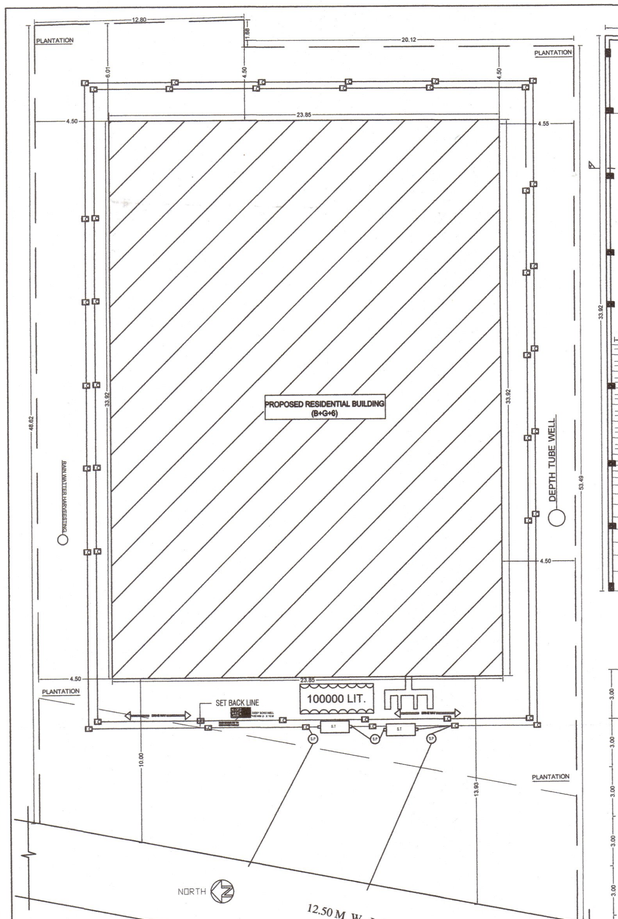
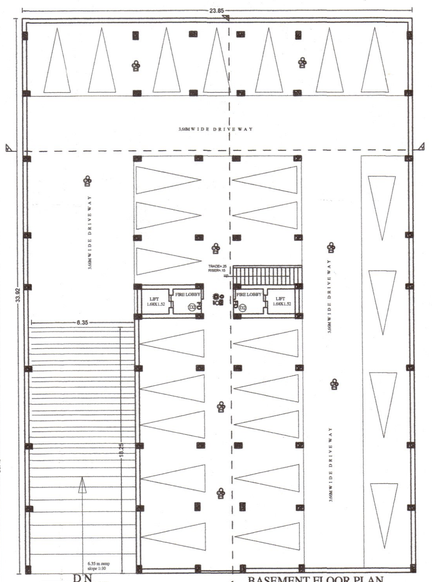
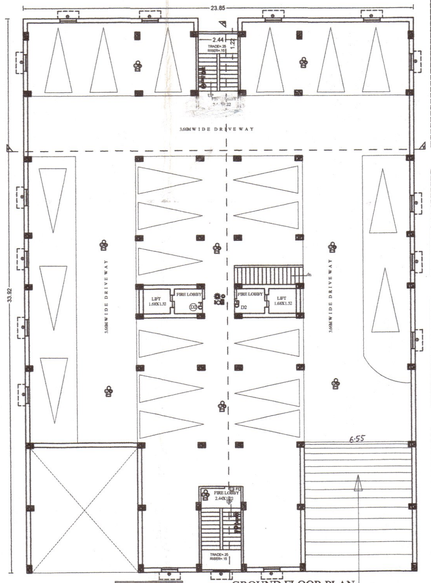


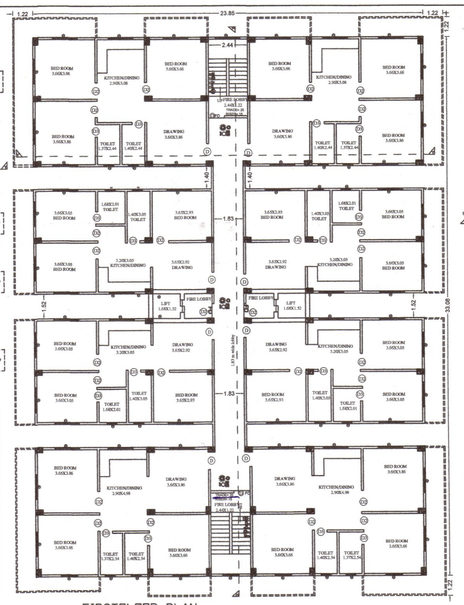
SITE PLAN



BASEMENT FLOOR PLAN



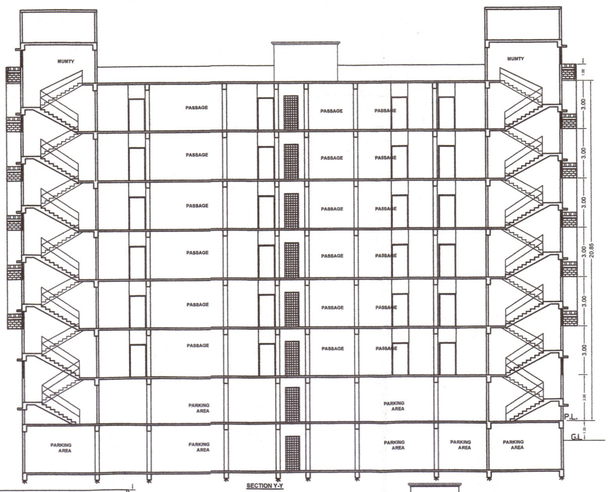
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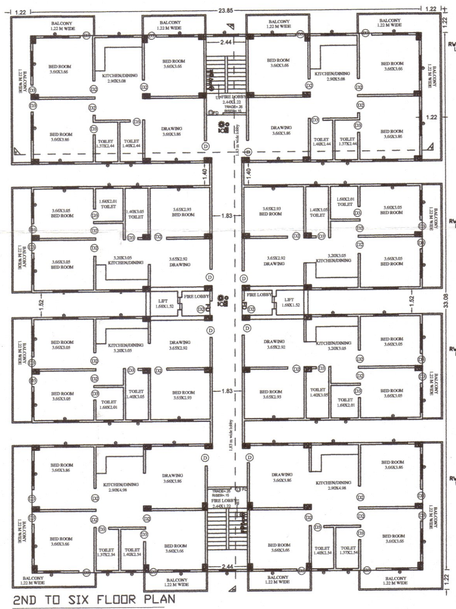
FIRSTFLOOR PLAN



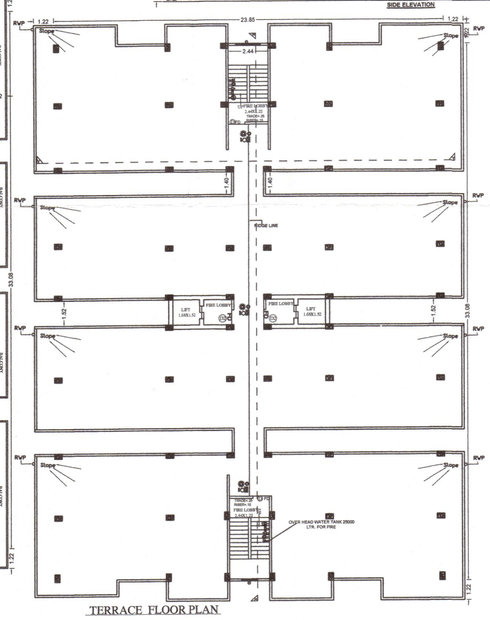
SIDE ELEVATION



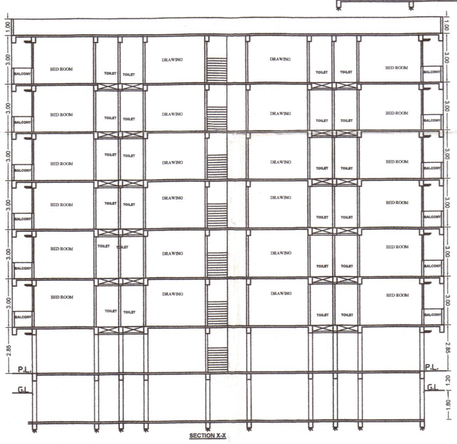
SECTION Y-Y



2ND TO SIX FLOOR PLAN



TERRACE FLOOR PLAN



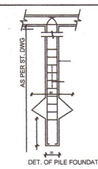
SECTION X-X



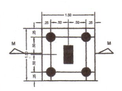
FRONT ELEVATION

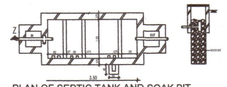
LOCATION PLAN

KEY PLAN

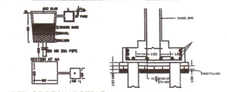


DET. OF PILE FOUNDATION

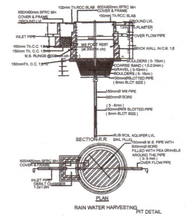




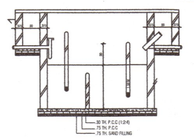
PLAN OF SEPTIC TANK AND SOAK PIT



DET. OF RECHARGEBLE BORE WELL



RAIN WATER HARVESTING PIT DETAIL



FIRE LEGEND

FHC	FIRE HORSE CABINET
	UP RIGHT TYPE SPRINKLER
	PENDENT TYPE SPRINKLER
	SIDE WALL SPRINKLER
	9 Ltr. WATER GAS PRESSURE TYPE FIRE EXTINGUISHER.
	4.5 Kg CO2 TYPE FIRE EXTINGUISHER
M	BLANCE VALVE
N	NONRETURN VALVE
	FLOW INDICATING SWITCH
	ELECTRICAL CALL POINT SWITCHES FOR THE ALARM SYSTEM.
	AREA COVERED WITH AUTOMATIC HEAT SMOKE DETECTOR AS PER I.S.S.
FD	DOUBLE LEAF DOUBLE SWING SELF CLOSING FIRE RESISTING DOOR
	HOUSE RULES AS PER I.S.I.S.A.C. RECOMMENDATIONS DULY CONNECTED WITH THE WET RISER SYSTEM.
	LANDING VALVES AS PER I.S.I.S.A.C. RECOMMENDATIONS DULY CONNECTED WITH THE WET RISER SYSTEM.
	LOUD SPEAKER OUTLETS FOR THE PUBLIC ADDRESS SYSTEM.
M	MICRO PHONE POSITION FOR THE PUBLIC ADDRESS SYSTEM.
	FLOOR INDICATOR PANELS FOR THE AUTOMATIC FIRE ALARM SYSTEM AS PER I.S.I.
	WATER COSTTE POTABLE EXTINGUISHER OF 9 LTRS. CAPACITY.
	EMERGENCY LIGHT
	SAVABLE CONNECTION.
	DOWN COMER SYSTEM
	EXIST DIRECTIONAL SIGN.
	PORTABLE CHEMICAL S.C.F. EXTINGUISHER OF 3.5 KG CAPACITY.
	FIRE FIGHTING WATER OVHD HEAD WATERTANK 25,000 LTS.
	UNDR GROUND SUMP TANK WITH VARIABLE CAPACITY FOR FIRE.
	CAR CHARGING POINT
	WIGHT RISER SYSTEM

SHEDULE OF DOORS & WINDOWS:

TYPE	WIDTH	SILL	LINTEL
D	1.07	0.0	2.10
D1	0.99	0.0	2.10
D2	0.91	0.0	2.10
D3	0.76	0.0	2.10
W1	2.10	0.90	2.6
W2	1.52	0.90	2.6
W3	0.91	0.90	2.6
W4	0,76	1.5	2.6

SPECIFICATION:

FOUNDATION: R.C.C. U/R PILE FOUNDATION.
S.STRUCTURE: 1st CLASS BK. WORK IN CEMENT MORTAR IN SUPER STRUCTURE.
LINTLE: R.C.C. LINTLE PROVIDED OVER THE OPENING OF DOORS & WINDOWS.
FLOORING: 0.03 M THICK I.P.S. FLOORING OVER 0.15 M THICK DRY RAMMED KHOA OVER FLAT BRICK SOLING OVER LOCAL SAND FILLING.
PLASTER: 12MM THICK PLASTER ON BRICK WORK AND 6MM OVER R.C.C. WORK SHALL BE PROVIDED.
ROOFING: 0.10 M THICK LIME TERRACING OVER 0.10M THICK R.C.C. ROOF SLAB.
CHAUKHAT: CHUKHAT OF DOORS AND WINDOWS TO BE BEST SAL & TEAK WOOD.
SHUTTER: SHUTTERS OF DOORS AND WINDOWS TO BE BEST SAL & TEAK WOOD.
WHITEWASH: WHITE WASH&COLOUR WASH AS/CHOICE.
GRILL: M.S. GRILL IN WINDOWS AND RAILINGS.

AREA CALCULATION

TOTAL PLOT AREA (AS PER DID)	= 1673.58 M2
TOTAL PLOT AREA (AS PER SITE)	= 1673.58 M2
BASEMENT FLOOR B/UP AREA	= 19.28 M2
GROUND FLOOR B/UP AREA	= 37.66 M2
FIRST FLOOR B/UP AREA	= 651.62 M2
SECOND FLOOR B/UP AREA	= 694.51 M2
THIRD FLOOR B/UP AREA	= 694.51 M2
FOURTH FLOOR B/UP AREA	= 694.51 M2
FIFTH FLOOR B/UP AREA	= 694.51 M2
SIXTH FLOOR B/UP AREA	= 694.51 M2
TOTAL B/UP AREA FOR ALL FLOOR	= 4181.11 M2
F . A . R = 2.49	

PARKING CALCULATION:

TOTAL B/UP AREA 4181.11 M2 -15 % COMMON AREA= 3553.94 M2
PARKING AREA REQUIRED = 25% OF B/UP AREA
= 3553.94 X 0.25 = 888.48 M2
PARKING AREA PROVIDED ON BASEMENT & GROUND FLOOR =1246.30 M2

WATER TANK CALCULATION

TOTAL NO OF FLAT = 48 NOS.
ASSUME 5 PERSON PER FLAT = 48X5 =240 PERSON
SO TOTAL NO. OF PERSON= 240
ADD 20% EXTRA = SAY =288 PERSON
135 LITER REQUIRED /DAY /CAPITAY=135 X288= 38880= 38.88 M3
TANK SIZE 1 = 2.35X4.42X1.52 = 17.13 M3
TANK SIZE 2 = 2.55X6.733X1.52 = 26.08 M
PROVIDED WATER TANK = 43.21 M3

SEPTIC TANK CALCULATION

TOTAL NO. OF PERSONS = 288 PERSONS
ONE PERSON REQU. AREA = 0.085 CU.M./DAY
TOTAL REQU. AREA = 288 X 0.085 = 24.48 CU.M./DAY
PROVIDE AREA OF SEPTIC TANK=6.88.00X2.50X2.10=36.12 CUM.

RAIN WATER HARVESTING CALCULATION
TERRACE AREA = **694.51** SQ. MT.
REQUIRED WATER HARVESTING CAPACITY 6 CUM FOR 100 SQ.MT.
REQUIRED WATER HARVESTING= **694.51** X 6/100 = **41.67** CUM.
GIVEN TOTAL VOLUME = 1.50 X 1.5 X 1.5 X 3.14X5 CUM.= 52.95 CUM.

GREEN AREA CALCULATION :-

TOTAL NET PLOT AREA = **1673.58** SQ.M.
GREEN SPACE AREA % REQ. = **1673.58** X10%= 167.35 SQ.M.
TOTAL PROVIDED GREEN SPACE = 168.00 SQ.M.

PROPOSED RESIDENTIAL BUILDING OF
DEVELOPER- UMRAWAT ENGICOM PVT LTD.5TH FLOOR,JANKI PALACE ,BESIDE FURNITURE STUDIO,OPPOSITE ST KAREN'S SCHOOL, KHAUGAL ROAD SAGUNA PATNA
PLOT DETAIL -KHESARA NO- 145, KHATA NO - 78
MAUZA:- BABAKKERPUR, THANA NO- 35, THANA - TAUZI NO- , DIST- PATNA

SCALE 1:100 1:200 NORTH

ER. SHAILESH RANJAN, M.I.E
B.SC. (ENGG.) CIVIL
STR. ENGINEER
EMP. NO.-BR/UDHD/SE/23-0110
UDHD, PATNA (BIHAR)

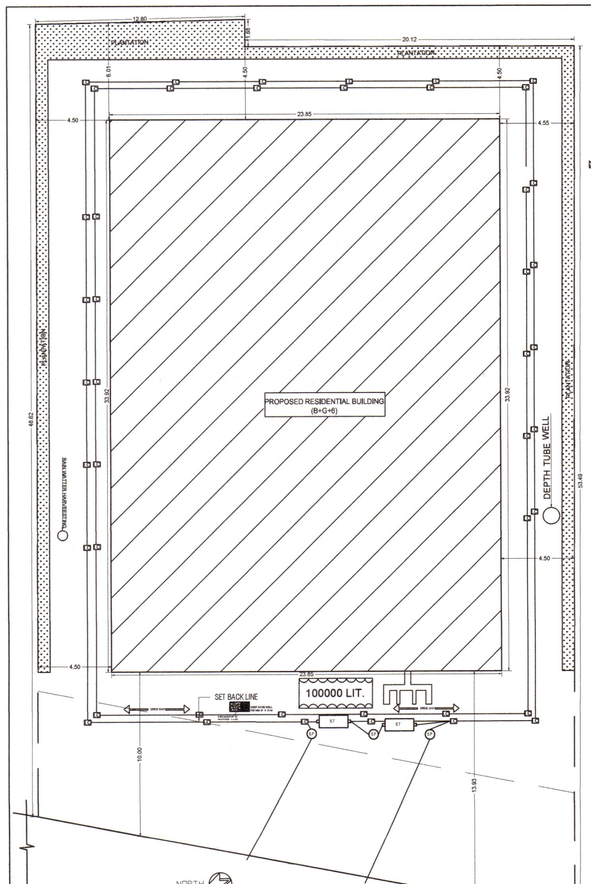
SIG. OF OWNER | SIG. OF STRUCTURE ENGINEER

UMRAWAT ENGICON PVT. LTD.
Dharmbir Kumar
DIRCETOR

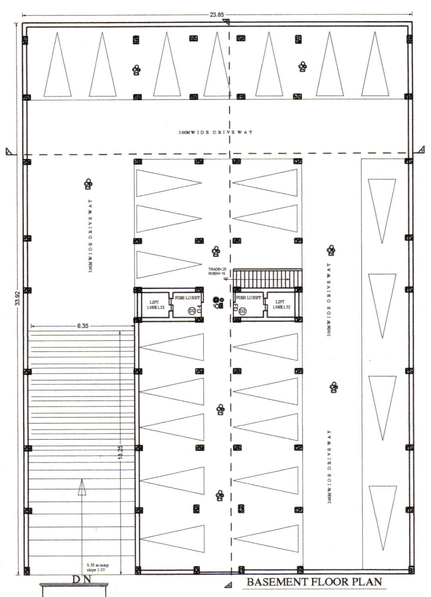
Al. Saroj Kumar Singh
CA/2001/27267

SIG. OF BUILDER | SIG. OF ARCHITECT

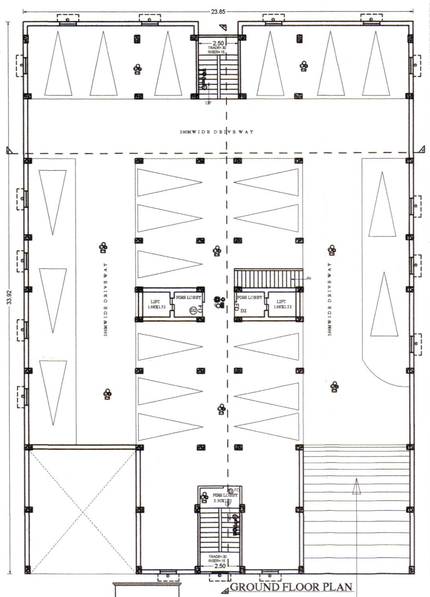
Director-cum-State Fire Officer
Bihar, Patna
04 DEC 2024



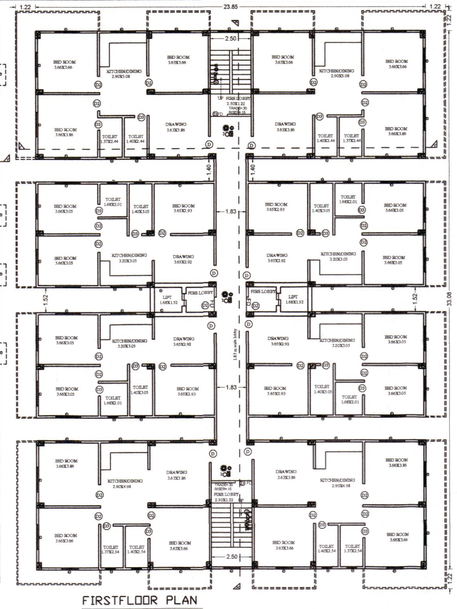
SITE PLAN



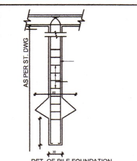
BASEMENT FLOOR PLAN



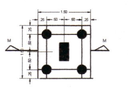
GROUND FLOOR PLAN

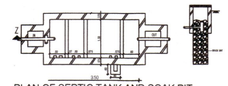


FIRSTFLOOR PLAN

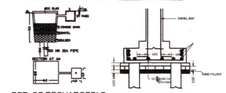


DET. OF PILE FOUNDATION

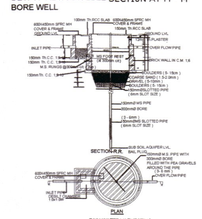


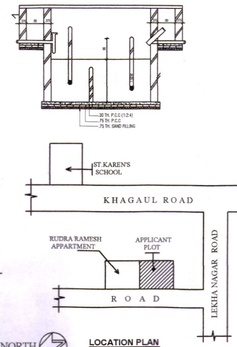


PLAN OF SEPTIC TANK AND SOAK PIT



DET. OF RECHARGEBLE SECTION AT M - M BORE WELL





NORTH LOCATION PLAN
(NO TO SCALE)

FIRE LEGEND

FHC	FIRE HOSE CABINET
	UP RIGHT TYPE SPRINKLER
	PENDENT TYPE SPRINKLER
	SIDE WALL SPRINKLER
	R.C.C. WATER GAS PRESSURE TYPE FIRE EXTINGUISHER
	4.5 kg CO² TYPE FIRE EXTINGUISHER
M	BUILT-IN VALVE
	NON-RETURN VALVE
	FLOW INDICATING SWITCH
	ELECTRICAL CALL POINT SWITCHES FOR THE ALARM SYSTEM.
	AREA COVERED WITH AUTOMATIC HEAT SMOKE DETECTOR AS PER B.S.
FD	DOUBLE LEAF DOUBLE SWING SELF CLOSING FIRE RESISTING DOOR
	HOUSE RISER AS PER I.S.I.S.A.C. RECOMMENDATIONS DULY CONNECTED WITH THE WET RISER SYSTEM.
	LANDING VALVES AS PER I.S.I.S.A.C. RECOMMENDATIONS DULY CONNECTED WITH THE WET RISER SYSTEM.
	SOUND SPEAKER OUTLETS FOR THE PUBLIC ADDRESS SYSTEM.
M	MICRO PHONE POSITION FOR THE PUBLIC ADDRESS SYSTEM.
	FLOOR INDICATOR PANELS FOR THE AUTOMATIC FIRE ALARM SYSTEM AS PER I.S.I.S.
	WATER COZ TYPE PORTABLE EXTINGUISHER OF 4.5 KG. CAPACITY.
	EMERGENCY LIGHT.
	SPARE CONNECTION.
	DOWN COMER SYSTEM
	EXIT DIRECTIONAL SIGN.
	PORTABLE CHEMICAL B.C.F. EXTINGUISHER OF 5.5 KG CAPACITY.
	FIRE FIGHTING WATER OVER HEAD WATERTANK 25000 LTS.
	UNDER GROUND STATIC WATER TANK WITH 150000 LTR CAPACITY FOR FIRE.
	CAR CHARGING POINT
	HEIGHT RISER SYSTEM

SHEDULE OF DOORS & WINDOWS:

TYPE	WIDTH	SILL	LINTEL
D	1.07	0.0	2.10
D1	0.99	0.0	2.10
D2	0.91	0.0	2.10
D3	0.76	0.0	2.10
W1	2.10	0.90	2.6
W2	1.52	0.90	2.6
W3	0.91	0.90	2.6
W4	0,76	1.5	2.6

SPECIFICATION:

FOUNDATION: R.C.C. UR.PILE FOUNDATION.
S.STRUCTURE: 1st CLASS BK. WORK IN CEMENT MORTAR IN SUPER STRUCTURE.
LINTLE: R.C.C. LINTLE PROVIDED OVER THE OPENING OF DOORS & WINDOWS.
FLOORING: 0.03 M THICK I.P.S. FLOORING OVER 0.15 M THICK DRY RAMMED KHOA OVER FLAT BRICK SOLING OVER LOCAL SAND FILLING.
PLASTER: 12MM THICK PLASTER ON BRICK WORK AND 6MM OVER R.C.C. WORK SHALL BE PROVIDED.
ROOFING: 0.10 M THICK LIME TERRACING OVER 0.10M THICK R.C.C. ROOF SLAB.
CHAUKHAT: CHUKHAT OF DOORS AND WINDOWS TO BE BEST SAL & TEAK WOOD.
SHUTTER: SHUTTERS OF DOORS AND WINDOWS TO BE BEST SAL & TEAK WOOD.
WHITEWASH: WHITE WASH&COLOUR WASH AS/CHOICE.
GRILL: M.S. GRILL IN WINDOWS AND RAILINGS.

AREA CALCULATION

TOTAL PLOT AREA (AS PER DID)	= 1688.77 M2
TOTAL PLOT AREA (AS PER SITE)	= 1673.68 M2
BASEMENT FLOOR B/UP AREA	= 19.28 M2
GROUND FLOOR B/UP AREA	= 37.66 M2
FIRST FLOOR B/UP AREA	= 651.62 M2
SECOND FLOOR B/UP AREA	= 694.51 M2
THIRD FLOOR B/UP AREA	= 694.51 M2
FOURTH FLOOR B/UP AREA	= 694.51 M2
FIFTH FLOOR B/UP AREA	= 694.51 M2
SIXTH FLOOR B/UP AREA	= 694.51 M2
TOTAL B/UP AREA FOR ALL FLOOR	= 4181.11 M2
F . A . R = 2.49	

PARKING CALCULATION:

TOTAL B/UP AREA **4181.11** M2 -15 % COMMON AREA= 3553.94 M2
PARKING AREA REQUIRED = 25% OF B/UP AREA
= 3553.94 X 0.25 = 888.48 M2
PARKING AREA PROVIDED ON BASEMENT & GROUND FLOOR =1246.30 M2

WATER TANK CALCULATION

TOTAL NO OF FLAT = 48 NOS.
ASSUME 5 PERSON PER FLAT = 48X5 =240 PERSON
SO TOTAL NO. OF PERSON= 240
ADD 20% EXTRA = SAY =288 PERSON
135 LITER REQUIRED /DAY /CAPITAY=135 X288= 38880= 38.88 M3
TANK SIZE 1 = 2.55X4.42X1.52 = 17.13 M3
TANK SIZE 2 = 2.55X6.73X1.52 = 26.08 M
PROVIDED WATER TANK = 43.21 M3

SEPTIC TANK CALCULATION

TOTAL NO. OF PERSONS = 288 PERSONS
ONE PERSON REQU. AREA = 0.085 CUM./DAY
TOTAL REQU. AREA = 288 X 0.085 = 24.48 CUM./DAY
PROVIDE AREA OF SEPTIC TANK=6.88.00X2.50X2.10=36.12 CUM.

RAIN WATER HARVESTING CALCULATION

TERRACE AREA = **694.51** SQ. MT.
REQUIRED WATER HARVESTING CAPACITY 6 CUM FOR 100 SQ.MT.
REQUIRED WATER HARVESTING= **694.51** X 6/100 = **41.67** CUM.
GIVEN TOTAL VOLUME = 1.50 X 1.5 X 1.5 X 3.14X5 CUM.= 52.95 CUM.

GREEN AREA CALCULATION :-

TOTAL NET PLOT AREA = **1673.58** SQ.M.
GREEN SPACE AREA % REQ. = **1673.58** X10%= 167.35 SQ.M.
TOTAL PROVIDED GREEN SPACE = 168.00 SQ.M.

PROPOSED RESIDENTIAL BUILDING OF
DEVELOPER- UMRAWAT ENGICOM PVT LTD.5TH FLOOR,JANKI PALACE ,BESIDE FURNITURE STUDIO,OPPOSITE ST KAREN'S SCHOOL, KHAUGAL ROAD SAGUNA PATNA
PLOT DETAIL -KHESARA NO- 145, KHATA NO - 78
MAUZA - BABAKKERPUR, THANA NO- 35, THANA - , DIST- PATNA
TAUZI NO-

SCALE 1:100 1:200 NORTH

Chitranjan Prasad
Baby Rai
Dharambir Kumar

SIG. OF OWNER

ER. SHAILESH RANJAN, M.T.E.
B.SC. (ENGG.) CIVIL
STR. ENGINEER
EMP. NO.-BR/UDHD/SE/23-0110
UDHD, PATNA (BIHAR)

SIG. OF STRUCTURE ENGINEER

UMRAWAT ENGICON PVT. LTD.
Dharambir Kumar
20/02/2025 DIRECTOR

Saroj Kumar
CA/2001/27267

SIG. OF BUILDER | SIG. OF ARCHITECT

UMRAWAT ENGICON PRIVATE LIMITED
Dharambir Kumar DIRECTOR
Babby Rai DIRECTOR
BUILDER REGD. No. BR/UDHD/BLDR/35-0567

Patna Metropolitan Area Authority
Sanction of Plan Case no. PMAA/PEN/BABAKERPUR/BAG706/01/2024 dated 08/12/2024 accorded under Development Control Regulations For Patna Master Plan 2031 (Byelaws no 8) of Bihar Building Bye-laws 2014 (as amended 2022) on Date 25/02/2025

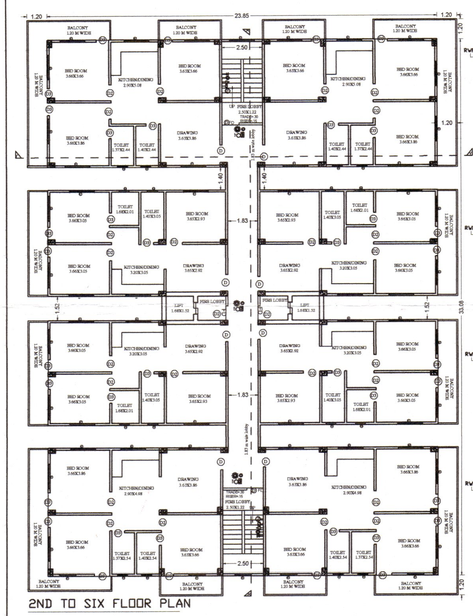
25/04/25
सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

सहायक अभियंता
पटना महानगर क्षेत्र प्रा

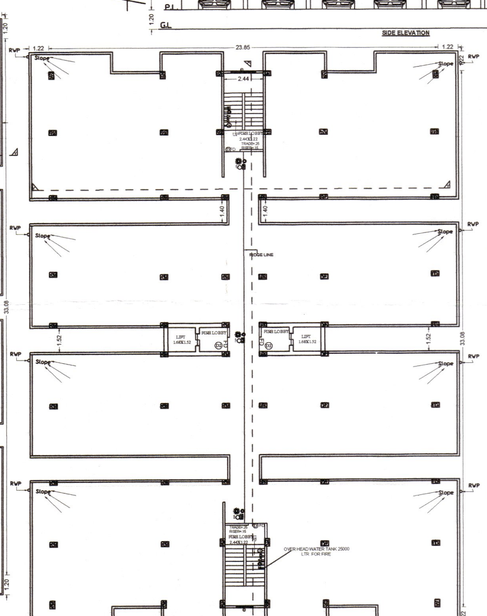
कार्यपालक अभियंता
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अधीक्षण अभियंता
पटना महानगर क्षेत्र प्रा

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



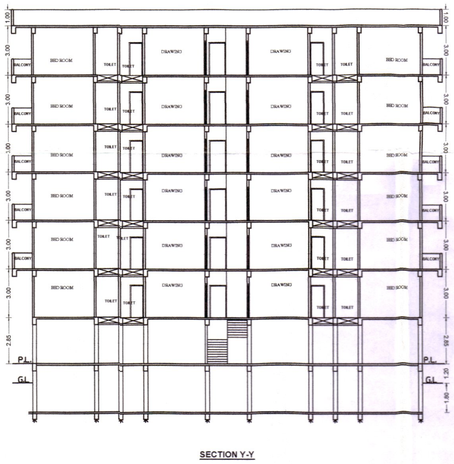
2ND TO SIX FLOOR PLAN



TERRACE FLOOR PLAN



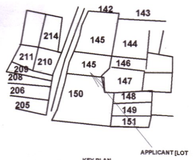
SECTION X-X



SECTION Y-Y



FRONT ELEVATION



KEY PLAN

APPLICANT [LOT