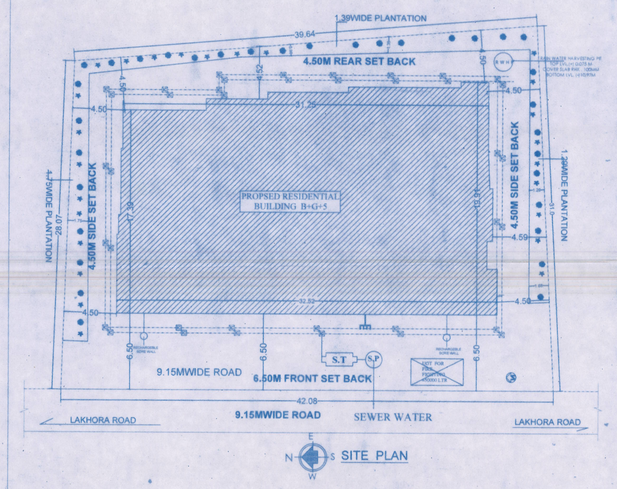
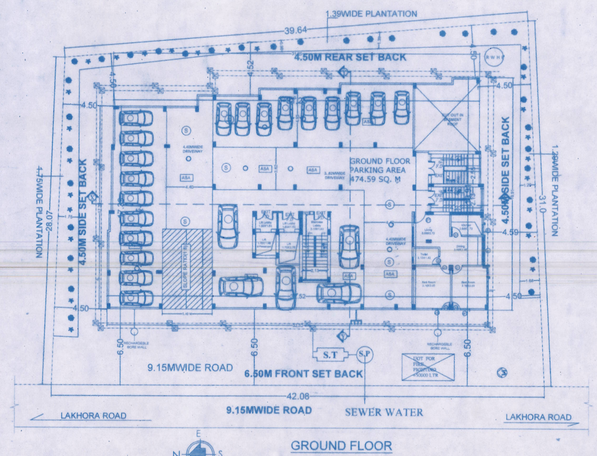
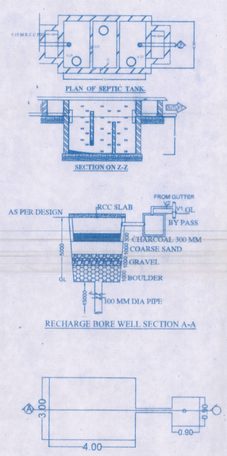
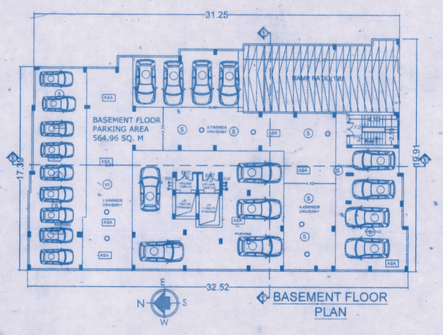


SITE PLAN

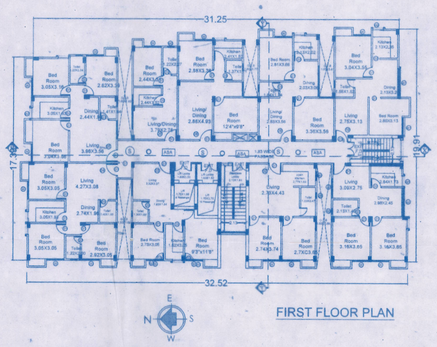


GROUND FLOOR

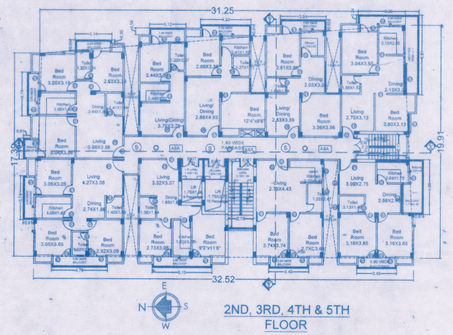




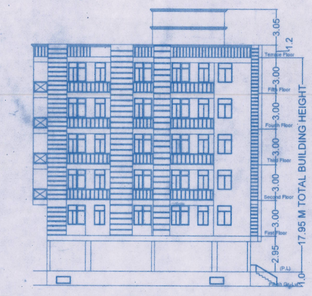
BASEMENT FLOOR PLAN



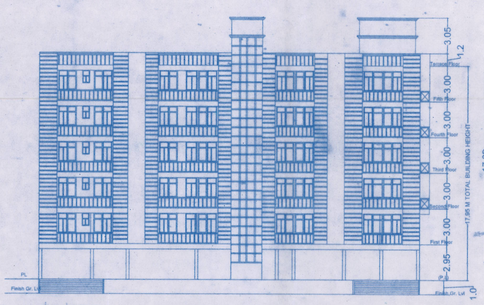
FIRST FLOOR PLAN



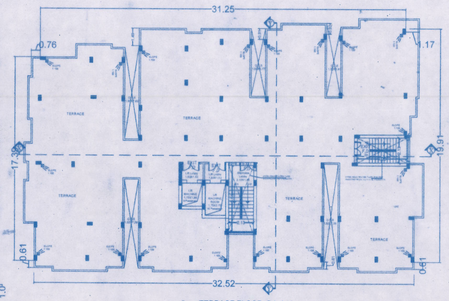
2ND, 3RD, 4TH & 5TH FLOOR



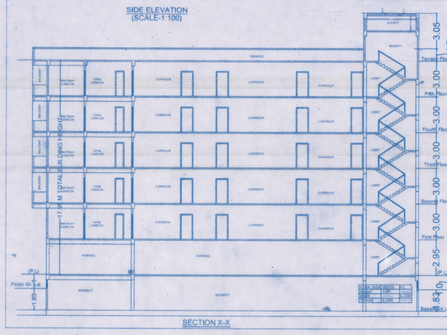
SIDE ELEVATION (SCALE-1:100)



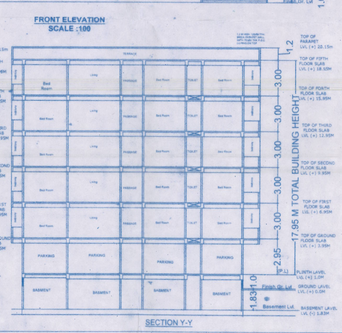
FRONT ELEVATION SCALE :100



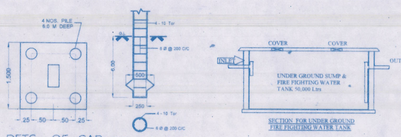
TERRACE FLOOR PLAN



SECTION X-X



SECTION Y-Y



DETS. OF CAP DETS. OF PILES

CALCULATION CHART:	
LAND AREA AS PER DEED:	1209.235 SQM
GROSS PLOT AREA ON SITE:	1206.800 SQM
OTHER'S ENCROACHED AREA:	2.435
NET PLOT AREA (AS PER MEASUREMENT):	1209.235 SQM

F.A.R CALCULATION	
NET PLOT AREA:	1209.235 SQM
PERMISSIBLE FAR :	2.5
HENCE, PERMISSIBLE AREA:	3023.087 SQM
AREA PER FLOORS:	593.12 SQM
BASEMENT PARKING:	564.96 SQM
GROUND FLOOR PARKING:	474.59 SQM
GROUND FLOOR BUA :	89.41 SQM
FIRST FLOOR:	564.96 SQM
SECOND FLOOR:	593.12 SQM
THIRD FLOOR:	593.12 SQM
FORTH FLOOR:	593.12 SQM
FIFTH FLOOR:	593.12 SQM
TOTAL F.A.R AREA :	3026.85 SQM
HENCE, F.A.R ACHIEVED :	2.5

COVERED AREA CALCULATION:	
NET PLOT AREA (AS PER MEASUREMENT):	1209.235 SQM
TOTAL GROUND FLOOR :	564 SQM
PROVIDED COVERED AREA :	46.641%

PARKING AREA CALCULATION:	
TOTAL B.U.A AREA PROPOSED :	3026.85.SQM
SERVICE AREA DEDUCTION AT 15%	454.027 SQM
NET AREA FOR PARKING CALCULATION:	2572.823 SQM
PARKING AREA REQD:	30% OF B.U.A
HENCE, REQD. FOR PARKING	908.055 SQM
PROVIDED:	
BASEMENT PARKING:	564.96 SQM
GROUND FLOOR PARKING:	474.59 SQM
HENCE, TOTAL PARKING AREA:	1039.55 SQM
WHICH IS:	34.344% OF B.U.A

WATER TANK CALCULATION:	
REQ. IN LITERS PER CAPITA PER DAY:	135 LPCD
NO OF PERSON :	200 LPCD
REQUIREMENT OF WATER:	27000 LITERS
PROVIDED:	
R.C.C OVER HEAD WATER TANK 01. CAP:	27000 LITERS
R.C.C OVER HEAD WATER TANK 02. CAP:	-------
TOTAL WATER TANK CAP. PROVIDED:	27000 LITERS

SEPTIC TANK CALCULATION:	
REQ. IN LITERS PER CAPITA PER DAY:	135 LPCD
NO OF PERSONS:	200
REQUIREMENT OF WATER:	27.000
ASSUMING 100% WATER SUPPLY FLOWS OUT AS SEWAGE, SEPTIC TANK CAP:	27 CU.M
PROVIDED:	
L = 5.00 M, B= 2.7 M, D = 2.7 M, CAP:	27 CU.M APPROX

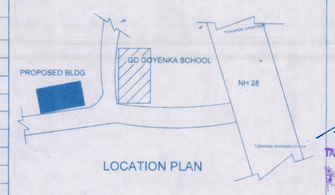
GREEN AREA CALCULATION:	
NET PLOT AREA:	1209.235 SQM
GREEN AREA REQD:	10% OF PLOT AREA
PLANTING STRIP IN THE PERIPHERY SIDES WITH IN SETBACKS:	144.57 SQM
HENCE, TOTAL GREEN AREA:	144.57 SQM
WHICH IS:	11.955% OF PLOT AREA

OCCUPANCY:	
NO OF DWELLING UNITS:	46 NO.S
NO. OF PERSONS PER DWELLING UNIT :	04 NO.S
HENCE TOTAL NO OF PERSONS :	184 PERSONS
AS PER OCCUPANT LOAD :	
TOTAL B.U.A AREA	1262.268 SQM
B.U.A PER PERSON FOR RESIDENTIAL:	12.5 SQM
HENCE NO OF PERSONS (B.U.A/12.5):	101 PERSONS
SO, ASSUMED NO OF PERSONS:	30

BOUNDRY DETAILS:	
NORTH	SHIVNATH SINGH KHESRA 16
SOUTH	FULENA DEVI
EAST	MOTILAL SAHNI, MEENA DEVI & SHIVNATH SINGH
WEST	30' WIDE ROAD & FULENA DEVI

RAIN WATER HARVESTING PIT CALCULATION:	
REQ. RWHP CAP: 06 CU. MTS. / 100 SQ.M ROOFAREA:	
PROPOSED ROOF AREA:	593.12 SQ. M
INCLUDING ALL CUT -OUT & PROJECTED BALC .ROOF	
HENCE, REQUIRED RWHP CAPACITY:	35.58 CU.M
PROVIDED 01 R.W.H.P OF RADIUS: 1.2 M, DEPTH:10 M	
CAPACITY (3.14 X R X R X D):	43.75 CU.M

PASSENGER LIFT CALCULATION	
CAPACITY / PERSONS	
MAXIMUM WEIGHT	544KG
SPEED IN M / SEC:	1.0
TRAVEL :	S+2
DOORS:	POWER OPERATED
CONTROL:	ACV / VVF



LOCATION PLAN

SCHEDULE :

WINDOW SCHEDULE

TYPE	WIDTH	LINTEL	SILL	HIGHT	SPEC.	LOCATION
W1	1.075	2.550	1.000	1.550	UPVC/ ALUM.	BEDROOM
W2	0.850	2.550	1.000	1.550	UPVC/ ALUM.	KITCHEN
W3	2.125	2.550	0.150	2.400	UPVC/ ALUM.	DRAWING
W4	1.525	2.550	1.000	1.550	UPVC/ ALUM.	BEDROOM

DOOR SCHEDULE

TYPE	WIDTH	LINTEL	SILL	HIGHT	SPEC.	LOCATION
D1	1.075	2.550	-------	2.550	TEAK / 2ND CLASS	MAIN ENTRY
D2	1.000	2.550	-------	2.550	TEAK / 2ND CLASS	BEDROOM
D3	0.850	2.550	-------	2.550	TEAK / 2ND CLASS	KITCHEN/TOIL

VENTILATION SCHEDULE:

TYPE	WIDTH	LINTEL	SILL	HIGHT	SPEC.	LOCATION
V1	0.450	2.550	1.350	1.200	UPVC/ ALUM.	TOILETS

LEGEND:

SYMBOL	DISCRIPTION
	ROUTE OF UNDERGROUND SOIL PIPE
	ROUTE OF UNDERGROUND WASTE WATER PIPE

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ANY AMBIGUITY DISCRPANCY OR OMISSIONS SHALL BE BROUGHT TO THE NOTICE OF THE NOTICE OF THE ARCHITECTS IMMEDIATELY BEFORE COMMENCING THE WORK

OWNER'S SIGNATURE (S):

HEJAL HOMES (OPC) PRIVATE LIMITED
Manish Kumar Soni
DIRECTOR

HEJAL HOMES (OPC) PVT. LTD.
CIN No.-U45209BR2021OPC051302
Reg. BUILDER
U.D.H.D Reg. No.-BR/UDHD/BLDR/25-0587

CIVIL ENG. SIGNATURE:

Ar. Upma Verma
Empaneled Architect
(Urban Development & Housing Dept.) Govt. of Bihar
CA/2016/78553

Er. ANKIT SUMAN
B. Tech. (Civil Eng.)
Chartered Engineer
IEI-AM3031686
Reg. No.-BR/UDHD/CE/23-0259
Mob. No.-7280817131

PROJECT NAME:- M.S FAMILY VILLA

PROJECT DETAILS:-

Proposed Residential Building Plan To Be Built By Hejal Homes (OPC) Private Ltd, C/O Manish Kumar Soni,S/O :- Surendra Prasad Saraf, Mauja:- Jamla, Thana & Anchal :- Motihari,Ward No:-06, Thana No.- 123, Holding No:- 88 & 91,Dist:- East Champaran (Bihar), Khata :- 27, Khesra No. :-17,Raquba,- 29.87 Dismil. NTS

SCALE:- NTS

Sign. of Authority

अभिलेख संख्या- 019/2026
बिहार नगरपालिका अधिनियम 2007 के 419 की द्वारा प्रदत्त शक्तियों का प्रयोग हुए धारा 314, 315, 316 एवं 317 में निहि शर्तों के साथ बिहार भवन अधिनियम 2014 के आलोक में स्वीकृति दी जाती है।

TAX DAROGA
ASSISTANT TOWN PLANNING SUPERVISOR (ATPS)
नगर आयुक्त
नगर निगम, मोतिहारी

NAGAR NIGAM MOTIHARI