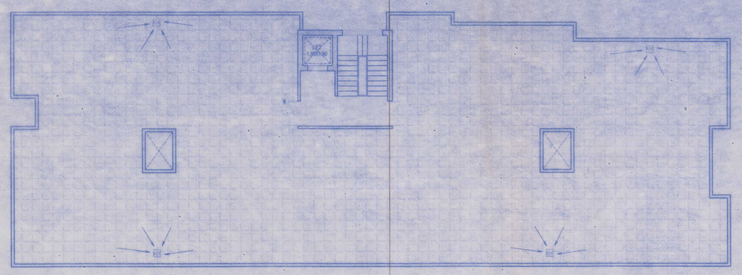
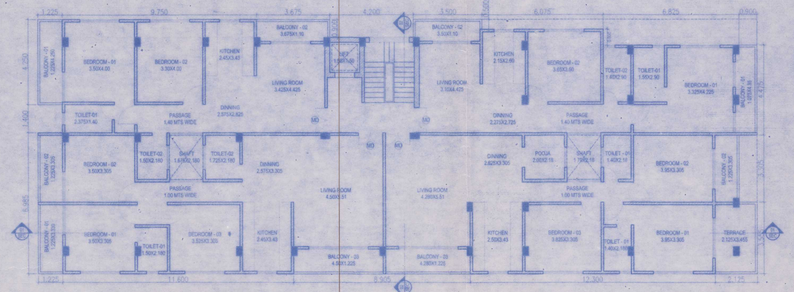
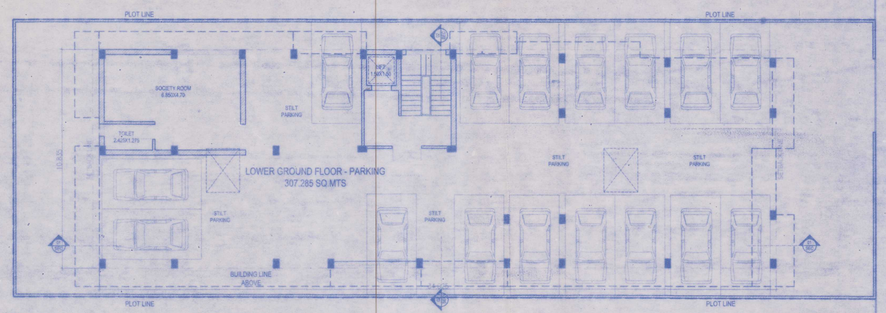


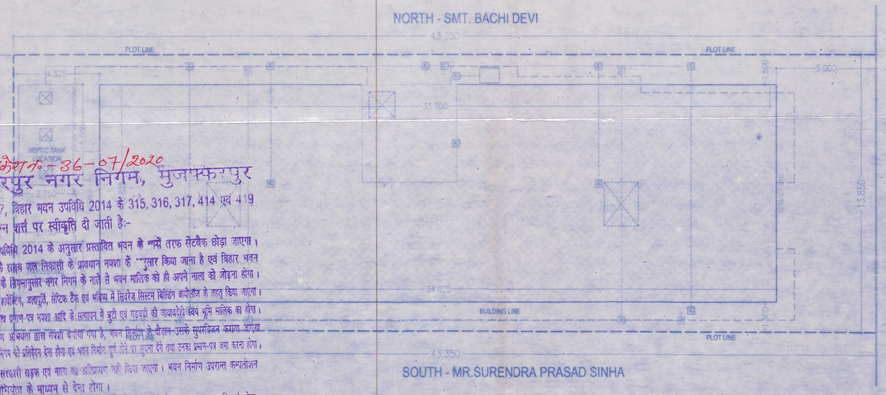
TERRACE FLOOR PLAN



TYPICAL (1ST,2ND & 3RD FLOOR PLAN



GROUND FLOOR PLAN



SITE PLAN

WATER TANK CALCULATION		
TOTAL NO. OF FLATS		12.000
PERSON PER FLATS		5.000
TOTAL POPULATION		60.000
PER PERSON REQUIREMENT	LTR/DAY	135.000
TOTAL WATER REQUIREMENT	LTR	8100.000
TOTAL VOLUME REQUIRED	CUM	8.100
ASSUMING DEPTH OF THE TANK	M	2.250
AREA OF THE TANK	SQM	3.600
LENGTH OF THE TANK	M	2.750
WIDTH OF THE TANK	M	1.309

SEPTIC TANK CALCULATION		
TOTAL NO. OF FLATS		12.000
PERSON PER FLATS		5.000
TOTAL POPULATION		60.000
PER PERSON REQUIREMENT	LTR/DAY	85.000
TOTAL REQUIREMENT	CUM	5100.000
TOTAL VOLUME REQUIRED	CUM	5.100
ASSUMING DEPTH OF THE TANK	M	2.500
AREA OF THE TANK	SQM	2.040
LENGTH OF THE TANK	M	1.500
WIDTH OF THE TANK	M	1.360

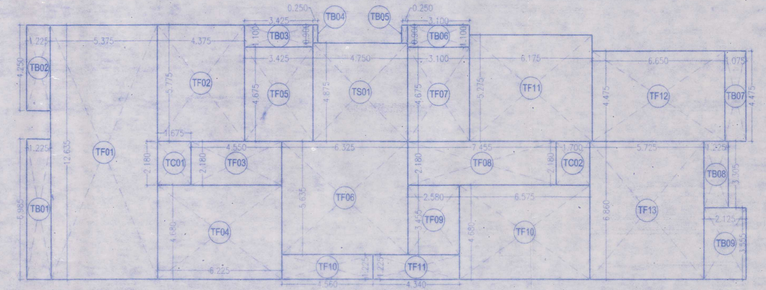
PROPERTY DETAIL		
SCHEDULE - A	5485 SQFT	
KHATA NO	588(NEW)	344(OLD)
KHESRA NO	1358(NEW)	389(OLD)
HOLDING NO.	270/203	448(OLD)
SCHEDULE - B	918 SQFT	
KHATA NO	679(NEW)	344(OLD)
KHESRA NO	1359(NEW)	389(OLD)
WARD NO	36(NEW)	32(OLD)
THANA & MAUZA	MITHANPURA	
ANCHAL	MUSHAHRI	
DISTRICT	MUZAFFARPUR	

BUILT UP AREA & FEES CALCULATION			
	SQM		SQFT
GROUND FLOOR AREA	368.661		3968.27
FIRST FLOOR AREA	435.139		4683.84
SECOND FLOOR AREA	435.139		4683.84
THIRD FLOOR AREA	435.139		4683.84
TOTAL BUILT UP AREA	1674.078		18019.78
CONSTRUCTION COST/SQFT			1100.00
TOTAL CONSTRUCTION COST			19821753.15
LABOUR CESS(%) OF TOTAL CONSTRUCTION COST			1%
LABOUR CESS FEES			198217.53
BUILDING PERMISSION FEES (RS.15/- PER SQM OF TOTAL BUILT UP AREA)			15.00 25111.17
INFRASTRUCTURE CHARGE			1000.00
DEVELOPMENT CHARGE			10000.00
TOTAL AMOUNT TO BE PAID TO MMC			234328.70

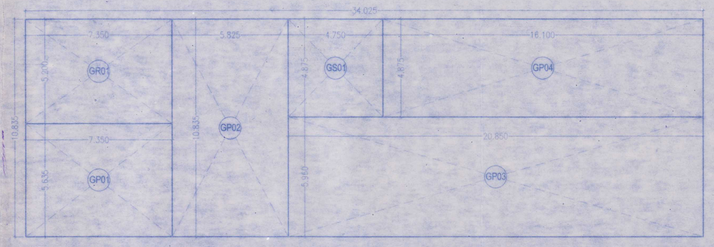
DEVELOPMENT GUIDELINES AS PER BIHAR BUILDING BYE LAWS - 2014	
TOTAL PLOT AREA (AS/SITE)	594.853 SQM
PERMISSIBLE FAR	2.5
TOTAL PERMISSIBLE BUILT UP AREA	1487.133 SQM
PROPOSED AREA STATEMENT FOR GROUND+3 RESIDENTIAL BUILDING	
TOTAL GROUND COVERAGE AREA	368.661 SQM
GROUND COVERAGE (%)	62%
GROUND FLOOR AREA (RESIDENTIAL)	61.376 SQM
GROUND FLOOR AREA (PARKING)	307.285 SQM
FAR AREA - FIRST FLOOR AREA	380.272 SQM
FAR AREA - SECOND FLOOR AREA	380.272 SQM
FAR AREA - THIRD FLOOR AREA	380.272 SQM
TOTAL FAR AREA ON ALL FLOORS	1202.192 SQM
FAR ACHIEVED	2.021
TOTAL HEIGHT ACHIEVED	11.80 MTS
PARKING (%)	26%

GROUND FLOOR AREA STATEMENT						
S.NO	NAME	LENGTH	X	BREADTH	=	TOTAL
PARKING AREA						
1	GP01	7.350	X	5.635	=	41.417
2	GP02	5.825	X	10.835	=	63.114
3	GP03	20.850	X	5.960	=	124.266
4	GP04	16.100	X	4.875	=	78.488
TOTAL						307.285
RESIDENTIAL AREA						
5	GR01	7.350	X	5.200	=	38.220
STAIRCASE/LIFT						
6	GS01	4.750	X	4.875	=	23.156

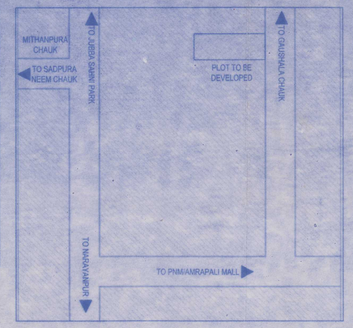
BUILDING PARAMETERS		
CATEGORY	REQUIREMENT AS/NORMS	PROPOSALS
FRONT SETBACK	5.00 MTS	5.000 MTS
REAR SETBACK	4.00 MTS	4.325 MTS
SIDE SETBACK	1.50 MTS	1.50 MTS
FAR	2.50	2.021
PARKING	25%	26%
HEIGHT	12.00 MTS	12.00 MTS



TYPICAL(1ST, 2ND & 3RD) FLOOR AREA CHART



GROUND FLOOR AREA CHART



KEY PLAN

TOTAL GROUND FLOOR AREA	=	368.661
PARKING AREA ON GROUND FLOOR	=	307.285
RESIDENTIAL AREA (STAIRCASE + RESIDENTIAL)	=	61.376
TOTAL FIRST FLOOR AREA	=	435.139
FIRST FLOOR AREA (RESIDENTIAL)	=	380.272
STAIRCASE/LIFT (TO BE DEDUCTED)	=	23.156
BALCONY AREA(HALF AREA INTO FAR)	=	24.353
SHAFT AREA(TO BE DEDUCTED)	=	7.358
TOTAL SECOND FLOOR AREA	=	435.139
SECOND FLOOR AREA (RESIDENTIAL)	=	380.272
STAIRCASE/LIFT (TO BE DEDUCTED)	=	23.156
BALCONY AREA(HALF AREA INTO FAR)	=	24.353
SHAFT AREA(TO BE DEDUCTED)	=	7.358
TOTAL THIRD FLOOR AREA	=	435.139
THIRD FLOOR AREA (RESIDENTIAL)	=	380.272
STAIRCASE/LIFT (TO BE DEDUCTED)	=	23.156
BALCONY AREA(HALF AREA INTO FAR)	=	24.353
SHAFT AREA(TO BE DEDUCTED)	=	7.358

TYPICAL FLOOR AREA STATEMENT						
S.NO	NAME	LENGTH	X	BREADTH	=	TOTAL
RESIDENTIAL AREA						
1	TF01	5.375	X	12.635	=	67.913
2	TF02	4.375	X	5.775	=	25.266
3	TF03	4.550	X	2.180	=	9.919
4	TF04	6.225	X	4.680	=	29.133
5	TF05	3.425	X	4.675	=	16.012
6	TF06	6.325	X	5.635	=	35.641
7	TF07	3.100	X	4.675	=	14.493
8	TF08	7.455	X	2.180	=	16.252
9	TF09	2.580	X	3.455	=	8.914
10	TF10	6.575	X	4.680	=	30.771
11	TF11	6.175	X	5.275	=	32.573
12	TF12	6.650	X	4.475	=	29.759
13	TF13	5.725	X	6.860	=	39.274
TOTAL						355.919
STAIRCASE/LIFT (TO BE DEDUCTED)						
14	TS01	4.75	X	4.875	=	23.156
TOTAL						23.156

BALCONY AREA(HALF AREA INTO FAR)						
15	TB01	1.225	X	6.985	=	8.557
16	TB02	1.225	X	4.250	=	5.206
17	TB03	3.425	X	1.100	=	3.768
18	TB04	0.250	X	0.900	=	0.225
19	TB05	0.250	X	0.900	=	0.225
20	TB06	3.100	X	1.100	=	3.410
21	TB07	1.075	X	4.475	=	4.811
22	TB08	1.225	X	3.305	=	4.049
23	TB09	2.125	X	3.555	=	7.554
24	TB10	4.560	X	1.225	=	5.586
25	TB11	4.340	X	1.225	=	5.317
TOTAL						48.707

SHAFT AREA(TO BE DEDUCTED)						
26	TC01	1.675	X	2.180	=	3.652
27	TC02	1.700	X	2.180	=	3.706
TOTAL						7.358

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SPECIFICATIONS

1. RCC (1:1/2:3) FOUNDATION ISOLATED FOOTING OVER BRICK FLAT SOLING OVER 6" SAND FILLING, 1ST CLASS BRICKWORK IN CEMENT MORTAR (1:6).
2. PLINTH AND FIRST CLASS BRICKWORK IN CEMENT MORTAR (1:8), SUPERSTRUCTURE 3" THICK DPC(1:2:4) WITH DPC POWDER.
3. FLOORING - 1" STONE FLOORING OVER CEMENT MORTAR(1:6)
4. LINTEL - 6" RCC LINTEL OVER OPENING.
5. ROOFING - RCC SLAB & BEAM AS PER STRUCTURE (1:1/2:3), "WITH ROOF TILES.
6. WOODWORK - SAL WOOD CHAUKHAT 4" X 3" SIZE AND 1.25" THICK SHUTTER DOORS & WINDOWS.
7. FININSHING - TWO LAYERS OF WALL CARE PUTTY OVER 1/4" CEMENT PLASTER, WITH THREE LAYERS OF OBD.
8. SANITATION - POWER DRIVEN TUBE WELL, ASTRAL/SUPREME MAKE PIPES, PROVISION OF SEPTIC TANK WITH SOAK PIT.
9. EARTHQUAKE RESISTANT RCC FRAMED STRUCTURE

KEY PLAN

PROJECT

PROPOSED RESIDENTIAL BUILDING DRAWINGS FOR MRS.ABHA SINHA , W/O LATE AWADESH KUMAR SINHA, AT - INDIRAPURI COLONY, P.O - RAMNA, P.S - MITHANPURA, MUZAFFARPUR, BIHAR

ARCHITECT

INNOVATIVE DESIGN & CONSTRUCTION
MUSTAFA COMPLEX MARKET, GAUSHALA ROAD,
MUZAFFARPUR, BIHAR
PH - 9990262306 , 7004434704
E-Mail - projects.idcmuz@gmail.com

Drawing Title
SUBMISSION DRAWINGS

Drawn

Dealt & Checked
WASIM AHMAD

Drawing No
01/02

Date 02.03.2020 | Scale NTS

ARCHITECT	STRUCTURAL ENGINEER	M.JUNIOR ENGINEER	M.ASSISTANT ENGINEER	M.EXECUTIVE ENGINEER	APPROVAL AUTHORITY
WASIM AHMAD Architect CA/2011/53319	KAI GROUP OF CONSTRUCTION Er. TAUSEEF ALAM MOB:- 9905220201 STRUCTURAL ENGINEER Empanelment No.- C-09/01 MRDA (DESS.) MH-C, MUZAFFARPUR	कनीय अभियन्ता मुजफ्फरपुर नगर-निगम, मुजफ्फरपुर	Asst. Engineer M.M.C., Muz	कार्यपालक अभियन्ता मुजफ्फरपुर नगर निगम, मुजफ्फरपुर	MUNICIPAL COMMISSIONER

सहायक अभियन्ता - 36-07/2020
मुजफ्फरपुर नगर निगम, मुजफ्फरपुर

योजना, 2007, बिहार भवन उपविधि 2014 के 315, 316, 317, 414 एवं 419 अन्तर्गत निम्न शर्त पर स्वीकृति दी जाती है:-

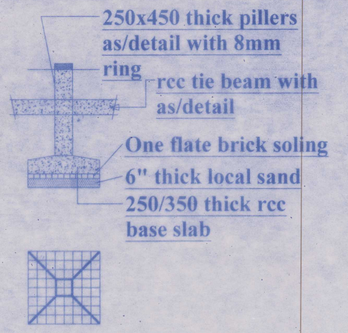
1. बिहार भवन उपविधि 2014 के अनुसार प्रस्तावित भवन के चारों तरफ सेटबैक छोड़ा जाएगा।
2. भवन के साथ जल निकासी के प्रावधान नक्शा है ।पुनर किया जाना है एवं बिहार भवन उपविधि 2014 के विनियमानुसार नगर निगम के मार्ग से भवन मालिक को ही अपने नाला को जोड़ना होगा।
3. भवन के ऊपर सर्विस, जलाशी, सेप्टिक टैंक एवं भवन में विहित सिस्टम बिल्डिंग कन्स्ट्रक्शन के लागू किया जाएगा।
4. प्रस्तावित निर्माण भवन नक्शा आदि के अनुसार ही हुई एवं गड़बड़ी की जानकारी होने भूमि मालिक का होगा।
5. निर्माण किए अभियान द्वारा नक्शा दिखाया गया है, भवन निर्माण की दौरान-उसके मुताबिक काम कराना होगा।
6. ये सामने सरकारी सड़क एवं नाला का अतिक्रमण नहीं किया जाएगा। भवन निर्माण उपरान्त सफाईकरण कार्य-भार अभियोजन के माध्यम से देना होगा।
7. फायर सावधी को ध्यान में रखते हुए भवन निर्माण के दौरान आवश्यक सावधानी की व्यवस्था करना अनिवार्य होगा।
8. संलग्न नक्शे के एक प्रति कार्य स्थल पर उपलब्ध सुनिश्चित करने तथा समय-समय पर उसका जांच किया जा सके।
9. कार्य प्रारंभ करने के पूर्व नियम को सपित करना सुनिश्चित करना सुनिश्चित करेंगे।

उपरोक्त वर्ष बिहार भवन उपविधि 2014 के अनुसार पालन स्वामी होगा।

इस शर्त पर नक्शा स्वीकृत किया जाता है, यह स्वीकृति अगले तीन वर्ष के लिये वैध होगा।

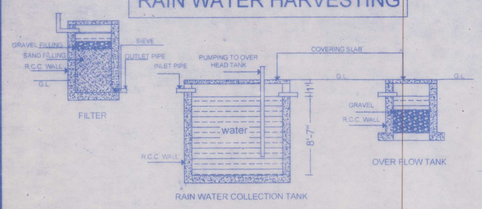
किसी प्रकार के उल्लंघन / विचलित होने पर स्वीकृत नक्शा रद्द कर दिया जाएगा एवं सुसंगत धाराओं के अन्तर्गत कार्रवाई की जाएगी।

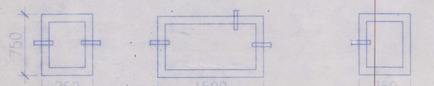
नगर आयुक्त,
मुजफ्फरपुर नगर निगम, मुजफ्फरपुर।



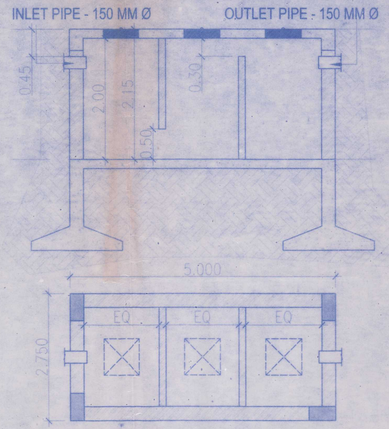
FOOT PILE FOUNDATION

RAIN WATER HARVESTING

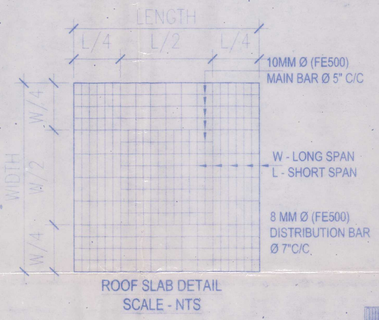




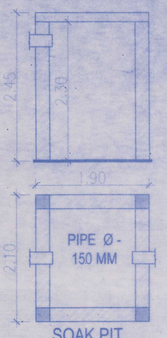
FILTER | RAIN WATER COLLECTION TANK | OVER FLOW TANK



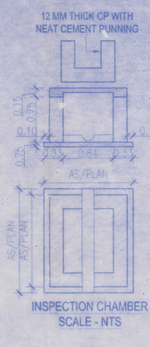
SEPTIC TANK DETAIL
SCALE - NTS



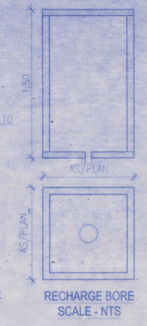
ROOF SLAB DETAIL
SCALE - NTS



SOAK PIT
SCALE - NTS

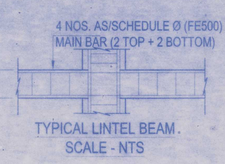


INSPECTION CHAMBER
SCALE - NTS

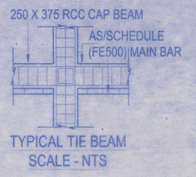


RECHARGE BORE
SCALE - NTS

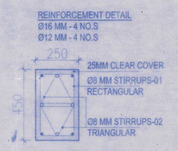
TYPICAL ROOF BEAM
SCALE - NTS



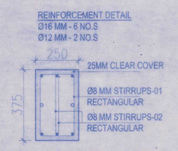
TYPICAL LINTEL BEAM.
SCALE - NTS



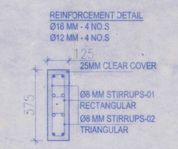
TYPICAL TIE BEAM
SCALE - NTS



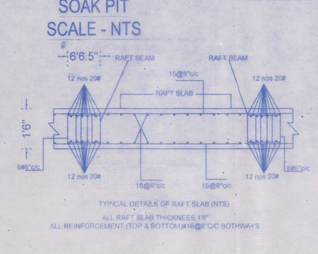
COLUMN DETAIL
250 X 450



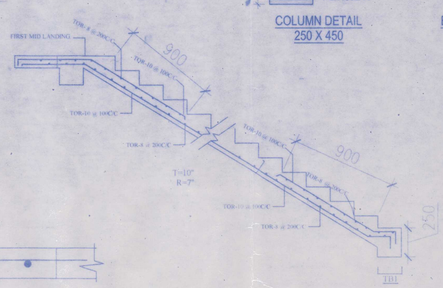
BEAM DETAIL - BH/01 & BV/01
250 X 375

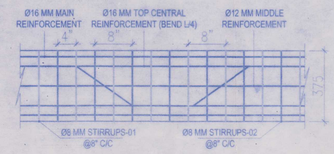


BEAM DETAIL - BH/02 & BV/02
125 X 375

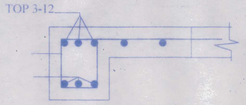


TYPICAL DETAILS OF RAFT SLAB (NTS)
ALL RAFT SLAB THICKNESS 16"
ALL REINFORCEMENT (TOP & BOTTOM) @6" C/C BOTHWAYS

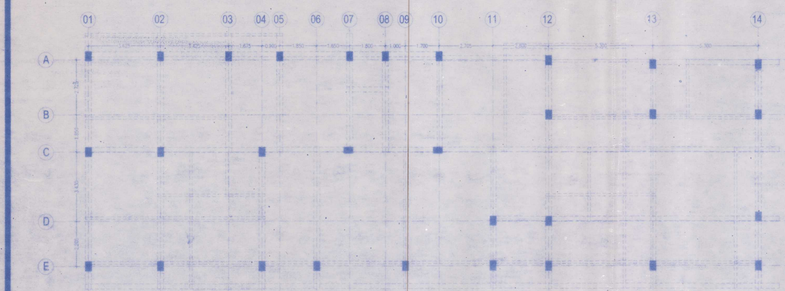




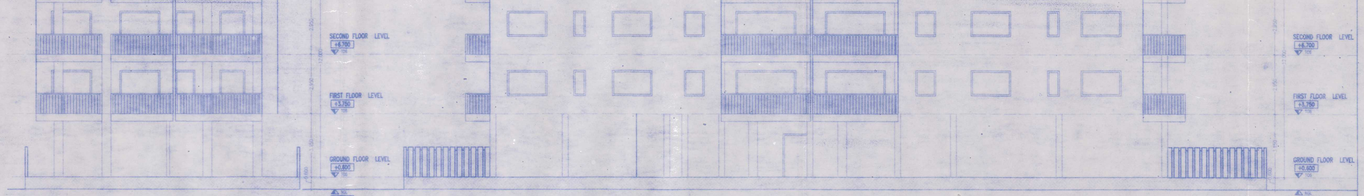
BEAM DETAIL - BH/01 & BV/01
250 X 375



MB1

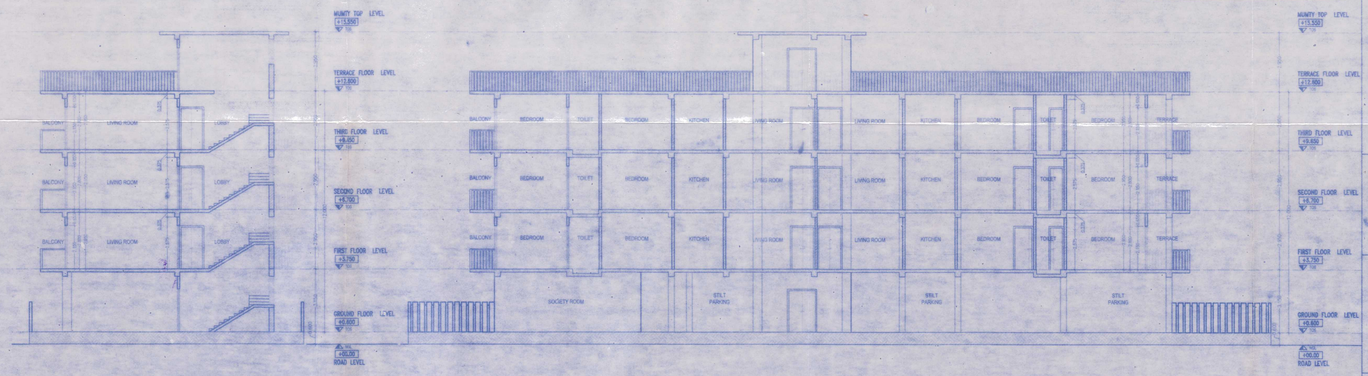


FRAMING PLAN



ELEVATION - 01

ELEVATION - 02



SECTION - 01

SECTION - 02

COLUMN LAYOUT

उपविधिकरण — 36 — 07/2020

मुजफ्फरपुर नगर निगम, मुजफ्फरपुर

अधिनियम-2007, बिहार भवन उपविधि 2014 के 315, 316, 317, 414 एवं 419 के अन्तर्गत निम्न शर्त पर स्वीकृति दी जाती है:-

1. बिहार भवन उपविधि 2014 के अनुसार प्रस्तावित भवन के चारों तरफ सेटबैक छोड़ा जाएगा।
2. भवन निर्माण के समय जल निकासी प्रावधान नक्शा के अनुसार किया जाना है एवं बिहार भवन उपविधि 2014 के नियमानुसार नगर निगम के नाली से भवन मालिक को ही अपने खर्चा से जोड़ना होगा।
3. भवन में रेन वाटर हार्वेस्टिंग, जलाशय, सेप्टिक टैंक एवं सोकिंग में डिजाईन विहित विधि अनुसार के अनुरूप किया जाएगा।
4. निगत में भू-स्तर का अन्तर-पक्का नाला आदि के प्रावधान में दूसरे एवं सहवर्ती की जमीनादि एवं भूमि मालिक को होगा।
5. भवन निर्माण जिस श्रेणी का नक्शा स्वीकृत किया गया है, भवन निर्माण के दौरान उसमें सुसंगतित दस्तावेज जारी उक्त- उक्त स्तर पर लोक से प्रोफेशनल ऐसे होना एवं भवन निर्माण पूर्ण होने पर कुल दो तथा उसके प्रमाण-पत्र प्रस्तुत करना होगा।
6. भवन के साथ आवश्यक सड़क एवं नाला का अतिक्रमण नहीं किया जाएगा। भवन निर्माण उपरान्त अनुज्ञापन प्रमाण-पत्र अभियंता के माध्यम से देना होगा।
7. भवन-पार्किंग को भवन उपविधि के अनुसार भवन के अन्दर ही व्यवस्था करना अनिवार्य होगा।
8. सड़क/नाला पर निर्माण सामग्री/मलबा/ईंट/बालू/गिट्टी आदि का रखाव नहीं किया जाएगा।
9. कार्य प्रारंभ करने के पूर्व निगम को सूचित करना सुनिश्चित करना सुनिश्चित करेंगे।

उपरोक्त वर्णित भवन उपविधि 2014 के उल्लंघन पाए जाने पर ही भवन स्वामी भवन स्वामी होगा।

इस शर्त पर नक्शा स्वीकृत किया जाता है, यह स्वीकृति अगले तीन वर्ष के लिये देय होगा। किसी प्रकार के उल्लंघन / विसंगति होने पर स्वीकृत नक्शा रद्द कर दिया जाएगा एवं सुसंगत धाराओं के अन्तर्गत कारवाई की जाएगी।

नगर आयुक्त,
मुजफ्फरपुर नगर निगम, मुजफ्फरपुर।

21.12.20 24/12/20

ARCHITECT	STRUCTURAL ENGINEER	M.JUNIOR ENGINEER	M.ASSISTANT ENGINEER	M.EXECUTIVE ENGINEER	APPROVAL AUTHORITY
WASIM AHMAD Architect CA/2011/53319	KAI GROUP OF CONSTRUCTION Er. TAUSEEF ALAM MOB:- 9905220201 STRUCTURAL ENGINEER Empanelment No. - S-09/2016, MRDA (DESS.) Mn.C. MUZAFFARPUR	कनीय अभियन्ता नगर निगम, मुजफ्फरपुर	Asst. Engineer M.M.C., Muz.		MUNICIPAL COMMISSIONER

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GENERAL NOTES -

1. All Mechanical & Electrical drawings shall be read jointly with the architectural drawings in order to establish a complete list of works.
2. The contractor shall verify all dimensions, details, specifications & site codinations & shall report any error, ommision to the Architect before commencement of work.
3. For construction purposes, the dimensions shall not be measured directly on the drawings. The drawings shall not be used for construction until they are issued for construction.
4. All door and window openings shall be verified as per schedule.
5. All revisions shall be co-ordinated with structures.

KEY PLAN

PROJECT

PROPOSED RESIDENTIAL BUILDING DRAWINGS FOR MRS.ABHA SINHA , W/O LATE AWADESH KUMAR SINHA, AT - INDIRAPURI COLONY, P.O - RAMNA, P.S - MITHANPURA, MUZAFFARPUR, BIHAR

ARCHITECT

INNOVATIVE DESIGN & CONSTRUCTION
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Drawing Title
SUBMISSION DRAWINGS

Drawn	Dealt & Checked
	WASIM AHMAD
	Drawing No 02/02
Date 02.03.2020	Scale NTS