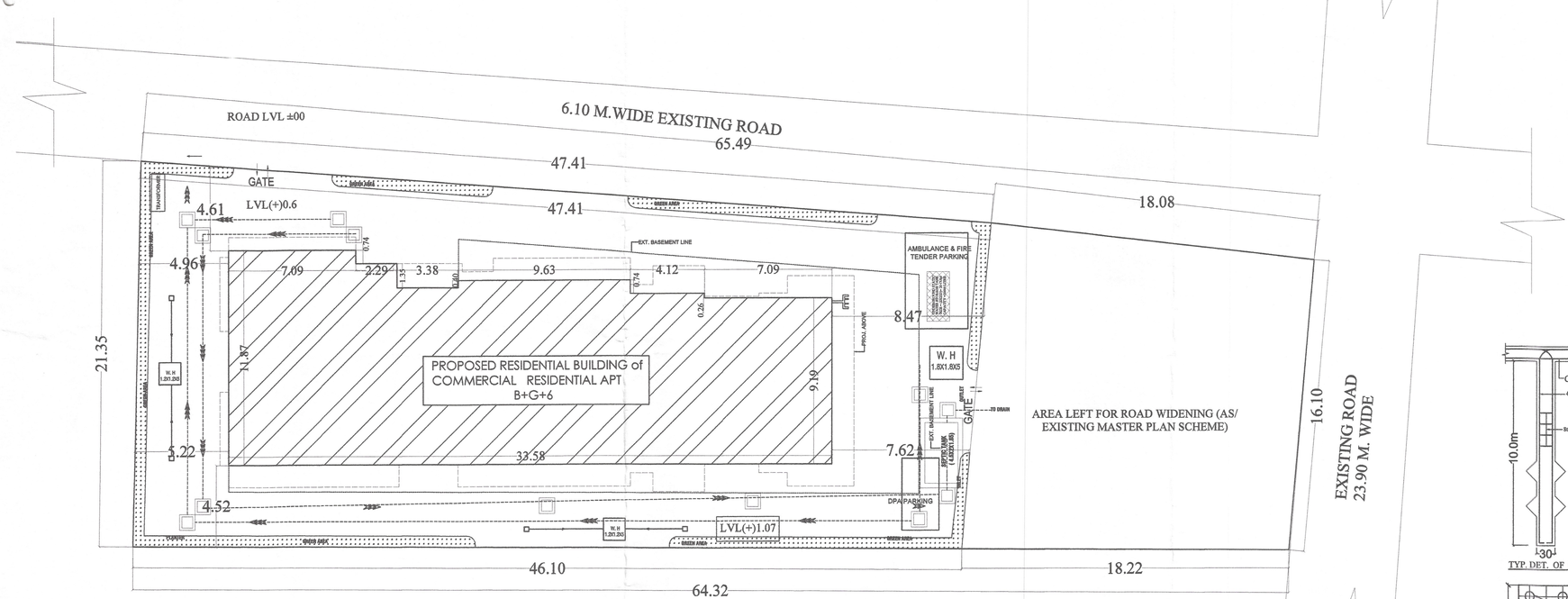


SITE PLAN

SCALE= 1:100

FIRE LEGEND :-	
01.HYDRANT OUT LET VALVE WET	W
02.HOSE REEL	HOSE REEL
03.SEMAC CONNECTED FOR FIRE BRIGADE CONNECTED TO WET RISER	FIRE BRIGADE
04.ELECTRICALLY INSULATED METAL STRIP	
05.UNDER GROUND TANK OF 1,50,000 Ltrs	1,50,000 Ltrs
06.O.H.W.TANK FOR FIRE FIGHTING	10,000 Ltrs.
08.FIRE ALARM CALL POINT	
09.AUDIABLE ALARM CALL POINT	FT
10.LOUDSPEAKER OUTLET	
11.CO2 FIRE EXTINGUISHER	CO2/DCP
12.FIRE RESISTANT DOOR	F.D
13.AUTOMATIC SMOKE DETECTOR	SD/AsA
14.AUTOMATIC SPRINKLER	S
15.EMERGENCY LIGHT POINT	
16. HEAT DETECTOR	HD

SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D	1.07	2.44	0.0	2.44	AS/SPECIFICATION
D1	0.99	2.13	0.0	2.13	——DO——
D2	0.91	2.13	0.0	2.13	——DO——
D3	0.76	2.13	0.0	2.13	——DO——
SD1	1.53	2.29	0.15	2.44	——DO——
SD1	1.12	2.29	0.15	2.44	——DO——
W	1.32	1.52	0.91	2.44	——DO——
W1	1.22	1.52	0.91	2.44	——DO——
W2	1.09	1.52	0.91	2.44	——DO——
W3	0.91	1.37	1.07	2.44	——DO——
W4	0.61	1.17	1.27	2.44	——DO——
RS	3.35	5.69	00	5.69	MS ROLLING SHUTTER
RS1	4.80	5.69	00	5.69	MS ROLLING SHUTTER

Patna Metropolitan Area Authority
Sanction of Plan Case no. PMAA/PRN/BHUSAULA DANAPUR/B+G+06/23/2023 dated 25-06-2023 accorded under Development Control Regulations For Patna Master Plan 2031 (Byelaws no 8) of Bihar Building Byelaws 2014 (as amended 2022) on Date 08-12-2023

सहायक नगर योजना कार्यपेक्षक, पटना महानगर क्षेत्र प्राधिकार

Mf. Sajid 16.02.26
सहायक 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।

कार्यपालक अभियंता पटना महानगर क्षेत्र प्राधिकार

18/2/26
अधीक्षण अभियंता पटना महानगर क्षेत्र प्राधिकार

PLOT DETAILS :-

PROPOSED RESIDENTIAL/COMMERCIALL BUILDING OF SHRI SUDHIR KUMAR S/O LATE RADHA PRASAD
C.S. PLOT NO -131,132,148 KHATA NO -128,115,124
MAUZA -BHUSAULA DANAPUR, THANA NO -40,
TAUZI NO .5161, PHULWARI SHARIF,DIST- PATNA

SHEET NO.	SCALE.	NORTH.
02/02	1:150	

SIGNATURE OF LAND OWNER'S

SIGNATURE OF TECHNICAL PERSON

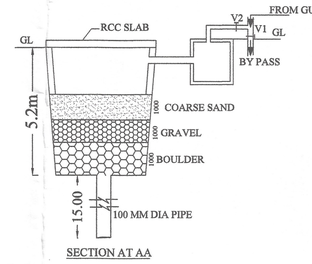
Shyam Kishore Singh
SHYAM KISHORE SINGH, ARCHITECT
U.D.H.D., PATNA, BIHAR
EMPANELMENT No.-CA/1987/10984

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

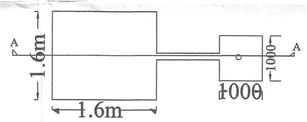
SIGNATURE OF STRUCTURAL ENGINEER

For Sarvotam Multicon Pvt. Ltd.
Manisha Sinha
Managing Director

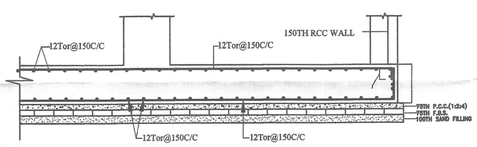
SIGNATURE OF BUILDER



SECTION AT AA

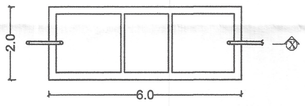


DET. OF RECHARGEBLE BORE WELL

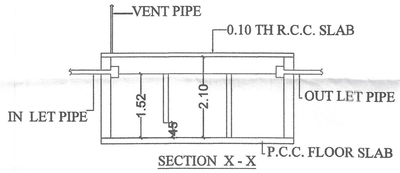


STICH SLAB WITH TIE BEAM

TYP. DET. OF RAFT FOUNDATION



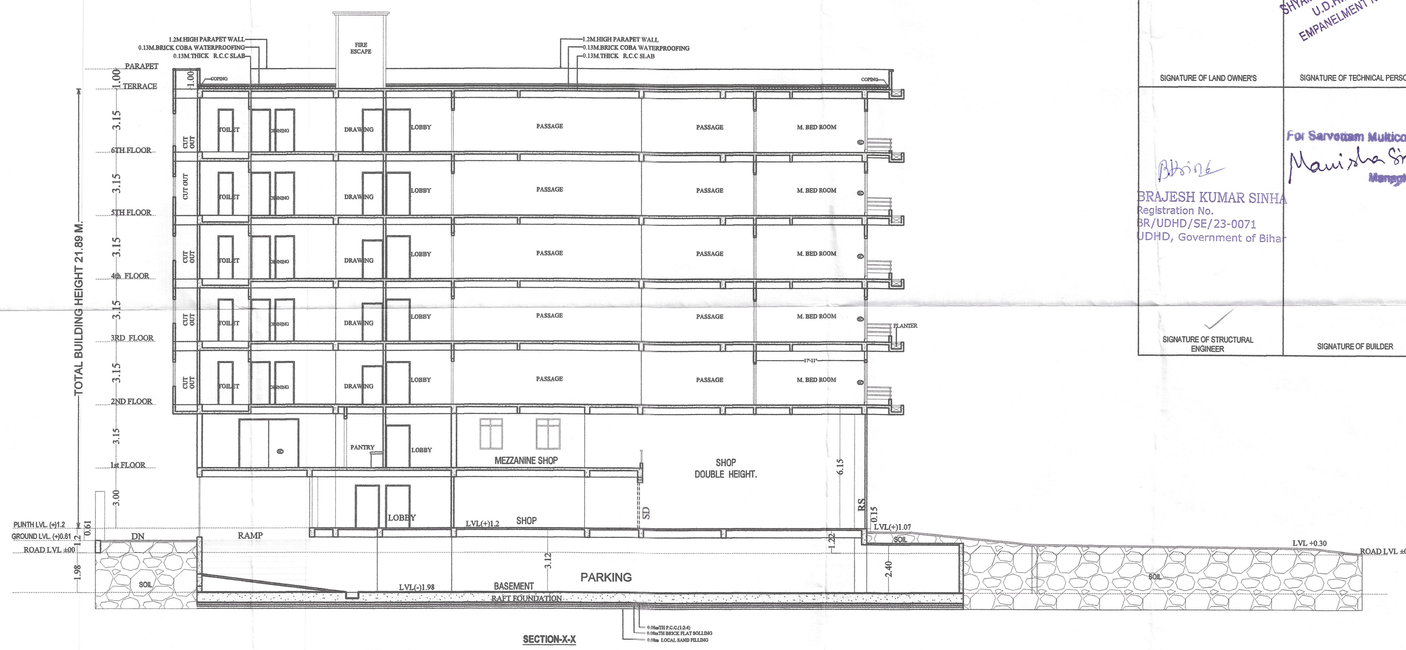
PLAN OF SEPTIC TANK



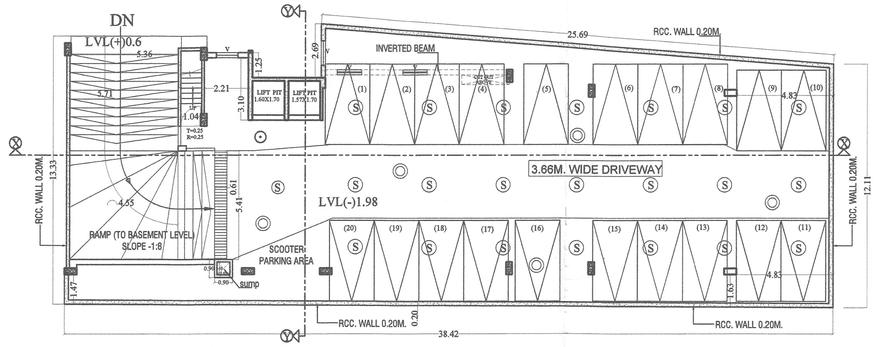
SECTION X - X



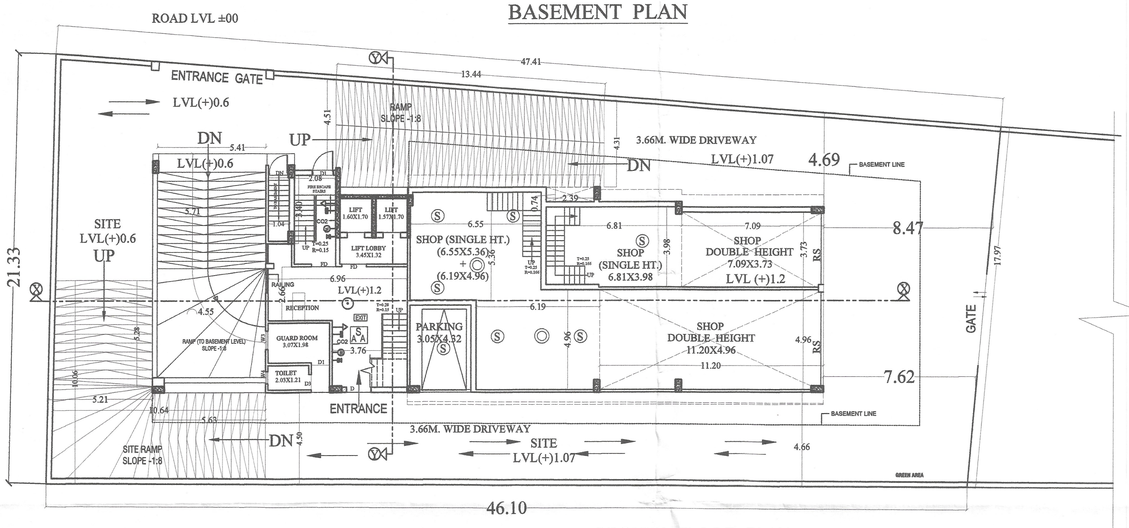
NORTH SIDE ELEVATION



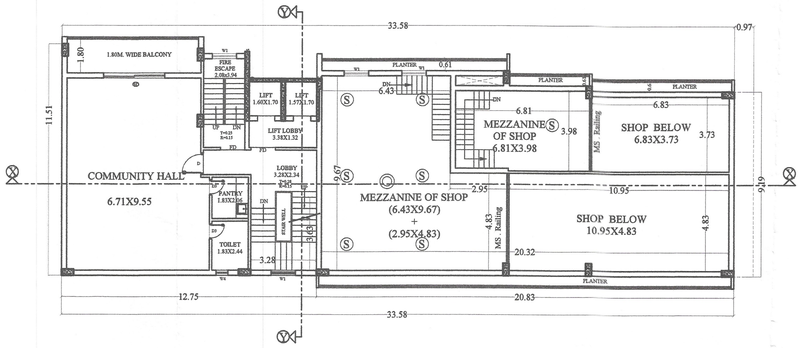
SECTION-X-X



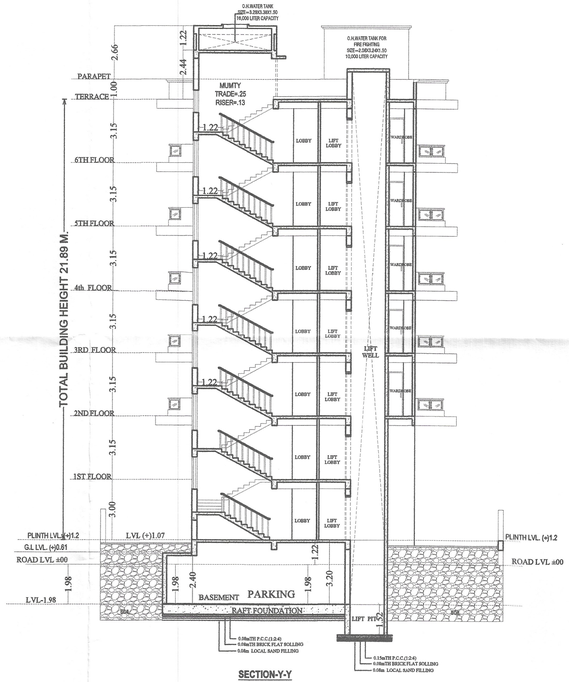
BASEMENT PLAN



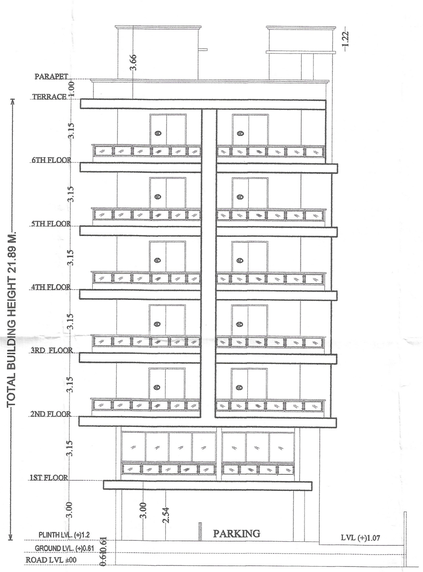
GROUND FLOOR PLAN



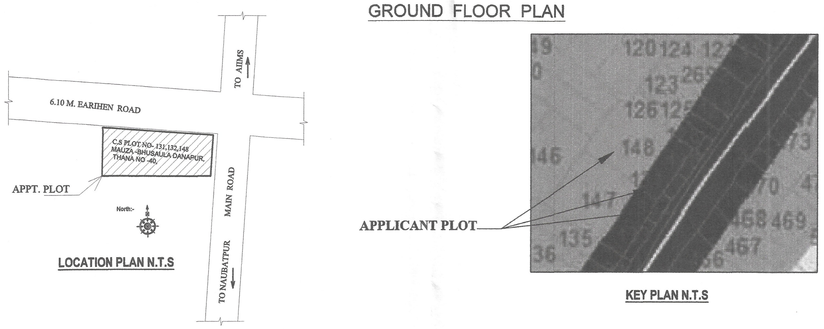
FIRST FLOOR PLAN



SECTION-Y-Y

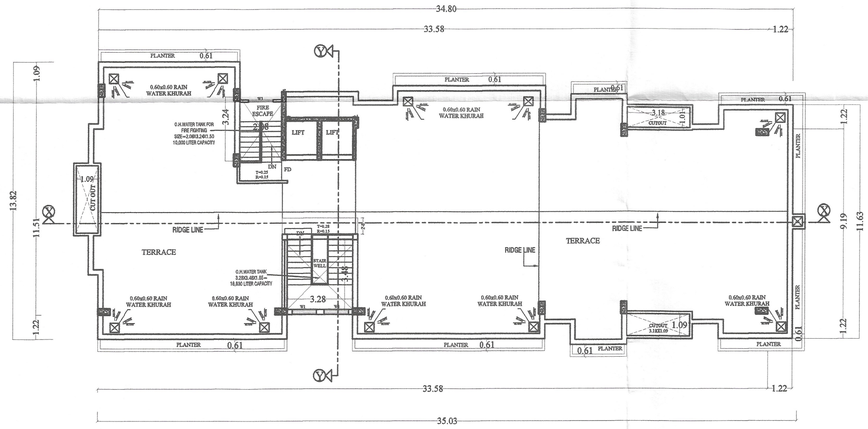


EAST SIDE ELEVATION

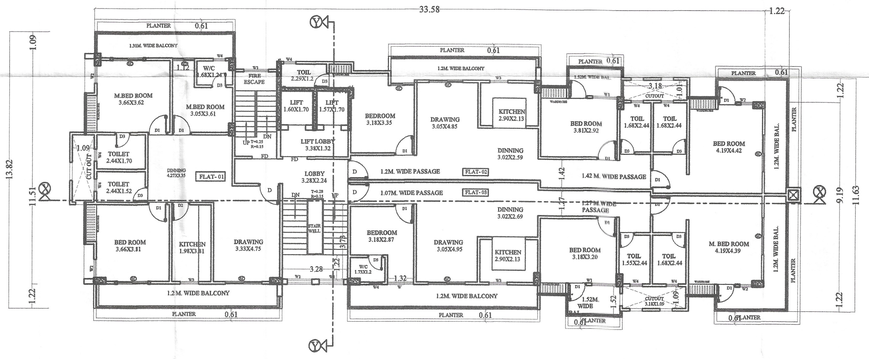


LOCATION PLAN N.T.S

KEY PLAN N.T.S



TERRACE FLOOR PLAN



(TYPICAL) 2ND TO 6TH FLOOR PLAN

WATER TANK CALCULATION OF COMMERCIAL AREA

(A) TOTAL RESIDENTIAL NO. OF FLAT= 3x5 =15NOS.
NO. OF PERSON @5 PERRSON/FLAT =5 X 15 = 75 PERSONS
TAKING 20% EXTRA = (75X 20)/ 100 = 15 PERSONS
TOTAL NO. OF PERSONS = 75 + 15 = 90 WATER NEEDED @ 135LTR/ PERSON =135X90= 12150 LTR(0.12.15CUM)

(B) TOTAL COMMERCIAL B/U AREA = 296.90 SQM
TOTAL CARPET AREA =296.90 / 2 =148.45 SQM
TAKING DENSITY OF 6 SQM PER PERSON
=148.45 / 6 = 24.74 SAY= 25 PERSONS.
AFTER ADDING 20% EXTRA= 30 PERSONS
WATER NEEDED @ 45LTR/ PERSON =30X45 = 1350 LTR(1.35 CUM)
REQUIRED WATER TANK SIZE (A=B)= 12.15+1.35 = 13.50 CUM
PROVIDED WATER TANK SIZE= 3.28 x 3.48x1.65= 18.83 CUM.(18530 LTR)

SEPTIC TANK CALCULATION OF COMMERCIAL AREA

(A) TOTAL RESIDENTIAL NOS OF PERSON@ 5 PERSONS IN EACH FLAT=3X5X5=75
20 % EXTRA=15,TOTAL NOS OF PERSONS= 75+15= 90
REQUIRED@0.112 CUM. / PERSON =90 X 0.112=10.08 CUM.

(B)TOTAL COMMERCIAL B/U AREA = 296.90 SQM
TOTAL CARPET AREA = 296.90 / 2 = 148.45 SQM
TAKING DENSITY OF 6 SQM PER PERSON
= 148.45 / 6 = 24.74 SAY= 25 PERSONS.AFTER ADDING 20% EXTRA,=30 PERSON
PER PERSON NEED 1500 CUM. CAPACITY OF
SEPTIC TANK PER DAY SO TOTAL REQ. CAPACITY OF
TOTAL REQUIRED SEPTIC TANK = 30x 0.085 = 2.55 CUM

REQUIRED A+B =10.08 CUM + 2.55 CUM. = 12.63 CUM .
PROVIDED SEPTIC TANK SIZE =1.65 L X 2.6 W X 1.85 D) =16.65 CUM.

PARKING AREA CALCULATION OF COMMERCIAL AREA

TOTAL COMMERCIAL= RESIDENTIAL B/U AREA = 2297.10 SQM
TOTAL BUILT AREA FOR PARKING CALCULATION
SERVICE AREA @ 15% OF BUILT UP AREA, =2297.10X0.15= 344.56 SQ.M.
NET B/ UP AREA FOR PARKING CALCULATION (AFTER DEDUCTING SERVICE AREA) = (2297.10 - 344.56)= 1952.53 SQM

REQUIRED PARKING AREA @ 25% OF NET B/ UP AREA
= 1952.53 X0.25= 488.13 SQM

TOTAL PARKING AREA PROVIDED IN BASEMENT —- 478.46 SQM
TOTAL PARKING AREA PROVIDED IN GROUND FLOOR—- 13.19 SQM

PROVIDED TOTAL PARKING= (478.46+13.19) SQM = 491.65 SQM

PLANTATION AREA CALCULATION

TOTAL PLOT AREA = 1213.63 SQM
TOTAL REQUIRED PLANTATION AREA @3% OF PLOT AREA OF 60.66 SQM
TOTAL LANDSCAPING AREA PROVIDED—-63.72 SQM

WATER HARVESTING CALCULATION

TERRACE AREA =420.78 SQ.Mt.
REQUIRED W.H CAPACITY' 6 CUM FOR 100 SQ.Mt
TERRACE AREA
TOTAL TERRACE = 420.78 SQ.Mt
REQUIRED WATER HARVESTING 420.78 X 6 /100 = 25.20 CUM
PROVIDES WATER HARVESTING SIZE
1.8X1.8X5.00= 16.2 CUM.
1.2X1.2X5.00= 7.2 CUM.X2 =14.4 CUM.
TOTAL PROVIDED= 30.6 CUM.

SPECIFICATION:-

1. FOUNDATION–	SHOWN IN AS PER DETAIL.
2. FLOOR –	25 TH. FLOOR FINISH WITH GREY MOSAIC.
3. D.P.C–	25 TH. D.P.C. AT PLINTH LEVEL.
4. LINTEL —	150 TH. R.C.C LINTEL IN CEM CONCRETE (1:2:4)
5. ROOF —	100 TH. R.C.C. ROOF SLAB IN C.C. (1:2:4).
6.SUPERS TRUCTURE –	R.C.C FRAME STRUCTOR WITH IN FILL1st CLASS BRICK WORK (225,125in TH) IN CM(1:6.1:4)
7. DOOR—	COMMERCIAL FLUSH DOOR WITH ANGLE IRON FRAME.
8. PLASTER—	12 TH. CEM PLASTER IN CM (1:6) INTERNAL & EXTERNAL SURFACES OF THE WALL FOR CEILING 6MM PLASTER IN CM (1:4)
9. WINDOW & VENTILATOR—	STEEL WINDOWS WITH FULLY GLAZED.
10. BEWERAGE —-	THROUGH SEPTIC TANK .
11. ELECTRICAL—	CONCEALED WIRING WITH COPPER CONDUCTOR.
12. WATER SUPPLY –	THROUGH BORE WELL & O.H. WATER TANK.
13. INTERNAL FINISHING—	OIL BOND DISTEMPER ONE POP.
14. EXTERNAL FINISHING—	CEMENT BASED PAINTS.

RESIDENTIAL B/UP AREA CALCULATION

PLOT AREA AS / DEED	= 1234.73	SQM
PLOT AREA AS / SITE	= 1213.63	SQM
AREA OF ROAD WIDENING	= 308.91	SQM
NET PLOT AREA	= 904.72	SQM
BASEMENT B/U AREA	= 5.55	SQM
GROUND FLOOR B/U AREA	= 69.85	SQM
1ST FLOOR B/U AREA	= 139.27	SQM
2ND TO 6TH FLOOR B/U AREA =379.42X5=1897.09		SQM
TOTAL RESIDENTIAL B/U AREA	= 2111.76	SQM

COMMERCIAL B/UP AREA CALCULATION

GROUND FLOOR B/U AREA	= 185.34	SQM
MEZZANINE B/U AREA	= 111.56	SQM
TOTAL COMMERCIAL B/U AREA = 296.90 SQM		
GROSS B UP AREA (RES. +COMM.) =2111.76+296.90		
	=2408.66 SQM	

FOR FAR CALCULATION GROSS B UP AREA AFTER DEDUCTING MEZZANINE AREA= 2408.66-111.56= 2297.10 SQM.

$$F A R = \frac{\text{NET COVERED AREA}}{\text{NET PLOT AREA}} = \frac{2297.10}{1213.63} = 1.89$$

PROPOSED RESIDENTIAL/COMMERCIALL BUILDING OF
SHRI SUDHIR KUMAR S/O LATE RADHA PRASAD
C.S. PLOT NO -131,132,148 KHATA NO -128,115,124
MAUZA -BHUSAULA DANAPUR, THANA NO -40,
TAUZI NO .5161, PHULWARI SHARIF,DIST- PATNA

SHEET NO.	SCALE.	NORTH.
01/02	1:150	

SIGNATURE OF LAND OWNER

Shyam Kishore Singh
SHYAM KISHORE SINGH, ARCHITECT
U.D.H.D., PATNA, BIHAR
EMPANELMENT No.-CA/1987/10

SIGNATURE OF TECHNICAL PERSON

For Servotram Multicon Pvt. Ltd.
Managing Director

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

SIGNATURE OF STRUCTURAL ENGINEER

SIGNATURE OF BUILDER

Patna Metropolitan Area Authority
Sanction of Plan Case no.- PMAA/Res/Bhusaula Danapur/23+01+01/23/2025
dated..25.06.2025.....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..08.12.2025

16/02/26
नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

16.02.26
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

16/2/26
कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

16/2/26
अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

बिहार भू-सन्चना (रिजियनल विकास) नियामवली, 2017 की शर्तो के अधीन राज्य में गठित रिजियनल प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।