

PARKING CALCULATION:-

TOTAL BUILT UP AREA (Commercial) = 1855.53 SQ.MT.
TOTAL REQUIRED PARKING AREA =(BUILT UP AREA - 15%)X30%
REQUIRED CAR PARKING AREA (30%) = 473.11 SQMT

TOTAL BUILT UP AREA (Residential) = 3557.87 SQ.MT.
TOTAL REQUIRED PARKING AREA =(BUILT UP AREA - 15%)X25%
REQUIRED CAR PARKING AREA (25%) = 750.04 SQMT
TOTAL REQUIRED PARKING AREA = 473.11+750.04 SQMT
= 1223.15 SQMT
TOTAL PROVIDED PARKING AREA = 1243.66 SQMT

PROPOSED COMMERCIAL CUM
RESIDENTIAL BUILDING FOR KUMAR
HEIGHT'S VENTURE PVT. LTD.,
DIRECTOR SRI JAY PRAKASH S/O- SRI
ASHOK KUMAR SINGH, AT MAUZA -
NOHSA, SURVEY THANA - PHULWARI,
PARGANA- PHULWARI, THANA NO.- 38,
TAUZI NO.- 5262, KHATA NO.-102,
SURVEY PLOT NO.- 116(P), DIST. - PATNA.

SIGNATURE OF BUILDER

SIGNATURE OF ENGINEER

Satyendra Prakash Singh
Satyendra Prakash Singh
Satyendra Prakash Singh
Structural Engineer
UDHD/UDHSE/23-085
Emp No.- 870 UDHD Bihar (Patna)
UDHD

Sudhendu Ranjan
SUDHENDU RANJAN
ARCHITECT
ARCHITECT NO
UDHD/UDHSE/23-085
UDHD GOVERNMENT OF BIHAR

SHEET NO. - 02

NORTH

Patna Metropolitan Area Authority
Sanction of Plan Case No. *2244/2024*, *Patna*
dated. *26.01.2024* accorded under
Development Control Regulations For Patna
Master Plan 2031 (Bylaws no 8) of Bihar Building
Bylaws 2014 (as amended 2022) on Date. *21.05.2025*

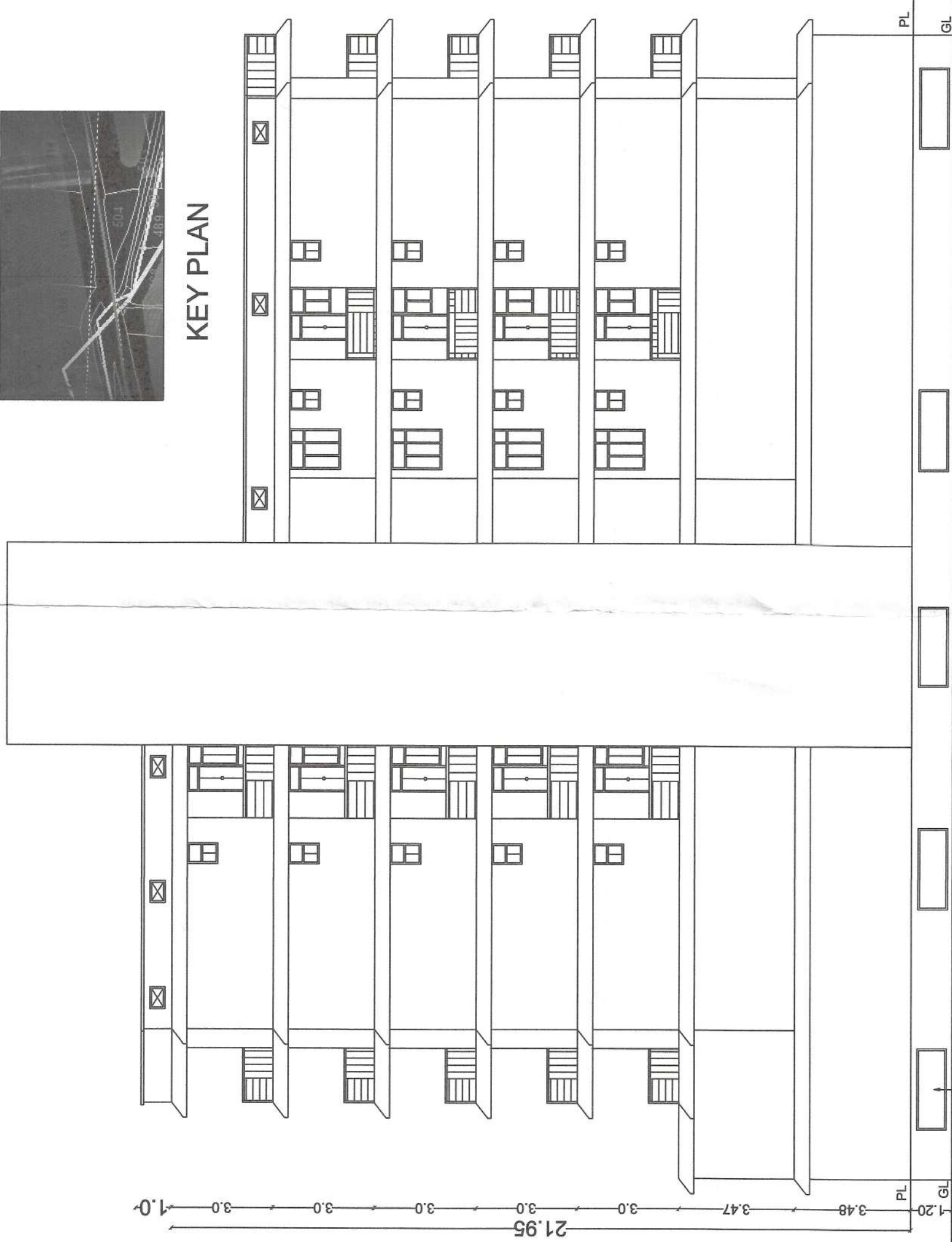
Prof. Rajiv
16/05/25
सहायक अभियंता
पटना महेन्द्र क्षेत्र प्राधिकार

अधीक्षक अभियंता
16/05/25
अधीक्षक अभियंता
पटना महेन्द्र क्षेत्र प्राधिकार

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

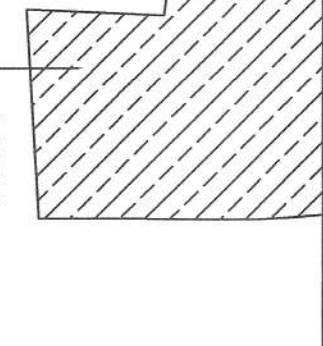


KEY PLAN



FRONT ELEVATION

APPLICANT'S PLOT



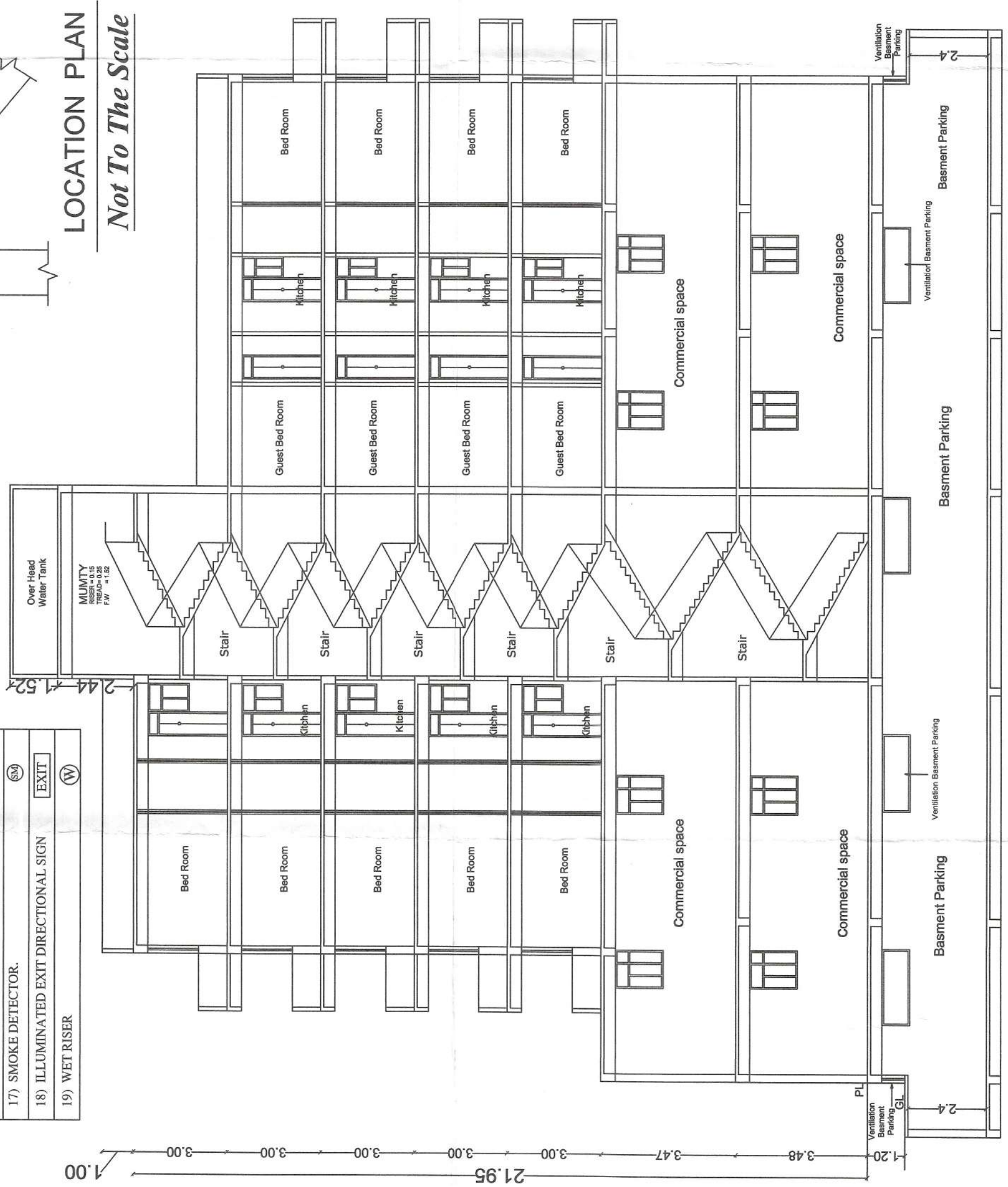
ROAD 60.0M WIDE

KARBALA ROAD

SHERSHAH ROAD

LOCATION PLAN

Not To The Scale

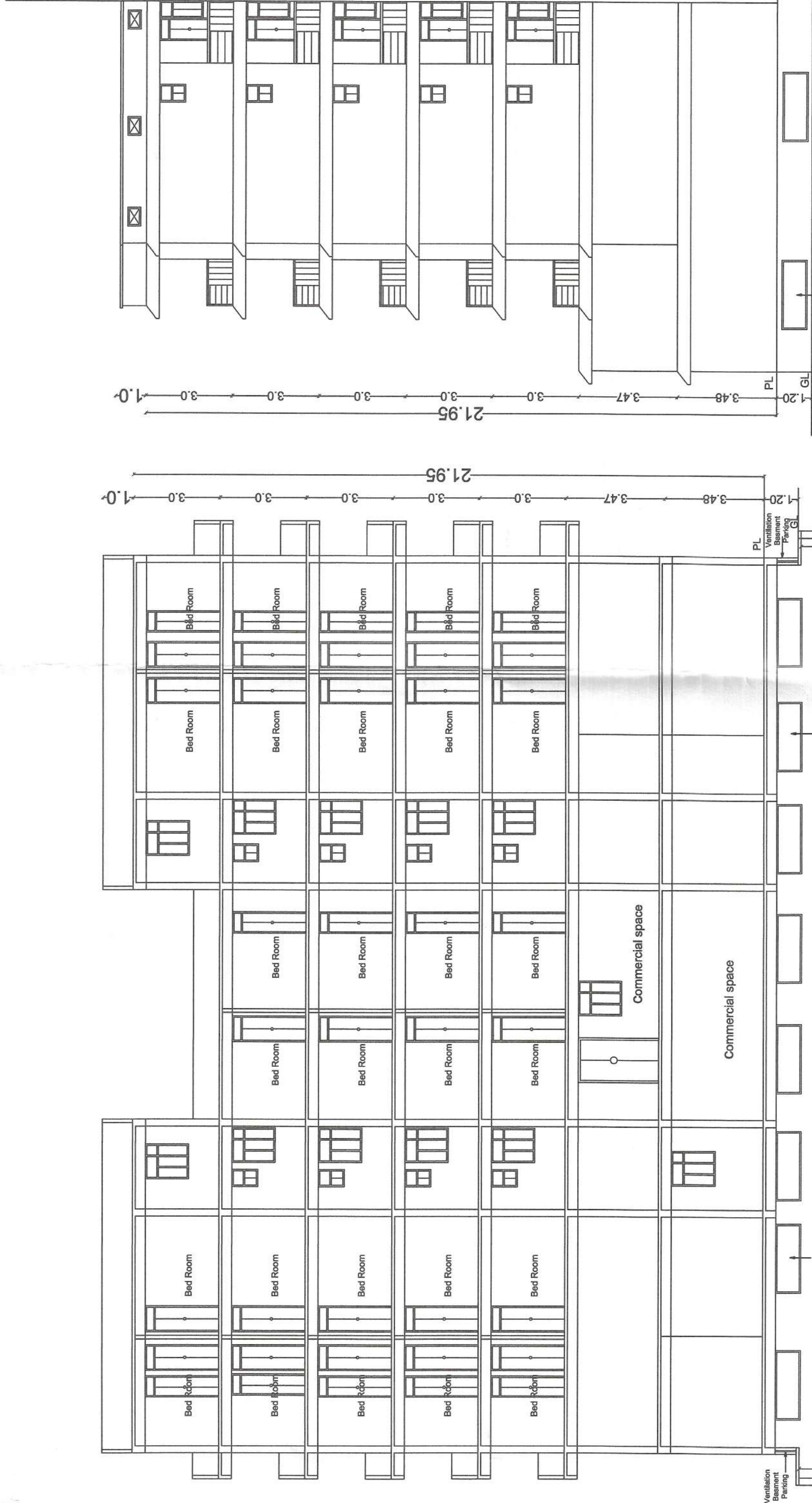


SECTION - Y-Y

LEGEND FOR FIRE FIGHTING

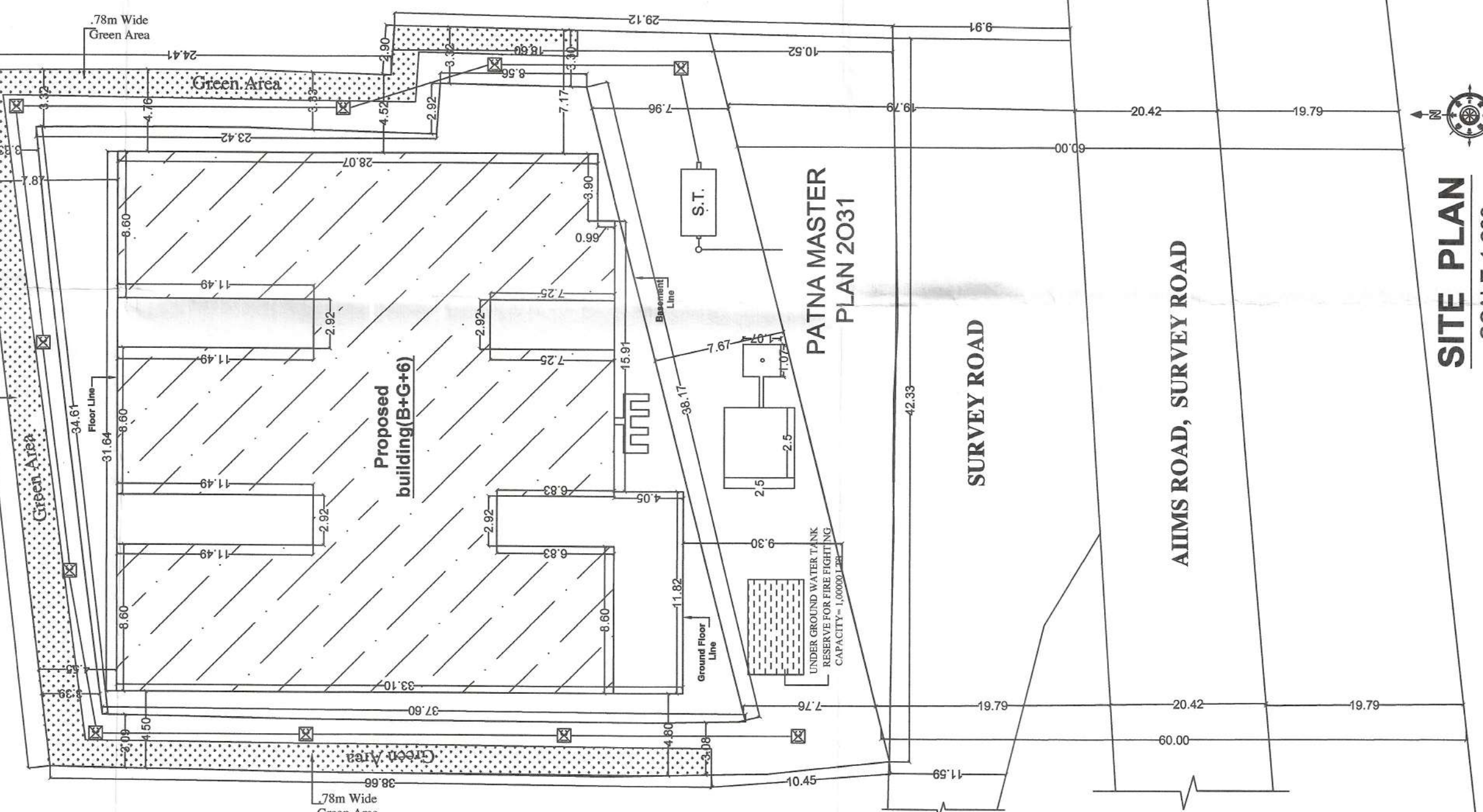
- 1) HYDRAN SPRINKLER
- 2) HOSE REEL
- 3) UNDER GROUND WATER TANK WITH 100000 LTRS. CAPACITY
- 4) OVER HEAD WATER FOR FIRE FIGHTING TANK WITH 30,000 LTR. CAPACITY.
- 5) SIAMISE CONNECTION
- 6) ELECTRICAL INSULATED METAL STRIP OF 2.50X3-50MM
- 7) EXTINGUISHER
- 8) FIRE HYDRANT
- 9) EMERGENCY LIGHTING SYSTEM
- 10) AUTOMATIC INDICATOR
- 11) AREA COVERED BY SMOKE DETECTOR
- 12) FIRE ALARM CALL POINT.
- 13) AUDIBLE WARNING DEVICE.
- 14) LOUD SPEAKER OUT LET.
- 15) MICROPHONE POSITION.
- 16) FIRE RESISTANCE DOOR.
- 17) SMOKE DETECTOR.
- 18) ILLUMINATED EXIT DIRECTIONAL SIGN
- 19) WET RISER

RIGHT SIDE ELEVATION



RIGHT SIDE ELEVATION

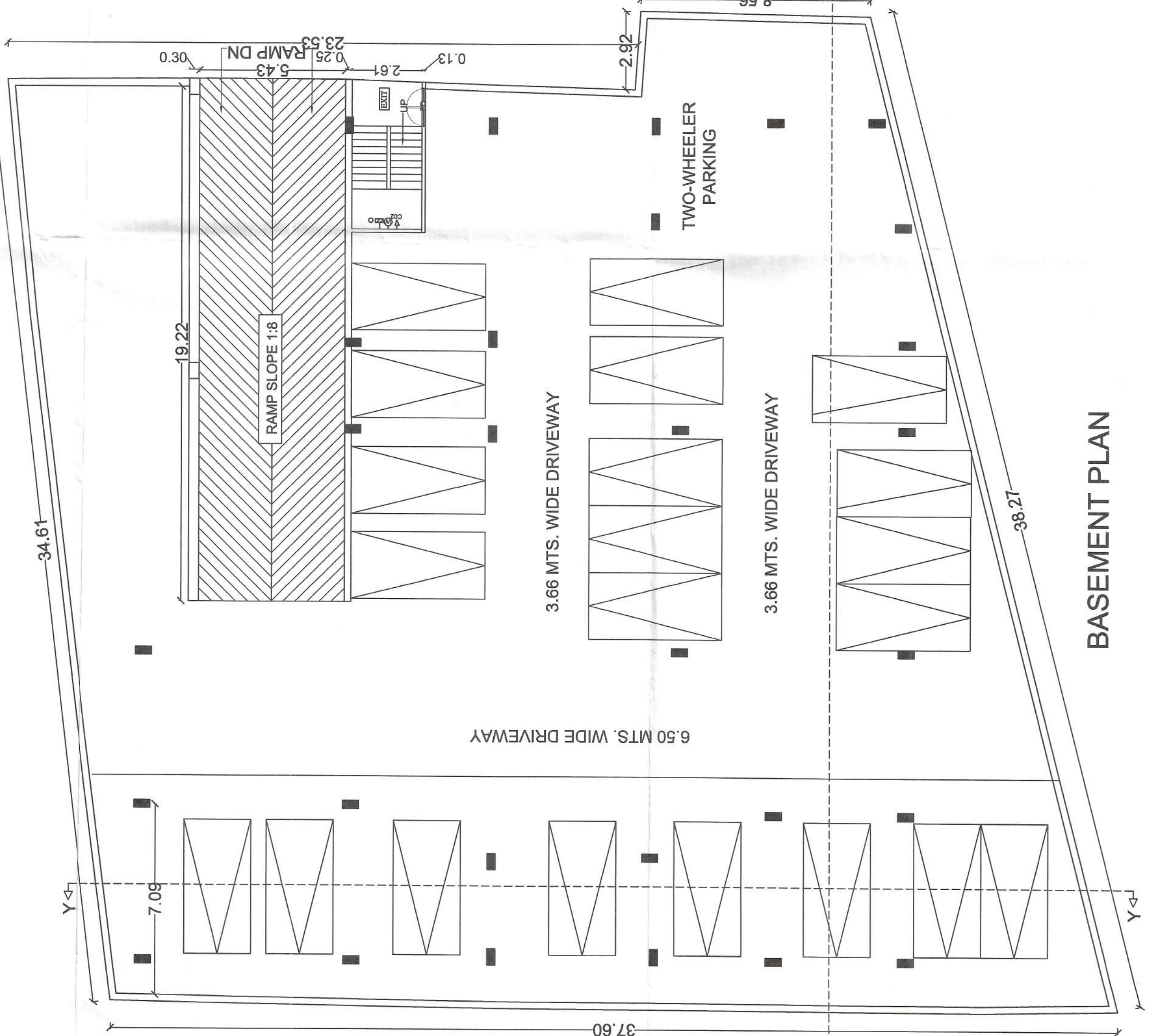
GREEN AREA CALCULATION
TOTAL PLOT AREA = 2165.23 SQ.MT.
TOTAL REQUIRED GREEN AREA 10% OF TOTAL PLOT AREA
REQUIRED GREEN AREA (10%) = 216.52 SQMT
PROVIDED GREEN AREA = 217.21 SQMT



SITE PLAN

SCALE:1:200

SECTION - X-X



BASEMENT PLAN

PARKING CALCULATION:-

TOTAL BUILT UP AREA (Commercial) = 1856.63 SQ.MT.
TOTAL REQUIRED PARKING AREA =BUILT UP AREA - 15%X30%
REQUIRED CAR PARKING AREA (30%) = 473.11 SQMT

TOTAL BUILT UP AREA (Residential) = 3557.87 SQ.MT.
TOTAL REQUIRED PARKING AREA =BUILT UP AREA -15%X25%
REQUIRED CAR PARKING AREA (25%) = 756.04 SQMT
TOTAL REQUIRED PARKING AREA = 473.11+756.04 SQMT
= 1229.15 SQMT

TOTAL PROVIDED PARKING AREA = 1243.66 SQMT

**PROPOSED COMMERCIAL CUM
RESIDENTIAL BUILDING FOR KUMAR
HEIGHTS VENTURE PVT. LTD.,
DIRECTOR SRI JAY PRAKASH S/O- SRI
ASHOK KUMAR SINGH, AT MAUZA -
NOHSA, SURVEY THANA - PHULWARI,
PARGANA- PHULWARI, THANA NO.- 38,
TAUZI NO- 5262, KHATA NO-102,
SURVEY PLOT NO- 116(P), DIST. - PATNA.**

SIGNATURE OF BUILDER

SIGNATURE OF ENGINEER



SUDHENDU RAJAN
ARCHITECT
REGISTRATION NO. 20000000000000000000
GOVT. OF BIHAR

SHEET NO. - 02

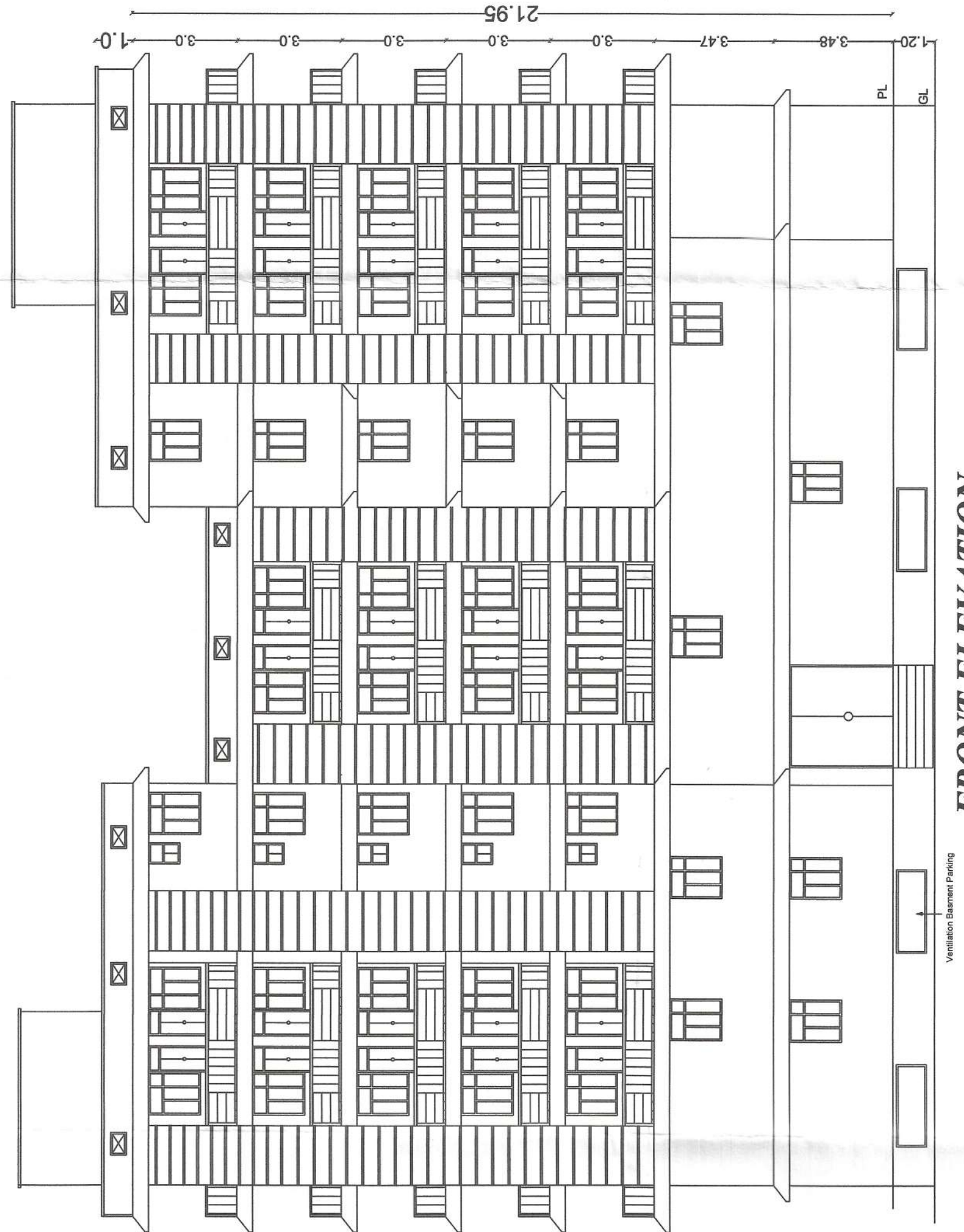
NORTH

Patna Metropolitan Area Authority
Sanction of Plan Case no. **2014/142/2014** dated **16.09.2015** / **16.09.2015/16/2014**
Issued. **26.07.2015**.....accorded under
Development Control Regulations For Patna
Master Plan 2031 (Bylaws no 8) of Bihar Building
Bylaws 2014 (as amended 2022) on Date **23.09.2015**

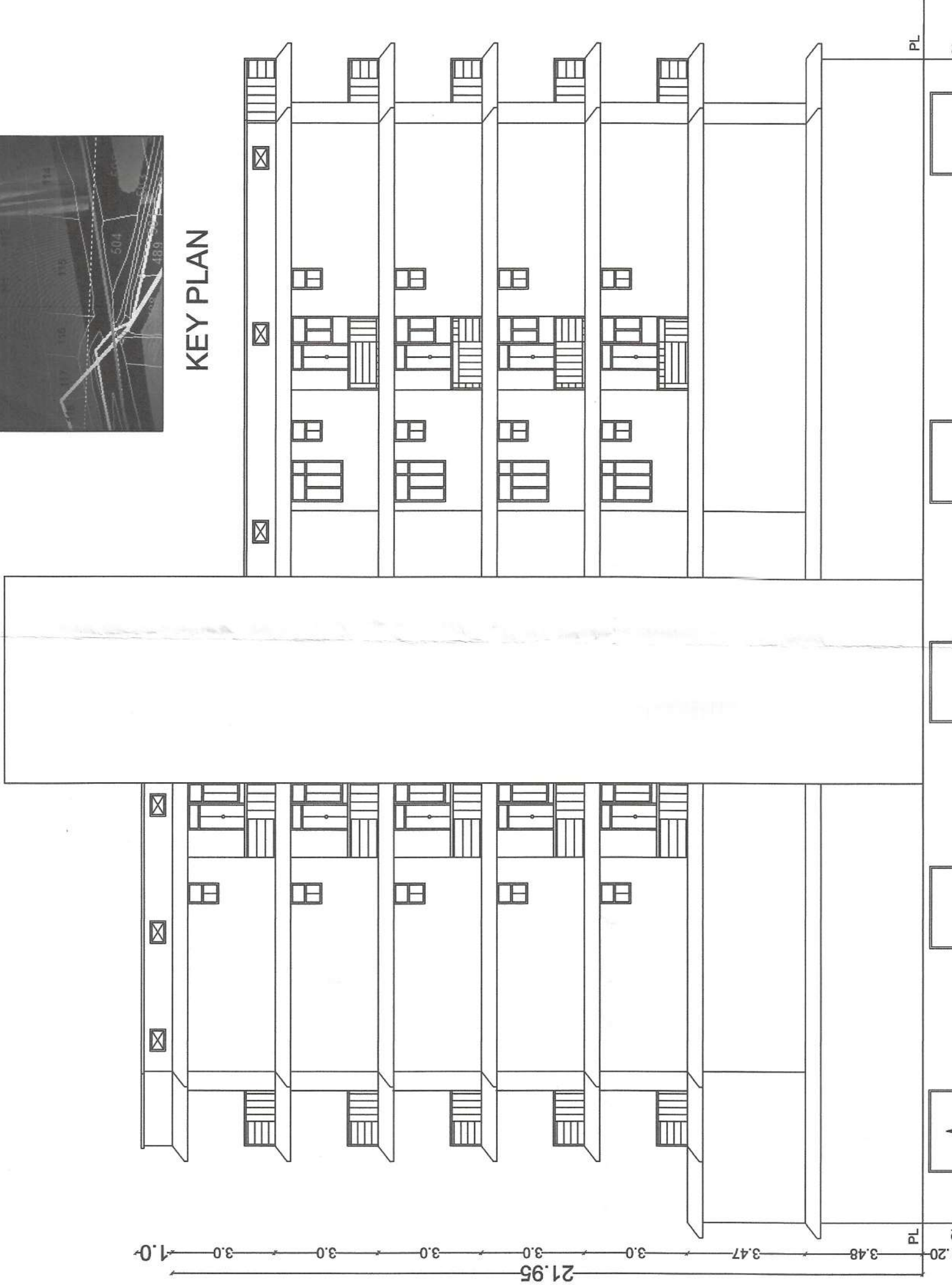
16/09/15
सहायक मगर योजना परियोजना
कृष्ण महामय क्षेत्र अधिकार

16/09/15
अध्यक्षणा अभियंता
पटना महामय क्षेत्र अधिकार

बिहार यू-समरता (वित्तियमन विकास)
नियामक बोली, 2017 की शर्तों के अधीन
राज्य में गठित वित्तियमन प्राधिकरण
से इस परियोजना का निर्माण
अनिवार्य होगा।



FRONT ELEVATION



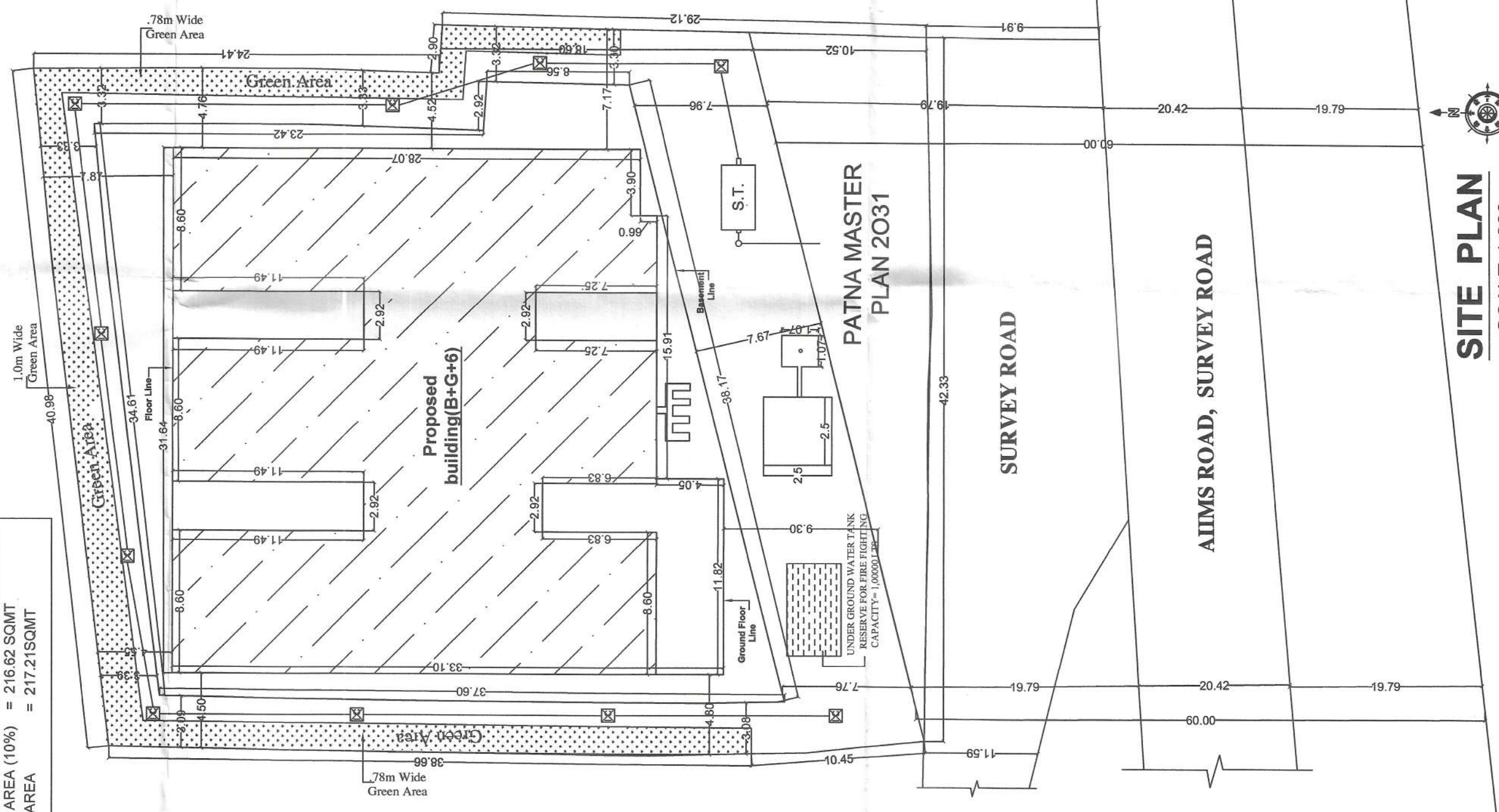
RIGHT SIDE ELEVATION



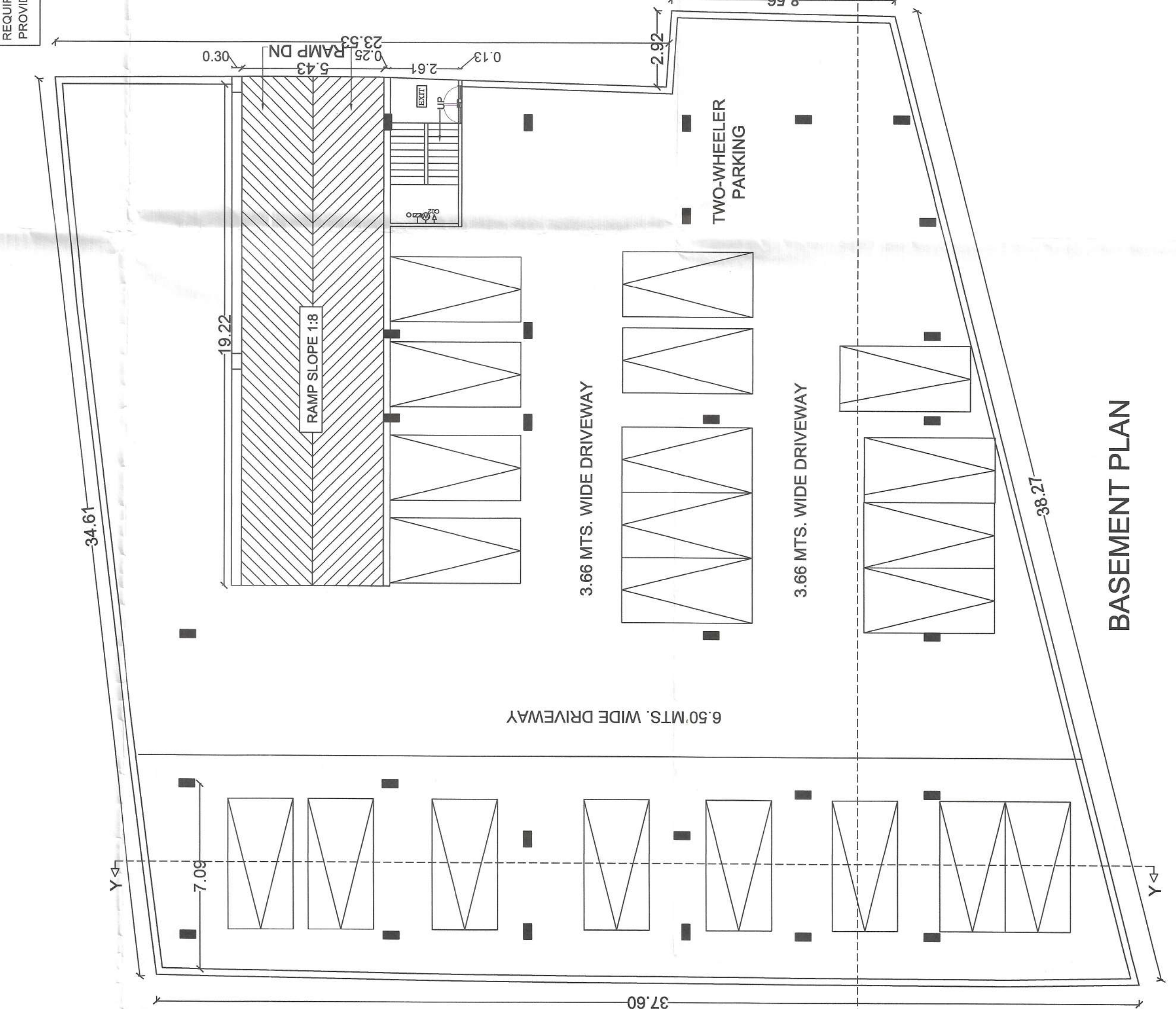
BASEMENT PLAN

LEGEND FOR FIRE FIGHTING			
1) HYDRAN SPRINKLER	—S—	4) OVER HEAD WATER FOR FIRE FIGHTING TANK WITH 30,000 LTR. CAPACITY.	—T—
2) HOSE REEL	—H—	5) SIAMISE CONNECTION	—C—
3) UNDER GROUND WATER TANT WITH 100000 LTRS. CAPACITY	—U—	6) ELECTRICALLY INSULATED METAL STRIP OF 2.50X3.50MM	—E—
7) EXTINGUISHER	—E—	7) FIRE HYDRANT	—F—
8) FIRE HYDRANT	—F—	9) EMERGENCY LIGHTING SYSTEM	—L—
9) EMERGENCY LIGHTING SYSTEM	—L—	10) AUTOMATIC INDICATOR	—A—
10) AUTOMATIC INDICATOR	—A—	11) AREA COVERED BY SHOKEDETECTOR	—D—
11) AREA COVERED BY SHOKEDETECTOR	—D—	12) FIRE ALARM CALL POINT.	—C—
12) FIRE ALARM CALL POINT.	—C—	13) AUDIBLE WARNING DEVICE.	—W—
13) AUDIBLE WARNING DEVICE.	—W—	14) LOUD SPEAKER OUT LET.	—S—
14) LOUD SPEAKER OUT LET.	—S—	15) MICROPHONE POSITION.	—M—
15) MICROPHONE POSITION.	—M—	16) FIRE RESISTANCE DOOR.	—R—
16) FIRE RESISTANCE DOOR.	—R—	17) SMOKE DETECTOR.	—D—
17) SMOKE DETECTOR.	—D—	18) ILLUMINATED EXIT DIRECTIONAL SIGN	—X—
18) ILLUMINATED EXIT DIRECTIONAL SIGN	—X—	19) WET RISER	—W—

GREEN AREA CALCULATION
TOTAL PLOT AREA = 2186.23 SQ.MT.
TOTAL REQUIRED GREEN AREA 10% OF TOTAL PLOT AREA
REQUIRED GREEN AREA (10%) = 218.62 SQMT
PROVIDED GREEN AREA = 217.21 SQMT

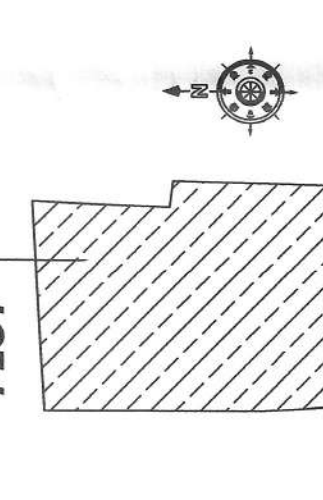


SITE PLAN
SCALE-1:200



BASEMENT PLAN

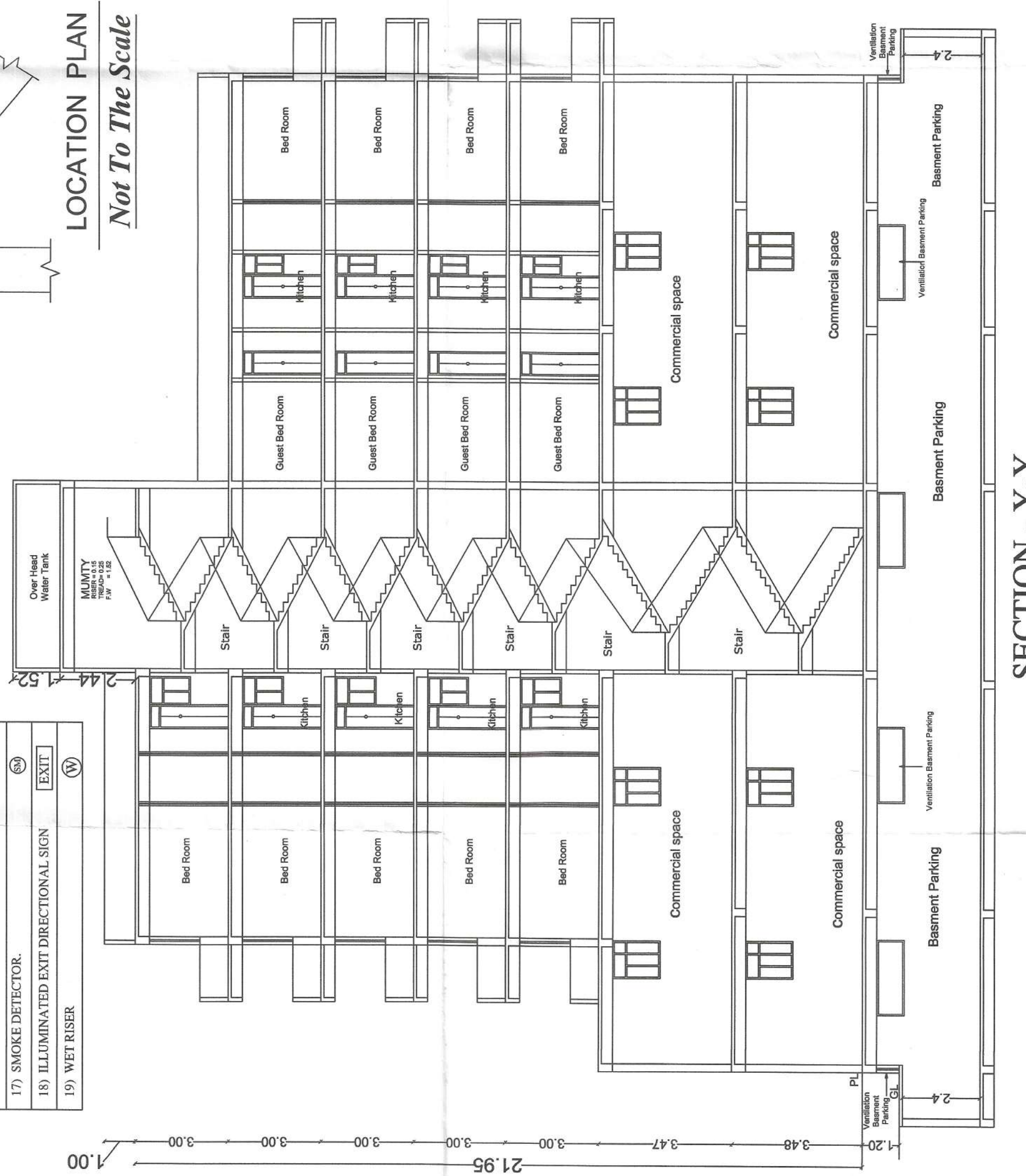
APPLICANT'S PLOT



ROAD 60.0M WIDE

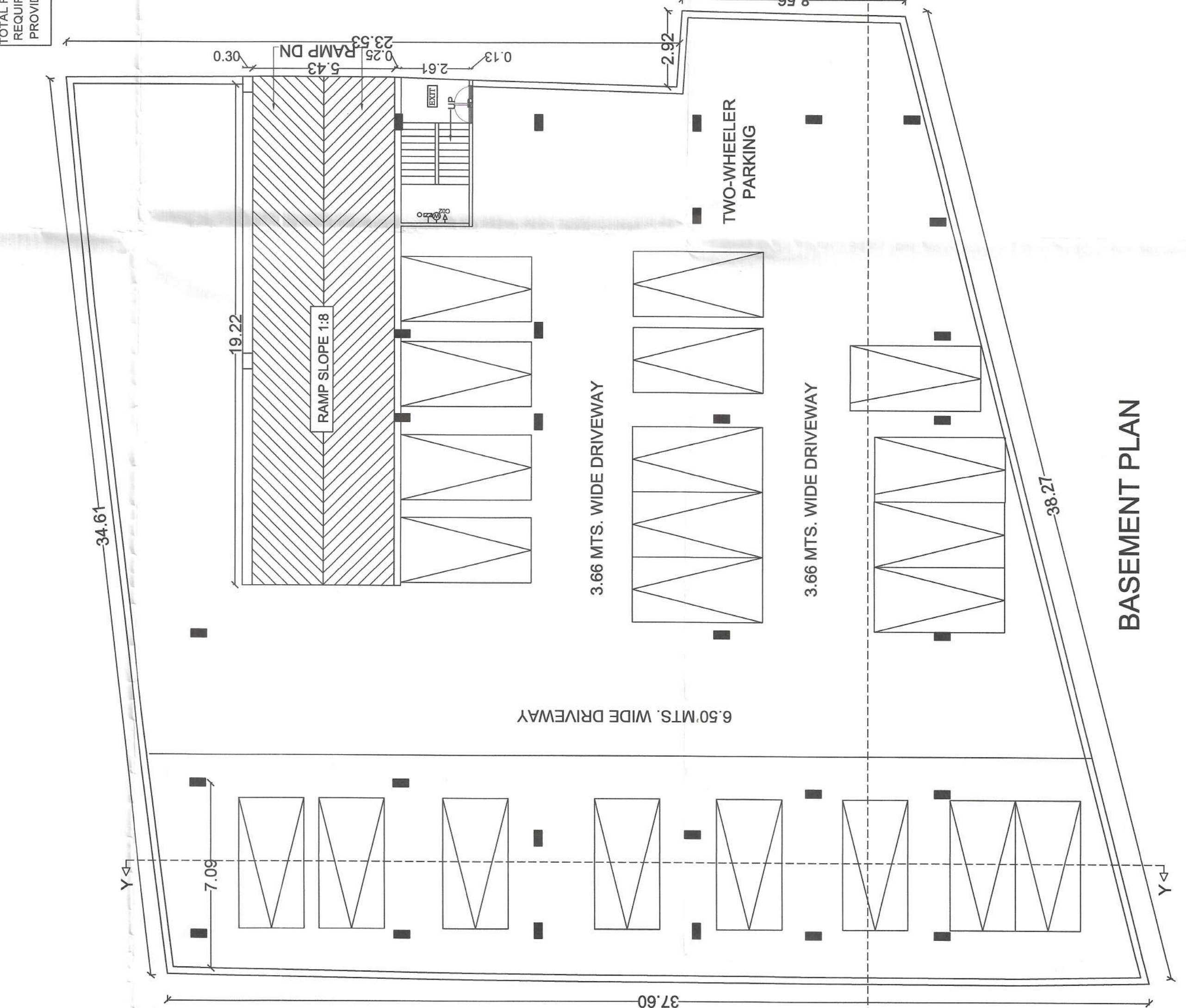
KARBALA ROAD
SHERSHAH ROAD

LOCATION PLAN
Not To The Scale



SECTION - Y-Y

SECTION - X-X



BASEMENT PLAN