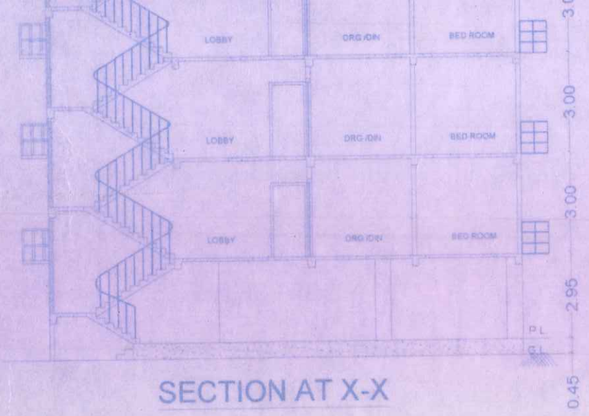
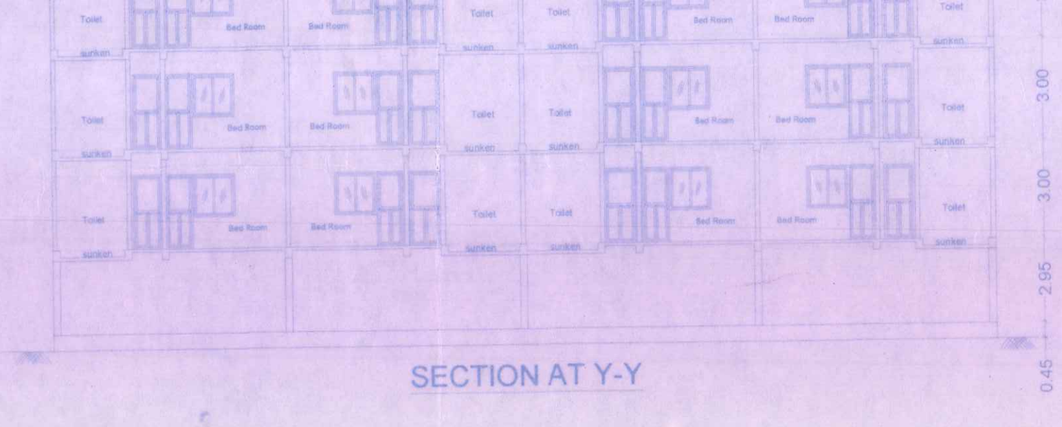
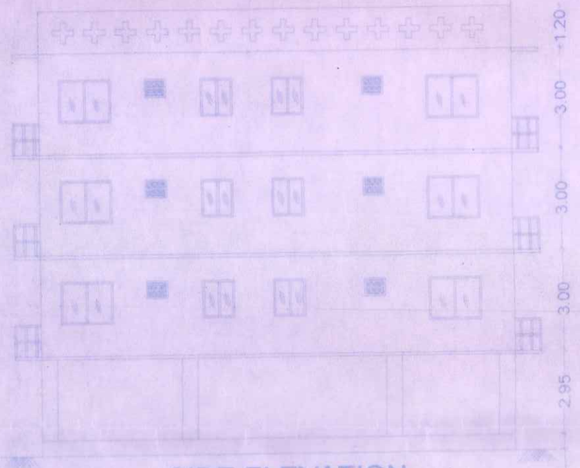


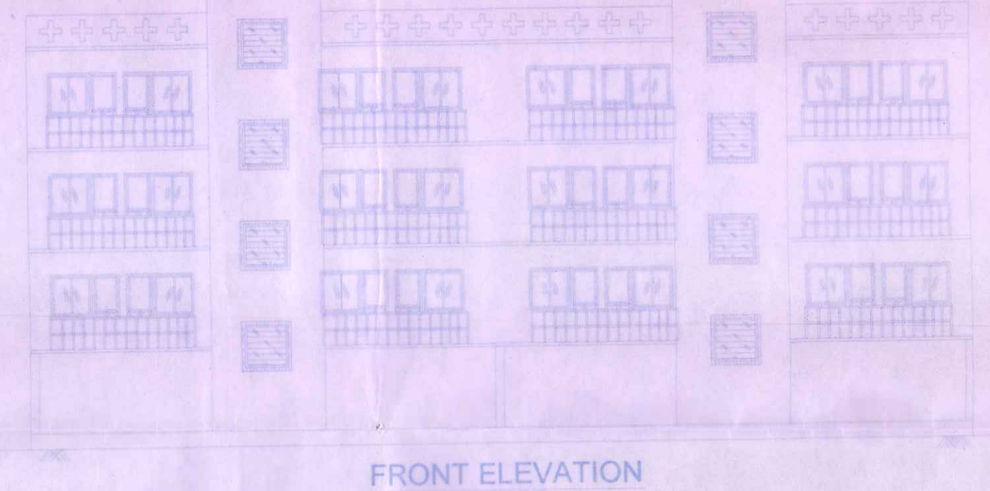
SECTION AT X-X



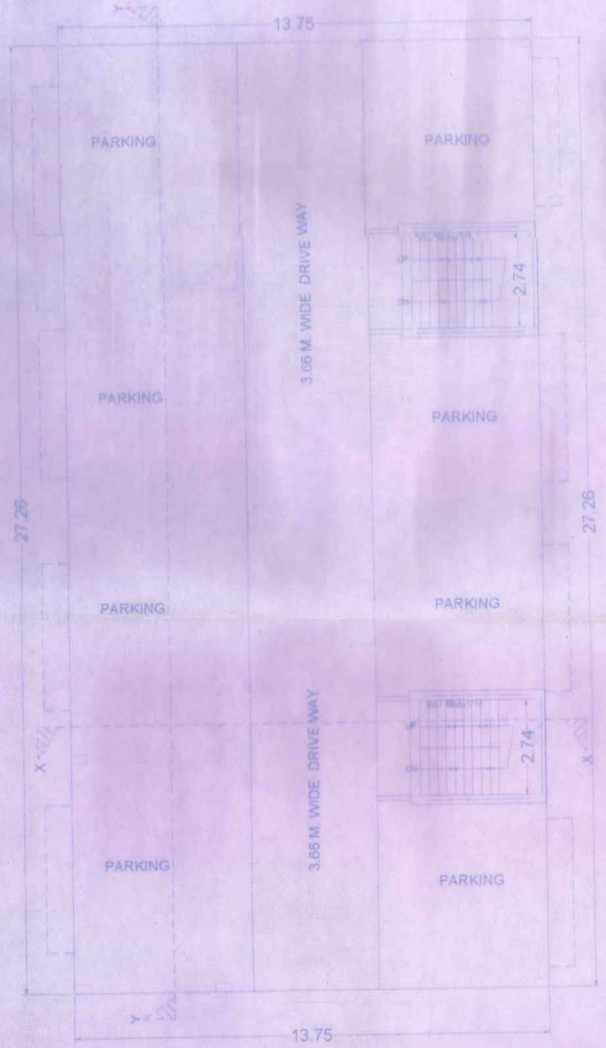
SECTION AT Y-Y



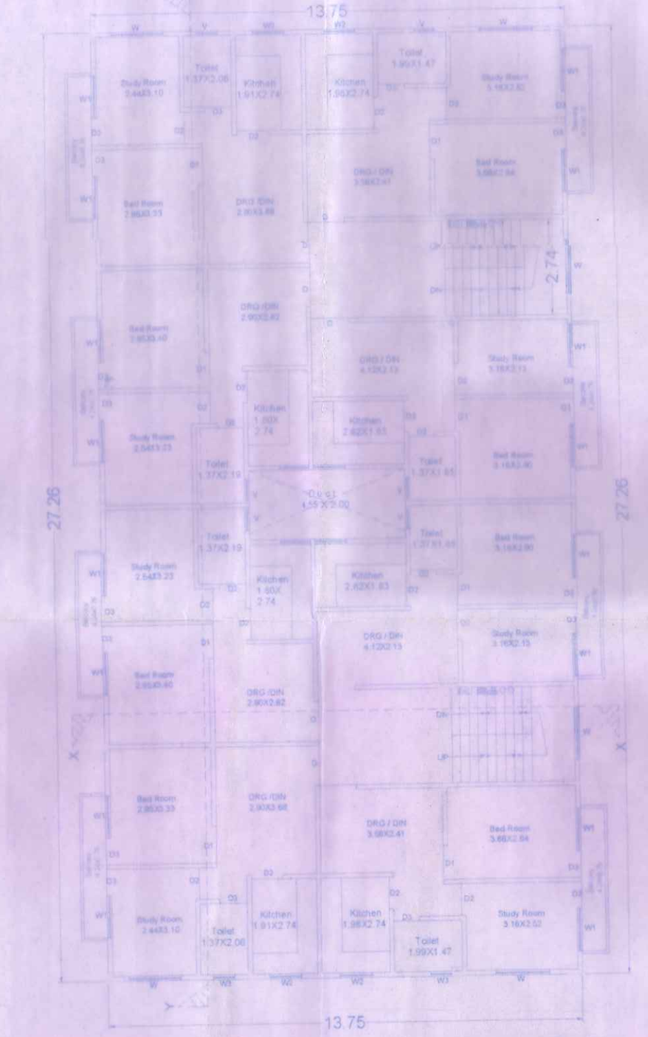
SIDE ELEVATION



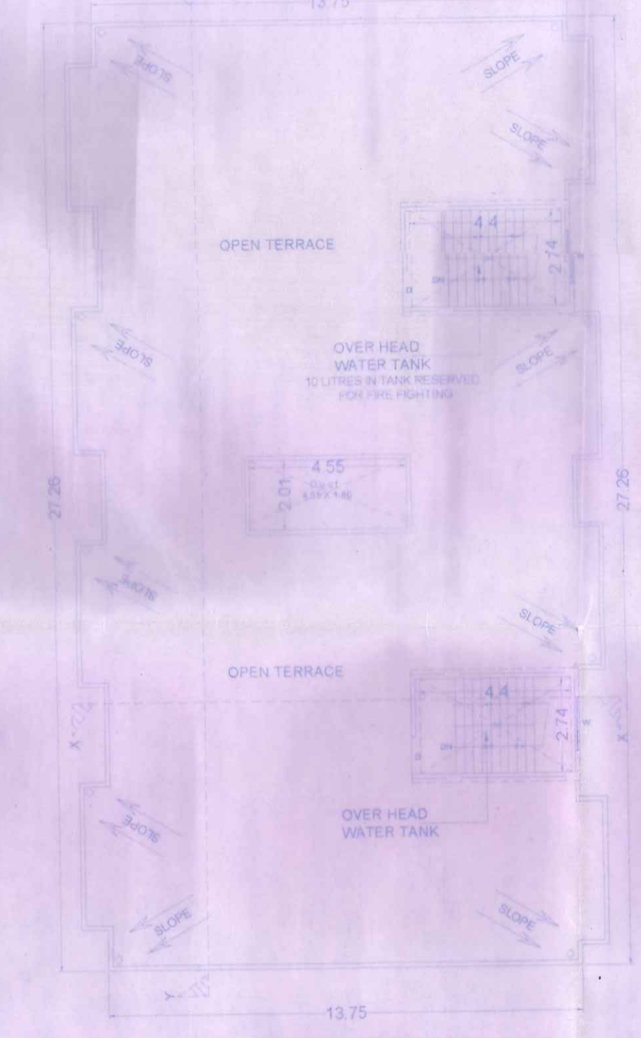
FRONT ELEVATION



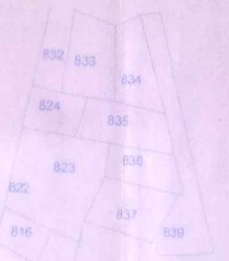
GROUND FLOOR PLAN

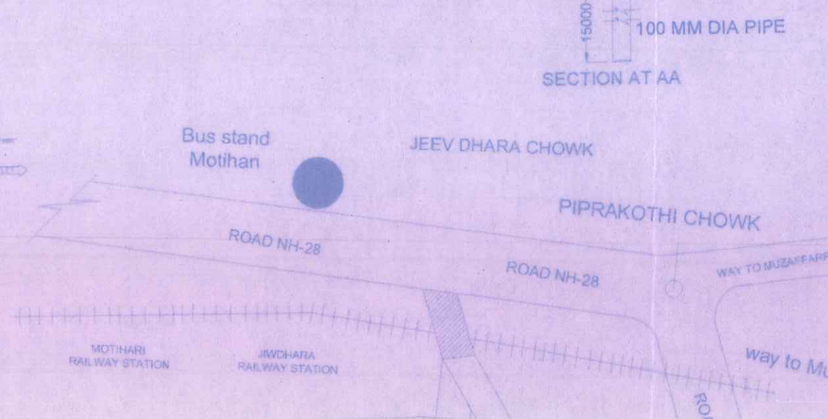


TYPICAL FLOOR PLAN 1st.2nd&3rd

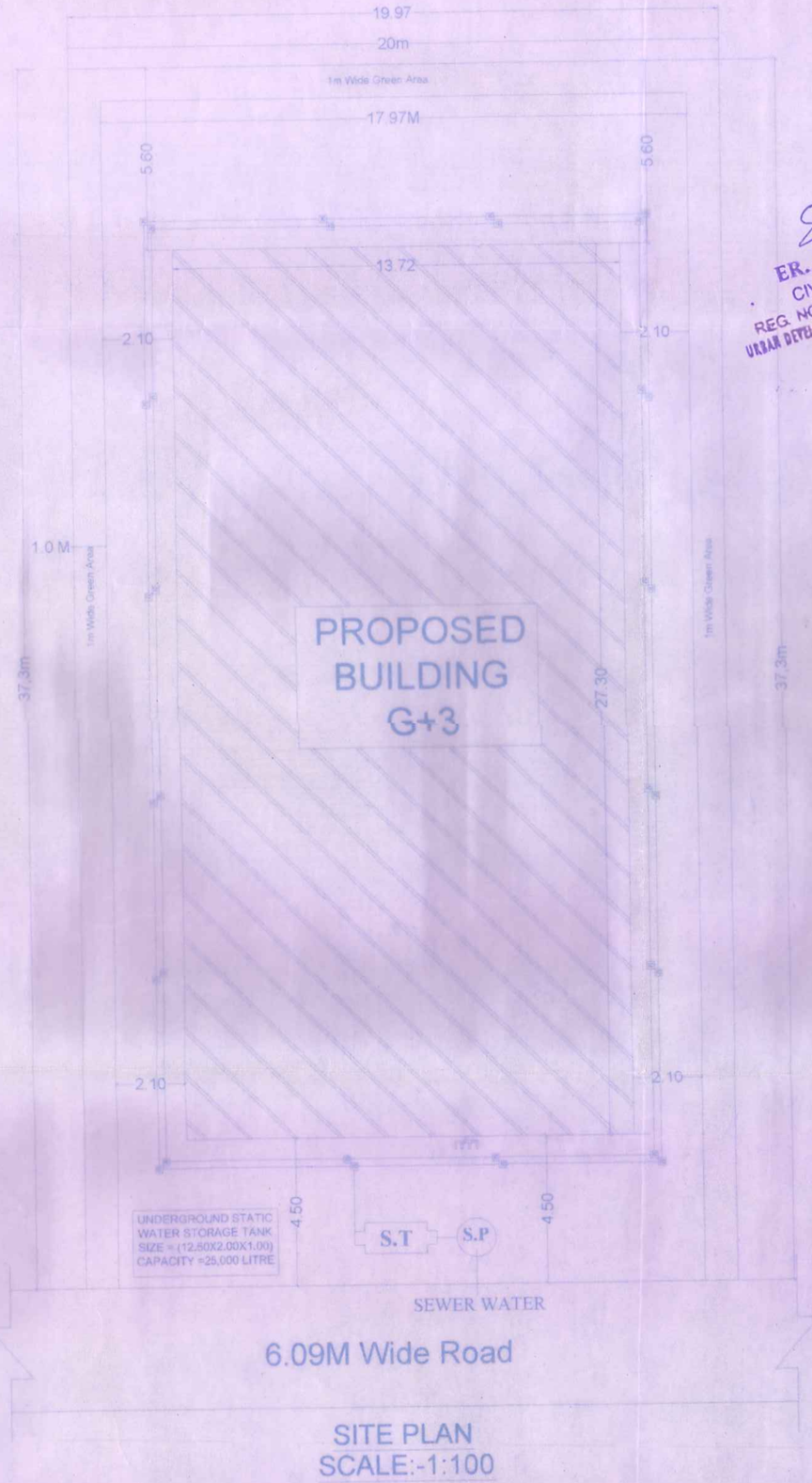


TERRACE PLAN

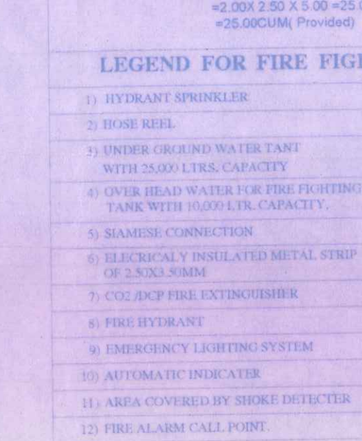




SITE LOCATION MAP
N.T.S



SITE PLAN
SCALE:-1:100



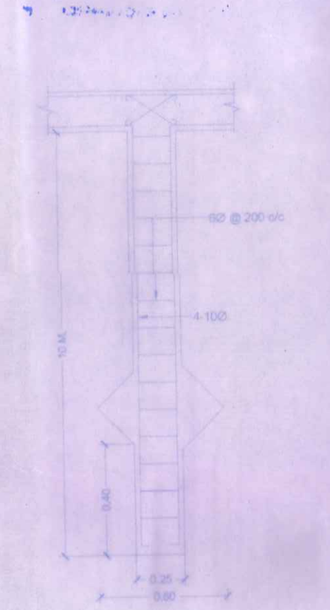
SECTION ON Z-Z

LEGEND FOR FIRE FIGHTING

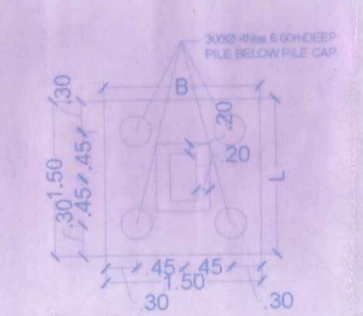
1) HYDRANT SPRINKLER	S
2) HOSE REEL	HR
3) UNDER GROUND WATER TANK WITH 25,000 LTRS. CAPACITY	25,000
4) OVER HEAD WATER FOR FIRE FIGHTING TANK WITH 10,000 LTR. CAPACITY.	10,000
5) SIAMESE CONNECTION	FTC
6) ELECRICALY INSULATED METAL STRIP OF 2.5X0.5 /6MM	IS
7) CO2 /ACP FIRE EXTINGUISHER	
8) FIRE HYDRANT	H
9) EMERGENCY LIGHTING SYSTEM	
10) AUTOMATIC INDICATER	A/A
11) AREA COVERED BY SMOKE DETECTER	A/A
12) FIRE ALARM CALL POINT	
13) AUDIBLE WARNING DEVICE	
14) LOUD SPEAKER OUT LET.	
15) MICROPHONE POSITION	M
16) FIRE RESISTANCE DOOR	FD
17) SMOKE DETECTOR	
18) ILLUMINATED EXIT DIRECTIONAL SIGN	EXIT
19) WET RISER	W
20) MECHANICAL VENTILATION PROVIDED IN DUCT	

ER. SHUBHAM
CIVIL ENGINEER
REG. NO.-BR/UDH/CE/230343
BIHAR URBAN DEVELOPMENT AND HOUSING DEPARTMENT
BIHAR

Harendra Prasad
M.SC. Eng (Civil)
Chartered Engineer
Structure Engineer
UDHD/SE/23-0206



DET OF PILE FOUNDATION



TYP. DET. OF FOUNDATION.

AREA STATEMENT

PLOT NO.	814,822,823,824
KHATA NO.	18,112 & 58
MOUZA	KISUNPUR
DIST.	EAST CHAMPARAN
PLOT AREA	745.67 SQM
GROUND COVERAGE	379.00 SQM
FAR	1.94
PERMISSIBLE GROUND COVERAGE	50%
PERMISSIBLE FAR	2.00
PROPOSED GROUND COVERAGE	50.83%
PROPOSED FAR	1.94
NO. OF DWELLING UNITS	24
NO. OF PARKING	24
PROPOSED HEIGHT	12.00 M
NO. OF STORIES	G+3

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.
2. ALL LEVELS ARE IN METRES.
3. ALL WORKS SHALL BE CARRIED OUT AS PER I.S. CODE.
4. ALL WORKS SHALL BE CARRIED OUT AS PER SPECIFICATIONS.
5. ALL WORKS SHALL BE CARRIED OUT AS PER DIRECTIONS OF ARCHITECT.
6. ALL WORKS SHALL BE CARRIED OUT AS PER DRAWINGS.
7. ALL WORKS SHALL BE CARRIED OUT AS PER SITE CONDITIONS.
8. ALL WORKS SHALL BE CARRIED OUT AS PER SIDE OF BRICK WALL.
9. COLOURING COLOUR OR WHITE WASH AS PER CHOICE.

SCHEDULE OF DOORS & WINDOWS:-

TYPE	NOS.	WIDTH	HEIGHT	C.L.L.	DESCRIPTION
D	1	1.10m	2.10m	0.00m	SINGLE LEAF DOOR
D1	1	0.90m	2.10m	0.00m	SINGLE LEAF DOOR
D2	1	0.85m	2.10m	0.00m	SINGLE LEAF DOOR
D3	4	0.70m	2.10m	0.00m	GLAZED WINDOW
W	1	1.52m	1.48m	0.90m	GLAZED WINDOW
W1	1	1.20m	1.05m	0.90m	GLAZED WINDOW
W2	1	0.61m	0.91m	0.90m	GLAZED WINDOW

AREA CALCULATION

TOTAL PLOT AREA	= 745.67 SQM
GROUND FLOOR BUILT UP AREA	= 26.00 SQM
FIRST FLOOR BUILT UP AREA	= 379.00 SQM
SECOND FLOOR BUILT UP AREA	= 379.00 SQM
THIRD FLOOR BUILT UP AREA	= 379.00 SQM
TOTAL B/U AREA	= 1163.00 SQM

F.A.R = 1.94

PARKING CALCULATION

TOTAL B/U AREA = 1163.00 sqm
PARKING AREA REQ @ 25% OF NET B/U AREA
SO PARKING AREA REQ. = 1163.00 x 25% =290.75 sqm (required)
PROVIDED GROUND FLOOR PARKING AREA = 348.65 SQM. (provided)

WATER TANK CALCULATION

TOTAL NO. OF FLATS =24 NOS.
ASSUMEDD 5 PERSON PER FLAT
NO. OF PERSON = 5X 24= 120 PERSON,
WATER CONSUMPTION @ 135 LT./ PERSON/DAY - 120X135=16200 LITRES(16.20 CUM)
WATER TANK PROVIDED =(4.40 M X 2.74 M X 1.70 H)X2 = 24.93 CUM (24930 LITRES)
10 LITRES IN TANK RESERVED FOR FIRE FIGHTING

SEPTIC TANK CALCULATION

TOTAL NO. OF FLATS = 24 NOS., TOTAL NO. OF PERSON = 5X 24 =120
1 PERSON 0.085 CU. M. / PERSON / DAY, 120 X 0.085 = 10.20 CU.M.
CAPACITY OF SEPTIC TANK =10.20 CU. M(req.)
SIZE OF SEPTIC TANK = 4.00M X 2.00M X 1.5M =12.00 CU. M (provided)

PLOT DETAILS :-

PROPOSED RESIDENTIAL BUILDING OF
THE TECHNOCULTURE BUILDING CENTRE PVT.
DIRECTOR
(1) SRI UMASHANKAR PANDEY
S/O SRI RAMAYAN DUTT PANDEY,
MAUZA-KISUNPUR,KHATA NO-18,112 & 58,
S.PLOT NO - 814,822,823,824,
THANA NO -162 , THANA-PIPRA KOTHI,
DIST - EAST CHAMPARAN.

SHEET NO.	SCALE.	NORTH
A/01	1 : 100	N

ARCHITECT
JAIRAM PRASAD
Urban Development & Housing Dept.
Govt. of Bihar
Empanelment No.-CA/2016/76515

SIGNATURE OF OWNER/BUILDER | SIGNATURE OF ARCHITECT

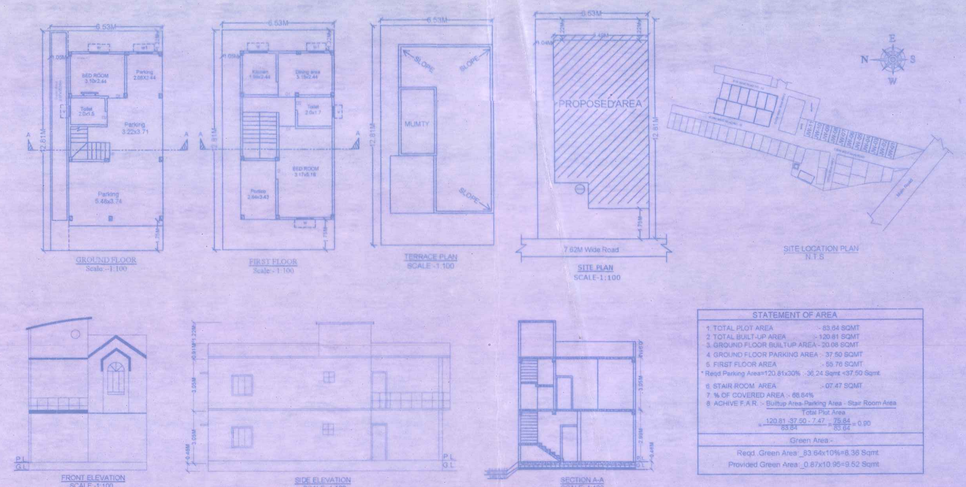
अभिलेख संख्या- 12/24-25
बिहार नगरपालिका अधिनियम 2007 की धारा 419 के द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए धारा 314, 315, 316 एवं 317 में निहित शर्तों के साथ बिहार भवन अधिनियम 2014 के आलोक में स्वीकृति दी जाती है।
नगर आयुक्त
नगर निगम, मोतिहारी

TAX DAROGA

ASSISTANT TOWN PLANNING SUPERVISOR (ATPS)

NAGAR NIGAM MOTIHARI

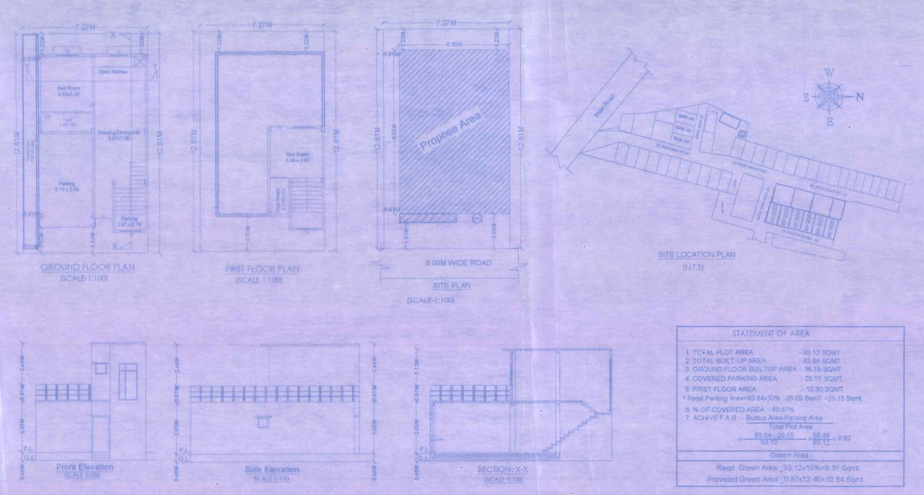
JAYANTI BUNGALOW UNIT



STATEMENT OF AREA

1. TOTAL PLOT AREA	83.84 SQMT.
2. TOTAL BUILT-UP AREA	120.81 SQMT.
3. GROUND FLOOR BUILTUP AREA	37.15 SQMT.
4. GROUND FLOOR PARKING AREA	37.76 SQMT.
5. FIRST FLOOR AREA	50.76 SQMT.
*Read Parking Area=(12.20x3)ft. -36.24 Sqmt.-37.76 Sqmt.	
6. STAIR ROOM AREA	07.41 SQMT.
7. % OF COVERED AREA = 89.9%	
8. ACHIVE F.A.R. :- Builup Area /Parking Area - Stair Room Area	
Plot Area	
(120.81 SQ.MT. + 37.76 SQ.MT. - 7.41 SQ.MT.) / 83.84 = 1.91	
Green Area:-	
Requ. Green Area - 33.56x10%=8.36 Sqmt.	
Provided Green Area - 0.67x10.95=9.52 Sqmt.	

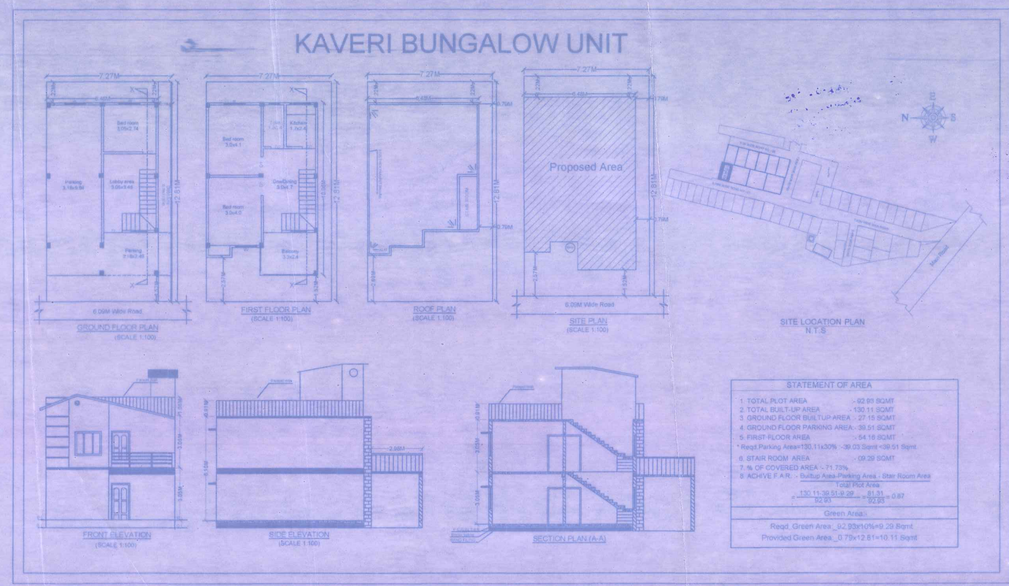
GODAWARI BUNGALOW UNIT



STATEMENT OF AREA

1. TOTAL PLOT AREA	89.12 SQMT.
2. TOTAL BUILT-UP AREA	83.84 SQMT.
3. GROUND FLOOR BUILTUP AREA	39.39 SQMT.
4. COVERED PARKING AREA	25.70 SQMT.
5. FIRST FLOOR AREA	15.95 SQMT.
* Read Parking Area=83.84x30% -:25.09 Sqmt? -25.15 Sqmt.	
6. % OF COVERED AREA = 89.91%	
7. ACHIVE F.A.R. :- Builup Area/Parking Area	
- Stair Room Area	
80.84x39.39 / 83.84 - 7.41 = 0.90	
Green Area:-	
Requ. Green Area - 39.12x10%=9.37 Sqmt.	
Provided Green Area - 0.87x12.40=10.84 Sqmt.	

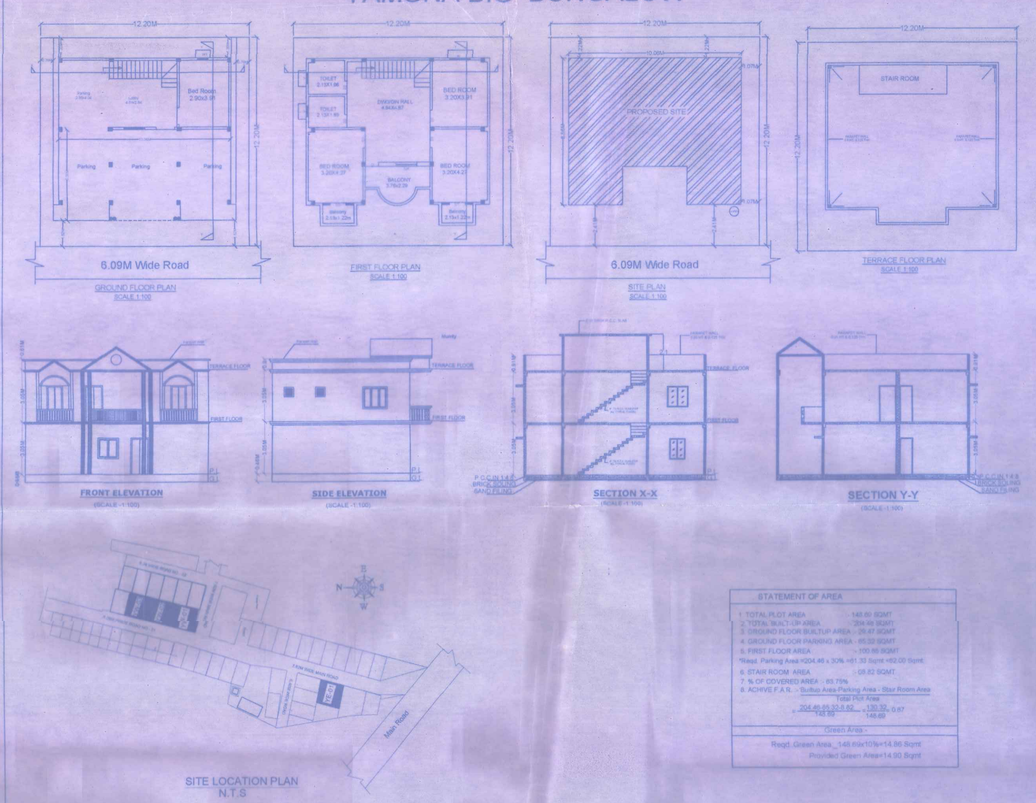
KAVERI BUNGALOW UNIT



STATEMENT OF AREA

1. TOTAL PLOT AREA	83.84 SQMT.
2. TOTAL BUILT-UP AREA	120.81 SQMT.
3. GROUND FLOOR BUILTUP AREA	37.15 SQMT.
4. GROUND FLOOR PARKING AREA	35.31 SQMT.
5. FIRST FLOOR AREA	54.18 SQMT.
* Read Parking Area=(18.11x3)ft. -36.33 Sqmt.-38.64 Sqmt.	
6. STAIR ROOM AREA	09.38 SQMT.
7. % OF COVERED AREA = 71.73%	
8. ACHIVE F.A.R. :- Builup Area-Parking Area - Stair Room Area	
Plot Area	
(120.81 SQ.MT. + 38.64 SQ.MT. - 9.38 SQ.MT.) / 83.84 = 1.87	
Green Area:-	
Requ. Green Area - 37.80x10%=9.38 Sqmt.	
Provided Green Area - 0.75x12.81=10.11 Sqmt.	

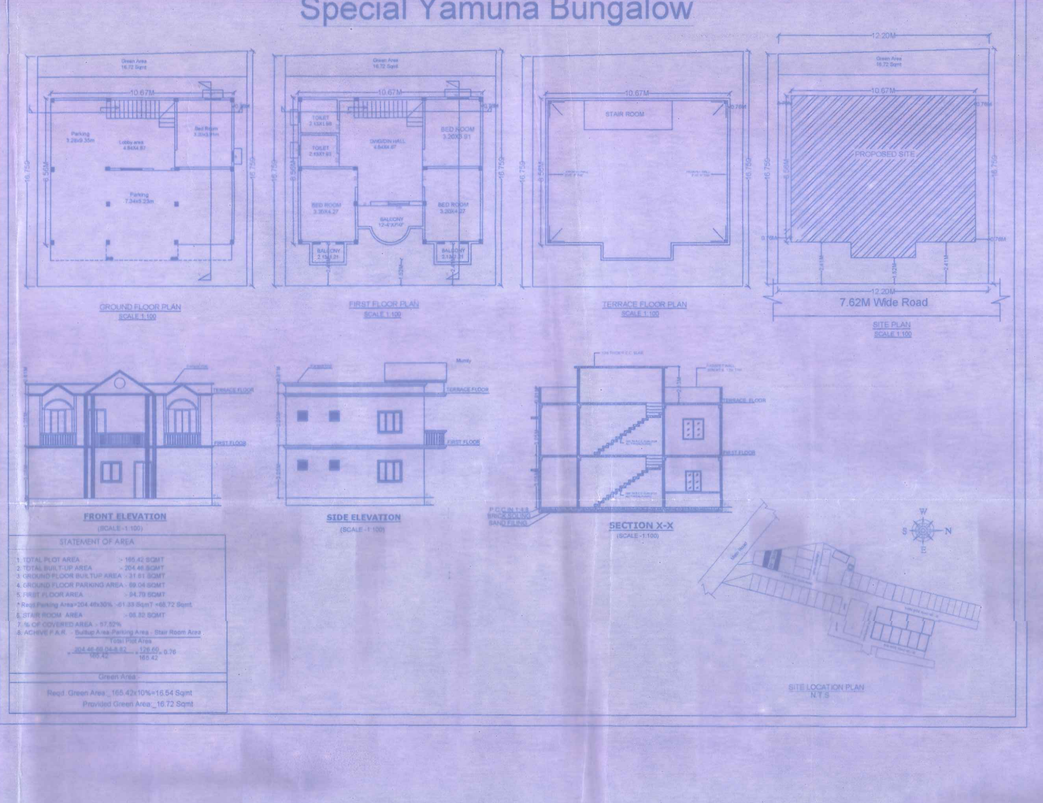
YAMUNA BIG BUNGALOW



STATEMENT OF AREA

1. TOTAL PLOT AREA	140.89 SQMT.
2. TOTAL BUILT-UP AREA	294.96 SQMT.
3. GROUND FLOOR BUILTUP AREA	78.47 SQMT.
4. GROUND FLOOR PARKING AREA	45.50 SQMT.
5. FIRST FLOOR AREA	150.80 SQMT.
*Read Parking Area=(04.44 x 3)ft.=61.31 Sqmt.=65.62 Sqmt.	
6. STAIR ROOM AREA	08.62 SQMT.
7. % OF COVERED AREA = 85.75%	
8. ACHIVE F.A.R. :- Builup Area-Parking Area - Stair Room Area	
Plot Area	
294.46-(65.62-8.62) / 140.89 = 1.97	
Green Area:-	
Requ. Green Area - 140.89x10%=14.56 Sqmt.	
Provided Green Area=14.90 Sqmt.	

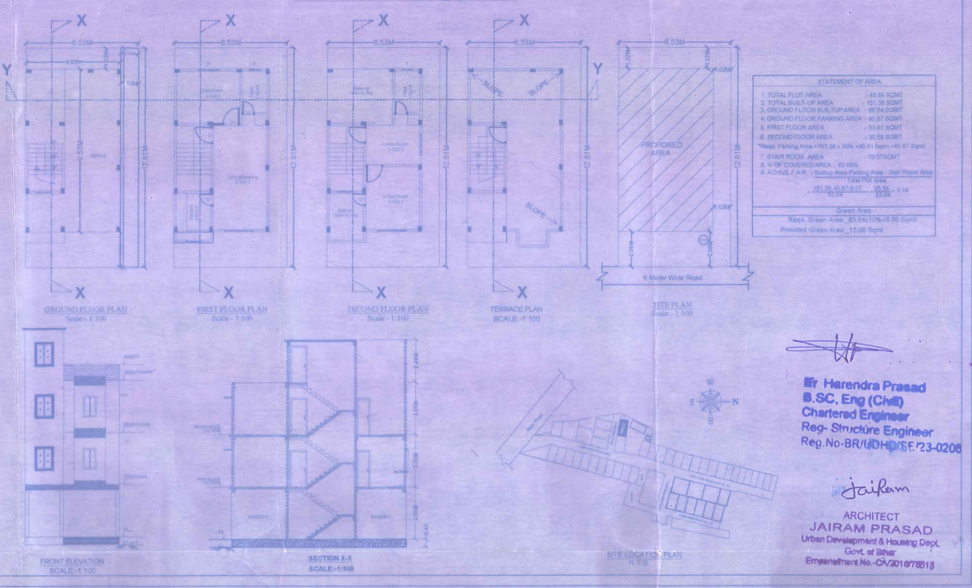
Special Yamuna Bungalow



STATEMENT OF AREA

1. TOTAL PLOT AREA	= 165.43 SQMT.
2. TOTAL BUILT-UP AREA	= 254.46 SQMT.
3. GROUND FLOOR BUILTUP AREA	= 51.81 SQMT.
4. GROUND FLOOR PARKING AREA	= 59.04 SQMT.
5. FIRST FLOOR AREA	= 44.79 SQMT.
*Read Parking Area=(04.44x3)ft. -01.20.5sqmt? =8.72 Sqmt.	
6. STAIR ROOM AREA	= 08.45 SQMT.
7. % OF COVERED AREA = 67.90%	
8. ACHIVE F.A.R. :- Builup Area-Parking Area - Stair Room Area	
Plot Area	
254.46-(59.04-8.72) - 08.45 = 1.79	
165.43	
Green Area:-	
Requ. Green Area - 165.43x10%=15.54 Sqmt.	
Provided Green Area - 16.72 Sqmt.	

Ambika Bungalow



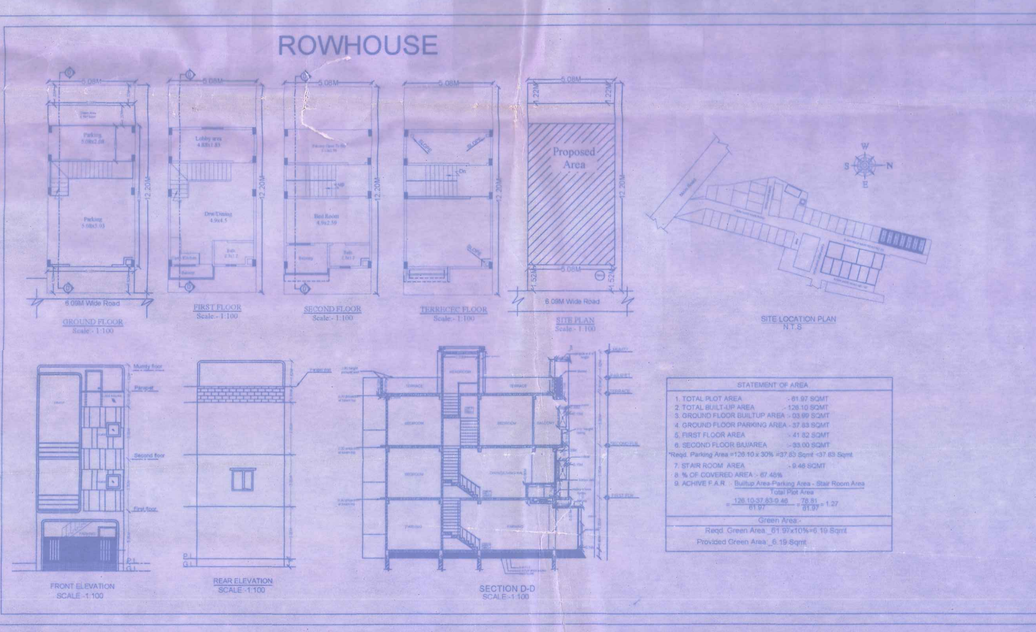
STATEMENT OF AREA

1. TOTAL PLOT AREA	= 83.84 SQMT.
2. TOTAL BUILT-UP AREA	= 91.39 SQMT.
3. GROUND FLOOR BUILTUP AREA	= 38.84 SQMT.
4. GROUND FLOOR PARKING AREA	= 40.87 SQMT.
5. FIRST FLOOR AREA	= 34.55 SQMT.
*Read Parking Area =(03.08 x 3)ft.=(92.24 Sqmt.)=40.87 Sqmt.	
6. STAIR ROOM AREA	= 09.00 SQMT.
7. % OF COVERED AREA = 92.90%	
8. ACHIVE F.A.R. :- Builup Area-Parking Area - Stair Room Area	
Plot Area	
91.39-(40.87-9.00) / 83.84 = 0.99	
Green Area:-	
Requ. Green Area - 83.84x10%=8.38 Sqmt.	
Provided Green Area - 10.00 Sqmt.	

Er Harendra Prasad
B.SC, Eng (Civil)
Chartered Engineer
Reg- Structure Engineer
Reg. No-BR/(EDH)/ST/ 23-0206

ARCHITECT
JAIRAM PRASAD
Urban Development & Housing Dept.
Govt. of Bihar
Enrolmentment No.-/DV/2019/78818

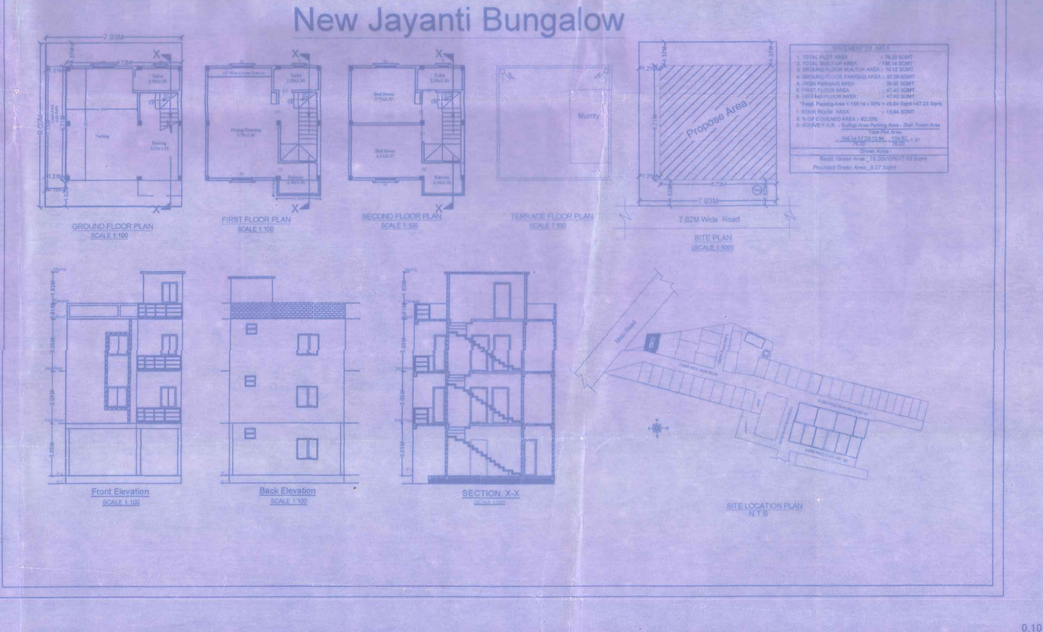
ROWHOUSE



STATEMENT OF AREA

1. TOTAL PLOT AREA	= 81.97 SQMT.
2. TOTAL BUILT-UP AREA	= 126.10 SQMT.
3. GROUND FLOOR BUILTUP AREA	= 50.99 SQMT.
4. GROUND FLOOR PARKING AREA	= 37.59 SQMT.
5. FIRST FLOOR AREA	= 41.52 SQMT.
6. SECOND FLOOR SHARED	= 00.00 SQMT.
*Read. Parking Area =126.10 x 30% =37.83 Sqmt =37.83 Sqmt.	
7. STAIR ROOM AREA	= 8.48 SQMT.
8. % OF COVERED AREA = 80.46%	
9. ACHIVE F.A.R. :- Builup Area-Parking Area - Stair Room Area	
Plot Area	
126.10-(37.83-8.48) / 81.97 = 1.57	
Green Area:-	
Requ. Green Area - 81.97x10%=8.19 Sqmt.	
Provided Green Area - 8.19 Sqmt.	

New Jayanti Bungalow

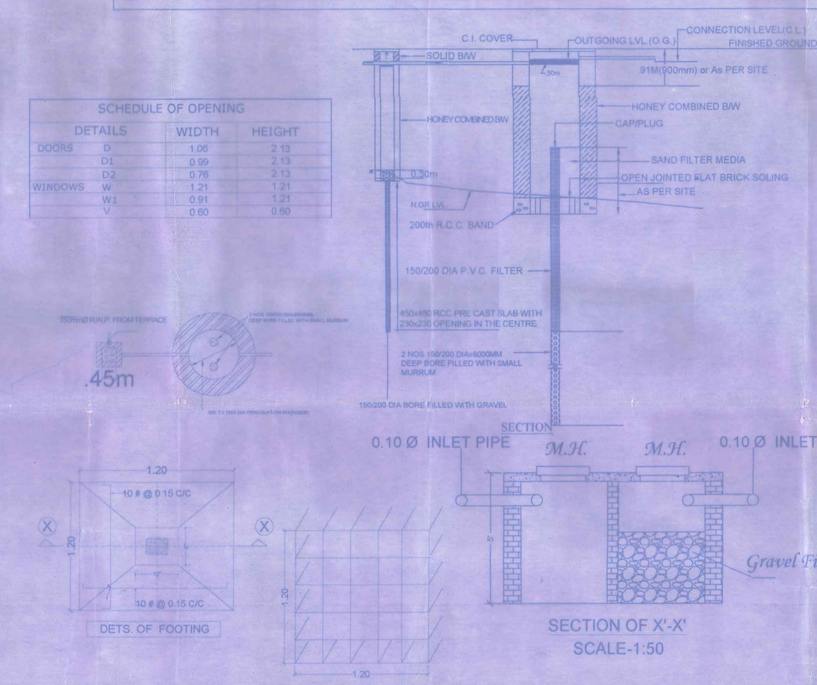


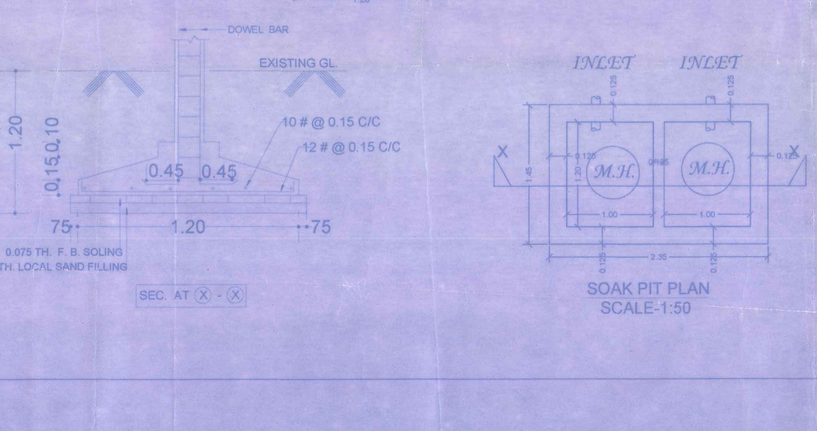
STATEMENT OF AREA

1. TOTAL PLOT AREA	78.26 SQMT.
2. TOTAL BUILT-UP AREA	116.10 SQMT.
3. GROUND FLOOR BUILTUP AREA	38.84 SQMT.
4. GROUND FLOOR PARKING AREA	40.87 SQMT.
5. FIRST FLOOR AREA	34.55 SQMT.
*Read Parking Area =(03.08 x 3)ft.=(92.24 Sqmt.)=40.87 Sqmt.	
6. STAIR ROOM AREA	09.00 SQMT.
7. % OF COVERED AREA = 92.90%	
8. ACHIVE F.A.R. :- Builup Area-Parking Area - Stair Room Area	
Plot Area	
91.39-(40.87-9.00) / 83.84 = 0.99	
Green Area:-	
Requ. Green Area - 83.84x10%=8.38 Sqmt.	
Provided Green Area - 10.00 Sqmt.	

SCHEDULE OF OPENING

DETAILS		WIDTH	HEIGHT
DOORS	D	1.06	2.13
	D1	0.99	2.13
	D2	0.76	2.13
WINDOWS	W	1.21	1.21
	W1	0.91	1.21
	V	0.60	0.60





GENERAL SPECIFICATION

1. FOUNDATION	:-	AS PER DESIGN
2. P.C.C.	:-	1:3:6 CONC. MIX
3. R.C.C.	:-	1:1.5:3 (NOMINAL MIX M20)
4. BRICK WALL	:-	1:6 FOR 0.20 THK. & 1:5 FOR 0.125 THK. B/WALL
5. PLASTERING	:-	1:5 OVER R.C.C SURFACE & 1:6 OVER BRICK SURFACE
6. FLOORING	:-	0.03 THK. I.P.S FLOOR IN 1:3 OVER 4" THK. P.C.C IN (1:3:6)
7. WOOD WORK	:-	SAL IN DOOR CHOWKHAT & FLUSH DOOR SHUTTER OF W.P. PLY.
8. STEEL WORK	:-	STEEL FRAME IN WINDOW,GRILL IN DOOR SUTTER OF W.P. PLY.
9. PAINT FINISHING	:-	COLOUR WASH TWO COAT OVER
10. P.O.P INSIDE & SNOWCEM		OVER OUTER WALL PLASTER

TITLE :- RESIDENTIAL BUILDING

PROPOSED BUILDING PLAN FOR.
TECHNOCULTURE BUILDING CENTRE PVT.LTD

SITE ADDRESS:
PIPRA KOTHI KISUNPUR NEAR RAILWAY GUMTI,
DIST- EAST CHAMPARAN (PIN- 845429)

REPRESENTED BY :-
UMASHANKAR PANDEY
S/O-RAMAYAN DUTT PANDEY.

SIGN. OF OWNER	SIGN. OF Engineer/Architect
	ER. SHUBHAM CIVIL ENGINEER REG. NO.-BIHAR/CIVIL/2020/343 BIHAR DEVELOPMENT AND HOUSING DEPARTMENT BIHAR

SIGN. OF Authority

अनुमोदन संख्या- 12/124-25
बिहार भवन(प्रतिषेध, अनियमन एवं उद्भेदन) अधिनियम 2007 की धारा 419 के द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए धारा 314, 315, 316 एवं 317 में निहित शर्तों के साथ बिहार भवन अधिनियम 2014 के अंतर्गत में स्वीकृति दी जाती है।
नगर आयुक्त
नगर निगम, मोतिहारी

TAX DAROGA
ASSISTANT TOWN PLANNING SUPERVISOR (ATS)

NAGAR NIGAM MOTIHARI