MANOJ KUMAR
(Architect)
101,RANJIT COMPLEX TALPATRA LANE,
BUDH-MARG, PATNA-01
MOB.-9431063329

Ref. No.- **CKA/NPPHU/Mauza-Nohsa/GRA/G+4/001/2012** DATE: -03. 12.2012

To,

M/S NIAGAREE BUILDERS & DEVELOPER PVT. LTD.
Managing Director –Mr. NAUSHAD ALAM
At- 503,Adharshila complex , South Gandhi Maidan , PATNA

Subject : Approval of building plan for plot no. **775, Socity plot no.-S1,S2,S3, &S4**
Mauza - **Nohsa** , Thana no. **-38** , Khata No. **–48**
Thana –**Phulwari** , Distt - **PATNA**
Nagar Nigam / Parisad / Panchayat.**NAGAR PARISHAD PHULWARI**

Reference: Your plan case no. - **CKA/NPPHU/Mauza-Nohsa/GRA/G+4/001/2012**
Dated **03.12.2012** .permission to erect/re-erect, addition/alteration
of a **RESIDENTIAL** Building type.

The permission is herby granted subjected to the following conditions:

1. That you will abide by the Rules and Regulation of Corresponding Urban Local Body.
2. That you will get the set backs of your building checked at plinth level and shall obtain /submit a DPC certificate from competent person before further work.
3. The responsibility of the structural design and structural stability of the building shall be solely of the supervising Architect/Engineer/Owner. The owner shall ensure to make adequate provisions in building structure to meet the requirement of earthquake resistance standards.
4. The owner shall be entirely responsible for making adequate provision for Fire safety as per NBC / Rules.
5. The basement shall be constructed after living a clear margin of 6 ft from the adjoining Plots/building, if the adjoining building is already constructed without basement. Further, the basement shall be used only for purpose shown in approved plans.
6. The validity of building plans is for three years only from the date of approval.
7. The you will obtain Occupation Certificate before occupying the above said building from competent Authority.
8. This sanction will be invalid if the conditions aforesaid are not complied with.

03-12-2012

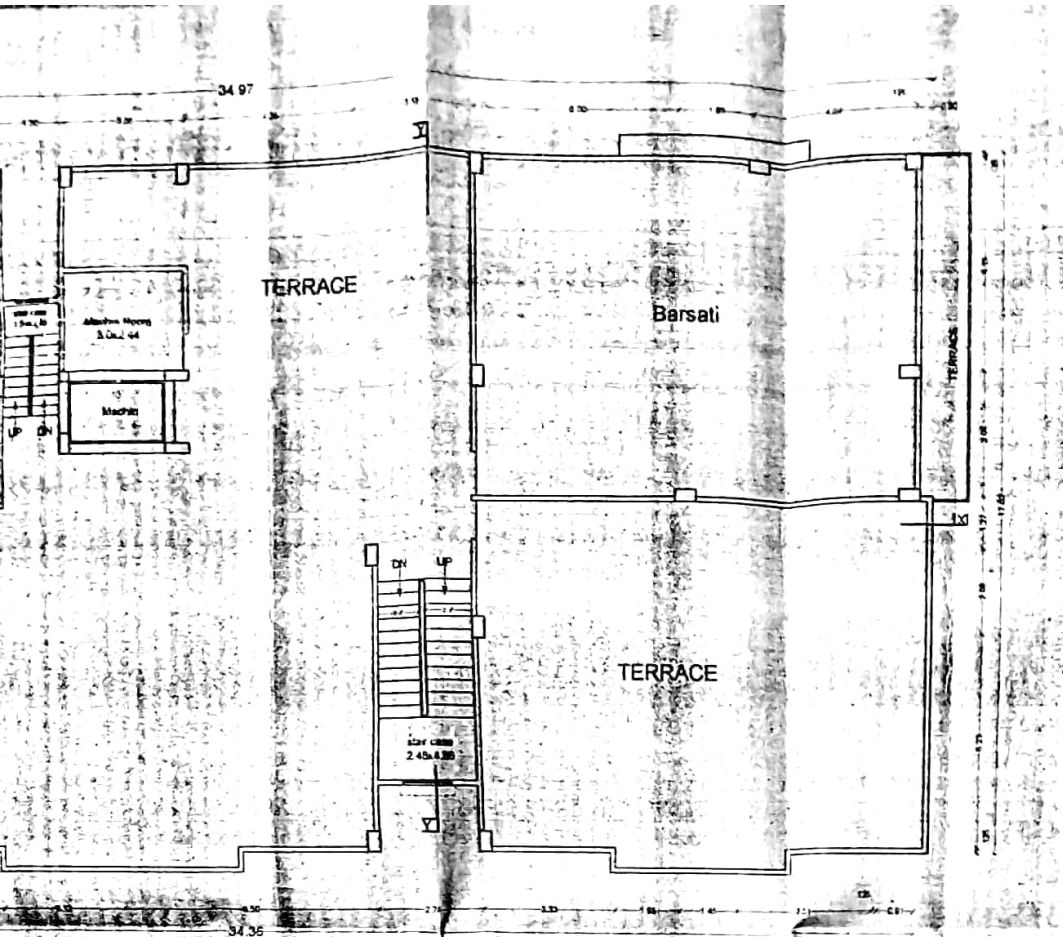
MANOJ KUMAR (ARCHITECT)
COA Regn. No.-CA/2002/29414
PHULWARI REGD.NO.- **12/2009**

Enci: Two set of sanctioned building plans.
Cc: To Executive Officer with one set of documents & sanctioned drawings.

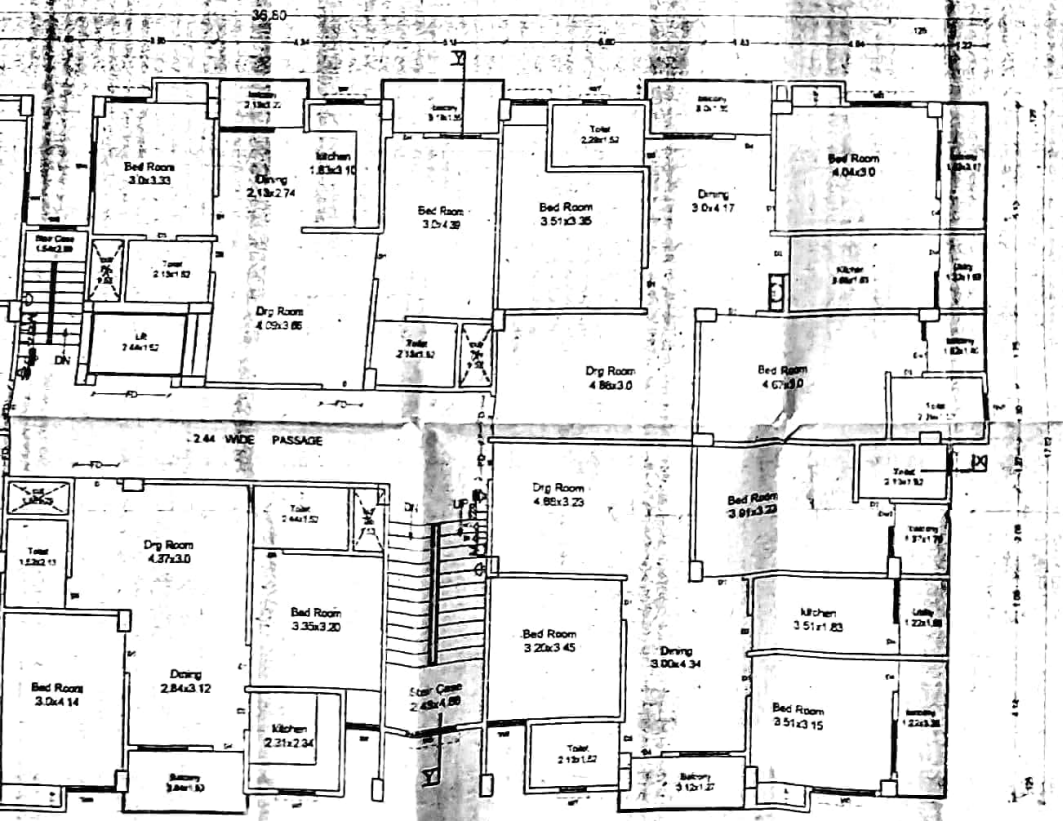
MANOJ KUMAR
(Certified Architect)
Phulwari Regd.-12/2009

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Terrace Floor Plan



2nd 3rd&4th floor Plan

6	W	3.0	1.83	0.76	2.59	Fully Glazed
8	W1	2.84	1.83	0.76	2.59	Fully Glazed
7	W2	2.13	1.83	0.76	2.59	Fully Glazed
9	W3	1.52	1.83	0.76	2.59	Fully Glazed
8	W4	1.22	1.83	0.76	2.59	Fully Glazed
10	W5	1.37	1.83	0.76	2.59	Fully Glazed
11	W6	0.91	1.83	0.76	2.59	Fully Glazed
12	W7	2.0	1.83	1.07	2.59	Fully Glazed
13	W8	0.61	1.22	1.37	2.59	Fully Glazed
14	D1	1.83	2.59/1.83	0.04/0.76	2.59	Fully Glazed
15	Dw1	1.40	2.59/1.83	0.04/0.76	2.59	Fully Glazed
16	Dw2	1.32	2.59/1.83	0.076	2.59	Fully Glazed

AREA CALCULATION

TOTAL PLOT AREA--	1078.93 SQM
ROADWIDING AREA--	71.66 SQM
NET PLOT AREA--	1007.26 SQM
GROUND FLOOR BUILTUP AREA --	44.84 SQM
FIRST FLOOR BUILTUP AREA--	496.31 SQM
SECOND FLOOR BUILTUP AREA--	496.32 SQM
THIRD FLOOR BUILTUP AREA --	496.31 SQM
FORTH FLOOR BUILTUP AREA --	556.32 SQM
TOTAL FLOOR BUILTUP AREA --	2039.26 SQM
F.A.R. -- 2039.26/1078.93 = 2.21	
GROUND COVERAGE--49.27 %	

Proposed Residential Complex,(M R.F GREENS)
at-Mauza - Nohsa ,Plot No - 775,P.S & Paragana -Fulwari
Sharif,Khata No - 48,Thana No - 38.
Society,Plot No - S1,S2,S3,&S4,Dist -Patna.
Developer :-
M/s NIAGAREE BUILDERS & DEVELOPER Pvt Ltd
Office - 503 Adharshila Complex South Gandhi Maidan Patna
Managing Director - Mr NAUSHAD ALAM
Land Owners
1. Mrs Farhat Asif,w/o mr Asif Raza
2. Mrs Rafat Raza w/o Monawwar Raza
3. Monawwer Raza s/o Late Ahmad Raza
Residents -affar Mansion, Sabzibagh, Bznkipore,
P.S - Pirbahore,Patna

SCALE -	NORTH -	DRG NO. -
1:100, 1:200		A-01

NIAGAREE BUILD & DEVELOP PVT. LTD.

Managing Director

Satyendra pd singh

SIG OF OWNER / DEVELOPER

SIG OF ARCHITECT/ENGINEER

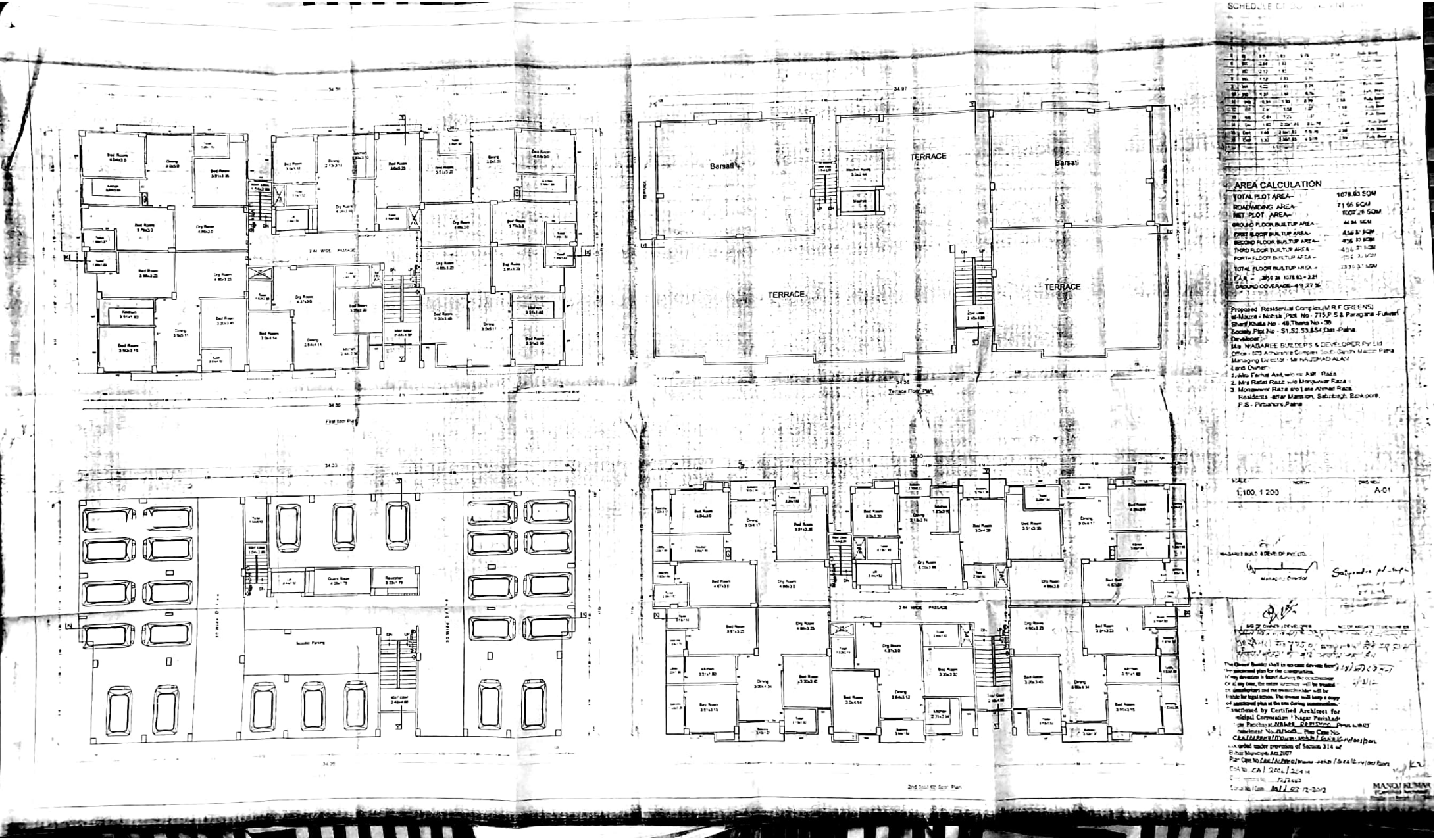
The Owner/ Builder shall in no case deviate from the sanctioned plan for the construction.
If any deviation is found during the construction or at any time, the entire structure will be treated as unauthorized and the owner/builder will be liable for legal action. The owner will keep a copy of sanctioned plan at the site during construction.

Sanctioned by Certified Architect for
Municipal Corporation / Nagar Parishad/
Nagar Panchayat...NPP&R...PP.RI/PHO...PHULWARI
Panelment No.CA/2009... Plan Case No.
CKR/IN/PPHU/Mauza...Nohsa/Khata/14/005/2012
Recorded under provision of Section 314 of
Bihar Municipal Act,2007
Plan Case No CKR/IN/PPHU/Mauza-Nohsa/Khata/14/005/2012
CoA No CA/2002/29419
Enrolment No 12/2009
Serial No / Date 001/03-12-2012

MANOJ KUMAR
(Certified Architect)
Phulwari Regd.-12/09

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