पटना महानगर क्षेत्र प्राधिकार

(बिहार सरकार का उपक्रम)
पाँचवां तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड
शास्त्री नगर, पटना - 800023

संoसंo:– PMAA/PRN /$\frac{\text{JAMSAUT}}{\text{DANAPUR}}$/ $\frac{\text{Tower–01 \& 02 (LB+UB+STILT+18)}}{\text{Tower–04 (UB+STILT+18), Tower–05(UB+STILT+ 19),}}$ /57/2020, पटना, दिनांक– 11/09/2021
EWS/LIG Tower–03– (LB+UB+STILT+14) — 362

प्रेषक,
प्रभारी निदेशक,
पटना महानगर क्षेत्र प्राधिकार,
बिहार पटना।

सेवा में,
श्री प्रमोद कुमार निदेशक,
पिता–श्री सत्येन्द्र कुमार सिंह,
राजीव नगर, रोड नं०–24,
जनशक्ति कॉलोनी,
केशरी नगर, जिला–पटना।

विषयः– प्लान केस संख्याः– PMAA/PRN /$\frac{\text{JAMSAUT}}{\text{DANAPUR}}$/ $\frac{\text{Tower–01 \&,02 (LB+UB+STILT+18)}}{\text{Tower–04 (UB+STILT+18),Tower–05(UB+STILT+19),}}$ /57/2020 की
EWS/LIG Tower–03 (LB+UB+STILT+14)
स्वीकृति के संबंध में।

महाशय,

आपके आवेदन सं०:– PMAA/PRN/$\frac{\text{Jamsaut}}{\text{Danapur}}$/ Tower-1, & 2 (LB+UB+STILT+18), Tower-04 (UB+STILT+18), TOWER-05 (UB+STILT+19), EWS/LIG, TOWER-3 (LB+UB+STILT+14), दिनांक–24.12.2020 के संदर्भ में श्री प्रमोद कुमार निदेशक, पिता–श्री सत्येन्द्र कुमार सिंह, राजीव नगर, रोड नं०–24, जनशक्ति कॉलोनी, केशरी नगर, जिला–पटना, 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–जमसौत, थाना–दानापुर, थाना सं०–30, खाता सं०–4, 11, 85, 59, 75, 84, सर्वे प्लॉट सं०–2108, 2110, 2111, 2112, 2114, 2116, 2117, 2118, 2119, 2120, 2130, 2131, 2132,(अंश), Tower-01& 02 (LB+UB+STILT+18, Tower 04- (UB+STILT+18), Tower 05- (UB+STILT+19), EWS/LIG, Tower-03 (LB+UB+STILT+14) में आवासीय भवन, दिनांक–03.09.2021 को स्वीकृतार्थ नक्शा के बाबत निम्नलिखित शर्तो/निर्बंधनों 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 8929.09 वर्गमीटर का पार्किंग स्थान खुला रखा जाएगा और इसके किसी भाग पर निर्माण नहीं किया जाएगा।
4. प्रश्नगत भूमि आवेदक के विधिपूर्ण स्वामित्व एवं शांतिपूर्ण कब्जा में अवश्य हो।

5. भूखण्ड के सामने पश्चिम में 27.90मी० से 27.75मी० चौड़ी वर्तमान सड़क अवस्थित है।

6. अनुमति (अनुज्ञा) जारी किये जाने की तारीख से तीन वर्षो 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 विरूद्ध विधि सम्मत कार्रवाई की जायेगी।

10. निर्माणकर्त्ता 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 शर्तो 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 निर्माणकर्त्ता 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 निमार्ण कार्य सम्पन्न कराना होगा।

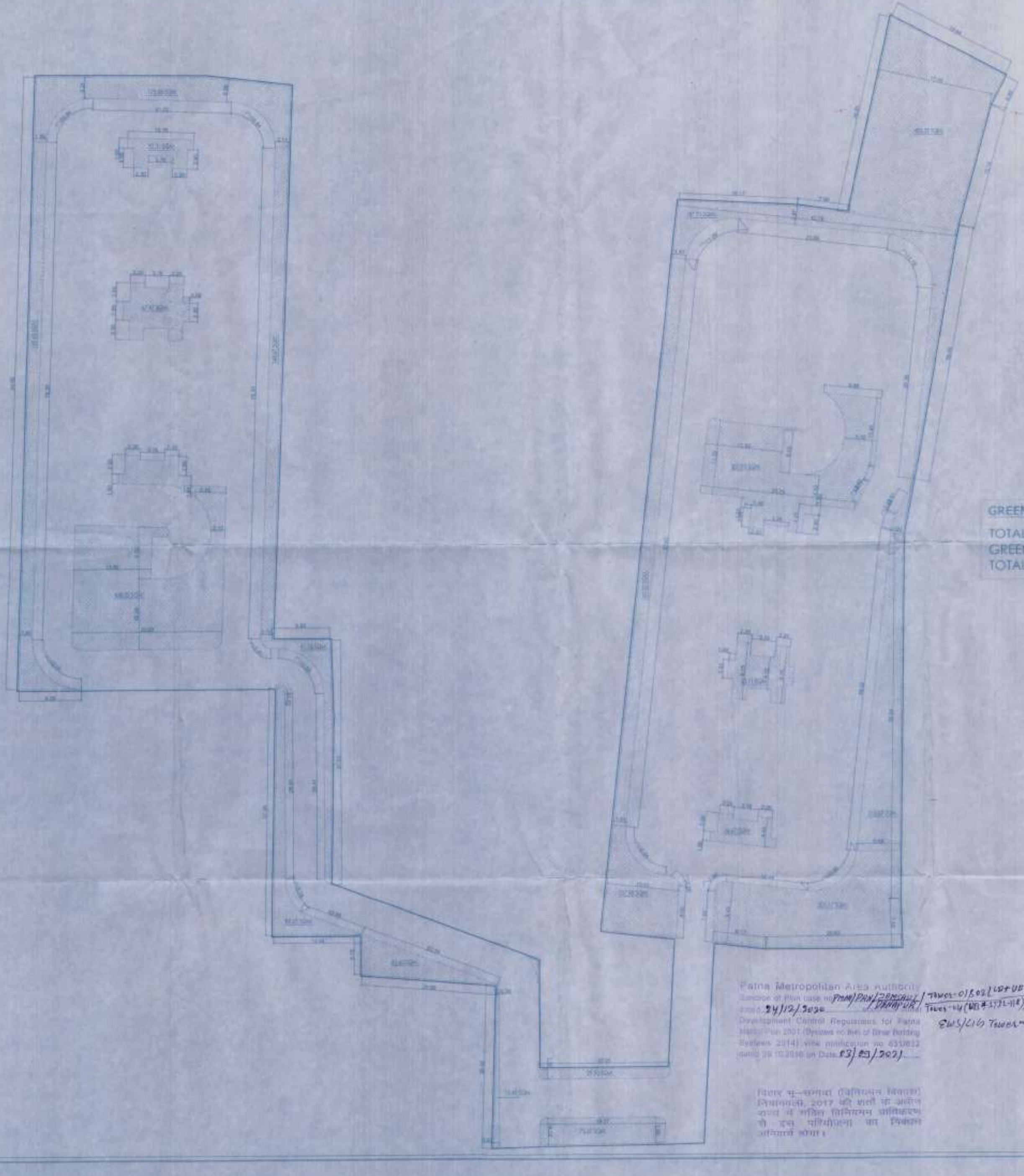
16. बिहार भवन उपविधि–2014 एवं पटना मास्टर प्लान–2031 के आलोक में स्वीकृत नक्शा में प्रावधानित ग्रीन एरिया का प्रावधान किया जाए।

17. State Level Environment Impact Assessment Authority, Bihar (EIA) से अनापत्ति प्रमाण–पत्र में प्रावधानित बिन्दुओं का Compliance आवेदक को करना होगा।

विश्वासभाजन

11/9/2024

प्रभारी निदेशक,
पटना महानगर क्षेत्र प्राधिकार।



GREEN AREA CALCULATION:-

TOTAL NET PLOT AREA = 10294.93 Sq.m.
GREEN SPACE AREA % Reqd = 10294.93 @ 10% = 1029.49 Sq.m.
TOTAL PROVIDED GREEN SPACE @ 31.65 % = 3258.35 Sq.m.

PROJECT

PROPOSED RESIDENTIAL APARTMENT "R.D. HEIGHTS"
FOR **M/S R.D. ECO DEVELOPERS PVT. LTD.**
PLOT NO. - 2109, 2110, 2111, 2112, 2114, 2116, 2117, 2118, 2119, 2120, 2130, 2131, 2132 (P)
KHATA NO. - 4, 11, 50, 58, 75, 84
THANA NO. - 30
AT MAUZA - JAMSAUT, PATNA, BIHAR.

SHEET TITLE:

GREEN AREA DETAIL

SCALE = 1:100 OR Mentioned	NORTH	SHEET NO. - 01A

For R.D. ECO DEVELOPERS PVT. LTD.
Managing Director
SIGNATURE OF OWNER / FIRM / COMPANY

ARCHITECT:
DES ARC
ARCHITECTS, INTERIORS, PLANNING

Nishant Shekhar
NISHANT SHEKHAR
CA/2006/39203
SIGNATURE OF ARCHITECT

Shailesh Ranjan
ER. SHAILESH RANJAN, M.I.E.
B.SC. (Engg.) Civil
EMP No. 18STREIUVNPDN2018-19
NPDN. DANAPUR
SIGNATURE OF STRUCTURAL ENGINEER

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

Patna Metropolitan Area Authority
Sanction of Plan case no PMA/PAN/JAMSAUT/DANAPUR/ Tower-01,02 (LB+UB+STL+38) Tower-04 (UB+STL+18), Tower-05 (UB+STL+13) / 57/2020
dated 24/12/2020 subject to the Development Control Regulations for Patna Master Plan 2031 (Byelaws no 9(e) of Bihar Building Byelaws 2014) vide notification no 631/832 dated 29.10.2016 on Date 03/03/2021
EWS/LIG Tower-3 (LB+UB+STL+14)

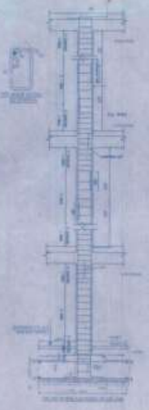
बिहार भू-सम्पदा (विनियमन विकास) नियमावली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण में इस परियोजना का निबंधन अनिवार्य होगा।

KEY PLAN

STORM WATER DRAINAGE:-	
——	DRAINAGE LINE
⊞	DRAINAGE CIRCULAR MANHOLE
▦	DRAINAGE MANHOLE
G.L.	GROUND LEVEL
I.L.	INVERT LEVEL
C.L.	CONNECTION LEVEL
SIZE OF PIPE	SLOPE
250Ø	1:100
300Ø	1:350

LEGEND:-

SEWERAGE:-	
——	SEWER LINE
⊖	SEWERAGE CIRCULAR MANHOLE
▦	SEWERAGE MANHOLE
G.L.	GROUND LEVEL
I.L.	INVERT LEVEL
C.L.	CONNECTION LEVEL
SIZE OF PIPE	SLOPE
200Ø	1:245



LOCATION PLAN

TOWER - 01 , 02 & 04

PLOT AREA = 10294.93 SQM.
PERMISSIBLE F.A.R. @ 3.25 = 33458.12 SQM.

LOWER BASEMENT FL. F.A.R AREA	= 30.92
UPPER BASEMENT FL. F.A.R AREA	= 22.28
STILT FL. F.A.R AREA	= 63.61
1ST FL. F.A.R AREA	= 440.57
2ND FL. F.A.R AREA	= 440.57
3RD FL. F.A.R AREA	= 440.57
4TH FL. F.A.R AREA	= 440.57
5TH FL. F.A.R AREA	= 440.57
6TH FL. F.A.R AREA	= 440.57
7TH FL. F.A.R AREA	= 440.57
8TH FL. F.A.R AREA	= 440.57
9TH FL. F.A.R AREA	= 440.57
10TH FL. F.A.R AREA	= 440.57
11TH FL. F.A.R AREA	= 440.57
12TH FL. F.A.R AREA	= 440.57
13TH FL. F.A.R AREA	= 440.57
14TH FL. F.A.R AREA	= 440.57
15TH FL. F.A.R AREA	= 440.57
16TH FL. F.A.R AREA	= 440.57
17TH FL. F.A.R AREA	= 440.57
18TH FL. F.A.R AREA	= 440.57
TOTAL F.A.R AREA	= 8047.07

TOTAL F.A.R AREA
TOWER - 01 = 8047.07 SQM.
TOWER - 02 = 8047.07 SQM.
TOWER - 04 = 8016.15 SQM.

TOTAL F.A.R AREA OF TOWER - 01 , 02 & 04
= 8047.07 + 8047.07 + 8016.15
= 24110.29 SQM.

TOWER - 05

PLOT AREA = 10294.93 SQM.
PERMISSIBLE F.A.R. @ 3.25 = 33458.12 SQM.

UPPER BASEMENT FL. F.A.R AREA	= 22.28
STILT FL. F.A.R AREA	= 55.61
1ST FL. F.A.R AREA	= 440.57
2ND FL. F.A.R AREA	= 440.57
3RD FL. F.A.R AREA	= 440.57
4TH FL. F.A.R AREA	= 440.57
5TH FL. F.A.R AREA	= 440.57
6TH FL. F.A.R AREA	= 440.57
7TH FL. F.A.R AREA	= 440.57
8TH FL. F.A.R AREA	= 440.57
9TH FL. F.A.R AREA	= 440.57
10TH FL. F.A.R AREA	= 440.57
11TH FL. F.A.R AREA	= 440.57
12TH FL. F.A.R AREA	= 440.57
13TH FL. F.A.R AREA	= 440.57
14TH FL. F.A.R AREA	= 440.57
15TH FL. F.A.R AREA	= 440.57
16TH FL. F.A.R AREA	= 440.57
17TH FL. F.A.R AREA	= 440.57
18TH FL. F.A.R AREA	= 440.57
19TH FL. F.A.R AREA	= 260.07
TOTAL F.A.R AREA	= 8278.16

TOTAL F.A.R AREA OF TOWER - 05
= 8278.16 SQM.

TOTAL F.A.R AREA OF TOWER = 01 + 02 + 04 + 05
= 8047.07 + 8047.07 + 8016.15 + 8278.16
= 32388.45 SQM.

TOTAL PROPOSED F.A.R AREA = 32388.45 SQM. @ 3.14 F.A.R

PARKING CALCULATION:-

REQUIRED PARKING @ 25% OF TOTAL BUILT AREA
TOTAL BUILT UP AREA ALL TOWER = [illegible] SQM
REQUIRED AREA FOR CAR PARKING = [illegible] SQM
AREA PROVIDED IN UPPER BASEMENT = [illegible] SQM
AREA PROVIDED IN LOWER BASEMENT = [illegible] SQM
TOTAL PARKING AREA PROVIDED IN BASEMENT = [illegible] SQM
AREA REQUIRED FOR
LIG & EWS PARKING @ [illegible] SQM / UNIT
TOTAL NO. OF UNITS = [illegible]
AREA REQUIRED FOR PARKING = [illegible] SQM
AREA PROVIDED FOR PARKING = [illegible]

GREEN AREA CALCULATION:-

TOTAL NET PLOT AREA = 10294.93 Sq.m.
GREEN SPACE AREA [illegible] = [illegible] Sq.m.
TOTAL PROVIDED GREEN SPACE @ [illegible] % = [illegible] Sq.m.

WATER SUPPLY CALCULATION:-

[illegible]
NO. OF PERSON = [illegible]
AVERAGE WATER DEMAND = [illegible] PER CAPITA PER DAY
[illegible]
WATER TANK CAPACITY REQUIRED FOR [illegible]
PERMISSIBLE WATER TANK PROV. = [illegible]

S.T.P. :-

TOTAL BUILT UP AREA = [illegible]
[illegible]
PERMISSIBLE S.T.P = [illegible] CUMEC
PROPOSED S.T.P
= [illegible]

RAIN WATER HARVESTING CHAMBER CALCULATION:-

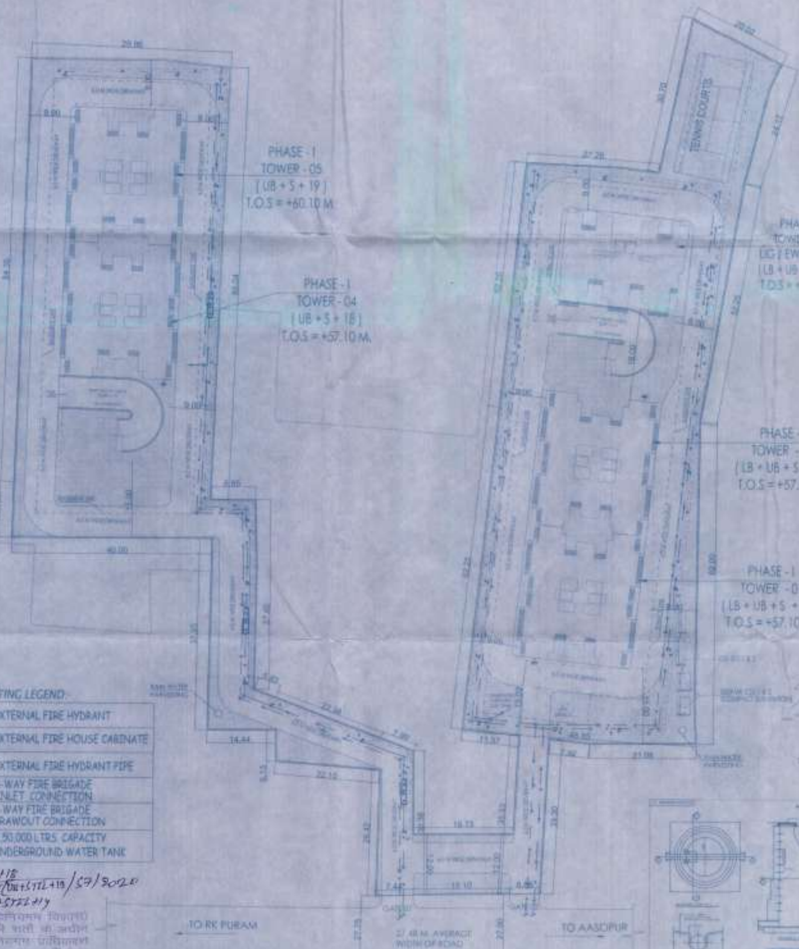
TOTAL TERRACE AREA = [illegible] SQM
REQUIRED VOLUME FOR R.W.H CHAMBER
= [illegible] CUM
PROVIDED 7 CHAMBER [illegible]
[illegible]
PROPOSED 2 CHAMBER = [illegible]

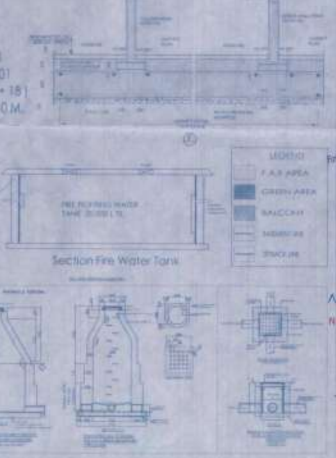
TOWER - 03 (EWS & LIG BLOCK)

PLOT AREA = 10294.93 SQM.
PERM. 15% F.A.R FOR EWS & LIG
15% @ 33458.12 SQM. = 5018.71 SQM.

LOWER BASEMENT FL. F.A.R AREA	= 15.65
UPPER BASEMENT FL. F.A.R AREA	= 19.62
STILT FL. F.A.R AREA	= 28.47
1ST FL. F.A.R AREA	= 347.26
2ND FL. F.A.R AREA	= 347.26
3RD FL. F.A.R AREA	= 347.26
4TH FL. F.A.R AREA	= 347.26
5TH FL. F.A.R AREA	= 347.26
6TH FL. F.A.R AREA	= 347.26
7TH FL. F.A.R AREA	= 347.26
8TH FL. F.A.R AREA	= 347.26
9TH FL. F.A.R AREA	= 347.26
10TH FL. F.A.R AREA	= 347.26
11TH FL. F.A.R AREA	= 347.26
12TH FL. F.A.R AREA	= 347.26
13TH FL. F.A.R AREA	= 347.26
14TH FL. F.A.R AREA	= 290.15
TOTAL F.A.R AREA	= 4872.38

TOTAL ACHIEVED 14.56 % F.A.R. = 4872.38 SQM.





Section Fire Water Tank

FIRE LEGEND

FHC	FIRE HOSE CABINET	DD	DOUBLE LEAF [illegible] SELF CLOSING FIRE RESISTING DOOR
	UP RIGHT TYPE SPRINKLER		[illegible] CONNECTED WITH THE WET RISER SYSTEM
✱	PENDENT TYPE SPRINKLER		LANDING VALVES AS PER [illegible] CONNECTED WITH THE WET RISER SYSTEM
	SIDE WALL SPRINKLER		LOUD SPEAKER OUTLETS FOR THE PUBLIC ADDRESS SYSTEM
	9 LIT. WATER (GAS PRESSURE) TYPE FIRE EXTINGUISHER		MICRO PHONE POSITION FOR THE PUBLIC ADDRESS SYSTEM
	4.5 Kg CO2 TYPE FIRE EXTINGUISHER		FLOOR INDICATOR PANELS FOR THE AUTOMATIC FIRE ALARM SYSTEM AS PER I.S.I.
	SLUICE VALVE		WATER CO2 TYPE PORTABLE EXTINGUISHER OF 9 LTRE. CAPACITY
	NON-RETURN VALVE		DRAIN CONNECTION TO THE WET RISER SYSTEM
	FLOW INDICATING SWITCH		EXIT DIRECTIONAL SIGN
	ELECTRICAL CALL POINT SWITCHES FOR THE ALARM SYSTEM		PORTABLE CHEMICAL B.C.F EXTINGUISHER OF [illegible] CAPACITY
	AREA COVERED WITH AUTOMATIC HEAT SMOKE DETECTOR AS PER I.S.I.		

FIRE FIGHTING LEGEND:-

EFH	EXTERNAL FIRE HYDRANT
EFHC	EXTERNAL FIRE HOUSE CABINATE
——	EXTERNAL FIRE HYDRANT PIPE
	4-WAY FIRE BRIGADE INLET CONNECTION
	2-WAY FIRE BRIGADE DRAWOUT CONNECTION
	1,50,000 LTRS. CAPACITY UNDERGROUND WATER TANK

LEGEND:-	
	IRRIGATION:-
	110Ø IRRIGATION LINE

[illegible] Metropolitan Area Authority
[illegible] of Plan case no. PMRA/PRN/JAMSAUT/DANAPUR/Tower-01 & 02(LB+UB+STILT+18), Tower-04(UB+STILT+18), Tower-05(UB+STILT+19)/57/2020
94/12/2024 B05/16 Tower-03(LB+UB+STILT+14)
[illegible] Control Regulations for Patna [illegible] Plan 2021 (Byelaws [illegible]) in Bihar Building [illegible] 2014 vide notification no. [illegible] 2015 on Date 13/09/2021

बिहार भू-सम्पदा (विनियमन विकास) नियमावली 2017 की शर्तों के अधीन [illegible] में इस परियोजना का निबंधन अनिवार्य होगा।

PROJECT
PROPOSED RESIDENTIAL APARTMENT "R.D. HEIGHTS"
FOR **M/S R.D. ECO DEVELOPERS PVT. LTD.**
PLOT NO. - 2108, 2110, 2111, 2112, 2114, 2116, 2117, 2118, 2119, 2120, 2130, 2131, 2132 (P)
KHATA NO. - 4, 11, 85, 39, 73, 84
THANA NO. - 30
AT MAUZA - JAMSAUT, PATNA, BIHAR.

SHEET TITLE
SITE PLAN

SCALE = 1:300 OR MENTIONED
NORTH
SHEET NO. - 01

For R.D. ECO DEVELOPERS
Managing Director
SIGNATURE OF OWNER / FIRM / COMPANY

ARCHITECT
DES ARC
ARCHITECTS, INTERIORS, PLANNERS
[illegible]

Nishant Shekhar
NISHANT SHEKHAR
CA/2006/39203
SIGNATURE OF ARCHITECT

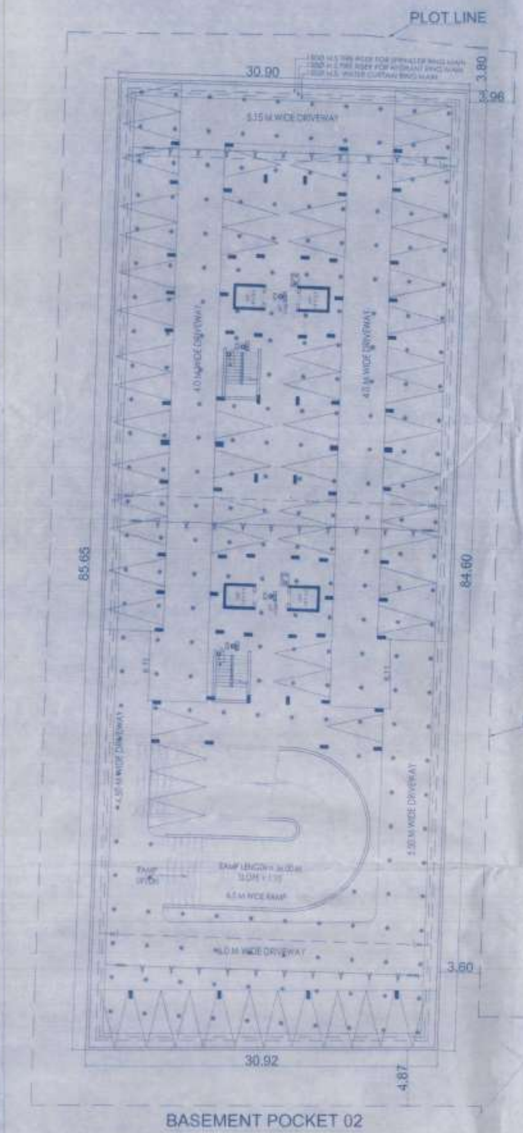
Shailesh Ranjan
ER. SHAILESH RANJAN, M.I.E.
B.SC. (Engg.) Civil
EMP No. 19/STR(U)/NPDN/2018-19
NPDN, DANAPUR
SIGNATURE OF STRUCTURAL ENGINEER

10-09-2021
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

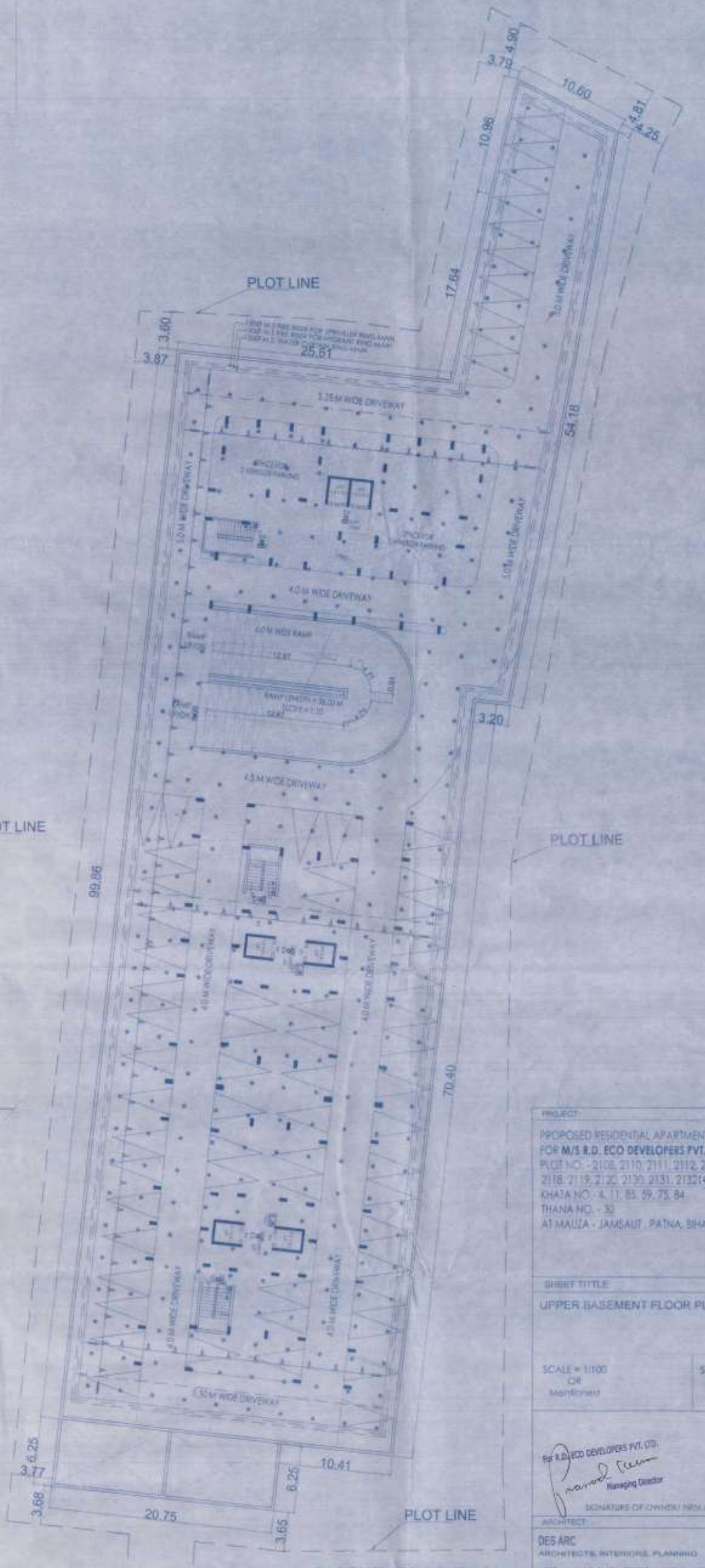
11/9/2021
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

UPPER BASEMENT LVL.

BASEMENT AREA POCKET 01 = 3652.61 SQM
BASEMENT AREA POCKET 02 = 2582.05 SQM
TOTAL BASEMENT AREA = 6234.66 SQM.



BASEMENT POCKET 02



BASEMENT POCKET 01

FIRE LEGEND

FHC	FIRE HOSE CABINET
◎	UP RIGHT TYPE SPRINKLER
✱	PENDENT TYPE SPRINKLER
⬌	SIDE WALL SPRINKLER
●	9 LTR. WATER GAS PRESSURE TYPE FIRE EXTINGUISHER
	4.5 kg CO2 TYPE FIRE EXTINGUISHER
	SLUICE VALVE
	NON-RETURN VALVE
	FLOW INDICATING SWITCH
○	ELECTRICAL CALL POINT SWITCHES FOR THE ALARM SYSTEM
	AREA COVERED WITH AUTOMATIC HEAT SMOKE DETECTOR AS PER I.S.I.
FD	DOUBLE LEAF DOUBLE SWING SELF CLOSING FIRE RESISTING DOOR
	HOSE REELS AS PER I.S.I. T.A.C. RECOMMENDATIONS DULY CONNECTED WITH THE WET RISER SYSTEM
	LANDING VALVES AS PER I.S.I. T.A.C. RECOMMENDATIONS DULY CONNECTED WITH THE WET RISER SYSTEM
	LOUD SPEAKER OUTLETS FOR THE PUBLIC ADDRESS SYSTEM.
	MICRO PHONE POSITION FOR THE PUBLIC ADDRESS SYSTEM.
	FLOOR INDICATOR PANELS FOR THE AUTOMATIC FIRE ALARM SYSTEM AS PER I.S.I.
	WATER CO2 TYPE PORTABLE EXTINGUISHER OF 9 LTRE. CAPACITY.
	BAHI CONNECTION TO THE WET RISING SYSTEM.
EXIT	EXIT DIRECTIONAL SIGN
	PORTABLE CHEMICAL D.C.P. EXTINGUISHER OF 5 KG CAPACITY

PROJECT

PROPOSED RESIDENTIAL APARTMENT "R.D. HEIGHTS"
FOR **M/S R.D. ECO DEVELOPERS PVT. LTD.**
PLOT NO. - 2108, 2110, 2111, 2112, 2114, 2116, 2117, 2118, 2119, 2120, 2130, 2131, 2132(P)
KHATA NO. - 4, 11, 85, 59, 75, 84
THANA NO. - 30
AT MAUZA - JAMSAUT, PATNA, BIHAR.

SHEET TITTLE

UPPER BASEMENT FLOOR PLAN

SCALE = 1:100
OR
Mentioned

SHEET NO. : 02

For R.D. ECO DEVELOPERS PVT. LTD.
Managing Director

SIGNATURE OF OWNER/ FIRM / COMPANY

ARCHITECT

DES ARC
ARCHITECTS, INTERIORS, PLANNING
[illegible]

Nishant Shekhar
NISHANT SHEKHAR
CA/2006/39203

SIGNATURE OF ARCHITECT

Shailesh Ranjan
ER. SHAILESH RANJAN, M.E.
B.SC. (Engg.) Civil
EMP No. 1515TRE(U)/NPON/2018-19
NPON, DANAPUR

SIGNATURE OF STRUCTURAL ENGINEER

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

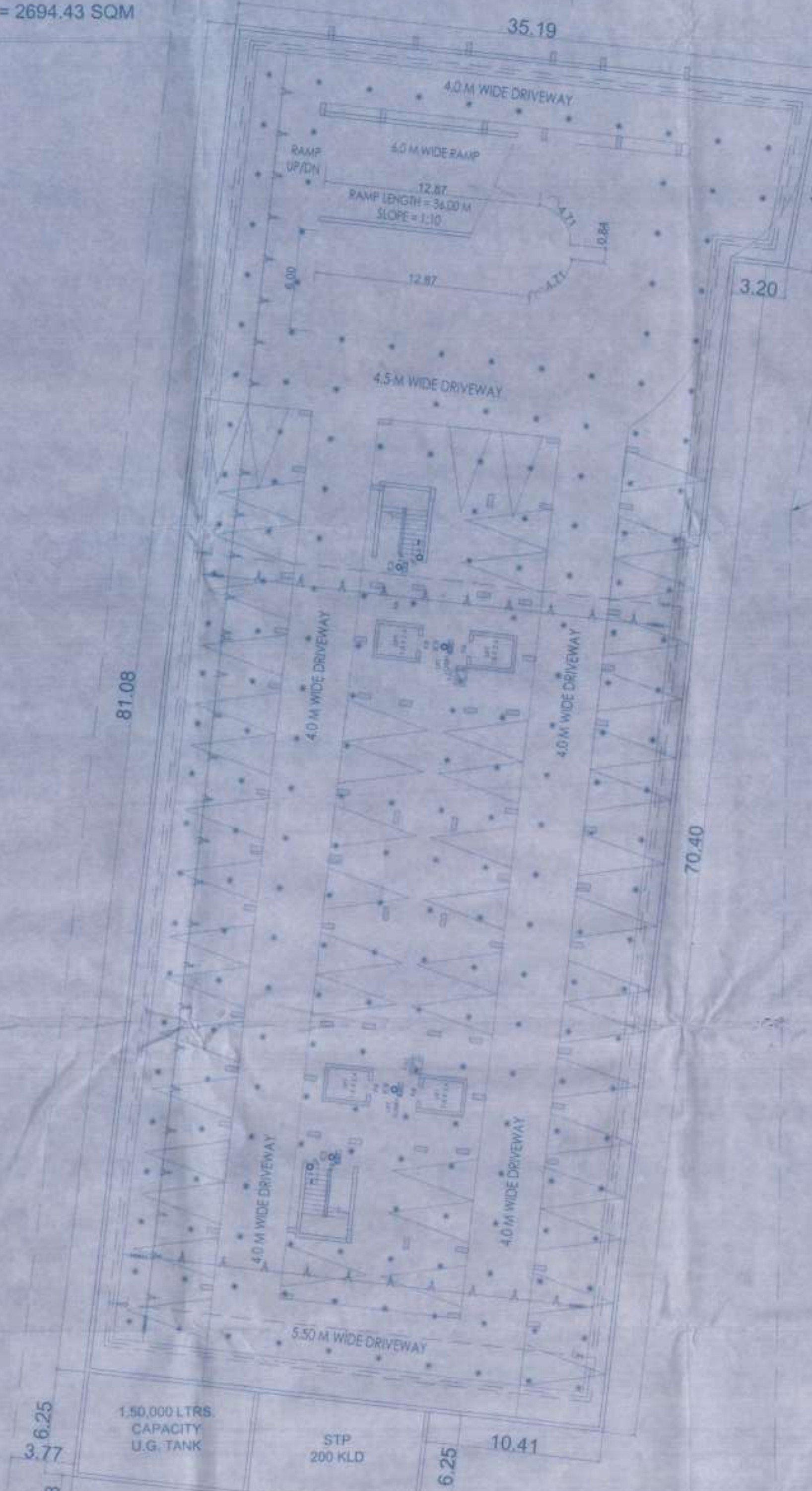
15.03.2021
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

प्रभारी निदेशक 15.03.2021
पटना महानगर क्षेत्र प्राधिकार

Patna Metropolitan Area Authority
Sanction of Plan case no. PMRB/PRN/JAMSAUT/BPAMPRDR / Tower-01 & 02 (LB+UB+STILT+18), Tower-04 (UB+STILT+18), Tower-05 (UB+STILT+18) EWS/LIG, Tower-03 (LB+UB+STILT+14) / 57/2020
dated 24/12/2020 accorded 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 03/03/2021

LOWER BASEMENT LVL.

BASEMENT AREA POCKET 01 = 2694.43 SQM



BASEMENT POCKET 01

FIRE LEGEND

FHC	FIRE HOSE CABINET
	UP RIGHT TYPE SPRINKLER
✳	PENDENT TYPE SPRINKLER
	SIDE WALL SPRINKLER
	9 LTR. WATER GAS PRESSURE TYPE FIRE EXTINGUISHER
	4.5 KG CO2 TYPE FIRE EXTINGUISHER
	SLUICE VALVE
	NON RETURN VALVE
	FLOW INDICATING SWITCH
	ELECTRICAL CALL POINT SWITCHES FOR THE ALARM SYSTEM
	AREA COVERED WITH AUTOMATIC HEAT SMOKE DETECTOR AS PER I.S.S.
FD	DOUBLE LEAF DOUBLE SWING SELF CLOSING FIRE RESISTING DOOR
	HOSE REELS AS PER I.S.S.T.A.C. RECOMMENDATIONS DULY CONNECTED WITH THE WET RISER SYSTEM.
	LANDING VALVES AS PER I.S.S.T.A.C. RECOMMENDATIONS DULY CONNECTED WITH THE WET RISER SYSTEM.
	LOUD SPEAKER OUTLETS FOR THE PUBLIC ADDRESS SYSTEM
	MICRO PHONE POSITION FOR THE PUBLIC ADDRESS SYSTEM
	FLOOR INDICATOR PANELS FOR THE AUTOMATIC FIRE ALARM SYSTEM AS PER I.S.S.
	WATER CO2 TYPE PORTABLE EXTINGUISHER OF 9 LTRS. CAPACITY
	EAN CONNECTION TO THE WET RISING SYSTEM
EXIT	EXIT DIRECTIONAL SIGN
	PORTABLE CHEMICAL D.C.P. EXTINGUISHER OF 5.0 KG CAPACITY

PROJECT

PROPOSED RESIDENTIAL APARTMENT "R.D. HEIGHTS"
FOR **M/S R.D. ECO DEVELOPERS PVT. LTD.**
PLOT NO. - 2108, 2110, 2111, 2112, 2114, 2116, 2117, 2118, 2119, 2120, 2130, 2131, 2132 (P)
KHATA NO.- 4, 11, 85, 59, 75, 84
THANA NO. - 30
AT MAUZA - JAMSAUT, PATNA, BIHAR.

SHEET TITLE

LOWER BASEMENT FLOOR PLAN

SCALE = 1/100
OR
Mentioned

SHEET NO. - 03

For R.D. ECO DEVELOPERS PVT. LTD.
Managing Director
SIGNATURE OF OWNER/ FIRM / COMPANY

ARCHITECT

DES ARC
ARCHITECTS, INTERIORS, PLANNING

Nishant Shekhar
NISHANT SHEKHAR
CA/2006/39203
SIGNATURE OF ARCHITECT

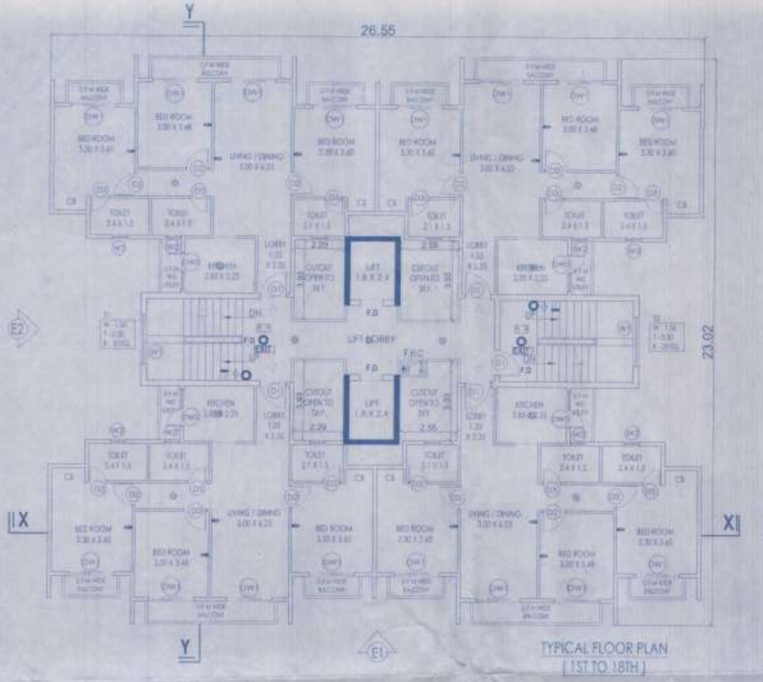
Shailesh Ranjan
ER. SHAILESH RANJAN M.I.E
B.SC. (Engg.) Civil
EMP No. 15/STR(S)/NPDN/2018-19
NPDN, DANAPUR
SIGNATURE OF STRUCTURAL ENGINEER

10-09-2021
पटना महानगर क्षेत्र प्राधिकार

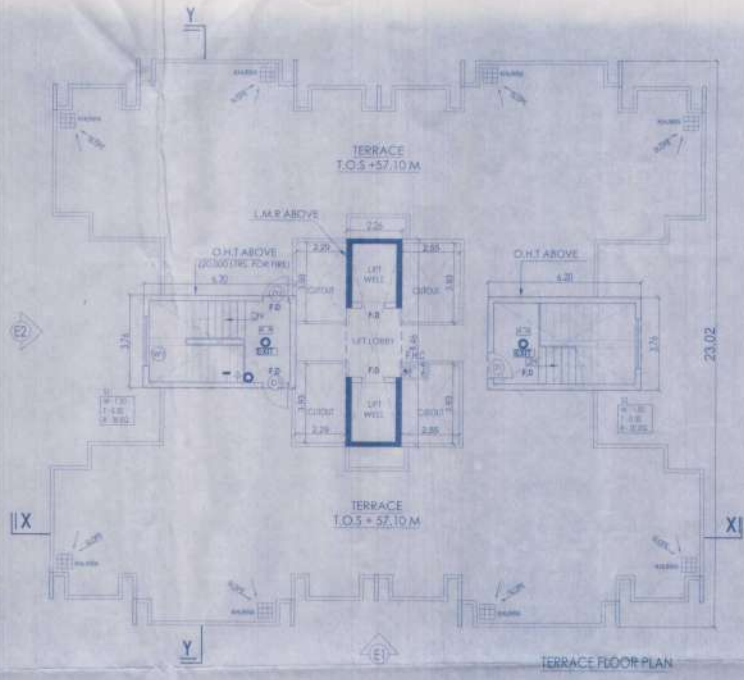
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

Patna Metropolitan Area Authority
Sanction of Plan case no. PMAA/PEN/JAMSAUT/DANAPUR/ TOWER-01,02 (LB+UB+STILT+19) TOWER-04 (UB+STILT+18) TOWER-05 (UB+STILT+19)/57/2020 EWS/LIG TOWER-03 (LB+UB+STILT+14)
dated 24-12-2020 accorded under Development Control Regulations for Patna Master Plan 2031 (Section no 8(4) of Bihar Building byelaws 2014) vide notification no 931/812 dated 28.10.2016 on Date 03-09-2021

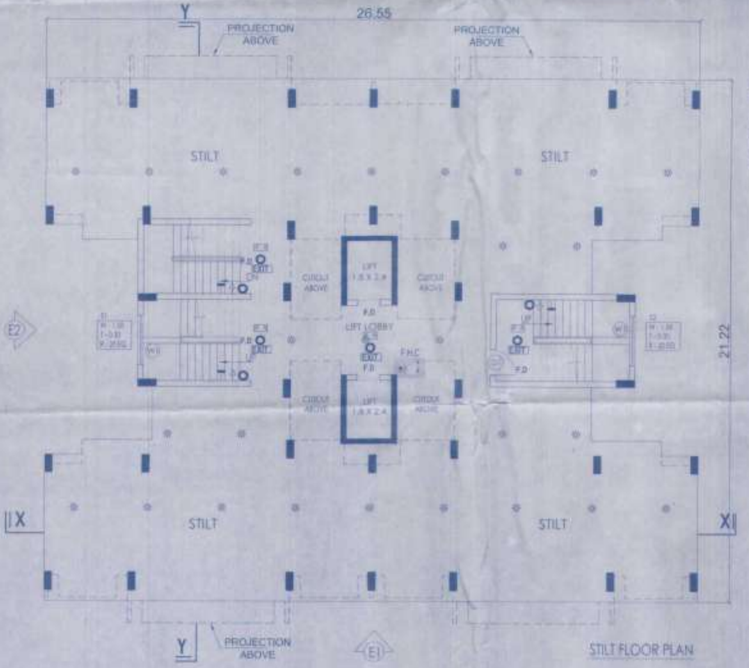
बिहार भू-सम्पदा (विनियमन विकास) नियमावली, 2017 की शर्तों के अधीन राज्य में गठित विनियामक प्राधिकार से इस परियोजना का निबंधन अनिवार्य होगा।



TYPICAL FLOOR PLAN
(1ST TO 18TH)



TERRACE FLOOR PLAN



STILT FLOOR PLAN

TOWER - 01 , 02 & 04
PLOT AREA = 10294.93 SQM.
PERMISSIBLE F.A.R. @ 3.25 = 33458.52 SQM.

LOWER BASEMENT FL. F.A.R AREA	= 30.92
UPPER BASEMENT FL. F.A.R AREA	= 22.28
STILT FL. F.A.R AREA	= 63.61
1ST FL. F.A.R AREA	= 440.57
2ND FL. F.A.R AREA	= 440.57
3RD FL. F.A.R AREA	= 440.57
4TH FL. F.A.R AREA	= 440.57
5TH FL. F.A.R AREA	= 440.57
6TH FL. F.A.R AREA	= 440.57
7TH FL. F.A.R AREA	= 440.57
8TH FL. F.A.R AREA	= 440.57
9TH FL. F.A.R AREA	= 440.57
10TH FL. F.A.R AREA	= 440.57
11TH FL. F.A.R AREA	= 440.57
12TH FL. F.A.R AREA	= 440.57
13TH FL. F.A.R AREA	= 440.57
14TH FL. F.A.R AREA	= 440.57
15TH FL. F.A.R AREA	= 440.57
16TH FL. F.A.R AREA	= 440.57
17TH FL. F.A.R AREA	= 440.57
18TH FL. F.A.R AREA	= 440.57
TOTAL F.A.R AREA	= 8047.07

TOTAL F.A.R AREA
TOWER - 01 = 8047.07 SQM.
TOWER - 02 = 8047.07 SQM.
TOWER - 04 = 8016.15 SQM.

TOTAL F.A.R AREA OF TOWER - 01 , 02 & 04
= 8047.07 + 8047.07 + 8016.15
= 24110.29 SQM.

PROJECT
PROPOSED RESIDENTIAL APARTMENT "R.D. HEIGHTS"
FOR **M/S R.D. ECO DEVELOPERS PVT. LTD.**
PLOT NO. - 2108, 2110, 2111, 2112, 2114, 2116, 2117, 2118, 2119, 2120, 2130, 2131, 2132(P)
KHATA NO. - 4, 11, 85, 59, 75, 84
THANA NO. - 30
AT MAUZA - JAMSAUT, PATNA, BIHAR

SHEET TITLE
TOWER - 01, 02 & 04
FLOOR PLAN & AREA

SCALE = 1:100
OR
Mentioned

SHEET NO. - 04

For R.D. ECO DEVELOPERS PVT. LTD.
Managing Director
SIGNATURE OF OWNER/ FIRM / COMPANY

ARCHITECT
DES ARC
ARCHITECTS, INTERIORS, PLANNING

Nishant Shekhar
NISHANT SHEKHAR
CA/2006/39203
SIGNATURE OF ARCHITECT

Shailesh Ranjan
ER. SHAILESH RANJAN, M.I.E.
B.SC. (Engg.) Civil
NPDN, DANAPUR
SIGNATURE OF STRUCTURAL ENGINEER

15-09-2021
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

नगर निवेशक
पटना महानगर क्षेत्र प्राधिकार

Patna Metropolitan Area Authority
Sanction of Plan case no. PMAA/PRN/JAMSAUT DANAPUR/ TOWER-01, 02 (LB+UB+STILT+18) TOWER-04 (UB+STILT+18) TOWER-05 (UB+STILT+19) EWS/LIG TOWER-03 (LB+UB+STILT+14) /57/2020
dated 24-12-2020 accorded under Development Control Regulations for Patna Master Plan 2031 (Byelaws no 8(4) of Bihar Building Byelaws 2014) vide notification no [illegible] dated 29.10.2016 on Date 03-09-2021.

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

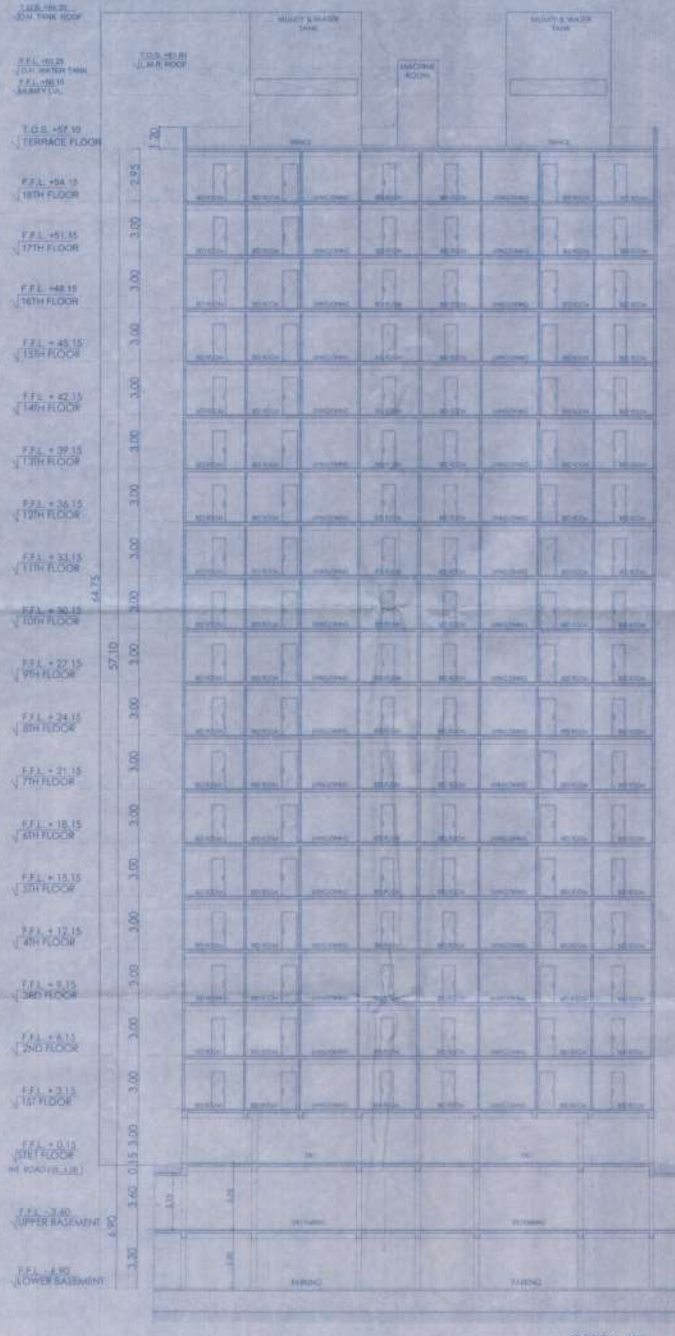
DOOR WINDOW SCHEDULE

TYPE	SIZE	CILL	LINTEL
DW1	1.80 X 2.10	—	2.10
DW2	1.50 X 2.10	—	2.10
D1	1.05 X 2.10	—	2.10
D2	0.90 X 2.10	—	2.10
D3	0.75 X 2.10	—	2.10
W1	2.00 X 1.20	—	AS PER ELEVATION
W2	0.60 X 1.20	0.90	2.10

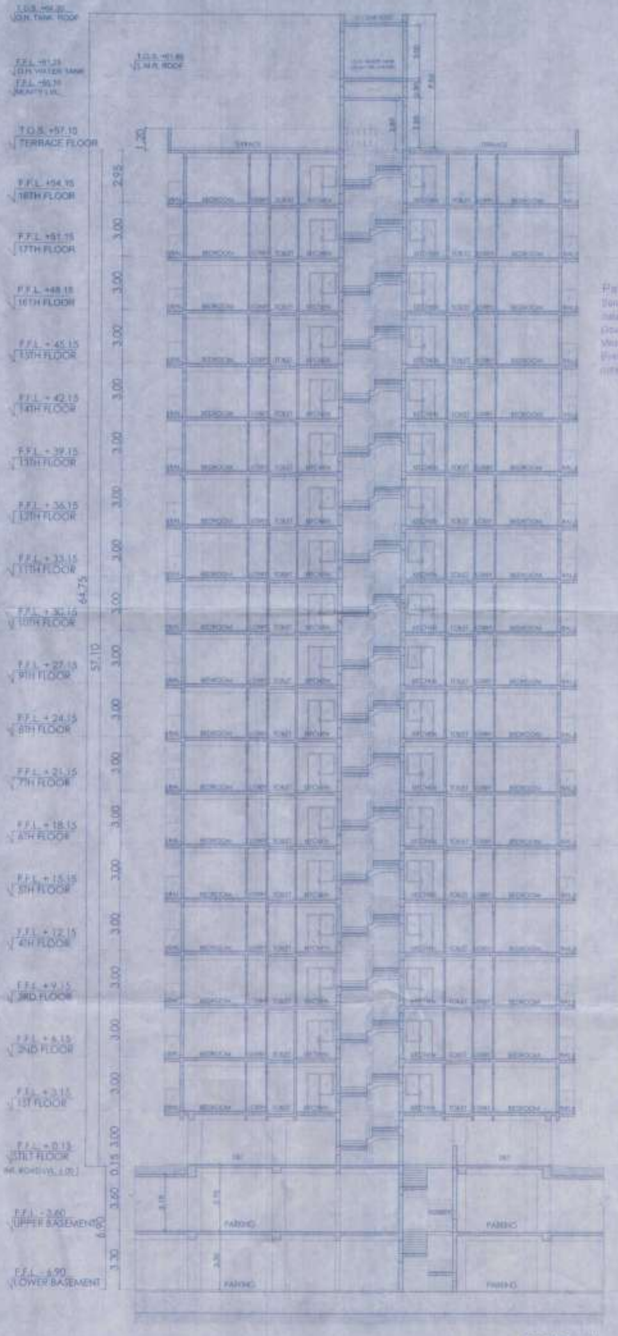
FIRE LEGEND

FHC	FIRE HOSE CABINET
	UP RIGHT TYPE SPRINKLER
	PENDENT TYPE SPRINKLER
	SIDE WALL SPRINKLER
	9 Ltr. WATER GAS PRESSURE TYPE FIRE EXTINGUISHER
	4.5 kg CO2 TYPE FIRE EXTINGUISHER
	SLUICE VALVE
	NON-RETURN VALVE
	FLOW INDICATING SWITCH
○	ELECTRICAL CALL POINT SWITCHES FOR THE ALARM SYSTEM
	AREA COVERED WITH AUTOMATIC HEAT SMOKE DETECTOR AS PER I.S.S.

FD	DOUBLE LEAF DOUBLE SWING SELF CLOSING FIRE RESISTING DOOR
	HOUSE REELS AS PER I.S.S.T.A.C. RECOMMENDATIONS DULY CONNECTED WITH THE WET RISER SYSTEM.
	LANDING VALVES AS PER I.S.S.T.A.C. RECOMMENDATIONS DULY CONNECTED WITH THE WET RISER SYSTEM.
	LOUD SPEAKER OUTLETS FOR THE PUBLIC ADDRESS SYSTEM.
	MICRO PHONE POSITION FOR THE PUBLIC ADDRESS SYSTEM.
	FLOOR INDICATOR PANELS FOR THE AUTOMATIC FIRE ALARM SYSTEM AS PER I.S.S.
	WATER CO2 TYPE PORTABLE EXTINGUISHER OF 9 LITRE CAPACITY.
	BAM CONNECTION TO THE WET RISING SYSTEM.
EXIT	EXIT DIRECTIONAL SIGN
	PORTABLE CHEMICAL S.C.F. EXTINGUISHER OF 3.5 KG CAPACITY.



SECTION - XX



SECTION - YY

Patna Metropolitan Area Authority
Sanction of Plan case no. PMAA/PRN/ JAMSAUT DANAPUR / TOWER-01, 02 (LB+UB+STILT+18) TOWER-04 (UB+STILT+18) TOWER-05 (UB+STILT+14) EWS/LIG TOWER-03 (LB+UB+STILT+14) /57/2020
Dated 26-12-2020 .... approved under
Development Control Regulations for Patna Master Plan 2031 (Byelaws no 5(4) of Bihar Building Byelaws 2014) vide notification no 831/822 dated 25.10.2016 on Date 03-09-2021

DOOR WINDOW SCHEDULE

TYPE	SIZE	CILL	LINTEL
DW1	1.80 X 2.10	—	2.10
DW2	1.50 X 2.10	—	2.10
D1	1.05 X 2.10	—	2.10
D2	0.90 X 2.10	—	2.10
D3	0.75 X 2.10	—	2.10
W1	2.00 X 1.20	—	AS PER ELEVATION
W2	0.60 X 1.20	0.90	2.10

PROJECT

PROPOSED RESIDENTIAL APARTMENT "R.D. HEIGHTS"
FOR **M/S R.D. ECO DEVELOPERS PVT. LTD.**
PLOT NO. - 2108, 2110, 2111, 2112, 2114, 2116, 2117, 2118, 2119, 2120, 2130, 2131, 2132 (P)
KHATA NO. - 4, 11, 85, 59, 75, 84
THANA NO. - 30
AT MAUZA - JAMSAUT, PATNA, BIHAR.

SHEET TITTLE:

TOWER - 01, 02 & 04
SECTIONS

SCALE = 1:100
OR
Mentioned

SHEET NO. - 05

For R.D. ECO DEVELOPERS PVT. LTD.
Managing Director
SIGNATURE OF OWNER / FIRM / COMPANY

ARCHITECT

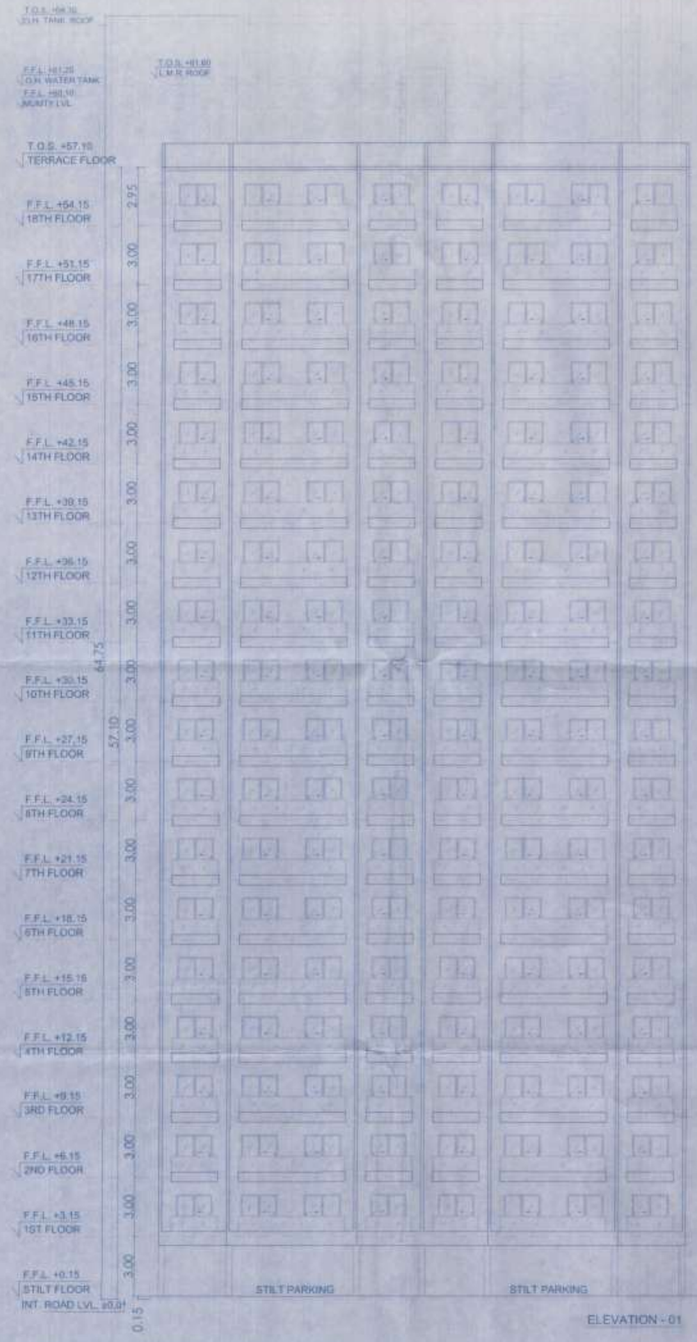
DES ARC
ARCHITECTS, INTERIORS, PLANNING

Nishant Shekhar
NISHANT SHEKHAR
CA/2006/39203
SIGNATURE OF ARCHITECT

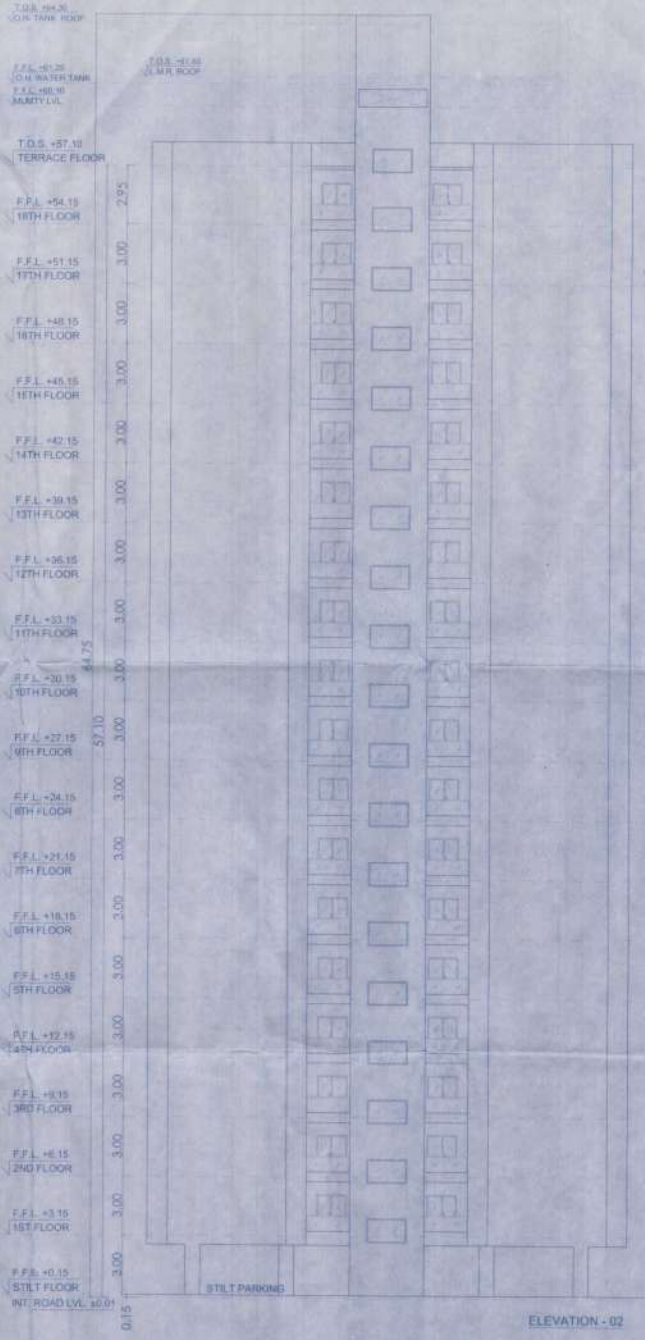
ER. SHAKTI RANJAN
SIGNATURE OF STRUCTURAL ENGINEER

16-04-2021
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार



ELEVATION - 01



ELEVATION - 02

Patna Metropolitan Area Authority
Sanction of Plan case no. PMAA/(PAN)/Jamsaut/Danapur/Tower-01,02 (LB+UB+STILT+18) Tower-04 (UB+STILT+18) Tower-05 (UB+STILT+19)/57/2020
EWS/LIG Tower-03 (LB+UB+STILT+14)
Dated 24-12-2020 according to
Development Control Regulations for Patna
Master Plan 2031 (Subject to [illegible] of Bihar Building
Byelaws 2014) Vide notification no. [illegible]
Dated 20.10.2016 on Date 07-09-2021

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

DOOR WINDOW SCHEDULE

TYPE	SIZE	CILL	LINTEL
DW1	1.80 X 2.10	—	2.10
DW2	1.50 X 2.10	—	2.10
D1	1.05 X 2.10	—	2.10
D2	0.90 X 2.10	—	2.10
D3	0.75 X 2.10	—	2.10
W1	2.00 X 1.20	—	[illegible]
W2	0.60 X 1.20	0.90	2.10

PROJECT:

PROPOSED RESIDENTIAL APARTMENT "R.D. HEIGHTS"
FOR **M/S R.D. ECO DEVELOPERS PVT. LTD.**
PLOT NO. - 2108, 2110, 2111, 2112, 2114, 2116, 2117,
2118, 2119, 2120, 2130, 2131, 2132(P)
KHATA NO. - 4, 11, 55, 59, 75, 84
THANA NO. - 30
AT MAUZA - JAMSAUT, PATNA, BIHAR

SHEET TITLE:

TOWER - 01, 02 & 04
ELEVATIONS

SCALE = 1:100
OR
Mentioned

SHEET NO. - 08

For R.D. ECO DEVELOPERS PVT. LTD.
Managing Director

SIGNATURE OF OWNER / FIRM / COMPANY

ARCHITECT

DES ARC
ARCHITECTURE, INTERIOR, PLANNING
[illegible]

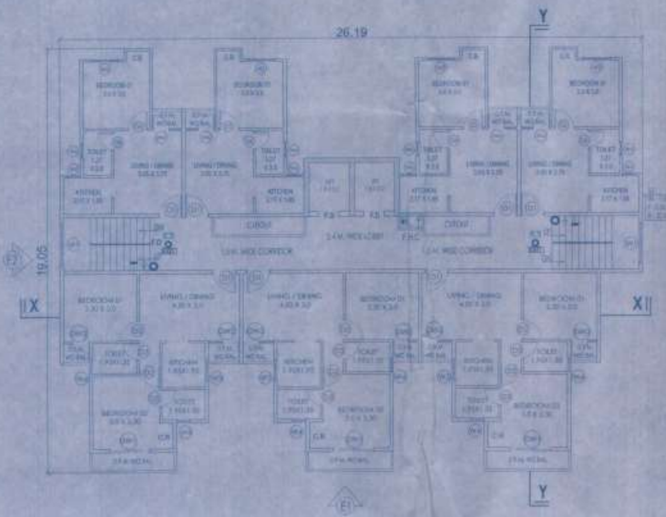
Nishant Shekhar
NISHANT SHEKHAR
CA/2006/39203

Shailesh Ranjan
ER. SHAILESH RANJAN, M.I.E.
B.DC. (Engg.) Civil
EMP No. 16/STRE/[illegible]
NPDN. DANAPUR

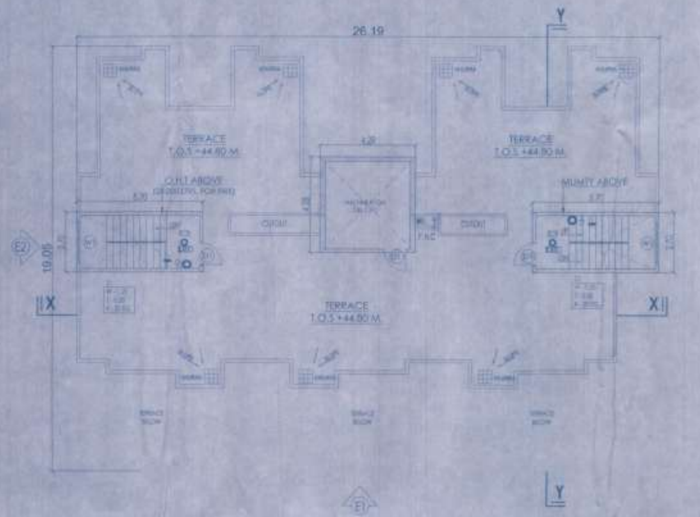
SIGNATURE OF ARCHITECT | SIGNATURE OF STRUCTURAL ENGINEER

18.09.2021
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

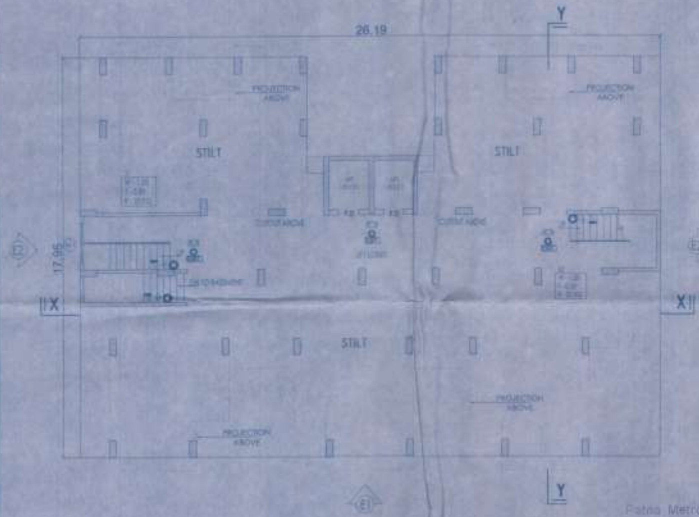
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार



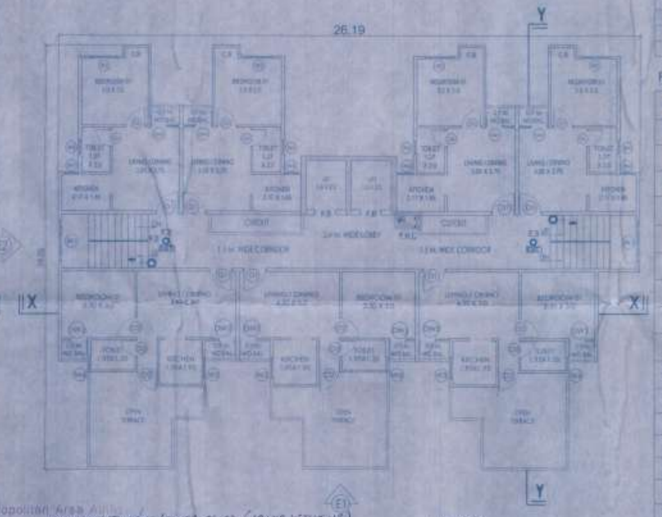
TYPICAL FLOOR PLAN
[1ST TO 13 TH]



TERRACE PLAN



STILT FLOOR PLAN



14TH FLOOR PLAN

TOWER - 03 (EWS & LIG BLOCK)

PLOT AREA = 10294.93 SQM.
PERM. 15% F.A.R FOR EWS & LIG
15% @ 33458.52 SQM. = 5018.77 SQM.

LOWER BASEMENT FL. F.A.R AREA	= 19.65
UPPER BASEMENT FL. F.A.R AREA	= 19.65
STILT FL. F.A.R AREA	= 28.47
1ST FL. F.A.R AREA	= 347.26
2ND FL. F.A.R AREA	= 347.26
3RD FL. F.A.R AREA	= 347.26
4TH FL. F.A.R AREA	= 347.26
5TH FL. F.A.R AREA	= 347.26
6TH FL. F.A.R AREA	= 347.26
7TH FL. F.A.R AREA	= 347.26
8TH FL. F.A.R AREA	= 347.26
9TH FL. F.A.R AREA	= 347.26
10TH FL. F.A.R AREA	= 347.26
11TH FL. F.A.R AREA	= 347.26
12TH FL. F.A.R AREA	= 347.26
13TH FL. F.A.R AREA	= 347.26
14TH FL. F.A.R AREA	= 290.15
TOTAL F.A.R AREA	= 4872.30

TOTAL ACHIEVED 14.56 % F.A.R. = 4872.30 SQM.

DOOR WINDOW SCHEDULE

TYPE	SIZE	CILL	LINTEL
DW1	1.80 X 2.10	—	2.10
DW2	1.35 X 2.10	—	2.10
D1	1.05 X 2.10	—	2.10
D2	0.90 X 2.10	—	2.10
D3	0.75 X 2.10	—	2.10
W1	1.80 X 1.20	—	AS PER ELEVATION
W2	1.20 X 1.20	0.90	2.10
W3	0.90 X 1.20	0.90	2.10
W4	0.60 X 1.20	0.90	2.10

FIRE LEGEND

FHC	FIRE HOSE CABINET
⊙	UP RIGHT TYPE SPRINKLER
✳	PENDENT TYPE SPRINKLER
●	SIDE WALL SPRINKLER
●	9 Ltr. WATER GAS PRESSURE TYPE FIRE EXTINGUISHER
○	4.5 kg CO2 TYPE FIRE EXTINGUISHER
[illegible]	SLUICE VALVE
	NON-RETURN VALVE
[illegible]	FLOW INDICATING SWITCH
[illegible]	ELECTRICAL CALL POINT SWITCHES FOR THE ALARM SYSTEM
[illegible]	AREA COVERED WITH AUTOMATIC HEAT SMOKE DETECTOR AS PER I.S.S.
FD	[illegible]
[illegible]	HOSE REELS AS PER T.A.C. RECOMMENDATIONS DULY CONNECTED WITH THE WET RISER SYSTEM
[illegible]	LANDING VALVES AS PER T.A.C. RECOMMENDATIONS DULY CONNECTED WITH THE WET RISER SYSTEM
[illegible]	LOUD SPEAKER OUTLETS FOR THE PUBLIC ADDRESS SYSTEM
[illegible]	MICRO PHONE POSITION FOR THE PUBLIC ADDRESS SYSTEM
[illegible]	FLOOR INDICATOR PANELS FOR THE AUTOMATIC FIRE ALARM SYSTEM AS PER I.S.S.
[illegible]	WATER CO2 TYPE PORTABLE EXTINGUISHER OF [illegible] CAPACITY
[illegible]	[illegible] CONNECTION TO THE WET RISING SYSTEM
[illegible]	EXIT DIRECTIONAL SIGN
[illegible]	PORTABLE CHEMICAL D.C.P. EXTINGUISHER OF 2.5 KG CAPACITY

PROJECT

PROPOSED RESIDENTIAL APARTMENT "R.D. HEIGHTS"
FOR **M/S R.D. ECO DEVELOPERS PVT. LTD.**
PLOT NO. - 2108, 2110, 2111, 2112, 2114, 2116, 2117, 2118, 2119, 2120, 2130, 2131, 2132 (P)
KHATA NO.- 4, 11, 85, 59, 75, 84
THANA NO. - 30
AT MAUZA - JANSAUT , PATNA, BIHAR

SHEET TITLE

TOWER - 03 (LIG & EWS BLOCK)
FLOOR PLAN & AREA

SCALE = 1:100
OR
Mentioned

SHEET NO. - 07

For R.D. ECO DEVELOPERS PVT. LTD.
Managing Director

SIGNATURE OF OWNER/ FIRM / COMPANY

ARCHITECT

DES ARC
[illegible]

Nishant Shekhar

NISHANT SHEKHAR
CA/2006/39203

SIGNATURE OF ARCHITECT

Shailesh Ranjan

ER. SHAILESH RANJAN, M.I.E.
B.SC. (Engg.) Civil
EMP No. 10/STRE/U/NPDN/[illegible]
NPDN, DANAPUR

SIGNATURE OF STRUCTURAL ENGINEER

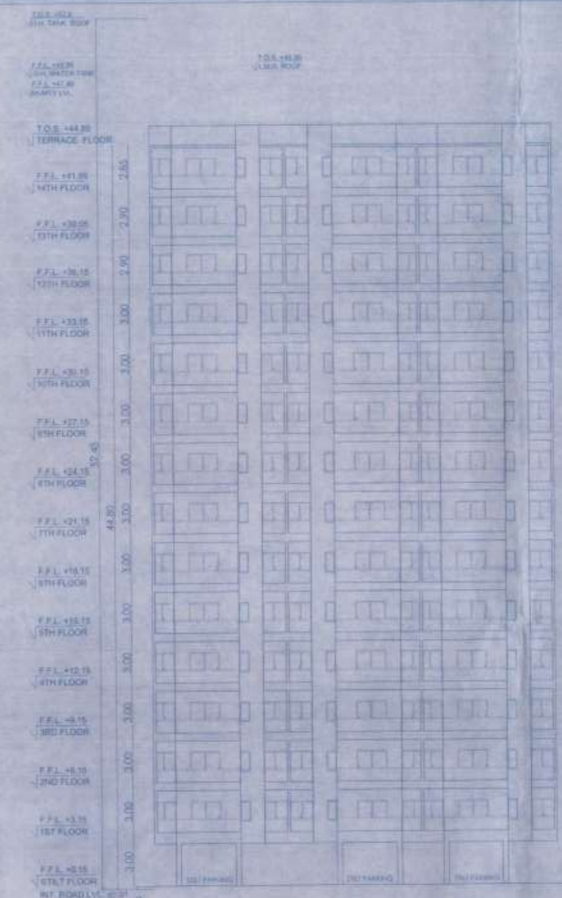
15-04-2021

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

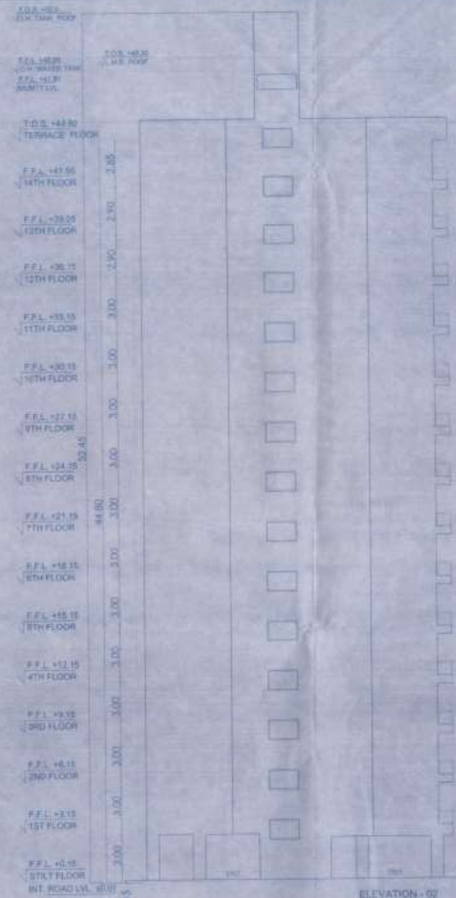
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

Patna Metropolitan Area Authority
[illegible] BMAA/PRN/ JANSAUT/DANAPUR/ TOWER-01, 02 (LB+UB+STILT+18) TOWER-04 (UB+STILT+18) TOWER-05 (UB+STILT+14) EWS/LIG TOWER-03 (LB+UB+STILT+14) /57/2020
dated 24-12-2020 [illegible] Development Control Regulations for Patna Master Plan 2031 [illegible] Bihar Building Byelaws 2014 [illegible] notification no [illegible] dated 28.10.2015 on Date 03-09-2021

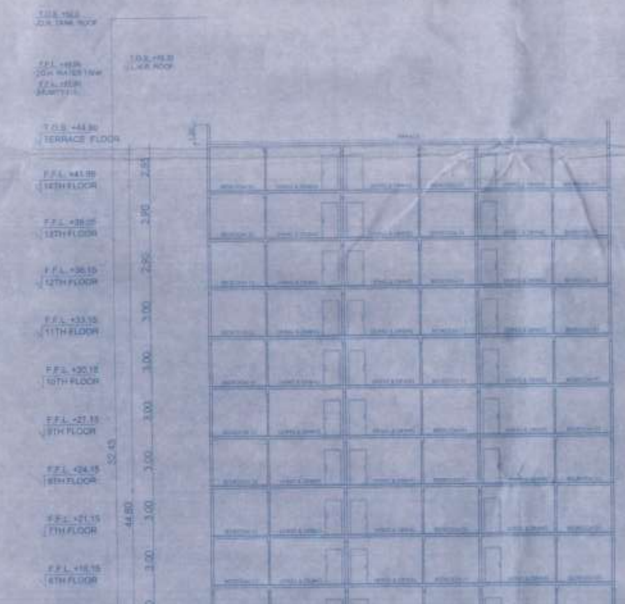
[illegible]



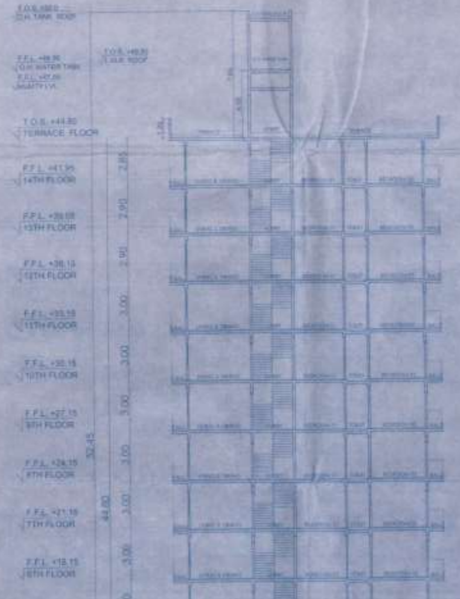
ELEVATION - 01



ELEVATION - 02



SECTION - XX



SECTION - YY

DOOR WINDOW SCHEDULE

TYPE	SIZE	CILL	LINTEL
DW1	1.80 X 2.10	—	2.10
DW2	1.35 X 2.10	—	2.10
D1	1.05 X 2.10	—	2.10
D2	0.90 X 2.10	—	2.10
D3	0.75 X 2.10	—	2.10
W1	1.80 X 1.35	—	[illegible]
W2	1.20 X 1.35	0.90	2.10
W3	0.90 X 1.35	0.90	2.10
W4	0.60 X 1.20	0.90	2.10

PROJECT

PROPOSED RESIDENTIAL APARTMENT "R.D. HEIGHT"
FOR M/S R.D. ECO DEVELOPERS PVT. LTD.
PLOT NO - 2106, 2110, 2111, 2112, 2114, 2116, 2117,
2118, 2119, 2120, 2130, 2131, 2132 (P)
KHATA NO - 4, 11, 55, 57, 75, 84
THANA NO - 30
AT MAUZA - JAMSAUT, PATNA, BIHAR.

SHEET TITLE

TOWER - 03 (LIG & EWS BLOCK)
ELEVATION & SECTION

SCALE = 1:100
ON
[illegible]

SHEET NO. - 08

For R.D. ECO DEVELOPERS PVT. LTD.
Pramod Kumar
Managing Director

SIGNATURE OF OWNER/ FIRM / COMPANY

ARCHITECT

DES ARC
[illegible]

Nishant Shekhar
NISHANT SHEKHAR
CA/2000/39203

SIGNATURE OF ARCHITECT

Shailesh Ranjan
ER. SHAILESH RANJAN
B.SC. (ENGG.) CIVIL
TMP No. [illegible]
NPCM DANAPUR

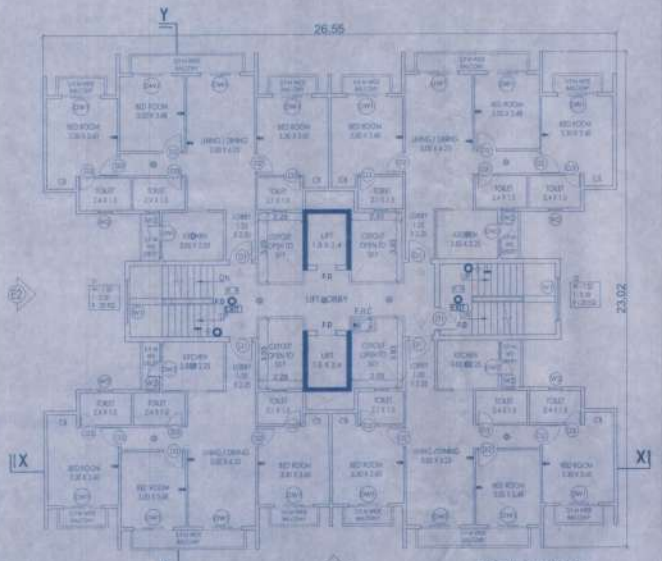
SIGNATURE OF STRUCTURAL ENGINEER

16-2-2022
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

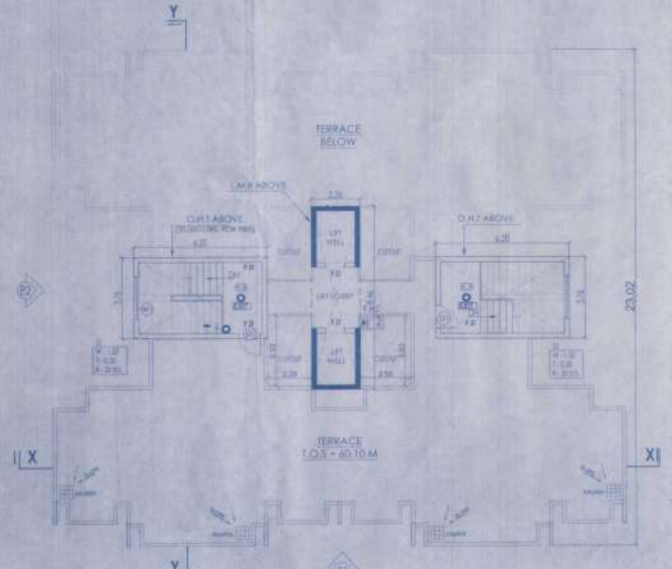
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

Patna Metropolitan Area Authority
Sanction of Plan case no. PMAA/PRN/JAMSAUT DANAPUR / TOWER-01, 02 (LB+UB+STILT+18) TOWER-04 (UB+STILT+18) TOWER-05 (UB+STILT+19) EWS/LIG TOWER-03 (LB+UB+STILT+14) / 57/2020
dated 24-12-2020 [illegible] under Development Control Regulations for Patna Master Plan 2031 (Byelaws no. [illegible] of Bihar Building Byelaws 2014) vide notification no 83/1822 dated 23.10.2016 on Date 03-09-2021

बिहार भू-सम्पदा (विनियमन [illegible]) नियमावली 2017 की शर्तों के अधीन [illegible] प्राधिकरण [illegible] परियोजना [illegible]



TYPICAL FLOOR PLAN
[1ST TO 18TH]

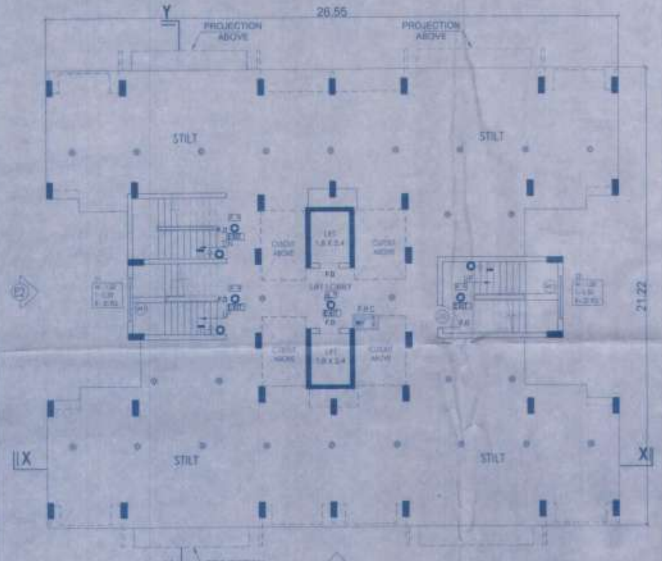


TERRACE FLOOR PLAN

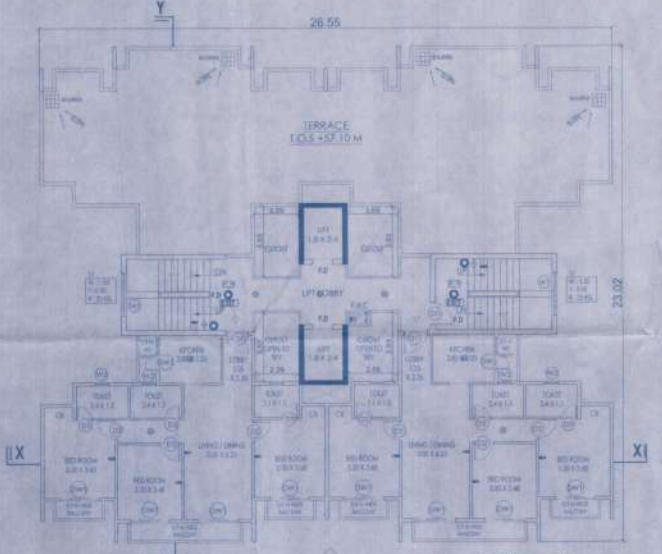
TOWER -05
PLOT AREA = 10294.93 SQM.
PERMISSIBLE F.A.R. @ 3.25 = 33458.52 SQM.

UPPER BASEMENT FL. F.A.R AREA	= 22.28
STILT FL. F.A.R AREA	= 63.61
1ST FL. F.A.R AREA	= 440.57
2ND FL. F.A.R AREA	= 440.57
3RD FL. F.A.R AREA	= 440.57
4TH FL. F.A.R AREA	= 440.57
5TH FL. F.A.R AREA	= 440.57
6TH FL. F.A.R AREA	= 440.57
7TH FL. F.A.R AREA	= 440.57
8TH FL. F.A.R AREA	= 440.57
9TH FL. F.A.R AREA	= 440.57
10TH FL. F.A.R AREA	= 440.57
11TH FL. F.A.R AREA	= 440.57
12TH FL. F.A.R AREA	= 440.57
13TH FL. F.A.R AREA	= 440.57
14TH FL. F.A.R AREA	= 440.57
15TH FL. F.A.R AREA	= 440.57
16TH FL. F.A.R AREA	= 440.57
17TH FL. F.A.R AREA	= 440.57
18TH FL. F.A.R AREA	= 440.57
19TH FL. F.A.R AREA	= 260.01
TOTAL F.A.R AREA	= 8276.16

TOTAL F.A.R AREA OF TOWER - 05
= 8276.16 SQM.



STILT FLOOR PLAN



19TH FLOOR PLAN

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

DOOR WINDOW SCHEDULE

TYPE	SIZE	SILL	LINTEL
DW1	1.80 X 2.10	—	2.10
DW2	1.80 X 2.10	—	2.10
D1	1.05 X 2.10	—	2.10
D2	0.90 X 2.10	—	2.10
D3	0.75 X 2.10	—	2.10
W1	2.00 X 1.20	—	AS PER ELEVATION
W2	0.60 X 1.20	0.90	2.10

FIRE LEGEND

FHC	FIRE HOSE CABINET
✲	UP RIGHT TYPE SPRINKLER
✱	PENDENT TYPE SPRINKLER
▬	SIDE WALL SPRINKLER
•	9 LIT. WATER (GAS PRESSURE) TYPE FIRE EXTINGUISHER
▭	4.5 Kg CO2 TYPE FIRE EXTINGUISHER
SV	SLUICE VALVE
	NON-RETURN VALVE
	FLOW INDICATING SWITCH
○	ELECTRICAL CALL POINT SWITCHES FOR THE ALARM SYSTEM
[illegible]	AREA COVERED WITH AUTOMATIC HEAT SMOKE DETECTOR AS PER I.S.S.
FD	DOUBLE LEAF DOUBLE SWING SELF CLOSING FIRE RESISTING DOOR
	HOSE REELS AS PER I.S.S./N.B.C. RECOMMENDATIONS DULY CONNECTED WITH THE WET RISER SYSTEM
	LANDING VALVES AS PER I.S.S./N.B.C. RECOMMENDATIONS DULY CONNECTED WITH THE WET RISER SYSTEM
	LOUD SPEAKER OUTLETS FOR THE PUBLIC ADDRESS SYSTEM
M	MICROPHONE POSITION FOR THE PUBLIC ADDRESS SYSTEM
	FLOOR INDICATOR PANELS FOR THE AUTOMATIC FIRE ALARM SYSTEM AS PER I.S.S.
	WATER CO2 TYPE PORTABLE EXTINGUISHER OF 9 LIT. CAPACITY
	DRAIN CONNECTION TO THE WET RISING SYSTEM
EXIT	EXIT DIRECTIONAL SIGN
○	PORTABLE CHEMICAL D.C.P. EXTINGUISHER OF 5.0 KG CAPACITY

PROJECT:

PROPOSED RESIDENTIAL APARTMENT "R.D. HEIGHTS"
FOR **M/S R.D. ECO DEVELOPERS PVT. LTD.**
PLOT NO. - 2108, 2110, 2111, 2112, 2114, 2116, 2117, 2118, 2119, 2120, 2130, 2131, 2132 [P]
KHATA NO. - 4, 11, 55, 59, 75, 84
THANA NO. - 30
AT MAUZA - JAMSAUT, PATNA, BIHAR.

SHEET TITTLE:

TOWER - 05
FLOOR PLAN & AREA

SCALE = 1:100
OR
Mentioned

SHEET NO. - 09

For R.D. ECO DEVELOPERS PVT. LTD.
Managing Director

SIGNATURE OF OWNER/ FIRM/ COMPANY

ARCHITECT:

DES ARC
ARCHITECTS, INTERIORS, PLANNING

Nishant Shekhar
NISHANT SHEKHAR
CA/2006/39203

SIGNATURE OF ARCHITECT

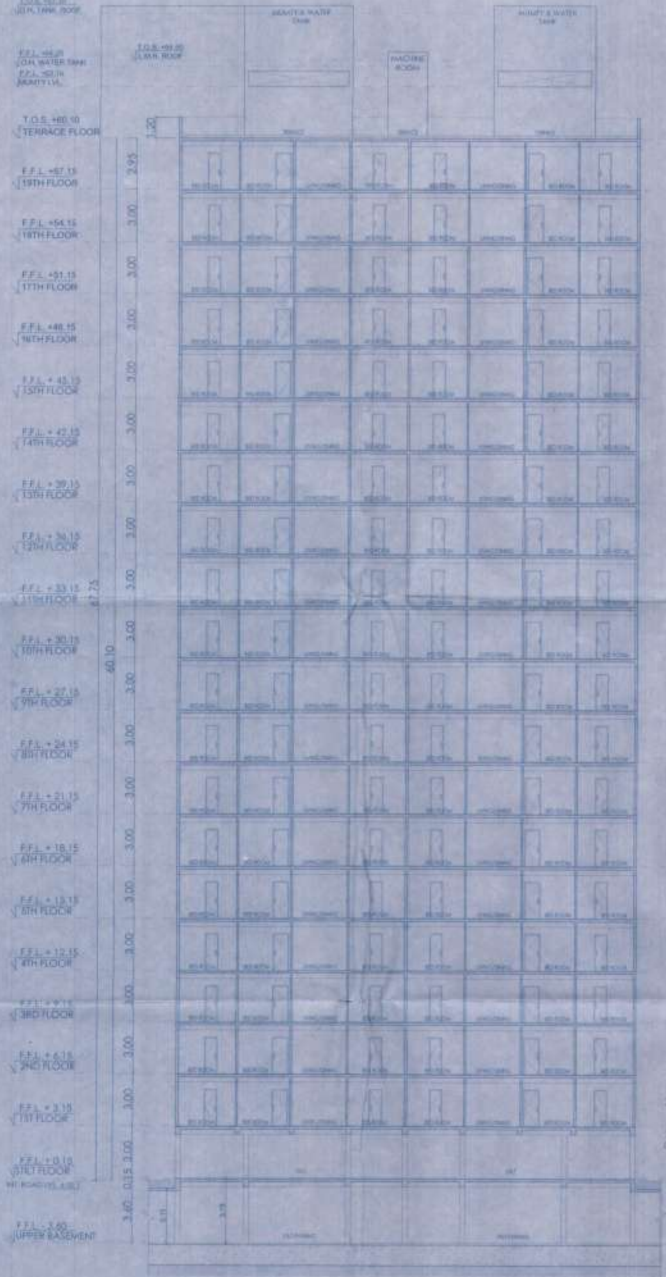
Shailesh Ranjan
ER. SHAILESH RANJAN, M.I.E.
B.SC. (Engg.) Civil
EMP No. 16/STRE/DANAPUR/2018-11
NPDN, DANAPUR

SIGNATURE OF STRUCTURAL ENGINEER

15-03-2021
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

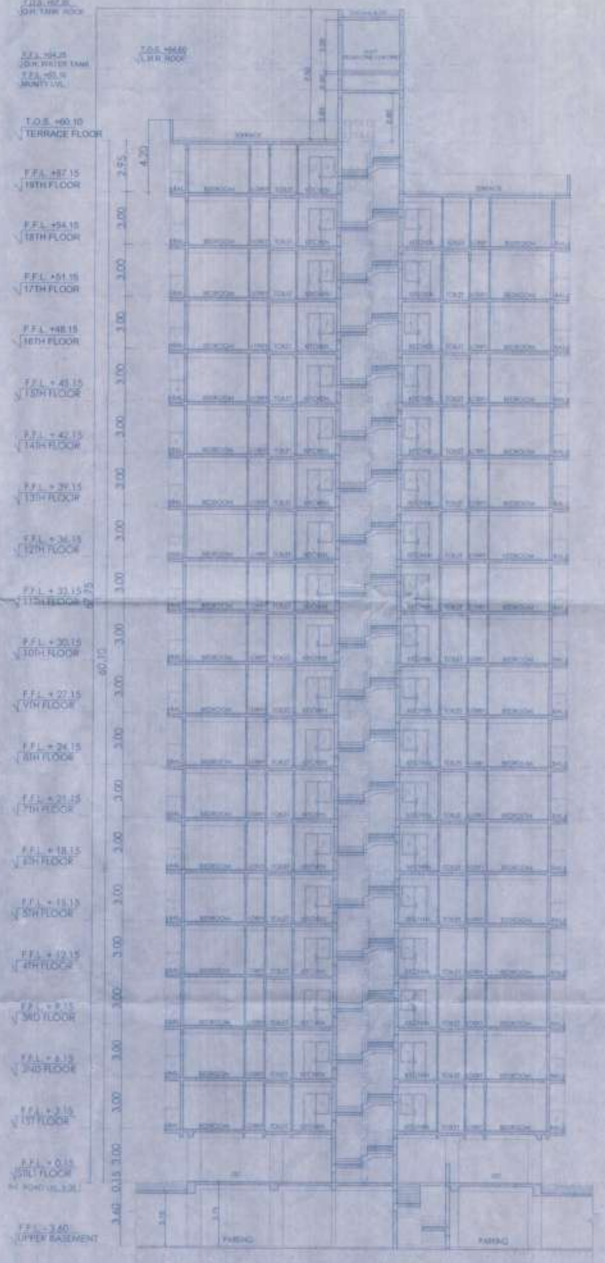
11/3/2021
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

Patna Metropolitan Area Authority
Sanction of Plan case no. PMAA/PAN/JAMSAUT/Tower-01/02(LB+UB+STILT+18)/Tower-04(UB+STILT+18), Tower-05(UB+STILT+19)/57/2020
dated 24/12/2020 Tower-03(LB+UB+STILT+14)
Development Control Regulations for Patna
Master Plan 2031 (Byelaws no Bill of Bihar Building Byelaws 2014) vide notification no 831/372
dated 23.10.2018 on Date 03/03/2021



SECTION - XX

Patna Metropolitan Area Authority
Sanction of Plan case no PMDA/BPAN/JAMSAUT/DANAPUR/Tower-01 & 02 (LB+UB+STIL+18), Tower-04 (UB+STIL+18), Tower-05 (UB+STIL+18) / 57/2020
dated 24/12/2020
Development Control Regulations for Patna Master Plan 2031 (Byelaws no 8(4) of Bihar Building Byelaws 2014) vide notification no 331/832 dated 28.10.2016 on Date 13/09/2021
Tower-03 (LB+UB+STIL+14)



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

SECTION - YY

DOOR WINDOW SCHEDULE

TYPE	SIZE	CILL	LINTEL
DW1	1.80 X 2.10	—	2.10
DW2	1.50 X 2.10	—	2.10
D1	1.05 X 2.10	—	2.10
D2	0.90 X 2.10	—	2.10
D3	0.75 X 2.10	—	2.10
W1	2.00 X 1.20	—	AS PER ELEVATION
W2	0.60 X 1.20	0.90	2.10

PROJECT:

PROPOSED RESIDENTIAL APARTMENT "R.D. HEIGHTS"
FOR **M/S R.D. ECO DEVELOPERS PVT. LTD.**
PLOT NO. - 2108, 2110, 2111, 2112, 2114, 2116, 2117, 2118, 2119, 2120, 2130, 2131, 2132 (P)
KHATA NO.- 4, 11, 85, 59, 75, 84
THANA NO. - 30
AT MAUZA - JAMSAUT, PATNA, BIHAR

SHEET TITTLE:

TOWER - 05
SECTIONS

SCALE = 1:100
OR
Mentioned

SHEET NO. - 10

For R.D. ECO DEVELOPERS PVT. LTD.
Managing Director
SIGNATURE OF OWNER/ FIRM / COMPANY

ARCHITECT:

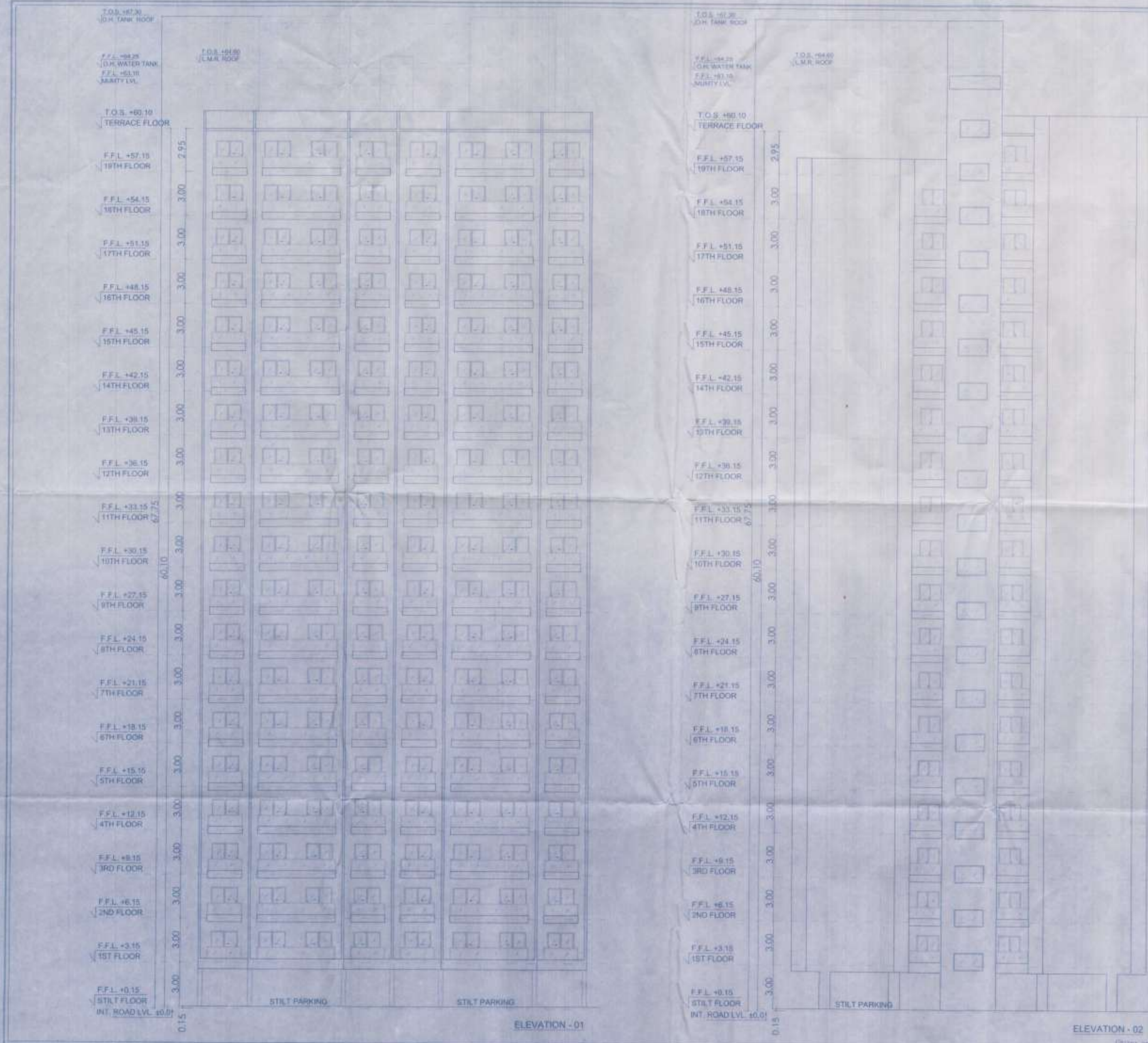
DES ARC
ARCHITECTS, INTERIORS, PLANNING

Nishant Shekhar
NISHANT SHEKHAR
CA/2006/39203
SIGNATURE OF ARCHITECT

Shalesh Ranjan
ER. SHALESH RANJAN, M.I.E
B.SC. (Engg.) Civil
EMP No. 18/STRE(II)/PDN/2019-15
MPON, DANAPUR
SIGNATURE OF STRUCTURAL ENGINEER

सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार



ELEVATION - 01

ELEVATION - 02

DOOR WINDOW SCHEDULE			
TYPE	SIZE	C.S.L	LINTEL
DW1	1.80 X 2.10	—	2.10
DW2	1.50 X 2.10	—	2.10
D1	1.05 X 2.10	—	2.10
D2	0.90 X 2.10	—	2.10
D3	0.75 X 2.10	—	2.10
W1	2.00 X 1.20	—	[illegible]
W2	0.60 X 1.20	0.90	2.10

PROJECT:

PROPOSED RESIDENTIAL APARTMENT "R.D. HEIGHTS"
FOR **M/S R.D. ECO DEVELOPERS PVT. LTD.**
PLOT NO. - 2106, 2110, 2111, 2112, 2114, 2116, 2117,
2118, 2119, 2120, 2130, 2131, 2132 (P)
KHATA NO. - 4, 11, 85, 59, 75, 84
THANA NO. - 30
AT MAUZA - JAMSAUT, PATNA, BIHAR

SHEET TITLE:

TOWER - 05
ELEVATIONS

SCALE = 1:100
OR
MENTIONED

SHEET NO. - 11

For R.D. ECO DEVELOPERS PVT. LTD.
Managing Director

SIGNATURE OF OWNER/ FIRM / COMPANY

ARCHITECT:

DES ARC
ARCHITECTS, INTERIORS, PLANNING

Nishant Shekhar

NISHANT SHEKHAR
CA/2006/39203

SIGNATURE OF ARCHITECT

Shailesh Ranjan

ER. SHAILESH RANJAN, M.I.E
B.SC. (Engg.) Civil
EMP No. 16/STRE(I)/NPDM/2018-19
NPDM, DANAPUR

SIGNATURE OF STRUCTURAL ENGINEER

10-09-2021
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

10/9/2021
प्रभारी निदेशक
पटना महानगर क्षेत्र प्राधिकार

Patna Metropolitan Area Authority
Sanction of Plan case no. PMAA/PRN/JAMSAUT/[illegible] dated 24/12/2020 [illegible]
Development Control Regulations for Patna Master Plan 2031 (Byelaws [illegible]) [illegible]
03/09/2021

Tower-01/B+2(LB+UB+STLT+18) / Tower-04 (UB+STLT+18), Tower-05 (UB+STLT+19) / 57/2020
EWS/LIG, Tower-03 (LB+UB+STLT+14)

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