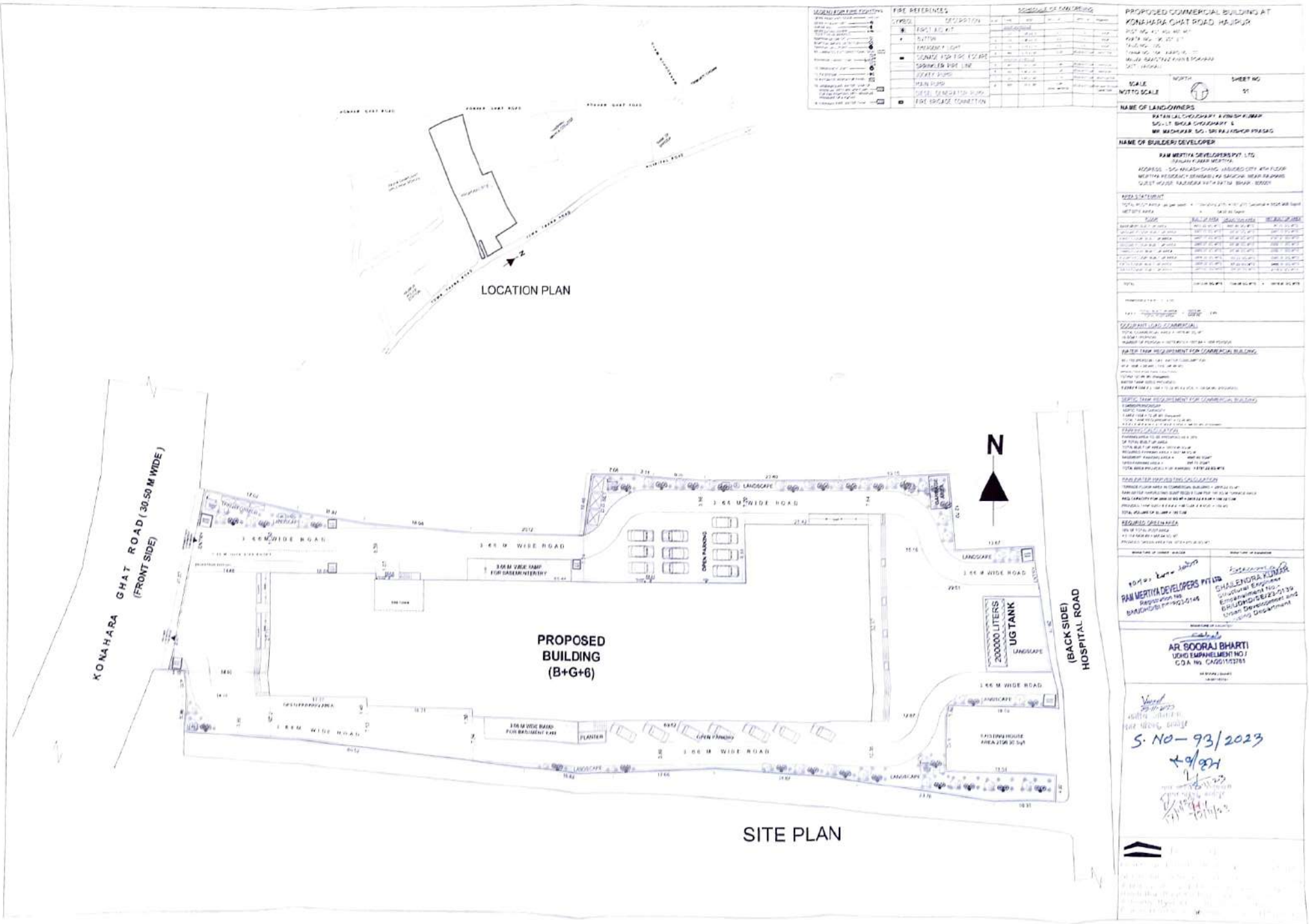
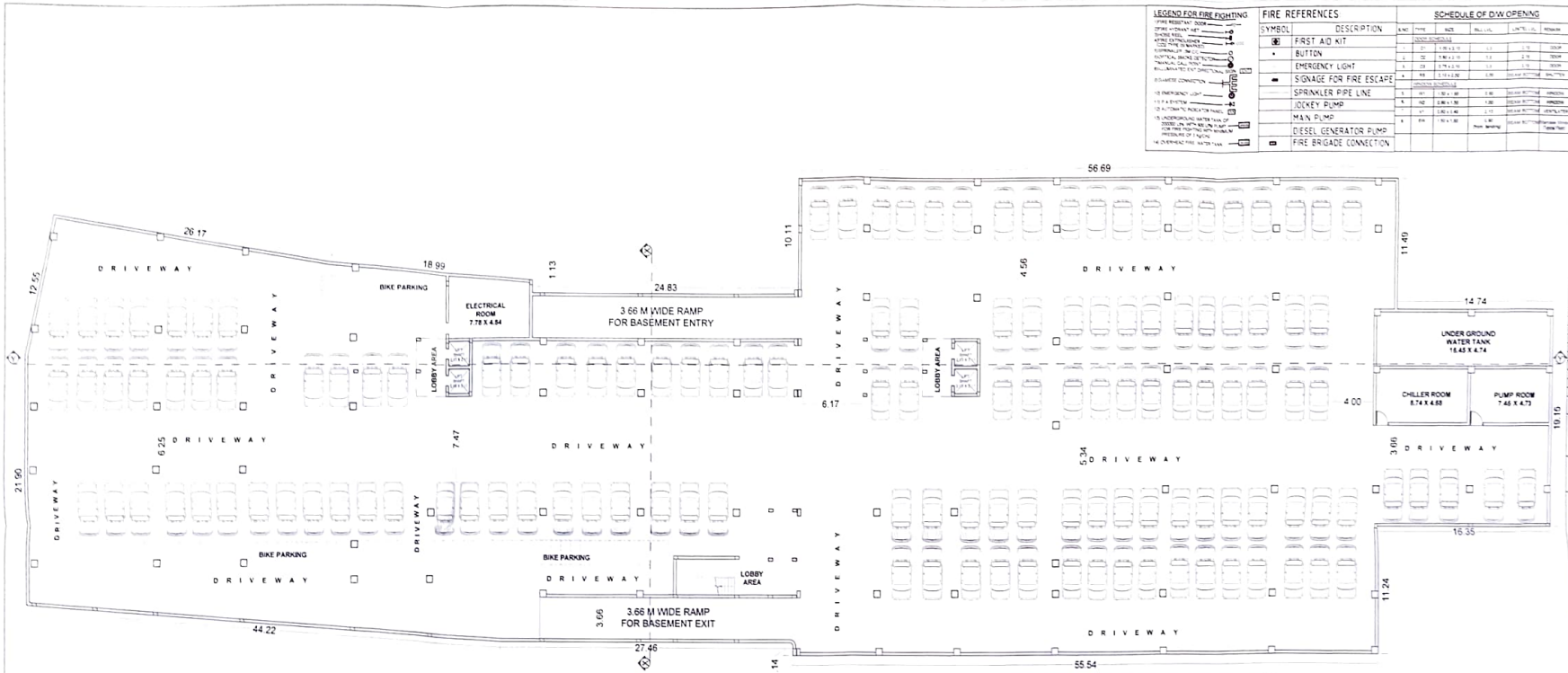
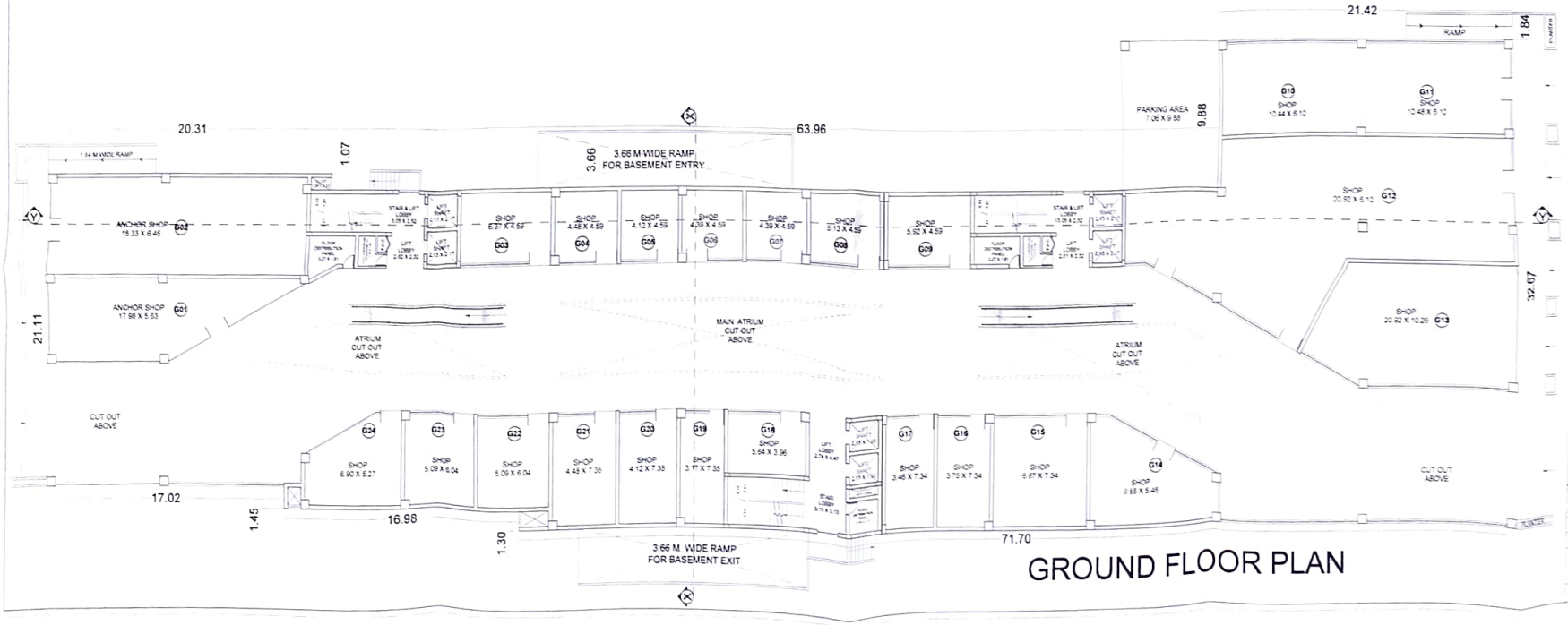


LOCATION PLAN
KONAHARA GHAT ROAD (30.50 M WIDE)
(FRONT SIDE)
PROPOSED
BUILDING
(B+G+6)
N
200000 LITERS
UG TANK
(BACK SIDE)
HOSPITAL ROAD
SITE PLAN
PROPOSED COMMERCIAL BUILDING AT
KONAHARA GHAT ROAD, HAJIPUR
NAME OF LANDOWNERS
NAME OF BUILDER/ DEVELOPER
RAM MERTIYA DEVELOPERS PVT. LTD.
AR. SOORAJ BHARTI
S. NO- 93/2023



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

LEGEND FOR FIRE FIGHTING
(FIRE RESISTANT DOOR)
(DETAIL HYDRANT NET)
(HOSE REEL)
(HYDRO PNEUMATIC SYSTEM)
(CO2 TYPE 10 Kg/Nos)
(CONTROL UNIT)
(ELECTRICAL SHOCK SURFACE)
(MANUAL CALL POINT)
(ILLUMINATED EXIT DIRECTIONAL SIGN)
(SPRINKLER CONNECTION)
(EMERGENCY LIGHT)
(P.A SYSTEM)
(AUTOMATIC INDICATOR PANEL)
(UNDERGROUND WATER TANK OF 250000 LTR. WITH 30 HP (1 NO.+ 1 NO.) FIRE FIGHTING PUMP WITH MINIMUM PRESSURE OF 7 KG/CM)
(OVERHEAD FIRE WATER TANK)

FIRE REFERENCES	
SYMBOL	DESCRIPTION
	FIRST AID KIT
	BUTTON
	EMERGENCY LIGHT
	SIGNAGE FOR FIRE ESCAPE
	SPRINKLER PIPE LINE
	JOCKEY PUMP
	MAIN PUMP
	DIESEL GENERATOR PUMP
	FIRE BRIGADE CONNECTION

SCHEDULE OF D/W OPENING

D.NO	TYPE	SIZE	SILL LVL	LINTEL LVL	REMARK
DOOR SCHEDULE					
1	D1	1.00 x 2.10	0.0	2.10	DOOR
2	D2	0.90 x 2.10	0.0	2.10	DOOR
3	D3	0.75 x 2.10	0.0	2.10	DOOR
4	W1	1.20 x 1.20	0.90	2.10	ALUMINIUM SHUTTER
WINDOW SCHEDULE					
1	W1	1.50 x 1.20	0.90	2.10	WINDOW
2	W2	0.90 x 1.20	0.90	2.10	WINDOW
3	V1	0.60 x 0.60	2.10	2.70	VENTILATOR
4	W4	1.50 x 1.20	0.90	2.10	WINDOW

PROPOSED COMMERCIAL BUILDING AT KONAHARA GHAT ROAD, HAJIPUR

PLOT NO- 431, 459, 460, 461
KHATA NO- 196, 201, 317
TAUZI NO- 320
THANA NO- 164, WARD NO - 27
MAUZA -BAAGTAAZ KHAN & POKHARA
DIST - VAISHALI

SCALE: NOT TO SCALE | NORTH | SHEET NO: 02

NAME OF LAND-OWNERS

RATAN LAL CHOUDHARY, AVINASH KUMAR S/O - LT. BHOLA CHOUDHARY &
MR. MADHUKAR, S/O - SRI RAJ KISHOR PRASAD

NAME OF BUILDER/ DEVELOPER

RAM MERTIYA DEVELOPERS PVT. LTD.
RANJAN KUMAR MERTIYA
ADDRESS : S/O- KAILASH CHAND, VASUDEO CITY, 4TH FLOOR, MERTIYA RESIDENCY, BENIBABU KA BAGICHA, NEAR RAJHANS GUEST HOUSE, RAJENDRA PATH, PATNA, BIHAR - 800001

AREA STATEMENT

TOTAL PLOT AREA (as per deed) = 1739-2½-2.27Pl. = 151.277 Decimal = 6825.968 Sqmt
NET SITE AREA = 6438.89 Sqmt

FLOOR	BUILT UP AREA	DEDUCTION AREA	NET BUILT UP AREA
BASEMENT BUILT UP AREA	4803.22 SQ MTS	4666.49 SQ MTS	4173 SQ MTS
GROUND FLOOR BUILT UP AREA	2787.72 SQ MTS	535.27 SQ MTS	2281.72 SQ MTS
FIRST FLOOR BUILT UP AREA	2467.77 SQ MTS	531.96 SQ MTS	2135.81 SQ MTS
SECOND FLOOR BUILT UP AREA	2665.27 SQ MTS	531.96 SQ MTS	2333.31 SQ MTS
THIRD FLOOR BUILT UP AREA	2665.27 SQ MTS	531.96 SQ MTS	2333.31 SQ MTS
FOURTH FLOOR BUILT UP AREA	2625.32 SQ MTS	182.22 SQ MTS	2443.10 SQ MTS
FIFTH FLOOR BUILT UP AREA	2625.32 SQ MTS	157.22 SQ MTS	2468.10 SQ MTS
SIXTH FLOOR BUILT UP AREA	2475.81 SQ MTS	353.30 SQ MTS	2116.51 SQ MTS
TOTAL	23632.68 SQ MTS	7224.88 SQ MTS	= 19575.46 SQ MTS

PERMISSIBLE F.A.R. = 2.50
F.A.R. = TOTAL BUILT UP AREA / PLOT AREA = 19575.46 / 6825.968 = 2.40

OCCUPANT LOAD (COMMERCIAL)

TOTAL COMMERCIAL AREA = 19575.46 SQ MT
FOR OFFICE
NUMBER OF PERSON = 19575.46/10 = 1957.54 = 1958 PERSON

WATER TANK REQUIREMENT FOR COMMERCIAL BUILDING

45 LTRS/PERSON/ DAY WATER CONSUMPTION
45 X 1958 = 88,400 LTRS = 88.40 MS
OTHER 10% FOR FIRE FIGHTING
TOTAL = 120.46 MS (Required)
WATER TANK SIZE PROVIDED
5.25M X 4.50M L.L.15M + 75 SQ MTS X 3 NOS. = 1068.94 MS (PROVIDED)

SEPTIC TANK REQUIREMENT FOR COMMERCIAL BUILDING

0.045CMD/PERSON/DAY
SEPTIC TANK CAPACITY
0.045 X 1958 = 75.39 MS (Required)
TOTAL TANK REQUIREMENT = 75.39 MS
4.5 X 3.0 M X 0.90 M = 31.5 SQ M X 3 NOS = 94.50 MS (Provided)

PARKING CALCULATION

PARKING AREA 73 SQ. PROVIDED AS A 25% OF TOTAL BUILT UP AREA
TOTAL BUILT UP AREA = 19575.46 SQ M
REQUIRED PARKING AREA = 19575.46 / 50 M
BASEMENT PARKING AREA = 4666.49 SQMT
OPEN PARKING AREA = 5651.75 SQMT
TOTAL AREA PROVIDED FOR PARKING = 10318.24 SQ MTS

RAIN WATER HARVESTING CALCULATION

TERRACE FLOOR AREA IN COMMERCIAL BUILDING = 2625.32 SQ MT
RAIN WATER HARVESTING SUMP 10.00 X 3.00 M PER 100 SQ M TERRACE AREA
REQ. CAPACITY FOR 2625.32 SQ MT = 2625.32 X 0.25M = 656.33 CUM
PROVIDED TANK SIZE = 5.5 X 4.2 = 46.2 CUM X 4 NOS. = 192 MS
TOTAL VOLUME OF SUMP = 192 CUM

REQUIRED GREEN AREA

15% OF TOTAL PLOT AREA
= 0.15 X 6438.89 = 965.84 SQ MT
PROVIDED GREEN AREA ON SITE = 970.00 SQ MT

SIGNATURE OF OWNER/ BUILDER | SIGNATURE OF DESIGNER

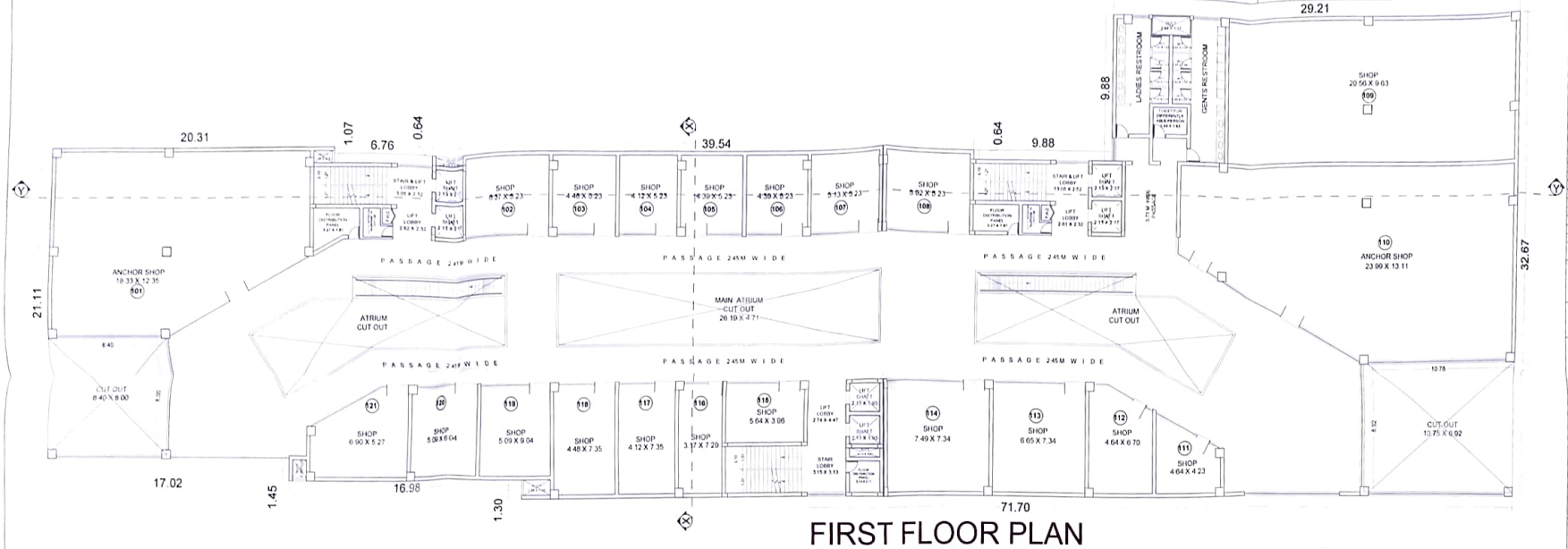
RAM MERTIYA DEVELOPERS PVT LTD
Registration No.
BR/UDHD/BLDR/P/23-2145

SHAILENDRA KUMAR
Structural Engineer
Empanelment No.
BR/UDHD/SE/23-2139
Urban Development and Housing Department

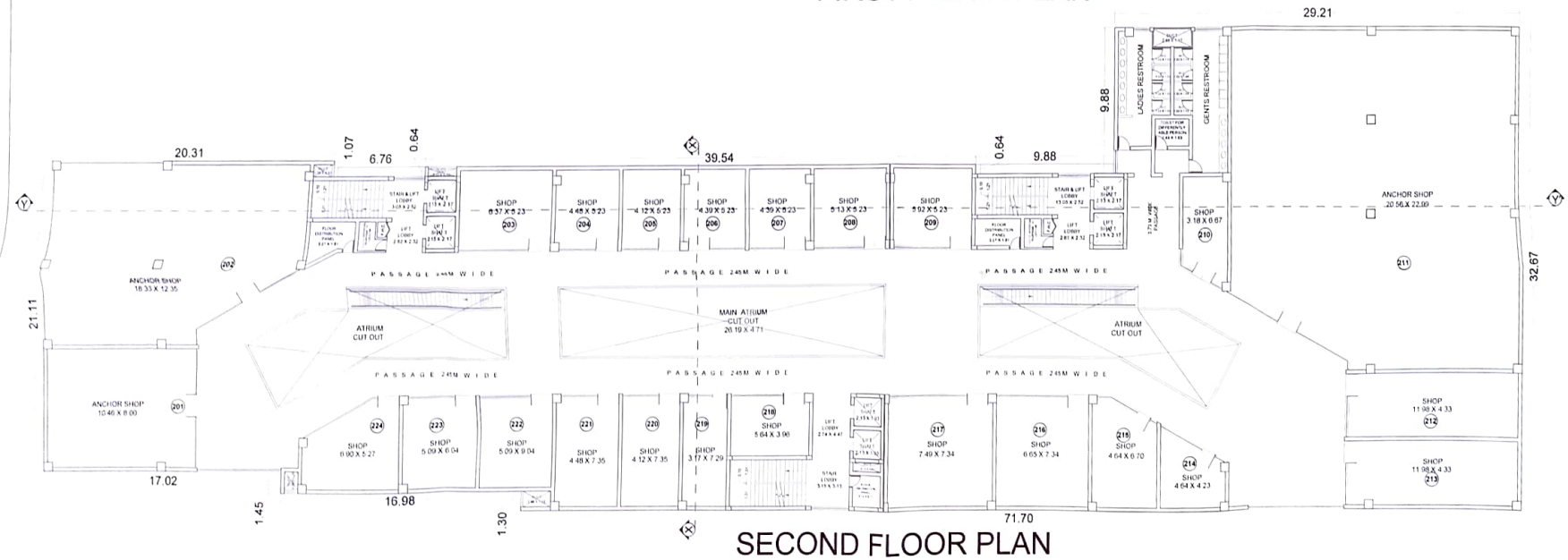
SIGNATURE OF ARCHITECT

AR. SOORAJ BHARTI
UDHD EMPANELMENT NO.
C.O.A No. CA/2011/53781

S. NO-93/2023



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND FOR FIRE FIGHTING

FIRE REFERENCES

SYMBOL	DESCRIPTION
	FIRST AID KIT
	BUTTON
	EMERGENCY LIGHT
	SIGNAGE FOR FIRE ESCAPE
	SPRINKLER PIPE LINE
	JOCKEY PUMP
	MAIN PUMP
	DIESEL GENERATOR PUMP
	FIRE BRIGADE CONNECTION

SCHEDULE OF D/W OPENING

MARK	TYPE	SIZE	NO.	LEVEL	REMARKS
DOOR SCHEDULE					
1	D1	2.10 X 2.10	2.0	0.15	DOOR
2	D2	2.10 X 0.75	9.0	0.15	DOOR
3	D3	2.10 X 0.75	6.0	0.15	DOOR
4	FD	2.10 X 2.00	9.00	0.15	DOOR
WINDOW SCHEDULE					
5	W1	1.50 X 1.50	3.00	DEAR BEAM	WINDOW
6	W2	2.00 X 1.50	1.00	DEAR BEAM	WINDOW
7	V1	2.10 X 0.60	8.00	DEAR BEAM	VENTILATOR
8	SW	1.50 X 1.80	1.00 (Form shopping)	DEAR BEAM	SHOP WINDOW (Typical Elev.)

PROPOSED COMMERCIAL BUILDING AT
KONAHARA GHAT ROAD, HAJIPUR

PLOT NO:- 431 459 460 461
KHATA NO:- 196 201 317
TAUZI NO:- 320
THANA NO:- 164 WARD NO :- 07
MAUZA- BAAGTAAZ KHAN & POKHARA
DIST - VAISHALI

SCALE
NOT TO SCALE

NORTH

SHEET NO
03

NAME OF LAND-OWNERS

RATAN LAL CHOUDHARY, AVINASH KUMAR
S/O.- LT. BHOLA CHOUDHARY &
MR. MADHUKAR, S/O - SRI RAJ KISHOR PRASAD

NAME OF BUILDER/ DEVELOPER

RAM MERTIYA DEVELOPERS PVT. LTD.
(RANJAN KUMAR MERTIYA)

ADDRESS :- S/O- KAILASH CHAND VASUDEO CITY, 4TH FLOOR
MERTIYA RESIDENCY,BENIBABU KA BAGICHA ,NEAR RAJHANS
GUEST HOUSE ,RAJENDRA PATH PATNA BIHAR - 800001

AREA STATEMENT

TOTAL PLOT AREA (as per deed) = (134+20+2.275) = 161.275 Decimal = 6825.968 Sqmt
NET SITE AREA = 6438.89 Sqmt

FLOOR	BUILT UP AREA	DEDUCTION AREA	NET BUILT UP AREA
BASEMENT BUILT UP AREA	4933.22 SQ MTS	4865.49 SQ MTS	67.73 SQ MTS
GROUND FLOOR BUILT UP AREA	2497.11 SQ MTS	305.96 SQ MTS	2191.15 SQ MTS
FIRST FLOOR BUILT UP AREA	2497.11 SQ MTS	305.96 SQ MTS	2191.15 SQ MTS
SECOND FLOOR BUILT UP AREA	2665.07 SQ MTS	305.96 SQ MTS	2359.11 SQ MTS
THIRD FLOOR BUILT UP AREA	2665.07 SQ MTS	305.96 SQ MTS	2359.11 SQ MTS
FOURTH FLOOR BUILT UP AREA	2805.32 SQ MTS	562.22 SQ MTS	2243.10 SQ MTS
FIFTH FLOOR BUILT UP AREA	2805.32 SQ MTS	307.22 SQ MTS	2498.10 SQ MTS
SIXTH FLOOR BUILT UP AREA	2479.91 SQ MTS	310.30 SQ MTS	2169.61 SQ MTS
TOTAL	23412.88 SQ MTS	- 7334.96 SQ MTS	= 16078.80 SQ MTS

PERMISSIBLE F.A.R. = 2.50
F.A.R. = TOTAL BUILT UP AREA / TOTAL PLOT AREA = 16078.80 / 6438.89 = 2.49

OCCUPANT LOAD (COMMERCIAL)

TOTAL COMMERCIAL AREA = 16078.80 SQ MT
10 SQM = 1 PERSON
NUMBER OF PERSON = 16078.80/10 = 1607.88 = 1608 PERSON

WATER TANK REQUIREMENT FOR COMMERCIAL BUILDING

60 LTRS./PERSON/ DAY WATER CONSUMPTION
60 X 1608 = 96,480 LTRS. (96.48 MT)
25000 LTRS FOR FIRE FIGHTING
TOTAL = 121.48 MT (Required)
WATER TANK SIZE'S PROVIDED
6.25M X 4.15M X 2.10M = 79.52 MT X 2 NOS. = 158.04 MT (PROVIDED)

SEPTIC TANK REQUIREMENT FOR COMMERCIAL BUILDING

0.045M3/PERSON/DAY
SEPTIC TANK CAPACITY
0.045 X 1608 = 72.36 MT (Required)
TOTAL TANK REQUIREMENT = 72.36 MT
4.5 X 3.5 M X 2.0 M = 31.5 MT X 3 NOS = 94.50 MT (Provided)

PARKING CALCULATION

PARKING AREA TO BE PROVIDED AS A 35%
OF TOTAL BUILT UP AREA
TOTAL BUILT UP AREA = 16078.80 SQ M
REQUIRED PARKING AREA = 5627.44 SQ M
BASEMENT PARKING AREA = 4865.49 SQMT
OPEN PARKING AREA = 665.73 SQMT
TOTAL AREA PROVIDED FOR PARKING = 5781.22 SQ MTS

RAIN WATER HARVESTING CALCULATION

TERRACE FLOOR AREA IN COMMERCIAL BUILDING = 2805.32 SQ MT
RAIN WATER HARVESTING SUMP REQD 1 CUM PER 100 SQ M TERRACE AREA
REQ. CAPACITY FOR 2805.32 SQ MT = 2805.32 X 0.06 = 168.32 CUM.
PROVIDED TANK SIZE = 8.6 X 8.2 X 2.45 CUM. X 4 NOS. = 192 MT
TOTAL VOLUME OF SUMP = 192 CUM

REQUIRED GREEN AREA

15% OF TOTAL PLOT AREA
= 0.15 X 6438.89 = 965.84 SQ MT
PROVIDED GREEN AREA ON SITE = 970.00 SQ MT

SIGNATURE OF OWNER / BUILDER

RAM MERTIYA DEVELOPERS PVT LTD.
Registration No.
BR/UDHD/BLDR/P/23-0146

SIGNATURE OF ENGINEER

SHAILENDRA KUMAR
Structural Engineer
Empanelment No.:-
BR/UDHD/SE/.....0139
Valid upto :- 2nd and
Competency Level

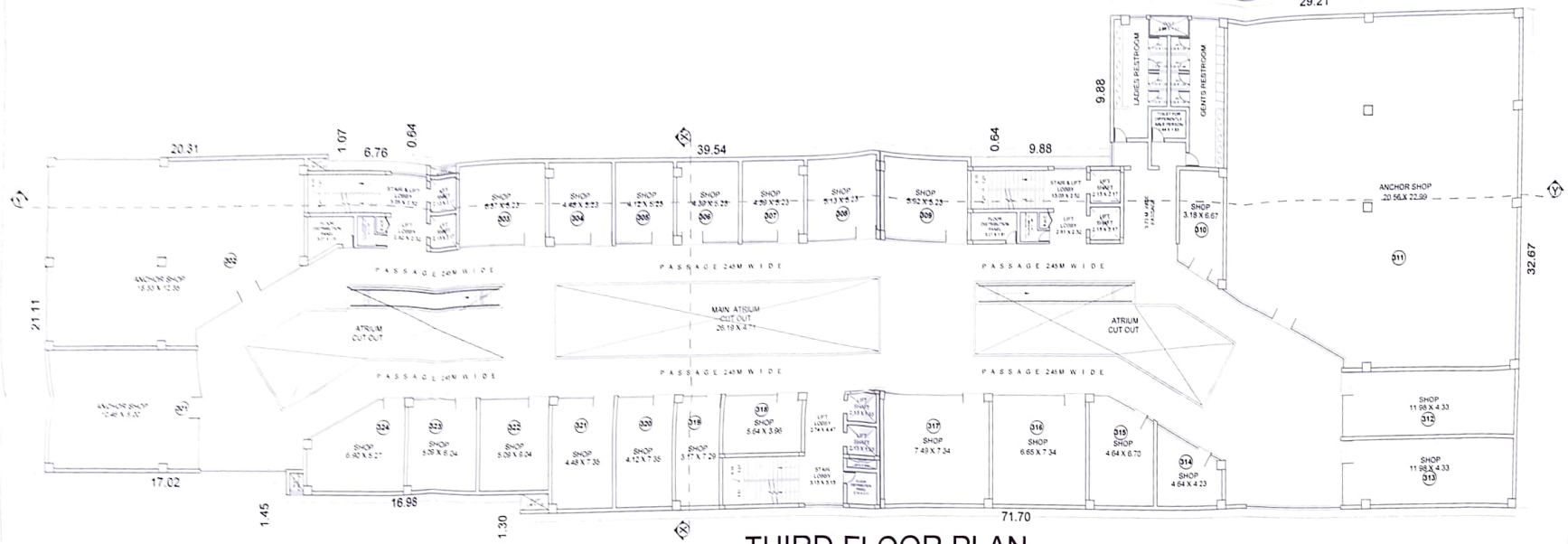
SIGNATURE OF ARCHITECT

AR. SOORAJ BHARTI
UDHD EMPANELMENT NO /
C.O.A No. CA/2011/53781

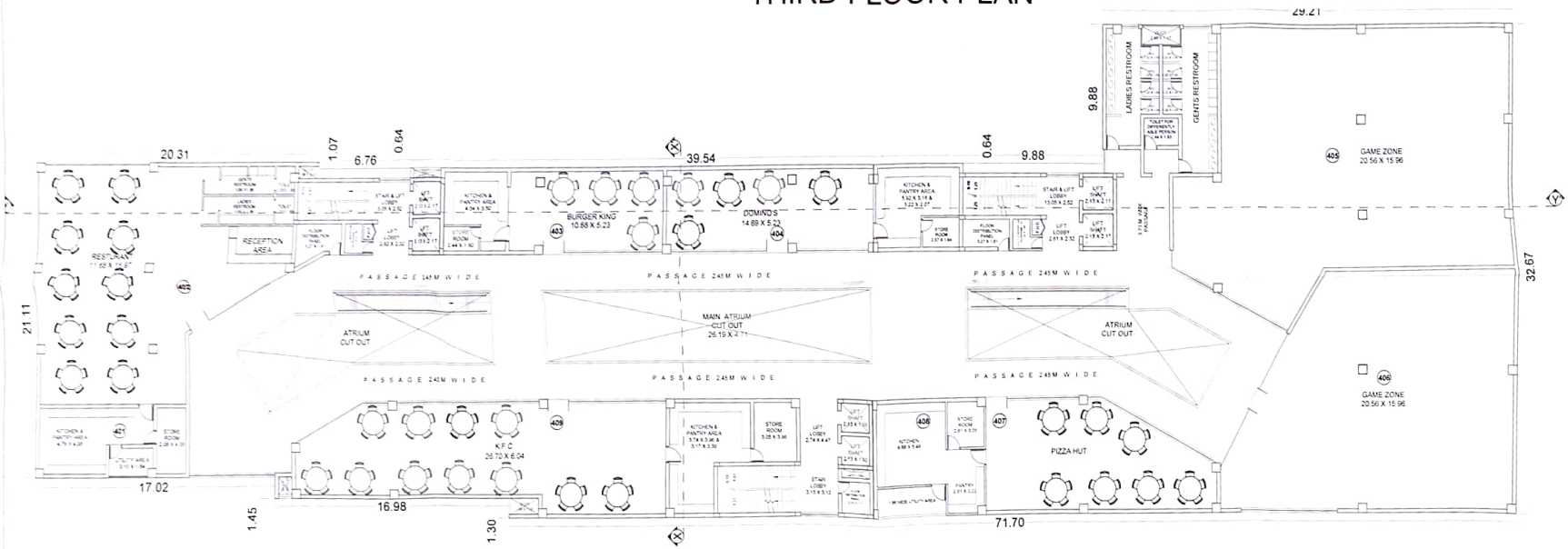
29-11-2023
कार्यालय अभिलेख,
जिला भवन, वैशाली

S.No-93/2023

29/11/23



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

LEGEND FOR FIRE FIGHTING

FIRE REFERENCES

SYMBOL	DESCRIPTION
	FIRST AID KIT
	BUTTON
	EMERGENCY LIGHT
	SIGNAGE FOR FIRE ESCAPE
	SPRINKLER PIPE LINE
	JOCKEY PUMP
	MAIN PUMP
	DIESEL GENERATOR PUMP
	FIRE BRIGADE CONNECTION

SCHEDULE OF D/W OPENING

MARK	TYPE	SIZE	SILL LVL	LINTEL LVL	REMARKS
GROUND FLOOR					
1	D1	1.80 x 2.10	0.0	2.10	DOOR
2	D2	1.80 x 2.10	0.0	2.10	DOOR
3	D3	3.75 x 3.10	0.0	3.10	DOOR
4	FD	3.77 x 2.10	0.00	2.10	DOOR
FIRST FLOOR					
5	W1	1.80 x 1.80	0.90		WINDOW
6	W2	1.80 x 1.50	1.20		WINDOW
7	V1	1.80 x 0.90	2.10		VENTILATOR
8	SW	1.50 x 1.80	0.90		SHOP WINDOW

PROPOSED COMMERCIAL BUILDING AT
KONAHARA GHAT ROAD, HAJIPUR

PLOT NO- 431, 459, 460, 461
KHATA NO- 196, 201, 317
TAUZI NO- 320
THANA NO- 164 VUARD NO - 07
MAUZA -BAGTAAZ KHAN & POKHARA
DIST - VAISHALI

SCALE	NORTH	SHEET NO
NOT TO SCALE		04

NAME OF LAND-OWNERS

RATAN LAL CHOUDHARY, AVINASH KUMAR
S/O.- LT. BHOLA CHOUDHARY &
MR. MADHUKAR, S/O - SRI RAJ KISHOR PRASAD

NAME OF BUILDER/ DEVELOPER

RAM MERTIYA DEVELOPERS PVT. LTD.
(RANJAN KUMAR MERTIYA)
ADDRESS - S/O- KAILASH CHAND, VASUDEO CITY 4TH FLOOR, MERTIYA RESIDENCY BENIBABU KA BAGICHA, NEAR RAJHANS GUEST HOUSE, RAJENDRA PATH PATNA, BIHAR - 800001

AREA STATEMENT

TOTAL PLOT AREA (as per deed) = (139+20+2.275) = 161.275 Decimal = 6525.968 (Sqm)
NET SITE AREA = 5438.89 Sqmt

FLOOR	BUILT UP AREA	DEDUCTION AREA	NET BUILT UP AREA
BASEMENT BUILT UP AREA	4933.22 SQ MTS	4885.40 SQ MTS	47.75 SQ MTS
GROUND FLOOR BUILT UP AREA	2767.12 SQ MTS	305.97 SQ MTS	2461.15 SQ MTS
FIRST FLOOR BUILT UP AREA	2417.77 SQ MTS	305.96 SQ MTS	2111.81 SQ MTS
SECOND FLOOR BUILT UP AREA	2765.51 SQ MTS	305.96 SQ MTS	2459.55 SQ MTS
THIRD FLOOR BUILT UP AREA	2765.51 SQ MTS	305.96 SQ MTS	2459.55 SQ MTS
FOURTH FLOOR BUILT UP AREA	2805.32 SQ MTS	562.22 SQ MTS	2243.10 SQ MTS
FIFTH FLOOR BUILT UP AREA	2805.32 SQ MTS	307.22 SQ MTS	2498.10 SQ MTS
SIXTH FLOOR BUILT UP AREA	2473.81 SQ MTS	355.30 SQ MTS	2118.51 SQ MTS
TOTAL	23613.48 SQ MTS	7334.09 SQ MTS	= 16279.40 SQ MTS

PERMISSIBLE F.A.R. = 2.50

F.A.R. = TOTAL BUILT UP AREA / NET PLOT AREA = 16279.40 / 6525.968 = 2.49

OCCUPANT LOAD (COMMERCIAL)

TOTAL COMMERCIAL AREA = 16279.40 SQ MT
12 SQM / PERSON
NUMBER OF PERSON = 16279.40/12 = 1567.84 = 1568 PERSON

WATER TANK REQUIREMENT FOR COMMERCIAL BUILDING

45 LTRS/PERSON / DAY WATER CONSUMPTION
1613 x 1568 = 98,400 LTRS. (98.40 MT)
32000 LTRS FOR FIRE FIGHTING
TOTAL = 127.44 MT (Required)
WATER TANK SIZE'S PROVIDED
6.25M x 4.70M x 2.10M = 79.52 M3 x 2 NOS. = 159.04 M3 (PROVIDED)

SEPTIC TANK REQUIREMENT FOR COMMERCIAL BUILDING

0.045KD/PERSON/DAY
SEPTIC TANK CAPACITY
0.045 X 1568 = 72.36 M3 (Required)
TOTAL TANK REQUIREMENT = 72.36 M3
4.5 x 3.5 M x 2 M = 31.5 M3 X 3 NOS = 94.50 M3 (Provided)

PARKING CALCULATION

PARKING AREA TO BE PROVIDED AS 4.35% OF TOTAL BUILT UP AREA
TOTAL BUILT UP AREA = 16279.40 SQ M
REQUIRED PARKING AREA = 1627.44 SQ M
BASEMENT PARKING AREA = 4885.40 SQMT
OPEN PARKING AREA = 895.73 SQMT
TOTAL AREA PROVIDED FOR PARKING = **5781.23 SQ MTS**

RAIN WATER HARVESTING CALCULATION

TERRACE FLOOR AREA IN COMMERCIAL BUILDING = 2805.32 SQ MT
RAIN WATER HARVESTING SUMP RQ/20 X CUM PER 100 SQ M TERRACE AREA
REQ. CAPACITY FOR 2805.32 SQ MT = 2805.32 X 0.06 = 168.32 CUM
PROVIDED TANK SIZE = 6 X 4 X 2 = 48 CUM, 4 NOS. = 192 MT
TOTAL VOLUME OF SUMP = 192 CUM

REQUIRED GREEN AREA

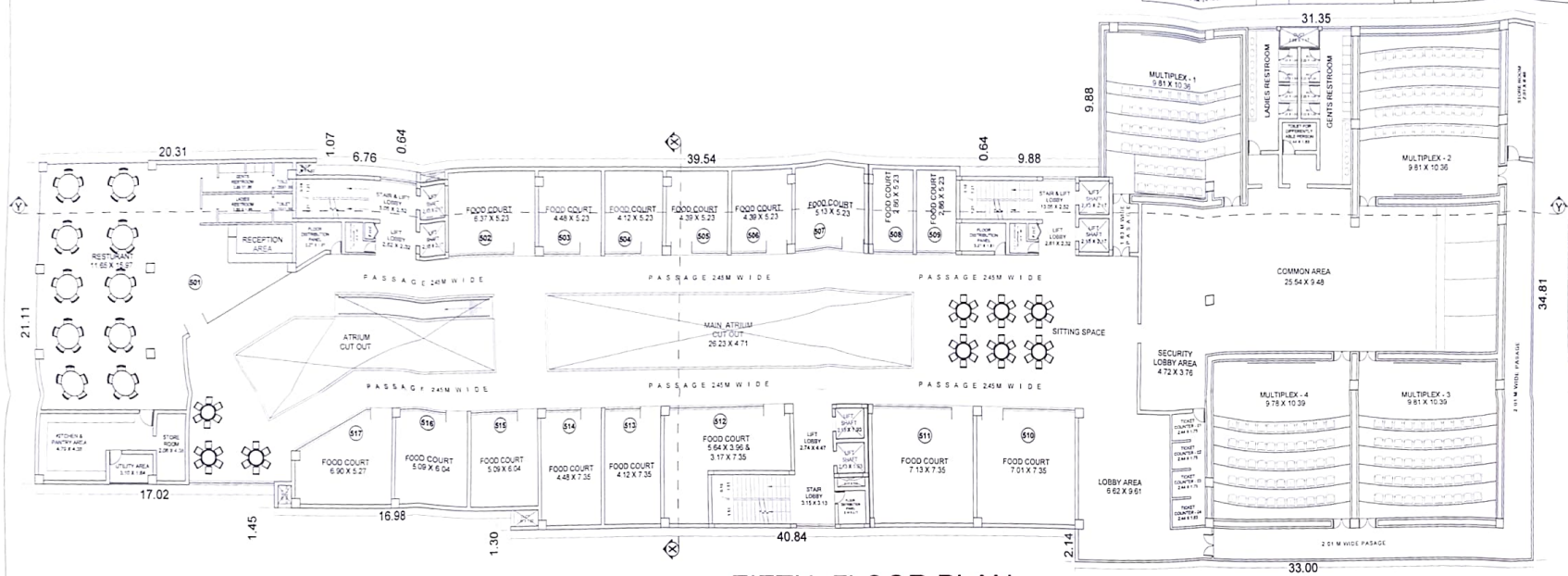
15% OF TOTAL PLOT AREA
= 0.15 X 5438.89 = 965.84 SQ MT
PROVIDED GREEN AREA ON 1ST = 970.00 SQ MT

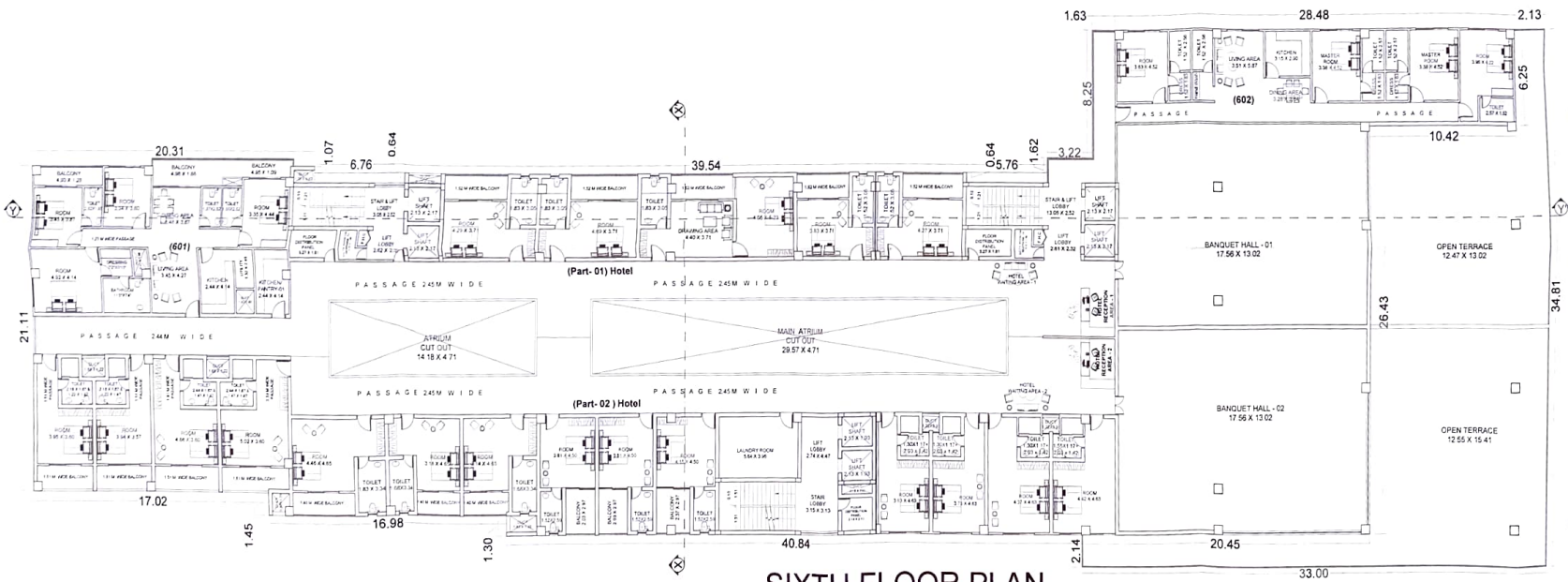
SIGNATURE OF OWNER / BUILDER	SIGNATURE OF ENGINEER
RAM MERTIYA DEVELOPERS PVT LTD. Registration No. BR/UDHD/BLDR/P/23-0148	SHAILENDRA KUMAR Executive Engineer Urban Development and Housing Department, BR/UDHD/SE/23-0139

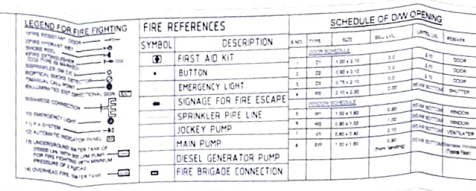
SIGNATURE OF ARCHITECT

AR. SOORAJ BHARTI
UDHD EMPANELMENT NO./
C.O.A. No. CA/2011/53781

5.NO-93/2023







PROPOSED COMMERCIAL BUILDING AT KONAHARA GHAT ROAD, HAJIPUR

PLOT NO- 431 459 460 461
KHATA NO- 196 201 317
TAUZI NO- 320
THANA NO- 164 WARD NO - 07
MAUZA -BAAGTAAZ KHAN & POKHARA
DIST - VAISHALI

SCALE	NORTH	SHEET NO
NOT TO SCALE		05

NAME OF LAND-OWNERS

RATAN LAL CHOUDHARY, AVINASH KUMAR
S/O.- LT. BHOLA CHOUDHARY &
MR. MADHUKAR, S/O - SRI RAJ KISHOR PRASAD

NAME OF BUILDER/ DEVELOPER

RAM MERTIYA DEVELOPERS PVT. LTD.
(RANJAN KUMAR MERTIYA)
ADDRESS - S/O- KAILASH CHAND VASUDEO CITY 4TH FLOOR MERTIYA RESIDENCY BENIBABU KA BAGICHA, NEAR RAJHANS GUEST HOUSE, RAJENDRA PATH PATNA, BIHAR - 800001

AREA STATEMENT

TOTAL PLOT AREA (as per deed) = (139+20+2.2751) = 161.275 Decimal = 5525.968 Sqmt
NET SITE AREA = 6438.89 Sqmt

FLOOR	BUILT UP AREA	DEDUCTION AREA	NET BUILT UP AREA
BASEMENT BUILT UP AREA	4033.22 SQ MTS	4885.49 SQ MTS	47.73 SQ MTS
GROUND FLOOR BUILT UP AREA	2767.72 SQ MTS	305.27 SQ MTS	2271.73 SQ MTS
FIRST FLOOR BUILT UP AREA	2497.17 SQ MTS	305.95 SQ MTS	2191.21 SQ MTS
SECOND FLOOR BUILT UP AREA	2661.37 SQ MTS	305.95 SQ MTS	2355.11 SQ MTS
THIRD FLOOR BUILT UP AREA	2665.37 SQ MTS	305.95 SQ MTS	2359.11 SQ MTS
FOURTH FLOOR BUILT UP AREA	2605.32 SQ MTS	162.22 SQ MTS	2243.10 SQ MTS
FIFTH FLOOR BUILT UP AREA	2605.32 SQ MTS	307.22 SQ MTS	2498.10 SQ MTS
SIXTH FLOOR BUILT UP AREA	2473.81 SQ MTS	255.20 SQ MTS	2143.21 SQ MTS
TOTAL	23412.49 SQ MTS	- 7334.28 SQ MTS	= 16078.40 SQ MTS

PERMISSIBLE F.A.R = 2.50
F.A.R = TOTAL BUILT UP AREA / NET PLOT AREA = 16078.40 / 6438.89 = 2.49

OCCUPANT LOAD (COMMERCIAL)

TOTAL COMMERCIAL AREA = 16078.40 SQ MT
10 SQM/PERSON
NUMBER OF PERSON = 16078.40/10 = 1607.84 = 1608 PERSON

WATER TANK REQUIREMENT FOR COMMERCIAL BUILDING

60 LTRS./PERSON / DAY WATER CONSUMPTION
60 X 1608 = 96,480 LTRS. OR 96.48 MT.
25% OF THIS FOR FIRE FIGHTING
TOTAL= 121.48 MT. Required.
WATER TANK SIZE'S PROVIDED
5.25M X 4.50M X 2.10M = 79.32 M3 X 2 NOS. = 158.64 M3 (PROVIDED)

SEPTIC TANK REQUIREMENT FOR COMMERCIAL BUILDING

0.045M3/PERSON/DAY
SEPTIC TANK CAPACITY
0.045 X 1608 = 72.36 M3 (Required)
TOTAL TANK REQUIREMENT = 72.36 M3
4.5 X 3.5 M X 2 M = 31.5 M3 X 3 NOS = 94.50 M3 (Provided)

PARKING CALCULATION

PARKING AREA TO BE PROVIDED AS A 35% OF TOTAL BUILT UP AREA
TOTAL BUILT UP AREA = 16078.40 SQ.M.
REQUIRED PARKING AREA = 5627.44 SQ.M
BASEMENT PARKING AREA = 4885.49 SQMT
OPEN PARKING AREA = 895.73 SQMT
TOTAL AREA PROVIDED FOR PARKING = **5781.22 SQ MTS**

RAIN WATER HARVESTING CALCULATION

TERRACE FLOOR AREA IN COMMERCIAL BUILDING = 2605.32 SQ MT
RAIN WATER HARVESTING SUMP RECQD 0.1CUM PER 100 SQ M TERRACE AREA
REQ. CAPACITY FOR 2605.32 SQ MT = 2605.32 X 0.1% = 192.32 CUM
PROVIDED TANK SIZE = 8 X 4 X 2 = 48 CUM, 4 X NOS. = 192 M3
TOTAL VOLUME OF SUMP = 192 CUM

REQUIRED GREEN AREA

15% OF TOTAL PLOT AREA
= 0.15 X 5438.89 = 965.84 SQ MT
PROVIDED GREEN AREA ON SITE = 970.00 SQ MT

SIGNATURE OF OWNER / BUILDER	SIGNATURE OF ENGINEER
RAM MERTIYA DEVELOPERS PVT LTD Registration No. BR/UDHD/BLDR/P/23-0146	SHAILENDRA KUMAR Structural Engineer Empanelment No.- BR/UDHD/SE/23-0139 Urban Development and Housing Department

SIGNATURE OF ARCHITECT

AR. SOORAJ BHARTI
UDHD EMPANELMENT NO./
C.O.A No. CA/2011/53781

S. No - 93/2023

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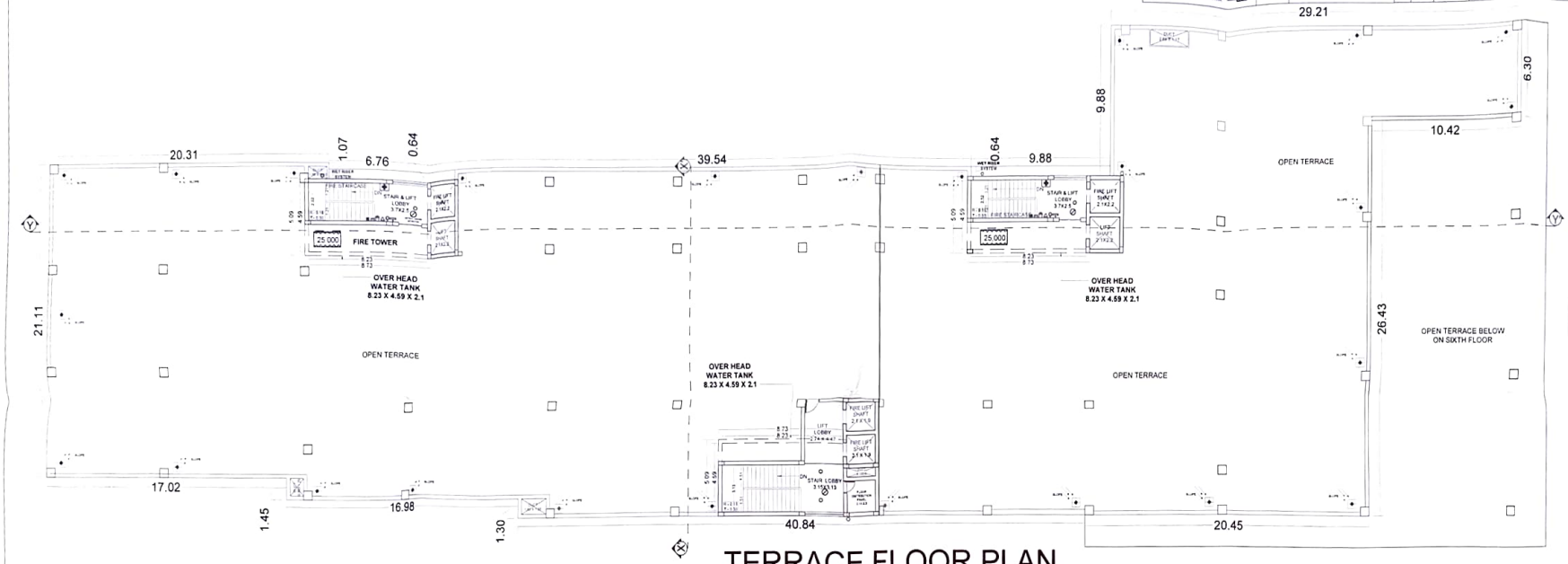
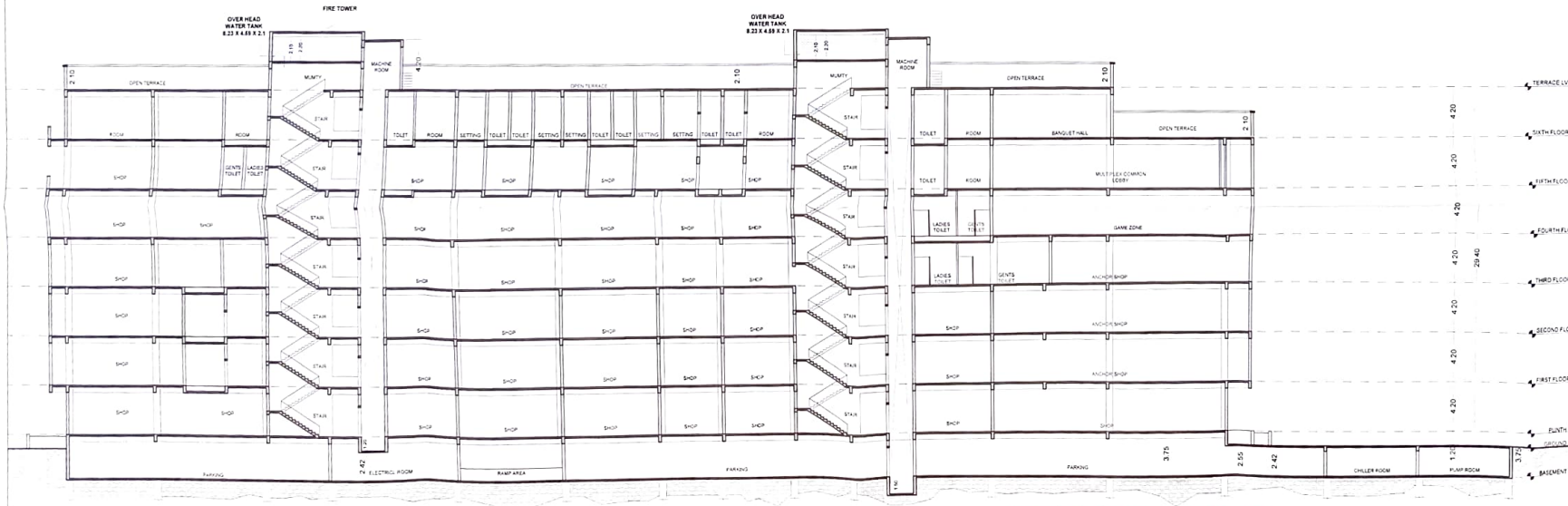
Address: Ground Floor, Vasudeo City, Beniabu Bagicha Alamganj Patna, Near Aerjans Hyundai, Bihar, India, Pincode - 800001
e-mail: info@buildc.com



TERRACE FLOOR PLAN



SECTION AT Y-Y'

LEGEND FOR FIRE FIGHTING

FIRE REFERENCES

SYMBOL	DESCRIPTION
	FIRST AID KIT
	BUTTON
	EMERGENCY LIGHT
	SIGNAGE FOR FIRE ESCAPE
	SPRINKLER PIPE LINE
	JOCKEY PUMP
	MAIN PUMP
	DIESEL GENERATOR PUMP
	FIRE BRIGADE CONNECTION

SCHEDULE OF D/W OPENING

MARK	TYPE	SIZE	SILL LVL	LINTEL LVL	REMARK
DOOR SCHEDULE					
1	D1	1.00 x 2.10	0.0	2.10	DOOR
2	D2	0.90 x 2.10	0.0	2.10	DOOR
3	D3	0.75 x 2.10	0.0	2.10	DOOR
4	FD	2.10 x 2.00	0.00	BEAM BOTTOM	SHUTTER
WINDOW SCHEDULE					
5	W1	1.50 x 1.80	0.90	BEAM BOTTOM	WINDOW
6	W2	1.80 x 1.50	1.00	BEAM BOTTOM	WINDOW
7	V1	1.80 x 0.45	2.10	BEAM BOTTOM	VENTILATOR
8	SW	1.50 x 1.80	1.20 (From landing)	BEAM BOTTOM	Staircase Window (Typical Floor)

PROPOSED COMMERCIAL BUILDING AT KONAHARA GHAT ROAD, HAJIPUR

PLOT NO- 431 459 460 461
KHATA NO- 196, 201, 317
TAUZI NO- 320
THANA NO- 164 WARD NO. - 07
MAUZA -BAGTAAZ KHAN & POKHARA
DIST - VAISHALI

SCALE NOT TO SCALE | NORTH | SHEET NO 06

NAME OF LAND-OWNERS

RATAN LAL CHOUDHARY, AVINASH KUMAR S/O.- LT. BHOLA CHOUDHARY & MR. MADHUKAR, S/O - SRI RAJ KISHOR PRASAD

NAME OF BUILDER/ DEVELOPER

RAM MERTIYA DEVELOPERS PVT. LTD.
(RANJAN KUMAR MERTIYA)
ADDRESS - S/O- KAILASH CHAND, VASUDEO CITY, 4TH FLOOR, MERTIYA RESIDENCY, BENIBABU KA BAGICHA, NEAR RAJHANS GUEST HOUSE, RAJENDRA PATH PATNA, BIHAR - 800001

AREA STATEMENT

TOTAL PLOT AREA (as per deed) = (139×20+2.275) = 161.275 Decimal = 6525.668 Sqmt
NET SITE AREA = 6438.89 Sqmt

FLOOR	BUILT UP AREA	DEDUCTION AREA	NET BUILT UP AREA
BASEMENT BUILT UP AREA	4932.22 SQ MTS	4885.49 SQ MTS	47.73 SQ MTS
GROUND FLOOR BUILT UP AREA	2947.70 SQ MTS	305.97 SQ MTS	2297.73 SQ MTS
FIRST FLOOR BUILT UP AREA	2497.17 SQ MTS	305.96 SQ MTS	2191.21 SQ MTS
SECOND FLOOR BUILT UP AREA	2665.07 SQ MTS	305.96 SQ MTS	2359.11 SQ MTS
THIRD FLOOR BUILT UP AREA	2665.07 SQ MTS	305.96 SQ MTS	2359.11 SQ MTS
FOURTH FLOOR BUILT UP AREA	2805.32 SQ MTS	562.22 SQ MTS	2243.10 SQ MTS
FIFTH FLOOR BUILT UP AREA	2805.32 SQ MTS	307.22 SQ MTS	2498.10 SQ MTS
SIXTH FLOOR BUILT UP AREA	2413.81 SQ MTS	355.20 SQ MTS	2118.61 SQ MTS
TOTAL	23412.88 SQ MTS	- 7324.08 SQ MTS	= 16078.40 SQ MTS

PERMISSIBLE F.A.R. = 2.50
F.A.R. = TOTAL BUILT UP AREA / TOTAL PLOT AREA = 16078.40 / 6438.89 = 2.49

OCCUPANT LOAD (COMMERCIAL)

TOTAL COMMERCIAL AREA = 16078.40 SQ MT
10 SQM / PERSON
NUMBER OF PERSON = 16078.40/10 = 1607.84 = 1608 PERSON

WATER TANK REQUIREMENT FOR COMMERCIAL BUILDING

50 LTRS./PERSON / DAY WATER CONSUMPTION
50 X 1608 = 80,400 LTRS. (80.40 MT)
25000 LTRS FOR FIRE FIGHTING
TOTAL= 121.48 MT (Required)
WATER TANK SIZE % PROVIDED
8.23M X 4.59M X 2.1M = 79.32 M3 X 2 NOS. = 158.64 M3 (PROVIDED)

SEPTIC TANK REQUIREMENT FOR COMMERCIAL BUILDING

0.045M3/PERSON/DAY
SEPTIC TANK CAPACITY
0.045 X 1608 = 72.36 M3 (Required)
TOTAL TANK REQUIREMENT = 72.36 M3
4.5 X 3.5 M X 2 M = 31.5 M3 X 3 NOS = 94.50 M3 (Provided)

PARKING CALCULATION

PARKING AREA TO BE PROVIDED AS A 35% OF TOTAL BUILT UP AREA
TOTAL BUILT UP AREA = 16078.40 SQ M
REQUIRED PARKING AREA = 4 = 5627.44 SQ M
BASEMENT PARKING AREA = 4885.49 SQMT
OPEN PARKING AREA = 895.73 SQMT
TOTAL AREA PROVIDED FOR PARKING = **5781.22 SQ MTS**

RAIN WATER HARVESTING CALCULATION

TERRACE FLOOR AREA IN COMMERCIAL BUILDING = 2805.32 SQ MT
RAIN WATER HARVESTING SUMP RECQ. & CUM PER 100 SQ M TERRACE AREA
REQ. CAPACITY FOR 2805.32 SQ MT = 2805.32 X 0.06 = 168.32 CUM
PROVIDED TANK SIZE= 8 X 4 X 2 = 48 CUM. X 4 NOS. = 192 M3
TOTAL VOLUME OF SUMP = 192 CUM

REQUIRED GREEN AREA

15% OF TOTAL PLOT AREA
= 0.15 X 6438.89 = 965.84 SQ MT
PROVIDED GREEN AREA ON SITE = 970.00 SQ MT

SIGNATURE OF OWNER / BUILDER

RAM MERTIYA DEVELOPERS PVT LTD.
Registration No.
BR/UDHD/BLDR/P/23-0146

SIGNATURE OF ENGINEER

SHAILENDRA KUMAR
Structural Engineer
Empanelment No.-
BR/UDHD/SE/23-0139
Urban Development and Housing Department

SIGNATURE OF ARCHITECT

AR. SOORAJ BHARTI
UDHD EMPANELMENT NO./
C.O.A. No. CA/2011/53781

Viewed 20-11-2023

S.No-93/2023

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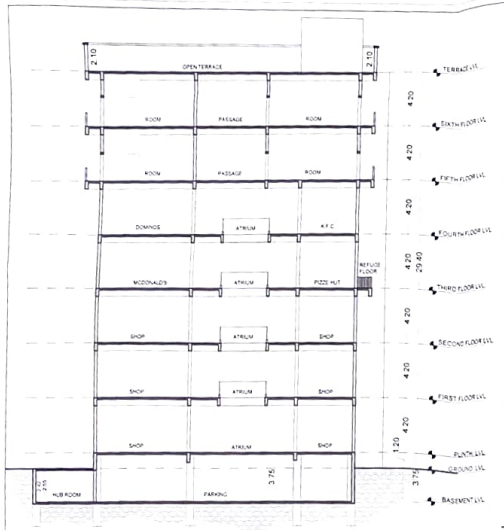
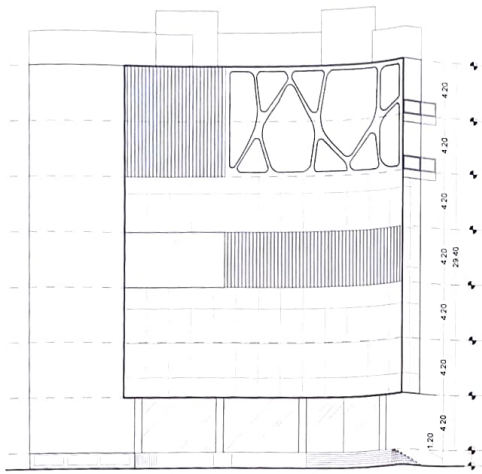
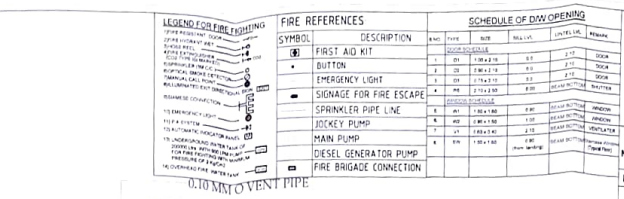
Address : Prayag Path, Vasudev City, Sector 3000, Bag Mer Ram Mandir Path, Near Ashiana Heights, at Tole, Shivpuri, Patna, Bihar 800014
Email : architects@boundary.co.in

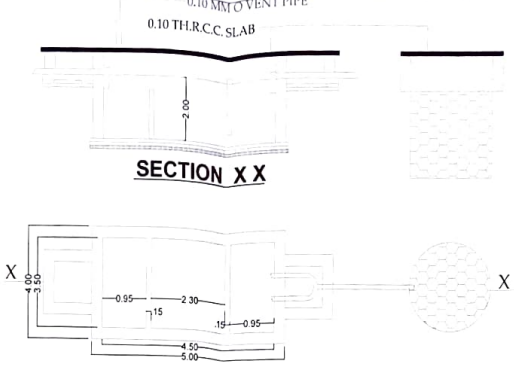


SECTION AT X-X'

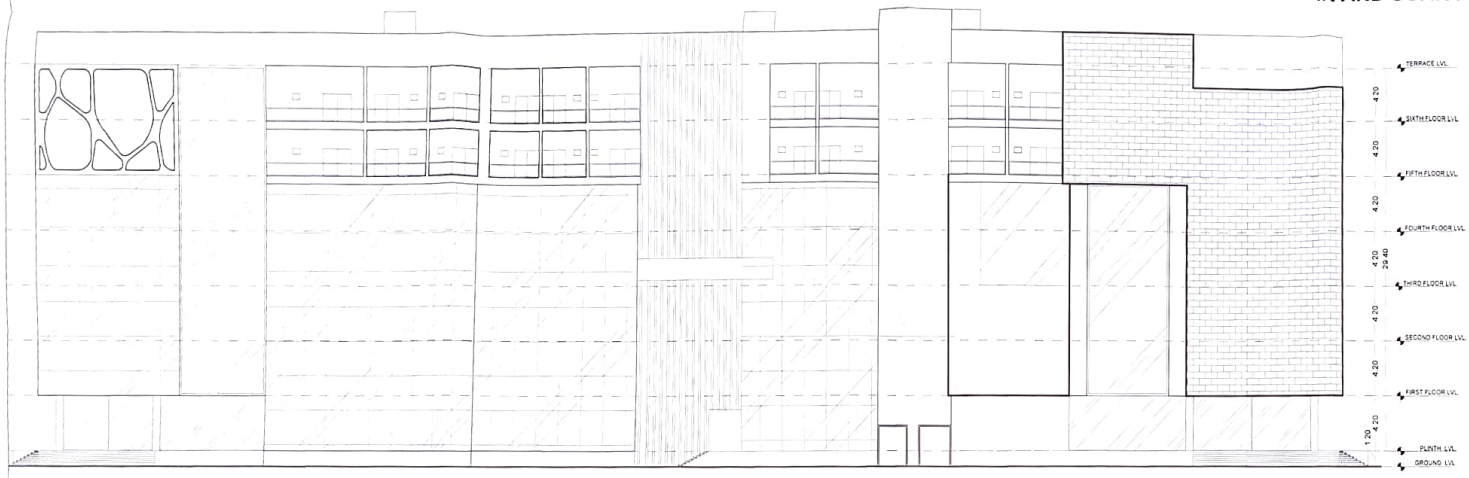


FRONT ELEVATION

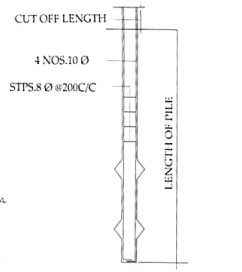




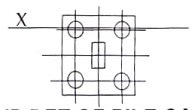
PLAN OF SEPTIC TANK AND SOAK PIT



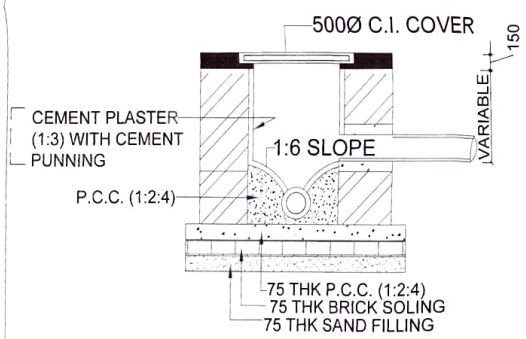
SIDE ELEVATION



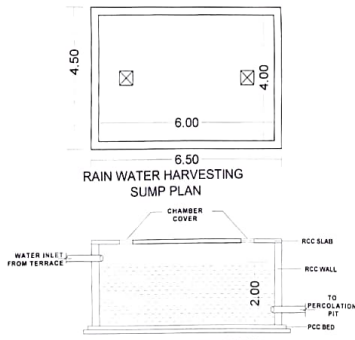
TYP.DET.OF PILE

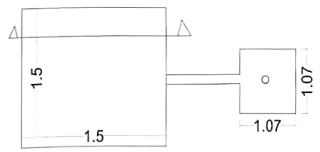


TYP.DET.OF PILE CAP

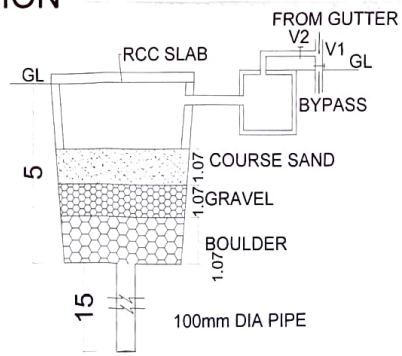


INSPECTION CHAMBER DETAILS.





DET.OF RECHARGEABLE BORE WELL



SECTION AT A-A

PROPOSED COMMERCIAL BUILDING AT
KONAHARA GHAT ROAD, HAJIPUR

PLOT NO- 431, 459, 460, 461
KHATA NO- 196, 201, 317
TAUZI NO- 320
THANA NO- 164 WARD NO - 07
MAUZA -BAGTAAZ KHAN & POKHARA
DIST - VAISHALI

SCALE	NORTH	SHEET NO
NOT TO SCALE		07

NAME OF LAND-OWNERS

RATAN LAL CHOUDHARY, AVINASH KUMAR
S/O.- LT. BHOLA CHOUDHARY &
MR. MADHUKAR, S/O - SRI RAJ KISHOR PRASAD

NAME OF BUILDER/ DEVELOPER

RAM MERTIYA DEVELOPERS PVT. LTD.
(RANJAN KUMAR MERTIYA)
ADDRESS - S/O- KAILASH CHAND VASUDEO CITY 4TH FLOOR MERTIYA RESIDENCY,BENIBABU KA BAGICHA, NEAR RAJHANS GUEST HOUSE, RAJENDRA PATH PATNA, BIHAR - 800001

AREA STATEMENT

TOTAL PLOT AREA (as per deed) = (139×20+2.275) = 161.275 Decimal = 6525.968 Sqmt
NET SITE AREA = 6438.69 Sqmt

FLOOR	BUILT UP AREA	DEDUCTION AREA	NET BUILT UP AREA
BASEMENT BUILT UP AREA	4933.22 SQ MTS	4865.45 SQ MTS	67.77 SQ MTS
GROUND FLOOR BUILT UP AREA	2787.70 SQ MTS	305.97 SQ MTS	2481.73 SQ MTS
FIRST FLOOR BUILT UP AREA	2497.17 SQ MTS	305.96 SQ MTS	2191.21 SQ MTS
SECOND FLOOR BUILT UP AREA	2565.27 SQ MTS	305.96 SQ MTS	2259.31 SQ MTS
THIRD FLOOR BUILT UP AREA	2565.27 SQ MTS	305.96 SQ MTS	2259.31 SQ MTS
FOURTH FLOOR BUILT UP AREA	2805.32 SQ MTS	562.22 SQ MTS	2243.10 SQ MTS
FIFTH FLOOR BUILT UP AREA	2805.32 SQ MTS	307.22 SQ MTS	2498.10 SQ MTS
SIXTH FLOOR BUILT UP AREA	2477.61 SQ MTS	355.30 SQ MTS	2189.31 SQ MTS
TOTAL	25412.48 SQ MTS	-7334.99 SQ MTS	= 18078.40 SQ MTS

PERMISSIBLE F.A.R. = 2.50
F.A.R. = TOTAL BUILT UP AREA / TOTAL PLOT AREA = 18078.40 / 6438.69 = 2.49

OCCUPANT LOAD (COMMERCIAL)

TOTAL COMMERCIAL AREA = 18078.40 SQ MT
10 SQM / PERSON
NUMBER OF PERSON = 18078.40/10 = 1807.84 = 1808 PERSON

WATER TANK REQUIREMENT FOR COMMERCIAL BUILDING

50 LTRS./PERSON / DAY WATER CONSUMPTION
50 X 1808 = 90,400 LTRS. (90.40 M3)
25000 LTRS FOR FIRE FIGHTING
TOTAL= 121.48 M3 (Required)
WATER TANK SIZE PROVIDED
8.20M X 4.50M X 2.10M = 79.32 M3 X 2 NOS. = 158.64 M3 (PROVIDED)

SEPTIC TANK REQUIREMENT FOR COMMERCIAL BUILDING

0.045M3/PERSON/DAY
SEPTIC TANK CAPACITY
0.045 X 1808 = 72.36 M3 (Required)
TOTAL TANK REQUIREMENT = 72.36 M3
4.5 X 3.5 M X 2 M = 31.5 M3 X 3 NOS = 94.50 M3 (Provided)

PARKING CALCULATION

PARKING AREA TO BE PROVIDED AS A 35% OF TOTAL BUILT UP AREA
TOTAL BUILT UP AREA = 18078.40 SQ M
REQUIRED PARKING AREA = 5627.44 SQ M
BASEMENT PARKING AREA = 4865.45 SQMT
OPEN PARKING AREA = 895.75 SQMT
TOTAL AREA PROVIDED FOR PARKING = **5761.22 SQ MTS**

RAIN WATER HARVESTING CALCULATION

TERRACE FLOOR AREA IN COMMERCIAL BUILDING = 2805.32 SQ MT
RAIN WATER HARVESTING SUMP REQD 6 CUM PER 100 SQ M TERRACE AREA
REQ. CAPACITY FOR 2805.32 SQ MT = 2805.32 X 6.0/ 100 = 168.32 CUM
PROVIDED TANK SIZE= 8 X 4 X 2 = 48 CUM X 4 NOS. = 192 M3
TOTAL VOLUME OF SUMP = 192 CUM

REQUIRED GREEN AREA

15% OF TOTAL PLOT AREA
= 0.15 X 5438.89 = 965.84 SQ MT
PROVIDED GREEN AREA ON SITE = 970.00 SQ MT

SIGNATURE OF OWNER / BUILDER	SIGNATURE OF ENGINEER
RAM MERTIYA DEVELOPERS PVT LTD Registration No. BR/UDHD/BLDR/P/23-0148	SHAILENDRA KUMAR Structural Engineer Empanelment No.- BR/UDHD/SE/23-0139 Urban Development and Housing Department

SIGNATURE OF ARCHITECT

AR. SOORAJ BHARTI
UDHD EMPANELMENT NO./
C.O.A. No. CA/2011/53781

AR.SOORAJ BHARTI
CA/2011/53781

Vinod 29-11-2023

S. NO - 93/2023

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