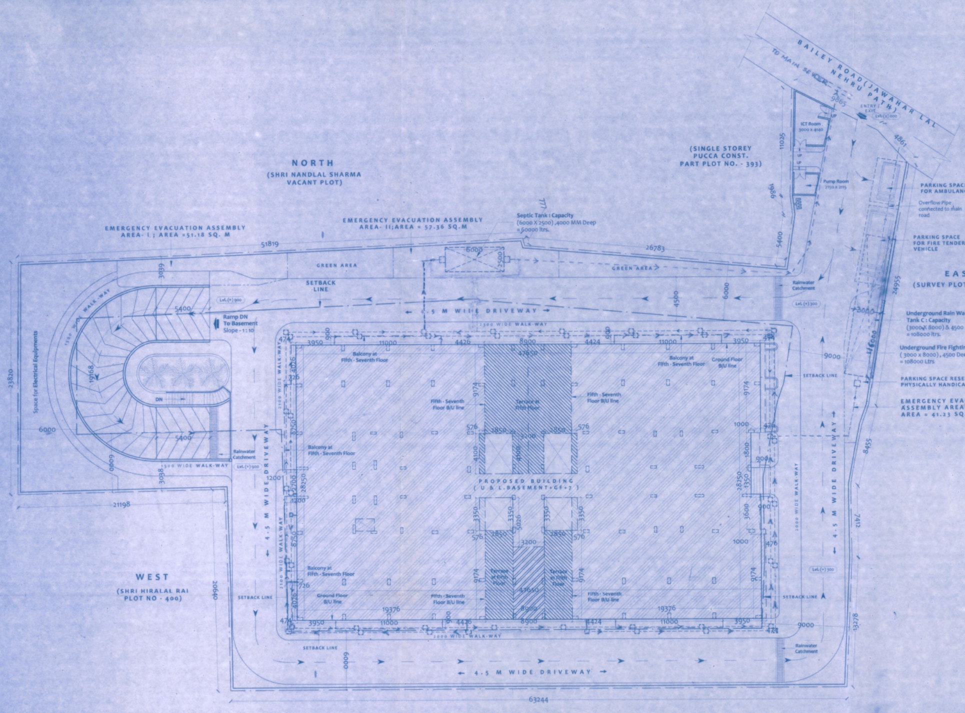
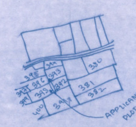
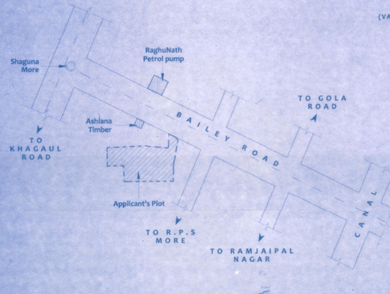


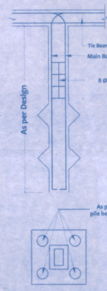
SITE PLAN
SCALE - 1:200



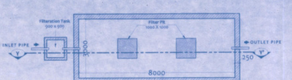
KEY PLAN
SCALE - 1" = 330'-0"



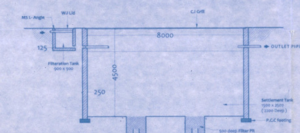
LOCATION PLAN
NOT TO SCALE



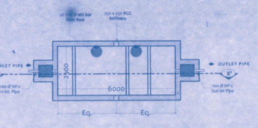
TYP. DETAIL OF PILE FOUNDATION



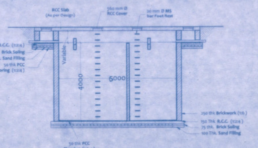
TYP. PLAN OF RAINWATER HARVESTING TANK
SCALE - 1:100



TYP. SECTION YY'
SCALE - 1:100



TYP. PLAN OF SEPTIC TANK
SCALE - 1:100



TYP. SECTION XX'
SCALE - 1:100

SETBACK DETAILS

FOR ALL TYPE OF HIGH - RISE UP TO 27 M IN HT.

AS PER BY-LAWS

FRONT SETBACK = 9.00 M
REAR & SIDE SETBACKS = 6.00 M

PROVIDED SETBACKS

FRONT SETBACK = 9.00 M
REAR & SIDE SETBACKS = 6.00 M

F.A.R CALCULATION

	RESIDENTIAL B/U AREA	COMMERCIAL B/U AREA	TOTAL B/U AREA
L.BASEMENT FLOOR	———	———	51.29 SQ. M
U.BASEMENT FLOOR	———	———	57.65 SQ. M
GROUND FLOOR	———	1194.33 SQ. M	
FIRST FLOOR	———	1038.94 SQ. M	
SECOND FLOOR	———	1139.88 SQ. M	
THIRD FLOOR	———	1139.88 SQ. M	
FOURTH FLOOR	———	1139.88 SQ. M	
FIFTH FLOOR	1067.32 SQ. M	———	
SIXTH FLOOR	1063.56 SQ. M	———	
SEVENTH FLOOR	1063.56 SQ. M	———	
TOTAL	3194.44 SQ. M	5652.91 SQ. M	108.94 SQ. M
GRAND TOTAL	8956.29 SQ. M		

TOTAL PLOT AREA AS SITE = 3596.91 SQ. M
TOTAL PLOT AREA AS DEED = 3631.86 SQ. M

ALL FLOOR BUILT-UP AREA = 8956.29 SQ. M

F.A.R = 8956.29 /3596.91 = 2.49

PARKING CALCULATION

30 % OF COMMERCIAL B/U AREA = 0.3 X 5652.91 = 1695.87 SQ. M
25 % OF RESIDENTIAL B/U AREA = 0.25 X 3194.44 = 798.61 SQ. M

TOTAL REQUIRED PARKING AREA = 1695.87 + 798.61 = 2494.48 SQ. M

TOTAL REQUIRED PARKING AREA = 2494.48 SQ. M

PROVIDED PARKING AREA (LOWER BASEMENT) = 1492.08 SQ. M
PROVIDED PARKING AREA (UPPER BASEMENT) = 1479.71 SQ. M

TOTAL PROVIDED PARKING AREA = 1492.08 + 1479.71 = 2971.79 SQ. M

POPULATION DENSITY CALCULATION

RESIDENTIAL POPULATION DENSITY	COMMERCIAL POPULATION DENSITY
NO. OF RESIDENTIAL FLATS ON 5TH, 6TH & 7TH FLOOR = 8 (EACH) **TOTAL NO. OF RESIDENTIAL FLATS ON ALL THE FLOORS = (3 X 8) = 24 FLATS** CONSIDERING EACH FLAT HAVING 5 PERSONS **TOTAL NO. OF PERSONS OCCUPYING FLATS = (24 X 5) = 120 PERSONS**	TOTAL COMMERCIAL B/U AREA = 5652.91 SQ. M TOTAL CARPET AREA = 5652.91 / 2 = 2826.45 SQ. M **TAKING DENSITY OF 6 SQ. M PER PERSON = 2826.45 /6 = 471.07 ≅ 500 PERSONS**

TOTAL NO. OF PERSONS = 120 + 500 = 620 PERSONS

GREEEN AREA CALCULATION

GREEN AREA CALCULATION

REQUIRED GREEN AREA = 5% OF TOTAL PLOT AREA
= 0.05 X 3596.91 = 179.84 SQ. M ≅ 180 SQ. M

PROVIDED GREEN AREA ON TERRACE ON FIFTH FLOOR = 119.08 SQ. M
PROVIDED GREEN AREA ON TERRACE ON TOP FLOOR = 378.78 SQ. M

TOTAL GREEN AREA AS PROVIDED = 119.08 +378.78 = 497.86 SQ. M

EMERGENCY EVACUATION ASSEMBLY AREA CALCULATION

ASSUMING OCCUPANCY % = 80% FOR RESIDENTIAL = 80% OF 120
= 0.8 X 120 = 96 PERSONS

ASSUMING OCCUPANCY % = 60% FOR COMMERCIAL = 60% OF 500
= 0.6 X 500 = 300 PERSONS

TOTAL NO. OF PERSONS = 96 + 300 = 396 ≅ 400 PERSONS

AREA REQUIRED FOR 1 PERSON (TO STAND) = 4 SQ.FT OR 0.36 SQ. M
AREA REQUIRED FOR 400 PERSONS = 400 X 0.36 = 144 SQ. M

SO, AREA AS PROVIDED IS DISTRIBUTED IN 3 PARTS

TOTAL EMERGENCY EVACUATION ASSEMBLY AREA AS PROVIDED = I + II + III = 51.18 + 57.36 + 41.23 = 149.7 SQ. M

SEPTIC TANK CALCULATION

TOTAL NO. OF PERSONS (RESIDENTIAL) = 120 PERSONS
TOTAL NO. OF PERSONS (COMMERCIAL) = 500 PERSONS

SO,TOTAL NO OF PERSONS ON ALL THE FLOORS = 120 + 500 = 620 (APPROX.)

1 PERSON NEED 0.085 CUM CAPACITY OF SEPTIC TANK
TOTAL PERSONS NEED = 620 X 0.085 = 52.7 CU. M (REQ.)

PROVIDED SEPTIC TANK OF SIZE (1 NO.)
= 6.0 x 2.5 x 4.0 = 60 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
COMMERCIAL	45 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) = 16200 LTRS.

PROVIDED OVERHEAD TANK : B (CAPACITY) = 10425 X 2700 X 1500
= 42221.25 ≅ 42220 LTRS.

FOR COMMERCIAL

TOTAL NO. OF PERSONS OCCUPYING COMMERCIAL AREA = 500 PERSONS

EACH PERSON REQUIRES 45 LTRS. PER DAY = 500 X 45 = 22500 LTRS.

TOTAL WATER REQUIREMENT (COMMERCIAL) = 22500 LTRS.

SO, PROVIDED OVERHEAD TANK : A (CAPACITY) = (7725 x 2700 x 1500)
= 29261.25 ≅ 29260 LTRS.

FOR FIRE FIGHTING WATER TANK = 100000 LTRS. (REQUIRED)

PROVIDED UNDERGROUND TANK : C (CAPACITY) = (3000 X 8000 X 4500)
= 108000 LTRS.

RAINWATER HARVESTING SUMP CALCULATION

MAXIMUM TERRACE AREA = 1125.60 SQ M.

RAIN WATER HARVESTING SUMP REQ.
= 6 CU. M FOR EVERY 100 SQM. ROOF AREA

SO, TOTAL REQ. CAPACITY OF TANK = 11.25 X 6
= 67.50 CU M.

PROVIDED RAINWATER SETTLEMENT TANK SIZE
= 8.0 X 3.0 X 4.5 = 108.00 CU M.

*** FOR BUILDING HEIGHT UPTO 27 M**

SPECIFICATIONS

01) **FOUNDATION :-** R.C.C. PILE FOUNDATION AS/STRUCTURAL DESIGN.

02) **SUPER STRUCTURE :-** R.C.C. FRAMED STRUCTURE AS/STRUCTURAL DESIGN.

03) **BRICKWORK :-** 250 TH. & 125 TH 1st CLASS BRICKWORK IN C.M. 1:6 &1:5 AS/DESIGN.

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.

BOUNDARY DETAILS

NORTH - VACANT PLOT OF SHRI NANDLAL SHARMA & SINGLE STOREY PUCCA CONST. ON PLOT NO. 393(P).
SOUTH - VACANT PLOT 391 (P).
EAST - SURVEY PLOT NO. 380.
WEST - PLOT NO 400 OF SHRI HIRALAL RAI & DOUBLE STOREY PUCCA CONST OF SHRI BIJENDRA RAI.

DEVELOPER ADDRESS

FOR SUNRISE SAI DEVELOPERS PVT. LTD.
DIRECTOR - SRI PARAS KUMAR
S/O SRI HARINANDAN PRASAD
AT MAURYA PATH KHAJPURA , PATNA - 14

PLOT DETAIL

PROPOSED COMMERCIAL CUM RESIDENTIAL COMPLEX
SUNRISE SAI OZONE PLAZA
AT MAUZA - SAGUNA , THANA NO. 23 ,
PLOT NO. 391 (P), 392 (P), 393 (P) & 398 (P)
KHATA NO. 112, 158 & 173 ,
DIST- PATNA (BIHAR)

SHEET NO.	SCALE	NORTH
01/12	1:200 1:100	N

Sunrise Sai Developer's Pvt. Ltd.
Paras Kumar
Director

SIGNATURE OF DEVELOPER/ BUILDER

RAKESH RANJAN RAJE
DANAPUR REG. No.- 06/Arch/2015/NPDN
C.O.A. REG. No.- CA/86/9665

SIGNATURE OF ARCHITECT

Brajesh Kumar Sinha
Structural Engineer

SIGNATURE OF ENGINEER

Building Plan No.

J.E.
Nagar Parishad Danapur Nizamat

A.E.
Nagar Parishad Danapur Nizamat