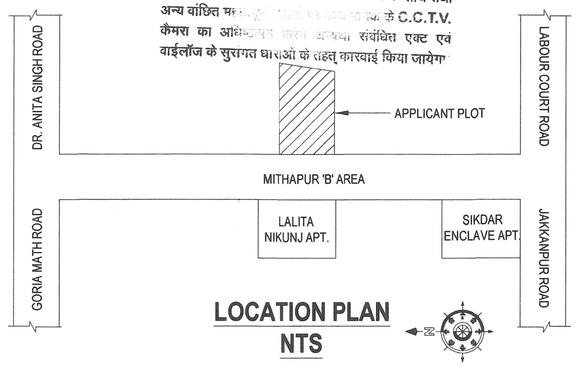
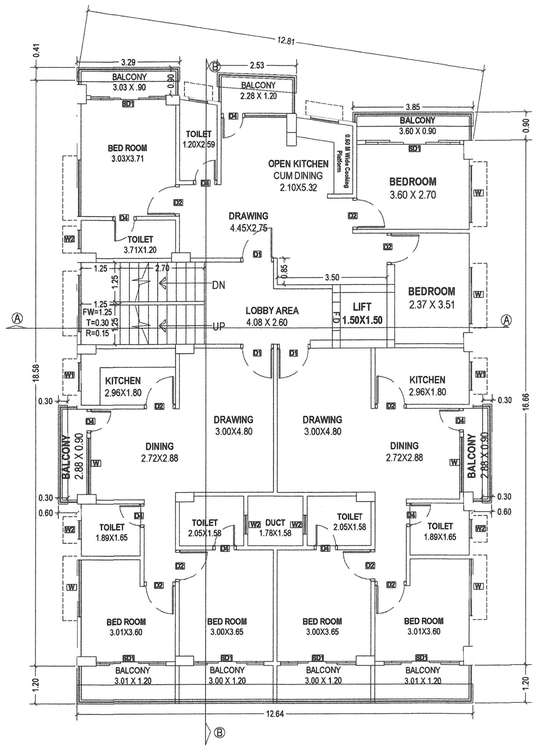
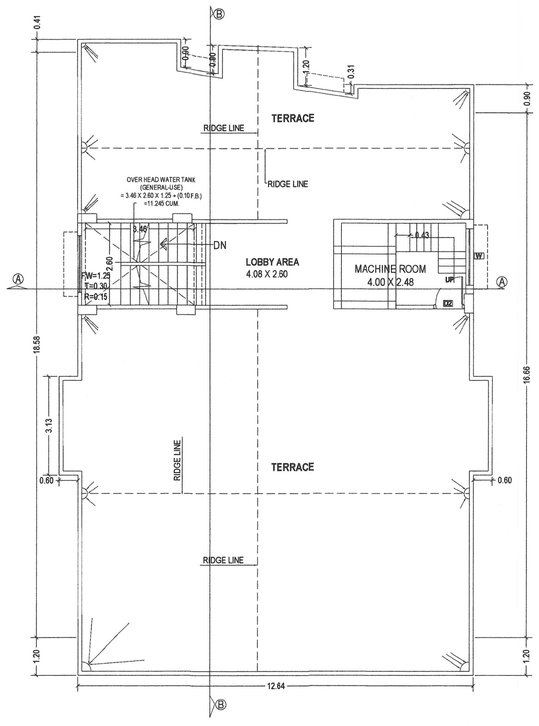
निदेश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यवसायिक कम्पलेक्स में सूरक्षा की दृष्टि से, प्रवेश द्वार [illegible] लिफ्ट, पार्किंग प्रत्येक फ्लोर, [illegible] के साथ तथा अन्य वांछित [illegible] के C.C.T.V. कैमरा का आधिष्ठापन करना अन्यथा संबंधित एक्ट एवं बाईलॉज के सुसगत धाराओं के तहत् कारवाई किया जायेगा



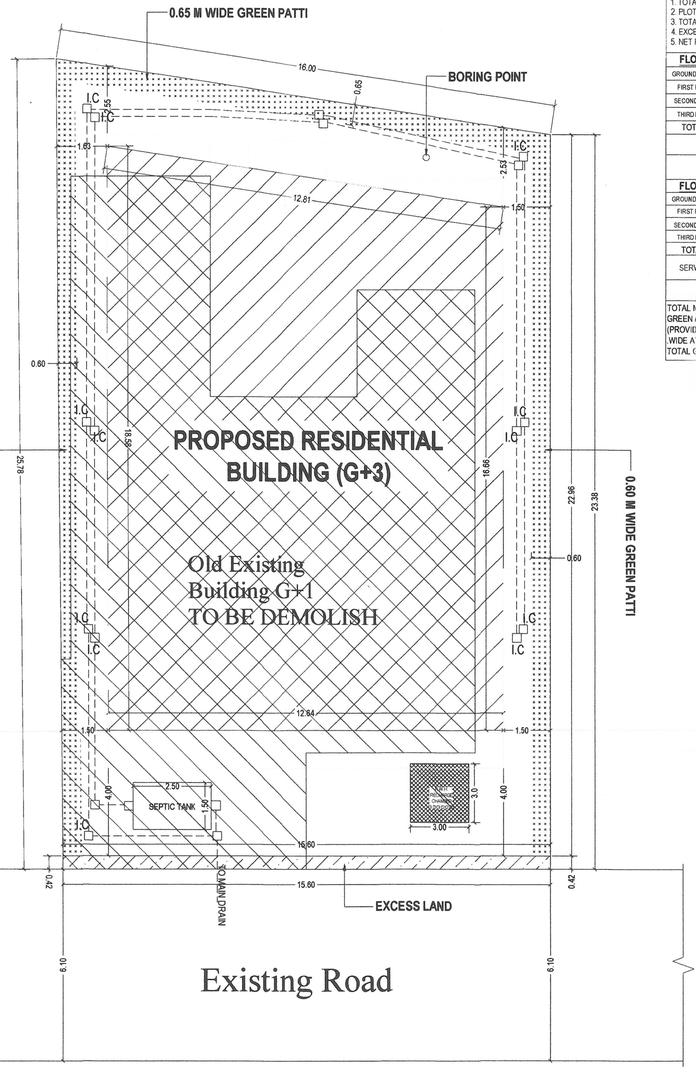
LOCATION PLAN
NTS



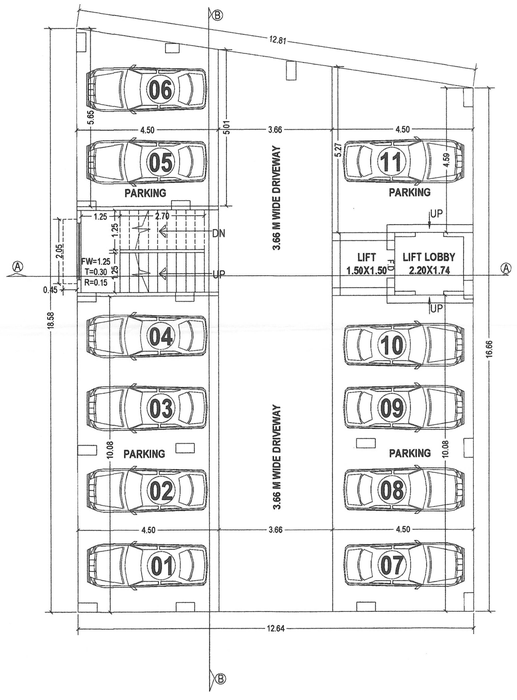
(TYPICAL) 2ND & 3RD FLOOR PLAN
SCALE = 1:100



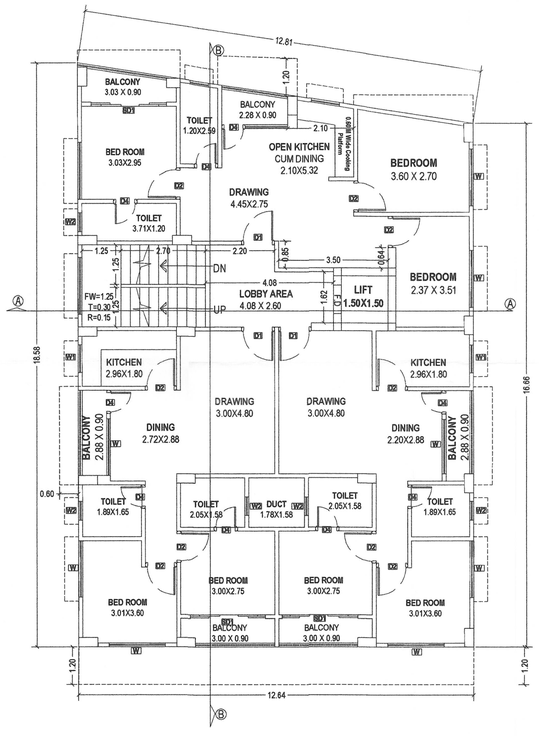
TERRACE FLOOR PLAN
SCALE = 1:100



SITE PLAN
SCALE = 1:100



GROUND FLOOR PLAN
SCALE = 1:100



FIRST FLOOR PLAN
SCALE =1:100

Terms & Conditions:-

1) STP of requisite capacity is to be installed in the campus by the Builder/Owner
2) Water Harvesting and Green area is to be maintained in the premises.
3) Solar power is to be installed in the campus

ELECTRICAL LEGEND

1. CCTV CAMERA

PARKING CALCULATION

1. TOTAL BUILT UP AREA	= 698.76 SQM.
2. DEDUCTION OF SERVICE AREA	= 78.60 SQM.
3. B.U.A. REQUIRED FOR PARKING CALCULATION	698.76 - 98.22 = 600.54 SQM.
REQU. PARKING :-	
25 % OF TOTAL B.U.A. (3) = 25% OF 620.16	= 150.13 SQM
4. PARKING SPACE PROVIDE ON GROUND FLOOR	201.89= SQM

RAIN WATER HARVESTING CALCULATION

REQUIRED AREA FOR RECHARGING PIT
= 6M²/100 SQ.M. OF ROOF AREA
= FOR 229.95 SQM. = 229.95 / 100X6 = 13.80 M²
= PROVIDED 1 NOS. OF RECHARGING PIT=(3.0 X 3.0 X 2.00)
= 18.000 CUM.

WATER TANK CALCULATION

A. FOR 2& 3BHK RESIDENTIAL FLAT (RESIDENTIAL LAND USE)
TOTAL NO. OF FLATS = 9 NOS.
ONE FLAT REQU. 7 PERSONS
TOTAL NO. OF PERSONS = 63 PERSONS
ONE PERSON REQUIRES 135 LTRS.
TOTAL REQUIRED WATER 135 X 63 = 8505 LTRS. / DAY
TOTAL REQU. VOLUME OF WATER TANK = 8505/1000 LTR.
= 8.50 CUM

GENERAL USE
WATER TANK SIZE= 3.46 X 2.60 X 1.25 + (0.10 F.B.)=11.245 CUM.

SEPTIC TANK CALCULATION

B. FOR 3BHK RESIDENTIAL FLAT (RESIDENTIAL LAND USE)
TOTAL NO. OF FLATS = 9 NOS.
ONE FLAT REQU. 7 PERSONS
TOTAL NO. OF PERSONS = 63 PERSONS
ONE PERSON REQU. VOLUME = 0.085 CU.M./DAY
TOTAL REQU. SLUDGE VOLUME = 63 X 0.085 = 5.36 CU.M. / DAY
VOLUME OF REQU. SEPTIC TANK = 5.36 CU.MTR.
DIMENSIONS OF PROVIDED SEPTIC TANK
= (2.50 X 1.50 X 1.5) + 0.30 FB = 5.625 CUM
TOTAL = 5.625 CUM

AREA STATEMENT

1. TOTAL PLOT AREA AS PER SALE DEED	= 379.53 SQM
2. PLOT AREA AS PER LPC & MALGUZARI RECEIPT	= 379.53 SQM
3. TOTAL PLOT AREA AS PER SITE	= 385.98 SQM
4. EXCESS LAND AREA	= 6.55 SQM.
5. NET PLOT AREA	= 379.43 SQM.

FLOOR	GROSS B.U.A.	DEDUCTION	NET B.U.A.
GROUND FLOOR	222.89 SQM	201.86SQM	21.03 SQM
FIRST FLOOR	220.03 SQM	2.25 SQM	217.83 SQM
SECOND FLOOR	246.25 SQM	16.30 SQM	229.95 SQM
THIRD FLOOR	246.25 SQM	16.30 SQM	229.95 SQM
TOTAL	935.37 SQM	241.67 SQM	698.76 SQM

F.A.R. = 698.76 / 379.43 = 1.84

SERVICE AREA CALCULATION

FLOOR	NET B.U.A.	SERVICE AREA
GROUND FLOOR	21.03 SQM	21.03 SQM
FIRST FLOOR	217.83 SQM	25.73 SQM
SECOND FLOOR	229.95 SQM	25.73 SQM
THIRD FLOOR	229.95 SQM	25.73 SQM
TOTAL	698.76 SQM	98.22 SQM

SERVICE AREA PERCENTAGE = (98.22 / 698.76) X 100 = 14.05 %

GREEN AREA CALCULATION

TOTAL NET PLOT AREA = 379.43 SQM.
GREEN AREA REQUIRED @10% OF NET PLOT = 37.94 SQM
(PROVIDED GREEN SPACE 0.60 MTR. ALONG LEFT,RIGHT & FRONT WIDE AT REAR BOUNDARY OF THE PLOT.
TOTAL GREEN AREA PROVIDED = 38.59 SQM

SCHEDULE OF DOORS & WINDOWS

SL.NO.	TYPE	WIDTH	SILL.	HEIGHT
1.	SD	3.00	0.00	BEAM BOTTOM
2.	SD1	2.40	0.00	BEAM BOTTOM
3.	D	1.50	0.00	2.10
4.	D1	1.05	0.00	2.10
5.	D2	1.00	0.00	2.10
6.	D3	0.90	0.00	2.10
7.	D4	0.75	0.00	2.10
8.	W	1.80	0.90	1.65
9.	W1	0.90	1.05	1.95
10.	W2	0.60	1.35	1.20

SPECIFICATION

01) **FOUNDATION :-**
R.C.C. PILE FOUNDATION AS/STRUCTURAL DESIGN.
02) **SUPER STRUCTURE :-**
R.C.C. FRAMED STRUCTURE AS/STRUCTURAL DESIGN.
03) **BRICKWORK :-**
250 TH. & 125 TH 1st CLASS BRICKWORK IN C.M. 1:6 &1:5 AS/DESIGN.
04) **FLOORING :-**
VITRIFIED TILE FLOORING IN GREY CEMENT .
05) **WALL FINISH :-**
(i) INTERNAL - ALL INTERNAL SURFACE SHALL BE PAINTED WITH CEMENT PRIMER OVER FLOAT FINISH OF P.O.P. SURFACE.
(ii) EXTERNAL - ALL EXTERNAL SURFACE SHALL BE PAINTED WITH EXTERIOR GRADE EMULSION PAINT OVER PRIMER.
06) **DOOR :-**
(i) FRAME - 65X100 MM TH. SAL WOOD DOOR FRAME.
(ii) SHUTTER-30 MM TH. SOLID CORE FLUSH DOOR OF I.S.I. MARK AS/DESIGN
07) **WINDOW:-**
(i) FRAME - 65X100 TH. SAL WOOD/ALUMINUM WINDOW FRAME.
(ii) SHUTTER- FULLY GLAZED HARD WOOD/ ALUMINUM WINDOW SHUTTER AS/DESIGN.
08) **TOILETS :-**
(i) FLOORING - CERAMIC TILES FLOORING .
(ii) WALLS - CERAMIC TILES DADO UP TO 2100 MM HT.
(iii) SANITARY WARE - WHITE GLAZED VITREOUS (I.S.I. MARK)
(iv) FITTING - CHROMIUM PLATED C.P.FITTINGS (I.S.I. MARK)
09) **ELECTRICAL :-**
(i) ALL INTERNAL WIRING IN CONCEALED CONDUITS WITH COPPER CONDUCTOR.
(ii) ALL ELECTRICAL MODULAR SWITCHES OF I.S.I. MARK.
(iii) ADEQUATE LIGHTING/POWER POINT SOCKETS AS/ DESIGN & DRAWING.
10) **WATER SUPPLY :-**
ROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVERHEAD TANK.

PROJECT DETAILS

PROPOSED **"G+3 RESIDNTIAL BUILDING"** FOR
PLOT OWNER (S):
1. **SMT. GEETANJALI PATHAK**
W/O - SRI MURLIDHAR PATHAK &
D/O - LATE RAM NARAYAN MISHRA
2. **SMT. ADITI MISHRA**
W/O - LATE SURENDRA MOHAN MISHRA &
DOUGHTER-IN-LAW OF LATE RAM NARAYAN MISHRA
3. **SMT. SHOBHANJALI MISHRA**
W/O - SRI MAHESHWAR PRASAD MISHRA &
D/O - LATE RAM NARAYAN MISHRA
4. **SMT. NEELIMA PATHAK**
W/O - SRI GOPAL PATHAK &
D/O - RAM NARAYAN MISHRA
5. **SRI RAJESH, S/O- LATE SAVITRI MISHRA**

AT - MAUZA - MITHAPUR, KHATA NO.- 66
PLOT NO.- 70(P), THANA NO.- 19
THANA - JAKKANPUR, DIST.- PATNA.

DEVELOPER:-
ANCHITA DEVELOPERS PRIVATE LIMITED
DIRECTOR - **SRI SANJAY SINHA,** S/O - LATE RANDHIR SINHA
ADDRESS:- MITHAPUR "B" AREA, PATNA.

NORTH	SCALE	DRG.NO.
	1:100	01/02

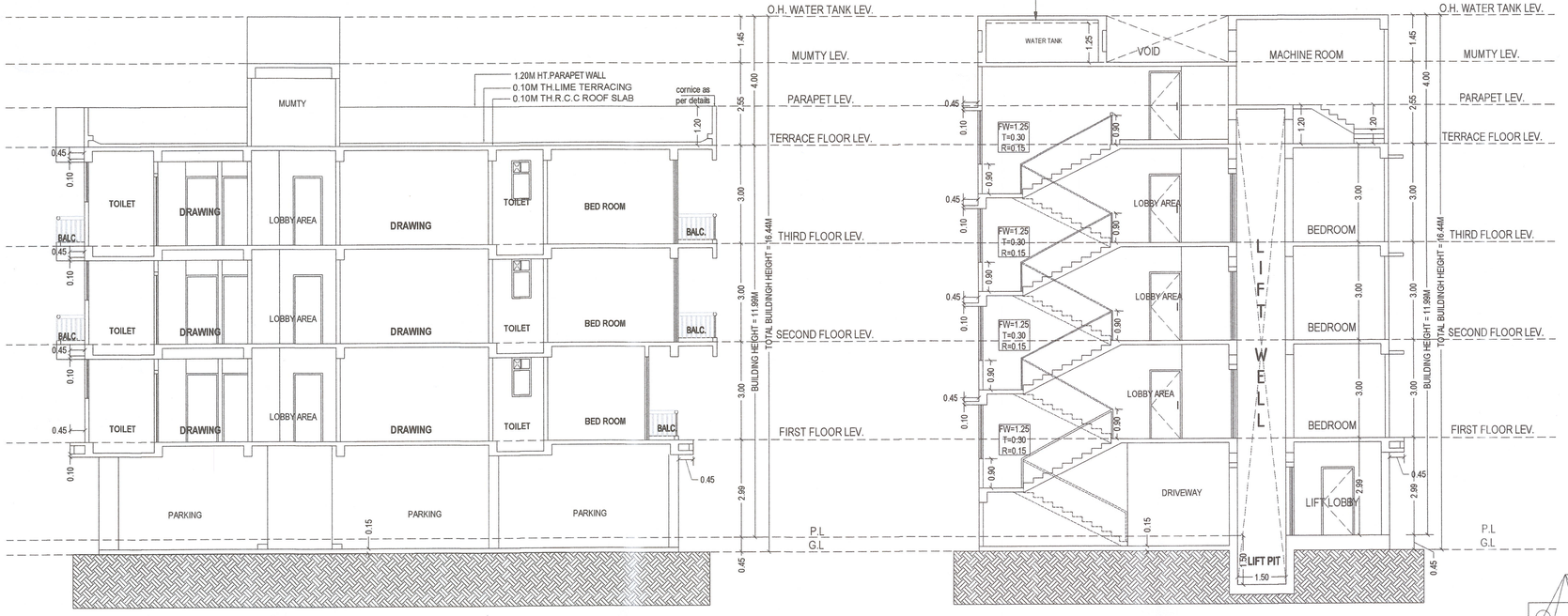
Neelima Pathak Aditi Mishra Shobhanjali Mishra Geetanjali Pathak
SIGN. OF OWNER(S)

ANCHITA DEVELOPERS PVT. LTD.
Sanjay Sinha
DIRECTOR
Reg. No-BR/UDHD/BLDR/25-0569
SIGN. OF DEVELOPER

Wasim Akram
WASIM AKRAM
CIVIL ENGINEER
EMP. NO.- BR/UDHD/CE/25-0633
UDHD BIHAR (PATNA)
SIGN. OF ENGINEER

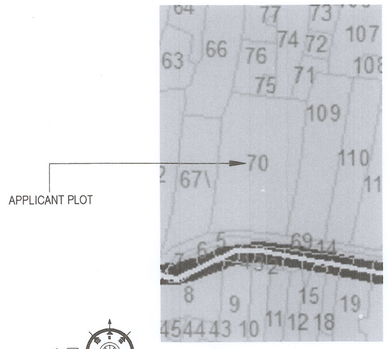
PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. P/MITHAPUR/PRN-Gr3/1298/2025
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date 19/01/2026
SANCTION OF PLAN ACCORDED
21/01/26
निदेशक
शहरी योजना
पटना नगर निगम, पटना

प्रहलाद पटेल
सहायक नगर योजना पर्यवेक्षक
शहरी योजना शाखा
पटना नगर निगम

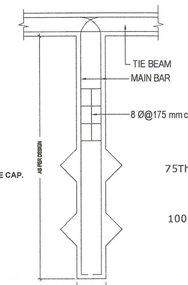


SECTION B-B

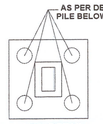
SECTION A-A



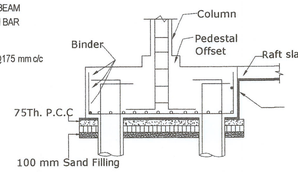
KEY PLAN
SCALE - 1"=330'-0"

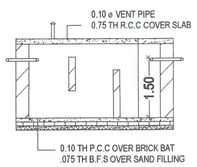


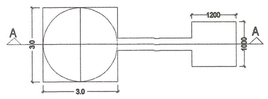
TYP. DET. OF PILE FOUNDATION



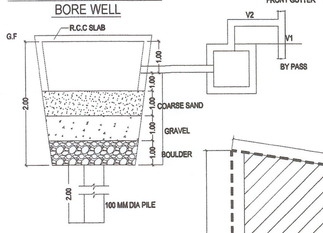
TYP. DETAIL OF FOUNDATION.



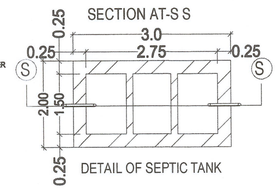




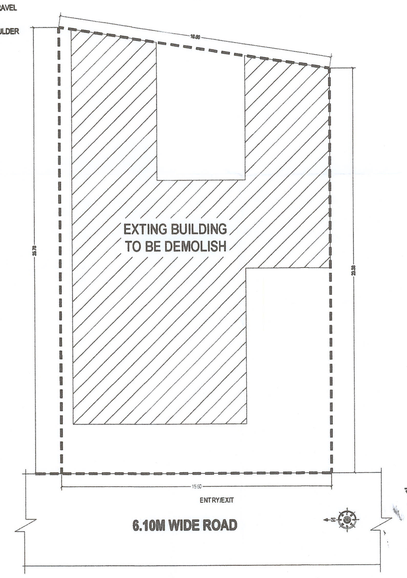
DETAIL OF RECHARGEABLE BORE WELL



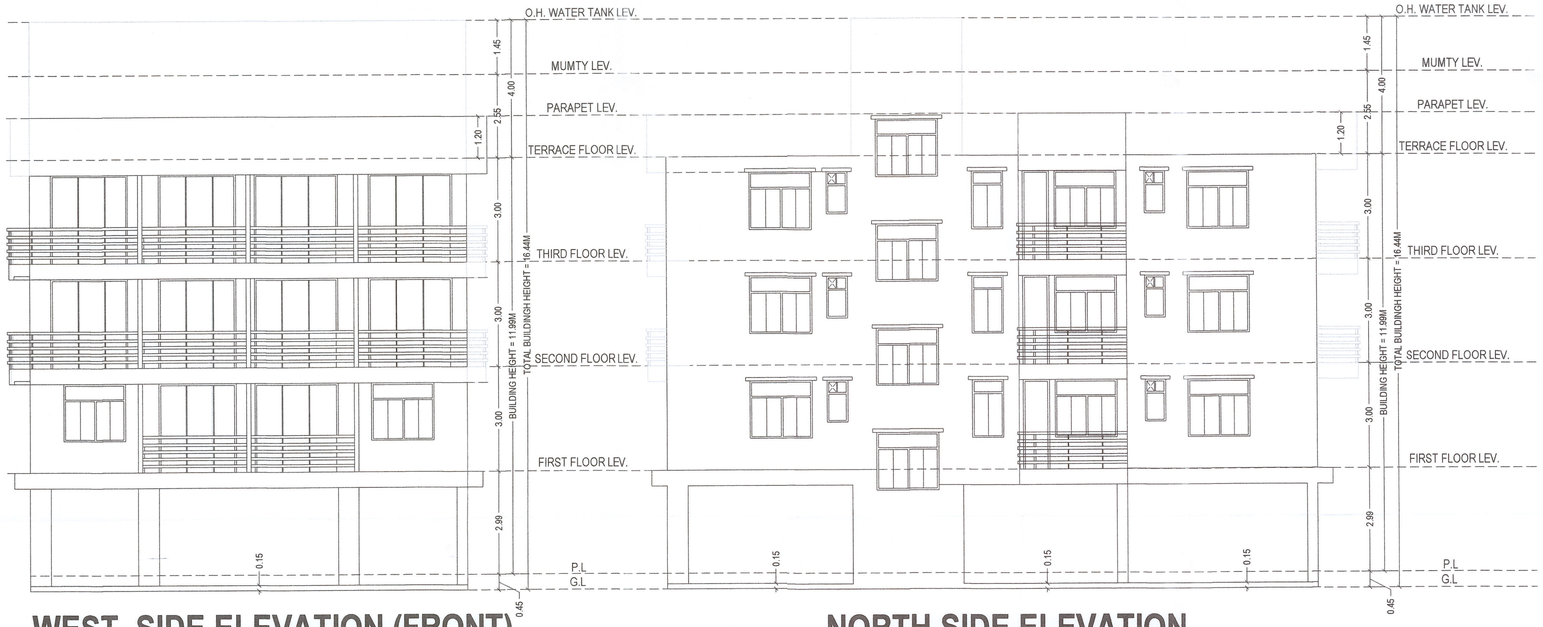
SECTION AT A-A



DETAIL OF SEPTIC TANK

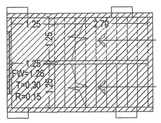


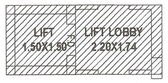
EXTING SITE PLAN
SCALE:1=100



WEST SIDE ELEVATION (FRONT)

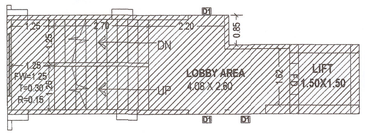
NORTH SIDE ELEVATION





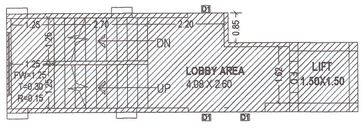
SERVICE AREA
=12.03+8.99=21.02 SQM

GROUND FLOOR SERVICE AREA



SERVICE AREA
=25.73 SQM

FIRST FLOOR SERVICE AREA



SERVICE AREA
=25.73 SQM

TYPICAL(2ND & 3RD) FLOOR SERVICE AREA

SCHEDULE OF DOORS & WINDOWS

SL.NO.	TYPE	WIDTH	SILL.	HEIGHT
1.	SD	3.00	0.00	BEAM BOTTOM
2.	SD1	2.40	0.00	BEAM BOTTOM
3.	D	1.50	0.00	2.10
4.	D1	1.05	0.00	2.10
5.	D2	1.00	0.00	2.10
6.	D3	0.90	0.00	2.10
7.	D4	0.75	0.00	2.10
8.	W	1.80	0.90	1.65
9.	W1	0.90	1.05	1.95
10.	W2	0.60	1.35	1.20

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R.C.C. FRAMED STRUCTURE AS/STRUCTURAL DESIGN.
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ROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVERHEAD TANK.

PROJECT DETAILS

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   W/O - SRI MURLIDHAR PATHAK &
   D/O - LATE RAM NARAYAN MISHRA
2. **SMT. ADITI MISHRA**
   W/O - LATE SURENDRA MOHAN MISHRA &
   DOUGHTER-IN-LAW OF LATE RAM NARAYAN MISHRA
3. **SMT. SHOBHANJALI MISHRA**
   W/O - SRI MAHESHWAR PRASAD MISHRA &
   D/O - LATE RAM NARAYAN MISHRA
4. **SMT. NEELIMA PATHAK**
   W/O - SRI GOPAL PATHAK &
   D/O - RAM NARAYAN MISHRA
5. **SRI RAJESH, S/O- LATE SAVITRI MISHRA**

AT - MAUZA - MITHAPUR, KHATA NO.- 66
PLOT NO.- 70(P), THANA NO.- 19
THANA - JAKKANPUR, DIST.- PATNA.

DEVELOPER:-
ANCHITA DEVELOPERS PRIVATE LIMITED
DIRECTOR - **SRI SANJAY SINHA,** S/O - LATE RANDHIR SINHA
ADDRESS:- MITHAPUR "B" AREA, PATNA.

	SCALE	DRG.NO.
N	1:100	02/02

Neelima Pathak Rajesh
Aditi Mishra Shobhanjali Mishra
Geetanjali Pathak

SIGN. OF OWNER(S)

ANCHITA DEVELOPERS PVT. LTD.
Sanjay Sinha
DIRECTOR
Reg. No-BR/UDHD/BLDR/25-0569

SIGN. OF DEVELOPER

Wasim Akram
WASIM AKRAM
CIVIL ENGINEER
EMP. NO.- BR/UDHD/CE/25-0633
UDHD BIHAR (PATNA)

SIGN. OF ENGINEER

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. P/MITHAPUR/PRN-Oct3/1239/2025 20

Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....

Date. 19/01/2026

SANCTION OF PLAN ACCORDED

निदेशक
शहरी योजना
पटना नगर निगम, पटना

सहायक नगर योजना अधियेक्षक
शहरी संजलन शाखा
पटना नगर निगम