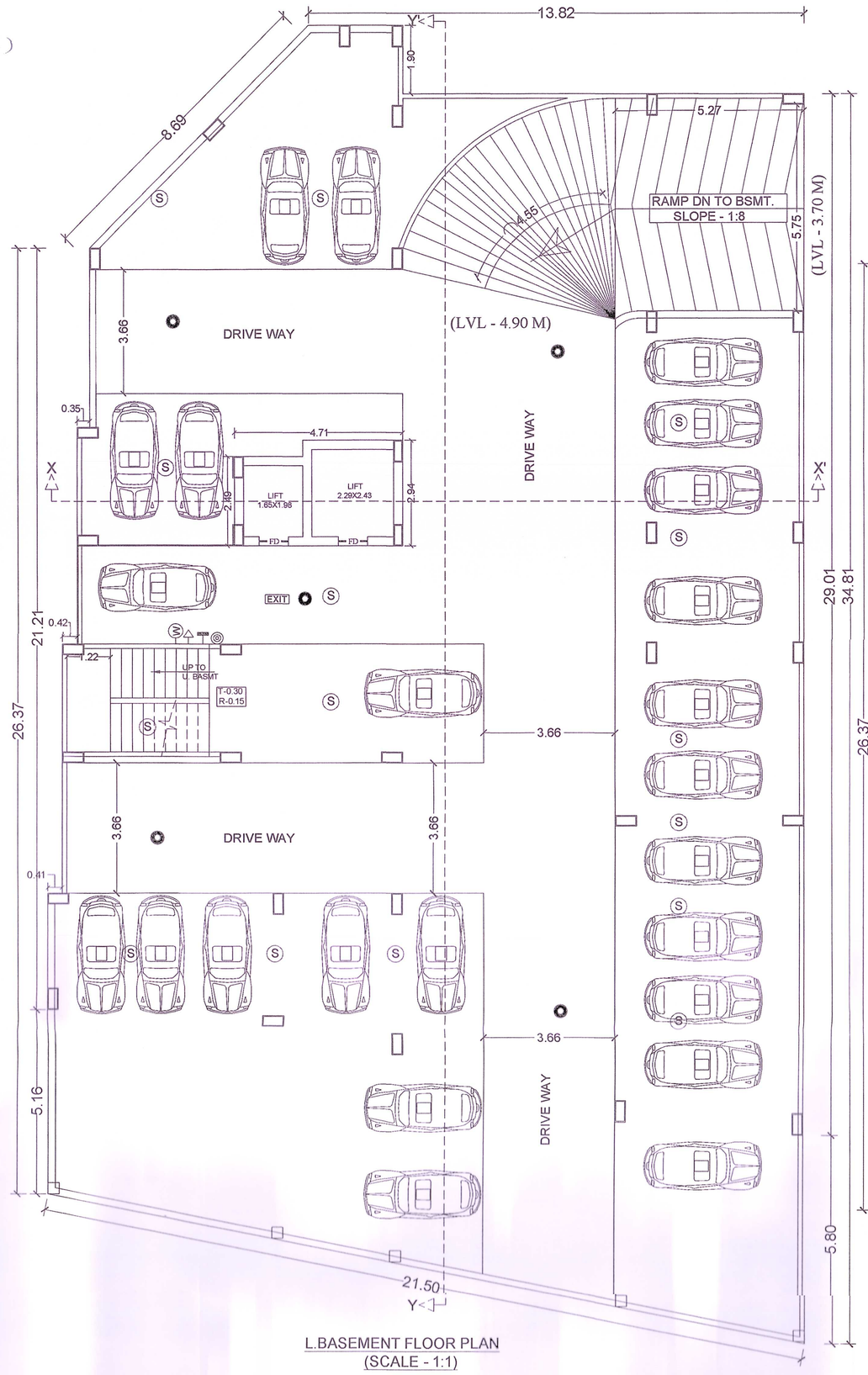
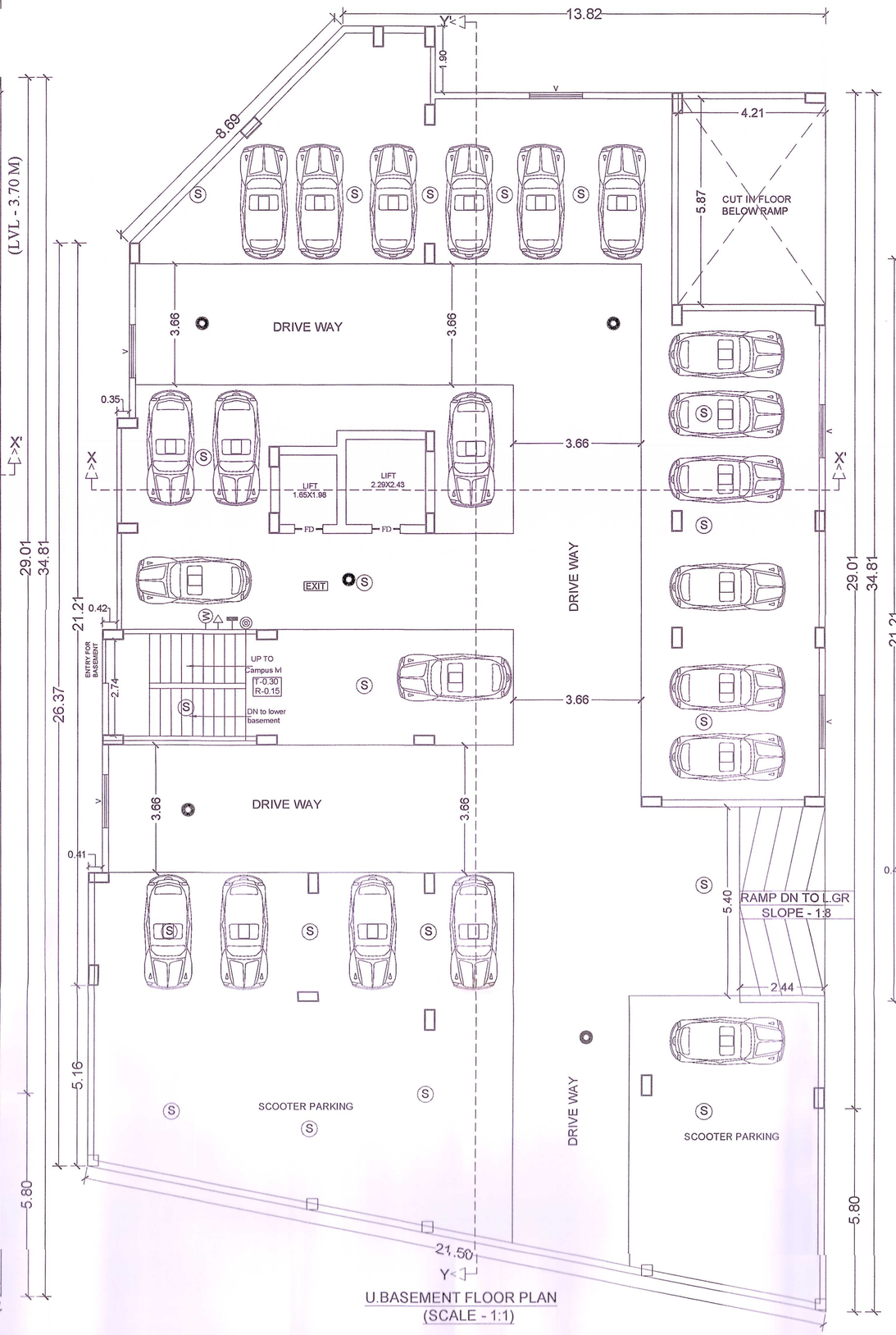
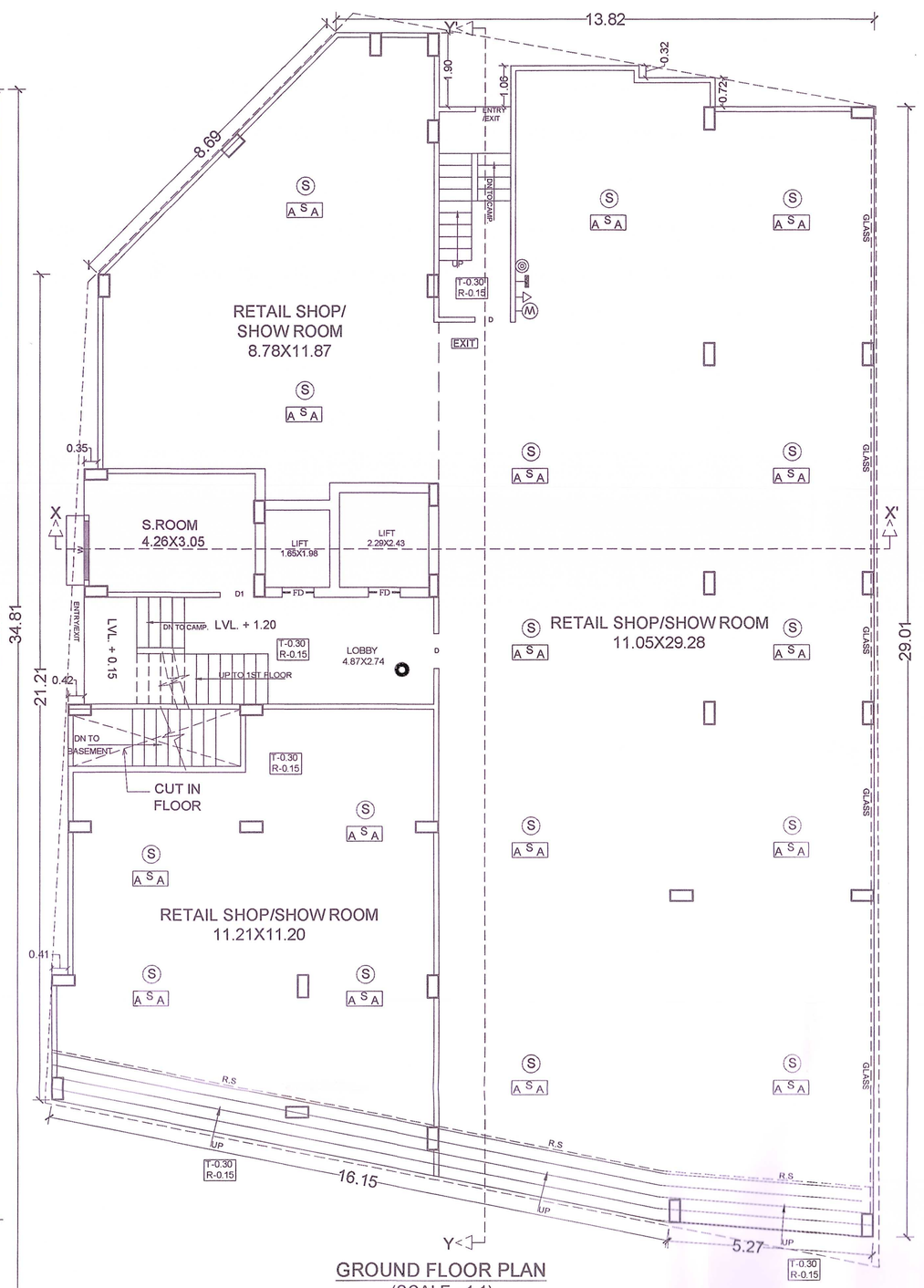


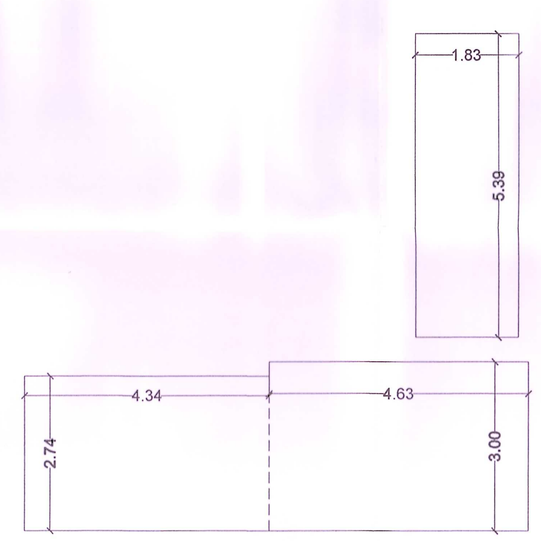
L.BASEMENT FLOOR PLAN
(SCALE - 1:1)



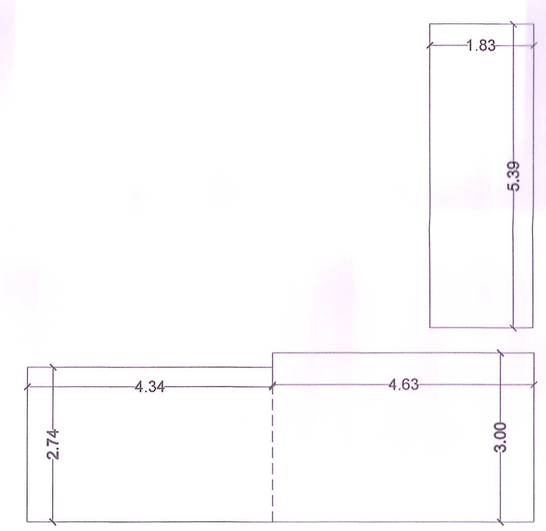
U.BASEMENT FLOOR PLAN
(SCALE - 1:1)



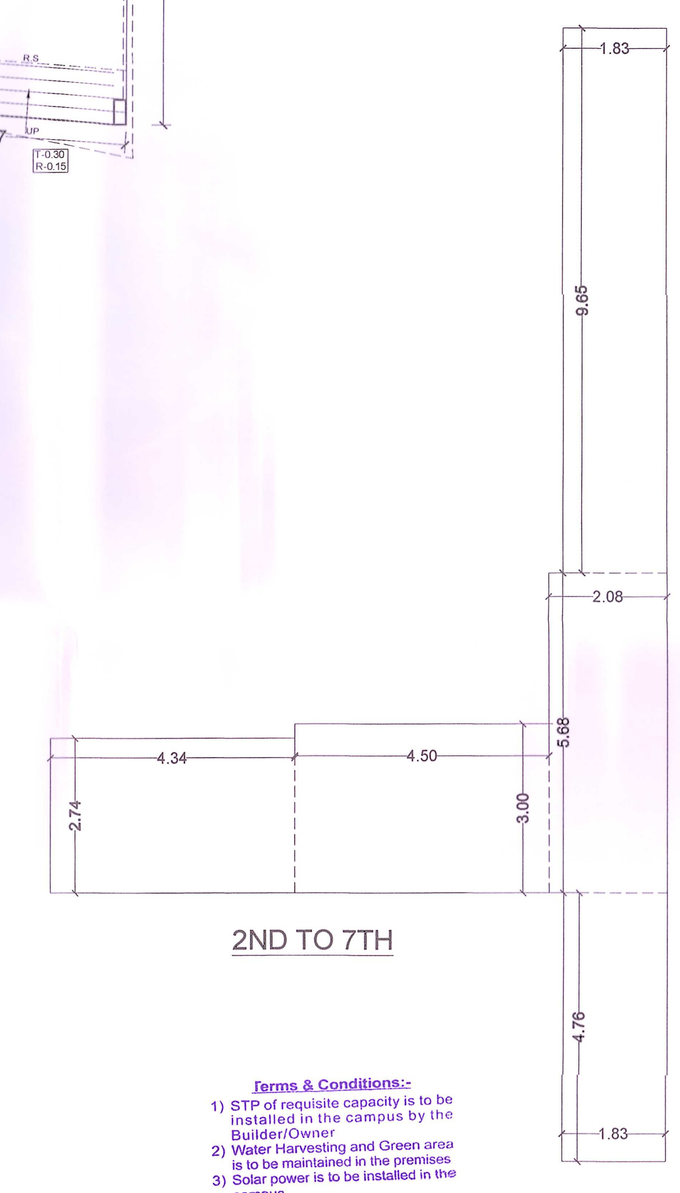
GROUND FLOOR PLAN
(SCALE - 1:1)



GROUND



FIRST



2ND TO 7TH

SEPTIC TANK CALCULATION

FOR COMMERCIAL
TOTAL BUILT UP AREA= **1143.11**Sqm.
TOTAL CARPET AREA = **1143.11**/2 = 571.55SQM.
ASSUME 10 sqm CARPET AREA= 1 PERSON
HENCE 57.15Sqm. CARPET AREA = 57PERSON
CAPACITY OF SEPTIC TANK REQUIREMENT
@ 0.085 cum./ PERSON
TOTAL NO OF PERSON REQUIRED = 57 X0.085
= 4.84cum. + 20% EXTRA = 5.80Cum.
TOTAL SIZE REQUIRED FOR SEPTIC TANK
= 5.80Cum.
FOR RESIDENTIAL
NOS. OF FLAT = 30
ASSUME 5PERSON / FLAT REQ. 30X5 = 1500
TOTAL NOS. OF PERSON = 150
ADD 20% EXTRA = 180 PERSON
CAPACITY OF SEPTIC TANK FOR 180PERSON
@ 0.085M / PERSON/ DAY
= 180 X 0.085 = 15.30CUM
TOTAL SIZE OF SEPTIC TANK REQUIRED
= 5.80 + 15.30 = 21.10CUM.
TOTAL SIZE OF SEPTIC TANK PROVIDED
= 4.00 X 2.00 X 3.00 = 24.00 CUM

RAIN WATER HARVESTING CALCULATION

TOTAL TERRACE AREA = **562.68**SQM.
RECHARGE PIT CAPACITY @ 6 CUM FOR 100 SQM.
SO, 5.62 SQM. REQUIRED RECHARGE PIT AREA
= 5.62X 6 = 33.72 CUM
RECHARGE PIT SIZE PROVIDED
= 6.00X2.00X3.00 = 36.00 CUM

GREEN AREA CALCULATION

TOTAL PLOT AREA = 1333.33SQM.
RECHARGE PIT CAPACITY @ 10% OF THE PLOT
SO,REQUIRED GREEN AREA
= 133.33 SQM
TOTAL GREEN AREA PROVIDED
= 165.86SQM

SPECIFICATION

(1) FOUNDATTION : - R .C .C .PILE FOUNDATION .
(2) SUPER STRUCTURE : - 1st CLASS BRICK WORK IN CEMENT MORTAR 1:6.
(3) FLOORING : - .025 TH I. P .S FLOORING OVER .15 DRY RAMMED KHOA OVER . ONE LALYER BRIK FLAT SOLING . OVER LOCAL SAND FILLING.
(4) R .C .C . WORK : - SLAB, LINTEL , STAIR, BEAM & CHAJJA IN 1 : 1-1/2 : 3 WITH PROPER REIN FOR CEMENT .
(5) TERRACING- .10TH AVERAGE LIME TERRACING OVER .10 TH R .C .C .ROOF SLAB
(6) PLASTER : - .012 TH CEMENT PLASTER ON BOTH SIDE WALL & .006 CEMENT PLASTER ON CELING .
(7) DRAIN : - 18 CM WIDE & 30 CM DEEP PUCCA DRAIN ROUND IN THE BUILDING .
(8) COLOUR : - AS PER CHOICE .

WATER TANK CALCULATION

FOR COMMERCIAL
TOTAL BUILT UP AREA= **1143.11**Sqm.
TOTAL CARPET AREA = **1143.11**/2 = 571.55SQM.
ASSUME 10 sqm CARPET AREA= 1 PERSON
HENCE 57.15sqm. CARPET AREA = 57PERSON
ASSUME 50 LTR. WATER
CONSUMPTION/PERSON/DAY
TOTAL WATER REQUIRED = 50 X 57
= 2850 + 20%EXTRA = 3420LTR.
TOTAL WATER REQUIRED = 3.42cum.
FOR RESIDENTIAL
NOS. OF FLAT = 30
ASSUME 5PERSON / FLAT REQ.= 30X5 = 150
TOTAL NOS. OF PERSON = 150
ADD 20% EXTRA = 180PERSON
ASSUME 135 LTR WATER
CONSUMPTION/PER/DAY
= 180 X 135 + 25,000(FOR FIRE FIGHTING)
= 49300ltr. = 49.30 CUM
TOTAL WATER TANK SIZE REQUIRED
= 3.42 + 49.30 = **52.72** CUM.
TOTAL WATER TANK PROVIDED
1). 5.25X2.75X1.40 = 20.21CUM
2). 5.67X1.83X1.40 = 14.52CUM
3). 3.89X4.39X1.10 = 18.78CUM
= 20.21 + 14.52 + 18.78 = 53.51 Cum.

PROJECT:-

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING FOR
1) SMT MISTU KUMARI SINHA
W/O- SRI SHIV SHANKAR
2) SRI SHIV SHANKAR
S/O- SRI SUKHDEV PRASAD SINHA
PLOT NO - 1615(P), 1616(P) KHATA NO - 68
THANA NO - 14
MAUZA - PAHARI THANA - AGAMKUAN
DIST.- PATNA

Mistu Kumari Sinha	Er. Pankaj Kr. Karn (Engineer) EMP No.-ER/10/2018 PATNA MUNICIPAL CORPORATIONA
SIGNATURE OF OWNER.	SIGNATURE OF ARCH./ENG.
BR/UDHD/BLDR/23-0096	Er. Amrendra Kumar (Structure Engineer) Reg. No.-SE/01/2018 (P.M.C)
SIGNATURE OF DEVELOPER	SIGNATURE OF STR./ENG.

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
PRDA/BR/PCN-2023/62/2023
Case No.....20.....
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date...20/04/2024.....
SANCTION OF PLAN ACCORDED

निदेशक
शहरी योजना
पटना नगर निगम, पटना
20/04/24

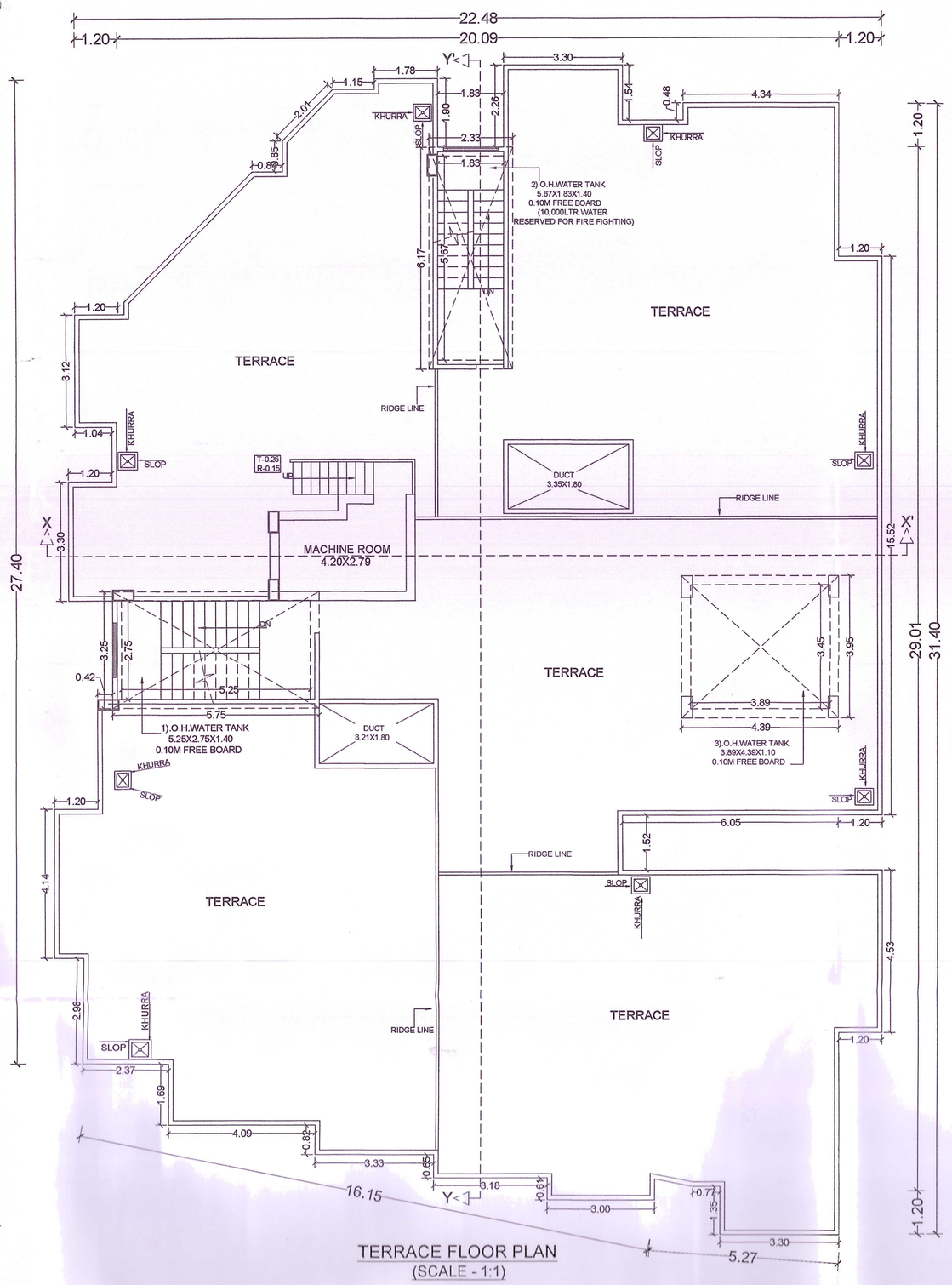
प्रहलाद पटेल
सहायक नगर नियोजन पदाधिकारी
शहरी योजना शाखा
पटना नगर निगम
20/04/2024

बिल्डर/प्रोमोटर/भू–स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवारीय/व्यवसायिक कम्पलेक्स में सूरक्षा की दृष्टि से, प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के अंदर की [illegible] फिकेशन 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।

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

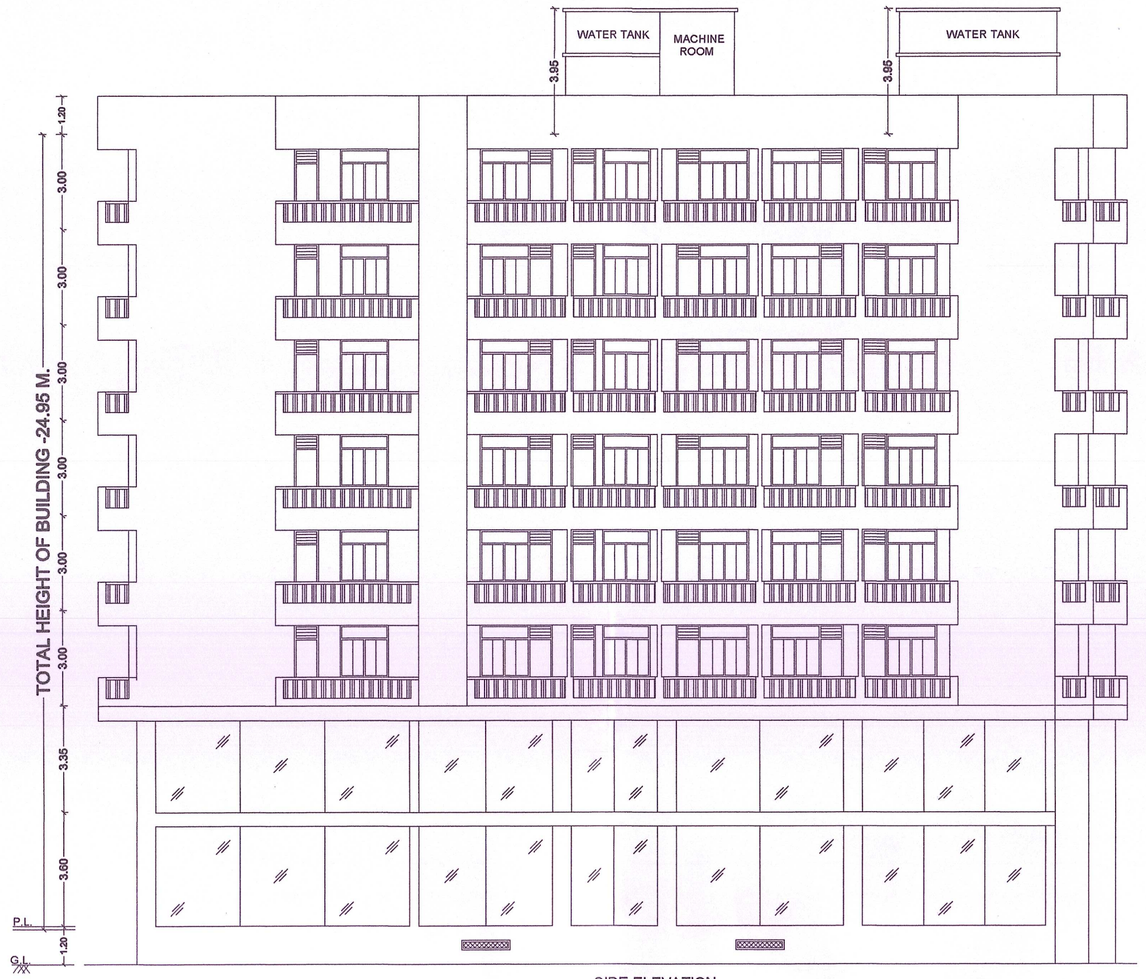
Terms & Conditions:-

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

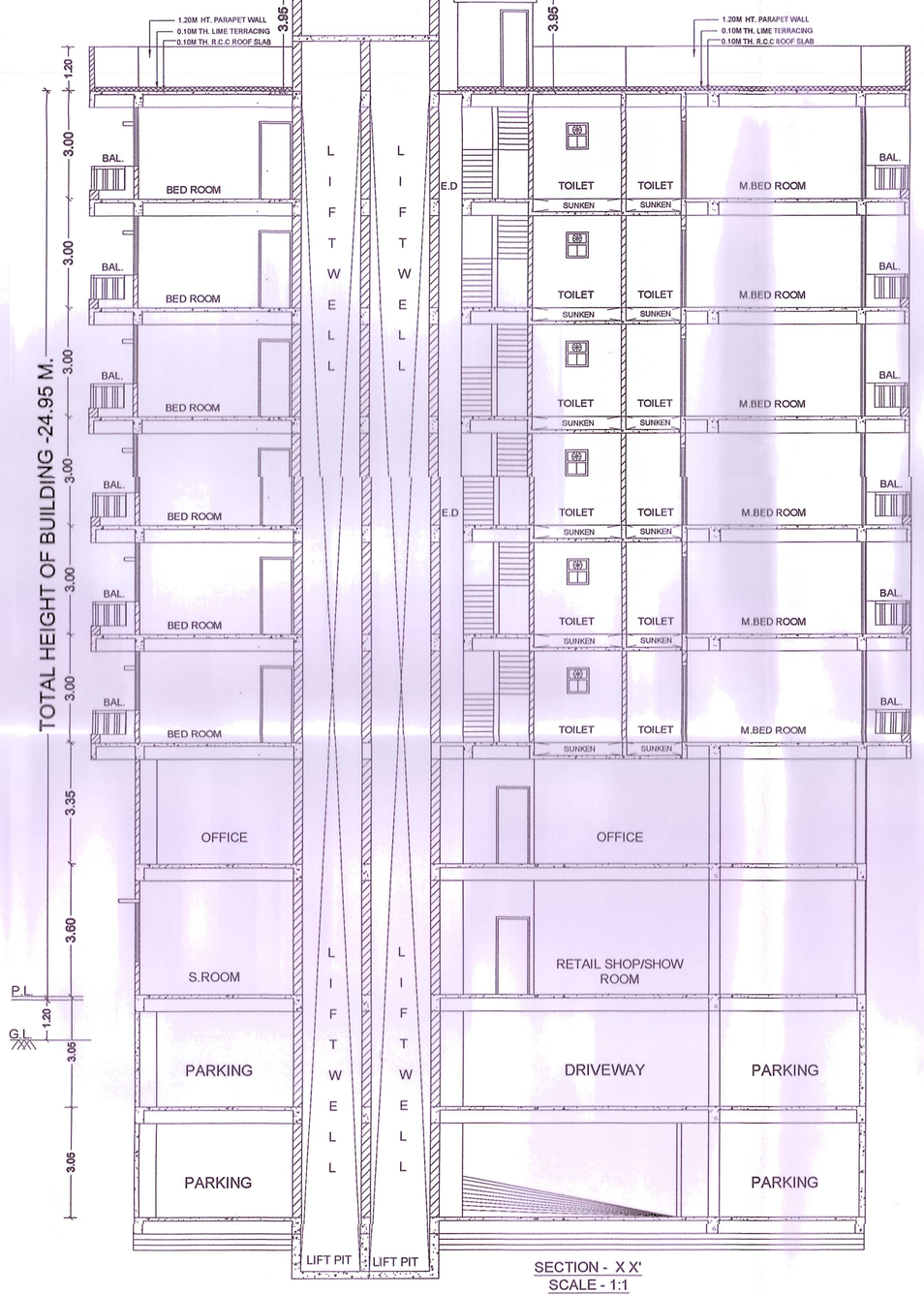


TERRACE FLOOR PLAN
(SCALE - 1:1)

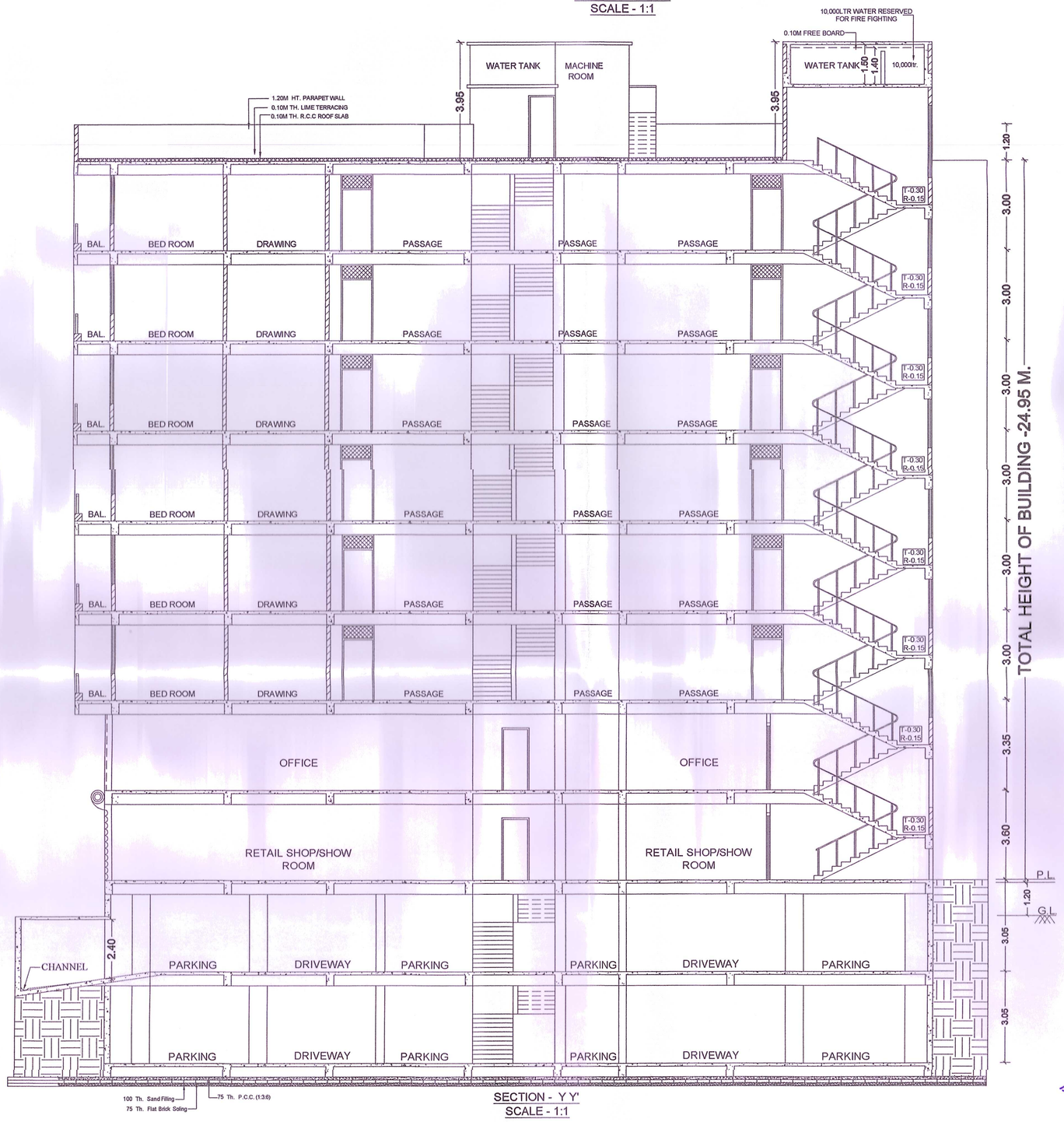
FRONT ELEVATION
SCALE - 1:1



SIDE ELEVATION
SCALE - 1:1



SECTION - X X'
SCALE - 1:1



SECTION - Y Y'
SCALE - 1:1

SPECIFICATION

(1) FOUNDATTION : - R .C .C .PILE FOUNDATION .
(2) SUPER STRUCTURE : - 1st CLASS BRICK WORK IN CEMENT MORTAR 1:6.
(3) FLOORING : - .025 TH I. P .S FLOORING OVER .15 DRY RAMMED KHOA OVER . ONE LALYER BRIK FLAT SOLING . OVER LOCAL SAND FILLING.
(4) R .C .C . WORK : - SLAB, LINTEL , STAIR, BEAM & CHAJJA IN 1 : 1-1/2 : 3 WITH PROPER REIN FOR CEMENT.
(5) TERRACING- .10TH AVERAGE LIME TERRACING OVER .10 TH R .C .C .ROOF SLAB
(6) PLASTER : - .012 TH CEMENT PLASTER ON BOTH SIDE WALL & .006 CEMENT PLASTER ON CELING .
(7) DRAIN : - 18 CM WIDE & 30 CM DEEP PUCCA DRAIN ROUND IN THE BUILDING .
(8) COLOUR : - AS PER CHOICE .

SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH	HEIGHT	SILL LEV.	LIN. LEV.	REMARK
D	1.20	2.10	0.00	2.10	FULLYPANILEDDOORS
D1	1.00	2.10	0.00	2.10	DO
D2	0.90	2.10	0.00	2.10	DO
D3	0.75	2.10	0.00	2.10	DO
W I N D O W S					
W	1.80	1.35	0.75	2.10	FULLY GLAZED WINDOW
W1	1.50	1.35	0.75	2.10	DO
W2	1.20	1.35	0.75	2.10	DO
W3	0.90	1.35/1.05	0.75/1.05	2.10	DO
W4	0.60	0.75	1.35	2.10	DO

PROJECT:-

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING FOR
1) SMT MISTU KUMARI SINHA
W/O- SRI SHIV SHANKAR
2) SRI SHIV SHANKAR
S/O- SRI SUKHDEV PRASAD SINHA
PLOT NO - 1615(P), 1616(P) KHATA NO - 68
THANA NO - 14
MAUZA - PAHARI THANA - AGAMKUAN
DIST.- PATNA

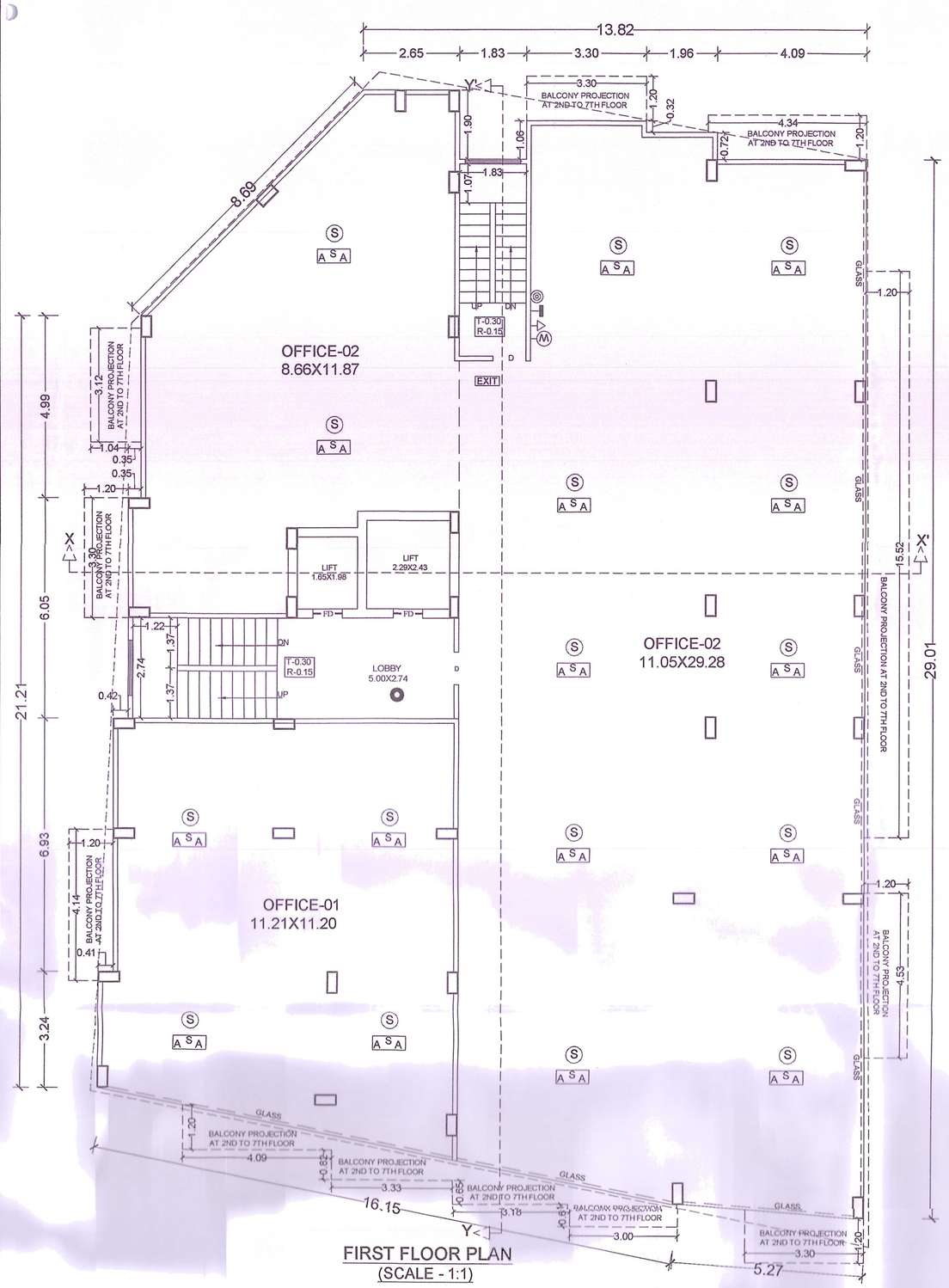
Shiv Shankar Mistu Kumari Sinha	Er. Pankaj Kr. Karn (Engineer) EMP No.-ER/10/2018 PATNA MUNICIPAL CORPORATIONA
SIGNATURE OF OWNER.	SIGNATURE OF ARCH./ENG.
BR/UDHD/BLDR/23-0096	Er. Amrendra Kumar (Structure Engineer) Reg. No.-SE/01/2018 (P.M.C)
SIGNATURE OF DEVELOPER	SIGNATURE OF STR./ENG.

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. PAHARI/ BR-20+G+7/674/2023 ....20....
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date 20/04/2024
SANCTION OF PLAN ACCORDED

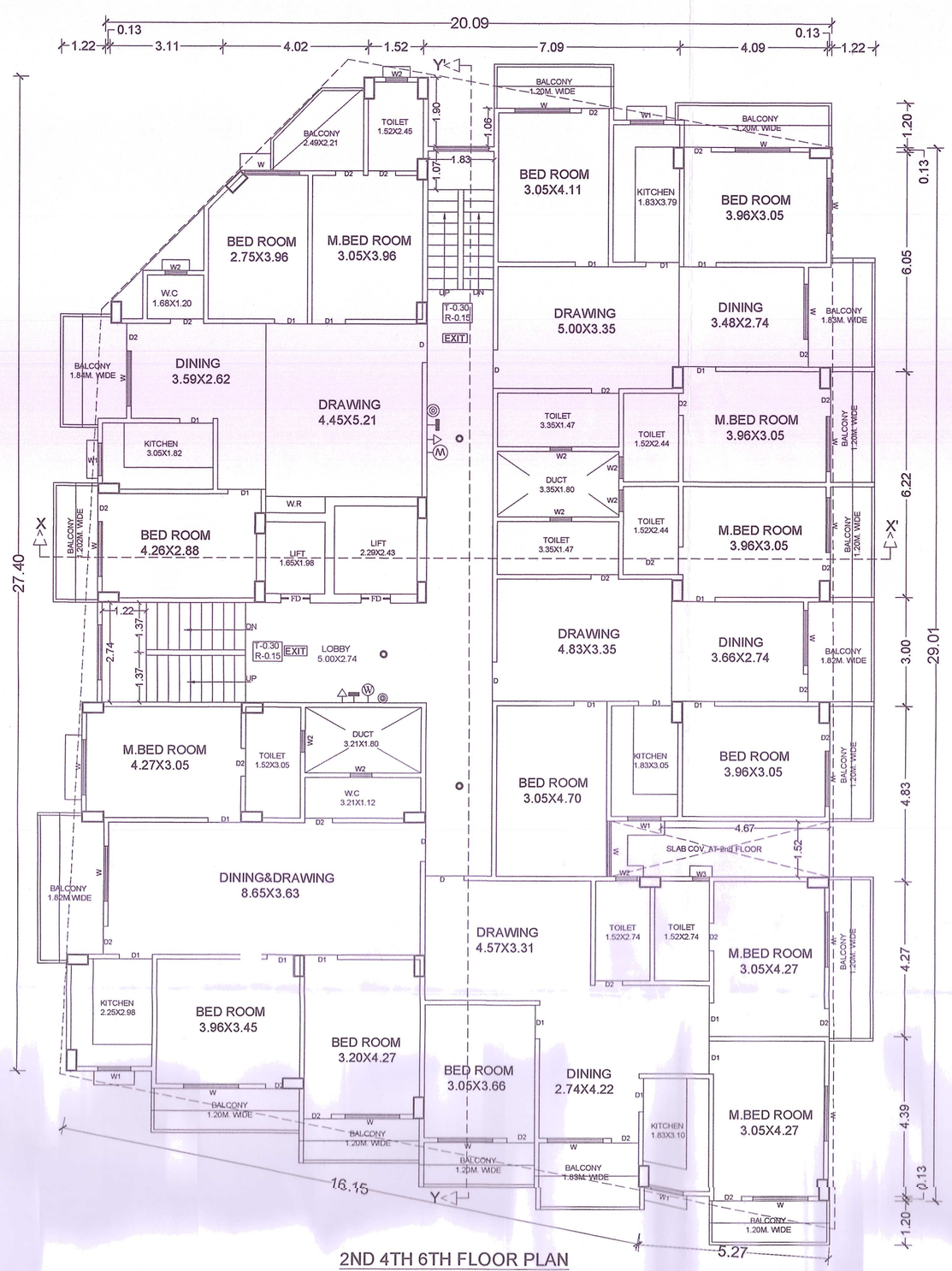
निदेशक
शहरी योजना
पटना नगर निगम, पटना
06/08/24

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

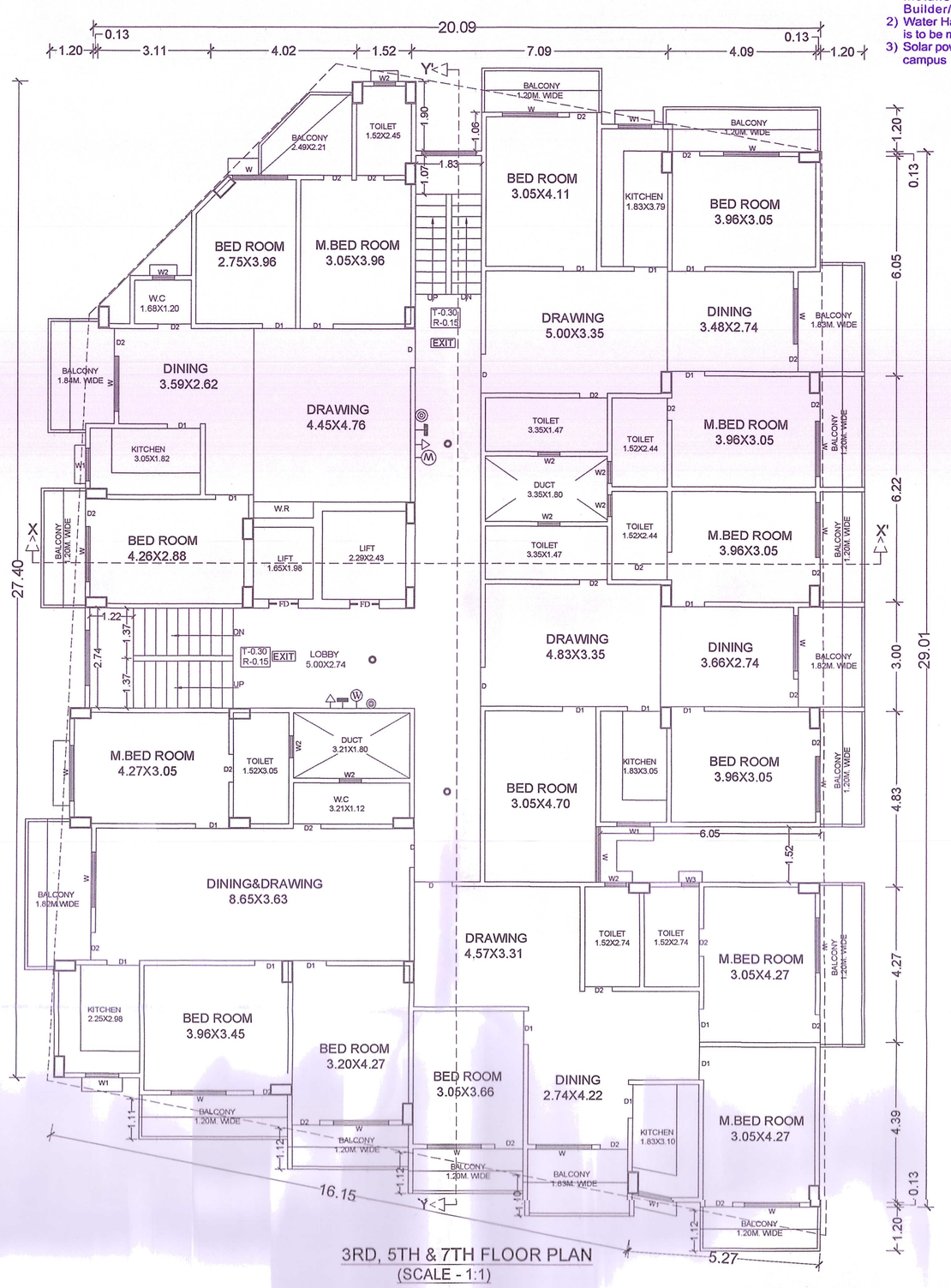
विल्डर/प्रोमोटर/भू-स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यावसायिक काम्पलेक्स में सूरक्षा की दृष्टि से, प्रवेश द्वार [illegible] लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के [illegible] के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों पर [illegible] के C.C.T.V. कैमरा का अधिष्ठापन करना अनिवार्य [illegible] एक्ट एवं बाईलॉज के सुसंगत धाराओं के तहत् कार्रवाई किया जायेगा।



FIRST FLOOR PLAN
(SCALE - 1:1)



2ND 4TH 6TH FLOOR PLAN
(SCALE - 1:1)



3RD, 5TH & 7TH FLOOR PLAN
(SCALE - 1:1)

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

PROJECT:-

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING FOR
1) SMT MISTU KUMARI SINHA
W/O- SRI SHIV SHANKAR
2) SRI SHIV SHANKAR
S/O- SRI SUKHDEV PRASAD SINHA
PLOT NO - 1615(P), 1616(P) KHATA NO - 68
THANA NO - 14
MAUZA - PAHARI THANA - AGAMKUAN
DIST.- PATNA

Shiv Shankar / Mistu Kumari Sinha	Er. Pankaj Kr. Karn (Engineer) EMP No.-ER/10/2018 PATNA MUNICIPAL CORPORATION
SIGNATURE OF OWNER.	SIGNATURE OF ARCH./ENG.
BR/UDHD/BLDR/23-0096	Er. Amrendra Kumar (Structure Engineer) Reg. No.-SE/01/2018 (P.M.C)
SIGNATURE OF DEVELOPER	SIGNATURE OF STR./ENG.

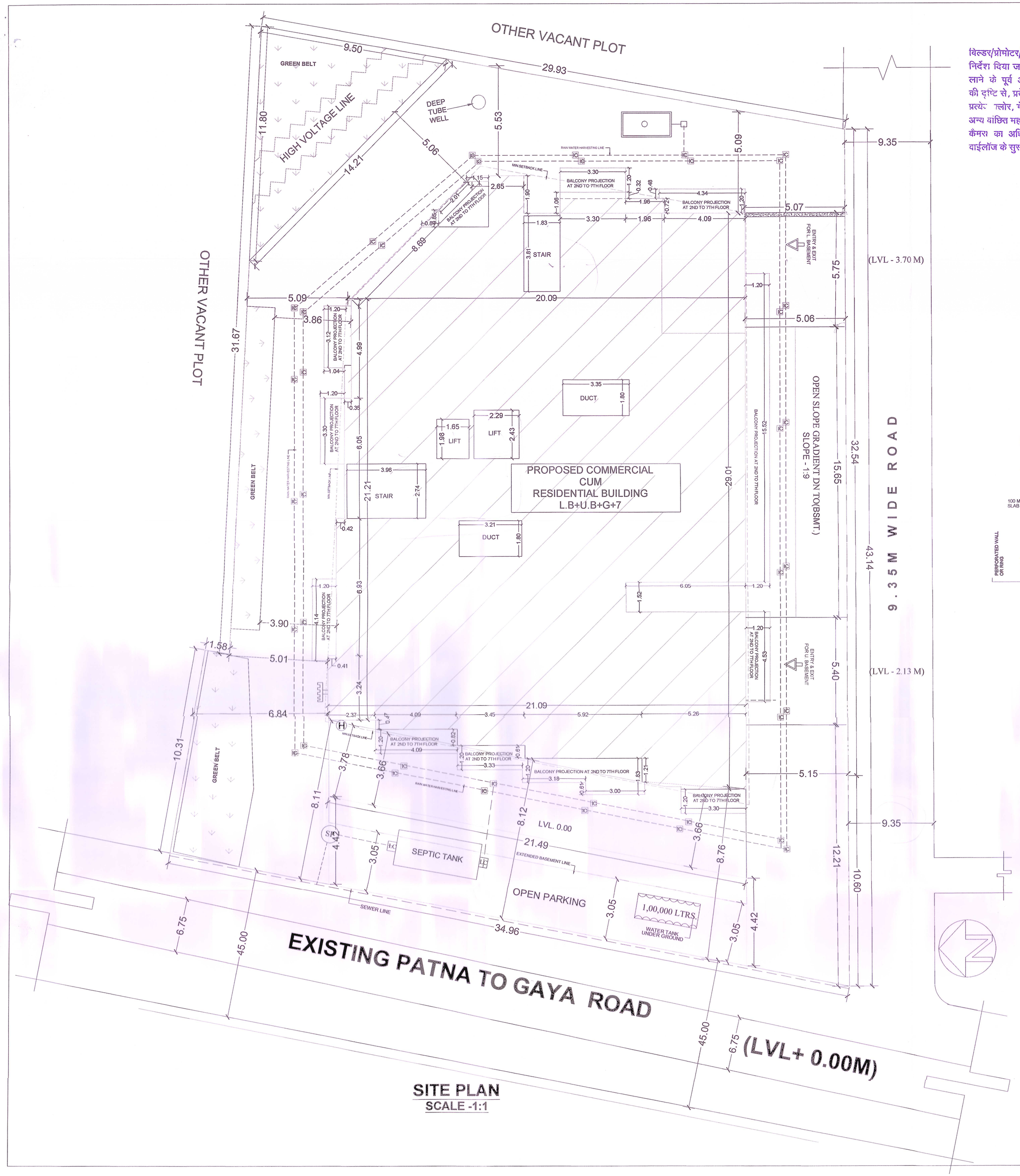
PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
P/PAHARI/PRA-28/67+7/67+1/2023
Case No.....
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date.....26/04/2024.....
SANCTION OF PLAN ACCORDED.

26/04/24
निदेशक
शहरी योजना
पटना नगर निगम, पटना
26/04/24

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

03/04/2024
प्रहलाद पटेल
सहायक नगर योजना पर्यवेक्षक
शहरी योजना शाखा
पटना नगर निगम

03/04



SITE PLAN
SCALE -1:1

विल्डर/प्रोमोटर/भू–स्वामी/संबंधित वास्तुविद/अभियंत
निर्देश दिया जाता है कि भवन के निर्माण तथा उप i
लाने के पूर्व आवासीय/व्यवसायिक कम्पलेक्स म ता
की दृष्टि से, प्रवेश द्वार निकास द्वार, सीढ़ी लिफ्ट कॉम
प्रत्येक फ्लोर, गेट के बाहर की ओर सीसीटीवी 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 तहत् कारवाई किया जायेगा।

SERVICE AREA
GROUND 1) 4.34 X 2.74 = 11.89SQM 2) 4.63 X 3.00 = 13.89SQM 3) 1.83 X 5.39 = 9.86SQM TOTAL AREA = 35.64SQM
FIRST 1) 4.34 X 2.74 = 11.89SQM 2) 4.63 X 3.00 = 13.89SQM 3) 1.83 X 5.39 = 9.86SQM TOTAL AREA = 35.64SQM
2ND TO 7TH 1) 4.34 X 2.74 = 11.89SQM 2) 4.50 X 3.00 = 13.50SQM 3) 1.83 X 4.76 = 8.71SQM 4) 2.08 X 5.68 = 11.81SQM 5) 1.83 X 9.65 = 17.65SQM TOTAL AREA = 63.56SQM = 63.56 X 6 = 381.36SQM ALL FLOOR AREA = 35.64 + 35.64 + 381.36 = 452.64SQM

-: FIRE LEGEND :-

1.	UNDER GROUND WATER TANK OF 1,00,000 LTRS. CAP.	1,00,000 LTRS.
2.	FIRE RESISTANCE DOOR	FD
3.	FIRE HYDRANT SYSTEM	W
4.	HOSE REEL	
5.	MANUAL CALL ALARM POINT	
6.	FIRE EXTINGUISHER CO2 TYPE	
7.	ILLUMINATED EXIT DIRECTIONAL SIGN	EXIT
8.	SIAMESE CONNECTION	
9.	EMERGENCY LIGHTING SYSTEM	
10.	FIRE SPRINKLER	S
11.	SMOKE DETECTOR	A S A
12.	OVER HEAD WATER TANK 25,000 LTR.	25,000 LTRS.
13.	G.I.DOWN COMER SYSTEM	H

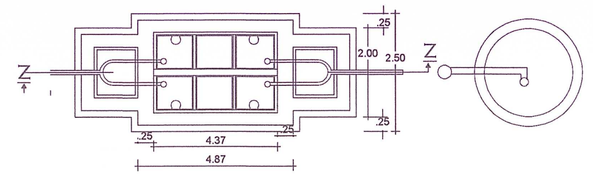
AREA CALCULATION

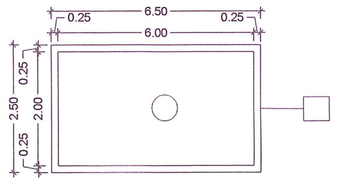
TOTAL PLOT AREA (AS/AGREMENT)----------	1331.69 Sqm.
TOTAL PLOT AREA (AS/POSESSION)----------	1331.69 Sqm.
L.BASEMENT FLOOR B/U AREA ----------	25.93 Sqm.
U.BASEMENT FLOOR B/U AREA ----------	12.97 Sqm.
GROUND FLOOR B/U AREA(COMM.)----------	548.86 Sqm.
FIRST FLOOR B/U AREA(COMM.) ----------	555.35 Sqm.
SECOND FLOOR B/U AREA(RESD.)----------	560.63 Sqm.
THIRD FLOOR B/U AREA ----------	560.65 Sqm.
FOURTH FLOOR B/U AREA ----------	560.63 Sqm.
FIFTH FLOOR B/U AREA ----------	560.65 Sqm.
SIXTH FLOOR B/U AREA ----------	560.63 Sqm.
SEVENTH FLOOR B/U AREA ----------	560.65 Sqm.
TOTAL B/U AREA ----------	4506.95 Sqm.

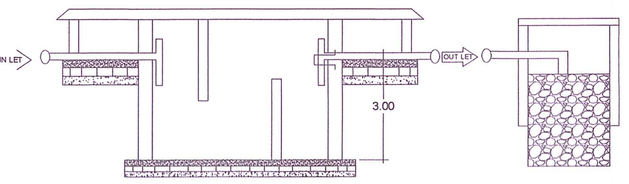
F.A.R. = 3.38

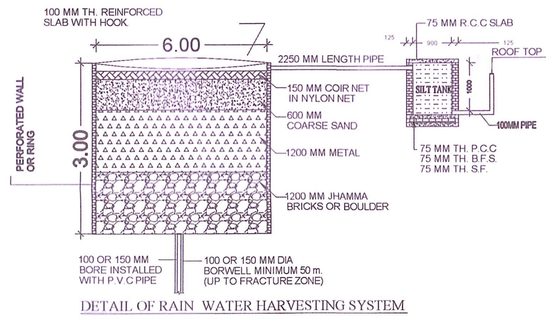
PARKING CALCULATION

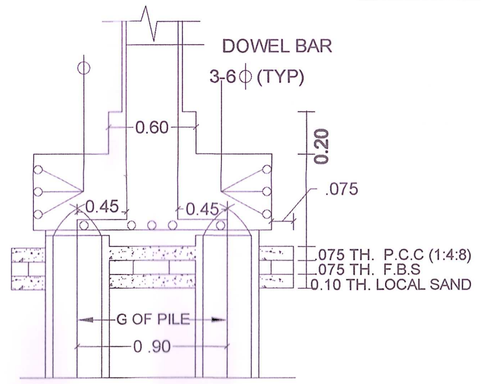
FOR COMMERCIAL:-
TOTAL B/U AREA = **1143.11** Sqm.
DEDUCTION OF ACTUAL SERVICE AREA
=1143.11 - 71.28 =1071.83Sqm.
PARKING AREA REQUIRED
(AS/Modified Bldg Bye laws 2022)@ 35% = **375.14**Sqm.
FOR RESIDENTIAL:-
TOTAL B/U AREA = **3363.84** Sqm.
DEDUCTION OF ACTUAL SERVICE AREA
=3363.84 - 381.36 = 2982.48Sqm.
PARKING AREA REQUIRED
(AS/Modified Bldg Bye laws 2022)@ 30% = **894.74** Sqm.
TOTAL PARKING REQUIRED
= 375.14 + 894.74 = **1269.88SQM.**
PARKING PROVIDED AT L.Basement Floor
= L.Basement Floor Area - (L.Basement Floor B/u Area)
= (669.39) - (L.Basement Floor B/u Area)
= 669.39 - 25.93 = 643.46Sqm.
PARKING PROVIDED AT U.Basement
= U.Basement Floor Area - (U.Basement B/u Area)
=(643.93) - (U.Basement B/u Area)
= 643.93 - 12.97 = 630.96Sqm.
PARKING PROVIDED AT FRONT OPEN SPACE
= 93.17SQM
TOTAL PARKING AREA PROVIDED
= 643.46 + 630.96 + 93.17 = **1367.59 Sqm.**

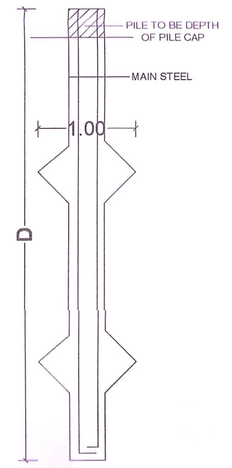

PLAN OF SEPTIC TANK & SOAK PIT

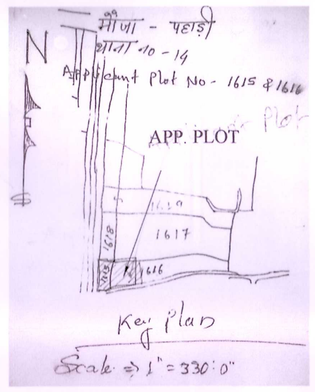

PLAN OF RAIN WATER HARVESTING SYSTEM

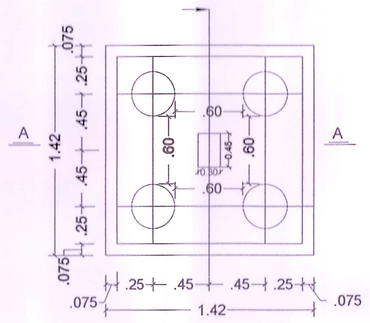

SECTION Z - Z

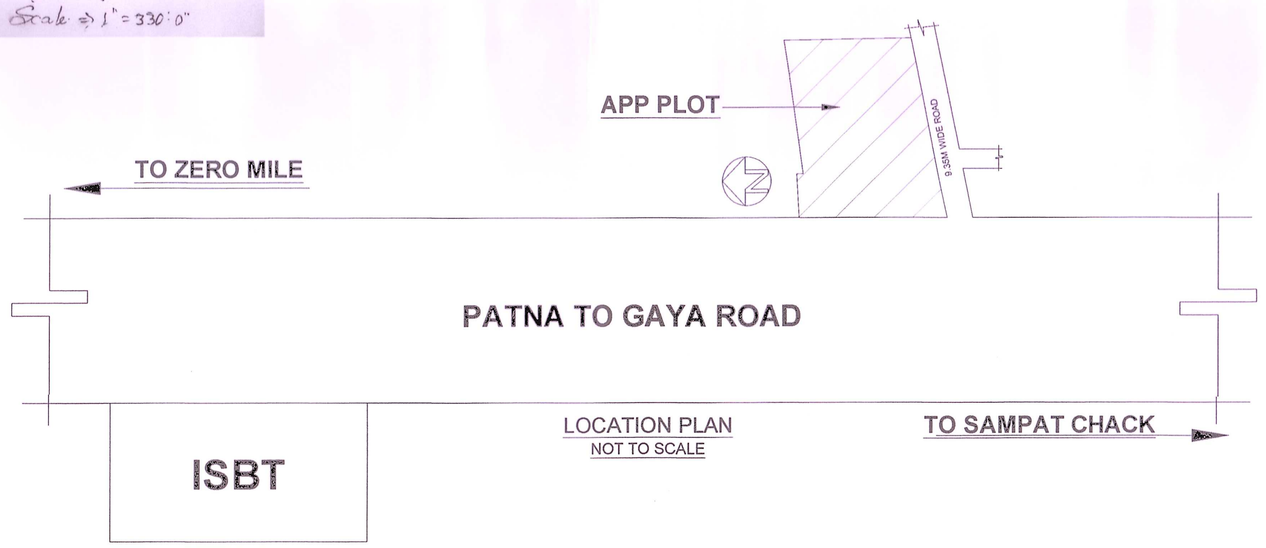

DETAIL OF RAIN WATER HARVESTING SYSTEM


SECTION A-A


DET. OF PILE FOUNDATION




DET. OF PLAN



LOCATION PLAN
NOT TO SCALE

PROJECT:-

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING FOR
1) SMT MISTU KUMARI SINHA
W/O- SRI SHIV SHANKAR
2) SRI SHIV SHANKAR
S/O- SRI SUKHDEV PRASAD SINHA
PLOT NO - 1615(P), 1616(P) KHATA NO - 68
THANA NO - 14
MAUZA - PAHARI THANA - AGAMKUAN
DIST.- PATNA

DEVELOPERS-

Mistu Kumari Sinha	Er. Pankaj Kr. Karn (Engineer) ENP No.-ER/10/2015 PATNA MUNICIPAL CORPORATIONA
SIGNATURE OF OWNER.	SIGNATURE OF ARCH./ENG.
BR/UDHD/BLDR/23-0096	Er. Amrendra Kumar (Structure Engineer) Reg. No.-SE/01/2018 (P.M.C)
SIGNATURE OF DEVELOPER	SIGNATURE OF STR./ENG.

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. PMC/PRDA-28+6+3/674/2023 .....20.....
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date 20/04/2024
SANCTION OF PLAN ACCORDED

20/04/24
निदेशक
शहरी योजना
पटना नगर निगम, पटना

प्रह्लाद पटेल
सहायक नगर नियोजन पदाधिकारी
शहरी योजना शाखा
पटना नगर निगम

01/04