F.A.R CALCULATION

Floor	BUP AREA (in sq.m.)
Basement	22.283
Ground Floor	215.725
First Floor	418.408
Second Floor	418.408
Third Floor	418.408
Fourth Floor	418.408
Fifth Floor	418.408
Sixth Floor	418.408
Seventh Floor	418.408
Eighth Floor	418.408
Ninth Floor	418.408
Tenth Floor	418.408
Eleventh Floor	418.408
Twelfth Floor	418.408
Thirteenth Floor	418.408
Fourteenth Floor	418.408
Fifteenth Floor	418.408
Sixteenth Floor	418.408
Seventeenth Floor	418.408
Total BUA=	7350.362 SQ.M.

Total Plot Area as per deed = 2886.75 sq.m.
Total Plot Area as per site = 2940.38 sq.m.

F.A.R. = 7350.362/2940.38 = 2.49

SETBACK DETAILS

FOR RESIDENTIAL BUILDING MORE THAN 60 M. IN HT.

REQUIRED SETBACKS AS PER BYE-LAWS 2014:-
FRONT SETBACK = 15.0 M
REAR SETBACK = 9.0 M
& SIDE SETBACKS = 9.0 M

PROVIDED SETBACKS :-
FRONT SETBACK = 15.0 M
REAR SETBACK = 9.5 M
& SIDE SETBACKS = 9.0 M

PARKING CALCULATION

TOTAL BUILT-UP AREA = 7350.362 SQ.M.

TOTAL REQUIRED PARKING AREA
@ 20% OF B/U AREA = 1837.74 SQ.M.

TOTAL PROVIDED PARKING AREA= Ground + Basement
= 302.35 + 1677.947 = 1980.297 SQ.M

POPULATION CALCULATION

TOTAL NO. OF FLATS = 17 x 4 = 68 NOs. of Flats

CONSIDERING EACH FLAT HAVING 5 PERSONS:

TOTAL NO. OF PERSONS OCCUPYING FLATS
= 5 x 68 = 340 PERSONS

RAINWATER HARVESTING SUMP CALCULATION

TOTAL TERRACE AREA = 420.41 SQ.M.

RAIN WATER HARVESTING SUMP REQUIRED IS 6 CU.M. FOR EVERY 100 SQ.M. TERRACE AREA
REQ. CAPACITY OF SUMP = 4.20 x 5 = 25.20 CU.M.

PROVIDED RAINWATER SETTLEMENT TANK SIZE
= 8.35 x 4.0 x 3.00 = 100.2 CU.M.

75,000 LTRS RESERVED IN UNDERGROUND TANK FOR FIRE FIGHTING.

GREEN AREA CALCULATION

REQUIRED GREEN AREA
= 10% OF PLOT AREA
= (0.1 X 2940.38)SQ.M.= 294.03 SQ.M.

PROVIDED GREEN AREA ON GROUND LEVEL = 743 .170 SQ.M.

PROVIDED GREEN AREA ON TERRACE = 106 .0 SQ.M.

TOTAL PROVIDED GREEN AREA = (743 .170 + 106.0) SQ.M
= 849.17 SQ.M. (28.87% of Plot area)

WATER TANK CALCULATION

ACCORDING TO N.B.C WATER REQUIREMENT RESIDENTIAL OCCUPANCY :

TYPE OF OCCUPANCY	WATER REQUIREMENT
RESIDENTIAL	135 LTRS HEAD/ DAY

TOTAL NO. OF PERSONS OCCUPYING FLATS = 340 PERSONS

TOTAL WATER REQ. = 340 X 135 = 45,900 LTRS.

FOR FIRE FIGHTING
REQUIRED OVERHEAD TERRACE TANK = 10,000 LTRS

TOTAL REQUIREMENT = 45,900+ 10,000 = 55,900 LTRS

PROVIDED WATER TANK CAPACITY (2nos.) = [(3270mm x 3050mm x 1650mm) + (3100mm x 5150mm x 1650mm) + (200 f.b)+[(3270mm x 2950mm x 1650mm) + (200 f.b)]
= 42,758.525 ltrs + 15,916.725 ltrs = 58,75.25 LTRS

SEPTIC TANK CALCULATION

1 PERSON NEEDS 0.085 CU.M. CAPACITY OF SEPTIC TANK

TOTAL NO OF PERSONS ON ALL THE FLOORS = 340

TOTAL REQUIREMENT = 340 x 0.085 =28.90 CU. M.

TOTAL REQUIRED CAPACITY OF SEPTIC TANK = 28.90 CU.M.

TOTAL SEPTIC TANK CAPACITY PROVIDED
= 7.3 x 3.5 x 1.5(LIQ. Depth)
= 38.5 CU.M.

EMERGENCY EVACUATION ASSEMBLY AREA CALCULATION

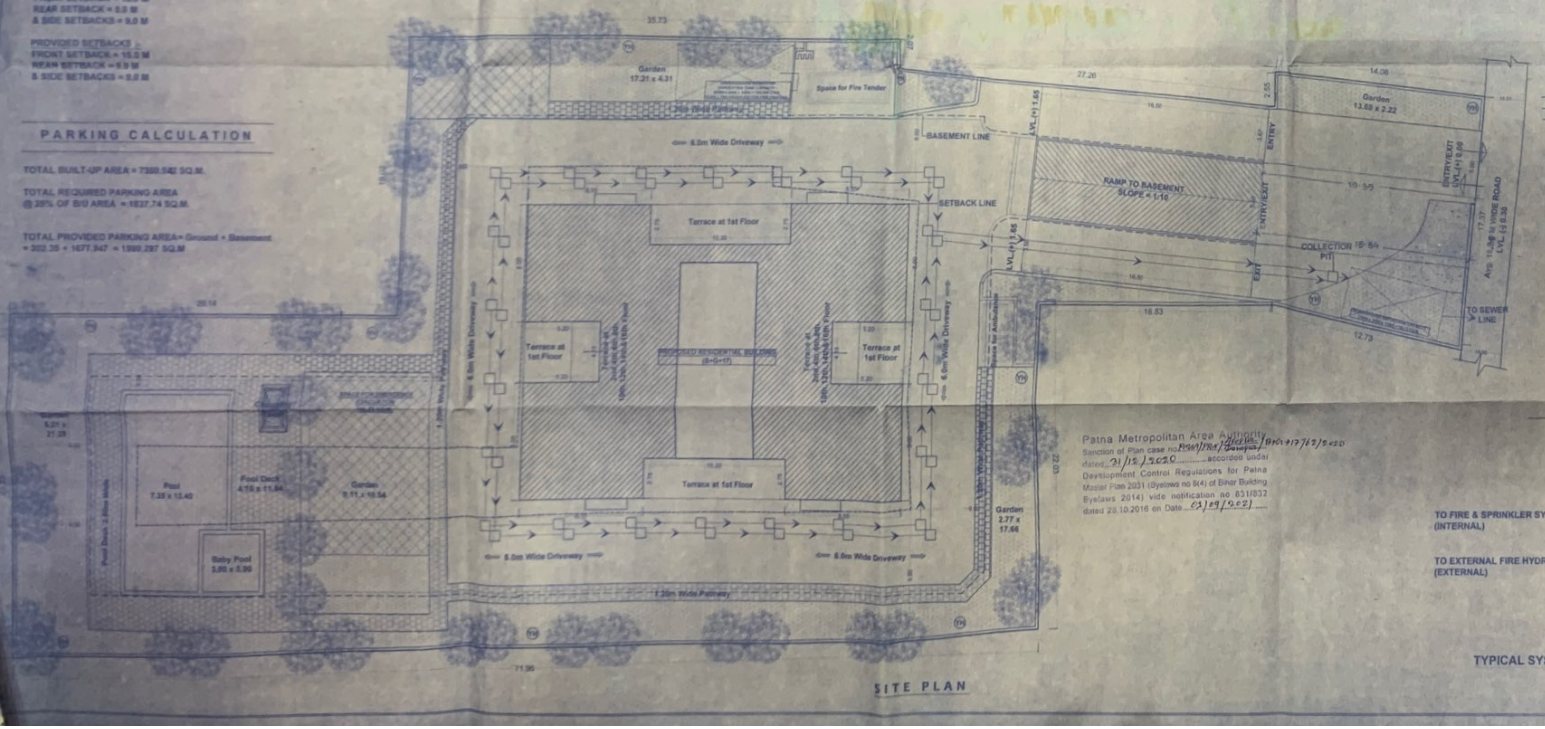
TOTAL NO. OF PERSONS = 340 PERSONS

ASSUMING OCCUPANCY 80 % FOR RESIDENTIAL = 80 % OF 340 = 272
AREA REQUIRED FOR 1 PERSON TO STAND = 4 SQ.FT OR 0.3 SQ.M
TOTAL REQUIRED AREA FOR 272 PERSONS TO STAND = 81.60 SQ.

PROVIDED EMERGENCY EVACUATION ASSEMBLY AREA = 106.25 SQ.M.

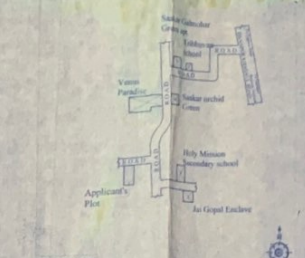
FIRE FIGHTING LEGEND

Symbol	Description
	CO2 / DCP Fire Extinguisher
	Hose Reel 38 mm dia with 63 mm coupling 25 mm dia 45 m length with 6.5 mm Nozzle
	150 mm Dia Wet Riser Pipe
	Fire Alarm Bell
	Fire Alarm Switch
S	Sprinkler
A	Automatic Smoke Detector Alarm
F.D	Fire Resistant Door
EL	Emergency Light
	Public Address System
	Fire Escape Route
SFBC	Semac connection for Fire Brigade
EXIT	Fire Exit
YH	Yard Hydrant
Over Head Water Tank	Capacity 10,000 litres
	Pressure Pump
Under ground Water Tank	Capacity 75,000 litres (reserved in rain water harvesting tank)

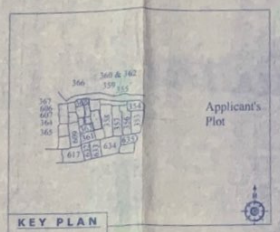


SITE PLAN

Patna Metropolitan Area Authority
Sanction of Plan case no. PMAP/PRAT/Plot No.-BHO-917/63/2020
dated 21/12/2020 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 29.10.2016 on Date 03/09/2021

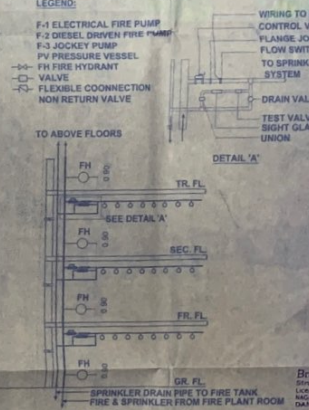


LOCATION PLAN



KEY PLAN

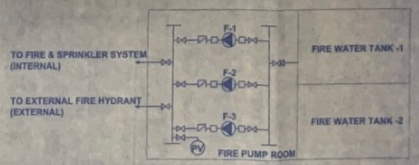
LEGEND:
F-1 ELECTRICAL FIRE PUMP
F-2 DIESEL DRIVEN FIRE PUMP
F-3 JOCKEY PUMP
PV PRESSURE VESSEL
FH FIRE HYDRANT
VALVE
FLEXIBLE COONNECTION
NON RETURN VALVE



ELEVATIONAL VIEW

WIRING TO FAP CONTROL VALVE
FLANGE JOINT
FLOW SWITCH
TO SPRINKLERS SYSTEM
DRAIN VALVE
TEST VALVE SIGHT GLASS UNION

DETAIL 'A'



PLAN

TYPICAL SYSTEM OF PUMPING WITH ONE ELECTRIC AND ONE DIESEL FIRE PUMP

GBN SKYWALK
- A RESIDENTIAL BUILDING OF HEIGHT MORE THAN 50M

NOTE
THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED AFTER SITE INSPECTION AND STRICTLY AS PER THE GUIDELINES OF BIHAR BUILDING BYE LAWS 2014.

RAKESH RANJAN RAJE
DWAPURE/REG. No.- 2004/2003/2004
C.O.A. REG. No.- CA/99/9663

LEGEND
100 mm Dia Solid Waste Pipe
150 mm Dia Liquid Waste Pipe
100 mm Dia Rainwater Pipe
Water Supply Inlet to Toilet & Kitchen

NAME OF DEVELOPER & ADDRESS :
GBN BHOOMI NIRMAN PVT. LTD.

ADDRESS
BAGUN, DANAPUR, PATNA, BIHAR - 801503

DIRECTORS :
1. SHRI AMRESH KUMAR S/O LATE SHRI RAM KRIPAL SINGH
2. SHRI SHASHI SINGH S/O LATE SHRI KESHAV PRASAD SINGH

PLOT DETAIL :
SURVEY PLOT NO. - 360, 358, 356, 355, 362
KHATA NO. - 13, 20, 46, 18, 44
SURVEY THANA NO. - 34
MAUZA - ASOPUR
ANCHAL - DANAPUR
DIST. - PATNA

BOUNDARY DETAIL :
NORTH - BRANCH ROAD OF 6" WIDE
SOUTH - RAJENDRA SINGH AND OTHERS
EAST - PLOT NO. 356 & RAJENDRA SINGH
WEST - PRESENT PURCHASER

SHEET DETAIL :
(1) PMC CALCULATIONS
(2) SITE PLAN

SHEET NO. 01/02 | SCALE 1:150 | NORTH

GBN BHOOMI NIRMAN PVT. LTD.
Director
Regd.-U45206BR2021PTC053723
SIGNATURE OF DEVELOPER

Brajesh Kumar Sinha
Structural Engineer
LICENCE No. 1/379 - E/15/APDN
NAGAR PARISHAD DANAPUR NIZAMAT
DANAPUR
SIGNATURE OF STRUCTURAL ENGINEER

RAKESH RANJAN RAJE
DWAPURE/REG. No.- 2004/2003/2004
C.O.A. REG. No.- CA/99/9663
SIGNATURE OF ARCHITECT

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