पटना महानगर क्षेत्र प्राधिकार

(बिहार सरकार का उपक्रम)
पाँचवां तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड
शास्त्री नगर, पटना - 800023

संoसंo:– PMAA/PRN/$\frac{NEORA}{BIHTA}$/$\frac{Block-A-LB+UB+G+08}{Block-B-LB+UB+G+14,}$/26/2020 – 126 पटना, दिनांक–16.04.2021

Block–C (EWS)–G+7

प्रेषक,

प्रभारी निदेशक,
पटना महानगर क्षेत्र प्राधिकार,
बिहार पटना।

सेवा में,

अंशुल होम्स प्रा० लि०,
प्रतिनिधित्व–श्री राहुल कुमार,
पिता–श्री बिनोद कुमार सिंह,
House no. 89B, Patliputra Colony,
(Opposite Note Dame Academy),
Patna- 800013.

विषयः– प्लान केस संख्याः– PMAA/PRN/$\frac{NEORA}{BIHTA}$/$\frac{Block-A-LB+UB+G+08}{Block-B-LB+UB+G+14,}$/26/2020 की स्वीकृति के संबंध में।

Block–C (EWS)–G+7

महाशय,

आपके आवेदन संo:– **PMAA/PRN/$\frac{NEORA}{BIHTA}$/$\frac{Block-A-LB+UB+G+08}{Block-B-LB+UB+G+14,}$/26/2020**, दिनांक–09.07.2020

Block–C (EWS)–G+7

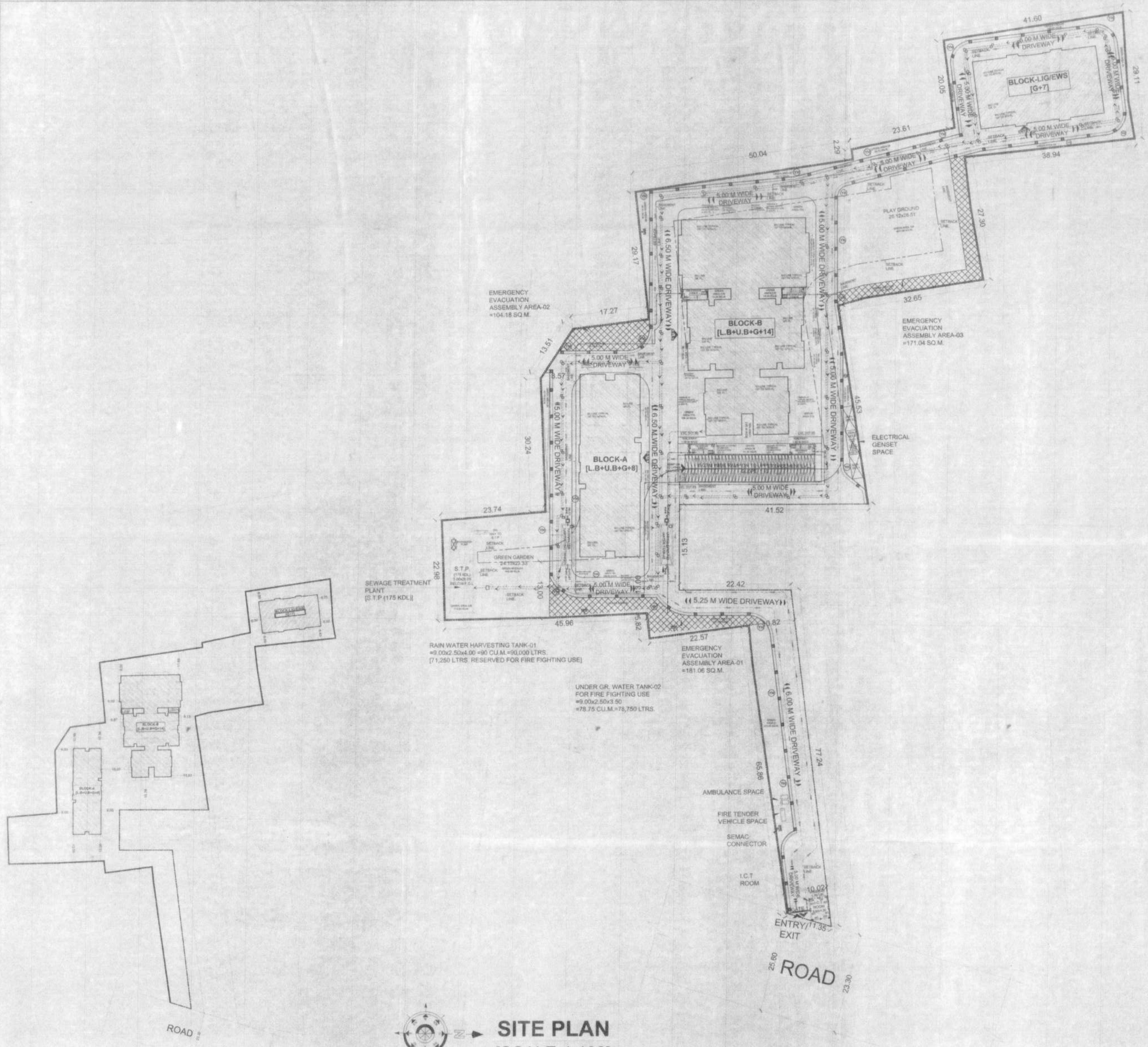
के संदर्भ में श्री राहुल कुमार, अंशुल होम्स प्रा० लि०, पिता–श्री बिनोद कुमार सिंह, House no. 89B, Patliputra Colony, (Opposite Note Dame Academy), बिहार के भवन निर्माण के लिए पटना महानगर क्षेत्र प्राधिकार में बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित विकास योजना/पटना महानगर क्षेत्र प्राधिकार/आयोजना स्कीम/पटना मास्टर प्लान 2031 के आलोक में मौजा–नेऊरा, सर्वे थाना–फुलवारी, थाना संo–104, सर्वे प्लॉट संo–713, 714, 715, 721, 752, 753, 1676(अंश), खाता संo–172, 168, 169, 157, 159, 164, 157, 56, Tauzi No-3102 में आवासीय भवन, **Block-A (LB+UB+G+8), Block-B (LB+UB+G+14), EWS/LIG Block–C (G+7)**, दिनांक–**12.04.2021** को स्वीकृतार्थ नक्शा के बाबत निम्नलिखित शर्तो/निर्वधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है।

1. भूमि/भवन का उपयोग अन्य रूप से आवासीय भवन प्रयोजन, के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।
2. विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।
3. अनुमोदन योजना में दर्शाया गया 8355.77 वर्गमीटर का पार्किंग स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा। बेसमेंट में Ventilation हेतु समुचित व्यवस्था बिहार भवन उपविधि के आलोक में प्रावधान करना होगा।

4. प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।
5. भूखण्ड के सामने पूरब में 23.30मी० से 25.60मी० चौड़ी वर्तमान सड़क अवस्थित है।
6. अनुमति (अनुज्ञा) जारी किये जाने की तारीख से तीन वर्षो की अवधि के लिए विधि मान्य होगी।
7. इस उपबन्ध के अधीन दी गयी अनुमति को उस भूखण्ड़ जिसके लिए योजना अनुमोदित की गयी हो के अधिकार हक, हित की बाबत साक्ष्य नहीं मानी जाएगी।
8. 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।
9. भू–स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों/कागजात के सत्यता की जिम्मेदारी 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 विरूद्ध विधि सम्मत कार्रवाई की जायेगी।
10. निर्माणकर्ता को प्राधिकार के विनिर्देशों के अनुसार मल जल, निकास सड़क, एवं अन्य आधारभूत संरचनाओ का विकास बिहार भवन उपविधि 2014 में प्रावधानित उपविधि 8(5)के आलोक में करना होगा।
11. बिहार भू–सम्पदा (विनियामक और विकास) नियमावली 2017 की शर्तो के अधीन राज्य में गठित भू–सम्पदा विनियामक प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।
12. श्रम सेस के संबंध में नगर विकास एवं आवास विभाग/श्रम संसाधन विभाग द्वारा निर्गत अनुदेशों का अनुपालन निर्माणकर्ता द्वारा सुनिश्चित किया जाएगा।
13. समय–समय पर सरकार द्वारा निर्गत आदेशों एवं नीतियों का विस्तृत रूप में पालन करना अनिवार्य होगा।
14. स्थल पर Rainwater Harvesting का प्रावधान निश्चित रूप से करना होगा।
15. State Level Environment Impact Assessment Authority, Bihar (EIA) से प्राप्त निदेशो एवं प्रावधानों को लागू करना होगा।
16. बिहार भवन उपविधि 2014 एवं पटना मास्टर प्लान 2031 के साथ DCR में प्रावधानित के अनुसार निमार्ण कार्य सम्पन्न कराना होगा।
17. बिहार भवन उपविधि, 2014 एवं पटना मास्टर प्लान, 2031 के आलोक में स्वीकृत नक्शा में प्रावधानित ग्रीन एरिया का प्रावधान किया जाए।

विश्वासभाजन

प्रभारी निदेशक, 16/05/2024
पटना महानगर क्षेत्र प्राधिकार।



SITE PLAN
[SCALE-1:100]

FOR HIGH RISE RESIDENTIAL BUILDING HEIGHT MORE THAN 40 M AND UPTO 45M.

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED AFTER SITE INSPECTION AND STRICTLY AS PER THE GUIDELINES OF BIHAR BUILDING BYE-LAWS 2014.

RAKESH RANJAN RAJE
DANAPUR REG No.-06/Arch/2015/NPDN
C.O.A. REG. No.:- CA/89/9665

NOTE:- ALL DIMENSIONS ARE IN METRE.

PROJECT NAME:-

H2O CITY

DEVELOPER'S NAME & ADDRESS:-

ANSHUL HOMES PVT. LTD.,
DIRECTOR:-RAHUL KUMAR,S/O-SRI VINOD KUMAR SINGH.
REGISTERED ADD.:
PLOT NO.-89 B,IN FRONT OF NOTRE DAME ACADEMY,
PATLIPUTRA COLONY,PATNA
PIN CODE: 800013.
MOBILE NO.: 9771497291,
EMAIL-ID: anshulhomes@gmail.com

PLOT DETAIL:-

PROPOSED RESIDENTIAL BUILDING-"H2O CITY",
FOR ANSHUL HOMES PVT. LTD.
DIRECTOR:-
SRI RAHUL KUMAR,
S/O:- SRI VINOD KUMAR SINGH.
AT:-
PLOT NO.-713,714,715,721,752, 753,1676(P)
KHATA NO.-172,168,169,157,159, 164,157/56
TAUZI NO.-3102 & BIHAR GOVERNMENT
THANA NO.-104
THANA-PHULWARI
MAUZA-NEORA
WARD NO.-9
PARGANA-NEORA,
DISTRICT-PATNA.

BOUNDARY:-

NORTH:
PLOT NO.-778,777,757,754
SOUTH:
PLOT No.-1676(P),743,736(P),734
EAST:
80' ROAD,PLOT No.-752(P),751,749,754
WEST:
PLOT No.721(P),719,716,713(P),712

SHEET DETAIL:-

SITE PLAN [SCALE=1:100]

SHEET NO:-	SCALE:-	NORTH:-
02/15	01:100	

Anshul Homes Pvt. Ltd.
Director
SIGNATURE OF DEVELOPER

Brajesh Kumar Sinha
Structural Engineer
Licence No.11/STR-E/15/NPDN
NAGAR PARISHAD DANAPUR NIZAMAT
SIGNATURE OF STRUCTURAL ENGINEER

SIGNATURE OF ARCHITECT

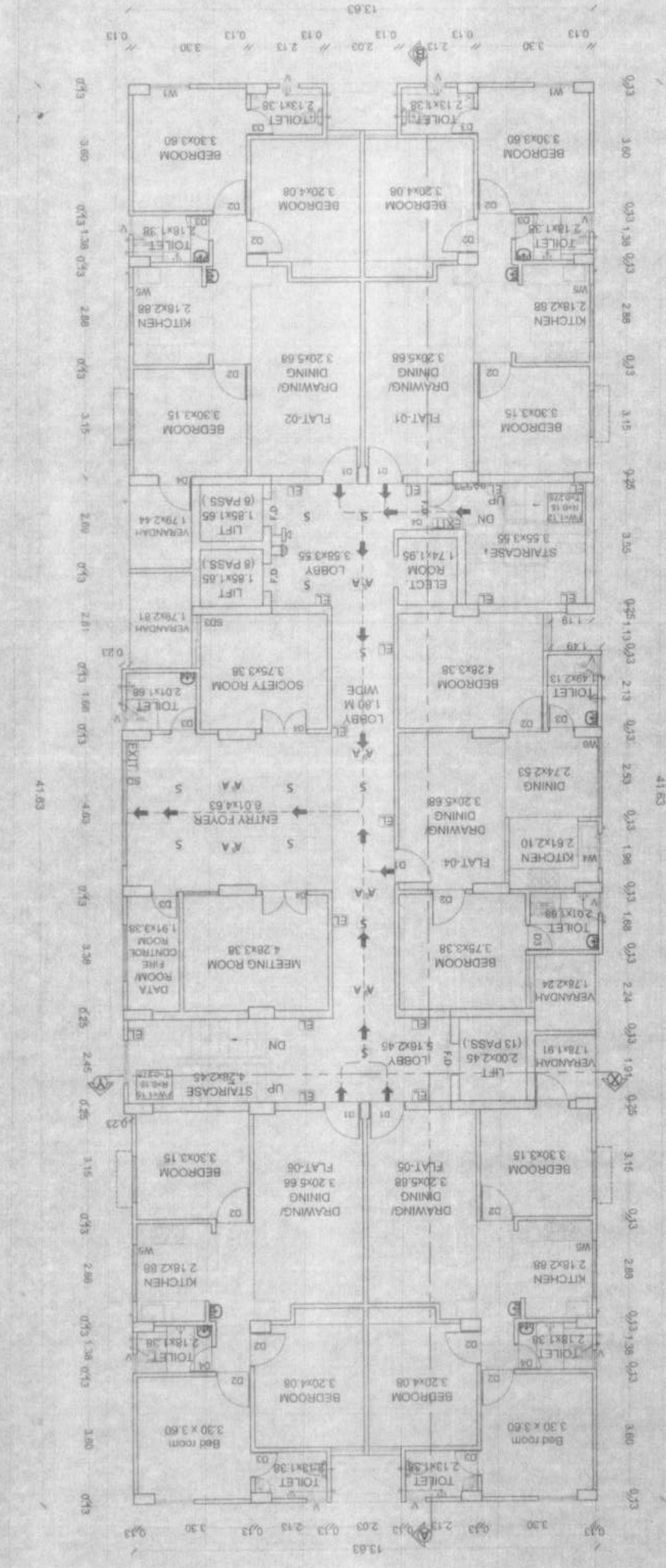
16.12.2021
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

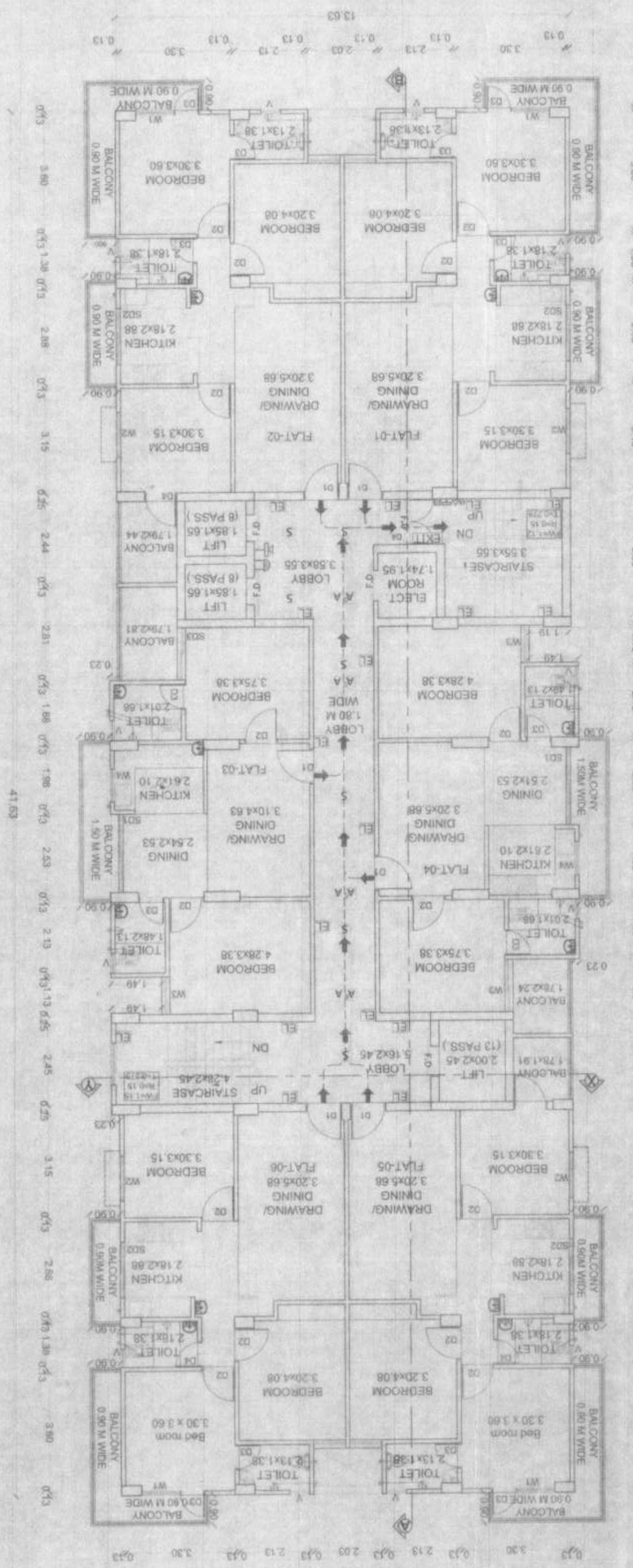
Patna Metropolitan Area Authority
Sanction of this map is subject to PMAM/PKN/NEORA/ Block-A-1676(P)&1678(P)/ 26/2020 dated 09/07/2020 accordance under Development Control Regulations for Patna Master Plan 2031 (Bylaws no 6(4) of Bihar Building Bylaws 2014) vide notification no 331/632 dated 28.10.2016 on Date 12/12/2021

(विशेष भू-उपयोग प्रतिनियमन विनियम) नियमावली, 2017 की धारा के अधीन राज्य में मॉडल विनियमन प्राधिकार से इस परियोजना एवं नियमन अनिवार्य होगा।

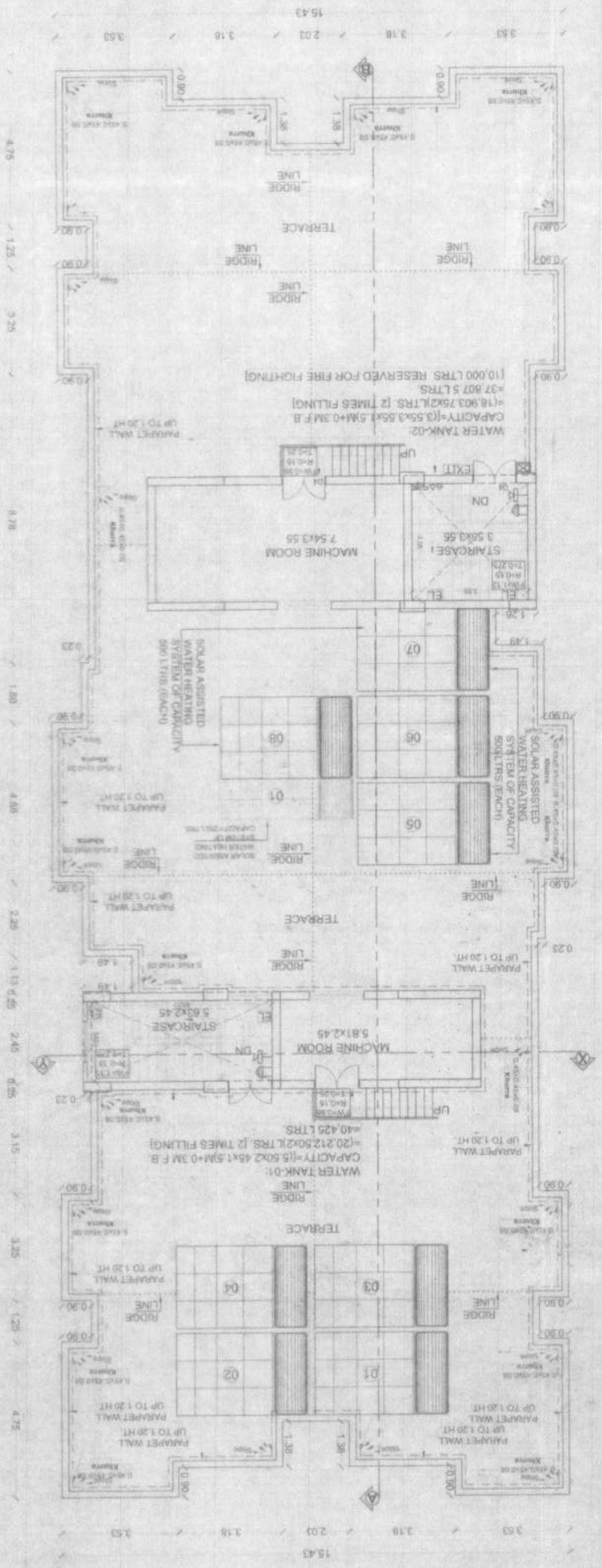
GROUND FLOOR PLAN
[BLOCK-A (L.B+U.B+G+8)]



TYPICAL 1ST TO 8TH FLOOR PLAN
[BLOCK-A (L.B+U.B+G+8)]



TERRACE FLOOR PLAN
[BLOCK-A (L.B+U.B+G+8)]



BLOCK-A
BUILDING HEIGHT=27 M

FOR HIGH RISE RESIDENTIAL BUILDING HEIGHT MORE THAN 40 M AND UPTO 45M.

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED AFTER SITE INSPECTION AND STRICTLY AS PER THE GUIDELINES OF BIHAR BUILDING BYE LAWS 2014

RAKESH RANJAN RAJE

LEGEND

DWARKA REG No.- DA/88/9665
C.O.A. REG No.- DA/88/9665

100 MM DIA SUPPLY WATER PIPE	
100 MM DIA RAINWATER PIPE	
100 MM DIA CLOUD WASTE PIPE	

NOTE:- ALL DIMENSIONS ARE IN METRE

PROJECT NAME:-

H2O CITY

DEVELOPER'S NAME & ADDRESS:-

ANSHUL HOMES PVT. LTD.
DIRECTOR:-
RAHUL KUMAR S/O-SRI VINOD KUMAR SINGH
REGISTERED ADD.:
PLOT NO.-89 B.IN FRONT OF
NOTRE DAME ACADEMY,
PATLIPTRA COLONY,PATNA
PIN CODE:-800013
MOBILE NO.-9771497291,
EMAIL-ID:-anshulhomes@gmail.com

PROPOSED RESIDENTIAL BUILDING-
"H2O CITY",
FOR ANSHUL HOMES PVT. LTD.
DIRECTOR:- SRI RAHUL KUMAR,
S/O:- SRI VINOD KUMAR SINGH.
AT:-
PLOT NO.-713,714,715,721,752,
753,1676(P)
KHATA NO.-172,168,169,157,159,
164,157/56
TAUZI NO.-3102 & BIHAR GOVERNMENT
THANA NO.-104
THANA-PHULWARI
MAUZA-NEORA
WARD NO.-9
PARGANA-NEORA,
DISTRICT-PATNA.

BOUNDARY:-

SOUTH:
PLOT No.-778,777,757,754

NORTH:
PLOT No.-778,777,757,754

SOUTH:
PLOT No.-1676(P),743,736(P),734

EAST:
60' ROAD,PLOT No.-752(P),751,749,754

WEST:
PLOT No.-724(P),719,716,713(P),712

SHEET DETAIL:- BLOCK-A

1.GROUND FLOOR PLAN
2.TYPICAL 1ST TO 14TH FLOOR PLAN
3.TERRACE FLOOR PLAN

SHEET NO:-	SCALE:-	NORTH:-
06/15	1:100	

Anshul Homes Pvt. Ltd.
Director

SIGNATURE OF DEVELOPER

Brijesh Kumar Sinha
Structural Engineer
License No.- 11/STR.-E/15/NEW
Nagar Parishad Danapur Niamat
DANAPUR

SIGNATURE OF STRUCTURAL ENGINEER

RAKESH RANJAN RAJE
Bachelor of Architecture
B.C.A. REG. No.- CA/88/9665

SIGNATURE OF ARCHITECT

Sanjiv Kumar Singh
Patna Metropolitan Area Authority
पटना महानगर क्षेत्र प्राधिकार

Sanction of Plan Date no.- Plan/Plan/Khata-A-184/684/18 dated.....09/04/2020 Electrical/ -C(Bldg)-644/ 25/04/2020
accepted under "

Master Plan 2031 (Byelaws no 6(4) of Bihar Building Byelaws 2014) vide notification no 831/B3Z dated 25.10.2016 on Date 12/04/2021

Patna Metropolitan Area Authority
पटना महानगर क्षेत्र प्राधिकार

Note:- Any discrepancy in the drawing should be brought to the notice of the Authority immediately. Any deviation during construction will be treated as violation of the sanctioned plan.

F.A.R. CALCULATIONS

FLOOR	BLOCK-A [L.B+U.B+ G+8] B/U AREA IN SQ.M.	BLOCK-B [L.B+U.B+ G+14] B/U AREA IN SQ.M.	BLOCK-LIG/EWS [G+7] B/U AREA IN SQ.M.
LOWER BASEMENT	2.48	68.29	---
UPPER BASEMENT	2.48	68.29	---
GROUND FLOOR	560.12	1058.29	436.70
FIRST FLOOR	571.82	1068.87	428.34
SECOND FLOOR	571.82	1068.87	445.86
THIRD FLOOR	571.82	1068.87	445.86
FOURTH FLOOR	571.82	1068.87	445.86
FIFTH FLOOR	571.82	1068.87	445.86
SIXTH FLOOR	571.82	1068.87	445.86
SEVENTH FLOOR	571.82	1068.87	170.56
EIGHTH FLOOR	571.82	1068.87	---
NINTH FLOOR	---	1068.87	---
TENTH FLOOR	---	1068.87	---
ELEVETH FLOOR	---	1068.87	---
TWELFTH FLOOR	---	1068.87	---
THIRTEENTH FLOOR	---	1068.87	---
FOURTEENTH FLOOR	---	1068.87	---
TERRACE FLOOR	---	---	---
TOTAL	5139.64	16157.05	3264.90
TOTAL B/UP AREA	21296.69 Sq.m. [EXCLUDING EWS/LIG BLOCK B/U AREA]		

PLOT AREA AS PER DEED = 10152.37 SQ.M.
PLOT AREA AS PER SITE =9162.73 SQ.M.
F.A.R. =21296.69/ 9162.73 =2.32

REQUIRED B/U AREA FOR BLOCK-LIG/EWS (@15% OF TOTAL B/U AREA)
=(21296.69X0.15)SQ.M =3194.5 SQ.M.
PROVIDED B/U AREA FOR BLOCK-LIG/EWS (GR. FL. TO 7TH FL.)
=3264.90 SQ.M.

TOTAL F.A.R. CONSUMED:-
PLOT AREA AS PER SITE =9162.73 SQ.M.
A] BUILTUP AREA FOR ALL BLOCKS [BLOCK A+BLOCK B]=21296.69 SQ.M.
B] BUILTUP AREA FOR BLOCK-LIG/EWS=3264.90 SQ.M.

TOTAL BUILTUP AREA ALL BLOCKS INCLUDING BLOCK-LIG/EWS]
= A+B = [21296.69+3264.90]SQ.M. =24561.59 SQ.M.
TOTAL F.A.R CONSUMED=24561.59/ 9162.73= 2.68

COVERAGE ALL BLOCKS
[BLOCK A+ BLOCK B+BLOCK-LIG/EWS]:-

TOTAL COVERAGE
=MAXIMUM BUILTUP AREA AT 1ST FL. ALL BLOCKS/PLOT AREA)X100
=(2225.32/ 9162.73)x100 = 24.28%

SETBACK DETAILS

FOR RESIDENTIAL BUILDING MORE THAN 40 M AND UPTO 45 M IN HT.

REQUIRED SETBACKS AS PER BYE-LAWS 2014:-
FRONT SETBACK = 9 M / 13 M
REAR SETBACK = 8 M
SIDE SETBACKS = 8 M

PROVIDED SETBACKS :-
FRONT SETBACK = 13 M
REAR SETBACK = 8 M
SIDE SETBACKS = 8 M

PARKING CALCULATION

A]FOR MULTISTORIED FLAT DEVELOPMENT:
TOTAL BUILTUP AREA [BLOCK A & BLOCK B]= 21296.69 SQ.M.
REQUIRED PARKING AREA [BLOCK A & BLOCK B]
@ 25% OF RESIDENTIAL B/U AREA =21296.69x0.25 SQ.M.=5324.17 SQ.M

B]FOR LIG & EWS :
TOTAL BUILTUP AREA [BLOCK LIG/EWS]= 3264.90 SQ.M.
TOTAL NO. OF LIG FLATS=29
TOTAL NO. OF EWS FLATS=28
PARKING REQUIRED @ 2 MOTORCYCLE/LIG FLAT =[(29x2)X2.5]SQ.M.=145 SQ.M
PARKING REQUIRED @ 1 MOTORCYCLE/EWS FLAT =[(28x1)X2.5]SQ.M.=70 SQ.M
REQUIRED PARKING AREA [BLOCK LIG&EWS]=215 SQ.M.

REQUIRED PARKING AREA =[A+B]=[5324.17+215]SQ.M.=5,539.17 SQ.M

VISITOR'S PARKING AREA CALCULATION:-
REQUIRED VISITOR'S PARKING AREA @ 15% OF REQUIRED PARKING AREA
=(0.15x5324.17)SQ.M.=798.63 SQ.M.

TOTAL REQUIRED PARKING AREA = [5539.17+798.63]SQ.M.= 6337.8 SQ.M.

PROVIDED PARKING AREA :
1] AT UPPER BASEMENT FLOOR= 4097.24 SQ.M.[BLOCK B+C+LIG/EWS]
2] AT LOWER BASEMENT FLOOR [BLOCK A+B+LIG/EWS]= 4258.53 SQ.M.

TOTAL PROVIDED PARKING AREA [GR.FL.+U.B+L.B]=[1+2]= 8355.77 SQ.M.

GREEN AREA CALCULATION

REQUIRED GREEN AREA
= 10% OF PLOT AREA = (0.1x9162.73)SQ.M.=916.27 SQ.M.

PROVIDED GREEN AREA [GROUND LEVEL]
=3247.87 SQ.M. (36.70% OF PLOT AREA)

POPULATION DENSITY CALCULATION

NO. OF FLATS:-

BLOCKS	BLOCK-A [L.B+U.B+ G+8]	BLOCK-B [L.B+U.B+ G+14]	BLOCK-LIG/EWS [G+7]
FLOOR	NO. OF FLATS		
LOWER BASEMENT	---	---	---
UPPER BASEMENT	---	---	---
GROUND FLOOR	05	09	07
FIRST FLOOR	06	10	08
SECOND FLOOR	06	10	08
THIRD FLOOR	06	10	08
FOURTH FLOOR	06	10	08
FIFTH FLOOR	06	10	08
SIXTH FLOOR	06	10	08
SEVENTH FLOOR	06	10	02
EIGHTH FLOOR	06	10	---
NINTH FLOOR	---	10	---
TENTH FLOOR	---	10	---
ELEVETH FLOOR	---	10	---
TWELFTH FLOOR	---	10	---
THIRTEENTH FLOOR	---	10	---
FOURTEENTH FLOOR	---	10	---
TERRACE FLOOR	---	---	---
TOTAL	53	149	57
TOTAL NO. OF FLATS	259 FLATS		
TOTAL NO. OF FLATS [EXCLUDING BLOCK-LIG/EWS]	259-57=202 FLATS		

POPULATION DENSITY:-			
NO. OF FLATS	53	149	57
NO. OF PERSONS [CONSIDERING EACH FLAT HAVING 5 PERSONS]	53x5 = 265 NOS.	149x5 = 745 NOS.	57x5 = 285 NOS.
TOTAL NO. PERSONS	1295 PERSONS		
TOTAL NO. PERSONS [EXCLUDING BLOCK-LIG/EWS]	1295-285= 1010 PERSONS		

RAINWATER HARVESTING TANK CALCULATION:

TERRACE FLOOR MAX. AREA :-
BLOCK A = 610.53 SQ.M.
BLOCK B = 1174.59 SQ.M.
BLOCK LIG/EWS = 476.74 SQ.M.

TOTAL TERRACE AREA (ALL BLOCKS) = 2261.86 SQ.M.

RAIN WATER HARVESTING SUMP REQ. 6 CU.M. FOR EVERY 100 SQ.M. TERRACE AREA.
REQUIRED WATER CAPACITY
= (22.61x6)CU.M. = 135.66 CU.M.=1,35,660 LTRS.

PROVIDED RAIN WATER HARVESTING TANK:
1) TANK-01=(9.00x2.50x4.00)CU.M.=90 CU.M.
[71,250 LTRS. RESERVED FOR FIRE FIGHTING USE]
2) TRENCH CONNECTED TO R.W.H. TANK
TRENCH VOLUME = 971.97 (LENGTH) X 0.60M (DEEP) X 0.45 M (WIDE)
=262.43 CU.M.

TOTAL PROVIDED =(90+262.43) CU.M. = 352.43 CU.M. =3,52,430 LTRS.

UNDER GROUND WATER TANK FOR FIRE FIGHTING:

TOTAL WATER REQUIRED FOR FIRE FIGHTING USE =1,50,000 LTRS.

PROVIDED :
1) TANK-02 = (9.00x2.50x3.50)CU.M.=78.75 CU.M.=78,750 LTRS.
2) RESERVED IN RWHT - 01 = 71,250 LTRS.

TOTAL 1,50,000 LTRS. RESERVED FOR FIRE FIGHTING USE.

SEPTIC TANK CALCULATION

NOTE- ONE PERSON NEED 0.085 CU.M. CAPACITY OF SEPTIC TANK.

BLOCK-A
NO. OF PERSONS = 265
TOTAL PERSONS NEED =265x0.085 =22.53 CU. M. (REQ.)
BLOCK-B
NO. OF PERSONS = 745
TOTAL PERSONS NEED =745x0.085 =63.33 CU. M. (REQ.)
BLOCK-LIG/EWS
NO. OF PERSONS = 285
TOTAL PERSONS NEED =285x0.085 =24.23 CU. M. (REQ.)

TOTAL REQUIRED CAPACITY OF SEPTIC TANK [FOR ALL BLOCKS] =110.09 CU.M.

PROVIDED SEWAGE TREATMENT PLANT OF 175 K.L.D ON SITE.

OVER HEAD WATER TANK & OVER HEAD FIRE FIGHTING TANK CALCULATION:-

AS PER N.B.C WATER REQUIREMENT:-
TYPE OF OCCUPANCY — WATER REQUIREMENT
RESIDENTIAL — 135 LTRS/HEAD/DAY

RESIDENTIAL BLOCK	BLOCK-A [L.B+U.B+G+8	BLOCK-B [L.B+U.B+G+14]	BLOCK-LIG/EWS [G+7]	TOTAL
TOTAL NO. OF PERSONS	265	745	285	1295
WATER REQUIRED [UTILITY USE]	(265x135)LTRS. =35,775 LTRS.	(745x135)LTRS. =1,00,575 LTRS.	(285x135)LTRS. =38,475 LTRS.	1,74,825 LTRS.
WATER REQUIRED [FIRE FIGHTING USE]	10,000 LTRS.	10,000 LTRS.	25,000 LTRS.	45,000 LTRS.
TOTAL WATER REQUIRED	[35,775+10,000]LTRS. =45,775 LTRS.	[1,00,575+10,000]LTRS. =1,10,575 LTRS.	[38,475+25,000]LTRS. =63,475 LTRS.	* 2,19,825 LTRS.
A] PROVIDED WATER TANK-01	[5.50x2.45x1.50]M +0.3M F.B =(20,212.50x2) LTRS. [2 TIMES FILLING] =40,425 LTRS.	[9.85x2.70x1.50]M +0.3M F.B =(38,892.50x2) LTRS. [2 TIMES FILLING] =79,785 LTRS.	[3.65x3.750x1.50]M +0.3M F.B =(20,531.25x2) LTRS. [2 TIMES FILLING] =41,062.5 LTRS.	1,61,272.5 LTRS.
B] PROVIDED WATER TANK-02	[3.55x3.55x1.50]M +0.3M F.B =(19,903.75x2)LTRS. [2 TIMES FILLING] =37,807.5 LTRS. [10,000LTRS. RESERVED FOR FIRE FIGHTING]	[9.25x2.70x1.50]M +0.3M F.B =(37,462.50x2)LTRS. [2 TIMES FILLING] =74,925 LTRS. [10,000LTRS. RESERVED FOR FIRE FIGHTING]	[2.45x3.75x1.50]M +0.3M F.B =(13,781.25x3)LTRS. [3 TIMES FILLING] =41,343.75 LTRS. [25,000LTRS. RESERVED FOR FIRE FIGHTING]	1,54,076.25 LTRS.
TOTAL PROVIDED WATER TANK CAPACITY [A+B]	78,232.5 LTRS.	1,54,710 LTRS.	82,406.25 LTRS.	3,15,348.75 LTRS.

EMERGENCY EVACUATION ASSEMBLY AREA CALCULATION

TOTAL NO. OF PERSONS = 1335 PERSONS

ASSUMING OCCUPANCY 80 % FOR RESIDENTIAL
= 80 % OF 1295 = 1036.
AREA REQUIRED FOR 1 PERSON TO STAND
= 4 SQ.FT OR 0.3 SQ.M
REQUIRED AREA FOR 1295 PERSONS TO STAND =1036x0.3=310.8 SQ.M

PROVIDED EMERGENCY EVACUATION ASSEMBLY AREA:-
01=181.06 SQ.M.
02=104.18 SQ.M.
03=171.04 SQ.M.

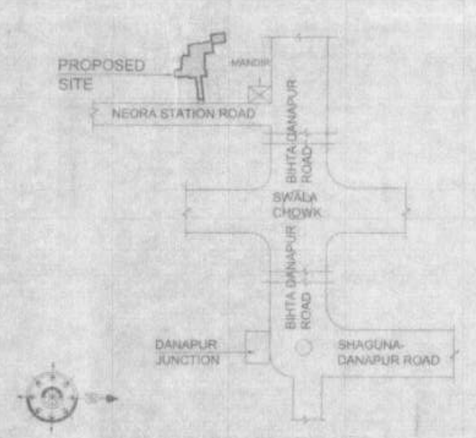
TOTAL PROVIDED EMERGENCY EVACUATION ASSEMBLY AREA [01+02+03]= 456.28 SQ.M.

SOLAR ASSISTED WATER HEATING SYSTEM CALCULATION :-

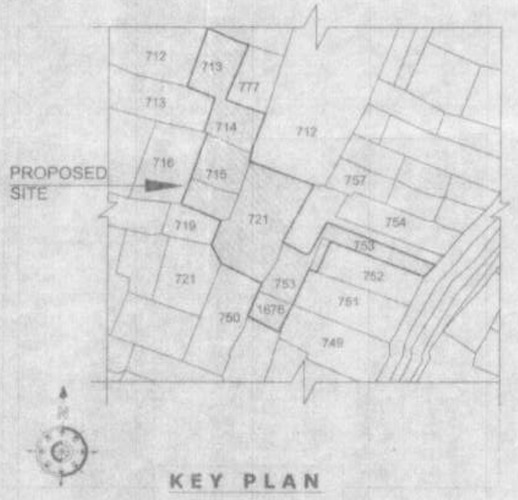
BLOCK	NO. OF TOILET [T]	NO. OF KITCHEN [K]	REQUIRED CAPACITY (T+K)x50 (FOR BOTH KITCHEN & TOILET)	SOLAR WATER HEATING SYSTEM- 500 LTRS.	SOLAR WATER HEATING SYSTEM- 250 LTRS.	PROVIDED CAPACITY
BLOCK-A	107	53	4,000 LTRS.	8 NOS.	01 NOS.	4250 LTRS.
BLOCK-B	326	149	11,875 LTRS.	24 NOS.	---	12,000 LTRS.
BLOCK-LIG/EWS	57	57	2,850 LTRS.	06 NOS.	---	3,000 LTRS.
TOTAL	490	259	18,725 LTRS.	38 NOS.	01 NOS.	19,250 LTRS.

REQUIRED MINIMUM CAPACITY FOR EACH TOILET & KITCHEN = 25 LTRS. PER DAY.
TOTAL NOS. OF TOILET & KITCHEN =490+259=749 NOS.
TOTAL REQUIRED SOLAR WATER HEATING SYSTEM
= 749x25 = 18,725 LTRS. PER DAY.

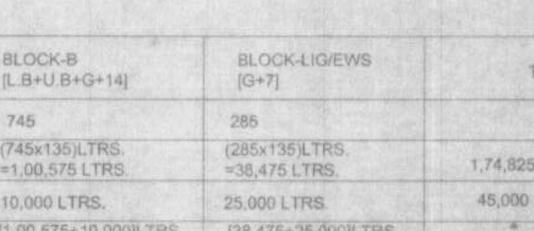
TOTAL PROVIDED SOLAR WATER HEATING SYSTEM
= [(38x500)+(01x250)] LTRS = **19,250 LTRS. PER DAY.**



LOCATION PLAN
[NOT TO SCALE]

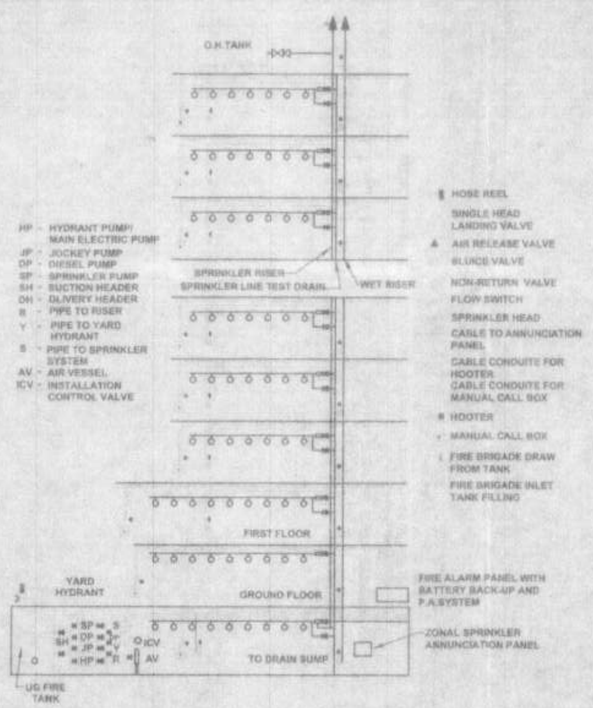


KEY PLAN



TYP DETAIL OF RAFT & PILE FOUNDATION — PILE & RAFT SECTION DETAIL

FOUNDATION DETAIL



TYPICAL ARRANGEMENT OF WET RISER AND TOTAL SRINKLER SYSTEM OF BUILDING AS PER NBC.

SPECIFICATIONS

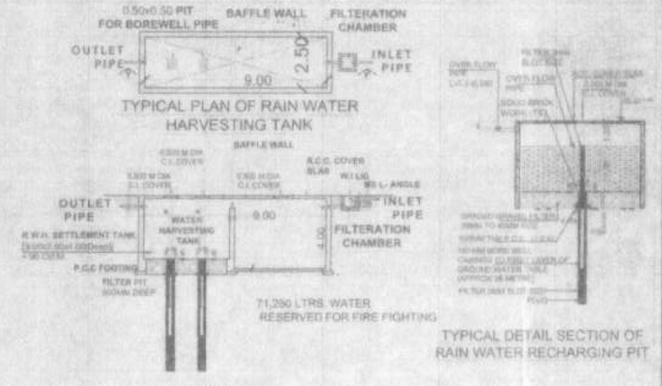
01) FOUNDATION :- R.C.C. RAFT & PILE FOUNDATION AS/STRUCTURAL DESIGN.
02) SUPER STRUCTURE :- R.C.C. FRAMED STRUCTURE AS/STRUCTURAL DESIGN.
03) BRICKWORK : 0.20 M THK. & 0.125 M THK. AAC BRICK WORK.
04) FLOORING :-
A]MOSAIC CAST-IN-SITU FLOORING IN GREY CEMENT IN ALL AREA.
B]INTERLOCKING TILES IN PARKING & ALL PAVED AREAS.
05) WALL FINISH :-
(i) INTERNAL - ALL INTERNAL SURFACE SHALL BE PAINTED WITH CEMENT PRIMER OVER FLOAT FINISH OF P.O.P.
(ii) EXTERNAL – ALL EXTERNAL SURFACE SHALL BE PAINTED WITH TEXTURE PAINT OVER A SURFACE OF EXTERIOR GRADE PRIMER.
06) DOOR :-
(i) FRAME - 0.065Mx0.10M TH. SAL WOOD DOOR FRAME.
(ii) SHUTTER-0.035M TH. SOLID CORE FLUSH DOOR OF I.S.I. MARK AS/DESIGN
07) WINDOW:-
(i) FRAME - 0.065Mx0.10M TH. HARD WOOD/ALUMINIUM WINDOW FRAME
(ii) SHUTTER- FULLY GLAZED HARD WOOD/ALUMINIUM WINDOW SHUTTER AS/DESIGN.
08) TOILETS :-
(i) FLOORING - CERAMIC TILES FLOORING .
(ii) WALLS – CERAMIC TILES DADO UPTO 1.5 M HEIGHT
(iii) SANITARYWARE - WHITE GLAZED VITEROUS SANITARYWARE OF I.S.I MARK.
(iv) FITTING - CHROMIUM PLATED C.P.FITTINGS OF I.S.I MARK.
09) ELECTRICAL :-
(i) ALL INTERNAL WIRING IN CONCEALED CONDUITS WITH COPPER CONDUCTOR.
(ii) ALL ELECTRICAL MODULAR SWITCHES OF I.S.I MARK
(iii) ADEQUATE LIGHTING/POWER POINT SOCKETS AS/ DESIGN & DRAWING.
10) WATER SUPPLY :- ROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVERHEAD TANK.

FIRE FIGHTING LEGEND

SYMBOL	DESCRIPTION
	CO2 / DCP FIRE EXTINGUISHER
	HOSE REEL 0.038 M DIA WITH 0.063 M COUPLING 0.025 M DIA 45 M LENGTH WITH 0.065 M NOZZLE
	0.150 M DIA WET RISER PIPE
	DOWN COMER
	FIRE ALARM BELL
S	SPRINKLER
AFA	AUTOMATIC SMOKE DETECTOR ALARM
FD	FIRE RESISTANT DOOR
	FIRE ESCAPE ROUTE
	SEMAC CONNECTION FOR FIRE BRIGADE
PA	PUBLIC ADDRESS SYSTEM
EXIT	FIRE EXIT
EL	EMERGENCY LIGHT
	YARD HYDRANT
	WATER PUMP FOR UNDERGROUND FIRE TANK
	WATER PUMP FOR OVERHEAD WATER TANK

OVER HEAD WATER TANK
01) BLOCK A =10,000 LITRES RESERVED.
02) BLOCK B =10,000 LITRES RESERVED.
03) BLOCK LIG/EWS =25,000 LITRES RESERVED.
TOTAL= 45,000 LTRS. RESERVED IN OVERHEAD WATER TANK FOR FIRE FIGHTING.

UNDER GROUND WATER TANK
01] TANK 01 = 71,250 LITRES RESERVED FOR FIRE FIGHTING
02] TANK 02 = 78,750 LITRES
TOTAL 1,50,000 LTRS. RESERVED FOR FIRE FIGHTING



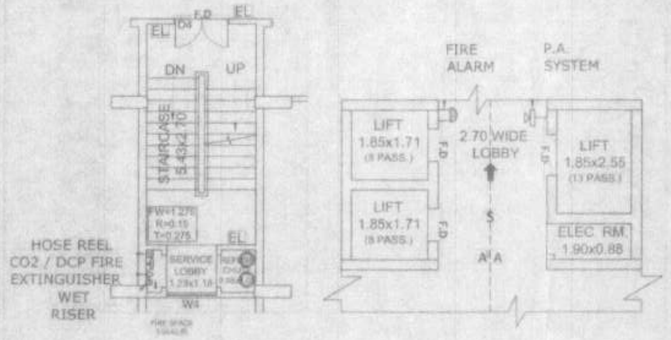
TYPICAL PLAN OF RAIN WATER HARVESTING TANK

TYPICAL DETAIL SECTION OF RAIN WATER RECHARGING PIT

71,250 LITRE WATER RESERVED FOR FIRE FIGHTING

TYPICAL SECTION-YY'

RAIN WATER HARVESTING TANK



HOSE REEL
CO2 / DCP FIRE EXTINGUISHER
WET RISER

TYPICAL PLANS OF FIRE DUCT
(SHOWING ARRANGEMENT OF ALL FIRE EQUIPMENTS)

FOR HIGH RISE RESIDENTIAL BUILDING HEIGHT MORE THAN 40 M AND UPTO 45M.

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED AFTER SITE INSPECTION AND STRICTLY AS PER THE GUIDELINES OF BIHAR BUILDING BYE-LAWS 2014.

RAKESH RANJAN RAJE
DANAPUR REG No.- 09/Arch/2015/NRDN
C.O.A. REG. No.- CA/86/9865

NOTE:- ALL DIMENSIONS ARE IN METRES

PROJECT NAME:-
H2O CITY

DEVELOPER'S NAME & ADDRESS:-
ANSHUL HOMES PVT. LTD.,
DIRECTOR- RAHUL KUMAR S/O-SRI VINOD KUMAR SINGH
REGISTERED ADD :
PLOT NO.-89 B,IN FRONT OF NOTRE DAME ACADEMY,
PATLIPUTRA COLONY,PATNA.
PIN CODE- 800013
MOBILE NO.- 9771497291
EMAIL -ID:- anshulhomes@gmail.com

PLOT DETAIL:-
PROPOSED RESIDENTIAL BUILDING-"H2O CITY",
FOR ANSHUL HOMES PVT. LTD.
DIRECTOR:-
SRI RAHUL KUMAR,
S/O:- SRI VINOD KUMAR SINGH.
AT:-
PLOT NO.-713,714,715,721,752, 753,1676(P)
KHATA NO.-172,166,169,157,159, 164,157/56
TAUZI NO.-3102 & BIHAR GOVERNMENT
THANA NO.-104
THANA-PHULWARI
MAUZA-NEORA
WARD NO.-9
PARGANA-NEORA,
DISTRICT-PATNA.

BOUNDARY:-
NORTH:
PLOT NO.-778,777,757,754
SOUTH:
PLOT No.-1676(P),743,736(P),734
EAST:
80' ROAD,PLOT No.-752(P),751,749,754
WEST:-
PLOT No.721(P),719,716,713(P),712

SHEET DETAIL:-
1]CALCULATIONS
2]SEPTIC TANK PLAN & SECTION
3]WATER HARVESTING TANK PLAN & SECTION
4]PILE & RAFT FOUNDATION DETAIL
5]TYPICAL DETAIL OF WET RISER
6]FIRE FIGHTING LEGENDS
7]KEY PLAN
8]LOCATION PLAN

SHEET NO.:-	SCALE:-	NORTH:-
01/15	1:100	

Anshul Homes Pvt. Ltd.
Director
SIGNATURE OF DEVELOPER

Prajesh Kumar Sinha
Structural Engineer
Licence No.-11/STR-E/15 / NPDN
HAGAR PARISHAD DANAPUR NIZAMAT
LANAPUR
SIGNATURE OF STRUCTURAL ENGINEER

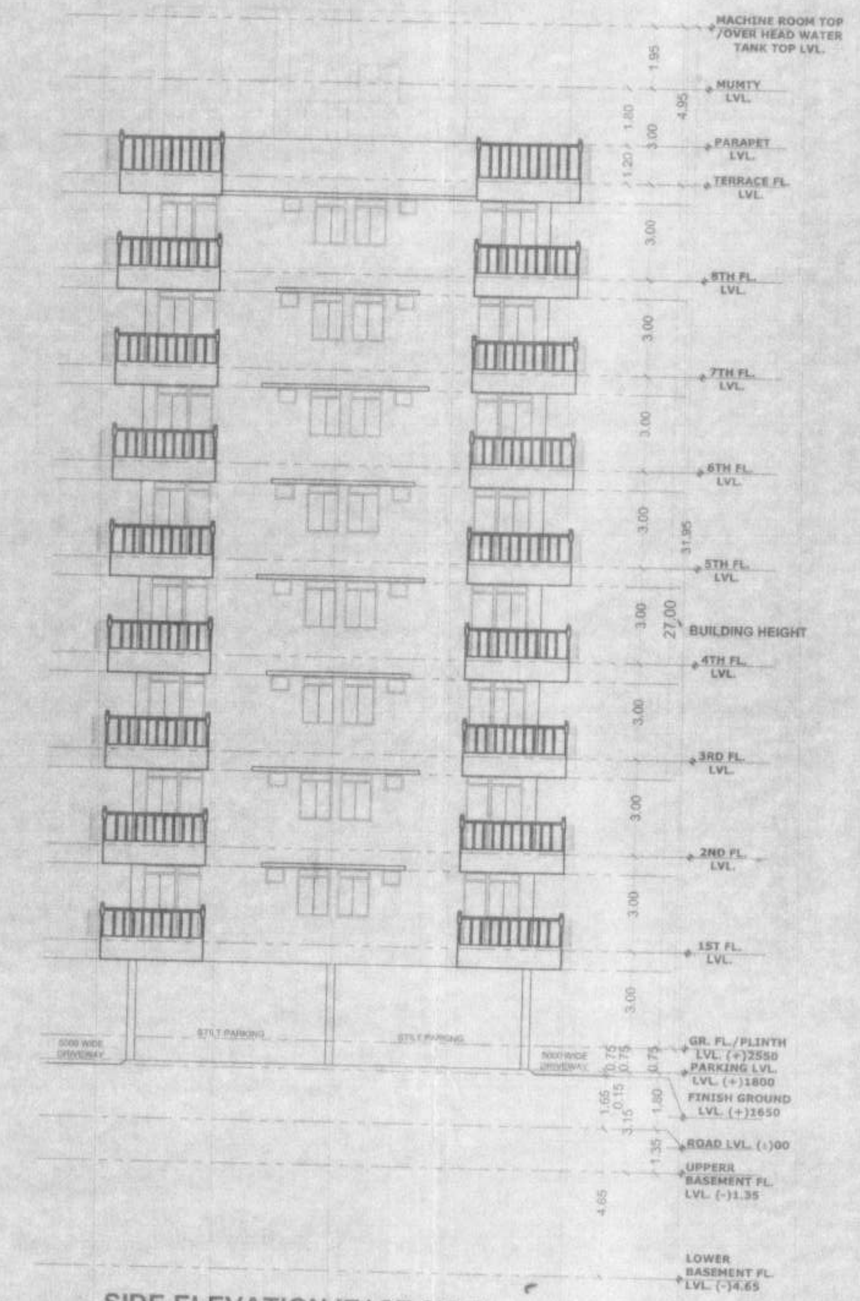
RAKESH RANJAN RAJE
DANAPUR REG No.- 09/Arch/2015/NRDN
C.O.A. REG. No.- CA/86/9865
SIGNATURE OF ARCHITECT

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

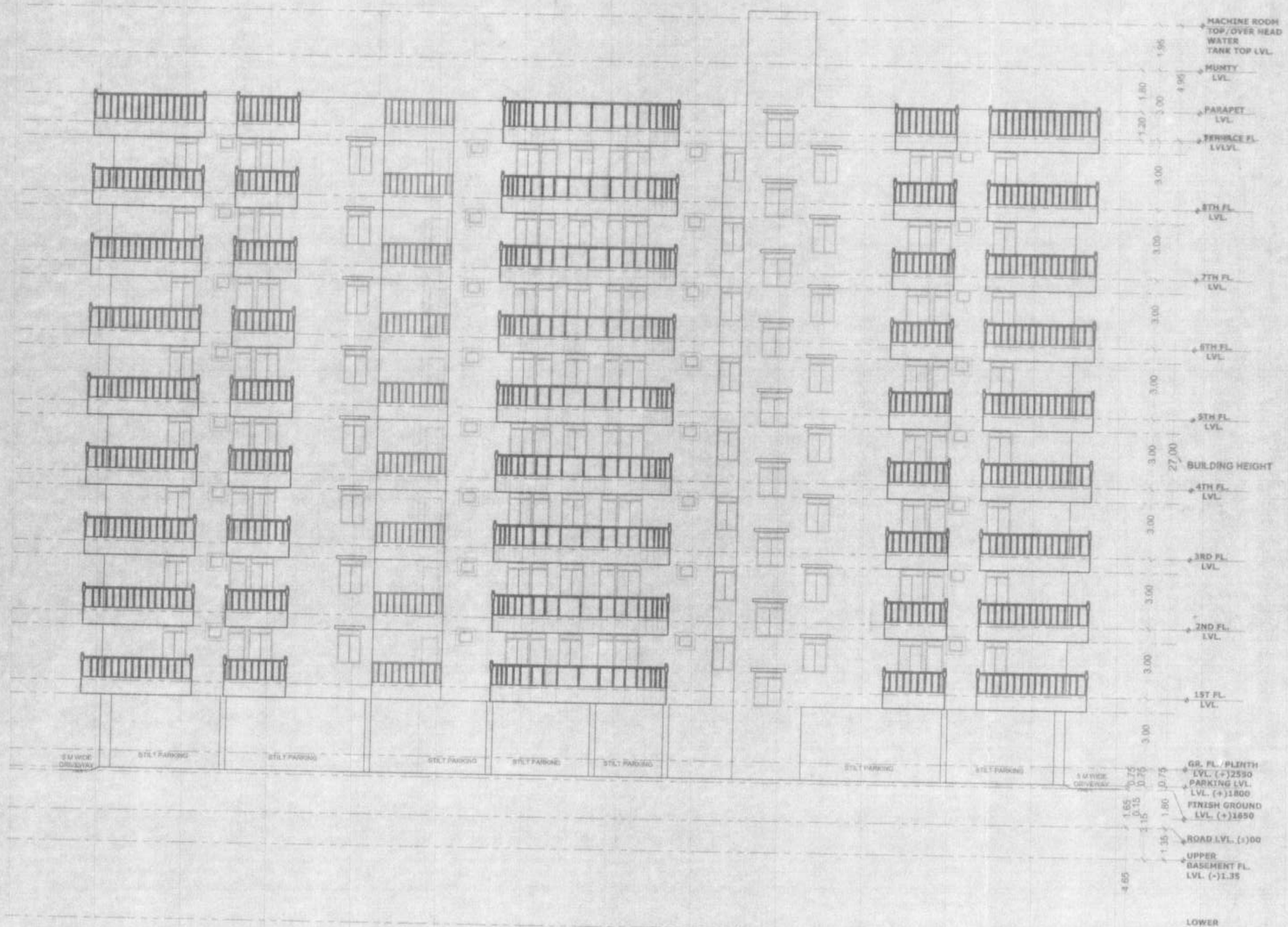
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

Patna Metropolitan Area Authority
Sanction of Plan case no.- PMAN/Plan/NEORA (Block no-16)/2014/4108 (5117)/Pat - 4 - 15 - 10/2017/Pat/4 | 26 | 0.0.0
dated- 09.07.2020 accorded under Development Control Regulations for Patna Master Plan 2031 (Byelaws no 8(4) of Bihar Building Byelaws 2014) vide notification no- 831/832 dated 28.10.2016 on Date:- 13.04.2021

बिहार भू-सम्पदा (विनियमन विकास) नियमावली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।



SIDE ELEVATION [EAST SIDE]
(BLOCK-A)



FRONT ELEVATION [NORTH SIDE]
(BLOCK-A)

BLOCK-A
BUILDING HEIGHT
=27 M

OPENING SCHEDULE:- BLOCK-A

TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D1	1.15	2.10	---	2.10	SEMI HUNG SOLID CORE FLUSH DOOR
D2	1.00	2.10	---	2.10	SEMI HUNG SOLID CORE FLUSH DOOR
D3	0.75	2.10	---	2.10	SEMI HUNG SOLID CORE FLUSH DOOR
D4	1.35	2.10	---	2.55	DOUBLE SIDE HUNG FULLY GLAZED FLUSH DOOR WITH VENTILATOR
DD	0.75	2.10	---	2.55	SIDE HUNG DOUBLE DOOR WITH VENTILATOR
SD1	2.39	2.10	---	2.55	SLIDING DOOR DOUBLE SHUTTER WITH VENTILATOR
SD2	1.68	2.10	---	2.55	SLIDING DOOR DOUBLE SHUTTER WITH VENTILATOR
SD3	1.50	2.10	---	2.55	SLIDING DOOR DOUBLE SHUTTER WITH VENTILATOR
SD	3.00	2.10	---	2.55	SLIDING DOOR DOUBLE SHUTTER WITH VENTILATOR
W1	1.15	1.65	0.90	2.55	SLIDING WINDOW DOUBLE SHUTTER WITH VENTILATOR
W2	1.35	1.65	0.90	2.55	SLIDING WINDOW DOUBLE SHUTTER WITH VENTILATOR
W3	1.73	1.05	1.00	2.05	SLIDING WINDOW DOUBLE SHUTTER WITH VENTILATOR
W4	1.00	1.15	1.00	2.05	SLIDING WINDOW DOUBLE SHUTTER WITH VENTILATOR
W5	1.65	1.65	0.90	2.55	SLIDING WINDOW DOUBLE SHUTTER WITH VENTILATOR
W6	2.33	1.65	0.90	2.55	SLIDING WINDOW DOUBLE SHUTTER WITH VENTILATOR
W7	1.68	1.65	0.90	2.55	SLIDING WINDOW DOUBLE SHUTTER WITH VENTILATOR
V	0.60	0.45	1.58	2.43	GLAZED VENTILATOR
F/G	VARIES				FIXED GLASS

NOTE:- "OPENING SCHEDULE FOR DOOR WINDOW ARE CLEAR SIZE PLASTER THICKNESS SHOULD BE CONSIDERED"

FOR HIGH RISE RESIDENTIAL BUILDING HEIGHT MORE THAN 40 M AND UPTO 45M.

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED AFTER SITE INSPECTION AND STRICTLY AS PER THE GUIDELINES OF BIHAR BUILDING BYE-LAWS 2014.

RAKESH RANJAN RAJE
DANAPUR REG No.-06/Arch/2015/NPDN
C.O.A. REG. No.- CA/86/9665

NOTE:- ALL DIMENSIONS ARE IN METRE.

PROJECT NAME:-

H2O CITY.

DEVELOPER'S NAME & ADDRESS:-

ANSHUL HOMES PVT. LTD.,
DIRECTOR:-
RAHUL KUMAR S/O-SRI VINOD KUMAR SINGH.
REGISTERED ADD.:
PLOT NO.-09 B/N FRONT OF
NOTRE DAME ACADEMY,
PATLIPUTRA COLONY,PATNA.
PIN CODE: 800013
MOBILE NO.: 9771497291
EMAIL-ID: anshulhomes@gmail.com

PLOT DETAIL:-

PROPOSED RESIDENTIAL BUILDING-"H2O CITY"
FOR ANSHUL HOMES PVT. LTD.
DIRECTOR - SRI RAHUL KUMAR
S/O:- SRI VINOD KUMAR SINGH
AT:-
PLOT NO.-713,714,715,721,752, 753,1676(P)
KHATA NO.-172,168,169,157,159, 164,157/56
TAUZI NO.-3502 & BIHAR GOVERNMENT
THANA NO.-104
THANA-PHULWARI
MAUZA-NEORA
WARD NO.-9
PARGANA-NEORA
DISTRICT-PATNA

PLOT DETAIL:-

NORTH:
PLOT NO.-778,777,757,754
SOUTH:
PLOT No.-1676(P),743,736(P),734
EAST:
80' ROAD,PLOT No.-752(P),751,749,754
WEST:
PLOT No.721(P),719,718,713(P),712

SHEET DETAIL:- BLOCK-A (G.F+U.B+G+14)

1) FRONT ELEVATION [NORTH SIDE]
2) SIDE ELEVATION [EAST SIDE]

SHEET NO:-	SCALE:-	NORTH:-
06/15	1:125	

Anshul Homes Pvt. Ltd.
Director
SIGNATURE OF DEVELOPER

Brajesh Kumar Sinha
Structural Engineer
Licence No.11/STR- E/15/NPDN
NAGAR PARISHAD DANAPUR NIZAMAT
DANAPUR.
SIGNATURE OF STRUCTURAL ENGINEER

RAKESH RANJAN RAJE
DANAPUR REG. No.- 06/Arch/2015/NPDN
C.O.A. REG. No. - CA/86/9665
SIGNATURE OF ARCHITECT

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

Patna Metropolitan Area Authority
Sanction of Plan case no. PMAA/PRW/MISC/8/BLDG-AILA/URBAN/ dated 31/07/2020 accorded under - BIHAR/F.- 04/Regulation/2016 Development Control Regulations for Patna Master Plan 2031 (Byelaws no 8(4) of Bihar Building Byelaws 2014) vide notification no 831/832 dated 28.10.2016 on Date 12/04/2021

बिहार भू-सम्पदा (विनियमन विकास) नियामकवली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।

TYPICAL 1ST,3RD,5TH,7TH,9TH,11TH &13TH FLOOR PLAN

TYPICAL 2ND,4TH,6TH,8TH,10TH,12TH & 14TH FLOOR PLAN

FOR HIGH RISE RESIDENTIAL BUILDING HEIGHT MORE THAN 45 M AND UPTO 45M.

THAT IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED AFTER SITE INSPECTION AND STRICTLY AS PER THE GUIDELINES OF BIHAR BUILDING BYE LAWS 2014.

RAKESH RANJAN RAJE
DMA/PLRS/REG No.-064/2020/NOR
C.O.A. REG. No.- CA/86/9868

LEGEND:

100 MM DIA CI SOLID WASTE PIPE
100 MM DIA RAINWATER PIPE

NOTE:- ALL DIMENSIONS ARE IN METRE

PROJECT NAME:-

H2O CITY

DEVELOPER'S NAME & ADDRESS:-

ANSHUL HOMES PVT. LTD.
DIRECTOR.
RAHUL KUMAR S/O-SRI VINOD KUMAR SINGH
REGISTERED ADD.:
PLOT NO.-59 B,IN FRONT OF
NOTRE DAME ACADEMY
PATLIPUTRA COLONY,PATNA.
PIN CODE:-800013
MOBILE NO.:-9771497291.
EMAIL-ID:-anshulhomes@gmail.com

PLOT DETAIL:-

PROPOSED RESIDENTIAL BUILDING
"H2O CITY",
FOR ANSHUL HOMES PVT. LTD.
DIRECTOR:-
SRI RAHUL KUMAR,
S/O:- SRI VINOD KUMAR SINGH.
AT:-
PLOT NO.-713,714,715,721,762.
KHATA NO.-172,168,169,157,159.
753,1678(P)
TAUZI NO.-3102 & BIHAR GOVERNMENT
164,157/56
THANA NO.-104
THANA-PHULWARI
MAUZA-NEORA
WARD NO.-9
DISTRICT-PATNA.

BOUNDARY:-

NORTH:
PLOT NO.-778,777,757,754

SOUTH:
PLOT NO.-1676(P),743,736(P),734

EAST:
80' ROAD,PLOT NO.-752(P),761,749,754

WEST:
PLOT NO.,721(P),719,716,713(P),712

SHEET DETAIL:- BLOCK-B

1. TYPICAL 1ST,3RD,5TH,7TH,9TH,11TH & 13TH FLOOR PLAN
2 TYPICAL 2ND,4TH,6TH,8TH,10TH,12TH & 14TH FLOOR PLAN

SHEET NO:- SCALE:- 1:100 NORTH:- 09/15

Anshul Homes Pvt. Ltd.
Director

SIGNATURE OF DEVELOPER

Ramesh Kumar Sinha
Structural Engineer
Licence No.-11/526, E/13/Arch
Nalanda Nagar Colony
Danapur

SIGNATURE OF STRUCTURAL ENGINEER

RAKESH RANJAN RAJE
B.Arch. Regd. No.- CA/86/9868
C.O.A. REG No.- CA/86/9868

SIGNATURE OF ARCHITECT

Sunil Kumar Singh
Mohit Priyadarshi
वरीय नगरपाल सह निरीक्षक
वरीय नगरपाल अवर निरीक्षक

Patna Metropolitan Area Authority
Sanction of Plan Case no.- /MMA/Plan/ /2020/Patna-Urban/Bldg/-11 -E-48/19&49/19
Dated 01/07/2020 ...accorded under
Development Control Regulations for Patna Master Plan 2031 (Deletion of 8(4) of Bihar Building Byelaws 2014) Vide notification no 8318/32 dated 28.10.2016 on Date 13/04/2020.

Patna Metropolitan Area Authority
Finished (Ground floor) Plinth level certificate
Received, 2017 on Date of Entry
Authorised Signatory

MACHINE ROOM TOP LVL.
OVER HEAD WATER TANK TOP LVL.
MUMTY LVL.
PARAPET LVL.
TERRACE FL. LVL.
14TH FL. LVL.
13TH FL. LVL.
12TH FL. LVL.
11TH FL. LVL.
10TH FL. LVL.
9TH FL. LVL.
8TH FL. LVL.
BUILDING HEIGHT
7TH FL. LVL.
6TH FL. LVL.
5TH FL. LVL.
4TH FL. LVL.
3RD FL. LVL.
2ND FL. LVL.
1ST FL. LVL.
GR. FL./PLINTH LVL. (+)2.55
PARKING LVL. LVL. (+)1.80
FINISH GROUND LVL. (+)1.55
ROAD LVL. (+)0.00
UPPER BASEMENT FL. LVL. (-)1.35
LOWER BASEMENT FL. LVL. (-)4.65
1.20
1.95
2.85
3.00
3.05
3.00
3.00
3.00

FOR HIGH RISE RESIDENTIAL BUILDING HEIGHT
MORE THAN 40 M AND UPTO 45M

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED AFTER SITE INSPECTION AND STRICTLY AS PER THE GUIDELINES OF BIHAR BUILDING BYE-LAWS 2014

RAKESH RANJAN RAJE
DMC/REG No.- BA/2015/N/PN
C.O.A REG No.- CA/86/8665

LEGEND
- WASTE PIPE
- 100 MM DIA LIQUID WASTE PIPE
- 100 MM DIA RAINWATER PIPE
- 62 MM DIA SUPPLY WATER PIPE

NOTE:- ALL DIMENSIONS ARE IN METRE

PROJECT NAME:-

H2O CITY

DEVELOPER'S NAME & ADDRESS:-

ANSHUL HOMES PVT. LTD.,
DIRECTOR:
RAHUL KUMAR S/O-SRI VINOD KUMAR SINGH.
REGISTERED ADD.:
PLOT NO.-39 S.IN FRONT OF
NOTRE DAME ACADEMY
PATLIPUTRA COLONY,PATNA.
PIN CODE:- 800013
MOBILE NO.:- 9771497291,
EMAIL.ID:- anshulhomes@gmail.com

PLOT DETAIL:-

PROPOSED RESIDENTIAL BUILDING-
"H2O CITY".
FOR ANSHUL HOMES PVT. LTD.
DIRECTOR:-
SRI RAHUL KUMAR,
S/O:- SRI VINOD KUMAR SINGH
AT:-
PLOT NO.-713,714,715,721,752,
753,1676(P)
KHATA NO.-112, 168, 169, 157, 159,
164, 157/56
TAUZI NO.-3102 & BIHAR GOVERNMENT
THANA NO.-104
THANA-PHULWARI
MAUZA-NEORA
WARD NO.-9
DISTRICT-PATNA

BOUNDARY:-

NORTH:-
PLOT NO.-778,777,757,754

SOUTH:-
PLOT NO.-1676(P),743,736(P),734

EAST:-
80' ROAD,PLOT NO.-752(P),751,749,754

WEST:-
PLOT NO.-721(P),719,716,713(P),712

SHEET DETAIL:- BLOCK-B

1. GROUND FLOOR PLAN
2. TERRACE FLOOR PLAN

SHEET NO.-	SCALE:-	NORTH:-
08/15	1:100	

SIGNATURE OF DEVELOPER

Director

Anshul Homes Pvt. Ltd.

SIGNATURE OF STRUCTURAL ENGINEER

Rakesh Kumar Sinha
Structural Engineer
LICENCE NO.-LI/STR.-E/13/NOM
NAGAR PARISHAD DANAPUR NIZAMAT
DANAPUR

SIGNATURE OF ARCHITECT

RAKESH PRASAD RAJU
Bachelor of Architecture
Govt. Regd. No.- CA/86/8665
C.O.A. REG. No.- CA/86/8665

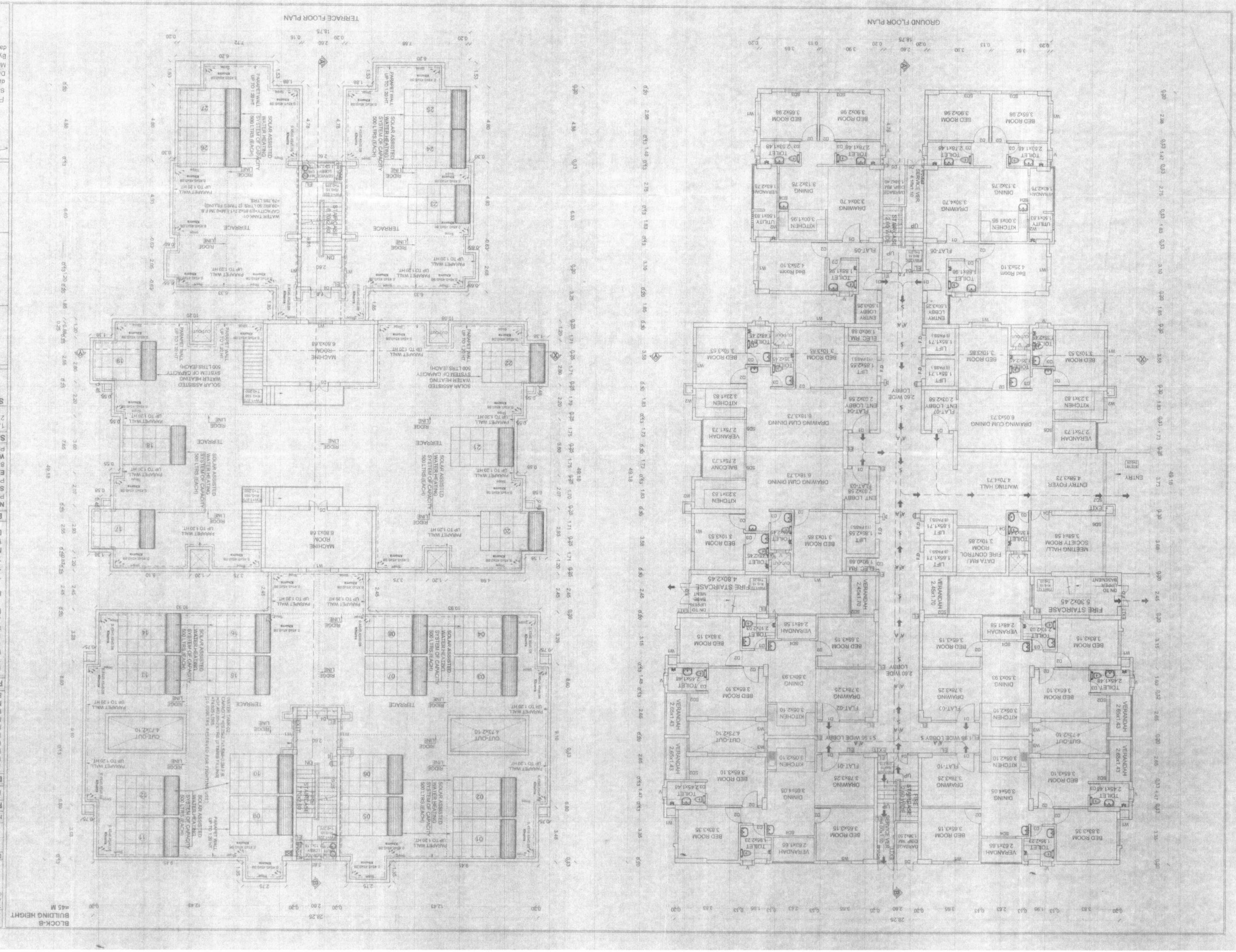
Sanction of Plan issue no. **PPBB/PRN/NEORA/BLOCK-B-Residential/2020-21/1676** dated **09/07/2020**.
Development Control Regulations for Patna Master Plan 2031 (Bylaws no 3(4) of Bihar Building Byelaws- 2014) vide notification no **631/632** dated 28.10.2016 on Date. **12/08/2021**

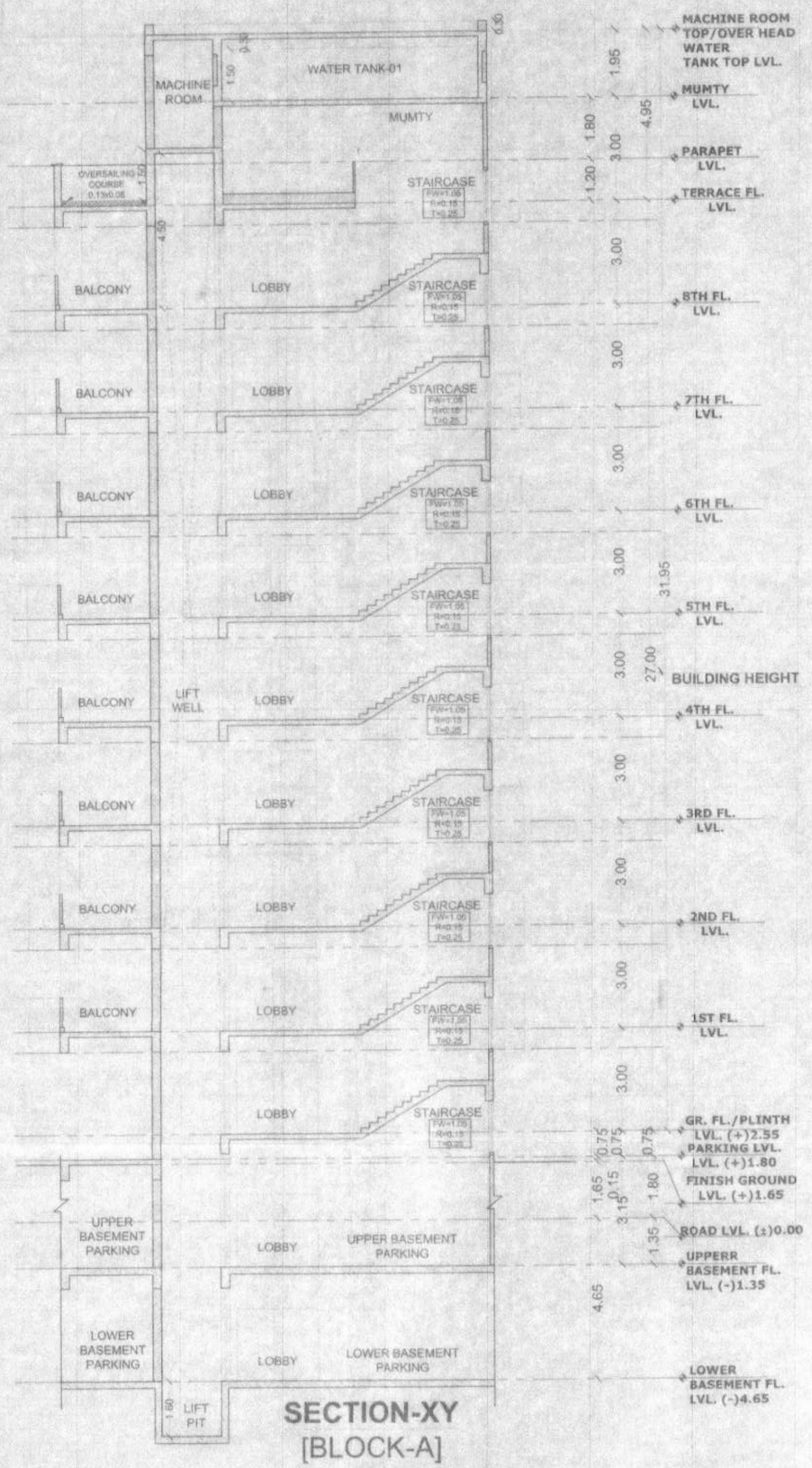
Patna Metropolitan Area Authority

राकेश कुमार सिन्हा
स्नातकोत्तर डिग्रीधारी
पटना महानगर क्षेत्र प्राधिकार

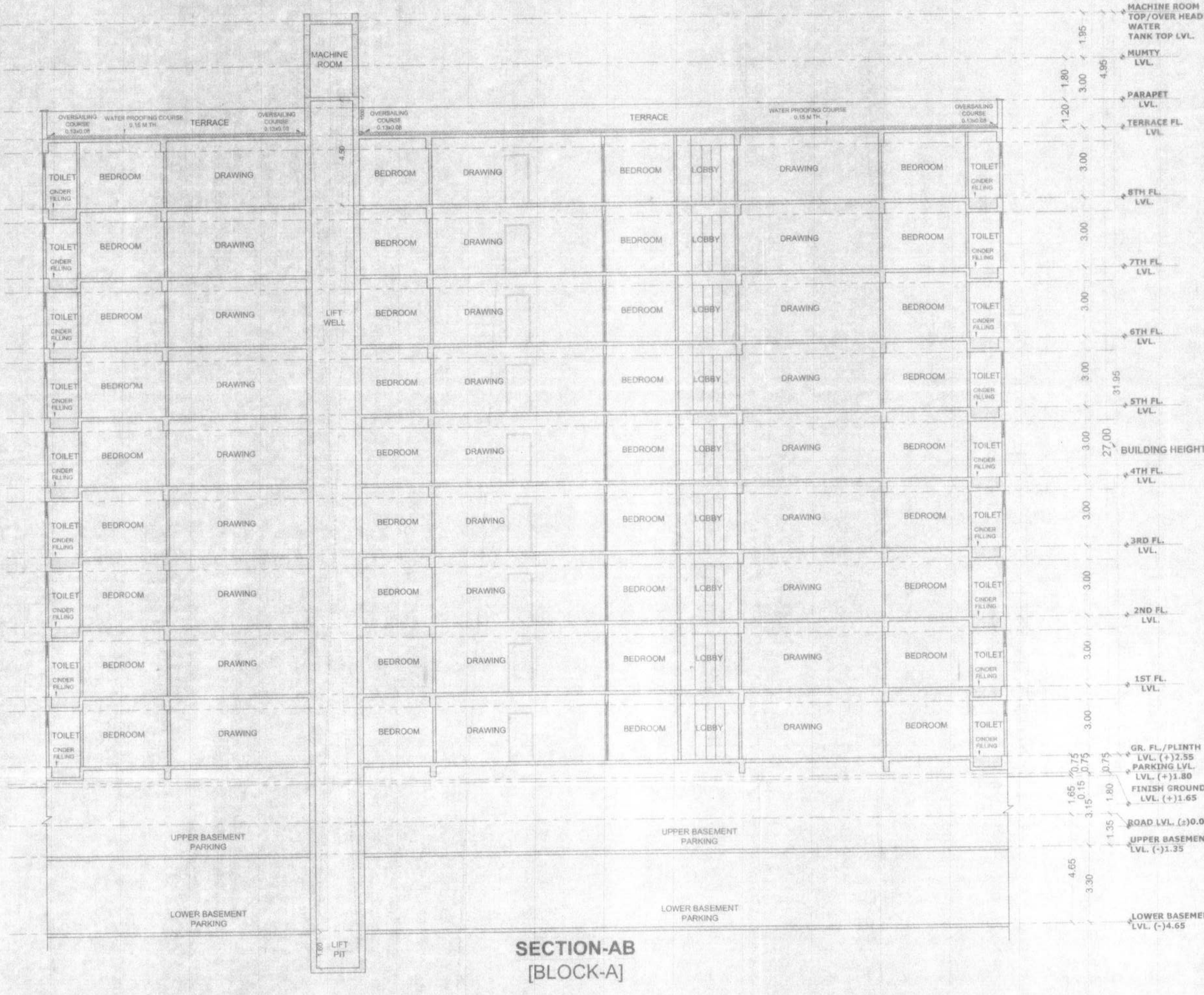
Anshul Homes Pvt. Ltd.
Director

BLOCK-B
BUILDING HEIGHT
45 M





SECTION-XY
[BLOCK-A]



SECTION-AB
[BLOCK-A]

FOR HIGH RISE RESIDENTIAL BUILDING HEIGHT MORE THAN 40 M AND UPTO 45M.

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED AFTER SITE INSPECTION AND STRICTLY AS PER THE GUIDELINES OF BIHAR BUILDING BYE-LAWS 2014.

RAKESH RANJAN RAJE
DANAPUR REG No.- 05/Arch/2015/NPDN
C.O.A. REG. No.- CA/86/9665

NOTE:- ALL DIMENSIONS ARE IN METRE.

PROJECT NAME:-

H2O CITY

DEVELOPER'S NAME & ADDRESS:-

ANSHUL HOMES PVT. LTD.,
DIRECTOR:-
RAHUL KUMAR,S/O-SRI VINOD KUMAR SINGH.
REGISTERED ADD.:
PLOT NO.-69 B,IN FRONT OF
NOTRE DAME ACADEMY,
PATLIPUTRA COLONY,PATNA.
PIN CODE- 800013
MOBILE NO.:- 9771497291,
EMAIL-ID: anshulhomes@gmail.com

PLOT DETAIL:-

PROPOSED RESIDENTIAL BUILDING-
"H2O CITY",
FOR ANSHUL HOMES PVT. LTD.
DIRECTOR:- SRI RAHUL KUMAR,
S/O:- SRI VINOD KUMAR SINGH.
AT:-
PLOT NO.-713,714,715,721,752,
753,1676(P)
KHATA NO.-172,168,169,157,159,
164,157/56
TAUZI NO.-3102 & BIHAR GOVERNMENT
THANA NO.-104
THANA-PHULWARI
MAUZA-NEORA
WARD NO.-9
PARGANA-NEORA,
DISTRICT-PATNA.

BOUNDARY:-

NORTH:
PLOT NO.-778,777,757,754
SOUTH:
PLOT No.-1676(P),743,736(P),734
EAST:
80' ROAD,PLOT No.-752(P),751,749,754
WEST:
PLOT No.721(P),719,716,713(P),712

SHEET DETAIL:- BLOCK-A (LB+UB+G+14)

1.SECTION-XY
2.SECTION-AB

SHEET NO:-	SCALE:-	NORTH:-
07/15	1:100	

Anshul Homes Pvt. Ltd.
Director
SIGNATURE OF DEVELOPER

Brajesh Kumar Sinha
Structural Engineer
Licence No.11/STR-E/15/NPDN
NAGAR PARISHAD DANAPUR NIZAMAT
DANAPUR
SIGNATURE OF STRUCTURAL ENGINEER

RAKESH RANJAN RAJE
DANAPUR REG No.- 05/Arch/2015/NPDN
C.O.A. REG. No.- CA/86/9665
SIGNATURE OF ARCHITECT

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

Patna Metropolitan Area Authority
Sanction of Plan case no. PMAA/PRN/NEORA/BLOCK-A/1676(P)/18 dated 07/07/2020 accorded under - C.E.(P.M.A.)/24/2020
Development Control Regulations for Patna
Master Plan 2031 (Byelaws no 8(4) of Bihar Building
Byelaws 2014) vide notification no 831/832
dated 28.10.2016 on Date 12/04/2021

Anshul Homes Pvt. Ltd.
Director

बिहार भू-सम्पदा (विनियमन विकास) नियमावली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।

FOR HIGH RISE RESIDENTIAL BUILDING HEIGHT
MORE THAN 40 M AND UPTO 45M.

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED AFTER SITE INSPECTION AND STRICTLY AS PER THE GUIDELINES OF BIHAR BUILDING BYE-LAWS 2014

RAKESH KANAJAN RAJE
DWARKA REG NO.-06/04/2015NPDN
C.O.A. REG No.- CA/86/9665

NOTE:-ALL DIMENSIONS ARE IN METRE.

PROJECT NAME:-
HZO CITY

DEVELOPER'S NAME & ADDRESS:-
ANSHUL HOMES PVT. LTD.,
DIRECTOR:-RAHUL KUMAR S/O-SRI VINOD KUMAR SINGH
REGISTERED ADD.
PLOT NO.-89 B.IN FRONT OF NOTRE DAME ADADEMY,
PATLIPUTRA COLONY,PATNA.
PIN CODE:-800013
MOBILE NO.:-9771497291,
EMAIL-ID:-anshulhomes@gmail.com

PLOT DETAIL:-
PROPOSED RESIDENTIAL BULIDING "H2O CITY".
FOR ANSHUL HOMES PVT. LTD.
DIRECTOR:-
S/O:- SRI VINOD KUMAR SINGH
SRI RAHUL KUMAR,
AT:-
PLOT NO.-713,714,715,721,752,
KHATA NO.-172,188,189,157,159,
753,1876(P)
164,157/56
TAUZI NO.-3102 & BIHAR GOVERNMENT
THANA NO.-104
THANA-PHULWARI
MAUZA-NEORA
WARD NO.-9
DISTRICT-PATNA.

BOUNDARY:-
NORTH:
PLOT NO.-778,777,757,754
SOUTH:
PLOT No.-1676(P),743,736(P),734
EAST:
PLOT No.-752(P),751,749,754
80' ROAD,PLOT No.-721(P),719,716,713(P),712
WEST:

SHEET DETAIL:-
LOWER BASEMENT FLOOR PLAN

SHEET NO:- 04/15 SCALE:- 0cm 02cm 04cm 06cm NORTH:-

Anshul Homes Pvt. Ltd.
Director

SIGNATURE OF DEVELOPER

Brajesh Kumar Sinha
Structural Engineer
Licence No.-11/STR-B/15/NBPC
MAZAR MEERGHAD DARGHA KAZARI
DARBHANGA

SIGNATURE OF STRUCTURAL ENGINEER

RAKESH KUMAR RAJE
DWARKA REG No.-06/04/2015NPDN
C.O.A. REG No.- CA/86/9665

SIGNATURE OF ARCHITECT

Patna Metropolitan Area Authority
Sanction of Plan/ Case no. PMAP/PRN/ [illegible] /2021-22 Dated:-04/10/2021
Development Control Regulations for Patna ..... accorded under section 63(4) of
Master Plan 2031 (Bye laws no.63(4) of Bihar Building
Bye laws 2014) vide notification no. 8313/32
dt.- 28.10.2016 on Date:- 12/04/2021

Patna Metropolitan Area Authority
पटना महानगर क्षेत्र प्राधिकार

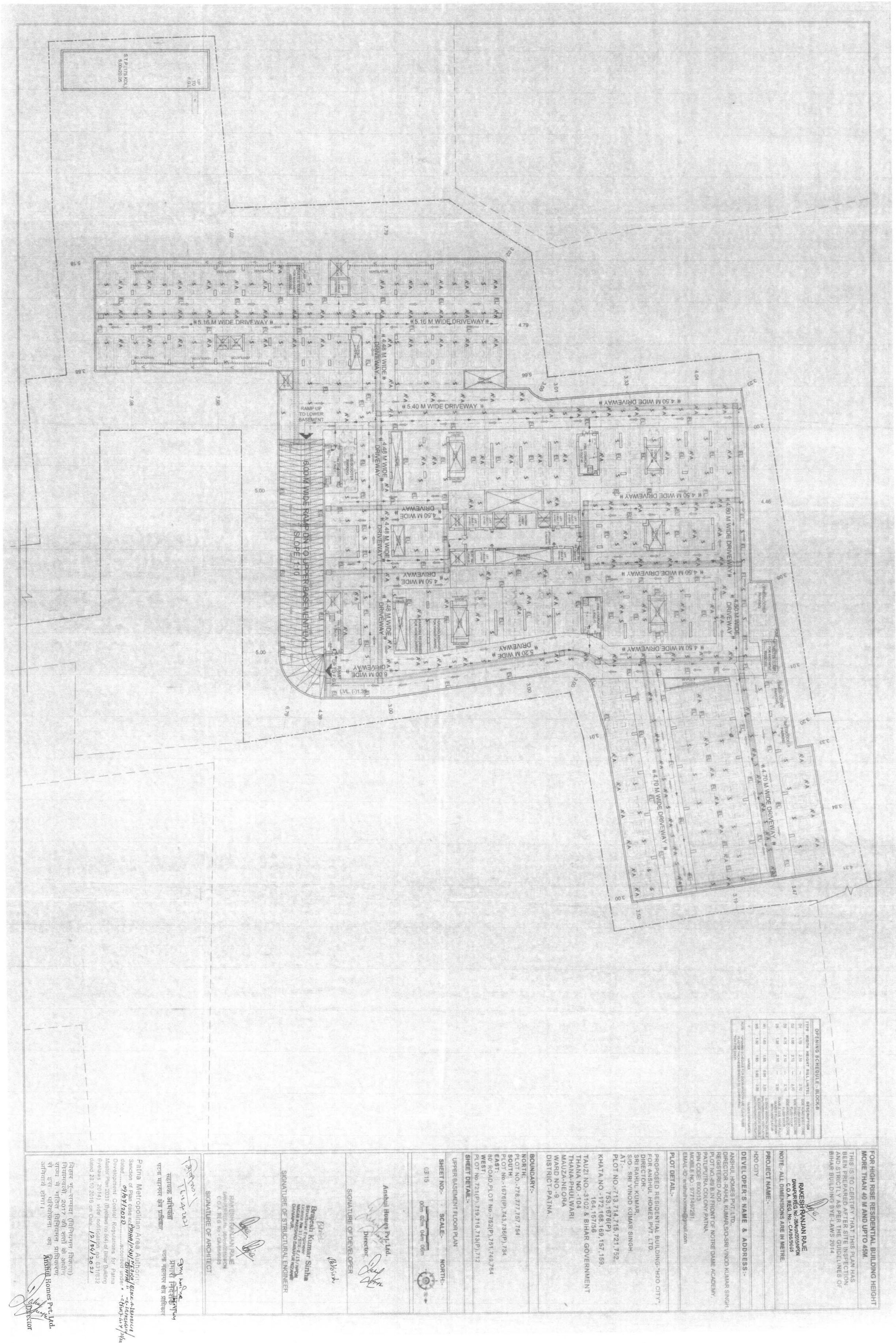
Signature of Architect
वास्तुकार के हस्ताक्षर

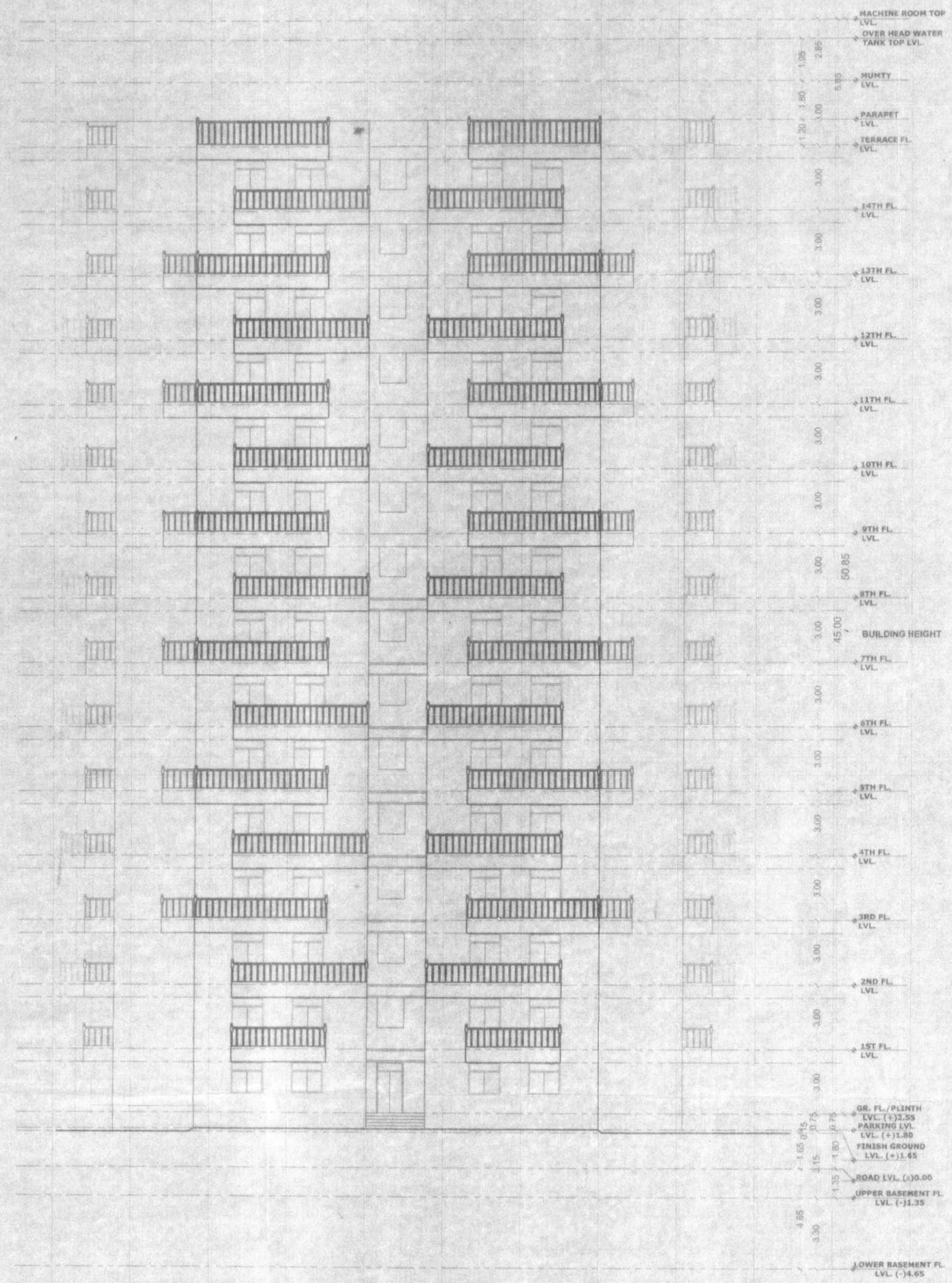
Name of Architect
वास्तुकार का नाम

Signature of Owner
मालिक के हस्ताक्षर

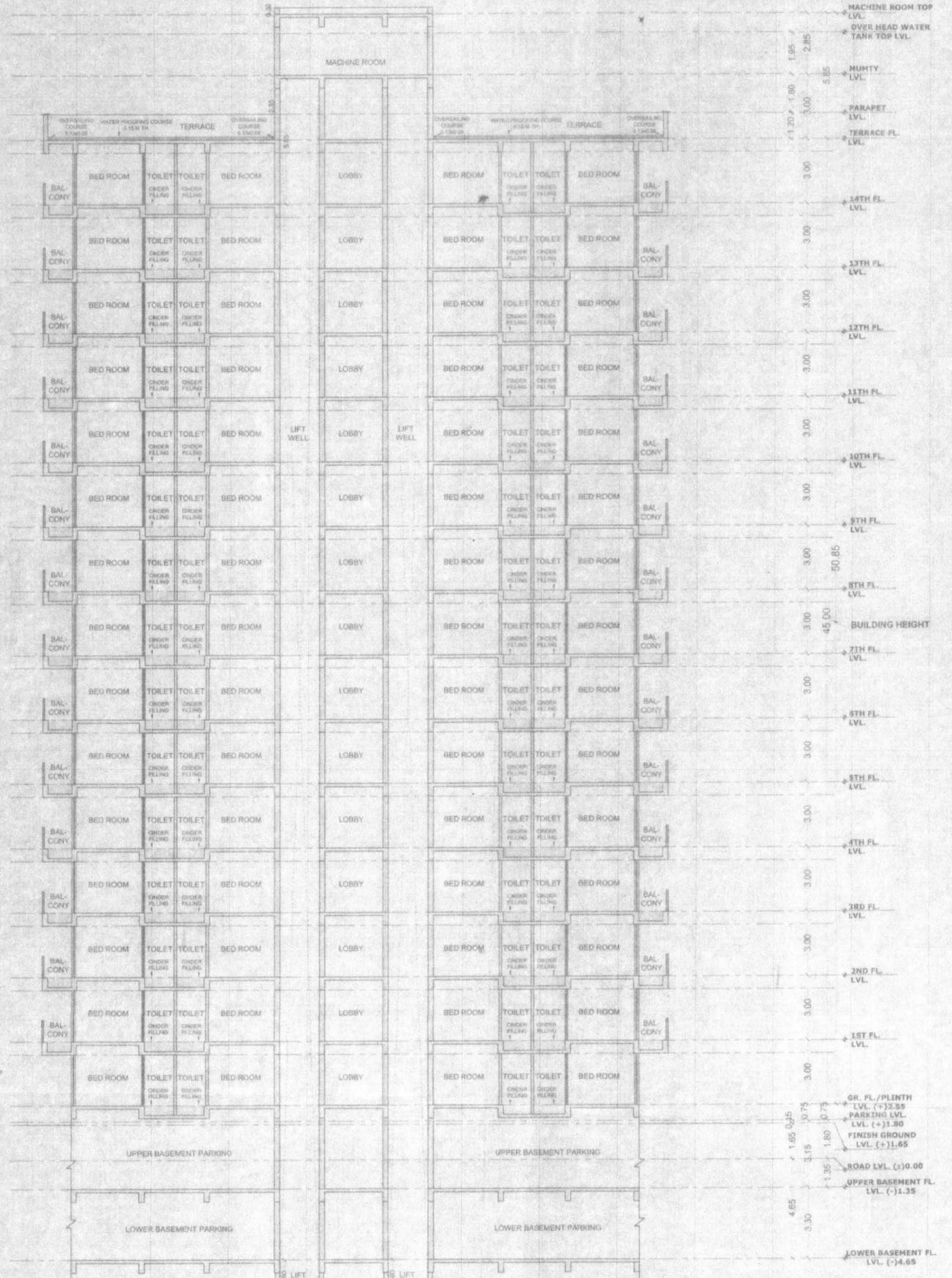
Name of Owner
मालिक का नाम

Anshul Homes Pvt. Ltd.
Director


S.T.P.(175 KDL)
5.00x20.05
UP TO E.G.L.
7.02
7.79
5.18
3.88
7.98
7.98
5.00
5.00
4.79
5.66
3.33
3.01
3.00
4.04
3.23
3.00
4.46
3.08
3.01
3.30
3.31
3.47
3.19
3.50
6.79
4.39
3.00
3.00
3.01
6.00 M WIDE RAMP DN TO UPPER BASEMENT LVL SLOPE 1:10
RAMP UP TO LOWER BASEMENT
RAMP UP TO F.G.L.
LVL. (-)1.35
« 5.16 M WIDE DRIVEWAY »
« 5.16 M WIDE DRIVEWAY »
« 4.48 M WIDE DRIVEWAY »
« 5.40 M WIDE DRIVEWAY »
« 4.50 M WIDE DRIVEWAY »
« 4.48 M WIDE DRIVEWAY »
« 4.50 M WIDE DRIVEWAY »
« 4.48 M WIDE DRIVEWAY »
« 4.50 M WIDE DRIVEWAY »
« 4.48 M WIDE DRIVEWAY »
« 5.20 M WIDE DRIVEWAY »
« 6.00 M WIDE DRIVEWAY »
« 4.50 M WIDE DRIVEWAY »
« 4.50 M WIDE DRIVEWAY »
« 4.80 M WIDE DRIVEWAY »
« 4.70 M WIDE DRIVEWAY »
« 4.70 M WIDE DRIVEWAY »
VENTILATOR
VENTILATOR
VENTILATOR
VENTILATOR
RAIN WATER ROOF FOR RAIN WATER HARVESTING
PUMP ROOM
LIFT OVERRUN
LIFT OVERRUN
PUMP ROOM
RAIN WATER ROOF FOR RAIN WATER HARVESTING
VENTILATION
VENTILATION
VENTILATION
VENTILATION
LIFT
LIFT
LIFT



SIDE ELEVATION
[EAST SIDE]



SECTION-XY

FOR HIGH RISE RESIDENTIAL BUILDING HEIGHT MORE THAN 40 M AND UPTO 45M.

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED AFTER SITE INSPECTION AND STRICTLY AS PER THE GUIDELINES OF BIHAR BUILDING BYELAWS 2014.

RAKESH RANJAN RAJE
DANAPUR REG.No.- 06/Arch/2015/NPDN
C.O.A. REG. No.- CA/86/9565

NOTE:- ALL DIMENSIONS ARE IN METRE.

PROJECT NAME:-

H2O CITY

DEVELOPER'S NAME & ADDRESS:-

ANSHUL HOMES PVT. LTD.,
DIRECTOR:
RAHUL KUMAR S/O-SRI VINOD KUMAR SINGH.
REGISTERED ADD.:
PLOT NO.-86 B.N.FRONT OF
NOTRE DAME ACADEMY,
PATLIPUTRA COLONY,PATNA.
PIN CODE: 800013.
MOBILE NO.: 9771997201.
EMAIL ID: anshulhomes@gmail.com)

PLOT DETAIL:-

PROPOSED RESIDENTIAL BUILDING "H2O CITY",
FOR ANSHUL HOMES PVT. LTD.
DIRECTOR - SRI RAHUL KUMAR,
S/O.- SRI VINOD KUMAR SINGH.
AT:-
PLOT NO.-713,714,715,721,752,
753,1078(P),
KHATA NO.-172,168,166,157,155,
164,157/56,
TAUZI NO.-3102 & BIHAR GOVERNMENT
THANA NO.-104
THANA-PHULWARI
MAUZA-NEORA
WARD NO.- 5
DISTRICT-PATNA.

PLOT DETAIL:-

NORTH:
PLOT NO.-778,777,757,754
SOUTH:
PLOT No.-1078(P),743,736(P),734
EAST:
80' ROAD,PLOT No.-752(P),751,740,754
WEST:
PLOT No.721(P),713,716,713(P),712

SHEET DETAIL:- BLOCK-B

1.SIDE ELEVATION [EAST SIDE]
2.SECTION-XY

SHEET NO.:-	SCALE:-	NORTH:-
11/15	1:125	

Anshul Homes Pvt. Ltd.
Director
SIGNATURE OF DEVELOPER

Brajesh Kumar Sinha
Structural Engineer
Licence No.-11/STR- E/15/ NPDN
NAGAR PARISHAD DANAPUR NIZAMAT
DANAPUR.
SIGNATURE OF STRUCTURAL ENGINEER

RAKESH RANJAN RAJE
DANAPUR REG.No.-06/Arch/2015/NPDN
& C.O.A. REG. No.- CA/86/9565
SIGNATURE OF ARCHITECT

16.04.2021
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

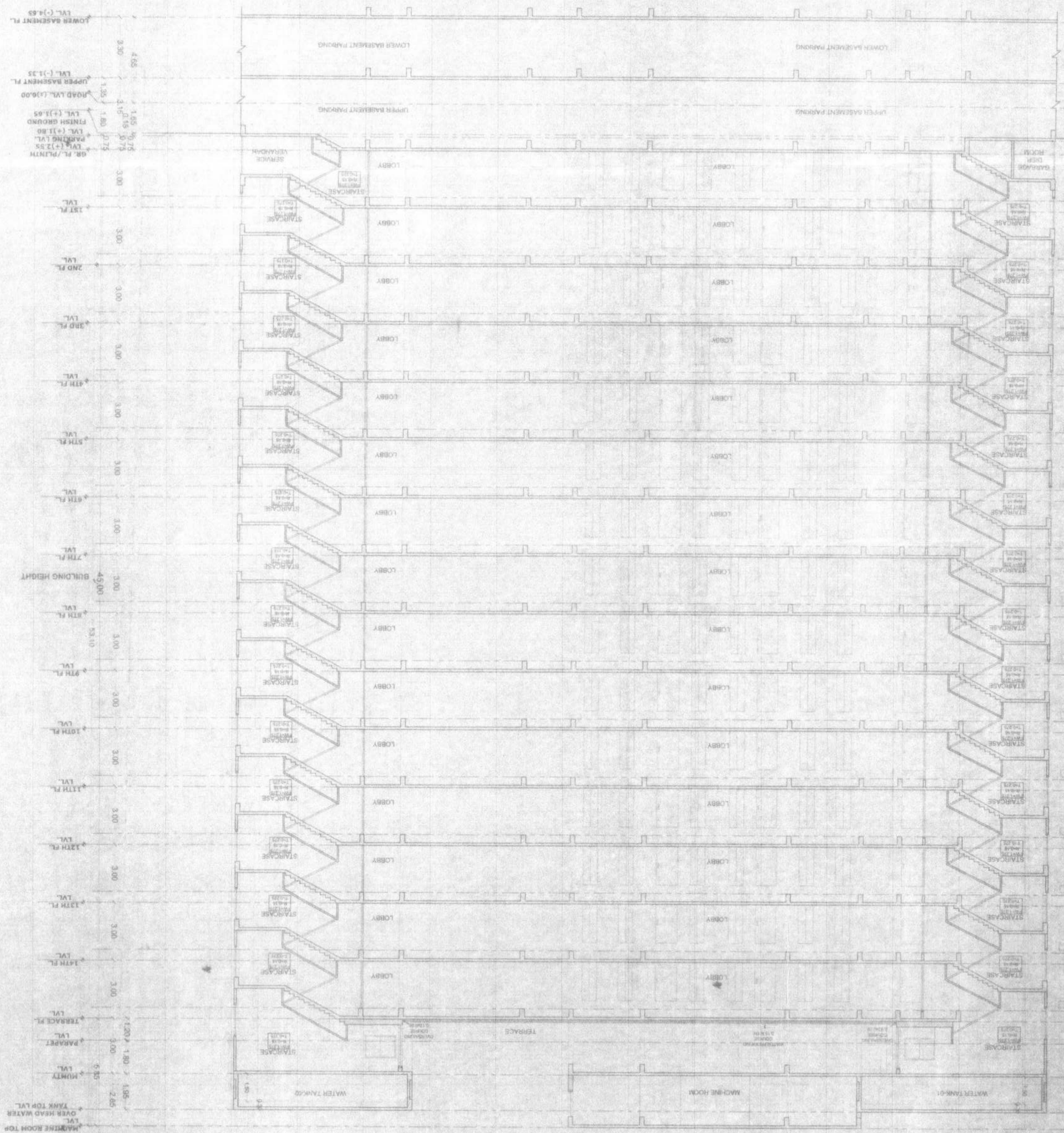
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

Patna Metropolitan Area Authority
Sanction of Plan case no.- PMAA/PRW/VIEW/BLOCK-A-LOTNO.1078(P)/2020/BLOCK-B-LOTNO.1078(P)/2020 dated 24/2020 dated 07/07/2020 accorded under Development Control Regulations for Patna Master Plan 2031 (Byelaws no.9(4) of Bihar Building Byelaws 2014) vide notification no. 831/832 dated 28.10.2016 on Date 12/07/2021

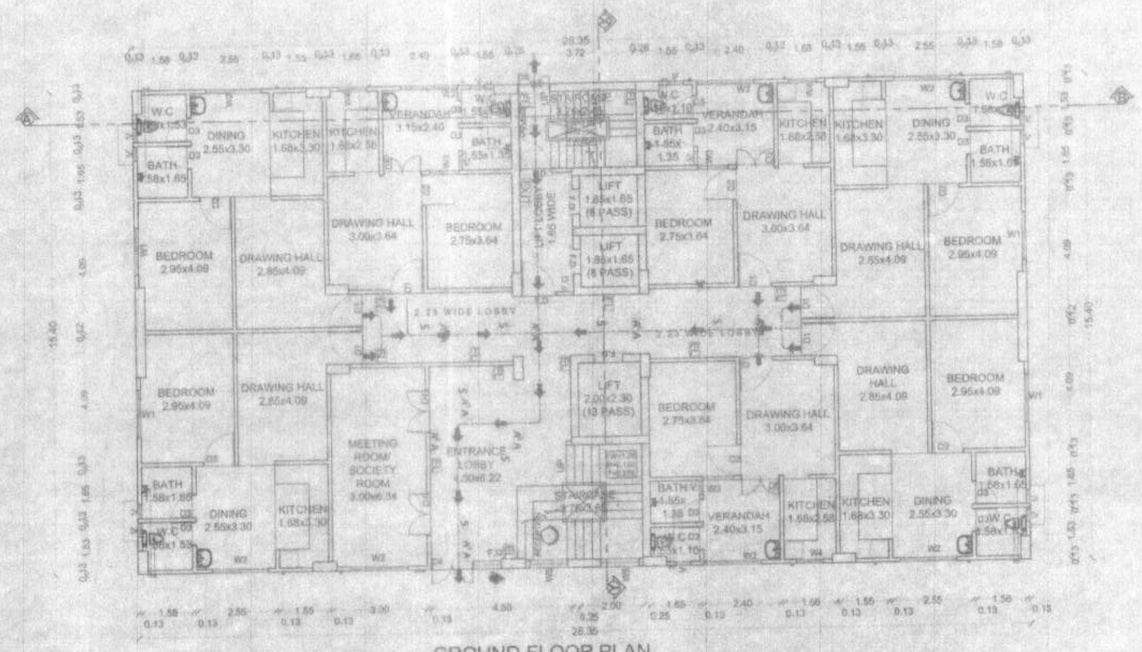
Anshul Homes Pvt. Ltd.
Director

विहार भू–सम्पदा (विनियमन विकास) नियामवली, 2017 की शर्तों के अधीन राज्य में गठित विनियामक प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।

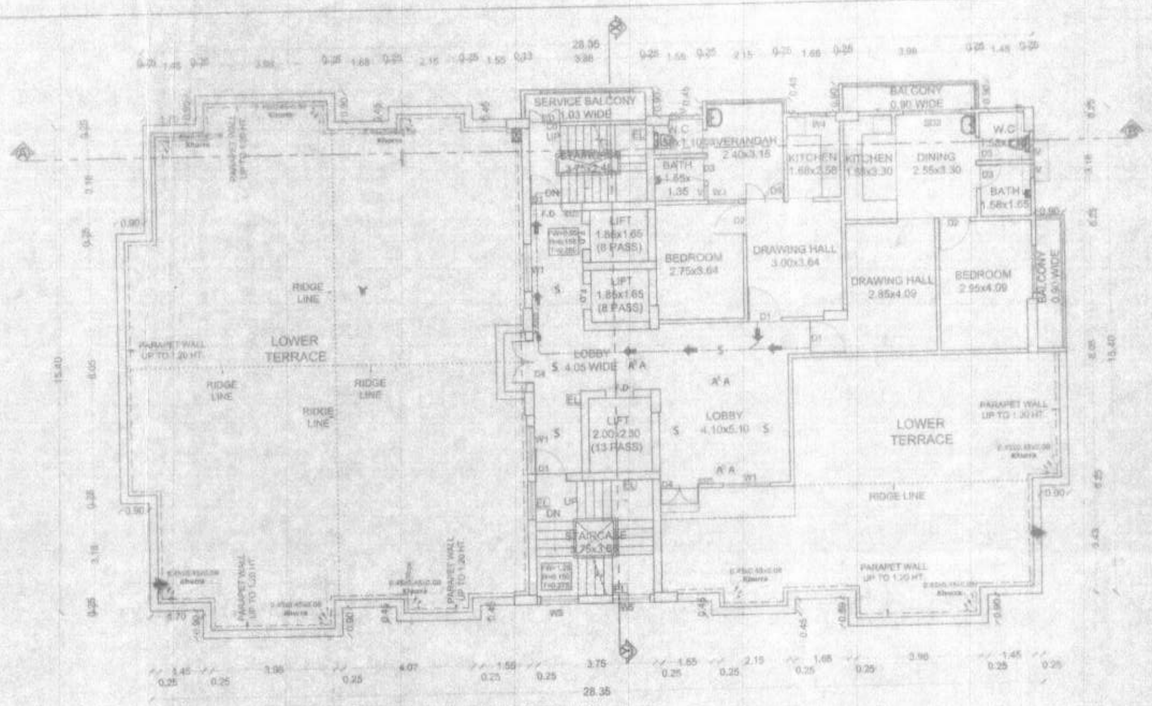
SECTION-AB


LOWER BASEMENT PARKING
UPPER BASEMENT PARKING
LOBBY
STAIRCASE
LIFT
SERVICE DUCT
TERRACE
MACHINE ROOM
WATER TANK-01
WATER TANK-02
LOWER BASEMENT FL. LVL (-)4.65
UPPER BASEMENT FL. LVL (-)1.35
ROAD LVL (-)0.60
GR. FL. PLINTH LVL (+)1.35
PARKING LVL LVL (+)1.80
FINISH GROUND LVL (+)1.65
1ST FL. LVL
2ND FL. LVL
3RD FL. LVL
4TH FL. LVL
5TH FL. LVL
6TH FL. LVL
7TH FL. LVL
8TH FL. LVL
9TH FL. LVL
10TH FL. LVL
11TH FL. LVL
12TH FL. LVL
13TH FL. LVL
14TH FL. LVL
MUMTY LVL
PARAPET LVL
TERRACE FL. LVL
MACHINE ROOM TOP OVER HEAD WATER TANK TOP LVL
BUILDING HEIGHT
45.00 M
3.00
0.15
0.75
0.60
1.80
4.65
3.30
1.35
0.60
1.35
1.65
1.80
0.75
0.15
0.60
0.90
0.75
0.15
0.60
0.90
0.75
0.15
0.60
0.90

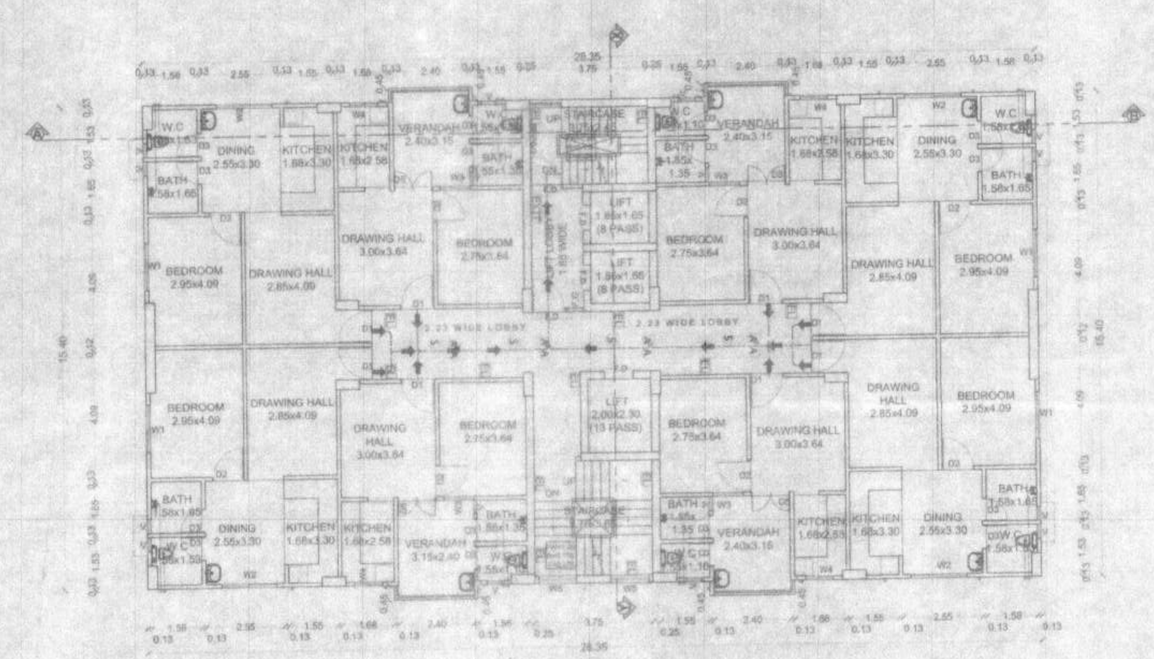
BLOCK-LIG/EWS (G+7)
BUILDING HEIGHT= 24 M



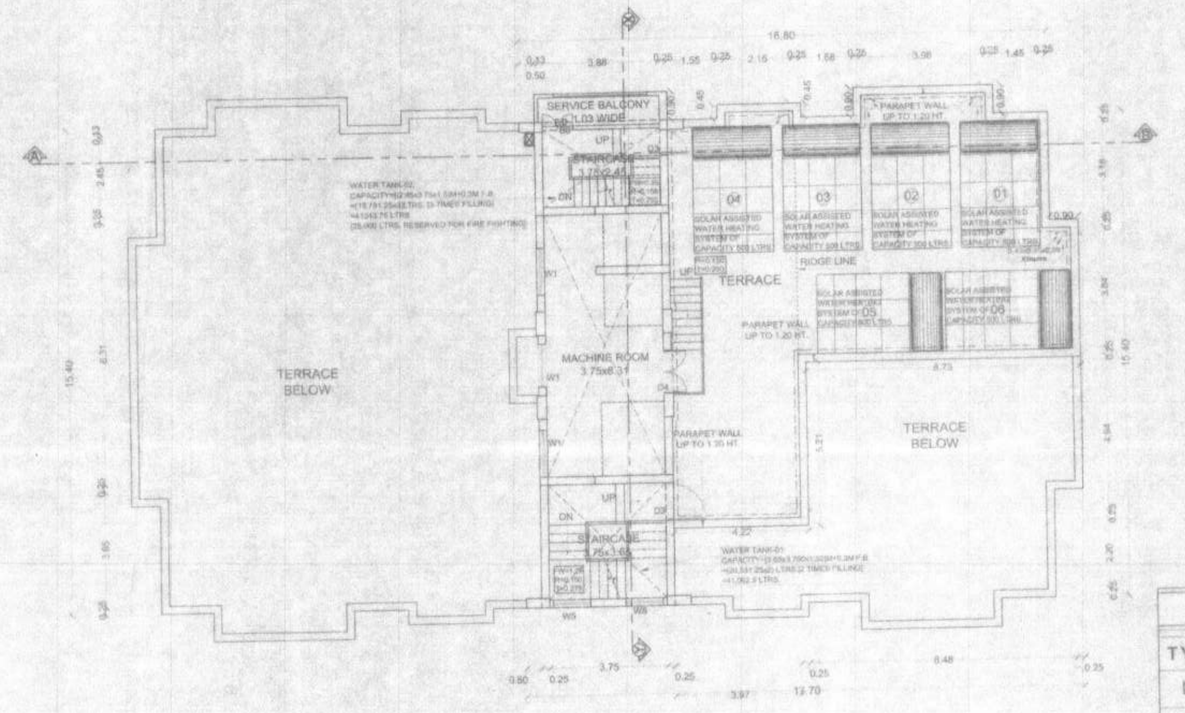
GROUND FLOOR PLAN
(BLOCK-LIG/EWS)



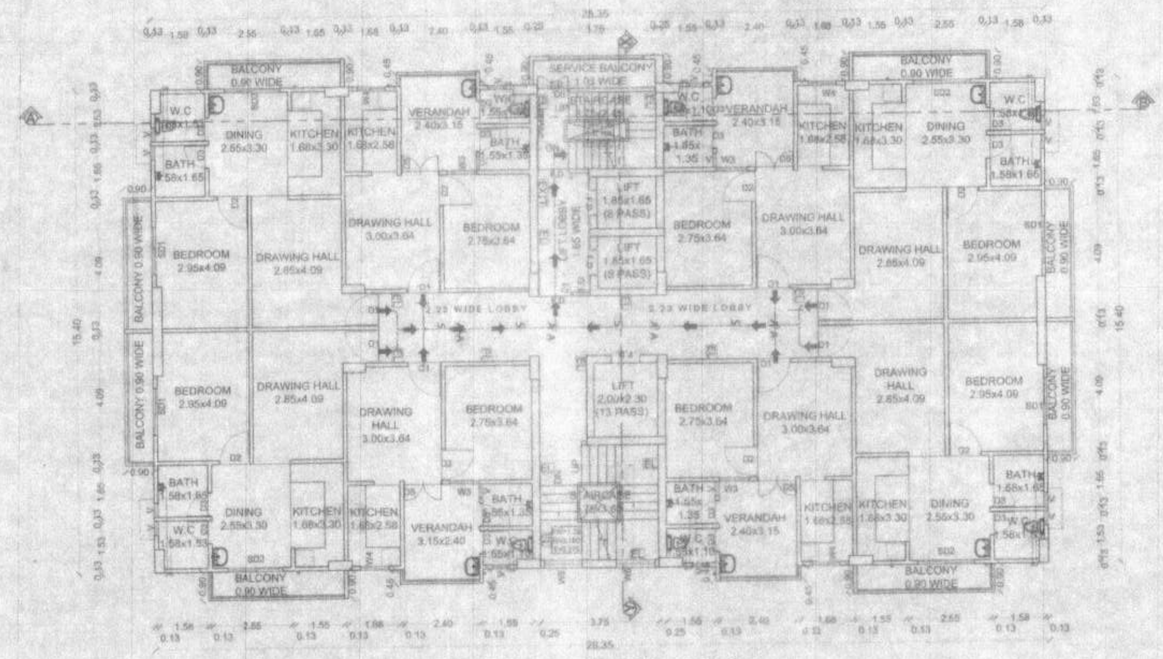
7TH FLOOR PLAN (BLOCK-LIG/EWS)



FIRST FLOOR PLAN
(BLOCK-LIG/EWS)



TERRACE FLOOR PLAN.
(BLOCK-LIG/EWS)



TYP. 2ND TO 6TH FLOOR PLAN
(BLOCK-LIG/EWS)

SPECIFICATIONS [BLOCK-LIG/EWS]:

01) **FOUNDATION** :- R.C.C. PILE FOUNDATION AS /STRUCTURAL DESIGN.
02) **SUPER STRUCTURE** :- R.C.C. FRAMED STRUCTURE AS/STRUCTURAL DESIGN.
03) **BRICKWORK** : 200MM THK . & 125MM THK. 1ST CLASS BRICK WORK
04) **FLOORING** :- I.P.S. FLOORING,DADO & SKIRTING IN ALL AREA.
05) **COOKING PLATFORM** :- I.P.S. FINISH.
06) **WALL FINISH** :-
(i) INTERNAL - ALL INTERNAL SURFACE WHITE WASH.
(ii) EXTERNAL - ALL EXTERNAL CEMENT BASE PAINT.
07) **DOOR** :- STEEL DOOR FRAME.
08) **WINDOW**:- STEEL WINDOW FRAME.
09) **TOILETS** :-
(i) FLOORING - I.P.S. FLOORING .
(ii) WALLS - I.P.S. DADO UPTO 1500MM HT.
(iii) SANITARYWARE - SANITARYWARE OF I.S.I MARK.
(iv) FITTING - C.P.FITTINGS OF I.S.I MARK.
10) **ELECTRICAL** :-
(i) ALL ELECTRICAL MODULAR SWITCHES OF I.S.I MARK.
(ii) ADEQUATE LIGHTING/POWER POINT SOCKETS AS/ DESIGN & DRAWING.
11) **WATER SUPPLY** :-ROUND THE CLOCK WATER SUPPLY NY MEANS OF OWN BORING & OVERHEAD TANK.

OPENING SCHEDULE:-

TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D1	1.05	2.10	---	2.10	SIDE HUNG SOLID CORE FLUSH DOOR
D2	1.00	2.10	---	2.10	SIDE HUNG SOLID CORE FLUSH DOOR
D3	0.75	2.10	---	2.10	SIDE HUNG SOLID CORE FLUSH DOOR
D4	1.35	2.10	---	BEAM BOTTOM	DOUBLE SIDE HUNG FULLY GLAZED FLUSH DOOR WITH VENTILATOR
D5	1.20	2.10	---	BEAM BOTTOM	DOUBLE SIDE HUNG FULLY GLAZED FLUSH DOOR WITH VENTILATOR
D6	1.00	2.10	---	BEAM BOTTOM	DOUBLE SIDE HUNG FULLY GLAZED FLUSH DOOR WITH VENTILATOR
D7	1.75	2.10	---	BEAM BOTTOM	DOUBLE SIDE HUNG FULLY GLAZED FLUSH DOOR WITH VENTILATOR
GD	0.75	2.10	---	BEAM BOTTOM	SIDE HUNG GRILL DOOR WITH VENTILATOR
SD1	1.50	2.10	---	BEAM BOTTOM	SLIDING DOOR (DOUBLE SHUTTERS)WITH VENTILATOR
SD2	1.80	2.10	---	BEAM BOTTOM	SLIDING DOOR (DOUBLE SHUTTERS)WITH VENTILATOR
W1	1.50	1.65	0.90	BEAM BOTTOM	SLIDING WINDOW (DOUBLE SHUTTERS)WITH VENTILATOR
W2	1.80	1.65	0.90	BEAM BOTTOM	SLIDING WINDOW (DOUBLE SHUTTERS)WITH VENTILATOR
W3	0.95	1.65	0.90	BEAM BOTTOM	SLIDING WINDOW (DOUBLE SHUTTERS)WITH VENTILATOR
W4	0.90	1.55	1.00	BEAM BOTTOM	SLIDING WINDOW (DOUBLE SHUTTERS)WITH VENTILATOR
W5	1.20	1.65	0.90	BEAM BOTTOM	SLIDING WINDOW (DOUBLE SHUTTERS)WITH VENTILATOR
V	0.45	0.45	1.98	BEAM BOTTOM	GLAZED VENTILATOR
F.G	VARIES				FIXED GLASS

NOTE: *OPENING SCHEDULE FOR DOOR-WINDOW ARE CLEAR SIZES PLASTER THICKNESS SHOULD BE CONSIDERED.
*FD= FIRE DOOR.

FOR HIGH RISE RESIDENTIAL BUILDING HEIGHT MORE THAN 40 M AND UPTO 45M.

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED AFTER SITE INSPECTION AND STRICTLY AS PER THE GUIDELINES OF BIHAR BUILDING BYE-LAWS 2014.

RAKESH RANJAN RAJE
CANAPUR REG No.-06/Archr/2015/NPDK
C.O.A. REG. No.- CA/86/9685

NOTE:- ALL DIMENSIONS ARE IN METRE.

PROJECT NAME:-

H2O CITY

DEVELOPER'S NAME & ADDRESS:-

ANSHUL HOMES PVT. LTD.,
DIRECTOR:-
RAHUL KUMAR S/O-SRI VINOD KUMAR SINGH.
REGISTERED ADD:-
PLOT NO.-89 B,IN FRONT OF
NOTRE DAME ACADEMY,
PATLIPUTRA COLONY,PATNA.
PIN CODE :800013
MOBILE NO.:- 9771497291.
EMAIL ID:- anshulhomes@gmail.com

PLOT DETAIL:-

PROPOSED RESIDENTIAL BUILDING:-"H2O CITY".
FOR ANSHUL HOMES PVT. LTD.
DIRECTOR:- SRI RAHUL KUMAR,
S/O.- SRI VINOD KUMAR SINGH.
AT:-
PLOT NO.-713,714,715,721,752,
753,1676(P)
KHATA NO.-172,168,169,157,159,
164,157/56
TAUZI NO.-3102 & BIHAR GOVERNMENT
THANA NO.- 104
THANA-PHULWARI
MAUZA-NEORA
WARD NO.-9
PARGANA-NEORA
DISTRICT-PATNA

PLOT DETAIL:-

NORTH:
PLOT NO.-778,777,757,754
SOUTH:
PLOT No.-1676(P),743,736(P),734
EAST:
80' ROAD,PLOT No.-752(P),751,749,754
WEST:
PLOT No.721(P),713,716,713(P),712

SHEET DETAIL:- BLOCK-LIG/EWS (G+8)

1) GROUND FL. PLAN
2) TYPICAL 1ST TO 7TH FLOOR PLAN
3) 8TH FLOOR PLAN
4) TERRACE FLOOR PLAN

SHEET NO:- 13/15 **SCALE:-** 1:125 **NORTH:-**

Anshul Homes Pvt. Ltd.
Director
SIGNATURE OF DEVELOPER

Brajesh Kumar Sinha
Structural Engineer
LICENCE No.-11/STR-E/15/NPDN
NAGAR PARISHAD DANAPUR NIZAMAT
DANAPUR.
SIGNATURE OF STRUCTURAL ENGINEER

RAKESH RANJAN RAJE
DANAPUR REG.No.-06/Archr/2015/NPDN
C.O.A. REG. No.- CA/86/9685
SIGNATURE OF ARCHITECT

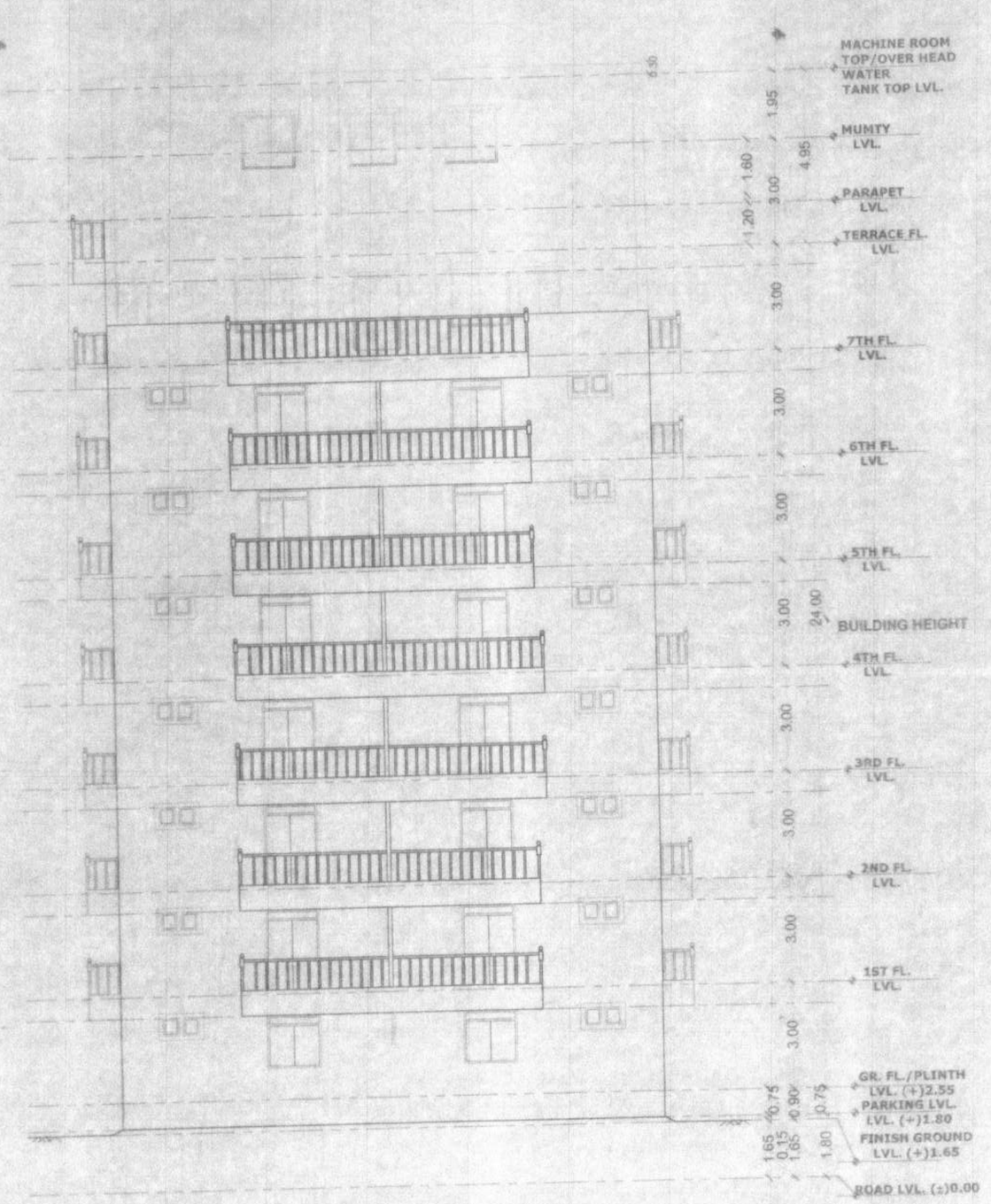
16.04.2021
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

16.04.2021
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

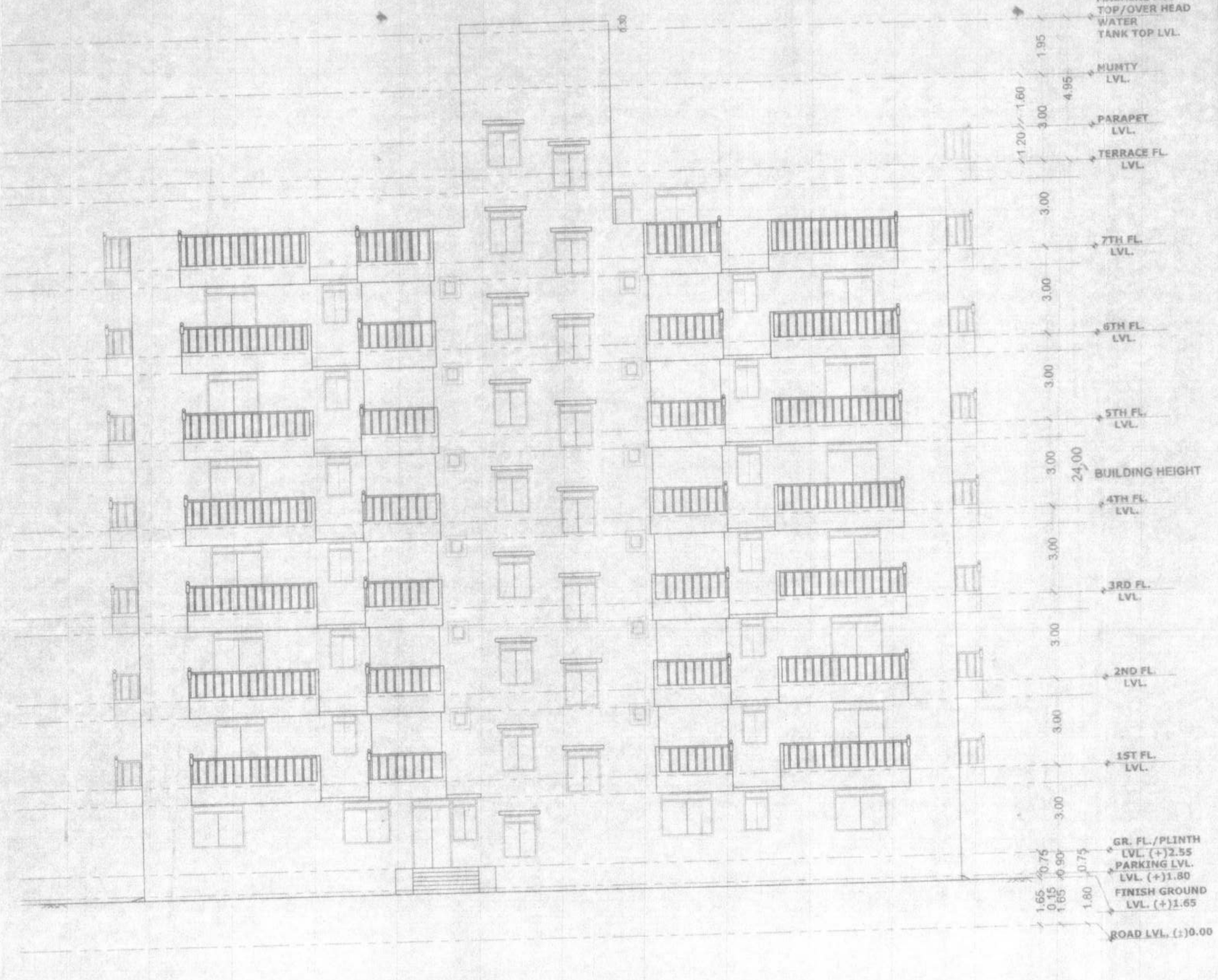
Patna Metropolitan Area Authority
Sanction of Plan case no. PMAA/PRN/RESIDENTIAL/BLOCK-A-LIG(G+8)/2020/1676(P)-B-LIG(G+8)/EWS(G+8)/21/2020 dated 07/12/2020 accorded under Development Control Regulations for Patna Master Plan 2031 (Byelaws no 8(4) of Bihar Building Byelaws 2014) vide notification no 631/832 dated 28.10.2016 on Date 17/04/2021

बिहार भू-सम्पदा (विनियमन विकास) नियामावली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकार से इस परियोजना का निबंधन अनिवार्य होगा।

Anshul Homes Pvt. Ltd.
Director



SOUTH SIDE ELEVATION
(BLOCK-LIG/EWS)



FRONT ELEVATION
[EAST SIDE]
(BLOCK-LIG/EWS)

BLOCK-LIG/EWS(G+7)
BUILDING HEIGHT= 24 M

FOR HIGH RISE RESIDENTIAL BUILDING HEIGHT MORE THAN 40 M AND UPTO 45M.

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED AFTER SITE INSPECTION AND STRICTLY AS PER THE GUIDELINES OF BIHAR BUILDING BYE-LAWS ,2014

RAKESH RANJAN RAJE
DANAPUR REG. No.-06/Arch/2015/NPDN
C.O.A. REG. No.- CA/86/9665

NOTE:- ALL DIMENSIONS ARE IN METRE

PROJECT NAME:-

H2O CITY

DEVELOPER'S NAME & ADDRESS:-

ANSHUL HOMES PVT. LTD.,
DIRECTOR :-
RAHUL KUMAR,S/O:-SRI VINOD KUMAR SINGH
REGISTERED ADD.:
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NOTRE DAME ACADEMY,
PATLIPUTRA COLONY,PATNA
PIN CODE: 800013
MOBILE NO.: 9771497291,
EMAIL-ID: anshulhomes@gmail.com

PLOT DETAIL:-

PROPOSED RESIDENTIAL BUILDING-
"H2O CITY",
FOR ANSHUL HOMES PVT. LTD.
DIRECTOR:- SRI RAHUL KUMAR,
S/O:- SRI VINOD KUMAR SINGH
AT:-
PLOT NO.-713,714,715,721,752,
753,1676(P)
KHATA NO.-172,168,169,157,159,
164,157/56
TAUZI NO.-3102 & BIHAR GOVERNMENT
THANA NO.-104
THANA-PHULWARI
MAUZA-NEORA
WARD NO.-9
PARGANA-NEORA,
DISTRICT-PATNA

BOUNDARY:-

NORTH:
PLOT NO.-778,777,757,754
SOUTH:
PLOT No.-1676(P),743,736(P),734
EAST:
50' ROAD,PLOT No.-752(P),751,749,754
WEST:
PLOT No.721(P),719,716,713(P),712

SHEET DETAIL:- BLOCK-LIG/EWS (G+8)

1.FRONT ELEVATION [EAST SIDE]
2.SOUTH SIDE ELEVATION

SHEET NO:-	SCALE:-	NORTH:-
14/15	1:100	

Anshul Homes Pvt. Ltd.
Director
SIGNATURE OF DEVELOPER

Brajesh Kumar Sinha
Structural Engineer
Licence No. 11/STR-E/15/NPDN
NAGAR NIGHSHAD DANAPUR NIZAMAT
SIGNATURE OF STRUCTURAL ENGINEER

RAKESH RANJAN RAJE
DANAPUR REG. No.-06/Arch/2015/NPDN
C.O.A. REG. No.- CA/86/9665
SIGNATURE OF ARCHITECT

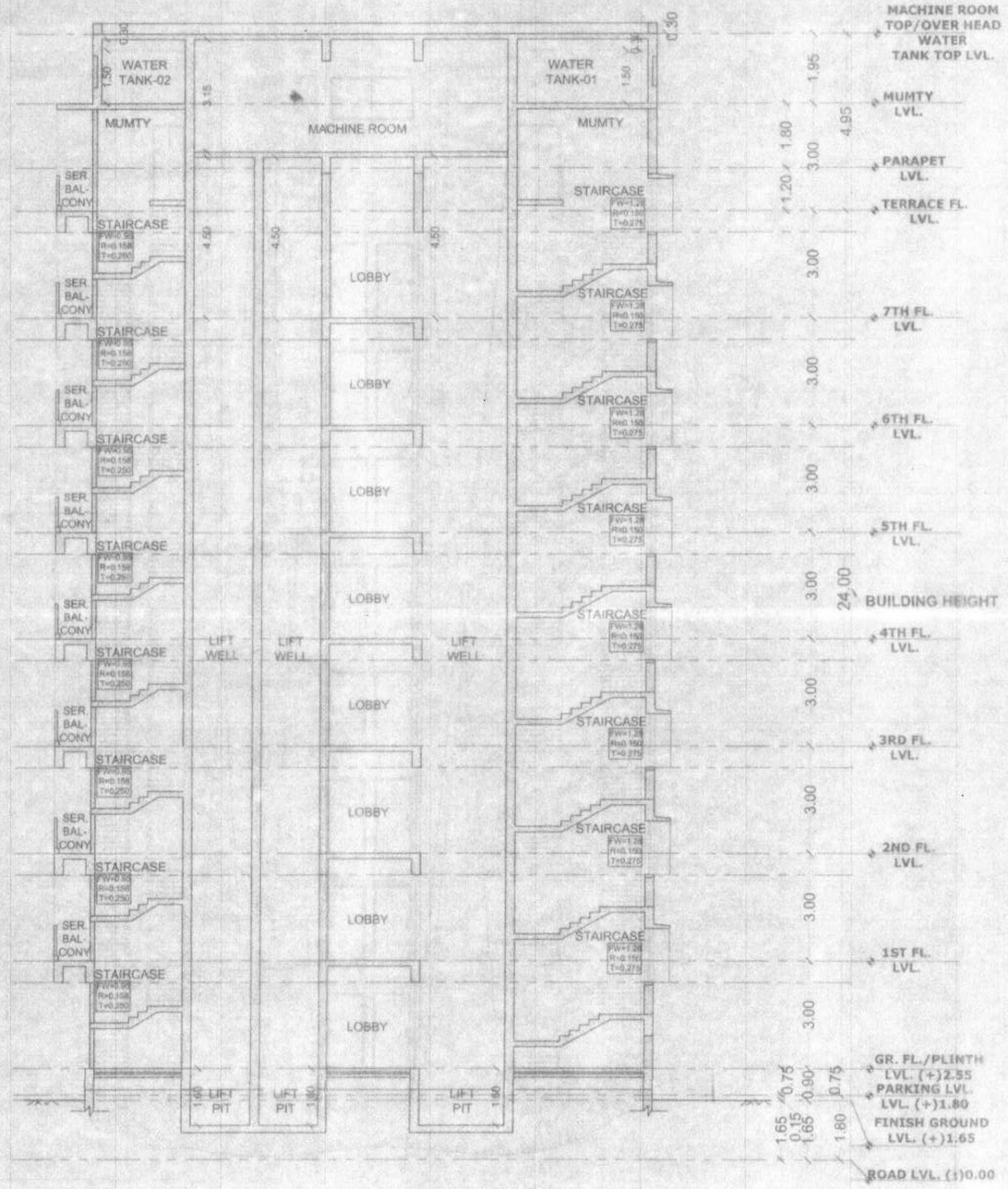
16.04.2021
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

16/4/2021
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

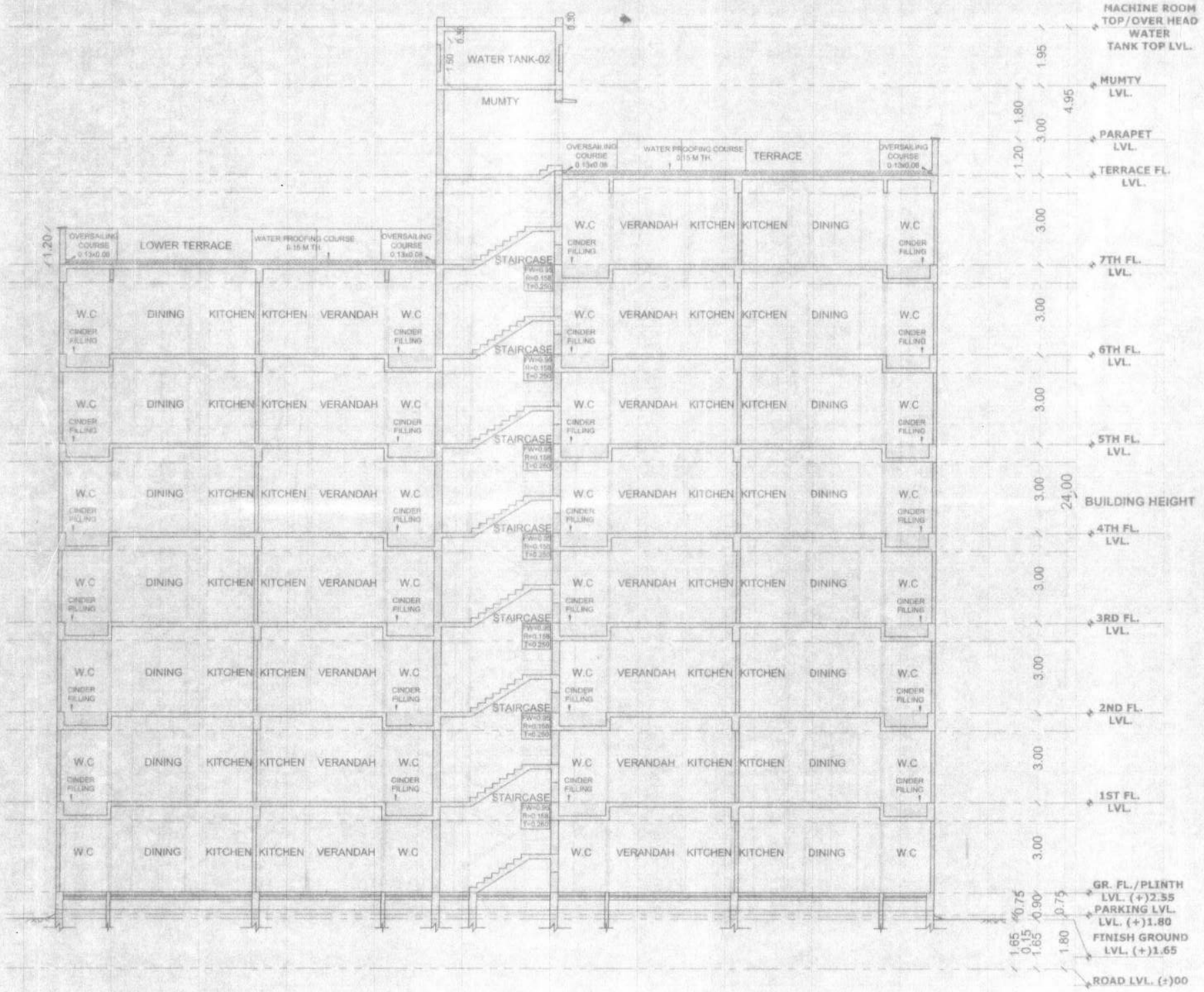
Patna Metropolitan Area Authority
Sanction of Plan case no. PMAA/PRN/NEORA/BLOCK-A-LIG/EWS/418/2021 dated 09/04/2021 ...accorded under ...-C(EWS)-GFY/24/2020
Development Control Regulations for Patna Master Plan 2031 (Byelaws no 8(4) of Bihar Building Byelaws, 2014) vide notification no 831/832 dated 25.10.2016 on Date 12/04/2021

Anshul Homes Pvt. Ltd.
Director

बिहार भू-सम्पदा (विनियमन विकास) नियमावली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।



SECTION-XY
(BLOCK-LIG/EWS)



SECTION-AB
(BLOCK-LIG/EWS)

BLOCK-LIG/EWS(G+7)
BUILDING HEIGHT= 24 M

FOR HIGH RISE RESIDENTIAL BUILDING HEIGHT MORE THAN 40 M AND UPTO 45M.

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RAKESH RANJAN RAJE
DANAPUR REG No.-05/Arch/2015/NPDN
C.O.A. REG. No.- CA/86/9665

NOTE:- ALL DIMENSIONS ARE IN METRE.

PROJECT NAME:-

H2O CITY

DEVELOPER'S NAME & ADDRESS:-

ANSHUL HOMES PVT. LTD.,
DIRECTOR:-
RAHUL KUMAR S/O-SRI VINOD KUMAR SINGH.
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PROPOSED RESIDENTIAL BUILDING-"H2O CITY",
FOR ANSHUL HOMES PVT. LTD.
DIRECTOR:- SRI RAHUL KUMAR,
S/O.:- SRI VINOD KUMAR SINGH.
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PARGANA-NEORA,
DISTRICT-PATNA.

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PLOT No.-1676(P),743,736(P),734
EAST:
80' ROAD,PLOT No.-752(P),751,749,754
WEST:
PLOT No.721(P),719,716,713(P),712

SHEET DETAIL:- BLOCK-LIG/EWS (G+8)
1.SECTION-XY
2.SECTION-AB

SHEET NO:-	SCALE:-	NORTH:-
15/15	1:100	

Anshul Homes Pvt. Ltd.
Director
SIGNATURE OF DEVELOPER

Brajesh Kumar Sinha
Structural Engineer
Licence No.11/STR-E/15/NPDN
NAGAR PARISHAD DANAPUR NIZAMAT
SIGNATURE OF STRUCTURAL ENGINEER

RAKESH RANJAN RAJE
DANAPUR REG No.-05/Arch/2015/NPDN
C.O.A. REG. No.- CA/86/9665
SIGNATURE OF ARCHITECT

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

Patna Metropolitan Area
Section of Plan as per PMAA/Arch/NEORA/BLOCK-LIG/EWS/H2O CITY/E-8-468/2021/1174 dated 09/09/2021 accordance under Development Control Regulations for Patna Master Plan 2031 (byelaws no 9(4) of Bihar Building byelaws, 2014) vide notification no 831/832 dated 28.10.2016 on Date 12/09/2021

Anshul Homes Pvt. Ltd.
Director

बिहार भू-सम्पदा (विनियमन विकास) नियमावली, 2017 की धारा के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का पंजीकरण अनिवार्य होगा।