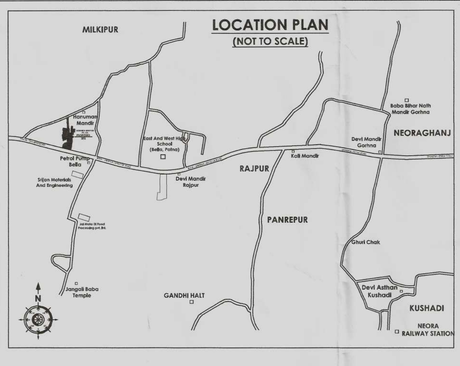

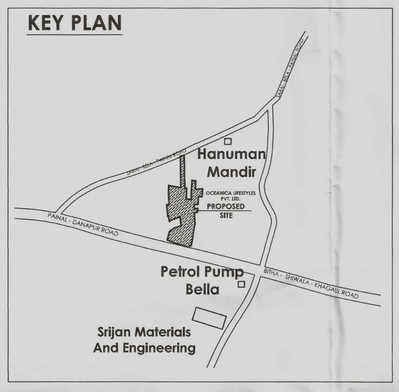

F.A.R. AREA DETAILS:

TOTAL PLOT AREA = 11846.91 SQM.
AREA UNDER ROAD WIDENING = 808.78 SQM.
NET PLOT AREA = 11038.13 SQM.

PERMISSIBLE F.A.R @ 3.5 OF 11846.91 SQM. = 41464.19 SQM.

PROPOSED F.A.R AREA (AREA IN SQM.)
TOWER 01 = 18592.17 SQM.
TOWER 02 = 19824.97 SQM.
COMMERCIAL = 2310.96 SQM.
CLUB = 733.44 SQM.
TOTAL AREA = 41461.54 SQM.

TOTAL ACHIVED F.A.R AREA
= 41461.54 SQM. @ 3.499 F.A.R

PERMISSIBLE F.A.R FOR LIG & EWS 15% OF 41464.19 SQM = 6219.63 SQM.

PROPOSED F.A.R AREA (AREA IN SQM.)
TOWER 03 (LIG & EWS) = 6219.63 SQM.

F.A.R AREA ACHIVED = 6219.63 SQM. @ 15 %

GROUND COVERAGE DETAILS:

NET PLOT AREA = 11038.13 SQM.

PERMISSIBLE GROUND COVERAGE 40% =4415.25 SQM.

PROPOSD GROUND COVERAGE:

TOWER 01 = 760.07 SQM

TOWER 02 + COMMERCIAL = 1234.87 SQM

TOWER 03 (LIG & EWS) = 229.93 SQM

CLUB = 253.12 SQM

TOTAL = 2477.99 SQM

PROPOSED GROUND COVG. 22.45% = 2477.99 SQM.

AREA STATEMENT

S.NO.	DISCRIPTION	F.A.R. %	AREA (IN SQM.)
	PERMISSIBLE		
1	TOTAL PLOT AREA		11846.91
2	AREA UNDER ROAD WIDENING		808.78
3	NET PLOT AREA		11038.13
4	PERMISSIBLE. F.A.R. AREA @ 3.5 OF 11846.91 SQM (HOUSING & COMMERCIAL)	3.50	41464.19
5	PERMISSIBLE F.A.R. FOR LIG & EWS 15% OF 41464.19 SQM.	15%	6219.63
6	TOTAL PERMISSIBLE F.A.R. FOR THE ENTIRE PROJECT (3.50 + 15% FOR LIG / EWS) (AS DESIRED BY PMA , PATNA)	4.03	47683.81
7	PERMISSIBLE GROUND COVERAGE @ 40 % OF 11038.13 SQM.	40%	4415.252
8	PERMISSIBLE HEIGHT		120 M.
9	PERMISSIBLE GREEN AREA @ 15% OF NET PLOT AREA (11038.13 SQM.)		1655.72
	PROPOSED		
10	PROPOSED GROUND COVERAGE	22.45%	2477.99
11	PROPOSED F.A.R. HOUSING	3.243	38417.14
12	PROPOSED F.A.R. COMMERCIAL	0.195	2310.96
13	PROPOSED F.A.R. CLUB	0.062	733.44
14	TOTAL PROPOSED F.A.R.	**3.50**	**41461.54**
15	PROPOSED F.A.R. FOR LIG & EWS	15.00%	6219.63
16	PROPOSED TOTAL UNITS		**344**
	HOUSING (TOWER 01 & 02)		254
	LIG & EWS (TOWER 03)		90

OCEANICA LIFESTYLES PVT. LTD.
F.A.R. AREA

S.NO.	FLOOR	TOWER 01	TOWER 01 (UNIT / FLOOR)	TOWER 02	TOWER 02 (UNIT / FLOOR)	COMMERCIAL	TOWER 03 (LIG & EWS)	TOWER 03 (UNIT / FLOOR)	CLUB
1	LOWER BASEMENT	48.82		54.79			38.28		
2	UPPER BASEMENT	48.82		54.79			38.28		
3	STILT/GROUND	128.34		174.33		577.74	56.97		244.48
4	1ST FLOOR	659.22	4	550.82	4	577.74	202.87	3	244.48
5	2ND FLOOR	659.22	4	550.82	4	577.74	202.87	3	244.48
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26	23rd FLOOR	659.22	4	802.73	6		202.87	3	
27	24th FLOOR	659.22	4	802.73	6		202.87	3	
28	25th FLOOR	659.22	4	802.73	6		202.87	3	
29	26th FLOOR	659.22	4	732.36	4		202.87	3	
30	27th FLOOR	659.22	4				202.87	3	
31	28th FLOOR	567.25	2				202.87	3	
32	29th FLOOR						202.87	3	
33	30th FLOOR						202.87	3	
	TOTAL	18592.17	110	19824.97	144	2310.96	6219.63	90	733.44

TOTAL PROPOESD F.A.R. = HOUSING F.A.R + COMMERCIAL F.A.R + CLUB
= 38417.14 + 2310.96 + 733.44 = 41461.54 SQM.

PERMISSIBLE F.A.R. FOR LIG & EWS 15% OF 41464.19 SQM. = 6219.63 SQM.
TOTAL PROPOSED F.A.R OF EWS & LIG = 6219.63 SQM.

PARKING CALCULATION :-

HOUSING
TOTAL BUILT UP AREA ALL BLOCK = 38417.14 SQM.
SEVICES AREA @ 15% OF TOTAL B/U AREA = 5762.57
(38417.14 SQM.@ 15% = 5762.57 SQM.)
TOTAL B/U AREA = 38417.14 - 5762.57 = 32654.57 SQM.

TOTAL B/U AREA = 32654.57 SQM.
REQUIRED PARKING @ 25% OF B/U AREA = 8163.64 SQM.

COMMERCIAL
TOTAL BUILT UP AREA ALL BLOCK = 2310.96 SQM.
SEVICES AREA @ 15% OF TOTAL B/U AREA = 346.64
(2060.04 SQM.@ 15% = 346.64 SQM.)
TOTAL B/U AREA = 2310.96 - 346.64 = 1964.32 SQM.

TOTAL B/U AREA = 1964.32 SQM.
REQUIRED PARKING @ 30% OF B/U AREA = 589.29 SQM.

TOTAL CAR PARKING REQUIREDAREA
= HOUSING + COMMERCIAL
= 8163.64 + 589.29
= 8752.93 SQM.
15% VISITOR PARKING @ 8752.93 SQM. = 1312.93 SQM.

TOTAL CAR PARKING REQUIRED AREA = 8752.93 + 1312.93
= 10065.86 SQM.
AREA PROVIDED FOR PARKING
PARKING AREA PROVIDED IN LOWER BASEMENT = 7310.69 SQM.
PARKING AREA PROVIDED IN UPPER BASEMENT = 7310.69 SQM.
PARKING AREA PROVIDED IN STILT = 921.90 SQM.
PARKING AREA PROVIDED IN OPEN = 262.10 SQM.
TOTAL PARKING AREA PROVIDED = 15805.38 SQM.

LIG & EWS PARKING :
AREA REQUIRED FOR
LIG & EWS PARKING @ 2.00 SQM./ UNIT
TOTAL NO. OF UNITS = 90
AREA REQUIRED FOR PARKING = 90 X 2 = 180.0 SQM.
TOTAL AREA PROVIDED FOR PARKING IN STILT = 202.38 SQM.

TOTAL NO. OF CAR PARKING PROVIDED :
BASEMENT PARKING = 273
STILT PARKING = 33
OPEN PARKING = 16
TOTAL CAR PARKING = 322

WATER SUPPLY CALCULATION:-

TOTAL NO. OF FLAT = 344
(TOWER 01 & 02 HOUSING = 254)
(TOWER 03 LIG & EWS = 90)
ASSUMED 5 PERSON PER FLAT = 5 X 254 = 1270 PERSON
ASSUMED 2 PERSON PER FLAT = 2 X 90 = 180 PERSON
NO. OF PERSON (1270 + 180) = 1450 NOS.
AVERAGE WATER DEMAND = 135 LIT. PER CAP. PER DAY
SO, TOTAL WATER REQUIRED PER DAY = 135 X 1450
= 195750 LIT. = 195.75 CUM.
WATER TANK CAPACITY REQUIRED FOR FIRE
= 45000 LIT. = 45.0 CUM
WATER TANK REQD.= 195.75 + 45.0 = 240.75 CUM.
PROVIDED PROPOSED WATER TANK
COMPARTMENT = 6.0 X 3.50 X 2.0 = 42.0 X 6 = 252 CUM.

RAIN WATER HARVESTING CHAMBER CALCULATION:-

TOTAL TERRACE AREA = 2062.86 SQM.
REQUIRED VOLUME FOR R.W.H CHAMBER
= 2062.86 X 6 / 100 = 123.77 CUM.
PROVIDED 4 CHAMBER (3.0 Ø X 10.0 M. DEEP)
= ($22/7$ X $D^2/4$) X H = 3.14 X (3.0 X 3.0 / 4) X 10 = 70.65 SQM.

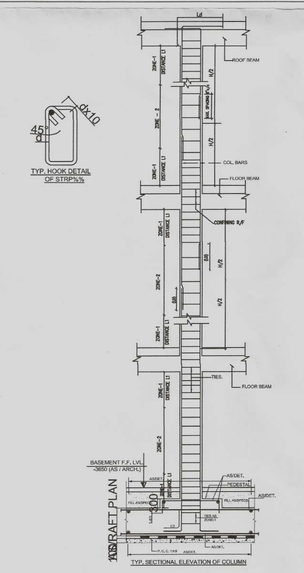
PROPOSED 4 CHAMBER = 2 X 70.65 = 141.3 SQM.

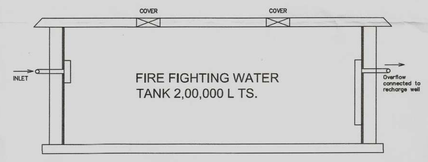
S.T.P :-

TOTAL BUILT UP AREA = 47678.68 SQM.
REQ. S.T.P CAPACITY = 47678.68 / 2 = 23839.34 SQM.
ASSUMED 5 PERSON PER FLAT = 5 X 254 = 1270 PERSON
ASSUMED 2 PERSON PER FLAT = 2 X 90 = 180 PERSON
NO. OF PERSON (1270 + 180) = 1450 NOS.
1450 X .085 CUMTR = 123.25 CUMTR.
REQUIRED S.T.P = 123.25 CUMTR.
PROPOSED S.T.P = 6.0 X 6.0 X 3.6 + 0.3 FB = 129.9 KLD.

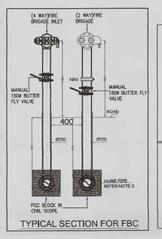
GREEN AREA CALCULATION:-

TOTAL NET PLOT AREA = 11038.13 Sq.m.
GREEN SPACE AREA % Reqd = 11038.13 @15% = 1655.71 Sq.m.
TOTAL PROVIDED GREEN SPACE @ 33.73 % = 3723.60 Sq.m.

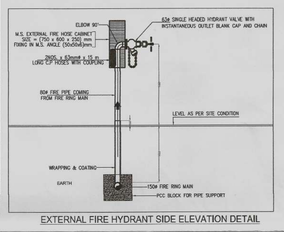




Section Fire Water Tank



TYPICAL SECTION FOR FBC



EXTERNAL FIRE HYDRANT SIDE ELEVATION DETAIL

(For depth 1650 M.M. to 2250 MM.)

LEGEND:-	
IRRIGATION:-	
⊗	100Ø IRRIGATION LINE

LEGEND:-	
	SEWER LINE
MH	MANHOLE

LEGEND:-	
	STORM LINE
MH	MANHOLE
RWH	RAIN WATER HARVESTING

LEGEND:-	
	GARDEN HYDRANT LINE
⊗ gh	GARDEN HYDRANT

LEGEND:-	
	FIRE LINE
EFH	EXTERNAL FIRE HYDRANT @45m C/C
FBC	FIRE BRIGADE CONNECTION

01.HYDRANT OUT LET VALVE WET ——— W
02.HOSE REEL ———
03.SEMAC CONNECTED FOR FIRE BRIGADECONNECTED TO WET RISER ———
04.ELECTRICALLY INSULATED METAL STRIP ———
05.O.H.W.TANK FOR FIRE FIGHTING ——— 10,000 Ltrs.
06.FIRE ALARM CALL POINT ———
07.AUDIABLE ALARM CALL POINT ——— A
08.LOUDSPEAKER OUTLET ——— LS
09.CO2 FIRE EXTINGUISHER ——— CO2
10.FIRE RESISTANT DOOR ——— CO2/DCP
11.AUTOMATIC SMOKE DETECTOR ——— F.D
12.AUTOMATIC SPRINKLER ——— AS A
13.EMERGENCY LIGHT POINT ——— S

LEGEND	
	F.A.R AREA
	GREEN AREA
	BALCONY
	BASEMENT LINE
	SETBACK LINE

PROJECT:

PROPOSED GROUP HOUSING
FOR
M/S OCEANICA LIFESTYLE PVT. LTD.

AT -

1 - PLOT NO. 1770,1772,1774,1775,1776,1777, 1778,1779,1783

MAUZA . - GOVINDPUR SUHELA(ALIAS BELA)

TAUZI NO. 3656,3365,2774,8257,3664
KHATA NO. 465,57,457,71,455,458, 499,166,40

THANA NO. 83
ANCHAL. BIHTA

2 - PLOT NO. 8426,8427,8428,8429,8430,8431, 8432,8433,8434,8435,8436,8437, 8438,8439,8440,8441,8442,8453, 8454, 8455

MAUZA . - PAINAL

TAUZI NO. 3973,3883,4279,3860 & BIHAR GOVT.

KHATA NO. 2178,1690,1676,1685,1689,1613, 1600,2180,1611,2175,2178,1595, 1596,1612,1511,

THANA NO. 70
ANCHAL. BIHTA
P.O. - PAINAL
DISTRICT - PATNA
STATE - BIHAR

SHEET TITTLE:

SITE PLAN

SCALE = 1:100 OR Mentioned

NORTH

DRAWN BY :

SHEET NO. - 01/16

OCEANICA LIFESTYLE PRIVATE LIMITED
Sweta Shekhar
ADD. DIRECTOR
BR/UDHD/BLDR/P/25-0243

SIGNATURE OF OWNER/ FIRM / COMPANY

ARCHITECT:

DES ARC
ARCHITECTS, INTERIORS, PLANNING

UGSR - 1A, ANSAL PLAZA , SECTOR - I, VAISHALI, GZB
PH: 0120 - 4140410 M : 0-9818711273
EMAIL- desarc14@gmail.com

Nishant Shekhar
NISHANT SHEKHAR
CA/2006/39203

SIGNATURE OF ARCHITECT

Er. Shailesh Ranjan, M.I.E. 15/07/2025
B.Sc. (Engg.), Structure Engineer
Emp No.-BR/UDHD/CE/23-0110
UDHD, Patna (Bihar)

SIGNATURE OF STRUCTURAL ENGINEER

Patna Metropolitan Area Authority
Sanction of Plan Case no.PMAA/PCRM/ PAINAL (TOWER-1=(LB+UB+St28), TOWER-2=(LB+UB+St26),CLUB=(Gr+02) COMMERCIAL=(Gr+03)and TOWER-3EWS/LIG1=(LB+UB+Gr+2) 15/3/24
dated...22/08/2024...accorded under
Development Control Regulations For Patna
Master Plan 2031 (Byelaws no 8) of Bihar Building
Byelaws 2014 (as amended 2022) on Date...23/04/2025

24/7/25
सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

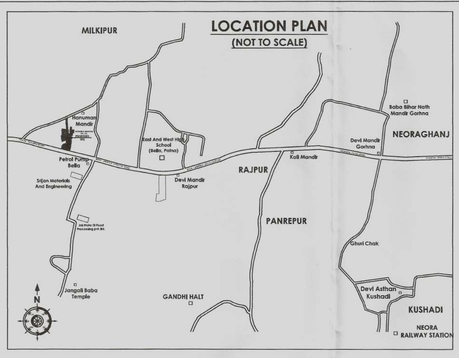
24.07.25
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

24/7/25
कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

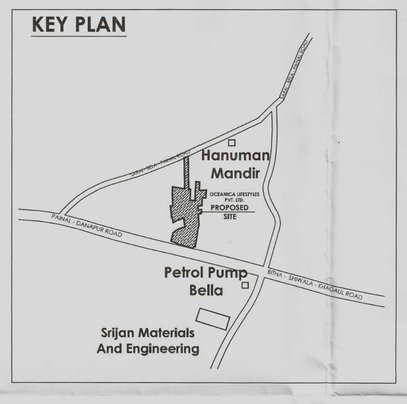
24/7/25
अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

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

LOCATION PLAN
(NOT TO SCALE)



KEY PLAN



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11	8th FLOOR	659.22	4	802.73	6		202.87	3	
12	9th FLOOR	659.22	4	802.73	6		202.87	3	
13	10th FLOOR	659.22	4	802.73	6		202.87	3	
14	11th FLOOR	659.22	4	802.73	6		202.87	3	
15	12th FLOOR	659.22	4	802.73	6		202.87	3	
16	13th FLOOR	659.22	4	802.73	6		202.87	3	
17	14th FLOOR	659.22	4	802.73	6		202.87	3	
18	15th FLOOR	659.22	4	802.73	6		202.87	3	
19	16th FLOOR	659.22	4	802.73	6		202.87	3	
20	17th FLOOR	659.22	4	802.73	6		202.87	3	
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28	25th FLOOR	659.22	4	802.73	6		202.87	3	
29	26th FLOOR	659.22	4	732.36	4		202.87	3	
30	27th FLOOR	659.22	4				202.87	3	
31	28th FLOOR	567.25	2				202.87	3	
32	29th FLOOR						202.87	3	
33	30th FLOOR						202.87	3	
	TOTAL	**18592.17**	**110**	**19824.97**	**144**	**2310.96**	**6219.63**	**90**	**733.44**

TOTAL PROPOESD F.A.R. = HOUSING F.A.R + COMMERCIAL F.A.R + CLUB
= 38417.14 + 2310.96 + 733.44 = 41461.54 SQM.

PERMISSIBLE F.A.R. FOR LIG & EWS 15% 0F 41464.19 SQM. = 6219.63 SQM.
TOTAL PROPOSED F.A.R OF EWS & LIG = 6219.63 SQM.

PARKING CALCULATION :-

HOUSING
TOTAL BUILT UP AREA ALL BLOCK = 38417.14 SQM.
SEVICES AREA @ 15% OF TOTAL B/U AREA = 5762.57
(38417.14 SQM.@ 15% = 5762.57 SQM.)
TOTAL B/U AREA = 38417.14 - 5762.57 = 32654.57 SQM.

TOTAL B/U AREA = 32654.57 SQM.
REQUIRED PARKING @ 25% OF B/U AREA = 8163.64 SQM.

COMMERCIAL
TOTAL BUILT UP AREA ALL BLOCK = 2310.96 SQM.
SEVICES AREA @ 15% OF TOTAL B/U AREA = 346.64
(2060.04 SQM.@ 15% = 346.64 SQM.)
TOTAL B/U AREA = 2310.96 - 346.64 = 1964.32 SQM.

TOTAL B/U AREA = 1964.32 SQM.
REQUIRED PARKING @ 30% OF B/U AREA = 589.29 SQM.

TOTAL CAR PARKING REQUIREDAREA
= HOUSING + COMMERCIAL
= 8163.64 + 589.29
= 8752.93 SQM.
15% VISITOR PARKING @ 8752.93 SQM. = 1312.93 SQM.

TOTAL CAR PARKING REQUIRED AREA = 8752.93 + 1312.93
= 10065.86 SQM.

AREA PROVIDED FOR PARKING
PARKING AREA PROVIDED IN LOWER BASEMENT = 7310.69 SQM.
PARKING AREA PROVIDED IN UPPER BASEMENT = 7310.69 SQM.
PARKING AREA PROVIDED IN STILT = 921.90 SQM.
PARKING AREA PROVIDED IN OPEN = 262.10 SQM.
TOTAL PARKING AREA PROVIDED = 15805.38 SQM.

LIG & EWS PARKING :
AREA REQUIRED FOR
LIG & EWS PARKING @ 2.00 SQM./ UNIT
TOTAL NO. OF UNITS = 90
AREA REQUIRED FOR PARKING = 90 X 2 = 180.0 SQM.
TOTAL AREA PROVIDED FOR PARKING IN STILT = 202.38 SQM.

TOTAL NO. OF CAR PARKING PROVIDED :
BASEMENT PARKING = 273
STILT PARKING = 33
OPEN PARKING = 16
TOTAL CAR PARKING = 322

WATER SUPPLY CALCULATION:-

TOTAL NO. OF FLAT = 344
(TOWER 01 & 02 HOUSING = 254)
(TOWER 03 LIG & EWS = 90)
ASSUMED 5 PERSON PER FLAT = 5 X 254 = 1270 PERSON
ASSUMED 2 PERSON PER FLAT = 2 X 90 = 180 PERSON
NO. OF PERSON (1270 + 180) = 1450 NOS.
AVERAGE WATER DEMAND = 135 LIT. PER CAP. PER DAY
SO, TOTAL WATER REQUIRED PER DAY = 135 X 1450
= 195750 LIT. = 195.75 CUM.
WATER TANK CAPACITY REQUIRED FOR FIRE
= 45000 LIT. = 45.0 CUM
WATER TANK REQD.= 195.75 + 45.0 = 240.75 CUM.
PROVIDED PROPOSED WATER TANK
COMPARTMENT = 6.0 X 3.50 X 2.0 = 42.0 X 6 = 252 CUM.

RAIN WATER HARVESTING CHAMBER CALCULATION:-

TOTAL TERRACE AREA = 2062.86 SQM.
REQUIRED VOLUME FOR R.W.H CHAMBER
= 2062.86 X 6 / 100 = 123.77 CUM.
PROVIDED 4 CHAMBER (3.0 Ø X 10.0 M. DEEP)
= ($22/7$ X $D^2/4$) X H = 3.14 X (3.0 X 3.0 / 4) X 10 = 70.65 SQM.

PROPOSED 4 CHAMBER = 2 X 70.65 = 141.3 SQM.

S.T.P :-

TOTAL BUILT UP AREA = 47678.68 SQM.
REQ. S.T.P CAPACITY = 47678.68 / 2 = 23839.34 SQM.
ASSUMED 5 PERSON PER FLAT = 5 X 254 = 1270 PERSON
ASSUMED 2 PERSON PER FLAT = 2 X 90 = 180 PERSON
NO. OF PERSON (1270 + 180) = 1450 NOS.
1450 X .085 CUMTR = 123.25 CUMTR.
REQUIRED S.T.P = 123.25 CUMTR.
PROPOSED S.T.P = 6.0 X 6.0 X 3.6 + 0.3 FB = 129.9 KLD.

GREEN AREA CALCULATION:-

TOTAL NET PLOT AREA = 11038.13 Sq.m.
GREEN SPACE AREA % Reqd = 11038.13 @15% = 1655.71 Sq.m.
TOTAL PROVIDED GREEN SPACE @ 33.73 % = 3723.60 Sq.m.

LEGEND:-	
	IRRIGATION:-
⊗	100Ø IRRIGATION LINE

LEGEND:-	
	SEWER LINE
	MANHOLE

LEGEND:-	
	STORM LINE
	MANHOLE
RWH	RAIN WATER HARVESTING

LEGEND:-	
	GARDEN HYDRANT LINE
⊗ gh	GARDEN HYDRANT

LEGEND:-	
	FIRE LINE
EFH	EXTERNAL FIRE HYDRANT @45m C/C
FBC	FIRE BRIGADE CONNECTION

01.HYDRANT OUT LET VALVE WET	W
02.HOSE REEL	
03.SEMAC CONNECTED FOR FIRE BRIGADECONNECTED TO WET RISER	
04.ELECTRICALLY INSULATED METAL STRIP	
05.O.H.W.TANK FOR FIRE FIGHTING	10,000 Ltrs.
06.FIRE ALARM CALL POINT	
07.AUDIABLE ALARM CALL POINT	A
08.LOUDSPEAKER OUTLET	
09.CO2 FIRE EXTINGUISHER	
10.FIRE RESISTANT DOOR	CO2/DCP
11.AUTOMATIC SMOKE DETECTOR	F.D
12.AUTOMATIC SPRINKLER	A S A
13.EMERGENCY LIGHT POINT	S

LEGEND
F.A.R AREA
GREEN AREA
BALCONY
BASEMENT LINE
SETBACK LINE

Patna Metropolitan Area Authority
Sanction of Plan Case no.- PMAA/PCRU/PAINAL/ dated..29.08.2024.....accorded under Development Control Regulations For Patna Master Plan 2031 (Byelaws no 8) of Bihar Building Byelaws 2014 (as amended 2022) on Date..25.04.2025
Tower-1=(LB+UB+S+28), Tower-2=(LB+UB+S+26), CLUB=(G+2) Commercial=(G+03) & Tower-3 EWS/LIG=(LB+UB+G+30) /53/24

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) नियामवली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।

PROJECT:

PROPOSED GROUP HOUSING
FOR
M/S OCEANICA LIFESTYLE PVT. LTD.

AT -

1 - PLOT NO. 1770,1772,1774,1775,1776,1777, 1778,1779,1783

MAUZA . - GOVINDPUR SUHELA(ALIAS BELA)

TAUZI NO. 3656,3365,2774,8257,3664
KHATA NO. 465,57,457,71,455,458, 499,166,40

THANA NO. 83
ANCHAL. BIHTA

2 - PLOT NO. 8426,8427,8428,8429,8430,8431, 8432,8433,8434,8435,8436,8437, 8438,8439,8440,8441,8442,8453, 8454, 8455

MAUZA . - PAINAL

TAUZI NO. 3973,3883,4279,3860 & BIHAR GOVT.

KHATA NO. 2178,1690,1676,1685,1689,1613, 1600,2180,1611,2175,2178,1595, 1596,1612,1511,
THANA NO. 70
ANCHAL. BIHTA
P.O. - PAINAL
DISTRICT - PATNA
STATE - BIHAR

SHEET TITTLE:

SITE PLAN @ STILT/ GROUND LVL.

SCALE = 1:100 OR Mentioned
NORTH
DRAWN BY :
SHEET NO. - 02/16

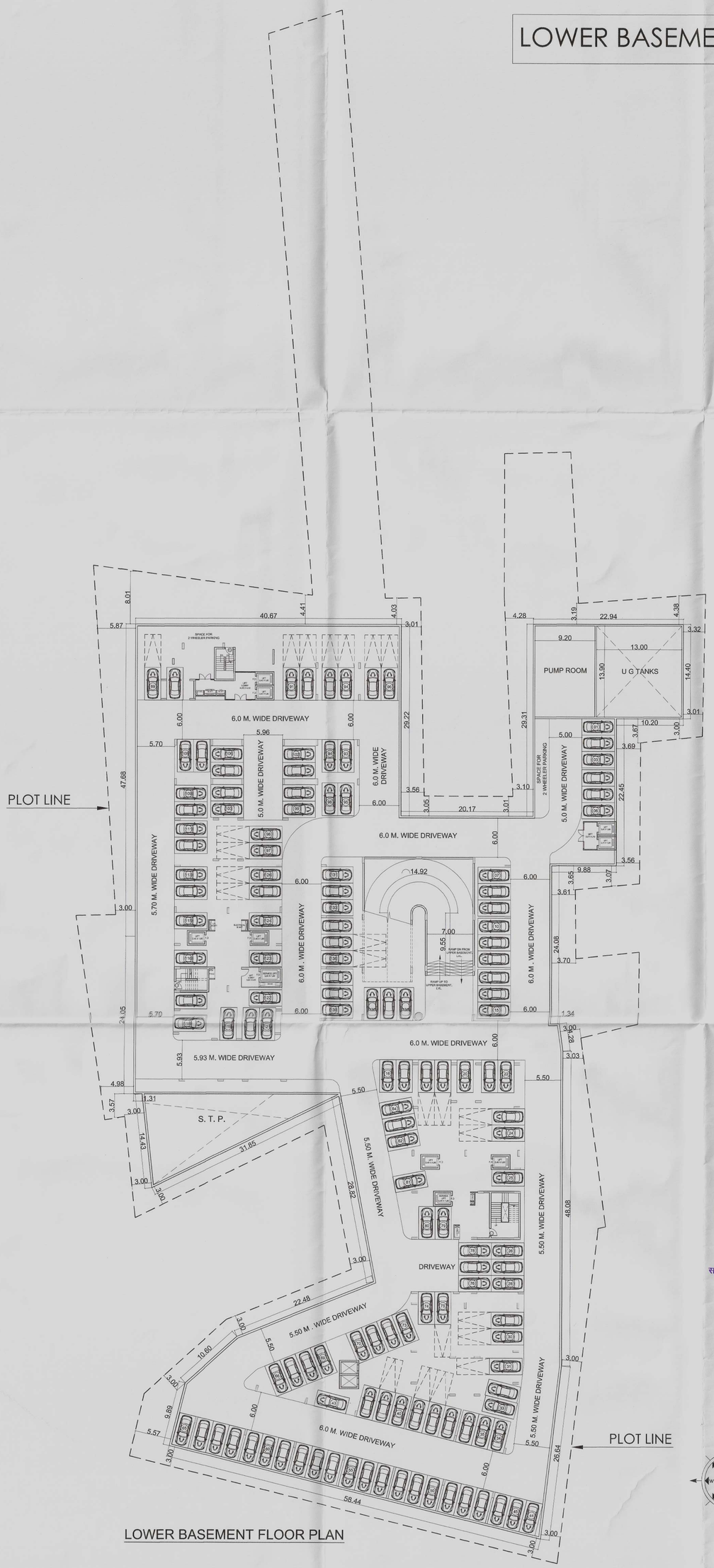
OCEANICA LIFESTYLE PRIVATE LIMITED
BR/UDHD/BLDR/P/25-0243
ADD. DIRECTOR
SIGNATURE OF OWNER/ FIRM / COMPANY

ARCHITECT:
DES ARC
ARCHITECTS, INTERIORS, PLANNING
UGSR - 1A, ANSAL PLAZA , SECTOR - I, VAISHALI, GZB
PH: 0120 - 4140410 M : 0-9818711273
EMAIL- desarc14@gmail.com

NISHANT SHEKHAR
CA/2006/39203
SIGNATURE OF ARCHITECT

Er. Shailesh Ranjan, M.I.E. 15/07/2025
B.Sc. (Engg.), Structure Engineer
Emp No.-BR/UDHD/CE/23-0110
UDHD, Patna (Bihar)
SIGNATURE OF STRUCTURAL ENGINEER

LOWER BASEMENT AREA = 7310.69 SQM.



LOWER BASEMENT FLOOR PLAN

PROJECT:

PROPOSED GROUP HOUSING
FOR
M/S OCEANICA LIFESTYLE PVT. LTD.

AT -

1 - PLOT NO. 1770,1772,1774,1775,1776,1777, 1778,1779,1783

MAUZA . - GOVINDPUR SUHELA(ALIAS BELA)

TAUZI NO. 3656,3365, 2774, 3664
KHATA NO. 465,57,457,71,455,458, 499,166,40

THANA NO. 83
ANCHAL. BIHTA

2 - PLOT NO. 8426,8427,8428,8429,8430,8431, 8432,8433,8434,8435,8436,8437, 8438,8439,8440,8441,8442,8453, 8454, 8455

MAUZA . - PAINAL

TAUZI NO. 3973,3883,4279,3860 & BIHAR GOVT.

KHATA NO. 2178,1690,1676,1685,1689,1613, 1600,2180,1611,2175,2178,1595, 1596,1612,1511,
THANA NO. 70
ANCHAL. BIHTA
P.O. - PAINAL
DISTRICT - PATNA
STATE - BIHAR

SHEET TITTLE:

LOWER BASEMENT PLAN

SCALE = 1:100 OR Mentioned

NORTH

DRAWN BY :

SHEET NO. - 03/16

OCEANICA LIFESTYLE PRIVATE LIMITED
ADD. DIRECTOR
BR/UDHD/BLDR/P/25-0243
SIGNATURE OF OWNER/ FIRM / COMPANY

ARCHITECT:

DES ARC
ARCHITECTS, INTERIORS, PLANNING

UGSR - 1A, ANSAL PLAZA , SECTOR - I, VAISHALI, GZB
PH: 0120 - 4140410 M : 0-9818711273
EMAIL - desarc14@gmail.com

NISHANT SHEKHAR
CA/2006/39203
SIGNATURE OF ARCHITECT

15/7/25
Er. Shailesh Ranjan, M.I.E.
B.Sc. (Engg.), Structure Engineer
Emp No.-BR/UDHD/CE/23-0110
UDHD, Patna (Bihar)
SIGNATURE OF STRUCTURAL ENGINEER

Patna Metropolitan Area Authority
Sanction of Plan Case no. PMAP/PLAN/PANDAL/ dated... 29.08.2024 ...accorded under Development Control Regulations For Patna Master Plan 2031 (Byelaws no 8) of Bihar Building Byelaws 2014 (as amended 2022) on Date 25.04.2025

Tower-1=(LB+UB+S+28), Tower-2=(LB+UB+S+24), CLUB=(GF+02), Tower-3 Ews/LIG=(LB+UB+S+30)
Commercial=(BM+03) & 53/24

सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

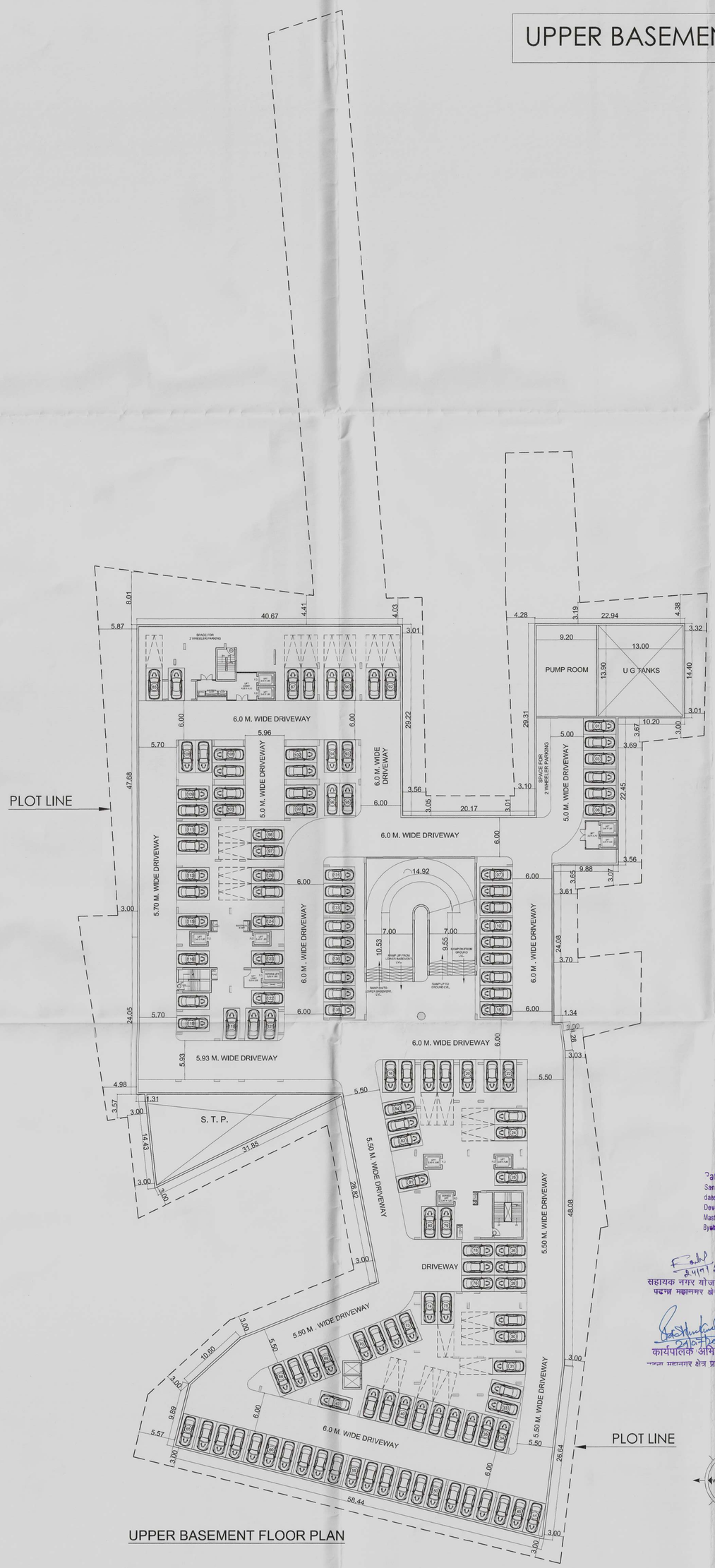
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

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

UPPER BASEMENT AREA = 7310.69 SQM.



UPPER BASEMENT FLOOR PLAN

PROJECT:

PROPOSED GROUP HOUSING
FOR
M/S OCEANICA LIFESTYLE PVT. LTD.

AT -

1 - PLOT NO. 1770,1772,1774,1775,1776,1777, 1778,1779,1783

MAUZA . - GOVINDPUR SUHELA(ALIAS BELA)

TAUZI NO. 3656,3365, 2774, 3664
KHATA NO. 465,57,457,71,455,458, 499,166,40

THANA NO. 83
ANCHAL. BIHTA

2 - PLOT NO. 8426,8427,8428,8429,8430,8431, 8432,8433,8434,8435,8436,8437, 8438,8439,8440,8441,8442,8453, 8454, 8455

MAUZA . - PAINAL

TAUZI NO. 3973,3883,4279,3860 & BIHAR GOVT.

KHATA NO. 2178,1690,1676,1685,1689,1613, 1600,2180,1611,2175,2178,1595, 1596,1612,1511,
THANA NO. 70
ANCHAL. BIHTA
P.O. - PAINAL
DISTRICT - PATNA
STATE - BIHAR

SHEET TITTLE:

UPPER BASEMENT PLAN

SCALE = 1:100 OR Mentioned

NORTH

DRAWN BY :

SHEET NO. - 04/16

OCEANICA LIFESTYLE PRIVATE LIMITED
Sweta Shekhar
ADD. DIRECTOR
BR/UDHD/BLDR/P/25-0243
SIGNATURE OF OWNER/ FIRM / COMPANY

ARCHITECT:

DES ARC
ARCHITECTS, INTERIORS, PLANNING
UGSR - 1A, ANSAL PLAZA , SECTOR - I, VAISHALI, GZB
PH: 0120 - 4140410 M : 0-9818711273
EMAIL:- desarc14@gmail.com

Nishant Shekhar 15/07/2025
NISHANT SHEKHAR
CA/2006/39203
SIGNATURE OF ARCHITECT

Shailesh Ranjan 15/7/2025
Er. Shailesh Ranjan, M.I.E.
B.Sc. (Engg.), Structure Engineer
Emp No.-BR/UDHD/CE/23-0110
UDHD, Patna (Bihar)
SIGNATURE OF STRUCTURAL ENGINEER

Patna Metropolitan Area Authority
Sanction of Plan Case no.PMAP/KAN/PAINAL/ 1517/25 dated 23.09.2025 accorded under Development Control Regulations For Patna Master Plan 2031 (Byelaws no 8) of Bihar Building Byelaws 2014 (as amended 2022) on Date 25.04.2025

Tower-1=(LB+UB+S+38) Tower-2=(LB+UB+S+24), CLUB=(G+02) Commercial=(G+03) & Tower-3 GH/SH/HG=(LB+UB+S+20)
53/24

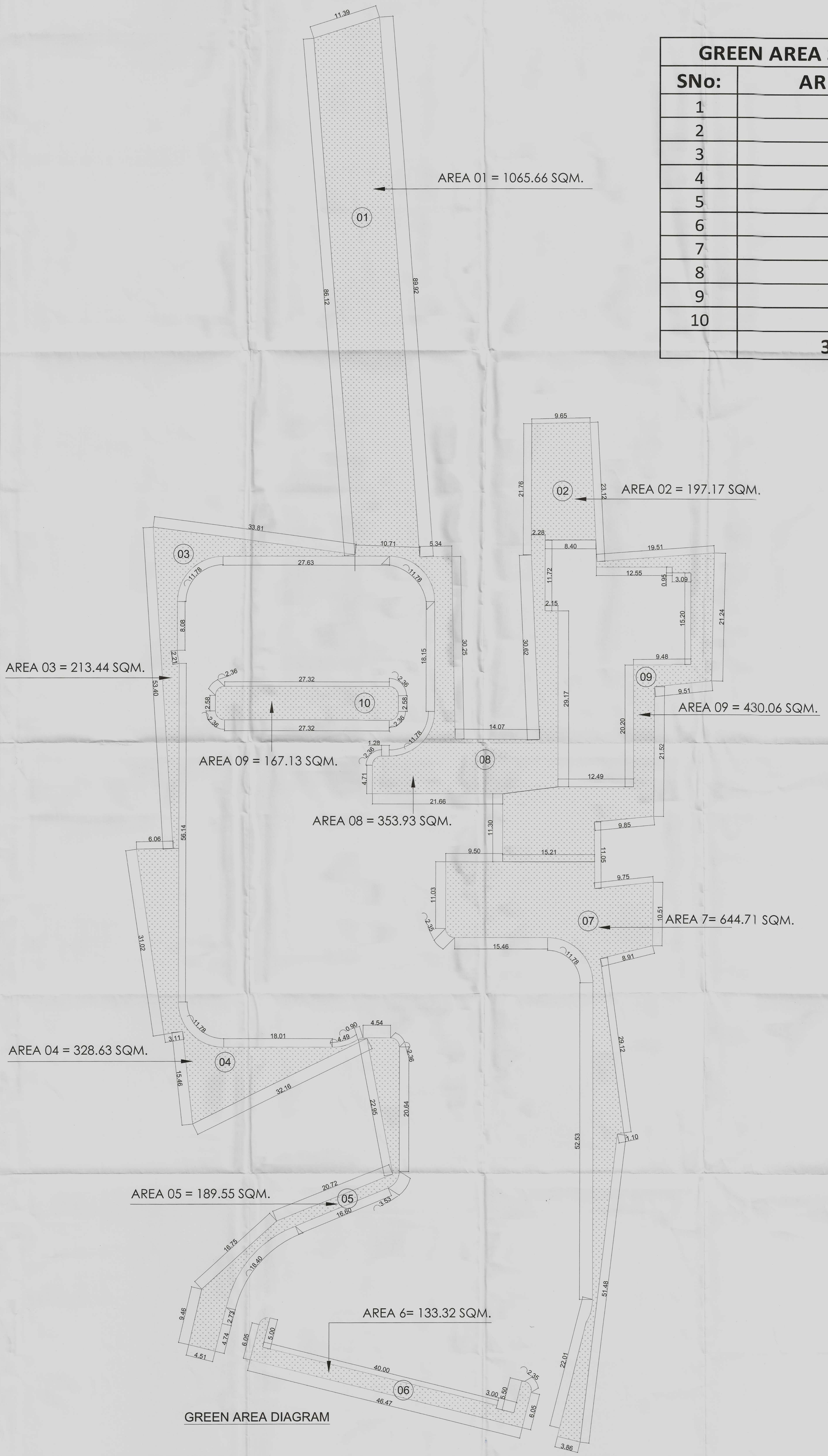
सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

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



GREEN AREA STATEMENT	
SNo:	**AREA-(SQM)**
1	1065.66
2	197.17
3	213.44
4	328.63
5	189.55
6	133.32
7	644.71
8	353.93
9	430.06
10	167.13
	3723.60

PROJECT:

PROPOSED GROUP HOUSING
FOR
M/S OCEANICA LIFESTYLE PVT. LTD.

AT -

1 - PLOT NO. 1770,1772,1774,1775,1776,1777, 1778,1779,1783

MAUZA . - GOVINDPUR SUHELA(ALIAS BELA)

TAUZI NO. 3656,3365, 2774, 3664
KHATA NO. 465,57,457,71,455,458, 499,166,40

THANA NO. 83
ANCHAL. BIHTA

2 - PLOT NO. 8426,8427,8428,8429,8430,8431, 8432,8433,8434,8435,8436,8437, 8438,8439,8440,8441,8442,8453, 8454, 8455

MAUZA . - PAINAL

TAUZI NO. 3973,3883,4279,3860 & BIHAR GOVT.

KHATA NO. 2178,1690,1676,1685,1689,1613, 1600,2180,1611,2175,2178,1595, 1596,1612,1511,
THANA NO. 70
ANCHAL. BIHTA
P.O. - PAINAL
DISTRICT - PATNA
STATE - BIHAR

SHEET TITTLE:

GREEN AREA DETAIL

SCALE = 1:100 OR Mentioned

NORTH

DRAWN BY :

SHEET NO. - 05/16

OCEANICA LIFESTYLE PRIVATE LIMITED
Sweta Shekhar
ADD. DIRECTOR
SIGNATURE OF OWNER/ FIRM / COMPANY

ARCHITECT:

DES ARC
ARCHITECTS, INTERIORS, PLANNING

UGSR - 1A, ANSAL PLAZA , SECTOR - I, VAISHALI, GZB
PH: 0120 - 4140410 M : 0-9818711273
EMAIL- desarc14@gmail.com

Nishant Shekhar
NISHANT SHEKHAR
CA/2006/39203
SIGNATURE OF ARCHITECT

Shailesh Ranjan 15/07/2025
Er. Shailesh Ranjan, M.I.E.
B.Sc. (Engg.), Structure Engineer
Emp No.-BR/UDHD/CE/23-9110
UDHD, Patna (Bihar)
SIGNATURE OF STRUCTURAL ENGINEER

Patna Metropolitan Area Authority
Sanction of Plan Case no. Primary/Residential/2025/ Tower-1=(LB+UB+15+28), Tower-2=(LB+UB+15+26), CLUB=(G+02)/ Commercial=(G+03) & Tower-3 EWS/IG=(LB+UB+G+13+30) / 53/2024
dated 30.08.2024 accorded under
Development Control Regulations For Patna
Master Plan 2031 (Byelaws no 81 of Bihar Building
Byelaws 2014 (as amended 2022) on Date 25.04.2025

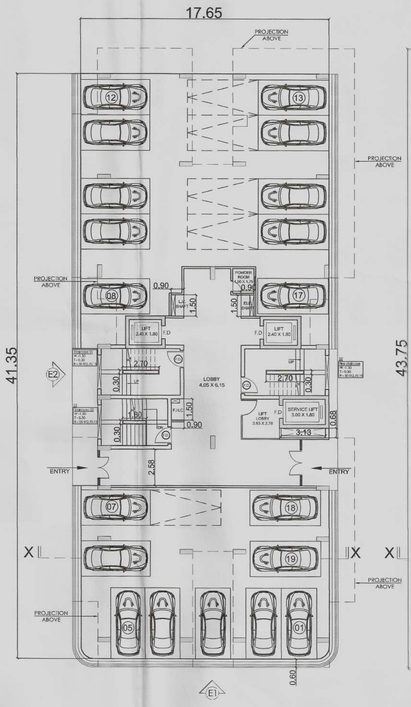
24/7/25
सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

24.07.25
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

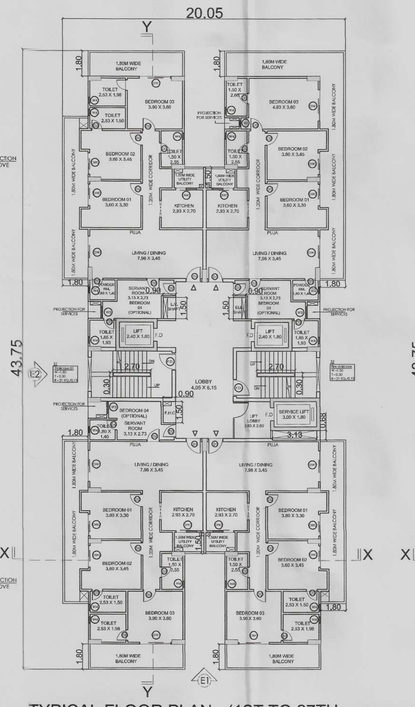
24/07/25
कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

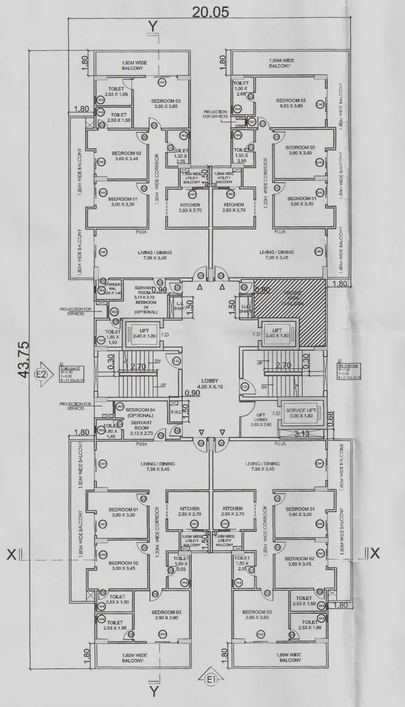
बिहार भू-सम्पदा (विनियमन विकास) नियामवली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।



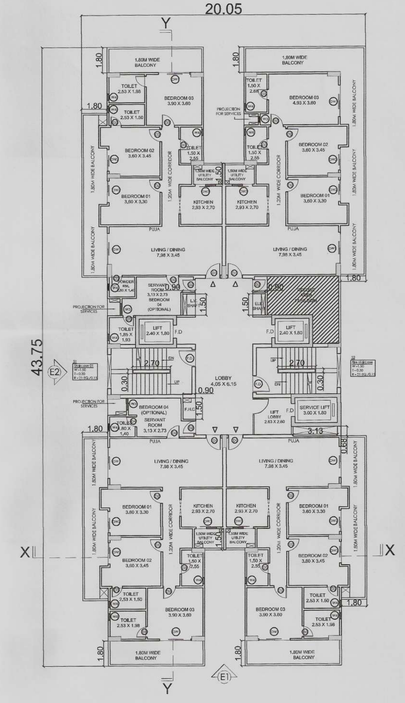
STILT FLOOR PLAN



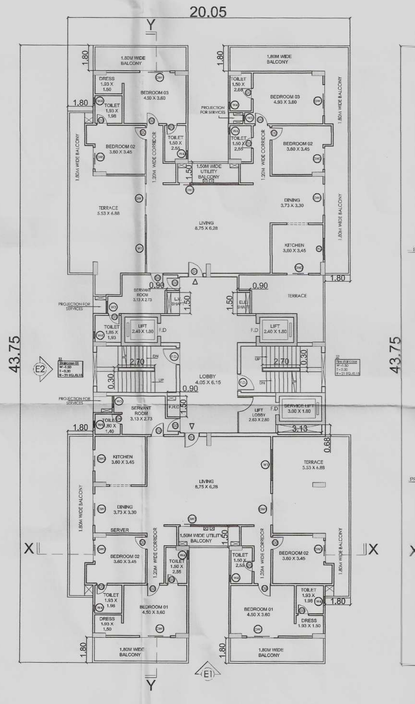
TYPICAL FLOOR PLAN - (1ST TO 27TH, EXCEPT 19TH & 27TH FLOOR)



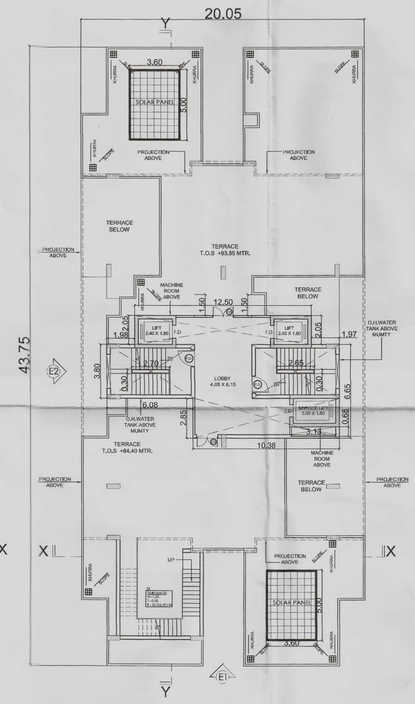
19TH FLOOR PLAN



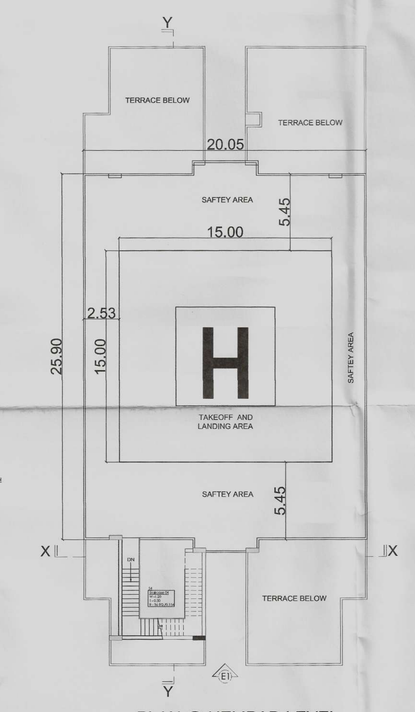
27TH FLOOR PLAN



28TH FLOOR PLAN - (PENTHOUSE)



TERRACE FLOOR PLAN



PLAN @ HELIPAD LEVEL

DOOR WINDOW SCHEDULE			
TYPE	SIZE	CILL	LINTEL
DW1	2.20 X 2.65	----	B.O.B
DW2	1.50 X 2.65	----	B.O.B
DW3	1.45 X 2.65	----	B.O.B
D1	1.05 X 2.65	----	B.O.B
D2	0.90 X 2.65	----	B.O.B
D3	0.75 X 2.65	----	B.O.B
D4	0.70 X 2.65	----	B.O.B
F.D.	1.20 X 2.65	----	B.O.B
W1	2.20 X 1.75	0.90	B.O.B
W2	1.50 X 1.60	1.05	B.O.B
W3	0.85 X 1.75	0.90	B.O.B
W4	0.45 X 1.15	1.50	B.O.B
W5	0.40 X 1.15	1.50	B.O.B

OCEANICA LIFESTYLES PVT. LTD. F.A.R. AREA			
S.NO.	FLOOR	TOWER 01	TOWER 01 (UNIT / FLOOR)
1	LOWER BASEMENT	48.82	
2	UPPER BASEMENT	48.82	
3	STILT/GROUND	128.34	
4	1ST FLOOR	659.22	4
5	2ND FLOOR	659.22	4
6	3rd FLOOR	659.22	4
7	4th FLOOR	659.22	4
8	5th FLOOR	659.22	4
9	6th FLOOR	659.22	4
10	7th FLOOR	659.22	4
11	8th FLOOR	659.22	4
12	9th FLOOR	659.22	4
13	10th FLOOR	659.22	4
14	11th FLOOR	659.22	4
15	12th FLOOR	659.22	4
16	13th FLOOR	659.22	4
17	14th FLOOR	659.22	4
18	15th FLOOR	659.22	4
19	16th FLOOR	659.22	4
20	17th FLOOR	659.22	4
21	18th FLOOR	659.22	4
22	19th FLOOR	659.22	4
23	20th FLOOR	659.22	4
24	21st FLOOR	659.22	4
25	22nd FLOOR	659.22	4
26	23rd FLOOR	659.22	4
27	24th FLOOR	659.22	4
28	25th FLOOR	659.22	4
29	26th FLOOR	659.22	4
30	27th FLOOR	659.22	4
31	28th FLOOR	567.25	2
	TOTAL	18592.17	110

PROJECT:

PROPOSED GROUP HOUSING
FOR
M/S OCEANICA LIFESTYLE PVT. LTD.

AT -

1 - PLOT NO. 1770,1772,1774,1775,1776,1777, 1778,1779,1783

MAUZA .- GOVINDPUR SUHELA(ALIAS BELA)

TAUZI NO. 3656,3365, 2774, 3664
KHATA NO. 465,57,457,71,455,458, 499,166,40

THANA NO. 83
ANCHAL. BIHTA

2 - PLOT NO. 8426,8427,8428,8429,8430,8431, 8432,8433,8434,8435,8436,8437, 8438,8439,8440,8441,8442,8453, 8454, 8455

MAUZA .- PAINAL

TAUZI NO. 3973,3883,4279,3860 & BIHAR GOVT.

KHATA NO. 2178,1690,1676,1685,1689,1613, 1600,2180,1611,2175,2178,1595, 1596,1612,1511,

THANA NO. 70
ANCHAL. BIHTA
P.O. - PAINAL
DISTRICT - PATNA
STATE - BIHAR

SHEET TITTLE:

TOWER 01
FLOOR PLAN

SCALE = 1:100 OR Mentioned

NORTH

DRAWN BY :

SHEET NO. - 06/16

OCEANICA LIFESTYLE PRIVATE LIMITED
Sarita Shekhar
ADD. DIRECTOR
BR/UDHD/BLDR/F/25-0243
SIGNATURE OF OWNER/ FIRM / COMPANY

ARCHITECT:

DES ARC
ARCHITECTS, INTERIORS, PLANNING
UGSR - 1A, ANSAL PLAZA , SECTOR - I, VAISHALI GZB
PH.:0120 - 4140410 M : 09818711273
EMAIL - desarc1@gmail.com

Nishant Shekhar
NISHANT SHEKHAR
CA/2006/39203
SIGNATURE OF ARCHITECT

Er. Shailesh Ranjan, M.I.E.
B.Sc. (Engg.), Structure Engineer
Emp No.-BR/UDHD/CE/23-9110
UDHD, Patna (Bihar)
SIGNATURE OF STRUCTURAL ENGINEER

Patna Metropolitan Area Authority
Sanction of Plan Case no.:PMAD/PCAH/PAINAL/03170 dated...25-08-2024 accorded under Development Control Regulations For Patna Master Plan 2031 (Byelaws no 8) of Bihar Building Byelaws 2014 (as amended 2022) on Date...25-04-2025

Tower-1=(LB+UB+ST+28), Tower-2=(LB+UB+ST+26) CLUB=(GF+FF) Commercial=(GF+FF) & Tower-1=(LB+UB+ST+28) & Tower-2=(LB+UB+ST+26)

सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

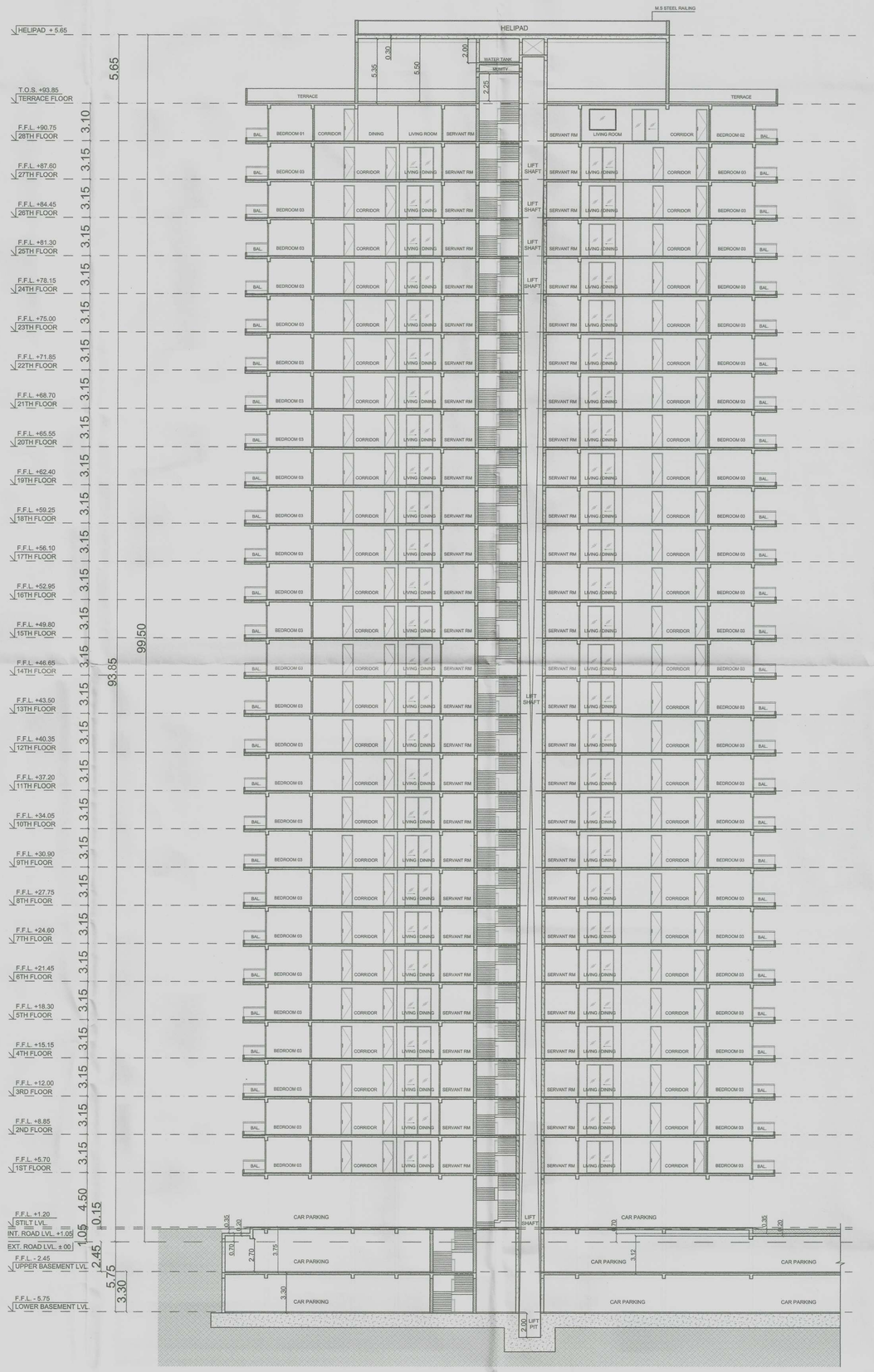
कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

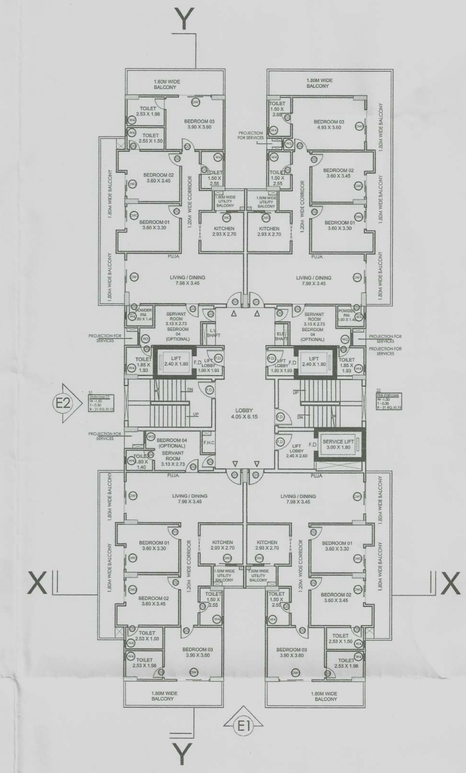
बिहार भू–सम्पदा (विनियमन विकास) नियामवली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निबंधन अभिप्राप्त होगा।



SECTION - XX



SECTION - YY



KEY PLAN OF
TYPICAL FLOOR PLAN

DOOR WINDOW SCHEDULE

TYPE	SIZE	CILL	LINTEL
DW1	2.20 X 2.65	----	B.O.B
DW2	1.50 X 2.65	----	B.O.B
DW3	1.45 X 2.65	----	B.O.B
D1	1.05 X 2.65	----	B.O.B
D2	0.90 X 2.65	----	B.O.B
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F.D.	1.20 X 2.65	----	B.O.B
W1	2.20 X 1.75	0.90	B.O.B
W2	1.50 X 1.60	1.05	B.O.B
W3	0.85 X 1.75	0.90	B.O.B
W4	0.45 X 1.15	1.50	B.O.B
W5	0.40 X 1.15	1.50	B.O.B

PROJECT:

PROPOSED GROUP HOUSING
FOR
M/S OCEANICA LIFESTYLE PVT. LTD.

AT -

1 - PLOT NO. 1770,1772,1774,1775,1776,1777, 1778,1779,1783

MAUZA . - GOVINDPUR SUHELA(ALIAS BELA)

TAUZI NO. 3656,3365, 2774, 3664
KHATA NO. 465,57,457,71,455,458, 499,166,40

THANA NO. 83
ANCHAL. BIHTA

2 - PLOT NO. 8426,8427,8428,8429,8430,8431, 8432,8433,8434,8435,8436,8437, 8438,8439,8440,8441,8442,8453, 8454, 8455

MAUZA . - PAINAL

TAUZI NO. 3973,3883,4279,3860 & BIHAR GOVT.

KHATA NO. 2178,1690,1676,1685,1689,1613, 1600,2180,1611,2175,2178,1595, 1596,1612,1511,
THANA NO. 70
ANCHAL. BIHTA
P.O. - PAINAL
DISTRICT - PATNA
STATE - BIHAR

SHEET TITTLE:

TOWER 01
ELEVATION & SECTION

SCALE = 1:100 OR Mentioned

NORTH

DRAWN BY :

SHEET NO. - 07/16

OCEANICA LIFESTYLE PRIVATE LIMITED
Sneha Shekhar
ADD. DIRECTOR
BR/UDHD/BLDR/P/25-0243
SIGNATURE OF OWNER/ FIRM / COMPANY

ARCHITECT:

DES ARC
ARCHITECTS, INTERIORS, PLANNING

UGSR - 1A, ANSAL PLAZA , SECTOR - I, VAISHALI, GZB
PH: 0120 - 4140410 M : 0-9818711273
EMAIL- desarc14@gmail.com

Nishant Shekhar
NISHANT SHEKHAR
CA/2006/39203
SIGNATURE OF ARCHITECT

Er. Shailesh Ranjan, M.I.E.
B.Sc. (Engg.), Structure Engineer
Emp No.-BR/UDHD/CE/23-0110
UDHD, Patna (Bihar)
15/07/2025
SIGNATURE OF STRUCTURAL ENGINEER

Patna Metropolitan Area Authority
Sanction of Plan Case no- PMAA/Pr.Ex./ 2024/01 dated.....23.08.2024.....accorded under Development Control Regulations For Patna Master Plan 2031 (Byelaws no 8) of Bihar Building Byelaws 2014 (as amended 2022) on Date 25.04.2025

TOWER-1=(LB+UB+15+28), TOWER-2=(LB+UB+5+24) CLUB=(G+02)
COMMERCIAL=(G+09)& TOWER-3 EWS/LIG=(LB+UB +G+30)
5/3/2024

सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

24.07.25
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

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

ELEVATION - 01

ELEVATION - 02

