F.A.R CALCULATION

FLOOR	COMMERCIAL		RESIDENTIAL	
	B/UP AREA	SERVICE AREA	B/UP AREA	SERVICE AREA
LOWER BASEMENT	20.555 SQ.M.	18.02 SQ.M.	45.875 SQ.M.	39.85 SQ.M.
UPPER BASEMENT	73.84 SQ.M.	26.87 SQ.M.	59.90 SQ.M.	38.42 SQ.M.
GROUND FLOOR	681.68 SQ.M.	111.93 SQ.M.	193.03 SQ.M.	182.53 SQ.M.
1ST FLOOR	865.33 SQ.M.	86.08 SQ.M.	49.07 SQ.M.	49.07 SQ.M.
2ND FLOOR	920.57 SQ.M.	86.08 SQ.M.	49.07 SQ.M.	49.07 SQ.M.
3RD FLOOR	----	----	659.51 SQ.M.	410.02 SQ.M.
4TH FLOOR	----	----	570.71 SQ.M.	75.91 SQ.M.
5TH FLOOR	----	----	571.21 SQ.M.	75.91 SQ.M.
6TH FLOOR	----	----	571.21 SQ.M.	84.98 SQ.M.
7TH FLOOR	----	----	571.21 SQ.M.	75.91 SQ.M.
8TH FLOOR	----	----	571.21 SQ.M.	84.98 SQ.M.
9TH FLOOR	----	----	571.21 SQ.M.	75.91 SQ.M.
10TH FLOOR	----	----	571.21 SQ.M.	84.98 SQ.M.
11TH FLOOR	----	----	571.21 SQ.M.	75.91 SQ.M.
12TH FLOOR	----	----	571.21 SQ.M.	84.98 SQ.M.
13TH FLOOR	----	----	571.21 SQ.M.	75.91 SQ.M.
14TH FLOOR	----	----	571.21 SQ.M.	75.91 SQ.M.
TERRACE	----	----	----	74.41 SQ.M.
TOTAL AREA	2561.975 SQ.M.	328.98 SQ.M.	7339.265 SQ.M.	1714.66 SQ.M.

PLOT AREA AS/DEED = 3157.70 sq.m
PLOT AREA AS/SITE = 2838.67 sq.m
TOTAL B/UP AREA = 9901.24 sq.m.

F.A.R = 9901.24 / 2838.67 = 3.49

PARKING CALCULATION

COMMERCIAL B/UP AREA = 2561.975 SQ.M.
TOTAL SERVICE AREA = 328.98 SQ.M. (12.84%)
NET B/UP AREA = 2232.995 SQ.M.
35 % OF NET COMMERCIAL B/U AREA = 0.35 x 2232.995
TOTAL REQUIRED PARKING AREA = **781.54 SQ.M**

RESIDENTIAL B/UP AREA = 7339.265 SQ.M.
TOTAL SERVICE AREA = 1714.66 SQ.M. (23.36%)
15% RELAXATION ON B/UP AREA = 1100.88 SQ.M.
NET B/UP AREA = 6238.385 SQ.M.
25 % OF NET RESIDENTIAL B/U AREA = 0.25 x 6238.385
TOTAL REQUIRED PARKING AREA = **1559.59 SQ.M**

NET TOTAL REQUIRED PARKING AREA = 2341.13 SQ.M

PARKING AREA PROVIDED:

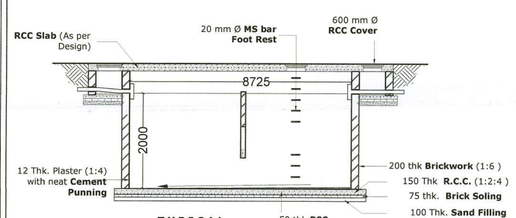
UPPER BASEMENT(FOR COMMERCIAL) = 1670.94 SQ. M
LOWER BASEMENT(FOR RESIDENTIAL) = 2000.84 SQ.M

TOTAL PROVIDED PARKING AREA = 3671.78 SQ. M

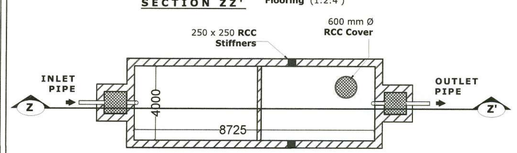
GREEN AREA CALCULATION

REQUIRED GREEN AREA = 10% OF NET PLOT AREA
= 0.1 X 2838.67
= 283.86 SQ. M

PROVIDED GREEN AREA:
FINISHED GROUND LEVEL = **381.32 SQ.M.**



TYPICAL SECTION ZZ'



TYPICAL PLAN OF SEPTIC TANK

POPULATION DENSITY CALCULATION

RESIDENTIAL FLOORS:

	NO. OF FLATS
GROUND FLOOR	----
FIRST FLOOR	----
SECOND FLOOR	----
THIRD FLOOR	02
FOURTH FLOOR	04
FIFTH FLOOR	04
SIXTH FLOOR	04
SEVENTH FLOOR	04
EIGHTH FLOOR	04
NINTH FLOOR	04
TENTH FLOOR	04
ELEVENTH FLOOR	04
TWELFTH FLOOR	04
THIRTEENTH FLOOR	04
FOURTEENTH FLOOR	04
TOTAL	46

TOTAL NO. OF RESIDENTIAL FLATS FROM 4TH TO 14TH FLOOR
= **46 FLATS**

CONSIDERING EACH FLAT HAVING 6 PERSONS
TOTAL NO. OF PERSONS = (46 X 6) = 276 PERSONS

COMMERCIAL FLOORS:
GROUND FLOOR COMMERCIAL B/U AREA = 681.68 Sq.m.
ASSUMING DENSITY OF 1 PERSON EVERY 3 SQ.M.
NO. OF PERSONS ON GROUND FLOOR = 227.22
FIRST & SECOND FLOOR COMMERCIAL B/U AREA = 1785.90 Sq.m.
ASSUMING DENSITY OF 1 PERSON EVERY 6 SQ.M.
NO. OF PERSONS ON FIRST & SECOND FLOOR = 297.65
NET TOTAL PEOPLE IN COMMERCIAL FLOORS = 524.87 ≈ 530 PERSONS

RESIDENTIAL+ COMMERCIAL FLOORS:
TOTAL NO. OF PERSONS [RESIDENTIAL+COMMERCIAL FLOORS]
= (276+530) = 806 PERSONS

WATER TANK CALCULATION

ACCORDING TO N.B.C WATER REQUIREMENT FOR DIFFERENT OCCUPANCIES :

TYPE OF OCCUPANCY	WATER REQUIREMENT
COMMERCIAL	45 LTRS/HEAD/DAY
RESIDENTIAL	135 LTRS/HEAD/DAY

COMMERCIAL
TOTAL NO. OF PEOPLE = 530 PERSONS

TOTAL WATER REQ. (COMMERCIAL) = 45 X 530 = 23,850 LTRS.

RESIDENTIAL
TOTAL NO. OF PEOPLE OCCUPYING FLATS = 276 PERSONS

TOTAL WATER REQ. (RESIDENTIAL) = 135 X 276 = 37,260 LTRS.
TOTAL WATER REQUIRED FOR RESIDENTIAL + COMMERCIAL USE
= 23,850 + 37,260 = 61,110 LTRS.

PROVIDED WATER TANK
WATER TANK - A = 5600 X 7375 X 1500 (+150 FB) = **61,950.00 LTRS**

FOR FIRE FIGHTING
REQUIRED WATER IN OVERHEAD TERRACE TANK
FOR COMMERCIAL AREA = 20,000 LTRS

REQUIRED WATER IN OVERHEAD TERRACE TANK
FOR RESIDENTIAL AREA = 10,000 LTRS

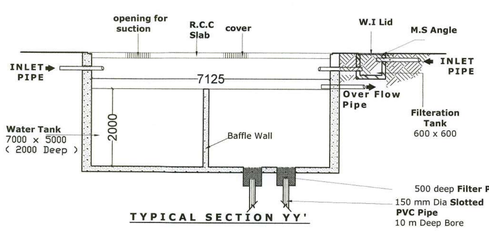
TOTAL WATER REQUIRED FOR FIRE FIGHTING = **30, 000 LTRS**.

PROVIDED WATER TANK
WATER TANK - B = 3100 X 7375 X 1500 (+150 FB) = **34,293.00 LTRS.**
RESERVED FOR FIRE FIGHTING

SEPTIC TANK CALCULATION

TOTAL NO OF PEOPLE ON ALL THE FLOORS = 806
1 PERSON NEEDS 0.085 CUM CAPACITY OF SEPTIC TANK
TOTAL REQUIRED CAPACITY = 806 X 0.085 = **68.51 CU. M**

PROVIDED SEPTIC TANK OF SIZE = 8.6 x 4.0 x 2.0 = **68.80 CU. M**



TYPICAL SECTION YY'

EMERGENCY EVACUATION ASSEMBLY AREA CALCULATION

ASSUMING OCCUPANCY 60 % FOR COMMERCIAL = 60 % OF 530
= 318
AREA REQUIRED FOR 1 PERSON TO STAND = 4 SQ.FT OR 0.3SQ.M
AREA REQUIRED FOR 318 PEOPLE TO STAND = **95.40 SQ.M**

ASSUMING OCCUPANCY 80 % FOR RESIDENTIAL = 80 % OF 276
= 220.8 ≈ 221
AREA REQUIRED FOR 1 PERSON TO STAND = 4 SQ.FT OR 0.3SQ.M
AREA REQUIRED FOR 221 PEOPLE TO STAND = **66.30 SQ.M**

NET TOTAL AREA REQUIRED FOR EMERGENCY EVACUATION
= 161.70 SQ.M.

PROVIDED EMERGENCY EVACUATION ASSEMBLY AREA(1) = 80.00 SQ.M
PROVIDED EMERGENCY EVACUATION ASSEMBLY AREA(2) = 82.00 SQ.M

TOTAL PROVIDED = 162.00 SQ.M

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
	WET RISER
	FIRE ALARM BELL
	FIRE ALARM SWITCH
S	SPRINKLER
A S A	AUTOMATIC SMOKE DETECTOR
F.D	FIRE RESISTANT DOOR
	FIRE ESCAPE ROUTE
	SEMAC CONNECTION FOR FIRE BRIGADE
	PUBLIC ADDRESS SYSTEM
EXIT	FIRE EXIT
EL	EMERGENCY LIGHT
	WATER PUMP FOR OVERHEAD WATER TANK
OVER HEAD WATER TANK	30,000 LTRS. RESERVED IN OVERHEAD WATER TANK FOR FIRE FIGHTING.
UNDERGROUND WATER TANK	2,00,000 LTRS. RESERVED IN UNDERGROUND WATER TANK FOR FIRE FIGHTING.

RAINWATER HARVESTING SUMP CALCULATION

TERRACE FLOOR MAX. AREA = 1128.20 sqm.

RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR EVERY
100 SQM. OF TERRACE AREA.
SO, TOTAL REQ. CAPACITY OF SUMP = 11.28 x 6 = **67.68 CUM.**

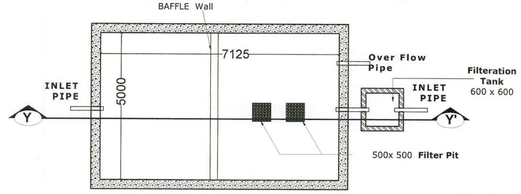
PROVIDED
(1) TANK SIZE = 7.0 x 5.0 x 2.0 = **70.00 CUM.**

UNDERGROUND WATER TANK CALCULATION

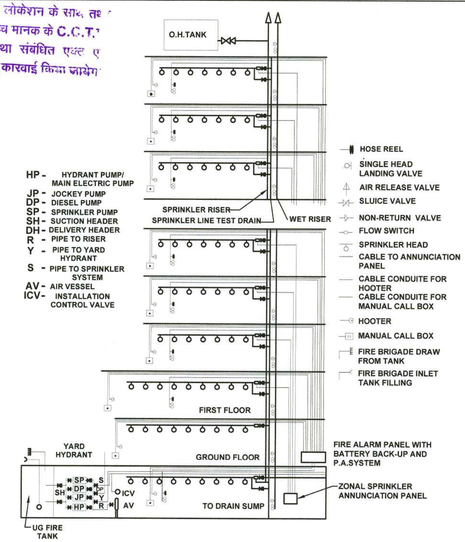
2,00,000 LTRS WATER REQUIRED IN UNDERGROUND WATER TANK FOR FIRE FIGHTING AS PER NBC.

PROVIDED
(1) TANK SIZE 01 = 10.0x6.50x2.0 = 130.00 CUM.
(2) TANK SIZE 02 = 7.0x5.0x2.0 = 70.00 CUM.

NET TOTAL = **2,00,000 LTRS RESERVED FOR FIRE FIGHTING.**



TYPICAL PLAN OF RAINWATER HARVESTING TANK



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

ELEVATIONAL VIEW

DETAIL 'A'

LEGEND:
F-1 ELECTRICAL FIRE PUMP
F-2 DIESEL DRIVEN FIRE PUMP
F-3 JOCKEY PUMP
PV PRESSURE VESSEL
FH FIRE HYDRANT
VALVE
FLEXIBLE COONNECTION
NON RETURN VALVE

PLAN

TYPICAL SYSTEM OF PUMPING WITH TWO ELECTRIC AND ONE DIESEL FIRE PUMP

Terms & Conditions:-
1) STP of requisite capacity is to be installed in the campus by the Builder/Owner
2) Water Harvesting and Green area is to be maintained in the premises
3) Solar power is to be installed in the campus

- A RESIDENTIAL CUM COMMERCIAL BUILDING OF HEIGHT MORE THAN 46M & UPTO 51M

NAME OF PROJECT :-

A RESIDENTIAL CUM COMMERCIAL BUILDING

NAME OF LAND OWNER & ADDRESS :-

SMT. CHANDRAMA DEVI ALIAS CHANDWA DEVI
W/O LATE SRI LALA PRASAD ALIAS LALA GOPE
SRI RANJAN KUMAR & SRI CHANDAN KUMAR
S/O LATE SRI LALA PRASAD ALIAS LALA GOPE
R.O. VILLAGE - BARI PAHARI
P.S. - AGAM KUAN, DIST. - PATNA

NAME OF DEVELOPER & ADDRESS :-

SAI KRIPA REAL ESTATE PVT. LTD.
DIRECTOR: SRI SHAILENDRA SINGH
REGISTRATION NO. BR/UDHD/23-0258
2ND FLOOR, AWADH RAJ CENTRE,
OFF BORING CANAL ROAD,
PATNA - 800001

PLOT DETAIL :-

RESIDENTIAL CUM COMMERCIAL BUILDING FOR
SMT. CHANDRAMA DEVI ALIAS CHANDWA DEVI
W/O LATE SRI LALA PRASAD ALIAS LALA GOPE
SRI RANJAN KUMAR & SRI CHANDAN KUMAR
S/O LATE SRI LALA PRASAD ALIAS LALA GOPE
ON:
PLOT NO.- 1317 (P), KHATA NO.- 500,
THANA NO. - 14, MAUZA - BARI PAHARI
PS. - AGAM KUAN, DIST.- PATNA.

BOUNDARY DETAIL :-

NORTH - KRISHNA NIKETAN ROAD
SOUTH - 6.19M ROAD
EAST - PATNA MASAURI GAYA ROAD
WEST - 1317(P)

SHEET DETAIL :-

1. CALCULATIONS

SHEET NO.	SCALE.	
01/11	1 : 100	

SIGNATURE OF OWNER

Shailendra Singh
SAI KRIPA REAL ESTATE PVT. LTD.
REGISTRATION NO.
BR/UDHD/BLDR/23-0258
SIGNATURE OF DEVELOPER

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar
SIGNATURE OF STRUCTURAL ENGINEER

AR. MADHU SMRITI
CA / 1990 / 13248
SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
PLAN/PAHARI/PRN-2126114/2023/865
Case No.....
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date...10/02/2025
SANCTION OF PLAN ACCORDED
निदेशक
शहरी योजना
पटना नगर निगम, पटना

सर्वेयर/प्रामोटर/भू-स्वामी/संबंधित वास्तुविद/आभयंता
निदेश दिया जाता है कि भवन के निर्माण तथा उपयोग
लाने के पूर्व आवासीय/व्यवसायिक कम्पलेक्स में सुरक्ष
की दृष्टि से, प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, गलियें
प्रत्येक फ्लोर, गेट के बाहर की ओर लोकेशन के साथ तथ
अन्य वांछित महत्वपूर्ण स्थानों पर उच्च मानक के C.C.T.
कैमरा का अधिष्ठापन करेंगे अन्यथा संबंधित एक्ट ए
बाइलॉज के सुसंगत धाराओं के तहत् कार्रवाई किया जायेग

SETBACK DETAILS

FOR RESIDENTIAL BUILDING MORE THAN 46M AND UPTO 51M IN HT.

AS PER BY-LAWS
FRONT SETBACK=14.0 M
REAR SETBACK = 9.0 M
&SIDE SETBACKS = 9.0 M

PROVIDED SETBACKS
FRONT SETBACK= 14.0 M
REAR SETBACK = 9.0 M
& SIDE SETBACKS = 9.0 M

16.43m WIDE KRISHNA NIKETAN ROAD

SETBACK LINE

EMERGENCY EVACUATION AREA 02 = 82.00 SQ.M.

EMERGENCY EVACUATION AREA 01 = 80.00 SQ.M.

COMMERCIAL ENTRY/EXIT

RESIDENTIAL ENTRY/EXIT

5400 WIDE DRIVEWAY

3700 WIDE DRIVEWAY

3860 WIDE DRIVEWAY

8875 WIDE DRIVEWAY

RAMP UP SLOPE 1:12

RAMP TO UPPER BASEMENT

5400 WIDE RAMP TO UPPER BASEMENT SLOPE 1:10

5400 WIDE RAMP TO LOWER BASEMENT SLOPE 1:8

RAMP TO LOWER BASEMENT

BALCONY FROM 3RD TO 14TH FLOOR

BALCONY FROM 4TH TO 14TH FLOOR

TERRACE AT 3RD FLOOR LVL

TERRACE AT 4TH FLOOR LVL

SEPTIC TANK
= 8.6 x 4.0 x 2.0
= 68.80 CU.M.

RAINWATER HARVESTING TANK
= 7.0 x 5.0 x 2.0 = 70.0 CU.M.

UNDERGROUND WATER TANK 01
= 10.0 x 8.60 x 2.0 = 130.0 CU.M.
(1,30,000 LTRS RESERVED FOR FIRE FIGHTING)

UNDERGROUND WATER TANK 02
= 7.0 x 5.0 x 2.0 = 70.0 CU.M.
(70,000 LTRS RESERVED FOR FIRE FIGHTING)

SPACE FOR FIRE TENDER

SPACE FOR AMBULANCE

Parking for Physically Handicapped

F.W=13200 R=150 T=300

F.W=4310 R=150 T=300

EXISTING SHED

EXISTING BUILDING

LAND AFFECTED FOR 45.00 m WIDE ROAD AS PER MASTERPLAN 2031

PATNA MASAURI GAYA ROAD 38.55 M WIDE ROAD

6.19 M WIDE ROAD

6.21 M

6.15 M

52.30

45.00

50.50 M

14000

15039

47183

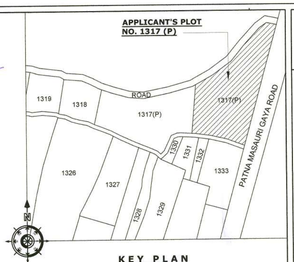
13983

36677

60680

SITE PLAN

APPLICANT'S PLOT NO. 1317 (P)



KEY PLAN
N.T.S

- A RESIDENTIAL CUM COMMERCIAL BUILDING OF HEIGHT MORE THAN 46M & UPTO 51M

NAME OF PROJECT :-

A RESIDENTIAL CUM COMMERCIAL BUILDING

NAME OF LAND OWNER & ADDRESS :-

SMT. CHANDRAMA DEVI ALIAS CHANDWA DEVI
W/O LATE SRI LALA PRASAD ALIAS LALA GOPE
SRI RANJAN KUMAR & SRI CHANDAN KUMAR
S/O LATE SRI LALA PRASAD ALIAS LALA GOPE
R.O. VILLAGE - BARI PAHARI
P.S. - AGAM KUAN, DIST. - PATNA

NAME OF DEVELOPER & ADDRESS :-

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DIRECTOR: SRI SHAILENDRA SINGH
REGISTRATION NO. BR/UDHD/23-0258
2ND FLOOR, AWADH RAJ CENTRE,
OFF BORING CANAL ROAD,
PATNA - 800001

PLOT DETAIL :-

RESIDENTIAL CUM COMMERCIAL BUILDING FOR SMT. CHANDRAMA DEVI ALIAS CHANDWA DEVI W/O LATE SRI LALA PRASAD ALIAS LALA GOPE SRI RANJAN KUMAR & SRI CHANDAN KUMAR S/O LATE SRI LALA PRASAD ALIAS LALA GOPE ON:
PLOT NO.- 1317 (P), KHATA NO.- 500,
THANA NO. - 14, MAUZA - BARI PAHARI
PS. - AGAM KUAN, DIST.- PATNA.

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SOUTH - 6.19M ROAD
EAST - PATNA MASAURI GAYA ROAD
WEST - 1317(P)

SHEET DETAIL :-

1. SITE PLAN

SHEET NO.	SCALE.	NORTH.
02/11	1 : 100	

SIGNATURE OF OWNER

Shailendra Singh
SAI KRIPA REAL ESTATE PVT. LTD.
REGISTRATION NO.
BR/UDHD/BLDR/23-0258
SIGNATURE OF DEVELOPER

BRAJESH KUMAR SINHA
Registration No. BR/UDHD/SE/23-0071
UDHD, Government of Bihar
SIGNATURE OF STRUCTURAL ENGINEER

AR. MADHU SMRITI
CA / 1990 / 13248
SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. P/BARI PAHARI/PRN-2BHK/16/865/2023
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date..10/12/2025.....
SANCTION OF PLAN ACCORDED

निदेशक
नगरीय योजना
पटना नगर निगम, पटना

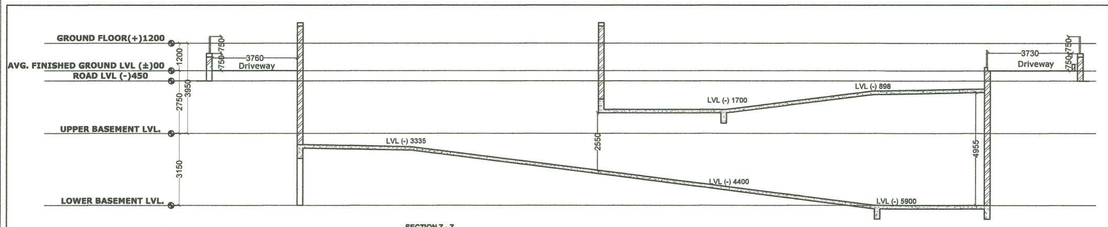
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1) STP of requisite capacity is to be installed in the campus by the Builder/Owner.
2) Rain Harvesting and Green area is to be maintained in the premises
3) Solar power is to be installed in the campus

डिज़ाइन/प्रोमोटर/भू-स्वामी/संबंधित वास्तुविद्/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यवसायिक कम्प्लेक्स में सुरक्षा की दृष्टि से, प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रदर्शक पलोर, गेट के बाहर की ओर लोकेशन के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों पर उच्च मानक के C.C.T.V. कैमरा का अधिष्ठापन करेंगे अन्यथा संबंधित एक्ट एवं बाइलॉज के सुसंगत धाराओं के तहत् कार्रवाई किया जायेगा।

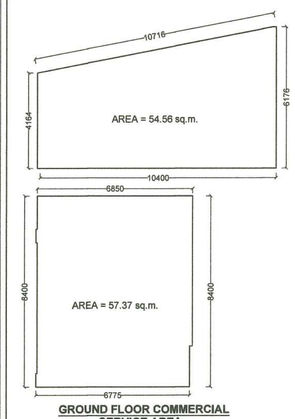
बिल्डर/प्रोमोटर/भू-स्वामी/संबंधित वास्तुविद/अभियंता
निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग
लाने के पूर्व आवासीय/व्यवसायिक कम्पलेक्स में सूरक्षा
की दृष्टि से, प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग
प्रत्येक फ्लोर, गेट के बाहर की ओर लोकेशन के साथ तथा
अन्य वांछित महत्वपूर्ण स्थानों पर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

Terms & Conditions:-

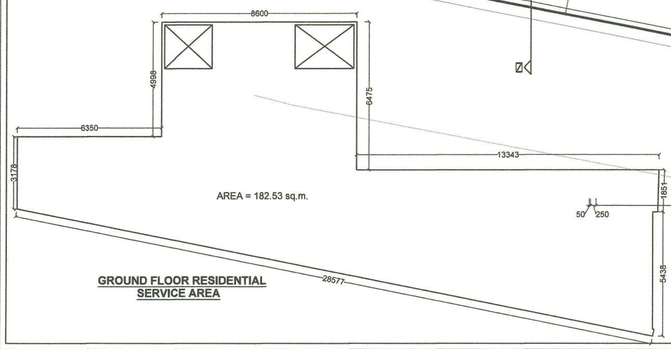
1) STP of requisite capacity is to be installed in the campus by the Builder/Owner
2) Water Harvesting and Green area is to be maintained in the premises
3) Solar power is to be installed in the campus



SECTION Z - Z



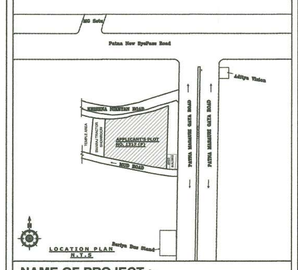
GROUND FLOOR COMMERCIAL SERVICE AREA



GROUND FLOOR RESIDENTIAL SERVICE AREA

GROUND FLOOR PLAN

- A RESIDENTIAL CUM COMMERCIAL BUILDING OF HEIGHT MORE THAN 46M & UPTO 51M



NAME OF PROJECT :-

A RESIDENTIAL CUM COMMERCIAL BUILDING

NAME OF LAND OWNER & ADDRESS :-

SMT. CHANDRAMA DEVI ALIAS CHANDWA DEVI
W/O LATE SRI LALA PRASAD ALIAS LALA GOPE
SRI RANJAN KUMAR & SRI CHANDAN KUMAR
S/O LATE SRI LALA PRASAD ALIAS LALA GOPE
R.O. VILLAGE - BARI PAHARI
P.S. - AGAM KUAN, DIST. - PATNA

NAME OF DEVELOPER & ADDRESS :-

SAI KRIPA REAL ESTATE PVT. LTD.
DIRECTOR: SRI SHAILENDRA SINGH
REGISTRATION NO. BR/UDHD/23-0258
2ND FLOOR, AWADH RAJ CENTRE,
OFF BORING CANAL ROAD,
PATNA - 800001

PLOT DETAIL :-

RESIDENTIAL CUM COMMERCIAL BUILDING FOR SMT. CHANDRAMA DEVI ALIAS CHANDWA DEVI W/O LATE SRI LALA PRASAD ALIAS LALA GOPE SRI RANJAN KUMAR & SRI CHANDAN KUMAR S/O LATE SRI LALA PRASAD ALIAS LALA GOPE ON:
PLOT NO.- 1317 (P), KHATA NO.- 500,
THANA NO. - 14, MAUZA - BARI PAHARI
PS. - AGAM KUAN, DIST.- PATNA.

BOUNDARY DETAIL :-

NORTH - KRISHNA NIKETAN ROAD
SOUTH - 6.19M ROAD
EAST - PATNA MASAURI GAYA ROAD
WEST - 1317(P)

SHEET DETAIL :-

1. GROUND FLOOR PLAN

SHEET NO.	SCALE.	NORTH.
03/11	1 : 100	

SIGNATURE OF OWNER

Shailendra Singh
SAI KRIPA REAL ESTATE PVT. LTD.
REGISTRATION NO.
BR/UDHD/BLDR/23-0258

SIGNATURE OF DEVELOPER

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

SIGNATURE OF STRUCTURAL ENGINEER

AR. MADHU SMRITI
CA / 1990 / 13248

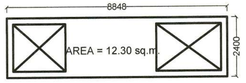
SIGNATURE OF ARCHITECT

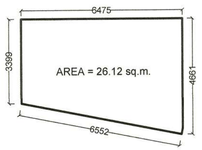
PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. P/BARI PAHARI/PAN-2BIGH/14/865/2023
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2
by the Municipal Commissioner, Patna on.....
Date. 10/02/2026
SANCTION OF PLAN ACCORDED

निदेशक
शहरी योजना
पटना नगर निगम, पटना

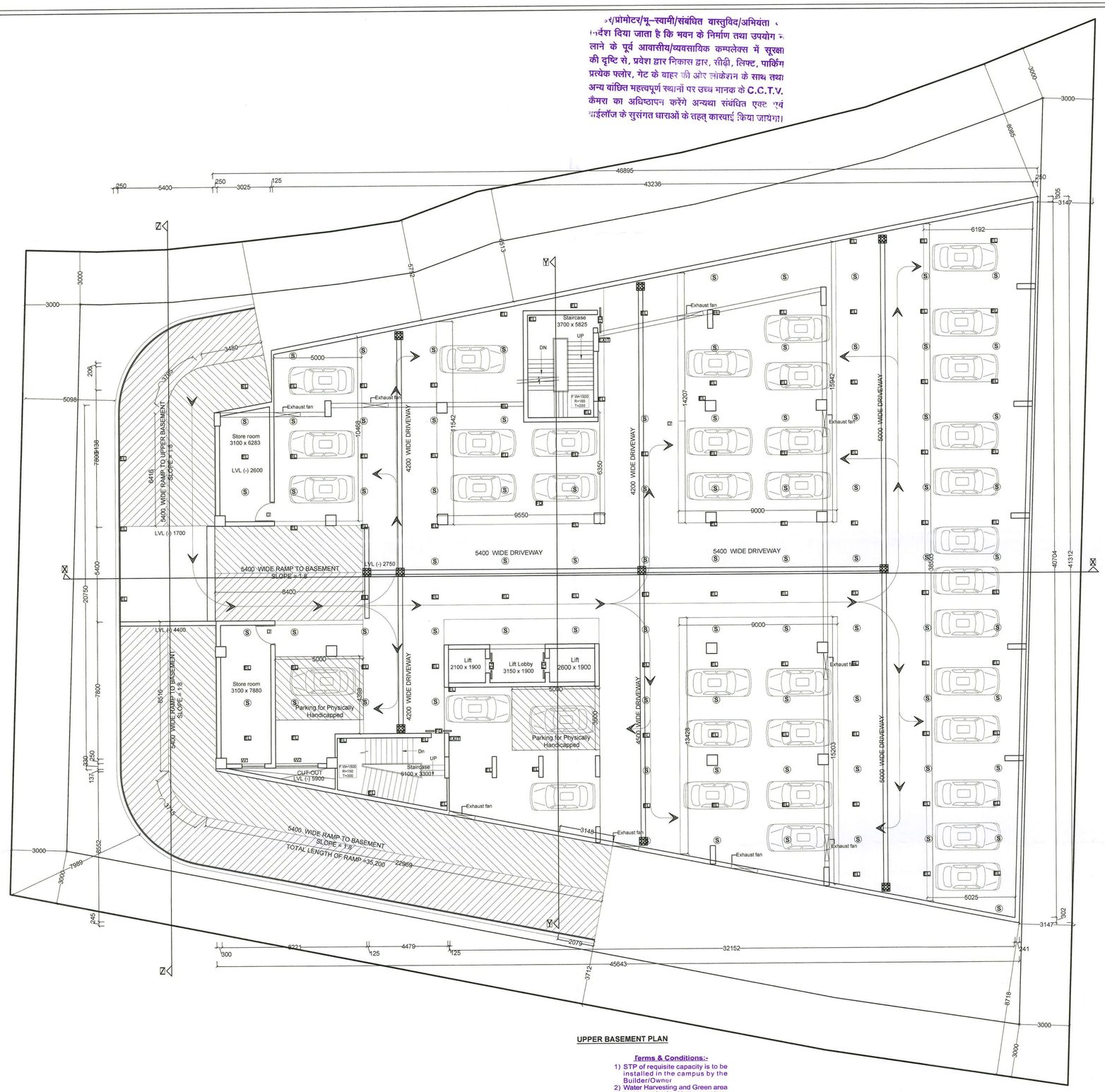


UPPER BASEMENT FLOOR
COMMERCIAL SERVICE AREA





UPPER BASEMENT FLOOR
RESIDENTIAL SERVICE AREA



UPPER BASEMENT PLAN

Terms & Conditions:-

1) STP of requisite capacity is to be installed in the campus by the Builder/Owner
2) Water Harvesting and Green area is to be maintained in the premises
3) Solar power is to be installed in the campus

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

- A RESIDENTIAL CUM COMMERCIAL BUILDING OF HEIGHT MORE THAN 46M & UPTO 51M

NAME OF PROJECT :-

A RESIDENTIAL CUM COMMERCIAL BUILDING

NAME OF LAND OWNER & ADDRESS :-

SMT. CHANDRAMA DEVI ALIAS CHANDWA DEVI
W/O LATE SRI LALA PRASAD ALIAS LALA GOPE
SRI RANJAN KUMAR & SRI CHANDAN KUMAR
S/O LATE SRI LALA PRASAD ALIAS LALA GOPE
R.O. VILLAGE - BARI PAHARI
P.S. - AGAM KUAN, DIST. - PATNA

NAME OF DEVELOPER & ADDRESS :-

SAI KRIPA REAL ESTATE PVT. LTD.
DIRECTOR: SRI SHAILENDRA SINGH
REGISTRATION NO. BR/UDHD/23-0258
2ND FLOOR, AWADH RAJ CENTRE,
OFF BORING CANAL ROAD,
PATNA - 800001

PLOT DETAIL :-

RESIDENTIAL CUM COMMERCIAL BUILDING FOR SMT. CHANDRAMA DEVI ALIAS CHANDWA DEVI
W/O LATE SRI LALA PRASAD ALIAS LALA GOPE
SRI RANJAN KUMAR & SRI CHANDAN KUMAR
S/O LATE SRI LALA PRASAD ALIAS LALA GOPE
ON:
PLOT NO.- 1317 (P), KHATA NO.- 500,
THANA NO. - 14, MAUZA - BARI PAHARI
PS. - AGAM KUAN, DIST.- PATNA.

BOUNDARY DETAIL :-

NORTH - KRISHNA NIKETAN ROAD
SOUTH - 6.19M ROAD
EAST - PATNA MASAURI GAYA ROAD
WEST - 1317(P)

SHEET DETAIL :-

1. UPPER BASEMENT PLAN [LVL (-)1950]

SHEET NO.	SCALE.	NORTH.
04/11	1 : 100	

SIGNATURE OF OWNER

Shailendra Singh
SAI KRIPA REAL ESTATE PVT. LTD.
REGISTRATION NO.
BR/UDHD/BLDR/23-0258

SIGNATURE OF DEVELOPER

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

SIGNATURE OF STRUCTURAL ENGINEER

AR. MADHU SMRITI
CA / 1590 / 13249

SIGNATURE OF ARCHITECT

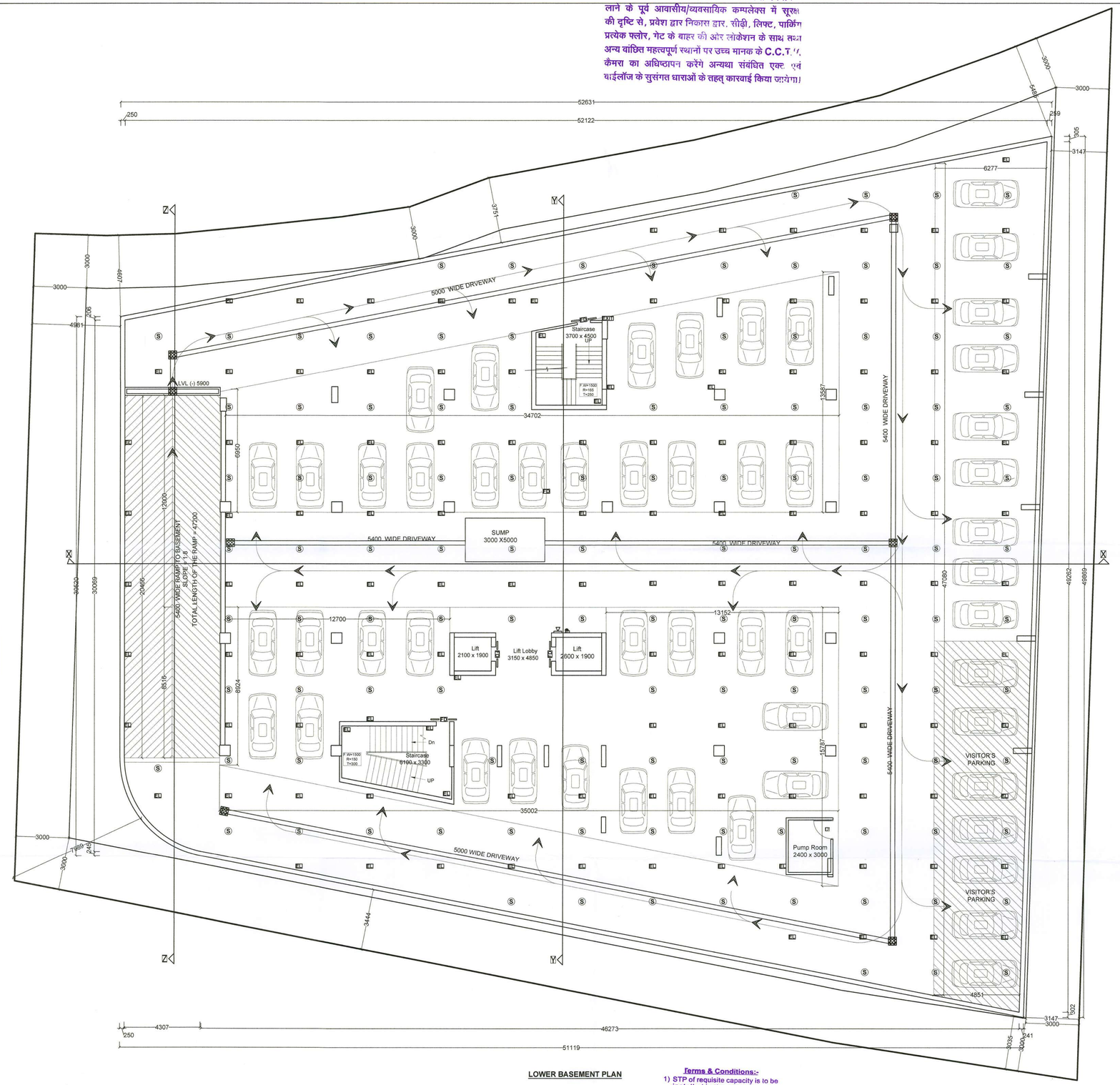
PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
P/BARI PAHARI/PRN-2BHK/1317/868/2023
Case No.....
Sanction of Plan Accorded under Section
315, 316 & 317 of the Bihar Municipal Act 2007
by the Municipal Commissioner, Patna on.....
Date. 10/02/2025
SANCTION OF PLAN ACCORDED

निदेशक
शहरी योजना
पटना नगर निगम, पटना

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

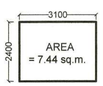


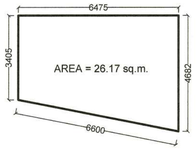
LOWER BASEMENT FLOOR
COMMERCIAL SERVICE AREA



LOWER BASEMENT PLAN







LOWER BASEMENT FLOOR
RESIDENTIAL SERVICE AREA

Terms & Conditions:-

1) STP of requisite capacity is to be installed in the campus by the Builder/Owner
2) Water Harvesting and Green area is to be maintained in the premises.
3) Solar power is to be installed in the campus

- A RESIDENTIAL CUM COMMERCIAL BUILDING OF HEIGHT MORE THAN 46M & UPTO 51M

NAME OF PROJECT :-

A RESIDENTIAL CUM COMMERCIAL BUILDING

NAME OF LAND OWNER & ADDRESS :-

SMT. CHANDRAMA DEVI ALIAS CHANDWA DEVI
W/O LATE SRI LALA PRASAD ALIAS LALA GOPE
SRI RANJAN KUMAR & SRI CHANDAN KUMAR
S/O LATE SRI LALA PRASAD ALIAS LALA GOPE
R.O. VILLAGE - BARI PAHARI
P.S. - AGAM KUAN, DIST. - PATNA

NAME OF DEVELOPER & ADDRESS :-

SAI KRIPA REAL ESTATE PVT. LTD.
DIRECTOR: SRI SHAILENDRA SINGH
REGISTRATION NO. BR/UDHD/23-0258
2ND FLOOR, AWADH RAJ CENTRE,
OFF BORING CANAL ROAD,
PATNA - 800001

PLOT DETAIL :-

RESIDENTIAL CUM COMMERCIAL BUILDING FOR
SMT. CHANDRAMA DEVI ALIAS CHANDWA DEVI
W/O LATE SRI LALA PRASAD ALIAS LALA GOPE
SRI RANJAN KUMAR & SRI CHANDAN KUMAR
S/O LATE SRI LALA PRASAD ALIAS LALA GOPE
ON:
PLOT NO.- 1317 (P), KHATA NO.- 500,
THANA NO. - 14, MAUZA - BARI PAHARI
PS. - AGAM KUAN, DIST.- PATNA.

BOUNDARY DETAIL :-

NORTH - KRISHNA NIKETAN ROAD
SOUTH - 6.19M ROAD
EAST - PATNA MASAURI GAYA ROAD
WEST - 1317(P)

SHEET DETAIL :-

1. LOWER BASEMENT PLAN [LVL. (-) 5100]

SHEET NO.	SCALE.	NORTH.
05/11	1 : 100	

SIGNATURE OF OWNER

Shailendra Singh
SAI KRIPA REAL ESTATE PVT. LTD.
REGISTRATION NO.
BR/UDHD/BLDR/23-0258

SIGNATURE OF DEVELOPER

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

SIGNATURE OF STRUCTURAL ENGINEER

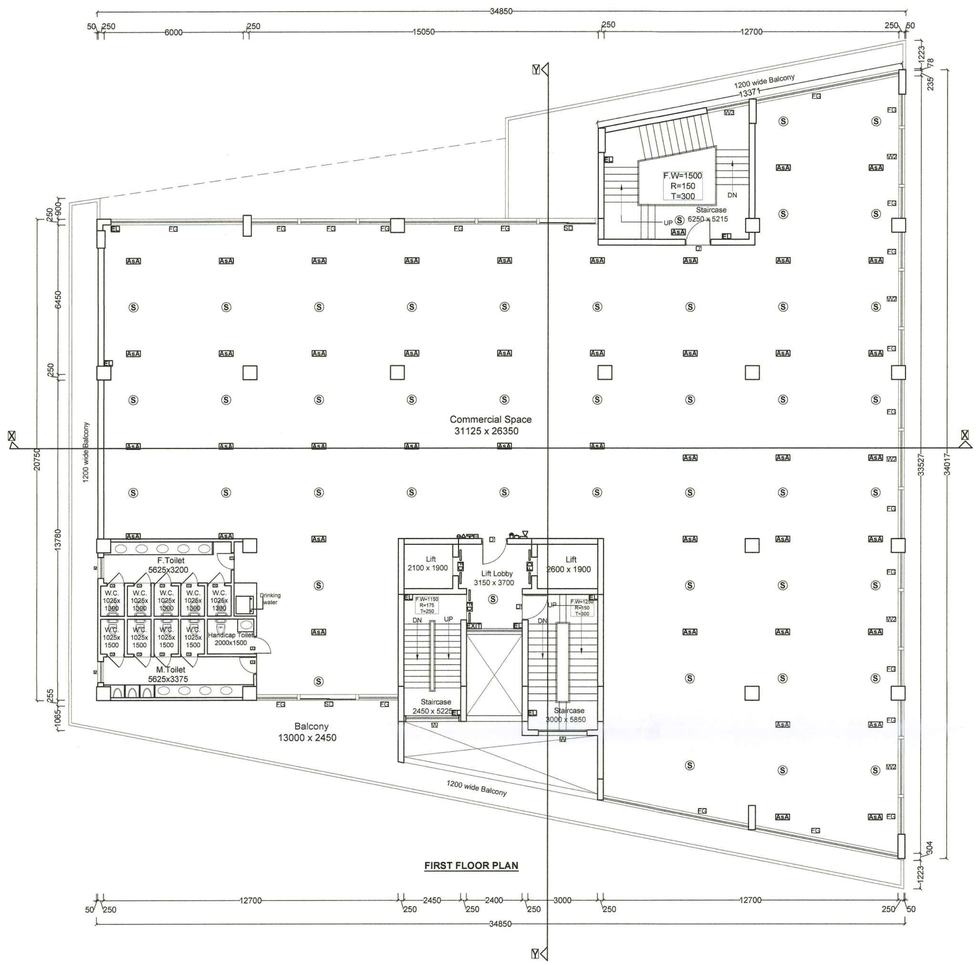
AR. MADHU SMRITI
CA / 1990 / 13248

SIGNATURE OF ARCHITECT

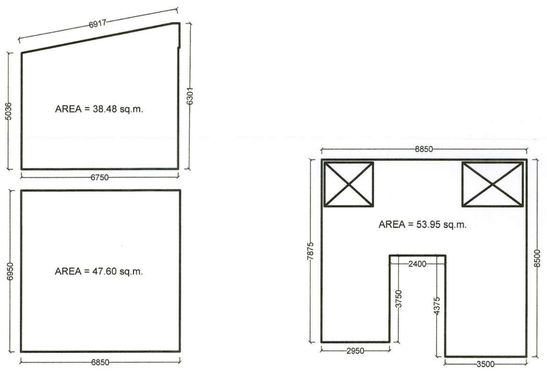
PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
PIBARI PAHARI/PRN)2801/24/865/2023
Case No.....20.....
Sanction of Plan Accorded under Section
315, 316 & 317 of the Bihar Municipal Act 2007
by the Municipal Commissioner, Patna on.....
Date....10/02/2025

SANCTION OF PLAN ACCORDED

निदेशक
शहरी योजना
पटना नगर निगम, पटना

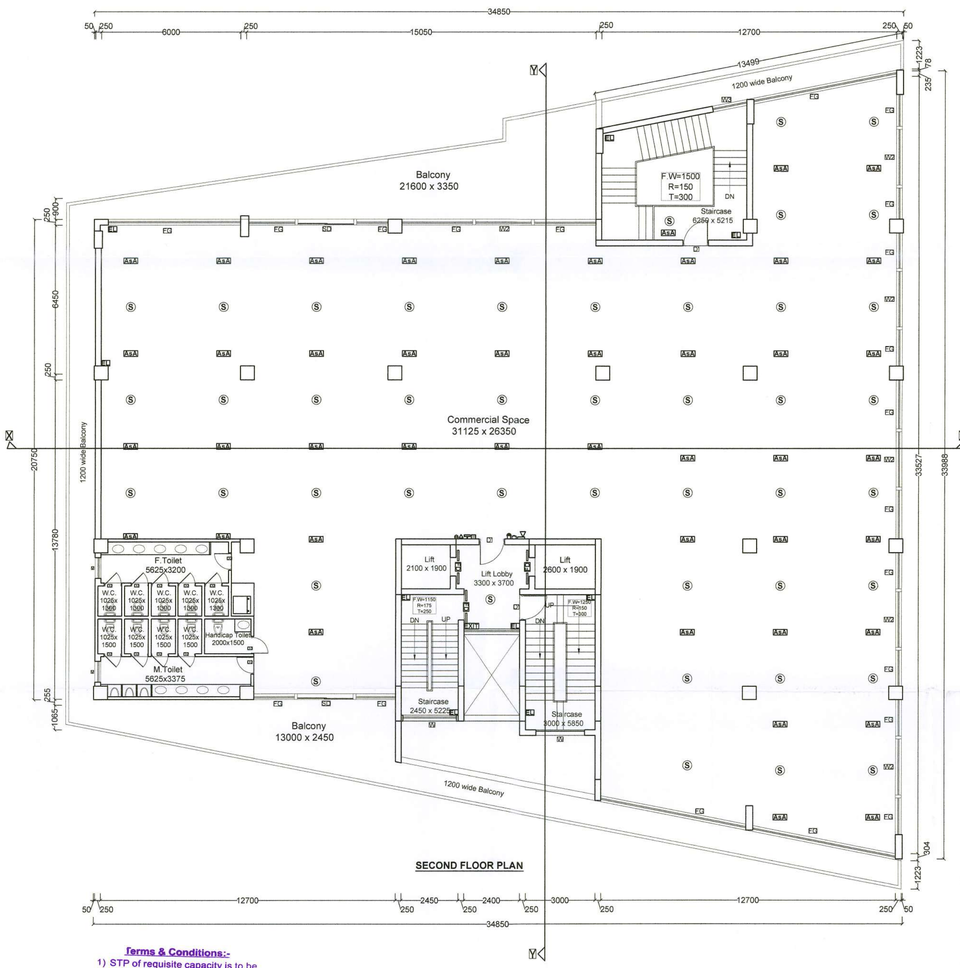


FIRST FLOOR PLAN



FIRST & SECOND FLOOR
COMMERCIAL SERVICE AREA

FIRST & SECOND FLOOR
RESIDENTIAL SERVICE AREA



SECOND FLOOR PLAN

Terms & Conditions:-

1) STP of requisite capacity is to be installed in the campus by the Builder/Owner
2) Water Harvesting and Green area is to be maintained in the premises
3) Solar power is to be installed in the campus

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

OPENING SCHEDULE

TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D	1100	2400	00	2400	40 mm Thk double leaf Solid Core Flush Door
D'	1100	2400	00	2400	40 mm Thk single leaf Solid Core Flush Door
D1	975	2400	00	2400	40 mm Thk Side Hung Solid Core Flush Door
D2	750	2400	00	2400	40 mm Thk Side Hung Solid Core Flush Door
D2'	750	2400	00	2400	40 mm Thk Side Hung Glazed Flush Door
D3	900	2400	00	2400	40 mm Thk Side Hung Glazed Flush Door
D4	1200	2400	00	2400	40 mm Thk double leaf Solid Core Flush Door
SD	2400	2550	00	2550	Fully Glazed UPVC Sliding Door
SD1	1950	2550	00	2550	Fully Glazed UPVC Sliding Door
SD2	1200	2550	00	2550	Fully Glazed UPVC Sliding Door
SW	2400	2100	450	2550	
W	2100	1950	600	2550	UPVC Sliding Window
W1	1300	1950	600	2550	UPVC Sliding Window
W2	2400	1950	600	2550	Glazed Window
W3	1477	1650	900	2550	Glazed Window
V	600	600	1950	2550	Glazed Ventilator.
FG	FIXED GLASS AS PER DESIGN				
LD	Lift Door As/Specification				Lift Door

- A RESIDENTIAL CUM COMMERCIAL BUILDING OF HEIGHT MORE THAN 46M & UPTO 51M

NAME OF PROJECT :-

A RESIDENTIAL CUM COMMERCIAL BUILDING

NAME OF LAND OWNER & ADDRESS :-

SMT. CHANDRAMA DEVI ALIAS CHANDWA DEVI
W/O LATE SRI LALA PRASAD ALIAS LALA GOPE
SRI RANJAN KUMAR & SRI CHANDAN KUMAR
S/O LATE SRI LALA PRASAD ALIAS LALA GOPE
R.O. VILLAGE - BARI PAHARI
P.S. - AGAM KUAN, DIST. - PATNA

NAME OF DEVELOPER & ADDRESS :-

SAI KRIPA REAL ESTATE PVT. LTD.
DIRECTOR: SRI SHAILENDRA SINGH
REGISTRATION NO. BR/UDHD/23-0258
2ND FLOOR, AWADH RAJ CENTRE,
OFF BORING CANAL ROAD,
PATNA - 800001

PLOT DETAIL :-

RESIDENTIAL CUM COMMERCIAL BUILDING FOR SMT. CHANDRAMA DEVI ALIAS CHANDWA DEVI W/O LATE SRI LALA PRASAD ALIAS LALA GOPE SRI RANJAN KUMAR & SRI CHANDAN KUMAR S/O LATE SRI LALA PRASAD ALIAS LALA GOPE ON:
PLOT NO.- 1317 (P), KHATA NO.- 500,
THANA NO. - 14, MAUZA - BARI PAHARI
PS. - AGAM KUAN, DIST.- PATNA.

BOUNDARY DETAIL :-

NORTH - KRISHNA NIKETAN ROAD
SOUTH - 6.19M ROAD
EAST - PATNA MASAURI GAYA ROAD
WEST - 1317(P)

SHEET DETAIL :-

1. FIRST FLOOR PLAN
2. SECOND FLOOR PLAN

SHEET NO.	SCALE.	NORTH.
06/11	1 : 100	

SIGNATURE OF OWNER

Bharadwaj Singh
SAI KRIPA REAL ESTATE PVT. LTD.
REGISTRATION NO.
BR/UDHD/BLDR/23-0258

SIGNATURE OF DEVELOPER

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

SIGNATURE OF STRUCTURAL ENGINEER

AR. MADHU SMRITI
CA / 1990 / 13248

SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. PI/BARI PAHARI/PAN-2B1GT/0/865/2023 20

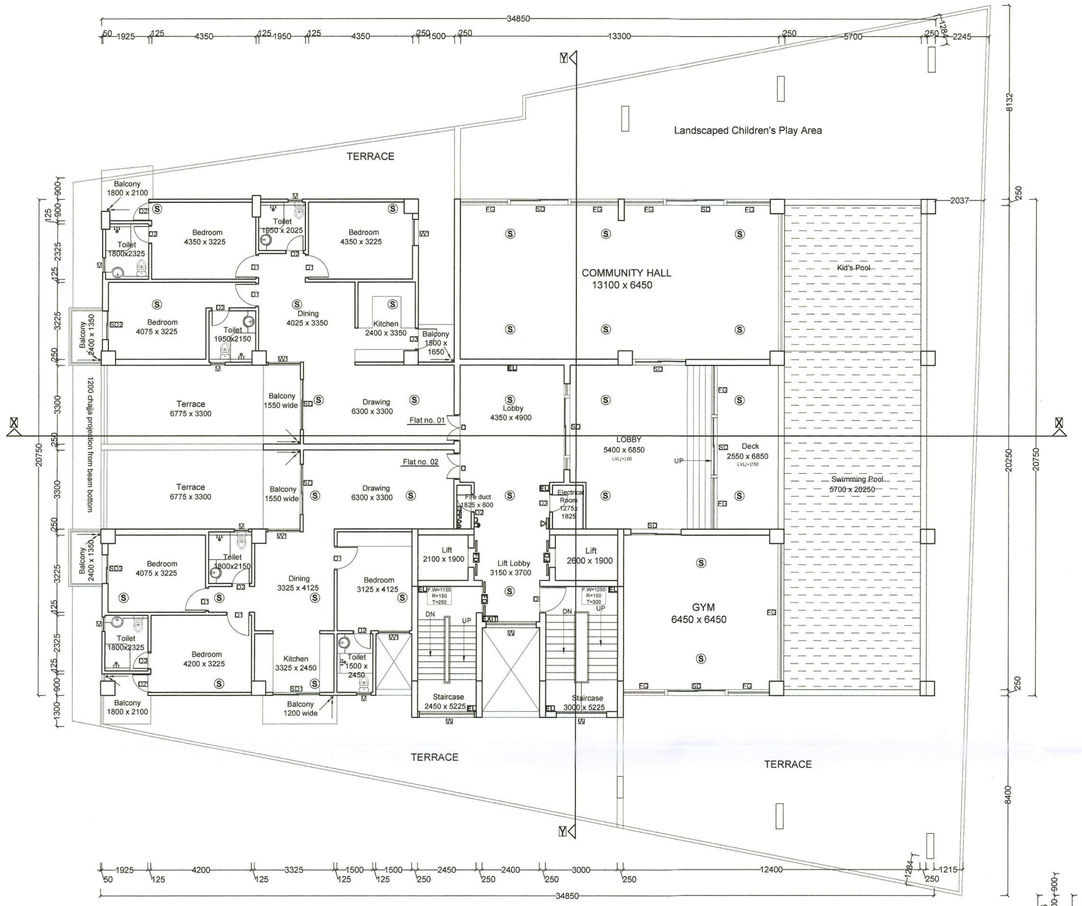
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on

Date 10/02/2025

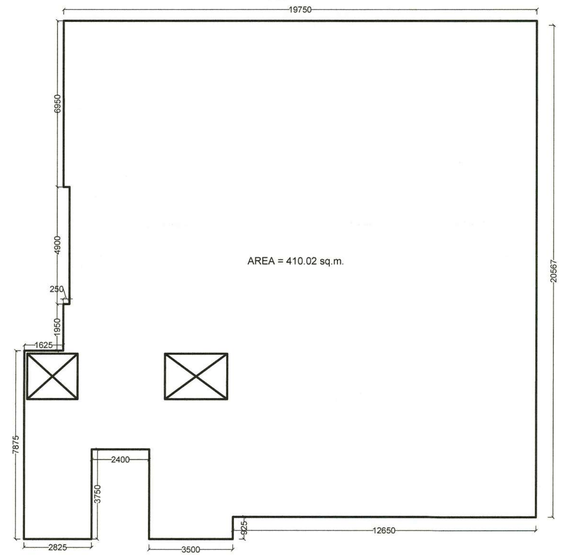
SANCTION OF PLAN ACCORDED

निदेशक
शहरी योजना
पटना नगर निगम, पटना

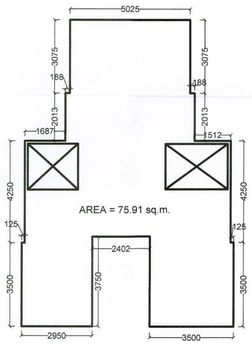
प्रोमोटर/भू–स्वामी/संबंधित वास्तुविद/अभियंत।
देश दिया जाता है कि भवन के निर्माण तथा उपयोग
लाने के पूर्व आवासीय/व्यवसायिक कम्पलेक्स में सुरक्ष
की दृष्टि से, प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग
प्रत्येक फ्लोर, गेट के बाहर की ओर लोकेशन के साथ तथा
अन्य वांछित महत्वपूर्ण स्थानों पर उच्च मानक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



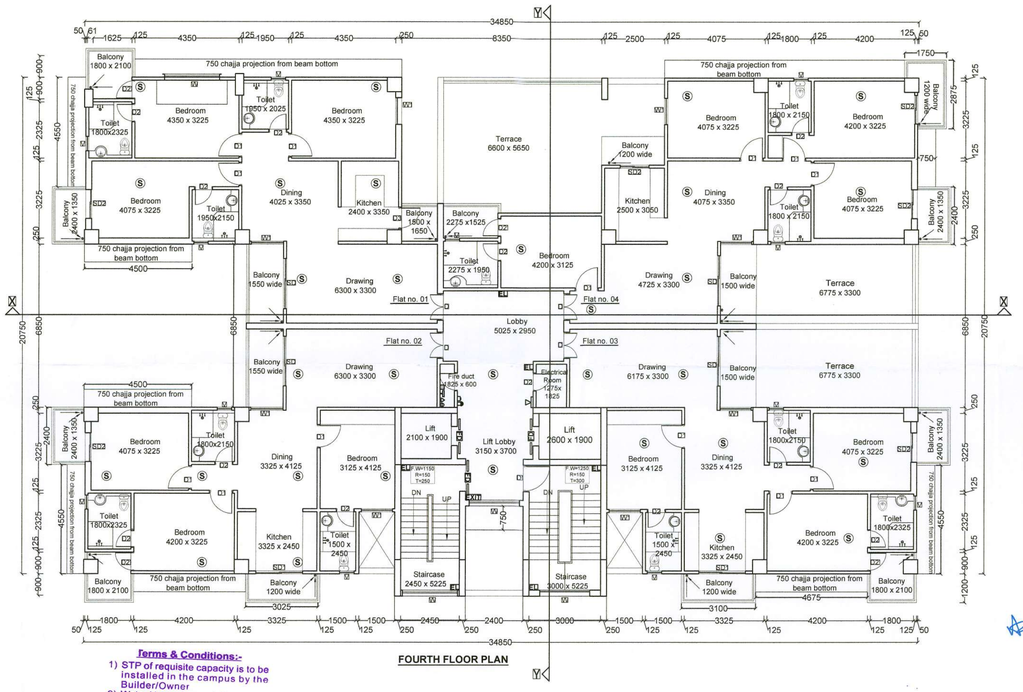
THIRD FLOOR PLAN



THIRD FLOOR RESIDENTIAL
SERVICE AREA



FOURTH FLOOR RESIDENTIAL
SERVICE AREA



FOURTH FLOOR PLAN

Terms & Conditions:-

1) STP of requisite capacity is to be installed in the campus by the Builder/Owner
2) Water Harvesting and Green area is to be maintained in the premises
3) Solar power is to be installed in the campus

OPENING SCHEDULE

TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D	1100	2400	00	2400	40 mm Thk double leaf Solid Core Flush Door
D'	1100	2400	00	2400	40 mm Thk single leaf Solid Core Flush Door
D1	975	2400	00	2400	40 mm Thk Side Hung Solid Core Flush Door
D2	750	2400	00	2400	40 mm Thk Side Hung Solid Core Flush Door
D2'	750	2400	00	2400	40 mm Thk Side Hung Glazed Flush Door
D3	900	2400	00	2400	40 mm Thk Side Hung Glazed Flush Door
D4	1200	2400	00	2400	40 mm Thk double leaf Solid Core Flush Door
SD	2400	2550	00	2550	Fully Glazed UPVC Sliding Door
SD1	1950	2550	00	2550	Fully Glazed UPVC Sliding Door
SD2	1200	2550	00	2550	Fully Glazed UPVC Sliding Door
SW	2400	2100	450	2550	
W	2100	1950	600	2550	UPVC Sliding Window
W1	1300	1950	600	2550	UPVC Sliding Window
W2	2400	1950	600	2550	Glazed Window
V	600	600	1950	2550	Glazed Ventilator.
FG	FIXED GLASS AS PER DESIGN				
LD	Lift Door As/Specification				Lift Door

- A RESIDENTIAL CUM COMMERCIAL BUILDING OF HEIGHT MORE THAN 46M & UPTO 51M

NAME OF PROJECT :-

A RESIDENTIAL CUM COMMERCIAL BUILDING

NAME OF LAND OWNER & ADDRESS :-

SMT. CHANDRAMA DEVI ALIAS CHANDWA DEVI
W/O LATE SRI LALA PRASAD ALIAS LALA GOPE
SRI RANJAN KUMAR & SRI CHANDAN KUMAR
S/O LATE SRI LALA PRASAD ALIAS LALA GOPE
R.O. VILLAGE - BARI PAHARI
P.S. - AGAM KUAN, DIST. - PATNA

NAME OF DEVELOPER & ADDRESS :-

SAI KRIPA REAL ESTATE PVT. LTD.
DIRECTOR: SRI SHAILENDRA SINGH
REGISTRATION NO. BR/UDHD/23-0258
2ND FLOOR, AWADH RAJ CENTRE,
OFF BORING CANAL ROAD,
PATNA - 800001

PLOT DETAIL :-

RESIDENTIAL CUM COMMERCIAL BUILDING FOR
SMT. CHANDRAMA DEVI ALIAS CHANDWA DEVI
W/O LATE SRI LALA PRASAD ALIAS LALA GOPE
SRI RANJAN KUMAR & SRI CHANDAN KUMAR
S/O LATE SRI LALA PRASAD ALIAS LALA GOPE
ON:
PLOT NO.- 1317 (P), KHATA NO.- 500,
THANA NO. - 14, MAUZA - BARI PAHARI
PS. - AGAM KUAN, DIST.- PATNA.

BOUNDARY DETAIL :-

NORTH - KRISHNA NIKETAN ROAD
SOUTH - 6.19M ROAD
EAST - PATNA MASAURI GAYA ROAD
WEST - 1317(P)

SHEET DETAIL :-

1. THIRD FLOOR PLAN
2. FOURTH FLOOR PLAN

SHEET NO.	SCALE.	NORTH.
07/11	1 : 100	

SIGNATURE OF OWNER

Shailendra Singh
SAI KRIPA REAL ESTATE PVT. LTD.
REGISTRATION NO.
BR/UDHD/BLDR/23-0258

SIGNATURE OF DEVELOPER

BRAJESH KUMAR SINHA
Registration No
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

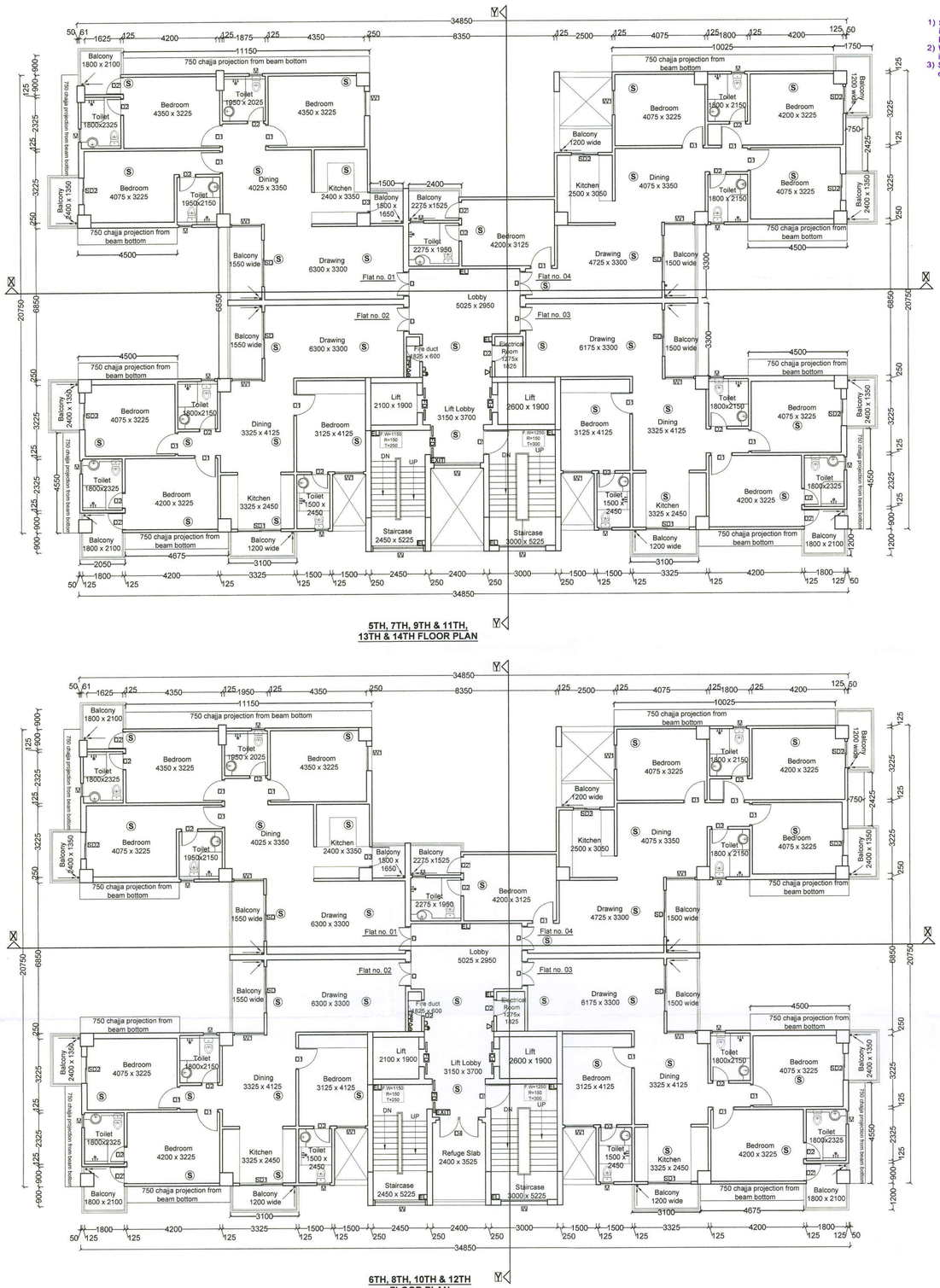
SIGNATURE OF STRUCTURAL ENGINEER

AR. MADHU SMRITI
CA / 1990 / 13248

SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
P/BARI PAHARI/PRN-2BTG/14/ 865/2023
Case No.....
Sanction of Plan Accorded under Section
315, 316 & 317 of the Bihar Municipal Act 2007
by the Municipal Commissioner, Patna on.....
Date...10/02/2025
SANCTION OF PLAN ACCORDED

निदेशक
शहरी योजना
पटना नगर निगम, पटना

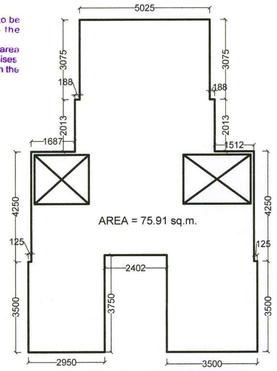


5TH, 7TH, 9TH & 11TH, 13TH & 14TH FLOOR PLAN

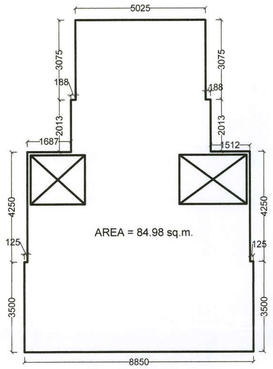
6TH, 8TH, 10TH & 12TH FLOOR PLAN

Terms & Conditions:-

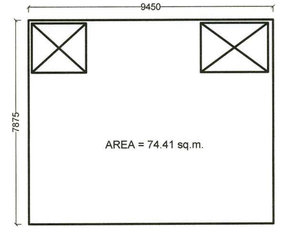
1) STP of requisite capacity is to be installed in the campus by the Builder/Owner
2) Water Harvesting and Green area is to be maintained in the premises.
3) Solar power is to be installed in the campus



5TH, 7TH, 9TH & 11TH, 13TH & 14TH FLOOR RESIDENTIAL SERVICE AREA



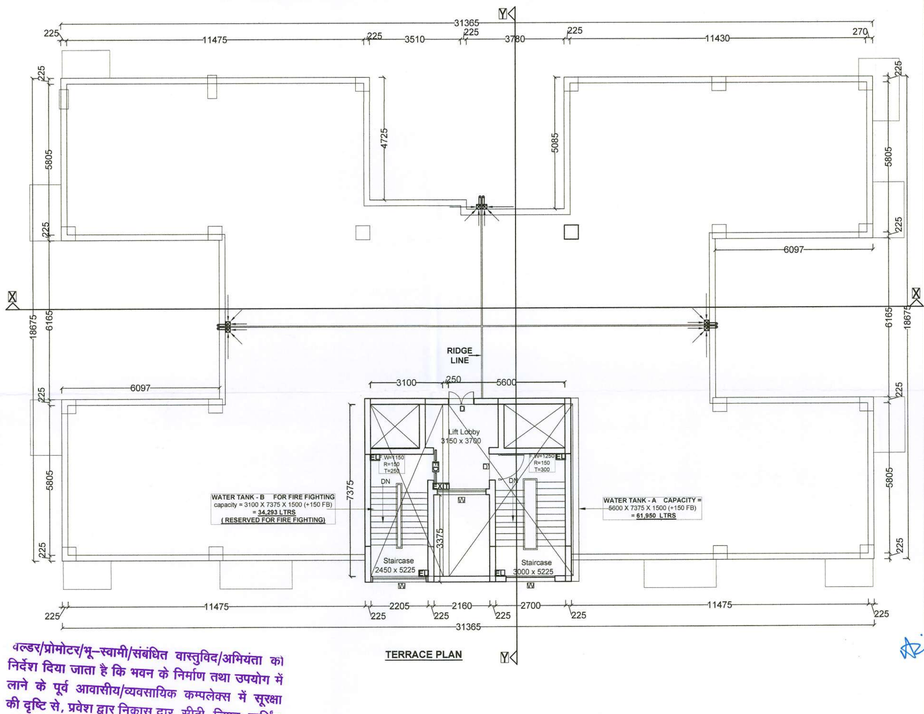
6TH, 8TH, 10TH & 12TH FLOOR RESIDENTIAL SERVICE AREA



TERRACE FLOOR RESIDENTIAL SERVICE AREA

OPENING SCHEDULE

TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D	1100	2400	00	2400	40 mm Thk double leaf Solid Core Flush Door
D'	1100	2400	00	2400	40 mm Thk single leaf Solid Core Flush Door
D1	1975	2400	00	2400	40 mm Thk Side Hung Solid Core Flush Door
D2	750	2400	00	2400	40 mm Thk Side Hung Solid Core Flush Door
D2'	750	2400	00	2400	40 mm Thk Side Hung Glazed Flush Door
D3	900	2400	00	2400	40 mm Thk Side Hung Glazed Flush Door
D4	1200	2400	00	2400	40 mm Thk double leaf Solid Core Flush Door
SD	2400	2550	00	2550	Fully Glazed UPVC Sliding Door
SD1	1950	2550	00	2550	Fully Glazed UPVC Sliding Door
SD2	1200	2550	00	2550	Fully Glazed UPVC Sliding Door
SW	2400	2100	450	2550	UPVC Sliding Window
W	2100	1950	600	2550	UPVC Sliding Window
W1	1300	1950	600	2550	UPVC Sliding Window
W2	2400	1950	600	2550	Glazed Window
V	600	600	1950	2550	Glazed Ventilator.
FG	FIXED GLASS AS PER DESIGN				
LD	Lift Door As/Specification				Lift Door



TERRACE PLAN

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

- A RESIDENTIAL CUM COMMERCIAL BUILDING OF HEIGHT MORE THAN 46M & UPTO 51M

NAME OF PROJECT :-

A RESIDENTIAL CUM COMMERCIAL BUILDING

NAME OF LAND OWNER & ADDRESS :-

SMT. CHANDRAMA DEVI ALIAS CHANDWA DEVI
W/O LATE SRI LALA PRASAD ALIAS LALA GOPE
SRI RANJAN KUMAR & SRI CHANDAN KUMAR
S/O LATE SRI LALA PRASAD ALIAS LALA GOPE
R.O. VILLAGE - BARI PAHARI
P.S. - AGAM KUAN, DIST. - PATNA

NAME OF DEVELOPER & ADDRESS :-

SAI KRIPA REAL ESTATE PVT. LTD.
DIRECTOR: SRI SHAILENDRA SINGH
REGISTRATION NO. BR/UDHD/23-0258
2ND FLOOR, AWADH RAJ CENTRE,
OFF BORING CANAL ROAD,
PATNA - 800001

PLOT DETAIL :-

RESIDENTIAL CUM COMMERCIAL BUILDING FOR SMT. CHANDRAMA DEVI ALIAS CHANDWA DEVI W/O LATE SRI LALA PRASAD ALIAS LALA GOPE SRI RANJAN KUMAR & SRI CHANDAN KUMAR S/O LATE SRI LALA PRASAD ALIAS LALA GOPE ON:
PLOT NO.- 1317 (P), KHATA NO.- 500,
THANA NO. - 14, MAUZA - BARI PAHARI
PS. - AGAM KUAN, DIST.- PATNA.

BOUNDARY DETAIL :-

NORTH - KRISHNA NIKETAN ROAD
SOUTH - 6.19M ROAD
EAST - PATNA MASAURI GAYA ROAD
WEST - 1317(P)

SHEET DETAIL :-

1. 5TH, 7TH, 9TH, 11TH, 13TH & 14TH FLOOR
2. 6TH, 8TH, 10TH, & 12TH FLOOR
2. TERRACE FLOOR

SHEET NO.	SCALE.	NORTH.
08/11	1 : 100	

Chandan Kumar

SIGNATURE OF OWNER

Bhalendra Singh
SAI KRIPA REAL ESTATE PVT. LTD.
REGISTRATION NO.
BR/UDHD/BLDR/23-0258

SIGNATURE OF DEVELOPER

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

SIGNATURE OF STRUCTURAL ENGINEER

AR. MADHU SMRITI
CA / 1990 / 13248

SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
P/BARI PAHARI/PRN-2614/14/1567/2023
Case No.....20
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date..10/02/2025
SANCTION OF PLAN ACCORDED

निदेशक
नगरी योजना
पटना नगर निगम, पटना