F.A.R CALCULATION

	B/U AREA
GROUND FLOOR	35.33 SQ. M
FIRST FLOOR	494.95 SQ. M
SECOND FLOOR	494.95 SQ. M
THIRD FLOOR	494.95 SQ. M
FOURTH FLOOR	494.95 SQ. M
TOTAL B/U AREA	2015.13 SQ. M

TOTAL PLOT AREA AS SITE = 887.25 SQ. M
TOTAL PLOT AREA AS DEED = -------- SQ. M

NET PLOT AREA = 887.25 SQM

GRAND TOTAL B/U AREA = 2015.13 SQ. M

F.A.R = 2015.13 SQ. M /887.25 SQ. M =2.27

BARSATI COVERED UP AREA= 19.45 SQ.M

SETBACK DETAILS

FOR RESIDENTIAL BUILDING BELOW 15 M IN HT.

AS PER BY-LAWS

DEPTH OF THE PLOTH MORE THAN 45M
FRONT SETBACK = 6.0 M
REAR SETBACK =4.5 M

WIDTH OF THE PLOT MORE THAN 15M & UPTO 21 M
SIDE SETBACKS = 2.0 M

PROVIDED SETBACKS

FRONT SETBACK = 6.0 M
REAR SETBACK =4.5 M
& SIDE SETBACKS = 2.0 M

PARKING CALCULATION

25 % OF RESIDENTIAL B/U AREA = 0.25 X2015.13 = 503.78 SQ. M

TOTAL REQUIRED PARKING AREA = 503.78 SQ. M

PROVIDED PARKING ON GROUND FLOOR= 511.28 SQ.M

TOTAL PROVIDED PARKING AREA =511.28 SQ. M

RAINWATER HARVESTING SUMP CALCULATION

MAXIMUM TERRACE AREA = 498.55 SQ M.

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

SQ. TOTAL REQ. CAPACITY OF TANK = 4.98 X 6 =29.88 CU M.

PROVIDED RAINWATER SETTLEMENT TANK SIZE = 5.0 X 3.0 X 2.0 = 30.0 CU M.

GREEN AREA CALCULATION

GREEN AREA CALCULATION

REQUIRED GREEN AREA = 10% OF TOTAL PLOT AREA = 0.1 X 887.25 = 88.72 SQ. M

PROVIDED GREEN AREA ON GROUND FLOOR = 95.05 SQ. M

TOTAL GREEN AREA AS PROVIDED = 95.05 SQ. M

POPULATION DENSITY CALCULATION

RESIDENTIAL

NO. OF RESIDENTIAL FLATS ON 1ST - 4TH FLOOR = 4 (EACH)

TOTAL NO. OF RESIDENTIAL FLATS ON ALL THE FLOORS = (4 X 4)=16 FLATS

CONSIDERING EACH FLAT HAVING 5 PERSONS

TOTAL NO. OF PERSONS OCCUPYING FLATS = (16 X 5) = 80 PERSONS

SEPTIC TANK CALCULATION

TOTAL NO OF PERSONS ON ALL THE FLOORS = 80

1 PERSON NEED 0.085 CUM CAPACITY OF SEPTIC TANK

TOTAL PERSONS NEED = 80 X 0.085 =6.8 CU. M (REQ.)

PROVIDED SEPTIC TANK OF SIZE = 2.5 x 1.5 x 2.0 =7.5 CU. M

WATER TANK CALCULATION

ACCORDING TO N.B.C WATER REQUIREMENT FOR DIFFERENT OCCUPANCIES

WATER REQUIREMENT= 135 LTRS/ HEAD DAY

FOR RESIDENTIAL

TOTAL NO. OF PERSONS OCCUPYING FLATS = 80 PERSONS
TOTAL WATER REQUIREMENT = 80 X 135 = 10800 LTRS.

TOTAL WATER REQUIREMENT = 4225 X 2450 X 1500 = 16800 LTRS.

FOR FIRE FIGHTING

REQUIRED OVER TERRACE TANK = 5,000 LTRS

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 THK . & 125 THK. 1ST CLASS BRICK WORK AND
CEMENT BLOCK OF SIZE-200 x 200 x 600 & 100 x 200 x 600

04) FLOORING :- MOSAIC CAST-IN-STITU 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.

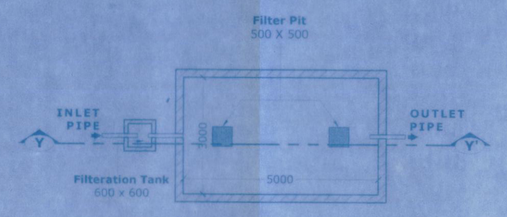
06) DOOR :-
(i) FRAME - 65X100 TH. SAL WOOD DOOR FRAME.
(ii) SHUTTER- 35MM TH. SOLID CORE FLUSH DOOR OF I.S.I. MARK AS/DESIGN

07) WINDOW:-
(i) FRAME - 65X100 TH. SAL WOOD/ALUMINIUM WINDOW FRAME
(ii) SHUTTER- FULLY GLAZED HARD WOOD/ALUMINIUM WINDOW SHUTTER AS/DESIGN.

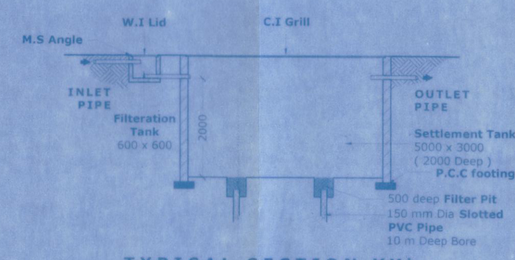
08) TOILETS :-
(i) FLOORING - CERAMIC TILES FLOORING .
(ii) WALLS - CERAMIC TILES DADO UPTO 1500HT.
(iii) SANITARYWARE - WHITE GLAZED VITEROUS SANITARYWARE OF I.S.I MARK.
(iv) FITTING - CHROMIUM PLATED C.P.FITTINGS OF I.S.I MARK.

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.

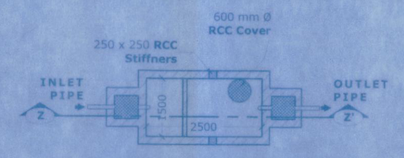
10) WATER SUPPLY -- ROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVERHEAD TANK



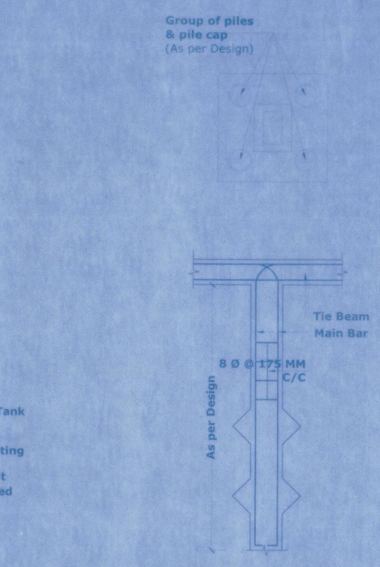
TYPICAL PLAN OF RAINWATER HARVESTING TANK



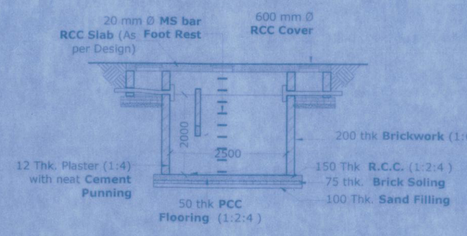
TYPICAL SECTION YY'



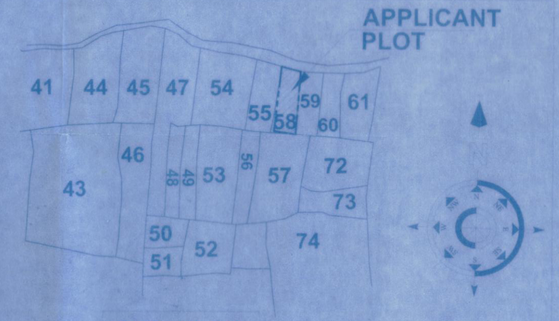
TYPICAL PLAN OF SEPTIC TANK



TYPICAL DETAIL OF PILE FOUNDATION

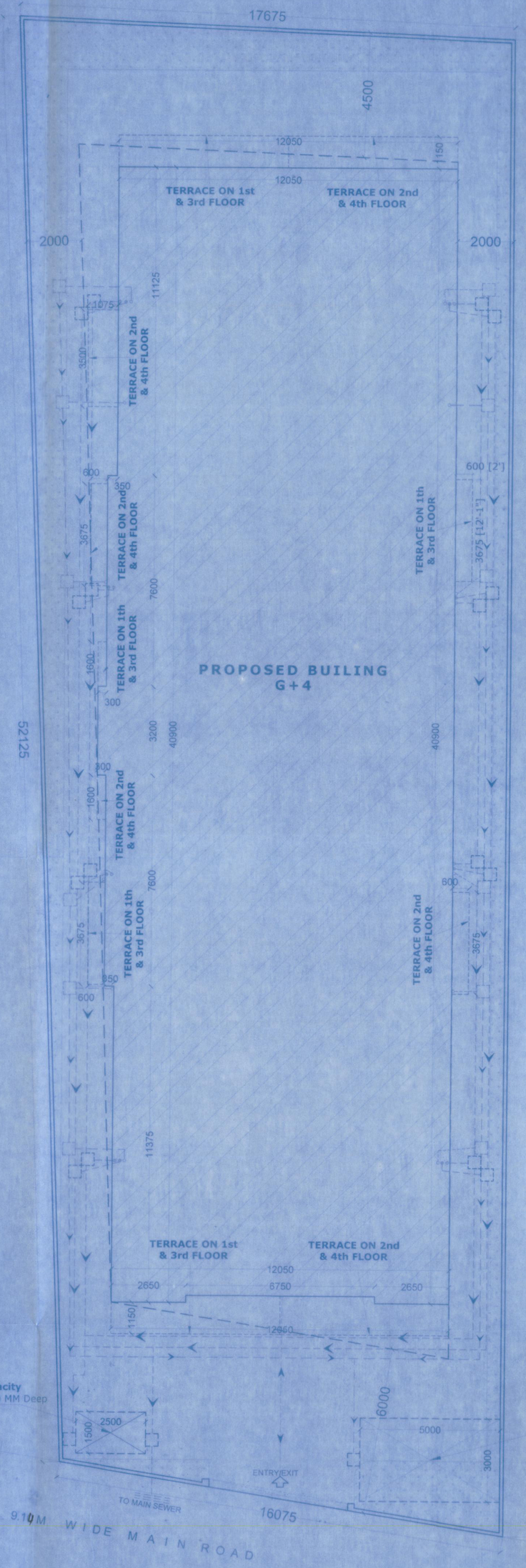


TYPICAL SECTION ZZ'



KEY PLAN
(NOT TO SCALE)

LOCATION MAP
NOT TO SCALE



SITE PLAN

Septic Tank : Capacity
(2500 X 1500) ,2000 MM Deep
= 7500 ltrs.

Rainwater Harvesting Tank : Capacity
(5000 X 3000) ,2000 MM Deep
= 30000 ltrs.

*** FOR RESIDENTIAL BUILDING BELOW 15 M. IN HT.**

This is to certify that this plan has been prepared after site inspection and strictly as per the guidelines of Bihar building Bye-Laws 2014.

PROJECT NAME

SUNRISE RESIDENCY.

DEVELOPER NAME & ADDRESS

SUNRISE SAI DEVELOPERS PVT. LTD.
DIRECTOR- SRI PARAS KUMAR,
S/O SRI HARINANDAN PRASAD
ADDRESS-
MAURYA PATHLKHAJPURA
POST- VETINERY COLLEGE,
THANA-SHASTRY NAGAR, PATNA 14

PLOT DETAIL

PROPOSED RESIDENTIAL BUILDING FOR:
01.SMT SABIR KUMAR SAHI
02.SRI KRISHNA KANTHAN , S/O SHANTI VEKINTAN
03.SMT.SHEELA GUPTA
AT-
MAUZA/MOHALLA-DHANAUT, KUSUMPUR,
PARAGANA- PHUL WARI,
SURVEY-THANA-DANAPUR
PRESENT THANA-RUPASPUR
DISTRICT-PATNA
THANA NO.- 20
SURVEY PLOT NO.-58
KHATA NO.-302
TAUZI NO.-55,56
ZONE-3.

BOUNDARY

NORTH:- ROAD.
SOUTH:- ARUN KUMAR SINHA PLOT NO.-57.
EAST:-KUSUMPURAM COPRATIVE PLOT NO.-59.
NORTH:- SHAMBHU NATH SINHA ETC. PLOT NO.-55.

SHEET DETAIL:-

(1)SITE PLAN
(2)CALCULATIONS
(3)KEY PLAN
(4)LOCATION PLAN
(5)TYPICAL DETAIL OF PILE FOUNDATION
(6)WATER HARVESTING TANK PLAN & SECTION
(7)SEPTIC TANK PLAN & SECTION

SHEET NO.	NORTH	SCALE
01/03		1:100

Sunrise Sai Developer's Pvt. Ltd.
Director
PARAS KUMAR
Sunrise Sai Developer's Pvt. Ltd.
SIGNATURE OF DEVELOPER

Empl. No.-N.P.D.N.Build.-R.N. 65/15-16

Brajesh Kumar Sinha
Structural Engineer
Licence No.-11/STR-E/15/NPDN
NAGAR PARISHAD DANAPUR
SIGNATURE OF STRUCTURAL ENGINEER

Mukesh Kumar
Old Reg. No.-CA/2010/50020
Empanelment No.-2TIA/CH/2015/NPDN
Nagar Parishad Danapur Nizamat
SIGNATURE OF ARCHITECT

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

A. E.
Nagar Parishad Danapur Nizamat

Building Plan No. 64/19-20

Nagar Parishad Danapur Nizamat

बिहार भू-सम्पदा (नियमन और विकास) "रेरा"अधिनियम 2017 (RERA) की धारा 14 अनुसार प्राप्त में मंजित भू-सम्पदा प्राधिकार से स्वीकृत मानचित्र का विचलन आवश्यक होगा।

सरकारी या निजी ड्रेन के जोड़ने का अनुमोदन नहीं करना होगा साथ वह एक मकान के लिए विशेष भवन उपविधि 2014 के अनुसार आवश्यक पार्किंग [illegible] होगा। भवन भू-कमरासही संचालन करना तथा अपने भवन से सरकारी नाला तक पहुंच निकासी हेतु अपने खर्च से नाली निर्माण करना होगा।

बरसाती पानी नाली के लिए भूतल पर व्यवस्था करना होगा। भवन भू-खण्ड क्षेत्रफल रखने के स्थिति में भवन मानचित्र रेरा रद्द समझा जाएगा एवं स्वीकृत रद्द किये गये समझा जाएगा। अन्य मानचित्र की उपयुक्ति [illegible] के लिए मान्य होगी। भवन में आवासित होने के पूर्व Completion Certificate/Occupancy Certificate लेना अनिवार्य होगा।

Nagar Parishad Danapur Nizamat