

फारम-VIII-क
भवन की परमिट के अनुमोदन का फारम
उपविधि संख्या - 8 (4)

श्री कृष्ण मोहन प्रसाद, पिता-स्व० रामावतार लाल, महल्ला-लखीबाग, पोस्ट+थाना-मोफरसिल, जिला-गया को आवेदन सं० 03/2021 दिनांक 04.02.2021 के संदर्भ में आवासीय-सह-व्यवसायिक भवन निर्माण के लिए बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित गया आयोजना क्षेत्र प्राधिकार के मौजा कंडी, खाता सं० 260, 294, 57 प्लॉट सं० 1002, 1001, 1003, 1007 एवं 1004 में निम्नलिखित शर्तों/निर्बंधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है:-

- (क) भूमि/भवन का उपयोग अनन्य रूप से आवासीय-सह-व्यवसायिक प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।
- (ख) विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।
- (ग) अनुमोदित योजना में दर्शाया गया 2371.80 वर्गफीट का पार्किंग स्थान खुला रखा जाएगा और इसके लिए किसी भाग पर निर्माण नहीं किया जाएगा।
- (घ) प्रस्तावित निर्माण वाली भूमि 60 फीट चौड़ाई के अनुमोदित पहुँच मार्ग के माध्यम से सुगम्य होगी।
- (ङ) प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।
- (च) सड़क को मानक चौड़ाई तक और चौड़ी करने के लिए आवेदक, विभिन्न विकास योजना/आयोजना प्राधिकारों/या बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित किसी योजना स्कीम के अधीन आच्छादित सुसंगत आयोजना प्राधिकार/ग्राम पंचायत क्षेत्रों के अधीनस्थ गया नगर निगमों/नगर परिषद्/नगर पंचायत/महानगर क्षेत्र/गया आयोजना क्षेत्र में 0 मीटर चौड़ी भूमि की पट्टी मुफ्त उपहार के रूप में देगा।
- (छ) अनुमति (अनुज्ञा) जारी किए जाने की तारीख से तीन वर्षों की अवधि के लिए विधिमान्य होगी।
- (ज) इस उपबंध के अधीन दी गयी अनुमति को उस भूखंड, जिसके लिए योजना अनुमोदित की गयी हो, के अधिकार, हक, हित की बाबत साक्ष्य नहीं मानी जाएगी।
- (झ) 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 जाएगी।
- (ञ) प्लान के अनुसार अनुमोदित नक्शा में दर्शायी गई निर्धारित उचाई 14.95 मीटर से अधिक उचाई में निर्माण नहीं किया जाएगा।
- (ट) बिहार भवन उपविधि, 2014 के अंतर्गत सरकार द्वारा समय-समय पर निर्गत निर्देशों/अनुदेशों का अनुपालन किया जाएगा।
- (ठ) कोई अन्य शर्त।

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मुख्य कार्यपालक पदाधिकारी,
गया आयोजना क्षेत्र प्राधिकार
-सह-अनुमंडल पदाधिकारी,
सदर गया

CALCULAS PROJECTS LLP
Ashok Kumar
PARTNER

ज्ञापक सं० 71/20030.970

दिनांक 30/06/2021

प्रतिलिपि: अनुमोदित योजनाओं के नक्शा की 02 प्रतियों के साथ श्री कृष्ण मोहन प्रसाद, पिता-स्व० रामावतार लाल, महल्ला-लखीबाग, पोस्ट+थाना-मोफस्सिल, जिला-गया को सूचनार्थ प्रेषित।

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30.06.2021

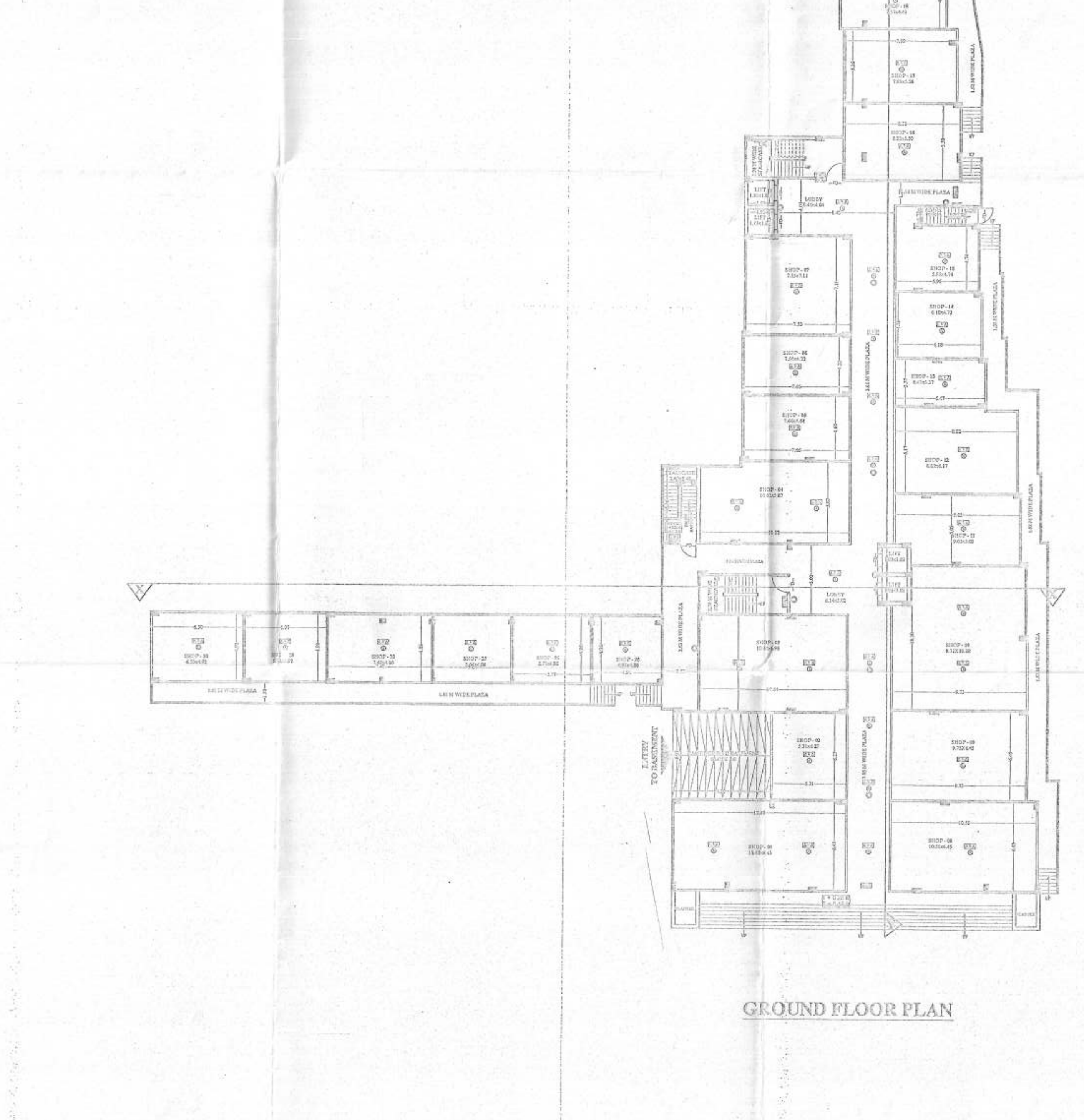
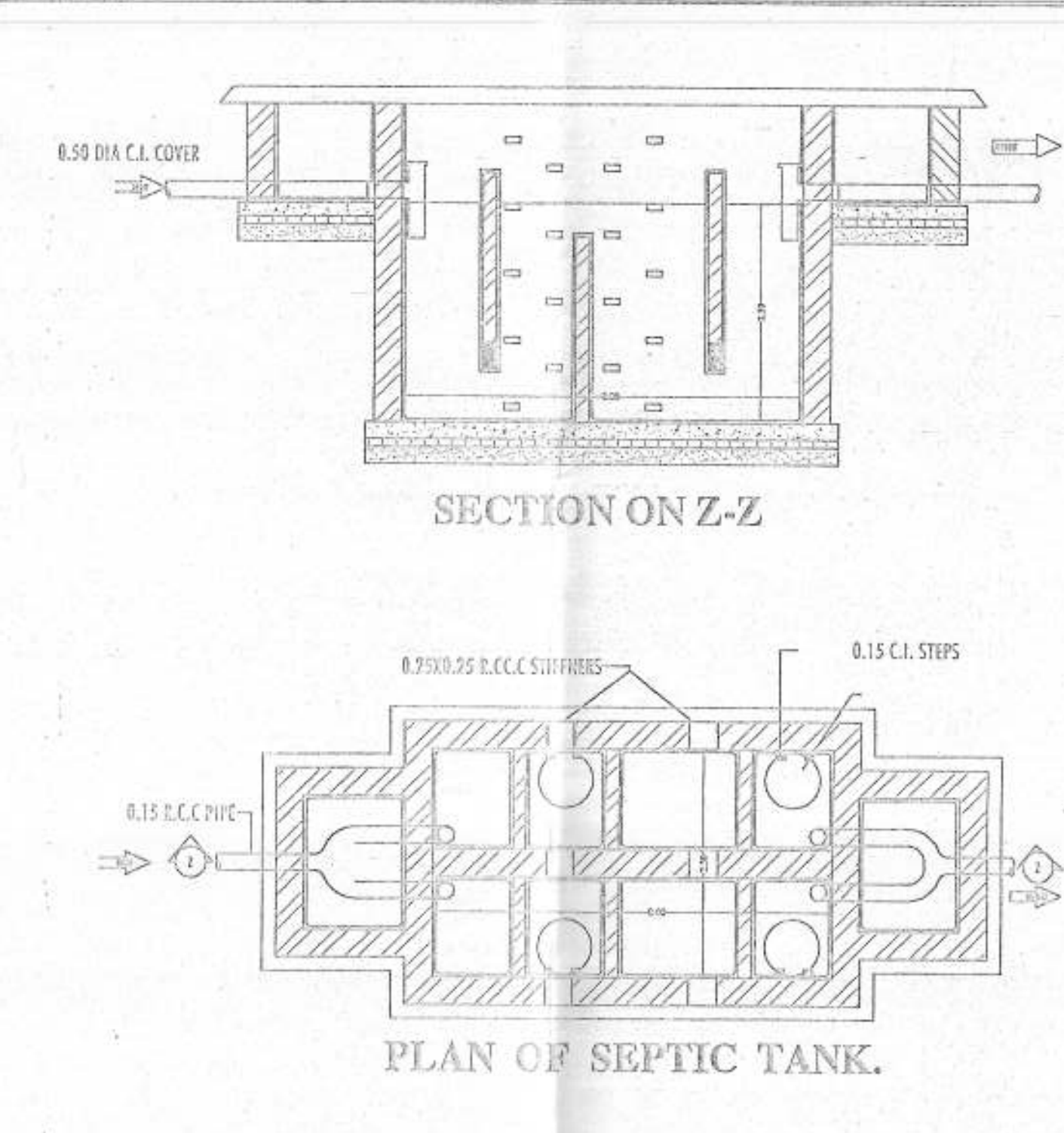
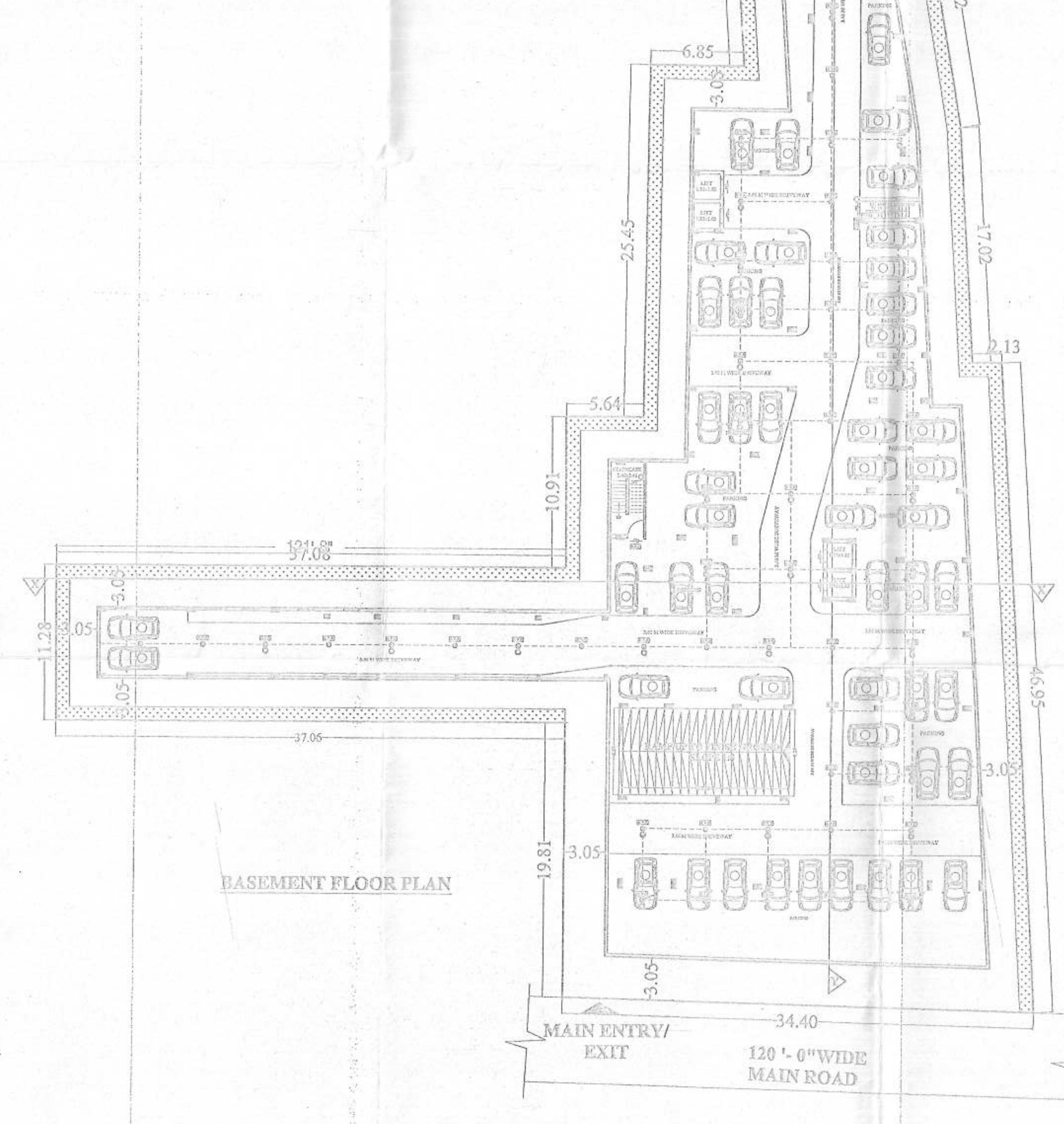
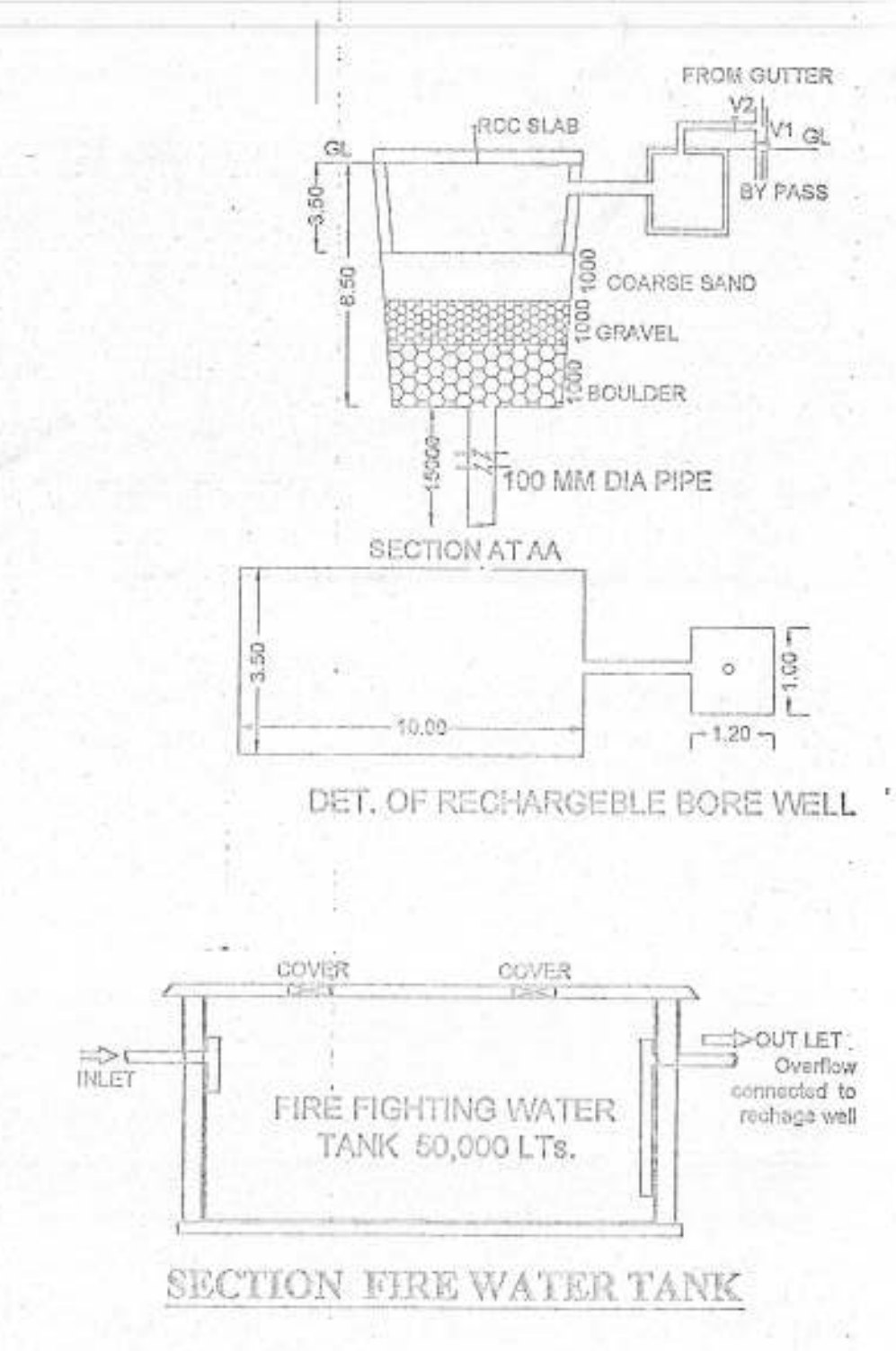
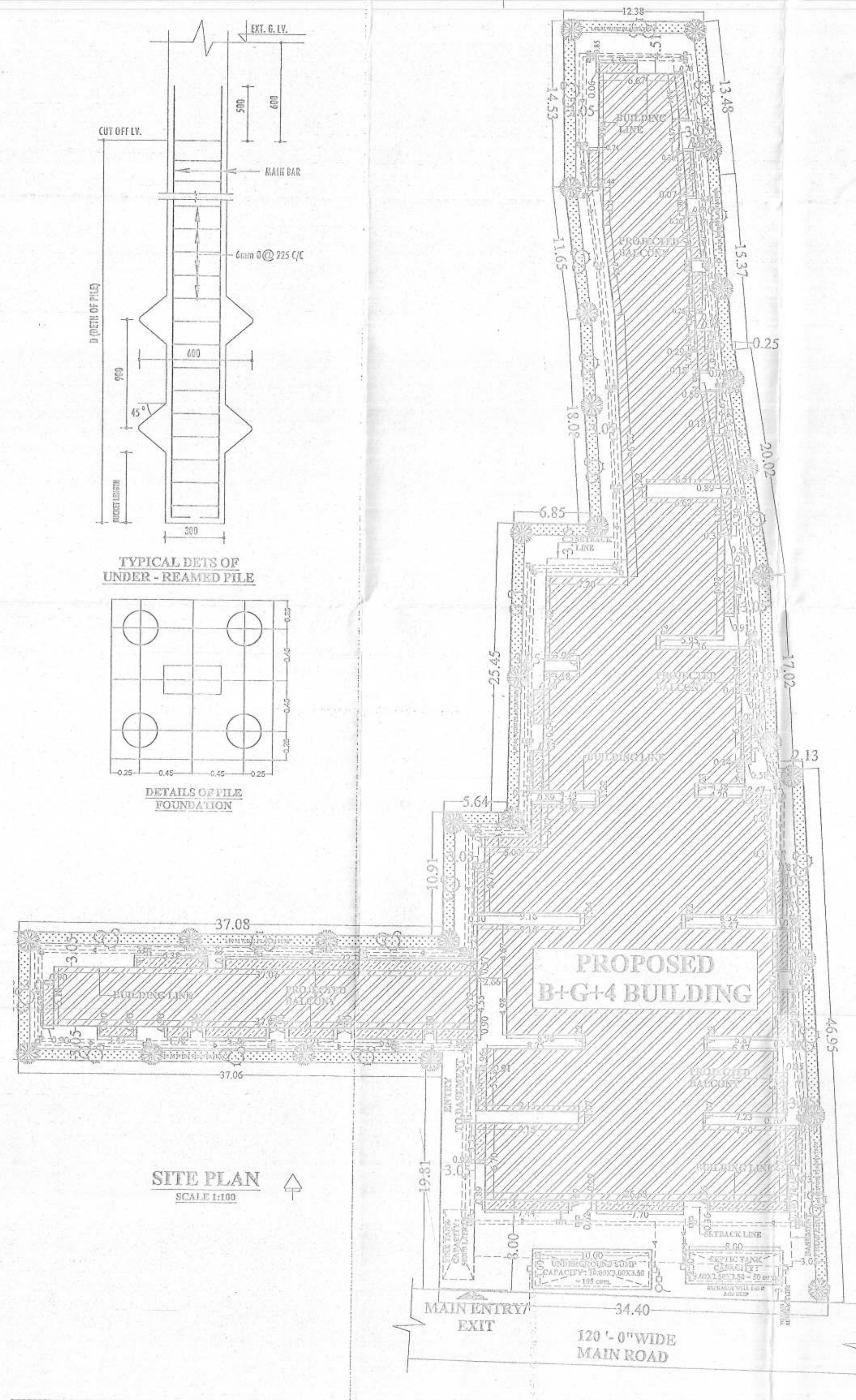
मुख्य कार्यपालक पदाधिकारी,
गया आयोजना क्षेत्र प्राधिकार
-सह-अनुमंडल पदाधिकारी,
सदर गया

CALCULAS PROJECTS LLP

PARTNER

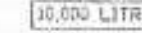
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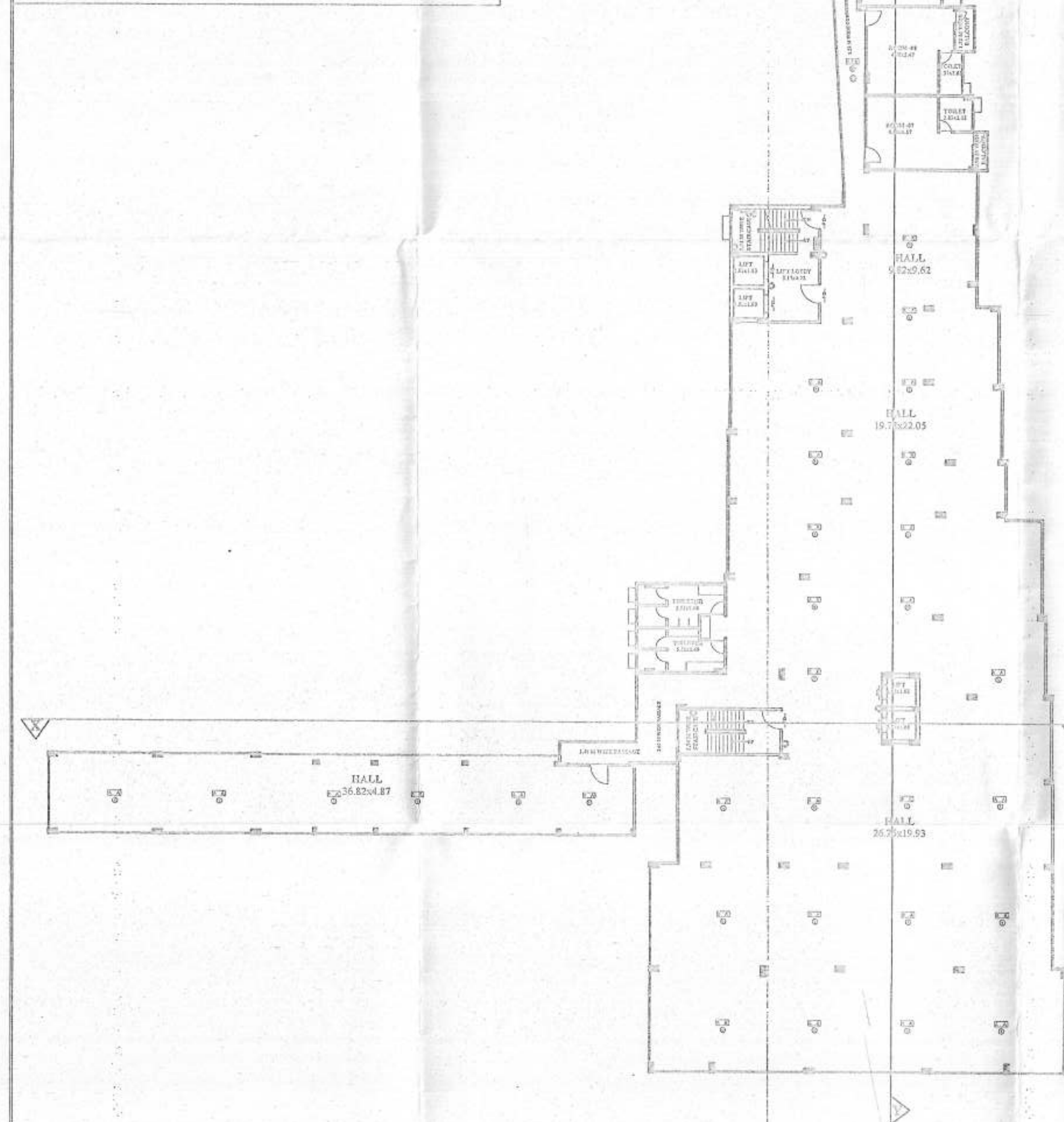
13/7/2021



SCHEDULE OF DOORS & WINDOWS						BUILDING HEIGHT UPTO 15.00 M			
S.NO	TYPE	WIDTH	SILL	HEIGHT	DESCRIPTION	SPECIFICATION:-			
01	D0	1.22	0.0	2.13	SINGLE LEAF DOOR	1. FOUNDATION - R.C.C UNDER REAMED PILE FOUNDATION 6.0 M DEEP WITH R.C.C AS STRUCTURAL ENGINEER. 2. SUPER STRUCTURE - 1st CLASS BRICK WORK IN SUPER STRUCTURE WITH CEMENT MORTAR 1:6. 3. PLINTH - HEIGHT P.L. AND G.L. AS SHOWN IN SECTION. 4. FLOORING - 0.025M TH L.P.S. FLOORING OVER 0.125M TH DRY RAMMED KICA OVER 0.075 MTH BRICK PLAT SOLING OVER SAND FILLING. 5. ROOF - 0.10M TH AVERAGE LIME TERRACING OVER R.C.C ROOF SLAB. 6. DOORS - CHOWKHATS OF DOORS TO BE SAL WOOD. 7. WINDOWS - ALL WINDOWS TO BE FULLY GLAZED IN STEEL. 8. PLASTER - 0.12M TH CEMENT PLASTER ON BOTH SIDE OF BRICK WORK. 9. COLOURING - COLOUR OR WHITE WASH AS/CHOICE			
02	D	1.07	0.0	2.13	SINGLE LEAF DOOR				
03	D1	0.99	0.0	2.13	SINGLE LEAF DOOR				
04	D2	0.91	0.0	2.13	SINGLE LEAF DOOR				
05	D3	0.76	0.0	2.13	SINGLE LEAF DOOR				
06	W	1.22	0.81	1.22	FULLY GLAZED WIN.				
07	W1	0.91	0.81	1.22	FULLY GLAZED WIN.				
08	W2	0.77	0.81	1.22	FULLY GLAZED WIN.				
09	DW	0.76X0.81	0.0X0.51	2.13X1.22	SHOULDER DOOR & SLABED WINDOW				
10	V	0.81	1.22	0.81	FULLY GLAZED VENTILATOR				
11	V1	1.22	2.13	0.49	FULLY GLAZED VENTILATOR				
AREA CALCULATION :-						SETBACK DETAIL :-			
TOTAL PLOT AREA AS/DEED = 2471.89 SQ.M.						FOR BUILDING HEIGHT UPTO 15M. PLOT DEPTH MORE THAN 45 M. PLOT AVERAGE WIDTH EXCEEDING 15M AND UPTO 15 M. PROVIDED : FRONT SETBACK = 8.0 M. REAR SETBACK = 4.5 M. SIDE SETBACKS = 3.0 M. SEPTIC TANK AREA CALCULATION :- PROPOSED COMMERCIAL SEPTIC TANK TOTAL CARPET AREA (B.A./Z) = 5041.11/2 = 2520.55 sq.m. TOTAL NO. OF PERSON @ 6 sq.m./PERSON = 420.09 nos. = SAY 425 PERSON PER PERSON REQ. VOLUME = 0.085 CUM/DAY TOTAL REQ. VOLUME OF SEPTIC TANK = 425X0.085 = 36.12 cum PROPOSED RESIDENTIAL SEPTIC TANK TOTAL NO. OF FLAT = 32 NOS EACH FLAT HAVING 5 PERSON TOTAL NO. OF PERSON = 32 X 5 = 160 PERSON PER PERSON REQ. VOLUME = 0.085 CUM/DAY REQ. VOLUME OF SEPTIC TANK = 160X0.085 = 13.60 cum TOTAL VOLUME OF SEPTIC TANK REQUIRED = 36.12+13.60 = 49.72 cum PROVIDED VOLUME OF SEPTIC TANK = 6.0X2.5X2.50 = 60.00 cum			
TOTAL PLOT AREA AS/ SITE = 2509.96 SQ.M.									
Area (inside surface)									
Ground floor									
First floor									
Second floor									
Third floor									
Fourth floor									
TOTAL									
P.A.R = TOTAL B/U AREA / TOTAL PLOT AREA									
TOTAL COMMERCIAL B/U AREA = 1628.99+1706.06+1706.06 = 5041.11 SQ.M.									
PARKING CALCULATION:-						PLOT DETAILS :-			
RESIDENTIAL PARKING AREA						PROPOSED COMMERCIAL CUM RESIDENTIAL OF SRI KISHORE MOHAN PRASAD S/O LATE RAM AVTAR LAL PROJECT AT GAYA PLOT NO. - 53 (OLD), 1001 (NEW), 599 (OLD), 600 (OLD), 1002 (NEW), 1003 (NEW), 1004 (NEW), 1005 (NEW), 1006 (NEW), 1007 (NEW), 1008 (NEW), 1009 (NEW), 1010 (NEW), 1011 (NEW), 1012 (NEW), 1013 (NEW), 1014 (NEW), 1015 (NEW), 1016 (NEW), 1017 (NEW), 1018 (NEW), 1019 (NEW), 1020 (NEW), 1021 (NEW), 1022 (NEW), 1023 (NEW), 1024 (NEW), 1025 (NEW), 1026 (NEW), 1027 (NEW), 1028 (NEW), 1029 (NEW), 1030 (NEW), 1031 (NEW), 1032 (NEW), 1033 (NEW), 1034 (NEW), 1035 (NEW), 1036 (NEW), 1037 (NEW), 1038 (NEW), 1039 (NEW), 1040 (NEW), 1041 (NEW), 1042 (NEW), 1043 (NEW), 1044 (NEW), 1045 (NEW), 1046 (NEW), 1047 (NEW), 1048 (NEW), 1049 (NEW), 1050 (NEW), 1051 (NEW), 1052 (NEW), 1053 (NEW), 1054 (NEW), 1055 (NEW), 1056 (NEW), 1057 (NEW), 1058 (NEW), 1059 (NEW), 1060 (NEW), 1061 (NEW), 1062 (NEW), 1063 (NEW), 1064 (NEW), 1065 (NEW), 1066 (NEW), 1067 (NEW), 1068 (NEW), 1069 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FIRE LEGEND:-

1. UNDER GROUND WATER STATIC TANK OF 20,000 LITER CAPACITY-----	
2. OVER HEAT FIRE TANK OF 10000 LITRES -----	
3. HYDRANT POINT -----	
4. ROSE REEL -----	
5. FIRE EXTINGUISHER -----	
6. EMERGENCY LIGHT -----	
7. SEAMAC CONNECTOR -----	
8. PHOTOLUM SIGN -----	
9. FIRE RESISTANT DOOR -----	
10. AREA COVERED WITH SMOKE DETECTION SYSTEM -----	
11. MANUAL CALL ALARM POINT -----	
12. SINKER'S INSTALLATION -----	



BRAUNWALD HOSPITAL'S PRIVATE LIMITED

LOCATION PLAN
SCALE - NTS

APPLICANT'S PLOT

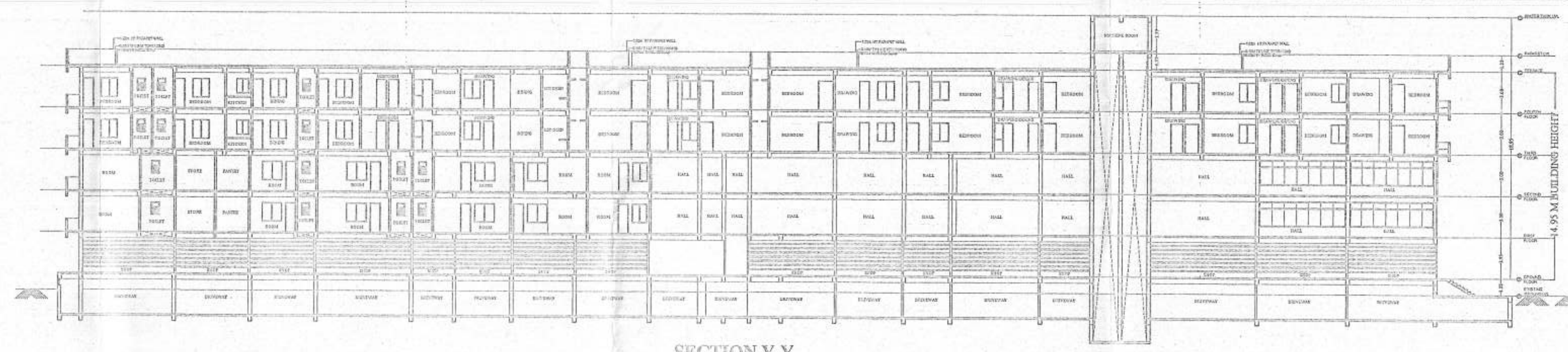
PATNA-GAYA ROAD

ROAD

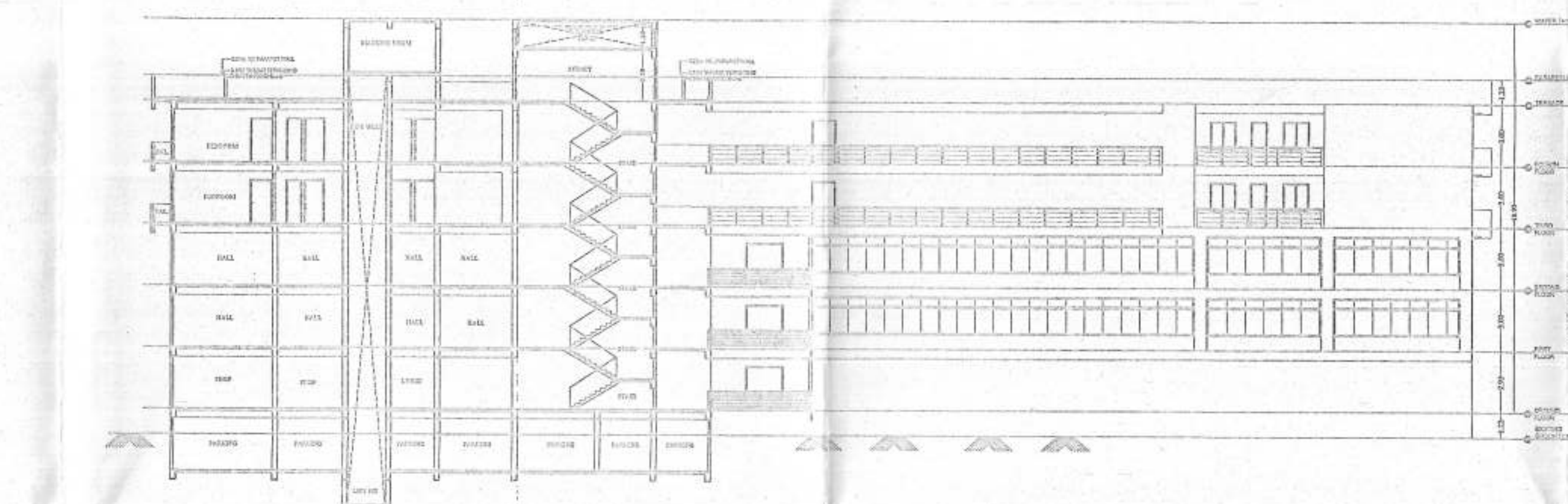
Floor Plan Details:

- Room numbers: 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885

2ND, 3RD & 4TH FLOOR PLAN



SECTION Y-Y



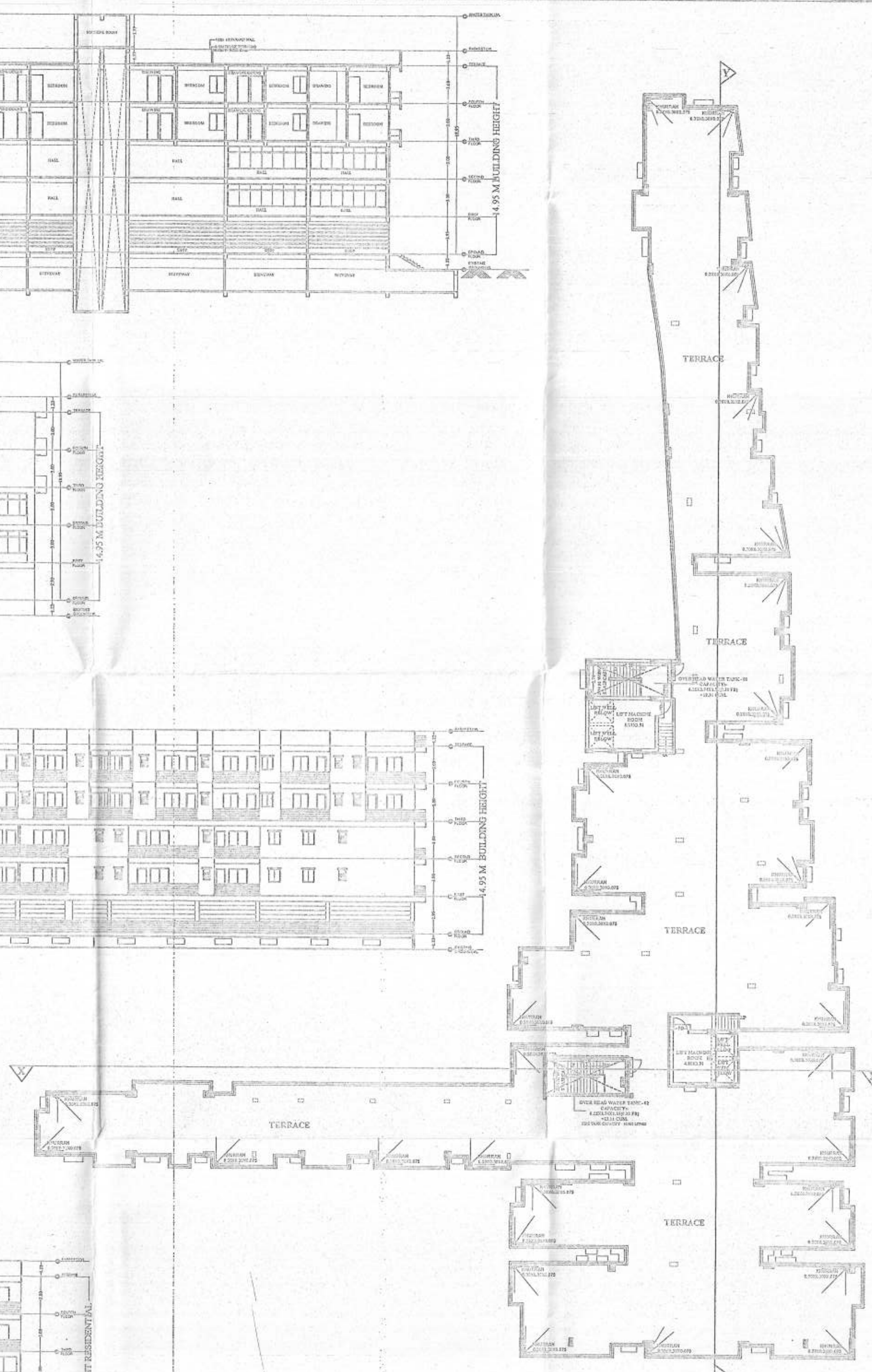
SECTION X-X



LEFT SIDE ELEVATION



FRONT SIDE SIDE ELEVATION



TERRACE FLOOR PLAN

SPECIFICATION:-

1. FOUNDATION - R.C.C. UNDER REAMED PILE FOUNDATION 6.0 M DEEP WITH R.C. AS STRUCTURAL ENGINEER.
2. SUPER STRUCTURE - 1st CLASS BRICK WORK IN SUPER STRUCTURE WITH CEMENT MORTAR 1:6
3. PLASTER - 12MM THICK PLASTER IN WORK IN SECTION
4. FLOORING - 0.025M THS 1PS. FLOORING OVER 0.125M TH DRY RAMMED KHAO OVER 0.075 M TH BRICK PLAT SOLING OVER SAND FILLING
5. ROOF - 0.10M TH AVERAGE LIME TERRACING OVER R.C.C. ROOF SLAB
6. DOORS - CHOWKHAATS OF DOORS TO BE SEAL WOOD
7. WINDOWS - ALL WINDOWS TO BE FULLY GLAZED IN STEEL
8. PLASTER - 12MM TH. CEMENT PLASTER ON BOTH SIDE OF BRICK WORK
9. COLOURING - COLOUR OR WHITE WASH ASCOCH

SETBACK DETAIL :-

FOR BUILDING HEIGHT UPTO 15 M.
PLOT DEPTH MORE THAN 45 M.
PLOT AVERAGE WIDTH EXCEEDING 15M AND UPTO 15 M.
PROVIDED :
FRONT SETBACK = 5.0 M.
REAR SETBACK = 4.5 M.
SIDE SETBACKS = 3.0 M.

PLOT DETAILS :-

PROPOSED COMMERCIAL CUM RESIDENTIAL OF
SRI KISHNA MOHAN PRASAD S/O LATE RAM AVTAR LAL
PROJECT AT GAYA
PLOT NO. - 556(OLD), 1001(NEW), 599(OLD), 600(OLD), 1003(NEW)
1007(NEW), 1002
KATATA NO. - 57, 190(OLD), 260(NEW), 86(OLD), 294(NEW)
THANA NO. - 190, THANA- CHANDAUTI, MAUZA - KANDI
DISTRICT-GAYA (BIHAR)

SHEET NO.	SCALE	NORTH
02/02	1 : 100	

SIGNATURE OF OWNER

AMIT KUMAR
ARCHITECT
ENCL. NO. - A8/29-16-17
GAYA NAGAR NIGAM
SIGNATURE OF
ARCHITECT

गया आयोजना क्षेत्र प्राधिकार, गया
का मुकदमा नं०.....०३/२०२१.....
विहार नगरपालिका अधिनियम २००७ के
धारा ३१४ के अंतर्गत स्वीकृत किया गया।

मल्लः स्वयं कृतिं धीमान्वा तान् तर्हि मन्त्रं ज्ञेति।

१
30/06/2021
मुख्य कार्यपालक पदाधिकारी
गया आयोजना क्षेत्र विकास प्रशासन
10/7/2021

CALCULAS-PROJECTS LLP
Ashley Keeney
PARTNER