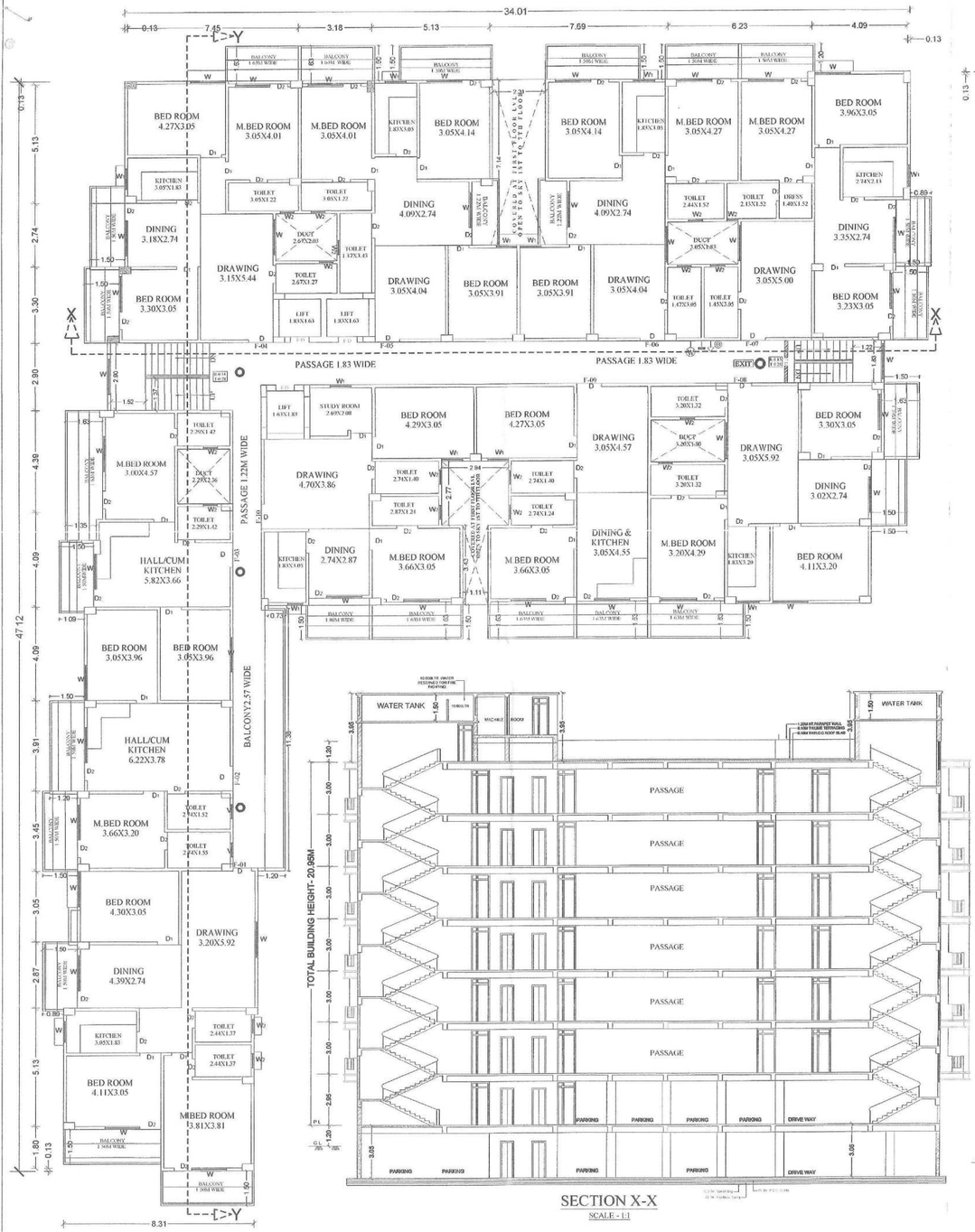

Terms & Conditions:-

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2) Water Harvesting and Green area is to be maintained in the premises
3) Solar power is to be installed in the campus

PROJECT DETAILS :-

PROPOSED RESIDENTIAL BUILDING FOR
1) SRI TUNTUN MAHTO
S/O- LATE JANAK MAHTO
2) RAJESH CHAUDHARY
S/O- LATE FAUZDARI CHAUDHARY
3) SRI BUDHAN MAHTO
S/O- LATE JANAK MAHTO
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12) SRI SANJEEV KUMAR SINGH — BOTH S/O- MAHENDRA PRASAD SINGH

AT HAVING PLOT NO.- 22,24,26
KHATA NO - 16,36
THANA NO - 14,
THANA - AGAMKUAN
MAUZA - PAHARI ,
Dist.- PATNA.
DEVLOPER-
M/S- MAGADH GREEN HOMES
OPP. BUDDHA DENTAL COLLEGE,
MAHATMA GANDHI NAGAR ROAD,
KANKARBAGH, PATNA

Deepak Kumar

MAGADH GREEN HOMES
Reg. No.-BR/UIDH/BLDR/23-0313
Urban Development & Housing Deptt.
Patna, Bihar

SIGNATURE OF DEVELOPER

Er. Pankaj Kr. Karn
(Engineer)
EMP No.-ER/10/2018
PATNA MUNICIPAL CORPORATIONA

SIGNATURE OF ARCH./ENG.

Er. Pratik Kr. Karn
(Structural Engineer)
EMP No.-SE/03/2018
PATNA MUNICIPAL CORPORATION

SIGNATURE OF OWNER

SIGNATURE OF STR.ENG.

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
[PRDA/BR/] Plan-15/Ga-4[ ]/2021/21
Case No.....20.....
Sanction of Plan Accorded under Section
315, 316 & 317 of the Bihar Municipal Act 2007
by the Municipal Commissioner, Patna on.....
Date.....28/09/2023.....
SANCTION OF PLAN ACCORDED

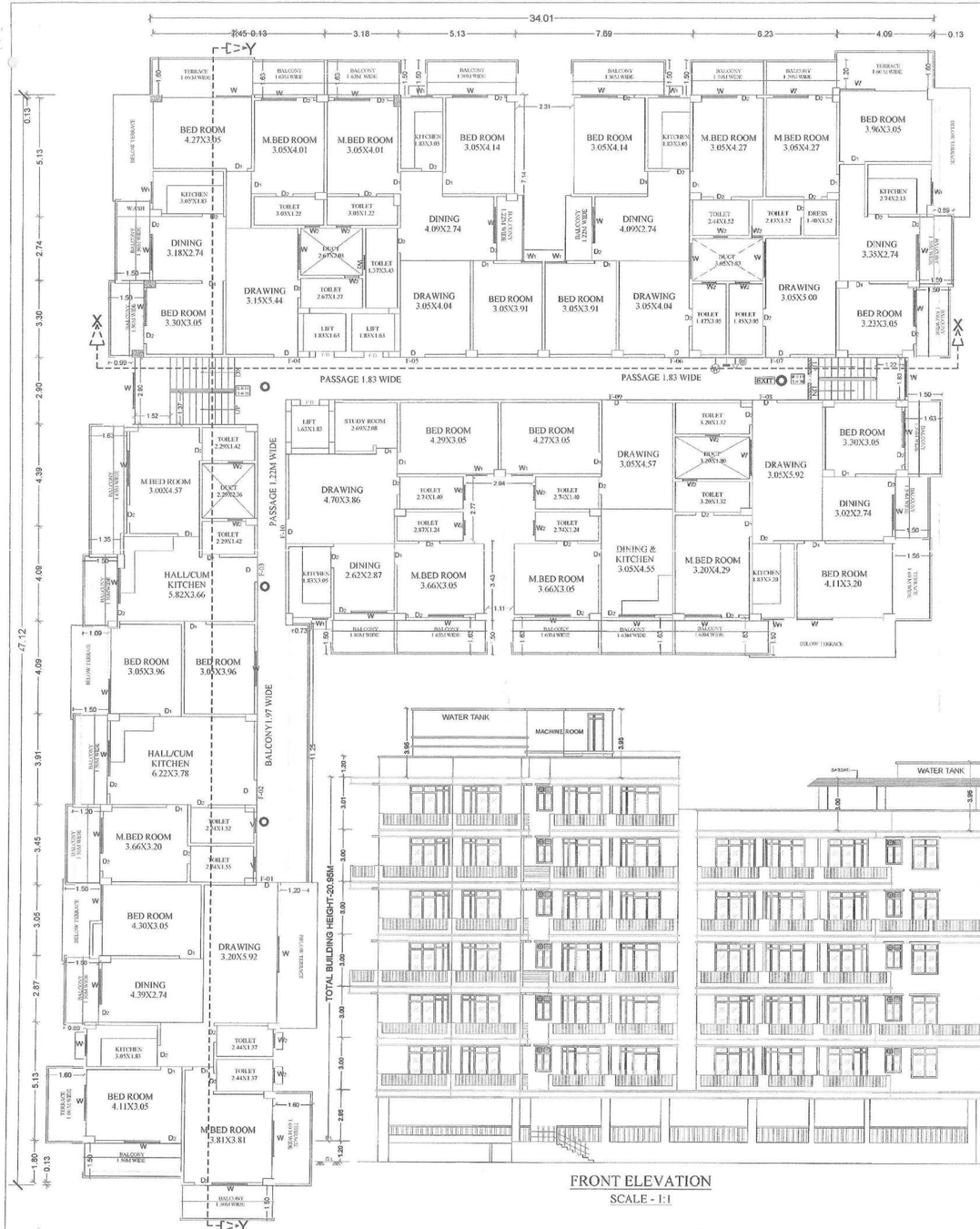
निदेशक
शहरी योजना
पटना नगर निगम, पटना

28/09/23

अल्डर/प्रोमोटर/भू–स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यवसायिक कम्पलेक्स में सुरक्षा की दृष्टि से, प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के बाहर की ओर लोकेशन के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों पर उच्च मानक के C.C.T.V. कैमरा का अधिष्ठापन करेंगे अन्यथा संबंधित एक्ट एवं बाईलॉज के सुसंगत धाराओं के तहत् कारवाई किया जायेगा।

28/09/23

03/05

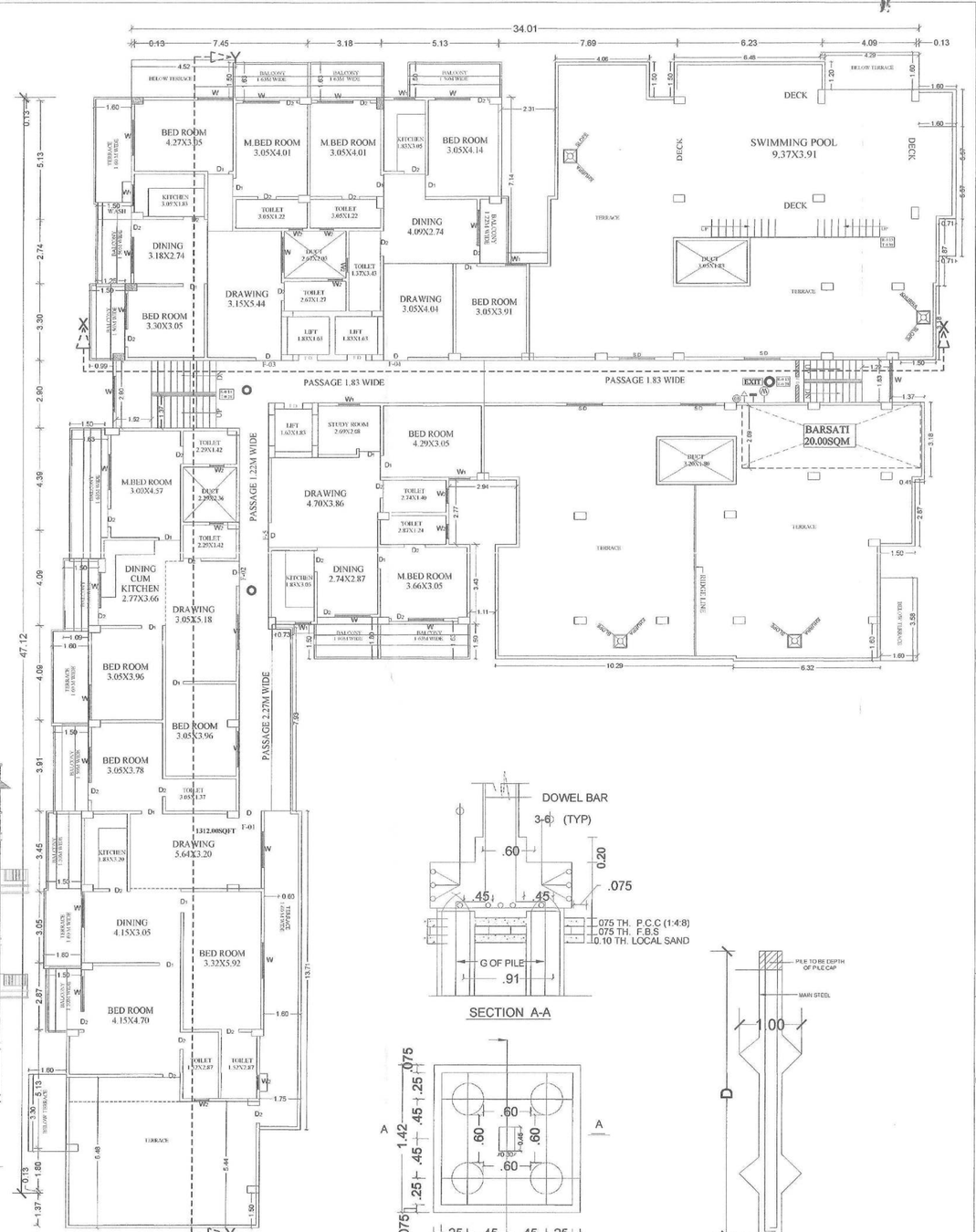


3RD 5TH floor Plan

SCALE -1:1

FRONT ELEVATION

SCALE - 1:1



6TH FLOOR PLAN

SCALE -1:1

SECTION A-A

DET . OF PLAN

DET. OF PILE FOUNDATION

Forms & Conditions :-

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बिल्डर/प्रोमोटर/भू-स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यवसायिक कम्पलेक्स में सुरक्षा की दृष्टि से, प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के बाहर की ओर लोकेशन के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों पर उच्च मानक के C.C.T.V. कैमरा का अधिष्ठापन करेंगे अन्यथा संबंधित एक्ट एवं बाईलॉज के सुसंगत धाराओं के तहत् कारवाई किया जायेगा।

PROJECT DETAILS :-

PROPOSED RESIDENTIAL BUILDING FOR
1) SRI TUNTUN MAHTO
S/O- LATE JANAK MAHTO
2) RAJESH CHAUDHARY
S/O- LATE FAUZDARI CHAUDHARY
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AT HAVING PLOT NO.- 22,24,26
KHATA NO - 16,36
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KANKARBAGH, PATNA

Deepak Kumar
MAGADH GREEN HOMES
Reg. No.-BR/UDHD/BLDR/23-0313
Urban Development & Housing Deptt.
Patna, Bihar

SIGNATURE OF DEVELOPER

Er. Pankaj Kr. Karn
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EMP No.-ER/10/2018
PATNA MUNICIPAL CORPORATIONA

SIGNATURE OF ARCH./ENG.

Er. Pratik Kr. Karn
(Structural Engineer)
EMP No.-SE/03/2018
PATNA MUNICIPAL CORPORATION

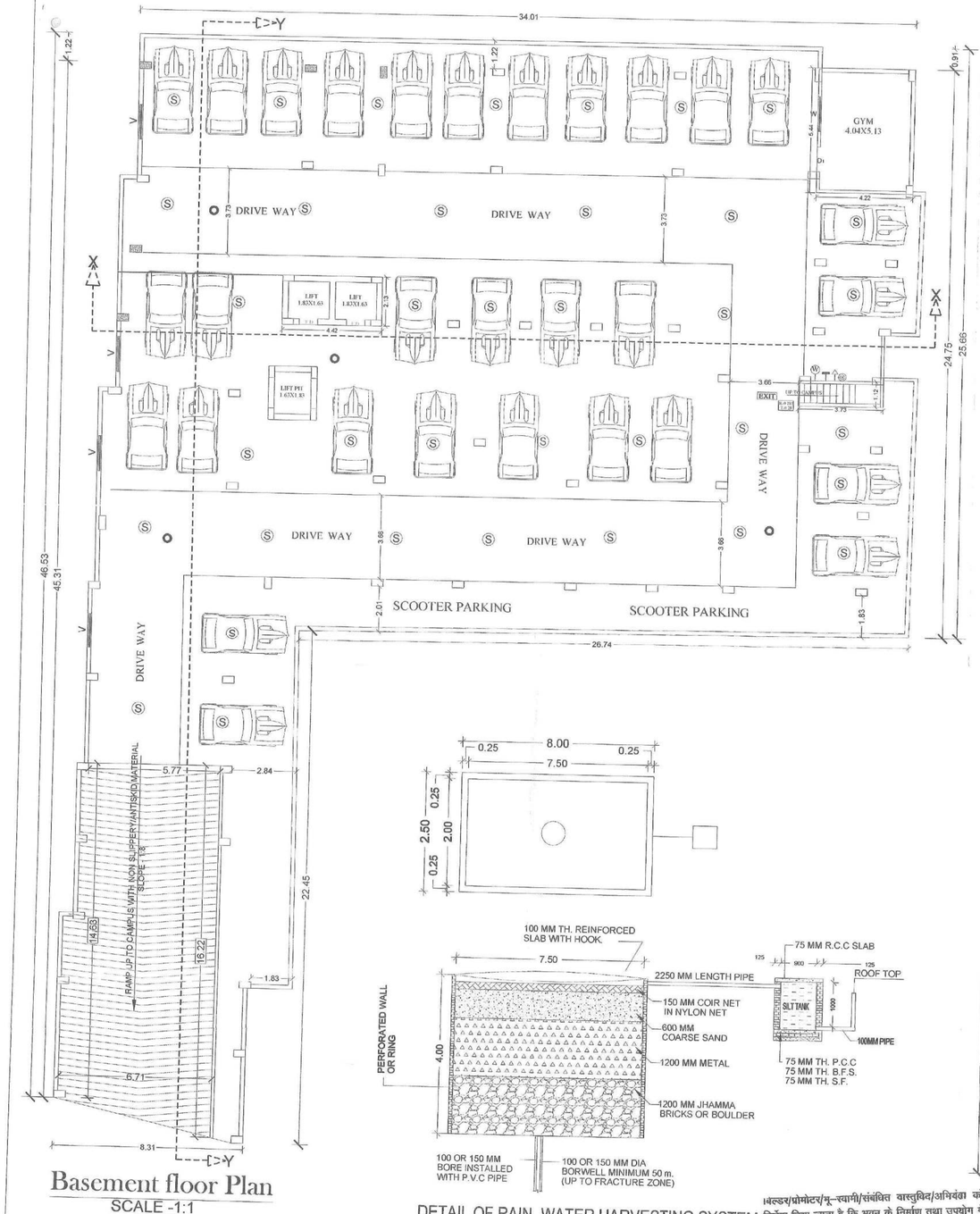
SIGNATURE OF OWNER

SIGNATURE OF STR.ENG.

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Patnaar-(PRN-18-66-76) 365/2021
Case No.....
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date 28/08/2023
SANCTION OF PLAN ACCORDED

निदेशक
शहरी योजना
पटना नगर निगम, पटना

04/05



Basement floor Plan

SCALE -1:1

DETAIL OF RAIN WATER HARVESTING SYSTEM

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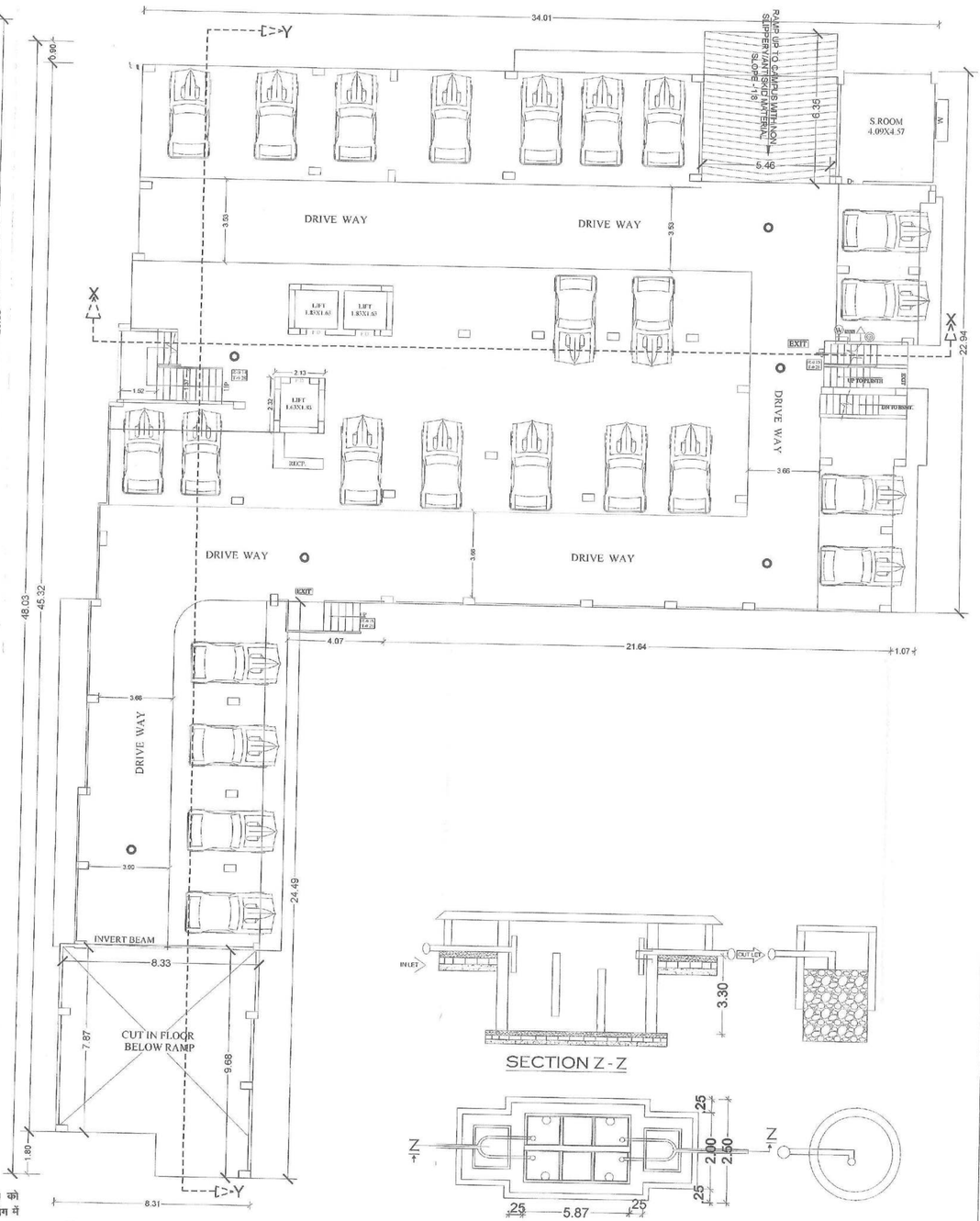

Ground floor Plan

SCALE -1:1

PLAN OF SEPTIC TANK & SOAK PIT

PROJECT DETAILS :-

PROPOSED RESIDENTIAL BUILDING FOR
1) SRI TUNTUN MAHTO
S/O- LATE JANAK MAHTO
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S/O- LATE FAUZDARI CHAUDHARY
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AT HAVING PLOT NO.- 22,24,26
KHATA NO - 16,36
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THANA - AGAMKUAN
MAUZA - PAHARI ,
Dist.- PATNA.
DEVLOPER-
M/S- MAGADH GREEN HOMES
OPP. BUDDHA DENTAL COLLEGE,
MAHATMA GANDHI NAGAR ROAD,
KANKARBAGH, PATNA

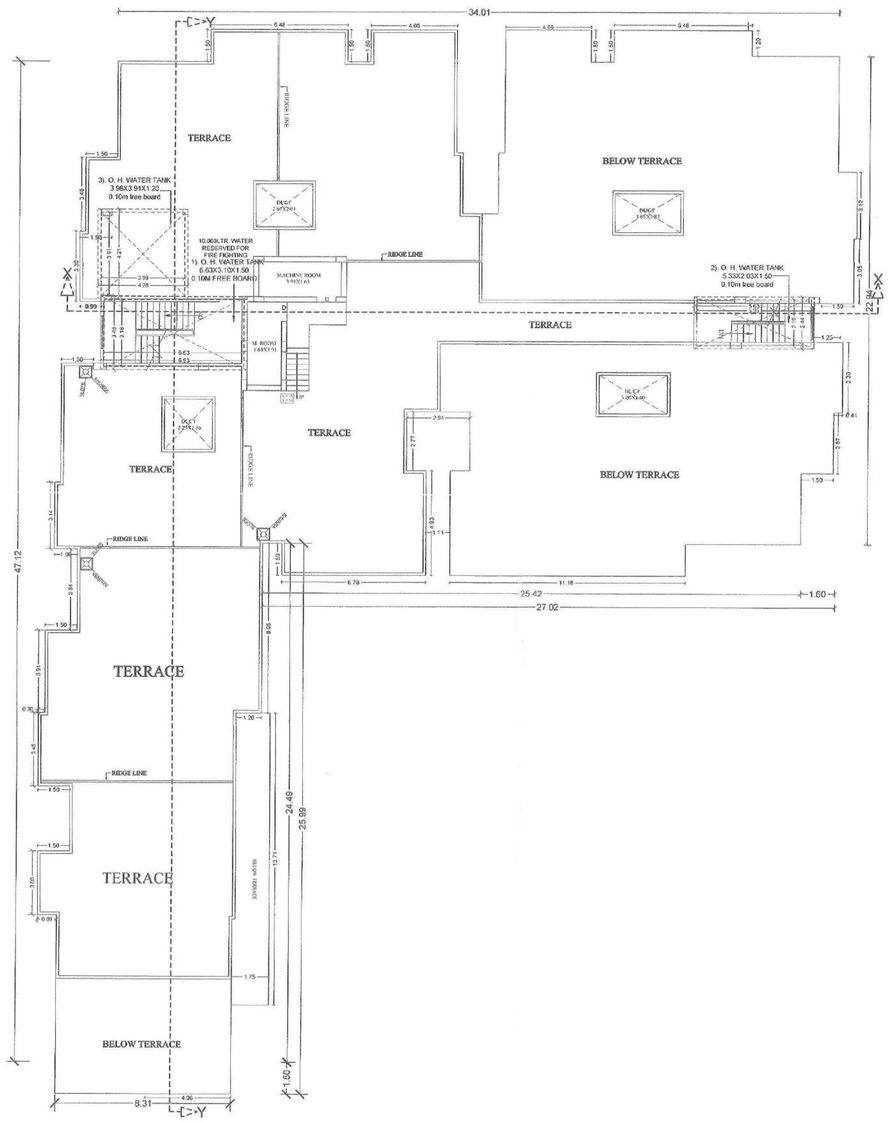
DEEPAK KUMAR
MAGADH GREEN HOMES
Reg. No.-BR/UBHD/BLDR/23-0313
Urban Development & Housing Dept. Patna, Bihar
SIGNATURE OF DEVELOPER

Er. Pankaj Kr. Karn
(Engineer)
EMP No.-ER/10/2018
PATNA MUNICIPAL CORPORATIONA
SIGNATURE OF ARCH./ENG.

Er. Pratik Kr. Karn
(Structural Engineer)
EMP No.-SE/03/2018
PATNA MUNICIPAL CORPORATION
SIGNATURE OF OWNER
SIGNATURE OF STR.ENG.

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
P|PMRRT|PRN-10+6+6|380|2021
Case No. 20
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on
Date 28/8/2023
SANCTION OF PLAN ACCORDED
निदेशक
शहरी योजना
पटना नगर निगम, पटना
06/10/23

02/05



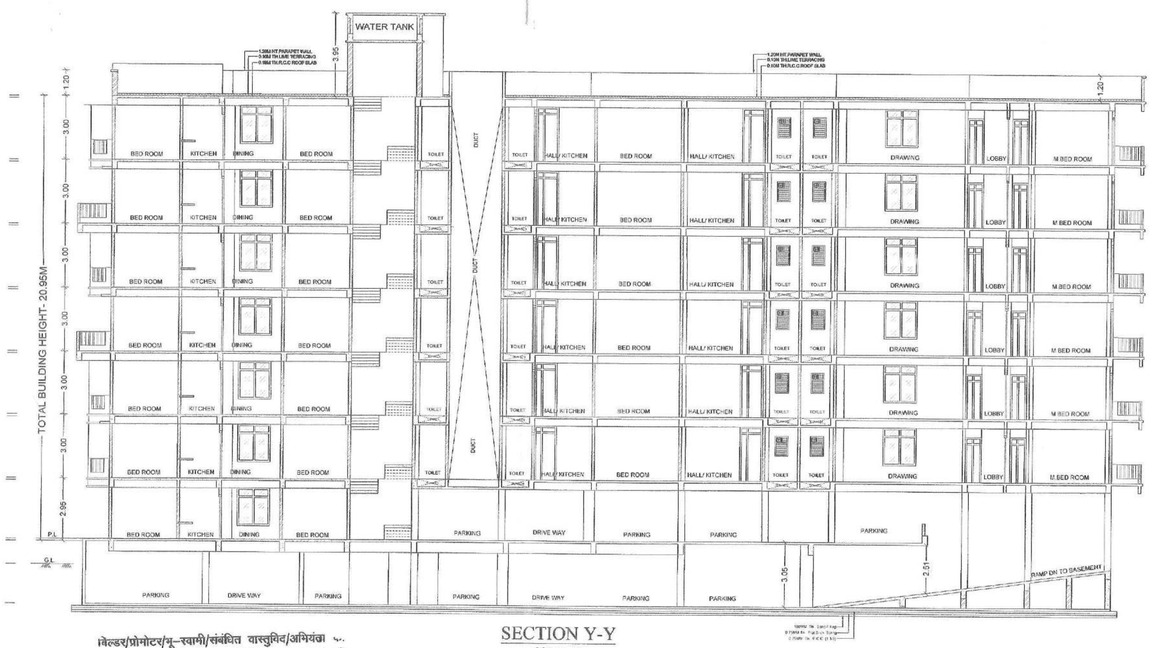
Terrace floor Plan

SCALE -1:1



SIDE ELEVATION

SCALE - 1:1



SECTION Y-Y

SCALE - 1:1

वेल्डर/प्रोमोटर/भू–स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यवसायिक कम्पलेक्स में सूरक्षा की दृष्टि से, प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के बाहर की ओर लोकेशन के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों पर उच्च मानक के C.C.T.V. कैमरा का अधिष्ठापन करेंगे अन्यथा संबंधित एक्ट एवं बाईलॉज के सुसंगत धाराओं के तहत् कारवाई किया जायेगा।

Terms & Conditions:-

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3) Solar power is to be installed in the campus

PROJECT DETAILS :-

PROPOSED RESIDENTIAL BUILDING FOR
1) SRI TUNTUN MAHTO
S/O- LATE JANAK MAHTO
2) RAJESH CHAUDHARY
S/O- LATE FAUZDARI CHAUDHARY
3) SRI BUDHAN MAHTO
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AT HAVING PLOT NO.- 22,24,26
KHATA NO - 16,36
THANA NO - 14,
THANA - AGAMKUAN
MAUZA - PAHARI ,
Dist.- PATNA.
DEVLOPER-
M/S- MAGADH GREEN HOMES
OPP. BUDDHA DENTAL COLLEGE,
MAHATMA GANDHI NAGAR ROAD,
KANKARBAGH, PATNA

Deepak Kumar
MAGADH GREEN HOMES
Reg. No.-BP/UDHD/BLDR/23-0313
Urban Development & Housing Deptt.
Patna, Bihar

SIGNATURE OF DEVELOPER

Er. Pankaj Kr. Karn
(Engineer)
ENP No.-ER/10/2018
PATNA MUNICIPAL CORPORATION

SIGNATURE OF ARCH./ENG.

Er. Pratik Kr. Karn
(Structural Engineer)
ENP No.-SE/03/2018
PATNA MUNICIPAL CORPORATION

SIGNATURE OF OWNER | SIGNATURE OF STR.ENG.

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
PRAHARI(PRW-10)GFC)336/2021
Case No.....20.....
Sanction of Plan Accorded under Section
315, 316 & 317 of the Bihar Municipal Act 2007
by the Municipal Commissioner, Patna on.....
Date 28/08/2023
SANCTION OF PLAN ACCORDED.

निदेशक
शहरी योजना
पटना नगर निगम, पटना

05/05

terms & Conditions:-

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SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH	HEIGHT	SILL LEV.	LIN. LEV.	REMARK
D	1.07	2.13	0.00	2.55B.B	FULLYPANILLEDDOORS
D1	0.91	2.13	0.00	2.13	DO
D2	0.76	2.13	0.00	2.13/2.55B.B	DO
		W I N D O W S			
W	1.52	1.78	0.76	2.55 B.B	FULLY GLAZED WINDOW
W1	0.91	1.47	1.07	2.55 B.B	DO
W2	0.61	0.45	1.35	2.13	DO

Note:-
* All common area lighting will be loaded on solar panel.
* Maximum common area species - Corridor/Setback Drive way, Lift, Stair will be under CCTV SURVEILLANCE.

-: FIRE LEGEND :-

1.	UNDER GROUND WATER TANK OF 50,000 LTRS. CAP.	50,000 LTRS.
2.	FIRE RESISTANCE DOOR	FD
3.	FIRE HYDRANT SYSTEM	W
4.	HOSE REEL	
5.	MANUAL CALL ALARM POINT	
6.	FIRE EXTINGUISHER CO2 TYPE	
7.	ILLUMINATED EXIT DIRECTIONAL SIGN	EXIT
8.	SEAMESE CONNECTION	
9.	EMERGENCY LIGHTING SYSTEM	
10.	FIRE SPRINKLER	S
11.	SMOKE DETECTOR	A S A
12.	OVER HEAD WATER TANK	10,000 LTRS.
13.	G.I.DOWN COMER SYSTEM	H

SPECIFICATION

(1) FOUNDATTION :- R.C.C.PILE FOUNDATION .
(2) SUPER STRUCATURE :- 1st CLASS BRICK WORK IN CEMENT MOTER 1:5.
(3) FLOORING : - .025 TH I. P .S FLOORING OVER .15 DRY RAMMED KHOA OVER . ONE LALYER BRIK FLAT SOLING . OVER LOCAL SAND FILLING.
(4) R .C .C . WORK : - SLAB, LINTEL , STAIR, BEAM & CHAJJA IN 1 : 1-1/2 : 3 WITH PROPER REIN FOR CEMENT .
(5) TERRACING- 10TH AVERAGE LIME TERRACING OVER .10 TH R .C .C .ROOF SLAB
(6) PLASTER : - .012 TH CEMENT PLASTER ON BOTH SIDE WALL & .006 CEMENT PLASTER ON CELING .
(7) DRAIN : - 18 CM WIDE & 30 CM DEEP PUCCA DRAIN ROUND IN THE BUILDING .
(8) COLOUR : - AS PER CHOICE .

SEPTIC TANK CALCULATION

FOR RESIDENTIAL :-
TOTAL NO. OF FLAT = 55
ASSUME 5 PERSON/FLAT REQ.= 55X5 = 275
TOTAL NO. OF PERSON = 275PERSON
ADD 20 % EXTRA = 330 PERSON
CAPACITY OF SEPTIC TANK REQUIREMENT
@ 0.085 cum./ PERSON / DAY
= 330 X 0.085 = 28.05 CUM
TOTAL CAPACITY OF SEPTIC TANK REQUIRED
= 28.05CUM
PROVIDED SIZE OF SEPTIC TANK
= (5.87-0.37) X 2.00 X 3.30 = **36.30**CUM

RAIN WATER HARVESTING CALCULATION

TOTAL TERRACE AREA = 939.56QM.
RECHARGE PIT CAPACITY @ 6 CUM FOR 100 SQM.
SO, 9.39 SQM. REQUIRED RECHARGE PIT AREA
= 9.39X 6 = 56.34 CUM
RECHARGE PIT SIZE PROVIDED
= 7.50X2.00X4.00 = **60.00 CUM**

GREEN AREA CALCULATION

TOTAL PLOT AREA = **2130.29**SQM.
GREEN AREA @ 10% OF THE PLOT
SO,REQUIRED GREEN AREA
= 213.02SQM
TOTAL GREEN AREA PROVIDED
= 231.62SQM

PARKING CALCULATION

FOR RESIDENTIAL:-
TOTAL B/U AREA = **5320.38** Sq.m.
DEDUCTION OF ACTUAL SERVICE AREA
=5320.38 - 785.84= 4534.51Sqm.
PARKING AREA REQUIRED
(AS/Modified Bldg Bye laws 2022)@ 30% = **1360.36** Sqm.
TOTAL PARKING REQUIRED
= 1360.36SQM.
PARKING AREA PROVIDED AT COVERED BASEMENT FLOOR
= (1101.90) - (BSMT. FLOOR B/U Area)
= 1101.90 - 36.60 = 1065.30Sqm
PARKING AREA PROVIDED AT COV. GR. FLOOR
= (879.05) - (GR. FLOOR B/U AREA)
= 879.05 - 43.01 = 836.04Sqm.

TOTAL PARKING AREA PROVIDED
= 1065.30 + 836.04 = 1901.34Sqm.

WATER TANK CALCULATION

FOR RESIDENTIAL :-
TOTAL NO. OF FLAT = 55
ASSUME 5 PERSON/FLAT REQ.= 55X5 =275
TOTAL NO. OF PERSON = 275 PERSON
ADD 20 % EXTRA = 330PERSON
ASSUME 135 LTR. WATER CONSUMPTION/PERSON/DAY
= 330 X 135 + 10,000 (FOR FIRE FIGHTING)
=54550LTR. = **54.55CUM.**
TOTAL WATER TANK SIZE REQUIRED
= 54.55**CUM**
TOTAL SIZE OF WATER TANK PROVIDED
1) 6.63X3.10X1.50 = 30.83 CUM
2) 5.33X2.03X1.50 = 16.22 CUM
3) 3.98X3.60X1.20 = 17.16 CUM
= 30.83 + 14.40 +15.76 = 64.21CUM

AREA CALCULATION

TOTAL PLOT AREA (AS/DEED)	2598.22 Sqm.
TOTAL PLOT AREA (AS/POSESSION)	2206.92 Sqm.
AREA LEFT FOR ROAD WIDENING	76.63 Sqm.
NET PLOT AREA	2130.29 Sqm.
BASEMENT FLOOR B/U AREA	36.60Sqm.
GROUND FLOOR B/U AREA	43.01Sqm.
FIRST FLOOR B/U AREA	939.18Sqm.
SECOND FLOOR B/U AREA	939.56Sqm.
THIRD FLOOR B/U AREA	937.00Sqm.
FOURTH FLOOR B/U AREA	939.56Sqm.
FIFTH FLOOR B/U AREA	937.00Sqm.
SIXTH FLOOR B/U AREA	548.47Sqm.
TOTAL B/U AREA	5320.38Sqm.

F.A.R. = 2.50

BARSATI AREA - 20.00SQM

PROJECT DETAILS :-

PROPOSED RESIDENTIAL BUILDING FOR
1) SRI TUNTUN MAHTO
S/O- LATE JANAK MAHTO
2) RAJESH CHAUDHARY
S/O- LATE FAUZDARI CHAUDHARY
3) SRI BUDHAN MAHTO
S/O- LATE JANAK MAHTO
4) SRI DINESH PRASAD SINGH
S/O- LATE BAIJNATH PRASAD
5) SRI AWADHNANDAN PRASAD
ALIAS SRI AWADHESH KUMAR SINGH
6) SRI SHAILENDRA KUMAR
S/O- LATE RAJ KUMAR PRASAD SINHA
7) SRI SUNIL KUMAR — BOTH S/O- LATE
8) SRI KRISHNA BALLABH PRASAD — BIMAL CHARAN
9) SMT HEMA SINHA
W/O- LATE SACHCHIDANAND PRASAD SINHA
10) SRI AJEET KUMAR — BOTH S/O-
11) SRI SUJEET KUMAR SINGH — MAHENDRA
12) SRI SANJEEV KUMAR SINGH — PRASAD SINGH

AT HAVING PLOT NO.- 22,24,26
KHATA NO - 16,36
THANA NO - 14,
THANA - AGAMKUAN
MAUZA - PAHARI ,
Dist.- PATNA.
DEVLOPER-
M/S- MAGADH GREEN HOMES
OPP. BUDDHA DENTAL COLLEGE,
MAHATMA GANDHI NAGAR ROAD,
KANKARBAGH, PATNA

MAGADH GREEN HOMES
Reg. No.-BR/UC-417/BLDR/23-0313
Urban Development & Housing Deptt.
Patna, Bihar

Er. Pankaj Kr. Karn
(Engineer)
EMP No.-ER/10/2018
PATNA MUNICIPAL CORPORATION

Er. Pratik Kr. Karn
(Structural Engineer)
EMP No.-SE/03/2018
PATNA MUNICIPAL CORPORATION

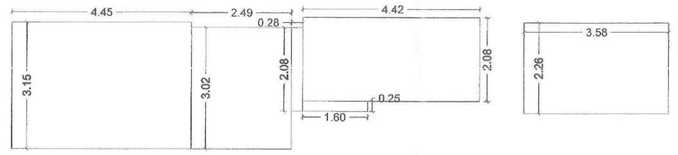
SIGNATURE OF DEVELOPER
SIGNATURE OF ARCH./ENG.
SIGNATURE OF OWNER
SIGNATURE OF STR.ENG.

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
P(PAHARI)PRN-10(G+6)398/2021
Case No. ..... 20.....
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date. 28/09/2023
SANCTION OF PLAN ACCORDED
निदेशक
शहरी योजना
पटना नगर निगम, पटना
06/10/23

01/05

VACANT PLOT
EXISTING ROAD
PROPOSED RESIDENTIAL BUILDING B+G+6
STAIR
LIFT
DUCT
GREEN AREA
VACANT
VACANT PLOT
G+2
NORTH
G+2
P.C.C EXISTING ROAD
OPEN NALA
P.C.C ROAD
P.C.C ROAD
PUBLIC SEWERAGE LINE
8.50M WIDE COVER NALA
TO MAIN ROAD

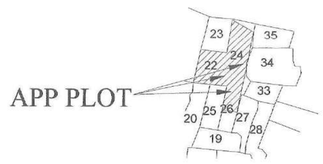
SITE PLAN
SCALE - 1:200



GROUND FLOOR

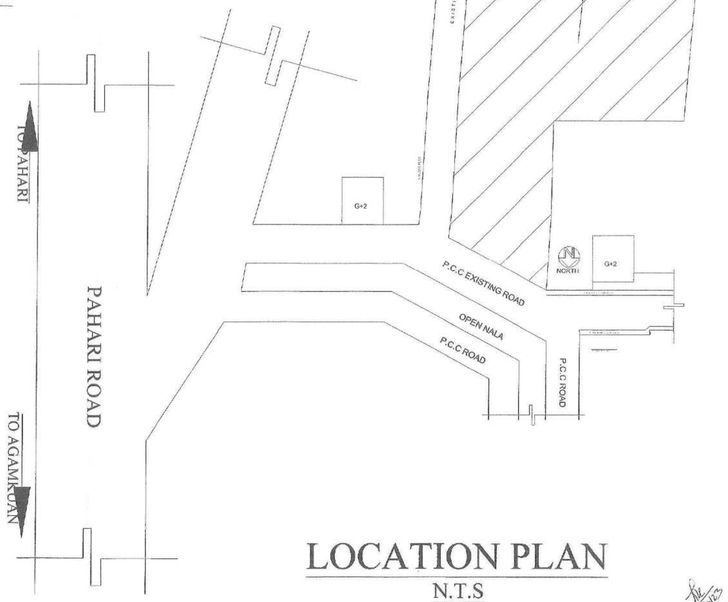


1ST TO 6TH FLOOR



KEY PLAN
1'"=300'

बिल्डर/ग्रोमोटर/भू-स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यवसायिक कम्पलेक्स में सुरक्षा की दृष्टि से, प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के बाहर की ओर लोकेशन के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों पर उच्च मानक के C.C.T.V. कैमरा का अधिष्ठापन करेंगे अन्यथा संबंधित एक्ट एवं बाईलॉज के सुसंगत धाराओं के तहत् कारवाई किया जायेगा।



LOCATION PLAN
N.T.S