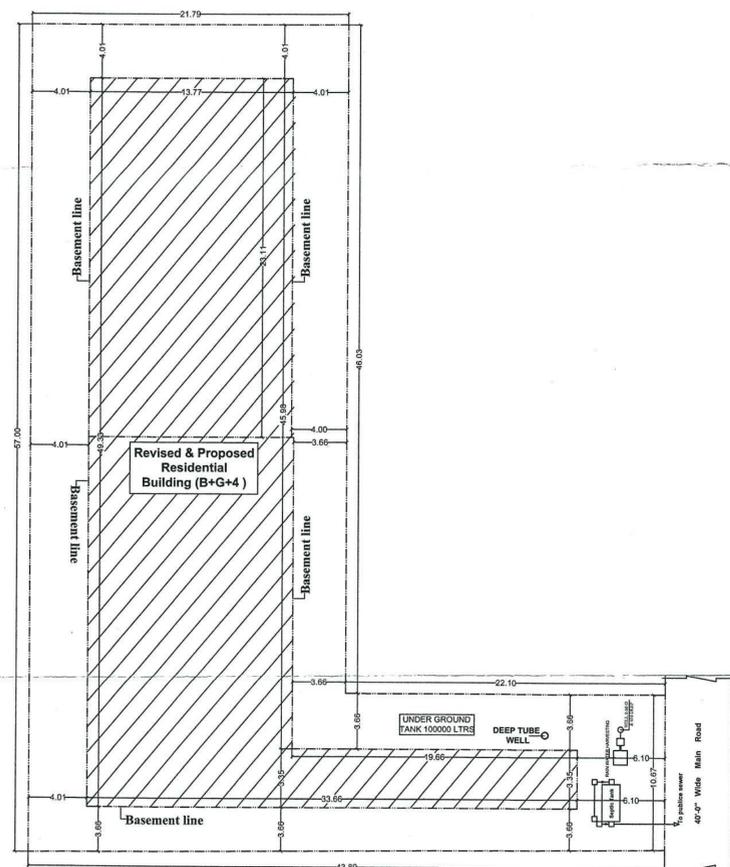
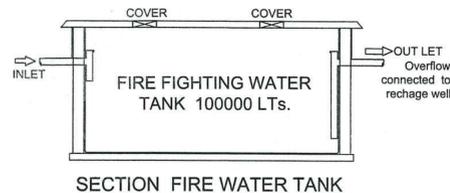


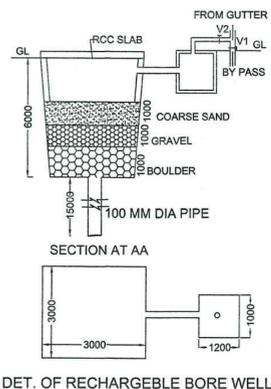
KEY PLAN



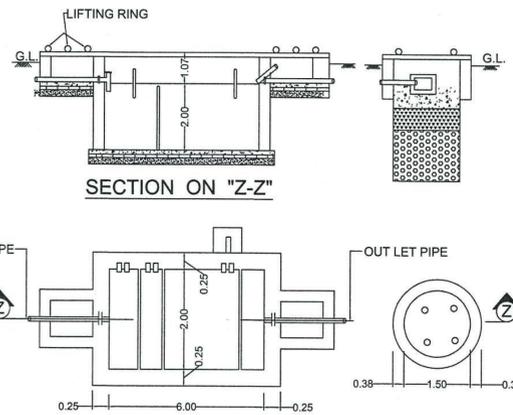
SITE PLAN
Scale = 1:200



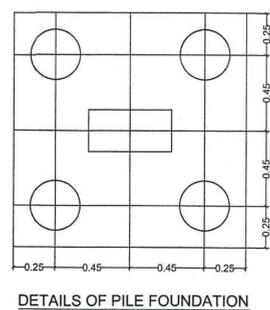
SECTION FIRE WATER TANK



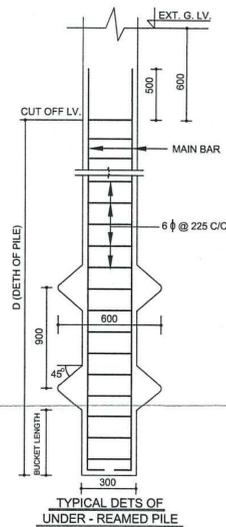
DET. OF RECHARGEABLE BORE WELL



PLAN OF SEPTIC TANK & SOAK PIT



DETAILS OF PILE FOUNDATION



TYPICAL DETS OF UNDER-REAEMED PILE

Water Harvesting Sump Calculation :-

TERRACE FLOOR MAX. AREA = 806.43 sqm.
ALL BLOCK TERRACE AREA = 806.43 sqm.
RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR EVERY 100 SQM. TERRACE AREA, SO TOTAL REQ. CAPACITY OF SUMP = 8.06 x 6 = 48.36 CUM.
PROVIDED TANK SIZE = 3.00x3.00x6.00 = 54.00 cum
TOTAL VOLUME OF SUMP = 54.00 CUM.

Septic Tank Calculation:-

Total No Of Flat = 44 Nos
Each Flat Having 5 Person = 220 Person
Total No Of Person = 44 x 5 = 220 Person
Per Person R. eq. Area = 0.085 qb.m/Day
Total Req. Area Of Septic Tank = 220 x 0.085 = 18.70 qb.m/Day
Total Req. Septic Tank Area = 18.70 qb.m/Day
Area Of Septic Tank Size = 6.00x2.00x2.00 = 24.00 qb.m/Day
Total Provide of Septic Tank All Block Area = 24.00 qb.m/Day

SPECIFICATION:-

- (01) FOUNDATION - R.C.C. PILE FOUNDATION AS/STRUCTURAL DESIGN.
- (02) SUPER STRUCTURE - R.C.C. FRAMED STRUCTURE AS/STRUCTURAL DESIGN.
- (03) BRICKWORK - 230 TH & 125 TH 1st CLASS BRICKWORK IN C.M. 1:6 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.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 UP TO 1500HT.
(iii) SANITARYWARE - WHITE GLAZED VITREOUS 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.

Water Tank Calculation:-

Total No Of Flat = 44 Nos
Each Flat Having 5 Person = 220 Person
Total No Of Person = 44 x 5 = 220 Person
Per Person Req. Area = 135 Ltrs/Day
Total Req. Area Of Water Tank = 220x135 = 29700.00 Ltrs/Day
Fire Water Tank = 25000.00 Ltrs
Total Req. Area Of Water Tank = 54700 Ltrs/Day
Provided Area Of Water Tank Size = 6.00x2.74x1.65 = 25000.00 Ltrs/Day
7.00x2.13x2.00 = 29820.00 Ltrs/Day
Total Provide Water Tank Cap City = 54820.00 say Ltrs/Day

FIRE LEGEND :-

01. HYDRANT OUT LET VALVE WET
02. HOSE REEL
03. SEMAC CONNECTED FOR FIRE BRIGADE CONNECTED TO WET RISER
04. ELECTRICALLY INSULATED METAL STRIP
05. UNDER GROUND TANK OF 100000 LTRS = 100000 LTRS
06. O.H.W. TANK FOR FIRE FIGHTING = 25,000 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 INSTALLATION

Schedule OF Doors & Windows:-

Type	Width	Height	Sill	Lintel	Description
D	1.07	2.54	0.00	2.59	Panelled Door
D1	0.99	2.13	0.00	2.59	Panelled Door
D2	0.91	2.13	0.00	2.59	Panelled Door
D3	0.76	2.13/2.54	0.00	2.59	Panelled Door
W	1.22	1.63	0.91	2.59	Fixed Glazed
W1	0.91	1.63	0.91	2.59	Fixed Glazed
W2	0.61	0.91	1.68	2.59	Fixed Glazed
SD	1.83	2.59	0.00	2.59	Door/Window

Area Calculation :-

Total Plot Area As/Deed = 1477.87 sq.m.
Total Plot Area As/Title = 1477.87 sq.m.
Total B/up Area All Floor = 3678.81 SQ.M.
F.A.R. = Total B/U AREA = 3678.81 sq.m./1477.87 sq.m. = 2.489
Plot area = 35.93 sq.m.
Basement Floor B/up Area = 417.16 sq.m.
Ground Floor B/up Area = 806.43 sq.m.
First Floor B/up Area = 806.43 sq.m.
Second Floor B/up Area = 806.43 sq.m.
Third Floor B/up Area = 806.43 sq.m.
Four Floor B/up Area = 806.43 sq.m.
Total Floor B/up Area = 3678.81 sq.m.

PARKING CALCULATION:-

Total B/up Area = 3678.81 x 15% = 551.82 sq.m.
Total B/up Area (-)15% Area = 3678.81(-)551.82 = 3126.98 sq.m.
CAR PARKING FOR = 25%
CROSS CAR PARKING = 3126.98 x 25% = 781.74 sq.m.
TOTAL REQUIRED CAR PARKING AREA = 781.74 sq.m.
Basement Floor Parking Area = 680.61 sq.m.
Ground Floor Parking Area = 294.08 sq.m.
All Floor Parking Area = (680.61+294.08) = 974.69 sqm
Total Required Parking Area = 781.74 sq.m
Total Provide Parking Area = 974.69 sqm

Green Area Calculation :-

Total Net Plot Area = 1477.87 sq.m.
Green Space Area %Read = 1477.87 x 10% = 147.78 sq.m.
Total Provide Green Space = 156.42 sq.m.

Developer Address:-

M/S Kautilya Real-Tech (OPC) Pvt. Ltd.
Registered Office At - Kautilya Green, R.P.S. Engineering College, Saguna More, Danapur, Patna.
Through Its Managing Director Mr. Niraj Kumar,
S/O Late Triokinath Singh, Resident Of R-C-266, Adarsh Nager, Khora Colony, Ghaziabad, (u.p).
Local Address - Flat No -501, Genx Lotus, Ramjaipal Nager, Cola Road, District Patna.

Plot Detail :-

Revised & Proposed Residential Building Of Sri Visheswar Singh, S/O Late Rampriti Singh Sri Shalish Sungh, S/O Late Rajeshwar Singh Sri Jitendra Singh, S/O Late Rajishwar Singh Smt Devmunga Devi, W/O Mahadev Pal Smt Parwati Devi, W/O Rambabu Sabu Mauza - Lakhnibigha, Thana - Danpur, District - Patna, Thana No- 41, Khata No - 141 & 72, Survey Plot No - 1148, (p)1149 (p)&1150(p).

SHEET NO.	SCALE.	NORTH.
01/03	1 : 100 1 : 200	▲

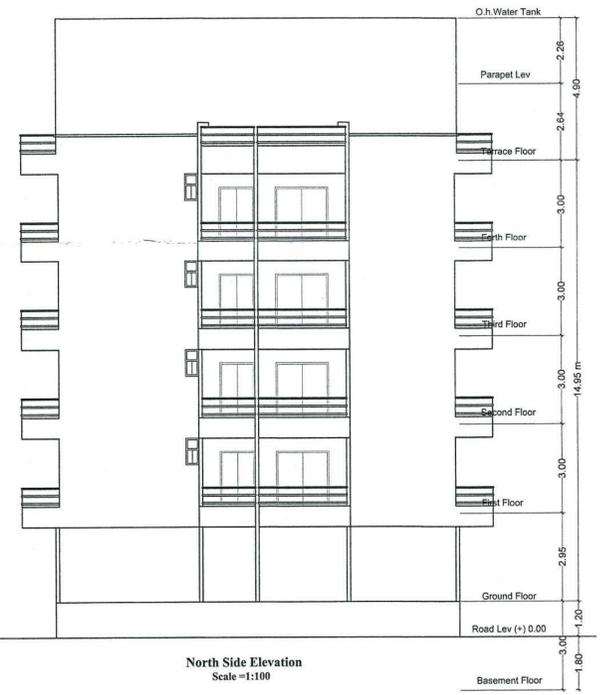
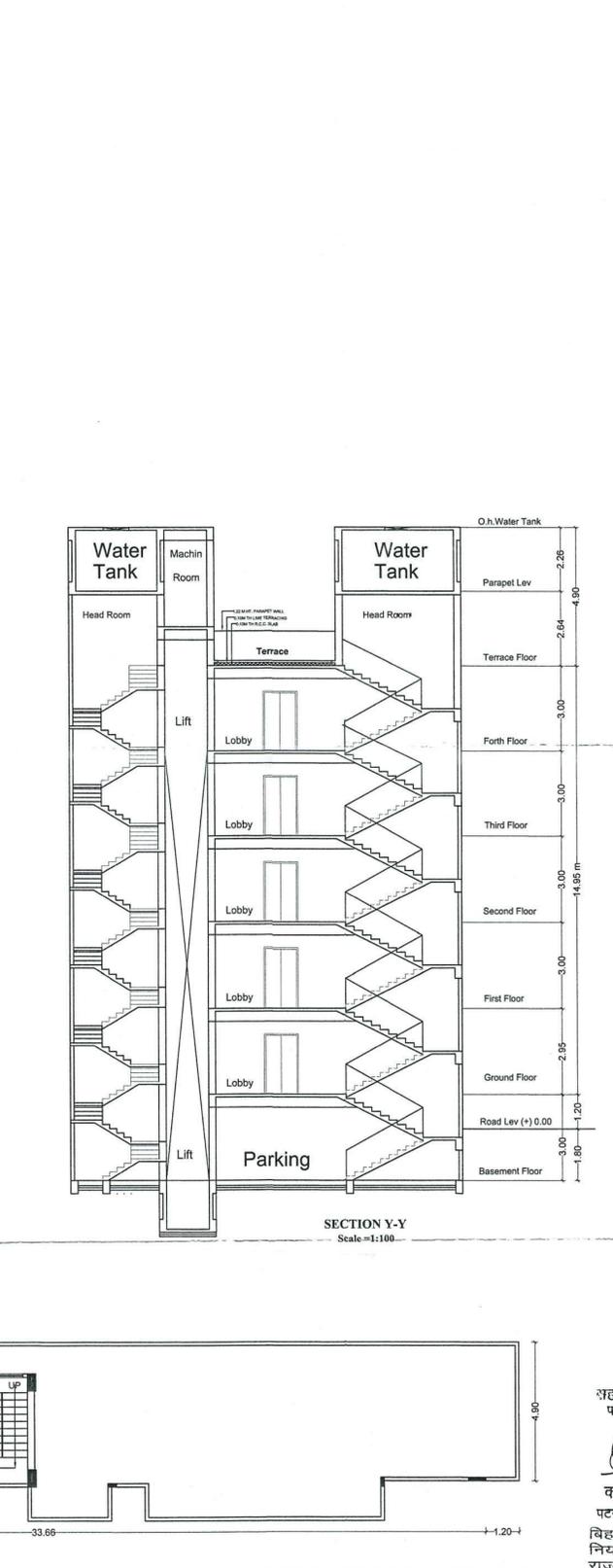
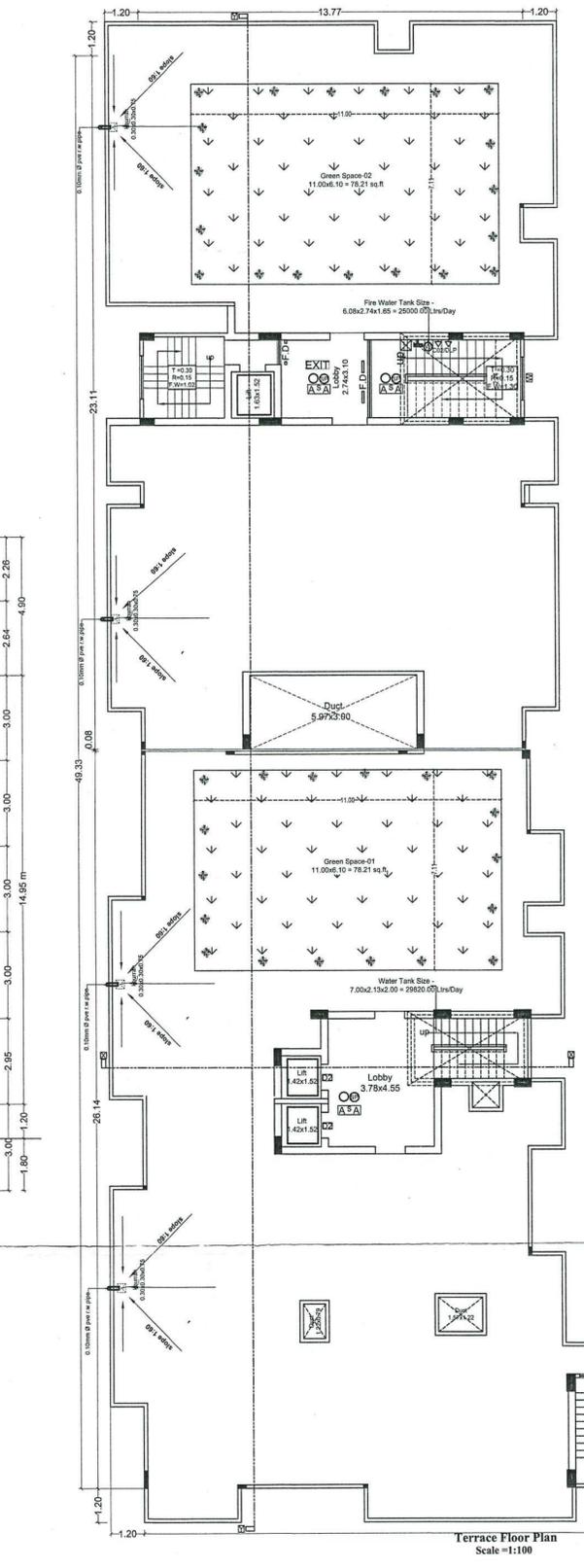
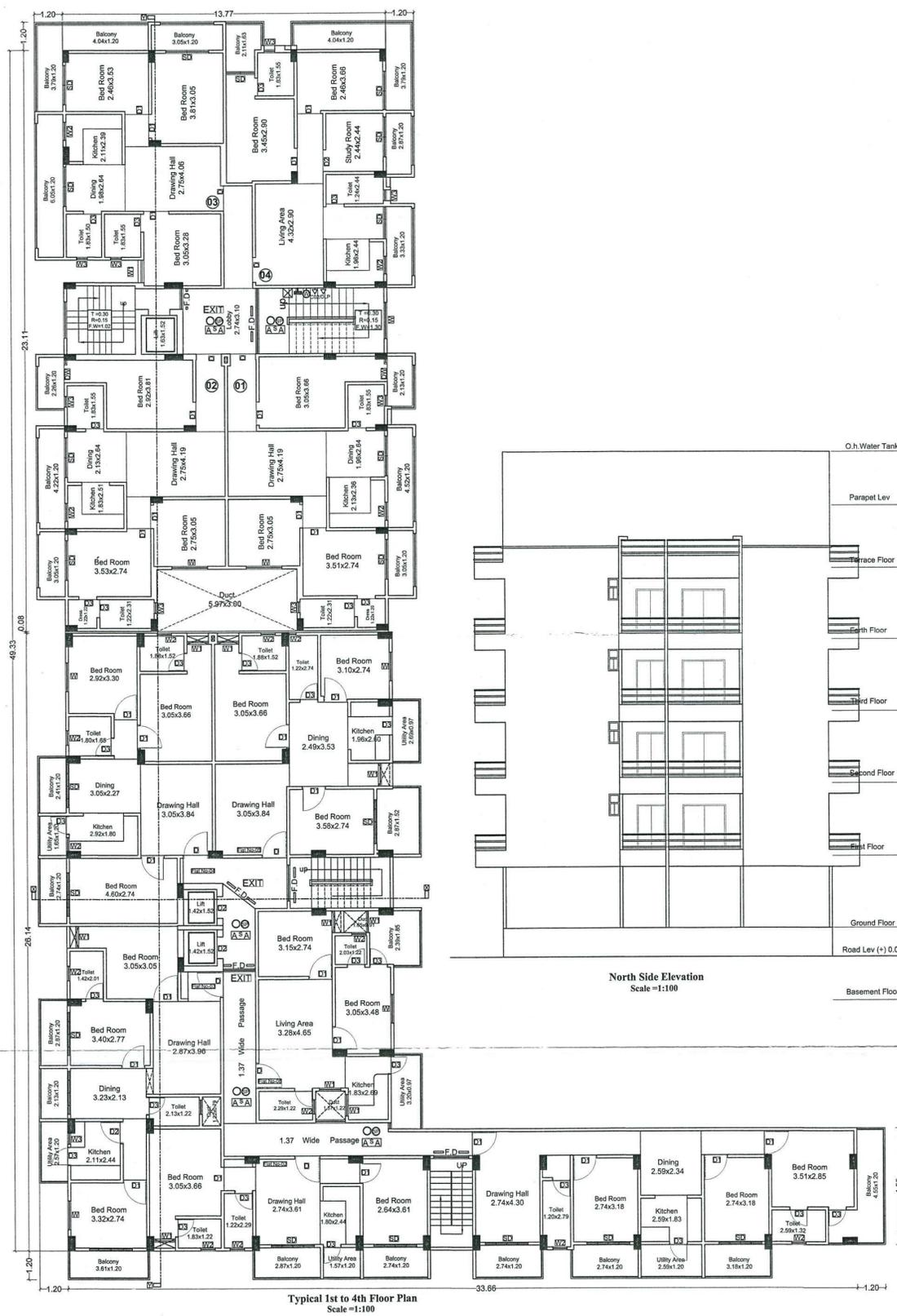
Kautilya Real-Tech (OPC) PVT LTD
BIA/UDHD/SE/23-0552
UDHD, Government
SIGNATURE OF ENGINEER:-
[Signature]
AR NAVRATNA RAGHUVANSHI
UDHD EMP. NO. AR/00818
COA - CA/2013/58586
SIGNATURE OF ARCHITECT

Patna Metropolitan Area Authority
Sanction of Plan Case no. PMAA/PK/1201/11/B/GHA/B+G+4/45/2023
Date: 26/07/2023, accorded under
Development Control Regulations For Patna
Master Plan 2031 (Bye-law no 8) of Bihar Building
Bye-laws 2014 (as amended 2022) on Date: 24/08/2023

[Signatures]
सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकरण
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकरण
अधीक्षक अभियंता
पटना महानगर क्षेत्र प्राधिकरण

LOCATION PLAN
SCALE - NOT TO BE SCALE

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



Schedule OF Doors & Windows:-

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 Glazed
W0	1.22	1.63	0.91	2.54	Fixed Glazed
W1	1.37	1.63	0.91	2.54	Fixed Glazed
W2	0.90	1.63	0.91	2.54	Fixed Glazed
W3	0.90	1.63	1.22	2.54	Fixed Glazed
W4	0.60	0.91	1.63	2.54	Fixed Glazed
W5	1.07	1.63	0.91	2.54	Fixed Glazed
DW	0.75x0.75	2.54x1.63	0.00x0.91	2.54	Door/Window
DW1	0.75x0.75	2.54x1.63	0.00x0.91	2.54	Door/Window
DW2	0.75x0.75	2.54x1.63	0.00x0.91	2.54	Door/Window
DW3	0.75x0.75	2.54x1.63	0.00x0.91	2.54	Door/Window
DW4	0.75x0.75	2.54x1.63	0.00x0.91	2.54	Door/Window

Developer Address:-
 M/S Kautilya Real-Tech (OPC) Pvt. Ltd.
 Registered Office At - Kautilya Green, R.P.S. Engineering College,
 Saguna Moha, Danapur, Patna.
 Through Its Managing Director Mr. Niraj Kumar,
 S/O Late Trilokinath Singh, Resident Of R-C-266, Adarsh Nager,
 Khora Colony, Ghaziabad, (u.p).
 Local Address - Flat No -501, Genx Lotus, Ramajal Nager,
 Gola Road, District Patna.

Plot Detail :-
 Revised & Proposed Residential Building Of
 Sri Vishveswar Singh, S/O Late Rampriti Singh
 Sri Shailash Singh, S/O Late Rajeshwar Singh
 Sri Jitendra Singh, S/O Late Rajeshwar Singh
 Smt Devmunga Devi, W/O Mahadev Patil
 Smt Parwati Devi, W/O Rambabu Sahu
 Mauza - Lakhnibigha, Thana - Danpur, District - Patna, Thana No - 41,
 Khata No - 141 & 72, Survey Plot No - 1148, (p)1149 (p)&1150(p).

SHEET NO.	SCALE.	NORTH.
02/03	1 : 100 1 : 200	

Signature of Owner: *[Signature]*
Signature of Architect: *[Signature]*

Patna Metropolitan Area Authority
 Sanction of Plan Case no. 21/17/2024
 dated 21/07/2024 accorded under
 Development Control Regulations For Patna
 Master Plan 2031 (Byelaws no 8) of Bihar Building
 Byelaws 2014 (as amended 2022) on Date 21/07/2025

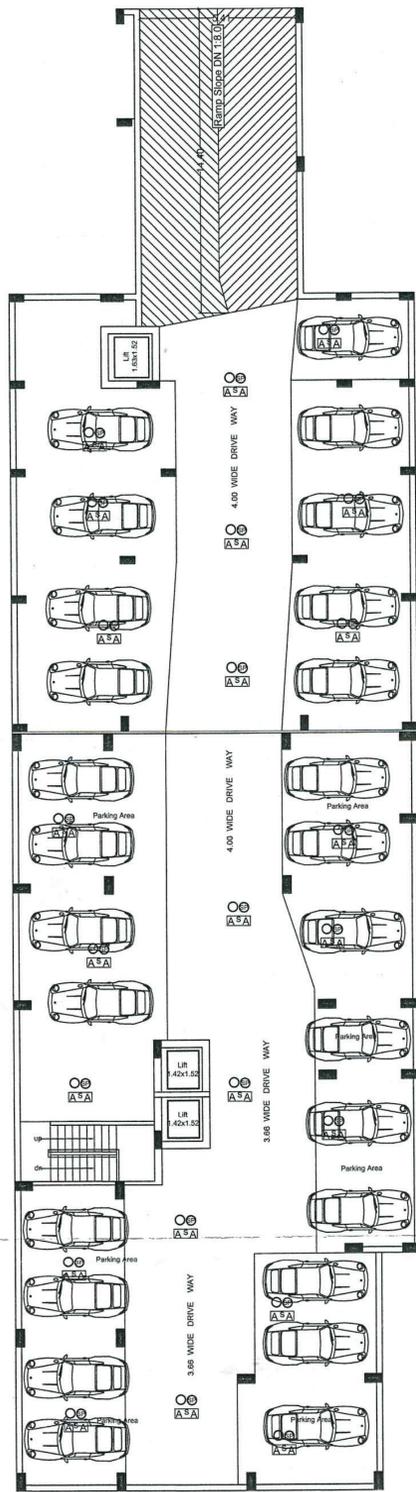
अध्यक्ष नगर योजना कर्मचारी,
 पटना महानगर क्षेत्र प्राधिकरण

सहायक अभियंता
 पटना महानगर क्षेत्र प्राधिकरण

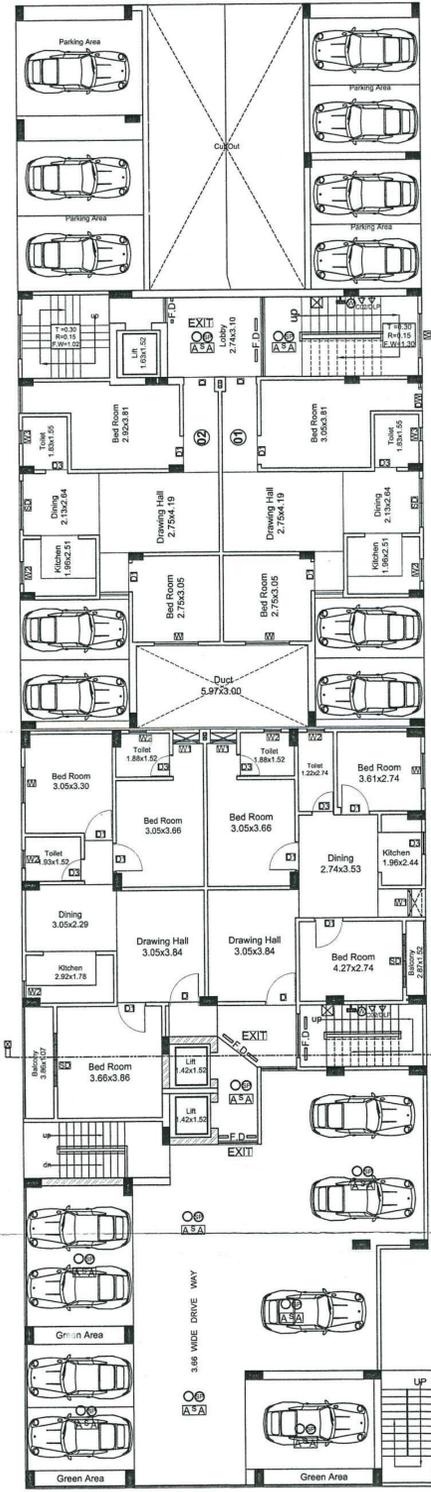
कार्यपालक अभियंता
 पटना महानगर क्षेत्र प्राधिकरण

अधीक्षक अभियंता
 पटना महानगर क्षेत्र प्राधिकरण

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



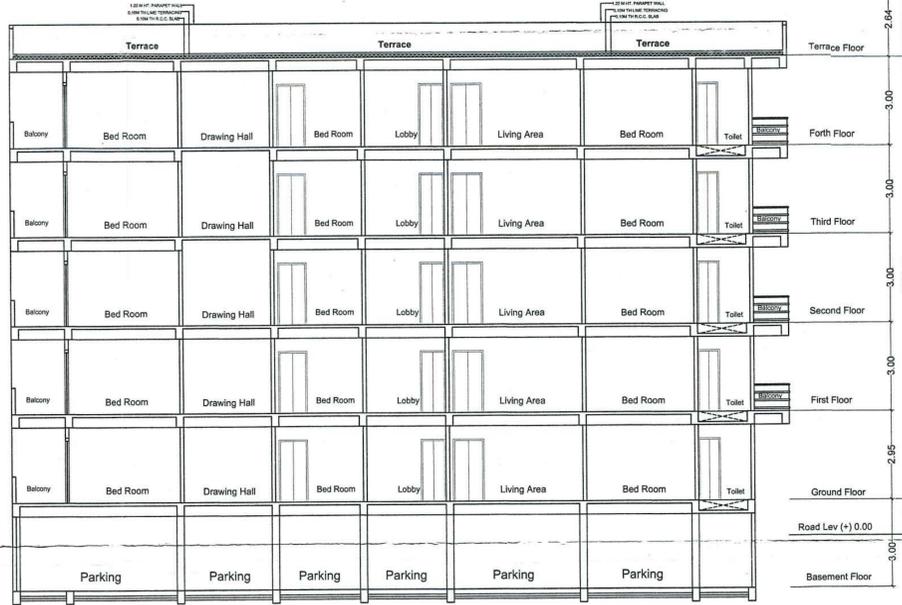
Basement Floor Plan
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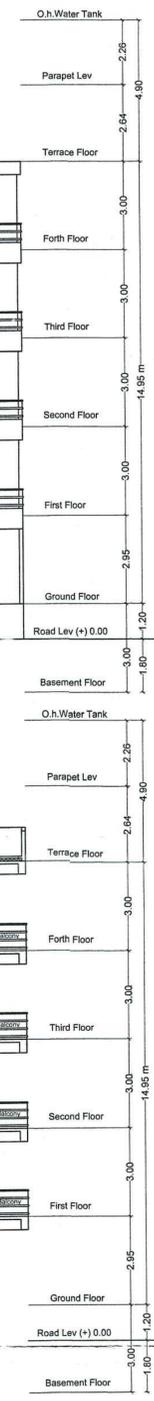
Ground Floor Plan
Scale = 1:100



Front Side Elevation
Scale = 1:100



SECTION X-X
Scale = 1:100



Schedule OF Doors & Windows:-

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 Glazed
W0	1.22	1.63	0.91	2.54	Fixed Glazed
W1	1.37	1.63	0.91	2.54	Fixed Glazed
W2	0.90	1.63	0.91	2.54	Fixed Glazed
W3	0.90	1.63	1.22	2.54	Fixed Glazed
W4	0.60	0.91	1.63	2.54	Fixed Glazed
W5	1.07	1.63	0.91	2.54	Fixed Glazed
DW	0.75x0.75	2.54x1.63	0.00x0.91	2.54	Door/Window
DW1	0.75x0.75	2.54x1.63	0.00x0.91	2.54	Door/Window
DW2	0.75x0.75	2.54x1.63	0.00x0.91	2.54	Door/Window
DW3	0.75x0.75	2.54x1.63	0.00x0.91	2.54	Door/Window
DW4	0.75x0.75	2.54x1.63	0.00x0.91	2.54	Door/Window

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 Sri Shallesh Singh, S/O Late Rajeshwar Singh
 Sri Jitendra Singh, S/O Late Rajishwar Singh
 Smt Devmunga Devi, W/O Mahadev Pal
 Smt Parwati Devi, W/O Rambabu Sahu
 Mauza - Lakshminigaha, Thana - Danpur, District - Patna, Thana No- 41,
 Khata No - 141 & 72, Survey Plot No - 1148.(p)1149 (p)&1150(p).

SHEET NO.	SCALE.	NORTH.
03/03	1 : 100 1 : 200	

Signature of Owner:
 BRAJESH KUMAR SINHA
 Director
 AR NAVKATNA RAGHUVANSHI
 UDHD EMP. NO. AR/00818
 COA - CA/2013/58586
Signature of Architect:

Patna Metropolitan Area Authority
 Sanction of Plan Case no. 2013/PEN/URKHANI BIGHA/13+6+04/45/2024
 dated 26/07/2024 accorded under
 Development Control Regulations For Patna
 Master Plan 2831 (Byelaws no 8) of Bihar Building
 Byelaws 2014 (as amended 2022) on Date 24/06/2025

सहायक नगर योजना कार्यक्षक,
 पटना महानगर क्षेत्र प्राधिकरण

सहायक अभियंता
 पटना महानगर क्षेत्र प्राधिकरण

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

कार्यपालक अभियंता
 पटना महानगर क्षेत्र प्राधिकरण

पटना महानगर क्षेत्र प्राधिकार

(बिहार सरकार का उपक्रम)

पाँचवां तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड

शास्त्री नगर, पटना - 800023

पटना, दिनांक-19/07/2021

सं०सं०:-PMAA/PRN/^{LAKHANI BIGHA}/_{DANAPUR} / B+G+04/36/2020 — 262

प्रेषक,

प्रभारी निदेशक,
पटना महानगर क्षेत्र प्राधिकार,
बिहार पटना।

सेवा में,

कौटिल्या रियलटेक (ओ०पी०सी०)प्रा०लि०
निदेशक-श्री नीरज कुमार,
पिता-स्व० त्रिलोकीनाथ सिंह,
कार्यालय-कौटिल्या ग्रीन, आर०पी०एस० इंजीनियरिंग कॉलेज,
सगुना मोड के निकट, दानापुर,
जिला-पटना।

विषय:- प्लान केस संख्या:- PMAA/PRN/^{LAKHANI BIGHA}/_{DANAPUR} / B+G+04/36/2020 की स्वीकृति के संबंध में।

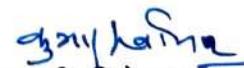
महाशय,

आपके आवेदन सं०:- PMAA/PRN/^{LAKHANI BIGHA}/_{DANAPUR} / B+G+04/36/2020 दिनांक-23.09.2020 के संदर्भ में कौटिल्या रियलटेक (ओ०पी०सी०)प्रा०लि०, निदेशक-श्री नीरज कुमार, पिता-स्व० त्रिलोकीनाथ सिंह, कार्यालय-कौटिल्या ग्रीन, आर०पी०एस० इंजीनियरिंग कॉलेज, सगुना मोड के निकट, दानापुर, बिहार के भवन निर्माण के लिए पटना महानगर क्षेत्र प्राधिकार में बिहार शहरी आयोजना तथा विकास अधिनियम, 2012 के अधीन अधिसूचित विकास योजना/पटना महानगर क्षेत्र प्राधिकार/आयोजना स्कीम/पटना मास्टर प्लान 2031 के आलोक में मौजा-लखनीबीघा, सर्वे थाना-दानापुर, थाना सं०-41, सर्वे प्लॉट सं०-1149, 1150(अं०), खाता सं०-141, 72 में आवासीय भवन, (B + G + 04) दिनांक-12.04.2021 को स्वीकृतार्थ नक्शा के बाबत निम्नलिखित शर्तों/निर्वहनों के अध्याधीन एतद् द्वारा अनुमति प्रदान की जाती है।

1. भूमि/भवन का उपयोग अन्य रूप से आवासीय भवन प्रयोजन, के लिए किया जाएगा और इस प्राधिकार के पूर्व अनुमोदन के बिना उपयोगों को किसी अन्य उपयोग के लिए परिवर्तित नहीं किया जाएगा।
2. विकास पूर्ण रूप से आवश्यक अनुमति के पृष्ठांकन के साथ संलग्न योजनाओं के अनुसार किया जाएगा।
3. अनुमोदन योजना में दर्शाया गया 603.39 वर्गमीटर का पार्किंग स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा। बेसमेंट में Ventilation हेतु समुचित व्यवस्था बिहार भवन उपविधि के आलोक में प्रावधान करना होगा।
4. प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।

5. भूखण्ड के पूरब मे सामने 12.25मी० चौड़ी वर्तमान सड़क अवस्थित है।
6. अनुमति (अनुज्ञा) जारी किये जाने की तारीख से तीन वर्षों की अवधि के लिए विधि मान्य होगी।
7. इस उपबन्ध के अधीन दी गयी अनुमति को उस भूखंड जिसके लिए योजना अनुमोदित की गयी हो के अधिकार हक, हित की बाबत साक्ष्य नहीं मानी जाएगी।
8. योजना के अनुमोदन के पश्चात् भू-अभिलेख के कारण या अधिकार/हक/हित की बाबत कोई विवाद होने पर विवाद की अवधि के दौरान योजना का अनुमोदन स्वतः रद्द समझी जायेगी।
9. भू-स्वामित्व एवं नक्शा से संबंधित समस्त दस्तावेजों/कागजात के सत्यता की जिम्मेदारी आवेदक की है। भविष्य में इसमें किसी प्रकार की त्रुटि/हेर-फेर/कपटपूर्ण रचना पाये जाने पर नक्शा अस्वीकृत किये जाने के साथ आवेदक के विरुद्ध विधि सम्मत कार्रवाई की जायेगी।
10. निर्माणकर्ता को प्राधिकार के विनिर्देशों के अनुसार मल जल, निकास सड़क, एवं अन्य आधारभूत संरचनाओं का विकास बिहार भवन उपविधि 2014 में प्रावधानित उपविधि 8(5)के आलोक में करना होगा।
11. बिहार भू-सम्पदा (विनियामक और विकास) नियमावली 2017 की शर्तों के अधीन राज्य में गठित भू-सम्पदा विनियामक प्राधिकरण से इस परियोजना का निबंधन अनिवार्य होगा।
12. श्रम सेस के संबंध में नगर विकास एवं आवास विभाग/श्रम संसाधन विभाग द्वारा निर्गत अनुदेशों का अनुपालन निर्माणकर्ता द्वारा सुनिश्चित किया जाएगा।
13. समय-समय पर सरकार द्वारा निर्गत आदेशों एवं नीतियों का विस्तृत रूप में पालन करना अनिवार्य होगा।
14. स्थल पर Rainwater Harvesting का प्रावधान निश्चित रूप से करना होगा।
15. बिहार भवन उपविधि 2014 एवं पटना मास्टर प्लान 2031 के साथ DCR में प्रावधानित के अनुसार निर्माण कार्य सम्पन्न कराना होगा।
16. बिहार भवन उपविधि, 2014 एवं पटना मास्टर प्लान, 2031 के आलोक में स्वीकृत नक्शा में प्रावधानित ग्रीन एरिया का प्रावधान किया जाए।

विश्वासभाजन


 प्रभारी निदेशक, 19/7/202
 पटना महानगर क्षेत्र प्राधिकार।

SPECIFICATION:-

- (01) FOUNDATION - R.C.C. PILE FOUNDATION
- (02) SUPER STRUCTURE - R.C.C. FRAME
- (03) ARCHITECTURAL DESIGN
- (04) BRICKWORK - 200 TH S 105 TH TO 100 TH
- (05) FLOORING - MOSAIC CAST-IN-SITU CONCRETE
- (06) GREY CEMENT PLASTER
- (07) WALL FINISH
- (08) INTERNAL - ALL INTERNAL SURFACES SHALL BE PAINTED WITH CEMENT PRIMER OVER FLOAT FINISH OF 900
- (09) EXTERNAL - ALL EXTERNAL SURFACES SHALL BE PAINTED WITH TEXTURE PAINT OVER A SURFACE OF 900
- (10) DOOR - 1850x100 TH SAL WOOD DOOR FRAME
- (11) SHUTTER - 1850x100 TH SAL WOOD WINDOW FRAME
- (12) WINDOW - 1850x100 TH SAL WOOD WINDOW FRAME
- (13) TOILETS -
- (14) FLOORING - CERAMIC TILES DADO UP TO 1500 TH
- (15) SANITARYWARE - WHITE GLAZED WATERCLOSET
- (16) FITTING - CHROMIUM PLATED COPPER FITTINGS OF I.S.I MARK
- (17) ELECTRICALS -
- (18) ALL INTERNAL WIRING IN CONCEALED CONDUITS WITH COPPER CONDUCTOR
- (19) ALL ELECTRICAL MODULAR SWITCHES OF I.S.I MARK
- (20) ADEQUATE LIGHTING POWER POINT SOCKETS AS DESIGN & DRAWING
- (21) WATER SUPPLY - ROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVERHEAD TANK

Water Tank Calculation:-

Total No Of Flat = 26 Nos
 Each Flat Having 5 Person
 Total No Of Person = 26 x 5 = 130 Person
 Per Person Req Area = 135 Ltrs/Day
 Total Req. Area Of Water Tank = 130 x 135 = 17550.00 Ltrs/Day
 Fire Water Tank = 10000.00 Ltrs
 Total Req. Area Of Water Tank = 17550.00 Ltrs/Day
 Provide Area Of Water Tank Size = 7.70x2.13x2.00=0.15x1000 = 32800.00 Ltrs/Day
 Total Provide Water Tank Cap City = 32800.00 sayLtrs/Day

FIRE LEGEND :-

- 01 HYDRANT OUT LET VALVE WET
- 02 HOSE REL.
- 03 SEMI CONNECTED TO FIRE BRIGADE CONNECTED TO WET ROSE
- 04 ELECTRICALLY INSULATED METAL STRIP
- 05 UNDER GROUND TANK OF 20,000 LTRS
- 06 O.H.W. TANK FOR FIRE FIGHTING
- 07 INDICATOR PANEL
- 08 FIRE ALARM CALL POINT
- 09 AUDIBLE ALARM CALL POINT
- 10 LOUDSPEAKER OUTLET
- 11 CO2 FIRE EXTINGUISHER
- 12 FIRE RESISTANT DOOR
- 13 AUTOMATIC SMOKE DETECTOR
- 14 AUTOMATIC SPRINKLER INSTALLATION

Rain Water Harvesting Sump Calculation :-

TERRACE FLOOR MAX. AREA = 488.11 sqm
 ALL BLOCK TERRACE AREA = 488.11 sqm
 RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR EVERY 100 SQM TERRACE AREA
 REQ. CAPACITY OF SUMP = 4.88 x 6 = 29.28 CUM
 PROVIDED TANK SIZE = 3.00x3.00x3.30 = 29.70 CUM
 TRENCH VOLUME = 0.60m Depth x 3.00m x 3.00m = 5.40 CUM
 TOTAL VOLUME OF SUMP = 29.70 - 5.40 = 24.30 CUM

Schedule OF Doors & Windows:-

Type	Width	Height	Sill	Lintel	Description
D	1.07	2.54	0.00	2.50	Paneled Door
D1	0.99	2.13	0.00	2.09	Paneled Door
D2	0.91	2.13	0.00	2.08	Paneled Door
D3	0.76	2.13x2.54	0.00	2.59	Paneled Door
W	1.22	1.63	0.01	2.59	Fixed Glazed
W1	0.91	1.63	0.91	2.50	Fixed Glazed
W2	0.61	0.91	1.68	2.50	Fixed Glazed
SD	1.83	2.59	0.00	2.50	Door/Window

AREA CALCULATION :-

Total Plot Area As/Deed = 861.35 sq m
 Total Plot Area As/Site = 830.50 sq m
 Total Plot Area All Floor = 2163.61 sq m
 Total Blup Area = 2163.67 sq m / 936.56 sq m = 2.31
 F.A.R. = Total Blup Area / Plot Area = 17.93 sq m
 Basement Floor Blup Area = 190.90 sq m
 Ground Floor Blup Area = 488.71 sq m
 First Floor Blup Area = 488.71 sq m
 Second Floor Blup Area = 488.71 sq m
 Third Floor Blup Area = 488.71 sq m
 Four Floor Blup Area = 2163.67 sq m

PARKING CALCULATION:-

CAR PARKING FOR = 25% = 540.51 sq m
 CROSS CAR PARKING = 2163.67 x 25% = 540.91 sq m
 TOTAL REQUIRED CAR PARKING AREA = 312.10 sq m
 BESMENT FLOOR PARKING AREA = 211.29 sq m
 GROUND FLOOR PARKING AREA = 600.39 sq m
 TOTAL PROVIDE PARKING CAPACITY

Green Area Calculation :-

Total Net Plot Area = 936.56 sq.m.
 Green Space Area %Reqd = 93.56 x 10% = 93.66 sq.m.
 Total Provide Green Space = 95.00 sq.m.

Septic Tank Calculation:-

Total No Of Flat = 26 Nos
 Each Flat Having 5 Person
 Total No Of Person = 26 x 5 = 130 Person
 Per Person Req Area = 0.085 qb m/Day
 Total Req. Area Of Septic Tank = 130 x 0.085 = 11.05 qb m/Day
 Total Req. Septic Tank Area = 11.05 qb m/Day
 Area Of Septic Tank Size = 5.00x2.00x1.50 = 15.00 qb m/Day
 Total Provide of Septic Tank All Block Area = 15.00 qb m/Day

Developer Address:-

M/S Kantiya Real-Tech (OPC) Pvt. Ltd.
 Registered Office At - Kantiya Green, R.P.S. Engineering College,
 Saguna More Danapur, Patna.
 Through Its Managing Director Mr. Nraj Kumar,
 S/O Late. Jijibhagh Singh, Resident Of R.C-26, Ashraf Nagar,
 Almas Colony, Charbagh, (C.P.)
 Local Address - Flat No - 591, Green Lotus, Ramjapat Nagar,
 Khatwa Road, District Patna

Plot Detail :-

Proposed Residential Building Of
 Sri Vishveswar Singh, S/O Late Rampati Singh
 Sri Shalish Singh, S/O Late Rajeshwar Singh
 Sri Jitendra Singh, S/O Late Rajishwar Singh
 Smt Devmuniga Devi W/O Mahadev Pal
 Mauza - Lakhnibigha, Thana - Danapur, District - Patna.
 Thana No - 41, Khata No - 141 & 72, Survey Plot No - 1149 & 1150 (P)

SHEET NO.	SCALE	NORTH
01/02	1 : 100 1 : 200	▲

(Signature)
Brajesh Kumar Sinha
 Structural Engineer
 SE/02/16
 Patna Municipal Corporation
 PATNA, RE. OF. ENGINEER
(Signature)
AR NAVRATNA RAGHUVAMSI
 LIC. NO.-CA/2013/58586

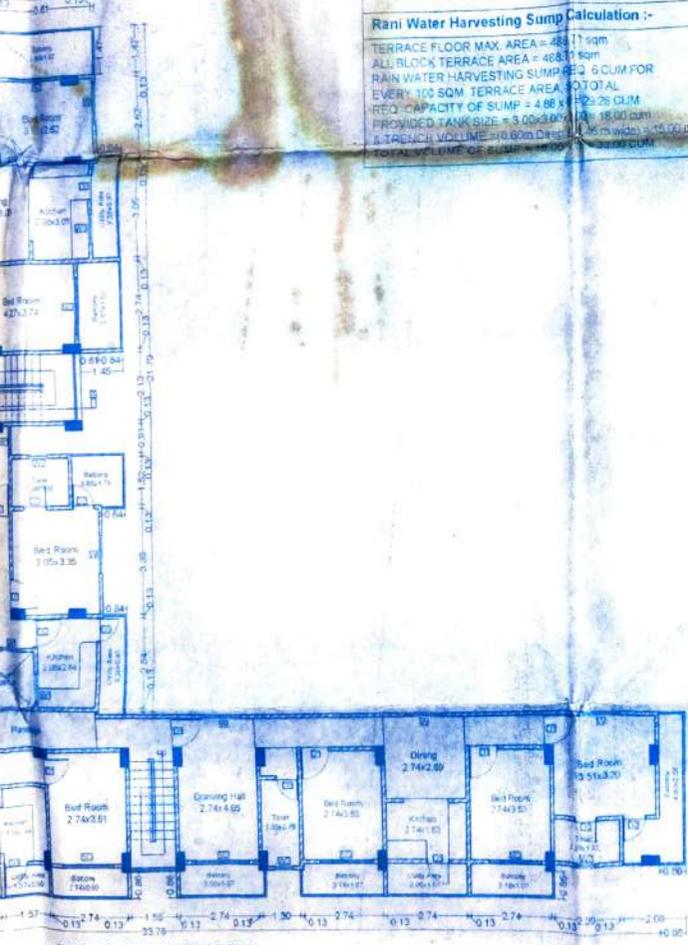
SIGNATURE OF OWNER SIGNATURE OF ARCHITECT

(Signature)
 15.07.2021
 महावक अभियंता
 पटना महानगर क्षेत्र प्राधिकरण

(Signature)
 19/7/2021
 प्रभारी निदेशक
 पटना महानगर क्षेत्र प्राधिकरण

विहार सू-समगदा (विनियमन विधायक)
 नियामकली. 2017 के शर्तों के अधीन
 राज्य में महिला विनियमन प्राधिकरण
 से इस परियोजना का निर्वहन
 अनिवार्य होगा।

Patna Metropolitan Area Authority
 Sanction of Plan case no. **PMAA/PRN/2020/1149 & 1150** / Brg/04/36/2020
 Dated: **23.09.2020** acco. under
 Development Control Regulations for Patna
 Master Plan 2031 (Byelaws no 8(4) of Bihar Building
 Byelaws 2014) vide notification no 831/832
 dated 28.10.2016 on Date: **19.09.2021**



TYPICAL 1ST TO 4TH FLOOR PLAN Scale = 1:100

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