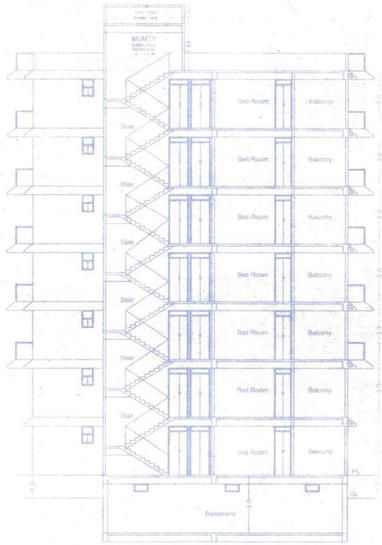
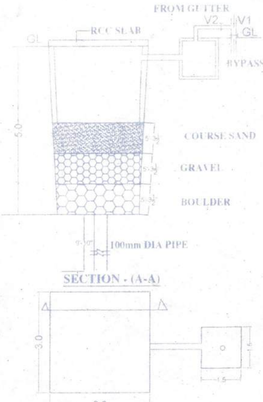


FRONT ELEVATION (BLOCK -B)





SECTION - X-X(BLOCK - B)

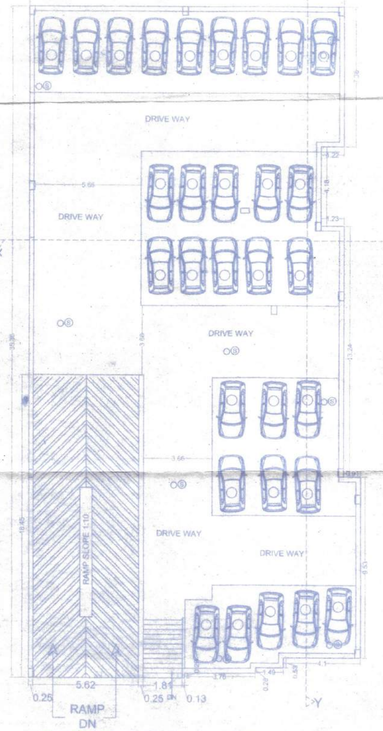


SECTION - (A-A)

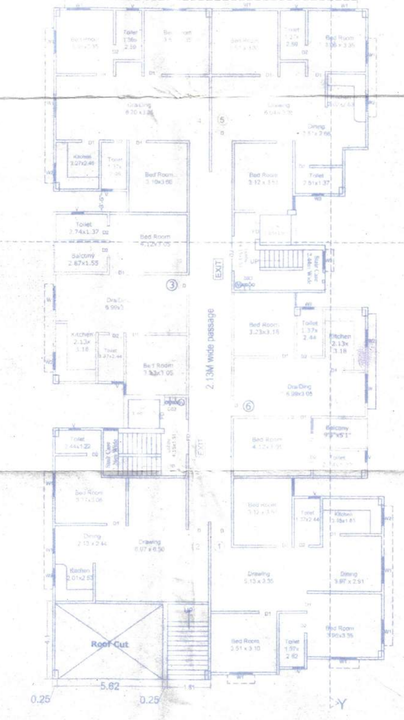
DET OF RECHARGEBLE BORE WELL

WATER HARVESTING CALCULATION(BLOCK-B) -
6\100 X 582.73= 34.96 CUM
PROVIDED - 3.0X3.0X5.0
= 45.0 CUM

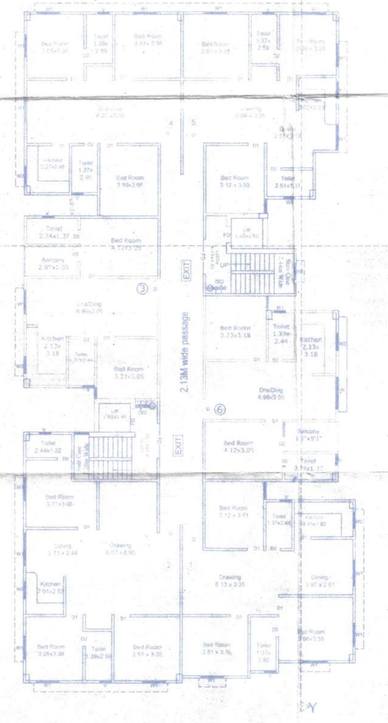
मुजफ्फरपुर आयोजना क्षेत्र प्राधिकार
अभिलेख सं०.....202/2025.....
बिहार नगरपालिका अधिनियम-2007 की धारा-413 के द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए मंजरपालिका अधिनियम-341,315,316 एवं 317 में निहित शर्तों के आधार पर भवन निर्माण की स्वीकृति दी जाती है।



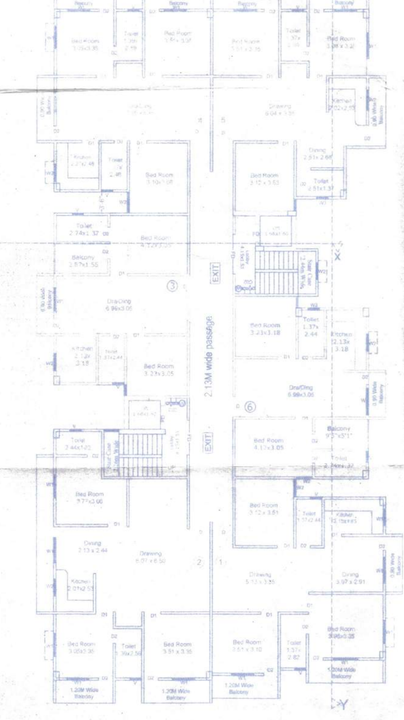
BASEMENT PLAN (BLOCK-B)



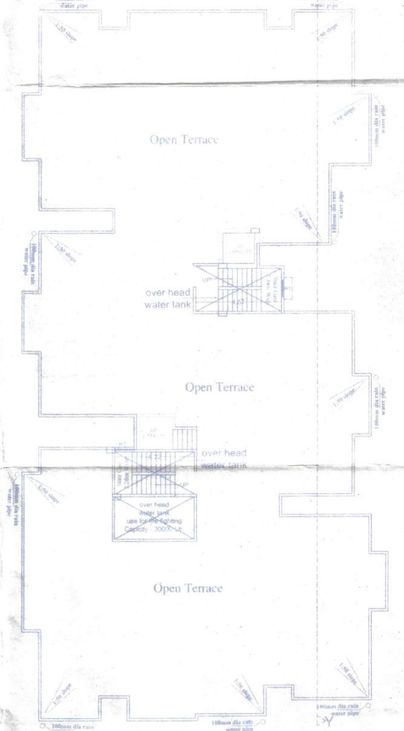
GROUND FLOOR PLAN (BLOCK-B)



FIRST FLOOR PLAN (BLOCK-B)



2ND TO 6TH FLOOR PLAN (BLOCK-B)



TERRACE PLAN (BLOCK-B)

TOTAL PLOT AREAAS PER DEED = 2522.10 SQ.MT.
TOTAL PLOT AREAAS PER SITE = 2477.97 SQ.MT.

AREA CALCULATION (BLOCK - A)

B1 BASEMENT PARKING AREA	= 839.21 SQMT
B2 BASEMENT PARKING AREA	= 839.21 SQMT
TOTAL GROUND FLOOR BUILT UP AREA	= 548.45 SQMT
TOTAL FIRST FLOOR BUILT UP AREA	= 548.45 SQMT
TOTAL SECOND FLOOR BUILT UP AREA	= 626.79 SQMT
TOTAL THIRD FLOOR BUILT UP AREA	= 626.79 SQMT
TOTAL FOURTH FLOOR BUILT UP AREA	= 626.79 SQMT
TOTAL FIFTH FLOOR BUILT UP AREA	= 626.79 SQMT
TOTAL SIXTH FLOOR BUILT UP AREA	= 626.79 SQMT
TOTAL BUILT UP AREA	= 4230.85 SQMT

AREA CALCULATION (BLOCK - B)

BASEMENT PARKING AREA	= 497.96 SQMT
TOTAL GROUND FLOOR BUILT UP AREA	= 551.52 SQMT
TOTAL FIRST FLOOR BUILT UP AREA	= 551.52 SQMT
TOTAL SECOND FLOOR BUILT UP AREA	= 582.73 SQMT
TOTAL THIRD FLOOR BUILT UP AREA	= 582.73 SQMT
TOTAL FOURTH FLOOR BUILT UP AREA	= 582.73 SQMT
TOTAL FIFTH FLOOR BUILT UP AREA	= 582.73 SQMT
TOTAL SIXTH FLOOR BUILT UP AREA	= 582.73 SQMT
TOTAL BUILT UP AREA	= 4016.69 SQMT

TOTAL (A+B) BUILT UP AREA = 8247.54 SQMT

F.A.R. = 3.32

{BLOCK- B}
OCCUPAINT LOAD

TOTAL NO OF FLATS = 42
5 PERSON /FLATS
TOTAL NO OF PERSON 42X5 = 210 PERSON

WATER TANK CALCULATION

TOTAL NO OF PERSON 210 PERSON
100 L PERSON/ DAY REQUIRED WATER
210X135 = 28350.00 LITER (28.35 CUM)
SIZE OF WATER TANK
((4.22X2.26X2.0)+(4.57X2.44X2.0)) = 41.37 CUM

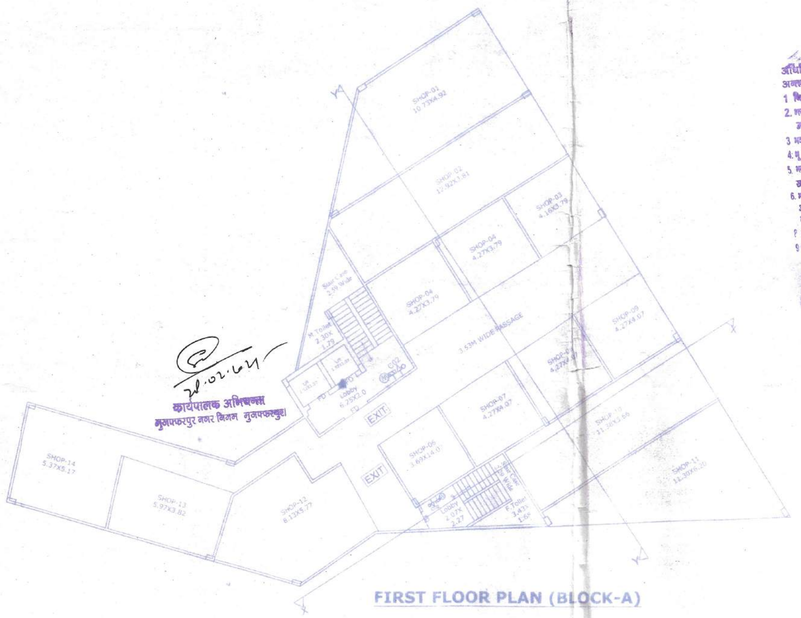
SEPTIC TANK CALCULATION

TOTAL NO OF PERSON 210 PERSON
0.087 CUM/PERSON/DAY 210X0.087 = 18.27 CUM
SIZE OF SEPTIC TANK
4.0X2.50X2.50 = 25.0 CUM

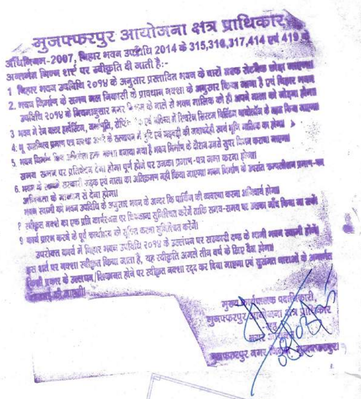
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING OF
(1) SRI. THAKUR RAJ KISHOR SHARMA,
S/O:- LATE MAHAVIR THAKUR,
(2) SRI. AMRESH KUMAR,
S/O:- SRI. THAKUR RAJ KISHOR SHARMA,
(3) SRI. SANJAY KUMAR,
S/O:- SRI. THAKUR RAJ KISHOR SHARMA,
DEVELOPED BY:-
M/S LEGEND ASHOKA HOUSING PVT. LTD. ,
CMD - RAJNISH KUMAR SINGH,
S/O - SRI ASHOK PRASAD SINGH,
AT VILL - KIRATPUR GURUDAS URF
KHABARA, THANA NO.- 334, THANA- SADAR,
HALKA - KHABARA, ANCHAL- MUSHAHRI,
KHATA NO.- 587,175,191,35,341, 601,
KHESRA NO.- 1814,1815,1816,1817,1818,1819,1820,
DIST - MUZAFFARPUR.

SIGNATURE OF BUILDER	SIGNATURE OF ENGINEER
Rajnish Kr. Singh LEGEND ASHOKA HOUSING PVT. LTD. Reg No.-BR/UDHD/BLDR/23-0277 Urban Development & Housing Department PATNA, BIHAR	Tauseef Alam KAI ENGINEERING CONSULTANT Er. TAUSEEF ALAM Mob:- 9905220201 Registered Structural Engineer Urban Development & Housing Department Reg. No:- BR/UDHD/SE/23-0040
SIGNATURE OF LAND OWNER	SIGNATURE OF ARCHITECT
ठाकुर राज किशोर शर्मा अमरेश कुमार Rajnish Kumar	SUDHENDU RANJAN ARCHITECT EMPANELMENT No CA/2009/37011 UDHD, GOVERNMENT OF BIHAR

SHEET NO.- 01



FIRST FLOOR PLAN (BLOCK-A)



GROUND FLOOR PLAN (BLOCK-A)

LEGEND FOR FIRE FIGHTING

1)	HYDRAN SPRINKLER	(S)
2)	HOSE REEL	(W)
3)	UNDER GROUND WATER TANT WITH 200000 LTRS. CAPACITY	200000
4)	OVER HEAD WATER FOR FIRE FIGHTING TANK WITH 60000 LTR. CAPACITY.	60000
5)	SIAMESE CONNECTION	
6)	ELECRICALY INSULATED METAL STRIP OF 2.50X3.50MM	E.I.
7)	EXTINGUISHER	
8)	FIRE HYDRARNT	H
9)	EMERGENCY LIGHTING SYSTEM	
10)	AUTOMATIC INDICATER	A A
11)	AREA COVERED BY SHOKEDETECTER	A A
12)	FIRE ALARM CALL POINT	
13)	AUDIBLE WARNING DEVICE	
14)	LOUD SPEAKER OUT LET	
15)	MICROPHONE POSITION	M
16)	FIRE RESISTANCE DOOR	FD
17)	SMOKE DETECTOR	
18)	ILLUMINATED EXIT DIRECTIONAL SIGN	EXIT
19)	WET RISER	W

{BLOCK- A}
OCCUPAINT LOAD

COMMERCIAL

TOTAL BUILT UP AREA = 4230.85
NO OF PERSON 4230.85/10 = 423.08 PERSON
TOTAL NO OF PERSON = 423 PERSON
TOTAL NO OF PERSON = 423 PERSON

WATER TANK CALCULATION

TOTAL NO OF PERSON 423 PERSON
100 L PERSON/ DAY REQUIRED WATER
423X135 = 57105.00 LITER (57.10 CUM)
SIZE OF WATER TANK
((4.49X2.26X3)+(4.36X2.44X3)) = 62.35 CUM

SEPTIC TANK CALCULATION

TOTAL NO OF PERSON 423 PERSON
0.087 CUM/PERSON/DAY 423X0.087 = 36.80 CUM
SIZE OF SEPTIC TANK
5.00X3.0X3.0 = 45.0 CUM

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING OF
(1) SRI. THAKUR RAJ KISHOR SHARMA,
S/O:- LATE MAHAVIR THAKUR,
(2) SRI. AMRESH KUMAR,
S/O:- SRI. THAKUR RAJ KISHOR SHARMA,
(3) SRI. SANJAY KUMAR,
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DEVELOPED BY:-
M/S LEGEND ASHOKA HOUSING PVT. LTD. ,
CMD - RAJNISH KUMAR SINGH,
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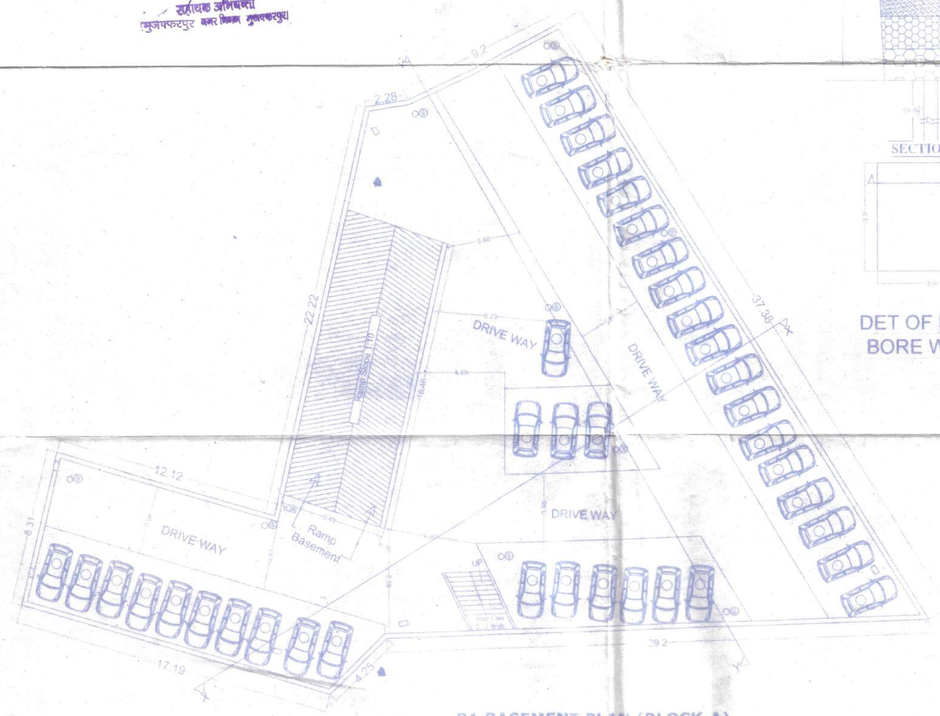
KHABARA, THANA NO.- 334, THANA- SADAR,
HALKA - KHABARA, ANCHAL - MUSHAHRI,
KHATA NO.- 587,175,191,35,341, 601,
KHESRA NO.- 1814,1815,1816,1817,1818,1819,1820,
DIST - MUZAFFARPUR.

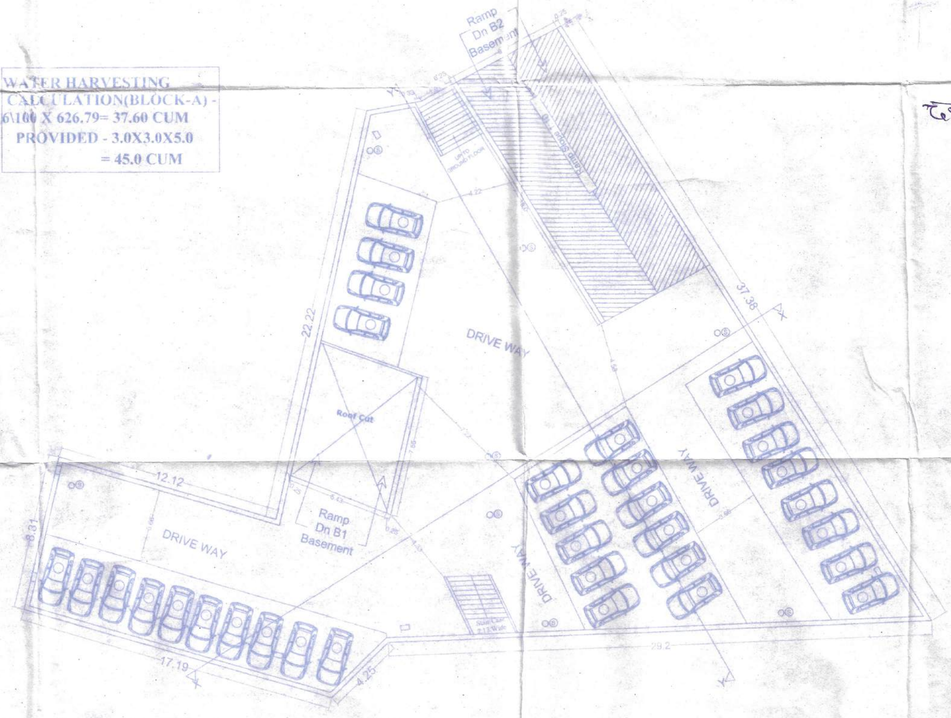
SIGNATURE OF BUILDER	SIGNATURE OF ENGINEER
Rajnish Kr. Singh LEGEND ASHOKA HOUSING PVT. LTD. Reg No.-BR/UDHD/BLDR/23-0277 Urban Development & Housing Department PATNA, BIHAR	Tauseef Alam. KAI ENGINEERING CONSULTANT Er. TAUSEEF ALAM Mob:- 9905220261 Registered Structural Engineer Urban Development & Housing Department Reg. No:- BR/UDHD/SE/23-0043
ठाकुर राज किशोर शर्मा Rajnish Kumar	SUDHENDU RANJAN ARCHITECT EMPANELMENT No CA/2005/37011 UDHD, GOVERNMENT OF BIHAR

मुजफ्फरपुर आयोजना क्षेत्र प्राधिकार
अभिलेख सं०...903/2025.....
बिहार नगरपालिका अधिनियम-2007 की धारा-413 के द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए नगरपालिका अधिनियम-341,315,316 एवं 317 में निहित शर्तों के आधार पर भवन निर्माण की स्वीकृति दी जाती है।

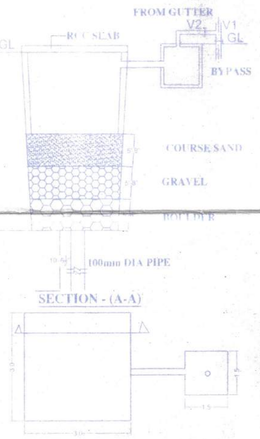
SHEET NO.-02



B1 BASEMENT PLAN (BLOCK-A)



B2 BASEMENT PLAN (BLOCK-A)

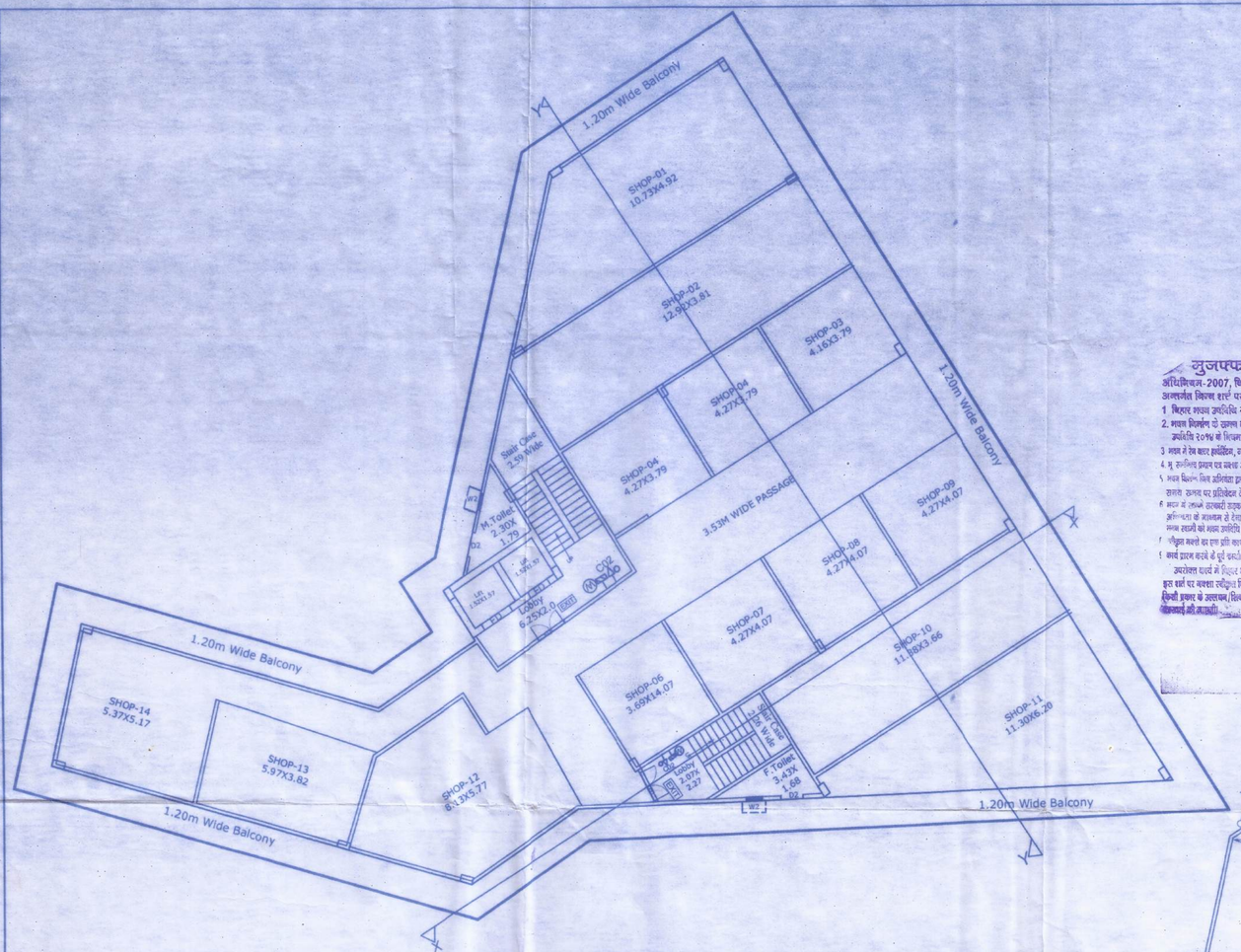


DET OF RECHARGEBLE
BORE WELL

WATER HARVESTING
CALCULATION(BLOCK-A) -
6\100 X 626.79= 37.60 CUM
PROVIDED - 3.0X3.0X5.0
= 45.0 CUM

मधुसूदन अग्निहोत्री
25/02/25
सहायक अभियन्ता
मुजफ्फरपुर नगर निगम, मुजफ्फरपुर।

कार्यपालक अभियन्ता
मुजफ्फरपुर नगर निगम मुजफ्फरपुर।

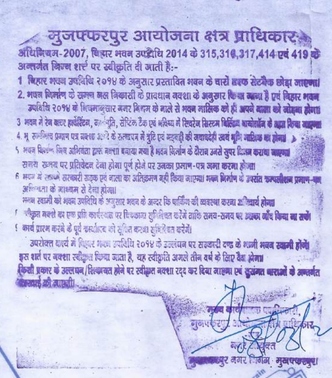


2ND TO 6TH FLOOR PLAN (BLOCK-A)

md. muzamil
25/02/25
सहायक अभियंता
मुजफ्फरपुर नगर निगम मुजफ्फरपुर।

कार्यपालक अभियन्ता
मुजफ्फरपुर नगर निगम मुजफ्फरपुर।

APP. PLOT



मुजफ्फरपुर आयोजना क्षेत्र प्राधिकार

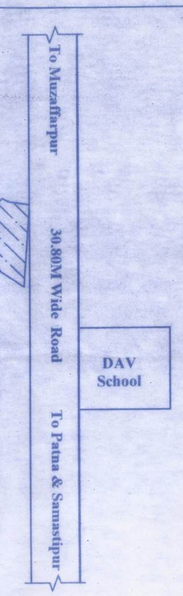
अधिनियम-2007, बिहार भवन उपविधि 2014 के 315,316,317,414 एवं 419 के अन्तर्गत निम्न शर्त पर स्वीकृति दी जाती है:-

1. बिहार भवन उपविधि २०१४ के अनुसार प्रस्तावित भवन के चारों तरफ सेटबैक छोड़ा जायेगा।
2. भवन निर्माण से उत्पन्न मलबा निवासरी से प्रधानाध्यक्ष नगरपा के अनुसार किया जायेगा है एवं बिहार भवन उपविधि २०१४ के निर्माणकार्य नगर निगम के मलबे से भवन मालिक को ही अपने खर्चा से उठाना होगा।
3. भवन में रेन वाटर हार्वेस्टिंग, सोलर पैनल, सेप्टिक टैंक एवं सीवेज में डिसेन्ट डिसिंग मैकेनिज्म के साथ किया जायेगा
4. भू-कम्पीय प्रभाव एवं अग्नि से सुरक्षा के उपाय में पूर्व एवं भवनों की उपयोगी जगह भूमि मालिक का होगा
5. भवन निर्माण किस प्रतिशत द्वारा मलबा संग्रह किया गया है भवन निर्माण के दौरान अपने चारों तरफ टिन्ड लगवाना अनिवार्य सामने सड़क पर प्रतिदिन देना होगा पूर्ण होने पर उसका प्रभार-पक्ष अलग करना होगा।
6. भवन में लगने वाली सड़क एवं गली का प्रतिष्ठान नहीं किया जायेगा नक्शे विपरीत में उपरोक्त अनियमित प्रावधान-पत्र अनियमित के आलोक से देखा होगा।
नक्शा स्वीकृति की गलत उपलब्धि के अनुसार भवन के अन्दर कि गतिविधि की व्यवस्था करना अनिवार्य होगा
7. पीड़ित भवनों का रंग प्रति वर्गमीटर पर पिच्छाया दूरी नियम के तहत छोड़ना होगा साथ छोड़ना का उपयोग कौन किया जा सकेगा
8. कार्य प्रारम्भ करने के पूर्व इसकी सूचना कार्यालय को सूचित करना अनिवार्य होगा।

उपरोक्त शर्तों में विहार भवन उपविधि २०१४ के उल्लंघन पर शास्तिक दण्ड के राशि भवन स्वामी होगे। इस शर्त पर व्यवस्था स्वीकृत किया जाता है, यह स्वीकृति अगले तीन वर्ष के लिए वैध होगा

किसी प्रकार के अतिक्रमण/विवादग्रस्त होने पर स्वीकृत नक्शा रद्द कर दिया जायेगा एवं दुर्घटना घटनाओं के अन्यमति जिम्मेवार भी आपकी।

मुख्य कार्यपालक पदाधिकारी
मुजफ्फरपुर नगर निगम, मुजफ्फरपुर।



Location plan
NOT TO SCALE

मुजफ्फरपुर आयोजना क्षेत्र प्राधिकार
अभिलेख सं०. 2004/2025
बिहार नगरपालिका अधिनियम-2007 की धारा-413 के द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए नगरपालिका अधिनियम-341,315,316 एवं 317 में निर्दिष्ट शर्तों के आधार पर भवन निर्माण की स्वीकृति दी जाती है।

PARKING CALCULATION:-

BLOCK -A

TOTAL BUILT UP AREA (Commercial) = 4230.85 SQ.MT.

TOTAL REQUIRED PARKING AREA = (BUILT UP AREA - 15%)X30%

REQUIRED CAR PARKING AREA (30%) = 1078.86 SQMT

BLOCK -B

TOTAL BUILT UP AREA (Residential) = 4016.69 SQ.MT.

TOTAL REQUIRED PARKING AREA =(BUILT UP AREA -15%)X25%

REQUIRED CAR PARKING AREA (25%) = 853.54 SQMT

TOTAL REQUIRED PARKING AREA = 853.54 SQMT

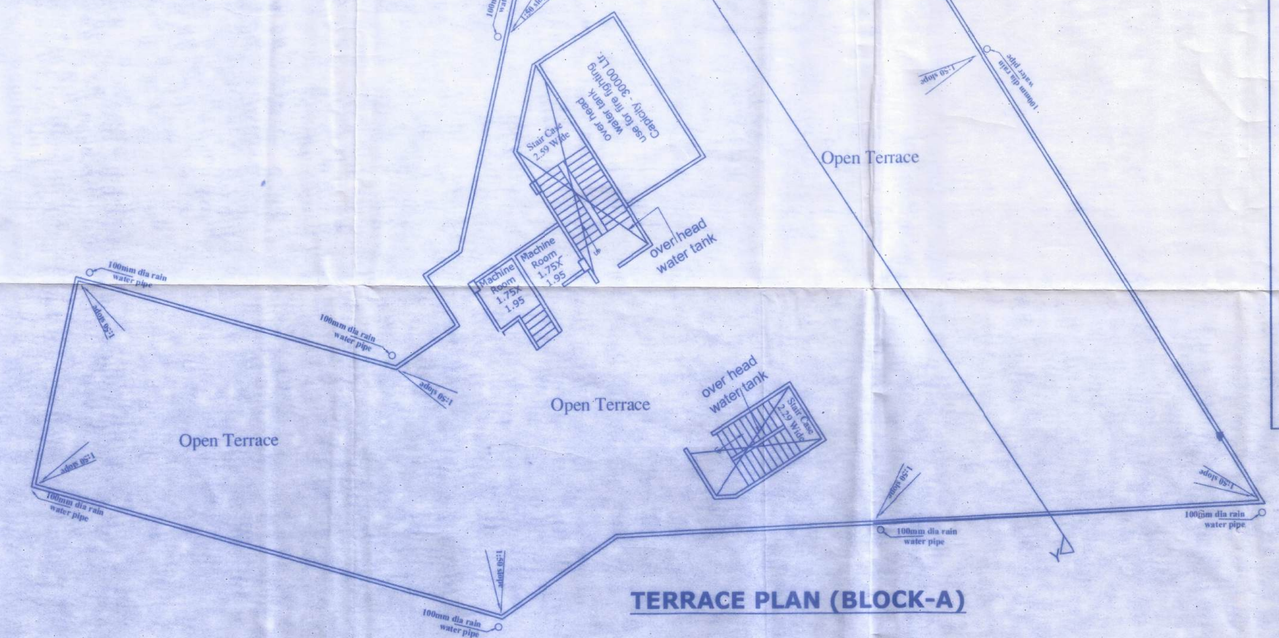
TOTAL REQUIRED PARKING AREA (Block - A&B) = 1932.40 SQMT

TOTAL PROVIDED PARKING AREA (Block - A&B) = 2176.38 SQMT

PROPOSED RESIDENTIAL BUILDING FOR - M/S LEGEND ASHOKA HOUSING PVT. LTD. , CMD - RAJNISH KUMAR SINGH, S/O - SRI ASHOK PRASAD SINGH, AT VILL - KIRATPUR GURUDAS URF KHABARA, THANA NO.- 334, THANA-SADAR, HALKA - KHABARA, ANCHAL-MUSHAHRI, KHATA NO.- 587,175,191,35,341, KHESRA NO.- 1814,1815,1818,1820,1817,1816, DIST - MUZAFFARPUR.

SIGNATURE OF BUILDER	SIGNATURE OF ENGINEER
Rajnish Kr. Singh LEGEND ASHOKA HOUSING PVT. LTD. Regd No.-BR/UDHD/BLDR/23-0277 Urban Development & Housing Department PATNA, BIHAR	Tauseef Alam. KAI ENGINEERING CONSULTANT Er. TAUSEEF ALAM Mob:- 9905220201 Registered Structural Engineer Urban Development & Housing Department Reg. No.- BR/UDHD/SE/23-0049 SUDHENDU RANJAN ARCHITECT EMPANELMENT No CA/2005/37011 UDHD, GOVERNMENT OF BIHAR

देखकर राज मजदूर संघ
अशोरा खबर
Rajnish Kumar

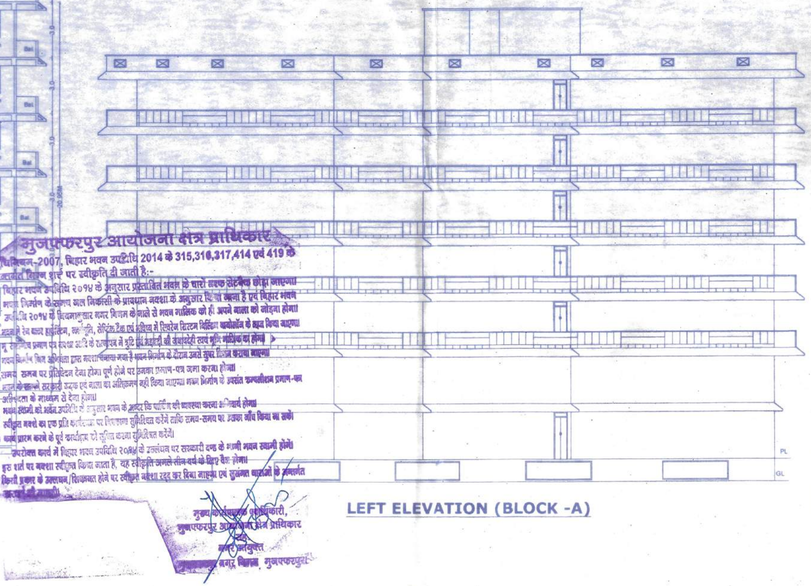


TERRACE PLAN (BLOCK-A)

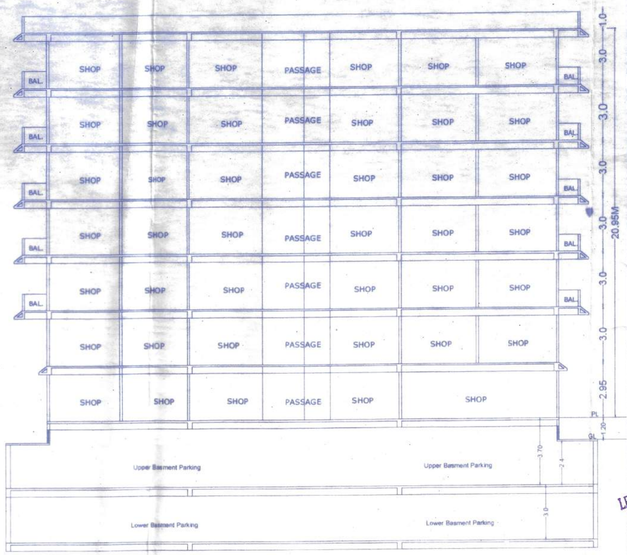
SHEET NO.- 03



SECTION - Y-Y(BLOCK - B)



LEFT ELEVATION (BLOCK -A)



SECTION - Y-Y(BLOCK - A)

SPECIFICATION

1. R.C.C. UNDER REAMED GROUP OF PILE FOUNDATION.
2. 1ST CLASS BRICK WORK IN SUPER STRUCTURE WITH
3. 150 TH. LINTEL BEAM PROVIDED ALL OVER DOOR & WINDOWS OPENING.
4. HEIGHT OF PLINTH & FLOOR INDICATED IN SECTION
5. 0.025 TH MOSAIC FLOORING OVER 0.15 TH. DRY REAMED KHOA OVER 0.075 TH. F.B.S. OVER SAND FILLING.
6. 0.125 TH. AVG. LIME TERRACING OVER 0.100 TH. R.C.C. SLAB.
7. 12 MM. TH. CEMENT PLASTER ON BOTH SIDES OF WALL.
8. ALL DOORS WILL BE SAL WOOD FRAME & ALL WINDOW WILL GLAZED WITH STEEL FRAMES.
9. SNOWCEM CEMENT PAINT ON THE EXTERNAL WALL & WHITE WASH IN SIDE.

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING FOR - M/S LEGEND ASHOKA HOUSING PVT. LTD. , CMD - RAJNISH KUMAR SINGH, S/O - SRI ASHOK PRASAD SINGH, AT VILL - KHATPUR GURUDAS URF KHABARA, THANA NO.- 334, THANA- SADAR, HALKA - KHABARA, ANCHAL- MUSHAHRI, KHATA NO.- 587,175,191,35,341, 601, KHESRA NO.- 1814,1815,1816,1817,1818,1819,1820, DIST - MUZAFFARPUR.

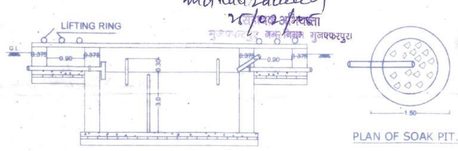
SIGNATURE OF BUILDER

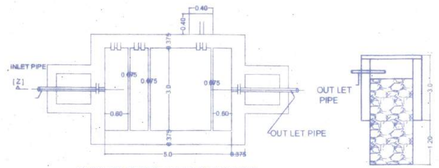
SIGNATURE OF ENGR. TAUSEEF ALAM
KAT ENGINEERING CONSULTANT
Mob:- 9905220201
Registered Structural Engineer
Urban Development & Housing Department
Reg. No:- BR/UDHD/SE/23-0049

Rajnish Kr. Singh
LEGEND ASHOKA HOUSING PVT. LTD.
Reg No.-BR/UDHD/BLDR/23-0277
Urban Development & Housing Department
PATNA, BIHAR

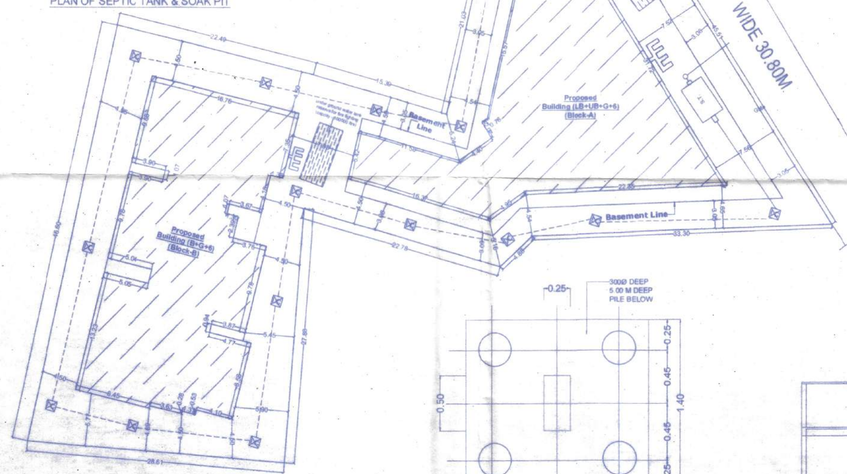
SUDHENDU RANJAN
ARCHITECT
EMPANELMENT No
CA/2005/3701
UDHD, GOVERNMENT OF BIHAR

SHEET NO.- 04

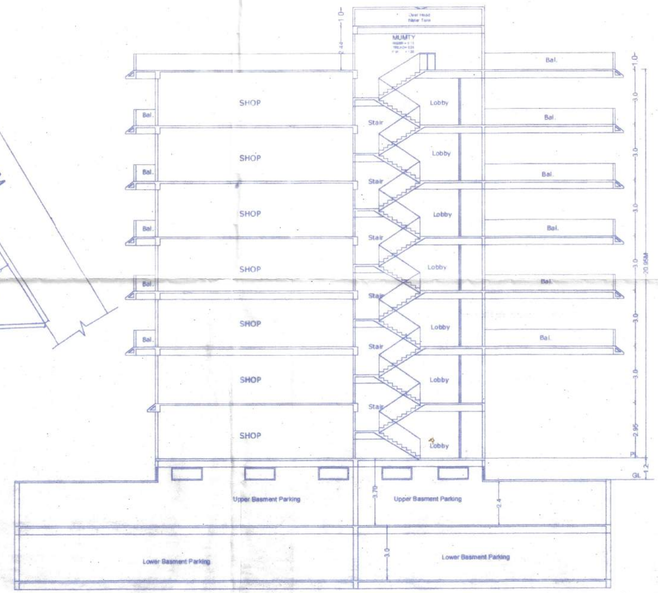




PLAN OF SEPTIC TANK & SOAK PIT



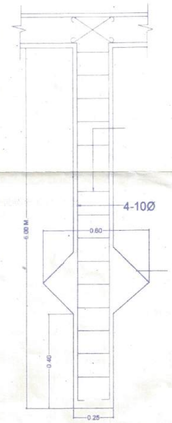
SITE PLAN
(SCALE-1:200)



SECTION - X-X(BLOCK - A)



FRONT ELEVATION (BLOCK -A)



DET OF PILE FOUNDATION