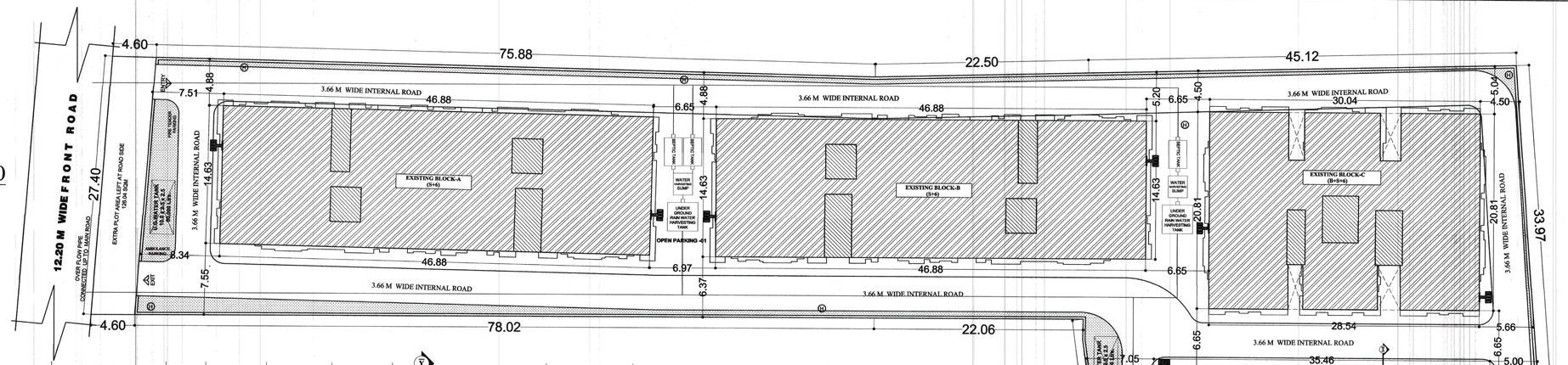
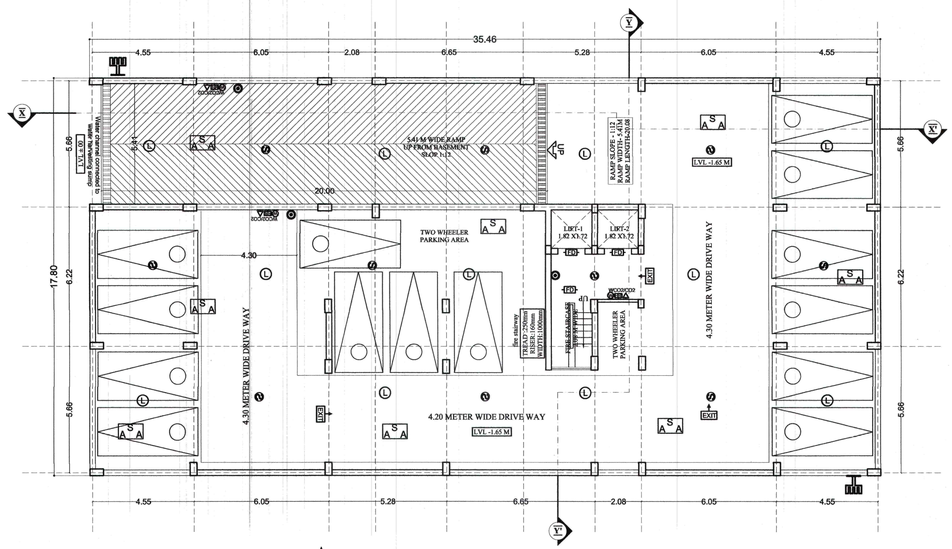
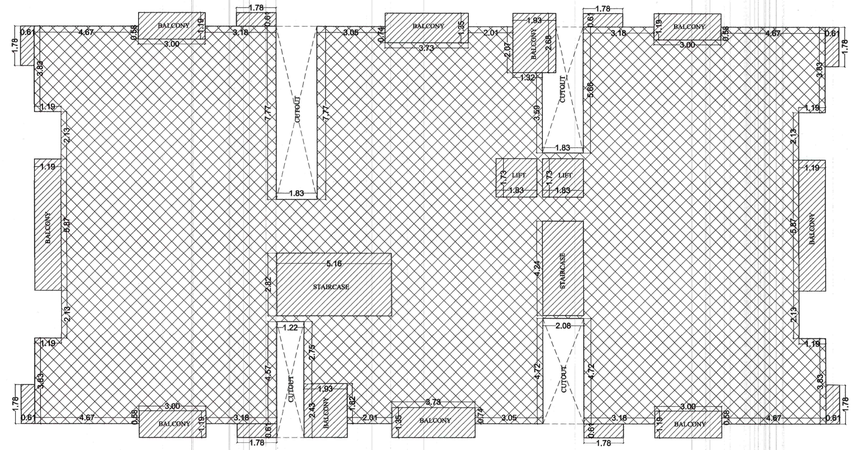
SITE PLAN
SCALE - 1:200

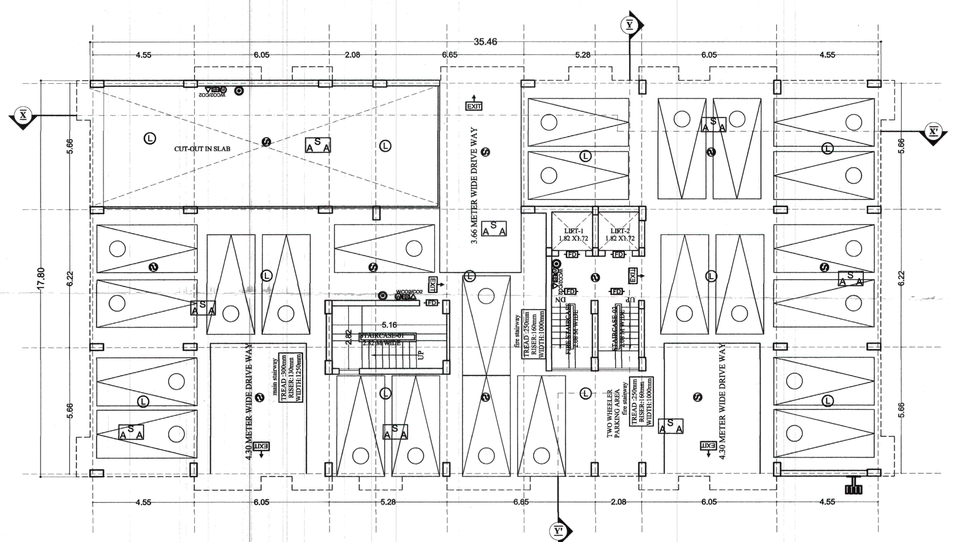

12.20 M WIDE FRONT ROAD
EXTRA PLOT AREA LEFT AT ROAD SIDE 120.04 SQM
OVER FLOW PIPE CONNECTED UP TO MAIN ROAD
ENTRY
EXIT
EXISTING BLOCK-A (S+6)
EXISTING BLOCK-B (S+6)
EXISTING BLOCK-C (B+S+6)
PROPOSED RESIDENTIAL BUILDING BLOCK-D (B+S+6)
OPEN PARKING 41
UNDER GROUND RAIN WATER HARVESTING TANK
WATER SUMP
MVG. DUCT
3.66 M WIDE INTERNAL ROAD
3.66 M WIDE INTERNAL ROAD
3.66 M WIDE INTERNAL ROAD
3.66 M WIDE INTERNAL ROAD
3.66 M WIDE INTERNAL ROAD
3.66 M WIDE INTERNAL ROAD
3.66 M WIDE INTERNAL ROAD
3.66 M WIDE INTERNAL ROAD
4.60
75.88
22.50
45.12
27.40
46.88
46.88
46.88
30.04
14.63
14.63
20.81
20.81
33.97
4.60
78.02
22.06
28.54
35.46
35.46
27.79
46.20
17.80
22.80
7.51
8.34
7.55
6.97
6.37
6.65
6.65
6.65
7.05
5.66
5.00
4.54
4.50
5.95
6.31
4.88
4.88
5.20
4.50
5.04
4.50
6.65
6.65
6.65



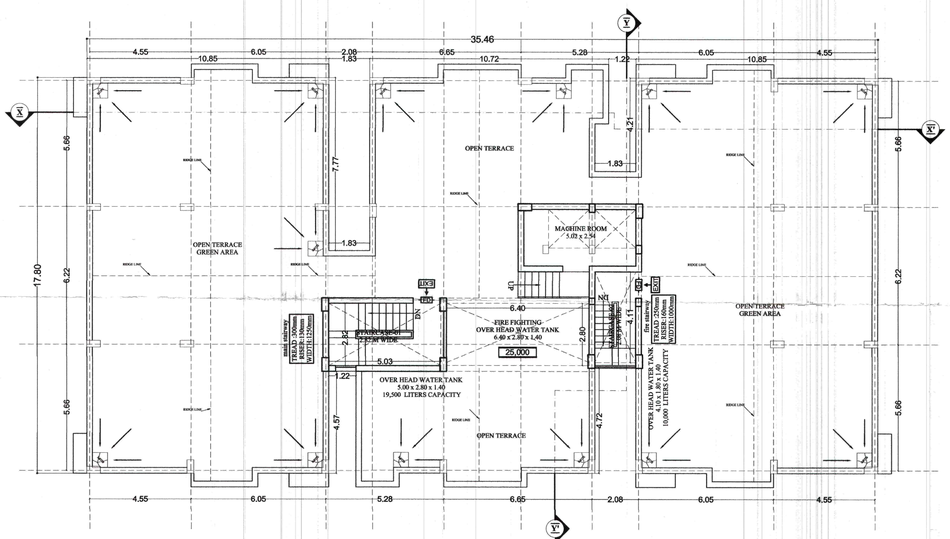
BASEMENT LAYOUT (PARKING)
SCALE - 1:100



FLOOR AREA CALCULATION
SCALE - 1:100



GROUND FLOOR PLAN (STILT PARKING)
SCALE - 1:100



TERRACE PLAN (BLOCK - D)
SCALE - 1:100

SCHEDULE OF VENTILATOR , WINDOWS AND DOORS

02/04

S.NO	SYM.	CILL LVL.	LINTEL LVL.	WIDTH	HEIGHT
01.	V1	1625	2450	600	825
02.	W1	1050	2450	900	1400
03.	W2	925	2450	1500	1525
04.	W3	925	2450	1500	1525
05.	W4	925	2450	N/A	1525
06.	W5	925	2450	1050	1525
07.	D1	N/A	2450	1050	2450
08.	D2	N/A	2450	900	2450
09.	D3	N/A	2450	750	2450
10.	FD	N/A	2450	1200	2450

SEPTIC TANK CALCULATION

TOTAL NO. OF FLAT = 36 NOS.
EACH FLAT HAVING 5 PERSON
SO TOTAL NO OF PERSON = 36 x 5 = 180 PERSON
PER PERSON NEED 0.085 CUM. CAPACITY OF
SEPTIC TANK PER DAY SO
TOTAL REQ. CAPACITY OF SEPTIC TANK = 180 x 0.085 = 15.30 CUM.
SIZE OF SEPTIC TANK
[1.] (4.0 x 3.0 x 2.0) = 24.00 CUM (PROVIDED)

WATER TANK CALCULATION

TOTAL NO. OF FLAT = 36 NOS.
EACH FLAT HAVING 5 PERSON
SO TOTAL NO OF PERSON = 36 x 5 = 180 PERSON
PER PERSON NEED 135 Ltrs PER DAY
TOTAL PERSON NEED = 180 X 135 = 24,300 Ltrs.
& FOR FIRE FIGHTING REQ. 25,000 Ltrs.
TOTAL REQ. WATER TANK FOR RESIDENTIAL + FIRE FIGHTING
= 24,300+ 25,000= 49,300 LTRS.

(1) (4.10 x 1.80 x 1.40) = 10,000 LTRS
(2) (5.00 x 2.80 x 1.40) = 19,500 LTRS
(3) (6.40 x 2.80 x 1.40) = 25,000 LTRS
PROVIDED
TOTAL OVER HEAD WATER TANK CAPACITY- 29,500 LTRS.
OVER HEAD WATER TANK FOR FIRE FIGHTING -25,000 LTRS.
UNDER GROUND WATER TANK CAPACITY- 50,000 LTRS.

PARKING CALCULATION

TOTAL B/U AREA = 3169.70 SQM
PARKING AREA REQ. @ 25% OF B/U AREA,
SO TOTAL PARKING AREA REQ. FOR RESIDENTIAL
= 3169.70 X 25% = 792.42 SQM .
TOTAL PARKING AREA = 876.00 SQM (PROVIDED)

BLOCK NAME	BLOCK-D
OPEN PARKING	00.00 SQM
BASEMENT	493.00 SQM
STILT	383.00 SQM
TOTAL	876.00 SQM

GROUND COVERAGE CALCULATION

BLOCK NAME	BUILT-UP AREA
BLOCK-A	539.14 SQM
BLOCK-B	539.14 SQM
BLOCK-C	447.66 SQM
BLOCK-D	520.75 SQM

TOTAL FOOT PRINT OF ALL BLOCKS = 2046.69 SQM.
PERMISSIBLE GROUND COVERAGE = 40%.
F.A.R ACHIEVED =2046.69 /5202.23 = 39.34% (ACHIEVED)

SCALE - (SHOWN)

NORTH - (SHOWN)

STRUCTURE ENGINEER

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

ARCHITECT

MOHAMMAD TAQUIUDDIN FIROZE
(architect)
CoA Regn. No:CA/2014/62572
Empanelment No:AR/001876
Urban Development and Housing Department, Bihar

BUILDER / DEVELOPER

MGR CONSTECH PVT. LTD.
Director

BR/UDHD/BLDR/2025

Patna Metropolitan Area Authority
Sanction of Plan Case no.PMAA/PRN/[illegible]/MANTRACHAK/BLOCK-D (B+S+6)/CHOTAPALPUR /BLOCK-(B+S+6)/(B+S+6)/CC/2022
dated 11/11/2022 accorded under
Development Control Regulations For Patna
Master Plan 2031 (Byelaws no 8) of Bihar Building
Byelaws 2014 (as amended 2022) on Date 09/12/2025

18/12/25
सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

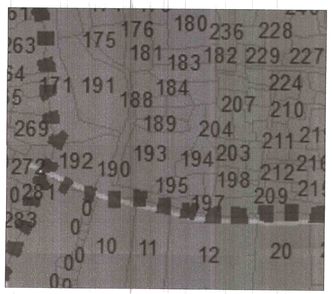
18/12/25
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

18/12/25
कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

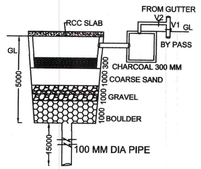
18/12/25
अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

बिहार भू–सम्पदा (विनियमन विकास) नियामवली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।

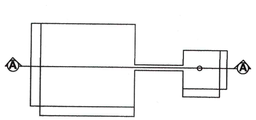
KEY PLAN
SCALE - N.T.S.



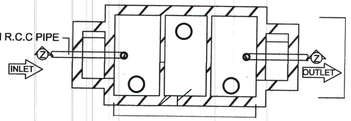
RECHARGE BORE WELL SECTION A-A



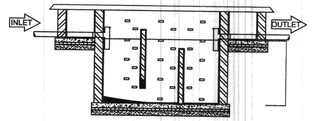
TYP.PLAN OF RECHARGE BORE WELL



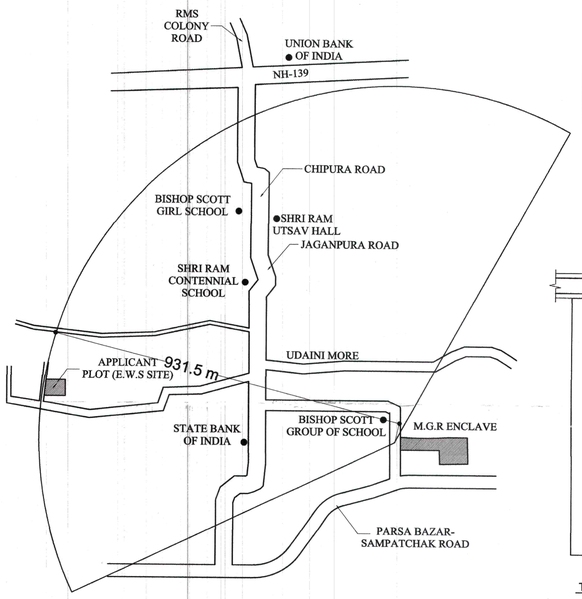
PLAN OF SEPTIC TANK.

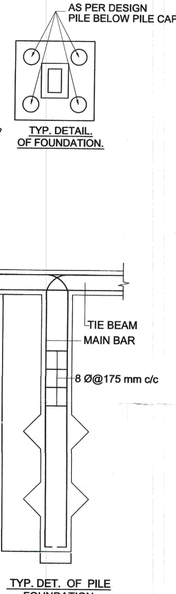


SECTION ON Z-Z



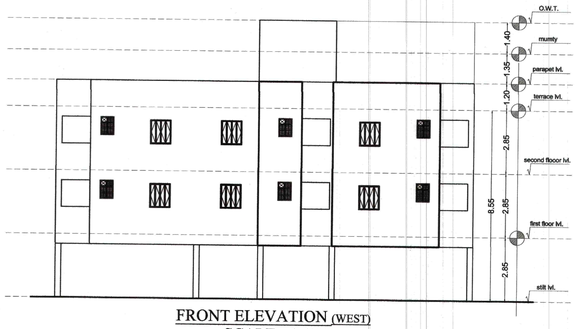
LOCATION PLAN
SCALE - N.T.S.



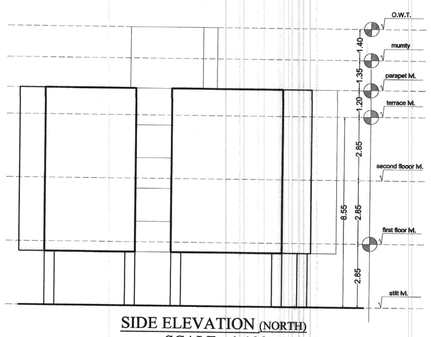


TYP. DETAIL OF FOUNDATION.

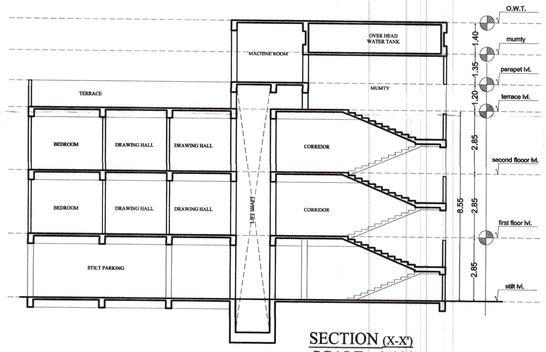
TYP. DET. OF PILE FOUNDATION



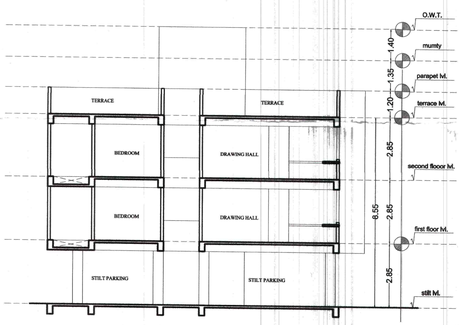
FRONT ELEVATION (WEST)
SCALE - 1:100



SIDE ELEVATION (NORTH)
SCALE - 1:100

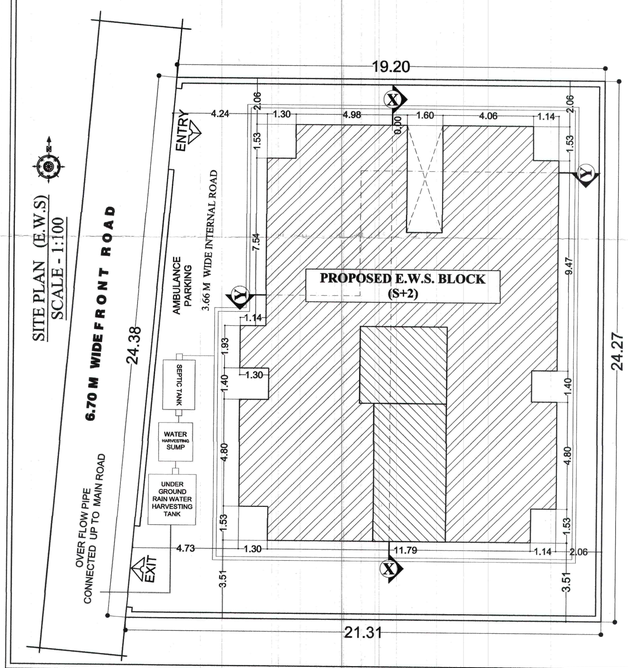


SECTION (X-X')
SCALE - 1:100

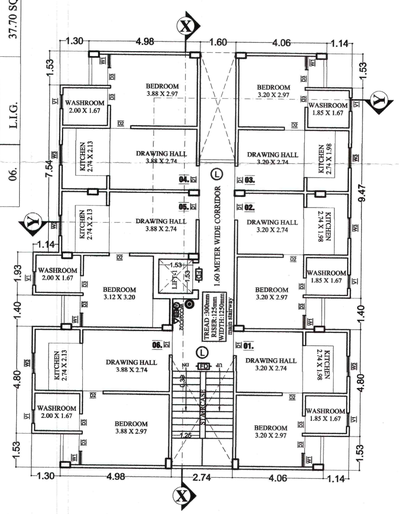


SECTION (Y-Y')
SCALE - 1:100

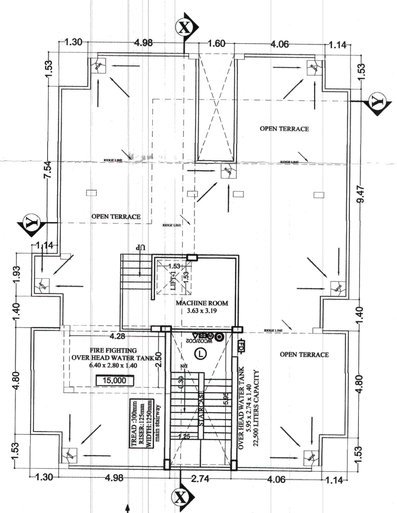
SITE PLAN (E.W.S)
SCALE - 1:100



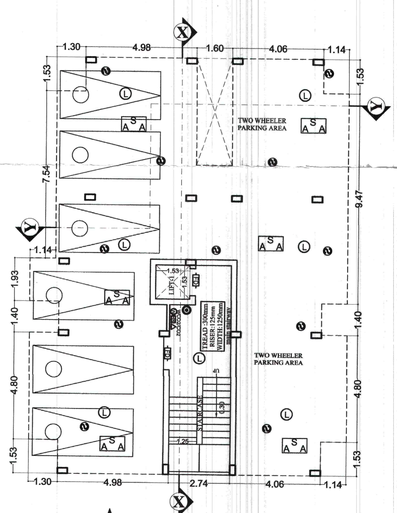
FLAT NO	UNIT TYPE	BUILT-UP AREA
01.	E.W.S.	31.18 SQM
02.	E.W.S.	31.18 SQM
03.	E.W.S.	31.18 SQM
04.	L.I.G.	37.70 SQM
05.	L.I.G.	36.49 SQM
06.	L.I.G.	37.70 SQM



TYPICAL FLOOR PLAN
E.W.S / L.I.G. (1ST & 2ND FLOOR)
SCALE - 1:100



TERRACE PLAN
SCALE - 1:100



STILT PLAN
SCALE - 1:100

SCHEDULE OF VENTILATOR , WINDOWS AND DOORS

04/04

S.NO	SYM.	CILL LVL.	LINTEL LVL.	WIDTH	HEIGHT
01.	V1	1625	2450	600	825
02.	W1	1050	2450	900	1400
03.	W2	925	2450	1500	1525
04.	W3	925	2450	1500	1525
05.	D1	N/A	2450	1050	2450
06.	D2	N/A	2450	900	2450
07.	D3	N/A	2450	750	2450

SPECIFICATION

1. FOUNDATION:- R.C.C. UNDER REAMED PILE FOUNDATION.
2.FLOORING:-25MM THICK MOSAIC FLOORING OVER ONE110MM-DRY RAMMED KHOA, OVER ONE BFS OVER LOCAL SAND FILLING.
3.SUPER STRUCTURE:- FIRST CLASS BRICK WORK TO BE PROVIDED.
4.LINTEL:- R.C.C. LINTEL ALL AROUND OVER ALL WALL IN RATIO 1:2:4 & 150 MM THICK & 100MM THICK IN ITS PROPER THICKNESS PROVIDED HEIGHT.
5.ROOF:- 110 THICK AVG. LIME TERRACING OVER R.C.C. ROOF SLAB
6.COLOR:-TWO COTS OF COLOR WASH AT BOTH SIDE ON THE WALL.
7.WOOD WORK:- FIRST CLASS SAL & TEAK SEASONED WOOD IS TO BE PROVIDED.
8.DRAINAGE:-100 DIA R.W.P. IS TO BE PROVIDED AND CONNECTED IN WASTE WATER DRAIN & SEWERAGE TO BE TREATED IN SEPTIC TANK & FULLY DISPOSAL TO MUNICIPAL DRAIN.

SEPTIC TANK CALCULATION

TOTAL NO. OF FLAT = 12 NOS.
EACH FLAT HAVING 5 PERSON
SO TOTAL NO OF PERSON = 12 x 5 = 60 PERSON
PER PERSON NEED 0.085 CUM. CAPACITY OF SEPTIC TANK PER DAY SO
TOTAL REQ. CAPACITY OF SEPTIC TANK = 60 x 0.085 = 5.1 CUM.
SIZE OF SEPTIC TANK
[L.] (2.0 x 3.0 x 2.0) = 12.00 CUM (PROVIDED)

WATER TANK CALCULATION

TOTAL NO. OF FLAT = 12 NOS.
EACH FLAT HAVING 5 PERSON
SO TOTAL NO OF PERSON = 12 x 5 = 60 PERSON
PER PERSON NEED 135 Ltrs PER DAY
TOTAL PERSON NEED = 60 X 135 = 8,100 Ltrs.
& FOR FIRE FIGHTING REQ. 15,000 Ltrs.

PROVIDED
TOTAL OVER HEAD WATER TANK CAPACITY- 22,500 LTRS.
OVER HEAD WATER TANK FOR FIRE FIGHTING -15,000 LTRS.

PARKING CALCULATION

TOTAL B/U AREA = **479.44** SQM
PARKING AREA REQ. @ 25% OF B/U AREA,
SO TOTAL PARKING AREA REQ. FOR RESIDENTIAL
= 479.44 X 25% = 119.86 SQM .
TOTAL PARKING AREA = 125.00 SQM (PROVIDED IN STILT)

GREEN AREA CALCULATION

TOTAL PLOT AREA =492.08 SQM.
GREEN AREA REQUIRED @10% OF TOTAL PLOT AREA = 49.20 SQM.
PROVIDED GREEN SPACE = 53.00 SQM (PROVIDED ON GROUND)

WATER HARVESTING CALCULATION

TOTAL TERRACE AREA= 230.72 SQM
REQUIRED W.H. CAPACITY 6 CUM FOR 100 SQM
230.72 x 6 / 100 = 13.84 CUM
PROVIDED WATER HARVESTING TANK
SIZE = 1.80 x 3.25 x 2.60 x 1 = 15.21 CUM

PLOT DETAIL

PROPOSED E.W.S. BUILDING FOR
M/S MGR CONSTECH PRIVATE LIMITED
THROUGH ITS DIRECTOR NIKESH KUMAR
MAUZA - KAMTACHAK , SURVEY THANA & SUB. REG. PHULWARI SHARIF, PRESENT THANA - GOPALPUR , THANA NO -103, KHATA NO -12 , PLOT NO -193(P). GOVT. OF BIHAR , DIST. PATNA.

TOTAL PLOT AREA AS PER DEED =492.38 SQM
TOTAL PLOT AREA AS PER SITE =492.08 SQM

AREA	E.W.S BLOCK
STILT	18.00 SQM
1ST FLOOR	230.72 SQM
2ND FLOOR	230.72 SQM
TOTAL BUILT-UP AREA .	**479.44 SQM**

TOTAL B/U AREA OF ALL FLOOR = 479.44 SQM.
F.A.R PERMISSIBLE = 2.0
F.A.R ACHIEVED =479.44/ 492.08 = 0.97 (ACHIEVED)

GROUND COVERAGE CALCULATION

FOOT PRINT AREA = 230.72 SQM.
PERMISSIBLE GROUND COVERAGE = 50%
F.A.R ACHIEVED =230.72 / 492.08 = 46.88 % (ACHIEVED)

SCALE - (SHOWN) | NORTH - (SHOWN)

STRUCTURE ENGINEER
Kumar Ujjwal
Structure Engineer
UDHD Bihar Reg. No:-
BR/UDHD/SE/23-0069

ARCHITECT
MOHAMMAD TAQIUDDIN FIROZE
(architect)
CoA Regn. No:CA/2014/62572
Empanelment No:AR/001876
Urban Development and Housing Department, Bihar

BUILDER / DEVELOPER
MGR CONSTECH PVT. LTD.
Director
BR/UBHD/Bldr./3655

Patna Metropolitan Area Authority
Sanction of Plan Case no:PMAP/PBN/UDHAM/KHATACHAK/193/2025 BLOCK-D=(G+2) 164/22
Dated:- 11.11.2025 accorded under GOPALPUR
Development Control Regulations For Patna BLOCK-(LIG+EWS)-(S+2)
Master Plan 2031 (Byelaws no 8) of Bihar Building
Byelaws 2014 (as amended 2022) on Date:- 09.12.2025

18/12/25
सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

18/12/25
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

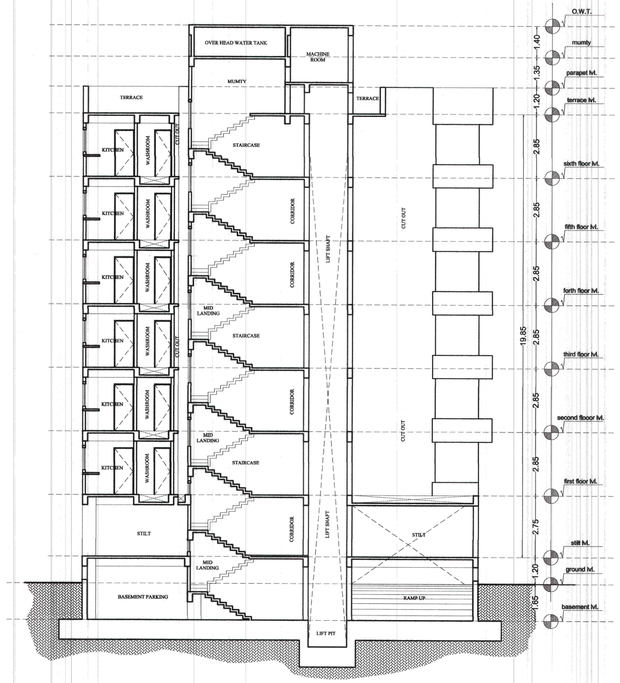
18/12/25
कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

18/12/25
अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

बिहार भू—सम्पदा (विनियमन विकास) नियामवली, 2017 की शर्तो के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।



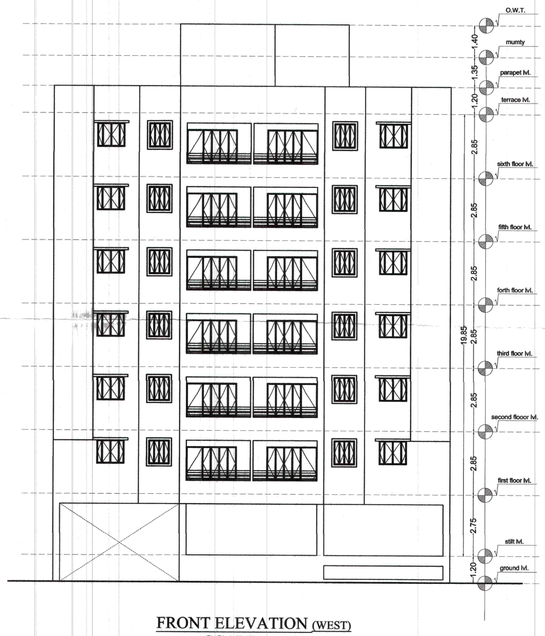
SECTION (X-X')
SCALE - 1:100



SECTION (Y-Y')
SCALE - 1:100



SIDE ELEVATION (SOUTH)
SCALE - 1:100



FRONT ELEVATION (WEST)
SCALE - 1:100

SPECIFICATION

03/04

1. FOUNDATION:- R.C.C. UNDER REAMED PILE FOUNDATION.
2.FLOORING:-25MM THICK MOSAIC FLOORING OVER ONE(1)0MM-DRY RAMMED KHOA, OVER ONE BFS OVER LOCAL SAND FILLING.
3.SUPER STRUCTURE:- FIRST CLASS BRICK WORK TO BE PROVIDED.
4.LINTEL:- R.C.C. LINTEL ALL AROUND OVER ALL WALL IN RATIO 1:2:4 & 150 MM THICK & 100MM THICK IN ITS PROPER THICKNESS PROVIDED HEIGHT.
5.ROOF:- 110 THICK AVG. LIME TERRACING OVER R.C.C. ROOF SLAB
6.COLOR:-TWO COTS OF COLOR WASH AT BOTH SIDE ON THE WALL.
7.WOOD WORK:- FIRST CLASS SAL & TEAK SEASONED WOOD IS TO BE PROVIDED.
8.DRAINAGE:-100 DIA R.W.P. IS TO BE PROVIDED AND CONNECTED IN WASTE WATER DRAIN & SEWERAGE TO BE TREATED IN SEPTIC TANK & FULLY DISPOSAL TO MUNICIPAL DRAIN.

GREEN AREA CALCULATION

TOTAL PLOT AREA =5202.23 SQM.
GREEN AREA REQUIRED @10% OF TOTAL PLOT AREA = 520.22 SQM.
PROVIDED GREEN SPACE = 304.00 SQM (1 M WIDE PLANTATION ON GROUND)
250.00 SQM (PROVIDED AT TERRACE OF ALL BLOCKS)

WATER HARVESTING CALCULATION

TOTAL TERRACE AREA= 520.75 SQM
REQUIRED W.H. CAPACITY 6 CUM FOR 100 SQM
520.75 x 6 / 100 = 31.24 CUM
PROVIDED WATER HARVESTING TANK
SIZE = 3.49 x 3.28 x 3.05 x 1 = 34.91 CUM

SCALE - (SHOWN)

NORTH - (SHOWN)

STRUCTURE ENGINEER

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

ARCHITECT

MOHAMMAD TAQIUDDIN FIROZE
(architect)
CoA Regn. No:CA/2014/62572
Empanelment No:AR/001876
Urban Development and Housing Department, Bihar

BUILDER / DEVELOPER

MGR CONSTECH PVT. LTD.
Director
BR/UDHD /BLDR/23-0455

Patna Metropolitan Area Authority
Sanction of Plan Case no:- Pmaa/Pm/Urban/Kshitpachak/ Block-D- (01546) / Block (1to7 E&S) (Sw2) 66/2022
dated... 11.11.2022 ...accorded under GOPALPUR
Development Control Regulations For Patna
Master Plan 2031 (Byelaws no 8) of Bihar Building
Byelaws-2014 (as amended 2022) on Date- 09.12.2025

16/12/25
सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

16/12/25
अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

बिहार भू–सम्पदा (विनियमन विकास) नियमावली, 2017 की शर्तो के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।