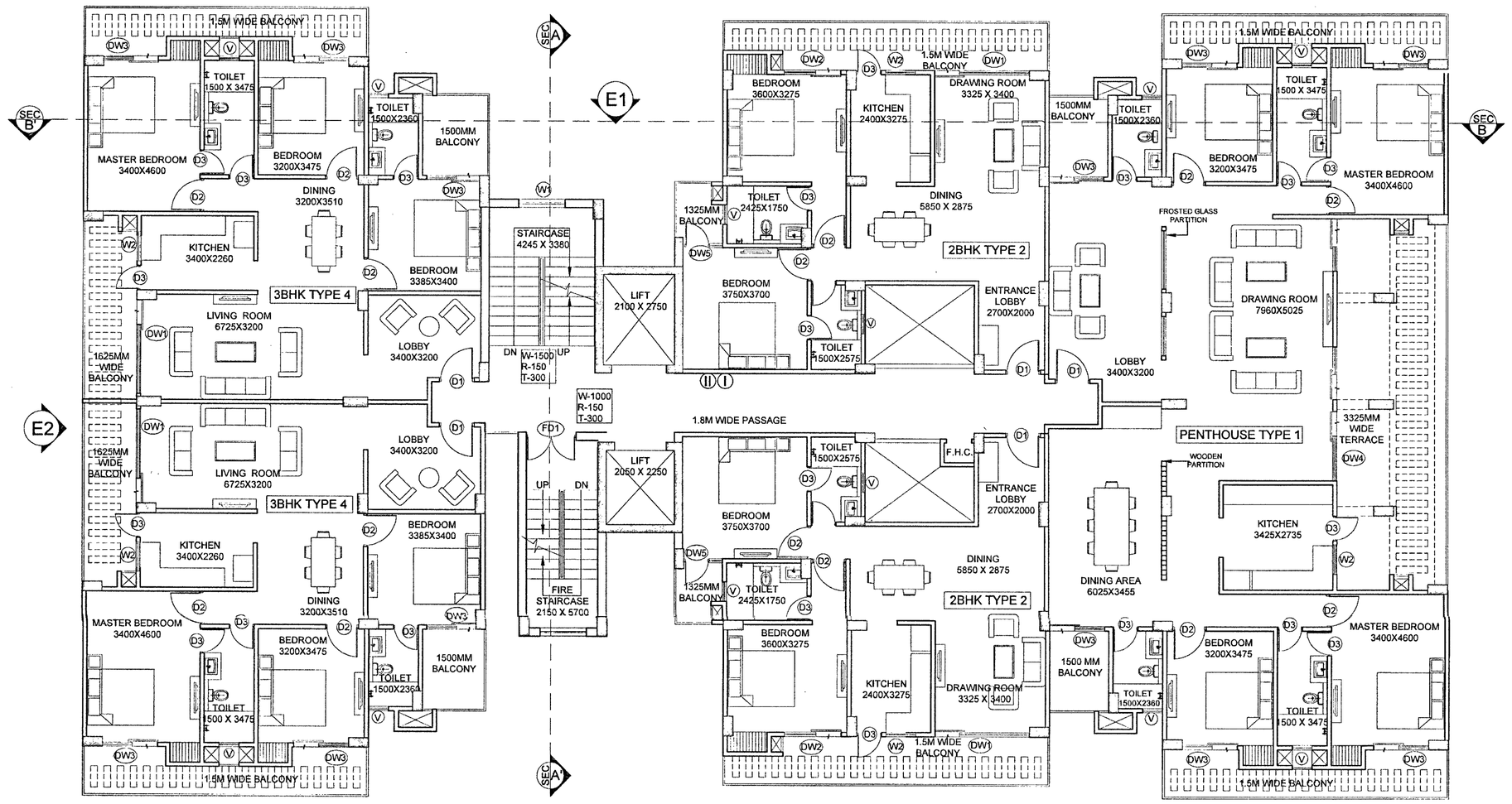
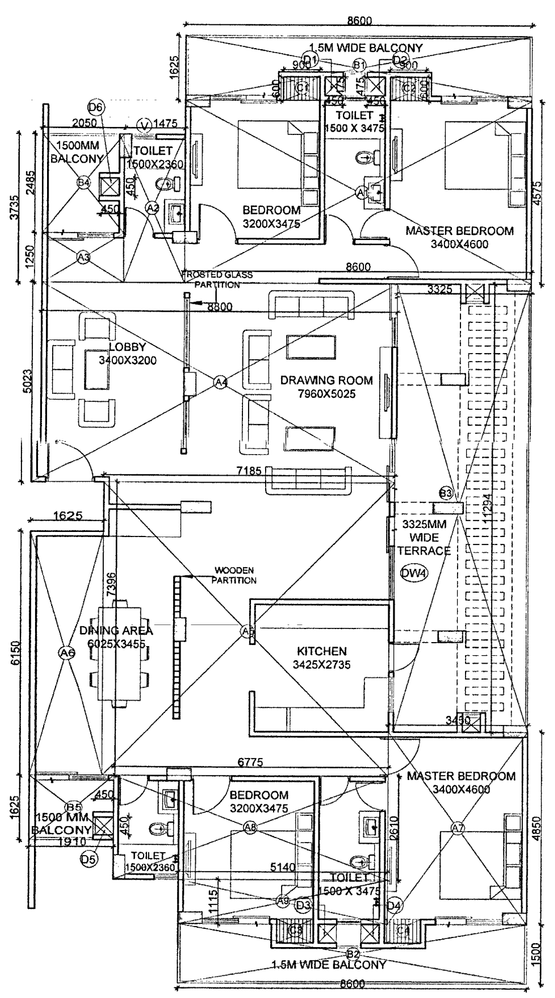
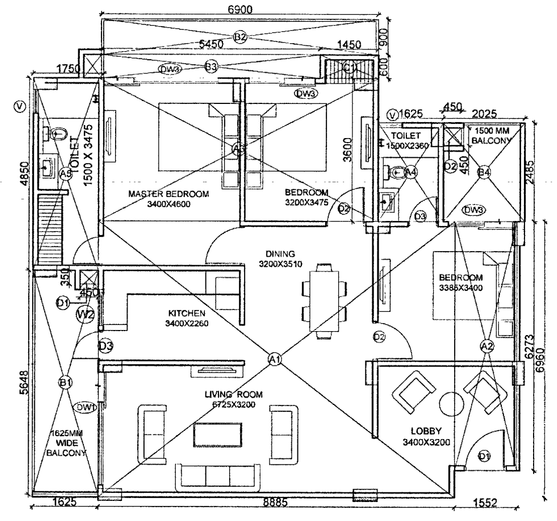


Patna Metropolitan Area Authority
Sanction of Plan case no. Phlw/PRA/Bihausla Danapur/ Tower1-G+10, Tower2-G+10, Tower3-B+G+12, Tower4-B+G+13, Tower5-B+G+8, EWS, LIG Tower/109/2/18-19/09/2018 ....dt. ..... ref
Development Control Regulations for Patna Master Plan 2031 (Byelaws no 8(4) of Bihar Building (...) 2014) vide notification no 831/832 dated 13.10.2016 on Date...29/11/2018.

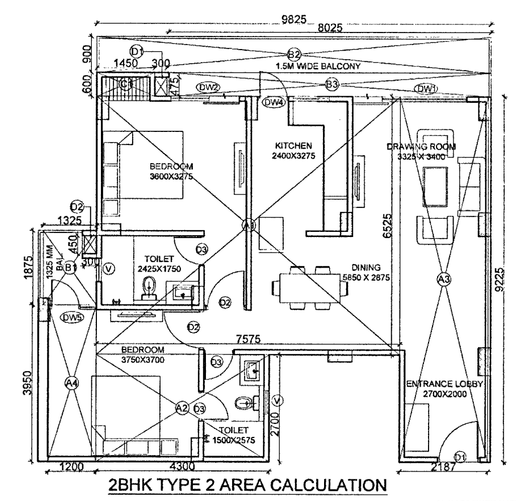
बिहार भू–राज्यक्षेत्र (विनियमन विकास) नियमावली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण से इस परियोजना का निर्वहन अनिवार्य होगा।

PENTHOUSE TYPE 1				
UNIT AREA CALCULATION (A)				
S.NO.	LENGTH (M.)	BREADTH (M.)	NO.	AREA (SQ.M.)
A1	8.6	4.575	1	39.35
A2	1.475	3.735	1	5.51
A3	2.025	1.25	1	2.53
A4	5.023	8.8	1	44.20
A5	7.185	7.396	1	53.14
A6	1.625	6.15	1	9.99
A7	3.45	4.85	1	16.73
A8	6.775	2.61	1	17.68
A9	5.14	1.115	1	5.73
TOTAL A=				194.87
AREA FOR DEDUCTION (D)				
S.NO.	LENGTH (M.)	BREADTH (M.)	NO.	AREA (SQ.M.)
D1	0.45	0.475	1	0.21
D2	0.45	0.475	1	0.21
D3	0.45	0.475	1	0.21
D4	0.45	0.475	1	0.21
D5	0.45	0.45	1	0.20
D6	0.45	0.45	1	0.20
TOTAL D=				1.26
BALCONY AREA CALCULATION (B)				
S.NO.	LENGTH (M.)	BREADTH (M.)	NO.	AREA (SQ.M.)
B1	8.6	1.625	1	13.98
B2	8.6	1.5	1	12.90
B3	11.3	3.45	1	38.99
B4	2.05	2.485	1	5.09
B5	1.625	1.91	1	3.10
TOTAL B'=				74.06
TOTAL B (B'-D)=				72.80
CUPBOARD AREA CALCULATION (C)				
S.NO.	LENGTH (M.)	BREADTH (M.)	NO.	AREA (SQ.M.)
C1	0.9	0.6	4	2.16
TOTAL C=				2.16
TOTAL F.A.R. AREA (SQ.M.) (A+(B/2)+C)				233.43
TOTAL NON F.A.R. AREA (SQ.M.) (B/2)				36.40





3BHK TYPE 4 AREA CALCULATION



2BHK TYPE 2 AREA CALCULATION

3 BHK TYPE 4				
UNIT AREA CALCULATION (A)				
S.NO.	LENGTH (M.)	BREADTH (M.)	NO.	AREA (SQ.M.)
A1	8.885	6.898	1	61.29
A2	1.525	6.273	1	9.57
A3	6.975	3.6	1	25.11
A4	1.625	2.485	1	4.04
A5	1.75	4.85	1	8.49
TOTAL A=				108.49
AREA FOR DEDUCTION (D)				
S.NO.	LENGTH (M.)	BREADTH (M.)	NO.	AREA (SQ.M.)
D1	0.45	0.35	1	0.16
D2	0.45	0.45	1	0.20
TOTAL D=				0.36

BALCONY AREA CALCULATION (B)				
S.NO.	LENGTH (M.)	BREADTH (M.)	NO.	AREA (SQ.M.)
B1	1.625	5.648	1	9.18
B2	6.9	0.9	1	6.21
B3	5.45	0.6	1	3.27
B4	2.025	2.483	1	5.03
TOTAL B'=				23.69
TOTAL B (B'-D)=				23.33
CUPBOARD AREA CALCULATION (C)				
S.NO.	LENGTH (M.)	BREADTH (M.)	NO.	AREA (SQ.M.)
C1	1.45	0.6	1	0.87
TOTAL C=				0.87
TOTAL F.A.R. AREA (SQ.M.) (A+(B/2)+C)				121.02
TOTAL NON F.A.R. AREA (SQ.M.) (B/2)				11.66
TOTAL BUILT UP AREA (SQ.M.)				132.69

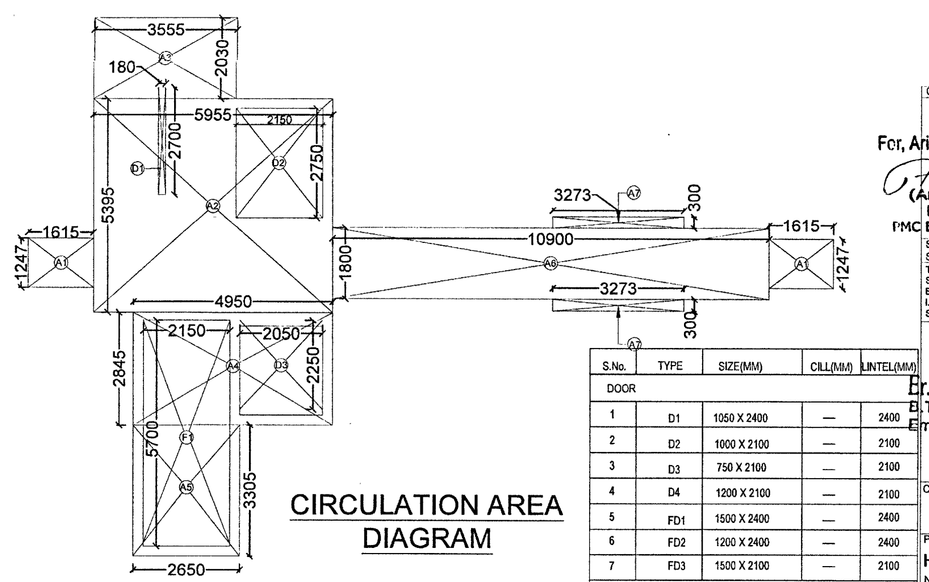
8TH FLOOR AREA CALCULATION			
UNIT AREA CALCULATION			
AREA	NO.S	TOTAL F.A.R. AREA (SQ.M.)	TOTAL NON F.A.R. AREA (SQ.M.)
2 BHK TYPE 2	2	189.51	15.86
3 BHK TYPE 4	2	242.05	46.66
PENTHOUSE TYPE 1	1	233.43	11.66
CIRCULATION	1	64.53	12.26
TOTAL=		729.51	86.45
TOTAL No. OF UNITS		5.00	

TYPICAL FLOOR AREA CALCULATION				
UNIT AREA CALCULATION				
AREA	NO.S	TOTAL F.A.R. AREA (SQ.M.)	TOTAL NON F.A.R. AREA (SQ.M.)	TOTAL BUILT UP AREA (SQ.M.)
2 BHK TYPE 2	2	189.51	15.86	205.37
3 BHK TYPE 4	4	484.09	46.65	530.75
CIRCULATION	1	64.53	12.26	76.79
TOTAL		738.13	74.77	812.91
TOTAL NO. OF UNITS ON ONE FLOOR		6.00		

CIRCULATION AREA CALCULATION				
CIRCULATION AREA (A)				
S.NO.	LENGTH (M.)	BREADTH (M.)	NO.	AREA (SQ.M.)
A1	1.615	1.247	2	4.03
A2	5.955	5.395	1	32.13
A3	10.9	1.8	1	19.62
A4	4.95	2.845	1	14.08
A5	2.65	3.305	1	8.76
A6	3.555	2.03	1	7.22
A7	3.273	0.3	2	1.96
TOTAL A=				87.80

AREA FOR DEDUCTION (D)				
S.NO.	LENGTH (M.)	BREADTH (M.)	NO.	AREA (SQ.M.)
D1	0.18	2.7	1	0.49
D2	2.15	2.75	1	5.91
D3	2.05	2.25	1	4.61
TOTAL D=				11.01

NON F.A.R. AREA (F)				
S.NO.	LENGTH (M.)	BREADTH (M.)	NO.	AREA (SQ.M.)
F1	2.15	5.7	1	12.26
TOTAL F=				12.26
TOTAL F.A.R. AREA (SQ.M.) (A+(D+F))				64.53
TOTAL NON F.A.R. AREA (SQ.M.) (F)				12.26
TOTAL BUILT UP AREA (SQ.M.)				76.79



CIRCULATION AREA DIAGRAM

S.No.	TYPE	SIZE(MM)	CILL(MM)	LINTEL(MM)
DOOR				
1	D1	1050 X 2400	—	2400
2	D2	1000 X 2100	—	2100
3	D3	750 X 2100	—	2100
4	D4	1200 X 2100	—	2100
5	FD1	1500 X 2400	—	2400
6	FD2	1200 X 2400	—	2400
7	FD3	1500 X 2100	—	2100
WINDOW				
1	W1	1400 X 1600	900	2500
2	W2	900 X 1200	900	2100
DOOR - WINDOW				
1	DW1	2850 X 2400	—	2400
2	DW2	1700 X 2400	—	2400
3	DW3	1650 X 2400	—	2400
4	DW4	1150 X 2400	—	2400
VENTILATOR				
1	V	600 X 900	1200	2100

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

CLIENT SIGNATURE
For, Arihant Constech (P) Ltd.
(Anil Kumar Sinha)
Managing Director
PMC Emp. No.: BLD/04/2015

ARCHITECT SIGNATURE
Pranav Kumar
B. Arch (Hons) IIT, KGP
Reg. No. of COA: CA/95/18898
PMC Emp. No. : AR/57/15

STRUCTURAL ENGINEER SIGNATURE
THIS IS CERTIFY THAT THE STRUCTURAL DESIGN OF THE BUILDING WILL BE AS PER IS:1893-1984 & IS:4326-1993 TO MAKE SAME EARTH QUAKE RESISTANT.
Dr. Ram Keshwar Prasad
B.Tech (Structure Engineer)
Empanelment No.-SE/07/16
P.M.C., Patna

SPACE FOR APPROVING AUTHORITY

NORTH

CLIENT:- ARIHANT CONSTECH (P) LTD.

PROJECT:- HARINAGAR GROUP HOUSING
NEAR ASMS, NH-98, BHUSAULA DANAPUR, P.S- PHULWARISHARIF, DIST - PATNA

PURPOSE	MUNICIPAL DRAWING	ISSUED	19.03.2018
SCALE :	1:100-A1	ARCHITECTURE DRAWING	
SHEET NAME:	TOWER 5- 8TH FLOOR		
SHEET NO:	MNV/HN/AR/T5/02	Rev.	R1

MASS N VOID DESIGN CONSULTANTS (I) PVT. LTD.
ARCHITECTS ENGINEERS INTERIOR DESIGNERS PMC URBAN DESIGNERS LANDSCAPE
G-1/4, BASEMENT, MALVIYA NAGAR, NEW DELHI-17
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