 2. Signature: Name. Rahul Address: PS to JGM/Projects, RLDA, Muzaffarpur-842001
FOR AND ON BEHALF OF **PRU-RLDA PROJECT PVT. LTD.** (Amit Paliwal) **Director** Authorized Signatory For PRU-RLDA PROJECTS PVT. LTD. Authorsed Signatory	Witness: 1. Signature: Name: SANDEEP KUMAR DAS Address: RM-WSL, AMRAPALI VILLAGE NYAY KHAND-I INDIRAPURAM GHAZIABAD 2. Signature: Name: SUKHVEER SINGH Address: D-701, APEGA GREEN VALLEY SECTOR-9, VASUNDHARA GZB For PRU-RLDA PROJECTS PVT. LTD. Authorsed Signatory

No. RLDA/2024/Tender Documents/Bramhapura Rly. Col., MFP/2816/Pt-2 Dated: 20.08.2024

Consortium of M/s Albatross Homes Private Limited (Lead Member),
& M/s Prudent Infratech Private Limited (Other Member)
BE-64, 1st Floor, Hari Nagar,
New Delhi - 110064
Mobile No. 9810889268 / 9540579191
Email: mba7579@gmail.com

(Kind Attention: Mr. Amit Pallwal, the Authorized Signatory)

Letter of Acceptance (LOA)

Sub: Grant of Lease for 99 years for Development including Redevelopment of existing Railway Colony (152 Units quarters) at Bramhapura Colony **Muzaffarpur (Area to be leased 63,337.09 sqm).**

Ref: (i) RFP Notice No. RLDA/2024/RFP/CD/CRD/12 dated 14.02.2024 read with all the corrigenda/addenda thereto.

(ii) Your Eligibility Proposal and Financial Proposal opened on 18.06.2024 & 18.07.2024 respectively.

(iii) Letter of Demand vide letter No. RLDA/2024/Tender Documents/Bramhapura Rly. Col., MFP/2816/Pt-2 dated 24.07.2024.

1. We confirm the receipt of Commitment Security deposited by you for the subject project in terms of **Clause 10** of Part-III of ITB of Bid Document through RTGS vide UTR No. ICICR42024080700513922 dated 07.08.2024 for **₹1,00,00,000/- (Rupees One Crore Only)** & UTR No. ICICR42024080700514273 dated 07.08.2024 for **₹1,00,00,000/- (Rupees One Crore Only)** in terms of **Letter of Demand (LOD) dated 24.07.2024** referred (iii) above.

2. We are pleased to inform you that your eligibility proposal and financial proposal at ref (ii) above with respect to the RFP at ref (i) above, have been accepted by the Competent Authority, at your offered value of **₹86,56,00,000/- (Rupees Eighty Six Crore Fifty Six Lakh Only)** towards Lease Premium in respect of lease for **"99 years for Development including Redevelopment of existing Railway Colony (152 Units quarters) at Bramhapura Colony Muzaffarpur (Area to be leased 63,337.09 sqm)".**

3. You are requested to sign and return the duplicate copy of this LOA as a token of acknowledgement within 07 (Seven) days of receipt of this LOA. In the event the duplicate copy of the LOA duly signed by you is not received within the stipulated date, RLDA may, unless it consents to extension of the time for submission thereof, forfeit the Bid Security and Commitment Security of the such bidder as

For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

Unit No. 702, 7th Floor, Konnectus Tower-II, DMRC Building, Ajmeri Gate, New Delhi-110002
Ph: 011-23233518, 23232854, Fax: 011-23232835

mutually agreed genuine pre-estimated loss and damage suffered by RLDA on account of failure of the selected bidder to acknowledge the LOA.

4. As per your Financial Offer in **Bid Form 12,** read with **Clause 6.0** of Part-III of ITB of Bid Document, you have to make payment of First Installment of **₹21,64,00,000/- (Rupees Twenty One Crore Sixty Four Lakh Only)**, to RLDA within interest free period of 60 days from the date of issue of this letter. After adjusting the commitment security of **₹2,00,00,000/-** paid by you in terms of **Clause 10** of Part-III of ITB of Bid Document, you are advised to make a net payment of **₹19,64,00,000/- (Rupees Nineteen Crore Sixty Four Lakh Only)** towards the payment of First Instalment of Lease Premium within interest free period of 60 days from the date of issue of this letter, failing which, **note (2) & (3)** of **Bid Form 12** will apply. Applicable GST is required to be deposited by the Developer on RCM method. In case, you fail to deposit the first installment of Lease Premium within stipulated time, the LOA shall be cancelled without any notice to the Selected Bidder. Bid Security & other amounts shall also be forfeited beside other actions as stipulated in Bid Document.

5. As per your Financial Offer in **Bid Form 12**, read with **Clause 6.0** of Part-III of ITB of Bid Document the Annual Lease Rent is **₹1,00,000/- (Rupees One Lakh Only)** per Annum shall be payable to RLDA every year in advance (not later than 10th April). Applicable Taxes/GST etc. thereon as per prevailing rates & rules are required to be deposited by the Lessee under RCM method. The payment of First Annual Lease Rent shall become due on the Effective Date (as defined in Clause No. 4 Part-IV SCLA & GCLA Ref 1.1.31), i.e., it shall commence from the day, exactly one year after the execution of Lease Agreement. Initially it shall be paid for remaining period of Financial Year (GCLA Ref 5.3.2) and shall thereafter continue to be paid every year in advance at the beginning of each financial year (not later than 10th April) till the expiry of the Term of the Lease Agreement. The amount of Annual Lease Rent stated above shall automatically be revised upwards by 15% (fifteen percent) every three years (to be compounded).

6. Further, as per your Financial Offer in **Bid Form 12**, read with **Clause 6.0** of Part-III of ITB of Bid Document the Annual License Fee of **₹1.00 (Rupees One Only)** per sqm of the Redevelopment Project land area per annum plus applicable Taxes/GST etc. thereon as per prevailing rates & rules of the of the land licensed for redevelopment area of the project shall be payable and the GST as above is required to be deposited by the Lessee under RCM method.

7. As per **Clause 15** of Part-III of Bid Document, you are requested to pay a sum of **₹9,78,500/- (Rupees Nine Lakh Seventy Eighty Thousand Five Hundred Only)** plus applicable GST towards first instalment (Stage-I) of Success Fee i.e., 25% of total success fee of Rs. 39,14,000/- as per Clause 15.1 of Part-III of RFP, to Rail Land Development Authority for onward remittance to RLDA's Consultant, **M/s Innovest Advisory Services Pvt. Ltd.** within 30 days from the date of issue of this letter. Default in the payment of Success Fee or part thereof by the Selected Bidder shall entitle RLDA to forfeit the Bid Security and may result in cancellation of LOA and termination of Contract.

RAIL LAND DEVELOPMENT AUTHORITY NEW DELHI

RAIL LAND DEVELOPMENT AUTHORITY NEW DELHI

For PRU-RLDA PROJECTS PVT. LTD.

Authorsed Signatory

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8. Further in term of **Clause 4.0 (B) (ii)** of Part-III (ITB) of RFP Document, you are desired to submit the relevant information as per Bid Form 3B along with necessary supporting documents like agreement with the contracted entity, Letter of award of work, and completion certificate of concerned projects from the competent authority and any other documents as called by RLDA. The decision of RLDA regarding fulfillment of construction experience shall be final and binding. The Construction Experience of self or of the contracted Entity shall be submitted by you within **105 days** from the date of issue of this LOA. The Entity contracted by you shall be continued till the completion of project.

9. You are requested to fulfill the conditions as per **Clause 26.0** of Part-I (Regulations for Bids and Lease Agreement), along with **Clause 11.0** of Part-III (Instruction to Bidders and Bid Forms) of the Bid Documents leading to execution of Lease Agreement with Rail Land Development Authority (RLDA) and all other conditions of the Bid Document referred above.

10. Till such time the Lease Agreement is executed between RLDA and the Special Purpose Company (SPC) created by you (hereby referred to as the "Lessee"), this Letter of Acceptance (LOA) shall constitute a binding contract with you for fulfilling the requirement of execution of Lease Agreement

11. As per **Note - 8 of Bid Form 12,** RLDA, being an Authority of the Union of India under Ministry of Railways, is part of the Government and deduction of income tax at source (TDS) would not be applicable on the payments to be made by the Selected Bidder/ Lessee to RLDA.

12. Any communication from your side containing any condition contrary with respect to agreed conditions either implied or otherwise would be treated as cancellation of LOA and it will lead to forfeiture of Bid Security & Commitment Security.

13. You will comply with all the other requirements set out in the Bid Document referred above.

14. The LOA shall be read in conjunction with the Bid Document referred above. All the terms and conditions of the Bid Document will be binding on you and in case of any conflict between LOA and Bid Document, the Bid Document shall prevail over LOA.

15. In the instant lease, the court at Delhi shall have exclusive jurisdiction on matters pertaining to or arising from the LOA.

16. The payments can be remitted through RTGS/NEFT directly into RLDA account or through the other instrument as indicated in **Bid Form 12**. While using online mode please submit the item-wise details of payment to RLDA. The particulars of RLDA account are as under: -

Name of Bank	**State Bank of India, Rail Bhavan, New Delhi**
Beneficiary Name	**Rail Land Development Authority**
Current Account No.	**3023 1644 682**
IFSC Code	**SBIN 000 3771**

RAIL LAND DEVELOPMENT AUTHORITY NEW DELHI

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For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

17. The GSTIN of RLDA is: **07AAAGR0030G1ZT (Zero Seven A A A G R Zero Zero Three Zero G One Z T).**

18. The TAN of RLDA is: **DELO02988G (D E L O Zero Two Nine Eight Eight G).**

19. Further communication in the matter may kindly be made with JGM/Projects /Muzaffarpur/RLDA.

Yours Sincerely,

20/8/2024

(Neeraj Kumar Gupta)
JGM/Expert/Tender
Mobile: 9711305031
For Rail Land Development Authority,
(A Statutory Authority under Ministry of Railways, Government of India)

We hereby acknowledge receipt of this Letter of Acceptance.
Signature of Authorized Signatory (With Company Seal)
Date & Place

(Amit Paliwal)
Authorized Signatory
For and behalf of Consortium of M/s Albatross Homes Private Limited (Lead Member), & M/s Prudent Infratech Private Limited (Other Member).

Copy to: -
1. General Manager, East Central Railway for kind information.
2. Principal Chief Engineer, East Central Railway for kind information.
3. Divisional Railway Manager, Sonpur Division of East Central Railway for kind information.
4. GM/Accounts & CPM/ND-2/RLDA for kind information.
5. JGM/Projects/Muzaffarpur/RLDA (Nodal Officer) for information and liaisoning with selected bidder for timely payment of Lease Premium etc.

20/8/2024

प्रेषण / DESPATCH
20/8/24.

For PRU-RLDA PROJECTS PVT LT

Authorised Signat

ED536410054ZN (DRM/ Bilaspur)
ED536409904ZN (PCE/ Bilaspur)
ED536410045ZN (Consortium of M/s Albatross Homes.
ED536409970ZN/ GM/ Bilaspur)
ED536409983ZN (JGM/ P/ Muzaffarpur.

Rail Land Developement Authority

BID FORM 12: Financial Proposal

Tender No: RLDA/2024/RB-PUNE-RJ012 Dated: 12.02.2024.

Name of Site: Bramhapuri Railway Colony, Muzaffarpur.
Name of Project: Bid for Grant of Lease of Railway Land for 99 Years for Development including Redevelopment of existing Railway Colony at 52 Lifts quarters at Bramhapuri Railway Colony, Muzaffarpur."

I/We, the undersigned, submit this Financial Bid for Grant of Lease of Railway Land for 99 Years for Development including Redevelopment of existing Railway Colony at 52 Lifts quarters at Bramhapuri Railway Colony, Muzaffarpur" in accordance with the Bid Documents and undertake to abide by the terms and conditions of the Bid Documents. I/We agree that this Bid shall be valid for a period of 180 days from the Bid Due Date and shall not be withdrawn or modified during this period. I/We agree that the Bid Security deposited by me/us shall be forfeited in accordance with the Bid Documents if I/We withdraw or modify my/our Bid during this period or if I/We are found to have committed any breach of the terms and conditions of the Bid Documents. I/We agree that in the event my/our Bid is accepted, I/We shall pay the Lease Premium in accordance with the Bid Documents. I/We agree that in the event my/our Bid is accepted, I/We shall pay the Lease Premium in accordance with the Bid Documents. I/We agree that in the event my/our Bid is accepted, I/We shall pay the Lease Premium in accordance with the Bid Documents.

Name of the Bidder	ALBATROSS INFRATECH PVT. LTD. AND ALBATROSS HOMES PRIVATE LIMITED AND PRUDENT INFRATECH PRIVATE LIMITED
Bidding Parameter	"Bidder's Offer in Figures (please specify the currency)"	"Bidder's Offer in Words"
1	2a	2b
Lease Premium (LP)	[illegible]	[illegible]
Annual Lease Rent	Rupees [illegible] per annum (Escalation @ 15% every 3 years, compounded)
Annual Licence Fee	Rupees [illegible] per square meter per annum

Note:

1. The Applicable Taxes (Service Tax/GST etc. as applicable as per Law at Rs.) are to be paid by Bidder Lessee over and above quoted Amount of Lease Premium, Annual Lease Rent & Annual Licence Fee.

2. The Lease Premium is to be paid within 60 (Sixty) days of Date of Execution of Lease Deed, without any interest or limitations in instalments as per Payment Schedule given below.

3. If there is any change in Clause 151 for the Lease Development Part D (Lease Development Parameters) due to any provision in regulations or guidelines or policies or regulations of the Government or any of its agencies or departments including Metro Line etc. or transfer of FSI from Rail Utilization Reconstruction Board etc. or if there is any change in Construction Cost of Railway Redevelopment Scheme or if there is any change in cost towards purchase of Clause 5 Eligible FSI for Rail to Road adjacent Avenue GR or if there is any change in Cost of Development Charges, GPS wells including Lobbies, Shed Rent and Lease Premium shall be corresponding as per Clause 84 mentioned in Clause 151, Part D of Bid Documents.

4. The Lessee shall be liable to pay Development Charges for Building and Land Development as per the rates fixed by Competent Authority, Municipal Authority, Railway Authority, Planning Authority, Development Authority, Local Body, Town Planning Authority, Water Charges, Sewerage Charges, Electricity Charges, Telephone Charges, Cable Charges, Gas Charges, Service Charges, Maintenance Charges, Common Area Maintenance Charges, Property Tax, Taxes, Cess, Duties, Levies, Fees, Charges, Rates, Assessments, Works, Impositions, Outgoings, Expenses, Costs, Payments, Dues, Demands, Liabilities, Obligations, Requirements, Conditions, Terms, Provisions, Agreements, Covenants, Undertakings, Guarantees, Indemnities, Warranties, Representations, Declarations, Affirmations, Acknowledgements, Confirmations, Clarifications, Explanations, Modifications, Amendments, Supplements, Variations, Alterations, Additions, Deletions, Substitutions, Replacements, Renewals, Extensions, Terminations, Cancellations, Withdrawals, Suspensions, Revocations, Waivers, Releases, Discharges, Settlements, Compromises, Arbitrations, Litigations, Disputes, Claims, Counterclaims, Set-offs, Appeals, Reviews, Revisions, Orders, Decrees, Judgments, Awards, Penalties, Fines, Damages, Compensations, Restitutions, Remedies, Reliefs, Interests, Charges, Liens, Mortgages, Pledges, Hypothecations, Assignments, Transfers, Conveyances, Leases, Licenses, Permits, Approvals, Consents, Authorizations, Certificates, Registrations, Filings, Notifications, Publications, Declarations, Affirmations, Acknowledgements, Confirmations, Clarifications, Explanations, Modifications, Amendments, Supplements, Variations, Alterations, Additions, Deletions, Substitutions, Replacements, Renewals, Extensions, Terminations, Cancellations, Withdrawals, Suspensions, Revocations, Waivers, Releases, Discharges, Settlements, Compromises, Arbitrations, Litigations, Disputes, Claims, Counterclaims, Set-offs, Appeals, Reviews, Revisions, Orders, Decrees, Judgments, Awards, Penalties, Fines, Damages, Compensations, Restitutions, Remedies, Reliefs, Interests, Charges, Liens, Mortgages, Pledges, Hypothecations, Assignments, Transfers, Conveyances, Leases, Licenses, Permits, Approvals, Consents, Authorizations, Certificates, Registrations, Filings, Notifications, Publications.

5. I/We undertake to pay all the amounts of Lease Premium as per the Payment Schedule given below.

PAYMENT SCHEDULE

A. Lease Premium (LP)

Particulars	Instalments as % of Lease Premium	Due Date	Amount
First Instalment	25%	Within 60 days from the date of execution of Lease Deed or Lease Agreement	25% of the Lease Premium, as specified in the Bid Documents, shall be paid by the Bidder to the Authority within 60 days from the date of execution of Lease Deed or Lease Agreement. Applicable GST will be paid by the Bidder to the Authority.
Second Instalment	25%	On the 3rd anniversary of the execution of Lease Deed or Lease Agreement	25% of the Lease Premium, as specified in the Bid Documents, shall be paid by the Bidder to the Authority on the 3rd anniversary of the execution of Lease Deed or Lease Agreement. Applicable GST will be paid by the Bidder to the Authority.

For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

Third Installment	25%	[illegible]	[illegible]
Fourth Installment	25%	[illegible]	[illegible]

[illegible]

[illegible]

[illegible]

Scope of Proposed Scheme:

1	[illegible]
	[illegible]
	[illegible]
[illegible]	[illegible]
1	[illegible]

NEW DELHI

For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

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5	[illegible]
6	[illegible]
7	[illegible]
8	[illegible]
9	[illegible]

10	[illegible]	[illegible]
(a)	[illegible]	[illegible]
(b)	[illegible]	[illegible]
(c)	[illegible]	[illegible]
(d)	[illegible]	[illegible]

Note: Subsequent change of RLDA's Bank particulars, if any, will be intimated in writing to the Selected Bidder/Lessee.

18/7/24

18/7/24 JGM/E/T

For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

RAIL LAND DEVELOPMENT AUTHORITY NEW DELHI

Digital Signature Status

Signature and Certificate Validation Status

- **Document content is verified.**
- **Document signed on 18/06/2024 11:28:33 AM with Signer Certificate 00aee55e02647e validity till 10-10-2025.**
- **Signer Certificate 00aee55e02647e is active.**

Certificate Details

Certificate Owner	AMIT PALIWAL
Signer Certificate Details	CN=AMIT PALIWAL, SERIALNUMBER=3A4D5CE9CF18CBC38FD3D47A4CE5A038FDA8014CBBE85CBB2AC79B4C7745CF0ED, ST=Delhi, OID.2.5.4.17=110064, OID.2.5.4.20=b14efb18c4c184311cb1bf6aaac5f0bc9f69de5cc3e7cd91bf2f19b8bdc57845, OID.2.5.4.65=3567DE94815F93FFE71AB4F94EBEC72, T=9257, O=Personal, C=IN
Certificate Serial No	00aee55e02647e
Issuer Certificate Details	CN=SafeScrypt sub-CA for Class 3 Individual 2022, OU=Sub-CA, O=Sify Technologies Limited, C=IN
Document Signed on	18/06/2024 11:28:33 AM

For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

RAILWAY DEVELOPMENT AUTHORITY * NEW DELHI

SCHEDULE –I (PART – A)

SITE DESCRIPTION AND SITE PLAN

1. The details of the Site is as below:-

Land Area considered for development, as per Survey and breakup of area for Railway Re-development Works and area to be given on lease basis to Lessee/ Developer.	**Total Area as per survey = 80,590.82Sqm.** Area considered for **Developer: 63,337.09 Sqm** Area considered for **Railway: 15,699.50 Sqm** *Balance area 1554.23 Sqm has been excluded from this project.* The land area will be handed over to the Developer in 02 phases.
Permissible FSI	2.50 + 10% (for affordable housing)
FSI Built up Area of the Site available to the Developer	1,74,177 Sqm + 15% additional FAR BUA for EWS Housing
DCR norms	Bihar Building Bye-laws 2014 and other prevailing norms applicable in the Muzaffarpur municipal area.

The Site is bounded by:

1.1.1 The Brahmapura Railway Colony is located just adjacent to Juran Chhapra area of Muzaffarpur. This area is having most of the medical facilities, private Nursing Homes, Pahological laboratories & many hospitals. The Muzaffarpur Junction Railway Station is situated at about 1.9 Km from the site. The colony is located in the heart of the city, amidst the hustle and bustle. It is surrounded by medium-dense low-rise settlements all around.

- West : Brahmapura.
- South : Railway Track.
- North : Private houses & then Bramhapura Main Road.
- East : Juran Chhapra.

Annexures:

i) Copy of Site Plans (Google maps, Survey map showing existing Buildings, Land Use Map)

ii) Title related Document (Copy of the letter of verification issued by the Circle Officer/Muzaffarpur).

iii) Area Statement.

ALBATROSS HOMES PVT. LTD.

For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

Annexure-1(A)

Site Location: View of Site Plan (Google map)

Superimposition of site plan on Google imagery



For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

Annexure-1(B)

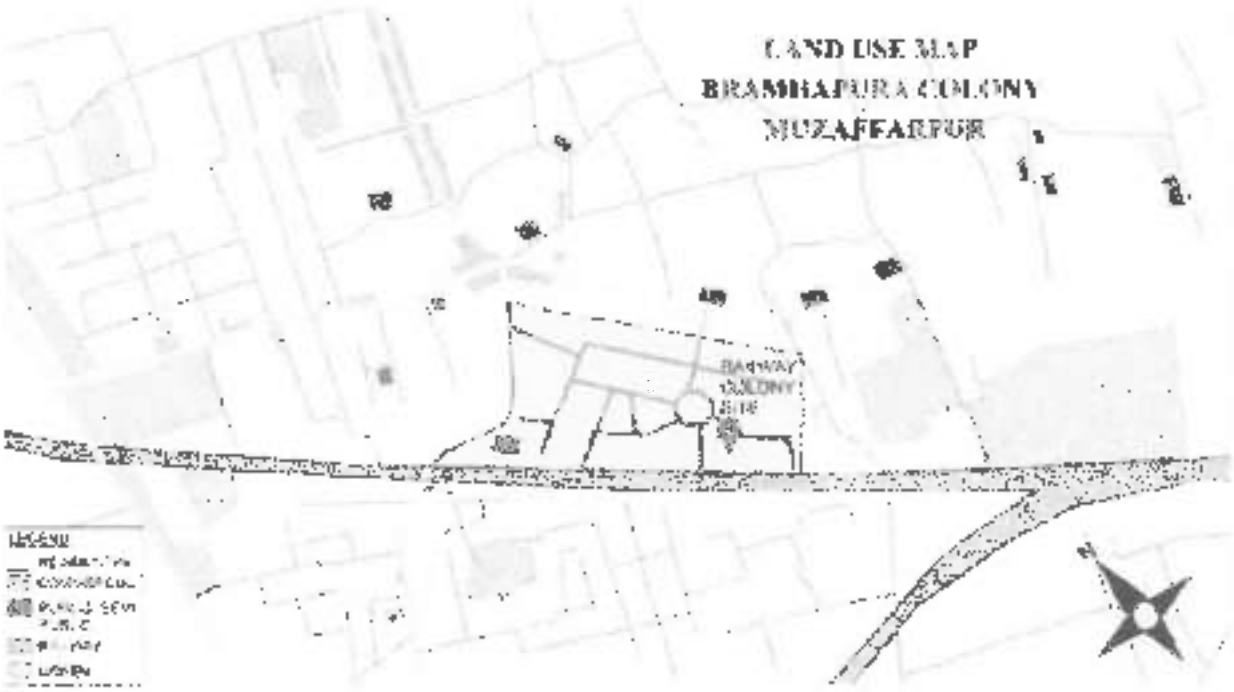
Site Survey Plan



For PRU-RLDA PROJECTS PVT. LTD.
Authorised Signatory

Annexure-1(C)

Land Use Map



For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

Annexure-1(D)

Proposed Master plan for
Brahmapura Railway Colony, Muzaffarpur.

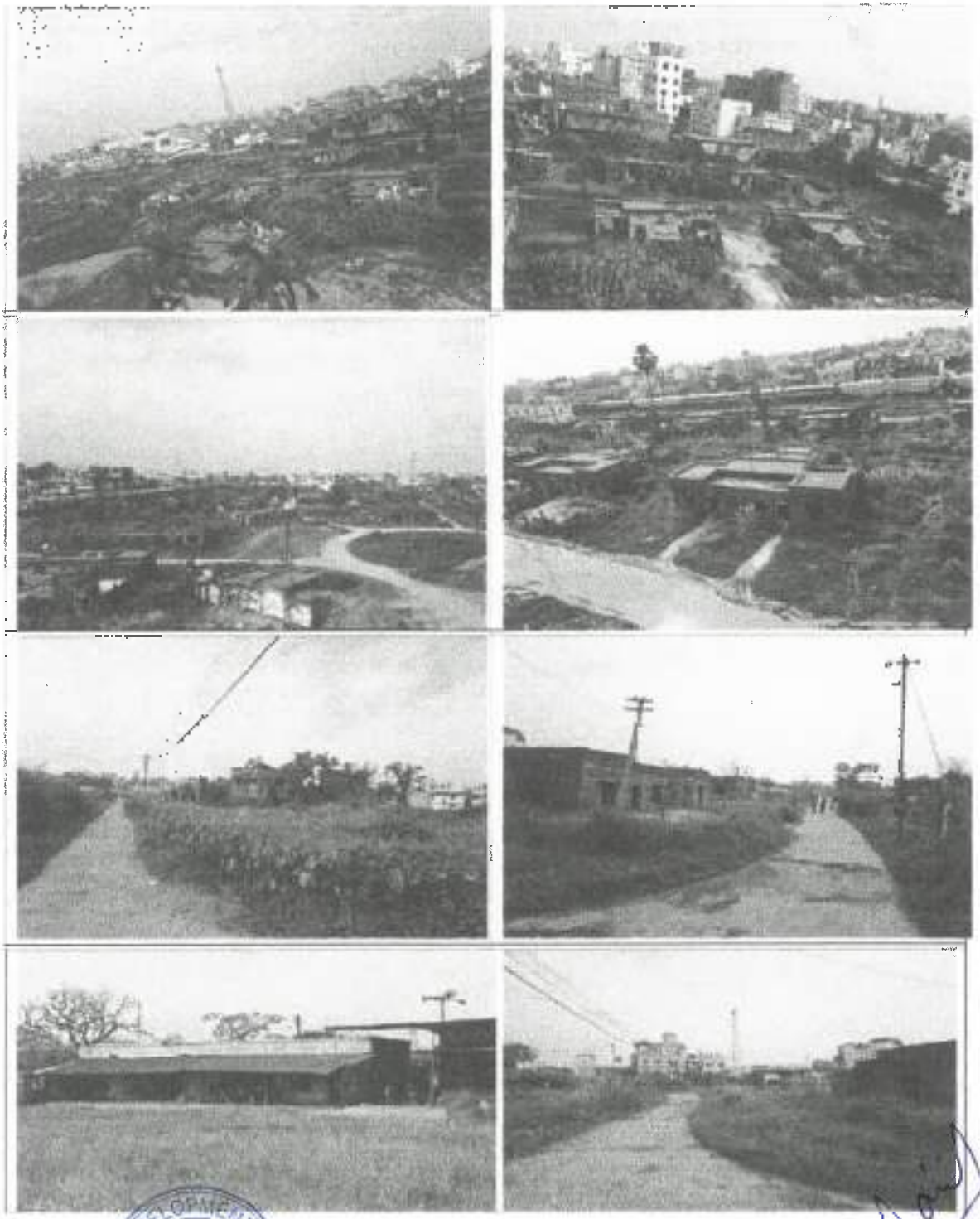
The conceptual Master plan in Developer's portion as shown below, prepared by Architectural Consultant of RLDA is for guidance only. The developer is free to plan in his area as per his requirments, subject to compliance of Local Bye-Laws and Regulations and conditions given in this RFP.



For PRU-RLDA PROJECTS PVT. LTD.
Authorised Signatory

Annexure-2

SITE PHOTOGRAPHS : BRAHMAPURA RAILWAY COLONY MUZAFFARPUR



DEVELOPMENT AUTHORITY NEW DELHI

For PRU-RLDA PROJECTS PVT. LTD.

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ALBATROSS HOMES PVT. LTD.

Annexure-3

Mouza Map superimposed over the Site Plan



For PRU-RLDA PROJECTS PVT. LTD. ALBATROSS HOMES PVT. LTD. Authorised Signatory

Letter from Circle Officer in support of Ownership of Land

अंचल कार्यालय, मुशहरी, मुजफ्फरपुर

For PRU-RLDA PROJECTS PVT. LTD.
Authorised Signatory

Area statement of land based on Khatiyan and Mauza Map, Brahmpura Railway Colony, Muzaffarpur						
Khesra No.	Type	Raiyat	Area inside plot boundary as per survey	Area in Railways	Area in Developers	Area under road widening, school, relay room, power house
		Area (Ha)	Area (Ha)	Area (Ha)	Area (Ha)	Area (Ha)
Ward Number = 4, Chadar Number = 7						
102		0.023	0.023		0.023	
103		0.257	0.257		0.2139	0.0431
104		0.427	0.427		0.427	
105		0.0935	0.0935		0.0935	
106/A		0.011	0.011		0.011	
106/B		0.0505	0.0505		0.0505	
107/A		0.021	0.021		0.021	
107/B		0.043	0.043		0.043	
108/A		0.02	0.02		0.02	
108/B		0.045	0.045		0.045	
109/A		0.02	0.02		0.02	
109/B		0.058	0.058		0.058	
110		0.048	1.044		0.048	
111		0.027	0.027		0.027	
112/A		0.02	0.02			0.02
112/B		0.2145	0.2145	0.2125		
113		0.0135	0.0135		0.0135	
114/A		0.024	0.024		0.012	0.012
114/B		0.0295	0.0295		0.0295	
114/C		0.0085	0.0085		0.00425	0.00425
114/D		0.0215	0.0215		0.0215	
115/A		0.0725	0.0725		0.0725	
115/B		0.007	0.007		0.007	
116						
117/A		0.019	0.019		0.019	
117/B		0.1815	0.1815		0.1815	
118		0.073	0.073		0.073	
119		0.0105	0.0105		0.0105	
120/A		0.0175	0.0175		0.0175	
120/B		0.1035	0.1035		0.1035	
121/F		0.0195	0.0195		0.0195	
121/G		0.0185	0.0185		0.0185	

BATROSS HOMES PVT. LTD.

For PRURLDA PROJECTS PVT. LTD.

Authorised Signatory

221/4	0.022	0.022		0.022	
Ward Number = 5, Chadar Number = 3					
206/B	0.737	0.364		0.364	
206/B	0.006	0.003		0.003	
206/C	0.22	0.110		0.110	0.176
206/D	0.0205	0.010		0.010	
206/E	0.0285	0.014		0.014	
206/F	0.0195	0.010		0.010	
206/G	0.0185	0.009		0.009	
206/H	0.0155	0.010		0.010	
206/I	0.0205	0.010		0.010	
206/J	0.015	0.008	0.008		
206/K	0.003	0.002		0.002	
206/L	0.02	0.010		0.010	
207/A	0.0255	0.015		0.010	
207/B	0.251	0.251		0.251	
207/C	0.009	0.009		0.009	
207/D	0.0125	0.0125		0.0125	
207/E	0.021	0.021		0.021	
207/F	0.021	0.021		0.021	
207/G	0.0245	0.0245		0.0245	
207/H	0.083	0.083		0.083	
207/I	0.016	0.016		0.0042	0.0122
208	0.0786	0.0786		0.0786	
208/G	0.02	0.02		0.02	
208/H	0.018	0.018		0.018	
208/I	0.02	0.02		0.02	
208/J	0.02	0.02		0.02	
Ward Number = 4, Chadar Number = 4					
211/A	0.1505	0.1505		0.1505	
211/B	0.021	0.021		0.021	
211/C	0.021	0.021		0.021	
211/D	0.022	0.022		0.022	
211/E	0.0205	0.0205		0.0205	
212/A	0.124	0.124		0.124	
212/B	0.1645	0.1645		0.1645	
212/C	0.0095	0.0095		0.0095	
213/A	0.156	0.156		0.156	
213/B	0.0205	0.0205		0.0205	
213/C	0.0105	0.0205		0.0205	
213/D	0.019	0.019		0.019	
213/E	0.019	0.029		0.019	
213/F	0.114	0.014		0.014	
214/A	0.304	0.304		0.304	
214/B	0.02	0.02		0.02	

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214/C	0.11	0.11		0.11	
214/D	0.0235	0.0235		0.0235	
214/E	0.0175	0.0175		0.0175	
214/G	0.0075	0.0075		0.0075	
214/H	0.002	0.002		0.002	
214/I	0.0035	0.0035		0.0035	
214/P	0.0475	0.0475		0.0475	
215/A	0.1465	0.1465		0.1465	
215/B	0.02	0.02		0.02	
215/C	0.02	0.02		0.02	
215/D	0.0105	0.0105		0.0105	
216/A	0.134	0.134		0.134	
216/B	0.017	0.017		0.017	
216/I	0.019	0.019		0.019	
216/J	0.003	0.003		0.003	
216/P	0.0195	0.0195		0.0195	
217/A	0.234	0.234		0.234	
217/B	0.152	0.152		0.152	
218/A	0.1115	0.1115		0.1115	
218/B	0.02	0.02		0.02	
218/C	0.021	0.021		0.021	
219/A	0.005	0.005		0.005	
219/B	0.018	0.018		0.018	
219/C	0.019	0.019		0.019	
219/D	0.008	0.008		0.008	
220/A	0.3405	0.3405		0.3405	
220/B	0.071	0.071	0.071		
220/I	0.0185	0.0185		0.0185	
220/J	0.019	0.019		0.019	
220/P	0.018	0.018		0.018	
220/G	0.0105	0.0105		0.0105	
220/H	0.0575	0.0575		0.0575	
221/A	0.2065	0.2065		0.2065	
221/B	0.0185	0.0185	0.0185		
221/C	0.0205	0.0205		0.0205	
221/D	0.0195	0.0195		0.0195	
222/A	0.1595	0.1595	0.1595		
222/B	0.02	0.02	0.02		
222/C	0.0195	0.0195	0.0195		
222/D	0.0205	0.0205	0.0205		
222/F	0.0205	0.0205		0.0205	
222/S	0.0205	0.0205		0.0205	
223/A	0.1245	0.1245	0.1245		
224/B	0.063	0.063	0.063		
224/A	0.223	0.223	0.223		

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224/B		0.0175	0.0175	0.0175		
224/C		0.0215	0.0215	0.0215		
224/D		0.0185	0.0185	0.0185		
224/F		0.019	0.019	0.019		
224/G		0.0195	0.0195	0.0195		
224/H		0.0195	0.0195			0.0195
224/I		0.0215	0.0215	0.0215		
225/A		0.2545	0.2545	0.2545		
225/B		0.0185	0.0185	0.0185		
225/E		0.019	0.019	0.019		
225/D		0.0185	0.0185	0.0185		
225/F		0.0195	0.0195	0.0195		
225/G		0.02	0.02	0.02		
225/H		0.001	0.001	0.001		
226		0.103	0.103		0.103	
227		0.0015	0.0015	0.0015		
228		0.266	0.266		0.266	
229/A		0.0025	0.0025		0.0025	
229/B		0.0685	0.0685		0.0685	
229/C		0.001	0.001		0.001	
232		0.0075	0.0075		0.0075	
249		0.161	0.161		0.161	
Total Area		**8.8**	**8.09**	**1.488**	**6.330**	**0.267**

NEW DELHI

For PRU-RLDA PROJECTS PVT. LTD.

ALBATROSS HOMES PVT. LTD.

समाहरणालय,मुजफ्फरपुर

पत्रांक:- 47 (जिला राजस्व अभिलेखागार) दिनांक- 22/09/2021

प्रेषक,

माननीय उप समाहर्ता कर्मचारी,
जिला राजस्व अभिलेखागार,
मुजफ्फरपुर।

सेवा में,

वरिष्ठ मंडल इंजीनियर / कार्य / साईट,
पूर्व मध्य रेलवे मुजफ्फरपुर।

विषय – खाता नम्बर 420 ब्रह्मपुरा रेलवे कॉलनी (वार्ड नं0--04) के खतियानी अभिलेख उपलब्ध कराने के संबंध में।

संदर्भ.– आपका पत्रांक- WR/1241 भूमि प्रबन्धन / लाइ / मुजफ्फरपुर, दिनांक--15.07.2021

महोदय,

उपर्युक्त विषयक प्रस्तावित पत्र के आलोक में कहना है कि मांगी गयी आठ कर्ता वह ब्रह्मपुरा रेलवे कॉलनी वार्ड नं0--04, खाता नं0-- 420 के खतियान की प्रमाणित छायाप्रति देख पत्र के साथ संलग्न कर भेजा जा रहा है।

अनुलग्नक:--उपरोक्त।

विश्वासभाजन,

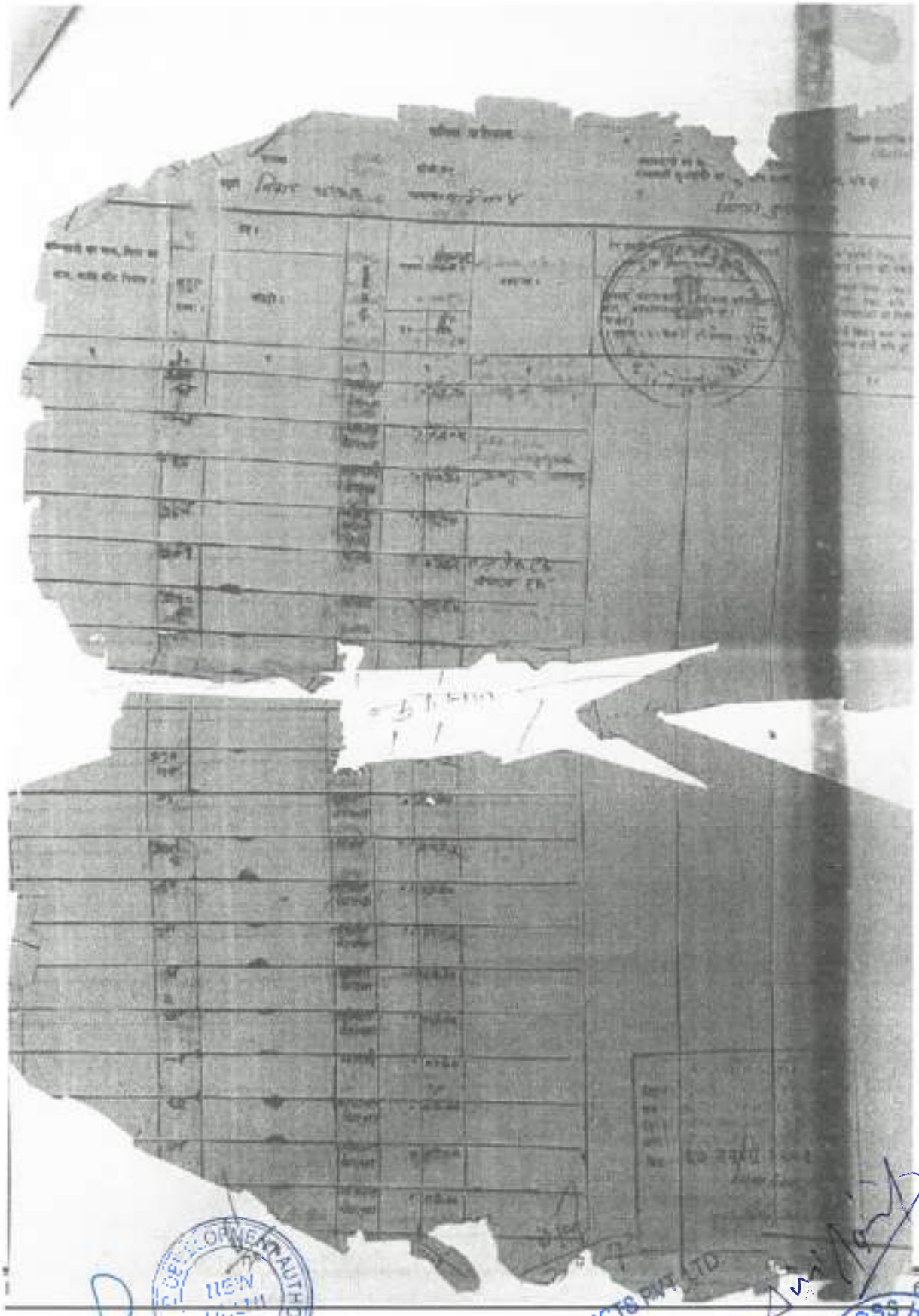
उप समाहर्ता कर्मचारी,
जिला राजस्व अभिलेखागार,
मुजफ्फरपुर।

ALBATROSS HOMES PVT. LTD.

For PRU-RLDA PROJECTS PVT. LTD.

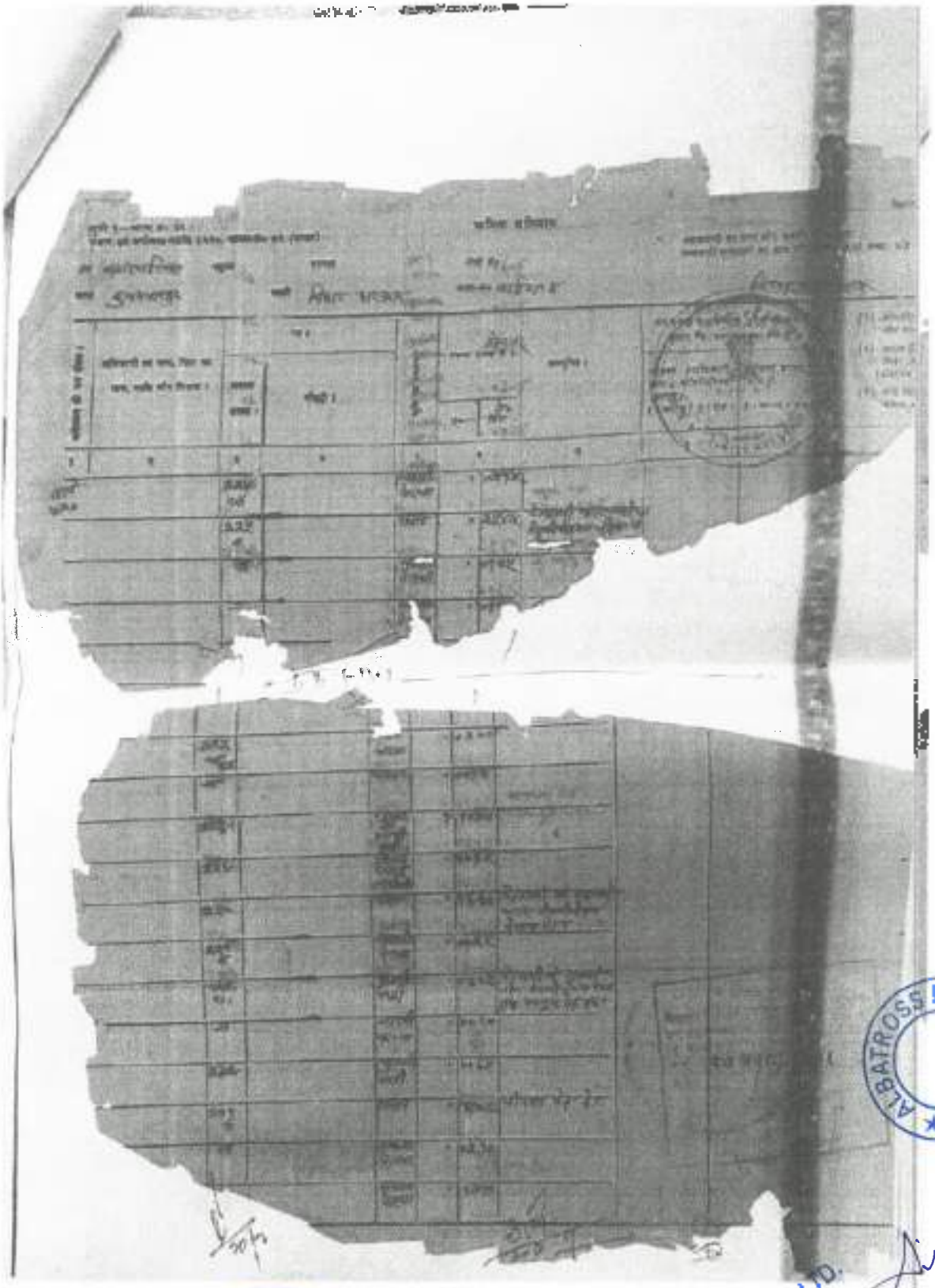
Authorised Signatory

Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area 80,590 Sqm., Land Area to be leased 63,337 Sqm).



For PRU-RLDA PROJECTS PVT. LTD.

ALBATROSS HOMES PVT. LTD.



ALBATROSS HOMES PVT. LTD.

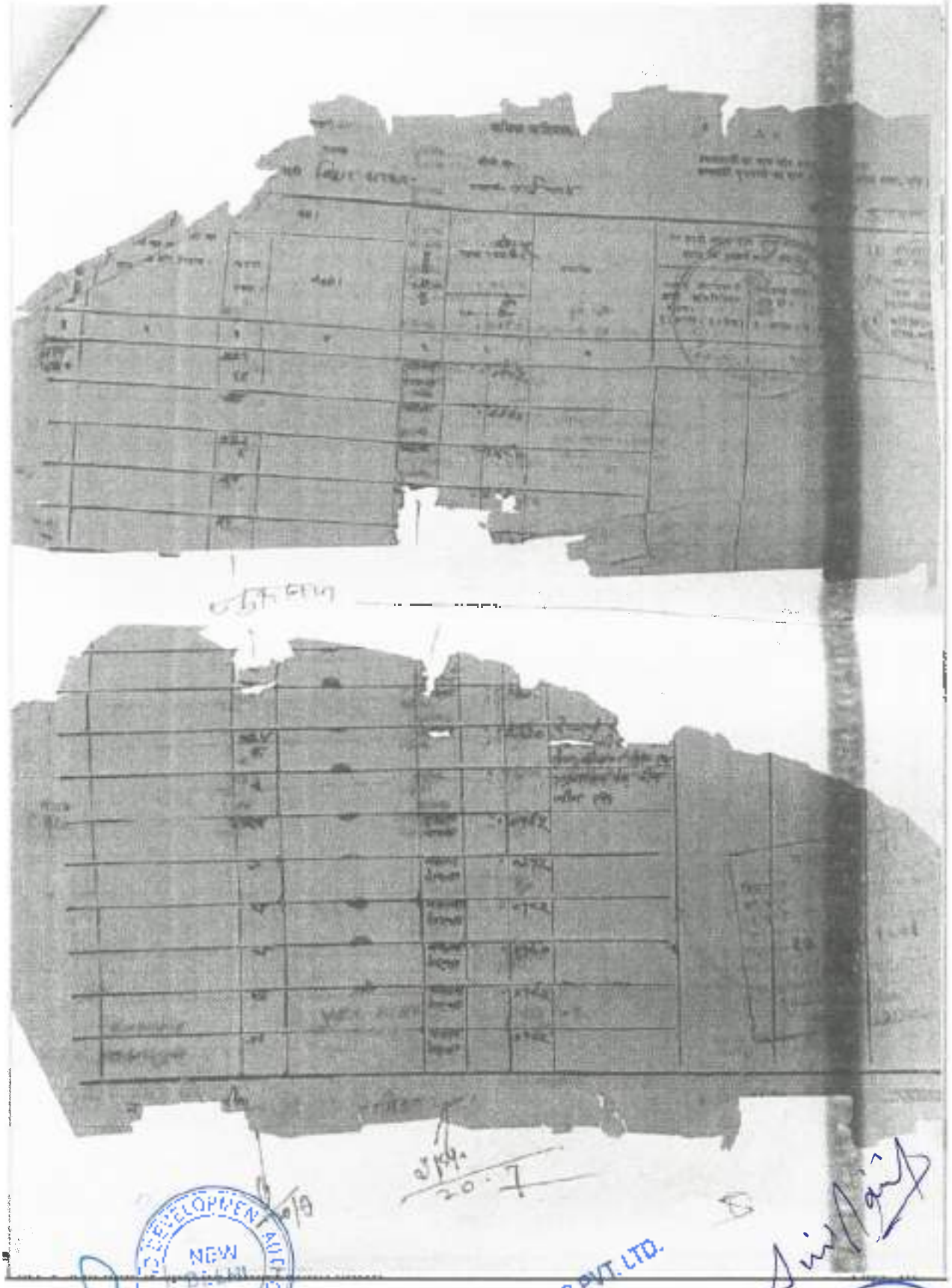
For PRU-RLDA PROJECTS PVT. LTD.
Authorised Signatory

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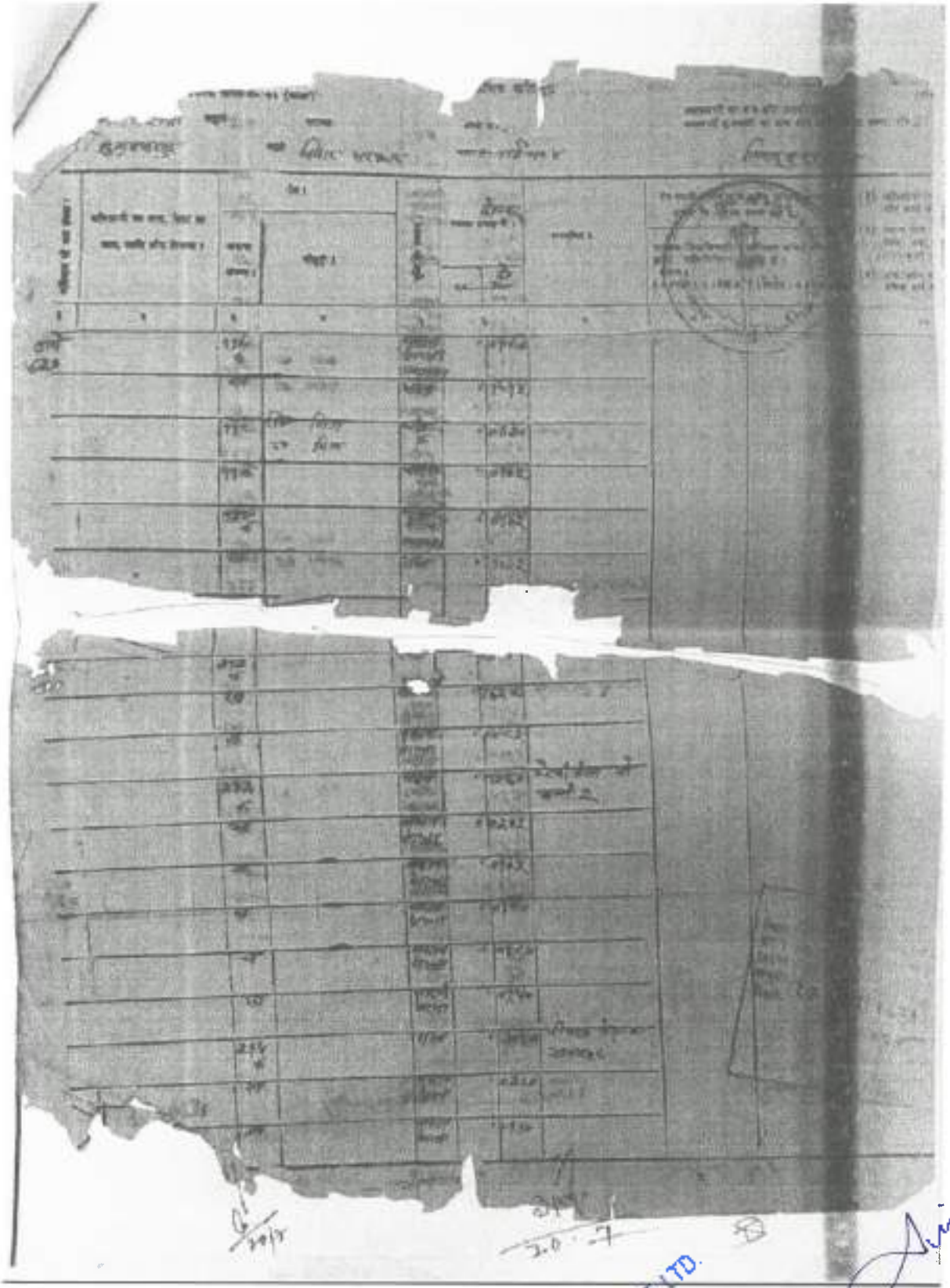
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Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.
(Total Land Area 80,590 Sqm., Land Area to be leased 63,337 Sqm)

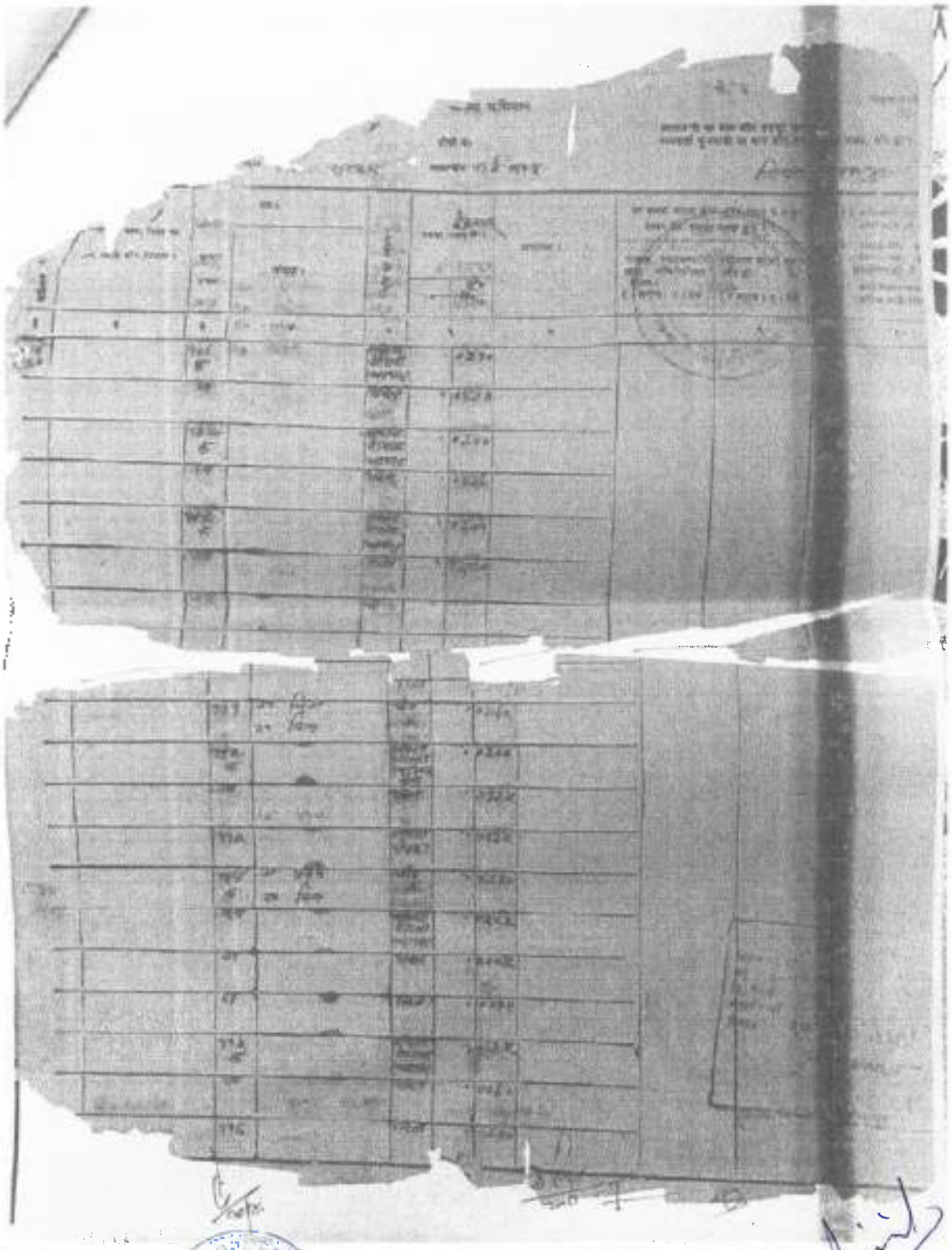


For PRU-RLDA PROJECTS PVT. LTD.

ALBATROSS HOMES PVT. LTD.



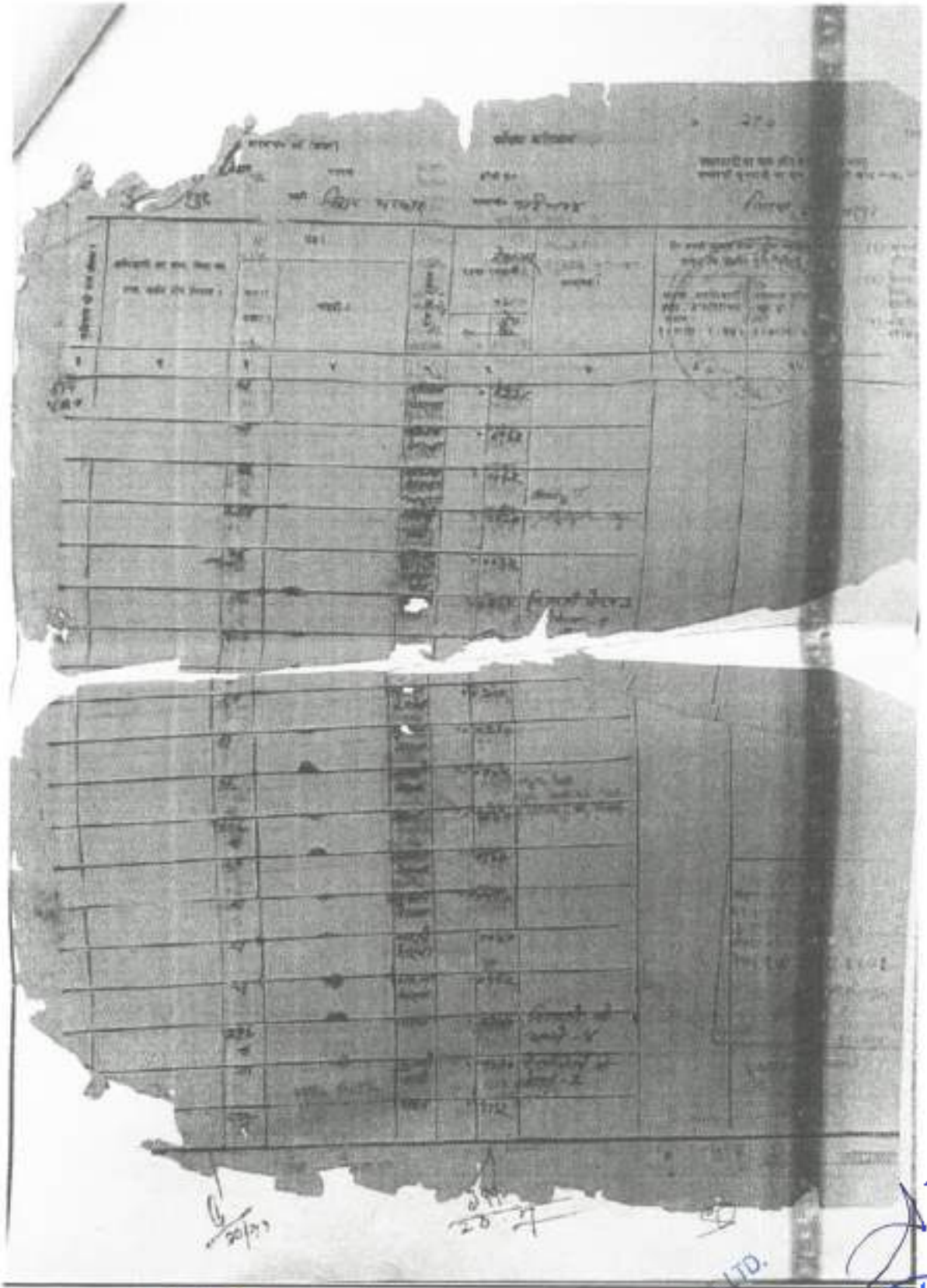
For PRU-RLDA PROJECTS PVT. LTD.
Authorised Signatory



For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

ALBATROSS HOMES PVT. LTD.



LAND DEVELOPMENT AUTHORITY NEW DELHI

For PRU-RLDA PROJECTS (P) LTD.

Authorised Signatory

ALBATROSS HOMES PVT. LTD.

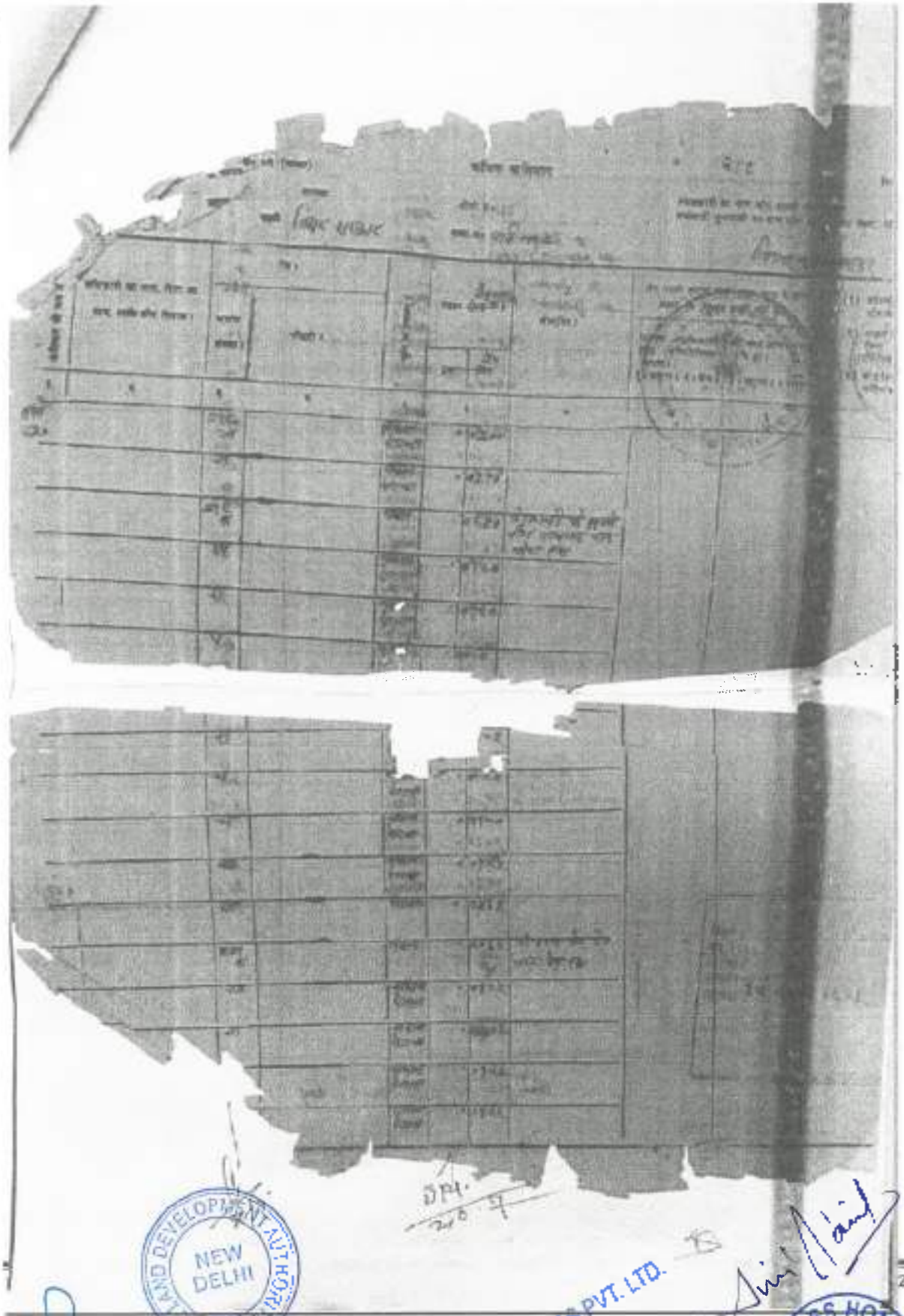
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127

Grant of Lease of Railway Land for 99 years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) at Brahmapura Railway Colony, Muzaffarpur.

(Total Land Area: 80,550 Sqm., Land Area to be leased: 63,337 Sqm)

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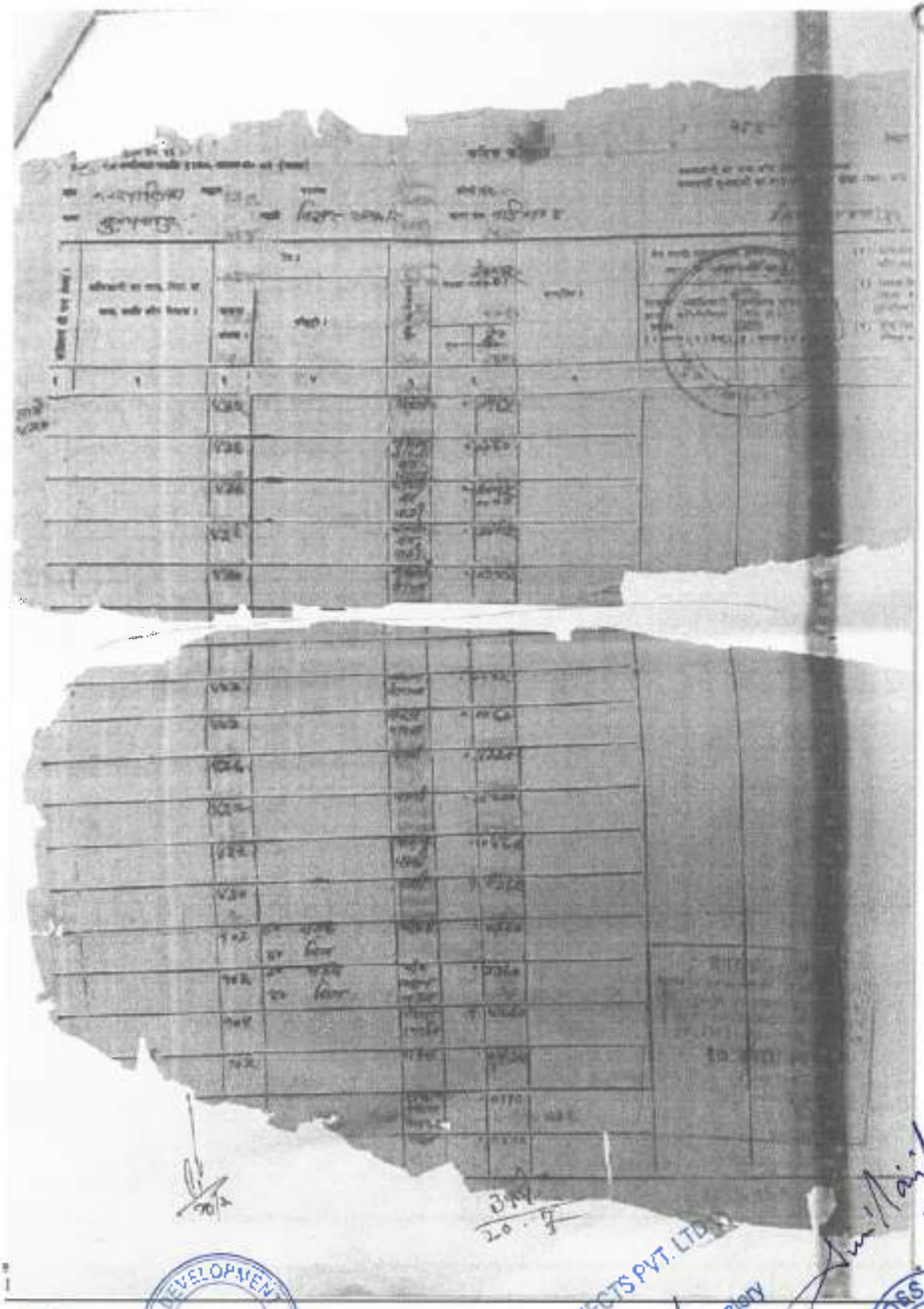
LAND DEVELOPMENT AUTHORITY NEW DELHI

For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

ALBATROSS HOMES PVT. LTD.

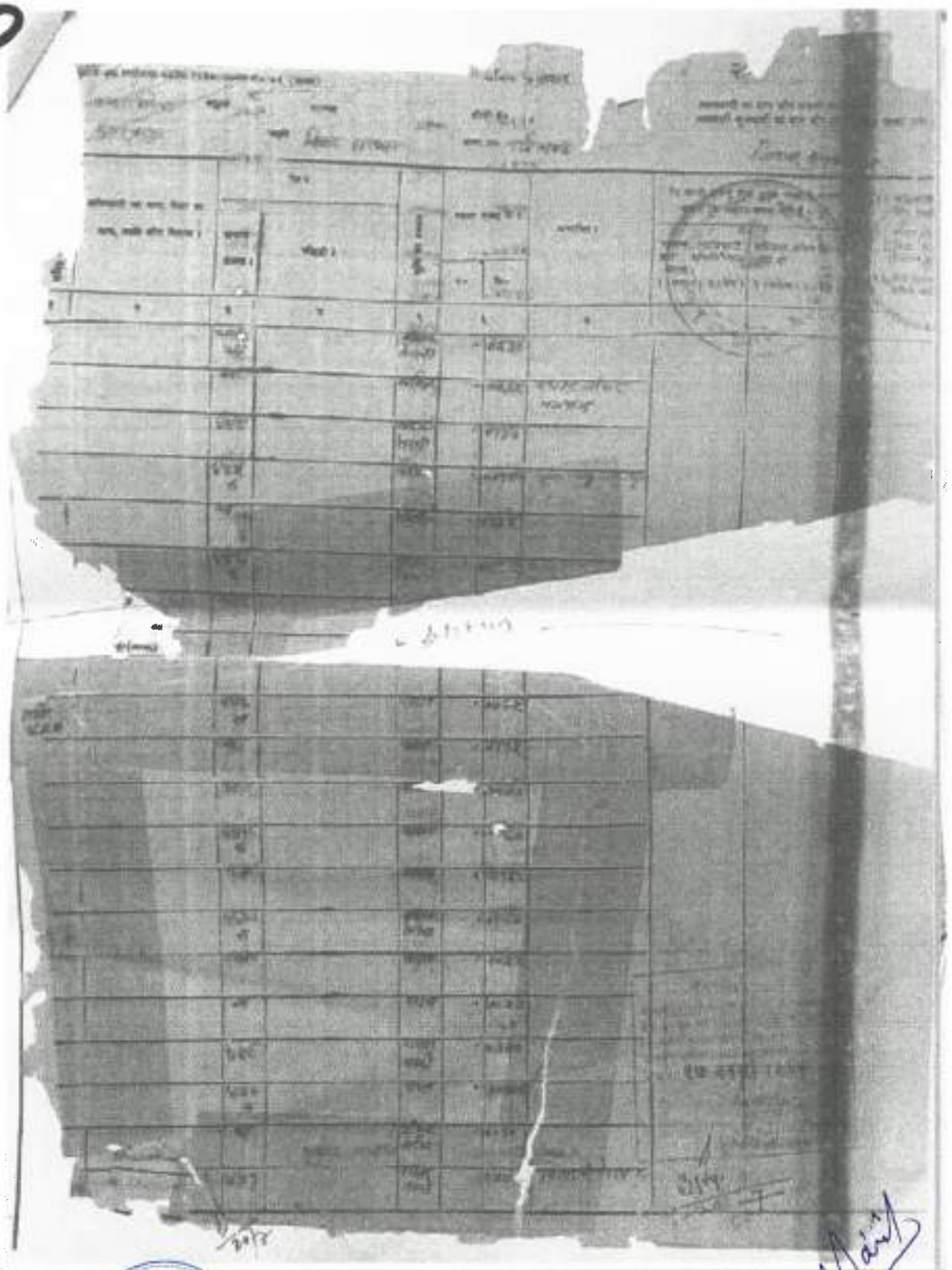
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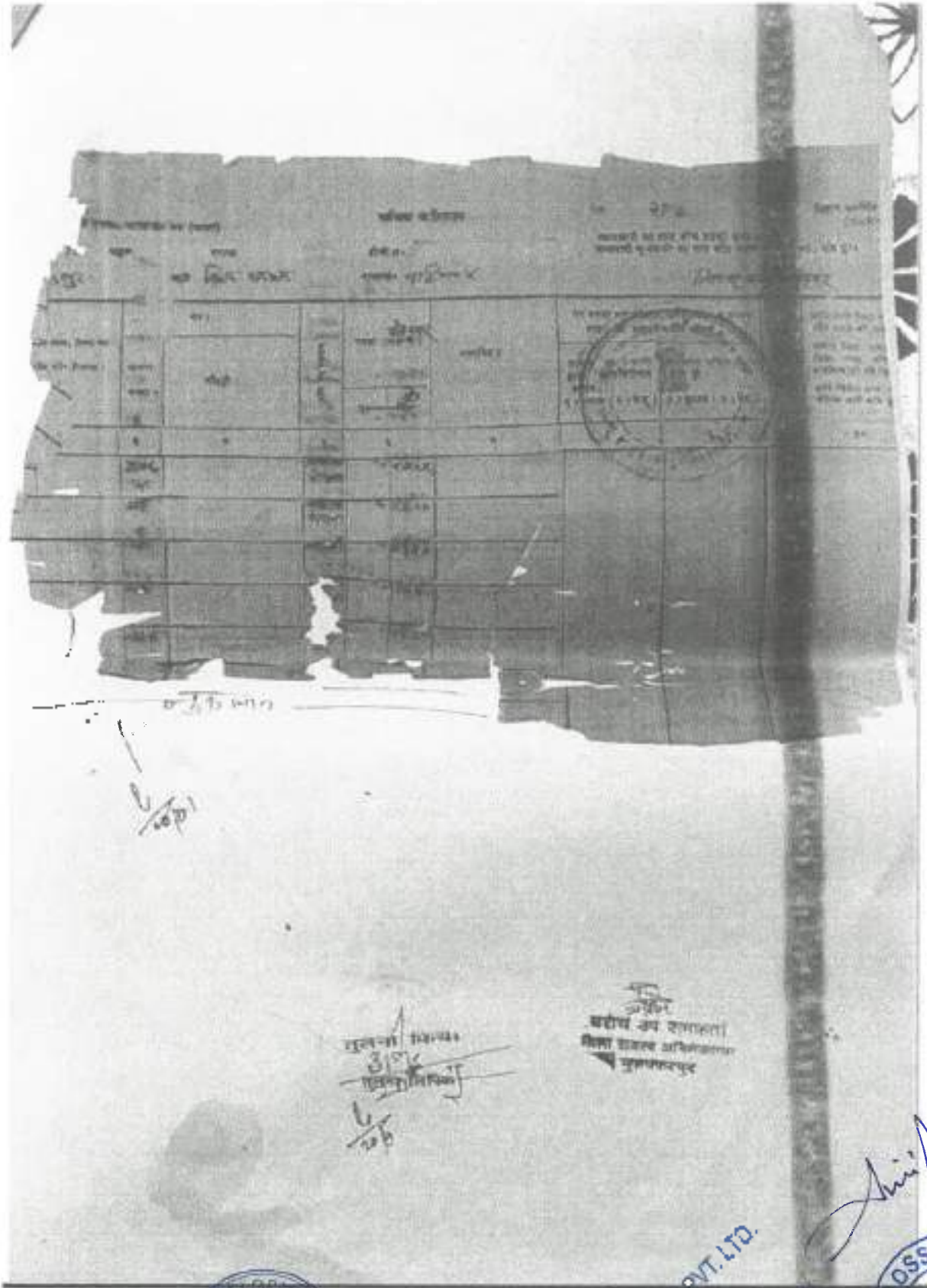
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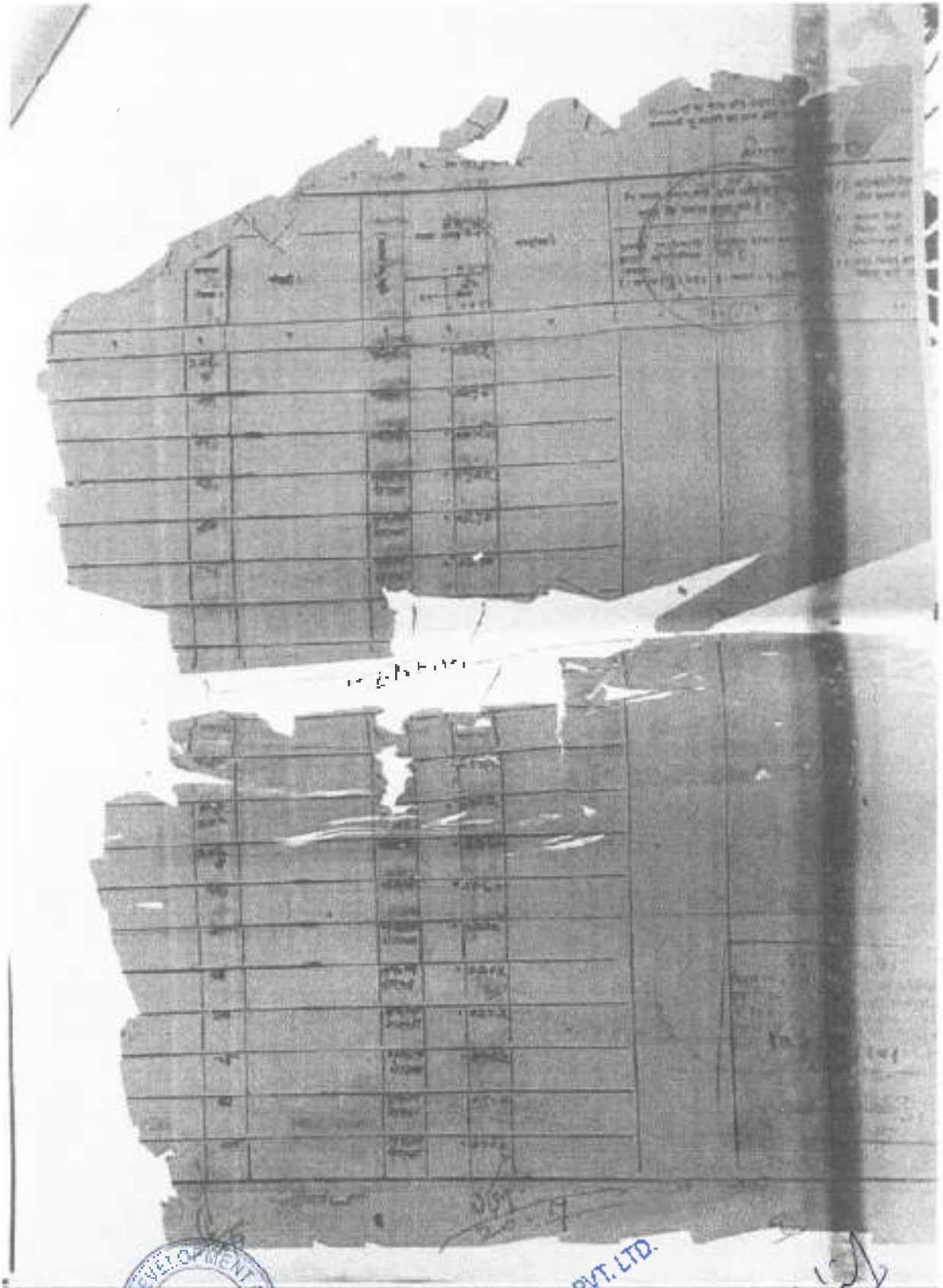
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Annexure-4

Area Statement

The complete land area of the site is 80,590.82 Sqm. The same is divided into two Phases: Phase-I total area is 54,336.63 Sqm, (Area: 15,699.50 Sqm is earmarked for Railway Re-development & 38,637.13 Sqm area to be given to developer) and Phase-II Area: 24,699.96 Sqm to be given to the Lessee/Developer for development.

The Area Statement is detailed below:

Table- 1

	Particulars	Value (Sqm.)
A	Total Land Area	**80,590.82**
B	Land to be used for Railway Colony Redevelopment	14,555.18
C	Land to be used for proposed Road near School	865.86
D	Land to be used for School building	278.46
E	Land occupied by Relay Room (Retained by ECR)	413.41
F	Land occupied by Power House (Retained by ECR)	272.00
G	Land to be used for Widening of B. B. Ganj Road	868.82
H	Area of Land to be leased to Developer A-(B+C+D+E+F+G)	**63,337.09**
I	Maximum Permissible FAR	2.50
J	Maximum FSI Area Potential for the project (2.50 x A)	201,477.05
K	FAR BUA to be used for Redevelopment of Railway Colony	14,801.40
L	FAR BUA consumed in 26 Unit Quarters (EPC Work)	$ 2,307.00
M	Remaining BUA (J – (K+L))	1,84,368.65
N	Reduce on account of circulation etc.	10,191.65
O	**Remaining BUA (J – (K+L)) offered to Developer**	**1,74,177.00**
P	Commercial BUA (@15% of M) for Developer	26,126.55
Q	Residential BUA (@85% of M) for Developer	1,48,050.45
Additional FAR (0.25) will also be admissible for EWS housing		

$$ The construction work of 26 Units quarters is being done under EPC contract, hence not under the scope of redevelopment work under this RFP

For PRU-RLDA PROJECTS PVT. LTD.
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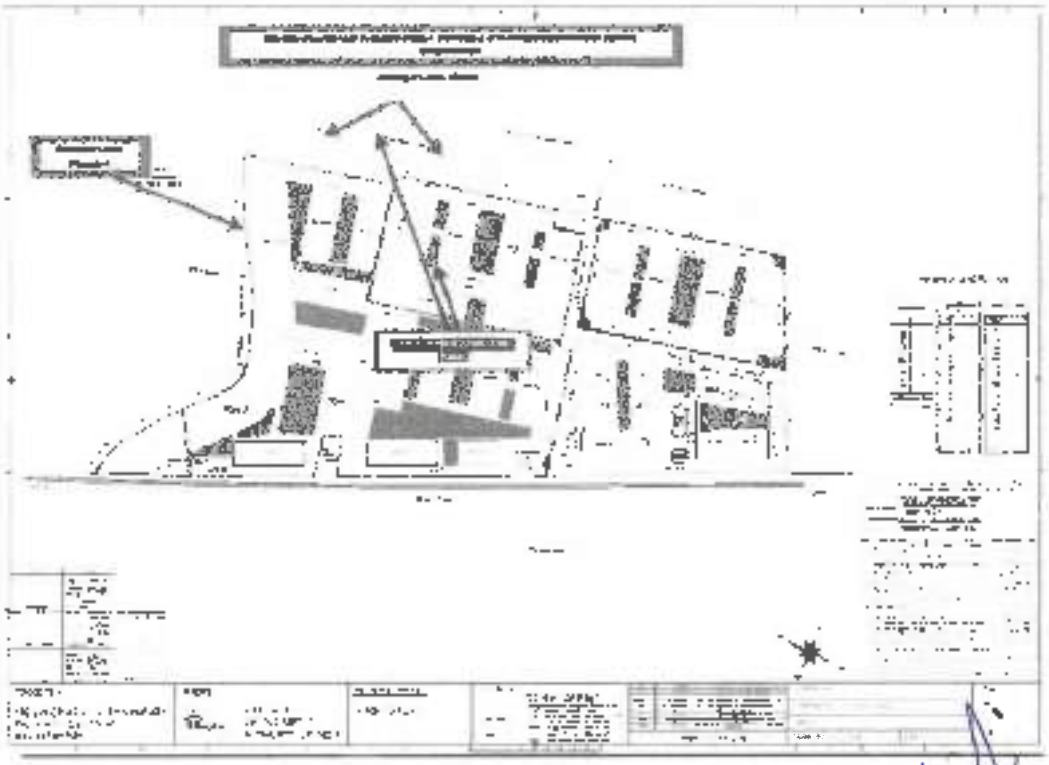
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Note:

1.1.2 For any increase/decrease in FSI Area for Railway Re-development Portion or change due to any section of Master Plan for Brahmapura Railway Colony, Muzaffarpur and Comprehensive General Development Control Regulations (Building Bye-Laws of Bihar-2014, with amendments, the Lease Premium and Annual Lease Rent will be revised as per relevant provisions in the SCLA (Part-IV of RFP Document).

Site Map showing Land involved in Phase-1 & Phase-2 of work (Bramhapura Colony, Muzaffarpur)

The conceptual Phase plan as shown below, is as per consent of East Central Railway. Minor changes may be made based on the requirements at the time of actual handing over.



For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

ALBATROSS HOMES PVT. LTD.

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भारत सरकार GOVERNMENT OF INDIA
रेल मंत्रालय MINISTRY OF RAILWAYS
(रेलवे बोर्ड RAILWAY BOARD)

No.2013/LMD/II/15/5/Pt New Delhi, dated 01.10.2019

The Vice Chairman,
Rail Land Development Authority (RLDA)
Near Safdarjung Railway Station
New Delhi – 110021.

Sub: Entrustment of railway land to RLDA for redevelopment of Railway Colony.

Ref: Board's letter of even no. dated 20.06.2019

RLDA has been entrusted 33 railway colonies at different locations for redevelopment in the year 2018. All Zonal Railways have been advised to finalize their MOU with RLDA at the earliest in accordance with guidelines issued vide Board's letter under reference.

Ministry of Railways has further decided to entrust 61(Sixty One) more sites as mentioned in Annexure-A to RLDA for redevelopment of Railway Colony in terms of Section 4(D)(2)(ii) of Railways Act, 1989 and Clause 5 of the Rail Land Development Authority (Constitution) Rules, 2007.

The Authority is hereby assigned and authorized to RLDA to discharge the functions as provided in Section 4(D)(2)(ii) of Railways Act, 1989 to exercise powers as provided under Section 4E of the Railways Act, 1989, and Rail Land Development Authority (Constitution) Rules, 2007.

The Authority should take necessary action to collect relevant documents and other details from the concerned Railways. Zonal Railways are also requested to extend all co operations to the Authority in furnishing the relevant documents pertaining to the sites as mentioned in Annexure-A.

Kindly acknowledge receipt of this letter.

(Chander Shekhar)
Joint Director/L&A
Railway Board

Copy to: PCE/All Zonal Railways for making available all relevant documents to RLDA.

RAIL LAND DEVELOPMENT AUTHORITY NCW DELHI

For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

List of the 61 Railway's colonies entrusted to RLDA (Annexure-A)

S.n.	Rly	Division	Name of the Railway colony	Railways's proposal dated	Total Area to be entrusted (in Sqm)	No. of quarter for redevelopment	Encroachment (if any)
1	NR	DLI	Lodhi Colony	08.07.2019	N/A	N/A	
2			Tilak Bridge				
3			Basant Lane				
4			Sewa Nagar				
5		FZR	Ludhiana (Colony no. 13)		24000	31	
6		LKO	Part of Shantipuram Colony		116171	915	
7		MB	Moradabad South Colony		21482	502	
8		UMB	Kalka Railway Colony		127100	129	
9	WR	Ratlam	GRP & Railway Hospital Colony (Indore)	08.07.2019	24733	125	
10		Vadodara	Railway Colony at Anand		63800	107	
11		Ahmedabad	Khokra Railway Colony at Ahmedabad		25807	244	
12		BCT	Khar (East) Railway Colony	05.06.2019	16000	336	
13			Santacruz(West) Rly Colony		10581	78	
14			Dahisar(South) Rly Colony		8602	172	
15			Dahisar(North Rly Colony		11641	224	
16		Rajkot	Staff Colony, Rajkot		32000	34	
17		Bhavnagar	Medical Colony & ADEN office Colony		13100	45	
18	NCR	JHS	East Railway Colony	09.07.2019	6672	2	
19			West Railway Colony		150004	201	
20		Agra	North Colony Plot -1		3424	4	
21			North Colony Plot -2		8579	18	
22	NWR	Ajmer	Hazaribagh Colony, Ajmer	17.06.2019	N/A	N/A	
23		Bikaner	Sadul Colony, Bikaner				
24		Jaipur	Loco Colony, Jaipur				
25		Jodhpur	New Loco Colony, Jodhpur				
26	SR	Chennai	Egmore Colony	19.06.2019	N/A	N/A	
27		Salem	Erode				
28		Palghat	Mangalore Central				
29			Kannur				
30		Trivandrum	Nagercoil Jn.				
31		Tiruchchirappalli	Crawford Colony				
32		Madurai	Madurai				
33	SECR	BSP	Tarbahar Colony	19.06.2019	29021	47	
34		Raipur	RVH Colony		141340	189	
35		Nagpur	Bellyshop Colony		19952	148	
36	SCR	Secunderabad	Kazipet	12.07.2019	280000	478	
37		Guntakal	Cuddapah		14175	91	
38		Nanded	Adilabad		22800	83	

For PRU-RLDA PROJECTS PVT. LTD.

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39	CR	PUNE	Fadhwala Road Colony	19.07.2019	259000	1170	Yes
40		PUNE	Ghorpadi Railway Colony near diesel shed workshop		98000	260	Yes
41		PUNE	GRP Colony & Type III Colony at Maldhakka		17000	130	
42	ER	SDAH	Dakhshindary Rly Colony	18.07.2019	43750	133	
43			Dakshineswer Rly Colony		13816	16	
44	SWR	Mysuru	Shivamogga Town	24.07.2019	32091	151	
45		Banglore	YPR Railway Colony	18.09.2019	40488	316	
46	SER	Kharagpur	Kharagpur	23.07.2019	1178152	195	
47		Chakradharpur	Tata Nagar		100000	704	
48		Chakradharpur	Bondamunda		36440	142	
49		Ranchi	Ranchi		21480	471	
50			Garden Reach Rly colony		11212	All the dilapidated quarters have been dismantled.	
51	NFR	KIR	Driverdola , Katihar	22.08.2019	28780	167	
52		KIR	Barsk Colony New Jalpaiguri		21860	103	
53		APDJ	Shanif Colony, Alipurduar		7500	148	Yes
54		TSK	Nalapool Rly Colony, Dibrugarh		50165	384	Yes
55	ECR	Dhanbad	Old Station Colony, Dhanbad	19.09.2019	231300	614	Yes
56		Danapur	Loco Colony, Patna		7361	200	
57			Loco Colony , Danapur		93260	1200	
58		Mughalsarai	Loco Colony, Gaya		231000	454	
59		Samastipur	Railway Colony East, Saharsa		39000	350	
60			Diwan Takia Colony, Darbhanga		9300	78	
61		Sonepur	Brahmapura Colony, Muzaffarpur		93610	177	

For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number : 07AAPCP2155H1Z8

1.	**Legal Name**	PRU-RLDA PROJECTS PRIVATE LIMITED			
2.	**Trade Name, if any**	PRU-RLDA PROJECTS PRIVATE LIMITED			
3.	**Additional trade names, if any**				
4.	**Constitution of Business**	Private Limited Company			
5.	**Address of Principal Place of Business**	**Floor No.:** FIRST FLOOR **Building No./Flat No.:** B-22 **Road/Street:** Gazipur Village Road **Locality/Sub Locality:** IFC Gazipur **City/Town/Village:** New Delhi **District:** East Delhi **State:** Delhi **PIN Code:** 110096			
6.	**Date of Liability**				
7.	**Period of Validity**	From	08/05/2025	To	Not Applicable
8.	**Type of Registration**	Regular			
9.	**Particulars of Approving**	Centre			

Signature

Signature valid
Digitally signed by GOODS AND SERVICES TAX NETWORK 15
Date: 2025.05.08 11:33:20 IST

Name	Parveen Kumar
Designation	Superintendent
Jurisdictional Office	MAYUR VIHAR
Date of issue of Certificate	08/05/2025

Note: The registration certificate is required to be prominently displayed at all places of business in the State.

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 08/05/2025 by the jurisdictional authority.

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Annexure A

Goods and Services Tax Identification Number: 07AAPCP2155H1Z8

Details of Additional Place of Business(s)

Legal Name	PRU-RLDA PROJECTS PRIVATE LIMITED
Trade Name, if any	PRU-RLDA PROJECTS PRIVATE LIMITED

Total Number of Additional Places of Business in the State 0

For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

Annexure B

Goods and Services Tax Identification Number: 07AAPCP2155H1Z8

Legal Name	PRU-RLDA PROJECTS PRIVATE LIMITED
Trade Name, if any	PRU-RLDA PROJECTS PRIVATE LIMITED

Details of Managing / Whole-time Directors and Key Managerial Persons

1		Name	AMIT PALIWAL
		Designation/Status	DIRECTOR
		Resident of State	Delhi
2		Name	SANTOSH KUMAR KARN
		Designation/Status	DIRECTOR
		Resident of State	Uttar Pradesh

For PRU-RLDA PROJECTS PVT. LTD.

Authorsed Signatory

NEW DELHI

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई– स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card

AAPCP2155H

नाम / Name	PRU-RLDA PROJECTS PRIVATE LIMITED
निगमन/गठन की तारीख Date of Incorporation / Formation	21/11/2024

Signature valid

Digitally signed by
Income Tax Department
Date: 21-11-2024 16:44:41 IST

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सक्षम करता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सुलझ के लिए और इलेक्ट्रॉनिक जानकारी का सही रखरखाव & पुनर्प्राप्ति आदि से संबंधित है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card"
  संलग्न पैन कार्ड में एनहान्स्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड 'Enhanced QR Code Reader for PAN Card' है।

Cut



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (6) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

DEVELOPMENT CENTRE NEW DELHI AUTHORISED SIGNATORY

For Pru-Rlda Projects Private Limited

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Nov 21, 2024

Ref.No.: 88305925349994/TAN/NEW

TO,
PRU-R:_DA PROJECTS PRIVATE LIMITED
E-20/170,
SECTOR-3,
DELHI
ROHINI SECTOR 5
NORTH WEST DELHI-110085
DELHI
TEL. NO :9540579191

Sir/Macam,

Sub : Allotment of Tax Deduction Account Number (TAN) as per Income Tax Act, 1961

Kindly refer to your application (Form 49B) dated Nov 21, 2024 for the allotment of Tax Deduction Account Number.

In this connection, the following TAN has been issued to you/your organisation:

DELP43082E

Please quote the same in all TDS challans,TDS Certificates,TDS returns,Tax Collection at Source(TCS) returns as well as other documents pertaining to such transactions.

Quoting of TAN on all TDS returns and challans for payment of TDS is necessary to ensure credit of TDS paid by you and faster processing of TDS returns

The above TAN should also be used as Tax Collections at Source Account Number under section 206CA

Kindly note that it is mandatory to quote TAN while furnishing TDS returns, including e-TDS returns. e-TDS returns will not be accepted if TAN is not quoted.

This supersedes all the Tax Deduction / Collection Account Number, allotted to you earlier.

Income Tax Department

Signature Not Verified

Caution : Income Tax Department does not send e-mails regarding refunds and does not seek any taxpayer information like username, password, details of ATM, bank accounts, credit cards, etc. Taxpayers are advised not to part with such information on the basis of emails

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Email- gdlegalconsultantassociate@gmail.com
Mob- 9654758727, 8287801973

Dated: 28.02.2025

To: (i) **M/S PRU-RLDA PROJECTS PRIVATE LIMITED**

CC: **Rail Land Development Authority (RLDA)**
Unit No.702-B, 7th Floor, KonnectusTower-2
DMRC Building, Ajmeri Gate, Delhi-110002.

Sub: Legal Opinion on Query as to: "Whether Special Purpose Company in the name of 'M/S PRU-RLDA PROJECTS PRIVATE LIMITED' has the legal capacity to enter into lease agreement with Rail Land Development Authority (RLDA)" and "Whether the said lease agreement is enforceable".

Dear Sir,
With a reference to the above, I have gone through the complete set of documents provided to me related to the request for proposal (RFP) in respect of "Grant of Lease of Railway Land for 99 Years for Development including Redevelopment of existing Railway Colony (152 Units quarters) (Land Area to be leased: 63,337 Sqm) at Bramhapura Railway Colony, Muzaffarpur, Bihar.

I have come to know about the following facts and background from the aforesaid documents:

1. **M/S ALBATROSS HOMES PRIVATE LIMITED (LEAD MEMBER) & M/S Prudent Infratech Private Limited.** participated as Lead Member and Consortium Member respectively in a competitive bidding process conducted by Rail Land Development Authority (RLDA) vide its request for Proposal (RFP) No. **RLDA/2024/RFP/CD/CRD/12** **Dated: 02.04.2024,** in Respect of 'Grant of Lease of Railway Land for 99 Years for Development including Redevelopment of existing Railway Colony (152 Units quarters) (Land Area to be leased: 63,337 Sqm) at Bramhapura Railway Colony, Muzaffarpur, Bihar.

2. A sum of **INR 1,06,75,059/- Crore (Rupees One Crore Six Lakhs Seventy Five Thousand Fifty-Nine Only)** was paid by **Prudent Infratech Private Limited** to RDLA on **18.06.2024** in the Manner as Prescribed in the Bid Documents as Bid Security under the terms of the Bid Documents.

For PRU-RLDA PROJECTS PVT. LTD.
Authorised Signatory

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RAILWAY DEVELOPMENT AUTHORITY NEW DELHI

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3. A sum of Rs. 2,00,00000/- (Rupees Two Crore Only) was paid by **Prudent Infratech Private Limited** to RDLA on 07.08.2024 in the Manner as Prescribed in the Bid Documents as Commitment Security under the terms of the Letter od Demand issued by RLDA dated 24.07.2024.

4. RLDA issued the Letter of Acceptance (LOA) No. RLDA/Tender Documents/ Bramhapura Rly CoL/MFP/2816/Pt.- 2 DT. 20.08.2024 in Favor of Consortium of **M/S ALBATROSS HOMES PRIVATE LIMITED (LEAD MEMBER) & M/S Prudent Infratech Private Limited (Other Member).** accepting their offer to pay (i) INR 86,56,00,000 (Rupees Eighty-Six Crore Fifty Six Lakh Only) Towards Lease Premium for a lease Period of 99 Years (ii) Annual lease Rent of 1,00,000/- (Rupees one Lakh only) per annum which annual lease rent shall be revised upwards by 15% (Fifteen Percent) Every three years (Compounded) During the Entire term for Grant of Lease for the above mentioned development.

5. As per the Bid Documents **M/S ALBATROSS HOMES PRIVATE LIMITED (LEAD MEMBER) & M/S Prudent Infratech Private Limited (Other Member)** were required to incorporate a New Special Purpose Company (SPC) under Companies Act 2013 for the sole purpose of implementation of this project provided that the paid up and subscribed share capital of the new SPC at the time of Signing of the lease agreement with RDLA should not be less that INR ₹ **6.38 Crores** (Rupees Six Crore Thirty Eight Lakhs only). The SPC Shall then execute the lease agreement with RDLA for the Implementation of the Project

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6. Accordingly, the Board of Directors of **M/S ALBATROSS HOMES PRIVATE LIMITED (LEAD MEMBER)** at its Board's Meeting Dated 25th day of September 2024, resolved to form a new Company by Authorizing Mr. Amit Paliwal one of the Director of M/S Prudent Infratech Pvt. Ltd to take entire decision as deemed necessary including power to Sub Delegate all or part of the power on Behalf of the new SPC. Similarly, **M/S Prudent Infratech Private Limited (Other Member)** has Resolved in its board meeting dated 25th day of September 2024, resolved to form the new company by authorizing Mr. Amit Paliwal one of the directors of the company to take entire decision as deemed necessary including power to Sub Delegate all or part of the power on behalf of the New SPC. Thereafter a new SPC in the name of **'M/S PRU-RLDA PROJECTS PRIVATE LIMITED'** having its registered office at **E-20/170, SECTOR-3, DELHI ROHINI SECTOR 5 NORTH WEST DELHI-110085** has been incorporated on 21.11.2024 having CIN: **U68200DL2024PTC439010**, TAN : **DELP43082E** and PAN: **AAPCP2155H** under the jurisdiction of the registrar of Companies New Delhi, **M/S ALBATROSS**

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For PRU-RLDA PROJECTS PVT. LTD.

Authorised Signatory

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HOMES PRIVATE LIMITED (LEAD MEMBER) & **M/S Prudent Infratech Private Limited (Other Member)** have been allotted 26% & 74% Shares of Rs 10/- Each in the said SPC respectively.

7. Further, **M/S PRU-RLDA PROJECTS PRIVATE LIMITED** is required to execute a Lease Agreement with RDLA for Development of "Grant of Lease of Railway Land for 99 Years for Development including Redevelopment of existing Railway Colony (152 Units quarters) (Land Area to be leased: 63,337 Sqm) at Bramhapura Railway Colony, Muzaffarpur, Bihar." in accordance with the conditions of and in the manner provided in the bid documents.

8. **M/S PRU-RLDA PROJECTS PRIVATE LIMITED** has paid a lum-sump amount of INR 21,90,00000/ (Rupees Twenty-One Crore Ninty Lakhs Only) towards the 1st Instalment of the lease premium (including Interest) in terms of RLDA Letter of acceptance having No RLDA/Tender Documents/ Bramhapura Rly Col./MFP/2816/Pt - 2 DT. 20.08.2024 in the below mentioned manner.

Particulars	Total Amount	Mode	Date	Amount (INR)	Transaction No
1st Instalment of Lease Premium along with Interest.	Rs.21,00,00000/- (Rs. Twenty One Crore only)	RTGS	16.01.2025	21,00,00000/-	MAHBR52025011619373312
	Rs.90,00,000/- (Rs. Ninty Lacs only)	RTGS	16.01.2025	90,00,000/-	MAHBR52025011619373895
			Total Amount Paid	21,90,00,000/- (Rs. Twenty One Crore Ninty Lacs Only)	

9. A Performance Bank Guarantee of 5% of the Lease Premium will be provided by the bank of SPC once a formal letter is issued by RLDA to **M/S PRU-RLDA PROJECTS PRIVATE LIMITED (SPC)**, as per requirement of Bid Documents for entering into lease agreement.

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For PRU-RLDA PROJECTS PVT. LTD.
Authorised Signatory

RAILWAY LAND DEVELOPMENT AUTHORITY NEW DELHI

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10. The Board of Directors of **"M/S PRU-RLDA PROJECTS PRIVATE LIMITED"** in its Meeting dated 10.02.2025 authorized their director Mr. Amit Paliwal to execute the lease agreement and any other document in future with Rail Land Development Authority (RLDA).

11. We have also been given to understand by **M/S PRU-RLDA PROJECTS PRIVATE LIMITED** that there are no facts or circumstances which may restrict it from entering into agreements and transaction with RLDA.

I Hope that the query before mentioned stand addressed in the aforesaid facts ad background .

However, I Proceed to address the same specifically as under:

Query:
Whether Special Purpose Company in the name of **"M/S PRU-RLDA PROJECTS PRIVATE LIMITED"** has the legal capacity to enter into agreement with Rail Land Development Authority (RLDA) and whether the said agreement are enforceable?

Legal opinion:

1. A 'Company' has been defined under the companies Act 2013 ("ACT") as a Company incorporated under this Act or under any previous company law. It is now a settled law that a company as defined under the Act is vested with a corporate personality, so it Bears its own name acts under its own name and its assets are separate and distinct from its members A Company being a legal person is capable of owning enjoying and disposing off Property in its own name.

2. In addition to the above various judicial precedents have also held that a company being a body corporate can sue and be sued in its name, A Company being a legal entity different from its members can enter contracts for the conduct of the business in its own name.

M/S PRU-RLDA PROJECTS PRIVATE LIMITED is a Company which is incorporated under the companies Act 2013 on 21.11.2024 having **CIN: U68200DL2024PTC439010, TAN : DELP43082E** and **PAN: AAPCP2155H** and has its registered office at **E-20/170, SECTOR-3, DELHI ROHINI SECTOR-5, NORTH WEST DELHI-110085.** Thus in light of the Act and Various Judicial precedents it may be concluded that **M/S PRU-RLDA PROJECTS PRIVATE LIMITED** is an artificial judicial person and has an

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For PRU-RLDA PROJECTS PVT. LTD.

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existence as a company **M/S PRU-RLDA PROJECTS PRIVATE LIMITED** as a company has the capacity to sue and be sued for enforcement/breach of Such agreements.

3. Memorandum of Association is the charter of a company and defines the scope of its activities. It States the objects for which the company if formed it contains the rights privileges and powers of the Company **M/S PRU-RLDA PROJECTS PRIVATE LIMITED** is authorized as per the provisions of its memorandum of Association to enter the lease for a period of 99 Years for undertaking real estate development on Railway land (Land Area to be leased: 63,337 Sqm).

4. The Board of Directors of a company are empowered to look after the day-to-day affairs of the company and authorize any person to act on behalf of the company Therefore, Authority has been conferred upon Mr. Amit Paliwal i.e director of **M/S PRU-RLDA PROJECTS PRIVATE LIMITED** by Resolution dated 10.02.2025 taken by the Board of Directors of **M/S PRU-RLDA PROJECTS PRIVATE LIMITED** and he is Duly authorized to sign and execute the lease agreement on Behalf of the company under such authority.

In Conclusion in our view **M/S PRU-RLDA PROJECTS PRIVATE LIMITED** represented by its director Mr. Amit Paliwal has the legal capacity to enter into agreements with RLDA "Grant of Lease of Railway Land for 99 Years for Development including Redevelopment of existing Railway Colony (152 Units Quarters) (Land Area to be leased: 63,337 Sqm) at Bambhapura Railway Colony, Muzaffarpur, Bihar."

Further it is also opined that the provisions incorporated under the proposed Lease Agreement are legally in order and hence the same are enforceable.

RLDA DEVELOPMENT AUTHORITY NEW DELHI

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Papers Provided for the Legal Opinion-

1. Joint Bidding Agreement between M/S Albatross Homes Pvt. Ltd. and M/S Prudent Infratech Pvt. Ltd. BID forms/ application forms along with the KYC of M/S Albatross Homes Pvt. Ltd and M/S Prudent Infratech Pvt. Ltd.
2. Payment details of EMD of Rs. Bid Security: INR 1,06,75,059/- Crore (Rupees One Crore Six Lakhs Seventy-Five Thousand Fifty-Nine Only).- **Annexure-1**
3. Letter Of Demand issued by RLDA dated 24.07.2024.- **Annexure-2**
4. Payment Details of Commitment Security of Rs. Two Crores only. **Annexure-3**
5. Letter Of Acceptance issued by RLDA dated 20.08.2024.- **Annexure-4**
6. Payment details of Rs.21,90,00000/- (Rs. Twenty One Crores Ninety Lacs Only)- **Annexure-5**
7. Letter for Lease execution reference No.-RLDA/2019/CRD/Bramhapura Colony, MFP/2105/ Dated: 20.01.2025.- **Annexure-6**
8. Reply to the letter dated 20.01.2025 by M/S Pru-RLDA Projects Pvt. Ltd. **Annexure-7**
9. Certificate of Incorporation, PAN, TAN of M/S Pru-RLDA Projects Pvt. Ltd. **Annexure-8**
10. Authorised and Paid up Capital details of M/S Pru-RLDA Projects Pvt. Ltd. **Annexure-9**
11. MoA and AoA of M/S Pru-RLDA Projects Pvt. Ltd. **Annexure-10**
12. Board Resolution of Albatross Homes and Prudent Infratech. **Annexure-11**

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रेल भूमि विकास प्राधिकरण
Rail Land Development Authority
(A Statutory Authority under Ministry of Railways, Government of India)

No. RLDA/2024/Tender Documents/Bramhapura Rly. Col. . MFP/2616/Pt-2 Dated 02.09.2025

Office Order No. 33 of 2025

Subject: "Grant of Lease for 99 years for Development including Re-development of existing Railway Colony (152 Units quarters) at Bramhapura Colony Muzzafarpur (Area to be leased 63,337.09 sqm)". reg- Nomination for signing of Lease Agreement, signing of Escrow Agreement & Handing over of site.

Competent Authority has authorized and nominated Sh. Jata Shankar Mishra, JGM/Project/Expert for signing the Lease Agreement, signing of Escrow Agreement & Handing over of site with respect to " *Grant of Lease for 99 years for Development including Re-development of existing Railway Colony (152 Units quarters) at Bramhapura Colony Muzzafarpur (Area to be leased 63,337.09 sqm)*".

2/9/25

(Neeraj Kumar Gupta)
JGM/Tender/Expert

नीरज कुमार गुप्ता /NEERAJ KUMAR GUPTA
संयुक्त महाप्रबंधक/निविदा /Joint General Manager
रेल भूमि विकास प्राधिकरण
Rail Land Development Authority
रेल मंत्रालय, भारत सरकार के अधीन एक सांविधिक प्राधिकरण
A Statutory Authority under Ministry of Railways, Govt. of India
नई दिल्ली / New Delhi

For PRU-RLDA PROJECTS PVT. LTD.

Authorsed Signatory

Unit No.702-B, 7th Floor, Konnectus Tower-II, DMRC Building, Ajmeri Gate, New Delhi-110002
Ph:011- 23232854, Fax:011-23232835

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

RAIL LAND DEVELOPMENT AUTHORITY

31/10/2006

Permanent Account Number

AAAGR0030G

For PRU-RLDA PROJECTS PVT LTD.

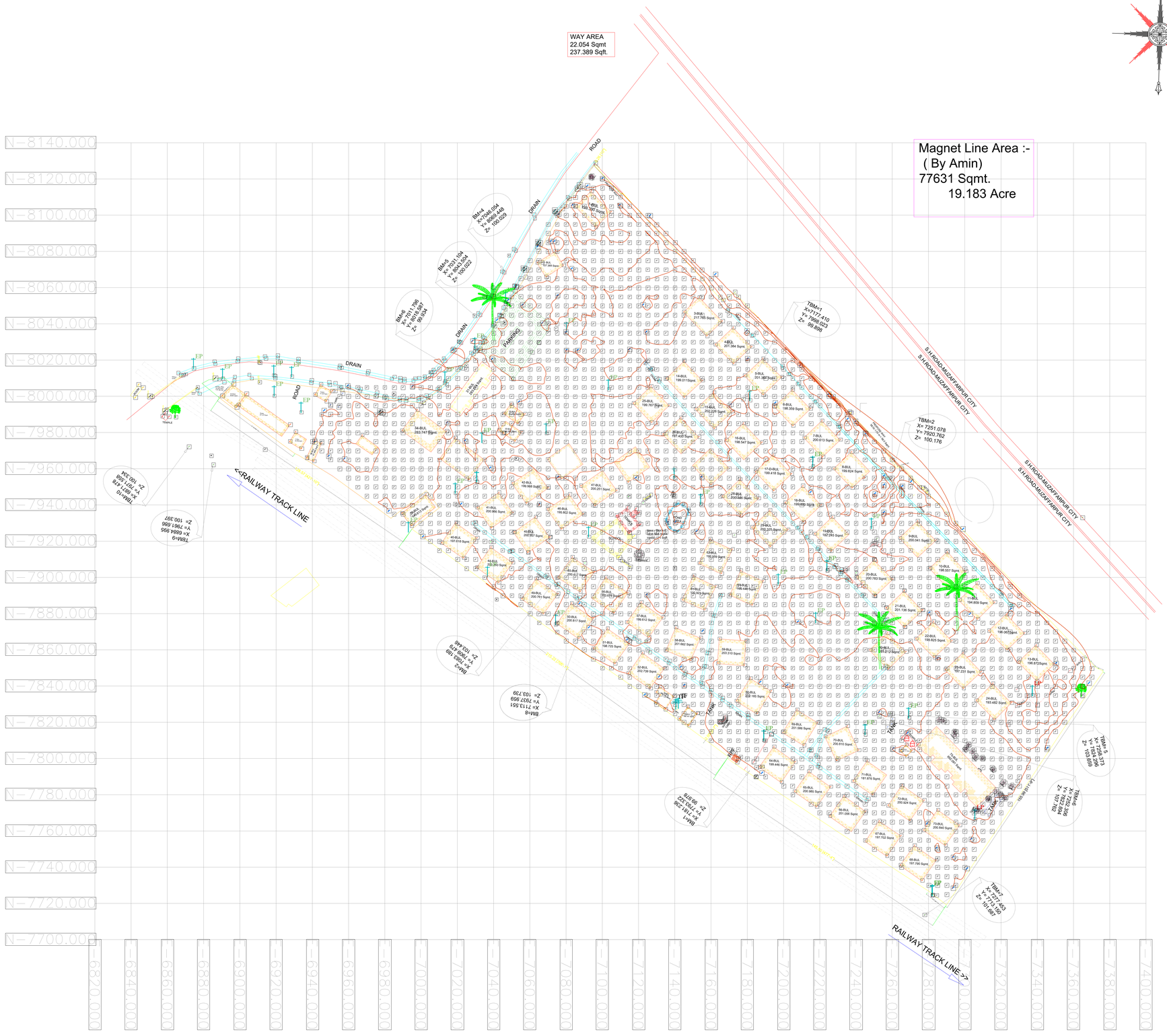
Authorised Signatory

05072013

ANNEXURE IV

Contour Plan

TOPOGRAPHICAL SURVEY PLAN OF RAILWAY QUARTER CAMPUSS



LEGEND OF SYMBOL FOR PLAN:-

SYMBOL	DESCRIPTION
TP	TELEPHONE POST
EP	ELECTRICAL POST
TF	TRANSFARMER
	PARKING
	ROAD
	BOUNDARY WALL
	SCHOOL
	WATER TANK
	CHEMBER
	GUARD ROOM
	FOOT PATH
	SIGN BOARD
	ALL TYPE ROAD SIGN BOARD
	TREE/ FOREST
	HAND PUMP
	TEMPLE / GURUDWARA
	MASJID
	CLANAK ROOM
	HUTCHING
	HUT/BUILDING
	GPS
	GATE
	FENCING
	RAILWAY TRACK
	ATM
	LAMP POST
	TANK
	TAR TREE

Surveyed by:-

MUKUL KUMAR JHA

MITHAPUR PATNA

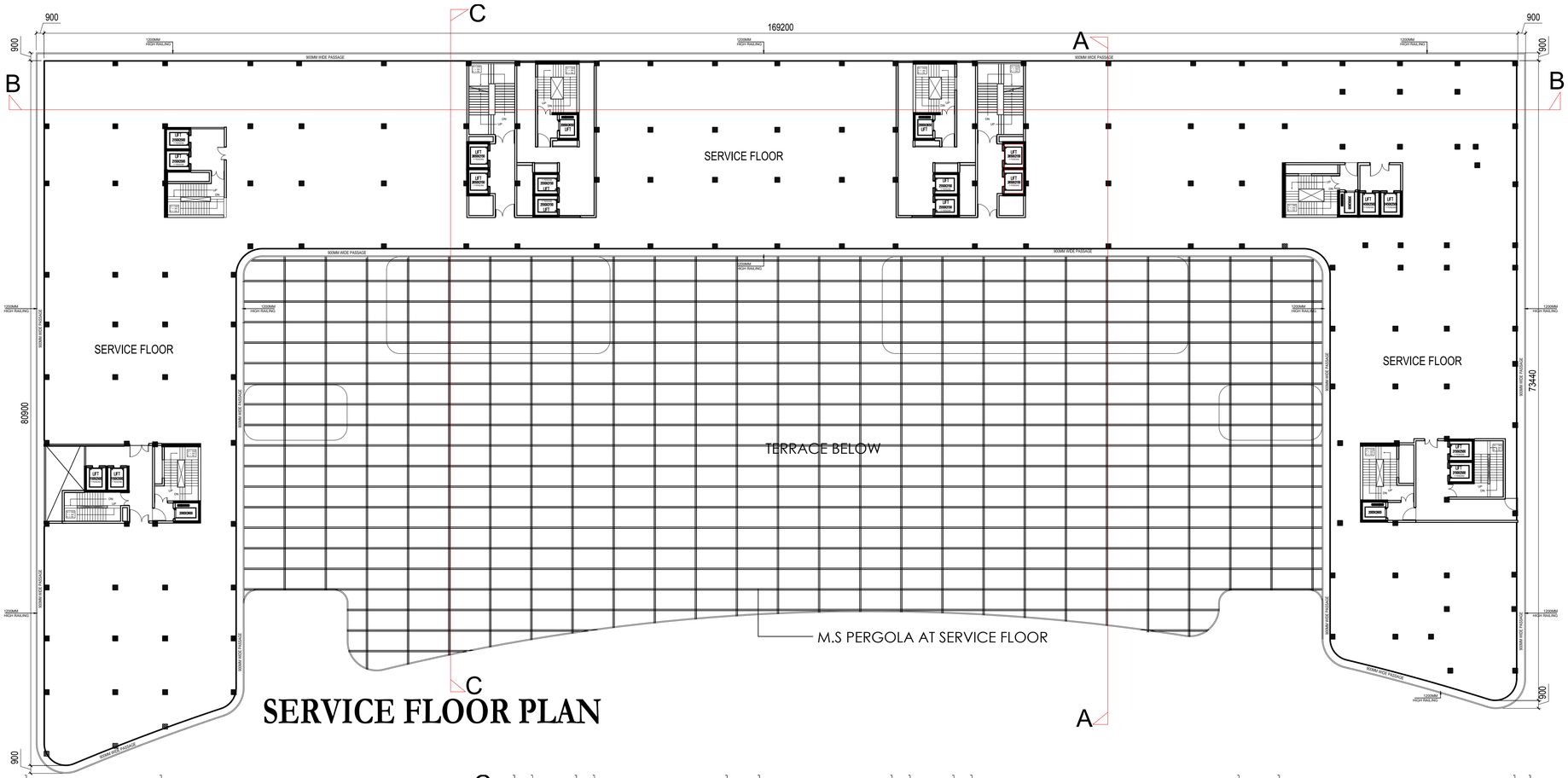
E-mail:-Mukul 87573@gmail.com

Mb. No- +91-8757371597

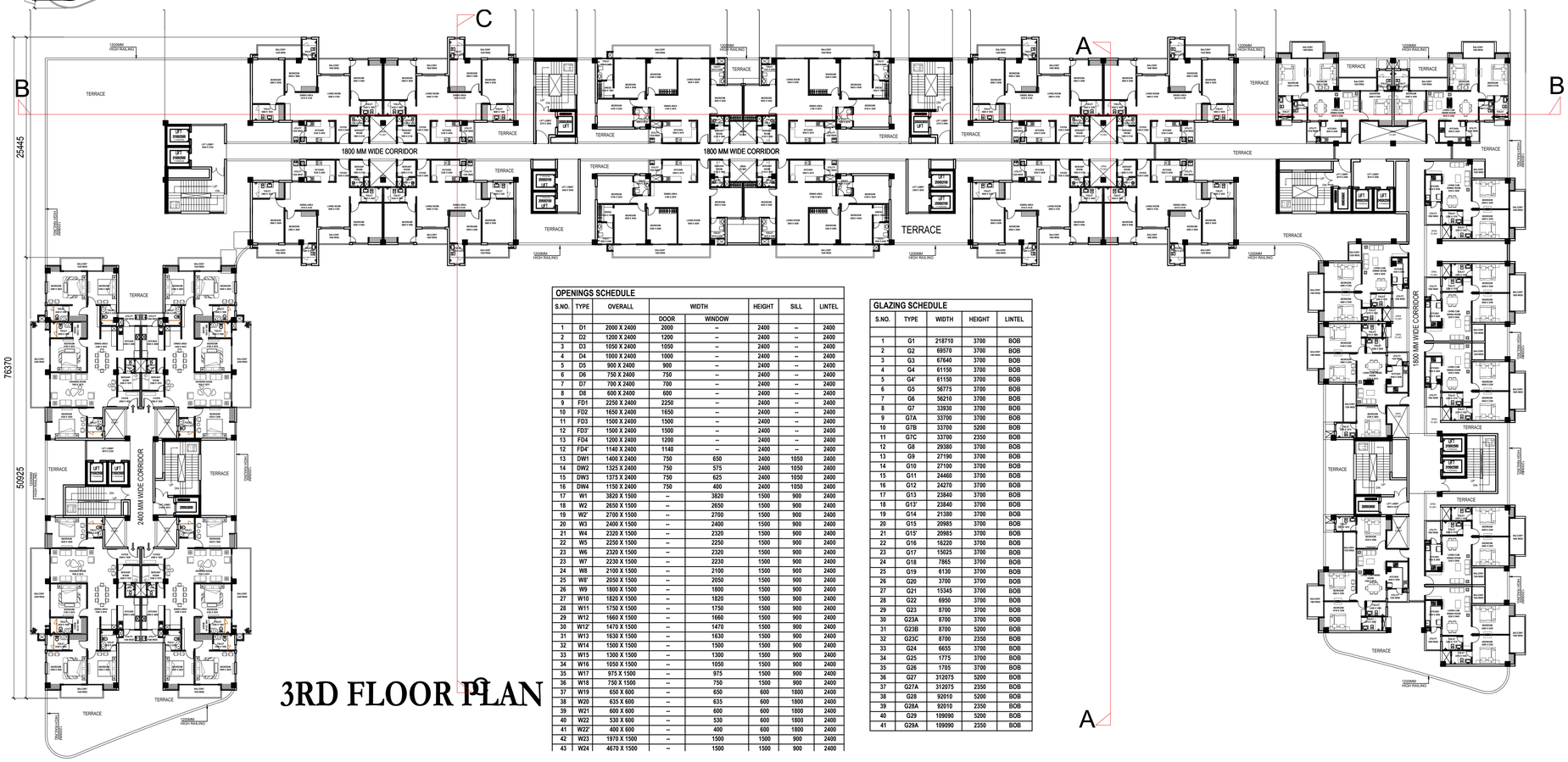
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ANNEXURE V

Floor Plan



SERVICE FLOOR PLAN



3RD FLOOR PLAN

OPENINGS SCHEDULE

S.NO.	TYPE	OVERALL	WIDTH		HEIGHT	SILL	LINTEL
			DOOR	WINDOW			
1	D1	2000 X 2400	2000	--	2400	--	2400
2	D2	1200 X 2400	1200	--	2400	--	2400
3	D3	1050 X 2400	1050	--	2400	--	2400
4	D4	1000 X 2400	1000	--	2400	--	2400
5	D5	900 X 2400	900	--	2400	--	2400
6	D6	750 X 2400	750	--	2400	--	2400
7	D7	700 X 2400	700	--	2400	--	2400
8	D8	600 X 2400	600	--	2400	--	2400
9	FD1	2250 X 2400	2250	--	2400	--	2400
10	FD2	1650 X 2400	1650	--	2400	--	2400
11	FD3	1500 X 2400	1500	--	2400	--	2400
12	FD3'	1500 X 2400	1500	--	2400	--	2400
13	FD4	1200 X 2400	1200	--	2400	--	2400
14	FD4'	1140 X 2400	1140	--	2400	--	2400
15	DW1	1400 X 2400	750	650	2400	1050	2400
16	DW2	1325 X 2400	750	575	2400	1050	2400
17	DW3	1375 X 2400	750	625	2400	1050	2400
18	DW4	1150 X 2400	750	400	2400	1050	2400
19	W1	3820 X 1500	--	3820	1500	900	2400
20	W2	2650 X 1500	--	2650	1500	900	2400
21	W2'	2700 X 1500	--	2700	1500	900	2400
22	W3	2400 X 1500	--	2400	1500	900	2400
23	W4	2320 X 1500	--	2320	1500	900	2400
24	W5	2250 X 1500	--	2250	1500	900	2400
25	W6	2320 X 1500	--	2320	1500	900	2400
26	W7	2230 X 1500	--	2230	1500	900	2400
27	W8	2100 X 1500	--	2100	1500	900	2400
28	W9	2050 X 1500	--	2050	1500	900	2400
29	W9	1800 X 1500	--	1800	1500	900	2400
30	W10	1820 X 1500	--	1820	1500	900	2400
31	W11	1750 X 1500	--	1750	1500	900	2400
32	W12	1660 X 1500	--	1660	1500	900	2400
33	W12'	1470 X 1500	--	1470	1500	900	2400
34	W13	1630 X 1500	--	1630	1500	900	2400
35	W14	1500 X 1500	--	1500	1500	900	2400
36	W15	1300 X 1500	--	1300	1500	900	2400
37	W16	1050 X 1500	--	1050	1500	900	2400
38	W17	975 X 1500	--	975	1500	900	2400
39	W18	750 X 1500	--	750	1500	900	2400
40	W19	650 X 600	--	650	600	1800	2400
41	W20	635 X 600	--	635	600	1800	2400
42	W21	600 X 600	--	600	600	1800	2400
43	W22	530 X 600	--	530	600	1800	2400
44	W22'	400 X 600	--	400	600	1800	2400
45	W23	1970 X 1500	--	1500	1500	900	2400
46	W24	4670 X 1500	--	1500	1500	900	2400

GLAZING SCHEDULE

S.NO.	TYPE	WIDTH	HEIGHT	LINTEL
1	G1	218710	3700	BOB
2	G2	69570	3700	BOB
3	G3	67640	3700	BOB
4	G4	61150	3700	BOB
5	G4'	61150	3700	BOB
6	G5	56775	3700	BOB
7	G6	56210	3700	BOB
8	G7	33930	3700	BOB
9	G7A	33700	3700	BOB
10	G7B	33700	5200	BOB
11	G7C	33700	2350	BOB
12	G8	29380	3700	BOB
13	G9	27190	3700	BOB
14	G10	27100	3700	BOB
15	G11	24460	3700	BOB
16	G12	24270	3700	BOB
17	G13	23840	3700	BOB
18	G13'	23840	3700	BOB
19	G14	21380	3700	BOB
20	G15	20985	3700	BOB
21	G15'	20985	3700	BOB
22	G16	16220	3700	BOB
23	G17	15025	3700	BOB
24	G18	7865	3700	BOB
25	G19	6130	3700	BOB
26	G20	3700	3700	BOB
27	G21	15345	3700	BOB
28	G22	6950	3700	BOB
29	G23	8700	3700	BOB
30	G23A	8700	3700	BOB
31	G23B	8700	5200	BOB
32	G23C	8700	2350	BOB
33	G24	6655	3700	BOB
34	G25	1775	3700	BOB
35	G26	1705	3700	BOB
36	G27	312075	5200	BOB
37	G27A	312075	2350	BOB
38	G28	92010	5200	BOB
39	G28A	92010	2350	BOB
40	G29	109090	5200	BOB
41	G29A	109090	2350	BOB

AREA STATEMENT

TOTAL PLOT AREA

PERMISSIBLE RAILWAY COLONY RE-DEVELOPMENT AREA = 14555.18 Sqmt.
LAND USED FOR DEVELOPER PORTION

PERMISSIBLE TOTAL B.U.A. AS PER LEASE AGREEMENT@2.5 = 201,477.05 sq.m
PERMISSIBLE
COMMERCIAL B.U.A. (@ 15 % OF A) = 26,126.55
RESIDENTIAL B.U.A. (@ 85 % OF A)

DESCRIPTION	AS PER NORMS	PROVIDED	RULE REFERENCE
ROAD WIDTH	12.2 MT	12.2 MT	BBBL CLAUSE 39, TABLE 15, CATEGORY 0-VI
BUILDING HEIGHT	30 MT	28.1 MT	BBBL CLAUSE 39, TABLE 15, CATEGORY 0-VI
F.A.R	3.0	1.48	AS PER JBBL CLAUSE 61.3
	2.50		AS PER LEASE AGREEMENT
GROUND COVERAGE	35%	26.42%	AS PER JBBL CLAUSE 61.2

SETBACKS

SIDE	AS PER NORMS	PROVIDED	RULE REFERENCE
FRONT	15.0 MT	15.00 MT	BBBL CLAUSE 37, TABLE 14, Sl. 3
RIGHT	9.0 MT	9.00 MT	
LEFT	9.0 MT	9.00 MT	
BACK	9.0 MT	9.00 MT	

ZONAL RAILWAY :- EAST CENTRAL RAILWAY | DIVISION: MUZAFFARPUR, BIHAR

SUBJECT:

GRANT OF LEASE OF RAILWAY LAND FOR 99 YEARS FOR DEVELOPMENT INCLUDING RE-DEVELOPMENT OF EXISTING ' OLD STATION RAILWAY COLONY' (152 UNITS AT BRAMHAPURA COLONY, MAZAFFARPUR.
(TOTAL LAND AREA: 80,590 SQ.M., AREA TO BE LEASED: 63,337.09 SQ.M.)

PROJECT:

PROPOSED RESIDENTIAL CUM COMMERCIAL LEASE LAND AT BRAMHAPURA COLONY, MUZAFFARPUR.

LEASE AGREEMENT NO:- RLDA/2025/LA/06, DATED -09.09.2025

DRAWING TITLE:- THIRD & SERVICE FLOOR PLAN

DRAWING NO:- RLDA/BRAMHAPURA/ RESIDENTIAL/AR SHEET NO. - 9 OF 24

SCALE:- 1:400 | SHEET SIZE: A1

COA NO. CA/1984/08075

ARCH-EN DESIGN
ARCHITECT : ASHOK KUMMAR
DELHI OFF.: B-1/37, HAUZ KHAS, NEW DELHI-16.
PH: 011-26510350, 011-46188222
LKO.OFF.: 4/5,VISHAL KHAND,GOMTI NAGAR, LUCKNOW. PH : 0522-4088222

NAME OF MUNCIPALITY/ LOCAL AUTHORITY:- MUNICIPAL AUTHORITY MUZAFFARPUR

DIRECTOR
PRU-RLDA PROJECTS PRIVATE LIMITED

ARCHITECT
AR. ASHOK KUMMAR
COA NO. CA/1984/08075

CHECKED AND APPROVED BY

RAIL LAND DEVELOPMENT AUTHORITY (MINISTRY OF RAILWAYS)

(Jatashankar Mishra)
JGM/ Projects/RLDA, MFP

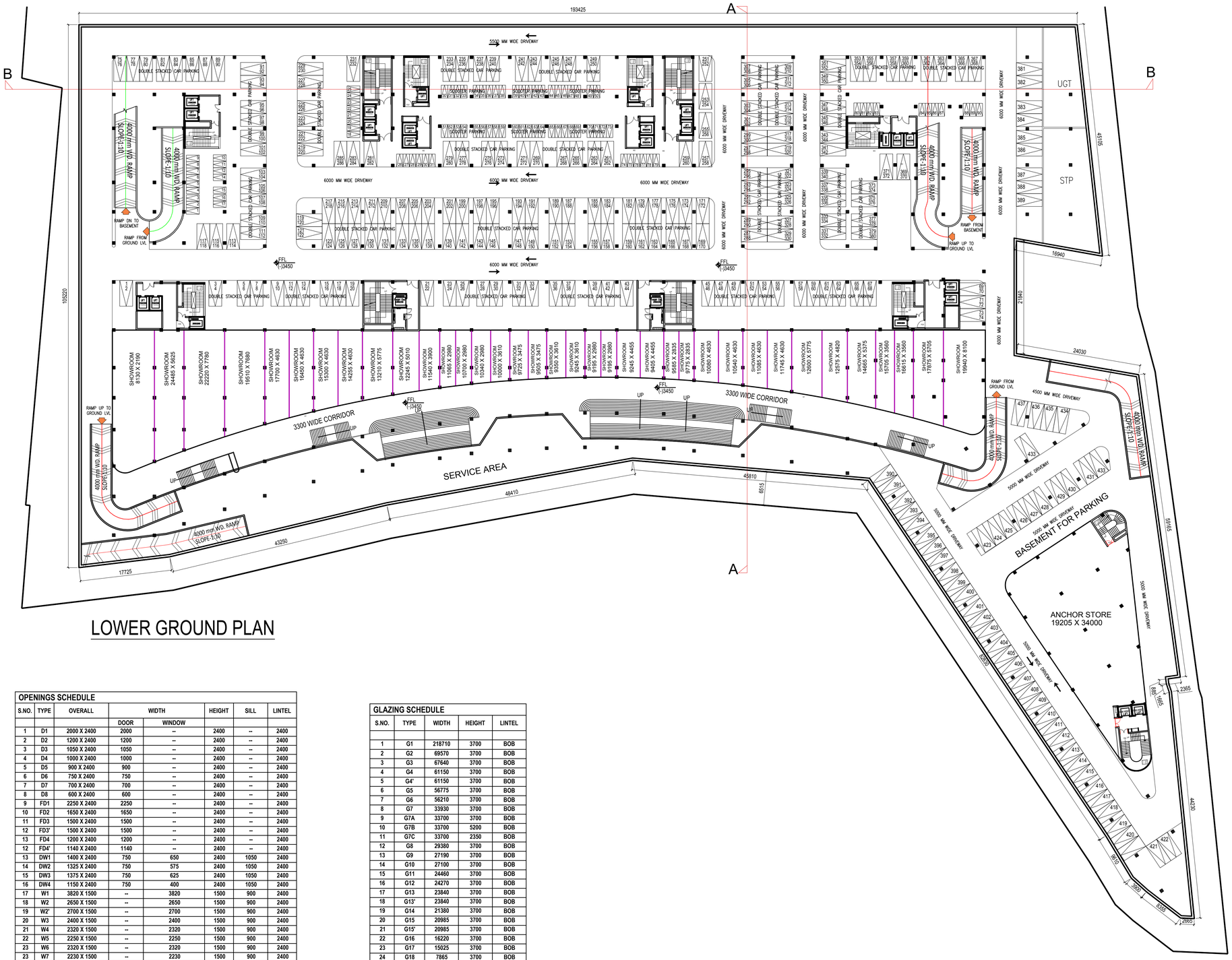
(Sushil Kumar Yadava)
CPM/ ND-2/RLDA, NDLS

(Anjesh Kumar)
AM/ Projects/RLDA, MFP

ORIENTATION

NOTE:-
1. All the drawings are in millimeter, unless otherwise specified.
2. Do not scale the drawing, follow the written dimensions.
3. All dimensions and levels should be verified and reconciled before execution.
4. Type and depth of foundation will be decided as per structural design, considering the soil characteristics at the site.
5. Outer wall thickness to be 200mm and partition walls to be 125 mm (non- load bearing)
6.For Railway Quarters Plinth Area Norms,General Guidelines And General Specifications to be Followed as Per rly. Board Letter No. 2024 / LMB-II / 2/3 Dated 05.04.2024.

OFFICE USE ONLY



LOWER GROUND PLAN

OPENINGS SCHEDULE

S.NO.	TYPE	OVERALL	WIDTH		HEIGHT	SILL	LINTEL
			DOOR	WINDOW			
1	D1	2000 X 2400	2000	--	2400	--	2400
2	D2	1200 X 2400	1200	--	2400	--	2400
3	D3	1050 X 2400	1050	--	2400	--	2400
4	D4	1000 X 2400	1000	--	2400	--	2400
5	D5	900 X 2400	900	--	2400	--	2400
6	D6	750 X 2400	750	--	2400	--	2400
7	D7	700 X 2400	700	--	2400	--	2400
8	D8	600 X 2400	600	--	2400	--	2400
9	FD1	2250 X 2400	2250	--	2400	--	2400
10	FD2	1650 X 2400	1650	--	2400	--	2400
11	FD3	1500 X 2400	1500	--	2400	--	2400
12	FD3'	1500 X 2400	1500	--	2400	--	2400
13	FD4	1200 X 2400	1200	--	2400	--	2400
12	FD4'	1140 X 2400	1140	--	2400	--	2400
13	DW1	1400 X 2400	750	650	2400	1050	2400
14	DW2	1325 X 2400	750	575	2400	1050	2400
15	DW3	1375 X 2400	750	625	2400	1050	2400
16	DW4	1150 X 2400	750	400	2400	1050	2400
17	W1	3820 X 1500	--	3820	1500	900	2400
18	W2	2650 X 1500	--	2650	1500	900	2400
19	W2'	2700 X 1500	--	2700	1500	900	2400
20	W3	2400 X 1500	--	2400	1500	900	2400
21	W4	2320 X 1500	--	2320	1500	900	2400
22	W5	2250 X 1500	--	2250	1500	900	2400
23	W6	2320 X 1500	--	2320	1500	900	2400
23	W7	2230 X 1500	--	2230	1500	900	2400
24	W8	2100 X 1500	--	2100	1500	900	2400
25	W8'	2050 X 1500	--	2050	1500	900	2400
26	W9	1800 X 1500	--	1800	1500	900	2400
27	W10	1820 X 1500	--	1820	1500	900	2400
28	W11	1750 X 1500	--	1750	1500	900	2400
29	W12	1660 X 1500	--	1660	1500	900	2400
30	W12'	1470 X 1500	--	1470	1500	900	2400
31	W13	1630 X 1500	--	1630	1500	900	2400
32	W14	1500 X 1500	--	1500	1500	900	2400
33	W15	1300 X 1500	--	1300	1500	900	2400
34	W16	1050 X 1500	--	1050	1500	900	2400
35	W17	975 X 1500	--	975	1500	900	2400
36	W18	750 X 1500	--	750	1500	900	2400
37	W19	650 X 600	--	650	600	1800	2400
38	W20	635 X 600	--	635	600	1800	2400
39	W21	600 X 600	--	600	600	1800	2400
40	W22	530 X 600	--	530	600	1800	2400
41	W22'	400 X 600	--	400	600	1800	2400
42	W23	1970 X 1500	--	1500	1500	900	2400

GLAZING SCHEDULE

S.NO.	TYPE	WIDTH	HEIGHT	LINTEL
1	G1	218710	3700	BOB
2	G2	69570	3700	BOB
3	G3	67640	3700	BOB
4	G4	61150	3700	BOB
5	G4'	61150	3700	BOB
6	G5	56775	3700	BOB
7	G6	56210	3700	BOB
8	G7	33930	3700	BOB
9	G7A	33700	3700	BOB
10	G7B	33700	5200	BOB
11	G7C	33700	2350	BOB
12	G8	29380	3700	BOB
13	G9	27190	3700	BOB
14	G10	27100	3700	BOB
15	G11	24460	3700	BOB
16	G12	24270	3700	BOB
17	G13	23840	3700	BOB
18	G13'	23840	3700	BOB
19	G14	21380	3700	BOB
20	G15	20985	3700	BOB
21	G15'	20985	3700	BOB
22	G16	16220	3700	BOB
23	G17	15025	3700	BOB
24	G18	7865	3700	BOB
25	G19	6130	3700	BOB
26	G20	3700	3700	BOB
27	G21	15345	3700	BOB
28	G22	6950	3700	BOB
29	G23	8700	3700	BOB
30	G23A	8700	3700	BOB
31	G23B	8700	5200	BOB
32	G23C	8700	2350	BOB
33	G24	6655	3700	BOB
34	G25	1775	3700	BOB
35	G26	1705	3700	BOB
36	G27	312075	5200	BOB
37	G27A	312075	2350	BOB
38	G28	92010	5200	BOB
39	G28A	92010	2350	BOB
40	G29	109090	5200	BOB
41	G29A	109090	2350	BOB

AREA STATEMENT

DESCRIPTION	AS PER NORMS	PROVIDED	RULE REFERENCE
ROAD WIDTH	12.2 MT	12.2 MT	BBBL CLAUSE 39, TABLE 15, CATEGORY 0-VI
BUILDING HEIGHT	30 MT	28.1 MT	BBBL CLAUSE 39, TABLE 15, CATEGORY 0-VI
F.A.R	3.0	1.48	AS PER JBBL CLAUSE 61.3
	2.50		AS PER LEASE AGREEMENT
GROUND COVERAGE	35%	26.42%	AS PER JBBL CLAUSE 61.2

SETBACKS

SIDE	AS PER NORMS	PROVIDED	RULE REFERENCE
FRONT	15.0 MT	15.00 MT	BBBL CLAUSE 37, TABLE 14, SI. 3
RIGHT	9.0 MT	9.00 MT	
LEFT	9.0 MT	9.00 MT	
BACK	9.0 MT	9.00 MT	

ZONAL RAILWAY :- EAST CENTRAL RAILWAY | DIVISION: MUZAFFARPUR, BIHAR

SUBJECT:

GRANT OF LEASE OF RAILWAY LAND FOR 99 YEARS FOR DEVELOPMENT INCLUDING RE-DEVELOPMENT OF EXISTING ' OLD STATION RAILWAY COLONY' (152 UNITS AT BRAMHAPURA COLONY, MAZAFFARPUR.
(TOTAL LAND AREA: 80,590 SQ.M., AREA TO BE LEASED: 63,337.09 SQ.M.)

PROJECT:

PROPOSED RESIDENTIAL CUM COMMERCIAL LEASE LAND AT BRAMHAPURA COLONY, MUZAFFARPUR.

LEASE AGREEMENT NO:- RLDA/2025/LA/06, DATED -09.09.2025

DRAWING TITLE:- LOWER GROUND FLOOR PLAN

DRAWING NO:- RLDA/BRAMHAPURA/ RESIDENTIAL/AR SHEET NO. - 5 OF 24

SCALE:- 1:400 | SHEET SIZE: A1

COA NO. CA/1984/08075

ARCH-EN DESIGN
ARCHITECT : ASHOK KUMMAR
DELHI OFF.: B-1/37, HAUZ KHAS, NEW DELHI-16.
PH: 011-26510350, 011-45188222
LKO.OFF.: 4/5,VISHAL KHAND,GOMTI NAGAR, LUCKNOW. PH : 0522-4088222

NAME OF MUNCIPALITY/ LOCAL AUTHORITY:- MUNICIPAL AUTHORITY MUZAFFARPUR

DIRECTOR
PRU-RLDA PROJECTS PRIVATE LIMITED

ARCHITECT
AR. ASHOK KUMMAR
COA NO. CA/1984/08075

CHECKED AND APPROVED BY

RAIL LAND DEVELOPMENT AUTHORITY (MINISTRY OF RAILWAYS)

(Jatashankar Mishra)
JGM/ Projects/RLDA, MFP

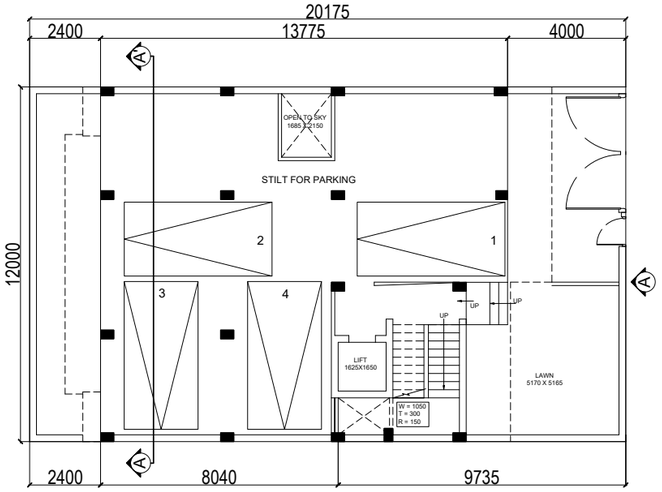
(Sushil Kumar Yadava)
CPM/ ND-2/RLDA, NDLS

(Anjesh Kumar)
AM/ Projects/RLDA, MFP

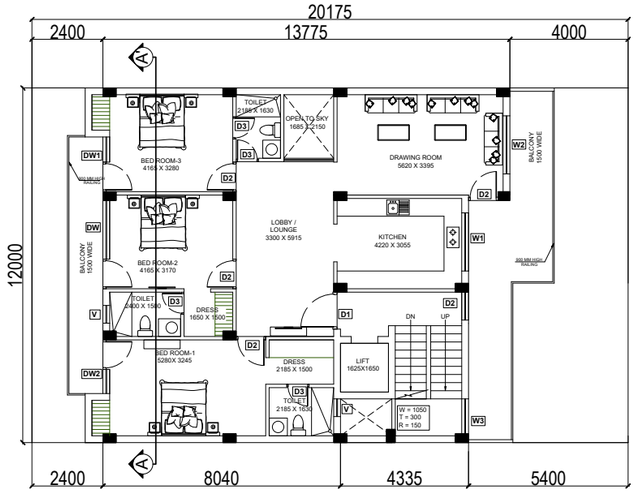
ORIENTATION

NOTE:-
1. All the drawings are in millimeter, unless otherwise specified.
2. Do not scale the drawing, follow the written dimensions.
3. All dimensions and levels should be verified and reconciled before execution.
4. Type and depth of foundation will be decided as per structural design, considering the soil characteristics at the site.
5. Outer wall thickness to be 200mm and partition walls to be 125 mm (non- load bearing)
6.For Railway Quarters Plinth Area Norms,General Guidelines And General Specifications to be Followed as Per rly. Board Letter No. 2024 / LMB-II / 2/3 Dated 05.04.2024.

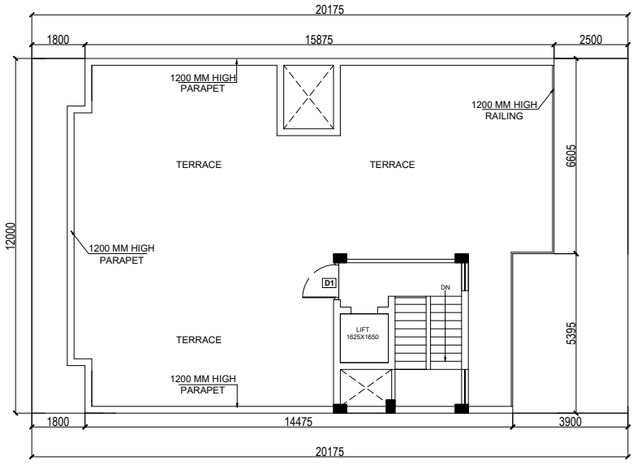
OFFICE USE ONLY



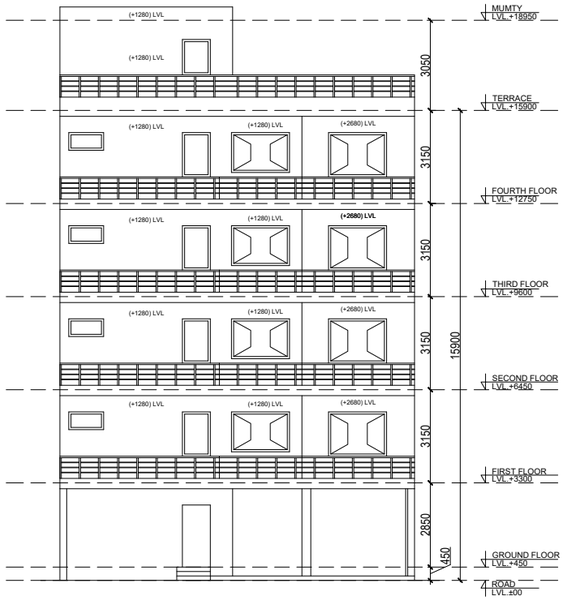
STILT FLOOR PLAN



TYPICAL(1st, 2nd, 3rd & 4th) FLOOR PLAN



TERRACE PLAN

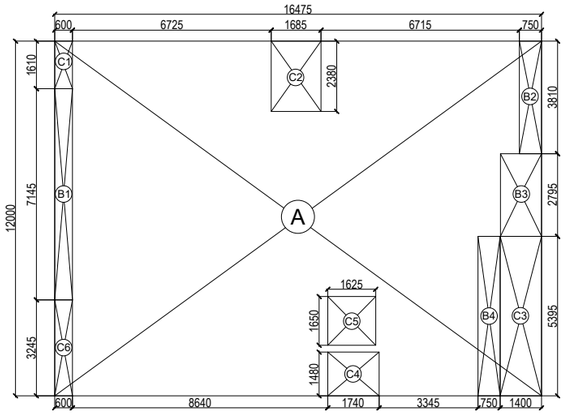


ELEVATION A

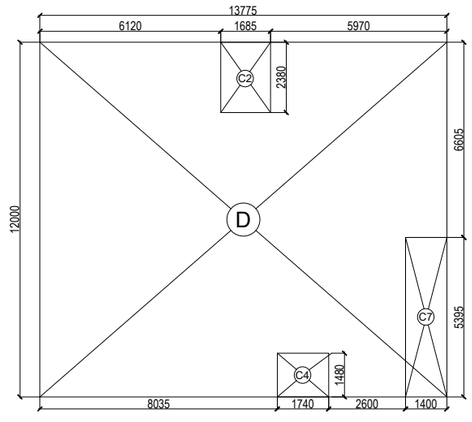


SECTION AA'

OPENINGS SCHEDULE							
S.NO.	TYPE	OVERALL	WIDTH		HEIGHT	SILL	LINTEL
			DOOR	WINDOW			
1	D1	1250 X 2400	1250	--	2400	--	2400
2	D2	950 X 2400	950	--	2400	--	2400
3	D3	750 X 2400	750	--	2400	--	2400
4	DW	2985 X 2400	1000	1985	2400	900	2400
5	DW1	1850 X 2400	1000	850	2400	900	2400
6	DW2	1815 X 2400	1000	815	2400	900	2400
7	W1	1970 X 2400	--	1970	1350	1050	2400
8	W2	1965 X 1500	--	1965	1500	900	2400
9	W3	1180 X 1350	--	1180	600	300	2400
10	W4	950 X 1500	--	950	1500	900	2400
11	V	600 X 600	--	600	600	1800	2400



TYPICAL(1st, 2nd, 3rd & 4th) FLOOR AREA PLAN



STILT FLOOR AREA PLAN

COVERED AREA (TYPE-A)						
FIRST FLOOR AREA						
1	A	16.475	12.000	1	197.70	
TOTAL AREA (A)					197.70	
AREA TO BE DEDUCTED						
2	B1 (BALCONY)	7.545	0.600	1	4.29	
3	B2 (BALCONY)	3.810	0.750	1	2.86	
4	B3 (BALCONY)	1.400	2.795	1	3.91	
5	B4 (BALCONY)	8.750	5.395	1	4.05	
6	C1	0.600	1.610	1	0.97	
7	C2	1.685	2.380	1	4.01	
8	C3	1.400	5.395	1	7.55	
9	C4	1.740	1.480	1	2.58	
10	C5	1.625	1.650	1	2.68	
11	C6	0.600	3.245	1	1.95	
TOTAL AREA (B)					34.84	
TOTAL FIRST FLOOR COVERED AREA (A-B=C)					162.86	
NON FAR AREA CALCULATION						
NON FAR AREA TYPICAL FLOOR						
1	B1 (BALCONY)	7.545	0.600	1	4.29	
2	B2 (BALCONY)	3.810	0.750	1	2.86	
3	B3 (BALCONY)	1.400	2.795	1	3.91	
4	B4 (BALCONY)	8.750	5.395	1	4.05	
NON FAR AREA (FIRST FLOOR)					15.10	
STILT FLOOR NON FAR AREA						
S.No.	ITEM	LENGTH	WIDTH	No	AREA (in Sq.Mt)	
1	D	13.775	12.000	1	165.30	
2	C2	1.685	2.380	1	4.01	
3	C4	1.740	1.480	1	2.58	
4	C7	1.400	5.395	1	7.55	
TOTAL STILT FLOOR NON FAR AREA (D-C2-C3-C7=E)					151.16	
NON FAR AREA STILT FLOOR (E)					151.16	
FIRST FLOOR COVERED AREA					162.86	
NON FAR AREA (FIRST FLOOR)					15.10	
SECOND FLOOR COVERED AREA					162.86	
NON FAR AREA (SECOND FLOOR)					15.10	
THIRD FLOOR COVERED AREA					162.86	
NON FAR AREA (THIRD FLOOR)					15.10	
FOURTH FLOOR COVERED AREA					162.86	
NON FAR AREA (FOURTH FLOOR)					15.10	
TOTAL FAR AREA (STILT, 1st, 2nd, 3rd & 4th FLOOR) (TYPE-A)					951.45	
TOTAL NON FAR AREA (STILT, 1st, 2nd, 3rd & 4th FLOOR) (TYPE-A)					211.66	
PARKING AREA CALCULATION						
NON FAR AREA STILT FLOOR(E)					151.16	
TOTAL PARKING AREA (E/25)					6.05	

AREA STATEMENT

DESCRIPTION	AS PER NORMS	PROVIDED	RULE REFERENCE
ROAD WIDTH	12.2 MT	12.2 MT	BBBL CLAUSE 39, TABLE 15, CATEGORY 0-VI
BUILDING HEIGHT	30 MT	28.1 MT	BBBL CLAUSE 39, TABLE 15, CATEGORY 0-VI
F.A.R	3.0	1.48	AS PER JBBL CLAUSE 61.3
	2.50		AS PER LEASE AGREEMENT
GROUND COVERAGE	35%	26.42%	AS PER JBBL CLAUSE 61.2

SETBACKS

SIDE	AS PER NORMS	PROVIDED	RULE REFERENCE
FRONT	15.0 MT	15.00 MT	BBBL CLAUSE 37, TABLE 14, Sl. 3
RIGHT	9.0 MT	9.00 MT	
LEFT	9.0 MT	9.00 MT	
BACK	9.0 MT	9.00 MT	

ZONAL RAILWAY :- EAST CENTRAL RAILWAY | DIVISION: MUZAFFARPUR, BIHAR

SUBJECT:

GRANT OF LEASE OF RAILWAY LAND FOR 99 YEARS FOR DEVELOPMENT INCLUDING RE-DEVELOPMENT OF EXISTING ' OLD STATION RAILWAY COLONY' (152 UNITS AT BRAMHAPURA COLONY, MAZAFFARPUR.
(TOTAL LAND AREA: 80,590 SQ.M., AREA TO BE LEASED: 63,337.09 SQ.M.)

PROJECT:

PROPOSED RESIDENTIAL CUM COMMERCIAL LEASE LAND AT BRAMHAPURA COLONY, MUZAFFARPUR.

LEASE AGREEMENT NO:- RLDA/2025/LA/06, DATED -09.09.2025

DRAWING TITLE:- TYPE-A BLOCK

DRAWING NO:- RLDA/BRAMHAPURA/ RESIDENTIAL/AR SHEET NO. - 23 OF 24

SCALE:- 1:400 | SHEET SIZE: A1

COA NO. CA/1984/08075

ARCH-EN DESIGN
ARCHITECT : ASHOK KUMMAR
DELHI OFF.: B-1/37, HAUZ KHAS, NEW DELHI-16.
PH: 011-26510350, 011-45188222
LKO.OFF.: 4/5,VISHAL KHAND,GOMTI NAGAR, LUCKNOW. PH : 0522-4088222

NAME OF MUNCIPALITY/ LOCAL AUTHORITY:- MUNICIPAL AUTHORITY MUZAFFARPUR

DIRECTOR
PRU-RLDA PROJECTS PRIVATE LIMITED

ARCHITECT
AR. ASHOK KUMMAR
COA NO. CA/1984/08075

CHECKED AND APPROVED BY

RAIL LAND DEVELOPMENT AUTHORITY (MINISTRY OF RAILWAYS)

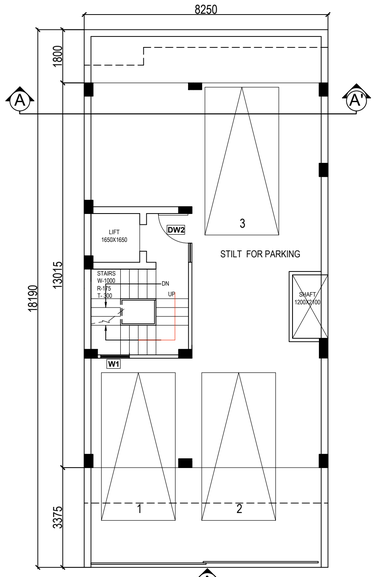
(Jatashankar Mishra)
JGM/ Projects/RLDA, MFP

(Sushil Kumar Yadava)
CPM/ ND-2/RLDA, NDLS

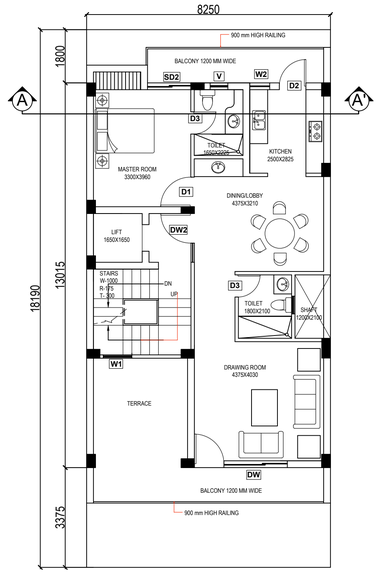
(Anjesh Kumar)
AM/ Projects/RLDA, MFP

NOTE:-
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3. All dimensions and levels should be verified and reconciled before execution.
4. Type and depth of foundation will be decided as per structural design, considering the soil characteristics at the site.
5. Outer wall thickness to be 200mm and partition walls to be 125 mm (non- load bearing)
6.For Railway Quarters Plinth Area Norms,General Guidelines And General Specifications to be Followed as Per rly. Board Letter No. 2024 / LMB-II / 2/3 Dated 05.04.2024.

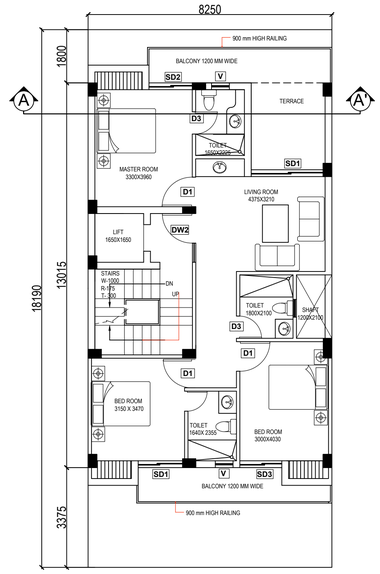
OFFICE USE ONLY



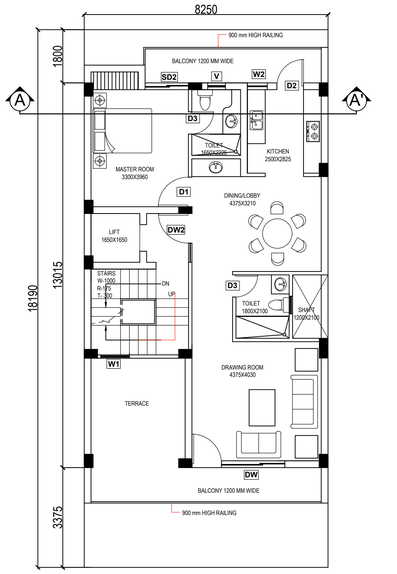
STILT FLOOR PLAN



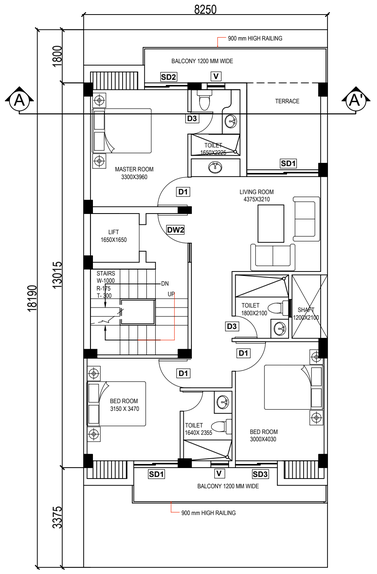
FIRST FLOOR PLAN



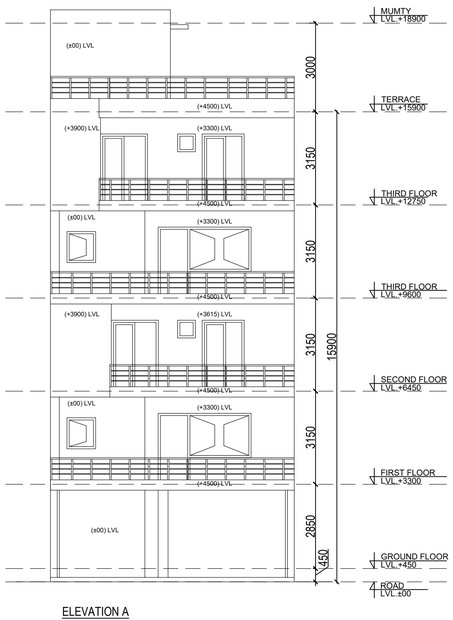
SECOND FLOOR PLAN



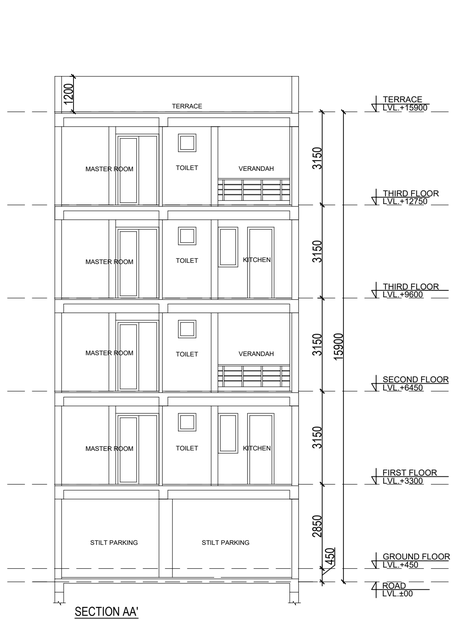
THIRD FLOOR PLAN



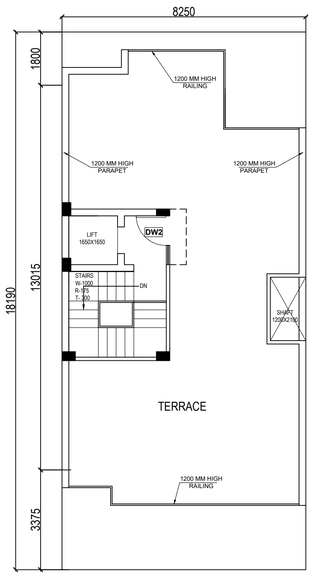
FOURTH FLOOR PLAN



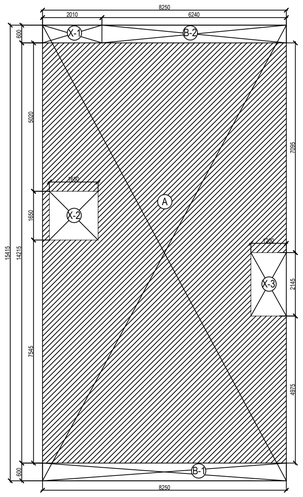
ELEVATION A



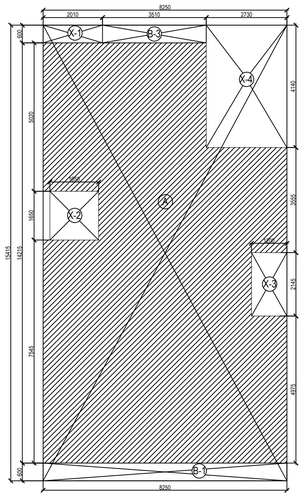
SECTION AA'



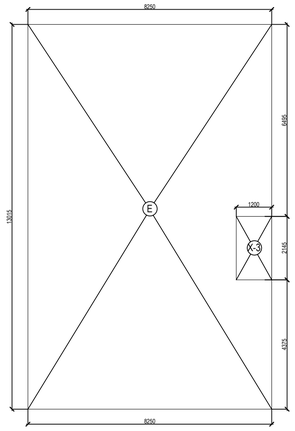
TERRACE PLAN



TYPICAL FLOOR PLAN (AREA) (1st, 2nd & 3rd FLOOR)



FOURTH FLOOR PLAN (AREA)



STILT FLOOR PLAN (AREA DIAGRAM)

COVERED AREA (TYPE-B)					
TOTAL FAR AREA FIRST FLOOR					
S.No.	**ITEM**	**LENGTH**	**WIDTH**	**No**	**AREA (In Sq.Mt)**
1	A	8.250	15.415	1	127.17
TOTAL AREA (A)					**127.17**
AREA TO BE DEDUCTED					
2	B1 (BALCONY)	8.250	0.600	1	4.95
3	B2 (BALCONY)	6.240	0.600	1	3.74
4	X1	2.010	0.600	1	1.21
5	X2	1.650	1.650	1	2.72
6	X3	1.200	2.145	1	2.57
TOTAL AREA (B)					**15.20**
TOTAL FIRST FLOOR COVERED AREA (A-B=C)					**111.98**
TOTAL FAR AREA FOURTH FLOOR					
AREA TO BE DEDUCTED					
1	B1 (BALCONY)	8.250	0.600	1	4.95
2	B3 (BALCONY)	3.510	0.600	1	2.11
3	X1	2.010	0.600	1	1.21
4	X2	1.650	1.650	1	2.72
5	X3	1.200	2.145	1	2.57
6	X4	2.730	4.140	1	11.30
TOTAL AREA (D)					**24.86**
TOTAL FOURTH FLOOR COVERED AREA (A-D=E)					**102.31**
NON FAR AREA CALCULATION					
NON FAR AREA TYPICAL FLOOR					
1	B1 (BALCONY)	8.250	0.600	1	4.95
2	B2 (BALCONY)	6.240	0.600	1	3.74
NON FAR AREA (FIRST FLOOR)					**8.69**
NON FAR AREA FOURTH FLOOR					
1	B1 (BALCONY)	8.250	0.600	1	4.95
2	B3 (BALCONY)	3.510	0.600	1	2.11
NON FAR AREA (FOURTH FLOOR)					**7.06**
TOTAL NON FAR AREA STILT FLOOR					
1	E	8.250	13.015	1	107.37
2	X3	1.200	2.145	1	2.57
NON FAR AREA STILT FLOOR(E-X3=F)					**104.80**
NON FAR AREA STILT FLOOR (F)					**104.80**
FIRST FLOOR COVERED AREA(C)					**111.98**
NON FAR AREA (FIRST FLOOR)					**8.69**
SECOND FLOOR COVERED AREA					**111.98**
NON FAR AREA (SECOND FLOOR)					**8.69**
THIRD FLOOR COVERED AREA					**111.98**
NON FAR AREA (THIRD FLOOR)					**8.69**
FOURTH FLOOR COVERED AREA					**102.31**
NON FAR AREA (FOURTH FLOOR)					**7.06**
TOTAL FAR AREA (STILT, 1st, 2nd, 3rd & 4th FLOOR) (TYPE-B)					**438.24**
TOTAL NON FAR AREA (STILT, 1st, 2nd, 3rd & 4th FLOOR) (TYPE-B					**137.94**
PARKING AREA CALCULATION					
TOTAL NON FAR AREA STILT FLOOR (F)					104.80
PROPOSED ECS ON STILT FLOOR (F/28)					**3.74**

OPENINGS SCHEDULE

S.NO.	TYPE	OVERALL	WIDTH		HEIGHT	SILL	LINTEL
			DOOR	WINDOW			
1	D1	1000 X 2400	1000	--	2400	--	2400
2	D2	900X 2400	900	--	2400	--	2400
3	D3	750 X 2400	750	--	2400	--	2400
4	SD1	1500 X 2400	1500	--	2400	--	2400
5	SD2	1465 X 2400	1465	--	2400	--	2400
6	SD3	1420 X 2400	1420	--	2400	--	2400
7	DW	3145 X 2400	1000	2145	2400	900	2400
8	W1	970 X 1050	--	970	1050	300	BOB
9	W2	670 X 1600	--	970	1600	1050	BOB
10	V	600 X 600	--	600	600	1800	2400

AREA STATEMENT

TOTAL PLOT AREA = 80590.82 Sqmt.
(As per Lease Agreement)
PERMISSIBLE RAILWAY COLONY RE-DEVELOPMENT AREA = 14555.18 Sqmt.
LAND USED FOR DEVELOPER PORTION = 63337.09 Sqmt.

PERMISSIBLE TOTAL B.U.A. AS PER LEASE AGREEMENT@2.5 = 201,477.05 sq.m
PERMISSIBLE B.U.A. FOR DEVELOPER = 1,84,368.00 sq.m ------ (A)
COMMERCIAL B.U.A. (@ 15 % OF A) = 26,126.55 sq.m
RESIDENTIAL B.U.A. (@ 85 % OF A) = 1,48,050.45 sq.m

DESCRIPTION	AS PER NORMS	PROVIDED	RULE REFERENCE
ROAD WIDTH	12.2 MT	12.2 MT	BBBL CLAUSE 39, TABLE 15, CATEGORY 0-VI
BUILDING HEIGHT	30 MT	28.1 MT	BBBL CLAUSE 39, TABLE 15, CATEGORY 0-VI
F.A.R	3.0	1.48	AS PER JBBL CLAUSE 61.3
	2.50		AS PER LEASE AGREEMENT
GROUND COVERAGE	35%	26.42%	AS PER JBBL CLAUSE 61.2

SETBACKS

SIDE	AS PER NORMS	PROVIDED	RULE REFERENCE
FRONT	15.0 MT	15.00 MT	BBBL CLAUSE 37, TABLE 14, Sl. 3
RIGHT	9.0 MT	9.00 MT	
LEFT	9.0 MT	9.00 MT	
BACK	9.0 MT	9.00 MT	

ZONAL RAILWAY :- EAST CENTRAL RAILWAY | DIVISION: MUZAFFARPUR, BIHAR

SUBJECT:

GRANT OF LEASE OF RAILWAY LAND FOR 99 YEARS FOR DEVELOPMENT INCLUDING RE-DEVELOPMENT OF EXISTING ' OLD STATION RAILWAY COLONY' (152 UNITS AT BRAMHAPURA COLONY, MAZAFFARPUR.
(TOTAL LAND AREA: 80,590 SQ.M., AREA TO BE LEASED: 63,337.09 SQ.M.)

PROJECT:

PROPOSED RESIDENTIAL CUM COMMERCIAL LEASE LAND AT BRAMHAPURA COLONY, MUZAFFARPUR.

LEASE AGREEMENT NO:- RLDA/2025/LA/06, DATED -09.09.2025

DRAWING TITLE:- TYPE-B BLOCK

DRAWING NO:- RLDA/BRAMHAPURA/ RESIDENTIAL/AR SHEET NO. - 24 OF 24

SCALE:- 1:400 | SHEET SIZE: A1

COA NO. CA/1984/08075

ARCH-EN DESIGN
ARCHITECT : ASHOK KUMMAR
DELHI OFF.: B-1/37, HAUZ KHAS, NEW DELHI-16.
PH: 011-26510350, 011-45188222
LKO.OFF.: 4/5,VISHAL KHAND,GOMTI NAGAR, LUCKNOW. PH : 0522-4088222

NAME OF MUNCIPALITY/ LOCAL AUTHORITY:- MUNICIPAL AUTHORITY MUZAFFARPUR

DIRECTOR
PRU-RLDA PROJECTS PRIVATE LIMITED

ARCHITECT
AR. ASHOK KUMMAR
COA NO. CA/1984/08075

CHECKED AND APPROVED BY

RAIL LAND DEVELOPMENT AUTHORITY (MINISTRY OF RAILWAYS)

(Jatashankar Mishra)
JGM/ Projects/RLDA, MFP

(Sushil Kumar Yadava)
CPM/ ND-2/RLDA, NDLS

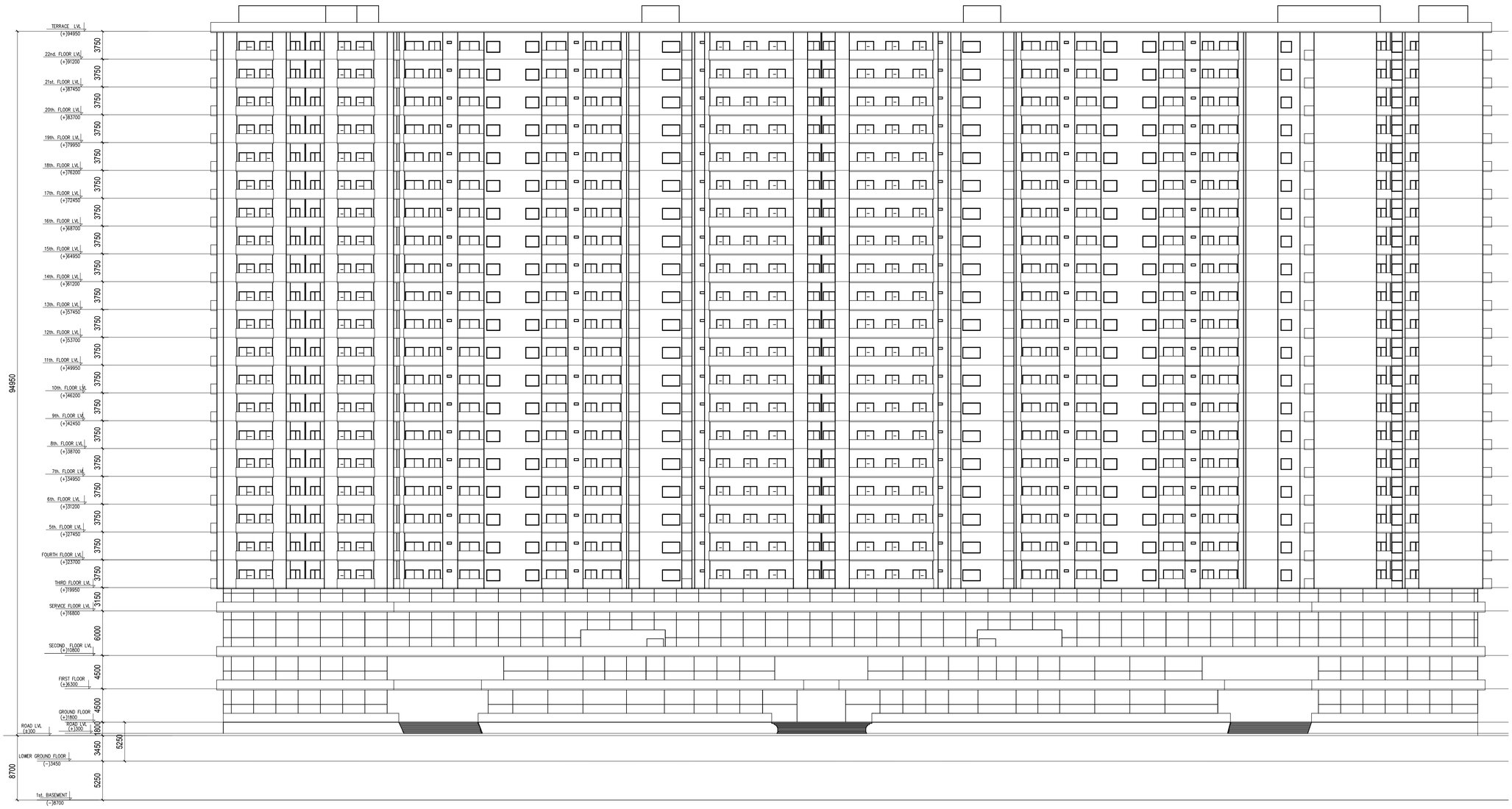
(Anjesh Kumar)
AM/ Projects/RLDA, MFP

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OFFICE USE ONLY

ANNEXURE VI

Elevation Plan



ELEVATION (E1)

AREA STATEMENT

PERMISSIBLE TOTAL B.U.A. AS PER LEASE AGREEMENT@2.5 = 201,477.05 sq.m

DESCRIPTION	AS PER NORMS	PROVIDED	RULE REFERENCE
ROAD WIDTH	12.2 MT	12.2 MT	BBBL CLAUSE 39, TABLE 15, CATEGORY 0-VI
BUILDING HEIGHT	30 MT	28.1 MT	BBBL CLAUSE 39, TABLE 15, CATEGORY 0-VI
F.A.R	3.0	1.48	AS PER JBBL CLAUSE 61.3
	2.50		AS PER LEASE AGREEMENT
GROUND COVERAGE	35%	26.42%	AS PER JBBL CLAUSE 61.2

SETBACKS

SIDE	AS PER NORMS	PROVIDED	RULE REFERENCE
FRONT	15.0 MT	15.00 MT	BBBL CLAUSE 37, TABLE 14, Sl. 3
RIGHT	9.0 MT	9.00 MT	
LEFT	9.0 MT	9.00 MT	
BACK	9.0 MT	9.00 MT	

ZONAL RAILWAY :- EAST CENTRAL RAILWAY | DIVISION: MUZAFFARPUR, BIHAR

SUBJECT:

GRANT OF LEASE OF RAILWAY LAND FOR 99 YEARS FOR DEVELOPMENT INCLUDING RE-DEVELOPMENT OF EXISTING ' OLD STATION RAILWAY COLONY' (152 UNITS AT BRAMHAPURA COLONY, MAZAFFARPUR.
(TOTAL LAND AREA: 80,590 SQ.M., AREA TO BE LEASED: 63,337.09 SQ.M.)

PROJECT:

PROPOSED RESIDENTIAL CUM COMMERCIAL LEASE LAND AT BRAMHAPURA COLONY, MUZAFFARPUR.

LEASE AGREEMENT NO:- RLDA/2025/LA/06, DATED -09.09.2025

DRAWING TITLE:- ELEVATION - E1

DRAWING NO:- RLDA/BRAMHAPURA/ RESIDENTIAL/AR SHEET NO. - 14 OF 24

SCALE:- 1:400 | SHEET SIZE: A1

COA NO. CA/1984/08075
ARCH-EN DESIGN
ARCHITECT : ASHOK KUMMAR
DELHI OFF.: B-1/37, HAUZ KHAS, NEW DELHI-16.
PH: 011-26510350, 011-45188222
LKO.OFF.: 45,VISHAL KHAND,GOMTI NAGAR, LUCKNOW. PH : 0522-4088222

NAME OF MUNCIPALITY/ LOCAL AUTHORITY:- MUNICIPAL AUTHORITY MUZAFFARPUR

DIRECTOR
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ARCHITECT
AR. ASHOK KUMMAR
COA NO. CA/1984/08075

CHECKED AND APPROVED BY

RAIL LAND DEVELOPMENT AUTHORITY (MINISTRY OF RAILWAYS)

(Jatashankar Mishra)
JGM/ Projects/RLDA, MFP

(Sushil Kumar Yadava)
CPM/ ND-2/RLDA, NDLS

(Anjesh Kumar)
AM/ Projects/RLDA, MFP

ORIENTATION

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OFFICE USE ONLY





ANNEXURE VII

Parking Plan



PARKING LAYOUT PLAN

PARKING AREA CALCULATION

1	TOTAL PLOT AREA (FOR DEVELOPERS)	63259.09	Sqmt.
2	TOTAL PROPOSED BUILT-UP AREA	249764.18	Sqmt.
3	TOTAL PROPOSED FAR	173359.59	Sqmt.
4	PERMISSIBLE PARKING (2 ECS/200 Sqmt of Total BUA)	2498	ECS
5	PROPOSED PARKING	2807.00	ECS

PARKING (ECS) CALCULATION

PROPOSED ECS PROVIDED IN OPEN AREA (SITE PLAN)

S.NO.	AREAS TO BE ADDED	QNT.	SIZE (IN M.)		AREA (IN
1	P1	57.500	11.000	1	632.500
2	P2	10.920	15.000	1	163.800
3	P3	10.000	11.185	1	111.850
4	P4	27.500	16.000	1	440.000
5	P5	6.750	11.000	2	148.500
6	P6	5.750	11.000	1	63.250
7	P7	82.245	11.000	1	904.695
8	P8	15.000	11.000	1	165.000
9	P9	12.500	11.000	1	137.500
TOTAL AREA					1559.900
PROPOSED ECS PROVIDED IN OPEN AREA (X / 23)					67.822
PROPOSED ECS PROVIDED IN OPEN					X/23
					67.88
				SAYS	68 ECS

PROPOSED PARKING IN STILT AREA

S.NO.	TYPE BLOCK	UNIT	SIZE (IN M.)	AREA (IN SQ.M.)
1	TYPE - A	15	5.400	81.00
2	TYPE - B	129	3.740	482.46
PROPOSED ECS PROVIDED IN STILT FLOOR				563.460
PROPOSED ECS PROVIDED IN OPEN AREA				67.88
PROPOSED ECS PROVIDED IN STILT AREA				563.46
PROPOSED ECS PROVIDED IN LOWER GROUND FLOOR				968.23
PROPOSED ECS PROVIDED IN BASEMENT				1207.13
PROPOSED TOTAL ECS PROVIDED IN BASEMENT +LGF+ OPEN AREA				2806.70
				2807 ECS

AREA STATEMENT

LAND USED FOR DEVELOPER PORTION = 63337.09 Sqmt.

DESCRIPTION	AS PER NORMS	PROVIDED	RULE REFERENCE
ROAD WIDTH	12.2 MT	12.2 MT	BBBL CLAUSE 39, TABLE 15, CATEGORY 0-VI
BUILDING HEIGHT	30 MT	28.1 MT	BBBL CLAUSE 39, TABLE 15, CATEGORY 0-VI
F.A.R	3.0	1.48	AS PER JBBL CLAUSE 61.3
	2.50		AS PER LEASE AGREEMENT
GROUND COVERAGE	35%	26.42%	AS PER JBBL CLAUSE 61.2

SETBACKS

SIDE	AS PER NORMS	PROVIDED	RULE REFERENCE
FRONT	15.0 MT	15.00 MT	BBBL CLAUSE 37, TABLE 14, Sl. 3
RIGHT	9.0 MT	9.00 MT	
LEFT	9.0 MT	9.00 MT	
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ZONAL RAILWAY :- EAST CENTRAL RAILWAY | DIVISION: MUZAFFARPUR, BIHAR

SUBJECT:

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(TOTAL LAND AREA: 80,590 SQ.M., AREA TO BE LEASED: 63,337.09 SQ.M.)

PROJECT:

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LEASE AGREEMENT NO:- RLDA/2025/LA/06, DATED -09.09.2025

DRAWING TITLE:- PARKING LAYOUT PLAN

DRAWING NO:- RLDA/BRAMHAPURA/ RESIDENTIAL/AR SHEET NO. -2 OF 24

SCALE:- 1:400 | SHEET SIZE: A1

COA NO. CA/1984/08075
ARCH-EN DESIGN
ARCHITECT : ASHOK KUMMAR
DELHI OFF.: B-1/37, HAUZ KHAS, NEW DELHI-16.
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(Jatashankar Mishra)
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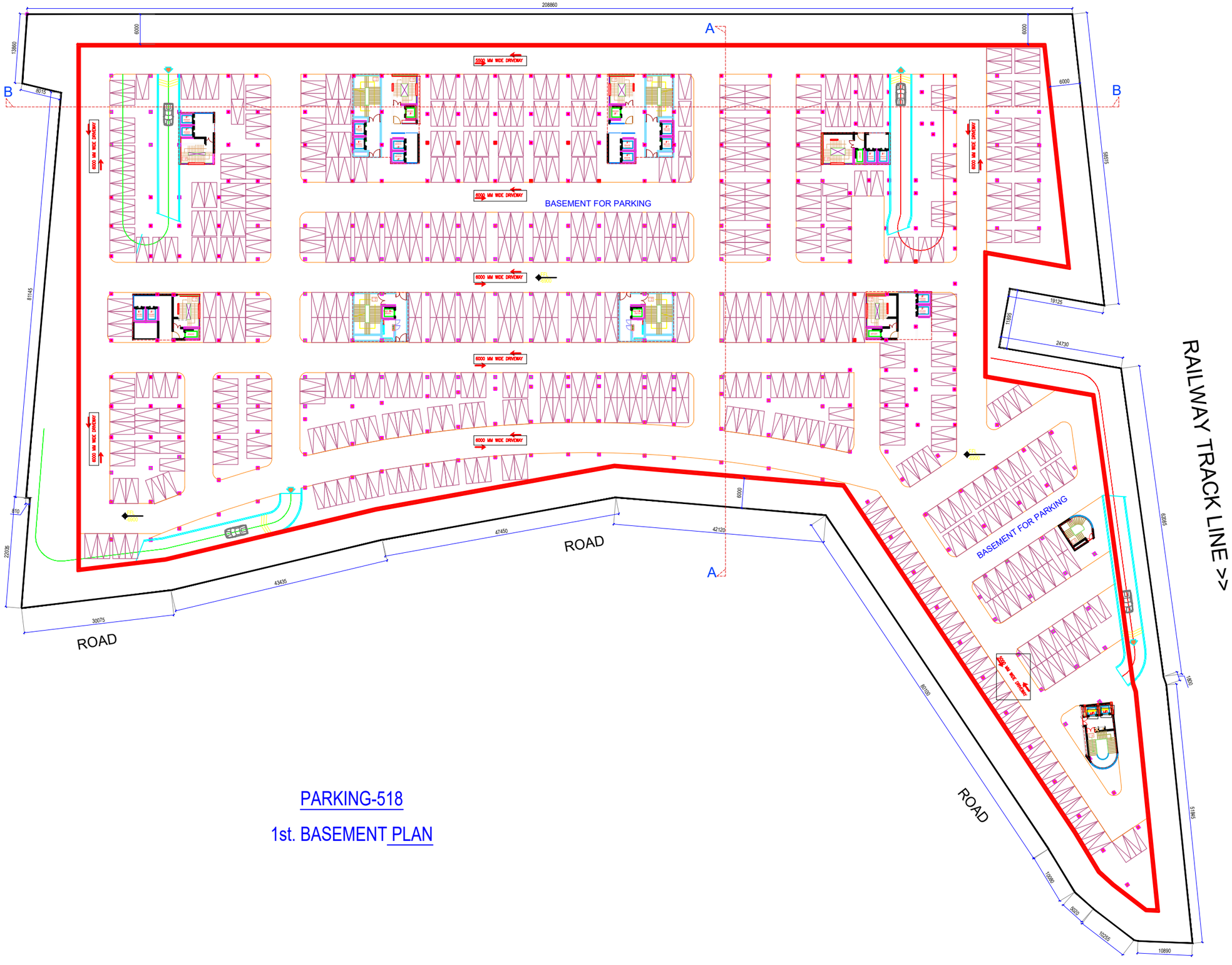
(Sushil Kumar Yadava)
CPM/ ND-2/RLDA, NDLS

(Anjesh Kumar)
AM/ Projects/RLDA, MFP

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OFFICE USE ONLY



PARKING-518

1st. BASEMENT PLAN

ANNEXURE VIII

Landscape Plan



LANDSCAPED PLAN

GREEN AREA CALCULATION

S.NO.	AREAS TO BE ADDED	QNT.	SIZE (IN M.) L	SIZE (IN M.) W	AREA (IN SQ.M.)
1	G1	2	2.400	2.230	10.70
2	G2	61	1.800	6.110	670.88
3	G3	65	2.400	4.120	642.72
4	G4	6	2.400	2.060	29.66
5	G5	1	2.400	2.050	4.92
6	G6	1	1.800	3.585	6.45
7	G7	1	2.400	2.230	5.35
8	G8	1	2.400	1.890	4.54
9	G9	1	2.400	0.800	1.92
10	G10	1	2.400	1.675	4.02
11	G11	1	2.400	6.605	15.85
12	G12	1	2.400	13.2	31.68
13	G13	1	2.400	1.615	3.88
14	G14	1	1.150	10.38	11.94
15	G15	1	2.400	3.235	7.76
16	G16	1			147.03
17	G17	1			26.29
18	G18	1			84.49
19	G19	1			39.12
20	G20	1			9.70
21	G21	1			106.39
22	G22	1			99.88
23	G23	1			98.38
24	G24	1			12.19
25	G25	1			33.09
26	G26	1			212.75
27	G27	1			64.37

GREEN AREA CALCULATION

S.NO.	AREAS TO BE ADDED	QNT.	SIZE (IN M.) L	SIZE (IN M.) W	AREA (IN SQ.M.)
28	G28	1			32.23
29	G29	1			18.71
30	G30	1			14.14
31	G31	1			27.15
32	G32	1			10.43
33	G33	1			5.50
34	G34	1	10.565	0.580	6.13
35	G35	1			35.95
36	G36	1	5.040	1.570	7.91
37	G37	1			48.89
38	G38	1			12.20
39	G39	1			65.15
40	G40	1	40.000	0.670	26.80
41	G41	1			37.25
42	G42	1			8.20
43	G43	1			108.36
44	G44	4			17.82
45	G45	1			27.54
46	G46	1			22.84
47	G47	1			62.08
48	G48	1			14.64
49	G49	1			129.67
50	G50	1			172.03
51	G51	1			15.80
52	G52	1	-	-	25.36
53	G53	1	-	-	76.53

GREEN AREA CALCULATION

S.NO.	AREAS TO BE ADDED	QNT.	SIZE (IN M.) L	SIZE (IN M.) W	AREA (IN SQ.M.)
54	G54	1	-	-	133.09
55	G55	1	-	-	67.21
56	G56	1	-	-	44.15
57	G57	1	141.2	0.600	84.72
58	G58	1	-	-	23.08
59	G59	1	-	-	72.14
60	G60	1	-	-	83.00
61	G61	1	-	-	99.00
62	G62	1	130.14	24.00	3123.36
63	G63	1	-	-	41.69
64	G64	1	-	-	276.30
65	G65	1	-	-	65.90
66	G66	1	-	-	54.89
67	G67	1	-	-	54.89
	TOTAL AREA (SQ.M) (A)				7638.69

GREEN AREA CALCULATION

S.NO.	AREAS TO BE ADDED	QNT.	SIZE (IN M.) L	SIZE (IN M.) W	AREA (IN SQ.M.)
	2ND FLOOR PODIUM LEVEL				
1	L1	1	12.510	10.620	132.86
2	L2	1	8.758	8.035	70.37
3	L3	1	21.295	13.120	279.39
4	L4	1	26.290	10.885	286.17
5	L5	1	37.265	21.115	786.85
6	L6	1	13.385	10.620	142.15
7	L7	1	16.020	9.905	158.68
8	L8	1	29.780	11.245	334.88
	TOTAL AREA (SQ.M) (B)				2191.34
	TOTAL PLOT AREA				63259.09
	TOTAL GREEN AREA (A+B) @15.54 %				9830.03

AREA STATEMENT

DESCRIPTION	AS PER NORMS	PROVIDED	RULE REFERENCE
ROAD WIDTH	12.2 MT	12.2 MT	BBBL CLAUSE 39, TABLE 15, CATEGORY 0-VI
BUILDING HEIGHT	30 MT	28.1 MT	BBBL CLAUSE 39, TABLE 15, CATEGORY 0-VI
F.A.R	3.0	1.48	AS PER JBBL CLAUSE 61.3
	2.50		AS PER LEASE AGREEMENT
GROUND COVERAGE	35%	26.42%	AS PER JBBL CLAUSE 61.2

SETBACKS

SIDE	AS PER NORMS	PROVIDED	RULE REFERENCE
FRONT	15.0 MT	15.00 MT	BBBL CLAUSE 37, TABLE 14, Sl. 3
RIGHT	9.0 MT	9.00 MT	
LEFT	9.0 MT	9.00 MT	
BACK	9.0 MT	9.00 MT	

ZONAL RAILWAY :- EAST CENTRAL RAILWAY | DIVISION: MUZAFFARPUR, BIHAR

SUBJECT:

GRANT OF LEASE OF RAILWAY LAND FOR 99 YEARS FOR DEVELOPMENT INCLUDING RE-DEVELOPMENT OF EXISTING ' OLD STATION RAILWAY COLONY' (152 UNITS AT BRAMHAPURA COLONY, MAZAFFARPUR.
(TOTAL LAND AREA: 80,590 SQ.M., AREA TO BE LEASED: 63,337.09 SQ.M.)

PROJECT:

PROPOSED RESIDENTIAL CUM COMMERCIAL LEASE LAND AT BRAMHAPURA COLONY, MUZAFFARPUR.

LEASE AGREEMENT NO:- RLDA/2025/LA/06, DATED -09.09.2025

DRAWING TITLE:- LANDSCAPED PLAN

DRAWING NO:- RLDA/BRAMHAPURA/ RESIDENTIAL/AR SHEET NO. -3 OF 24

SCALE:- 1:400 | SHEET SIZE: A1

COA NO. CA/1984/08075

ARCH-EN DESIGN

ARCHITECT : ASHOK KUMMAR
DELHI OFF.: B-1/37, HAUZ KHAS, NEW DELHI-16.
PH: 011-26510350, 011-45188222
LKO.OFF.: 4/5,VISHAL KHAND,GOMTI NAGAR, LUCKNOW. PH : 0522-4088222

NAME OF MUNCIPALITY/ LOCAL AUTHORITY:- MUNICIPAL AUTHORITY MUZAFFARPUR

DIRECTOR
PRU-RLDA PROJECTS PRIVATE LIMITED

ARCHITECT
AR. ASHOK KUMMAR
COA NO. CA/1984/08075

CHECKED AND APPROVED BY

RAIL LAND DEVELOPMENT AUTHORITY (MINISTRY OF RAILWAYS)

(Jatashankar Mishra)
JGM/ Projects/RLDA, MFP

(Sushil Kumar Yadava)
CPM/ ND-2/RLDA, NDLS

(Anjesh Kumar)
AM/ Projects/RLDA, MFP

ORIENTATION

NOTE:-
1. All the drawings are in millimeter, unless otherwise specified.
2. Do not scale the drawing, follow the written dimensions.
3. All dimensions and levels should be verified and reconciled before execution.
4. Type and depth of foundation will be decided as per structural design, considering the soil characteristics at the site.
5. Outer wall thickness to be 200mm and partition walls to be 125 mm (non- load bearing)
6.For Railway Quarters Plinth Area Norms,General Guidelines And General Specifications to be Followed as Per rly. Board Letter No. 2024 / LMB-II / 2/3 Dated 05.04.2024.

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ANNEXURE IX

Evacuation Plan with assembly area



LEGEND

SYMBOL	DESCRIPTION
	ARROW SHOWING TENTATIVE ROUTE FOR EMERGENCY EVACUATION
EMERGENCY ASSEMBLY POINT	EMERGENCY ASSEMBLY POINT

AREA STATEMENT

TOTAL PLOT AREA	= 80590.82 Sqmt. (As per Lease Agreement)
PERMISSIBLE RAILWAY COLONY RE-DEVELOPMENT AREA	= 14555.18 Sqmt.
LAND USED FOR DEVELOPER PORTION	= 63337.09 Sqmt.

PERMISSIBLE TOTAL B.U.A. AS PER LEASE AGREEMENT@2.5 = 201,477.05 sq.m
PERMISSIBLE B.U.A. FOR DEVELOPER = 1,84,368.00 sq.m ------ (A)
COMMERCIAL B.U.A. (@ 15 % OF A) = 26,126.55 sq.m
RESIDENTIAL B.U.A. (@ 85 % OF A) = 1,48,050.45 sq.m

DESCRIPTION	AS PER NORMS	PROVIDED	RULE REFERENCE
ROAD WIDTH	12.2 MT	12.5 MT	BBBL CLAUSE 31, TABLE 7, PAGE NO -141 &142.
BUILDING HEIGHT	NO RESTRICTION	94.95 MT	BBBL CLAUSE 35, TABLE 16, CATEGORY N-III, PG No.144
F.A.R	2.50	2.145	BBBL CLAUSE 35, TABLE 16, CATEGORY N-III, PG No.144
	2.50		AS PER LEASE AGREEMENT
GROUND COVERAGE	40%	39.85%	AS PER BBBL

SETBACKS

SIDE	AS PER NORMS	PROVIDED	RULE REFERENCE
FRONT	15.0 MT	15.00 MT	BBBL CLAUSE 33, TABLE 14, Sl. 10, PAGE NO. 143.
RIGHT	9.0 MT	9.00 MT	
LEFT	9.0 MT	9.00 MT	
BACK	9.0 MT	9.00 MT	

ZONAL RAILWAY :- EAST CENTRAL RAILWAY | DIVISION: MUZAFFARPUR, BIHAR

SUBJECT:

GRANT OF LEASE OF RAILWAY LAND FOR 99 YEARS FOR DEVELOPMENT INCLUDING RE-DEVELOPMENT OF EXISTING ' OLD STATION RAILWAY COLONY' (152 UNITS AT BRAMHAPURA COLONY, MAZAFFARPUR.
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PROJECT:

PROPOSED RESIDENTIAL CUM COMMERCIAL LEASE LAND AT BRAMHAPURA COLONY, MUZAFFARPUR.

LEASE AGREEMENT NO:- RLDA/2025/LA/06, DATED -09.09.2025

DRAWING TITLE:- SITE LAYOUT PLAN (EVACUATION LAYOUT PLAN)

DRAWING NO:- RLDA/BRAMHAPURA/ RESIDENTIAL/AR SHEET NO. -1 OF 1

SCALE:- 1:400 | SHEET SIZE: A1

ARCHITECT CERTIFICATE:

It is hereby certified that ARCHITECT ASHOK KUMMAR has been appointed as Principal Architect by M/s. PRU-RLDA PROJECTS PVT. LTD. to provide architectural and allied services for the project Grant of lease of Railway Land 808590.82 Sqmt. for 99 years for residential development at BRAHMAPURA RAILWAY COLONY situated BRAHMAPURA, MUZAFFARPUR.
All the drawings have been prepared either by my firm or by my consultants and the same are being issued to RAIL LAND DEVELOPMENT AUTHORITY, and
M/s. PRU-RLDA PROJECTS PVT. LTD.
I hereby undertake the responsibility of all architectural and allied services drawings and state that all the drawings are in conformity with the applicable building bye laws of Government of BIHAR BUILDING BYE LAWS and the FAR Calculation is as per definition contained in the Bid Documents of RLDA and include compliance of applicable provisions of National Building code 2016. I shall be held responsible if there is (are) any discrepancy (s) found in the drawings.

COA NO. CA/1984/08075
ARCH-EN DESIGN
ARCHITECT : ASHOK KUMMAR
DELHI OFF.: B-1/37, HAUZ KHAS, NEW DELHI-16.
PH: 011-26510350, 011-45188222
LKO.OFF.: 4/5,VISHAL KHAND,GOMTI NAGAR, LUCKNOW. PH : 0522-4088222

NAME OF MUNCIPALITY/ LOCAL AUTHORITY:- MUNICIPAL AUTHORITY MUZAFFARPUR

DIRECTOR
PRU-RLDA PROJECTS PRIVATE LIMITED

ARCHITECT
AR. ASHOK KUMMAR
COA NO. CA/1984/08075

CHECKED AND APPROVED BY

RAIL LAND DEVELOPMENT AUTHORITY (MINISTRY OF RAILWAYS)

(Jatashankar Mishra)
JGM/ Projects/RLDA, MFP

(Sushil Kumar Yadava)
CPM/ ND-2/RLDA, NDLS

NOTE:-
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6.For Railway Quarters Plinth Area Norms,General Guidelines And General Specifications to be Followed as Per rly. Board Letter No. 2024 / LMB-II / 2/3 Dated 05.04.2024.

ORIENTATION

OFFICE USE ONLY

ANNEXURE X

Soil Investigation Report

REPORT ON

GEOTECHNICAL SOIL INVESTIGATION FOR PRU RLDA PROJECT PVT. LTD.

RAILWAY COLONY, LAXMI CHOWK, BHARAMPUR, MUZAFFARPUR

BH-09

REPORT NO- MSTH-02062025/564



M.S TEST HOUSE

Substantial Testing For Quality Work

ABHIYANTA NAGAR, Z-Sector, Near R.J. Complex, Patna-800025

Contact +91-9006069267, Email: mstesthouse@gmail.com

GEOTECHNICAL INVESTIGATION REPORT
(IS: 1892 – 2021)

ISSUED TO,

RAIL LAND DEVELOPMENT AUTHORITY
RLDA

AGENCY,

NAME OF WORK

GEOTECHNICAL SOIL INVESTIGATION FOR
PRU RLDA PROJECT PVT. LTD.

RAILWAY COLONY, LAXMI CHOWK, BHARAMPUR, MUZAFFARPUR

BH-09

Authorized Signatory
Kanwareshwar Kumar
(Tech. Manager)

(Location-1) Abhiyanta Nagar, Z-Sector Plot No.-09, Near R J Complex, Ashiana Nagar, Patna-800025
(Location-2) Ashiana Nagar, Beside NTPC-1 Apartment, Patna-800025
Mobile no.: +91-900-6069-267, Email: - mstesthouse@gmail.com

CONTENT

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7.	Discussion of Laboratory Test.	7-11
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14.	Pile Capacity Calculation & Recommendation.	27-32

Authorized Signatory
Kanwareshwar Kumar
(Tech. Manager)

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2. Results listed refer only to the tested sample & applicable parameters. Endorsement of products is neither inferred nor implied.
3. Samples will be destroyed after one month from the date of issue of test certificates unless otherwise specified.
4. Liability of laboratory is limited to the invoiced amount only any dispute arising out of this report shall be subject to Bihar jurisdiction only.
5. This Report is not to be reproduced wholly or in part and cannot be used as evidence in the court of law and should not be used in any advertising Media without special permission in writing.

1. INTRODUCTION

The work of **GEOTECHNICAL SOIL INVESTIGATION FOR PRU - RLDA PROJECT PVT. LTD. AT RAILWAY COLONY, LAXMI CHOWK, BHARAMPUR, MUZAFFARPUR.BH-09** was entrusted to **MS TEST HOUSE.**

The objective of the investigation was to determine sub-soil characteristic at site and evaluate soil parameter for design and construction of foundation. The number and depth of borehole was decided by the client/consultant. **One bore-hole was executed up to the depth of 45.0 meter below the Natural Ground Level in order to know the subsurface stratification**; The Manual Standard Penetration Test has been conducted on Site to carry out necessary field tests and to collect disturbed and undisturbed soil samples for laboratory testing.

The report has been prepared after careful study of all field and laboratory test data, and it deals with the geo-technical properties of sub-soil. The remaining part of this report covers the field work, laboratory tests and discussion and recommendation of foundation and other details such as Bore hole Log Sheet, Laboratory test results, Sub-soil stratification and Graphical representation.

The actual field investigation work was started on 02.06.2025.

2. SUB SURFACE EXPLORATION

2.1 DRILLING:

One borehole of 150 mm diameter were drilled up to the depth of Up to **45.0** meter up to Refusal occurs to that depth. Where caving of the borehole occurred, casing was used to keep the borehole stable. The work was in general accordance with IS: 1892 – 2021.

2.1.1 DISTURBED SAMPLES:

Disturbed representative samples were collected, logged, labeled and placed in polythene bags.

2.1.2 UNDISTURBED SAMPLES:

Undisturbed soil samples were collected in 100 mm diameter thin walled sampler from the borehole. The sampler used for the sampling had smooth surface and appropriate area ratio and cutting edge angle thereby minimizing the disturbance of the soil sample during sampling. Samples were sealed, logged and labeled properly before transferring it to the laboratory for further testing.

2.1.3 WATER TABLE:

Water table was **encountered at 3.00 mtr. Upto depth of Exploration** from the natural ground level as on **02.06.2025 to 03.06.2025**.Seeing the water table and considering the hydro-geological data of the Central Ground Water Board the water table is expected to lie below the base of the foundation. So, for all practical purpose of the calculation water table will be considered at 0.0 m below ground level keeping all the seasonal variations in mind.

Authorized Signatory
Kanwareshwar Kumar
(Tech. Manager)

2.1.4 REGIONALSEISMICITY

The intensity of an earthquake at a place is a measure of the strength of shaking during the earthquake, and is indicated by a number according to the modified Mercalli Scale or M.S.K. Scale of seismic intensities.

The Zone factors 'Z' for various Seismic zones as per IS: 1893 (P-1)-2002 is as follows:

Seismic Zone	II	III	**IV**	V
Seismic Intensity	LOW	MODERATE	**SEVERE**	VERY SEVERE
Z	0.10	0.16	**0.24**	0.36

The area falls under **Zone-IV** as classified by Bureau of Indian Standards, Indicating **Severe zone.**

2.1.5 LIQUEFACTION

Liquefaction is a state in saturated cohesion less soil wherein the effective shear strength is reduced to negligible value for all engineering purpose due to pore pressure caused by vibrations during an earthquake when they approach the total confining pressure. In this condition the soil tends to behave like a fluid mass.
Typically, cyclic loading of saturated soils leads to the buildup of excess pore-water pressure as a result of soil particles being rearranged with a tendency toward denser packing. Under undrained conditions (such as during earthquake shaking), loads are transferred from the soil skeleton to the pore-water with consequent reduction in the soils' shear strength.
Liquefaction-induced ground settlement and lateral spreading have been the primary cause for extensive damage to aboveground structures, foundations and pipelines during many earthquakes.

Authorized Signatory
Kanwareshwar Kumar
(Tech. Manager)

Liquefaction potential shall be evaluated by well-established methods of geotechnical engineering, based on field correlations between in situ measurements and the critical cyclic shear stresses known to have caused liquefaction during past earthquakes. Liquefaction potential may be estimated by calculating the factor of safety FOS,
Which is given as- FOS CRR/CSR
Where, CRR – Cyclic resistance Ratio

CSR – Cyclic Stress Ratio The soil shall be considered as liquefiable if, FOS < 1
Cyclic Resistance Ratio (CRR) The cyclic resistance is to be calculated from measured blow count values of Standard Penetration Testing (N_{SPT}), suitably modified with different correction factors. The corrected SPT blow count is represented by N1 (60) for hammer efficiency of 60 percent and is evaluated from expression below- N1 (60) = NC60CN

Where, N=Uncorrected SPT blow count C60=CHTCHWCSSCRLCBD= correction factor for non-standard SPT configurations CN= Overburden Correction Factor

MSTH

Authorized Signatory
Kanwareshwar Kumar
(Tech. Manager)

2.1.6 METHOD OF SAMPLING:

Sampler is coupled together with a sampler head to form a sampling assembly. The sampler head provide an on-flexible connection between the sampling tube and the drill rods. Vent holes are provided in the sampler head to allow escape of water from the top of sampler tube during penetration. The sampling tubes are made free from dust and rust. Coating of oil is applied on both sides to obtain the undisturbed samples in best possible manner.

The sampler is then lowered inside the borehole on a string of rods and driven to a pre-determined level. On completion of driving the sampler is first rotated within the borehole to shear the soil sample at bottom and then pulled out. Upon removal of the sampling tubes, the length of sample in the tube is recorded. The disturbed material in the upper end of the tube, if any, is completely removed before sealing.

The soil at the lower end of the tube is trimmed to a distance of about 10 to 20 mm. After cleaning and inserting an impervious disc at each end, both ends are sealed. The empty space in the sampler, if any, is filled with the moist soil, and the ends covered with tight wrapper. The identification mark is then made on each sample.

2.2 STANDARD PENETRATION TEST:

The standard penetration tests are conducted in each bore as per IS: 2131:1981 (Reaffirmed 2002). The split spoon sampler resting on the bottom of bore hole is allowed to sink under its own weight, and then the split spoon sampler is seated 15 cm with the blows of hammer falling through 750 mm. The driving assembly consists of a driving head and a 63.5 kg weight.

It is ensured that the energy of the falling weight is not reduced by friction between the drive weight and the guides or between ropes. The rods to which the sampler is attached for driving are straight, tightly coupled and straight in alignment. There after the split spoon sample is further driven by 30 cm. The number of blows required to drive each 15 cm penetration is recorded. The first 15 cm of drive considered as seating drive. The total blows required for the second and third 15cm penetration is termed as a penetration resistance- N value. The N-values for each bore hole are given in bore-logs.

M.S. TEST HOUSE

Authorized Signatory
Kanwareshwar Kumar
(Tech. Manager)

LABORATORYTEST

3. Laboratory Test for Soil

SI. No.	Particulars or Properties	Ref. IS Code	Disturbed Soil Sample	Undisturbed Soil Sample	Water Sample
1.	Natural Moisture Content Test/Bulk/Dry Density	IS:2720,1992Part2			
2.	Grain Size Analysis/Hydrometer	IS:2720,1992Part4	√		
3.	Specific Gravity Test	IS:2720,Part31992	√		
4.	Atterberg's Limits Test	IS:2720,Part51992	√		
5.	Shrinkage Limit	IS:2720,Part61992			
6.	Direct Shear Test(for non-cohesive soils)	IS:2720,Part13, 1992	√		
7.	Unconfined Compressive Strength Test	IS:2720,Part10, 1991			
8.	Unconsolidated Un-drained Tri-axial Test	IS:2720,Part11, 1992	√		
9.	Consolidated Un-drained/Consolidated Drained Test(for cohesive samples)	IS:2720,Part12, 1992			
10.	Free Swell Value Test/Swell Pressure Test(if swelling is critical)	IS:2720,Part401977/ IS:2720,Part41, 1977			
11.	One Dimensional Consolidation Test (Cohesive soil below water table)	IS:2720Part 15,1992			
12.	Chemical Analysis on Soil Samples	IS:2720Part26&27	√		
13.	Chemical Analysis on water samples Collected from boreholes	IS:3025Part11,24, &32			
14	CBR	IS:2720Part-16			

Note: All field work, field tests, collection of samples and laboratory tests were carried out as per relevant IS Specifications.

Authorized Signatory
Kanwareshwar Kumar
(Tech. Manager)

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3.1 Natural Moisture Content Test (IS: 2720, 1992 Part 2)

Test procedure conforms to IS: 2720-Part 2. A moisture cup is loosely filled with soil sample and weighed with lid. It is then kept in oven with lid removed and maintained at temperature of oven at 110°C for 24hours. The lid of the container is then replaced and the dry weight found out. The percentage of water content is calculated using the formula.

W = ((W2 – W3) / (W3 – W1)) x 100

Where,

W1 = weight of container with lid, in g.

W2 = weight of container with wet soil, in g.

W3 = weight of container with dry soil, in g.

W = moisture content (%)

3.2 Grain Size Analysis (IS: 2720, 1992 Part 4)

Testing procedure generally conforms to IS: 2720 Part 4. Both sieve and hydrometer analysis has been carried out.

Sieve Analysis: Sieve analysis is done by wet sieving method. Oven dried soil is washed through 75m IS sieve. Fraction retained was oven dried and particle size analysis carried out using sieve shaker by passing through the following IS sieve: 4.75mm, 2.36mm, 1.70mm, 1.40mm, 1.00mm, 600µ, 425µ, 100µ, and 75µ respectively.

Hydrometer Analysis: 50g of soil 75m passing IS sieve was mixed with 3.3g passing sodium hexa-meta-phosphate and 0.7g sodium carbonate and soil suspension prepared. Suspension was made up to 1000ml distilled water and then shaken thoroughly. Hydrometer is immersed to a depth slightly below its floating position and then allowed to float freely. Hydrometer readings are taken at 10, 20, 30 and 45 sec, subsequently at 1, 2, 4, 8, 15 and 30 minutes and finally at 1, 2, 4, 8 and 24 hour interval. Diameter of the particle in suspension at any sampling time‘t’ is calculated using “Stokes” formula and the percentage finer was calculated. In the semi log graph, silt and clay fractions are indicated along with coarser fractions.

3.3 Specific Gravity Test (IS: 2720, Part 3 1992)

The specific gravity of soil solids is determined by a 50 ml density bottle. The weight (W1) of the empty dry bottle is taken first. A sample of oven-dried soil about 10-20 g cooled in a desiccators, is put in the bottle, and weight (W2) of the bottle and the soil taken. The bottle is then filled with distilled water gradually removing the entrapped air either by applying (W3) of the bottle, soil and water (full up to the top) is then taken. Finally the bottle is emptied completely and thoroughly washed and clean water is filled to the top and the weight (W4) is taken.

G = (W2 – W1) / [(W4 – W1) – (W3 – W2)]

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(Tech. Manager)

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3.4 ATTERBERG'S LIMITS TEST (IS: 2720, PART 5 1992)

Liquid limit and plastic limit test on cohesive and semi cohesive samples has been done as per procedure in IS 2720 (Part 5).

Liquid Limit: Liquid limit and plastic limit test on cohesive has been done as per procedure in IS 2720 (Part5) using the more "reliable cone penetrometer", method where errors of grove cutting involved in Casagrande's device are minimized. In cone penetrometer test about 200 g of passing 425μ sieve is taken mixed with requisite water, placed in cup and compacted lightly in 3layers. The tip of penetrometer is adjusted such that it just touches soil surface. The needle is allowed to plunge slowly under its own weight for 5 seconds and penetration in mm is recorded. The water content is adjusted such that penetration is between 20-30 mm. The following relationship is used to evaluate liquid limit.

Plastic Limit: About 15g of oven dried soil passing through 425μ sieve is mixed with sufficient quantity of water to become plastic enough to be easily shaped into a ball. A portion of this ball is rolled on a glass plate with the palm into a thread of uniform diameter of 3mm. The corresponding water content represents the plastic limit of the soil.
Plasticity Index: PI = Liquid limit – Plastic limit.

3.5 Shrinkage Limit (IS: 2720, Part 6, 1992):
It is the maximum water content expressed as percentage of oven-dry weight at which any further reduction in water content will not cause a decrease in volume of the soil mass is calculated as follows:
SL = W – ((V – V0) / W0) x 100
Where,
SL = Shrinkage limit in %.
W = Moisture content of wet soil pat in %.
V = Volume of wet soil pat in ml.
V0 = Volume of dry soil pat in ml.
W0 = Weight of oven-dried soil pat in gm.

3.6 Direct Shear Test (IS: 2720, Part 13, 1992)
Direct shear test is carried out using shear box with the specimens (60mmx60mm). Specimen with plain grid plate at the bottom of the specimen and plain grid plate at the top of the specimen is fitted in to position in the shear box housing and assembly placed on the load frame. The serrations of the grid plates are kept at right angle to the direction of shear. The loading pad is kept on the top grid plate. The required normal stress is applied and the rate of longitudinal displacement shear stress application so adjusted that no drainage can occur in the sample during test (1.25mm/min.). The upper part of the shear box is raised such that a gap of about 1mm is left between the two parts of the box .The test is conducted by applying Horizontal shear load to failure or to 20 percent longitudinal displacement whichever occurs first. The test is repeated on identical specimens.

Authorized Signatory
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(Tech. Manager)

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3.7 Unconfined Compressive Strength Test (IS: 2720, Part 10, 1991)

For the determination of shearing strength a specimen may or may not be subjected to a lateral pressure during the test. When it is not, the test is known as unconfined compression test. The purpose of this test is to obtain a quantitative value of compressive and shearing strength of soils in an undrained state. After placing the specimen under the plate, force shall be applied so as to produce axial strain at a rate of 0.5 to 2 percent per minute causing failure with 5 to 10. The force reading shall be taken at suitable intervals of the deformation dial reading. The specimen shall be compressed until failure surfaces have definitely developed, or the stress-strain curve is well past its peak, or until an axial strain of 20 percent is reached. The failure pattern shall be sketched carefully and shown on the data sheet or on the sheet presenting the stress-strain plot. The angle between the failure surface and the horizontal may be measured, if possible, and reported.

3.8 Triaxial Shear Test (UU) (IS: 2720 Part 11, 1992)

The extracted specimen is then placed in Triaxial cell pedestal. The cell is assembled and placed on loading machine. A cell pressure through an operating fluid (oil) was applied. The plunger was made to have proper contact with specimen. A compressive force at a constant strain rate of 1.25mm / min is applied, till the failure occurred within a period of 5 – 15 minutes or till the failure of 20 % strain was removed, cell chamber cleaned and test continued on a new specimen.

The test was repeated on three different specimens at three different cell pressures as per standard practice. Mohr-Coulomb envelopes were drawn for three stress values recorded and total stress parameters interpreted from the Mohr-Coulomb graph.

3.9 Free Swell Value Test (IS: 2720, Part 40 1977)

Free Swell Index Test was conformed as per IS: 2720 – Part – 40 – 1977. In this test 10 gm of soil passing IS sieve 42μ is taken. Two graduated cylinders of 25 ml capacity are taken. One cylinder is filled with Kerosene oil and the other with distilled water and soil. Remove entrapped air by shaking well and stirring using a glass rod. Allow the soil in both the jars to settle for a sufficient time (not less than 24 hours) for the soil sample to attain equilibrium state of volume without any further changes. Free swell index is calculated as follows:

F.S.I (%) = [(Vd – Vk) / Vk] x 100

Where,

Vd = the volume of soil sample read from the graduated cylinder containing distilled water.

Vk = the volume of soil sample read from the graduated cylinder containing Kerosene.

Swell Pressure Test (IS: 2720, Part 41, 1977)

The swell pressure tests are carried out at field dry density with zero percent moisture content and by constant and volume method. An oven dry soil specimen is compacted into the specimen ring with the specimen kept in between two porous stone saturated in boiling water providing a filter paper between the Soil specimen and the porous stones. The loading block is then positioned centrally on the top of the porous stone. The assembly is then placed on the platen of loading unit.

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(Tech. Manager)

The load measuring proving ring is attached to the load frame and placed in contact with the consolidation cell without any eccentricity. A direct strain measuring dial gauge is fitted to the cell. The specimen is then inundated with distilled water and allowed to swell. The initial reading of the proving rings noted. The swelling of the specimen with increasing volume is obtained in the strain measuring load gauge. The specimen is kept at constant volume by adjusting the strain dial gauge always at original reading. This adjustment is done at every 0.1mm of swell or earlier. The swell pressure is then calculated from the difference between the final and initial dial readings of the proving ring. Swell pressure (Kg / cm^2) is calculated as follows: SP = ((Final Dial Gauge reading – Initial Dial Gauge reading) / Area of specimen) x Calibration factor of the proving ring.

3.10 One Dimensional Consolidation Test (IS: 2720 Part 15, 1992)

Consolidation test was done to evaluate compressibility behavior of stiff / hard clayey silt. Procedure is described below. The empty consolidation ring W1 is weighed. Representative sample for testing is extruded and cut off; care being taken to ensure that the two plane faces of the resulting soil is care parallel to each other. The soil sample thus obtained is trimmed flush with the top and bottom edges of the ring. A sample of soil similar to that in the ring taken from the trimmings is used for determining moisture content. The thickness of the specimen (Ho) is measured and it is weighed immediately (W2) .The bottom porous stone is centered on the base of the consolidation cell. The ring and specimen is placed centrally on the bottom porous stone and then the loading cap is placed on top. The consolidometer is placed in position in the loading device and suitably adjusted. The dial gauge is then clamped into position for recording the relative movement between the base of the consolidation cell and the loading cap. A seating pressure of 0.0625 kg / cm2 is applied to the specimen. The consolidation cell is filled with distilled water. The specimen is then allowed to reach equilibrium for 24hrs.The test is continued using a loading sequence, which would successively apply stress of 0.25, 0.5, 1.0, 2.0, 4.0, 8.0 kg / cm2 etc on the soil specimen For each loading increment ,after application of load, readings of the dial gauge are taken using a time sequence such as 0, 0.25, 4, 3.25, 9, 12.25, 16, 2; 25.25, 36 , 49, 64, 81, 100, 121, 144, 169, 196, 225 min etc. up to 24 hr 1.1/4, ½, 1, 2, 4, 8, 15, 30, 60 min, 2, 4, 8 and 24hr. These time sequences facilitate plotting of thickness or change of thickness of specimen against square root of time or against log time. The loading increment is left until readings become more or less constant .On completion of the final loading stage the specimen is unloaded by suitable pressure decrements. Dial gauge readings are taken as necessary during each stage of unloading. On completion of the decrement, the water is siphoned out of the cell and the consolidometer is rapidly dismantled after release of the final load. The specimen, preferably with in the ring, is wiped free of water, weighed (W3) and thereafter placed in the oven for drying. Following drying, the specimen plus ring is reweighed (W4). E-log P curve is drawn and consolidation parameters deduced.

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MS TEST HOUSE

....Substantial Testing for Quality Work

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Mobile no.: +91-900-6069-267, Email: - mstesthouse@gmail.com

GENERAL SOIL PROFILE, BORE LOG AND GRAPH

FIELD BORE / DRILL LOG DATA SHEET

PROJECT - PRU - RLDA PROJECT PVT. LTD.

LOCATION - RAILWAY COLONY, LAXMI CHOWK, BHARAMPUR, MUZAFFARPUR (BIHAR).

BORE HOLE NO.	: 09	WATER LEVEL	: 3.0 mtr.
METHOD OF BORING	: Rotary drilling	Dia. OF THE BORE HOLE	: 100 mm
DATE OF COMMENCEMENT	: 02.06.2025	DATE OF COMPLETION	: 03.06.2025

DEPTH	DESCRIPTION	SYMBOL	SAMPLE AND IN SITU TEST DEPTH /RUN(m) FROM	TO	LENGTH (m)	NO. OF BLOWS(SPT) 15cm	30cm	45cm	N VALUE	TYPE OF SAMPLE	REMARKS
6.0 MTR	SILTY SANDY SOIL		0	1.5	1.5	2	2	2	4	SPT	
			1.5	3.0	1.5	2	3	3	6	SPT	
			3.0	4.5	1.5	3	4	5	9	SPT	
			4.5	6.0	1.5	3	5	5	10	SPT	
3.0 MTR	SILT CLAY WITH GRAVEL		6.0	7.5	1.5	3	4	4	8	SPT	
			7.5	9.0	1.5	4	4	5	9	SPT	
1.5 MTR	SILTY SANDY SOIL		9.0	10.5	1.5	4	5	5	10	SPT	
18.0 MTR	FINE SAND WITH GRAVEL		10.5	12.0	1.5	6	6	7	13	SPT	
			12.0	13.5	1.5	5	7	9	16	SPT	
			13.5	15.0	1.5	8	9	11	20	SPT	
			15.0	16.5	1.5	7	10	12	22	SPT	
			16.5	18.0	1.5	9	12	12	24	SPT	
			18.0	19.5	1.5	11	13	15	28	SPT	
			19.5	21.0	1.5	12	15	17	32	SPT	
			21.0	22.5	1.5	12	17	16	33	SPT	
			22.5	24.0	1.5	14	18	18	36	SPT	
			24.0	25.5	1.5	13	20	22	42	SPT	
			25.5	27.0	1.5	15	19	21	40	SPT	
			27.0	28.5	1.5	14	21	22	43	SPT	

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(Tech. Manager)

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16.5 MTR	FINE SAND WITH GRAVEL		28.5	30.0	1.5	16	23	25	48	SPT	
			30.0	32.0	2.0	18	25	26	51	SPT	
			32.0	34.0	2.0	21	27	29	56	SPT	
			34.0	35.0	1.0	19	26	29	55	SPT	
			35.0	37.0	2.0	21	29	31	60	SPT	
			37.0	38.0	1.0	23	30	33	63	SPT	
			38.0	40.0	2.0	23	33	35	68	SPT	
			40.0	43.0	3.0	25	36	38	74	SPT	
			43.0	45.0	2.0	27	39	40	79	SPT	TERMINATED
TERMINATION DEPTH = 45.0 M											
SPT – Standard Penetration Depth											

MSTH

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(Tech. Manager)

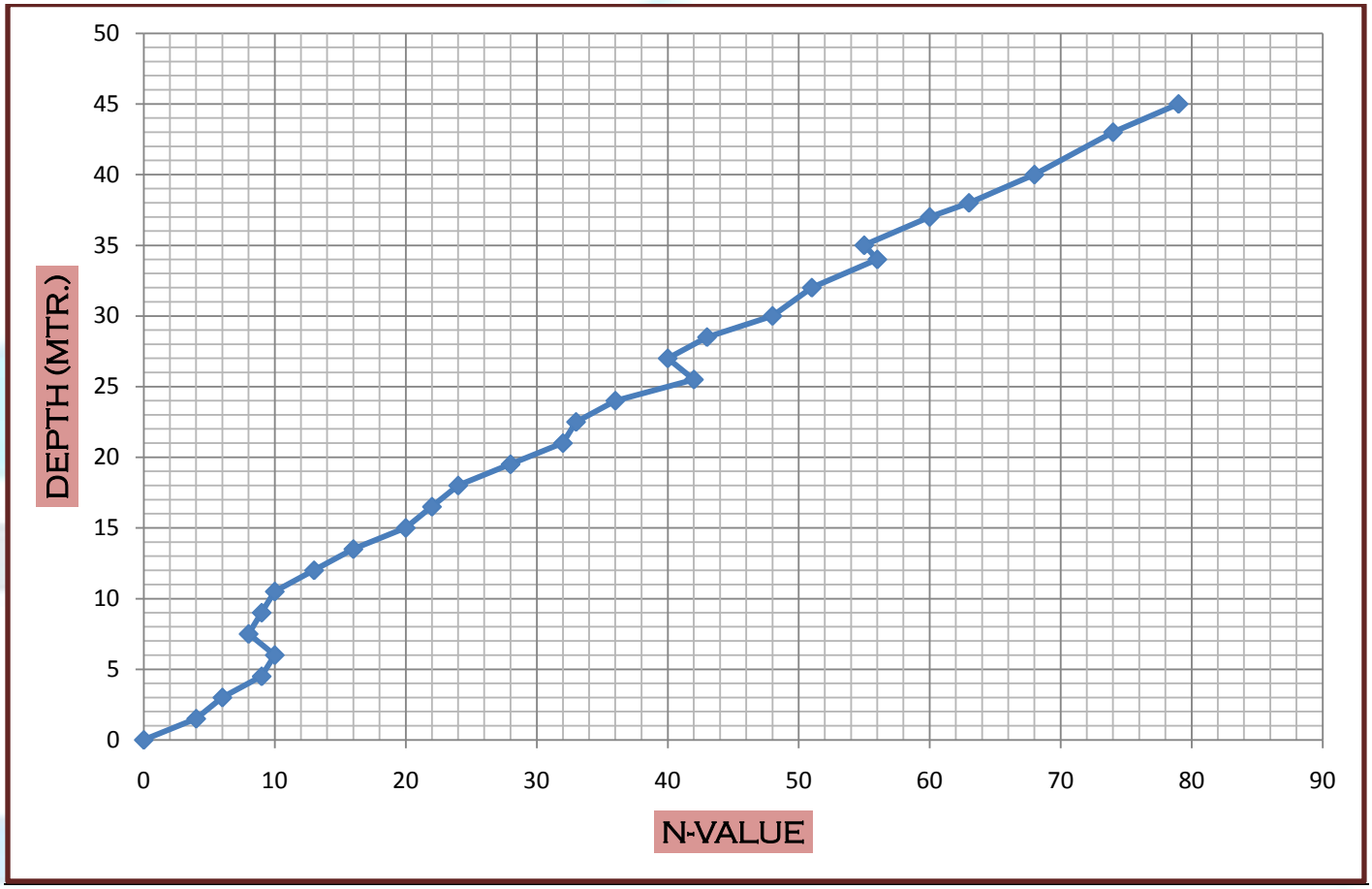
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N-VALUE GRAPH



BH-09

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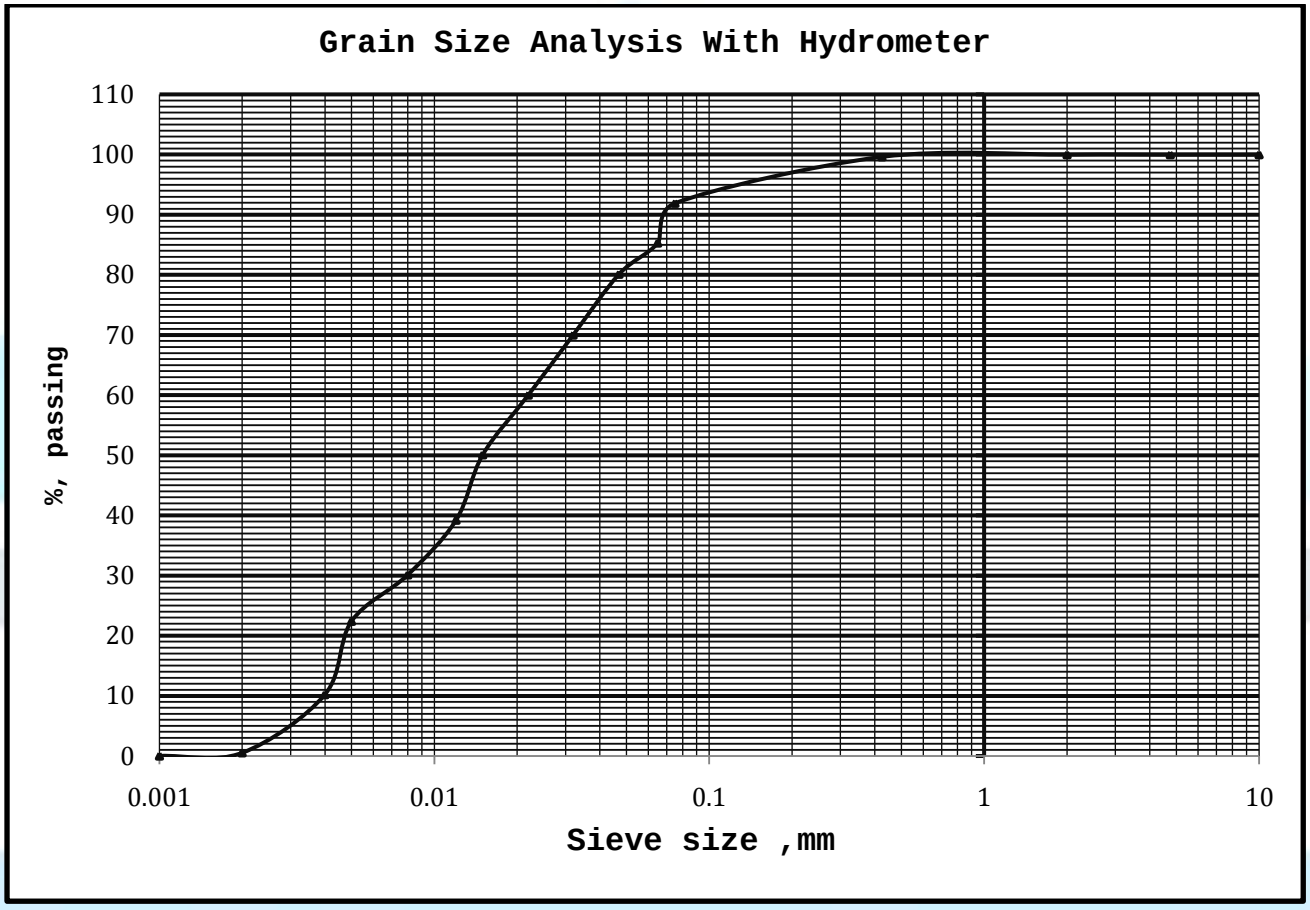
CORRECTED SPT (N) VALUE CALCULATIONS

D	N	ɣ	P0	N'	N''
1.5	**4**	1.89	2.8	14	15
3.0	**6**	1.89	5.7	20	17
4.5	**9**	1.90	8.6	27	21
6.0	**10**	1.89	11.3	28	21
7.5	**8**	1.90	14.3	20	18
9.0	**9**	1.91	17.2	21	18
10.5	**10**	1.91	20.1	22	19
12.0	**13**	1.83	22.0	28	21
13.5	**16**	1.83	24.7	32	24
15.0	**20**	1.83	27.5	38	27
16.5	**22**	1.86	30.7	40	27
18.0	**24**	1.85	33.3	41	28
19.5	**28**	1.85	36.1	46	30
21.0	**32**	1.85	38.9	50	33
22.5	**33**	1.85	41.6	50	32
24.0	**36**	1.85	44.4	52	33
25.5	**42**	1.85	47.2	58	37
27.0	**40**	1.85	50.0	53	34
28.5	**43**	1.84	52.4	56	35
30.0	**48**	1.85	55.5	60	37
32.0	**51**	1.86	59.5	60	38
34.0	**56**	1.85	63.2	63	39
35.0	**55**	1.86	65.1	61	38
37.0	**60**	1.85	68.5	64	40
38.0	**63**	1.86	70.7	66	40
40.0	**68**	1.86	74.0	69	42
43.0	**74**	1.86	80.0	70	43
45.0	**79**	1.84	83.7	73	44

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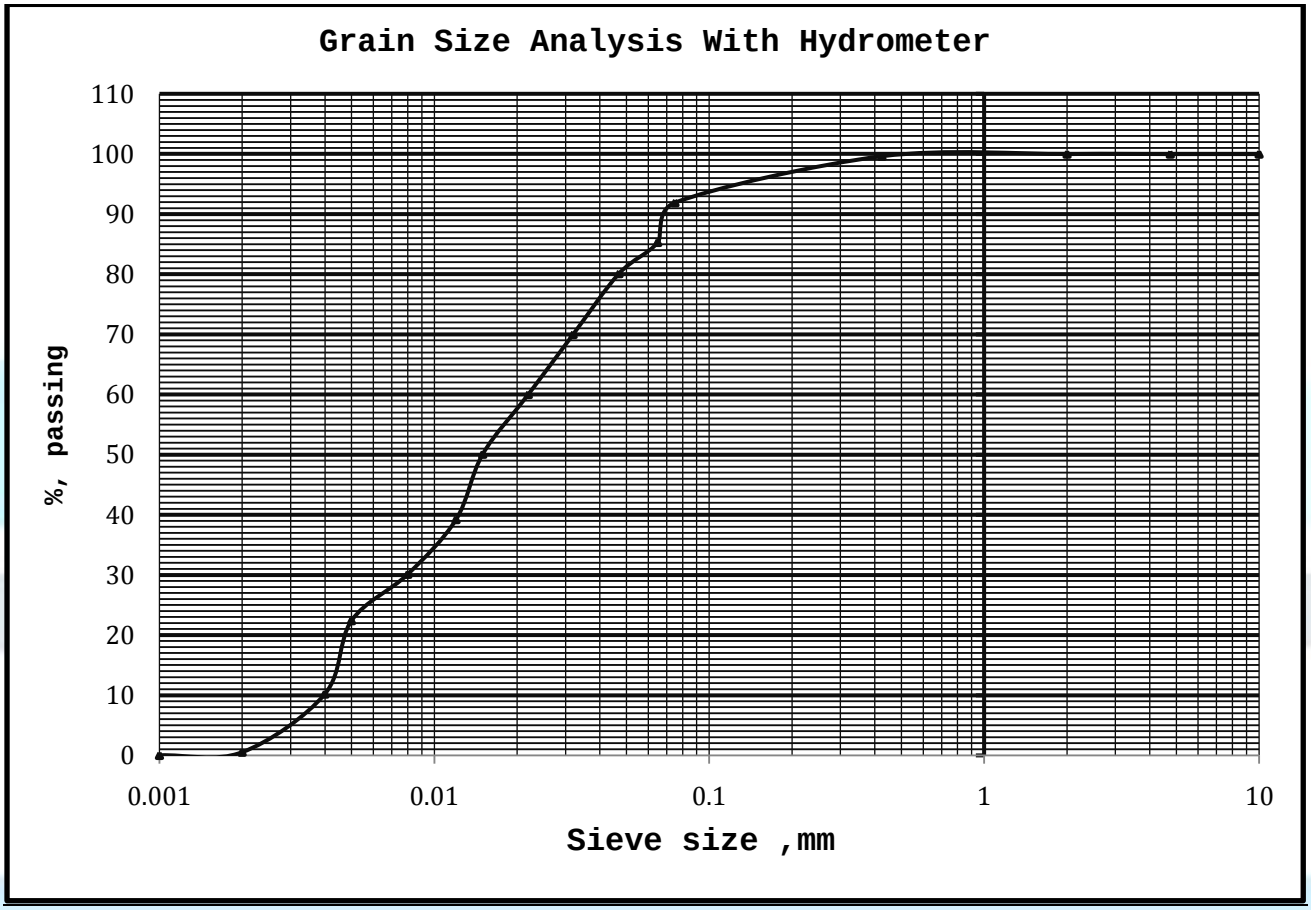


Depth(m)	BH NO.	Silt%	Soil size less than 0.075 mm up to 0.002 mm	81.24
6.0-6.45	09	Clay%	Soil size less than 0.002 mm	15.40

M.S. TEST HOUSE

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Depth(m)	BH NO	**Silt, % =**	Soil size less than 0.075 mm up to 0.002 mm , =	**71.35**
10.5-10.95	09	**Clay , %=**	Soil size less than 0.002 mm , =	**25.50**

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(Tech. Manager)

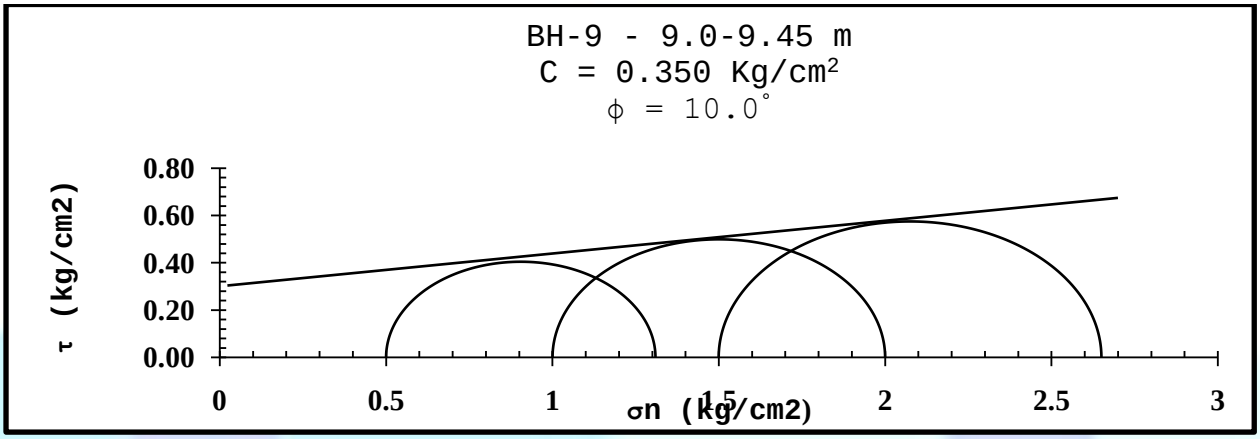
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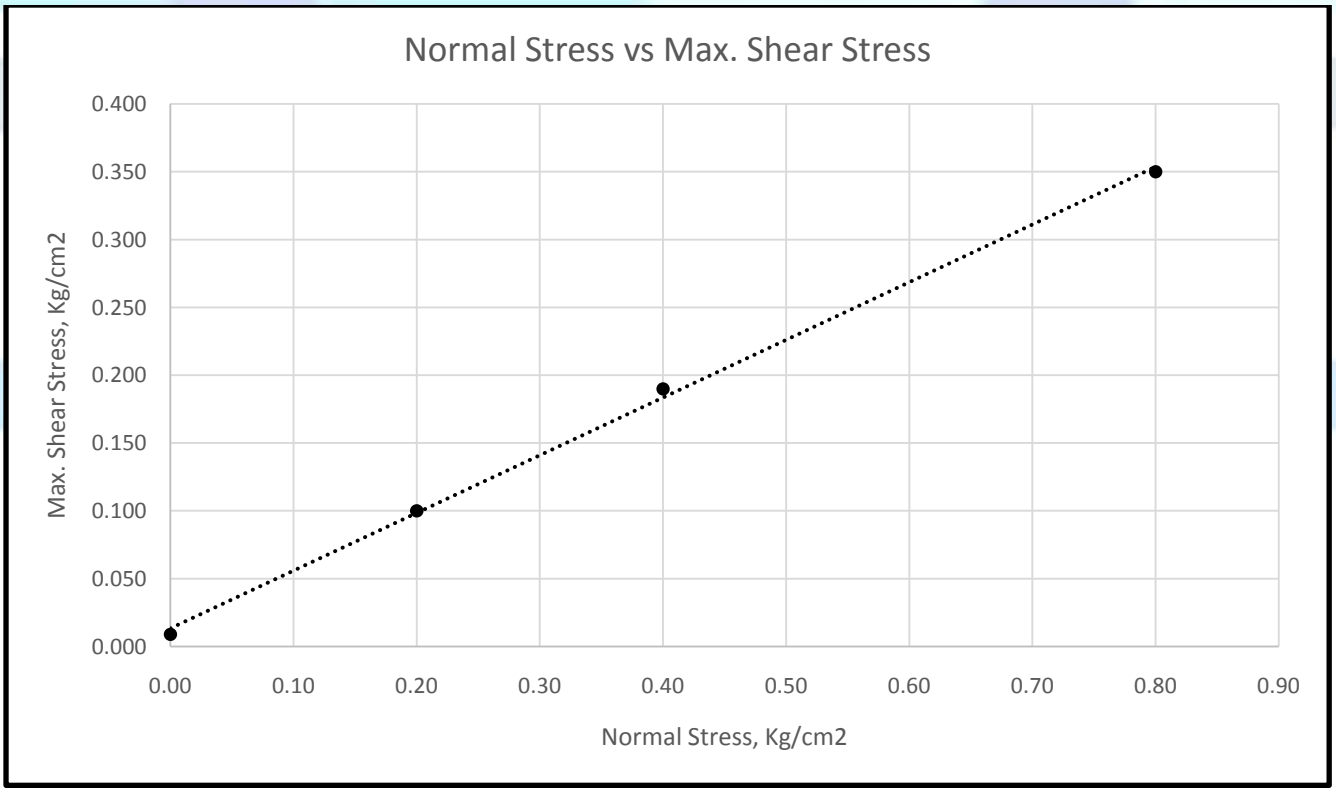
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TRIAXIAL SHEAR TEST GRAPH



DIRECT SHEAR TEST GRAPH



BH-09	Depth 28.5 m	Cohesion (C)	0
		Angle of Internal Friction (ϕ)	26.0°

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SUMMARY OF TEST RESULT

PRU - RLDA PROJECT PVT. LTD. RAILWAY COLONY, LAXMI CHOWK, BRAHAMPUR.

Bore Hole No: 09

SL.No.	Location	Depth in Meter	Atterberg's Limit			Sieve Analysis (Net Sieving), % of Passing									Bulk Density	% Moisture	Cohesion in Kg/Cm²	Angle of Intenal Friction in Degree	Specific Gravity
			L.L	P.L	P.I	10.0 mm	4.75 mm	2.0 mm	425 micron	75 micron	Gravel, %	Sand,%	Clay,%	Silt, %					
1	Bore Hole No: 09	0-0.50	PLASTIC			100	100	99.86	99.41	97.20	0	2.80	10.80	86.40	1.89	16.73	0.275	13	2.65
2		1.50-1.95	28.5	19.2	9.3	100	100	100	100	99.76	0	0.24	15.60	84.16	1.89	17.66	0.250	12	
3		3.0-3.45	PLASTIC			100	100	100	99.97	97.28	0	2.72	15.90	81.38	1.89	17.59	0.275	13	2.64
4		4.5-4.95	28.9	19.5	9.4	100	100	100	99.97	98.19	0	1.81	20.10	78.09	1.90	19.21	0.275	13	
5		6.0-6.45	PLASTIC			100	100	100	99.96	96.64	0	3.36	15.40	81.24	1.89	19.45	0.250	12.5	2.65
6		7.50-7.95				100	100	100	99.78	99.46	0.00	0.54	20.70	78.76	1.9	18.86	0.250	12	
7		9.0-9.45	29.7	18.4	11.3	98.26	95.47	93.96	93.51	91.88	4.53	3.59	25.60	66.28	1.91	18.97	0.350	10	2.66
8		10.5-10.95	PLASTIC			100	98.91	97.44	97.03	96.85	1.09	2.06	25.50	71.35	1.91	19.20	0.350	9.5	
9		12.0-12.45	NON PLASTIC			100	100	100	99.78	11.43	0	88.57	0	11.43	1.83	18.75	0	26	2.61
10		13.5-13.95				100	100	100	99.87	10.32	0	89.68	0	10.32	1.83	17.98	0	26.5	
11		15.0-15.45				100	100	100	99.92	11.05	0.00	88.95	0	11.05	1.83	17.72	0	26	2.61
12		16.50-16.95				100	100	100	98.66	38.38	0.00	61.62	0	38.38	1.86	18.83	0.05	23	
13		18.0-18.45				100	100	100	99.38	24.57	0.00	75.43	0	24.57	1.85	19.61	0.02	24.5	
14		19.5-19.95				100	100	100	99.23	26.34	0.00	73.66	0	26.34	1.85	19.55	0.02	24	2.62
15		21.0-21.45				100	100	100	99.73	28.82	0.00	71.18	0	28.82	1.85	19.40	0.02	24	
16		22.5-22.95				100	100	100	99.76	28.39	0.00	71.61	0	28.39	1.85	19.31	0.02	24	

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17		24.0-24.45	NON PLASTIC	100	100	100	99.72	28.84	0	71.16	0	28.84	1.85	18.58	0.02	24	
18		25.5-25.95		100	100	100	99.74	28.25	0	71.75	0	28.25	1.85	19.71	0.02	24.5	2.62
19		27.0-27.45		100	100	100	99.68	27.49	0	72.51	0	27.49	1.85	19.89	0.02	24.5	
20		28.5-28.95		100	100	100	99.42	16.71	0	83.29	0	16.71	1.84	20.10	0	26	
21		30.0-30.45		100	100	100	99.41	23.31	0	76.69	0	23.31	1.85	20.05	0.02	25	2.61
22		31.0-31.45		100	100	100	99.62	21.86	0	78.14	0	21.86	1.85	19.77	0.02	25	
23		32.0-32.45		100	100	100	99.71	43.74	0	56.26	0	43.74	1.86	19.16	0.05	22.5	
24		34.0-34.45		100	100	100	99.70	23.78	0	76.22	0	23.78	1.85	18.96	0.02	24	2.60
25		35.0-35.45		100	100	100	98.96	33.67	0	66.33	0	33.67	1.86	19.35	0.05	23.5	
26		37.0-37.45		100	100	100	99.41	26.46	0	73.54	0	26.46	1.85	19.49	0.02	24	
27		38.0-38.45		100	100	100	98.81	38.88	0	61.12	0	38.88	1.86	19.72	0.05	22.5	
28		40.0-40.45		100	100	100	99.13	40.74	0	59.26	0	40.74	1.86	18.84	0.05	22	2.62
29		43.0-43.45		100	100	100	99.06	43.19	0	56.81	0	43.19	1.86	20.21	0.05	22	
30		45.0-45.45		100	100	100	99.59	19.55	0	80.45	0	19.55	1.84	20.14	0	25.5	2.59

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LIQUEFACTION ANALYSIS

Depth Below EGL (MTR.)	Observed SPT Value	Saturated Density	Submerged Density	Fine Content (%)	Stress Reduction Coefficient (Rd)	Total Overburden Pressure	Effective Overburden Pressure	CSR	CN	CE	CB	CR	CS	SPT Corrected N1(60)	α	β	N1(60)CS	CRR M7.5	CRR	FOS	Conclusion
1.5	4	1.89	0.89	84.16	0.99	2.8	2.8	0.150	1.89	1.167	1.00	0.75	1.0	6.61	0.50	1.20	8.43	0.10	0.100	0.66	Liquefiable
3	6	1.89	0.89	81.38	0.98	5.7	4.2	0.197	1.56	1.167	1.00	0.75	2.0	16.35	0.50	1.20	20.12	0.22	0.217	1.10	Non Liquefiable
4.5	9	1.9	0.90	78.09	0.97	8.6	5.6	0.215	1.35	1.167	1.00	0.85	3.0	36.15	0.50	1.20	43.88	0.22	0.219	1.02	Non Liquefiable
6	10	1.89	0.89	81.24	0.95	11.3	6.8	0.222	1.22	1.167	1.00	0.85	4.0	48.24	0.50	1.20	58.39	0.39	0.386	1.74	Non Liquefiable
7.5	8	1.9	0.90	78.76	0.94	14.3	8.3	0.222	1.11	1.167	1.00	0.95	5.0	49.09	0.50	1.20	59.41	0.40	0.396	1.78	Non Liquefiable
9	9	1.91	0.91	66.28	0.93	17.2	9.7	0.219	1.02	1.167	1.00	0.95	6.0	61.15	0.50	1.20	73.88	0.52	0.517	2.36	Non Liquefiable
10.5	10	1.91	0.91	71.35	0.89	20.1	11.1	0.209	0.96	1.167	1.00	1.00	7.0	78.12	0.50	1.20	94.24	0.68	0.676	3.24	Non Liquefiable
12	13	1.83	0.83	11.43	0.85	22.0	11.5	0.204	0.94	1.167	1.00	1.00	2.0	28.50	1.36	1.03	30.67	0.52	0.523	2.56	Non Liquefiable

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13.5	16	1.83	0.83	10.32	0.81	24.7	12.7	0.191	0.89	1.167	1.00	1.00	2.0	33.31	0.98	1.02	35.06	-0.69	-0.688	-3.60	Liquefiable
15	20	1.83	0.83	11.05	0.77	27.5	14.0	0.178	0.85	1.167	1.00	1.00	2.0	39.74	1.23	1.03	42.03	0.18	0.182	1.02	Non Liquefiable
16.5	22	1.86	0.86	38.38	0.73	30.7	15.7	0.162	0.80	1.167	1.00	1.00	2.0	41.22	0.50	1.20	49.96	0.30	0.302	1.86	Non Liquefiable
18	24	1.85	0.85	24.57	0.69	33.3	16.8	0.150	0.78	1.167	1.00	1.00	2.0	43.45	4.24	1.11	52.56	0.33	0.330	2.20	Non Liquefiable
19.5	28	1.85	0.85	26.34	0.65	36.1	18.1	0.137	0.75	1.167	1.00	1.00	2.0	48.88	4.42	1.13	59.41	0.40	0.396	2.88	Non Liquefiable

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SAFE BEARING CAPACITY AND RECOMMENDATION

TABLE-1 : SAFE BEARING CAPACITY

Depth (m)	Width (m)	Square	Rectangular	Safe Bearing Capacity Considering 40 mm Settlement	Maximum Expected Settlement (mm)
1.5	2.0	**14.39**	-	123.1	**40**
	3.0	**14.43**	-	96.6	**40**
	4.0	**14.79**	-	84.5	**40**
	2.0 x 3.0	-	**14.02**	123.1	**40**
	3.0 x 4.0	-	**14.29**	96.6	**40**
2.0	2.0	**16.63**	-	140.7	**40**
	3.0	**16.38**	-	107.3	**40**
	4.0	**16.60**	-	92.2	**40**
	2.0 x 3.0	-	**16.14**	140.7	**40**
	3.0 x 4.0	-	**16.17**	107.3	**40**
2.5	2.0	**18.96**	-	158.3	**40**
	3.0	**18.40**	-	118.0	**40**
	4.0	**18.46**	-	99.9	**40**
	2.0 x 3.0	-	**18.35**	140.7	**40**
	3.0 x 4.0	-	**18.11**	118.0	**40**
3.0	2.0	**21.38**	-	175.9	**40**
	3.0	**20.48**	-	128.7	**40**
	4.0	**20.37**	-	107.6	**40**
	2.0 x 3.0	-	**20.66**	140.7	**40**
	3.0 x 4.0	-	**20.11**	128.7	**40**

M.S. TEST HOUSE

Authorized Signatory
Kanwareshwar Kumar
(Tech. Manager)

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Table A – Based on Shear Failure Criteria.

Shape of Foundation:		Square	F.S.= 2.5	g, t/m³= 1.862		c = 0.917	Φ = 20.9	Nc = 15.71	Nq = 7.00	N_g = 6.11
D [m]	B [m]	dc	dq = dg	c	q	I Term	II Term	III Term	qnf	qnf /F
1.5	2	1.22	1.109	0.92	1.3965	21.05	11.15	3.78	35.99	14.39

Table B – Based on Settlement Criteria.

D	B	Fd =	N″	w′	$q_{s=25}$	S	$q_{s=s}$	The adjoining Table and the comments below it are for a footing of depth, **D = 1.5** m, and width, **B [m] = 2.0**
m	m				t/m²	mm	t/m²	
1.5	2.0	1.75	79	0.5	76.952969	40	123.12	

The value of allowable bearing pressure from the above Table for s = 40 mm is = 123.1 t/m²

The value of safe bearing capacity from shear criterion as found from Table A = 14.39 t/m²

Hence the allowable bearing pressure for settlement, s= or <40 mm will be = 14.39 t/m²

- **CALCULATION SHEET.**

D [m]	**B** [m]	d_c	$d_q = d_g$	c	f	q	I Term	II Term	III Term	q_{nf}	q_{nf} /F
1.5	2.0	1.22	1.11	0.92	20.9	1.40	21.05	11.15	3.78	35.99	**14.39**
1.5	3.0	1.15	1.07	0.92	20.9	1.40	19.80	10.78	5.49	36.07	**14.43**
1.5	4.0	1.11	1.05	0.92	20.9	1.40	19.17	10.60	7.20	36.97	**14.79**
1.5	2.0	1.22	1.11	0.92	20.9	1.40	19.88	10.53	4.63	35.04	**14.02**
1.5	3.0	1.15	1.07	0.92	20.9	1.40	18.97	10.34	6.41	35.72	**14.29**

Foundation							
Depth	Width				$q_{s=25}$	Permissible	$q_{s=s}$
D [m]	**B** [m]	F_d =	N"	w'	t/m²	S [mm]	t/m²
1.5	2.0	1.75	79	0.5	76.953	40	123.1
1.5	3.0	1.50	79	0.5	60.349	40	96.6
1.5	4.0	1.38	79	0.5	52.834	40	84.5
1.5	2.0	1.75	79	0.5	76.953	40	123.1
1.5	3.0	1.50	79	0.5	60.349	40	96.6

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RECOMMENDATION OF RAFT FOUNDATION.

TABLE-1 : SAFE BEARING CAPACITY

Foundation Details				Ultimate Bearing Capacity t/m2	Factor of Safety	Safe Bearing Capacity (SBC) in t/m^2
Type	Depth (m)	Size in (m)				
		Width (m)	Length (m)			
RAFT	1.5	6.0	6.0	39.58	2.5	**15.83**
		10.0	10.0	45.75	2.5	**18.30**
		10.0	20.0	49.21	2.5	**19.68**
	2.0	6.0	6.0	43.75	2.5	**17.50**
		10.0	10.0	49.65	2.5	**19.86**
		10.0	20.0	52.83	2.5	**21.13**
	3.0	6.0	6.0	52.35	2.5	**20.94**
		10.0	10.0	57.59	2.5	**23.04**
		10.0	20.0	60.21	2.5	**24.08**

Shape of Foundation:		Square	F.S.=	g, t/m^3=		c =	**Φ =**	Nc =	Nq =	N_g =
			2.5	1.862		0.917	20.9	15.71	7.00	6.11
D [m]	B [m]	dc	dq = dg	c	q	I Term	II Term	III Term	qnf	qnf /F
1.5	6	1.07	1.036	0.92	1.3965	18.54	10.42	10.61	39.58	15.83

D [m]	**B** [m]	d_c	$d_q = d_g$	c	f	q	I Term	II Term	III Term	q_{nf}	q_{nf} /F
1.5	6.0	1.07	1.04	0.92	20.9	1.40	18.54	10.42	10.61	39.58	**15.83**
1.5	10.0	1.04	1.02	0.92	20.9	1.40	18.04	10.27	17.44	45.75	**18.30**
1.5	10.0	1.04	1.02	0.92	20.9	1.40	16.54	9.42	23.25	49.21	**19.68**
2.0	6.0	1.10	1.05	0.92	20.9	1.86	18.96	14.06	10.73	43.75	**17.50**
2.0	10.0	1.06	1.03	0.92	20.9	1.86	18.29	13.80	17.56	49.65	**19.86**
2.0	10.0	1.06	1.03	0.92	20.9	1.86	16.77	12.65	23.41	52.83	**21.13**
3.0	6.0	1.15	1.07	0.92	20.9	2.79	19.80	21.57	10.98	52.35	**20.94**
3.0	10.0	1.09	1.04	0.92	20.9	2.79	18.80	20.99	17.81	57.59	**23.04**
3.0	10.0	1.09	1.04	0.92	20.9	2.79	17.23	19.24	23.74	60.21	**24.08**

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RECOMMENDATION OF PILE.

Depth (m)	Cut off (m)	Pile Length (m)	Pile Diameter	Pile in Compression (Ton)	Uplift Capacity (Ton)
15.0	2.0	13.0	1200 mm	**363.02**	**37.37**
20.0	2.0	18.0		**375.64**	**51.74**
25.0	2.0	23.0		**388.26**	**66.12**
30.0	2.0	28.0		**400.88**	**80.49**

The depth of fixity of piles has been calculated as per IS: 2911(Part I / Sec 2) 2010 .Refer Appendix – C

Diameter of Pile (m)	**1.200**	**meter**	
K1	12	1000	**12000**
fck	**35**		**Kn/m^3**
E = 5000(FCK)^0.5	29580.39892 N/mm2	**29580398.92 Kn/m2**	
Moment of Inertia of Pile	**0.101828571**	**m4**	
ηh for piles in sand & Normally Loaded Clay (N>35), Dry.	**20000**	**Kn/m3**	
K =	**2000**		
R (Stiffness Factor) = (EI/ηh)^(1/5)=	**2.73**		
L1/R =	0.037		
Lf/R (Fixed Head)=	2.2		
Lf/R (Free Head)=	1.9		
Lf (Point of Fixity) for Fixed Head=	**6.0**		
Lf (Point of Fixity) for Free Head=	**5.2**		
y =	12 mm	**0.012 meter**	
Lateral Load Capacity of Fixed Head Pile = 12EIy/(L1 + Lf)^3	787.3094214	**80.26**	**TON**
Lateral Load Capacity of Free Head Pile = 3EIy/(L1 + Lf)^3	305.5573232	**31.15**	**TON**

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COMPUTATION OF SAFE LOAD CAPACITY OF NORMAL BORED CAST IN SITU RCC PILE (IS-2911 part-1/sec-2)

The safe vertical load carrying capacity of Normal bored Cast in situ RCC piles have been calculated using the following expression:

Q_u= Ap (cp.Nc. + ½ r D N_γ + PD Nq) + Σ (Asi Ki Pdi tanδ + αi Ci)
Ref B-6 of
Above code i=1- n

WHERE,

- Qu = Ultimate Bearing Capacity.
- Ap = Cross sectional area of pile toe in m2.
- D = Diameter of Pile in m.
- C_P = Average cohesion at pile tip
- αi = adhesion factor for i_{th} layer, obtained from the fig.-2, page -11 of above code,
- Corresponding to value of c in kN/m2 (1.0T/m2= 10 kN/m2)
- Nc =9,
- N_q = Bearing Capacity factor, read from fig. 1, page-11, corresponding to Ø
- N_γ = General Bearing Capacity factor obtained from IS: 6403 corresponding to Ø
- γ_{eff} = Effective unit weight of soil at pile toe.
- P_D = Effective overburden pressure at pile toe (maximum depth = 15D for Ø <30°
- to 20 D for Ø >40°)
- Asi = Surface area of pile stem for ith layer.
- Ki = Coefficient of earth pressure = 1.0 to 1.5 for Ø = 30° to 40°
- Pdi = Effective overburden pressure at center of the ith layer
- δ= Angle of wall friction = friction angle of soil around the RCC pile stem

The safe lateral load capacity have been computed as per IS: 2911, Pt-I, sec-2-2010.
Research by Vesic has shown that the base resistance as well as shaft resistance of piles in sand first increases rapidly with depth due to the weight of overburden but after a depth called the critical depth—of 10 to 20 times the pile diameter depending on the denseness of sand—further increase in capacity is very small. Hence, IS 2911 specifies that P_D should not exceed critical depth as represented by the following conditions.

- critical depth 15D for $\Phi \leq 30°$
- critical depth 20 D for $\Phi \geq 40°$

Interpolation may be used for obtaining the intermediate value.

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CALCULATION FOR PILE CAPACITY

.	Pile Diameter (mtr.)	**1.200**	**MTR.**
.	Pile Length (mtr.)	**13.00**	**MTR.**
.	Density.	1862	
.	Area	1.130	
.	Cut off Length	**2.00**	**MTR.**
.	Pile Length from Ground.	**15.0**	**MTR.**
.	ASI (Surface Area of Pile)	49.03	MTR.2
.	Ki	1.2	
.	Pdi	18.0	
.	δ1° (Layer 1)	14.8	
.	δ2° (Layer 2)	24.5	
.	δ3° (Layer 3)	23.6	
.	NY	6.42	
.	Nq	7.34	

1	1.130(0.5*1.200*1862*6.42+18.0*7.34) =	8255.155	
2	1.2*18.0*0.263*49.03 =	278.816	
3	1.2*18.0*0.455*49.03 =	481.506	
4	1.2*22.344*0.437*49.03 =	574.332	
.	Pile Capacity in Compression (Ultimate)=	**9589.809**	**KN**
	=	**958.98**	**TON**
.	Self Weight of Pile (Area of pile x h x 1.4) =	**20.57**	**TON**
.	**Pile Capacity in Compression (Safe) (FOS - 2.5)=**	**363.02**	**TON**
.	Reduced Uplift Capacity (Total Skin Resistance * RF)	**93.43**	**TON**
.	**Safe Uplift Capacity =**	**37.37**	**TON**

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CALCULATION FOR PILE CAPACITY

.	Pile Diameter (mtr.)	**1.200**	**MTR.**		
.	Pile Length (mtr.)	**18.00**	**MTR.**		
.	Density.	1862			
.	Area	1.130			
.	Cut off Length	**2.00**	**MTR.**		
.	Pile Length from Ground.	**20.0**	**MTR.**		
.	ASI (Surface Area of Pile)	67.89	MTR.2		
.	Ki	1.2			
.	Pdi	18.0			
.	δ1° (Layer 1)	14.8			
.	δ2° (Layer 2)	24.5			
.	δ3° (Layer 3)	23.6			
.	NY	6.42			
.	Nq	7.34			
1	1.130(0.5*1.200*1862*6.42+18.0*7.34) =			8255.155	
2	1.2*18.0*0.263*67.89 =			386.053	
3	1.2*18.0*0.455*67.89 =			666.701	
4	1.2*22.344*0.437*67.89 =			795.228	
.	Pile Capacity in Compression (Ultimate)=			**10103.137**	**KN**
			=	**1010.31**	**TON**
.	Self Weight of Pile (Area of pile x h x 1.4) =			**28.49**	**TON**
.	**Pile Capacity in Compression (Safe) (FOS - 2.5)=**			**375.64**	**TON**
.	Reduced Uplift Capacity (Total Skin Resistance * RF)			**129.36**	**TON**
.	**Safe Uplift Capacity =**			**51.74**	**TON**

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CALCULATION FOR PILE CAPACITY

.	Pile Diameter (mtr.)	**1.200**	**MTR.**		
.	Pile Length (mtr.)	**23.00**	**MTR.**		
.	Density.	1862			
.	Area	1.130			
.	Cut off Length	**2.00**	**MTR.**		
.	Pile Length from Ground.	**25.0**	**MTR.**		
.	ASI (Surface Area of Pile)	86.74	MTR.2		
.	Ki	1.2			
.	Pdi	18.0			
.	δ1° (Layer 1)	14.8			
.	δ2° (Layer 2)	24.5			
.	δ3° (Layer 3)	23.6			
.	NY	6.42			
.	Nq	7.34			
1	1.130(0.5*1.200*1862*6.42+18.0*7.34) =			8255.155	
2	1.2*18.0*0.263*86.74 =			493.290	
3	1.2*18.0*0.455*86.74 =			851.896	
4	1.2*22.344*0.437*86.74 =			1016.125	
.	Pile Capacity in Compression (Ultimate)=			**10616.466**	**KN**
			=	**1061.65**	**TON**
.	Self Weight of Pile (Area of pile x h x 1.4) =			**36.40**	**TON**
.	**Pile Capacity in Compression (Safe) (FOS - 2.5)=**			**388.26**	**TON**
.	Reduced Uplift Capacity (Total Skin Resistance * RF)			**165.29**	**TON**
.	**Safe Uplift Capacity =**			**66.12**	**TON**

M.S. TEST HOUSE

Authorized Signatory
Kanwareshwar Kumar
(Tech. Manager)

1. Sample as received in the Laboratory by Agency.
2Results listed refer only to the tested sample & applicable parameters. Endorsement of products is neither inferred nor implied.
3Samples will be destroyed after one month from the date of issue of test certificates unless otherwise specified.
4Liability of laboratory is limited to the invoiced amount only any dispute arising out of this report shall be subject to Bihar jurisdiction only.
5This Report is not to be reproduced wholly or in part and cannot be used as evidence in the court of law and should not be used in any advertising Media without special permission in writing.

MS TEST HOUSE

....Substantial Testing for Quality Work

(Location-1) Abhiyanta Nagar, Z-Sector Plot No.-09, Near R J Complex, Ashiana Nagar, Patna-800025
(Location-2) Ashiana Nagar, Beside NTPC-1 Apartment, Patna-800025
Mobile no.: +91-900-6069-267, Email: - mstesthouse@gmail.com

CALCULATION FOR PILE CAPACITY

.	Pile Diameter (mtr.)	**1.200**	**MTR.**
.	Pile Length (mtr.)	**28.00**	**MTR.**
.	Density.	1862	
.	Area	1.130	
.	Cut off Length	**2.00**	**MTR.**
.	Pile Length from Ground.	**30.0**	**MTR.**
.	ASI (Surface Area of Pile)	105.60	MTR.2
.	Ki	1.2	
.	Pdi	18.0	
.	δ1° (Layer 1)	14.8	
.	δ2° (Layer 2)	24.5	
.	δ3° (Layer 3)	23.6	
.	NY	6.42	
.	Nq	7.34	

1	1.130(0.5*1.200*1862*6.42+18.0*7.34) =	8255.155	
2	1.2*18.0*0.263*105.60 =	600.527	
3	1.2*18.0*0.455*105.60 =	1037.090	
4	1.2*22.344*0.437*105.60 =	1237.022	
.	Pile Capacity in Compression (Ultimate)=	**11129.794**	**KN**
	=	**1112.98**	**TON**
.	Self Weight of Pile (Area of pile x h x 1.4) =	**44.31**	**TON**
.	**Pile Capacity in Compression (Safe) (FOS - 2.5)=**	**400.88**	**TON**
.	Reduced Uplift Capacity (Total Skin Resistance * RF)	**201.22**	**TON**
.	**Safe Uplift Capacity =**	**80.49**	**TON**

Authorized Signatory
Kanwareshwar Kumar
(Tech. Manager)

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ANNEXURE XI

Lab Report

ENVIRO TECH SERVICES PVT. LTD.
An Analytical Laboratory
ETS-LAB
ISO 45001
(AN ISO 45001:2018 Certified Laboratory)
Plot No. 1/32, S.S. of G.T. Road Industrial Area, Ghaziabad (U.P.) - 201001
E-mail : etslab2012@gmail.com | Website : www.etslab.in | Ph.: 9911516076, 8130255461

TEST REPORT

TEST REPORT NO: ETS/1011-31/02/2026

DATE OF REPORT: 10.03.2026

NOISE MONITORING REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Monitoring	:	02.02.2026
Monitoring Start Date	:	02.02.2026
Monitoring End Date	:	03.02.2026
Monitoring Done By	:	ETS STAFF
Monitoring Duration	:	24.0 HOURS
Place Of Monitoring	:	NQ-1 PROJECT SITE
Category Of Area	:	RESIDENTIAL AREA
Sampling Method	:	IS: 9989 : 1981 REAFFIRMED 2023

S. No.	Test Parameters	Unit	Result	Ambient Noise Standards /Specification (CPCB)
1.	Noise Level Day Time	Leq :dB (A)	52.4	55
2.	Noise Level Night Time	Leq :dB (A)	41.1	45

Remark: Day time is reckoned in between 06.00 A.M. and 10.00 P.M.
Night time is reckoned in between 10.00 P.M. and 06.00 A.M.

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY
(Quality Manager)

Format no ETS /LAB/TR-02 Issue No 04 dt 01/02/2019 Rev No 02 dt 01/02/2019

Note :-
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E-mail : etslab2012@gmail.com | Website : www.etslab.in | Ph.: 9911516076, 8130255461

TEST REPORT

TEST REPORT NO: ETS/1011-32/02/2026 DATE OF REPORT: 10.03.2026

NOISE MONITORING REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Monitoring	:	04.02.2026
Monitoring Start Date	:	04.02.2026
Monitoring End Date	:	05.02.2026
Monitoring Done By	:	ETS STAFF
Monitoring Duration	:	24.0 HOURS
Place Of Monitoring	:	NQ-2 NEAR KIA CHOWK, MUZAFFARPUR
Category Of Area	:	RESIDENTIAL AREA
Sampling Method	:	IS: 9989 : 1981 REAFFIRMED 2023

S. No.	Test Parameters	Unit	Result	Ambient Noise Standards /Specification (CPCB)
1.	Noise Level Day Time	Leq :dB (A)	50.3	55
2.	Noise Level Night Time	Leq :dB (A)	42.2	45

Remark: Day time is reckoned in between 06.00 A.M. and 10.00 P.M.
Night time is reckoned in between 10.00 P.M. and 06.00 A.M.

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY (Quality Manager)

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ETS-LAB

ENVIRO TECH SERVICES PVT. LTD.

An Analytical Laboratory

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Plot No. 1/32, S.S. of G.T. Road Industrial Area, Ghaziabad (U.P.) - 201001

E-mail : etslab2012@gmail.com | Website : www.etslab.in | Ph.: 9911516076, 8130255461

TEST REPORT

TEST REPORT NO: ETS/1011-33/02/2026

DATE OF REPORT: 10.03.2026

NOISE MONITORING REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Monitoring	:	05.02.2026
Monitoring Start Date	:	05.02.2026
Monitoring End Date	:	06.02.2026
Monitoring Done By	:	ETS STAFF
Monitoring Duration	:	24.0 HOURS
Place Of Monitoring	:	NQ-3 RESIDENTIAL MOUNTAIN VIEW SCHOOL, MUZAFFARPUR
Category Of Area	:	SILENCE ZONE
Sampling Method	:	IS: 9989 : 1981 REAFFIRMED 2023

S. No.	Test Parameters	Unit	Result	Ambient Noise Standards /Specification (CPCB)
1.	Noise Level Day Time	Leq :dB (A)	46.2	50
2.	Noise Level Night Time	Leq :dB (A)	35.1	40

Remark: Day time is reckoned in between 06.00 A.M. and 10.00 P.M.
Night time is reckoned in between 10.00 P.M. and 06.00 A.M.

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY
(Quality Manager)

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TEST REPORT

TEST REPORT NO: ETS/1011-34/02/2026

DATE OF REPORT : 10.03.2026

NOISE MONITORING REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Monitoring	:	10.02.2026
Monitoring Start Date	:	10.02.2026
Monitoring End Date	:	11.02.2026
Monitoring Done By	:	ETS STAFF
Monitoring Duration	:	24.0 HOURS
Place Of Monitoring	:	NQ-4 NEAR NASI CHOWK
Category Of Area	:	RESIDENTIAL AREA
Sampling Method	:	IS: 9989 : 1981 REAFFIRMED 2023

S. No.	Test Parameters	Unit	Result	Ambient Noise Standards /Specification (CPCB)
1.	Noise Level Day Time	Leq :dB (A)	54.3	55
2.	Noise Level Night Time	Leq :dB (A)	40.1	45

Remark: Day time is reckoned in between 06.00 A.M. and 10.00 P.M.
Night time is reckoned in between 10.00 P.M. and 06.00 A.M.

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

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TEST REPORT

TEST REPORT NO: ETS/1011-35/02/2026 DATE OF REPORT : 10.03.2026

NOISE MONITORING REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Monitoring	:	12.02.2026
Monitoring Start Date	:	12.02.2026
Monitoring End Date	:	13.02.2026
Monitoring Done By	:	ETS STAFF
Monitoring Duration	:	24.0 HOURS
Place Of Monitoring	:	NQ-5 GALAXY HOSPITAL, MUZAFFARPUR
Category Of Area	:	SILENCE ZONE
Sampling Method	:	IS: 9989 : 1981 REAFFIRMED 2023

S. No.	Test Parameters	Unit	Result	Ambient Noise Standards /Specification (CPCB)
1.	Noise Level Day Time	Leq :dB (A)	48.6	50
2.	Noise Level Night Time	Leq :dB (A)	32.4	40

Remark: Day time is reckoned in between 06.00 A.M. and 10.00 P.M.
Night time is reckoned in between 10.00 P.M. and 06.00 A.M.

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY
(Quality Manager)

Format no ETS /LAB/TR-02 Issue No 04 dt 01/02/2019 Rev No 02 dt 01/02/2019

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TEST REPORT

TEST REPORT NO: ETS/1011-36/02/2026

DATE OF REPORT : 10.03.2026

NOISE MONITORING REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Monitoring	:	16.02.2026
Monitoring Start Date	:	16.02.2026
Monitoring End Date	:	17.02.2026
Monitoring Done By	:	ETS STAFF
Monitoring Duration	:	24.0 HOURS
Place Of Monitoring	:	NQ-6 SADAR HOSPITAL, MUZAFFARPUR
Category Of Area	:	SILENCE ZONE
Sampling Method	:	IS: 9989 : 1981 REAFFIRMED 2023

S. No.	Test Parameters	Unit	Result	Ambient Noise Standards /Specification (CPCB)
1.	Noise Level Day Time	Leq :dB (A)	47.2	50
2.	Noise Level Night Time	Leq :dB (A)	34.5	40

Remark: Day time is reckoned in between 06.00 A.M. and 10.00 P.M.
Night time is reckoned in between 10.00 P.M. and 06.00 A.M.

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY
(Quality Manager)

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TEST REPORT

TEST REPORT NO: ETS/1011-37/02/2026 DATE OF REPORT : 10.03.2026

NOISE MONITORING REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Monitoring	:	20.02.2026
Monitoring Start Date	:	20.02.2026
Monitoring End Date	:	21.02.2026
Monitoring Done By	:	ETS STAFF
Monitoring Duration	:	24.0 HOURS
Place Of Monitoring	:	NQ-7 MAHILA SHILP KALA BHAWAN COLLEGE
Category Of Area	:	SILENCE ZONE
Sampling Method	:	IS: 9989 : 1981 REAFFIRMED 2023

S. No.	Test Parameters	Unit	Result	Ambient Noise Standards /Specification (CPCB)
1.	Noise Level Day Time	Leq :dB (A)	49.1	50
2.	Noise Level Night Time	Leq :dB (A)	36.7	40

Remark: Day time is reckoned in between 06.00 A.M. and 10.00 P.M.
Night time is reckoned in between 10.00 P.M. and 06.00 A.M.

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY
(Quality Manager)

Format no ETS /LAB/TR-02 Issue No 04 dt 01/02/2019 Rev No 02 dt 01/02/2019

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ETS-LAB

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TEST REPORT

TEST REPORT NO: ETS/1011-36/02/2026 DATE OF REPORT: 10.03.2026

NOISE MONITORING REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Monitoring	:	24.02.2026
Monitoring Start Date	:	24.02.2026
Monitoring End Date	:	25.02.2026
Monitoring Done By	:	ETS STAFF
Monitoring Duration	:	24.0 HOURS
Place Of Monitoring	:	NQ-8 BHOOTHNATH SHIV TEMPLE
Category Of Area	:	RESIDENTIAL AREA
Sampling Method	:	IS: 9989 : 1981 REAFFIRMED 2023

S. No.	Test Parameters	Unit	Result	Ambient Noise Standards /Specification (CPCB)
1.	Noise Level Day Time	Leq :dB (A)	50.3	55
2.	Noise Level Night Time	Leq :dB (A)	35.8	45

Remark: Day time is reckoned in between 06.00 A.M. and 10.00 P.M.
Night time is reckoned in between 10.00 P.M. and 06.00 A.M.

****End of Test Report****

Ashish

For Enviro Tech Services Pvt. Ltd.

Raj Kumar (Deputy Manager)

AUTHORIZED SIGNATORY

Format no ETS /LAB/TR-02 Issue No 04 dt 01/02/2019 Rev No 02 dt 01/02/2019

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TEST REPORT

TEST REPORT NO: ETS/1011-22/02/2026

DATE OF REPORT:10-03-2026

SOIL SAMPLE ANALYSIS REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Sampling	:	10-02-2026
Analysis Start Date	:	13-02-2026
Analysis End Date	:	16-02-2026
Sample ID No	:	ETS/SL-1011-22
Sampling Done By	:	ETS STAFF
Sampling& Testing Method	:	ETS/LAB/SOIL-01
Sampling Location	:	SQ-1 PROJECT SITE
Sampling Quantity	:	2 kg.
Packing Condition	:	SEALED
Packed In	:	ZIP POLLY BAG

S. No.	Test Parameters	Unit	Result	Test Method
1.	Texture	...	Sandy clay loam	IS:2720 (Pt-4)
2.	Sand	%	57.3	IS:2720 (Pt-4)
3.	Silt	%	25.7	IS:2720 (Pt-4)
4.	Clay	%	17.0	IS:2720 (Pt-4)
5.	pH (1:2 Suspension)	..	7.37	IS:2720 (Pt-26)
6.	Cation Exchange Capacity (CEC)	meq/100	19.4	IS:2720 (Pt-24)
7.	Electrical Conductivity (1:2)	µmho/cm	344.0	IS:14767
8.	Water Holding Capacity (WHC)	%	29.2	IS 2720 (Part-2)
9.	Sodium (Na)	mg/kg	124.7	APHA-3055B
10.	Calcium (Ca)	mg/kg	964.9	IS 2720 (Part-23)
11.	Magnesium (Mg)	mg/kg	428.3	ETS/STP/SOIL-08
12.	Bulk Density	g/cm^3	1.34	IS 2386 (Part-4)
13.	Total Nitrogen (N)	mg/kg	150.3	APHA,Pt 4500:(N)
14.	Phosphorus (PO4)	mg/kg	46.6	ETS/STP/SOIL-19
15.	Potassium (K)	mg/kg	171.6	APHA-3055B
16.	Organic Matter	%	1.72	IS: 2720 (P-22)
17.	Organic Carbon	%	1.01	BS 1377 -3)
18.	Sulphate as (SO_4)	mg/kg	1.71	IS:3025(P-24)
19.	Porosity	%	47.33	IS 13030

****End of Test Report****

As with

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

(Quality Manager)

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TEST REPORT

TEST REPORT NO: ETS/1011-23/02/2026 DATE OF REPORT : 10-03-2026

SOIL SAMPLE ANALYSIS REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Sampling	:	10-02-2026
Analysis Start Date	:	13-02-2026
Analysis End Date	:	16-02-2026
Sample ID No	:	ETS/SL-1011-23
Sampling Done By	:	ETS STAFF
Sampling& Testing Method	:	ETS/LAB/SOIL-01
Sampling Location	:	SQ-2 NEAR KIA CHOWK, MUZAFFARPUR
Sampling Quantity	:	2 kg.
Packing Condition	:	SEALED
Packed In	:	ZIP POLLY BAG

S. No.	Test Parameters	Unit	Result	Test Method
1.	Texture	...	Sandy clay loam	IS:2720 (Pt-4)
2.	Sand	%	52.1	IS:2720 (Pt-4)
3.	Silt	%	31.5	IS:2720 (Pt-4)
4.	Clay	%	16.4	IS:2720 (Pt-4)
5.	pH (1:2 Suspension)	..	7.74	IS:2720 (Pt-26)
6.	Cation Exchange Capacity (CEC)	meq/100	17.9	IS:2720 (Pt-24)
7.	Electrical Conductivity (1:2)	µmho/cm	346.0	IS:14767
8.	Water Holding Capacity (WHC)	%	30.4	IS 2720 (Part-2)
9.	Sodium (Na)	mg/kg	114.9	APHA-3055B
10.	Calcium (Ca)	mg/kg	1065.8	IS 2720 (Part-23)
11.	Magnesium (Mg)	mg/kg	436.5	ETS/STP/SOIL-08
12.	Bulk Density	g/cm^3	1.45	IS 2386 (Part-4)
13.	Total Nitrogen (N)	mg/kg	162.1	APHA,Pt 4500:(N)
14.	Phosphorus (PO4)	mg/kg	56.4	ETS/STP/SOIL-19
15.	Potassium (K)	mg/kg	198.2	APHA-3055B
16.	Organic Matter	%	1.92	IS : 2720 (P-22)
17.	Organic Carbon	%	1.11	BS 1377 -3)
18.	Sulphate as (SO_4)	mg/kg	0.81	IS:3025(P-24)
19.	Porosity	%	43.27	IS 13030

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

(Quality Manager)

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ENVIRO TECH SERVICES PVT. LTD.

An Analytical Laboratory

ISO 45001

ETS-LAB

(AN ISO 45001:2018 Certified Laboratory)

Plot No. 1/32, S.S. of G.T. Road Industrial Area, Ghaziabad (U.P.) - 201001

E-mail : etslab2012@gmail.com | Website : www.etslab.in | Ph.: 9911516076, 8130255461

TEST REPORT

TEST REPORT NO: ETS/1011-24/02/2026 DATE OF REPORT : 10-03-2026

SOIL SAMPLE ANALYSIS REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Sampling	:	12-02-2026
Analysis Start Date	:	15-02-2026
Analysis End Date	:	18-02-2026
Sample ID No	:	ETS/SL-1011-24
Sampling Done By	:	ETS STAFF
Sampling& Testing Method	:	ETS/LAB/SOIL-01
Sampling Location	:	SQ-3 RESIDENTIAL MOUNTAIN VIEW SCHOOL, MUZAFFARPUR
Sampling Quantity	:	2 kg.
Packing Condition	:	SEALED
Packed In	:	ZIP POLLY BAG

S. No.	Test Parameters	Unit	Result	Test Method
1.	Texture	---	Sandy clay loam	IS:2720 (Pt-4)
2.	Sand	%	43.7	IS:2720 (Pt-4)
3.	Silt	%	34.2	IS:2720 (Pt-4)
4.	Clay	%	22.1	IS:2720 (Pt-4)
5.	pH (1:2 Suspension)	--	7.94	IS:2720 (Pt-26)
6.	Cation Exchange Capacity (CEC)	meq/100	16.1	IS:2720 (Pt-24)
7.	Electrical Conductivity (1:2)	µmho/cm	330.4	IS:14767
8.	Water Holding Capacity (WHC)	%	30.7	IS 2720 (Part-2)
9.	Sodium (Na)	mg/kg	131.0	APHA-3055B
10.	Calcium (Ca)	mg/kg	1014.7	IS 2720 (Part-23)
11.	Magnesium (Mg)	mg/kg	450.3	ETS/STP/SOIL-08
12.	Bulk Density	g/cm^3	1.37	IS 2386 (Part-4)
13.	Total Nitrogen (N)	mg/kg	171.6	APHA,Pt 4500:(N)
14.	Phosphorus (PO4)	mg/kg	38.4	ETS/STP/SOIL-19
15.	Potassium (K)	mg/kg	153.4	APHA-3055B
16.	Organic Matter	%	2.20	IS : 2720 (P-22)
17.	Organic Carbon	%	1.27	BS 1377 -3)
18.	Sulphate as (SO_4)	mg/kg	1.78	IS:3025(P-24)
19.	Porosity	%	46.22	IS 13030

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

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E-mail : etslab2012@gmail.com | Website : www.etslab.in | Ph.: 9911516076, 8130255461

TEST REPORT

TEST REPORT NO: ETS/1011-25/02/2026

DATE OF REPORT: 10-03-2026

SOIL SAMPLE ANALYSIS REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Sampling	:	12-02-2026
Analysis Start Date	:	15-02-2026
Analysis End Date	:	18-02-2026
Sample ID No	:	ETS/SL-1011-25
Sampling Done By	:	ETS STAFF
Sampling& Testing Method	:	ETS/LAB/SOIL-01
Sampling Location	:	SQ-4 -MIYA PAKRI GOVERNMENT SCHOOL, MUZAFFARPUR
Sampling Quantity	:	2.0 kg.
Packing Condition	:	SEALED
Packed In	:	ZIP POLLY BAG

S. No.	Test Parameters	Unit	Result	Test Method
1.	Texture	...	Sandy clay loam	IS:2720 (Pt-4)
2.	Sand	%	45.6	IS:2720 (Pt-4)
3.	Silt	%	34.3	IS:2720 (Pt-4)
4.	Clay	%	20.1	IS:2720 (Pt-4)
5.	pH (1:2 Suspension)	..	7.82	IS:2720 (Pt-26)
6.	Cation Exchange Capacity (CEC)	meq/100	19.6	IS:2720 (Pt-24)
7.	Electrical Conductivity (1:2)	µmho/cm	348.1	IS:14767
8.	Water Holding Capacity (WHC)	%	36.1	IS 2720 (Part-2)
9.	Sodium (Na)	mg/kg	140.1	APHA-3055B
10.	Calcium (Ca)	mg/kg	1166.5	IS 2720 (Part-23)
11.	Magnesium (Mg)	mg/kg	466.7	ETS/STP/SOIL-08
12.	Bulk Density	g/cm^3	1.26	IS 2386 (Part-4)
13.	Total Nitrogen (N)	mg/kg	152.9	APHA,Pt 4500:(N)
14.	Phosphorus (PO4)	mg/kg	53.1	ETS/STP/SOIL-19
15.	Potassium (K)	mg/kg	227.8	APHA-3055B
16.	Organic Matter	%	2.09	IS : 2720 (P-22)
17.	Organic Carbon	%	1.21	BS 1377 -3)
18.	Sulphate as (SO_4)	mg/kg	1.28	IS:3025(P-24)
19.	Porosity	%	50.28	IS 13030

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

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E-mail : etslab2012@gmail.com | Website : www.etslab.in | Ph.: 9911516076, 8130255461

TEST REPORT

TEST REPORT NO: ETS/1011-26/02/2026 DATE OF REPORT: 10-03-2026

SOIL SAMPLE ANALYSIS REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Sampling	:	12-02-2026
Analysis Start Date	:	15-02-2026
Analysis End Date	:	18-02-2026
Sample ID No	:	ETS/SL-1011-26
Sampling Done By	:	ETS STAFF
Sampling& Testing Method	:	ETS/LAB/SOIL-01
Sampling Location	:	SQ-5 GALAXY HOSPITAL, MUZAFFARPUR
Sampling Quantity	:	2.0 kg.
Packing Condition	:	SEALED
Packed In	:	ZIP POLLY BAG

S. No.	Test Parameters	Unit	Result	Test Method
1.	Texture	---	Sandy clay loam	IS:2720 (Pt-4)
2.	Sand	%	50.1	IS:2720 (Pt-4)
3.	Silt	%	34.1	IS:2720 (Pt-4)
4.	Clay	%	15.8	IS:2720 (Pt-4)
5.	pH (1:2 Suspension)	--	7.61	IS:2720 (Pt-26)
6.	Cation Exchange Capacity (CEC)	meq/100	15.3	IS:2720 (Pt-24)
7.	Electrical Conductivity (1:2)	µmho/cm	410.7	IS:14767
8.	Water Holding Capacity (WHC)	%	28.7	IS 2720 (Part-2)
9.	Sodium (Na)	mg/kg	109.4	APHA-3055B
10.	Calcium (Ca)	mg/kg	1180.2	IS 2720 (Part-23)
11.	Magnesium (Mg)	mg/kg	501.2	ETS/STP/SOIL-08
12.	Bulk Density	g/cm^3	1.36	IS 2386 (Part-4)
13.	Total Nitrogen (N)	mg/kg	157.6	APHA,Pt 4500:(N)
14.	Phosphorus (PO4)	mg/kg	51.1	ETS/STP/SOIL-19
15.	Potassium (K)	mg/kg	214.5	APHA-3055B
16.	Organic Matter	%	1.26	IS: 2720 (P-22)
17.	Organic Carbon	%	0.74	BS 1377 -3)
18.	Sulphate as (SO_4)	mg/kg	1.44	IS:3025(P-24)
19.	Porosity	%	46.59	IS 13030

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

(Laboratory Manager)

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TEST REPORT

TEST REPORT NO: ETS/1011-27/02/2026

DATE OF REPORT : 10-03-2026

SOIL SAMPLE ANALYSIS REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Sampling	:	15-02-2026
Analysis Start Date	:	18-02-2026
Analysis End Date	:	22-02-2026
Sample ID No	:	ETS/SL-1011-27
Sampling Done By	:	ETS STAFF
Sampling& Testing Method	:	ETS/LAB/SOIL-01
Sampling Location	:	SQ-6 SADAR HOSPITAL, MUZAFFARPUR
Sampling Quantity	:	2.0 kg.
Packing Condition	:	SEALED
Packed In	:	ZIP POLLY BAG

S. No.	Test Parameters	Unit	Result	Test Method
1.	Texture	---	Sandy clay loam	IS:2720 (Pt-4)
2.	Sand	%	48.4	IS:2720 (Pt-4)
3.	Silt	%	31.5	IS:2720 (Pt-4)
4.	Clay	%	20.1	IS:2720 (Pt-4)
5.	pH (1:2 Suspension)	..	7.25	IS:2720 (Pt-26)
6.	Cation Exchange Capacity (CEC)	meq/100	17.3	IS:2720 (Pt-24)
7.	Electrical Conductivity (1:2)	µmho/cm	291.1	IS:14767
8.	Water Holding Capacity (WHC)	%	33.9	IS 2720 (Part-2)
9.	Sodium (Na)	mg/kg	131.0	APHA-3055B
10.	Calcium (Ca)	mg/kg	1059.8	IS 2720 (Part-23)
11.	Magnesium (Mg)	mg/kg	446.0	ETS/STP/SOIL-08
12.	Bulk Density	g/cm³	1.43	IS 2386 (Part-4)
13.	Total Nitrogen (N)	mg/kg	152.6	APHA,Pt 4500:(N)
14.	Phosphorus (PO4)	mg/kg	33.6	ETS/STP/SOIL-19
15.	Potassium (K)	mg/kg	191.2	APHA-3055B
16.	Organic Matter	%	2.35	IS : 2720 (P-22)
17.	Organic Carbon	%	1.37	BS 1377 -3)
18.	Sulphate as (SO_4)	mg/kg	1.35	IS:3025(P-24)
19.	Porosity	%	44.00	IS 13030

*****End of Test Report*****

AUTHORIZED SIGNATORY

(Quality Manager)

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TEST REPORT

TEST REPORT NO: ETS/1011-28/02/2026

DATE OF REPORT : 10-03-2026

SOIL SAMPLE ANALYSIS REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Sampling	:	15-02-2026
Analysis Start Date	:	16-02-2026
Analysis End Date	:	22-02-2026
Sample ID No	:	ETS/SL-1011-28
Sampling Done By	:	ETS STAFF
Sampling& Testing Method	:	ETS/LAB/SOIL-01
Sampling Location	:	SQ-7 MAHILA SHILP KALA BHAWAN COLLEGE
Sampling Quantity	:	2.0 kg.
Packing Condition	:	SEALED
Packed In	:	ZIP POLLY BAG

S. No.	Test Parameters	Unit	Result	Test Method
1.	Texture	---	Sandy clay loam	IS:2720 (Pt-4)
2.	Sand	%	42.6	IS:2720 (Pt-4)
3.	Silt	%	32.0	IS:2720 (Pt-4)
4.	Clay	%	25.4	IS:2720 (Pt-4)
5.	pH (1:2 Suspension)	--	8.07	IS:2720 (Pt-26)
6.	Cation Exchange Capacity (CEC)	meq/100	21.2	IS:2720 (Pt-24)
7.	Electrical Conductivity (1:2)	µmho/cm	325.9	IS:14767
8.	Water Holding Capacity (WHC)	%	35.8	IS 2720 (Part-2)
9.	Sodium (Na)	mg/kg	124.3	APHA-3055B
10.	Calcium (Ca)	mg/kg	947.2	IS 2720 (Part-23)
11.	Magnesium (Mg)	mg/kg	482.8	ETS/STP/SOIL-08
12.	Bulk Density	g/cm^3	1.37	IS 2386 (Part-4)
13.	Total Nitrogen (N)	mg/kg	176.5	APHA,Pt 4500:(N)
14.	Phosphorus (PO4)	mg/kg	47.3	ETS/STP/SOIL-19
15.	Potassium (K)	mg/kg	272.4	APHA-3055B
16.	Organic Matter	%	2.51	IS : 2720 (P-22)
17.	Organic Carbon	%	1.46	BS 1377 -3)
18.	Sulphate as (SO_4)	mg/kg	1.97	IS:3025(P-24)
19.	Porosity	%	46.22	IS:13030

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

(Quality Manager)

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TEST REPORT

TEST REPORT NO: ETS/1011-29/02/2026

DATE OF REPORT: 10-03-2026

SOIL SAMPLE ANALYSIS REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Sampling	:	20-02-2026
Analysis Start Date	:	23-02-2026
Analysis End Date	:	26-02-2026
Sample ID No	:	ETS/SL-101-29
Sampling Done By	:	ETS STAFF
Sampling& Testing Method	:	ETS/LAB/SOIL-01
Sampling Location	:	SQ-8_BHOOTHNATH SHIV TEMPLE
Sampling Quantity	:	2.0 kg.
Packing Condition	:	SEALED
Packed In	:	ZIP POLLY BAG

S. No.	Test Parameters	Unit	Result	Test Method
1.	Texture	---	Sandy clay loam	IS:2720 (Pt-4)
2.	Sand	%	40.2	IS:2720 (Pt-4)
3.	Silt	%	33.2	IS:2720 (Pt-4)
4.	Clay	%	26.6	IS:2720 (Pt-4)
5.	pH (1:2 Suspension)	--	7.52	IS:2720 (Pt-26)
6.	Cation Exchange Capacity (CEC)	meq/100	22.9	IS:2720 (Pt-24)
7.	Electrical Conductivity (1:2)	µmho/cm	322.5	IS:14767
8.	Water Holding Capacity (WHC)	%	34.9	IS 2720 (Part-2)
9.	Sodium (Na)	mg/kg	139.2	APHA-3055B
10.	Calcium (Ca)	mg/kg	1040.4	IS 2720 (Part-23)
11.	Magnesium (Mg)	mg/kg	494.8	ETS/STP/SOIL-08
12.	Bulk Density	g/cm³	1.24	IS 2386 (Part-4)
13.	Total Nitrogen (N)	mg/kg	185.6	APHA,Pt 4500:(N)
14.	Phosphorus (PO4)	mg/kg	44.3	ETS/STP/SOIL-19
15.	Potassium (K)	mg/kg	255.3	APHA-3055B
16.	Organic Matter	%	2.20	IS: 2720 (P-22)
17.	Organic Carbon	%	1.27	BS 1377 -3)
18.	Sulphate as (SO_4)	mg/kg	1.77	IS:3025(P-24)
19.	Porosity	%	51.03	IS 13030

*****End of Test Report*****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

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(Ms Hunny)
(Quality Manager)

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TEST REPORT

TEST REPORT NO : ETS/1011-14/02/2026

DATE OF REPORT :10.03.2026

AMBIENT AIR QUALITY MONITORING AND ANALYSIS REPORT

Name And Address of Customer : PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.

Analysis Start Date : 07.12.2025
Analysis End Date : 05.03.2026
Sampling Done By : ETS STAFF
Sampling Location : AAQ-1 PROJECT SITE
Sampling Method : IS:5182
Sampling Machine Placed At Height : 1.5 MTR. (FROM GROUND)
Weather Condition : CLEAR

Test Parameters			Particulate Matter (PM10)	Particulate Matter (PM2.5)	Sulphur Dioxide (SO2)	Nitrogen Dioxide (NO2)	Carbon Monoxide (CO)
Unit			µg/m3	µg/m3	µg/m3	µg/m3	mg/m3
Limit (as Per CPCB)			24 Hrs.=100	24 Hrs.=60	24 Hrs.=80	24 Hrs.=80	1 Hrs.=04
Test Method			IS 5182 (Part-23)	IS 5182 (Part-24)	IS: 5182 (Part-2)	IS: 5182 (Part-6)	IS 5182 (Part-10)
Sl.N.	Monitoring Date	Sample ID	Test Results				
1	01.12.2025	ETS/RB-001	91.1	61.3	11.7	26.0	0.64
2	04.12.2025	ETS/RB-011	107.1	62.1	12.9	27.4	0.34
3	08.12.2025	ETS/RB-021	107.1	63.8	14.4	30.4	0.96
4	11.12.2025	ETS/RB-031	113.0	62.0	13.3	26.3	0.64
5	15.12.2025	ETS/RB-041	114.2	59.9	12.4	25.1	0.57
6	18.12.2025	ETS/RB-051	104.9	60.7	10.6	22.6	0.93
7	22.12.2025	ETS/RB-061	118.7	61.6	11.7	26.2	0.98
8	26.12.2025	ETS/RB-071	107.8	56.7	12.9	21.0	0.72
9	01.01.2026	ETS/RB-081	102.3	55.8	14.4	23.4	0.80
10	04.01.2026	ETS/RB-091	111.5	50.7	14.9	31.5	0.90
11	08.01.2026	ETS/RB-101	116.9	65.7	14.4	26.1	0.88
12	12.01.2026	ETS/RB-111	102.5	54.4	13.3	27.5	0.85
13	15.01.2026	ETS/RB-121	100.9	58.6	11.7	28.7	0.44
14	18.01.2026	ETS/RB-131	104.1	62.1	12.2	30.7	0.57
15	22.01.2026	ETS/RB-141	108.0	62.4	12.9	31.6	0.92
16	25.01.2026	ETS/RB-151	105.5	61.4	11.2	32.7	0.44
17	01.02.2026	ETS/RB-161	102.9	61.7	11.9	30.8	0.91
18	04.02.2026	ETS/RB-171	94.2	63.9	13.3	30.3	0.92
19	08.02.2026	ETS/RB-181	109.9	61.4	14.2	32.7	0.98
20	12.02.2026	ETS/RB-191	99.4	63.6	15.8	33.2	0.52
21	15.02.2026	ETS/RB-201	102.8	61.6	14.0	31.9	0.91
22	19.02.2026	ETS/RB-211	106.6	62.9	13.5	30.6	0.93
23	23.02.2026	ETS/RB-221	105.0	56.5	12.6	28.7	0.84
24	26.02.2026	ETS/RB-231	109.5	54.1	14.9	26.7	0.56
Minimum			91.1	50.7	10.6	21.0	0.34
Maximum			118.7	65.7	15.8	33.2	0.98
Average			106.1	60.2	13.1	28.4	0.76
98 PERCENTILE			117.8	64.9	15.4	32.9	0.98

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

(Quality Manager)

Note :-

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ETS-LAB

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An Analytical Laboratory

ISO 45001

(AN ISO 45001:2018 Certified Laboratory)

Plot No. 1/32, S.S. of G.T. Road Industrial Area, Ghaziabad (U.P.) - 201001

E-mail : etslab2012@gmail.com | Website : www.etslab.in | Ph.: 9911516076, 8130255461

TEST REPORT

TEST REPORT NO : ETS/1011-15/02/2026

DATE OF REPORT : 10.03.2026

AMBIENT AIR QUALITY MONITORING AND ANALYSIS REPORT

Name And Address of Customer : PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.

Analysis Start Date : 07.12.2025
Analysis End Date : 06.03.2026
Sampling Done By : ETS STAFF
Sampling Location : AAQ-2 NEAR KIA CHOWK, MUZAFFARPUR
Sampling Method : IS:5182
Sampling Machine Placed At Height : 1.5 MTR. (FROM GROUND)
Weather Condition : CLEAR

Test Parameters			Particulate Matter (PM10)	Particulate Matter (PM2.5)	Sulphur Dioxide (SO2)	Nitrogen Dioxide (NO2)	Carbon Monoxide (CO)
Unit			µg/m3	µg/m3	µg/m3	µg/m3	mg/m3
Limit (as Per CPCB)			24 Hrs.=100	24 Hrs.=60	24 Hrs.=80	24 Hrs.=80	1 Hrs.=04
Test Method			IS 5182 (Part-23)	IS 5182 (Part-24)	IS: 5182 (Part-2)	IS: 5182 (Part-6)	IS 5182 (Part-10)
Sl.N.	Monitoring Date	Sample ID	Test Results				
1	03.12.2025	ETS/RB-002	105.8	55.1	10.2	20.5	0.36
2	06.12.2025	ETS/RB-012	118.4	56.1	11.3	21.5	0.40
3	10.12.2025	ETS/RB-022	114.6	57.7	13.3	19.6	0.37
4	13.12.2025	ETS/RB-032	121.5	60.5	12.3	20.5	0.41
5	17.12.2025	ETS/RB-042	115.5	54.0	11.7	22.4	0.35
6	20.12.2025	ETS/RB-052	112.4	54.6	15.4	19.6	0.47
7	24.12.2025	ETS/RB-062	122.7	55.4	14.7	18.6	0.57
8	28.12.2025	ETS/RB-072	115.5	50.6	13.3	19.6	0.52
9	03.01.2026	ETS/RB-082	109.0	49.5	12.9	20.5	0.43
10	06.01.2026	ETS/RB-092	109.9	44.3	13.5	21.5	0.57
11	10.01.2026	ETS/RB-102	113.8	44.5	12.4	22.9	0.61
12	14.01.2026	ETS/RB-112	109.2	48.2	13.3	23.7	0.63
13	17.01.2026	ETS/RB-122	107.3	52.5	12.8	24.4	0.43
14	20.01.2026	ETS/RB-132	111.1	56.1	11.8	22.9	0.41
15	24.01.2026	ETS/RB-142	115.7	56.6	10.1	21.7	0.49
16	28.01.2026	ETS/RB-152	112.6	55.3	10.6	20.7	0.47
17	03.02.2026	ETS/RB-162	109.9	55.9	11.5	21.7	0.75
18	07.02.2026	ETS/RB-172	108.6	58.1	12.9	22.5	0.76
19	10.02.2026	ETS/RB-182	118.1	59.5	13.8	24.1	0.67
20	14.02.2026	ETS/RB-192	124.3	57.5	12.2	22.4	0.56
21	17.02.2026	ETS/RB-202	109.9	55.3	10.6	21.7	0.80
22	21.02.2026	ETS/RB-212	114.4	56.8	11.7	20.5	0.45
23	25.02.2026	ETS/RB-222	112.6	50.2	12.3	21.6	0.57
24	27.02.2026	ETS/RB-232	117.5	47.9	12.9	23.5	0.83
		Minimum	105.8	44.3	10.1	18.6	0.35
		Maximum	124.3	60.5	15.4	24.4	0.83
		Average	113.8	53.8	12.4	21.6	0.54
		98 PERCENTILE	123.6	60.1	15.1	24.3	0.81

****End of Test Report**

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

(Anil Kumar)
(Quality Manager)

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E-mail : etslab2012@gmail.com | Website : www.etslab.in | Ph.: 9911516076, 8130255461

TEST REPORT

TEST REPORT NO : ETS/1011-16/02/2026

DATE OF REPORT : 10.03.2026

AMBIENT AIR QUALITY MONITORING AND ANALYSIS REPORT

Name And Address of Customer : PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.

Analysis Start Date : 07.12.2025
Analysis End Date : 05.03.2026
Sampling Done By : ETS STAFF
Sampling Location : AAQ-3 RESIDENTIAL MOUNTAIN VIEW SCHOOL, MUZAFFARPUR
Sampling Method : IS:5182
Sampling Machine Placed At Height : 1.5 MTR. (FROM GROUND)
Weather Condition : CLEAR

Test Parameters			Particulate Matter (PM10)	Particulate Matter (PM2.5)	Sulphur Dioxide (SO2)	Nitrogen Dioxide (NO2)	Carbon Monoxide (CO)
Unit			µg/m3	µg/m3	µg/m3	µg/m3	mg/m3
Limit (as Per CPCB)			24 Hrs.=100	24 Hrs.=60	24 Hrs.=80	24 Hrs.=80	1 Hrs.=04
Test Method			IS 5182 (Part-23)	IS 5182 (Part-24)	IS: 5182 (Part-2)	IS: 5182 (Part-6)	IS 5182 (Part-10)
Sl.N.	Monitoring Date	Sample ID	Test Results				
1	05.12.2025	ETS/RB-003	85.0	57.0	10.5	23.4	0.33
2	08.12.2025	ETS/RB-013	99.8	57.9	11.6	24.5	0.29
3	12.12.2025	ETS/RB-023	99.8	59.5	12.9	27.1	0.42
4	15.12.2025	ETS/RB-033	105.4	57.6	11.9	23.5	0.55
5	19.12.2025	ETS/RB-043	106.6	56.1	11.1	22.6	0.39
6	22.12.2025	ETS/RB-053	97.8	56.5	9.5	20.2	0.62
7	26.12.2025	ETS/RB-063	110.6	57.3	10.5	23.5	0.77
8	30.12.2025	ETS/RB-073	100.6	52.8	11.6	18.8	0.65
9	05.01.2026	ETS/RB-083	95.3	52.1	12.9	21.0	0.70
10	08.01.2026	ETS/RB-093	104.1	47.3	13.4	28.2	0.69
11	12.01.2026	ETS/RB-103	109.1	61.3	12.9	23.5	0.81
12	16.01.2026	ETS/RB-113	95.6	50.8	11.9	24.8	0.64
13	19.01.2026	ETS/RB-123	93.9	54.7	10.5	25.9	0.62
14	22.01.2026	ETS/RB-133	97.2	57.9	10.9	27.4	0.60
15	26.01.2026	ETS/RB-143	100.7	58.4	11.6	28.4	0.74
16	30.01.2026	ETS/RB-153	98.4	57.2	10.1	29.3	0.69
17	04.02.2026	ETS/RB-163	95.9	57.6	10.6	27.6	0.85
18	08.02.2026	ETS/RB-173	87.9	59.8	11.9	27.0	0.81
19	13.02.2026	ETS/RB-183	102.6	57.2	12.7	29.3	0.87
20	15.02.2026	ETS/RB-193	92.5	59.3	14.1	29.7	0.30
21	18.02.2026	ETS/RB-203	95.9	57.3	12.6	28.6	0.62
22	22.02.2026	ETS/RB-213	99.8	58.7	12.1	27.4	0.84
23	24.02.2026	ETS/RB-223	106.5	52.7	11.2	26.9	0.48
24	28.02.2026	ETS/RB-233	113.6	50.4	13.4	23.9	0.60
Minimum			85.0	47.3	9.5	18.8	0.29
Maximum			113.6	61.3	14.1	29.7	0.87
Average			99.8	56.1	11.8	25.5	0.62
98 PERCENTILE			112.2	60.6	13.8	29.5	0.86

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

Format No ETS/LAB/TR-02, Issue No. 05, Date 01.04.2019, Amd. No. 04 Date 01.04.2019

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E-mail : etslab2012@gmail.com | Website : www.etslab.in | Ph.: 9911516076, 8130255461

TEST REPORT

TEST REPORT NO : ETS/1011-17/02/2026

DATE OF REPORT : 10.03.2026

AMBIENT AIR QUALITY MONITORING AND ANALYSIS REPORT

Name And Address of Customer : PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.

Analysis Start Date : 07.12.2025

Analysis End Date : 05.03.2026

Sampling Done By : ETS STAFF

Sampling Location : AAQ-4 MIYA PAKRI GOVERNMENT SCHOOL, MUZAFFARPUR

Sampling Method : IS:5182

Sampling Machine Placed At Height : 1.5 MTR. (FROM GROUND)

Weather Condition : CLEAR

Test Parameters			Particulate Matter (PM10)	Particulate Matter (PM2.5)	Sulphur Dioxide (SO2)	Nitrogen Dioxide (NO2)	Carbon Monoxide (CO)
Unit			µg/m3	µg/m3	µg/m3	µg/m3	mg/m3
Limit (as Per CPCB)			24 Hrs.=100	24 Hrs.=60	24 Hrs.=80	24 Hrs.=80	1 Hrs.=04
Test Method			IS 5182 (Part-23)	IS 5182 (Part-24)	IS: 5182 (Part-2)	IS: 5182 (Part-6)	IS 5182 (Part-10)
Sl.N.	Monitoring Date	Sample ID	Test Results				
1	01.12.2025	ETS/RB-004	98.3	54.2	11.0	18.6	0.56
2	04.12.2025	ETS/RB-014	113.7	55.4	10.2	17.6	0.79
3	08.12.2025	ETS/RB-024	110.3	57.0	11.1	20.5	0.68
4	11.12.2025	ETS/RB-034	116.6	55.3	11.9	21.4	0.79
5	15.12.2025	ETS/RB-044	118.4	62.7	11.2	22.3	0.62
6	18.12.2025	ETS/RB-054	108.0	54.0	9.2	21.4	0.58
7	22.12.2025	ETS/RB-064	115.9	54.8	10.1	24.2	0.69
8	26.12.2025	ETS/RB-074	111.0	50.1	9.2	30.1	0.46
9	01.01.2026	ETS/RB-084	105.1	49.0	12.0	26.1	0.68
10	04.01.2026	ETS/RB-094	105.7	43.9	11.2	20.5	0.64
11	08.01.2026	ETS/RB-104	109.6	44.4	10.2	18.8	0.50
12	12.01.2026	ETS/RB-114	105.2	48.2	9.6	21.1	0.59
13	15.01.2026	ETS/RB-124	103.5	52.0	11.0	19.5	0.42
14	18.01.2026	ETS/RB-134	107.1	55.4	11.2	20.5	0.61
15	22.01.2026	ETS/RB-144	111.2	55.8	9.2	21.5	0.88
16	25.01.2026	ETS/RB-154	108.5	54.3	10.0	18.7	0.60
17	01.02.2026	ETS/RB-164	105.8	58.7	11.1	19.4	0.64
18	04.02.2026	ETS/RB-174	104.4	57.2	12.0	18.7	0.65
19	08.02.2026	ETS/RB-184	113.2	54.3	12.6	20.7	0.60
20	12.02.2026	ETS/RB-194	104.3	56.9	13.1	18.6	0.43
21	15.02.2026	ETS/RB-204	105.7	54.7	12.2	20.9	0.62
22	19.02.2026	ETS/RB-214	109.8	56.1	11.1	19.6	0.60
23	23.02.2026	ETS/RB-224	108.0	49.9	12.2	18.7	0.67
24	26.02.2026	ETS/RB-234	112.6	47.9	11.3	20.0	0.57
Minimum			98.3	43.9	9.2	17.6	0.42
Maximum			118.4	62.7	13.1	30.1	0.88
Average			108.8	53.4	11.0	20.8	0.62
98 PERCENTILE			117.6	60.9	12.9	28.3	0.84

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

(Quality Manager)

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E-mail : etslab2012@gmail.com | Website : www.etslab.in | Ph.: 9911516076, 8130255461

TEST REPORT

TEST REPORT NO : ETS/1011-18/02/2026

DATE OF REPORT : 10.03.2026

AMBIENT AIR QUALITY MONITORING AND ANALYSIS REPORT

Name And Address of Customer : PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.

Analysis Start Date : 07.12.2025
Analysis End Date : 05.03.2026
Sampling Done By : ETS STAFF
Sampling Location : AAQ-5 GALAXY HOSPITAL, MUZAFFARPUR
Sampling Method : IS:5182
Sampling Machine Placed At Height : 1.5 MTR. (FROM GROUND)
Weather Condition : CLEAR

Test Parameters			Particulate Matter (PM10)	Particulate Matter (PM2.5)	Sulphur Dioxide (SO2)	Nitrogen Dioxide (NO2)	Carbon Monoxide (CO)
Unit			µg/m3	µg/m3	µg/m3	µg/m3	mg/m3
Limit (as Per CPCB)			24 Hrs.=100	24 Hrs.=60	24 Hrs.=80	24 Hrs.=80	1 Hrs.=04
Test Method			IS 5182 (Part-23)	IS 5182 (Part-24)	IS: 5182 (Part-2)	IS: 5182 (Part-6)	IS 5182 (Part-10)
Sl. N.	Monitoring Date	Sample ID	Test Results				
1	03.12.2025	ETS/RB-005	108.5	61.0	10.7	28.1	0.53
2	06.12.2025	ETS/RB-015	125.1	62.1	10.0	25.0	0.29
3	10.12.2025	ETS/RB-025	121.3	63.7	11.9	32.1	0.82
4	13.12.2025	ETS/RB-035	128.2	62.0	12.6	33.4	0.53
5	17.12.2025	ETS/RB-045	121.9	59.6	13.6	35.1	0.47
6	20.12.2025	ETS/RB-055	119.0	60.6	11.9	32.7	0.78
7	24.12.2025	ETS/RB-065	127.5	61.5	13.0	34.0	0.81
8	28.12.2025	ETS/RB-075	122.2	56.4	11.9	34.8	0.61
9	03.01.2026	ETS/RB-085	115.7	55.3	13.1	33.9	0.90
10	06.01.2026	ETS/RB-095	116.2	49.9	12.2	30.5	0.78
11	10.01.2026	ETS/RB-105	120.5	50.1	14.0	32.3	0.73
12	14.01.2026	ETS/RB-115	116.0	54.1	11.8	34.0	0.71
13	17.01.2026	ETS/RB-125	114.0	58.2	10.9	34.8	0.37
14	20.01.2026	ETS/RB-135	118.0	66.9	12.2	34.0	0.47
15	24.01.2026	ETS/RB-145	122.4	62.4	11.9	34.8	0.77
16	28.01.2026	ETS/RB-155	119.4	60.7	13.2	28.8	0.37
17	03.02.2026	ETS/RB-165	116.3	68.6	14.6	30.8	0.76
18	07.02.2026	ETS/RB-175	114.9	64.0	11.9	29.8	0.77
19	10.02.2026	ETS/RB-185	124.7	61.2	14.1	30.9	0.82
20	14.02.2026	ETS/RB-195	114.8	63.5	14.0	34.8	0.42
21	17.02.2026	ETS/RB-205	116.2	61.3	12.2	34.0	0.82
22	21.02.2026	ETS/RB-215	121.0	62.7	10.9	26.3	0.69
23	25.02.2026	ETS/RB-225	119.0	56.1	13.5	32.1	0.89
24	27.02.2026	ETS/RB-235	123.9	53.8	12.1	32.7	0.46
Minimum			108.5	49.9	10.0	25.0	0.29
Maximum			128.2	68.6	14.6	35.1	0.90
Average			119.4	59.8	12.4	32.2	0.66
98 PERCENTILE			127.9	67.8	14.4	35.0	0.89

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

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TEST REPORT

TEST REPORT NO : ETS/1011-19/02/2026

DATE OF REPORT : 10.03.2026

AMBIENT AIR QUALITY MONITORING AND ANALYSIS REPORT

Name And Address of Customer : PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.

Analysis Start Date : 07.12.2025
Analysis End Date : 05.03.2026
Sampling Done By : ETS STAFF
Sampling Location : AAQ-6 SADAR HOSPITAL, MUZAFFARPUR
Sampling Method : IS:5182
Sampling Machine Placed At Height : 1.5 MTR. (FROM GROUND)
Weather Condition : CLEAR

Test Parameters			Particulate Matter(PM10)	Particulate Matter(PM2.5)	Sulphur Dioxide(SO2)	Nitrogen Dioxide(NO2)	Carbon Monoxide(CO)
Unit			µg/m3	µg/m3	µg/m3	µg/m3	mg/m3
Limit (as Per CPCB)			24 Hrs.=100	24 Hrs.=60	24 Hrs.=80	24 Hrs.=80	1 Hrs.=04
Test Method			IS 5182 (Part-23)	IS 5182 (Part-24)	IS: 5182 (Part-2)	IS: 5182 (Part-6)	IS 5182 (Part-10)
Sl. N.	Monitoring Date	Sample ID	Test Results				
1	05.12.2025	ETS/RB-006	108.6	50.9	9.9	21.6	0.48
2	08.12.2025	ETS/RB-016	109.9	51.9	10.8	22.6	0.69
3	12.12.2025	ETS/RB-026	105.4	53.3	9.2	21.5	0.61
4	15.12.2025	ETS/RB-036	111.3	51.7	9.5	23.7	0.69
5	19.12.2025	ETS/RB-046	107.2	49.9	10.2	22.7	0.55
6	22.12.2025	ETS/RB-056	110.6	50.4	11.0	24.3	0.51
7	26.12.2025	ETS/RB-066	90.8	51.4	11.2	22.6	0.62
8	30.12.2025	ETS/RB-076	98.2	46.6	11.6	24.8	0.41
9	05.01.2026	ETS/RB-086	111.0	62.4	11.2	23.3	0.61
10	08.01.2026	ETS/RB-096	102.0	57.0	11.0	21.6	0.56
11	12.01.2026	ETS/RB-106	105.6	53.3	11.6	22.6	0.48
12	16.01.2026	ETS/RB-116	101.5	44.6	13.9	23.8	0.52
13	19.01.2026	ETS/RB-126	99.6	48.3	11.1	26.8	0.37
14	22.01.2026	ETS/RB-136	103.2	51.9	10.8	22.7	0.54
15	26.01.2026	ETS/RB-146	107.4	52.2	7.8	23.9	0.78
16	30.01.2026	ETS/RB-156	104.6	51.0	9.2	24.8	0.53
17	04.02.2026	ETS/RB-166	102.0	51.6	9.0	22.6	0.56
18	08.02.2026	ETS/RB-176	100.6	53.8	10.1	25.3	0.57
19	13.02.2026	ETS/RB-186	109.4	51.0	11.2	23.8	0.54
20	15.02.2026	ETS/RB-196	100.3	53.3	9.0	22.7	0.38
21	18.02.2026	ETS/RB-206	102.0	51.3	10.3	23.9	0.56
22	22.02.2026	ETS/RB-216	105.9	52.6	11.1	24.8	0.54
23	24.02.2026	ETS/RB-226	104.3	46.3	9.3	21.9	0.60
24	28.02.2026	ETS/RB-236	108.9	44.3	10.8	23.7	0.50
Minimum			90.8	44.3	7.8	21.5	0.37
Maximum			111.3	62.4	13.9	26.8	0.78
Average			104.6	51.3	10.5	23.4	0.55
98 PERCENTILE			111.2	59.9	12.8	26.1	0.74

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

(Quality Manager)

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ETS-LAB

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ISO 45001

(AN ISO 45001:2018 Certified Laboratory)

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E-mail : etslab2012@gmail.com | Website : www.etslab.in | Ph.: 9911516076, 8130255461

TEST REPORT

TEST REPORT NO : ETS/1011-20/02/2026

DATE OF REPORT : 10.03.2026

AMBIENT AIR QUALITY MONITORING AND ANALYSIS REPORT

Name And Address of Customer : PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.

Analysis Start Date : 07.12.2025

Analysis End Date : 05.03.2026

Sampling Done By : ETS STAFF

Sampling Location : AAQ-7 MAHILA SHILP KALA BHAWAN COLLEGE

Sampling Method : IS:5182

Sampling Machine Placed At Height : 1.5 MTR. (FROM GROUND)

Weather Condition : CLEAR

Test Parameters			Particulate Matter(PM10)	Particulate Matter(PM2.5)	Sulphur Dioxide(SO2)	Nitrogen Dioxide(NO2)	Carbon Monoxide(CO)
Unit			µg/m3	µg/m3	µg/m3	µg/m3	mg/m3
Limit (as Per CPCB)			24 Hrs.=100	24 Hrs.=60	24 Hrs.=80	24 Hrs.=80	1 Hrs.=04
Test Method			IS 5182 (Part-23)	IS 5182 (Part-24)	IS: 5182 (Part-2)	IS: 5182 (Part-6)	IS 5182 (Part-10)
Sl. N.	Monitoring Date	Sample ID	Test Results				
1	01.12.2025	ETS/RB-007	79.4	53.4	9.9	21.7	0.38
2	04.12.2025	ETS/RB-017	93.3	54.2	10.8	22.9	0.40
3	08.12.2025	ETS/RB-027	93.3	55.5	12.0	25.4	0.36
4	11.12.2025	ETS/RB-037	98.4	54.0	11.1	22.1	0.41
5	15.12.2025	ETS/RB-047	99.6	52.4	10.4	21.0	0.35
6	18.12.2025	ETS/RB-057	91.4	53.0	8.9	18.8	0.46
7	22.12.2025	ETS/RB-067	103.4	53.6	9.9	21.9	0.55
8	26.12.2025	ETS/RB-077	94.1	49.4	10.8	17.5	0.51
9	01.01.2026	ETS/RB-087	89.0	48.5	12.0	19.5	0.42
10	04.01.2026	ETS/RB-097	97.2	44.3	12.6	26.4	0.56
11	08.01.2026	ETS/RB-107	101.7	57.3	12.0	21.8	0.59
12	12.01.2026	ETS/RB-117	89.1	47.4	11.1	23.0	0.62
13	15.01.2026	ETS/RB-127	87.9	51.0	9.9	24.0	0.42
14	18.01.2026	ETS/RB-137	90.8	54.2	10.2	25.6	0.41
15	22.01.2026	ETS/RB-147	94.2	54.5	10.8	26.5	0.49
16	25.01.2026	ETS/RB-157	91.8	53.4	9.3	27.3	0.46
17	01.02.2026	ETS/RB-167	89.9	53.7	9.9	25.7	0.72
18	04.02.2026	ETS/RB-177	81.9	55.8	11.1	25.3	0.74
19	08.02.2026	ETS/RB-187	95.7	53.4	11.9	27.3	0.65
20	12.02.2026	ETS/RB-197	86.7	55.5	13.2	27.7	0.54
21	15.02.2026	ETS/RB-207	89.6	53.6	11.8	26.8	0.78
22	19.02.2026	ETS/RB-217	93.2	54.6	11.2	25.5	0.44
23	23.02.2026	ETS/RB-227	91.5	49.4	10.5	24.0	0.55
24	26.02.2026	ETS/RB-237	95.3	47.3	12.6	22.3	0.78
Minimum			79.4	44.3	8.9	17.5	0.35
Maximum			103.4	57.3	13.2	27.7	0.78
Average			92.4	52.5	11.0	23.8	0.52
98 PERCENTILE			102.6	56.6	12.9	27.5	0.78

****End of Test Report****

AUTHORIZED SIGNATORY

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E-mail : etslab2012@gmail.com | Website : www.etslab.in | Ph.: 9911516076, 8130255461

TEST REPORT

TEST REPORT NO : ETS/1011-21/02/2026

DATE OF REPORT : 10.03.2026

AMBIENT AIR QUALITY MONITORING AND ANALYSIS REPORT

Name And Address of Customer : PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.

Analysis Start Date : 07.12.2025
Analysis End Date : 05.03.2026
Sampling Done By : ETS STAFF
Sampling Location : AAQ-8 BHOOTHNATH SHIV TEMPLE
Sampling Method : IS:5182
Sampling Machine Placed At Height : 1.5 MTR. (FROM GROUND)
Weather Condition : CLEAR

Test Parameters			Particulate Matter(PM10)	Particulate Matter(PM2.5)	Sulphur Dioxide(SO2)	Nitrogen Dioxide(NO2)	Carbon Monoxide(CO)
Unit			µg/m3	µg/m3	µg/m3	µg/m3	mg/m3
Limit (as Per CPCB)			24 Hrs.=100	24 Hrs.=50	24 Hrs.=80	24 Hrs.=80	1 Hrs.=04
Test Method			IS 5182 (Part-23)	IS 5182 (Part-24)	IS: 5182 (Part-2)	IS: 5182 (Part-6)	IS 5182 (Part-10)
Sl. N.	Monitoring Date	Sample ID	Test Results				
1	03.12.2025	ETS/RB-008	84.6	49.8	10.1	21.7	0.36
2	06.12.2025	ETS/RB-018	101.0	50.9	12.3	22.9	0.46
3	10.12.2025	ETS/RB-028	97.5	52.5	11.2	24.0	0.35
4	13.12.2025	ETS/RB-038	103.7	50.7	12.3	24.7	0.40
5	17.12.2025	ETS/RB-048	96.4	48.9	11.1	23.0	0.32
6	20.12.2025	ETS/RB-058	95.6	49.4	11.9	21.8	0.33
7	24.12.2025	ETS/RB-068	102.9	50.1	11.3	25.0	0.39
8	28.12.2025	ETS/RB-078	98.6	45.5	10.5	21.8	0.54
9	03.01.2026	ETS/RB-088	92.9	44.4	11.2	22.7	0.60
10	06.01.2026	ETS/RB-098	95.4	39.6	11.6	24.0	0.65
11	10.01.2026	ETS/RB-108	97.1	39.9	12.1	25.0	0.44
12	14.01.2026	ETS/RB-118	92.9	43.4	11.1	23.0	0.69
13	17.01.2026	ETS/RB-128	91.5	47.3	10.2	26.2	0.64
14	20.01.2026	ETS/RB-138	94.7	50.9	11.3	24.1	0.37
15	24.01.2026	ETS/RB-148	98.6	56.0	11.4	25.0	0.54
16	28.01.2026	ETS/RB-158	95.2	50.0	11.9	25.8	0.64
17	03.02.2026	ETS/RB-168	93.6	50.4	11.2	24.1	0.41
18	07.02.2026	ETS/RB-178	92.3	52.5	13.8	23.2	0.65
19	10.02.2026	ETS/RB-188	100.7	50.0	10.2	21.7	0.62
20	14.02.2026	ETS/RB-198	104.1	52.4	11.4	20.0	0.50
21	17.02.2026	ETS/RB-208	105.5	50.1	11.8	24.2	0.62
22	21.02.2026	ETS/RB-218	98.6	51.5	11.4	23.0	0.67
23	25.02.2026	ETS/RB-228	95.7	45.2	11.2	21.3	0.46
24	27.02.2026	ETS/RB-238	99.9	43.1	10.3	24.0	0.70
Minimum			84.6	39.6	10.1	20.0	0.32
Maximum			105.5	56.0	13.8	26.2	0.70
Average			97.1	48.5	11.4	23.4	0.51
98 PERCENTILE			104.8	54.4	13.1	26.0	0.70

****End of Test Report****

AUTHORIZED SIGNATORY

(Quality Manager)

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E-mail : etslab2012@gmail.com | Website : www.etslab.in | Ph.: 9911516076, 8130255461

TEST REPORT

TEST REPORT NO : ETS/1011-9/02/2026

DATE OF REPORT : 10.03.2026

WATERSAMPLE ANALYSIS REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORL AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Sampling	:	10.02.2026
Analysis Start Date	:	13.02.2026
Analysis End Date	:	16.02.2026
Sampling Done By	:	ETS STAFF
Sampling Description	:	SURFACE WATER
Sampling Location	:	SW-1 SIKANDARPUR LAKE
Sampling Method	:	IS:17614
Sampling Quantity	:	2.0 +0.5 Lt.
Packing Condition	:	SEALED
Packed In	:	P.V.C. AND GLASS BOTTLE

S. No.	Test Parameters	Unit	Result	Test Method
1.	Colour	Hazen	<5.0	IS:3025 (Pt-4)
2.	Odour	---	Agreeable	IS:3025 (Pt-5)
3.	pH	---	7.80	IS:3025 (Pt-11)
4.	Turbidity	NTU	10.40	IS:3025 (Pt-10)
5.	Total Dissolved Solids (TDS)	mg/l	342.4	IS:3025 (Pt-16)
6.	Total Suspended Solids,(TSS)	mg/l	35.1	APHA 2540-D
7.	Total Alkalinity ($CaCO_3$)	mg/l	160.2	IS:3025 (Pt-23)
8.	Total Hardness(CaCO3)	mg/l	139.5	IS:3025 (Pt-21)
9.	Chloride (Cl)	mg/l	43.4	IS:3025 (Pt-32)
10.	Calcium (Ca)	mg/l	31.5	IS:3025 (Pt-40)
11.	Mineral Oil	mg/l	<0.01	IS:3025 (Pt-39)
12.	Sulphate (SO_4)	mg/l	36.2	IS:3025 (Pt-24)
13.	Nitrate (NO_3)	mg/l	0.70	IS:3025 (Pt-34)
14.	Fluoride (F)	mg/l	0.45	IS:3025 (Pt-60)
15.	Iron (Fe)	mg/l	0.24	IS:3025 (Pt-53)
16.	Aluminium (Al)	mg/l	<0.01	APHA-3500 (B)
17.	Selenium (Se)	mg/l	<0.01	APHA-3113 (B)
18.	Cyanide (CN)	mg/l	<0.02	APHA-4500 (C)
19.	Copper(Cu)	mg/l	<0.05	APHA-3111(B)
20.	Magnesium (Mg)	mg/l	15.10	IS:3025 (Pt-45)
21.	Sodium (Na)	mg/l	48.0	APHA-3500 (Na)
22.	Manganese(Mn)	mg/l	<0.1	APHA-3111(B)
23.	Zinc(Zn)	mg/l	0.57	APHA-3111 (B)
24.	Cadmium(Cd)	mg/l	<0.001	APHA-3111 (B)
25.	Lead(Pb)	mg/l	<0.01	APHA-3111 (B)
26.	Boron(as B)	mg/l	<0.05	IS:3026(Pt-57)
27.	Mercury(Hg)	mg/l	<0.001	APHA-3112 (B)

AUTHORIZED SIGNATORY

Md Hamraj
(Quality Manager)

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TEST REPORT

TEST REPORT NO : ETS/1011-9/02/2026

DATE OF REPORT : 10.03.2026

WATERSAMPLE ANALYSIS REPORT

28.	Molybdenum(as Mo)	mg/l	<0.05	IS:3025(Pt-2)
29.	Nickel (Ni)	mg/l	<0.01	APHA-3111 (B)
30.	Arsenic(As)	mg/l	<0.01	APHA-3500 (B)
31.	Chromium (Cr+6)	mg/l	<0.01	APHA-3500 Cr-B
32.	Conductivity (25 °C)	micro mhos/cm	527.1	APHA-2510-B
33.	Chemical Oxygen Demand (COD)	mg/l	26.3	APHA-5220 (B)
34.	Biological Oxygen Demand (BOD at 27°C for 3 day)	mg/l	3.70	APHA-4500 (D)
35.	Dissolved Oxygen (DO)	mg/l	5.10	APHA-4500:(O)-C
36.	Escherichia coli	MPN/100ml	210.0	IS 1622
37.	Faecal Coliform	MPN/100ml	480.0	APHA-9221
38.	Total Coliform	MPN/100ml	840.0	IS:1622-1981

****End of Test Report**

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY
(Quality Manager)

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TEST REPORT

TEST REPORT NO : ETS/1011-10/02/2026

DATE OF REPORT : 10.03.2026

WATER SAMPLE ANALYSIS REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Sampling	:	15.02.2026
Analysis Start Date	:	18.02.2026
Analysis End Date	:	21.02.2026
Sampling Done By	:	ETS STAFF
Sampling Description	:	SURFACE WATER
Sampling Location	:	SW-2 BURHI GANDAK RIVER
Sampling Method	:	IS:17614
Sampling Quantity	:	2.0 +0.5 Lt.
Packing Condition	:	SEALED
Packed In	:	P.V.C. AND GLASS BOTTLE

S. No.	Test Parameters	Unit	Result	Test Method
1.	Colour	Hazen	<5.0	IS:3025 (Pt-4)
2.	Odour	---	Agreeable	IS:3025 (Pt-5)
3.	pH	---	7.83	IS:3025 (Pt-11)
4.	Turbidity	NTU	10.45	IS:3025 (Pt-10)
5.	Total Dissolved Solids (TDS)	mg/l	364.5	IS:3025 (Pt-16)
6.	Total Suspended Solids,(TSS)	mg/l	36.2	APHA 2540-D
7.	Total Alkalinity ($CaCO_3$)	mg/l	172.5	IS:3025 (Pt-23)
8.	Total Hardness(CaCO3)	mg/l	149.0	IS:3025 (Pt-21)
9.	Chloride (Cl)	mg/l	44.7	IS:3025 (Pt-32)
10.	Calcium (Ca)	mg/l	32.4	IS:3025 (Pt-40)
11.	Mineral Oil	mg/l	<0.01	IS:3025 (Pt-39)
12.	Sulphate (SO_4)	mg/l	38.4	IS:3025 (Pt-24)
13.	Nitrate (NO_3)	mg/l	0.72	IS:3025 (Pt-34)
14.	Fluoride (F)	mg/l	0.46	IS:3025 (Pt-60)
15.	Iron (Fe)	mg/l	0.25	IS:3025 (Pt-53)
16.	Aluminium (Al)	mg/l	<0.01	APHA-3500 (B)
17.	Selenium (Se)	mg/l	<0.01	APHA-3113 (B)
18.	Cyanide (CN)	mg/l	<0.02	APHA-4500 (C)
19.	Copper(Cu)	mg/l	<0.05	APHA-3111(B)
20.	Magnesium (Mg)	mg/l	16.7	IS:3025 (Pt-45)
21.	Sodium (Na)	mg/l	51.8	APHA-3500 (Na)
22.	Manganese(Mn)	mg/l	<0.1	APHA-3111(B)
23.	Zinc(Zn)	mg/l	0.59	APHA-3111 (B)
24.	Cadmium(Cd)	mg/l	<0.001	APHA-3111 (B)
25.	Lead(Pb)	mg/l	<0.01	APHA-3111 (B)
26.	Boron(as B)	mg/l	<0.05	IS:3026(Pt-57)
27.	Mercury(Hg)	mg/l	<0.001	APHA-3112 (B)
28.	Molybdenum(as Mo)	mg/l	<0.05	IS:3025(Pt-2)
29.	Nickel (Ni)	mg/l	<0.01	APHA-3111 (B)
30.	Arsenic(As)	mg/l	<0.01	APHA-3500 (B)
31.	Chromium (Cr+6)	mg/l	<0.01	APHA-3500 Cr-B
32.	Conductivity (25 °C)	micro mhos/cm	560.2	APHA-2510-B
33.	Chemical Oxygen Demand (COD)	mg/l	27.1	APHA-5220 (B)
34.	Biological Oxygen Demand (BOD at 27°C for 3 day)	mg/l	3.81	APHA-4500 (D)
35.	Dissolved Oxygen (DO)	mg/l	5.46	APHA-4500:(O)-C
36.	Escherichia coli	MPN/100ml	170.3	IS 1622
37.	Faecal Coliform	MPN/100ml	340.4	APHA-9221
38.	Total Coliform	MPN/100ml	670.2	IS:1622-1981

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

Md Humraj
AUTHORIZED SIGNATORY

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TEST REPORT

TEST REPORT NO : ETS/1011-13/02/2025

DATE OF REPORT : 10.03.2026

WATER SAMPLE ANALYSIS REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORI AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Sampling	:	20.02.2026
Analysis Start Date	:	23.02.2026
Analysis End Date	:	26.02.2026
Sampling Done By	:	ETS STAFF
Sampling Description	:	SURFACE WATER
Sampling Location	:	SW-3 FARDO NALA
Sampling Method	:	IS:17614
Sampling Quantity	:	2.0 +0.5 Lt.
Packing Condition	:	SEALED
Packed In	:	P.V.C. AND GLASS BOTTLE

S. No.	Test Parameters	Unit	Result	Test Method
1.	Colour	Hazen	<5.0	IS:3025 (Pt-4)
2.	Odour	---	Agreeable	IS:3025 (Pt-5)
3.	pH	---	7.12	IS:3025 (Pt-11)
4.	Turbidity	NTU	9.20	IS:3025 (Pt-10)
5.	Total Dissolved Solids (TDS)	mg/l	407.3	IS:3025 (Pt-16)
6.	Total Suspended Solids.(TSS)	mg/l	30.1	APHA 2540-D
7.	Total Alkalinity ($CaCO_3$)	mg/l	198.6	IS:3025 (Pt-23)
8.	Total Hardness(CaCO3)	mg/l	229.5	IS:3025 (Pt-21)
9.	Chloride (Cl)	mg/l	53.4	IS:3025 (Pt-32)
10.	Calcium (Ca)	mg/l	45.5	IS:3025 (Pt-40)
11.	Mineral Oil	mg/l	<0.01	IS:3025 (Pt-39)
12.	Sulphate (SO_4)	mg/l	38.5	IS:3025 (Pt-24)
13.	Nitrate (NO_3)	mg/l	1.90	IS:3025 (Pt-34)
14.	Fluoride (F)	mg/l	0.80	IS:3025 (Pt-60)
15.	Iron (Fe)	mg/l	0.37	IS:3025 (Pt-53)
16.	Aluminium (Al)	mg/l	<0.01	APHA-3500 (B)
17.	Selenium (Se)	mg/l	<0.01	APHA-3113 (B)
18.	Cyanide (CN)	mg/l	<0.02	APHA-4500 (C)
19.	Copper(Cu)	mg/l	<0.05	APHA-3111(B)
20.	Magnesium (Mg)	mg/l	28.50	IS:3025 (Pt-45)
21.	Sodium (Na)	mg/l	43.0	APHA-3500 (Na)
22.	Manganese(Mn)	mg/l	<0.1	APHA-3111(B)
23.	Zinc(Zn)	mg/l	0.97	APHA-3111 (B)
24.	Cadmium(Cd)	mg/l	<0.001	APHA-3111 (B)
25.	Lead(Pb)	mg/l	<0.01	APHA-3111 (B)
26.	Boron(as B)	mg/l	<0.05	IS:3026(Pt-57)
27.	Mercury(Hg)	mg/l	<0.001	APHA-3112 (B)
28.	Molybdenum(as Mo)	mg/l	<0.05	IS:3025(Pt-2)
29.	Nickel (Ni)	mg/l	<0.01	APHA-3111 (B)
30.	Arsenic(As)	mg/l	<0.01	APHA-3500 (B)
31.	Chromium (Cr+6)	mg/l	<0.01	APHA-3500 Cr-B
32.	Conductivity (25 °C)	micro mhos/cm	626.1	APHA-2510-B
33.	Chemical Oxygen Demand (COD)	mg/l	34.6	APHA-5220 (B)
34.	Biological Oxygen Demand (BOD at 27^{0}C for 3 day)	mg/l	5.43	APHA-4500 (D)
35.	Dissolved Oxygen (DO)	mg/l	7.50	APHA-4500:(O)-(
36.	Escherichia coli	MPN/100ml	340.5	IS 1622
37.	Faecal Coliform	MPN/100ml	520.0	APHA-9221
38.	Total Coliform	MPN/100ml	1080.0	IS:1622-1981

End of Test Report

Note :-

Format no ETS /LAB/TR-09 Issue No 04 dt 01/06/2019 Rev No 03 dt 01/06/2019

AUTHORIZED SIGNATORY

(Quality Manager)

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An Analytical Laboratory

ISO 45001

(AN ISO 45001:2018 Certified Laboratory)
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E-mail : etslab2012@gmail.com | Website : www.etslab.in | Ph.: 9911516076, 8130255461

TEST REPORT

TEST REPORT NO : ETS/1101-1/02/2026

DATE OF REPORT :10.03.2026

WATER SAMPLE ANALYSIS REPORT

Name And Address of Customer : PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.

Date of Sampling : 01.02.2026
Analysis Start Date : 03.02.2026
Analysis End Date : 06.02.2026
Sample ID No : 1011-1
Sampling Done By : ETS STAFF
Sampling Description : GROUND WATER
Sampling Location : GW-1 PROJECT SITE
Sampling Method : IS:17614
Sampling Quantity : 2.0 +0.5 Lt.
Packing Condition : SEALED
Packed In : P.V.C. AND GLASS BOTTLE

S. No.	Test Parameters	Unit	Result	Drinking Water Standards / Limit (IS:10500 2012)		Test Method
				Desirable	Permissible	
1.	Colour	Hazen	<5.0	5	15	IS:3025 (Pt-4)
2.	Odour	---	Agreeable	Agreeable	Agreeable	IS:3025 (Pt-5)
3.	pH	---	7.76	6.5 - 8.5	No Relaxation	IS:3025 (Pt-11)
4.	Taste	---	Agreeable	Agreeable	Agreeable	IS:3025 (Pt-8)
5.	Turbidity	NTU	<1.0	1	5	IS:3025 (Pt-10)
6.	Total Dissolved Solids (TDS)	mg/l	464.0	500	2000	IS:3025 (Pt-16)
7.	Total Alkalinity ($CaCO_3$)	mg/l	230.5	200	600	IS:3025 (Pt-23)
8.	Total Hardness(CaCO3)	mg/l	231.7	200	600	IS:3025 (Pt-21)
9.	Chloride (Cl)	mg/l	85.3	250	1000	IS:3025 (Pt-32)
10.	Calcium (Ca)	mg/l	57.5	75	200	IS:3025 (Pt-40)
11.	Mineral Oil	mg/l	<0.01	0.5	No Relaxation	IS:3025 (Pt-39)
12.	Sulphate (SO_4)	mg/l	32.3	200	400	IS:3025 (Pt-24)
13.	Nitrate (NO_3)	mg/l	1.87	45	No Relaxation	IS:3025 (Pt-34)
14.	Fluoride (F)	mg/l	0.48	1	1.5	IS:3025 (Pt-60)
15.	Iron (Fe)	mg/l	1.58	0.3	No Relaxation	IS:3025 (Pt-53)
16.	Aluminium (Al)	mg/l	<0.02	0.03	0.2	APHA-3500 (B)
17.	Selenium (Se)	mg/l	<0.01	0.01	No. Relaxation	APHA-3113 (B)
18.	Cyanide (CN)	mg/l	<0.01	0.05	No. Relaxation	APHA-4500 (C)
19.	Copper(Cu)	mg/l	0.02	0.05	1.5	APHA-3111(B)
20.	Magnesium (Mg)	mg/l	21.5	30	100	IS:3025 (Pt-45)
21.	Sodium (Na)	mg/l	48.0	Not Specified	Not Specified	APHA-3500 (Na)
22.	Manganese(Mn)	mg/l	<0.1	0.1	0.3	APHA-3111(B)
23.	Zinc(Zn)	mg/l	0.62	5	15	APHA-3111 (B)
24.	Cadmium(Cd)	mg/l	<0.001	0.003	No. Relaxation	APHA-3111 (B)
25.	Lead(Pb)	mg/l	<0.01	0.01	No. Relaxation	APHA-3111 (B)
26.	Mercury(Hg)	mg/l	<0.001	0.001	No. Relaxation	APHA-3112 (B)
27.	Nickel (Ni)	mg/l	<0.01	0.02	No. Relaxation	APHA-3111 (B)

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

Md Humraj
(Quality Manager)

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E-mail : etslab2012@gmail.com | Website : www.etslab.in | Ph.: 9911516076, 8130255461

TEST REPORT

TEST REPORT NO : ETS/1101-1/02/2026

DATE OF REPORT :10.03.2026

WATER SAMPLE ANALYSIS REPORT

28.	Arsenic(As)	mg/l	<0.01	0.01	0.05	APHA-3500 (B)
29.	Chromium (Cr+6)	mg/l	<0.01	0.05	No. Relaxation	APHA-3500 Cr-B
30.	Phenolic Compound (C6H5OH)	mg/l	<0.001	0.001	0.002	APHA-5530
31.	Conductivity (25 °C)	micro mhos/cm	714.3	Not Specified	Not Specified	APHA-2510-B
32.	Temperature	°C	18.6	Not Specified	Not Specified	IS:3025 (Pt-9)
33.	Escherichia coli	MPN/100ml	Absent	Shall Not Be Detectable		IS:1622-1981
34.	Total Coliform	MPN/100ml	Absent	Shall Not Be Detectable		IS:1622-1981
35.	Faecal Coliform	MPN/100ml	Absent	Shall Not Be Detectable		APHA-9221

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

Md Humai
(Quality Manager)

AUTHORIZED SIGNATORY

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TEST REPORT

TEST REPORT NO : ETS/1011-2/02/2026

DATE OF REPORT :10.03.2026

WATER SAMPLE ANALYSIS REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Sampling	:	01.02.2026
Analysis Start Date	:	01.02.2026
Analysis End Date	:	06.02.2026
Sample ID No	:	1011-2
Sampling Done By	:	ETS STAFF
Sampling Description	:	GROUND WATER
Sampling Location	:	GW-2 NEAR KIA CHOWK, MUZAFFARPUR
Sampling Method	:	IS:17614
Sampling Quantity	:	2.0 +0.5 Lt.
Packing Condition	:	SEALED
Packed In	:	P.V.C. AND GLASS BOTTLE

S. No.	Test Parameters	Unit	Result	Drinking Water Standards / Limit (IS:10500 2012)		Test Method
				Desirable	Permissible	
1.	Colour	Hazen	<5.0	5	15	IS:3025 (Pt-4)
2.	Odour	---	Agreeable	Agreeable	Agreeable	IS:3025 (Pt-5)
3.	pH	---	7.98	6.5 - 8.5	No Relaxation	IS:3025 (Pt-11)
4.	Taste	---	Agreeable	Agreeable	Agreeable	IS:3025 (Pt-8)
5.	Turbidity	NTU	<1.0	1	5	IS:3025 (Pt-10)
6.	Total Dissolved Solids (TDS)	mg/l	358.6	500	2000	IS:3025 (Pt-16)
7.	Total Alkalinity ($CaCO_3$)	mg/l	170.0	200	600	IS:3025 (Pt-23)
8.	Total Hardness(CaCO3)	mg/l	188.8	200	600	IS:3025 (Pt-21)
9.	Chloride (Cl)	mg/l	59.3	250	1000	IS:3025 (Pt-32)
10.	Calcium (Ca)	mg/l	47.6	75	200	IS:3025 (Pt-40)
11.	Mineral Oil	mg/l	<0.01	0.5	No Relaxation	IS:3025 (Pt-39)
12.	Sulphate (SO_4)	mg/l	36.6	200	400	IS:3025 (Pt-24)
13.	Nitrate (NO_3)	mg/l	3.18	45	No Relaxation	IS:3025 (Pt-34)
14.	Fluoride (F)	mg/l	0.65	1	1.5	IS:3025 (Pt-60)
15.	Iron (Fe)	mg/l	1.70	0.3	No Relaxation	IS:3025 (Pt-53)
16.	Aluminium (Al)	mg/l	<0.02	0.03	0.2	APHA-3500 (B)
17.	Selenium (Se)	mg/l	<0.01	0.01	No. Relaxation	APHA-3113 (B)
18.	Cyanide (CN)	mg/l	<0.01	0.05	No. Relaxation	APHA-4500 (C)
19.	Copper(Cu)	mg/l	0.01	0.05	1.5	APHA-3111(B)
20.	Magnesium (Mg)	mg/l	16.83	30	100	IS:3025 (Pt-45)
21.	Sodium (Na)	mg/l	30.3	Not Specified	Not Specified	APHA-3500 (Na)
22.	Manganese(Mn)	mg/l	<0.1	0.1	0.3	APHA-3111(B)
23.	Zinc(Zn)	mg/l	0.53	5	15	APHA-3111 (B)
24.	Cadmium(Cd)	mg/l	<0.001	0.003	No. Relaxation	APHA-3111 (B)
25.	Lead(Pb)	mg/l	<0.01	0.01	No. Relaxation	APHA-3111 (B)
26.	Mercury(Hg)	mg/l	<0.001	0.001	No. Relaxation	APHA-3112 (B)
27.	Nickel (Ni)	mg/l	<0.01	0.02	No. Relaxation	APHA-3111 (B)

AUTHORIZED SIGNATORY

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TEST REPORT

TEST REPORT NO : ETS/1011-2/02/2026

DATE OF REPORT :10.03.2026

WATER SAMPLE ANALYSIS REPORT

28.	Arsenic(As)	mg/l	<0.01	0.01	0.05	APHA-3500 (B)
29.	Chromium (Cr+6)	mg/l	<0.01	0.05	No. Relaxation	APHA-3500 Cr-B
30.	Phenolic Compound (C6H5OH)	mg/l	<0.001	0.001	0.002	APHA-5530
31.	Conductivity (25 °C)	micro mhos/cm	551.3	Not Specified	Not Specified	APHA-2510-B
32.	Temperature	°C	19.4	Not Specified	Not Specified	IS:3025 (Pt-9)
33.	Escherichia coli	MPN/100ml	Absent	Shall Not Be Detectable		IS:1622-1981
34.	Total Coliform	MPN/100ml	Absent	Shall Not Be Detectable		IS:1622-1981
35.	Faecal Coliform	MPN/100ml	Absent	Shall Not Be Detectable		APHA-9221

****End of Test Report****

Ashish

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

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TEST REPORT

TEST REPORT NO : ETS/1011-3/02/2026

DATE OF REPORT :10.03.2026

WATER SAMPLE ANALYSIS REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Sampling	:	05.02.2026
Analysis Start Date	:	06.02.2026
Analysis End Date	:	11.02.2026
Sample ID No	:	1011-3
Sampling Done By	:	ETS STAFF
Sampling Description	:	GROUND WATER
Sampling Location	:	GW-3 RESIDENTIAL MOUNTAIN VIEW SCHOOL, MUZAFFARPUR
Sampling Method	:	IS:17614
Sampling Quantity	:	2.0 +0.5 Lt.
Packing Condition	:	SEALED
Packed In	:	P.V.C. AND GLASS BOTTLE

S. No.	Test Parameters	Unit	Result	Drinking Water Standards / Limit (IS:10500 2012)		Test Method
				Desirable	Permissible	
1.	Colour	Hazen	<5.0	5	15	IS:3025 (Pt-4)
2.	Odour	—	Agreeable	Agreeable	Agreeable	IS:3025 (Pt-5)
3.	pH	---	7.58	6.5 - 8.5	No Relaxation	IS:3025 (Pt-11)
4.	Taste	---	Agreeable	Agreeable	Agreeable	IS:3025 (Pt-8)
5.	Turbidity	NTU	<1.0	1	5	IS:3025 (Pt-10)
6.	Total Dissolve Solids (TDS)	mg/l	310.2	500	2000	IS:3025 (Pt-16)
7.	Total Alkalinity ($CaCO_3$)	mg/l	155.3	200	600	IS:3025 (Pt-23)
8.	Total Hardness($CaCO3$)	mg/l	181.5	200	600	IS:3025 (Pt-21)
9.	Chloride (Cl)	mg/l	42.1	250	1000	IS:3025 (Pt-32)
10.	Calcium (Ca)	mg/l	30.8	75	200	IS:3025 (Pt-40)
11.	Mineral Oil	mg/l	<0.01	0.5	No Relaxation	IS:3025 (Pt-39)
12.	Sulphate (SO_4)	mg/l	26.1	200	400	IS:3025 (Pt-24)
13.	Nitrate (NO_3)	mg/l	1.63	45	No Relaxation	IS:3025 (Pt-34)
14.	Fluoride (F)	mg/l	0.55	1	1.5	IS:3025 (Pt-60)
15.	Iron (Fe)	mg/l	1.07	0.3	No Relaxation	IS:3025 (Pt-53)
16.	Aluminium (Al)	mg/l	<0.02	0.03	0.2	APHA-3500 (B)
17.	Selenium (Se)	mg/l	<0.01	0.01	No. Relaxation	APHA-3113 (B)
18.	Cyanide (CN)	mg/l	<0.01	0.05	No. Relaxation	APHA-4500 (C)
19.	Copper(Cu)	mg/l	0.12	0.05	1.5	APHA-3111(B)
20.	Magnesium (Mg)	mg/l	25.4	30	100	IS:3025 (Pt-45)
21.	Sodium (Na)	mg/l	17.3	Not Specified	Not Specified	APHA-3500 (Na)
22.	Manganese(Mn)	mg/l	<0.1	0.1	0.3	APHA-3111(B)
23.	Zinc(Zn)	mg/l	0.45	5	15	APHA-3111 (B)
24.	Cadmium(Cd)	mg/l	<0.001	0.003	No. Relaxation	APHA-3111 (B)
25.	Lead(Pb)	mg/l	<0.01	0.01	No. Relaxation	APHA-3111 (B)
26.	Mercury(Hg)	mg/l	<0.001	0.001	No. Relaxation	APHA-3112 (B)
27.	Nickel (Ni)	mg/l	<0.01	0.02	No. Relaxation	APHA-3111 (B)

CHECKED BY

AUTHORIZED SIGNATORY

(Quality Manager)

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TEST REPORT

TEST REPORT NO : ETS/1011-3/02/2026

DATE OF REPORT :10.03.2026

WATER SAMPLE ANALYSIS REPORT

28.	Arsenic(As)	mg/l	<0.01	0.01	0.05	APHA-3500 (B)
29.	Chromium (Cr+6)	mg/l	<0.01	0.05	No. Relaxation	APHA-3500 Cr-B
30.	Phenolic Compound (C6H5OH)	mg/l	<0.001	0.001	0.002	APHA-5530
31.	Conductivity (25 °C)	micro mhos/cm	476.0	Not Specified	Not Specified	APHA-2510-B
32.	Temperature	°C	18.5	Not Specified	Not Specified	IS:3025 (Pt-9)
33.	Escherichia coli	MPN/100ml	Absent	Shall Not Be Detectable		IS:1622-1981
34.	Total Coliform	MPN/100ml	Absent	Shall Not Be Detectable		IS:1622-1981
35.	Faecal Coliform	MPN/100ml	Absent	Shall Not Be Detectable		APHA-9221

****End of Test Report****

CHECKED BY

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY
(Quality Manager)

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TEST REPORT

TEST REPORT NO : ETS/1011-5/02/2026

DATE OF REPORT :10.03.2026

WATER SAMPLE ANALYSIS REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Sampling	:	10.02.2026
Analysis Start Date	:	13.02.2026
Analysis End Date	:	16.02.2026
Sample ID No	:	1011-5
Sampling Done By	:	ETS STAFF
Sampling Description	:	GROUND WATER
Sampling Location	:	GW-5 GALAXY HOSPITAL, MUZAFFARPUR
Sampling Method	:	IS:17614
Sampling Quantity	:	2.0 +0.5 Lt.
Packing Condition	:	SEALED
Packed In	:	P.V.C. AND GLASS BOTTLE

S. No.	Test Parameters	Unit	Result	Drinking Water Standards / Limit (IS:10500 2012)		Test Method
				Desirable	Permissible	
1.	Colour	Hazen	<5.0	5	15	IS:3025 (Pt-4)
2.	Odour	---	Agreeable	Agreeable	Agreeable	IS:3025 (Pt-5)
3.	pH	---	7.63	6.5 - 8.5	No Relaxation	IS:3025 (Pt-11)
4.	Taste	---	Agreeable	Agreeable	Agreeable	IS:3025 (Pt-8)
5.	Turbidity	NTU	<1.0	1	5	IS:3025 (Pt-10)
6.	Total Dissolve Solids (TDS)	mg/l	392.4	500	2000	IS:3025 (Pt-16)
7.	Total Alkalinity ($CaCO_3$)	mg/l	178.8	200	600	IS:3025 (Pt-23)
8.	Total Hardness($CaCO3$)	mg/l	181.6	200	600	IS:3025 (Pt-21)
9.	Chloride (Cl)	mg/l	77.8	250	1000	IS:3025 (Pt-32)
10.	Calcium (Ca)	mg/l	48.3	75	200	IS:3025 (Pt-40)
11.	Mineral Oil	mg/l	<0.01	0.5	No Relaxation	IS:3025 (Pt-39)
12.	Sulphate (SO_4)	mg/l	42.5	200	400	IS:3025 (Pt-24)
13.	Nitrate (NO_3)	mg/l	2.35	45	No Relaxation	IS:3025 (Pt-34)
14.	Fluoride (F)	mg/l	0.73	1	1.5	IS:3025 (Pt-60)
15.	Iron (Fe)	mg/l	1.73	0.3	No Relaxation	IS:3025 (Pt-53)
16.	Aluminium (Al)	mg/l	<0.02	0.03	0.2	APHA-3500 (B)
17.	Selenium (Se)	mg/l	<0.01	0.01	No. Relaxation	APHA-3113 (B)
18.	Cyanide (CN)	mg/l	<0.01	0.05	No. Relaxation	APHA-4500 (C)
19.	Copper(Cu)	mg/l	0.16	0.05	1.5	APHA-3111(B)
20.	Magnesium (Mg)	mg/l	15.10	30	100	IS:3025 (Pt-45)
21.	Sodium (Na)	mg/l	52.4	Not Specified	Not Specified	APHA-3500 (Na)
22.	Manganese(Mn)	mg/l	<0.1	0.1	0.3	APHA-3111(B)
23.	Zinc(Zn)	mg/l	1.07	5	15	APHA-3111 (B)
24.	Cadmium(Cd)	mg/l	<0.001	0.003	No. Relaxation	APHA-3111 (B)
25.	Lead(Pb)	mg/l	<0.01	0.01	No. Relaxation	APHA-3111 (B)
26.	Mercury(Hg)	mg/l	<0.001	0.001	No. Relaxation	APHA-3112 (B)
27.	Nickel (Ni)	mg/l	<0.01	0.02	No. Relaxation	APHA-3111 (B)
28.	Arsenic(As)	mg/l	<0.01	0.01	0.05	APHA-3500 (B)

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

Md Humraj
(Quality Manager)

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E-mail : etslab2012@gmail.com | Website : www.etslab.in | Ph.: 9911516076, 8130255461

TEST REPORT

TEST REPORT NO : ETS/1011-5/02/2026

DATE OF REPORT :10.03.2026

WATER SAMPLE ANALYSIS REPORT

29.	Chromium (Cr+6)	mg/l	<0.01	0.05	No. Relaxation	APHA-3500 Cr-B
30.	Phenolic Compound (C6H5OH)	mg/l	<0.001	0.001	0.002	APHA-5530
31.	Conductivity (25 °C)	micro mhos/cm	629.4	Not Specified	Not Specified	APHA-2510-B
32.	Temperature	°C	18.9	Not Specified	Not Specified	IS:3025 (Pt-9)
33.	Escherichia coli	MPN/100ml	Absent	Shall Not Be Detectable		IS:1622-1981
34.	Total Coliform	MPN/100ml	Absent	Shall Not Be Detectable		IS:1622-1981
35.	Faecal Coliform	MPN/100ml	Absent	Shall Not Be Detectable		APHA-9221

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

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TEST REPORT

TEST REPORT NO : ETS/1011-4/02/2026

DATE OF REPORT :10.03.2026

WATER SAMPLE ANALYSIS REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Sampling	:	10.02.2026
Analysis Start Date	:	13.02.2026
Analysis End Date	:	16.02.2026
Sample ID No	:	1011-4
Sampling Done By	:	ETS STAFF
Sampling Description	:	GROUND WATER
Sampling Location	:	GW-4 NEAR NASI CHOWK
Sampling Method	:	IS:17614
Sampling Quantity	:	2.0 +0.5 Lt.
Packing Condition	:	SEALED
Packed In	:	P.V.C. AND GLASS BOTTLE

S. No.	Test Parameters	Unit	Result	Drinking Water Standards / Limit (IS:10500 2012)		Test Method
				Desirable	Permissible	
1.	Colour	Hazen	<5.0	5	15	IS:3025 (Pt-4)
2.	Odour	---	Agreeable	Agreeable	Agreeable	IS:3025 (Pt-5)
3.	pH	---	7.58	6.5 - 8.5	No Relaxation	IS:3025 (Pt-11)
4.	Taste	---	Agreeable	Agreeable	Agreeable	IS:3025 (Pt-8)
5.	Turbidity	NTU	<1.0	1	5	IS:3025 (Pt-10)
6.	Total Dissolve Solids (TDS)	mg/l	512.0	500	2000	IS:3025 (Pt-16)
7.	Total Alkalinity ($CaCO_3$)	mg/l	270.4	200	600	IS:3025 (Pt-23)
8.	Total Hardness(CaCO3)	mg/l	266.7	200	600	IS:3025 (Pt-21)
9.	Chloride (Cl)	mg/l	92.4	250	1000	IS:3025 (Pt-32)
10.	Calcium (Ca)	mg/l	59.5	75	200	IS:3025 (Pt-40)
11.	Mineral Oil	mg/l	<0.01	0.5	No Relaxation	IS:3025 (Pt-39)
12.	Sulphate (SO_4)	mg/l	62.7	200	400	IS:3025 (Pt-24)
13.	Nitrate (NO_3)	mg/l	1.27	45	No Relaxation	IS:3025 (Pt-34)
14.	Fluoride (F)	mg/l	0.52	1	1.5	IS:3025 (Pt-60)
15.	Iron (Fe)	mg/l	0.13	0.3	No Relaxation	IS:3025 (Pt-53)
16.	Aluminium (Al)	mg/l	<0.02	0.03	0.2	APHA-3500 (B)
17.	Selenium (Se)	mg/l	<0.01	0.01	No. Relaxation	APHA-3113 (B)
18.	Cyanide (CN)	mg/l	<0.01	0.05	No. Relaxation	APHA-4500 (C)
19.	Copper(Cu)	mg/l	0.03	0.05	1.5	APHA-3111(B)
20.	Magnesium (Mg)	mg/l	18.5	30	100	IS:3025 (Pt-45)
21.	Sodium (Na)	mg/l	64.0	Not Specified	Not Specified	APHA-3500 (Na)
22.	Manganese(Mn)	mg/l	<0.1	0.1	0.3	APHA-3111(B)
23.	Zinc(Zn)	mg/l	0.47	5	15	APHA-3111 (B)
24.	Cadmium(Cd)	mg/l	<0.001	0.003	No. Relaxation	APHA-3111 (B)
25.	Lead(Pb)	mg/l	<0.01	0.01	No. Relaxation	APHA-3111 (B)
26.	Mercury(Hg)	mg/l	<0.001	0.001	No. Relaxation	APHA-3112 (B)

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

(Quality Manager)

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TEST REPORT

TEST REPORT NO : ETS/1011-4/02/2026

DATE OF REPORT :10.03.2026

WATER SAMPLE ANALYSIS REPORT

27.	Nickel (Ni)	mg/l	<0.01	0.02	No. Relaxation	APHA-3111 (B)
28.	Arsenic(As)	mg/l	<0.01	0.01	0.05	APHA-3500 (B)
29.	Chromium (Cr+6)	mg/l	<0.01	0.05	No. Relaxation	APHA-3500 Cr-B
30.	Phenolic Compound (C6H5OH)	mg/l	<0.001	0.001	0.002	APHA-5530
31.	Conductivity (25 °C)	micro mhos/cm	817.5	Not Specified	Not Specified	APHA-2510-B
32.	Temperature	°C	18.72	Not Specified	Not Specified	IS:3025 (Pt-9)
33.	Escherichia coli	MPN/100ml	Absent	Shall Not Be Detectable		IS:1622-1981
34.	Total Coliform	MPN/100ml	Absent	Shall Not Be Detectable		IS:1622-1981
35.	Faecal Coliform	MPN/100ml	Absent	Shall Not Be Detectable		APHA-9221

****End of Test Report****

Format no ETS /LAB/TR-09 Issue No 04 dt 01/06/2019 Rev No 03 dt 01/06/2018

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY
Md Humra
(Quality Manager)

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TEST REPORT

TEST REPORT NO : ETS/1011-6/02/2026

DATE OF REPORT :10.03.2026

WATER SAMPLE ANALYSIS REPORT

Name And Address of Customer : PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.

Date of Sampling : 12.02.2026
Analysis Start Date : 15.02.2026
Analysis End Date : 18.02.2026
Sample ID No : 1011-6
Sampling Done By : ETS STAFF
Sampling Description : GROUND WATER
Sampling Location : GW-6 SADAR HOSPITAL, MUZAFFARPUR
Sampling Method : IS:17614
Sampling Quantity : 2.0 +0.5 Lt.
Packing Condition : SEALED
Packed In : P.V.C. AND GLASS BOTTLE

S. No.	Test Parameters	Unit	Result	Drinking Water Standards / Limit (IS:10500 2012)		Test Method
				Desirable	Permissible	
1.	Colour	Hazen	<5.0	5	15	IS:3025 (Pt-4)
2.	Odour	---	Agreeable	Agreeable	Agreeable	IS:3025 (Pt-5)
3.	pH	---	7.21	6.5 - 8.5	No Relaxation	IS:3025 (Pt-11)
4.	Taste	---	Agreeable	Agreeable	Agreeable	IS:3025 (Pt-8)
5.	Turbidity	NTU	<1.0	1	5	IS:3025 (Pt-10)
6.	Total Dissolve Solids (TDS)	mg/l	410.0	500	2000	IS:3025 (Pt-16)
7.	Total Alkalinity ($CaCO_3$)	mg/l	178.4	200	600	IS:3025 (Pt-23)
8.	Total Hardness(CaCO3)	mg/l	187.0	200	600	IS:3025 (Pt-21)
9.	Chloride (Cl)	mg/l	89.2	250	1000	IS:3025 (Pt-32)
10.	Calcium (Ca)	mg/l	54.2	75	200	IS:3025 (Pt-40)
11.	Mineral Oil	mg/l	<0.01	0.5	No Relaxation	IS:3025 (Pt-39)
12.	Sulphate (SO_4)	mg/l	47.1	200	400	IS:3025 (Pt-24)
13.	Nitrate (NO_3)	mg/l	2.40	45	No Relaxation	IS:3025 (Pt-34)
14.	Fluoride (F)	mg/l	0.62	1	1.5	IS:3025 (Pt-60)
15.	Iron (Fe)	mg/l	0.26	0.3	No Relaxation	IS:3025 (Pt-53)
16.	Aluminium (Al)	mg/l	<0.02	0.03	0.2	APHA-3500 (B)
17.	Selenium (Se)	mg/l	<0.01	0.01	No. Relaxation	APHA-3113 (B)
18.	Cyanide (CN)	mg/l	<0.01	0.05	No. Relaxation	APHA-4500 (C)
19.	Copper(Cu)	mg/l	0.13	0.05	1.5	APHA-3111(B)
20.	Magnesium (Mg)	mg/l	21.6	30	100	IS:3025 (Pt-45)
21.	Sodium (Na)	mg/l	61.0	Not Specified	Not Specified	APHA-3500 (Na)
22.	Manganese(Mn)	mg/l	<0.1	0.1	0.3	APHA-3111(B)
23.	Zinc(Zn)	mg/l	0.88	5	15	APHA-3111 (B)
24.	Cadmium(Cd)	mg/l	<0.001	0.003	No. Relaxation	APHA-3111 (B)
25.	Lead(Pb)	mg/l	<0.01	0.01	No. Relaxation	APHA-3111 (B)
26.	Mercury(Hg)	mg/l	<0.001	0.001	No. Relaxation	APHA-3112 (B)
27.	Nickel (Ni)	mg/l	<0.01	0.02	No. Relaxation	APHA-3111 (B)

AUTHORIZED SIGNATORY

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TEST REPORT

TEST REPORT NO : ETS/1011-6/02/2026

DATE OF REPORT :10.03.2026

WATER SAMPLE ANALYSIS REPORT

28.	Arsenic(As)	mg/l	<0.01	0.01	0.05	APHA-3500 (B)
29.	Chromium (Cr+6)	mg/l	<0.01	0.05	No. Relaxation	APHA-3500 Cr-B
30.	Phenolic Compound (C6H5OH)	mg/l	<0.001	0.001	0.002	APHA-5530
31.	Conductivity (25 °C)	micro mhos/cm	718.4	Not Specified	Not Specified	APHA-2510-B
32.	Temperature	°C	17.49	Not Specified	Not Specified	IS:3025 (Pt-9)
33.	Escherichia coli	MPN/100ml	Absent	Shall Not Be Detectable		IS:1622-1981
34.	Total Colliform	MPN/100ml	Absent	Shall Not Be Detectable		IS:1622-1981
35.	Faecal Coliform	MPN/100ml	Absent	Shall Not Be Detectable		APHA-9221

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY
(Quality Manager)

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TEST REPORT

TEST REPORT NO: ETS/1011-7/02/2026

DATE OF REPORT:10.03.2026

WATER SAMPLE ANALYSIS REPORT

Name And Address of Customer	:	PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.
Date of Sampling	:	15.02.2026
Analysis Start Date	:	18.02.2026
Analysis End Date	:	21.02.2026
Sample ID No	:	1011-7
Sampling Done By	:	ETS STAFF
Sampling Description	:	GROUND WATER
Sampling Location	:	GW-7 MAHILA SHILP KALA BHAWAN COLLEGE
Sampling Method	:	IS:17614
Sampling Quantity	:	2.0 +0.5 Lt.
Packing Condition	:	SEALED
Packed In	:	P.V.C. AND GLASS BOTTLE

S. No.	Test Parameters	Unit	Result	Drinking Water Standards / Limit (IS:10500 2012)		Test Method
				Desirable	Permissible	
1.	Colour	Hazen	<5.0	5	15	IS:3025 (Pt-4)
2.	Odour	---	Agreeable	Agreeable	Agreeable	IS:3025 (Pt-5)
3.	pH	---	7.43	6.5 - 8.5	No Relaxation	IS:3025 (Pt-11)
4.	Taste	---	Agreeable	Agreeable	Agreeable	IS:3025 (Pt-8)
5.	Turbidity	NTU	<1.0	1	5	IS:3025 (Pt-10)
6.	Total Dissolve Solids (TDS)	mg/l	488.0	500	2000	IS:3025 (Pt-16)
7.	Total Alkalinity ($CaCO_3$)	mg/l	252.3	200	600	IS:3025 (Pt-23)
8.	Total Hardness(CaCO3)	mg/l	235.1	200	600	IS:3025 (Pt-21)
9.	Chloride (Cl)	mg/l	81.3	250	1000	IS:3025 (Pt-32)
10.	Calcium (Ca)	mg/l	53.2	75	200	IS:3025 (Pt-40)
11.	Mineral Oil	mg/l	<0.01	0.5	No Relaxation	IS:3025 (Pt-39)
12.	Sulphate (SO_4)	mg/l	25.6	200	400	IS:3025 (Pt-24)
13.	Nitrate (NO_3)	mg/l	1.60	45	No Relaxation	IS:3025 (Pt-34)
14.	Fluoride (F)	mg/l	0.54	1	1.5	IS:3025 (Pt-60)
15.	Iron (Fe)	mg/l	1.05	0.3	No Relaxation	IS:3025 (Pt-53)
16.	Aluminium (Al)	mg/l	<0.02	0.03	0.2	APHA-3500 (B)
17.	Selenium (Se)	mg/l	<0.01	0.01	No. Relaxation	APHA-3113 (B)
18.	Cyanide (CN)	mg/l	<0.01	0.05	No. Relaxation	APHA-4500 (C)
19.	Copper(Cu)	mg/l	0.12	0.05	1.5	APHA-3111(B)
20.	Magnesium (Mg)	mg/l	24.9	30	100	IS:3025 (Pt-45)
21.	Sodium (Na)	mg/l	67.0	Not Specified	Not Specified	APHA-3500 (Na)
22.	Manganese(Mn)	mg/l	<0.1	0.1	0.3	APHA-3111(B)
23.	Zinc(Zn)	mg/l	0.44	5	15	APHA-3111 (B)
24.	Cadmium(Cd)	mg/l	<0.001	0.003	No. Relaxation	APHA-3111 (B)
25.	Lead(Pb)	mg/l	<0.01	0.01	No. Relaxation	APHA-3111 (B)
26.	Mercury(Hg)	mg/l	<0.001	0.001	No. Relaxation	APHA-3112 (B)
27.	Nickel (Ni)	mg/l	<0.01	0.02	No. Relaxation	APHA-3111 (B)

Ashish

AUTHORIZED SIGNATORY
Md Hunnat
(Quality Manager)

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TEST REPORT

TEST REPORT NO: ETS/1011-7/02/2026

DATE OF REPORT:10.03.2026

WATER SAMPLE ANALYSIS REPORT

28.	Arsenic(As)	mg/l	<0.01	0.01	0.05	APHA-3500 (B)
29.	Chromium (Cr+6)	mg/l	<0.01	0.05	No. Relaxation	APHA-3500 Cr-B
30.	Phenolic Compound (C6H5OH)	mg/l	<0.001	0.001	0.002	APHA-5530
31.	Conductivity (25 °C)	micro mhos/cm	765.5	Not Specified	Not Specified	APHA-2510-B
32.	Temperature	°C	18.06	Not Specified	Not Specified	IS:3025 (Pt-9)
33.	Escherichia coli	MPN/100ml	Absent	Shall Not Be Detectable		IS:1622-1981
34.	Total Coliform	MPN/100ml	Absent	Shall Not Be Detectable		IS:1622-1981
35.	Faecal Coliform	MPN/100ml	Absent	Shall Not Be Detectable		APHA-9221

****End of Test Report****

For Enviro Tech Services Pvt. Ltd.

AUTHORIZED SIGNATORY

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TEST REPORT

TEST REPORT NO: ETS/1011-8/02/2026

DATE OF REPORT:10.03.2026

WATER SAMPLE ANALYSIS REPORT

Name And Address of Customer : PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING "ONE WORLD" AT BRAMHAPURA RAILWAY COLONY, MUZAFFARPUR, BIHAR.

Date of Sampling : 20.02.2026
Analysis Start Date : 23.02.2026
Analysis End Date : 26.02.2026
Sample ID No : 1011-8
Sampling Done By : ETS STAFF
Sampling Description : GROUND WATER
Sampling Location : GW-8 BHOOTHNATH SHIV TEMPLE
Sampling Method : IS:17614
Sampling Quantity : 2.0 +0.5 Lt.
Packing Condition : SEALED
Packed In : P.V.C. AND GLASS BOTTLE

S. No.	Test Parameters	Unit	Result	Drinking Water Standards / Limit (IS:10500 2012)		Test Method
				Desirable	Permissible	
1.	Colour	Hazen	<5.0	5	15	IS:3025 (Pt-4)
2.	Odour	---	Agreeable	Agreeable	Agreeable	IS:3025 (Pt-5)
3.	pH	---	7.48	6.5 - 8.5	No Relaxation	IS:3025 (Pt-11)
4.	Taste	---	Agreeable	Agreeable	Agreeable	IS:3025 (Pt-8)
5.	Turbidity	NTU	<1.0	1	5	IS:3025 (Pt-10)
6.	Total Dissolve Solids (TDS)	mg/l	316.0	500	2000	IS:3025 (Pt-16)
7.	Total Alkalinity ($CaCO_3$)	mg/l	150.2	200	600	IS:3025 (Pt-23)
8.	Total Hardness($CaCO3$)	mg/l	173.1	200	600	IS:3025 (Pt-21)
9.	Chloride (Cl)	mg/l	86.7	250	1000	IS:3025 (Pt-32)
10.	Calcium (Ca)	mg/l	57.4	75	200	IS:3025 (Pt-40)
11.	Mineral Oil	mg/l	<0.01	0.5	No Relaxation	IS:3025 (Pt-39)
12.	Sulphate (SO_4)	mg/l	48.7	200	400	IS:3025 (Pt-24)
13.	Nitrate (NO_3)	mg/l	2.30	45	No Relaxation	IS:3025 (Pt-34)
14.	Fluoride (F)	mg/l	0.72	1	1.5	IS:3025 (Pt-60)
15.	Iron (Fe)	mg/l	0.20	0.3	No Relaxation	IS:3025 (Pt-53)
16.	Aluminium (Al)	mg/l	<0.02	0.03	0.2	APHA-3500 (B)
17.	Selenium (Se)	mg/l	<0.01	0.01	No. Relaxation	APHA-3113 (B)
18.	Cyanide (CN)	mg/l	<0.01	0.05	No. Relaxation	APHA-4500 (C)
19.	Copper(Cu)	mg/l	0.16	0.05	1.5	APHA-3111(B)
20.	Magnesium (Mg)	mg/l	14.8	30	100	IS:3025 (Pt-45)
21.	Sodium (Na)	mg/l	56.0	Not Specified	Not Specified	APHA-3500 (Na)
22.	Manganese(Mn)	mg/l	<0.1	0.1	0.3	APHA-3111(B)
23.	Zinc(Zn)	mg/l	0.45	5	15	APHA-3111 (B)
24.	Cadmium(Cd)	mg/l	<0.001	0.003	No. Relaxation	APHA-3111 (B)
25.	Lead(Pb)	mg/l	<0.01	0.01	No. Relaxation	APHA-3111 (B)

AUTHORIZED SIGNATORY

Note :-

1. Test reports without ETS LAB HOLOGRAM are not issued by our laboratory.
2. The results indicated only refer to the tested samples and listed applicable parameters.
3. No complaint will be entertained if received after 7 days of issue of test report.
4. Our liability is limited to invoice value only.
5. This sample shall be destroyed after 15 days & Biological / Perishable sample shall be destroyed immediately after issue of test report.
6. This test report shall not be used in any advertising media or as evidene in the court of Law without prior written permission of the laboratory.

ETS-LAB

ENVIRO TECH SERVICES PVT. LTD.

An Analytical Laboratory

ISO 45001

(AN ISO 45001:2018 Certified Laboratory)

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TEST REPORT

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26.	Mercury(Hg)	mg/l	<0.001	0.001	No. Relaxation	APHA-3112 (B)
27.	Nickel (Ni)	mg/l	<0.01	0.02	No. Relaxation	APHA-3111 (B)
28.	Arsenic(As)	mg/l	<0.01	0.01	0.05	APHA-3500 (B)
29.	Chromium (Cr+6)	mg/l	<0.01	0.05	No. Relaxation	APHA-3500 Cr-B
30.	Phenolic Compound (C6H5OH)	mg/l	<0.001	0.001	0.002	APHA-5530
31.	Conductivity (25 °C)	micro mhos/cm	516.8	Not Specified	Not Specified	APHA-2510-B
32.	Temperature	°C	18.5	Not Specified	Not Specified	IS:3025 (Pt-9)
33.	Escherichia coli	MPN/100ml	Absent	Shall Not Be Detectable		IS:1622-1981
34.	Total Coliform	MPN/100ml	Absent	Shall Not Be Detectable		IS:1622-1981
35.	Faecal Coliform	MPN/100ml	Absent	Shall Not Be Detectable		APHA-9221

****End of Test Report****

AUTHORIZED SIGNATORY

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