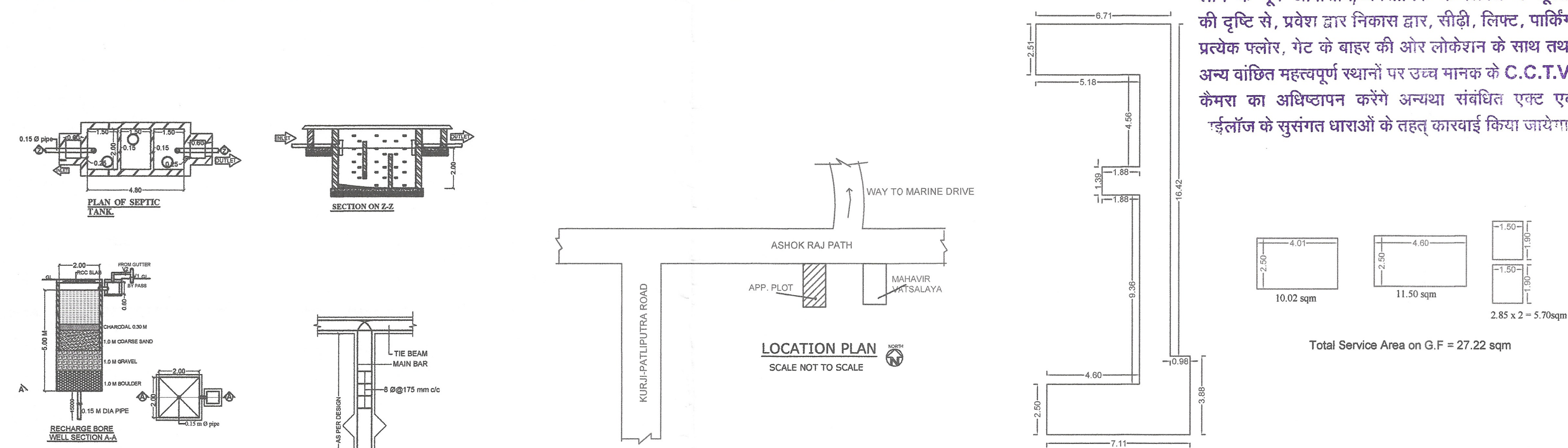


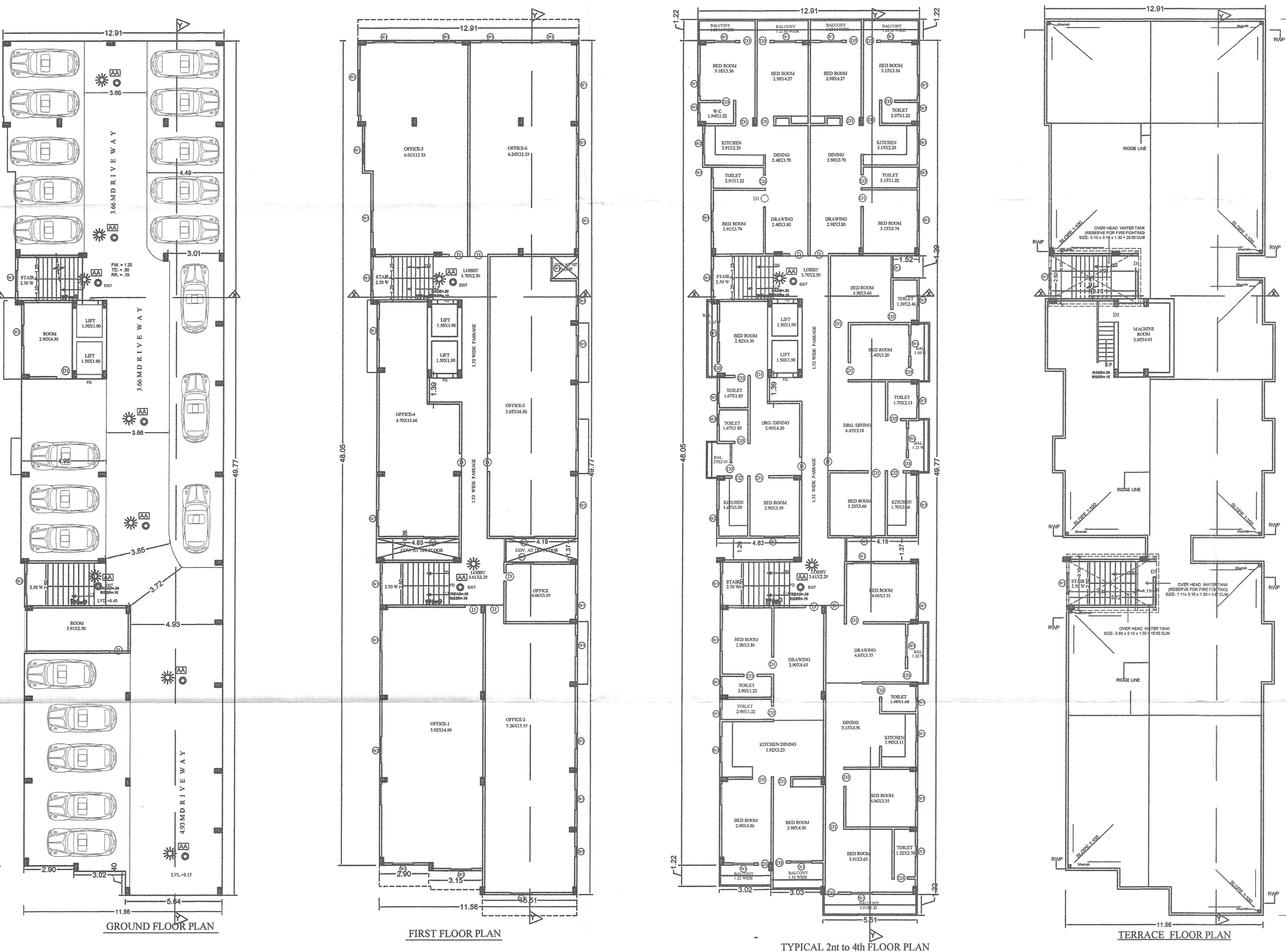
विल्डर/प्रमोटर/भू-स्वामी/संबंधित वारसुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यवसायिक कंप्लेक्स में सुरक्षा की दृष्टि से, प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक पलोर, गेट के बाहर की ओर लोकेशन के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों पर उच्च मानक के C.C.T.V. कैमरा का अधिष्ठापन करेंगे अन्यथा संबंधित एक्ट एवं 'ईलॉज' के सुसंगत धाराओं के तहत कारवाई किया जायेगा।



Total Service Area on 1ST, 2ND, 3RD, 4TH FLOOR
= 61.87 x 4 = 247.48 sqm

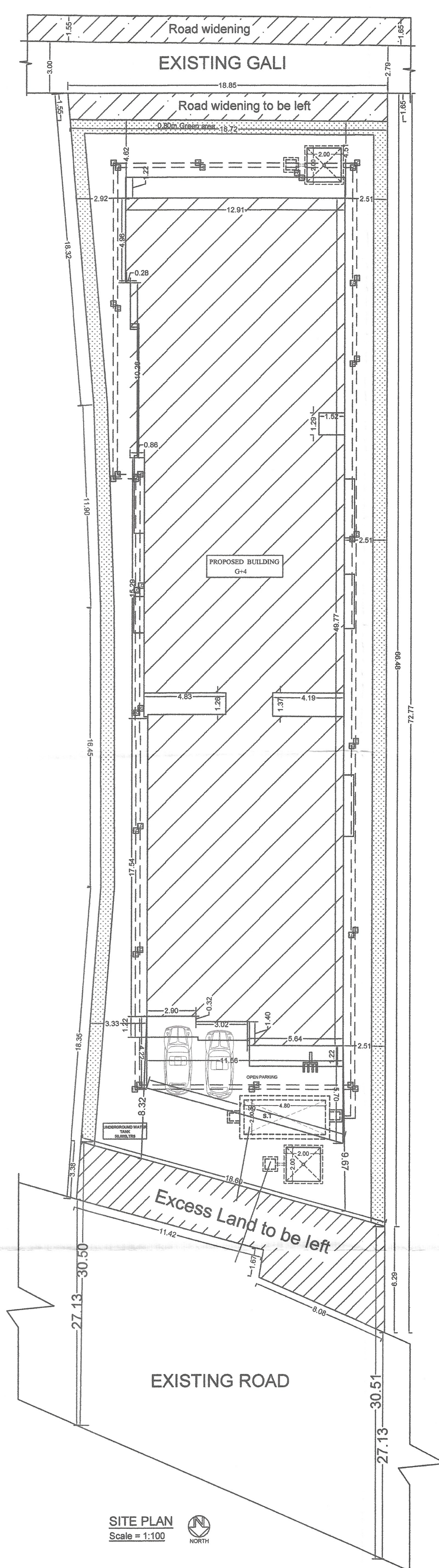
Total Service Area on G.F to 4th floor
= 27.22 + 247.48 = 274.70 sqm

Total Service Area in %age = 274.70 / 2347.76 = 11.70 %



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



PARKING AREA CALCULATION	
TOTAL BUILT UP AREA = 2377.91 SQM	
B. U. AREA OF GROUND FLOOR PLAN	62.35 SQ.M.
B. U. AREA OF 1ST. FLOOR PLAN	665.63 SQ.M.
TOTAL	627.98 SQM
DEDUCT SERVICE AREA = 627.98 - 89.00 = 538.98 SQM	
REQUIRED PARKING @ 25% OF 538.98 = 134.74 SQM	
B. U. AREA OF 2ND. FLOOR PLAN	665.31 SQ.M.
B. U. AREA OF 3RD. FLOOR PLAN	665.31 SQ.M.
B. U. AREA OF 4TH. FLOOR PLAN	665.31 SQ.M.
TOTAL	1740.93 SQM
DEDUCT SERVICE AREA = 1740.93 - 185.61 = 1555.32 SQM	
REQUIRED PARKING @ 25% OF 1555.32 = 388.83 SQM	
TOTAL REQUIRED PARKING = 134.74 + 388.83 = 523.57 SQM	
PROVIDED PARKING IN GROUND FLOOR	621.00 SQM
PROVIDED PARKING IN OPEN SPACE	66.59 SQM
TOTAL PROVIDED PARKING = 621.00 + 66.59 = 687.59 SQM	
DESIGN OF OVER HEAD WATER TANK	
WATER SUPPLY CALCULATION :-	
FOR COMMERCIAL:	
ASSUMING 10 SQM BUILT-UP AREA PER USER	
TOTAL BUILT-UP AREA = 597.83 SQM	
NO. OF USERS = 597.83 / 10 = 59.78 say 60 USERS	
REQD. WATER SUPPLY = 45 LITRE PER USER PER DAY	
60 USERS x 45 LITRE = 2700 LITRES	
REQUIRED CAPACITY OF WATER TANK = 2.70 CUM (REQUIRED)	
FOR RESIDENTIAL:	
TOTAL NO. OF FLAT = 18	
ASSUMING 5 USERS IN EACH FLAT	
TOTAL NOS. OF USERS = (18 x 5) = 90 EXTRA USERS = 95	
REQD. WATER SUPPLY = 135 LITRE PER USER PER DAY	
95 USERS x 135 LITRE = 12825 LITRES	
REQUIRED CAPACITY OF WATER TANK = 12.82 CUM (REQUIRED)	
TOTAL REQUIRED CAPACITY (COMMERCIAL + RESIDENTIAL) = 2.70 + 12.82 = 15.52 CUM	
PROVIDED O.H.W. TANK = 3.88 x 3.10 x 1.30 = 15.63 CUM	
PROVISION FOR OVER HEAD FIRE FIGHTING WATER TANK = 25.0 CUM	
PROVIDED O.H.W. TANK FOR FIRE FIGHTING =	
(1) 5.10X3.10X1.30 = 20.55 CUM	
(2) 1.11X3.10X1.30 = 4.47 CUM	
TOTAL = 20.55 + 4.47 = 25.02 CUM	

LEGEND FOR FIRE FIGHTING.	
(1) UNDER GROUND WATER STAIR TANK FOR FIRE FIGHTING TOWER-A	50,000LTR
(2) WET RISING SYSTEM WITH FIRE HYDRANT	W
(3) HOSE ROLL	
(4) IN MARKED FIRE EXT.	
(5) TAPID HYDRANT	
(6) AUTOMATIC SPRINKLER INSTALLATION	
(7) MANUAL CALL ALARM POINT	
(8) FIRE CHECK DOOR	
(9) SHAMSE CONNECTION	
(10) EMERGENCY LIGHTING SYSTEM	
(11) AUTOMATIC DETECTION & ALARM SYSTEM	A A
(12) FIRE RESISTANCE CHECK DOOR	RFS
(13) P.A. SYSTEM	
(14) ILLUMINATED EXIT SIGN	
(15) SPRINKLER SYSTEM	EXT
(16) SMOKE DETECTOR	
(17) EMERGENCY LIGHT	
(18) OVER HEAD WATER TANK (For Fire Fighting)	
(25,000LTR FOR EACH TOWER)	
25,000LTR	

AREA CALCULATION	
AREA CALCULATION:	
TOTAL PLOT AREA (AS PER DEED)	= 1113.28 SQM
TOTAL PLOT AREA (AS PER SITE)	= 1113.78 SQM
EXCESS LAND AREA	= 78.64 SQM
ROAD WIDENING AREA	= 30.85 SQM
NET PLOT AREA	= 1082.96 SQM
GROUND FLOOR BUILT AREA	= 62.35 SQM
FIRST FLOOR BUILT AREA	= 665.63 SQM
SECOND FLOOR BUILT AREA	= 665.31 SQM
THIRD FLOOR BUILT AREA	= 665.31 SQM
FOURTH FLOOR BUILT AREA	= 665.31 SQM
TOTAL BUILT UP AREA	= 2377.91 SQM
F.A.R. ARCHIVED	= 2.20

GREEN AREA CALCULATION	
TOTAL PLOT AREA = 1082.96 SQM	
REQ. GREEN AREA = 10% OF 1082.96 = 108.30 SQM	
PROVIDED GREEN AREA = 113.59 SQM	

PROPOSED COM. CUM RESIDENTIAL BUILDING OF OWNER - 1 SRI JAGMOHAN SINGH OWNER - 2 SRI VISHWANATHAN SINGH BOTH S/O LATE DEV PRASAD SINGH DEVELOPER - SAI AANIKET INFRA L.L.P., PARTNERS 1. SRI SUJAY KUMAR S/O LATE RAMESH SINGH 2. SRI MANOJ KUMAR S/O LATE GEETA PD. SINGH AT MUNDAR SAH LANE - 2, ASHIANA NAGAR 800014. PLOT NO - 732, KHATA NO - 2 THANA - PATLIPUTRA MAUZA - MAINPURA , TAUZI NO - 5732 DIST -PATNA		
NORTH	SCALE 1:100 1:200	SHEET NO. 01/02

SAI AANIKET INFRA LLP
BUILDER REG. NO. -
BR/UDHD/BLDR/P/25-0271

SIG. OF BUILDER	
<i>Sai Aaniket Infra LLP</i>	<i>S. Shalish Ranjan, M.E.</i> CIVIL ENGINEER EMP. NO. - BR/UDHD/CE/23-0016 UDHD, BHAR (PATNA)
SIG. OF LAND OWNER	SIG. OF ENGINEER

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. 10/2025
Sanction of Plan Accorded under Section
315, 316 & 317 of the Bihar Municipal Act 2007
by the Municipal Commissioner, Patna on.....
Date: 10/01/2025
SANCTION OF PLAN ACCORDED

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

निदेशक
शहरी योजना
पटना नगर निगम, पटना