F.A.R CALCULATION

B/U AREA	BLOCK A	BLOCK B	BLOCK C
GROUND FLOOR	127.2 SQ M	18.38 SQ. M	18.38 SQ. M
FIRST FLOOR	[illegible]	442.45 SQ. M	450.82 SQ. M
SECOND FLOOR	[illegible]	442.45 SQ. M	450.82 SQ. M
THIRD FLOOR	[illegible]	442.45 SQ. M	450.82 SQ. M
FOURTH FLOOR	[illegible]	442.45 SQ. M	450.82 SQ. M
TOTAL B/U AREA	2101.18 SQ. M	1788.18 SQ. M	1821.84 SQ. M
GRAND TOTAL	5712.99 SQ. M		

TOTAL PLOT AREA AS SITE = 2447.57 SQ. M
TOTAL PLOT AREA AS DEED = 2450.44 SQ. M

GRAND TOTAL B/U AREA = 5712.99 SQ. M

F.A.R = 5712.99 SQ. M /2447.57 SQ. M
=2.33

SETBACK DETAILS

FOR RESIDENTIAL BUILDING UP TO 15 M IN HT.

AS PER BY-LAWS
(FOR AVERAGE DEPTH MORE THAN 45 M
FOR AVERAGE WIDTH 15-21 M)

FRONT SETBACK = 6.00 M
REAR SETBACK = 4.50 M
& SIDE SETBACKS = 2.00 M

PARKING CALCULATION

25 % OF RESIDENTIAL B/U AREA = 0.25 X 5712.99 = 1428.24 SQ. M

TOTAL REQUIRED PARKING AREA = 1428.24 SQ. M

TOTAL PROVIDED PARKING AREA = 1430.03 SQ. M

GREEN AREA CALCULATION

REQUIRED GREEN AREA = 10% OF TOTAL PLOT AREA
= 0.1 X 2454.54
= 245.45 SQ. M

PROVIDED GREEN AREA ON GROUND FLOOR
= 60.93 + 127.06 + 29.62 SQ. M
= 217.61 SQ. M

PROVIDED GREEN AREA ON TERRACE ON TOP FLOOR
=83.34 +73.16 + 82.54 = 239.04 SQ. M

TOTAL GREEN AREA AS PROVIDED = 217.61 + 239.04
= 456.65 SQ. M

RAINWATER HARVESTING SUMP CALCULATION

MAXIMUM TERRACE AREA (OF ALL BLOCKS)
= 464.82 + 453.00 + 509.96 = 1427.78 SQ M

RAIN WATER HARVESTING SUMP REQUIRES
= 6 CU. M FOR EVERY 100 SQM. ROOF AREA

SO, TOTAL REQ. CAPACITY OF TANK = 1427.78 X 0.06
= 85.66 CU M.

PROVIDED RAINWATER SETTLEMENT TANK SIZE
= 6.0 X 3.5 X 4.5 = 94.5 CU M.

WATER TANK CALCULATION

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

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

FOR BLOCK A

TOTAL NO. OF FLATS = 4 X 4 = 16 FLATS
CONSIDERING EACH FLAT HAVING 5 PERSONS
TOTAL NO. OF PERSONS OCCUPYING FLATS = 16 X 5
= 80 PERSONS

TOTAL WATER REQ. (RESIDENTIAL) = 80 X 135
=10800 LTRS.

TOTAL COMMERCIAL B/U AREA (CONVENIENCE SHOP)
= 108.45 SQ. M

TOTAL CARPET AREA = 108.45 / 2 = 54.22 SQ. M
TAKING DENSITY OF 6 SQ. M PER PERSON = 54.22 /6
= 9 PERSONS = 15 PERSONS

TOTAL WATER REQ. (COMMERCIAL) = 15 X 45
= 675 LTRS.

GRAND TOTAL REQ. = 10800 + 675 = 11475 LTRS.

FOR FIRE FIGHTING
REQUIRED OVERHEAD TERRACE TANK = 5000 LTRS

TOTAL REQUIREMENT = 11475 + 5000 = 16475 LTRS

PROVIDED TANK :A (CAPACITY) = 9875 X 2550 X 900
= 9875 X 2550 X 900 =22663.05 LTRS.

FOR BLOCK B

TOTAL WATER REQUIREMENT = 80 X 135 =10800 LTRS .

FOR FIRE FIGHTING
REQUIRED OVERHEAD TERRACE TANK = 5000 LTRS

TOTAL REQUIREMENT = 10800 + 5000 = 15800 LTRS

PROVIDED TANK :B (CAPACITY) = 7450 X 2570 X 900
= 17231.85 LTRS

FOR BLOCK C

TOTAL WATER REQUIREMENT = 80 X 135 =10800 LTRS .

FOR FIRE FIGHTING
REQUIRED OVERHEAD TERRACE TANK = 5000 LTRS

TOTAL REQUIREMENT = 10800 + 5000 = 15800 LTRS

PROVIDED TANK :C (CAPACITY) = 7950 X 2550 X 900
= 18245.25 LTRS.

POPULATION DENSITY CALCULATION

RESIDENTIAL

NO. OF RESIDENTIAL FLATS ON 1ST - 4TH FLOOR
(FOR 1 BLOCK) = 4 (EACH)

TOTAL NO. OF RESIDENTIAL FLATS ON ALL THE FLOORS
= (4 X 4)= 16 FLATS

TOTAL NO. OF FLATS IN ALL BLOCKS = 16 X 3 = 48 FLATS

CONSIDERING EACH FLAT HAVING 5 PERSONS

TOTAL NO. OF PERSONS OCCUPYING FLATS = (48 X 5)
= 240 PERSONS

COMMERCIAL

TOTAL COMMERCIAL B/U AREA (CONVENIENCE SHOP)
= 108.45 SQ. M

TOTAL CARPET AREA = 108.45 / 2 = 54.22 SQ. M
TAKING DENSITY OF 6 SQ. M PER PERSON = 54.22 /6
= 9 PERSONS = 15 PERSONS

GRAND TOTAL NO. OF PERSONS = 240 + 15
= 255 PERSONS

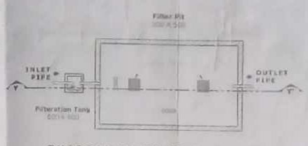
SEPTIC TANK CALCULATION

TOTAL NO OF PERSONS ON ALL THE FLOORS
= 255

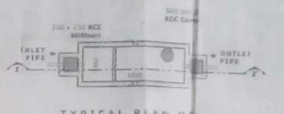
1 PERSON NEED 0.085 CUM CAPACITY OF SEPTIC TANK

TOTAL PERSONS NEED = 255 X 0.085 = 21.67 CU. M (REQ.)

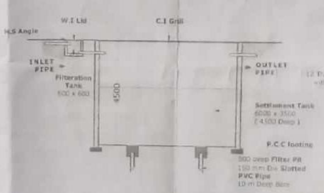
PROVIDED SEPTIC TANK OF SIZE (1 NO.)
= 4.5 x 1.5 x 3.5 = 23.62 CU. M



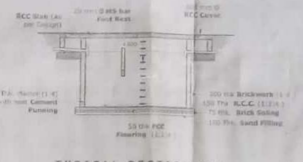
TYPICAL PLAN OF RAINWATER HARVESTING TANK



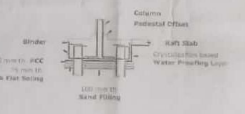
TYPICAL PLAN OF SEPTIC TANK



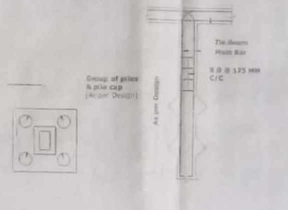
TYPICAL SECTION YY'



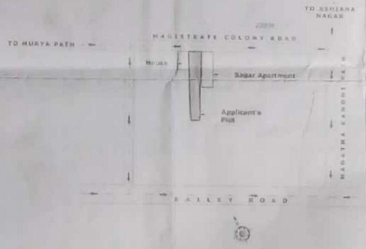
TYPICAL SECTION ZZ'



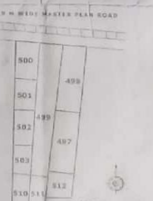
TYPICAL SECTION OF PILE CAP



TYPICAL DETAIL OF PILE FOUNDATION



LOCATION PLAN
NOT TO SCALE



KEY PLAN
NOT TO SCALE

* FOR BUILDING HEIGHT UPTO 15 M

SPECIFICATIONS

01) FOUNDATION :- R.C.C. PILE FOUNDATION AS STRUCTURAL DESIGN

02) SUPER STRUCTURE :- R.C.C. FRAMED STRUCTURE AS STRUCTURAL DESIGN

03) BRICKWORK :- 250 TH. & 125 TH. 1st CLASS BRICKWORK IN C.M. 1:6 & 1:4 AS DESIGN

04) FLOORING :- MOSAIC CAST IN-SITU FLOORING IN GREY CEMENT IN ALL AREA

05) WALL FINISH :-
(i) INTERNAL - ALL INTERNAL SURFACE SHALL BE PAINTED WITH CEMENT PRIMER OVER PLAST 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 - [illegible] TH. SAL WOOD DOOR FRAME
(ii) SHUTTER - 35MM TH. SOLID CORE FLUSH DOOR OF I.S.I. MARK AS DESIGN

07) WINDOW :-
(i) FRAME - [illegible] TH. SAL 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 2100MM
(iii) SANITARYWARE - WHITE GLAZED VITREOUS 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.

PROJECT NAME
HAPPY HOME [illegible]

NAME OF THE OWNERS
1. MRS. SARASWATI SINGH
W/O SHRI BIJAY BAHADUR SINGH
2. MRS. SHEILA
D/O SHRI BIJAY BAHADUR SINGH
3. MRS. SUDHA SINGH
D/O SHRI BIJAY BAHADUR SINGH
4. SHRI JAI BAHADUR SINGH
S/O LATE RAMA SINGH (P.O.A HOLDER)

ADDRESS
RAMNAYAN KUNJ , JAGRITINAGAR
MAGISTRATE COLONY PATH
P.S- RAJEEVNAGAR , PATNA - 800024

POWER OF ATTORNEY HOLDER'S ADDRESS
SHRI JAI BAHADUR SINGH
S/O LATE RAMA SINGH
RAMNAYAN KUNJ , JAGRITINAGAR
MAGISTRATE COLONY PATH
P.S- RAJEEVNAGAR , PATNA - 800024

PLOT DETAIL
MAUZA - KHAJPURA
THANA NO. - 11
PART OF CADESTRAL SURVEY PLOT NO. -499
KHATA NO. - 22
ZONE - 1

BOUNDARY
NORTH - 60 FT. WIDE ROAD
SOUTH - PART OF SAME PLOT
EAST - SAGAR APARTMENT
WEST - RAMNAYAN KUNJ

SHEET NO.	NORTH	SCALE
01/07		1:200

SIGNATURE OF P.O.A HOLDER
(SHRI JAI BAHADUR SINGH)

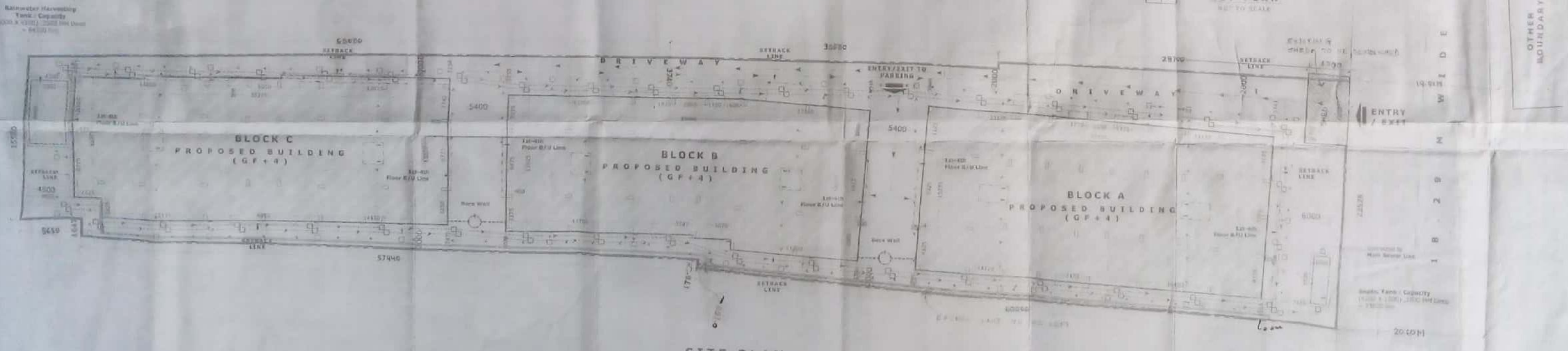
SHAILENDRA KUMAR
[illegible]
Patna Municipal [illegible]
SIGNATURE OF ENGINEER

RAKESH RANJAN RAJE
P.M.C. EMPANELMENT No. [illegible]
C.O.A. REG. No. - CA/[illegible]
SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. P/Khajepura/PRN/G+4/145/2016
Sanction of Plan Accorded under Section 314, 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.......
Date 11/03/2017
** SANCTION OF PLAN ACCORDED

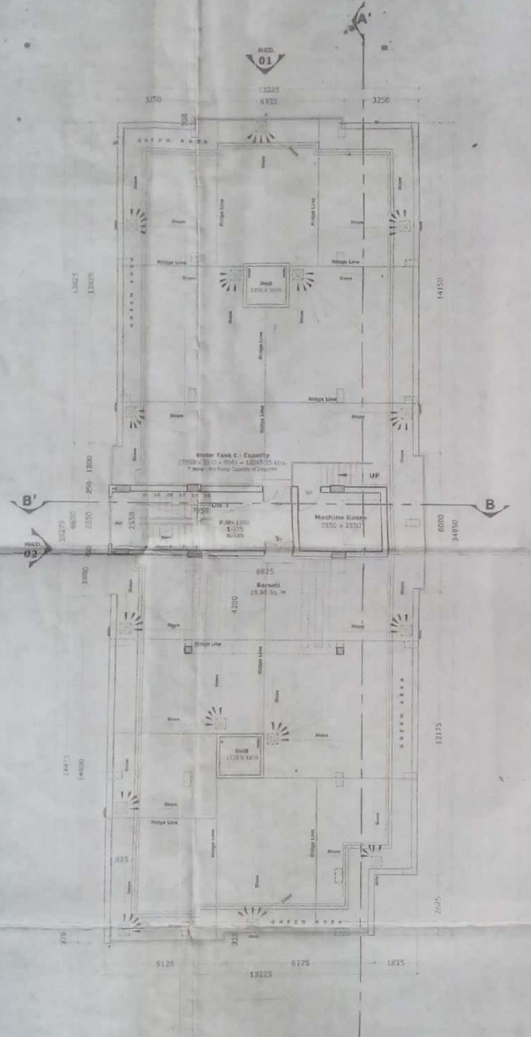
24/3/17
A.D
सहायक निदेशक
शहरी योजना शाखा
पटना नगर निगम

सत्येन्द्र कु० सिंह
उप-निदेशक
शहरी योजना
पटना नगर निगम



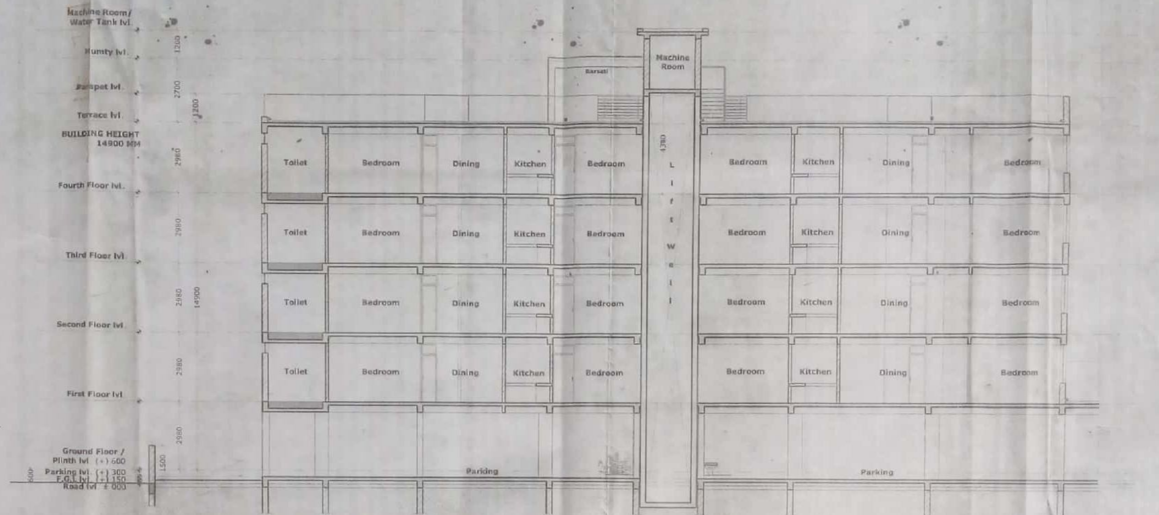
SITE PLAN
SCALE 1:200

B L O C K   C



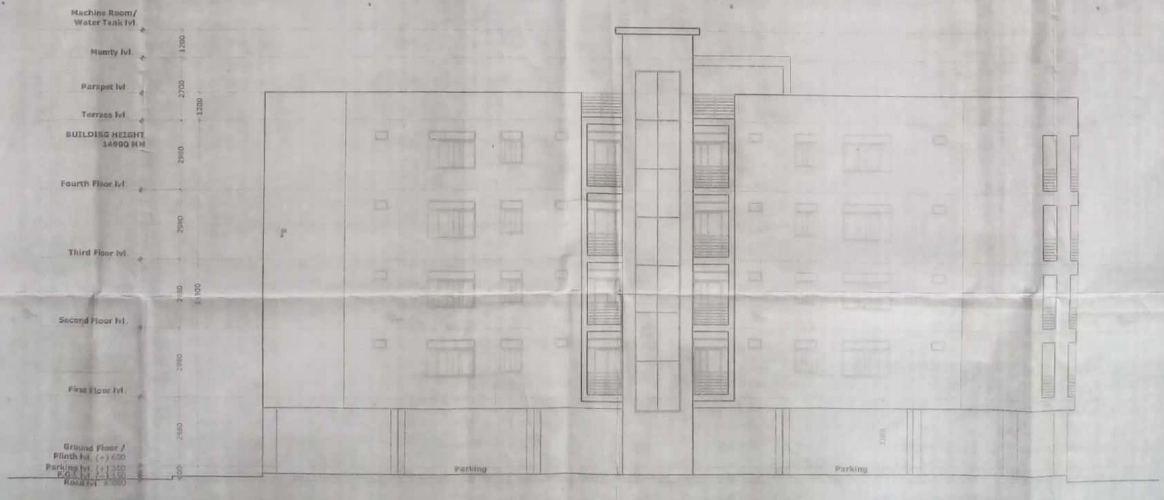
TERRACE PLAN

SCALE 1:100



SECTION AA'

SCALE 1:100



ELEVATION MKD. 2

SCALE 1:100

*** FOR BUILDING HEIGHT UPTO 15 M**

OPENING SCHEDULE

Type	Width	Height	Sill	Lintel	Description
D1	1020	2510		2510	Side Hung Solid Core Flush Door with Ventilator
D2	1000	2510		2510	Side Hung Solid Core Flush Door with Ventilator
D3	710	2510		2510	Side Hung Solid Core Flush Door with Ventilator
D4	1800	2510		2510	Double Shutter Sliding Door with Ventilator
D5	1675	2510		2510	Double Shutter Sliding Door with Ventilator
D6	3100	2510		2510	Sliding Door (Four Shutters) with Ventilator
D7	1500	2510		2510	Double Shutter Sliding Door with Ventilator
D8	[illegible]	2510		2510	Double Shutter Sliding Door with Ventilator
D9	1250	[illegible]		2100	Double Shutter Side Hung Flush Door with Ventilator
D10	1250	2100		2100	Double Shutter Side Hung Flush Door with Ventilator
D11	900	2510		2510	Side Hung Solid Core Flush Door with Ventilator
D12	1500	2510		2510	Double Shutter Sliding Door
D13	3110	2510		2510	Double Shutter Sliding Door
D14	1475	2510		2510	Double Shutter Sliding Door with Ventilator
W1	1000	900	1510	2510	Double Shutter Sliding Window with Ventilator
W2	1000	1000	1510	2510	Double Shutter Sliding Window with Ventilator
W3	2150	1000	1510	2510	Triple Shutter Sliding Window with Ventilator
V	600	410	2100	2510	Louvered Ventilator
V1	1200	410	2100	2510	Louvered Ventilator
FG1	Varies	2530		3530	Fixed Glass [illegible]
FG2	2000	2990		2990	[illegible] Fixed Glass

LEGEND

⊕	150 mm Dia Soil Stack Pipe
○	100 mm Dia Waste water Pipe
●	100 mm Dia Rain water Pipe
•	50 mm Dia Supply water Pipe

FIRE FIGHTING LEGEND

Symbol	Description
⏚	CO2 / DCP Fire Extinguisher Hose Reel

PROJECT NAME

HAPPY HAUS RESIDENCY

NAME OF THE OWNERS

1. MRS. SARASWATI SINGH
W/O SHRI BIJAY BAHADUR SINGH
2. MRS. SHEILA
D/O SHRI BIJAY BAHADUR SINGH
3. MRS. SUDHA SINGH
D/O SHRI BIJAY BAHADUR SINGH
4. SHRI JAI BAHADUR SINGH
S/O LATE RANA SINGH (P.O.A HOLDER)

ADDRESS

RAMNAYAN KUNJ, JAGRITINAGAR
MAGISTRATE COLONY PATH
P.S.- RAJEEVNAGAR, PATNA - 800014

POWER OF ATTORNEY HOLDER'S ADDRESS

SHRI JAI BAHADUR SINGH
S/O LATE RANA SINGH
RAMNAYAN KUNJ, JAGRITI NAGAR
MAGISTRATE COLONY PATH
P.S.- RAJEEV NAGAR, PATNA - 800014

PLOT DETAIL

MAUZA - KHAJPURA
THANA NO. - 11
PART OF CADSTRAL SURVEY PLOT NO. -459
KHATA NO. - 29
ZONE - 3

BOUNDARY

NORTH - 60 FT. WIDE ROAD
SOUTH - PART OF SAME PLOT
EAST - SAGAR APARTMENT
WEST - RAMNAYAN KUNJ

SHEET NO.	NORTH	SCALE
07/07		1:100

SIGNATURE OF P.O.A HOLDER
(SHRI JAI BAHADUR SINGH)

Skumar
[illegible] KUMAR

SIGNATURE OF ENGINEER

RAKESH RANJAN RAJ
P.M.C. EMPANELMENT No. [illegible]
C.O.A REG. No. [illegible]

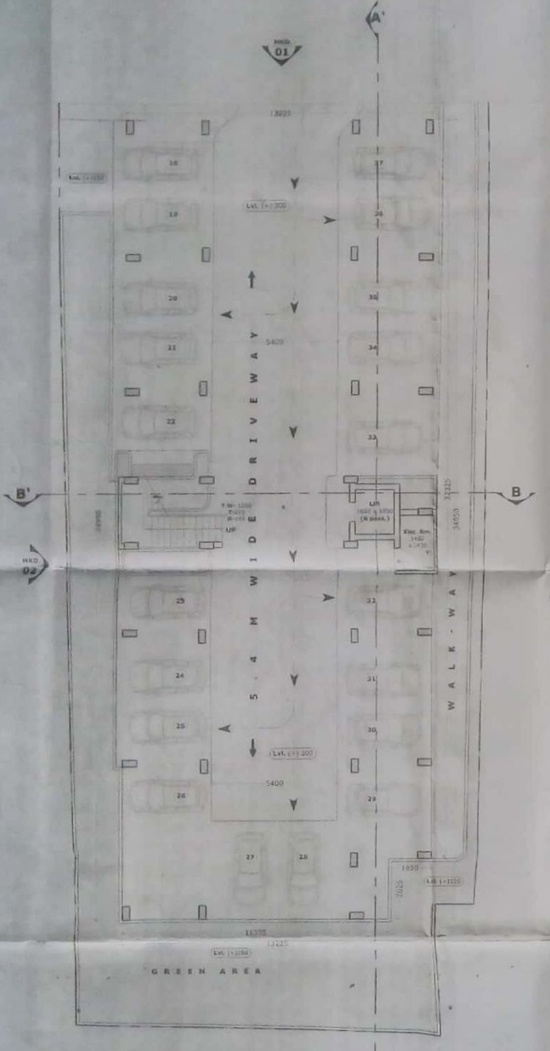
SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION
P/Khajepura/PRN(B)14/145/2016
[illegible] Section 314 [illegible]
by the Municipal Commissioner [illegible]
on 11/03/2017
[illegible]

सहायक निदेशक
नगर निवेश [illegible]
[illegible]

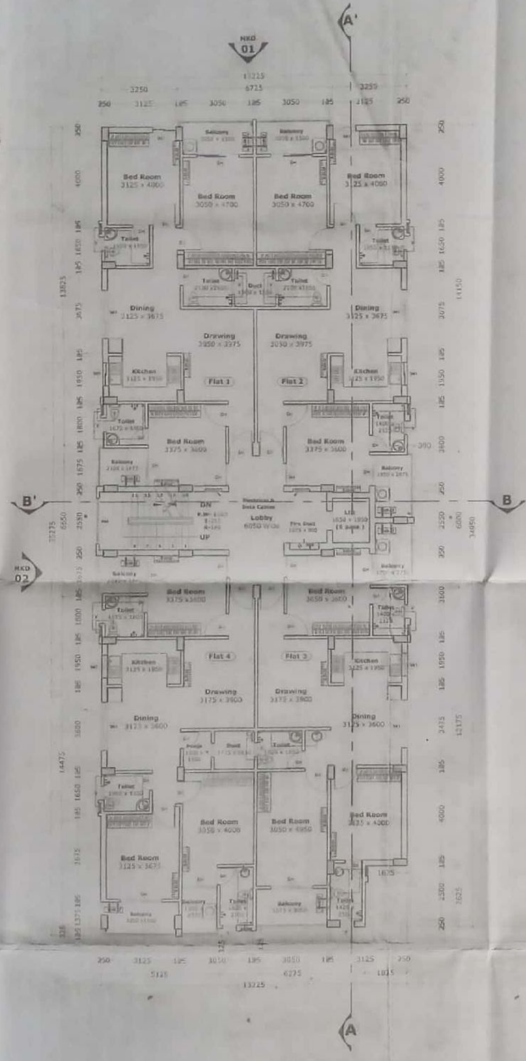
सत्येन्द्र प्र० सिंह
उप-निदेशक
शहरी योजना
[illegible]

B L O C K   C



GROUND FLOOR PLAN

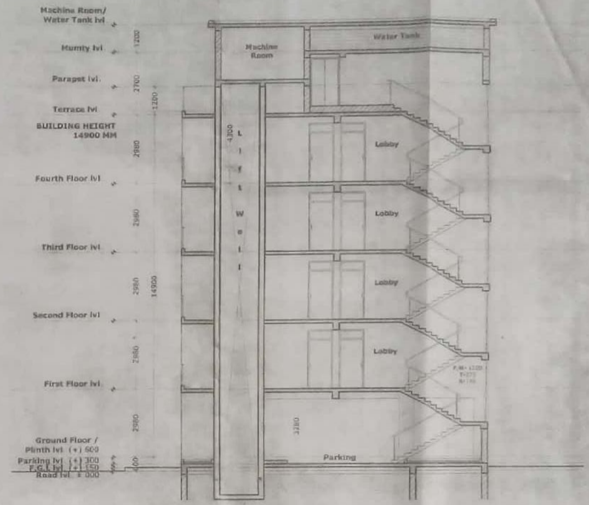
SCALE 1:100



1ST-4TH FLOOR PLAN

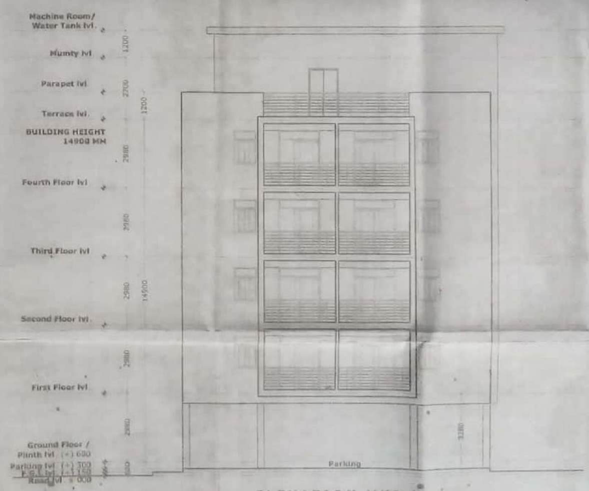
(TYPICAL FLOOR)

SCALE 1:100



SECTION BB'

SCALE 1:100



ELEVATION MKD. 1

SCALE 1:100

* FOR BUILDING HEIGHT UPTO 15 M

OPENING SCHEDULE

Type	Width	Height	Sill	Lintel	Description
D1	1050	2510		2510	Side Hung Solid Core Flush Door with [illegible]
D2	1000	2510		2510	Side Hung Solid Core Flush Door with [illegible]
D3	750	2510		2510	Side Hung Solid Core Flush Door with [illegible]
D4	1800	2510		2510	Double Shutter Sliding Door with [illegible]
D5	1675	2510		2510	Double Shutter Sliding Door with [illegible]
D6	2100	2510		2510	Sliding Door [illegible] with [illegible]
D7	1500	2510		2510	Double Shutter Sliding Door with [illegible]
D8	1550	2510		2510	Double Shutter Sliding Door with [illegible]
D9	1250	2100		2100	Double Shutter Side Hung Flush Door with [illegible]
D10	1250	2100		2100	Double Shutter Side Hung Flush Door with [illegible]
D11	900	2510		2510	Side Hung Solid Core Flush Door with [illegible]
D12	1500	2510		2510	Double Shutter Sliding Door
D13	3110	2510		2510	Double Shutter Sliding Door
D14	1435	2510		2510	Double Shutter Sliding Door with [illegible]
W1	1800	900	1510	2510	Double Shutter Sliding Window with [illegible]
W2	1000	1000	1510	2510	Double Shutter Sliding Window with [illegible]
W3	2100	1000	1510	2510	Triple Shutter Sliding Window with [illegible]
V	600	410	2100	2510	Louvered Ventilator
V1	1200	410	2100	2510	Louvered Ventilator
FG1	4mm	2530		2530	Fixed Glass [illegible]
FG2	2000	2890		2890	[illegible] Fixed Glass

LEGEND

S	100 mm Dia Soil Stack Pipe
	100 mm Dia Waste water Pipe
W	100 mm Dia Rain water Pipe
	32 mm Dia Supply Water Pipe

FIRE FIGHTING LEGEND

Symbol	Description
	[illegible] / DCP Fire Extinguisher Hose Reel

PROJECT NAME

HAPPY HOME RESIDENCY

NAME OF THE OWNERS

1. MRS. SARASWATI SINGH
W/O SHRI BIJAY BAHADUR SINGH
2. MRS. SHEILA
D/O SHRI BIJAY BAHADUR SINGH
3. MRS. SUDHA SINGH
D/O SHRI BIJAY BAHADUR SINGH
4. SHRI JAI BAHADUR SINGH
S/O LATE RANA SINGH (P.O.A HOLDER)

ADDRESS

RAMNAYAN KUNJ, JAGRITI NAGAR
MAGISTRATE COLONY PATH
P.S- RAJEEV NAGAR, PATNA - 800014

POWER OF ATTORNEY HOLDER'S ADDRESS

SHRI JAI BAHADUR SINGH
S/O LATE RANA SINGH
RAMNAYAN KUNJ, JAGRITI NAGAR
MAGISTRATE COLONY PATH
P.S- RAJEEV NAGAR, PATNA - 800014

PLOT DETAIL

MAUZA - KHAJPURA
THANA NO. - 11
PART OF CADSTRAL SURVEY PLOT NO. - 499
KHATA NO. - 20
ZONE - 1

BOUNDARY

NORTH - 40 FT. WIDE ROAD
SOUTH - PART OF SAME PLOT
EAST - SAGAR APARTMENT
WEST - RAMNAYAN KUNJ

SHEET NO.	NORTH	SCALE
06/07		1:100

SIGNATURE OF P.O.A HOLDER
(SHRI JAI BAHADUR SINGH)

Skumar SHAILENDRA KUMAR

SIGNATURE OF ENGINEER

RAKESH RANJAN
P.M.C. EMPANELMENT No.-
C.O.A REG No. - CA/

SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION

P/Khajpura/PRN/G+4/145/2016

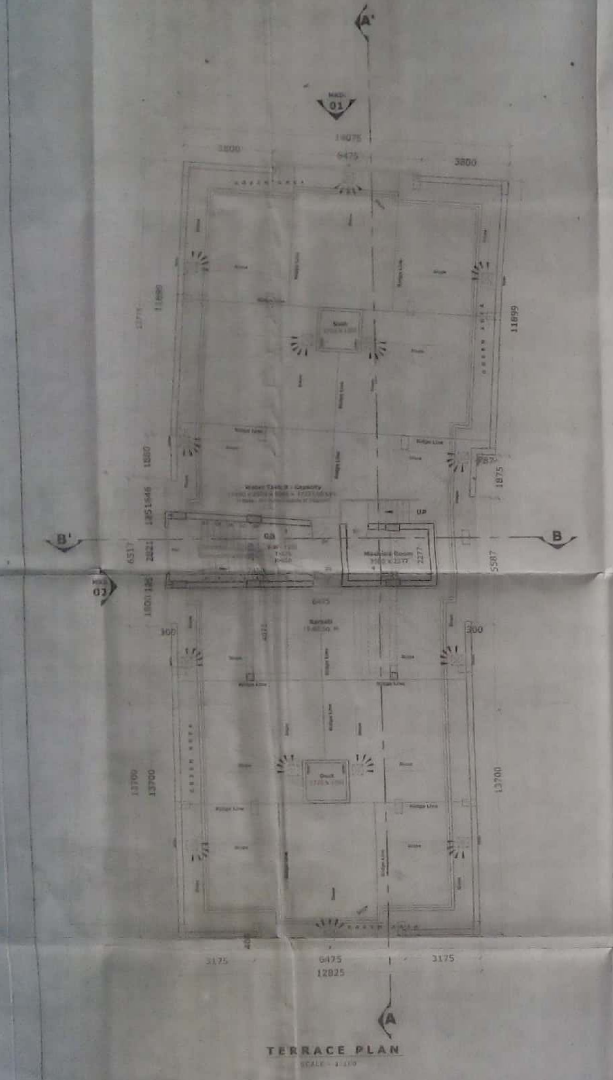
Sanction of Plan [illegible]
315, 316 & 317 of [illegible] 2007
by the Municipal [illegible]
11/03/2017
SANCTION OF PLAN ACCORDED

11/3/17

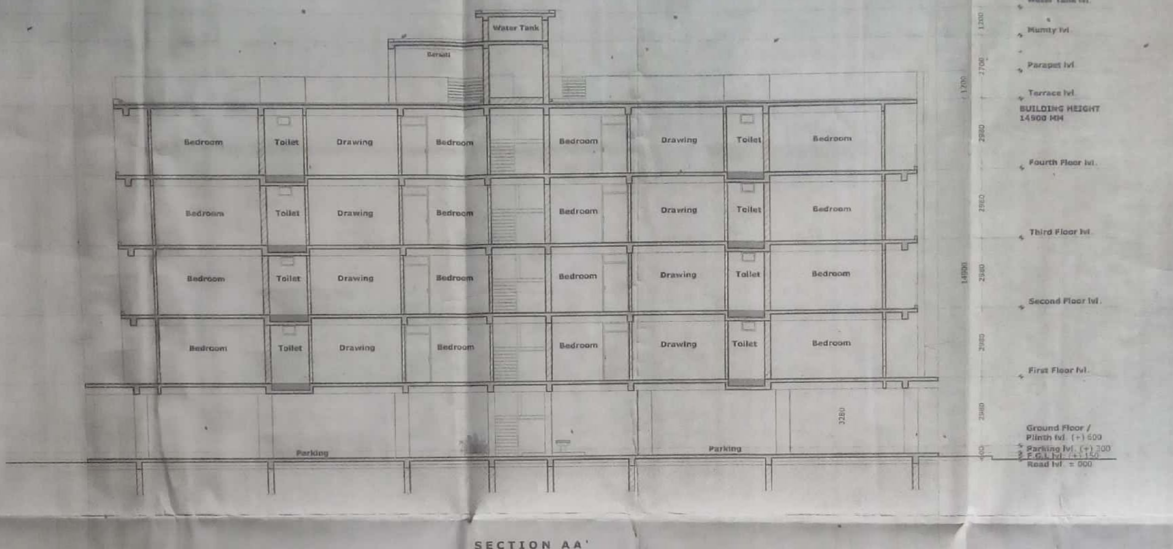
सहायक निदेशक
शहरी योजना शाखा
पटना नगर निगम

सत्येन्द्र कु० सिंह
उप-निदेशक
शहरी योजना
पटना नगर निगम

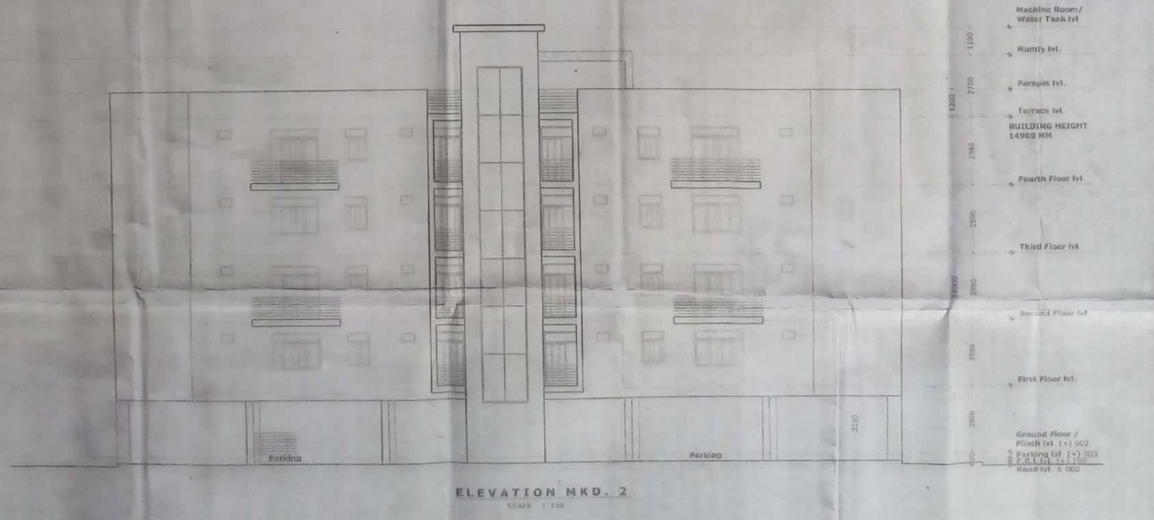
B L O C K   B



TERRACE PLAN
SCALE - 1:100



SECTION AA'
SCALE - 1:100



ELEVATION MKD. 2
SCALE - 1:100

* FOR BUILDING HEIGHT UPTO 15 M

OPENING SCHEDULE

Type	Width	Height	Sill	Lintel	Description
D1	1000	2510		2510	Side Hung Solid Core Flush Door with Ventilator
D2	1000	2510		2510	Side Hung Solid Core Flush Door with Ventilator
D3	750	2510		2510	Side Hung Solid Core Flush Door with Ventilator
D4	1000	2510		2510	Double Shutter Side Hung Door with Ventilator
D5	1675	2510		2510	Double Shutter Sliding Door with Ventilator
D6	2500	2510		2510	Sliding Door (Four Shutters) with Ventilator
D7	1500	2510		2510	Double Shutter Sliding Door with Ventilator
D8	1530	2510		2510	Double Shutter Sliding Door with Ventilator
D9	1250	2100		2100	Double Shutter Side Hung Flush Door with [illegible]
D10	1250	2100		2100	Double Shutter Side Hung Flush Door with [illegible]
D11	900	2510		2510	Side Hung Solid Core Flush Door with Ventilator
D12	1500	2510		2510	Double Shutter Sliding Door
D13	3110	2510		2510	Double Shutter Sliding Door
D14	1475	2510		2510	Double Shutter Sliding Door with Ventilator
W1	1000	900	1510	2510	Double Shutter Sliding Window with Ventilator
W2	1500	1000	1510	2510	Double Shutter Sliding Window with Ventilator
W3	2100	1000	1510	2510	Three Shutter Sliding Window with Ventilator
V	600	410	2100	2510	Louvered Ventilator
V1	1200	410	2100	2510	Louvered Ventilator
FG1	Varies	2530		2530	Fixed Glass (upto Beam Bottom lvl)
FG2	2000	2890		2890	Continuous Fixed Glass

LEGEND

100 mm Dia Soil Stack Pipe
100 mm Dia Waste water Pipe
100 mm Dia Rain water Pipe
42 mm Dia Supply water Pipe

FIRE FIGHTING LEGEND

Symbol	Description
	CO2 / DCP Fire Extinguisher
	Hose Reel

PROJECT NAME

HAPPY HOME RESIDENCY

NAME OF THE OWNERS

1. MRS. SARASWATI SINGH
W/O SHRI BIJAY BAHADUR SINGH
2. MRS. SHEILA
D/O SHRI BIJAY BAHADUR SINGH
3. MRS. SUDHA SINGH
D/O SHRI BIJAY BAHADUR SINGH
4. SHRI JAI BAHADUR SINGH
S/O LATE RANA SINGH (P.O.A HOLDER)

ADDRESS

RAMAYAN KUNJ , JAGRITI NAGAR
MAGISTRATE COLONY PATH
P.S- RAJEEV NAGAR , PATNA - 800014

POWER OF ATTORNEY HOLDER'S ADDRESS

SHRI JAI BAHADUR SINGH
S/O LATE RANA SINGH
RAMAYAN KUNJ , JAGRITINAGAR
MAGISTRATE COLONY PATH
P.S- RAJEEVNAGAR , PATNA - 800014

PLOT DETAIL

MAUZA - KHAJPURA
THANA NO. - 11
PART OF CADSTRAL SURVEY PLOT NO. -499
KHATA NO. - 20
ZONE - 3

BOUNDARY

NORTH - 60 FT. WIDE ROAD
SOUTH - PART OF SAME PLOT
EAST - SAGAR APARTMENT
WEST - RAMAYAN KUNJ

SHEET NO.	NORTH	SCALE
05/07		1:100

SIGNATURE OF P.O.A HOLDER
(SHRI JAI BAHADUR SINGH)

SHAILENDRA KUMAR
Structural Engineer
Empanelment No. [illegible]
Patna Municipal Corporation

SIGNATURE OF ENGINEER

RAKESH RANJAN RAJ
P.M.C. EMPANELMENT No. AR/[illegible]
C.O.A. REG. No.- CA/[illegible]

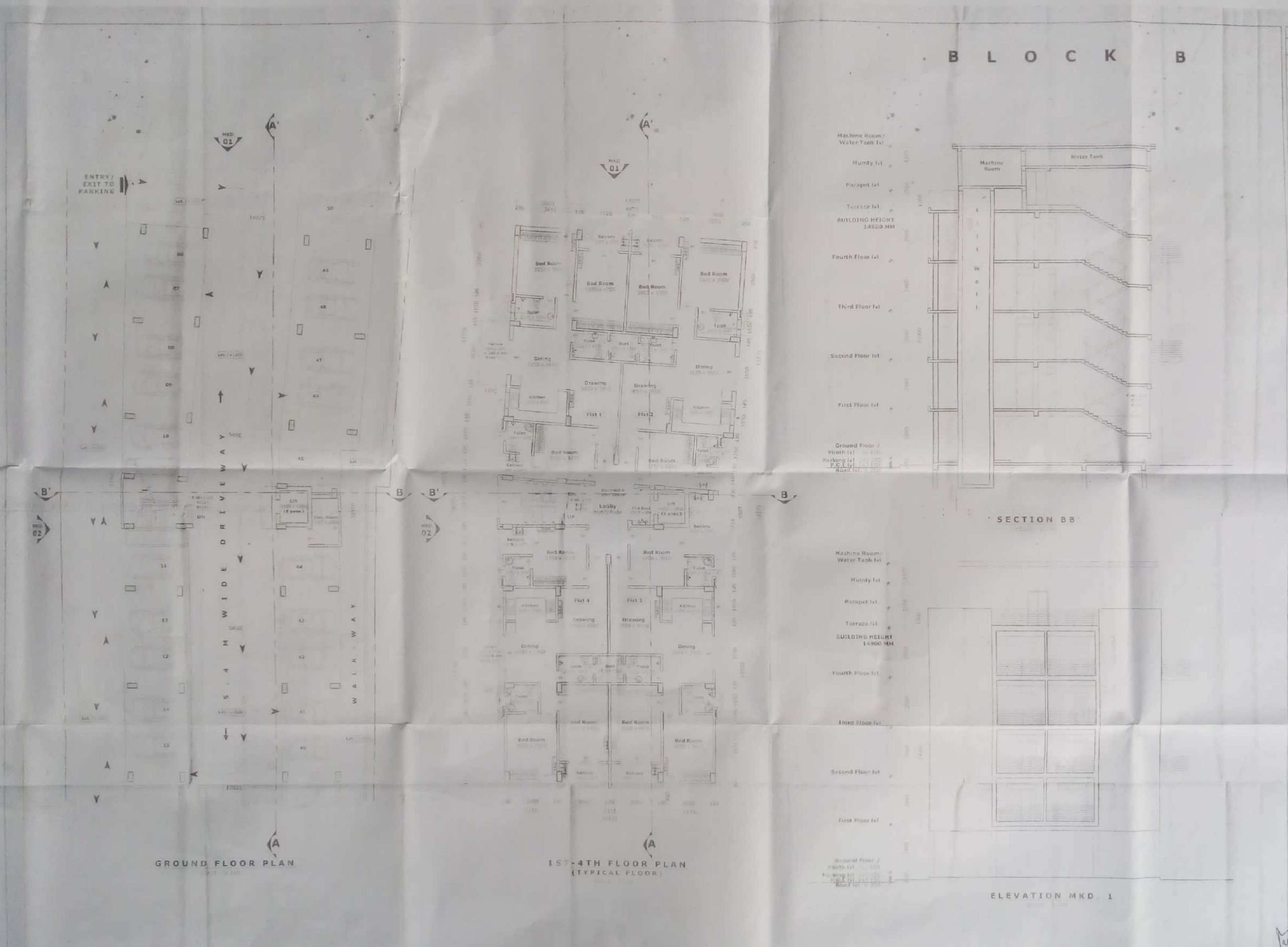
SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION
P/Khajpura/PRN/C/P/14/145/2016
[illegible] 314,
Sanction [illegible] under [illegible]
315, 316 [illegible] of the Bihar Municipal [illegible], 2007
by the Municipal Commissioner, Patna on
Date 11/03/2017
SANCTION OF PLAN ACCORDED

11/3/17
A.D
सहायक निदेशक
शहरी योजना शाखा
पटना नगर निगम

सत्येन्द्र कु० सिंह
उप-निदेशक
शहरी योजना
पटना नगर निगम

BLOCK B



GROUND FLOOR PLAN

1ST-4TH FLOOR PLAN
(TYPICAL FLOOR)

SECTION BB

ELEVATION MKD. 1

* FOR BUILDING HEIGHT UPTO 15 M

OPENING SCHEDULE

Type	Width	Height	Sill	Lintel	Descript
D1	1000	2510		2510	[illegible]
D2	1000	2510		2510	[illegible]
D3	750	2510		2510	[illegible]
D4	1800	2510		2510	[illegible]
D5	1675	2510		2510	[illegible]
D6	2100	2510		2510	[illegible]
D7	1800	2510		2510	[illegible]
D8	[illegible]	2510		2510	[illegible]
D9	1250	2100		2100	[illegible]
D10	1250	2100		2100	[illegible]
D11	900	2510		2510	[illegible]
D12	1500	2510		2510	[illegible]
D13	2110	2510		2510	[illegible]
D14	1475	2510		2510	[illegible]
W1	[illegible]	900	[illegible]	2510	[illegible]
W2	1500	1000	1510	2510	[illegible]
W3	[illegible]	1000	1510	2510	[illegible]
V	[illegible]	410	2152	2510	[illegible]
V1	1000	410	2100	2510	[illegible]
FG1	[illegible]	2520		2520	[illegible]
FG2	[illegible]	2000		2000	[illegible]

LEGEND

[illegible]	[illegible] Soil Waste Pipe
[illegible]	[illegible] Waste water Pipe
W	[illegible] Rain water Pipe
[illegible]	[illegible] Supply water Pipe

FIRE FIGHTING LEGEND

Symbol	Description
[illegible]	[illegible]

PROJECT NAME

[illegible]

NAME OF THE OWNERS

1. MRS. SARASWATI SINGH
[illegible]
2. MRS. SHEILA
[illegible]
3. MRS. SUDHA SINGH
[illegible]
4. SHRI JAI BAHADUR SINGH
[illegible] (P.O.A HOLDER)

ADDRESS

RAMNAYAN KUNJ , JAGRITI NAGAR
MAGISTRATE COLONY PATH
P.S- RAJEEV NAGAR , PATNA - 800024

POWER OF ATTORNEY HOLDER

SHRI JAI BAHADUR SINGH
[illegible]

PLOT DETAIL

MAUZA - [illegible]
HANA NO - [illegible]
PART OF CADESTRAL SURVEY PLOT NO [illegible]
KHATA NO - [illegible]
ZONE - [illegible]

BOUNDARY

NORTH - [illegible]
SOUTH - [illegible]
EAST - [illegible] APARTMENT
WEST - [illegible]

SHEET NO	NORTH	SCALE
04 / 07		1:100

SIGNATURE OF P.O.A HOLDER

SIGNATURE OF ENGINEER

RAKESH RANJAN
[illegible]

SIGNATURE OF ARCHITECT

PATNA MUNICIPAL [illegible]

P/Khajpura/PRN/G+4/11 - 15

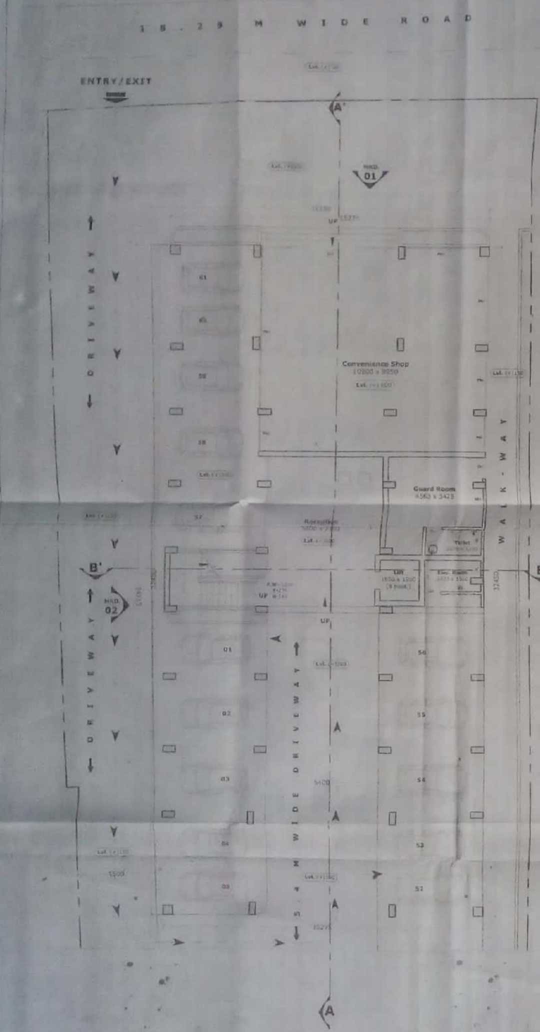
11/03/2013

SANCTION OF PLAN [illegible]

सहायक निदेशक

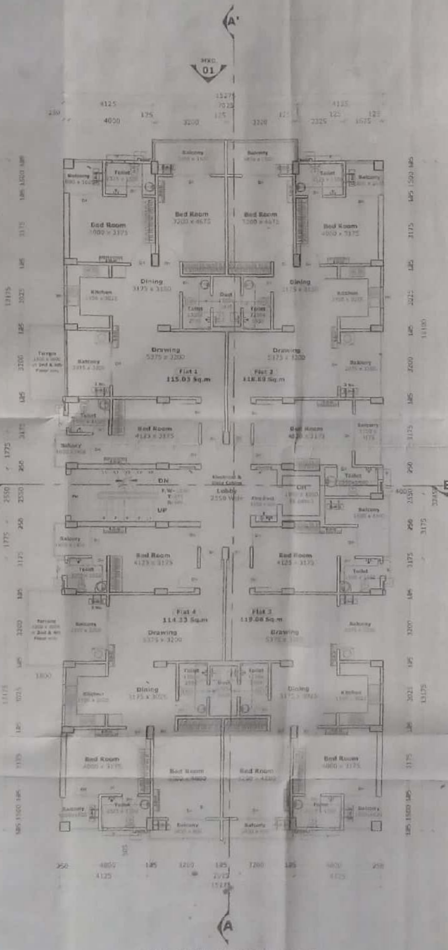
सत्यंक

B L O C K   A



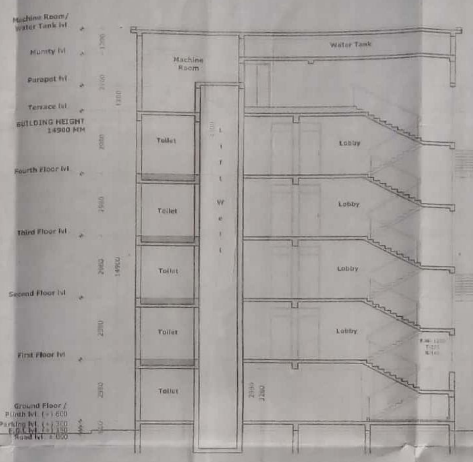
GROUND FLOOR PLAN

SCALE - 1:100



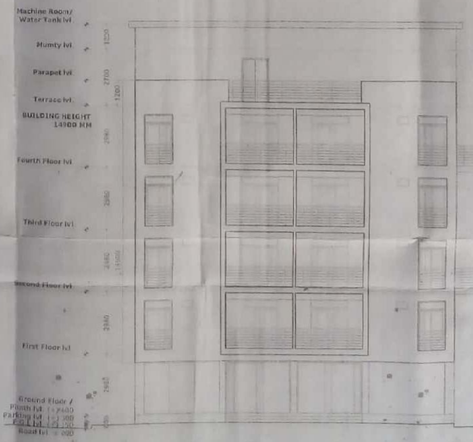
1ST-4TH FLOOR PLAN
(TYPICAL FLOOR)

SCALE - 1:100



SECTION BB'

SCALE - 1:100



ELEVATION MKD. 1

SCALE - 1:100

* FOR BUILDING HEIGHT UPTO 15 M

OPENING SCHEDULE

Type	Width	Height	Sill	Lintel	Description
D1	[illegible]	[illegible]		2510	[illegible]
D2	[illegible]	2510		[illegible]	[illegible]
D3	750	[illegible]		2510	[illegible]
D4	1800	2510		2510	[illegible]
D5	[illegible]	[illegible]		2510	[illegible]
D6	[illegible]	2510		2510	[illegible]
D7	1700	2510		2510	[illegible]
D8	[illegible]	2510		2510	[illegible]
D9	[illegible]	2100		2100	[illegible]
D10	[illegible]	2100		2100	[illegible]
D11	900	2510		2510	[illegible]
D12	[illegible]	[illegible]		2510	[illegible]
D13	2110	2510		2510	[illegible]
D14	[illegible]	2510		2510	[illegible]
W1	[illegible]	900	[illegible]	2510	[illegible]
W2	1000	1000	1510	2510	[illegible]
W3	2100	1000	1510	2510	[illegible]
V	[illegible]	410	2100	2510	[illegible]
V1	[illegible]	410	2100	2510	[illegible]
FG1	[illegible]	2530		2530	Fixed Glass
FG2	1000	2950		2950	[illegible] Fixed Glass

LEGEND

100 mm Dia Soil Stack Pipe
100 mm Dia Wastewater Pipe
100 mm Dia Rainwater Pipe
[illegible] mm Dia Sullagewater Pipe

FIRE FIGHTING LEGEND

Symbol	Description
[illegible]	CO2 / DCP fire extinguisher
[illegible]	Hose Reel

PROJECT NAME

HAPPY HOME RESIDENCY

NAME OF THE OWNERS

1. MRS. SARASWATI SINGH
W/O SHRI BIJAY BAHADUR SINGH
2. MRS. SHEILA
D/O SHRI BIJAY BAHADUR SINGH
3. MRS. SUDHA SINGH
D/O SHRI BIJAY BAHADUR SINGH
4. SHRI JAI BAHADUR SINGH
S/O LATE RANA SINGH (P.O.A HOLDER)

ADDRESS

RAHNAYAN KUNJ , JAGRITI NAGAR
MAGISTRATE COLONY PATH
P.S- RAJEEV NAGAR , PATNA - 800014

POWER OF ATTORNEY HOLDER S ADDRESS

SHRI JAI BAHADUR SINGH
S/O LATE RANA SINGH
RAHNAYAN KUNJ , JAGRITINAGAR
MAGISTRATE COLONY PATH
P.S- RAJEEVNAGAR , PATNA - 800014

PLOT DETAIL

MAUZA - KHAJPURA
THANA NO. - 11
PART OF CADESTRAL SURVEY PLOT NO. - 489
KHATA NO. - 20
ZONE - 3

BOUNDARY

NORTH - 60 FT. WIDE ROAD
SOUTH - PART OF SAME PLOT
EAST - SAGAR APARTMENT
WEST - RAHNAYAN KUNJ

SHEET NO	NORTH	SCALE
02/07		1:100

a.B.Singh

SIGNATURE OF P.O.A HOLDER
(SHRI JAI BAHADUR SINGH)

Sumar

SIGNATURE OF ENGINEER

RAKESH RANJAN RAJE
P.M.C EMPANELMENT No.- AR/53/18
C.O.A. REG No.- CA/[illegible]

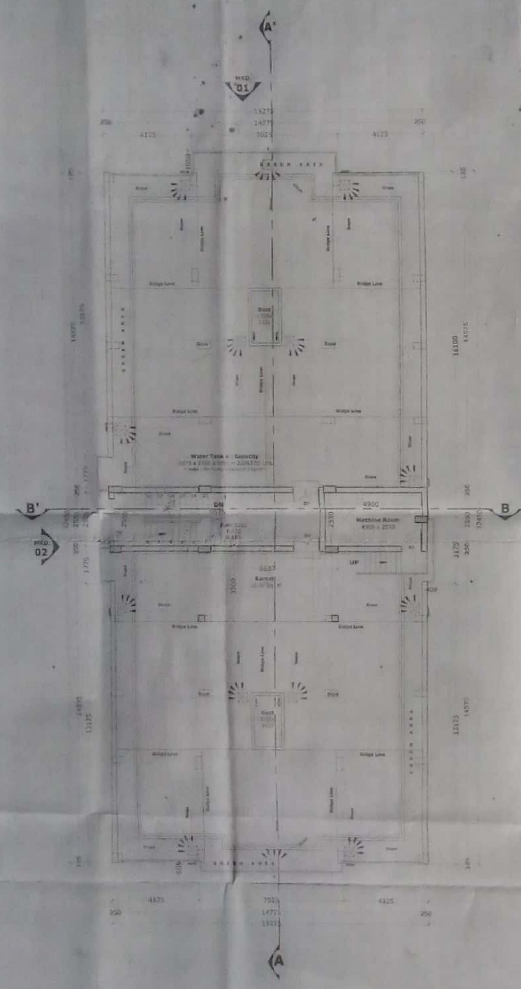
SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION
P/Khajepura/PRN/G+4/1457/16
Sanction of Plan accorded u/s 313, 314, 315, 316 & 317 of the Bihar Municipal Act 2007
by the Municipal Commissioner, Patna Municipal
Date 11/03/2017
SANCTION OF PLAN ACCORDED

17/1/18
(S.P.)

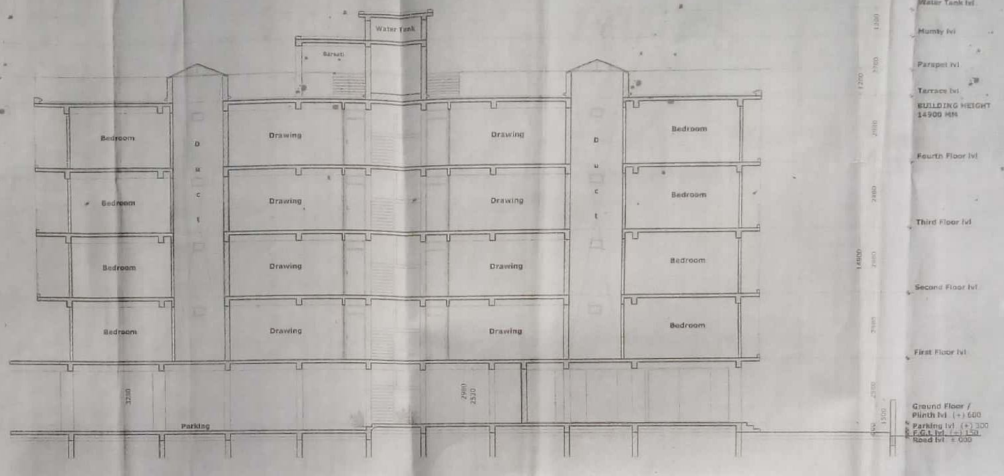
सत्येन्द्र कु० सिंह

B L O C K A



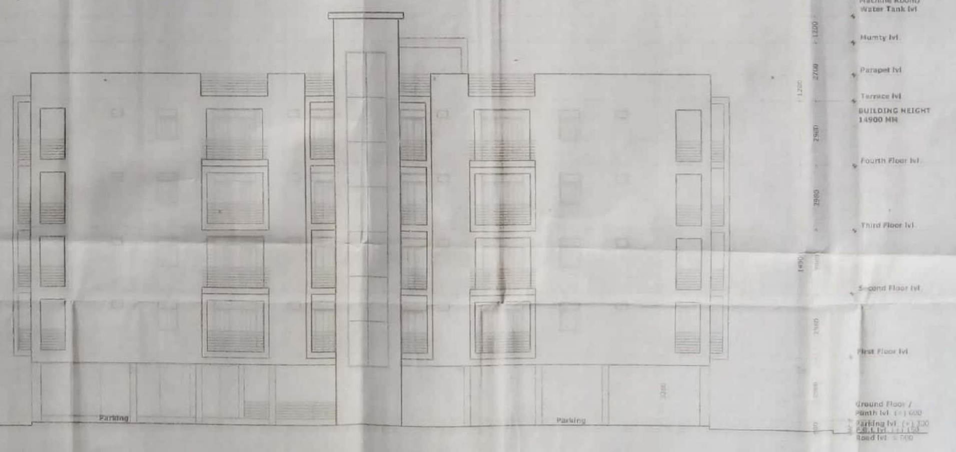
TERRACE PLAN

SCALE 1:100



SECTION AA'

SCALE 1:100



ELEVATION MKD. 2

SCALE 1:100

* FOR BUILDING HEIGHT UPTO 15 M

OPENING SCHEDULE

Type	Width	Height	Sill	Lintel	Description
D1	1050	2510		2510	Side Hung Solid Core Flush Door [illegible]
D2	1000	2510		2510	Side Hung Solid Core Flush Door [illegible]
D3	750	2510		2510	Side Hung Solid Core Flush Door [illegible]
D4	1500	2510		2510	Double Shutter Sliding Door with [illegible]
D5	1675	2510		2510	Double Shutter Sliding Door with [illegible]
D6	2100	2510		2510	Sliding Door [illegible]
D7	1500	2510		2510	Double Shutter Sliding Door [illegible]
D8	1550	2510		2510	Double Shutter Sliding Door [illegible]
D9	1250	2100		2100	Double Shutter Side Hung Flush Door [illegible]
D10	1250	2100		2100	Double Shutter Side Hung Flush Door [illegible]
D11	900	2510		2510	Side Hung Solid Core Flush Door [illegible]
D12	1500	2510		2510	Double Shutter Sliding Door
D13	3110	2510		2510	Double Shutter Sliding Door
D14	1475	2510		2510	Double Shutter Sliding Door with [illegible]
W1	1000	900	1510	2510	Double Shutter Sliding Window with [illegible]
W2	1000	1000	1510	2510	Double Shutter Sliding Window with [illegible]
W3	2100	1000	1510	2510	Triple Shutter Sliding Window [illegible]
V	600	410	2100	2510	Louvered Ventilator
V1	1200	410	2100	2510	Louvered Ventilator
FG1	[illegible]	2530		2530	Fixed Glass [illegible]
FG2	2000	2990	-	2990	Continuous Fixed Glass

LEGEND

- 110 mm Dia Soil Stack Pipe
- 100 mm Dia Waste water Pipe
- 100 mm Dia Rain water Pipe
- 32 mm Dia Supply water Pipe

FIRE FIGHTING LEGEND

Symbol	Description
▽	CO2 / DCP Fire Extinguisher
⊥	Hose Reel

PROJECT NAME

HAPPY HOME RESIDENCY

NAME OF THE OWNERS

1. MRS. SARASWATI SINGH
W/O SHRI BIJAY BAHADUR SINGH
2. MRS. SHEILA
D/O SHRI BIJAY BAHADUR SINGH
3. MRS. SUDHA SINGH
D/O SHRI BIJAY BAHADUR SINGH
4. SHRI JAI BAHADUR SINGH
S/O LATE RANA SINGH (P.O.A HOLDER)

ADDRESS

RAMNAYAN KUNJ, JAGRITI NAGAR
MAGISTRATE COLONY PATH
P.S- RAJEEV NAGAR, PATNA - 800014

POWER OF ATTORNEY HOLDER'S ADDRESS

SHRI JAI BAHADUR SINGH
S/O LATE RANA SINGH
RAMNAYAN KUNJ, JAGRITINAGAR
MAGISTRATE COLONY PATH
P.S- RAJEEVNAGAR, PATNA - 800014

PLOT DETAIL

MAUZA - KHAJPURA
THANA NO. - 1
PART OF CADESTRAL SURVEY PLOT NO. -490
KHATA NO. - 20
ZONE - 3

BOUNDARY

NORTH - 40 FT. WIDE ROAD
SOUTH - PART OF SAME PLOT
EAST - SAGAR APARTMENT
WEST - RAMNAYAN KUNJ

SHEET NO.	NORTH	SCALE
03/07		1:100

SIGNATURE OF P.O.A HOLDER
(SHRI JAI BAHADUR SINGH)

Skumar

SHAILENDRA KUMAR

SIGNATURE OF ENGINEER

RAKESH RANJAN
P.M.C. EMPANELMENT No. [illegible]
C.O.A. REG. No. - CA/[illegible]

SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION
P/Khajepura/PRN/G+4/145/2016
Sanctioned [illegible]
315, 316 & [illegible] Bihar Municipal Act 2007
by the Municipal Commissioner, Patna [illegible]
Date 11/03/2017
SANCTION OF PLAN [illegible]

11/3/17
सहायक निदेशक
नगर योजना शाखा
पटना नगर निगम

11/03/17
सत्येन्द्र कु० सिंह
उप-निदेशक

पटना नगर निगम

ब्लॉक-सी, द्वितीय तल, मौयलोक कम्पलेक्स, डाक बंग्ला रोड, पटना-800001

पत्र संख्या- 3052 /प0न0नि0

प्रेषक,

उप निदेशक,
शहरी योजना शाखा,
पटना नगर निगम, पटना।

सेवा में,

श्री जय बहादुर सिंह,
पिता-स्व0 रामा सिंह,
राम नयन कुंज, जागृति नगर,
मजिस्ट्रेट कॉलोनी पथ, थाना-राजीव नगर, पटना-14
मोबाईल नं0-9431108090

पटना, दिनांक-25/03/2017 ई0।

विषय:- **प्लान केस सं०-P/Khajepura/PRN/G+4/145/2016 की स्वीकृति के संबंध में।**

महाशय,

आपके आवेदन सं0-P/Khajepura/PRN/G+4/145/2016 दिनांक-30.05.2016 के संदर्भ में श्री जय बहादुर सिंह, पिता-स्व0 रामा सिंह, राम नयन कुंज, जागृति नगर, मजिस्ट्रेट कॉलोनी पथ, थाना-राजीव नगर, पटना के लिए भवन निमार्ण के लिए पटना नगर निगम/बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित .... विकास योजना/आयोजना प्राधिकार/आयोजना स्कीम के .... सर्वे प्लॉट सं0-499, खाता सं0-20, थाना-शास्त्रीनगर, थाना सं0-11, मौजा-ख़ाजपुरा, जोन-03, पटना के बाबत निम्नलिखित शर्तों/निर्वधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है।

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

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

(ग) अनुमोदित योजना में दर्शाया गया 1430.03 वर्ग मीटर का पार्किंग स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।

(घ) प्रस्तावित निर्माण वाली भूमि 19.80 मीटर से 20.60 मीटर (औसतन 20.20 मीटर) चौड़ाई के अनुमोदित पहुँच 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/आयोजना प्राधिकारों/या बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित किसी योजना

स्कीम के अधीन आच्छादित सुसंगत आयोजना प्राधिकार/ग्राम पंचायत क्षेत्रों के अधीनस्थ पटना नगर निगमों 00.00 मीटर चौड़ी भूमि की पट्टी मुफ्त उपहार के रूप में देगा।

(छ) अनुमति (अनुज्ञा) जारी किये जाने की तारीख से तीन वर्षों की अवधि के लिए विधि मान्य होगी।

(ज) इस उपबन्ध के अधीन दी गयी अनुमति को उस भूखण्ड, जिसके लिए योजना अनुमोदित की गयी हो, के अधिकार, हक, हित की 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 स्वत: रद्द समझी जाएगी।

(ञ) नक्शा की स्वीकृति के क्रम में आवश्यक दस्तावेजों में अमीन का सत्यापन प्रतिवेदन अनिवार्य दस्तावेज होता है। इसलिये स्थल जाँच प्रतिवेदन बिहार राज्य आवास बोर्ड से प्रतिनियुक्त अमीन द्वारा समर्पित किया गया है।

(ट) भू-स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों/कागजात के सत्यता की जिम्मेवारी आवेदक की है। भविष्य में इसमें किसी प्रकार की त्रुटि/हेर-फेर/कपटपूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किये जाने के साथ आवेदक के विरूद्ध विधि सम्मत कार्रवाई की जायेगी।

विश्वासभाजन,
उप निदेशक,
शहरी योजना शाखा,
पटना नगर निगम, पटना।

''बेहतर हो पहचान अपना, विकसित राजधानी सुन्दर पटना''