फारम– VIII –क

कार्यालय नगर परिषद्, हाजीपुर

भवन की योजना के अनुमोदन

उपविधि संख्या –8(4)

आपके आवदेन संख्या – ......115............ तिथि– ....24-12-19 के संदर्भ में श्री ...., पिता/पति ...., पता– ....पी0– ....थाना – हाजीपुर, जिला – वैशाली ।

(क) आवासीय सह व्यवसायिक भवन के निर्माण

(ख) व्यवसायिक भवन के निर्माण

(ग) भवन के पुनः निर्माण

(घ) विद्यमान भवन में परिवर्त्तन या परिवर्धन

(ड.) भवन के उपयोग में परिवर्त्तन

हेतु हाजीपुर नगर परिषद्/नगर निगम/नगर परिषद्/नगर पंचायत/महानगर क्षेत्र/बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधिन स्कीम ....115...... प्लॉट नं0–1015, 1016, 1017 खाता नं0– ....1006 तौजी नं0– बिहार सरकार, थाना नं0– ...., मौजा– ...., पता– थाना– .... जिला– .... के बाबत निम्नलिखित शर्तों/निर्वधनों के अध्याधीन एतद् द्वारा भवन योजना जिसका प्लान केस नं0 ....115...... है, जिसका निर्माण क्षेत्रफल ......10257.91........ वर्ग मीटर एवं .... की स्वीकृति दी जाती है :–

(क) भूमि/भवन का उपयोग अनन्य रूप से आवासीय प्रयोजन के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।

(ख) विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।

(ग) अनुमोदित योजना मे दर्शाया गया ..2781.25...... वर्ग मीटर का पार्किंग का स्थान खुला रखाजाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।

(घ) प्रस्तावित निर्माण वाली भूमि ....9.14.... मीटर चौड़ाई के अनुमोदित पहूँच मार्ग के माध्यम से सुगम्य होगी।

(ड.) प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्ज़ा में आवश्य हो।

(च) सड़क को मानक चोड़ाई तक और चौड़ी कररने के लिए आवेदक, विभिन्न विकास योजना/आयोजन प्राधिकारों/या बिहार शहरी आयोजन तथा विकास अधिनियम, 2012 के अधीन अधिसूचित किसी योजना स्कीम के अधीन आच्छादित सुसंगत आयेजना प्राधिकार क्षेत्रों के अधिनस्थ नगर परिषद् हाजीपुर आयोजना क्षेत्र में .... वर्ग मीटर चौड़ी भूमि की पट्टी उक्त उपहार के रूप में देगा।

All work 2019 j.e saheb

(छ) अनुमति (अनुज्ञा) जारी किए जाने की तारीख से तीन वर्षो की अवधि के लिए विधिमान्य होगी।

(ज) इस उपबंध के अंधीन दी गई अनुमति को उस भूखंड, जिसके लिए योजना अनुमोदित की जगह हो, के अधिकारी, हक हित बाबत साक्ष्य नहीं मानी जाएगी।

(झ) योजना के अनुमोदन के पश्चात् भू-अभिलेख के कारण या अधिकार/हक/हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जायेगी।

(ञ) बिहार भू-सम्पदा (विनियमन और विकास) नियमावली (RERA), 2017 की शर्तो के अधीन राज्य

में गठित भू-सम्पदा विनियमन प्राधिकरण से इस परियोजना का निबंधन कराना अनिवार्य होगा।

(ट) भू-स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों/कागजात के सत्यापन की जिम्मेवारी आवेदक की है। भविष्य में इसमें किसी प्रकार की त्रुटि / हेर-फेर / कपटपूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किए जाने के साथ-आवेदक के विरूद्ध विधि सम्मत कार्रवाई की जायेगी।

(ठ) भवन का निर्माण स्वीकृत नक्शे के अनुरूप ही किये जाए, भविष्य में किसी भी प्रकार के अनयिमितता / विचलन पाए जाने की स्थिति में सम्पूर्ण जवाबदेही आवेदक की होगी एवं विधि सम्मत कार्रवाई के पात्र होंगे।

(ड) Environmental ProtectionAct. के तहत बहुमंजिले भवन के निर्माण के दौरान ढ़क कर निर्माण किया जाना अनिवार्य होगा।

(ढ़) ठोस अपशिष्ट प्रबंधन नियम (Solid Waste Management Rules), 2016 का अनुपालन किया जाय।

(ण) बिहार नगरपालिका अधिनियम 2007 एवं बिहार भवन उपविधि 2014 के संगत प्रावधानों का अक्षरशः अनुपालन करते हुए भवन निर्माण किया जाएगा।

(त) DIG HG & FS -Cum- State Fire Officer Bihar, Patna के पत्रांक 301 दिनांक 10.02.2021में

निहित शर्तो का अक्षरशः अनुपालन किया जाएगा, अन्यथा नक्शे की स्वीकृति स्वतः रद्द समझी जाएगी।

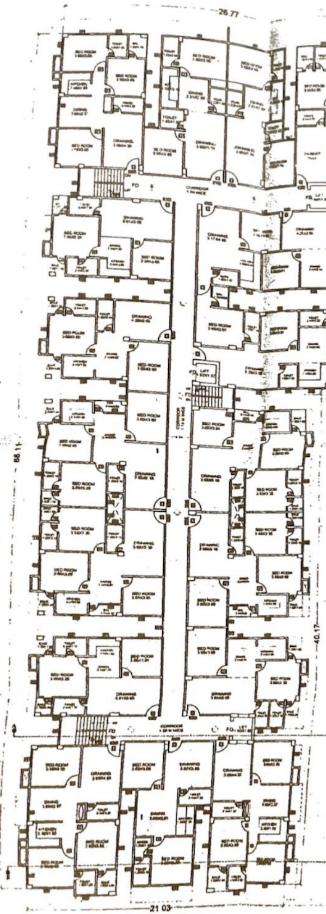
नगर कार्यपालक पदाधिकारी
नगर परिषद् हाजीपुर

पत्रांक : 745 दिनांक : 10/3/2021

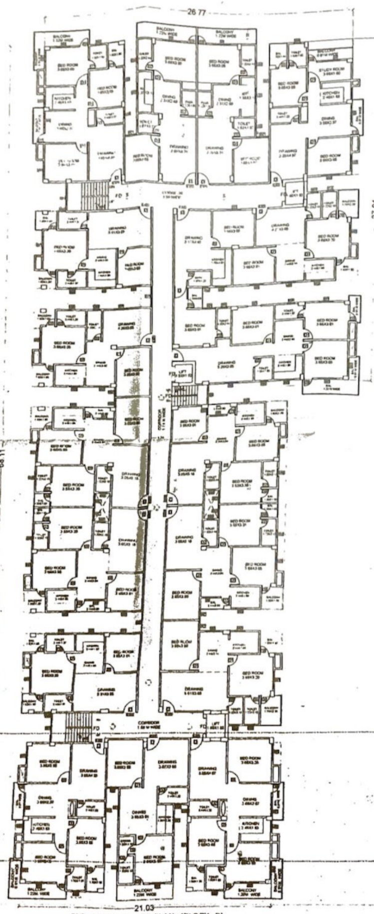
प्रतिलिपि : [illegible]

[illegible]

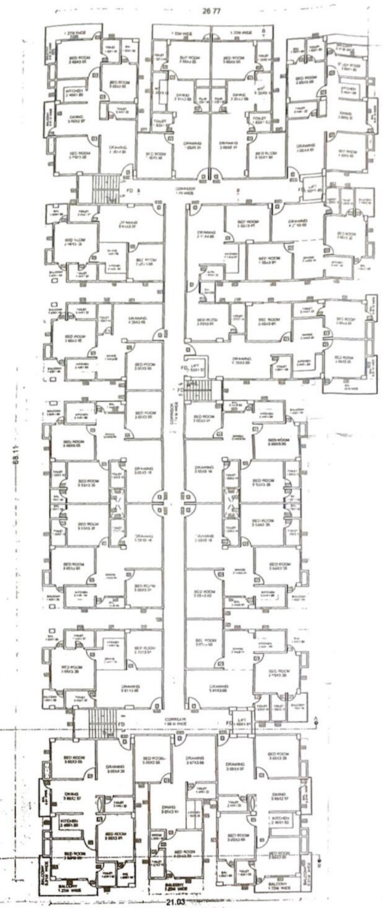
नगर कार्यपालक पदाधिकारी
नगर परिषद् हाजीपुर



1ST. FLOOR PLAN- (BLOCK -B)



2ND. TO 4TH. FLOOR PLAN- (BLOCK -B)



5TH. FLOOR PLAN- (BLOCK -B)

SPECIFICATION

1. R C C UNDER REMMED PILE FOUNDATION AS PER DETAIL GIVEN IN THIS DRAWING.
2. 1ST CLASS BRICK WORK IN CEMENT MORTAR(1:6) IN SUPER STRUCTURE
3. HEIGHT OF PLINTH FLOOR AREA SHOWN IN SECTION
4. 0.03 I P S FLOORING OVER 0.75 DRY REMMED KHOA OVER FLAT BRICK SOLING OVER LOCAL SAND FILLING.
5. 0.050 TH D.P.C. ON P.L. ALL ROUND THE BUILDING
6. 0.110 TH LIME CONCRETE OVER 0.100TH R.C.C. SLAB
7. 0.15 TH R.C.C. BAND AT DOORS & WINDOWS OPENINGS.
8. 0.12 CEMENT PLASTER ON BOTH SIDE OF WALL.
9. WHITE & COLOUR WASH AS PER CHOICE.

SCHEDULE OF DOORS & WINDOWS

SL.NO	TYPE	WIDTH	SILL	HEIGHT
1	D	1.07	0.00	2.59
2	D1	0.91	0.00	2.59
3	D2	0.76	0.00	2.59
4	W	1.83	0.91	2.59
5	W1	1.37	0.91	2.59
6	W2	1.22	0.91	2.59
7	W3	0.91	1.07	2.59
8	W4	0.61	1.53	2.59

PLOT DETAILS.

PROPOSED RESIDENTIAL BUILDING OF M/S KANISKA BUILDCON (PRAVIN KUMAR S/O M.P. SINGH) ON SURVEYPLOT NO.-1015,1016&1017 THANA NO.-157 KHATA NO.-1006 WARD NO.-13 AT MAUZA-YUSUPHPUR MOHALLA-CHHOTI MARAI DHANAUTI THANA-HAZIPUR DIST-BAISHALI

SCALE	DRG.NO.
1:100 1:200	04

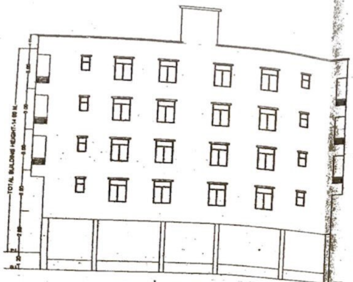
Er. Satyendra Pd. Singh
Structural Engineer
Empanelment No.-04/2017-NPH
Nagar Parishad, Hajipur

SIGN OF STRUCTURE ENGG.

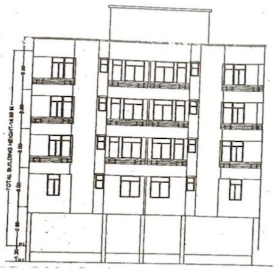
SURENDRA PRASAD DINKAR
Certified Architect
Empanelment No.-02/17
Nagar Parishad, Hajipur

SIGN OF OWNER

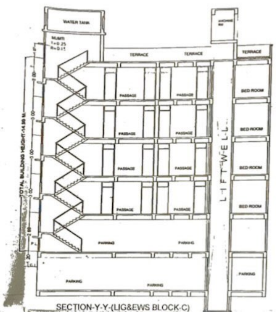
SIGN OF ARCHITECT



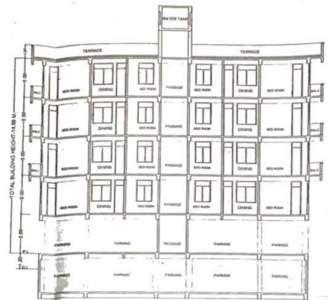
FRONT SIDE ELEVATION-(LIG&EWS BLOCK-C)



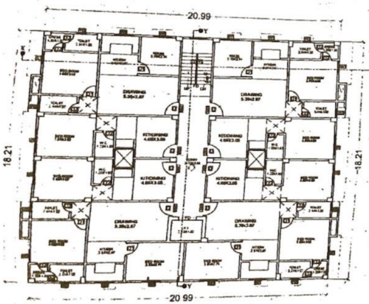
RIGHT SIDE ELEVATION-(LIG&EWS BLOCK-C)



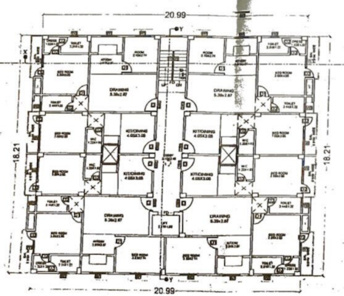
SECTION-Y-Y-(LIG&EWS BLOCK-C)



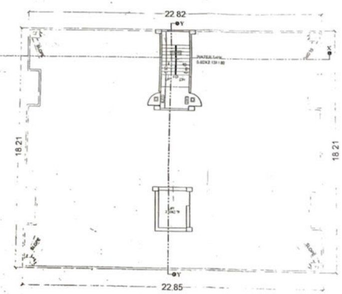
SECTION-X-X-(LIG&EWS BLOCK-C)



1ST. FLOOR PLAN- (LIG &EWS BLOCK-C)



2ND. TO 4TH. FLOOR PLAN- (LIG&EWS BLOCK-C)



TERRACE FLOOR PLAN- (LIG&EWS BLOCK-C)

SPECIFICATION

1. R C C UNDER REMMED PILE FOUNDATION AS PER DETAIL GIVEN IN THIS DRAWING
2. 1ST CLASS BRICK WORK IN CEMENT MORTAR(1:6) IN SUPER STRUCTURE
3. HEIGHT OF PLINTH FLOOR AREA SHOWN IN SECTION
4. 0.03 I P S FLOORING OVER 0.75 DRY REMMED KHOA OVER FLAT BRICK SOLING OVER LOCAL SAND FILLING.
5. 0.050 TH D P C ON P L ALL ROUND THE BUILDING
6. 0.110 TH LIME CONCRETE OVER 0.100TH R C C SLAB.
7. 0.15 TH R C C BAND AT DOORS & WINDOWS OPENINGS
8. 0.12 CEMENT PLASTER ON BOTH SIDE OF WALL.
9. WHITE & COLOUR WASH AS PER CHOICE.

SCHEDULE OF DOORS & WINDOWS

SL.NO	TYPE	WIDTH	SILL	HEIGHT
1	D	1.07	0.00	2.59
2	D1	0.91	0.00	2.59
3	D2	0.76	0.00	2.59
4	W	1.83	0.91	2.59
5	W1	1.37	0.91	2.59
6	W2	1.22	0.91	2.59
7	W3	0.91	1.07	2.59
8	W4	0.61	1.52	2.59

PLOT DETAILS .

PROPOSED RESIDENTIAL BUILDING OF M/S KANISKA BUILDCON(PRAVIN KUMAR S/O M. P SINGH) ON SURVEYPLOT NO.-1015,1016&1017 THANA NO.-157 KHATA NO.-1006 WARD NO.-13 AT MAUZA-YUSUPHPUR MOHALLA-CHHOTI MARAI DHANAUTI THANA-HAZIPUR DIST-BAISHALI

	SCALE	DRG NO.
	1:100 1:200	06

Satyendra pd singh
Er. Satyendra Pd. Singh
Structural Engineer
Empanelment No.-04/2017-NPH
Nagar Parishad, Hajipur

SIGN OF STRUCTURE ENGG

Pravin Kumar

SIGN OF OWNER

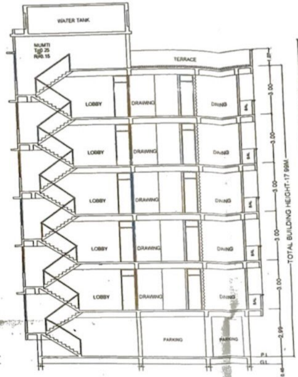
SURENDRA PRASAD DINKAR
Certified Architect
Empanelment No.-02/17
Nagar Parishad, Hajipur

SIGN OF ARCHITECT

Vineet
18-03-2021

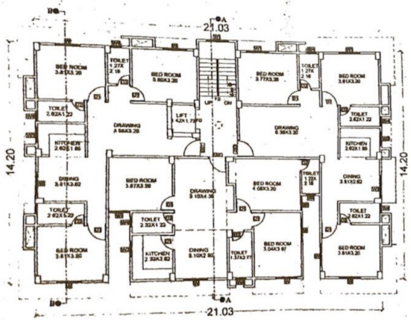
FRONT SIDE ELEVATION-(BLOCK-A)

RIGHT SIDE ELEVATION-(BLOCK-A)

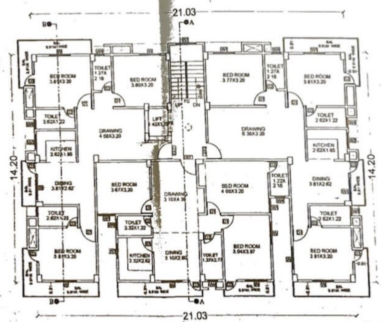


SECTION-A-A-(BLOCK-A)

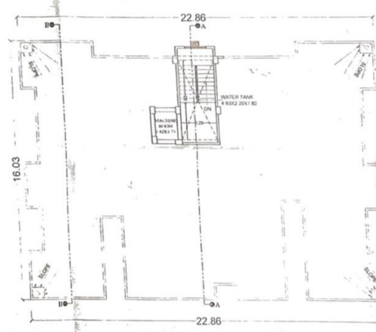
SECTION-B-B-(BLOCK-A)



1ST. FLOOR PLAN- (BLOCK -A)



2ND. TO 5TH. FLOOR PLAN- (BLOCK -A)



TERRACE FLOOR PLAN- (BLOCK -A)

SPECIFICATION

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7	W3	0.91	1.07	2.59
8	W4	0.61	1.52	2.59

PLOT DETAILS .

PROPOSED RESIDENTIAL BUILDING OF M/S KANISKA BUILDCON(PRAVIN KUMAR S/O M.P.SINGH) ON SURVEYPLOT NO.-1015,1016&1017 THANA NO.-157 KHATA NO.-1006 WARD NO.-13 AT MAUZA-YUSUPHPUR MOHALLA-CHHOTI MARAI DHANAUTI THANA-HAZIPUR DIST-BAISHALI

SCALE	DRG.NO
1:100 1:200	03

Satyendra Pd Singh
Er. Satyendra Pd. Singh
Structural Engineer
Empanelment No.-04/2017-NPH
Nagar Parishad, Hajipur

SIGN. OF STRUCTURE ENGG.

Pravin Kumar

SIGN. OF OWNER

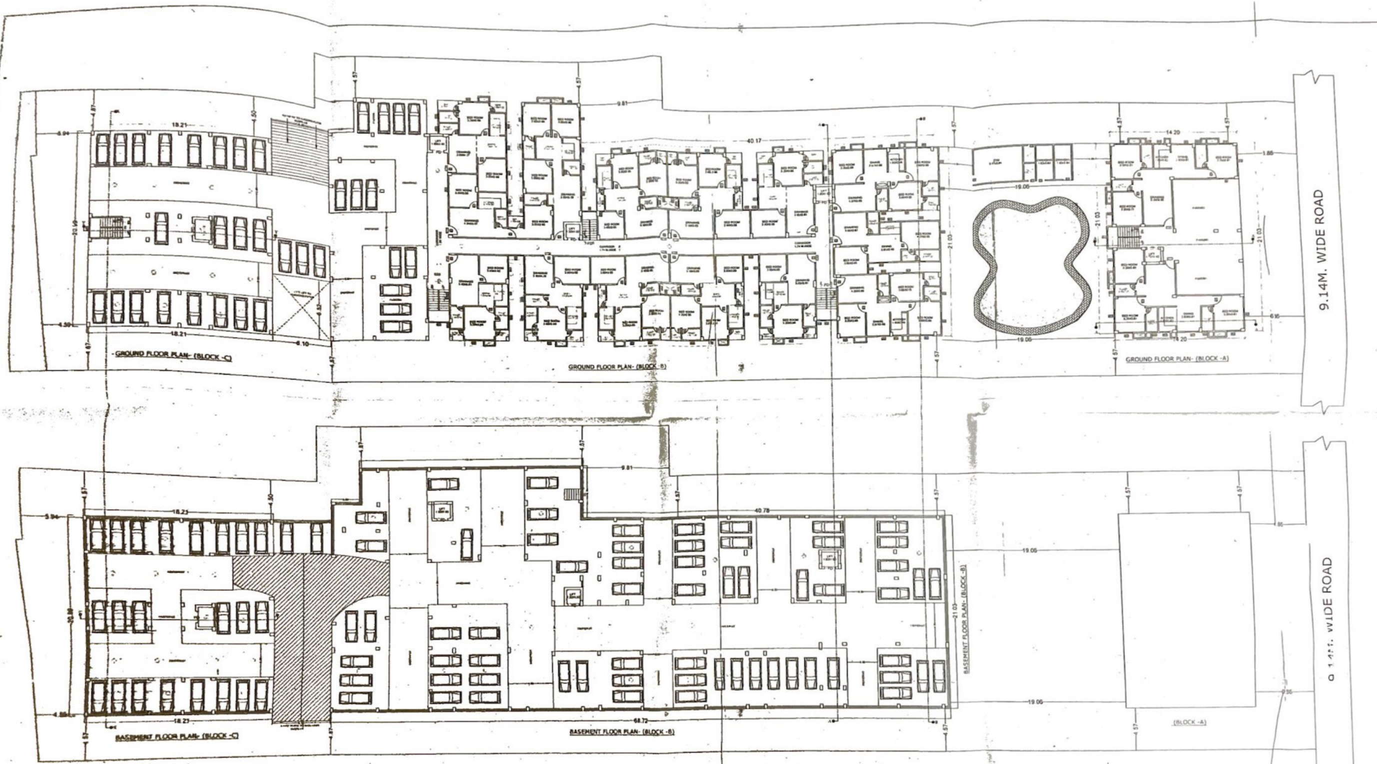
SURENDRA PRASAD DINKAR
Certified Architect
Empanelment No. ...02/17
Nagar Parishad, Hajipur

SIGN. OF ARCHITECT

Vinod
18-02-2021

S-NO-22/2021

10/3/21



SPECIFICATION

1. R.C.C UNDER REAMED PILE FOUNDATION AS PER DETAIL GIVEN IN THIS DRAWING.
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3. HEIGHT OF PLINTH FLOOR AREA SHOWN IN SECTION.
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SCHEDULE OF DOORS & WINDOWS

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3	D2	0.76	0.00	2.10
4	W	1.83	0.90	[illegible]
5	W1	1.37	0.91	[illegible]
6	W2	1.22	0.91	[illegible]
7	W3	0.91	1.07	[illegible]
8	W4	0.61	1.52	[illegible]

PLOT DETAILS

PROPOSED RESIDENTIAL BUILDING OF M/S KANISKA BUILCON(PRAVIN KUMAR S/O M.P SINGH)ON SURVEYPLOT NO.-1015,1016&1017 THANA NO.-157 KHATA NO.-1006 WARD NO.-13 AT MAUZA-YUSUPHPUR MOHALLA-CHHOTI MARAI DHANAUTI THANA-HAZIPUR DIST-BAISHALI

SCALE	DRG NO.
1:100 1:200	02

Satyendra
Er. Satyendra Pd. Singh
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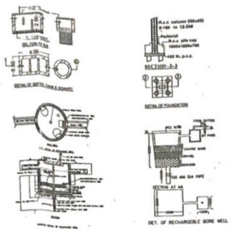
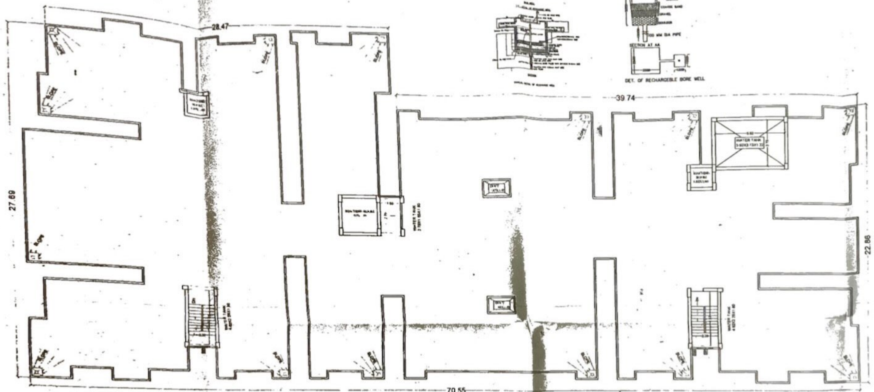
Empanelment No. 04/2017 NPH
Nagar Parishad, Hajipur
SIGN OF STRUCTURAL ENGG.

Pravin Kumar
SIGN OF OWNER

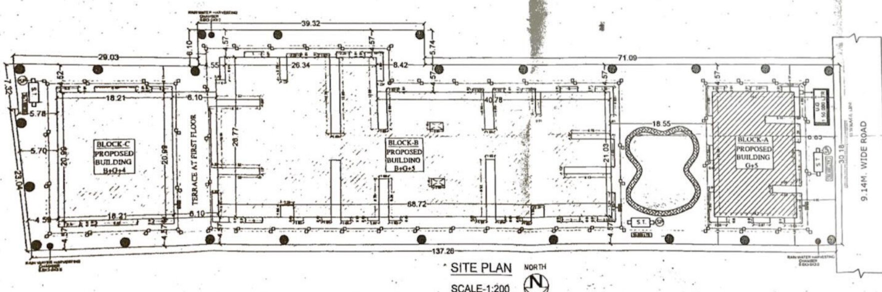
SURENDRA PRASAD DINKAR
Certified Architect
Empanelment No.-02/17
Nagar Parishad, Hajipur
SIGN OF ARCHITECT

Vineet
18-02-2021





TERRACE FLOOR PLAN- (BLOCK -B)



SITE PLAN

SCALE-1:200

KEY PLAN

SCALE-

LOCATION PLAN

SCALE-NOT TO SCALE

FIRE FIGHTING LEGENDS

(1) F.D. FIRE RESISTING DOOR — F.D
CHECK DOOR 1/2" H.R. FIRE RATING

2) UNDER GROUND WATER STATIC TANK WITH AUTOMATIC REFILLING ARRANGEMENT FOR FIRE FIGHTING

(3) FIRE HYDRANT

(4) HOSE REEL

(5) CROSS SPEAKER

(6) EXIT DIRECTIONAL SIGNS — EXIT

(7) FLOOR INDICATOR PANEL FOR AUTOMATIC FIRE ALARM SYSTEM

(8) SIAMESE CONNECTION TO THE WET RISING SYSTEM

(9) EMERGENCY LIGHT

(10) FIRE EXTINGUISHER CO_2 TYPE — CO_2

(11) MANUAL CALL ALARM POINT

(12) O.H.W.T. FOR FIRE FIGHTING -10,000 LTR.

RAIN WATER HARVESTING CHAMBER(BLOCK- B+C)

TOTAL TERRACE AREA -2162.89 Sqm
REQUIRED VOLUME FOR R.W.H CHAMBER
Per 100 Sq mt = 6cum Req
Say 2162.89 Sq mt /100 X6 = 129.77 cum
PROVIDED CHAMBER 5.0mX 3.0m X 1.5mX3 = 135.00cum

GREEN AREA CALCULATION(BLOCK- B+C)

TOTAL PLOT AREA= 4105.94 SQM.
DESIRABLEGREEN AREA @10%=410.594 SQM
PROVIDED GREEN AREA-
G =410.594 SQM

PARKING CALCULATION(BLOCK-A+B+C)

ALL FLOOR B/U AREA=10257.91 SQ M
REQUIRED CAR PARKING AREA=@ 25%=2564.47 SQ M
(BLOCK-A) PROVIDED CAR PARKING AREA=83.35 SQ M
(BLOCK-B) PROVIDED CAR PARKING AREA
OF BASEMENT = 1587.09 SQ M
GROUND FLOOR PARKING AREA = 250.98 SQ M
(BLOCK-C) PROVIDED CAR PARKING AREA
OF BASEMENT = 371.01 SQ M
GROUND FLOOR PARKING AREA= 362.70 SQ M
BLOCK- B+C BASEMENT ROOF COVERED PARKING=126.22 SQM
BLOCK-A+B+C PARKING AREA=2781.35 SQ M
TOTAL PROVIDE CAR PARKING AREA =2781.35 SQ M

WATER TANK CALCULATION-(BLOCK-A+B+C)

TOTAL NO OF FLAT =121+L.I.G-32=153
ONE FLAT 5 PERSON
TOTAL NO OF PERSON = 153X 5=765
ONE PERSON REQU WATER = 135 LTR./DAY
TOTAL REQU WATER = 765X 135 =103275 LTR./DAY
TOTAL REQU AREA OF WATER TANK = 103.275 CU M
EXTRA FOR FIRE FIGHTING +10.00 CU.M.
103.275 + 10.00 =113.275 CU.M.
PROVIDE AREA OF WATER TANK
=SIZE/ 4.93X2.29X1.68 = 18.96 CU.M.
4.62X2.29X1.68X2 = 35.54 CU.M.
2.79X1.65X1.68 = 7.73 CU.M.
5.92X2.13X1.68 = 21.18 CU.M.
5.92X3.73X1.68 = 3700 CU.M
TOTAL SIZE OF WATER TANK=120.50 CU.M

SEPTIC TANK CALCULATION(BLOCK-A+B+C)

TOTAL NO OF FLAT =121+L.I.G-32=153
ONE FLAT 5 PERSON
TOTAL NO OF PERSON =153X 5 = 765
ONE PERSON REQU AREA = 0.085C.M./DAY
TOTAL REQU AREA =765 X 0.085 =65.025 CU.M./DAY
PROVIDE AREA OF SPTIC TANK
SIZE =4.00X3.00X2.00X3 =72.00 CU.M.
TOTAL AREA OF SPTIC TANK =72.00 CU.M.

LIG&EWS AREA BLOCK -C

ALL FLOOR B/U AREA BLOCK A&B=10257.91 SQ M
REQUIRED FOR L.I.G&EWS AREA=@ 15%=1538.68 SQ M
TOTAL BLOCK-C ALL FLOOR BU AREA = 1540.44 SQM
TOTAL L.I.G B/U = 1540.44 SQM

SPECIFICATION:-

1. R.C.C UNDER REMMED PILE FOUNDATION AS PER DETAIL GIVEN IN THIS DRAWING.
2. 1ST CLASS BRICK WORK IN CEMENT MORTAR(1:6) IN SUPER STRUCTURE.
3. HEIGHT OF PLINTH FLOOR AREA SHOWN IN SECTION.
4. 0.03 I.P.S. FLOORING OVER 0.75 DRY REMMED KHOA OVER FLAT BRICK SOLING OVER LOCAL SAND FILLING.
5. 0.050 TH D.P.C. ON P.L. ALL ROUND THE BUILDING.
6. 0.110 TH LIME CONCRETE OVER 0.100TH R.C.C. SLAB.
7. 0.15 TH R.C.C. BAND AT DOORS & WINDOWS OPENINGS.
8. 0.12 CEMENT PLASTER ON BOTH SIDE OF WALL.
9. WHITE & COLOUR WASH AS PER CHOICE.

SCHEDULE OF DOORS & WINDOWS

SL.NO.	TYPE	WIDTH	SILL	HEIGHT
1	D	1.07	0.00	2.59
2	D1	0.91	0.00	2.59
3	D2	0.76	0.00	2.59
4	W	1.83	0.91	2.59
5	W1	1.37	0.91	2.59
6	W2	1.22	0.91	2.59
7	W3	0.91	1.07	2.59
8	W4	0.61	1.22	2.59

AREA STATEMENT

TOTAL PLOT AREA OF THE LAND = 4105.94 SQM

BLOCK -A

TOTAL GROUND FLOOR B/U AREA	= 203.12 SQM
TOTAL 1ST FLOOR B/U AREA	= 286.47 SQM
TOTAL 2ND FLOOR B/U AREA	= 305.38 SQM
TOTAL 3RD FLOOR B/U AREA	= 305.38 SQM
TOTAL 4TH FLOOR B/U AREA	= 305.38 SQM
TOTAL 5TH FLOOR B/U AREA	= 305.38 SQM
ALL FLOOR B/U AREA	=1711.11 SQM

BLOCK -B

TOTAL BASEMENT FLOOR B/U AREA	= 14.08 SQM
TOTAL GROUND FLOOR B/U AREA	= 1185.87 SQM
TOTAL 1ST FLOOR B/U AREA	= 1438.85 SQM
TOTAL 2ND FLOOR B/U AREA	= 1477.50 SQM
TOTAL 3RD FLOOR B/U AREA	= 1477.50 SQM
TOTAL 4TH FLOOR B/U AREA	= 1477.50 SQM
TOTAL 5TH FLOOR B/U AREA	= 1477.50 SQM
ALL FLOOR B/U AREA	= 8546.80 SQM

LIG&EWS BLOCK -C

TOTAL BASEMENT FLOOR B/U AREA	= 5.03 SQM
TOTAL GROUND FLOOR B/U AREA	= 13.34 SQM
TOTAL 1ST FLOOR B/U AREA	= 376.04 SQM
TOTAL 2ND FLOOR B/U AREA	= 382.01 SQM
TOTAL 3RD FLOOR B/U AREA	= 382.01 SQM
TOTAL 4TH FLOOR B/U AREA	= 382.01 SQM
ALL FLOOR B/U AREA	= 1540.44 SQM

TOTAL . BLOCK- A+B= 10257.91 SQM

F.A.R. ACHIEVED = 2.498

PLOT DETAILS .

PROPOSED RESIDENTIAL BUILDING OF M/S KANISKA BUILDCON(PRAVIN KUMAR S/o M.P. SINGH) ON SURVEYPLOT NO.-1015,1016&1017 THANA NO.-157 KHATA NO.-1006 WARD NO.-13 AT MAUZA-YUSUPHPUR MOHALLA-CHHOTI MARAI DHANAUTI THANA-HAZIPUR DIST-BAISHALI

NORTH	SCALE 1:100 1:200	DRG.NO. 01

Satyendra pd Singh
Er. Satyendra Pd. Singh
Structural Engineer
Empanelment No.-04/2017-NPH
Nagar Parishad, Hajipur

SIGN OF STRUCTURAL ENGG.

Pravin Kumar

SIGN OF OWNER

SURENDRA PRASAD DINKAR
Certified Architect
Empanelment No.-02/17
Nagar Parishad, Hajipur

SIGN OF ARCHITECT

Vineet
18-02-2021