पटना नगर निगम
پٹنہ میونسپل کارپوریشن
PATNA MUNICIPAL CORPORATION

पटना कारपोरेशन

Letter No. / पत्रांकः 2487

Date / दिनांकः 20/02/2019

सेवा में,

उत्कर्ष स्फटिक लि0,
पता–लोदीपुर, बुद्धमार्ग, पटना–800001.

विषयः–**प्लान केस सं0–P/Arara (Lodipur)-PCN-G+17/306/2018 में लेबर–सेस की राशि जमा करने के संबंध में।**

प्रसंगः–**महालेखाकार(लेखा परीक्षा) के कार्यालय के ज्ञापांक सं0– एल0ए / एस0एस0–1/ पी0आर0/50, पटना, दिनांक–02.04.18 के द्वारा वर्ष–2016–17 के अंकेक्षण के दौरान दल द्वारा उठाई गई आपत्ति।**

महाशय,

उपर्युक्त विषय के संबंध में सूचित करना है कि आपके द्वारा समर्पित प्लान केस सं0– **P/Arara (Lodipur)-PCN-G+17/306/2018** दिनांक–09.02.2019 की स्वीकृति प्रदान की गई है।

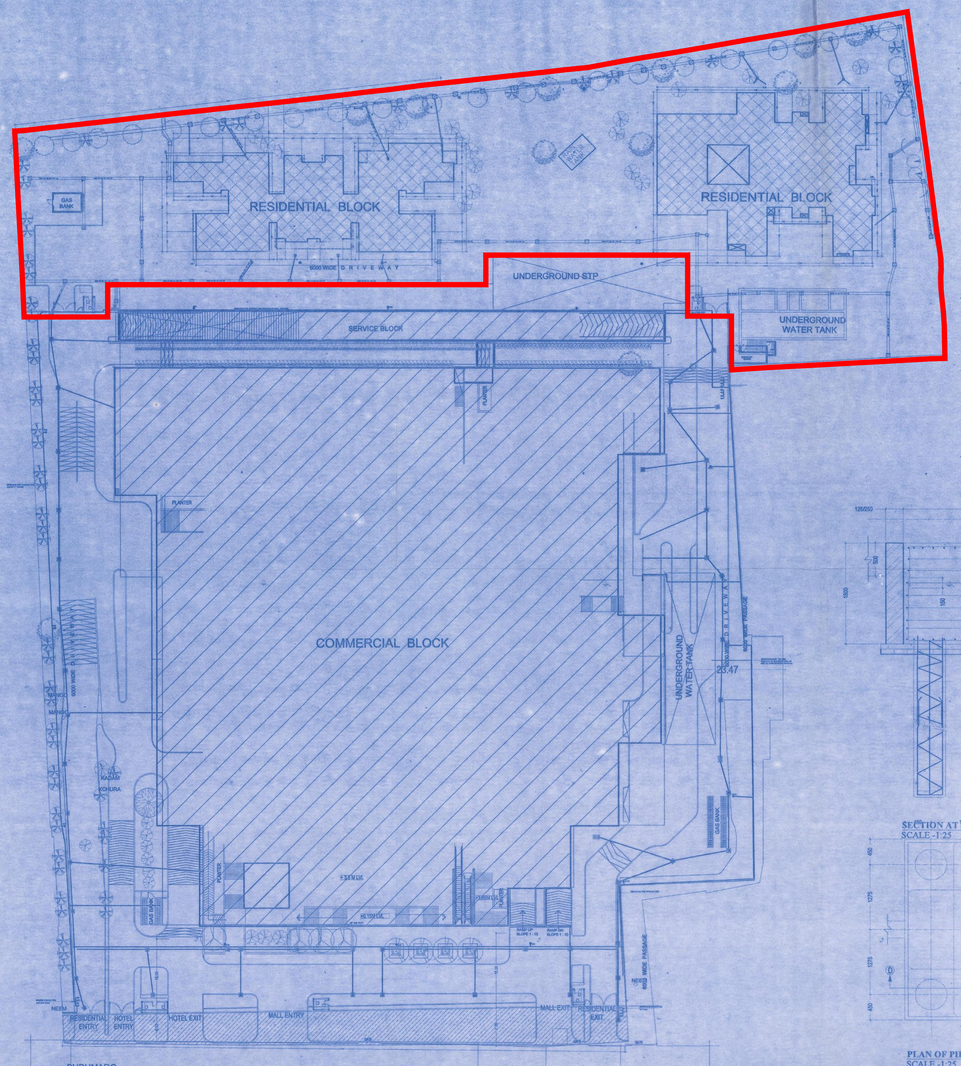
अतः आपसे अनुरोध है कि आप CPWD के Plinth area rate on 01-10-2012 Annexure-1 के अनुसार लेबर सेस के मद में जमा की जाने वाली राशि–**33,26,000/–**(तेतीस लाख छब्बीस हजार) रूपये (Bihar Bhawan & anya san-nirman karamkar kalyan board,patna) के नाम से देय होगा, जो बैंक ड्राफ्ट के माध्यम से श्रम संसाधन विभाग (नियोजन भवन), पटना में जमा कर तथा ज्ञापांक–937/न0वि0एवं0आ0वि0,दिनांक–11.04.2018 के आलोक में सेल्टर फण्ड की राशि रू0 **83,13,405/–**(तेरासी लाख तेरह हजार चार सौ पॉच) Shelter fund,patna के नाम से देय होगा जो बैंक ड्राफ्ट के माध्यम से बिहार राज्य आवास बोर्ड स्थित बैंक ऑफ इंडिया सचिवालय शाखा में जमा कर प्राप्ति रशीद एवं बकाया भवन शुल्क की राशि– **5,73,506/–**(पॉच लाख तेहत्तर हजार पॉच सौ छः) रू0 है, जो नगर आयुक्त,पटना नगर निगम के नाम से बैंक ड्राफ्ट शहरी योजना शाखा कार्यालय,पटना नगर निगम में कार्यालय कार्य अवधि में जमा करना सुनिश्चित करें।

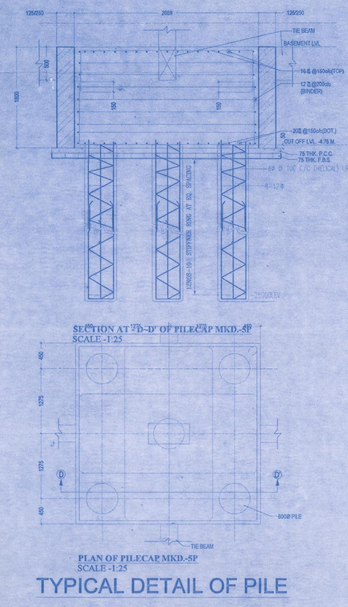
नगर विकास एवं आवास विभाग के ज्ञापांक–3123,दिनांक–05.06.2018 के आलोक में पटना नगर निगम के संबंधित अंचलों में भू–खण्ड को होल्डिंग की सूची में सम्मिलित कराकर राजस्व वसूली प्राप्ति रसीद की प्रति शहरी योजना शाखा कार्यालय में जमा करना सुनिश्चित करेंगें।

विश्वासभाजन

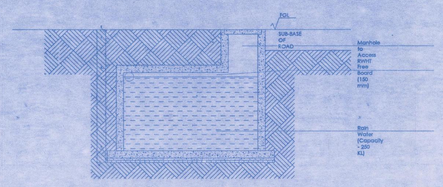
18/02/19
उप निदेशक,
शहरी योजना शाखा,
पटना नगर निगम।

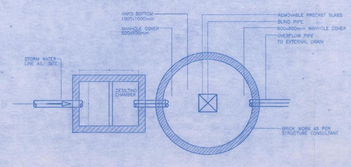
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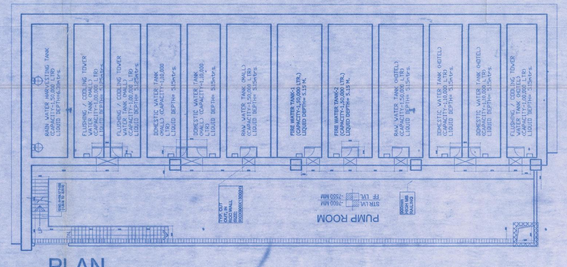


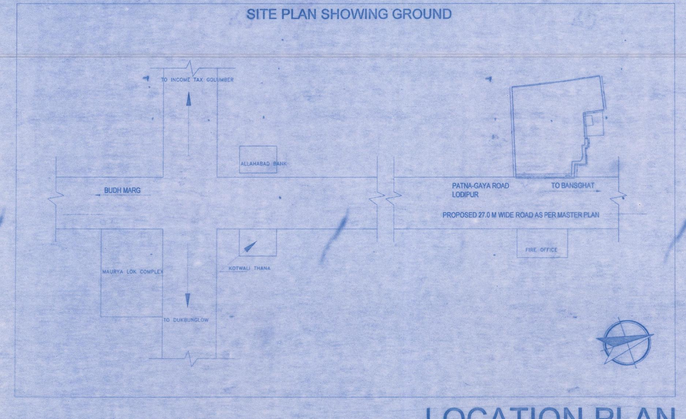


TYPICAL DETAIL OF PILE









AREA STATEMENT OF PROPOSED CITY CENTER AT PATNA

ARCHITECTS : BALMUT PVT LTD

DATED :

			SQM	(IN METRES)		
A	PLOT AREA (AS PER DEED)		30404.3		7.52	ACRES
	LAND AREA GIVEN TO ROAD WIDENING		828.80			
	NET AREA		29575.5			
B	PERMISSIBLE G. COVERAGE	50%	14787.7			
C	PERMISSIBLE F.A.R	2.5	73938.7			
F	PROPOSED G. COVERAGE	44.4%	13138			
	COMMERCIAL BLOCK		11220.96			
	RESIDENTIAL BLOCK		1864.62			
G	PROPOSED F.A.R	2.491	75672			266.8
	COMMERCIAL BLOCK		47844			
	RESIDENTIAL BLOCK		28778			
H	PROPOSED HT					
	COMMERCIAL BLOCK			97.3		
	RESIDENTIAL BLOCK			97.3		
	2.15					
I	COMMERCIAL AREA BREAK-UP		47894			
a	BASEMENT					
	TOTAL AREA		13419.87			
	PART A (EXISTING)		14.36			
	PART B (EXISTING)		101.66			
	PART C (EXISTING)		101.01			
	PART D (EXISTING)		300.57			
	PART E (EXISTING)		86.77			
	AREA		604.37			
b	GROUND FLOOR					
	TOTAL AREA		9853.27			
	PART A (EXISTING)					
	PART B (EXISTING)		91.90			
	PART C (EXISTING)		130.36			
	PART D (EXISTING)		840.43			
	PART E (EXISTING)		119.70			
	CLOCK TOWER (EXISTING)		127.14			
	AREA		1309.53			
c	FIRST FLOOR (EXISTING)		7898.81			
	PART A (EXISTING)		2010.84			
	PART B (EXISTING)		1272.34			
	PART C (EXISTING)		1207.30			
	PART D (EXISTING)		835.25			
	PART E (EXISTING)		2096.89			
	CLOCK TOWER (EXISTING)		75.94			
d	SECOND FLOOR (EXISTING)		7526.03			
	PART A (EXISTING)		1428.24			
	PART B (EXISTING)		1418.43			
	PART C (EXISTING)		1132.64			
	PART D (EXISTING)		1431.45			
	PART E (EXISTING)		2020.87			
	CLOCK TOWER (EXISTING)		74.30			
e	THIRD FLOOR (EXISTING)		6871.48			
	PART A (EXISTING)		1099.95			
	PART B (EXISTING)		1226.29			
	PART C (EXISTING)		1057.46			
	PART D (EXISTING)		1435.16			
	PART E (EXISTING)		2029.01			
	CLOCK TOWER (EXISTING)		23.61			
f	FOURTH FLOOR		5566.68			
	PART A (EXISTING)		297.78			
	PART B (EXISTING)		1081.15			
	PART C (EXISTING)		1058.66			
	PART D (EXISTING)		1241.69			
	PART E (EXISTING)		1802.07			
	CLOCK TOWER (EXISTING)		85.31			
g	FIFTH FLOOR		4394.52			
	PART B (EXISTING)		1081.00			
	PART C (EXISTING)		1079.85			
	PART D (EXISTING)		1264.89			
	PART E (EXISTING)		872.32			
	CLOCK TOWER (PROPOSED)		96.40			
h	SIXTH FLOOR (PROPOSED)		3817.62			
	PART B (PROPOSED)		1076.20			
	PART C (PROPOSED)		1074.33			
	PART D (EXISTING)		1240.31			
	PART E (EXISTING)		406.78			
i	SEVENTH FLOOR (PROPOSED)		3018.95			
	PART B (PROPOSED)		407.10			
	PART C (PROPOSED)		1074.33			
	PART D		241.81			
	PART E		1295.05			
j	EIGHTH FLOOR (PROPOSED)		894.31			
	PART D		894.31			
k	NINTH FLOOR (PROPOSED)		984.59			
	PART D		984.59			
l	TENTH FLOOR (PROPOSED)		984.59			
	PART D		984.59			
m	ELEVENTH FLOOR (PROPOSED)		984.59			
	PART D		984.59			
n	TWELFTH FLOOR (PROPOSED)		984.59			
	PART D		984.59			
o	THIRTEENTH FLOOR (PROPOSED)		984.59			
	PART D		984.59			
p	FOURTEENTH FLOOR (PROPOSED)		984.59			
	PART D		984.59			
q	TERRACE (PROPOSED)		576.67			
	PART D		576.67			
J	RESIDENTIAL AREA BREAK-UP					
J.1	BLOCK-A		13645.83			
J.1	BLOCK-A (EXISTING)		12386.84			
a	GR. FLOOR		624.47			
b	1st FLOOR		710.09			
c	2nd FLOOR		801.92			
d	3rd FLOOR		788.14			
e	4th FLOOR		801.92			
f	5th FLOOR		788.14			
g	6th FLOOR		801.92			
h	7th FLOOR		788.14			
i	8th FLOOR		801.92			
j	9th FLOOR		788.14			
k	10th FLOOR		801.92			
l	11th FLOOR		788.14			
m	12th FLOOR		801.92			
n	13th FLOOR		788.14			
o	14th FLOOR		372.68			
p	15th FLOOR		372.68			
q	16th FLOOR		372.68			
r	17th FLOOR		372.68			
s	ROOF AREA		13.05			
J.1.B	BLOCK-A (PROPOSED)		1277.99			
o	14th FLOOR		429.29			
p	15th FLOOR		419.51			
q	16th FLOOR		429.29			
r	17th FLOOR		419.51			
s	ROOF AREA		17.68			
J.2.	BLOCK-B		12134.57			
J.2.A	BLOCK-B (EXISTING)		8810.18			
a	GR. FLOOR		871.82			
b	1st FLOOR		617.24			
c	2nd FLOOR		673.75			
d	3rd FLOOR		656.53			
e	4th FLOOR		673.75			
f	5th FLOOR		656.53			
g	6th FLOOR		673.75			
h	7th FLOOR		656.53			
i	8th FLOOR		673.75			
j	9th FLOOR		656.53			
J.2.B	BLOCK-B (PROPOSED)		5324.34			
k	10th FLOOR		673.75			
l	11th FLOOR		656.53			
m	12th FLOOR		673.75			
n	13th FLOOR		656.53			
o	14th FLOOR		673.75			
p	15th FLOOR		656.53			
q	16th FLOOR		673.75			
r	17th FLOOR		656.53			
s	ROOF AREA		3.21			

A. GENERAL NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
2. DRAWING AND DIMENSIONS ARE ONLY TO BE READ AND NOT SCALED.
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL, STRUCTURAL AND SERVICES DRAWINGS.

WATER REQUIREMENT

A. COMMERCIAL DEVELOPMENT

1.	Ground Level Shopping 8611 Sq Mt.@ 3 Sq.M./ Person = 2870 Persons x 45 Litres	1,29,150 Litres/day
2.	First Level Shopping Approx. 7660.03Sq.M @ 6 Sq. M/Person = 1277 Persons x 45 Litres	57,465 Litres/day
3.	Second Level Shopping Approx. 7160Sq.M @ 6 Sq. M/Person = 1193 Persons x 45 Litres	53,685 Litres/day
4.	Third Floor Level - Cinema 1073 Persons x 15 Litres x 4 Shows /day	64,380 Litres/day
5.	Third Floor Level Shopping 4494 Sq. Mt.@ 6 Sq.M./ Person = 749 Persons x 45 Litres	33705 Litres/day
6.	Fourth Floor Level office 2016.54 Sq.M @ 10 Sq.M./ Person = 202 Persons x 45 Litres	9,090 Litres/day
7.	Fifth Floor Level office 2016.54 Sq.M @ 10 Sq.M / Person = 202 Persons x 45 Litres	9,090 Litres/day
8.	Sixth Floor Level office 2016.54 Sq.M @ 10 Sq.M / Person = 202 Persons x 45 Litres	9,090 Litres/day
	Total Water requirement	**3,65,655 Litres /day**
	Cooling Tower Make up Water requirement assumed is	2,00,000 Litres/day
	Therefore total water requirement	**5,36,485 Litres/day**

B HOTEL

1.	120 Rooms x 500 Litres Per Room	60,000 Litres/day
2.	Kitchen 1000 Meals @ 15 Liters/Meal	15,000 Litres/day
3.	Laundry @ 3 Kg Linen per Room = 600 Kg Linen @ 35 Litres/Kg	21,000 Litres/day
4.	Employee Staff 125 Nos. x 90 Litres / Person	11250 Litres/day
5.	Public Toilets	10,000 Litres/day
6.	Health Club	10,000 Litres/day
7.	Coffee Shop 50 Seats x 70 Litres	3,500 Litres/day
8.	Filter Back Wash	5,000 Litres/day
9.	Boiler Feed Makeup	5,000 Litres/day
	Total Water requirement for Hotel	**1,40,750 Litres/day**
	Cooling Tower Make up Water requirement assumed is	2,00,000 Litres/day
	Therefore total water requirement for Hotel	**3,40,000 Litres/day**

Fire Fighting Storage Tank Capacity of 6,00,000 Litres is provided for the Mall & Hotel

C. RESIDENTIAL

1.	Block 'A' 77 Flats x 5 Persons / Flats = 385 Persons x 135 Litres / Person/day	51,975 Litres/day
2.	Block 'B' 50 Flats x 5 Persons / Flats = 250 Persons x 135 Litres / Person/day	33,750 Litres/day

Fire Fighting Storage Tank Capacity of 1,00,000 Litres each is provided for the Residential Tower

C. PROJECT :

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING OF "UTKARSH SFATIK LIMITED" HAVING MUNICIPAL SURVEY PLOT NO.-157,158,159,160,161, 162 & 60 (P),HOLDING NOS. 223,224,225(FORMLY HOLDING NOS.-118A,118,118,119,119 & 119) WITHIN WARD NO.-1,SHEET NO. 2 & 3,CIRCLE NO.-3,KHATA NO.-6,TAUJI NO.-679,REVENUE THAN A NO.-20,MOUZA-ADRA,BUDH-MARG(FORMLY PATNA GAYA ROAD) MOHALLA-LODIPUR,P.S.-BUDHA COLONY,DISSTT.-PATNA.

UTKARSH SFATIK LIMITED
Authorised Signatory

SIGNATURE OF OWNER

D. SIGNATURE OF STRUCTURAL ENGINEER:

Ram Keshwar Prasad
B Tech (Civil) (Govt. Engineer)
Empanelment No.- SE/07/16

E. SIGNATURE OF ARCHITECT :

ER. SHAILESH RANJAN
B.SC (ENGG.) (Civil)
Engineer
Patna Hogar Nagar

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISCOM)
Case No.- (Conditional) - PCN/2019/3046/2018
Sanction of Plan Accorded under Section 314, 315, 316 & 317 of the Bihar Municipal Act 2007
Patna Municipal Commissioner, Patna on.....
Date: 09/12/2019
FOR NOTION OF PLAN ACCORDING
उप निदेशक

TITLE
SITE PLAN,LOCATION PLAN

CLIENT	SCALE:	N	DATE:
AMBUJA REALTY GROUP	1:400		
DRWG NO. A/P/S/CCP/28/03/16/01			SHEET NO : 01