

SETBACK DETAILS

A RESIDENTIAL BUILDING HEIGHT MORE THAN 22M AND UP TO 25M.

AS PER BYE-LAWS:
Front Setback = 8.0m
Rear Setback = 5.0m
Side Setback = 5.0m

PROVIDED SET BACK:
Front setback = 8.0m
Rear Setback = 5.0m
Side setback = 5.0m

F.A.R. CALCULATION

FLOOR	BLOCK-A	BLOCK-B
BASEMENT FLOOR	10.22 SQ.M.	10.21 SQ.M.
GROUND FLOOR	97.71 SQ.M.	47.72 SQ.M.
1ST FLOOR	443.04 SQ.M.	521.81 SQ.M.
2ND FLOOR	443.04 SQ.M.	521.81 SQ.M.
3RD FLOOR	443.04 SQ.M.	521.81 SQ.M.
4TH FLOOR	443.04 SQ.M.	521.81 SQ.M.
5TH FLOOR	443.04 SQ.M.	521.81 SQ.M.
6TH FLOOR	443.04 SQ.M.	521.81 SQ.M.
7TH FLOOR	443.04 SQ.M.	295.21 SQ.M.
TOTAL B/U AREA	3209.21 SQ.M.	3484.00 SQ.M.
NET TOTAL B/U AREA	BLOCK A + BLOCK B = 6693.21 SQ.MT	

TOTAL PLOT AREA AS PER DEED = 2742.52 sq.m
PLOT AREA AS/SITE = 2682.26 sq.m
TOTAL B/U AREA = 6693.21 sq.m
FAR = 2682.26 / 2742.52 = 2.49

PARKING CALCULATION

TOTAL B.U.P. AREA = 6693.21 SQ.M.
15% RELAXATION ON B.U.P. AREA = 1003.98 SQ.M.
NET B.U.P. AREA = 5689.23 SQ.M.
25% OF NET B.U.P. AREA = 0.25 X 5689.23 = 1422.30 SQ.M
TOTAL REQUIRED PARKING AREA = 1422.30 SQ.M

TOTAL PROVIDED PARKING AREA:
BASEMENT FLOOR = 1867.39 SQ.M
GROUND FLOOR = 732.36 SQ.M
NET TOTAL AREA = 2600.75 SQ.M

GREEN AREA CALCULATION

REQUIRED GREEN AREA = 10% OF NET PLOT AREA
= 0.1 X 2682.26
= 268.22 SQ. M

PROVIDED GREEN AREA - 01 AT SITE = 77.69 SQ.M
PROVIDED GREEN AREA - 02 AT SITE = 209.36 SQ.MT
TOTAL GREEN AREA = 287.05 SQ.MT

POPULATION DENSITY CALCULATION

FLOOR	NO OF FLAT	BLOCK-A	BLOCK-B
Basement Floor	0	0	0
Ground Floor	0	0	0
First Floor	4	4	4
Second Floor	4	4	4
Third Floor	4	4	4
Fourth Floor	4	4	4
Fifth Floor	4	4	4
Sixth Floor	4	4	4
Seventh Floor	4	2	
TOTAL NO OF FLAT	28	26	

NET TOTAL NO. OF FLATS: 54
CONSIDERING EACH FLAT HAVING 5 NO. OF PEOPLE
NO. OF PEOPLE (BLOCK-A) = 28 X 5 = 140
NO. OF PEOPLE (BLOCK-B) = 26 X 5 = 130
GRAND TOTAL NO. OF PEOPLE (BLOCK A+B) = 270

WATER TANK CALCULATION

ACCORDING TO N.B.C WATER REQUIREMENT FOR DIFFERENT OCCUPANCIES:

TYPE OF OCCUPANCY: RESIDENTIAL
WATER REQUIREMENT: 135 LTRS/HEAD/DAY

RESIDENTIAL (BLOCK-A):
TOTAL NO. OF PEOPLE = 140 PERSONS
WATER REQ. (RESIDENTIAL) = 135 X 140 = 18,900 LTRS.

RESERVED FOR FIRE FIGHTING
REQUIRED OVERHEAD TERRACE TANK = 25,000 LTRS

GRAND TOTAL = 18,900 + 25,000 = 43,900 LTRS

WATER TANK SIZE PROVIDED:
TANK 01 = (5.4 X 3.0 X 1.6) (0.15 FB) = 27,216 LTRS
TANK 02 = (3.0 X 3.0 X 1.6) (0.15 FB) = 14,544 LTRS
NET TOTAL = 41,760 LTRS

RESIDENTIAL (BLOCK-B):
TOTAL NO. OF PEOPLE = 130 PERSONS
WATER REQ. (RESIDENTIAL) = 130 X 135 = 17,550 LTRS

RESERVED FOR FIRE FIGHTING
REQUIRED OVERHEAD TERRACE TANK = 25,000 LTRS

GRAND TOTAL = 17,550 + 25,000 = 42,550 LTRS

WATER TANK SIZE PROVIDED:
TANK 01 = (3.0 X 3.0 X 1.7) (0.15 FB) = 15,552 LTRS
TANK 02 = (3.0 X 3.0 X 1.7) (0.15 FB) = 15,552 LTRS
NET TOTAL = 31,104 LTRS

EMERGENCY EVACUATION ASSEMBLY AREA CALCULATION

ASSUMING OCCUPANCY 80% FOR RESIDENTIAL, 80% OF 270 = 216
AREA REQUIRED FOR 1 PERSON TO STAND = 4.50 FT OR 0.350 M
AREA REQUIRED FOR 216 PEOPLE TO STAND = 84.8 SQ.M
PROVIDED EMERGENCY EVACUATION ASSEMBLY AREA = 71.06 SQ.M

SEPTIC TANK CALCULATION

TOTAL NO OF PEOPLE ON ALL THE FLOORS = 270 PERSON
1 PERSON NEEDS 0.085 CUM. CAPACITY OF SEPTIC TANK
TOTAL REQUIRED CAPACITY = 270 X 0.085 = 22.95 CU. M
PROVIDED SEPTIC TANK OF SIZE = 4.0 X 3.0 X 2.0 = 24.00 CU. M
= 24,000 LTRS.

RAINWATER HARVESTING SUMP CALCULATION

BLOCK-A
TERRACE FLOOR MAX. AREA = 470.53 sq.m.
RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR EVERY 100 SQ.M. OF TERRACE AREA.
SO, TOTAL REQ. CAPACITY OF SUMP = 4.70X6 = 28.20 CUM.

BLOCK-B
TERRACE FLOOR MAX. AREA = 536.71 sq.m.
RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR EVERY 100 SQ.M. OF TERRACE AREA.
SO, TOTAL REQ. CAPACITY OF SUMP = 5.36 X 6 = 32.16 CUM.

NET TOTAL CAPACITY OF SUMP REQUIRED = BLOCK A + BLOCK B
= 28.20 CU.M + 32.16 CU.M = 60.36 CU.M = 60,36 LTRS.

PROVIDED:
(1) TANK SIZE = 7.0 X 3.0 X 3.0 = 63.00 CUM. = 63,000 LTRS.

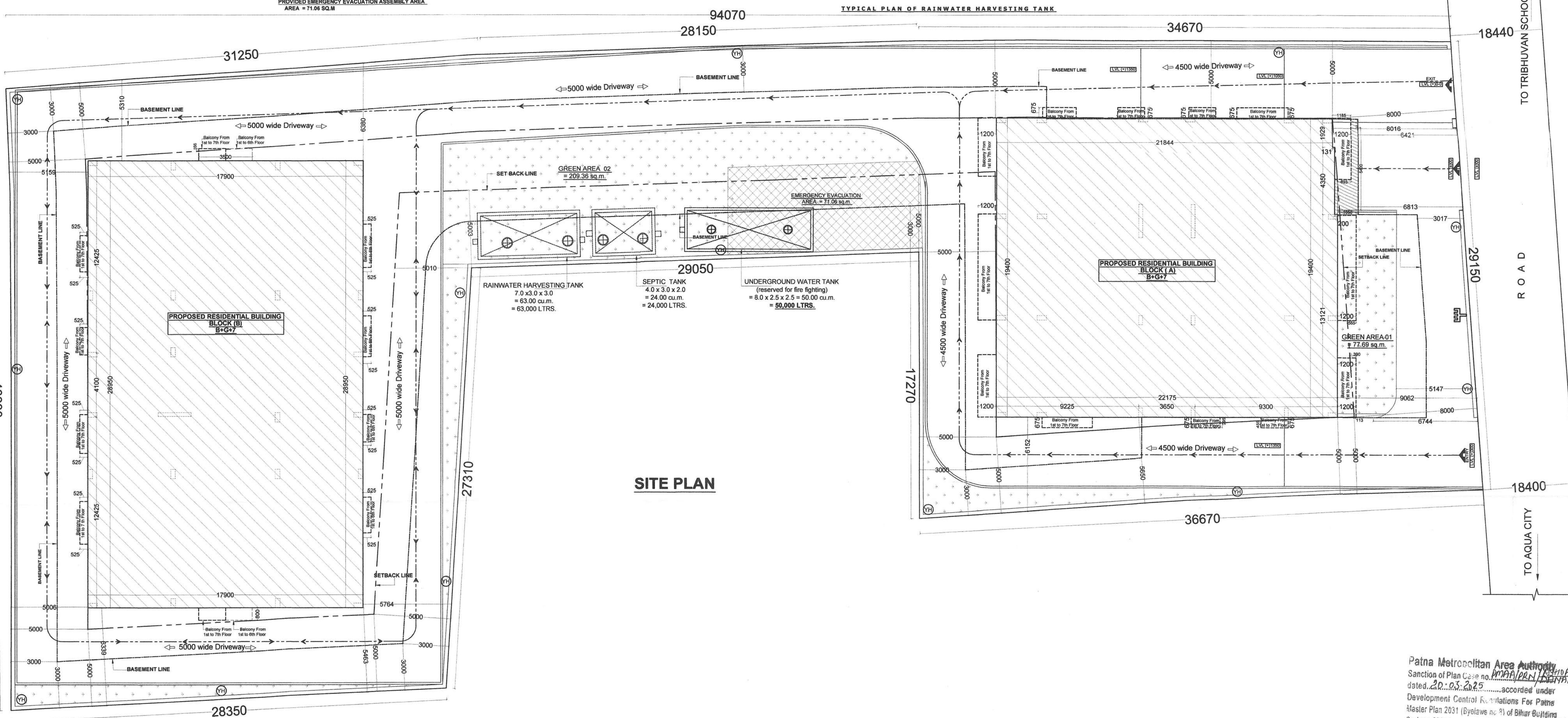
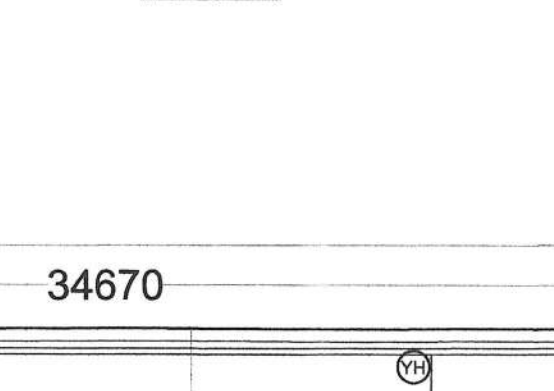
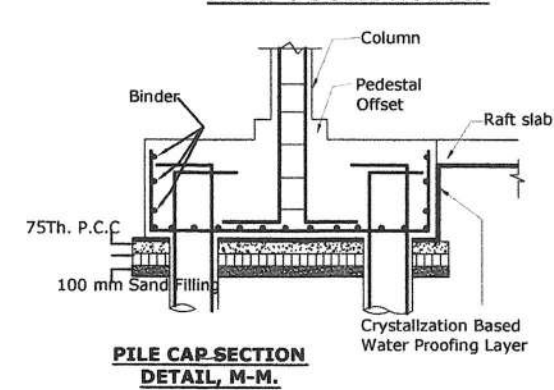
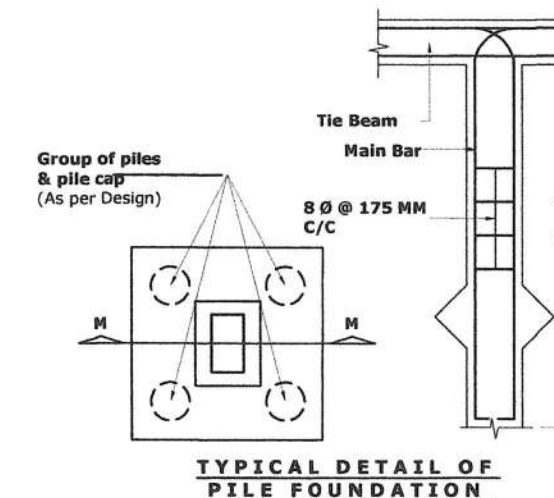
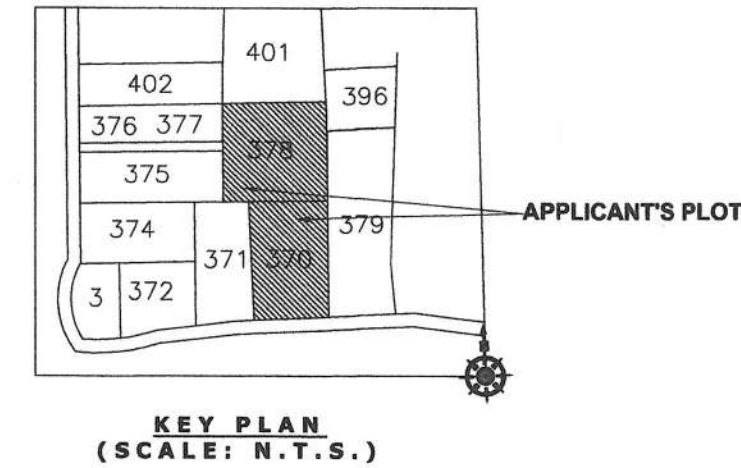
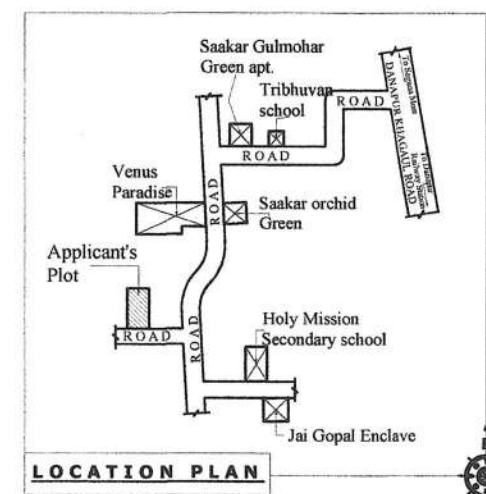
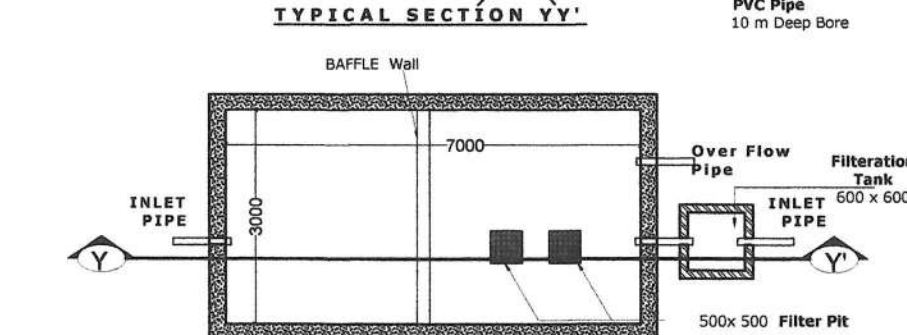
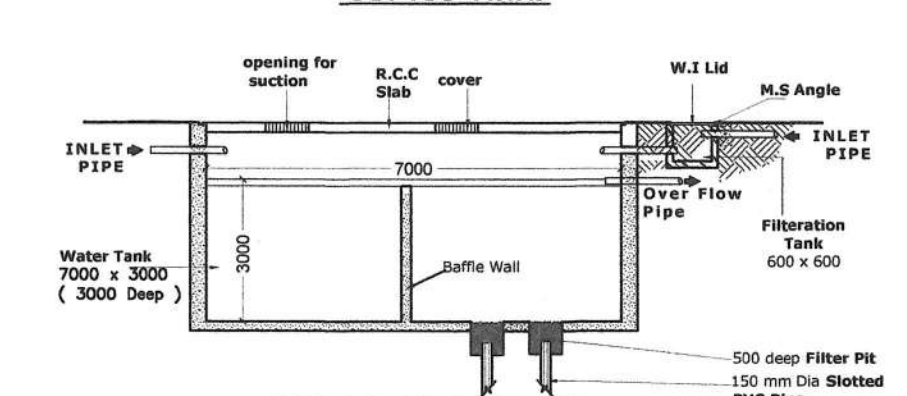
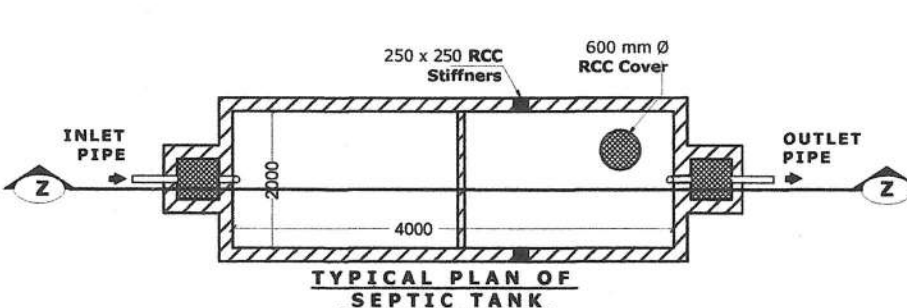
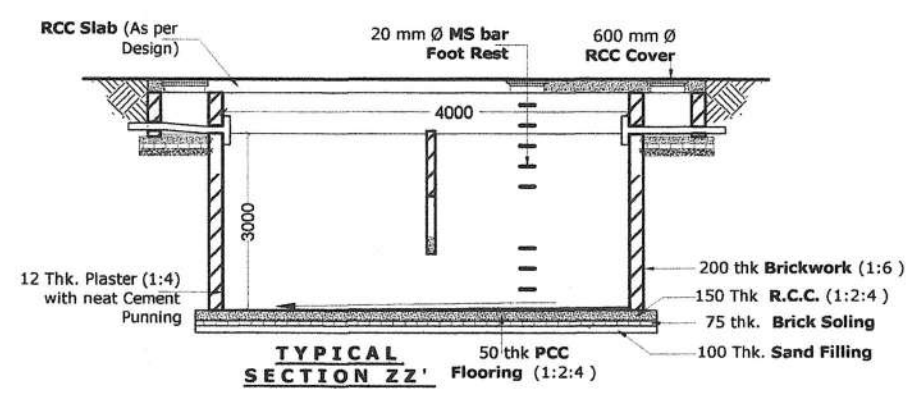
FIRE FIGHTING LEGEND

SYMBOL	DESCRIPTION
	CO2 / DCP FIRE EXTINGUISHER
	HOSE REEL
	0.025 M DIA WITH 0.065 M COUPLING
	0.025 M DIA 45 M LENGTH WITH 0.065 M NOZZLE
	FIRE ALARM BELL
	FIRE ALARM SWITCH
	SPRINKLER
	FIRE RESISTANT DOOR
	FIRE ESCAPE ROUTE
	FIRE EXIT
	EMERGENCY LIGHT
	Down corner Pipe
	Water Pump for terrace tank
	WET RISER
	SEMAC CONNECTION FOR FIRE BRIGADE
	YARD HYDRANT
	25,000 LTRS. RESERVED IN OVERHEAD WATER TANK FOR FIRE FIGHTING.
	50,000 LTRS. CAPACITY UNDERGROUND WATER TANK FOR FIRE FIGHTING.

PROPOSED UNDERGROUND WATER TANK CALCULATION

FOR PROPOSED RESIDENTIAL BUILDING:
50,000 LTRS WATER REQUIRED IN UNDERGROUND WATER TANK FOR FIRE FIGHTING AS PER N.B.C.

PROVIDED:
(1) TANK SIZE = 8.0 X 2.5 X 2.5 = 50.00 CUM.
50,000 LTRS RESERVED FOR FIRE FIGHTING.



SITE PLAN

A RESIDENTIAL BUILDING HEIGHT MORE THAN 22M AND UP TO 25M .

NAME OF PROJECT :-

DEO RESIDENCY

NAME OF OWNER :-

- SHRI SATISH KUMAR
S/O LATE SARYUG PRASAD SINGH
- SHRI MAHENDRA BHAGAT
S/O LATE KAULESHWAR BHAGAT
- ANURADHA DEVI AND KISH KUMARI
D/O LATE TEK NARAIN PRASAD
ALIAS : TEK NARAIN PAL

NAME OF DEVELOPER & ADDRESS :-

DEO JYOTI HOMES
DIRECTORS: 1. SHRI MITHILESH KR. MISHRA
S/O LATE RAJENDRA MISHRA
2. SHRI ANIL KR. OJHA
S/O LATE RADHE SHYAM OJHA
REGISTERED ADD - ARPANA BANK COLONY
ROAD NO - 4, BEHIND DPS RAM JAIPAL PATH,
BAILEY ROAD, PATNA (801503)

PLOT DETAIL :-

KHESRA NO - 370,378
KHATA NO - 13,17
TAUZI NO - 5065
MAUZA - ASHORPUR
THANA NO - 34
PARGANA - PHULWARI, ANCHAL - DANAPUR
DISTRICT - PATNA

BOUNDARY DETAIL :-

NORTH - DEV NANDAN SINGH
SOUTH - SURVEY AHAR
EAST - PARVATI DEVI, ARUN KUMAR
VIMLESH KUMAR
WEST - PARMANAND SINGH, JAWAHARLAL, PAL
AND OTHERS

SHEET DETAIL :-

- SITE PLAN
- CALCULATION

SHEET NO.	SCALE	NORTH.
01/06	1:100	

Deo Jyoti Homes

M. K. Mishra

Partner

Reg. No. BR/UDHD/BLDR/23-0517

Deo Jyoti Homes

Anil Kumar Ojha

Partner

Reg. No. BR/UDHD/BLDR/23-0517

SIGNATURE OF DEVELOPER

Jai Nath

Er. Jai Nath

BE, M.I.E., CEng (India)

Udh Registration :-

BR/UDHD/SE/23-0068

SIGNATURE OF STRUCTURAL ENGINEER

Jai Nath

AF 27/06/2025

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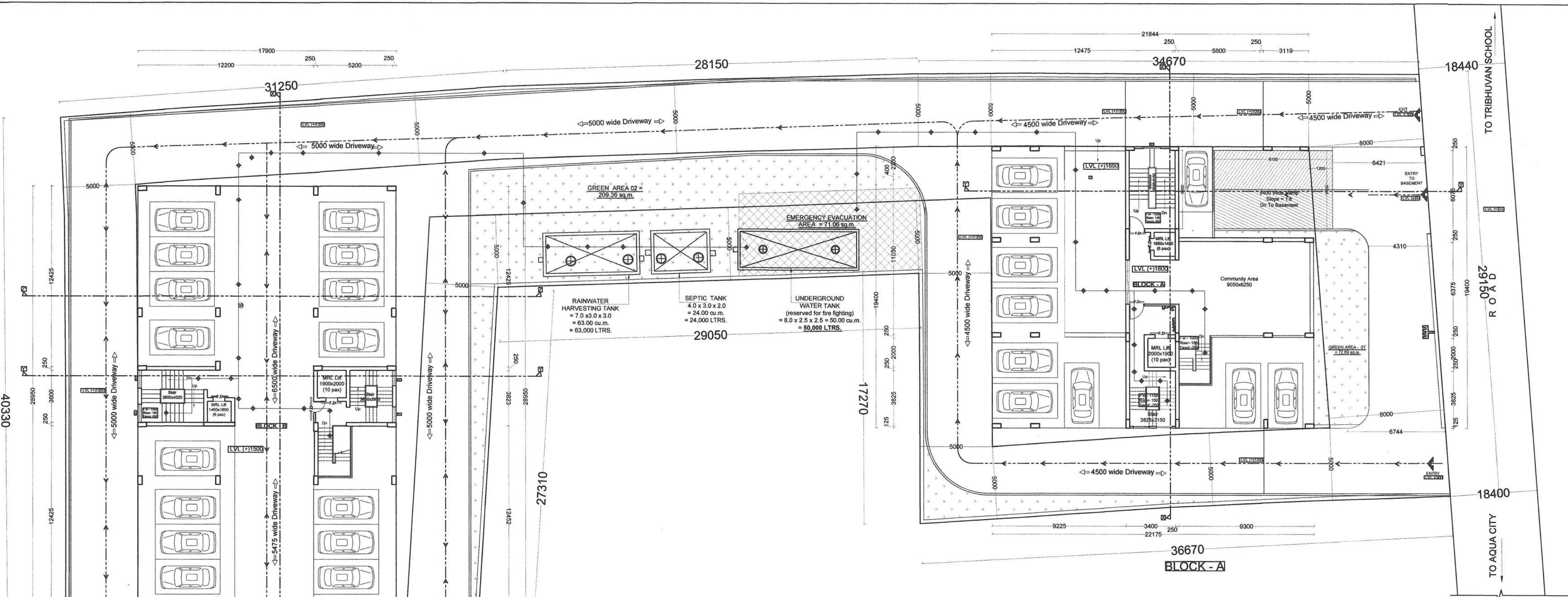
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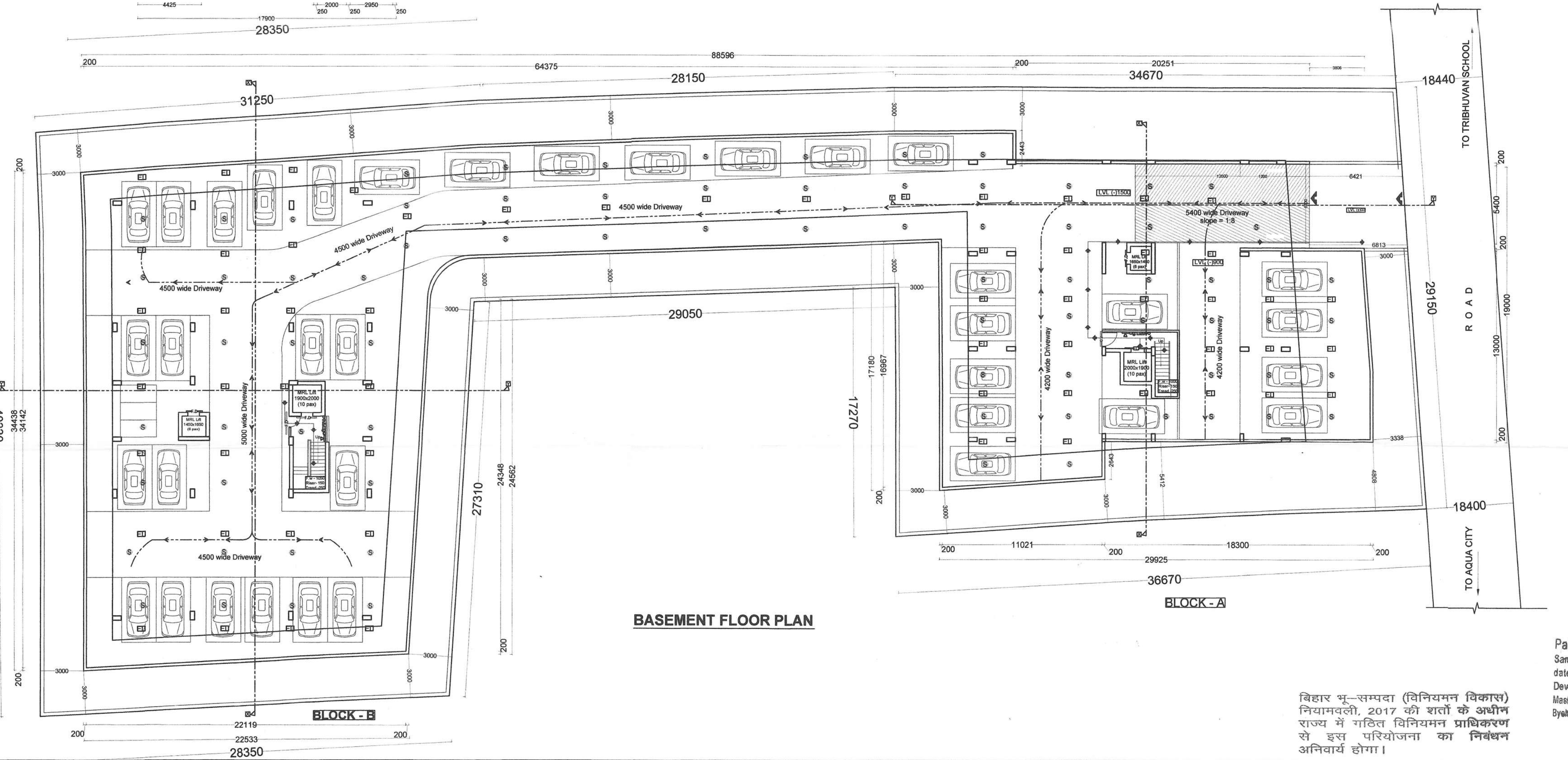
AF 27/06/2025

Patna Metropolitan Area Authority
Sanction of Plan Case no. 100/2025/100/2025
dated. 20.05.2025, accorded under
Development Control Regulations for Patna
Master Plan 2031 (Bylaws no. 9) of Bihar Building
Bylaws 2014 (as amended 2022) on Date. 20.05.2025

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



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN

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- S/O LATE TEK NARAIN PRASAD
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AND OTHERS

SHEET DETAIL :-

- BASEMENT FLOOR PLAN
- GROUND FLOOR PLAN

SHEET NO.	SCALE	NORTH.
02/06	1:100	

Deo Jyoti Homes

M. K. Mishra

Partner

Reg. No. BR/UDHD/BLDR/23-0517

Deo Jyoti Homes

Ar. Khushboo Smriti Raj

Partner

Reg. No. BR/UDHD/BLDR/23-0517

SIGNATURE OF DEVELOPER

Er. Jai Nath

BE, M.I.E., C.Eng (India)

Udh Registration No. -

BR/UDHD/SE/23-0068

SIGNATURE OF STRUCTURAL ENGINEER

AR. KHUSHBOO SMRITI RAJE

CA/2015/69697

SIGNATURE OF ARCHITECT

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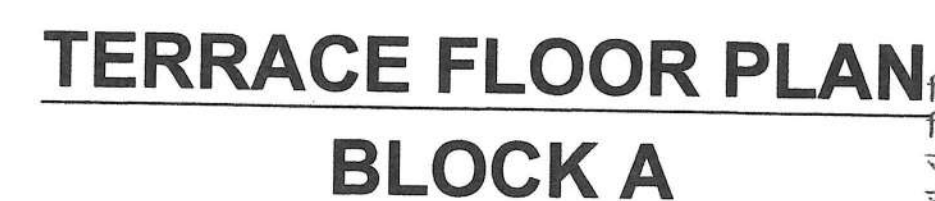
Patna Metropolitan Area Authority
Sanction of Plan Case no. 18/2025
dated 20.03.2025 according to
Development Control Regulations for Patna
Master Plan 2031 (S. 10 & 11) of Bihar Building
Bylaws 2014 (as amended 2022) on Page 20.03.2025

बिहार भू-सम्पदा (विनियमन विकास)
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राज्य में गठित विनियमन प्राधिकरण
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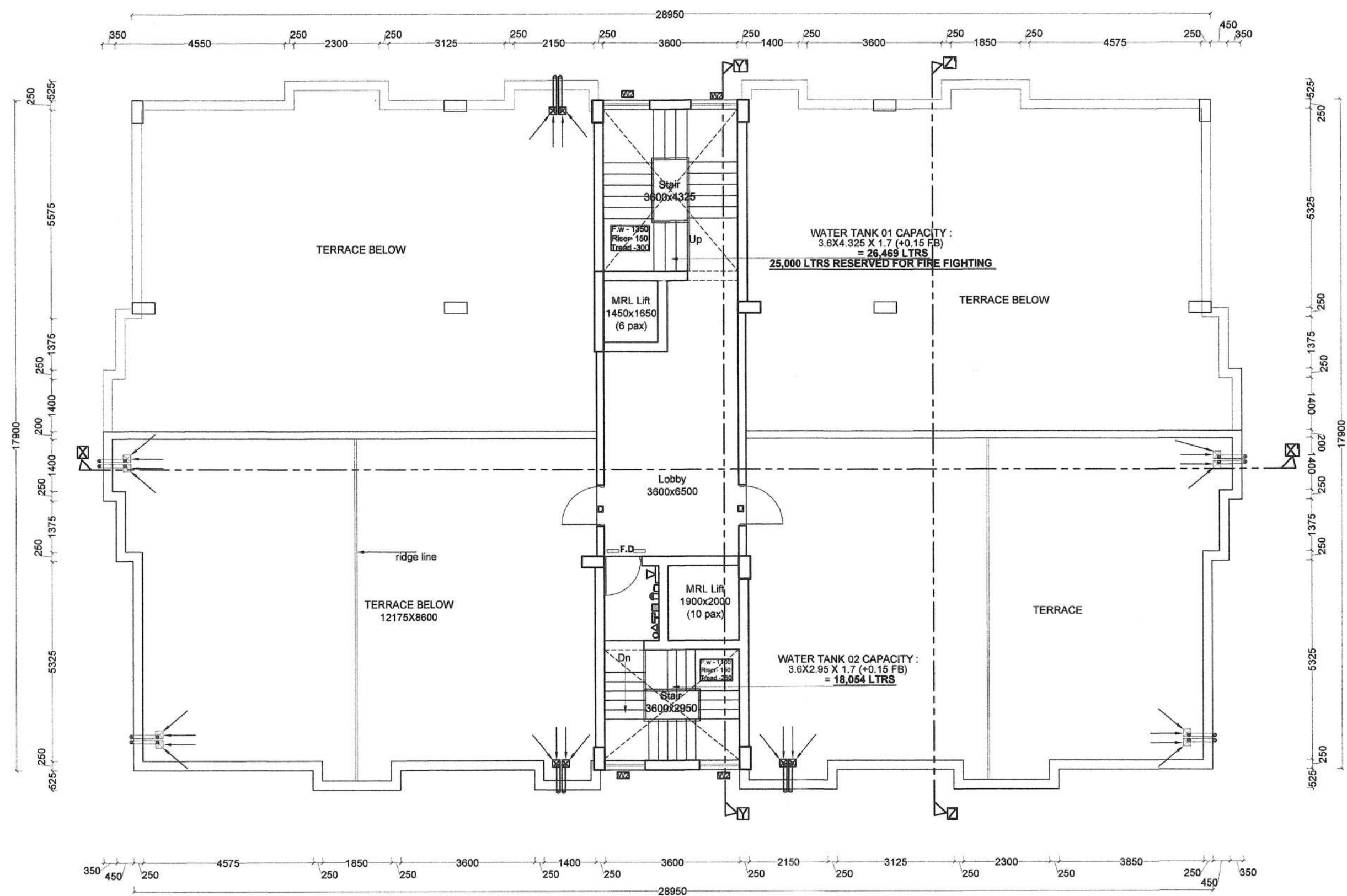
BLOCK A

- | OPENING SCHEDULE | | | | | |
|------------------|----------------------------|--------|----------------------|------------|---|
| TYPE | WIDTH | HEIGHT | SILL | LINTEL | DESCRIPTION |
| D1 | 1100 | 2100 | 00 | 2100 | 40 mm Thk double leaf Solid Core Flush Door |
| D2 | 1000 | 2100 | 00 | 2100 | 40 mm Thk Side Hung Solid Core Flush Door |
| D3 | 900 | 2100 | 00 | 2100 | 40 mm Thk Side Hung Solid Core Flush Door |
| D4 | 750 | 2100 | 00 | 2100 | 40 mm Thk Side Hung Solid Core Flush Door |
| SD1 | 2600 | 2500 | 00 | Beam Bott. | UPVC Sliding Door |
| SD2 | 1550 | 2500 | 00 | Beam Bott. | UPVC Sliding Door |
| SD3 | 1250 | 2500 | 00 | Beam Bott. | UPVC Sliding Door |
| W1 | 1150 | 2050 | 750 From mid landing | Beam Bott. | UPVC Sliding Window |
| W2 | 1075 | 2050 | 750 From mid landing | Beam Bott. | UPVC Sliding Window |
| W3 | 1000 | 1100 | 1000 | | UPVC Sliding Window |
| V | 450 | 600 | 1500 | | Glazed Ventilator. |
| LD | Lift Door As/Specification | | | | Lift Door |

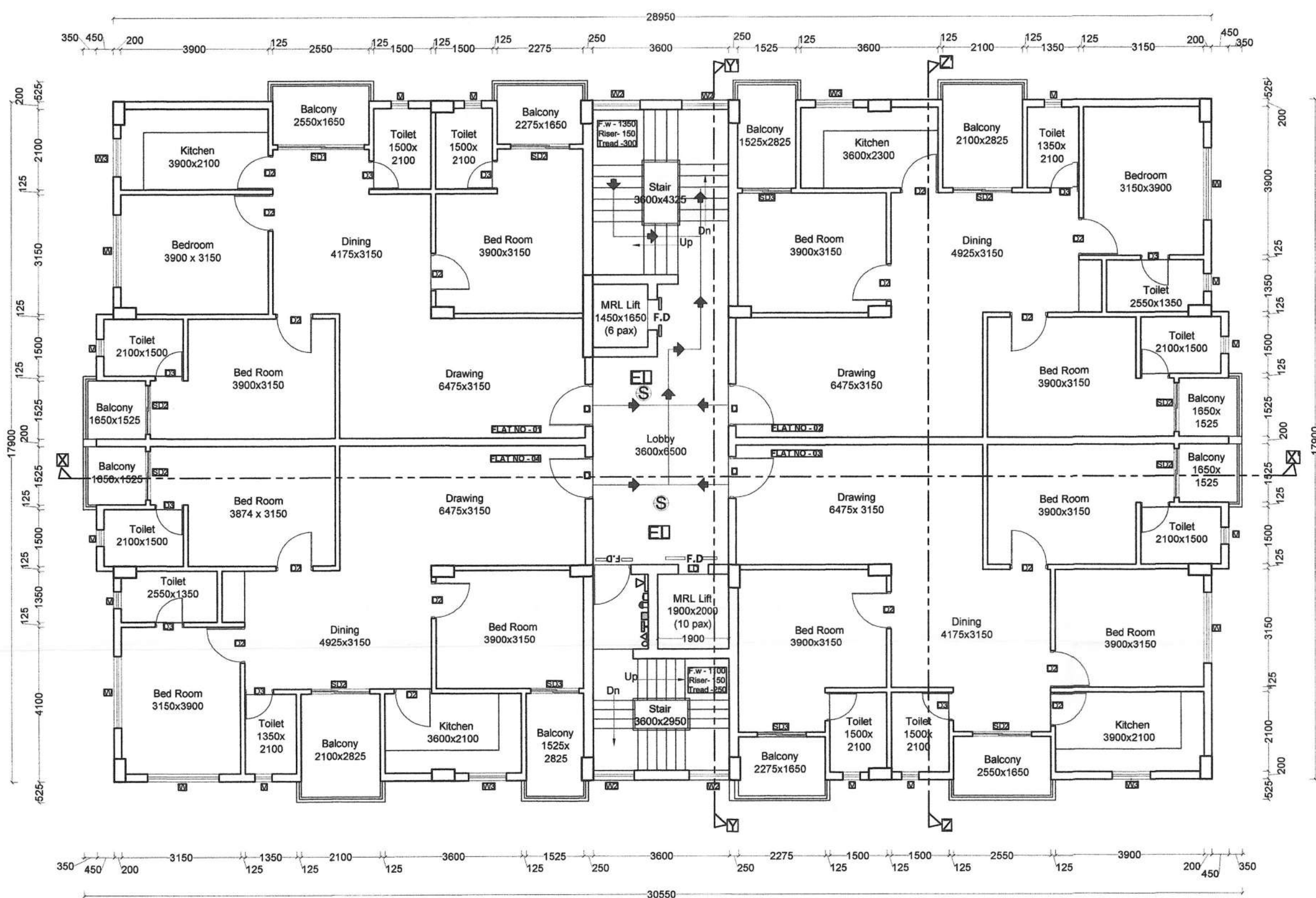
SHEET NO.	SCALE.	NORTH.
03/06	1 : 100	



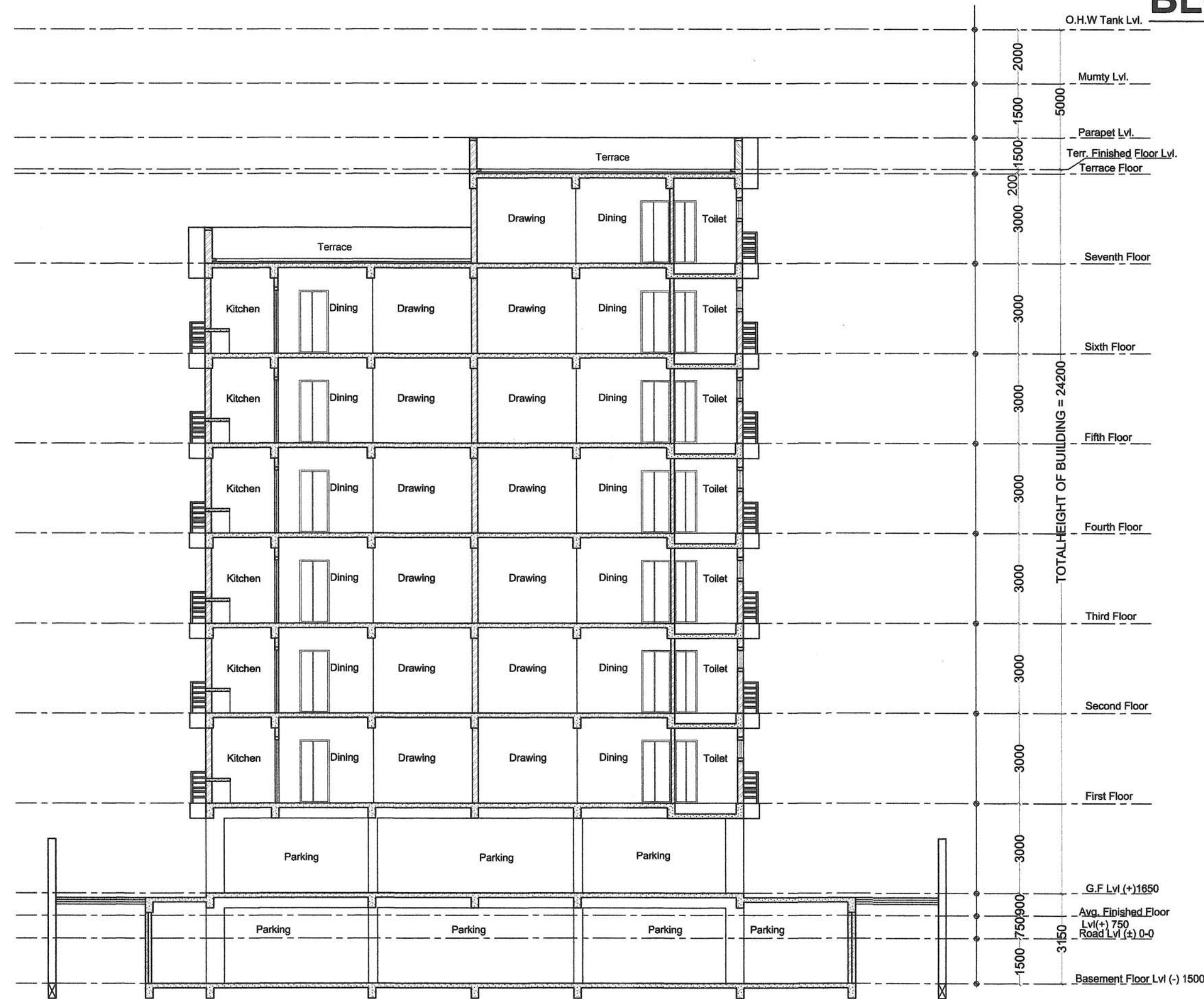
Development Control Regulation No. 10 For Public
Master Plan 2031 (Byelaws no. 10) of Bihar Building
Byelaws 2014 (as amended 2022) on Date: 20-05-25



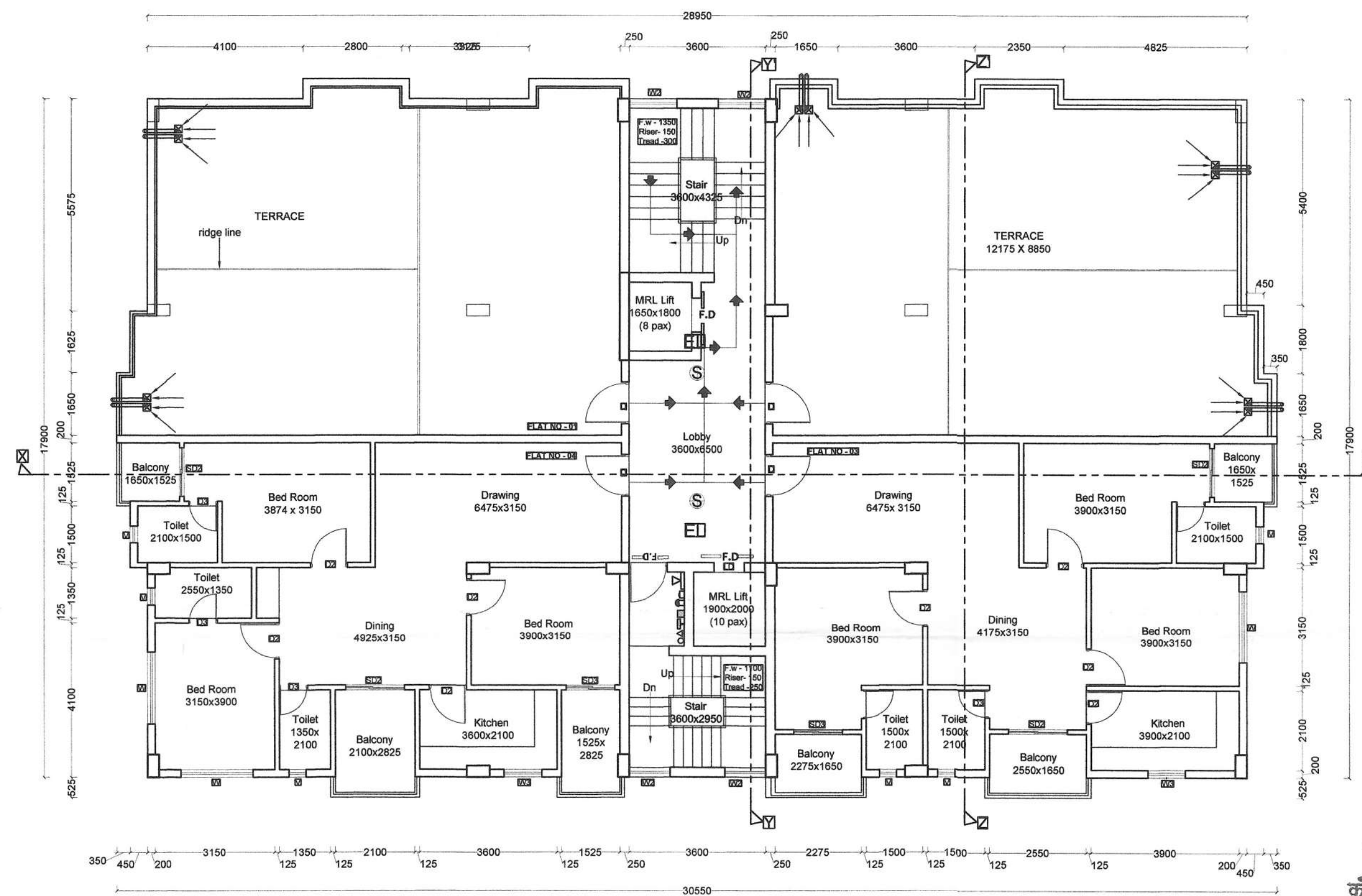
TERRACE FLOOR PLAN
BLOCK B



TYPICAL 1ST TO 6TH FLOOR PLAN
BLOCK B



SECTION Z-Z'



7TH FLOOR PLAN
BLOCK B

BLOCK B

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THAN 22M AND UP TO 25M.

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DEO RESIDENCY

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ALIAS TEK NARAIN PAL

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S/O LATE RAJDEO MISHRA
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S/O LATE RADHE SHYAM OJHA
REGISTERED ADD - ARPANA BANK COLONY
ROAD NO - 4, BEHIND DPS RAM JAIPAL
PATH, BAILEY ROAD, PATNA (801503)

PLOT DETAIL :-

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TAUZI NO - 5065
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THANA NO - 34
PARGANA - PHULWARI, ANCHAL-(DANAPUR)
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VIMLESH KUMAR
WEST - PARMANAND SINGH, JAWAHARLAL,
PAL AND OTHERS

SHEET DETAIL :-

- BLOCK B: TYPICAL 1ST TO 7TH FLOOR PLAN
- BLOCK B: TERRACE FLOOR PLAN
- BLOCK B: SECTION Z-Z'

SHEET NO.	SCALE	NORTH.
04/06	1 : 100	

Deo Jyoti Homes

M.V. Mishra

Partner

Reg. No. BR/UDHD/3LDR/23-0517

Deo Jyoti Homes

Anil Kumar Ojha

Partner

Reg. No. BR/UDHD/3LDR/23-0517

SIGNATURE OF DEVELOPER

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CA/2015/69697

SIGNATURE OF ARCHITECT

Patna Metropolitan Area Authority
Sanction of Plan Case no. 1004/2015/18/2025
dated 20.03.2025
Development Control Regulations For Patna
Master Plan 2031 (Bylaws no 8) of Bihar Building
Bylaws 2014 (as amended 2022) on Date 20.03.25

BLOCK A



A RESIDENTIAL BUILDING HEIGHT MORE THAN 22M AND UP TO 25M .

NAME OF PROJECT :-

DEO RESIDENCY

NAME OF OWNER :-

1. SHRI SATISH KUMAR S/O LATE SARYUG PRASAD SINGH
2. SHRI MAHENDRA BHAGAT S/O LATE KAULESHWAR BHAGAT
3. ANURADHA DEVI AND KISH KUMARI D/O LATE TEK NARAIN PRASAD ALIAS TEK NARAIN PAL

NAME OF DEVELOPER & ADDRESS :-

DEO JYOTI HOMES
DIRECTORS: 1. SHRI MITHILESH KR. MISHRA S/O LATE RAJDEO MISHRA
2. SHRI ANIL KR. OJHA S/O LATE RADHE SHYAM OJHA
REGISTERED ADD - ARPANA BANK COLONY ROAD NO - 4, BEHIND DPS RAM JAIPAL PATH, BAILEY ROAD, PATNA (801503)

PLOT DETAIL :-

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VIMLESH KUMAR
WEST- PARMANAND SINGH, JAWAHARLAL, PAL AND OTHERS

SHEET DETAIL :-

1. BLOCK A: SECTION X-X'
2. BLOCK A: SECTION Y-Y'
3. BLOCK A: WEST SIDE ELEVATION
4. BLOCK A: FRONT (SOUTH SIDE) ELEVATION

SHEET NO.	SCALE	NORTH.
05/06	1 : 100	

Deo Jyoti Homes
M.K. Mishra
Partner
Reg. No. BR/UDHC/23-0517

Deo Jyoti Homes
Anil Kumar Ojha
Partner
Reg. No. BR/UDHC/23-0517

SIGNATURE OF DEVELOPER
Er. Jai Nath
BE, M.I.E., CEng (Incl.)
Udh Registration No.-
BR/UDHD/SE/23-0068

SIGNATURE OF STRUCTURAL ENGINEER

SIGNATURE OF ARCHITECT
AR. KHUSHBOO SMRITI RAJE
CA/2015/69697

सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

Patna Metropolitan Area Authority
Sanction of Plan Case no. PMAA/BR/UDHC/23-0517/Block-A-28-B(4/10/18)
dated..... 05.05.2025..... accorded under
Development Control Regulations For Patna
Master Plan 2031 (Bylaws no 8) of Bihar Building
Bylaws 2014 (as amended 2022) on Date: 05.05.2025

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

[illegible]

SHEET NO.	SCALE.	NORTH.
06/06	1 : 100	

SIGNATURE OF ARCHITECT

अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

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