FAR CALCULATION

B/U AREA (AS PER PROPOSED PLAN)	
BASEMENT FLOOR	8.23 SQ. M
GROUND FLOOR	77.41 SQ. M
FIRST FLOOR	1480.63 SQ. M
SECOND FLOOR	1480.63 SQ. M
THIRD FLOOR	1480.63 SQ. M
FOURTH FLOOR	1480.63 SQ. M
FIFTH FLOOR	1358.82 SQ. M
TOTAL B/U AREA	7366.98 SQ. M

TOTAL PLOT AREA AS PER DEED = 2969.93 SQ.M
TOTAL PLOT AREA AS PER SITE = 2946.87 SQ.M
GRAND TOTAL B/U AREA =7366.98 SQ. M
F.A.R =7366.98/ 2946.87 = 2.499

PARKING AREA CALCULATION:

REQUIRED RESIDENTIAL PARKING AREA
=25 % OF RESIDENTIAL B/U AREA
=0.25 X 7366.98 = 1841.75 SQ.M

PROVIDED PARKING AREA ON BASEMENT
= 1401.33 SQ.M
PROVIDED PARKING AREA ON GROUND FLOOR
= 802.25 SQ.M
TOTAL PROVIDED PARKING AREA
=2203.58 SQ.M

SETBACK DETAILS

FOR RESIDENTIAL BUILDING MORE THAN 15M & 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

RAINWATER HARVESTING SUMP & UNDER GR. FIRE FIGHTING TANK CALCULATION :

TERRACE FLOOR MAX. AREA =1675.31 sqm
RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR EVERY 100 SQM. TERRACE AREA
REQUIRED CAPACITY OF RAINWATER HARVESTING SUMP = 16.75≈ 6 = 100.5 CUM.

PROVIDED TANK SIZE = 5.0 X 3.3 X 3.3 = 54.45 CU.M.
&TRENCH VOLUME (244.85 m x 0.40 m wide x 0.50m deep) =48.97 CU.M.
TOTAL PROVIDED VOLUME OF RAINWATER HARVESTING SUMP
= 103.42 CUM
[50,000 LTRS RESERVED FOR UNDERGROUND FIRE FIGHTING TANK.]

POPULATION DENSITY CALCULATION

RESENDIAL
NO. OF RESIDENTIAL FLATS ON 1ST – 4TH FLOOR = 16(EACH)
NO. OF RESIDENTIAL FLATS ON 5TH FLOOR = 15
TOTAL NO. OF RESIDENTIAL FLATS ON 1ST TO 5TH FLOOR
= (16 X 4)+15 = 79 FLATS

CONSIDERING EACH FLAT HAVING 5 PERSONS ;

TOTAL NO. OF PERSONS OCCUPYING FLATS = (79 X 5)
= 395 PERSONS

OVER HEAD WATER TANK& FIRE FIGHTING TANK CALCULATION:

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

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

RESIDENTIAL
TOTAL NO. OF PERSONS OCCUPYING FLATS = 395 PERSONS

WATER REQUIREMENT (RESIDENTIAL) = 395 X 135 =53,325 LTRS.

FOR FIRE FIGHTING REQUIRED OVERHEAD TERRACE TANK = 25,000 LTRS

TOTAL REQUIREMENT
= 53,325 LTRS (FOR UTILITY USE) +25,000 LTRS (FOR FIRE FIGHTING)
= 78,325 LTRS.

PROVIDED WATER TANK:
WATER TANK-01 = 6000 X 4000 X 1800 (+300 F.B) = 43200.00 LTRS
WATER TANK-02 = 6000 X 4000 X 1800 (+300 F.B) = 43200.00 LTRS

PROVIDED TOTAL OVER HEAD WATER TANK CAPACITY
=OVER HEAD WATER TANK (01+02)
= (43200+43200) LTRS.
= 86400.00 LTRS.
(61,400 LTRS FOR UTILITY USE & 25,000 LTRS FOR FIRE FIGHTING USE)

SEPTIC TANK CALCULATION

TOTAL NO.OF PERSONS ON ALL THE FLOORS = 395
1 PERSON NEED 0.085 CUM. CAPACITY OF SEPTIC TANK

TOTAL PERSONS NEED = 395 X 0.085 = 33.57 CU. M (REQ.)

REQUIRED SEPTIC TANK SIZE = 33.57 CU.M

PROVIDED SEPTIC TANK SIZE
= 3.80 x 3.00 x 3.00 = 34.20 CU. M

EMERGENCY EVACUATION ASSEMBLY AREA CALCULATION:

ASSUMING OCCUPANCY 80 % FOR RESIDENTIAL
= 80 % OF 395 = 316
AREA REQUIRED FOR 1 PERSON TO STAND = 4 SQ.FT OR 0.3 SQ.M
AREA REQUIRED FOR 316 PERSON TO STAND =94.8 SQ.M

TOTAL REQUIRED EMERGENCY EVACUATION ASSEMBLY AREA =94.8 SQ.M

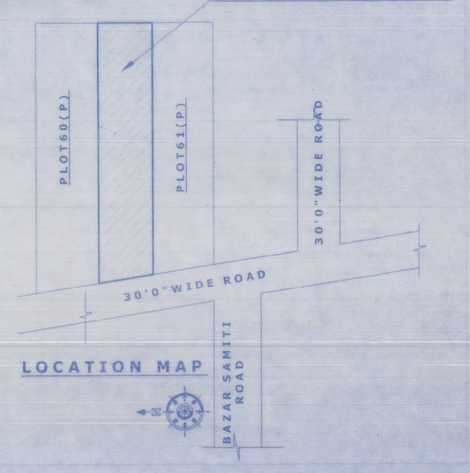
PROVIDED EMERGENCY EVACUATION ASSEMBLY AREA
= EMERGENCY EVACUATION ASSEMBLY AREA (1+2+3+4)
= (22.78+34.40+17.11+17.11)SQ.M = **96.4 SQ.M**

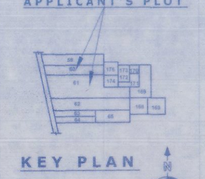
GREEN AREA CALCULATION:

REQUIRED GREEN AREA = 10% OF TOTAL PLOT AREA
= 0.1 X 2946.87
= 294.69 SQ. M

PROVIDED GREEN AREA ON FINISHED GROUND LEVEL =118.71 SQ.M
PROVIDED GREEN AREA ON TERRACE =254.46 SQ.M

TOTAL PROVIDED GREEN AREA =373.17 SQ.M



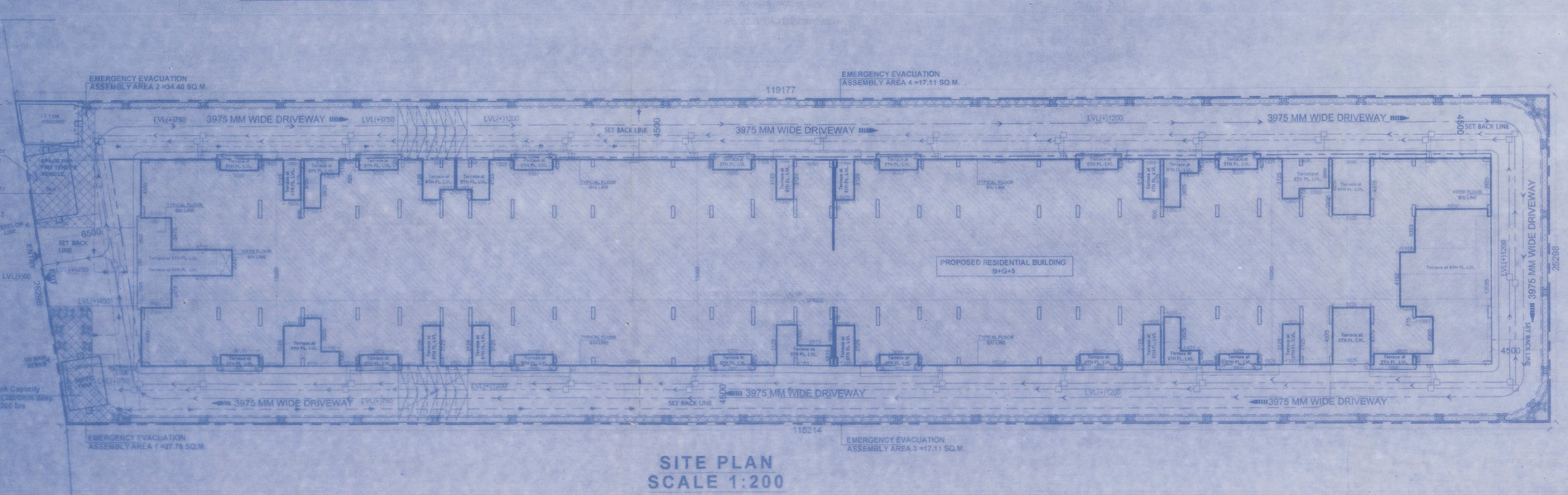


FIRE FIGHTING LEGEND

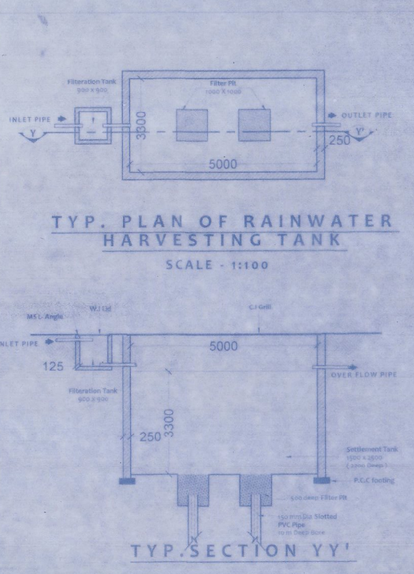
Symbol	Description
	CO2 / DCP Fire Extinguisher
	Hose Reel 36 mm dia with 01 mm coupling 25 mm dia 45 m length with 6.5 mm Nozzle
	Down comer Pipe
	Fire Alarm Bell
F.D	Fire Resistant Door
	Fire Alarm Call Point
	Fire Escape Route
	Semac connection for Fire Brigade
EXIT	Fire Exit
	Water Pump for terrace tank
EL	EMERGENCY LIGHT
S	Sprinkler
A S A	Automatic Smoke detector Alarm
Under Ground Water Tank	Capacity 50,000 Litres
Over Head Water Tank	Capacity 25,000 Litres

SPECIFICATIONS

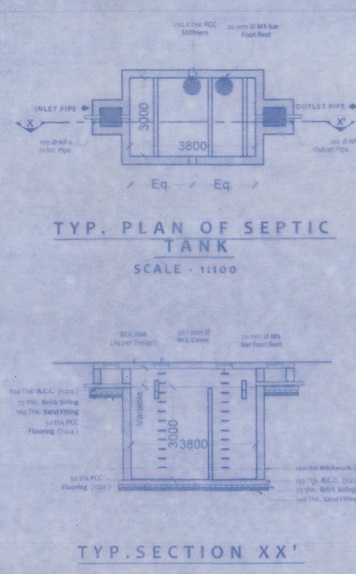
01) FOUNDATION :- R.C.C. RAFT & PILE FOUNDATION AS/STRUCTURAL DESIGN.
02) SUPER STRUCTURE :- R.C.C. FRAMED STRUCTURE AS/STRUCTURAL DESIGN.
03) BRICKWORK : 250 THK. & 125 THK. 1ST CLASS BRICK WORK.
04) FLOORING :- MOSAIC CAST-IN-SITU FLOORING IN GREY CEMENT IN ALL AREA.
05) WALL FINISH :-
(I) INTERNAL :- 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/ALUMINUM WINDOW FRAME
(II) SHUTTER:- FULLY GLAZED HARD WOOD/ALUMINUM WINDOW SHUTTER AS/DESIGN.
08) TOILETS :-
(I) FLOORING :- CERAMIC TILES FLOORING
(II) WALLS :- CERAMIC TILES DADO UPTO 1500MT.
(III) SANITARYWARE :- WHITE GLAZED VITEOUS 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) SEPARATE LIGHTING-POWER POINT SOCKETS AS/DESIGN & DRAWING.
10) WATER SUPPLY :- BOUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVERHEAD TANK.



SITE PLAN
SCALE 1:200



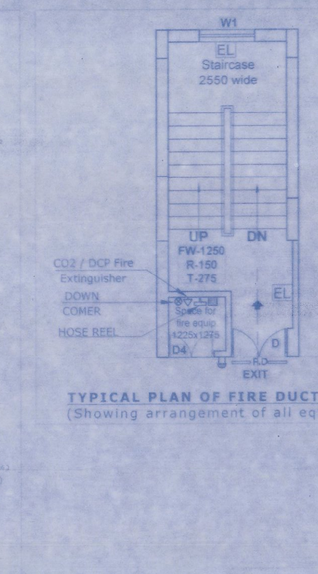
TYP. PLAN OF RAINWATER HARVESTING TANK
SCALE - 1:100



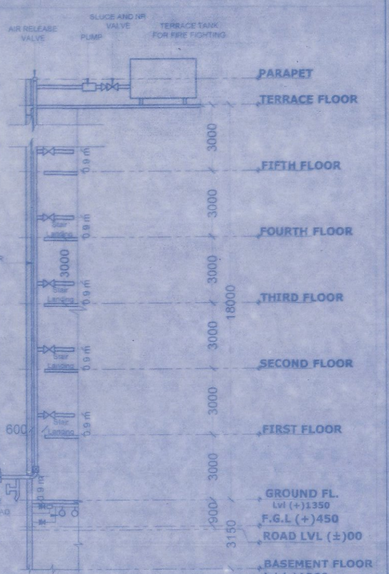
TYP. PLAN OF SEPTIC TANK
SCALE - 1:100

TYP. SECTION YY'

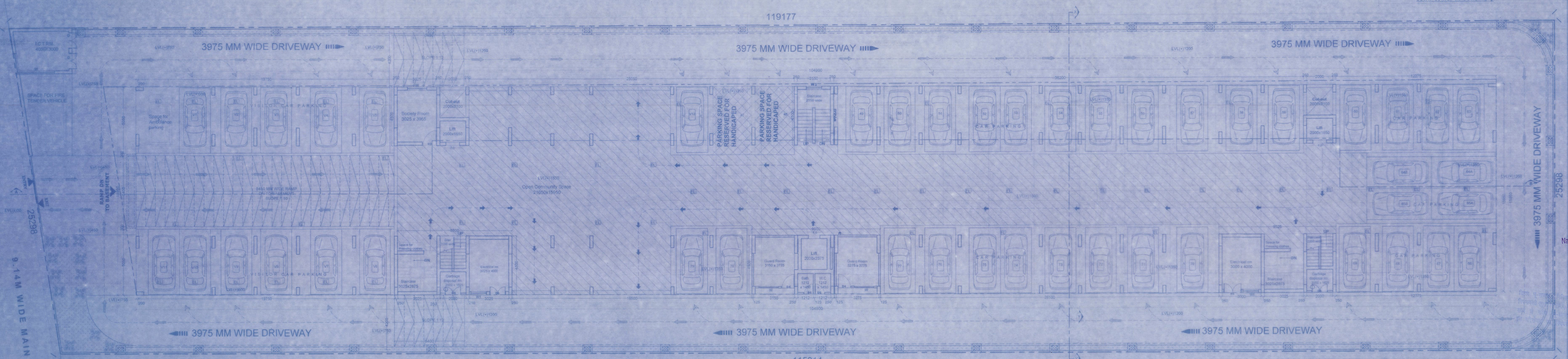
TYP. SECTION XX'



TYPICAL PLAN OF FIRE DUCT
(Showing arrangement of all equipments)



TYPICAL SECTION [Arrangement of down-comer in building]



GROUND FLOOR PLAN

OPENING SCHEDULE

Type	Width	Height	Sill	Lintel	Description
D	1200	2100	—	2100	Side Swing Solid Core Flush Door
D1	1100	2100	—	2100	Double Side Swing Solid Core Flush Door
D2	975	2100	—	2100	Side Swing Solid Core Flush Door
D3	750	2100	—	2100	Side Swing Solid Core Flush Door
D5	1200	2550	—	2550	Double Side Swing Solid Core Flush Door
SD	1800	2550	—	2550	Sliding Door (Double Shutter)
SD1	1575	2550	—	2550	Sliding Door (Double Shutter)
SD2	1350	2550	—	2550	Sliding Door (Double Shutter)
W	1500	1650	900	2550	Double Shutter Sliding Window
W1	1200	1650	900	2550	Double Shutter Sliding Window
W2	750	1550	1000	2550	Glazed Window
W3	1000	1650	900	2550	Double Shutter Sliding Window
V	600	600	1950	2550	Glazed Ventilator

LEGEND

- 100 mm Dia Soil Waste Pipe
- 100 mm Dia Wastewater Pipe
- 100 mm Dia Rainwater Pipe
- 63 mm Dia Supply-water Pipe

DETAILS OF BUILDING
OMM RESIDENCY
RESIDENTIAL BUILDING UPTO 18M

NAME OF THE DEVELOPER & ADDRESS :-
OMM REALTY & INFRASTRUCTURE PVT. LTD
MD SRI SHATRUNJAY KUMAR SINGH
S/O-SRI RAMSHARAN SINGH

ADDRESS:-
REGISTERED OFFICE -E/128
P.C COLONY KANKARBAGH
PATNA-800020.

PLOT DETAIL :-
SURVEY PLOT NO -60,61
KHATA NO.--56,58
MAUZA -SIKANDAR PUR, BAZAR SAMITI ROAD
SURVEY THANA - DANAPUR
THANA NO.-17,
WARD NO.-34
DIST-PATNA

BOUNDARY DETAIL :-
NORTH - PLOT NO -60(P) SRI SUMIT KUMAR &
SRI ROHIT KUMAR
SOUTH - PLOT NO. 61(P) SMT. SANJU DEVI
EAST :- SURVEY PLOT NO -174 & 175
WEST :- 30F-E WIDE ROAD

SHEET DETAIL :-

SHEET NO.	SCALE	NORTH
01/04	1 : 100	

(1) SITE PLAN
(2) GROUND FLOOR PLAN
(3) TYPICAL PLAN OF FIRE DUCT
(4) RAINWATER HARVESTING TANK & SEPTIC TANK PLAN & SECTION
(5) LOCATION MAP
(6) KEY PLAN
(7) DETAIL OF RAFT & PILE FOUNDATION
(8) CALCULATION

FOR HIGH RISE RESIDENTIAL BUILDING HEIGHT MORE THAN 15M & UPTO 18 M

This is to certify that this plan has been prepared after duly observing rules and restrictions as per the guidelines of Bihar Building Bye-Laws 2014

RAKESH RANJAN RAJE
DANAPUR REG NO.- 08/Arch/2015/NPDN
C.O.A. REG. No.- CA/86/9965

OMM Realty & Infrastructure (P) Ltd
Shatrunjay Kumar Singh
Managing Director
OMM Realty & Infrastructure (P) Ltd
Shatrunjay Kumar Singh
Managing Director
SIGNATURE OF DEVELOPER

Brajesh Kumar Sinha
Structural Engineer
Licence No.: 19/STR-E/15/NPDN
NAGAR PARISHAD DANAPUR NIZAMAT
SIGNATURE OF STRUCTURAL ENGINEER

RAKESH RANJAN RAJE
DANAPUR REG NO.- 08/Arch/2015/NPDN
C.O.A. REG. No.- CA/86/9965
SIGNATURE OF ARCHITECT

12-02-2020
A. E.
Nagar Parishad Danapur Nizamat

Building Plan No.... 127/19-20...
निम्नांकित शर्तों के साथ स्वीकृत किया जाता है। प्रस्तावित भवन के आकार एवं भवन मानचित्र में किसी प्रकार का परिवर्तन करने पर भवन स्वामी को संशोधित मानचित्र स्वीकृत कराना होगा। भवन का उपयोग सिर्फ [illegible] के लिए किया जाएगा। भवन का [illegible] उपयोग नहीं किया जाएगा। भवन के [illegible] सरकारी या किसी अन्य के [illegible] का अतिक्रमण नहीं करना हो