



Signature
 Rajeev Kumar
 Architect

TOTAL PLOT AREA CALCULATION

- 01. TOTAL PLOT AREA = 1483.736 Sq. Mt.
- 02. PERMISSIBLE F.A.R. = Plot Area x 2.50
 = 1483.736 x 2.50 = 4209.34 Sq. Mt.
- 03. CONSUMED COMMERCIAL F.A.R. = 1483.736 Sq. Mt.
- 04. CONSUMED RESIDENTIAL F.A.R. = 2769.32 Sq. Mt.
- 05. TOTAL CONSUMED F.A.R. = 4253.06 Sq. Mt.
 = 4209.34 / 1483.736 = 2.87
- 06. TOTAL PARKING AREA = 1436.56 Sq. Mt.
- A. BASEMENT (RESIDENTIAL PARKING) = 748.03 Sq. Mt.
- B. LOWER GROUND (COMM. PARKING) = 748.03 Sq. Mt.

SPECIFICATIONS

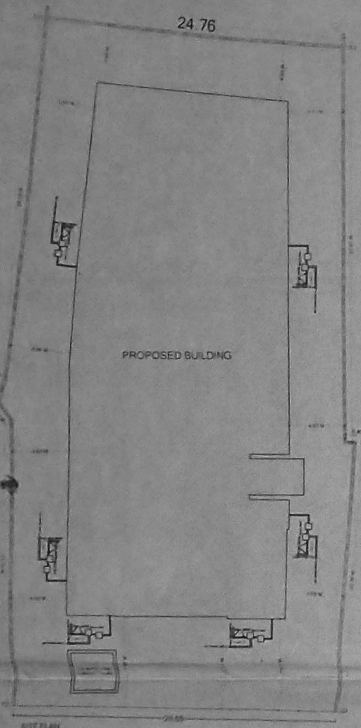
- 1. FOUNDATION: ALL UNDERGROUND FLOOR CONCRETE RAFT.
- 2. ROOF: 150 MM THICK CONCRETE SLAB WITH 100 MM FILL.
- 3. STAIRS: STAIRCASES TO BE 1000 X 1000 MM WITH 100 MM FILL.
- 4. ELEVATIONS: EXTERIOR TO BE 1000 X 1000 MM WITH 100 MM FILL.
- 5. ROOF: 150 MM THICK CONCRETE SLAB WITH 100 MM FILL.
- 6. STAIRS: STAIRCASES TO BE 1000 X 1000 MM WITH 100 MM FILL.
- 7. ELEVATIONS: EXTERIOR TO BE 1000 X 1000 MM WITH 100 MM FILL.
- 8. ROOF: 150 MM THICK CONCRETE SLAB WITH 100 MM FILL.
- 9. STAIRS: STAIRCASES TO BE 1000 X 1000 MM WITH 100 MM FILL.

TITLE
 SUBMISSION DRAWING

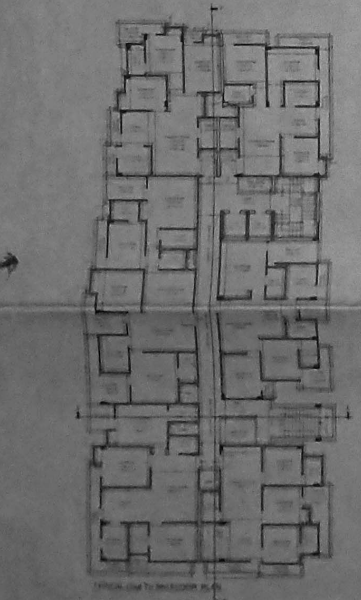
SCALE - 1 : 100
 NORTH
 N

PROJECT
 PROPOSED RESIDENTIAL, COMM. & INDUSTRIAL
 BUILDING MAP OF NABAP PARKING LOT
 LIMITED THROUGH ITS EXTENSION
 DR. RAJEEV KUMAR, ARCHITECT
 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

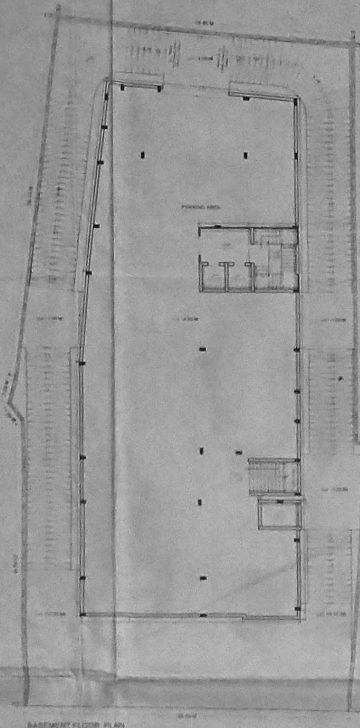
Signature
 RAJEEV KUMAR
 Architect



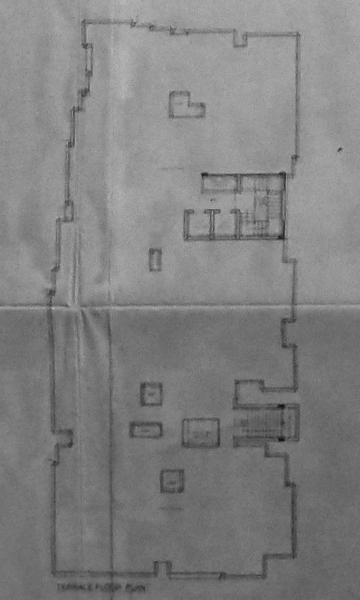
12 M WIDE M.P. DUBEDY ROAD



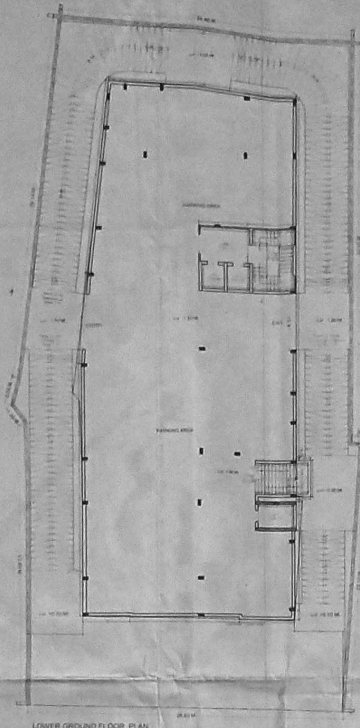
VERTICAL CROSS SECTION



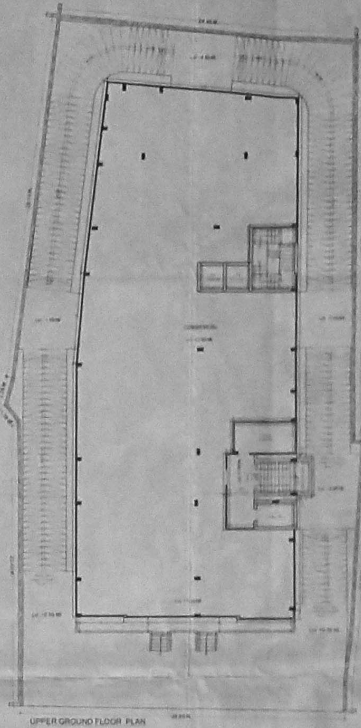
BASMENT FLOOR PLAN



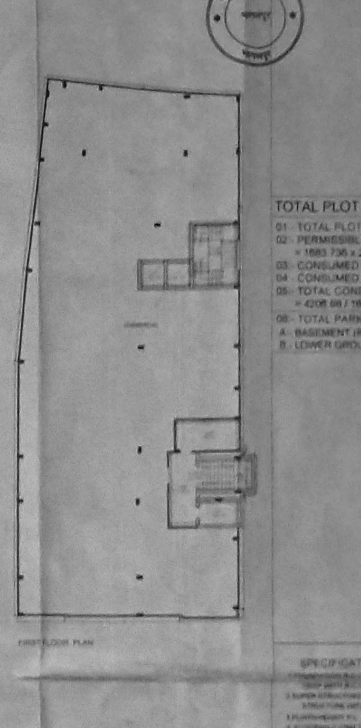
TERRACE FLOOR PLAN



LOWER GROUND FLOOR PLAN



UPPER GROUND FLOOR PLAN



FIRST FLOOR PLAN

AREA CALCULATION (Sq.Mt.)

S.No	FLOOR	BLOCK AREA	CUT-OUT	BUILTUP (Sq.Mt.)	BALCONY	WARDROBE	FIRE STAIR	LIFT WELL	F.A.R.
01.	Basement	748.03 Sq.Mt.	-	748.03 Sq.Mt.	-	-	-	-	-
02.	L.GROUND	748.03 Sq.Mt.	-	748.03 Sq.Mt.	-	-	-	-	-
03.	U.GROUND	750.42 Sq.Mt.	-	750.42 Sq.Mt.	-	-	13.98 Sq.Mt.	13.06 Sq.Mt.	723.38 Sq.Mt.
04.	FIRST	750.42 Sq.Mt.	-	750.42 Sq.Mt.	-	-	13.98 Sq.Mt.	13.06 Sq.Mt.	723.38 Sq.Mt.
05.	SECOND	818.59 Sq.Mt.	21.39 Sq.Mt.	797.20 Sq.Mt.	78.00 Sq.Mt.	6.12 Sq.Mt.	15.84 Sq.Mt.	7.26 Sq.Mt.	689.98 Sq.Mt.
06.	THIRD	818.59 Sq.Mt.	21.39 Sq.Mt.	797.20 Sq.Mt.	78.00 Sq.Mt.	6.12 Sq.Mt.	15.84 Sq.Mt.	7.26 Sq.Mt.	689.98 Sq.Mt.
07.	FOURTH	818.59 Sq.Mt.	21.39 Sq.Mt.	797.20 Sq.Mt.	78.00 Sq.Mt.	6.12 Sq.Mt.	15.84 Sq.Mt.	7.26 Sq.Mt.	689.98 Sq.Mt.
08.	FIFTH	818.59 Sq.Mt.	21.39 Sq.Mt.	797.20 Sq.Mt.	78.00 Sq.Mt.	6.12 Sq.Mt.	15.84 Sq.Mt.	7.26 Sq.Mt.	689.98 Sq.Mt.
TOTAL		6271.26 Sq.Mt.	85.56 Sq.Mt.	6185.70 Sq.Mt.	312.00 Sq.Mt.	24.48 Sq.Mt.	91.32 Sq.Mt.	66.16 Sq.Mt.	4206.68 Sq.Mt.

Municipal Corporation
 BANGALUR
 RAJEEV KUMAR
 Architect

Project No. 100/2024
 Date: 10/10/2024
 RAJEEV KUMAR
 Architect

RAJEEV KUMAR
 Architect

Bhagalpur Municipal Corporation
Building Permission

Approval Letter - Building Permit
Bihar Municipal Act 2007



Letter No:

Approval No: BPA/00093/2018-19

With respect to your Application No 51518052800010 dated 28-MAY-2018, permission is hereby granted in favour of;

Mr. Ashok Kumar Jhunjunwala

Address: 12, M.P.D.Road, Goushala Road, Kotwali Nayabazar, Bhagalpur

Additional Owner: Mr. Amit Jhunjunwala

for Construction of Commercial Building

in respect of Ward Ward 19, Plot No. (CS)/Khasra No. 84/825/826/828/829/84/84KA, Plot No (MSP) 12, Khata No. 32/53/287/291, Holding No. 15/17 of Bhagalpur Municipal Corporation subject to following conditions/restrictions.

- a) The Building shall be used exclusively for Commercial purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- b) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- c) Parking space, measuring 1496.06 sq.m. as shown in the approved plan shall be kept open and no part of it will be built upon.
- d) The land over which construction is proposed is accessible by an approved means of access of 12 m. width.
- e) The land in question must be in lawful ownership and peaceful possession of the applicant.
- f) The permission is valid for period of three years with effect from the date of issue.
- g) Permission accorded under the provision cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
- h) Any dispute arising out of land record or in respect of right/ title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
- i) Any other conditions.

The permission is valid for period of three years with effect from the date of issue.

Permission accorded under the provision cannot be construed as evidence

Any dispute arising out of land record or in respect of right/ title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.

Copy along with 2 copies of the approved plans to Mr. Ashok Kumar Jhunjunwala, Mr. Amit Jhunjunwala

Letter No. 3809
Date 24/08/2018

Order
Municipal Commissioner
Bhagalpur Municipal Corporation
Authorisation Signatory

Letter No. 1256/

OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.

From,

Rattanmani Sanjeev,
State Fire Officer,
Bihar, Patna.

To,

Shri Amit Jhunjhunwala,
16D Judges Court Road,
A.P. Fashion Pvt. Ltd.,
227, A.J.C. Bose Road, Kolkata.

Sub :-

Patna Dt. 28/04/2018

The views regarding proposed commercial-cum-residential building of above 15 mtr in height to be constructed at Mohalla- Naya Bazar, Dist- Bhagalpur.

Sir,

Please refer to your letter no.- nil., dt. -19/02/2018 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a B+LG+UG+5 (Total B/U area- 6185.70 Sqmtr.), commercial-cum-residential building, shall be constructed on 35 feet wide road belongs to M/S AP Fashions Pvt. Ltd., M.D- Sri Ashok Kumar Jhunjhunwala & others, on having Plot no.- 84/825,826,828,829, Khata no.- 32,53,287,291, Ward no.- 8/19 at Mohalla - Naya Bazar, Dist- Bhagalpur.

We clear the plan after giving following advice/suggestions/ recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect / Developer/ Land owner as the case may be.

i) **Construction :**

- The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Building Bye laws Bihar, 2014.
- The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) **Open Space & Approach :**

- The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility 3.60 m/s (minimum).
- The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) **Stair Case :-**

- The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
- The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
- All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
- The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
- In case of two staircase, one must be on outer wall.
- Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) LIFT :-

- a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m².
- b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.
- c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand still with door open.
- d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply, it shall automatically trip to alternate supply.
- e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.
- v) That the basement should be equipped with automatic sprinkler's installation & must have two separate exits.
- vi) The commercial area of the building is also equipped with automatic sprinkler's installation & automatic alarm system.
- vii) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 900 LPM pump at Terrace level, ISI marked Fire extinguishers as per relevant specification & I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
- viii) That an underground water static tank of not less than 50,000 Ltrs. capacity with automatic refilling arrangements preferably on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. Capacity should be made available before occupancy.
- ix) That the internal finishing shall be non-combustible or class -- surface spread of flame.
- x) That electric cables must be shield at each floor with intumescent coating.
- xi) That Fire exit drill be carried out regularly at least twice in a year after occupation.
- xii) That the building must be constructed on at least 30 feet wide road and it is responsibility of the concerned Architect to ensure the road width because he is the passing authority.
- xiii) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xiv) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong, the Architect / Passing authority shall be held responsible.
- xv) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).
- xvi) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp.

Encl - As Above

Yours faithfully,

(Rattanmani Sanjeev)

State Fire Officer

Bihar, Patna.

Certified
Heemendra
Er HEMENDRA BHUSHAN SINHA
REGISTERED ENGINEER
Bhagalpur Municipal Corporation
LIC No 3/2005

iv) LIFT :-

- a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m^2 .
- b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.
- c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand still with door open.
- d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply, it shall automatically trip to alternate supply.
- e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.
- v) That the basement should be equipped with automatic sprinkler's installation & must have two separate exits.
- vi) The commercial area of the building is also equipped with automatic sprinkler's installation & automatic alarm system.
- vii) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 900 LPM pump at Terrace level, ISI marked Fire extinguishers as per relevant specification & I.S. 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
- viii) That an underground water static tank of not less than 50,000 Ltrs. capacity with automatic refilling arrangements preferably on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. Capacity should be made available before occupancy.
- ix) That the internal finishing shall be non-combustible or class A surface spread of flame.
- x) That electric cables must be shield at each floor with intumescent coating.
- xi) That Fire exit drill be carried out regularly at least twice in a year after occupation.
- xii) That the building must be constructed on at least 30 feet wide road and it is responsibility of the concerned Architect to ensure the road width because he is the passing authority.
- xiii) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xiv) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong, the Architect / Passing authority shall be held responsible.
- xv) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).
- xvi) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final in favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp.

Encl - As Above

Yours faithfully,

(Rattanmani Sanjeev)

State Fire Officer

Patna, Patna.

Certified
Heemendra
Er HEMENDRA BHUSHAN SINHA
REGISTERED ENGINEER
Bhagalpur Municipal Corporation.
LIC No. 312005