



बिहार सरकार

Purnea Municipal Corporation
Building Permission



Approval Letter - Building Permit

Approval No: BPA/00045/2022-23

Approval Date: 20-MAY-2022

With respect to your Application No 49422011800031 dated 18-JAN-2022, permission is hereby granted in favour of;

Mr. Amar Nath Tiwary

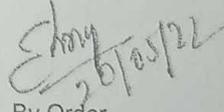
Address: GULABBBAGT

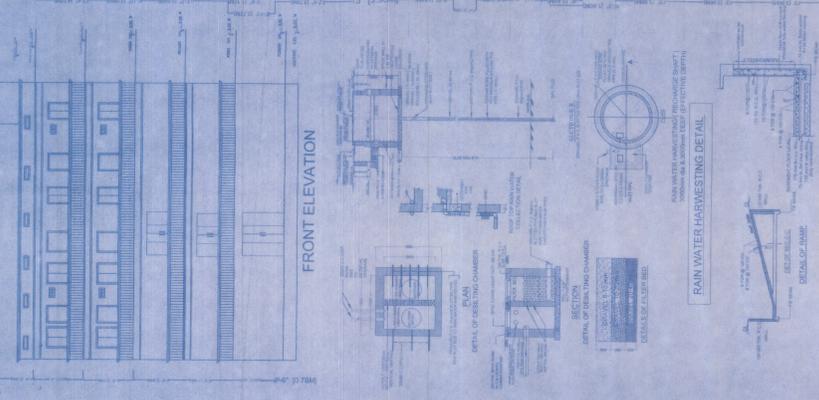
for Construction of Commercial Building

in respect of Ward Ward 38, Plot No. (CS)/Khasra No. 1479/1511/2196, Plot No (MSP) 1479/1511/2196, Khata No. 467, Holding No. 301/817, Village/Mohalla Gulabbbagt of Purnea Municipal Corporation subject to following conditions/restrictions.

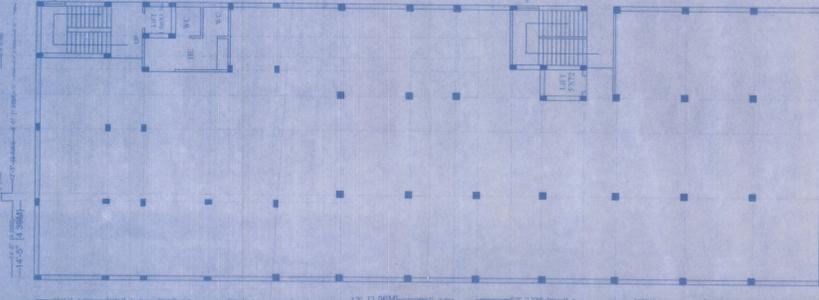
- a) The Building shall be used exclusively for Commercial purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- b) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- c) Parking space, measuring 1195.27 sq.m. as shown in the approved plan shall be kept open and no part of it will be built upon.
- d) The land over which construction is proposed is accessible by an approved means of access of 30 m. width.
- e) The land in question must be in lawful ownership and peaceful possession of the applicant.
- f) The permission is valid for period of three years with effect from the date of issue.
- g) Permission accorded under the provision cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
- h) Any dispute arising out of land record or in respect of right/ title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
- i) Any other conditions.
 - The permission is valid for period of three years with effect from the date of issue.
 - Permission accorded under the provision cannot be construed as evidence
 - Any dispute arising out of land record or in respect of right/ title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.

Copy along with 2 copies of the approved plans to Mr. Amar Nath Tiwary

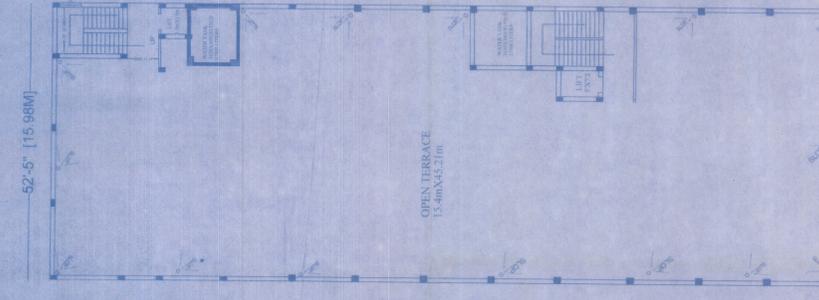

25/05/22
By Order
Authorised Officer/
Authority



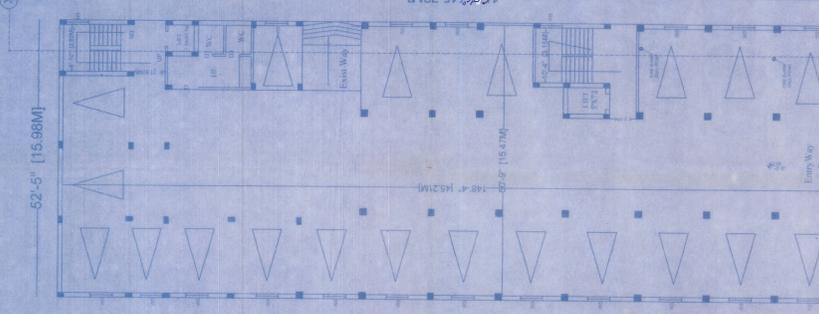
FRONT ELEVATION



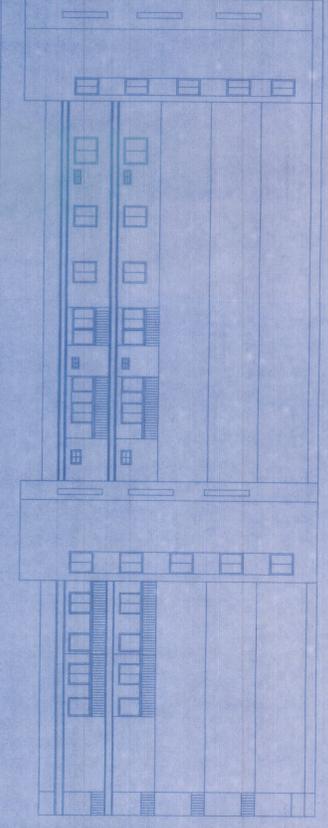
LAY-OUT PLAN



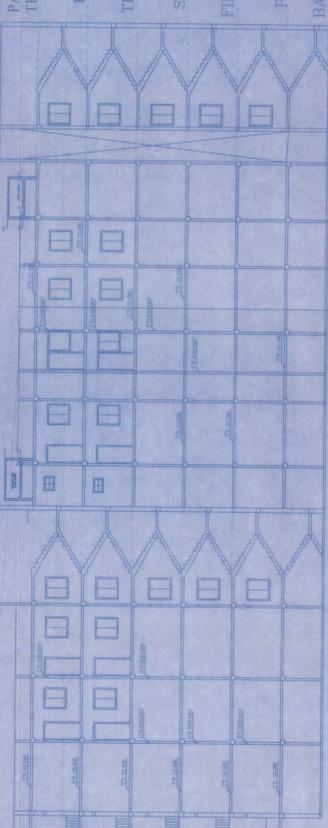
TERRACE FLOOR PLAN



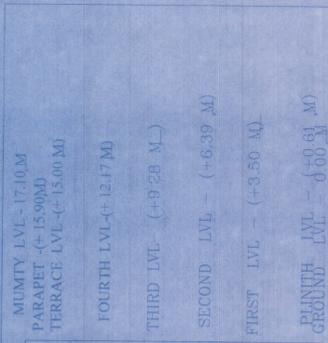
BASMENT PLAN



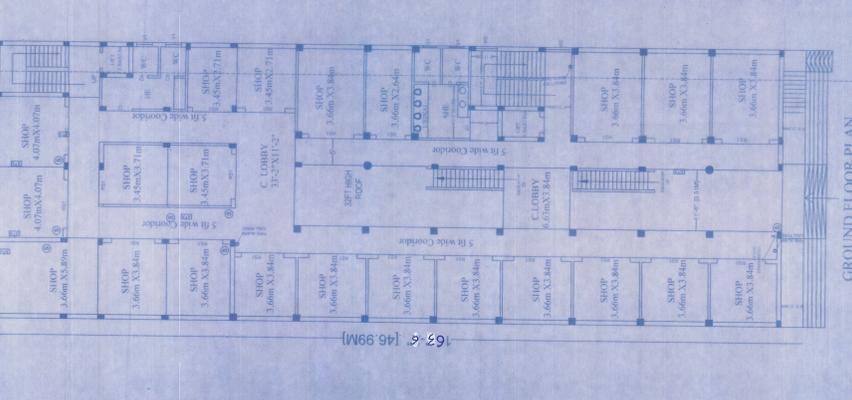
WEST SIDE ELEVATION



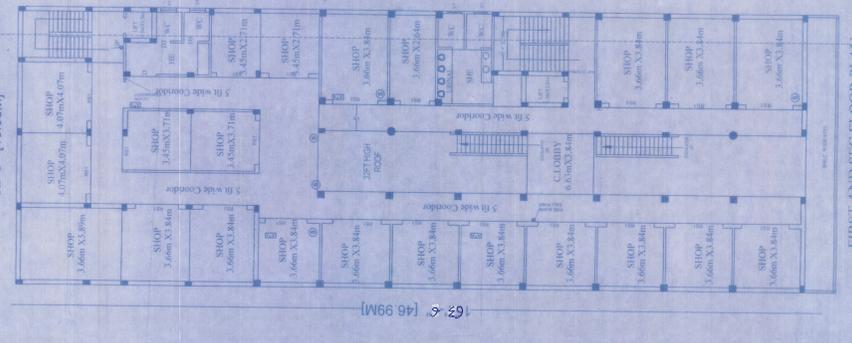
SECTION-XX



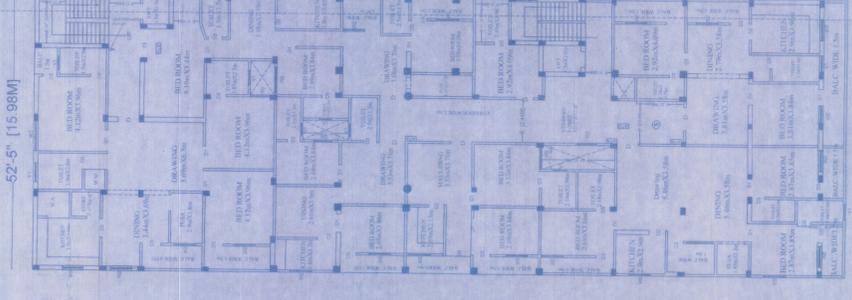
LOCATION PLAN (N.T.S)



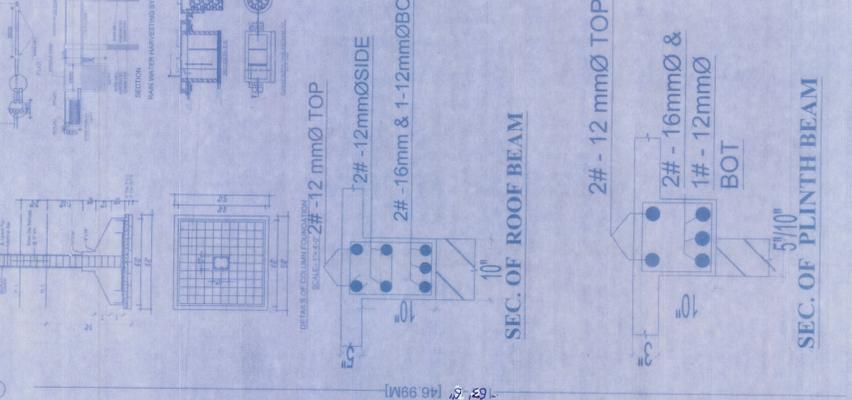
GROUND FLOOR PLAN



FIRST AND SEC. FLOOR PLAN

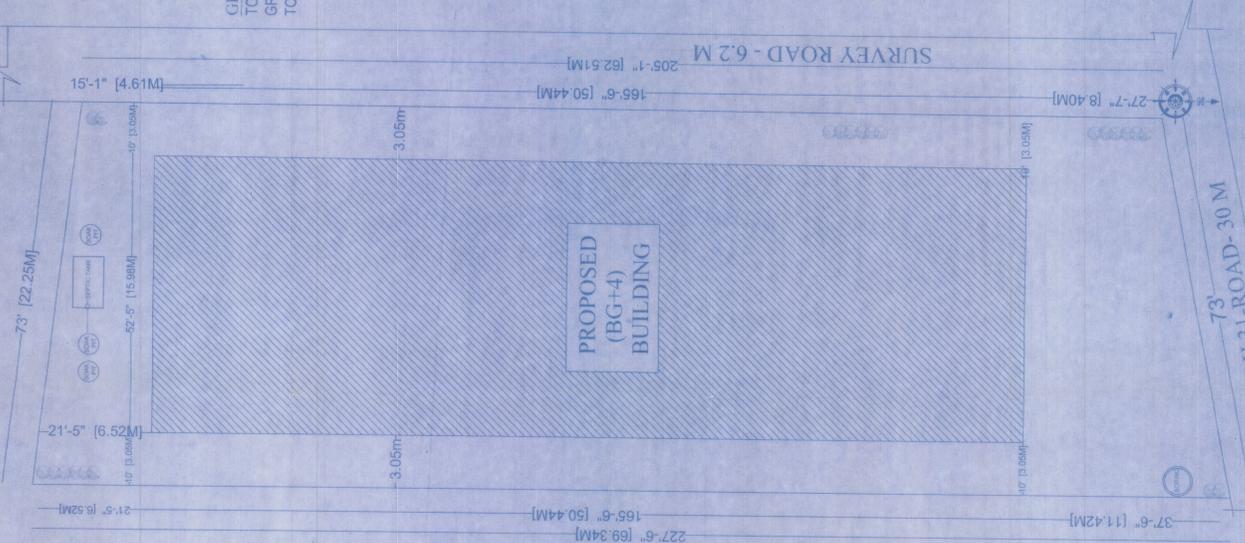


THIRD AND FOURTH FLOOR PLAN



SEC. OF ROOF BEAM

SEC. OF PLINTH BEAM



SITE PLAN

DOOR/WINDOW SCHEDULE

TYPE	SIZE	CLV	LV	LV
D1	3'-0" X 7'-0"	0'-0"	7'-0"	7'-0"
D2	3'-0" X 7'-0"	0'-0"	7'-0"	7'-0"
D3	2'-6" X 7'-0"	0'-0"	7'-0"	7'-0"
W1	5'-0" X 4'-6"	2'-6"	7'-0"	7'-0"
W2	4'-0" X 4'-6"	2'-6"	7'-0"	7'-0"
W3	3'-0" X 4'-6"	2'-6"	7'-0"	7'-0"
V1	1'-6" X 2'-0"	5'-0"	7'-0"	7'-0"
RS1	8'-0" X 8'-0"	0'-0"	8'-0"	8'-0"

Area Calculation
 F.A.R.-2.71
 1. TOTAL PLOT Area - 36 DICMIL 330 SQ KADI
 2. TOTAL PLOT Area - 15825.28 SFT (1470.75 SQM)
 3. Basement Floor. B/U Area - 8675.51 SFT (806.27 SQM)
 4. Ground Floor. B/U Area - 8575.51 SFT (796.98 SQM)
 5. First Floor. B/U Area - 8575.51 SFT (796.98 SQM)
 6. Second Floor. B/U Area - 8575.51 SFT (796.98 SQM)
 7. Third Floor. B/U Area - 8575.51 SFT (796.98 SQM)
 8. 4th Floor. B/U Area - 8575.51 SFT (796.98 SQM)
 Total Built up Area - 42877.55 SFT (3984.90 SQM)
 Open Parking Area - 4187.75 SFT (389.19 SQM)

PARPOSED BG+4 COMMERCIAL CUM RESIDENTIAL BUILDING OF SRI AMAR NATH TIWARY S/O LATE BIBHUTI NATH TIWARY AT - GULABBAGH, KHATA NO:- 467 HOLD NO:- 301 KHESRA NO:- (1479 PART), 151/1 THANA NO:- 100/1 MOZA - ABDULANAGAR DIST. - PURNEA

Prepared by: **Ar. Anand Nath Tiwary**
 Registered Professional Engineer
 No. 151/1, Thana No. 100/1, Moza - Abdulnagar, Purnea.
 Reg. No. - 1022018
 Municipal Corporation, Purnea.
 Sig of Ar. Anand Nath Tiwary

GREEN AREA CALCULATION:-
 TOTAL NET PLOT AREA = 1457.38 SQM.
 GREEN SPACE AREA % REQ. = 1457.38 X 10% = 145.74 SQM.
 TOTAL PROVIDED GREEN SPACE = 145.74 SQM.

PARKING CALCULATION:-
 PROPOSED PARKING: 30 CARS PARKING
 GREEN CAR PARKING: 30 X 3.0M X 5.0M = 450.00 SQM
 RECOMMENDED TOTAL CAR PARKING AREA: 450.00 SQM
 TOTAL PROVIDED PARKING: 30 X 3.0M X 5.0M = 450.00 SQM
 TOTAL PROVIDED PARKING AREA: 450.00 SQM

RAIN WATER HARVESTING CALCULATION:-
 REG. 4.00 RECOMMENDED PERCENTAGE TO BE HARVESTED: 10%
 AREA = 36 DICMIL 330 SQ KADI
 PROPOSED VOLUME OF STORAGE PIT = 145.74 SQM X 1.00 M = 145.74 CU M

15/05/2018
 15/05/2018
 15/05/2018