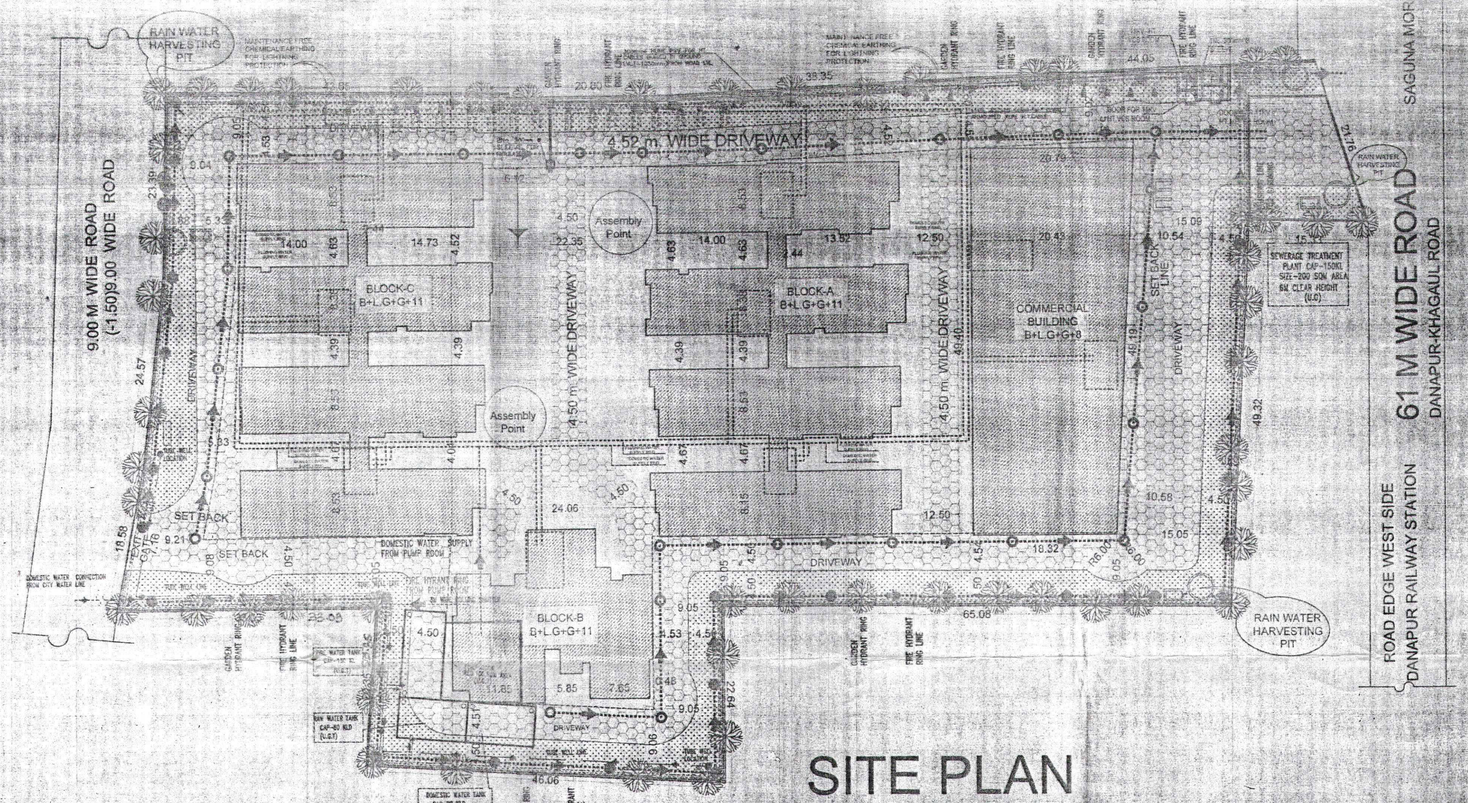
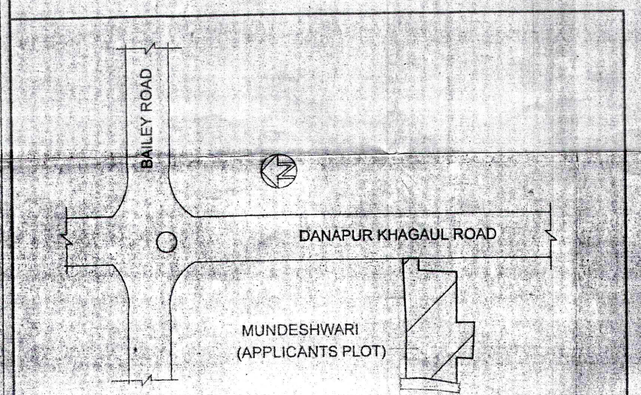
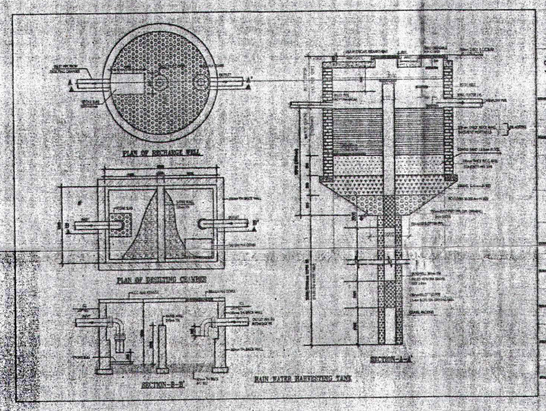


SITE PLAN



LOCATION PLAN



IMPORTANT

CONSTRUCTION PLAN SHOULD BE APPROVED BY THE REGISTERED ARCHITECT WITH CERTIFICATE STATING THAT

A- THE CONSTRUCTION PLAN HAS BEEN MADE INCOMPLIANCE WITH THE BUILDING BYE LAWS OR OTHER PARAMETERSOF BIHAR MUNICIPAL ACT AND THERE IS NO SUCH CONTRAVENTION/BREACH OR DEVIATION.

B- THAT PROPOSED BUILDING / APARTMENT FULFILLS ALL STIPULATION/REQUIRMENTS FOR APPROVAL THE BUILDING PLAN

LEGEND:-

SL NO.	DESCRIPTION
	SEWER LINE
	STORM WATER LINE
MH	STORM MANHOLE
MH	SEWER MANHOLE
	DOMESTIC WATER LINE
	FLUSHING WATER LINE
	TUBE WELL LINE
	GARDEN HYDRANT LINE
	FIRE HYDRANT LINE
	RAIN WATER HARVESTING

SEPTIC TANK CALCULATION:

OCCUPANT LOAD = GROSS AREA/10=50% OF B/UP AREA /10

TOTAL NO. OF PERSON 29633.24/10=2963.32 SAY 2963

0.085 M³/ PERSON/ DAY= 2963 X0.085= 251.85 CUM

USED S.T.P OF 450 KLD

AREA CALCULATION:

TOTAL PLOT AREA = 10404.21 SQM

F.A.R REQUIRED = 3.5 (10404.21X3.5=36414.73)

F.A.R ACHIVED = 3.498 (36395.40)

TOTAL BUILT UP AREA =A+B+C+D
=6762.16 +12689.15 +4254.94 +12689.15
=36395.40 SQM.

F.A.R. ARCHIVED= 36395.40 =3.498
10404.21

BUILT UP AREA

1. BASEMENT FLOOR	= 7845.76 SQM.
2. LOWER GROUND FLOOR	= 8112.82 SQM

A) COMMERCIAL BUILDING

BASEMENT FLOOR B/UP AREA	= 40.58 SQM
LOWER GROUND FLOOR B/UP AREA	= 40.58 SQM
GROUND FLOOR B/UP AREA	= 811.00 SQM
1st FLOOR B/UP AREA	= 605.00 SQM
2nd FLOOR B/UP AREA	= 605.00 SQM
3rd FLOOR B/UP AREA	= 605.00 SQM
4th FLOOR B/UP AREA	= 811.00 SQM
5th FLOOR B/UP AREA	= 811.00 SQM
6th FLOOR B/UP AREA	= 811.00 SQM
7th FLOOR B/UP AREA	= 811.00 SQM
8th FLOOR B/UP AREA	= 811.00 SQM
TOTAL BUILT UP AREA	= 6762.16 SQM

B) BLOCK-A (RESIDENTIAL BUILDING)

BASEMENT FLOOR B/UP AREA	= 40.58 SQM
LOWER GROUND FLOOR B/UP AREA	= 40.58 SQM
GROUND FLOOR B/UP AREA	= 552.65 SQM
1st FLOOR B/UP AREA	= 1095.94 SQM
2nd FLOOR B/UP AREA	= 1095.94SQM
3rd FLOOR B/UP AREA	= 1095.94 SQM
4th FLOOR B/UP AREA	= 1095.94 SQM
5th FLOOR B/UP AREA	= 1095.94 SQM
6th FLOOR B/UP AREA	= 1095.94 SQM
7th FLOOR B/UP AREA	= 1095.94 SQM
8th FLOOR B/UP AREA	= 1095.94 SQM
9th FLOOR B/UP AREA	= 1095.94 SQM
10th FLOOR B/UP AREA	= 1095.94 SQM
11th FLOOR B/UP AREA	=1095.94 SQM
TOTAL BUILT UP AREA	=12689.15 SQM

C) BLOCK-B (RESIDENTIAL BUILDING)

BASEMENT FLOOR B/UP AREA	= 40.58 SQM
LOWER GROUND FLOOR B/UP AREA	= 40.58 SQM
GROUND FLOOR B/UP AREA	= 94.87 SQM
1st FLOOR B/UP AREA	= 370.81 SQM
2nd FLOOR B/UP AREA	= 370.81 SQM
3rd FLOOR B/UP AREA	= 370.81 SQM
4th FLOOR B/UP AREA	= 370.81 SQM
5th FLOOR B/UP AREA	= 370.81 SQM
6th FLOOR B/UP AREA	= 370.81 SQM
7th FLOOR B/UP AREA	= 370.81 SQM
8th FLOOR B/UP AREA	= 370.81 SQM
9th FLOOR B/UP AREA	= 370.81 SQM
10th FLOOR B/UP AREA	= 370.81 SQM
11th FLOOR B/UP AREA	= 370.81 SQM
TOTAL BUILT UP AREA	=4254.94 SQM

D) BLOCK-C (RESIDENTIAL BUILDING)

BASEMENT FLOOR B/UP AREA	= 40.58 SQM
LOWER GROUND FLOOR B/UP AREA	= 40.58 SQM
GROUND FLOOR B/UP AREA	= 552.65 SQM
1st FLOOR B/UP AREA	= 1095.94 SQM
2nd FLOOR B/UP AREA	= 1095.94SQM
3rd FLOOR B/UP AREA	= 1095.94 SQM
4th FLOOR B/UP AREA	= 1095.94 SQM
5th FLOOR B/UP AREA	= 1095.94 SQM
6th FLOOR B/UP AREA	= 1095.94 SQM
7th FLOOR B/UP AREA	= 1095.94 SQM
8th FLOOR B/UP AREA	= 1095.94 SQM
9th FLOOR B/UP AREA	= 1095.94 SQM
10th FLOOR B/UP AREA	= 1095.94 SQM
11th FLOOR B/UP AREA	= 1095.94 SQM
TOTAL BUILT UP AREA	=12689.15 SQM

PARKING CALCULATION:

A) TOTAL B/UP AREA OF COMMERCIAL	= 6762.16 SQM
PARKING REQUIRED 30% OF B/UP AREA	= 2028.64 SQM
B) TOTAL B/UP AREA OF RESIDENTIAL	= 29633.24 SQM
PARKING REQUIRED 25% OF B/UP AREA	= 7408.31 SQM
TOTAL PARKING AREA REQUIRED A+B (2028.64+7408.31)	= 9436.95 SQM
PARKING AREA PROVIDED IN BASEMENT	= 7473.55 SQM
PARKING AREA PROVIDED IN LOVER GROUND FLOOR	= 2117.65 SQM
PARKING AREA PROVIDED TOTAL	= 9591.20 SQM

WATER TANK CALCULATION:

OCCUPANT LOAD = GROSS AREA/10+50% OF B/UP AREA /10

TOTAL NO. OF PERSON 29633.24/10+2963.34 SAY 2963

135 LPCD REQUIRED = 2030 X 135= 400005 L= 400 CUM

TOTAL REQUIREMENT

TANK SIZE 1	= 7.00 X 4.00 X 1.80= 50.00
TANK SIZE 2	= 7.00 X 4.00 X 1.80= 50.00
TANK SIZE 3	= 7.00 X 4.00 X 1.80= 50.00
TANK SIZE 4	= 7.00 X 4.00 X 1.80= 50.00
TANK SIZE 5	= 7.00 X 4.00 X 1.80= 50.00
TANK SIZE 6	= 7.00 X 4.00 X 1.80= 50.00
TANK SIZE 7	= 7.00 X 4.00 X 1.80= 50.00
TANK SIZE 8	= 7.00 X 4.00 X 1.80= 50.00
TOTAL TANK PROVIDED	400.00 CUM

PROVIDED OVER HEAD WATER TANK FOR FIRE FIGHTING CAPACITY 50000 LITERS

SPECIFICATION:

FOUNDATION:	R.C.C. DEPTH FOUNDATION.
S.STRUCTURE:	1ST CLASS BRICK WORK IN CEMENT MORTAR IN SUPER STRUCTURE.
LINTEL:	R.C.C. LINTEL PROVIDED OVER THE OPENING OF DOORS WINDOWS.
FLOORING:	25MM THICK TILE FLOORING OVER 25 MM THICK DRY BANDING.
PLASTER:	12MM OVER FLAT BRICK SOLING (OVER LOCAL SAND FILLING) 12MM THICK PLASTER ON BRICK WORK AND 6MM OVER R.C.C WORK SHALL BE PROVIDED.
ROOFING:	75MM THICK TILE FLOORING OVER 0.10M THICK R.C.C. ROOF SLAB.
CHAUKHAT:	CHUKHAT OF DOORS AND WINDOWS TO BE BEST SAL & TEAK WOOD.
SHUTTER:	SHUTTERS OF DOORS AND WINDOWS TO BE BEST SAL & TEAK WOOD.
WHITEWASH:	WHITE WASH & COLOUR WASH AS CHOICE.
GRILL:	M.S. GRILL IN WINDOWS AND RAILINGS.

FIRE LEGEND

1. HYDRAND OUT LET VALVE WET.
2. HOSE REEL.
3. UNDER GROUND STATIC TANK WITH 200000 LTR. CAPACITY.
4. OVER HEAD WATER TANK WITH 200000 LTR. CAPACITY.
5. SEAMESS CONNECTION.
6. ELECTRICALLY INSULATED METAL STRIP OF 2.5 X 3.5 MM.
7. EXTINGUISHER.
8. AUTOMATIC INDICATER.
9. AREA COVERED BY SHOKE DETECTER.
10. FIRE ALARM CALL POINT.
11. AUDIPLE WARNING DEVICE.
12. LOUD SPEAKER OUT LET.
13. MICROPHONE POSITION.
14. FIRE RESISTANCE DOOR.
15. AREA COVERED BY SPRINKLERS.

PROPOSED COMMERCIAL & RESIDENTIAL BUILDING FOR M/S MUNDESHWARI MULTICON PVT. LTD. (ORBITO) AT VILLAGE MUSTFAPUR, THANA NO - 36, DANAPUR AS

PLOT DETAIL --

S. No.	Name of Landowner	Khata	Khasara Plot No.	Thana No.	Tauzi No.
1	(i) Smt. Shushila Devi W/o Late Arvind Kr. Mandal	167	17	36	5276
	(ii) Manoj Kr. & Others S/o Late Arvind Kr. Mandal	167	16	36	
2	Sahash Prasad, Satyandra Kumar, Jitendra Kumar and others	167	18	Phulwari/Khagoul 36	5276
3	Samrendra Singh	197	13	36	5276
4	Malti Devi W/o Sri Harilal	197	13	36	5276
5	Dukhan Singh S/o Late Ram Govind Singh	188	15	36	5276
6	Manoj Kumar S/o Late Arvind Kr. Mandal	167	16	36	5276
7	Satyanarayan Prasad & Others S/o Late Ram Prasad Roy	188	15	36	5276
8	Vinod Kr. Subhash Kr.& Others S/o Sri Bhagwan Das	167	16	36	5276

DISTRICT - PATNA.

SCALE 1:200	NORTH	DRAWING NO. 1/9

MUNDESHWARI MULTICON (P) LTD.
Managing Director
SIG. OF OWNER

SIG. OF STRUCTURE ENGINEER
AR. NAVRATNA RAGHUVANSHI
EMP. No.23/AR/HOD15/NPDN

SIG. OF ENGINEER/ARCHITECT
SHAILENDRA KUMAR
Structural Engineer
Empanelment No.STRE/18/15
Nagar Parishad, Danapur, Nizamat

Building Plan No.: 23/17-18

बिहार भू-सम्पदा (निरीक्षण और विकास) विनियमावली 2017 (RERA) की धारा के अधीन राज्य में गठित भू-सम्पदा प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।

निम्नांकित शर्तों के साथ भवन मानचित्र की स्वीकृति दी जाती है।
सरकारी या किसी दूसरे के जमीन का अतिक्रमण न करना होगा, तथा पथ एवं सड़क के लिए विहार उपविधि 2014 के अनुसार अपनी जमीन छोड़ना होगा। भवन भू-सम्पदाधी बनाना होगा तथा भवन से सरकारी नाला तक जल निकासी हेतु खर्च से नाली निर्माण करना होगा।
बरसाती पानी नाली के लिए भूतल पर व्यवस्था करना होगा। भवन भू-स्वरूप विपरीत रहने की स्थिति भवन मानचित्र रद्द समझा जायेगा एवं उसे खड़े किये गये बनावट अवैध माना जाएगा। भवन मानचित्र की स्वीकृति केवल तीन वर्ष के लिए मान्य होगी। भवन से रहने के पूर्व NOC प्राप्त करना है। तकनीकी पदाधिकारी/अभियंता की अनुशंसा के आधार पर पारित।

J. E.
Nagar Parishad Danapur Nizamat

नगर कार्यपालक पदाधिकारी
नगर परिषद, दानापुर निजामत