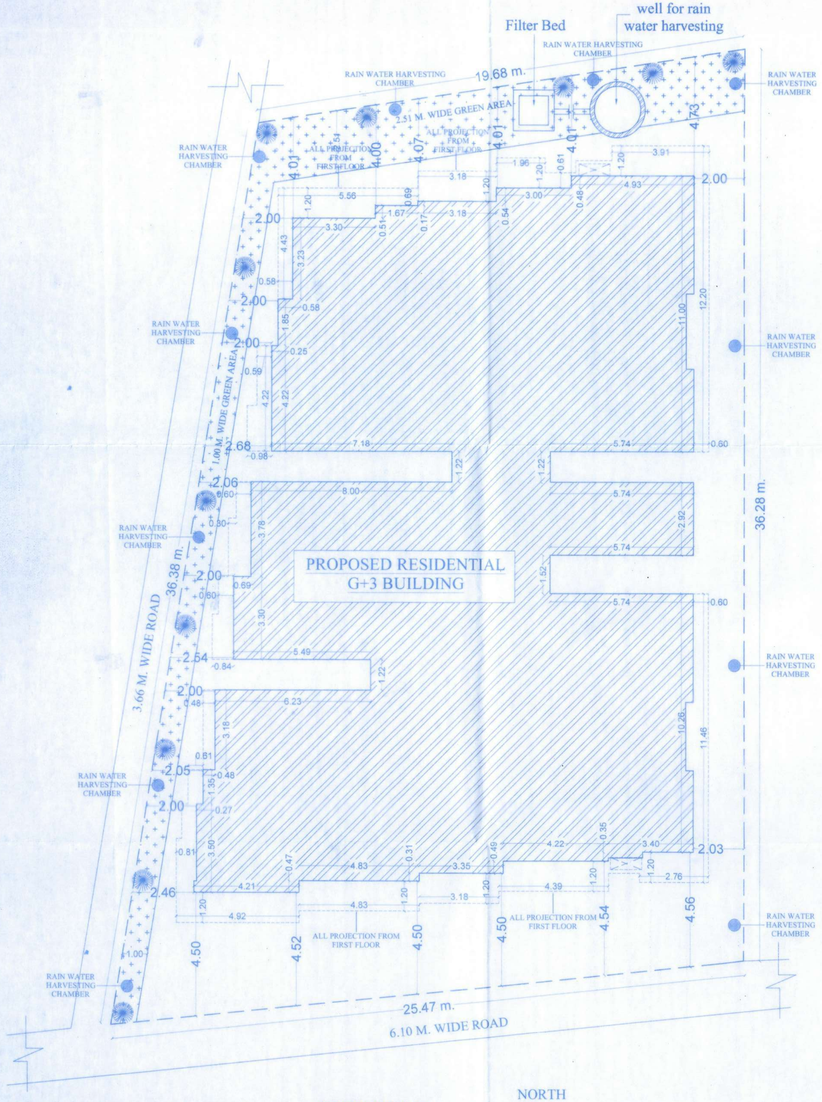
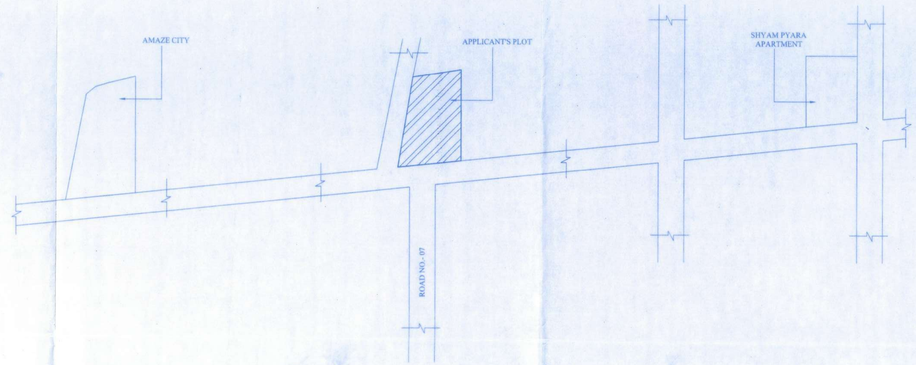
KEY PLAN
NOT TO SCALE



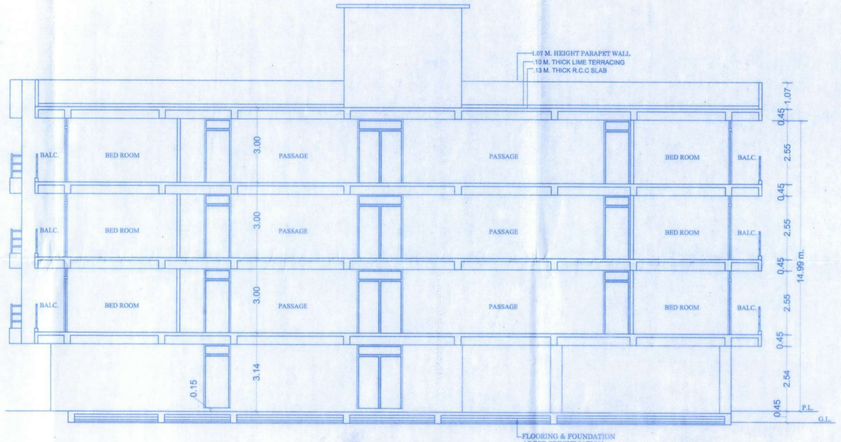
SITE PLAN
SCALE - 1:100

NORTH

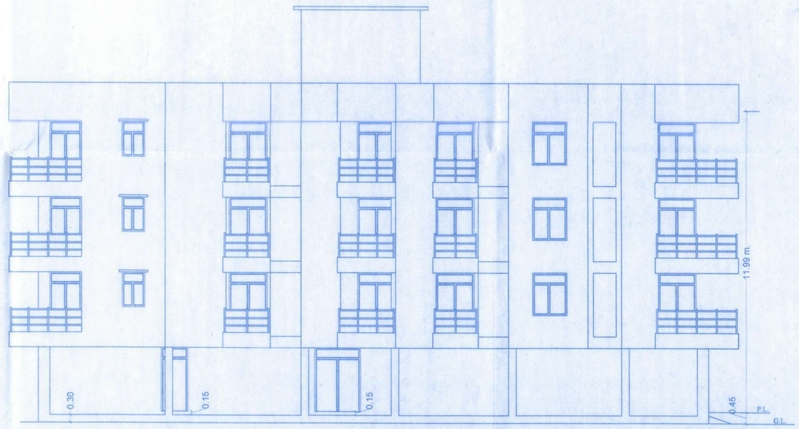


LOCATION PLAN
NOT TO SCALE

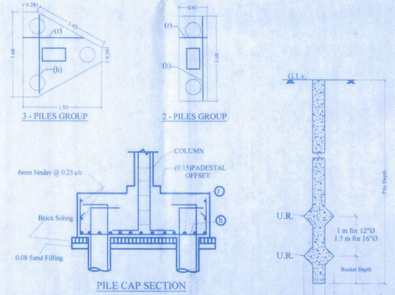
NORTH



SECTION Y-Y



LEFT SIDE ELEVATION



DETAIL OF FOUNDATION

AREA CALCULATION

NET PLOT AREA	800.03 sqm
GROUND FLOOR B.U. AREA	126.63 sqm
FIRST FLOOR B.U. AREA	446.17 sqm
SECOND FLOOR B.U. AREA	446.17 sqm
THIRD FLOOR B.U. AREA	446.17 sqm
BUILT-UP AREA	**1465.14 sqm**
AREA OF BALCONY ON FIRST FLOOR	60.84 sqm
AREA OF BALCONY ON SECOND FLOOR	60.84 sqm
AREA OF BALCONY ON THIRD FLOOR	60.84 sqm
TOTAL BALCONY AREA	182.52 sqm
50% OF BALCONY AREA INCLUDED FOR FAR	91.26 sqm
TOTAL BUILTUP AREA	**1556.40 sqm**
F.A.R. ACHIEVED	**1.945**

PARKING CALCULATION

TOTAL BUILTUP AREA		1556.40 sqm
SERVICE AREA	(-)	201.33 sqm (12.93%)
GROUND FLOOR SERVICE AREA		28.32 sqm
1ST - 3RD FLOOR SERVICE AREA		57.67 X 3 = 173.01 sqm
NET B.U. AREA FOR PARKING CALCULATION		1355.07 sqm
25% TOTAL BUILTUP AREA		338.76 sqm
AREA REQUIRED FOR PARKING		338.76 sqm
AREA PROVIDED FOR PARKING		
ON GROUND FLOOR		341.86 sqm
TOTAL AREA PROVIDED FOR PARKING		341.86 sqm

WATER SUPPLY CALCULATION

TOTAL NO. OF RESIDENTIAL UNITS	16 nos.
NO. OF PERSONS @ 6 PER UNIT	96 nos.
WATER REQ @ 135 LT. PER PERSON	12,960 LTR.
REQUIRED VOLUME OF WATER TANK	12.96 cu.m
VOLUME OF WATER TANK PROVIDED	2.41 X 4.00 X 1.52 = 14.65
	14.65 cu. m.

SEPTIC TANK CALCULATION

TOTAL NO. OF RESIDENTIAL UNITS	16 nos.
TOTAL NO. OF PERSONS @ 6 PER UNIT	96 nos.
VOL. REQ. @ 0.085 CU.M PER PERSON	8.16 cu.m.
TOTAL VOL. REQ.	8.16 cu.m.
VOLUME OF SEPTIC TANK PROVIDED	5.00 X 2.00 X 1.50
	15.00 cu. m.

RAIN WATER HARVESTING CALCULATION:-

REQUIRED 6 cum RECHARGING PIT/ TRENCH VOLUME
PER 100 SQM OF TERRACE AREA
SO, TERRACE AREA = 507.01 SQM
NEEDED VOLUME OF RECHARGING PIT =
(507.01/100) X 6 = 30.42 CUM
PROVIDED VOLUME OF RECHARGING PIT =
3.14X1.20X1.20X7.00 = 31.65 CUM
VOLUME OF RECHARGE PIT PROVIDE = 31.65 cu. m.

GREEN AREA CALCULATION

NET PLOT AREA = 800.03 SQ.M
REQ. GREEN AREA=10% OF 800.03 SQM= 80.00 SQM
PROVISION OF GREEN AREA=
TOTAL = 83.84 SQ. M.

SCHEDULE OF DOORS & WINDOWS

SL.NO	TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
1	D	1.83	2.55	0.00	2.55	FLUSH DOOR
2	D1	1.07	2.55	0.00	2.55	FLUSH DOOR
3	D2	0.99	2.13	0.00	2.13	FLUSH DOOR
4	D3	0.91	2.13	0.00	2.13	FLUSH DOOR
5	D4	0.76	2.13	0.00	2.13	FLUSH DOOR
6	SD	1.83	2.55	0.00	2.55	SLIDING DOOR GLAZED
7	SD	1.52	2.55	0.00	2.55	SLIDING DOOR GLAZED
8	W	1.52	1.79	0.76	2.55	FULLY GLAZED
9	W1	1.37	1.79	0.76	2.55	FULLY GLAZED
10	W2	1.27	1.79	0.76	2.55	FULLY GLAZED
12	W3	1.04	1.79	0.76	2.55	FULLY GLAZED
13	W4	0.90	1.48	1.07	2.55	FULLY GLAZED
14	V	0.45	1.18	1.37	2.55	FULLY GLAZED LOUVER

SPECIFICATION

1. R.C.C PILE FOUNDATION AS PER DETAIL GIVEN IN THIS DRAWING.
2. 1ST CLASS BRICK WORK IN CEMENT MORTAR(1:6) IN SUPER STRUCTURE.
3. HEIGHT OF PLINTH FLOOR AREA SHOWN IN SECTION.
4. 0.03 I.P.S. FLOORING OVER 0.75 DRY REMMED KHOA , OVER FLAT BRICK SOLING OVER LOCAL SAND FILLING.
5. 0.050 TH D.P.C. ON P.L. ALL ROUND THE BUILDING.
6. 0.110 TH LIME CONCRETE OVER 0.100TH R.C.C. SLAB.
7. 0.15 TH R.C.C. BAND AT DOORS & WINDOWS OPENINGS.
8. 0.12 CEMENT PLASTER ON BOTH SIDE OF WALL.
9. WHITE & COLOUR WASH AS PER CHOICE.

PLOT DETAILS

PROPOSED RESIDENTIAL BUILDING FOR-

1. SRI BIRENDRA YADAV ALIAS BIRENDRA KUMAR S/O- LATE FAUDAR YADAV
2. SRI RAM PYARE YADAV S/O- LATE FAUDAR YADAV

AT KHESRA PLOT NO.- 468(OLD)/689/837(NEW), KHATA NO- 102(OLD) /148(NEW), WARD NO.- 29, MOHALLA - MAGADH COLONY, THANA - MAGADH MEIDCAL, THANA NO.- 180, MAUZA- CHANDUATI, DIST.- GAYA.

NORTH	SCALE	DRG.NO.
	1:100	01/02

FOR PYARA BUILDERS
PARTNER

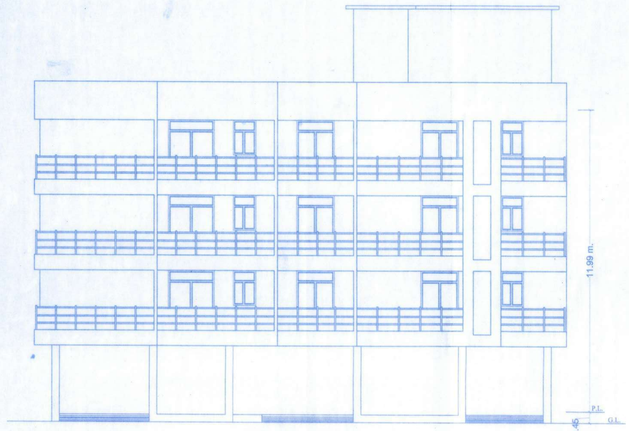
SIGN. OF OWNER

AR. MANISH KUMAR
C.O.A. Regd. No.-CA/2016/73616

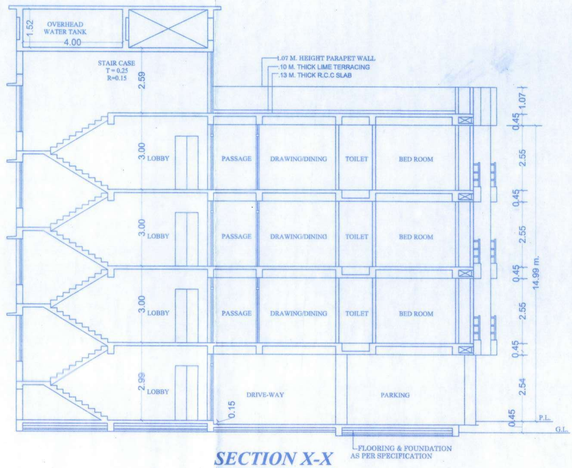
SIGN. OF ARCHITECT

Kumar Ojjwal
Structure Engineer
UDHD Bihar Reg. No:-
BR/UDHD/SE/23-0069

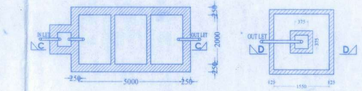
SIGN. OF STRUCTURE ENGINEER

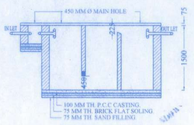


FRONT ELEVATION



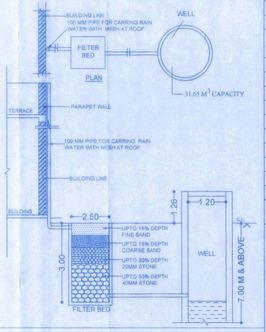
SECTION X-X





SECTION:-(C-C)

RAINWATER HARVESTING DETAIL



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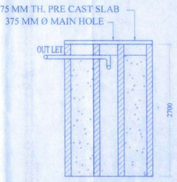
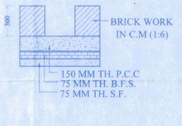


SECTION:-(D-D)



NORTH	SCALE	DRG.NO.
	1:100	02/02

FOR PYARA BUILDERS
PARTNER

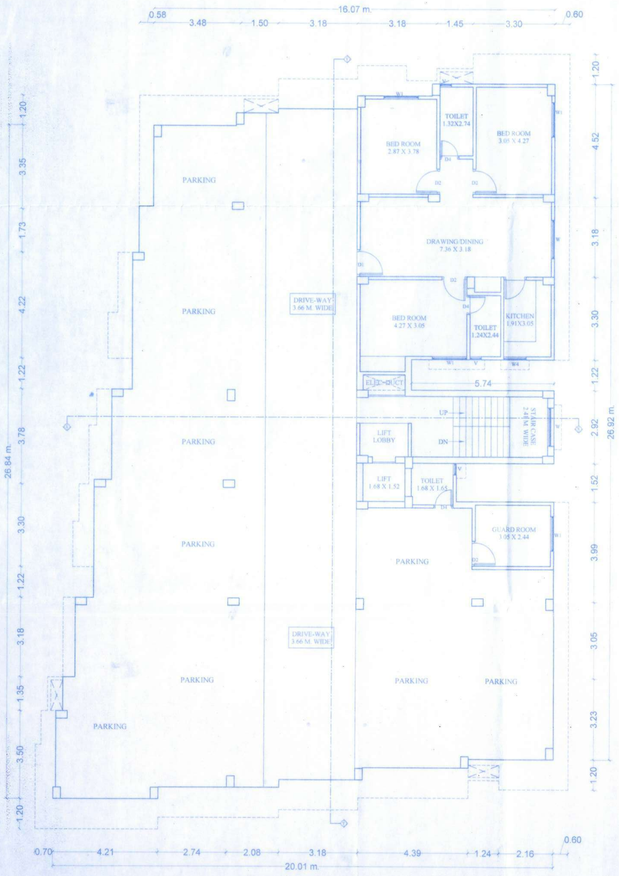
SIGN. OF OWNER

AR. MANISH KUMAR
C.O.A. Regd. No.-CA/2016/73816

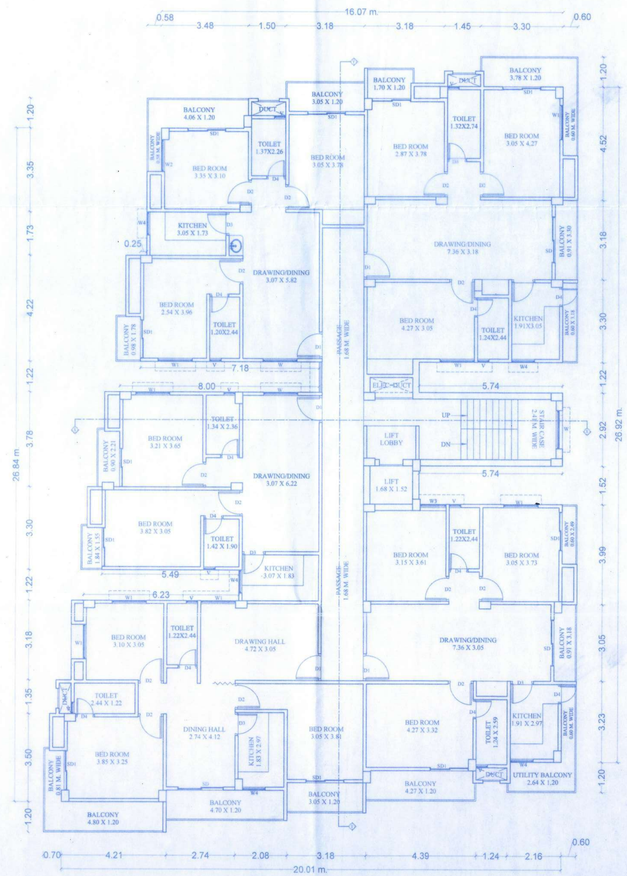
SIGN. OF ARCHITECT

Kumar Dhwal
Structure Engineer
UDHD Bihar Reg. No:-
BR/UDHD/SE/23-0069

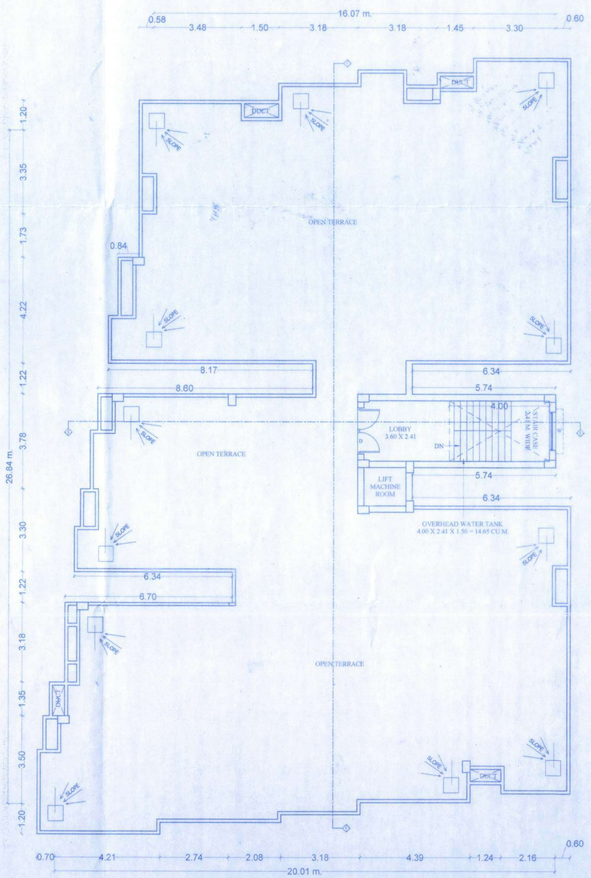
SIGN. OF STRUCTURE ENGINEER



GROUND FLOOR PLAN



TYPICAL(1ST-3RD) FLOOR PLAN



TERRACE FLOOR PLAN

5/12/25
J.E.

20/11/2025

24/11/25

गया नगर निगम
गया

नक्सा स्वीकृति की मान्यता पाँच वर्ष तक रहेगी

गया नगर निगम, गया
का मुकदमा नं० 159/25-26
बिहार नगरपालिका अधिनियम 2007 के
धारा 314 के अन्तर्गत स्वीकृत किया गया।

नगर आयुक्त
गया नगर निगम, गया
9/2/26