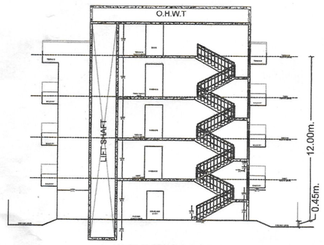
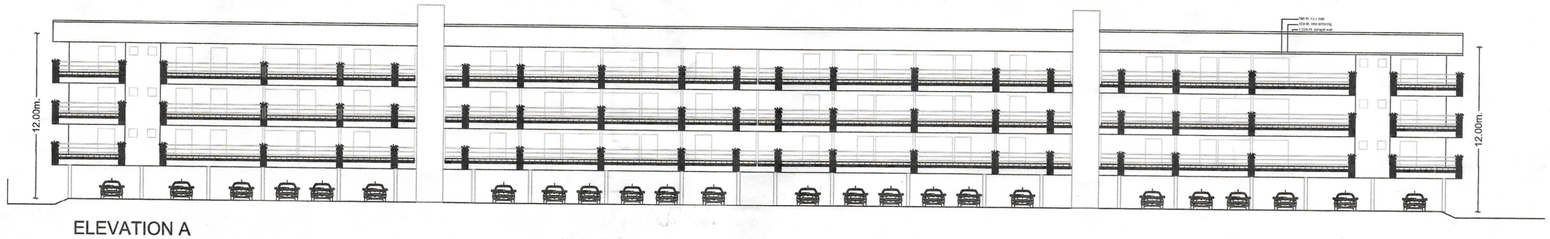


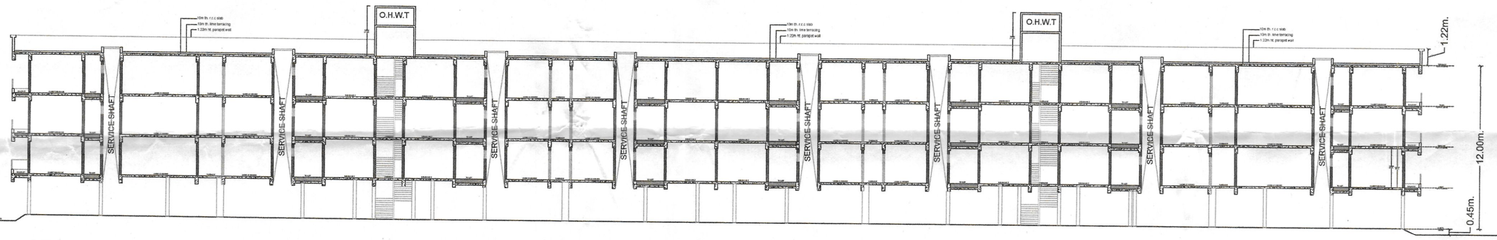
ELEVATION B



SECTION- BB'



ELEVATION A



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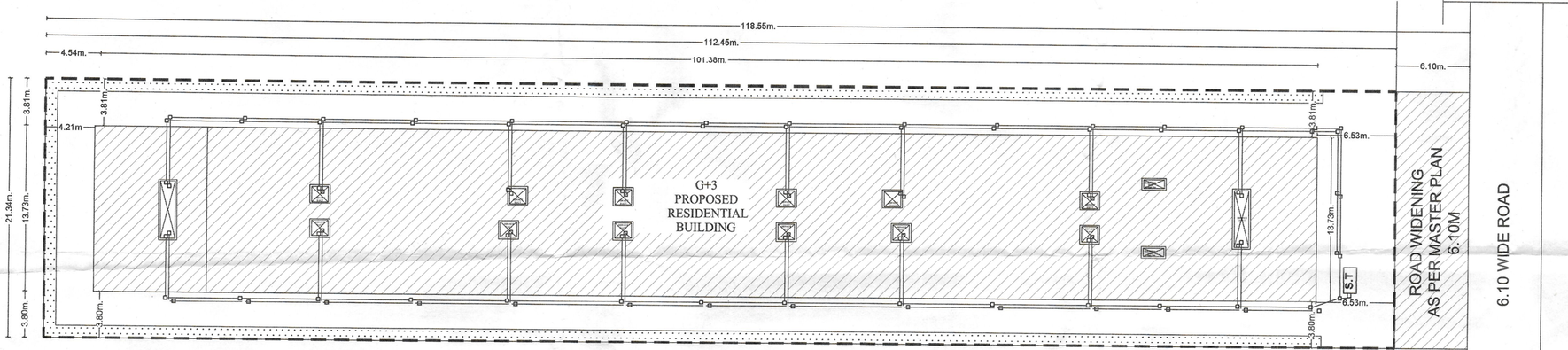
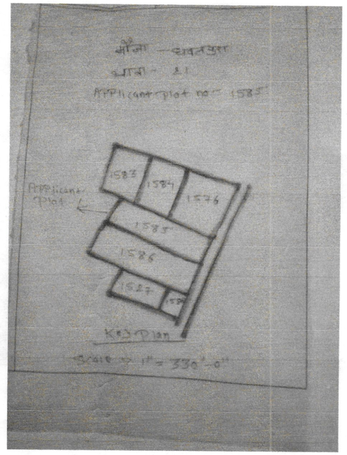




KEY PLAN

Type	Width	Height	Sill	Lintel	Description
D	1.07	2.54	0.00	2.54	Panelled Door
D1	0.99	2.13	0.00	2.13	Panelled Door
D2	0.91	2.13	0.00	2.13	Panelled Door
D3	0.76	2.13/2.54	0.00	2.13/2.54	Panelled Door
W	1.52	1.63	0.91	2.54	Fixed Glased
W0	1.22	1.63	0.91	2.54	Fixed Glased
W1	1.37	1.63	0.91	2.54	Fixed Glased
W2	0.90	1.63	0.91	2.54	Fixed Glased
W3	0.90	1.63	1.22	2.54	Fixed Glased
W4	0.60	0.91	1.63	2.54	Fixed Glased
SD	0.75x0.75	2.54x1.63	0.00x0.91	2.54	Door/Window
SD1	0.75x0.75	2.54x1.63	0.00x0.91	2.54	Door/Window

Specification:-

(01) FOUNDATION :- R.C.C. PILE FOUNDATION AS/STRUCTURAL DESIGN.
(02) SUPER STRUCTURE :- R.C.C. FRAMED STRUCTURE AS/STRUCTURAL DESIGN.
(03) BRICKWORK :- 250 TH. & 125 TH 1st CLASS Brick Work IN C.M. 1:6 &1:5 AS/Design.
(04) FLOORING :- MOSAIC CAST-IN-SITU FLOORING IN GREY CEMENT IN ALL AREA.
(05) WALL FINISH :-
  (i) INTERNAL :- ALL INTERNAL SURFACE SHALL BE PAINTED WITH CEMENT PRIMER OVER FLOAT FINISH OF P.O.P. SURFACE.
  (ii) EXTERNAL :- ALL EXTERNAL SURFACE SHALL BE PAINTED WITH TEXTURE PAINT OVER A SURFACE OF EXTERIOR GRADE PRIMER.
(06) DOOR :-
  (i) FRAME :- 65X100 TH. SAL WOOD DOOR FRAME.
  (ii) SHUTTER-35MM TH. SOLID CORE FLUSH DOOR OF I.S.I. MARK AS/DESIGN
(07) WINDOW :-
  (i) FRAME :- 65X100 TH. SAL WOOD/ALUMINUM WINDOW FRAME.
  (ii) SHUTTER- FULLY GLAZED HARD WOOD/ ALUMINIUM WINDOW SHUTTER AS/DESIGN.
(08) TOILETS :- (i) FLOORING :- CERAMIC TILES FLOORING .
  (ii) WALLS :- CERAMIC TILES DADO UPTO 1500MT.
  (iii) SANITARYWARE :- WHITE GLAZED VITEROUS SANITARYWARE OF I.S.I MARK
  (iv) FITTING :- CHROMIUM PLATED C.P.FITTINGS OF I.S.I MARK.
(09) ELECTRICAL :-
  (i) ALL INTERNAL WIRING IN CONCEALED CONDUITS WITH COPPER CONDUCTOR.
  (ii) ALL ELECTRICAL MODULAR SWITCHES OF I.S.I MARK.
  (iii) ADEQUATE LIGHTING/POWER POINT SOCKETS AS/ DESIGN & DRAWING.
(10) WATER SUPPLY :- ROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVERHEAD TANK.

Area Calculation :-

Total Plot Area As/Site & As/Deed	= 2529.85 SQ.M.
Area for road widening	= 130.17 SQ.M.
Total Plot area	= 2399.68 SQ.M.
Ground Floor B/up Area	= 25.83 sq.m.
1st. Floor B/up Area	= 1474.77 sq.m.
2nd. Floor B/up Area	= 1474.77 sq.m
3rd. Floor B/up Area	= 1474.77 sq.m.
Total Floor B/up Area	= 4450.14 sq.m.

F.A.R.= $\frac{\text{Total B/U AREA}}{\text{Plot area}}$ = 4450.14/2399.68 = 1.85

Plot Detail :-

PROPOSED RESIDENTIAL WINSOME KRISHNA AYUSHMAN TOWER BUILDING OF WINSOME REALCON
MAUZA -DHAWALPURA,THANA NO-21,
THANA-PATNA CITY,SURVEY PLOT NO-1585 (P), KHATA NO-574 ,
TAUZI NO-83 , DIST-PATNA

SHEET NO.	SCALE.	NORTH.
02	1 : 100 1 : 200	△

WINSOME REALCON
Signature of Owner/Developer
PROPRIETOR

Satyendra pd Singh
Er. Satyendra Pd. Singh, IEI
Civil Engineer
Emp No.-BR/UDHD/CE/23-0336
UDHD Bihar (Patna)
SIGNATURE OF ENGINEER

Patna Metropolitan Area Authority
Sanction of Plan Case no. PMAP/PRN/DHANIPURA/PATNA CITY/G+03/12/2025
dated 11.08.2025 accorded under
Development Control Regulations For Patna
Master Plan 2031 (Byelaws no 8) of Bihar Building
Byelaws 2014 (as amended 2022) on Date 16.09.2025

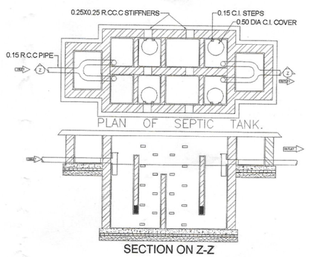
सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

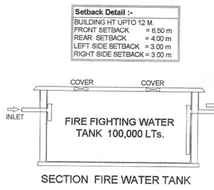
कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

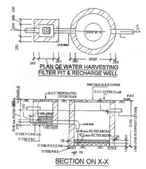
अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

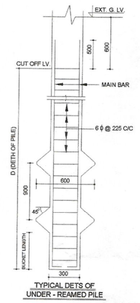
बिहार भू-सम्पदा (विनियमन विकास) नियामावली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।



Setback Detail :-	
BUILDING HT UPTO 12 M.	
FRONT SETBACK	= 6.50 m
REAR SETBACK	= 4.00 m
LEFT SIDE SETBACK	= 3.00 m
RIGHT SIDE SETBACK	= 3.00 m







Water Tank Calculation:-

Total No Of Flat = 48Nos
Each Flat Having 5 Person
Total No Of Person = 48 x 5 = 240 Person
Per Person Req.Area = 135 Ltrs/Day
Total Req. Area Of Water Tank = 240 x 135 = 32400 Ltrs/Day
Total Req. Area Of Water Tank = 32400 Ltrs/Day
Fire Water Tank = 10000.00 Ltrs.
Total Req. Area Of Water Tank = 42400 Ltrs/Day
Provide Area Of Water Tank Size = 4(5.50x2.4x3.00)+0.15x1000 = 166320.00 Ltrs/Day
Total Provide Water Tank Cap City = 166320.00 sayLtrs/Day

FIRE LEGEND :–

01.HYDRANT OUT LET VALVE WET
02.HOSE REEL
03.SEMAC CONNECTED FOR FIRE BRIGADECONNECTED TO WET RISER
04.ELECTRICALLY INSULATED METAL STRIP
05.UNDER GROUND TANK OF 50,000 LTRS — 100,000 LTRS
06.O.H.W.TANK FOR FIRE FIGHTING — 10,000 LTRS
07.INDICATOR PANEL
08.FIRE ALARM CALL POINT
09.AUDIABLE ALARM CALL POINT
10.LOUDSPEAKER OUTLET
11.CO2 FIRE EXTINGUISHER
12.FIRE RESISTANT DOOR
13.AUTOMATIC SMOKE DETECTOR
14.AUTOMATIC SPRINKLER INSTALATION
15.EMERGENCY LIGHT

Area Calculation :–

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Total Floor B/up Area	= 4450.14 sq.m.

F.A.R.= Total B/U AREA / Plot area = 4450.14/2399.68 = 1.85

Septic Tank Calculation:-

Total No Of Flat = 48 Nos
Each Flat Having 5 Person
Total No Of Person = 48 x 5 = 240 Person
Per Person Req.Area = 0.085 qb.m/Day
Total Req. Area Of Septic Tank = 240 x 0.085 = 20.4 qb.m/Day
Total Req. Septic Tank Area = 20.4 qb.m/Day
Area Of Septic Tank Size = 2(4.50x1.00x3.00) = 27.00 qb.m/Day
Total Provide of Septic Tank Area = 27.00 qb.m/Day

Green Area Calculation :-

Total Net Plot Area = 2399.68 sq.m.
Green Space Area %Reqd = 2399.68 x 10%= 239.96sq.m.
Total Provide Green Space = 244.31 sq.m.

Water Harvesting Sump Calculation :-

TERRACE FLOOR MAX. AREA = 1607.97 sqm.
RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR EVERY 100 SQM. TERRACE AREA, SO TOTAL REQ. CAPACITY OF SUMP = 16.07 x 6 = 96.47 CUM.
PROVIDED TANK SIZE = 5.00x5.00x4.00 = 100.00 cum.
& TRENCH VOLUME =(0.60m Deep & 0.45 m wide) =30.00 cum.
TOTAL VOLUME OF SUMP = 100 + 30 = 130.00 CUM.

Parking Calculation:-

CAR PARKING FOR = 25%
CROSS CAR PARKING = 4450.14 x 25% = 1112.53 sq.m.
TOTAL REQUIRED CAR PARKING AREA = 1112.53 sq.m.
GROUND FLOOR PROVIDE PARKING AREA = 1369.41 sq.m.
TOTAL PROVIDE PARKING CAPACITY = 1369.41 sq.m.

Plot Detail :-

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THANA-PATNA CITY,SURVEY PLOT NO-1585, KHATA NO-574 ,
TAUZI NO-83 , DIST-PATNA

SHEET NO.	SCALE.	NORTH.
01	1 : 100 1 : 200	△

WINSOME REALCON
PROPRIETOR
Signature OF Owner/Developer

Satyendra Pd Singh
Er. Satyendra Pd. Singh, IEI
Civil Engineer
Emp No.-BR/UDHD/CE/23-0336
UDHD Bihar (Patna)
SIGNATURE OF ENGINEER

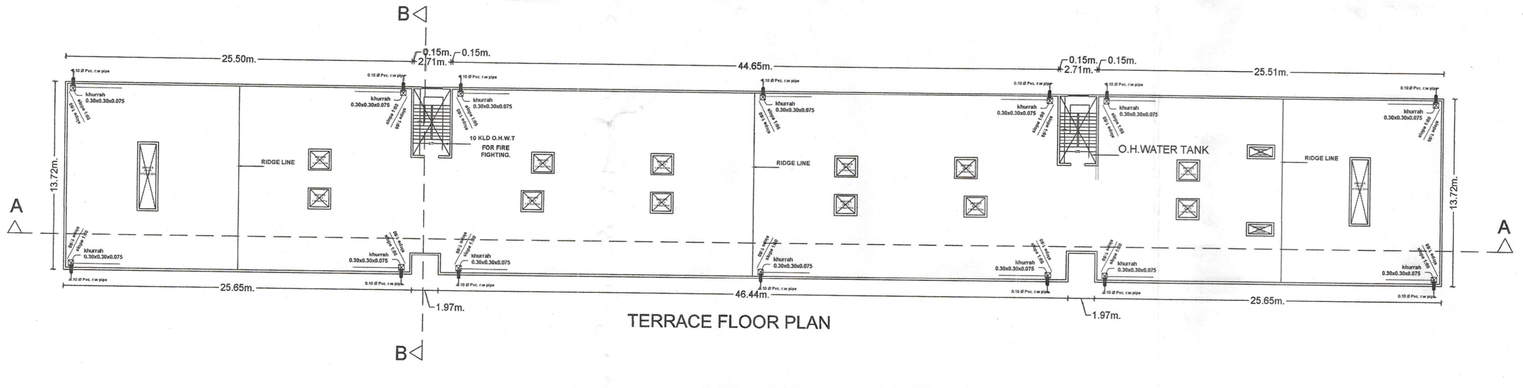
Patna Metropolitan Area Authority
Sanction of Plan Case no.... PMAA/PRM/DHAWALPURA/1/0703/42/2025 PATNA CITY
dated... 11.08.2025 ....accorded under
Development Control Regulations For Patna
Master Plan 2031 (Byelaws no 8) of Bihar Building
Byelaws 2014 (as amended 2022) on Date... 16.09.2025

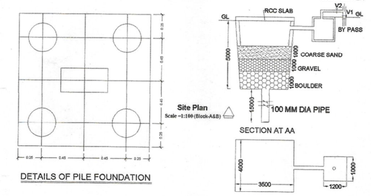
5/1/26
सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

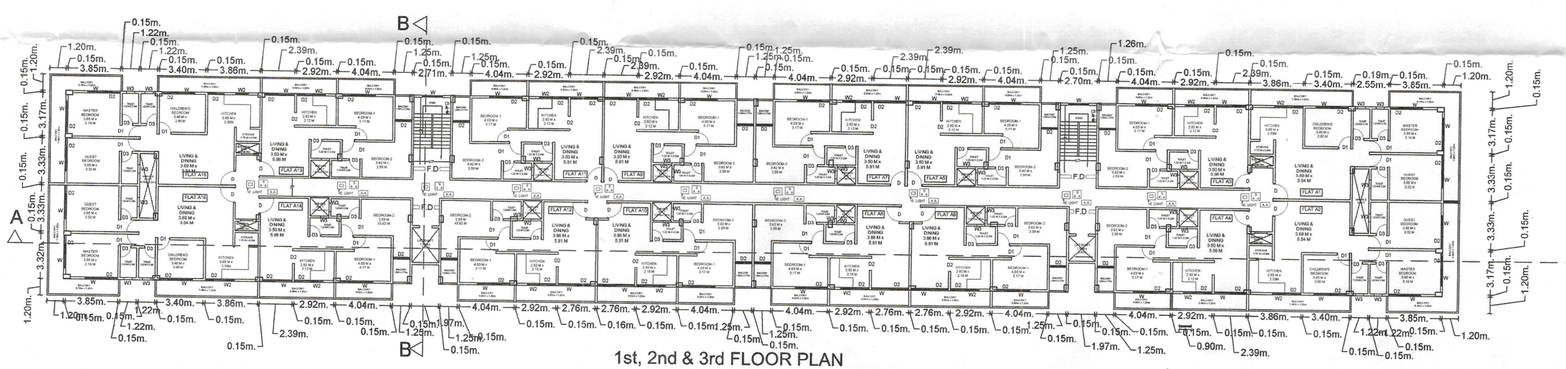
05.01.26
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

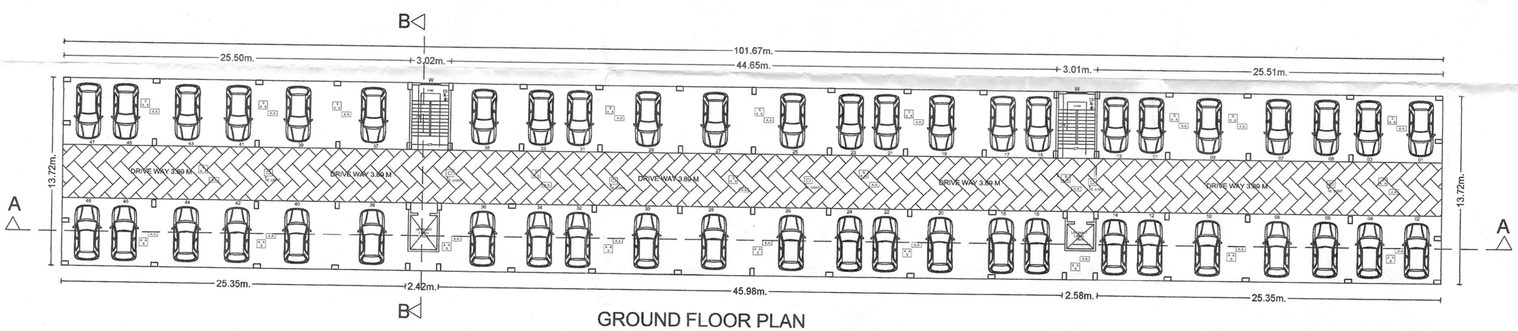
5/1/2026
कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

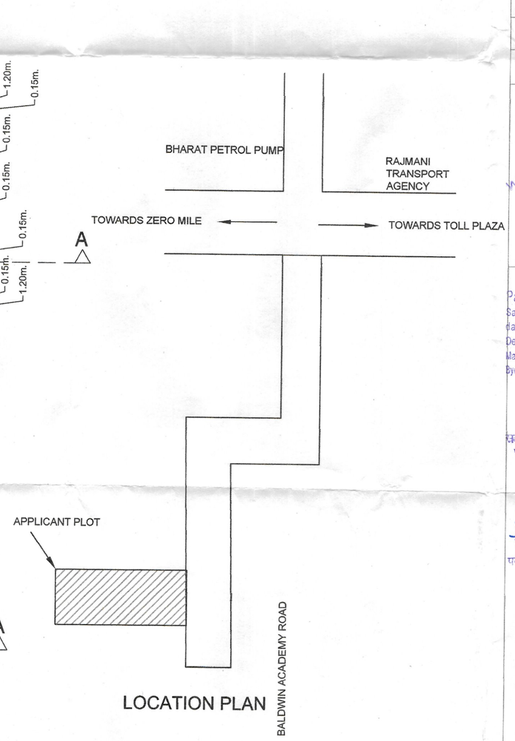
5/1/26
अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार











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