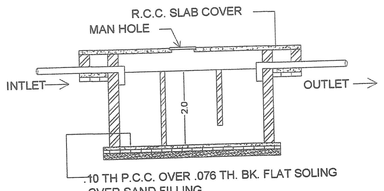
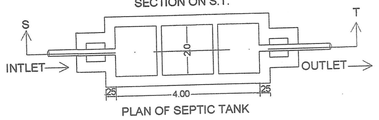
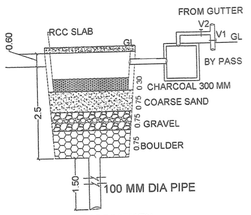
निदेश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यवसायिक कम्पलेक्स में सूरक्षा की दृष्टि से, प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के बाहर की ओर लोकेशन के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों पर उच्च मानक के **C.C.T.V.** कैमरा का अधिष्ठापन करेंगे अन्यथा संबंधित एक्ट एवं [illegible] के सुसंगत धाराओं के तहत् कारवाई किया जा[illegible]

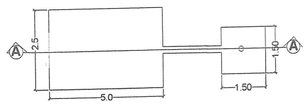




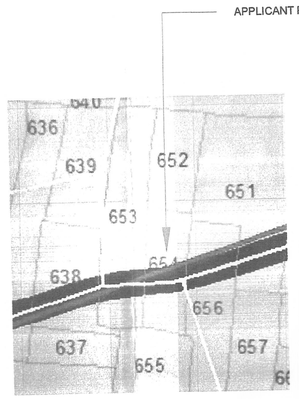
PLAN OF SEPTIC TANK



RECHARGE BORE WELL
SECTION A-A

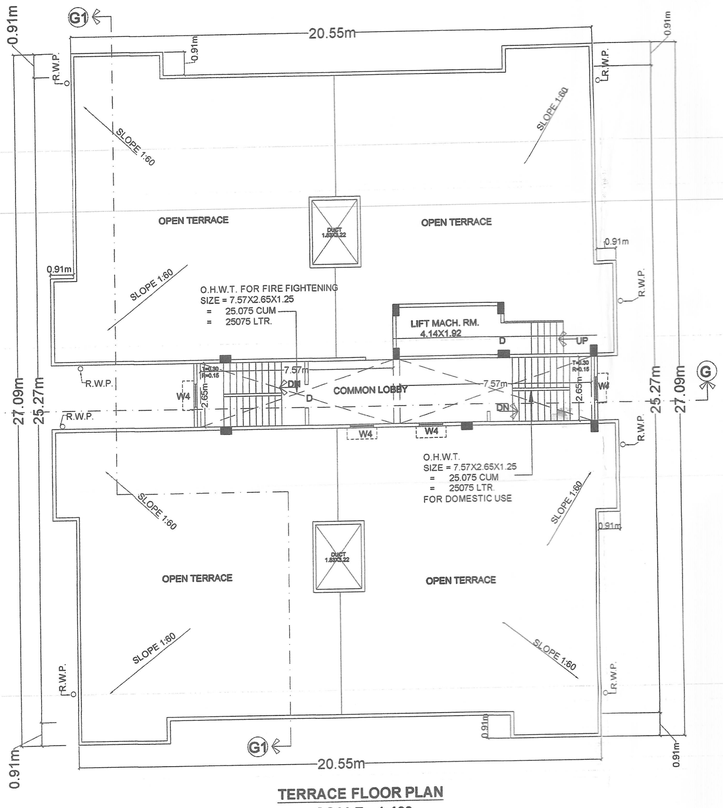


TYP PLAN OF RECHARGE BORE WELL

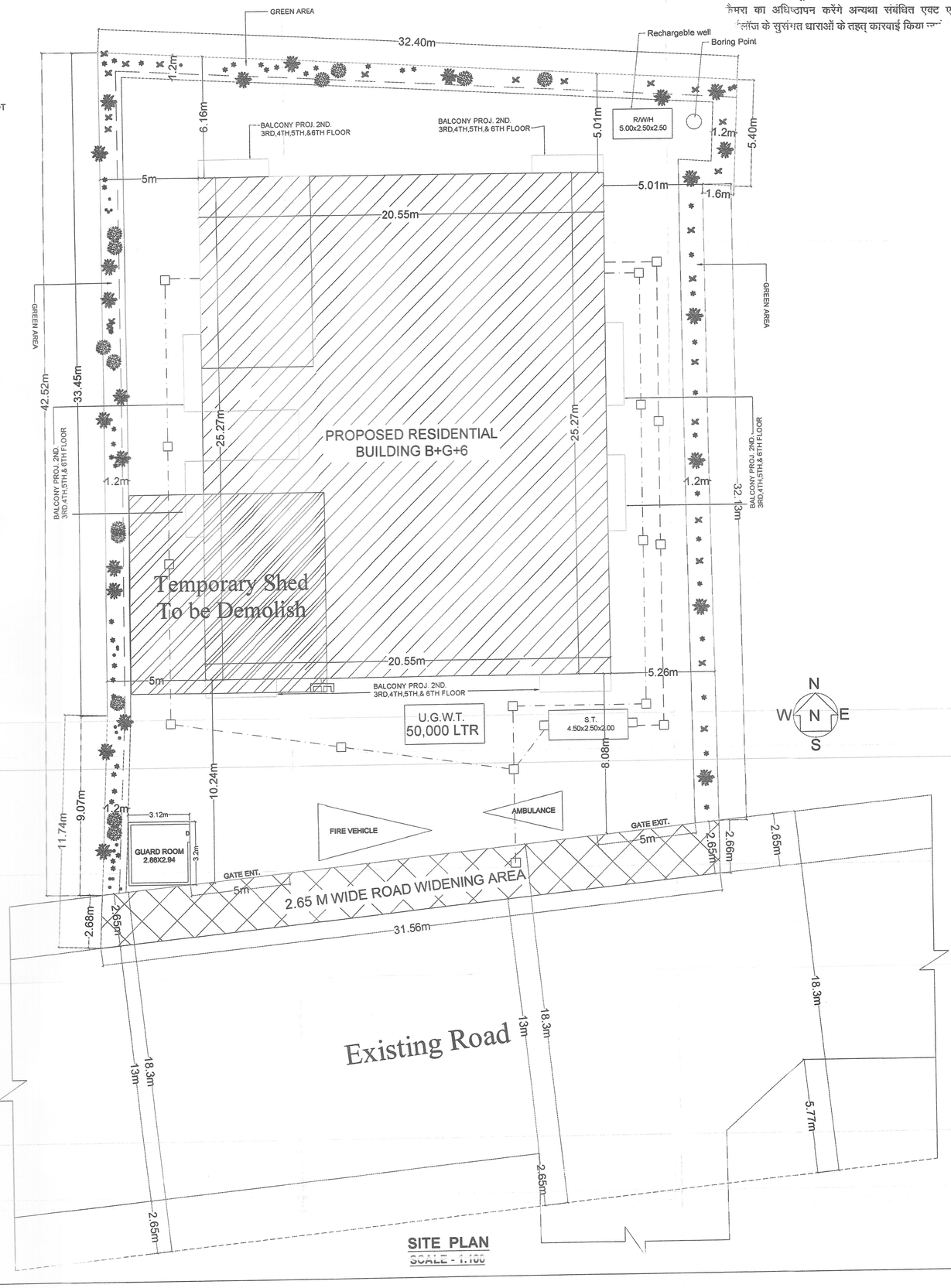




KEY PLAN
SCALE - 1" =330'-0"



TERRACE FLOOR PLAN
SCALE - 1:100



SITE PLAN
SCALE - 1:100

GREEN AREA CALCULATION

REQUIRED GREEN AREA = 10% OF TOTAL PLOT AREA
TOTAL PLOT AREA = 1238.60 SQ.M.
10% OF PLOT AREA = 123.86 SQ.M. REQUIRED
PROVIDED GREEN AREA = 134.05 SQM.

FIRE LEGEND

1	DOUBLE LEAF DOUBLE SWING SELF CLOSING FIRE RESISTING DOOR	F.D.
2	UNDER GROUND WATER TANK	50000 LTR
3	WET RISING SYSTEM	W
4	HOSE REAL AS PER I.S.S. T.A.C. RECOMMENDATION	
5	WATER CO2 TYPE PORTABLE EXTINGUISHER OF 9 LTS. CAPACITY	
6	LOUD SPEAKER OUT LET FOR PUBLIC ADDRESS SYSTEM	CO2 / D.C.P.
7	ILLUMINATED EXIT DIRECTIONAL SIGN	EXIT
8	MANUAL CALL ALARM POINT	
9	EMERGENCY LIGHTING SYSTEM	
10	FIRE HYDRARNT	H
11	OVER HEAD WATER TANK FOR FIRE FIGHTING	25000 LTR
12	SEAMESE CONNECTION	
13	SPRINKLER	S
14	SMOKE DETECTOR	SM
15	FIRE ALARM CALL POINT.	
16	MECHANICAL VENTILATION PROVIDED FOR DUCT	
17	DOWN COMMER SYSTEM	

PROPOSED RESIDENTIAL BUILDING PLAN OF
(1) SMT. MADHURI DEVI W/O LATE RAJ KUMAR
(2) SRI RAJ KAPOOR S/O LATE JAI RADHE KISHUN RAI
(3) LAXMAN PRASAD S/O LATE HAJARI LAL
(4) SMT. KUMARI KIRAN CHOUDHARY
D/O SRI HITENDRA CHOUDHARY
(5) M/S VARADVINAYAK HOMES
PARTNER SRI GAUTAM KUMAR
S/O SRI BIRINDRA PRASAD SINGH,
AT MOUZA - DHAKANPURA,S.PLOT NO.- 654(P)
KHATA NO.- 239,THANA NO.- 7
THANA SHASTRI NAGAR,DIST.- PATNA.

DEVELOPER:-
M/S VARADVINAYAK HOMES PATNER
SRI GAUTAM KUMAR S/O SRI BIRENDRA PRASAD SINGH
ADD.- BHAGWAT NAGAR, KUMHARAR PATNA - 800026

SCALE - 1:100

SHEET NO.- 1 / 3

N W N E S

SIG. OF OWNER

M/S VARADVINAYAK HOMES
Gautam Kumar
PARTNER
BR/UDHD/BLDR/P/25-0261

SIG. OF DEVELOPER

Raman Kumar
RAMAN KUMAR
ARCHITECT
Empanelled No.-CA/82/6719
UD & HD GOVT. OF BIHAR

SIGN. OF ARCHITECT

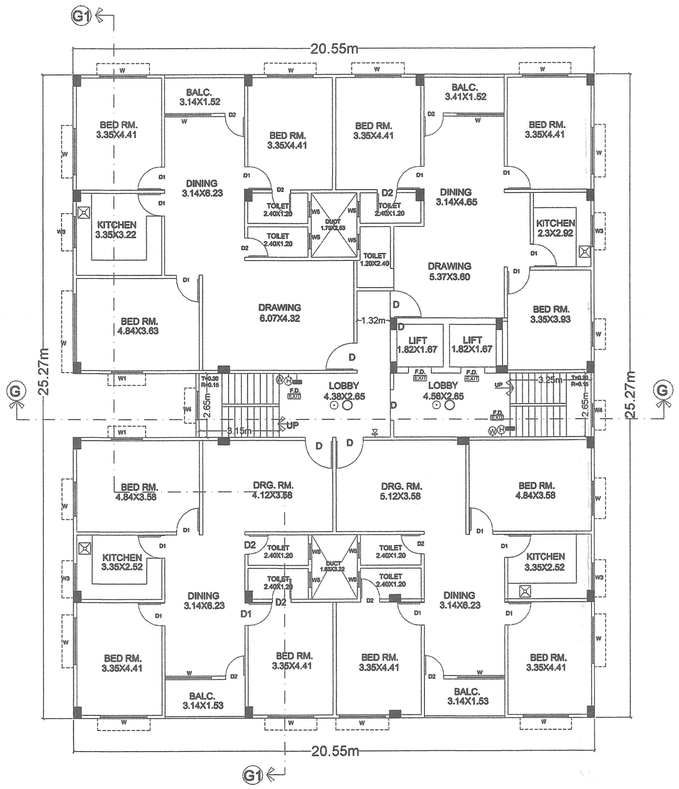
Vijay Kumar
ER. VIJAY KUMAR
STRUCTURAL ENGINEER
REG. NO. BR/UDHD/SE/23-0077

SIGN. OF STR.ENGINEER.

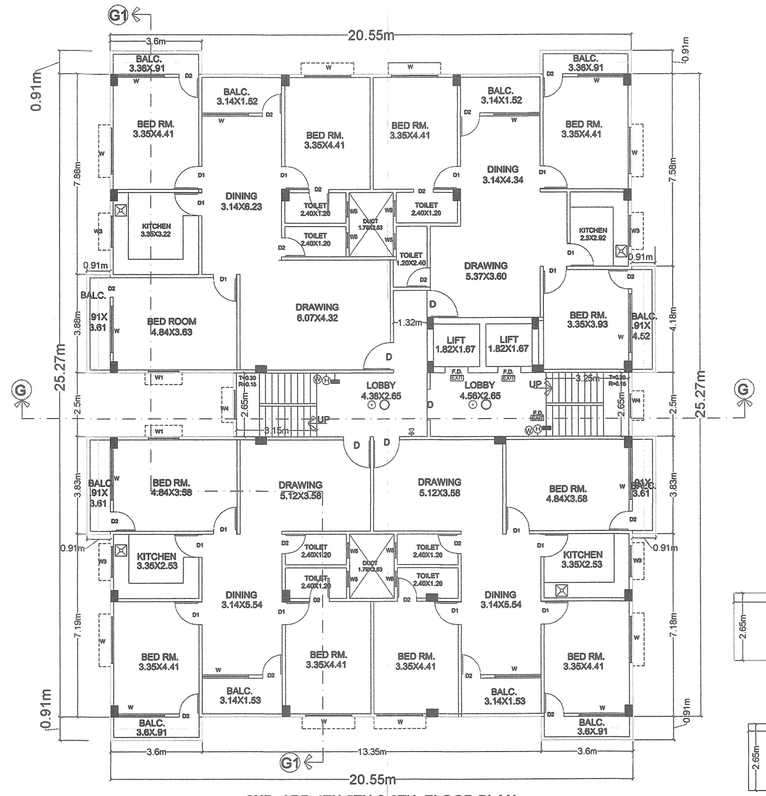
PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. PLDHAKANPURA|PRN-18+G+7|1203|2025 20
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date 27/02/2025
SANCTION OF PLAN ACCORDED

प्रहलाद पटेल
सहायक नगर योजना पर्यवेक्षक
शहरी योजना शाखा
पटना नगर निगम

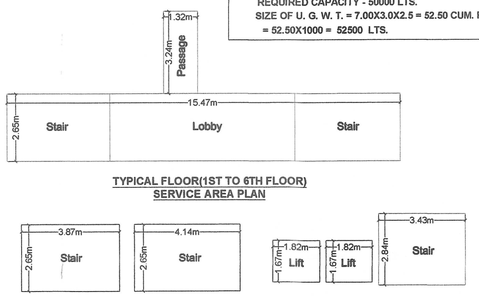
07/04/25
निदेशक
शहरी योजना
पटना नगर निगम, पटना



1ST. FLOOR PLAN
SCALE - 1:100



2ND ,3RD,4TH,5TH,& 6TH. FLOOR PLAN
SCALE - 1:100



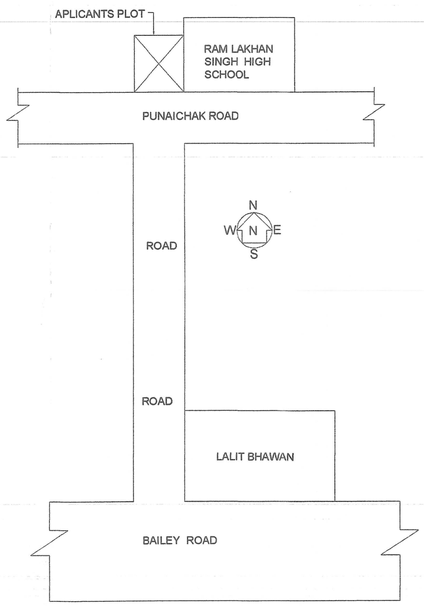
TYPICAL FLOOR(1ST TO 6TH FLOOR)
SERVICE AREA PLAN

GROUND FLOOR
SERVICE AREA PLAN

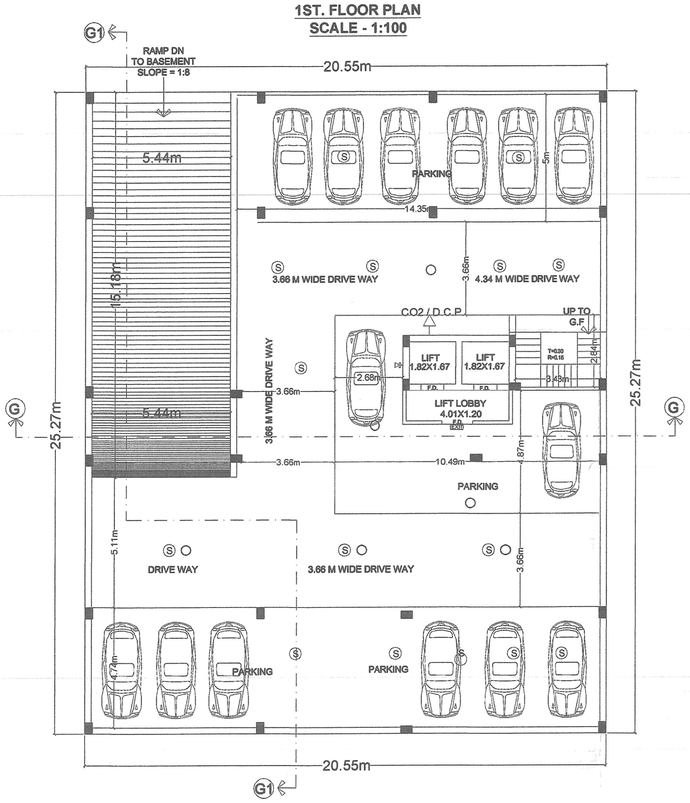
BASEMENT FLOOR
SERVICE AREA PLAN

Basement Floor Service Area = 2(1.82X1.67)+(3.43X2.84) = 15.81 Sqm.
Ground Floor Service Area = (3.87X2.65) + (4.14X2.65) = 21.22 Sqm.
Typical Floor Service Area = 6(15.47X2.65)+6(1.32X3.24) = 6X41 + 6X4.27 = 271.62 Sqm.
Total Service Area = 15.81+21.22+271.62 = 308.65 Sqm.

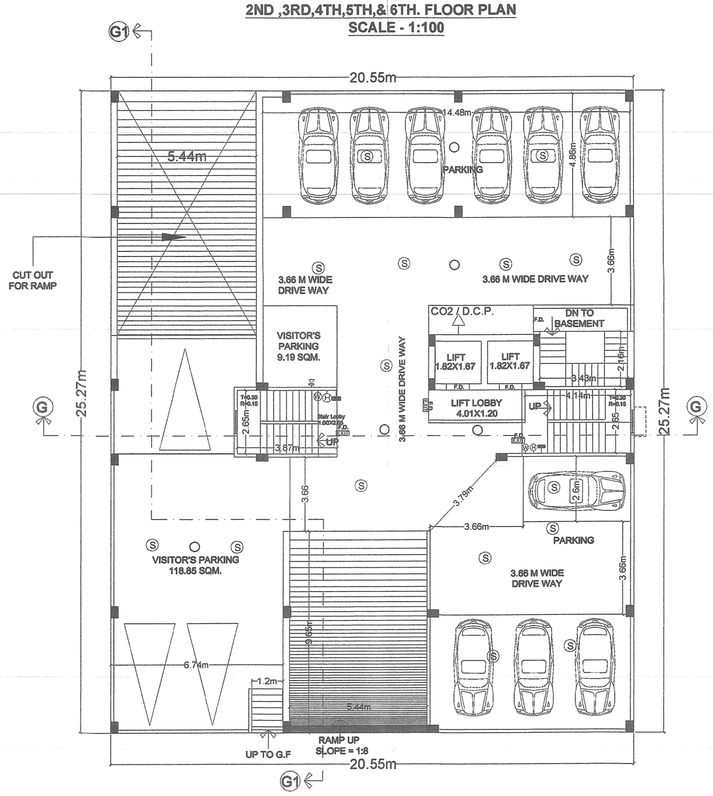
SERVICE AREA PLAN & CALCULATION



LOCATION PLAN
NOT TO SCALE



BASEMENT FLOOR PLAN
SCALE - 1:100



GROUND FLOOR PLAN
SCALE - 1:100

SPECIFICATIONS

FOUNDATION	R.C.C. PILE FOUNDATION AS / STR. DESIGNER
SUPER STRUCT.	1ST. CLASS BK. WORK IN 1:6 C.M. UPTO CEILING
R.C.C. WORK	SLAB, LINTEL,BEAM,STAIRCASE WITH PROPER REINFORCEMENT
ROOFING	10TH. LIME TERRACING OVER .10TH. R.C.C. ROOF SLAB
FLOORING	I.P.S. FLOORING OVER .15TH. DRY REAMED KHOA OVER .076TH. BK. FLAT SOLING OVER SAND FILLING
WOOD WORK	SAL WOOD PROVIDED DOORS & WINDOWS CHOUKHAT AND TEAK WOOD SHUTTER
PLASTER	.012 TH C.M. PLASER BOTH SIDE OF THE WALLS
FINISHING	TWO COAT WHITE WASH IN & OUT SIDE OF THE WALLS

DESIGN OF SEPTIC TANK

TOTAL NOS. OF FLATS = 24 NOS.
TOTAL NOS. OF PERSONS = 24X6 = 144 NOS.
EACH PERSONS REQUIRED CAPACITY= 0.085 cum/day.
REQUIRED CAPACITY = 0.087X144= 12.528 cum/day
PROVIDED SIZE OF SEPTIC TANK = 3.75X2.0X2.0 = 15.0 CU. M.

DESIGN OF OVER HEAD WATER TANK

TOTAL NOS. OF PERSON = 144 NOS.
EACH PERSONS REQUIRED OF WATER = 135 L.P.H.
REQUIRED CAPICTY OF WATER = 135X144 = 19440 LTS.
REQUIRED CAPICTY FOR FIRE FIGHTING = 25000.0 LTS.
TOTAL REQUIRED CAPICTY = 19440+25000 = 44440 LTS. = 44.440 CUM.
SIZE OF OF O.H.W.T. = (1) 7.57X2.65X1.25 = 25.075 CUM.
(2) 7.57X2.65X1.25 = 25.075 CUM.
TOTAL 25.075+25.075 = 50.150 CUM. = 50150 LITRE PROVIDED

RAIN WATER HARVESTING CHAMBER

TOTAL TERRACE AREA - 505.77 Sqm
REQUIRED VOLUME FOR R.W.H CHAMBER
Per 100 Sq mt = 6cum Req.
Say 505.77 Sqm /100 X6 = 30.346 cum
PROVIDED CHAMBER :- 5.0mX 2.5 X 2.5 = 31.25 Cum

DESIGN OF UNDER GROUND WATER TANK

REQUIRED CAPACITY - 50000 LTS.
SIZE OF U. G. W. T. = 7.00X3.0X2.5 = 52.50 CUM. FOR FIRE
= 52.50X1000 = 52500 LTS.

AREA CALCULATION

PLOT AREA AS PER DEED	1336.99 SQ .M.
PLOT AREA AS PER POSSISON	1322.05 SQ .M.
ROAD WIDENING AREA	83.45 SQ .M.
NET PLOT AREA	1238.60 SQ .M.
B. U. AREA OF BASEMENT FLOOR PLAN	17.95 SQ.M.
B. U. AREA OF GROUND FLOOR PLAN	40.78 SQ.M.
B. U. AREA OF 1ST. FLOOR PLAN	492.08 SQ.M.
B. U. AREA OF 2ND. FLOOR PLAN	505.77 SQ.M.
B. U. AREA OF 3RD. FLOOR PLAN	505.77 SQ.M.
B. U. AREA OF 4TH. FLOOR PLAN	505.77 SQ.M.
B. U. AREA OF 5TH. FLOOR PLAN	505.77 SQ.M.
B. U. AREA OF 6TH. FLOOR PLAN	505.77 SQ.M.
TOTAL	3079.66 SQ. M.

F.A.R. – 3079.66 / 1238.60 = 2.49

PARKING AREA CALCULATION

TOTAL BUILT UP AREA = 3079.66 SQ.M
SERVICE AREA = 308.65 SQM.
BU AREA FOR PARKING = 3079.66 - 308.65 = 2771.01 SQM.
PARKING AREA REQUIRED = 2771.01 X 30%=831.30 SQM.
TOTAL PARKING AREA PROVIDED

IN BASEMENT FLOOR	=	501.30 SQM.
ON GROUND FLOOR	=	417.73 SQM.
TOTAL PROVIDED PARKING AREA	=	919.03 SQM.

PROPOSED RESIDENTIAL BUILDING PLAN OF
(1) SMT. MADHURI DEVI W/O LATE RAJ KUMAR
(2) SRI RAJ KAPOOR S/O LATE JAI RADHE KISHUN RAI
(3) LAXMAN PRASAD S/O LATE HAJARI LAL
(4) SMT. KUMARI KIRAN CHOUDHARY
D/O SRI HITENDRA CHOUDHARY
(5) M/S VARADVINAYAK HOMES
PARTNER SRI GAUTAM KUMAR
S/O SRI BIRINDRA PRASAD SINGH,
AT MOUZA - DHAKANPURA,S.PLOT NO.- 654(P)
KHATA NO.- 239,THANA NO.- 7
THANA SHASTRI NAGAR,DIST.- PATNA.

DEVELOPER:-
M/S VARADVINAYAK HOMES PATNER
SRI GAUTAM KUMAR S/O SRI BIRENDRA PRASAD SINGH
ADD.- BHAGWAT NAGAR, KUMHARAR PATNA - 800026

SCALE - 1:100
SHEET NO.- 2 / 3

N W N E S

SIG. OF OWNER

M/S VARADVINAYAK HOMES
PARTNER
BR/UDHD/BLDR/P/25-0261

SIG. OF DEVELOPER

RAMAN KUMAR
ARCHITECT
Empanelled No.-CA/92/6719
UD & HD GOVT. OF BIHAR

SIGN. OF ARCHITECT

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
REG. NO. BR/UDHD/SE/23-0977

SIGN. OF STR.ENGINEER.

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. PRDHAKANPURA/PRN-1B+G+7/1293/2025 20...
Sanction of Plan Accorded under Section
315, 316 & 317 of the Bihar Municipal Act 2007
by the Municipal Commissioner, Patna on.....
Date. 27/02/2026
SANCTION OF PLAN ACCORDED

प्रह्लाद पटेल
सहायक नगर योजना पर्यवेक्षक
शहरी योजना शाखा
पटना नगर निगम

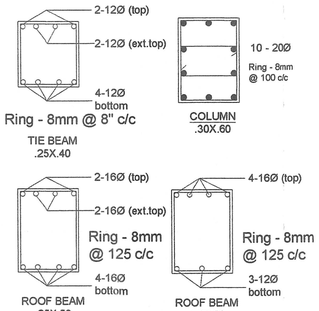
निदेशक
शहरी योजना
पटना नगर निगम, पटना

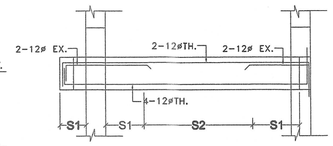


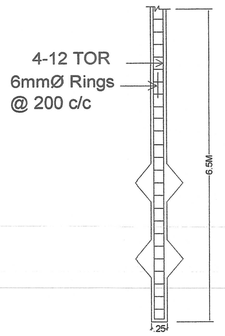
FRONT ELEVATION



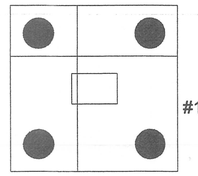
EAST SIDE ELEVATION



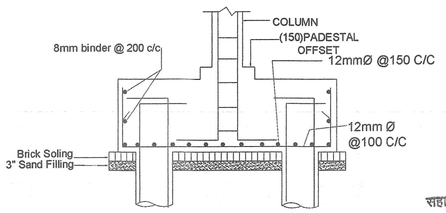




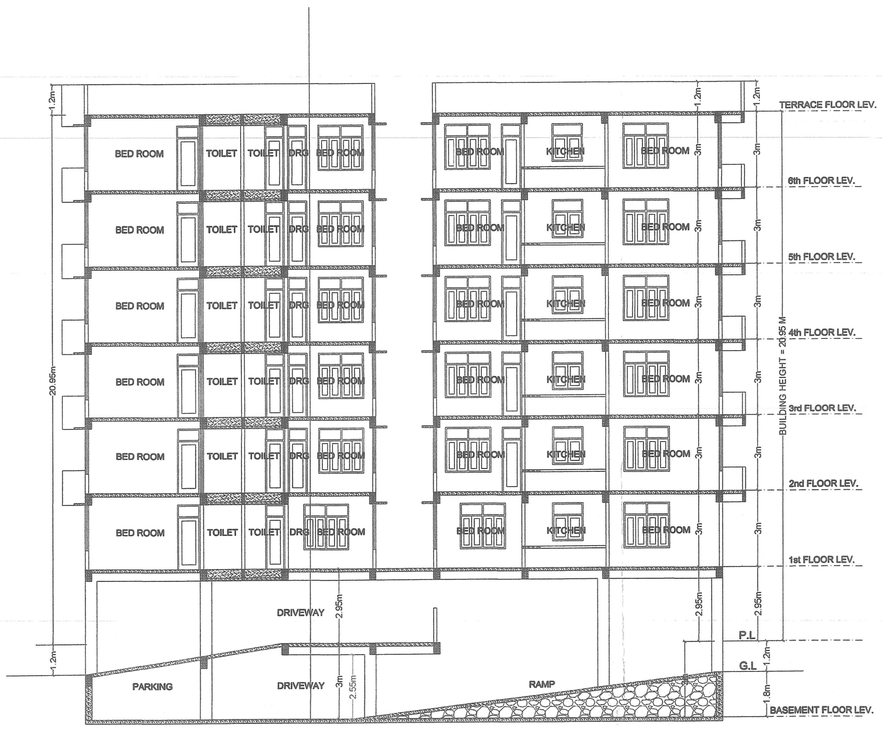
DET. OF PILE



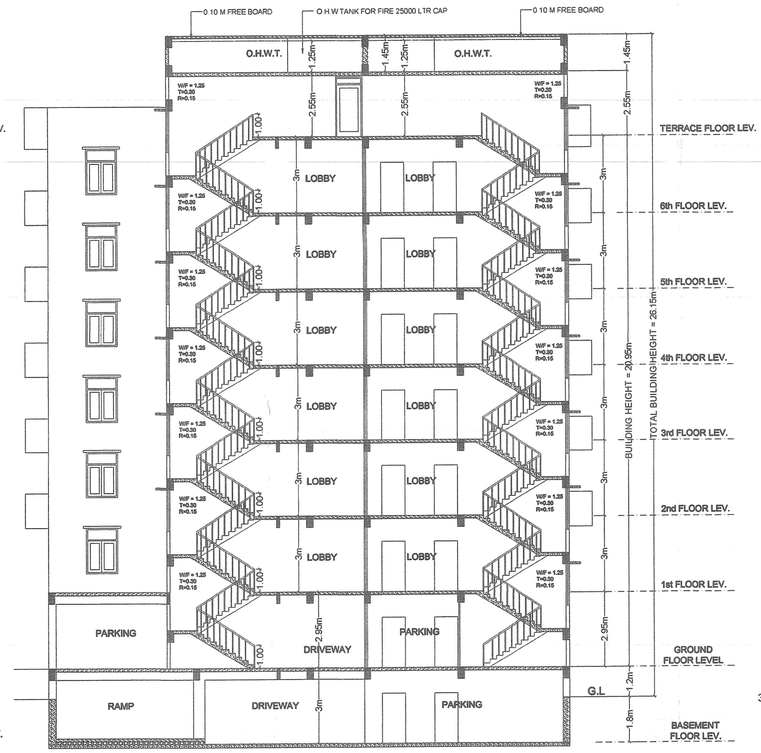
PLAN OF PILE CAP



PILE CAP SECTION



SECTION AT - G1- G1



SECTION AT - G - G

SCHEDULE OF DOORS & WINDOWS

SL.NO.	TYPE	SIZE	SILL LVL.	LINTEL LVL.	DESCRIPTION
1	D	1.06X2.55	0.00	2.55	S.S.P. DOOR
2	D1	.91X2.55	0.00	2.55	S.S.P. DOOR
3	D2	.76X2.55	0.00	2.55	S.S.P. DOOR
4	W	1.80X1.79	.76	2.55	S.S.P. DOOR
5	W1	1.21X1.79	.76	2.55	FULLY GLASS
6	W2	.65X1.79	.76	2.55	FULLY GLASS
7	W3	1.21X1.49	1.06	2.55	FULLY GLASS
8	W4	.91X1.64	.91	2.55	FULLY GLASS
9	W5	.60X1.34	1.21	2.55	FULLY GLASS

SPECIFICATIONS

FOUNDATION	R.C.C. PILE FOUNDATION AS / STR. DESIGNER
SUPER STRUCT.	1ST. CLASS BK. WORK IN 1:8 C.M. UPTO CEILING
R.C.C. WORK	SLAB, LINTEL,BEAM,STAIRCASE WITH PROPER REINFORCEMENT
ROOFING	.10TH. LIME TERRACING OVER .10TH. R.C.C. ROOF SLAB
FLOORING	I.P.S. FLOORING OVER .15TH. DRY REAMED KHOA OVER .075TH. BK. FLAT SOLING OVER SAND FILLING
WOOD WORK	SAL WOOD PROVIDED DOORS & WINDOWS CHOUKHAT AND TEAK WOOD SHUTTER.
PLASTER	.012 TH C.M. PLASER BOTH SIDE OF THE WALLS
FINISHING	TWO COAT WHITE WASH IN & OUT SIDE OF THE WALLS

PROPOSED RESIDENTIAL BUILDING PLAN OF
(1) SMT. MADHURI DEVI W/O LATE RAJ KUMAR
(2) SRI RAJ KAPOOR S/O LATE JAI RADHE KISHUN RAI
(3) LAXMAN PRASAD S/O LATE HAJARI LAL
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(5) M/S VARADVINAYAK HOMES
PARTNER SRI GAUTAM KUMAR
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AT MOUZA - DHAKANPURA,S.PLOT NO.- 654(P)
KHATA NO.- 239,THANA NO.- 7
THANA SHASTRI NAGAR,DIST.- PATNA.

DEVELOPER:-
M/S VARADVINAYAK HOMES PATNER
SRI GAUTAM KUMAR S/O SRI BIRENDRA PRASAD SINGH
ADD.- BHAGWAT NAGAR, KUMHARAR PATNA - 800026

SCALE - 1:100

SHEET NO.- 3 / 3

N W N E S

SIGN. OF OWNER

M/S VARADVINAYAK HOMES
PARTNER
BR/UDHD/BLDR/P/25-0261

SIG. OF DEVELOPER

RAMAN KUMAR
ARCHITECT
Empanelled No.-CA/82/6719
UD & HD GOVT. OF BIHAR

SIGN. OF ARCHITECT

ENGR. VIJAY KUMAR
STRUCTURAL ENGINEER
REG. NO.: BR/UDHD/ISE/23-0977

SIGN. OF STR.ENGINEER.

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
PRDA/KANPURA/PAN-ID-26-271/2025
Case No.....20.....
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date...27/02/2026.....
SANCTION OF PLAN ACCORDED

निदेशक
शहरी योजना
पटना नगर निगम, पटना

प्रह्लाद पटेल
सहायक नगर योजना पर्यवेक्षक
शहरी योजना शाखा
पटना नगर निगम