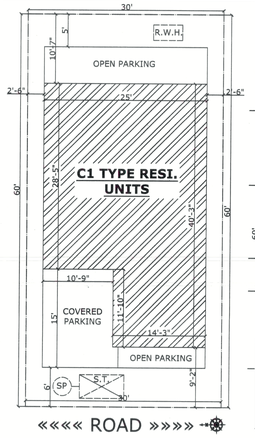
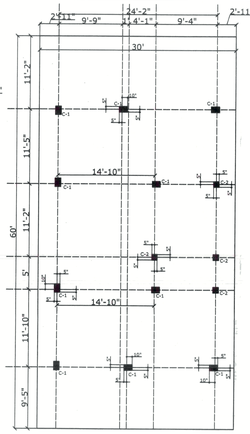
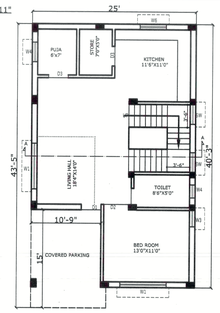
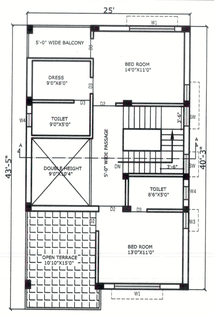
CH-106
25-26

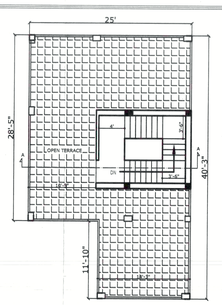
C1 TYPE RESI. UNITS

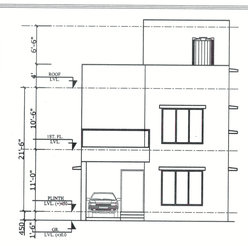


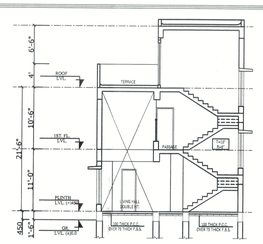












PROPOSED C1 TYPE RESI. UNITS

(PLOT AREA = 1800 SFT)
(PLOT NO. :- 04,16,83,84,85,86,167 and 185)
(TOTAL NO. OF PROPOSED UNITS = 08)

AREA CALCULATION (EACH UNIT):-

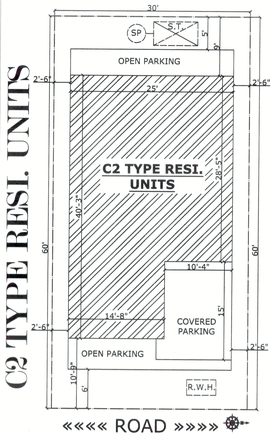
PRO. GROUND FLOOR BUILT UP AREA = 1039.72 SFT
PRO. FIRST FLOOR BUILT UP AREA = 786.57 SFT
TOTAL BUA (INCLUDING COVERED PARKING) = 1826.29 SFT

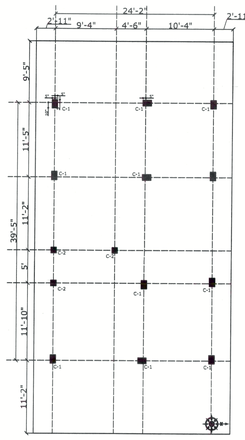
TOTAL BUA OF ALL C1 TYPE RESI. UNITS = 08 X 1826.29 SFT = 14,610.32 SFT

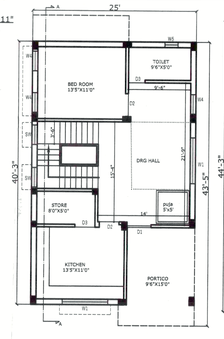
PARKING CALCULATION (EACH UNIT) :-

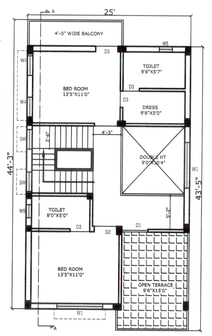
BUA FOR PARKING CALCULATION = 1665.04 SFT
(TOTAL BUA - COVERED PARKING)
PARKING REQUIRED = 1 ECS
PARKING PROVIDED = 161.25 SFT (COVERED) + 231.00 SFT (OPEN)
= 392.25 SFT (>1 ECS)

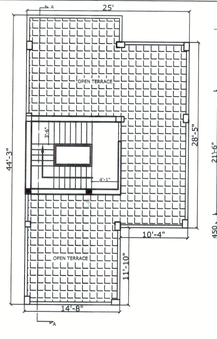
C2 TYPE RESI. UNITS

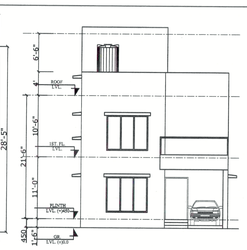


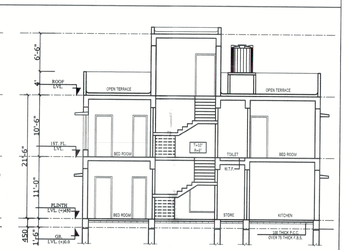












PROPOSED C2 TYPE RESI. UNITS

(PLOT AREA = 1800 SFT)
(PLOT NO. :- 09,21,102,103,104,166 and 184)
(TOTAL NO. OF PROPOSED UNITS = 07)

AREA CALCULATION (EACH UNIT):-

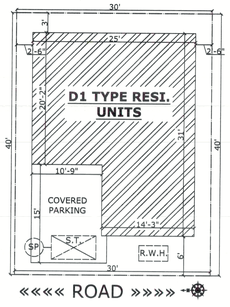
PRO. GROUND FLOOR BUILT UP AREA = 1043.11 SFT
PRO. FIRST FLOOR BUILT UP AREA = 844.62 SFT
TOTAL BUA (INCLUDING COVERED PARKING) = 1887.73 SFT

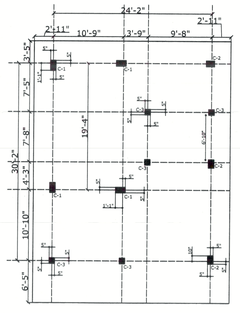
TOTAL BUA OF ALL C2 TYPE RESI. UNITS = 07 X 1887.73 SFT = 13,214.11 SFT

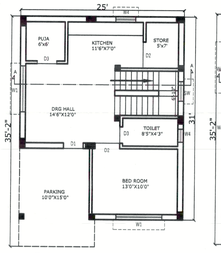
PARKING CALCULATION (EACH UNIT) :-

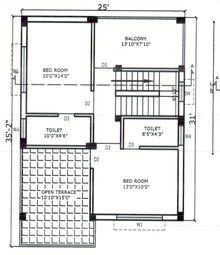
BUA FOR PARKING CALCULATION = 1728.78 SFT
(TOTAL BUA - COVERED PARKING)
PARKING REQUIRED = 1 ECS
PARKING PROVIDED = 158.95 SFT (COVERED) + 144.05 SFT (OPEN)
= 303.00 SFT (1 ECS)

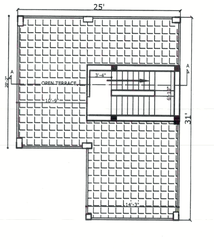
D1 TYPE RESI. UNITS

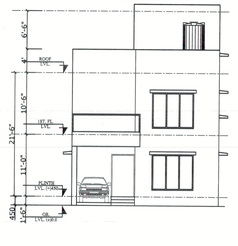


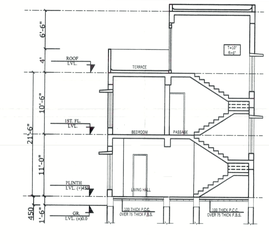












PROPOSED D1 TYPE RESI. UNITS

(PLOT AREA = 1200 SFT)
(PLOT NO. :- 105,106,107,108,109,110,111,112,113 and 114)
(TOTAL NO. OF PROPOSED UNITS = 10)

AREA CALCULATION (EACH UNIT):-

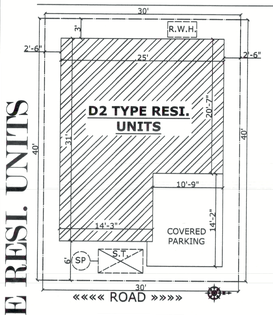
PRO. GROUND FLOOR BUILT UP AREA = 819.39 SFT
PRO. FIRST FLOOR BUILT UP AREA = 658.14 SFT
TOTAL BUA (INCLUDING COVERED PARKING) = 1477.53 SFT

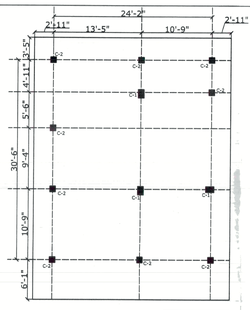
TOTAL BUA OF ALL C2 TYPE RESI. UNITS = 10 X 1477.53 SFT = 14,775.30 SFT

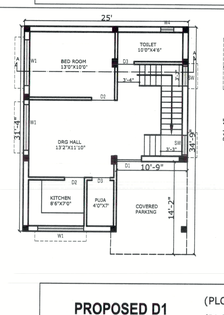
PARKING CALCULATION (EACH UNIT) :-

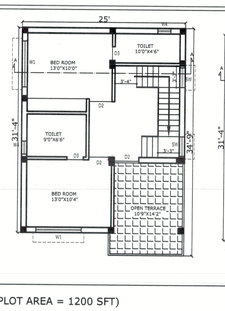
BUA FOR PARKING CALCULATION = 1316.28 SFT
(TOTAL BUA - COVERED PARKING)
PARKING REQUIRED = 1 ECS
PARKING PROVIDED = 161.25 SFT (COVERED) + 141.75 SFT (OPEN)
= 303.00 SFT (>1 ECS)

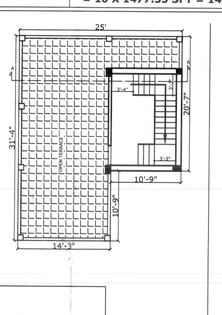
D2 TYPE RESI. UNITS

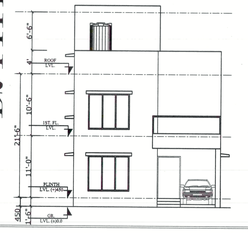


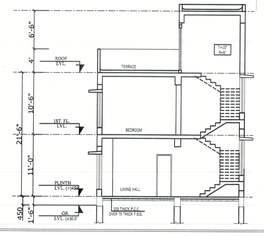












PROPOSED D1 TYPE RESI. UNITS

(PLOT AREA = 1200 SFT)
(PLOT NO. :- 115,116,117,118,119,120,121,122,123 and 124)
(TOTAL NO. OF PROPOSED UNITS = 10)

AREA CALCULATION (EACH UNIT):-

PRO. GROUND FLOOR BUILT UP AREA = 817.82 SFT
PRO. FIRST FLOOR BUILT UP AREA = 667.14 SFT
TOTAL BUA (INCLUDING COVERED PARKING) = 1484.96 SFT

TOTAL BUA OF ALL C2 TYPE RESI. UNITS = 10 X 1484.96 SFT = 14,849.60 SFT

PARKING CALCULATION (EACH UNIT) :-

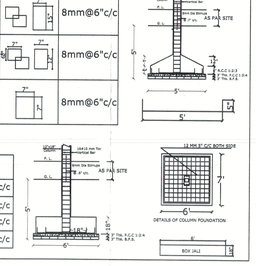
BUA FOR PARKING CALCULATION = 1329.55 SFT (TOTAL BUA - COVERED PARKING)
PARKING REQUIRED = 1 ECS
PARKING PROVIDED = 155.41 SFT (COVERED) + 147.59 SFT (OPEN)
= 303.00 SFT (>1 ECS)

SCHEDULE OF COLUMN

TYPE OF COLUMN	SIZE OF COLUMN	MAIN REINEORCEMENT	RING	LINKS
C-1	12"X18" box jali - 18"	16 mm 10nos	9"	8mm@6"c/c
C-2	10"X18"	16 mm 8nos	9"	8mm@6"c/c
C-3	10"X15"	16 mm 6 NOS	7"	8mm@6"c/c
C-4	10"X10"	16 mm 4 NOS	7"	8mm@6"c/c

SCHEDULE OF FOOTING

TYPE OF FOOTING	SIZE OF FOOTING	LINKS
F-1	6'-0"X7'-0" box jali - 18"	12mm@5"c/c
F-2	5'-0"X6'-0"	12mm@5"c/c
F-3	5'-0"X5'-0"	12mm@5"c/c
F-4	4'-0"X4'-0"	12mm@5"c/c



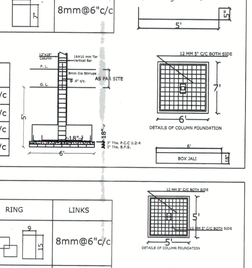
FOR TYPE - A1

SCHEDULE OF COLUMN

TYPE OF COLUMN	SIZE OF COLUMN	MAIN REINEORCEMENT	RING	LINKS
C-1	12"X18" box jali - 18"	16 mm 10nos	9"	8mm@6"c/c
C-2	10"X18"	16 mm 8nos	9"	8mm@6"c/c
C-3	10"X15"	16 mm 6 NOS	7"	8mm@6"c/c
C-4	10"X10"	16 mm 4 NOS	7"	8mm@6"c/c

SCHEDULE OF FOOTING

TYPE OF FOOTING	SIZE OF FOOTING	LINKS
F-1	6'-0"X7'-0" box jali - 18"	12mm@5"c/c
F-2	5'-0"X6'-0"	12mm@5"c/c
F-3	5'-0"X5'-0"	12mm@5"c/c
F-4	4'-0"X4'-0"	10mm@5"c/c



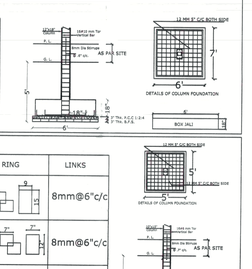
FOR TYPE - A2

SCHEDULE OF COLUMN

TYPE OF COLUMN	SIZE OF COLUMN	MAIN REINEORCEMENT	RING	LINKS
C-1	12"X18" box jali - 18"	16 mm 10nos	9"	8mm@6"c/c
C-2	10"X18"	16 mm 8nos	9"	8mm@6"c/c
C-3	10"X15"	16 mm 6 NOS	7"	8mm@6"c/c
C-4	10"X10"	16 mm 4 NOS	7"	8mm@6"c/c
C-5	10"X10" ONLY GROUND FLOOR ROOF	16 mm 4 NOS	7"	8mm@6"c/c

SCHEDULE OF FOOTING

TYPE OF FOOTING	SIZE OF FOOTING	LINKS
F-1	6'-0"X7'-0" box jali - 18"	12mm@5"c/c
F-2	5'-0"X6'-0"	12mm@5"c/c
F-3	5'-0"X5'-0"	12mm@5"c/c
F-4	4'-0"X4'-0"	10mm@5"c/c



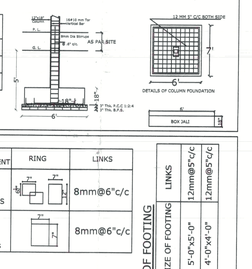
FOR TYPE - B1

SCHEDULE OF COLUMN

TYPE OF COLUMN	SIZE OF COLUMN	MAIN REINEORCEMENT	RING	LINKS
C-1	12"X18" box jali - 18"	16 mm 10nos	9"	8mm@6"c/c
C-2	10"X15"	16 mm 6 NOS	7"	8mm@6"c/c
C-3	10"X10"	16 mm 4 NOS	7"	8mm@6"c/c
C-4	10"X10" ONLY GROUND FLOOR ROOF	16 mm 4 NOS	7"	8mm@6"c/c

SCHEDULE OF FOOTING

TYPE OF FOOTING	SIZE OF FOOTING	LINKS
F-1	6'-0"X7'-0" box jali - 18"	12mm@5"c/c
F-2	5'-0"X5'-0"	12mm@5"c/c
F-3	4'-0"X4'-0"	12mm@5"c/c



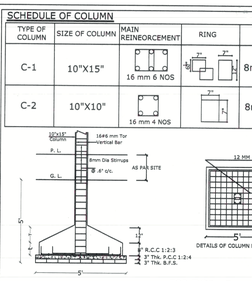
FOR TYPE - B2

SCHEDULE OF COLUMN

TYPE OF COLUMN	SIZE OF COLUMN	MAIN REINEORCEMENT	RING	LINKS
C-1	10"X15"	16 mm 6 NOS	7"	8mm@6"c/c
C-2	10"X10"	16 mm 4 NOS	7"	8mm@6"c/c

SCHEDULE OF FOOTING

TYPE OF FOOTING	SIZE OF FOOTING	LINKS
F-1	5'-0"X5'-0"	12mm@5"c/c
F-2	4'-0"X4'-0"	12mm@5"c/c



FOR TYPE - C

SCHEDULE OF COLUMN

TYPE OF COLUMN	SIZE OF COLUMN	MAIN REINEORCEMENT	RING	LINKS
C-1	10"X15"	16 mm 6 NOS	7"	8mm@6"c/c
C-2	10"X10"	16 mm 4 NOS	7"	8mm@6"c/c

SCHEDULE OF FOOTING

TYPE OF FOOTING	SIZE OF FOOTING	LINKS
F-1	5'-0"X5'-0"	12mm@5"c/c
F-2	4'-0"X4'-0"	12mm@5"c/c

SCHEDULE OF COLUMN

TYPE OF COLUMN	SIZE OF COLUMN	MAIN REINEORCEMENT	RING	LINKS
C-1	12"X18" box jali - 18"	16 mm 10nos	9"	8mm@6"c/c
C-2	10"X18"	16 mm 8nos	9"	8mm@6"c/c
C-3	10"X15"	16 mm 6 NOS	7"	8mm@6"c/c
C-4	10"X10" ONLY GROUND FLOOR ROOF	16 mm 4 NOS	7"	8mm@6"c/c

SCHEDULE OF FOOTING

TYPE OF FOOTING	SIZE OF FOOTING	LINKS
F-1	6'-0"X7'-0" box jali - 18"	12mm@5"c/c
F-2	5'-0"X5'-0"	12mm@5"c/c
F-3	4'-0"X4'-0"	10mm@5"c/c

FOR TYPE - B1

SCHEDULE OF COLUMN

TYPE OF COLUMN	SIZE OF COLUMN	MAIN REINEORCEMENT	RING	LINKS
C-1	12"X18" box jali - 18"	16 mm 10nos	9"	8mm@6"c/c
C-2	10"X15"	16 mm 6 NOS	7"	8mm@6"c/c
C-3	10"X10"	16 mm 4 NOS	7"	8mm@6"c/c
C-4	10"X10" ONLY GROUND FLOOR ROOF	16 mm 4 NOS	7"	8mm@6"c/c

SCHEDULE OF FOOTING

TYPE OF FOOTING	SIZE OF FOOTING	LINKS
F-1	6'-0"X7'-0" box jali - 18"	12mm@5"c/c
F-2	5'-0"X5'-0"	12mm@5"c/c
F-3	4'-0"X4'-0"	12mm@5"c/c

FOR TYPE - B2

SCHEDULE OF COLUMN

TYPE OF COLUMN	SIZE OF COLUMN	MAIN REINEORCEMENT	RING	LINKS
C-1	10"X15"	16 mm 6 NOS	7"	8mm@6"c/c
C-2	10"X10"	16 mm 4 NOS	7"	8mm@6"c/c

SCHEDULE OF FOOTING

TYPE OF FOOTING	SIZE OF FOOTING	LINKS
F-1	5'-0"X5'-0"	12mm@5"c/c
F-2	4'-0"X4'-0"	12mm@5"c/c

FOR TYPE - C

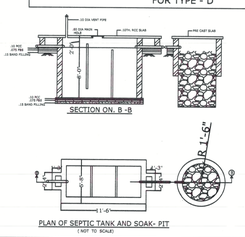
SCHEDULE OF COLUMN

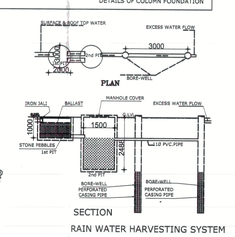
TYPE OF COLUMN	SIZE OF COLUMN	MAIN REINEORCEMENT	RING	LINKS
C-1	10"X15"	16 mm 6 NOS	7"	8mm@6"c/c
C-2	10"X10"	16 mm 4 NOS	7"	8mm@6"c/c

SCHEDULE OF FOOTING

TYPE OF FOOTING	SIZE OF FOOTING	LINKS
F-1	5'-0"X5'-0"	12mm@5"c/c
F-2	4'-0"X4'-0"	12mm@5"c/c

FOR TYPE - D





GENERAL NOTES :-

01 :- ALL DIMENSIONS ARE IN FEET & INCHES.
02 :- AMBIGUITY IF ANY SHOULD BE BROUGHT TO THE NOTICE OF ARCHITECT.
03 :- DO NOT SCALE , ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
04 :- UNDER NO CIRCUMSTANCES , COLUMN VERTICAL BARS SHALL BE BENT TO ACCOMMODATE BEAM BARS.
05 :- . BARS FOR LINTEL BAND SHALL BE PROVIDED IN COLUMNS.
06 :- ALL CONCRETE MIX SHALL BE M20 , UNLESS OTHERWISE SPECIFIED.

SPECIFICATION

01 :- POUNDATION :ISOLATED R.C.C. FOOTING WITH TIE BEAM AT G.L/ TO P.L
02 :- SUPER STRUCTURE 9"TH EXTERNAL AND 4.5"TH INTERNAL WALL WHERE NEEDED UP TO CEILING HEIGHT AND PARAPET WALL
03 :- PLINTH : PLINTH BAND AS PROPOSED
04 :- LINTEL : 6" R.C.C BAND IN 1:1.5:3 ALL AROUND OVER DOORS / WINDOWS AND OPENING
05 :- . ROOF :.4" THE. R.C.C. SLAB. IN 1:1.5:3(M20)
06 :- BEAM R.C.C. :1:1.5:3 AS PER REQUIREMENT
07 :- FLOORING : VETRIFIED TILES IN LEAVING AND BED ROOM .TOILET - BRANDED ANTISKID FLOOR TILES. KITCHEN - GRANITE KITCHEN PLATFORM WITH STAINLESS STEEL SINK
08 :- PLASTER : ½"THE CEMENT PLASTER ON SMOOTH , ¾"TH ON ROUGH SURFACE AND 1 ½" THE CEILING PLASTER
09 :- FINISHING : DRY / OIL BOND DISTEMPER FOR INTERNAL WALL AND WEATHER COAT PAINT FOR EXTERNAL WALL
10:- STAIR : AN OPEN WELL STAIR CASE HAVING RISE -6", TREAD-10" AND HEIGHT OF RAILING 3'.

DOOR and WINDOW SCHEDULES

SL.NO.	TYPE	WIDTH	HEIGHT	SILL	REQ.
01	D	8'-0"	7'-0"		
02	D1	3'-6"	7'-0"		
03	D2	3'-0"	7'-0"		
04	D3	2'-6"	7'-0"		
05	W1	8'-0"	4'-6"	2'-6"	
06	W2	6'-6"	4'-6"	2'-6"	
07	W3	4'-0"	4'-0"	3'-0"	
08	W4	3'-0"	4'-0"	3'-0"	
09	W5	2'-0"	1'-6"	5'-6"	

PLOT DETAILS :

SCHEDULE OF LAND:-

PROPERTY NO - 594056691 (UNDER PURNEA MUNICIPAL CORPORATION.)
HOLDING NO. - 1048
KHATA NO. - 479, 411,148, 413 & 417,
PLOT NO. - 630, 627, 635, 665 TO 667 , 620, 617, 618, 626, 628, 629, 681, 678, 680, 621 TO 625, 679, 610
MOUZA - ABDULLA NAGAR ,
THANA NO.- 1001,
THANA - SADAR,
DISTRICT - PURNIA,
WARD - 45,
MOHALLA - BASGAMA

PLOT BOUNDED :

On the North: Dev Narayan Mandal, Nirmal Das, Gorange Das and others .
On the South: Pragya Heritege School, Rup Lal Uraon & Others.
On the East: Gopal Das, Sakul Das & Others.
On the West: N.H.31

AREA CALCULATION

TOTAL PLOT AREA AS PER DEED = 99,147.98 SQM
TOTAL PLOT AREA AS PER DEV. AGREEMENT = 99,147.98 SQM
TOTAL PLOT AREA AS PER SITE = 98,899.73 SQM
INTERNAL ROAD AREA (AS IN LAND DEV. PLAN) = 19,714.44 SQM
NET PLOT AREA (AFTER DEDUCTION OF ROAD) = 79,185.29 SQM (8,52,033.72 SFT)

PRO. G. FLOOR BUILT UP AREA (A1 TYPE) (Including c. Parking) = 06 X 1837.30 SFT
PRO. FIRST FLOOR BUILT UP AREA (A1 TYPE) = 06 X 1430.27 SFT
TOTAL = 19,605.42 SFT

PRO. G. FLOOR BUILT UP AREA (A2 TYPE) (including c. Parking) = 05 X 1840.30 SFT
PRO. FIRST FLOOR BUILT UP AREA (A2 TYPE) = 05 X 1455.80 SFT
TOTAL = 16,480.50 SFT

PRO. G. FLOOR BUILT UP AREA (B1 TYPE) (Including C. Parking) = 06 X 1544.21 SFT
PRO. FIRST FLOOR BUILT UP AREA (B1 TYPE) = 06 X 1202.94 SFT
TOTAL = 16,482.90 SFT

PRO. G. FLOOR BUILT UP AREA (B2 TYPE) (Including C. Parking) = 04 X 1545.50 SFT
PRO. FIRST FLOOR BUILT UP AREA (B2 TYPE) = 04 X 1193.60 SFT
TOTAL = 10,956.40 SFT

PRO. G. FLOOR BUILT UP AREA (C1 TYPE) (Including C. Parking) = 08 X 1039.72 SFT
PRO. FIRST FLOOR BUILT UP AREA (C1 TYPE) = 08 X 786.57 SFT
TOTAL = 14,610.32 SFT

PRO. G. FLOOR BUILT UP AREA (C2 TYPE) (Including C. Parking) = 07 X 1043.11 SFT
PRO. FIRST FLOOR BUILT UP AREA (C2 TYPE) = 07 X 844.62 SFT
TOTAL = 13,214.11 SFT

PRO. G. FLOOR BUILT UP AREA (D1 TYPE) (Including C. Parking) = 10 X 819.39 SFT
PRO. FIRST FLOOR BUILT UP AREA (D1 TYPE) = 10 X 658.14 SFT
TOTAL = 14,775.30 SFT

PRO. G. FLOOR BUILT UP AREA (D2 TYPE) (Including C. Parking) = 10 X 817.82 SFT
PRO. FIRST FLOOR BUILT UP AREA (D2 TYPE) = 10 X 667.14 SFT
TOTAL = 14,849.60 SFT

TOTAL BUILT UP AREA FOR APPROVAL (Cov. Parking Included) = 1,20,974.55 SFT

TOTAL PARKING AREA
(Covered- 12,529.87 SFT + Open- 12,315.39 SFT) = 24,845.26 SFT
TOTAL BUILT UP AREA FOR F.A.R. = 1,08,444.68 SFT

F.A.R. = 0.127 BUA (for F.A.R.) = 1,08,444.68 SFT / NET PLOT AREA = 8,52,033.72 SFT

UNIT WISE PLOT DETAILS AND PARKING DETAILS:

UNIT TYPE	NO. OF UNITS	PLOT NO (AS PER APPROVED LAND DEV. PLAN)	HEIGHT	PARKING REQUIRED	PARKING PROVIDED
A1	06	01,02,05,06,13 and 14	G+1	2 ECS	> 2 ECS
A2	05	07,08,11,12 and 23	G+1	2 ECS	> 2 ECS
B1	06	03,15,49,50,51 and 52	G+1	2 ECS	> 2 ECS
B2	04	10,22,64 and 63	G+1	2 ECS	> 2 ECS
C1	08	04,16,83,84,85,86,167 and 185	G+1	1 ECS	> 1 ECS
C2	07	09,21,102,103,104,166 and 184	G+1	1 ECS	> 1 ECS
D1	10	105,106,107,108,109,110,111,112,113&114	G+1	1 ECS	> 1 ECS
D2	10	115,116,117,118,119,120,121,122,123&124	G+1	1 ECS	> 1 ECS
TOTAL=	56				

NAME OF OWNERS :

1. SRI. BRAHMDEO SINGH. S/O LATE JAI RAM SINGH.
2. SRI. RAN VIJAY SINGH. S/O LATE JAI RAM SINGH.
3. SRI. KRISHNA KUMAR SINGH. S/O LATE JAI RAM SINGH.
4. SRI. DILIP KUMAR SINGH. S/O LATE JAI RAM SINGH.
5. SMT. MAYA DEVI. W/O LATE RANDHIR BHADUR SINGH.
6. SRI. KUMAR RAHUL SINGH. S/O LATE RANDHIR BHADUR SINGH.

SHEET NO. 02/02 | SCALE 1:100

SIGN. OF LAND OWNERS | SIGN. OF DEVELOPER

For Seemanchal JR Residency Private Limited
Authorised Signatory

2014 से संशोधित बिहार भवन उपविधि 2022 के अनुसार है।
Aditya Kr. Das
Er. Aditya Kumar Das
Civil Engineer
Regn.-BR/UDH/DL/23-0055
SIGN. OF CIVIL/STR. ER.

SAURABH KUMAR MISHRA
Registered Architect
UDHD: Govt of Bihar
CoA Reg No. - CA/2019/114348
SIGN. OF ARCHITECT

TITLE:
PROPOSED RESIDENTIAL PLAN FOR SEEMANCHAL JR RESIDENCY PRIVATE LIMITED (PHASE -1)

CONSULTANT: LOCAL ARCHITECT AND TOWN PLANNER

TARNI DESIGN STUDIO PVT. LTD.
Consultant : Architectural Designing, Interior Designing, Urban Planning, Landscape Designing
Mob: +91-8340169835 | Email : tarnidesignstudio@gmail.com

CONSULTANT: ARCHITECT

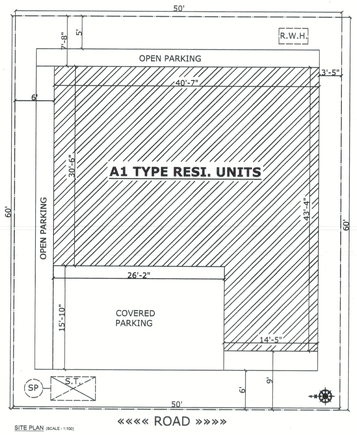
Mass&Void
Architect, Interior & Landscape Consulting
56, Christopher Road, 4th Floor, Ektaa Hibiscus, Unit No.4B, Kolkata-700046
033 2358 2264 | mawa2003@massandvoid.com

कनीय अभियंता
नगर निगम पूर्णिया

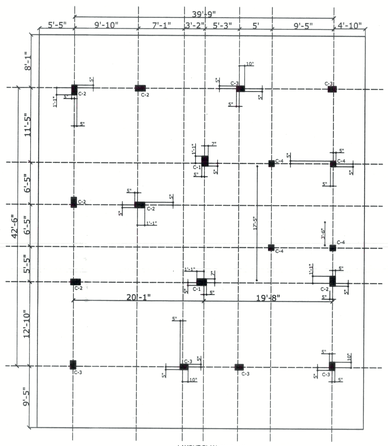
Municipal Commissioner
Municipal Corporation
Purnea

CH-106
2526

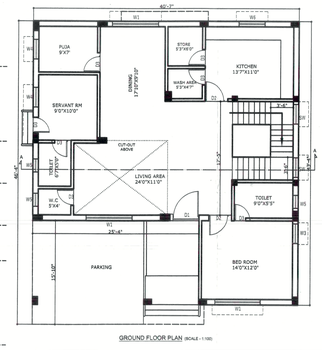
A1 TYPE RESI. UNITS



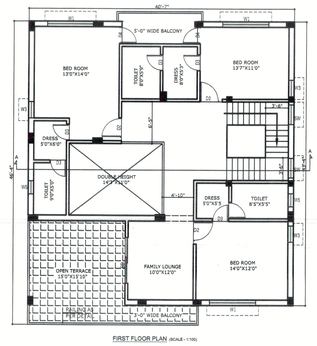
SITE PLAN (SCALE - 1:100)



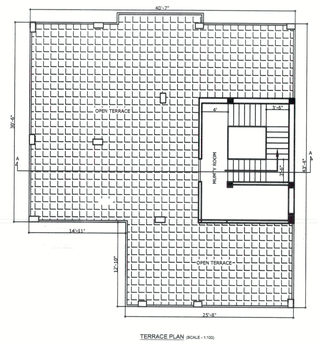
LAYOUT PLAN (SCALE - 1:100)



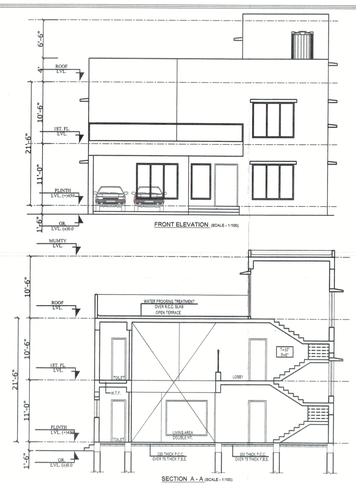
GROUND FLOOR PLAN (SCALE - 1:100)



FIRST FLOOR PLAN (SCALE - 1:100)



TERRACE PLAN (SCALE - 1:100)



PROPOSED A1 TYPE RESI. UNITS

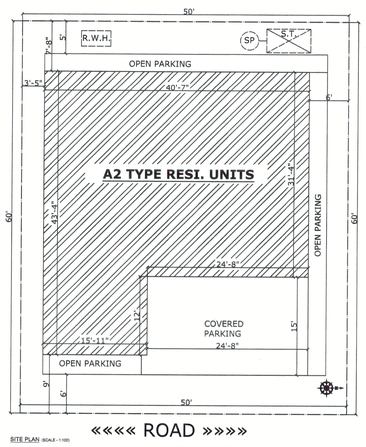
(PLOT AREA = 3000 SFT)
(PROPOSED PLOT NO. :- 01,02,05,06,13 and 14)
(TOTAL NO. OF PROPOSED UNITS = 06)

PARKING CALCULATION (EACH UNIT):-
BUA FOR PARKING CALCULATION = 2853.93 SFT
(TOTAL BUA - COVERED PARKING)
PARKING REQUIRED = 2 ECS
PARKING PROVIDED = 413.64 SFT (COVERED) + 285.64 SFT (OPEN)
= 699.28 SFT (> 2 ECS)

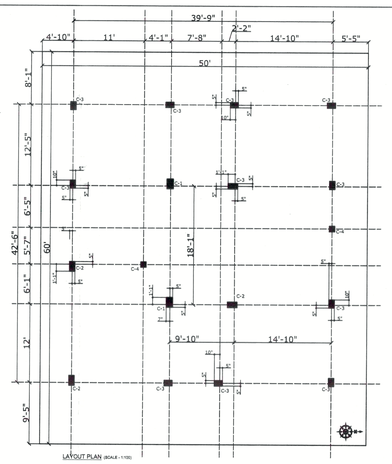
AREA CALCULATION (EACH UNIT) :-
PRO. GROUND FLOOR BUILT UP AREA = 1837.30 SFT
PRO. FIRST FLOOR BUILT UP AREA = 1430.27 SFT
TOTAL BUA (INCLUDING COVERED PARKING) = 3267.57 SFT

TOTAL BUA OF ALL A1 TYPE RESI. UNITS
= 06 X 3267.57 SFT = 19,605.42 SFT

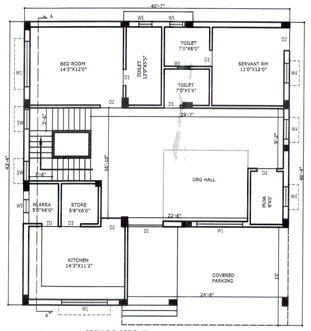
A2 TYPE RESI. UNITS



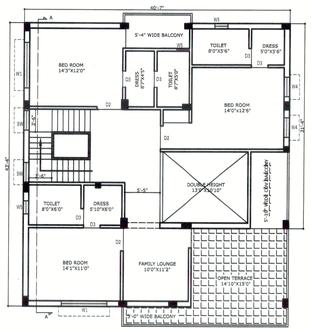
SITE PLAN (SCALE - 1:100)



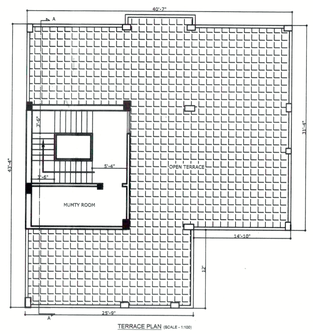
LAYOUT PLAN (SCALE - 1:100)



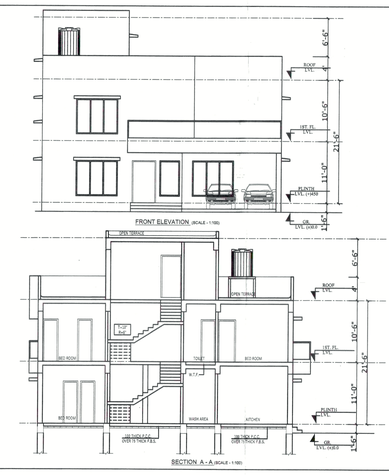
GROUND FLOOR PLAN (SCALE - 1:100)



FIRST FLOOR PLAN (SCALE - 1:100)



TERRACE PLAN (SCALE - 1:100)



PROPOSED A2 TYPE RESI. UNITS

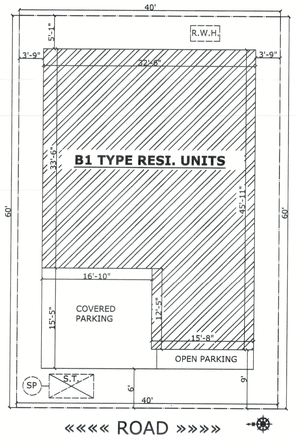
(PLOT AREA = 3000 SFT)
(PLOT NO. :- 07,08,11,12 and 23)
(TOTAL NO. OF PROPOSED UNITS = 05)

PARKING CALCULATION :-
BUA FOR PARKING CALCULATION = 2918.60 SFT
(TOTAL BUA - COVERED PARKING)
PARKING REQUIRED = 2 ECS
PARKING PROVIDED = 377.50 SFT (COVERED) + 288.16 SFT (OPEN)
= 665.66 SFT (> 2 ECS)

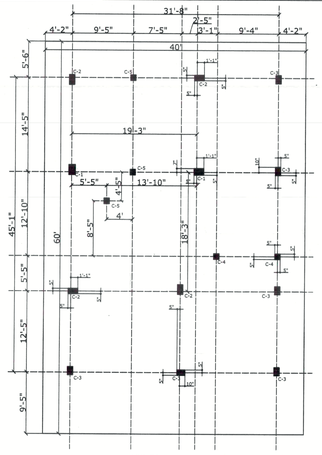
AREA CALCULATION (EACH UNIT) :-
PRO. GROUND FLOOR BUILT UP AREA = 1840.30 SFT
PRO. FIRST FLOOR BUILT UP AREA = 1455.80 SFT
TOTAL BUA (INCLUDING COVERED PARKING) = 3296.10 SFT

TOTAL BUA OF ALL A2 TYPE RESI. UNITS
= 05 X 3296.10 SFT = 16,480.50 SFT

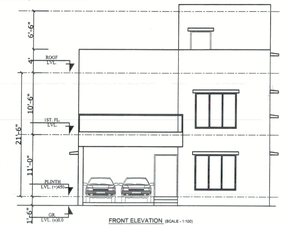
B1 TYPE RESI. UNITS



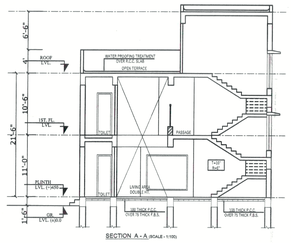
SITE PLAN (SCALE - 1:100)



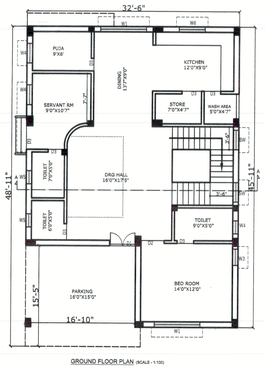
LAYOUT PLAN (SCALE - 1:100)



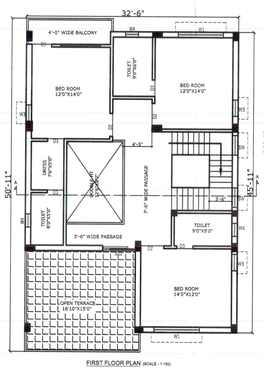
FRONT ELEVATION (SCALE - 1:100)



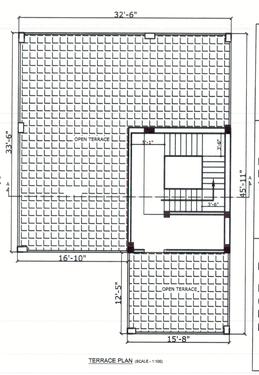
SECTION A - A (SCALE - 1:100)



GROUND FLOOR PLAN (SCALE - 1:100)



FIRST FLOOR PLAN (SCALE - 1:100)



TERRACE PLAN (SCALE - 1:100)

PROPOSED B1 TYPE RESI. UNITS

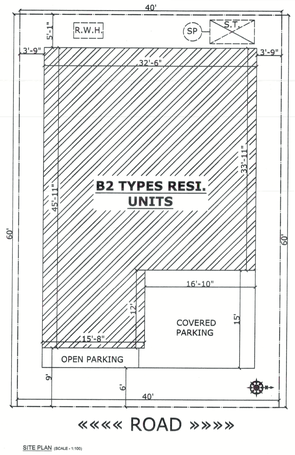
(PLOT AREA = 2400 SFT)
(PLOT NO. :- 03,15,49,50,51 and 52)
(TOTAL NO. OF PROPOSED UNITS = 06)

AREA CALCULATION (EACH UNIT):-
PRO. GROUND FLOOR BUILT UP AREA = 1544.21 SFT
PRO. FIRST FLOOR BUILT UP AREA = 1202.94 SFT
TOTAL BUA (INCLUDING COVERED PARKING) = 2747.15 SFT

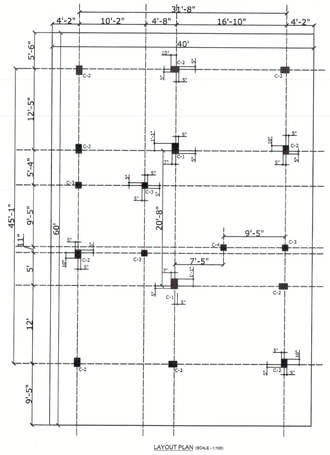
TOTAL BUA OF ALL B1 TYPE RESI. UNITS
= 06 X 2747.15 SFT = 16,482.90 SFT

PARKING CALCULATION (EACH UNIT) :-
BUA FOR PARKING CALCULATION = 2485.27 SFT
(TOTAL BUA - COVERED PARKING)
PARKING REQUIRED = 2 ECS
PARKING PROVIDED = 261.88 SFT (COVERED)
+ 338.50 SFT (OPEN)
= 600.38 SFT (>2 ECS)

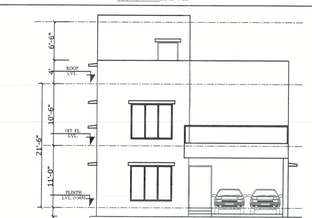
B2 TYPE RESI. UNITS



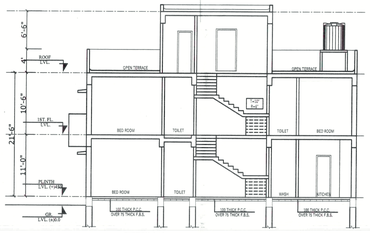
SITE PLAN (SCALE - 1:100)



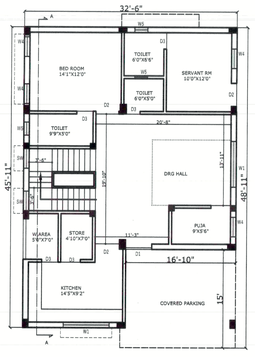
LAYOUT PLAN (SCALE - 1:100)



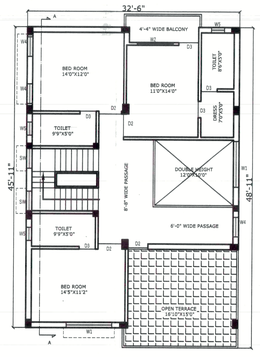
FRONT ELEVATION (SCALE - 1:100)



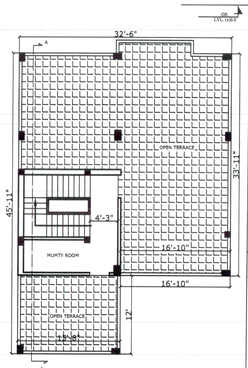
SECTION A - A (SCALE - 1:100)



GROUND FLOOR PLAN (SCALE - 1:100)



FIRST FLOOR PLAN (SCALE - 1:100)



TERRACE PLAN (SCALE - 1:100)

PROPOSED B2 TYPE RESI. UNITS

(PLOT AREA = 2400 SFT)
(PLOT NO. :- 10,22,63 and 64)
(TOTAL NO. OF PROPOSED UNITS = 04)

AREA CALCULATION (EACH UNIT):-
PRO. GROUND FLOOR BUILT UP AREA = 1545.50 SFT
PRO. FIRST FLOOR BUILT UP AREA = 1193.60 SFT
TOTAL BUA (INCLUDING COVERED PARKING) = 2739.10 SFT

TOTAL BUA OF ALL B2 TYPE RESI. UNITS
= 04 X 2739.10 SFT = 10,956.40 SFT

PARKING CALCULATION (EACH UNIT) :-
BUA FOR PARKING CALCULATION = 2484.10 SFT
(TOTAL BUA - COVERED PARKING)
PARKING REQUIRED = 2 ECS
PARKING PROVIDED = 255.00 SFT (COVERED) +
345.00 SFT (OPEN)
= 600.00 SFT (>2 ECS)

GENERAL NOTES :-

01 :- ALL DIMENSIONS ARE IN FEET & INCHES.
02 :- AMBIGUITY IF ANY SHOULD BE BROUGHT TO THE NOTICE OF ARCHITECT.
03 :- DO NOT SCALE , ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
04 :- UNDER NO CIRCUMSTANCES , COLUMN VERTICAL BARS SHALL BE BENT TO ACCOMMODATE BEAM BARS.
05 :- . BARS FOR LINTEL BAND SHALL BE PROVIDED IN COLUMNS.
06 :- ALL CONCRETE MIX SHALL BE M20 , UNLESS OTHERWISE SPECIFIED.

SPECIFICATION

01 :- FOUNDATION :ISOLATED R.C.C. FOOTING WITH TIE BEAM AT G.L/ TO P.L
02 :- SUPER STRUCTURE 9"TH EXTERNAL AND 4.5"TH INTERNAL WALL WHERE NEEDED UP TO CEILING HEIGHT AND PARAPET WALL
03 :- PLINTH : PLINTH BAND AS PROPOSED
04 :- LINTEL : 6" R.C.C BAND IN 1:1.5:3 ALL AROUND OVER DOORS / WINDOWS AND OPENING
05 :- ROOF :-4" THE. R.C.C. SLAB. IN 1:1.5:3(M20)
06 :- BEAM R.C.C. :1:1.5:3 AS PER REQUIREMENT
07 :- FLOORING : VITRIFIED TILES IN LEAVING AND BED ROOM .TOILET - BRANDED ANTISKID FLOOR TILES. KITCHEN - GRANITE KITCHEN PLATFORM WITH STAINLESS STEEL SINK
08 :- PLASTER :- ½"THE CEMENT PLASTER ON SMOOTH , ¾"TH ON ROUGH SURFACE AND ½ " THE CEILING PLASTER
09 :- FINISHING : DRY / OIL BOND DISTEMPER FOR INTERNAL WALL AND WEATHER COAT PAINT FOR EXTERNAL WALL .
10 :- STAIR :AN OPEN WELL STAIR CASE HAVING RISE -6",TREAD-10" AND HEIGHT OF RAILING 3'

DOOR and WINDOW SCHEDULES

SL.NO.	TYPE	WIDTH	HEIGHT	SILL	REQ.
01	D	8'-0"	7'-0"		
02	D1	3'-6"	7'-0"		
03	D2	3'-0"	7'-0"		
04	D3	2'-6"	7'-0"		
05	W1	8'-0"	4'-6"	2'-6"	
06	W2	6'-6"	4'-6"	2'-6"	
07	W3	4'-0"	4'-0"	3'-0"	
08	W4	3'-0"	4'-0"	3'-0"	
09	W5	2'-0"	1'-6"	5'-6"	

PLOT DETAILS :

SCHEDULE OF LAND:-

PROPERTY NO	- 594056691 (UNDER PURNEA MUNICIPAL CORPORATION.)
HOLDING NO.	- 1048
KHATA NO.	- 479, 411,148, 413 & 417,
PLOT NO.	- 630, 627, 635, 665 TO 667 , 620, 617, 618, 626, 628, 629, 681, 678, 680, 621 TO 625, 679, 610
MOUZA	- ABDULLA NAGAR ,
THANA NO.-	- 100/1,
THANA	- SADAR,
DISTRICT	- PURNIA,
WARD	- 45,
MOHALLA	- BASGAMA

PLOT BOUNDED :

On the North: Dev Narayan Mandal, Nirmal Das, Gorango Das and others .
On the South: Pragya Heritage School, Rup Lal Uraon & Others.
On the East: Gopal Das, Sakul Das & Others.
On the West: N.H.31

AREA CALCULATION

TOTAL PLOT AREA AS PER DEED	= 99,147.98 SQM
TOTAL PLOT AREA AS PER DEV. AGREEMENT	= 99,147.98 SQM
TOTAL PLOT AREA AS PER SITE	= 98,899.73 SQM
INTERNAL ROAD AREA (AS IN LAND DEV. PLAN)	= 19,714.44 SQM
NET PLOT AREA (AFTER DEDUCTION OF ROAD)	= 79,185.29 SQM (8,52,033.72 SFT)
PRO. G. FLOOR BUILT UP AREA (A1 TYPE) (Including c. Parking)	= 06 X 1837.30 SFT
PRO. FIRST FLOOR BUILT UP AREA (A1 TYPE)	= 06 X 1430.27 SFT
TOTAL = 19,605.42 SFT	
PRO. G. FLOOR BUILT UP AREA (A2 TYPE) (Including c. Parking)	= 05 X 1840.30 SFT
PRO. FIRST FLOOR BUILT UP AREA (A2 TYPE)	= 05 X 1455.80 SFT
TOTAL = 16,480.50 SFT	
PRO. G. FLOOR BUILT UP AREA (B1 TYPE) (Including C. Parking)	= 06 X 1544.21 SFT
PRO. FIRST FLOOR BUILT UP AREA (B1 TYPE)	= 06 X 1202.94 SFT
TOTAL = 16,482.90 SFT	
PRO. G. FLOOR BUILT UP AREA (B2 TYPE) (Including C. Parking)	= 04 X 1545.50 SFT
PRO. FIRST FLOOR BUILT UP AREA (B2 TYPE)	= 04 X 1193.60 SFT
TOTAL = 10,956.40 SFT	
PRO. G. FLOOR BUILT UP AREA (C1 TYPE) (Including C. Parking)	= 08 X 1039.72 SFT
PRO. FIRST FLOOR BUILT UP AREA (C1 TYPE)	= 08 X 786.57 SFT
TOTAL = 14,610.32 SFT	
PRO. G. FLOOR BUILT UP AREA (C2 TYPE) (Including C. Parking)	= 07 X 1043.11 SFT
PRO. FIRST FLOOR BUILT UP AREA (C2 TYPE)	= 07 X 844.62 SFT
TOTAL = 13,214.11 SFT	
PRO. G. FLOOR BUILT UP AREA (D1 TYPE) (Including C. Parking)	= 10 X 819.39 SFT
PRO. FIRST FLOOR BUILT UP AREA (D1 TYPE)	= 10 X 658.14 SFT
TOTAL = 14,775.30 SFT	
PRO. G. FLOOR BUILT UP AREA (D2 TYPE) (Including C. Parking)	= 10 X 817.82 SFT
PRO. FIRST FLOOR BUILT UP AREA (D2 TYPE)	= 10 X 667.14 SFT
TOTAL = 14,849.60 SFT	

TOTAL BUILT UP AREA FOR APPROVAL (Cov. Parking Included) = 1,20,974.55 SFT

TOTAL PARKING AREA
(Covered- 12,529.87 SFT + Open- 12,315.39 SFT) = 24,845.26 SFT
TOTAL BUILT UP AREA FOR F.A.R. = 1,08,444.68 SFT

F.A.R. = 0.127 BUA (for F.A.R.) = 1,08,444.68 SFT / NET PLOT AREA = 8,52,033.72 SFT

UNIT WISE PLOT DETAILS AND PARKING DETAILS:

UNIT TYPE	NO. OF UNITS	PLOT NO (AS PER APPROVED LAND DEV. PLAN)	HEIGHT	PARKING REQUIRED	PARKING PROVIDED
A1	06	01,02,05,06,13 and 14	G+1	2 ECS	> 2 ECS
A2	05	07,08,11,12 and 23	G+1	2 ECS	> 2 ECS
B1	06	03,15,49,50,51 and 52	G+1	2 ECS	> 2 ECS
B2	04	10,22,64 and 63	G+1	2 ECS	> 2 ECS
C1	08	04,16,83,84,85,86,167 and 185	G+1	1 ECS	> 1 ECS
C2	07	09,21,102,103,104,166 and 184	G+1	1 ECS	> 1 ECS
D1	10	105,106,107,108,109,110,111,112,113&114	G+1	1 ECS	> 1 ECS
D2	10	115,116,117,118,119,120,121,122,123&124	G+1	1 ECS	> 1 ECS
TOTAL=	56				

NAME OF OWNERS :

1. SRI. BRAHMDEO SINGH. S/O LATE JAI RAM SINGH.
2. SRI. RAN VIJAY SINGH. S/O LATE JAI RAM SINGH.
3. SRI. KRISHNA KUMAR SINGH. S/O LATE JAI RAM SINGH.
4. SRI. DILIP KUMAR SINGH. S/O LATE JAI RAM SINGH.
5. SMT. MAYA DEVI. W/O LATE RANDHIR BHADUR SINGH.
6. SRI. KUMAR RAHUL SINGH. S/O LATE RANDHIR BHADUR SINGH.

SHEET NO. 01/02 | SCALE 1:100

For Seemanchal JR Residency Private Limited
Authorised Signatory
SIGN. OF LAND OWNERS | SIGN. OF DEVELOPER

Er. Aditya Kumar Das
Civil Engineer
Reg.-BRIJUDHD/CE/23-0055
SIGN. OF CIVIL/STR. ER.

SAURABH KUMAR MISHRA
Registered Architect
UDHD- Govt. of Bihar
Co-Reg No. - CA/2019/114348
SIGN. OF ARCHITECT

TITLE:
PROPOSED RESIDENTIAL PLAN FOR SEEMANCHAL JR RESIDENCY PRIVATE LIMITED (PHASE -I)

CONSULTANT: LOCAL ARCHITECT AND TOWN PLANNER

TARNI DESIGN STUDIO PVT. LTD.
Consultant : Architectural Designing, Interior Designing, Urban Planning, Landscape Designing
Mob: +91-8340169835 | Email : tarnidesignstudio@gmail.com

ARCHITECT:
Mass&Void | Architect, Interior & Landscape Consulting
56, Christopher Road, 4th Floor, Ekbas Hibiscus, Unit No.4B, Kolkata- 700046
033 2328 2264 | mavs2003@massandvoid.com

Municipal Commissioner
Municipal Corporation
Purnea

CH. 796
24-25

PARK & RECREATIONAL AREA

Pragya Heritege School, Rup Lal Uraon & Others.

FUTURE EXPANSION
RESIDENTIAL HIGH-RISE BUILDING
AS PER BIHAR BUILDING BYE-LAWS

TRANSFORMER

RECREATIONAL AND OPEN AREA

recreational and open area

RECREATIONAL AND OPEN AREA

RECREATIONAL AND OPEN AREA

RECREATIONAL AND OPEN AREA

Gopal Das, Sakul Das & Others.

FUTURE EXPANSION
RESIDENTIAL HIGH-RISE BUILDING
AS PER BIHAR BUILDING BYE-LAWS

← 11.0 M WIDE DRIVEWAY →

← 9M WIDE DRIVEWAY →

← 18 M WIDE DRIVEWAY →

FUTURE RESIDENTIAL TOWER
AS PER BIHAR BUILDING BYE-LAWS

RECREATIONAL AND OPEN AREA

TRANSFORMER

RECREATIONAL AND OPEN AREA

RECREATIONAL AND OPEN AREA

PROPOSED SPACE FOR
STP WITH PUMP ROOM

FUTURE EXPANSION
COMMERCIALHIGH-RISE BUILDING
AS PER BIHAR BUILDING BYE-LAWS

315KVA
TRANSFORMER-1
WITH RMU.

SPACE FOR DG
5.5 M x 11.35 M

RECREATIONAL
AND OPEN
AREA

HOM
HEIGHT
GATE

GATE
GOOMTY

EXIT

ENTRY

PEDESTRIAN WAY

DRIVE WAY

GREEN

NH 31 BYPASS ROAD

Dev Narayan Mandal, Nirmal Das, Gorango Das and others .

LAND USE DEVELOPMENT :-	
PLOT AREA :- (AS PER DEED)	99147.98 SQ.MTS. (100 %) (24.5 ACRE)
LAND AREA :- (AS PER DEVELOPMENT AGREEMENT)	99147.98 SQ.MTS. (24.5 ACRE)
LAND AREA :- (AS PER SITE)	98890.75 SQ.MTS. (24.43 ACRE)
INTERNAL ROAD AREA DEVELOPMENT:-	19714.44 SQ.MTS. (19.884%)
AREA FOR RESIDENTIAL DEVELOPMENT:-	44803.34 SQ.MTS. (45.190%)
AREA FOR COMMERCIAL DEVELOPMENT:-	11856.79 SQ.MTS. (11.959%)
AREA FOR OPEN SPACE AND RECREATIONAL :-	9914.98 SQ.MTS. (10.000%)
AREA BUNGALOW COURTYARD :-	13621.18 SQ.MTS. (12.734%)

BUNGALOW DETAIL (TYPE A1 TO D2)

TYPE	NO OF FLOORS	PLOT AREA	NO OF PLOT
TYPE-A1	G+2	278.71	22
TYPE-A2	G+2	278.71	22
TYPE-B1	G+2	222.97	20
TYPE-B2	G+2	222.97	19
TYPE-C1	G+2	167.23	32
TYPE-C2	G+2	167.23	30
TYPE-D1	G+2	111.48	31
TYPE-D2	G+2	111.48	25
TOTAL NO. OF BUNGALOWS			201

SCHEDULE OF LAND :

SCHEDULE OF LAND:-

PROPERTY NO - 094056691 (UNDER PURNEA MUNICIPAL CORPORATION.)
HOLDING NO. - 1048
KHATA NO. - 479, 411,148, 413 & 417,
PLOT NO. - 630, 627, 636, 665 TO 667 ,
620, 617, 618, 626, 628, 629, 681, 678, 680,
621 TO 625, 679, 610
MOUZA - ABDULLA NAGAR ,
THANA NO.- - SADAR,
DISTRICT - PURNIA,
WARD - 45,
MOHALLA - BASGAMA

PLOT BOUNDED :

On the North: Dev Narayan Mandal, Nirmal Das, Gorango Das and others .

On the South: Pragya Heritege School, Rup Lal Uraon & Others.

On the East: Gopal Das, Sakul Das & Others.

On the West: N.H.31

NAME OF OWNERS :

1. SRI. BRAHMDEO SINGH, S/O LATE JAI RAM SINGH.
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3. SRI. KRISHNA KUMAR SINGH, S/O LATE JAI RAM SINGH.
4. SRI. DILIP KUMAR SINGH, S/O LATE JAI RAM SINGH.
5. SMT. MAYA DEVI, W/O LATE RANDHIR BHADUR SINGH.
6. SRI. KUMAR RAHUL SINGH, S/O LATE RANDHIR BHADUR SINGH.

DECLARATION OF OWNER :

I DO HEREBY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE BA./LIS SIGNING THE BUILDING PLAN APPLICATION OR IN THIS ABSENCE BY ANY OTHER BA./ LBS OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

1. ①
2. ② नारायण मंडल
3. ③ कुलवा कुमार सिंह
4. ④ दिलीप कुमार सिंह
5. ⑤
6. ⑥

SIGNATURE OF OWNERS

NAME OF APPLICANT :-

SEEMANCHAL JR RESIDENCY PRIVATE LIMITED (DEVELOPER)

For Seemanchal JR Residency Private Limited

Authorised Signatory

SIGNATURE OF APPLICANT

DECLARATION OF ARCHITECT/ TOWN PLANNER :

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF BIHAR BUILDING BYE-LAWS AS AMENDED TIME TO TIME, THE WIDTH OF THE ABUTTING ROADS CONFIRM WITH THE BUILDING PLAN AND IT IS NOT A TANK OR A FILLED UP TANK, THE SITE IS DEMARKED BY BOUNDARY WALLS AND MEASUREMENT AGREED WITH THE DEED PLAN, IT IS FULLY OCCUPIED BY THE OWNER.

Municipal Commissioner
Municipal Corporation
Purnea

30/01/2025

Saurabh Kumar Mishra

SAURABH KUMAR MISHRA
Registered Town Planner
UDHD Govt. of Bihar
Regn. No.: BR/UDHD/TP-21/0027

SIGNATURE OF ARCHITECT/ TOWN PLANNER

कार्यालय आयुक्त
नगर निगम, पूर्णिया

PROJECT:
PROPOSED LAND DEVELOPMENT PLAN AT PROPERTY NO.- 094056691, HOLDING NO.- 1048, KHATA NO.- 479, 411, 148, 413 & 417, PLOT NO. 630, 627, 636, 665 TO 667, 620, 617, 618, 626, 628, 629, 681, 678, 680, 621 TO 625, 679, 610 MOUZA- ABDULLA NAGAR , THANA-SADAR, THANA NO.-100/1, DISTRICT : PURNIA, WARD - 45, MOHALLA-BASGAMA UNDER PURNEA MUNICIPAL CORPORATION.

TITLE:
PROPOSED LAND DEVELOPMENT PLAN FOR SEEMANCHAL JR RESIDENCY PRIVATE LIMITED (DEVELOPER)

SCALE : 1:400	DRAWN BY:	BAPPADITYA
N	CHECKED BY:	AMIT
	DATE	27.12.2024
	DRG. NO.	MAVA/390/KM/01

CONSULTANT- ARCHITECT

Mass&Void
Architect, Interior & Landscape Consulting
56, Christopher Road,
4th Floor, Elstee Hillocca, Unit No.4B, Kolkata- 700046
+(0) 2229 2264 massvoid2008massandvoid.com