

फारम-VIII - क
कार्यालय नगर परिषद दानापुर निजामत
भवन की योजना के अनुमोदन
उपविधि संख्या- 8(4)

आप के आवेदन संख्या- 48 तिथि- 25.09.2020 के संदर्भ में

मेसर्स संरचना होम्स प्रा0 लि0, डाइरेक्टर-श्री मनोज कुमार सिंह, श्री सुशिल कुमार सिंह एवं अन्य, पता-गोला रोड, गजाधरचक, दानापुर, पटना।

- (क) आवासीय भवन के निर्माण
- (ख) व्यवसायिक भवन के निर्माण
- (ग) भवन के पुनःनिर्माण
- (घ) विद्यमान भवन में परिवर्तन या परिवर्धन
- (ङ) भवन के उपयोग में परिवर्तन

हेतु दानापुर नगर परिषद/नगर निगम/नगर परिषद/नगर पंचायत/महानगर क्षेत्र/बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधिन स्कीम के 48 प्लॉट नं0- 1639(P), खाता नं0- 430, तौजी नं0-5406, धाना नं0- 21, मौजा- दानापुर शहजादपुर, पता-धाना- दानापुर, जिला- पटना के बाबत निम्नलिखित शर्तों/निर्वधनों के अध्याधीन एतद् द्वारा भवन योजना जिसका प्लान केस नं0-...33.../20-21 है, जिसका निर्माण क्षेत्रफल 6337.56 वर्ग मीटर एवं B+G+5 की स्वीकृति दी जाती है:-

- (क) भूमि/भवन का उपयोग अनन्य रूप से आवासीय 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 1979.23 वर्ग मीटर का पार्किंग का स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।
- (घ) प्रस्तावित निर्माण वाली भूमि औसत 9.14 मी0 चौड़ाई के अनुमोदित पहुंच 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/आयोजन प्राधिकारों/ या बिहार शहरी आयोजन तथा विकास अधिनियम, 2012 के अधीन अधिसूचित किसी योजना स्कीम के अधीन आच्छादित सुसंगत आयोजना प्राधिकार क्षेत्रों के अधिनस्थ नगर परिषद दानापुर आयोजना क्षेत्र में 0.00 वर्ग मीटर चौड़ी भूमि की पट्टी उक्त 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 गई अनुमति को उस भूखंड, जिसके लिए योजना अनुमोदित की गई हो, के अधिकार, हक, हित 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 जायेगी।
- (ञ) बिहार भू-सम्पदा (विनियमन और विकास) नियमावली (RERA), 2017 की शर्तों के अधीन राज्य में गठित भू-सम्पदा विनियमन प्राधिकरण से इस परियोजना का निबंधन कराना अनिवार्य होगा।
- (ट) भू-स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों / कागजात के सत्यापन की जिम्मेवारी आवेदक की है। भविष्य में इसमें किसी प्रकार की त्रुटि / हेर-फेर / कपटपूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किये जाने के साथ-आवेदक के विरुद्ध विधि सम्मत कार्रवाई की जायेगी।
- (ठ) भवन का निर्माण स्वीकृत नक्शे के अनुरूप ही किये जायें, भविष्य में किसी भी प्रकार के अनियमितता / विचलन पाये जाने की स्थिति में सम्पूर्ण जवाबदेही आवेदक की होगी एवं विधि सम्मत कार्रवाई के पात्र होंगे।
- (ड) Environmental Protection Act. के तहत बहुमंजिले भवन के निर्माण के दौरान ढक कर निर्माण किया जाना अनिवार्य होगा।
- (ढ) ठोस अपशिष्ट प्रबंधन नियम (Solid Waste Management Rules), 2016 का अनुपालन किया जाय।
- (ण) अफोर्डेबल हाउसिंग एण्ड स्लम रिहैबिलिटेशन एवं रिडेवलपमेंट हाउसिंग पॉलिसी, 2017 के अन्तर्गत शेल्टर फण्ड की राशि जमा करने के उपरान्त ही भवन का निर्माण करना होगा।
- (त) रैन वाटर हारवैस्टिंग सिस्टम का अनिवार्यरूप से भवन में अनुपालन करना होगा।
- (थ) अन्य शर्त

बिहार नगर पालिका अधिनियम 2007 एवं बिहार भवन उपविधि 2014 के संगत प्रावधानों का अक्षरसः अनुपालन करते हुये भवन निर्माण किया जायेगा।

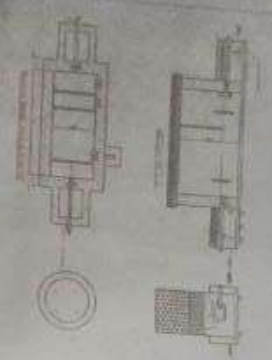
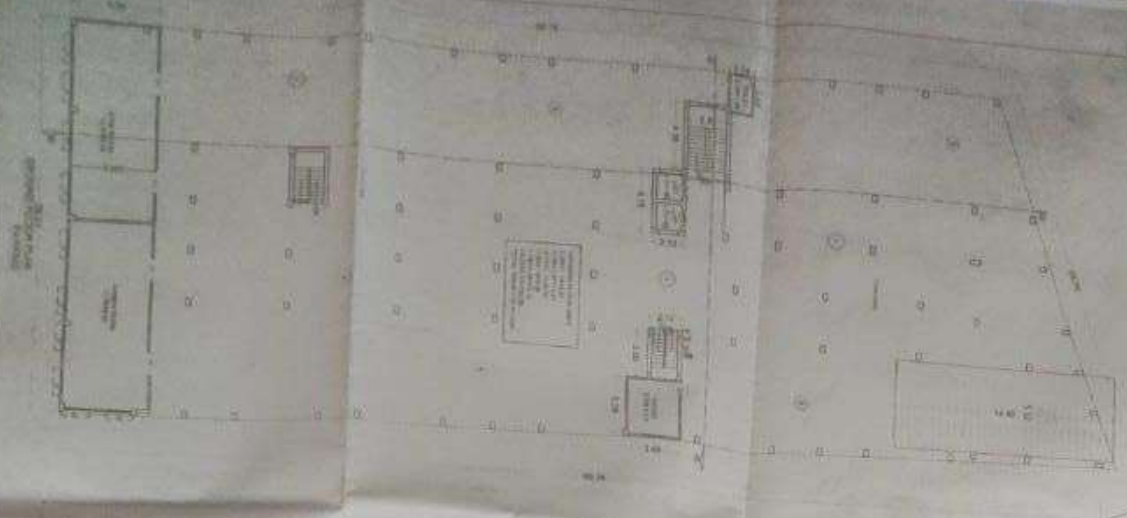
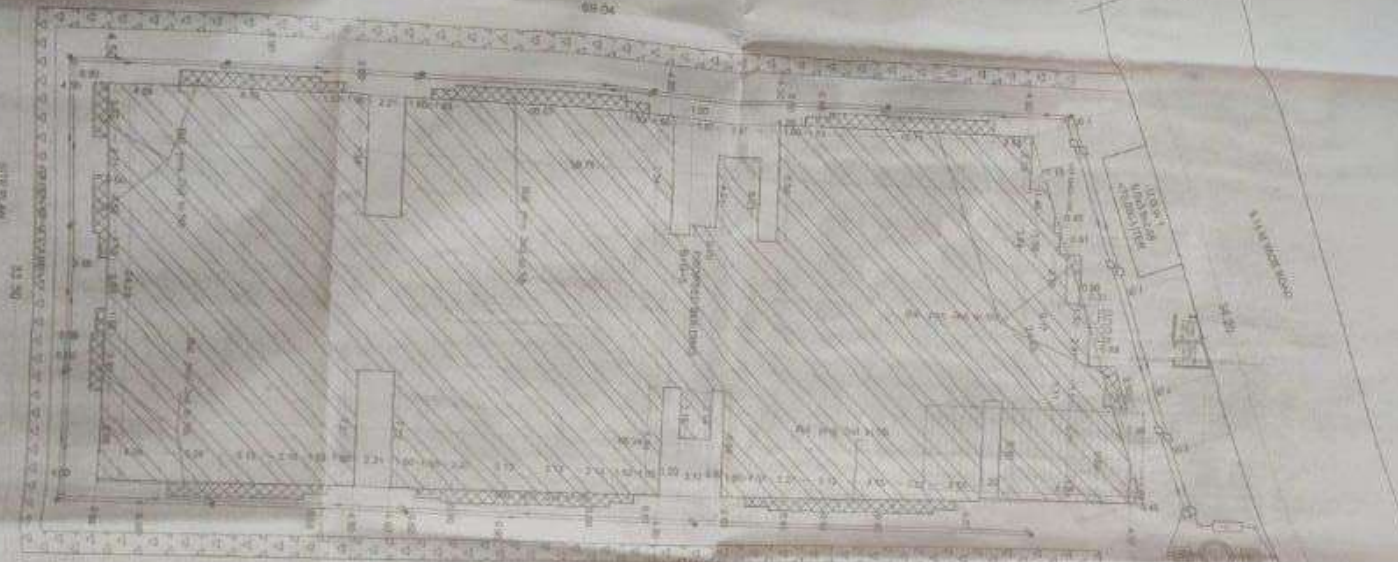
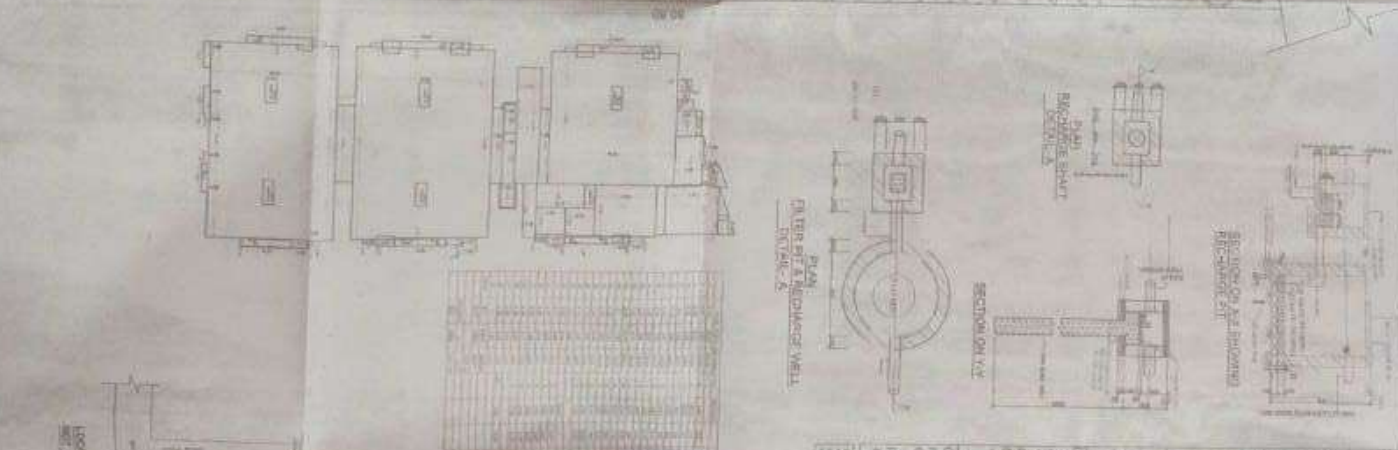
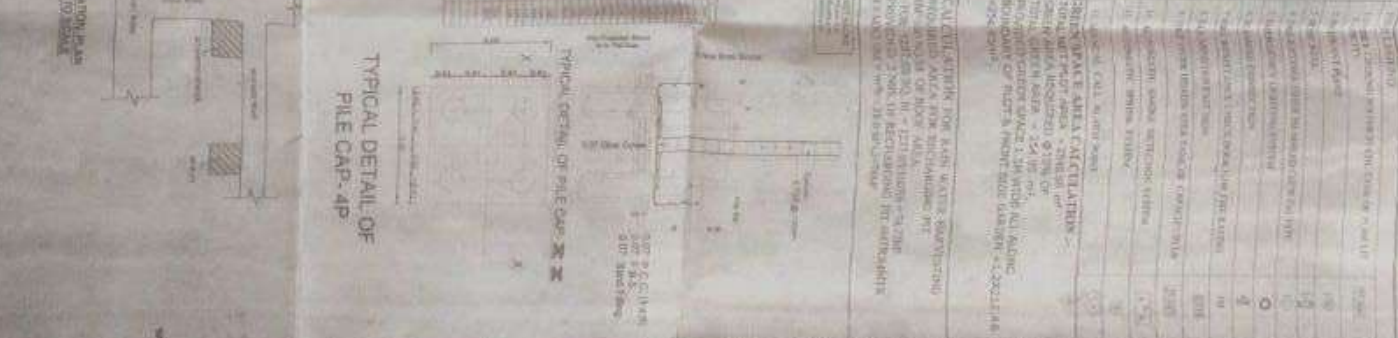
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नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत

ज्ञापांक:-33...../दिनांक:-08/11/2020.....

प्रतिलिपि:- मेसर्स संरचना होम्स प्रा0 लि0, डाइरेक्टर-श्री मनोज कुमार सिंह, श्री सुशिल कुमार सिंह एवं अन्य,
पता-गोला रोड, गजाधरचक, दानापुर, पटना को सूचनार्थ प्रेषित।

नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत



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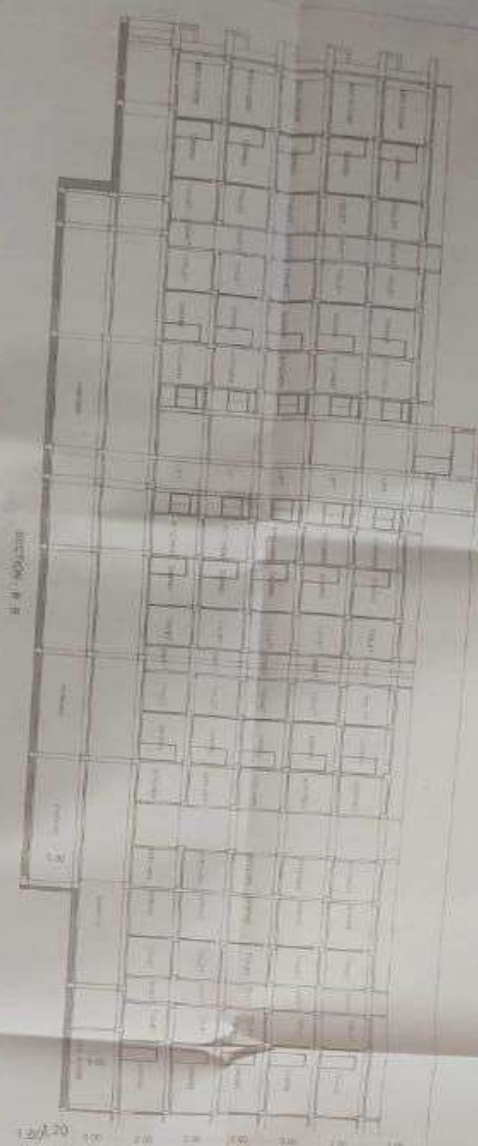
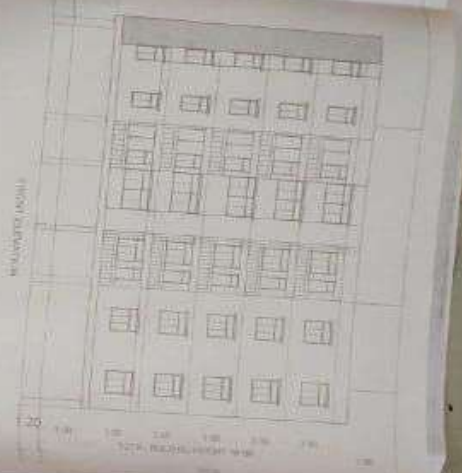
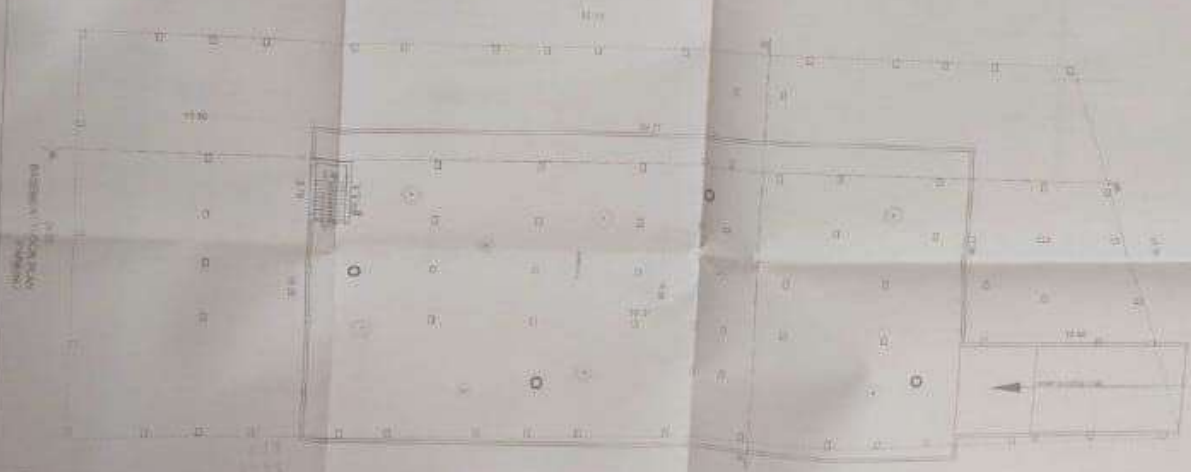
FIRST FLOOR PLAN

SECTION A-A

SECTION B-B

SECTION C-C

SECTION D-D



NOTES

1. ALL DIMENSIONS ARE IN METERS.

2. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING CODE OF THE PHILIPPINES.

3. THE FOUNDATION SHALL BE DESIGNED TO SUPPORT THE LOADS OF THE BUILDING.

4. THE ROOF SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE LOADS.

5. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE WIND LOADS.

6. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE EARTHQUAKE LOADS.

7. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE FIRE LOADS.

8. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE COLLAPSE LOADS.

9. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE OVERLOADS.

10. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE IMPACT LOADS.

11. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE VIBRATION LOADS.

12. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE NOISE LOADS.

13. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE POLLUTION LOADS.

14. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE CLIMATE LOADS.

15. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE SOCIAL LOADS.

16. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE ECONOMIC LOADS.

17. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE POLITICAL LOADS.

18. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE CULTURAL LOADS.

19. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE RELIGIOUS LOADS.

20. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE EDUCATIONAL LOADS.

21. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE RECREATIONAL LOADS.

22. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE HEALTHCARE LOADS.

23. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE INDUSTRIAL LOADS.

24. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE COMMERCIAL LOADS.

25. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE RESIDENTIAL LOADS.

26. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE PUBLIC LOADS.

27. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE PRIVATE LOADS.

28. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE GOVERNMENT LOADS.

29. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE MILITARY LOADS.

30. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE NUCLEAR LOADS.

31. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE SPACE LOADS.

32. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE TIME LOADS.

33. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE ENERGY LOADS.

34. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE INFORMATION LOADS.

35. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE KNOWLEDGE LOADS.

36. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE SKILL LOADS.

37. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE ATTITUDE LOADS.

38. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE BEHAVIOR LOADS.

39. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE EMOTION LOADS.

40. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE COGNITION LOADS.

41. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE PERCEPTION LOADS.

42. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE JUDGMENT LOADS.

43. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE REASONING LOADS.

44. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE IMAGINATION LOADS.

45. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE CREATIVITY LOADS.

46. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE INNOVATION LOADS.

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48. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE INVENTION LOADS.

49. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE RESEARCH LOADS.

50. THE BUILDING SHALL BE DESIGNED TO RESIST THE MAXIMUM ALLOWABLE DEVELOPMENT LOADS.

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