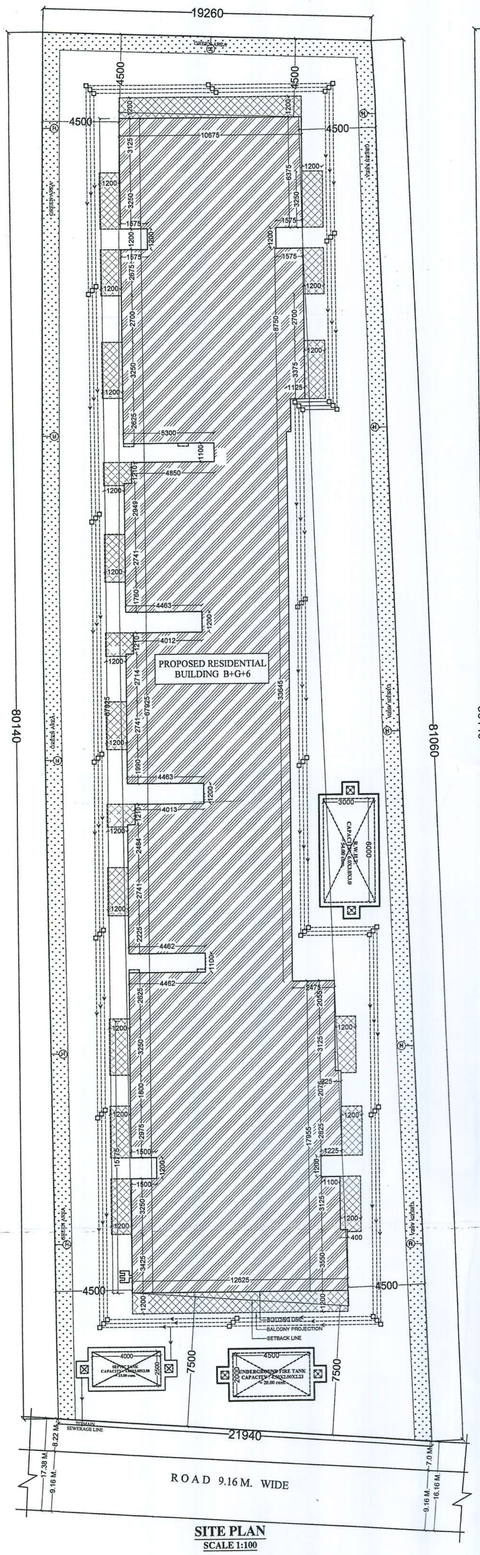
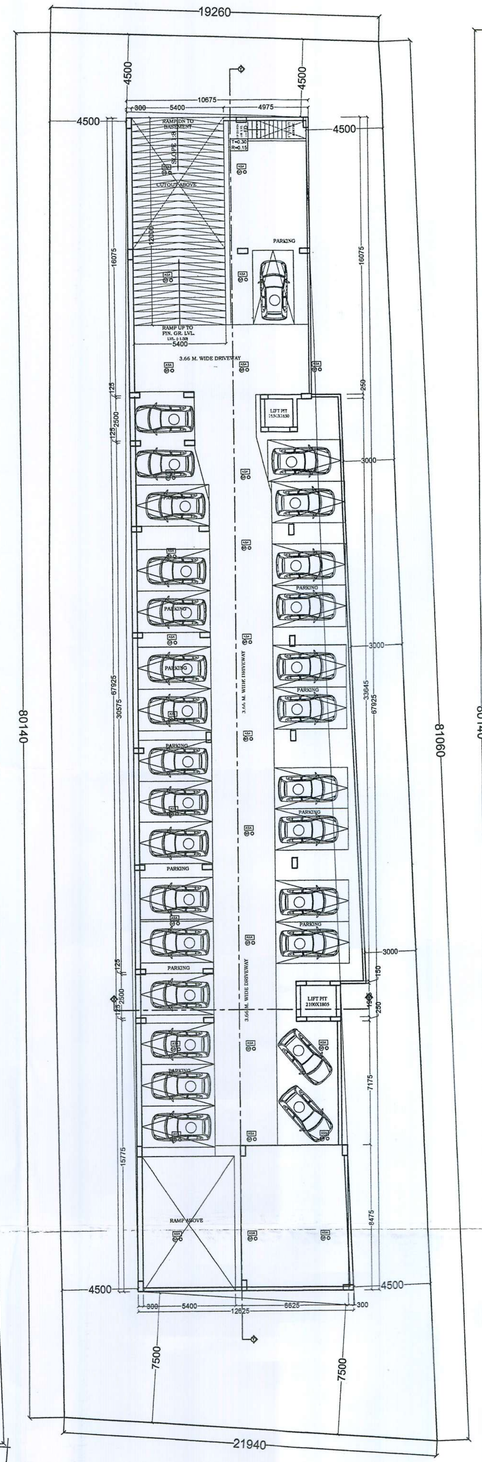
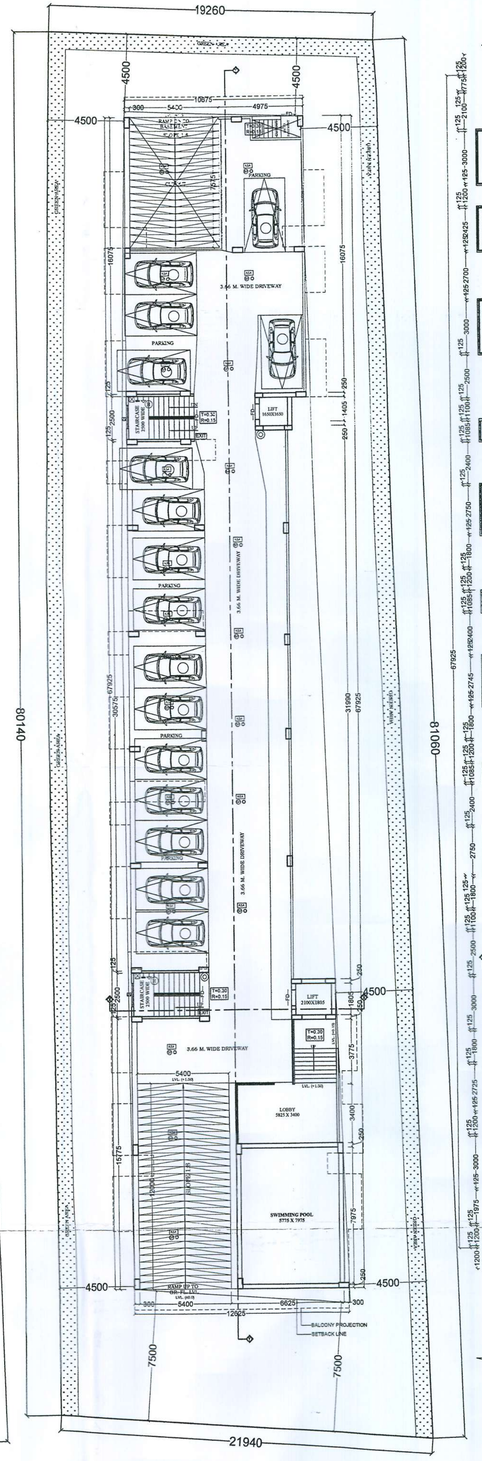


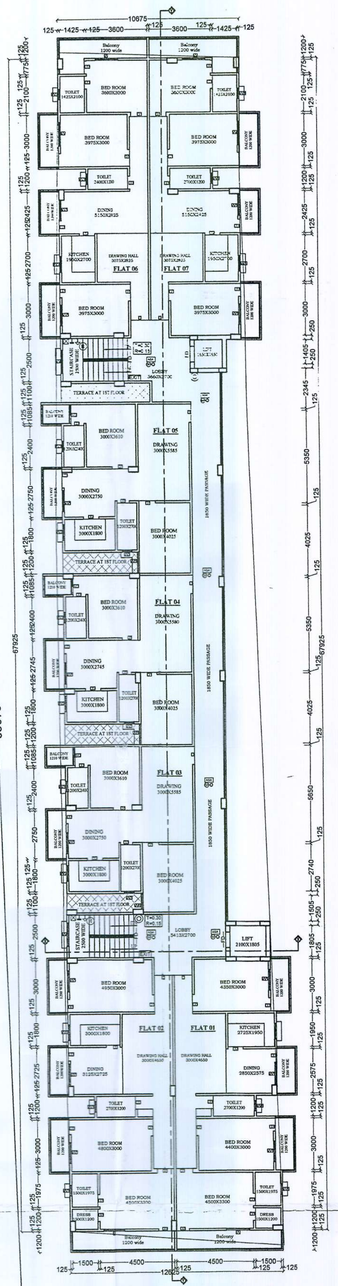
SITE PLAN
SCALE 1:100



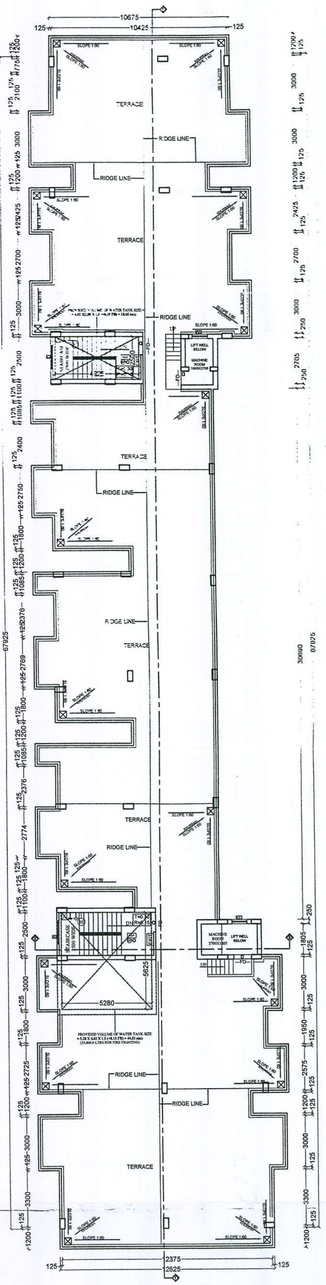
BASEMENT FLOOR PLAN



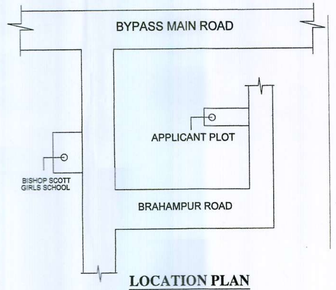
GROUND FLOOR PLAN



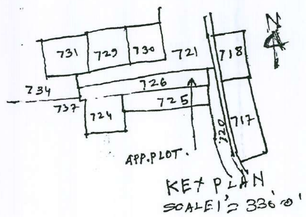
1ST TO 6TH FLOOR PLAN



TERRACE FLOOR PLAN



LOCATION PLAN



KEY PLAN
SCALE - 1"=330'-0"

SCHEDULE OF DOORS & WINDOWS

S.NO	TYPE	WIDTH	SILL	LINTEL	HEIGHT	DESCRIPTION
01	D	1050	00	2100	2100	SINGLE LEAF DOOR
02	D1	975	00	2100	2100	SINGLE LEAF DOOR
03	D2	900	00	2100	2100	SINGLE LEAF DOOR
04	D3	750	00	2100	2100	SINGLE LEAF DOOR
05	W	1350	900	BEAM BOTTOM	1650	SLIDING WINDOW
06	W1	1200	900	BEAM BOTTOM	1650	SLIDING WINDOW
07	W2	900	900	BEAM BOTTOM	1650	SLIDING WINDOW
08	W3	600	1500	BEAM BOTTOM	1050	LOUVERED GLASS

FIRE LEGENDS :

[1] OVERHEAD WATER STATIC OF 25,000 LITERS CAPACITY - 25,000 LTRS
[2] HYDRANT POINT — (H) (WET RISING SYSTEM)
[3] HOSE REAL
[4] I.S.I MARKED F.E
[5] FLUORESCENT SIGN. — EXIT
[6] SEAMAC CONNECTION
[7] SPRINKLER'S INSTALLATION — (S)
[8] MANUAL CALL ALARM POINT — (O) FD
[9] FIRE RESISTANCE STEEL DOOR — ---FD---
[10] AREA COVERED WITH SMOKE DETECTION SYSTEM — ASA
[11] EMERGENCY LIGHT
[12] P. A. SYSTEM
[13] FIRE ALARM CALL POINT
[14] UNDERGROUND WATER TANK 20,000 LITERS CAPACITY - 20,000 LTRS

AREA CALCULATION :-

TOTAL PLOT AREA AS/DEED = 1669.80 SQ M
TOTAL PLOT AREA AS/SITE = 1669.58 SQ M
NET PLOT AREA = 1669.58 SQ M

BASEMENT FLOOR B/U AREA = 4.50 SQM
GROUND FLOOR B/U AREA = 20.50 SQM
FIRST FLOOR B/U AREA = 691.25 SQ.M.
SECOND FLOOR B/U AREA = 691.25 SQ.M.
THIRD FLOOR B/U AREA = 691.25 SQ.M.
FOURTH FLOOR B/U AREA = 691.25 SQ.M.
FIFTH FLOOR B/U AREA = 691.25 SQ.M.
SIXTH FLOOR B/U AREA = 691.25 SQ.M.
TOTAL B/U AREA (ALL FLOOR) = 4172.50 SQ.M.

F.A.R.= 4172.50/1669.58 = 2.49

PROJECT DETAILS :-

PROPOSED RESIDENTIAL BUILDING AT SHEKHPURA ,PATNA

OWNERS:-
1. RAM NIRANJAN PRASAD S/O LATE RAM PUKAR RAI
2. DEEP NARAYAN RAI S/O LATE RAM PUKAR RAI
3. VIKASH KUMAR S/O RAM NIRANJAN PRASAD
4. RAHUL KUMAR S/O DEEP NARAYAN RAI

PLOT DETAIL :-
C.S.PLOT NO. -726 P, KHATA NO.- 24 , THANA NO -111,TAUZI NO -28 , MAUZA - SHEKHPURA BRAHAMPUR, DISTRICT - PATNA

DEVELOPER :-
M/S VAIBHAV GREEN HOMES PVT LTD
DIRECTOR - ALOK KUMAR SINGH S/O RAJ KUMAR SINGH

SHEET NO.	SCALE	NORTH
S.D -01/02	1 : 150	

VAIBHAV GREEN HOMES PVT. LTD.
Registration No.:-
BR/UDHD/BLDR/23-0244
Goverment of Bihar
SIGNATURE OF OWNER

BRAJESH KUMAR SINHA
Registration No.
SR/UDHD/SE/23-0076
UDHD, GOVERNMENT OF BIHAR
SIGNATURE OF STRUCTURE ENGINEER

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR
SIGNATURE OF ARCHITECT

Patna Metropolitan Area Authority
Sanction of Plan Case no...PMAA/PRAV/SHEKHPURA BRAHAMPUR/856706/77/2023
dated...30-12-2023...accorded under RAJBHARI SHARIF
Development Control Regulations For Patna
Master Plan 2031 (Byelaws no 8) of Bihar Building
Byelaws 2014 (as amended 2022) on Date...25-03-2024

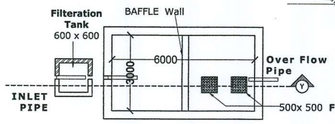
30/12/24
सहायक नगर योजना परिवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

30/12/24
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

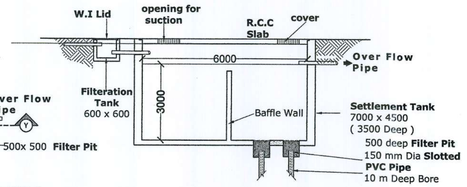
कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधि...

30/12/24
अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

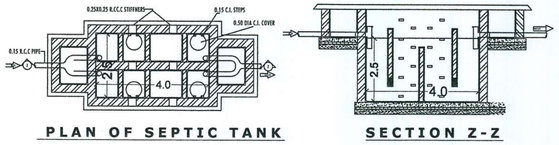
बिहार भू–सम्पदा (विनियमन विकास) नियामवली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।



TYPICAL PLAN OF RAINWATER HARVESTING TANK

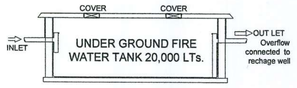


TYPICAL SECTION YY'

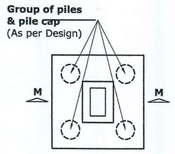


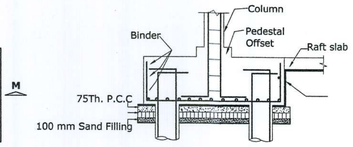
PLAN OF SEPTIC TANK

SECTION Z-Z

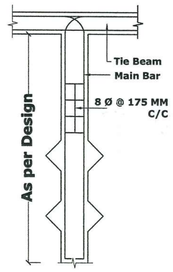


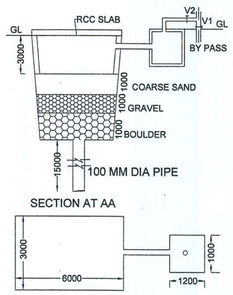
SECTION
UNDER GROUND FIRE WATER TANK





FOUNDATION DETAIL





DET. OF RECHARGEABLE BORE WELL

PARKING CALCULATION:-

REQUIRED PARKING 25% OF 85% BUILT-UP AREA
TOTAL B/U AREA = 4172.50 sq.m
85% OF BUILT-UP AREA = 4172.50 X 0.85 sq.m = 3546.62 sq.m
REQUIRED PARKING AREA = 3546.62 X 0.25 = 886.65 sq.m

COVERED PARKING AREA ON BASEMENT FLOOR = 661.00 sq.m
COVERED PARKING AREA ON GROUND FLOOR = 624.00 sq.m
TOTAL PROVIDED PARKING AREA = 661.00 sq.m+624.00 sq.m. = 1285.00 SQ.M.

SEPTIC TANK CALCULATION:-

TOTAL NO OF FLAT = 42 NOS
EACH FLAT HAVING 5 PERSON
TOTAL NO OF PERSON = 42 X 5 = 210 PERSON
PER PERSON REQ. = 0.085 CU.M.
TOTAL REQ. VOLUME OF SEPTIC TANK = 210 X 0.085 = 17.85 CU.M.
TOTAL REQ. CAPACITY OF SEPTIC TANK = 17.85 CU.M.
TOTAL PROVIDED CAPACITY OF SEPTIC TANK
= 4.0 X 2.50 X 2.50 = 25.0 CU.M.

WATER TANK CALCULATION:-

TOTAL NO OF FLAT = 42 NOS
EACH FLAT HAVING 5 PERSON
TOTAL NO OF PERSONS = 42 X 5 = 210 PERSON
PER PERSON REQ. = 135 LTRS./DAY
TOTAL REQ. CAPACITY OF WATER TANK = 210 X 135
= 28350.00 LTRS.
REQUIRED VOLUME FOR FIRE FIGHTING = 25000 LTRS.
TOTAL REQ. CAPACITY = 28350 + 25000 LTRS.
= 53350 LTRS. = 53.35 CUM
PROVIDED CAPACITY OF WATER TANK
1) 4.92 X2.50 X 1.5 (+0.15 FB) = 18.45 cum
2)5.28 X5.62 X 1.5 (+0.15 FB) = 44.51 cum
TOTAL PROVIDED WATER TANK CAPACITY=17.71 + 43.71 = 61.42CU.M

WATER HARVESTING SUMP CALCULATION :-

TERRACE FLOOR AREA = 776.50sqm.
RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR EVERY 100 SQM. TERRACE AREA,
SO TOTAL REQ. CAPACITY OF SUMP = 7.76 x 6 = 46.56 cum
PROVIDED TANK SIZE =6.0x3.0x3.0 =54.0 cum
TOTAL VOLUME OF SUMP = 54.0 cum

GREEN AREA CALCULATION:-

REQUIRED GREEN AREA 10% of TOTAL PLOT AREA
TOTAL PLOT AREA= **1669.58** sqm
So, REQUIRED GREEN AREA = **166.95** sqm
TOTAL PROVIDED GREEN AREA = 178.50 sqm

SCHEDULE OF DOORS & WINDOWS

S.NO	TYPE	WIDTH	SILL	LINTEL	HEIGHT	DESCRIPTION
01	D	1050	00	2100	2100	SINGLE LEAF DOOR
02	D1	975	00	2100	2100	SINGLE LEAF DOOR
03	D2	900	00	2100	2100	SINGLE LEAF DOOR
04	D3	750	00	2100	2100	SINGLE LEAF DOOR
05	W	1350	900	BEAM BOTTOM	1650	SLIDING WINDOW
06	W1	1200	900	BEAM BOTTOM	1650	SLIDING WINDOW
07	W2	900	900	BEAM BOTTOM	1650	SLIDING WINDOW
08	W3	600	1500	BEAM BOTTOM	1050	LOUVERED GLASS

SPECIFICATION:-

1. **FOUNDATION** - R.C.C. UNDER REAMED PILE FOUNDATION 6.0 M DEEP WITH R.C.C. AS/ STRUCTURAL ENGINEER.
2. **SUPER STRUCTURE** - 1st CLASS BRICK WORK IN SUPER STRUCTURE WITH CEMENT MORTER 1:6.
3. **PLINTH** - HEIGHT P.L. AND G.L. AS SHOWN IN SECTION.
4. **FLOORING** - 0.025M TH. I.P.S. FLOORING OVER 0.125M TH. DRY RAMMED KHOA OVER 0.075 M TH. BRICK FLAT SOLING OVER SAND FILLING.
5. **ROOF** - 0.10M TH. AVERAGE LIME TERRACING OVER R.C.C. ROOF SLAB.
6. **DOORS** - CHOWKHATS OF DOORS TO BE SAL WOOD.
7. **WINDOWS** - ALL WINDOWS TO BE FULLY GLAZED IN STEEL.
8. **PLASTER** - 0.12M TH. CEMENT PLASTER ON BOTH SIDE OF BRICK WORK .
9. **COLOURING** - COLOUR OR WHITE WASH AS/CHOICE

FIRE LEGENDS :

[1] OVERHEAD WATER STATIC OF 25,000 LITERS CAPACITY - 25,000 LTRS
[2] HYDRANT POINT — (H) (WET RISING SYSTEM)
[3] HOSE REAL
[4] I.S.I MARKED F.E
[5] FLUORESCENT SIGN. — EXIT
[6] SEAMAC CONNECTION
[7] SPRINKLER'S INSTALLATION — (S)
[8] MANUAL CALL ALARM POINT — (O) — FD
[9] FIRE RESISTANCE STEEL DOOR
[10] AREA COVERED WITH SMOKE DETECTION SYSTEM — ASA
[11] EMERGENCY LIGHT
[12] P . A , SYSTEM
[13] FIRE ALARM CALL POINT
[14] UNDERGROUND WATER TANK 20,000 LITERS CAPACITY - 20,000 LTRS

PROJECT DETAILS :-

PROPOSED RESIDENTIAL BUILDING AT SHEKHPURA ,PATNA

OWNERS:-
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2. DEEP NARAYAN RAI S/O LATE RAM PUKAR RAI
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PLOT DETAIL :-
C.S.PLOT NO. -726 P, KHATA NO.- 24 , THANA NO -111,TAUZI NO -28 , MAUZA - SHEKHPURA BRAHAMPUR DISTRICT - PATNA

DEVELOPER :-
M/S VAIBHAV GREEN HOMES PVT LTD
DIRECTOR - ALOK KUMAR SINGH S/O RAJ KUMAR SINGH

SHEET NO.	SCALE	NORTH
S.D -02/02	1 : 150	

VAIBHAV GREEN HOMES PVT. LTD. Registration No.- 0244 BR/UDHD/BLDR/23 Goverment of Bihar

SIGNATURE OF OWNER

BRAJESH KUMAR SINHA
Registration No. BR/UDHD/ENG/22-23/0870
STRUCTURE ENGINEER.
UDHD, GOVERNMENT OF BIHAR

ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

SIGNATURE OF ARCHITECT

Patna Metropolitan Area Authority
Sanction of Plan Case no. PMAA/PANI SHEKHPURA BRAHAMPUR/BPA706/77/2023
dated 30-12-2023 accorded under PHULWARI SHARIF
Development Control Regulations For Patna
Master Plan 2031 (byelaws no 8) of Bihar Building
Byelaws 2014 (as amended 2022) on Date 22-09-2024

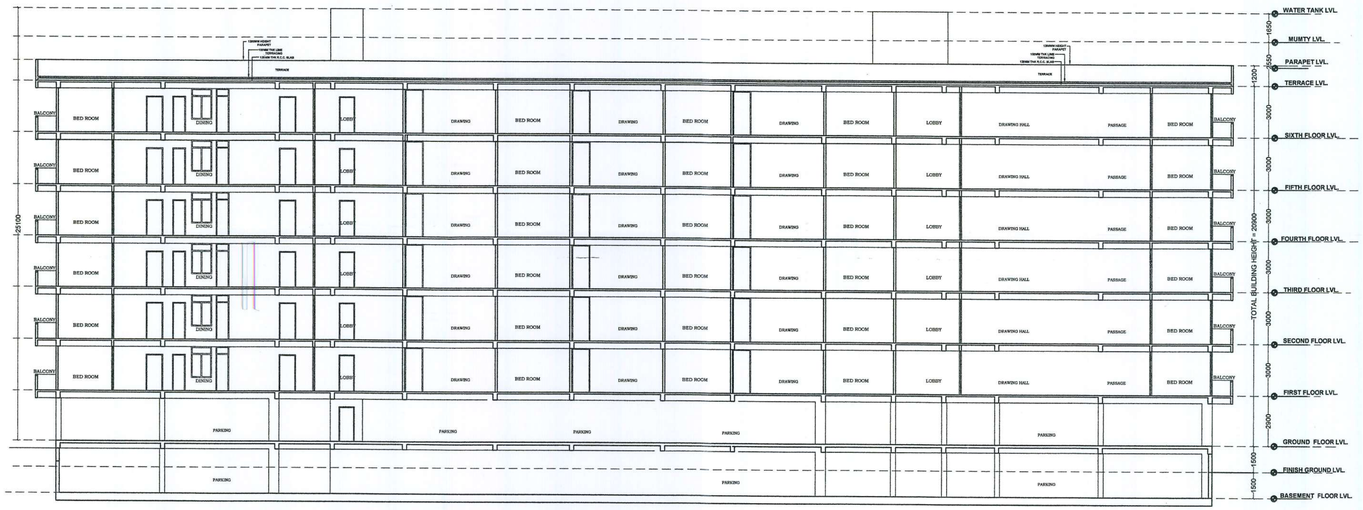
सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

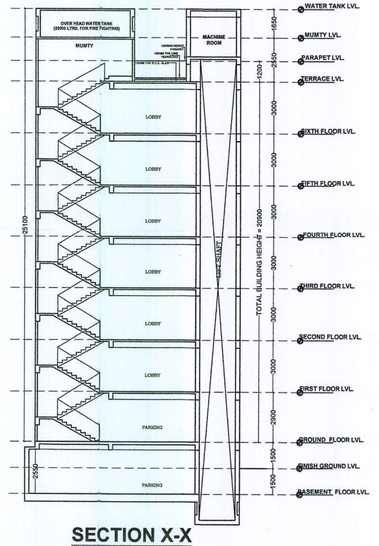
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पटना महानगर क्षेत्र प्राधिकार

अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

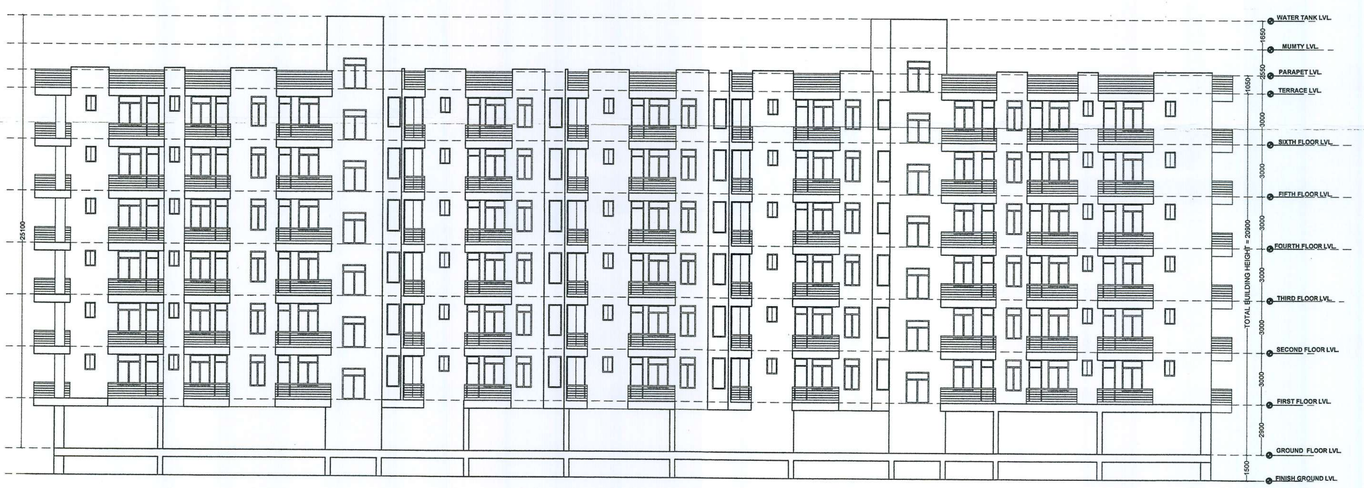
बिहार भू–सम्पदा (विनियमन विकास) नियामवली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।



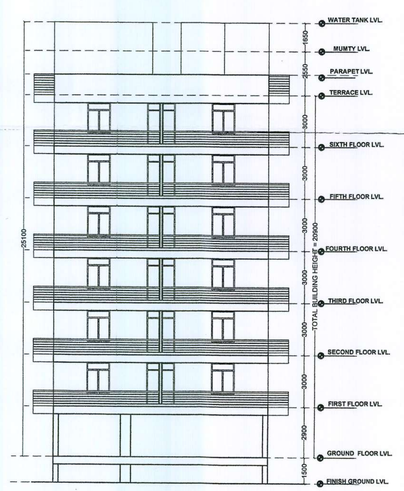
SECTION Y-Y



SECTION X-X



LEFT SIDE ELEVATION



FRONT ELEVATION