

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 सूरक्षा की दृष्टि से, प्रवेश नगर निगरा द्वार, सोढ़ी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के बाहर की ओर लोके-1.1 के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों पर उच्च मानक के C.C.T.V. कैमरा का अधिष्ठापन करेंगे अन्यथा संबंधित एक्ट एवं वाईलॉज के सुसंगत धाराओं के तहत कार्रवाई किया जायेगा।

SPECIFICATION:-

- FOUNDATION:- R.C.C. PILE FOUNDATION AS/STRUCTURAL DESIGN.
- SUPER STRUCTURE:- R.C.C. FRAMED STRUCTURE AS/STRUCTURAL DESIGN.
- BRICKWORK:- 200 TH. & 125 TH 1st CLASS BRICKWORK IN C.M. 1:8 & 1:5 AS/DESIGN.
- FLOORING:- MOSAIC CAST-IN-SITU FLOORING IN GREY CEMENT IN ALL AREA.
- WALL FINISH:-
 - INTERNAL - ALL INTERNAL SURFACE SHALL BE PAINTED WITH CEMENT PRIMER OVER FLOAT FINISH OF P.O.P. SURFACE.
 - EXTERNAL - ALL EXTERNAL SURFACE SHALL BE PAINTED WITH TEXTURE PAINT OVER A SURFACE OF EXTERIOR GRADE PRIMER.
- DOOR:-
 - FRAME - 65X100 TH. SAL WOOD DOOR FRAME.
 - SHUTTER - 35MM TH. SOLID CORE FLUSH DOOR OF I.S.I. MARK AS/DESIGN.
- WINDOW:-
 - FRAME - 65X100 TH. SAL WOOD/ALUMINIUM WINDOW FRAME.
 - SHUTTER - FULLY GLAZED HARD WOOD/ALUMINIUM WINDOW SHUTTER AS/DESIGN.
- TOILETS:-
 - FLOORING - CERAMIC TILES FLOORING.
 - WALLS - CERAMIC TILES DADO UPTO 1500TH.
 - SANITARYWARE - WHITE GLAZED VITREOUS SANITARYWARE OF I.S.I. MARK.
 - FITTING - CHROMIUM PLATED C.P. FITTINGS OF I.S.I. MARK.
- ELECTRICAL:-
 - ALL INTERNAL WIRING IN CONCEALED CONDUITS WITH COPPER CONDUCTOR.
 - ALL ELECTRICAL MODULAR SWITCHES OF I.S.I. MARK.
 - ADEQUATE LIGHTING/POWER POINT SOCKETS AS/ DESIGN & DRAWING.
- WATER SUPPLY:- ROUND THE CLOCK WATER SUPPLY BY MEANS OF CWN BORING & OVERHEAD TANK.

SEPTIC TANK CALCULATION :-

TOTAL NO. OF FLAT = 18 nos.
EACH FLAT HAVING 5 PERSON
SO, NO OF PERSON = 18 x 5 = 90 PERSON
PER PERSON NEED 0.085 CUM. CAPACITY OF SEPTIC TANK PER DAY SO TOTAL REQ. CAPACITY OF SEPTIC TANK = 90x0.085 = 7.65 CUM.

PROVIDED SEPTIC TANK 1 NOS

SIZE = 4.00 x 1.50 x 1.37 = 8.22 CUM.

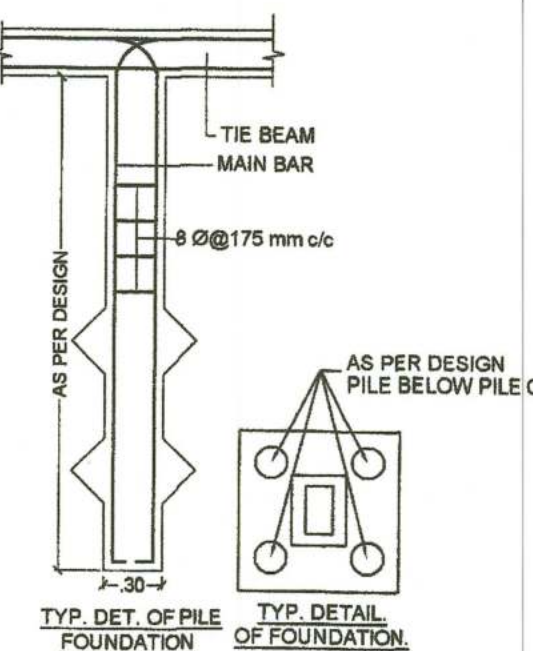
GREEN SPACE CALCULATION :-

TOTAL NET PLOT AREA = 918.16 sqm.
GREEN AREA REQUIRED @5% OF TOTAL PLOT AREA = 45.90 sqm.

PROVIDED GREEN SPACE AREA = 58.44 sqm.

WATER HARVESTING SUMP CALCULATION :-

TERRACE FLOOR AREA = 627.54 sqm.
RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR EVERY 100 SQM. TERRACE AREA. SO TOTAL REQ. CAPACITY OF SUMP = 6.27 x 6 = 37.62 CUM.
PROVIDED TANK SIZE = 2.00 x 4.00 x 5.00 = 40 cum.



Terms & Conditions:-

- STP of requisite capacity is to be installed in the campus by the Builder/Owner.
- Water Harvesting and Green area is to be maintained in the premises.
- Solar power is to be installed in the campus.

SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D	1.07	2.13	0.0	2.13	Single Leaf Door
D1	0.99	2.13	0.0	2.13	Single Leaf Door
D2	0.90	2.13	0.0	2.13	Single Leaf Door
D3	0.78	2.13	0.0	2.13	Single Leaf Door
W	1.50	1.78	0.78	2.54	Glazed window
W1	1.37	1.78	0.78	2.54	Glazed window
W2	0.90	1.64	0.91	2.54	Glazed window
V	0.80	0.78	1.78	2.54	Glazed window

AREA CALCULATION :-

TOTAL PLOT AREA = 922.90 sqm.
EXCESS LAND TO BE LEFT = 4.74 sqm.
TOTAL NET PLOT AREA = 918.16 sqm.

GROUND FLOOR B/U AREA = 35.19 sqm.
FIRST FLOOR B/U AREA = 569.88 sqm.
SECOND FLOOR B/U AREA = 588.50 sqm.
THIRD FLOOR B/U AREA = 588.50 sqm.

TOTAL ALL FLOOR B/U AREA = 1782.05 sqm.
F.A.R. = 1.84

PARKING CALCULATION:-

TOTAL B/U AREA ALL FLOOR = 1782.05 sqm.
PARKING AREA REQ. @ 25% OF TOTAL B/U AREA, SO TOTAL PARKING AREA REQ. = 1782.05 x 25% = 445.51 sqm.
PROVIDED GROUND FLOOR PARKING AREA = 555.07 sqm.

WATER TANK CALCULATION :-

TOTAL NO. OF FLAT = 018 nos.
EACH FLAT HAVING 5 PERSON
SO, NO OF PERSON = 18 x 5 = 90 PERSON
PER PERSON NEED 135 Ltrs PER DAY
TOTAL PERSON NEED = 90x135 = 12150.00 Ltrs.
= 12.15 CUM.
PROVIDED WATER TANK 02 NOS. SIZE = [4.59 x 2.01 x 0.90] + [0.30 F.B. = 8.30 CUM. OR 8.300 Ltrs. [4.61 x 2.13 x 0.90] + 0.30 F.B. = 8.83 CUM. OR 8.830 Ltrs.

PLOT DETAILS:-

PROPOSED RESIDENTIAL BUILDING FOR
1. ANUJ KUMAR S/O LATE NAGESHWAR RAI
2. ARUN KUMAR S/O LATE NAGESHWAR RAI
MAUZA - SADIKPUR JOGI, KHATA NO.-364
SURVEY/ PLOT NO.-896 (P), THANA NO.-09
THANA - PATRIKAR NAGAR, DIST.-PATNA.

NAME OF DEVELOPER
M/S ANSH RAJ CONSTRUCTION
THROUGH ITS DIRECTOR BIMEENDRA KUMAR

SHEET NO. SCALE. NORTH.

P.M.C. 01001 1 : 100

SIGNATURE OF OWNER

SIGNATURE OF EMPANELLED ARCHITECT/STRUCT. ENGINEER

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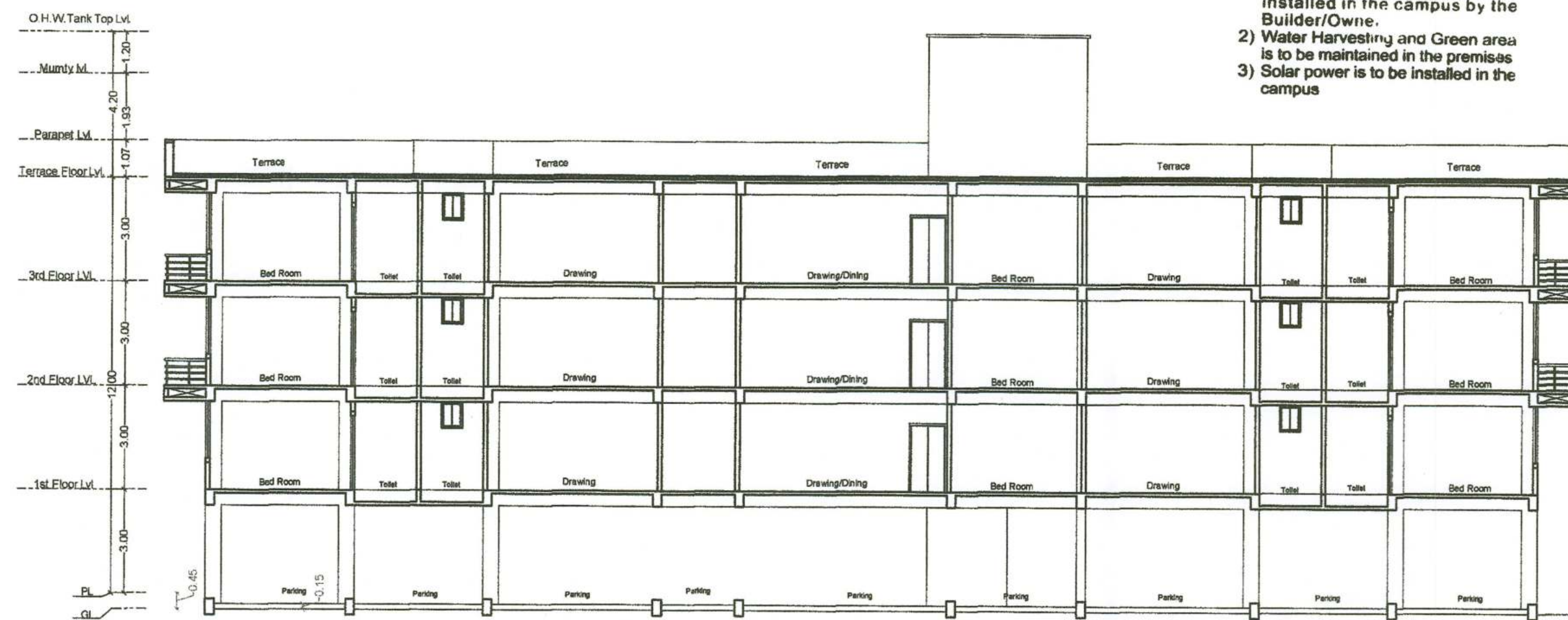
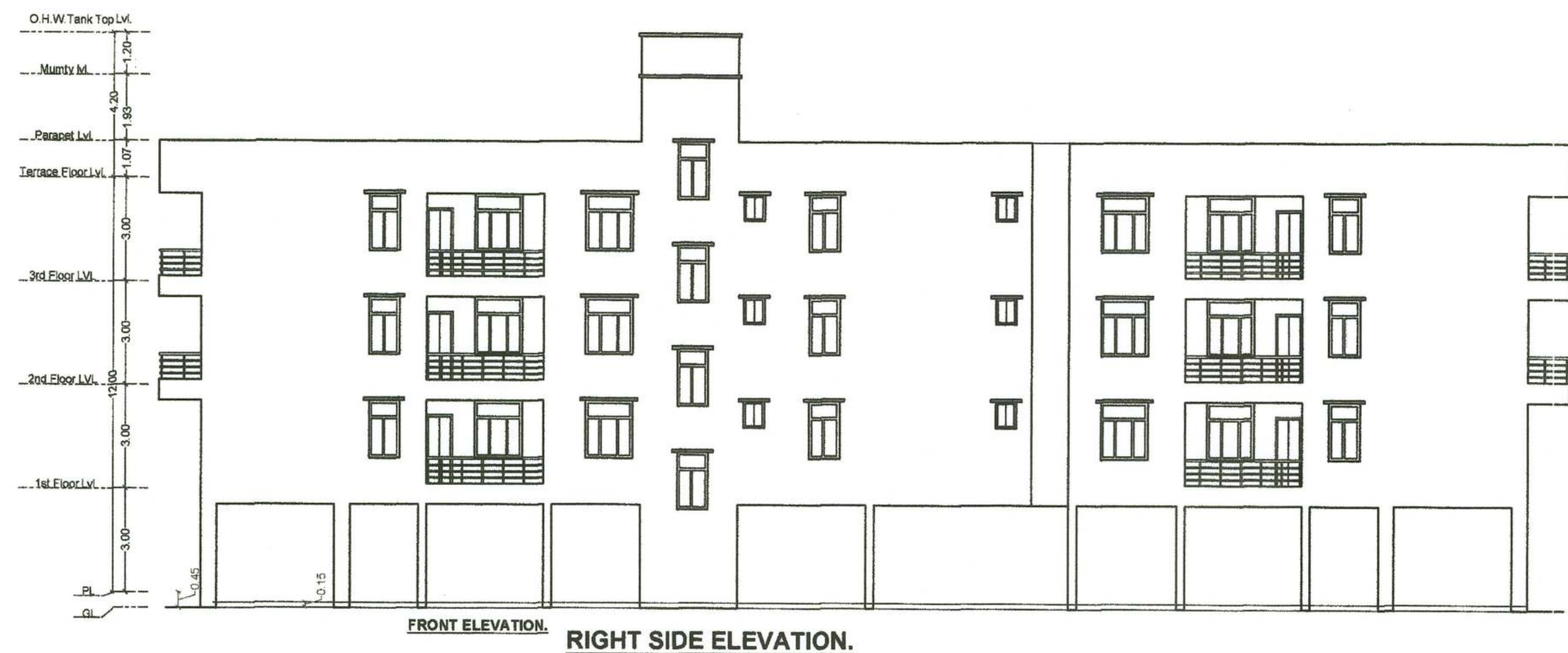
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 2. ARUN KUMAR S/O LATE NAGESHWAR RAI
 MAUZA - SADIKPUR JOGI, KHATA NO.-364
 SURVEY PLOT NO.-896 (P), THANA NO.-09
 THANA -PATRAKAR NAGAR, DIST.-PATNA.
NAME OF DEVELOPER
 M/S ANSH RAJ CONSTRUCTION
 THROUGH ITS DIRECTOR BIMLENDRA KUMAR

SHEET NO.	SCALE.	NORTH.
P.M.C.-01/01	1 : 100	

Signature of Owner
 S.K. Anandkumar
 AR/27/2018/PMC
 CA/26/03/200589

Signature of Builder
 Ansh Raj Construction
 REG No.-BR/UDHD/BLDR/23-0039

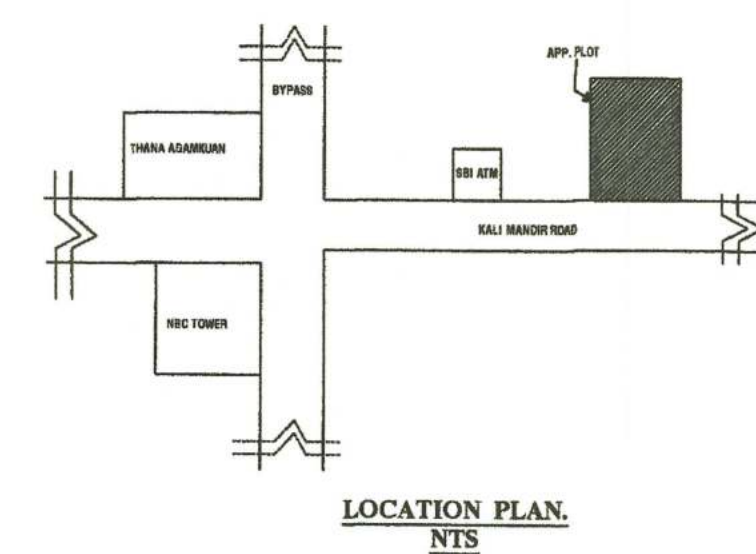
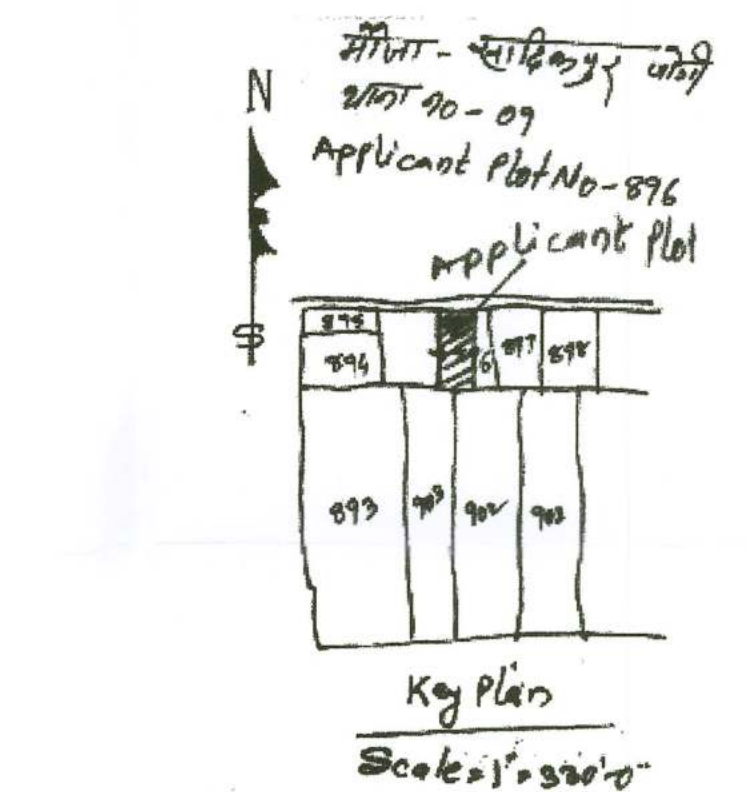
Signature of Builder
 Ansh Raj Construction
 REG No.-BR/UDHD/BLDR/23-0039

PATNA MUNICIPAL CORPORATION
 PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
 P.S.D.27/PUR.2002/PAN-01/23/334/2023
 Case No.

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

SANCTION OF PLAN ACCORDED

Signature of Municipal Commissioner
 दिनेश कुमार
 शहरी योजना
 पटना नगर निगम, पटना
 05/10/23



नियंत्रण/प्रमोटर/भू-स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यावसायिक कम्प्लेक्स में सुरक्षा की दृष्टि से, प्रवेश द्वार, निष्पत्ति, पार्किंग प्रत्येक फ्लोर, गेट के बाहर की ओर के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों पर नक के C.C.T.V. कैमरा का अधिष्ठापन करेगे अन्यथा संबंधित एक्ट एवं वार्डलॉज के सुसंगत धाराओं के तहत कार्रवाई किया जायेगा।

