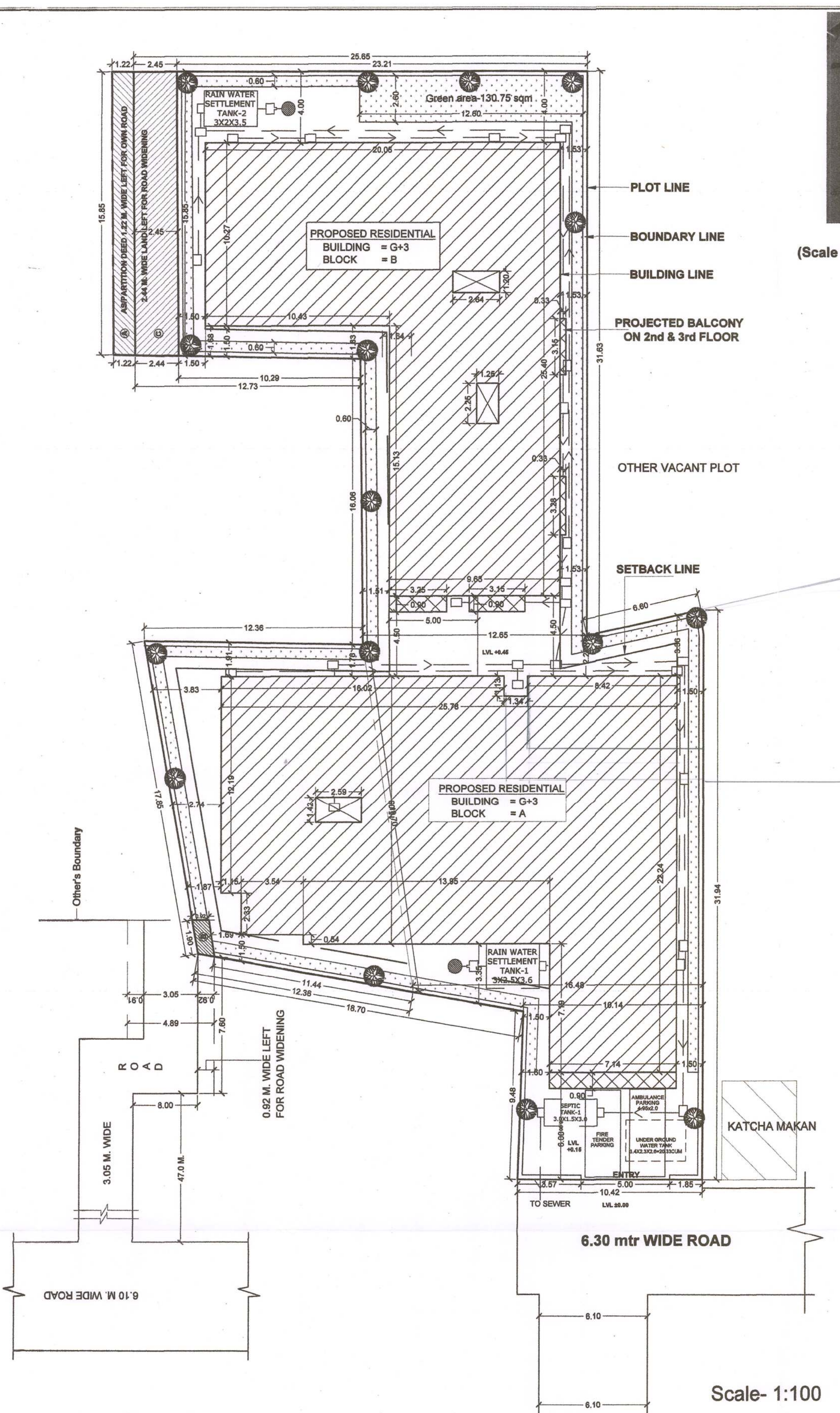
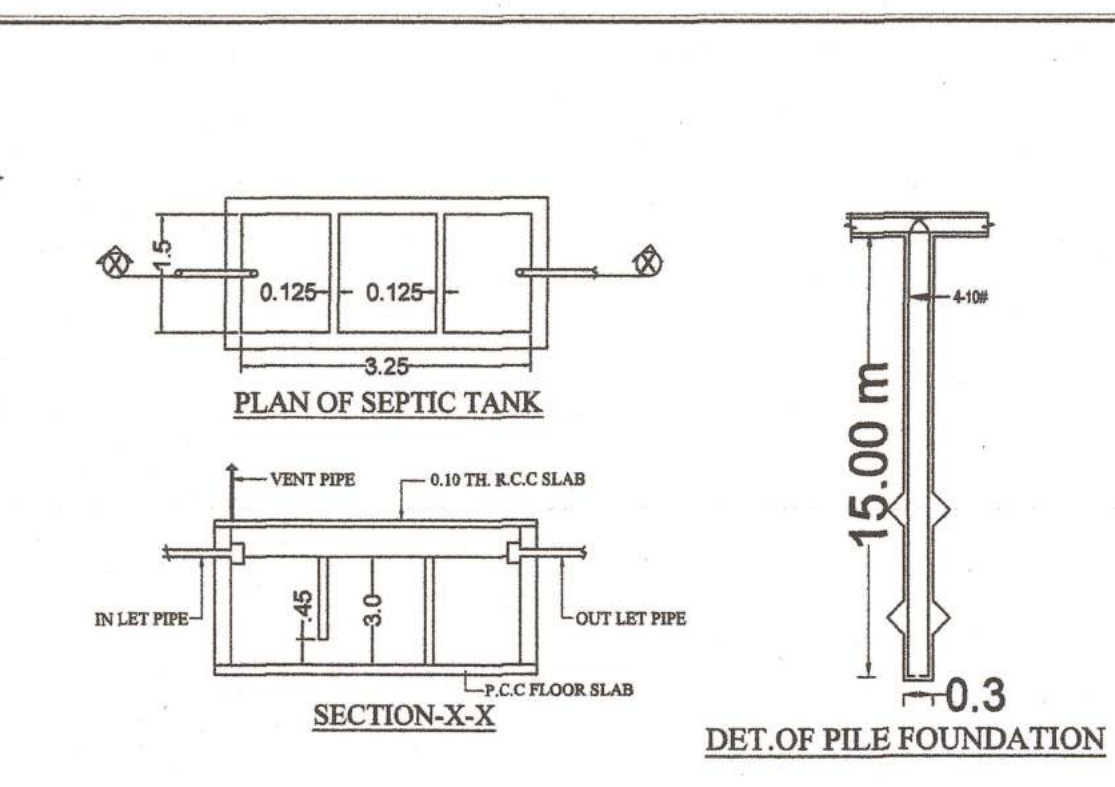
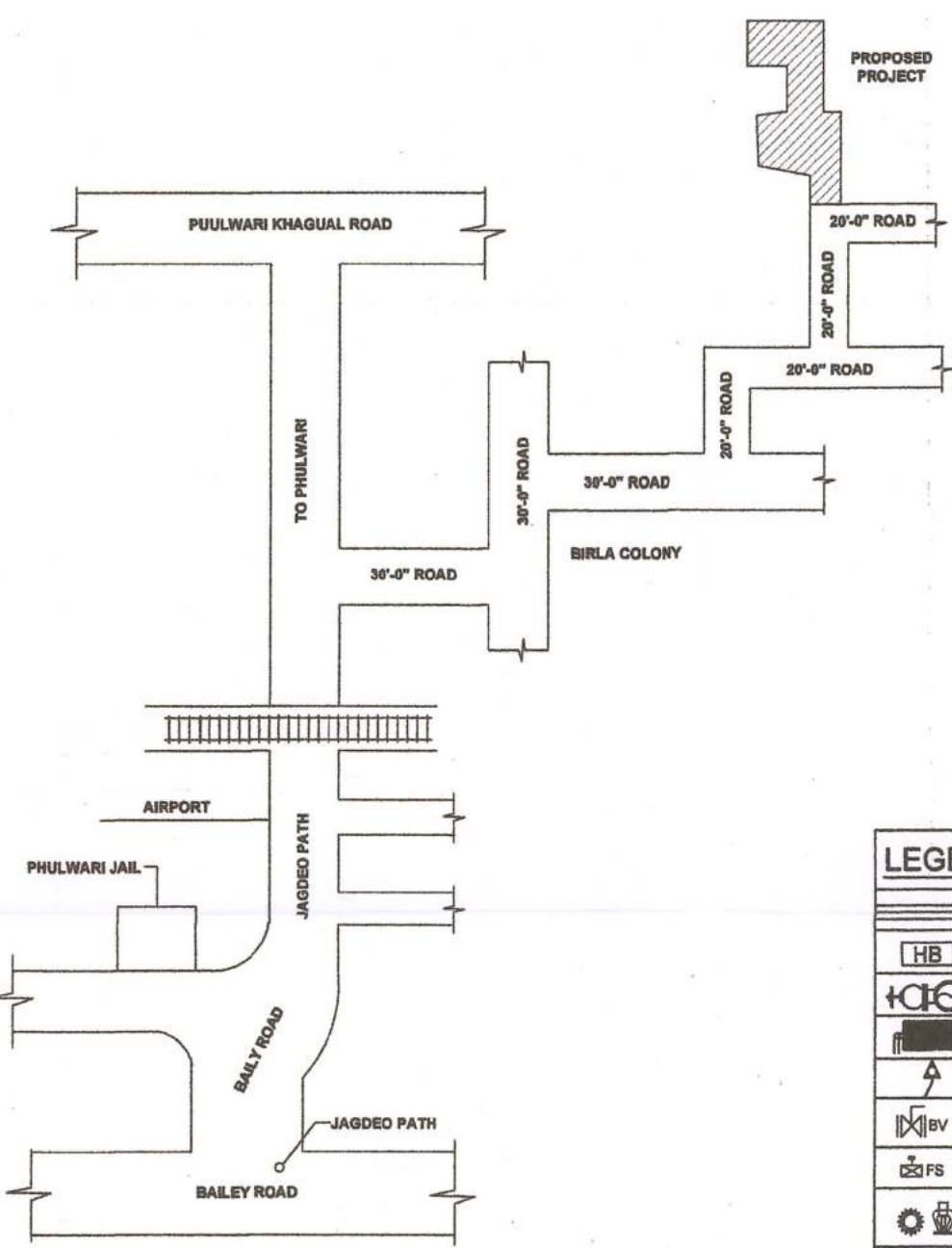
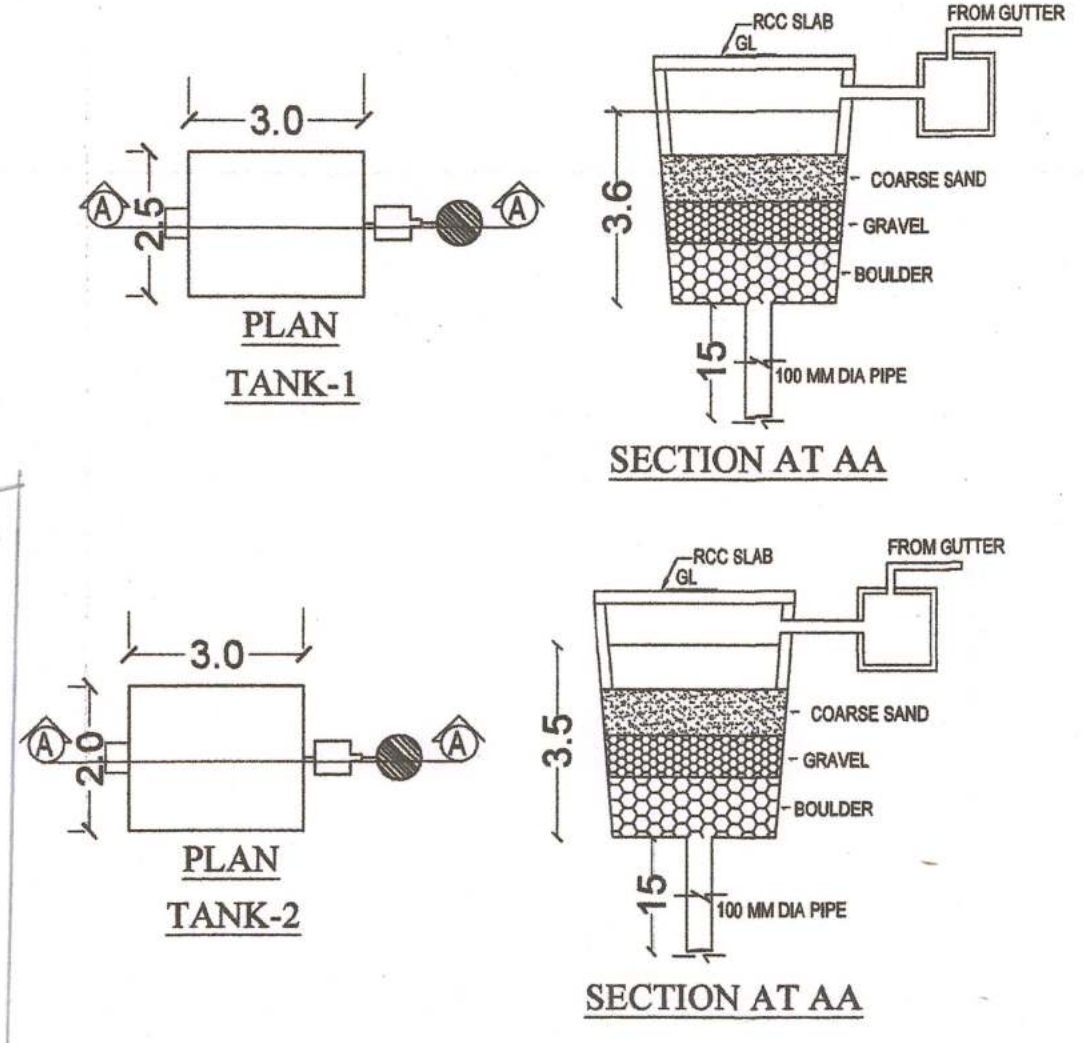




KEY PLAN
(Scale 0.304 M = 102.412 M)



DET. OF RECHARGEABLE
BORE WELL



LOCATION PLAN

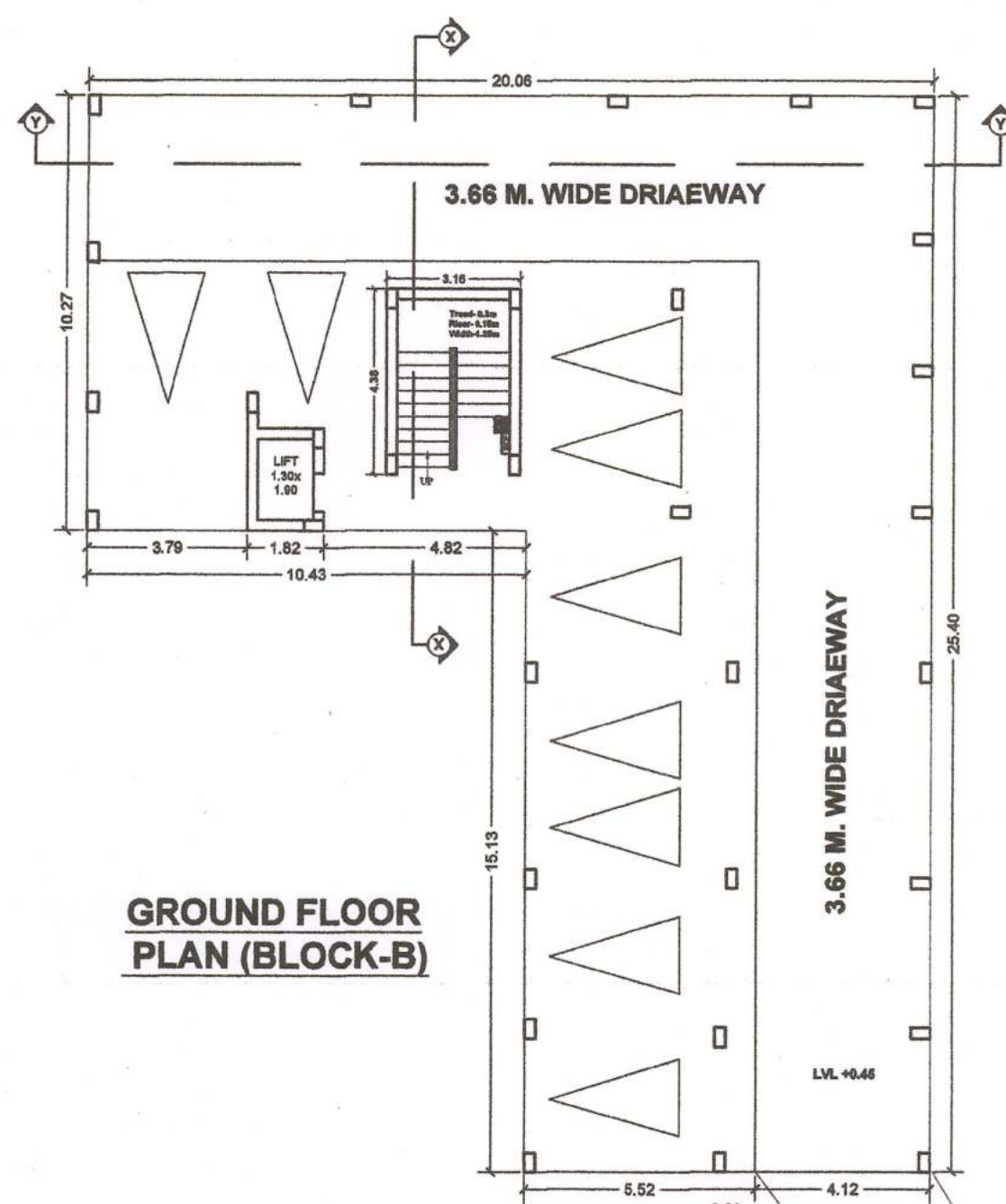
Scale- 1:100
Land use- Residential

North-

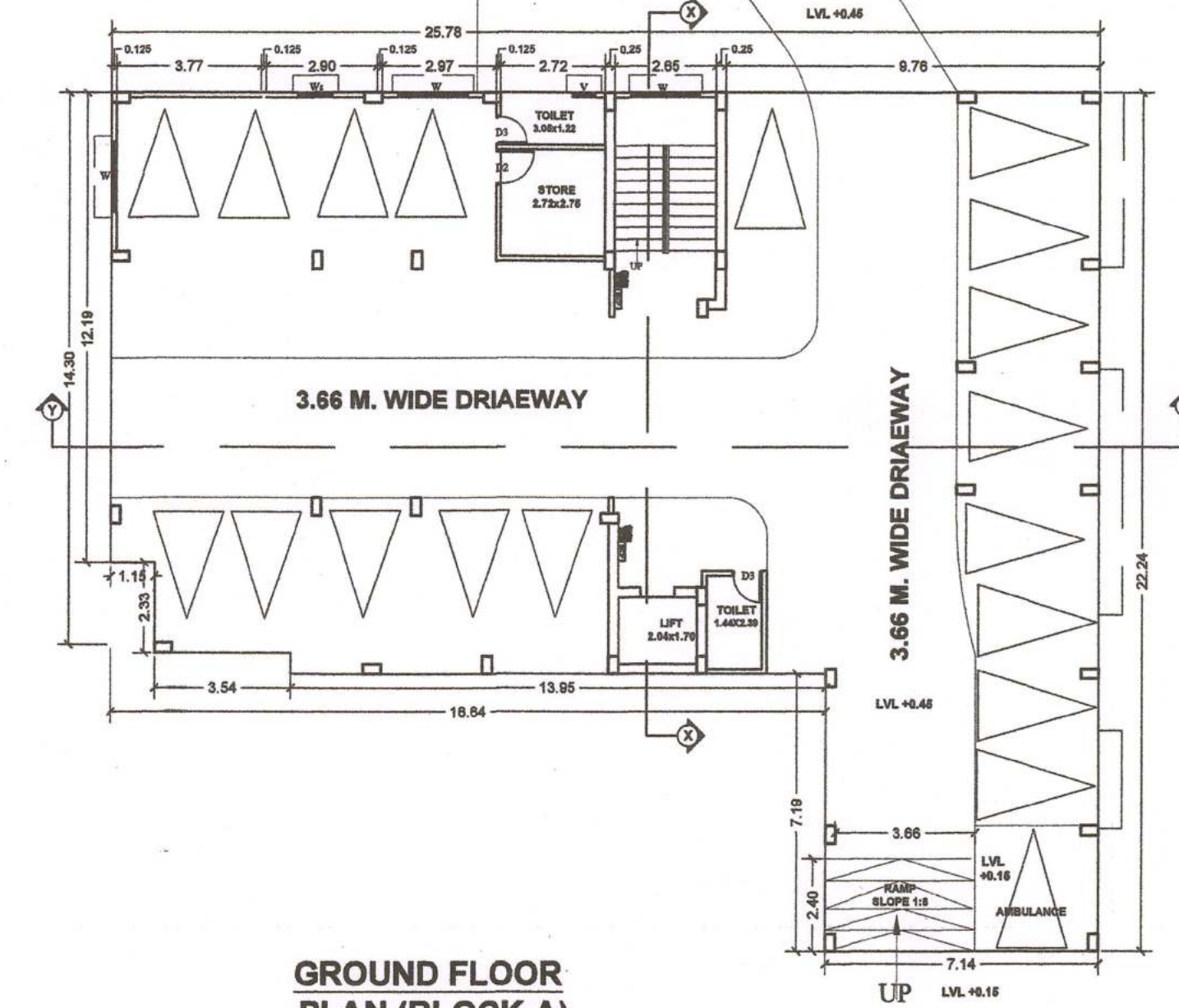


विशेष/नोट/सूचना/संश्लिष्ट वास्तुविशेष/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यवसायिक कंप्लेक्स में सुरक्षा की दृष्टि से, ब्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के बाहर की ओर लोकेशन के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों पर उचित मानक के C.C.T.V. कैमरा का अधिष्ठापन करके अन्यथा संश्लिष्ट एक्ट एवं बाईस्कोज के सुसंगत धाराओं के तहत कारवाई किया जायेगा।

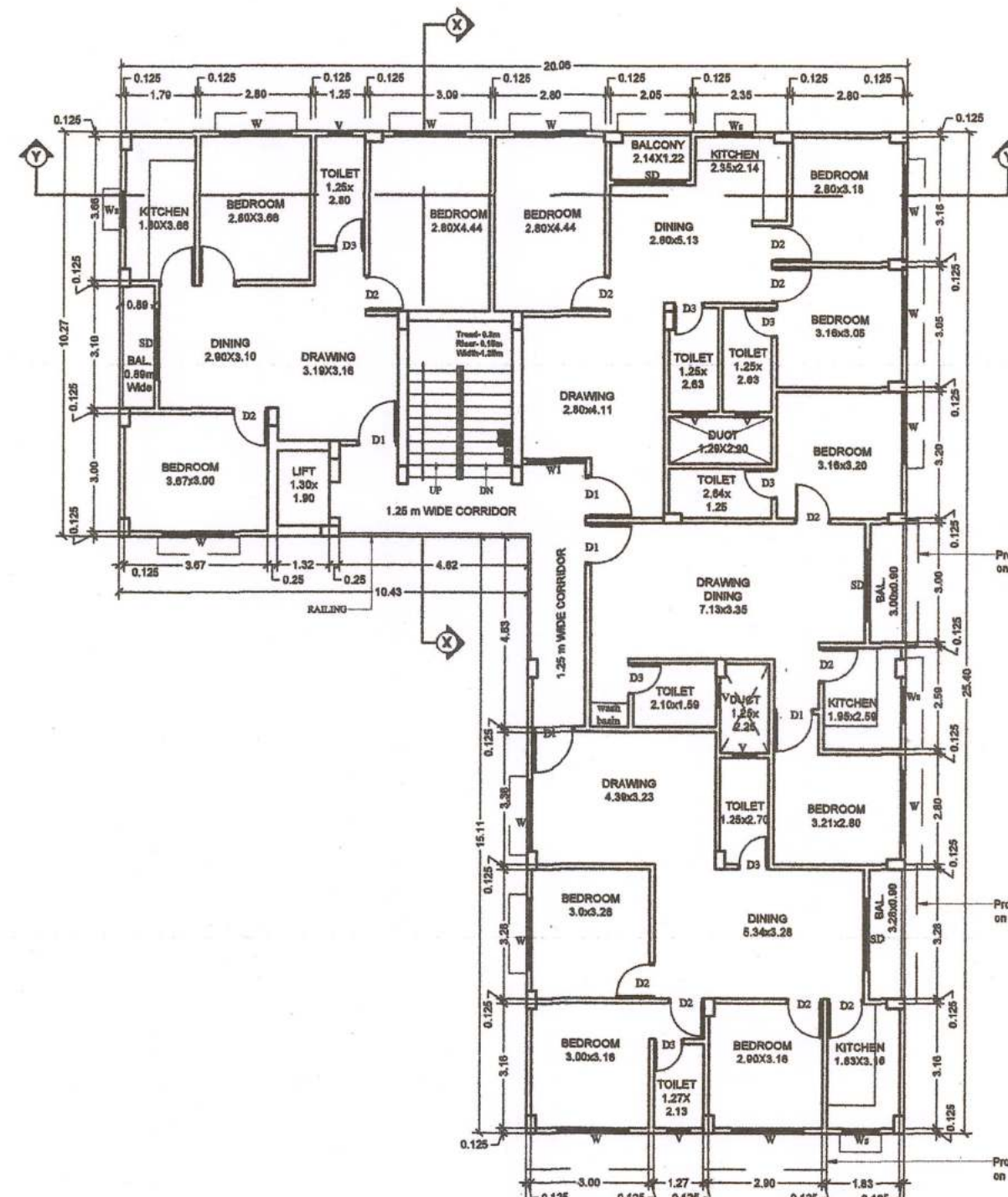
PLOT AREA		GENERAL SPECIFICATION	
PLOT AREA AS PER DEED = 1360.82 sqm LAND LEFT FOR OWN PRIVATE ROAD (A) = 1.22X15.85=19.33 PLOT AREA AS PER SITE = 1305.13 sqm LAND LEFT FOR ROAD WIDENING (B) & (C) = 1.9x0.92+ 2.45X15.85=40.58 sqm NET PLOT AREA = 1305.13-40.58= 1264.55sqm		1.) FOUNDATION :- R. C. C. 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. 1 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/ALUMINIUM WINDOW FRAME (2) SHUTTER :- FULLY GLAZED HARD WOOD/ALUMINIUM WINDOW SHUTTER AS PER DESIGN 8.) TOILET :- (1) FLOORING :- CERAMIC TILE FLOORING (2) WALLS :- CERAMIC TILES DADO UP TO 2100 MM HT. (3) SANITARYWARE :- WHITE GLAZED VITREOUS SANITARY WARE OF I.S.I. MARK (4) FITTING :- CHROMIUM PLATED C.P. FITTING OF 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	
F. A. R. CALCULATION		PARKING AREA CALCULATION	
RESIDENTIAL (B/U AREA) BLOCK - "A" BLOCK - "B" GROUND FLOOR = 30.75 GROUND FLOOR = 15.71 FIRST FLOOR = 425.48 FIRST FLOOR = 343.27 SECOND FLOOR = 428.71 SECOND FLOOR = 348.33 THIRD FLOOR = 428.71 THIRD FLOOR = 348.33 TOTAL = 1313.65 Sqmt TOTAL = 1055.64 Sqmt TOTAL PLOT AREA AS PER SITE = 1264.55 Sqmt ALL FLOOR BUILT UP AREA = 1313.65+1055.64=2369.29 Sqmt F.A.R. = 2369.29/1264.55 = 1.87		REQUIRED PARKING AREA = 25% OF B/U AREA FOR RESIDENTIAL BUILDING = 0.25 x 2369.29 = 592.32 Sqm TOTAL PARKING REQUIRED = 592.32 Sqm PROVIDED PARKING AREA GROUND FLOOR "BLOCK-A" = 392.46 Sqm GROUND FLOOR "BLOCK-B" = 333.51 Sqm TOTAL PARKING PROVIDED = 392.46+333.51 = 725.97 Sqm	
WATER TANK CALCULATION		DEVELOPER DETAILS :-	
POPULATION DENSITY BLOCK "A" TOTAL NUMBER OF FLATS - 12 Nos TAKING HOUSE HOLD SIZE = 6 PERSON/FLAT NUMBER OF PERSON = 6x12 = 72 ACCORDING TO N.B.C. WATER REQUIREMENT :- 135L/HEAD/DAY FOR RESIDENTIAL SO, WATER REQUIREMENT = 135x72 = 9720 Ltrs = 9.72Cum PROVIDED TANK CAPACITY OVER HEAD TANK = 2.65x4.05x0.95 = 10.19CUM = 10190 Ltrs. BLOCK "B" TOTAL NUMBER OF FLATS - 12 Nos TAKING HOUSE HOLD SIZE = 6 PERSON/FLAT NUMBER OF PERSON = 6x12 = 72 ACCORDING TO N.B.C. WATER REQUIREMENT :- 135L/HEAD/DAY FOR RESIDENTIAL SO, WATER REQUIREMENT = 135x72 = 9720 Ltrs = 9.72Cum PROVIDED TANK CAPACITY OVER HEAD TANK = 2.65x3.61x1.15 = 11.18CUM = 11180 Ltrs. FIRE WATER TANK REQUIRED FOR UNDER GROUND FIRE FIGHTING TANK OF 10,000 LTR = 10 CUM (For Each Block), TOTAL REQUIREMENT - 20,000 Ltrs PROVIDED UNDER GROUND FIRE FIGHTING TANK OF 3.4X2.3X2.6 = 20.33 CUM = 20330 Ltrs		GAYATRI ENGICON PVT LTD. MANAGING DIRECTOR- MUNILAL YADAV F.N- 402, SRI HARI APARTMENT, ROAD NO- 10, EAST PATEL NAGAR, DISTRICT- PATNA	
SEPTIC TANK CALCULATION		PLOT DETAILS :-	
TOTAL NUMBER OF PERSONS - 72+72= 144 PERSONS 1 PERSONS NEED 0.085 CUM CAPACITY OF SEPTIC TANK TOTAL PERSONS NEED = 0.085 X 144 = 12.24 CUM PROVIDED SEPTIC TANK-1 = 3.0x1.5x3.0 = 13.5 CUM		PROPOSED RESIDENTIAL BUILDING G+3 OF :- SRI MUNILAL YADAV S/O LATE RAISHAKHI YADAV M.D. GAYATRI ENGICON PVT.LTD, PLOT NO - 647 (P), KHATA NO - 218, SMT. INDU DEVI AND SMT. LALTI DEVI PLOT NO - 644 (P) KHATA NO - 242, SHRI SANJAY SINGH S/O LATE RAM AYODHYA SINGH AND SHRI MOHAN SINGH S/O LATE GULAAB SINGH PLOT NO - 645 (P) KHATA NO- 239 THANA NO - 54, SITUATED AT MAUZA KHALILPURA, PARGANA - PHULWARISHARIF DANAPUR, DIST - PATNA	
RAINWATER HARVESTING SUMP CALCULATION		SCALE 1:100 SHEET NO. 01/03	
MAXIMUM TERRACE AREA BLOCK "A" = 435 SQM BLOCK "B" = 348 SQM RAIN WATER HARVESTING SUMP REQUIRES = 6 CUM PER 100 SQM ROOF AREA SO, REQUIRE CAPACITY OF TANK-1 = 0.06 X 435 = 26.1 CUM REQUIRE CAPACITY OF TANK-2 = 0.06 X 348 = 20.88 CUM PROVIDED RAIN WATER SETTLEMENT TANK SIZE TANK-1 = (3x2.5x3.6) = 27 CUM TANK-2 = (3x2x3.5) = 21.6 CUM		NORTH	
GREEN AREA CALCULATION		SIGNATURE OF OWNERS	
REQUIRED GREEN AREA = 10 % OF TOTAL PLOT AREA) = 0.1 x 1264.55 = 126.45 Sqm TOTAL PLANTATION AREA AS PROVIDED = 130.75Sqm		SIGNATURE OF ENGINEER	
LEGEND :-		SIGNATURE OF ARCHITECT	
FIRE HYDRANT PIPE LINE M.S. FABRICATED HOSE BOX YARD HYDRANT HOSE REEL AIR RELEASE VALVE BALL VALVE / BUTTERFLY VALVE FLOW SWITCH CONCEALED PENDENT TYPE SPRINKLER CONCEALED UPRIGHT TYPE SPRINKLER FIRE EXTINGUISHER MANUAL CALL POINT FIRE RATED DOOR MANUAL CALL POINT EMERGENCY LIGHT		200B PIPELINE 100B PIPELINE 32B PIPELINE 25B PIPELINE PENDENT SPRINKLER 100MMØ SOLID WASTE PIPE 100MMØ LIQUID WASTE PIPE 100MMØ RAIN WATER PIPE 82MMØ RAIN WATER PIPE	
END PIPE CONNECTION TO SPRINKLER SHALL BE 25 MM IF NOT INDICATED UPRIGHT SPRINKLERS SHALL BE PROVIDED ABOVE FALSE CEILING WHERE THE SPACE ABOVE FALSE CEILING IS 800mm OR MORE.		PATNA MUNICIPAL CORPORATION PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED) PLOT NO. 647 (P) & 644 (P) & 645 (P) & 646 (P) 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 04/07/2023 SANCTION OF PLAN ACCORDED निदेशक राजेश चौधरी पटना नगर निगम, पटना 24/07/23	



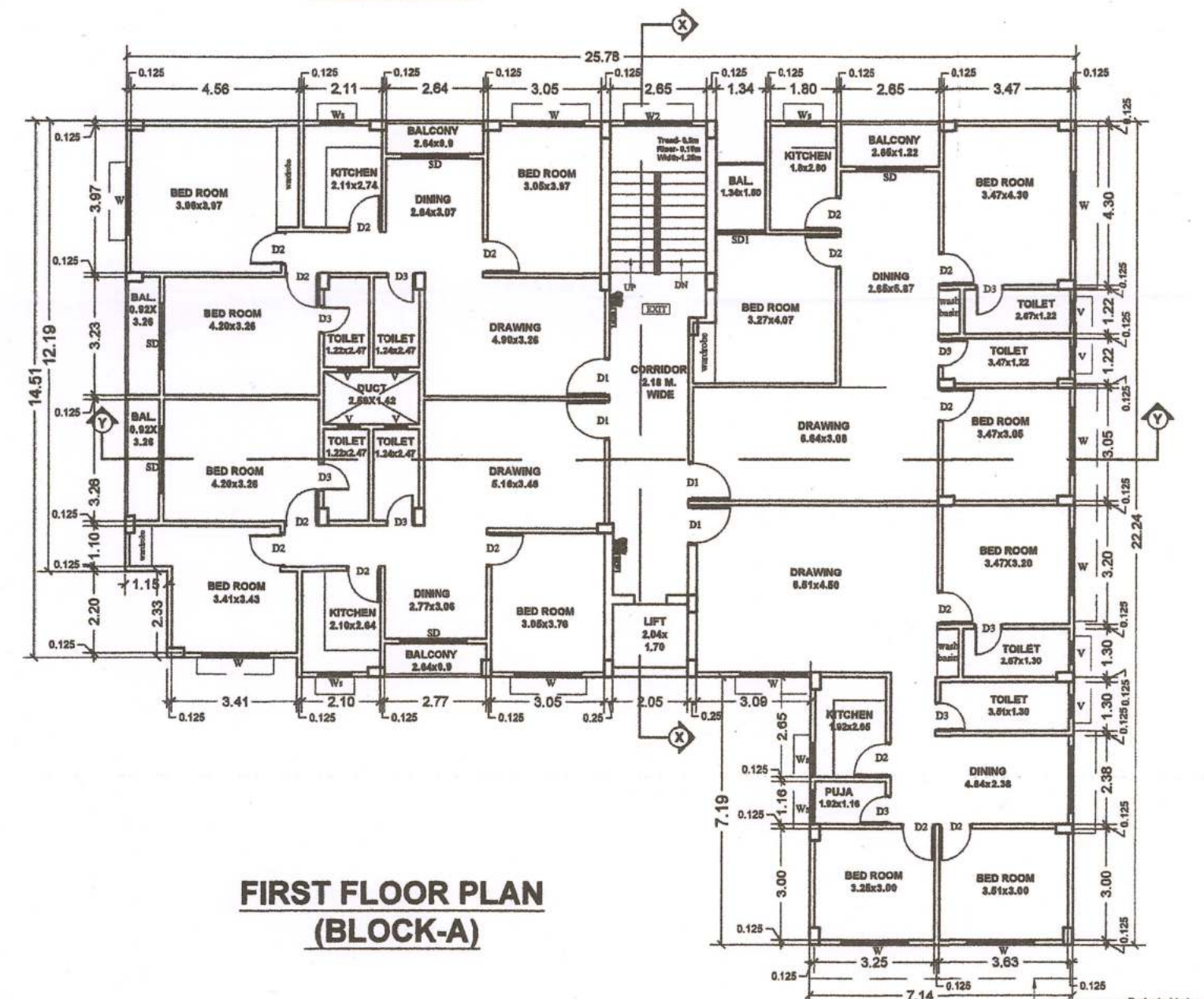
GROUND FLOOR
PLAN (BLOCK-B)



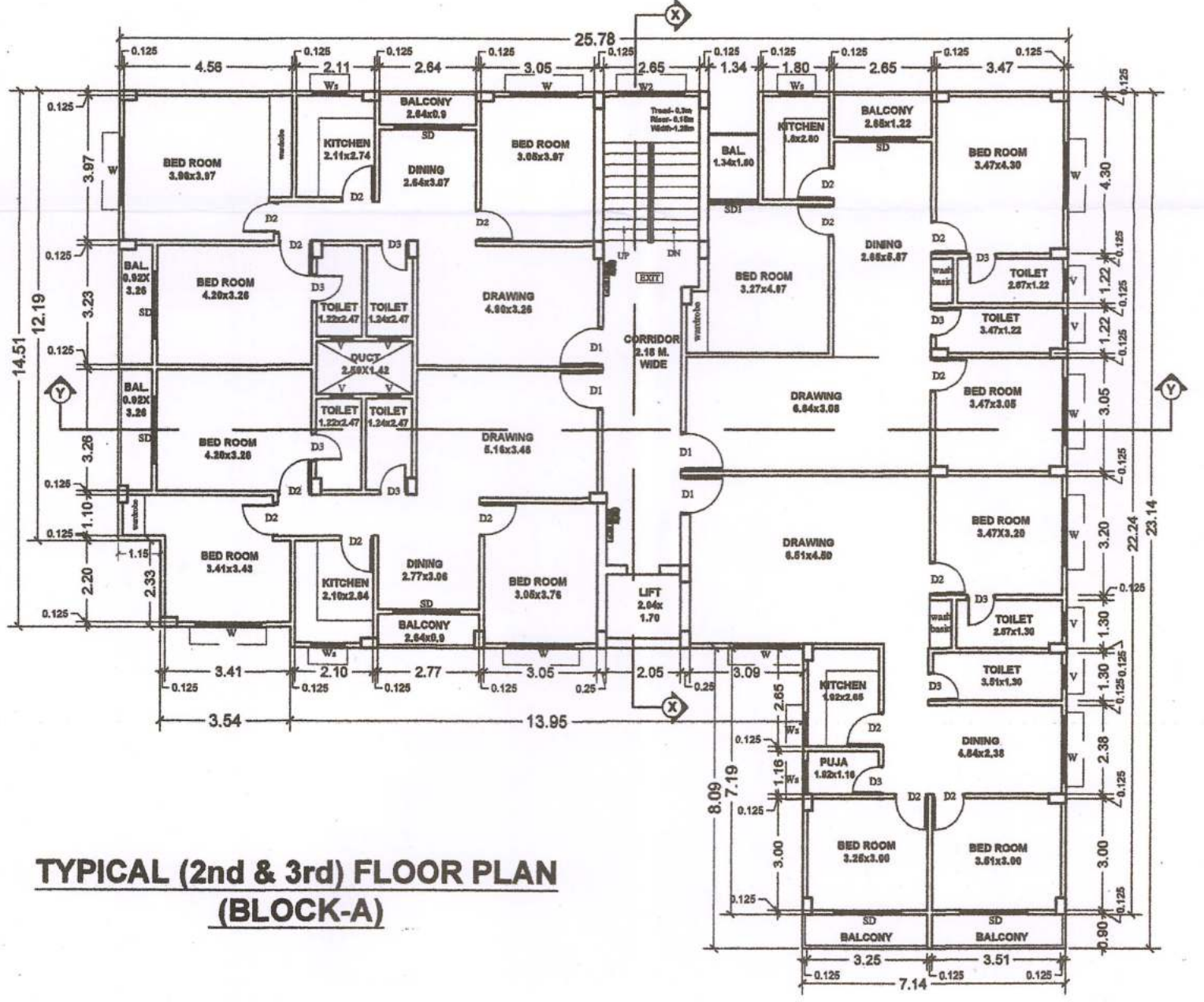
GROUND FLOOR
PLAN (BLOCK-A)



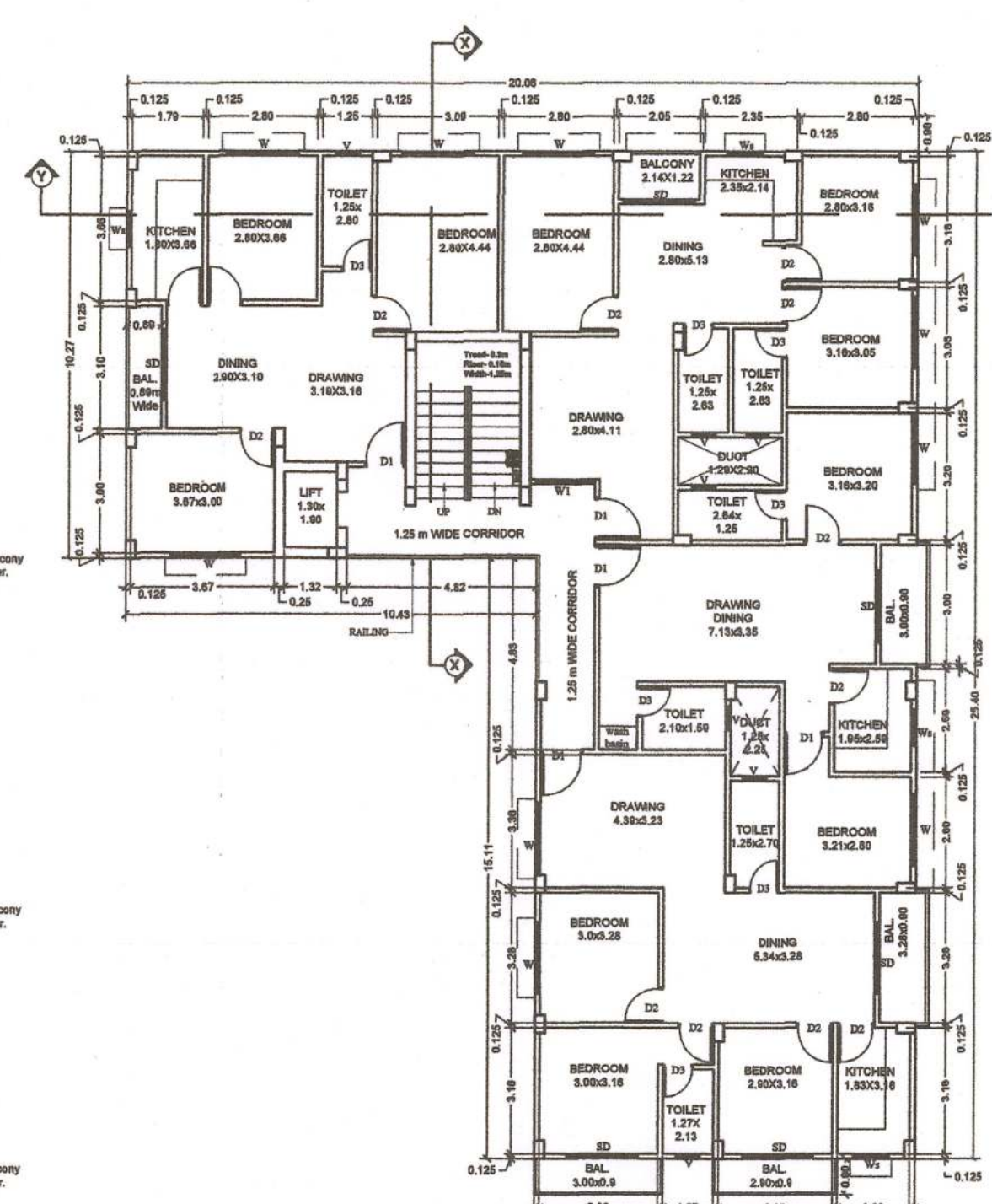
FIRST FLOOR PLAN
(BLOCK-B)



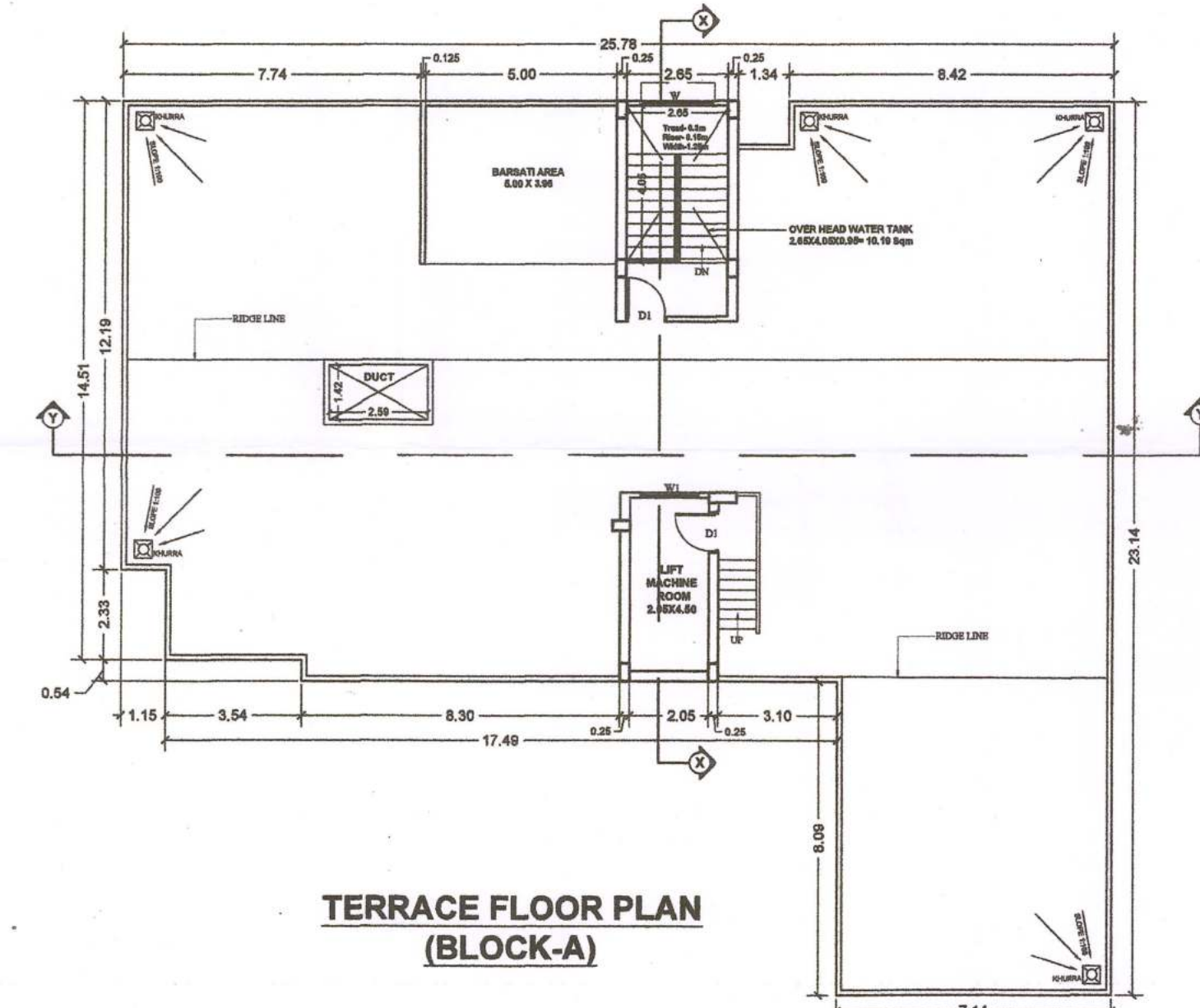
FIRST FLOOR PLAN
(BLOCK-A)



TYPICAL (2nd & 3rd) FLOOR PLAN
(BLOCK-A)



TYPICAL (2nd & 3rd) FLOOR PLAN
(BLOCK-B)



TERRACE FLOOR PLAN
(BLOCK-A)

- 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

WINDOW SCHEDULE					
SL. NO	MARK	WIDTH	HEIGHT	SILL HEIGHT	REMARKS
1	W	1.80	1.20	0.90	AL. GLAZED SLIDING WINDOW
2	W1	1.50	1.20	0.90	AL. GLAZED SLIDING WINDOW
3	W2	1.8	1.50	0.90	AL. GLAZED SLIDING WINDOW
5	Ws	0.90	1.05	1.05	AL. GLAZED SLIDING WINDOW
6	V	0.60	0.75	1.35	LOUVERED VENTILATOR

LEGEND :-		LEGEND :- PIPE DIA.	
	FIRE HYDRANT PIPE LINE		200mm PIPELINE
	M.S. FABRICATED HOSE BOX		100mm PIPELINE
	YARD HYDRANT		320 PIPELINE
	HOSE REEL		250 PIPELINE
	AIR RELEASE VALVE		PENDENT SPRINKLER
	BALL VALVE / BUTTERFLY VALVE	LEGEND :- PIPE DIA.	
	FLOW SWITCH		100MM SOLID WASTE PIPE
	CONCEALED PENDENT TYPE SPRINKLER		100MM LIQUID WASTE PIPE
	CONCEALED UPRIGHT TYPE SPRINKLER		100MM RAIN WATER PIPE
	FIRE EXTINGUISHER		62MM RAIN WATER PIPE
	MANUAL CALL POINT		
	FIRE RATED DOOR		
	MANUAL CALL POINT		
	EMERGENCY LIGHT		

END PIPE CONNECTION TO SPRINKLER SHALL BE 25 MM IF NOT INDICATED
UPRIGHT SPRINKLERS SHALL BE PROVIDED ABOVE FALSE CEILING WHERE THE SPACE ABOVE FALSE CEILING IS 800mm OR MORE.

DOOR SCHEDULE							
SL. NO	MARK	SIZE			REMARKS		
		WIDTH	HEIGHT	SILL HEIGHT			
1	D1	1.05	2.10	0.0	2.10		WOODEN FLUSH DOOR
2	D2	0.90	2.10	0.0	2.10		WOODEN FLUSH DOOR
3	D3	0.75	2.10	0.0	2.10		WOODEN FLUSH DOOR
4	SD	1.80	2.10	0.0	2.10		ALUMINUM / UPVC DOOR
5	SD1	1.34	2.10	0.0	2.10		ALUMINUM / UPVC DOOR

DEVELOPER DETAILS :-
GAYATRI ENIGCON PVT LTD.
MANAGING DIRECTOR- MUNILAL YADAV
F.N- 402, SRI HARI APARTMENT, ROAD NO- 10, EAST PATEL NAGAR, DISTRICT- PATNA

PLOT DETAILS :-
PROPOSED RESIDENTIAL BUILDING G+3 OF :-
SRI MUNILAL YADAV S/O LATE BASHAKH YADAV
M.D. GAYATRI ENIGCON PVT.LTD, PLOT NO - 647 (P), KHATA NO - 218, SMT. INDU DEVI AND SMT. LAL TI DEVI
PLOT NO - 644 (P) KHATA NO - 242, SHRI SANJAY SINGH S/O LATE RAM AYODHYA SINGH AND SHRI MOHAN SINGH S/O LATE GULAB SINGH PLOT NO - 645 (P) KHATA NO- 239
THANA NO - 54, SITUATED AT MAUZA KHALIPURA, PARGANA - PHULWARISHARIF DANAPUR, DIST - PATNA

SCALE: 1:100 SHEET NO. 02/03

NORTH

SIGNATURE OF OWNERS

SIGNATURE OF ENGINEER

SIGNATURE OF ARCHITECT

DEVASHISH (Empaneled Architect)
Emp. No.-AR/26/15
DEVASHISH Patna Nagar Nigam

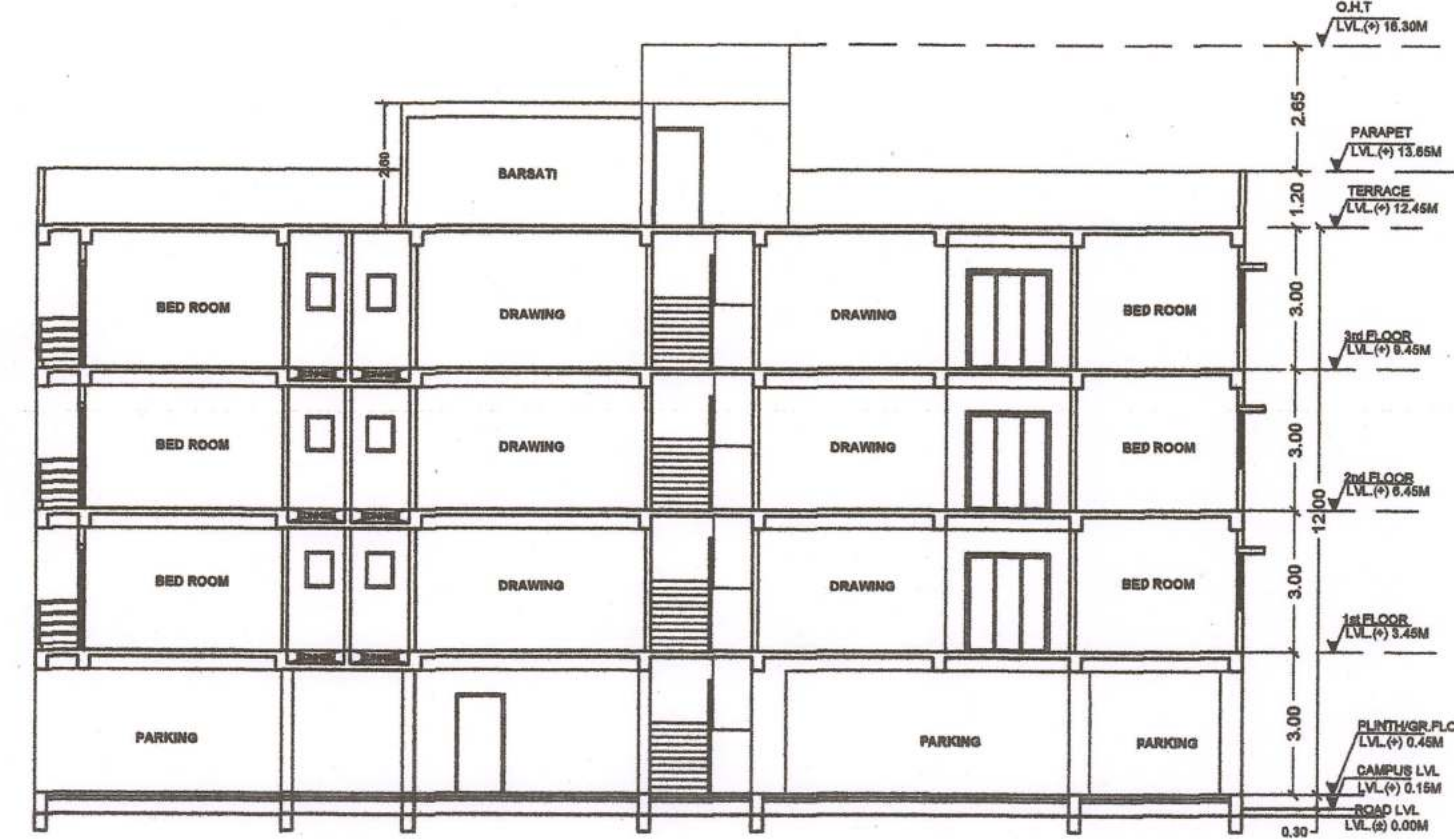
PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
PATNALIPURA PRN-431084/2013
Case No. 20
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on
Date 04/07/2023
SANCTION OF PLAN ACCORDED

निदेशक
शहरी योजना
पटना नगर निगम, पटना
24/07/23

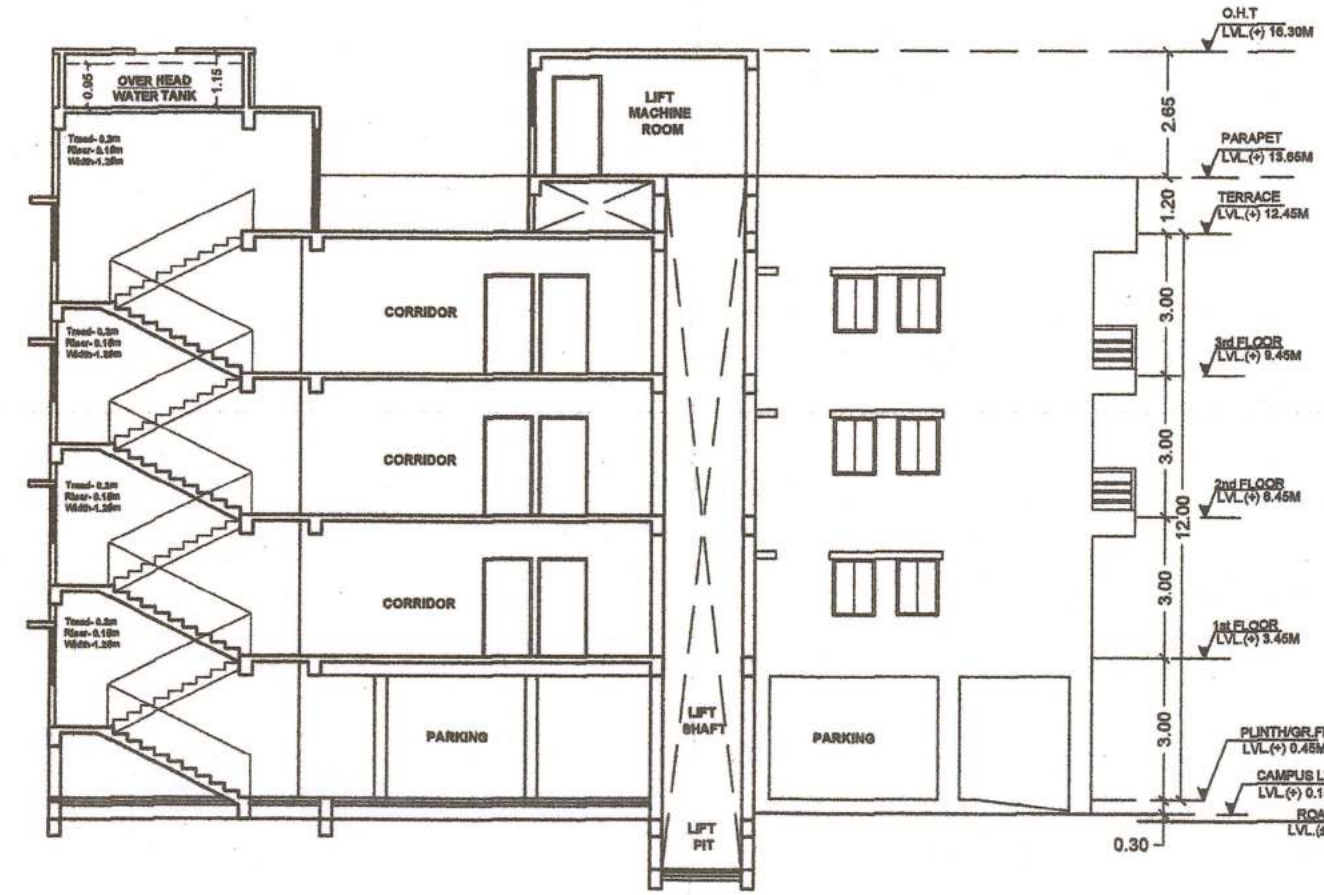
बिल्डिंग/प्रोमोटर/यू-स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आगसीय/व्यवसायिक कंप्लेक्स में सुरक्षा की दृष्टि से, प्रवेश द्वार विकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के बाहर की ओर लोकेशन के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों पर उच्च मानक के C.C.T.V. कैमरा का अधिष्ठापन करेगे अन्यथा संबंधित एक्ट एवं ग्राइलिंग के सुसंगत धाराओं के तहत कार्रवाई किया जायेगा।

20/7/23
प्राकृतिक
शहरी योजना
पटना नगर निगम

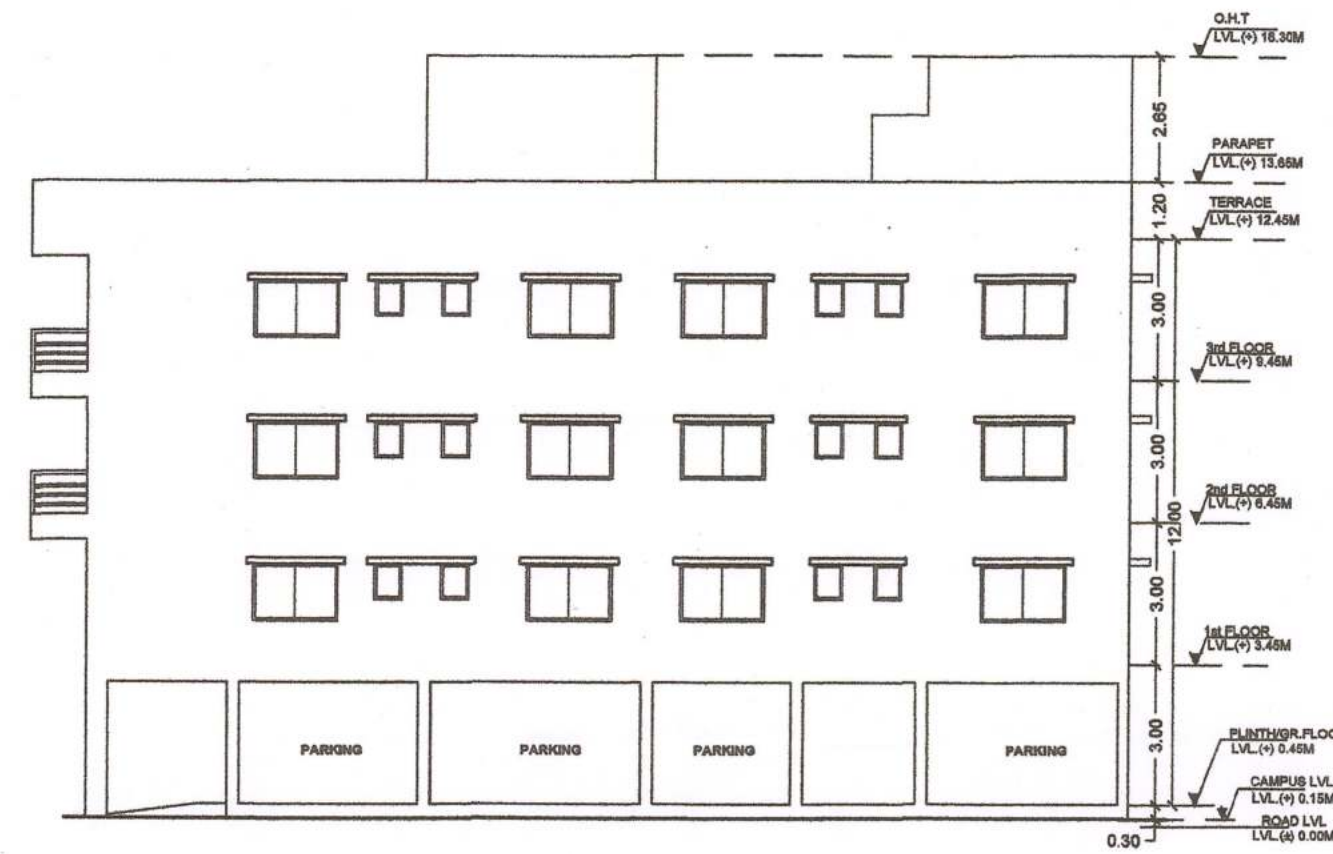
- Terms & Conditions:-**
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 - 2) Water Harvesting and Green area is to be maintained in the premises
 - 3) Solar power is to be installed in the campus



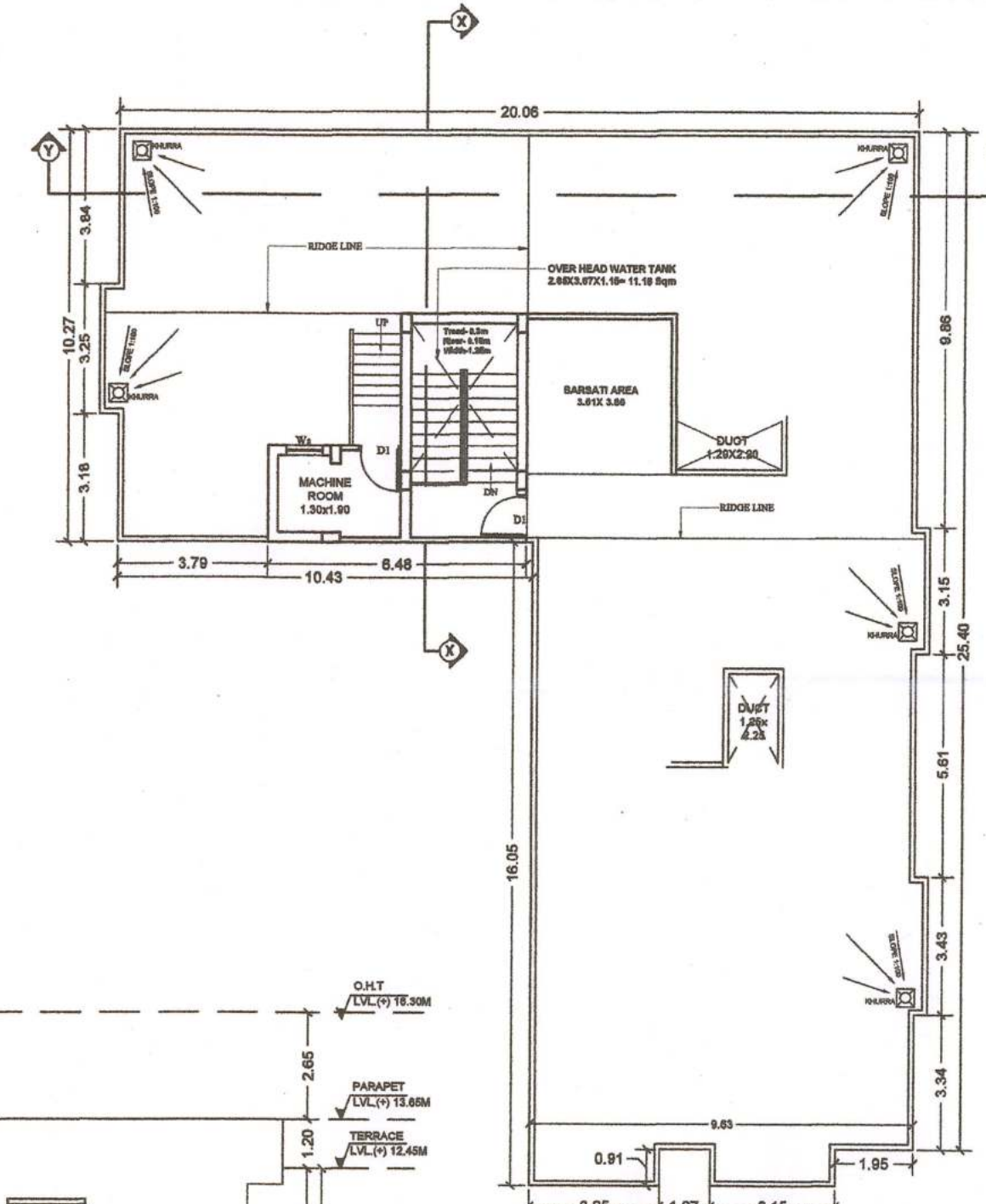
SECTION ON- Y-Y (BLOCK-A)



SECTION ON- X-X (BLOCK-A)



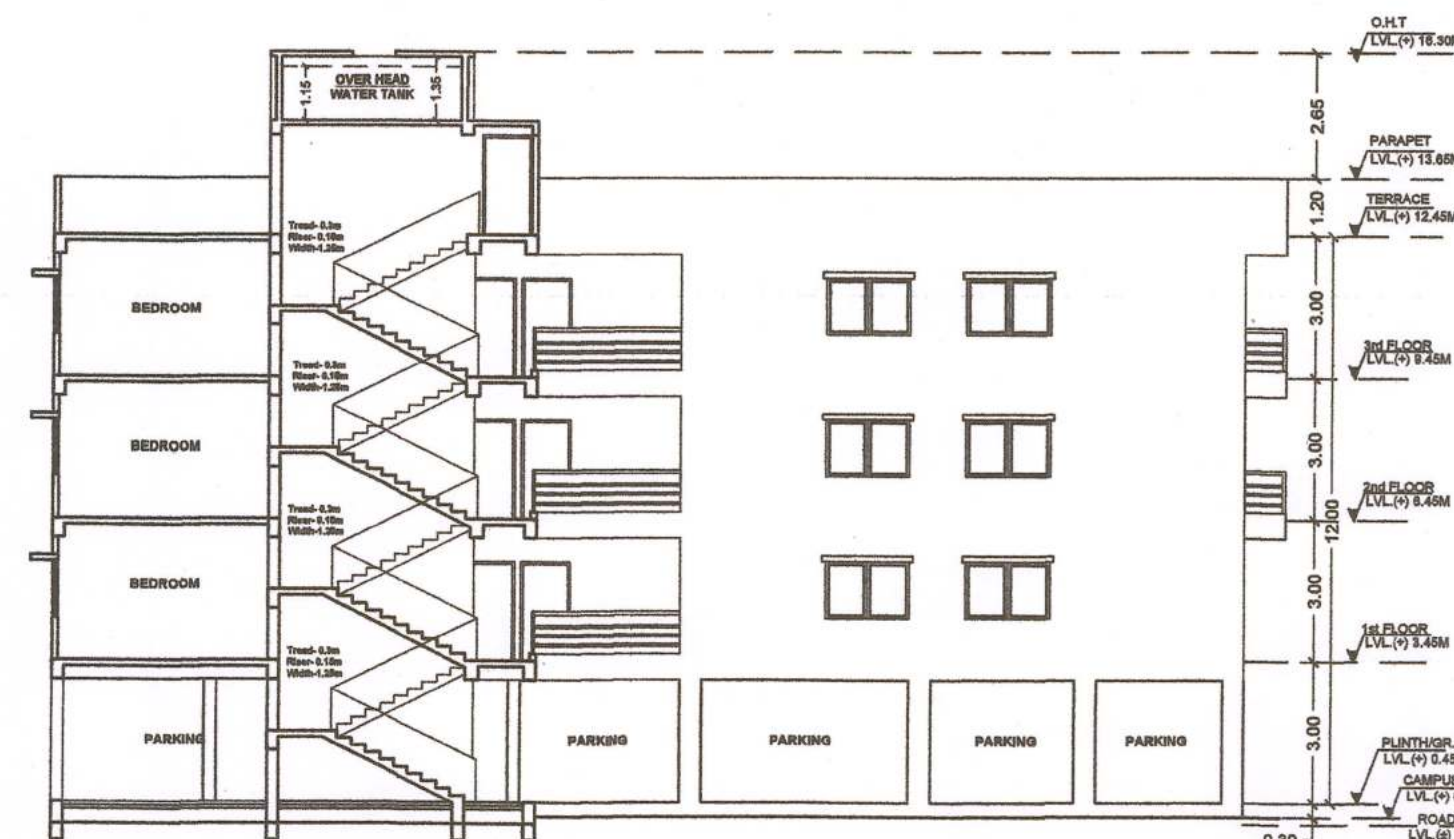
RIGHT SIDE ELEVATION (BLOCK-A)



TERRACE FLOOR PLAN (BLOCK-B)



SECTION ON- Y-Y (BLOCK-B)



SECTION ON- X-X (BLOCK-B)



FRONT ELEVATION (BLOCK-A)



RIGHT SIDE ELEVATION (BLOCK-B)



FRONT ELEVATION (BLOCK-B)

WINDOW SCHEDULE						
SL. NO.	MARK	WIDTH	HEIGHT	SILL HEIGHT	UNTEL HEIGHT	REMARKS
1	W	1.80	1.20	0.90	2.10	AL GLAZED SLIDING WINDOW
2	W1	1.50	1.20	0.90	2.10	AL GLAZED SLIDING WINDOW
3	W2	1.8	1.50	0.90	BEAM BOTTOM	AL GLAZED SLIDING WINDOW
5	Ws	0.90	1.05	1.05	2.10	AL GLAZED SLIDING WINDOW
6	V	0.80	0.75	1.35	2.10	LOUVERED VENTILATOR

LEGEND :-		LEGEND :- PIPE DIA.	
	FIRE HYDRANT PIPE LINE		2000 PIPELINE
	M.S. FABRICATED HOSE BOX		1000 PIPELINE
	YARD HYDRANT		320 PIPELINE
	HOSE REEL		250 PIPELINE
	AIR RELEASE VALVE		PENDANT SPRINKLER
	BALL VALVE / BUTTERFLY VALVE		100MM2 SOLID WASTE PIPE
	FLOW SWITCH		100MM2 LIQUID WASTE PIPE
	CONCEALED PENDANT TYPE SPRINKLER		100MM2 RAIN WATER PIPE
	CONCEALED UPRIGHT TYPE SPRINKLER		82MM2 RAIN WATER PIPE
	FIRE EXTINGUISHER		
	MANUAL CALL POINT		
	FIRE RATED DOOR		
	MANUAL CALL POINT		
	EMERGENCY LIGHT		

END PIPE CONNECTION TO SPRINKLER SHALL BE 25 MM IF NOT INDICATED
UPRIGHT SPRINKLERS SHALL BE PROVIDED ABOVE FALSE CEILING WHERE THE SPACE ABOVE FALSE CEILING IS 800mm OR MORE.

DOOR SCHEDULE						
SL. NO.	MARK	WIDTH	HEIGHT	SILL HEIGHT	UNTEL HEIGHT	REMARKS
1	D1	1.05	2.10	0.0	2.10	WOODEN FLUSH DOOR
2	D2	0.90	2.10	0.0	2.10	WOODEN FLUSH DOOR
3	D3	0.75	2.10	0.0	2.10	WOODEN FLUSH DOOR
4	SD	1.80	2.10	0.0	2.10	ALUMINUM / UPVC DOOR
5	SD1	1.34	2.10	0.0	2.10	ALUMINUM / UPVC DOOR

DEVELOPER DETAILS :-	
GAYATRI ENGCON PVT. LTD. MANAGING DIRECTOR- MUNILAL YADAV F.N- 402, SRI HARI APARTMENT, ROAD NO- 10, EAST PATEL NAGAR, DISTRICT- PATNA	

PLOT DETAILS :-	
PROPOSED RESIDENTIAL BUILDING G+3 OF :- SRI MUNILAL YADAV S/O LATE BAIASHAKH YADAV M.D GAYATRI ENGCON PVT.LTD, PLOT NO - 647 (P), KHATA NO - 218, SMT. INDU DEVI AND SMT. LALTI DEVI PLOT NO - 644 (P) KHATA NO - 242, SHRI SANJAY SINGH S/O LATE RAM AYODHYA SINGH AND SHRI MOHAN SINGH S/O LATE GULAB SINGH PLOT NO - 645 (P) KHATA NO- 239 THANA NO - 54, SITUATED AT MAUZA KHAJIPURA, PARGANA - PHULWARISHARIF DANAPUR, DIST - PATNA	

बिल्डर/प्रमोटर/स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यावसायिक इमारत/कम्प्लेक्स में सुरक्षा की दृष्टि से, प्रवेश द्वार, लिफ्ट, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के बाहर एवं अन्य लोकेशन के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों पर अग्नि शानक के C.C.T.V. कैमरा का अधिष्ठापन करेगा अन्यथा संबंधित एकट एण्ड वाईलॉज के सुसंगत धाराओं के तहत कार्रवाई किया जायेगा।

SCALE: 1:100	SHEET NO. 03/03
NORTH	
SIGNATURE OF OWNERS	
SIGNATURE OF ENGINEER	SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
PATNA ILPURA (PAN-GT-1084) 2013
Case No. 2013/1084/2013
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on Date 20/05/2023
SANCTION OF PLAN ACCORDED
निर्देशक
राष्ट्रीय योजना
पटना नगर निगम, पटना
24/05/23