फारम-VIII - क

कार्यालय नगर परिषद दानापुर निजामत

भवन की योजना के अनुमोदन

उपविधि संख्या- 8(4)

आप के आवेदन संख्या- **189** तिथि- **15.06.2016** के संदर्भ में

मेसर्स त्रिभुवन डेवलपर्स एण्ड कन्सट्रक्शन प्रा0 लि0, डाईरेक्टर-श्री मिथिलेश कुमार, पिता-श्री रामजी प्रसाद, श्रीमती गीता सिंह, पति- स्व0 डॉ0 अभिमन्यु एवं अन्य, पता-राजेन्द्र नगर, रोड नं0- 1बी, पटना।

(क) आवासीय भवन के निर्माण

(ख) व्यवसायीक भवन के निर्माण

(ग) भवन के पुनःनिर्माण

(घ) विद्यमान 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 1.89. **प्लौट नं0- 50(P), खाता नं0- 105, तौजी नं0-809, थाना नं0- 37, मौजा- कोथवाँ, पता-थाना-दानापुर, जिला- पटना** के बाबत निम्नलिखितशर्तो/निर्वधनों के अध्याधीन एतद् द्वारा भवन योजना जिसका प्लान केस नं0-10.5./**17-18** है, जिसका **निर्माण क्षेत्रफल Block A=1666.949 & Block B= 1017.335 Total 2684.284 वर्ग मीटर** एवं **G+2** की स्वीकृति दी 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 **680.00** वर्ग मीटर का पार्किग का स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।

(घ) प्रस्तावित निर्माण वाली भूमि **3.66+1.22= 4.88 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

नगर परिषद दानापुर आयोजना क्षेत्र में **439.29 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) बिहार भू-सम्पदा (विनियमन और विकास) नियमावली (RERA), 2017 की शर्तों के अधीन राज्य में गठित भू-सम्पदा विनियमन प्राधिकरण से इस परियोजना का निबंधन कराना अनिवार्य होगा।

(ट) अन्य शर्त

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

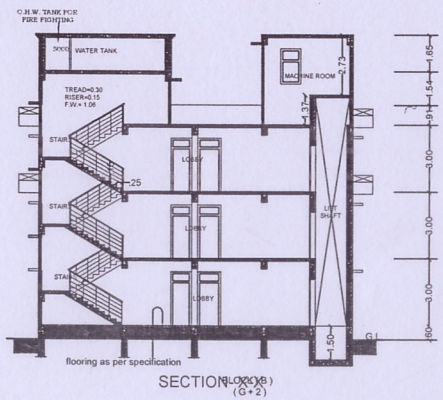
बिहार भू-सम्पदा (नियमन और विकास) नियमावली 2017 (RERA) की शर्तो के अधीन राज्य मे गठित भू-सम्पदा प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।

ह0/-
नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत

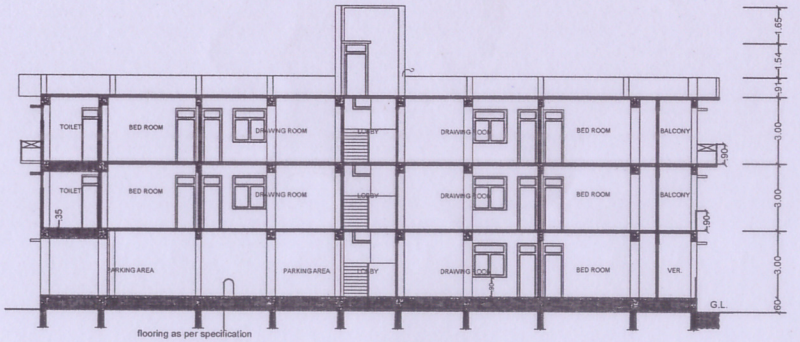
ज्ञापांकः- ....105..../दिनांकः- ..04/01/2018

प्रतिलिपिः- मेसर्स त्रिभुवन डेवलपर्स एण्ड कन्सट्रक्शन प्रा0 लि0, डाईरेक्टर-श्री मिथिलेश कुमार, पिता-श्री रामजी प्रसाद, श्रीमती गीता सिंह, पति- स्व0 डॉ0 अभिमन्यु एवं अन्य, पता-राजेन्द्र नगर, रोड नं0-1बी, पटना को सूचनार्थ प्रेषित।

नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत



SECTION X-X BLOCK (A) (G+2)



SECTION Y-Y BLOCK (A) (G+2)

LEGEND FOR FIRE FIGHTING.

(1) UNDER GROUND WATER STATIC TANK FOR FIRE FIGHTING - 10000
(2) WET RISING SYSTEM WITH FIRE HYDRANT - W
(3) HOSE REEL -
(4) ISI MARKED FIRE EXT. - CO2/wco2
(5) YARD HYDRANT - H
(6) AUTOMATIC SPRINKLER INSTALLATION - S
(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 - RFD
(13) P.A. SYSTEM - PAS
(14) ILLUMINATED EXIT SING - EXIT
(15) SPRINKLER SYSTEM
(16) SMOKE DETECTOR

SHEDULE OF DOORS AND WINDOW

SL.NO	TYPE	DESCRIPTION	WIDTH	HEIGHT
1	R.S	M.S ROLLING SHUTTER	2.45	2.4
2	C.G	COLLAPSIBLE GRILL GATE	2.33	2.1
3	D	SINGLE LEAF DOOR	1.05	2.4
4	D1	SINGLE LEAF DOOR	.90	2.4
5	D2	SINGLE LEAF DOOR	.75	2.4
6	W	FOUR LEAF WINDOW	1	1.5
7	W1	THREE LEAF WINDOW	1.5	1.5
8	W2	TWO LEAF WINDOW	1	1.5
9	W3	TWO LEAF WINDOW	.7	.9

SPECIFICATIONS:-

(1) FOUNDATION :- R.C.C. U/R 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

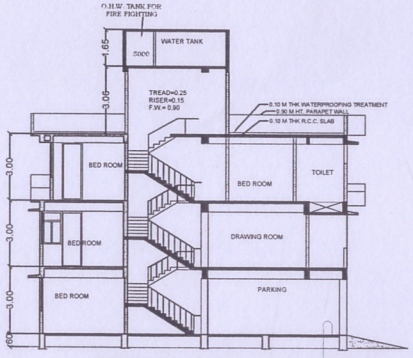
PROPOSED RESIDENTIAL BUILDING PLAN OF:- TRIBHUWAN DEVELOPERS AND CONSTRUCTION PVT. LTD. RAJENDRA NAGAR, ROAD NO.-1,PATNA-1, AT MAUZA - KOTHWAN. THE PLOT OF LAND BEARING UNDER SURVEY. PLOT (KHESRA) NO.- 50(P) TAUZI NO.- 809 KHATA NO.- 105 SURVEY THANA NO.- 37 THANA CODE.- 158 P.S. KHAGAUL (NEW) & DANAPUR (OLD) DISTT. PATNA.

BOUNDARY:-

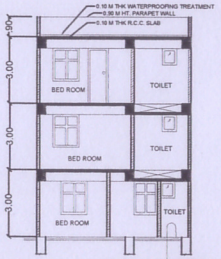
NORTH - PLOTE NO 48
SOUTH - 3.86 MT WIDE ROAD
EAST - PLOT OF SHRI ARUN KUMAR MISHRA.
WEST - PLOT OF SHRI RAM KAILASH SINGH

SCALE:	SHEET NO:
1:100	A-02/03

SIGNATURE OF OWNER	SIGNATURE OF ENGINEER& (ARCHITECT)



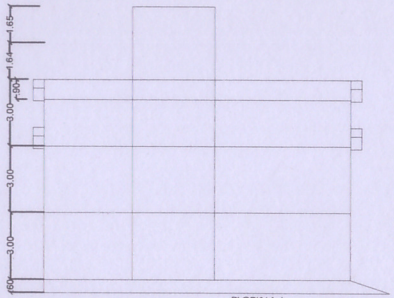
SECTION X-X BLOCK (A) TYPE- 1 (G+2) flooring as per specification



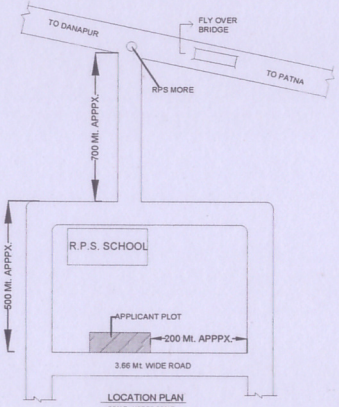
SECTION Y-Y BLOCK (A) TYPE- 1 (G+2) flooring as per specification



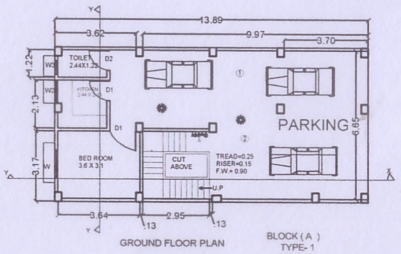
FRONT ELEVATION BLOCK (A) TYPE- 1 (G+2)



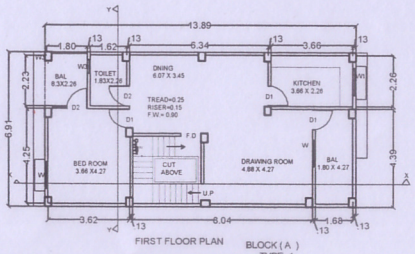
SIDE ELEVATION BLOCK (A) TYPE- 1 (G+2)



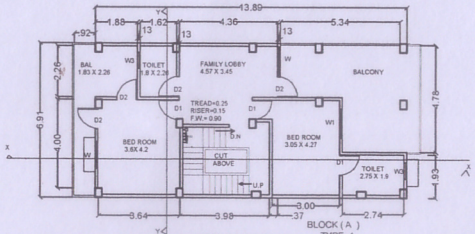
LOCATION PLAN
SCALE - NOT TO SCALE



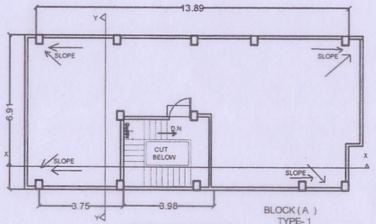
GROUND FLOOR PLAN BLOCK (A) TYPE- 1 (G+2)



FIRST FLOOR PLAN BLOCK (A) TYPE- 1 (G+2)



SECOND FLOOR PLAN BLOCK (A) TYPE- 1 (G+2)



TERRACE FLOOR PLAN BLOCK (A) TYPE- 1 (G+2)

PARKING CALCULATION

BLOCK 'A'

TYPE -1 :- 5 NOS.
GROUND TO 2ND FLOOR BUILT UP AREA = (230.638 X 5 SQ.MT.)

TYPE -2 :- 1 NO.
GROUND TO 2ND FLOOR BUILT UP AREA = 234.204 SQ.MT.

TYPE -3 :- 1 NO.
GROUND TO 2ND FLOOR BUILT UP AREA = 279.310 SQ.MT.

BLOCK 'B'

GROUND TO 2ND FLOOR BUILT UP AREA = 1017.335 SQ.MT.

GRAND TOTAL BUILT UP AREA = 2450.060 SQ.MT.
REQUIRED CAR PARKING AREA = @28% = 612.515 SQ.MT.
PROVIDED PARKING AREA (80.860 X 5 +57.175+63.568+204.997 SQ.MT.)

COVERED PARKING AREA = 630.090 SQ.MT.)

PROVIDED PARKING AREA = 630.030 SQ.MT.

WATER SUPPLY CALCULATION

BLOCK 'A'

TYPE - 1 :- 5 NOS.
TYPE - 2 :- 1 NO.
TYPE - 3 :- 1 NO.
TOTAL NO. OF FLAT UNIT = 7

BLOCK 'A'

TOTAL NO. OF FLAT UNIT = 10

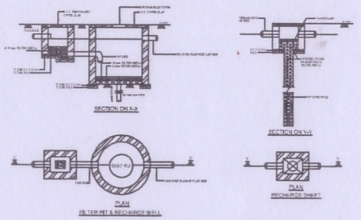
GRAND TOTAL NO. OF FLAT = 17

ASSUMING 5 PERSONS IN EACH FLAT.
TOTAL NOS. OF POPULATION = (17X5) + 10 EXTRA PERSONS REQUIRED

WATER SUPPLY = 95 PERSONS @ 135 LITER PER PERSON PER DAY.
95 PERSONS X 135 LITER = 12825 LITERS.
REQUIRED CAPACITY OF WATER TANK (ASSUMING 2 TIME REFILLING PER DAY.
2.29 X 2.36 X 1.20 X 2 = 12.970 CUM.
PROVISION FOR RAIN WATER TANK
2.29 X 1.20 X 1.20 = 3.237 CUM.

SEPTIC TANK CALCULATION :-

TOTAL NO. OF FLAT = 17
ASSUMING 5 PERSONS IN EACH FLAT
TOTAL NOS. OF POPULATION = (17 X 5) +10
EXTRA PERSONS REQUIRED
TOTAL NO. OF OCCUPANTS = 95
CAPACITY OF SAPTIC TANK = 0.085 CUM.
PER HEAD PER DAY
0.085 X 2.00 X 1.20 = 9.60 CUM.
THUS 1 NO. SEPTIC TANK REQUIRED



RAIN WATER HARVESTING

SHEDULE OF DOORS AND WINDOW

SL.NO	TYPE	DESCRIPTION	WIDTH	HEIGHT
1	R.S	M.S ROLLING SHUTTER	2.45	2.4
2	C.G	COLLAPSIBLE GRILL GATE	2.33	2.1
3	D	SINGLE LEAF DOOR	1.05	2.4
4	D1	SINGLE LEAF DOOR	.90	2.4
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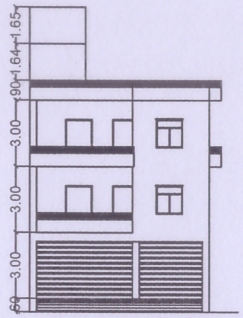
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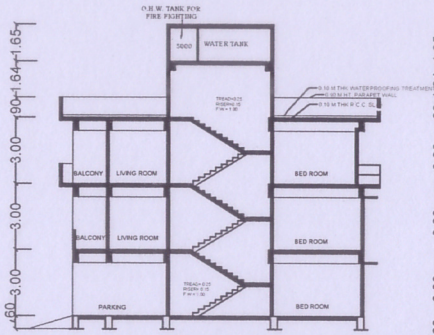
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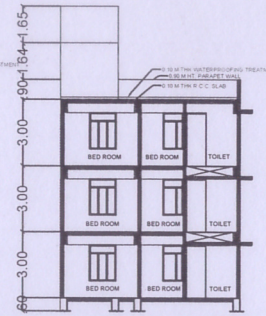
SCALE:	SHEET NO:
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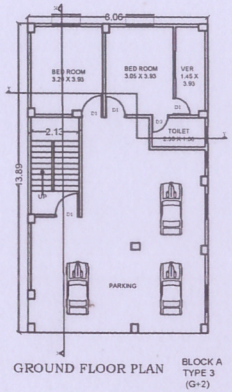
SIGNATURE OF OWNER	SIGNATURE OF ENGINEER& (ARCHITECT)

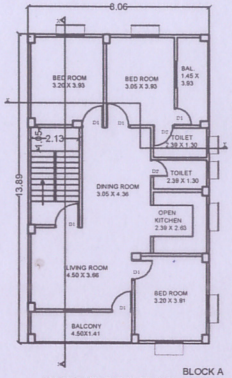


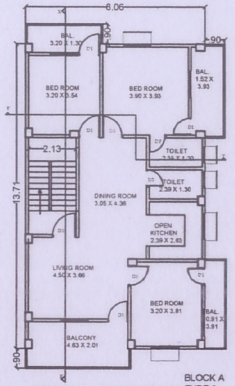


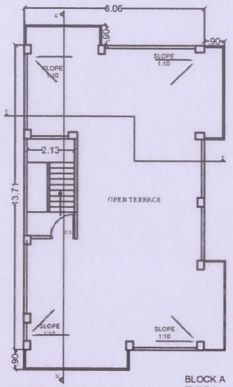


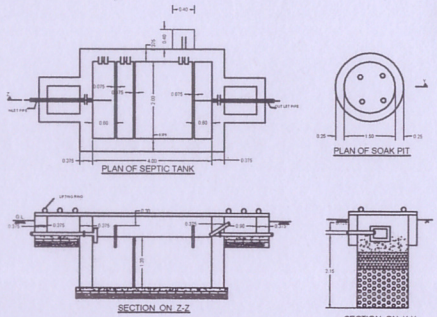


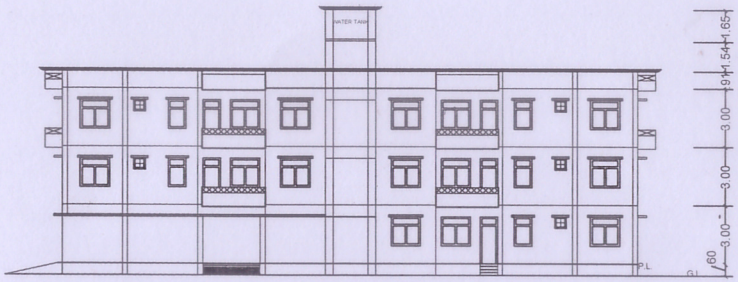








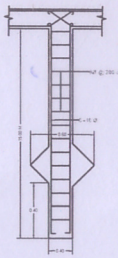




FRONT ELEVATION
BLOCK B

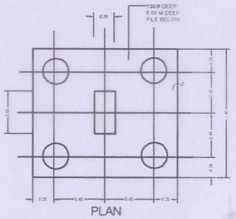


SIDE ELEVATION
BLOCK B



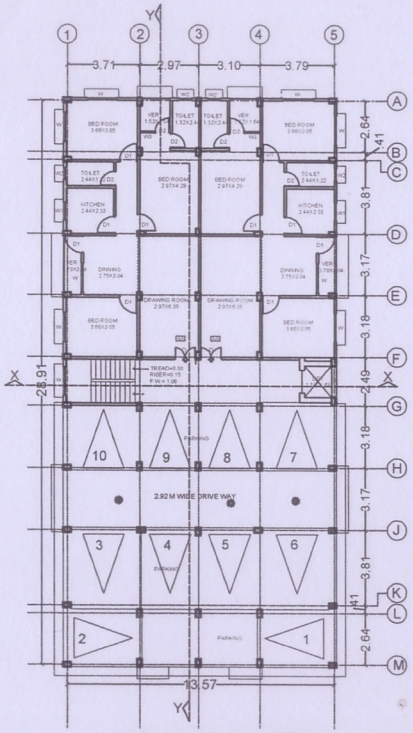
SECTION



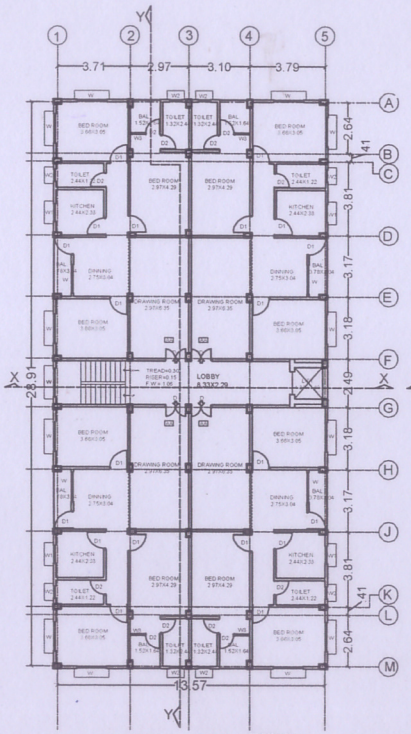


PLAN

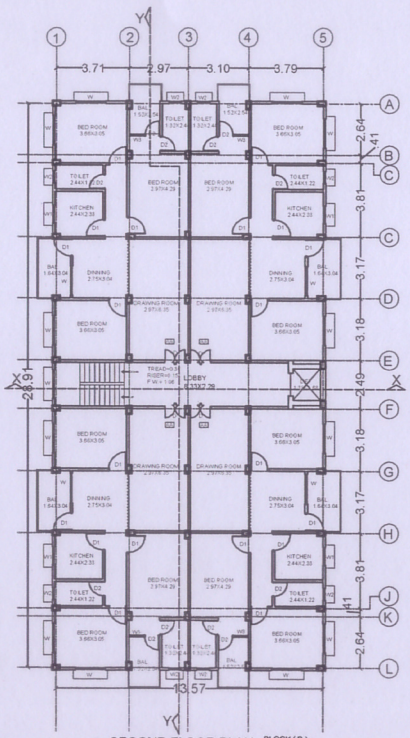
DETAIL OF PILE FOUNDATION
AS / STRUCTURAL DESIGN



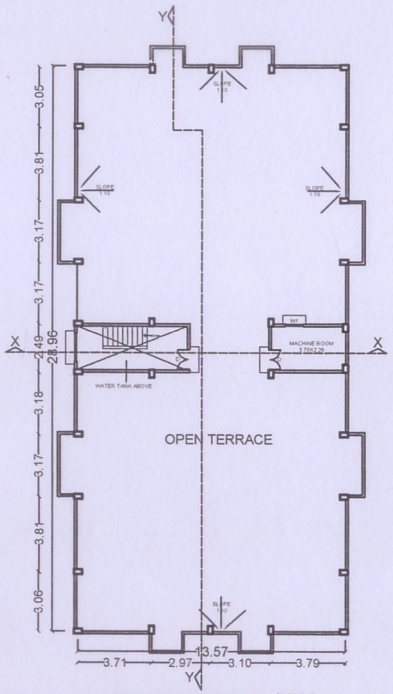
GROUND FLOOR PLAN BLOCK (B) (G+2)



FIRST FLOOR PLAN BLOCK (B) (G+2)



SECOND FLOOR PLAN BLOCK (B) (G+2)



TERRACE FLOOR PLAN BLOCK (B) (G+2)

SHEDULE OF DOORS AND WINDOW

SL.NO	TYPE	DESCRIPTION	WIDTH	HEIGHT
1	R.S	M.S ROLLING SHUTTER	2.45	2.4
2	C.G	COLLAPSIBLE GRILL GATE	2.33	2.1
3	D	SINGLE LEAF DOOR	1.05	2.4
4	D1	SINGLE LEAF DOOR	.90	2.4
5	D2	SINGLE LEAF DOOR	.75	2.4
6	W	FOUR LEAF WINDOW	1	1.5
7	W1	THREE LEAF WINDOW	1.5	1.5
8	W2	TWO LEAF WINDOW	1	1.5
9	W3	TWO LEAF WINDOW	.7	.9

SPECIFICATIONS:-

(1) FOUNDATION :- R.C.C. I/R 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

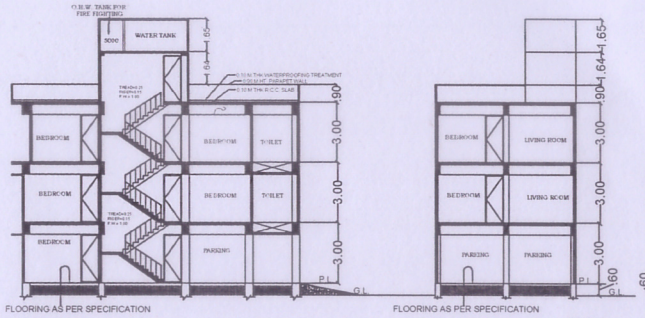
PROPOSED RESIDENTIAL BUILDING PLAN OF:- TRIBHUWAN DEVELOPERS AND CONSTRUCTION PVT. LTD. RAJENDRA NAGAR, ROAD NO.-1,PATNA-1, AT MAUZA - KOTHWAN. THE PLOT OF LAND BEARING UNDER SURVEY. PLOT (KHESRA) NO.- 50(P) TAUZI NO.- 809 KHATA NO.- 105 SURVEY THANA NO.- 37 THANA CODE.- 158 P.S. KHAGAUL (NEW) & DANAPUR (OLD) DISTT. PATNA.

BOUNDARY:-

NORTH - PLOTE NO 48
SOUTH - 3.86 MT WIDE ROAD
EAST - PLOT OF SHRI ARUN KUMAR MISHRA.
WEST - PLOT OF SHRI RAM KAILASH SINGH

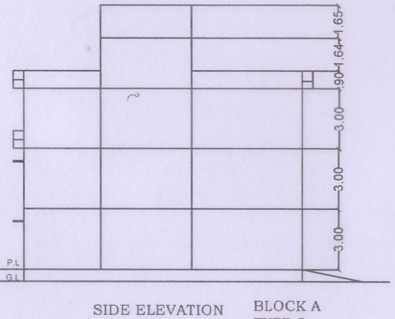
SCALE:	SHEET NO:
1:100	A-04/04

SIGNATURE OF OWNER	SIGNATURE OF ENGINEER& (ARCHITECT)

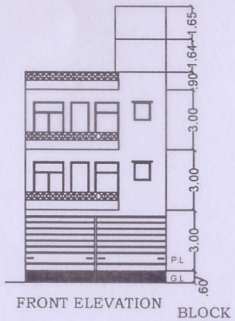


SECTION X-X' BLOCK A TYPE 2 (G+2)

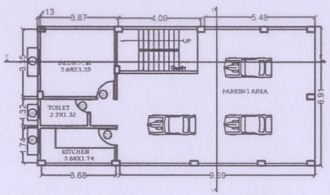
SECTION Y-Y' BLOCK A TYPE 2 (G+2)



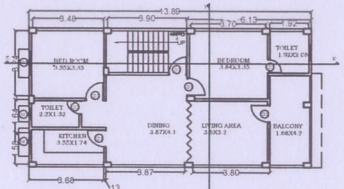
SIDE ELEVATION BLOCK A TYPE 2 (G+2)



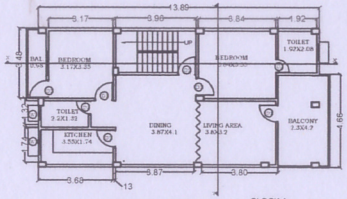
FRONT ELEVATION BLOCK A TYPE 2 (G+2)



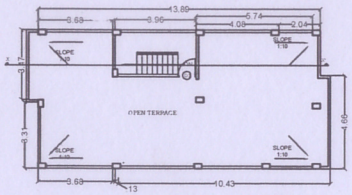
GROUND FLOOR PLAN BLOCK A TYPE 2 (G+2)



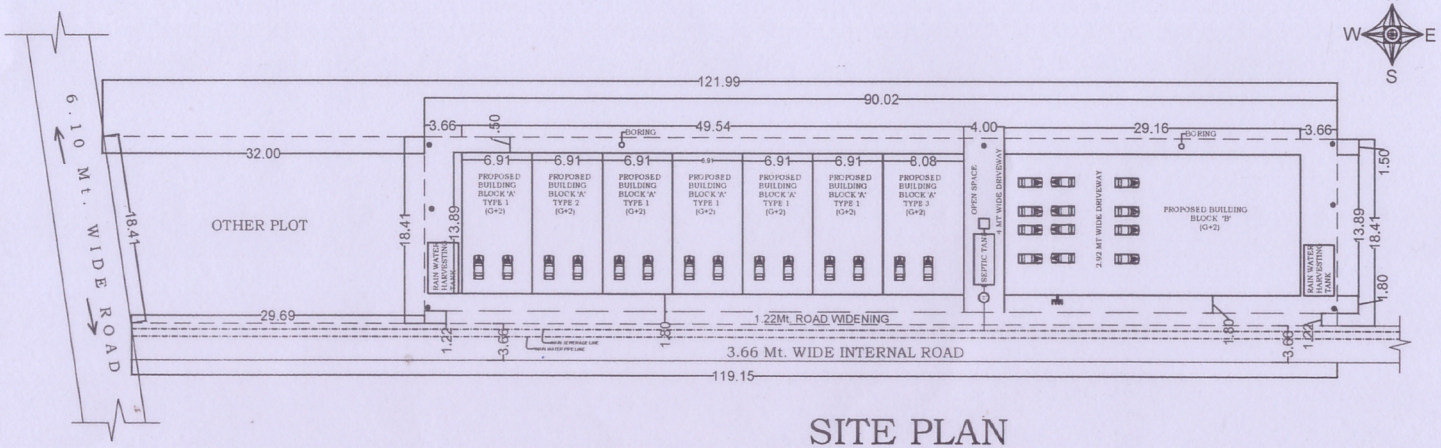
FIRST FLOOR PLAN BLOCK A TYPE 2 (G+2)



SECOND FLOOR PLAN BLOCK A TYPE 2 (G+2)



TERRACE FLOOR PLAN BLOCK A TYPE 2 (G+2)



SITE PLAN

SCALE :- 1:200

KEY PLAN

AREA CALCULATION :-

TOTAL PLOT AREA	= 1984.822 SQMT
AREA LEFT FOR ROAD	= (-) 329.528 SQMT
LAND LEFT FOR ROAD WIDENING	= (-) 109.843 SQMT
NET PLOT AREA	= 1545.451 SQMT.

BLOCK 'A'

TYPE - 1 - 5 Nos.

GROUND FLOOR BUILT UP AREA	= 35.120 SQ MT
FIRST FLOOR BUILT UP AREA	= 95.980 SQMT
SECOND FLOOR BUILT UP AREA	= 99.583 SQ MT
TOTAL BUILT UP AREA	= 230.683X5 SQ MT
	=1153.415 SQ MT

TYPE - 2 - 1 NO.

GROUND FLOOR BUILT UP AREA	= 39.805 SQ MT
FIRST FLOOR BUILT UP AREA	= 95.980 SQ MT
SECOND FLOOR BUILT UP AREA	= 98.419 SQ MT
TOTAL BUILT UP AREA	= 234.204 SQ MT

TYPE - 3 - 1 NO.

GROUND FLOOR BUILT UP AREA	= 48.663 SQ MT
FIRST FLOOR BUILT UP AREA	= 112.231 SQ MT
SECOND FLOOR BUILT UP AREA	= 118.416 SQ MT
TOTAL BUILT UP AREA	= 279.310 SQ MT

BLOCK 'B' - 1 NO.

GROUND FLOOR BUILT UP AREA	= 200.035 SQ MT
FIRST FLOOR BUILT UP AREA	= 405.032 SQMT
SECOND FLOOR BUILT UP AREA	= 412.268 SQ MT
TOTAL BUILT UP AREA	= 1017.335 SQ MT
GRAND TOTAL BUILT UP AREA	= 2684.264 SQ MT

FAR CALCULATION

TOTAL BUILT UP AREA / NET PLOT AREA
2684.264/1545.451 = 1.737

THUS F.A.R = 1.737

COVERAGE AREA = 0.576

PARKING CALCULATION (BLOCK A&B)

TOTAL BUILT-UP AREA = 2684.264 SQM.
PARKING AREA REQUIRED (AS/ TABLE NO.-19, S.NO.-3)
@ 25% = 2684.26 X 25% = 662.06 SQM.
PARKING AREA PROVIDED AT GR. FLR (BLK.-A)
=(49.52X13.89)-(GR. FLR. B/U AREA)
= 687.83 - 264.06 SQM.
= 423.77 SQM.
PARKING AREA PROVIDED AT GR. FLR. (BLK. -B)
= (29.16 X 13.89)-(GR. FLR. B/U AREA)
= 405.03-200.03 SQM.
= 205.00 SQM.
PARKING AREA PROVIDED DISTANCE BETWEEN BLOCK
= 4.00 X 13.89 = 55.56 SQM.
SO TOTAL PARKING AREA PROVIDED
= 423.77 + 205.00 + 55.56 = 684.33 SQM.

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WEST - PLOT OF SHRI RAM KAILASH SINGH

SCALE:	SHEET NO
1:100	A-01/04

SIGNATURE OF OWNER	SIGNATURE OF ENGINEER& (ARCHITECT)