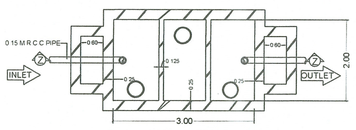
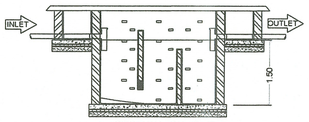
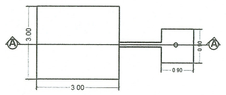


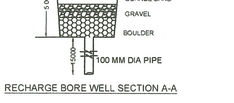

PLAN OF SEPTIC TANK.



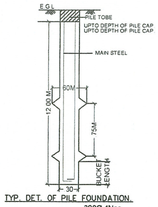

SECTION ON Z-Z



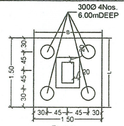

TYP.PLAN OF RECHARGE BORE WELL




RECHARGE BORE WELL SECTION A-A




TYP. DET. OF PILE FOUNDATION.




PLAN

KEY PLAN
Scale 1: 330'-0"

| GREEN AREA CALCULATION :- |
|---|
| TOTAL PLOT AREA = 750.52 sqm.<br>GREEN AREA REQUIRED @10% OF<br>TOTAL PLOT AREA = 75.05 sqm.<br><br>PROVIDED GREEN SPACE AREA =76.92 sqm.<br>(Provided) |

| SEPTIC TANK CALCULATION :- |
|---|
| TOTAL NO. OF FLAT = 19 nos.<br>EACH FLAT HAVING 5 PERSON<br>SO TOTAL NO OF PERSON = 19 x 5 = 95 PERSON<br>PER PERSON NEED 0.085 CUM. CAPACITY OF<br>SEPTIC TANK PER DAY SO TOTAL REQ. CAPACITY<br>OF SEPTIC TANK = 95 X 0.085 = 8.075 CUM.<br>PROVIDED SEPTIC TANK 1 NOS<br>SIZE = 3.00 X 2.00 X1.50 = 9.00 CUM.<br>(Provided) |

| WATER TANK CALCULATION :- |
|---|
| TOTAL NO. OF FLAT = 19 nos.<br>EACH FLAT HAVING 5 PERSON<br>SO TOTAL NO OF PERSON = 19 x 5 = 95 PERSON<br>PER PERSON NEED 135 Ltrs PER DAY<br>TOTAL PERSON NEED = 95 x 135 = 12,825.00 Ltrs.<br>( REQUIRED)<br><br>PROVIDED WATER TANK 1 NOS. SIZE<br>3.05 X 5.58 X1.40= 23,826.00 Ltrs<br>(PROVIDED) |

| PARKING CALCULATION :- |
|---|
| TOTAL B/U AREA = 1835.95 sqm.<br>15% DEDUCT FOR SERVICE AREA<br>= ( 1835.95 -15%) = 275.39 SQM.<br>PARKING AREA REQ. @ 25% OF NET NET B/U AREA,<br>SO PARKING AREA REQ. =<br>1560.56 x 25% = 390.14 sqm. ( Required )<br><br>Basement Floor Parking Area = 397.88 sqm.<br>Ground Floor Parking Area = 110.40 sqm.<br>Total Provided Parking Area = 508.28 Sqm. ( Provided) |

| WATER HARVESTING SUMP CALCULATION :- |
|---|
| TERRACE FLOOR AREA = 436.10 sqm.<br>RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR<br>EVERY 100 SQM. TERRACE AREA, SO TOTAL<br>REQ. CAPACITY OF SUMP = 4.36 x 6 = 26.16 CUM.<br>PROVIDED TANK SIZE =3.00x3.00x5.00 = 45.00 cum.<br>IN WHICH PROVIDED 45.00 CUM FOR RAIN<br>WATER HARVESTING SUMP. |

SCHEDULE OF DOORS & WINDOWS — 01/02

| TYPE | WIDTH | HEIGHT | SILL | LINTEL | DESCRIPTION |
|---|---|---|---|---|---|
| D | 1.07 | 2.13 | 0.0 | 2.13 | Single Leaf Door |
| D1 | 0.99 | 2.13 | 0.0 | 2.13 | Single Leaf Door |
| D2 | 0.91 | 2.13 | 0.0 | 2.13 | Single Leaf Door |
| D3 | 0.76 | 2.13 | 0.0 | 2.13 | Single Leaf Door |
| W | 1.52 | 1.78 | 0.76 | 2.54 | Glazed window |
| W1 | 1.22 | 1.78 | 0.76 | 2.54 | Glazed window |
| W2 | 0.91 | 1.47 | 1.07 | 2.54 | Glazed window |
| DW | 0.76x0.74 | 2.54x1.78 | 0.00x0.76 | 2.54 | Door & window |
| V | 0.61 | 0.61 | 1.52 | 2.13 | Ventilator |

AREA CALCULATION:-

| | |
|---|---|
| TOTAL PLOT AREA AS PER DEED | = 910.59 SQM. |
| TOTAL PLOT AREA AS PER SITE | = 796.65 SQM. |
| EXCESS LAND | = 34.44 SQM. |
| EXCESS LAND TO BE LEFT FOR ROAD | = 11.35 SQM. |
| NET PLOT AREA | = 750.52 SQM. |

| | |
|---|---|
| Basement Floor B/up area | 22.48 m² |
| Ground Floor B/up area | 266.27 m² |
| First Floor B/up area | 386.80 m² |
| Second Floor B/up area | 386.80 m² |
| Third Floor B/up area | 386.80 m² |
| Fourth Floor B/up area | 386.80 m² |
| Total b/u area | 1835.95 m² |

F.A.R.= 1835.95 / 750.52 = 2.44

PLOT DETAIL :-

PROPOSED RESIDENTIAL BUILDING OF
ALASKA IMAARAT INTERNATIONAL PVT. LTD.
DIRECTOR - 1 ) HIMANSHU HARI
S/O.- SRI. ASHWANI KUMAR SINGH
2) SMT. NISHI KANTA W/O SRI. ASHWANI KUMAR SINGH
SURVEY PLOT NO. - 1761 , 1762
KHATA NO.- 306, 332, THANA NO.- 40,
MAUZA - BHUSALA DANAPAR
DIST.- PATNA

| SCALE. | NORTH. |
|---|---|
| 1 : 100<br>1 : 200 | |

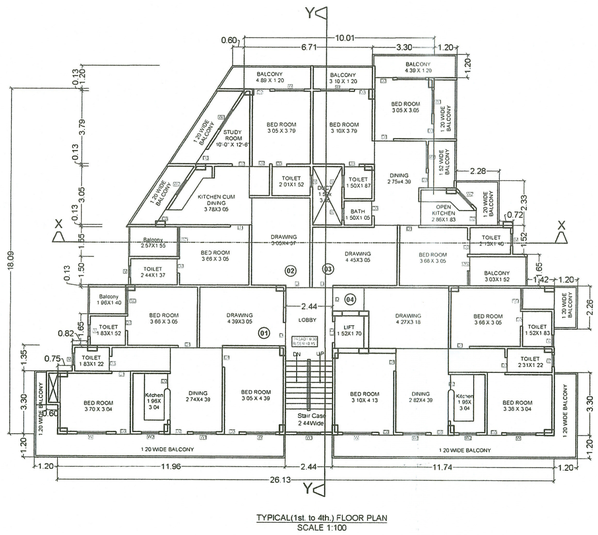
Alaska Imaarat International Pvt. Ltd.
Director

Alaska Imaarat International Pvt. Ltd.
Director

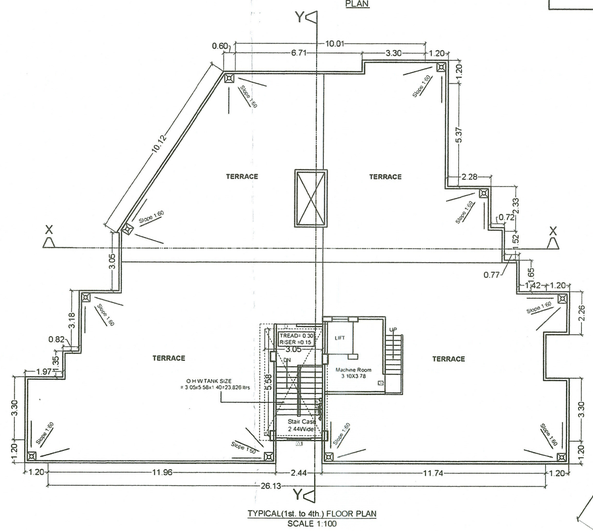
SIGNATURE OF BUILDER / OWNER

Er. Ranjit Singh
B.E. (Civil), ME (India)
Registered Structural Engineer
Reg. No.-BR/UD/HOSE/23-0030
U.D.H.D. Govt. of Bihar

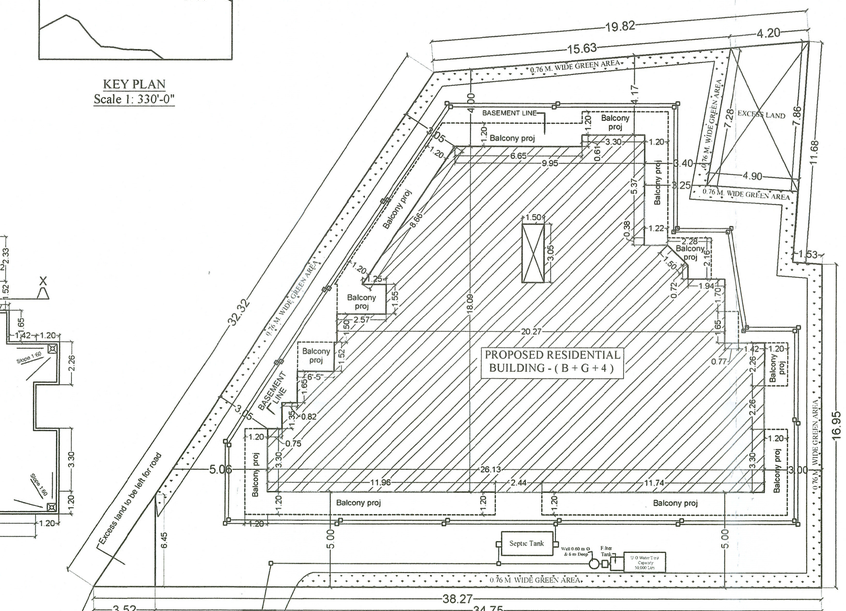
SIGN. OF EMPANELED ARCHITECT / ENGINEER



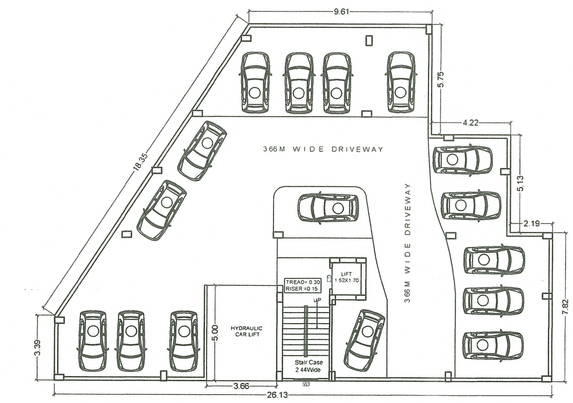

TYPICAL(1st to 4th.) FLOOR PLAN
SCALE 1:100



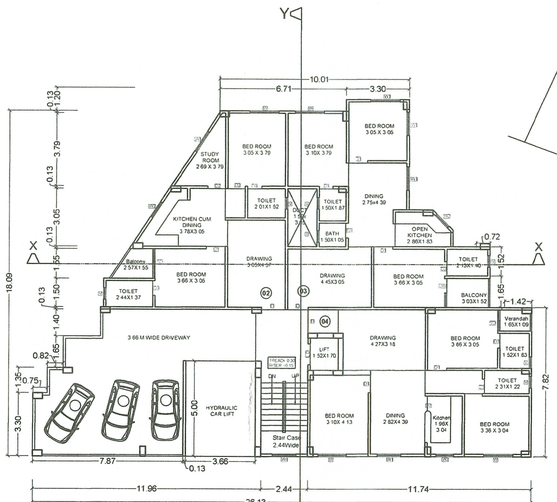

TYPICAL(1st to 4th.) FLOOR PLAN
SCALE 1:100



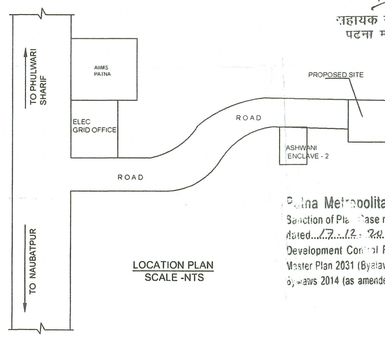

SITE PLAN
Scale:1=100




BASEMENT FLOOR PLAN
SCALE 1:100




GROUND FLOOR PLAN
SCALE 1:100




LOCATION PLAN
SCALE -NTS

Alaska Imaarat International Pvt. Ltd.
Himanshu Hari
Managing Director

Patna Metropolitan Area Authority
Sanction of Plan Case no.... PMAA/PRN/BHUSAULA DANAPUR/B+G+04/85/2024
dated...17.12.2024....accorded under BHULWARI SHARIF
Development Control Regulations For Patna
Master Plan 2031 (Bylaws no 8) of Bihar Building
Bylaws 2014 (as amended 2022) on Date...03.06.2025

सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

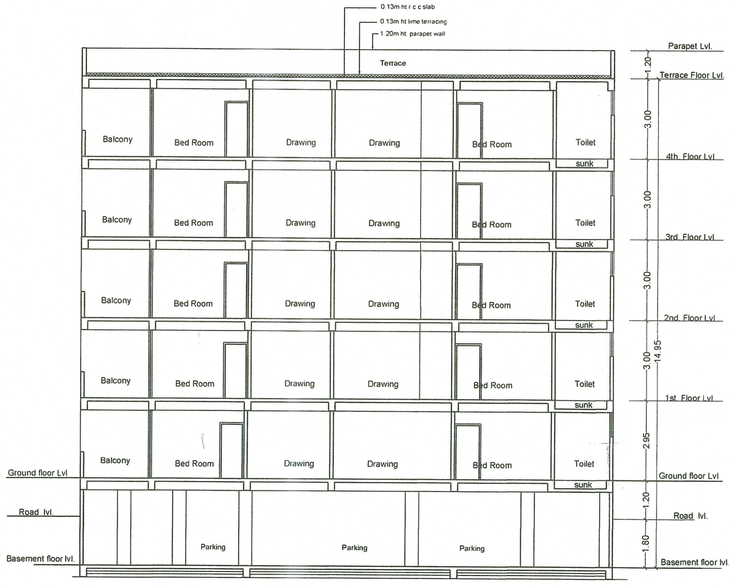
कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

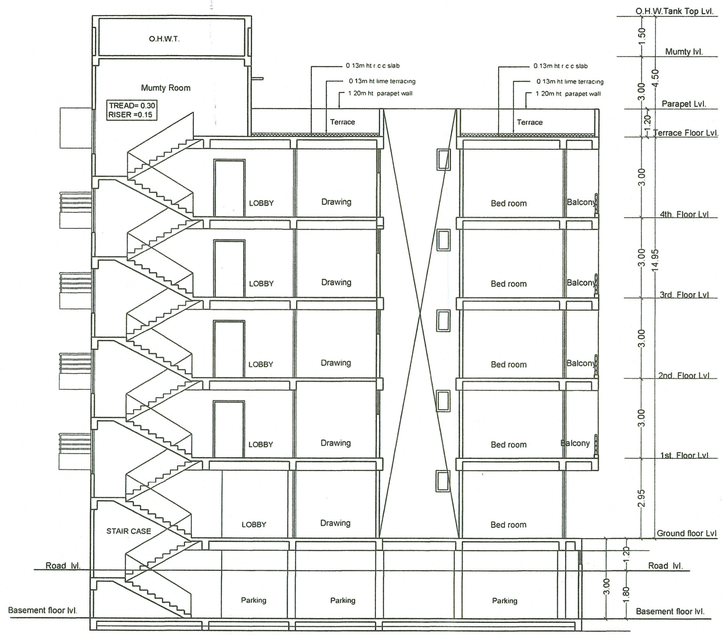
बिहार भू-सम्पदा (विनियमन विकास) नियमावली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।

FRONT ELEVATION

SIDE ELEVATION




SECTION - X-X




SECTION - Y-Y

## SPECIFICATION

**02/02**

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 1st CLASS BRICKWORK IN C.M. 1.6 &1:5 AS/DESIGN.
04) FLOORING :- MOSAIC CAST-IN-SITU FLOORING IN GREY CEMENT IN ALL AREA.
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 TEXTURE PAINT OVER A SURFACE OF EXTERIOR GRADE PRIMER.
06) DOOR :-
 (i) FRAME - 65X100 TH. SAL WOOD DOOR FRAME.
 (ii) SHUTTER-35MM TH. SOLID CORE FLUSH DOOR OF I.S.I. MARK AS/DESIGN
07) WINDOW :-
 (i) FRAME - 65X100 TH. SAL WOOD/ALUMINIUM WINDOW FRAME.
 (ii) SHUTTER- FULLY GLAZED HARD WOOD ALUMINIUM WINDOW SHUTTER AS/DESIGN.
08) TOILETS :-
 (i) FLOORING - CERAMIC TILES FLOORING.
 (ii) WALLS - CERAMIC TILES DADO UPTO 1500HT.
 (iii) SANITARYWARE - WHITE GLAZED VITEROUS SANITARYWARE OF I.S.I MARK.
 (iv) FITTING - CHROMIUM PLATED C.P.FITTINGS OF 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 LIGHTING/POWER POINT SOCKETS AS/ DESIGN & DRAWING.
10) WATER SUPPLY :- ROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVERHEAD TANK.

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| SCALE. | NORTH. |
|---|---|
| 1 : 100 | |

Alaska Imaarat International Pvt. Ltd.
Director

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Director

Alaska Imaarat International Pvt. Ltd.
Managing Director

Er. Ranjit Singh
B.E. (Civil), ME (India)
Registered Structural Engineer
Reg No.-BRUD/HQ/SE/23-0030
U.D.H.D. Govt. of Bihar

SIGNATURE OF BUILDER / DEVELOPER

SIGN. OF EMPANELED ARCHITECT. / ENGINEER

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