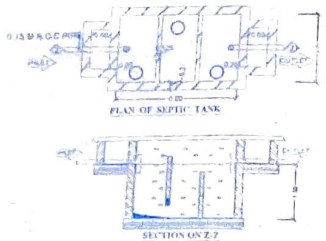
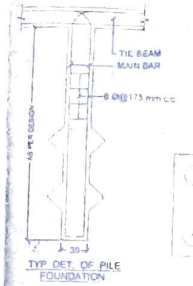
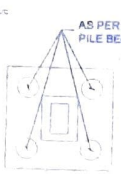






FIRE LEGEND :-

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 54,000 Ltrs — 54,000 Ltrs
06.O.H.W.TANK FOR FIRE FIGHTING — 25,000 Ltrs
07.FIRE ALARM CALL POINT
08.AUDIABLE ALARM CALL POINT
09.LOUDSPEAKER OUTLET
10.CO2 FIRE EXTINGUISHER — CO2/DCP
11.FIRE RESISTANT DOOR — F D
12.AUTOMATIC SPRINKLER
13.AUTOMATIC SMOKE DETECTOR — A A
14.EMERGENCY LIGHT POINT — S

WATER HARVESTING SUMP CALCULATION :-

TERRACE FLOOR AREA = 533.05 sqm
RAIN WATER HARVESTING SUMP REQ. 6 CUM FOR EVERY 100 SQM. TERRACE AREA, SO TOTAL REQ. CAPACITY OF SUMP = 5.33 x 6 = 31.98 Cum (Required)
PROVIDED TANK SIZE = 4.00x3.00x3.00=60.00 Cum. (Provided)

PARKING CALCULATION :-

TOTAL B/U AREA = 3564.26 sqm.

PARKING AREA REQ. @ 25% OF RESIDENTIAL B/U AREA, SO PARKING AREA REQ. = 3653.87 x 25% = 913.46 sqm. (Required)
TOTAL REQUIRED PARKING AREA = 913.46 sqm

Provided Basement Floor Parking Area = 575.73 sqm.
Ground floor Parking Area = 341.61 sqm.
TOTAL PARKING AREA PROVIDED = 917.34 sqm. (provided)

POPULATION DENSITY CALCULATION :-

TOTAL NO. OF FLAT = 36 nos.
EACH FLAT HAVING 5 PERSON
SO TOTAL NO OF PERSON = 36 x 5 = 180 nos

SEPTIC TANK CALCULATION:-

TOTAL NO. OF PERSON = 180 nos.
PER PERSON NEED 0.085 CUM. CAPACITY OF SEPTIC TANK PER DAY SO TOTAL REQ. CAPACITY OF SEPTIC TANK = 180 x 0.085 = 15.30 cum. (Required)

PROVIDED SEPTIC TANK 2 NO. OF SIZE = (6.00 x 2.00 x 1.50) 10.00 CUM. (Required)

WATER TANK CALCULATION:-

TOTAL NO. OF PERSON = 180 nos.
PER PERSON NEED 135 Ltrs PER DAY
TOTAL PERSON NEED = 180 x135 = 24,300.00 Ltrs.

& WATER TANK REQ. FOR FIRE FIGHTING = 25,000.00 Ltrs.

TOTAL REQ. WATER TANK = 24,300 +25,000 = 49,300.00 Ltrs. (Required)
PROVIDED WATER TANK 2 nos. of Capacity
(A1) = (6.03 x 4.87 x 0.90) + 200 = 26,340.00 Ltrs
(A2) = (5.18x 4.97 x 0.90) + 200 = 23,170.00 Ltrs.
TOTAL WATER TANK CAPACITY = 49,510.00 Ltrs. (provided)

GREEN SPACE CALCULATION :-

TOTAL NET PLOT AREA = 1133.33 sqm.
GREEN AREA REQUIRED @10% OF TOTAL PLOT AREA = 113.33 sqm. (Required)
PROVIDED GREEN SPACE AREA =158.92 sqm (provided)

AREA CALCULATION :- 01/03

TOTAL PLOT AREA AS / DEED	= 1145.74 sqm
TOTAL PLOT AREA AS / SITE	= 1133.33 sqm
Basement floor	20.15 m²
Ground floor	110.27 m²
First floor	503.35 m²
Second floor	503.35 m²
Third floor	503.35 m²
Fourth floor	503.35 m²
Fifth floor	503.35 m²
Sixth floor	503.35 m²
Seventh floor	503.35 m²
Total	3653.87m²

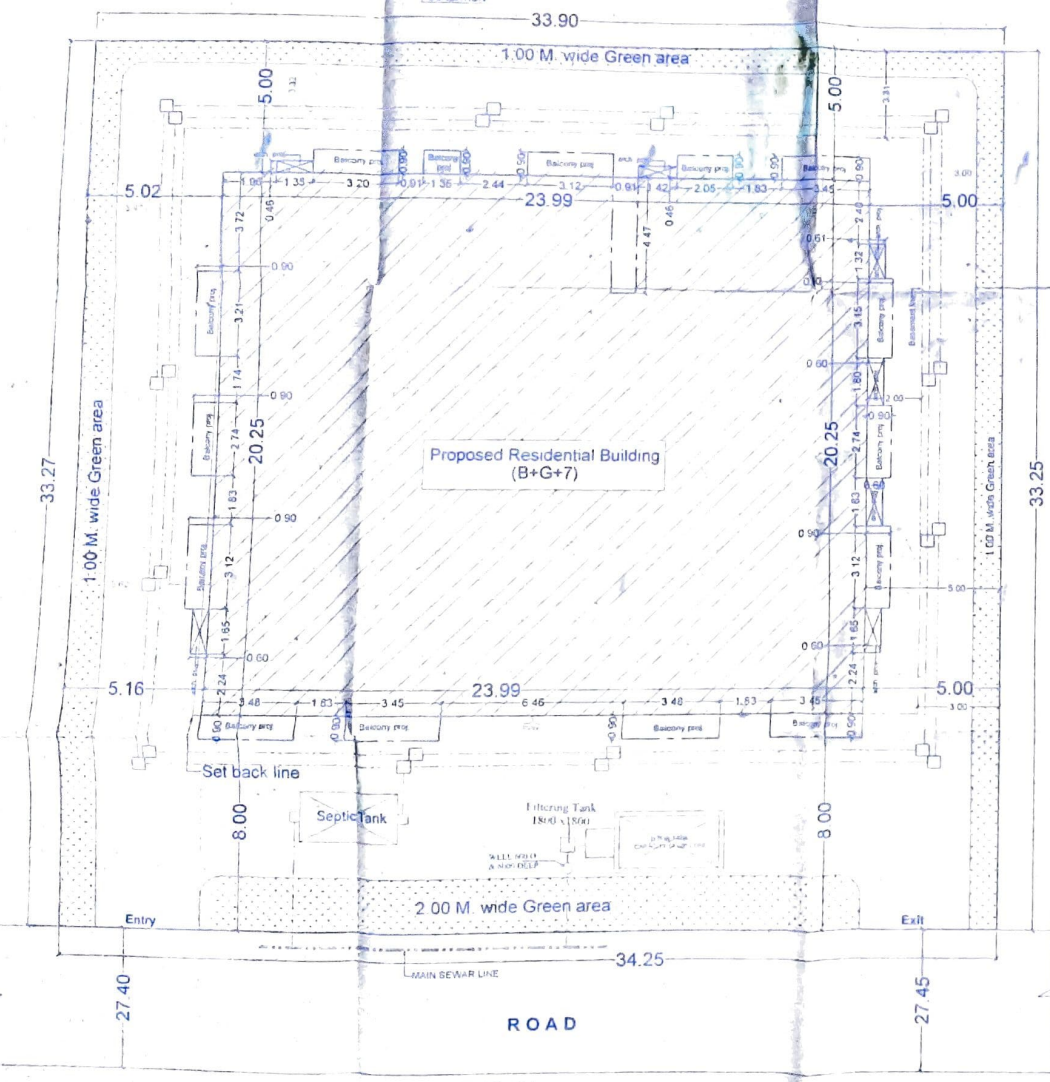
F.A.R = 3653.87 / 1133.33 = 3.22

PLOT DETAIL

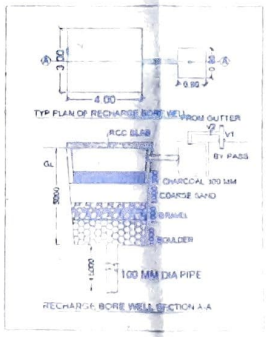
PROPOSED RESIDENTIAL BUILDING OF
GEETANJALI REALTECH PVT. LTD.
DIRECTOR:- SRI NIRAJ KUMAR,
S/O:- LATE KAMESHWAR PRASAD
OLD S.PLOT NO - 94(P) & 97(P), M.S. PLOT NO.-1481,
THANA NO. - 21, WARD NO.-29,
KHATA NO. - 349, THANA- BY PASS,
MAUZA :- DHAWALPURA,
DIST.- PATNA.

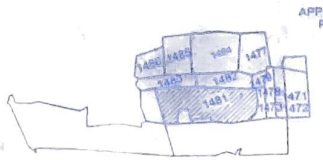
SCALE. 1 : 100

NORTH.



SITE PLAN
SCALE 1:100





LOCATION PLAN
SCALE NTS

Er. MANOJ KUMAR
(Structural Engineer)
License No 5/04/16
Patna Municipal Corporation
SIGN. OF EMPANELLED STRUCT. ENGINEER

SIGNATURE OF OWNER / BUILDER

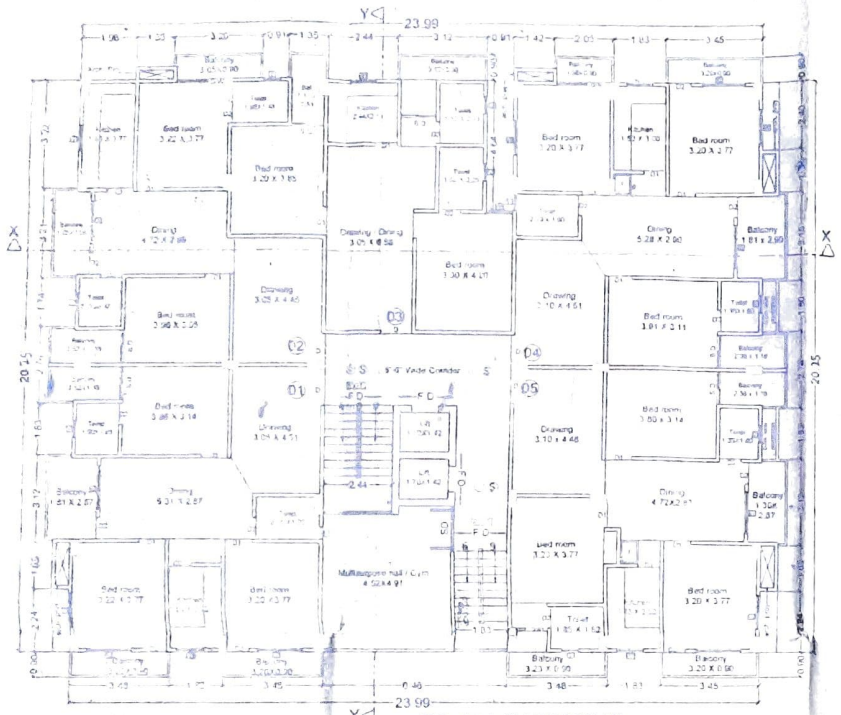
SIGN. OF EMPANELED ARCHITECT.

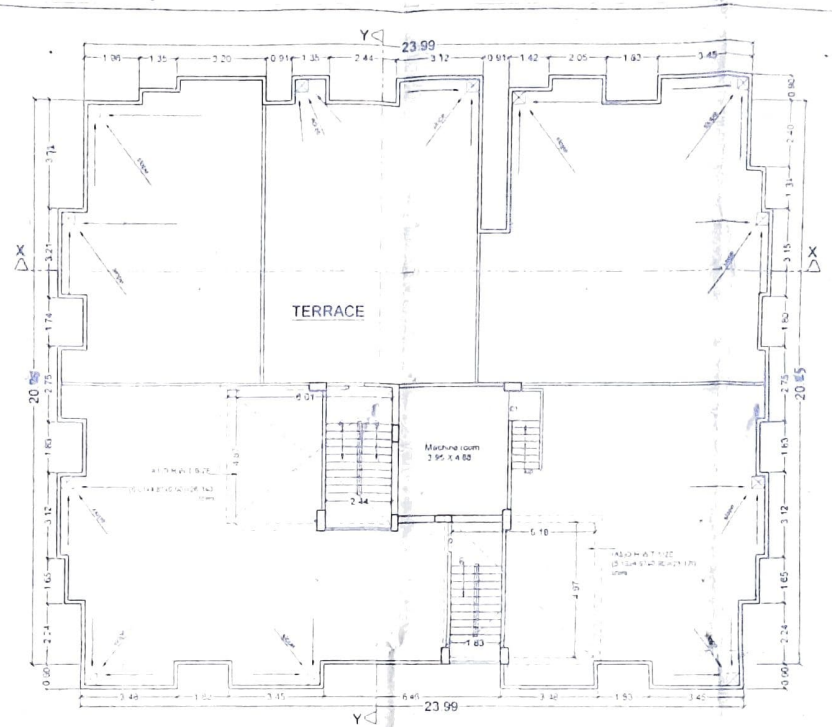
सहायक अभियंता
नगर प्रमाणन क्षेत्र प्रथम

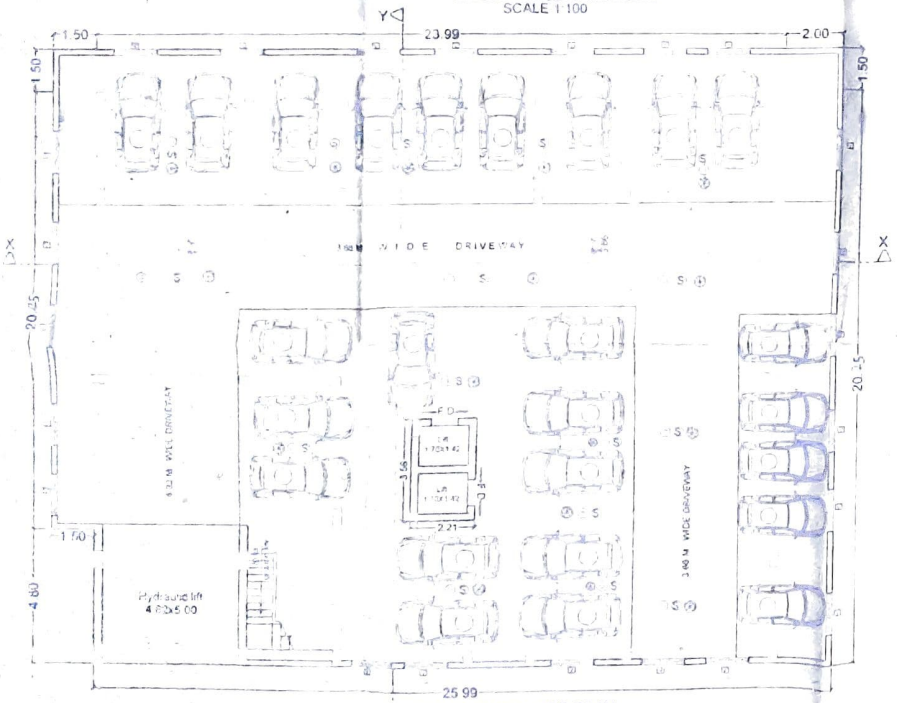
सचिव
पटना महानगर क्षेत्र प्राधिकार

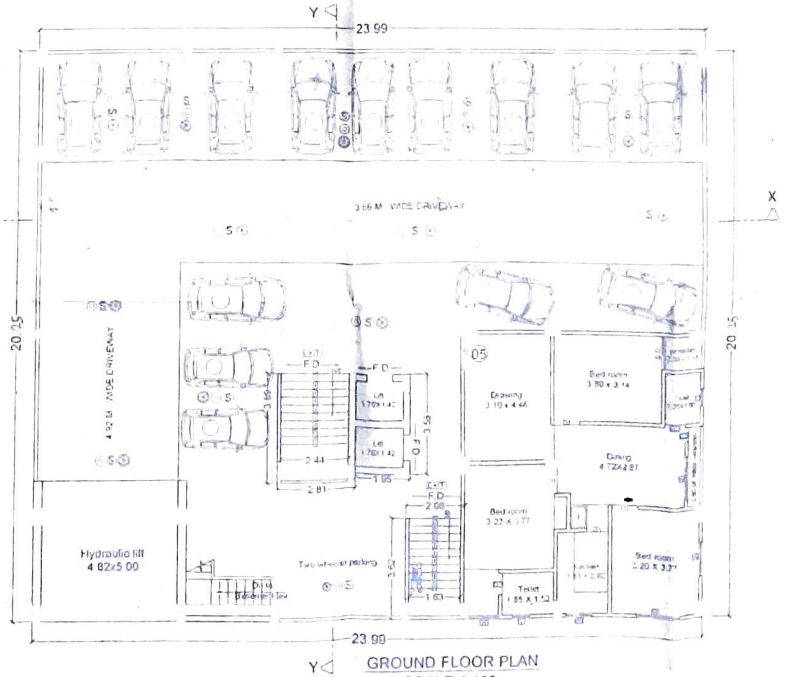
Patna Metropolitan Area Authority
Sanction of Plan case no. PMAA/PRM/Dhawalpura/0044-07/02/2020 dated :- 16/03/2020 recorded in Book No. ... Page No. ... of Development Control Regulations for Patna Master Plan 2031 (Gyaan ke Gli Sheher Gulshan Banaaye, 2014) vide gazification no 831/H&UD dated 28.10.2016 on Date 30/10/2017

बिहार भू-उपयोग (परिवर्तन एवं विनियमन) नियमावली, 2017 की शर्तों के अधीन भूखंड के भवन निर्माण प्रयोजन हेतु भू-उपयोग परिवर्तन का निबंधन अधिसूचित होगा।









SCHEDULE OF DOORS & WINDOWS

02/03

TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
D	1500	2550	00	2550	Double Leaf Door
D1	1100	2550	00	2550	Single Leaf Door
D2	1000	2100	00	2100	Single Leaf Door
D3	900	2100	00	2100	Single Leaf Door
D4	750	2100	00	2100	Single Leaf Door
W	1500	1800	750	2550	Glazed window
W1	1200	1800	750	2550	Glazed window
W2	900	1650	900	2550	Glazed window
SD	2400	2500	00	2500	Sliding door
SD	2100	2100	00	2100	Sliding door
V	500	750	1800	2550	Ventilator

PLOT DETAIL

PROPOSED RESIDENTIAL BUILDING OF
GEETANJALI REALTECH PVT. LTD
DIRECTOR - SRI NIRAJ KUMAR
S/O - LATE KAMESHWAR PRASAD
OLD S.PLOT NO - 04(P) & 07(P) M.S. PLOT NO -1481
THANA NO - 21 WARD NO.-26
KHATA NO - 349 , THANA- BY PASS
MAUZA - DHAWALPURA
DIST - PATNA

SCALE: 1 : 100

NORTH

Er. MANOJ KUMAR
(Structural Engineer)
License No SE/04/...
Patna Municipal Corporation
SIGN. OF EMPANELLED STRUCT. ENGINEER

GEETANJALI REALTECH PVT. LTD.
Director

SIGNATURE OF OWNER / BUILDER

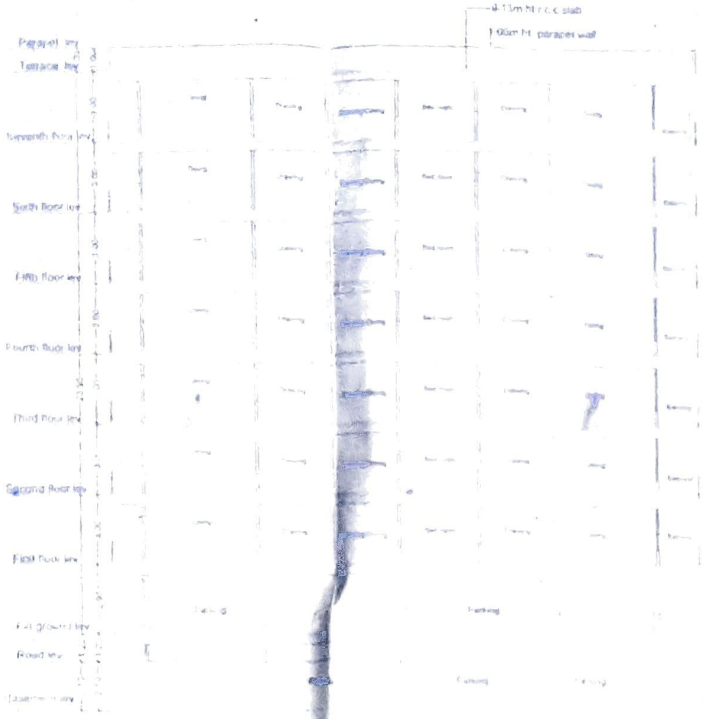
AR. Umashankar Kumar
Regd. No. CA/...
SIGN. OF EMPANELLED ARCHITECT

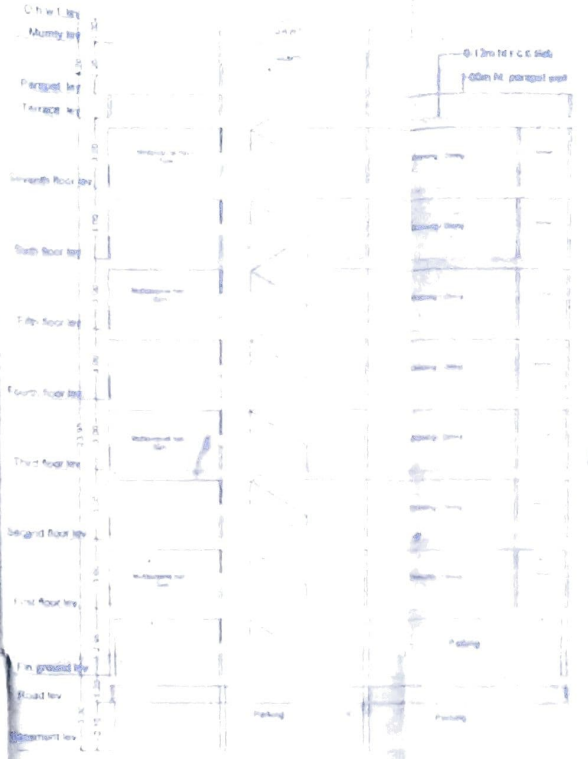
सहायक अभियंता
पटना महानगर सेवा प्राधिकार

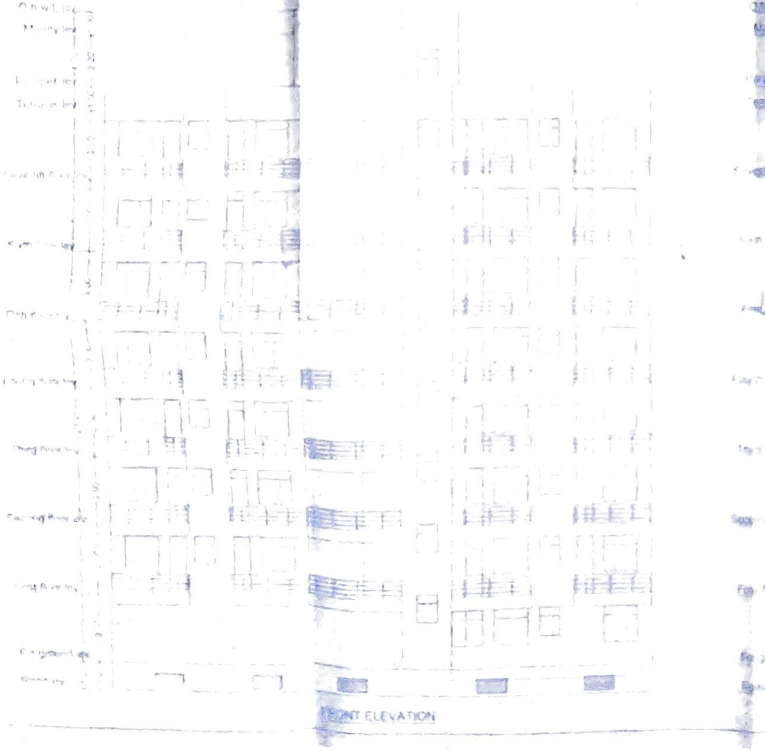
प्रभारी निदेशक
पटना महानगर सेवा प्राधिकार

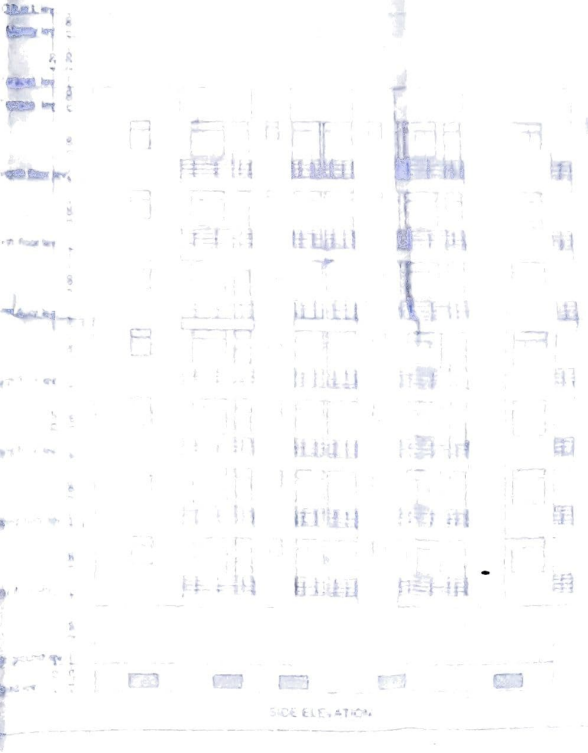
Patna Metropolitan Area Authority
Sanction of Plan case no. PMA/PRA/...
Date 16.03.23
Development Control Regulations for Patna Master Plan 2031 (Division no. 8) of Bihar Building (Uniform) Rules, 2014 vide notification no. 931/UD2 dated 26.11.2015 on Date 30.10.2023

विशेष भू-उपयोग (विनियमन विभाग) नियमावली 2017 की शर्तों को अक्षरशः पालन में सहित विनियमन प्राधिकारण से इस परिवेदन का निपटारा प्राप्त होगा।









SPECIFICATION:-

03/03

01) FOUNDATION :- R.C.C. RAFT FOUNDATION
AS PER STRUCTURAL DESIGN
02) SUPER STRUCTURE :- R.C.C. FRAMED STRUCTURE
AS PER STRUCTURAL DESIGN
03) BRICKWORK :- 250 THK & 125 TH IN CLASS
BRICKWORK IN C.M. 1:6 & 1:4 ASSORTED
04) FLOORING :- MOSAIC / ANTISLIP TILES FLOORING
IN GREY CEMENT IN ALL AREA
05) WALL FINISH
I) INTERNAL :- ALL INTERNAL SURFACE SMALLER PAINTED WITH
FLOAT FINISH OF TOP SURFACE / WALL PUTTY
II) EXTERNAL :- ALL EXTERNAL SURFACE SMALLER PAINTED
06) DOOR
I) FRAME :- SAL WOOD / HARDWOOD DOOR FRAME
II) SHUTTER :- 30 35MM TH SOLID CORE FLUSH DOOR
OF I.S.I. MARK ASSESSION
07) WINDOW
I) FRAME :- 65X100 TH ALUMINIUM WINDOW FRAME
II) SHUTTER :- FULLY GLAZED / GLASS
ALUMINIUM WINDOW SHUTTER ASSESSION
08) TOILETS
I) FLOORING :- CERAMIC TILES FLOORING
II) WALLS :- CERAMIC TILES DADO UP TO 1200MM
III) SANITARYWARE :- WHITE COLORED VITREOUS
SANITARYWARE OF I.S.I. MARK
IV) FITTING :- CHROMIUM PLATED 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 POINT / FAN POINT
SOCKETS AS DESIGN & DRAWING
10) WATER SUPPLY :- BOUND THE CLOCK WATER
SUPPLY BY MEANS OF OWN BORING & OVERHEAD TANK

PLOT DETAIL

PROPOSED RESIDENTIAL BUILDING OF
CHITRANJALI REALTECH PVT. LTD.
DIRECTOR - SRI HIRAJ KUMAR
S/O - LATE RAMESHWAR PRASAD
KHATA NO - 249 & PLOT NO - 590P) & 607P) M.S. PLOT NO-1481
KHESRA NO - 21 KHURD NO - 29
KHATA NO - 249 THANA (BY PASS)
MAUZA - CHHAPRA PURA
DIST - PATNA

SCALE :-

NORTH

1 : 100

CHITRANJALI REALTECH PVT. LTD.
Director

Er. MANOJ KUMAR
(Structural Engineer)
License No. SE/047/10
Patna Municipal Corporation

SIGNATURE OF OWNER

NOC CERTIFICATE

Patna Metropolitan Area Authority