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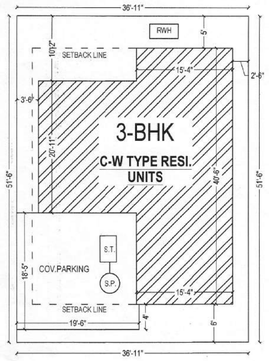
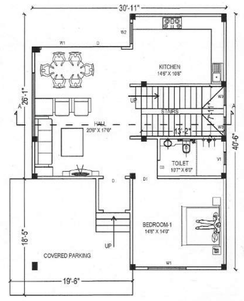
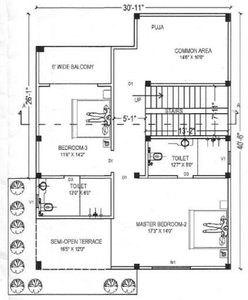


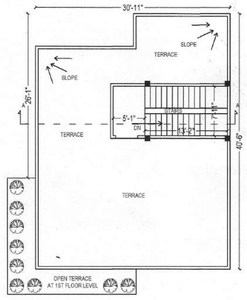
SITE PLAN



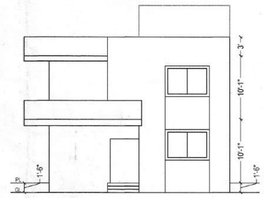
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN



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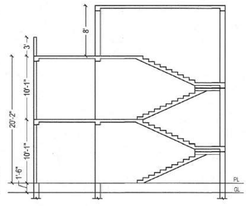
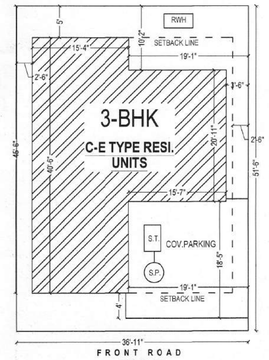
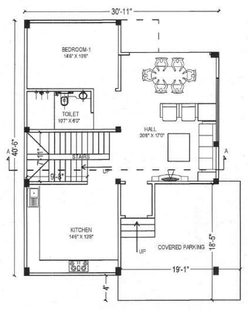


SECTION A-A



FRONT ROAD

SITE PLAN



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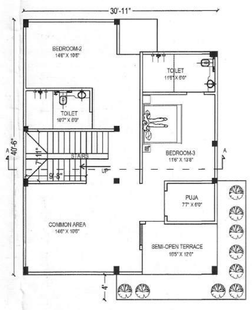

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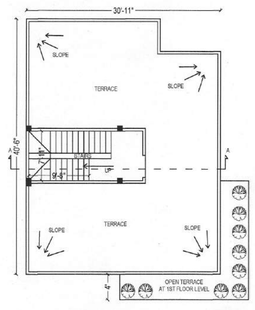
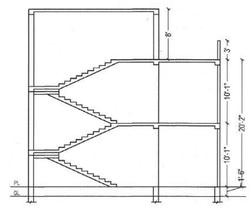


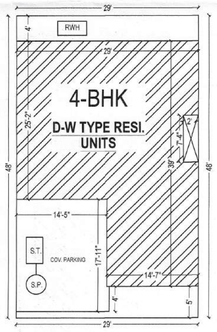
TERRACE PLAN



FRONT ELEVATION

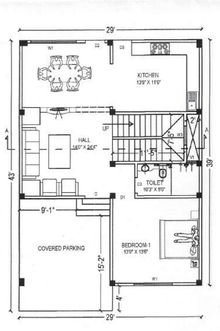


SECTION A-A

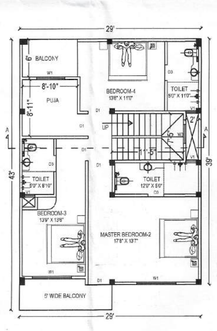


SITE PLAN

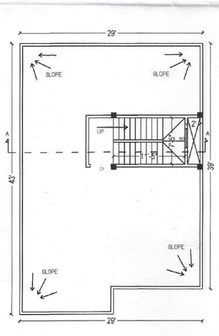
PROPOSED D-W TYPE RESI. UNITS (PLOT AREA = 1392 SFT)



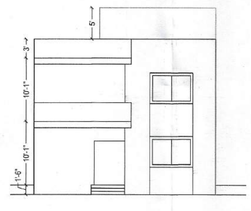
GROUND FLOOR PLAN



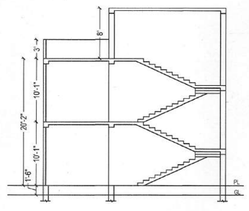
FIRST FLOOR PLAN



TERRACE PLAN



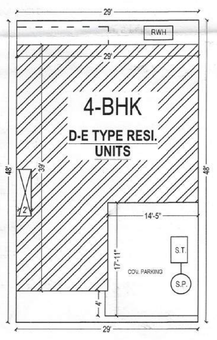
FRONT ELEVATION



SECTION A-A

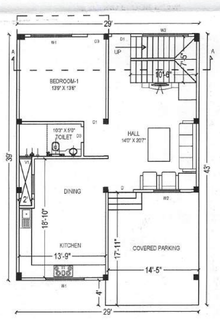
PROPOSED C-W TYPE RESI. UNITS (PLOT AREA = 1900 SFT)

PROPOSED C-E TYPE RESI. UNITS (PLOT AREA = 1900 SFT)

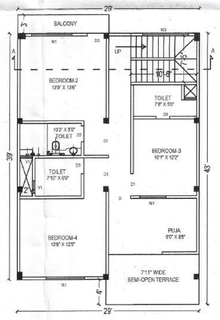


SITE PLAN

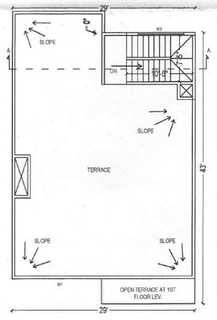
PROPOSED D-E TYPE RESI. UNITS (PLOT AREA = 1392 SFT)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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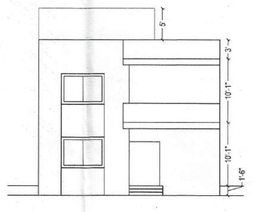
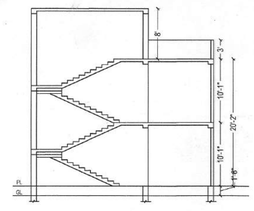
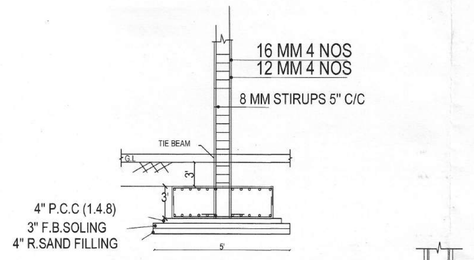
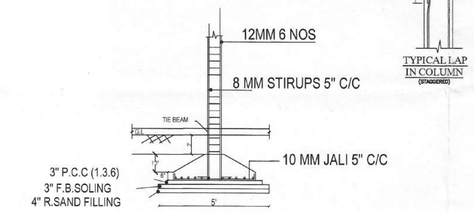


FRONT ELEVATION



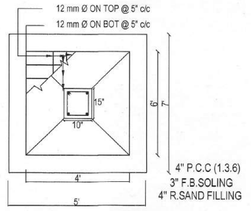
SECTION A-A



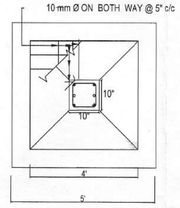


SECTION OF FOUNDATION

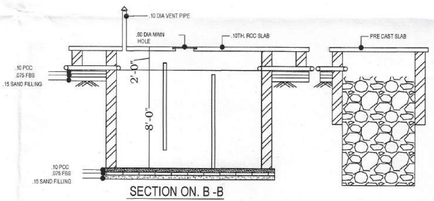
TYPICAL LAP IN COLUMN (STAGGERED)



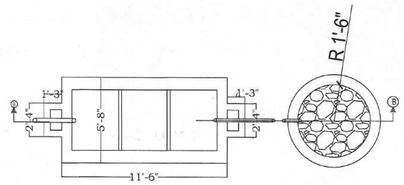
FOUNDATION DETAILS



PLAN OF COLUMN FOUNDATION

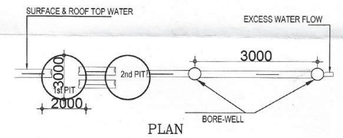


SECTION ON. B -B

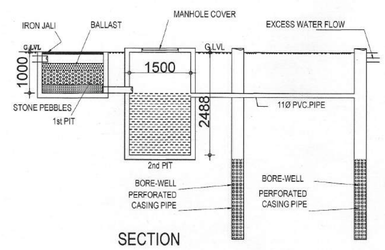


PLAN OF SEPTIC TANK AND SOAK- PIT

(NOT TO SCALE)



PLAN



SECTION

RAIN WATER HARVESTING SYSTEM

GENERAL NOTES :-

01 :- ALL DIMENSIONS ARE IN FEET & INCHES.
02 :- AMBIGUITY IF ANY SHOULD BE BROUGHT TO THE NOTICE OF ARCHITECT.
03 :- DO NOT SCALE , ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
04 :- UNDER NO CIRCUMSTANCES , COLUMN VERTICAL BARS SHALL BE BENT TO ACCOMMODATE BEAM BARS.
05 :- . BARS FOR LINTEL BAND SHALL BE PROVIDED IN COLUMNS.
06 :- ALL CONCRETE MIX SHALL BE M20 , UNLESS OTHERWISE SPECIFIED.

SPECIFICATION

01 :- FOUNDATION ISOLATED R.C.C. FOOTING WITH TIE BEAM AT G.L/ TO P.L
02 :- SUPER STRUCTURE 9"TH EXTERNAL AND 4.5"TH INTERNAL WALL WHERE NEEDED UP TO CEILING HEIGHT AND PARAPET WALL
03 :- PLINTH : PLINTH BAND AS PROPOSED
04 :- LINTES : 9" R.C.C BAND IN 1:1.5:3 ALL AROUND OVER DOORS / WINDOWS AND OPENING
05 :- ROOF : 4" THK. R.C.C. SLAB IN 1:1.5:3(M20)
06 :- BEAM R.C.C. 1:1.5:3 AS PER REQUIREMENT
07 :- FLOORING : VETRIFIED TILES IN LEADING AND BED ROOM , TOILET - BRANDED ANTISKID FLOOR TILES, KITCHEN - GRANITE KITCHEN PLATFORM WITH STAINLESS STEEL SINK
08 :- PLASTER : 6"TH CEMENT PLASTER ON SMOOTH , 9"TH ON ROUGH SURFACE AND 0.1" THK CEILING PLASTER
09 :- FINISHING : DRY / OIL BOND DISTEMPER FOR INTERNAL WALL AND WEATHER COAT PAINT FOR EXTERNAL WALL .
10 :- STAIR : AN OPEN WELL STAIR CASE HAVING RISE -6",TREAD 10" AND HEIGHT OF RAILING 3'

DOOR and WINDOW SCHEDULES

D = 4'-0" X 7'-0"
D1 = 3'-6" X 7'-0"
D2 = 3'-0" X 7'-0"
D3 = 2'-6" X 7'-0"
W1 = 5'-0" X 4'-0"
W2 = 4'-0" X 4'-0"
V1 = 2'-0" X 1'-6"

AREA CALCULATION

TOTAL PLOT AREA AS PER DEVELOPMENT AGGREMENT = 6,21,108.56 SFT (14 Ac. 26 Dsl.)
TOTAL LAND AREA DEVELOPED = 2,85,391.00 SFT
LAND USED IN ROAD = 85,470.00 SFT

NET PLOT AREA FOR DEVELOPMENT = 1,99,921.00 SFT

TOTAL BUA OF PLOTTED DEVELOPMENT = 1,72,380.00 SFT (Excluding C Parking) (DETAIL IN ANNEX 01)

TOTAL BUA OF STUDIO APARTMENT = 24,730 SFT (DETAIL IN ANNEX 02)

TOTAL BUA FOR APPROVAL (EXCLUDING COVERED PARKING) = 1,97,090 SFT

FAR = 1,97,090 SFT / 2,85,391 SFT = 0.69

PARKING CALCULATION:

TOTAL BUA = 1,97,090 SFT
BUA AFTER REDUCING 15% FOR CIRCULATION= 1,67,526.50 SFT
REQUIRED PARKING @ 25% = 41,881.63 SFT
PROVIDED CLOSED PARKING = 21,842.00 SFT
PROVIDED OPEN PARKING = 22,072.00 SFT (P1+P2+P3+P4+P5+P6)
TOTAL PROVIDED PARKING = 43,914.00 SFT (> 25%)

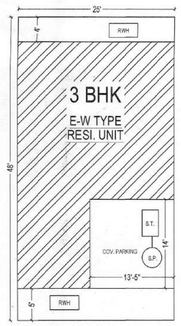
PLOT DETAILS:-
PROPOSED RESIDENTIAL VILLA, DUPLEX AND STUDIO APARTMENT BUILDINGS (PHASE- I)
PLAN FOR
1. MR. RAKESH KUMAR SINGH
S/O SRI. DHRAMDEO SINGH,
2. MR. MAHENDRA PRATAP SINGH
S/O DHRAMDEO SINGH,
3. TEJ PRATAP SINGH
S/O SHALIGRAM SINGH
4. ANJANI KUMAR SINGH
S/O SHALIGRAM SINGH
AT:- CHANDAN NAGAR,
MAUZA- ABDULLA NAGAR
KHATA NO. - 68, 454 and 435
KHESRA NO. - 489, 490P, 574P, 575, 576,577, 578,579,580P,581
THANA NO. - 100/1
THANA - SADAR
WARD NO. - 45
DIST- PURNEA (BIHAR)

SHEET NO. 03 SCALE 1:100

कृते अभियंता
नगर निगम, पूर्णिया
Mahendra Pr. Singh
SIGN. OF OWNER

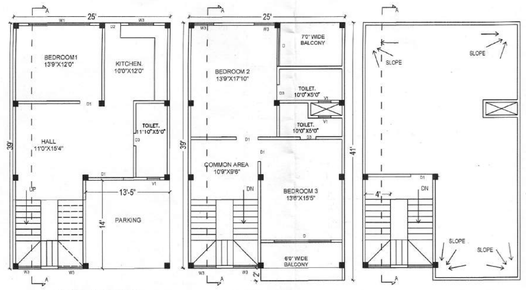
ER Md. Wazid Ali
B.Tech (Civil Engineer)
BR/UDHD/CE/23-0574
Saurabh Kumar Mishra
SAURABH KUMAR MISHRA
Registered Architect
UDHD- Govt. of Bihar
CoA Reg No. - CA/2019/114348
SIGN. OF ARCHITECT

Municipal Commissioner
Municipal Corporation
Purnea
8/06/2026

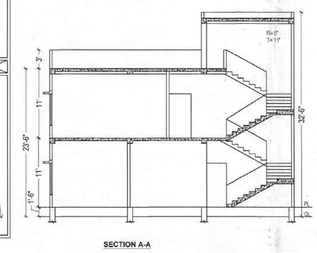


SITE PLAN

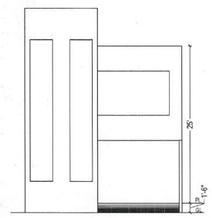
PROPOSED E-W TYPE RESI. UNITS (PLOT AREA = 1200 SFT)



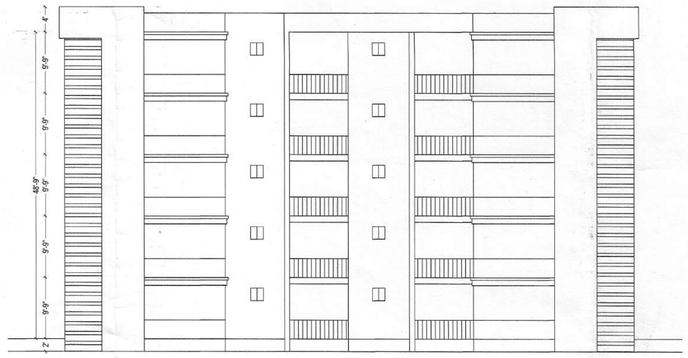
GROUND FLOOR PLAN | FIRST FLOOR PLAN | ROOF PLAN



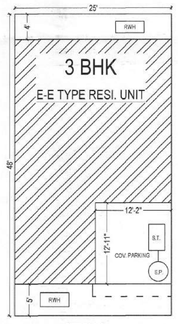
SECTION A-A



FRONT ELEVATION

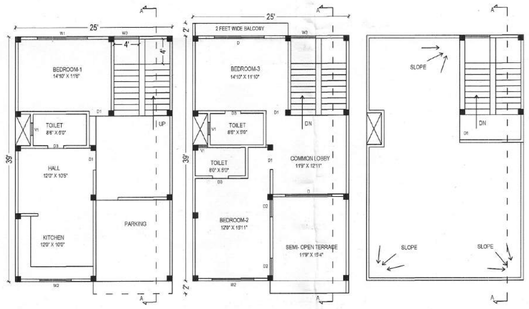


FRONT ELEVATION
STUDIO APARTMENT

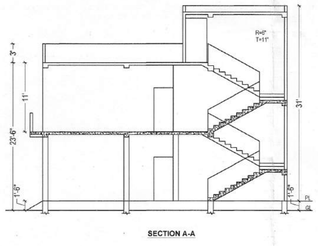


SITE PLAN

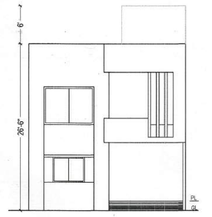
PROPOSED E-E TYPE RESI. UNITS (PLOT AREA = 1200 SFT)



GROUND FLOOR PLAN | FIRST FLOOR PLAN | ROOF PLAN



SECTION A-A



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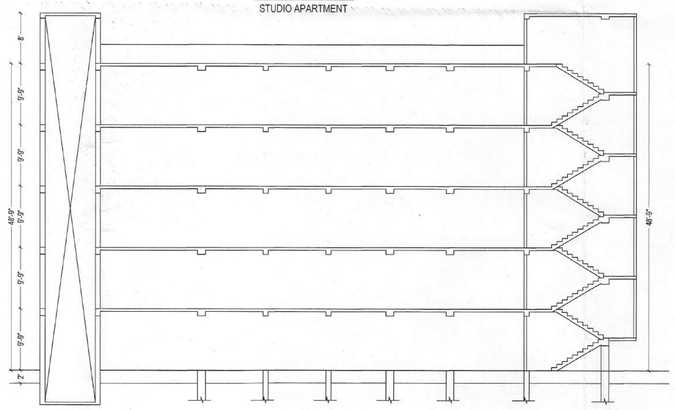
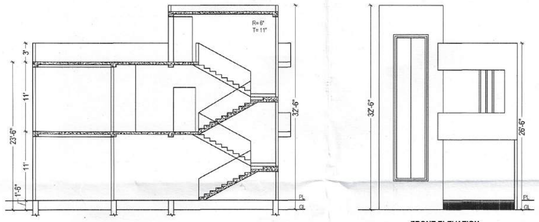
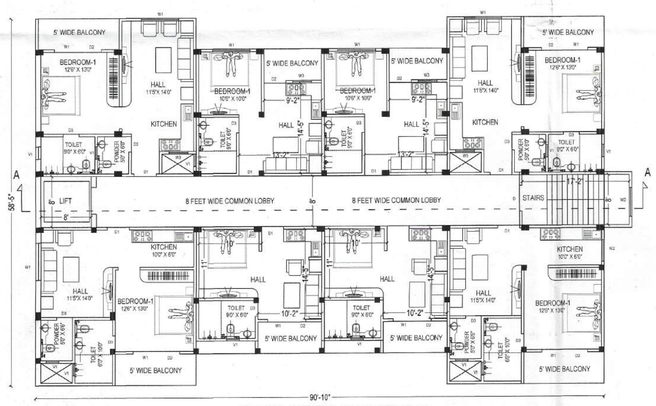


SECTION A-A
STUDIO APARTMENT

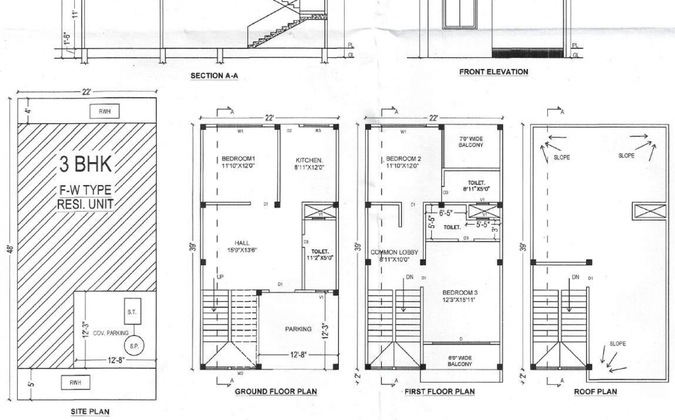


SECTION A-A

FRONT ELEVATION



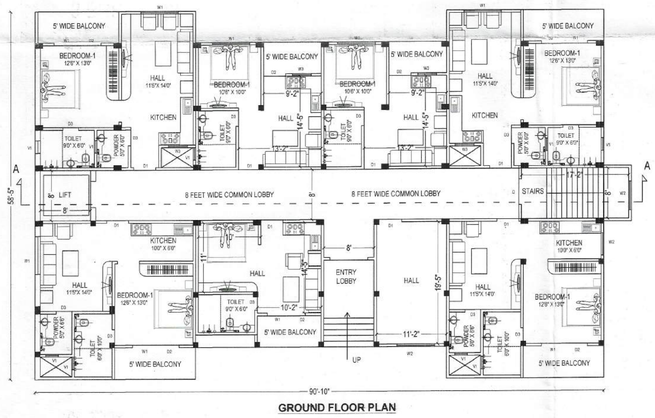
1ST, 2ND, 3RD AND 4TH FLOOR PLAN
STUDIO APARTMENT



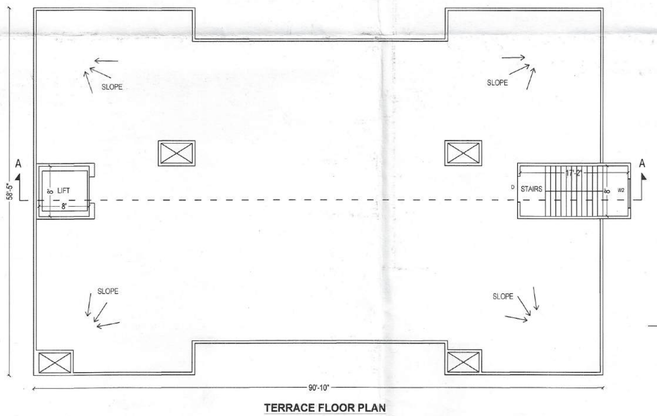
SITE PLAN

PROPOSED F-W TYPE RESI. UNITS (PLOT AREA = 1056 SFT)

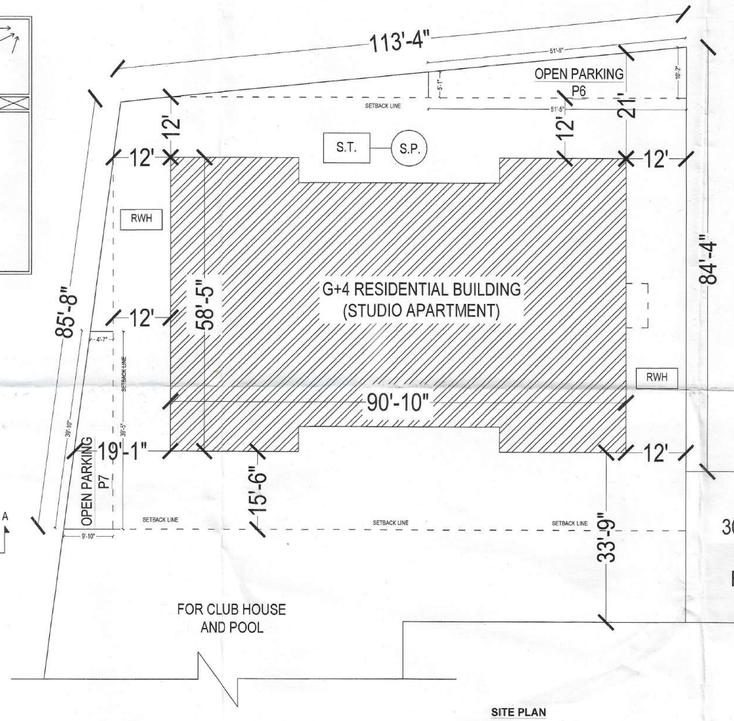
GROUND FLOOR PLAN | FIRST FLOOR PLAN | ROOF PLAN



GROUND FLOOR PLAN
STUDIO APARTMENT



TERRACE FLOOR PLAN
STUDIO APARTMENT



SITE PLAN
STUDIO APARTMENT (G+4)

GENERAL NOTES :-

CN-244/2627

01 :- ALL DIMENSIONS ARE IN FEET & INCHES.
02 :- AMBIGUITY IF ANY SHOULD BE BROUGHT TO THE NOTICE OF ARCHITECT.
03 :- DO NOT SCALE , ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
04 :- UNDER NO CIRCUMSTANCES , COLUMN VERTICAL BARS SHALL BE BENT TO ACCOMMODATE BEAM BARS.
05 :- . BARS FOR LINTEL BAND SHALL BE PROVIDED IN COLUMNS.
06 :- ALL CONCRETE MIX SHALL BE M20 , UNLESS OTHERWISE SPECIFIED.

SPECIFICATION

01 :- FOUNDATION :ISOLATED R.C.C. FOOTING WITH TIE BEAM AT G.L/ TO P.L.
02 :- SUPER STRUCTURE:9"TH EXTERNAL AND 4.5"TH INTERNAL WALL WHERE NEEDED UP TO CEILING HEIGHT AND PARAPET WALL.
03 :- PLINTH : PLINTH BAND AS PROPOSED
04 :- LINTEL : 6" R.C.C BAND IN 1:1.5:3 ALL AROUND OVER DOORS / WINDOWS AND OPENING
05 :- ROOF : 4" THK. R.C.C. SLAB IN 1:1.5:3(M20)
06 :- BEAM R.C.C. 1:1.5:3 AS PER REQUIREMENT
07 :- FLOORING : VETRIFIED TILES IN LEAVING AND BED ROOM, TOILET - BRANDED ANTISKID FLOOR TILES, KITCHEN - GRANITE KITCHEN PLATFORM WITH STAINLESS STEEL SINK
08 :- PLASTER : 6"THK CEMENT PLASTER ON SMOOTH , 9"TH ON ROUGH SURFACE AND 2 " THE CEILING PLASTER
09 :- FINISHING : DRY / OIL BOND DISTEMPER FOR INTERNAL WALL AND WEATHER COAT PAINT FOR EXTERNAL WALL .
10 :- STAIR: AN OPEN WELL STAIR CASE HAVING RISE 6",TREAD-10" AND HEIGHT OF RAILING 3'

DOOR and WINDOW SCHEDULES

D = 4'-0" X 7'-0"
D1 = 3'-6" X 7'-0"
D2 = 3'-0" X 7'-0"
D3 = 2'-6" X 7'-0"
W1 = 5'-0" X 4'-0"
W2 = 4'-0" X 4'-0"
V1 = 2'-0" X 1'-6"

AREA CALCULATION

TOTAL PLOT AREA AS PER DEVELOPMENT AGGREMENT = 6,21,108.56 SFT (14 Ac. 26 Dsi.)
TOTAL LAND AREA DEVELOPED = 2,85,391.00 SFT
LAND USED IN ROAD = 85,470.00 SFT

NET PLOT AREA FOR DEVELOPMENT = 1,99,921.00 SFT

TOTAL BUA OF PLOTTED DEVELOPMENT = 1,72,360.00 SFT (Excluding C Parking) (DETAIL IN ANNEX 01)
TOTAL BUA OF STUDIO APARTMENT = 24,730 SFT (DETAIL IN ANNEX 02)

TOTAL BUA FOR APPROVAL (EXCLUDING COVERED PARKING) = 1,97,090 SFT

$$\text{FAR} = \frac{1,97,090\ \text{SFT}}{2,85,391\ \text{SFT}} = 0.69$$

PARKING CALCULATION:

TOTAL BUA = 1,97,090 SFT
BUA AFTER REDUCING 15% FOR CIRCULATION= 1,67,526.50 SFT
REQUIRED PARKING @ 25% = 41,881.63 SFT
PROVIDED CLOSED PARKING = 21,842.00 SFT
PROVIDED OPEN PARKING = 22,072.00 SFT (P1+P2+P3+P4+P5+P6)
TOTAL PROVIDED PARKING = 43,914.00 SFT (> 25%)

PLOT DETAILS:-
PROPOSED RESIDENTIAL VILLA, DUPLEX AND STUDIO APARTMENT BUILDINGS (PHASE- I)
PLAN FOR
1. MR. RAKESH KUMAR SINGH
S/O SRI. DHRAMDEO SINGH,
2. MR. MAHENDRA PRATAP SINGH
S/O DHRAMDEO SINGH,
3. TEJ PRATAP SINGH
S/O SHALIGRAM SINGH
4. ANJANI KUMAR SINGH
S/O SHALIGRAM SINGH
AT:- CHANDAN NAGAR,
MAUZA- ABDULLA NAGAR
KHATA NO. - 68, 454 and 435
KHESRA NO. - 489, 490P, 574P, 575, 576,577, 578,579,580P,581
THANA NO. - 100/1
THANA - SADAR
WARD NO. - 45
DIST- PURNEA (BIHAR)

SHEET NO. 04	SCALE 1:100

SIGN. OF OWNER

ER. Md. Wazid Ali
B.Tech (Civil Engineer)
BR/UDHD/CE/23-0574
SAURABH KUMAR MISHRA
Registered Architect
UDHD- Govt. of Bihar
CoA Reg No. - CA/2019/114348
SIGN. OF ARCHITECT

Municipal Commissioner
Municipal Corporation
Purnea



AREA CALCULATION (PLOTTED DISTRIBUTIONS) (ANNEX. 01)

SL NO	PLOT NOS.	TYPE	PER PLOT AREA	TOTAL NOS.	GF BUA PER PLOT (Including Cov. parking)	FF BUA PER PLOT (Reducing Cut-Out, Open Terrace Area)	SF BUA PER PLOT (Reducing Cut-Out, Open Terrace Area)	BUA PER PLOT (GF+ FF+ SF)	COVERED PARKING PER PLOT	OPEN PARKING PER PLOT	TOTAL BUA OF EACH TYPE (Including Cov. Parking)	TOTAL COV. PARKING OF EACH TYPE	TOTAL OPEN PARKING IN EACH TYPE OF PLOTS
01	14 TO 19 , 49 AND 50	A-W TYPE RESI.	2699 SFT	08	1663.00 SFT	1101.00 SFT	1389.00 SFT	4153.00 SFT	425.00 SFT	278.00 SFT	33,224.00 SFT	3400 SFT	2224 SFT
02	09 TO 13	A-E TYPE RESI.	2699 SFT	05	1663.00 SFT	1101.00 SFT	1389.00 SFT	4153.00 SFT	425.00 SFT	278.00 SFT	20,765.00 SFT	2125 SFT	1390 SFT
03	43 TO 48	B-W TYPE RESI.	2100 SFT	06	1422.00 SFT	1452.00 SFT	501.00 SFT	3375.00 SFT	361.00 SFT	100.00 SFT	20,250.00 SFT	2166 SFT	600 SFT
04	01,02,03, 35 TO 42	B-E TYPE RESI.	2100 SFT	11	1422.00 SFT	1452.00 SFT	501.00 SFT	3375.00 SFT	361.00 SFT	100.00 SFT	37,125.00 SFT	3971 SFT	1100 SFT
05	04 TO 08, 27 TO 34	C-W TYPE RESI.	1900 SFT	13	1300.00 SFT	1172.00 SFT	-	2472.00 SFT	351.00 SFT	-	32,136.00 SFT	4563 SFT	-
06	20 TO 26	C-E TYPE RESI.	1900 SFT	07	1300.00 SFT	1172.00 SFT	-	2472.00 SFT	351.00 SFT	-	17,304.00 SFT	2457 SFT	-
07	59 AND 60	D-W TYPE RESI.	1392 SFT	02	1190.00 SFT	1190.00 SFT	-	2380.00 SFT	258.00 SFT	-	4,760.00 SFT	516 SFT	-
08	51,52,53 AND 54	D-E TYPE RESI.	1392 SFT	04	1190.00 SFT	1234.00 SFT	-	2424.00 SFT	258.00 SFT	-	9,696.00 SFT	1032 SFT	-
09	61 AND 62	E-W TYPE RESI.	1200 SFT	02	975.00 SFT	1002.00 SFT	-	1977.00 SFT	182.00 SFT	-	3,954.00 SFT	364 SFT	-
10	55,56,57 AND 58	E-E TYPE RESI.	1200 SFT	04	975.00 SFT	1030.00 SFT	-	2005.00 SFT	157.00 SFT	-	8,020.00 SFT	628 SFT	-
11	63,64,65 AND 66	F-W TYPE RESI.	1056 SFT	04	858.00 SFT	884.00 SFT	-	1742.00 SFT	155.00 SFT	-	6,968.00 SFT	620 SFT	-
TOTAL	-	-	-	**66**							**1,94,202.00 SFT**	**21,842.00 SFT**	**5,314.00 SFT**
											1,72,360.00 SFT		

AREA CALCULATION (STUDIO APARTMENT) (ANNEX. 02)

FLOOR DETAIL	BUA AREA (INCLUDING STAIRS AND LIFT)
GROUND FLOOR	4946 SFT
1ST FLOOR	4946 SFT
2ND FLOOR	4946 SFT
3RD FLOOR	4946 SFT
4TH FLOOR	4946 SFT
TOTAL	**24,730 SFT**

PLOT BOUNDARY

NORTH	KHESRA 504,513,509,508 ETC
SOUTH	KHESRA 582
EAST	KHESRA 573
WEST	KHESRA 494

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CN-249/26-27

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THANA NO. - 100/1
THANA - SADAR
WARD NO. - 45
DIST- PURNEA (BIHAR)

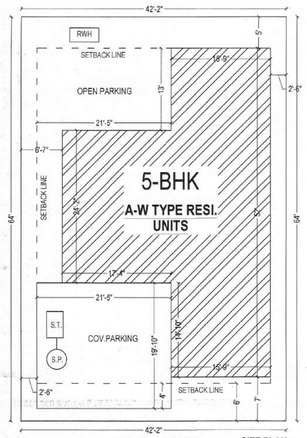
SHEET NO. 01 | SCALE 1:100

SIGN. OF OWNER

SIGN. OF ARCHITECT

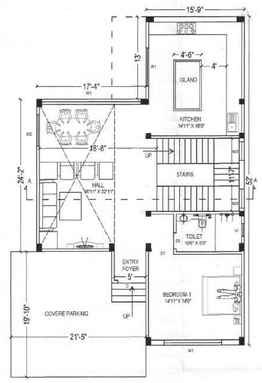
ER Md. Wazid Ali
B.Tech (Civil Engineer)
BR/UD/E-GE/23-0574
SAURABH KUMAR MISHRA
Registered Architect
UDHD- Govt. of Bihar
CoA Reg No. - CA/2019/114348

Municipal Commissioner
Municipal Corporation
Purnea

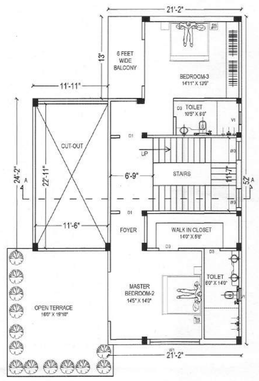


FRONT ROAD SITE PLAN

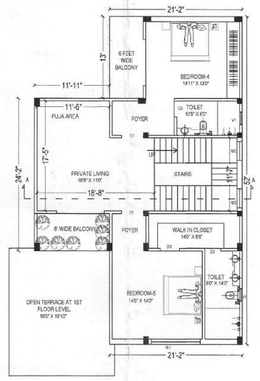
PROPOSED A-W TYPE RESI. UNITS (PLOT AREA = 2699 SFT)



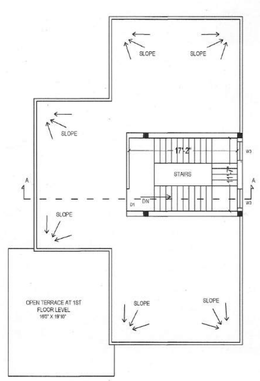
GROUND FLOOR PLAN



FIRST FLOOR PLAN

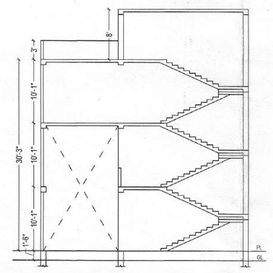


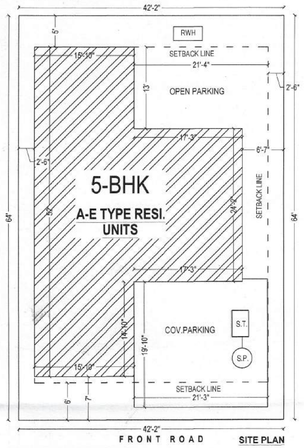
SECOND FLOOR PLAN



TERRACE PLAN

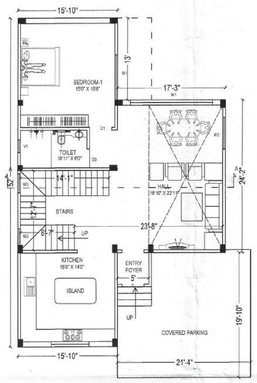






FRONT ROAD SITE PLAN

PROPOSED A-E TYPE RESI. UNITS (PLOT AREA = 2699 SFT)



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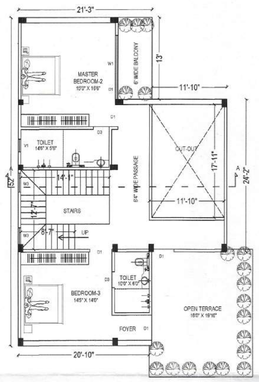
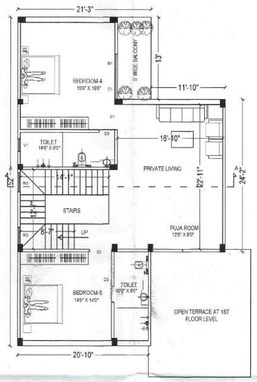


FIRST FLOOR PLAN



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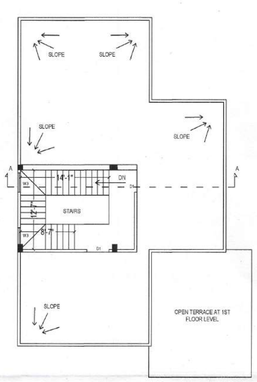
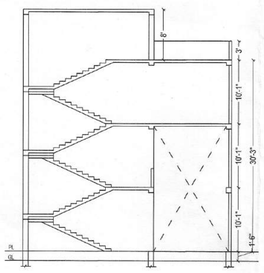
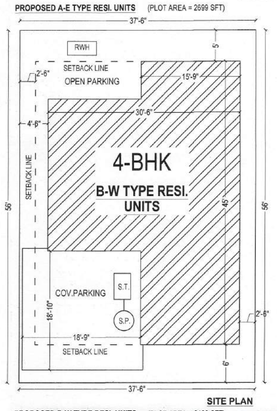


TERRACE PLAN

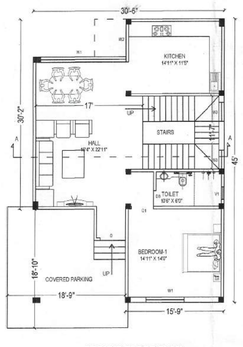




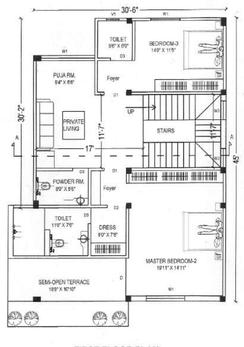
PROPOSED B-W TYPE RESI. UNITS (PLOT AREA = 2100 SFT)



SITE PLAN



GROUND FLOOR PLAN



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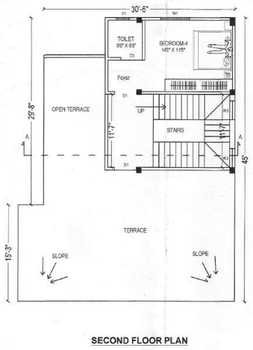

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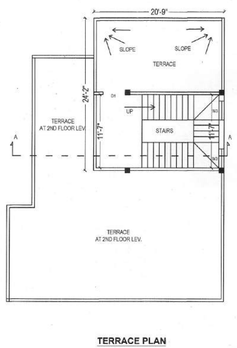

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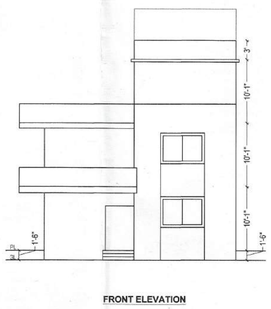

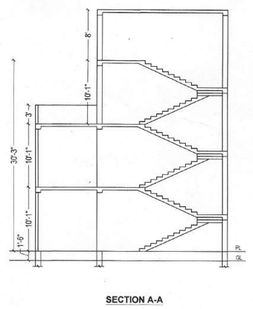

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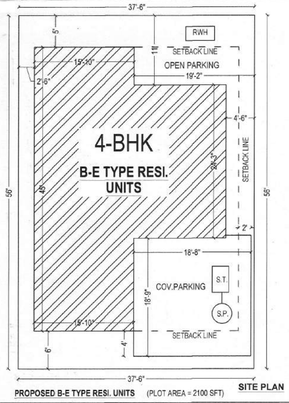

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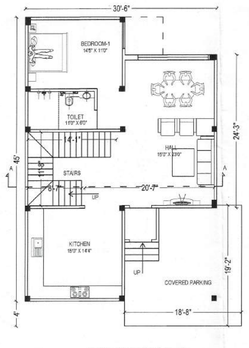

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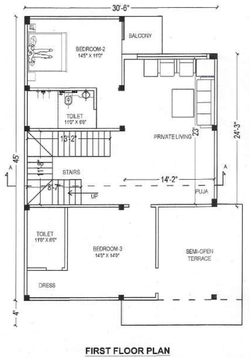

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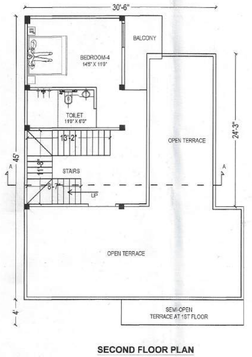
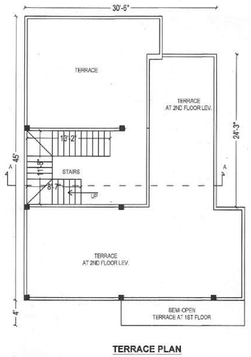


SECOND FLOOR PLAN



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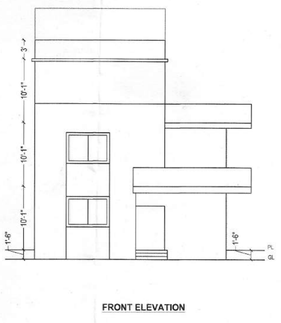

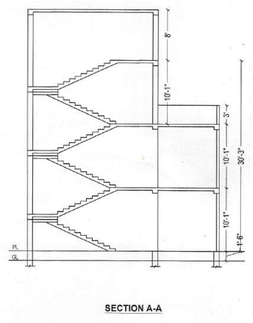

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04 :- LINTEL : 9" R.C.C BAND IN 1:1.5:3 ALL AROUND OVER DOORS / WINDOWS AND OPENING
05 :- ROOF :4" THK. R.C.C. SLAB IN 1:1.5:3(M20)
06 :- BEAM R.C.C. 1:1.5:3 AS PER REQUIREMENT
07 :- FLOORING : VETRIFIED TILES IN LEAVING AND BED ROOM. TOILET - BRANDED ANTISKID FLOOR TILES. KITCHEN - GRANITE KITCHEN PLATFORM WITH STAINLESS STEEL SINK
08 :- PLASTER :2"THK CEMENT PLASTER ON SMOOTH , 9"th ON ROUGH SURFACE AND 1" THK CEILING PLASTER
09 :- FINISHING : DRY / OIL BOND DISTEMPER FOR INTERNAL WALL AND WEATHER COAT PAINT FOR EXTERNAL WALL .
10 :- STAIR :AN OPEN WELL STAIR CASE HAVING RISE -6",TREAD-10" AND HEIGHT OF RAILING 3'

DOOR and WINDOW SCHEDULES

D = 4'-0" X 7'-0"
D1 = 3'-6" X 7'-0"
D2 = 3'-0" X 7'-0"
D3 = 2'-6" X 7'-0"
W1 = 5'-0" X 4'-0"
W2 = 4'-0" X 4'-0"
V1 = 2'-0" X 1'-6"

AREA CALCULATION

TOTAL PLOT AREA AS PER DEVELOPMENT AGGREMENT = 6,21,108.56 SFT (14 Ac. 26 Dsl.)
TOTAL LAND AREA DEVELOPED = 2,85,391.00 SFT
LAND USED IN ROAD = 85,470.00 SFT

NET PLOT AREA FOR DEVELOPMENT = 1,99,921.00 SFT

TOTAL BUA OF PLOTTED DEVELOPMENT = 1,72,360.00 SFT (Excluding C Parking) (DETAIL IN ANNEX 01)
TOTAL BUA OF STUDIO APARTMENT = 24,730 SFT (DETAIL IN ANNEX 02)

TOTAL BUA FOR APPROVAL (EXCLUDING COVERED PARKING) = 1,97,090 SFT

FAR = 1,97,090 SFT / 2,85,391 SFT = 0.69

PARKING CALCULATION:

TOTAL BUA = 1,97,090 SFT
BUA AFTER REDUCING 15% FOR CIRCULATION= 1,67,526.50 SFT
REQUIRED PARKING @ 25% = 41,881.63 SFT
PROVIDED CLOSED PARKING = 21,842.00 SFT
PROVIDED OPEN PARKING = 22,072.00 SFT (P1+P2+P3+P4+P5+P6)
TOTAL PROVIDED PARKING = 43,914.00 SFT (> 25%)

PLOT DETAILS:-
PROPOSED RESIDENTIAL VILLA, DUPLEX AND STUDIO APARTMENT BUILDINGS (PHASE- I)
PLAN FOR
1. MR. RAKESH KUMAR SINGH
S/O SRI. DHRAMDEO SINGH,
2. MR. MAHENDRA PRATAP SINGH
S/O DHRAMDEO SINGH,
3. TEJ PRATAP SINGH
S/O SHALIGRAM SINGH
4. ANJANI KUMAR SINGH
S/O SHALIGRAM SINGH
AT:- CHANDAN NAGAR,
MAUZA- ABDULLA NAGAR
KHATA NO. - 68, 454 and 435
KHESRA NO. - 489, 490P, 574P, 575, 576,577, 578,579,580P,581
THANA NO. - 100/1
THANA - SADAR
WARD NO. - 45
DIST- PURNEA (BIHAR)

SHEET NO. 02 SCALE 1:100

प्रमाणित किया जाता है कि भवन निर्माण के संबंध में भवन उपविधि 2014 एवं संशोधित भवन उपविधि 2022 के प्रावधानों का पालन किया जायेगा।

ER. Md. Wazid Ali
B.Tech (Civil Engineer)
BR/UDHD/CE/23-0574

कनीय अभियंता
नगर निगम, पूर्णिया

Mahendra Pr. Singh
SIGN. OF OWNER

Saurabh Kumar Mishra
SAURABH KUMAR MISHRA
Registered Architect
UDHD- Govt. of Bihar
CoA Reg No - CA/2019/114348
SIGN. OF ARCHITECT

Municipal Commissioner
Municipal Corporation
Purnea