F.A.R CALCULATION

FLOOR	B/U AREA
GROUND FLOOR	22.86 SQ. M
FIRST FLOOR	624.74 SQ. M
SECOND FLOOR	624.74 SQ. M
THIRD FLOOR	624.74 SQ. M
FOURTH FLOOR	624.74 SQ. M
TOTAL B/U AREA	2521.82 SQ. M

TOTAL AREA AS PER DEED = 1294.99 SQ.M

TOTAL PLOT AREA AS PER SITE = 1203.27 SQ. M

AREA LEFT FOR ROAD WIDENING FOR MASTER PLAN = 100.90 SQM

NET PLOT AREA = 1102.37 SQM

GRAND TOTAL B/U AREA = 2521.82 SQ. M

F.A.R = 2521.82 SQ. M / 1203.27 SQ. M = 2.09

SETBACK DETAILS

FOR RESIDENTIAL BUILDING BELOW 15 M IN HT.

AS PER BY-LAWS
(FOR AVERAGE DEPTH OF PLOT-MORE THAN 45 M)

FRONT SETBACK =6.0 M
REAR SETBACK = 4.5 M

(FOR AVERAGE WIDTH OF PLOT-EXCEEDING 21 M & UPTO 27 M)

SIDE SETBACKS = 2.5 M

PROVIDED SETBACKS

FRONT SETBACK =6.0 M
REAR SETBACK = 4.5 M
& SIDE SETBACKS = 2.5 M

GREEN AREA CALCULATION

REQUIRED GREEN AREA = 10% OF NET PLOT AREA
= 0.1 X 1102.37 = 110.23 SQ. M

PROVIDED GREEN AREA ON GROUND FLOOR = 194.94 SQ. M

SPECIFICATION

01) **FOUNDATION** :- R.C.C. PILE FOUNDATION AS/STRUCTURAL DESIGN.
02) **SUPER STRUCTURE** :- R.C.C. FRAMED STRUCTURE AS/STRUCTURAL DESIGN.
03) **BRICKWORK** : 250 THK. & 125 THK. 1ST CLASS BRICK WORK
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.
(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.

PARKING AREA CALCULATION

25 % OF RESIDENTIAL B/U AREA = 0.25 X 2521.82 =630.45 SQ. M

TOTAL REQUIRED PARKING AREA = 630.45 SQ. M

TOTAL PROVIDED PARKING AREA ON GROUND FLOOR = 631.81 SQ. M

SEPTIC TANK CALCULATION

TOTAL NO OF PERSONS ON ALL THE FLOORS = 120

1 PERSON NEED 0.085 CUM. CAPACITY OF SEPTIC TANK

TOTAL PERSONS NEED = 120 X 0.085 =10.2 CU. M (REQ.)

PROVIDED SEPTIC TANK OF SIZE
= 4.0 x 2.0 x 1.5 = 12.00 CU. M

WATER TANK CALCULATION

ACCORDING TO N.B.C WATER REQUIREMENT FOR DIFFERENT OCCUPANCIES

TYPE OF OCCUPANCY	WATER REQUIREMENT
RESIDENTIAL	135 LTRS/ HEAD/ DAY

FOR RESIDENTIAL

TOTAL NO. OF PERSONS OCCUPYING FLATS = 120 PERSONS
TOTAL WATER REQUIREMENT = 120 X 135 = 16200 LTRS.

TOTAL WATER REQUIREMENT (RESIDENTIAL) = 16,200 LTRS.
for Fire Fighting as per N.B.C=10,000 ltrs
TOTAL Requirements = 26,200 ltrs

PROVIDED WATER TANK OF SIZE = 4*(50X3050x1200(4750 F.B)+ 3025X3475X1200 (4750 F.B.) = 75,185 +12,618 =27,803 LTRS

TOTAL PROVIDED WATER TANK SIZE =27,803 LTRS

POPULATION DENSITY CALCULATION

RESIDENTIAL

NO. OF RESIDENTIAL FLATS ON 1ST - 4TH FLOOR = 6 (EACH)
TOTAL NO. OF RESIDENTIAL FLATS ON ALL THE FLOORS = (6 X 4)+ 24 FLATS

CONSIDERING EACH FLAT HAVING 5 PERSONS
TOTAL NO. OF PERSONS OCCUPYING FLATS = (24 X 5) = 120 PERSONS

RAINWATER HARVESTING SUMP CALCULATION

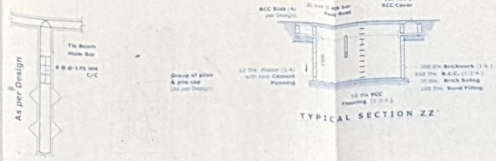
MAXIMUM TERRACE AREA=663.12 SQ.M.
RAIN WATER HARVESTING SUMP REQUIRES = 6 CU. M FOR EVERY 100 SQM. ROOF AREA

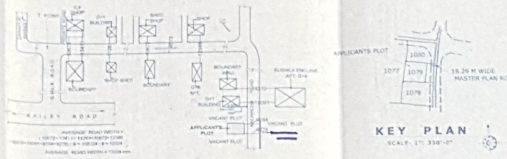
SQ. TOTAL REQ. CAPACITY OF TANK = 663.12 X 0.06 =39.87 CU M.
PROVIDED RAINWATER SETTLEMENT TANK SIZE = 7.0 X 3.0 X 2.0 = 42.0 CU M.

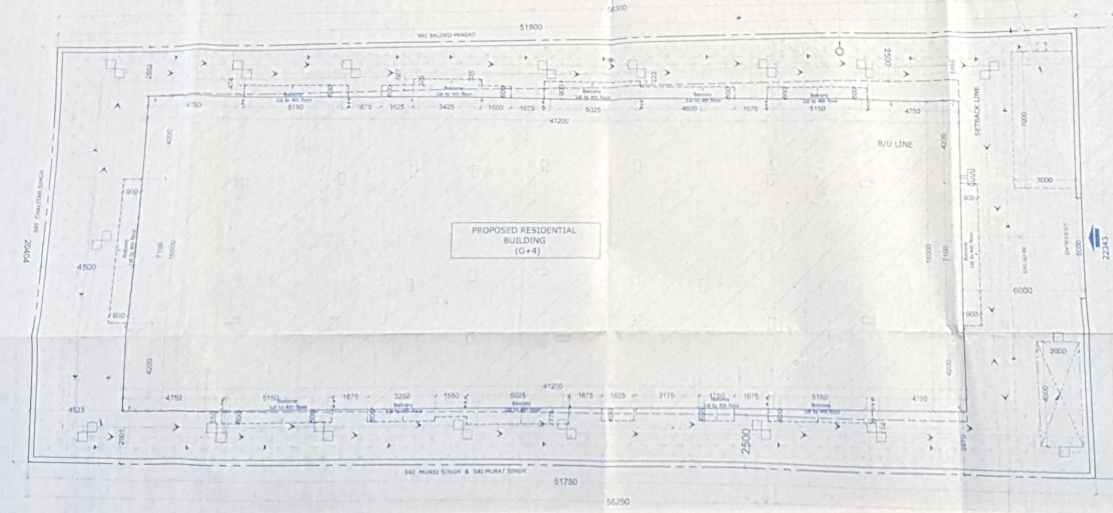
(21 CU.M RESERVED FOR FIRE FIGHTING)

FIRE FIGHTINING LEGEND

Symbol	Description
	CO2 / DCP Fire Extinguisher
	Hose Reel
	30 mm dia with 63 mm coupling 25 mm dia 45 m length with 6.5 mm Nozzle
	Down Comer Pipe.
S	Automatic Sprinkler
EXIT	FIRE EXIT
FD	Fire Resistant door
	Fire Escape Route
	Terrace Tank (capacity- 10,000 ltrs)
TP	Pump at terrace tank level
	Siamese Connected for Fire Brigade connected to hydrant
	Underground (21,000 ltrs Reserved in Static Tank, rain water harvesting tank)







This is to certify that the drawings have been prepared after site inspection and strictly as per the guidelines of Bihar Building Bye laws 2014.

RAKESH RANJAN RAJE
DANAPUR REG. No.- DAN/00/2015/NPDN
C.O.A. REG. No.- CA/85/9665

PROJECT NAME
RAM LAKHAN VATIKA

NAME OF OWNER & ADDRESS
AMBEY BHAGWATI MARKETING CONSTRUCTIONS PVT. LTD.
MANAGING DIRECTOR:- SRI BINAY KUMAR
ADDRESS:-
GROUND FLOOR, NIRAHAN ENCLAVE, VIVEKANAND MARG, BESIDE AXIS BANK, BORING ROAD, PATNA

PLOT DETAIL
PROPOSED RESIDENTIAL BUILDING AT :-
PLOT NO. - KHASRA NO. - KISAN NO. - HOLDING NO. - MOUZA :- MOUZA NO. :- 45/906
KHATA NO. :- 610
SURVEY PLOT NO. :- 1078/1
ZONE :- 5

BOUNDARY
NORTH :- 6m Raiway ground
SOUTH :- Sri Nirbhi Singh & Sri Nirmal Singh
EAST :- 30 M Road
WEST :- Sri Chalten Singh

SHEET NO.	NORTH	SCALE
01/03		1:100

For Ambey Bhagwati Marketing Constructions Pvt. Ltd.
Managing Director
SIGNATURE OF OWNER

Brijesh Kumar Sinha
Structural Engineer
Licence No. 11/578 / 15 / NPDN
NAGAR PARISHAD DANAPUR NIZAMAT
SIGNATURE OF ENGINEER

RAKESH RANJAN RAJE
DANAPUR REG. No.- DAN/00/2015/NPDN
C.O.A. REG. No.- CA/85/9665
SIGNATURE OF ARCHITECT

Building Plan No. 157/2016-17 Dated 25/11/2016
निम्नांकित शर्तों के साथ भवन मानचित्र की स्वीकृति दी जाती है।
सरकारी या किसी दूसरे के जमीन का अतिक्रमण नहीं करना होगा, तथा पथ एवं सड़क के लिए 7.00 मीटर उपधियि 2014 के अनुसार अपनी जमीन छोड़ना होगा। भवन भू-क्षेत्रफल बनाया होगा जल उसके भवन से सरकारी नाला तक उस निकासी हेतु अपने खर्च से नाली निर्माण करना होगा।
बरसाती पानी नाली के लिए भूतल पर व्यवस्था करना होगा। भवन भू-खण्ड विधायित रहने की स्थिति में भवन मानचित्र रद्द एवं समझा जायेगा एवं उसके खड़े किये गये बनावट अवैध माना जायेगा। भवन मानचित्र की स्वीकृति केवल तीन वर्ष के लिए मान्य होगी। भवन में रहने के पूर्व NOC प्राप्त करना होगा। तकनीकी पदाय/अभियंता की अनुशंसा के आधार पर पारित।

J.E. 25/11/16
Nagar Parishad Danapur Nizamat

A.E. 26/11/16
Nagar Parishad Danapur Nizamat

नगर कार्यपालक पदाधिकारी
नगर परिषद दानापुर निजामत 26/11/16