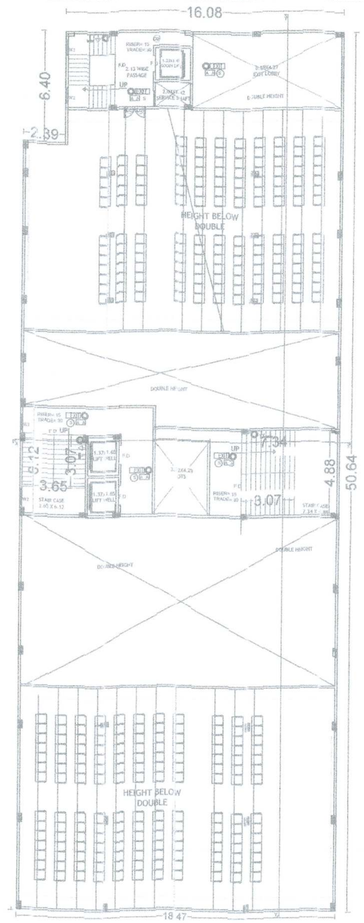
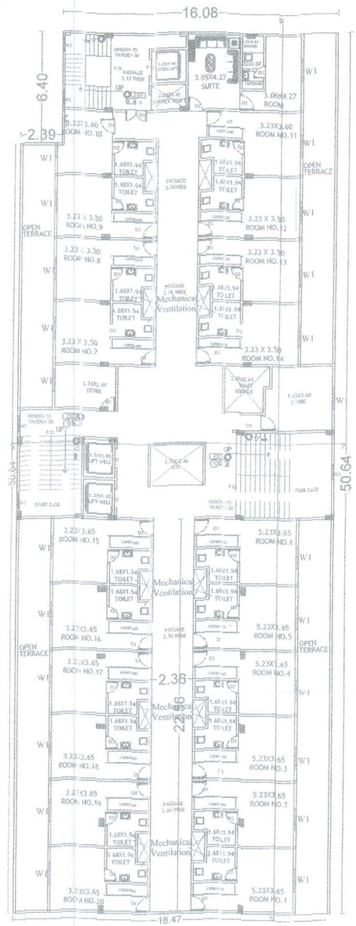
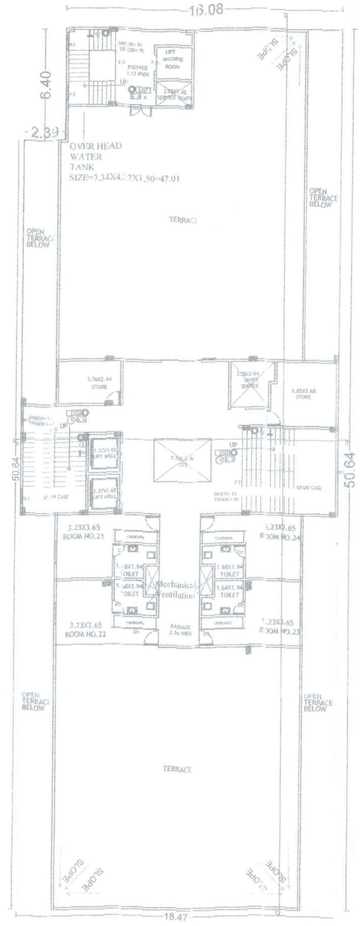


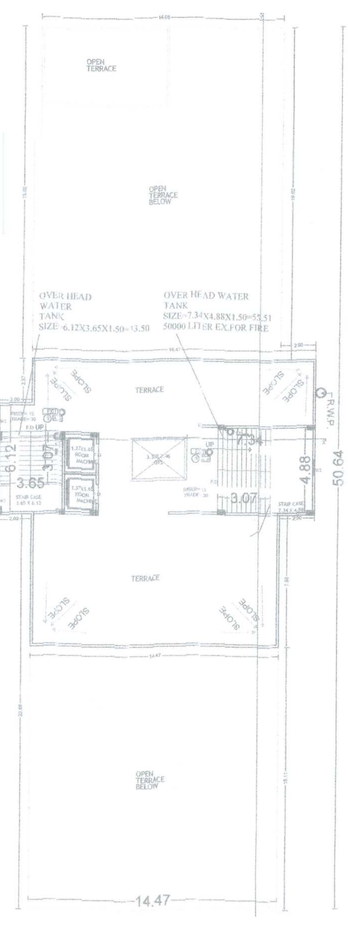
SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN



EIGHT FLOOR PLAN



TERRACE FLOOR PLAN

SHEDULE OF DOORS & WINDOWS:

TYPE	WIDTH	SILL HEIGHT	LINTEL HEIGHT	DEESCRIPTION
D	1000	0.0	2100	PANEL DOOR
D1	900	0.0	2100	DO
D2	800	0.0	2100	DO
W1	1200	900	2400	FULLY GLAYZD
W2	900	900	2400	DO
W3	600	1500	2400	DO
RS	2100	0.0	2400	PANEL DOOR

PROPOSED COMERCIAL COMPLEX FOR
LAND OWNER -1 MD ILYAS 2 MD ANWAR 3 MD ANSAR
S/O LATE MD ABDUL GAFFAR
4 SMT MUSTARI BEGAM W/O LATE MD ABBAS
5 AKHTARI BEGAM W/O LATE MD SHAUKAT
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7 MD ZAHID S/O LATE MD IQBAL
DEVLOPPER- ANUBHAV CONSTRUCTIONS BAILEY ROAD PATNA
MANAGING PARTNER (1) MD NASIMUDDIN
S/O LATE MD NISARUDDIN
(2) Mr. RASHID HAYAT
S/O LATE M.A. ASGHAR

PLOT DETAIL –
MOUZA- KHAJPURA , P.S - GARDANIBAGH
THANA NO -11, PLOT NO -1011,1008,1009
KHATA NO - 173 & 221, TAUZI NO-5587
DICTRICT - PATNA,

SCALE 1:100 1:200	NORTH	DRAWING NO. 3/4

SIG. OF LAND OWNER	SIG. OF STRUCTURE ENGINEER
M/s Anubhav Constructions Partner Partner	
SIG. OF BUILDER	SIG. OF ENGINEER/ARCHITECT

बिल्डर/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 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 बाईलॉज के सुसंगत धाराओं के तहत् कारवाई किया जायेगा।

Terms & Conditions:-
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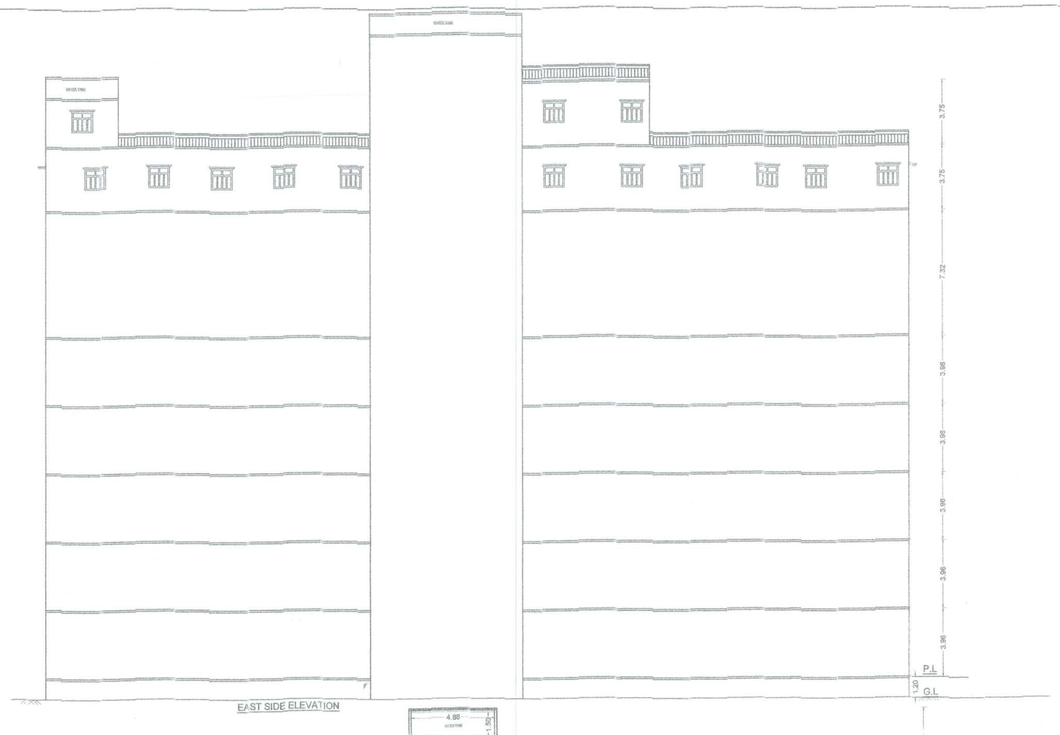
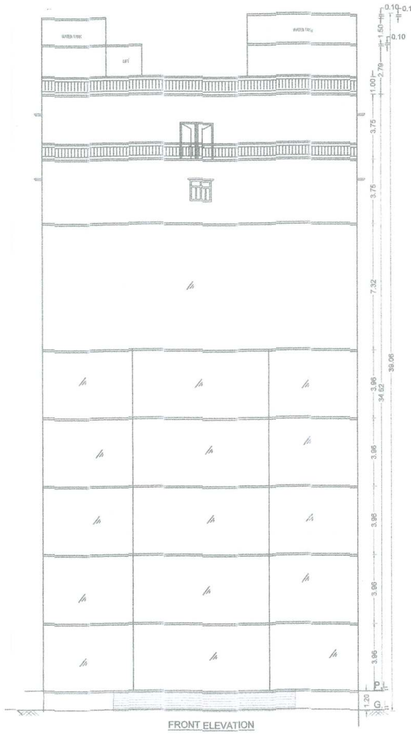
2) Water Harvesting and Green area is to be maintained in the premises
3) Solar power is to be installed in the campus

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
KHAJPURA/Pcs -2645+18/1251/2022
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 21/03/2023

SANCTION OF PLAN ACCORDED

निदेशक
नगरी योजना,
पटना नगर निगम, पटना





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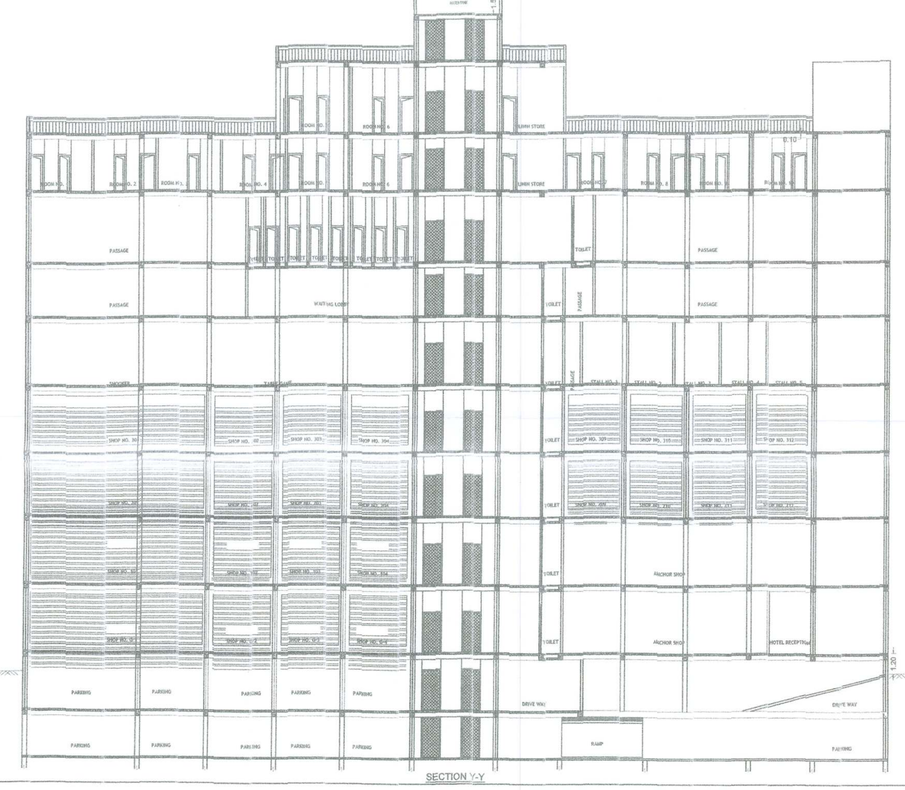
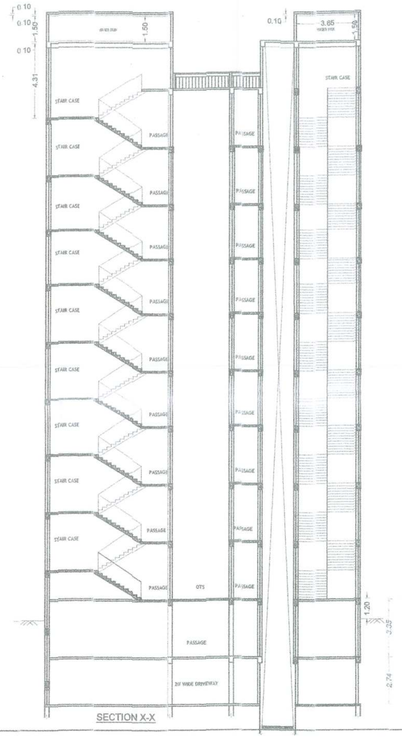
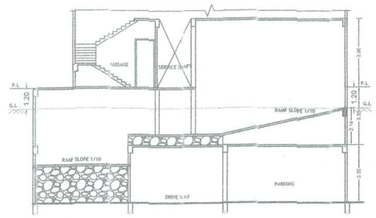
W1	1200	900	2400	FULLY CLAYZD
W2	900	900	2400	DO
W3	600	1500	2400	DO







PROPOSED COMERCIAL COMPLEX FOR
LAND 0WNER -1 MD ILYAS 2 MD ANWAR 3 MD ANSAR
S/O LATE MD ABDUL GAFFAR
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DEVLOPPER- ANUBHAV CONSTRUCTIONS BAILEY ROAD PATNA
MANAGING PARTNER (1) MD NASIMUDDIN
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S/O LATE M.A. ASGHAR

PLOT DETAIL –
MOUZA- KHAJPURA , P.S - GARDANIBAGH
THANA NO -11, PLOT NO -1011,1008,1009
KHATA NO - 173 & 221, TAUZI NO-5587
DICTRICT - PATNA,

SCALE 1:100 1:200	NORTH	DRAWING NO. 4/ 4

SIG. OF LAND OWNER	SIG. OF STRUCTURE ENGINEER
M/s Anubhav Constructions Partner Partner	SIG. OF BUILDER
	SIG. OF ENGINEER/ARCHITECT

बिल्डर/प्रोमोटर/भू–स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यवसायिक कम्प्लेक्स में सुरक्षा की दृष्टि से, प्रवेश द्वार निकास द्वार सीढ़ी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के बाहर की ओर एंगल के साथ तथा अन्य वांछित महत्त्वपूर्ण स्थानों पर उच्च . . . . के C.C.T.V. कैमरा का अधिष्ठापन करेंगे अन्य . . . . विधान एक्ट एवं बाईलॉज के सुसंगत धाराओं के तहत कार्यवाई कि . . . .।

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
(NOTIFICATION NO-207 Dated 13.5.2022
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.....

SANCTION OF PLAN ACCORDED

निदेशक
शहरी योजना
पटना नगर निगम, पटना

शंभू कुमार
प्रधान प्ररुपक
शहरी योजना
पटना नगर निगम

Terms & Conditions:-

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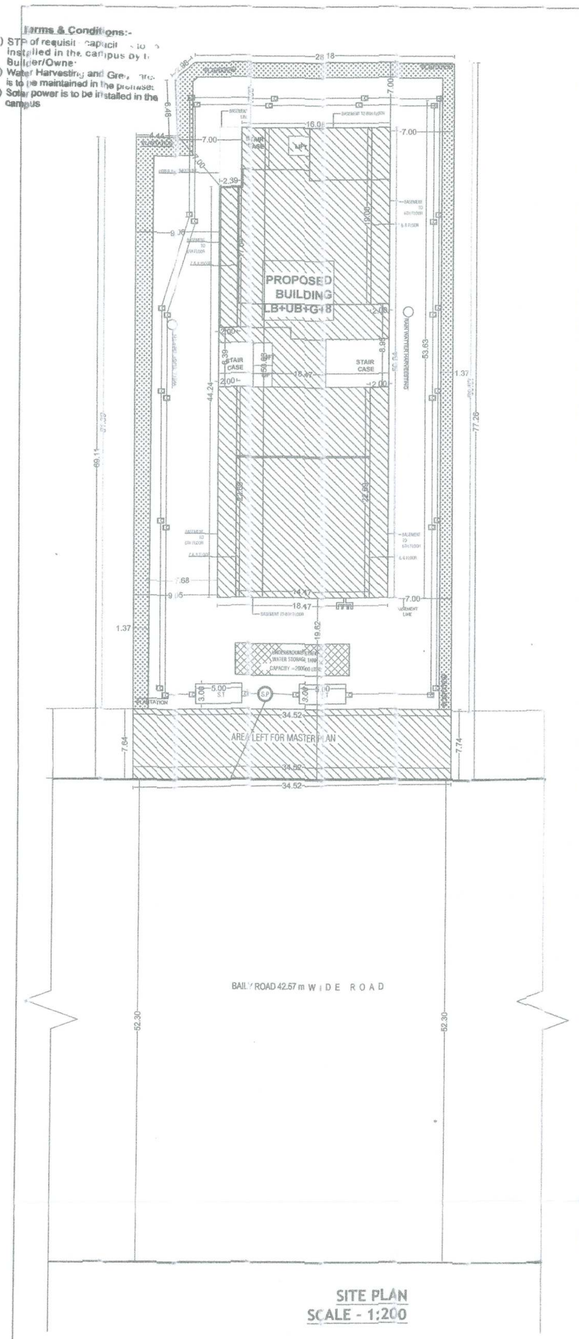
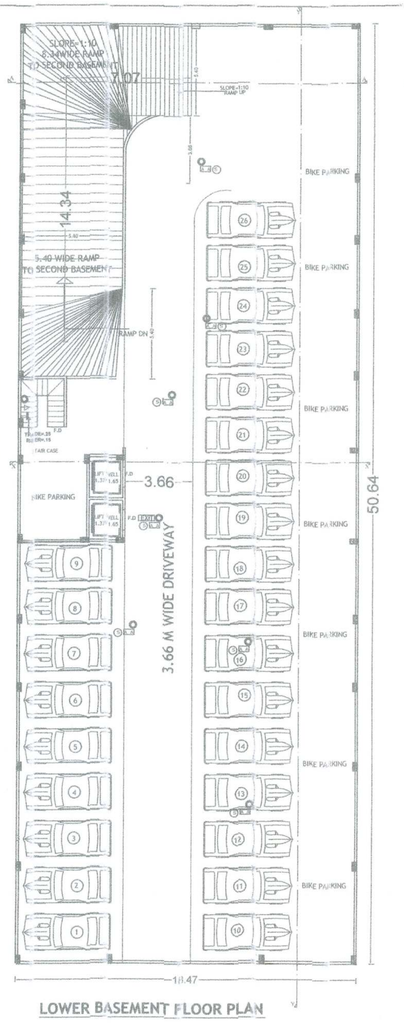
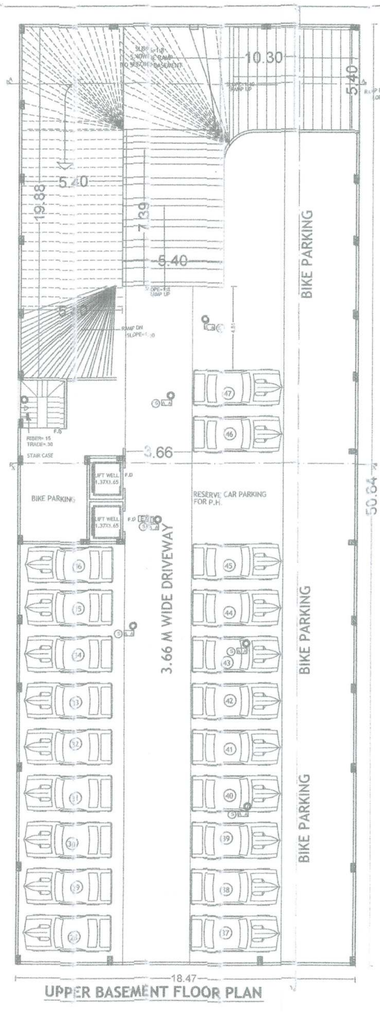


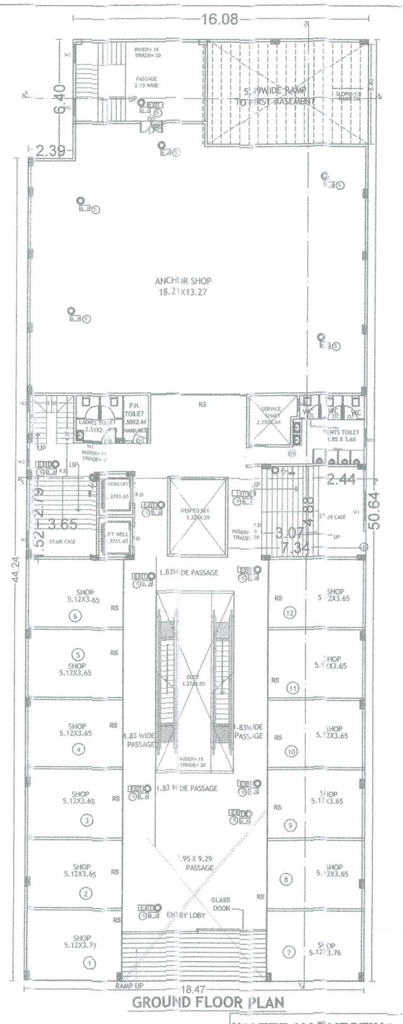
SITE PLAN
SCALE - 1:200



LOWER BASEMENT FLOOR PLAN



UPPER BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

AREA CALCULATION

TOTAL PLOT AREA AS PER DEED	2631.41 SQ.Mt
TOTAL PLOT AREA AS PER PLAN	2830.58 SQ.Mt
LAND LEFT FOR MASTER PLAN	263.84 SQMt
NET PLOT AREA	2366.74 SQMt
LOWER BASEMENT BUILTUP AREA	16.24 SQ.Mt
UPPER BASEMENT BUILTUP AREA	7.18 SQMt
GROUND FLOOR BUILTUP AREA	837.53 SQ.Mt
1ST FLOOR BUILTUP AREA	768.35 SQ.Mt
2ND FLOOR BUILTUP AREA	746.69 SQ.Mt
3RD FLOOR BUILTUP AREA	746.70 SQ.Mt
4TH FLOOR BUILTUP AREA	805.11 SQ.Mt
5TH FLOOR BUILTUP AREA	882.07 SQ.Mt
6TH FLOOR BUILTUP AREA	109.08 SQ.Mt
7TH FLOOR BUILTUP AREA	709.50 SQ.Mt
8TH FLOOR BUILTUP AREA	268.62 SQ.Mt
TOTAL BUILTUP AREA	5897.07 SQ.Mt
ACHIEVED F.A.R = 2.49	

PARKING CALCULATION:-

TOTAL B/UP AREA = **5897.07** SQM
-15 % SERVICE AREA = 5012.50SQM
TOTAL PARKING REQUIRED 35% = 1754.37 SQM
PARKING AREA PROVIDED IN UPPER BASEMENT 918.95 SQM
PARKING AREA PROVIDED LOWER BASEMENT = 928.01 SQM
TOTAL PARKING AREA PROVIDED = 1846.96 SQM

PROPOSED COMERCIAL COMPLEX FOR
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S/O LATE MD ABDUL GAFFAR
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PLOT DETAIL –
MOUZA- KHAJPURA , P.S - GARDANIBAGH
THANA NO -11, PLOT NO -1011,1008,1009
KHATA NO - 173 & 221, TAUZI NO-5587
DICTRICT - PATNA,

SCALE	NORTH	DRAWING NO
1:100 1:200		1/4

SIG. OF LAND OWNER | SIG. OF STRUCTURE ENGINEER

M/s Anubhav Constructions, Partner, Patna | Arun Kumar, Structural Engineer, Bihar Museum Complex, Bailey Road, Patna

SIG. OF BUILDER | SIG. OF ENGINEER/ARCHITECT

WATER HARVESTING CALCULATION

TERRACE AREA =882.07 SQ.Mt
REQUIRED W.H CAPACITY 6 CUM FOR 100 SQ.Mt TERRACE
REQUIRED WATER HARVESTING 882.07 X 6 /100 = 52.92 CUM
PROVIDES WATER HARVESTING SIZE
3.14X2.5X2.5X3.00=58.87 CUM.
TOTAL PROVIDED=58.87 CUM.

GREEN AREA CALCULATION:-

TOTAL NET PLOT AREA = 2366.74 Sq.m.
GREEN AREA Reqd @ 10% OF 2366.74 = 236.67 Sq.m.
TOTAL GREEN AREA PROVIDED = 263.65 Sq.m.

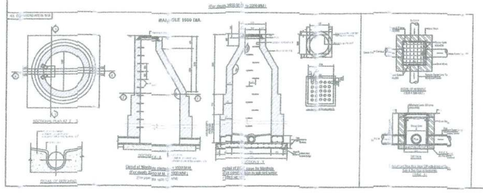
SEPTIC TANK CALCULATION

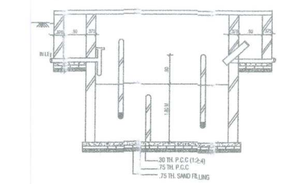
TOTAL NO. OF PERSON = 296 NOS.
REQUIRED@0.112 CUM / PERSON
= 296 X0.112 = 33.15 CUM.
PROVIDED SEPTIC TANK OF SIZE
5.00X3.00X1.8= 27.00 CUM.X2 =54.00
TOTAL =54.00 CUM.

WATER TANK CALCULATION:

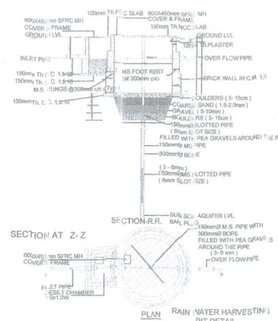
OCCUPANT LOAD = GROSS AREA/10=50% OF B/UP AREA /10
TOTAL NO. OF PERSON 2951.13/10=295.11 SAY 296
135 L/P/D REQUIRED
TOTAL REQUIREMENT 296 X 135= 39960 L; 39.96 CUM
PROVIDED TANK SIZE 1- 7.34 X 4.88 X 1.50= 55.51
PROVIDED TANK SIZE 2- 6.12 X 3.65 X 1.50= 33.50
PROVIDED TANK SIZE 3- 7.34 X 4.27 X 1.50= 47.01
TOTAL PROVIDED 136.02 CUM(INCLUDING FOR FIRE)
50000 LTR. EXTRA WATER PROVIDED FOR FIRE

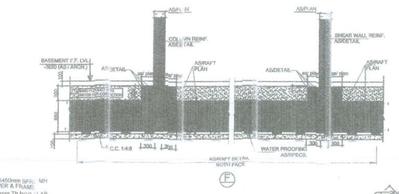
PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No.....PRADA/PCN-214/G+8/1425/2022.....20.....
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date.....24/03/2023.....
SANCTION OF PLAN ACCORDED
निदेशक
नगरी योजना
पटना नगर निगम, पटना
24/03/2023
08/03/2023
श्री कुमार
प्रधान प्ररूपक
नगरी योजना
पटना नगर निगम

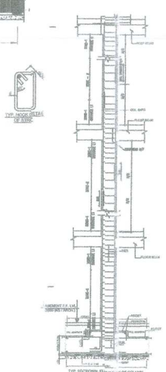




PLAN OF SEPTIC TANK AND SOAK PIT

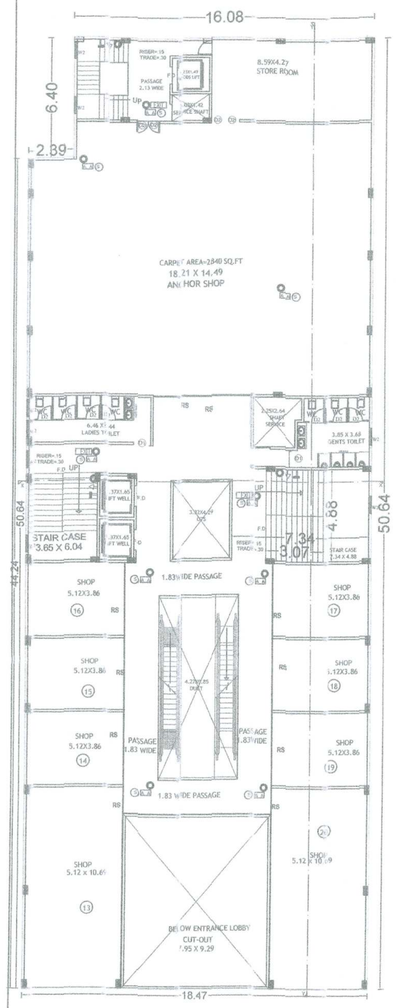




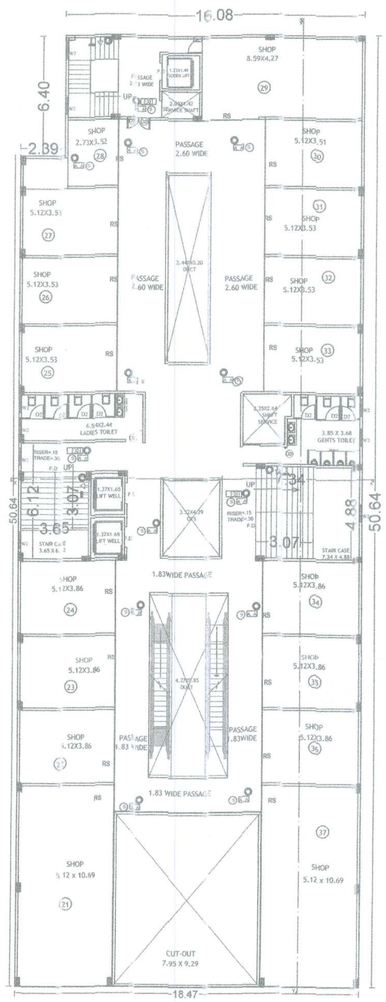


Section Fire Water Tank

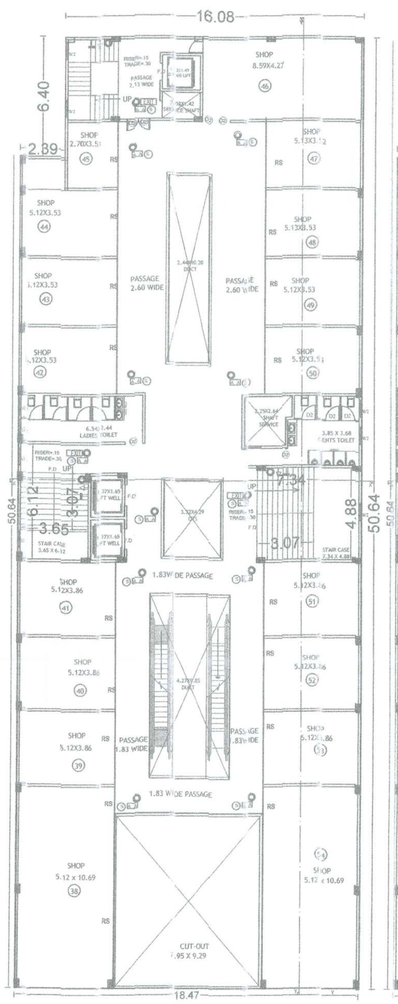
निदेश/सोसायटी/मु-स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण प्रारंभ करने में लाने के पूर्व अग्निशमन/व्यवसायिक अभिकरण में पूरक की दृष्टि से, प्रवेश द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रदर्शक फ्लोर, पे. पार्किंग एवं लोकेशन के साथ तथा अन्य संबंधित कार्यस्थलों पर पर उच्च मानक के C.C.T.V. कैमरा का अधिष्ठापन करने अन्यथा संबंधित एजेंसी/ठेकेदार के सुरक्षित धारकों के साथ कार्यवाई किया जायेगा।



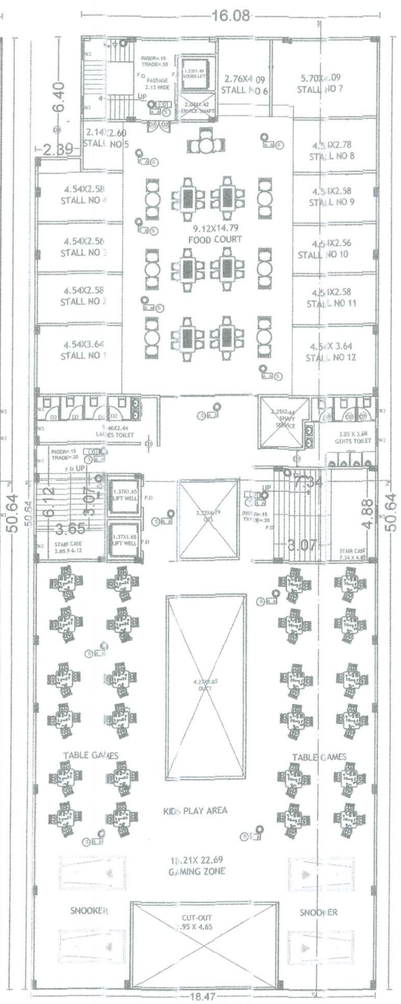
FIRST FLOOR PLAN



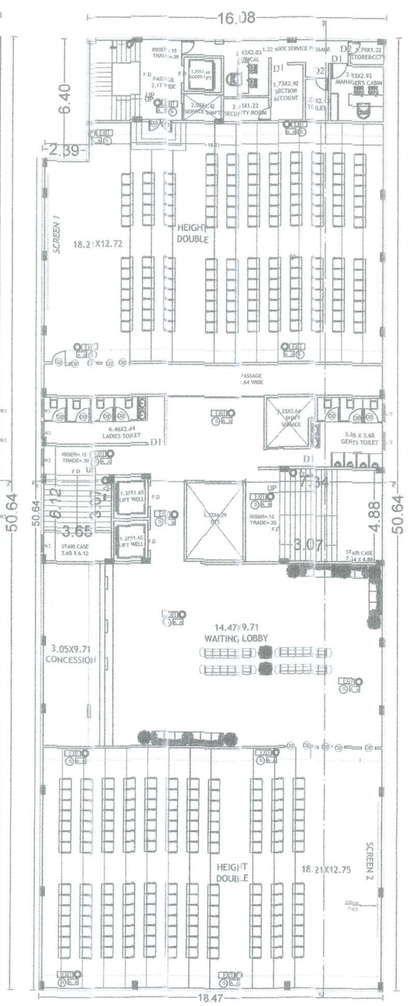
SECOND FLOOR PLAN



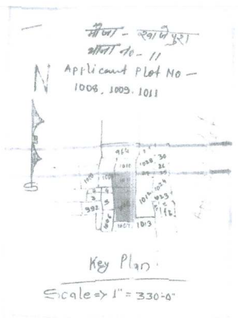
THIRD FLOOR PLAN

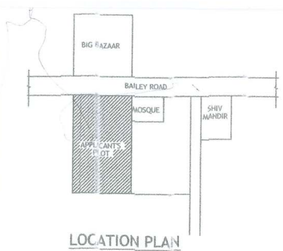


FOURTH FLOOR PLAN



FIFTH FLOOR PLAN





LOCATION PLAN

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2) Water Harvesting and Green area is to be maintained in the premises
3) Solar power is to be installed in the campus

बिल्डर/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 सुरक्षा 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 बाईलॉज के सुसंगत धाराओं के तहत् कारवाई किया जायेगा।

FIRE LEGEND:-

FHC	FIRE HOSE CABINET
	63° RIGHT TYPE SPRINKLER
	57° DEBIT TYPE SPRINKLER
	68° WALL SPRINKLER
	9 Ltr WATER GAS PRESSURE TYPE FIRE EXTINGUISHER
	4.5 Kg DCP TYPE FIRE EXTINGUISHER
	80 MM GATE VALVE
	80 MM RETURN VALVE
	FIRE INDICATING SWITCH
	100 MM WET RISER OUT LET VALVE WET
	100 MM WELL
	SERVICE CONNECTION
	EXTINGUISHER
	AUTOMATIC INDICATION
	AREA COVERED BY SMOKE DETECTOR
	FIRE ALARM CALL POINT
F.D.	FIRE RESISTANCE DOOR
FIRE HYDRANT	UNDER GROUND WATER TANK (UNDER GROUND) 400 CUBIC MTS
UNDER GROUND	UNDER STATIC TANK (WITH PUMPING) 75 CUBIC MTS TO CATER WITH FIRE

PROPOSED COMERCIAL COMPLEX FOR
LAND OWNER -1 MD ILYAS 2 MD ANWAR 3 MD ANSAR
S/O LATE MD ABDUL GAFFAR
4 SMT MUSTARI BEGAM W/O LATE MD ABBAS
5 AKHTARI BEGAM W/O LATE MD SHAUKAT
6 MD AYUB S/O LATE MD FAROOQUE
7 MD ZAHID S/O LATE MD IQBAL
DEVLOPPER- ANUBHAV CONSTRUCTIONS BAILEY ROAD PATNA
MANAGING PARTNER (1) MD NASIMUDDIN
S/O LATE MD NISARUDDIN
(2) Mr. RASHID HAYAT
S/O LATE M.A. ASGHAR

PLOT DETAIL :-
MOUZA- KHAJPURA , P.S - GARDANIBAGH
THANA NO -11, PLOT NO -1011,1008,1009
KHATA NO - 173 & 221, TAUZI NO-5587
DICTRICT - PATNA,

SCALE	1:100 1:200	NORTH	DRAWING NO. 2/4

SIG. OF LAND OWNER	SIG. OF STRUCTURE ENGINEER
M/s Anubhav Constructions Partner Partner	Arun Kumar Architect/Engineer Patna Municipal Corporation Enrolment No- 48/1815
SIG. OF BUILDER	SIG. OF ENGINEER/ARCHITECT

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Memo No. PMC/PRDA/PCA-28/2018-19/3522 Dated 24/03/2023
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... 24/03/2023 .....
SANCTION OF PLAN ACCORDED

निदेशक
शहरी योजना
पटना नगर निगम, पटना
24/03/23

22/03/2023
शंभू कुमार
प्रधान प्ररुपक
शहरी योजना
पटना नगर निगम