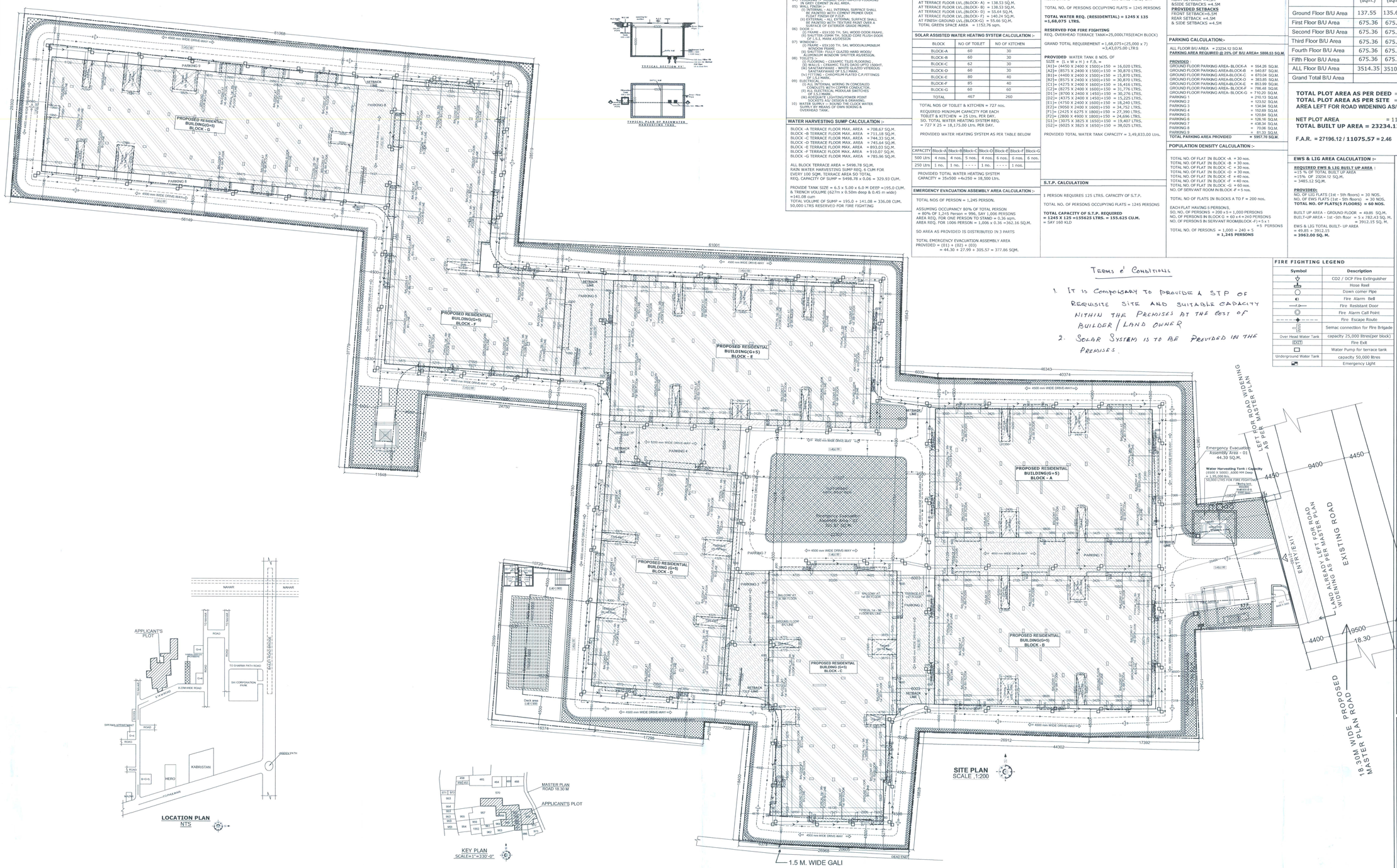


SITE PLAN
SCALE ,1:200

SPECIFICATION:-

01) FOUNDATION :- R.C.C. PILE FOUNDATION
02) SUPER STRUCTURE :-
(i) R.C.C. FRAMED STRUCTURE
(ii) ARCHITECTURAL DESIGN
03) BRICKWORK :- 250 TH. & 125 TH. UK CLASS BRICKWORK IN C.M. 1:6 B.I.S. ASSIDESIGN.
04) ROOF :- (i) R.C.C. ROOF WITH WATER-CUTU 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 :- 35 TH. FLUSH DOOR/PRE-CORE FLUSH DOOR OF I.S.I. MARK ASSIVESION.
07) WINDOW :-
(i) FRAME :- 65X100 TH. SAL WOOD/ALUMINIUM WINDOW FRAME.
(ii) SHUTTER :- FULLY GLAZED HARD WOOD/ ALUMINIUM WINDOW SHUTTER ASSIVESION.
08) TOILETS :-
(i) FLOORING :- CERAMIC TILES FLOORING
(ii) WALLS :- CERAMIC TILES DADO UPTO 1500HT.
(iii) SANITARYWARE :- WHITE GLAZED VITEROUS CHINA WARE 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 CONDUIT OF ISI MARK ASSIVESION.
(ii) ALL ELECTRICAL MODULAR SWITCHES OF I.S.I MARK.
(iii) POINT :- LIGHTING/POWER POINT SOCKETS AS DESIGN & DRAWING.
10) WATER SUPPLY :- ROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVERHEAD TANK.

WATER HARVESTING SUMP CALCULATION :-

BLOCK -A TERRACE FLOOR MAX. AREA = 708.67 SQ.M.
BLOCK -A TERRACE FLOOR MAX. AREA = 711.18 SQ.M.
BLOCK -C TERRACE FLOOR MAX. AREA = 744.33 SQ.M.
BLOCK -D TERRACE FLOOR MAX. AREA = 745.64 SQ.M.
BLOCK -E TERRACE FLOOR MAX. AREA = 893.03 SQ.M.
BLOCK -F TERRACE FLOOR MAX. AREA = 910.07 SQ.M.
BLOCK -G TERRACE FLOOR MAX. AREA = 785.96 SQ.M.

ALL BLOCK TERRACE AREA = 5498.78 SQ.M.
RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR EVERY 100 SQM. TERRACE AREA SO TOTAL REQ. CAPACITY OF SUMP = 5498.78 x 0.06 = 329.93 CUM.

PROVIDE TANK SIZE = 6.5 x 5.00 x 6.0 M DEEP =195.0 CUM. & TRENCH VOLUME (627m x 0.50m deep & 0.45 m wide) =141.08 cum.
TOTAL VOLUME OF SUMP = 195.0 + 141.08 = 336.08 CUM, 50,000 LTRS RESERVED FOR FIRE FIGHTING

GREEN SPACE CALCULATION :-

TOTAL NET PLOT AREA = 11075.57 SQ.M.
GREEN AREA REQUIRED @ 10% OF TOTAL PLOT AREA = 1107.55 SQ.M.

PROVIDED GREEN SPACE AREA
AT GROUND LVL = 624.16 SQ.M.
AT TERRACE FLOOR LVL(BLOCK- A) = 138.53 SQ.M.
AT TERRACE FLOOR LVL(BLOCK- B) = 138.53 SQ.M.
AT TERRACE FLOOR LVL(BLOCK- D) = 55.64 SQ.M.
AT TERRACE FLOOR LVL(BLOCK- F) = 140.24 SQ.M.
AT FINISH GROUND LVL(BLOCK-G) = 55.66 SQ.M.
TOTAL GREEN SPACE AREA = 1152.76 sqm.

SOLAR ASSISTED WATER HEATING SYSTEM CALCULATION :-

BLOCK	NO OF TOILET	NO OF KITCHEN
BLOCK-A	60	30
BLOCK-B	60	30
BLOCK-C	62	30
BLOCK-D	60	30
BLOCK-E	80	40
BLOCK-F	85	40
BLOCK-G	60	60
TOTAL	467	260

TOTAL NOS OF TOILET & KITCHEN = 727 nos.
REQUIRED MINIMUM CAPACITY FOR EACH TOILET & KITCHEN = 25 Ltrs. PER DAY.
SO, TOTAL WATER HEATING SYSTEM REQ.
= 727 X 25 = 18,175.00 Ltrs. PER DAY.

PROVIDED WATER HEATING SYSTEM AS PER TABLE BELOW

CAPACITY	Block-A	Block-B	Block-C	Block-D	Block-E	Block-F	Block-G
500 Ltrs	4 nos.	4 nos.	5 nos.	4 nos.	6 nos.	6 nos.	6 nos.
250 Ltrs	1 no.	1 no.	- - - -	1 no.	- - - -	1 nos.	

PROVIDED TOTAL WATER HEATING SYSTEM CAPACITY = 35x500 +4x250 = 18,500 Ltrs.

EMERGENCY EVACUATION ASSEMBLY AREA CALCULATION :-

TOTAL NOS OF PERSON = 1,245 PERSON.

ASSUMING OCCUPANCY 80% OF TOTAL PERSON
= 80% OF 1,245 Person = 996, SAY 1,006 PERSONS
AREA REQ. FOR ONE PERSON TO STAND = 0.36 sqm.
AREA REQ. FOR 1006 PERSON = 1,006 x 0.36 =362.16 SQ.M.

SO AREA AS PROVIDED IS DISTRIBUTED IN 3 PARTS

TOTAL EMERGENCY EVACUATION ASSEMBLY AREA
PROVIDED = (01) + (02) + (03)
= 44.30 + 27.99 + 305.57 = 377.86 SQM.

WATER TANK CALCULATION:-

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

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

TOTAL NO. OF PERSONS OCCUPYING FLATS = 1245 PERSONS

TOTAL WATER REQ. (RESIDENTIAL) = 1245 X 135 =1,68,075 LTRS.

RESERVED FOR FIRE FIGHTING
REQ. OVERHEAD TERRACE TANK=25,000LTRS(EACH BLOCK)

GRAND TOTAL REQUIREMENT =1,68,075+(25,000 x 7) =3,43,075.00 LTRS

PROVIDED WATER TANK 8 NOS. OF
SIZE = (L x W x H) + F.B. =
[A1]= (6450 X 2400 X 1500)+150 = 16,020 LTRS.
[A2]= (6575 X 2400 X 1500)+150 = 30,870 LTRS.
[B1]= (6400 X 2400 X 1500)+150 = 15,870 LTRS.
[B2]= (6575 X 2400 X 1500)+150 = 30,870 LTRS.
[C1]= (4275 X 2400 X 1600)+150 = 16,416 LTRS.
[C2]= (6275 X 2400 X 1600)+150 = 31,776 LTRS.
[D1]= (8700 X 2400 X 1450)+150 = 30,276 LTRS.
[D2]= (4375 X 2400 X 1450)+150 = 15,225 LTRS.
[E1]= (4750 X 2400 X 1600)+150 = 18,240 LTRS.
[E2]= (9050 X 2400 X 1600)+150 = 34,752 LTRS.
[F1]= (2425 X 6275 X 1800)+150 = 27,390 LTRS.
[F2]= (2800 X 4900 X 1800)+150 = 24,696 LTRS.
[G1]= (3075 X 3825 X 1650)+150 = 19,407 LTRS.
[G2]= (6025 X 3825 X 1650)+150 = 38,025 LTRS.

PROVIDED TOTAL WATER TANK CAPACITY = 3,49,833.00 Ltrs.

S.T.P. CALCULATION

1 PERSON REQUIRES 125 LTRS. CAPACITY OF S.T.P.

TOTAL NO. OF PERSONS OCCUPYING FLATS = 1245 PERSONS

TOTAL CAPACITY OF S.T.P. REQUIRED
= 1245 X 125 =155625 LTRS. = 155.625 CU.M.
= SAY 160 KLD

SETBACK DETAILS:-

FOR RESIDENTIAL BUILDING UPTO 18M IN HT.

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

PARKING CALCULATION:-

ALL FLOOR B/U AREA = 23234.12 SQ.M.
PARKING AREA REQUIRED @ 20% OF B/U AREA= 5808.53 SQ.M.

PROVIDED :

GROUND FLOOR PARKING AREA- BLOCK-A	= 554.26 SQ.M.
GROUND FLOOR PARKING AREA-BLOCK-B	= 540.87 SQ.M.
GROUND FLOOR PARKING AREA-BLOCK-C	= 670.04 SQ.M.
GROUND FLOOR PARKING AREA-BLOCK-D	= 383.85 SQ.M.
GROUND FLOOR PARKING AREA-BLOCK-E	= 853.99 SQ.M.
GROUND FLOOR PARKING AREA- BLOCK-F	= 788.48 SQ.M.
GROUND FLOOR PARKING AREA- BLOCK-G	= 710.20 SQ.M.
PARKING 1	= 210.13 SQ.M.
PARKING 2	= 123.52 SQ.M.
PARKING 3	= 134.94 SQ.M.
PARKING 4	= 152.69 SQ.M.
PARKING 5	= 120.84 SQ.M.
PARKING 6	= 126.16 SQ.M.
PARKING 7	= 438.34 SQ.M.
PARKING 8	= 70.06 SQ.M.
PARKING 9	= 81.35 SQ.M.
TOTAL PARKING AREA PROVIDED	**= 5957.76 SQ.M.**

POPULATION DENSITY CALCULATION :-

TOTAL NO. OF FLAT IN BLOCK -A = 30 nos.
TOTAL NO. OF FLAT IN BLOCK -B = 30 nos.
TOTAL NO. OF FLAT IN BLOCK -C = 30 nos.
TOTAL NO. OF FLAT IN BLOCK -D = 30 nos.
TOTAL NO. OF FLAT IN BLOCK -E = 40 nos.
TOTAL NO. OF FLAT IN BLOCK -F = 40 nos.
TOTAL NO. OF FLAT IN BLOCK -G = 60 nos.
NO. OF SERVANT ROOM IN BLOCK -F = 5 nos.

TOTAL NO OF FLATS IN BLOCKS A TO F = 200 nos.

EACH FLAT HAVING 5 PERSONS.
SO, NO. OF PERSONS = 200 x 5 = 1,000 PERSONS
NO. OF PERSONS IN BLOCK G = 60 x 4 = 240 PERSONS
NO. OF PERSONS IN SERVANT ROOM(BLOCK-F) = 5 x 1 = 5 PERSONS
TOTAL NO. OF PERSONS = 1,000 + 240 + 5
= 1,245 PERSONS

AREA CALCULATION :-

	Block-A (sqm.)	Block-B (sqm.)	Block-C (sqm.)	Block-D (sqm.)	Block-E (sqm.)	Block-F (sqm.)	Block-G EWS/LIG (sqm.)
Ground Floor B/U Area	137.55	135.66	52.27	328.73	41.62	60.79	49.85
First Floor B/U Area	675.36	675.03	713.75	709.98	852.44	868.94	782.43
Second Floor B/U Area	675.36	675.03	713.75	709.98	852.44	868.94	782.43
Third Floor B/U Area	675.36	675.03	713.75	709.98	852.44	868.94	782.43
Fourth Floor B/U Area	675.36	675.03	713.75	709.98	852.44	868.94	782.43
Fifth Floor B/U Area	675.36	675.03	713.75	709.98	852.44	868.94	782.43
ALL Floor B/U Area	3514.35	3510.81	3621.02	3878.63	4303.82	4405.49	3962.00
Grand Total B/U Area	23234.12 SQ.M.						3962.00

TOTAL PLOT AREA AS PER DEED = 11125.60 SQ.M
TOTAL PLOT AREA AS PER SITE = 11079.48 SQ.M.
AREA LEFT FOR ROAD WIDENING AS/MASTER PLAN = 3.91 SQ.M.

NET PLOT AREA = 11075.57 SQ.M.
TOTAL BUILT UP AREA = 23234.12 + 3962.00 = 27196.12 SQ. M.

F.A.R. = 27196.12 / 11075.57 = 2.46

EWS & LIG AREA CALCULATION :-

REQUIRED EWS & LIG BUILT UP AREA :
=15 % OF TOTAL BUILT UP AREA
=15% OF 23234.12 SQ.M.
= 3485.12 SQ.M.

PROVIDED:
NO. OF LIG FLATS (1st - 5th floors) = 30 NOS.
NO. OF EWS FLATS (1st - 5th floors) = 30 NOS.
TOTAL NO. OF FLATS(FLOORS) = 60 NOS.

BUILT UP AREA - GROUND FLOOR = 49.85 SQ.M.
BUILT-UP AREA - 1st -5th floor = 5 x 782.43 SQ. M.
= 3912.15 SQ. M.

EWS & LIG TOTAL BUILT- UP AREA
= 49.85 + 3912.15
= 3962.00 SQ. M.

FIRE FIGHTING LEGEND

Symbol	Description
	CO2 / DCP Fire Extinguisher
	Hose Reel
	Down comer Pipe
	Fire Alarm Bell
	Fire Resistant Door
	Fire Alarm Call Point
	Fire Escape Route
	Semac connection for Fire Brigade
Over Head Water Tank	capacity 25,000 litres(per block)
EXIT	Fire Exit
	Water Pump for terrace tank
Underground Water Tank	capacity 50,000 litres
	Emergency Light

Terms & Conditions

1. It is Compulsary to provide a STP of requisite size and suitable capacity within the premises at the cost of Builder / Land owner
2. Solar System is to be provided in the premises.

BUILDING NAME :-**SUNRISE RUPASPUR CITY**

DEVELOPER ADDRESS:-

SUNRISE SAI DEVELOPERS PVT.LTD.
DIRECTOR - SRI PARAS KUMAR
MAURYA PATH,KHAJPURA,SHASTRI NAGAR,
PATNA - 800014

PLOT DETAIL :-

PROPOSED RESIDENTIAL BUILDING COMPLEX FOR SUNRISE SAI DEVELOPERS PVT.LTD. AND

SMT. RASHMI PRIYADARSHINI,SMT.JANKI DEVI, SRI. RAJENDRA PRASAD, SMT. KRISHNA DEVI,SRI. JAGAT NARAYAN GUPTA, SRI. ANIL KUMAR,SRI. ASHOK KUMAR, SRI. RAJESHWAR SHARMA,SRI. NAW RATAN LAL SHARMA, SRI. VEDPRAKASH SHARMA, SRI. JAY PRAKASH SHARMA,SRI. PRAKESH SHARMA, SRI. SIYARAM SINGH,SMT. SUSHILA DEVI, SRI. RANDHIR PRASAD,SRI. ANAND KUMAR, SRI. CHANDRIKA PD SINGH, SRI. CHANDRASHEKHAR PD GUPTA, SRI. RAJU KUMAR YADAV,SMT. SEEMA RAY, SRI. GYAN PRAKASH & ANITA KUMARI, SRI. RAJNANDAN PRASAD,SRI. BHARAT LAL ARYA, SRI. RISHI RAJ,SMT. MAHAJANI DEVI, SMT. KANTI DEVI, SRI. LALAN PRASAD,SRI. DILIP KUMAR, SRI. DHRAMENDRA KUMAR,SRI. ASHOK KUMAR, SMT. ANITA MANDAL,SMT. PREM KR.& SANJIV KUMAR, SMT. SAROJ KUMARI SALU,SRI. ASHOK KUMAR & SMT. TATERI DEVI ON
SURVEY PLOT NO.- 570(P),956 P,964 P,965 P,966P,967(P), 968P,969(P),971(P),WARD NO.-3,TAUZI-5558 & 5567,VILLAGE-RUPASPUR(DHANAUT),MOHALLA-RUPASPUR, PARGANA-PHULWARI,
KHATA NO.-403,404,405,407,408,411,543.
THANA NO.-20.

BOUNDARY :-

NORTH :- PLOT NO.-570(P),CHANDRASHEKHAR GUPTA, SUSILA DEVI,JAMUNI DEVI & OTHERS.
SOUTH :- SARYOG SINGH,RAJENDRA SAW & PVT.LTD,MANISH SAW, VIKASH SHARMA & SANT LAL PASWAN,EXISTING G+2 BUILDING, LATE DAMODAR PD & LATE RAGHU VIR SAH,RAJENDRA PD.
EAST :- PLOT NO. 970 & 18.30M MASTER PLAN ROAD
WEST :- PLOT NO.-971, PLOT NO.-965,OM PRAKASH SAH & PLOT NO.956

SHEET NO.	SCALE.	NORTH.
PMC-01/15	1 : 200	

Sunrise Sai Developers Pvt. Ltd.
Director

SIGNATURE OF OWNER

Brajesh Kumar Sinha
Structural Engineer
SE/02/16
Patna Municipal Corporation

SIGNATURE OF STRUCTURAL ENGINEER

MADHU SMRITI
P.M.C. EMP. No.-AR/33/15
C.O.A. REG. No.- CA/90/13248

SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (PRDA)
Case No. PRDA/PMC-PRN-04-5/140/2020
Sanction of Plan Accorded under Section 314, 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on 15/12/2020
SANCTION OF PLAN ACCORDED

निदेशक
नगरीय योजना
पटना नगर निगम, पटना

24.12.20
राजेन्द्र नगर 'बी'
प्राक्पक
शहरी योजना
पटना नगर निगम