TOTAL PLOT AREA:-1832.5 SQM

DETAILS OF AREA CALCULATION

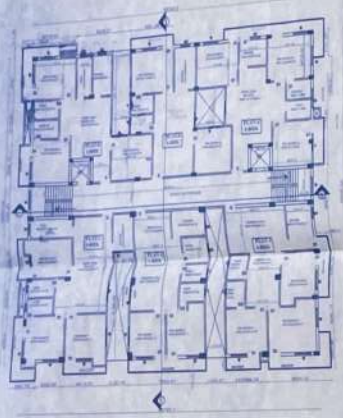
| S.L | FLOOR | | BALCONY | C/B | TOTAL COVERED AREA | LIFT-1 | LIFT-2 | FIRE STAIR | DUCT | PASSAGE | 50% BALCONY | TOTAL DEDUCTION AREA | NET F.A.R. AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1. | BASEMENT | 748.6 SQM | 0 | 0 | 748.6 SQM | 5.37SQM | 5.37SQM | 10.10SQM | 00.05FT | 0 | 0 | 20.8 SQM | |
| 2. | GROUND | 748.6 SQM | 0 | 0 | 161.6 SQM | 5.37SQM | 5.37SQM | 10.10SQM | 00.05FT | 0 | 0 | 20.8 SQM | 140.8 SQM |
| 3. | FIRST | 758.56 SQM | 67.88 SQM | 2.67SQM | 829.11 SQM | 5.37SQM | 5.37SQM | 10.10SQM | 60.40SQM | 53.29 SQM | 33.9 45SQM | 168.4SQM | 660.66 SQM |
| 4. | SECOND | 758.56 SQM | 67.88 SQM | 2.67SQM | 829.11 SQM | 5.37SQM | 5.37SQM | 10.10SQM | 60.40SQM | 53.29 SQM | 33.9 45SQM | 168.4SQM | 660.66 SQM |
| 5. | THIRD | 758.56 SQM | 67.88 SQM | 2.67SQM | 829.11 SQM | 5.37SQM | 5.37SQM | 10.10SQM | 60.40SQM | 53.29 SQM | 33.9 45SQM | 168.4SQM | 660.66 SQM |
| 6. | FOURTH | 758.56 SQM | 67.88 SQM | 2.67SQM | 829.11 SQM | 5.37SQM | 5.37SQM | 10.10SQM | 60.40SQM | 53.29 SQM | 33.9 45SQM | 168.4SQM | 660.66 SQM |
| 7. | FIFTH | 758.56 SQM | 67.88 SQM | 2.67SQM | 829.11 SQM | 5.37SQM | 5.37SQM | 10.10SQM | 60.40SQM | 53.29 SQM | 33.9 45SQM | 168.4SQM | 660.66 SQM |
| 8. | SIXTH | 758.56 SQM | 67.88 SQM | 2.67SQM | 829.11 SQM | 5.37SQM | 5.37SQM | 10.10SQM | 60.40SQM | 53.29 SQM | 33.9 45SQM | 168.4SQM | 660.66 SQM |
| 9. | SEVENTH | 408.5 SQM | 121.07 SQM | 2.5 SQM | 612.07 SQM | 5.37SQM | 5.37SQM | 10.10SQM | 43.02 SQM | 53.29 SQM | 60.6 SQM | 177.75 SQM | 458.24 SQM |
| | TOTAL:- | 6568.0SQM | 528.3 SQM | 18.5 SQM | 6457.9 SQM | 48.33 SQM | 48.33 SQM | 90.9SQM | 404.4 SQM | 373.03SQM | 417.175SQM | 1381.8 SQM | 4563.00 SQM |

GROUND FLOOR COVERAGE:- G.F. AREA X 100 / PLOT AREA = 761.4 X 100 / 1832.51 = 41.6%

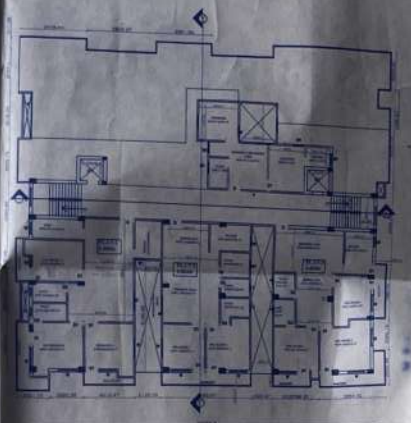
F.A.R.:- TOTAL FLOOR AREA (1ST TO 7TH) / PLOT AREA = 4563.49 / 1832.51 = 2.49

BOUNDRY SCHEDULE :-
NORTH :- MISRI KOERI
SOUTH :- JANKI HAZAIM
NORTH :- NIJ
WEST :- 12.19 MTR WIDE MAIN ROAD

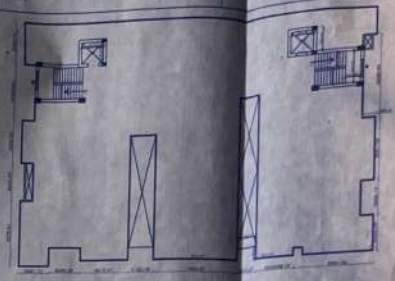
SETBACKS :-
FRONT SETBACK :- 9.78 M
REAR SETBACK :- 9.69 M
RIGHT SETBACK :- 5.65 M
LEFT SETBACK :- 5.65 M



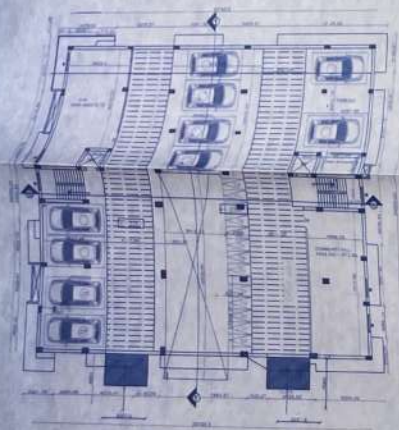
(1ST TO 6TH FLOOR PLAN)



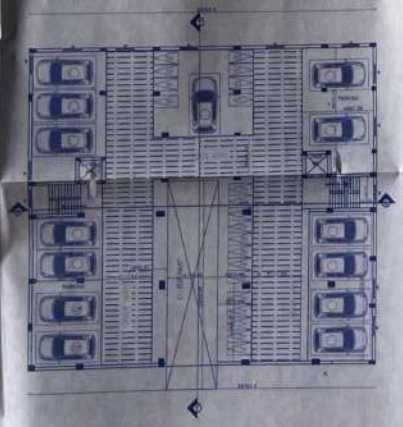
7TH FLOOR PLAN)



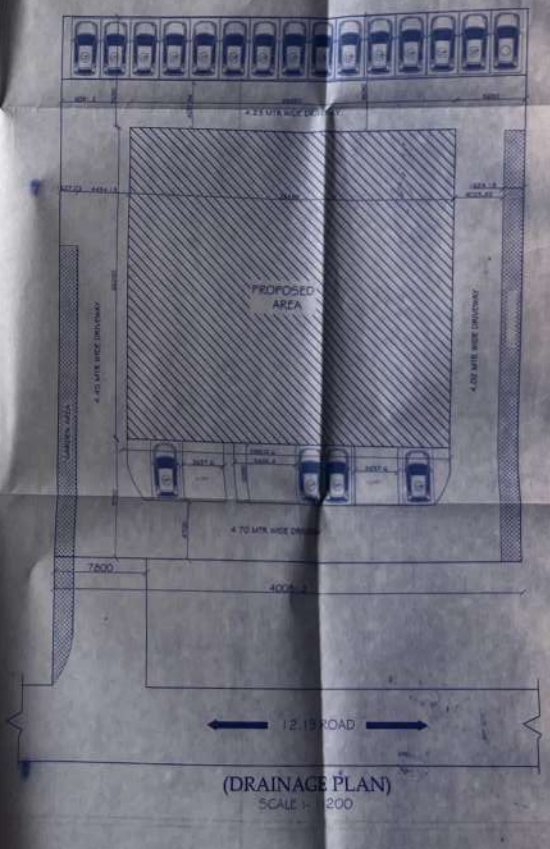
(TERRACE PLAN)



(GROUND FLOOR PLAN)



(BASEMENT FLOOR PLAN)




(DRAINAGE PLAN)
SCALE :- 1:200

WATER TANK CALCULATION :-
TOTAL NO. OF PERSONS = 160 PERSONS (APPROX 4 PERSONS PER FLAT)
REQUIREMENT OF WATER FOR 1 PERSON=135L EACH PERSON PER DAY
TOTAL WATER REQUIREMENT =160 X 135 =21600 L PER DAY
VOLUME OF WATER TANK REQUIRED =21600 L 21.6 CUM
WATER TANK PROVIDED = 20' X 10'0" X 4' = 800 CFT 22.63 CUM
OVERHEAD TANK FOR FIRE SAFTEY PURPOSE = 12' X 8'3" X 5' = 495 CFT
UNDERGROUND TANK CAPACITY =20' X 10'0" X 4' = 800 CFT 22.63 CUM

PARKING CALCULATION :-
NO. OF FLATS = 40 NOS.
PARKING SPACE REQUIRED = 40 X 1 = 40 NOS.
NO. OF 2 WHEELER PARKING = 215.05SQFT
TOTAL PARKING SPACE REQUIRED = 40 X 215 = 8600.05SQFT

SEPTIC TANK CALCULATION :-
TOTAL NO. OF PERSONS = 160 NOS. (APROX 4 PERSONS PER FLAT)
WATER REQUIRED FOR 1 PERSON = 0.085 CUM
WATER REQUIRED FOR 168 PERSON =160 X 0.085 =13.6 CUM
TOTAL LIQUID CAPACITY = 20'0" X 10'0" X 8' = 1600.00 CFT 45.26 CUM
SEPTIC TANK PROVIDED = 45.26 CUM

BRIEF SPACEFICATION

| | |
|---|---|
| FOUNDATION | CEMENT CONCRETE (1:3:6) |
| BRICK WORK | IN FOUNDATION & SUPERSTRUCTURE FIRST CLASS BRICK WORK IN CEMENT MORTAR (1:6) |
| D.P.C. | 1" D.P.C. IN CEMENT CONCRETE (1:1.5:3) |
| FLOOR | 1" I.P.S. OVER 3" P.C.C. |
| ROOF | 5" THK. R.C.C. ROOF (1:1.5:3) |
| LINTEL | 6" THK. R.C.C. LINTEL (1:1.5:3) |
| STAIRS | RISE– 6", TREAD– 10" |

SCHEDULE OF DOOR WINDOWS

| DOORS | SIZE | WINDOWS | SIZE |
|---|---|---|---|
| D2 | 750X2100 | W1 | 900X1350 |
| D1 | 900X2100 | W | 1500X1350 |
| D | 1050X2100 | V | 600X450 |

PLAN ELEVATION AND DETAILS
DRAWING OF A COMMERCIAL BUILDING BY
SRI BHASKAR SINGH
(BHASKAR BUILDERS AND DEVELOPERS)
S/O LATE. TEJNARAYAN SINGH
NEAR AANJAN BRIDGE, PATAUNA , KHATA NO - 225, KHESRA NO - 1250, TAUZI NO - 345, THANA NO - 17, DIST :- JAMUI, UNDER PLANNING AREA PATAUNA , JAMUI ( BIHAR )

SIGNATURE OF OWNER

AR.SAGAR KUMAR
BRIXWELL ARCHITECTS
REG NO.-CA/2018/109945
UDHD, GOVT OF BIHAR

SIGNATURE OF ARCHITECT

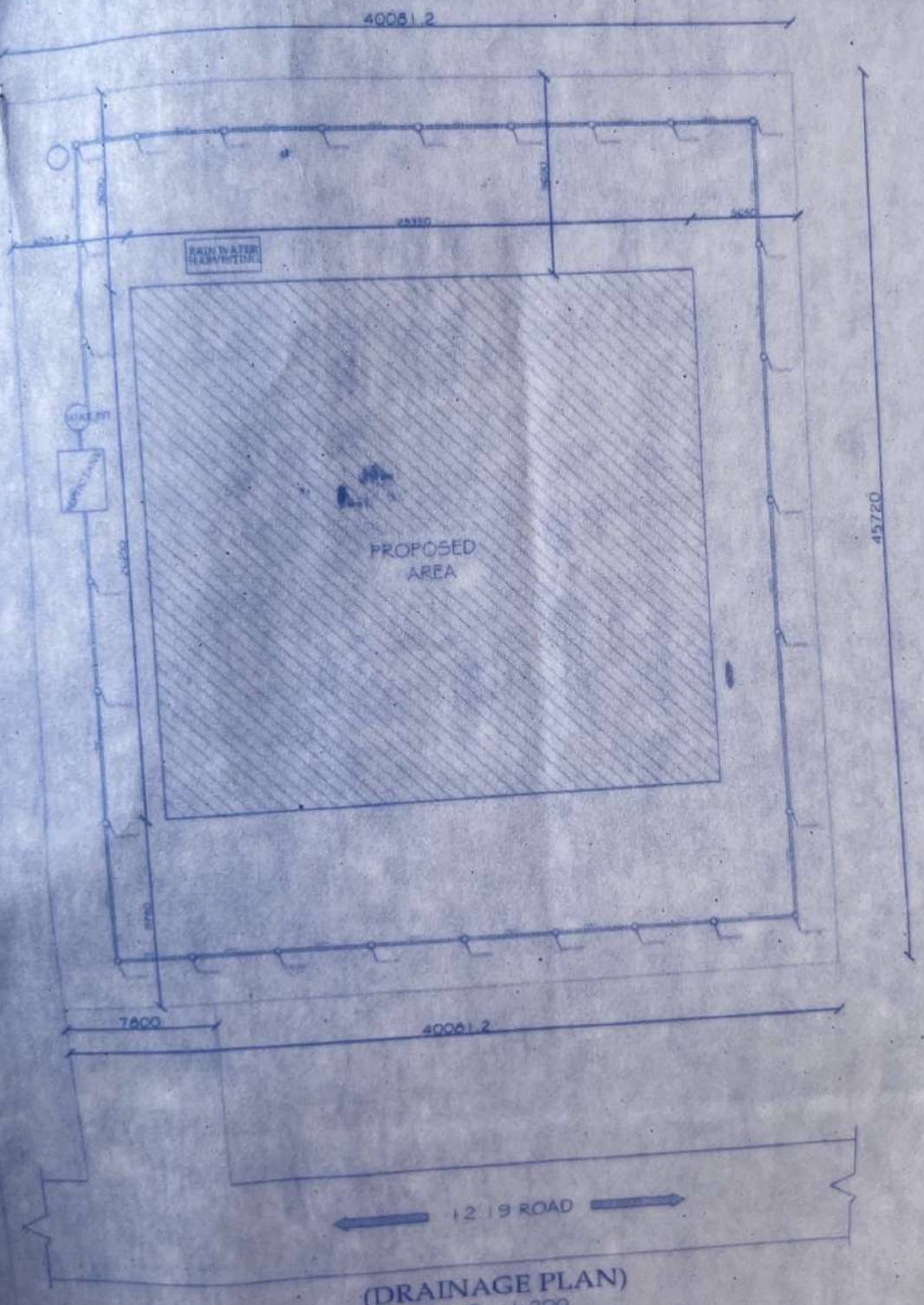
Chief Town Planner
10/11/2023

SIGNATURE OF APPROVAL AUTHORITY


CONSULTANTS :-BRIXWELL ARCHITECTS
OFFICE :- OPP. JK TYRE, STATION ROAD, SATGAMA, JAMUI
BIHAR, PIN- 811307
Email id :- kumarsagar81@gmail.com
Mobile No :- 08107250314, 8873563033

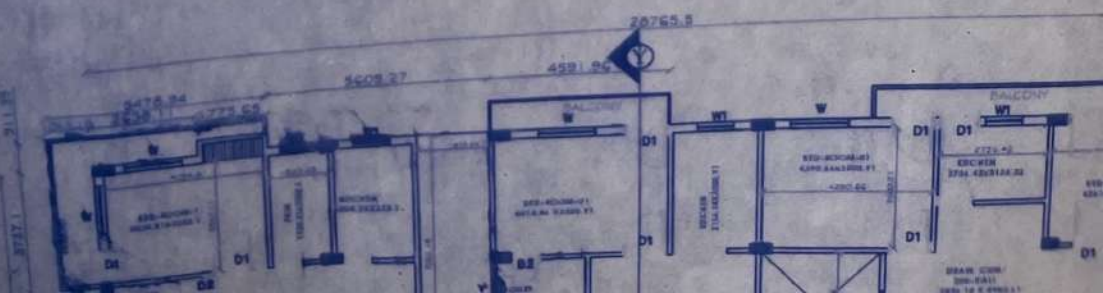

BUILDING ORIENTATION

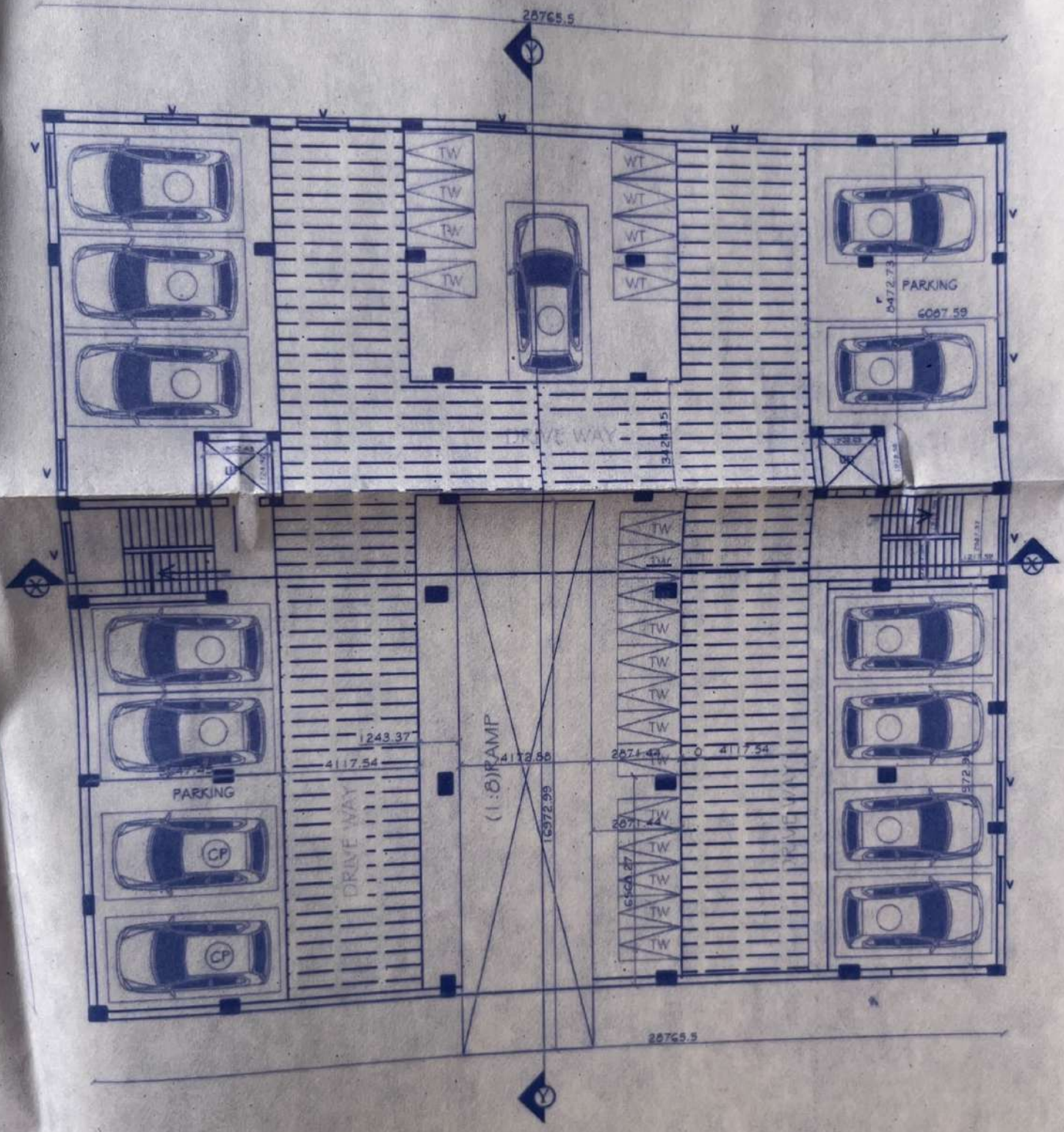
SCALE:-1:100
SHEET NO-1/2



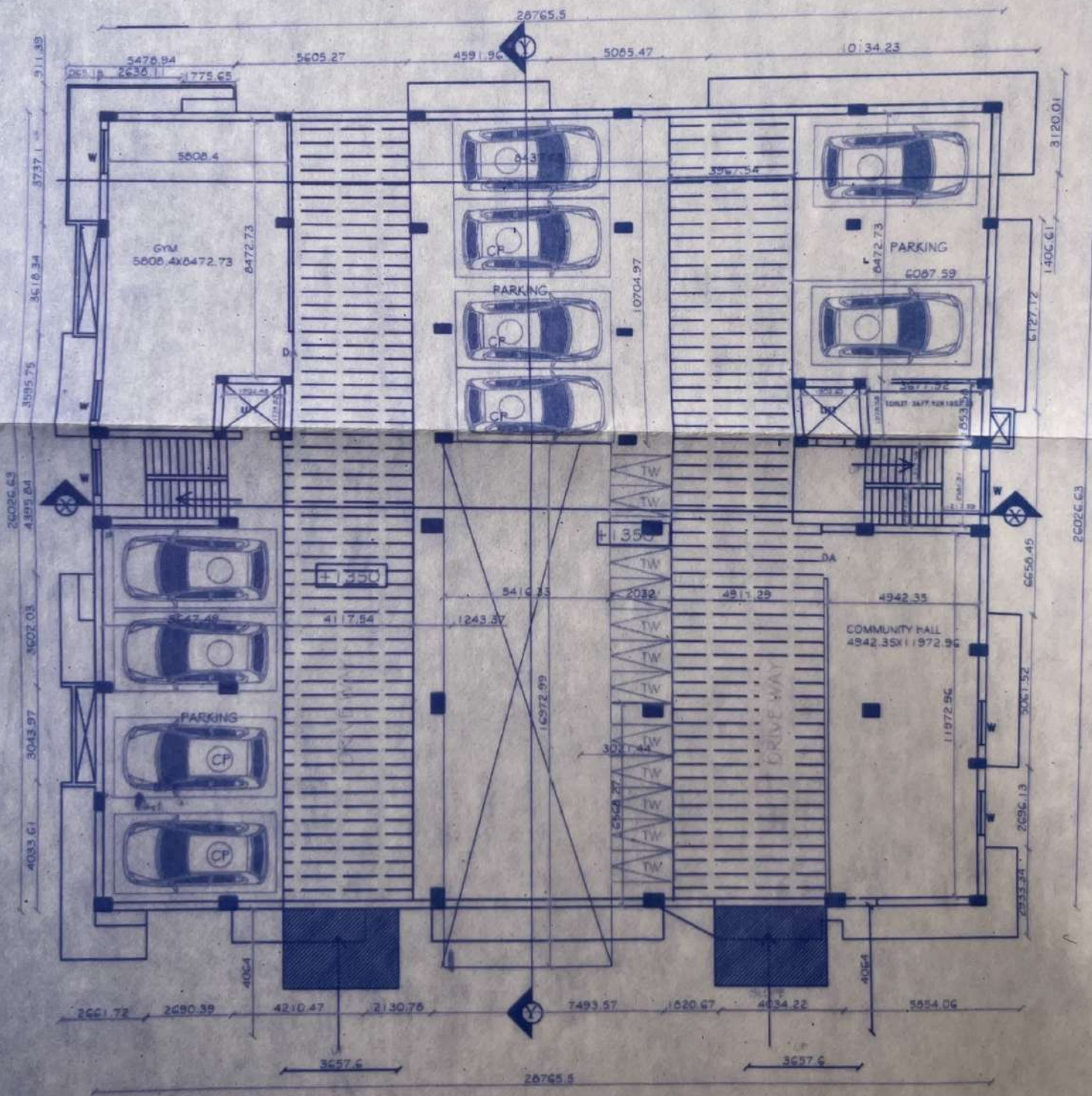

(DRAINAGE PLAN)
SCALE :- 1:200

| TOTAL PLO | |
|---|---|
| S.L | F |
| 1. | BA |
| 2. | GR |
| 3. | F |
| 4. | SI |
| 5. | T |
| 6. | FO |
| 7. | F |
| 8. | S |
| 9. | SE |
| | TOTAL |
| GROUND FLOO | |






(BASEMENT FLOOR PLAN)

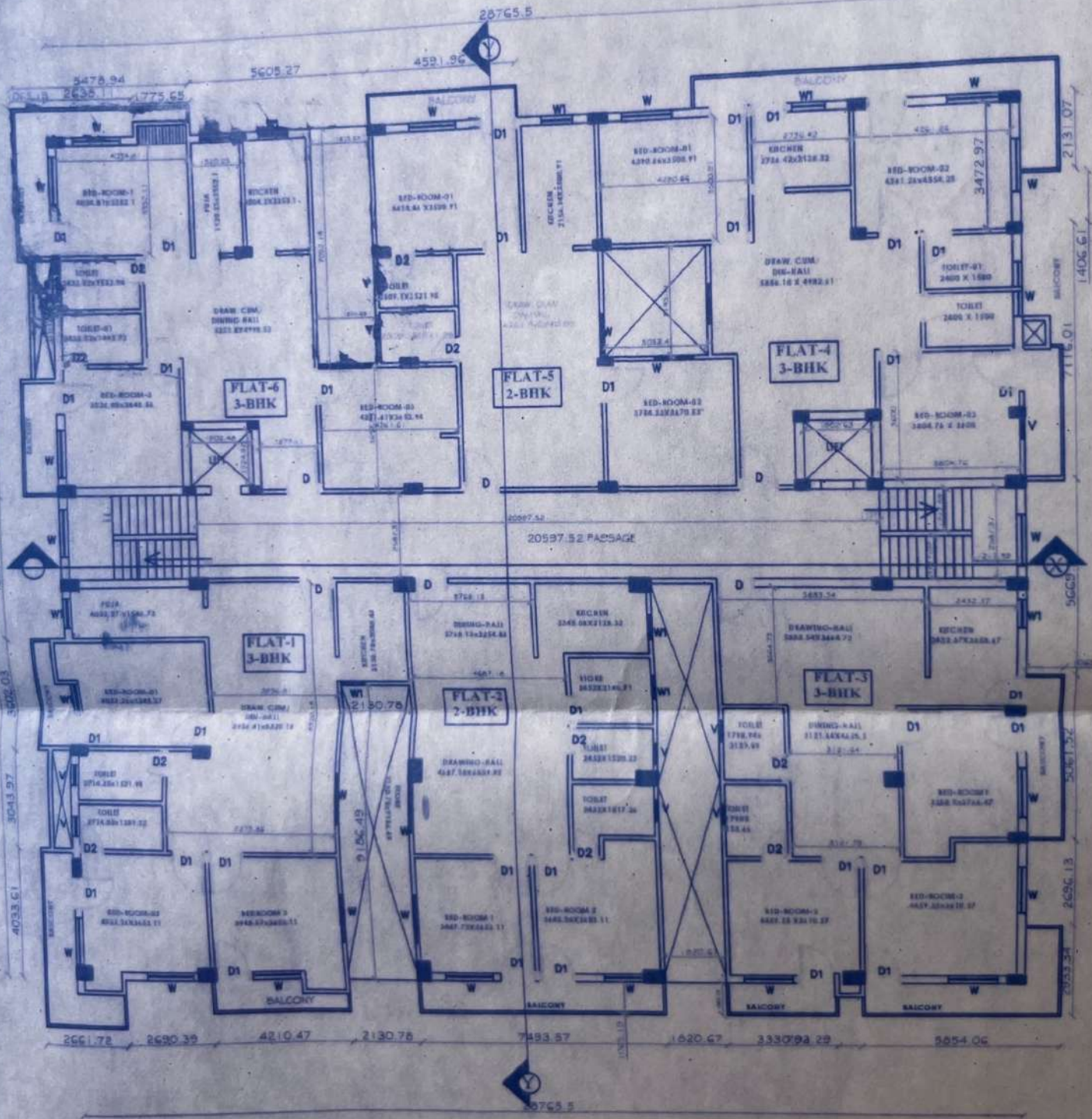



(GROUND FLOOR PLAN)

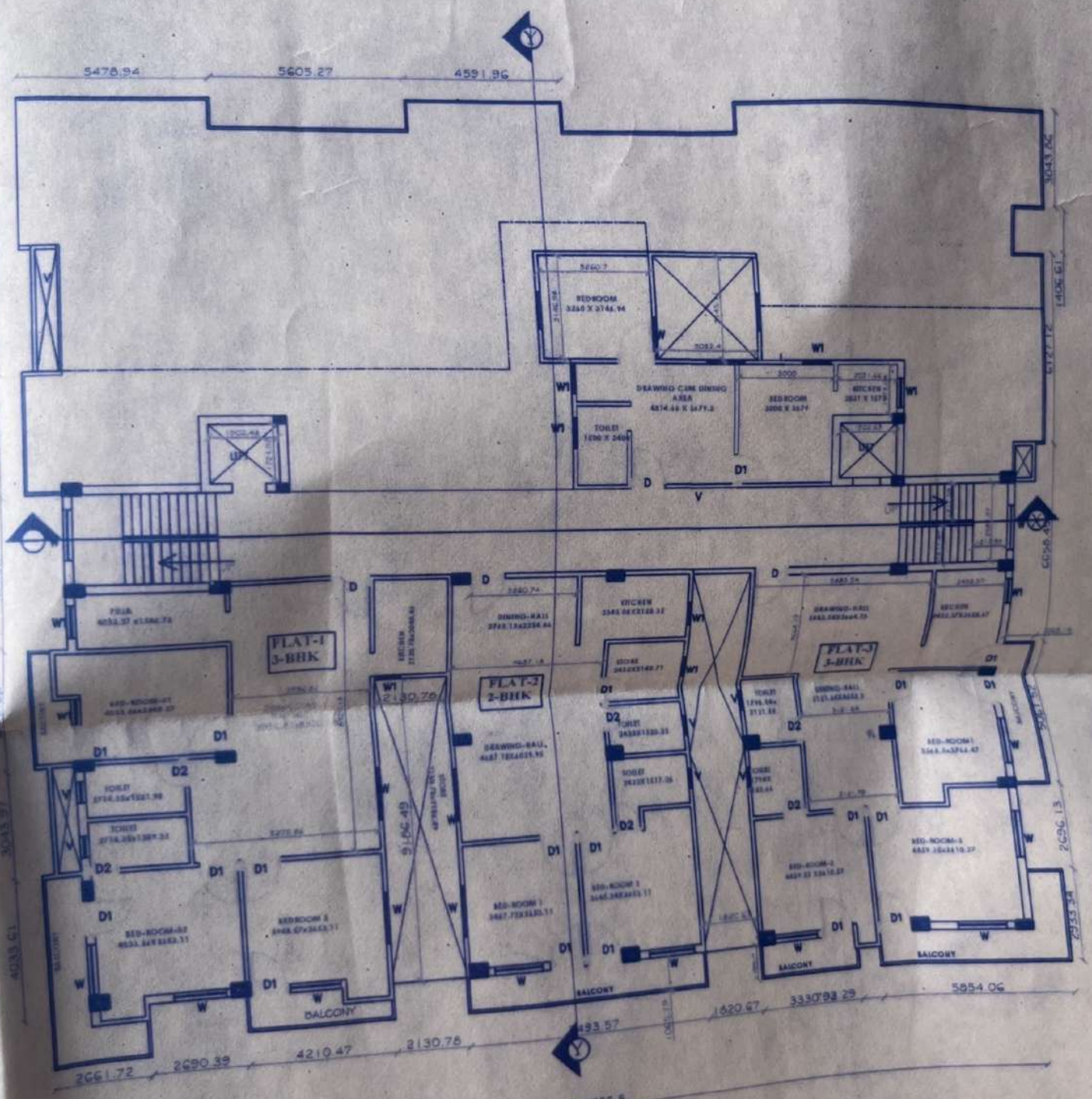
12.19 ROAD

(DRAINAGE PLAN)
SCALE :- 1:200

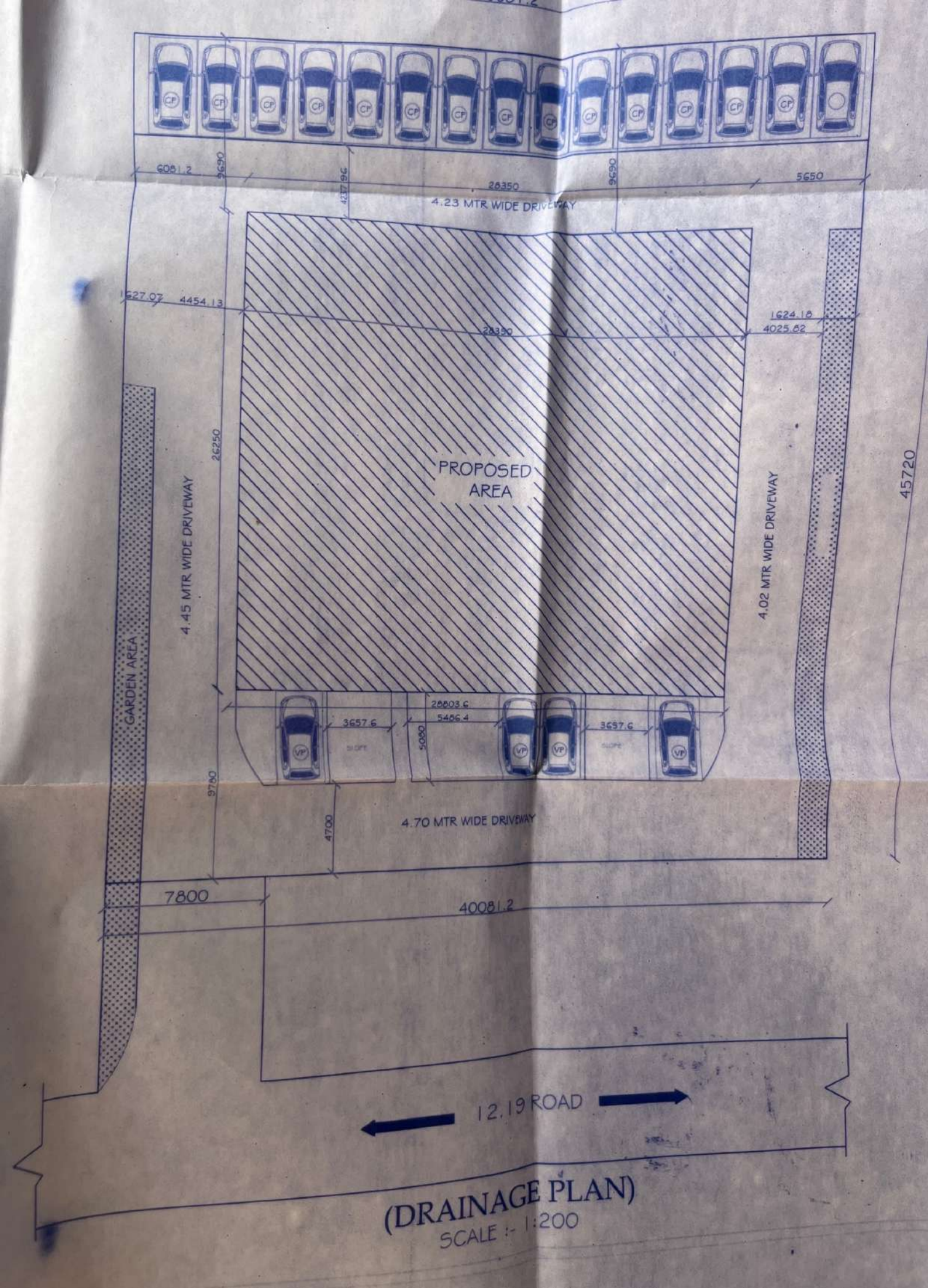



(1ST TO 6TH FLOOR PLAN)

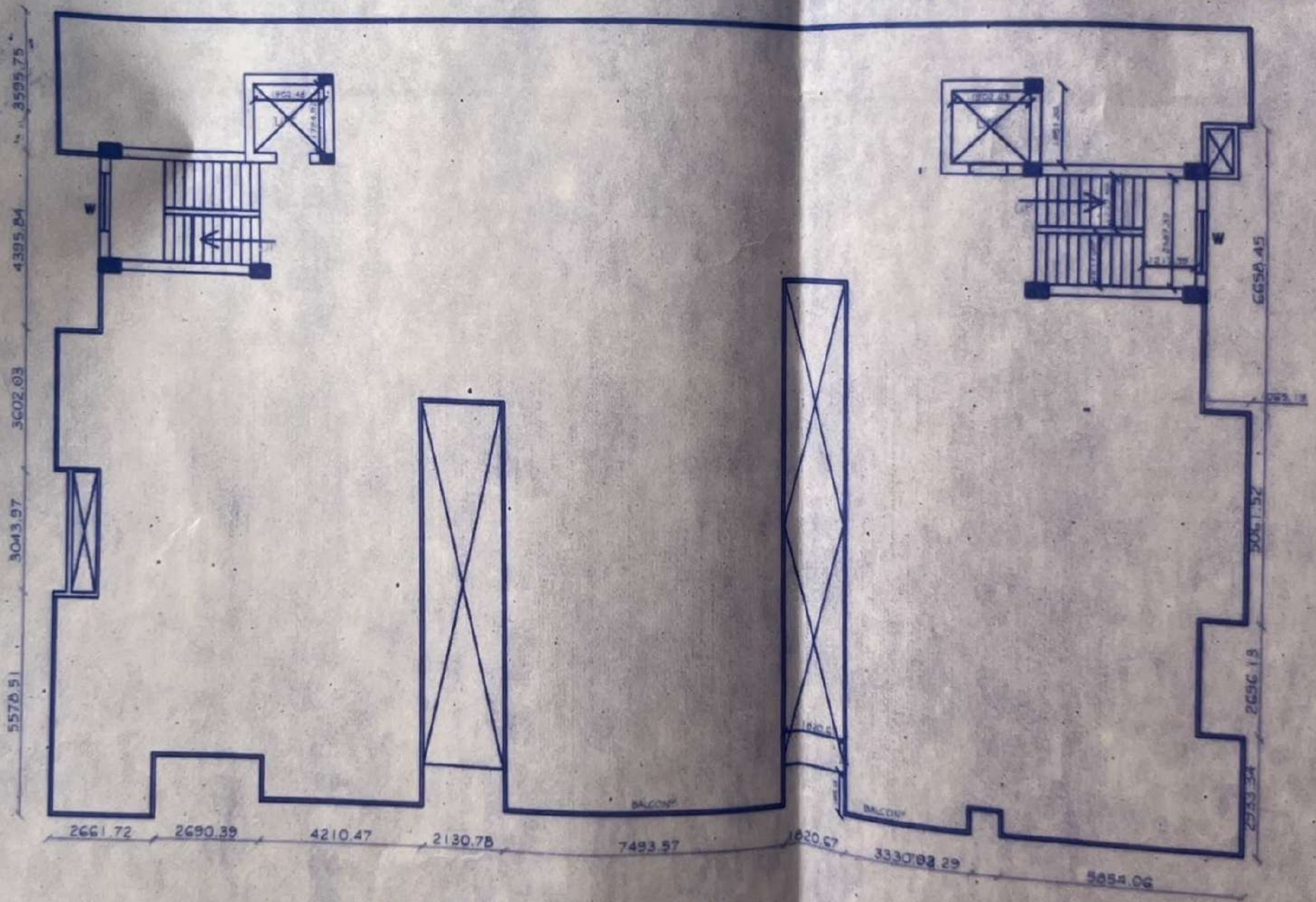



7TH FLOOR PLAN)




(DRAINAGE PLAN)

SCALE :- 1:200




(TERRACE PLAN)

40081.2

TOTAL PLOT AREA:-1832.5 SQM

## DETAILS OF AREA CALCULATION

| S.L | FLOOR | PLINTH AREA WITH SETBACK | BALCONY | C/B | TOTAL COVERED AREA | LIFT-1 | LIFT-2 | FIRE STAIR | DUCT | PASSAGE | 50% BALCONY | TOTAL DEDUCTION AREA | NET F.A.R. AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1. | BASEMENT | 748.6 SQM | 0 | 0 | 748.6 SQM | 5.37SQM | 5.37SQM | 10.10SQM | 00.0SFT | 0 | 0 | 20.8 SQM | |
| 2. | GROUND | 748.6 SQM | 0 | 0 | 161.6 SQM | 5.37SQM | 5.37SQM | 10.10SQM | 00.0SFT | 0 | 0 | 20.8 SQM | 140.8 SQM |
| 3. | FIRST | 758.56 SQM | 67.88 SQM | 2.67SQM | 829.11 SQM | 5.37SQM | 5.37SQM | 10.10SQM | 60.40SQM | 53.29 SQM | 33.9 4SQM | 168.4SQM | 660.66 SQM |
| 4. | SECOND | 758.56 SQM | 67.88 SQM | 2.67SQM | 829.11 SQM | 5.37SQM | 5.37SQM | 10.10SQM | 60.40SQM | 53.29 SQM | 33.9 4SQM | 168.4SQM | 660.66 SQM |
| 5. | THIRD | 758.56 SQM | 67.88 SQM | 2.67SQM | 829.11 SQM | 5.37SQM | 5.37SQM | 10.10SQM | 60.40SQM | 53.29 SQM | 33.9 4SQM | 168.4SQM | 660.66 SQM |
| 6. | FOURTH | 758.56 SQM | 67.88 SQM | 2.67SQM | 829.11 SQM | 5.37SQM | 5.37SQM | 10.10SQM | 60.40SQM | 53.29 SQM | 33.9 4SQM | 168.4SQM | 660.66 SQM |
| 7. | FIFTH | 758.56 SQM | 67.88 SQM | 2.67SQM | 829.11 SQM | 5.37SQM | 5.37SQM | 10.10SQM | 60.40SQM | 53.29 SQM | 33.9 4SQM | 168.4SQM | 660.66 SQM |
| 8. | SIXTH | 758.56 SQM | 67.88 SQM | 2.67SQM | 829.11 SQM | 5.37SQM | 5.37SQM | 10.10SQM | 60.40SQM | 53.29 SQM | 33.9 4SQM | 168.4SQM | 660.66 SQM |
| 9. | SEVENTH | 488.5 SQM | 121.07 SQM | 2.5 SQM | 612.07 SQM | 5.37SQM | 5.37SQM | 10.10SQM | 43.02 SQM | 53.29 SQM | 60.6 SQM | 177.75 SQM | 458.24 SQM |
| | TOTAL:- | 6588.0SQM | 528.3 SQM | 18.5 SQM | 6457.9 SQM | 48.33 SQM | 48.33 SQM | 90.9SQM | 404.4 SQM | 373.03SQM | 417.17SQM | 1381.8 SQM | 4563.00 SQM |

GROUND FLOOR COVERAGE:- G.F. AREA X 100 / PLOT AREA — 762.5 X 100 / 1832.51 = 41.6 %

F.A.R.:- TOTAL FLOOR AREA (1ST TO 7TH) / PLOT AREA — 4563.49 / 1832.51 = 2.49

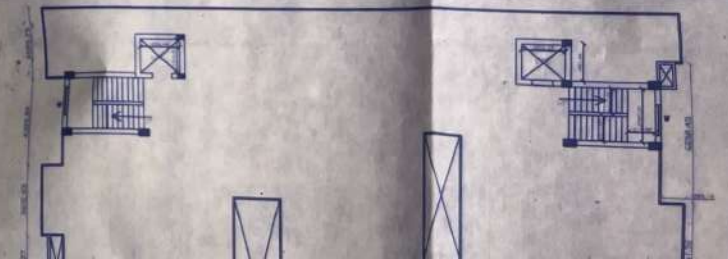
**BOUNDRY SCHEDULE :-**

NORTH :- MISRI KOERI
SOUTH :- JANKI HAZAIM
NORTH :- NIJ
WEST :- 12.19 MTR WIDE MAIN ROAD

**SETBACKS :-**

FRONT SETBACK :- 9.78 M
REAR SETBACK :- 9.69 M
RIGHT SETBACK :- 5.65 M
LEFT SETBACK :- 5.65 M

E



## WATER TANK CALCULATION :-

TOTAL NO. OF PERSONS = 160 PERSONS (APROX 4 PERSONS PER FLAT )

REQUIREMENT OF WATER FOR 1 PERSON=135L EACH PERSON PER DAY.

TOTAL WATER REQUIREMENT =160 X 135 =21600 L PER DAY

HENCE VOLUME OF WATER TANK REQUIRED =21600 L 21.6 CUM

WATER TANK PROVIDED = 20' X 10'0" X 4' = 800 CFT 22.63 CUM

WATER TANK FOR FIRE SAFTEY PURPOSE = 12' X 8'3" X 5' = 495 CFT

WATER STORAGE CAPACITY =20' X 10'0" X 4' = 800 CFT 22.63 CUM

## PARKING CALCULATION:-

TOTAL NO. OF FLATS = 40 NOS.

PARKING SPACE REQUIRED = 40 X 1 = 40 NOS.

SPACE FOR ONE PARKING = 215.0SQFT.

PARKING SPACE REQUIRED =40 X 215 = 8600.0SQFT

## SEPTIC TANK CALCULATION:-

TOTAL NO. OF PERSONS = 160 NOS. (APROX 4 PERSONS PER FLAT )

VOLUME REQUIRED FOR 1 PERSON = 0.085 CUM

VOLUME REQUIRED FOR 168 PERSON =160 X 0.085 =13.6 CUM

TOTAL LIQUID CAPACITY = 20'0" X 10'0" X 8' = 1600.00 CFT 45.26 CUM

SEPTIC TANK PROVIDED = 45.26 CUM

## BRIEF SPACEFICATION

FOUNDATION---------- CEMENT CONCRETE (1:3:6)

BRICK WORK IN FOUNDATION & SUPERSTRUCTURE

FIRST CLASS BRICK WORK IN CEMENT MORTAR (1:6)

D.P.C.----------1" D.P.C. IN CEMENT CONCRETE (1:1.5:3)

FLOOR----------1" I.P.S. OVER 3" P.C.C.

ROOF----------5"THK. R.C.C. ROOF (1:1.5:3)

LINTEL----------6"THK. R.C.C. LINTEL (1:1.5:3)

STAIRS---------- RISE-- 6", TREAD-- 10"

## SCHEDULE OF DOOR WINDOWS

| DOORS | SIZE | WINDOWS | SIZE |
|---|---|---|---|
| D2 | 750X2100 | W1 | 900X1350 |
| D1 | 900X2100 | W | 1500X1350 |
| D | 1050X2100 | V | 600X450 |

PLAN ELEVATION AND DETAILS
DRAWING OF A COMMERCIAL BUILDING BY

# SRI BHASKAR SINGH (BHASKAR BUILDERS AND DEVELOPERS)

S/O LATE. TEJNARAYAN SINGH

NEAR AANJAN BRIDGE, PATAUNA , KHATA NO - 225, KHESRA NO - 1250, TAUZI NO - 345, THANA NO - 17, DIST :- JAMUI, UNDER PLANNING AREA PATAUNA , JAMUI ( BIHAR )

Bhaskar Singh

SIGNATURE OF OWNER

AR.SAGAR KUMAR
BRIXWELL ARCHITECTS
REG NO:-CA/2019/109965
UDHD, GOVT. OF BIHAR

SIGNATURE OF ARCHITECT

स्वीकृत भवन नक्शा अवलोकन हेतु अवश्य रखेंगे। भू-स्वामी/भवन निर्माता स्वीकृत नक्शे से भवन निर्माण में किसी भी प्रकार का विचलन नहीं करेंगे।

नक्शा की स्वीकृति सं० 01 तिथि
स्वीकृति की अवधि 5 पाँच वर्ष

Chief Eo
Jamui Pradhikar
10/11/2023

10/11/2023

SIGNATURE OF APPROVAL AUTHORITY


CONSULTANTS :-BRIXWELL ARCHITECTS
OFFICE :- OPP. JK TYRE, STATION ROAD, SATGAMA, JAMUI
BIHAR, PIN- 811307
Email id :- kumarsagar81@gmail.com
Mobile No :- 08107250314, 8873563033


BUILDING ORIENTATION




SCALE:-1:100

SHEET NO-1/2