

WATER HARVESTING SUMP CALCULATION :-

TERRACE FLOOR AREA = 1550.10 sqm.
RAIN WATER HARVESTING SUMP
REQ. 6 CUM FOR
EVERY 100 SQM. TERRACE AREA,
SO TOTAL REQ. CAPACITY OF SUMP
= 15.50 x 6 = 93.00 CUM.

(REQUIRED)
PROVIDED FIRE TANK SIZE
= 4.50x4.50x5.00 = 101.25 cum.
(PROVIDED)

GREEN SPACE AREA CALCULATION :-

TOTAL NET PLOT AREA = 5578.70 m²
GREEN AREA REQUIRED @10% OF
TOTAL PLOT AREA = 557.87 m².
(REQUIRED)
PROVIDED GREEN SPACE AREA = 625.10 m².
(PROVIDED)

PARKING CALCULATION :-

TOTAL B/U AREA = 13693.10 sqm.
DEDUCT FOR SERVICE AREA@15% -
(13693.10-15%)=11,639.13 Sqm.
PARKING AREA REQ. @ 30%
OF NET B/U AREA,
SO TOTAL PARKING AREA REQ.
= 11639.13 x 30% = 3491.74 sqm.
(REQUIRED)

PROVIDED
BLOCK-A & B
BASEMENT PARKING AREA = 2615.34 SQM.
BLOCK-A
GROUND FLOOR PARKING AREA = 485.44 SQM.
BLOCK-B
GROUND FLOOR PARKING AREA = 401.32 SQM.
TOTAL PARKING AREA = 3502.10 SQM.
(PROVIDED)

POPULATION DENSITY CALCULATION:-

TOTAL NO. OF FLAT(BLOCK -A) = 36 NOS.
TOTAL NO. OF FLAT(BLOCK -B) = 92 NOS.
TOTAL NO. OF FLAT = 128 NOS.
EACH FLAT HAVING 5 PERSON
SO TOTAL NO OF PERSON = 128 x 5 = 640 NOS.
& TOTAL PERSON OF AFFORDABLE
HOUSE=32 X5=160 NOS.
SO GRAND TOTAL NO OF PERSON
=(640+160)=800 NOS.

SEPTIC TANK CALCULATION :-

SO TOTAL NO OF PERSON = 800 PERSON
PER PERSON NEED 0.085 CUM. CAPACITY
OF SEPTIC TANK PER DAY SO TOTAL REQ.
CAPACITY OF SEPTIC TANK
= 800 x 0.085 = 68.00 CUM.
(REQUIRE)

PROVIDED:-
PROVIDED SEPTIC TANK SIZE 2 NOS.
[1]. (6.00X 4.00 X 1.50) X 2 = 72.00 Cum.
(PROVIDED)

WATER TANK CALCULATION :-

TOTAL NO OF PERSON = 800 PERSON
TOTAL SEPTIC TANK REQUIRED
PER PERSON NEED 135 LTRS PER DAY
TOTAL PERSON NEED =
800 X 135 = 1,13,400 LTRS.
& FOR FIRE FIGHTING TAKE 25,000 LTRS EACH

TOTAL WATER TANK REQUIRED
= (1,13,400 + 75,000.00) = 1,88,400 Ltrs.
(REQUIRED)

PROVIDED:-
PROVIDED WATER TANK 5 NOS. SIZE
[A1]. 4.78 X 6.40 X 1.40 = 42,800 Ltrs.
[A2]. 4.78 X 6.40 X 1.40 = 42,800 Ltrs.

[B1]. 6.10 X 5.01 X 1.40 = 42,700 Ltrs.
[B2]. 6.10 X 5.01 X 1.40 = 42,700 Ltrs.

[C1]. 5.48 X 5.92 X 1.40 = 45,400 Ltrs.
Total water tank capacity = 2,16,400.00 Ltrs.
(Provided)

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 2,50,000 Ltrs
- 06. O.H.W. TANK FOR FIRE FIGHTING
- 07. FIRE ALARM CALL POINT
- 08. AUDIBLE ALARM CALL POINT
- 09. LOUDSPEAKER OUTLET
- 10. CO2 FIRE EXTINGUISHER
- 11. FIRE RESISTANT DOOR
- 12. AUTOMATIC SMOKE DETECTOR
- 13. AUTOMATIC SPRINKLER
- 14. EMERGENCY LIGHT POINT

AREA CALCULATION:-

TOTAL PLOT AREA AS / DEED = 5578.77 sqm.
TOTAL PLOT AREA AS / SITE = 5578.70 sqm.

	BLOCK-A	BLOCK-B	BLOCK-C
BASEMENT FLOOR B/U AREA	31.43 sqm.	27.21 sqm.	-----
GROUND FLOOR B/U AREA	33.86 sqm.	422.30 sqm.	36.24 sqm.
1ST. FLOOR B/U AREA	517.84 sqm.	780.25 sqm.	257.24 sqm.
2ND. FLOOR B/U AREA	401.66 sqm.	780.25 sqm.	257.24 sqm.
3RD. FLOOR B/U AREA	408.45 sqm.	780.25 sqm.	257.24 sqm.
4TH. FLOOR B/U AREA	408.45 sqm.	780.25 sqm.	257.24 sqm.
5TH. FLOOR B/U AREA	408.45 sqm.	780.25 sqm.	257.24 sqm.
6TH. FLOOR B/U AREA	408.45 sqm.	780.25 sqm.	257.24 sqm.
7TH. FLOOR B/U AREA	408.45 sqm.	780.25 sqm.	257.24 sqm.
8TH. FLOOR B/U AREA	408.45 sqm.	780.25 sqm.	257.24 sqm.
9TH. FLOOR B/U AREA	408.45 sqm.	780.25 sqm.	-----
10TH. FLOOR B/U AREA	408.45 sqm.	780.25 sqm.	-----
11TH. FLOOR B/U AREA	408.45 sqm.	780.25 sqm.	-----
TOTAL B/U AREA	4660.84 sqm.	9032.26 sqm.	2094.16 sqm.

TOTAL ALL FLOOR B/U AREA (BLOCK-A+BLOCK-B)=13,693.10 SQM
F.A.R = 13,693.10 / 5578.70 = 2.45

AFFORDABLE HOUSE CALCULATION:-

ALL FLOOR B/U AREA = BLOCK (A & B)
= 13,693.31 SQM

SO TOTAL AFFORDABLE HOUSING AREA REQ.
15% OF TOTAL B/U AREA
= 13,693.31 X 15 / 100 = 2053.99 SQM.

(REQUIRED)
PROVIDE AFFORDABLE HOUSING AREA IN
BLOCK-C(Affordable house)=2094.16 SQM.
(PROVIDED)

TOTAL B/U AREA INCLUDING AFFORDABLE HOUSE
= 13,693.31 + 2094.16 = 17,787.47 SQM.
F.A.R.-15,787.47 / 5578.70 = 2.82
(Including Affordable House)

PLOT DETAIL:-

PROPOSED RESIDENTIAL BUILDING OF
KUNWAR PRITHVIRAJ SINGH BUILDERS
AND DEVELOPERS PVT. LTD.

DIRECTOR-SRI. MANISH KUMAR SINGH,
S/O-SRI. NAGENDRA KUMAR SINGH,
SURVEY PLOT NO. -437,434,435

KHATA NO.- 130,51,87

THANA NO.- 33,

MAUZA- DHIBRA,

THANA- SHAHPUR, DIST-PATNA,

SCALE

1 : 100

NORTH



SUSHIL KUMAR
Registration No.
BR/UDHD/SE/23-0111
Govt. of Bihar

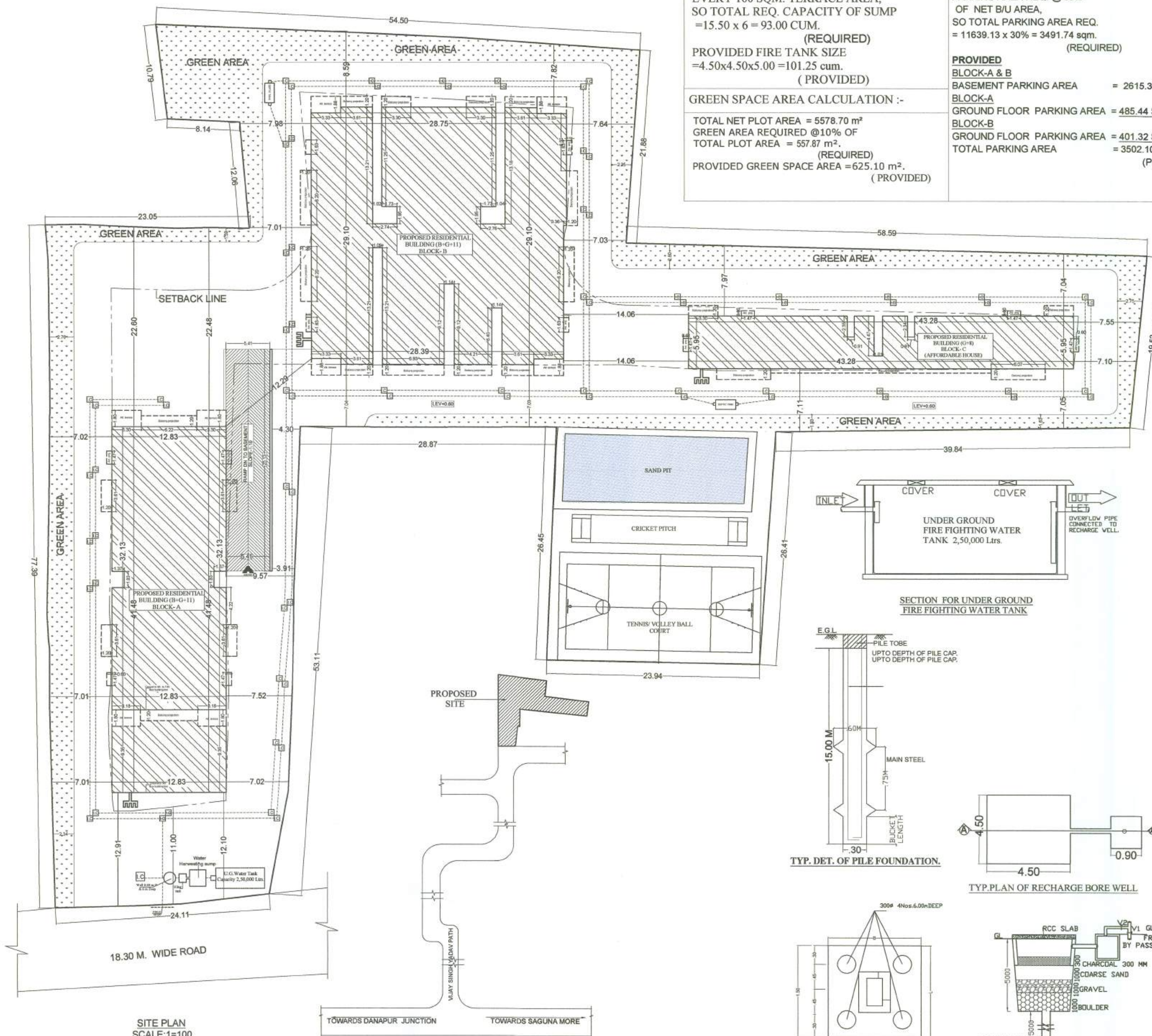
SIGN OF EMPANELLED
STRUCT. ENGINEERSIGNATURE OF
BUILDER / OWNERSIGN OF EMPANELLED
ARCHITECT.

Patna Metropolitan Area Authority
Sanction of Plan Case no. PMA/PR/2018/01800 / Block-A+B-(B+G+H) / 33/2018
dated. 15-05-2018. accorded under
Development Control Regulations For Patna
Master Plan 2031 (Byelaws no 8) of Bihar Building
Byelaws 2014 (as amended 2022) on Date. 13-09-2024

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

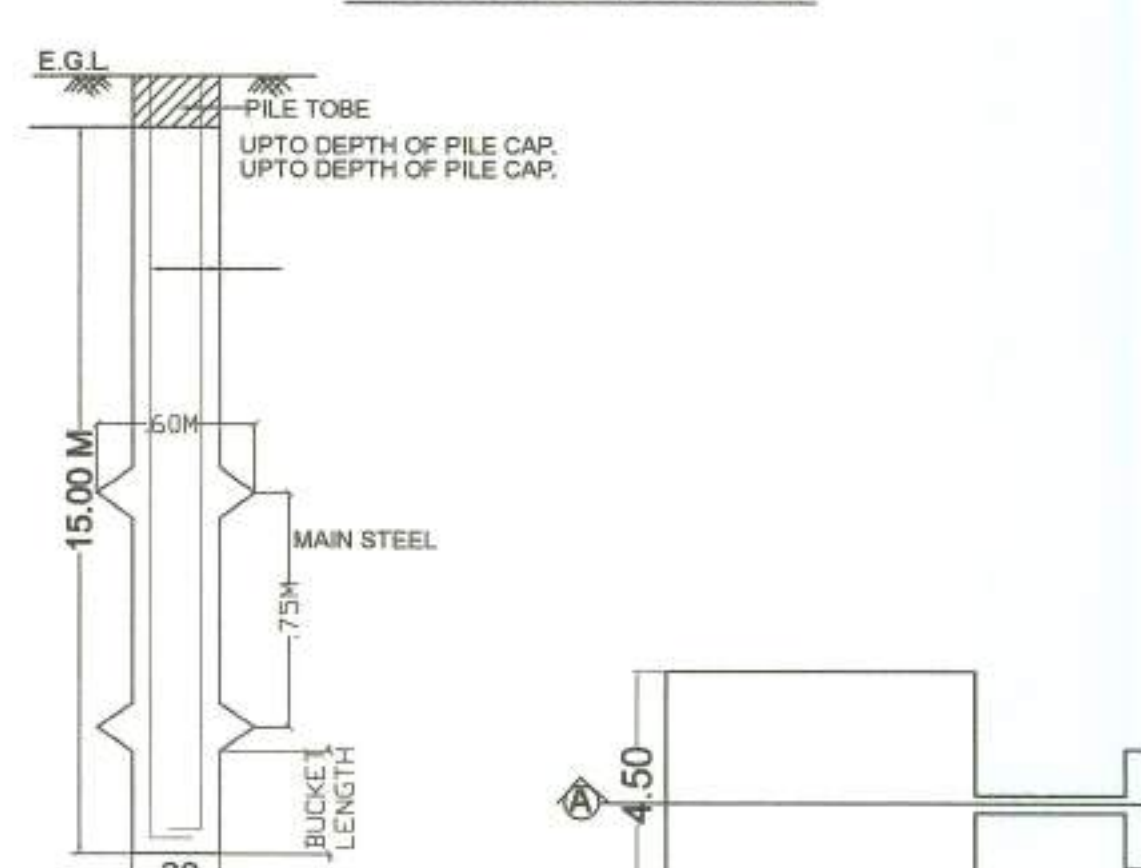
26/09/24
संलग्नक नगर योजना परीक्षक,
उप-प्रशासन क्षेत्र प्रशासनिक

प्रभारी निदेशक
पटना महानगर क्षेत्र अधिकारी

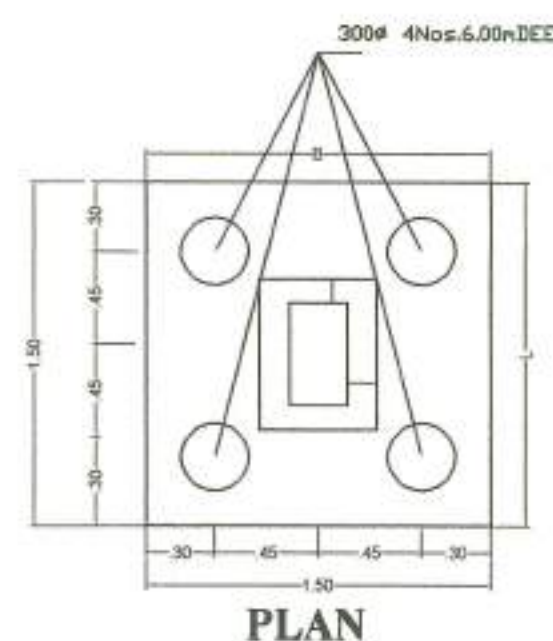


SITE PLAN
SCALE: 1=100

LOCATION PLAN
SCALE:- NTS

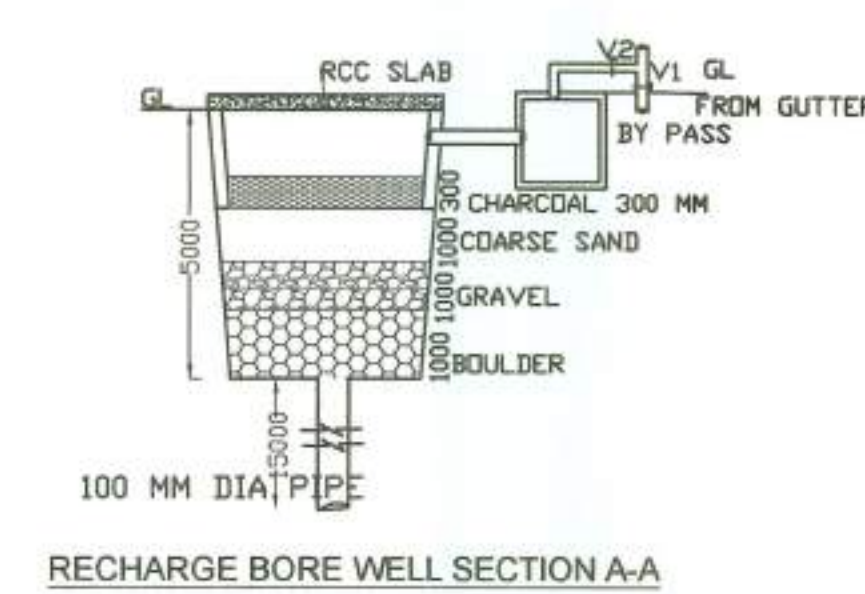
SECTION FOR UNDER GROUND
FIRE FIGHTING WATER TANK

TYP. DET. OF PILE FOUNDATION.

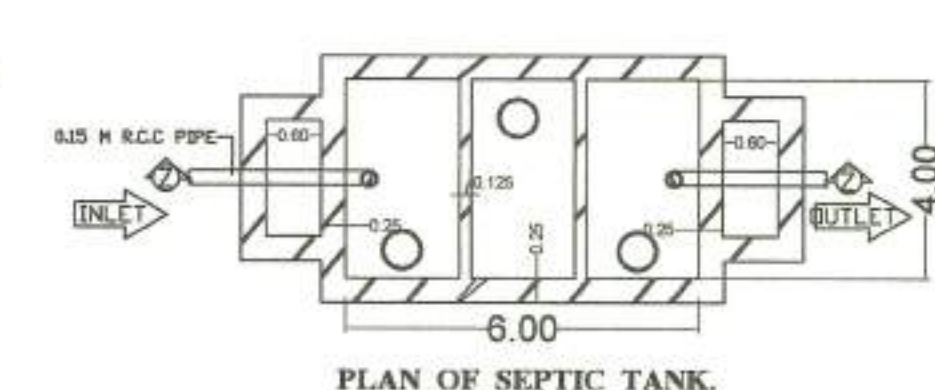


PLAN

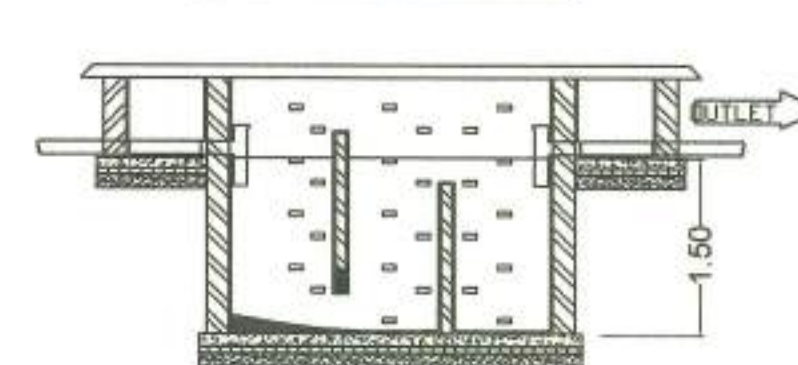
TYP. PLAN OF RECHARGE BORE WELL



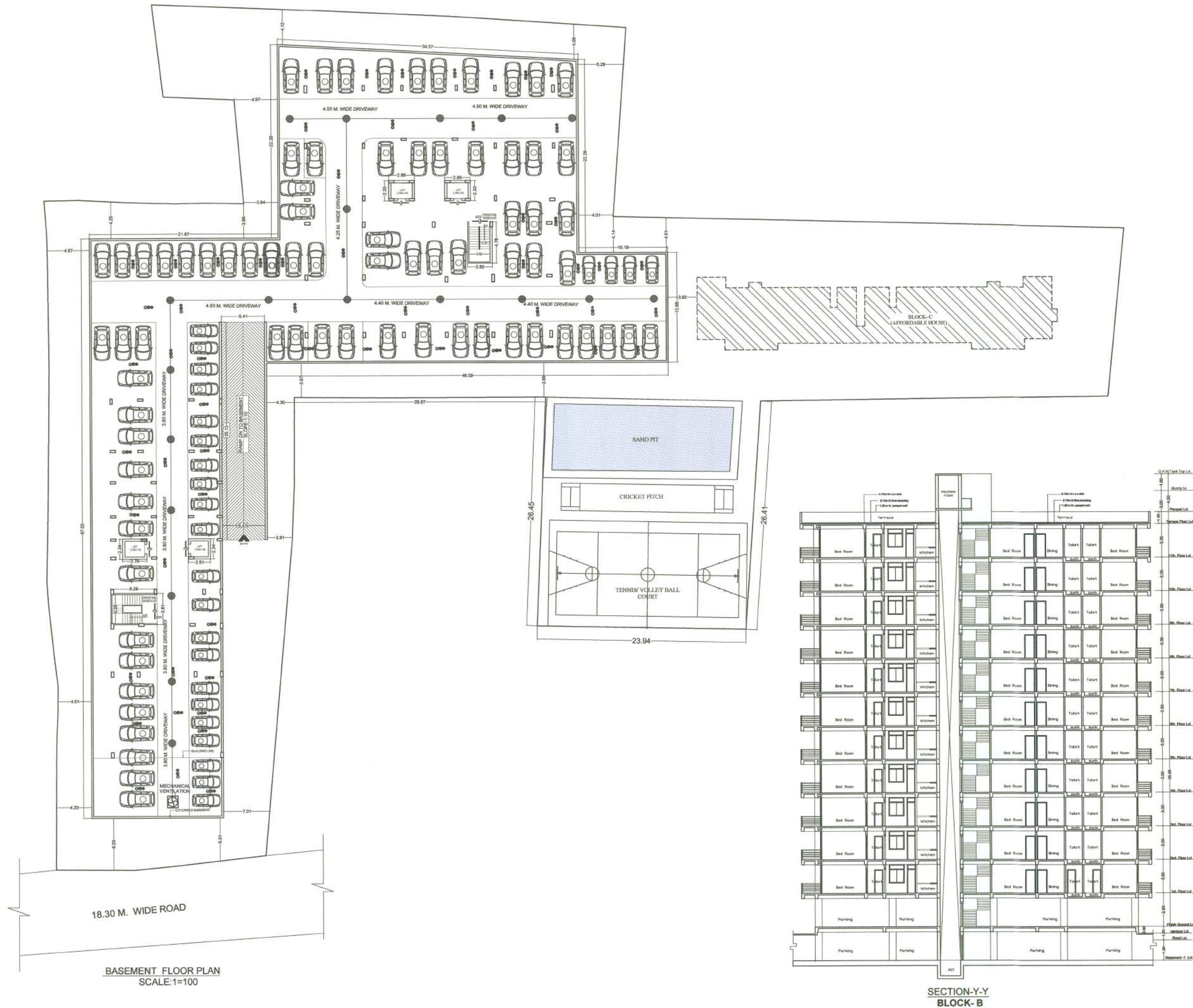
RECHARGE BORE WELL SECTION A-A



PLAN OF SEPTIC TANK.



SECTION ON Z-Z

**PLOT DETAIL:-**

PROPOSED RESIDENTIAL BUILDING OF
KUNWAR PRITHVIRAJ SINGH BUILDERS
AND DEVELOPERS PVT.LTD.

DIRECTOR-SRI. MANISH KUMAR SINGH,
S/O-SRI. NAGENDRA KUMAR SINGH,
SURVEY PLOT NO. -437,434,435

KHATA NO.- 130,51,87

THANA NO.-33,

MAUZA- DHIBRA,

THANA- SHAHPUR, DIST-PATNA,

SCALE

1 : 100

NORTH.



Sushil Kumar
SUSHIL KUMAR
Registration No.
BR/UDHD/SE/23-0111
UPHD, Govt. of Bihar
SIGN. OF EMPANELLED
STRUCT. ENGINEER.

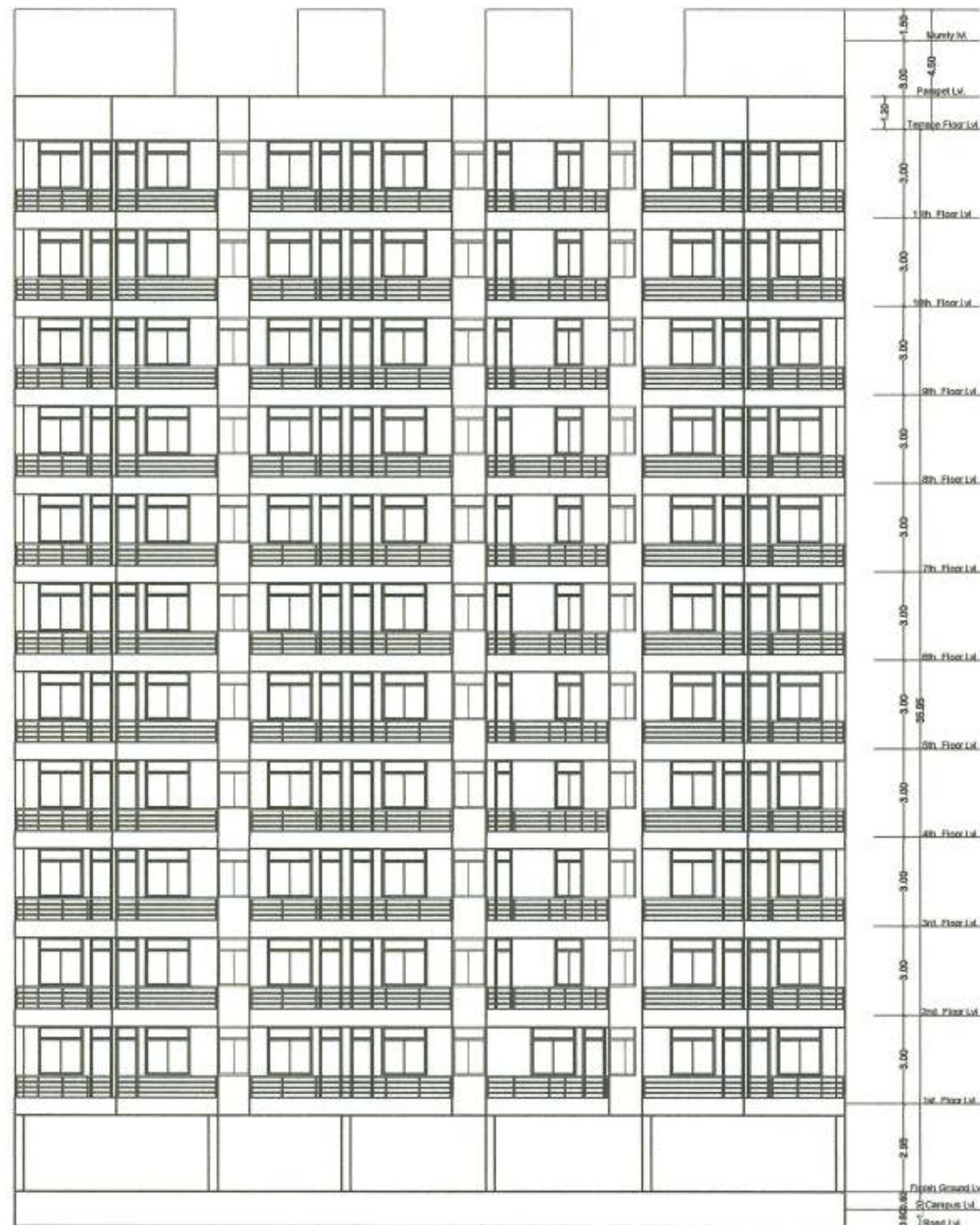
SIGNATURE OF
BUILDER / OWNERSIGN. OF EMPANELLED
ARCHITECT.

Patna Metropolitan Area Authority
Sanction of Plan Case no. *PMAP/PRN/DHIBRA / BLOCK-A&B = (B+G+11) / 33 / 2024*
dated *15-05-2024* accorded under
Development Control Regulations For Patna
Master Plan 2031 (Byelaws no 8) of Bihar Building
Byelaws 2014 (as amended 2022) on Date *13-08-2024*

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

26/09/24
प्रमुख नगर योजना पर्यवेक्षक,
उपक्रम महानगर क्षेत्र प्राधिकरण

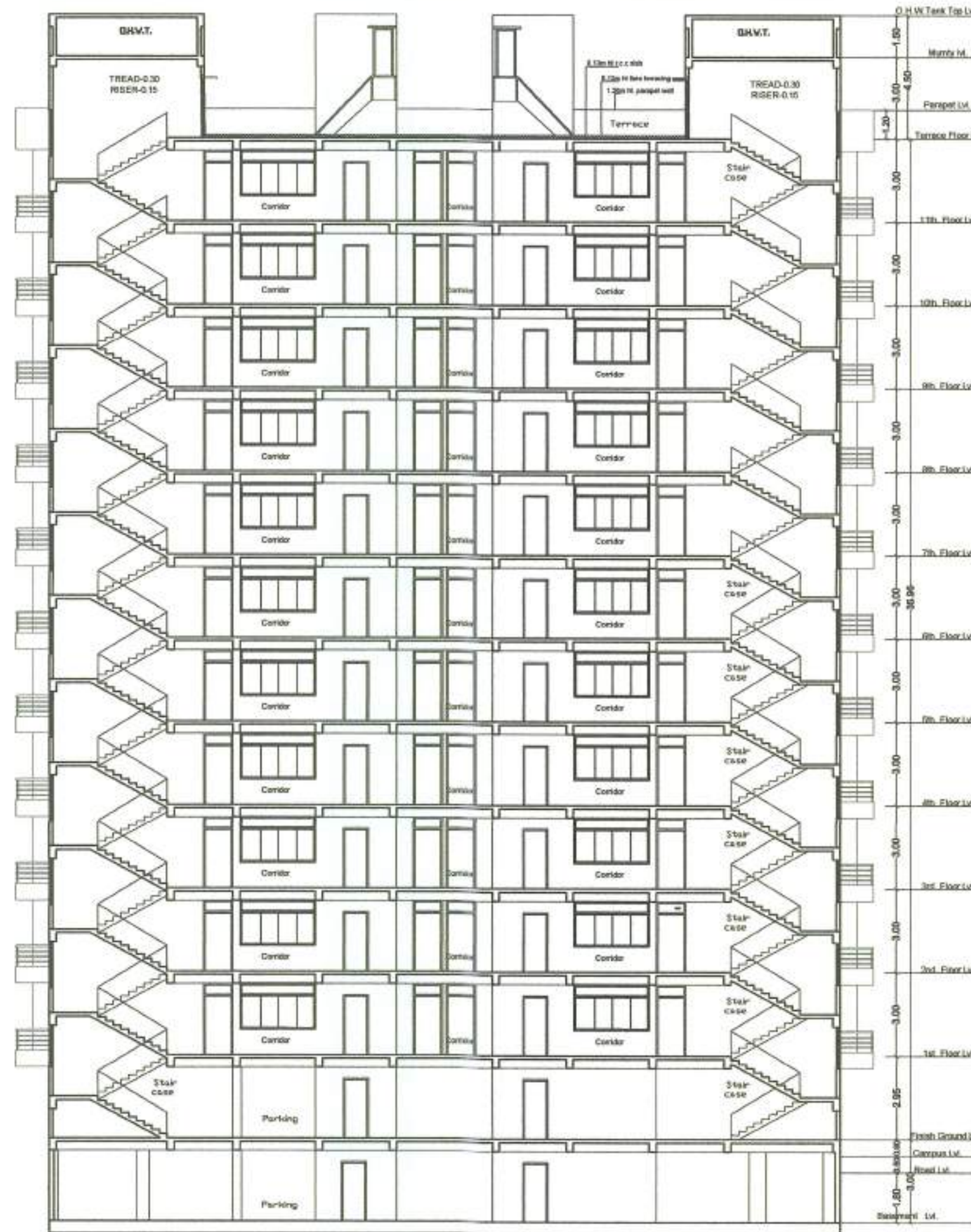
26/09/24
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकरण



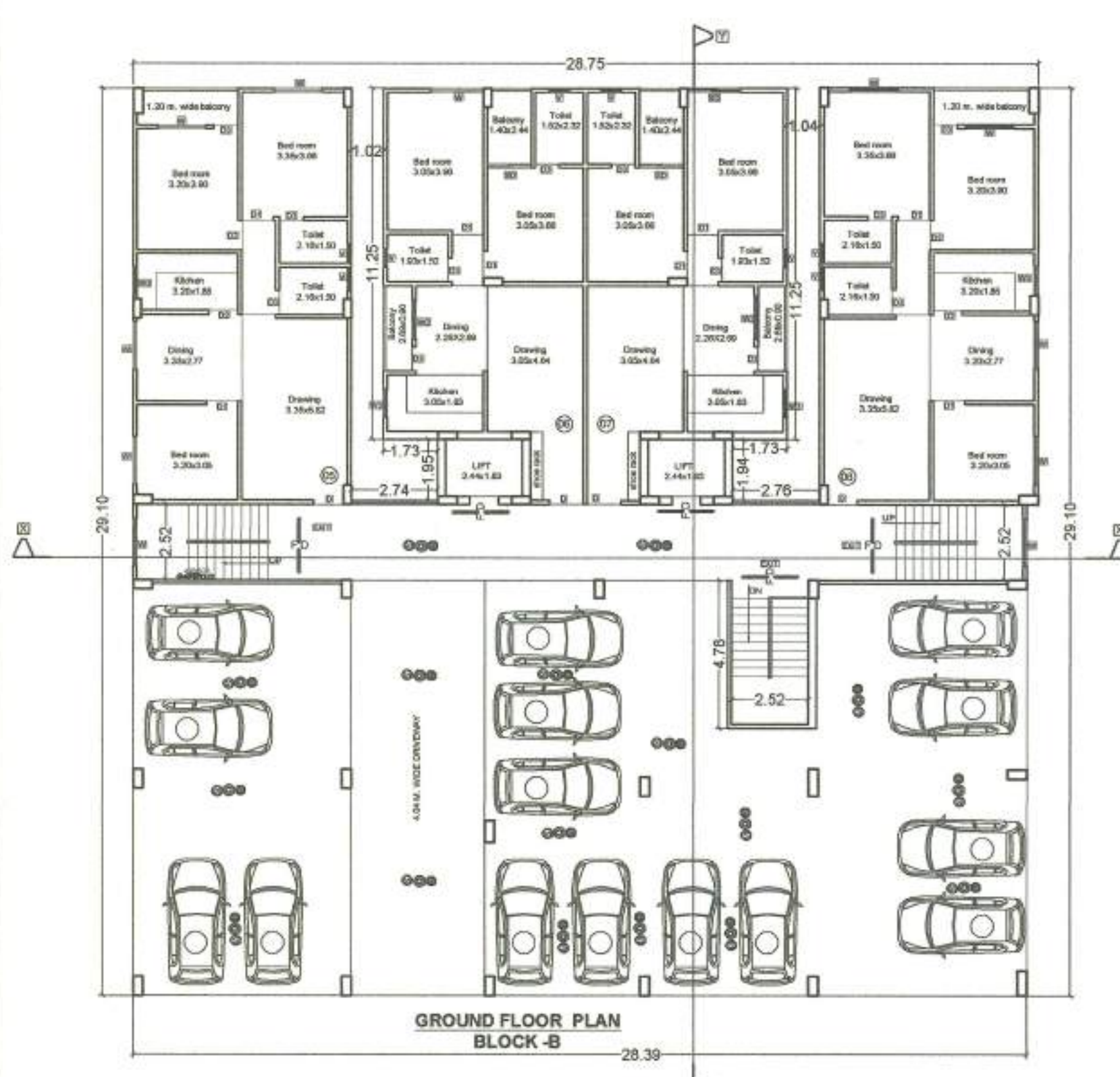
EAST SIDE ELEVATION
BLOCK-B



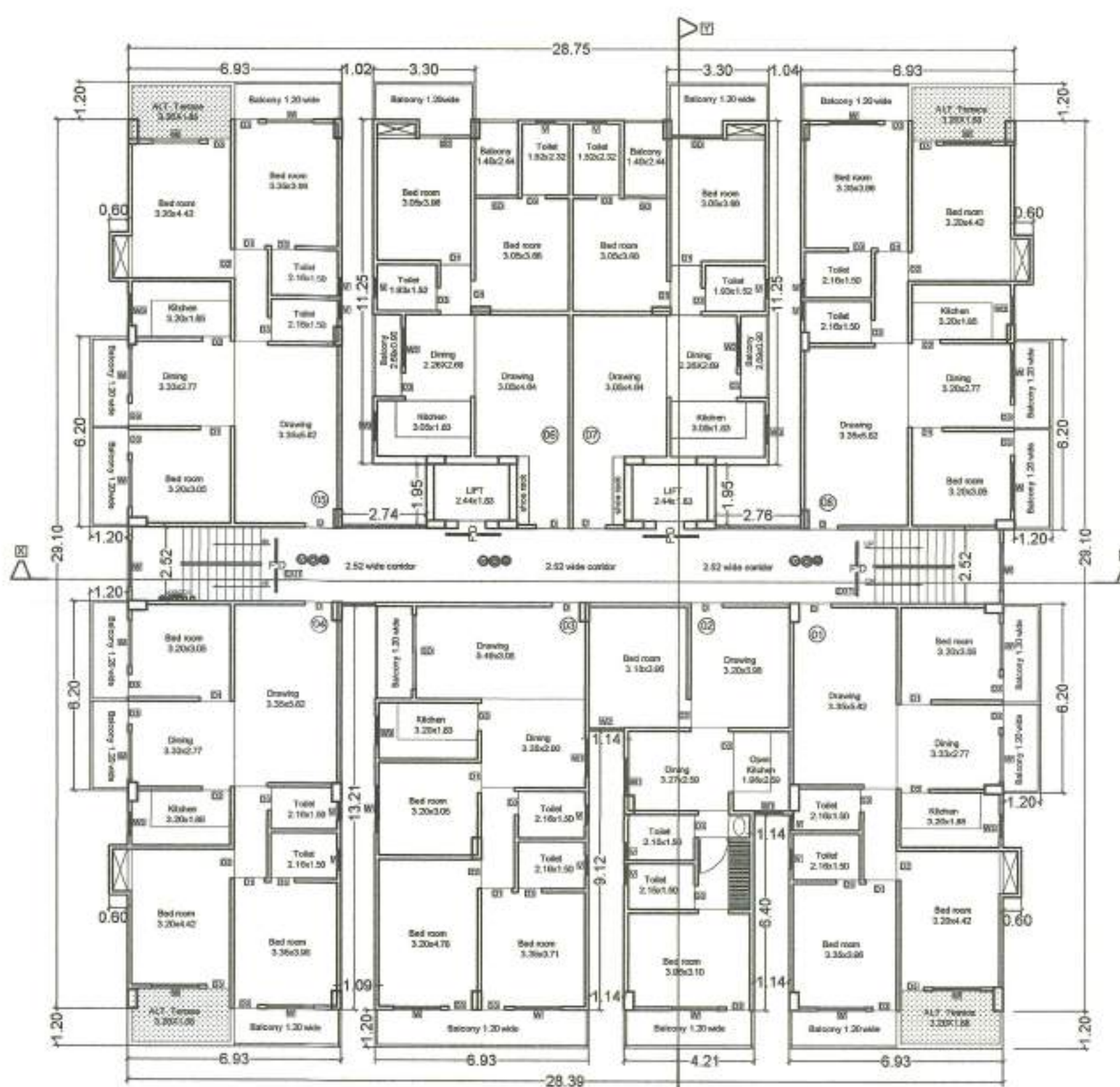
SOUTH SIDE ELEVATION
BLOCK-B



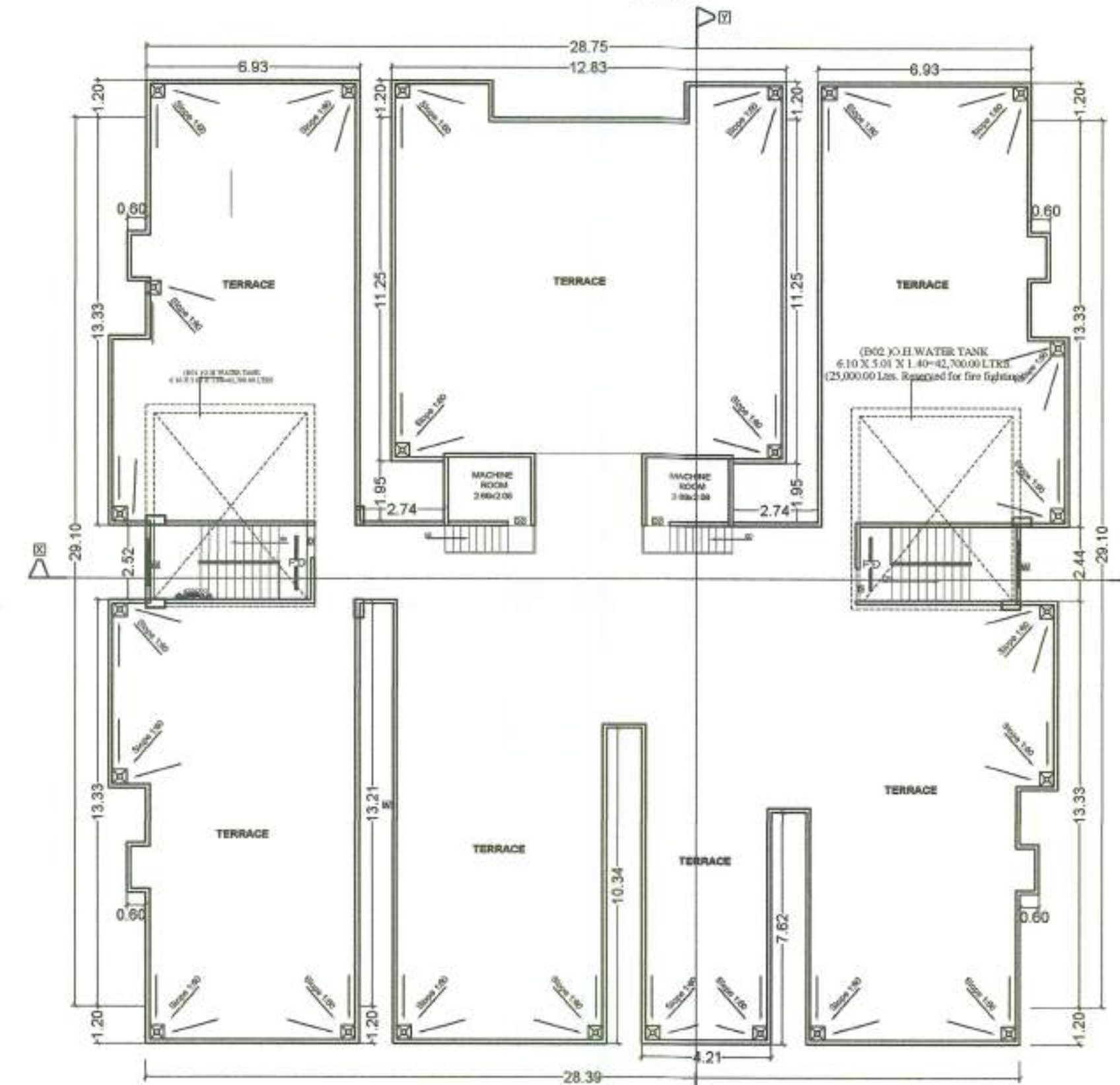
SECTION X-X
BLOCK-B



GROUND FLOOR PLAN
BLOCK-B



TYPICAL (1st. to 11th) FLOOR PLAN
BLOCK-B



TERRACE FLOOR PLAN
BLOCK-B

PLOT DETAIL:-

PROPOSED RESIDENTIAL BUILDING OF
KUNWAR PRITHVIRAJ SINGH BUILDERS
AND DEVELOPERS PVT.LTD.
DIRECTOR-SRI. MANISH KUMAR SINGH,
S/O-SRI. NAGENDRA KUMAR SINGH,
SURVEY PLOT NO. -437,434,435
KHATA NO.- 130,51,87
THANA NO.-33,
MAUZA- DHIBRA,

THANA- SHAHPUR, DIST-PATNA,

SCALE: 1 : 100 NORTH

Sushil KUMAR
Registration No.
BRAUDHD/SE/23-0111
BPHD, Govt. of Bihar

SIGN OF EMPANELLED
STRUCT. ENGINEER

Manish Kumar Singh

SIGNATURE OF
BUILDER / OWNER

Manish Kumar Singh
Registration No.
BRAUDHD/SE/23-0111
BPHD, Govt. of Bihar

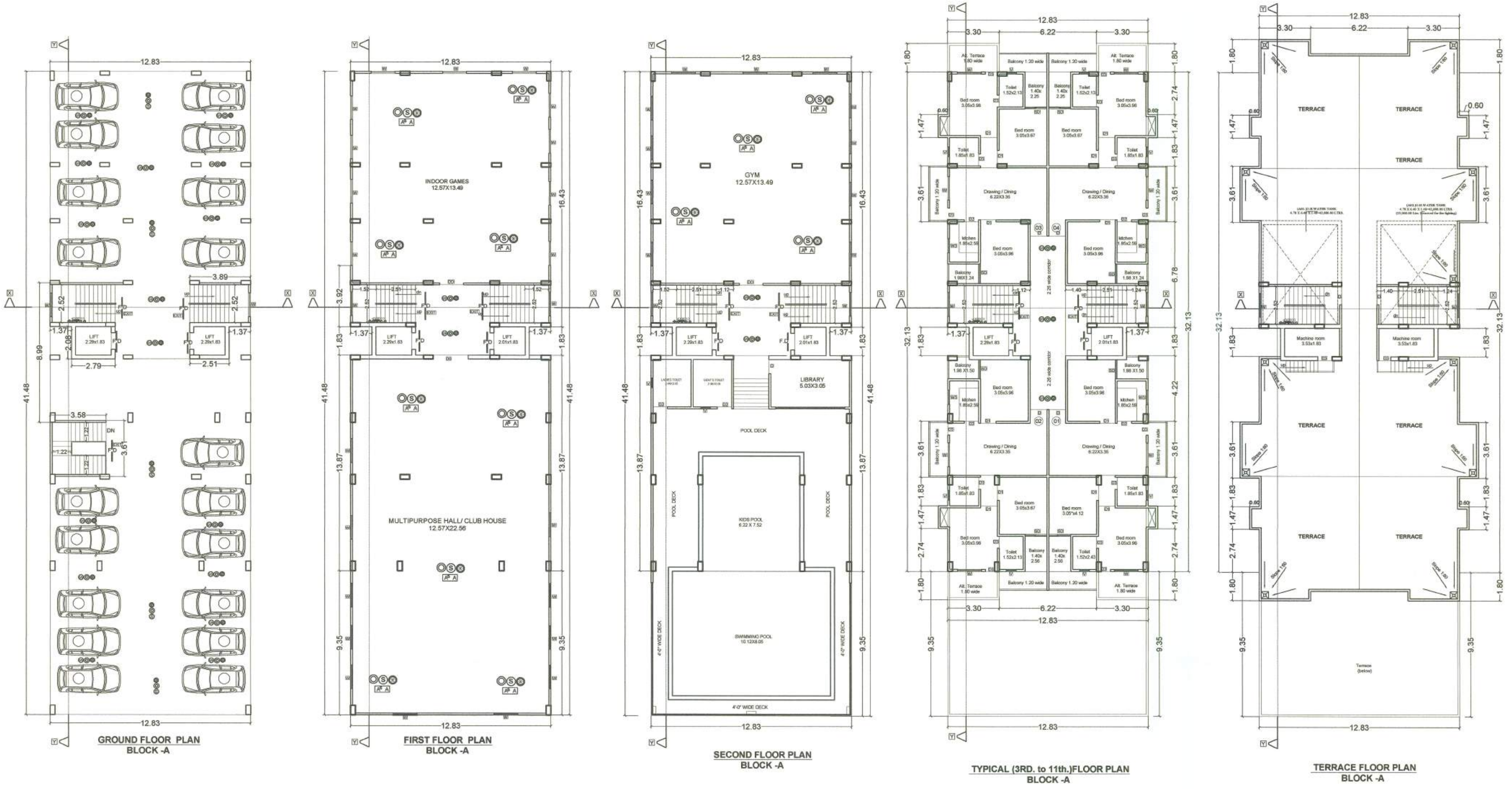
SIGN OF EMPANELLED
ARCHITECT

Patna Metropolitan Area Authority
Sanction of Plan Case no. 133/2024 dated 13-05-2024
Development Control Regulations For Patna
Master Plan 2031 (Bylaws no 8) of Bihar Building
Bylaws 2014 (as amended 2022) on Date 13-05-2024

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

13/05/24
राज्यभू भवन योजना परियोजना
पटना महानगर क्षेत्र प्राधिकरण

प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकरण



SCHEDULE OF DOORS & WINDOWS					04/06
TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D*	1.68	2.13	0.0	2.13	Single Leaf Door
D	1.20	2.13	0.0	2.13	Single Leaf Door
D1	0.99	2.13	0.0	2.13	Single Leaf Door
D2	0.90	2.13	0.0	2.13	Single Leaf Door
D3	0.76	2.13	0.0	2.13	Single Leaf Door
W	1.52	1.78	0.76	2.54	Glazed window
W1	1.22	1.78	0.76	2.54	Glazed window
W2	0.91	1.63	0.91	2.54	Glazed window
V	0.61	0.60	1.78	2.54	Glazed window
DW	0.76x0.63	2.54x1.78	0.99x0.76	2.54	Door & window
V1	1.52	0.76	1.78	2.54	Glazed window

PLOT DETAIL:-
PROPOSED RESIDENTIAL BUILDING OF
KUNWAR PRITHVIRAJ SINGH BUILDERS
AND DEVELOPERS PVT.LTD.
DIRECTOR-SRI. MANISH KUMAR SINGH,
S/O-SRI. NAGENDRA KUMAR SINGH,
SURVEY PLOT NO. -437,434,435
KHATA NO.- 130,51,87
THANA NO.-33,
MAUZA- DHIBRA,
THANA- SHAHPUR, DIST-PATNA,

SCALE:
1 : 100

NORTH

SUSHIL KUMAR
Registration No.
BRUPHD/SE23-0117
UDHD, Govt. of Bihar
SIGN OF EMPANELLED
STRUCT. ENGINEER

Anil Kumar Singh
Registration No.
BRUPHD/SE23-0117
UDHD, Govt. of Bihar
SIGN OF EMPANELLED
ARCHITECT

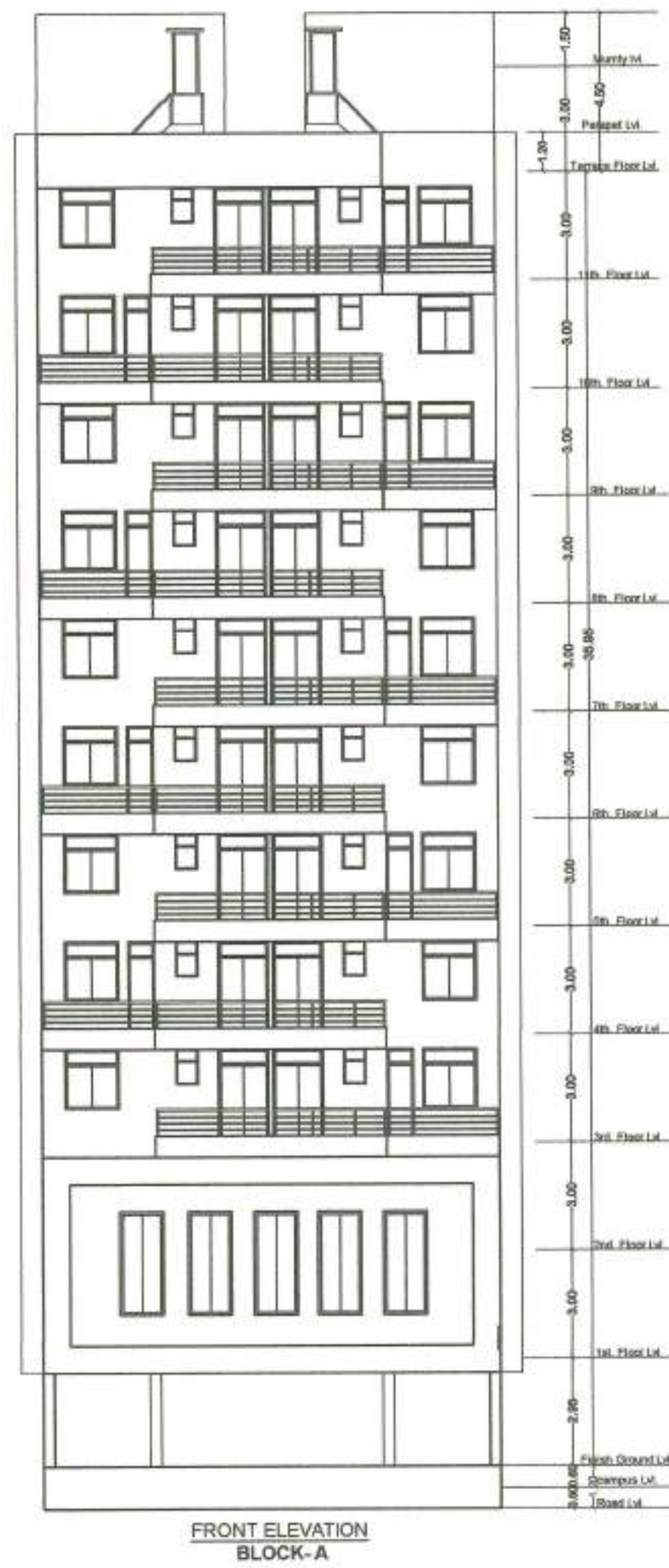
SIGNATURE OF
BUILDER / OWNER

Patna Metropolitan Area Authority
Sanction of Plan Case no. PMMA/PEN/DHIBRA/Block-AB-(014+11)/33/2024
dated 12-08-2024.....accorded under PMMA/PEN/DHIBRA/Block-C(EN)-(G+08)
Development Control Regulations For Patna
Master Plan 2031 (Bylaws no 8) of Bihar Building
Bylaws 2014 (as amended 2022) on Date 12-08-2024

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

28/09/24
नियामक मंत्र योजना एवं विकास,
राज्य विकास एवं प्रशासन

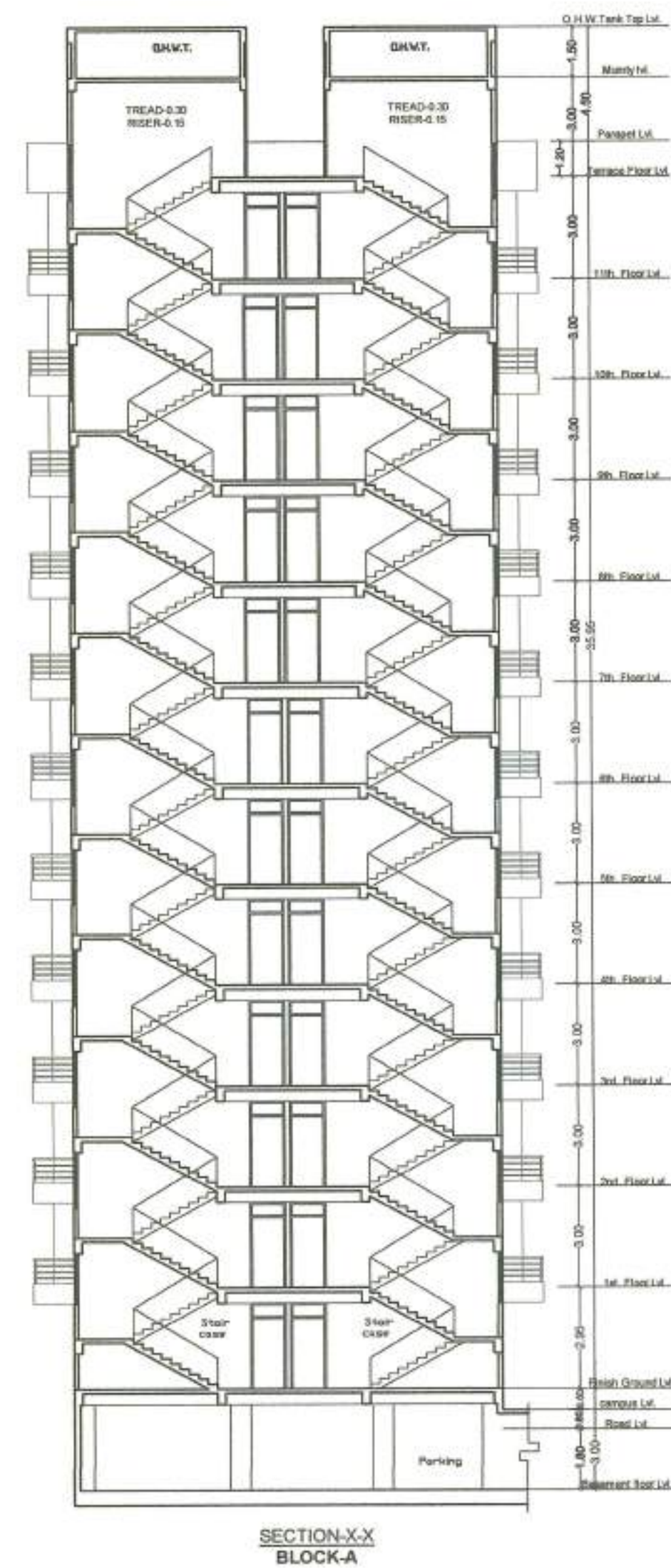
प्रभारी निदेशक
उत्तर प्रदेश सरकार



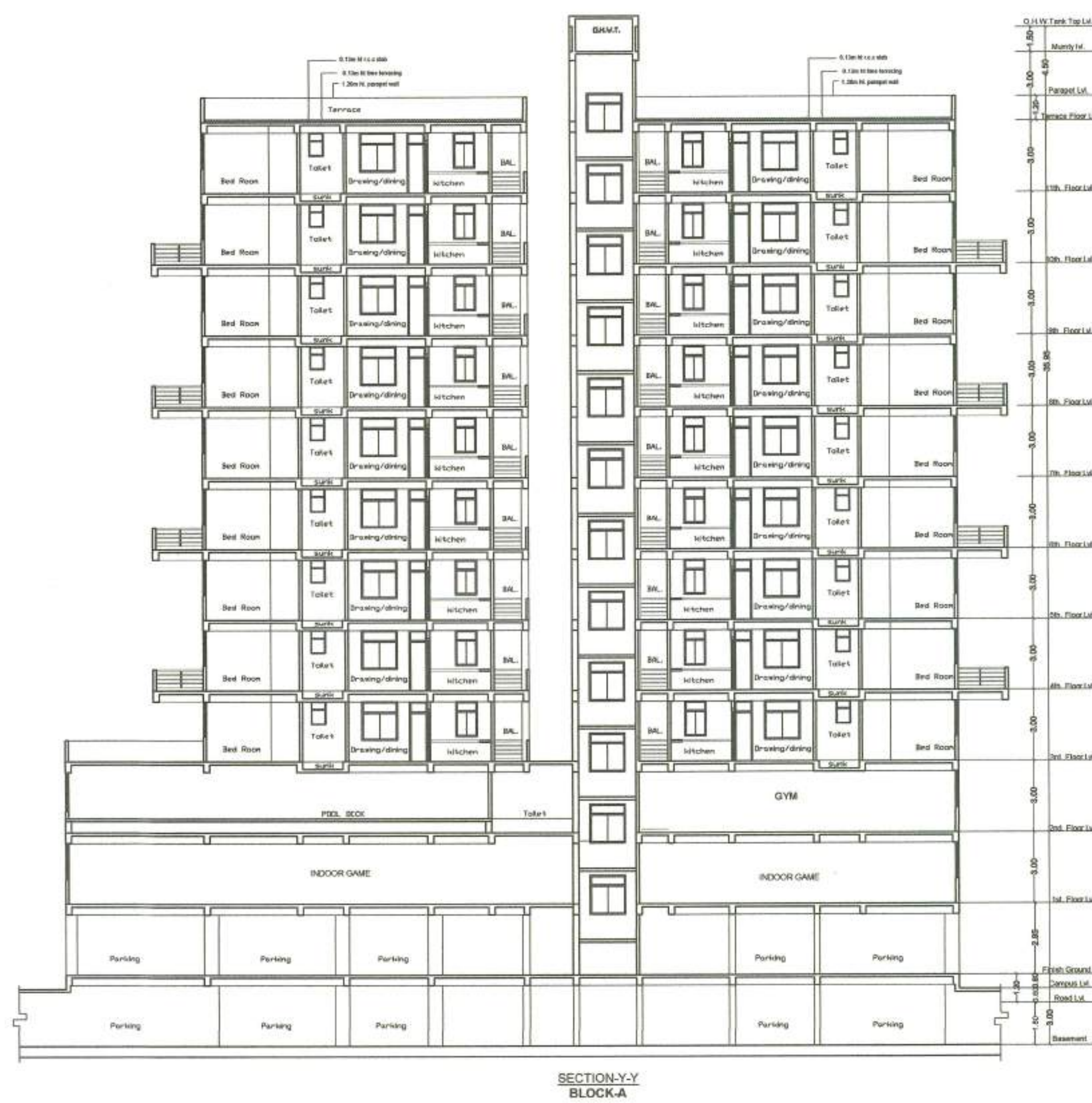
FRONT ELEVATION
BLOCK-A



SUOTH SIDE ELEVATION
BLOCK-B



SECTION-X-X
BLOCK-A



SECTION-Y-Y
BLOCK-A

SPECIFICATION :- 05/06

- FOUNDATION :- R.C.C. PILE FOUNDATION AS/STRUCTURAL DESIGN.
- SUPER STRUCTURE :- R.C.C. FRAMED STRUCTURES/STRUCTURAL DESIGN.
- BRICKWORK :- 250 TH. & 125 TH 1st CLASS BRICKWORK IN C.M. 1:5&1:5 AS/DESIGN.
- FLOORING :- MOSAIC CAST-IN-SITU FLOORING IN GREY CEMENT IN ALL AREA.
- WALL FINISH :-
 - INTERNAL - ALL INTERNAL SURFACE SHALL BE PAINTED WITH CEMENT PRIMER OVER FLOAT FINISH OF P.O.P. SURFACE.
 - EXTERNAL - ALL EXTERNAL SURFACE SHALL BE PAINTED WITH TEXTURE PAINT OVER A SURFACE OF EXTERIOR GRADE PRIMER
- DOOR :-
 - FRAME - 65X100 TH. SAL. WOOD DOOR FRAME.
 - SHUTTER-35MM TH. SOLID CORE FLUSH DOOR OF I.S.I. MARK AS/DESIGN
- WINDOW :-
 - FRAME - 65X100 TH. SAL. WOOD/ALUMINIUM WINDOW FRAME.
 - SHUTTER- FULLY GLAZED HARD WOOD ALUMINIUM WINDOW SHUTTER AS/DESIGN.
- TOILETS :-
 - FLOORING - CERAMIC TILES FLOORING
 - WALLS - CERAMIC TILES DADO UPTO 1500MM.
 - SANITARYWARE - WHITE GLAZED VITEROUS SANITARYWARE OF I.S.I MARK.
 - FITTING - CHROMIUM PLATED C.P.FITTINGS OF I.S.I MARK.
- ELECTRICAL :-
 - ALL INTERNAL WIRING IN CONCEALED CONDUITS WITH COPPER CONDUCTOR.
 - ALL ELECTRICAL MODULAR SWITCHES OF I.S.I MARK.
 - ADQUATE LIGHTING/POWER POINT SOCKETS AS/ DESIGN & DRAWING.
- WATER SUPPLY - ROUND THE CLOCK WATER SUPPLY BY MEANS OF OWN BORING & OVERHEAD TANK.

PLOT DETAIL:-

PROPOSED RESIDENTIAL BUILDING OF
KUNWAR PRITHVIRAJ SINGH BUILDERS
AND DEVELOPERS PVT.LTD.
DIRECTOR-SRI. MANISH KUMAR SINGH,
S/O-SRI. NAGENDRA KUMAR SINGH,
SURVEY PLOT NO. -437,434,435
KHATA NO.- 130,51,87
THANA NO.-33,
MAUZA- DHIBRA,
THANA- SHAHPUR, DIST-PATNA,

SCALE: NORTH

1 : 100

SIGNATURE OF
BUILDER / OWNER

SIGNATURE OF
EMPAANELLED
STRUCT. ENGINEER.

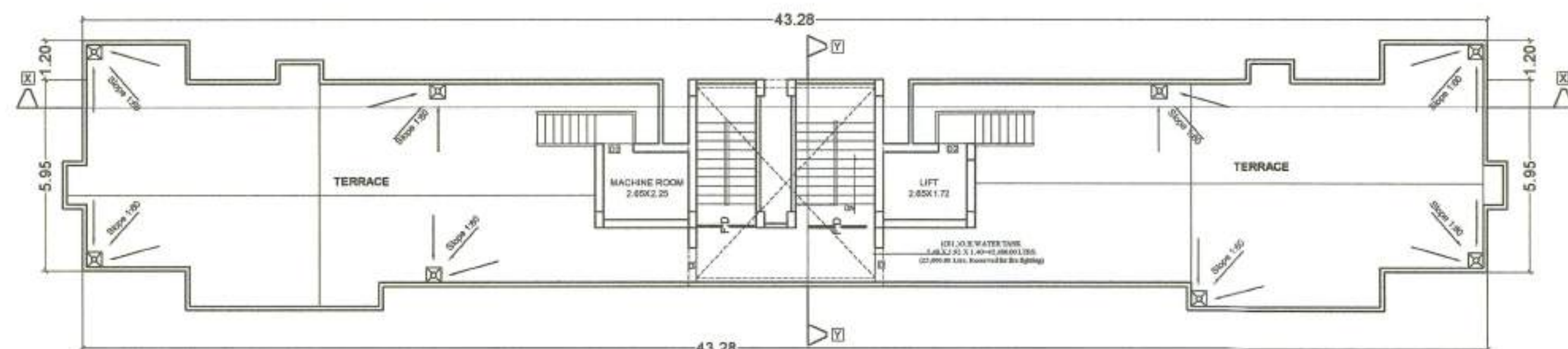
Patna Metropolitan Area Authority
Sanction of Plan Case no. PMMA/PEN/DHARA/Block-A&B-(B+G+H)
dated 15-03-2024 accorded under
Development Control Regulations For Patna
Master Plan 2021 (Byelaws no 8) of Bihar Building
Byelaws 2014 (as amended 2022) on Date 13-08-2024

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

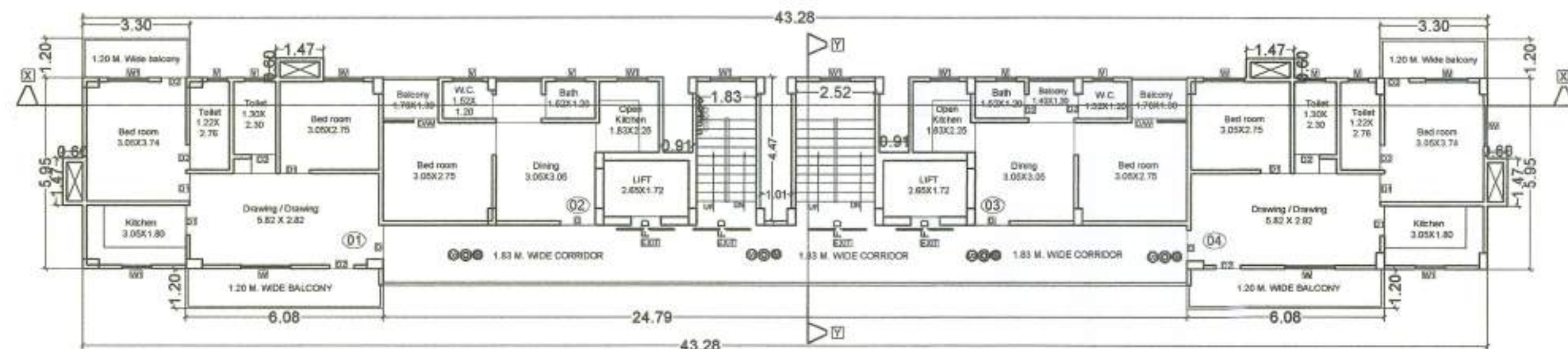
प्रभासी निदेशक
पटना नगरीय क्षेत्र प्राधिकरण



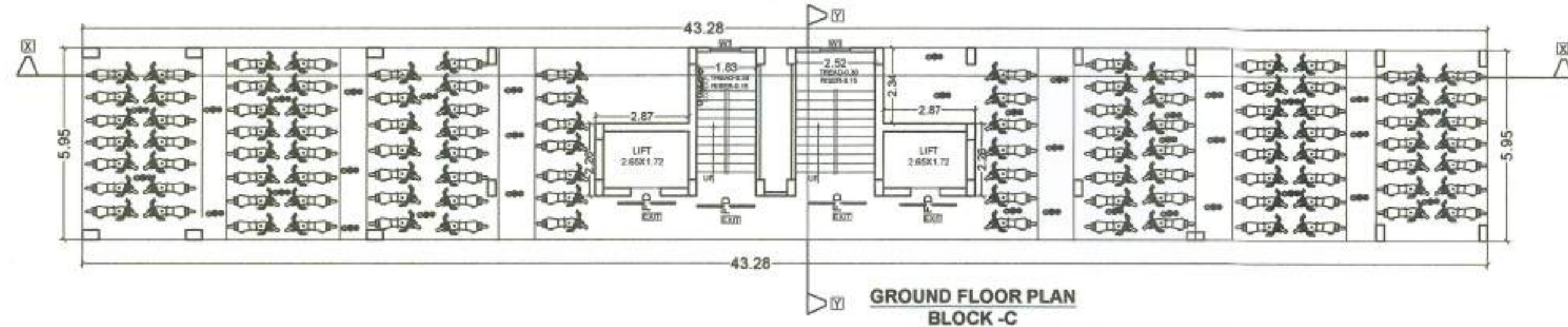
EAST SIDE ELEVATION
BLOCK-C



TERRACE FLOOR PLAN
BLOCK-C



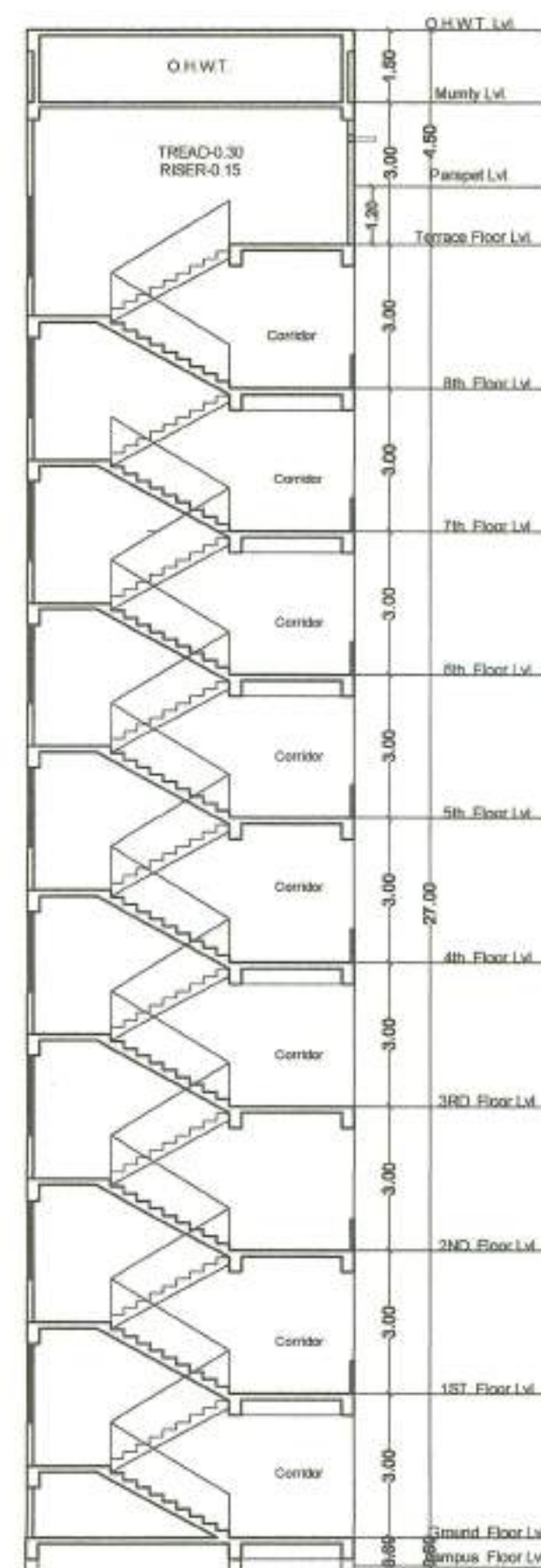
TYPICAL (1st. to 8th.) FLOOR PLAN
BLOCK-C



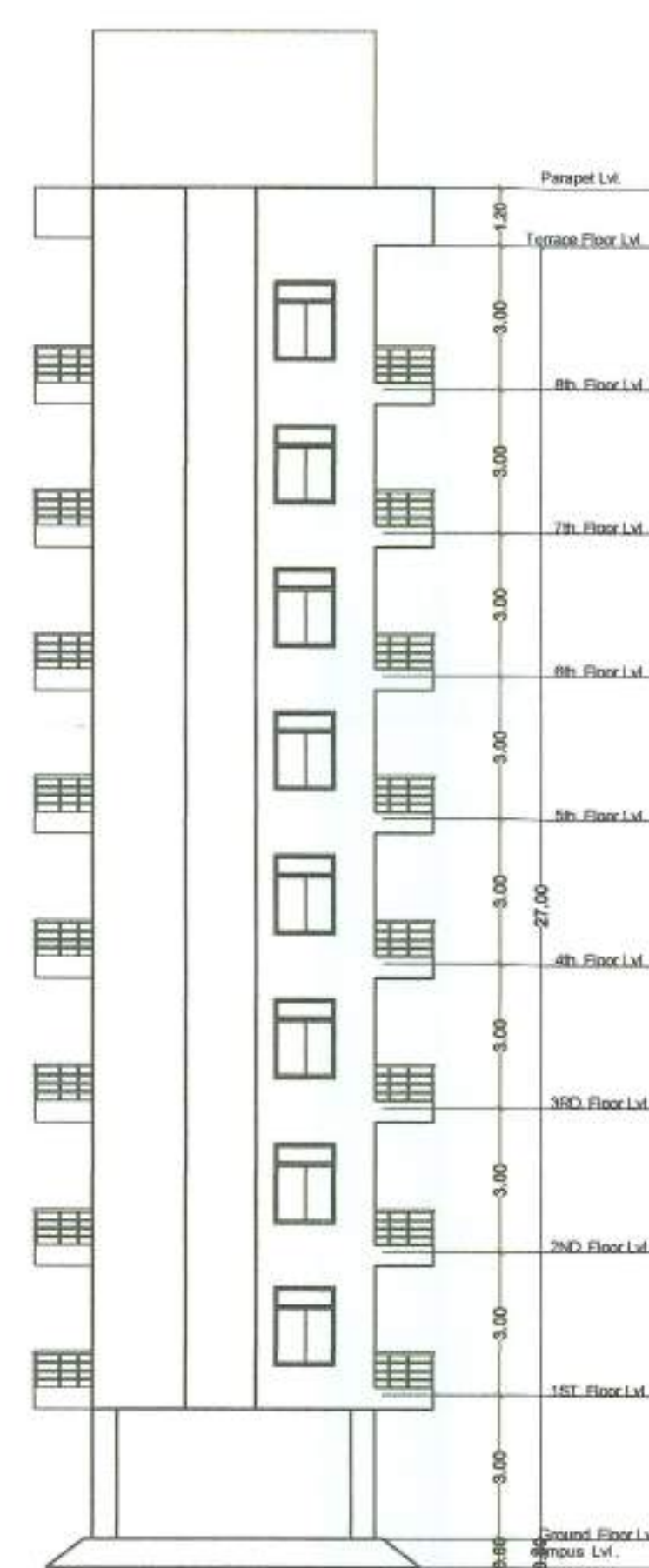
GROUND FLOOR PLAN
BLOCK-C



SECTION-X-X
BLOCK-C



SECTION-Y-Y
BLOCK-C



SOUTH SIDE ELEVATION
BLOCK-C

SCHEDULE OF DOORS & WINDOWS						06/06
TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION	
D1	1.68	2.13	0.0	2.13	Single Leaf Door	
D2	1.20	2.13	0.0	2.13	Single Leaf Door	
D3	0.99	2.13	0.0	2.13	Single Leaf Door	
D4	0.90	2.13	0.0	2.13	Single Leaf Door	
D5	0.76	2.13	0.0	2.13	Single Leaf Door	
W1	1.32	1.78	0.76	2.54	Glazed window	
W2	1.22	1.78	0.76	2.54	Glazed window	
W3	0.91	1.63	0.91	2.54	Glazed window	
W4	0.61	0.60	1.78	2.54	Glazed window	
W5	0.76x0.63	2.54x1.78	0.00x0.76	2.54	Door & window	
W6	1.52	0.76	1.78	2.54	Glazed window	

PLOT DETAIL:-

PROPOSED RESIDENTIAL BUILDING OF
KUNWAR PRITHVIRAJ SINGH BUILDERS
AND DEVELOPERS PVT.LTD.
DIRECTOR-SRI. MANISH KUMAR SINGH,
S/O-SRI. NAGENDRA KUMAR SINGH,
SURVEY PLOT NO. -437,434,435
KHATA NO.- 130,51,87
THANA NO.-33,
MAUZA- DHIBRA,
THANA- SHAHPUR, DIST-PATNA,

SCALE: 1 : 100 NORTH

SUSHIL KUMAR
Registration No.
BR/UP/D/SE/22-0111
UP/D, Govt. of Bihar
SIGN OF EMPANELLED
STRUCT. ENGINEER

SIGNATURE OF
BUILDER / OWNER

Patna Metropolitan Area Authority
Sanction of Plan Case no. PMMA/PAN/DHIBRA/Block-A&B-(B+H) dated 15-05-2024 accorded under
Development Control Regulations For Patna
Master Plan 2031 (Byelaws no 8) of Bihar Building
Byelaws 2014 (as amended 2022) on Date 15-08-2024

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

प्रभासी निदेशक
पटना महानगर क्षेत्र प्राधिकरण
26/05/24
26/05/24
26/05/24