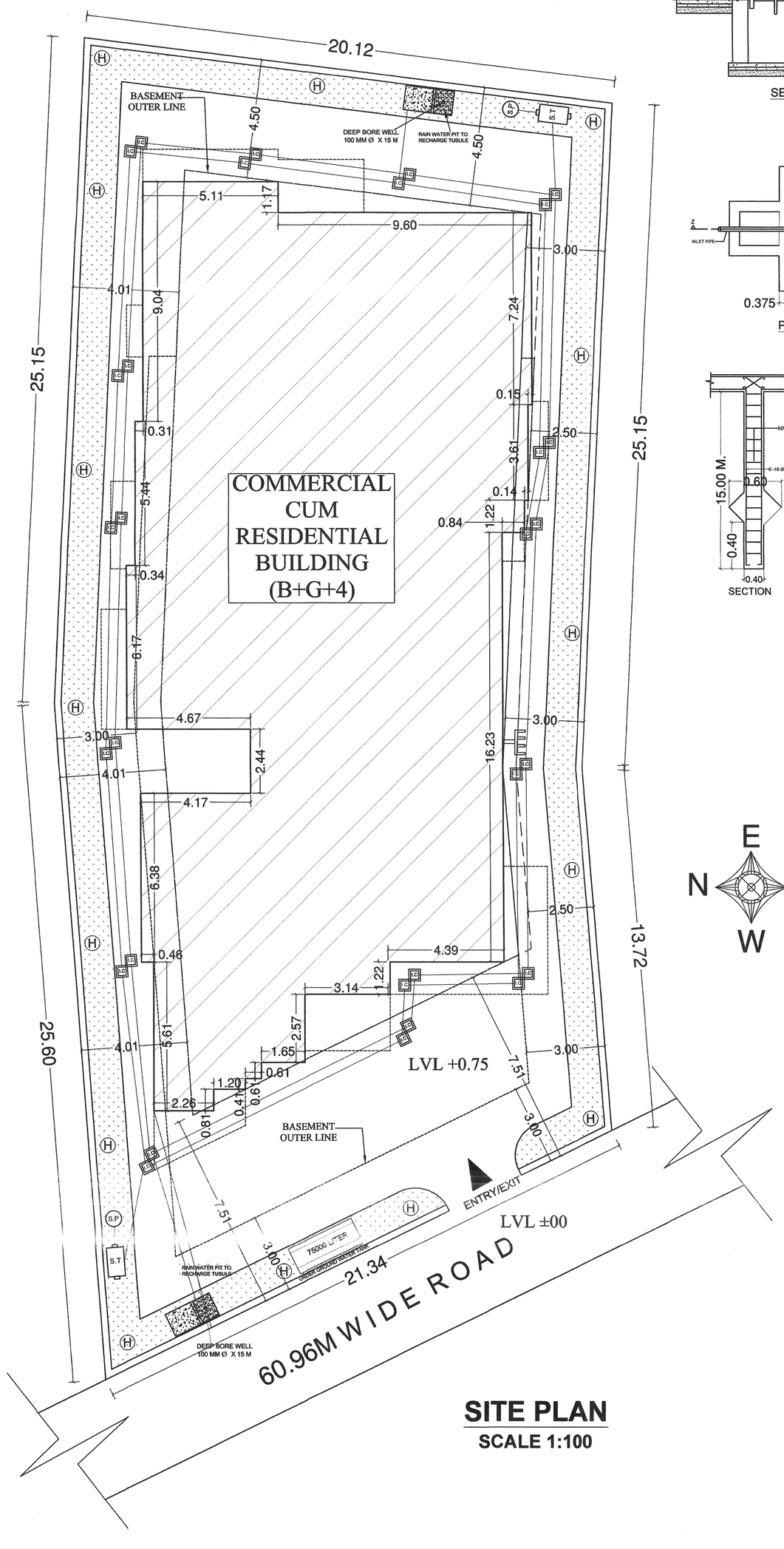
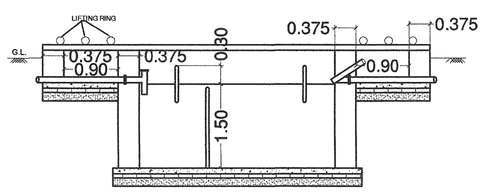
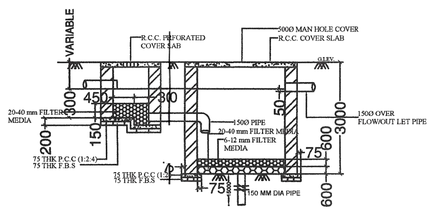


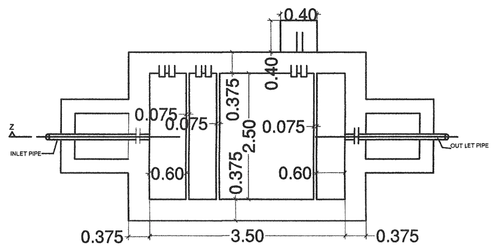
SITE PLAN
SCALE 1:100



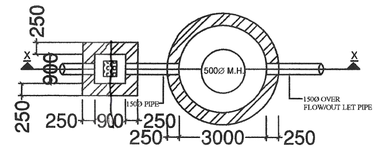
SECTION ON Z-Z



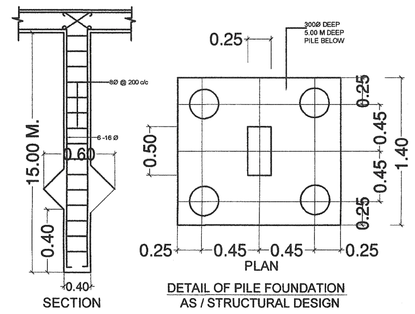
SECTION ON X-X



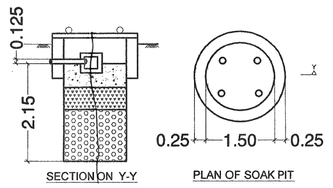
PLAN OF SEPTIC TANK & SOAK PIT

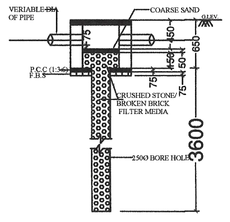


PLAN
FLTER PIT & RECHARGE WELL

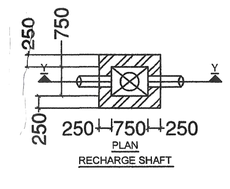


DETAIL OF PILE FOUNDATION AS / STRUCTURAL DESIGN

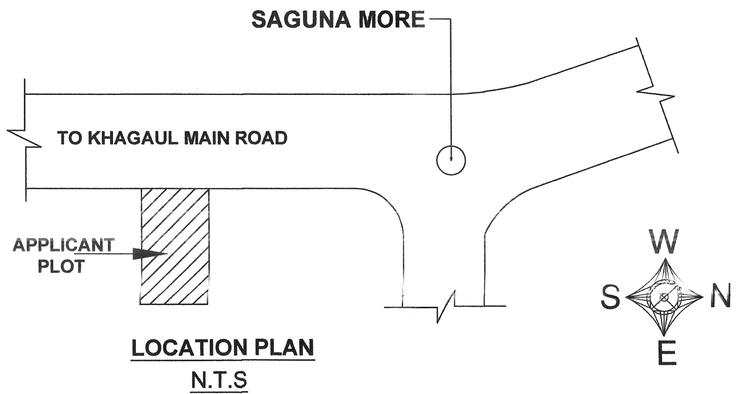




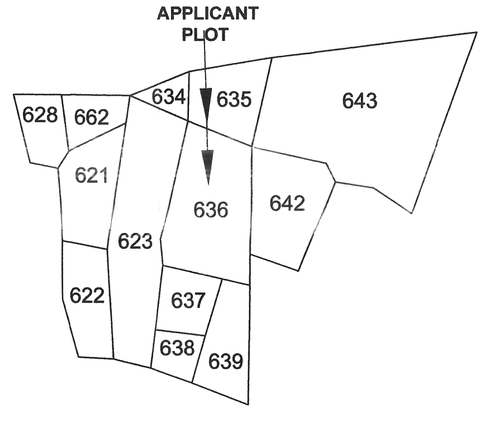
SECTION ON Y-Y



RAIN WATER HARVESTING



LOCATION PLAN
N.T.S



KEY PLAN
N.T.S

SPECIFICATIONS
(1) FOUNDATION :- R.C.C. U/R GROUP PILE FOUNDATION/RAFT/ ISOLATED AS/STRUCTURE DESIGN
(2) SUPER STRUCTURE :- 1ST. CLASS BRICK WORK IN SUPER STRUCTURE WITH CEMENT MORTAR
(3) PLINTH : HEIGHT P. LEV. & G. LEV. AS SHOWN IN SECTION.
(4) FLOORING :- 25mm.TH. MOSAIC FLOORING OVER 125mm. TH.DRY RAMMED KHOA OVER 75mm. TH. B. F. S. OVER SAND FILLING.
(5) DOORS :- CHOWKHATS OF DOOR TO BE SAL WOOD/M.S
(6) WINDOWS :- ALL WINDOWS TO BE FULLY GLAZED IN STEEL
(7) ROOF :- 100mm. TH. R.C.C. SLAB , 100 mm. TH. AVG. LIME TERRACING OVER.
(8) PLASTER :- 12mm. TH. CEMENT PLASTER ON BOTH SIDE OF WALL
(9) COLOUR :- COLOUR OR WHITE WASH AS/CHOICE

BUILT UP AREAS

BASEMENT FLOOR BUILT UP AREA	= 12.30 SQ.MT.
GROUND FLOOR BUILT UP AREA	= 327.85 SQ.MT.
FIRST FLOOR BUILT UP AREA	= 448.15 SQ.MT.
SECOND FLOOR BUILT UP AREA	= 448.15 SQ.MT.
THIRD FLOOR BUILT UP AREA	= 448.15 SQ.MT.
FOURTH FLOOR BUILT UP AREA	= 448.15 SQ.MT.
TOTAL BUILT UP AREA	**= 2132.75 SQ. MT.**

PLOT AREA = 892.61 SQ.MT.
TOTAL BUILT-UP AREA = 2132.75 SQ. MT.

FAR CALCULATION :
TOTAL BUILT-UP AREA / TOTAL PLOT AREA
= 2132.75 / 892.61 SQ.MT.
= **2.39**

PLANTATION AREA

TOTAL PLOT AREA= 892.61 sqm
TOTAL PLANTATION AREA REQUIRED = 892.61 x 15% = 133.89 sqm
TOTAL PLANTATION AREA PROVIDED = 146.58 sqm

OCCUPANT LOAD:
(COMMERCIAL + RESIDENTIAL)

= (1 PERSON / 10 SQ.MT.) +
(NO. OF FLATS X 5 PERSONS / FLAT)
= (BUILT UP AREA / 10) + (12 X 5)
= (327.85 / 10) + (60)
= 32.78 + 60
= 92.78
= 93

WATER SUPPLY CALCULATION
TOTAL NO. OF OCCUPANTS = 93
REQUIRED SIZE OF WATER TANK @ 135 LITERS / PERSONS / DAY
= 93 X 1.33 X 135 = 16698.15 LITERS = 16.70 CUM
PROVIDED SIZE OF OVER HEAD WATER TANK
4.19 X 6.35 X 1.40 = 37249 LITRE = 37.25 CUM
TOTAL CAPACITY OF WATER TANKS = 37.25 CUM
OVER HEAD FIRE TANKS = 10.00 CUM

SEPTIC TANK CALCULATION
TOTAL NOS. OF OCCUPANT 93 PERSONS
REQUIRMENT OF SEPTIC TANK FOR 93 PERSONS
@ 0.087 CUM. PER PERSONS PER DAY = 93 X 0.087 = 8.091 CUM
DETAIL SIZE OF SEPTIC TANK -
L. 3.50 X W. 2.50 X H. 1.50 x 1 = 13125 LITRE = 13.125 CUM

RAIN WATER HARVESTING CALCULATION
TERRACE AREA = 460.93 SQ.MT.
REQUIRED WATER HARVESTING CAPACITY 6 CUM FOR 100 SQ.MT.
TERRACE AREA ,TOTAL TERRACE = 460.93 SQ.MT.
REQUIRED WATER HARVESTING= 460.93 x 6/100 = 28.86 CUM.
PROVIDED RAIN WATER HARVESTING SIZE & NOS.
(AS PER CALCULATION) :-
SIZE - 3M DIA & 3M DEPTH
TOTAL NOS. OF RECHARGE WELL - 2 NOS.
TOTAL VOLUME = 3.00 X 1.5 X 1.5 X 3.14 X 2 CUM.= **42.39 CUM.**

TOTAL BUILT-UP AREA FOR PARKING (FOR COMMERCIAL) :
SHOWROOM = 327.85 SQ.MT.
TOTAL BUILT-UP AREA = 327.85 SQ.MT.

TOTAL BUILT-UP AREA FOR PARKING (FOR RESIDENTIAL) :
FIRST - FOURTH FLOORS = 1792.60 SQ.MT.
TOTAL BUILT-UP AREA = 1792.60 SQ.MT.

REQUIRED AREA FOR PARKING (FOR COMMERCIAL) :
=35% OF (TOTAL BUILT-UP AREA -15%)
=35% OF (327.85 - 49.18)
=35% OF 278.67 SQ.MT.
=97.54 SQ.MT.

REQUIRED AREA FOR PARKING (FOR RESIDENTIAL) :
=25% OF (TOTAL BUILT-UP AREA -15%)
=25% OF (1792.60 - 268.89)
=25% OF 1523.71 SQ.MT.
=380.93 SQ.MT.

TOTAL REQUIRED AREA FOR PARKING
(COMMERCIAL + RESIDENTIAL) :
=97.54 + 380.93
=478.47 SQ.MT.

AVAILABLE AREA FOR PARKING
(COMMERCIAL + RESIDENTIAL) :
= BASEMENT FLOOR
= 475.09 SQ.MT.
TOTAL PARKING AREA = 485.09 SQ. MT.

LEGEND FOR FIRE FIGHTING.

(1) UNDER GROUND WATER STATIC TANK FOR FIRE FIGHTING	75,000
(2) WET RISING SYSTEM WITH FIRE HYDRANT	W
(3) HOSE REEL	
(4) ISI MARKED FIRE EXT.	CO2/wco2
(5) YARD HYDRANT	H
(6) AUTOMATIC SPRINKLER INSTALLATION	S
(7) MANUAL CALL ALARM POINT	
(8) F.R CHECK DOOR	F.R.
(9) SIAMESE CONNECTION	
(10) EMERGENCY LIGHTING SYSTEM	
(11) AUTOMATIC DEDUCTION & ALARM SYSTEM	A-A
(12) FIRE RESISTANCE CHECK DOOR	RFD
(13) P.A. SYSTEM	
(14) ILLUMINATED EXIT SING	EXIT
(15) SPRINKLER SYSTEM	
(16) SMOKE DETECTOR	
(17) EMERGENCY LIGHT	
(18) OVER HEAD WATER TANK	10000

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING AT :

MAUZA - MUSTFAPUR
C.S PLOT NO - 635 & 636
THANA NO - 36
TAUZI NO - 5276
KHATA NO - 188 & 192
P.S - DANAPUR
DISTT.- PATNA

LAND OWNER :-

1.SMT. SUSHILA SINHA W/O SRI BINOD KUMAR SINHA
2.SRI BINOD KUMAR SINHA , S/O LATE RAMCHANDRA PRASAD
3.SRI DILIP KUMAR , S/O SRI MALESHWAR PRASAD.

DEVELOPER :-

OM CONSTRUCTIONS
112, 1ST. FLOOR, HARIOM COMMERCIAL COMPLEX,
NEW DAKBUNGLOW ROAD, PATNA- 800001.

NAME OF BUILDER :

MR. NILESH KUMAR SINHA

Om Constructions
EMP No.:- BR/UDHD/ELDR/P/23-0180 Proprietor
SIGNATURE OF BUILDER

SCALE-	NORTH	SHEET NO.
N.T.S	N	01 / 03

J. SHAILESH RANJAN, M.I.E
CIVIL ENGINEER
EMP NO.-BR/UDHD/CE/23-0016
UDHD, BIHAR (PATNA)

SIGNATURE OF STRUCTURE ENGINEER
SIGNATURE OF ARCHITECT

Patna Metropolitan Area Authority
Sanction of Plan Case no. PMAA/PCRM/ MUSTAFAPUR/BIGH04/51/2022
dated 22/07/2022 accorded under
Development Control Regulations For Patna
Master Plan 2031 (Byelaws no 8) of Bihar Building
Byelaws 2014 (as amended 2022) on Date 19/12/2023

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

29/12/2023
वरीय वास्तुविद्
पटना महानगर क्षेत्र प्राधिकार

29-12-2023
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार