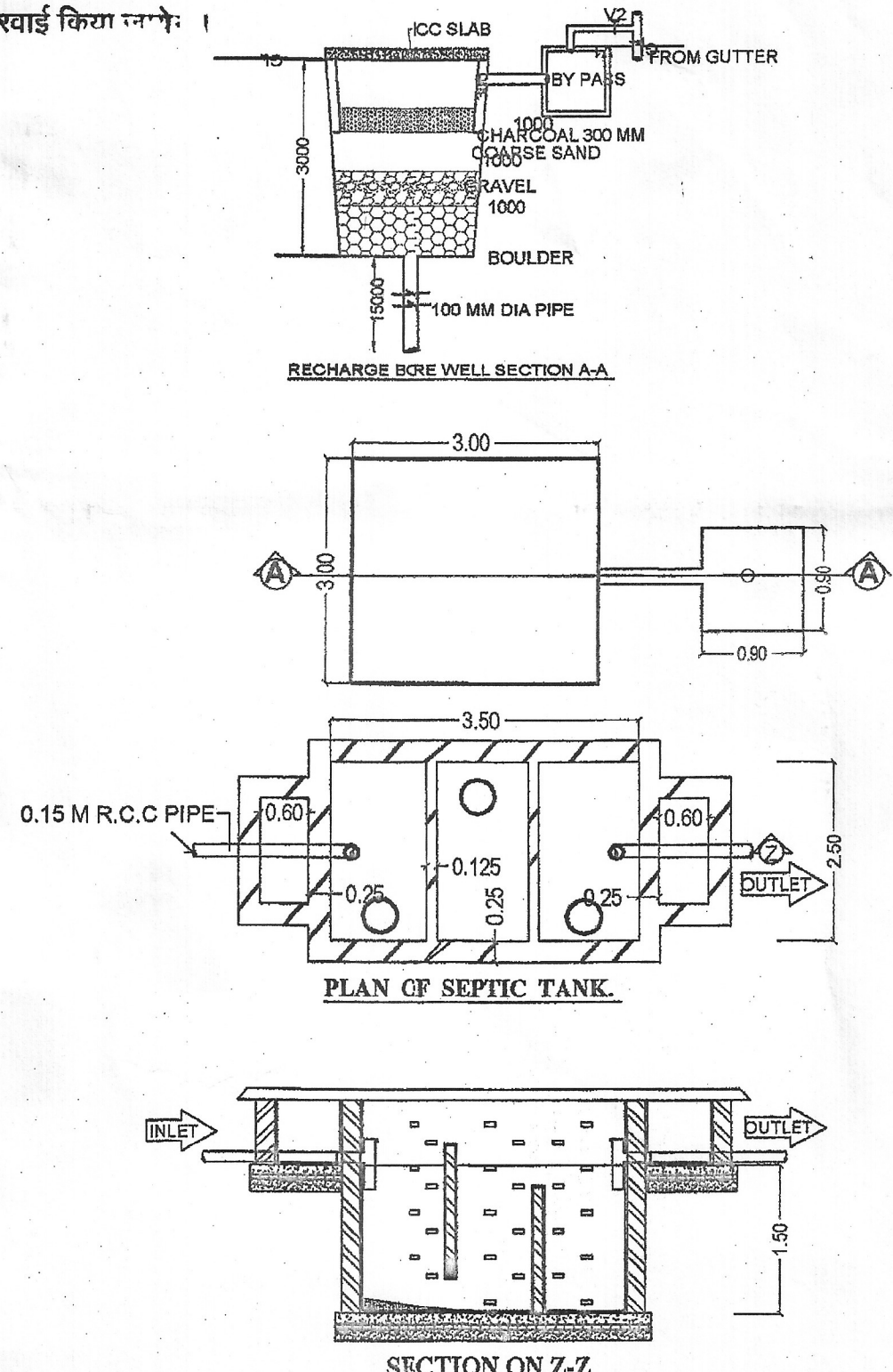
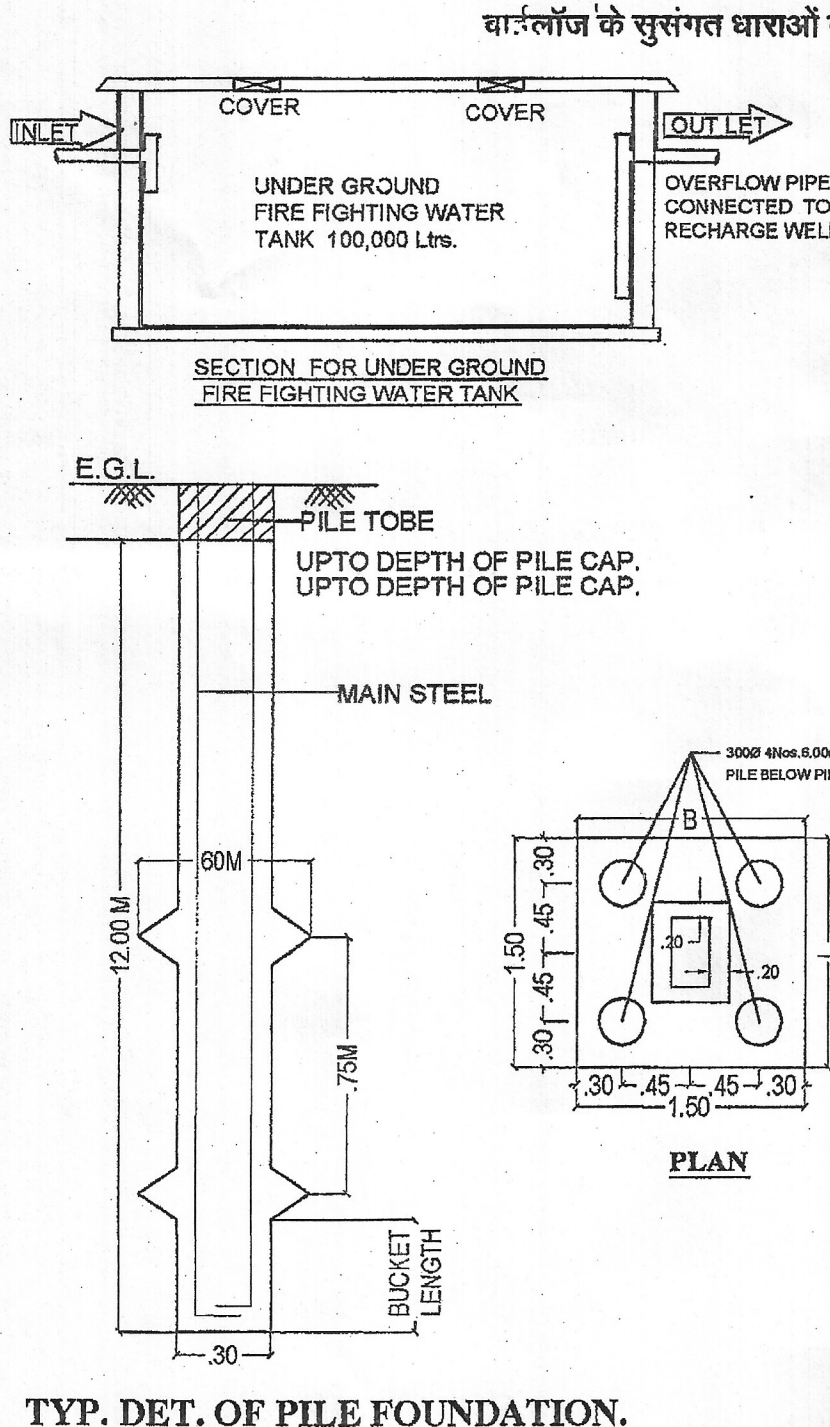
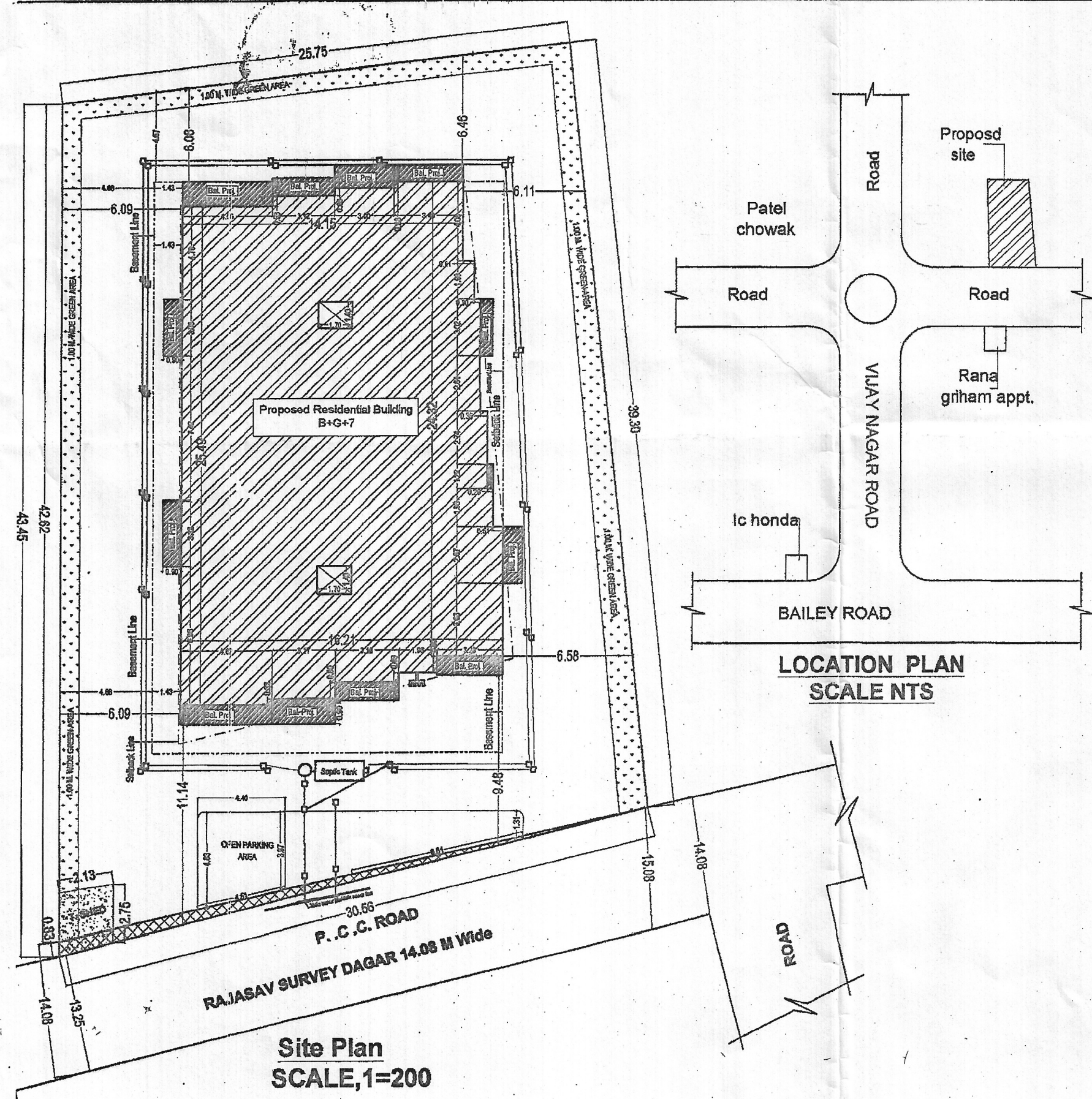


निर्देश/प्रोमोट/पू-स्वामी/संस्थित वास्तुविद/अभियंता
निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग
लाने के पूर्व आवासीय/व्यवसायिक कम्प्लेक्स में सुरक्षा
की दृष्टि से, प्रवेश द्वार निकाल द्वार, सीढ़ी, लिफ्ट, पार्किंग
प्रत्येक फ्लोर, गेट के बाहर की ओर लोकेशन के साथ तथा
अन्य वांछित महत्वपूर्ण स्थानों पर उच्च मानक के C.C.T.V.
कैमरा का अधिष्ठापन करने अथवा संबंधित एक्ट एवं
वास्तुविद के सुसंगत धाराओं के सहित कारवाई किया जाये।

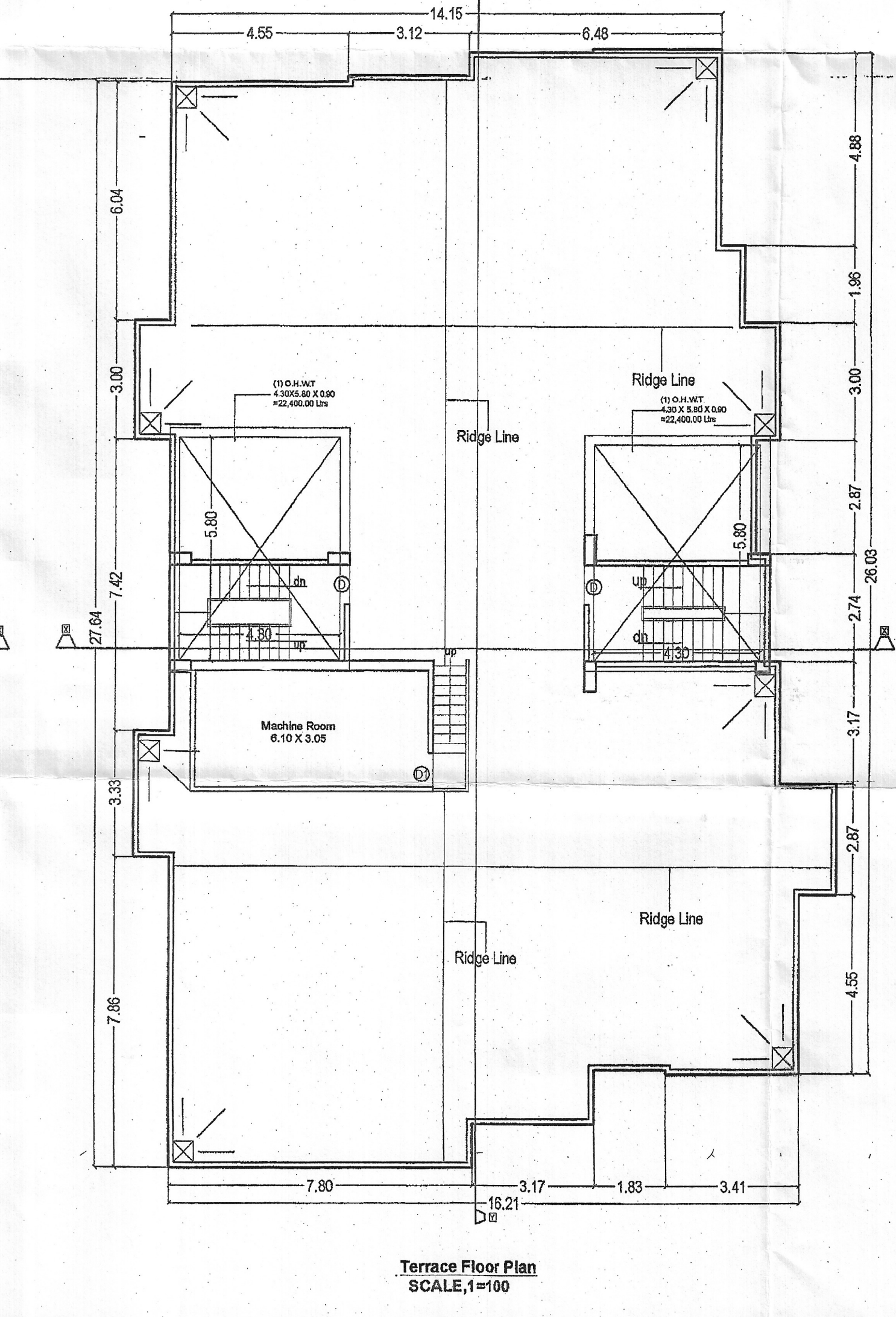
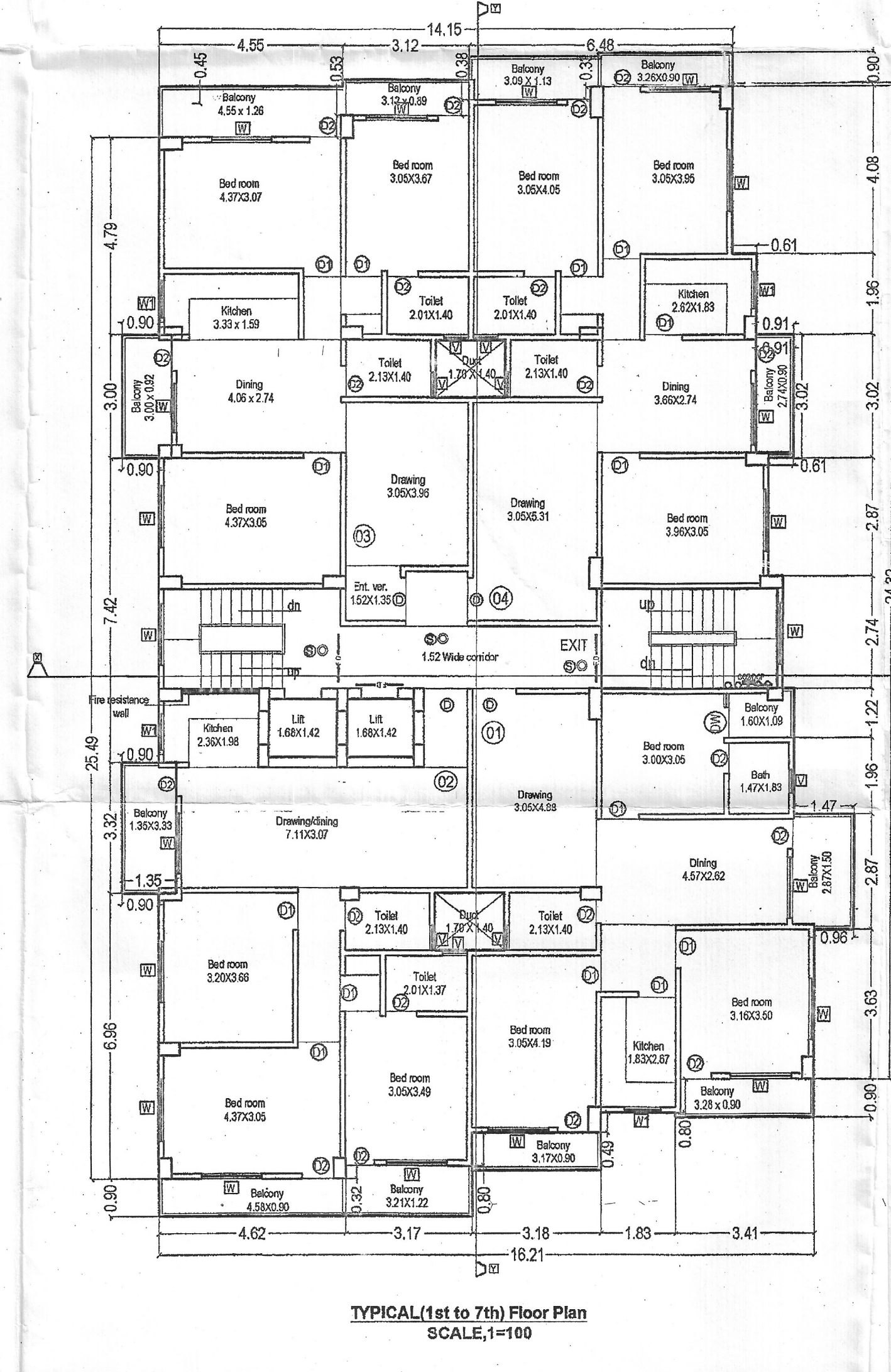
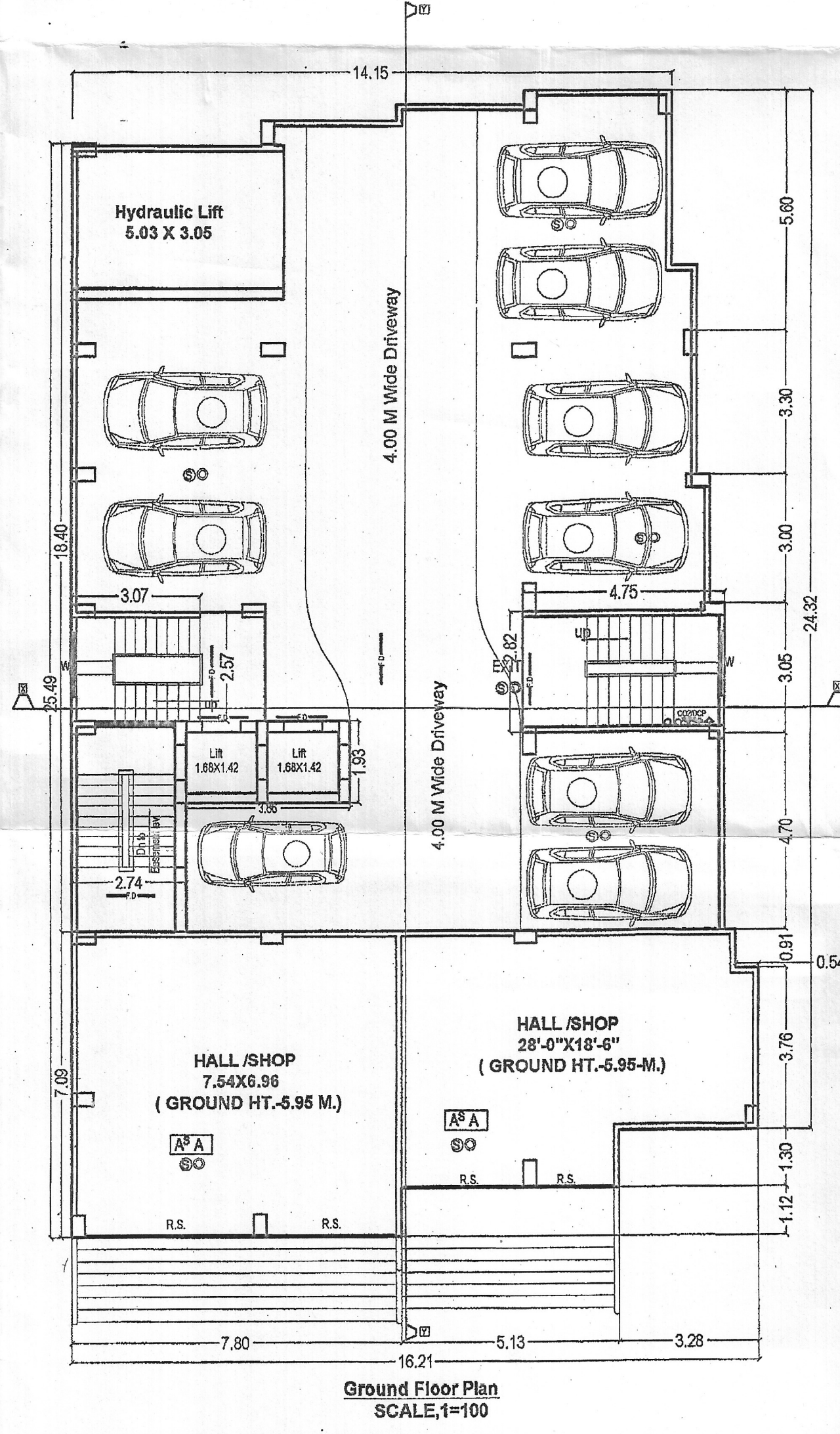
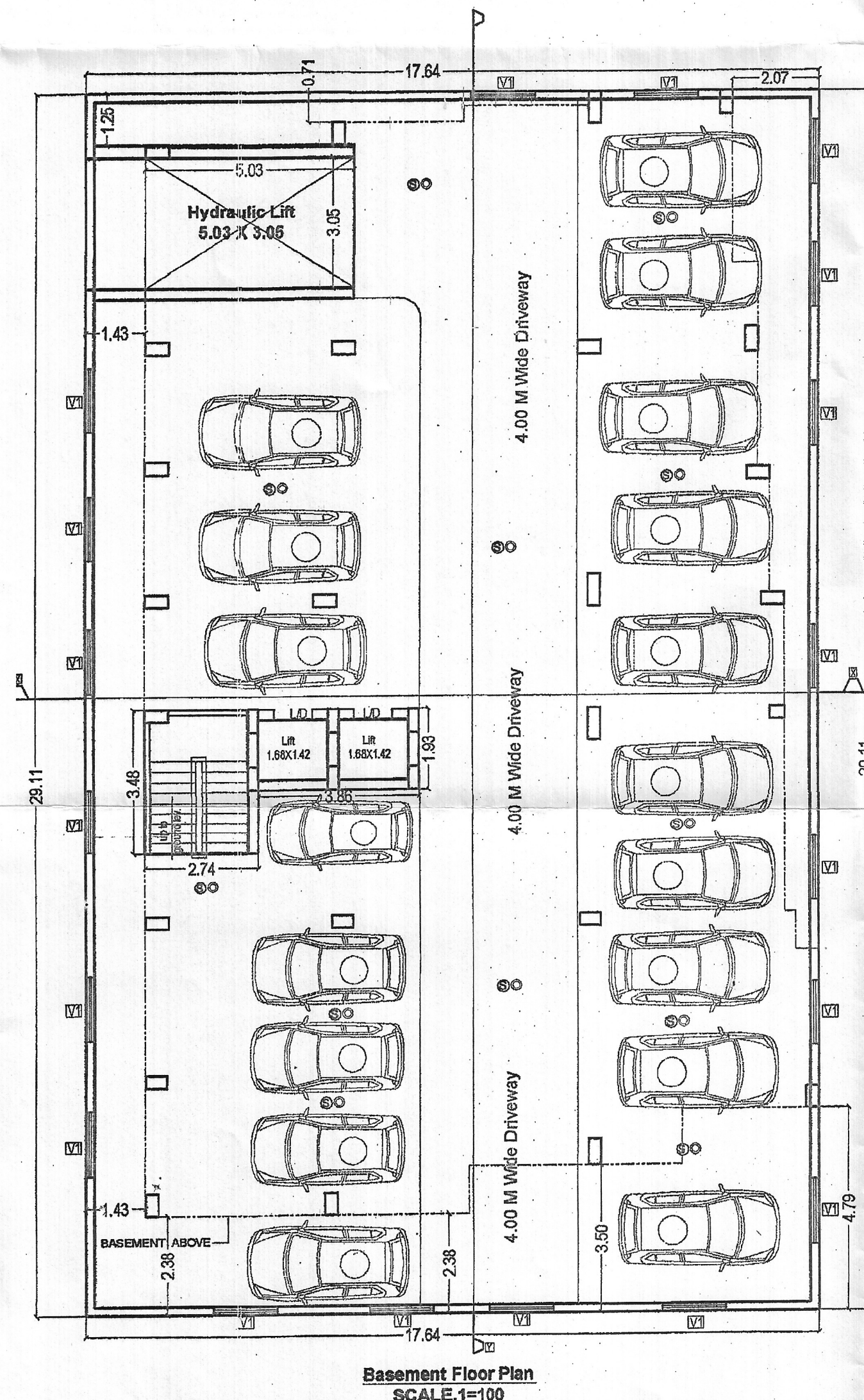


SEPTIC TANK CALCULATION :-
REQUIRED:-
TOTAL NO. OF PERSON = 150 nos.
PER PERSON NEED 0.085 CUM. CAPACITY OF
SEPTIC TANK PER DAY SO TOTAL REQ. CAPACITY OF
TOTAL REQUIRED SEPTIC TANK = 150 x 0.085 = 12.75 CUM.
(REQUIRED)
PROVIDED:-
PROVIDED SEPTIC TANK SIZE 1 NOS. OF SIZE
01) 3.5 X 2.5 X 1.5 = 13.12 CUM.
(PROVIDED)
WATER HARVESTING SUMP CALCULATION :-
TERRACE FLOOR AREA = 387.74 SQM.
RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR
EVERY 100 SQM. TERRACE AREA,
SO TOTAL REQ. CAPACITY OF SUMP = 387.74 x 0.06 = 23.26 CUM.
(REQUIRED)
PROVIDED TANK SIZE = 3.00 x 3.00 x 3.00 = 27.00 CUM.
(PROVIDED)
FIRE LEGEND :-
01. HYDRANT OUT LET VALVE WET
02. HOSE REEL
03. SEMAC CONNECTED FOR FIRE
04. BRIGADE CONNECTED TO WET RISER
05. ELECTRICALLY INSULATED METAL STRIP
06. UNDER GROUND TANK OF 50,000 Ltrs. = 50,000 Ltrs.
07. O.H.W. TANK FOR FIRE FIGHTING = 25,000 Ltrs. EACH BLOCK
08. FIRE ALARM CALL POINT
09. AUDIBLE ALARM CALL POINT
10. LOUDSPEAKER OUTLET
11. CO2 FIRE EXTINGUISHER
12. FIRE RESISTANT DOOR
13. AUTOMATIC SMOKE DETECTOR
14. AUTOMATIC SPRINKLER
15. EMERGENCY LIGHT POINT
GREEN SPACE AREA CALCULATION :-
TOTAL NET PLOT AREA = 1153.65 m²
GREEN AREA REQUIRED @10% OF
TOTAL PLOT AREA = 115.37 m².
PROVIDED GREEN SPACE AREA = 123.18 m².

PARKING CALCULATION :-
COMMERCIAL
TOTAL B/U AREA = 124.67 sqm.
PARKING AREA REQ. @ 35% OF B/U AREA,
SO TOTAL PARKING AREA REQ. = 124.67 x 35% = 43.63 sqm.
RESIDENTIAL
TOTAL B/U AREA = 2749.56 sqm.
PARKING AREA REQ. @ 25% OF B/U AREA,
SO TOTAL PARKING AREA REQ. = 2749.56 x 25% = 687.39 sqm.
TOTAL REQUIRED
SO TOTAL PARKING AREA REQ. (43.63+687.39) = 731.02 sqm.
(REQUIRED)
PROVIDED
PROVIDED BASEMENT FLOOR PARKING AREA = 496.53 SQM
PROVIDED GROUND FLOOR PARKING AREA = 238.30 SQM
OPEN PARKING = 19.64 SQM.
SO TOTAL PARKING AREA = 754.47 sqm.
(PROVIDED)
WATER TANK CALCULATION :-
COMMERCIAL
TOTAL B/U AREA = 124.67 SQM
TOTAL CARPET AREA = 124.67 / 2 = 62.33 SQM
TAKING DENSITY OF 6 SQM PER PERSON
= 62.33 / 6 = 10.38, SAY = 10 PERSONS
EACH PERSON NEED 45 LTRS. PER DAY
= 10 X 45 = 450.00 LTRS.
RESIDENTIAL :-
TOTAL NO. OF FLAT = 28 NOS.
EACH FLAT HAVING 5 PERSON
SO TOTAL NO. OF PERSON = 28 X 5 = 140 PERSON
PER PERSON NEED 135 LTRS PER DAY
TOTAL PERSON NEED = 140 X 135 = 18,900.00 LTRS.
& FOR FIRE FIGHTING TAKE 25,000 LTRS.
TOTAL WATER TANK REQUIRED I
= 450.00 + 18,900.00 + 25,000.00 = 44,350.00 LTRS.
(REQUIRED)
PROVIDED:-
PROVIDED WATER TANK NOS. SIZE
[1]. (4.30 X 5.80 X 0.90) = 22,400.00 Ltrs.
[2]. (4.30 X 5.80 X 0.90) = 22,400.00 Ltrs.
TOTAL WATER TANK CAPACITY = 44,800.00 Ltrs.
(Provided)

SCHEDULE OF DOORS & WINDOWS				
WIDTH	HEIGHT	SILL	UNTEL	DESCRI
1.07	2.13	0.0	2.13	Single Le
0.91	2.13	0.0	2.13	Single Le
0.76	2.13	0.0	2.13	Single Le
1.54	1.78	0.76	2.54	Glazed wi
1.37	1.78	0.76	2.54	Glazed wi
1.22	1.78	0.76	2.54	Glazed wi
0.91	1.63	0.91	2.54	Glazed wi
0.46	0.61	1.52	2.13	Ventili
1.53	0.61	1.52	2.13	Ventili
0.85x1.83	2.54x1.83	0.0x0.76	2.54	Door & W

AREA CALCULATION :-
TOTAL PLOT AREA AS/ DEED = 1214.67 sqm.
TOTAL PLOT AREA AS/ SITE = 1164.91 sqm.
ENCROCHMENT LAND STREET AREA = 12.06 sqm.
NET PLOT AREA = 1153.65
BASEMENT FLOOR B/U AREA = 22.14 sqm.
GROUND FLOOR B/U AREA = 137.91 sqm.
1ST. FLOOR B/U AREA = 387.74 sqm.
2ND. FLOOR B/U AREA = 387.74 sqm.
3RD. FLOOR B/U AREA = 387.74 sqm.
4TH. FLOOR B/U AREA = 387.74 sqm.
5TH. FLOOR B/U AREA = 387.74 sqm.
6TH. FLOOR B/U AREA = 387.74 sqm.
7TH. FLOOR B/U AREA = 387.74 sqm.
TOTAL ALL FLOOR B/U AREA = 2874.23 sqm.
F.A.R. = 2874.23/1153.65 = 2.49
PLOT DETAIL:-
PROPOSED RESIDENTIAL BUILDING OF
DIRECT SELL BUILDCON PVT. LTD.
DIRECTOR : (1) SRI. SUDHIR KUMAR,
S/O - LATE BAIKUNTH SINGH,
(2) SRI. LALU PRATAP SINGH,
S/O - LATE BAIKUNTH SINGH,
(3) SRI. ARVIND KUMAR, & OTHERS
S/O LATE SHAYAMNAND SINGH, & OTHER
ON S. PLOT NO. -296(p), THANA NO. -18,
KHATA NO. -212, TAUKI NO. -13637,
AT MAUZA - RUKANPURA,
THANA - RUPASPUR, DISTT. - PATNA



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.

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISOLVED)
PLURIPARTITE AUTHORITY (15.05.2015)
Case No. 20/2015
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on 22.05.2021
Date 22.05.2021
SANCTION OF PLAN ACCORDED

अनिल कुमार
15/07/21
शहरी योजना
पटना नगर निगम
15/07/21