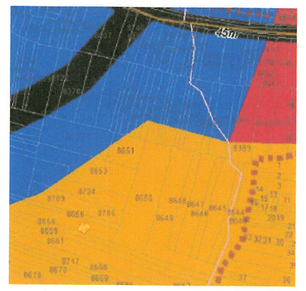
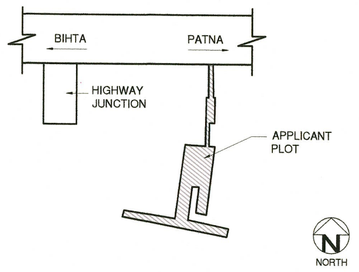
LEGEND

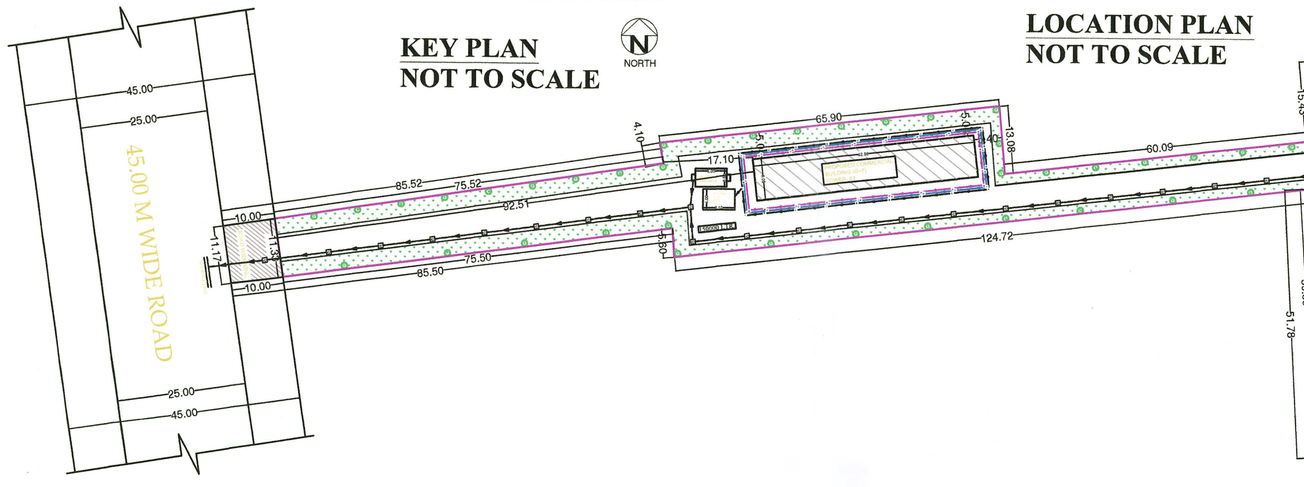
- F.A.R AREA
- GREEN AREA
- BALCONY



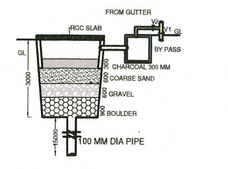
## KEY PLAN
## NOT TO SCALE



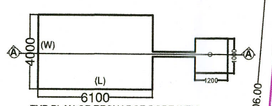

## LOCATION PLAN
## NOT TO SCALE



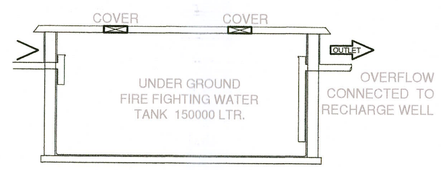

## SITE PLAN



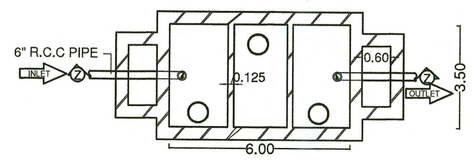

RECHARGE BORE WELL SECTION A-A



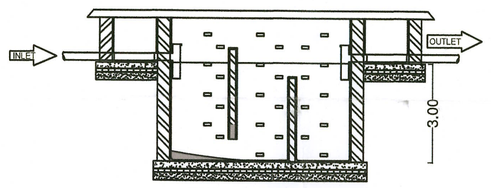

TYP.PLAN OF RECHARGE BORE WELL



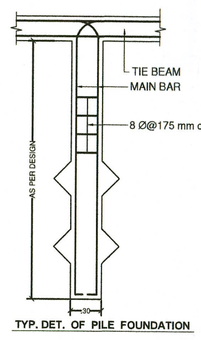

SECTION FOR UNDER GROUND FIRE FIGHTING WATER TANK



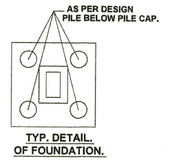

TYP.PLAN OF SEPTIC TANK.




TYP. SECTION ON Z-Z




TYP. DET. OF PILE FOUNDATION




TYP. DETAIL OF FOUNDATION.

## LOCATION PLAN
## NOT TO SCALE

Patna Metropolitan Area Authority
Sanction of Plan Case no. P/MAP/PCRN/PATNA/BIHTA/Tower-1=(G+07), Tower-2,3&4=(B+G+10) Tower-5=(B+G+15) & LIG/EWS=(B+G+07)/24/2019
dated 09.05.2019 accorded under
Development Control Regulations For Patna
Master Plan 2031 (Byelaws no 8) of Bihar Building
Byelaws 2014 (as amended 2022) on Date 03.06.2025

12/06/25
सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

12/06/25
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

12/06/25
कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

12/06/25
अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

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

## PARKING CALCULATION

RESIDENTIAL
TOTAL B/U AREA TOWER-02 (BASEMENT TO 10TH. FLOOR), TOWER-03 (BASEMENT TO 10TH. FLOOR), TOWER-04 (BASEMENT TO 10TH. FLOOR),TOWER-05 (BASEMENT TO 15TH. FLOOR) = 68319.29 SQMT.
AFTER LESS SERVICE AREA @15% OF TOTAL B/U AREA = 58071.39 SQMT.
REQUIRED PARKING @25% OF TOTAL B/U AREA = 14517.84 SQMT.

COMMERCIAL
TOTAL B/U AREA TOWER-01 (GROUND FLOOR TO 7TH. FLOOR) = 2724.72 SQMT.
TOTAL SERVICE AREA @15% OF TOTAL B/U AREA = 2316.02 SQMT.
COMMERCIAL REQUIRED PARKING @30% OF TOTAL B/U AREA = 694.80 SQMT.
TOTAL REQUIRED PARKING AREA FOR RESIDENTIAL+COMMERCIAL (14517.84+694.80) = 15212.64 SQMT.
TOTAL PROVIDED PARKING AREA(COMM.+RESI.) = AT BASEMENT FLOOR= 16410.45 SQM.

## WATER TANK CALCULATION

TOTAL RESIDENTIAL AREA
TOTAL NO. OF FLAT = 916 FLATS
ONE FLAT 5 PERSON
TOTAL NO OF PERSON =916X5= 4580 PERSON
ONE PERSON REQU. WATER = 135 LTR./DAY
TOTAL REQU. WATER = 4580X135 = 618300 LTR./DAY

TOTAL COMMERCIAL AREA
TOTAL BUILTUP AREA= 2724.72 /2 = 1362.36 SQM
TOTAL CARPET AREA= 1362.36 SQM
5 SQM HENCE 1 PERSON, 1362.36 / 5
=272.47 PERSONS, SAY 273 PERSON
1 PERSON PER DAY 45 LTR./DAY 45 X273= 12285 LTR REQ.
TOTAL REQU. WATER FOR FIRE FIGHTING FOR 10000 LTR.
TOTAL REQU WATER = 12285+618300+10000= 640585 LTR
TOTAL REQU. AREA OF WATER TANK = 640.58 CUM
PROVIDE AREA OF WATER TANK.

| | | | |
|---|---|---|---|
| TOWER 1. | (01) | 3.10X8.02X1.52= | 28.36 CUM. |
| | (02) | 3.50X2.62X1.52= | 15.88 CUM. |
| | | TOTAL= | 44.24 CUM. |
| TOWER 2. | (01) | 2.44X4.17X1.52= | 15.46 CUM. |
| | (02) | 6.32X5.16X1.52= | 49.56 CUM. |
| | (03) | 2.44X4.17X1.52= | 15.46 CUM. |
| | (04) | 6.32X5.16X1.52= | 49.56 CUM. |
| | (05) | 2.44X4.17X1.52= | 15.46 CUM. |
| | | TOTAL= | 145.50 CUM. |
| TOWER 3. | (01) | 2.44X4.17X1.52= | 15.46 CUM. |
| | (02) | 4.45X5.16X1.52= | 34.90 CUM. |
| | (03) | 4.45X5.16X1.52= | 34.90 CUM. |
| | (04) | 2.44X4.17X1.52= | 15.46 CUM. |
| | | TOTAL= | 100.72 CUM. |
| TOWER 4. | (01) | 2.44X4.17X1.52= | 15.46 CUM. |
| | (02) | 4.45X5.16X1.52= | 34.90 CUM. |
| | (03) | 4.45X5.16X1.52= | 34.90 CUM. |
| | (04) | 2.44X4.17X1.52= | 15.46 CUM. |
| | | TOTAL= | 100.72 CUM. |
| TOWER 5 | (01) | 2.44X4.17X1.52= | 15.46 CUM. |
| | (02) | 4.62X5.16X1.52= | 36.23 CUM. |
| | (03) | 6.32X5.16X1.52= | 49.56 CUM. |
| | (04) | 4.62X5.16X1.52= | 36.23 CUM. |
| | (05) | 2.44X4.17X1.52= | 15.46 CUM. |
| | | TOTAL = | 152.94 CUM. |
| LIG. | (01) | 2.44X7.04X1.52= | 26.10 CUM. |
| | (02) | 2.44X7.04X1.52= | 26.10 CUM. |
| | (03) | 2.44X7.04X1.52= | 26.10 CUM. |
| | | TOTAL = | 78.30 CUM. |
| EWS. | (01) | 2.44X4.34X1.52= | 16.09 CUM. |
| | (02) | 2.13X4.50X1.52= | 14.56 CUM. |
| | (03) | 6.20X4.75X1.52= | 44.76 CUM. |
| | (04) | 2.13X4.50X1.52= | 14.56 CUM. |
| | (05) | 2.44X4.34X1.52= | 16.09 CUM. |
| | | TOTAL = | 106.06 CUM. |

TOTAL PROVIDED ALL WATER TANK SIZE
= 44.24+145.50+100.72+100.72+152.94+78.30+106.06
= 728.48 CUM.

## RAIN WATER HARVESTING CALCULATION

TOTAL TERRACE AREA = 6999.51 SQM
REQU. AREA FOR RAIN WATER HARVESTING = 6 CUB. M / 100 SQ.M.
TOTAL REQU. AREA FOR RAIN WATER HARVESTING = 6999.51/100 = 69.99 X 6 = 419.94 CUB. M.
PROVIDED SIZE = 6.10X4.0X3.0 = 73.20 CUB. M.
7 Nos.= 73.20X7= 512.40 CUM
TOTAL PROVIDED TANK SIZE= 512.40 CUB.M.

## SOFT GREEN AREA

TOTAL PLOT AREA = 21478.87 SQM
REQU. GREEN AREA @ 20%
= 4295.97 SQM.
TOTAL PROVIDED SOFT GREEN AREA = 4465.54 SQMT.
= 20.78 %

## AREA STATEMENT

| | | |
|---|---|---|
| TOTAL PLOT AREA AS/SITE | = | 21592.27 SQM. |
| AREA LEFT FOR ROAD WIDENING | = | 112.40 SQM. |
| TOTAL NET PLOT AREA | = | 21479.87 SQM. |

TOWER- 01

| | | |
|---|---|---|
| GROUND FLOOR B/U AREA | = | 340.59 SQM. |
| 1ST FLOOR B/U AREA | = | 340.59 SQM. |
| 2ND FLOOR B/U AREA | = | 340.59 SQM. |
| 3RD FLOOR B/U AREA | = | 340.59 SQM. |
| 4TH FLOOR B/U AREA | = | 340.59 SQM. |
| 5TH FLOOR B/U AREA | = | 340.59 SQM. |
| 6TH FLOOR B/U AREA | = | 340.59 SQM. |
| 7TH FLOOR B/U AREA | = | 340.59 SQM. |
| TOTAL ALL FLOOR B/U AREA | = | 2724.72 SQM. |

TOWER- 02

| | | |
|---|---|---|
| BASEMENT FLOOR B/U AREA | = | 29.81 SQM. |
| GROUND FLOOR B/U AREA | = | 2005.38 SQM. |
| 1ST FLOOR B/U AREA | = | 2005.38 SQM. |
| 2ND FLOOR B/U AREA | = | 2005.38 SQM. |
| 3RD FLOOR B/U AREA | = | 2005.38 SQM. |
| 4TH FLOOR B/U AREA | = | 2005.38 SQM. |
| 5TH FLOOR B/U AREA | = | 2005.38 SQM. |
| 6TH FLOOR B/U AREA | = | 2005.38 SQM. |
| 7TH FLOOR B/U AREA | = | 2005.38 SQM. |
| 8TH FLOOR B/U AREA | = | 2005.38 SQM. |
| 9TH FLOOR B/U AREA | = | 2005.38 SQM. |
| 10TH FLOOR B/U AREA | = | 2005.38 SQM. |
| TOTAL ALL FLOOR B/U AREA | = | 22088.99 SQM. |

TOWER- 03 .

| | | |
|---|---|---|
| BASEMENT FLOOR B/U AREA | = | 24.30 SQM. |
| GROUND FLOOR B/U AREA | = | 1215.02 SQM. |
| 1ST FLOOR B/U AREA | = | 1215.02 SQM. |
| 2ND FLOOR B/U AREA | = | 1215.02 SQM. |
| 3RD FLOOR B/U AREA | = | 1215.02 SQM. |
| 4TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 5TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 6TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 7TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 8TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 9TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 10TH FLOOR B/U AREA | = | 1215.02 SQM. |
| TOTAL ALL FLOOR B/U AREA | = | 13389.52 SQM. |

TOWER- 04 .

| | | |
|---|---|---|
| BASEMENT FLOOR B/U AREA | = | 10.94 SQM. |
| GROUND FLOOR B/U AREA | = | 1215.02 SQM. |
| 1ST FLOOR B/U AREA | = | 1215.02 SQM. |
| 2ND FLOOR B/U AREA | = | 1215.02 SQM. |
| 3RD FLOOR B/U AREA | = | 1215.02 SQM. |
| 4TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 5TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 6TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 7TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 8TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 9TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 10TH FLOOR B/U AREA | = | 1215.02 SQM. |
| TOTAL ALL FLOOR B/U AREA | = | 13376.16 SQM. |

TOWER- 05.

| | | |
|---|---|---|
| BASEMENT FLOOR B/U AREA | = | 24.30 SQM. |
| GROUND FLOOR B/U AREA | = | 1215.02 SQM. |
| 1ST FLOOR B/U AREA | = | 1215.02 SQM. |
| 2ND FLOOR B/U AREA | = | 1215.02 SQM. |
| 3RD FLOOR B/U AREA | = | 1215.02 SQM. |
| 4TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 5TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 6TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 7TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 8TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 9TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 10TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 11TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 12TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 13TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 14TH FLOOR B/U AREA | = | 1215.02 SQM. |
| 15TH FLOOR B/U AREA | = | 1215.02 SQM. |
| TOTAL ALL FLOOR B/U AREA | = | 19464.82 SQM. |

TOTAL ALL B/U AREA (TOWER-1 +TOWER-2 + TOWER-3 +TOWER-4 +TOWER-5)=71044.01 SQM.

F.A.R. = 3.30
ACHIEVED = 3.45

## LIG./EWS. AREA CALCULATION

LIG.

| | | |
|---|---|---|
| BASEMENT FLOOR B/U AREA | = | 35.47 SQM. |
| GROUND FLOOR B/U AREA | = | 818.05 SQM. |
| 1ST FLOOR B/U AREA | = | 818.05 SQM. |
| 2ND FLOOR B/U AREA | = | 818.05 SQM. |
| 3RD FLOOR B/U AREA | = | 818.05 SQM. |
| 4TH FLOOR B/U AREA | = | 818.05 SQM. |
| 5TH FLOOR B/U AREA | = | 818.05 SQM. |
| 6TH FLOOR B/U AREA | = | 818.05 SQM. |
| 7TH FLOOR B/U AREA | = | 818.05 SQM. |
| TOTAL ALL FLOOR B/U AREA | = | 6579.87 SQM. |

EWS.

| | | |
|---|---|---|
| BASEMENT FLOOR B/U AREA | = | 60.41 SQM. |
| GROUND FLOOR B/U AREA | = | 862.91 SQM. |
| 1ST FLOOR B/U AREA | = | 862.91 SQM. |
| 2ND FLOOR B/U AREA | = | 862.91 SQM. |
| 3RD FLOOR B/U AREA | = | 862.91 SQM. |
| 4TH FLOOR B/U AREA | = | 862.91 SQM. |
| 5TH FLOOR B/U AREA | = | 862.91 SQM. |
| 6TH FLOOR B/U AREA | = | 862.91 SQM. |
| 7TH FLOOR B/U AREA | = | 862.91 SQM. |
| TOTAL ALL FLOOR B/U AREA | = | 6963.99 SQM. |

TOTAL B/U AREA =13543.56 SQM.

## LIG./EWS AREA IN %

TOTAL ALL BLOCK B/U AREA = 71044.01 SQM
TOTAL LIG. B/U AREA = 6579.87 SQM
TOTAL EWS. B/U AREA = 6963.69 SQM

## SPECIFICATION

1. R.C.C UNDER REMMED PILE FOUNDATION AS PER DETAIL GIVEN IN THIS DRAWING.
2. 1ST CLASS BRICK WORK IN CEMENT MORTAR(1:6) IN SUPER STRUCTURE.
3. HEIGHT OF PLINTH FLOOR AREA SHOWN IN SECTION.
4. 0.03 I.P.S. FLOORING OVER 0.75 DRY REMMED KHOA. OVER FLAT BRICK SOLING OVER LOCAL SAND FILLING.
5. 0.050 TH D.P.C. ON P.L. ALL ROUND THE BUILDING.
6. 0.110 TH LIME CONCRETE OVER 0.100TH R.C.C. SLAB.
7. 0.15 TH R.C.C. BAND AT DOORS & WINDOWS OPENINGS.
8. 0.12 CEMENT PLASTER ON BOTH SIDE OF WALL.
9. WHITE & COLOUR WASH AS PER CHOICE.

## SEPTIC TANK CALCULATION

RESIDENTIAL
TOTAL NO. OF FLAT = 916
ONE FLAT 5 PERSON
TOTAL NO OF PERSON = 916X 5 =4580
COMMERCIAL
TOTAL BUILTUP AREA= 2724.72 /2 = 1362.36 SQM
TOTAL CARPET AREA= 1362.36 SQM
HERE =1362.36/5 = 272.47 PERSONS, SAY 273 PERSON
TOTAL NO OF PERSON = 4580+273 = 4853
ONE PERSON REQU. AREA = 0.085 C.M./DAY
TOTAL REQU. AREA =4853 X 0.085 = 412.50 CUM./DAY
PROVIDE AREA OF SEPTIC TANK
(SIZE) =6.00X3.50X3.00 = 63X7= 441 CUM

## PLOT DETAILS .

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING
FOR ASHIRWAD ENGICON PVT. LTD.
THROUGH ITS DIRECTOR SRI AJAY SINGH ,
S/O LATE JAG NARAYAN SINGH
AT MAUZA - PAINAL
PLOT NO. - 8394,8386,8385,8647,8648, 8649,8650,8658,8659
KHATA NO - 1536,2309,2317,2330,2038,724,704
THANA NO.- 70
THANA- BIHTA
DIST- PATNA.

| NORTH | SCALE | DRG NO. |
|---|---|---|
| | 1:500 | 02/14 |

Er. Amrendra Kumar
(Structural Engineer)
Reg. No.-BR/UDHD/SE/23-0123

ASHIRWAD ENGICON PVT. LTD.
3770 D
16-5-2025

16-05-25
Ar. Pawan Kumar
UDHD Reg. No.- CA/2008/43276

| SIGN. OF OWNER | SIGN. OF ARCHITECT |
|---|---|
| | |