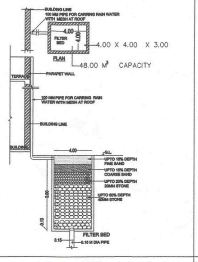
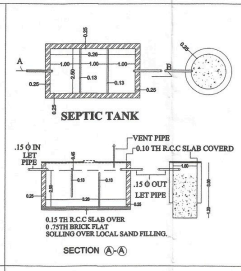


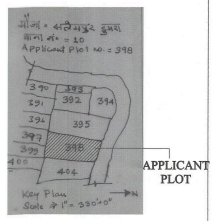
LOCATION PLAN (N.T.S)



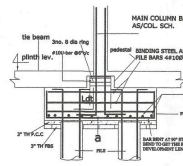
RAIN WATER HARWESTING



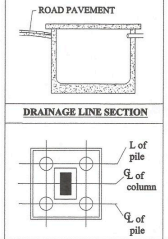
SEPTIC TANK DETAIL



KEY PLAN



PILE CAP DETAIL



TYPICAL PILE DETAIL

TOTAL NO. OF FLAT = 20
TOTAL NUMBER OF PERSONS = 20 X 6 = 120
6 PERSONS EXTRA= 120 + 6 = 126
TOTAL NUMBER OF PERSONS = 126
VOLUME OF SEPTIC TANK REQUIRED
@ 0.085/HEAD/PER DAY
= 0.085 X 126 = 10.71 CUB

REQUIRED SEPTIK TANK = 10.71
SEPTIC TANK PROVIDED
= 18.75 CUB M
SIZE OF SEPTIC TANK
= 3.0 X 2.5 X 2.5 = 18.75 CUB M
= 18.75 CUM M

LENGTH OF SEPTIC TANK -
18.75 -0.26 (DEDUCT 0.26 M. INNER WALL) = 18.49 M

SEPTIC TANK CALCULATION

FIRE LEGENDS

S.NO.	LEGENDS	TABLE 5.1 V POINTs
01.		F.D. FIRE RESISTING DOOR (CHECK DOOR 1/2" H.R. FIRE RATING)
02.		FIRE HYDRANT CONNECTED WITH WET RISING SYSTEM
03.		HOSE REEL
04.		LOUD SPEAKER
05.	EXIT	EXIT DIRECTIONAL SIGNS
06.	AA	FLOOR INDICATOR PANEL FOR AUTOMATIC FIRE ALARM SYSTEM
07.		SHAMESH CONNECTION TO THE WET RISING SYSTEM
08.		EMERGENCY LIGHT
09.	ABC	5 KG FIRE EXTINGUISHER CO^2 TYPE
10.	ABC	2 KG FIRE EXTINGUISHER CO^2 TYPE
11.		MANUAL CALL ALARM POINT
12.	4,000 Manual Operation	YARD HYDRANT POINT
13.	35,000.00	OVER HEAD WATER STATIC TANK
14.	50,000.00	UNDER GROUND WATER TANK
15.		AUTOMATIC SPRINKLERS INSTALLATION
16.		AUTOMATIC SPRINKLERS INSTALLATION – (2)
17.		UPRIGHT TYPE SPRINKLER
18.		SIDE WALL SPRINKLER
19.		900 LPM BOOSTER PUMP

SPECIFICATION

1. R.C.C. PILES FOUNDATION AS PER STRUCTURAL DESIGN
2. 1ST CLASS BRICK WORK IN CEMENT MORTAR (1:6) IN SUPER STRUCTURE
3. 0.025 TH I.P.S. FLOORING OVER 0.15 TH.DRY RAMMED KHOA OVER 0.075 TH FLAT BRICK SOLING
4. 12MM TH. CEMENT PLASTER ON BOTH SIDE OF WALL
5. ALL FLUSH DOORS AND STEEL FRAME WITH GLAZED WINDOW
6. WHITE AND COLOR WASH AS PER CHOICE

TYPE	WIDTH	HEIGHT	SILL LVL	LIN. LVL	DESCRIPTION
D	1.07	2.13	0.0	2.13	PANNEL DOOR
D1	0.92	2.13	0.0	2.13	PANNEL DOOR
D2	0.76	2.13	0.0	2.13	PANNEL DOOR
D/W	1.83	2.13	0.0	2.13	SLIDING DOOR
D/W1	1.52	2.13	0.0	2.13	SLIDING DOOR
SLD	1.52	2.13	0.0	2.13	SLIDING DOOR
W1	1.22	1.20	0.90	2.13	DO
W2	0.91	1.20	0.90	2.13	DO
W3	1.52	1.20	0.90	2.13	DO
W4	2.44	0.80	1.80	BEAM BOTTOM	DO
W5	2.60	0.80	1.80	BEAM BOTTOM	DO
V	0.61	1.20	1.07	2.13	DO

PROPOSED G+4 RESIDENTIAL BUILDING FOR MR.CHANDRA MOHAN NARAYAN SINGH S/O LATE DR. HARDEO NARAYAN SINGH , AT PLOT NO - 398(P) KHATA NO - 56, CIRCLE NO - 252 THANA NO- 10 ,THANA - SHASTRI NAGAR TAUZI NO-15194, MAUZA- SALEMPUR DUMRA DIST.- PATNA.

DEVELOPER NAME :- PILLARS DEVELOPER CONSTRUCTION
DIRECTOR :- MD. ISHTEAQUE KHAN & SADIQUE AKHTAR
ADDRESS :- SAMANPURA RAJA BAZAR , MADRSA ROAD , B.V COLLEGE , PATNA

ALL DIMENTION IN METER

SCALE	SHEET NO.
SCALE-1:100	02

PILLARS DEVELOPER CONSTRUCTION
BR/UDHD/BLDR/P/25-0274

SIGNATURE OF BUILDER

Er. MUKESH KUMAR
STRUCTURE ENGINEER
BR/UDHD/SE/23-0038

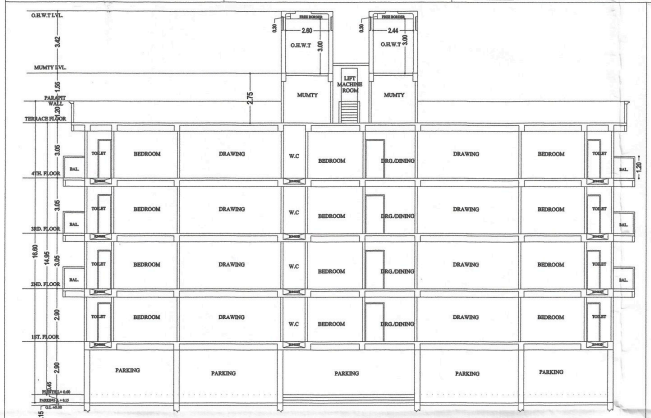
SIGNATURE OF STRUCTURAL ENGINEER

Chandra Mohan Narayan.

SIGNATURE OF OWNER

AR. ABHIJIT KUMAR
COA & BR/UDHD
CA/2016/49761

SIGNATURE OF ARCHITECT



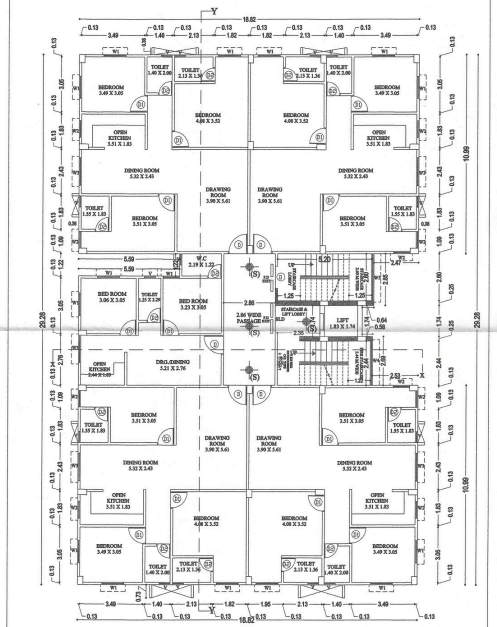
SECTION Y' Y'



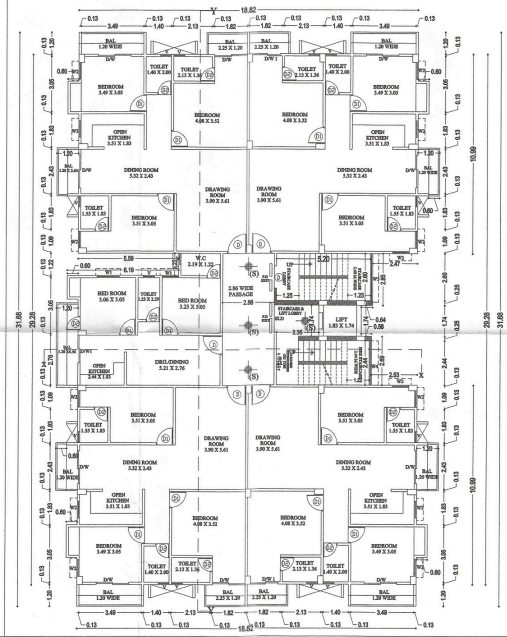
SOUTH SIDE ELEVATION



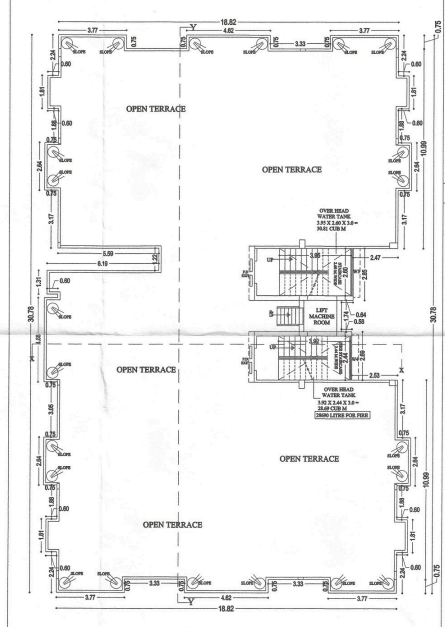
FRONT SIDE ELEVATION



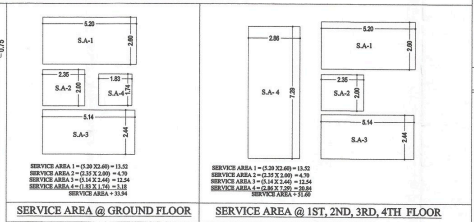
1ST FLOOR



2ND , 3RD & 4TH FLOOR

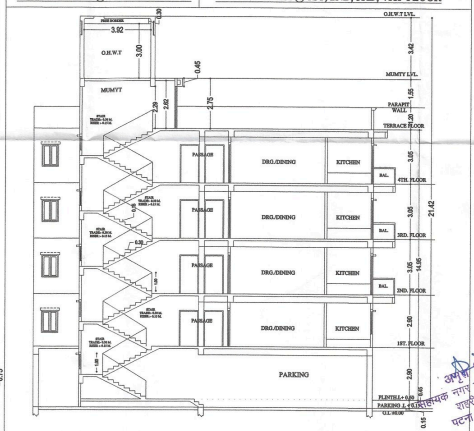


TERRACE FLOOR



SERVICE AREA @ GROUND FLOOR

SERVICE AREA @ 1ST, 2ND, 3RD, 4TH FLOOR



SECTION X' X'

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. P/SALEMPUR DUMRA/PRN-G+4/12-07/2025 ..... 20.....
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date..06/09/2025.....
SANCTION OF PLAN ACCORDED

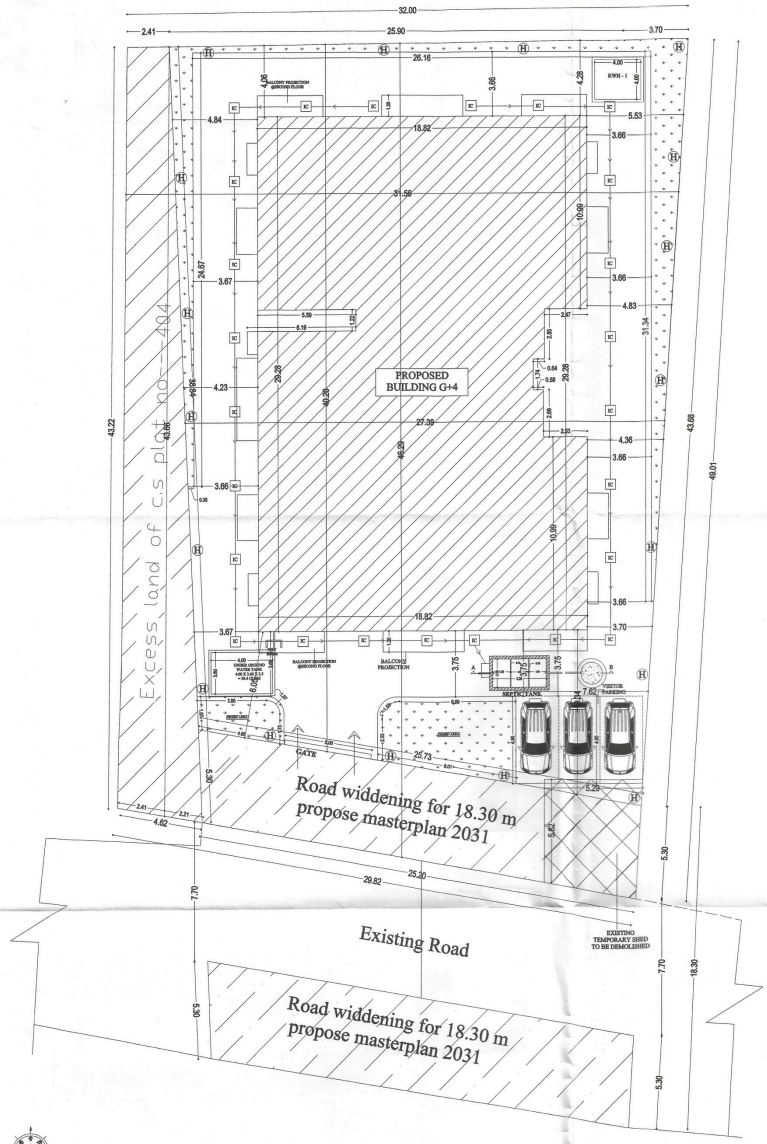
निदेशक
शहरी योजना
पटना नगर निगम, पटना

असैनिक नगर योजना परामर्शक
शहरी योजना
पटना नगर निगम

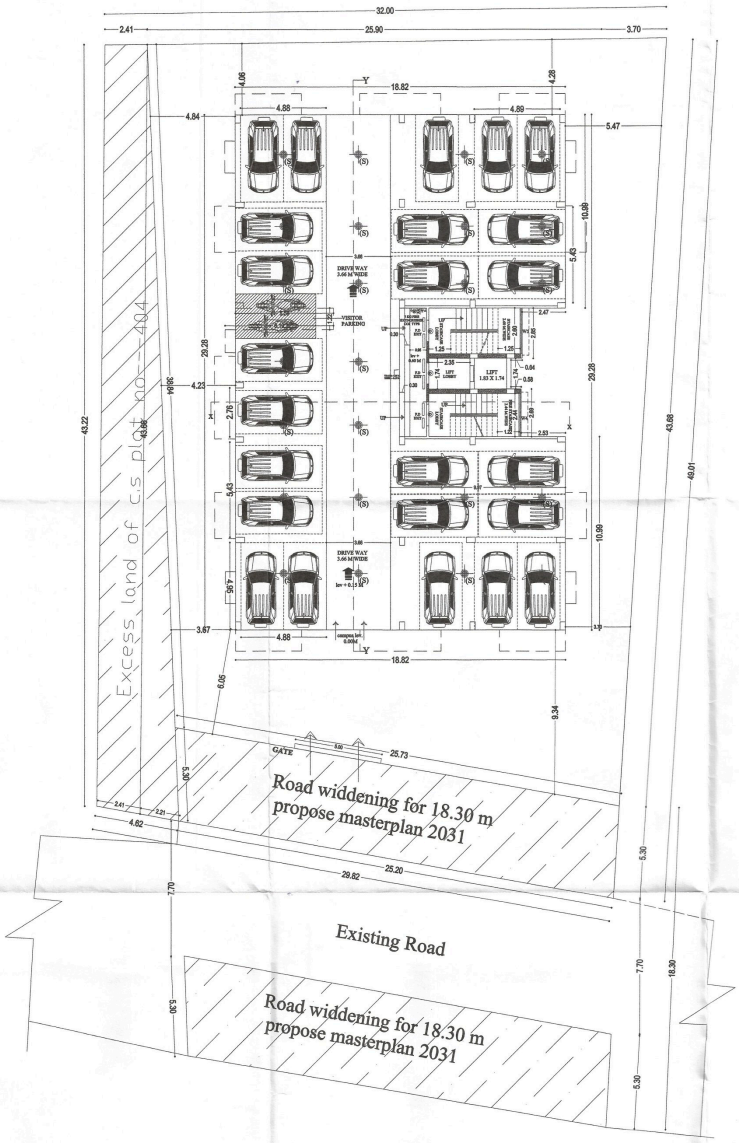
Terms & Conditions:-

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

बिल्डर/प्रोमौटर/भू-स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यवसायिक कम्पलेक्स में सुरक्षा 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.TV. कैमरा का अधिष्ठापन करेंगे अन्यथा संबंधित एवं एक बाईलॉज के सुसंगत धाराओं के तहत् कारवाई किया जायेगा।



SITE PLAN SCALE-1:100



GROUND FLOOR

Terms & Conditions:-

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

FIRE LEGENDS

S.NO.	LEGENDS	TABLE L.V POINTS
01.		F.D. FIRE RESISTING DOOR (CHECK DOOR 1/2" H.S. FIRE RATING)
02.		FIRE HYDRANT CONNECTED WITH WET RISERS SYSTEM
03.		HOSE REEL
04.		LOUD SPEAKER
05.	EXIT	EXIT DIRECTIONAL SIGNS
06.	AA	FLOOR INDICATOR PANEL FOR AUTOMATIC FIRE ALARM SYSTEM
07.		SEAMESS CONNEXION TO THE WET RISING SYSTEM
08.		EMERGENCY LIGHT
09.	CO_2 ABC	5 KG FIRE EXTINGUISHER CO^2 TYPE
10.	ABC	2 KG FIRE EXTINGUISHER CO^2 TYPE
11.		MANUAL CALL ALARM POINT
12.	4 INCH HYDRANT	YARD HYDRANT POINT
13.	25,000.00	OVER HEAD WATER STATIC TANK
14.	50,000.00	UNDER GROUND WATER TANK
15.	(S)	AUTOMATIC SPRINKLERS INSTALLATION
16.	A/S	AUTOMATIC SPRINKLER'S INSTALLATION – (S)
17.		UPRIGHT TYPE SPRINKLER
18.		SIDE WALL SPRINKLER
19.		900 LPM BOOSTER PUMP

SPECIFICATION

1. R.C.C. PILES FOUNDATION AS PER STRUCTURAL DESIGN
2. 1ST CLASS BRICK WORK IN CEMENT MORTAR (1:6) IN SUPER STRUCTURE
3. 0.025 TH L.P.S. FLOORING OVER 0.15 TH.DRY RAMMED KHOA OVER 0.075 TH FLAT BRICK SOLING
4. 12MM TH. CEMENT PLASTER ON BOTH SIDE OF WALL
5. ALL FLUSH DOORS AND STEEL FRAME WITH GLAZED WINDOW
6. WHITE AND COLOR WASH AS PER CHOICE

TYPE	WIDTH	HEIGHT	SILL. LVL.	LIN. LVL.	DESCRIPTION
D	1.07	2.13	0.0	2.13	PANNEL DOOR
D1	0.92	2.13	0.0	2.13	PANNEL DOOR
D2	0.76	2.13	0.0	2.13	PANNEL DOOR
D/W	1.83	2.13	0.0	2.13	SLIDING DOOR
D/W1	1.52	2.13	0.0	2.13	SLIDING DOOR
W1	1.22	1.20	0.90	2.13	DO
W2	0.91	1.20	0.90	2.13	DO
W3	1.52	1.20	0.90	2.13	DO
W4	2.44	1.20	0.90	2.13	DO
W5	2.60	1.20	0.90	2.13	DO
V	0.61	1.20	1.07	2.13	DO

PROPOSED G+4 RESIDENTIAL BUILDING FOR MR.CHANDRA MOHAN NARAYAN SINGH S/O LATE DR. HARDEO NARAYAN SINGH , AT PLOT NO - 398(P) KHATA NO - 56, CIRCLE NO - 252 THANA NO- 10 ,THANA - SHASTRI NAGAR TAUZI NO-15194, MAUZA- SALEMPUR DUMRA DIST.- PATNA.

DEVELOPER NAME :- PILLARS DEVELOPER CONSTRUCTION
DIRECTOR :- MD. ISHTEAQUE KHAN & SADIQUE AKHTAR
ADDRESS :- SAMANPURA RAJA BAZAR , MADRSA ROAD , B.V COLLEGE , PATNA

RAIN WATER HARVESTING CALCULATION

TOTAL ROOF AREA = 577.06 SQM

REQUIRED 6 CUBIC METERS FOR EVERY 100 SQ M OF ROOF AREA AS PER NORMS FOR RAIN WATER HARVESTING
ROOF AREA = 577.06 SQM
RECHARGING PIT SIZE FOR THE GIVEN AREA= 577.06 /100 X 6 = 34.62 CUM
REQUIRED PIT SIZE = 34.62 CUM

PROVIDED VOLUME OF RECHARGING PIT SIZE = 4.00 X 4.00 X 3.00 = 48.00 CUM

WATER TANK CALCULATION

TOTAL NO OF FLAT = 20
EACH FLAT 6 PERSON
TOTAL NOS OF PERSON = 20 X 6 = 120 (PERSON)
6 PERSONS EXTRA = 120 + 6 = 126 (PERSON)

TOTAL NO OF PERSON = 126 NOS

WATER REQUIRED @ 135 LTS. PER HED PER DAY .
= 135 X 126 = 17010 LTR + 25000 LTR FOR FIRE FITTING
PROVISION OF WATER TANK
17010 + 25000 = 42010 = 42.01 cub M
TOTAL REQUIREMENT LTS. = 42.01
PROVIDED TANK : - 1).3.95 X 2.60 X 3.0 = 30.81 CUB M
2). 3.92 X 2.44 X 3.0 = 28.69 CUB M (FOR FIRE)
PROVIDED OF WATER TANK= 59.50 CUB M

PARKING CALCULATION

PROVISION OF COVERED PARKING AREA
AS REQUIRED PARKING AREA
TOTAL BUILT UP AREA - SERVICE AREA
(GROUND,1ST , 2ND ,3RD & 4TH FLOOR)
(33.94 + 51.60 +51.60 + 51.60 + 51.60)
2211.24 - 240.34 = 1970.90 SQ M.
REQUIRED PARKING AREA=1970.90 X 25 %
= 492.72 SQ.M
PROVIDED COVERED PARKING
AREA = 494.03 SQ.M
PROVIDED OPEN PARKING
AREA =36.24 SQ.M

AREA CALCULATION

PLOT AREA AS PER DEED	= 2264.53 SQM
TOTAL POSSESSION AREA	= 1421.15 SQM
EXCESS LAND OF C.S PLOT NO 404	= 152.93 SQM
18.30 M WIDE AREA LEFT FOR ROAD WIDENING AS PER PROPOSED MASTER PLAN 2031	
AREA LEFT FOR ROAD WIDDING	= 134.96 SQM
NET PLOT AREA	= 1133.26 SQM
PERMISSIBLE F.A.R	= 2.0
PERMISSIBLE B/UP AREA = 1133.26 X 2.0 =2266.52 SQM	

FLOOR NAME	BUILT-UP AREA	NET DEDUCTION (STAIRCASE, LIFT, SHAFT, 50 % BALCONY AREA DEDUCTED)	NET BUILT-UP AREA
GROUND FLOOR	531.58	494.03	37.55
1st FLOOR	524.75	3.19	521.56
2nd FLOOR	577.17	26.46	550.71
3rd FLOOR	577.17	26.46	550.71
4th FLOOR	577.17	26.46	550.71
TARRACE	0.00	0.00	00.00
TOTAL	2787.84	576.60	2211.24

TOTAL NET BUILT-UP AREA = 2211.24

F.A.R = 2211.24 / 1133.26 = 1.95

GREEN AREA CALCULATION

NET PLOT AREA = 1133.26 SQ.M
REQUIRED GREEN AREA =10% OF 1133.26 SQ.M = 113.32 SQ.M
REQUIRED OF GREEN AREA= 113.32

1. GREEN AREA= 11.07
2. GREEN AREA= 70.40
3. GREEN AREA= 33.37

TOTAL GREEN AREA = 11.07 + 70.40 +33.37 = 114.84 SQM
PROVIDED OF GREEN AREA = 114.84 SQM

ALL DIMENTION IN METER

SCALE	SHEET NO.
SCALE-1:100	01

PILLARS DEVELOPER CONSTRUCTION
BR/UDHD/BLDR/P/25-0274
SIGNATURE OF BUILDER

Er. RAKESH KUMAR
STRUCTURE ENGINEER
BR/UDHD/SE/23-0038
SIGNATURE OF STRUCTURAL ENGINEER

Chandra Mohan Narayan Singh
SIGNATURE OF OWNER

AR. ABHIJIT KUMAR
COA & BR/UDHD
CA/2010/49761
SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. PLSALEMPUR DUMRA/PRN-(G)-9/12-25/2025
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date 26/09/2025
SANCTION OF PLAN ACCORDED
निदेशक
शहरी योजना
पटना नगर निगम, पटना

अंशु पिंकू
सहायक नगर योजना पर्यवेक्षक
शहरी योजना
पटना नगर निगम