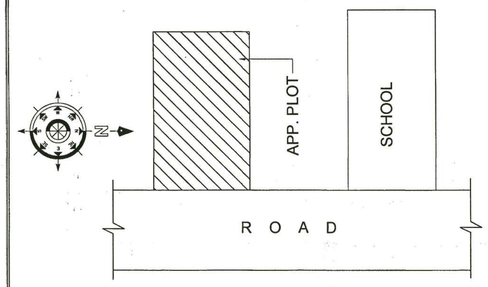
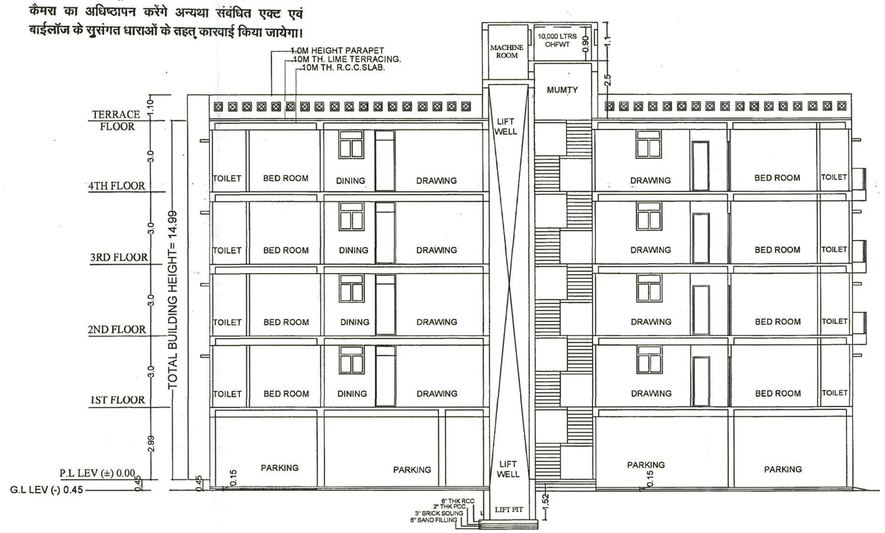


LOCATION PLAN

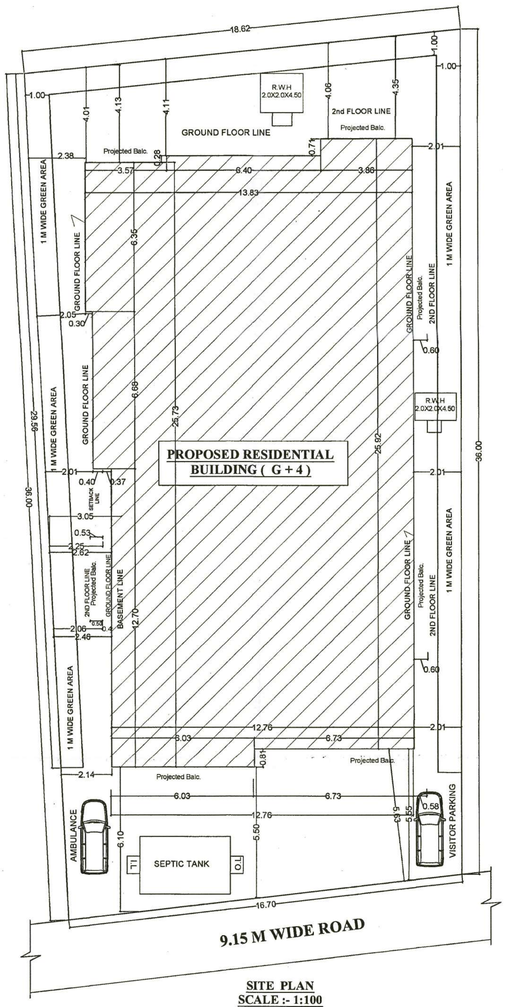
विल्डर/प्रोमोटर/भू-स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यवसायिक कम्पलेक्स में सूरक्षा की दृष्टि से, प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, पेंट के बाहर की ओर लोकेशन के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों 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:-

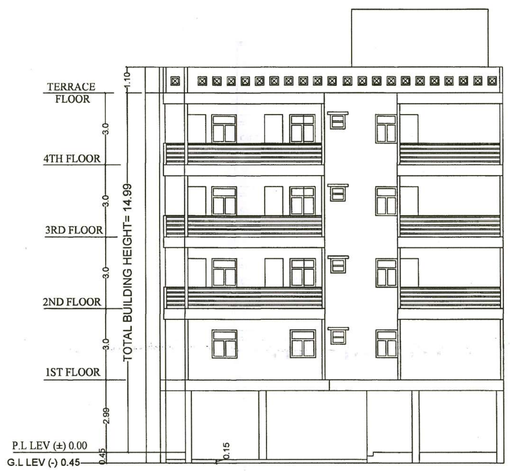
1) STP of requisite capacity is to be installed in the campus by the Builder/Ov
2) Water Harvesting and Green area is to be maintained in the premises
3) Solar power is to be installed in the campus



SECTION AT Y-Y



SITE PLAN
SCALE :- 1:100



FRONT ELEVATION

SIDE ELEVATION

O.T. WATER TANK CALCULATION

TOTALNO.OF FLAT = 16
TOTAL person = 16 X 5 = 80 PERSONS
WATER REQUIREMNT OF 1 PERSON =135 lt
TOTAL REQUIRED WATER =80X135Lts.=10,800 LTR/DAY
REQUIRED fire WATER TANK = 10,000 ltr/ day
NET REQUIRED WATERcapacity = 20,800 ltr / day
required tank volume = 20,800 cum
SIZE OF WATER TANK(1) 5.26 X 2.44 X0.90 =11.55 Cum
(2) 3.58 X 3.48 X 0.90 = 11.21 Cum
TOTAL PROVIDED TANK = 22.76 CUM

SEPTIC TANK CALCULATION

TOTAL NO.OF FLAT = 16
TOTAL 16 x 5 = 80 PERSONS
ONE PERSON REQUIRED AREA = 0.085 lt
TOTAL REQUIRED AREA= 80 X 0.085 = 6.80 CUM/DAY
SIZE OF SEPTIC TANK(3.66 X 1.83 X1.83)=12.25 Cum

PARKING CALCULATION

TOTAL BUILT UP AREA = 1400.07 SQM.
SERVICE AREA = 117.15 SQM
AREA FOR PARKING CALCULATION = 1282.92 SQM
REQUIRED PARKING AREA = 25 % OF 1282.92 SQM. = 320.73 SQM.
PROVIDED
GROUND PARKING AREA = 326.32
PROVIDED PARKING AREA = **326.32 SMT**

RAIN WATER HARVESTING CHAMBER

TOTAL TERRACE AREA - 366.32 Sqmt.
REQUIRED VOLUME FOR R.W.H CHAMBER
Per 100 Sq mt = 6cum Req.
Say 366.32 Sqmt. /100 X6 = 21.98 cum
PROVIDED CHAMBER : -
(2.0 X 2.0 X 4.5)x2 = 36.00 cum

SERVICE AREA

(1) Ground FLOOR SERVICE AREA = 14.47 SMT
(2) 1ST , 2ND, 3RD & 4TH FLOOR SERVICE AREA = 102.68 SMT
TOTAL SERVICE AREA = 117.15 SMT

GREEN AREA CALCULATION

TOTALPLOT AREA = 630.63 SQM.
GREEN AREA REQUIRED = 10%OF 630.63 = 63.06 SQM
PROVIDED GREEN AREA = (77.85 x 1.00) = 77.85 SQM

SPECIFICATION 01/02

1. FOUNDATION : AS PER DETAIL
2. R.C.C. FRAME: STRUCTURE & 1st. CLASS BRICK WORK IN CEMENT MORTOR.
3. FLOORING : .025 TK. I.P.S. FLOORING OVER 0.75 TK. DRY RAMMED KHOA OVER .075 TK. BRICK FLAT SOLLING OVER LOCAL SAND FILING.
4. .10 TK. R.C.C. SLAB WITH .12TK. LIME TERRACING.
5. PLASTER : .015 TK. CEMENT PLASTER 1:6 BOTHISIDE OF WALL.
6. TEAK WOOD FRAME & SALWOOD SHUTTER ALL THE DOORS AND WINDOWS
7. INSIDE TWO COTS WHITE WASH AND OUT SIDE COLOUR WASH.
   CONCEALED PVC CONDUIT WIREING WITH STANDARD ELECTRICAL ASCESSRIES ADEQUATE HIGH POWER ,POINTS, ELECTRICAL FITTINGLIKE TUBE, BULBS, FAN, ETC.
9. ROUND THE CLOCK WATER SUPPLY BY MEAN OF AND OWN BORING / CONTINOUS MUNICIPAL SUPPLY.

SCHEDULE OF DOORS & WINDOWS

SL.NO.	TYPE	WIDTH	LENGTH	DESCRIPTION
1	D	1.00	2.10	FULLY PANNELD
2	D1	0.89	2.10	FULLY PANNELD
3	D2	0.90	2.10	FULLY PANNELD
4	D3	0.76	2.10	FULLY PANNELD
5	W	1.37	1.22	FULLY GLAZED
6	W1	1.22	1.22	FULLY GLAZED
7	W2	1.07	1.22	FULLY PANNELD
8	W3	0.90	1.22	FULLY GLAZED
9	W4	0.76	1.22	FULLY GLAZED
10	V	0.60	0.90	FULLY GLAZED

PLOT DETAIL:

PROPOSED RESIDENTIAL BUILDING OF
(1) SMT. GEETA DEVI, W/O -SRI RAMAYAN RAM
(2)SRI ABHISHEK KUMAR, S/O - SRI RAMAYAN RAM
(3)SRI RUPESH KUMAR, S/O - SRI RAMAYAN RAM
AT - MAUZA- BEUR, THANA- PHULWARI SHARIF,
KHATA NO- 121, PLOT NO- 2328(P),2329(P),
TAUZI NO- 5071, THANA NO- 33, DIST- PATNA.

DEVELOPER'S :-
M/S ACCOCCA DEVELOPERS PVT.LTD
DIRECTOR - SRI CHANDRASHEKHAR PRASAD,
S/O - LATE JAGDISH PRASAD
ADDRESS - 201 SUNDARI ENCLAVE, DHIRA CHAK,
ANISHABAD, PATNA.

AREA CALCULATION:-

TOTAL PLOT AREA AS PER DEED:-	**1133.41 sqm.**
PLOT AREA AS IN SITE :-	**630.63 SQM**
NET PLOT AREA :	**630.63 SQM**
Note : REST AVAILABLE AREA AFFECTED BY OPEN SPACE /BUFFER ZONE :	**498.14 sqm**
GROUND FLOOR B/U AREA:	**11.54 sqm.**
FIRST FLOOR B/U AREA:-	**337.87 sqm.**
SECOND FLOOR B/U AREA:-	**350.22 sqm.**
THIRD FLOOR B/U AREA:-	**350.22 sqm**
FOURTH FLOOR B/U AREA:-	**350.22 sqm**
TOTAL BUILT UP AREA :-	**1400.07 sqm.**

F.A.R = (1400.07/630.63) = 2.22

SCALE	SHEET NO.	NORTH
1:100	02	

Rupesh Kumar
ACCOCCA DEVELOPERS PVT. LTD.
Managing Director

SIGNATURE OF OWNER	SIGNATURE OF DEVELOPER

Rajendra Krishna Agrawal 5/07/2016
R.K. AGRAWAL
B. Sc. Engg. (Civil) L. Mechanical Engr.
Lic. No. SI/2018 valid upto
Patna Nagar Nigam, Patna, Bihar

Jairam Prasad
Ar. Jairam Prasad
COA Regd. No. CA/2016/75515
PMC Empanelment No.-AR/01/19

SIGNATURE OF STR. ENGG.	SIGNATURE OF ARCHITECT

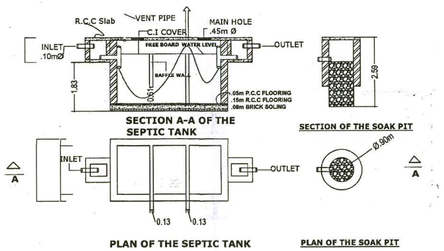
PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
PMC/RUR/PRW-G+4/1256/2023 Dated 20
Case No.
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date...05/04/2023

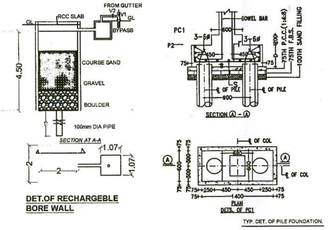
SANCTION OF PLAN ACCORDED

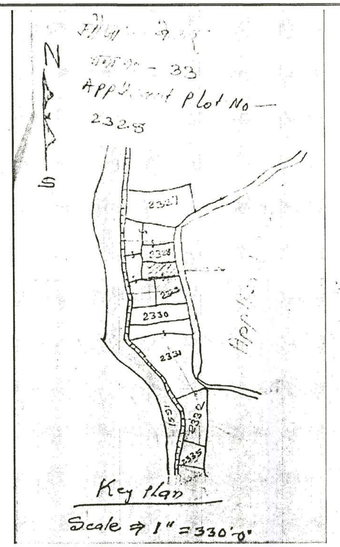
निदेशक
शहरी योजना
पटना नगर निगम, पटना

सहायक निदेशक
शहरी योजना
पटना नगर निगम

बिल्डर/प्रोमोटर/भू–स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आदारीय/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।





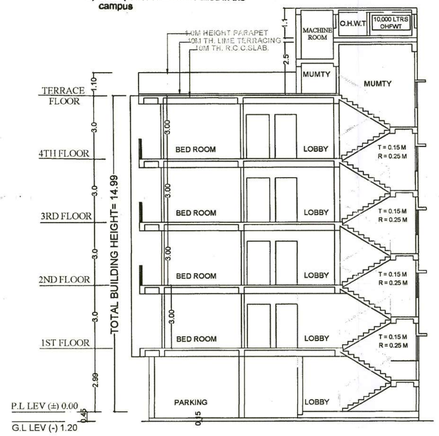


KEY PLAN

SCALE -1"=330'0"

Terms & Conditions:-

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



SECTION AT X-X

SPECIFICATION

01/02

1. FOUNDATION : AS PER DETAIL
2. R.C.C. FRAME : STRUCTURE & 1st CLASS BRICK WORK IN CEMENT MORTOR.
3. FLOORING : .025 TK. I.P.S. FLOORING OVER 0 .75 TK. DRY RAMMED KHOA OVER .075 TK. BRICK FLAT SOLLING OVER LOCAL SAND FILING.
4. .10 TK. R.C.C. SLAB WITH . 12TK. LIME TERRACING.
5. PLASTER : .015 TK. CEMENT PLASTER 1:6 BOTH SIDE OF WALL.
6. TEAK WOOD FRAME & SALWOOD SHUTTER ALL THE DOORS AND WINDOWS
7. INSIDE TWO COTS WHITE WASH AND OUT SIDE COLOUR WASH.
8. CONCEALED PVC CONDUIT WIREING WITH STANDARD ELECTRICAL ASCESSRIES ADEQUATE HIGH POWER ,POINTS,ELECTRICAL FITTINGLIKE TUBE, BULBS, FAN, ETC.
9. ROUND THE CLOCK WATER SUPPLY BY MEAN OF AND OWN BORING. CONTINOUS MUNICIPAL SUPPLY.

SCHEDULE OF DOORS & WINDOWS

SL.NO.	TYPE	WIDTH	LENGTH	DESCRIPTION
1	D	1.00	2.10	FULLY PANNELD
2	D1	0.99	2.10	FULLY PANNELD
3	D2	0.90	2.10	FULLY PANNELD
4	D3	0.76	2.10	FULLY PANNELD
5	W	1.37	1.22	FULLY GLAZED
6	W1	1.22	1.22	FULLY GLAZED
7	W2	1.07	1.22	FULLY PANNELD
8	W3	0.90	1.22	FULLY GLAZED
9	W4	0.76	1.22	FULLY GLAZED
10	V	0.60	0.90	FULLY GLAZED

PLOT DETAIL:

PROPOSED RESIDENTIAL BUILDING OF
(1) SMT. GEETA DEVI, W/O -SRI RAMAYAN RAM
(2)SRI ABHISHEK KUMAR, S/O - SRI RAMAYAN RAM
(3)SRI RUPESH KUMAR, S/O - SRI RAMAYAN RAM
AT - MAUZA- BEUR, THANA- PHULWARI SHARIF,
KHATA NO- 121, PLOT NO- 2328(P),2329(P),
TAUZI NO- 5071, THANA NO- 33, DIST- PATNA.

DEVELOPER'S :-
M/S ACCOCCA DEVELOPERS PVT.LTD
DIRECTOR - SRI CHANDRASHEKHAR PRASAD,
S/O - LATE JAGDISH PRASAD
ADDRESS - 201 SUNDARI ENCLAVE, DHIRA CHAK, ANISHABAD, PATNA.

AREA CALCULATION:-

TOTAL PLOT AREA AS PER DEED:-	**1133.41 sqm.**
PLOT AREA AS IN SITE :-	**630.63 SQM**
NET PLOT AREA :	**630.63 SQM**
Note : REST AVAILABLE AREA AFFECTED BY OPEN SPACE /BUFFER ZONE :	**498.14 sqm**
GROUND FLOOR B/U AREA:	**11.54 sqm.**
FIRST FLOOR B/U AREA:-	**337.87 sqm.**
SECOND FLOOR B/U AREA:-	**350.22 sqm.**
THIRD FLOOR B/U AREA:-	**350.22 sqm**
FOURTH FLOOR B/U AREA:-	**350.22 sqm**
TOTAL BUILT UP AREA :-	**1400.07 sqm.**
F.A.R = (1400.07/630.63) = 2.22	

SCALE	SHEET NO.	NORTH
1:100	01	

Rupesh Kumar — ACCOCCA DEVELOPERS PVT. LTD. Managing Director

SIGNATURE OF OWNER | **SIGNATURE OF DEVELOPER**

Rajendra Krishna Agrawal 30/05/14 — Ar. Jairam Prasad

R.K. AGRAWAL, B. Sc. Engg. (Civil), Lic. No. 35/05/18, Patna Nagar Nigam, Patna, Bihar, who has put his signature in my presence — COA Regd. No-CA/2010/15, PMC Empanelment No-AN/01/19

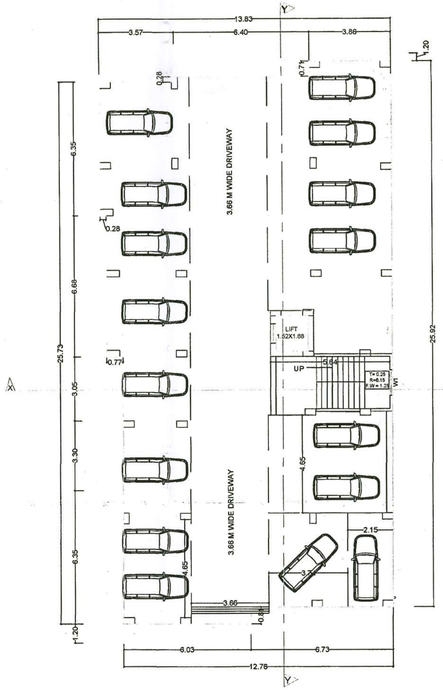
SIGNATURE OF STR. ENGG. | **SIGNATURE OF ARCHITECT**

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Plot/UR/PRN-Gr+4/3551/2021/20
Case No.....
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date....09/04/2023

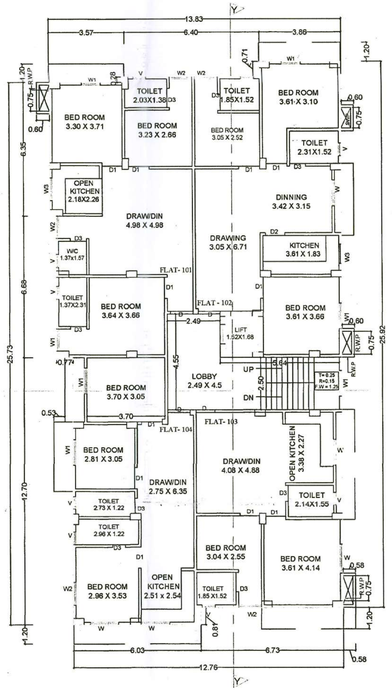
SANCTION OF PLAN ACCORDED

22/06/23
निदेशक
शहरी योजना
पटना नगर निगम, पटना
22/06/23

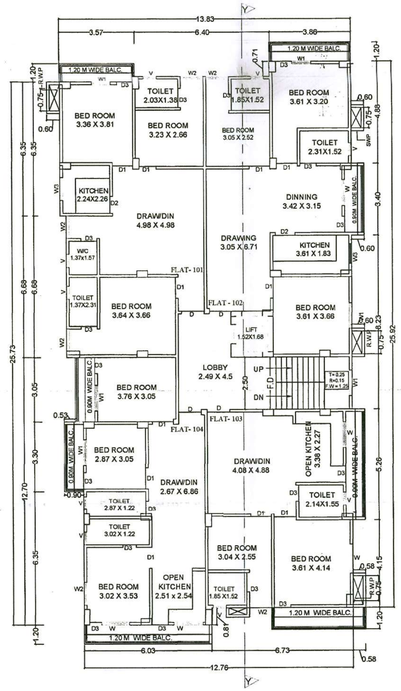
21/06/2023
संजू कुमार
प्रधान प्रारुपक
शहरी योजना
पटना नगर निगम



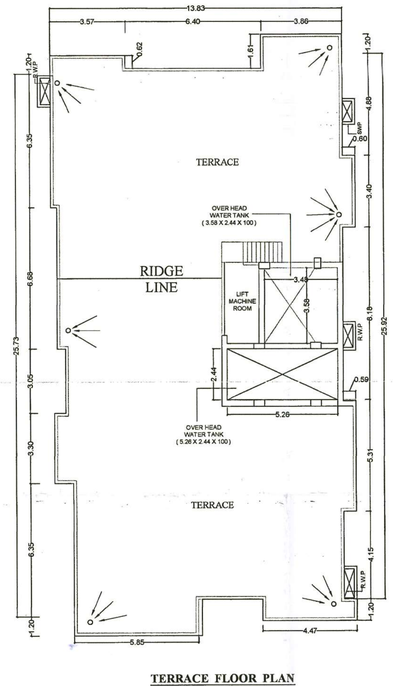
GROUND FLOOR PLAN



1st FLOOR PLAN



2nd ,3rd and 4th FLOOR PLAN



TERRACE FLOOR PLAN