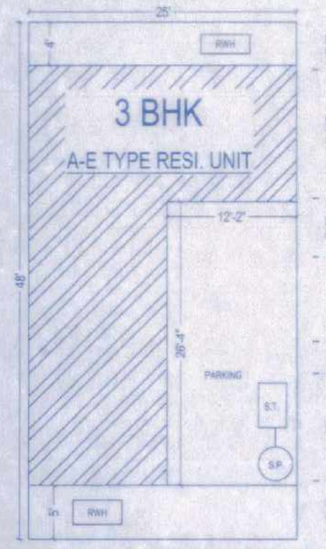
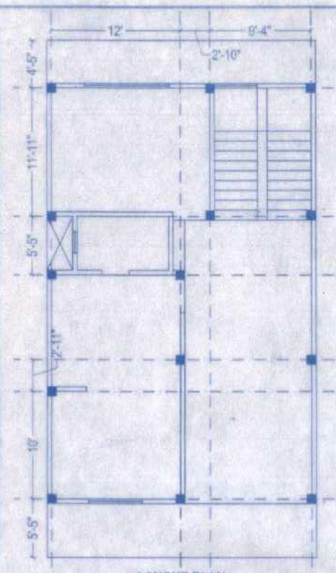
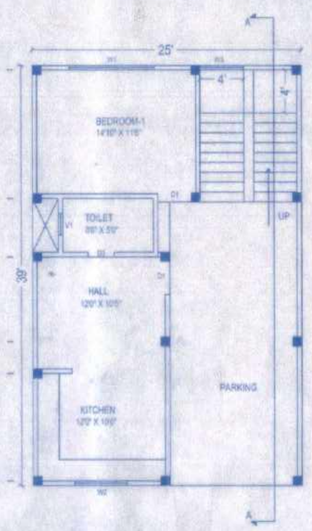


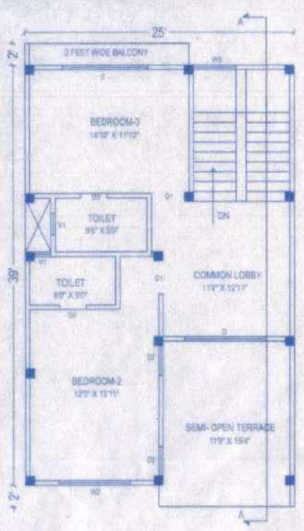
SITE PLAN
PROPOSED A-E TYPE RESI. UNITS (PLOT AREA = 1200 SFT)



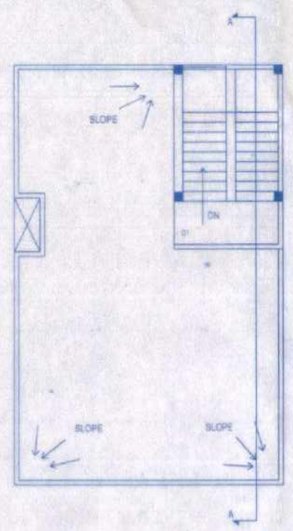
LAYOUT PLAN



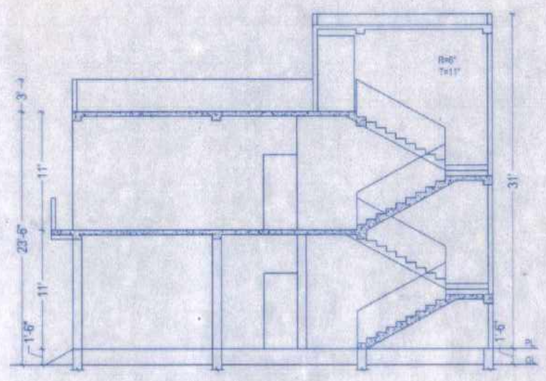
GROUND FLOOR PLAN



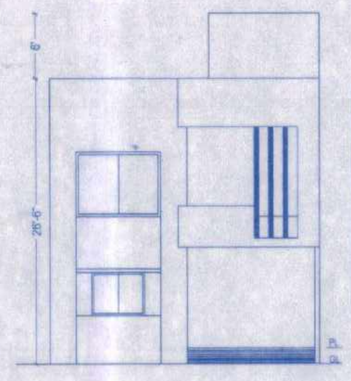
FIRST FLOOR PLAN



ROOF PLAN



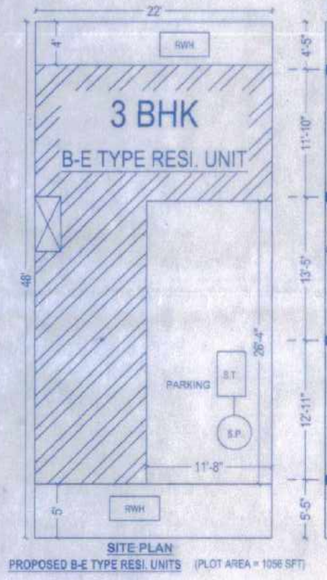
SECTION A-A



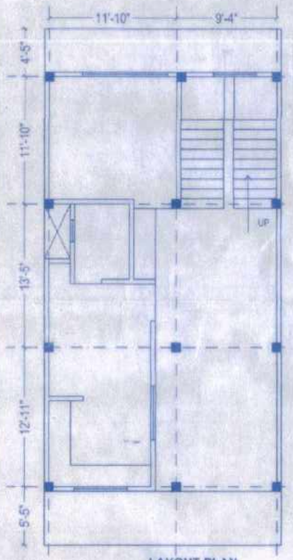
FRONT ELEVATION

PROPOSED A-E TYPE RESI. UNITS

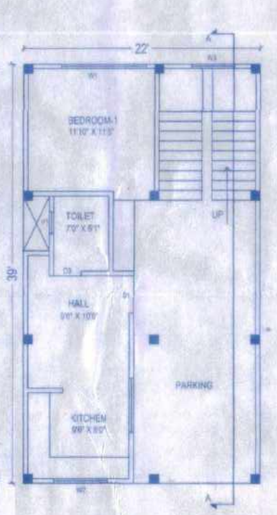
PRO. GROUND FLOOR BUA = 643.00 SFT
PRO. FIRST FLOOR BUA = 867.00 SFT
TOTAL BUILT UP AREA = 1673.00 SFT
(including closed parking)
PARKING AREA = 320.00 SFT (Closed = 153 S.T. Covered = 167 SFT)
AREA FOR FEES
= BUA + PARKING AREA (COVERED)
= 1830.00 SFT.



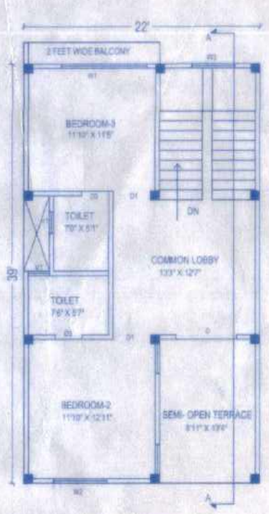
SITE PLAN
PROPOSED B-E TYPE RESI. UNITS (PLOT AREA = 1056 SFT)



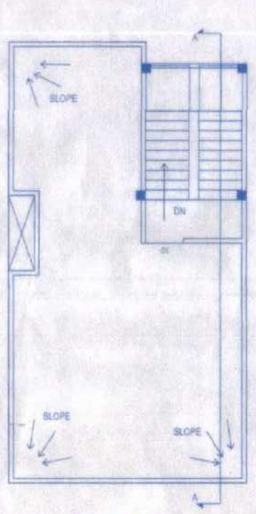
LAYOUT PLAN



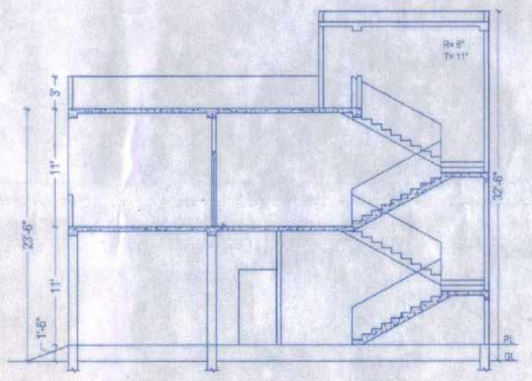
GROUND FLOOR PLAN



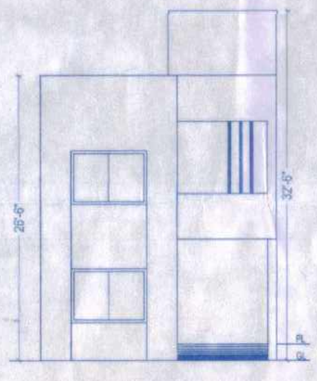
FIRST FLOOR PLAN



ROOF PLAN



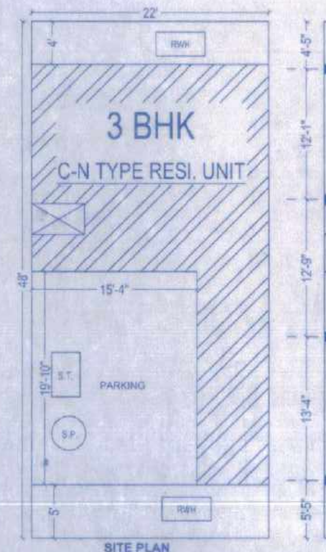
SECTION A-A



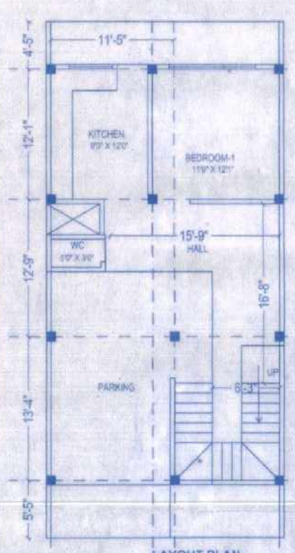
FRONT ELEVATION

PROPOSED B-E TYPE RESI. UNITS

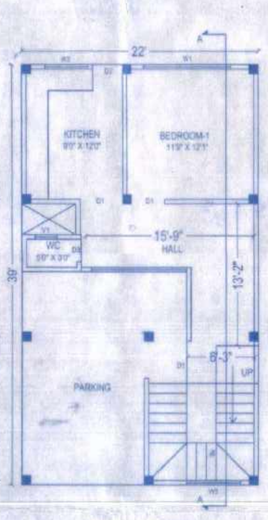
PRO. GROUND FLOOR BUA = 539.00 SFT
PRO. FIRST FLOOR BUA = 730.50 SFT
TOTAL BUILT UP AREA = 1436.50 SFT
(including closed parking)
PARKING AREA = 307.00 SFT (Closed = 167 SFT, Covered = 140 SFT)
AREA FOR FEES
= BUA + PARKING AREA (COVERED)
= 1576.50 SFT



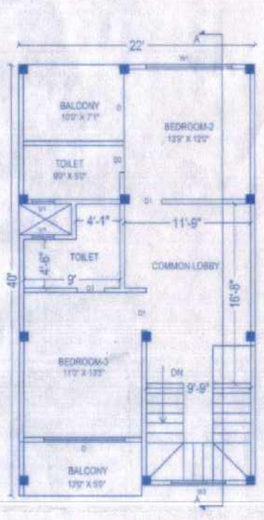
SITE PLAN
PROPOSED C-N TYPE RESI. UNITS (PLOT AREA = 1056 SFT)



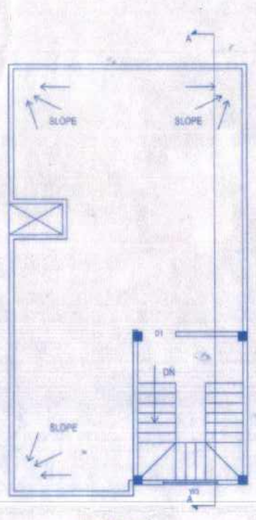
LAYOUT PLAN



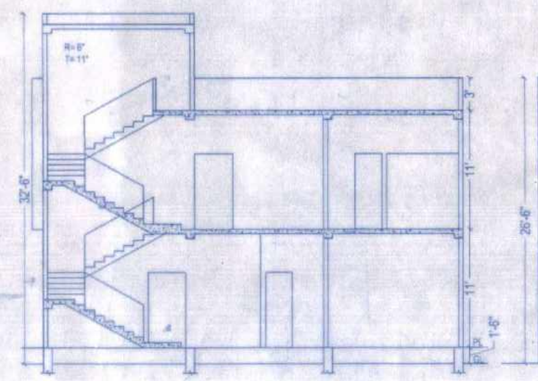
GROUND FLOOR PLAN



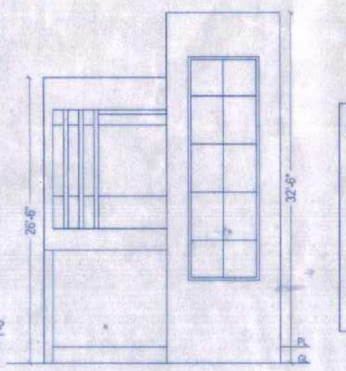
FIRST FLOOR PLAN



ROOF PLAN



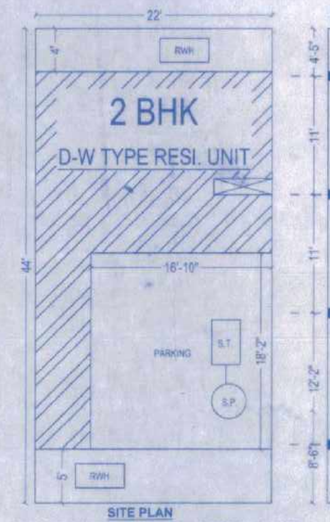
SECTION A-A



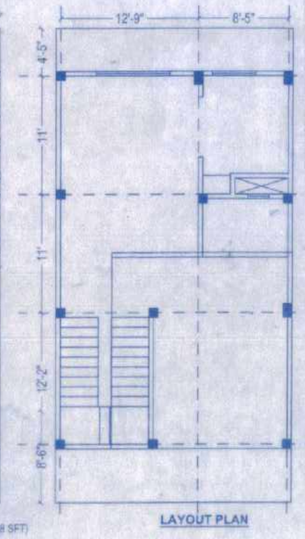
FRONT ELEVATION

PROPOSED C-N TYPE RESI. UNITS

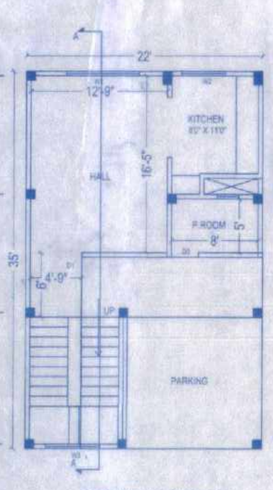
PRO. GROUND FLOOR BUA = 477.00 SFT
PRO. FIRST FLOOR BUA = 826.50 SFT
TOTAL BUILT UP AREA = 1454.50 SFT
(including closed parking)
PARKING AREA = 304.00 SFT (Closed = 151 SFT, Covered = 153 SFT)
AREA FOR FEES
= BUA + PARKING AREA (COVERED)
= 1607.50 SFT



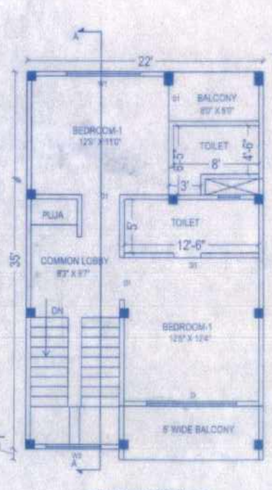
SITE PLAN
PROPOSED D-W TYPE RESI. UNITS (PLOT AREA = 968 SFT)



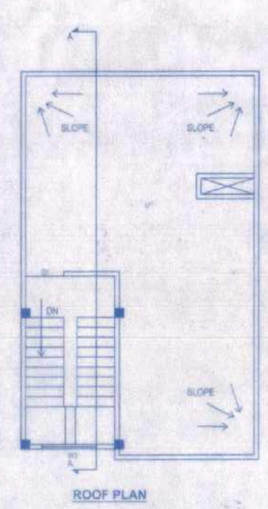
LAYOUT PLAN



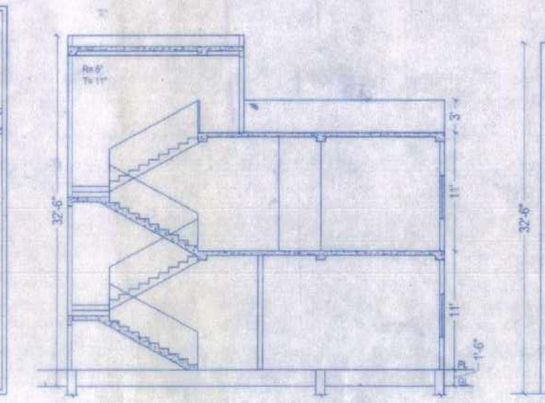
GROUND FLOOR PLAN



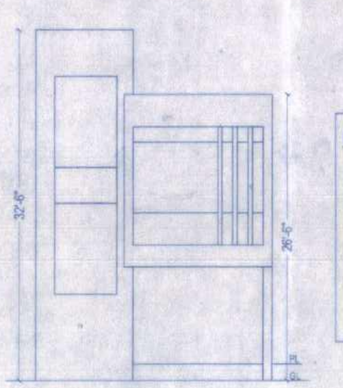
FIRST FLOOR PLAN



ROOF PLAN



SECTION A-A



FRONT ELEVATION

PROPOSED D-W TYPE RESI. UNITS

PRO. GROUND FLOOR BUA = 400.00 SFT
PRO. FIRST FLOOR BUA = 742.50 SFT
TOTAL BUILT UP AREA = 1294.50 SFT
(including closed parking)
PARKING AREA = 304.00 SFT (Closed = 150 SFT, Covered = 154 SFT)
AREA FOR FEES
= BUA + PARKING AREA (COVERED)
= 1446.50 SFT

GENERAL NOTES :-

01 :- ALL DIMENSIONS ARE IN FEET & INCHES.
02 :- AMBIGUITY IF ANY SHOULD BE BROUGHT TO THE NOTICE OF ARCHITECT.
03 :- DO NOT SCALE , ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
04 :- UNDER NO CIRCUMSTANCES , COLUMN VERTICAL BARS SHALL BE BENT TO ACCOMMODATE BEAM BARS.
05 :- BARS FOR LINTEL BAND SHALL BE PROVIDED IN COLUMNS.
06 :- ALL CONCRETE MIX SHALL BE M20 , UNLESS OTHERWISE SPECIFIED.

SPECIFICATION

01 :- FOUNDATION :ISOLATED R.C.C. FOOTING WITH TIE BEAM AT G.L/ TO P.L
02 :- SUPER STRUCTURE 9"TH EXTERNAL AND 4.5"TH INTERNAL WALL WHERE NEEDED UP TO CEILING HEIGHT AN PARAPET WALL.
03 :- PLINTH : PLINTH BAND AS PROPOSED
04 :- LINTEL : 5" R.C.C BAND IN 1:1.5:3 ALL AROUND OVER DOORS / WINDOWS AND OPENING
05 :- ROOF : 5" THK. R.C.C. SLAB IN (1:1.5:3)MIX)
06 :- BEAM R.C.C. : 1:1.5:3 AS PER REQUIREMENT
07 :- FLOORING : VITRIFIED TILES IN LIVING AND BED ROOM, TOILET - BRANDED ANTISKID FLOOR TILES KITCHEN - GRANITE KITCHEN PLATFORM WITH STAINLESS STEEL SINK
08 :- PLASTER : 2"THK CEMENT PLASTER ON SMOOTH , 3"TH ON ROUGH SURFACE AND 2" THK CEILING PLASTER
09 :- FINISHING : DRY / OIL BOND DISTEMPER FOR INTERNAL WALL AND WEATHER COAT PAINT FOR EXTERNAL WALL
10 :- STAIR :AN OPEN WELL STAIR CASE HAVING RISE -6" ,TREAD-10" AND HEIGHT OF RAILING 3'

DOOR and WINDOW SCHEDULES

SL.NO.	TYPE	WIDTH	HEIGHT	SILL	REQ.
01	D	8'-0"	7'-0"		
02	D1	3'-6"	7'-0"		
03	D2	3'-0"	7'-0"		
04	D3	2'-6"	7'-0"		
05	W1	8'-0"	4'-6"	2'-6"	
06	W2	6'-6"	4'-6"	2'-6"	
07	W3	4'-0"	4'-0"	3'-0"	
08	V1	2'-0"	1'-6"	5'-6"	

AREA CALCULATION

TOTAL PLOT AREA AS PER DEED	= 1,23,261.00 SFT
INTERNAL ROAD AREA DEVELOPMENT	= 20,078.00 SFT
PLOT AREA LEFT AFTER ROAD FORMATION	= 1,03,183.27 SFT
LAND AREA TO BE DEVELOPED IN PHASE-I	= 69,158.27 SFT
PRO. G. FLOOR BUILT UP AREA (A-E TYPE)	= 6 X 643.00 SFT
PRO. FIRST FLOOR BUILT UP AREA (A-E TYPE)	= 6 X 867.00 SFT
PROVIDED PARKING AREA FOR A-E TYPE UNITS	= 6 X 320.00 SFT
TOTAL = 10,980.00 SFT	
PRO. G. FLOOR BUILT UP AREA (B-E TYPE)	= 7 X 539.00 SFT
PRO. FIRST FLOOR BUILT UP AREA (B-E TYPE)	= 7 X 730.00 SFT
PROVIDED PARKING AREA FOR B-E TYPE UNITS	= 7 X 307.00 SFT
TOTAL = 11,032.00 SFT	
PRO. G. FLOOR BUILT UP AREA (C-N TYPE)	= 5 X 477.00 SFT
PRO. FIRST FLOOR BUILT UP AREA (C-N TYPE)	= 5 X 826.50 SFT
PROVIDED PARKING AREA FOR C-N TYPE UNITS	= 5 X 304.00 SFT
TOTAL = 8,037.50 SFT	
PRO. G. FLOOR BUILT UP AREA (D-W TYPE)	= 7 X 400.00 SFT
PRO. FIRST FLOOR BUILT UP AREA (D-W TYPE)	= 7 X 742.50 SFT
PROVIDED PARKING AREA FOR D-W TYPE UNITS	= 7 X 304.00 SFT
TOTAL = 10,125.50 SFT	
PRO. G. FLOOR BUILT UP AREA (TOWER I)	= 1 X 1,540.00 SFT
PRO. 1ST, 2ND, 3RD & 4TH FLOOR BUA (TOWER I)	= 4 X 5,136.00 SFT
PROVIDED PARKING AREA FOR TOWER I	= 5,193.00 SFT
TOTAL = 25,874.00 SFT	1403 SFT (O) + 3790 SFT (C)
PRO. G. FLOOR BUILT UP AREA (TOWER II)	= 1 X 163.00 SFT
PRO. 1ST, 2ND, 3RD & 4TH FLOOR BUA (TOWER II)	= 4 X 5,136.00 SFT
PROVIDED PARKING AREA FOR TOWER II	= 5,063.00 SFT (C)
TOTAL = 25,770.00 SFT	
PRO. G. FLOOR BUILT UP AREA (TOWER III)	= 1 X 163.00 SFT
PRO. 1ST, 2ND, 3RD & 4TH FLOOR BUA (TOWER III)	= 4 X 5,136.00 SFT
PROVIDED PARKING AREA FOR TOWER III	= 5,063.00 SFT (C)
TOTAL = 25,770.00 SFT	

TOTAL PARKING AREA
(Closed- 3966sft + Covered- 17667sft + Open- 1403sft) = 23,036.00 SFT
TOTAL BUILT UP AREA = 99,925.50 SFT
F.A.R. = 0.97 BUA (PHASE - I) = 99,925.50 SFT / NET PLOT AREA = 1,03,183.27 SFT
AREA FOR FEES (BUA+ PARKING AREA (C)) = 1,17,592.00 SFT
AREA FOR GREEN SPACE = 9,284 SFT (8.9%)

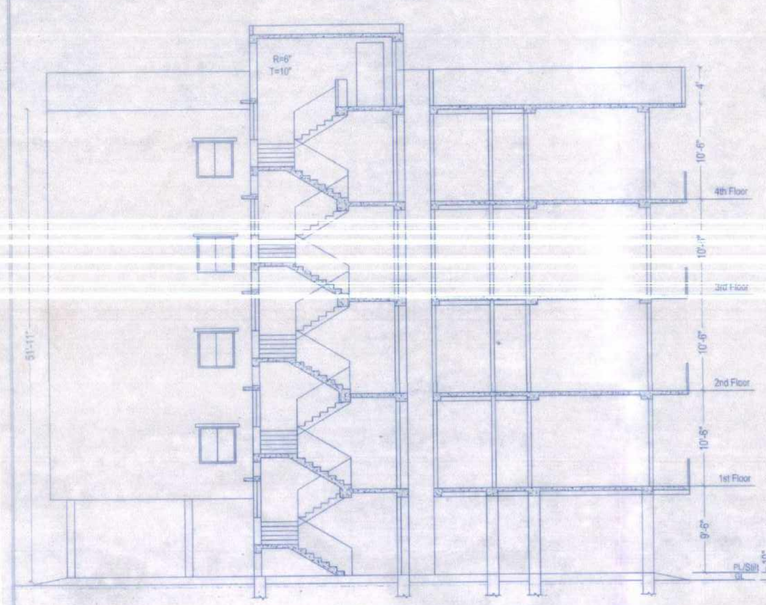
SANCTIONED WITH CONDITIONS AS MENTIONED IN SANCTIONING LETTER AND INFORM VIII (A). ANY DEVIATION FROM ESTABLISHED PROCEDURE AS MENTIONED IN BIHAR BUILDING BYE LAWS 2014 AND IN BIHAR MUNICIPAL ACT 2007 OR DEVIATION FROM SANCTIONED MAP WILL LEAD TO SELF CANCELATION OF SANCTIONING ORDER

नगर कार्यपालक पदाधिकारी
नगर परिषद, अररिया

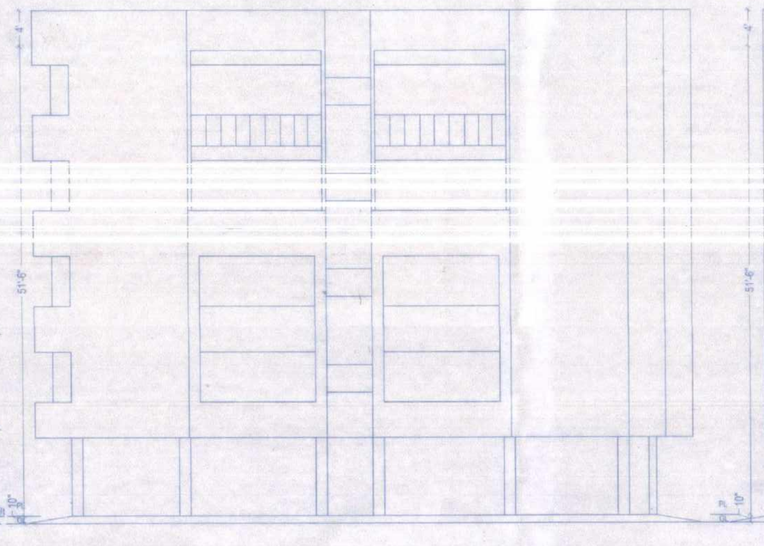
PLOT DETAILS:-

PROPOSED CAMPUS DEVELOPMENT , ROW HOUSE AND RESI. TOWERS (PHASE- I) PLAN FOR SHRI. SANJAY KUMAR MISHRA, S/O SHRI. DAMODAR MISHRA, AT:- BASANTPUR, MAUZA- BASANTPUR KHATA NO. - 2438 , KHESRA NO. - 8039, THANA NO. - 206 HOLDING NO. - , WARD NO. - 09 DIST- ARARIA (BIHAR)

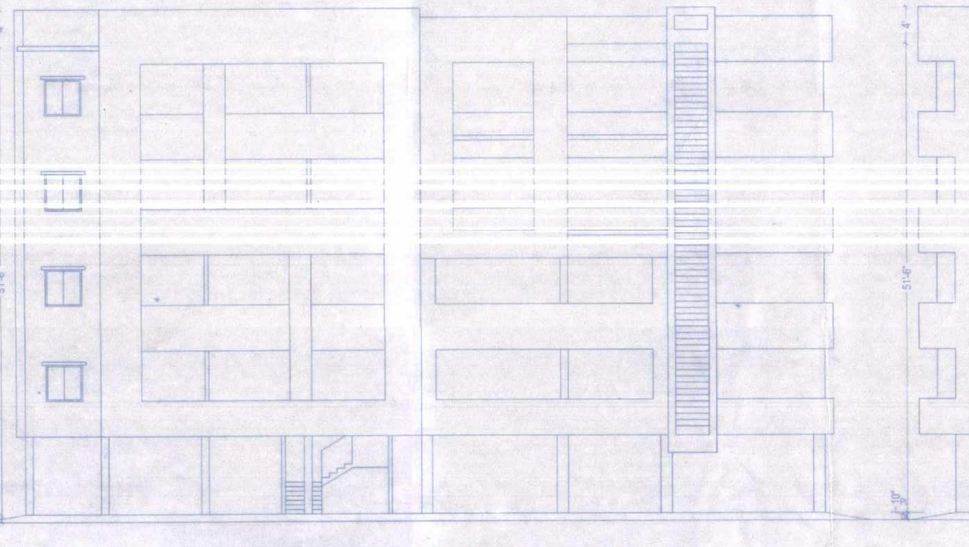
SHEET NO. 03	SCALE 1:100
SIGN. OF OWNER	SAURABH KUMAR MISHRA, Registered Architect, UDHD- Govt. of Bihar, CoA Reg No. - CA/2019/114348, SIGN. OF ARCHITECT



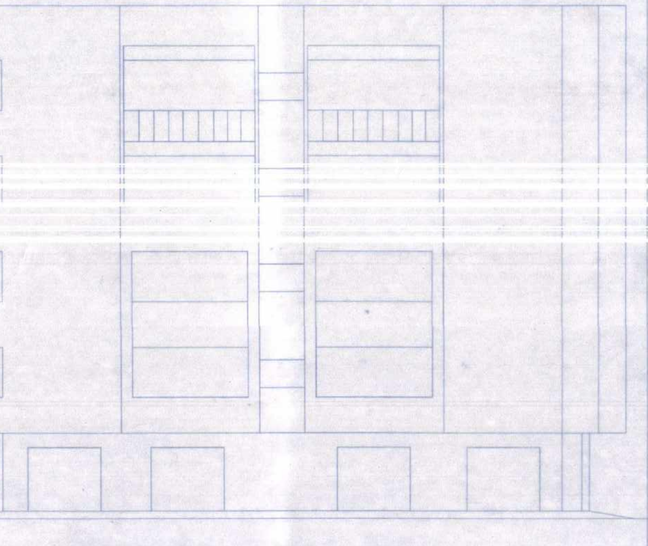
SECTION A-A (TOWER I, II and III)



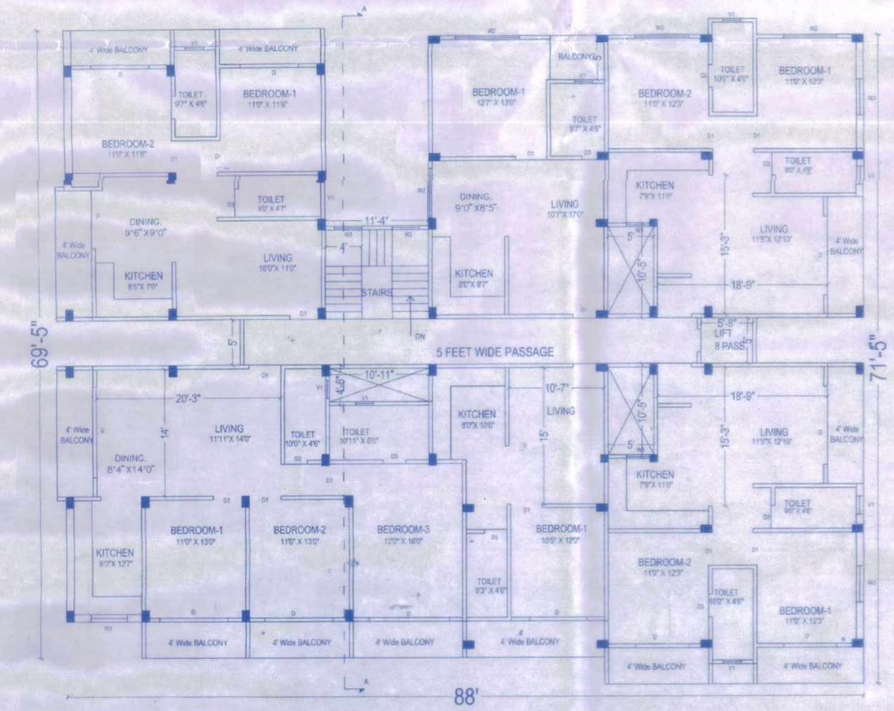
SIDE ELEVATION (TOWER II and III)



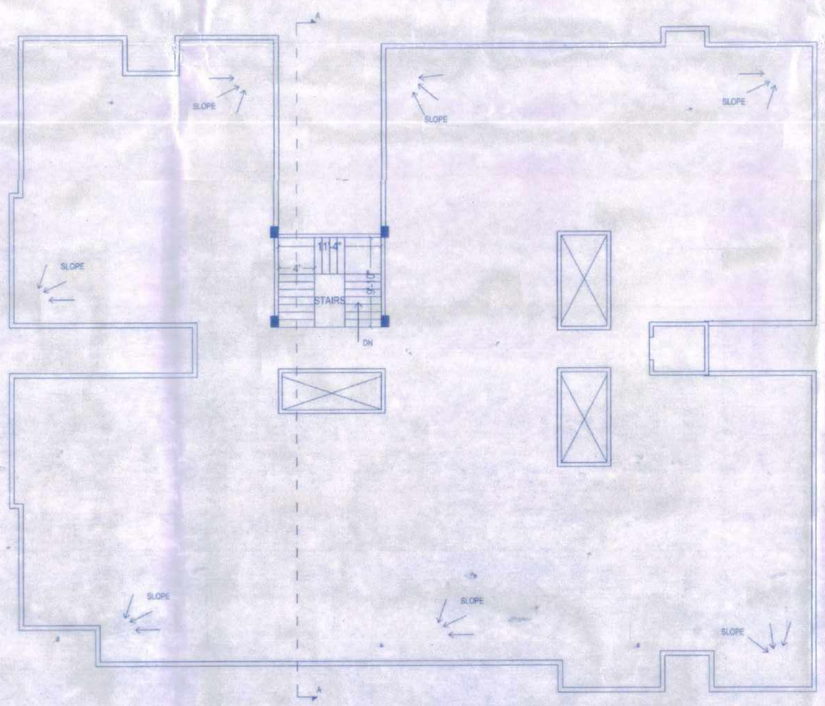
FRONT ELEVATION (TOWER II and III)



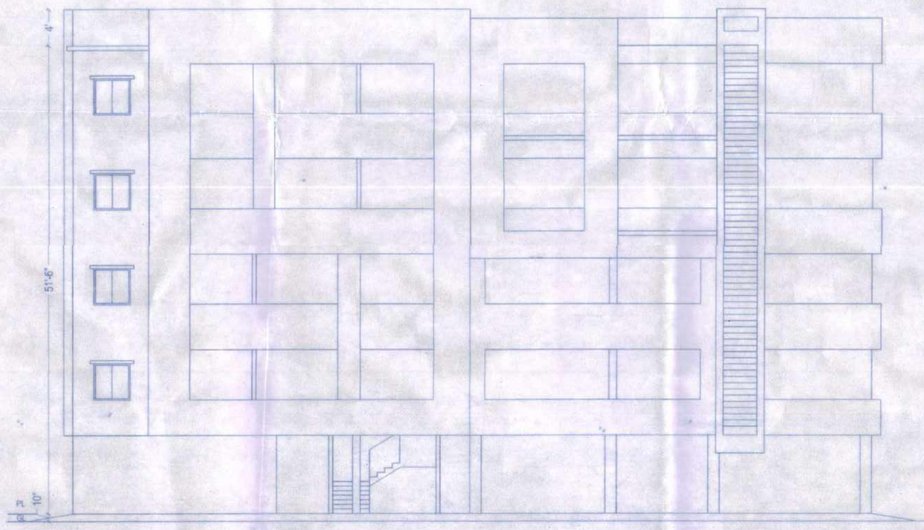
SIDE ELEVATION (TOWER I)



1ST, 2ND, 3RD and 4TH FLOOR PLAN (TOWER I, II and III)



ROOF PLAN (TOWER I, II and III)



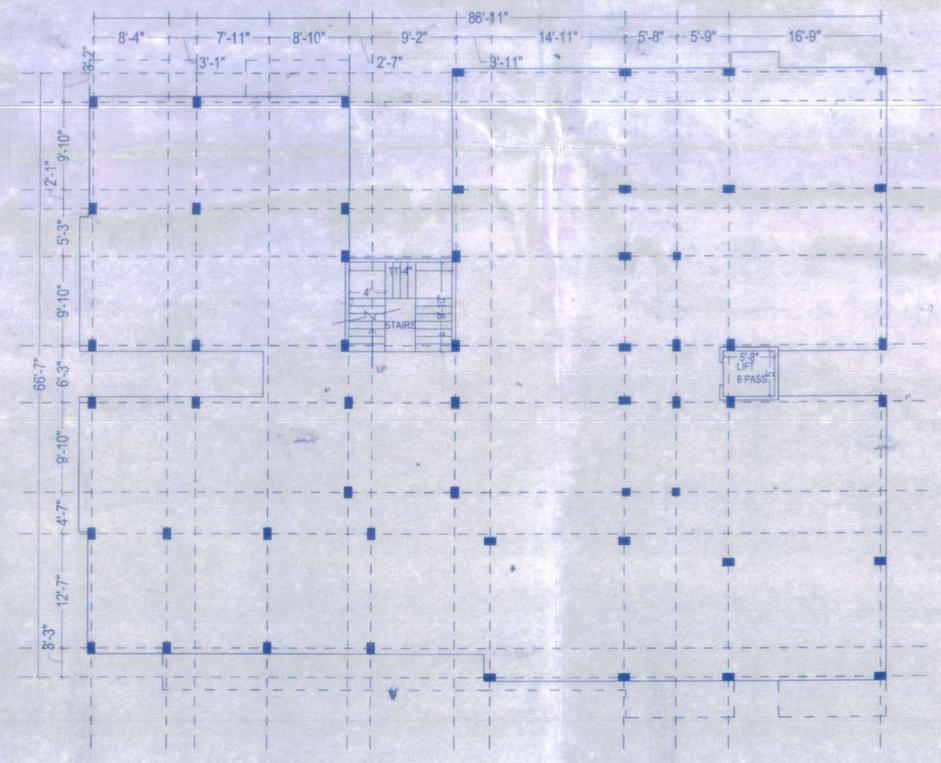
FRONT ELEVATION (TOWER I)

PROPOSED TOWER I

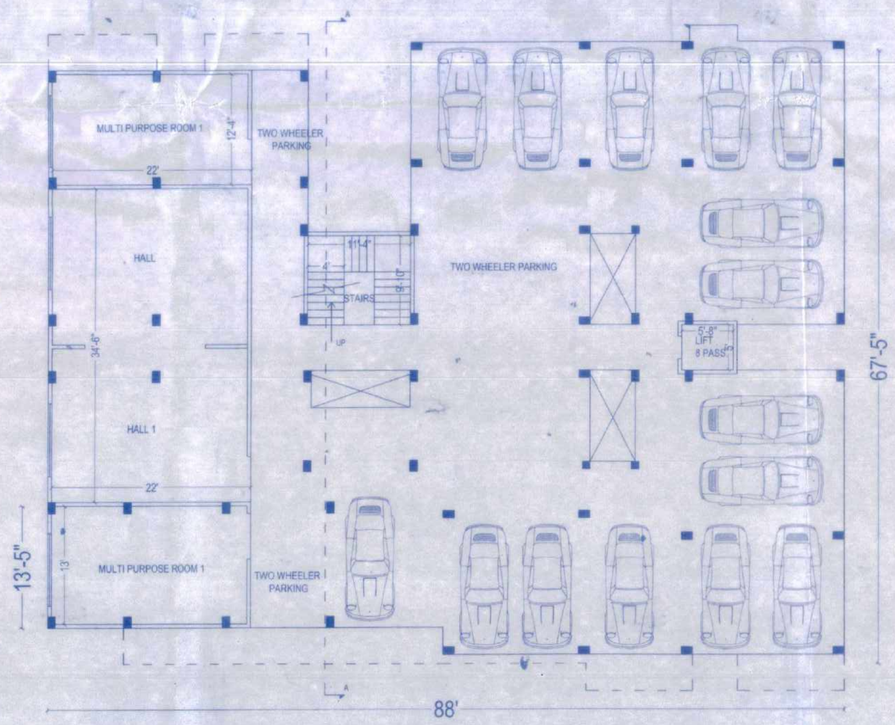
PRO. GROUND FLOOR BUA= 1,540.00 SFT
PRO. 1ST, 2ND, 3RD and 4TH FLOOR BUA = 5,136.00 SFT
TOTAL BUILT UP AREA = 22,084.00 SFT
AREA FOR PARKING CALC. (Reduce @ 15% for Circulation) = 18,771.40 SFT
PARKING AREA = 5193.00 SFT (27.6%) (Open = 1403 SFT, Covered = 3790 SFT)
AREA FOR FEES = BUA + PARKING AREA (COVERED) = 25,874.00 SFT

PROPOSED TOWER II and III

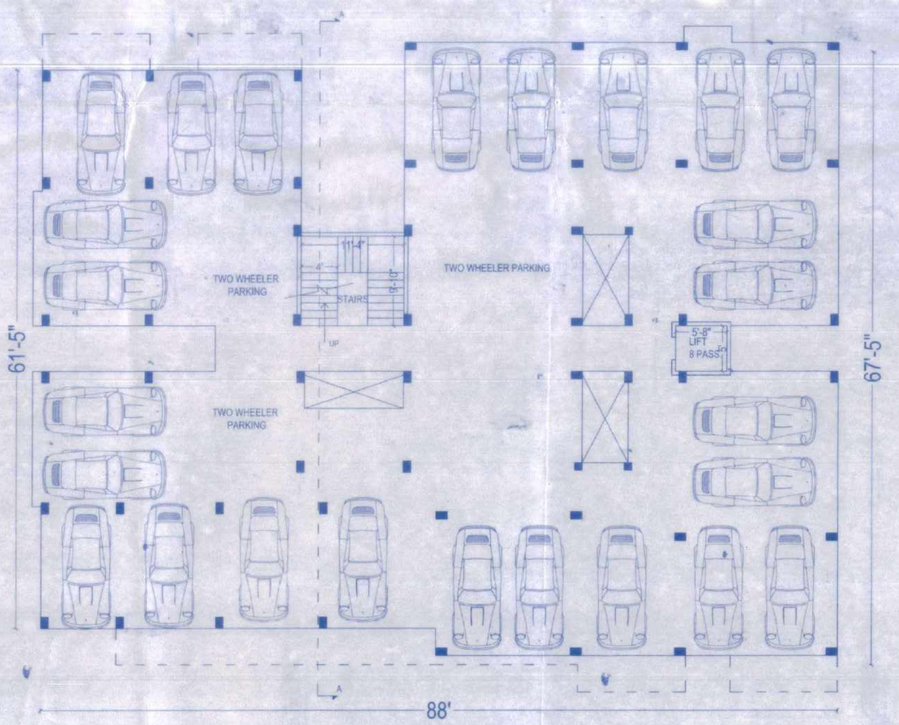
PRO. GROUND FLOOR BUA= 163.00 SFT
PRO. 1ST, 2ND, 3RD and 4TH FLOOR BUA = 5,136.00 SFT
TOTAL BUILT UP AREA = 20,707.00 SFT
AREA FOR PARKING CALC. (Reduce @ 15% for Circulation) = 17,600.95 SFT
PARKING AREA = 5063.00 SFT (28.7%) (Covered)
AREA FOR FEES = BUA + PARKING AREA (COVERED) = 25,770.00 SFT



LAYOUT PLAN (TOWER I, II and III)



GROUND / STILT FLOOR PLAN (TOWER I)



GROUND / STILT FLOOR PLAN (TOWER II and III)

GENERAL NOTES :-

01 :- ALL DIMENSIONS ARE IN FEET & INCHES.
02 :- AMBIGUITY IF ANY SHOULD BE BROUGHT TO THE NOTICE OF ARCHITECT.
03 :- DO NOT SCALE , ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
04 :- UNDER NO CIRCUMSTANCES , COLUMN VERTICAL BARS SHALL BE BENT TO ACCOMMODATE BEAM BARS.
05 :- BARS FOR LINTEL BAND SHALL BE PROVIDED IN COLUMNS.
06 :- ALL CONCRETE MIX SHALL BE M20 , UNLESS OTHERWISE SPECIFIED.

SPECIFICATION

PARAPET WALL
05 :- LINTEL :- 9" R.C.C BAND @ 11'-3" ALL AND ALL OVER DOORS / WINDOWS AND OPENING
06 :- BEAM R.C.C. 113.5 KG PER REQUIREMENT
07 :- FLOORING :-VETRIFIED TILES IN LEAVING AND BED ROOM , TOILET - GRANDED ANTISKID FLOOR TILES , KITCHEN GRANITE KITCHEN PLATFORM WITH STAINLESS STEEL SINK
08 :- PLASTER :- 1"CM CEMENT PLASTER ON SMOOTH FINISH ON ROUGH SURFACE AND 1" THK CEILING PLASTER
09 :- PAINTING :- DRY LOL BOND DISTEMPER FOR INTERNAL WALL AND WEATHER COAT PAINT FOR EXTERNAL WALL
10 :- STAIR :- AN OPEN WELL STAIR CASE HAVING RISE 6" TREAD 10" AND HEIGHT OF RAILING 3'

DOOR and WINDOW SCHEDULES

SL.NO.	TYPE	WIDTH	HEIGHT	SILL	REQ.
01	D	8'-0"	7'-0"		
02	D1	3'-6"	7'-0"		
03	D2	3'-0"	7'-0"		
04	D3	2'-6"	7'-0"		
05	W1	8'-0"	4'-6"	2'-6"	
06	W2	6'-6"	4'-6"	2'-6"	
07	W3	4'-0"	4'-0"	3'-0"	
08	V1	2'-0"	1'-6"	5'-6"	

AREA CALCULATION

TOTAL PLOT AREA AS PER DEED = 1,23,261.00 SFT
INTERNAL ROAD AREA DEVELOPMENT = 20,078.00 SFT
PLOT AREA LEFT AFTER ROAD FORMATION = 1,03,183.27 SFT
LAND AREA TO BE DEVELOPED IN PHASE-I = 69,158.27 SFT

PRO. G. FLOOR BUILT UP AREA (A-E TYPE) = 6 X 643.00 SFT
PRO. FIRST FLOOR BUILT UP AREA (A-E TYPE) = 6 X 867.00 SFT
PROVIDED PARKING AREA FOR A-E TYPE UNITS = 6 X 320.00 SFT
TOTAL = 10,980.00 SFT

PRO. G. FLOOR BUILT UP AREA (B-E TYPE) = 7 X 539.00 SFT
PRO. FIRST FLOOR BUILT UP AREA (B-E TYPE) = 7 X 730.00 SFT
PROVIDED PARKING AREA FOR B-E TYPE UNITS = 7 X 307.00 SFT
TOTAL = 11,032.00 SFT

PRO. G. FLOOR BUILT UP AREA (C-N TYPE) = 5 X 477.00 SFT
PRO. FIRST FLOOR BUILT UP AREA (C-N TYPE) = 5 X 826.50 SFT
PROVIDED PARKING AREA FOR C-N TYPE UNITS = 5 X 304.00 SFT
TOTAL = 8,037.50 SFT

PRO. G. FLOOR BUILT UP AREA (D-W TYPE) = 7 X 400.00 SFT
PRO. FIRST FLOOR BUILT UP AREA (D-W TYPE) = 7 X 742.50 SFT
PROVIDED PARKING AREA FOR D-W TYPE UNITS = 7 X 304.00 SFT
TOTAL = 10,125.50 SFT

PRO. G. FLOOR BUILT UP AREA (TOWER I) = 1 X 1,540.00 SFT
PRO. 1ST, 2ND, 3RD & 4TH FLOOR BUA (TOWER I) = 4 X 5,136.00 SFT
PROVIDED PARKING AREA FOR TOWER I = 5,193.00 SFT (1403 SFT (O) + 3790 SFT (C))
TOTAL = 25,874.00 SFT

PRO. G. FLOOR BUILT UP AREA (TOWER II) = 1 X 163.00 SFT
PRO. 1ST, 2ND, 3RD & 4TH FLOOR BUA (TOWER II) = 4 X 5,136.00 SFT
PROVIDED PARKING AREA FOR TOWER II = 5,063.00 SFT (O)
TOTAL = 25,770.00 SFT

PRO. G. FLOOR BUILT UP AREA (TOWER III) = 1 X 163.00 SFT
PRO. 1ST, 2ND, 3RD & 4TH FLOOR BUA (TOWER III) = 4 X 5,136.00 SFT
PROVIDED PARKING AREA FOR TOWER III = 5,063.00 SFT (O)
TOTAL = 25,770.00 SFT

TOTAL PARKING AREA
(Closed- 3966sft + Covered- 17667sft + Open- 1403sft) = 23,036.00 SFT
TOTAL BUILT UP AREA = 99,925.50 SFT
F.A.R. = 0.97 BUA (PHASE - I) = 99,925.50 SFT / NET PLOT AREA = 1,03,183.27 SFT
AREA FOR FEES (BUA+ PARKING AREA (C)) = 1,17,592.00 SFT
AREA FOR GREEN SPACE = 9,284 SFT (8.9%)

PLOT DETAILS:-

PROPOSED CAMPUS DEVELOPMENT , ROW HOUSE AND RESI. TOWERS (PHASE- I) PLAN FOR SHRI. SANJAY KUMAR MISHRA, S/O SHRI. DAMODAR MISHRA, AT:- BASANTPUR, MAUZA- BASANTPUR KHATA NO. - 2438 KHESRA NO. - 8039 THANA NO. - 206 HOLDING NO. - WARD NO. - 09 DIST- ARARIA (BIHAR)

SHEET NO. 02	SCALE 1:100
	Saurabh Kumar Mishra 4/27/11/23
संजय कुमार मिश्रा	SAURABH KUMAR MISHRA Registered Architect UDH- Govt. of Bihar Cat.Reg No. - CA/2018/114348
SIGN. OF OWNER	SIGN. OF ARCHITECT

SANCTIONED WITH CONDITIONS AS MENTIONED IN SANCTIONING LETTER AND INFORM VIII (A). ANY DEVIATION FROM ESTABLISHED PROCEDURE AS MENTIONED IN BIHAR BUILDING BYE LAWS 2014 AND IN BIHAR MUNICIPAL ACT 2007 OR DEVIATION FROM SANCTIONED MAP WILL LEAD TO SELF CANCELATION OF SANCTIONING ORDER

28/11/23
नगर कार्यपालक पदाधिकारी
नगर परिषद, अररिया