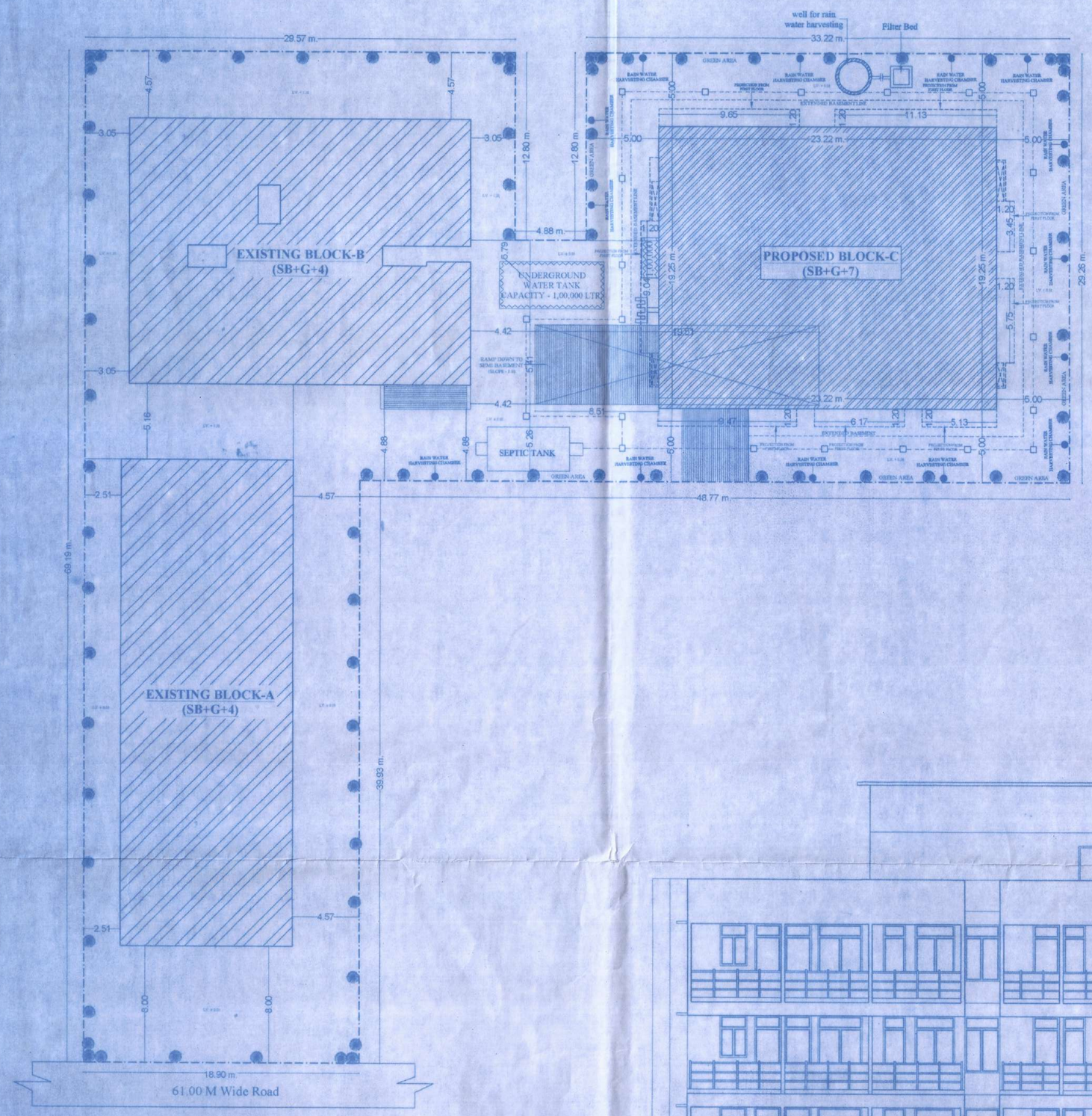
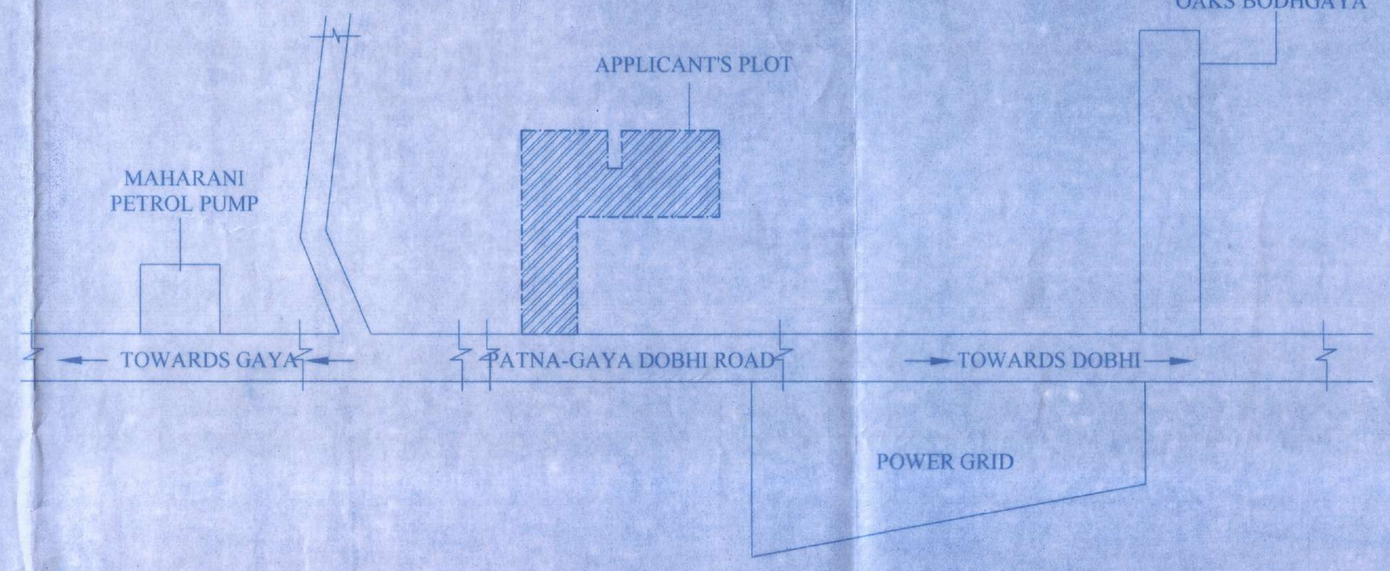


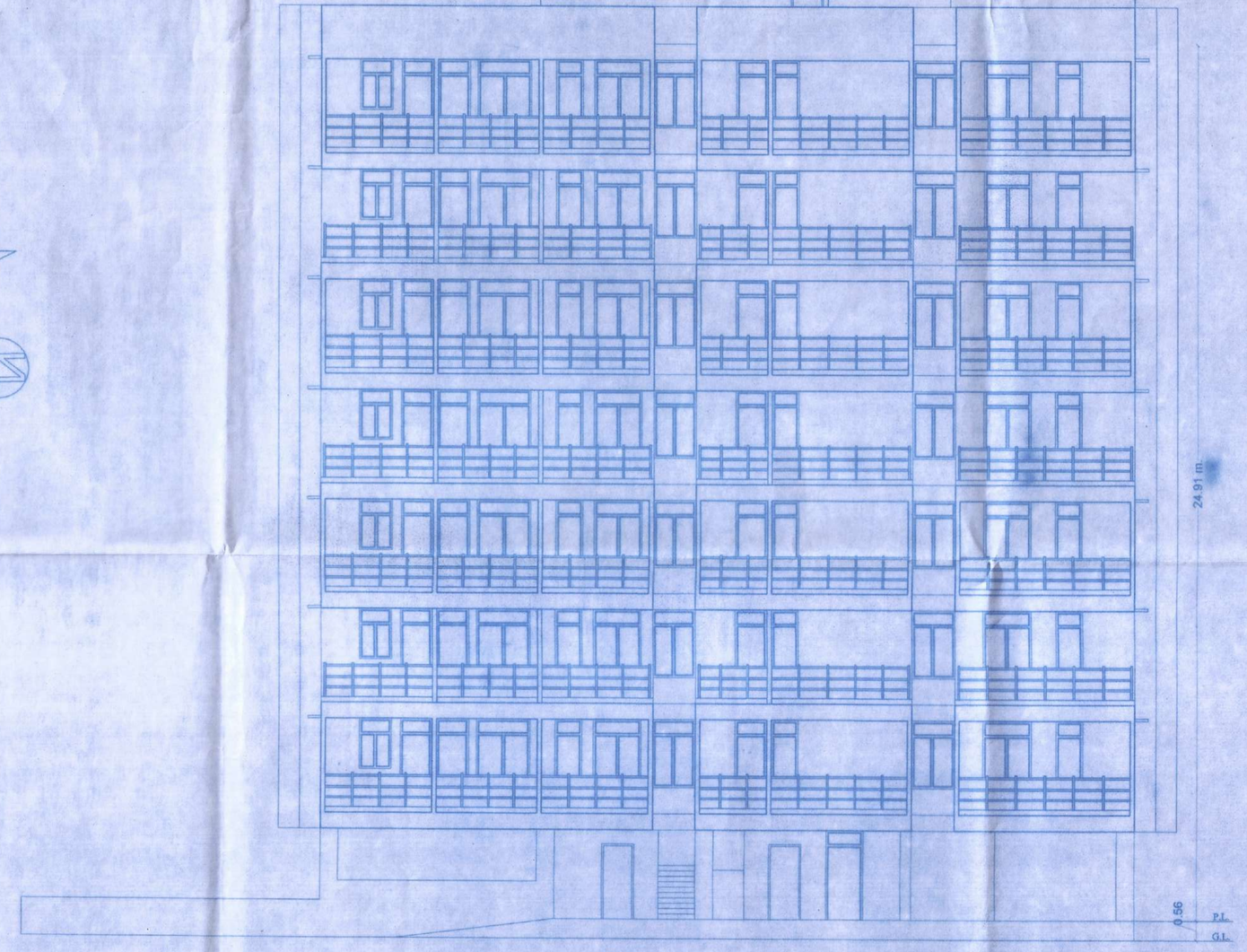
SITE PLAN
SCALE - 1:200

NORTH

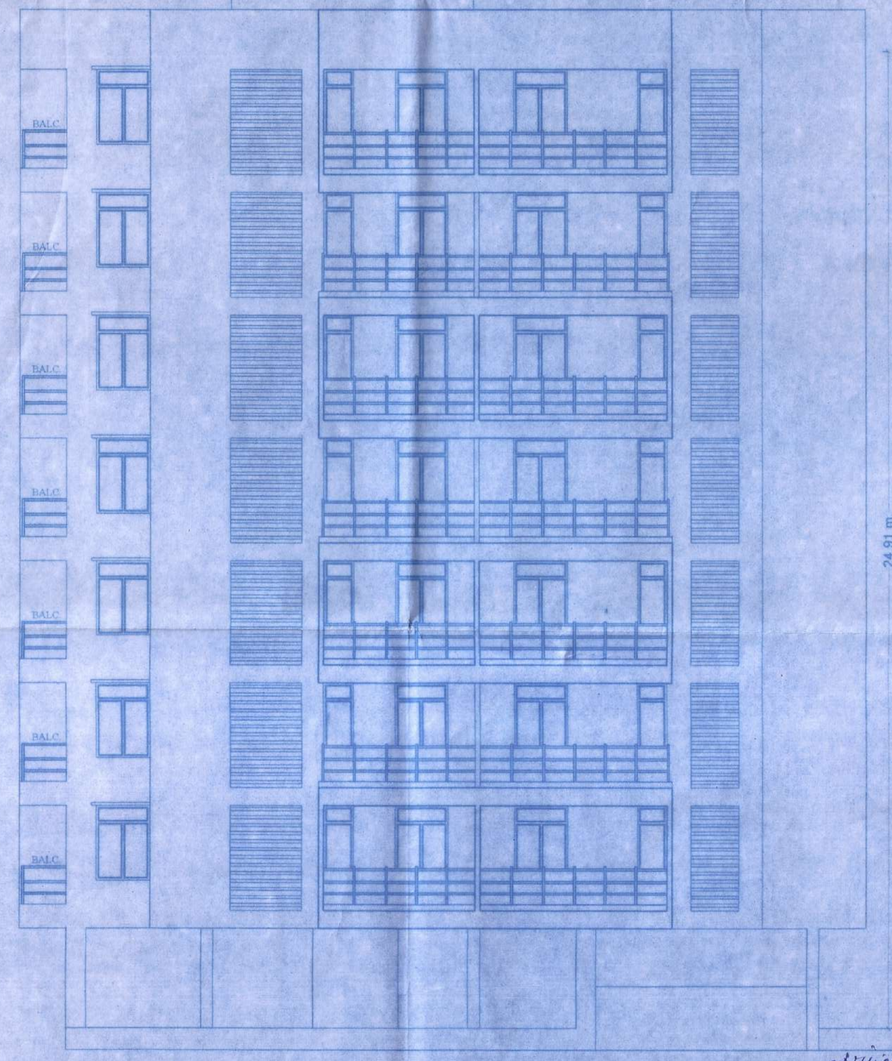


LOCATION PLAN
NOT TO SCALE

NORTH



FRONT ELEVATION



LEFT SIDE ELEVATION

AREA CALCULATION	
TOTAL PLOT AREA OF AS PER DEED	2647.40 sqm
TOTAL PLOT AREA BLOCK- C AS PER DEED	1030.40 sqm
TOTAL PLOT AREA BLOCK- C AS ON SITE	1030.40 sqm
TOTAL PLOT AREA BLOCK- A+B (SANCTIONED)	1617.00 sqm
TOTAL PLOT AREA AS ON SITE	2647.40 sqm
TOTAL B.U. AREA BLOCK - A+B (SANCTIONED)	1693.73 sqm
BLOCK - C (PROPOSED)	
SEMI BASEMENT B.U. AREA	10.21 sqm
GROUND FLOOR B.U. AREA	102.99 sqm
FIRST FLOOR B.U. AREA	408.75 sqm
SECOND FLOOR B.U. AREA	408.75 sqm
THIRD FLOOR B.U. AREA	408.75 sqm
FOURTH FLOOR B.U. AREA	408.75 sqm
FIFTH FLOOR B.U. AREA	408.75 sqm
SIXTH FLOOR B.U. AREA	408.75 sqm
SEVENTH FLOOR B.U. AREA	408.75 sqm
BUILT-UP AREA BLOCK - C	6868.17 sqm
AREA OF BALCONY ON FIRST FLOOR	71.80 sqm
AREA OF BALCONY ON SECOND FLOOR	71.80 sqm
AREA OF BALCONY ON THIRD FLOOR	71.80 sqm
AREA OF BALCONY ON FOURTH FLOOR	71.80 sqm
AREA OF BALCONY ON FIFTH FLOOR	71.80 sqm
AREA OF BALCONY ON SIXTH FLOOR	71.80 sqm
AREA OF BALCONY ON SEVENTH FLOOR	71.80 sqm
TOTAL BALCONY AREA BLOCK - C	502.60 sqm
50% OF BALCONY AREA INCLUDED FOR FAR	251.30 sqm
TOTAL BUILTUP AREA BLOCK - C	**7119.47 sqm**
F.A.R. ACHIEVED	**2.68**
PARKING CALCULATION	
TOTAL BUILT-UP AREA (BLOCK-C ONLY)	6525.74 sqm
SERVICE AREA (-)	275.75 sqm (6.33%)
1ST - 7TH FLOOR SERVICE AREA	39.39 X 7 = 275.73 sqm
NET B.U. AREA FOR PARKING CALCULATION	2950.01 sqm
30% TOTAL BUILT-UP AREA	885.00 sqm
AREA REQUIRED FOR PARKING	885.00 sqm
AREA PROVIDED FOR PARKING	
ON SEMI BASEMENT	579.09 sqm
ON GROUND FLOOR	290.29 sqm
TOTAL AREA PROVIDED FOR PARKING	889.38 sqm
WATER SUPPLY CALCULATION	
TOTAL NO. OF RESIDENTIAL UNITS (BLOCK-C)	36 nos
NO. OF PERSONS @ 4 PER UNIT (EXTRA 4 PERSON FOR GUARD LIFT MAN ETC)	216 + 4 = 220 nos.
WATER REQ. @ 135 LT. PER PERSON	29,700 LTR.
WATER REQ. FOR FIRE FIGHTING	15,000 LTR.
REQUIRED VOLUME OF WATER TANK = 29,700+15,000 = 44,700 LTR.	44.70 cu.m
VOLUME OF WATER TANK PROVIDED	2.44 X 5.72 X 3.00 = 27.91 4.74 X 1.83 X 2.00 = 17.40 45.40 cu. m.
SEPTIC TANK CALCULATION	
TOTAL NO. OF RESIDENTIAL UNITS (BLOCK-C)	36 nos
TOTAL NO. OF PERSONS @ 4 PER UNIT (EXTRA 4 PERSON FOR GUARD LIFT MAN ETC)	216 + 4 = 220 nos
VOL. REQ. @ 0.085 CUM. PER PERSON	18.70 cu.m.
VOLUME OF SEPTIC TANK PROVIDED	1.99 X 5.00 X 1.80 21.60 cu. m.

RAIN WATER HARVESTING CALCULATION:-

REQUIRED 6 cum RECHARGING PIT / TRENCH VOLUME PER 100 SQM OF TERRACE AREA
SO, TERRACE AREA (BLOCK-C) = 480.55 SQM
NEEDED VOLUME OF RECHARGING PIT =
(480.55/100) X 6 = 28.83 CUM
PROVIDED VOLUME OF RECHARGING PIT =
2X3.14X1.25X1.25X6.00 = 58.87 CUM
VOLUME OF RECHARGE PIT PROVIDE = 58.87 cu. m.

GREEN AREA CALCULATION

NET PLOT AREA = 2673.05 SQ.M
REQ. GREEN AREA=10% OF 2673.05 SQM= 267.30 SQM
PROVISION OF GREEN AREA= 280.00 SQM

SCHEDULE OF DOORS & WINDOWS

SL.NO	TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
1	D	1.07	2.50	0.00	2.67	FLUSH DOOR
2	D1	0.99	2.13	0.00	2.13	FLUSH DOOR
3	D2	0.91	2.50	0.00	2.67	FLUSH DOOR
4	D3	0.91	2.13	0.00	2.13	FLUSH DOOR
5	D4	0.76	2.50	0.00	2.67	FLUSH DOOR
6	D5	0.76	2.13	0.00	2.13	FLUSH DOOR
7	W	1.91	1.74	0.76	2.67	FULLY GLAZED
8	W1	1.91	1.74	0.76	2.67	FULLY GLAZED
9	W2	1.91	1.74	0.76	2.67	FULLY GLAZED
10	W3	1.91	1.43	0.76	2.67	FULLY GLAZED
11	W3	1.00	1.43	1.07	2.67	FULLY GLAZED
12	V	1.50	1.13	1.37	2.67	FULLY GLAZED LOUVRE

SPECIFICATION

1. R.C.C PILE FOUNDATION AS PER DETAIL GIVEN IN THIS DRAWING
2. 1ST CLASS BRICK WORK IN CEMENT MORTAR (1:6) IN SUPER STRUCTURE.
3. HEIGHT OF PLINTH FLOOR AREA SHOWN IN SECTION
4. 0.40 L.P.S. FLOORING OVER 0.75 DRY REMMED KIRJA OVER FLAT BRICK SOLING OVER LOCAL SAND FILLING
5. 0.050 TH D.P.C. ON P.L. ALL ROUND THE BUILDING
6. 0.110 TH LIME CONCRETE OVER 0.100TH R.C.C SLAB
7. 0.15 TH R.C.C BAND AT DOORS & WINDOWS OPENINGS
8. 0.12 CEMENT PLASTER ON BOTH SIDE OF WALL
9. WHITE & COLOUR WASH AS PER CHOICE

PLOT DETAILS :-

PROPOSED RESIDENTIAL APARTMENT NAMELY "S.K.PALACE - BLOCK C" FOR-
M/S- VASTU VASTAYA BUILDER PVT. LTD
DIRECTOR - SRI SATYENDRA KUMAR S/O- SRI RAM BHAJAN YADAV ON THE PROPERTY OF-

1. M/S- VASTU VASTAYA BUILDER PVT. LTD
   PLOT NO.- 85/80
   KHATA NO.- 778/999
2. SRI SATYENDRA KUMAR S/O-SRI RAM BHAJAN YADAV
   PLOT NO. - 80
   KHATA NO - 999
3. SRI NIRAJ NISHCHAL S/O- SRI GANESH SINGH
   PLOT NO. - 80
   KHATA NO.- 999

MAUZA-BODHGAYA, THANA -BODHGAYA, THANA NO. - 359, DIST - GAYA

FIRE FIGHTING LEGENDS

(1) F.D. FIRE RESISTING DOOR ——— F.D.
CHECK DOOR 1 H.R. FIRE RATING
(2) 45 WATER TANK = 1,00,000 LTRS= CAPACITY 100000 ——— 1,00,000
(3) FIRE HYDRANT CONNECTED WITH WET RISING SYSTEM ——— W
(4) HOSE REEL ——— H
(5) LOUD SPEAKER ———
(6) EXIT DIRECTIONAL SIGNS ——— EXIT
(7) FLOOR INDICATOR PANEL FOR AUTOMATIC FIRE ALARM SYSTEM ——— AA
(8) SIAMESE CONNECTION TO THE WET RISING SYSTEM ——— SC
(9) EMERGENCY LIGHT ———
(10) FIRE EXTINGUISHER CO_2 TYPE ——— CO_2 DCP
(11) MANUAL CALL ALARM POINT ——— MCP
(12) YARD HYDRANT POINT ——— (3) WET RISING SYSTEMS
(13) OVER HEAD WATER STATED TANK 15000 LITERS CAPACITY ——— 15,000
(14) AUTOMATIC SPRINKLER'S INSTALLATION ——— (S)
(15) AUTOMATIC ALARM SYSTAM ——— (AA)

NORTH	SCALE	DRG NO.
	1:100 1:200	01/03

VASTU VASTAYA BUILDER PVT. LTD.
DIRECTOR
SIGN. OF OWNER

VASTU VASTAYA BUILDER PVT. LTD.
DIRECTOR DIRECTOR
SIGN OF BUILDER/ DEVELOPER

AR. MANISH KUMAR
C.O.A. Regd. No.-CA/2016/73816
SIGN. OF ARCHITECT

Er. KUMAR UJJWAL
BNG. BODHGAYA
Reg.-STRUCTURE ENGINEER,
Reg. No. St. Enn. 4/20
SIGN. OF STRUCTURE ENGINEER

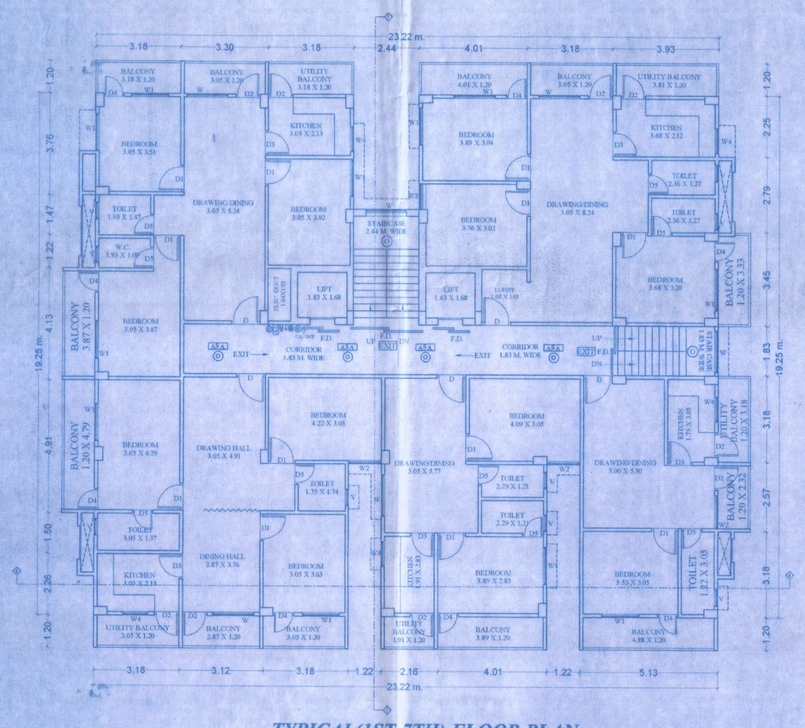
क्रमांक - 647 बोधगया दिनांक:- 17-12-2019
Login करेंगे
1) नक्शे पर्ची के लिए भुगतान।
2) Login की तारीख से तीन वर्ष तक मान्य।

नगर पंचायत पदाधिकारी
नगर पंचायत बोधगया

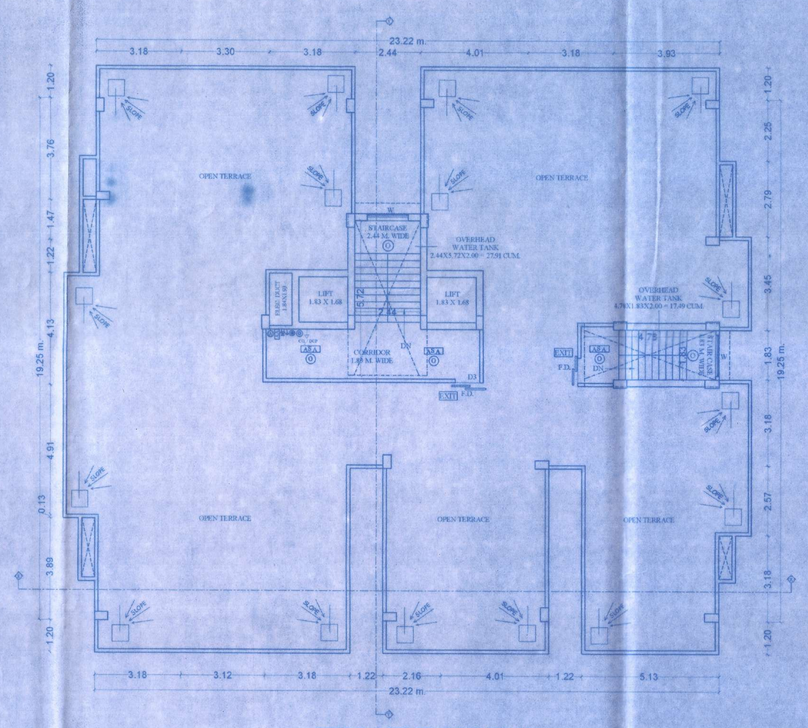
SIGNATURES OF THE AUTHORITY

क्रमांक - 647 बोधगया दिनांक:- 27-06-2023
Bihar Building (Regulation & Promotion of Construction) Act, 2014 के तहत नक्शा पास किया गया।

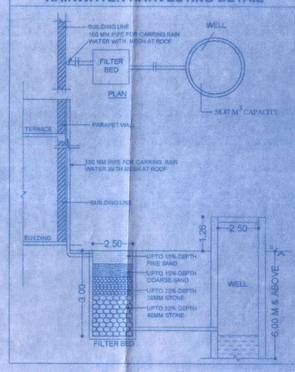
नगर पंचायत पदाधिकारी
नगर पंचायत बोधगया



TYPICAL(1ST-7TH) FLOOR PLAN



TERRACE FLOOR PLAN



SCHEDULE OF DOORS & WINDOWS

SL.NO	TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
1	D	1.02	2.50	0.00	2.67	PLYWD DOOR
2	D1	0.90	2.13	0.00	2.13	PLYWD DOOR
3	D2	0.91	2.50	0.00	2.67	PLYWD DOOR
4	D3	0.91	2.13	0.00	2.13	PLYWD DOOR
5	D4	0.76	2.50	0.00	2.67	PLYWD DOOR
6	D5	0.76	2.13	0.00	2.13	PLYWD DOOR
7	W	1.91	1.74	0.76	2.67	FULLY GLASED
8	W1	1.91	1.74	0.76	2.67	FULLY GLASED
9	W2	1.91	1.74	0.76	2.67	FULLY GLASED
10	W3	1.52	1.45	0.76	2.67	FULLY GLASED
11	W4	1.60	1.43	1.07	2.67	FULLY GLASED
12	V	1.30	1.13	1.37	2.67	FULLY GLASED LOUVER

SPECIFICATION

1. R.C.C PILE FOUNDATION AS PER DETAIL GIVEN IN THIS DRAWING.
2. 1ST CLASS BRICK WORK IN CEMENT MORTAR(1:6) IN SUPER STRUCTURE.
3. HEIGHT OF PLINTH FLOOR AREA SHOWN IN SECTION.
4. 0.03 UP.S. FLOORING OVER 0.75 DRY RAMMED KHOA.
5. 0.09 BRICK FLAT BRICK SOLING OVER LOCAL SAND FILLING.
6. 0.050 TH D.P.C. ON P.L. ALL ROUND THE BUILDING.
7. 0.110 THELME CONCRETE OVER 0.100TH R.C.C. SLAB.
8. 0.15 TH R.C.C. BAND AT DOORS & WINDOWS OPENINGS.
9. 0.12 CEMENT PLASTER ON BOTH SIDE OF WALL.
10. WHITE & COLOUR WASH AS PER CHOICE.

PLOT DETAILS

PROPOSED RESIDENTIAL AP ARTMENT NAMELY "S.K.PALACE - BLOCK C" FOR- M/S- VASTU VASTAYA BUILDER PVT. LTD. DIRECTOR - SRI SATYENDRA KUMAR S/O- SRI RAM BHAJAN YADAV ON THE PROPERTY OF-

1. M/S.- VASTU VASTAYA BUILDER PVT. LTD.
   PLOT NO.- 85/80
   KHATA NO.- 778/999
2. SRI SATYENDRA KUMAR S/O-SRI RAM BHAJAN YADAV
   PLOT NO. - 80
   KHATA NO.- 999
3. SRI NIRAJ NISHCHAL S/O- SRI GANESH SINGH
   PLOT NO. - 80
   KHATA NO.- 999

MAUZA-BODHGAYA, THANA -BODHGAYA, THANA NO.- 359; DIST.- GAYA

FIRE FIGHTING LEGENDS

(1) F.D. FIRE RESISTING DOOR	F.D.
CHECK DOOR 1 HR. FIRE RATING	
(2) U/G WATER TANK – 1,00,000 LTRS CAPACITY 10,000	U.G.W.T.
(3) FIRE HYDRANT CONNECTED WITH WET RISERS SYSTEM	
(4) HOSE REEL	H.R.
(5) LOUD SPEAKER	
(6) EXIT DIRECTIONAL SIGNS	EXIT
(7) FLOOR INDICATOR PANEL FOR AUTOMATIC FIRE ALARM SYSTEM	AA
(8) SLAMING CONNECTION TO THE WET RISING SYSTEM	
(9) EMERGENCY LIGHT	
(10) FIRE EXTINGUISHER CO2 TYPE	CO2 / DCP
(11) MANUAL CALL ALARM POINT	
(12) YARD HYDRANT POINT — (13) WET RISING SYSTAM.	
(13) OVER HEAD WATER STATIC TANK 15.00 LITRS CAPACITY	15.00
(14) AUTOMATIC SPRINKLERS INSTALLATION — (15) AUTOMATIC ALARM SYSTAM	P.A.

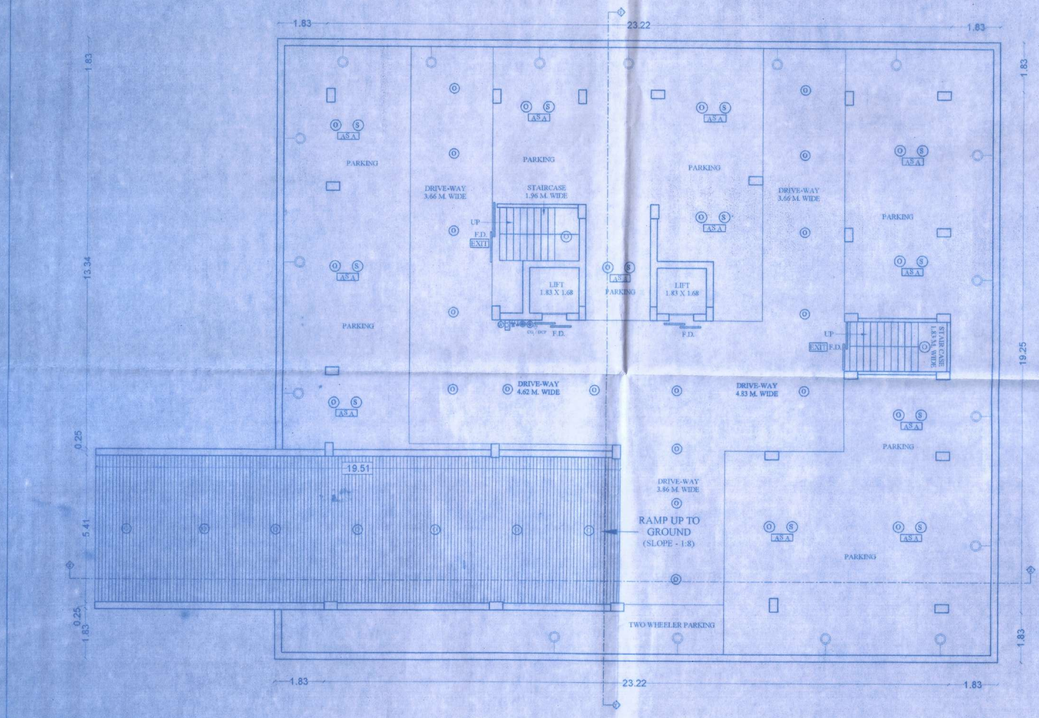
NORTH	SCALE	DRG NO.
	1:100 1:200	01.05

VASTU VASTAYA BUILDER PVT. LTD.
DIRECTOR DIRECTOR
SIGN. OF OWNER

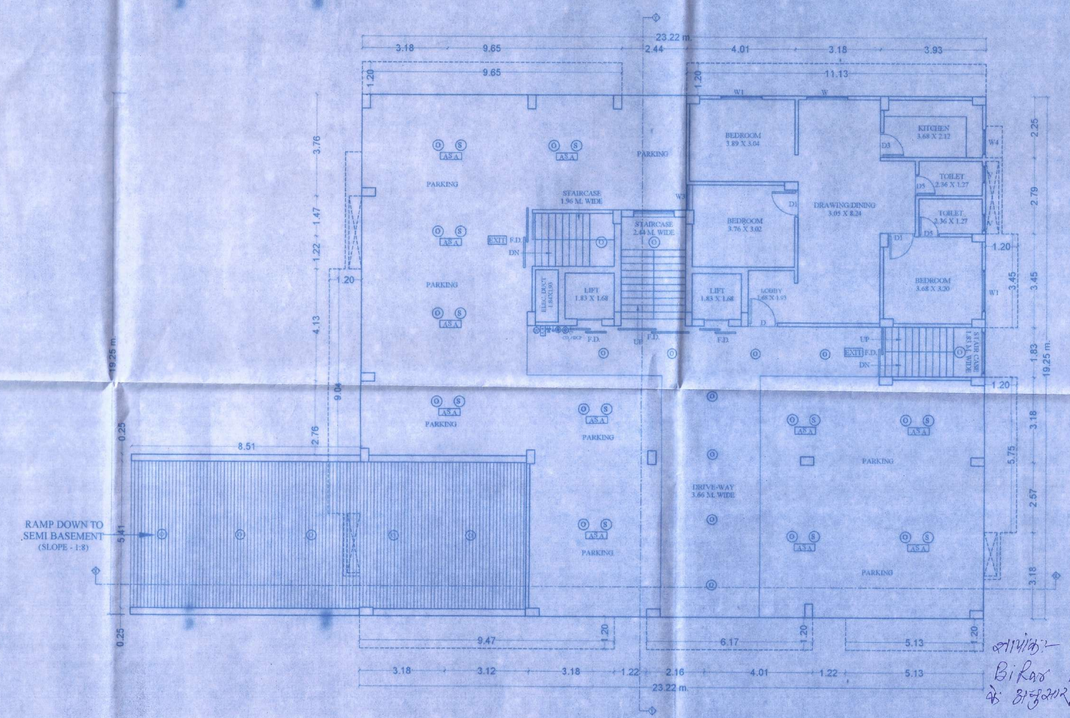
VASTU VASTAYA BUILDER PVT. LTD.
DIRECTOR DIRECTOR
SIGN. OF BUILDER/DEVELOPER

AR. MANISH KUMAR
C.O.A. Regd. No.:CA/2016/75816
SIGN. OF ARCHITECT

Er. KUMAR UJJWAL
BNG. BODHGAYA
Reg.-STRUCTURE ENGINEER,
Reg. No. St. Enn. 4/20
SIGN. OF STRUCTURE ENGINEER



SEMI BASEMENT FLOOR PLAN



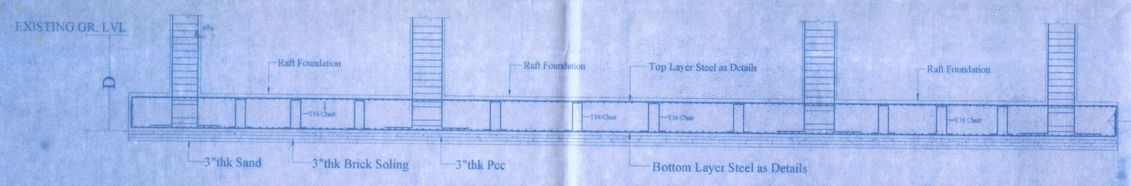
GROUND FLOOR PLAN

आवेदक:- 697 योगदान दिनांक:- 27-06-2023
Birla Building Amendment Bylaws 2022 के अनुसार लागू शेष की के लिए पात्र है।

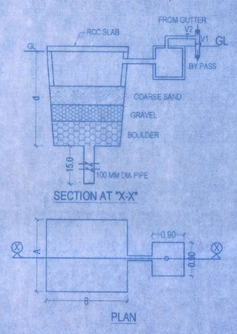
नगर काम्प्रेलक पदाधिकारी
नगर परिषद, बोधगया

आवेदक:- 647 योगदान दिनांक 17-12-2019
Layout संबंधित
1) नक्शे पास के लिए मान्य।
2) Layout की शर्तों का पूर्ण रूप से पालन करना है।

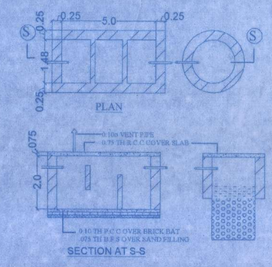
कार्यपालक पदाधिकारी
नगर परिषद, बोधगया
SIGNATURE OF PLANNING AUTHORITY



RAFT FOUNDATION TYPICAL DETAIL
(NOT TO SCALE)



DETAIL OF RAIN WATER HARVESTING
(NOT TO SCALE)



DETAIL OF SEPTIC TANK & SOAKPIT
(NOT TO SCALE)

DETAIL OF SEPTIC TANK & SOAKPIT
(NOT TO SCALE)

SCHEDULE OF DOORS & WINDOWS

SL.NO	TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
1	D	1.02	2.50	0.00	2.67	FLUSH DOOR
2	D1	0.99	2.13	0.00	2.13	FLUSH DOOR
3	D2	0.91	2.50	0.00	2.67	FLUSH DOOR
4	D3	0.91	2.13	0.00	2.13	FLUSH DOOR
5	D4	0.76	2.50	0.00	2.67	FLUSH DOOR
6	D5	0.76	2.13	0.00	2.13	FLUSH DOOR
7	W	1.91	1.34	0.76	2.67	UPVC GLAZED
8	W1	1.91	1.34	0.76	2.67	UPVC GLAZED
9	W2	1.91	1.74	0.76	2.67	UPVC GLAZED
10	W3	1.91	1.43	0.76	2.67	UPVC GLAZED
11	W3	1.86	1.43	1.07	2.67	UPVC GLAZED
12	V	1.30	1.15	1.52	2.67	PVC VENTILATED LOUVER

SPECIFICATION

1. R.C.C PILE FOUNDATION AS PER DETAIL GIVEN IN THIS DRAWING.
2. 1ST CLASS BRICK WORK IN CEMENT MORTAR (1:6) IN SUPER STRUCTURE.
3. HEIGHT OF PLINTH FLOOR ABOVE G.L. AS SHOWN IN SECTION.
4. 0.03 T.F.S. FLOORING OVER 0.75 DRY REMMED KOTA OVER FLAT BRICK SOLING OVER LOCAL SAND FILLING.
5. 0.15 (9") TH R.C.C. SUNK PLASTER AROUND THE BUILDING.
6. 0.10 (4") TH LIME CONCRETE OVER 0.10 (4") TH R.C.C. SLAB.
7. 0.15 TH R.C.C. HAND AT DOORS & WINDOWS OPENINGS.
8. A 12 CEMENT PLASTER ON BOTH SIDE OF WALL.
9. WHITE & COLOUR WASH AS PER CHOICE.

PLOT DETAILS

PROPOSED RESIDENTIAL APARTMENT NAMELY "S.K.PALACE - BLOCK C" FOR- M/S.- VASTU VASTAYA BUILDER PVT. LTD. DIRECTOR.- SRI SATYENDRA KUMAR S/O- SRI RAM BHAJAN YADAV ON THE PROPERTY OF-

1. M/S.- VASTU VASTAYA BUILDER PVT. LTD.
   PLOT NO.- 85/80
   KHATA NO.- 778/999
2. SRI SATYENDRA KUMAR S/O-SRI RAM BHAJAN YADAV
   PLOT NO.- 80
   KHATA NO.- 999
3. SRI NIRAJ NISHCHAL S/O- SRI GANESH SINGH
   PLOT NO. - 80
   KHATA NO.- 999

MAUZA-BODHGAYA, THANA -BODHGAYA THANA NO.- 359, DIST.- GAYA

FIRE FIGHTING LEGENDS

(A) F.D. FIRE RESISTING DOOR	F.D.
CHEAK DOOR 1 HR. FIRE RATING	
(2) U.G WATER TANK = 1,00,000 LTRS. CAPACITY 80,000	
(3) FIRE HYDRANT CONNECTED WITH WET RISING SYSTEM	
(4) HOSE REEL	
(5) LOUDSPEAKER	
(6) EXIT DIRECTIONAL SIGNS	EXIT
(7) FLOOR INDICATOR PANEL	
(8) AUTOMATIC FIRE ALARM SYSTEM	AA
(9) SLIAMESE CONNECTION TO THE WET RISING SYSTEM	
(9) EMERGENCY LIGHT	
(10) FIRE EXTINGUISHER CO2 TYPE	CO2 DCP
(11) MANUAL CALL ALARM POINT	
(12) YARD HYDRANT POINT	(13) WET RISING SYSTAM
(13) OVER HEAD WATER STATIC TANK 15000 LITRS CAPACITY	15,000
(14) AUTOMATIC SPRINKLER INSTALLATION	(15)
(15) AUTOMATIC ALARM SYSTAM	(16)

NORTH	SCALE	DRG.NO
	1:100 1:200	01/03

VASTU VASTAYA BUILDER PVT. LTD.
DIRECTOR DIRECTOR

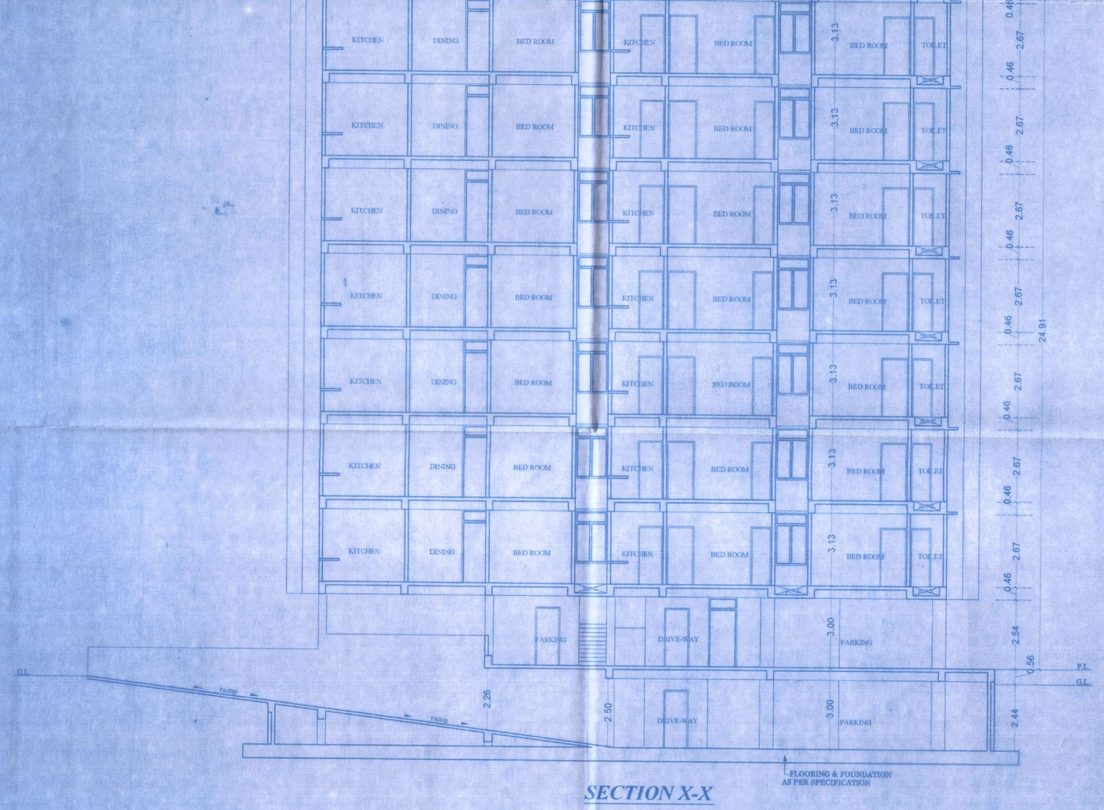
SIGN. OF OWNER

VASTU VASTAYA BUILDER PVT. LTD.
DIRECTOR DIRECTOR

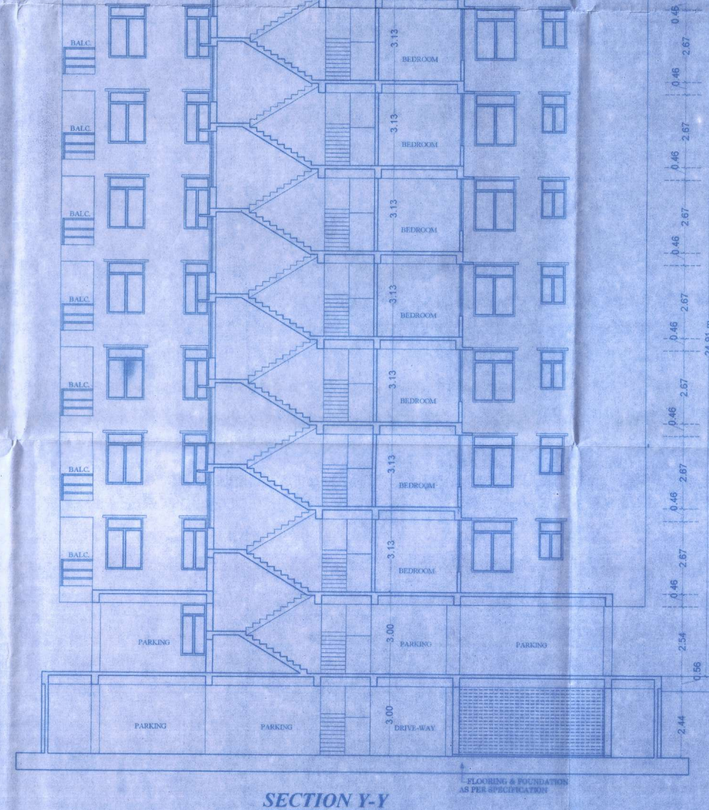
SIGN. OF BUILDER/DEVELOPER

AR. MANISH KUMAR
C.O.A. Regd. No.:CA/2016/73816
SIGN. OF ARCHITECT

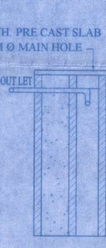
Er. KUMAR UJJWAL
BNG. BODHGAYA
Reg.-STRUCTURE ENGINEER,
Reg. No. St. Enn. 4/20
SIGN. OF STRUCTURE ENGINEER



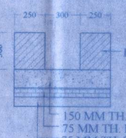
SECTION X-X

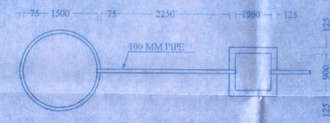


SECTION Y-Y



SECTION:-(D-D)





SECTION OF DRAIN

कार्यालय- 697 ज्ञापांक/दिनांक:- 27-06-2023
Bikram Building Amendments By Plans-2022 के अनुपालन में 27 वीं के लिए लागू।

नगर कार्यपालक पदाधिकारी
नगर परिषद, बोधगया

कार्यालय- 647 ज्ञापांक/दिनांक:- 17.12.2019
लागू नहीं
1) वर्तमान दरों के लिए मान्य।
2) दरावृद्धि की दर से अतिरिक्त शुल्क भी देय।

SIGNATURE OF THE [illegible]