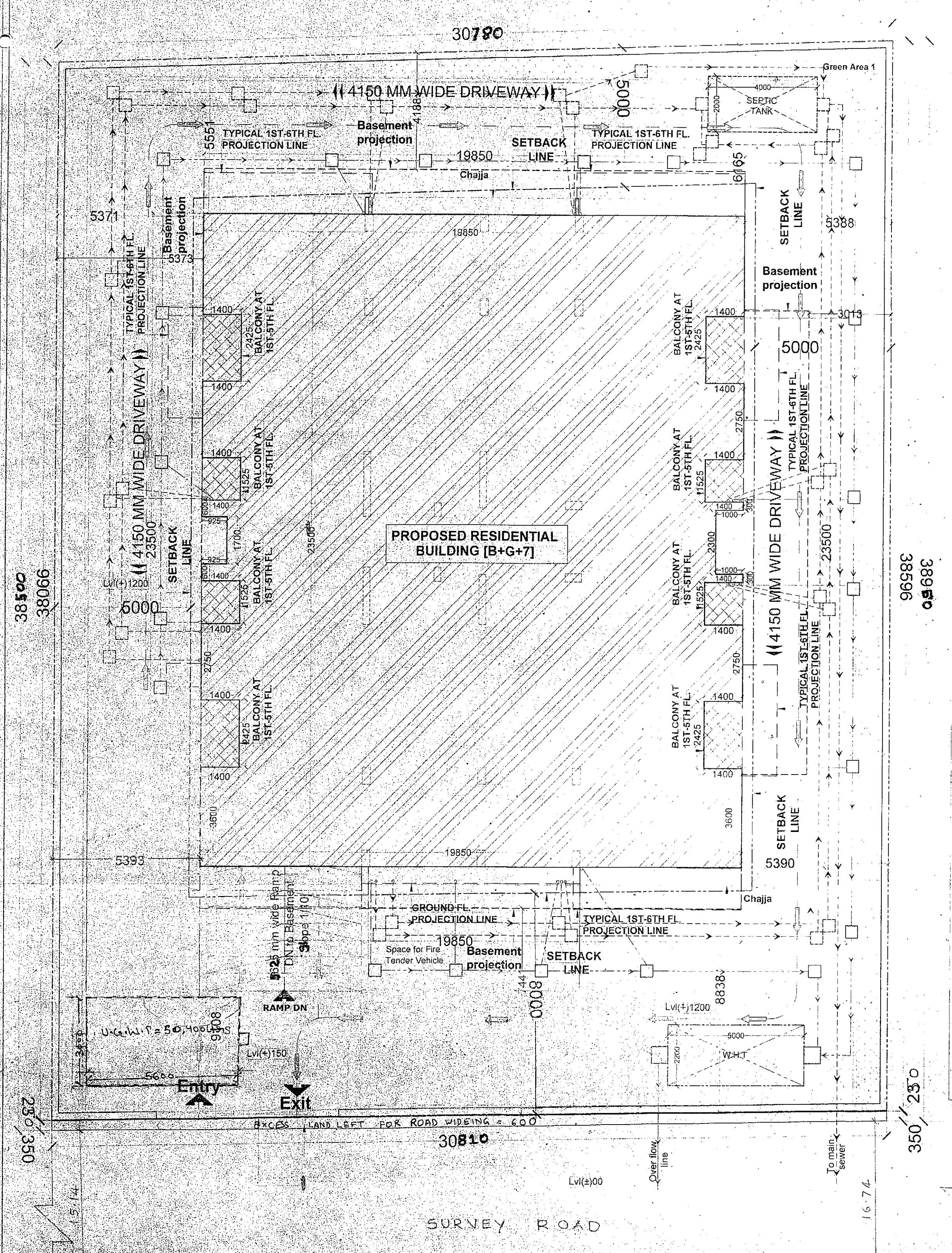
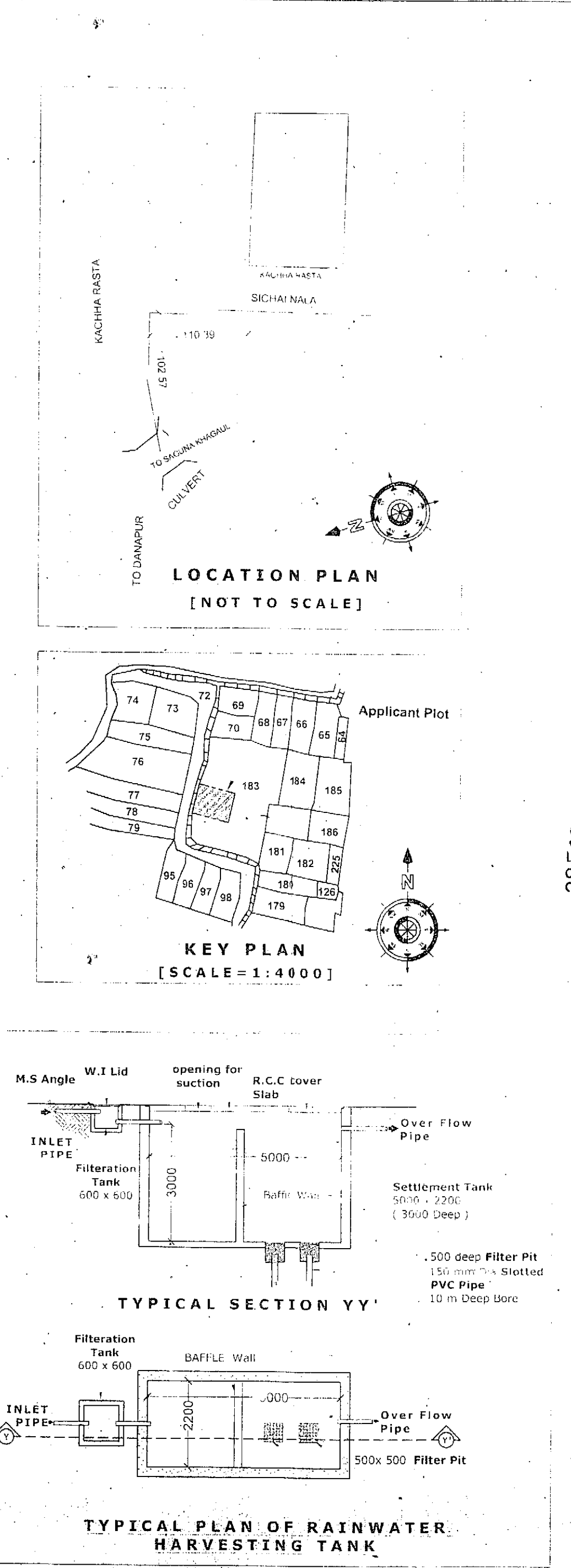




SITE PLAN	
SETBACK DETAILS	
RESIDENTIAL BUILDING MORE THAN 21 M & UPTO 24 M HT	
AS PER BYE LAWS:-	
FRONT SETBACK = 8.00 M	
REAR SETBACK = 5.00 M	
SIDE SETBACK = 5.00 M	
PROVIDED SET BACKS:-	
FRONT SETBACK = 8.00 M	
REAR SETBACK = 5.00 M	
SIDE SETBACK = 5.00 M	
GREEN AREA CALCULATION:-	
TOTAL PLOT AREA = 1173.80 SQ.M	
REQUIRED GREEN AREA = 10% OF PLOT AREA = (0.1 x 1173.80) SQ.M = 117.38 SQ.M	
PROVIDED GREEN AREA:-	
ON FINISH GROUND (LVL (Green Area1) = 87.12 SQ.M	
ON TERRACE FL. LVL (Green Area2) = 32.09 SQ.M	
TOTAL PROVIDED GREEN AREA (Green Area1 + Green Area2) = (87.12 + 32.09) SQ.M = 119.2 SQ.M	
F.A.R. CALCULATION:-	
FLOOR	BUILT UP AREA
BASEMENT FL.	24.32 SQ. M
GROUND FL.	34.28 SQ. M
FIRST FL.	437.92 SQ. M
SECOND FL.	437.92 SQ. M
THIRD FL.	437.92 SQ. M
FOURTH FL.	437.92 SQ. M
FIFTH FL.	437.92 SQ. M
SIXTH FL.	412.60 SQ. M
SEVENTH FL.	271.39 SQ. M
TOTAL	2932.19 SQ. M
TOTAL BUILT UP AREA = 2932.19 SQ.M	
TOTAL PLOT AREA AS/DEED = 1173.80 sqm.	
TOTAL PLOT AREA AS/SITE = 1192.53 sqm.	
LAND LEFT FOR ROAD WIDENING EXCESS LAND AREA = 18.64 sqm.	
NET TOTAL PLOT AREA = 1173.89 sqm.	
SO. F. A. R = 2932.19 / 1173.89 = 2.49	



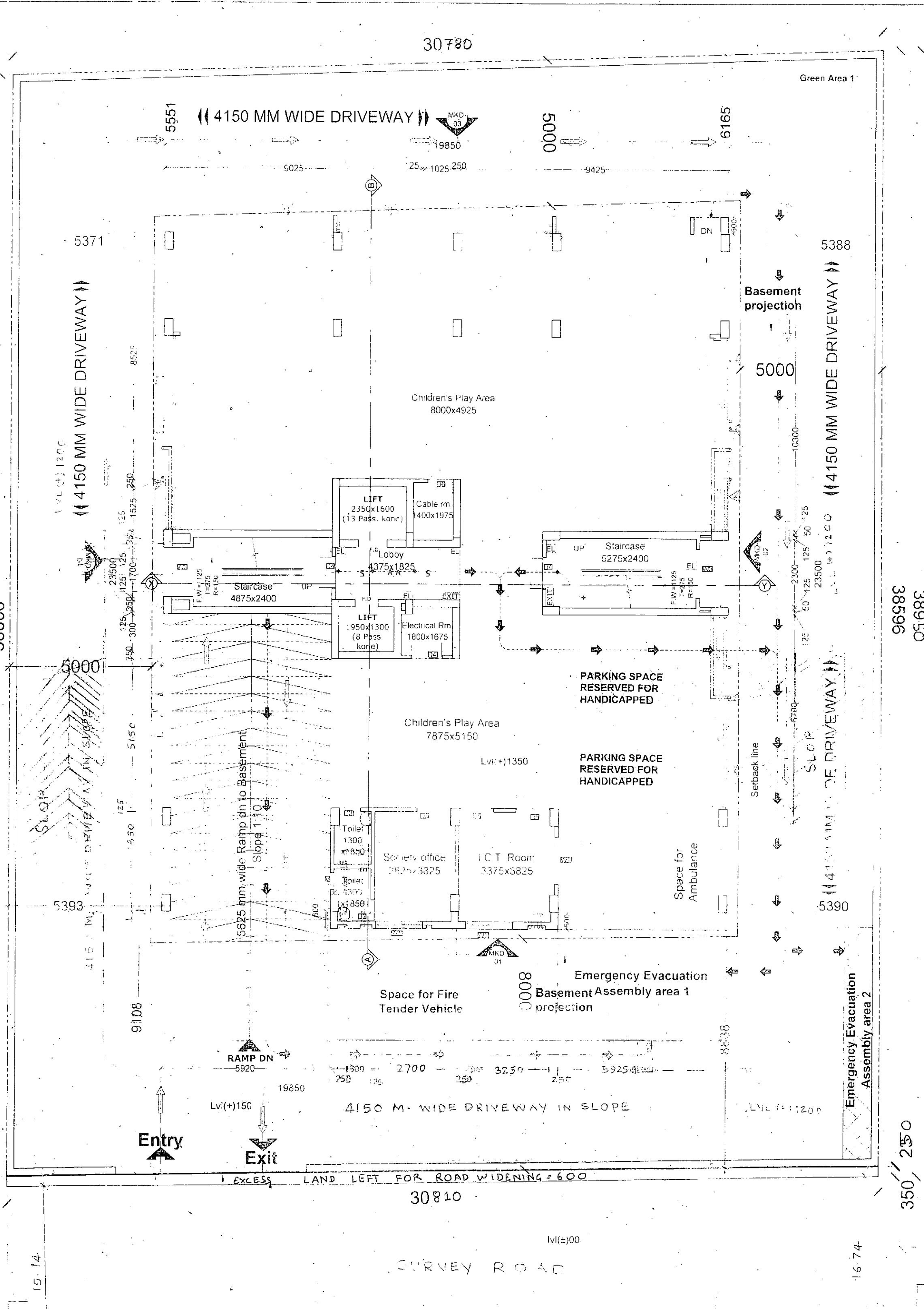
WATER TANK CALCULATION:-
ACCORDING TO N.B.C WATER REQUIREMENT
RESIDENTIAL OCCUPANCY :
TYPE OF OCCUPANCY **WATER REQUIREMENT**
RESIDENTIAL 135 Ltrs. / HEAD / DAY
I.e. EACH PERSON NEED 135 LTRS. PER DAY

TOTAL NOS. OF PERSON = 27 X 5 = 135 NOS.
TOTAL WATER REQUIRED = 135 X 135 = 18,225.00 Ltrs.
FOR FIRE FIGHTING:
REQUIRED OVERHEAD TERRACE TANK = 25,000 Ltrs.
TOTAL REQUIREMENT = (18,225 + 25,000) LTRS. = 43,225.00 Ltrs. (REQ.)

PROVIDED WATER TANK 2 NOS. OF SIZE:
WATER TANK 1 = (2900x3100x1050)+(6275x2400x1050)MM+300MM F.B. = (94291+5813) Ltrs + 150MM F.B. = 25,250 Ltrs.
WATER TANK 2 = (5675x2400x1350)MM+150MM F.B. = 18399.00 Ltrs.

PROVIDED GRAND TOTAL WATER TANK CAPACITY = (28860+16344) Ltrs. = 45,204 Ltrs.
PROVIDED UNDERGROUND WATER TANK FOR FIRE FIGHTING = 50,400 Ltrs.

RAIN WATER HARVESTING SUMP CALCULATION:-
TERRACE FLOOR MAX. AREA = 524.03 SQ.M
RAIN WATER HARVESTING SUMP REQ. 6 CU.M. FOR EVERY 100 SQ.M. ROOF AREA
TOTAL REQ. CAPACITY OF SUMP = 5.24 X 6 = 31.44 CU.M
PROVIDED CAPACITY OF RAINWATER TANK = 5.0x2.2x3.0 = 33.00 CU.M



EMERGENCY EVACUATION ASSEMBLY AREA:-
GRAND TOTAL NO. OF PERSONS = 135 PERSONS
ASSUMING OCCUPANCY 80 % FOR RESIDENTIAL = 80 % OF 135 = 108
AREA REQUIRED FOR 1 PERSON TO STAND = 4 SQ.FT OR 0.3 SQ.M
TOTAL REQUIRED AREA FOR 108 PERSONS TO STAND = 32.4 SQ.M
PROVIDED EMERGENCY EVACUATION ASSEMBLY AREA-
EMERGENCY EVACUATION ASSEMBLY AREA 1 = 25.87 SQ.M
EMERGENCY EVACUATION ASSEMBLY AREA 2 = 7.97 SQ.M
TOTAL PROVIDED EMERGENCY EVACUATION ASSEMBLY AREA = 33.84 SQ.M

SPECIFICATION:-
01) FOUNDATION :- R.C.C. RAFT & PILE FOUNDATION AS/STRUCTURAL DESIGN.
02) SUPER STRUCTURE :- R.C.C. FRAMED STRUCTURE AS/STRUCTURAL DESIGN.
03) BRICKWORK :- 250 THK. & 125 THK. 1ST CLASS BRICK WORK
04) FLOORING :- MOSAIC CAST-IN SITU FLOORING IN GREY CEMENT IN ALL AREA
05) WALL FINISH :-
(i) INTERNAL - ALL INTERNAL SURFACE SHALL BE PAINTED WITH CEMENT PRIMER OVER FLOAT FINISH OF P.O.P.
(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 ALUMINIUM WINDOW FRAME
(ii) SHUTTER - 35MM TH. SOLID O.P. PLATE DOOR OR 1ST MARK AS DESIGN
07) WINDOW:-
(i) FRAME - 65X100 TH. SAL WOOD ALUMINIUM WINDOW FRAME
(ii) SHUTTER - FULL GLAZED HARD WOOD ALUMINIUM WINDOW SHUTTER AS/DESIGN
08) TOILETS :-
(i) FLOORING - CERAMIC TILES FLOORING
(ii) WALLS - CERAMIC TILES DOWN TO LIGHT
(iii) SANITARYWARE - WHITE GLAZED TOILETS, BATH TUB, WASH BASIN, SINK
(iv) FITTING - CHROME PLATED CHROME FITTINGS & CHROME
09) ELECTRICAL :-
(i) INTERNAL WIRING IN CONCEALED CONDUITS WITH
(ii) ELECTRICAL MODULAR SWITCHES & C.B. BREAKERS
(iii) ADEQUATE LIGHTING/POWER POINTS & C.B. BREAKERS AS PER DRAWING
10) WATER SUPPLY :- ROUND THE CLOCK WATER SUPPLY THROUGH OWN WATER TANK & OVERHEAD TANK

FOR HIGH RISE RESIDENTIAL BUILDING HEIGHT MORE THAN 21M & UPTO 24 M.
This is to certify that this plan has been prepared after site inspection and strictly as per the guidelines of Bihar Building Bye-Laws 2014.

FIRE FIGHTING LEGEND

Symbol	Description
CO2 / DCP Fire Extinguisher	
Hose Reel	
25 mm dia with 53 mm coupling	
25 mm dia with 53 mm coupling	
Automatic Smoke detector Alarm	
Down corner Pipe	
Fire Alarm Bell	
Fire Resistant Door	
Fire Alarm Call Point	
Fire Escape Route	
Semac connection for Fire Brigade	
capacity 25,000 litres for residential	
Over Head Water Tank	
Fire Exit	
Water Pump for terrace tank	
Emergency Light	
50,400 Ltrs	

LEGEND

100 mm dia Soil Waste Pipe
100 mm dia Wastewater Pipe
100 mm dia Wastewater Pipe
100 mm dia Wastewater Pipe
100 mm dia Wastewater Pipe

PROJECT DETAIL

PROPOSED RESIDENTIAL BUILDING HT. MORE THAN 21M & UPTO 24M

DEVELOPER'S NAME & ADDRESS

J.G. REALCON PRIVATE LTD.
DIRECTOR: SHRI ABHISHEK KUMAR,
S/O: JAI GOPAL BHAGAT.
REGISTERED OFFICE ADDRESS:- RUP KUNWAR BAI LANE,
DURGASAVOVAR, MAUZA-JHALUKBARI, KAMARHYA GATE,
GUWAHATI-810111, ASSAM
ADMINISTRATIVE OFFICE:- FLAT NO-505, AASHIYANA VIHAR,
RAJENDRA PATH, GANDHI MADAN, KADAMKUAN, PATNA

PLOT DETAIL

SURVEY PLOT NO-183(P), KHATA NO-03, THANA NO-40,
MAUZA-ADAMPUR, PARGANA-PHULWARI TALUZA-BIHAR GOVT.,
THANA-DANAPUR, DIST.-PATNA

BOUNDARY DETAIL

NORTH- PLOT NO-183(P)
SOUTH- PLOT NO-183(P)
EAST- PLOT NO-183(P)
WEST- SURVEY AAHAR

SHEET DETAIL

(1) SITE PLAN
(2) GROUND FLOOR PLAN
(3) ELEVATION PLAN
(4) CALCULATIONS
(5) WATER HARVESTING TANK PLAN
(6) SECTION
(7) CALCULATIONS

SHEET NO. SCALE NORTH

01/03 1 100

J.G. Realcon Pvt. Ltd.
Director
J.G. Realcon Private Ltd.
Director
SIGNATURE OF OWNER

Brajesh Kumar
Structural Engineer
Licence No. 11/STR-E/15
NAGAR PALSHAD DANAPUR NIZAMAT
DANAPUR,
SIGNATURE OF STRUCTURAL ENGINEER

Rakesh Ranjan Raj
Architect
Licence No. 11/STR-A/15
NAGAR PALSHAD DANAPUR NIZAMAT
DANAPUR,
SIGNATURE OF ARCHITECT

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

प्राधारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

Patna Metropolitan Area Authority
Sanction of Plan case no. 2016/2015/NPN
ad. 2016/2015/NPN
Development Control Regulations for Patna
Master Plan 2031 (Byelaws no 84) of Bihar Building
Byelaws 2014 vide notification no 831/832
dated 28.10.2016 on Date: 30.12.2019

बिहार भू-सम्पदा (विनियमन विकास)
नियामक, 2017 की शर्तों के अधीन
राज्य में मण्डित विनियमन प्राधिकरण
से इस परियोजना का निबंधन
अवधार्य होगा।