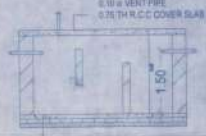
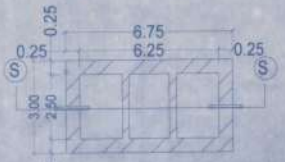
APPLICANT'S PLOT
(PLOT-322 PART)

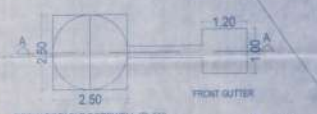
KEY PLAN (N.T.S.)

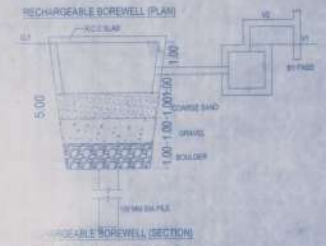


SECTION AT-S S

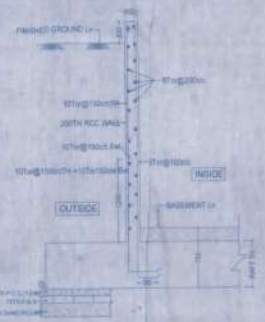


DETAIL OF SEPTIC TANK





DETAIL OF RECHARGEABLE

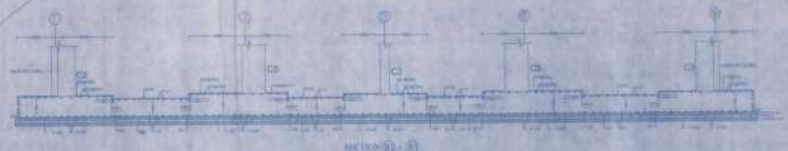


TYPICAL SECTION THROUGH 200TH RCC WALL

LOCATION PLAN (N.T.S.)

MAIN ROAD
21.34 MTRS. WIDE

SITE PLAN



TYPICAL FOUNDATION DETAIL

FIRE LEGEND

1. ATOMATIC ALARM PANEL UNIT	
2. HOOTER	
3. MANUAL CALL POINT	
4. FIRE RESISTANT DOOR OF 1 HOUR FIRE RESISTIVITY	
5. FIRE ALARM CALL POINT	
6. MICROPHONE CONNECTION	
7. LOUDSPEAKER OUTLET	
8. SPRINKLER	
9. FIRE EXTINGUISHER	
10. INDICATOR PANEL	
11. SMOKE DETECTOR	
12. OVERHEAD WATER TANK FOR FIRE FIGHTING	
13. AUDIBLE WARNING DEVICE	
14. LANDYARD POINT CONNECTED	
15. EMERGENCY LIGHT	
16. DOWN COMER	
17. DRAINAGE CONNECTION FOR FIRE BRIGADE	

ELECTRICAL LEGEND

1. C.C.T.V. CAMERA	

PARKING CALCULATION

1. TOTAL BUILT UP AREA	= 3462.98 SQM
2. DEDUCTION OF SERVICE AREA (MAX. 15% OF B.U.A. = 390.62 SQM)	
3. B.U.A. REQUIRED FOR PARKING CALCULATION (REQU. PARKING 25 % OF TOTAL B.U.A. (5 + 25% OF 3080.36	= 3080.36 SQM = 770.09 SQM
4. PARKING SPACE PROVIDE ON GROUND FLOOR	= 367.35 SQM
5. PARKING SPACE PROVIDE ON BASEMENT FLOOR	= 584.57 SQM
TOTAL PARKING PROVIDED (46+16)	= 952.16 SQM

RAIN WATER HARVESTING CALCULATION

REQUIRED AREA FOR RECHARGING PIT
= 3MTRS SQ.M OF ROOF AREA
= FOR 380.87 SQM. = 380.87 / 10.00 = 38.08 M²
= PROVIDED 2 NOS. OF RECHARGING PIT = 02.5 X 2.5 X 40 (MTRS.
= 19.00 CU. MTRS.

WATER TANK CALCULATION

1. FOR CONVENIENCE STORE
TOTAL BUILT UP AREA = 1946.87 SQM
REQU. WATER TANK CAPACITY= 194.87 / 2 = 97.44 SQM
1 PERSON PER 100 SQM= 97.44 / 100 X 7 = 6.47 = 7 PERSONS
2. FOR RESIDENTIAL FLATS
TOTAL NO. OF FLATS = 28 NOS.
ONE FLAT REQU. 6 PERSONS
NO. OF PERSONS FOR 28 FLATS = 168 PERSONS
TOTAL NO. OF PERSONS (7+168) = 168+7 = 175 PERSONS
ONE PERSON REQUIRED 135 L.TRS
TOTAL REQUIRED WATER 135 X 175 = 23625.00 L.TRS. / DAY
TOTAL REQU. AREA OF WATER TANK = 23625.00/1000 LTR
= 23.63 CU.LTR

GENERAL USE
(1) WATER TANK SIZE=(1.98 X 4.30 X 1.70)+(0.30 X 0.30 X 1.70) = 14.28 CU.LTR
(2) WATER TANK SIZE=(4.00 X 1.77 X 1.80)+(0.30 X 0.30 X 1.80) = 12.74 CU.LTR
TOTAL VOL. OF TANK PROVIDED = 14.28+12.74 = 27.02 CU.LTRS
FIRE FIGHTING
(3) WATER TANK SIZE=(5.68 X 2.00 X 1.70)+(2.00 X 0.30 X 0.30) = 25.50 CU.LTR
TOTAL VOL. OF TANK PROVIDED = 25.50 CU. LTRS.

SEPTIC TANK CALCULATION

1. FOR CONVENIENCE STORE
TOTAL BUILT UP AREA = 194.87 SQM
REQU. WATER TANK CAPACITY= 194.87 / 2 = 97.44 SQM
7 PERSON PER 100 SQM= 97.44 / 100 X 7 = 6.47 = 7 PERSONS
2. FOR RESIDENTIAL FLATS
TOTAL NO. OF FLATS = 28 NOS.
ONE FLAT REQU. 6 PERSONS
NO. OF PERSONS FOR 28 FLATS = 168 PERSONS
TOTAL NO. OF PERSONS (7+168) = 168+7 = 175 PERSONS
ONE PERSON REQU. VOLUME = 0.065 CU.M./DAY
TOTAL REQU. SLUDGE VOLUME = 175 X 0.065 = 14.88 CU.M. / DAY
VOLUME OF REQU. SEPTIC TANK = 14.88 CU.MTR.
DIMENSIONS OF PROVIDED SEPTIC TANK
= (5.00 X 2.50 X 1.00) + 0.3 FB = 22.50 CU.MTR.
TOTAL = 22.50 CU.MTR.

AREA STATEMENT

1. TOTAL PLOT AREA AS / DEED	= 1458.87 SQM
2. TOTAL PLOT AREA AS / SITE	= 1458.87 SQM
3. EXCESS LAND (SAP VALDARAD NO. 575	= 571.25 SQM
4. NET TOTAL PLOT AREA AS / SITE (2-3)	= 1402.38 SQM

FLOOR	GROSS B.U.A.	DEDUCTION	NET B.U.A.
BASEMENT FLOOR	603.32 SQM	584.57 SQM	18.68 SQM
GROUND FLOOR	552.84 SQM	457.17 SQM	184.67 SQM
1ST FLOOR	572.84 SQM	5.83 SQM	566.91 SQM
2ND FLOOR	566.83 SQM	9.83 SQM	557.00 SQM
3RD FLOOR	561.83 SQM	5.83 SQM	552.00 SQM
4TH FLOOR	556.82 SQM	5.83 SQM	551.00 SQM
5TH FLOOR	556.82 SQM	5.83 SQM	551.00 SQM
6TH FLOOR	363.82 SQM	5.83 SQM	276.00 SQM
TOTAL	4518.40 SQM	1055.42 SQM	3462.98 SQM

F.A.R. = 3462.98 / 1402.38 = 2.48

SERVICE AREA CALCULATION

FLOOR	GROSS B.U.A.	SERVICE AREA
BASEMENT FLOOR	603.32 SQM	18.68 SQM
GROUND FLOOR	552.84 SQM	37.00 SQM
1ST FLOOR	572.84 SQM	58.67 SQM
2ND FLOOR	566.83 SQM	58.67 SQM
3RD FLOOR	561.83 SQM	58.67 SQM
4TH FLOOR	556.82 SQM	58.67 SQM
5TH FLOOR	556.82 SQM	58.67 SQM
6TH FLOOR	363.82 SQM	58.67 SQM
TOTAL	4518.40 SQM	390.62 SQM

GREEN AREA CALCULATION

TOTAL NET PLOT AREA = 1402.38 m²
GREEN AREA REQUIRED @10% OF NET PLOT = 140.24 SQM
TOTAL GREEN AREA PROVIDED = 142.40 m²
PROVIDED GREEN SPACE 0.80 MTR. ALONG LEFT, 0.80 ALONG RIGHT, 2.50 MTR. WIDE AT REAR SOUNDARY OF THE PLOT.)

SCHEDULE OF DOORS & WINDOWS

SL.NO.	TYPE	WIDTH	SILL	HEIGHT
1.	D1	1.05	0.00	2.15
2.	D2	1.00	0.00	2.15
3.	D3	0.75	0.00	2.15
4.	SD1	2.45	0.00	2.40
5.	W	1.50	0.75	1.65
6.	W1	1.20	0.75	1.65
7.	W2	0.90	1.05	1.35
8.	W3	0.45	1.65	0.80
9.	R5	2.45	0.00	2.15

SPECIFICATION

(01). FOUNDATION :-
R.C.C. PILE FOUNDATION AS/STRUCTURAL DESIGN.
(02). SUPER STRUCTURE :-
R.C.C. FRAMED STRUCTURE AS/STRUCTURAL DESIGN.
(03). BRICKWORK :-
250 TH. & 125 TH. HB CLASS BRICKWORK IN C.M. 1:6 AS I.S. SPECIFICATION
(04). FLOORING :-
VITRIFIED TILE FLOORING IN GREY CEMENT.
(05). WALL FINISH :-
(i) INTERNAL : ALL INTERNAL SURFACE SHALL BE PAINTED WITH CEMENT PRIMER OVER FLOAT FINISH OF P.O.P. SURFACE.
(ii) EXTERNAL : ALL EXTERNAL SURFACE SHALL BE PAINTED WITH EXTERIOR GRADE EMULSION PAINT OVER PRIMER.
(06). DOOR :-
(i) FRAME : 65X100 MM TH. SAL WOOD DOOR FRAME.
(ii) SHUTTER : 35 MM TH. SOLID CORE FLUSH DOOR OF I.S.I. MARK ASS/DOOR.
(07). WINDOW :-
(i) FRAME : 65X100 TH. SAL WOOD ALUMINIUM WINDOW FRAME.
(ii) SHUTTER : FULLY GLAZED HARD WOOD/ ALUMINIUM WINDOW SHUTTER ASS/DOOR.
(08). TOILETS :-
(i) FLOORING : CERAMIC TILES FLOORING.
(ii) WALLS : CERAMIC TILES CADD UP TO 7'0" RM HT.
(iii) SANITARY WARE : WHITE GLAZED VITREOUS (I.S.I. MARK)
(iv) FITTING : CHROMIUM PLATED C.P FITTINGS (I.S.I. MARK)
(09). ELECTRICAL :-
(i) ALL INTERNAL WIRING IN CONCEALED CONDUITS WITH COPPER CONDUCTOR.
(ii) ALL ELECTRICAL MODULAR SWITCHES OF I.S.I. MARK.
(iii) ADEQUATE LIGHTS/POWER POINT SOCKETS AS/ DESIGN & DRAWING.
(10). WATER SUPPLY :-
AROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & UNDERHEAD TANK.

PROJECT DETAILS

PROPOSED **"B+G+6 AYODHYA ENCLAVE"** FOR
DEVELOPER : **M/S &SHIANA BUILDCON PVT. LTD.**
LAND OWNERS :-
1. SMT. ROJI CHAURASIA W/O LT. SUNDARPD. CHAURASIA
2. SWASTIK SHREE DEVELOPER PVT. LTD.
(DIR. - SRI SATYAJEET VERMA, S/O SRI ARUN KUMAR VERMA)
3. SRI SATYAJEET VERMA S/O SRI ARUN KUMAR VERMA
4. SRI NAGESHWAR PRASAD S/O SRI SUSHIL RAI
AT PLOT NO. (C.S.) 322 (PART), P.S. NO. 37
KHATA NO. 139 MAUZA SOHASIPUR Distt. TAUZI NO. 5342
PRESENT P.S. NAME - SIDDIP SURVEY P.S. & PARGANA - PHULWARIHARIF
DISTT. & DISTRICT - PATNA(RURAL)

NORTH

SCALE	DRG.NO.
1:200	01/05

for Ashiana Buildcon Pvt. Ltd.
Director
Sanjeev Kumar
B.E.[CIVIL]/[PATNA]
SIGN OF STRUCTURAL ENGINEER

for Ashiana Buildcon Pvt. Ltd.
Director
SIGN OF BUILDER

KUNDAN KUMAR
(Empanelled Architect)
COA No. - CA/2021/125305
SIGN OF ARCHITECT

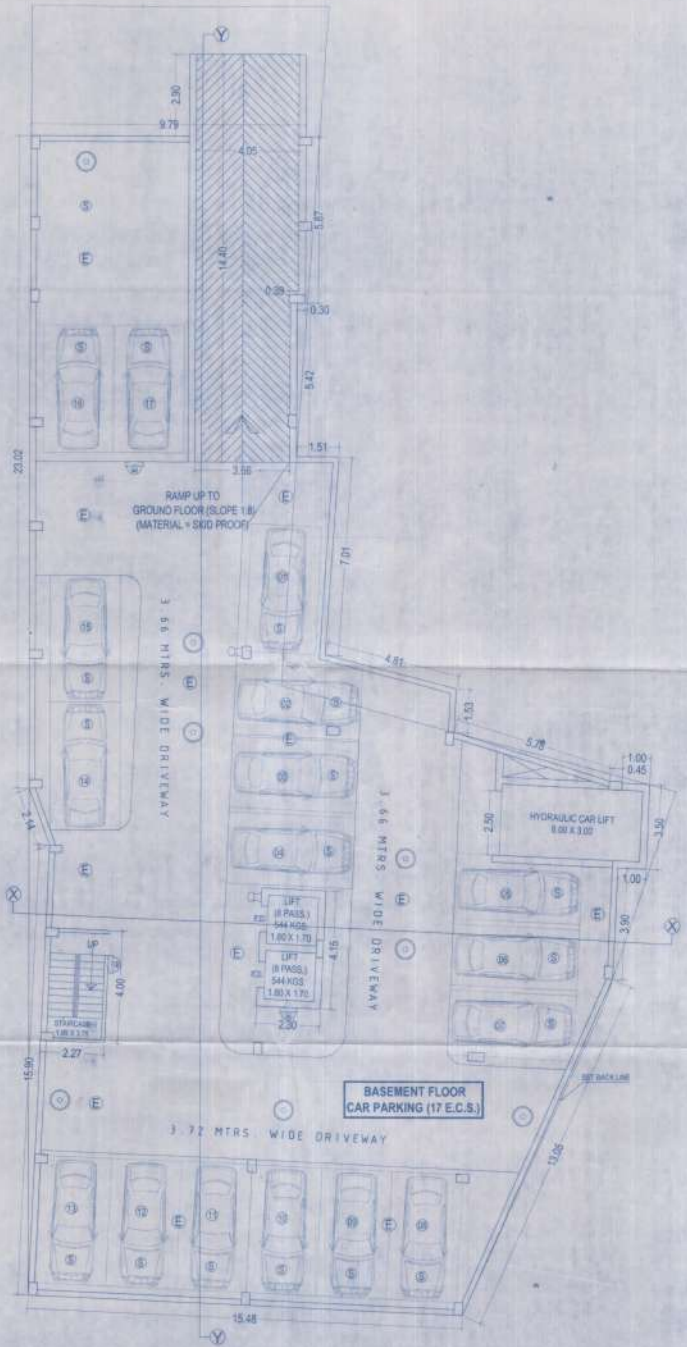
Signature

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

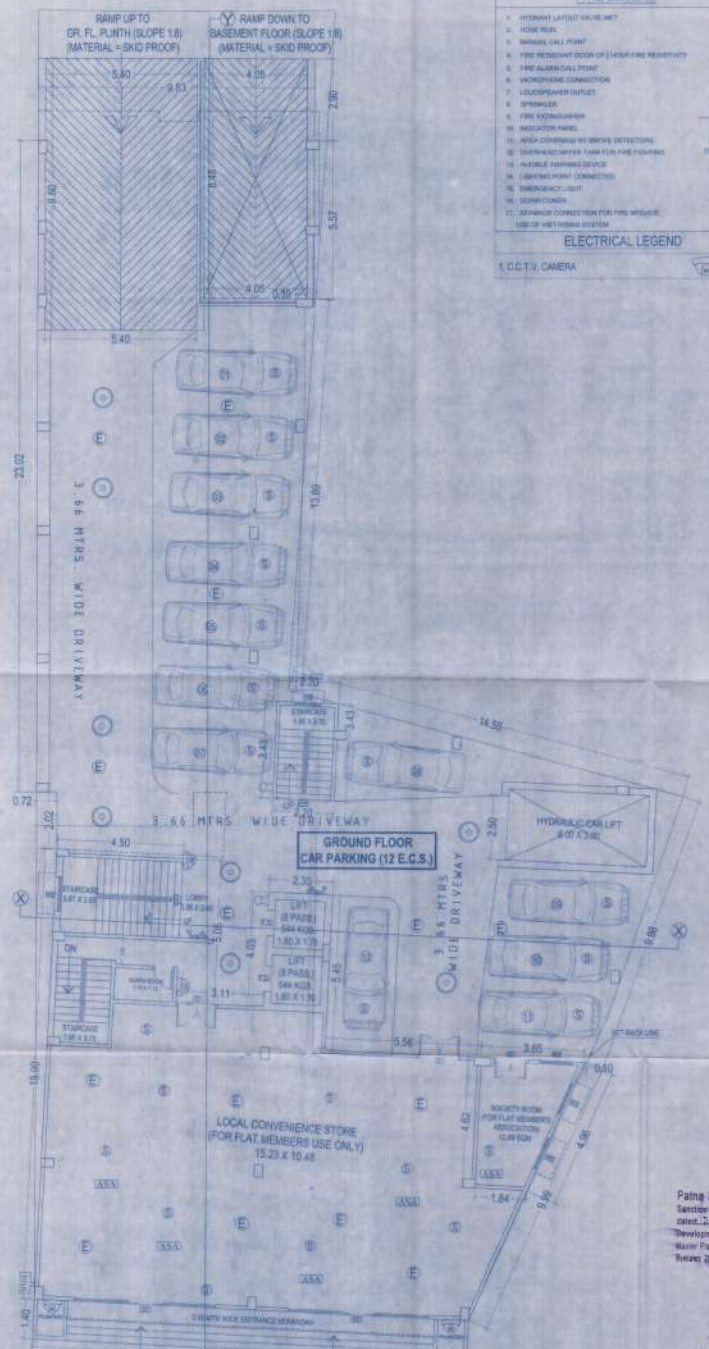
Patna Metropolitan Area Authority
Sanction of Plan Case no. [illegible] dated [illegible]
Development Control Regulations [illegible]
Master Plan 2031 (Bedanta no 81 of Bihar [illegible]
Byelaws 2014 (as amended 2020) on Dated [illegible]

महायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

FIRE LEGEND

1. HYDRANT LAYOUT VALVE (WET)
2. HOSE REEL
3. MANUAL CALL POINT
4. FIRE RESISTANT DOOR OF 1 HOUR FIRE RESISTIVITY
5. FIRE ALARM CALL POINT
6. MICROPHONE CONNECTION
7. LOUDSPEAKER OUTLET
8. SPRINKLER
9. FIRE EXTINGUISHER
10. INDICATOR PANEL
11. AREA COVERAGE BY SMOKE DETECTORS
12. OVERHEAD WATER TANK FOR FIRE FIGHTING
13. AUDIBLE WARNING DEVICE
14. LIGHTING POINT CONNECTED
15. EMERGENCY LIGHT
16. SUMP DOWN
17. SEPARATE CONNECTION FOR FIRE BRIGADE USE OF WET RISING SYSTEM

ELECTRICAL LEGEND

1. C.C.T.V. CAMERA

SCHEDULE OF DOORS & WINDOWS

SL.NO.	TYPE	WIDTH	SILL	HEIGHT
1.	D	1.50	0.00	2.15
2.	D1	1.05	0.00	2.15
3.	D2	1.00	0.00	2.15
4.	D3	0.75	0.00	2.15
5.	SD	3.00	0.00	2.59
6.	SD2	2.27	0.00	2.54
7.	W	2.29	0.75	1.79
8.	W1	1.50	0.75	1.79
9.	W2	1.20	0.75	1.79
10.	W3	0.90	1.07	1.47
11.	W4	0.60	1.64	0.60
12.	DW	1.95	0.75	1.79
13.	DW1	1.73	0.73	1.79
14.	DW2	1.22	0.75	1.79

SPECIFICATION

(1) FOUNDATION :-
R.C.C. PILE FOUNDATION AS/STRUCTURAL DESIGN
(2) SUPER STRUCTURE :-
R.C.C. FRAMED STRUCTURE AS/STRUCTURAL DESIGN
(3) BRICKWORK :-
230 TH. & 125 TH. for GLASS BRICKWORK IN C.M. 1:5 & 1:6 AS/DESIGN
(4) FLOORING :-
VITRIFIED TILE FLOORING IN GREY CEMENT
(5) WALL FINISH :-
(i) INTERNAL - ALL INTERNAL SURFACE SHALL BE PAINTED WITH CEMENT PRIMER OVER PLOST FINISH OF P.O.P. SURFACE.
(ii) EXTERNAL - ALL EXTERNAL SURFACE SHALL BE PAINTED WITH EXTERIOR GRADE EMULSION PAINT OVER PRIMER.
(6) DOOR :-
(i) FRAME - 100/150 MM TH. SAL WOOD/ BOOK FRAME
(ii) SHUTTER- 32 MM TH. SOLID CORE FLUSH DOOR OF I.S.I. MARK AS/DESIGN
(7) WINDOW :-
(i) FRAME - 100/150 TH. SAL WOOD/ALUMINIUM WINDOW FRAME
(ii) SHUTTER- FULLY GLAZED PAINTED WOOD/ ALUMINIUM WINDOW SHUTTER AS/DESIGN
(8) TOILETS :-
(i) FLOORING - CERAMIC TILES FLOORING
(ii) WALLS - CERAMIC TILES DADO UP TO 2100 MM HT.
(iii) SANITARY WARE - WHITE GLAZED VITREOUS (I.S.I. MARK)
(iv) FITTING - CHROMIUM PLATED C.P. FITTINGS (I.S.I. MARK)
(9) ELECTRICAL :-
(i) ALL INTERNAL WIRING IN CONCEALED CONDUITS WITH COPPER CONDUCTOR
(ii) ALL ELECTRICAL MODULAR SWITCHES OF I.S.I. MARK
(iii) ADEQUATE LIGHTING POWER POINT
SOCKETS AS/ DESIGN & DRAWING
(10) WATER SUPPLY :-
ROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVERHEAD TANK

PROJECT DETAILS

PROPOSED **"B+G+6 AYODHYA ENCLAVE"** FOR
DEVELOPER : **M/S ASHIANA BUILDCON PVT. LTD.**
LAND OWNERS :
1. SMT. RAM CHANDRA MEHTA, SUNDAR PO. CHAURASIA
2. SWASTIK SHREE DEVELOPER PVT. LTD.
(DIR. - SRI SATYAJEET VERMA, S/O SRI ARUN KUMAR VERMA)
3. SRI SATYAJEET VERMA S/O SRI ARUN KUMAR VERMA
4. SRI NAGESHWAR PRASAD S/O SRI SUSHIL RAI
AT PLOT NO. (C.S.) : 323 (PART) ; P.S. NO. : 31
KHATA NO. : 105 ; MAUZA : BISHUNPUR PAHRI, TAUZI NO. : 5342
PRESENT P.S. : BEUR ; SURVEY P.S. & PARGANA : PHULWARI HARI
TOWN & DISTRICT : PATNA (BIHAR)

NORTH	SCALE	DRG.NO.
	1:100	02/06

for Ashiana Buildcon Pvt. Ltd.
Director
for Ashiana Buildcon Pvt. Ltd.
Director
SIGN. OF BUILDER / DEVELOPER

KUNDAN KUMAR
(Empanelled Architect)
COA No.- CA/2021/128395
Urban Development & Housing Deptt.
Govt. of Bihar
UDHD-CA/2021/128395
SIGN. OF STR. ENGINEER

SIGN. OF OWNER

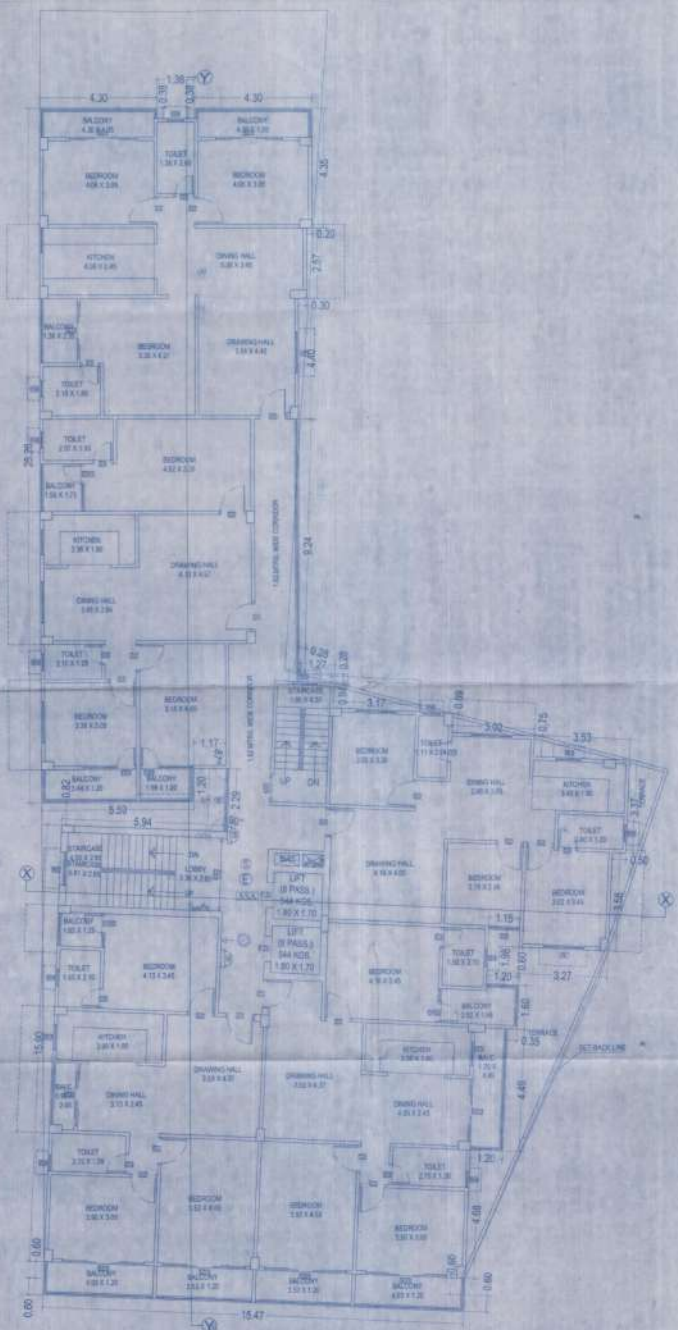
SIGN. OF ARCHITECT

बिहार भू-सम्पदा (विनियमन विकास) नियमावली, 2017 की धारा के अधीन राज्य से गठित विनियमन प्राधिकरण से इस परियोजना का रजिस्ट्रेशन अनिवार्य होगा।

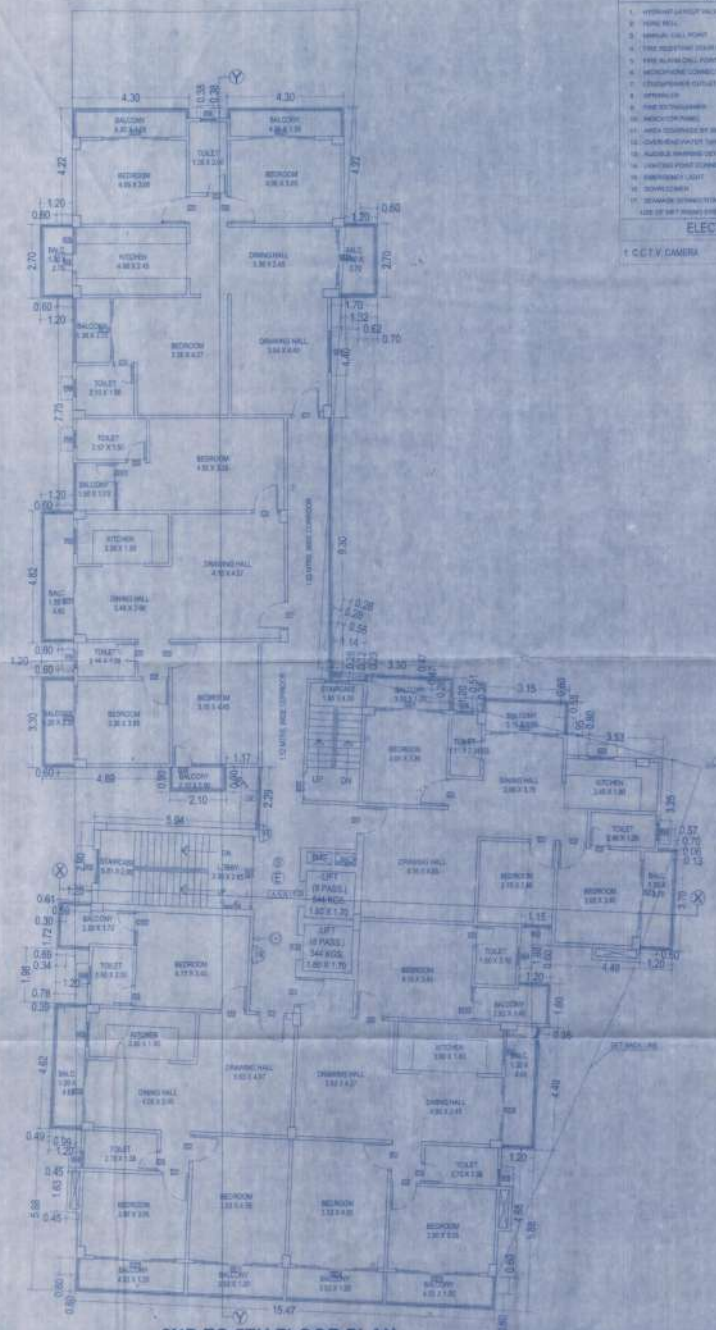
Patna Metropolitan Area Authority
Sanction of Plan Case no. DHAP/2021/ Misc/1006 /BSHP/PMAA/ dated: 25.02.2022 accorded under Development Control Regulations For Patna Master Plan 2031 (Byelaws no 8) of Bihar Building Byelaws 2014 (as amended 2022) on Date 25-02-2022

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार



FIRST FLOOR PLAN



2ND TO 5TH FLOOR PLAN

FIRE LEGEND

1. HYDRANT LANDING VALVE (WET RISER)	
2. HOSE REEL	
3. MANUAL CALL POINT	
4. FIRE RESISTANT DOOR OF 2 HOUR FIRE RESISTANCE	
5. FIRE ALARM BELL POINT	
6. MICROPHONE CONNECTION	
7. LOUDSPEAKER OUTLET	
8. SPRINKLER	
9. FIRE EXTINGUISHER	
10. INDICATOR PANEL	
11. AREA COVERAGE BY SMOKE DETECTORS	
12. OVER HEAD WATER TANK FOR FIRE FIGHTING	
13. RUBBLE MASONRY WITCH	
14. CONTROL POINT CONNECTED	
15. EMERGENCY LIGHT	
16. SOUNDER	
17. SEPARATION DISTANCE	

ELECTRICAL LEGEND

1. C.C.T.V. CAMERA

SCHEDULE OF DOORS & WINDOWS

SL.NO.	TYPE	WIDTH	SILL	HEIGHT
1.	D	1.20	0.00	2.15
2.	D1	1.05	0.00	2.15
3.	D2	1.00	0.00	2.15
4.	D3	0.75	0.00	2.15
5.	SD1	2.80	0.00	2.54
6.	SD2	2.27	0.00	2.54
7.	W	2.39	0.75	1.79
8.	W1	1.50	0.75	1.79
9.	W2	1.20	0.75	1.79
10.	W3	0.90	1.05	1.47
11.	W4	0.60	1.64	0.90
12.	DW	1.95	0.75	1.79
13.	DW1	1.75	0.75	1.79
14.	DW2	1.27	0.75	1.79

SPECIFICATION

(i) FOUNDATION :-
R.C.C. PILE FOUNDATION (ARCHITECTURAL DESIGN)

(ii) SUPER STRUCTURE :-
R.C.C. FRAMED STRUCTURE (ARCHITECTURAL DESIGN)

(iii) BRICKWORK :-
230 TH. & 125 TH. 1st CLASS BRICKWORK IN C.M. 1:6 (I.S. ARCHITECTURAL DESIGN)

(iv) FLOORING :-
VITRIFIED TILE FLOORING IN GREY CEMENT

(v) WALL FINISH :-
(i) INTERNAL :- ALL INTERNAL SURFACE SHALL BE PAINTED WITH DISTINCT PRIMER OVER FLOAT FINISH OF POLY SURFACE
(ii) EXTERNAL :- ALL EXTERNAL SURFACE SHALL BE PAINTED WITH EXTERIOR GRADE EMULSION PAINT OVER PRIMER

(vi) DOOR :-
(i) FRAME :- SAL WOOD MIN TH. SAL WOOD DOOR FRAME.
(ii) SHUTTER 30 MM TH. SOLID CORE FLUSH DOOR OF I.S.I. MARK (SECTION)

(vii) WINDOW :-
(i) FRAME :- WHITE TH. SAL WOOD IN ORNIUM WINDOW FRAME.
(ii) SHUTTER :- FULLY GLAZED HARD WOOD ALUMINIUM WINDOW SHUTTER AS SECTION

(viii) TOILETS :-
(i) FLOORING :- CERAMIC TILES FLOORING
(ii) WALLS :- CERAMIC TILES CADD UP TO 2100 MM HT.
(iii) SANITARY WARE :- WHITE GLAZED VITREOUS (I.S.I. MARK)
(iv) FITTING :- CHROME PLATED (I.S.I. MARK)

(ix) ELECTRICAL :-
(i) ALL INTERNAL WIRING IN CONCEALED CONDUITS WITH COPPER CONDUCTOR.
(ii) ALL ELECTRICAL MODULAR SWITCHES OF I.S.I. MARK.
(iii) ADEQUATE LIGHT/EXPOWER POINT SUCH AS PER DESIGN & DRAWING.

(x) WATER SUPPLY :-
ROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVERHEAD TANK.

PROJECT DETAILS

PROPOSED **"B+G+6 AYODHYA ENCLAVE"** FOR
DEVELOPER : **M/S ASHIANA BUILDCON PVT. LTD.**
LAND OWNERS :
1. SMT. ROJI CHAURASIA W/O LT. SUKHLAL PD. CHAURASIA
2. SWASTIK SHREE DEVELOPER PVT. LTD.
DIR. - SRI SATYAJEET VERMA S/O SRI ARUN KUMAR VERMA
3. SRI SATYAJEET VERMA S/O SRI ARUN KUMAR VERMA
4. SRI NAGESHWAR PRASAD S/O SRI SUSHIL RAI
AT PLOT NO. 6(A) - 52 (PART) , P.S. NO. 34
KHATA NO. - 156 , MAUZA - BISHUNPUR PAKRI , TAUZI NO. 1530
PRESENT P.S. - BELIR , SURVEY P.S. & PARGANA - PHULWARISHARIF
TOWN & DISTRICT - PATNA (RURAL)

NORTH

SCALE: 1:100

DRG.NO: 03/05

For Ashiana Buildcon Pvt. Ltd.
Director

For Ashiana Buildcon Pvt. Ltd.
Director

SIGN OF BUILDER / DEVELOPER

SWASTIK SHREE DEVELOPER PVT. LTD.
SIGN OF OWNER(S)

SIGN OF STR. ENGINEER

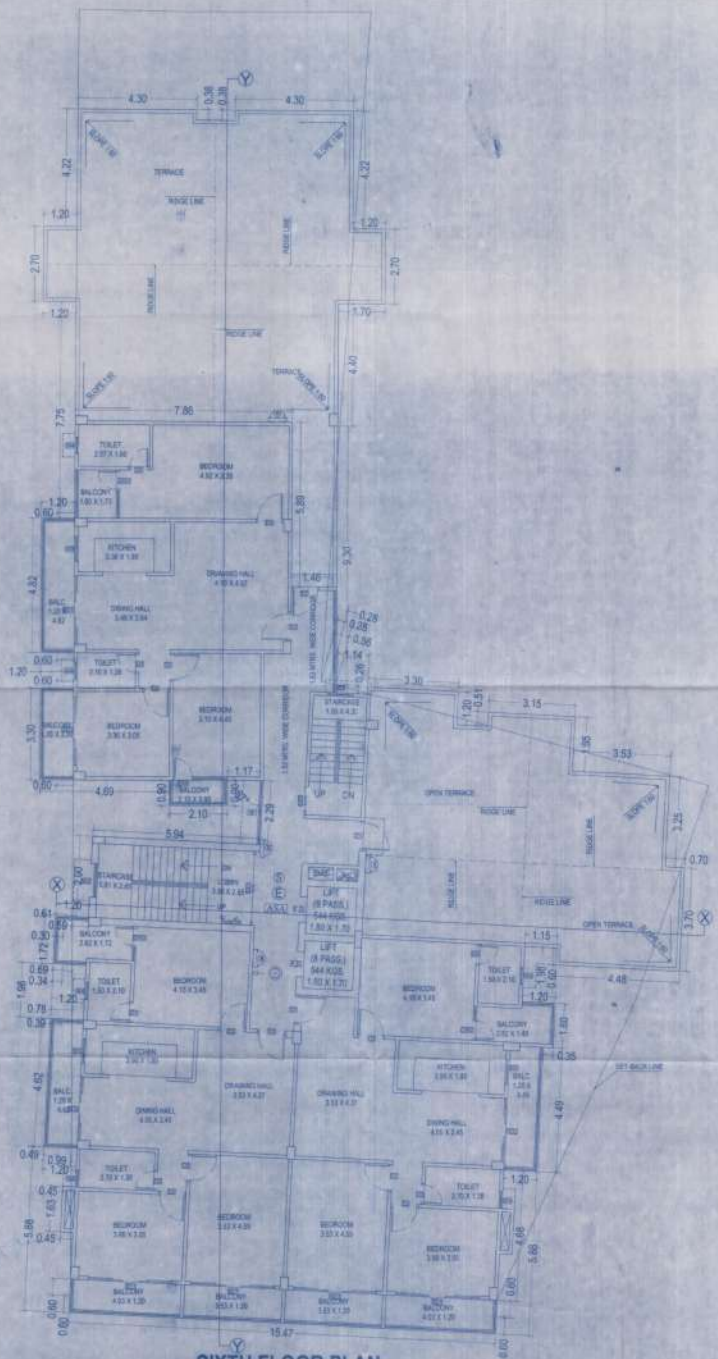
KUNDAN KUMAR
(Empanelled Architect)
COA - I/2021/12555
Urban Development & Housing Deptt.
KUMAR KUMAR
I/2021/12555
SIGN OF ARCHITECT

विहार भू-अन्यपरा (विनियमन विधेयम) विधायमाली, 2017 की धारा के अधीन प्रदान से गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य है।

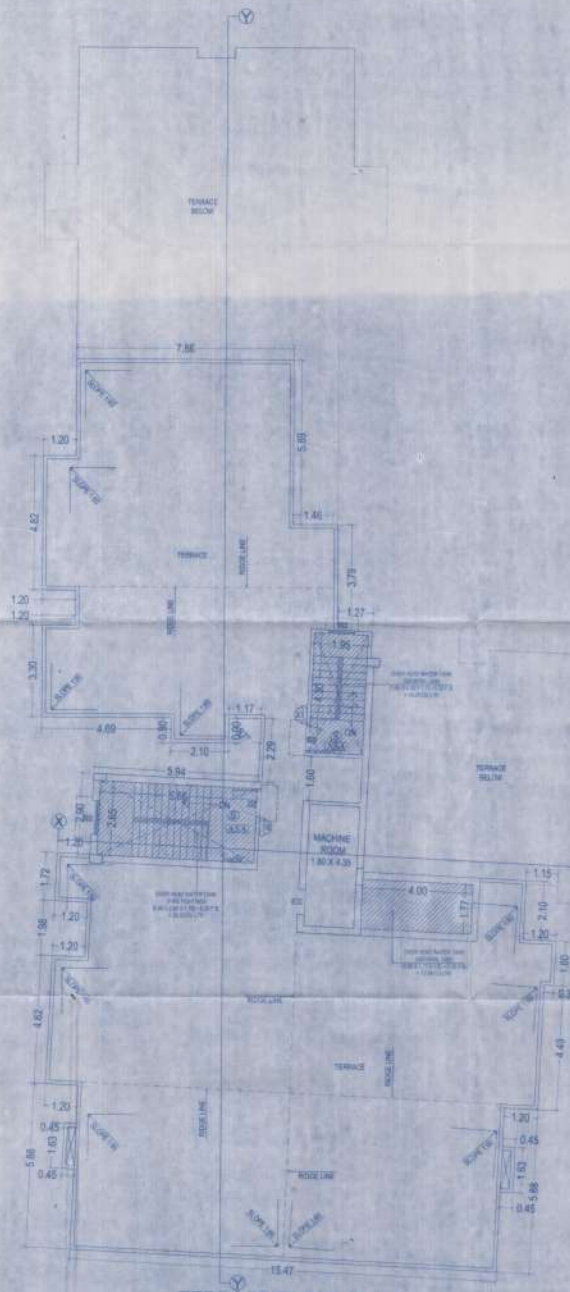
Patna Metropolitan Area Authority
Sanction/Plan Case no. PMAA/Const/Permit/2024/ KUMAR, Dated: 23.02.2024 according to the Development Control Regulations For Patna Metro Plan 2031 (Version no 8) of Bihar Building Bye-laws 2014 (as Amended 2022) on Date 23.02.2024

सहायक अभियंता
अंचल प्राधिकार

अंचल पदाधिकारी
पटना महानगर क्षेत्र प्राधिकार



SIXTH FLOOR PLAN



TERRACE FLOOR PLAN

FIRE LEGEND

1. HYDRANT LAYOUT VALVE WET	
2. HOSE REEL	
3. MANUAL CALL POINT	
4. FIRE RESISTANT DOOR OF 2 HOUR FIRE RESISTIVITY	
5. FIRE ALARM CALL POINT	
6. MICROPHONE CONNECTION	
7. LOUDSPEAKER OUTLET	
8. SPRINKLER	
9. FIRE EXTINGUISHER	
10. INDICATOR PANEL	
11. AREA COVERAGE BY SMOKE DETECTORS	
12. OVERHEAD WATER TANK FOR FIRE FIGHTING	
13. AUDIBLE WARNING DEVICE	
14. LIGHTING POINT CONNECTED	
15. EMERGENCY LIGHT	
16. DOWN COMER	
17. DRAINAGE CONNECTION FOR FIRE BRIGADE USE OF WET RISING SYSTEM	

ELECTRICAL LEGEND

1. C.C.T.V. CAMERA

SCHEDULE OF DOORS & WINDOWS

SL.NO.	TYPE	WIDTH	SILL	HEIGHT
1.	D	1.50	0.00	2.15
2.	D1	1.05	0.00	2.15
3.	D2	1.00	0.00	2.15
4.	D3	0.75	0.00	2.15
5.	SD1	3.00	0.00	2.54
6.	SD2	2.25	0.00	2.54
7.	W	2.29	0.75	1.79
8.	W1	1.50	0.75	1.79
9.	W2	1.20	0.75	1.79
10.	W3	0.90	1.07	1.47
11.	W4	0.60	1.64	0.90
12.	DW	1.95	0.75	1.79
13.	DW1	1.73	0.75	1.79
14.	DW2	1.22	0.75	1.79

SPECIFICATION

(I) FOUNDATION :-
R.C.C. PILE FOUNDATION AS STRUCTURAL DESIGN
(II) SUPER STRUCTURE :-
R.C.C. FRAMED STRUCTURE AS STRUCTURAL DESIGN
(III) BRICKWORK :-
230 Th. & 125 TH. W.B.M. BRICKWORK IN C.M. 1:6 WITH ADDITION
(IV) FLOORING :-
A) ANTI-SKID TILE FLOORING IN GREY CEMENT
(V) WALL FINISH :-
i) INTERNAL :- ALL INTERNAL SURFACE SHALL BE PAINTED WITH DISTEMPER PRIMER OVER FLOAT FINISH OF P.O.P. SURFACE
ii) EXTERNAL :- ALL EXTERNAL SURFACE SHALL BE PAINTED WITH EXTERIOR GRADE EMULSION PAINT OVER P. PRIMER.
(VI) DOOR :-
i) FRAME :- 100*150 MM TH SAL WOOD DOOR FRAME
ii) SHUTTER :-32 MM TH. SOLID CORE FLUSH DOOR OF I.S.I. MARK ASSEMBLY
(VII) WINDOW :-
i) FRAME :- 100*150 TH SAL WOOD/ALUMINIUM WINDOW FRAME
ii) SHUTTER :- FULLY GLAZED HARD WOOD ALUMINIUM WINDOW SHUTTER AS DESIGN
(IX) TOILETS :-
i) FLOORING :- CERAMIC TILES FLOORING
ii) WALLS :- CERAMIC TILES DADO UP TO 2100 MM HT.
iii) SANITARY WARE :- WHITE GLAZED VITREOUS (I.S.I. MARK)
iv) FITTING :- CHROMIUM PLATED C.P. FITTINGS (I.S.I. MARK)
(X) ELECTRICAL :-
i) ALL INTERNAL WIRING IS CONCEALED CONDUITS WITH COPPER CONDUCTOR
ii) ALL ELECTRICAL MODULAR SWITCHES OF I.S.I. MARK.
iii) ADEQUATE LIGHT/FAN/POWER POINT SOCKETS AS DESIGN & DRAWING.
(XI) WATER SUPPLY :-
ROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVERHEAD TANK.

PROJECT DETAILS

PROPOSED **"B+G+6 AYODHYA ENCLAVE"** FOR
DEVELOPER : M/S ASHIANA BUILDCON PVT. LTD.
LAND OWNERS :
1. SMT. ROJI CHAURASIA W/O LT. SUNDAR PD. CHAURASIA
2. SWASTIK SHREE DEVELOPER PVT. LTD.
DIR. – SRI SATYAJEET VERMA S/O SRI ARUN KUMAR VERMA)
3. SRI SATYAJEET VERMA S/O SRI ARUN KUMAR VERMA
4. SRI NAGESHWAR PRASAD S/O SRI SUSHIL RAI
AT PLOT NO. (C.S.) : 322 (PART) P.S. NO. : 31
KHATA NO. : 105 MAUZA : KURJI PUR PAKRI TAUJI NO. : 5342
PRESENT P.S. : BEUR SURVEY P.S. & PARGANA : PHULWARISHARIF
TOWN & DISTRICT : PATNA (BIHAR)

NORTH

SCALE	DRG.NO.
1:100	04/05

For Ashiana Buildcon Pvt. Ltd.
Director

For Ashiana Buildcon Pvt. Ltd.
Director

SIGN. OF BUILDER / DEVELOPER

SWASTIK SHREE DEVELOPER PVT. LTD.

SIGN. OF STR. ENGINEER

KUNDAN KUMAR
(Empanelled Architect)
CO/No. – EA/2021/126395
Urban Development & Housing Deptt.
Govt. of Bihar
KUNDAN KUMAR
LICENCE-EA/2021/126395

SIGN. OF OWNER(S) / DIRECTOR

SIGN. OF ARCHITECT

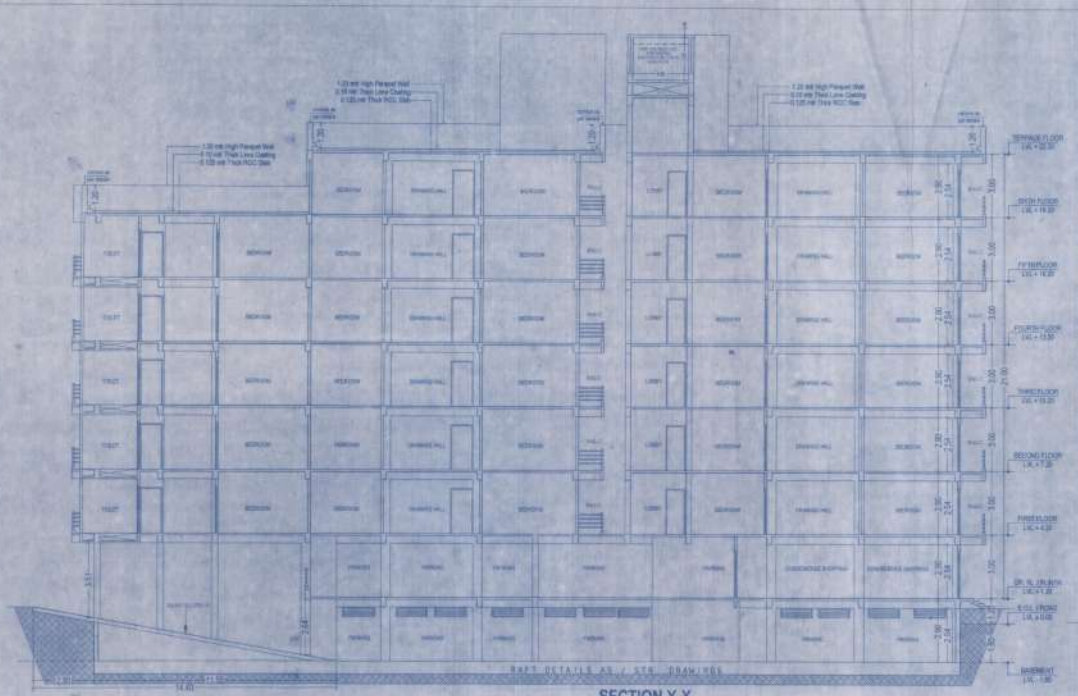
विहार भू-सम्पदा (विनियमन विकास) नियमावली, 2017 की धारा के अधीन राज्य में गठित विनियमन प्राधिकरण के द्वारा परियोजना का नियोजन अनिवार्य होगा।

Patna Metropolitan Area Authority
Sanction of Plan Case no. PMAA/PLAN/PATLIPUTRA/ dated 25.05.2022 accorded under the Bihar Real Estate Development Control Regulations For Patna Under Plan 2031 (Notified in BO of Bihar G.(Dev) 254 Las amended 2020) on Date 03.02.2024

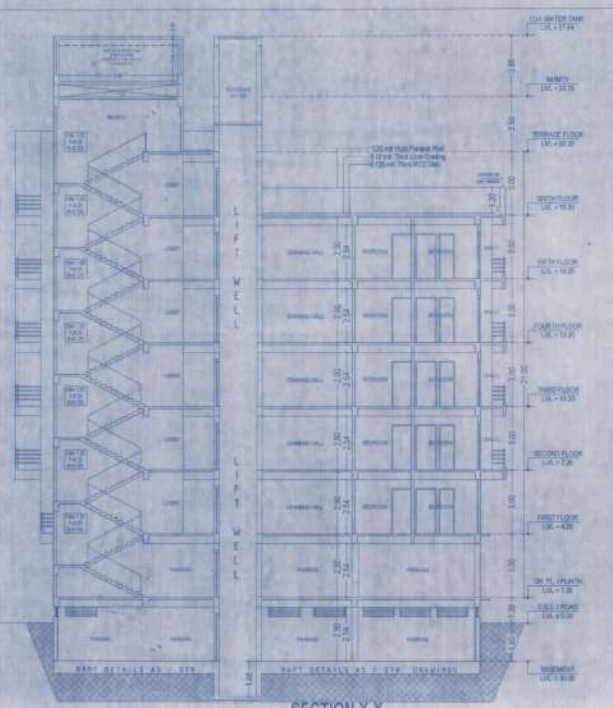
[illegible] 05-01-2024

सहायक अभियंता
नगरीय क्षेत्र पाटलिपुत्र

अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार



SECTION Y-Y



SECTION X-X

SCHEDULE OF DOORS & WINDOWS

SL.NO	TYPE	WIDTH	SILL	HEIGHT
1.	D	1.50	0.00	2.15
2.	D1	1.05	0.00	2.15
3.	D2	1.00	0.00	2.15
4.	D3	0.75	0.00	2.15
5.	SD1	3.00	0.00	2.54
6.	SD2	2.77	0.00	2.54
7.	W	2.29	0.75	1.79
8.	W1	1.80	0.75	1.79
9.	W2	1.20	0.75	1.79
10.	W3	0.90	1.07	1.47
11.	W4	0.60	1.64	0.90
12.	DW	1.95	0.75	1.79
13.	DW1	1.73	0.75	1.79
14.	DW2	1.22	0.75	1.79

SPECIFICATION

(1) FOUNDATION :-
R.C.C. PILE FOUNDATION AS/STRUCTURAL DESIGN.
(2) SUPER STRUCTURE :-
R.C.C. FRAMED STRUCTURE AS/STRUCTURAL DESIGN.
(3) BRICKWORK :-
(I) 250 THK & 125 THK 1st CLASS BRICKWORK IN C.M. 1 & 6 IN ABUSSION
(4) FLOORING :-
VITRIFIED TILE FLOORING IN GREY CEMENT.
(5) WALL FINISH :-
(I) INTERNAL - ALL INTERNAL SURFACE SHALL BE PAINTED WITH CEMENT PRIMER OVER FLOAT FINISH OF P.O.P. SURFACE.
(II) EXTERNAL - ALL EXTERNAL SURFACE SHALL BE PAINTED WITH EXTERIOR GRADE EMULSION PAINT OVER PRIMER.
(6) DOOR :-
(I) FRAME - SECOND MR TH. SAL WOOD DOOR FRAME.
(II) SHUTTER 35 MM TH. SOLID CORE FLUSH DOOR OF I.S.I. MARK ASSESSED.
(7) WINDOW :-
(I) FRAME - SECOND TH. SAL WOODEN/ALUMINIUM WINDOW FRAME.
(II) SHUTTER - FULLY GLAZED HARD WOOD/ ALUMINIUM SANDWICH SHUTTER ASSESSED.
(8) TOILETS :-
(I) FLOORING - CERAMIC TILES FLOORING
(II) WALLS - CERAMIC TILES DADO UP TO 2100 MM HT.
(III) SANITARY WARE - WHITE GLAZED VITREOUS (I.S.I. MARK)
(IV) FITTING - CHROMIUM PLATED C.P. FITTINGS (I.S.I. MARK)
(9) ELECTRICAL :-
(I) ALL INTERNAL WIRING IN CONCEALED CONDUITS WITH COPPER CONDUCTOR.
(II) ALL ELECTRICAL MODULAR SWITCHES OF I.S.I. MARK.
(III) ADEQUATE LIGHT/POWER POINT SOCKETS AS/ DESIGN & DRAWING.
(10) WATER SUPPLY :-
ROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVERHEAD TANK.

PROJECT DETAILS

PROPOSED **"B+G+6 AYODHYA ENCLAVE"** FOR
DEVELOPER : M/S ASHIANA BUILDCON PVT. LTD.
LAND OWNERS :
1. SMT. KOJI CHAURASIA W/O LT. SUNDAR PD. CHAURASIA
2. SWASTIK SHREE DEVELOPER PVT. LTD.
CMP. - SRI SATYAJEET VERMA S/O SRI ARUN KUMAR VERMA
3. SRI SATYAJEET VERMA S/O SRI ARUN KUMAR VERMA
4. SRI RADESHWARI PRASAD S/O SRI SUSHIL RAI
AT PLOT NO. (C.S.) 1273 (PART), P.S. NO. 21
KHATA NO. 125, MOUZA KHWAJPURA, PARE TAHA NO. 1042
PRESENT P.S. SDPL SURVEY P.S. & PARGANA PHULWARISHARIF
TOWN & DISTRICT PATNA (RURAL)

NORTH	SCALE	DRG.NO.
N/A	1:100	05/05

For Ashiana Buildcon Pvt. Ltd.
Director
SIGN. OF BUILDER/DEVELOPER

O.R./UBH/SE/25-bf/24
SIGN. OF STR. ENGINEER

For Ashiana Buildcon Pvt. Ltd.
Director
SWASTIK SHREE DEVELOPER PVT. LTD.
SIGN. OF OWNERS

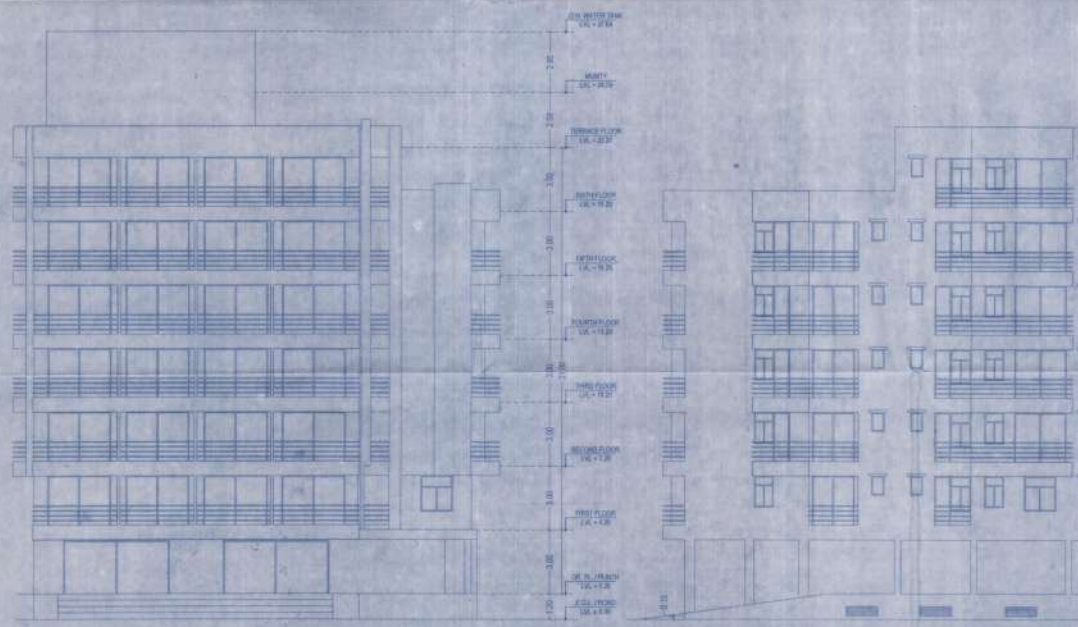
(Empanelled Architect)
COA No.- CA/2021/123395
Urban Development & Housing Dept.
Govt. of Bihar
KUNDAN KUMAR
UDHD-GA/2021/123395
SIGN. OF ARCHITECT

बिहार भू-सम्पदा (विनियमन विकास) नियमावली, 2017 की धारा 06 अधीन राज्य में गठित विनियमन प्राधिकार से इस परियोजना का नियंत्रण अनिवार्य होगा।

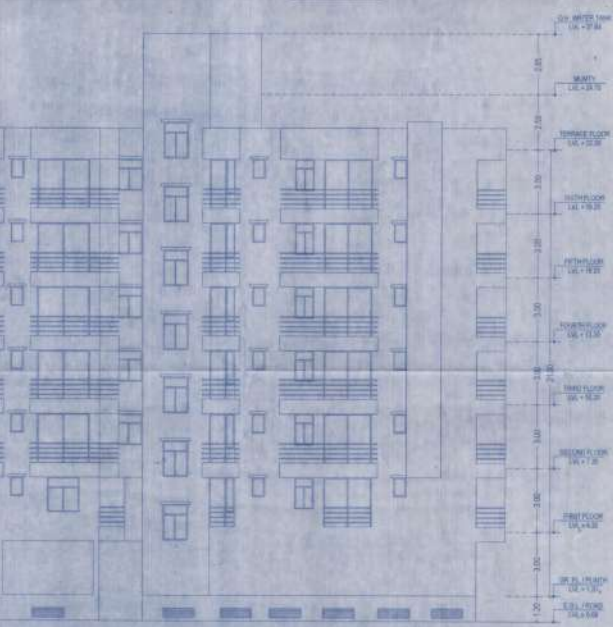
Patna Metropolitan Area Authority
Section of Plan Case no. PMAA/PRM/B/SHIMPUR/ (HIGH WARD) /2023/1 dated 26.08.2023 accorded under Bihar Development Control Regulations For Patna Master Plan 2031 (Revised vs Bl of Mnr Bulday Byelaws 2014 (as amended 2021) on Date 22.12.2024

05.01.2024
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार



FRONT (NORTH) ELEVATION



EAST SIDE ELEVATION