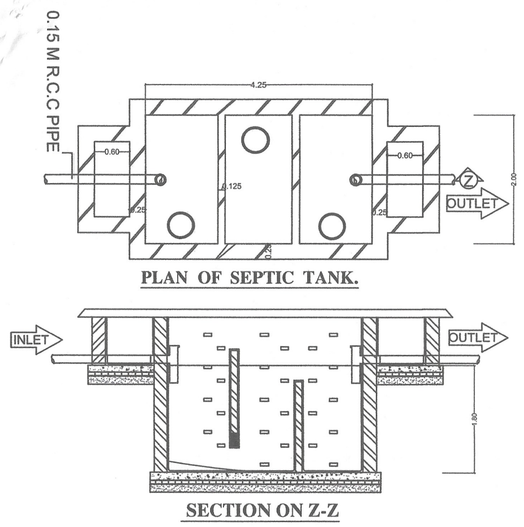
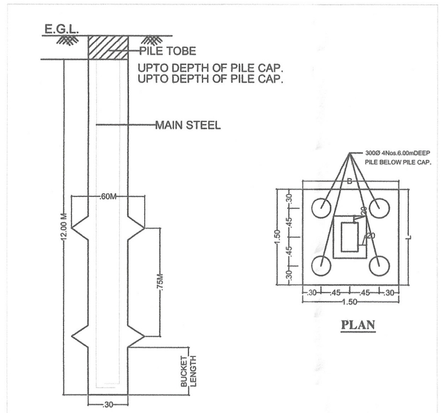
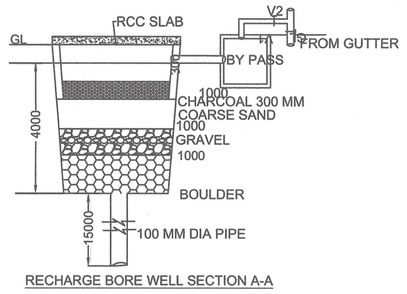
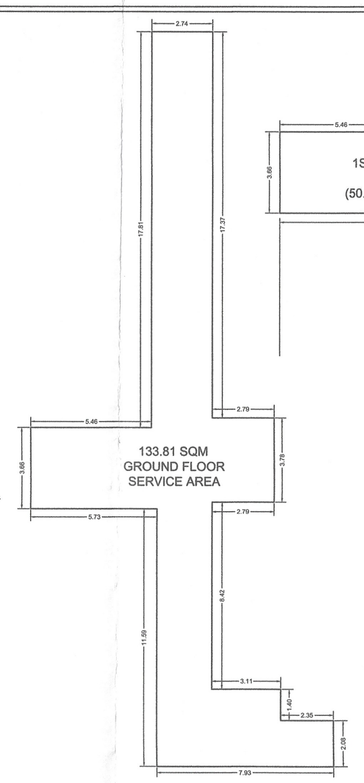
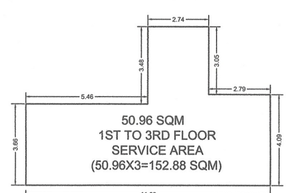
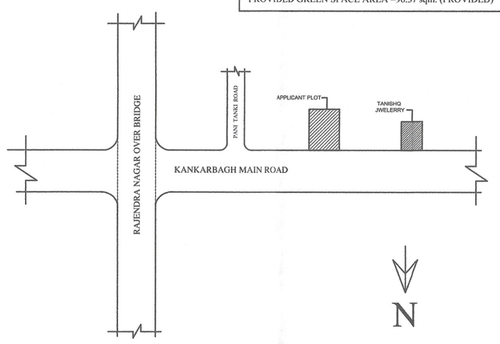












GREEN SPACE CALCULATION :-

TOTAL NET PLOT AREA = 903.58 sqm.
GREEN AREA REQUIRED @10% OF
TOTAL PLOT AREA =90.36 Sqm. (REQ.)

PROVIDED GREEN SPACE AREA =96.37 sqm. (PROVIDED)

WATER HARVESTING SUMP CALCULATION :-

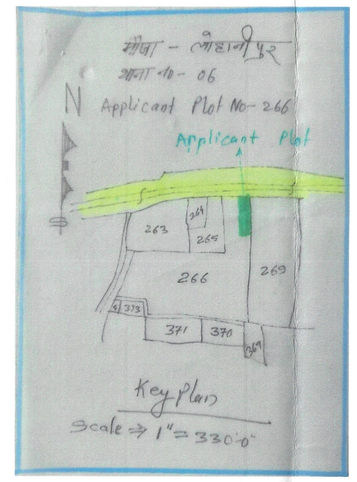
TERRACE FLOOR AREA = 545.89 SQM.
RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR
EVERY 100 SQM. TERRACE AREA,
SO TOTAL REQ. CAPACITY OF SUMP = 5.45 x 6 = 32.70 CUM. (REQUIRED)

PROVIDED TANK SIZE =4.00x 3.00 x 3.00 = 36.00 CUM. (PROVIDED)

POPULATION DENSITY CALCULATION :-

FOR COMMERCIAL

TOTAL COMMERCIAL BUILT-UP AREA = 1832.60 sq.m
TOTAL CARPET AREA = BUILT-UP AREA/2 = 1832.60/2 = 921.17 sq.m
TAKING DENSITY OF 6 SQ.M PER PERSON
NO. OF PERSON = 921.17/6 = 153.53 = **154 PERSON**



KEY PLAN

SCHEDULE OF DOORS, WINDOWS

TYPE	WIDTH	HEIGHT	SILL. LEV.	LIN. LEV.	DESCRIPTION
SD	1.80	2.10	0.0	2.10	SINGLE LEAF DOOR
D1	0.75	2.10	0.0	2.10	SINGLE LEAF DOOR
D2	2.40	2.10	0.0	2.10	SINGLE LEAF DOOR
W1	1.50	1.65	0.91	2.55	FULLY GLAZED WIN.
V	0.60	1.05	1.52	2.55	FULLY GLAZED WIN.

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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

AREA CALCULATION :-

TOTAL PLOT AREA AS/DEED = **904.28 SQ.MT.**
TOTAL PLOT AREA AS/ SITE = **930.23 SQ.MT.**
EXCESS LAND AREA = 26.65 **SQ.MT.**
NET PLOT AREA AS/ SITE = **903.58 SQ.MT.**

BASEMENT FLOOR B/U AREA	=	2.22 SQ.M
GROUND. FLOOR B/U AREA	=	389.33 SQ.M
1ST FLOOR B/U AREA	=	480.35 SQ.M
2ND FLOOR B/U AREA	=	480.35 SQ.M
3RD FLOOR B/U AREA	=	480.35 SQ.M
TOTAL FLOOR B/UP AREA	=	**1832.60 SQ.M**

F.A.R.= TOTAL B/U AREA / NET PLOT AREA = 1832.60 /903.58 = 2.03

PARKING CALCULATION :-

TOTAL BUILT UP AREA =1832.60 SQ.Mt
SERVICE AREA= 286.69 SQM.
TOTAL BUILT UP AREA - SERVICE AREA
1832.60 SQM - 286.69 SQM.=1545.91 SQM
TOTAL REQUIRED PARKING AREA @ 30 % OF
1545.91 SQM. = 463.77 SQM.
BASEMENT PARKING =447.39 SQM
OPEN PARKING = 23.95 SQM
TOTAL PARKING AREA PROVIDED----471.34 SQM

WATER TANK CALCULATION :-

FOR COMMERCIAL

TOTAL COMMERCIAL BUILT-UP AREA = 1832.60 sq.m
TOTAL CARPET AREA = BUILT-UP AREA/2 = 1832.60/2 = 916.30 sq.m
TAKING DENSITY OF 6 SQ.M PER PERSON
NO. OF PERSON = 916.30/6 = 152.72 = **153 PERSON**

PER PERSON REQD. VOLUME =135 ltrs/day
REQD.VOLUME OF WATER TANK = 153 X135 = 20655.0 ltrs
TOTAL REQUIREMENT OF WATER TANK =20655 Ltrs = 20.67 cum

TOTAL PROVIDED WATER TANCAPACITY =
9.45 X 3.15 X (1.20 + 0.2FB) = **35.72 cum**
PROVIDED UNDERGROUND FIRE FIGHTING WATER TANK CAPACITY = 50,000 Ltrs

SEPTIC TANK CALCULATION :-

FOR COMMERCIAL

TOTAL NO. OF PERSON = 153 PERSON

PER PERSON REQD. VOLUME = 0.085 cum./day
TOTAL REQD. VOLUME OF SEPTIC TANK = 153 X 0.085 = 13.01 cum.

TOTAL PROVIDED VOL. OF SEPTIC TANK
=(4.0 X 2.0 X 1.8) = 14.40 cum.

PLOT DETAILS :-

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING OF MATRI ENGICON PVT. LTD.
DIRECTOR - SRI AVINASH SRIVASTAV,
S/O LATE RAJENDRA PRASAD SRIVASTAV,
HAVING PLOT NO -265,266, KHATA NO -159.
MAUZA - LOHANIPUR ,WARD NO-35, THANA NO.-06,
P.S. - KANKARBAGH, DISTRICT - PATNA,
LAND OWNER:-
1. SAKUNTALA SINHA ALIAS SAKUNTALA DEVI, W/O LATE AJIT SINGH

SHEET NO.	SCALE.	NORTH.
S.D -01/02	1 : 100	

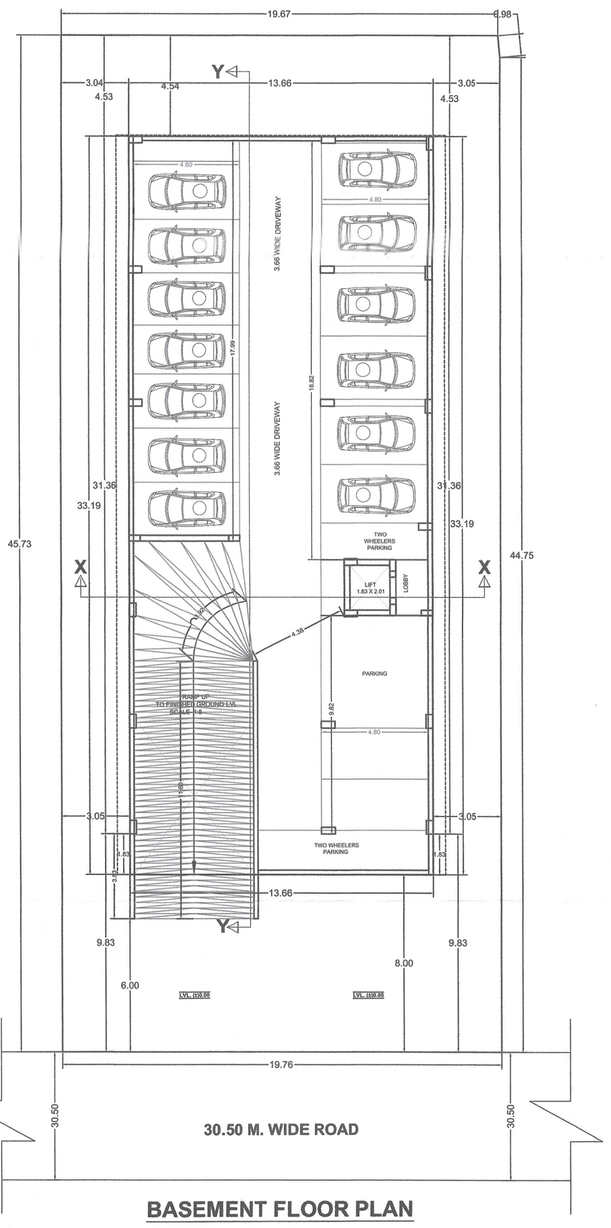
RAJNEESH KUMAR SINHA
Registration No.
SR/UDHD/ST/2-0071
UDHD, Government of Bihar
SIGNATURE OF STRUCTURE ENGINEER

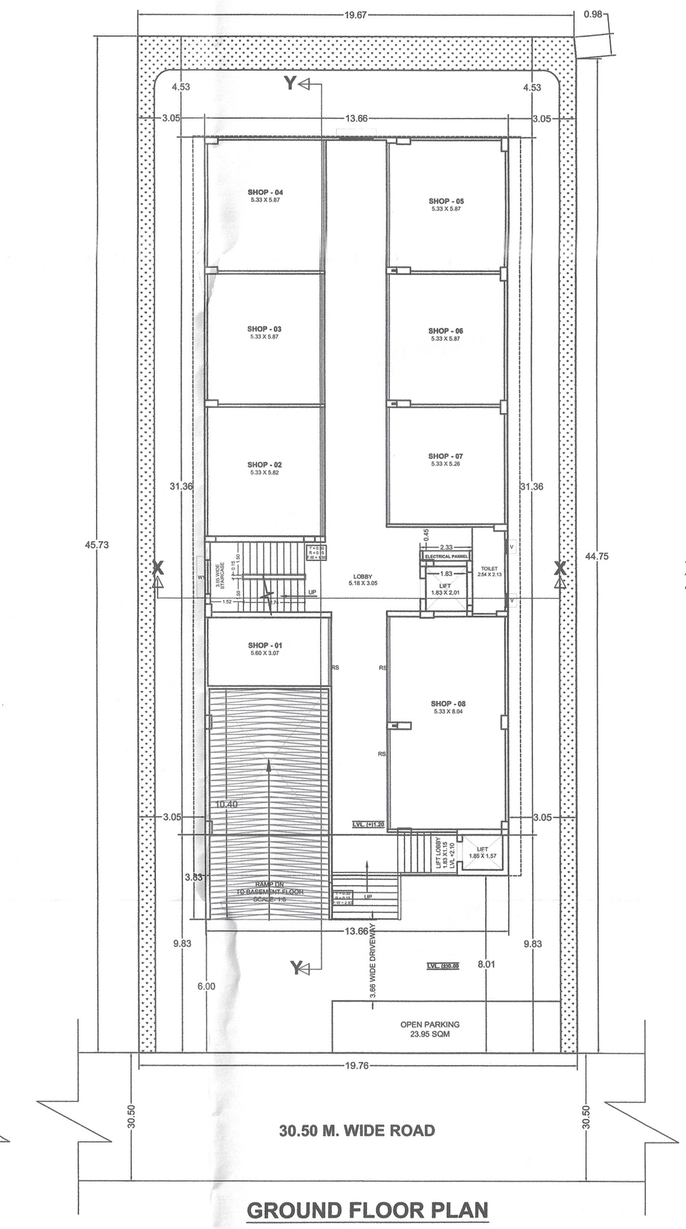
Matri Engicon Pvt. Ltd.
BR/UDHD/BLDR/2026-14
SIGNATURE OF BUILDER

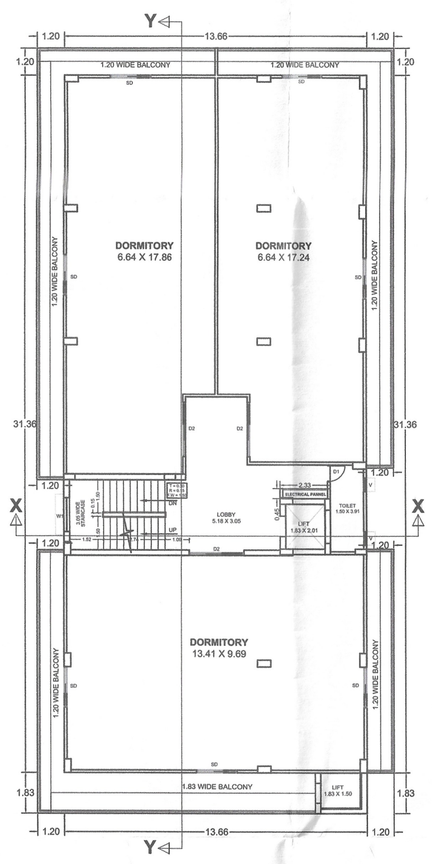
AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR
SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
PLOHANIPUR/PCN-18+TG+3/1386/2025
Case No.....20.....
Sanction of Plan Accorded under Section
315, 316 & 317 of the Bihar Municipal Act 2007
by the Municipal Commissioner, Patna on.....
Date 25/09/2026
SANCTION OF PLAN ACCORDED

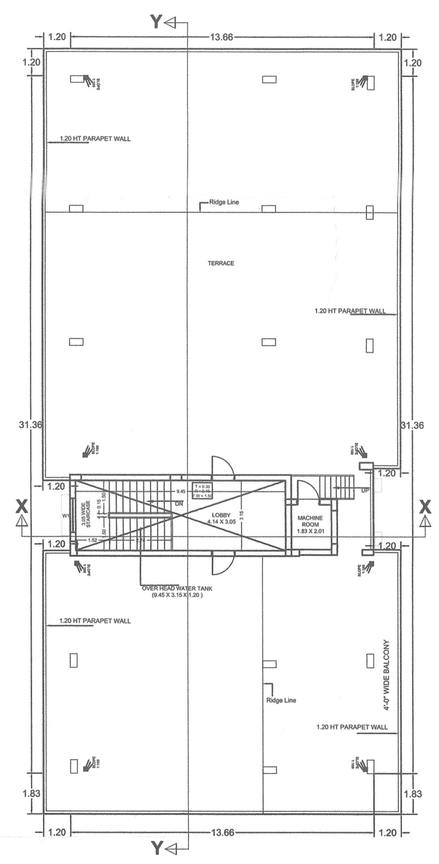
निदेशक
शहरी योजना
पटना नगर निगम, पटना
25/10/26



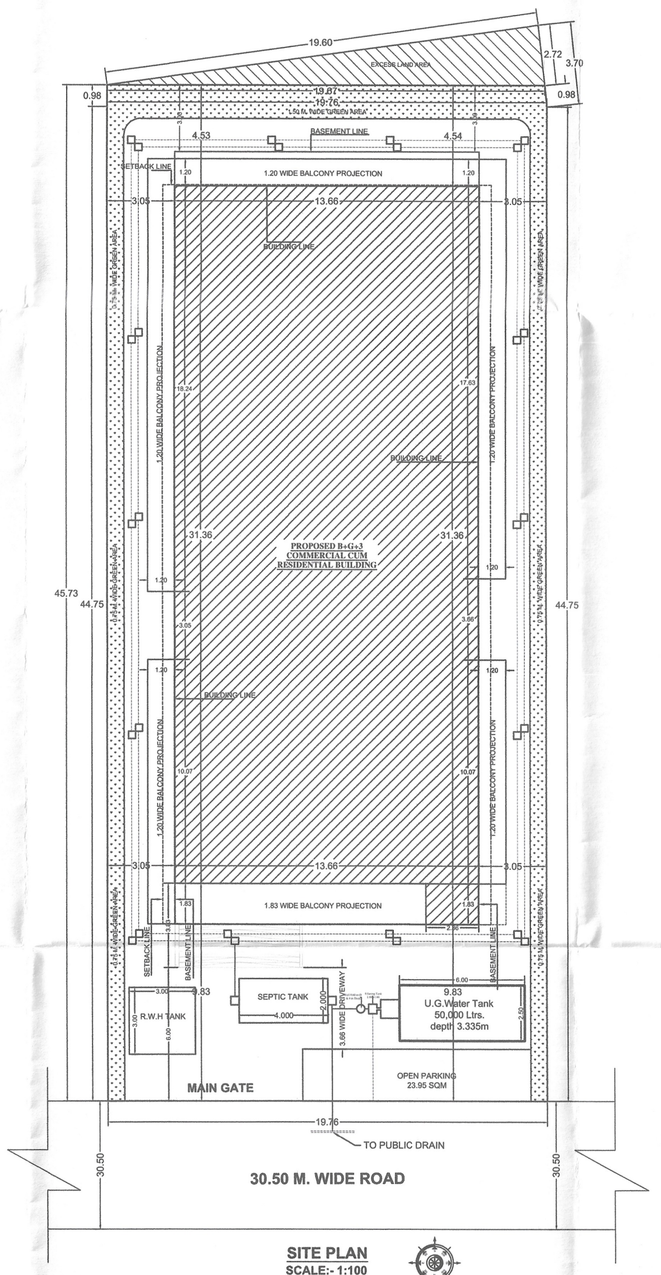




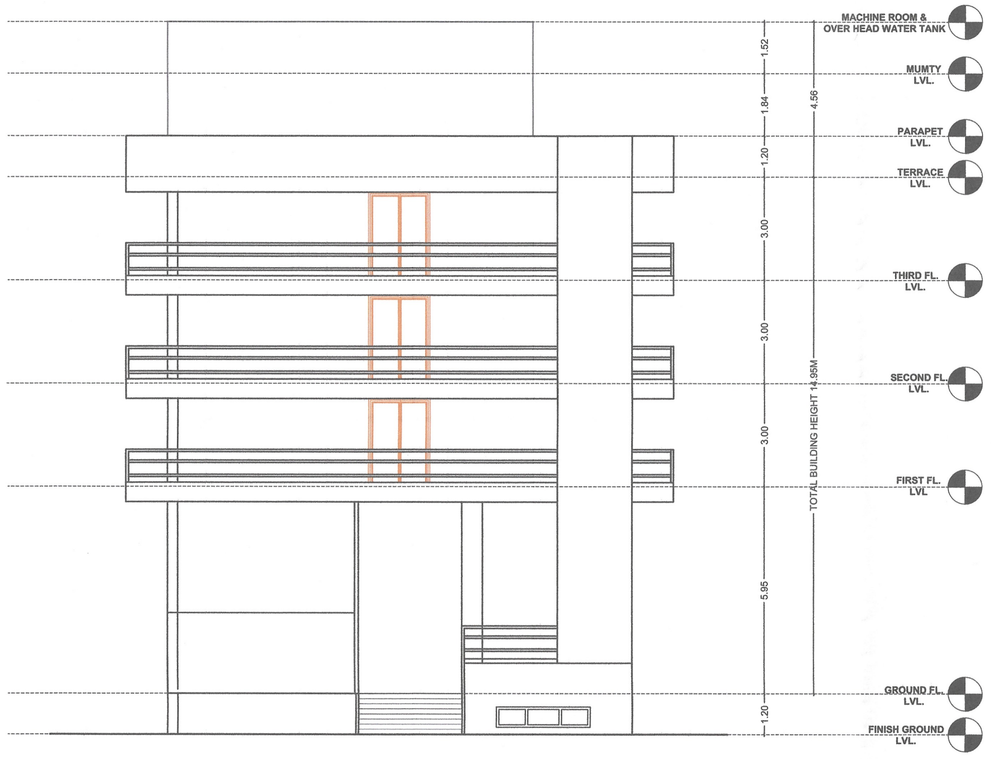
1ST & 2ND & 3RD FLOOR PLAN



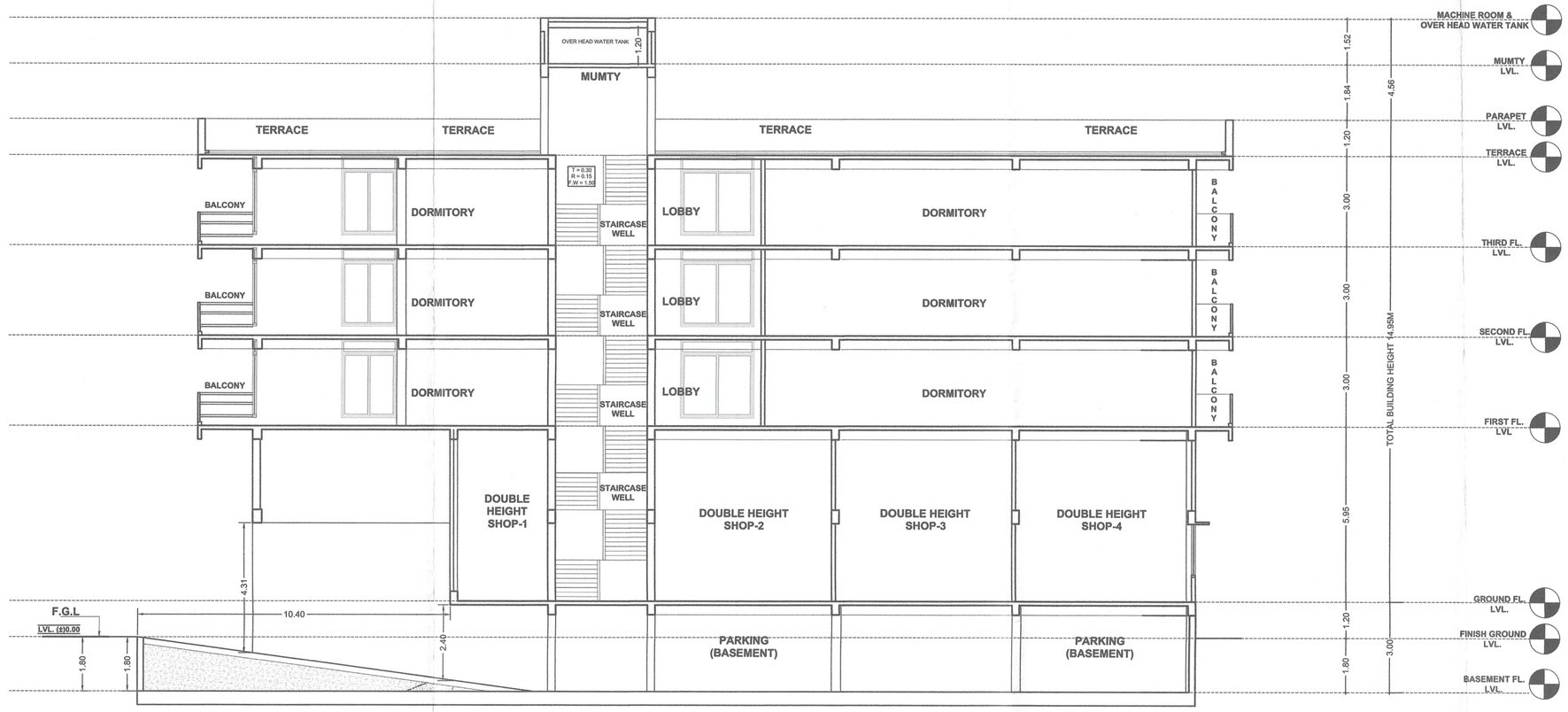
TERRACE FLOOR PLAN



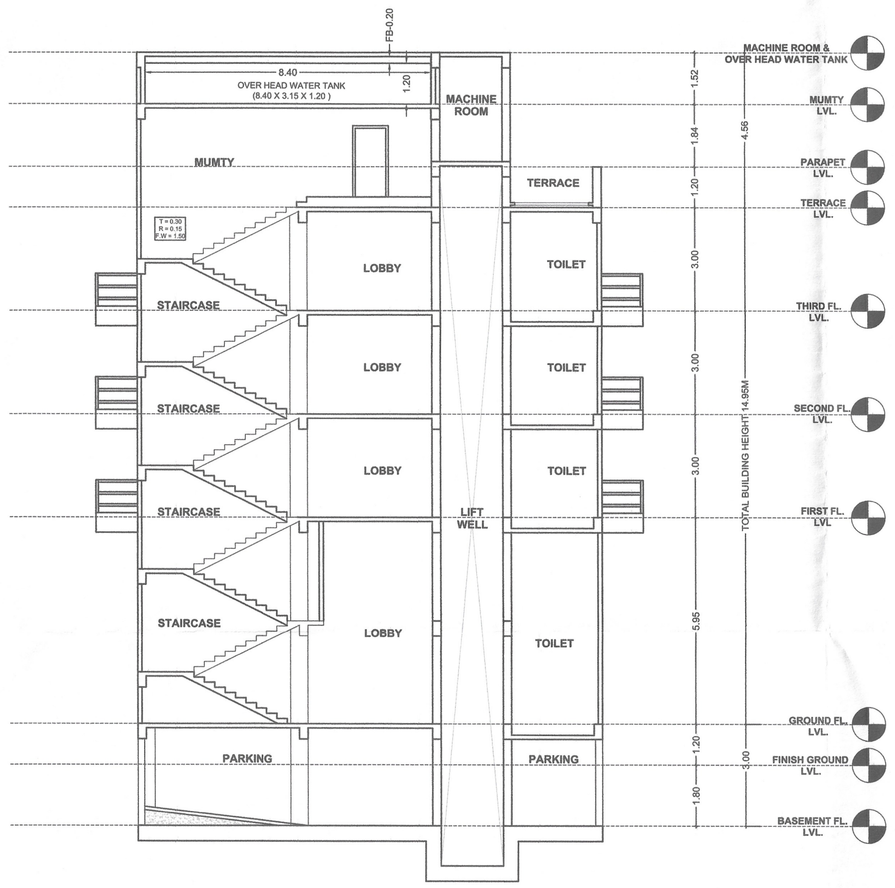
SITE PLAN
SCALE:- 1:100



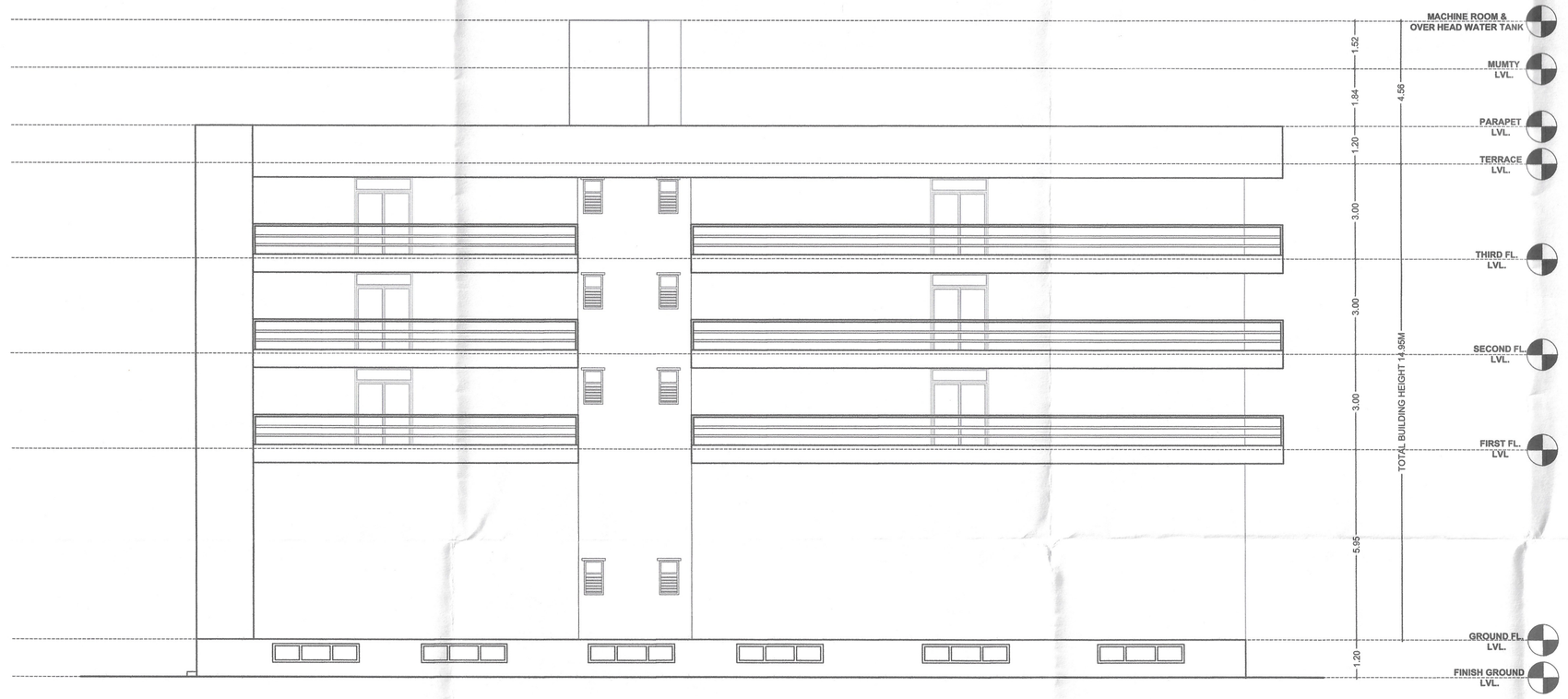
FRONT ELEVATION



SECTION YY



SECTION XX



SIDE ELEVATION

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SHEET NO.	SCALE.	NORTH.
S.D -02/02	1 : 100	

VINAYESH KUMAR SINHA
Registration No.:
BR/UDHD/SE/23-0073
UDHD, Government of Bihar

SIGNATURE OF STRUCTURE ENGINEER

Avinash K Srivastava
Matri Engicon Pvt. Ltd.
BR/UDHD/BLDR/2026-14

SIGNATURE OF BUILDER

AMIT KUMAR
ARCHITECT
ENROLLMENT NO.
CA/1999/23314
GOVT. GOVERNMENT OF BIHAR

SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION
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PLOHANIPUR/PCN-1B+G+3/1386/2025
Case No.....20.....
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date 25/09/2026
SANCTION OF PLAN ACCORDED

निदेशक
भवन योजना
पटना नगर निगम, पटना

25/09/26