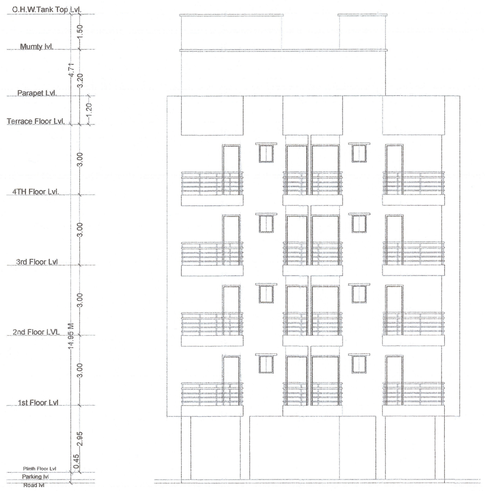
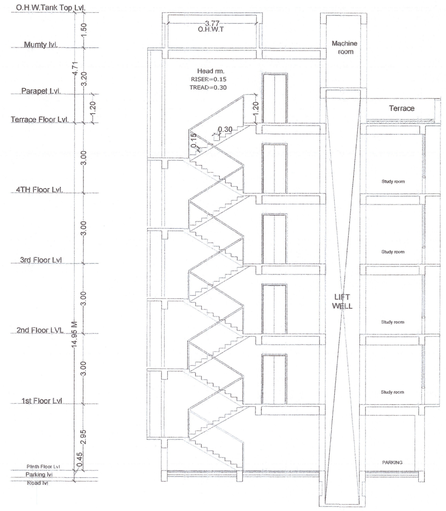


FRONT ELEVATION ,
SCALE, 1:100



LEFT SIDE ELEVATION,
SCALE, 1:100



SECTION X-X
SCALE, 1:100

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 BRICKWORK 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/ALUMINIUM 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 1500HT.
 (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.

SCHEDULE OF DOORS & WINDOWS

TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D	1.16	2.13	0.0	2.13	Single Leaf Door
D1	0.99	2.13	0.0	2.13	Single Leaf Door
D2	0.91	2.13	0.0	2.13	Single Leaf Door
D3	0.76	2.13	0.0	2.13	Single Leaf Door
W	1.52	1.78	0.76	2.54	Glazed window
W1	1.37	1.78	0.76	2.54	Glazed window
W2	1.07	1.78	0.76	2.54	Glazed window
W3	0.91	1.78	0.76	2.54	Glazed window
V	0.61	0.61	1.52	2.13	Glazed window
DW	0.86x0.76	2.54x0.76	0.0x0.76	2.54	Door & window

AREA CALCULATION :-

TOTAL PLOT AREA AS DEED = 404.70 sqm.

TOTAL PLOT AREA AS/SITE =401.13sqm.
LAND LEFT FOR ROAD WINDDING =10.58 SQM.
NET PLOT AREA =390.55 sqm

GROUND FLOOR B/U AREA = 13.46 sqm.
FIRST FLOOR B/U AREA = 206.47 sqm.
SECOND FLOOR B/U AREA = 206.47 sqm.
THIRD FLOOR B/U AREA =206.47 sqm.
FOURTH FLOOR B/U AREA =206.47 sqm.

TOTAL ALL FLOOR B/U AREA =839.34 sqm.
F.A.R. =2.14

PARKING CALCULATION:-

TOTAL B/U AREA ALL FLOOR = 839.34 sqm.
service area 15% of b/u area =125.90 sqm
PARKING AREA REQ. @ 25% OF B/U AREA,
SO TOTAL PARKING AREA REQ. FOR RESIDENTIAL
= (839.34-125.90) X25% = 178.36 sqm.
PROVIDED GROUND FLOOR PARKING AREA=187.48 sqm.

SEPTIC TANK CALCULATION :-

TOTAL NO. OF FLAT = 12 nos.
EACH FLAT HAVING 5 PERSON
SO TOTAL NO OF PERSON = 12x5 = 60 PERSON

PER PERSON NEED 0.085 CUM. CAPACITY OF SEPTIC TANK PER DAY SO TOTAL REQ. CAPACITY OF SEPTIC TANK =60x0.085 = 5.10 CUM.

PROVIDED SEPTIC TANK 1 NOS
SIZE =2.70 x 1.35 x1.50 = 5.46 CUM.

WATER TANK CALCULATION :-

TOTAL NO. OF FLAT = 12 nos.
EACH FLAT HAVING 5 PERSON
SO TOTAL NO OF PERSON = 12x5 = 60 PERSON
PER PERSON NEED 135 Ltrs PER DAY
TOTAL PERSON NEED = 60x135 =8100.00 Ltrs.

PROVIDED WATER TANK 1 NOS.SIZE
= (3.77x2.51x1.20)+0.30 =11350 Ltrs.=11.35 CUM

GREEN SPACE CALCULATION :-

TOTAL PLOT AREA = 390.55 sqm.
GREEN AREA REQUIRED @5% OF
TOTAL PLOT AREA = 19.52 sqm.

PROVIDED GREEN SPACE AREA =26.07 sqm.

WATER HARVESTING SUMP CALCULATION :-

TERRACE FLOOR AREA = 239.50 sqm.
RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR EVERY 100 SQM. TERRACE AREA, SO TOTAL
REQ. CAPACITY OF SUMP =2.39x 6 = 14.34 CUM.
PROVIDED TANK(1 NOS) SIZE = 2.00 x 2.00 x 5.00 =20.00 cum.

PLOT DETAILS :-

PROPOSED G+4 RESIDENTIAL BUILDING OF

SRI - UMESH KUMAR SINHA ,
S/O - LATE RAM KRIPAL RAJAK,
ADD. CHAKALMA, MASAURHI, PATNA

DEVELOPER :-
REGAL REALTECH PVT LTD.
DIRECTOR:-RAVI KANT KUMAR
S/O- LATE KRISHNA PRASAD
ADD.RAUNAK GALAXY APARTMENT BALAJI NAGAR
SAGUNA MORE DANAPUR , PATNA

PLOT DETAILS.
MAUZA - ADAMPUR,
SURVEY THANA -DANAPUR,
THANA NO - 40, KHATA NO - 53 ,
PLOT NO - 253(P) ,DIST - PATNA

BOUNDARY:-

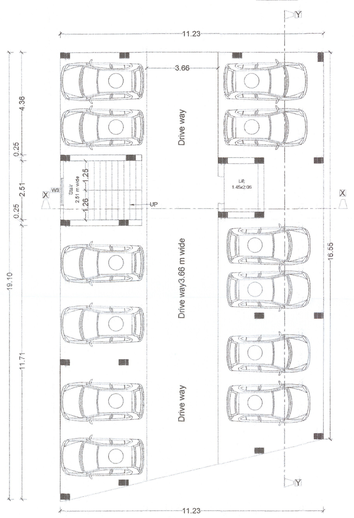
NORTH - BRIJNANDAN CHAUDHRI
SOUTH - AAHAR
EAST - AKHTARI BEGUM
WEST - PLOT NO-252

SHEET NO.	SCALE.	NORTH.
01/01	1 : 100	

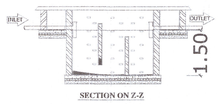
SITE PLAN
SCALE ,1:100



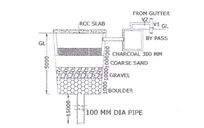
SECTION Y-Y
SCALE, 1:100



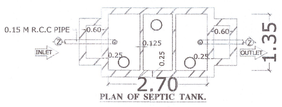
GROUND FLOOR PLAN
SCALE ,1:100



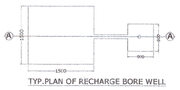
SECTION ON Z-Z



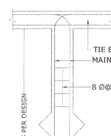
RECHARGE BORE WELL SECTION A-A



PLAN OF SEPTIC TANK.

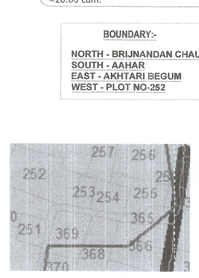


TYP.PLAN OF RECHARGE BORE WELL

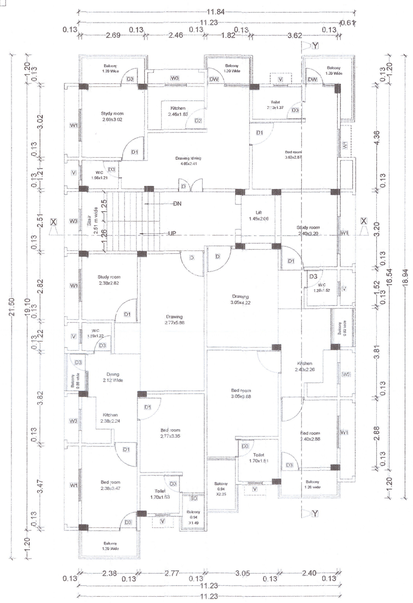


TYP. DET. OF PILE FOUNDATION

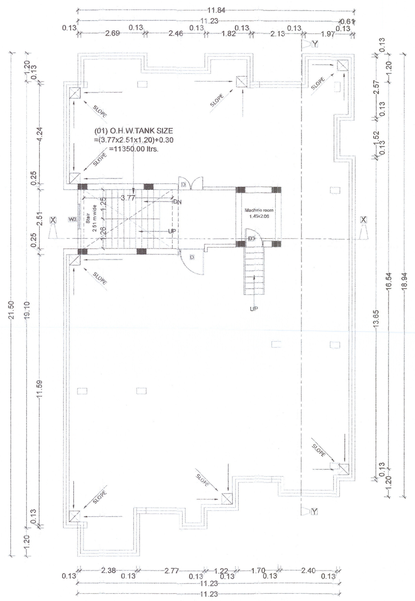
TYP. DETAIL OF FOUNDATION.



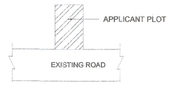
KEY PLAN



1ST TO 4TH FLOOR PLAN
SCALE ,1:100



TERRACE FLOOR PLAN
SCALE ,1:100



LOCATION PLAN

For Regal Realtech Pvt. Ltd.
Ravi Kant Kumar
Director

SIGNATURE OF BUILDER / DEVELOPER

AJIT SINGH
ARCHITECT
REG. NO.-CA/2016/185155
UMNG Bihar

SIGN. OF EMPANELED ARCHITECT.

Patna Metropolitan Area Authority
Sanction of Plan Case no. PMAA/PRN/ADAMPUR/2404/60/2025 dated 05-11-2025 accorded under Development Control Regulations For Patna Master Plan 2031 (Byelaws no 8) of Bihar Building Byelaws 2014 (as amended 2022) on Date 15-12-2025

29-01-26
सहायक नगर योजना पर्यवेक्षक
पटना महानगर क्षेत्र प्राधिकार

02.02.26
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

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