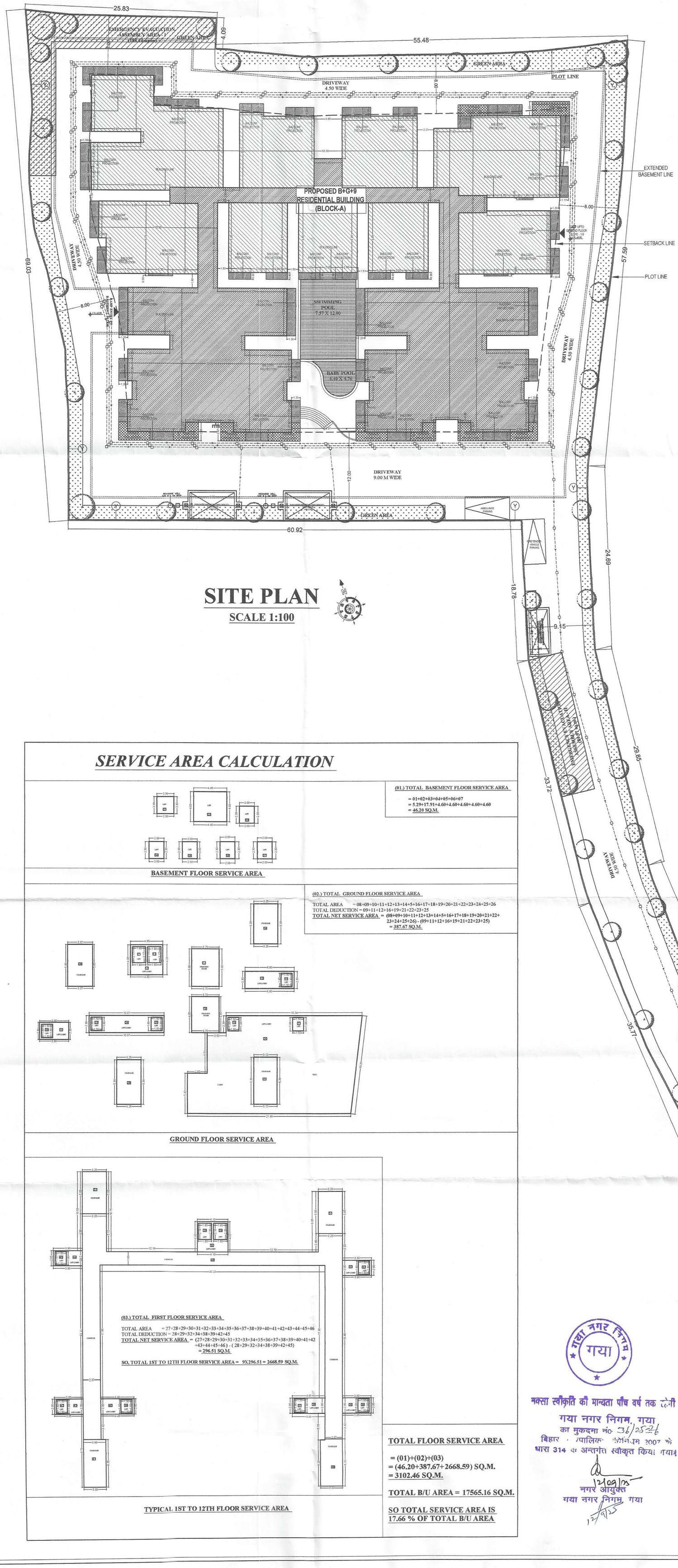


SITE PLAN

SCALE 1:100

SERVICE AREA CALCULATION

BASEMENT FLOOR SERVICE AREA

(01.) TOTAL BASEMENT FLOOR SERVICE AREA

= 01+02+03+04+05+06+07
= 5.29+17.91+4.60+4.60+4.60+4.60+4.60
= 46.20 SQ.M.

GROUND FLOOR SERVICE AREA

(02.) TOTAL GROUND FLOOR SERVICE AREA

TOTAL AREA = 08+09+10+11+12+13+14+5+16+17+18+19+20+21+22+23+24+25+26
TOTAL DEDUCTION = 09+11+12+16+19+21+22+23+25
TOTAL NET SERVICE AREA = (08+09+10+11+12+13+14+5+16+17+18+19+20+21+22+23+24+25+26) - (09+11+12+16+19+21+22+23+25)
= 387.67 SQ.M.

TYPICAL 1ST TO 12TH FLOOR SERVICE AREA

(03.) TOTAL FIRST FLOOR SERVICE AREA

TOTAL AREA = 27+28+29+30+31+32+33+34+35+36+37+38+39+40+41+42+43+44+45+46
TOTAL DEDUCTION = 28+29+32+34+38+39+42+45
TOTAL NET SERVICE AREA = (27+28+29+30+31+32+33+34+35+36+37+38+39+40+41+42+43+44+45+46) - (28+29+32+34+38+39+42+45)
= 296.51 SQ.M.

SO, TOTAL 1ST TO 12TH FLOOR SERVICE AREA = 9X296.51 = 2668.59 SQ.M.

TOTAL FLOOR SERVICE AREA

= (01)+(02)+(03)
= (46.20+387.67+2668.59) SQ.M.
= 3102.46 SQ.M.

TOTAL B/U AREA = 17565.16 SQ.M.

SO TOTAL SERVICE AREA IS 17.66 % OF TOTAL B/U AREA

GREEN AREA CALCULATION

TOTAL REQD. GREEN AREA = 10% OF NET PLOT AREA
= 10% OF (6047.68+1271.30) SQ.M
= 10% OF 7318.98 SQ.M
= 731.89 SQ.M
PROVIDED GREEN AREA = 1036.06 SQ.M

PARKING CALCULATION

TOTAL REQD. PARKING = 25% OF (TBA-15%OF TBA)
= 25% OF 14930.39 SQ.M
= 3732.60 SQ.M
PROVIDED GROUND PARKING AREA = 1694.64 SQ.M
PROVIDED BASEMENT PARKING AREA = 3872.91 SQ.M
TOTAL PROVIDED PARKING AREA = 5567.55 SQ.M

TOTAL AREA / F.A.R CALCULATION

BLOCK-A AREA CALCULATION

BASEMENT B/UP AREA	= 46.64 SQ.M
GROUND FLOOR B/UP AREA	= 387.67 SQ.M
1ST FLOOR B/UP AREA	= 2039.91 SQ.M
2ND FLOOR B/UP AREA	= 2039.91 SQ.M
3RD FLOOR B/UP AREA	= 2039.91 SQ.M
4TH FLOOR B/UP AREA	= 2039.91 SQ.M
5TH FLOOR B/UP AREA	= 2039.91 SQ.M
6TH FLOOR B/UP AREA	= 2039.91 SQ.M
7TH FLOOR B/UP AREA	= 2039.91 SQ.M
8TH FLOOR B/UP AREA	= 2039.91 SQ.M
9TH FLOOR B/UP AREA	= 811.57 SQ.M
TOTAL B/U AREA (BLOCK-A)	= 17565.16 SQ.M

TOTAL PLOT AREA = PLOT-A + PLOT-B
= (6047.68+1271.30) SQ.M
= 7318.98 SQ.M

TOTAL B/U AREA (BLOCK-A) = 17565.16 SQ.M

FAR = $\frac{\text{TOTAL BUA}}{\text{TOTAL PLOT AREA}} = \frac{17565.16}{7318.98} = 2.39$

TOTAL EWS & LIG BLOCK(BLOCK-B) @ 15% OF B/U AREA = 2634.77SQ.M.
TOTAL B/U AREA =17565.16 + 2634.77 SQ.M
(BLOCK-A + EWS BLOCK) = 20199.93 SQ.M

FAR (INCLUDING EWS BLOCK) = $\frac{20199.93}{7318.98}$ = 2.759

PROVIDED EWS B/U AREA (BLOCK-B)
TOTAL EWS B/U AREA = 2623.31 SQ.M
= 14.93% OF TBA (BLOCK-A)

SETBACK

FRONT SETBAK - 12.00 M
REAR SETBACK - 8.00 M
SIDE SETBACK - 8.00 M

FIRE LEGENDS

[1] OVERHEAD WATER STATIC OF 5,000 LITERS CAPACITY - 5,000 LTRS
[2] HYDRANT POINT — (H) (WET RISING SYSTEM)
[3] HOSE REAL
[4] I.S.I MARKED F.E
[5] FLUORESCENT SIGN. — EXIT
[6] SEAMAC CONNECTION
[7] SPRINKLER'S INSTALLATION — (S)
[8] MANUAL CALL ALARM POINT — (O)
[9] FIRE RESISTANCE STEEL DOOR — ---FD---
[10] AREA COVERED WITH SMOKE DETECTION SYSTEM — ASA
[11] EMERGENCY LIGHT
[12] P.A SYSTEM
[13] FIRE ALARM CALL POINT
[14] UNDERGROUND WATER TANK CAPACITY - 75,000 LTRS
[15] YARD HYDRANT — (Y)

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5. 12MM TH. CEMENT PLASTER ON BOTH SIDE OF WALL
6. ALL FLUSH DOORS AND STEEL FRAME WITH GLAZED WINDOW
7. WHITE AND COLOR WASH AS PER CHOICE

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DISTRCT - GAYA
LAND OWNER :-
OMKAR NATH MAITIN S/O LATE DWARIKA SHARAN DAS
DEVELOPER
RAJKUMAR PRASAD S/O LATE RAMCHANDRA PRASAD
M.D.:- BARNWAL PROPERTIES PVT. LTD.

ALL DIMENSION IN METER

SCALE-1:100 | SHEET NO-01/06 | N

SIGNATURE OF DEVELOPER

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR
SIGNATURE OF ARCHITECT

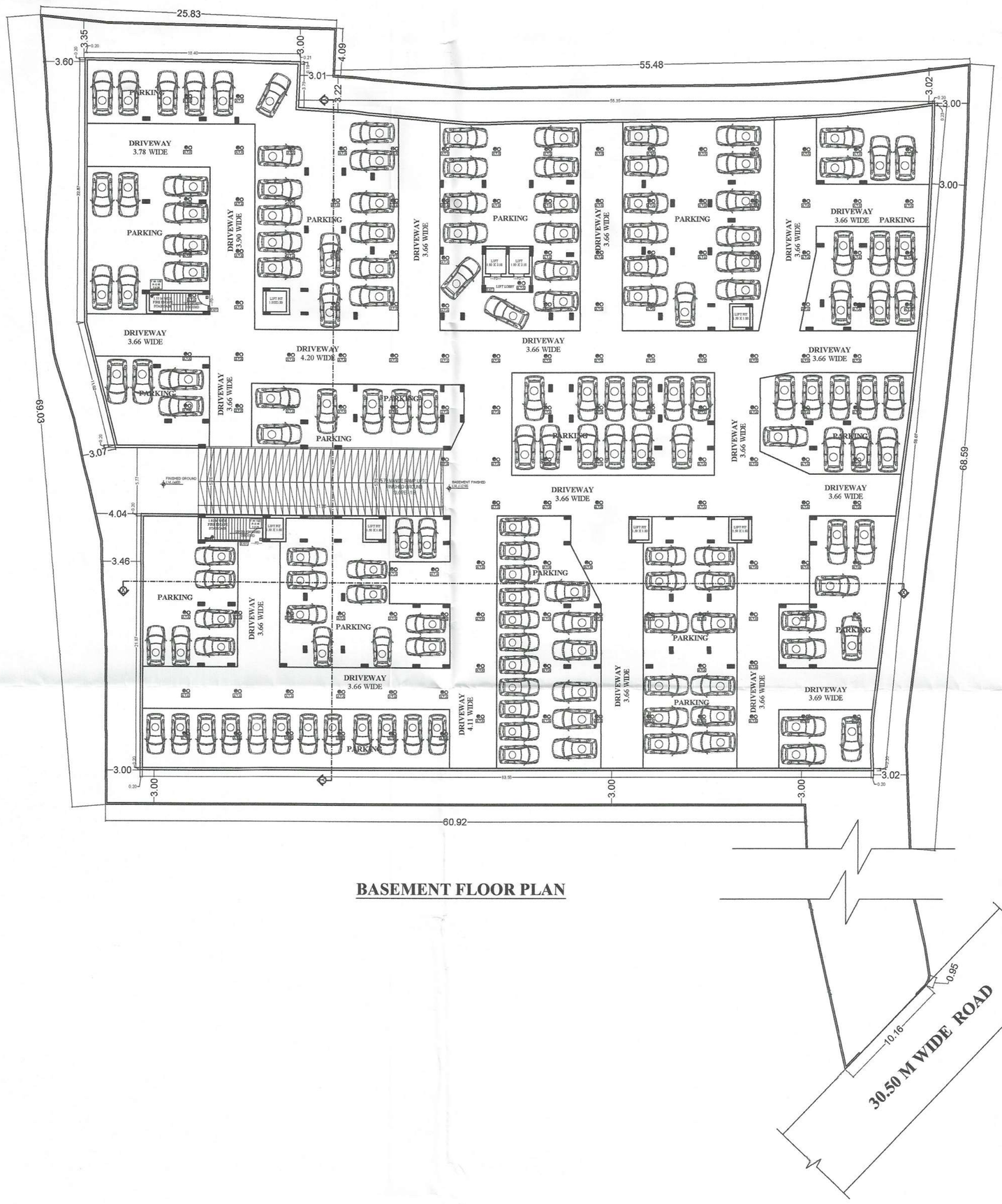
LAW CHATURVEDI
Certified Structure Engineer
U.D.H.D, Patna
Reg. No.-BR/UDHD/SE/23-00

4/9/25 J.E.
06/9/25 AE GMC, Gaya
05/09/25 EE

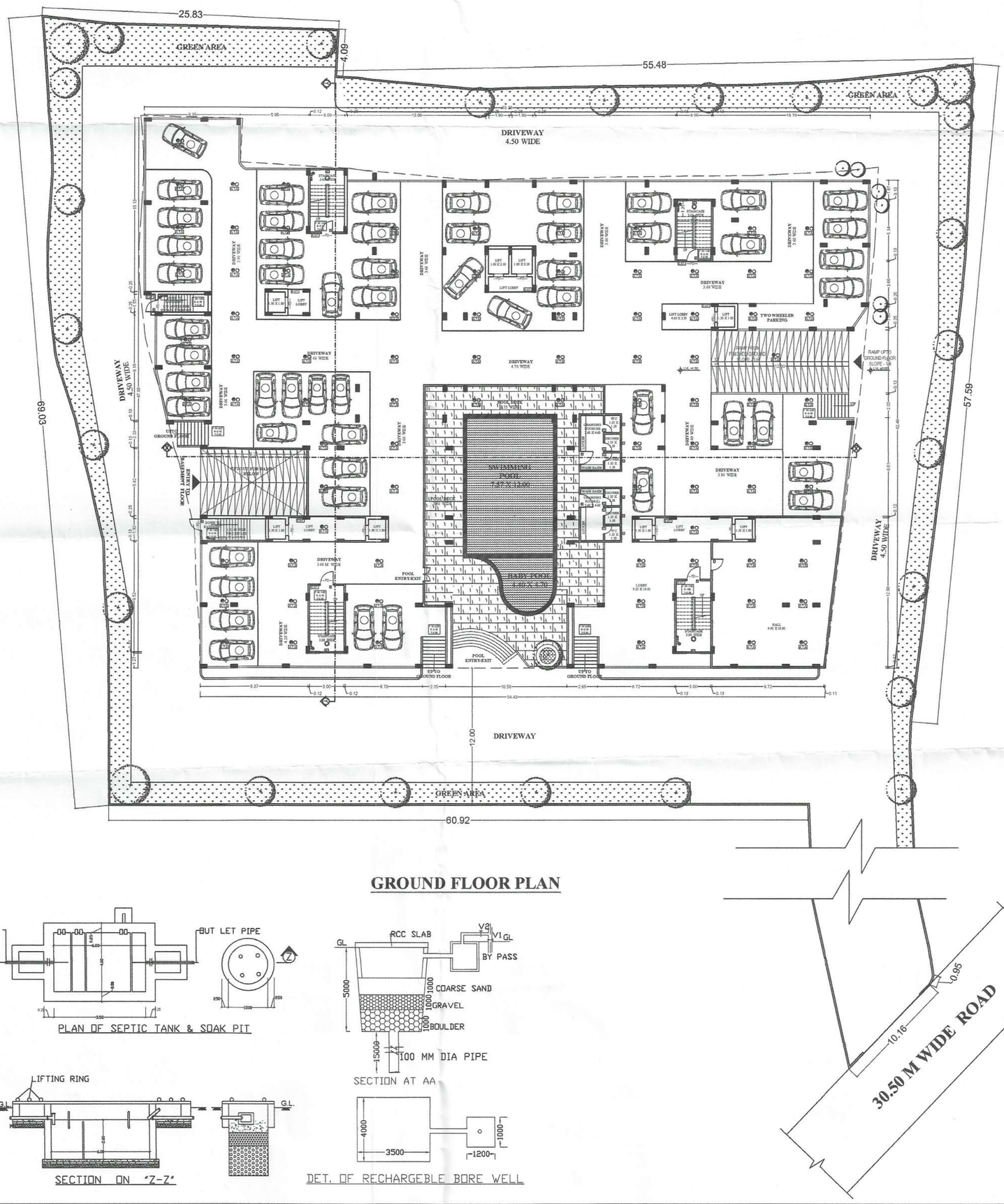
APPROVED BY

गया नगर निगम
गया

नक्सा स्वीकृति की मान्यता पाँच वर्ष तक रहेगी
गया नगर निगम, गया
का मुकदमा नं० 36/2526
बिहार नगरपालिका (संशोधन) अधि० 2007 की धारा 314 के अन्तर्गत स्वीकृत किया गया।
12/09/25
नगर आयुक्त
गया नगर निगम, गया
12/9/25



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

OCCUPANT LOAD

TOTAL No. OF FLATS = 150 FLATS
EACH FLAT HAVING 5 NO. OF PERSON
TOTAL NO. OF PERSONS = 150 X 5 = 750 PERSONS.

EMERGENCY EVACUATION ASSEMBLY AREA CALCULATION

ASSUMING OCCUPANCY % = 80% FOR RESIDENTIAL
= 80% OF 750= 0.8 X 750= 600 PERSONS
TOTAL NO. OF PERSONS = 600 PERSONS
AREA REQUIRED FOR 1 PERSON (TO STAND) = 0.30 SQ. M
AREA REQUIRED FOR 600 PERSONS = 600 X 0.30
= 180.00 SQ. M

TOTAL EMERGENCY EVACUATION ASSEMBLY AREA IS DIVIDED IN TWO PARTS

TOTAL EMERGENCY EVACUATION ASSEMBLY AREA AS PROVIDED = I + II
= 188.14 + 84.97 = 273.11 SQ.M.

WATER TANK CALCULATION

BLOCK-A
TOTAL NO. OF FLATS - 150
ASSUMING 5 PERSON PER FLAT,
TOTAL NO. OF PERSON = 5X150 = 750
RESIDENTIAL WATER DEMAND @135 LPCD
REQUIRED VOLUME OF WATER TANK = 750X135 = 101250 L
= 101.25 KL
REQUIRED VOLUME OF WATER TANK FOR FIRE = 10,000 L
= 10.00 KL
TOTAL REQD. VOLUME OF WATER TANK = (101.25+10.00) KL
= 111.25 KL

PROVIDED VOLUME OF WATER TANK
OVER HEAD WATER TANK - 01 = L X B X H (+FB)
=3.00X10.25X1.50 (0.20 FB) = 39.975 KL
(5.00 KL RESERVED FOR FIRE FIGHTING)
OVER HEAD WATER TANK - 02 = L X B X H (+FB)
=3.00X8.80X1.50 (0.20 FB) = 34.32 KL
OVER HEAD WATER TANK - 03 = L X B X H (+FB)
=3.00X11.45X1.50 (0.20 FB) = 44.655 KL
(5.00 KL RESERVED FOR FIRE FIGHTING)
OVER HEAD WATER TANK - 04 = L X B X H (+FB)
=3.00X11.45X1.50 (0.20 FB) = 44.655 KL
TOTAL PROVIDED CAPACITY = 163.605 KL

SEPTIC TANK CALCULATION

BLOCK-A
TOTAL NO. OF FLATS - 150
ASSUMING 5 PERSON PER FLAT
TOTAL NO. OF PERSON = 5X150 = 750
PER PERSON REQ. = 0.085 CU.M/DAY
TOTAL REQ. VOLUME OF SEPTIC TANK = 750 X 0.085
= 63.75 CU.M
TOTAL PROVIDED CAPACITY OF SEPTIC TANK
1) 6.00 X 4.00 X 2.00 = 48.00 CU.M
2) 6.00 X 4.00 X 2.00 = 48.00 CU.M
TOTAL PROVIDED CAPACITY OF SEPTIC TANK
= 48.00 X 2 = 96.00 CU.M

RAIN WATER SUMP CALCULATION

BLOCK-A
TERRACE FLOOR AREA = 2191.21 SQ.M
RAIN WATER HARVESTING SUMP REQ. 6 CU.M FOR EVERY 100 SQ.M TERRACE AREA
SO, TOTAL REQ. CAPACITY OF SUMP = 21.91X6
= 131.46 CU.M
PROVIDED TANK SIZE = 1) 6.0X3.5X4.0 = 84.00 CU.M
2) 6.0X3.5X4.0 = 84.00 CU.M
TOTAL VOLUME OF SUMP = 84 X 2 = 168.00 CU.M

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DEVELOPER
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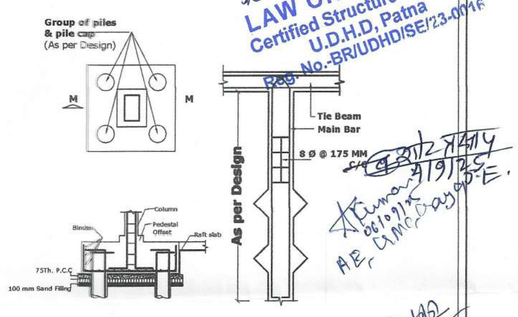
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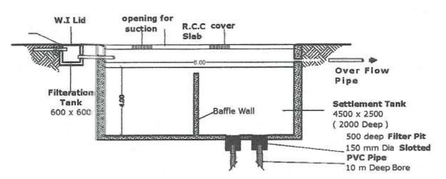
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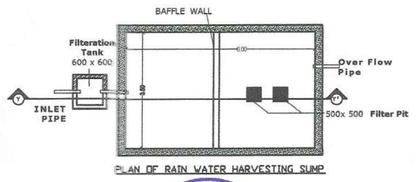
SIGNATURE OF ARCHITECT

LAW CHATURVEDI
LAW CHATURVEDI
Certified Structure Engineer
U.D.H.D, Patna
Reg. No.-BR/UDHD/SE/23-0016





TYPICAL SECTION YY'



PLAN OF RAIN WATER HARVESTING SUMP

RAIN WATER HARVESTING TANK DETAIL

PLAN OF SEPTIC TANK & SOAK PIT

SECTION AT AA

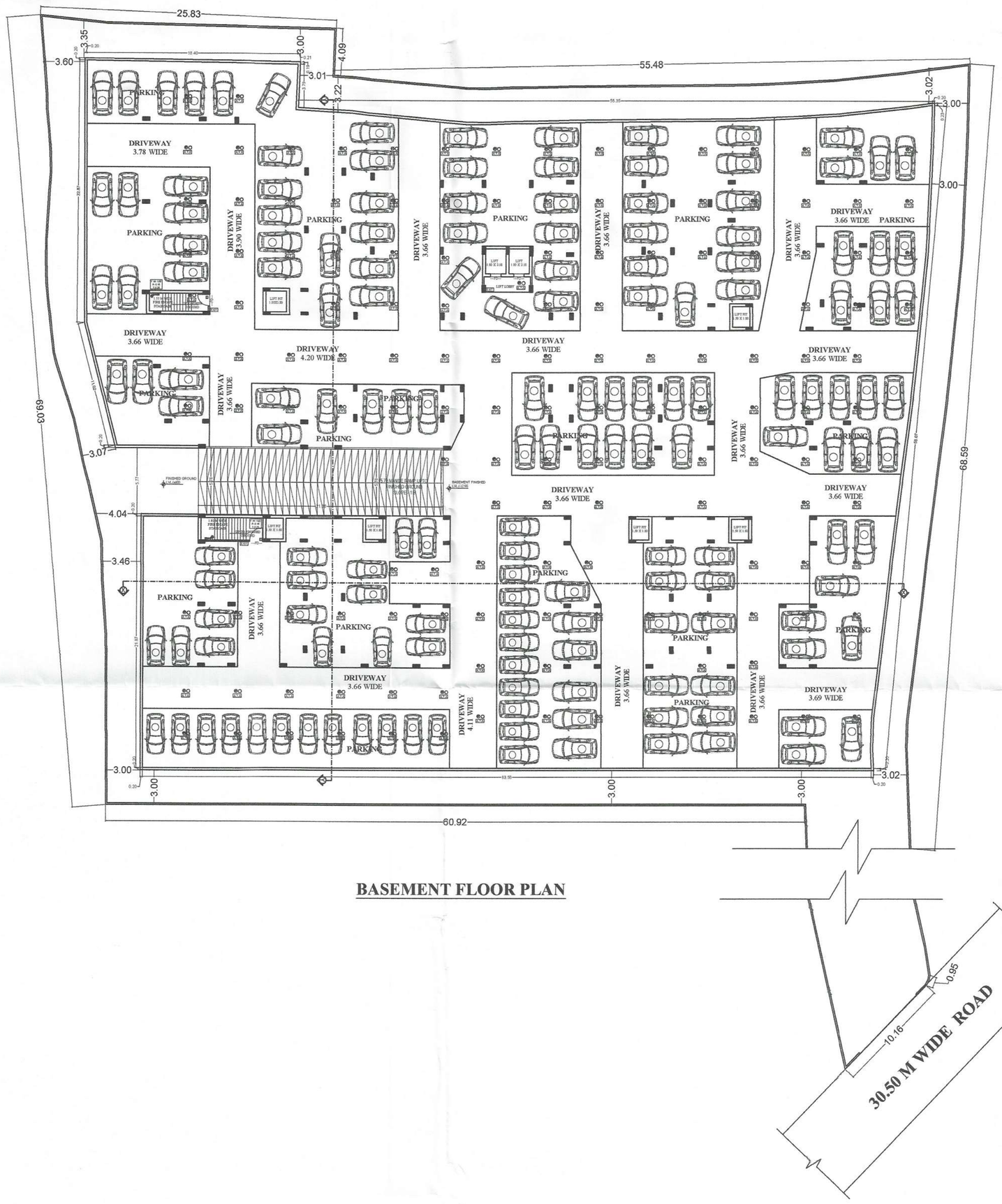
SECTION ON 'Z-Z'

DET. OF RECHARGEBLE BORE WELL

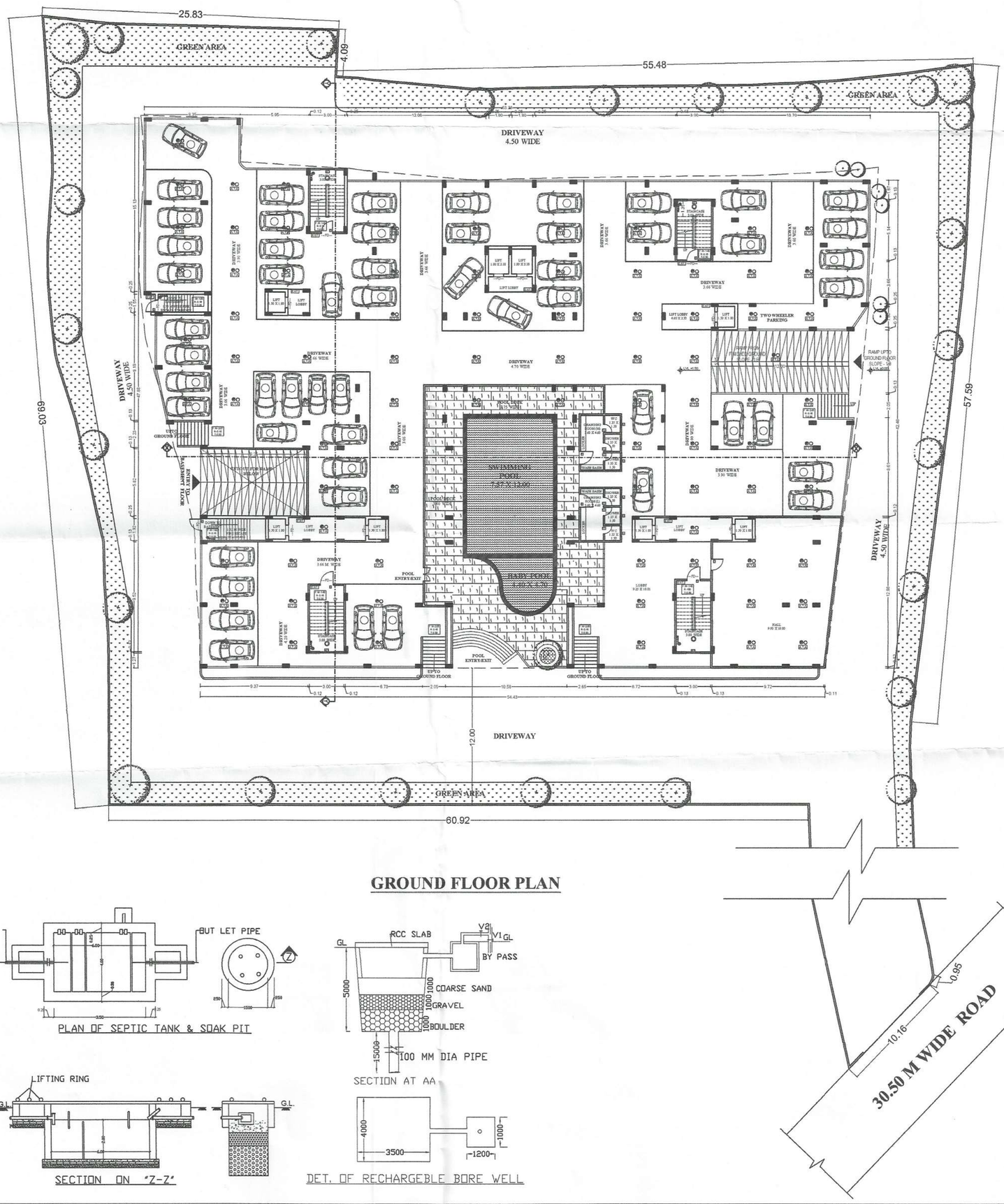
नक्सा स्वीकृति की मान्यता पाँच वर्ष तक रहेगी
गया नगर निगम, गया
का मुकदमा नं0- 36/25-26
बिहार नगरपालिका अधिनियम 2007 के
धारा 314 के अन्तर्गत स्वीकृत किया गया।

नगर आयुक्त
गया नगर निगम, गया
12/9/25

APPROVED BY



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

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TOTAL No. OF FLATS = 150 FLATS
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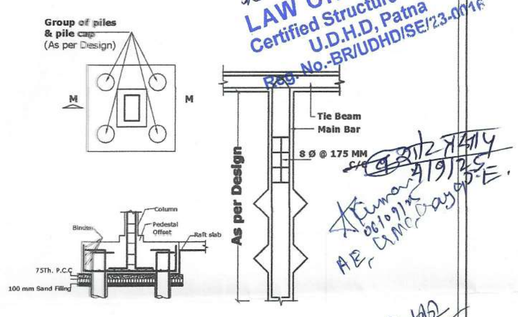
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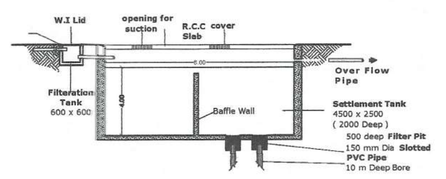
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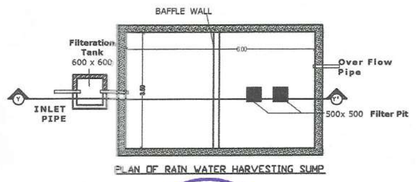
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U.D.H.D, Patna
Reg. No.-BR/UDHD/SE/23-0016





TYPICAL SECTION YY'



PLAN OF RAIN WATER HARVESTING SUMP

RAIN WATER HARVESTING TANK DETAIL

PLAN OF SEPTIC TANK & SOAK PIT

SECTION AT AA

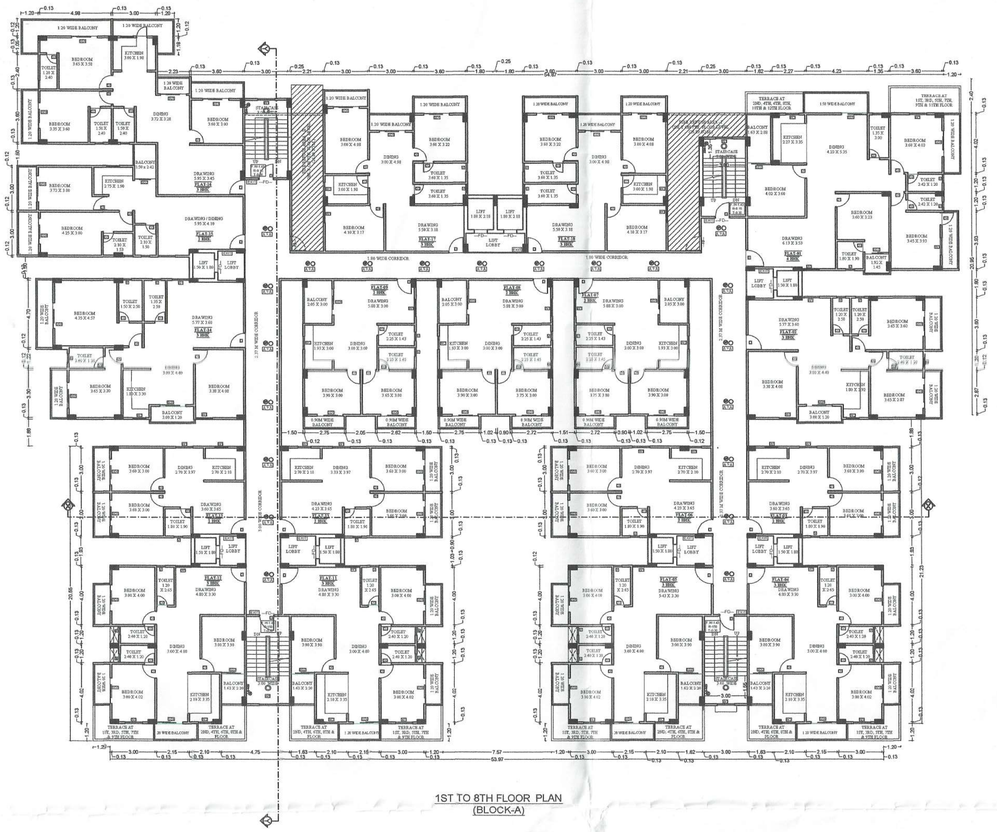
SECTION ON 'Z-Z'

DET. OF RECHARGEBLE BORE WELL

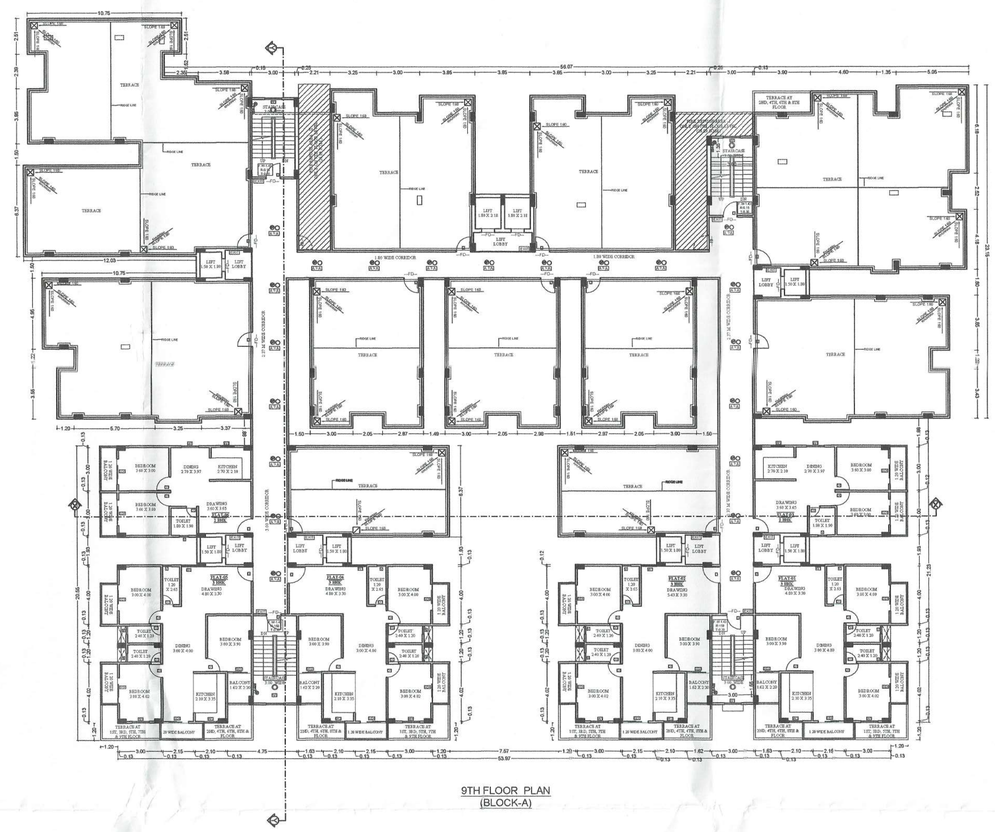
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नगर आयुक्त
गया नगर निगम, गया
12/9/25

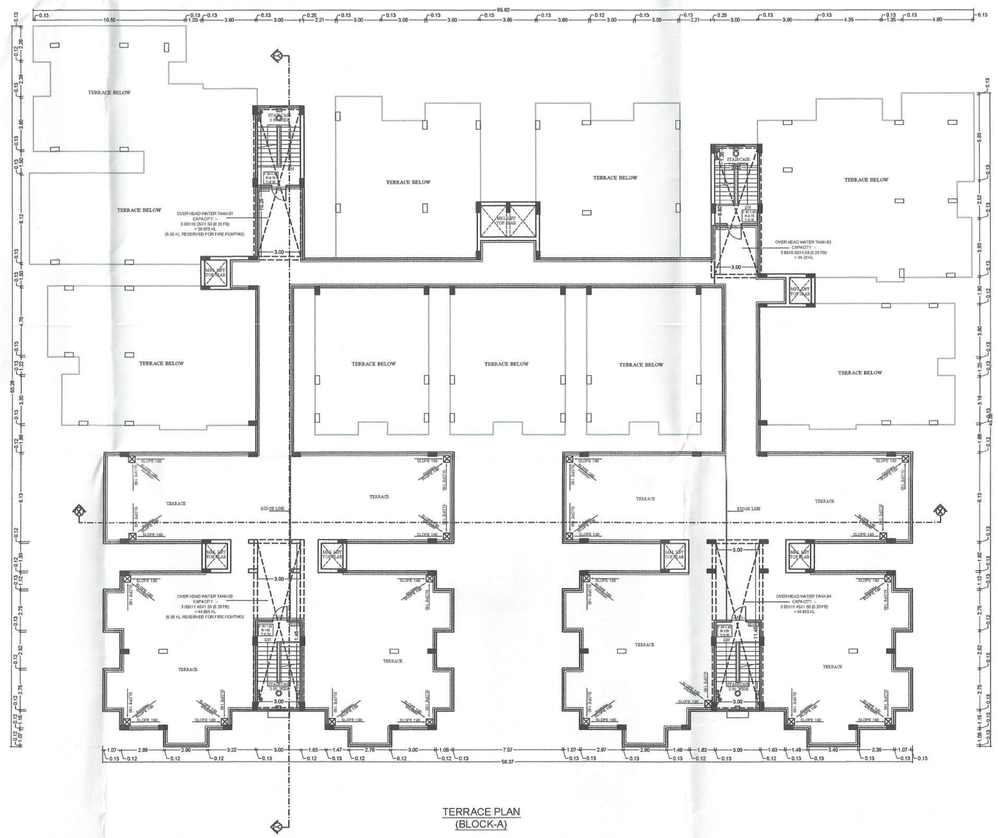
APPROVED BY



1ST TO 8TH FLOOR PLAN
(BLOCK-A)



9TH FLOOR PLAN
(BLOCK-A)



TERRACE PLAN
(BLOCK-A)

SCHEDULE OF DOORS, WINDOWS

TYPE	WIDTH	HEIGHT	SILL. LEV.	LIN. LEV.	DESCRIPTION
D	1.05	2.10	0.0	2.10	SINGLE LEAF DOOR
D1	0.98	2.10	0.0	2.10	SINGLE LEAF DOOR
D2	0.90	2.10	0.0	2.10	SINGLE LEAF DOOR
D3	0.75	2.10	0.0	2.10	SINGLE LEAF DOOR
D4	0.75	2.40	0.0	2.40	SINGLE LEAF DOOR
W1	1.20	1.65	0.90	2.40	FULLY GLAZED WIN.
W2	0.90	1.50	1.05	2.40	FULLY GLAZED WIN.
V	0.60	0.60	1.50	2.40	FULLY GLAZED WIN.
SD1	1.80	2.40	0.0	2.40	FULLY GLAZED WIN.
SD2	1.63	2.40	0.0	2.40	FULLY GLAZED WIN.

SPECIFICATION

1. R.C.C. PILES FOUNDATION AS PER STRUCTURAL DESIGN
2. IST CLASS BRICK WORK IN CEMENT MORTAR (1:6) IN SUPER STRUCTUR
3. 0.112 TH LIME TERRACING OVER 0.10 TH R.C.C. SLAB ON TOP FLOOR
4. 0.025 TH I.P.S. FLOORING OVER 0.15 TH. DRY RAMMED KHOA OVER 0.075 TH FLAT BRICK SOLING
5. 12MM TH. CEMENT PLASTER ON BOTH SIDE OF WALL
6. ALL FLUSH DOORS AND STEEL FRAME WITH GLAZED WINDOW
7. WHITE AND COLOR WASH AS PER CHOICE

PLOT DETAILS

PLOT DETAIL :- BLOCK - A
THE PROPOSED RESIDENTIAL BUILDING OF M/S BARNWAL PROPERTIES PVT. LTD. HAVING PLOT NO 199 NEW,198 NEW,109 OLD ,KHATA NO - 382 NEW, 79 OLD , MAUZA - ABGILA ,THANA NO - 314 ,WARD NO - 51 DISTRCT - GAYA

LAND OWNER :-
OMKAR NATH MAITIN S/O LATE DWARIKA SHARAN DAS

DEVELOPER
RAJKUMAR PRASAD S/O LATE RAMCHANDRA PRASAD
M.D.:- BARNWAL PROPERTIES PVT. LTD.

ALL DIMENTION IN METER

SCALE-1:100 | SHEET NO-03/06

SIGNATURE OF DEVELOPER

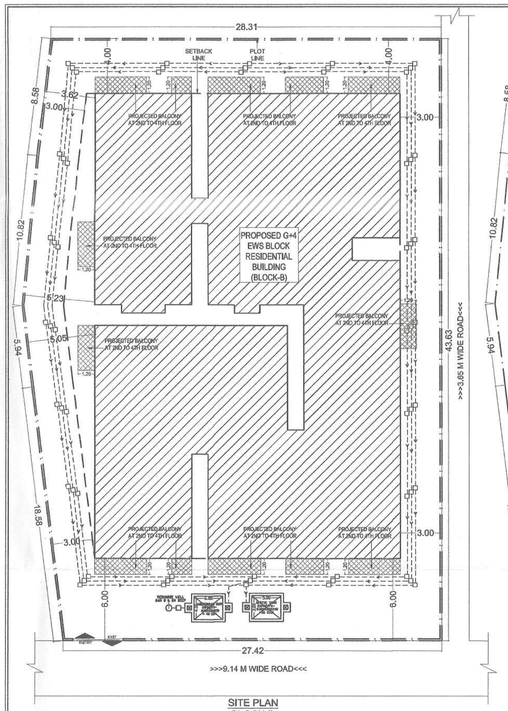
AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

SIGNATURE OF ARCHITECT

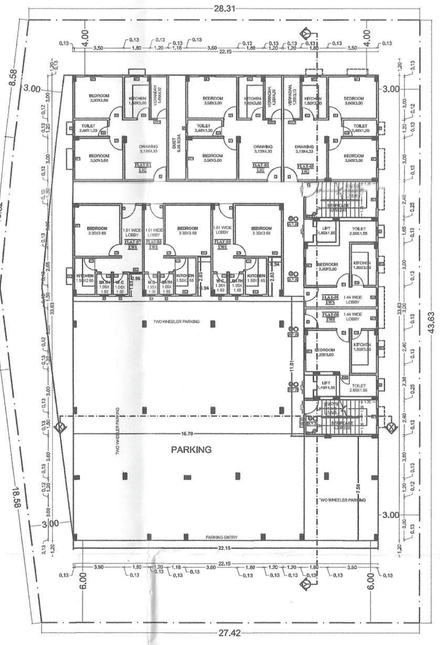
LAW CHATURVEDI
Certified Structure Engineer
U.D.H.D, Patna
Reg. No.-BR/UDHD/SE/23-0016

नक्सा स्वीकृति की मान्यता पाँच वर्ष तक रहेगी
गया नगर निगम, गया
का मुकदमा नं0-36/2526
बिहार नगरपालिका अधिनियम 2007 के
धारा 314 के अन्तर्गत स्वीकृत किया गया।
नगर आयुक्त
गया नगर निगम, गया

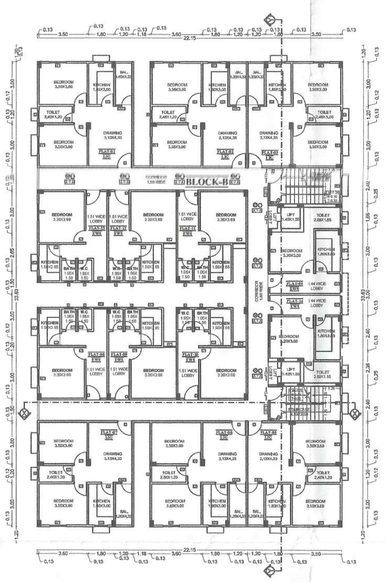
APPROVED BY



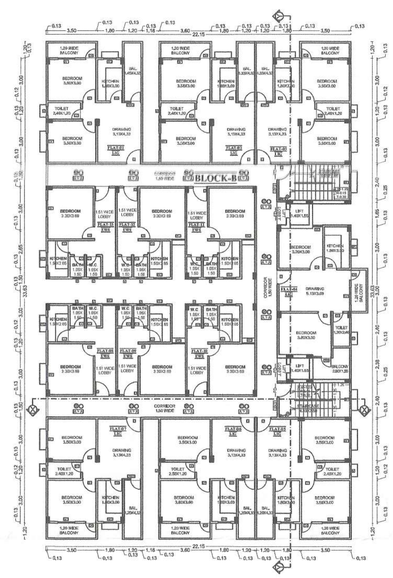
SITE PLAN
BLOCK-B
(SCALE 1:100)



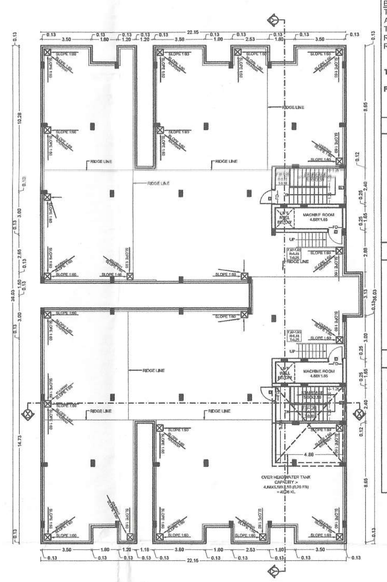
GROUND FLOOR PLAN
EWS BLOCK (BLOCK-B)



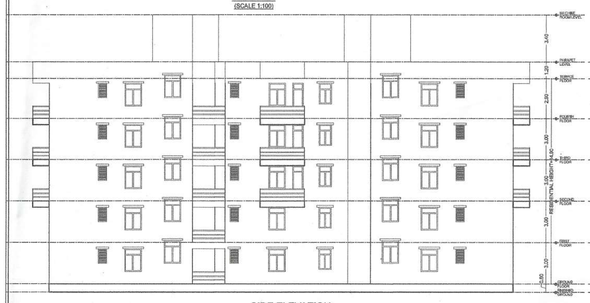
1ST FLOOR PLAN
EWS BLOCK (BLOCK-B)



2ND TO 4TH FLOOR PLAN
EWS BLOCK (BLOCK-B)



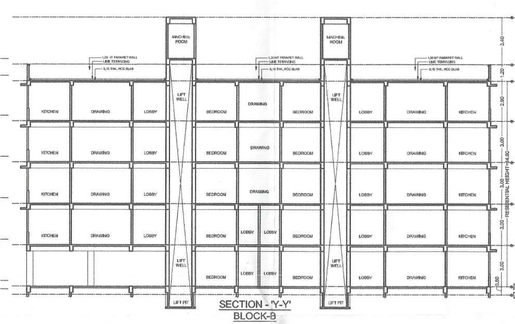
TERRACE FLOOR PLAN
BLOCK-B



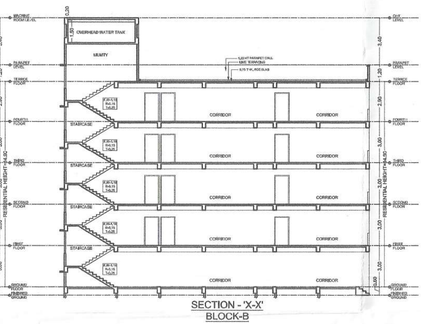
SIDE ELEVATION
BLOCK-B



FRONT ELEVATION
BLOCK-B



SECTION - 'Y-Y'
BLOCK-B



SECTION - 'X-X'
BLOCK-B

WATER TANK CALCULATION

BLOCK-B
TOTAL NO. OF FLATS - 61
ASSUMING 5 PERSON PER FLAT,
TOTAL NO. OF PERSON = 5X61 = 305
RESIDENTIAL WATER DEMAND @135 LPCD
REQUIRED VOLUME OF WATER TANK = 305X135 = 41175 L
= 41.17KL

TOTAL REQD. VOLUME OF WATER TANK = 41.17 KL

PROVIDED VOLUME OF WATER TANK = L X B X H (+FB)
= 8.00 X 6.50 X 1.50 (0.20 FB)
= 41.45 KL

SEPTIC TANK CALCULATION

BLOCK-B
TOTAL NO. OF FLATS - 61
ASSUMING 5 PERSON PER FLAT,
TOTAL NO. OF PERSON = 5X61 =305
PER PERSON REQ. = 0.085 CU.M/DAY
TOTAL REQ. VOLUME OF SEPTIC TANK = 305 X 0.085
= 25.92 CU.M

TOTAL PROVIDED CAPACITY OF SEPTIC TANK
= 8.00 X 3.00 X 2.00
= 30.00 CU.M

RAIN WATER SUMP CALCULATION

BLOCK-B
TERRACE FLOOR AREA = 734.17 SQ.M
RAIN WATER HARVESTING SUMP REQ. 6 CU.M FOR EVERY 100 SQ.M TERRACE AREA
SO, TOTAL REQ. CAPACITY OF SUMP = 7.34X6
= 44.04 CU.M

TOTAL VOLUME OF SUMP = 6.00 X 4.00 X 2.00
= 48.00 CU.M

AREA CALCULATION

PLOT AREA =1271.30 SQ.M.
EWS & LIG BLOCK (BLOCK-B)

GROUND FLOOR B/UP AREA	= 376.07 SQ.M
1ST FLOOR B/UP AREA	= 866.89 SQ.M
2ND FLOOR B/UP AREA	= 687.31 SQ.M
3RD FLOOR B/UP AREA	= 687.31 SQ.M
4TH FLOOR B/UP AREA	= 687.31 SQ.M
TOTAL B/U AREA (BLOCK-B)	= 3104.89 SQ.M

F.A.R = TOTAL B/U AREA / TOTAL PLOT AREA
= 3104.89/ 1271.30 = 2.44

SCHEDULE OF DOORS, WINDOWS

TYPE	WIDTH	HEIGHT	SILL. LEV.	LIN. LEV.	DESCRIPTION
D	1.05	2.10	0.0	2.10	SINGLE LEAF DOOR
D1	0.90	2.10	0.0	2.10	SINGLE LEAF DOOR
D2	0.80	2.10	0.0	2.10	SINGLE LEAF DOOR
D3	0.75	2.10	0.0	2.10	SINGLE LEAF DOOR
D4	0.75	2.40	0.0	2.40	SINGLE LEAF DOOR
W1	1.20	1.65	0.90	2.40	FULLY GLAZED WIN.
W2	0.90	1.50	1.05	2.40	FULLY GLAZED WIN.
V	0.60	0.60	1.50	2.40	FULLY GLAZED WIN.
DW1	0.75X0.83	2.40X1.65	0.90/0.90	2.40	FULLY GLAZED WIN.
DW2	0.75X0.53	2.40X1.65	0.90/0.90	2.40	FULLY GLAZED WIN.
DW3	0.75X0.45	2.40X1.65	0.90/0.90	2.40	FULLY GLAZED WIN.

SPECIFICATION

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5. 12MM TH. CEMENT PLASTER ON BOTH SIDE OF WALL
6. ALL PLUSH DOORS AND STEEL FRAME WITH GLAZED WINDOW
7. WHITE AND COLOR WASH AS PER CHOICE

PLOT DETAILS

PLOT DETAIL :- EWS/LIG BLOCK (AFFORDABLE HOUSE)
THE PROPOSED EWS BLOCK RESIDENTIAL BUILDING OF M/S BARNWAL PROPERTIES, MANAGING DIRECTOR RAJKUMAR PRASAD S/O LATE RAMCHANDRA PRASAD HAVING
PLOT NO - 76 NEW, 78 NEW, KHATA NO - 43 NEW, 13 NEW, MAUZA - IGUNA, THANA NO -310, DISTRCT - GAYA

PARKING CALCULATION

TOTAL NO. OF EWS=31X1=31 (EACH FLAT 1 BIKE PARKING)
TOTAL NO. OF LIG=30X2=60 (EACH FLAT 2 BIKE PARKING)
TOTAL NO. OF PARKING (EWS+LIG)=91 BIKE
EACH BIKE PARKING AREA=3 SQM.
TOTAL REQUIRED BIKE PARKING AREA=91X3=273.00 SQM.
TOTAL PROVIDED BIKE PARKING AREA = 359.47 SQ.M.

ALL DIMENTION IN MTER

SCALE-1:100 | SHEET NO-04/04

AMIT KUMAR
ARCHITECT
EMPL NO.- A8/20 16-17
GAYA NAGAR NIGAM

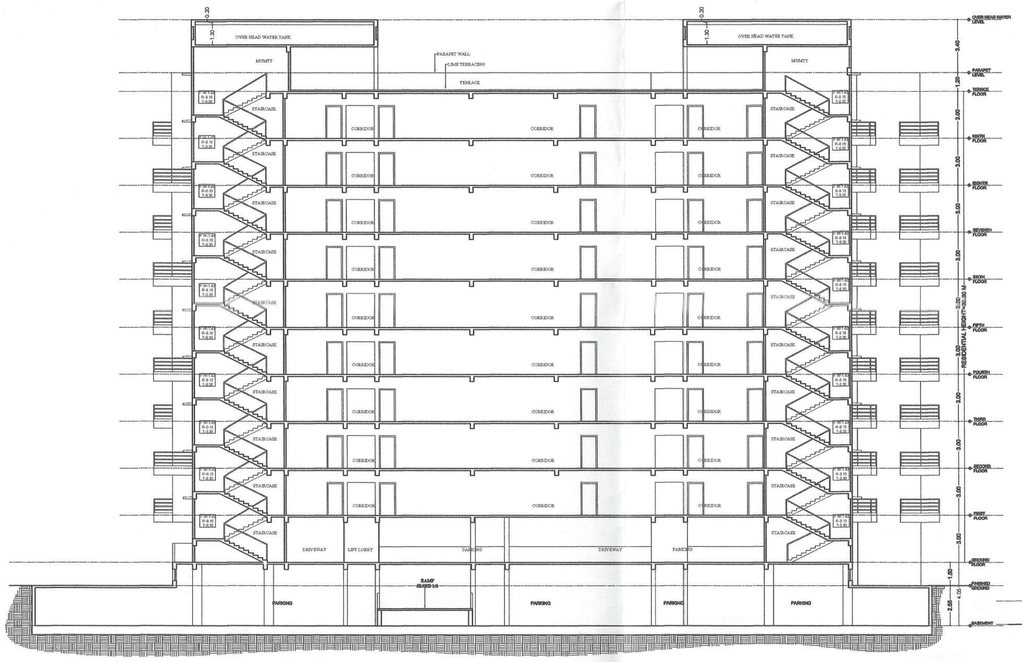
SIGNATURE OF DEVELOPER | SIGNATURE OF ARCHITECT

गया आयोजना क्षेत्र प्राधिकार, गया
का भूकदमा नं०.01/EWS/LIG/2025-26
बिहार नगरपालिका अधिनियम 2007 के
धारा 314 के अंतर्गत स्वीकृत किया गया।
नक्शा स्वीकृति की मान्यता पाँच वर्ष रहेगी।

02/09/25
मुख्य कार्यपालक पदाधिकारी
गया आयोजना क्षेत्र प्राधिकार, गया

Law Chaturvedi
JE, Gaya Planning Area
Authority, Gaya Town
25/08/2025

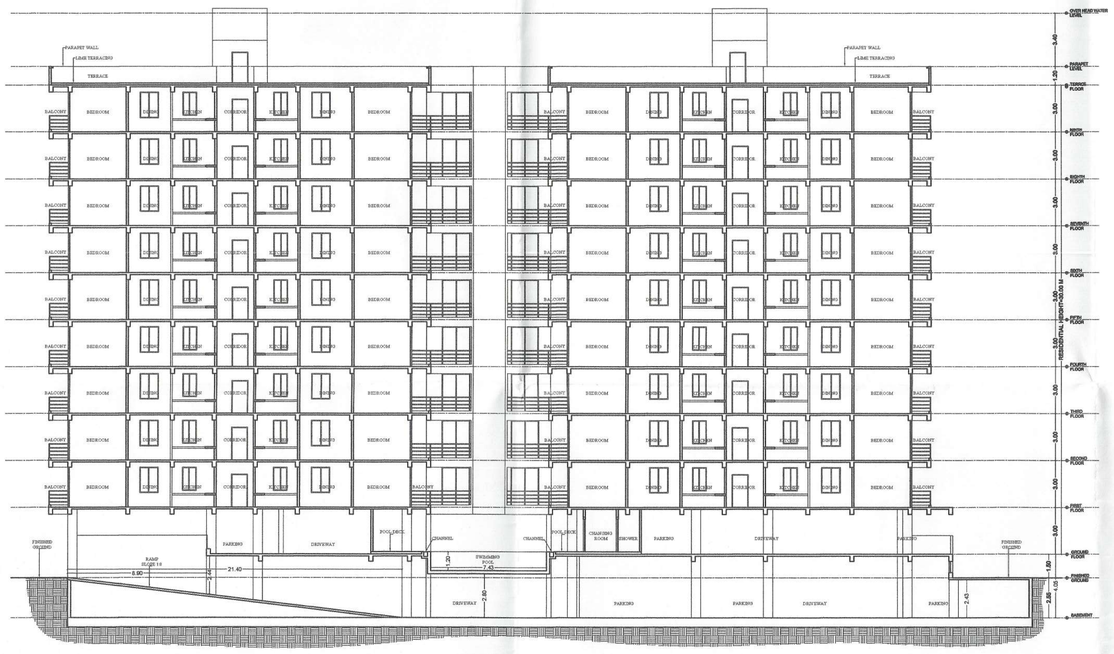
Ankita
Nodal officer - cum - ATP
Gaya Planning Area Authority
Bihar. 2/9/2025.



SECTION X-X
(BLOCK-A)



FRONT ELEVATION
(BLOCK-A)



SECTION Y-Y
(BLOCK-A)



SIDE ELEVATION
(BLOCK-A)

SCHEDULE OF DOORS, WINDOWS

TYPE	WIDTH	HEIGHT	SILL. LEV.	LIN. LEV.	DESCRIPTION
D	1.05	2.10	0.0	2.10	SINGLE LEAF DOOR
D1	0.98	2.10	0.0	2.10	SINGLE LEAF DOOR
D2	0.90	2.10	0.0	2.10	SINGLE LEAF DOOR
D3	0.75	2.10	0.0	2.10	SINGLE LEAF DOOR
D4	0.75	2.40	0.0	2.40	SINGLE LEAF DOOR
W1	1.20	1.65	0.90	2.40	FULLY GLAZED WIN.
W2	0.90	1.50	1.05	2.40	FULLY GLAZED WIN.
V	0.60	0.60	1.50	2.40	FULLY GLAZED WIN.
SD1	1.80	2.40	0.0	2.40	FULLY GLAZED WIN.
SD2	1.63	2.40	0.0	2.40	FULLY GLAZED WIN.

SPECIFICATION

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2. IST CLASS BRICK WORK IN CEMENT MORTAR (1:6) IN SUPER STRUCTUR
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PLOT DETAILS

PLOT DETAIL :- BLOCK - A
THE PROPOSED RESIDENTIAL BUILDING OF M/S BARNWAL PROPERTIES PVT. LTD. HAVING PLOT NO 199 NEW,198 NEW,109 OLD ,KHATA NO - 382 NEW, 79 OLD , MAUZA - ABGILA ,THANA NO - 314 ,WARD NO - 51 DISTRCT - GAYA

LAND OWNER :-
OMKAR NATH MAITIN S/O LATE DWARIKA SHARAN DAS

DEVELOPER
RAJKUMAR PRASAD S/O LATE RAMCHANDRA PRASAD
M.D.:- BARNWAL PROPERTIES PVT. LTD.

ALL DIMENTION IN METER

SCALE-1:100 | SHEET NO-04/06

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

SIGNATURE OF DEVELOPER

SIGNATURE OF ARCHITECT

LAW CHATURVEDI
Certified Structure Engineer
U.D.H.D, Patna
Reg. No.-BR/UDHD/SE/23-0016

4/9/25 J.E.

06/09/25 AE, GMC, Gaya

08/09/25 EE

गया नगर निगम
गया

नक्सा स्वीकृति की मान्यता पाँच वर्ष तक रहेगी
गया नगर निगम, गया
का मुकदमा नं०- 34/25-26
बिहार नगरपालिका अधिनियम 2007 के धारा 314 के अन्तर्गत स्वीकृत किया गया।

नगर आयुक्त
गया नगर निगम, गया
12/9/25

APPROVED BY