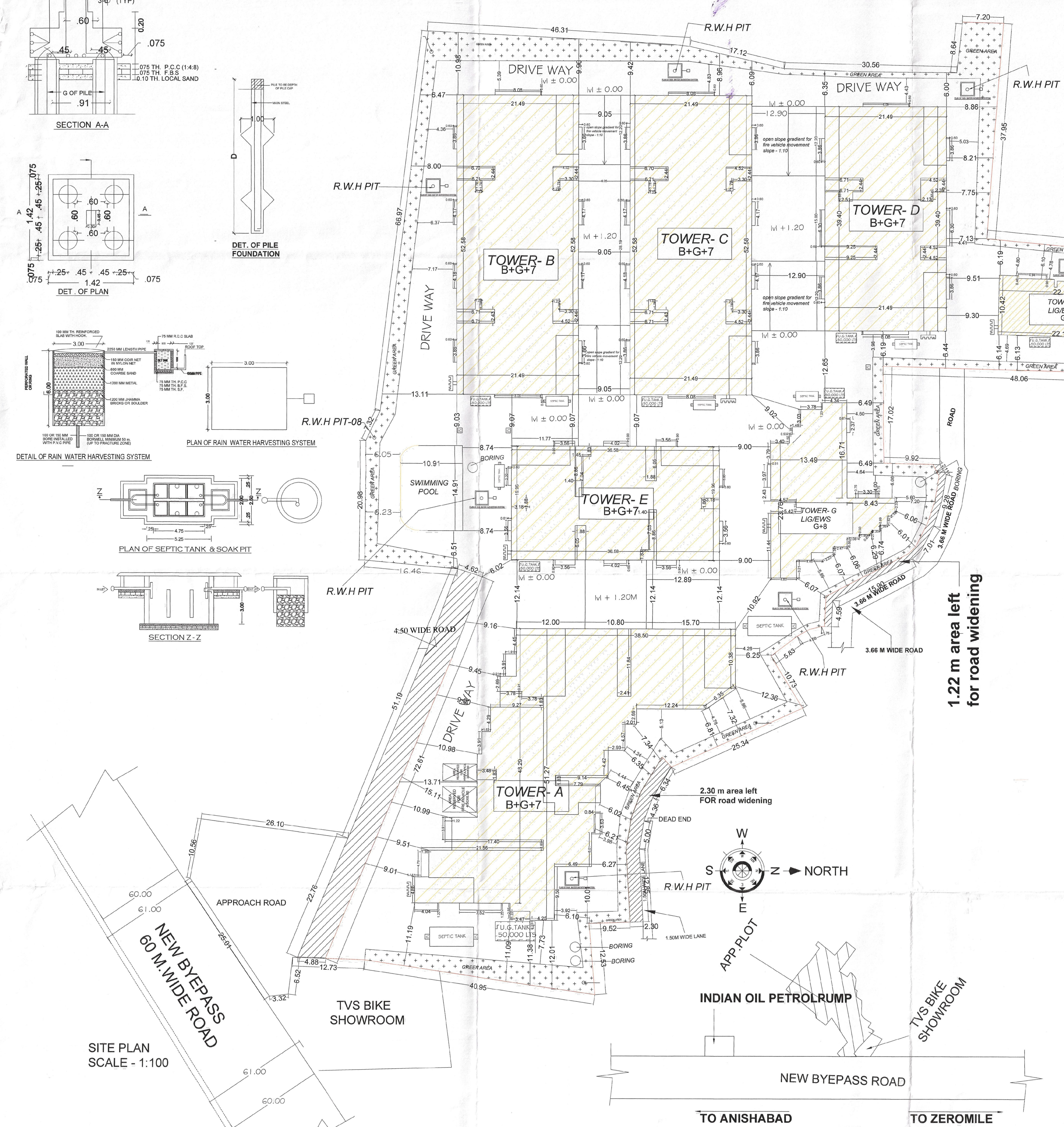
Note:-
* All common area lighting will be loaded on solar panel.
* Maximum common area species - Corridor/Setback, Drive way, Lift, Stair will be under CCTV SURVEILLANCE.



LOCATION PLAN
N.S

WATER TANK CALCULATION

FOR RESIDENTIAL :-
TOWER- A+B+C+D+E
TOTAL NO. OF FLAT - 63+56+56+42+42 = 259
ASSUME 5 PERSON/FLAT REQ.= 259X5 = 1295 PERSON
ADD 20 % EXTRA = 1554PERSON
TOTAL NO. OF PERSON = 1554 PERSON
ASSUME 135 LTR. WATER CONSUMPTION/PERSON/DAY
= 1554 X 135 +10,000LTR.(EACH BLOCK)= 50,000 LTR.
(O.H.W.T FOR FIRE FIGHTING) = 259790 LTR. = 259.79 CUM.
TOTAL WATER TANK SIZE REQUIRED = 259.79 CUM.
TOTAL SIZE OF WATER TANK PROVIDED
1) 7.17 X 2.65 X 1.80 = 34.20 CUM. (BLOCK - A)
2) 9.93 X 2.74 X 1.80 = 48.97 CUM. (BLOCK - A)
3) 5.60 X 2.44 X 1.80 = 24.59 CUM (BLOCK - B)
4) 5.60 X 2.44 X 1.80 = 24.59 CUM (BLOCK - B)
5) 5.60 X 2.44 X 1.80 = 24.59 CUM (BLOCK - C)
6) 5.60 X 2.44 X 1.80 = 24.59 CUM (BLOCK - C)
7) 4.72 X 2.44 X 1.80 = 20.73 CUM (BLOCK - D)
8) 4.72 X 2.44 X 1.80 = 20.73 CUM (BLOCK - D)
9) 5.23 X 2.44 X 1.80 = 22.97 CUM (BLOCK - E)
10) 5.23 X 2.44 X 1.80 = 22.97 CUM (BLOCK - E)
TOTAL WATER TANK SIZE PROVIDED
= 268.93 CUM

SEPTIC TANK CALCULATION

FOR RESIDENTIAL :-
TOWER- A+B+C+D+E
TOTAL NO. OF FLAT - 63+56+56+42+42 = 259
ASSUME 5 PERSON/FLAT REQ.= 259X5 = 1295 PERSON
ADD 20 % EXTRA = 1554 PERSON
TOTAL NO. OF PERSON = 1554 PERSON
CAPACITY OF SEPTIC TANK REQUIREMENT@ 0.085 cum./ PERSON / DAY = 1554 X 0.085 = **132.09 cum**
TOTAL SIZE OF SEPTIC TANK REQUIRED
= **132.09Cum**
PROVIDED SIZE OF SEPTIC TANK
= (4.50 X 2.00 X 3.00) X 6 = **162.00CUM**

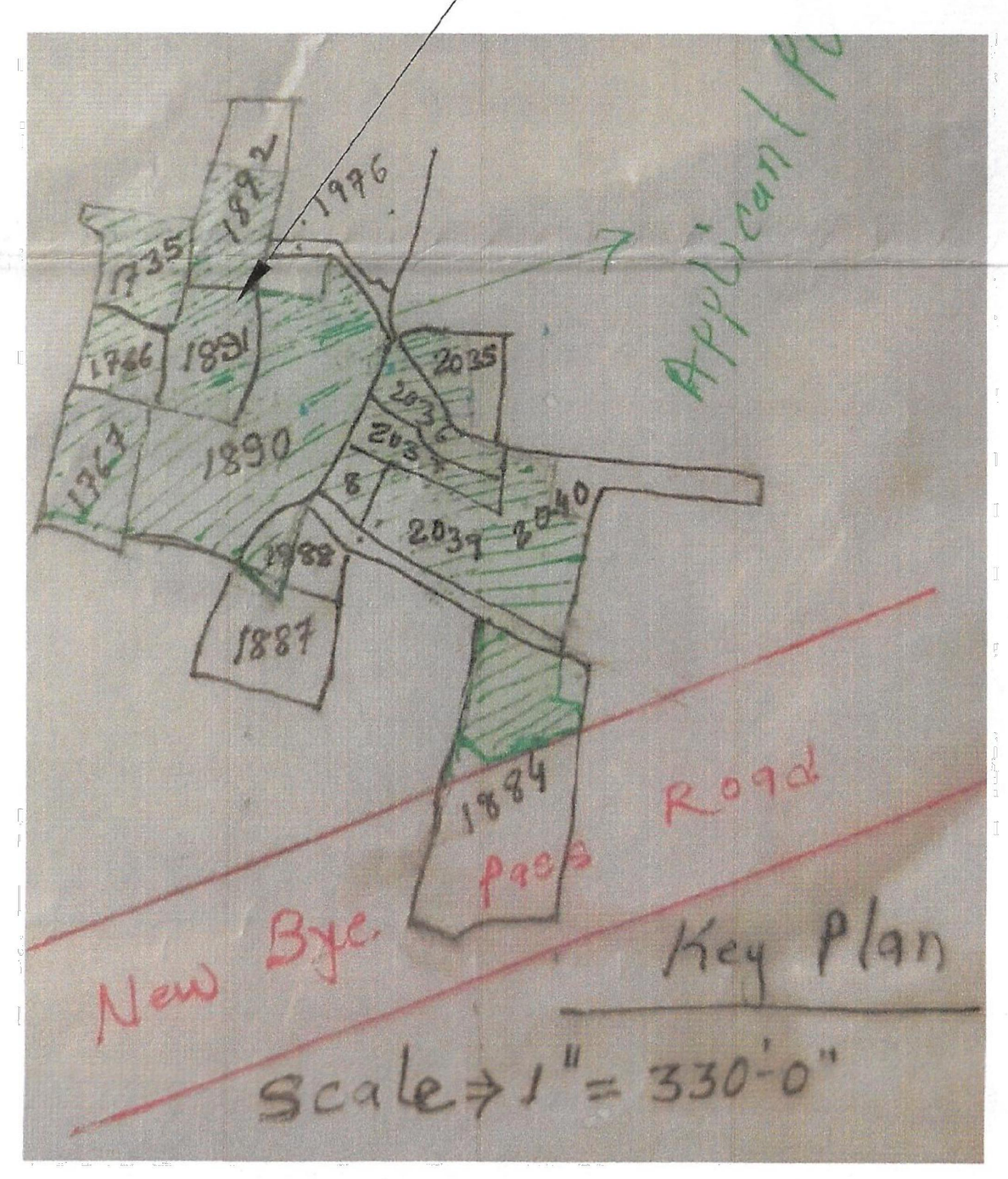
GREEN AREA CALCULATION

TOTAL NET PLOT AREA = 13514.74 SQM.
RECHARGE PIT CAPACITY @ 10% OF THE PLOT
SO,REQUIRED GREEN AREA = 1351.46 SQM
TOTAL GREEN AREA PROVIDED = 1421.07 SQM

RAIN WATER HARVESTING CALCULATION.

TOWER- A+B+C+D+E
TOTAL TERRACE AREA = 4802.77 SQM.
RECHARGE PIT CAPACITY @ 6 CUM FOR 100 SQM.
SO, 48.70SQM. REQUIRED RECHARGE PIT AREA
=48.02X 6 = 288.12CUM REQD.
RECHARGE PIT SIZE PROVIDED
= 3.00 X 3.00 X 6.00 = 54 X 7NOS = 378.00 CUM

APP PLOT



KEY PLAN
SCALE 1"=330'0"

PARKING CALCULATION

FOR RESIDENTIAL:-
TOWER -A
PARKING AREA REQUIRED @ 25%
TOTAL PARKING AREA REQUIRED = 8161.03SQM
SO PARKING AREA REQUIRED FOR RESIDENTIAL
= 8161.03 @ 25% = **2040.25SQM**
PARKING AREA PROVIDED AT BASEMENT FLOOR
= (1386.44) - (BSMT. FLOOR B/U AREA)
= 1386.44 - 32.16 = 1354.28Sqm
PARKING AREA PROVIDED AT GROUND FLOOR
= (1282.87) - GROUND FLOOR B/U AREA
= 1282.87 - 19.51 = 1263.36 Sqm
TOTAL PARKING AREA PROVIDED
=1354.28 + 1263.36 = 2617.64Sqm.

TOWER -B
PARKING AREA REQUIRED @ 25%
TOTAL PARKING AREA REQUIRED = 7383.19SQM
SO PARKING AREA REQUIRED FOR RESIDENTIAL
= 7383.19 @ 25% = **1845.79SQ**M
PARKING AREA PROVIDED AT BASEMENT FLOOR
= (1129.82) - (BSMT. FLOOR B/U AREA)
= 1129.82 - 31.88 = 1097.94Sqm
PARKING AREA PROVIDED AT GROUND FLOOR
= (1047.40) - GROUND FLOOR B/U AREA
= 1047.40- 21.54 = 1025.86 Sqm
TOTAL PARKING AREA PROVIDED
=1097.94 + 1025.86 = 2123.80Sqm.

TOWER -C
PARKING AREA REQUIRED @ 25%
TOTAL PARKING AREA REQUIRED = 7383.19SQM
SO PARKING AREA REQUIRED FOR RESIDENTIAL
= 7383.19 @ 25% = **1845.79SQ**M
PARKING AREA PROVIDED AT BASEMENT FLOOR
= (1129.82) - (BSMT. FLOOR B/U AREA)
= 1129.82 - 31.88 = 1097.94Sqm
PARKING AREA PROVIDED AT GROUND FLOOR
= (1047.40) - GROUND FLOOR B/U AREA
= 1047.40- 21.54 = 1025.86 Sqm
TOTAL PARKING AREA PROVIDED
=1097.94 + 1025.86 = 2123.80Sqm.

TOWER -D
PARKING AREA REQUIRED @ 25%
TOTAL PARKING AREA REQUIRED = 5403.67SQM
SO PARKING AREA REQUIRED FOR RESIDENTIAL
= 5403.67 @ 25% = **1350.91SQ**M
PARKING AREA PROVIDED AT BASEMENT FLOOR
=(846.54) - (BSMT. FLOOR B/U AREA)
=846.54- 18.44 = 828.10Sqm
PARKING AREA PROVIDED AT GROUND FLOOR
= (764.93)- GROUND FLOOR B/U AREA
=764.93- 21.69= 743.24Sqm
TOTAL PARKING AREA PROVIDED
= 828.10 + 743.24 = 1571.34Sqm.

TOWER -E
PARKING AREA REQUIRED @ 25%
TOTAL PARKING AREA REQUIRED = 4703.88SQM
SO PARKING AREA REQUIRED FOR RESIDENTIAL
= 4703.88 @ 25% = **1175.97SQ**M
PARKING AREA PROVIDED AT BASEMENT FLOOR
=(730.22) - (BSMT. FLOOR B/U AREA)
=730.22 - 16.69 = 713.53Sqm
PARKING AREA PROVIDED AT GROUND FLOOR
=(661.34)- GROUND FLOOR B/U AREA
=661.34 - 22.60 = 638.74Sqm
TOTAL PARKING AREA PROVIDED
= 713.53 + 638.74 = 1352.27Sqm.

TOTAL PARKING REQUIRED FOR BLK-A+B+C+D+E
=2040.25 + 1845.79 + 1845.79 + 1350.91 + 1175.97
=8258.74 SQM REQUIRED

TOTAL PARKING PROVIDED FOR BLK-A+B+C+D+E
=1354.28+1263.36+1097.94+1025.86+1097.94+1025.86+828.10+743.24+713.53+638.74
=9788.85Sqm. PROVIDED COVERED

AREA CALCULATION : -- IN sq.m

DEVELOPMENT AGREEMENT AREA	= 14,160.21SQM
AREA AS PER SITE	= 13,627.84 + 504.77=14,132.61SQM
AREA LEFT FOR APPROACH ROAD	= 504.77SQM
AREA LEFT FOR ROAD WIDENING	= 47.44+65.66 = 113.10SQM
NET PLOT AREA	= **13514.74SQM**

TOWER -A

BASEMENT FL. BUILT- UP AREA	= 32.16 Sq.m
GROUND FL. BUILT - UP AREA	= 19.51 Sq.m
FIRST FL. BUILT - UP AREA	= 1275.96 Sq.m
SECOND FL. BUILT - UP AREA	= 1275.96 Sq.m
THIRD FL. BUILT - UP AREA	= 1275.96 Sq.m
FOURTH FL. BUILT - UP AREA	= 1275.96 Sq.m
FIFTH FL. BUILT - UP AREA	= 1275.96 Sq.m
SIXTH FLOOR BUILT UP AREA	= 1275.96 SQM
SEVENTH FL. BUILT - UP AREA	= 453.60 SQM
TOTAL BUILT - UP AREA	= 8161.03 Sq.m

TOWER -B

BASEMENT FL. BUILT- UP AREA	= 31.88 Sq.m
GROUND FL. BUILT - UP AREA	= 21.54 Sq.m
FIRST FL. BUILT - UP AREA	= 1047.11 Sq.m
SECOND FL. BUILT - UP AREA	= 1047.11 Sq.m
THIRD FL. BUILT - UP AREA	= 1047.11 Sq.m
FOURTH FL. BUILT - UP AREA	= 1047.11 Sq.m
FIFTH FL. BUILT - UP AREA	= 1047.11 Sq.m
SIXTH FL. BUILT - UP AREA	= 1047.11 Sq.m
SEVENTH FL. BUILT - UP AREA	= 1047.11 Sq.m
TOTAL BUILT - UP AREA	= 7383.19 Sq.m

TOWER -C

BASEMENT FL. BUILT- UP AREA	= 31.88 Sq.m
GROUND FL. BUILT - UP AREA	= 21.54 Sq.m
FIRST FL. BUILT - UP AREA	= 1047.11 Sq.m
SECOND FL. BUILT - UP AREA	= 1047.11 Sq.m
THIRD FL. BUILT - UP AREA	= 1047.11 Sq.m
FOURTH FL. BUILT - UP AREA	= 1047.11 Sq.m
FIFTH FL. BUILT - UP AREA	= 1047.11 Sq.m
SIXTH FL. BUILT - UP AREA	= 1047.11 Sq.m
SEVENTH FL. BUILT - UP AREA	= 1047.11 Sq.m
TOTAL BUILT - UP AREA	= 7383.19 Sq.m

TOWER -D

BASEMENT FL. BUILT- UP AREA	= 18.44 Sq.m
GROUND FL. BUILT - UP AREA	= 21.69 Sq.m
FIRST FL. BUILT - UP AREA	= 766.22 Sq.m
SECOND FL. BUILT - UP AREA	= 766.22 Sq.m
THIRD FL. BUILT - UP AREA	= 766.22 Sq.m
FOURTH FL. BUILT - UP AREA	= 766.22 Sq.m
FIFTH FL. BUILT - UP AREA	= 766.22 Sq.m
SIXTH FL. BUILT - UP AREA	= 766.22 Sq.m
SEVENTH FL. BUILT - UP AREA	= 766.22 Sq.m
TOTAL BUILT - UP AREA	= 5403.67 sqm

TOWER -E``

BASEMENT FL. BUILT- UP AREA	= 16.69 Sq.m
GROUND FL. BUILT - UP AREA	= 22.60 Sq.m
FIRST FL. BUILT - UP AREA	= 666.37 Sq.m
SECOND FL. BUILT - UP AREA	= 678.89 Sq.m
THIRD FL. BUILT - UP AREA	= 678.89 Sq.m
FOURTH FL. BUILT - UP AREA	= 678.89 Sq.m
FIFTH FL. BUILT - UP AREA	= 678.89 Sq.m
SIXTH FL. BUILT - UP AREA	= 678.89 Sq.m
SEVENTH FL. BUILT - UP AREA	= 678.89 Sq.m
TOTAL BUILT - UP AREA	= 4703.88 Sqm

TOTAL BUILT UP AREA (BLOCK -A+B+C+D+E
8161.03 +7383.19+7383.19+ 5403.67 +4703.88 = 33034.96 SQ MT
F.A.R = 33034.96/13514.74 = 2.44
TOTAL FAR WITH EWS/LIG
= 33034.96 + 5011.45 / 13514.74 = FAR = 2.81
= 2.81 < 2.50 + 15% ADDITIONAL FOR EWS & LIG

TOTAL BUILTUP AREA ALL TOWER

TOWER -A	= 1275.96 Sq.m
TOWER -B	= 1047.11 Sq.m
TOWER -C	= 1047.11 Sq.m
TOWER -D	= 766.22 sqm
TOWER -E	= 666.37 Sqm
TOTAL B/U AREA	= 4802.77 Sqm

GROUND COVERAGE =4802.77X100/13514.74 = 35.53%<40%

TOTAL BUILTUP AREA ALL TOWER

TOWER -A	= 8161.03 Sq.m
TOWER -B	= 7383.19 Sq.m
TOWER -C	= 7383.19 Sq.m
TOWER -D	= 5403.67 sqm
TOWER -E	= 4703.88 Sqm
TOTAL B/U AREA	= 33034.96 Sqm

F.A.R = 33034.96 / 13514.74 = 2.44
EWS/LIG AREA 15% REQUIRED = 4955.24 SQM
EWS/LIG AREA PROVIDED = 5011.45SQM
TOTAL FAR WITH EWS/LIG
= 33034.96 + 5011.45 / 13514.74 = FAR = 2.81
= 2.81 < 2.50 + 15% ADDITIONAL FOR EWS & LIG

-: FIRE LEGEND :-

1.	UNDER GROUND WATER TANK OF50,000 LTRS. CAP. FOR EACH BLOCK	50,000 LTRS.
2.	FIRE RESISTANCE DOOR	FD
3.	FIRE HYDRANT SYSTEM	
4.	HOSE REEL	
5.	MANUAL CALL ALARM POINT	
6.	FIRE EXTINGUISHER CO2 TYPE	
7.	ILLUMINATED EXIT DIRECTIONAL SIGN	EXIT
8.	SIAMESE CONNECTION	
9.	EMERGENCY LIGHTING SYSTEM	
10.	FIRE SPRINKLER	S
11.	SMOKE DETECTOR	A S A
12.	YARD HYDRANT	H
12.	10,000LTR OVER HEAD WATER TANK FOR EACH BLOCK	

PROPOSED RESIDENTIAL BUILDING OF

1 - LAL BABU RAI S/O - LATE - DEVKI NANDAN RAI
2 - MANOJ KUMAR YADAV S/O - SHYAM BABU RAI
3 - AVINASH KUMAR S/O- SHYAM BABU RAI
4 - RAM BABU RAI S/O LATE- DEVKI NANDAN RAI
5 - PARWATI DEVI & AJAY RAI LATE- RAMDEV RAI
6 - SUKHADEV RAI S/O - LATE- RAKTU RAI
7 - SHYAM NARAYAN RAJAK S/O - LATE- JATAI RAJAK
8 - KAVITA RAI D/O - VIDHANCHAND RAI
9 - NARESH KUMAR, DINANATH PRASAD S/O -BITTAN RAI
10 - RAM VILASH RAI S/O-LATE- MATHURA RAI
11 - RAM VILASH RAI S/O-LATE- MATHURA RAI
12 - ASHOK KUMAR KUMR S/O - DAMODAR KUMAR
13 - ARUN KUMAR SINGH S/O SITA RAM SINGH
14 - MANJULA SINHA D/O - RAM BALAK SINGH
15 - PRADEEP KUMAR SINGH S/O - LATE- SITA RAM SINGH
16 - CHANDRASHEKHAR PRASAD S/O - LATE- RAM PRASAD MAHTO
17 - (I) RAM CHANDRA RAI
(II) DINESHWAR PRASAD SINGH S/O-LATE- BABU LAL RAI
(III) SURESH KUMAR RAI
18 - BHOLI RAI, S/O- LATE- TIPAN RAI
19 - SATYENDRA KUMAR URF BIRENDRA RAI S/O - SUKHI RAI
20 - SARITA DEVI D/O -VIJAY RAM
21 - MO. BALKESH DEVI , W/O -LATE- BAIJNATH PRASAD YADAV
22 - LALJI RAI S/O - LATE- SHIV LAL RAI
23 - SHYAM BABU RAI, SURESH PRASAD, VINOD KUMAR, PRAMOD KUMAR, VIJAY KUMAR, & UDAY KUMAR ALL S/O -RAGHO RAI
24 - VINDESHWAR PRASAD LATE- NAND KISHOR RAI
25 - PRAKSH CHANDRA SINHA S/O - UMESH KUMAR SINGH
OM PRAKASH SINGH S/O- LATE- SITA NRAM SINGH

AT MAUZA - CHITKOHRA ,
THANA NO.-17, KHATA NO.-128,144,146,161,192,197,198,199,200,217, 221,224, SURVEY PLOT NO.-2038,2040,1888,2035,1767,2037,1890,2036,1765,1766, 1884,1887,1891 & 1892
AT NH.30 SARISTABAD, PATNA, BIHAR
APARNA ARCHITECT & ASSOCIATE
THROUGH IT'S PARTNER KAMLESH KUMAR SINGH ,

NORTH

REGISTERED ARCHITECT AR. SANTOSH CA/2020/121959
SIGNATURE OF ARCHITECT

APARNA ARCHITECT & ASSOCIATE PARTNER
Aparna Architect & Associate
Reg. No.- BR/UDHD/BLDR/P/23-0005
UDHD, Government of Bihar
SIGNATURE OF DEVELOPER

SIGNATURE OF LAND OWNER

Ram Keshwar Prasad
B. Tech (Structure Engineer)
Empanelment No-SE/07/16
SIGNATURE OF STR.ENG.

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (DISSOLVED)
Case No. P|CHITKOHRA|PCN-1B+G+7|412|2021 20
Sanction of Plan Accorded under Section 315, 316 & 317 of the Bihar Municipal Act 2007 by the Municipal Commissioner, Patna on
Date 23|05|2023

SANCTION OF PLAN ACCORDED
05/X/23
निदेशक
शहरी योजना
नगर निगम, पटना
07/10/23

बिल्डर/प्रोमोटर/भू-स्वामी/संबंधित वास्तुविद/अभियंता को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यवसायिक कम्पलेक्स में सुरक्षा की दृष्टि से, प्रवेश द्वार निकास द्वार, सीढ़ी, लिफ्ट, पार्किंग प्रत्येक फ्लोर, गेट के बाहर की ओर लोकेशन के साथ तथा अन्य वांछित महत्वपूर्ण स्थानों पर उच्च मानक के C.C.T.V. कैमरा का अधिष्ठापन करेंगे अन्यथा संबंधित एक्ट एवं बाईलॉज के सुसंगत धाराओं के तहत् कारवाई किया जायेगा।

Terms & Conditions:-
1) STP of requisite capacity is to be installed in the campus by the Builder/Owner
2) Water Harvesting and Green area is to be maintained in the premises
3) Solar power is to be installed in the campus

05/10/23
नगर निवेश पदाधिकारी योजना
शहरी योजना
नगर निगम