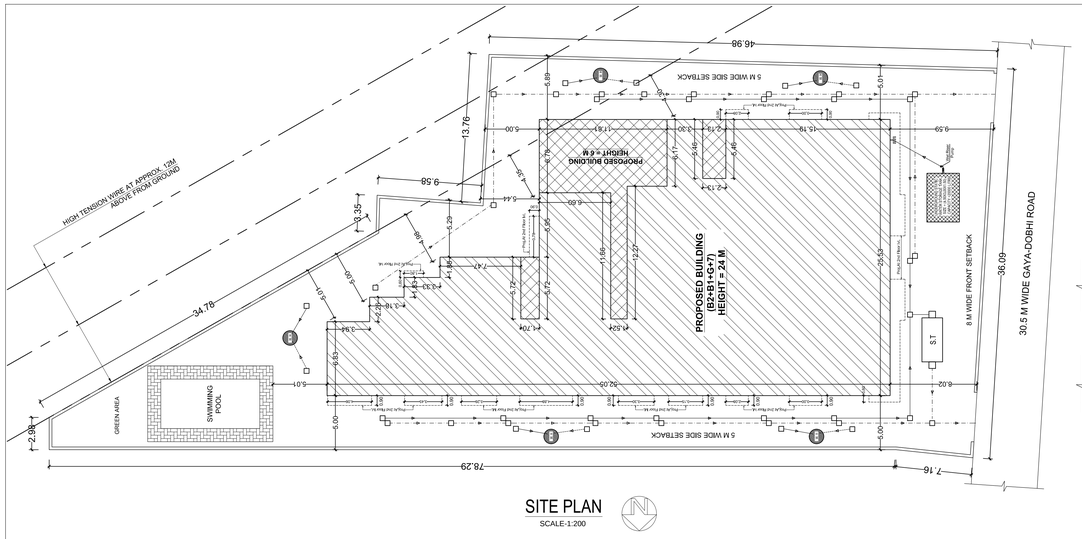
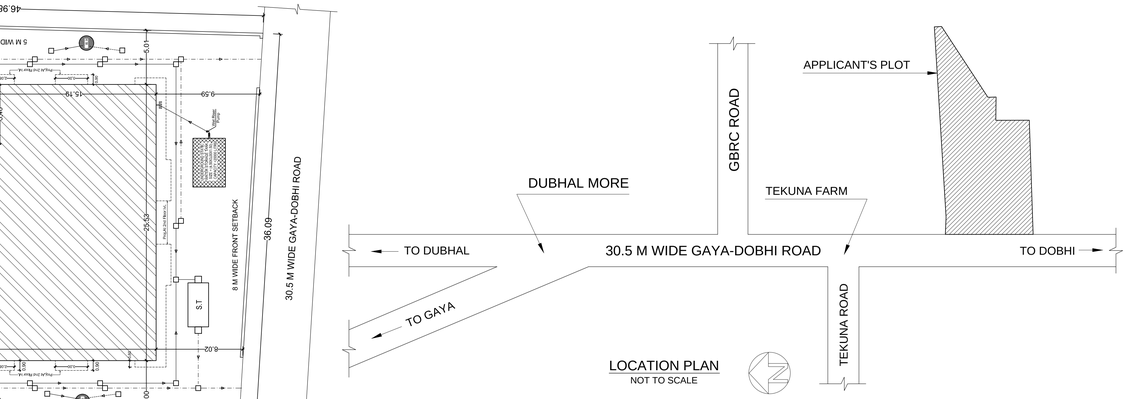


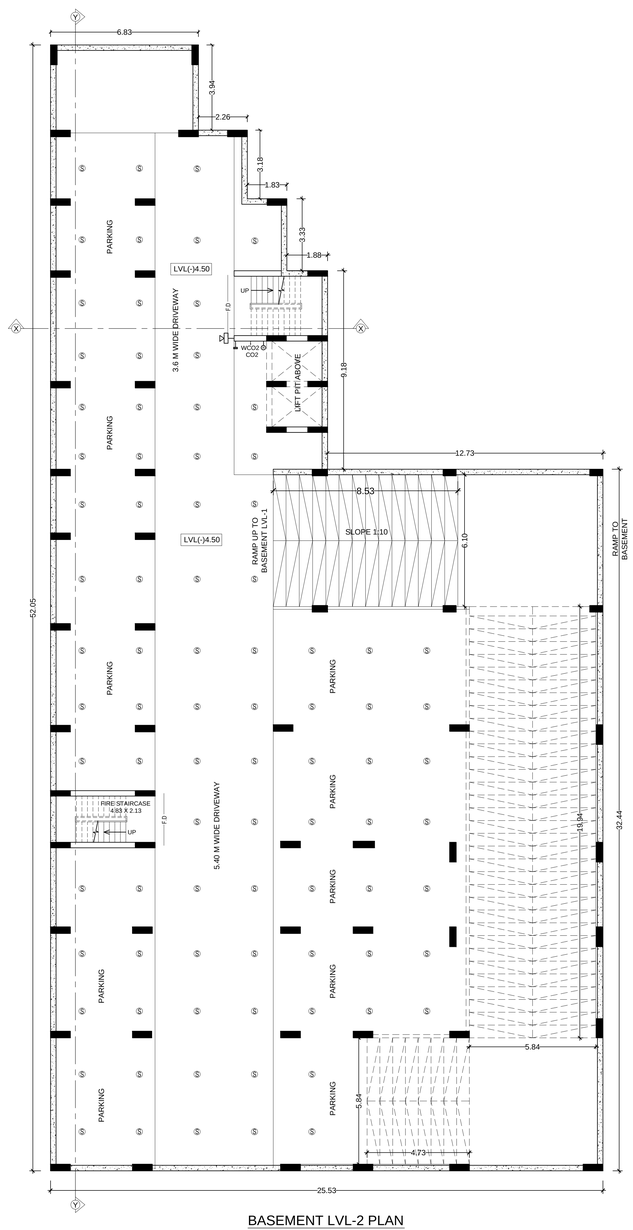
SITE PLAN

SCALE-1:200



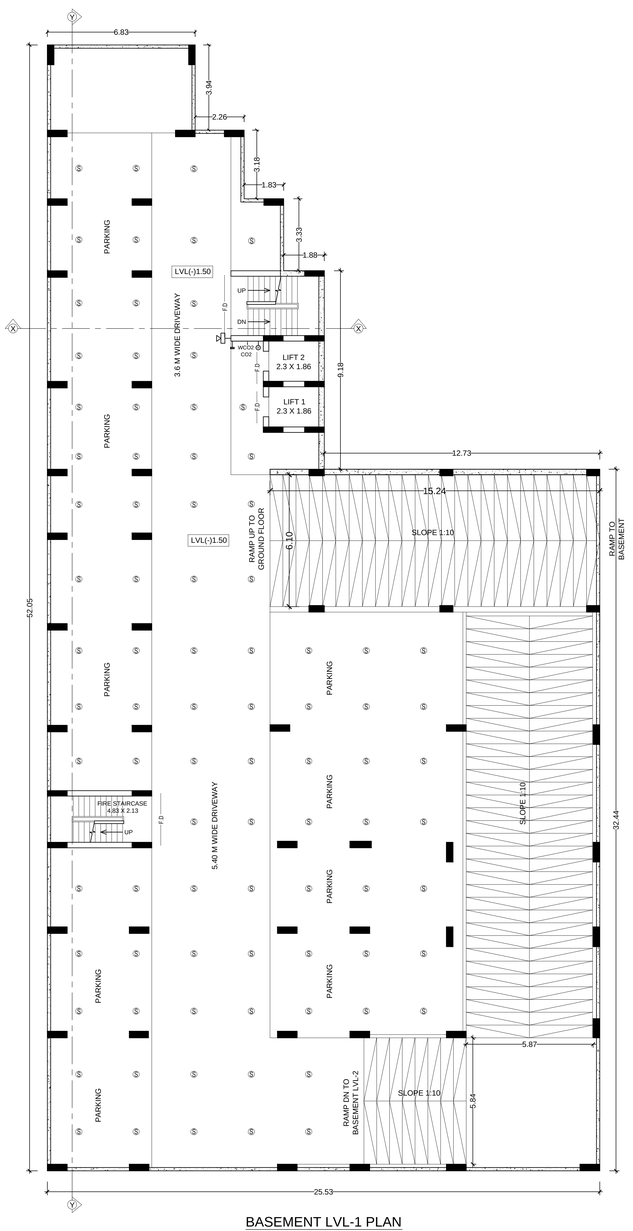
LOCATION PLAN

NOT TO SCALE



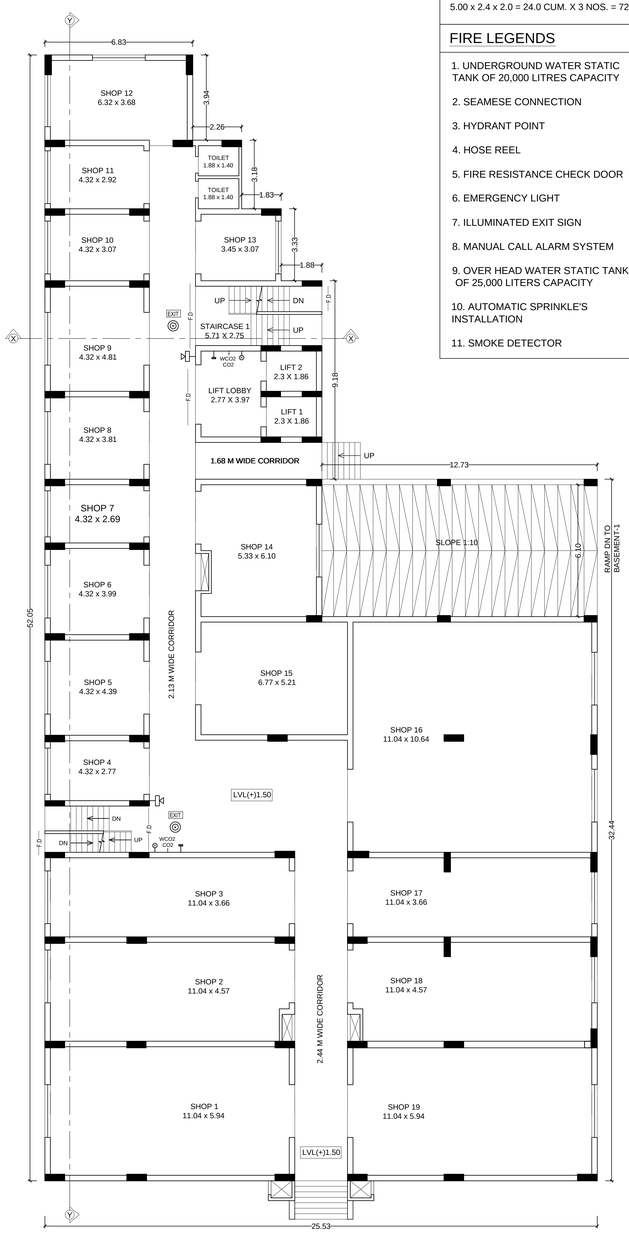
BASEMENT LVL-2 PLAN

(SCALE 1:100)



BASEMENT LVL-1 PLAN

(SCALE 1:100)



GROUND FLOOR PLAN

(SCALE 1:100)

PLANTATION AREA CALCULATION

TOTAL PLOT AREA =2248.42 SQ.Mt
TOTAL REQUIRED PLANTATION AREA @5% OF 2248.42 SQ.Mt
= 112.42 SQ.Mt
TOTAL LANDSCAPING AREA PROVIDED = 112.42 SQ.Mt

WATER TANK CALCULATION

COMMERCIAL
TOTAL NO. OF PERSONS @ 6 PERSON/100 SQM. FOR GROUND FLOOR & 1ST COMMERCIAL= 119
TAKING 20% EXTRA = (119 x 20)/ 100 = 24 PERSONS
TOTAL NO. OF PERSONS = 119 + 24 = 143 PERSONS
WATER REQUIREMENT @ 45LTR/ PERSON
= 45 x 143 = 6435 LTRS

RESIDENTIAL
TOTAL NO. OF FLAT = 72 NOS.
NO. OF PERSON @ 5 PERSON/FLAT = 5 x 72 = 360 PERSONS
TAKING 20% EXTRA = (360 x 20)/ 100 = 72 PERSONS
TOTAL NO. OF PERSONS = 360 + 70 = 432
WATER REQUIREMENT @ 135LTR/ PERSON
= 135 x 432 = 58320 LTRS

FIREFIHTING
25000 LTRS. CAPACITY REQUIRED FOR FIRE FIGHTING

TOTAL WATER REQUIRED = (6435 + 58320 + 25000) LTRS
= 89755 LTRS.
REQUIRED WATER TANK SIZE = 89.76 CUM.

PROVIDED WATER TANK SIZE:
6.25 x 2.75 x 1.50 = 25.78 CUM
4.32 x 2.13 x 1.50 = 13.80 CUM
4.32 x 7.92 x 1.50 = 51.32 CUM

TOTAL PROVIDED = 90.90 CUM.

SEPTIC TANK CALCULATION

TOTAL NOS OF PERSONS = (143+432) PERSONS = 575 PERSONS

REQUIRED@0.112 CUM. / PERSON =575 x 0.112 = 64.04 CUM.

PROVIDED SEPTIC TANK OF SIZE
5.00 x 2.4 x 2.0 = 24.0 CUM. X 3 NOS. = 72.0 CUM.

FIRE LEGENDS

1. UNDERGROUND WATER STATIC TANK OF 20,000 LITRES CAPACITY	--	20,000
2. SEAMESE CONNECTION	--	
3. HYDRANT POINT	--	W
4. HOSE REEL	--	
5. FIRE RESISTANCE CHECK DOOR	--	FD
6. EMERGENCY LIGHT	--	
7. ILLUMINATED EXIT SIGN	--	EXIT
8. MANUAL CALL ALARM SYSTEM	--	
9. OVER HEAD WATER STATIC TANK OF 25,000 LITERS CAPACITY	--	25,000
10. AUTOMATIC SPRINKLE'S INSTALLATION	--	S
11. SMOKE DETECTOR	--	

PROJECT DETAIL

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING (APARTMENT) NAMELY "S.K. TOWER" FOR VASTU VASTAYA BUILDER PVT. LTD., DIRECTOR- SRI SATYENDRA KUMAR, S/O RAM BHAJAN PRASAD ON THE LAND PROPERTY OF:

(1) VASTU VASTAYA BUILDER PVT. LTD.,
DIRECTOR SATYENDRA KUMAR
S/O RAM BHAJAN PRASAD

KHATA NO - 92 (NEW), 109 (OLD)
PLOT NO - 1032 (NEW), 732 (OLD)
(AREA=1217.84 sq.m.)
PLOT NO - 1034 (NEW), 732 (OLD)
(AREA=125.84 sq.m.)
PLOT NO - 1035 (NEW), 732 (OLD)
(AREA=146.47 sq.m.)

(2) SHRI PREM SAGAR
S/O SHRI PREM KUMAR

KHATA NO - 117, 92 (NEW), 109 (OLD)
PLOT NO - 1032 (NEW), 732 (OLD)
(AREA = 384.39 sq.m.)
PLOT NO - 1034 (NEW), 732 (OLD)
(AREA = 277.32 sq.m.)
PLOT NO - 1035 (NEW), 732 (OLD)
(AREA = 96.65 sq.m.)

BOUNDARY

EAST - KARM CONSTRUCTION PVT.LTD.
WEST - GAYA DOBHI ROAD
NORTH - PLOT NO. 1031, BUILDING OF SUMITRA DEVI
SOUTH - KARM CONSTRUCTION PVT.LTD.

MAUJA- MASTPURA
THANA - BODHGAYA, THANA NO. 353

AREA CALCULATION

TOTAL PLOT AREA AS PER SITE	=	2248.51 SQ.Mt
BASEMENT-2 BUILT UP AREA	=	26.79 SQ.Mt
BASEMENT-1 BUILT UP AREA	=	38.70 SQ.Mt
GROUND FLOOR BUILT UP AREA (COMMERCIAL)	=	949.29 SQ.Mt
1ST FLOOR BUILT UP AREA (COMMERCIAL)	=	1029.51 SQ.Mt
2ND FLOOR BUILT UP AREA	=	928.50 SQ.Mt
3RD FLOOR BUILT UP AREA	=	928.50 SQ.Mt
4TH FLOOR BUILT UP AREA	=	928.50 SQ.Mt
5TH FLOOR BUILT UP AREA	=	928.50 SQ.Mt
6TH FLOOR BUILT UP AREA	=	928.50 SQ.Mt
7TH FLOOR BUILT UP AREA	=	928.50 SQ.Mt
TOTAL BUILT UP AREA	=	7615.29 SQ.Mt

F.A.R. = 7615.29 SQ.Mt / 2248.51 SQ.Mt = 3.39
F.A.R. = 3.39

COMMERCIAL BUILT- UP AREA = 1978.80 SQ.Mt
RESIDENTIAL BUILT- UP AREA = 5636.49 SQ.Mt

PARKING AREA CALCULATION

TOTAL BUILT UP AREA =7767.75 SQ.Mt
TOTAL REQUIRED PARKING AREA @ 30% OF 1978.80 + 25% of 5636.49 SQ.Mt =
= (593.64 + 1409.12) SQ.Mt = 2002.76 SQ.Mt.

TOTAL PARKING AREA:		
BASEMENT-1 PARKING AREA	=	1011.31 SQ.Mt
BASEMENT-2 PARKING AREA	=	999.40 SQ.Mt
TOTAL PARKING AREA PROVIDED	=	2010.71 SQ.Mt

ALL DIMENSION ARE IN METRE

SCALE :-	NORTH :-	DRG. NO :-
1:100 1:200		01/03

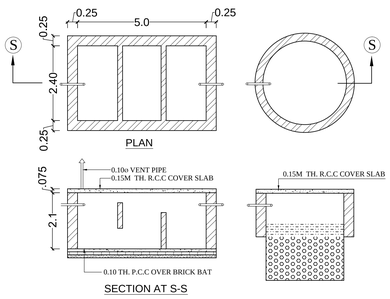
SIGNATURE OF LAND OWNERS

SIGNATURE OF BUILDER /DEVELOPER

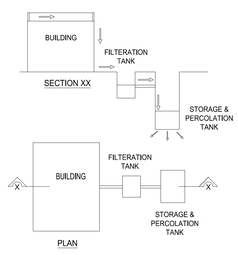
SIGNATURE OF STRUCTURE ENGINEER

SIGNATURE OF TECHNICAL PERSON

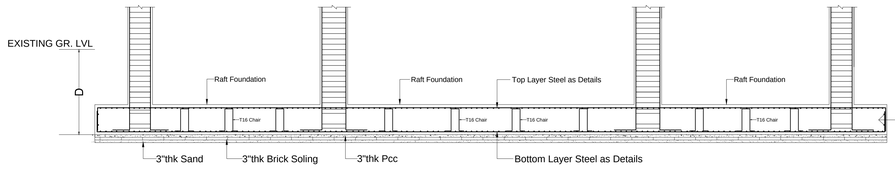
SIGNATURE OF PASSING AUTHORITY



DETAIL OF SEPTIC TANK & SOAKPIT
(NOT TO SCALE)



DETAIL OF WATER HARVESTING SYSTEM
(NOT TO SCALE)

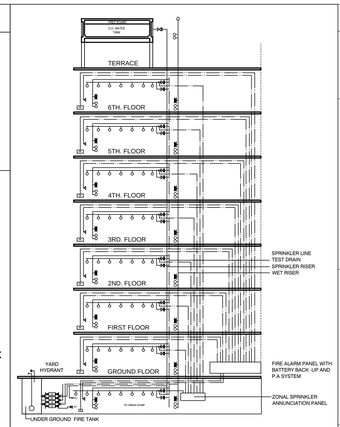


RAFT FOUNDATION TYPICAL SECTION
NOT TO SCALE

LEGEND

HP- HYDRANT PUMP/ MAIN ELECTRIC PUMP
JP- JOCKY PUMP
DP- DIESEL PUMP
SP-SPRINKLER PUMP
SH-SUCTION HEADER
DH-DELIVERY HEADER
R-PIPE TO RISER
Y-PIPE TO YARD HYDRANT
S-PIPE TO SPRINKLER SYSTEM
AV-AIR VESSEL
ICU-INSTALLATION CONTROL VALVE

- HOSE REEL
- AIR RELESE VALVE
- AIR CUSHION TANK
- SLUICE VALVE
- NON- RETURN VALVE
- FLOW SWITCH
- SPRINKLER HEAD
- CABLE CONDUIT FOR HOTTER
- CABLE CONDUIT FOR MANUAL CALL BOX
- HOTTER
- MANUAL CALL BOX
- FIRE BRIDGE INLET TANK FILLING
- FIRE BRIDGE DRAW FROM TANK



TYPICAL ARRANGEMENT OF WET RISER AND TOTAL SPRINKLER SYSTEM

FIRE LEGENDS

1. UNDERGROUND WATER STATIC TANK OF 20,000 LITRES CAPACITY	--	20,000
2. SEAMESE CONNECTION	--	
3. HYDRANT POINT	--	W
4. HOSE REEL	--	
5. FIRE RESISTANCE CHECK DOOR	--	FD
6. EMERGENCY LIGHT	--	
7. ILLUMINATED EXIT SIGN	--	EXIT
8. MANUAL CALL ALARM SYSTEM	--	
9. OVER HEAD WATER STATIC TANK OF 25,000 LITERS CAPACITY	--	25,000
10. AUTOMATIC SPRINKLE'S INSTALLATION	--	S
11. SMOKE DETECTOR	--	

PROJECT DETAIL

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING (APARTMENT) NAMELY "S.K. TOWER" FOR VASTU VASTAYA BUILDER PVT. LTD., DIRECTOR- SRI SATYENDRA KUMAR, S/O RAM BHAJAN PRASAD ON THE LAND PROPERTY OF:

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DIRECTOR SATYENDRA KUMAR
S/O RAM BHAJAN PRASAD

KHATA NO - 92 (NEW), 109 (OLD)
PLOT NO - 1032 (NEW), 732 (OLD)
(AREA=1217.84 sq.m.)
PLOT NO - 1034 (NEW), 732 (OLD)
(AREA=125.83 sq.m.)
PLOT NO - 1035 (NEW), 732 (OLD)
(AREA=146.46 sq.m.)

BOUNDARY

EAST - KARM CONSTRUCTION PVT.LTD.
WEST - GAYA DOBHI ROAD
NORTH - PLOT NO. 1031, BUILDING OF SUMITRA DEVI
SOUTH - KARM CONSTRUCTION PVT.LTD.

(2) SHRI PREM SAGAR
S/O SHRI PREM KUMAR

KHATA NO - 117, 92 (NEW), 109 (OLD)
PLOT NO - 1032 (NEW), 732 (OLD)
(AREA = 384.38 sq.m.)
PLOT NO - 1034 (NEW), 732 (OLD)
(AREA = 277.32 sq.m.)
PLOT NO - 1035 (NEW), 732 (OLD)
(AREA = 96.66 sq.m.)

MAUJA- MASTPURA
THANA - BODHGAYA, THANA NO. 353

SCHEDULE OF DOORS & WINDOWS

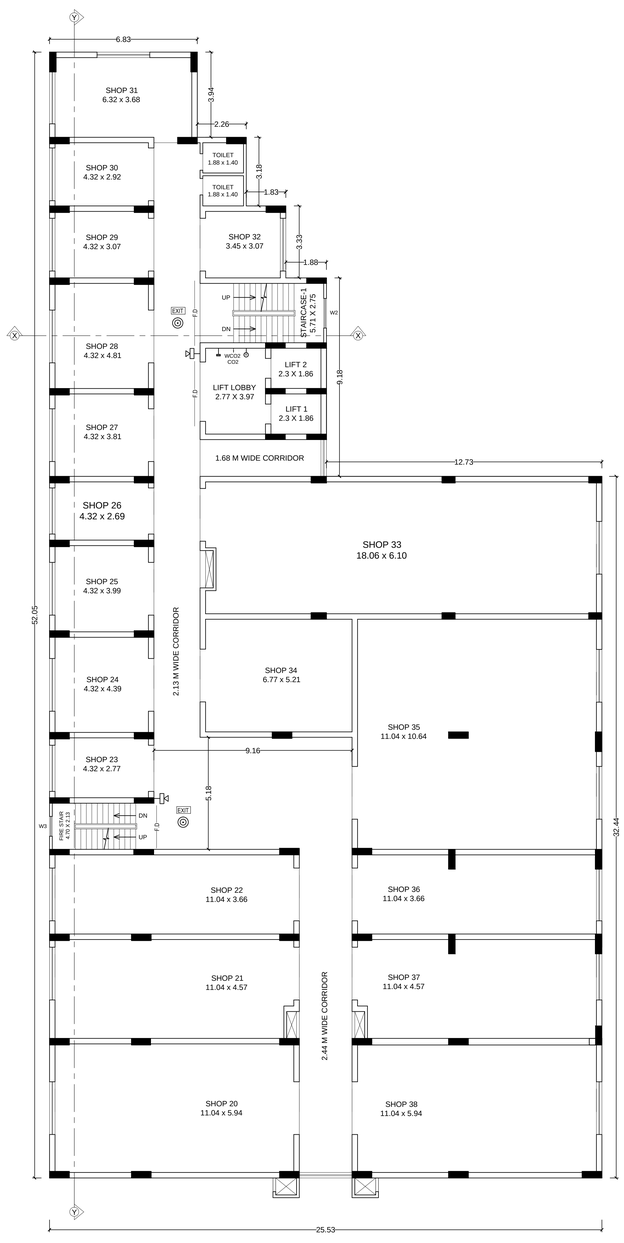
TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D	1.07	2.54	0.0	2.54	AS/SPECIFICATION
D1	0.99	2.13	0.0	2.13	---------DO---------
D2	0.91	2.13	0.0	2.13	---------DO---------
D3	0.76	2.13	0.0	2.13	---------DO---------
W	1.50	1.63	0.91	2.54	---------DO---------
W1	1.37	1.63	0.91	2.54	---------DO---------
W2	1.22	1.63	0.91	2.54	---------DO---------
W3	0.91	1.63	0.91	2.54	---------DO---------
W4	0.91	1.47	1.07	2.54	---------DO---------
W5	0.61	1.17	1.37	2.54	---------DO---------
DW	0.76,1.52	2.54,1.63	0.0,0.91	2.54	---------DO---------
DW1	0.76,0.91	2.54,1.63	0.0,0.91	2.54	---------DO---------
DW2	0.76,0.76	2.54,1.63	0.0,0.91	2.54	---------DO---------
R.S	2.59	2.54	0.0	2.54	---------DO---------

ALL DIMENSION ARE IN METRE

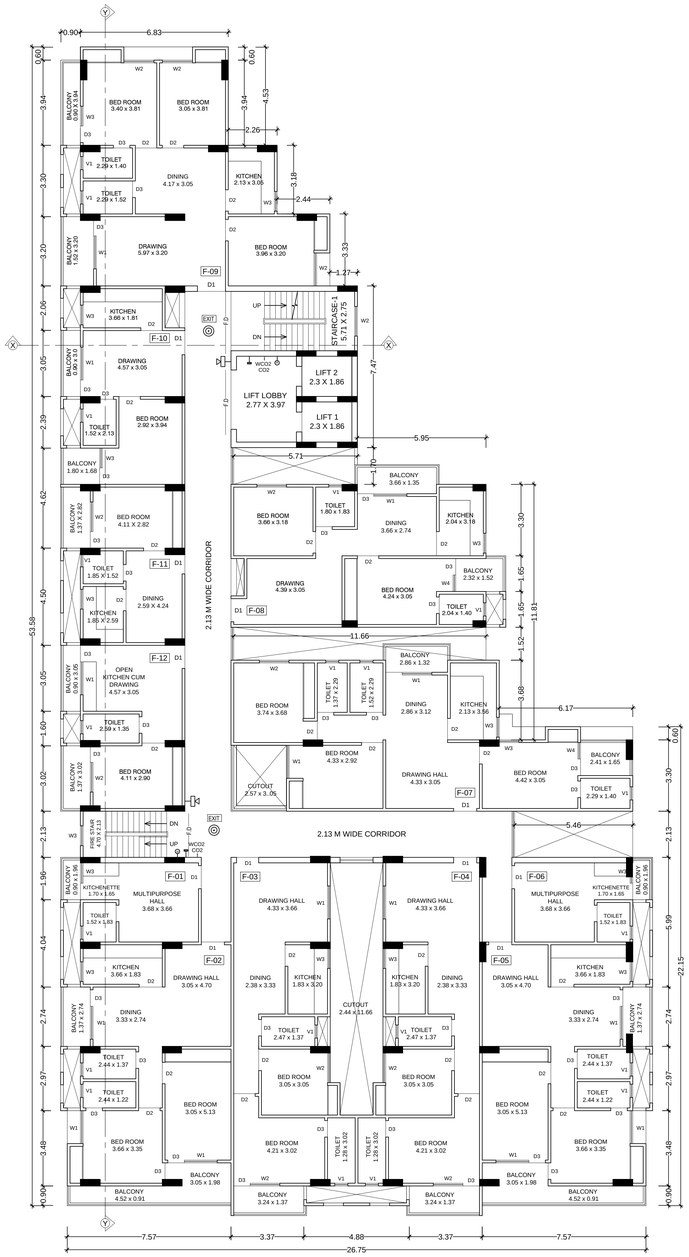
SCALE :-
1:100
1:200

NORTH :-

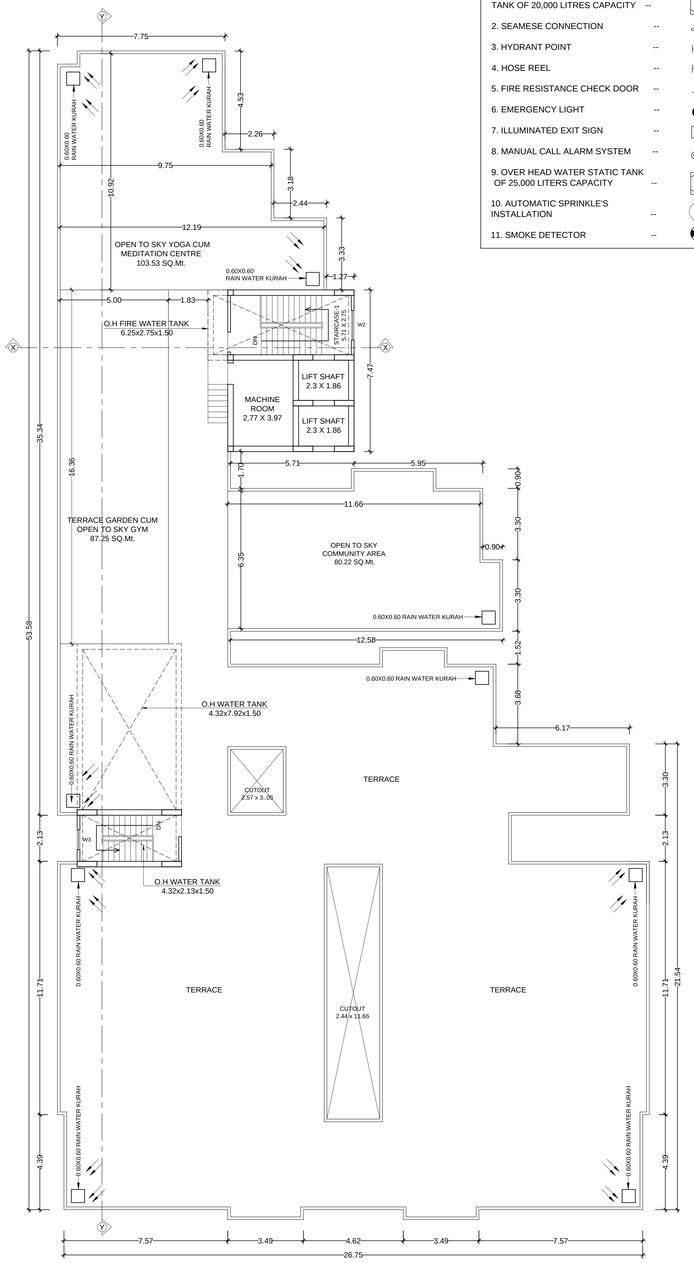
DRG. NO :-
02/03



FIRST FLOOR PLAN
(SCALE 1:100)



2ND TO 7TH FLOOR PLAN
(SCALE 1:100)



TERRACE PLAN
(SCALE 1:100)

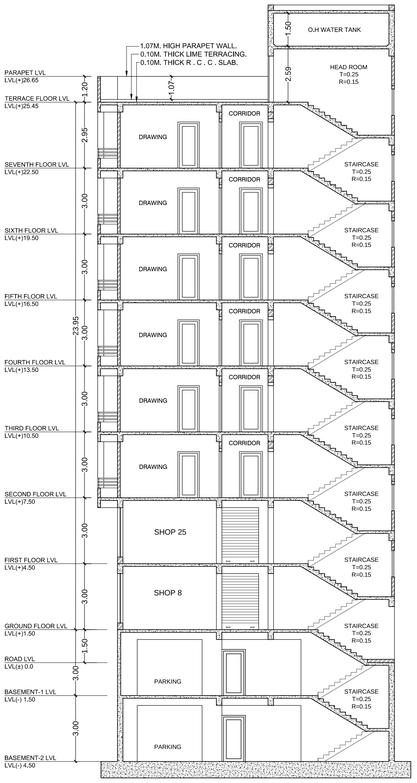
SIGNATURE OF LAND OWNERS

SIGNATURE OF BUILDER /DEVELOPER

SIGNATURE OF STRUCTURE ENGINEER

SIGNATURE OF TECHNICAL PERSON

SIGNATURE OF PASSING AUTHORITY



SECTION 'X-X'
(SCALE 1:100)



SECTION 'Y-Y'
(SCALE 1:100)



FRONT ELEVATION
(SCALE 1:100)

LEFT SIDE ELEVATION
(SCALE 1:100)

PROJECT DETAIL

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MAUJA- MASTPURA
THANA - BODHGAYA, THANA NO. 353

SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D	1.07	2.54	0.0	2.54	AS/SPECIFICATION
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D2	0.91	2.13	0.0	2.13	---------DO---------
D3	0.76	2.13	0.0	2.13	---------DO---------
W	1.50	1.63	0.91	2.54	---------DO---------
W1	1.37	1.63	0.91	2.54	---------DO---------
W2	1.22	1.63	0.91	2.54	---------DO---------
W3	0.91	1.63	0.91	2.54	---------DO---------
W4	0.91	1.47	1.07	2.54	---------DO---------
W5	0.61	1.17	1.37	2.54	---------DO---------
DW	0.76,1.52	2.54,1.63	0.0,0.91	2.54	---------DO---------
DW1	0.76,0.91	2.54,1.63	0.0,0.91	2.54	---------DO---------
DW2	0.76,0.76	2.54,1.63	0.0,0.91	2.54	---------DO---------
R.S	2.59	2.54	0.0	2.54	---------DO---------

SPECIFICATION

1. FOUNDATION	--	AS PER DETAIL.
2. FLOOR	--	25 MM TH. FLOOR FINISH WITH GREY MOSAIC.
3. D.P.C	--	25 MM TH. D.P.C. AT PLINTH LEVEL .
4. LINTEL	--	150 MM TH. R.C.C LINTEL IN CEM CONCRETE (1:2:4)
5. ROOF	--	100 MM TH. R.C.C. ROOF SLAB IN C.C. (1:2:4).
6. SUPER STRUCTURE	--	R.C.C FRAME STRUCTURE WITH IN FILL1st CLASS BRICK WORK (250mm,125mm TH) IN CM(1:6)
7. DOOR	--	COMMERCIAL FLUSH DOOR WITH ANGLE IRON FRAME.
8. PLASTER	--	12 MM TH. CEM PLASTER IN CM (1:6) INTERNAL & EXTERNAL SURFACES OF THE WALL FOR CEILING (1:4) .
9. WINDOW & VENTILATOR	--	STEEL ASEMENT WITH FULLY GLAZED.
10. SEWERAGE	--	THROUGH SEPTIC TANK.
11. ELECTRICAL	--	CONCEALED WIRING WITH COPPER CONDUCTOR.
12. WATER SUPPLY	--	THROUGH BORE WELL & O.H. WATER TANK.
13. INTERNAL FINISHING	--	OIL BOND DISTEMPER OVER POP.
14. EXTERNAL FINISHING	--	CEMENT BASED PAINTS.

ALL DIMENSION ARE IN METRE

SCALE :-	NORTH :-	DRG. NO :-
1:100 1:200		03/03

SIGNATURE OF LAND OWNERS

SIGNATURE OF BUILDER /DEVELOPER

SIGNATURE OF STRUCTURE ENGINEER

SIGNATURE OF TECHNICAL PERSON

SIGNATURE OF PASSING AUTHORITY

FORM-VIII A

FORM OF APPROVAL OF BUILDING PERMIT

BYE LAWS NO.-8(4)

With respect to your Application No. 32 dated 17/12/2020 permission is hereby granted in favor of;

1. **VASTU VASTAYA BUILDER PVT. LTD, (S.K TOWER)**
   Director:- Sri Satyendra Kumar, S/o- Sri Rambhajan Prasad, AT-Sujata Bypass Anand Vihar Colony, bodhgaya.
2. **Sri Prem Sagar, S/o- Sri Prem Kumar, Gaya.**

Shri.....for

a) Construction of a (**B2+B1+G+7) Apartment** building
b) Reconstruction of .....building
c) Alteration of .....building
d) Alteration of additions in the existing building
e) Institution of change of the use of building
..... (Specify)

In respect of Plot No **(CS) 1032(N),1032(N),1035(N),1034(N)Plot No (MSP)732(O),732(O)**,Khata No **92(N),109(O),117(N),92N),109(O),**Holding No.....Village **Mastpura** of .....Municipal Corporation/Municipal Planning Authority/ Dhanawa Gram Panchayat areas covered under .....Development Act 2012 within the .....Development plan/.....Area Development Scheme of .....subject to the following conditions/ restrictions.

a) The land/Building shall be used exclusively for **Commercial & Residential** 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 2.1/2.1. 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 **30.5** m. width.
e) The land in question must be in lawful ownership and peaceful possession of the applicant.
f) The applicant shall free gift - m. wide strip of land of the road in the name of the authority for the purposes as mentioned in these Byelaws.
g) The permission is valid for period of three years with effect from the date of issue.
h) 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.
i) 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.
j) Any other conditions.

17/12/2020

By Order
Authorized Officer

Memo No.....37..... /.....2020.....,Dated.....12/12/2020

Copy along with..... copies of the approved plans to

Smt./ Shri.....

1. **VASTU VASTAYA BUILDER PVT. LTD, (S.K TOWER)**
   Director:- Sri Satyendra Kumar, S/o- Sri Rambhajan Prasad, AT-Sujata Bypass Anand Vihar Colony, bodhgaya.
2. **Sri Prem Sagar, S/o- Sri Prem Kumar, Gaya.**

अनिता देवी

Authorised Officer/
Authority

.....

Memo No.....37...../2020.....,Dated.....12/12/2020.....

Copy with a copy approved plan forwarded to the.....Municipal Corporations/ ..... /Nagar Panchayats/Metropolitan area/..... Planning Area under.....Planning Authority/Gram Panchayat areas covered under ---------- Development Plan/ Planning Authorities/ or Planning Scheme for information.

अनिता देवी

Authorised Officer/
Authority

.....

Memo No.....37...../ .....2020....., Dated.....12/12/2020 Copy forwarded to Town & Country Planning Organization, Bihar, Patna,...../

.....

अनिता देवी

Authorised Officer/
Authority

.....