

आपके द्वारा दिये गये साध-पत्र-1044, दिनांक- 29.08.2023 में उद्घोषणा की गई है कि -
In the drawings some parts of the building we have shown some double height in parking areas and triple height in reception lobby. These areas are designed like this only for the aesthetic purpose of the building.

I hereby agree and confirm that, I will not do any type of construction in the double height parking areas and triple height reception areas except decoration of them through interior.

उक्त शर्तों का अनुपालन नहीं किये जाने पर विधित सम्मत कार्यवाई की जायेगी तथा स्वीकृत नगरे को वापस लेने की कार्यवाई की जायेगी।

GREEN SPACE AREA CALCULATION :-

TOTAL PLOT AREA = 3621.55 SQ M
GREEN AREA REQUIRED @10% OF TOTAL PLOT AREA = 362.15 SQ M NEEDED
60.25% OF 362.15 = 218.17 SQ M
PROVIDED GREEN AREA = 396.63 SQ M

WATER HARVESTING SUMP CALCULATION :-

TOTAL TERRACE FLOOR AREA = 655.96 SQ M
RAIN WATER HARVESTING SUMP REQUIRED 6 CUM FOR EVERY 100 SQ M TERRACE AREA
REQUIRED CAPACITY OF SUMP = 6.5596 x 30 = 196.788 CUM
PROVIDED CAPACITY OF SUMP = 4.00 x 5.00 x 2.50 = 50.00 CUM

WATER TANK CALCULATION :-

PART -A
TOTAL COMMERCIAL BU AREA = 1287.07 SQ M
TOTAL CARPET AREA = 1287.07 / 2 = 643.53 SQ M
TAKING DENSITY OF 8 SQ M PER PERSON
= 643.53 / 8 = 107.25 SAY = 108 PERSON
PER PERSON REQ. VOLUME = 135 lit/day
REQ. VOLUME OF WATER TANK = 108 x 135 = 14580 lit = 15.86 CUM
EXTRA OVER HEAD WATER TANK FOR FIRE FIGHTING
10000 LTRS = 10.00 CUM
TOTAL REQUIREMENT OF WATER TANK = 15.86 + 10.00 = 25.86 CUM

PART -B
TOTAL RESIDENTIAL FLAT NO. = 33
TAKING NO. OF PERSON PER FLAT = 33 x 5 = 165 PERSONS
TOTAL NO. OF PERSON PER FLAT = 165 PERSONS
PER PERSON REQ. VOLUME = 135 lit/day
REQ. VOLUME OF WATER TANK = 165 x 135 = 22275 lit = 22.27 CUM
EXTRA OVER HEAD WATER TANK FOR FIRE FIGHTING
10000 LTRS = 10.00 CUM
TOTAL REQUIREMENT OF WATER TANK = 22.27 + 10.00 = 32.27 CUM

TOTAL REQUIRED WATER TANK BOTH COMMERCIAL AS WELL AS RESIDENTIAL = 25.86 + 32.27 = 58.13 CUM
PROVIDE VOLUME OF WATER TANK SIZE =

- 6.00x3.35x1.60 = 32.16 CUM
 - 7.86x3.15x1.60 = 39.61 CUM
- TOTAL WATER TANK PROVIDED
32.16 + 39.61 = 71.77 CUM

SEPTIC TANK CALCULATION :-

PART -A
TOTAL COMMERCIAL BU AREA = 1287.07 SQ M
TOTAL CARPET AREA = 1287.07 / 2 = 643.53 SQ M
TAKING DENSITY OF 8 SQ M PER PERSON
= 643.53 / 8 = 107.25 SAY = 108 PERSON
PER PERSON REQ. VOLUME = 135 lit/day
REQ. VOLUME OF WATER TANK = 108 x 135 = 14580 lit = 15.86 CUM
EXTRA OVER HEAD WATER TANK FOR FIRE FIGHTING
10000 LTRS = 10.00 CUM
TOTAL REQUIREMENT OF WATER TANK = 15.86 + 10.00 = 25.86 CUM

PART -B
TOTAL RESIDENTIAL FLAT NO. = 33
TAKING NO. OF PERSON PER FLAT = 33 x 5 = 165 PERSONS
TOTAL NO. OF PERSON PER FLAT = 165 PERSONS
PER PERSON REQ. VOLUME = 135 lit/day
REQ. VOLUME OF WATER TANK = 165 x 135 = 22275 lit = 22.27 CUM
EXTRA OVER HEAD WATER TANK FOR FIRE FIGHTING
10000 LTRS = 10.00 CUM
TOTAL REQUIREMENT OF WATER TANK = 22.27 + 10.00 = 32.27 CUM

TOTAL REQUIRED WATER TANK BOTH COMMERCIAL AS WELL AS RESIDENTIAL = 25.86 + 32.27 = 58.13 CUM
PROVIDE VOLUME OF WATER TANK SIZE =

- 6.00x3.35x1.60 = 32.16 CUM
 - 7.86x3.15x1.60 = 39.61 CUM
- TOTAL WATER TANK PROVIDED
32.16 + 39.61 = 71.77 CUM

PROVIDED:-
PROVIDED SEPTIC TANK SIZE 1 NOS.
(1). 5.75x2.50x2.30 = 33.06 CUM

FIRE LEGEND :-
01 HYDRANT OUT LET VALVE WET
02 ROSE BELL
03 SERVICED CONNECTED FOR FIRE
BROCADE CONNECTED TO NET RISER
04 ELECTRICALLY INSULATED METAL STRIP
05 UNDER GROUND TANK OF 1,50,000 Ltrs
06 D.H.W. TANK FOR FIRE FIGHTING
07 FIRE ALARM CALL POINT
08 ALARM ALARM CALL POINT
09 LOUDEDGE OUTLET
10 FIRE EXTINGUISHER
11 FIRE EXTINGUISHER
12 FIRE EXTINGUISHER
13 AUTOMATIC SMOKE DETECTOR
14 AUTOMATIC SPRINKLER
15 EMERGENCY LIGHT POINT
16 HEAT DETECTOR

PARKING CALCULATION :-

FOR COMMERCIAL (GROUND & MEZZANINE FLOOR):
REQUIRED PARKING = 35% OF TOTAL BUILT UP AREA 1287.07 SQ M
LESS SERVICE AREA = 92.55 SQ M
1287.07 - 178.09 = 1108.98 SQ M
SO, REQUIRED CAR PARKING AREA = 35% OF 1108.98 SQ M
= 388.14 SQ M

FOR RESIDENTIAL (1ST TO 9TH FLOOR):
REQUIRED PARKING = 30% OF TOTAL BUILT UP AREA
TBA OF RESIDENTIAL (1ST TO 9TH) = 855.12 SQ M
LESS SERVICE AREA = 913.94 SQ M
855.12 - 913.94 = 712.80 SQ M
SO, REQUIRED CAR PARKING AREA = 30% OF 712.80 SQ M
= 214.18 SQ M

SO, TOTAL REQD. PARKING = (388.14 + 214.18) SQ M = 2529.32 SQ M NEEDED
PROVIDED COVERED PARKING AREA (BASEMENT + GROUND FLOOR)
2316.78 + 336.73 = 2653.51 SQ M

AREA CALCULATION :-
TOTAL PLOT AREA AS PER DEED = 3731.71 SQ M
DEVELOPMENT AGREEMENT = 3732.05
TOTAL PLOT AREA AS PER SITE = 3621.55 SQ M

BUILT UP AREA CHART:-
BUILT UP AREA CHART FOR F.A.R. CALCULATION
1. BASEMENT B. UP AREA = 58.05 SQ M
2. GROUND FLOOR B. UP AREA = 924.95 SQ M
3. MEZZANINE FLOOR B. UP AREA = 304.07 SQ M
4. FIRST FLOOR B. UP AREA = 1107.34 SQ M
5. SECOND FLOOR B. UP AREA = 952.16 SQ M
6. THIRD FLOOR B. UP AREA = 855.96 SQ M
7. FOURTH FLOOR B. UP AREA = 855.96 SQ M
8. FIFTH FLOOR B. UP AREA = 855.96 SQ M
9. SIXTH FLOOR B. UP AREA = 855.96 SQ M
10. SEVENTH FLOOR B. UP AREA = 855.96 SQ M
11. EIGHT FLOOR B. UP AREA = 855.96 SQ M
12. NINTH FLOOR B. UP AREA = 855.96 SQ M
TOTAL BUILT UP AREA = 9338.29 SQ M
FAR = 9338.29 / 304.07 (MEZ.) = 9034.22 / 3621.55 = 2.49

NOTE:- 2.5% CUT OUT (OF TOTAL BASEMENT) PROVIDED IN GROUND FLOOR FOR BASEMENT VENTILATION

S. NO.		DESCRIPTION
1	FOUNDATION	DOWN & UP PER DETAIL & PER DETAIL
2	1ST FLOOR	DOWN & UP PER DETAIL & PER DETAIL
3	2ND FLOOR	DOWN & UP PER DETAIL & PER DETAIL
4	3RD FLOOR	DOWN & UP PER DETAIL & PER DETAIL
5	4TH FLOOR	DOWN & UP PER DETAIL & PER DETAIL
6	5TH FLOOR	DOWN & UP PER DETAIL & PER DETAIL
7	6TH FLOOR	DOWN & UP PER DETAIL & PER DETAIL
8	7TH FLOOR	DOWN & UP PER DETAIL & PER DETAIL
9	8TH FLOOR	DOWN & UP PER DETAIL & PER DETAIL
10	9TH FLOOR	DOWN & UP PER DETAIL & PER DETAIL
11	MEZZANINE	DOWN & UP PER DETAIL & PER DETAIL
12	BASEMENT	DOWN & UP PER DETAIL & PER DETAIL
13	STAIRCASE	DOWN & UP PER DETAIL & PER DETAIL
14	ELEVATOR	DOWN & UP PER DETAIL & PER DETAIL
15	WATER SUPPLY	DOWN & UP PER DETAIL & PER DETAIL
16	SEWERAGE	DOWN & UP PER DETAIL & PER DETAIL
17	WATER SUPPLY	DOWN & UP PER DETAIL & PER DETAIL
18	SEWERAGE	DOWN & UP PER DETAIL & PER DETAIL
19	WATER SUPPLY	DOWN & UP PER DETAIL & PER DETAIL
20	SEWERAGE	DOWN & UP PER DETAIL & PER DETAIL

PLOT STATEMENT

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING AT PATNA.
LAND OWNER:- 1. MR. RAKESH KUMAR S/O LATE D.N. MEHTA &
2. MR. ARUN KUMAR S/O LATE D.N. MEHTA.

PLOT DETAILS:- C. SURVEY PLOT NO- 3674, 3675 & 3681,
KHATA NO- 2096, 2099 & 2084, TAUZI NO- 36/C/821
THANA NO- 1, REVENUE THANA- PHULWARI
MAUZA - DIGHA, DIST. - PATNA.

DEVELOPER & AUTHORIZED SIGNATORY ON BEHALF OF
LAND OWNER:-
MR. NAVRATAN JHUNHUN WALA & MR. NIRAJ JHUNHUNWALA
S/O LATE OM PRAKASH JHUNHUNWALA
C/O DURGHA PROJECTS AND ESTATE LLP,

THIS IS TO CERTIFY THAT STRUCTURAL DESIGN OF THIS
BUILDING WILL BE AS PER IS 1883-1984 & IS 4326-1993
TO MAKE THE SAME EARTH QUAKE RESISTANT.

ALL DIMENSION ARE IN MM
SCALE:- NORTH -> DISE NO -> 01/13

SIGNATURE OF OWNER/ATTESTED BY
ON BEHALF OF LAND OWNERS SIGNATURE

SIGNATURE OF DEVELOPER
DURGHA PROJECTS AND ESTATE LLP
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AT MOHAMMAD FAHME WASHIM
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I hereby agree and confirm that, I will not do any type of construction in the double height parking areas and triple height reception areas except decoration of them through interior."

उक्त शर्तों का अनुपालन नहीं किये जाने पर विधित्त सम्मत कार्रवाई की जायेगी तथा स्वीकृत नक्शे को वापस लेने की कार्यवाई की जायेगी।

- 1) STP of requisite capacity is to be installed in the campus by the Builder/Owner
- 2) Water Harvesting and Green a is to be maintained in the premises
- 3) Solar power is to be installed in the campus



PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING AT PATNA
LAND OWNER:-1. MR. RAKESH KUMAR S/O LATE D.N. MEHTA &
2. MR. ARUN KUMAR S/O LATE.D.N. MEHTA.
PLOT DETAILS:- C. SURVEY PLOT NO- 3674 , 3675 & 3681,
KHATA NO -2096,2069 & 2084, TAUZI NO -36/C/821
THANA No - 1, REVENUE THANA- PHULWARI
MAUZA - DIGHA ,DIST. - PATNA.
DEVELOPER & AUTHORIZED SIGNATORY ON BEHALF OF
LAND OWNER:-
MR.NAVRATAN JHUNJHUN WALA & MR. NIRAJ JHUNJHUNWALA
S/O LATE OM PRAKASH JHUNJHUNWALA
C/O DURGA PROJECTS AND ESTATE LLP,

SCALE :- 1:100	NORTH :- 	DRG. NO :- 02/13
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SIGNATURE OF POWER ATTORNEY HOLDER
ON BEHALF OF LAND OWNER'S SIGNATURE

SIGNATURE OF TECHNICAL PERSON _____

DURGA PROJECTS AND ESTATE LLP
REG.NO.-BR/UDHD/BLDR/P/23-0009
URBAN DEVELOPMENT & HOUSING DEPARTMENT
PATNA, BIHAR

SIGNATURE OF DEVELOPERS

SIGNATURE OF STRUCTURAL ENGINEER

Sanction of Plan Accorded under Section
315, 316 & 317 of the Bihar Municipal Act 2007
by the Municipal Commissioner, Patna on.....
Date.....12/10/2023.....

SANCTION OF PLAN ACCORDED

निदेशक
शहरी योजना
पटना, नगर निगम, पटना
28/8/23

शंभू कुमार
प्रधान प्रारूपक
शहरी योजना
पटना नगर निगम

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

SCHEDULE OF DOOR & WINDOWS					01/01
D	1.80	2.13	0.0	2.13	Double Leaf Door
D0	1.60	2.13	0.0	2.13	Double Leaf Door
D1	1.50	2.13	0.0	2.13	double Leaf Door
D2	1.225	2.13	0.0	2.13	Single Leaf Door
D3	1.05	2.13	0.0	2.13	Single Leaf Door
D4	0.90	2.13	0.0	2.13	Single Leaf Door
D5	0.75	2.13	0.0	2.13	Single Leaf Door
W	1.65	1.63	0.90	2.53	Glazed Window
W0	1.80	1.63	0.90	2.53	Glazed Window
W1	1.50	1.63	0.90	2.53	Glazed Window
W2	1.20	1.63	0.90	2.53	Glazed Window
W3	1.10	1.63	0.90	2.53	Glazed Window
W4	0.90	1.63	0.90	2.53	Glazed Window
SD	2.40	2.43	0.10	2.53	Glazed Door
SD1	1.80	2.43	0.10	2.53	Glazed Door
SD2	1.50	2.43	0.10	2.53	FD as per detail
FD	1.20	2.43	0.0	2.53	Glazed Door
FD1	1.50	2.43	0.0	2.53	Glazed Door
V	0.75	1.16	1.37	2.53	

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING AT PATNA
LAND OWNER:-1. MR. RAKESH KUMAR S/O LATE D.N. MEHTA &
2. MR. ARUN KUMAR S/O LATE D.N. MEHTA.
PLOT DETAILS:- C. SURVEY PLOT NO.- 3674 , 3675 & 3681,
KHATA NO -2096,2069 & 2084, TAUZI NO -36/C/821
THANA NO - 1, REVENUE THANA- PHULWARI
MAUZA - DIGHA ,DIST. - PATNA.
DEVELOPER & AUTHORIZED SIGNATORY ON BEHALF OF
LAND OWNER:-
MR.NAVATKAN JHUNJHUN WALA & MR. NIRAJ JHUNJHUNWALA
S/O LATE OM PRAKASH JHUNJHUNWALA
C/O DURGA PROJECTS AND ESTATE LLP,

ALL DIMENSION ARE IN MM		
SCALE :- 1:100	NORTH :- 	DRG. NO :- 05/13

SIGNATURE OF POWER ATTORNEY HOLDER
ON BEHALF OF LAND OWNERS SIGNATURE



AR MOHAMMAD PAQUE HASHIM
REGISTERED ARCHITECT
PMC Reg No.-AR/345/202

SIGNATURE OF TECHNICAL PERSON

SIGNATURE OF DEVELOPERS <i>[Signature]</i>	SIGNATURE OF STRUCTURAL ENGINEER <i>[Signature]</i> EDDIPATI KUNAR Structural Engineer License No SE/09/2021 Patna Municipal Corporation
PATNA MUNICIPAL CORPORATION PATNA REGIONAL DEVELOPMENT AUTHORITY (PROPOSED) P.D.60601/PSCV-18+6+91 7-53/20023 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: <u>12/10/2023</u> _____ SANCTION OF PLAN ACCORDED	

विश्वप्रगतिप्रवर्धन-स्वामी संस्था विचारविधि/अभियानों को निरंतरा दिया जाता है कि यमन के निर्माण तथा उपयोग में लाने के पूर्व प्रादेशिक-सांस्कृतिक समन्वयन में सूझा की वृष्टि हो, प्रादेश शासक निर्माण द्वारा, विशेष, पहिली प्रत्येक कर्म, गेट के शासक की ओर लोकेशन के साथ तथा अन्य यात्रि संस्थाएँ स्वागत हो प्रत्येक नाम के C.C.T.V. केन्द्र का अधिकांश प्रयोग के तहत कास्टाई किया जाता। यमन/लोक के प्रयोजन द्वाराओं के तहत कास्टाई किया जाता।



1ST FLOOR PLAN
SCALE 1:100

आपके द्वारा पूछा गया प्रश्न-13-1044 निम्नलिखित वाक्यों में सत्यता के माप के कि -

29.06.2023 को उत्तराखण्ड के पर्वतों के ऊपर से हमें हमेशा कुछ कुछ ऊँचाई पर से आता है कि -

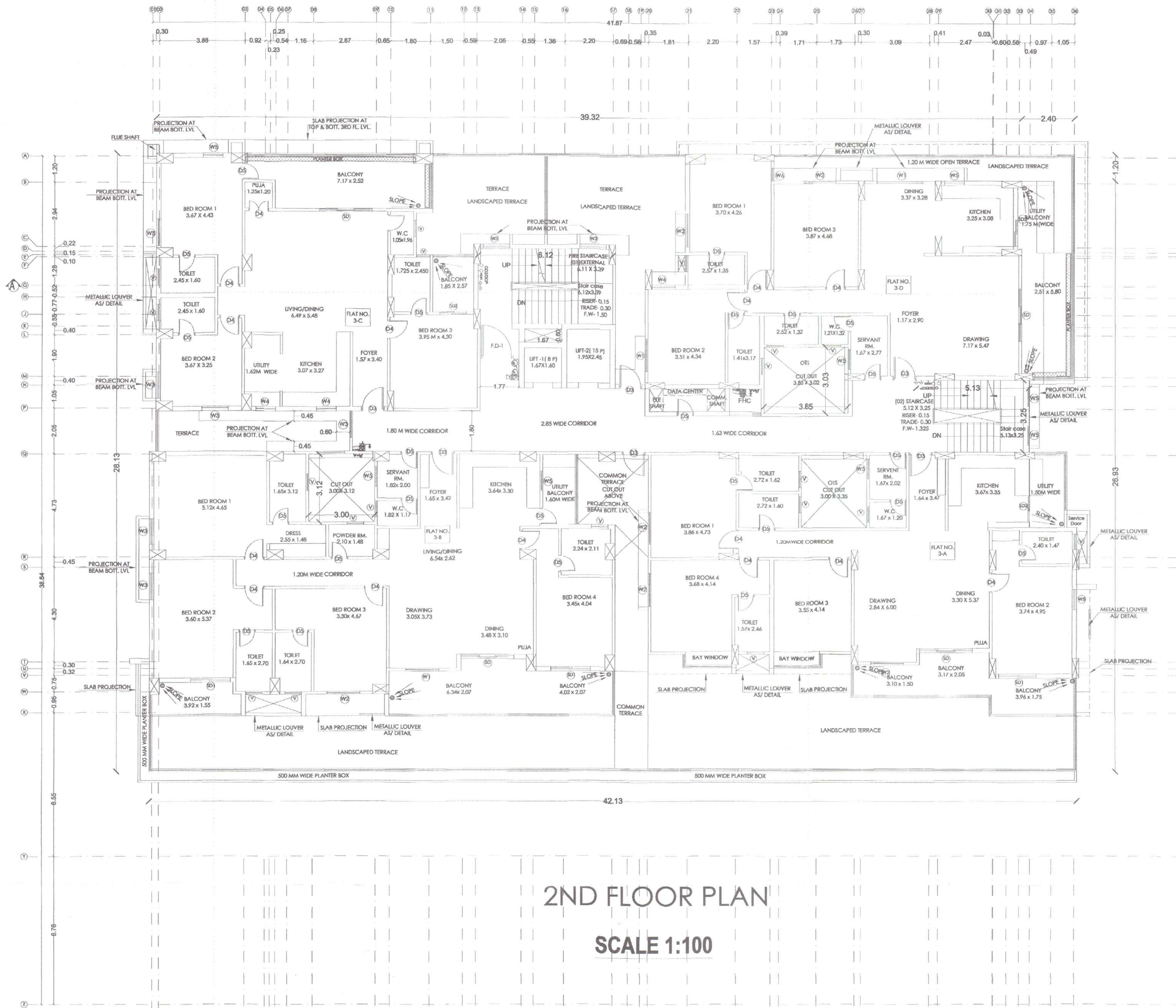
some double height in the building we have shown today. These areas is designed this way only for the aesthetic purpose of the building.

I hereby agree and confirm that, I will not do any type of construction in the double height portions and the double height portions are used for decoration of the house.

यहाँ मैंने जो वाक्यों में लिखे हैं वे सत्य हैं।

मैंने कहा है कि जो पर्वतों का आकार मैंने जो वाक्यों में लिखे हैं वे सत्य हैं।

- 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



SCHEDULE OF DOOR & WINDOWES 01/01

D	1.80	2.13	0.0	2.13	Double Leaf Door
D0	1.60	2.13	0.0	2.13	Double Leaf Door
D1	1.50	2.13	0.0	2.13	double Leaf Door
D2	1.225	2.13	0.0	2.13	Single Leaf Door
D3	1.05	2.13	0.0	2.13	Single Leaf Door
D4	0.90	2.13	0.0	2.13	Single Leaf Door
D5	0.75	2.13	0.0	2.13	Single Leaf Door
W	1.65	1.63	0.90	2.53	Glazed Window
W0	1.80	1.63	0.90	2.53	Glazed Window
W1	1.50	1.63	0.90	2.53	Glazed Window
W2	1.20	1.63	0.90	2.53	Glazed Window
W3	1.10	1.63	0.90	2.53	Glazed Window
W4	0.90	1.63	0.90	2.53	Glazed Window
SD	2.40	2.43	0.10	2.53	Glazed Door
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FD	1.20	2.43	0.0	2.53	Glazed Door
FD1	1.50	2.43	0.0	2.53	Glazed Door
V	0.75	1.16	1.37	2.53	

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING AT PATNA.
LAND OWNER:- 1. MR. RAKESH KUMAR S/O LATE D.N. MEHTA & 2. MR. ARUN KUMAR S/O LATE D.N. MEHTA.
PLOT DETAILS:- C. SURVEY PLOT NO- 3674, 3675 & 3681, KHATA NO -2096,2069 & 2084, TAUZI NO -36/C/821 THANA No - 1, REVENUE THANA- PHULWARI MAUZA - DIGHA, DIST. - PATNA.
DEVELOPER & AUTHORIZED SIGNATORY ON BEHALF OF LAND OWNER:- MR.NAVRATAN JHUNJHUN WALA & MR. NIRAJ JHUNJHUNWALA S/O LATE OM PRAKASH JHUNJHUNWALA C/O DURGA PROJECTS AND ESTATE LLP,

ALL DIMENSION ARE IN MM

SCALE :- 1:100 NORTH :- DRG. NO :- 06/13

SIGNATURE OF POWER ATTORNEY HOLDER ON BEHALF OF LAND OWNERS SIGNATURE

SIGNATURE OF TECHNICAL PERSON

SIGNATURE OF DEVELOPERS

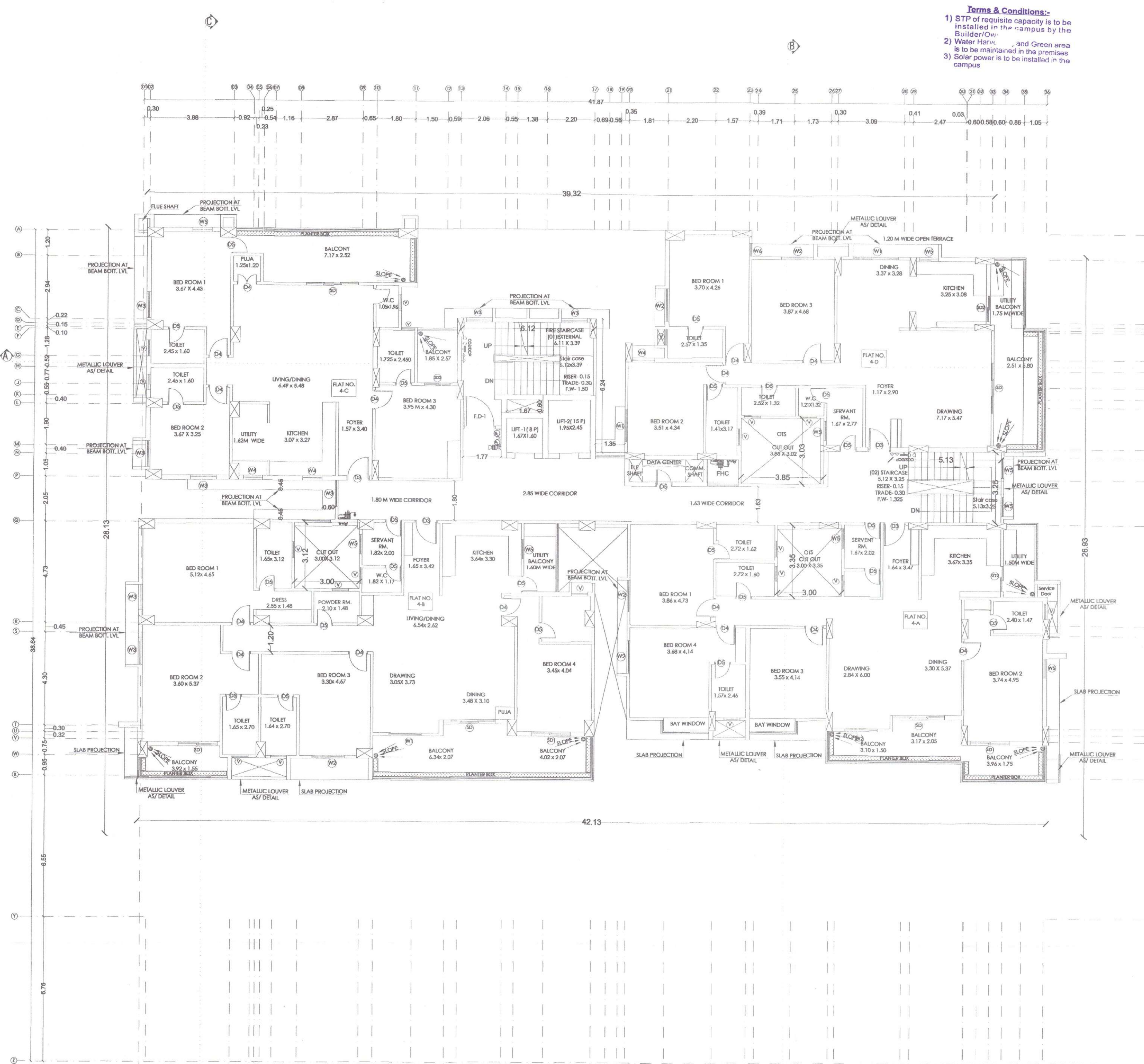
SIGNATURE OF STRUCTURAL ENGINEER

PATNA MUNICIPAL CORPORATION
 PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
 P.D. GHAHAI Pen-18+G+3 753/2023
 Case No.....
 Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
 Date.....12/10/2023
 SANCTION OF PLAN ACCORDED

निदेशक
 शहरी योजना
 पटना नगर निगम, पटना
 28/10/23

आपके द्वारा दिये गये शपथ-पत्र-1044, दिनांक- 28.09.2023 में उद्धरण की गई है कि -
 "In the drawings some parts of the building we have shown some double height in parking areas and triple height in reception lobby. These areas is designed like this only for the aesthetic purpose of the building.
 I hereby agree and confirm that, I will not do any type of construction in the double height parking areas and triple height reception areas except decoration of them through interior.
 उक्त शर्तों का अनुपालन नहीं किये जाने पर विहित समस्त कार्रवाई की जायेगी तथा स्वीकृत नक्शे को वापस लेने की कार्यवाई की जायेगी।

बिल्डर/प्रमोटर/श्र-स्वामी/संवर्धित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यवसायिक कम्यूलेक्स 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 संवर्धित एक्ट एवं वाईलॉज के सुसंगत धाराओं के तहत कार्रवाई किया जायेगा।



- 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.

SCHEDULE OF DOOR & WINDOWES 01/01

D	1.80	2.13	0.0	2.13	Double Leaf Door
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D1	1.50	2.13	0.0	2.13	double Leaf Door
D2	1.225	2.13	0.0	2.13	Single Leaf Door
D3	1.05	2.13	0.0	2.13	Single Leaf Door
D4	0.90	2.13	0.0	2.13	Single Leaf Door
D5	0.75	2.13	0.0	2.13	Single Leaf Door
W	1.65	1.63	0.90	2.53	Glazed Window
W0	1.80	1.63	0.90	2.53	Glazed Window
W1	1.50	1.63	0.90	2.53	Glazed Window
W2	1.20	1.63	0.90	2.53	Glazed Window
W3	1.10	1.63	0.90	2.53	Glazed Window
W4	0.90	1.63	0.90	2.53	Glazed Window
SD	2.40	2.43	0.10	2.53	Glazed Door
SD1	1.80	2.43	0.10	2.53	Glazed Door
SD2	1.50	2.43	0.10	2.53	FD as per detail
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FD1	1.50	2.43	0.0	2.53	Glazed Door
V	0.75	1.16	1.37	2.53	Glazed Door

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING AT PATNA.
 LAND OWNER:-1. MR. RAKESH KUMAR S/O LATE D.N. MEHTA &
 2. MR. ARUN KUMAR S/O LATE D.N. MEHTA.
 PLOT DETAILS:- C. SURVEY PLOT NO- 3674 , 3675 & 3681,
 KHATA NO -2096,2069 & 2084, TAUZI NO -36/C/821
 THANA No - 1, REVENUE THANA- PHULWARI
 MAUZA - DIGHA ,DIST. - PATNA.
 DEVELOPER & AUTHORIZED SIGNATORY ON BEHALF OF
 LAND OWNER:-
 MR.NAVRATAN JHUNJHUN WALA & MR. NIRAJ JHUNJHUNWALA
 S/O LATE OM PRAKASH JHUNJHUNWALA
 C/O DURGA PROJECTS AND ESTATE LLP,

ALL DIMENSION ARE IN MM

SCALE :- 1:100 NORTH :- DRG. NO :- 07/13

[Signature]
 SIGNATURE OF POWER ATTORNEY HOLDER
 ON BEHALF OF LAND OWNER'S SIGNATURE

[Signature]
 AR MOHAMMAD FAEQUE HASHIM
 REGISTERED ARCHITECT
 PMC Reg No.-AR/345/202

[Signature]
 DURGA PROJECTS AND ESTATE LLP
 REG.NO.-BR/UD/HD/BLR/P/23-0309
 URBAN DEVELOPMENT & HOUSING DEPARTMENT
 PATNA, BIHAR

[Signature]
 MANOJ KUMAR
 (Structural Engineer)
 License No SE/09/2021
 Patna Municipal Corporation

PATNA MUNICIPAL CORPORATION
 PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
 Plot No. 3674, 3675 & 3681
 Case No. 2023-2024
 Sanction of Plan Accorded under Section
 315, 316 & 317 of the Bihar Municipal Act 2007
 by the Municipal Commissioner, Patna on 21/10/2023
 Date 21/10/2023
 SANCTION OF PLAN ACCORDED

SIGNATURE OF STRUCTURAL ENGINEER

3RD TO 9TH FLOOR PLAN

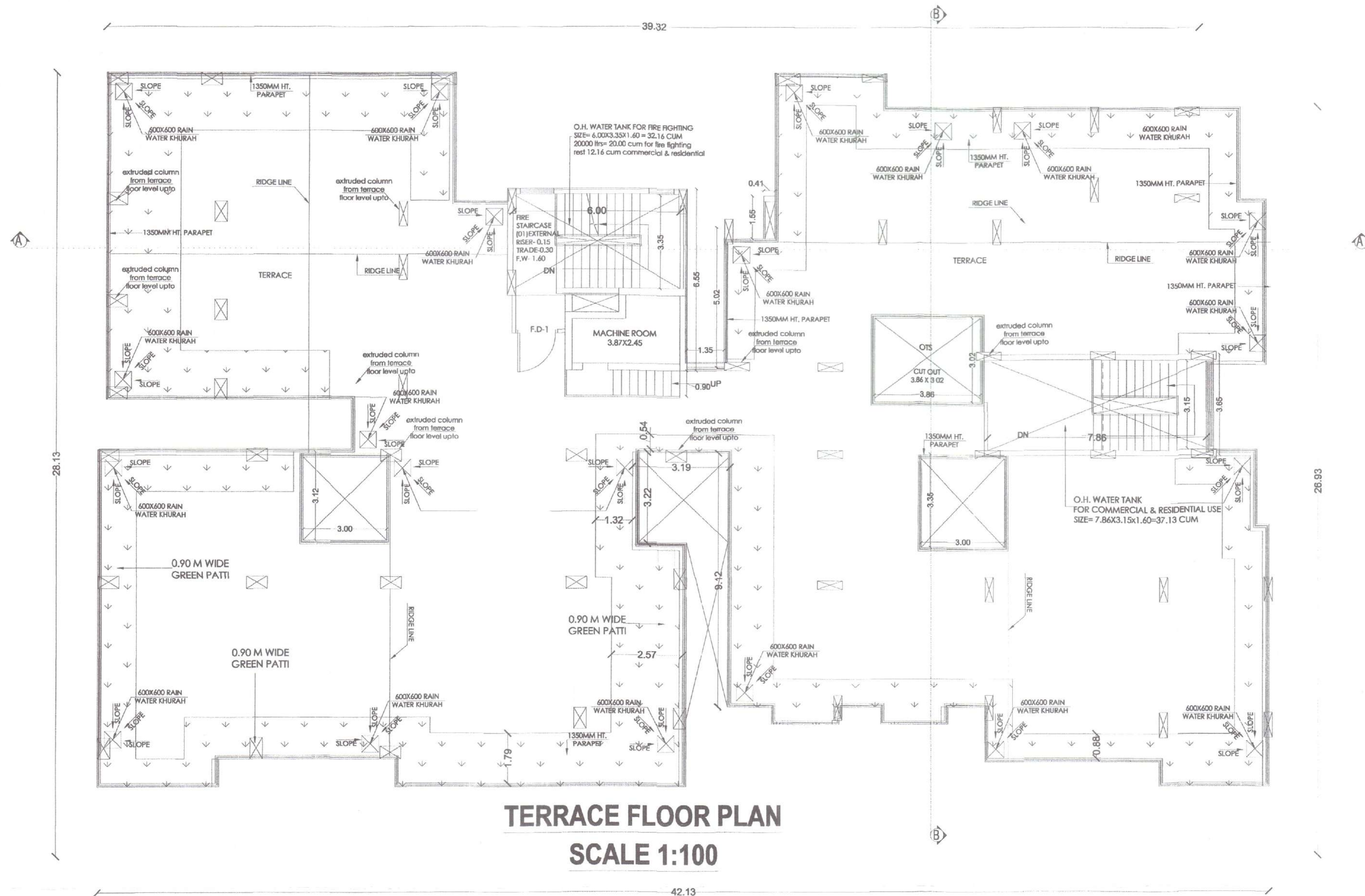
SCALE 1:100

आपके द्वारा दिये गये शपथ-पत्र-1044, दिनांक-
 29.09.2023 में उद्धरणों को मैंने ह कि :-
 "In the drawings some parts of the building we have shown
 some double height in parking areas and triple height in reception
 lobby. These areas are designed like this only for the aesthetic purpose of
 the building.
 I hereby agree and confirm that, I will not do any type of
 construction in the double height parking areas and triple height
 reception areas except decoration of them through interior."
 उक्त शर्तों का अनुपालन नहीं किये जाने पर विहित
 समस्त कार्रवाई की जायेगी तथा स्वीकृत नक्शों को वापस लेने की
 कार्यवाई की जायेगी।

बिल्डर/प्रोमोटर/भू-स्वामी/संस्थित 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 निकार द्वार, सीढ़ी, लिफ्ट, पार्किंग
 प्रत्येक फ्लोर, गेट के बाहर की ओर लोकरेशन के साथ तथा
 अन्य वांछित महत्वपूर्ण स्थानों पर उच्च मानक के C.C.T.V.
 कैमरा का अधिष्ठापन करेंगे अन्यथा संबंधित एक्ट एवं
 वार्डलॉज के सुसंगत धाराओं के तहत कार्रवाई किया जायेगा।

[Signature]
 निदेशक
 शहरी योजना
 पटना नगर निगम, पटना
 28/10/23
 28/10/23
 शहरी योजना
 पटना नगर निगम

- Terms & Conditions:-**
- 1) STP of requisite capacity is to be installed in the campus by the Builder/C.
 - 2) Water Harvesting and Green area is to be maintained in the premises
 - 3) Solar power is to be installed in the campus



TERRACE FLOOR PLAN
SCALE 1:100

आपके द्वारा दिये गये शपथ-पत्र-1044, दिनांक- 29.09.2023 से उद्धोषणा की गई है कि:-
"In the drawings some parts of the building we have shown some double height in parking areas and triple height in reception lobby. These areas is designed like this only for the aesthetic purpose of the building.
I hereby agree and confirm that, I will not do any type of construction in the double height parking areas and triple height reception areas except decoration of them through interior."
उक्त शर्तों का अनुपालन नहीं किये जाने पर विहित समस्त कार्रवाई की जायेगी तथा स्वीकृत नक्शे को वापस लेने की कार्रवाई की जायेगी।

बिल्डर/प्रमोटर/भू-स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यवसायिक कंप्लेक्स में सुरक्षा की दृष्टि से, प्रवेश द्वार विकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के बाहर की ओर नाकेरान के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों पर उचित मानक के C.C.T.V. कैमरा का अधिष्ठापन करेंगे अन्यथा संबंधित एक्ट एवं वाईलॉज के सुसंगत धाराओं के तहत कार्रवाई किया जायेगा।

PLOT STATEMENT

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING AT PATNA.
LAND OWNER:-1. MR. RAKESH KUMAR S/O LATE D.N. MEHTA & 2. MR. ARUN KUMAR S/O LATE D.N. MEHTA.
PLOT DETAILS:- C. SURVEY PLOT NO- 3674 , 3675 & 3681, KHATA NO -2096,2069 & 2084, TAUZI NO -36/C/821
THANA No - 1, REVENUE THANA- PHULWARI
MAUZA - DIGHA ,DIST. - PATNA.
DEVELOPER & AUTHORIZED SIGNATORY ON BEHALF OF LAND OWNER:-
MR.NAVRATAN JHUNJHUN WALA & MR. NIRAJ JHUNJHUNWALA
S/O LATE OM PRAKASH JHUNJHUNWALA
C/O DURGA PROJECTS AND ESTATE LLP,

CERTIFICATE

THIS IS TO CERTIFY THAT STRUCTURAL DESIGN OF THIS BUILDING WILL BE AS PER IS.1893-1984 & IS. 4326-1993 TO MAKE THE SAME EARTH QUAKE RESISTANT.

ALL DIMENSION ARE IN MM

SCALE :- 1:100 NORTH :- DRG. NO :- 08/13

[Signature]
SIGNATURE OF POWER ATTORNEY HOLDER
ON BEHALF OF LAND OWNER'S SIGNATURE

[Signature]
AR MOHAMMAD FAUQUE HASHIM
REGISTERED ARCHITECT
PMC Reg No.-AR/345/202
SIGNATURE OF TECHNICAL PERSON

[Signature]
DURGA PROJECTS AND ESTATE LLP
REG NO.-BR/UDHD/BLDG/P/23-0009
URBAN DEVELOPMENT & HOUSING DEPARTMENT
PATNA, BIHAR
SIGNATURE OF DEVELOPERS

[Signature]
MANOJ KUMAR
(Structural Engineer)
License No SE/09/2021
Patna Municipal Corporation
SIGNATURE OF STRUCTURAL ENGINEER

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
P.D. (G.M.) PCN-18+G+3/753/2023
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.....21.10.2023.....
SANCTION OF PLAN ACCORDED

[Signature]
निदेशक
शहरी योजना
पटना नगर निगम, पटना
28/10/23

[Signature]
28/10/2023
शहरी योजना
पटना नगर निगम

आपके द्वारा दिये गये शपथ-पत्र-1044, दिनांक- 29.09.2023 में उद्धरण की गई है कि :-
"In the drawings some parts of the building we have shown some double height in parking areas and triple height in reception lobby. These areas is designed like this only for the aesthetic purpose of the building.
I hereby agree and confirm that, I will not do any type of construction in the double height parking areas and triple height reception areas except decoration of them through interior."
उक्त शर्तों का अनुपालन नहीं किये जाने पर विहित समस्त कार्रवाई की जायेगी तथा स्वीकृत नक्शे को वापस लेने की कार्रवाई की जायेगी।

O.H. WATER TANK
SIZE= 7.12X3.13X1.6
CAPACITY= 35,884.80 LTRS.
REQUIRED= 34,945 LTRS.

1.07 HIGH BRICK PARAPET
0.15 TH. AVERAGE
LIME TARRACING OVER
0.10 TH. R.C.C SLAB.

1.07 HIGH BRICK PARAPET
0.15 TH. AVERAGE
LIME TARRACING OVER
0.10 TH. R.C.C SLAB.

विल्डर/प्रमोटर/भू-स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में सुरक्षा की दृष्टि से, प्रवेश द्वार विकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक प्लोर, 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 बाईलॉज के सुसंगत धाराओं के तहत कार्रवाई किया जायेगा।

PLOT STATEMENT

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING AT PATNA.

LAND OWNER:-1. MR. RAKESH KUMAR S/O LATE D.N. MEHTA &

2. MR. ARUN KUMAR S/O LATE.D.N. MEHTA.

PLOT DETAILS:- C. SURVEY PLOT NO- 3674, 3675 & 3681,

KHATA NO -2096,2069 & 2084, TAUZI NO -36/C/821

THANA No - 1, REVENUE THANA- PHULWARI

MAUZA - DIGHA, DIST. - PATNA.

DEVELOPER & AUTHORIZED SIGNATORY ON BEHALF OF

LAND OWNER:-

MR.NAVRATAN JHUNJHUN WALA & MR. NIRAJ JHUNJHUNWALA

S/O LATE OM PRAKASH JHUNJHUNWALA

C/O DURGA PROJECTS AND ESTATE LLP,

CERTIFICATE

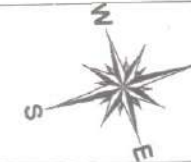
THIS IS TO CERTIFY THAT STRUCTURAL DESIGN OF THIS BUILDING WILL BE AS PER IS.1893-1984 & IS. 4326-1993 TO MAKE THE SAME EARTH QUAKE RESISTANT.

ALL DIMENSION ARE IN MM

SCALE :-

1:100

NORTH :-



DRG. NO :-

9/13

[Signature]

SIGNATURE OF POWER ATTORNEY HOLDER
ON BEHALF OF LAND OWNER'S SIGNATURE

[Signature]
AR MOHAMMAD FAEQUE HASHIM
REGISTERED ARCHITECT
PMC Reg No.-AR/345/202

SIGNATURE OF TECHNICAL PERSON

[Signature]

DURGA PROJECTS AND ESTATE LLP
REG NO.-BR/UDHD/BLDR/P/23-0009
URBAN DEVELOPMENT & HOUSING DEPARTMENT
PATNA, BIHAR

SIGNATURE OF DEVELOPERS

[Signature]
NIRAJ KUMAR
(Structural Engineer)
License No SE/09/2021
Patna Municipal Corporation

SIGNATURE OF STRUCTURAL ENGINEER

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
P.DIGHA (PCN-10+G+3) 7-53/2023
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.....12/10/2023.....

SANCTION OF PLAN ACCORDED

[Signature]
निदेशक
शहरी योजना
पटना नगर निगम, पटना
20/10/23

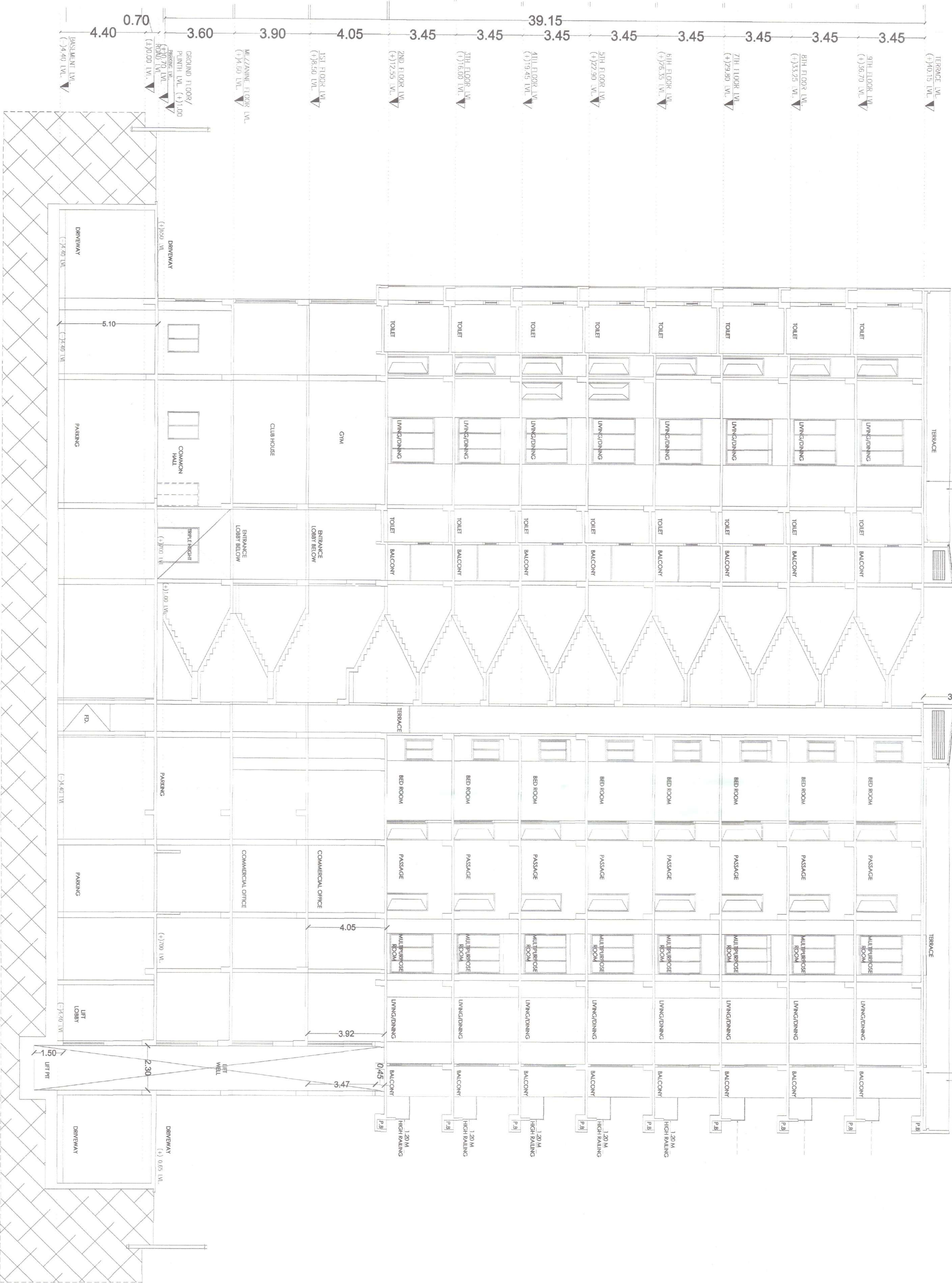
[Signature]
28/10/2023
शहरी योजना
प्रमाण प्रत्येक
शहरी योजना
पटना नगर निगम

SECTION-B-B'

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.

शुद्धी के लिए नदी किनारे-75-104, रिजि-209/2023 के तहत बनाई गई है।
In the drawing some parts of the building are shown some double height in parking areas and triple height in reception lobby. These areas are designed like this only for the aesthetic purpose of the building. I hereby agree and confirm that, I will not do any type of construction in the double height parking areas and triple height reception areas except decoration of them through interior.
शुद्धी के लिए नदी किनारे-75-104, रिजि-209/2023 के तहत बनाई गई है।



1.07' HIGH BRICK PARAPET
0.15 Ttl. AVERAGE
LINE PARAPETING OVER
0.10 Ttl. RCC SLAB.

1.07' HIGH BRICK PARAPET
0.15 Ttl. AVERAGE
LINE PARAPETING OVER
0.10 Ttl. RCC SLAB.

- Terms & Conditions:-**
- 1) SPT of the building capacity is to be installed in the campus by the Builder/Owner.
 - 2) Water supply and Green area shall be provided in the premises.
 - 3) Solar power is to be installed in the campus.
- निर्देश/शर्तिकावली:-
1) निर्देश दिया जाता है कि मकान के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यावसायिक कार्यक्षेत्र में सुखा को दृष्टि से, प्रवेश द्वार निकालें, पार्क, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक मकान, गेट के बाहर का और कोरिडोर के बाहर तथा अन्य बाह्य मकानों/खानों पर उच्च मानक के C.C.T.V. कैमरा का अधिष्ठान करेंगे अन्यथा संबंधित एजेंसी एवं नगरपालिका के चुनौती प्राप्त होने के तहत कारवाई किया जायेगा।

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING AT PATNA.
LAND OWNER:- 1. MR. RAKESH KUMAR S/O LATE D.N. MEHTA & 2. MR. ARUN KUMAR S/O LATE D.N. MEHTA.
PLOT DETAILS:- C. SURVEY PLOT NO- 3674, 3675 & 3681, KHATA NO -2096,2069 & 2084, TAUZI NO -36/C/821
THANA No - 1, REVENUE THANA- PHULWARI
MAUZA - DIGHA, DIST. - PATNA.
DEVELOPER & AUTHORIZED SIGNATORY ON BEHALF OF LAND OWNER:-
MR. NAVRATAN JHUNJHUN WALA & MR. NIRAJ JHUNJHUNWALA S/O LATE OM PRAKASH JHUNJHUNWALA
C/O DURGA PROJECTS AND ESTATE LLP,
CERTIFICATE
THIS IS TO CERTIFY THAT STRUCTURAL DESIGN OF THIS BUILDING WILL BE AS PER IS. 1893-1984 & IS. 4328-1993 TO MAKE THE SAME EARTH QUAKE RESISTANT.

ALL DIMENSION ARE IN MM
SCALE:- 1:100
NORTH:-
DRG. NO:- 10/13

SIGNATURE OF POWER ATTORNEY HOLDER ON BEHALF OF LAND OWNERS SIGNATURE
SIGNATURE OF TECHNICAL PERSON
MR. MOHAMMAD RAHUL NASHIM
REGISTERED ARCHITECT
PMC Reg No.-A/345/202
DURGA PROJECTS AND ESTATE LLP
REGD. NO. 2020/09/01/14/16/17/22/0092
URBAN DEVELOPMENT & HOUSING DEPARTMENT
PATNA, BIHAR
SIGNATURE OF STRUCTURAL ENGINEER
DR. ANAND KUMAR
(Structural Engineer)
License No. SE/09/2021
Patna Municipal Corporation

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (PDRDA)
PLOT NO. 18-6-1/17-531/2023
Case No. 315/316 & 317 of the Bihar Municipal Act 2007
by the Municipal Commissioner, Patna on.....
Date:- 12.10.2023
SANCTION OF PLAN ACCORDED
शुद्धी के लिए नदी किनारे-75-104, रिजि-209/2023 के तहत बनाई गई है।
शुद्धी के लिए नदी किनारे-75-104, रिजि-209/2023 के तहत बनाई गई है।

