भागलपुर नगर निगम

Approval No .308.../BMC/MAP/2022-23 Date. 3/03/2023./

फार्म–VIII-ख

भूमि विकास अनुज्ञा के अनुमोदन का फारम

उपविधि संख्या–68(3)

आपके आवेदन संख्या– **247**, तिथि– **07-Feb-23** के संदर्भ में श्रीमति/श्री **मो0 अहमर अफताब, अमित कुमार एवं गौरी शंकर पोद्दार**, पिता/पति– **क्रमशः स्व0 मो0 अब्दुल मतीन, स्व0 राम नरेश यादव एवं मिथिलेश पोद्दार** के लिए

(क) भूमि विकास की अभिन्यास (ले–आउट) योजना के लिए

(ख) भूमि के उपयोग में परिवर्तन करने के लिए

भागलपुर नगर निगम, भागलपुर क्षेत्रान्तर्गत बिहार नगरपालिका 2007 की धारा–314 और बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 की धारा–81(2) (ब) के अंतर्गत खाता नं0:–**461**, खेसरा सं0:– **31Ka, Kha**, होल्डिंग नं0:– **10, 10A, 10B**, पता– जबारीपुर, सेन्ट्रल जेल रोड़ भागलपुर, वार्ड नं0:– **32**, के बाबत निम्नलिखित शर्तों/निर्वधनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती हैः–

(क) भूमि का उपयोग अनन्य रूप से **B+G+4 (Residential cum COMMERCIAL)** 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 **191.55** वर्ग मीटर का पार्किंग स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।

(घ) प्रस्तावित निर्माण वाली भूमि **12.20** मीटर चौड़ाई के पहुँच 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/आयोजना प्राधिकारों/या बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित किसी योजना स्कीम के अधीन आच्छदित सुसंगत आयोजना प्राधिकार/ग्राम पंचायत क्षेत्रों के अधीनस्थ भागलपुर नगर निगम क्षेत्र में ..... मीटर चौड़ी भूमि की पट्टी मुक्त उपहार के रूप में देगा।

(छ) अनुमति ;अनुज्ञा जारी किए जाने की तारीख से पाँच वर्षों की अवधि के लिए विधिमान्य होगी।

(ज) इस उपबंध के अधीन दी गई अनुमति उस भूखंड, जिसके योजना अनुमोदित की गई हो, के अधिकार/हक/हित की बाबत साक्ष्य नहीं मानी जाएगी।

(झ) योजना के अनुमोदन के पश्चात भू–अभिलेख के कारण या अधिकार/हक/हित की बात कोई विवाद होने पर, विवाद की अवधि के दौरान योजना स्वतः रद्द समझी जाएगी।

(ञ) कोई अन्य शर्त्त।

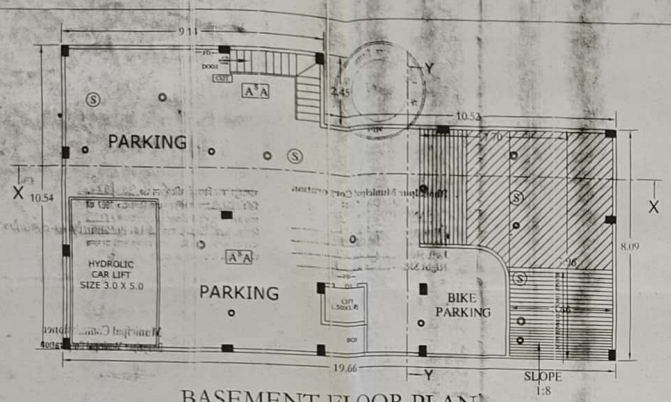
ह0/–
नगर आयुक्त
नगर निगम भागलपुर

ज्ञापांकः–4763 /भा0न0नि0 दिनांक :– 3/03/2023

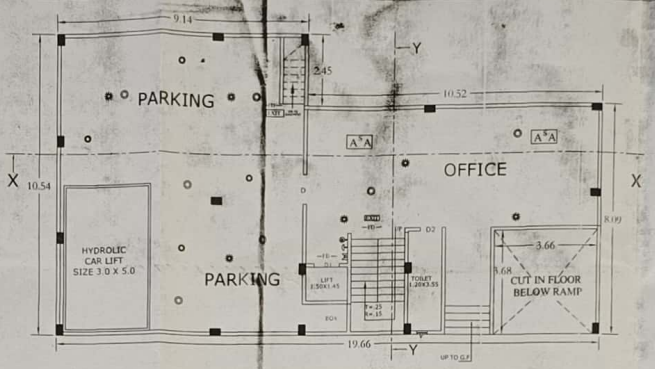
प्रतिलिपिः– अनुमोदित योजना की 02 (दो) प्रतियों के साथ श्रीमती/श्री **मो0 अहमर अफताब, अमित कुमार एवं गौरी शंकर पोद्दार** को अग्रसारित।

Municipal Commissioner
Bhagalpur Municipal Corporation
नगर आयुक्त
नगर निगम, भागलपुर

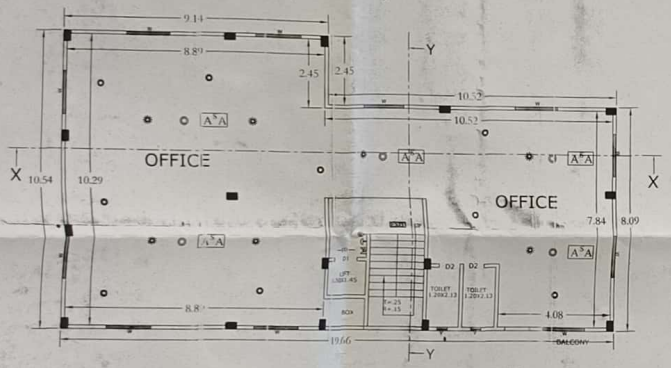
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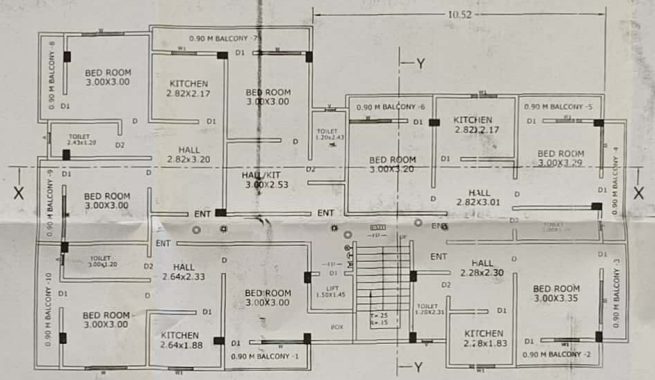
BASEMENT FLOOR PLAN
(SCALE 1:100)



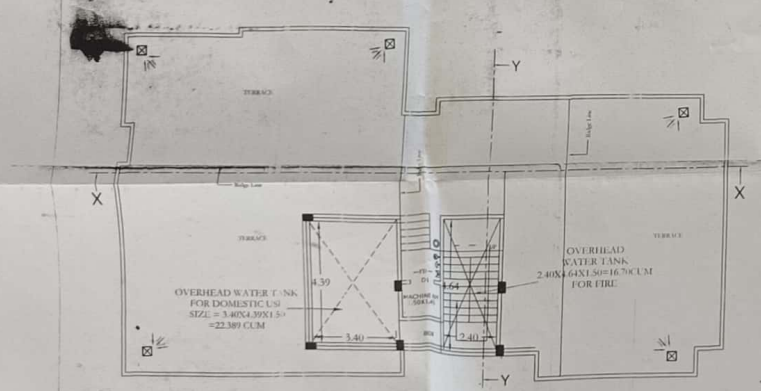
GROUND FLOOR PLAN
(SCALE 1:100)



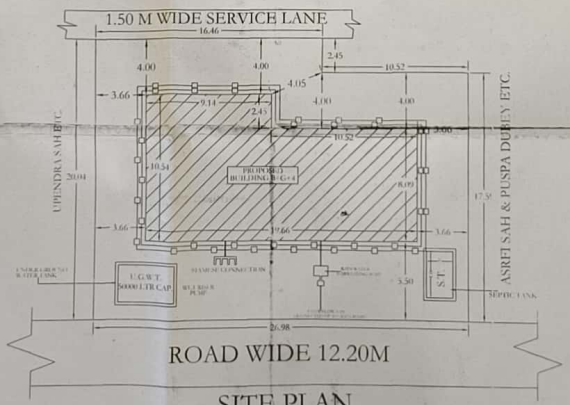
FIRST FLOOR PLAN
(SCALE 1:100)



2nd,3rd & 4th FLOOR PLAN
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



SITE PLAN
(SCALE 1:200)

GENERAL SPECIFICATION

1) FOUNDATION :- R.C.C. PILE FOUNDATION AS PER STRUCTURE DESIGN.
2) SUPERSTRUCTURE :- R.C.C. FRAMED STRUCTURE AS PER STRUCTURE DESIGN.
3) BRICKWORK :- 250 MM TH & 125 MM TH I ST CLASS BRICKWORK IN C.M OF 1:6 & 1:5
4) FLOORING :- MOSAIC CAST-IN-SITU IN GREY CEMENT IN ALL AREA
5) WALL FINISH :-
INTERNAL :- ALL INTERNAL SURFACE SHALL BE PAINTED WITH CEMENT PRIMER OVER FLOAT FINISH OF P.O.P
EXTERNAL :- ALL EXTERNAL SURFACE SHALL BE PAINTED WITH TEXTURE PAINT OVER A SURFACE OF EXTERIOR GRADE PRIMER.
6) DOOR :-
(1) FRAME :- 65X100 TH SAL WOOD DOOR FRAME
(2) SHUTTER :-35 MM THICK SOLID CORE FLUSH DOOR OF I.S.I. MARK AS PER DESIGN
7.) WINDOW :-
(1) FRAME :- 65X100 TH SAL WOOD ALUMINUM WINDOW FRAME
(2) SHUTTER :- FULLY GLAZED HARD WOOD ALUMINUM WINDOW SHUTTER AS PER DESIGN
8.) TOILET :-
(1) FLOORING :- CERAMIC TILE FLOORING
(2) WALLS :- CERAMIC TILES DADO UP TO 2100 MM HT
(3) SANITARY WARE :- WHITE GLAZED VITREOUS SANITARY WARE OF I.S.I. MARK
(4) FITTING :- CROMIUM PLATED C.P. FITTING I.S.I. MARK
9.) ELECTRICAL :-
(1) ALL INTERNAL WIRING IN CONCEAL CONDUITS WITH COPPER CONDUCTOR
(2) ALL ELECTRICAL MODULAR SWITCHES OF I.S.I. MARK
(3) ADEQUATE LIGHTING POWER POINT SOCKET AS PER DESIGN
10.) WATER SUPPLY :- ROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVER HEAD TANK.

LEGEND FOR FIRE FIGHTING

(1) UNDER GROUND WATER STATIC TANK FOR FIRE FIGHTING	50,000 LTR
(2) WET RISING SYSTEM WITH FIRE HYDRANT	
(3) HOSE REEL	
(4) ISI MARKED FIRE EXT.	
(5) YARD HYDRANT	
(6) AUTOMATIC SPRINKLER INSTALLATION	
(7) MANUAL CALL ALARM POINT	
(8) F.R. CHECK DOOR	
(9) SIAMESE CONNECTION	
(10) EMERGENCY LIGHTING SYSTEM	
(11) AUTOMATIC DEDUCTION & ALARM SYSTEM	
(12) FIRE RESISTANCE CHECK DOOR	
(13) P.A. SYSTEM	
(14) ILLUMINATED EXIT SING	
(15) SPRINKLER SYSTEM	
(16) SMOKE DETECTOR	
(17) O H W TANK FOR FIRE FIGHTENING	10,000 LTR

REQUIRED AREA FOR PARKING (FOR COMMERCIAL CUM RESIDENTIAL) :

=30% OF (TOTAL BUILT-UP AREA -15%)
=30% OF (916.81 -137.52)
=30% OF 779.29 SQ.MT.
=233.78 SQ.MT. REQD.

TOTAL REQUIRED PARKING AREA =233.78 SQMT
PROVIDED PARKING AREA = BASEMENT + GROUND FLOOR
= 191.55+113.6= 305.15 SQM PROV.

OCCUPANT LOAD

OCCUPANT LOAD (COMMERCIAL+ RESIDENTIAL)
= (1 PERSON/10 SQ.MT.)+(NO. OF FLATSX5 PERSON/FLAT)
=(264.45/10) + (15 X 5)
= 26.45 + 75 = 101.45 SAY 102

WATER SUPPLY CALCULATION

TOTAL NO. OF OCCUPANTS = 102
REQUIRED SIZE OF WATER TANK @ 135 LITERS / PERSONS / DAY
= 102 X 135 = 13770 LITERS = 13.770 CUM + 10000 LTR OVER HEAD WATER TANK FOR FIRE FIGHTENING
=23770 LTR. = 23.77 CUM. REQD.
PROVIDED SIZE OF OVER HEAD WATER TANK
(1) 3.40 X 4.39 X 1.50 = 22.389 CUM (FOR DOMESTIC USE)
(2) 2.40 X 4.64 X 1.50 = 16.70 CUM (FOR FIRE)

SEPTIC TANK CALCULATION

TOTAL NOS. OF OCCUPANT 102 PERSONS
REQUIRMENT OF SEPTIC TANK FOR 102 PERSONS
@ 0.087 CUM PER PERSONS PER DAY=102X0.087=8.874 CUM
DETAIL SIZE OF SEPTIC TANK -
L 3.50 X W 2.50 X H 1.50 = 13125 LITRE = 13.13 CUM.

RAINWATER HARVESTING SUMP CALCULATION

MAXIMUM TERRACE AREA = 211.60 Sqm
RAIN WATER HARVESTING SUMP REQUIRES =6 Cum PER 100 Sqm. ROOF AREA
SO TOTAL REQUTRE CAPACITY OF TANK = 0.06 X 211.60 = 12.69 Cum
PROVIDED RAIN WATER SEITLEMENT TANK SIZE = 2.50 X 2.00 X 2.80 = 14.00 Cum

SEPTIC TANK CALCULATION

TOTAL NUMBER OF PERSONS = 90 PER.
1 PERSONS NEED 0.085 CUM. CAPACITY OF SEPTIC TANK
TOTAL PERSONS NEED = 0.085 X90 =7.65 CUM.
PROVIDED SEPTIC TANK SIZE =2.43 X 1.50 X 2.20 =8.02 CUM

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SCHEDULE OF DOORS & WINDOWS

SL.NO.	TYPE	WIDTH	SILL LV.	HIEGHT	DESCRIPTION
1	D	1.20	0.00	2.10	ALUMINIUM DOOR
2	D1	0.90	0.00	2.10	ALUMINIUM DOOR
3	D2	0.75	0.00	2.10	ALUMINIUM DOOR
4	W	1.50	0.90	1.20	GLAZED
5	W1	0.90	0.90	1.20	GLAZED
6	V	0.60	1.82	0.30	GLAZED

SPECIFICATION

FOUNDATION	PILE FOUNDATION
SUPER STRUCTURE	1ST CLASS BRICK WORK IN SUPER STRUCTURE WITH CEMENT MU(1:6)
PLINTH	HEIGHT P.L. AND G.L. AS SHOWN IN SECTION
FLOORING	18MM TH GRANITE FLOORING OVER 20 MM CEMENT MORTAR (1:4)
ROOF	(1) AVERAGE LIME TERRACING OVER R.C. SLAB
DOORS & WINDOWS	DOORS & WINDOWS TO BE GLAZED IN ALUMINIUM
PLASTER	12 MM TH CEMENT PLASTER ON BOTH SIDE BRICK WORK
COLOURING	AS/ CHOISE.
HEIGHT OF PL & GL	AS SHOWN IN SECTION
GRANITE INSIDE WALL	UPTO SILL LEVEL

SCALE	NORTH	DATE	SHEET NO:-
1:100 :200			01

AREA CALCULATION

TOTAL PLOT AREA = 514.94 SQMT

BASEMENT FLOOR(lift & Stair)	= 20.05 SQMT
GROUND FLOOR (commercial)	= 64.54 SQMT
FIRST FLOOR (residential)	= 197.42 SQMT
SECOND FLOOR (residential)+50% BALCONY	=211.60 SQMT
THIRD FLOOR (residential)+50% BALCONY	=211.60 SQMT
FOURTH FLOOR (residential)+50% BALCONY	=211.60 SQMT
TOTAL B/UP AREA	= 916.81 SQMT

F.A.R. ACHIEVED =1.78
F.A.R. PERMISSIBLE = 2.00

Amit Kumar
Gauri Shankar Poddar

SIG. OF OWNER

Hemendra
Er. HEMENDRA BHUSHAN SINHA
REGISTERED ENGINEER
Bhagalpur Municipal Corporation
Lic. No.-3/2005

SIG. OF ENGINEER

RAJEEV KUMAR
CERTIFIED ARCHITECT
Bhagalpur Municipal Corporation, Bhagalpur
Regd. No.- BMC/ARCH/2009

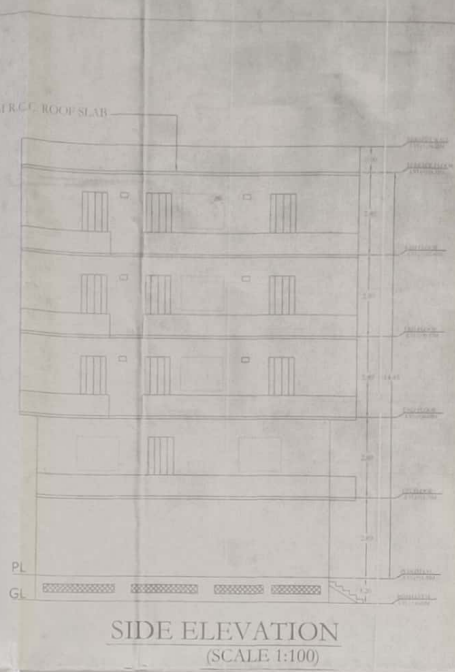
SIG. OF ARCHITECT

PASSING AUTHORITY

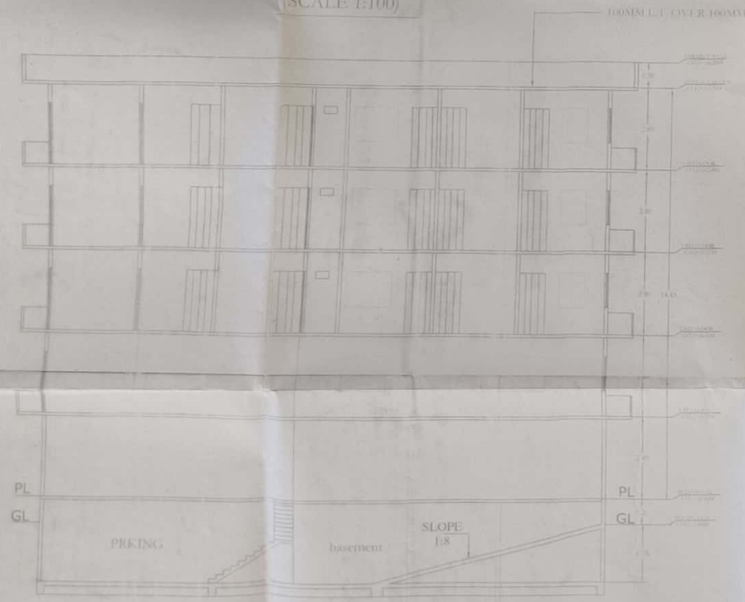
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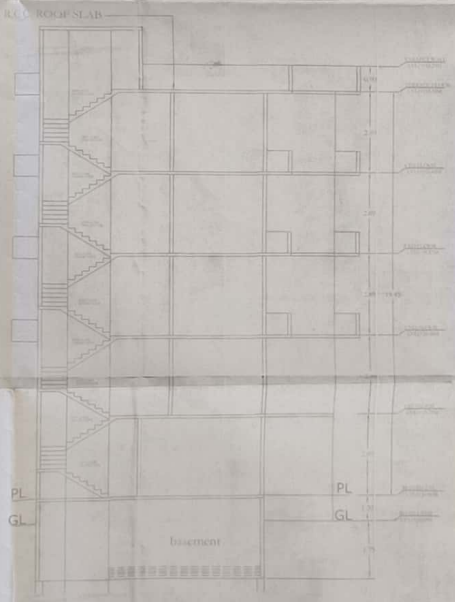
FRONT ELEVATION
(SCALE 1:100)



SIDE ELEVATION
(SCALE 1:100)

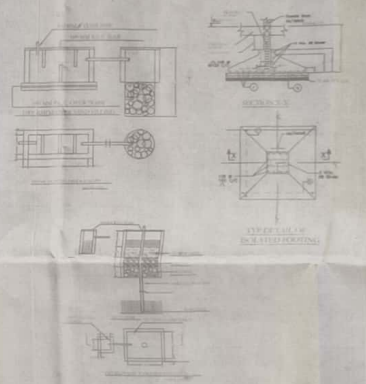


SECTION AT-XX
(SCALE 1:100)



SECTION AT-YY
(SCALE 1:100)

F.A.R CALCULATION
Total floor area permissible =2.5x514.93 sqm.=1287.32 sqm
Total floor area = 4 (B+G+F+)
TOTAL B/UP AREA ACHIVED=
AREA CALCULATION
BAS. FL. B/U AREA - 6.44 Sqm
GR. FL. B/U AREA - 63.62 Sqm
1ST. FL. B/U AREA = 181.36+50% OF ALL CANTILEVER BALCONY(50% of free)
=181.36+50%(B1+B2)
=181.36+50%(20.21+13.17)
=181.36+50%(C1+C2+B1+B2+B3+B4+B5+B6+B7+B8+B9+B10)=197.42 SQM
2ND. FL. B/U AREA =194.81+50% OF ALL CANTILEVER BALCONY(50% of free)
=194.81+50%(B1+B2+B3+B4+B5+B6+B7+B8+B9+B10)
=194.81+50%(2.94+2.81+3.27+4.01+2.81+2.70+5.41+2.81+2.81+4.01)
=194.81+50%(33.56)=194.81+16.79=211.6 SQM
3RD. FL. B/U AREA =194.81+50% OF ALL CANTILEVER BALCONY(50% of free)
=194.81+50%(B1+B2+B3+B4+B5+B6+B7+B8+B9+B10)
=194.81+50%(2.94+2.81+3.27+4.01+2.81+2.70+5.41+2.81+2.81+4.01)
=194.81+50%(33.56)=194.81+16.79=211.6 SQM
(TH.I.F. B/U AREA =194.81+50% OF ALL CANTILEVER BALCONY(50% of free)
=194.81+50%(B1+B2+B3+B4+B5+B6+B7+B8+B9+B10)
=194.81+50%(2.94+2.81+3.27+4.01+2.81+2.70+5.41+2.81+2.81+4.01)
=194.81+50%(33.56)=194.81+16.79=211.6 SQM
TOTAL B/UP AREA=6.44+63.62+197.42+211.6+211.6+211.6=902.32 SQM



PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING PLAN OF LAND OWNER (1) MD. AHMAR AFTAB, S/O MD. ABDUL MATIN MARHUM, (2) SRI AMIT KUMAR, S/O LATE RAM NARESH YADAV, (3) SRI GOURI SHANKAR PODDAR, S/O SRI MITHILESH PODDAR, MOHALLA - TILKAMANJHI JAWARIPUR, AT-CENTRAL JAIL ROAD, THANA- TILKAMANJHI, DIST- BHAGALPUR. ANCHAL - JAGDISHPUR, IN WARD NO – 32, HOLDING NO-10, 10/A, 10/B, KHATA NO –461, KHESRA NO - 31,K,31,KHA, UNDER MUNCIPAL CORPORATION BHAGALPUR. (BIHAR).

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3	D2	0.75	0.00	2.10	ALUMINUM DOOR
4	W	1.50	0.90	1.20	GLAZED
5	W1	0.90	0.90	1.20	GLAZED
6	V	0.60	1.65	0.30	GLAZED

SPECIFICATION

1. FOUNDATION — PILE FOUNDATION
2. SUPER STRUCTURE — 1ST CLASS BRICK WORK IN SUPER STRUCTURE WITH CEMENT MORTAR (1:6)
3. PLINTH — HEIGHT PL. AND G.L. AS SHOWN IN SECTION
4. FLOORING — 18MM TH GRANITE FLOORING ON 05 TH 70 MM CEMENT MORTAR (1:4)
5. ROOF — 10 AVERAGE LIME TERRACING OVER R.C. SLAB
6. DOORS & WINDOWS — DOORS & WINDOWS TO BE GLAZED IN ALUMINIUM
7. PLASTER — 12 MM TH CEMENT PLASTER ON BOTH SIDE BRICK WORK
8. COLOURING — AS CHOICE
10. HEIGHT OF PL & GL AS SHOWN IN SECTION
11. GRANT LINTER WALL UPTO SILL LEVEL.

SCALE	NORTH	DATE	SHEET NO:-
1:100 1:200			02

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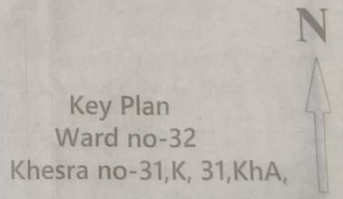
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SIG. OF ENGINEER

RAJEEV KUMAR
CERTIFIED ARCHITECT
Bhagalpur Municipal Corporation, Bhagalpur
Regd. No. 709/2009

SIG. OF ARCHITECT



Key Plan
Ward no-32
Khesra no-31,K, 31,KhA,

PASSING AUTHORITY

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