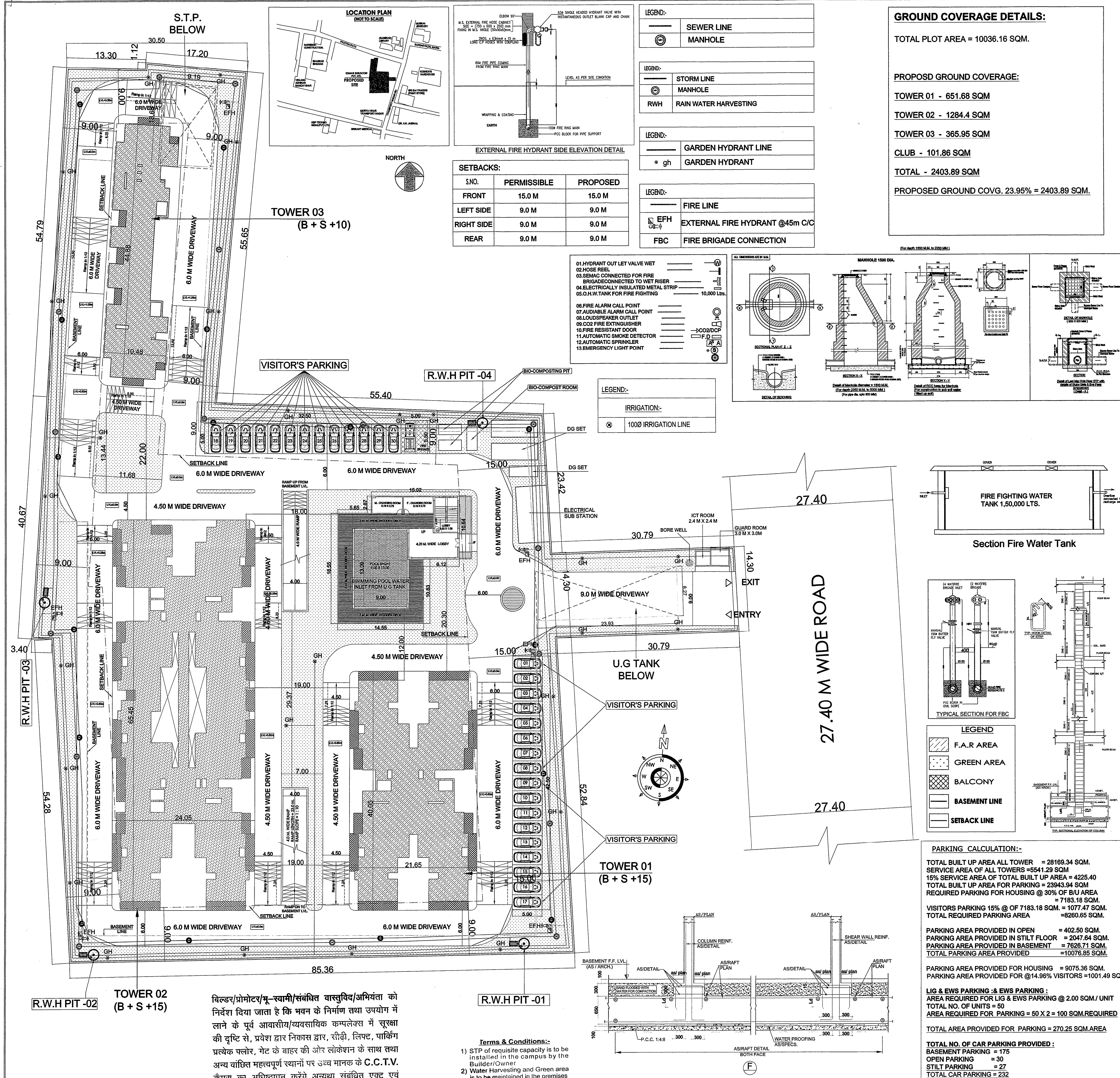




GROUND COVERAGE DETAILS:

TOTAL PLOT AREA = 10036.16 SQM.

PROPOSED GROUND COVERAGE:

TOWER 01 - 651.68 SQM

TOWER 02 - 1284.4 SQM

TOWER 03 - 365.95 SQM

CLUB - 101.86 SQM

TOTAL - 2403.89 SQM

PROPOSED GROUND COV. 23.95% = 2403.89 SQM.

AREA STATEMENT

TOTAL PLOT AREA AS/DEED = 10245.10 SQM.
TOTAL PLOT AREA AS/DEVELOPMENT DEED = 10247.32 SQM.
TOTAL PLOT AREA AS/SITE = 10036.16 SQM.

TOWER 01

(AREA IN SQM.)

BASEMENT FL. F.A.R. AREA = 17.50
STILT FL. F.A.R. AREA = 89.54
1ST FL. F.A.R. AREA = 562.47
2ND FL. F.A.R. AREA = 562.47
3RD FL. F.A.R. AREA = 562.47
4TH FL. F.A.R. AREA = 562.47
5TH FL. F.A.R. AREA = 562.47
6TH FL. F.A.R. AREA = 562.47
7TH FL. F.A.R. AREA = 562.47
8TH FL. F.A.R. AREA = 562.47
9TH FL. F.A.R. AREA = 562.47
10TH FL. F.A.R. AREA = 562.47
11TH FL. F.A.R. AREA = 562.47
12TH FL. F.A.R. AREA = 562.47
13TH FL. F.A.R. AREA = 562.47
14TH FL. F.A.R. AREA = 562.47
15TH FL. F.A.R. AREA = 562.47
TOTAL F.A.R. AREA = 8544.09

TOWER 02

(AREA IN SQM.)

BASEMENT FL. F.A.R. AREA = 34.80
STILT FL. F.A.R. AREA = 73.72
1ST FL. F.A.R. AREA = 1038.42
2ND FL. F.A.R. AREA = 1038.42
3RD FL. F.A.R. AREA = 1038.42
4TH FL. F.A.R. AREA = 1038.42
5TH FL. F.A.R. AREA = 1038.42
6TH FL. F.A.R. AREA = 1038.42
7TH FL. F.A.R. AREA = 1038.42
8TH FL. F.A.R. AREA = 1038.42
9TH FL. F.A.R. AREA = 1038.42
10TH FL. F.A.R. AREA = 1038.42
11TH FL. F.A.R. AREA = 1038.42
12TH FL. F.A.R. AREA = 1038.42
13TH FL. F.A.R. AREA = 1038.42
14TH FL. F.A.R. AREA = 1038.42
15TH FL. F.A.R. AREA = 1038.42
TOTAL F.A.R. AREA = 15684.62

CLUB

(AREA IN SQM.)

GR. FL. F.A.R. AREA = 101.86
1ST FL. F.A.R. AREA = 175.22
TOTAL F.A.R. AREA = 277.08

TOTAL F.A.R. AREA ALL TOWER (AREA IN SQM.)

TOWER 01 = 8544.09
TOWER 02 = 15684.62
CLUB = 277.08
TOTAL AREA = 24505.79

TOTAL PROPOSED F.A.R. AREA = 24507.48 SQM. @ 2.50 F.A.R

S.T.P.:-

TOTAL BUILT UP AREA = 28169.34 SQM.
REQ. S.T.P. CAPACITY = 27892.25 / 2 = 14084.67 SQM.
ASSUMED 5 PERSON PER FLAT = 5 X 180 = 900 PERSON
ASSUMED 2 PERSON PER FLAT = 2 X 50 = 100 PERSON
NO. OF PERSON (900 + 100) = 1000 NOS.
1006 X .085 CUMTR = 85.51 CUMTR.
REQUIRED S.T.P. = 85.51 CUMTR.
PROPOSED S.T.P. = 6.0 X 6.0 X 3.6 + 0.3 FB = 129.9 KLD.

WATER SUPPLY CALCULATION:-

TOTAL NO. OF FLAT = 230
(HOUSING = 180)
(LIG & EWS = 50)
ASSUMED 5 PERSON PER FLAT = 5 X 180 = 900 PERSON
ASSUMED 2 PERSON PER FLAT = 2 X 50 = 100 PERSON
NO. OF PERSON (900 + 100) = 1000 NOS.
AVERAGE WATER DEMAND = 135 LIT. PER CAP. PER DAY
SO, TOTAL WATER REQUIRED PER DAY = 135 X 1000 = 135000 LIT. = 135.00 CUM.
WATER TANK CAPACITY REQUIRED FOR FIRE = 45000 LIT. = 45.0 CUM
PERMISSIBLE WATER TANK REQD = 135.00 + 45.0 = 180.00 CUM.
PROVIDED PROPOSED WATER TANK COMPARTMENT = 6.0 X 3.50 X 1.8 = 37.80 X 6 = 226.80 CUM.

RAIN WATER HARVESTING CHAMBER CALCULATION:-

TOTAL TERRACE AREA = 1949.92 SQM.
REQUIRED VOLUME FOR R.W.H CHAMBER = 1949.92 X 6 / 100 = 116.99 CUM.
PROVIDED 4 CHAMBER (3.0 X 3.0 X 10.0 M. DEEP) = (2% X D%) X H = 3.14 X (3.0 X 3.0 / 4) X 10 = 70.65 CUM.
PROPOSED 4 CHAMBER = 4 X 70.65 = 282.6 CUM.

GREEN AREA CALCULATION:-

TOTAL NET PLOT AREA = 10036.16 Sq.m.
GREEN SPACE AREA % Reqd = 10036.16 @ 10% = 1003.61 Sq.m.
TOTAL PROVIDED GREEN SPACE @ 23.19 % = 2327.69 Sq.m.

TOWER - 03 (LIG & EWS)

TOTAL PLOT AREA = 10036.16 SQM.
PERMISSIBLE 15% F.A.R FOR EWS & LIG 15% @ 24505.79 = 3675.87 SQM.

(AREA IN SQM.)

BASEMENT FL. F.A.R. AREA = 7.21
STILT FL. F.A.R. AREA = 166.04
1ST FL. F.A.R. AREA = 349.03
2ND FL. F.A.R. AREA = 349.03
3RD FL. F.A.R. AREA = 349.03
4TH FL. F.A.R. AREA = 349.03
5TH FL. F.A.R. AREA = 349.03
6TH FL. F.A.R. AREA = 349.03
7TH FL. F.A.R. AREA = 349.03
8TH FL. F.A.R. AREA = 349.03
9TH FL. F.A.R. AREA = 349.03
10TH FL. F.A.R. AREA = 349.03

TOTAL F.A.R. AREA = 3663.55

TOTAL AREA OF TOWER 03 = 3663.55 SQM.
F.A.R. ACHIVED = 14.95%

PROJECT:

PROPOSED GROUP HOUSING

FOR

M/S KUMAR BUILDCON PVT. LTD.

AT -

KHESRA NO. - 455(P),456(P),457(P),461(P)

460(P),462(P) & 449(P)

KHATA NO. - 59,46,55,95,98,107 & 178

Mauza - Jakariyapur

THANA NO. - 15

PS - ALAMGANJ

DISTRICT - PATNA, BIHAR

NAME OF PLOT OWNER:-

RESERVE BANK OF INDIA EMPLOYEES

CO-OPERATIVE HOUSING BUILDING

SOCIETY LTD.

SHEET TITLE:

SITE PLAN

SCALE = 1:100

OR

Mentioned

NORTH

DRAWN BY:

SHEET NO. - 01/12

Signature of Owner

SIGNATURE OF OWNER/ FIRM / COMPANY

ARCHITECT:

DES ARC

ARCHITECTS, INTERIORS, PLANNING

UGR-1A, ANSAL PLAZA, SECTOR-1, VAISHALI, 828

PH: 0122-440410 M: 9886171123

EMAIL: desarc14@gmail.com

Signature of Architect

SIGNATURE OF ARCHITECT

Signature of Structural Engineer

SIGNATURE OF STRUCTURAL ENGINEER

For Kumar Buildcon (P) Ltd.

Signature of Director

Director

Builder Registration No. -

BRUDDH/BLDR/23-0229

Signature of Builder

SIGNATURE OF BUILDER

PATNA MUNICIPAL CORPORATION

PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)

P/3/KAR(VAPUR)P/RN-18+15/JP-22-2225

Sanction of Plan Accorded under Section

315, 316 & 317 of the Bihar Municipal Act 2007

by the Municipal Commissioner, Patna on.....

Date.....20/02/2025

SANCTION OF PLAN ACCORDED

Signature of Municipal Commissioner

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