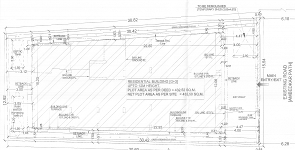
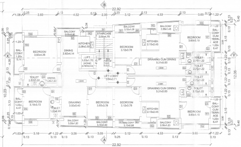
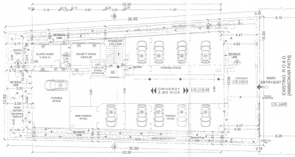

TO BE DEMOLISHED
[TEMPORARY SHED (2.80x4.80)]
30.82
30.42
22.80
22.92
30.60
6.10
6.28
15.54
12.92
12.06
10.23
SEPTIC TANK
SETBACK LINE
Terrace Proj. Line
B/U LINE GROUND FL.
B/U LINE 1ST FL.
B/U LINE TYP. 1ST,2ND & 3RD FL.
BUILDING LINE TERRACE
RAIN WATER Harvesting TANK-01
PATHWAY
MAIN ENTRY/EXIT
EXISTING ROAD [AMBEDKAR PATH]
RESIDENTIAL BUILDING [G+3]
UPTO 12M HEIGHT.
PLOT AREA AS PER DEED = 432.52 SQ.M.
NET PLOT AREA AS PER SITE = 432.50 SQ.M.

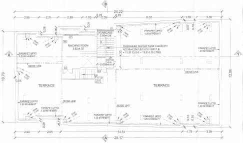
SITE PLAN [SCALE= 1:100]


22.92
BALCONY
STAIRCASE
KITCHEN
BEDROOM
DINING
LIFT
TOILET
DRESS
LIFT LOBBY
DRAWING
DRAWING CUM DINING
BAL-CONY
CUM TERR-ACE

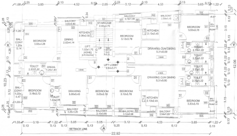
TYPICAL SECOND & THIRD FLOOR PLAN


GUARD ROOM
SOCIETY ROOM
TOILET
STAIRCASE
LIFT
ENTRY
PARKING SPACE
DRIVEWAY 3.60 WIDE
LVL.(+)0.45
LVL.(±)0.00
BIKE PARKING SPACE
SEPTIC TANK
SETBACK LINE
RAIN WATER Harvesting TANK-01
PATHWAY
MAIN ENTRY/EXIT
EXISTING ROAD [AMBEDKAR PATH]

GROUND FLOOR PLAN

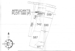

25.22
25.17
STAIRCASE
MACHINE ROOM
OVERHEAD WATER TANK CAPACITY
PARAPET UPTO 1.20 M HEIGHT
TERRACE
RIDGE LINE

TERRACE FLOOR PLAN

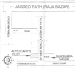

22.92
BALCONY
STAIRCASE
KITCHEN
BEDROOM
DINING
LIFT
LIFT LOBBY
TOILET
DRESS
DRAWING
DRAWING CUM DINING
BAL-CONY
SETBACK LINE

FIRST FLOOR PLAN

बिल्डर/प्रोमोटर/भू-स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यवसायिक कम्पलेक्स में सुरक्षा की दृष्टि से, प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के बाहर की ओर लोकेशन के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों पर उच्च मानक के C.C.T.V. कैमरा का अधिष्ठापन करेंगे अन्यथा संबंधित एक्ट एवं बाईलॉज के सुसंगत धाराओं के तहत् कार्रवाई किया जायेगा।


APPLICANT'S PLOT- 588 (P)
588(P)
589
748
742
590
586
587
591

KEY PLAN [SCALE=1":330']


JAGDEO PATH (RAJA BAZAR)
ASHIYANA ROAD
ROAD
AMBEDKAR PATH
20' WIDE ROAD
APPLICANT'S PLOT
PARK
MANOKAMNA MANDIR
AMBEDKAR PATH
ANAND VIHAR

LOCATION PLAN [N.T.S]

OPENING SCHEDULE:-

TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D	1.05	2.1	--	2.1	Side hung solid core flush Door
D1	1.00	2.1	--	2.1	Side hung solid core flush Door
D2	0.75	2.1	--	2.1	Side hung solid core flush Door
D3	0.75	2.55	--	Beam bottom	Side hung solid core flush Door
D4	1.20	2.55	--	Beam bottom	Double Side hung solid core flush Door
SD	1.50	2.55	--	Beam bottom	UPVC Sliding Door fully Glazed
W1	1.20	1.65	0.9	Beam bottom	UPVC Sliding Window fully Glazed
W2	0.90	1.55	1.0	Beam bottom	UPVC Sliding Window fully Glazed
SW	2.05	1.65	0.9	Beam bottom	UPVC Sliding Window fully Glazed
W4	1.50	1.65	0.9	Beam bottom	UPVC Sliding Window fully Glazed
V	0.60	0.45	2.1	Beam bottom	Ventilator

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 [illegible]

F.A.R CALCULATION:-

FLOOR	B/U AREA (IN SQ.M.)
GR. FL.	30.76
1ST FL.	274.35
2ND FL.	276.39
3RD FL.	276.39
TOTAL	857.89

TOTAL PLOT AREA AS PER DEED= 432.52 SQ.M.

PLOT AREA AS PER SITE= 437.00 SQ.M.
EXCESS LAND AREA LEFT =4.50 SQ.M.

NET PLOT AREA AS PER SITE= 432.50 SQ.M.
TOTAL BUILT UP AREA = 857.89 SQ.M.

F.A.R= 857.89 / 432.50 =1.98

PARKING CALCULATION:-

TOTAL BUILT UP AREA = 857.89 SQ.M.
REQUIRED PARKING AREA @ 25% OF TOTAL B/U AREA = 214.47 SQ.M.
PROVIDED PARKING AREA = 218.93 SQ.M.

SETBACK DETAILS:-

[RESIDENTIAL BUILDING (G+3) ,UPTO 12M HEIGHT.]

SITE AVG. WIDTH= 14.23 M
SITE AVG. DEPTH= 30.71 M

PROVIDED SETBACKS:-
FRONT= 4.00 M
REAR= 3.00 M
BOTH SIDE = 1.51 M

GREEN AREA CALCULATION:-

REQUIRED GREEN AREA
= 5% OF PLOT AREA
=(0.05 X 432.50)SQ.M.
=21.62 SQ.M.

TOTAL PROVIDED GREEN AREA ON GROUND
= 43.85 SQ.M
(10.14% of Plot area)

POPULATION DENSITY CALCULATION:-

RESIDENTIAL BUILDING (G+3)

FLOOR	NO. OF FLATS
GR. FLOOR	---
1ST FLOOR	03 FLATS
2ND FLOOR	03 FLATS
3RD FLOOR	03 FLATS
TOTAL	09 FLATS

TOTAL NO. OF FLATS PROVIDED (ALL FLOORS) = 09 FLATS

CONSIDERING EACH FLATS HAVING 5 PERSONS;
TOTAL NO. OF PERSONS (ALL FLOORS) = 9x5 =45 ~ 50 PERSONS
[Taking Extra for Gaurds & services]

GRAND TOTAL NO. OF PERSONS TAKEN FOR CALCULATIONS (ALL FLOORS) = 50 PERSONS

SEPTIC TANK CALCULATION:-

TOTAL NO. OF PERSONS (ALL FLOORS) = 50 PERSONS
1 PERSON NEED 0.085 CU.M. CAPACITY OF SEPTIC TANK.

TOTAL PERSONS NEED i.e, REQUIRED CAPACITY OF SEPTIC TANK
= (50x0.085) CU.M.
= 4.25 CU.M.

PROVIDED SEPTIC TANK CAPACITY
=[(3.5-0.125) m x 1.5 m x 2.0 m (LIQ. DEPTH)]
= 10.12 CU.M.

NOTE:
ALL DIMENSIONS ARE IN METER.

* FOR RESIDENTIAL BUILDING (G+3) UPTO 12 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.

⊕	100 mm Dia Solid Waste Pipe
⊖	100 mm Dia Liquid Waste Pipe
○	100 mm Dia Rainwater Pipe
●	62 mm Dia Water Downcomer Pipe
●	Water Supply Inlet To Toilet & Kitchen

PROJECT NAME:-

"GEETA ENCLAVE", RESIDENTIAL BUILDING AT PATNA,
FOR LAND OWNER- SMT.GEETA JHA

OWNER NAME & ADDRESS:-

SMT. GEETA JHA,D/O:- SRI NARAYAN JHA,
W/O SRI BINODA NAND JHA.

ADDRESS:- EAST BORING CANAL ROAD,PATNA-800001

PLOT DETAIL:-

PROPOSED RESIDENTIAL BUILDING "GEETA ENCLAVE".
OPP. MANOKAMNA MANDIR, At Ambedkar Path, Jagdeo Path, Anand Vihar, Patna, Bihar-800014.
LAND OWNER:- SMT. GEETA JHA,D/O:- SRI NARAYAN JHA, W/O SRI BINODA NAND JHA.
DEVELOPER:- SUPRIYA DEVELOPERS PVT. LTD.,PATNA, MANAGING DIRECTOR:- SRI BRAJESH KUMAR.
AT:-
PLOT NO.- 588(P)
KHATA NO.- 230
TAUZI NO.- 5282 , HAL TAUZI NO.- 28C,
MAUZA NO.-RUKANPURA, THANA-DANAPUR
THANA NO.- 16
DISTRICT- PATNA

BOUNDARY:-

NORTH:
PLOT No.- 588(P),SRIMATI SUNITA VERMA AND SONI RANI.

SOUTH:
PLOT No.- 588(P) SRIMATI BABITA SHARMA AND PRITI SINHA.

EAST:
PLOT No.- 588(P)

WEST:
20 FEET WIDE ROAD

SHEET DETAIL:-

1)SITE PLAN
2)GROUND FL. PLAN
3) TYP. 1ST & 3RD FLOOR PLAN
4)2ND FLOOR PLAN
5)TERRACE FL. PLAN
6)KEY PLAN
7)LOCATION PLAN
8)CALCULATIONS
9)FOUNDATION DETAILS

SHEET NO. :-	SCALE:-	NORTH:-
01	1:100	

गीता झा
8/1/22

SIGNATURE OF OWNER **SIGNATURE OF DEVELOPER**

Er. Kumar Ujjwal
Structure Engineer
PMC Reg.-SE/12/2021

SIGNATURE OF STRUCTURAL ENGINEER

Mona Kaushiki
AR. MONA KAUSHIKI
P.M.C. EMP. No.-AR/00/2019
C.O.A. REG. No.-CA/2016/106846

SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
P|RUKANPURA|PRN-G+3|389|2022|
Case No.....................20.......
Sanction of Plan Accorded under Se[illegible]
315, 316 & 317 of the Bihar Municipal [illegible] 07
by the Municipal Commissioner, Pat[illegible]
Date....11|02|2022...........
SANCTION OF PLAN ACCORDED

15/03/22
निदेशक
शहरी योजना
पटना नगर निगम, पटना
15-03-22

15-03-2022
गुणेश्वर प्रसाद सिंह
प्रारूपक
शहरी योजना
पटना नगर निगम

Supriya Developers (P) Ltd.
Director