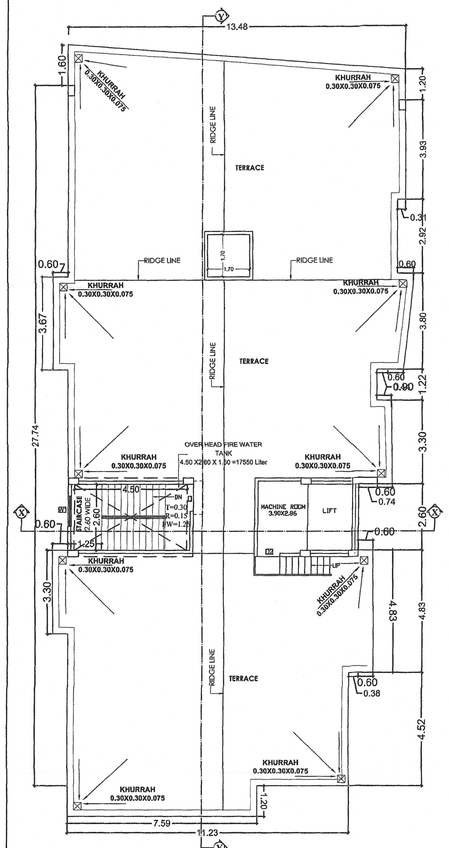
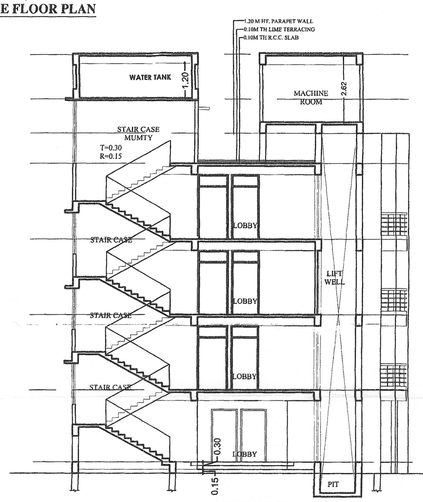


TERRACE FLOOR PLAN



FRONT ELEVATION

SIDE ELEVATION



SECTION X-X



SECTION Y-Y

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

बेल्डर/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।

SCHEDULE OF DOORS, WINDOWS

TYPE	WIDTH	HEIGHT	SILL. LEV.	LIN .LEV.	DESCRIPTION
D1	1.07	2.13	0.0	2.13	SINGLE LEAF DOOR
D2	0.99	2.13	0.0	2.13	SINGLE LEAF DOOR
D3	0.91	2.13	0.0	2.13	SINGLE LEAF DOOR
D4	0.76	2.13	0.0	2.13	SINGLE LEAF DOOR
W1	1.20	1.65	0.90	2.55	FULLY GLAZED WIN.
W2	0.91	1.50	1.05	2.55	FULLY GLAZED WIN.
V1	0.61	0.75	1.80	2.55	FULLY GLAZED WIN.
SD1	1.80	2.55	0.0	2.55	FULLY GLAZED SLIDING DOOR
SD2	1.20	2.55	0.0	2.55	FULLY GLAZED SLIDING DOOR
SD3	1.12	2.55	0.0	2.55	FULLY GLAZED SLIDING DOOR

SPECIFICATION:-

1. **FOUNDATION** - R.C.C. UNDER REAMED PILE FOUNDATION 6.0 M DEEP WITH R.C.C. AS/ STRUCTURAL ENGINEER.
2. **SUPER STRUCTURE** - 1st CLASS BRICK WORK IN SUPER STRUCTURE WITH CEMENT MORTER 1:6.
3. **PLINTH** - HEIGHT P.L. AND G.L. AS SHOWN IN SECTION.
4. **FLOORING** - 0.025M TH. I.P.S. FLOORING OVER 0.125M TH. DRY RAMMED KHOA OVER 0.075 M TH. BRICK FLAT SOLING OVER SAND FILLING.
5. **ROOF** - 0.10M TH. AVERAGE LIME TERRACING OVER R.C.C. ROOF SLAB.
6. **DOORS** - CHOWKHATS OF DOORS TO BE SAL WOOD.
7. **WINDOWS** - ALL WINDOWS TO BE FULLY GLAZED IN STEEL.
8. **PLASTER** - 0.12M TH. CEMENT PLASTER ON BOTH SIDE OF BRICK WORK .
9. **COLOURING** - COLOUR OR WHITE WASH AS/CHOICE

PLOT DETAILS :-

PROPOSED RESIDENTIAL BUILDING FOR
1.SMT SANDHYA KUMARI SINGH, W/O
SRI YOGENDRA PRASAD SINGH ,
2. SMT ALPANA SHIVAM ,W/O
SRI K. SADA SHIVAM ,
AT MAUZA - RAJAPUR ,SURVEY PLOT NO -710(P),
KHATA NO - 66, THANA NO -03 ,DIST - PATNA (BIHAR)

DEVELOPER -
M/S ORB DEVELOPER PVT . LTD .
DIRECTOR - SRI. RAKESH KUMAR SINGH

SHEET NO.	SCALE.	NORTH.
S.D -01/02	1 : 100 1 : 200	

Sandhya Kumari Singh
alpana

SIGNATURE OF OWNERS

M/S ORB DEVELOPER PVT. LTD.
BR/UDHD/BLDR/23-2018
Director

SIGNATURE OF BUILDER

JAIRAM PRASAD
ARCHITECT
Urban Development & Housing Dept.
Govt. of Bihar
Empanelment No -CA/2018/75715

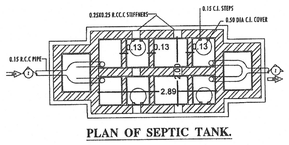
SIGNATURE OF ARCHITECT.

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
PRA/RAJAPUR/PRN-Cat-3/1253/2023-24
Case No.....
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date. 30/08/2023

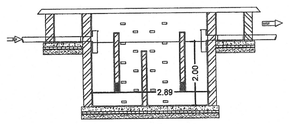
SANCTION OF PLAN ACCORDED

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

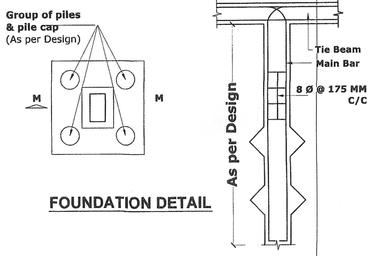
निदेशक
शहरी योजना
पटना नगर निगम, पटना



PLAN OF SEPTIC TANK.



SECTION ON Z-Z



FOUNDATION DETAIL

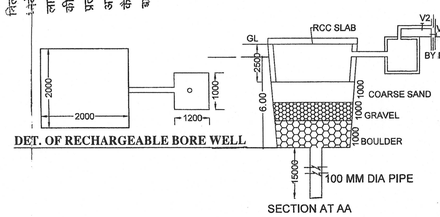
निर्देश/प्रोमोटर्स/भू-स्वामी/संवीक्षित वास्तुविद/अभियंता को भवन-निर्माण प्रारंभ के पूर्व आवासीय/व्यवसायिक खण्डवार भू-सेवा लाने के पूर्व अग्निशमन विभाग, पटना से अग्नि संबंधी प्रस्ताव प्रवेश द्वार, प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग की दृष्टि से, प्रवेश द्वार के आस-पास एवं अन्य दर्शित स्थानों में उक्त मानक के C.C.TV. कैमरा का अधिष्ठापन करने अत्यन्त संवेदित एवं फायर सेफ्टी के दुरुस्त धारणों के साथ कार्यपाई किया जाए।

GREEN AREA CALCULATION:-

REQUIRED GREEN AREA 10% of TOTAL PLOT AREA
TOTAL PLOT AREA= 567.04 sqm
So, REQUIRED GREEN AREA =56.70 sqm
TOTAL PROVIDEDGREEN AREA =60.97 sqm

WATER HARVESTING SUMP CALCULATION :-

TERRACE FLOOR AREA = 381.20 sqm.
RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR EVERY 100 SQM. TERRACE AREA,
SO TOTAL REQ. CAPACITY OF SUMP =381.20x0.06 =22.87cum
PROVIDED TANK SIZE =6.00x2.00x2.00 =24.00 cum
TOTAL VOLUME OF SUMP = 24.00 cum



DET. OF RECHARGEABLE BORE WELL

SECTION AT AA

PARKING CALCULATION:-

SERVICE AREA
GR. FLOOR = 19.93 SQ.MT.
1st FLOOR = 33.23 SQ.MT.
2nd FLOOR = 33.23 SQ.MT.
3rd FLOOR = 33.23 SQ.MT.
TOTAL SERVICE AREA = 119.63 SQ.MT.

RESIDENTIAL BUILTUP AREA = 1124.56 sq.m.
SERVICE AREA % = (SERVICE AREA/BUILTUP AREA) X 100 = (119.63/1124.56) X 100 = 10.64 %

NOW TAKING BUILT-UP AREA PERCENTAGE = (100 - 10.64)% =89.36 %

REQUIRED PARKING 25% of89.36% BUILTUP AREA
89.36% OF BUILTUP AREA = 1124.56 x 0.8936 = 1004.9 hqm

So, REQUIRED CAR PARKING AREA = 1004.91 X 0.25 = 251.23 sqm
PROVIDED PARKING AREA = 260.15 sq.m.

VISITOR'S PARKING 15 % OF THE TOTAL PARKING - 37.68 sq.m.

PROVIDED VISITORS PARKING = 39.00sq.m.

SEPTIC TANK CALCULATION:-

TOTAL NO. OF FLAT = 11 NOS.
EACH FLAT HAVING 5 PERSON
TOTAL NO. OF PERSON = 11X 5 = 55 PERSON
PER PERSON REQD. VOLUME = 0.085cum./day
TOTAL REQD. VOLUME OF SEPTIC TANK = 55X0.085 = 4.68 cum.

VOLUME OF SEPTIC TANK SIZE =2.50X2.00X2.00 = 10.00 cum.
TOTAL PROVIDED AREA OF SEPTIC TANK=10.00 cum.

WATER TANK CALCULATION:-

TOTAL NO. OF FLAT = 11 NOS.
EACH FLAT HAVING 5 PERSON
TOTAL NO. OF PERSON = 11X 5 = 55 PERSON
PER PERSON REQD. VOLUME =135 ltrs/day
REQD.VOLUME OF WATER TANK = 55 X135 = 7425.00 ltrs = 7.43 cum.

PROVIDE VOLUME OF WATER TANK SIZE
(1) 4.50 X2.60 X 1.20 = 14.04 cum.

SCHEDULE OF DOORS, WINDOWS

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D1	1.07	2.13	0.0	2.13	SINGLE LEAF DOOR
D2	0.99	2.13	0.0	2.13	SINGLE LEAF DOOR
D3	0.91	2.13	0.0	2.13	SINGLE LEAF DOOR
D4	0.76	2.13	0.0	2.13	SINGLE LEAF DOOR
W1	1.20	1.65	0.90	2.55	FULLY GLAZED WIN.
W2	0.91	1.50	1.05	2.55	FULLY GLAZED WIN.
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8. **PLASTER -** 0.12M TH. CEMENT PLASTER ON BOTH SIDE OF BRICK WORK .
9. **COLOURING -** COLOUR OR WHITE WASH AS/CHOICE

AREA CALCULATION

TOTAL PLOT AREA AS/DEED = 574.67 SQ.MT.
TOTAL PLOT AREA AS/SITE = 569.52 SQ.MT.
AREA LEFT FOR ROAD WIDENING = 02.48 SQ.MT.
NET PLOT AREA AS/SITE = 567.04 SQ.MT.

GROUND FLOOR AREA = 73.23 SQ.MT.
1ST FLOOR AREA = 349.51 SQ.MT.
2ND FLOOR AREA = 350.91 SQ.MT.
3RD FLOOR AREA = 350.91 SQ.MT.
TOTAL BUILTUP AREA = 1124.56 SQ.MT.

F.A.R.= 1124.56/ 567.04 = 1.98

PLOT DETAILS :-

PROPOSED RESIDENTIAL BUILDING FOR
1.SMT SANDHYA KUMARI SINGH, W/O SRI YOGENDRA PRASAD SINGH ,
2. SMT ALPANA SHIVAM ,W/O SRI K. SADA SHIVAM ,
AT MAUZA - RAJAPUR ,SURVEY PLOT NO -710(P), KHATA NO - 66, THANA NO -03 ,DIST - PATNA (BIHAR)

DEVELOPER -
M/S ORB DEVELOPER PVT . LTD .
DIRECTOR - SRI. RAKESH KUMAR SINGH

SHEET NO.	SCALE.	NORTH.
S.D -01/02	1 : 100 1 : 200	

Sandhya Kumari Singh
Alpana
SIGNATURE OF OWNERS

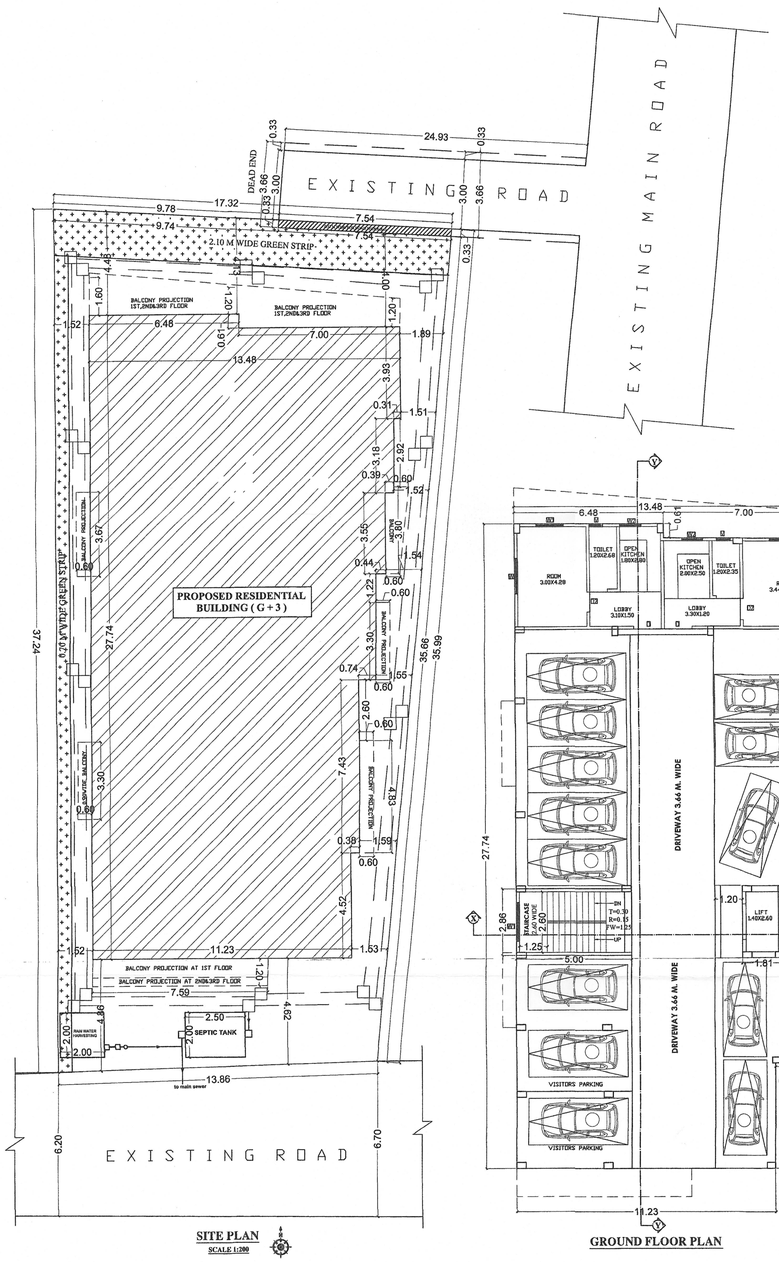
M/S ORB DEVELOPER PVT. LTD.
BR/UDHD/BLDR/23-9018
Director
SIGNATURE OF BUILDER

ARCHITECT
JAIRAM PRASAD
Urban Development & Housing Dept.
Govt. of Bihar
Empanelled No. CA/2017/7449
SIGNATURE OF ARCHITECT.

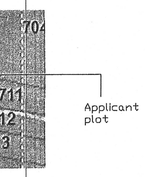
PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. PMC/PRDA/PRN-G13/1253/2025 -20
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date..30/08/2025
SANCTION OF PLAN ACCORDED

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

निदेशक
शहरी योजना
पटना नगर निगम, पटना

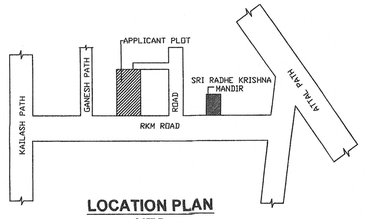


SITE PLAN
SCALE 1:200



Applicant plot

KEY PLAN
NTS



LOCATION PLAN
NTS

GROUND FLOOR PLAN

FIRST FLOOR PLAN

TYPICAL (2ND TO 3RD) FLOOR PLAN

Terms & Conditions:-

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