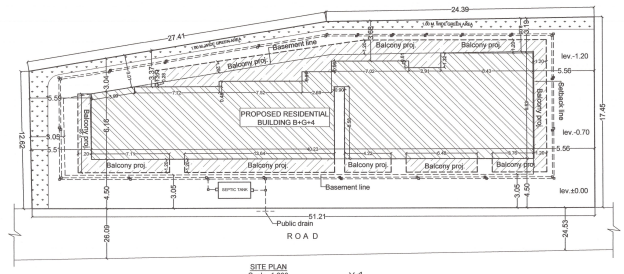
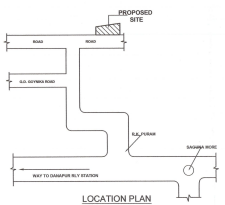
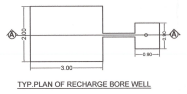


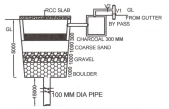
SITE PLAN
Scale -1:200



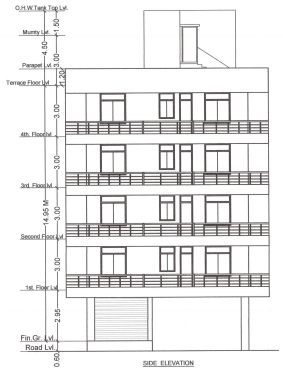
LOCATION PLAN
SCALE: NTS



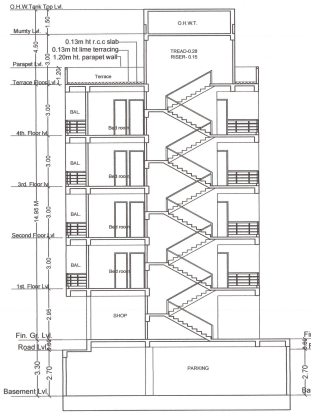
TYP.PLAN OF RECHARGE BORE WELL



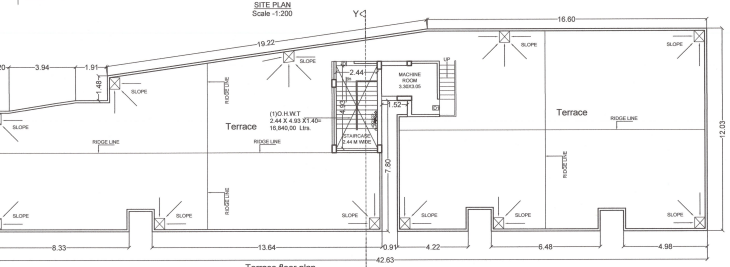
RECHARGE BORE WELL SECTION A-A



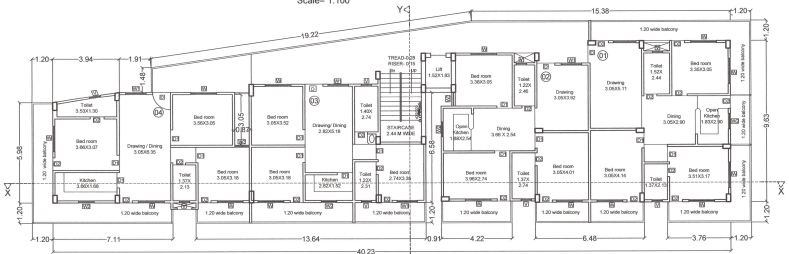
SIDE ELEVATION



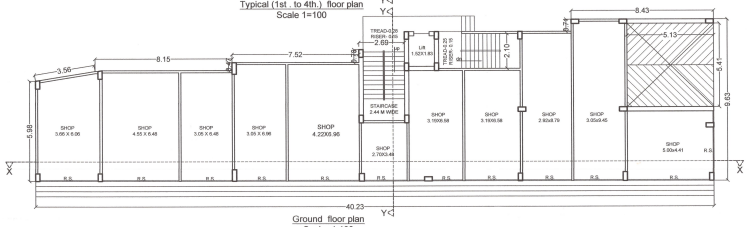
SECTION Y-Y



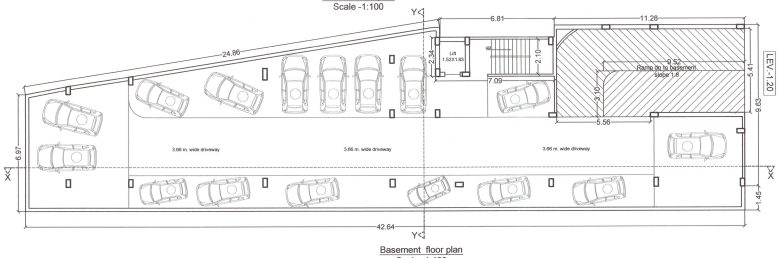
Terrace floor plan
Scale= 1:100



Typical (1st to 4th.) floor plan
Scale 1=100

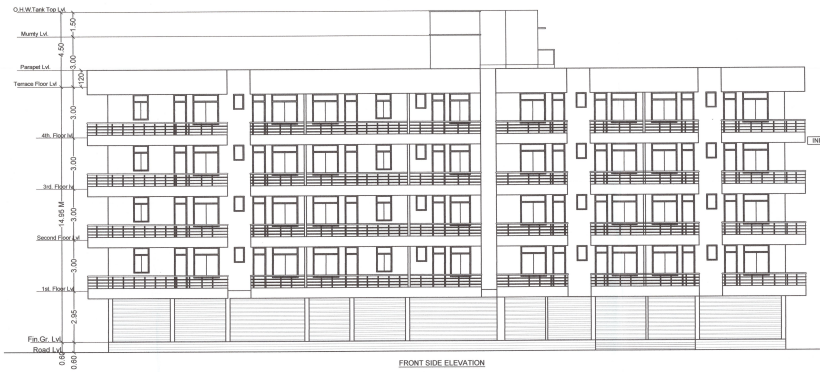


Ground floor plan
Scale -1:100



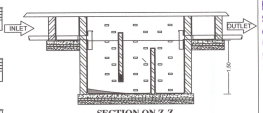
Basement floor plan
Scale -1:100

SECTION, X-X



FRONT SIDE ELEVATION

PLAN OF SEPTIC TANK.



SECTION ON Z-Z

PARKING CALCULATION :-

COMMERCIAL
TOTAL B/U AREA ALL FLOOR = 290.98 sqm.
15% DEDUCT FOR SERVICE AREA=
290.98-15%=247.33 sqm
PARKING AREA REQ. @ 30% OF NET B/U AREA,
SO TOTAL PARKING AREA REQ.
= 247.33X 30% =61.83 sqm.

RESIDENTIAL
TOTAL B/U AREA ALL FLOOR = 1517.19 sqm.
15% DEDUCT FOR SERVICE AREA=
1517.19 -15%=1289.61 sqm
PARKING AREA REQ. @ 25% OF B/U AREA,
SO TOTAL PARKING AREA REQ.
= 1289.61X 30% =322.40 sqm.
TOTAL REQ. PARKING AREA=(61.83+322.40)=384.23sqm.
(required)

PROVIDE BASEMENT FLOOR PARKING = 401.12 sqm
(PROVIDED)

SEPTIC TANK CALCULATION :-

COMMERCIAL
TOTAL B/U AREA-290.98 sqm.
TOTAL CARPET AREA-290.98 / 2= 145.49 sqm.
TAKING DENSITY OF 6 SQM PER PERSON
= 145.49/ 6=24.24 SAY=25 PERSON,
PER PERSON NEED 0.085 CUM. CAPACITY OF
SEPTIC TANK PER DAY SO TOTAL REQ. CAPACITY
OF SEPTIC TANK = 25 X 0.085 = 2.12 CUM.

RESIDENTIAL
TOTAL NO. OF FLAT = 16 nos.
EACH FLAT HAVING 5 PERSON
SO TOTAL NO OF PERSON = 16 x 5 = 80 PERSON
PER PERSON NEED 0.085 CUM. CAPACITY OF
SEPTIC TANK PER DAY SO REQ. CAPACITY
OF SEPTIC TANK =80 X 0.085 = 6.80 CUM.
TOTAL REQ. SEPTIC TANK
(Residential +Commercial)
=6.80+2.12=8.92 sqm.
(REQUIRED)
PROVIDED SEPTIC TANK 1 NOS
SIZE = 3.50 X 2.00 X1.50 = 10.50 CUM.
(Provided)

WATER TANK CALCULATION :-

COMMERCIAL
TOTAL B/U AREA-290.98 sqm.
TOTAL CARPET AREA-290.98 / 2= 145.49 sqm.
TAKING DENSITY OF 6 SQM PER PERSON
= 145.49 / 6=24.24 SAY=25 PERSON,
EACH PERSON NEED 45 LTRS. PER DAY
= 25X 45 = 1125.00 LTRS. (REQ)

RESIDENTIAL
TOTAL NO. OF FLAT = 16 nos.
EACH FLAT HAVING 5 PERSON
SO TOTAL NO OF PERSON = 16 x 5 = 80 PERSON
PER PERSON NEED 135 Ltrs PER DAY
REQ. PERSON NEED = 80 x 135 = 10,800.00 Ltrs.
TOTAL WATER TANK REQ.
(Residential +Commercial)=10,800+1125=11,925 Ltrs.
(REQUIRED)

PROVIDED WATER TANK SIZE
2.44 X 4.93 X1.40= 16,840.00 Ltrs.
(PROVIDED)

WATER HARVESTING SUMP CALCULATION :-

TERRACE FLOOR AREA = 443.60 sqm.
RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR
EVERY 100 SQM. TERRACE AREA, SO TOTAL
REQ. CAPACITY OF SUMP = 4.44 x 6 = 26.62 CUM.
(REQUIRED)

PROVIDED TANK SIZE =3.00x2.00x5.00 = 30.00 cum.
(PROVIDED)

GREEN AREA CALCULATION :-

TOTAL PLOT AREA = 801.08 sqm.
GREEN AREA REQUIRED @10% OF
TOTAL PLOT AREA = 80.10 sqm.
(REQUIRED)

PROVIDED GREEN SPACE AREA =95.98 sqm.
(Provided)

SCHEDULE OF DOORS & WINDOWS

01/01

TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
	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	1.37	1.78	0.76	2.54	Glazed window
W1	1.07	1.78	0.76	2.54	Glazed window
DW	0.76x0.88	2.54x1.78	0.00x0.76	2.54	Door & window
	0.61	0.61	1.52	2.13	Ventilator

SPECIFICATION:-

1. FOUNDATION R.C.C. UNDER REAMMED PILE FOUNDATION 8.0M DEEP WITH PROPER RE-INFORCEMENT.
2. SUPER STRUCTURE 1ST CLASS BRICK WORK IN SUPER STRUCTURE WITH CEMENT MORTAR (1:6)
3. PLINTH HEIGHT G.L. AND P.L. AS SHOWN IN SECTION
4. FLOORING 25mm THICK I.P.S. FLOORING OVER 125 TH. DRY REAMMED KHOA OVER 75mm TH. BRICK FLAT SOLLING OVER SAND FILLING
5. ROOF 10m THICK AVERAGE LIME TERRACING OVER R.C.C. ROOF SLAB.
6. DOORS CHOWKHATS OF DOORS TO BE SAL WOOD.
7. WINDOWS ALL WINDOWS TO BE FULLY GLAZED IN STEEL FRAME.
8. PLASTER 12mm THICK CEMENT PLASTER ON BOTH SIDE OF BRICK WALL
9. COLOURING COLOUR OR WHITE WASH AS PER CHOICE.

AREA CALCULATION :-

TOTAL PLOT AREA AS/ DEED = 850.14 sqm.
TOTAL PLOT AREA AS/ SITE = 801.08 sqm.

Basement Floor b/u area	16.59 m²
Ground Floor b/u area	290.98 m²
First Floor b/u area	375.15 m²
Second Floor b/u area	375.15 m²
Third Floor b/u area	375.15 m²
Fourth Floor b/u area	375.15 m²
Total b/u area	1808.17 m²

F.A.R.= 1808.17 / 801.08 = 2.25

PLOT DETAIL :-

PROPOSED RESIDENTIAL BUILDING OF
KIRTI SAGAR CONSTRUCTION PVT. LTD
DIRECTOR - SRI.SIKANDAR KUMAR,
S/O.- SRI. VIDYA SAGAR SINGH,
SURVEY PLOT NO. -968(P), KHATA NO.-07,
TAUZI NO.-5234, THANA NO.-24,
MAUZA - MAINPURA,
P.S - DANAPUR, DIST- PATNA

SCALE.
1 : 100
1 : 200

NORTH.

KIRTI SAGAR CONSTRUCTION PVT LTD
DIRECTOR

SIGNATURE OF BUILDER / OWNER

SIGN. OF EMPANELED ARCHITECT.

सहायक नगर योजना पर्यवेक्षक, पटना महानगर क्षेत्र प्राधिकार
पटना महानगर क्षेत्र प्राधिकार

अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

Patna Metropolitan Area Authority
Sanction of Plan Case no...PMAP/LPC/31/MAINPUR/BHIMA/58/2019 dated.....Kr.no.301..... accorded under Development Control Regulations For Patna Master Plan 2031 (Byelaws no 8) of Bihar Building Byelaws 2014 (as amended 2022) on Date 29-06-2024

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