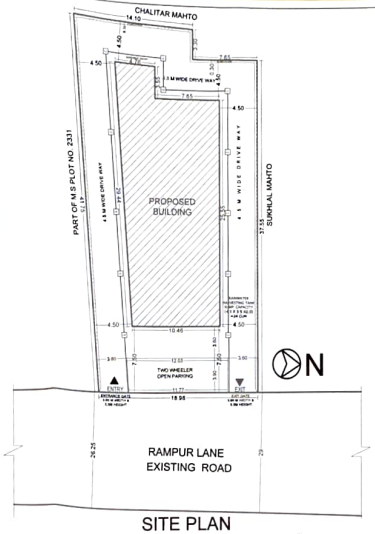


LOCATION PLAN



SITE PLAN

Terms & Conditions:-

1) STP of requisite capacity is to be installed in the campus by the Builder/Owner.
2) Water Harvesting and Green area is to be maintained in the premises
3) Solar power is to be installed in the campus

SERVICE AREA OF BASEMENT & GROUND FLOOR = 10.5X2 = 21 Sqm

SERVICE AREA OF 1ST TO 5TH FLOOR = 21 X 5 = 105 Sqm

TOTAL SERVICE AREA = 21+105 = 126 Sqm

विल्डर/प्रोमोटर/फ्लैट/संयोजित डाक्युमेन्ट/अभिकल्प को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने से पूर्व आग्नेशी/प्रदासमापिक अभिकल्पक से पूरक की पूर्ति से, परेशन एवं रखरखाव तंत्र, सीढ़ी, लिफ्ट, मार्किंग सर्वेक्षण पत्थर, गेट के पास, सी.सी.टी.वी. कैमरा एवं अन्य पर्याप्त सुरक्षा व्यवस्था पर उक्त संलग्न के S.C.T.V. कैमरा का अधिस्थापन करने अन्यथा संबंधित एक एवं अग्निशमन के सुरक्षित पहलुओं के सहज कार्यान्वित किया जायेगा।

SCHEDULE OF D/W OPENING

S.NO.	TYPE	SIZE	SILL LVL	LINTEL LVL	REMARK
	DOOR SCHEDULE				
1.	D1	1.00 x 2.10	0.0	2.10	DOOR
2.	D2	0.90 x 2.10	0.0	2.10	DOOR
3.	D3	0.75 x 2.10	0.0	2.10	DOOR
4.	RS	2.10 x 2.50	0.00	BEAM BOTTOM	SHUTTER
	WINDOW SCHEDULE				
5.	W1	1.50 x 1.80	0.90	BEAM BOTTOM	WINDOW
6.	W2	0.90 x 1.80	0.90	BEAM BOTTOM	WINDOW
7.	V1	0.60 x 0.40	2.10	BEAM BOTTOM	VENTILATER
8.	SW	1.50 x 1.80	0.90 (from landing)	BEAM BOTTOM	Staircase Window (Typical floor)

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING, AT RAMPUR, SAIDPUR MUSALLAH (BAZAR SAMITI)

PROJECT NAME - SANJOGITA NIKUNJ COMPLEX

PLOT NO- 420, M.S. PLOT NO- 2331, SHEET NO- 108
KHATA NO- 153
TAUZI NO- 320
THANA NO- 03
MAUZA -SAIDPUR MUSALLAH, DIST - PATNA

SCALE NOT TO SCALE | NORTH | SHEET NO 01

NAME OF LAND-OWNERS

MR. RAMANUJ SHARAN

NAME OF BUILDER/ DEVELOPER

MEDHATIA CONSTRUCTION COMPANY PRIVATE LTD
(RANJAN KUMAR MEHTTA)

AREA STATEMENT

TOTAL PLOT AREA (as per malguzari) = 817.76 SQM
TOTAL PLOT AREA (as per site) = 810.75 SQM
NET SITE AREA = 810.73 SQM

FLOOR	NET BUILT UP AREA
BASEMENT BUILTUP AREA	= 44.77 SQ M
GROUND FLOOR BUILTUP AREA	= 19.31 SQ M
FIRST FLOOR BUILT UP AREA	= 298.19 SQ M
SECOND FLOOR BUILT UP AREA	= 327.11 SQ M
THIRD FLOOR BUILT UP AREA	= 327.11 SQ M
FOURTH FLOOR BUILT UP AREA	= 327.11 SQ M
FIFTH FLOOR BUILT UP AREA	= 327.11 SQ M
TOTAL	= 1670.71 SQM

PERMISSIBLE F.A.R = 2.5

F.A.R. = TOTAL BUILT UP AREA / TOTAL PLOT AREA = 1670.71 / 810.73 = 2.06

OCCUPANT LOAD (RESIDENTIAL)

NUMBER OF FLATS = 15 (3BHK)
7 PERSON (FLAT/3BHK)
NUMBER OF PERSON = (15 X 7) = 105

WATER TANK REQUIREMENT

135 LTRS./PERSON / DAY WATER CONSUMPTION
135 X 105 = 14175.00 LTRS (14.175 M3)
25.00 LTRS LTRS.FOR FIRE FIGHTING
TOTAL= 39.175 M3 (Required)
WATER TANK SIZES PROVIDED
4.50M X 3.10M X1.60 M =22.32 M3 X 2 NOS. = 44.64 M3 (PROVIDED)

SEPTIC TANK REQUIREMENT

0.08TM/SPERSON/DAY
SEPTIC TANK CAPACITY
0.08 X 105 = 9.135 M3 (Required)
3.50 X 2.50M X 2.00M =17.50 M3 (Provided)

PARKING CALCULATION

TOTAL BUILT UP AREA = 1670.71 Sqm
TOTAL SERVICE AREA = 126 Sqm = 7.41 %
MAXIMUM SERVICE AREA DEDUCTED = 15.00% = 254.94 Sqm
PARKING AREA TO BE REQUIRED = 1670.71 -126 = 1544.71 Sqm x 30% = 463.42 Sqm

BASEMENT PARKING AREA =	200.16 SQM
GROUND FLOOR PARKING AREA =	227.73 SQM
OPEN PARKING AREA	= 46.39 SQM
TOTAL AREA PROVIDED FOR PARKING	= 474.30 SQ MTS

RAIN WATER HARVESTING CALCULATION

TERRACE FLOOR AREA= 360.68 SQ M
RAIN WATER HARVESTING SUMP REQD 6 CUM PER 100 SQ M TERRACE AREA
REQ. CAPACITY FOR 360.68 SQMT = 360.68 x 0.06 = 21.64 CUM.
PROVIDED TANK SIZE= 4 X 3.00 X 2.0 = 24 CUM.
TOTAL VOLUME OF SUMP = 24 CUM.

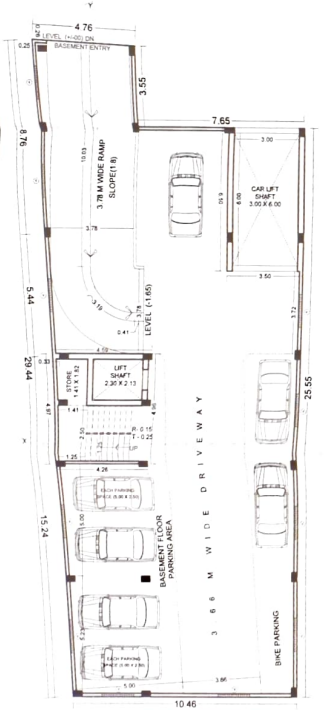
REQUIRED GREEN AREA

10% OF TOTAL PLOT AREA
= 0.10 X 810.75 =81.075 SQM
GREEN AREA ON GROUND LEVEL = 31.005QM
GREEN AREA ON TERRACE LEVEL = 88.105QM
PROVIDED TOTAL GREEN AREA = 119.105QM

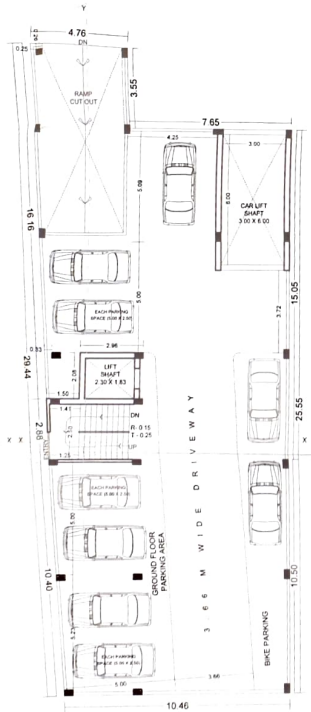
SIGNATURE OF OWNER	SIGNATURE OF ENGINEER	SIGNATURE OF ARCHITECT
	SHAILENDRA KUMAR Structural Engineer Empanelment No.- BR/UDHD/SE/23-0139 Urban Development and Housing Department	AR SOORAJ BHARTI COA NO. CA/2011/52781

AR.SOORAJ BHARTI
CA/2011/52781

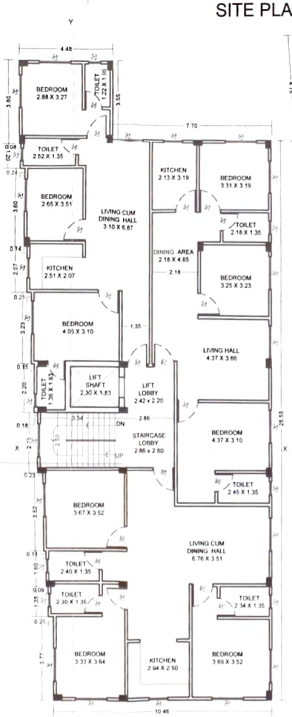
PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (PRDA)
Case No. PRDA/SAIDPUR MUSALLAH/PAN-13+6+5/484/2022-20
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on.....
Date...04/09/2024.....
SANCTION OF PLAN ACCORDED
निदेशक
शहरी योजना
पटना नगर निगम, पटना



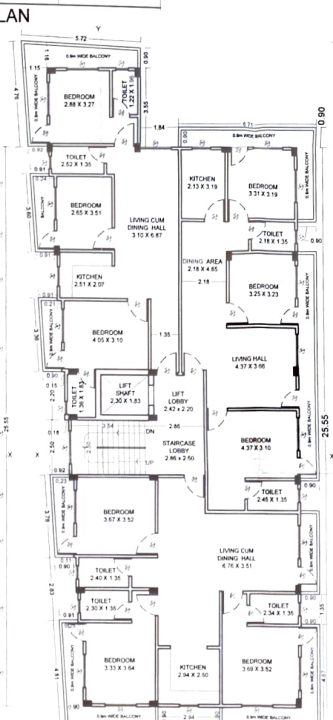
BASEMENT PLAN



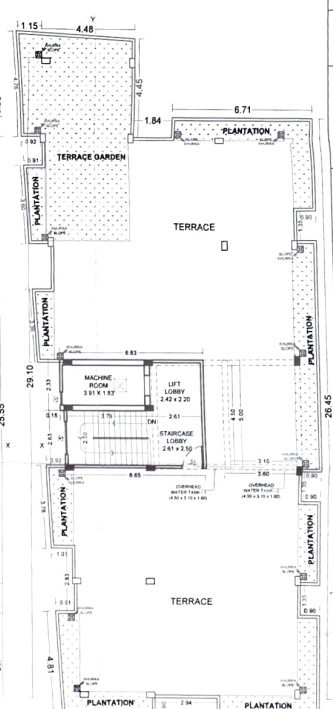
GROUND FLOOR PLAN



1ST FLOOR PLAN



TYPICAL FLOOR PLAN
2ND TO 5TH FLOOR



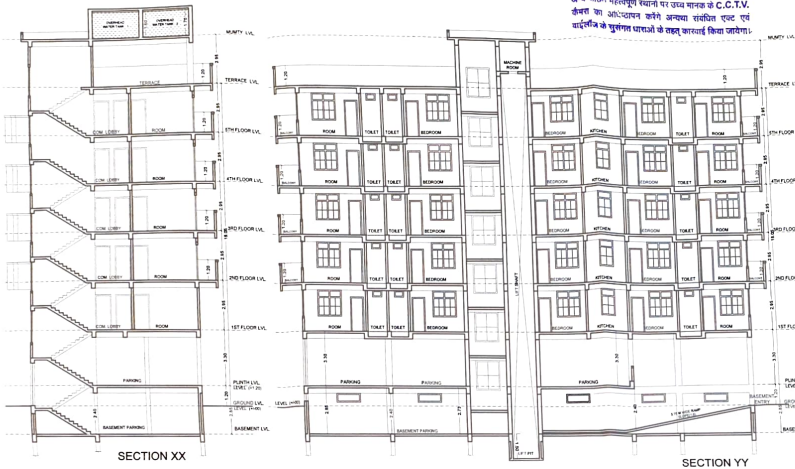
TERRACE FLOOR PLAN

bharti architects & design consultants
architecture-interiors-landscape-urban planning
Address: Ground Floor, Vasudeo City, Benibabu Bagicha,Rajendar Path, Near Ashiana Hyundai, Lalji Tola, Patna
E-mail:bhartisoora@gmail.com Ph:9431215740

Terms & Conditions.

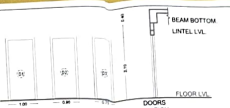
1) STP of requisite capacity is to be installed in the campus by the Builder/Owner
2) Water harvesting and Green area is to be maintained in the premises
3) Solar power is to be installed in the campus

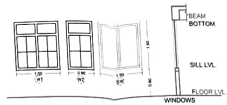
रिक्लर/प्रोमोटर/भू-स्वामी/समंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यावसायिक उपयोजना में सुरक्षा की दृष्टि से, प्रवेश द्वार पर पर्याप्त दूरी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के बाहर तथा सीढ़ीघर के रात्र तथा अन्य सेक्षित महत्वपूर्ण स्थानों पर उच्च मानक के C.C.T.V. कैमरा का आच्छादन करने अन्यथा संबंधित एप्रुट एवं आर्कीटेक्ट के सुझाव धाराओं के तहत कारवाई किया जायेगा।

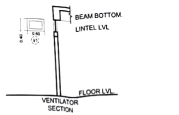


SECTION XX

SECTION YY

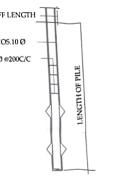




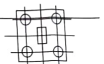


SCHEDULE OF D/W OPENING

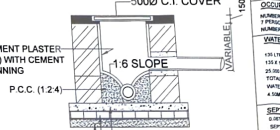
S.NO	TYPE	SIZE	SILL LVL.	LINTEL LVL.	REMARK
DOOR SCHEDULE					
1	D1	1.06 x 2.10	0.0	2.10	DOOR
2	D2	0.90 x 2.10	0.0	2.10	DOOR
3	D3	0.75 x 2.10	0.0	2.10	DOOR
4	RS	2.10 x 2.90	0.00	BEAM BOTTOM	SHUTTER
WINDOW SCHEDULE					
5	WI	1.50 x 1.80	0.90	BEAM BOTTOM	WINDOW
6	W2	0.90 x 1.80	0.90	BEAM BOTTOM	WINDOW
7	V1	0.60 x 0.45	2.10	BEAM BOTTOM	VENTILATOR
8	SW	1.50 x 1.80	0.90 (from landing)	BEAM BOTTOM	Staircase Window (Typical Four)



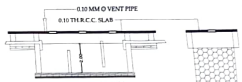
TYP.DET.OF PILE



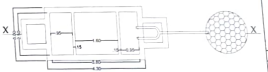
TYP.DET.OF PILE CAP



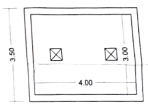
INSPECTION CHAMBER DETAILS.



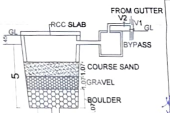
SECTION X X

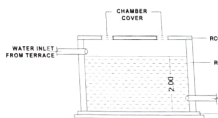


PLAN OF SEPTIC TANK AND SOAK PIT



RAIN WATER HARVESTING SUMP PLAN



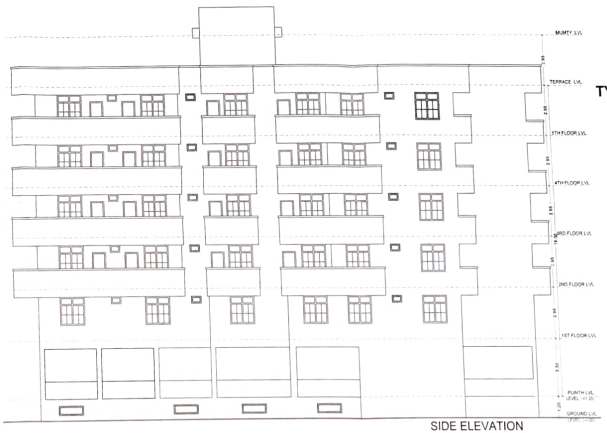


RAIN WATER HARVESTING SUMP SECTION

DET.OF RECHARGEABLE BORE WELL



FRONT ELEVATION



SIDE ELEVATION

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING
AT RAMPUR, SAIDPUR MUSALLAH (BAZAR SAMITI)
PROJECT NAME - SANJOGITA NIKUNJ COMPLEX
PLOT NO. 422 M.S. PLOT NO- 2331, SHEET NO- 108
KHATA NO- 153
TAUJI NO- 230
THANA NO- 03
MAUZA -SAIDPUR MUSALLAH, DIST - PATNA

SCALE | NORTH | SHEET NO 02

NAME OF LAND-OWNERS
MR. RAMANUJ SHARAN

NAME OF BUILDER/ DEVELOPER
MEDHATIA CONSTRUCTION COMPANY PRIVATE LTD
(RANJAN KUMAR MEHTTA)

AREA STATEMENT

TOTAL PLOT AREA (as per mahjuari) = 817.76 SQM
TOTAL PLOT AREA (as per site) = 810.75 SQM
NET SITE AREA = 810.73 SQM

FLOOR	NET BUILT UP AREA
BASEMENT BUILT UP AREA	+ 44.77 SQ M
GROUND FLOOR BUILTUP AREA	+ 19.31 SQ M
FIRST FLOOR BUILT UP AREA	+ 298.19 SQ M
SECOND FLOOR BUILT UP AREA	+ 327.11 SQ M
THIRD FLOOR BUILT UP AREA	+ 327.11 SQ M
FOURTH FLOOR BUILT UP AREA	+ 327.11 SQ M
FIFTH FLOOR BUILT UP AREA	+ 327.11 SQ M
TOTAL	= 1670.71 SQM

PERMISSIBLE F.A.R = 2.5
F.A.R = TOTAL BUILT UP AREA / TOTAL PLOT AREA = 1670.71 / 810.73 = 2.06

OCCUPANT LOAD (RESIDENTIAL)

NUMBER OF FLATS = 15 (SIMHX)
1 PERSON / FLAT(SIMH)
NUMBER OF PERSON = (15 X 7) = 105

WATER TANK REQUIREMENT.

135 LTRS./PERSON / DAY WATER CONSUMPTION
135 X 105 = 14175.00 LTRS. (14.175 M3)
25.00 LTRS. / SQ.FT FOR FIRE FIGHTING
TOTAL= 39.175 M3 (Required)
WATER TANK SIZES PROVIDED
4.50M X 3.10M X1.60 M =22.32 M3 X 2 NOS. = 44.64 M3 (PROVIDED)

SEPTIC TANK REQUIREMENT

0.06*PERSON/DAY
SEPTIC TANK CAPACITY
0.06*105 = 6.135 M3 (Required)
3.10 X 3.00M X 2.00M =17.50 M3 (Provided)

PARKING CALCULATION.

TOTAL BUILT UP AREA = 1670.71 Sqm
TOTAL SERVICE AREA = 126 Sqm = 7.41 %
MAXIMUM SERVICE AREA DEDUCTED = 15.00% = 254.94 Sqm
PARKING AREA TO BE REQUIRED = 1670.71 -126 = 1544.71 Sqm x 30% = 463.42 Sqm

BASEMENT PARKING AREA = 295.18 SQM
GROUND FLOOR PARKING AREA = 127.75 SQM
OPEN PARKING AREA = 40.39 SQM
TOTAL AREA PROVIDED FOR PARKING = 474.30 SQ MTS

RAIN WATER HARVESTING CALCULATION

TERRACE FLOOR AREA= 360.66 SQ M
RAIN WATER HARVESTING SUMP REQD 6 CUM PER 100 SQ M TERRACE AREA
REQ. CAPACITY FOR 360.66 SQMT = 360.66 * 6 / 6 = 21.64 CUM.
PROVIDED TANK SIZE= 4 X 3.00 X 2.0 = 24 CUM.
TOTAL VOLUME OF SUMP = 24 CUM

REQUIRED GREEN AREA

10% OF TOTAL PLOT AREA
= 0.10 X 810.75 =81.075 SQM
GREEN AREA ON GROUND LEVEL = 31.0050M
GREEN AREA ON TERRACE LEVEL = 88.1050M
PROVIDED TOTAL GREEN AREA = 119.1050M

SIGNATURE OF OWNER	SIGNATURE OF ENGINEER	SIGNATURE OF ARCHITECT
	SHAILENDRA KUMAR Structural Engineer Enrollment No.- BR/UDHD/SE/23-0139 Urban Development and Housing Department	AR.SOORAJ BHARTI CA/2019/67761

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (PMC/PRDA)
Case No. RAMPUR, MUSALLAH/ PMC-10-6+5/ NEW/22
Sanction of Plan Accorded under Section
315, 316 & 317 of the Bihar Municipal Act 2007
by the Municipal Commissioner, Patna on
Date 01/08/2024
SANCTION OF PLAN ACCORDED
निदेशक
नगर आयुक्त, पटना

bharti architects & design consultants
architecture-interiors-landscape-urban planning
Address: Ground Floor, Vaishali City, Bankipur, Bailey Road, Patna, Near Ashiana Hyderabad, Bihar, Patna
E-mail: bhartisoora@gmail.com ph 9431215740