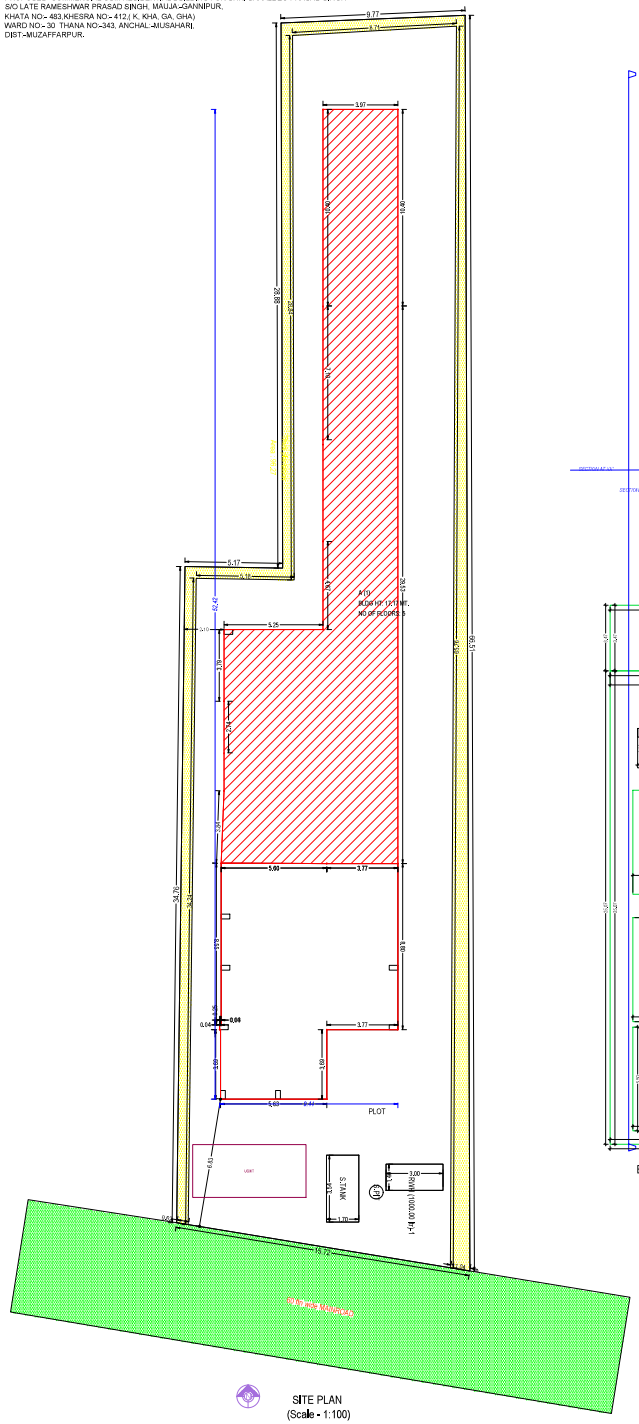
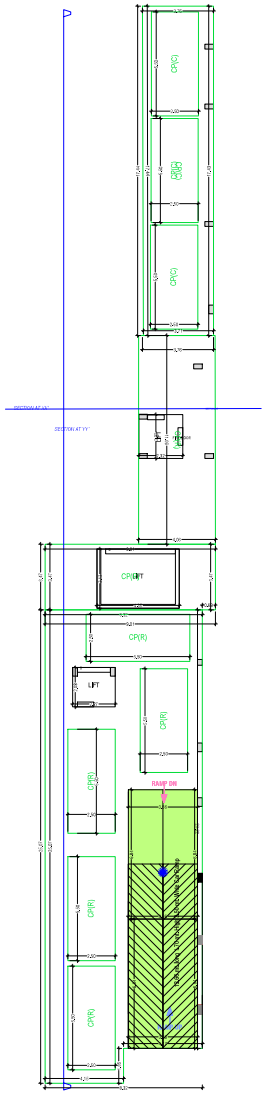
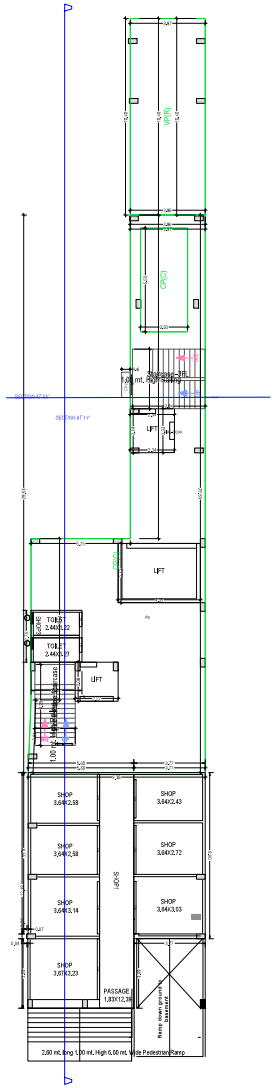
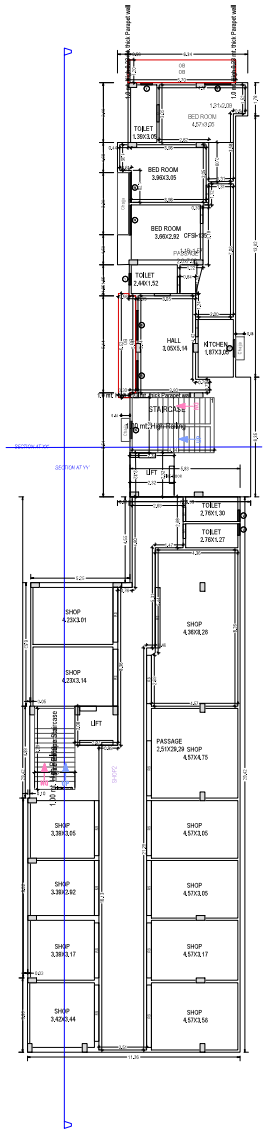
Project Title :COMMERCIAL CUM RESIDENTIAL BUILDING

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING FOR SHRI SAKALDEO PRASAD SINGH
S/O LATE RAMESHWAR PRASAD SINGH, MAUJA-JANNIPUR,
KHATA NO.- 483,KHESRA NO.- 412,( K. KHA. GA. GHA)
WARD NO.- 30 , THANA NO.-343, ANCHAL-MUSAHARI,
DIST.-MUZAFFARPUR.




| Invard No | MZ2NWBP/0052/2024 | Sheet | 1 |
|---|---|---|---|
| Invard Date | | Scale | 1:100 |

| | | |
|---|---|---|
| A | AREA STATEMENT | VERSION NO.: 1.2(2) |
| | | VERSION DATE: 30/04/2024 |
| | PROJECT DETAIL | |
| | Authority: Muzaffarpur Municipal Corporation | Plot Use: Residential |
| | Authority: NA | Plot Sub Use: Res/Comm Building |
| | Authority:Nirankr. Municipal Corporation | Plot Category: NA |
| | Project Type: Building Permission | Land Use Zone: Residential Use Zone |
| | Nature of Development: NEW | |
| | Development Areas (Sq.M.) Area | |
| | SUDA Development Area( NA) TPA | |
| | Special Project: NA | |
| | Site Address: SAKALDEO PRASAD SINGH, VIDE, Ajitpatna Bazaar, Muzaffarpur, | |
| | AREA DETAILS: | Sq.Mtr. |
| 1. | Area of Plot: As per record | - |
| | Subdivided / Allotment Letter | 830.13 |
| | Plot area as per Site | 837.28 |
| | Area of Plot Considered | 837.28 |
| 2. | Deduction for | |
| (a) | Proposed roads | 0.00 |
| (b) | Any reservations | 0.00 |
| (c) | Others | 0.00 |
| 3. | Net Area of plot (1 - 2) AREA OF PLOT | 837.28 |
| 4. | % of Common Plot (Road) | 0.00 |
| 5. | % of Common Plot (Prop) | 84.24 |
| | Common Plot | 84.24 |
| | Balance area of Plot ( 4-5) | 705.04 |
| 6. | Ded. Areas For Coverage | 837.28 |
| | Ded. Area For FAR | 837.28 |
| 7. | Perm. F.A.R. Area (2.25) | 2175.73 |
| | Total Perm. FAR area | 2175.73 |
| 8. | Total Built up area permissible at | |
| a. | Ground Floor ( 42.07 % ) | 352.79 |
| | Proposed Coverage Area (59.28 %) | 526.79 |
| | Total Prop. Coverage Area (59.28 %) | 526.79 |
| | Balance coverage area (0.72 %) | 6.27 |

| | Proposed Area at | | | |
|---|---|---|---|---|
| | Proposed Built up Area | Built up Approved Area | Proposed F.A.R | Existing Approved F.A.R |
| Basement Floor | 342.12 | 0.00 | 0.00 | 0.00 |
| Ground Floor | 373.30 | 0.00 | 134.26 | 0.00 |
| First Floor | 446.47 | 0.00 | 409.83 | 0.00 |
| Second Floor | 446.47 | 0.00 | 409.83 | 0.00 |
| Third Floor | 475.53 | 0.00 | 426.40 | 0.00 |
| Fourth Floor | 475.53 | 0.00 | 426.40 | 0.00 |
| Terrace Floor | 30.77 | 0.00 | 0.00 | 0.00 |
| Total Area | 2589.21 | 0.00 | 1806.42 | 0.00 |
| Total FAR Area | | | | 1806.42 |
| Total Built Up Area | | | | 2589.22 |
| Proposed FAR consumed | | | | 2.17 |

| | Tenement Statement | |
|---|---|---|
| 9. | Tenement Proposed At | |
| (a) | SF | 0.00 |
| (b) | All Floors | 17.00 |
| 10. | Total Tenements (9 + a) | 17 |
| 11. | Parking Statement | |
| (a) | Parking Space Required as per Regulations | 1804.27 |
| (b) | Proposed Parking Space | 1805.29 |

Color Notes

COLOR INDEX

| |
|---|
| PLOT LINES |
| EXISTING STREET |
| FUTURE STREET, IF ANY |
| PERMISSIBLE BUILDING LINE |
| OPEN SPACES |
| EXISTING WORKS |
| WORK PROPOSED TO BE DEMOLISHED |
| PROPOSED WORK |
| DRAINAGE AND SEWERAGE WORK |
| WATER SUPPLY WORK |
| WORK WITHOUT PERMISSION IF STARTED ON SITE |
| APPROVED WORK |

SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| A (1) | V | 0.61 | 1.20 | 04 |
| A (1) | V | 0.69 | 1.20 | 02 |
| A (1) | V | 0.76 | 1.20 | 04 |
| A (1) | V | 0.91 | 1.20 | 02 |
| A (1) | W | 0.91 | 1.20 | 08 |
| A (1) | W1 | 0.92 | 1.20 | 06 |
| A (1) | V | 0.96 | 1.20 | 01 |
| A (1) | W | 1.20 | 1.20 | 01 |
| A (1) | W1 | 1.27 | 1.20 | 02 |
| A (1) | W1 | 1.34 | 1.20 | 10 |
| A (1) | W | 1.37 | 1.20 | 04 |
| A (1) | W | 1.20 | 1.20 | 03 |
| A (1) | W | 1.27 | 1.20 | 20 |
| A (1) | MECH-VENT | 1.80 | 1.20 | 14 |

Balcony Calculations Table

| FLOOR | SIZE | AREA | TOTAL AREA |
|---|---|---|---|
| TYPICAL - 1, 2 FLOOR PLAN | 0.92 X 4.00 X 1 X 2 | 6.84 | 23.80 |
| | 1.20 X 3.20 X 1 X 2 | 13.68 | |
| TYPICAL - 3, 4 FLOOR PLAN | 1.20 X 3.60 X 1 X 2 | 7.39 | 60.24 |
| | 0.92 X 4.00 X 1 X 2 | 6.84 | |
| | 1.20 X 3.20 X 1 X 2 | 13.68 | |
| | 0.92 X 2.95 X 1 X 2 | 5.42 | |
| | 0.92 X 3.20 X 1 X 2 | 5.90 | |
| | 0.92 X 2.89 X 1 X 2 | 5.31 | |
| | 1.20 X 3.85 X 1 X 2 | 15.40 | |
| Total | - | - | 84.24 |

Staircase Checks (Table 8a-1)

| Floor Name | StairCase Name | Flight Width | Tread Width | Riser Height |
|---|---|---|---|---|
| GROUND FLOOR PLAN | Fire Escape Staircase | 1.20 | 0.25 | 0.15 |
| | Staircase-SFL | 1.20 | 0.25 | 0.12 |
| TYPICAL - 1, 2 FLOOR PLANS | STAIRCASE | 1.20 | 0.25 | 0.14 |
| | Fire Escape Staircase | 1.20 | 0.25 | 0.12 |
| TYPICAL - 3, 4 FLOOR PLAN | STAIRCASE | 1.20 | 0.28 | 0.14 |
| | Fire Escape Staircase | 1.20 | 0.25 | 0.12 |
| TERRACE FLOOR PLAN | STAIRCASE | 1.20 | 0.28 | 0.20 |
| | Fire Escape Staircase | 1.20 | 0.25 | 0.20 |

FAR & Tenement Details

| Building | No.of Same Bldg | Gross Built Up Area (Sq.mt.) | Deductions From Gross BUA(Area in Sq.mt.) | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | Proposed FAR Area (Sq.mt.) | | Total FAR Area (Sq.mt.) | No.s of Unit |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Dust Void, Duct, Chase | | StairCase | Lift | Lift Machine | Balcony | Ramp | Covered Area | Parking | Resi. | Commercial | | |
| A (1) | 1 | 2589.21 | 0.00 | 2589.21 | 125.05 | 69.27 | 0.00 | 15.40 | 84.24 | 150.24 | 30.78 | 1193.90 | 691.84 | 1885.74 | 14 |
| Grand Total | 1 | 2589.21 | 0.00 | 2589.21 | 125.05 | 69.27 | 0.00 | 15.40 | 84.24 | 150.24 | 30.78 | 1193.90 | 691.84 | 1885.74 | 14 |

Required Parking

| Building Name | Type | SubUse | Area | Units Req. | Units Prop. | Required Parking Area(Sq.mt.) | Car | Other Parking Visitor's Car Parking |
|---|---|---|---|---|---|---|---|---|
| A (1) | Commercial | Shop | - | 0 - 0 | 691.84 | 2452.14 | - | - |
| | Residential | Residential Apartment Bldg | - | 0 - 0 | 1545.72 | 2452.43 | 2452.43 | 30.78 |
| | Total | | - | | | 1504.29 | 1504.57 | 30.78 |

Parking Check (Table 7b)

| Use Type | Car | | Visitor's Car Parking | | Total Parking Area | |
|---|---|---|---|---|---|---|
| | Area | | Area | | Area | |
| | Req. | Prop. | Req. | Prop. | Req. | Prop. |
| Residential | 2452.43 | 2717.27 | 30.78 | 41.33 | 2517.20 | 2758.60 |
| Commercial | 2452.14 | 2551.11 | 0.00 | 0.00 | 2452.14 | 2551.11 |
| Total | 5004.57 | 5322.38 | 30.78 | 41.33 | 5035.35 | 5363.91 |

Building USE/SUBUSE Details

| Building Name | Building Use | Building SubUse | Building Use Group | Building Structure | No Of Residential Units | No Of Non-Residential Units | Floor Name | Floor Use | Floor SubUse | FAR Name | FAR Use | FAR SubUse |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A (1) | Residential | Res/Comm Building | NA | Highrise | 10 | 4 | BASEMENT FLOOR PLAN | Residential | Res/Comm Building | - | - | - |
| | | | | | | | GROUND FLOOR PLAN | Commercial | Shop/ Store | Commercial | Commercial | Shop |
| | | | | | | | | | | Commercial FAR | Commercial | Shop |
| | | | | | | | TYPICAL - 1, 2 FLOOR PLAN | Residential | Res/Comm Building | Residential FAR | Residential | Residential Apartment Bldg |
| | | | | | | | | | | Commercial | Commercial | Shop |
| | | | | | | | TYPICAL - 3, 4 FLOOR PLAN | Residential | Res/Comm Building | Residential FAR | Residential | Residential Apartment Bldg |
| | | | | | | | TERRACE FLOOR PLAN | Residential | Res/Comm Building | - | - | - |

Common Plot Area

| Name | Proposed Area |
|---|---|
| Path / Passage | 84.27 |

ECS Parking Table

| Type | Area in ECS | Residential | | Commercial | |
|---|---|---|---|---|---|
| | | Prop Parking Area | Prop ECS No. | Prop Parking Area | Prop ECS No. |
| GROUND FLOOR (COVERED) | 26.00 | 41.23 | 1.47 | 143.19 | 5.12 |
| BASEMENT | 30.00 | 271.27 | 9.05 | 135.05 | 4.50 |
| Total | - | 312.51 | 10.51 | 278.25 | 9.62 |

Buildingwise Floor FAR Details

| Floor Name | Building Name | | | | | |
|---|---|---|---|---|---|---|
| | A (1) | | | Total | | |
| | Proposed Built Up Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Proposed Built Up Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) |
| Basement Floor | 342.12 | 0.00 | 342.12 | 342.12 | 0.00 | 342.12 |
| Ground Floor | 373.30 | 134.26 | 373.30 | 373.30 | 134.26 | 373.30 |
| First Floor | 446.47 | 409.83 | 446.47 | 446.47 | 409.83 | 446.47 |
| Second Floor | 446.47 | 409.83 | 446.47 | 446.47 | 409.83 | 446.47 |
| Third Floor | 475.53 | 426.40 | 475.53 | 475.53 | 426.40 | 475.53 |
| Fourth Floor | 475.53 | 426.40 | 475.53 | 475.53 | 426.40 | 475.53 |
| Terrace Floor | 30.77 | 0.00 | 30.77 | 30.77 | 0.00 | 30.77 |
| Total | 2589.21 | 1806.42 | 2589.21 | 2589.21 | 1806.42 | 2589.21 |

Unit/BUA Table for Building :A (1)

| Floor | Name | Unit/BUA Type | Gross Unit/BUA Area | Deductions From Gross Unit/BUA (Areas in Sq.Mt.) | Unit/BUA Area | Deductions (Areas in Sq.Mt.) | | | | Carpet Area | No. of Unit |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Lift | | Door | Window | External Wall | Shear Wall | | |
| GROUND FLOOR PLAN | SHOP 1 | SHOP | 110.22 | 0.00 | 110.22 | 0.00 | 0.00 | 0.00 | 0.00 | 110.22 | 02 |
| | SHOP 3 | SHOP | 7.28 | 0.00 | 7.28 | 0.00 | 0.00 | 0.00 | 0.00 | 7.28 | |
| | Total | Total | 110.00 | 0.00 | 110.00 | 0.00 | 0.00 | 0.00 | 0.00 | 110.00 | 02 |
| | Total per Floor | Total of Block - 1 | 110.00 | 0.00 | 110.00 | 0.00 | 0.00 | 0.00 | 0.00 | 110.00 | 02 |
| TYPICAL - 1, 2 FLOOR PLAN | SHOP-1 | Two Room Apartment | 101.80 | 0.00 | 101.80 | 0.00 | 0.00 | 1.36 | 0.00 | 100.44 | 02 |
| | SHOP 3 | SHOP | 304.22 | 4.73 | 299.49 | 0.00 | 0.00 | 6.13 | 0.00 | 293.36 | |
| | Total | Total | 406.34 | 4.73 | 401.61 | 0.00 | 0.00 | 7.49 | 0.00 | 393.84 | 02 |
| | Total per Floor | Typical Floor - 1 | - | - | - | - | - | - | - | - | - |
| | Total | | 812.68 | 4.73 | 803.22 | 0.00 | 0.00 | 2.78 | 0.00 | 797.88 | 04 |
| TYPICAL - 3, 4 FLOOR PLAN | 5.2 | FLAT | 99.31 | 0.00 | 99.31 | 0.00 | 0.00 | 1.36 | 0.00 | 97.97 | 04 |
| | 6.5 | FLAT | 77.26 | 0.00 | 77.26 | 0.00 | 0.00 | 0.00 | 0.00 | 77.26 | |
| | 6.7 | Two Room Apartment | 97.26 | 0.00 | 97.26 | 0.00 | 0.00 | 1.15 | 0.00 | 95.15 | |
| | 6.9 | FLAT | 100.72 | 0.00 | 100.72 | 0.00 | 0.00 | 0.00 | 0.00 | 99.86 | |
| | Total | Total | 369.23 | 0.00 | 369.23 | 0.00 | 0.00 | 3.88 | 0.00 | 369.83 | 04 |
| | Total per Floor | Typical Floor - 2 | - | - | - | - | - | - | - | - | - |
| | Total | | 738.46 | 0.00 | 738.46 | 0.00 | 0.00 | 7.76 | 0.00 | 737.66 | 08 |
| - | - | - | - | - | - | - | - | - | - | - | - |
| Total | - | - | 1551.14 | 4.73 | 1541.68 | 0.00 | 0.00 | 10.53 | 0.00 | 1535.17 | 14 |

Building :A (1)

| Floor Name | Gross Built Up Area | Deductions From Gross BUA(Area in Sq.mt.) | Total Built Up Area (Sq.mt.) | Deductions from FAR(Area in Sq.mt.) | | | | | | | Proposed FAR Area (Sq.mt.) | | Total FAR Area (Sq.mt.) | No.s of Unit |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Dust Void, Duct, Chase | | StairCase | Lift | Lift Machine | Balcony | Ramp | Covered Area | Parking | Resi. | Commercial | | |
| Basement Floor | 342.12 | 0.00 | 342.12 | 0.00 | 23.72 | 0.00 | 0.00 | 15.04 | 0.00 | 276.36 | 0.00 | 0.00 | 0.00 | 00 |
| Ground Floor | 373.30 | 0.00 | 373.30 | 21.26 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 30.78 | 184.26 | 0.00 | 112.66 | 134.26 | 02 |
| First Floor | 446.47 | 0.00 | 446.47 | 21.79 | 10.35 | 0.00 | 0.00 | 11.70 | 0.00 | 0.00 | 0.00 | 196.01 | 29.04 | 409.83 | 02 |
| Second Floor | 446.47 | 0.00 | 446.47 | 21.79 | 10.35 | 0.00 | 0.00 | 11.70 | 0.00 | 0.00 | 0.00 | 196.01 | 29.04 | 409.83 | 02 |
| Third Floor | 475.53 | 0.00 | 475.53 | 4.23 | 47.53 | 0.00 | 0.00 | 30.28 | 0.00 | 0.00 | 0.00 | 436.40 | 0.00 | 426.40 | 04 |
| Fourth Floor | 475.53 | 0.00 | 475.53 | 21.79 | 10.35 | 0.00 | 0.00 | 30.28 | 0.00 | 0.00 | 0.00 | 436.40 | 0.00 | 426.40 | 04 |
| Terrace Floor | 30.77 | 0.00 | 30.77 | 20.03 | 4.28 | 15.40 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 |
| Total | 2589.21 | 0.00 | 2589.21 | 125.05 | 69.27 | 15.40 | 0.00 | 84.24 | 150.24 | 30.78 | 1193.90 | 1192.82 | 691.84 | 1806.42 | 14 |
| Total Number of Same Buildings | 1 | | | | | | | | | | | | | |
| Total | 2589.21 | | 2589.21 | 125.05 | 69.27 | 15.40 | 0.00 | 84.24 | 150.24 | 30.78 | 1193.90 | 1192.82 | 691.84 | 1806.42 | 14 |

SCHEDULE OF DOOR:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| A (1) | D | 0.87 | 2.10 | 02 |
| A (1) | D1 | 0.85 | 2.10 | 02 |
| A (1) | D1 | 0.76 | 2.10 | 06 |
| A (1) | D1 | 0.74 | 2.10 | 18 |
| A (1) | D1 | 0.81 | 2.10 | 25 |
| A (1) | D2 | 0.89 | 2.10 | 02 |
| A (1) | D | 1.27 | 2.10 | 02 |
| A (1) | D | 1.26 | 2.10 | 04 |
| A (1) | D | 1.21 | 2.10 | 01 |
| A (1) | FD | 0.85 | 2.10 | 01 |
| A (1) | FD | 0.87 | 2.10 | 02 |
| A (1) | FD | 2.99 | 2.10 | 01 |
| A (1) | FD | 2.77 | 2.10 | 01 |
| A (1) | FD | 2.71 | 2.10 | 01 |
| A (1) | FD | 0.91 | 2.10 | 16 |
| A (1) | FD | 0.89 | 2.10 | 02 |
| A (1) | FD | 0.91 | 2.10 | 02 |
| A (1) | FD | 1.20 | 2.10 | 02 |
| A (1) | FD | 1.23 | 2.10 | 01 |
| A (1) | FD | 0.91 | 2.10 | 02 |

OWNER'S NAME AND SIGNATURE

SAKALDEO PRASAD SINGH

ARCHEING'S NAME & SIGNATURE | STRUCTURE ENGINEER

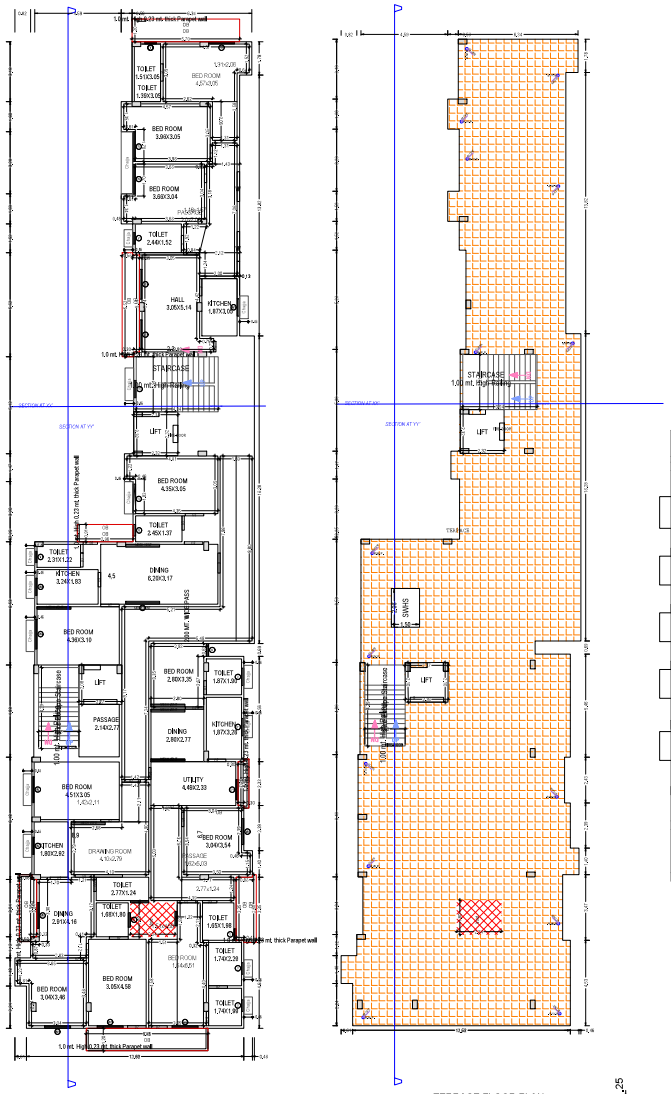
SUPERVISOR'S NAME & SIGNATURE | DATE OF APPROVAL

DESIGNATION OF APPROVER :

Signature valid
Digitally Signed by
Name: Anand Kumar
Date: 30.04.2024 19:09:52

ISO_Full_Base[_A0_841.00_x_1189.00_MM]

Contents highlighted in magenta color are not verified,Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.



TYPICAL - 3, 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



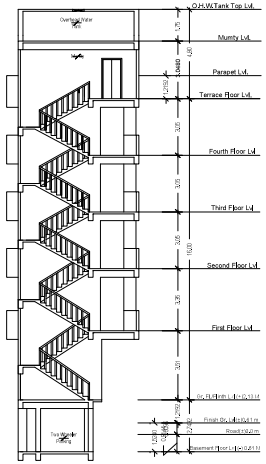
TERRACE FLOOR PLAN
(SCALE 1:100)



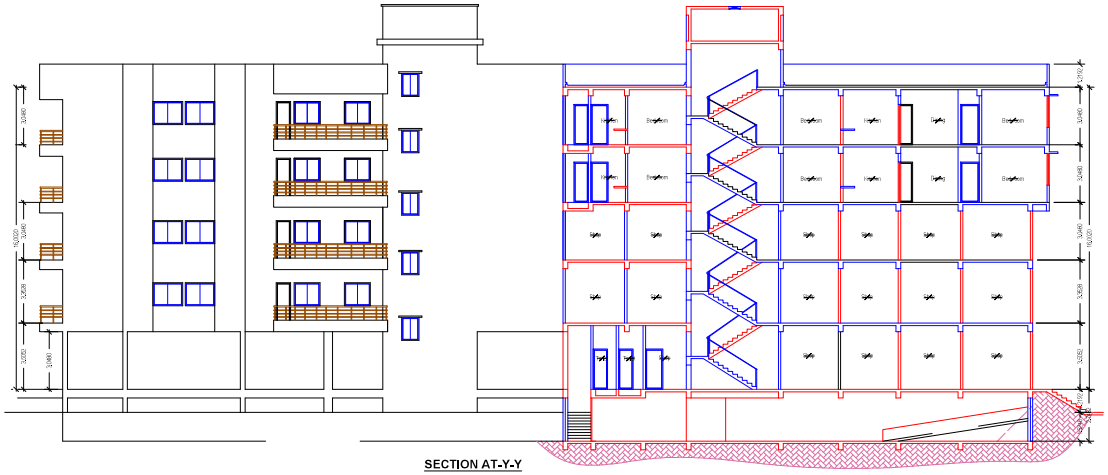
FRONT ELEVATION



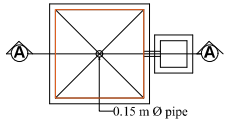
LEFT SIDE Elevation



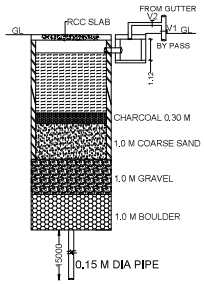

SECTION AT--X-X



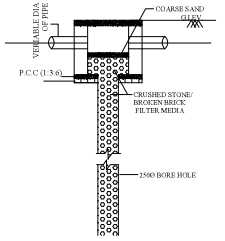
SECTION AT-Y-Y



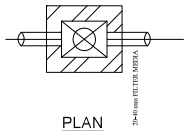

RECHARGE BORE
WELL PLAN



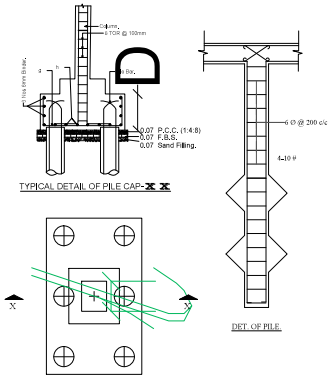

RECHARGE BORE
WELL SECTION A-A




SECTION ON Y-Y



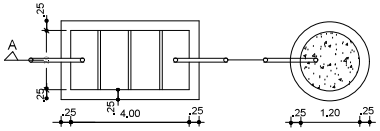

PLAN
RECHARGE SHAFT
DETAIL- A



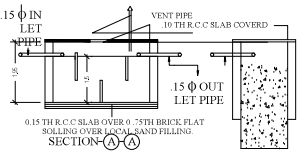

TYPICAL DETAIL OF PILE CAP

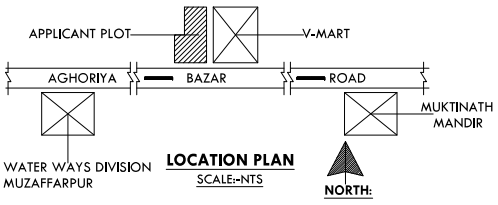
DET. OF PILE

TYPICAL DETAIL OF FOUNDATION




DETAIL OF SEPTIC TANK & SOAKPIT




LOCATION PLAN
SCALE:-NTS

| | |
|---|---|
| OWNER'S NAME AND SIGNATURE | |
| SAKALDEO PRASAD SINGH | |
| ARCHENG'S NAME & SIGNATURE | STRUCTURE ENGINEER |
| | |
| SUPERVISOR'S NAME & SIGNATURE | DATE OF APPROVAL |
| | |
| DESIGNATION OF APPROVER : | |

Signature valid
Digitally Signed by Executive Engineer
Date: 14-08-2024 09:52



Contents highlighted in magenta color are not verified,Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.