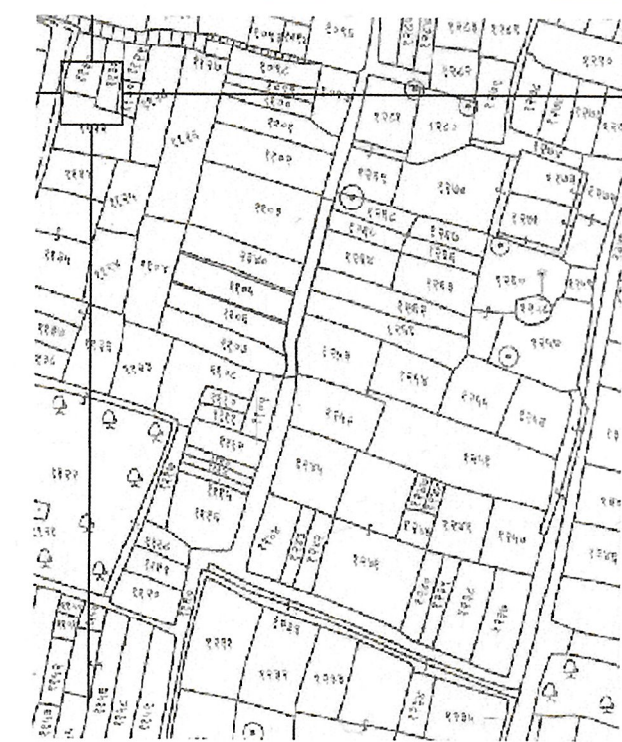
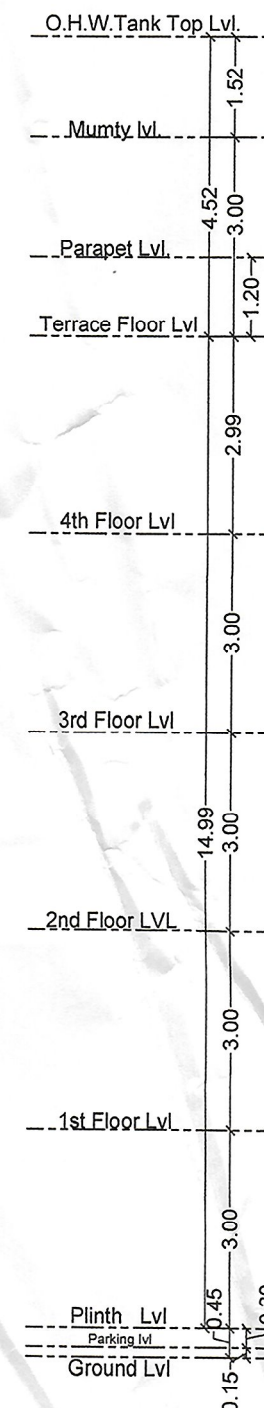




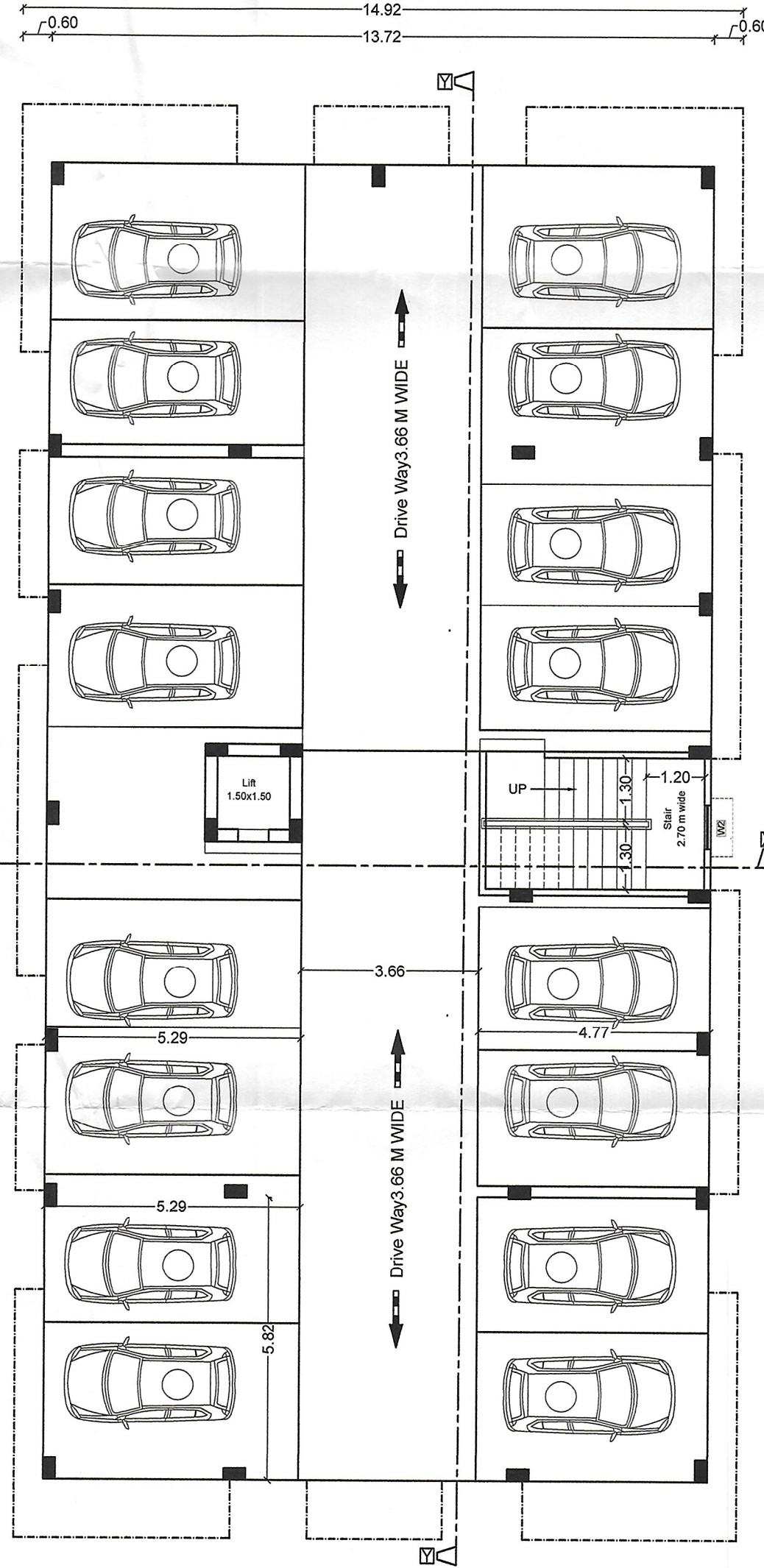
KEY PLAN



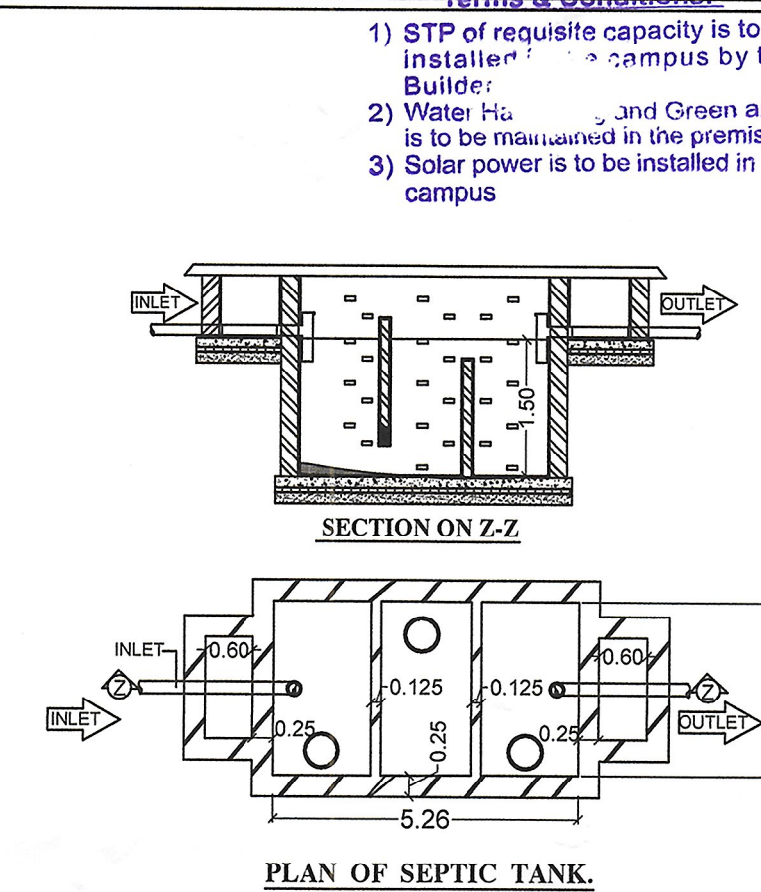
SITE PLAN



FRONT ELEVATION

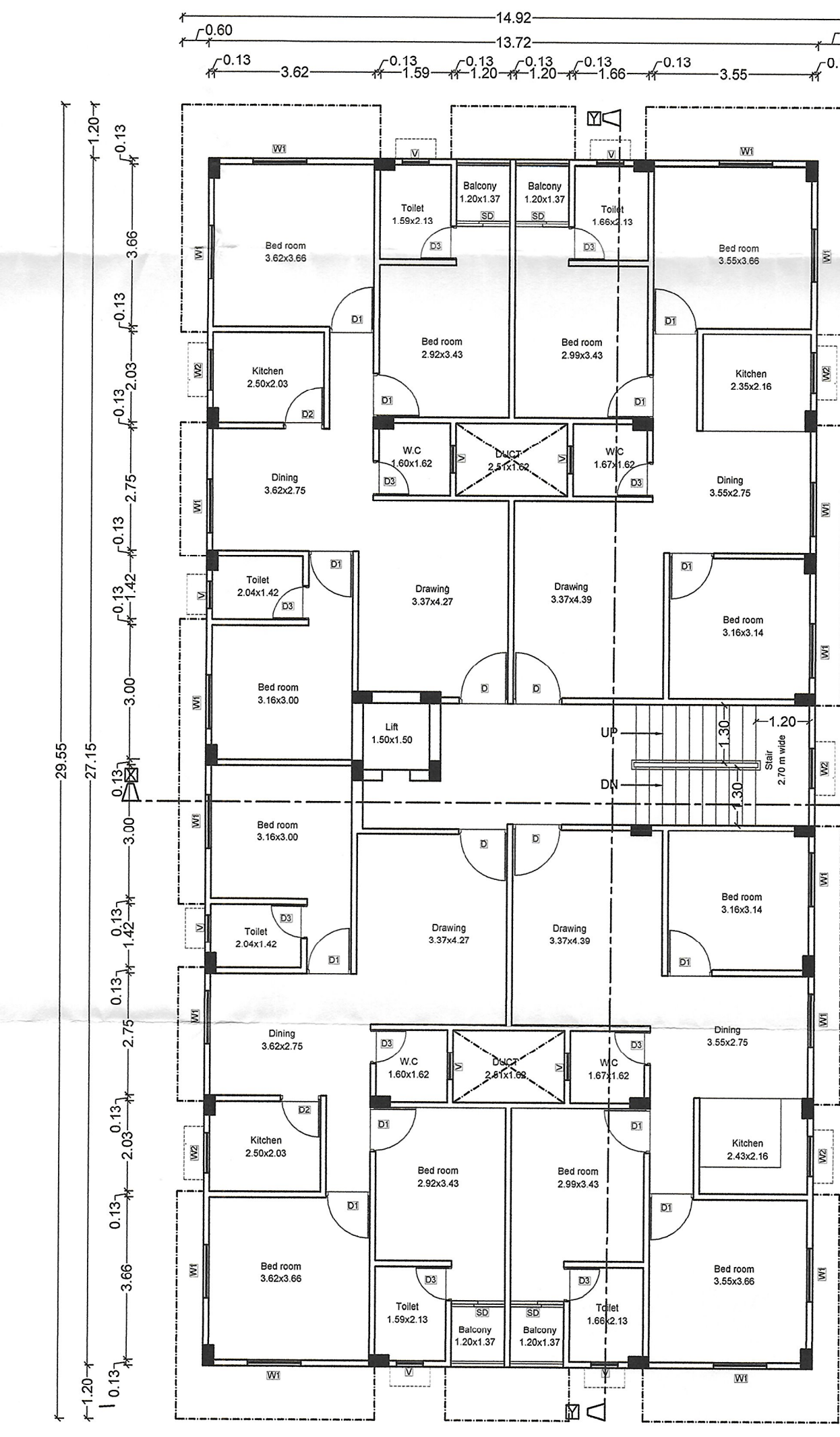


GROUND FLOOR PLAN



NTS

LOCATION PLAN



FIRST FLOOR PLAN

SEPTIC TANK CALCULATION :-
TOTAL NO. OF FLAT = 16 nos.
EACH FLAT HAVING 5 PERSON
SO NO OF PERSON = 16 x 5 = 80 PERSON
PER PERSON NEED 0.085 CUM. CAPACITY OF
SEPTIC TANK PER DAY SO TOTAL REQ. CAPACITY
OF SEPTIC TANK = 80 x 0.085 = 6.80 CUM.
PROVIDED SEPTIC TANK 1 NOS
SIZE = 3.60 x 1.50 x 1.50 = 8.10 CUM.

GREEN SPACE CALCULATION :-
TOTAL NET PLOT AREA = 670.56 sqm.
GREEN AREA REQUIRED @ 5% OF
TOTAL PLOT AREA = 33.52 sqm.
PROVIDED GREEN SPACE AREA = 69.51 sqm.
WATER HARVESTING SUMP CALCULATION :-
TERRACE FLOOR AREA = 427.07 sqm.
RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR
EVERY 100 SQM. TERRACE AREA. SO TOTAL
REQ. CAPACITY OF SUMP = 4.27 x 6 = 25.62 CUM.
PROVIDED TANK (1 NOS) SIZE = 2.00 x 3.00 x 5.00
= 30.00 cum.

SPECIFICATION:-
01) FOUNDATION - R.C.C. PILE FOUNDATION
AS STRUCTURAL DESIGN.
02) SUPER STRUCTURE - R.C.C. FRAMED STRUCTURE
AS STRUCTURAL DESIGN.
03) BRICKWORK - 250 TH. & 125 TH 1st CLASS
BRICKWORK IN C.M. 1:8 & 1:5 AS/DESIGN.
04) FLOORING - MOSAIC CAST-IN-SITU FLOORING
IN GREY CEMENT IN ALL AREA.
05) WALL FINISH :-
(i) INTERNAL - ALL INTERNAL SURFACE SHALL
BE PAINTED WITH CEMENT PRIMER OVER
FLOAT FINISH OF P.O.P. SURFACE
(ii) EXTERNAL - ALL EXTERNAL SURFACE SHALL
BE PAINTED WITH TEXTURE PAINT OVER A
SURFACE OF EXTERIOR GRADE PRIMER.
06) DOOR :-
(i) FRAME - 65X100 TH. SAL WOOD DOOR FRAME.
(ii) SHUTTER-35MM TH. SOLID CORE FLUSH DOOR
OF I.S.I. MARK AS/DESIGN
07) WINDOW:-
(i) FRAME - 65X100 TH. SAL WOOD/ALUMINIUM
WINDOW FRAME.
(ii) SHUTTER- FULLY GLAZED HARD WOOD/
ALUMINIUM WINDOW SHUTTER AS/DESIGN.
08) TOILETS :-
(i) FLOORING - CERAMIC TILES FLOORING.
(ii) WALLS - CERAMIC TILES DADO UP TO 1500HT.
(iii) SANITARYWARE - WHITE GLAZED VITEROUS
SANITARYWARE OF I.S.I MARK.
(iv) FITTINGS - CHROMIUM PLATED C.P.FITTINGS
OF I.S.I MARK.
09) ELECTRICAL :-
(i) ALL INTERNAL WIRING IN CONCEALED
CONDUITS WITH COPPER CONDUCTOR.
(ii) ALL ELECTRICAL MODULAR SWITCHES
OF I.S.I MARK.
(iii) ADEQUATE LIGHTING/POWER POINT
SOCKETS AS/ DESIGN & DRAWING.
10) WATER SUPPLY :- ROUND THE CLOCK WATER
SUPPLY BY MEANS OF OWN BORING &
OVERHEAD TANK.

SCHEDULE OF DOORS & WINDOWS					
TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D	1.07	2.13	0.0	2.13	Single Leaf Door
D1	1.00	2.13	0.0	2.13	Single Leaf Door
D2	0.90	2.13	0.0	2.13	Single Leaf Door
D3	0.76	2.13	0.0	2.13	Single Leaf Door
W	1.50	1.23	0.90	2.13	Glazed window
W1	1.37	1.23	0.90	2.13	Glazed window
W2	0.90	1.23	0.90	2.13	Glazed window
V	0.60	0.76	1.37	2.13	Glazed window

AREA CALCULATION :-
PLOT AREA AS IDEED = 672.40 sqm.
PLOT AREA AS SITE = 670.56 sqm.
GROUND FLOOR BUI AREA = 18.28 sqm.
FIRST FLOOR BUI AREA = 362.09 sqm.
SECOND FLOOR BUI AREA = 367.61 sqm.
THIRD FLOOR BUI AREA = 367.61 sqm.
FOURTH FLOOR BUI AREA = 367.61 sqm.

TOTAL ALL FLOOR BUI AREA = 1543.20 sqm.
F.A.R. = 2.30
PARKING CALCULATION:-
TOTAL BUI AREA ALL FLOOR = 1543.20 sqm.
SERVICE AREA PROVIDED ON ALL FLOOR = 126.84 i.e 8.21%
HENCE 8.21%(126.84sqm) To Be deduct
REQUIRED PARKING AREA 25 % of =
(1543.20-126.84)=1416.36=354.09 sqm.
PROVIDED GROUND FLOOR PARKING AREA=354.20 sqm.

WATER TANK CALCULATION :-
TOTAL NO. OF FLAT = 16 nos.
EACH FLAT HAVING 5 PERSON
SO, NO OF PERSON = 16 x 5 = 80 PERSON
PER PERSON NEED 135 Ltrs PER DAY
TOTAL PERSON NEED = 80x135 = 10,800.00 Ltrs.
PROVIDED WATER TANK 01 NOS.SIZE
= [5.20x2.70x1.22]+0.30 F.B. = 17.12 CUM.
OR 17120 Ltrs.

PLOT DETAILS :-
PROPOSED RESIDENTIAL BUILDING OF
SMT - KUMUD PANDEY
, W/O - LATE DIWAKAR PANDEY
MAUZA - SANDALPUR, SURVEY PLOT NO - 1105,
THANA NO-11, KHATA NO - 529,TAUZI NO - 303,
DIST -PATNA.

DEVELOPERS:
BALAJI ENGICON PVT. LTD
SRI RAJIV RANJAN
S/O - LATE RAJENDRA SINGH
AT FLOT NO - 101, LILAWATI KUNJ,
VASANT VIHAR COLONY, KHAJIPURA
P.S RAJEEV NAGAR, DIST - PATNA,

SHEET NO.	SCALE	NORTH.
P.M.C. -01/02	1 : 100	

SIGNATURE OF OWNER

BALAJI ENGICON PVT. LTD.
R. 5002207
04-08-2025
SIGNATURE OF DEVELOPER

AS PER DESIGN
TYP. DET. OF PILE
FOUNDATION

AS PER DESIGN
TYP. DET. OF FOUNDATION

Signature of
Rajiv Ranjan
Structure Engineer
Udhoo Bihari Singh, No.
BR/UDH/SE/23-0069

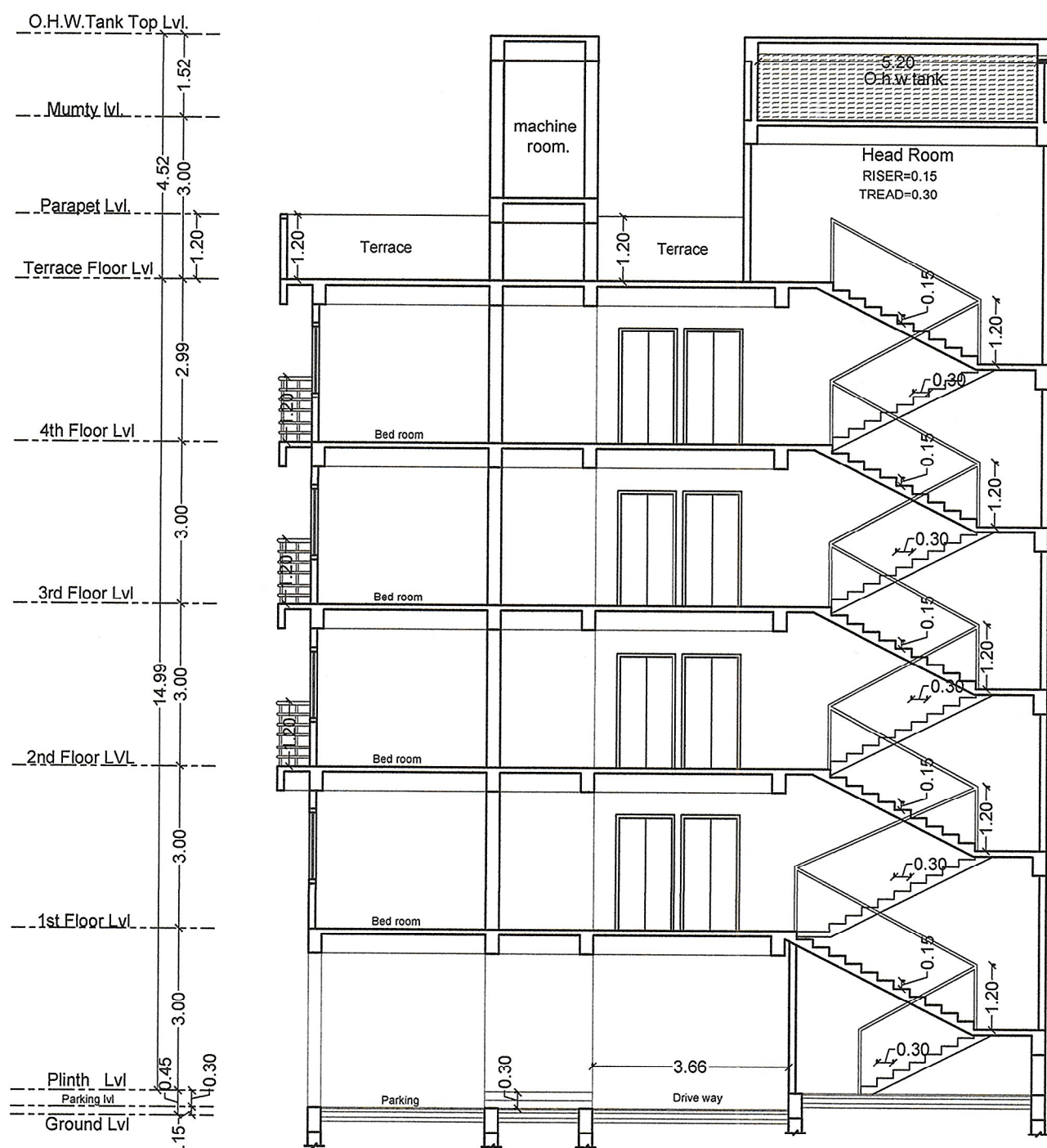
PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
P/SANDALPUR/PRN-6/4/1324/2025
Sanction of Plan Accorded under Section
315, 316 & 317 of the Bihar Municipal Act 2007
by the Municipal Commissioner, Patna on.....
Date.....19/01/2025
SANCTION OF PLAN ACCORDED

प्रस्तावित परेड
सहायक नगर योजना परीक्षक,
शहरी योजना शाखा
परचना नगर निगम
निदेशक
शहरी योजना
परचना नगर निगम, पटना

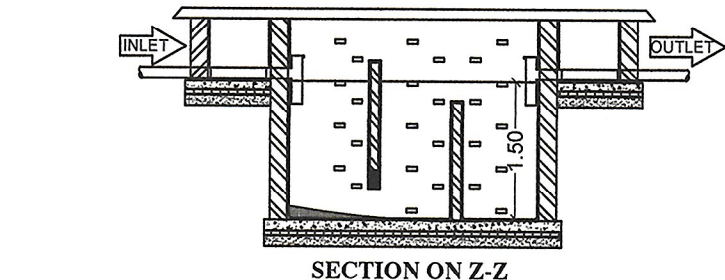
विद्युत/प्रोमोटर्स/भू-स्वामी/संबंधित वास्तुविद/अभियंता को
निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में
लाने के पूर्व आवश्यकता अनुसार कम्पलेक्स में सूरक्षा
की दृष्टि से, गैर-सुरक्षित, गैर-सुरक्षित, लिफ्ट, पार्किंग
प्रत्येक फ्लोर, गैर-सुरक्षित, गैर-सुरक्षित, गैर-सुरक्षित, गैर-सुरक्षित
अन्य बांछित महत्त्वपूर्ण स्थानों पर उच्च मानक के C.C.T.V.
कैमरा का अधिष्ठापन करेगा अन्यथा संबंधित एक एवं
ईलाज के सुसंगत धाराओं के तहत कार्रवाई किया जायेगा।



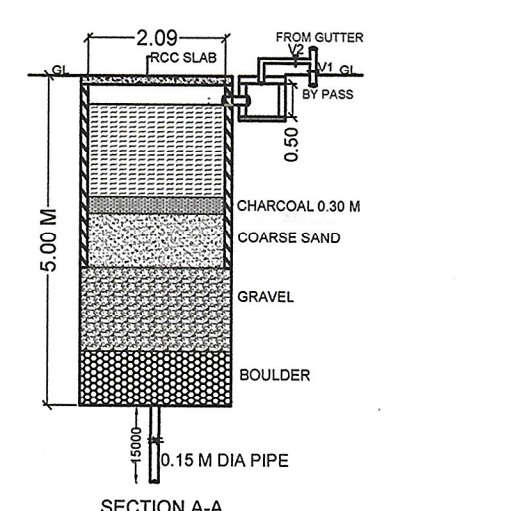
RIGHT SIDE ELEVATION



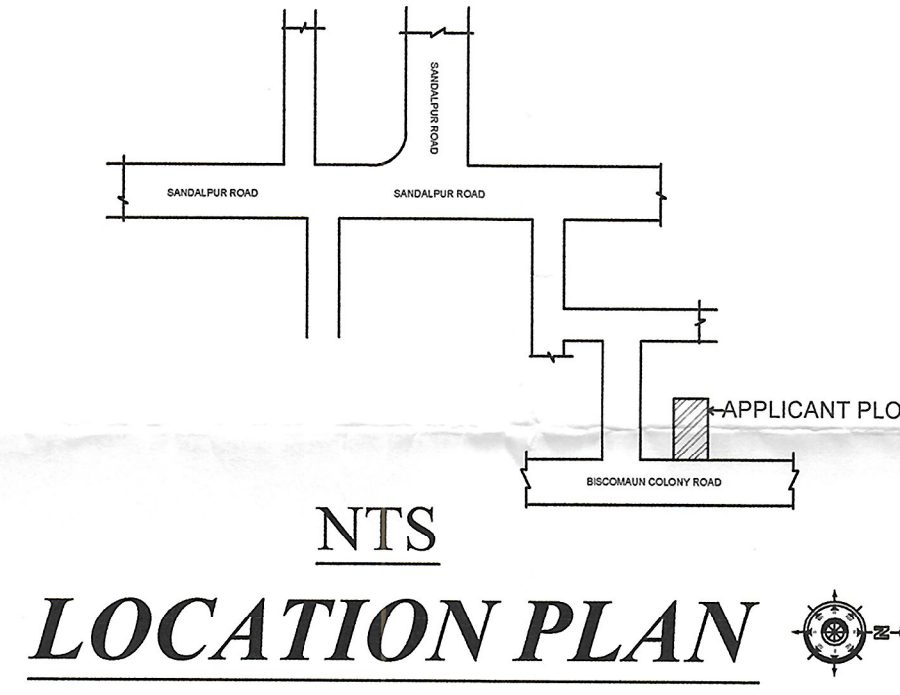
SECTION -X-X



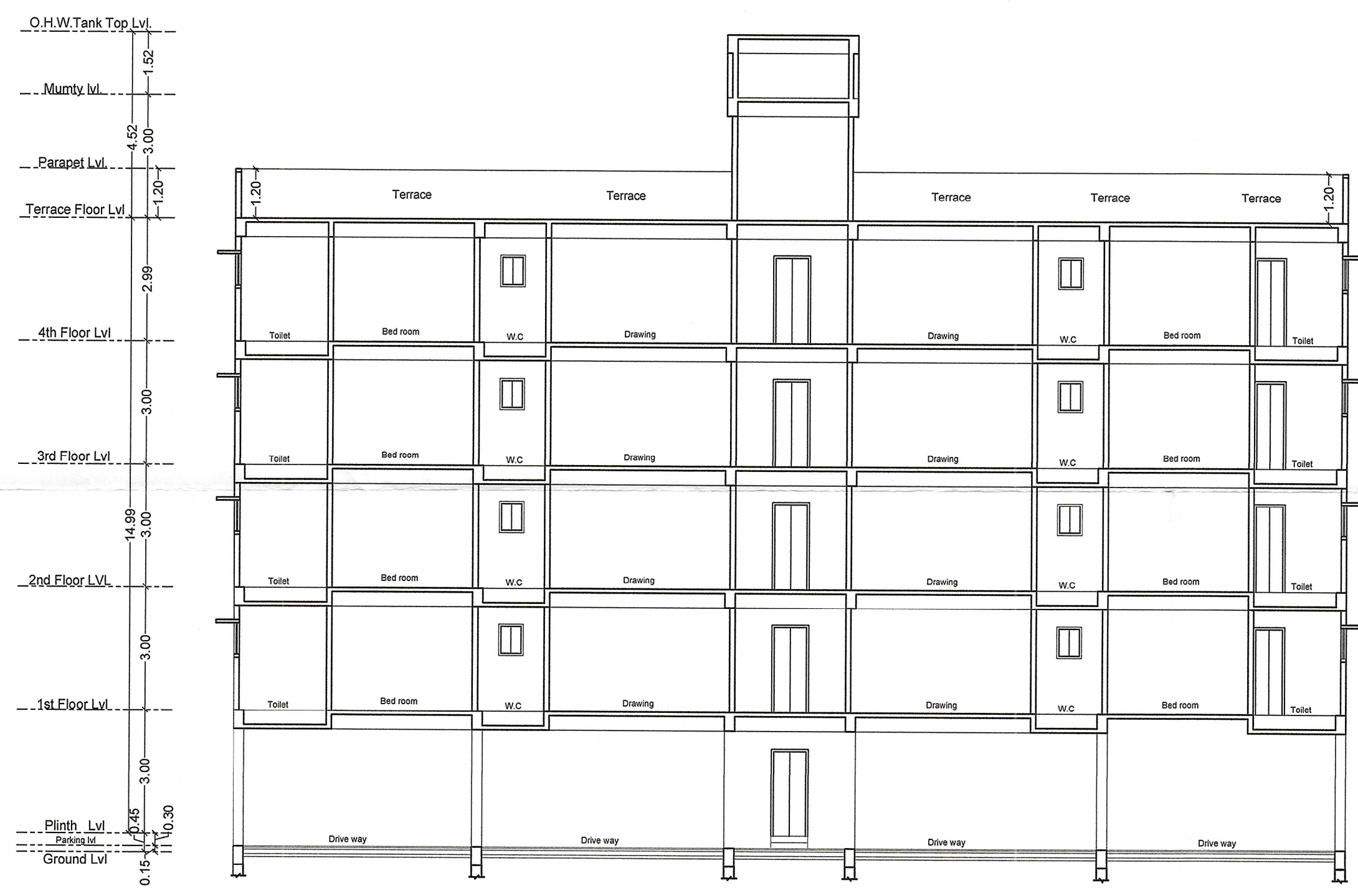
PLAN OF SEPTIC TANK



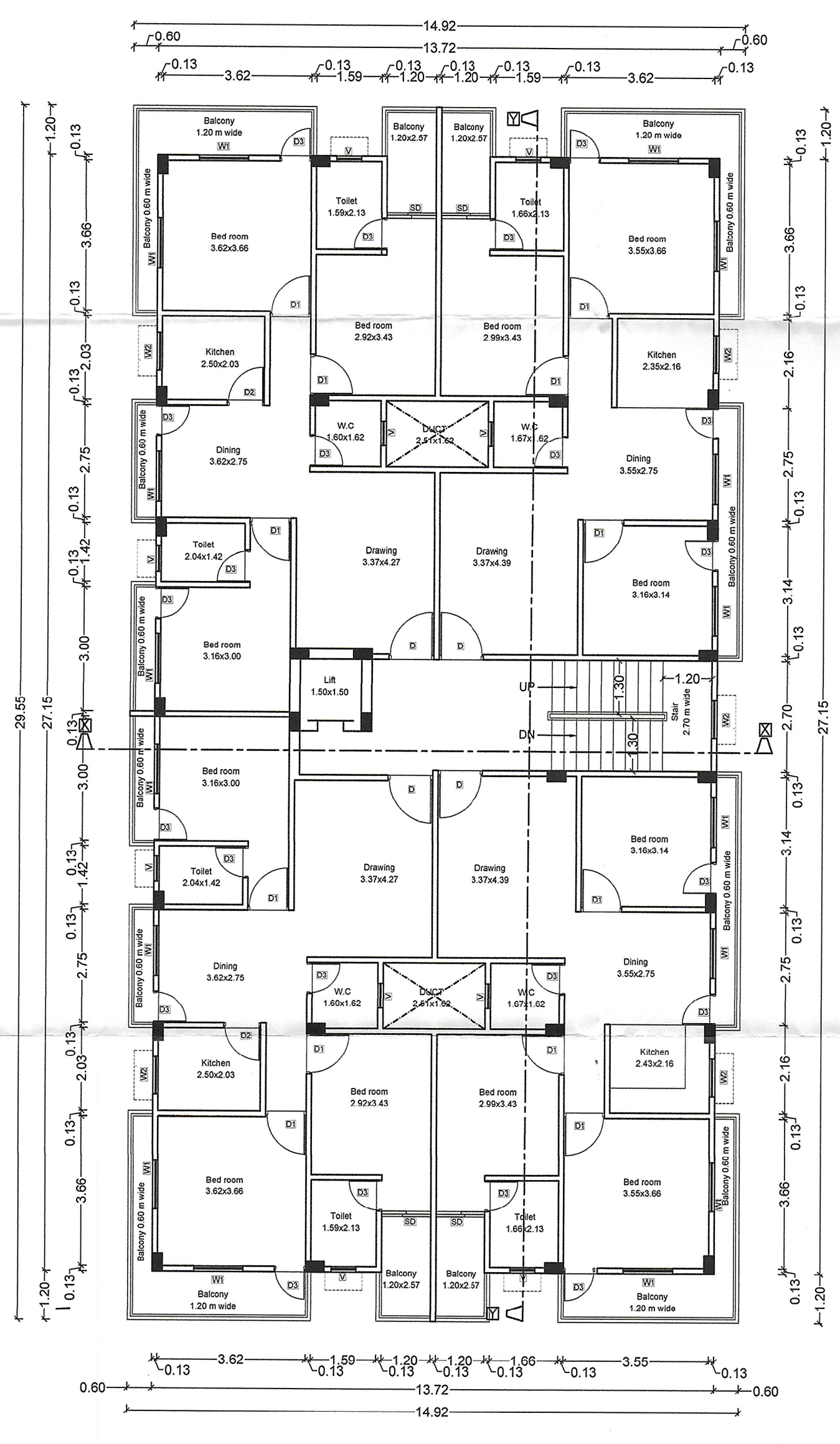
Plan of water harvesting sump



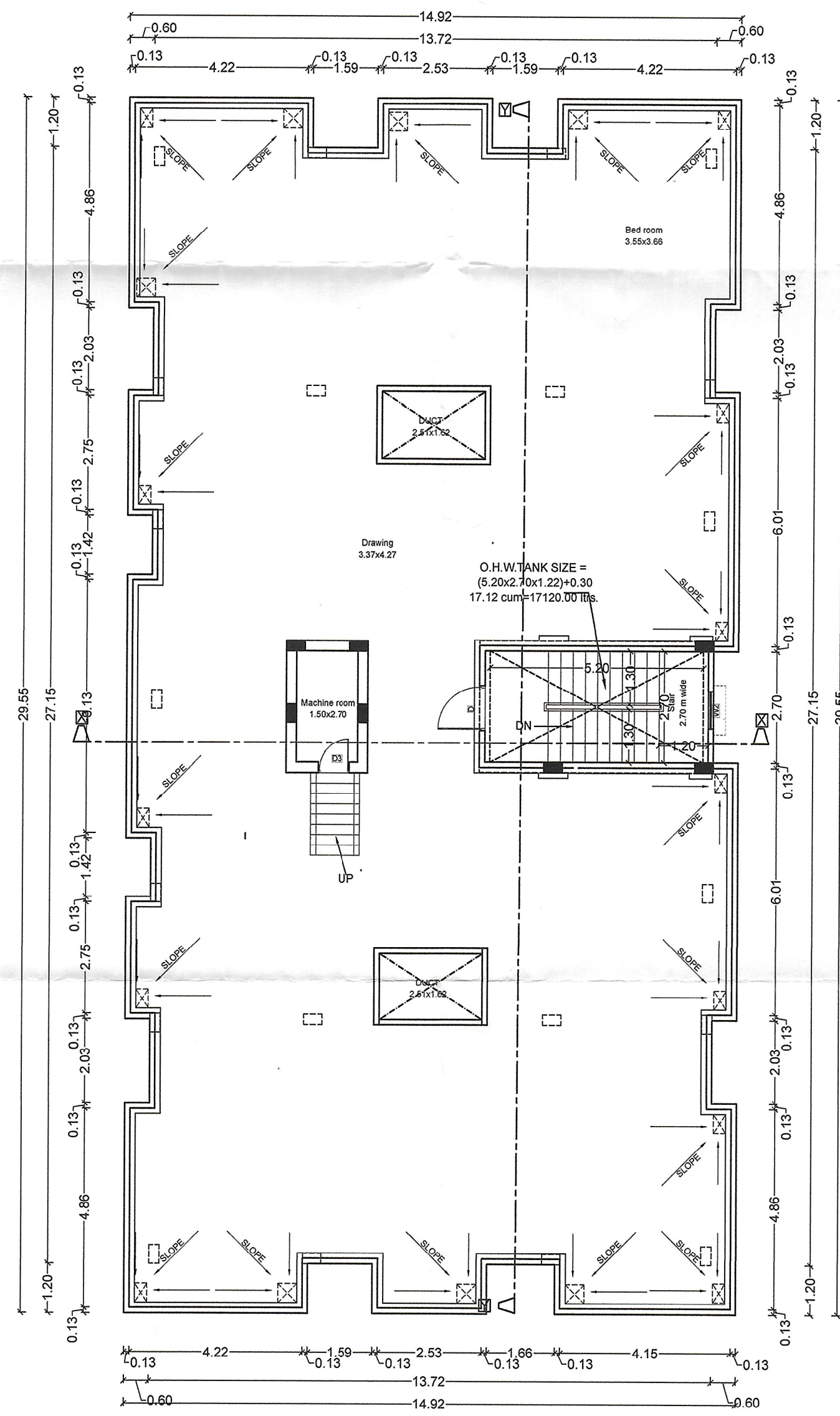
NTS LOCATION PLAN



SECTION -Y-Y



2ND TO 4TH FLOOR PLAN



TERRACE FLOOR PLAN

SEPTIC TANK CALCULATION :-
TOTAL NO. OF FLAT = 16 nos.
EACH FLAT HAVING 5 PERSON
SO NO OF PERSON = 16 x 5 = 80 PERSON
PER PERSON NEED 0.085 CUM. CAPACITY OF
SEPTIC TANK PER DAY SO TOTAL REQ. CAPACITY
OF SEPTIC TANK = 80 x 0.085 = 6.80 CUM.
PROVIDED SEPTIC TANK 1 NOS
SIZE = 3.60 x 1.50 x 1.50 = 8.10 CUM.

GREEN SPACE CALCULATION :-
TOTAL NET PLOT AREA = 670.56 sqm.
GREEN AREA REQUIRED @ 5% OF
TOTAL PLOT AREA = 33.52 sqm.
PROVIDED GREEN SPACE AREA = 69.51 sqm.

WATER HARVESTING SUMP CALCULATION :-
TERRACE FLOOR AREA = 427.07 sqm.
RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR
EVERY 100 SQM. TERRACE AREA, SO TOTAL
REQ. CAPACITY OF SUMP = 4.27 x 6 = 25.62 CUM.
PROVIDED TANK (1 NOS) SIZE = 2.00 x 3.00 x 5.00
= 30.00 cum.

- SPECIFICATION:-**
- (01) FOUNDATION - R.C.C. PILE FOUNDATION AS STRUCTURAL DESIGN.
 - (02) SUPER STRUCTURE - R.C.C. FRAMED STRUCTURE AS STRUCTURAL DESIGN.
 - (03) BRICKWORK - 250 TH. & 125 TH 1st CLASS BRICKWORK IN C.M. 1:8 & 1:5 AS DESIGN.
 - (04) FLOORING - MOSAIC CAST-IN-SITU FLOORING IN GREY CEMENT IN ALL AREA.
 - (05) WALL FINISH -
(i) INTERNAL - ALL INTERNAL SURFACE SHALL BE PAINTED WITH CEMENT PRIMER OVER FLOAT FINISH OF P.O.P. SURFACE.
(ii) EXTERNAL - ALL EXTERNAL SURFACE SHALL BE PAINTED WITH TEXTURE PAINT OVER A SURFACE OF EXTERIOR GRADE PRIMER.
 - (06) DOOR -
(i) FRAME - 65X100 TH. SAL WOOD DOOR FRAME.
(ii) SHUTTER - 35MM TH. SOLID CORE FLUSH DOOR OF I.S.I. MARK AS DESIGN.
 - (07) WINDOW -
(i) FRAME - 65X100 TH. SAL WOOD/ALUMINIUM WINDOW FRAME.
(ii) SHUTTER - FULLY GLAZED HARD WOOD/ALUMINIUM WINDOW SHUTTER AS DESIGN.
 - (08) TOILETS -
(i) FLOORING - CERAMIC TILES FLOORING.
(ii) WALLS - CERAMIC TILES DADO UP TO 1500HT.
(iii) SANITARYWARE - WHITE GLAZED VITEROUS SANITARYWARE OF I.S.I MARK.
(iv) FITTING - CHROMIUM PLATED C.P.FITTINGS OF I.S.I MARK.
 - (09) ELECTRICAL -
(i) ALL INTERNAL WIRING IN CONCEALED CONDUITS WITH COPPER CONDUCTOR.
(ii) ALL ELECTRICAL MODULAR SWITCHES OF I.S.I MARK.
(iii) ADEQUATE LIGHTING/POWER POINT SOCKETS AS DESIGN & DRAWING.
 - (10) WATER SUPPLY - ROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVERHEAD TANK.

SCHEDULE OF DOORS & WINDOWS					
TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D	1.07	2.13	0.0	2.13	Single Leaf Door
D1	1.00	2.13	0.0	2.13	Single Leaf Door
D2	0.90	2.13	0.0	2.13	Single Leaf Door
D3	0.76	2.13	0.0	2.13	Single Leaf Door
W	1.50	1.23	0.90	2.13	Glazed window
W1	1.37	1.23	0.90	2.13	Glazed window
W2	0.90	1.23	0.90	2.13	Glazed window
V	0.60	0.76	1.37	2.13	Glazed window

AREA CALCULATION :-
PLOT AREA AS DEED = 672.40 sqm.
PLOT AREA AS SITE = 670.56 sqm.
GROUND FLOOR BUI AREA = 18.28 sqm.
FIRST FLOOR BUI AREA = 362.09 sqm.
SECOND FLOOR BUI AREA = 387.61 sqm.
THIRD FLOOR BUI AREA = 387.61 sqm.
FOURTH FLOOR BUI AREA = 387.61 sqm.

TOTAL ALL FLOOR BUI AREA = 1543.20 sqm.
F.A.R. = 2.30

PARKING CALCULATION:-
TOTAL BUI AREA ALL FLOOR = 1543.20 sqm.
SERVICE AREA PROVIDED ON ALL FLOOR = 126.84, i.e 8.21%
HENCE 8.21%(126.84sqm) To Be deduct
REQUIRED PARKING AREA 25 % of =
(1543.20-126.84=1416.36)=354.09 sqm.
PROVIDED GROUND FLOOR PARKING AREA=354.20 sqm.

WATER TANK CALCULATION :-
TOTAL NO. OF FLAT = 16 nos.
EACH FLAT HAVING 5 PERSON
SO, NO OF PERSON = 16 x 5 = 80 PERSON
PER PERSON NEED 135 Ltrs PER DAY
TOTAL PERSON NEED = 80x135 = 10,800.00 Ltrs.
PROVIDED WATER TANK 01 NOS. SIZE
= [5.20x2.70x1.22]+0.30 F.B. = 17.12 CUM.
OR 17120 Ltrs.

PLOT DETAILS :-

PROPOSED RESIDENTIAL BUILDING OF
SMT - KUMUD PANDEY
W/O - LATE DIWAKAR PANDEY

MAUZA - SANDALPUR, SURVEY PLOT NO - 1105,
THANA NO-11, KHATA NO - 529,TAUZI NO - 303,
DIST -PATNA.

DEVELOPERS:
BALAJI ENGICON PVT. LTD
SRI RAJIV RANJAN
S/O - LATE RAJENDRA SINGH
AT FLOT NO - 101, LILAWATI KUNJ,
VASANT VIHAR COLONY, KHAJPURA
P.S RAJEEV NAGAR, DIST - PATNA,

SHEET NO.	SCALE.	NORTH.
P.M.C. -02/02	1 : 100	

SIGNATURE OF OWNER

BALAJI ENGICON PVT. LTD.
R. SINGH
04-08-25
SIGNATURE OF DEVELOPER

ALIT SINGH
ARCHITECT
BMR No-CA/2012/66055
UDHD, BIHAR

SIGNATURE OF
EMPAILED ARCHITECT

SIGNATURE OF
STRUCTURE ENGINEER

PATNA MUNICIPAL CORPORATION
P/S SANDALPUR/PAN-644/1324/2025
Sanction of Plan Accorded under Section
315, 316 & 317 of the Bihar Municipal Act 2007
by the Municipal Commissioner, Patna on.....
Date...19/01/2026
SANCTION OF PLAN ACCORDED

विवर/प्रोग्रेट/स्वामी/संबंधित वास्तुविद/अभियंता को
निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में
लाने के पूर्व आधुनिक/व्यवसायिक कम्प्लेक्स में सुरक्षा
की दृष्टि से, प्रवेश द्वार, सीढ़ी, लिफ्ट, पार्किंग
प्रत्येक फ्लोर, रॉक, स्लैब, प्लंबिंग, पाइपिंग के साथ-साथ
अन्य वांछित महत्वपूर्ण रचनाएं एवं उच्च मानक के C.T.V.
कैमरा का अधिस्थापन करके अन्यथा संबंधित
मार्गदर्शक के सुसंगत धाराओं के तहत वास्तुविद/अभियंता को

प्रहलाद पटेल
निदेशक
शहरी योजना शाखा
पटना नगर निगम