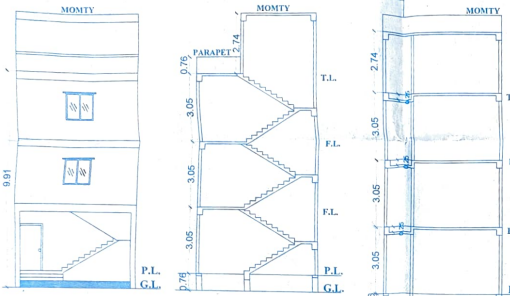
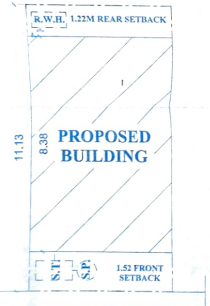
ROW TYPE-A
5.49M X 11.13M



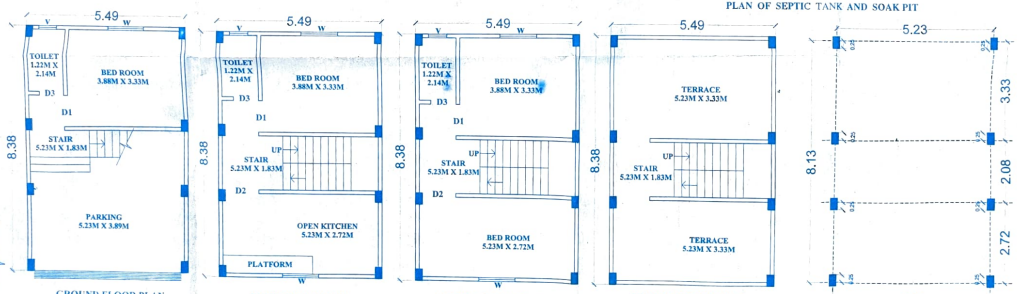

MASTER PLAN




FRONT ELEVATION | SECTION XX | SECTION YY



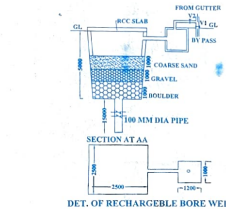

SITE PLAN (PLOT NO.-1 TO PLOT NO.-6)

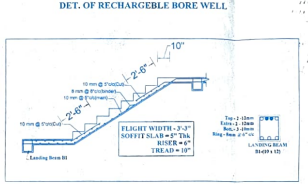



GROUND FLOOR PLAN | FIRST FLOOR PLAN | SECOND FLOOR PLAN | TERRACE FLOOR PLAN | LAYOUT PLAN

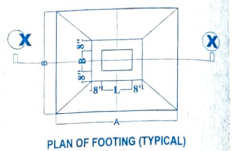



CROSS SECTION DETAILS OF GROUND TO ROOF LEVEL

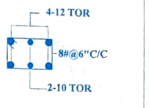


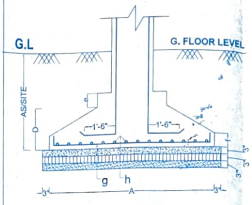

## DETAIL OF COLUMN

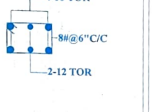



(F2) COLUMN DETAIL OF (9"X14")



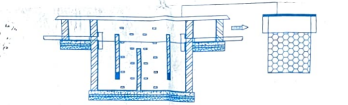

(F1) COLUMN DETAIL OF (9"X14")

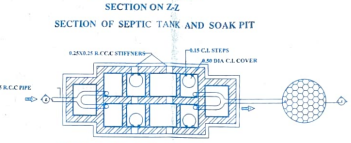



SCHEDULE OF FOUNDATION :-

| SL.NO | FOOTING MKD. | COL. | A | B | e | f | Dpeth (D) | reinforcment along A | reinforcment along B | TOTAL NO |
|---|---|---|---|---|---|---|---|---|---|---|
| (01) | F1 | C1 | 5'-6" | 5'-0" | 8" | 8" | 1'-0" | 12 tor 5" C/C | 12 tor 5" C/C | 08 |
| (02) | F2 | C1 | 4'-0" | 4'-0" | 8" | 8" | 1'-0" | 12 tor 5" C/C | 12 tor 5" C/C | 08 |




PROPOSED ROW HOUSING BUILDING PROJECT OF
VASTU VIHAR PHASE -2 (EXTENSION 01)
(BLOCK - A)
AT-PATWAHA, SOUTH OF YADAV CHOWK, WARD- 25, SAHARSA, BIHAR.
KHATA NO.-82, PLOT NO.- 1837,
TAUZI NO.- 3541, THANA NO.-187.

## AREA CALCULATION :-

| | | |
|---|---|---|
| TOTAL PLOT AREA (as per Deed) | = | 1130.75 sqm(Dis-27.934) |
| TOTAL PLOT AREA (as per dim) | = | 1041.51 sqm |
| SINGLE UNIT AREA (TYPE-A) | = | 61.10 sqm |
| GROUND FLOOR B/U AREA | = | 23.87 sqm |
| FIRST FLOOR B/U AREA | = | 46.00 sqm |
| SECOND FLOOR B/U AREA | = | 46.00 sqm |
| B/U AREA (G+2) | = | 115.87 sqm |
| PROPOSED PARKING AREA | = | 22.13 sqm |
| SUPER B/U AREA | = | 138.00 sqm |
| TOTAL UNIT TYPE-A PLOT AREA | = | 366.60 sqm |
| TOTAL TYPE-A B/U AREA (6-UNITS) | = | 695.22 sqm |
| TOTAL TYPE-A PARKING AREA (6-UNITS) | = | 132.78 sqm |
| TOTAL TYPE-A SUPER B/U AREA | = | 828.00 sqm |

F.A.R. - 0.66 COVERAGE AREA = 276.00 sqm
ROW BUILDING WALL IS SAME

## FOUR WAY :-

E- JYOTI SINGH — S- NARENDRA KUMAR VERMA
E- JYOTI RANI — W- IBRAHIM GARDI & VASTU VIHAR COLONY

## SPECIFICATION :-

FOUNDATION :- Providing & installing bored cast in situ RCC (reinforcement (cement concrete) of specified dia and length below the plinth cap in cement mortar 1:1/2:3 ( fcement: 1/2mm coarse sand : 3 graded stone aggregate or 20mm nominal size ) to carry the safe working load not less than specified.
SUPER STRUCTURE :- Providing 1st class brick work in cement mortar 1:6 or 1:4 (1 cement:6 fine sand)
LINTEL :-R.C.C 1:2:4 (1 Cement :2 coarse sand :4 graded stone aggregate)
At lintel level as per structure design.
ROOFING :-Providing 125mm R.C.C roof slab with approved quality of stone chip and graded coarse sand as per structure design.
FLOORING :-Providing cement concrete flooring 1:2:4 (1 Cement :2 coarse sand : 4 graded stone aggregate) finish with a coat of neat sand including cement slurry.
WOOD WORK :-Providing and fixing good quality well dressed and well seasoned flat wood work in Chaukhats(100x75) of door & window affix with 6 hinges and fitting 30mm. thk non decorative type core of block board and commercial 3 ply veneers with wer gains & handle shutter.
PLASTERING :-12mm thick cement plaster (1:6) with fine sand inner and outer side of wall.
COLOURING :-Two coats white wash or colour as per choice.
TOILET :-As per septic type
ELECTRICALS :-Concealed P.V.C. conduit wiring with standered electrical accessories
Electrical accessories :- power point, electrical fittings like tubes,bulbs; etc.,

## STRUCTURAL NOTES :-

1) All RCC construction work shall be done strictly as per IS 456-2000 & IS 13920-1993.
2) High yield strength steel (deformed bars) having yield stress not less than 415 N/mm (FE500) confirming to IS 1786-1985 shall be used as reinforcement unless specified otherwise.
3) Concrete specifications shall be as per IS 456-2000 & IS 13920-1993.
4) Concrete mix shall be as follows unless specified otherwise :-
(A) Foundation, Beams and Columns :- M20
5) Clear minimum cover for main reinforcement is as follows :- unless specified otherwise.
(A) Beam - 25mm or the diameter of the bar whichever is greater.
(B) Slab - 20mm or the diameter of the bar whichever is greater.
(C) Column - 40mm or the diameter of the bar whichever is greater.
6) Bending and fixing of bars for reinforcement shall be as per IS 2502-1963 and IS 5525-1969.
7) This structural drawing should be compared with the detailed relevant architectural drawing before execution.
8) Foundation has been Design for a soil bearing capacity of 7.50t/m2. At the required depth will be conformed be soil test.

## SCHEDULE OF DOOR & WINDOW :-

| S.NO | TYPE | WIDTH | CILL | HEIGHT | DESCRIPTION |
|---|---|---|---|---|---|
| 01 | D | 1.22 | 0.0 | 2.13 | SINGLE LEAF DOOR |
| 02 | D1 | 1.06 | 0.0 | 2.13 | SINGLE LEAF DOOR |
| 03 | D2 | 0.91 | 0.0 | 2.13 | SINGLE LEAF DOOR |
| 04 | D3 | 0.83 | 0.0 | 2.13 | SINGLE LEAF DOOR |
| 05 | W | 1.06 | 0.90 | 1.22 | FULLY GLAZED WIN. |
| 06 | W1 | 0.91 | 0.90 | 1.22 | FULLY GLAZED WIN. |
| 07 | V | 0.70 | 0.90 | 1.22 | FULLY GLAZED WIN. |
| 08 | SW | 0.60 | 1.22 | 0.90 | FULLY GLAZED WIN. |

SCALE -1:100, 1:200, 1:500 | SHEET NO.- 02 (TYPE -A) | NORTH

Fy Technoculture Building Centre Pvt. Ltd.
Authorised Signatory
M/S TECHNOCULTURE BUILDING CENTRE PVT. LTD.

NAGAR NIGAM
SAHARSA
Plan Case Num ber: NMH-081(2024-25)
Date of Issue :28.05.2024
(Validity of 3Yrs. Only)
Sectional of Plan Accepted Under Provision of Section 314 of Bihar Municipal act.
PLAN CASE NO.- P/062/SNC/080(2023-24)

SIGNATURE OF ENG./STR. ENG. | SIGNATURE OF ARCHITECT.

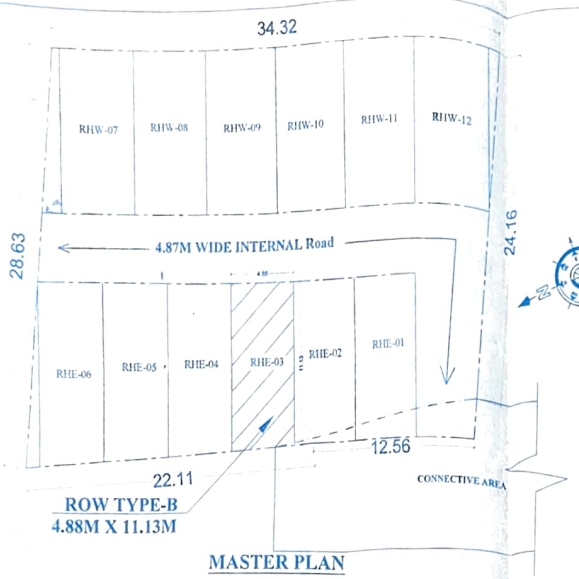
Assistant Town Planning Supervisor
Nagar Nigam,Saharsa

नगर आयुक्त
नगर निगम सहरसा

SIGN OF ASSISTANT ENG. | SIGNATURE OF PASSING AUTHORITY

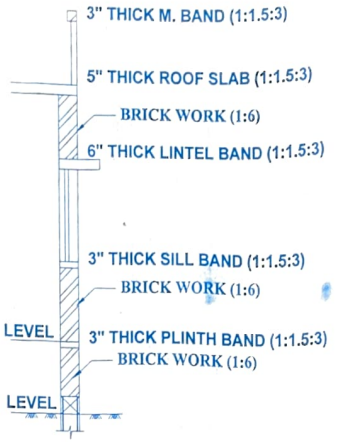
# PROPOSED ROW HOUSING BUILDING PROJECT OF VASTU VIHAR PHASE -2 (EXTENSION 01)
## (BLOCK - B)

AT-PATWAHA, SOUTH OF YADAV CHOWK, WARD- 25, SAHARSA, BIHAR.
KHATA NO.-82, PLOT NO.- 1837,
TAUZI NO.- 3541, THANA NO.-187.




ROW TYPE-B
4.88M X 11.13M

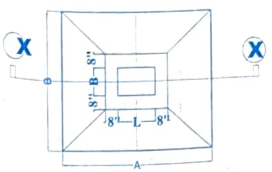
MASTER PLAN




CROSS SECTION DETAILS OF GROUND TO ROOF LEVEL

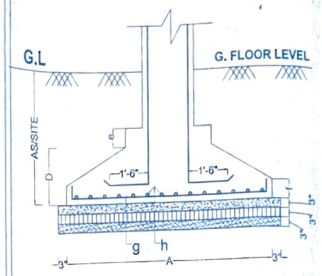
## DETAIL OF COLUMN

(F2) COLUMN DETAIL OF (9"X14")




PLAN OF FOOTING (TYPICAL)

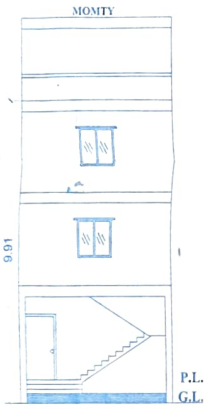
(F1) COLUMN DETAIL OF (9"X14")



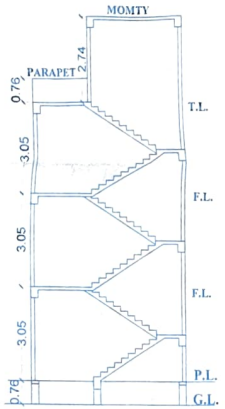

section at-(x)-(x)

SCHEDULE OF FOUNDATION :-

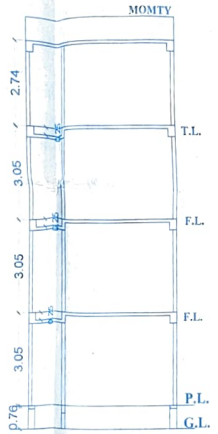
| SL.NO | FOOTING MKD. | COL. | A | B | e | f | Dpeth (D) | reinforcment along A. 'g' | reinforcment along B. 'h' | TOTAL NO |
|---|---|---|---|---|---|---|---|---|---|---|
| (01) | F1 | C1 | 5'-6" | 5'-0" | 8" | 8" | 1'-0" | 12 tor 5" C/C | 12 tor 5" C/C | 08 |
| (02) | F2 | C1 | 4'-0" | 4'-0" | 8" | 8" | 1'-0" | 12 tor 5" C/C | 12 tor 5" C/C | 08 |



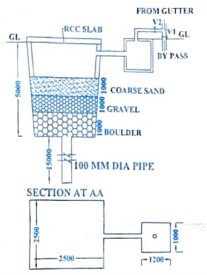

FRONT ELEVATION



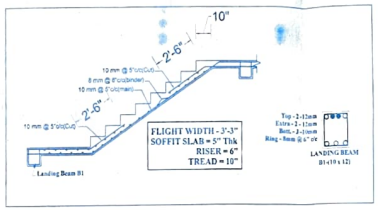

SECTION XX

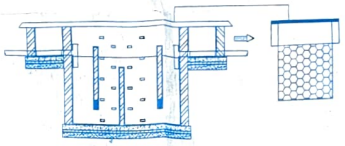



SECTION YY



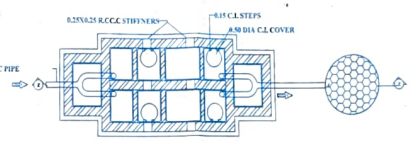

DET. OF RECHARGEBLE BORE WELL



SECTION ON Z-Z

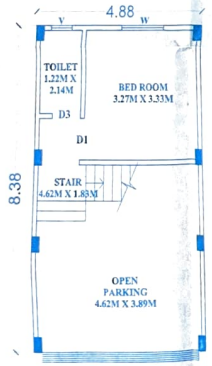
SECTION OF SEPTIC TANK AND SOAK PIT



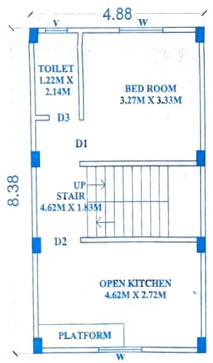

PLAN OF SEPTIC TANK AND SOAK PIT



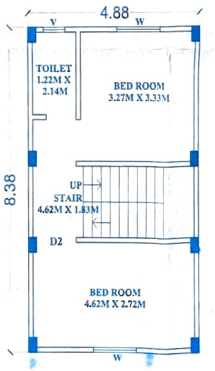

SITE PLAN (PLOT NO.-1 TO PLOT NO.-6)



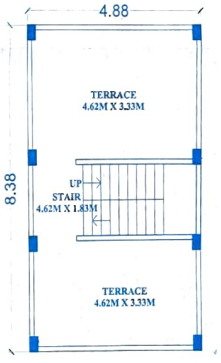

GROUND FLOOR PLAN



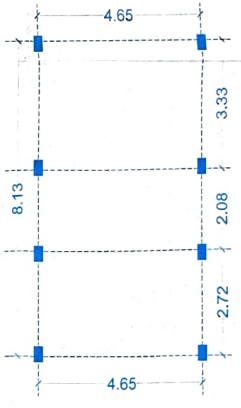

FIRST FLOOR PLAN




SECOND FLOOR PLAN




TERRACE FLOOR PLAN




LAYOUT PLAN

## AREA CALCULATION :-

| | |
|---|---|
| TOTAL PLOT AREA (as per Deed) | = 1130.75 sqm(Dis-27.934) |
| TOTAL PLOT AREA (as per dim) | = 1041.51 sqm |
| SINGLE UNIT AREA (TYPE-B) | = 54.31 sqm |
| GROUND FLOOR B/U AREA | = 21.13 sqm |
| FIRST FLOOR B/U AREA | = 40.89 sqm |
| SECOND FLOOR B/U AREA | = 40.89 sqm |
| B/U AREA (G+2) | = 102.91 sqm |
| PROPOSED PARKING AREA | = 19.76 sqm |
| SUPER B/U AREA | = 122.67 sqm |
| TOTAL UNIT TYPE-B PLOT AREA | = 325.86 sqm |
| TOTAL TYPE-B B/U AREA (6-UNITS) | = 617.46 sqm |
| TOTAL TYPE-B PARKING AREA (6-UNITS) | = 118.56 sqm |
| TOTAL TYPE-B SUPER B/U AREA | = 736.02 sqm |

F.A.R.-0.59 COVERAGE AREA = 245.34 sqm

ROW BUILDING WALL IS SAME

## FOUR WAY :-

N - JYOTI SINGH
S - NARENDRA KUMAR VERMA
E - JYOTI RANI
W- IBRAHIM GARDI & VASTU VIHAR COLONY

## SPECIFICATION :-

FOUNDATION - Providing & installing bored cast in situ RCC (reinforcement cement concrete) of specified dia and length below the pile cap in cement mortar 1:1:2:3 ( cement: 1/2mm coarse sand : 3 graded stone aggregate or 20mm nominal size ) to carry the safe working load not less than specified.
SUPER STRUCTURE - Providing 1st class brick work in cement mortar 1:6 or 1:4 ( 1 cement:6 fine sand).
LINTEL - R.C.C 1:2:4 ( 1 Cement :2 coarse sand :4 graded stone aggregate) at lintal level as per structure design.
ROOFING -Providing 125mm R.C.C. roof slab with approved quality of stone chip and graded coarse sand as per structure design.
FLOORING - Providing cement concrete flooring 1:2:4 (1 Cement :2 coarse sand :4 graded stone aggregate) finish with a coat of neat sand including cement slurry.
WOOD WORK -Providing and fixing good quality well dressed and well seasoned Sal wood work in Chaukhats(100x75) of door & window affix with s.s hinges and fitting 30mm. the non decorative type core of block board and commercial 3 ply veneers with ver. gains & face of shutter.
PLASTERING -12mm thick cement plaster (1:6) with fine sand inner and outer side of wall.
COLOURING -Two coats white wash or colour as per choice
TOILET -As per septic type.
ELECTRICALS -Concealed P.V.C. conduit wiring with standered electrical accessories electrical accessories - power point, electrical fittings like tubes bulbs etc.

## STRUCTURAL NOTES :-

1) All RCC construction work shall be done strictly as per IS 456-2000 & IS 13920-1993
2) High yield strength steel (deformed bars) having yield stress not less than 415 N/mm (FE500) conferming to IS 1786-1985 shall be used as reinforcement unless specified otherwise.
3) Concrete specifications shall be as per IS 456-2000 & IS 13920-1993
4) Concrete mix shall be as follows unless specified otherwise :-
   (A) Foundation, Beams and Columns - M20
5) Clear minimum cover for main reinforcement is as follows - unless specified otherwise.
   (A) Beam - 25mm or the diameter of the bar whichever is greater
   (B) Slab - 20mm or the diameter of the bar whichever is greater.
   (C) Column - 40mm or the diameter of the bar whichever is greater.
6) Bending and fixing of bars for reinforcement shall be as per IS 2502-1963 and IS 5525-1969.
7) This structural drawing should be compared with the detailed relevant architectural drawing before execution.
8) Foundation has been Design for a soil bearing capacity of 7.50t/m2. At the required depth will be conformed be soil test.

## SCHEDULE OF DOOR & WINDOW :-

| S.NO | TYPE | WIDTH | CILL | HEIGHT | DESCRIPTION |
|---|---|---|---|---|---|
| 01 | D | 1.22 | 0.0 | 2.13 | SINGLE LEAF DOOR |
| 02 | D1 | 1.06 | 0.0 | 2.13 | SINGLE LEAF DOOR |
| 03 | D2 | 0.91 | 0.0 | 2.13 | SINGLE LEAF DOOR |
| 04 | D3 | 0.83 | 0.0 | 2.13 | SINGLE LEAF DOOR |
| 05 | W | 1.06 | 0.90 | 1.22 | FULLY GLAZED WIN. |
| 06 | W1 | 0.91 | 0.90 | 1.22 | FULLY GLAZED WIN. |
| 07 | V | 0.70 | 0.90 | 1.22 | FULLY GLAZED WIN. |
| 08 | SW | 0.60 | 1.22 | 0.90 | FULLY GLAZED WIN. |

SCALE -1:100, 1:200, 1:500

SHEET NO.- 03 (TYPE-B)

NORTH

Authorised Signatory
For Technoculture Building Centre Pvt. Ltd.
Director
M/S TECHNOCULTURE BUILDING CENTRE PVT. LTD.

NAGAR NIGAM SAHARSA
Plan Case Number ANS - 88 (2024-25)
Date of Sanction 22.05.2024
(Validity of 5Yrs. Only)
Sanctioned of Plan Accorded Under Provision of Section 314 of Sinna Municipal act.

PLAN CASE NO. P/062/SHC/030(2

SIGNATURE OF ENG./STR. ENG. | SIGNATURE OF ARCHITECT.

Nishant Kumar 18.5.24
Resident Town Planning Supervisor
Nagar Nigam Saharsa

नगर आयुक्त
नगर निगम सहरसा

SIGN. OF ASSISTANT ENG. | SIGNATURE OF PASSING AUTHORITY