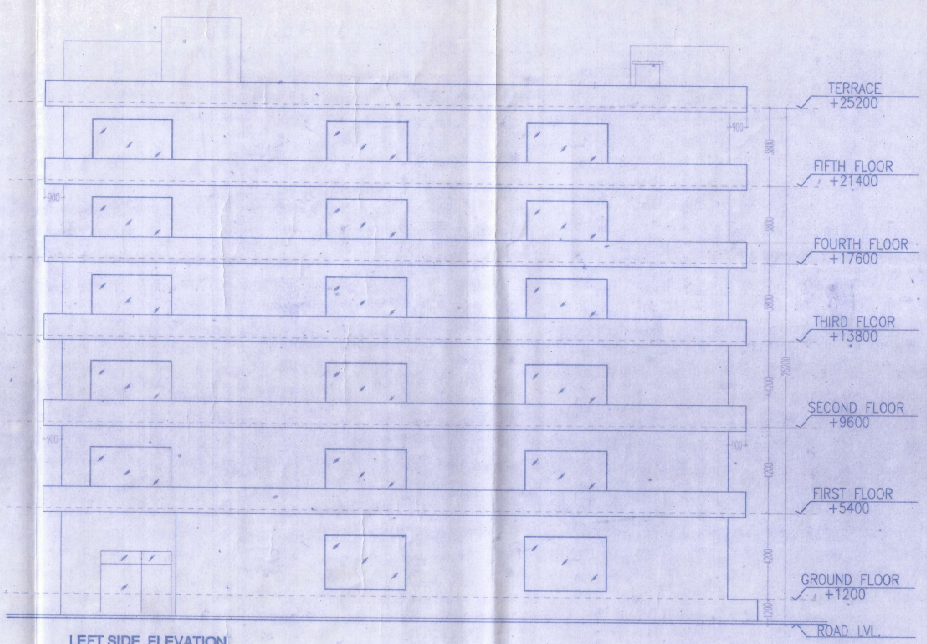
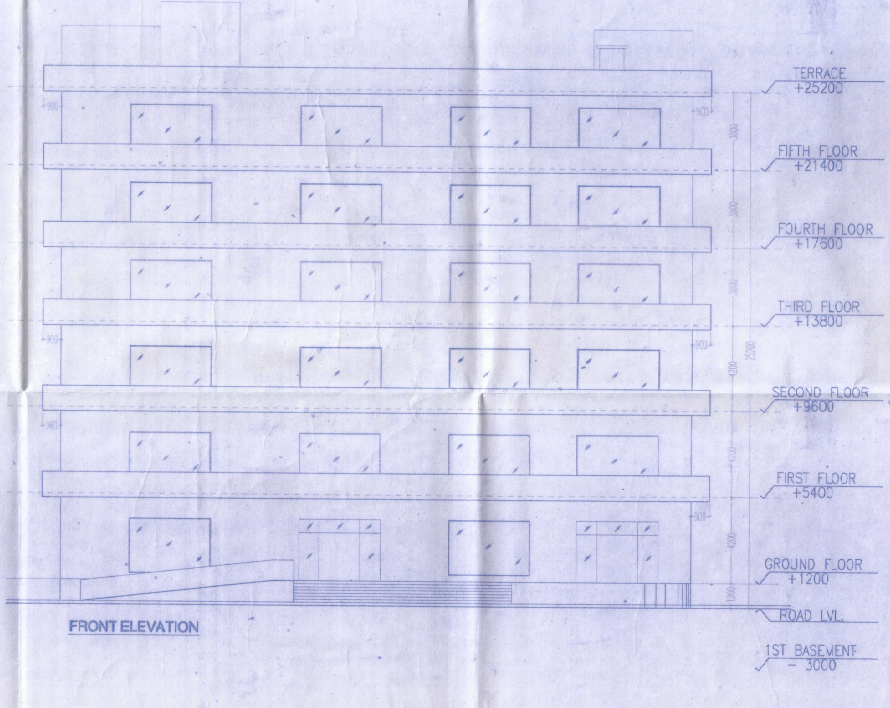


LEFT SIDE ELEVATION



FRONT ELEVATION

PLOT DETAILS :-

PROPOSED B+G+5 COMMERCIAL BUILDING FOR DEVELOPERS:-
M/S SHIVAM HEIGHTS AND INFRA
PARTNER- CHANDAN RUNGTA
S/O SRI KRISHNA KUMAR RUNGTA
407, ASHIANA PLAZA, BUDH MARG, PATNA - 01
PLOT OWNER:-
1). M/S SHIVAM HEIGHTS AND INFRA
2). ARUN KUMAR SHARMA, S/O LATE RAM KUMAR SHARMA, R/0 - BARI BADALPUR, PS - KHAGAUL, PATNA

SURVEY PLOT NO - 297, KHATA NO - 145, THANA NO - 38, TAUZI NO - 5439, MAUZA - NOHSA, PS - PHULWARI, PATNA

SHEET NO.	SCALE	NORTH.
PNP.-05/06	1 : 100	

Er. KUMAR UJJWAL
Reg. Structure Engineer
Reg. No.- NPP/ST. ENG./89/20 6+7
Nagar Parishad Phulwarisarif
SIGNATURE OF STR. ENGINEER

SHIVAM HEIGHTS & INFRA
Partner
SIGNATURE OF OWNER.

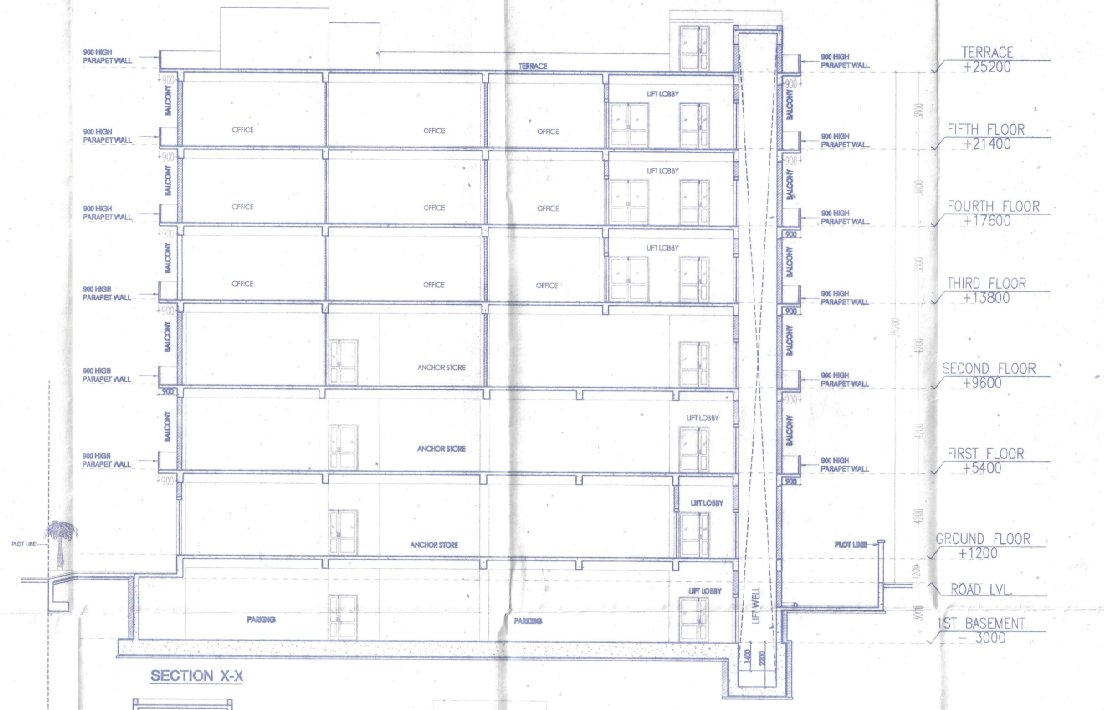
AJIT SINGH
ARCHITECT
EMPANELMENT No. NPP/ARCHITECT
NAGAR PARISHAD PHULWARISARIF
SIGNATURE OF ARCHITECT.

Patna Metropolitan Area Authority
Sanction of Plan case no. P.M.A.A/2014/ Netra Phulwarisarif B+G+5/77/2018
dated 24.01.2018 accordance under Development Control Regulations for Patna Master Plan 2031 (Byelaws no 8(4) of Bihar Building Byelaws 2014) vide notification no 831/832 dated 28.10.2016 on Date 18.05.2018

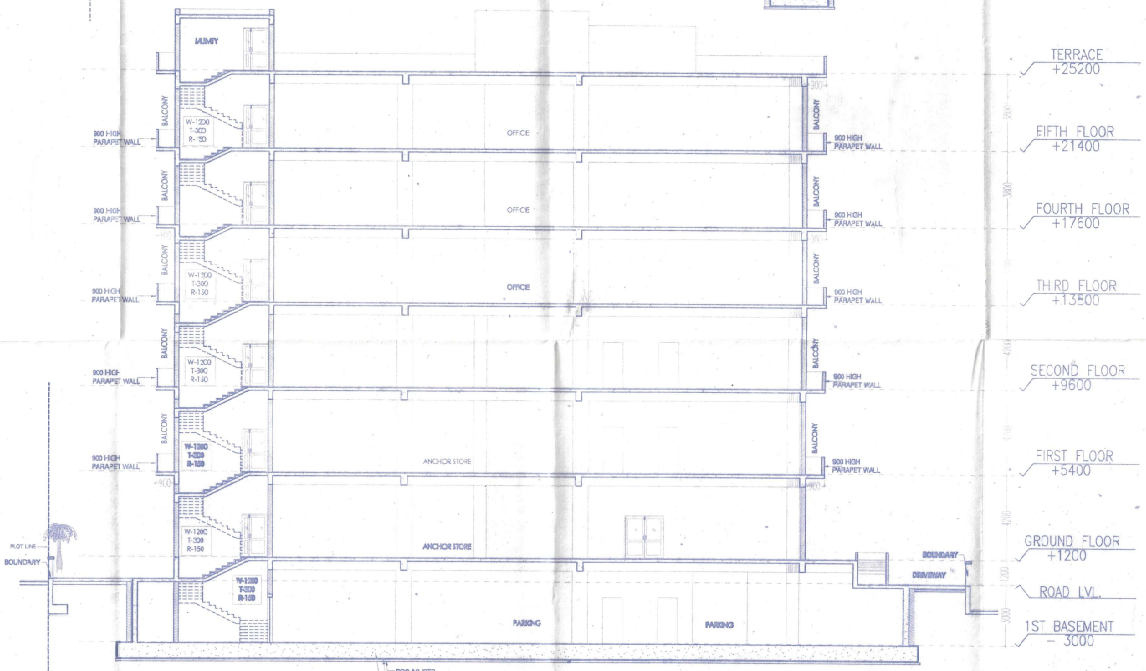
बिहार भू-सम्पदा (विनियमन विकास) नियामवली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।

30/5/18
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

30/5/18
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार



SECTION X-X



SECTION Y-Y

PLOT DETAILS :-

PROPOSED B+G+5 COMMERCIAL BUILDING FOR DEVELOPERS:-
M/S SHIVAM HEIGHTS AND INFRA
PARTNER- CHANDAN RUNGTA
S/O SRI KRISHNA KUMAR RUNGTA
407, ASHIANA PLAZA, BUDH MARG, PATNA - 01
PLOT OWNER:-
1). M/S SHIVAM HEIGHTS AND INFRA
2). ARUN KUMAR SHARMA, S/O LATE RAM KUMAR SHARMA R/O - BARI BADALPUR, PS - KHAGAUL, PATNA

SURVEY PLOT NO - 297, KHATA NO - 145, THANA NO - 38, TAUZI NO - 5439, MAUZA - NOHSA, PS - PHULWARI, PATNA

SHEET NO.	SCALE.	NORTH.
PNP.-04/06	1 : 100	

Er. KUMAR UJJWAL
Reg. Structure Engineer
Reg. No.- NPP/ST. ENG./89/20/16-17
Nagar Parishad Phulwarisarif
SIGNATURE OF STR. ENGINEER

SHIVAM HEIGHTS & INFRA
Partner
SIGNATURE OF OWNER.

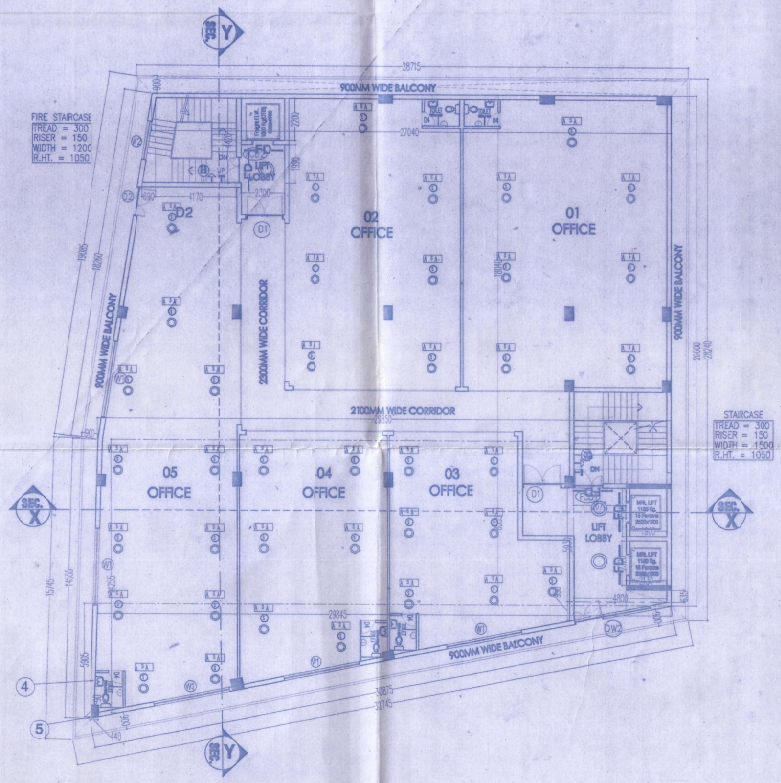
AJIT SINGH
ARCHITECT
EMPANELMENT No. NPP/ARCH/12/2017
NAGAR PARISHAD PHULWARISHARIF
SIGNATURE OF ARCHITECT.

Patna Metropolitan Area Authority
Sanction of Plan case no. MAP/RCN/ Nosha /Phulwari Sharif /2018/44/2018
dated 14.01.2018 accorded under
Development Control Regulations for Patna Master Plan 2031 (Eyelaws no 8(4) of Bihar Building Byelaws 2014) vide notification no 831/832 dated 28.10.2016 on Date 13.05.2018

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

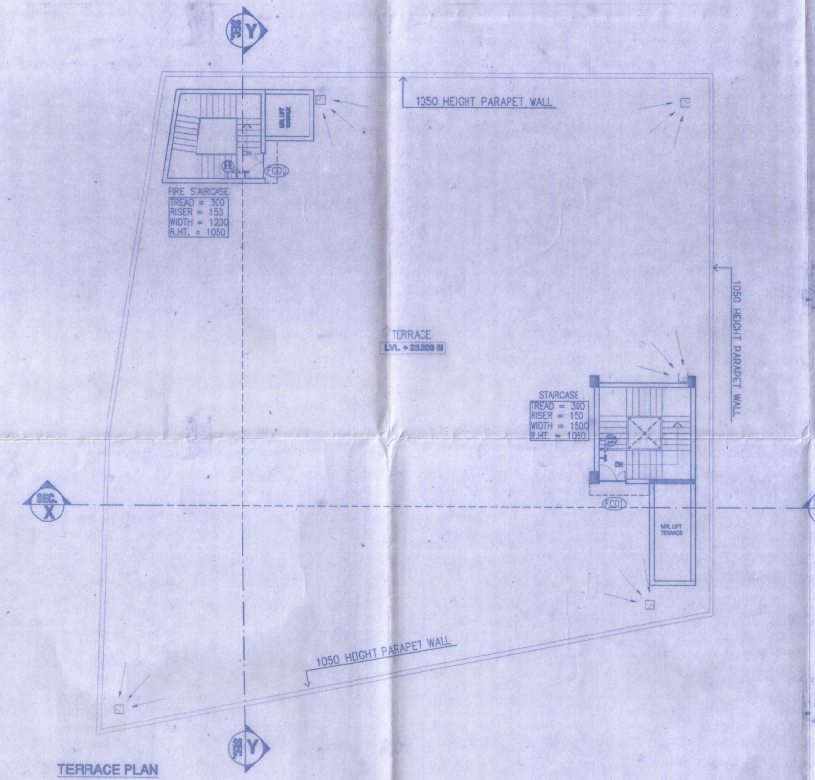
30/5/18
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

30/5/18
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार



THIRD, FOURTH AND FIFTH FLOOR PLAN

LVL. + 13.200 M | LVL. + 17.600 M | LVL. + 21.400 M



TERRACE PLAN

SCHEDULE OF OPENINGS

DESC.	WIDTH	HEIGHT	SILL HT.	LINTEL LVL.
DW1	4000/2000	2700	--	2700
FCD1	1850	2250	--	2250
FCD2	1350	2250	--	2250
D1	2000	2700	--	2700
D2	1500	2700	--	2700
D3	750	2100	--	2100
FCD	1500	2100	--	2100
W1	4000	1800	900	2700
W2	2000	1800	900	2700
W3	1200	1800	900	2700
V1	1000	750	1950	2700

PLOT DETAILS :-

PROPOSED B+G+5 COMMERCIAL BUILDING FOR DEVELOPERS:-
M/S SHIVAM HEIGHTS AND INFRA
PARTNER- CHANDAN RUNGTA
S/O SRI KRISHNA KUMAR RUNGTA
307, ASHIANA PLAZA, BUDH MARG, PATNA - 01
PLOT OWNER:-
1). M/S SHIVAM HEIGHTS AND INFRA
2). ARUN KUMAR SHARMA, S/O LATE RAM KUMAR SHARMA
R/O - BARI BADALPUR, PS - KHAGAUL, PATNA

SURVEY PLOT NO - 297, KHATA NO - 144, THANA NO - 38, TAUZI NO - 5439, MAUZA - NOHSA, PS - PHULWARI, PATNA

SHEET NO.	SCALE	NORTH.
PNP.-03/06	1 : 100	

Er. KUMAR UJJWAL
Reg. Structure Engineer
Reg. No.- NPP/ST. ENG./89/20/6-72
Nagar Parishad Phulwarisarif
SIGNATURE OF STR. ENGINEER

SHIVAM HEIGHTS & INFRA
Partner
SIGNATURE OF OWNER

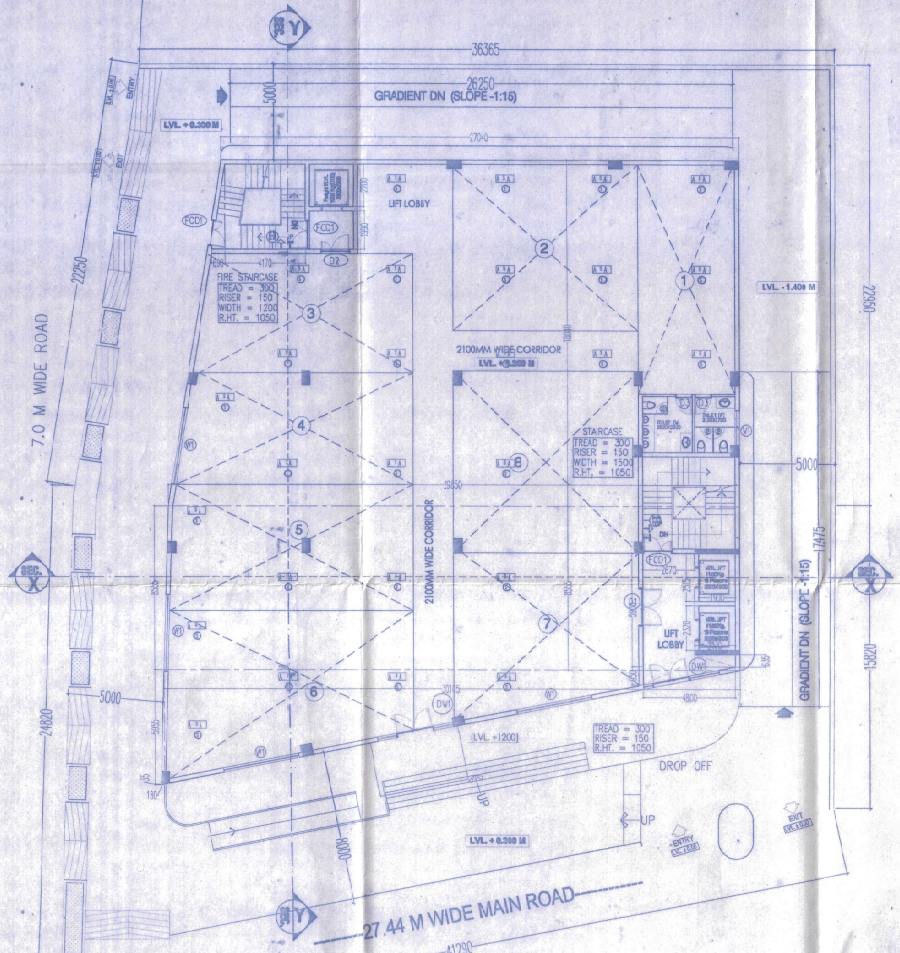
AJIT SINGH
ARCHITECT
SIGNATURE OF ARCHITECT

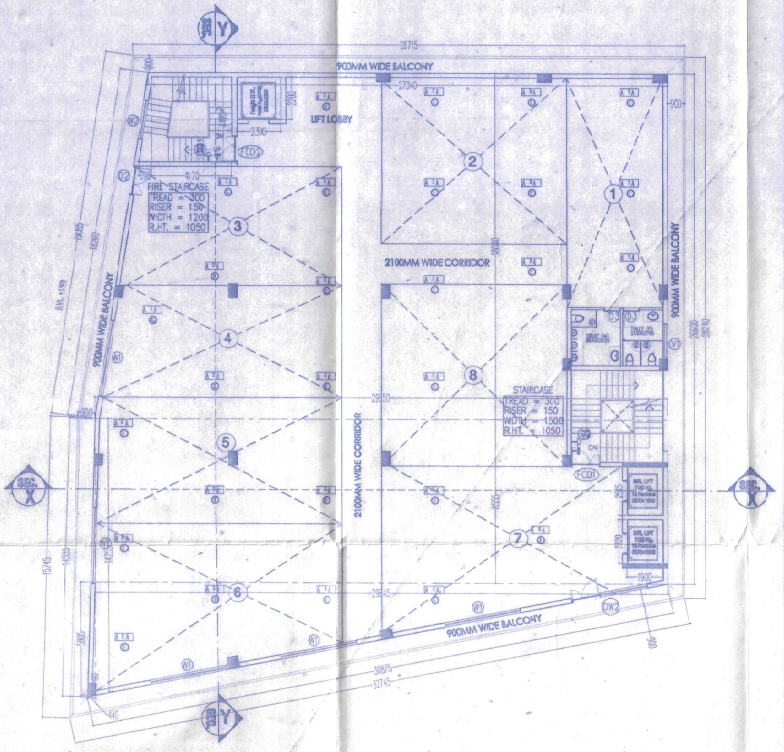
Patna Metropolitan Area Authority
Sanction of Plan case no. PMAA/PCH/Nohsa/01445/17/2018 dated 19.01.2018 ..... according to the Development Control Regulations for Patna Master Plan 2031 (Byelaws no 8(4) of Bihar Building Byelaws 2014) vide notification no 831/832 dated 28.10.2016 on Date 13.05.2018

विहार भू-सम्पदा (विनियमन विक्रय) नियामावली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।

3/5/18
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार





SCHEDULE OF OPENNGS

DESC.	WIDTH	HEIGHT	SILL HT.	LINTEL LVL.
DW1	4040/2000	2700	--	2700
FCD1	1650	2250	--	2250
FCD2	1350	2250	--	2250
D1	2040	2700	--	2700
D2	1560	2700	--	2700
D3	750	2100	--	2100
FD	1560	2100	--	2100
W1	4040	1800	900	2700
W2	2040	1800	900	2700
W3	3240	1800	900	2700
V1	1800	750	1950	2700

PLOT DETAILS :-

PROPOSED B+G+5 COMMERCIAL BUILDING FOR DEVELOPERS:-
M/S SHIVAM HEIGHTS AND INFRA
PARTNER- CHANDAN RUNGTA
S/O SRI KRISHNA KUMAR RUNGTA
407, ASHIANA PLAZA, BUDH MARG, PATNA - 01
PLOT OWNER:-
1). M/S SHIVAM HEIGHTS AND INFRA
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R/O - BARI BADALPUR, PS - KHAGAUL, PATNA

SURVEY PLOT NO - 297, KHATA NO - 145, THANA NO - 38, TAUZI NO - 5439, MAUZA - NOHSA, PS - PHULWARI, PATNA

SHEET NO.	SCALE.	NORTH.
PNP.-02/06	1 : 100	

Er. KUNAR UJJWAL
Reg. Structure Engineer
Reg. No.- NPP/SE. ENG./89/20 16-12-17
Nagar Parishad Phulwarisarif
SIGNATURE OF STR. ENGINEER

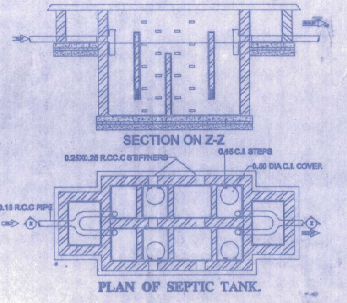
SHIVAM HEIGHTS & INFRA.
Partner
SIGNATURE OF OWNER.

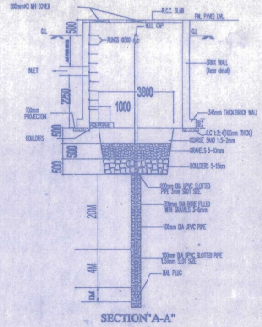
AJIT SINGH
ARCHITECT
ENROLMENT NO.-NPP/AR/2017/...
NAGAR PARISHAD, PHULWARISARIF
SIGNATURE OF ARCHITECT.

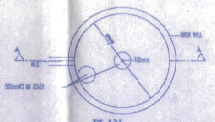
Patna Metropolitan Area Authority
Sanction of Plan case no. PMAA/P.N./Noida/ 07445/18/9/2018
dated 24.01.2018 ..... according to the
Development Control Regulations for Patna Master Plan 2031 (Byelaws no 8(4) of Bihar Building Byelaws 2014) vide notification no 831/832 dated 28.10.2015 on Date 12.06.2018
"बिहार भू-सम्पदा (विनियमन विकास) नियमावली, 2017 की शर्तों के अधीन राज्य से गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।

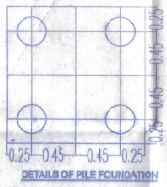
24/5/18
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

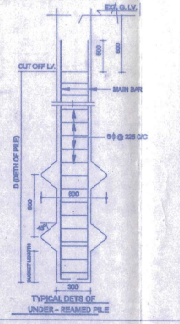
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

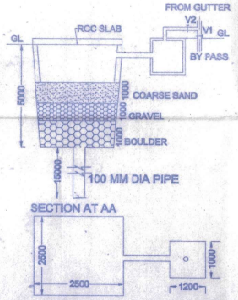


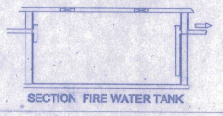












BOUNDARY:-

NORTH - MAIN ROAD (27.44 M WIDE)
SOUTH - PUBLIC LAND
EAST - ROAD
WEST - PUBLIC LAND

PARKING CALCULATION:-

PROPOSED COMMERCIAL PARKING
CAR PARKING FOR = 30%
GROSS CAR PARKING = *5131.694* X 30% = 1539.50 Sqm.
REQUIRED TOTAL CAR PARKING AREA = 1539.50 Sqm.

TOTAL PARKING AREA PROVIDED
BASEMENT PARKING AREA = 1022.478 Sqm.
MECHANICAL PARKING AREA IN BASEMENT = 518.090 Sqm.
TOTAL PARKING AREA PROVIDED =1540.478 Sqm.

RAIN WATER HARVESTING CALCULATION:-

REQUIRED 6 cum RECHARGING PIT/ TRENCH VOLUME PER 100 SQM OF TERRACE AREA
SO, TERRACE AREA = 870.764 SQM
NEEDED VOLUME OF RECHARGING PIT = (870.764/100) X 6 = 52.24 CUM
PROVIDED VOLUME OF RECHARGING PIT =
1) 3.14 X 2X2X2.25 = 28.26 CUM
2) 3.14 X 2X2X2.25 = 28.26 CUM

SEPTIC TANK CALCULATION:-

COMMERCIAL CALCULATION:-
TOTAL B/U AREA ALL FLOOR = *5131.694* sq.m.
CARPET AREA = TOTAL B/U AREA ALL FLOOR/2
= 2565.847 SQM

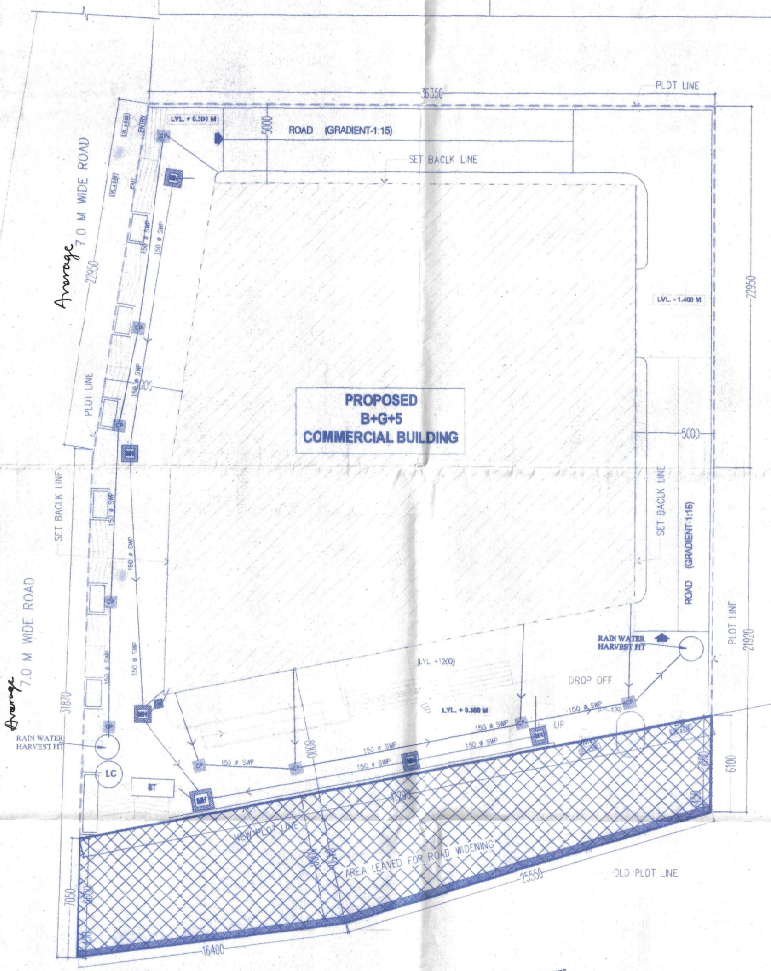
6 SQM PER PERSON
TOTAL NO OF PERSON = 2565.847 / 6 = 428 person.
PER PERSON REQD. = 0.085 qb.m/day
REQD.AREA OF SEPTIC TANK =428x0.085=33.38 qb.m/day

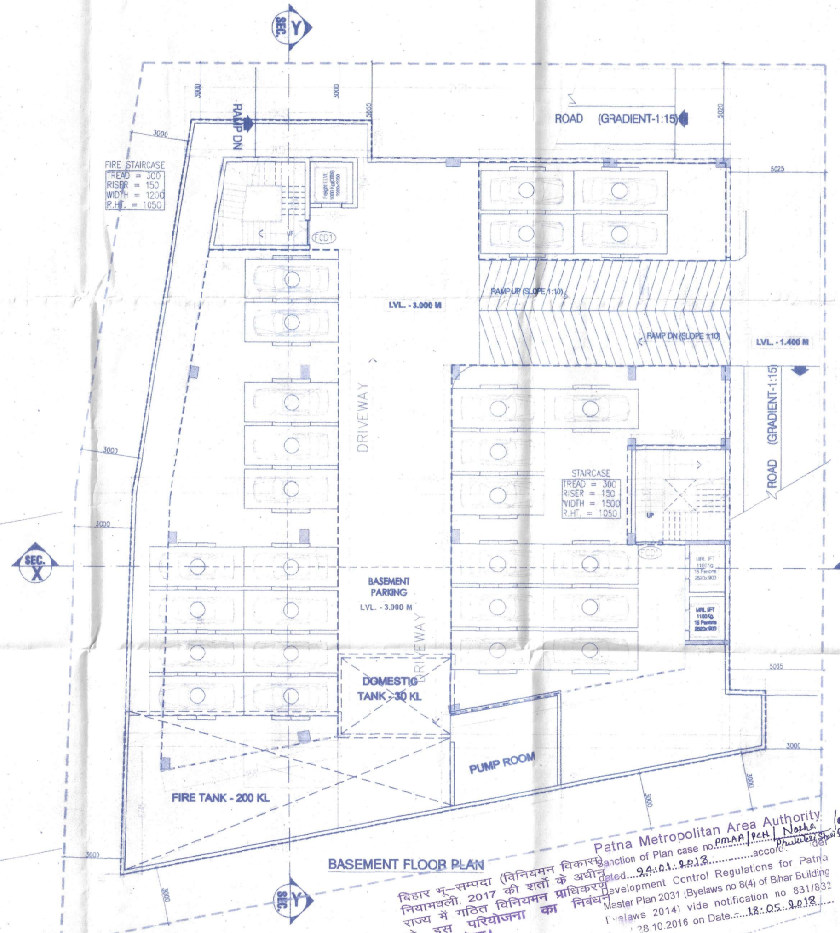
AREA OF SEPTIC TANK SIZE = 6.00X3.00 X2.25 = 40.50 qb.m.
TOTAL PROVIDED AREA OF SEPTIC TANK = 40.50 qb.m.

WATER TANK CALCULATION:-

COMMERCIAL CALCULATION:-
TOTAL B/U AREA ALL FLOOR = *5131.694* sq.m.
CARPET AREA = TOTAL B/U AREA ALL FLOOR/2
= 2565.84 SQM

6 SQM PER PERSON
TOTAL NO OF PERSON = 2565.84 / 6 = 428 person.
PER PERSON REQD. = 45 ltrs/day
TOTAL REQD.AREA OF WATER TANK = 428x45 =19260 ltrs.
FIRE WATER TANK =10000.0 ltrs.
TOTAL REQD.AREA OF WATER TANK
= (C+F)=(19260+10000)= 29260 ltrs.
PROVIDE AREA OF WATER TANK SIZE
= 5.62 X 6.40 X 1.20 + 0.15 = 43.16 qbm.
TOTAL PROVIDED WATER TANK CAP CITY = 43160 LTRS.





Patna Metropolitan Area Authority
Sanction of Plan case no. PMAA/Pert/Nasha/Bhawan/Shivam/99/2018 accord...
Development Control Regulations for Patna Master Plan 2031 ,Byelaws no 8(4) of Bihar Building Byelaws, 2014) vide notification no 831/B3... 28.10.2016 on Date...18.05.2018...

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

SCHEDULE OF OPENINGS

DESC.	WIDTH	HEIGHT	SILL HT.	LINTEL O/L
DW1	4000/2000	2700	–	2700
FCD1	1950	2250	–	2250
FCD2	1350	2250	–	2250
D1	900	2700	–	2700
D2	1500	2700	–	2700
D3	750	2100	–	2100
FCD	1500	2100	–	2100
W1	1200	1800	900	2700
W2	2000	1800	900	2700
W3	3000	1800	900	2700
V1	1800	750	950	2700

LEGEND :

S. No.	SYMBOL	DESCRIPTION
1.		EXTERNAL SEWER LINE
2.		EXTERNAL DRAINLINE
3.	MH	EXTERNAL MANHOLE
4.	GT	GULLY TRAP
5.	CP	CATCH PIT

AREA CALCULATION :-

TOTAL PLOT AREA (AS PER DEED)	1985.170
TOTAL PLOT AREA (AS PER SITE) (A)	2003.930
EXTRA LAND	18.170
AREA LEAVED FOR ROAD WIDENING (B)	283.160
NEW TOTAL PLOT AREA (AS PER SITE) =(A-B)	1701.900
TOTAL BUILTEP AREA AT ALL FLOORS	5225.874
FAR ACHIEVED = TOTAL BUILT-UP AREA / PLOT AREA	5225.874 / 1701.900 = 3.07

TOTAL AREA AT BASEMENT FLOOR INCLUDING PARKING AREA	1114.65
TOTAL BUILT UP AREA AT BASEMENT FLOOR	94.18
TOTAL BUILT UP AREA AT GROUND FLOOR	801.889
TOTAL BUILT UP AREA AT FIRST FLOOR	880.386
TOTAL BUILT UP AREA AT SECOND FLOOR FLOOR	880.386
TOTAL BUILT UP AREA AT THIRD FLOOR	856.344
TOTAL BUILT UP AREA AT FOURTH FLOOR	856.344
TOTAL BUILT UP AREA AT FIFTH FLOOR	856.344
	5225.874

PLOT DETAILS :-

PROPOSED B+G+5 COMMERCIAL BUILDING FOR
DEVELOPERS:-
M/S SHIVAM HEIGHTS AND INFRA
PARTNER- CHANDAN RUNGTA
S/O SRI KRISHNA KUMAR RUNGTA
407, ASHIANA PLAZA, BUDH MARG, PATNA - 01
PLOT OWNER:-
1). M/S SHIVAM HEIGHTS AND INFRA
2). ARUN KUMAR SHARMA, S/O LATE RAM KUMAR SHARMA
R/O - BARI BADALPUR, PS - KHAGAUL, PATNA

SURVEY PLOT NO - 297, KHATA NO - 145, THANA NO - 38, TAUZI NO - 5439, MAUZA - NOHSA, PS - PHULWARI, PATNA

SHEET NO.	SCALE	NORTH
PNP.-01/06	1 : 100	

Er. RONAK Agarwal
Regd. Structure Engineer
Reg. No.- NPP/ST. ENG./89
Nagar Parishad Phulwarisar
SIGNATURE OF STR. ENGINEER

SIGNATURE OF OWNER.

AJIT SINGH
ARCHITECT
EMPANELMENT No.-NPP/ARCH/12/2015
NAGAR PARISHAD, PHULWARISHARIF
SIGNATURE OF ARCHITECT.

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

LOCATION PLAN