

This is to certify that this map has been made as per Building Bye laws 2014 after site inspection by me as shown by the Developer.

RAKESH PATIL RAJE
DANAPUR REG. No. - 06/Arch/2015/NPDM
C.O.A. REG. No. - CA/88/9665

F.A.R. CALCULATION

B/U AREA	BLOCK A	BLOCK B	BLOCK C	BLOCK D
GROUND FLOOR	42.56 SQ. M	21.68 SQ. M	16.89 SQ. M	20.22 SQ. M
FIRST FLOOR	853.48 SQ. M	620.85 SQ. M	191.47 SQ. M	206.34 SQ. M
SECOND FLOOR	853.48 SQ. M	620.85 SQ. M	191.47 SQ. M	206.34 SQ. M
THIRD FLOOR	853.48 SQ. M	620.85 SQ. M	191.47 SQ. M	206.34 SQ. M
FOURTH FLOOR	853.48 SQ. M	620.85 SQ. M	191.47 SQ. M	206.34 SQ. M
FIFTH FLOOR	853.48 SQ. M	620.85 SQ. M	191.47 SQ. M	206.34 SQ. M
TOTAL B/U AREA	4309.96 SQ. M	3125.93 SQ. M	399.83 SQ. M	432.9 SQ. M
GRAND TOTAL	8268.62 SQ. M			

TOTAL AREA AS PER DEED = 3945.68 SQ.M

TOTAL PLOT AREA AS PER SITE = 3758.56 SQ. M

GRAND TOTAL B/U AREA = 8268.62 SQ. M

F.A.R. = 8268.62 SQ. M / 3758.56 SQ. M = 2.19

POPULATION DENSITY CALCULATION

(FOR BLOCK A)
NO. OF RESIDENTIAL FLATS ON EACH FLOOR = 8
TOTAL NO. OF RESIDENTIAL FLATS ON 1ST TO 5TH FLOOR = (5 X 8) = 40 NOS. OF FLATS

(FOR BLOCK B)
NO. OF RESIDENTIAL FLATS ON EACH FLOOR = 6
TOTAL NO. OF RESIDENTIAL FLATS ON 1ST TO 5TH FLOOR = (5 X 6) = 30 FLATS

(FOR BLOCK C)
NO. OF RESIDENTIAL FLATS ON EACH FLOOR = 2
TOTAL NO. OF RESIDENTIAL FLATS ON 1ST & 2ND FLOOR = (2 X 2) = 4 FLATS

(FOR BLOCK D)
NO. OF RESIDENTIAL FLATS ON EACH FLOOR = 2
TOTAL NO. OF RESIDENTIAL FLATS ON 1ST & 2ND FLOOR = (2 X 2) = 4 FLATS

CONSIDERING EACH FLAT HAVING 5 PERSONS;
NO OF PERSONS IN BLOCK A = 5 X 40 = 200
NO OF PERSONS IN BLOCK B = 5 X 30 = 150
NO OF PERSONS IN BLOCK C = 5 X 4 = 20
NO OF PERSONS IN BLOCK D = 5 X 4 = 20

TOTAL NO. OF PERSONS OCCUPYING FLATS = 390 PERSONS

GRAND TOTAL NO. OF PERSONS = 390 PERSONS

WATER TANK CALCULATION

ACCORDING TO N.B.C WATER REQUIREMENT RESIDENTIAL OCCUPANCY:

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

FOR BLOCK A
TOTAL NO. OF PERSONS OCCUPYING FLATS = 200 PERSONS
TOTAL WATER REQ. = 200 X 135 = 27,000 LTRS.

FOR FIRE FIGHTING
REQUIRED OVERHEAD TERRACE TANK = 10,000 LTRS
TOTAL REQUIREMENT = 27,000 + 10,000 = 37,000 LTRS

SO PROVIDED WATER TANK:
WATER TANK = 6950 X 3250 X 1650 (+150 F.B.) = 37,269 LTRS

FOR BLOCK B
TOTAL NO. OF PERSONS OCCUPYING FLATS = 150 PERSONS
TOTAL WATER REQUIREMENT = 150 X 135 = 20,250 LTRS.

FOR FIRE FIGHTING
REQUIRED OVERHEAD TERRACE TANK = 10,000 LTRS
TOTAL REQUIREMENT = 20,250 + 10,000 = 30,250 LTRS

SO PROVIDED WATER 2 IN NOS.
I) WATER TANK B1 = 2800 X 4075 X 1400 (+150 F.B.) = 15,974 LTRS.
II) WATER TANK B2 = 2800 X 4050 X 1400 (+150 F.B.) = 15,876 LTRS.
Total capacity = 31,850 Ltrs

FOR BLOCK C
TOTAL NO. OF PERSONS OCCUPYING FLATS = 20 PERSONS
TOTAL WATER REQUIREMENT = 20 X 135 = 2,700 LTRS.
PROVIDED WATER TANK C SIZE = 2400 X 2000 X 1000 = 4,800 litres

FOR BLOCK D
TOTAL NO. OF PERSONS OCCUPYING FLATS = 20 PERSONS
TOTAL WATER REQUIREMENT = 20 X 135 = 2,700 LTRS.
PROVIDED WATER TANK D SIZE = 2400 X 2000 X 1000 = 4,800 litres

EMERGENCY EVACUATION ASSEMBLY AREA CALCULATION

ASSUMING OCCUPANCY 80% FOR RESIDENTIAL
= 80% OF 390 = 312
AREA REQUIRED FOR 1 PERSON TO STAND = 4 SQ.FT OR 0.37 SQ.M
AREA REQUIRED FOR 312 PERSON TO STAND = 93.6 SQ.M

PROVIDED EMERGENCY EVACUATION ASSEMBLY AREA
EMERGENCY EVACUATION ASSEMBLY AREA = 97.96 sqm

FIRE FIGHTING LEGEND

Symbol	Description
CO2 / DCP Fire Extinguisher	
Hose Reel	
Sprinkler	
Down corner Pipe	
Fire Alarm Bell	
Fire Resistant Door	
Fire Alarm Call Point/Buzzer	
Fire Escape Route	
Semac connection for Fire Brigade	
capacity 10,000 litres for each block	
Fire Exit	
Water Pump for terrace tank	
capacity 50,000 litres (reserved in rain water harvesting tank)	

SPECIFICATIONS

- 01) FOUNDATION :- R.C.C. PILE FOUNDATION AS/STRUCTURAL DESIGN.
- 02) SUPER STRUCTURE :- R.C.C. FRAMED STRUCTURE AS/STRUC-TURAL 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 1500TH.
(III) SANITARYWARE - WHITE GLAZED VITEROUS SANITARYWARE OF I.S.I MARK.
- 09) FITTING - CHROMIUM PLATED C.P. FITTINGS OF I.S.I MARK.
- 10) ELECTRICAL :-
(I) ALL INTERNAL WIRING IN CONCEALED CONDUITS WITH COPPER CONDUCTOR.
(II) ALL ELECTRICAL MODULAR SWITCHES OF I.S.I MARK & DRAWING.
(III) ADEQUATE LIGHTING/POWER POINT SOCKETS AS/ DESIGN & DRAWING.
- 11) WATER SUPPLY :- ROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVERHEAD TANK.

SETBACK DETAILS

FOR RESIDENTIAL BUILDING UP TO 18 M IN HT.

FOR BLOCK A & B (G+5)

AS PER BYE-LAWS
FRONT SETBACK = 6.5 M
REAR SETBACK = 4.5 M
& SIDE SETBACKS = 4.5 M

PROVIDED SETBACKS
FRONT SETBACK = 6.5 M
REAR SETBACK = 4.5 M
& SIDE SETBACKS = 4.5 M

FOR BLOCK C & D (G+2)

AS PER BYE-LAWS
Distance between 2 Block @ 1/3rd of higher adjacent block = 6m/3m
SIDE SETBACKS = 1.5m/1.5m
REAR SETBACK = 4m

PROVIDED SETBACKS
REAR SETBACK = 4.0 M
& SIDE SETBACKS = 3.6 M & 1.5 M

RAINWATER HARVESTING SUMP CALCULATION

MAXIMUM TERRACE AREA (OF ALL BLOCKS)
= 662.79 + 939.49 + 193.53 + 208.03 SQ.M = 2003.84 SQ.M

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

SO, TOTAL REQ. CAPACITY OF TANK = 2003.84 X 0.06 = 120.23 CU. M.

PROVIDED RAINWATER SETTLEMENT TANK SIZE
= 10,000 X 4000 X 2000 CU. M. = 80 CU. M

PROVIDED TRENCH VOLUME
(28300 x 450 wide x 375 (average depth)) = 47.75 cu.m

TOTAL VOLUME OF SUMP = 80 cu.m + 47.75 cu.m = 127.75 cu.m

SEPTIC TANK CALCULATION

BLOCK A

TOTAL NO OF PERSONS ON ALL THE FLOORS = 200
1 PERSON NEED 0.085 CUM. CAPACITY OF SEPTIC TANK
TOTAL PERSONS NEED = 200 X 0.085 = 17 CU. M (REQ.)

BLOCK B

TOTAL NO OF PERSONS ON ALL THE FLOORS = 150
1 PERSON NEED 0.085 CUM. CAPACITY OF SEPTIC TANK
TOTAL PERSONS NEED = 150 X 0.085 = 12.75 CU. M (REQ.)

BLOCK C & D

TOTAL NO OF PERSONS ON ALL THE FLOORS = 40
1 PERSON NEED 0.085 CUM. CAPACITY OF SEPTIC TANK
TOTAL PERSONS NEED = 40 X 0.085 = 3.4 CU. M (REQ.)

TOTAL REQUIRED = 33.15 cu.m

PROVIDED SEPTIC TANK 2 nos. OF SIZE
= 5000 X 2250 X 1500 = 16.87 CU. M (each)
TOTAL = 16.87 X 2 = 33.75 cu.m

PARKING CALCULATION

25% OF RESIDENTIAL B/U AREA = 0.25 X 8268.62 = 2067.15 SQ.M

TOTAL REQUIRED PARKING AREA = 2067.15 SQ. M

PROVIDED PARKING AREA IN BLOCK A + B = 1645.08 SQ.M

PROVIDED PARKING AREA IN BLOCK C + D = 423.32 SQ.M

TOTAL PROVIDED PARKING AREA = 2068.40 SQ. M

GREEN AREA CALCULATION

REQUIRED GREEN AREA = 10% OF PLOT AREA

= 0.1 X 3758.56

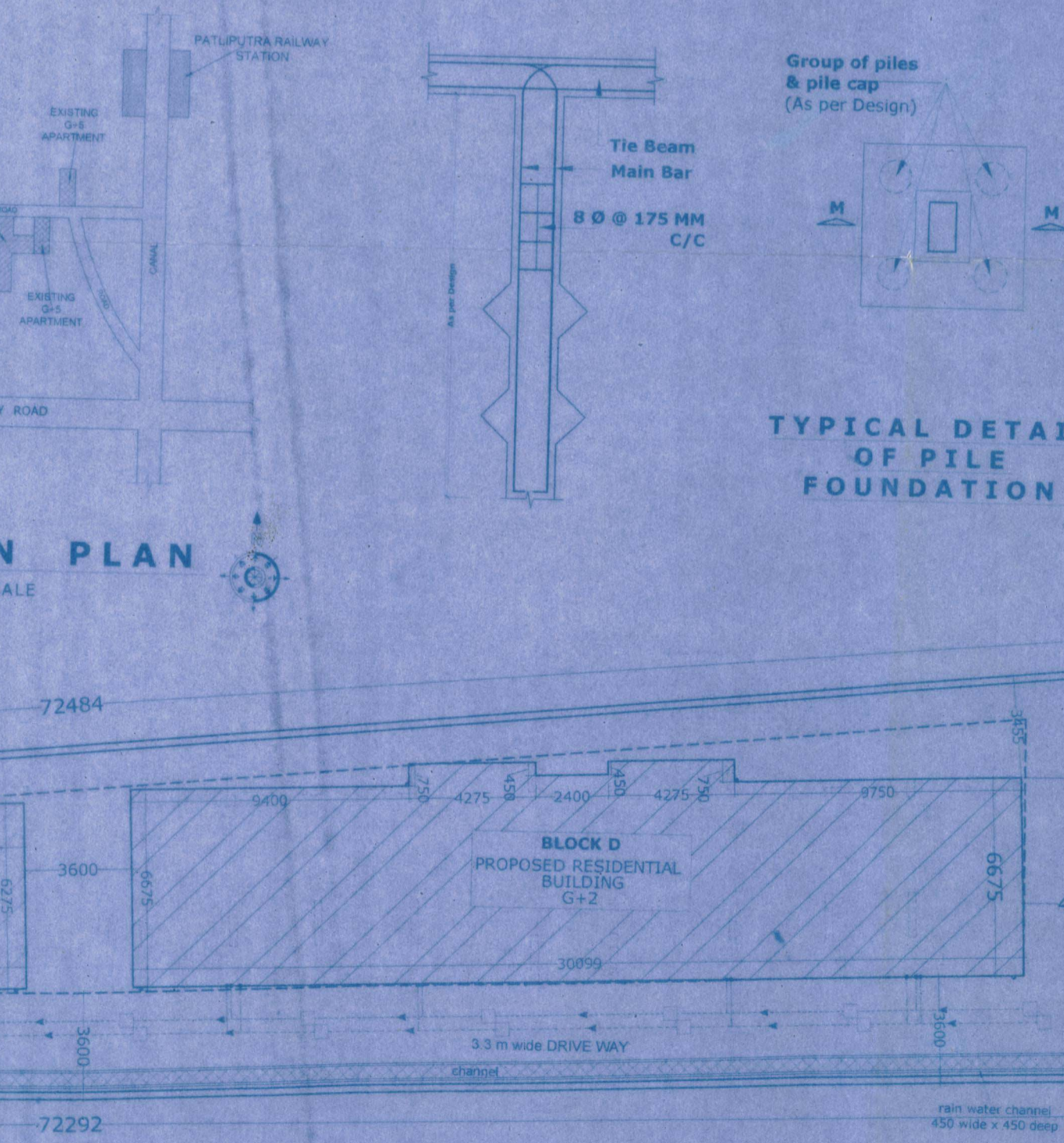
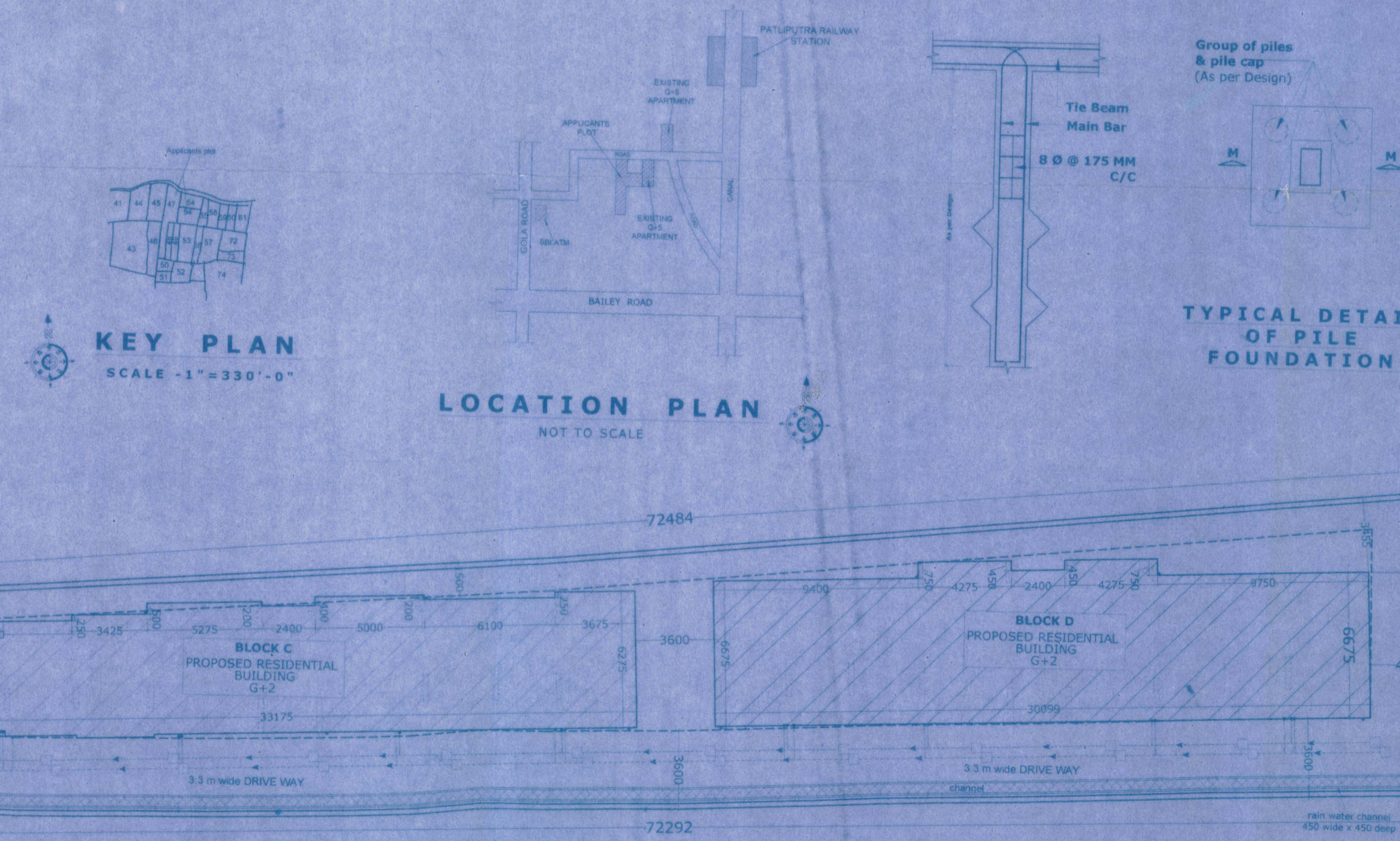
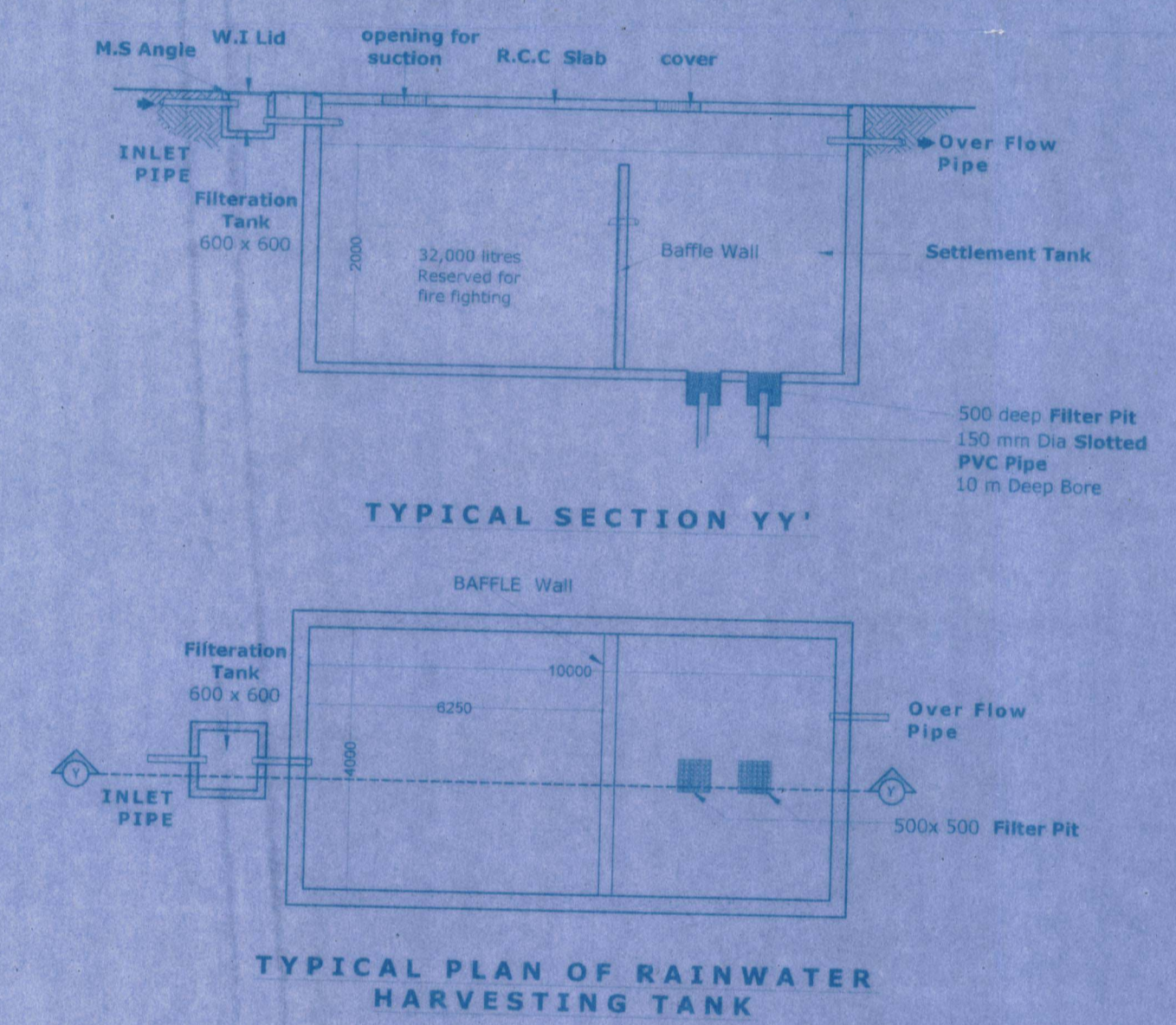
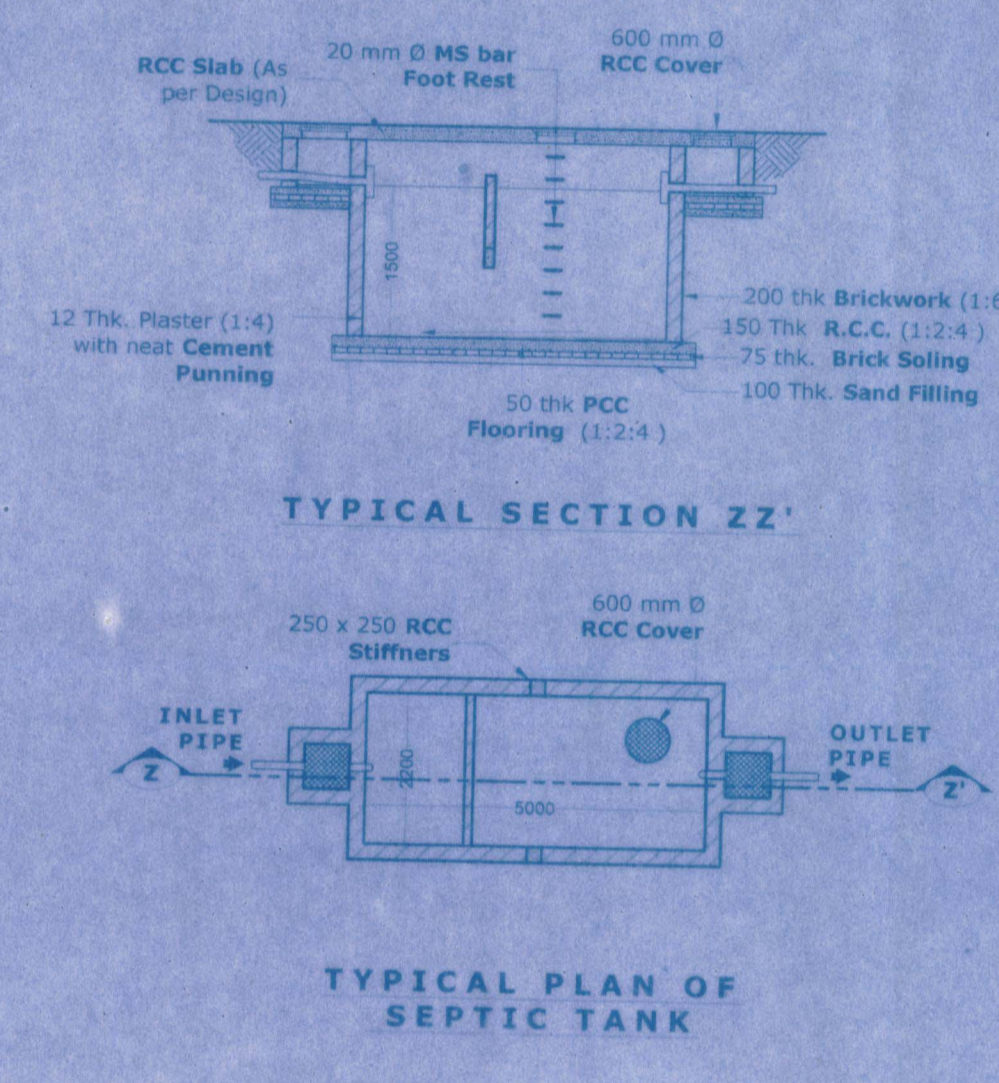
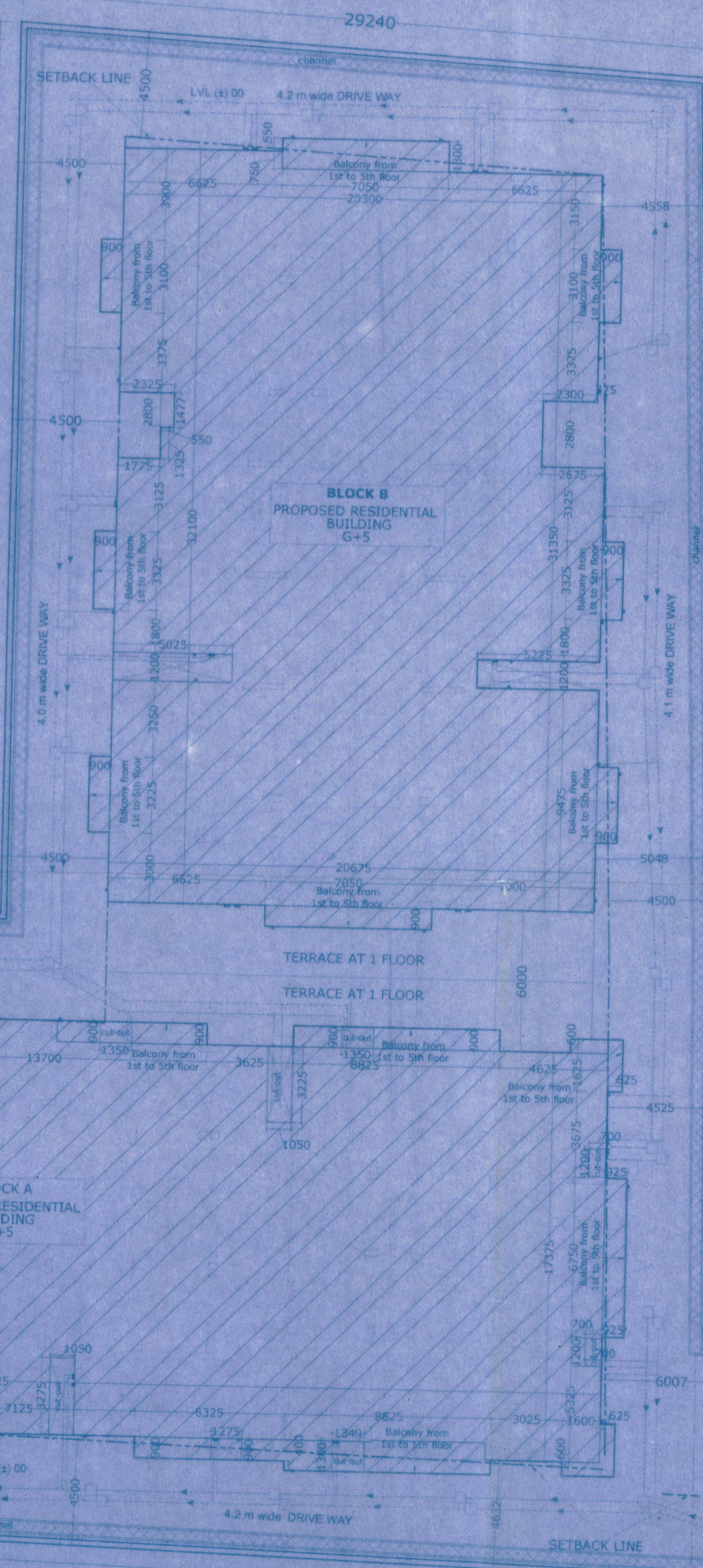
= 375.85 SQ. M

PROVIDED GREEN AREA ON GROUND = 169.97 SQ.M

PROVIDED GREEN AREA ON TERRACE (block A) = 156.31 SQ.M

PROVIDED GREEN AREA ON TERRACE (block B) = 57.39 SQ.M

TOTAL = 383.67 SQ. M



FOR BUILDING HEIGHT UPTO 18 M (RESIDENTIAL BUILDING)

PROJECT NAME
Sunrise Sai Plaza

DEVELOPER'S NAME & ADDRESS:-
SUNRISE SAI DEVELOPERS PVT LTD
DIRECTOR - SRI PARAS KUMAR
S/O SRI HARNANDAN PRASAD

ADDRESS - MAURYA PATH, KHAJUPURA
POST - VETINERY COLLEGE
THANA - SHASTRI NAGAR, PATNA - 14

PLOT DETAIL

PROPOSED RESIDENTIAL BUILDING FOR:
01. Smt. Saroj Kumari Sahu
02. Smt. Gayatri Gupta
03. Smt. Shreya Gupta
04. Kumar Anand & others
05. Smt. Asha Singh & others

AT:-
MAJUMWALLA - DHANATI, KUSUMPUR
PARAGANA - PHULWARI
SURVEY THANA - DANAPUR
PRESENT THANA - DANAPUR
DISTRICT - PATNA
THANA NO. - 20
SURVEY PLOT NO. - 47 & 54(P)
KHATA NO. - 302 & 296
TAUZI NO. - 5556
ZONE - 3

BOUNDARY

NORTH - ROAD, sahdev singh plot no-54(p),
SOUTH - Sh Satyanarayan singh, plot no- 30 & ABAND
modh. Anithya
EAST - Vijendra Prasad Singh etc. Plot no
-54(P), Jadunandan singh plot-54(p)
WEST - Arun kr. Singh & Neeraj kr. Singh etc. Plot no.
45 & 46

SHEET NO.	NORTH	SCALE
01/08		1:200

Sunrise Sai Developer's Pvt. Ltd.
P. Ram Kishan
Director

SIGNATURE OF DEVELOPER

Brajesh Kumar Sinha
Structural Engineer
Licence No. 11/STR. E/15/NPDM
NAGAR PARISHAD DANAPUR NIZAMAT
DANAPUR.

SIGNATURE OF ENGINEER

RAKESH RANJAN RAJE
DANAPUR REG. No. - 06/Arch/2015/NPDM
C.O.A. REG. No. - CA/88/9665

SIGNATURE OF ARCHITECT

Building Plan No. 119/16-17
निम्नलिखित शर्तों के साथ भवन मानचित्र को स्वीकृति दी जाती है।
सरकारी या किसी दूसरे के जमीन का उपयोग नहीं करना होगा, तथा एवं सड़क के किनारे स्थित भवन ऊँचाई - 2014 के अनुसार अपनी जमीन छोड़ना होगा। भवन भू-कम्पनी बनाता होगा तथा अपने भवन को सरकारी जाला तक उस दिशा में ही अपने सर्व से गती प्रदान करना होगा। सरकारी पानी नाली के सिवा भवन पर व्यवस्था करना होगा। भवन भू-वाहक विस्तार करने में भवन मानचित्र के तहत सड़क सामग्री शामिल एवं उपकरण रखे बिना गये कनावट अर्थात् कनावा बनाया जायेगा। भवन मानचित्र की स्वीकृति केवल तीन वर्ष के लिए मान्य होगी। भवन में रहे के भू-नोC प्राप्त करना होगा। तकनीकी मानचित्र/जामगना को जमा करने के आदेश पर ध्यान।

11/16-17
Rakesh Ranjan Raj
Nagar Parishad Danapur Nizammat