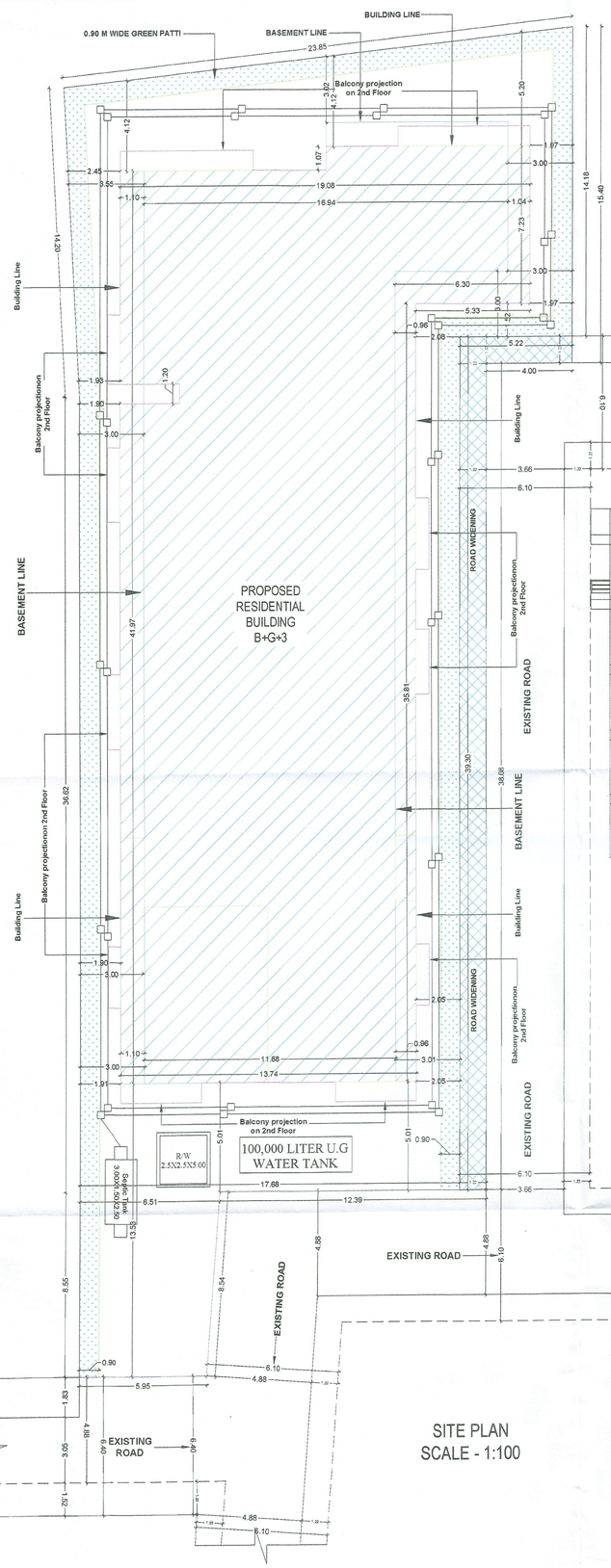
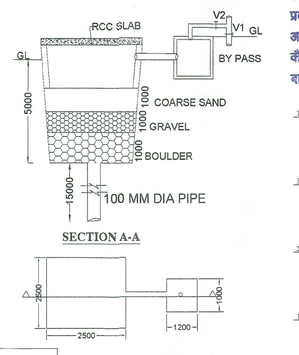
बिल्डर/प्रोमोटर/भू-स्वामी/प्रबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवश्यक/व्यवसायिक कम्पलेक्स में सुरक्षा की दृष्टि से, प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के बाहर की ओर लोकेशन के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों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



SITE PLAN
SCALE - 1:100

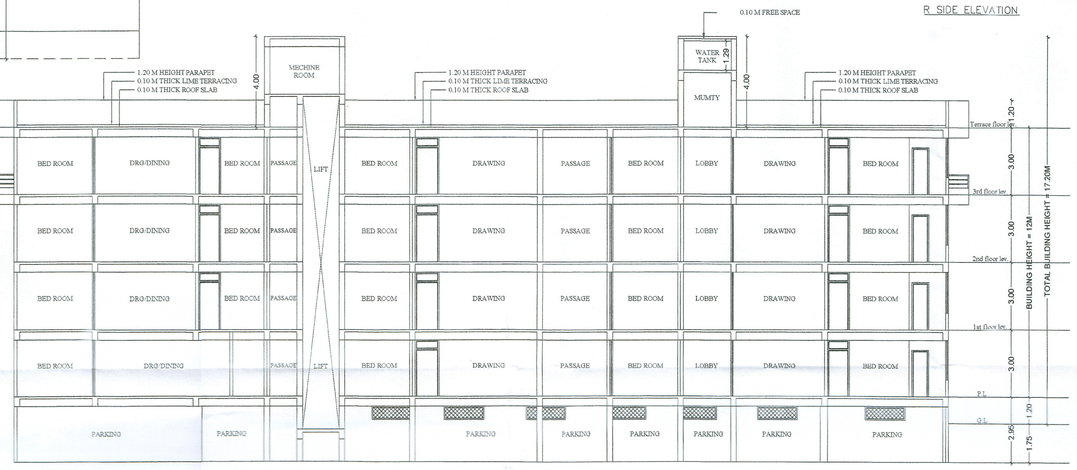


SECTION A-A

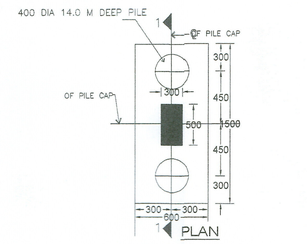
DET. OF RECHARGEBLE PIT FOR RAIN WATER HARVESTING



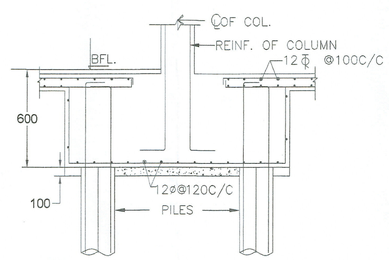
R SIDE ELEVATION



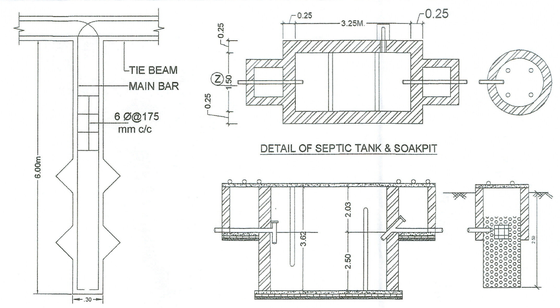
SECTION–X–X



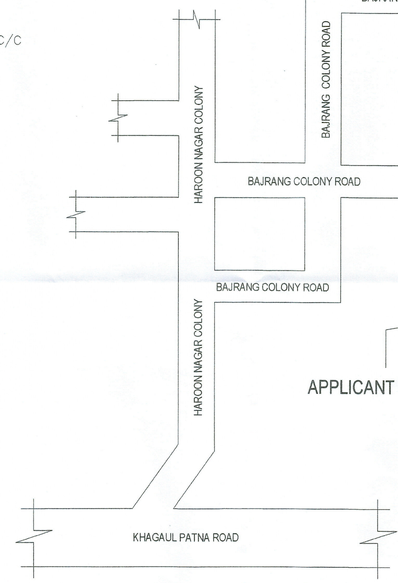
GROUP. OF PILE FOUNDATION/DETAIL



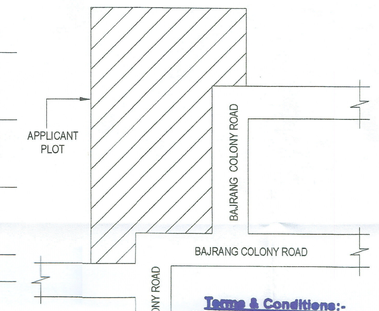
SECTION-1-1



DET. OF PILE FOUNDATION

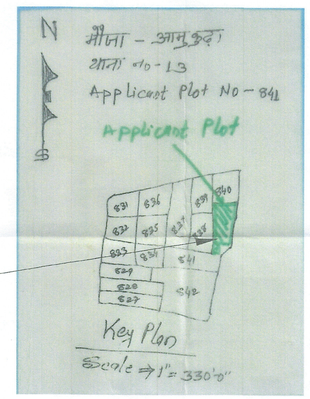


LOCATION PLAN PLAN



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



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

SPECIFICATION

1. R.C.C PILE FOUNDATION AS PER DETAIL GIVEN IN THIS DRAWING.
2. 1ST CLASS BRICK WORK IN CEMENT MORTAR(1:6) IN SUPER STRUCTURE.
3. HEIGHT OF PLINTH FLOOR AREA SHOWN IN SECTION.
4. 0.03 I.P.S. FLOORING OVER 0.75 DRY REMMED KHOA . OVER FLAT BRICK SOLING OVER LOCAL SAND FILLING.
5. 0.050 TH D.P.C. ON P.L. ALL ROUND THE BUILDING.
6. 0.110 TH LIME CONCRETE OVER 0.100TH R.C.C. SLAB.
7. 0.15 TH R.C.C. BAND AT DOORS & WINDOWS OPENINGS.
8. 0.12 CEMENT PLASTER ON BOTH SIDE OF WALL.
9. WHITE & COLOUR WASH AS PER CHOICE.

PARKING CALCULATION:-

PROPOSED RESIDENTIAL PARKING
BUILT UP AREA = 2469.37 SQM.
REQUIRED PARKING = 25% OF (BUILT UP AREA - 15% SERVICE AREA)
15% SERVICE AREA OF TOTAL BUILT UP AREA=15% OF 2469.37 = 370.40 SQM.
25% OF (2469.37 - 370.40) = 25% OF 2098.97 = 524.97 SQM. REQUIRED CAR PARKING FOR = 25%
GROSS CAR PARKING = 2469.37 X 25% = 617.34 SQ.M.
REQUIRED TOTAL CAR PARKING AREA = 617.34 SQM
TOTAL PARKING AREA

BASEMENT. FLOOR *PARKING AREA = 617.34 SQ.M.*
TOTAL PROVIDED PARKING CAPACITY = 617.34 SQ.M.

AREA CALCULATION :-

PLOT AREA (AS PER DEED)	= 5343.79 SQM.
PLOT AREA (AS PER SITE)	= 1102.70 SQM.
AREA LEFT FOR ROAD WIDENING	= 52.83 SQM
TOTAL NET PLOT AREA	= 1049.87 SQ.M.

BASEMENT. FLOOR B/U AREA	= 7.62 sq.m
GROUND. FLOOR B/U AREA	= 553.43 sq.m
1ST. FLOOR B/U AREA	= 615.14 sq.m.
2ND. FLOOR B/U AREA	= 646.59 sq.m.
3RD. FLOOR B/U AREA	= 646.59 sq.m.

TOTAL B/U AREA ALL FLOOR = 2469.37 sq.m.

TOTAL B/U AREA ALL FLOOR = 2469.37 sq.m.
F.A.R.= Total B/U AREA / Plot area = 2469.37 / 1049.87= 2.35

F.A.R = 2.35

PLOT DETAILS :-

PROPOSED B+G+3 RESIDENTIAL BUILDINGS OF

PLOT OWNER
(01)-SRI MAHESH PRASAD SINGH
S/O LATE SITARAM BHAGAT,
(02)-SRI JITENDRA KUMAR
S/O LATE SITARAM BHAGAT
MOHALLA - RAGHUNATH TOLA,
THANA - PHULWARI, DIST -PATNA, (BIHAR),
MAUZA- AAMKUDHA,, THANA - PHULWARI,
THANA NO- 13, TAUZI NO-5279 ,KHATA NO - 52 & 104,
PLOT NO - 833, 834, 837 & 841(P), DIST PATNA

DEVELOPERS:
M/S LUCKSTONE BUILDTECH PVT LTD
DIRECTOR - MD. TAJUDDIN, S/O MD MASLEHUDDIN.
C/O PLATINUM GIRIJESH APT., G-101, MAKAN NO - 77,
GANDHI NAGAR, BORING ROAD, PATNA - 13,

SHEET NO.	SCALE.	NORTH.
PMC.-01/02	1 : 100	

LUCKSTONE BUILDTECH PVT. LTD.
Reg. No. - BR/UDHD/BLDR/23-0023
UDHD PATNA, BIHAR

SIGNATURE OF OWNER. SIGNATURE OF DEVELOPER.

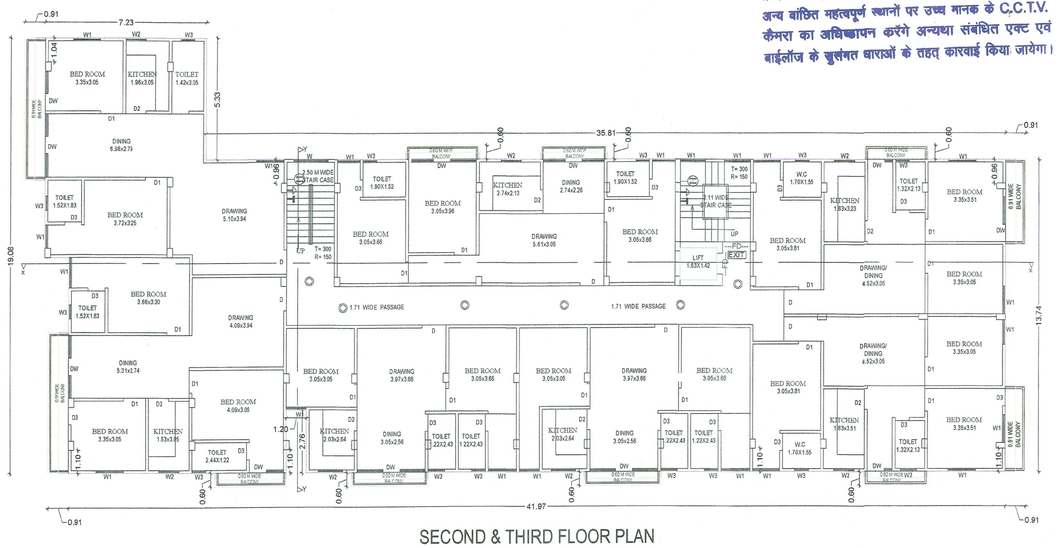
AJIT SINGH
ARCHITECT
EMB. No-CA/2012/35055
UDHD, BIHAR

SIGNATURE OF ARCHITECT.

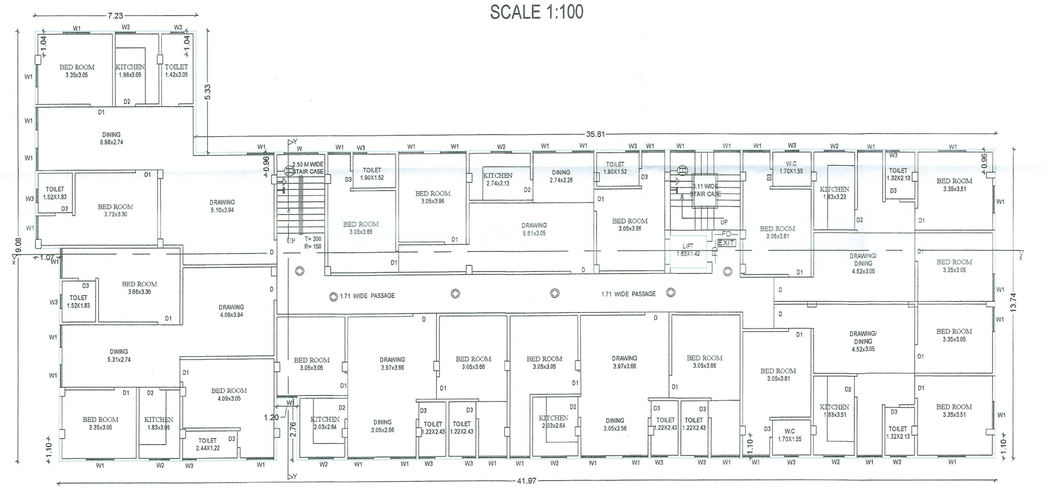
PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. PMC/PRDA/PLAN-1ST/2024/75024
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on
Date 17/02/25
SANCTION OF PLAN ACCORDED

17/2/25
निदेशक
शहरी योजना
पटना नगर निगम, पटना

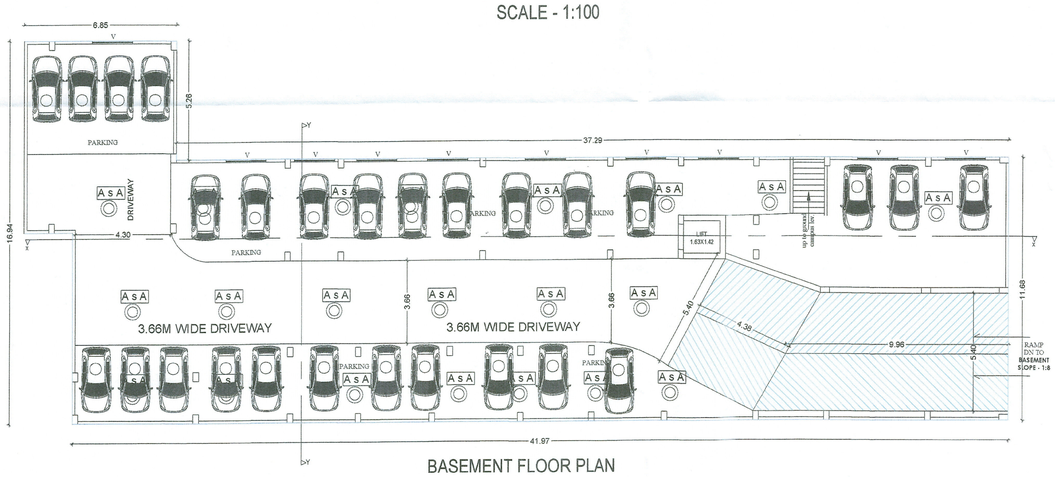
बिल्डर/प्रोमोटर/भू-स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आकस्मीय/व्यवसायिक कम्पलेक्स में सुरक्षा की दृष्टि से, प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के बाहर की ओर लोकेशन के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों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



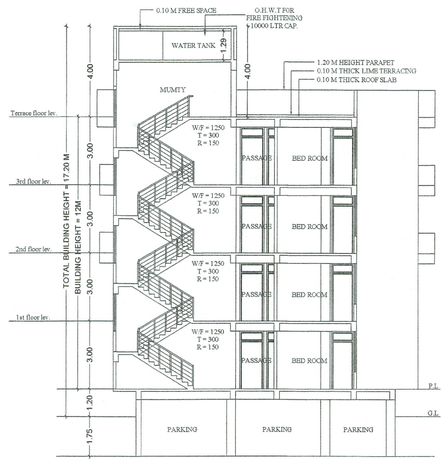
SECOND & THIRD FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE - 1:100



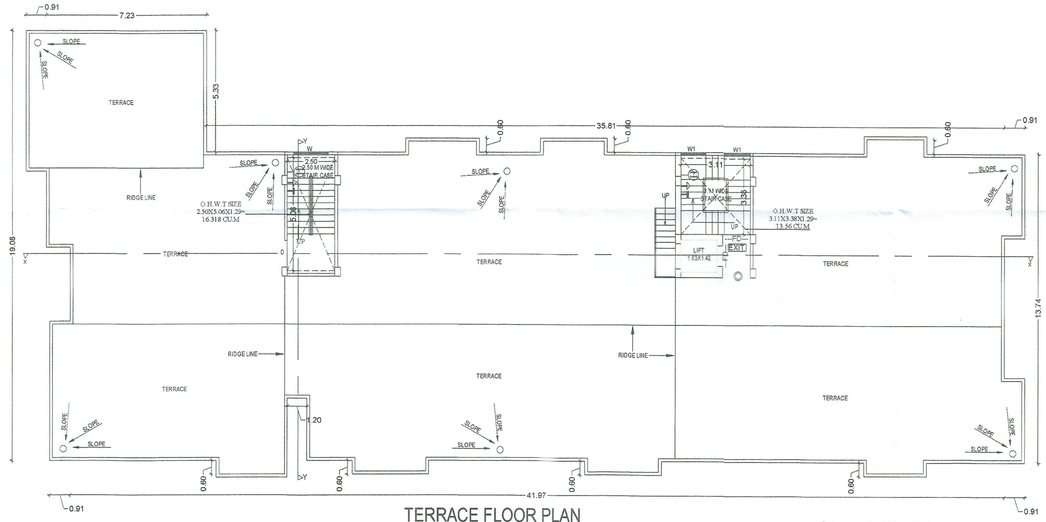
BASEMENT FLOOR PLAN
SCALE - 1:100



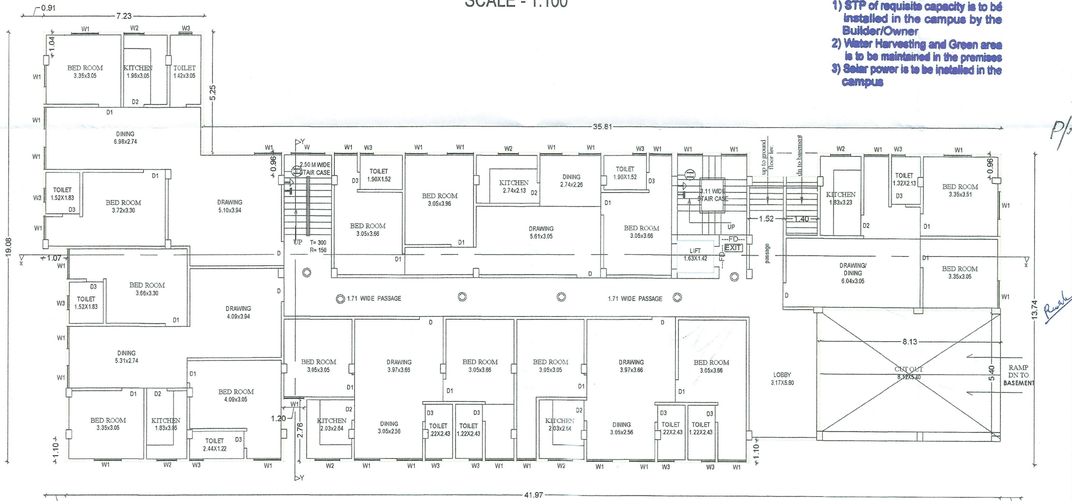
SECTION–Y–Y



FRONT ELEVATION



TERRACE FLOOR PLAN
SCALE - 1:100



GROUND FLOOR PLAN
SCALE - 1:100

FIRE LEGEND :-

01.HYDRANT OUT LET VALVE WET	(W)
02.HOSE REEL	
03.SEMAC CONNECTED FOR FIRE BRIGADECONNECTED TO WET RISER	
04.ELECTRICALLY INSULATED METAL STRIP	
05.UNDER GROUND TANK OF 10,0000 LTRS	10,0000 LTRS
06.O.H.W.TANK FOR FIRE FIGHTING	10,000 LTRS
07.INDICATOR PANEL	A A
08.FIRE ALARM CALL POINT	
09.AUDIABLE ALARM CALL POINT	
10.LOUDSPEAKER OUTLET	
11.CO2 FIRE EXTINGUISHER	CO2/DCP
12.FIRE RESISTANT DOOR	F.D
13.AUTOMATIC SMOKE DETECTOR	A S A
14.AUTOMATIC SPRINKLER INSTALATION	(S)

SCHEDULE OF DOORS & WINDOWS

S.NO	TYPE	WIDTH	CILL	HEIGHT	DESCRIPTION
01	D	1.07	0.0	2.13	SINGLE LEAF DOOR
02	D1	0.99	0.0	2.13	SINGLE LEAF DOOR
03	D2	0.91	0.0	2.13	SINGLE LEAF DOOR
04	D3	0.76	0.0	2.13	SINGLE LEAF DOOR
05	DW	1.40	0.76	1.78	FULLY GLAZED WIN.
06	W	1.37	0.76	1.78	FULLY GLAZED WIN.
07	W1	1.22	0.76	1.78	FULLY GLAZED WIN.
08	W2	0.91	1.06	1.48	FULLY GLAZED WIN.
09	W3	0.61	4.78	0.76	FULLY GLAZED WIN.
10	SW	1.07	0.76	1.78	FULLY GLAZED WIN.
11	SD	2.44	0.00	2.54	SLIDING DOOR

RAIN WATER HARVESTING CALCULATION:-

REQUIRED 6 cum RECHARGING PIT/ TRENCH VOLUME
PER 100 SQM OF TERRACE AREA
SO, TERRACE AREA = 646.59 SQM
NEEDED VOLUME OF RECHARGING PIT =
(646.59/100) X 6 = 38.79 CUM
PROVIDED VOLUME OF RECHARGING PIT =
= 2.50X2.50X5.00 = 31.25 CUM

GREEN AREA CALCULATION :-

Total Net Plot Area = 1049.87sq.m.
Green Space Area %Reqd = 1049.87 x 5%=52.49 sq.m.
Total Provided Green Space(10%) = 125.93 sq.m.

WATER TANK CALCULATION:-

PROPOSED RESIDENTIAL WATER TANK

TOTAL NO. OF FLAT = 27 NOS.
EACH FLAT HAVING 5 PERSON
TOTAL NO. OF PERSON = 27 X5 = 135 PERSON
PER PERSON REQD. VOLUME =135 ltrs/day
TOTAL REQD. VOLUME OF WATER TANK = 135 X135 = 18225.00 ltrs
FIRE WATER TANK =10000.0 ltrs.
TOTAL REQD. VOLUME OF WATER TANK
= (R+F)=(18225+10000)= 28225 ltrs.
PROVIDED WATER TANK SIZE =
1). 3.11x3.38x1.29 = 13.560 CUM = 13560 LTRS
2). 2.50x5.06x1.29 = 16.318 CUM = 16318 LTRS
TOTAL PROVIDED WATER TANK CAPACITY = 29878 LTRS.

SEPTIC TANK CALCULATION:-

PROPOSED RESIDENTIAL SEPTIC TANK

TOTAL NO. OF FLAT = 27 NOS.
EACH FLAT HAVING 5 PERSON
TOTAL NO. OF PERSON = 27 X 5 = 135 PERSON
PER PERSON REQD. VOLUME = 0.085 cum/day
TOTAL REQD. VOLUME OF SEPTIC TANK = 135X0.085 =11.475 cum.
TOTAL REQD.VOLUME OF SEPTIC TANK = 11.475 cum.
SEPTIC TANK SIZE =3.25X1.50 X2.50 = 12.187 cum.
TOTAL PROVIDED VOLUME OF SEPTIC TANK = 12.187 cum

PLOT DETAILS :-

PROPOSED B+G+3 RESIDENTIAL BUILDINGS OF

PLOT OWNER
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S/O LATE SITARAM BHAGAT ,
(02)-SRI JITENDRA KUMAR
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SHEET NO.	SCALE.	NORTH.
PMC.-02/02	1 : 100	

SIGNATURE OF OWNER.

LUCKSTONE BUILDTECH PVT. LTD.
Reg. No. - BR/UDH/BLDR/23-0023
UDHD, PATNA, BIHAR

SIGNATURE OF DEVELOPER.

AJIT SINGH
ARCHITECT
EMB. No-CA/2012/56055
UDHD, BIHAR

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3) Solar power is to be installed in the campus

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. PMC/2024/0000224
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on
Date 14/08/2024
SANCTION OF PLAN ACCORDED

निदेशक
शहरी योजना ,
पटना नगर निगम, पटना