पटना महानगर क्षेत्र प्राधिकार

(बिहार सरकार का उपक्रम)
पाँचवां तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड
पटना का मुख्यालय भवन, हॉस्पीटल रोड,
शास्त्री नगर, पटना - 800023

सं0सं0:– PMAA/PRN/$\frac{ADAMPUR}{DANAPUR}$/ B+G+07/04/2019 – 47 पटना, दिनांक– 27.02.2020

प्रेषक,

प्रभारी निदेशक,
पटना महानगर क्षेत्र प्राधिकार,
बिहार पटना।

सेवा में,

श्री अभिषेक कुमार,
निदेशक–जे०जे० रियलकॉन प्रा०लि०,
पिता–श्री जय गोपाल भगत,
फ्लैट नं०–505, आशियाना बिहार,
राजेन्द्र पथ, थाना–गाँधी मैदान,
कदमकुआँ, पटना।

विषयः– प्लान केस संख्याः– PMAA/PRN/$\frac{ADAMPUR}{DANAPUR}$/ B+G+07/04/2019 की स्वीकृति के संबंध में।

महाशय,

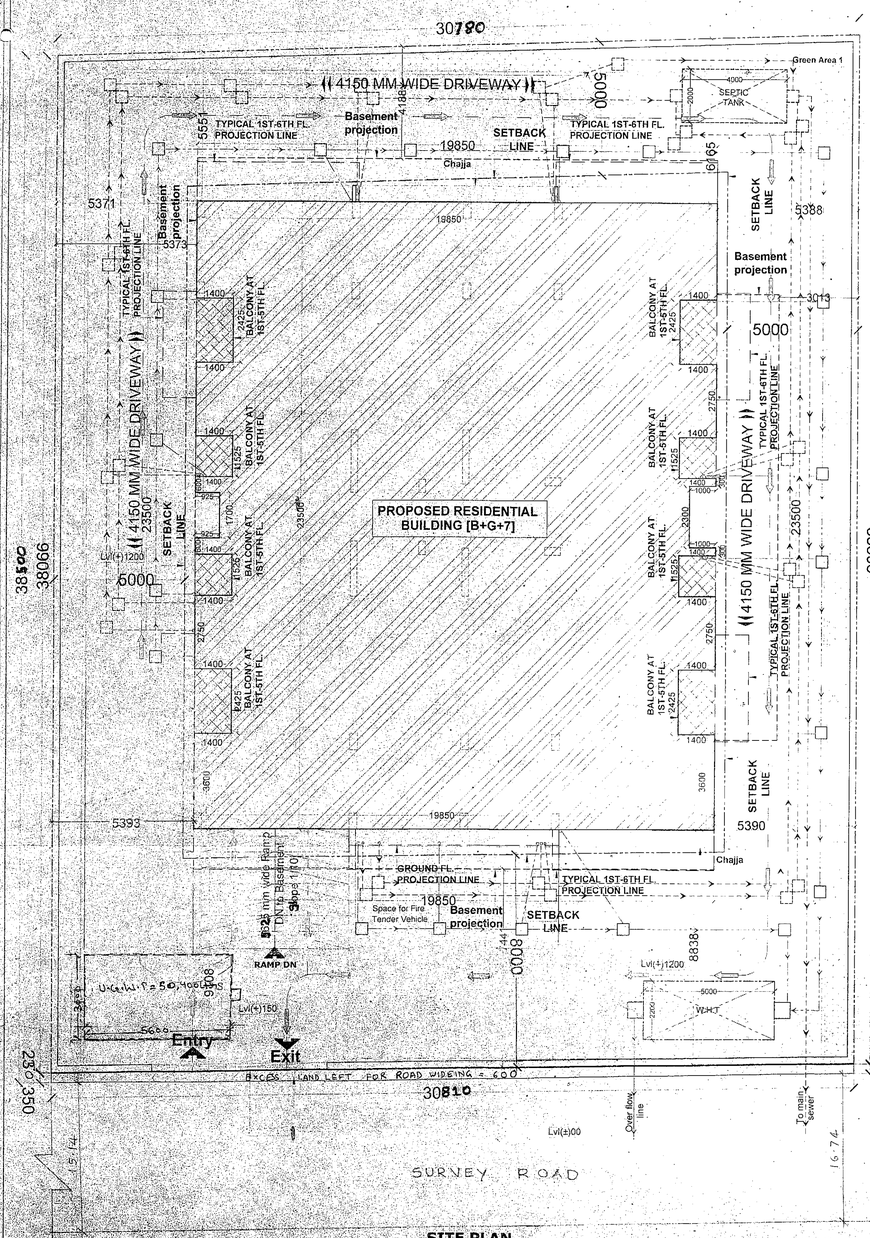
आपके आवेदन सं0:–PMAA/PRN/$\frac{ADAMPUR}{DANAPUR}$/ B+G+07/04/2019 दिनांक–20.02.2019 के संदर्भ में श्री अभिषेक कुमार, निदेशक–जे०जी० रियलकॉन प्रा०लि०, पिता–श्री जय गोपाल भगत, फ्लैट नं०–505 आशियाना बिहार, राजेन्द्र पथ, थाना–गाँधी मैदान कदमकुँआ, बिहार के भवन निर्माण के लिए पटना महानगर क्षेत्र प्राधिकार में बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित विकास योजना/पटना महानगर क्षेत्र प्राधिकार/आयोजना स्कीम/पटना मास्टर प्लान 2031 के आलोक में मौजा–आदमपुर सर्वे थाना–दानापुर, थाना सं०–40, सर्वे प्लॉट सं०–183 (अंश), खाता सं०–03 में आवासीय भवन, $(B + G + 07)$ दिनांक–30.12.2019 को स्वीकृतार्थ नक्शा के बाबत निम्नलिखित शर्तो/निर्वधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है।

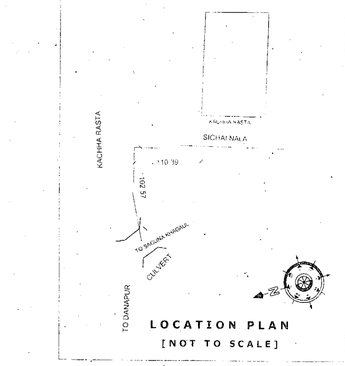
1. भूमि/भवन का उपयोग अन्य रूप से आवासीय भवन, प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।
2. विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।
3. अनुमोदन योजना में दर्शाया गया 735.03m^2 का पार्किंग स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा। बेसमेंट में Ventilation हेतु समुचित व्यवस्था बिहार भवन उपविधि के आलोक में प्रावधान करना होगा।
4. प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।

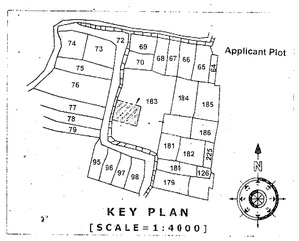
5. भूखण्ड के सामने 15.14 मी० से 16.74 मी० चौड़ी सड़क अवस्थित है। तथा आवेदक द्वारा 0.60 मी० चौड़ी भूपट्टी, 30.81 मी० लम्बाई में भू–खण्ड सड़क हेतु छोड़ना होगा।
6. अनुमति (अनुज्ञा) जारी किये जाने की तारीख से तीन वर्षो की अवधि के लिए विधि मान्य होगी।
7. इस उपबन्ध के अधीन दी गयी अनुमति को उस भूखण्ड़ जिसके लिए योजना अनुमोदित की गयी हो के अधिकार हक, हित की बाबत साक्ष्य नहीं मानी जाएगी।
8. योजना के अनुमोदन के पश्चात् भू–अभिलेख के कारण या अधिकार/हक/हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जायेगी।
9. भू–स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों/कागजात के सत्यता की जिम्मेदारी आवेदक की है। भविष्य में इसमें किसी प्रकार की त्रुटि/हेर–फेर/कपटपूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किये जाने के साथ आवेदक के विरूद्ध विधि सम्मत कार्रवाई की जायेगी।
10. बिहार भू–सम्पदा (विनियमन और विकास) नियमावली 2017 की शर्तो के अधीन राज्य में गठित भू–सम्पदा विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।
11. श्रम सेस के संबंध में नगर विकास एवं आवास विभाग/श्रम संसाधन विभाग द्वारा निर्गत अनुदेशों का अनुपालन निर्माणकर्ता द्वारा सुनिश्चित किया जाएगा।
12. निर्माणकर्ता को प्राधिकार के विनिर्देशों के अनुसार मल जल निकास जल निकास सड़क आदि जैसे संयोजन स्थल पर और स्थल के बाहर आधारभूत संरचना का बिहार भवन उपविधि 8(5) के आलोक में विकास करना होगा।
13. समय–समय पर सरकार द्वारा निर्गत आदेशों एवं नीतियों का विस्तृत रूप में पालन करना अनिवार्य होगा।
14. स्थल पर Rainwater Harvesting का प्रावधान निश्चित रूप से करना होगा।
15. बिहार भवन उपविधि 2014 एवं पटना मास्टर प्लान 2031 के साथ DCR में प्रावधानित के अनुसार निमार्ण कार्य सम्पन्न कराना होगा।

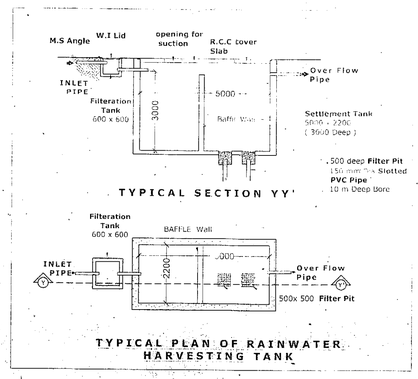
विश्वासभाजन,

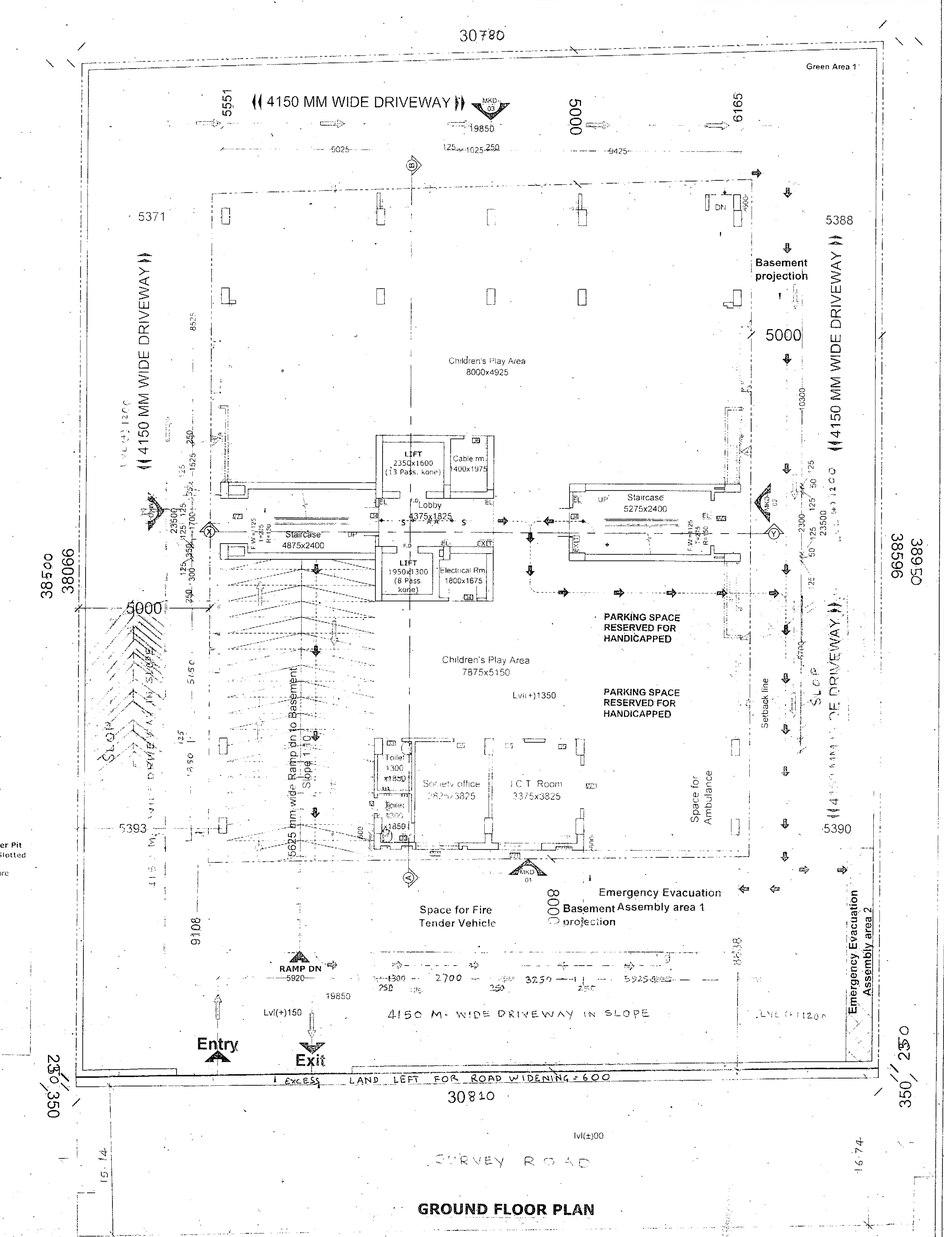
प्रभारी निदेशक, 27.2.2020
पटना महानगर क्षेत्र प्राधिकार,











SITE PLAN

GROUND FLOOR PLAN

SETBACK DETAILS

RESIDENTIAL BUILDING MORE THAN 21 M & UPTO 24 M HT.

AS PER BYE LAWS:-
FRONT SETBACK = 8.00 M.
REAR SETBACK = 5.00 M.
SIDE SETBACK = 5.00 M.

PROVIDED SET BACKS:-
FRONT SETBACK = 8.00 M.
REAR SETBACK = 5.00 M.
SIDE SETBACK = 5.00 M.

GREEN AREA CALCULATION:-

TOTAL PLOT AREA = 1173.80 SQ.M.
REQUIRED GREEN AREA
= 10% OF PLOT AREA
= (0.1*1173.80)SQ.M.= 117.38 SQ.M.

PROVIDED GREEN AREA:-
ON FINISH GROUND LVL.(Green Area1)= 87.12 SQ.M.
ON TERRACE FL. LVL.(Green Area2)=32.06 SQ.M.
TOTAL PROVIDED GREEN AREA
(Green Area1+Green Area2)
=(87.12+32.06)SQ.M.
=119.2 SQ.M.

F.A.R CALCULATION:-

FLOOR	BUILT UP AREA
BASEMENT FL.	24.32 SQ. M
GROUND FL.	34.28 SQ. M
FIRST FL.	437.92 SQ. M
SECOND FL.	437.92 SQ. M
THIRD FL.	437.92 SQ. M
FOURTH FL.	437.92 SQ. M
FIFTH FL.	437.92 SQ. M
SIXTH FL.	412.60 SQ. M
SEVENTH FL.	271.39 SQ. M
TOTAL	2932.19 SQ. M

TOTAL BUILT UP AREA= 2932.19 SQ.M.

TOTAL PLOT AREA AS/DEED = 1173.80sqm.
TOTAL PLOT AREA AS/SITE = 1192.53sqm.
LAND LEFT FOR ROAD WIDENING
EXCESS LAND AREA = 18.64 sqm.
NET TOTAL PLOT AREA = 1173.89 sqm.

SO, F. A. R =2932.19 /1173.89 = 2.49

PARKING CALCULATION:-

ALL FLOOR B/U AREA = 2932.19 SQ.M.

REQUIRED PARKING AREA
= 25% OF B/U AREA = 733.05 SQ.M.

PROVIDED BASEMENT PARKING AREA = 514.44 SQ.M.
PROVIDED GROUND FL. PARKING AREA = 220.59 SQ.M.

TOTAL PROVIDED PARKING AREA = 735.03 SQ.M.

POPULATION DENSITY CALCULATION:-

TOTAL NO. OF FLATS = 27 NOS.
CONSIDERING EACH FLAT HAVING 5 PERSON,
TOTAL NOS. OF PERSON = 27 X 5 = 135

SEPTIC TANK CALCULATION:-

TOTAL NO OF PERSONS ON ALL THE FLOORS = 135
1 PERSON NEED 0.085 CU.M. CAPACITY OF SEPTIC TANK.

TOTAL REQUIRED CAPACITY OF SEPTIC TANK
=135x0.085 =11.48 CU.M. (REQ.)

PROVIDED SEPTIC TANK (1 NOS.) SIZE
= 4.00x2.00x1.50(Liq. Depth) = 12.00 CU.M.

WATER TANK CALCULATION:-

ACCORDING TO N.B.C WATER REQUIREMENT
RESIDENTIAL OCCUPANCY :

TYPE OF OCCUPANCY	WATER REQUIREMENT
RESIDENTIAL	135 Ltrs./ HEAD/ DAY

i.e,EACH PERSON NEED 135 LTRS. PER DAY

TOTAL NOS. OF PERSON = 27 X 5 = 135 NOS.
TOTAL WATER REQUIRED= 135 X 135 = 18,225.00 Ltrs.
FOR FIRE FIGHTING:
REQUIRED OVERHEAD TERRACE TANK= 25,000 Ltrs.
TOTAL REQUIREMENT = (18,225 + 25,000)LTRS.
= 43,225.00 Ltrs. (REQ.)

PROVIDED WATER TANK 2 NOS. OF SIZE:
WATER TANK 1 =
[(2900x3100x1050)+(6275x2400x1050)]MM+300MM F.B.
=(9439+15813)Ltrs +150MM F.B.=25,250 Ltrs.
WATER TANK 2=(5675x2400x1350)MM+150MM F.B.=18,900Ltrs.

PROVIDED GRAND TOTAL WATER TANK CAPACITY
= (28860+16344)Ltrs.=45,204 Ltrs.
PROVIDED UNDERGROUND WATER TANK FOR FIRE FIGHTING =50,400 LTRS

RAIN WATER HARVESTING SUMP CALCULATION:-

TERRACE FLOOR MAX. AREA = 524.08 SQM.
RAIN WATER HARVESTING SUMP REQ. 6 CU.M. FOR EVERY 100 SQM. ROOF AREA

TOTAL REQ. CAPACITY OF SUMP = 5.24 X 6 = 31.44 CU.M
PROVIDED CAPACITY OF RAINWATER TANK = 5.0x2.2x3.0
= 33.00 CU.M.

EMERGENCY EVACUATION ASSEMBLY AREA:-

GRAND TOTAL NO. OF PERSONS =135 PERSONS

ASSUMING OCCUPANCY 80 % FOR RESIDENTIAL = 80 % OF 135 = 108
AREA REQUIRED FOR 1 PERSON TO STAND = 4 SQ.FT OR 0.3 SQ.M

TOTAL REQUIRED AREA FOR 108 PERSONS TO STAND = 32.4 SQ.M

PROVIDED EMERGENCY EVACUATION ASSEMBLY AREA:-
EMERGENCY EVACUATION ASSEMBLY AREA 1=25.87 SQ.M.
EMERGENCY EVACUATION ASSEMBLY AREA 2= 7.97 SQ.M.

TOTAL PROVIDED EMERGENCY EVACUATION ASSEMBLY AREA = 33.84 SQ.M.

SPECIFICATION:-

01) **FOUNDATION :-** R.C.C. RAFT & PILE FOUNDATION AS/STRUCTURAL DESIGN.
02) **SUPER STRUCTURE :-** R.C.C. FRAMED STRUCTURE AS/STRUCTURAL DESIGN.
03) **BRICKWORK :** 250 THK. & 125 THK. 1ST CLASS BRICK WORK
04) **FLOORING :-** MOSAIC CAST-IN SITU FLOORING IN GREY CEMENT IN ALL AREA
05) **WALL FINISH :-**
(i) INTERNAL - ALL INTERNAL SURFACE SHALL BE PAINTED WITH CEMENT PRIMER OVER FLOAT FINISH OF P.O.P.
(ii) EXTERNAL - ALL EXTERNAL SURFACE SHALL BE PAINTED WITH TEXTURE PAINT OVER A SURFACE OF EXTERIOR GRADE PRIMER
06) **DOOR :-**
(i) FRAME - 65X100 TH. SAL WOOD DOOR FRAME
(ii) SHUTTER- 35MM TH. SOLID CORE FLUSH DOOR OF BEST MARK AS DESIGN
07) **WINDOW:-**
(i) FRAME - 65X100 TH. SAL WOOD/ALUMINIUM WINDOW FRAME
(ii) SHUTTER- FULL GLAZED HARI WOOL ALUMINIUM WINDOW SHUTTER AS/DESIGN
08) **TOILETS :-**
(i) FLOORING :- CERAMIC TILES FLOORING
(ii) WALLS :- CERAMIC TILES DADO UPTO DOOR HEIGHT
(iii) SANITARYWARE :- WHITE GLAZED VITREOUS CHINA WARE OF BEST MAKE
(iv) FITTING :- CHROMIUM PLATED (CP) FITTINGS OF BEST MAKE
09) **ELECTRICAL :-**
(i) CONCEALED WIRING IN CONCEALED CONDUITS WITH COPPER CONDUCTOR.
(ii) ELECTRICAL MODULAR SWITCHES OF BEST MAKE.
(iii) ADEQUATE LIGHTING/POWER POINTS AS PER LATEST BUILDING CODE PRACTICE.
10) **WATER SUPPLY :-** ROUND THE CLOCK WATER SUPPLY ARRANGEMENT BY MEANS OF OWN UNDERGROUND & OVERHEAD TANK.

FOR HIGH RISE RESIDENTIAL BUILDING HEIGHT MORE THAN 21M & UPTO 24 M.

This is to certify that this plan has been prepared after site inspection and strictly as per the guidelines of Bihar building Bye-Laws 2014.

FIRE FIGHTING LEGEND

Symbol	Description
	CO2 / DCP Fire Extinguisher
	Hose Reel
	25 mm dia with 63 mm coupling 25 mm dia 45 m length with 6.5 mm Nozzle
S	Sprinkler
A S A	Automatic Smoke detector Alarm
	Down comer Pipe
	Fire Alarm Bell
F.D.	Fire Resistant Door
	Fire Alarm Call Point
	Fire Escape Route
	Semac connection for Fire Brigade
Over Head Water Tank	capacity 25,000 litres for residential
EXIT	Fire Exit
FP	Water Pump for terrace tank Emergency Light

Underground Water: 50,400 Ltrs

LEGEND

SVP	100 mm Dia Soil Waste Pipe
WVP	100 mm Dia Wastewater Pipe
RWP	150 mm Dia Rainwater Pipe
CWP	25 mm Dia Supplywater Pipe

PROJECT DETAIL :-

PROPOSED RESIDENTIAL BUILDING HT. MORE THAN 21M & UPTO 24M

DEVELOPER'S NAME & ADDRESS :-

J.G REALCON PRIVATE LTD
DIRECTOR-SHRI ABHISHEK KUMAR.
S/O-JAI GOPAL BHAGAT.
REGISTERED OFFICE ADDREASS:-RUP KUNWAR BAI LANE, DURGA SAVOVAR, MAUZA-JHALUKBARI, KAMAKHYA GATE, GUWAHATI-781011, ASSAM.
ADMINISTRATIVE OFFICE:-FLAT NO.-505, AASHIYANA VIHAR, RAJENDRA PATH, GANDHI MAIDAN, KADAMKUAN, PATNA.

PLOT DETAIL :-

SURVEY PLOT NO.-183(P), KHATA NO.-03, THANA NO.-40, MAUZA-ADAMPUR, PARGANA-PHULWARI TAUZI-BIHAR GOVT., THANA-DANAPUR, DIST.-PATNA.

BOUNDARY DETAIL :-

NORTH - PLOT NO.-183(P)
SOUTH - PLOT NO.-183(P)
EAST - PLOT NO.-183(P)
WEST - SURVEY AAHAR

SHEET DETAIL

(1)SITE PLAN
(2)GROUND FLOOR PLAN
(3)KEY PLAN
(4)LOCATION PLAN
(5)WATER HARVESTING TANK PLAN & SECTION
(6)CALCULATIONS

SHEET NO.	SCALE	NORTH
01/03	1 : 100	

J G Realcon Pvt. Ltd.
Director
J.G. Realcon Private Ltd
Abhishek Kumar
Director
SIGNATURE OF OWNER

Brajesh Kumar
Structural Engineer
Licence No.11/STR-R/15/PATNA
NAGAR PARISHAD DANAPUR
DANAPUR.
SIGNATURE OF STRUCTURAL ENGINEER

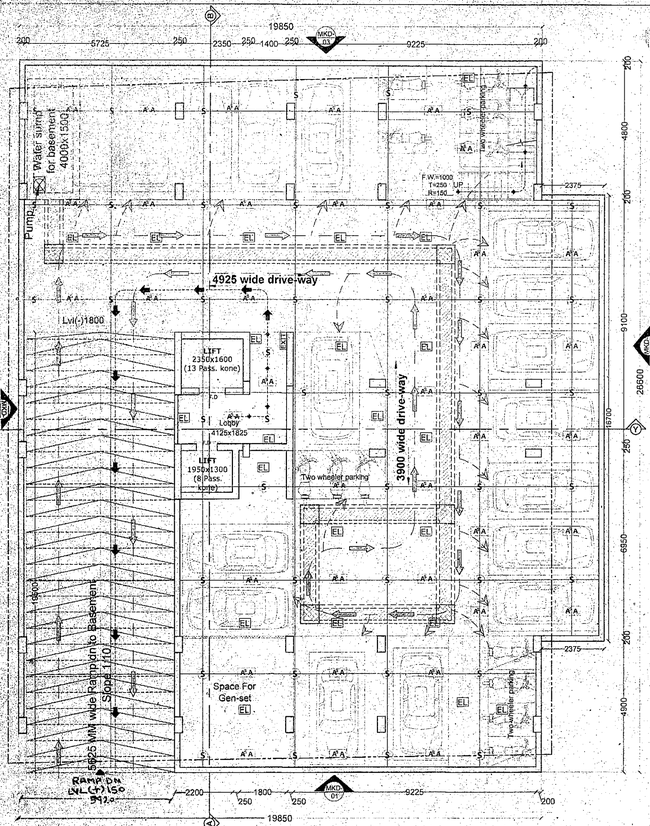
RAKESH RANJAN RAJE
DANAPUR REG No.-05/Arch/2015/NPDN
C.O.A. REG. No.- CA/86/9665
SIGNATURE OF ARCHITECT

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

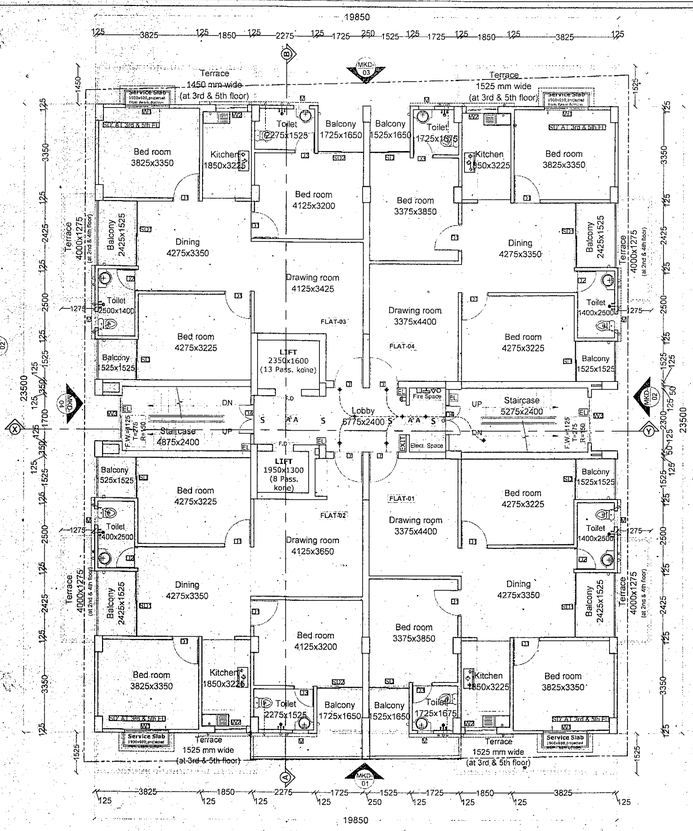
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

Patna Metropolitan Area Authority
Sanction of Plan case no. PMAA/PRN/DANAPUR/Bldg/0104/2019 dated 20.02.2019 under Section 80(1) of Development Control Regulations for Patna Master Plan 2031 (Byelaws no 8(4) of Bihar Building Byelaws 2014) vide notification no 831/832 dated 28.10.2016 on Date 20.02.2019

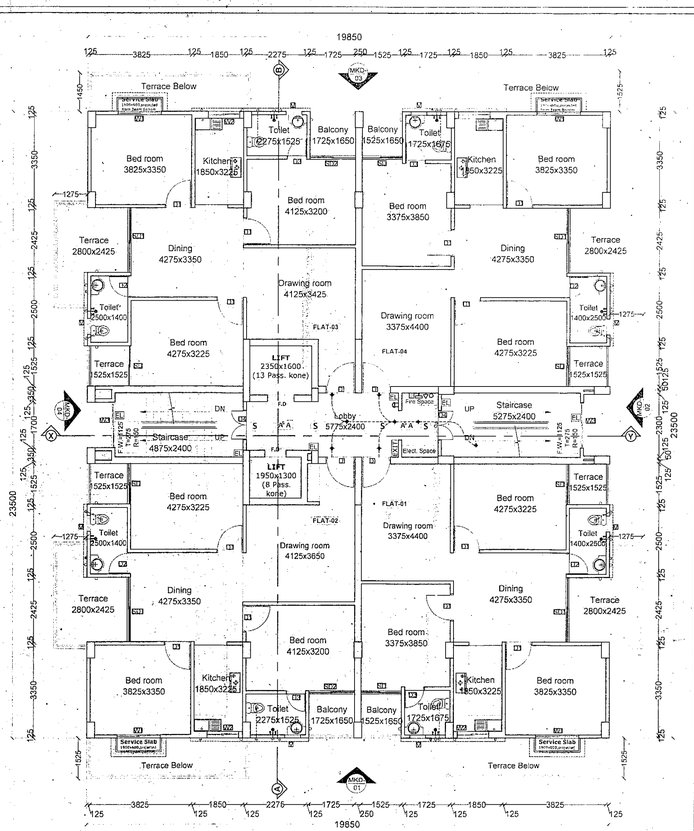
बिहार भू-सम्पदा (विनियमन विकास) नियामवली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।



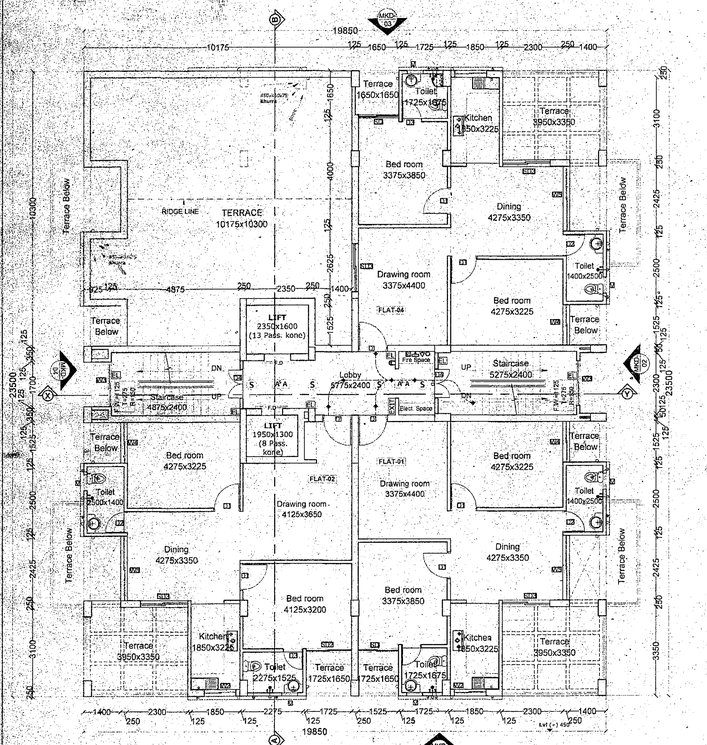
BASEMENT FLOOR PLAN



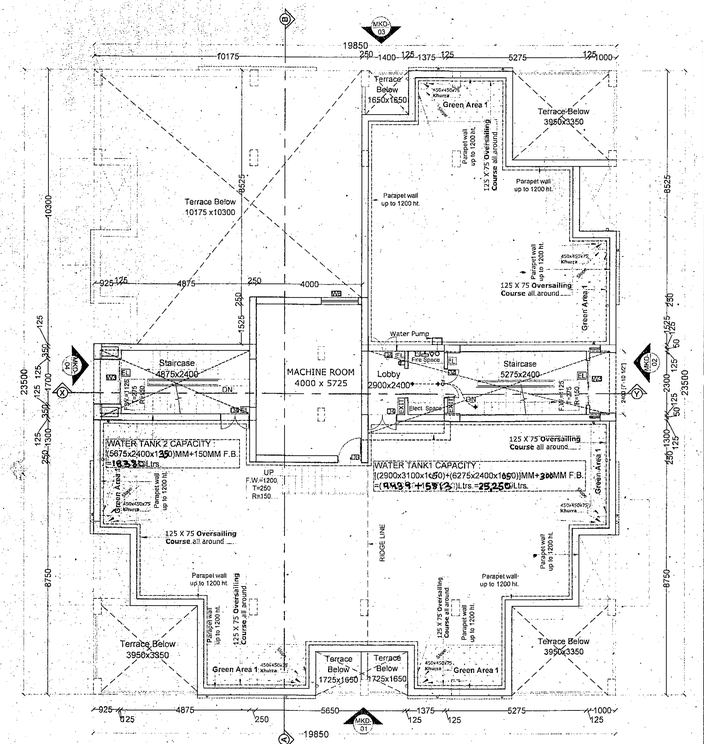
TYPICAL 1ST TO 5TH FLOOR PLAN



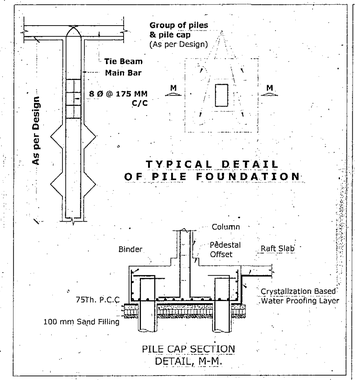
6TH FLOOR PLAN



7TH FLOOR PLAN

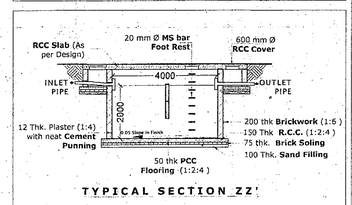


TERRACE FLOOR PLAN

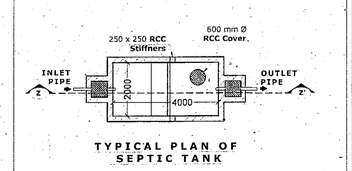


TYPICAL DETAIL OF PILE FOUNDATION

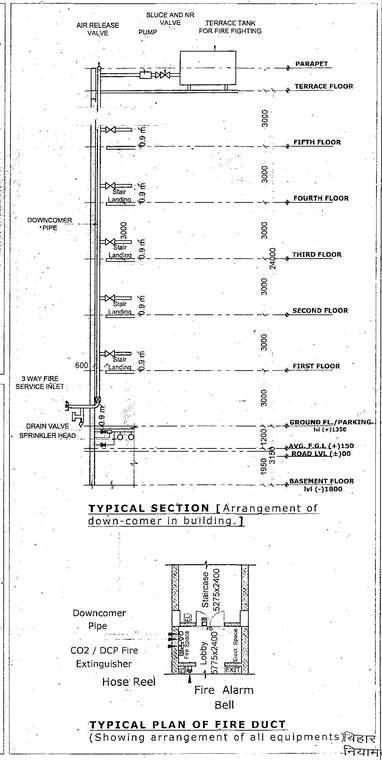
PILE CAP SECTION DETAIL, M-M.



TYPICAL SECTION ZZ'



TYPICAL PLAN OF SEPTIC TANK



TYPICAL SECTION [Arrangement of down-comer in building.]

TYPICAL PLAN OF FIRE DUCT
(Showing arrangement of all equipments)

FOR HIGH RISE RESIDENTIAL BUILDING HEIGHT MORE THAN 21M & UPTO 24 M.

This is to certify that this plan has been prepared after site inspection and strictly as per the guidelines of Bihar building Bye-Laws 2014.

OPENING SCHEDULE

Type	Width	Height	Sill	Lintel	Description
D'	1100	2100		2100	Side Hung Solid Core Flush Door
D_1	1000	2100		2100	Side Hung Solid Core Flush Door
D_2	800	2100		2100	Side Hung Solid Core Flush Door
D_3	750	2100		2100	Side Hung Solid Core Flush Door
D_3'	750	2100		BEAM BOTTOM	Side Hung Solid Core Flush Door with ventilator
D_4	1100	2100		BEAM BOTTOM	Double Hung Glazed Flush Door with ventilator
D_4'	1100	2100		BEAM BOTTOM	Side Hung Solid Core Flush Door with ventilator
D_5	1200	2100		BEAM BOTTOM	Double Hung Solid Core Flush Door with ventilator
D_6	900	2100		BEAM BOTTOM	Side Hung Solid Core Flush Door with ventilator
SD	1525	2100		BEAM BOTTOM	Sliding Door (double Shutters)with ventilator
SD'	1650	2100		BEAM BOTTOM	Sliding Door (double Shutters)with ventilator
W1	1650	2100	450	BEAM BOTTOM	Sliding Window(double Shutters)with ventilator
SD1	2425	2100		BEAM BOTTOM	Sliding Door (double Shutters)with ventilator
SD2	1725	2100		BEAM BOTTOM	Sliding Door (double Shutters)with ventilator
SD3	1800	2100		BEAM BOTTOM	Sliding Door (double Shutters)with ventilator
W2	1200	1600	950	BEAM BOTTOM	Sliding Window(double Shutters)with ventilator
W3	1700	1650	900	BEAM BOTTOM	Sliding Window(double Shutters) Fully glazed
W1'	1650	1650	900	BEAM BOTTOM	Sliding Window(double Shutters)with ventilator
W4	1525	1650	900	BEAM BOTTOM	Sliding Window(double Shutters)with ventilator
W5	2425	1650	900	BEAM BOTTOM	Sliding Window(double Shutters)with ventilator
W6	1400	1650	900	BEAM BOTTOM	Sliding Window(double Shutters)with ventilator
V	600	600	1950	BEAM BOTTOM	Glazed Ventilator

Note:- *Opening Schedule for Door-Window are Clear Sizes Plaster Thickness should be Considered.
*FD= Fire Door.

PROJECT DETAIL :-

PROPOSED RESIDENTIAL BUILDING HT. MORE THAN 21M & UPTO 24M.

DEVELOPER'S NAME & ADDRESS :-

J.G.REALCON PRIVATE LTD.
DIRECTOR-SHRI ABHISHEK KUMAR,
S/O-JAI GOPAL BHAGAT.
REGISTERED OFFICE ADDREASS:-RUP KUNWAR BAI LANE, DURGA SAVOVAR, MAUZA-JHALUKBARI, KAMAKHYA GATE, GUWAHATI-871011, ASSAM.
ADMINISTRATIVE OFFICE:-FLAT NO.-505, AASHIYANA VIHAR, RAJENDRA PATH, GANDHI MAIDAN, KADAMKUAN, PATNA.

PLOT DETAIL :-

SURVEY PLOT NO.-183(P), KHATA NO.-03, THANA NO.-40
MAUZA-ADAMPUR, PARGANA-PHULWARI, TAUZI-BIHAR GOVT.,
THANA-DANAPUR, DIST.-PATNA.

BOUNDARY DETAIL :-

NORTH - PLOT NO.-183(P)
SOUTH - PLOT NO.-183(P)
EAST - PLOT NO.-183(P)
WEST - SURVEY AAHAR

SHEET DETAIL :-

(1)BASEMENT FLOOR PLAN.
(2)TYPICAL 1ST-5TH FLOOR PLAN.
(3)6TH FLOOR PLAN.
(4)7TH FLOOR PLAN.
(5)OPENING SCHEDULE.
(6)TERRACE FLOOR PLAN.
(7)FOUNDATION DETAIL.
(8)SEPTIC TANK PLAN & SECTION.
(9)FIRE DUCT TYPICAL ARRANGEMENT OF DOWN-COMER IN BUILDING.

SHEET NO.	SCALE	NORTH
02/03	1 : 100	

J G Realcon Pvt. Ltd.
Director
Realcon, Private Ltd.
Director
SIGNATURE OF OWNER

Brajesh Kumar Sinha
Structural Engineer
Licence No.11/STR-E/15/NPDN
NAGAR PARISHAD DANAPUR NIZAMAT
Brajesh Kumar
Structural Engineer
DANAPUR
Licence No.11/STR-E/15/NPDN
NAGAR PARISHAD DANAPUR NIZAMAT
SIGNATURE OF STRUCTURAL ENGINEER

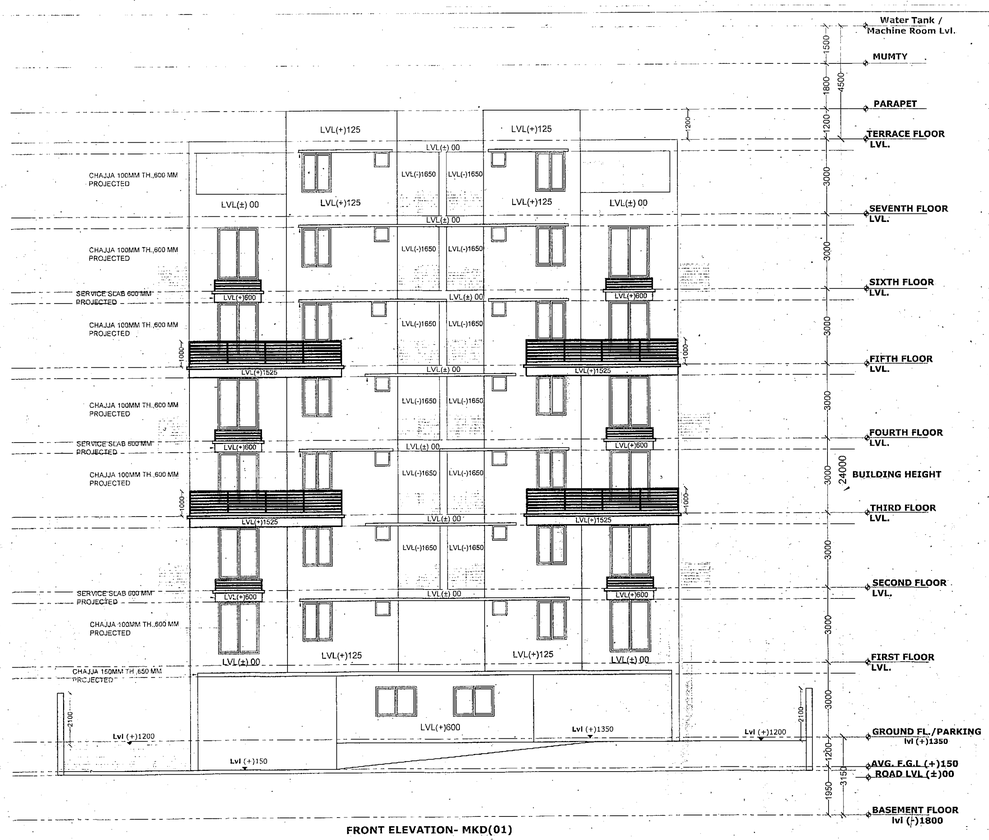
RAKESH RANJAN RAJ
DANAPUR REGISTRATION NO.-CA/86/2015/NPDN
C.O.A. REG. No.- CA/86/2015
C.O.A. REG. No.- CA/86/2015/NPDN
SIGNATURE OF ARCHITECT

20.02.2020
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

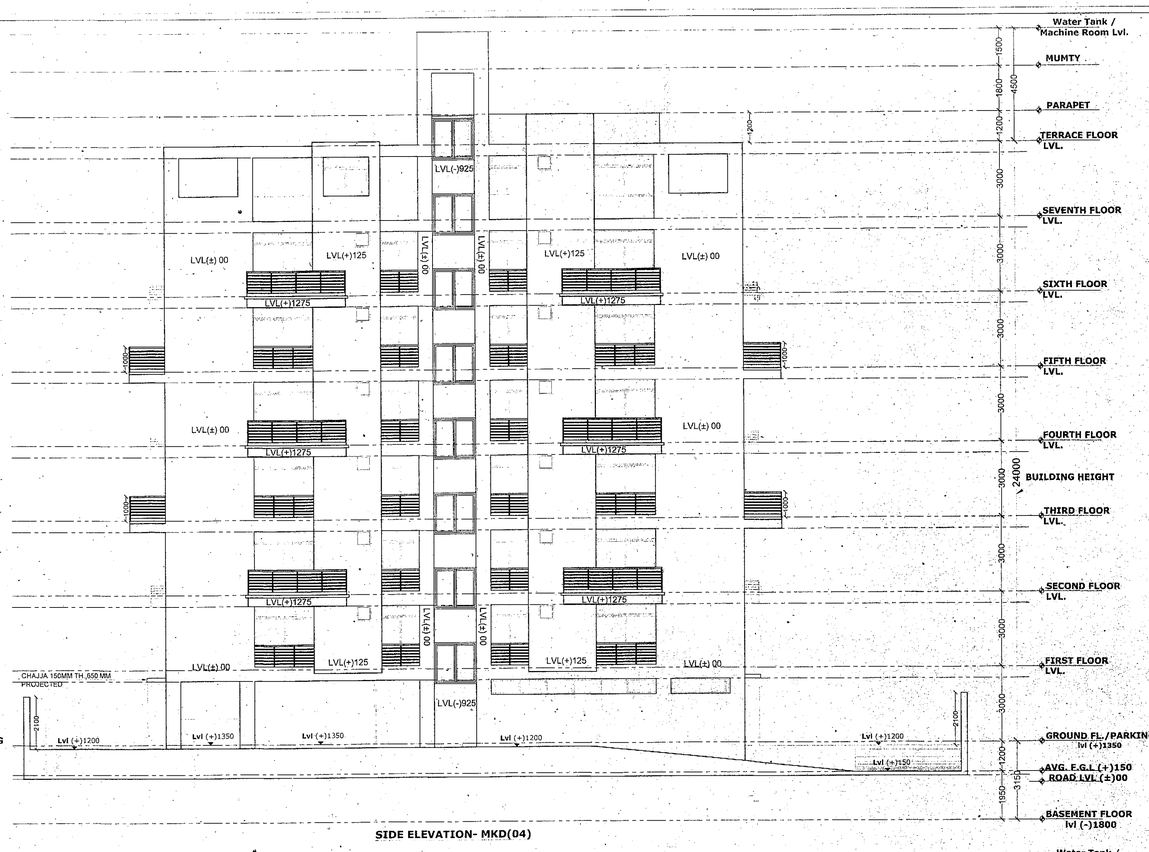
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

Patna Metropolitan Area Authority
Sanction of Plan case no.PMAA/PRN/DANAPUR-/Pkg-07/08/2019
20.02.2019 ..... accordance
Development Control Regulations for Patna ... Plan 2031 (Byelaws no 8(4) of Bihar Building ... 2014) vide notification no 831/83... ... 2016 on Date 20.12.2019

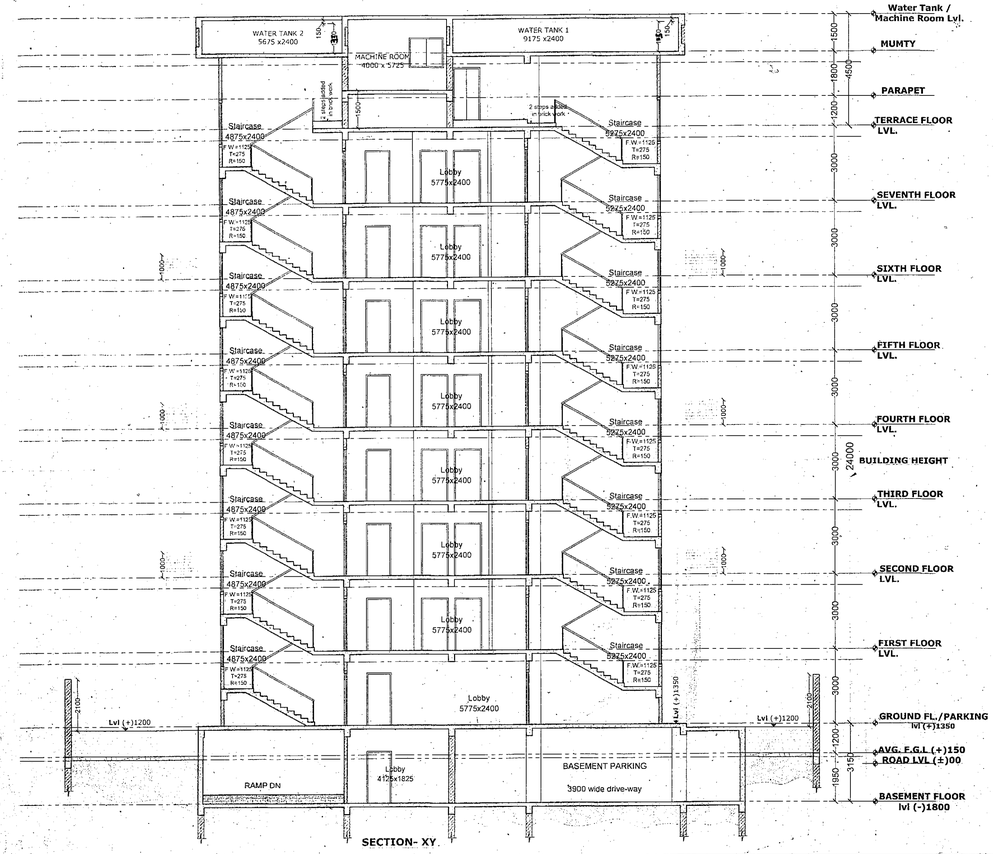
बिहार भू-सम्पदा (विनियमन विकास) नियमावली, 2017 की शर्तों के अधीन राज्य में प्रति-विनियमन प्राधिकरण में इस परियोजना का निबंधन अनिवार्य होगा।



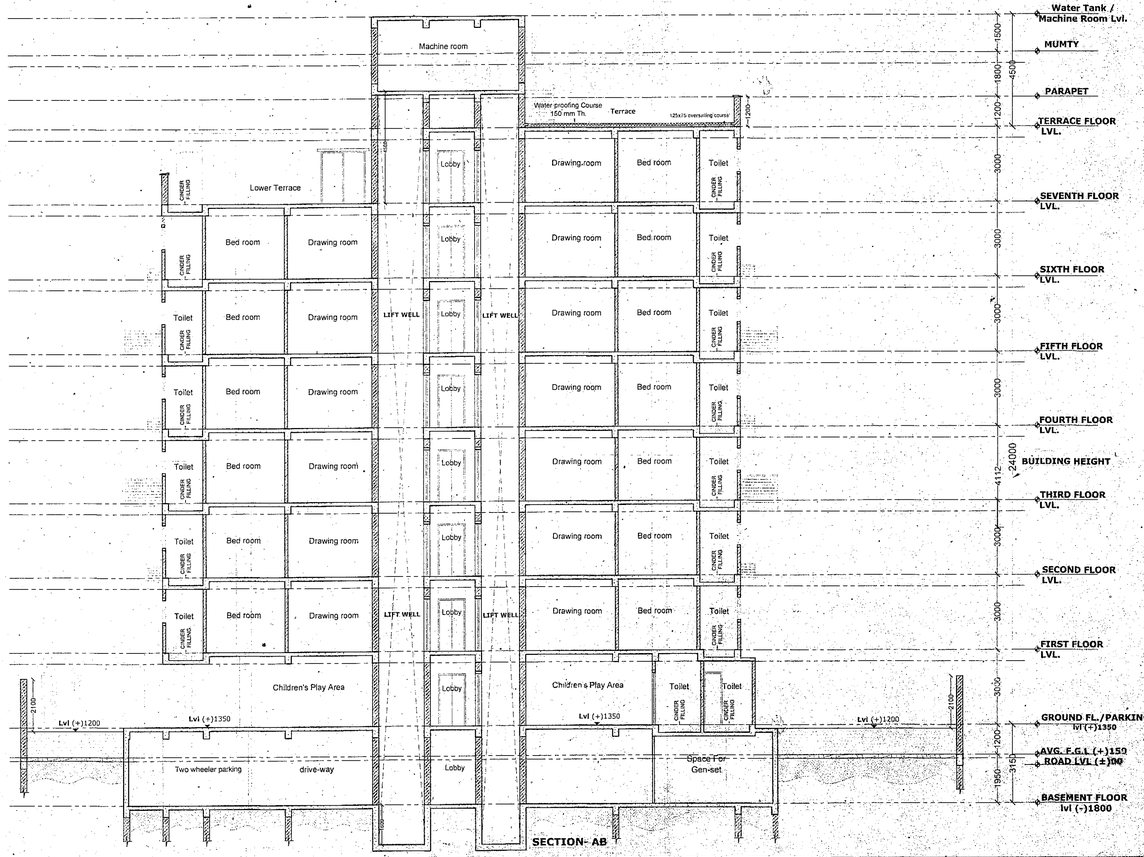
FRONT ELEVATION- MKD(01)



SIDE ELEVATION- MKD(04)



SECTION- XY



SECTION- AB

FOR HIGH RISE RESIDENTIAL BUILDING HEIGHT MORE THAN 21M & UPTO 24 M.

This is to certify that this plan has been prepared after site inspection and strictly as per the guidelines of Bihar building Byo-Laws 2014.

PROJECT DETAIL :-

PROPOSED RESIDENTIAL BUILDING HT. MORE THAN 21M & UPTO 24M

DEVELOPER'S NAME & ADDRESS :-

J.G.REALCON PRIVATE LTD.
DIRECTOR-SHRI ABHISHEK KUMAR,
S/O-JAI GOPAL BHAGAT.
REGISTERED OFFICE ADDRESS:-RUP KUNWAR BAI LANE, DURGA SAVOVAR, MAUZA-JHALUKBARI, KAMAKHYA GATE, GUWAHATI-781011, ASSAM.
ADMINISTRATIVE OFFICE:-FLAT NO.-505, AASHIYANA VIHAR, RAJENDRA PATH, GANDHI MAIDAN, KADAMKUAN, PATNA.

PLOT DETAIL :-

SURVEY PLOT NO.-183(P), KHATA NO.-03, THANA NO.-40, MAUZA-ADAMPUR, PARGANA-PUULWARI, TAUZ-BIHAR GOVT., THANA-DANAPUR, DIST.-PATNA.

BOUNDARY DETAIL :-

NORTH - PLOT NO.-183(P)
SOUTH - PLOT NO.-183(P)
EAST - PLOT NO.-183(P)
WEST - SURVEY AAHAR

SHEET DETAIL :-

(1)FRONT ELEVATION-MKD(01)
(2)REAR ELEVATION-MKD(04)
(3)SECTION-XY
(4)SECTION-AB

SHEET NO.	SCALE	NORTH
03/03	00m 02m 04m	

J.G Realcon Pvt. Ltd.
Director
J.G. Realcon Private Ltd
Director

SIGNATURE OF OWNER

Brajesh Kumar Sinha
Structural Engineer
Licence No.-1/STR.-E/15/NPDN
NAGAR PARISHAD DANAPUR NIZAMAT
DANAPUR.

Brajesh Kumar Sinha
Structural Engineer,
Licence No.-1/STR.-E/15/NPDN
NAGAR PARISHAD DANAPUR NIZAMAT
DANAPUR.

SIGNATURE OF STRUCTURAL ENGINEER

RAKESH RANJAN RAJE
RAKESH RANJAN
DANAPUR REG No.-08/Arch/2015/NPDN
DANAPUR REG No.-08/Arch/2016
C.O.A. REG. No.- CA/86/9665

SIGNATURE OF ARCHITECT

23.02.2018
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

Patna Metropolitan Area Authority
Sanction of Plan case no. PMAA/ERA/Danapur/Arch/2018/09
dated 23.02.2018 accorded under Development Control Regulations for Patna Master Plan 2031 (Byelaws no 8(4) of Bihar Building Byelaws 2014) vide notification no 831/832 dated 28.10.2016 on Date 23.02.2018

बिहार भू-सम्पदा (विनियमन विकास) नियमावली, 2017 की शर्तों के अधीन राज्य में गठित विनियामक प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।