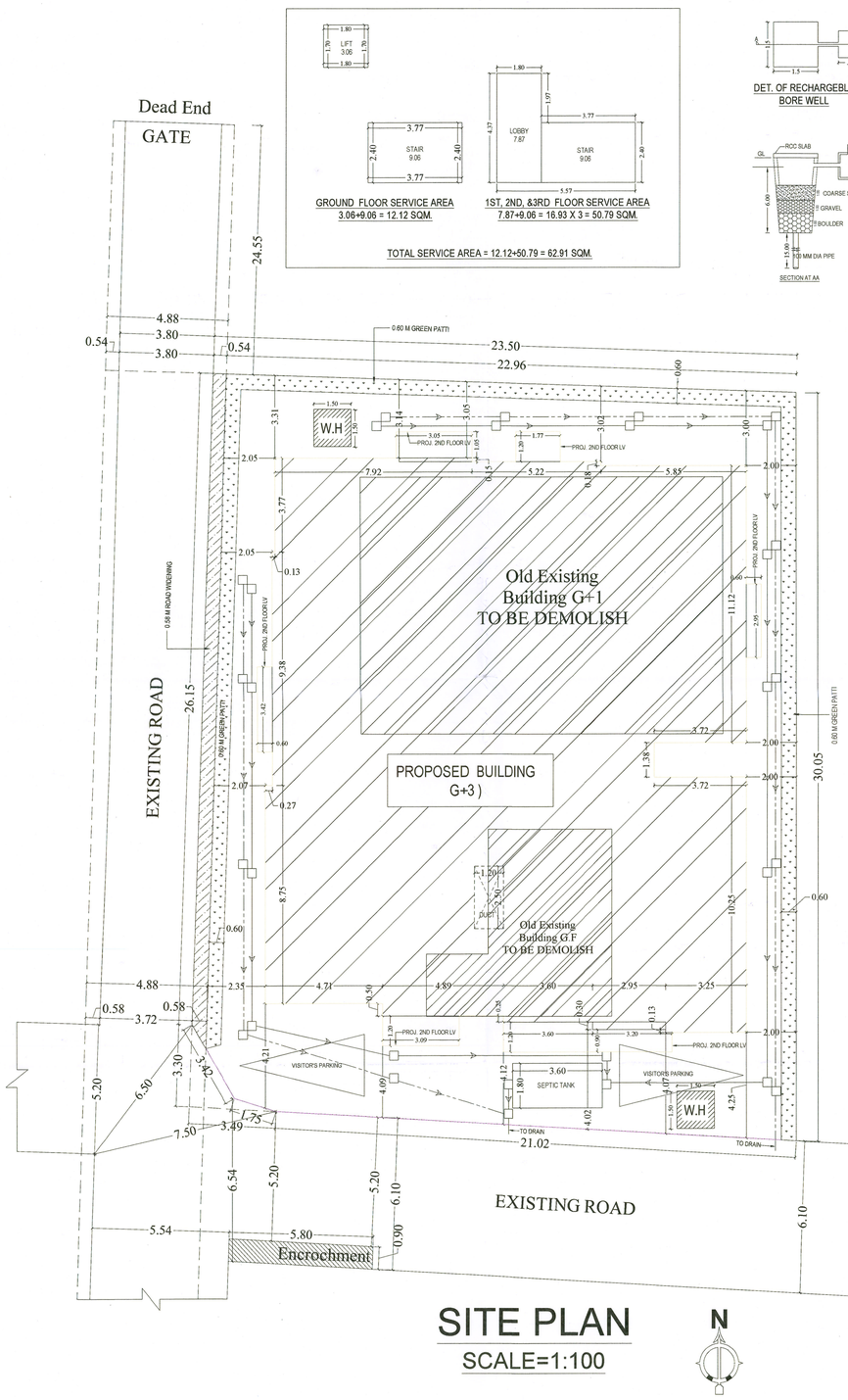
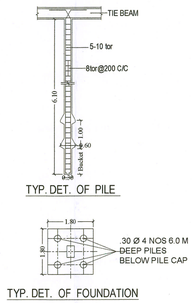
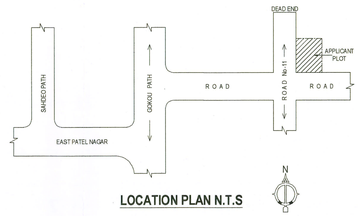


SITE PLAN

SCALE=1:100

N

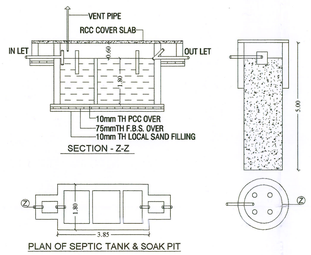


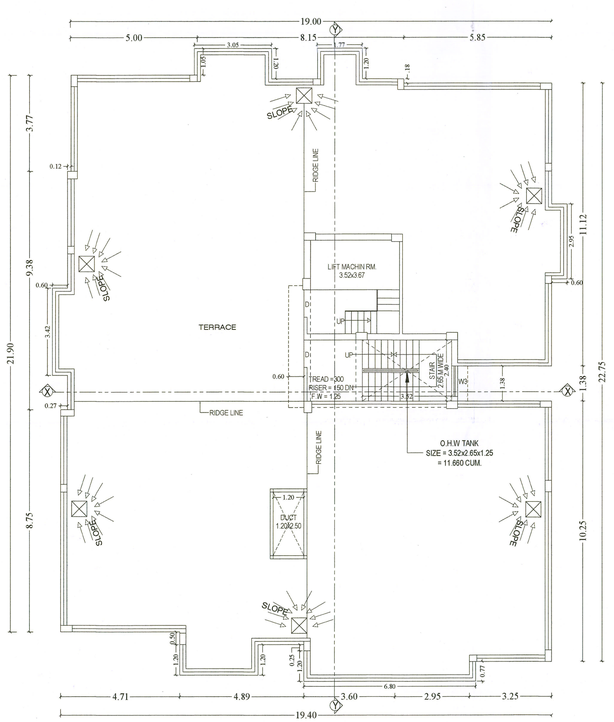


LOCATION PLAN N.T.S



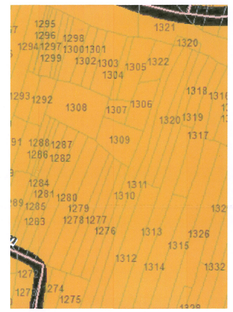
FRONT ELEVATION





TERRACE FLOOR PLAN

SCALE = 1:100



KEY PLAN SCALE

1"=330'0"

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

SEPTIC TANK CALCULATION :-

TOTAL NO OF FLAT = 13 NOS
NO OF PERSON @ 5 PERSON/FLAT = 5 x 13 = 65 PERSONS
TAKING 20 % EXTRA = (65 x 20)/100 = 13 PERSONS
TOTAL NO OF PERSONS = 65+13 = 78 PERSONS
REQUIRED @ 0.112 CUM / PERSON = 78 x 0.112 = 8.736 CUM

PROVIDED SEPTIC TANK OF SIZE :-

3.60x 1.80 x 1.80 = 11.664 CUM. PROVIDED

PLANTATION AREA CALCULATION :-

TOTAL PLOT AREA =695.21 SQM
TOTAL REQUIRED PLANTATION AREA @ 5% OF
=(695.21 x 5)/100 SQM = 34.76 SQM
TOTAL LANDSCAPING AREA PROVIDED =47.28 SQM

WATER HARVASTING CALCULATION

TERRACE AREA =428.94 SQ.Mt
REQUIRED W.H CAPACITY 6 CUM FOR 100 SQ.Mt
TERRACE AREA TOTAL TERRACE = 428.94 SQ.Mt
REQURIED WATER HARVASTING
428.94 X 6 /100 = 25.73 CUM ,2 NOS PROVIDES WATER HARVASTING SIZE = 1.50x1.50x6.00x2=27.000 CUM.

PARKING AREA CALCULATION :-

TOTAL BUILTUP AREA =(1373.00 - 62.91) SERVICE AREA
NET BUILT UP AREA =1310.09 SQM
TOTAL REQUIRED, PARKING AREA @ 25 % OF
=(1310.09x25)/100 SQM = 327.52 SQM REQUIRED
TOTAL PARKING AREA PROVIDED = 327.86 SQM

WATER TANK CALCULATION :-

TOTAL NO OF FLAT = 13 NOS
NO OF PERSON @ 5 PERSON/FLAT = 5 x 13 = 65 PERSONS
TAKING 20 % EXTRA = (65 x 20)/100 = 13 PERSONS
TOTAL NO OF PERSONS = 65+13 = 78 PERSONS
WATER NEEDED @ 135 LTRS/PERSONS
=135 x 78 = 10530 LTRS 10.530 CUM REQUIRED

PROVIDED WATER TANK SIZE:-

3.52 x 2.65 x 1.25 = 11.660 CUM PROVIDED

AREA CALCULATION :-

PLOT AREA AS / DEED	=	759.06 **SQM**
PLOT AREA AS / SITE	=	**709.97** SQM
LEFT FOR ROAD WINDING	=	14.76 SQM
NET PLOT AREA	=	**695.21 SQM**
GROUND FLOOR B/U AREA	=	95.82 SQM
FIRST FLOOR B/U AREA	=	418.94 SQM
2ND FLOOR B/U AREA	=	429.12 SQM
3RD FLOOR B/U AREA	=	429.12 SQM
TOTAL B/U AREA	=	**1373.00** SQM

F A R= NET COVERED AREA / NET PLOT AREA = 1373.00/695.21 = 1.98 F.A.R

PLOT DETAILS :-

PROPOSED RESIDENTIAL BUILDING PLAN FOR
1. SRI CHANDRAMAULI PRASAD SINHA
S/O-LATE KAPILDEV SINHA,
2. SMT SHANTI DEVI, W/O LATE PREMCHANDRA SHARMA,
SURVEY PLOT NO- 1309(P) & 1310(P), KHATA NO - 703 & 421
MAUZA -MAINPURA, THANA-PATLIPUTRA,
TAUZI NO - 5563 & 5176, THANA NO-2,
DISTRICT - PATNA
Developed by :- DISHA ABHYUDAYA BUILDERS PVT.LTD
SRI ABHISHEK JHA S/O SHRI JITENDRA JHA
R.P ENCLAVE, FLAT NO-201, WEST SRIKRISHNAPURI PATNA
DISTRICT-PATNA.

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

DISHA ABHYUDAYA BUILDERS PVT. LTD.
Director
BR/UDHD/BLDR/P/23-0069

SIGNATURE OF LAND OWNER'S | SIGNATURE OF DEVELOPER

SUNIL KUMAR
ARCHITECT
COA New Delhi, U.O.N.O. Patna, (Bihar)
Empanelment No./C.O.A No:- CA/1994/13699

WASIM AKRAM
CIVIL ENGINEER
EMP. NO:- BR/UDHD/CE/25-0633
UDHD BIHAR (PATNA)

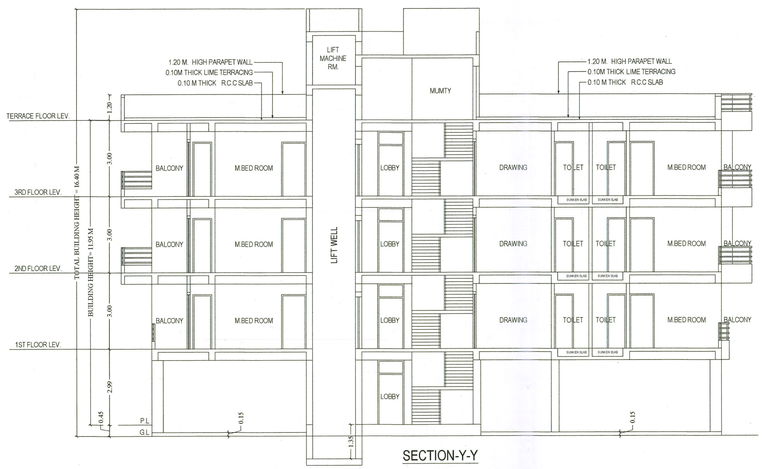
SIGNATURE OF ARCHITECT | SIGNATURE OF ENGINEER

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. PMAINPURA/PAN-GH3/12.49/2025
Sanction of Plan Accorded under Section
315, 316 & 317 of the Bihar Municipal Act 2007
by the Municipal Commissioner, Patna on.....
Date..06/08/2025
SANCTION OF PLAN ACCORDED

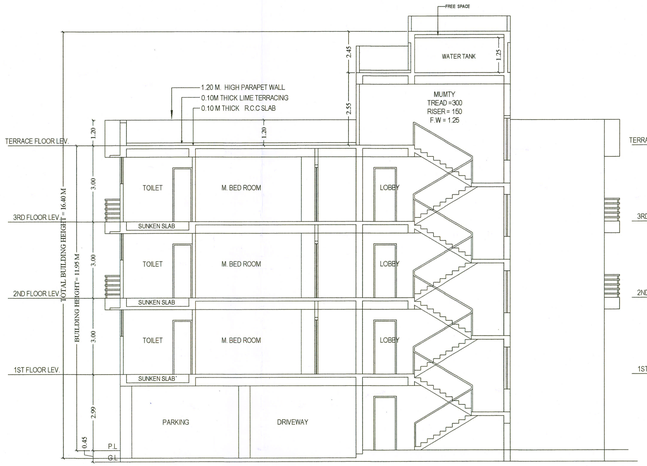
निदेशक
शहरी योजना
पटना नगर निगम, पटना

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 करने अन्यथा संबंधित एक्ट एवं बाईलॉज के सुसंगत धाराओं के तहत् कारवाई किया जायेगा।

बिल्डर/प्रोमोटर/भू–स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यावसायिक कम्पलेक्स में सूरक्षा की दृष्टि प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के बाहर तथा कॉरिडोर के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों पर C.C.T.V. कैमरा का अधिष्ठापन करना अत्यंत संबंधित एक्ट एवं बाईलॉज के सुसंगत धाराओं के तहत् कार्यवाई किया जायेगा।



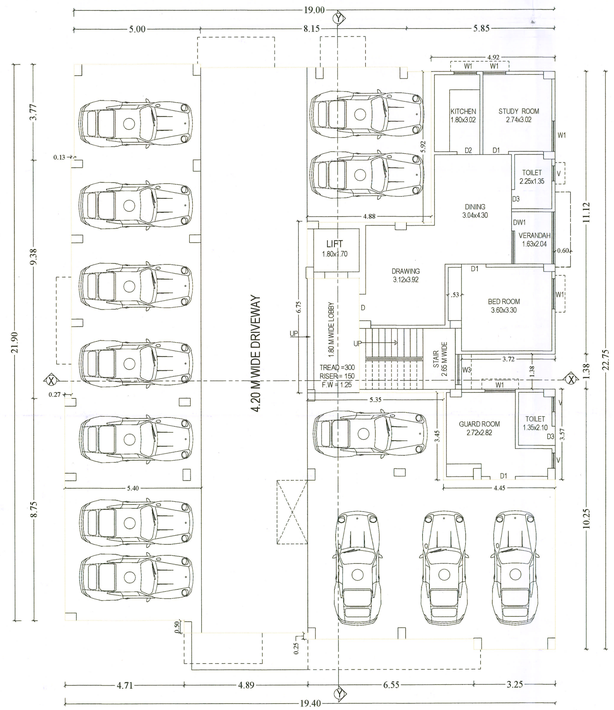
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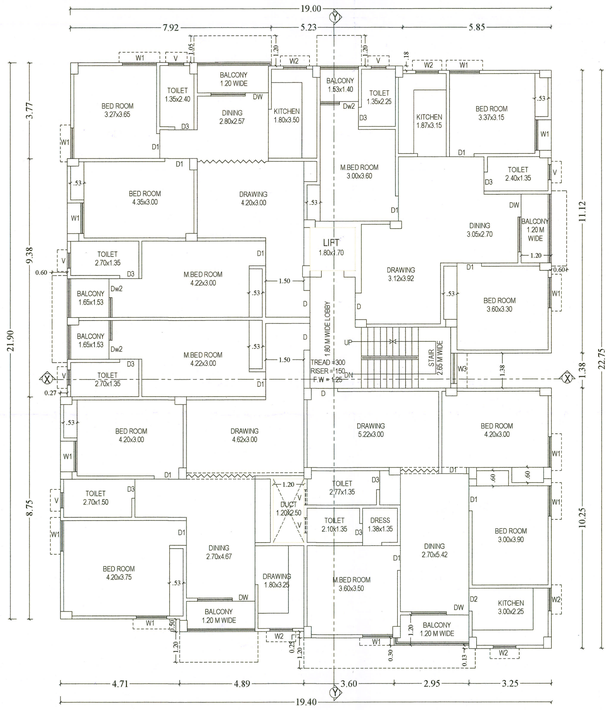
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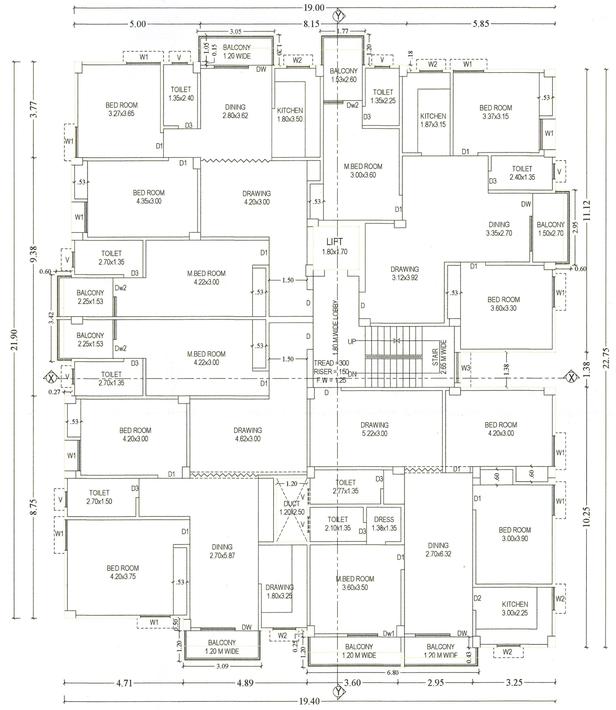
LEFT SIDE ELEVATION



GROUND FLOOR PLAN
SCALE = 1:100



FIRST FLOOR PLAN
SCALE = 1:100



TYPICAL FLOOR PLAN
(2ND & 3RD)
SCALE = 1:100

Terms & Conditions:-
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3) Solar power is to be installed in the campus

SPECIFICATION:-

1. FOUNDATION-- SHOWN IN AS PER DETAIL.
2. FLOOR -- 25 TH. FLOOR FINISH WITH GREY MOSAIC.
3. D.P.C-- 25 TH. D.P.C. AT PLINTH LEVEL .
4. LINTEL --- 150 TH. R.C.C LINTEL IN CEM CONCRETE (1:2:4)
5. ROOF ---- 100 TH. R.C.C. ROOF SLAB IN C.C. (1:2:4).
6. SUPERS TRUCTURE -- R.C.C FRAME STRUCTOR WITH IN FILL1st CLASS BRICK WORK (250,125m TH) IN CM(1:6,1:4)
7. DOOR---- COMMERCIAL FLUSH DOOR WITH ANGLE IRON FRAME.
8. PLASTER--- 12 TH. CEM PLASTER IN CM (1:6) INTERNAL & EXTERNAL SURFACES OF THE WALL FOR CEILING 6MM PLASTER IN CM (1:4)
9. WINDOW & VENTILATOR--- STEEL WINDOWS WITH FULLY GLAZED.
10. SEWERAGE ----- THROUGH SEPTIC TANK .
11. ELECTRICAL-- CONCEALED WIRING WITH COPPER CONDUCTOR.
12. WATER SUPPLY -- THROUGH BORE WELL & O.H. WATER TANK.
13. INTERNAL FINISHING------ OIL BOND DISTEMPER ONE POP.
14. EXTERNAL FINISHING---- CEMENT BASED PAINTS.

SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D	1.00	2.40	0.0	2.40	AS/SPECIFICATION
D1	0.90	2.13	0.0	2.13	----------DO----------
D2	0.76	2.13	0.0	2.13	----------DO----------
D3	0.90	2.13	0.0	2.13	----------DO----------
W	1.50	1.65	0.75	2.40	----------DO----------
W1	1.20	1.65	0.75	2.40	----------DO----------
W2	0.90	1.50	0.90	2.40	----------DO----------
W3	1.20	1.50	0.90	2.40	----------DO----------
V	0.60	0.90	1.50	2.40	----------DO----------
DW	0.90/1.37	2.40/1.65	0.00/1.65	2.40	----------DO----------
DW1	0.75/1.20	2.40/1.65	0.00/1.65	2.40	----------DO----------
DW2	0.75/0.78	2.40/1.65	0.00/1.65	2.40	----------DO----------

PLOT DETAILS :-

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2. SMT SHANTI DEVI, W/O LATE PREMCHANDRA SHARMA,
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MAUZA -MAINPURA, THANA-PATLIPUTRA,
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Developed by :- DISHA ABHYUDAYA BUILDERS PVT.LTD
SRI ABHISHEK JHA S/O SHRI JITENDRA JHA
R.P ENCLAVE, FLAT NO-201, WEST SRIKRISHNAPURI PATNA
DISTRICT-PATNA.

SHEET NO.	SCALE.	NORTH.
M 02	1:100	

SIGNATURE OF LAND OWNER'S

DISHA ABHYUDAYA BUILDERS PVT. LTD.
Director
BR/UDHD/BLDR/P/23-0059
SIGNATURE OF DEVELOPER

SUNIL KUMAR
ARCHITECT
COA New Delhi, U.D.H.D. Patna, (Bihar).
Registration No./C.O.A No:-CA/1994/13699
SIGNATURE OF ARCHITECT

WASIM AKRAM
CIVIL ENGINEER
EMP. NO:- BR/UDHD/CE/25-0633
UDHD BIHAR (PATNA)
SIGNATURE OF ENGINEER

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. PIMAINPURA/PRN-GH3/1247/2025
Sanction of Plan Accorded under Section
315, 316 & 317 of the Bihar Municipal Act 2007
by the Municipal Commissioner, Patna on.....
Date. 06/08/2025
SANCTION OF PLAN ACCORDED

प्रह्लाद पटेल
सहायक नगर योजना पर्यवेक्षक
शहरी योजना शाखा
पटना नगर निगम

निदेशक
शहरी योजना
पटना नगर निगम, पटना