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

आप के आवेदन संख्या- 499 तिथि- 31.07.2017 के संदर्भ में

मेसर्स जेनेक्स होम्स प्रा0 लि0, डाईरेक्टरः- श्री अनुपम कुमार एवं श्री राकेश रंजन, पता- जेनेक्स विला, रघुनाथ पथ, आर0पी0एस0 मोड़, नियर सर गणेश दत्त कालेज, बेली रोड, दानापुर, पटना।

(क) आवासीय भवन के निर्माण

(ख) व्यवसायीक भवन के निर्माण

(ग) भवन के पुनःनिर्माण

(घ) विदूयमान भवन में परिर्वतन या परिवर्धन

(ड़) भवन के उपयोग में परिवर्तन

हेतु दानापुर नगर परिषद/नगर निगम/नगर परिषद/नगर पंचायत/महानगर क्षेत्र/बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधिन स्कीम के 499 प्लौट नं0- 199(P), खाता नं0- 84, तौजी नं0-5292, थाना नं0- 23, मौजा- सगुना, पता-थाना-दानापुर, जिला- पटना के बाबत निम्नलिखितशर्तो/निर्वधनों के अध्याधीन एतद् द्वारा भवन योजना जिसका प्लान केस नं0-..75.../17-18 है, जिसका निर्माण क्षेत्रफल 5367.54 वर्ग मीटर एवं B+LG+UG+7 की स्वीकृति दी जाती है:-

(क) भूमि/भवन का उपयोग अनन्य रूप से व्यवसायीक एवं आवासीय प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।

(ख) विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।

(ग) अनुमोदित योजना में दर्शाया गया 1545.57 वर्ग मीटर का पार्किंग का स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।

(घ) प्रस्तावित निर्माण वाली भूमि 87.00 मी0 चौड़ाई के अनुमोदित पहूंच मार्ग के माध्यम से सुगम्य होगी।

(ड़) प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।

(च) सड़क को मानक चौड़ाई तक और चौड़ी करने के लिए आवेदक, विभिन्न विकास योजना/आयोजन प्राधिकारों/ या बिहार शहरी आयोजन तथा विकास अधिनियम, 2012 के अधीन अधिसूचित किसी योजना स्कीम के अधीन आच्छादित सुसंगत आयोजना प्राधिकार क्षेत्रों के अधिनस्थ

GEN-X HOMES PVT. LTD
Rakesh Ranjan.
Director

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नगर परिषद दानापुर आयोजना क्षेत्र में 00.00 वर्ग मीटर चौड़ी भूमि की पट्टी उक्त उपहार के रूप में देगा।

(छ) अनुमति (अनुज्ञा) जारी किए जाने की तारीख से तीन वर्षो की अवधि के लिए विधिमान्य होगी।

(ज) इस उपबंध के अधीन दी गई अनुमति को उस भूखंड, जिसके लिए योजना अनुमोदित की गई हो, के अधिकार, हक, हित बाबत साक्ष्य नहीं मानी जाएगी।

(झ) योजना के अनुमोदन के पश्चात् भू-अभिलेख के कारण या अधिकार/हक/हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जायेगी।

(ञ) अन्य शर्त

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

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

नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत

ज्ञापांकः- ......75....../दिनांकः- ...28/08/17

प्रतिलिपिः- मेसर्स जेनेक्स होम्स प्रा0 लि0, डाईरेक्टरः- श्री अनुपम कुमार एवे श्री राकेश रंजन, पता-जेनेक्स विला, रघुनाथ पथ, आर0पी0एस0 मोड, नियर सर गणेश दत्त कालेज, बेली रोड, दानापुर, पटना को सूचनार्थ प्रेषित।

नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत
28/8/17

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PROPOSE COMMERCIAL CU
RESIDENTIAL BUILDING OF
GEN X HOMES PVT. LTD.
DIRECTORS :-
ANUPAM KUMAR
RAKESH RANJAN
PLOT NO. - 199 ( PART )
KHATA NO. - 84
TAUZI NO. - 5292
THANA NO. - 23
MAUZA - SAGUNA
DISTRICT - PATNA

## LEGEND FOR FIRE FIGHTING.

(1) UNDER GROUND WATER STATIC TANK FOR FIRE FIGHTING - 100C0
(2) WET RISING SYSTEM WITH FIRE HYDRANT
(3) HOSE REEL
(4) ISI MARKED FIRE EXT. - CO2/wco2
(5) YARD HYDRANT
(6) AUTOMATIC SPRINKLER INSTALLATION
(7) MANUAL CALL ALARM POINT
(8) F.R CHECK DOOR - F.R.
(9) SIAMESE CONNECTION
(10) EMERGENCY LIGHTING SYSTEM
(11) AUTOMATIC DEDUCTION & ALARM SYSTEM - A.A
(12) FIRE RESISTANCE CHECK DOOR - RED
(13) P.A. SYSTEM
(14) ILLUMINATED EXIT SING - EXIT
(15) SPRINKLER SYSTEM
(16) SMOKE DETECTOR

## SPECIFICATIONS

(1) FOUNDATION :- R.C.C. OR GROUP PILE FOUNDATION/RAFT/ ISOLATED AS/STRUCTURE DESIGN
(2) SUPER STRUCTURE :- 1ST. CLASS BRICK WORK IN SUPER STRUCTURE WITH CEMENT MORTAR
(3) PLINTH :- HEIGHT P. LEV. & G. LEV. AS SHOWN IN SECTION.
(4) FLOORING :- 25mm TH. MOSAIC FLOORING OVER 125mm. TH DRY RAMMED KHOA OVER 75mm. TH. B. F. S. OVER SAND FILLING.
(5) DOORS :- CHOWKHATS OF DOOR TO BE SAL WOOD/M.S
(6) WINDOWS :- ALL WINDOWS TO BE FULLY GLAZED IN STEEL
(7) ROOF :- 100mm. TH. R.C.C. SLAB , 100 mm. TH. AVG. LIME TERRACING OVER.
(8) PLASTER :- 12mm. TH. CEMENT PLASTER ON BOTH SIDE OF WALL
(9) COLOUR :- COLOUR OR WHITE WASH AS/CHOICE

## COMMERCIAL BUILDING OCCUPANT LOAD

A) LOWER GROUND FLOOR
68.89/3 SQMT=23 PERSONS
B) UPPER GROUND FLOOR
697.75/6 SQMT=116 PERSONS
C) FIRST FLOOR
714.75/10 SQMT=72 PERSONS
D) SECOND FLOOR
695.70/10 SQMT=70 PERSONS
E) THIRD TO SEVENTH FLOOR
TOTAL NO OF FLAT = 20 FLAT
5 PERSON /FLAT = 20X5 = 100 PERSONS
TOTAL NO OF PERSONS = 381 PERSONS

## WATER TANK REQUIREMENT

45 lts /PERSON / DAY WATER TANK CAPACITY
45 X 1.33 X 381 = 22802.85 L = 22.80 CUM (REQUIRED)
3.20MX4.27MX1.50M=20.50 CUM.
3.20MX4.27MX1.50M=20.50 CUM.
2 NOS WATER TANK (PROVIDED)
20.50+20.50 CUM=41.00 CUM (PROVIDED)
+10000 LITERS PROVIDED FOR FIRE FIGHTING

## SEPTIC TANK REQUIREMENT

TOTAL NO OF PERSONS= 381 PERSONS
0.087CUM /PERSON/DAY.381X0.087= 33.15 CUM
SEPTIC TANK CAPACITY
0.087 X 381 = 33.15 Cum (REQUIRED)
4.50M X 3.00M X 3.00M = 40.50 CUM ( PROVIDED)

## PARKING REQUIREMENT IN COMMERCIAL

LOWER GROUND TO FIRST FLOOR
REQUIRED=35% OF BUILT UP AREA AS/BUILDING BYE
LAWS=35% OF 1608.22 =562.88 Sqmt

## PARKING REQUIREMENT IN OFFICE

2ND FLOOR
REQUIRED=30% OF BUILT UP AREA AS/BUILDING BYE
LAWS=30% OF 715.99 = 214.80 Sqmt,

## PARKING REQUIREMENT IN RESIDENCE

3TH TO 7TH FLOOR
REQUIRED=25% OF BUILT UP AREA AS/BUILDING BYE
LAWS=25% OF 3033.13 = 758.28 Sqmt
REQUIRED PARKING COMMERCIAL+OFFICEAL+RESIDENCEAL
= 562.88+214.80+758.28 = 1535.96 Sqmt

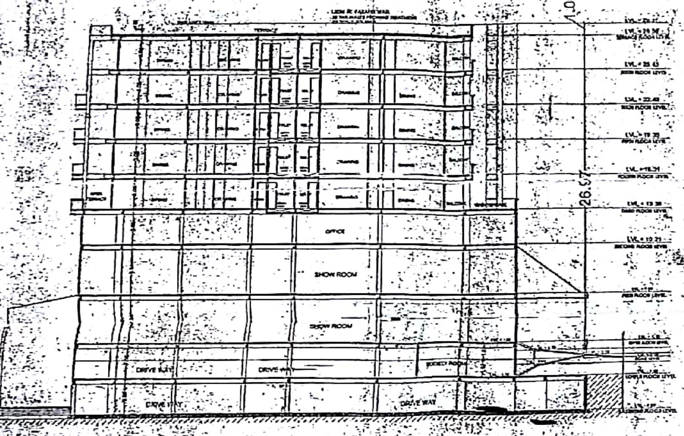
## PROVIDED PARKING AREA

| | |
|---|---|
| BASEMENT FLOOR PARKING AREA | = 946.26 Sqmt |
| LOWER GROUND FLOOR PARKING AREA | = 599.31 Sqmt |
| TOTAL PROVIDED PARKING AREA | = 1545.57 Sqmt |

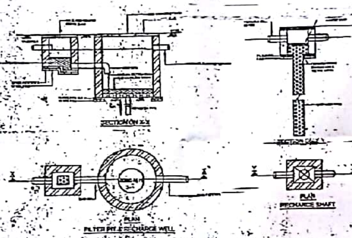
| | |
|---|---|
| TOTAL PLOT AREA | = 1793.20 Sqmt |
| BASEMENT FLOOR B/U AREA | = 10.20 Sqmt |
| LOWER GROUND FLOOR B/U AREA | = 119.54 Sqmt |
| UPPER GROUND FLOOR B/U AREA | = 745.12 Sqmt |
| FIRST FLOOR BUILT UP AREA | = 743.56 Sqmt |
| SECOND FLOOR BUILT UP AREA | = 715.99 Sqmt |
| THIRD FLOOR BUILT UP AREA | = 631.69 Sqmt |
| FOURTH FLOOR BUILT UP AREA | = 631.69 Sqmt |
| FIFTH FLOOR BUILT UP AREA | = 631.69 S.qmt |
| SIXTH FLOOR BUILT UP AREA | = 569.03 Sqmt |
| SEVENTH FLOOR BUILT UP AREA | = 569.03 Sqmt |
| TOTAL FLOOR BUILT UP AREA | = 5367.54 Sqmt |

## FAR CALCULATION

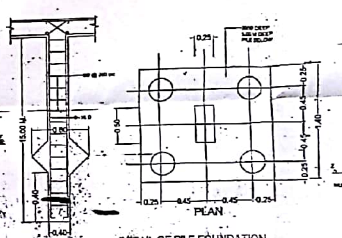
TOTAL BUILT UP AREA / TOTAL PLOT AREA
5307.54/1793.20 = F A R =2.99



SECTION AT X-X
Scale-1:100

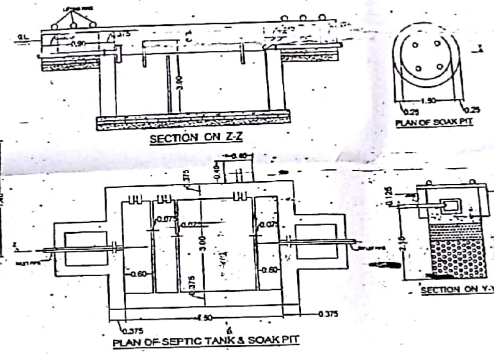


RAIN WATER HARVESTING



SECTION

DETAIL OF PILE FOUNDATION
AS / STRUCTURAL DESIGN



SECTION ON Z-Z

PLAN OF SOAK PIT

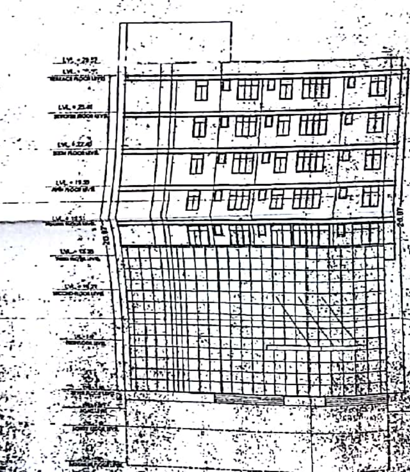
SECTION ON Y-Y

PLAN OF SEPTIC TANK & SOAK PIT

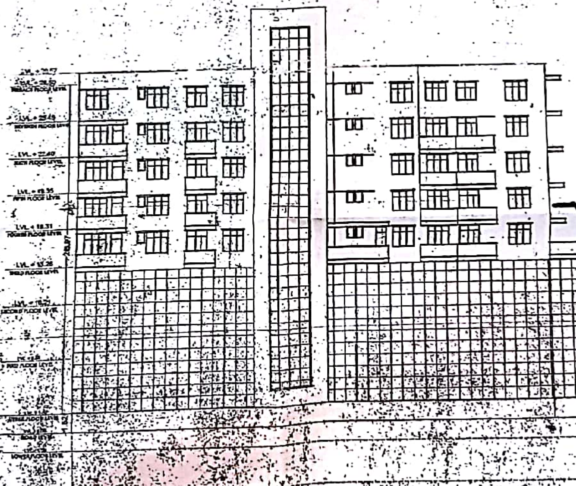
SIGNATURE OF DEVELOPER
GEN X HOMES PVT LTD.
Director

SIGNATURE OF ENGINEER(ST)

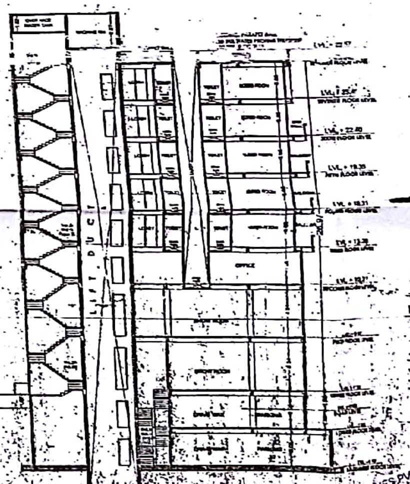
SIGNATURE OF ARCHITECT



FRONT ELEVATION
Scale-1:100



LEFT SIDE ELEVATION
Scale-1:100



SECTION AT Y-Y
Scale-1:100

GEN-X HOMES PVT. LTD
Director

## SEPTIC TANK REQUIREMENT

TOTAL NO OF PERSONS= 381 PERSONS
0.087CUM /PERSON/DAY.381X0.087= 33.15 CUM
SEPTIC TANK CAPACITY
0.087 X 381 = 33.15 Cum (REQUIRED)
4.50M X 3.00M X 3.00M = 40.50 CUM ( PROVIDED)

## PARKING REQUIREMENT IN COMMERCIAL
LOWER GROUND TO FIRST FLOOR

REQUIRED=35% OF BUILT UP AREA AS/BUILDING BYE LAWS=35% OF 1608.22 =562.88 Sqmt

## PARKING REQUIREMENT IN OFFICE
2ND FLOOR

REQUIRED=30% OF BUILT UP AREA AS/BUILDING BYE LAWS=30% OF 715.99 = 214.80 Sqmt

## PARKING REQUIREMENT IN RESIDENCE
3TH TO 7TH FLOOR

REQUIRED=25% OF BUILT UP AREA AS/BUILDING BYE LAWS=25% OF 3033.13 = 758.28 Sqmt

REQUIRED PARKING COMMERCIAL+OFFICEAL+RESIDENCEAL
= 562.88+214.80+758.28 = 1535.96 Sqmt

## PROVIDED PARKING AREA

| | |
|---|---|
| BASEMENT FLOOR PARKING AREA | = 946.26 Sqmt |
| LOWER GROUND FLOOR PARKING AREA | = 599.31 Sqmt |
| TOTAL PROVIDED PARKING AREA | = 1545.57 Sqmt |

| | | |
|---|---|---|
| TOTAL PLOT AREA | | = 1793.20 Sqmt |
| BASEMENT FLOOR B/U AREA | | = 10.20 Sqmt |
| LOWER GROUND FLOOR B/U AREA | | = 119.54 Sqmt |
| UPPER GROUND FLOOR B/U AREA | | = 745.12 Sqmt |
| FIRST FLOOR BUILT UP | AREA | = 743.56 Sqmt |
| SECOND FLOOR BUILT UP | AREA | = 715.99 Sqmt |
| THIRD FLOOR BUILT UP | AREA | = 631.69 Sqmt |
| FOURTH FLOOR BUILT UP | AREA | = 631.69 Sqmt |
| FIFTH FLOOR BUILT UP | AREA | = 631.69 S.qmt |
| SIXTH FLOOR BUILT UP | AREA | = 569.03 Sqmt |
| SEVENTH FLOOR BUILT UP | AREA | = 569.03 Sqmt |
| TOTAL FLOOR BUILT UP | AREA | = 5367.54 Sqmt |

## FAR CALCULATION

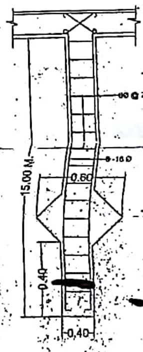
TOTAL BUILT UP AREA / TOTAL PLOT AREA
5307.54/1793.20= F A R =2.99

[illegible]

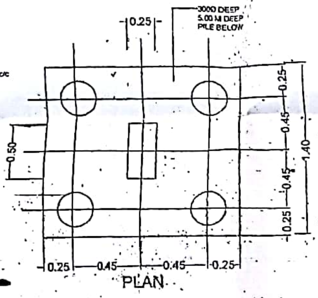
Manoj Kumar
(Architect)
Danapur Regd. No.
10/Arch/2015/NFDN

PROPOSE COMMERCIAL CU
RESIDENTIAL BUILDING OF
GEN X HOMES PVT. LTD.
DIRECTORS :-
ANUPAM KUMAR
RAKESH RANJAN
PLOT NO. - 199 ( PART )
KHATA NO. - 84
TAUZI NO. - 5292
THANA NO. - 23
MAUZA - SAGUNA
DISTRICT - PATNA

RSONS
RSONS
PACITY
M (REQUIRED )
D)
GHTING

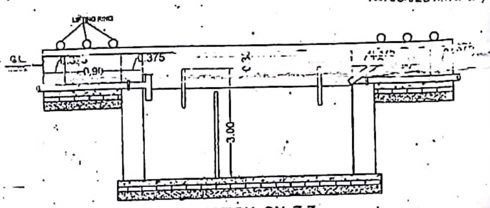



SECTION

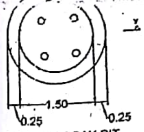



PLAN

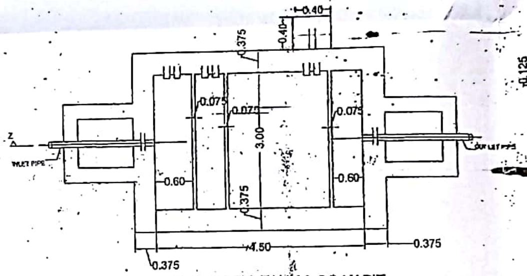
DETAIL OF PILE FOUNDATION
AS / STRUCTURAL DESIGN



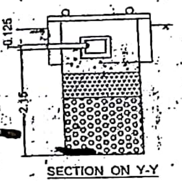

SECTION ON Z-Z




PLAN OF SOAK PIT




PLAN OF SEPTIC TANK & SOAK PIT




SECTION ON Y-Y

SIGNATURE OF DEVELOPER

GEN X HOMES PVT. LTD.
Director

GEN X HOMES PVT. LTD.
Director

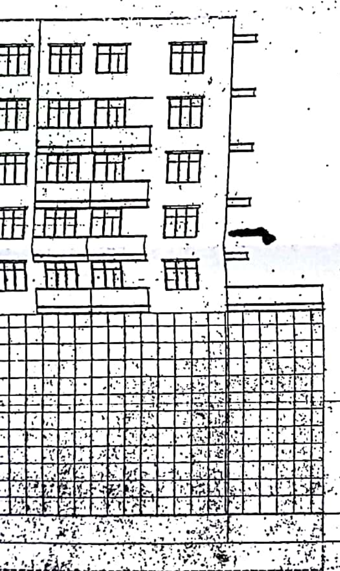
1:100

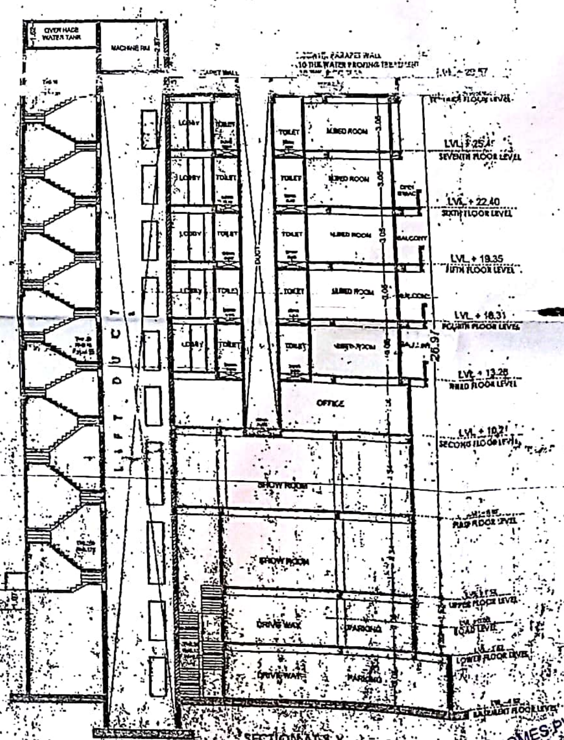
SIGNATURE OF ENGINEER(S

Brajesh Kumar Si
Structural Engineer

SIGNATURE OF ARCHITE

Manoj Kumar
(Architect)






SECTION AT X-Y
Scale- 1:100

बिहार भू-सम्पदा (विनियमन और विकास) नियमावली 2017 (RERA) की शर्तों के अधीन ... इस परियोजना का निबंधन ...

Building Pl...
निर्मांकित ... [illegible]

GEN X HOMES PVT. LTD
Director

J.E.
Nagar Parishad Danapur Nizamat

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## LEGEND FOR FIRE FIGHTING

(1) UNDER GROUND WATER STATIC TANK FOR FIRE FIGHTING - 10000
(2) WET RISING SYSTEM WITH FIRE HYDRANT
(3) HOSE REEL
(4) DI MARKED FIRE EXIT
(5) YARD HYDRANT
(6) AUTOMATIC SPRINKLER INSTALLATION
(7) MANUAL CALL ALARM POINT
(8) F.R CHECK DOOR - F.R.
(9) SIAMESE CONNECTION
(10) EMERGENCY LIGHTING SYSTEM
(11) AUTOMATIC DEDUCTION & ALARM SYSTEM - A.A
(12) FIRE RESISTANCE CHECK DOOR - FRD
(13) P.A. SYSTEM
(14) ILLUMINATED EXIT SING - EXIT
(15) SPRINKLER SYSTEM
(16) SMOKE DETECTOR

## SPECIFICATIONS

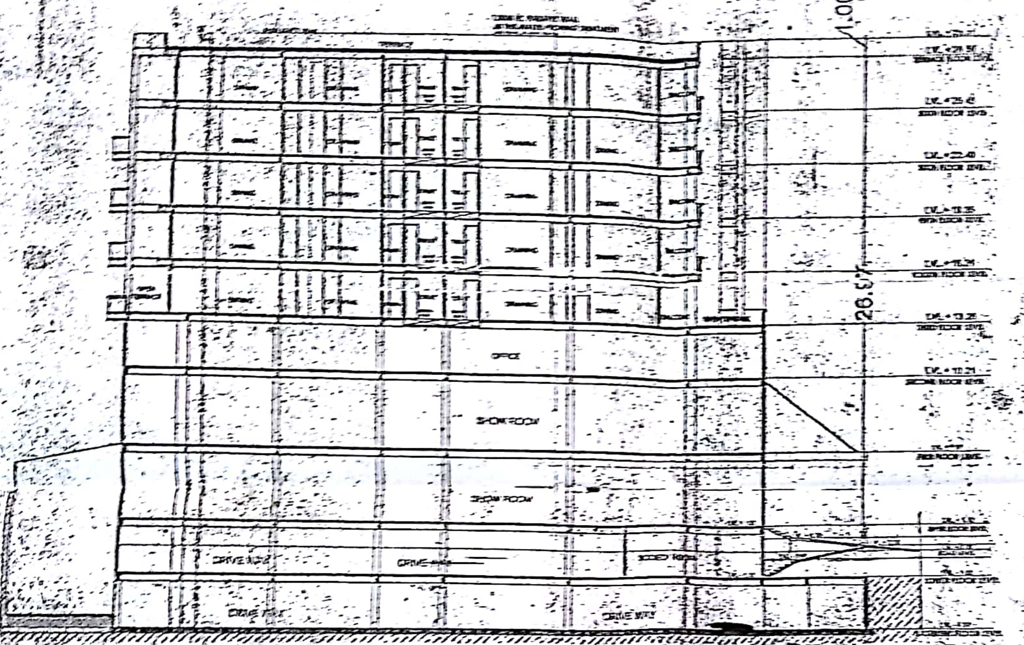
(1) FOUNDATION - R.C.C. UR GROUP PILE FOUNDATION/RAFT/ ISOLATED AS/STRUCTURE DESIGN
(2) SUPER STRUCTURE :- 1ST. CLASS BRICK WORK IN SUPER STRUCTURE WITH CEMENT MORTAR
(3) PLINTH HEIGHT P. LEV. & G. LEV. AS SHOWN IN SECTION
(4) FLOORING :- 25mm TH. MOSAIC FLOORING OVER 125mm. TH.DRY RAMMED KHOA OVER 75mm. TH. B. F. S. OVER SAND FILLING.
(5) DOORS :- CHOWKHATS OF DOOR TO BE SAL WOOD/M.S
(6) WINDOWS :- ALL WINDOWS TO BE FULLY GLAZED IN STEEL
(7) ROOF :- 100mm. TH. R.C.C. SLAB , 100 mm. TH. AVG. LIME TERRACING OVER.
(8) PLASTER :- 12mm. TH. CEMENT PLASTER ON BOTH SIDE OF WALL
(9) COLOUR :- COLOUR OR WHITE WASH AS CHOICE

## COMMERCIAL BUILDING OCCUPANT LOAD

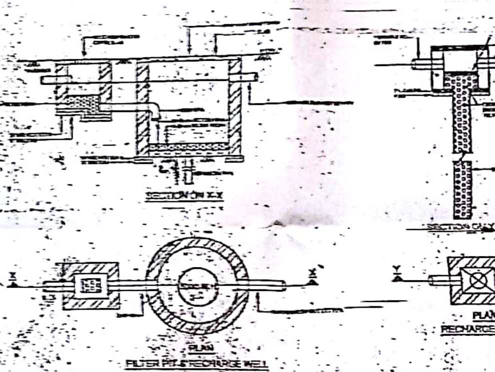
A) LOWER GROUND FLOOR
68.89/3 SQMT=23 PERSONS
B) UPPER GROUND FLOOR
697.75/6 SQMT=116 PERSONS
C) FIRST FLOOR
714.75/10 SQMT=72 PERSONS
D) SECOND FLOOR
695.70/10 SQMT=70 PERSONS
E) THIRD TO SEVENTH FLOOR
TOTAL NO OF FLAT = 20 FLAT
5 PERSON /FLAT = 20X5 = 100 PERSONS
TOTAL NO OF PERSONS = 381 PERSONS

## WATER TANK REQUIREMENT

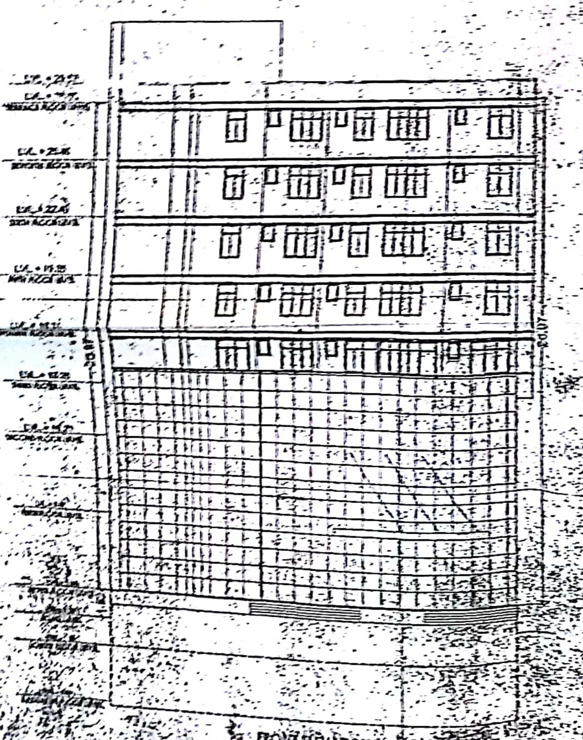
45 Ltrs /PERSON / DAY WATER TANK CAPACITY
45 X 1.33 X 381 = 22802.85 L= 22.80 CUM (REQ
3.20MX4.27MX1.50M=20.50 CUM.
3.20MX4.27MX1.50M=20.50 CUM.
2 NOS WATER TANK. (PROVIDED)
20.50+20.50 CUM=41.00 CUM (PROVIDED)
+10000 LITERS PROVIDED FOR FIRE FIGHTING



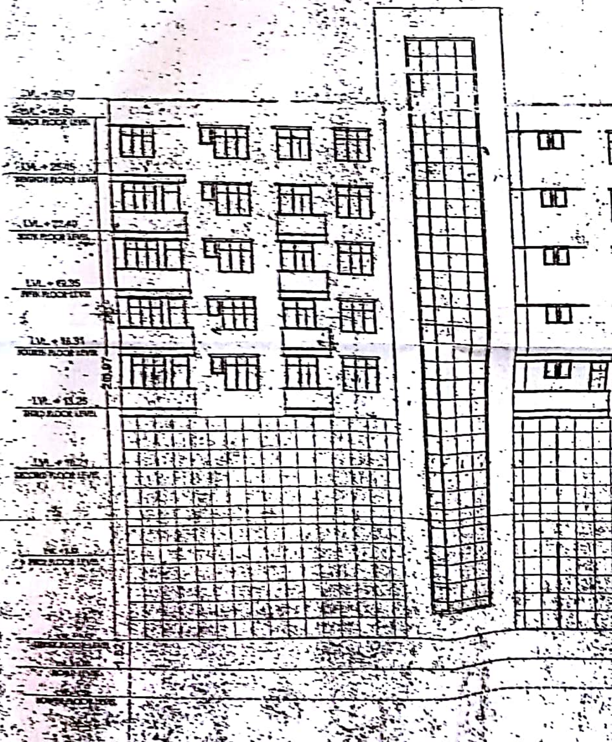

SECTION AT X-X
Scale-1:100




RAIN WATER HARVESTING



FRONT ELEVATION
Scale-1:100



SIDE ELEVATION
Scale-1:100

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