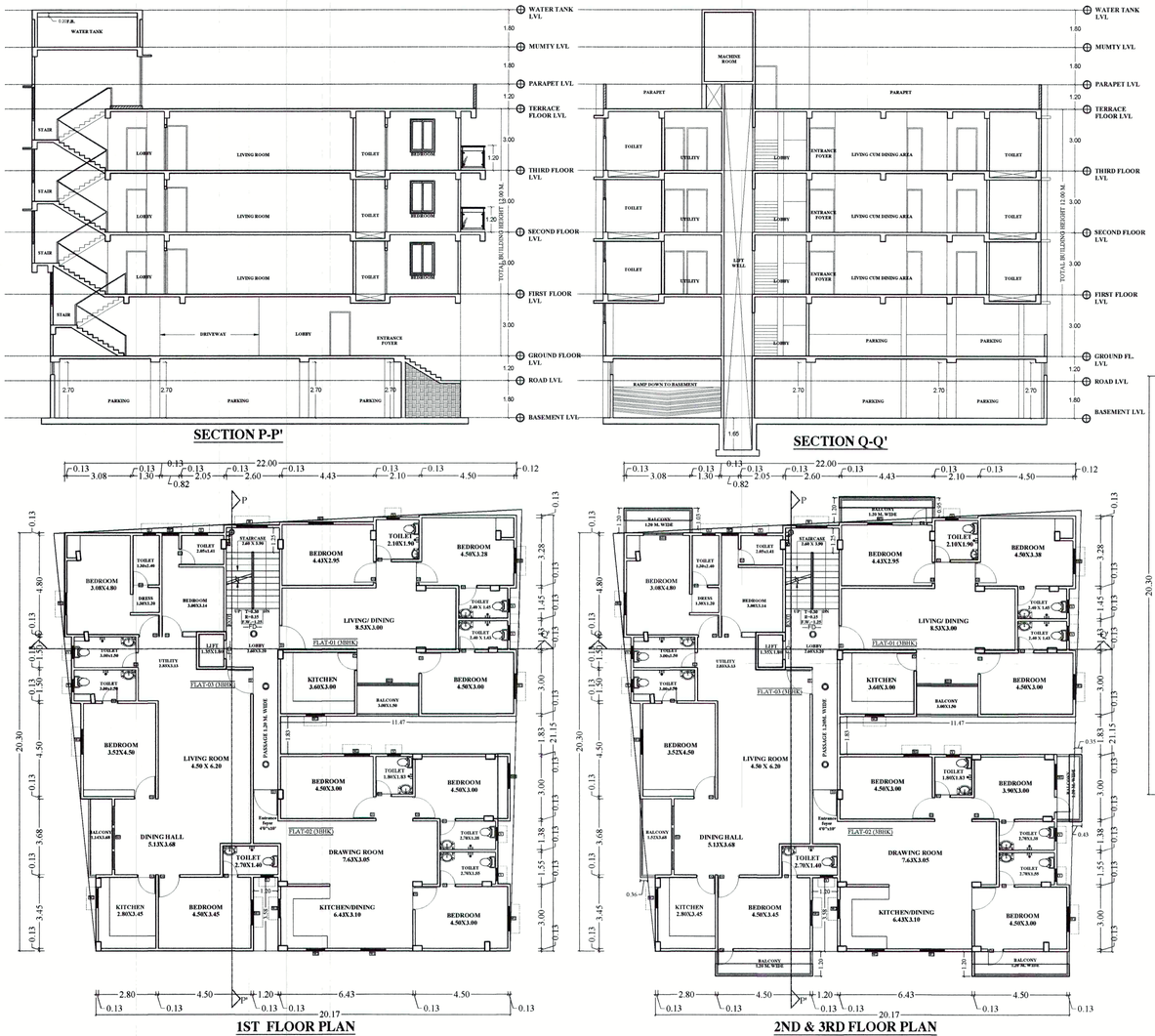
विल्डर/प्रोमोटर/भू–स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यवसायिक कम्पलेक्स में सूरक्षा की दृष्टि से, प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट को सड़क की ओर अवस्थान के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों पर उच्च मानक के **C.C.T.V.** कैमरा का अधिष्ठापन करेंगे अन्यथा संबंधित एक्ट एवं वाईलॉज के सुसंगत धाराओं के तहत् कारवाई किया जायेगा:

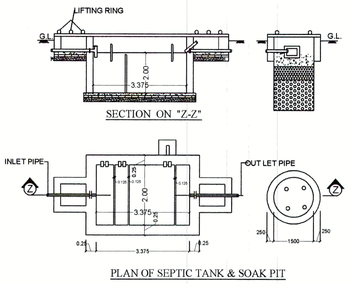


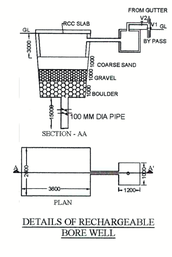
SECTION P-P'

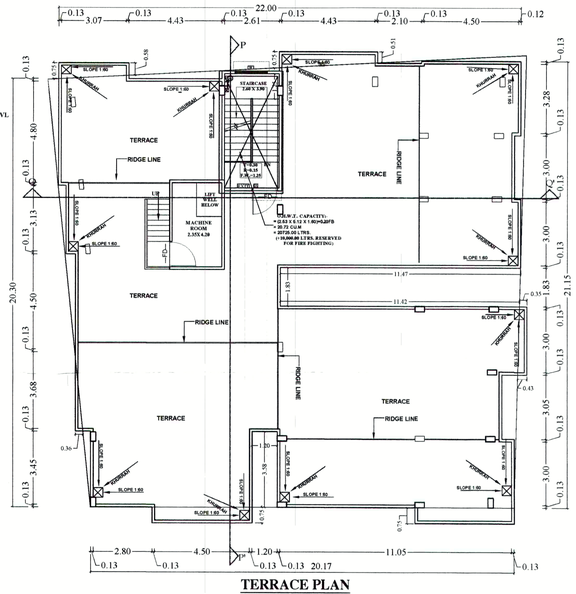
SECTION Q-Q'

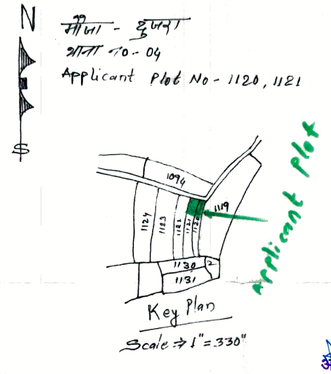
1ST FLOOR PLAN

2ND & 3RD FLOOR PLAN

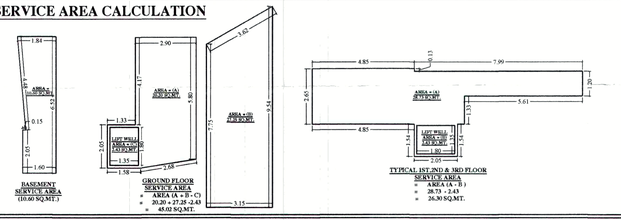








SERVICE AREA CALCULATION

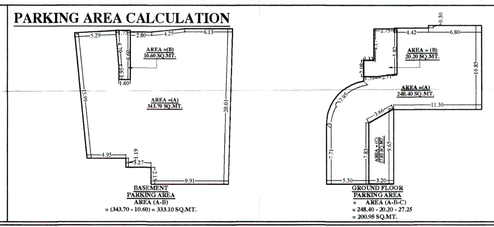


BASEMENT SERVICE AREA (10.60 SQ.MT.)

GROUND FLOOR SERVICE AREA
- AREA (A + B + C)
- = 20.20 + 27.25 -2.43
- = 45.02 SQ.MT.

TYPICAL 1ST,2ND & 3RD FLOOR SERVICE AREA
- AREA (A + B)
- = 28.73 - 2.43
- = 26.30 SQ.MT.

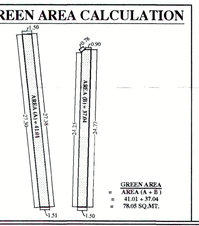
PARKING AREA CALCULATION



BASEMENT PARKING AREA (A-B)
= (340.70 - 10.60) = 333.10 SQ.MT.

GROUND FLOOR PARKING AREA (A+B+C)
- = 248.40 - 20.20 - 27.25
- = 200.95 SQ.MT.

GREEN AREA CALCULATION



- = AREA (A + B)
- = 41.01 + 37.04
- = 78.05 SQ.MT.

PARKING CALCULATION:-

SERVICE AREA
BASEMENT FLOOR = 10.60 SQ.MT.
GROUND FLOOR = 45.02 SQ.MT.
1ST FLOOR = 26.30 SQ.MT.
2ND FLOOR = 26.30 SQ.MT.
3RD FLOOR = 26.30 SQ.MT.
TOTAL SERVICE AREA = 134.52 SQ.MT.

SERVICE AREA % = (SERVICE AREA/BUILTUP AREA) X 100
= (134.52/1398.53) X 100 = 9.62 %
NOW TAKING SERVICE AREA PERCENTAGE = (100 - 9.62)%
= 90.38 %
(REQUIRED PARKING 25% of 90.38 % BUILTUP AREA)

90.38% OF BUILTUP AREA = **1398.53** X 0.9038 = 1263.99 sqm
So, REQUIRED CAR PARKING AREA = 1263.99 X 0.25 = 316.00 sqm
TOTAL REQUIRED CAR PARKING AREA = 316.00 sq.m.

PROVIDED PARKING AREA AT BASEMENT = 343.87 SQ.M
PROVIDED PARKING AREA AT GROUND FLOOR = 202.63 SQ.M
TOTAL PARKING AREA PROVIDED = (BASEMENT + GROUND FLOOR)
= 343.87 + 202.63 = 546.50 SQ.M
15% PARKING AREA RESERVED FOR VISITOR'S = 546.50 X 0.15 = 81.98 SQ.M
PROVIDED PARKING AREA RESERVED FOR VISITOR'S = 87.13 SQ.M

WATER TANK CALCULATION:-

TOTAL NO OF FLAT = 10 NOS
EACH FLAT HAVING 7 PERSON
TOTAL NO OF PERSONS = 10 X 7 = 70 PERSON
PER PERSON REQ. = 135 LTRS./DAY
TOTAL REQ. CAPACITY OF WATER TANK = 70 X 135
= 9450.00 LTRS./DAY

REQUIRED VOLUME FOR FIRE FIGHTING = 10000 LTRS.
TOTAL REQ. CAPACITY = 9450 + 10000 LTRS.
= 19450.00 LTRS. = 19.45 CU.M
PROVIDED CAPACITY OF WATER TANK SIZE
= (2.53 X 5.12 X 1.60)+0.20FB
= 20.725 CU.M
= 20725.00 LTRS.

SEPTIC TANK CALCULATION:-

TOTAL NO OF FLAT = 10 NOS
EACH FLAT HAVING 5 PERSON
TOTAL NO OF PERSONS = 10 X 7 = 70 PERSON

PER PERSON REQ. = 0.085 CU.M.
TOTAL REQ. CAPACITY OF WATER TANK = 70 X 0.085
= 5.95
TOTAL PROVIDED CAPACITY OF SEPTIC TANK
= 3.00X2.00X2.00 = 12.00 CU.M.

RAIN WATER HARVESTING TANK CALCULATION :-

TOTAL TERRACE FLOOR AREA = 426.74 SQ.M
RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR EVERY 100 SQ.M TERRACE AREA.
REQ. CAPACITY OF SUMP = 4.27X6 = 25.62 CU.M
PROVIDED CAPACITY OF SUMP = 3.60 X 2.6 X 3.0 = 28.08CU.M

GREEN AREA CALCULATION:-

REQUIRED GREEN AREA = 10% of TOTAL PLOT AREA
= 709.19 X 10% = 70.91 SQ.M
So, REQUIRED GREEN AREA = **70.91 SQ.M**
PROVIDED GREEN AREA (A + B) = (41.01 + 37.04) SQ.M.
TOTAL PROVIDED GREEN AREA = 78.05 SQ.M

SPECIFICATION:-

1. **FOUNDATION** - R.C.C. UNDER REAMED PILE FOUNDATION 6.0 M DEEP WITH R.C.C. AS/ STRUCTURAL ENGINEER.
2. **SUPER STRUCTURE** - 1st CLASS BRICK WORK IN SUPER STRUCTURE WITH CEMENT MORTER 1:6.
3. **PLINTH** - HEIGHT P.L. AND G.L. AS SHOWN IN SECTION.
4. **FLOORING** - 0.025M TH. I.P.S. FLOORING OVER 0.125M TH. DRY RAMMED KHOA OVER 0.075 M TH. BRICK FLAT SOLING OVER SAND FILLING.
5. **ROOF** - 0.13 M. TH. R.C.C. ROOF SLAB.
6. **DOORS** - CHOWKHATS OF DOORS TO BE SAL WOOD.
7. **WINDOWS** - ALL WINDOWS TO BE FULLY GLAZED IN STEEL.
8. **PLASTER** - 0.12M TH. CEMENT PLASTER ON BOTH SIDE OF BRICK WORK.
9. **COLOURING** - COLOUR OR WHITE WASH AS/CHOICE
10. **LIFT** - 6 PERSON 408KG PASSENGER LIFT AS/LIFT SPECIFICATION

FIRE LEGENDS :

[1]	OVERHEAD WATER STATIC OF 10000 LITERS CAPACITY - 10000 LTRS	
[2]	HYDRANT POINT	(H) (WET RISING SYSTEM)
[3]	HOSE REEL	
[4]	I.S.I MARKED F.E	
[5]	FLUORESCENT SIGN.	EXIT
[6]	SEAMAC CONNECTION	
[7]	SPRINKLER'S INSTALLATION	(S)
[8]	MANUAL CALL ALARM POINT	(O)
[9]	FIRE RESISTANCE STEEL DOOR	---FD---
[10]	AREA COVERED WITH SMOKE DETECTION SYSTEM	ASA
[11]	EMERGENCY LIGHT	
[12]	P . A . SYSTEM	
[13]	FIRE ALARM CALL POINT	
[14]	UNDERGROUND WATER TANK 20000 LITERS CAPACITY - 20000 LTRS	

PLOT DETAILS :-

PROPOSED RESIDENTIAL BUILDING OF
M/S RUDRA INFRACITY PVT. LTD.,
DIRECTOR - RAJESH KUMAR, S/O LATE SHIVJEE KUMAR,
HAVING PLOT NO -1120 & 1121, KHATA NO -130 & 131,
MAUZA - DUJRA, MOHALLA - EAST BORING CANAL ROAD,
WARD NO-25, THANA NO.-04, P.S. - BUDDHA COLONY,
DISTRICT - PATNA,
LAND OWNER:-
1. M/S RUDRA INFRACITY PVT. LTD.,
DIRECTOR:RAJESH KUMAR, S/O LATE SHIVJEE PRASAD
2. RENU SINGH, W/O RAJU KUMAR SINGH

SHEET NO.	SCALE.	NORTH.
S.D -02/02	1 : 100	

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR
SIGNATURE OF ARCHITECT

Rajesh Kumar
Renu Singh
SIGNATURE OF OWNER

BRAJESH KUMAR SINHA
registration No.
BK/UDHD/SC/23-0071
UDHD, Government of Bihar
SIGNATURE OF STRUCTURE ENGINEER

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. P/DUJRA/PRN-16/(1+3)1110/2024
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date.....10/02/2025.....
SANCTION OF PLAN ACCORDED

अमृत सिंधु
सहायक नगर योजना पर्यवेक्षक
शहरी योजना शाखा
पटना नगर निगम

निदेशक
शहरी योजना
पटना नगर निगम, पटना

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