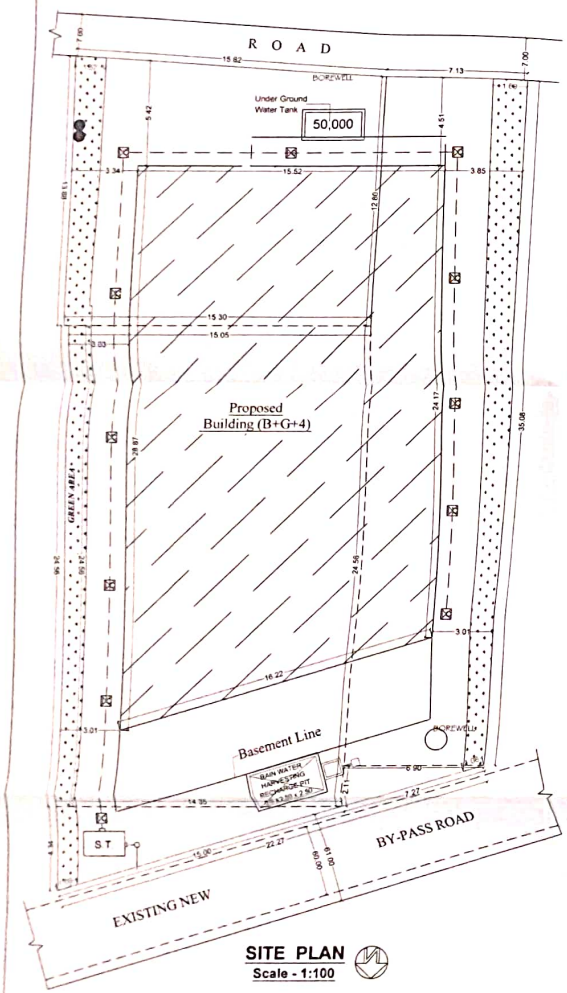
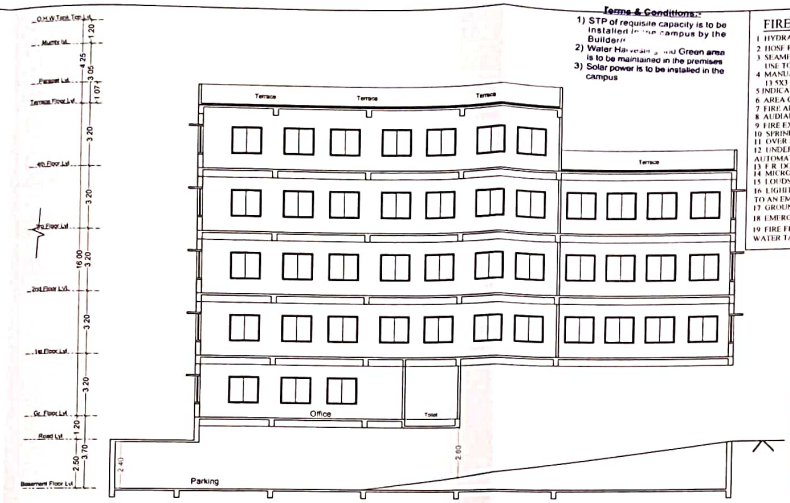
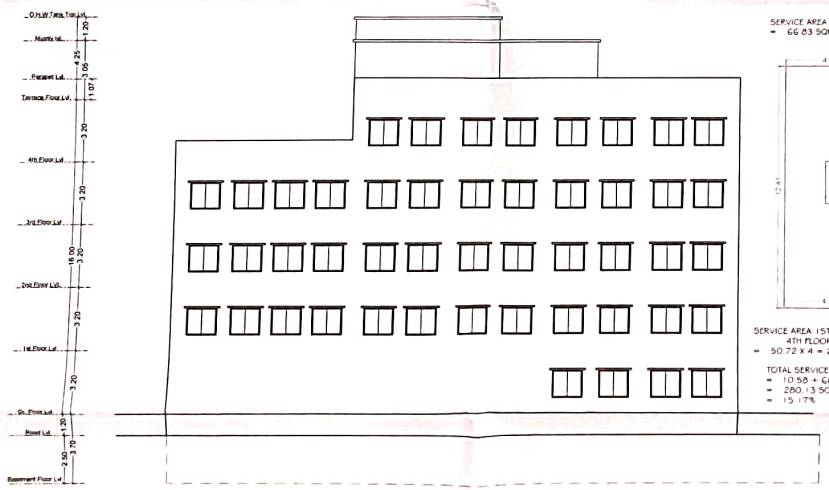


SITE PLAN
Scale - 1:100



SECTION Y- Y.



LEFT SIDE ELEVATION.

Terms & Conditions:-

1) STP of requisite capacity is to be installed in the campus by the Builder.
2) Water Harvesting and Green area is to be maintained in the premises
3) Solar power is to be installed in the campus

FIRE LEGEND

1 HYDRANT LAYOUT VALVE WET
2 HOSE REEL
3 SEAMLESS CONNECTION FOR FIRE BRIGG LINE TO THE WET RISING SYSTEM
4 MANUAL CALL POINT
13 X3 51
5 INDICATOR PANEL
6 AREA COVERAGE BY SMOKE DETECTORS
7 FIRE ALARM CALL POINT
8 AUDIABLE WARNING DEVICE
9 FIRE EXISTINGUISHER
10 SPRINKLERS
11 OVER HEAD WATER TANK
12 UNDER GROUND WATER TANK WITH AUTOMATIC REFILLING ARRANGEMENT
13 F.R. DOOR
14 MICROPHONE CONNECTION
15 LOUDSPEAKER OUT LET
16 LIGHTING POINT CONNECTED TO AN EMERGENCY SYSTEM
17 GROUND HYDRANT
18 EMERGENCY LIGHT
19 FIRE FIGHTING OVER HEAD WATER TANK PROVIDED CAPACITY= 20000.00 Ltrs

PARKING CALCULATION:-

TOTAL B/U AREA ALL FLOOR = 1838.33 sqm
SERVICE AREA @15%OF B/U AREA
=1838.33X15%=275.74 sqm
TOTAL FLOOR B/U AREA =1838.32-275.74
=1562.58 sqm
PARKING AREA REQ @ 30% OF B/U AREA.
SO TOTAL PARKING AREA REQ
= 1562.58 x 30% = 468.77 sqm
PROVIDED BASEMENT PARKING AREA =470.92 sqm

WATER HARVESTING SUMP CALCULATION :-

TERRACE FLOOR AREA = 406.83 sqm
RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR EVERY 100 SQM TERRACE AREA SO TOTAL REQ. CAPACITY OF SUMP = 406.83 x 6% = 24.41 CUM
PROVIDED TANK SIZE = 5.00 x 2.50 x 2.50 = 31.25 cum

WATER TANK CALCULATION :-

TOTAL B/U AREA AREA= 1838.33 sqm
TOTAL CARPET AREA = 919.17 sqm
TAKING DENSITY OF 6.00 m CARPET
AREA PER PERSON = 919.17 / 6.00 = 153.20
SAY 154 PERSON
EACH PERSON NEED 45 Ltrs/Day= 154 x 45 = 6930.00 Ltrs
PROVIDED WATER TANK 01 NOS SIZE
= (2.19x4.54x0.90) +0.30 =8.94 cum .8900.00 Ltrs

GREEN SPACE CALCULATION :-

TOTAL NET PLOT AREA = 853.70 sqm
GREEN AREA REQUIRED @10% OF TOTAL PLOT AREA = 85.37 sqm.

PROVIDED GREEN SPACE AREA =97.57 sqm.

SPECIFICATION:-

01) FOUNDATION :- R.C.C. RAFT FOUNDATION AS/STRUCTURAL DESIGN.
02) SUPER STRUCTURE :- R.C.C. FRAMED STRUCTURE AS/STRUCTURAL DESIGN.
03) BRICKWORK :- 250 THK & 125 THK IN CLASS BRICKWORK IN C.M. 1:6 & 1:4 RESPECTIVELY.
04) FLOORING :- MOSAIC CHIP/MARBLE FLOORING IN GREY CEMENT IN ALL AREA.
05) WALL FINISH :-
(i) INTERNAL :- ALL INTERNAL SURFACE SHALL BE PAINTED WITH CERESH PRIMER OVER FLOAT FINISH OF P.O.P. SURFACE.
(ii) EXTERNAL :- ALL EXTERNAL SURFACE SHALL BE PAINTED WITH TEXTURE PAINT OVER A SURFACE OF EXTERIOR GRADE PRIMER
06) DOOR :-
(i) FRAME :- 65X100 TH. SAL WOOD DOOR FRAME
(ii) SHUTTER :-35MM TH. SOLID CORE FLUSH DOOR OF I.S.I. MARK AS/DESIGN
07) WINDOW :-
(i) FRAME :- 65X100 TH. SAL WOOD/ALUMINIUM WINDOW FRAME
(ii) SHUTTER :- FULLY GLAZED HARD WOOD/ ALUMINIUM WINDOW SHUTTER AS/DESIGN
08) TOILETS :-
(i) FLOORING :- CERAMIC TILES FLOORING
(ii) WALLS :- CERAMIC TILES DADO UPTO 1800MM
(iii) SANITARYWARE :- WHITE GLAZED VITREOUS SANITARYWARE OF I.S. MARK
(iv) FITTING :- CHROMIUM PLATED C.P. FITTINGS OF I.S.I. MARK
09) ELECTRICAL :-
(i) ALL INTERNAL WIRING IS CONCEALED CONDUITS WITH COPPER CONDUCTOR
(ii) ALL ELECTRICAL MODULAR SWITCHES OF I.S.I. MARK.
(iii) ADEQUATE LIGHTING/POWER POINT SOCKETS AS/ DESIGN & DRAWING
10) WATER SUPPLY :- BOUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVERHEAD TANK.

SEPTIC TANK CALCULATION

TOTAL NO OF PERSON = 154 PERSON
PER PERSON NEED 0.065 CUM CAPACITY OF SEPTIC TANK PER DAY SO TOTAL REQ CAPACITY OF SEPTIC TANK = 154 x 0.065 = 10.06 CUM

PROVIDED SEPTIC TANK 1 NOS
SIZE = 6.00 x1.50 x1.50 = 13.50 CUM

SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH	HEIGHT	SILL	UNIT	DESCRIPTION
D	1.07	2.13	0.0	2.13	Double Leaf Door
D1	0.76	2.13	0.0	2.13	Single Leaf Door
W	1.52	2.13	0.76	1.37	Glazed window
W1	0.90	2.13	0.90	1.23	Glazed window
V	0.61	0.76	1.37	2.13	Glazed window

AREA CALCULATION :-

TOTAL PLOT AREA AS/SITE = 853.70 sqm.

BASEMENT FLOOR B/U AREA	= 20.10 sqm.
GROUND FLOOR B/U AREA	= 330.42 sqm.
FIRST FLOOR B/U AREA	= 406.83 sqm.
SECOND FLOOR B/U AREA	= 406.83 sqm.
THIRD FLOOR B/U AREA	= 406.83 sqm.
FOURTH FLOOR B/U AREA	= 267.32 sqm.
TOTAL ALL FLOOR B/UAREA	= 1838.33 sqm.
F.A.R. = 2.15	

PLOT DETAILS :-

PROPOSED COMMERCIAL BUILDING OF-
(1) SRI NILESH KUMAR,
(2). SRI AMARESH KUMAR,
BOTH-S/O-SRI AMOD PRASAD
(3) SRI MAHAVIR PRASAD SINGH
S/O- LATE. BHAGWAN PRASAD SINGH
(4) SRI AJAY KUMAR,
S/O- LATE PARMANAND SINGH
AT- SURVEY PLOT NO- 1089 (Part), KHATA NO. 162, MAUZA- JAGANNPURA,
SURVEY THANA- PHULWARI SHARIF PRESENT THANA- RAMKRISHNA NAGAR, THANA NO- 26,
TAUZI NO- 355, WARD NO- 22, DIST. PATNA.

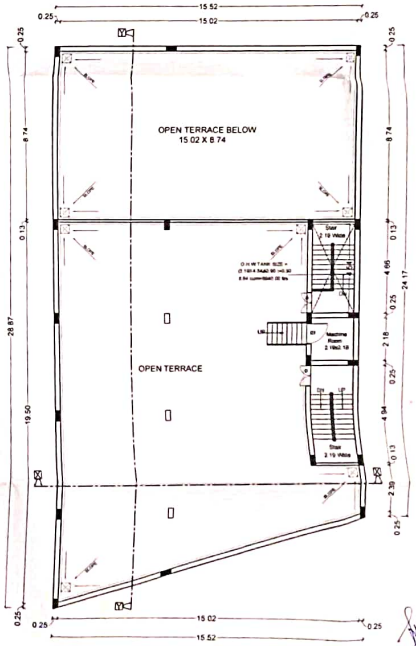
DEVELOPER DETAILS :-
M/S MAGADH DEVELOPERS
PARTNER - SRI VIJAY KUMAR
ADDRESS - RAMDUPUR HOUSING COLONY
BHOOTNATH ROAD, DIST PATNA

SHEET NO	SCALE	NORTH
P.M.C. 01/01	1 : 100	

SIGNATURE OF OWNER

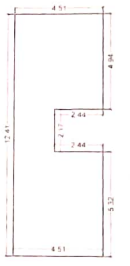
SIGNATURE OF BUILDER

SIGNATURE OF ARCHITECT



TERRACE FLOOR PLAN

SERVICE AREA BASEMENT
= 10.56 SQM



SERVICE AREA GROUND FLOOR
= 66.83 SQM

SERVICE AREA 1ST, 2ND, 3RD, 4TH FLOOR
= 50.72 X 4 = 202.88 SQM

TOTAL SERVICE AREA
= 10.56 + 66.83 + 202.72
= 280.13 SQM
= 15.17%

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
PJAGANNPURA/PLN-1838+4/504/2022
Case No.
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner Patna on
Date 06/12/2023
SANCTION OF PLAN ACCORDED
निदेशक
शहरी योजना
पटना नगर निगम, पटना

विल्डर/ग्रोमोटर/भू-स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यवसायिक कम्पलेक्स में सुरक्षा की दृष्टि से, प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के बाहर तथा लोकेशन के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों पर उच्च मानक के C.C.T.V. कैमरा का अधिष्ठापन करेंगे अन्यथा संबंधित एक्ट एवं बाईलॉज के सुसंगत धाराओं के तहत् कारवाई किया जायेगा।

For Magadh Developers
Vijay Kumar
Partner