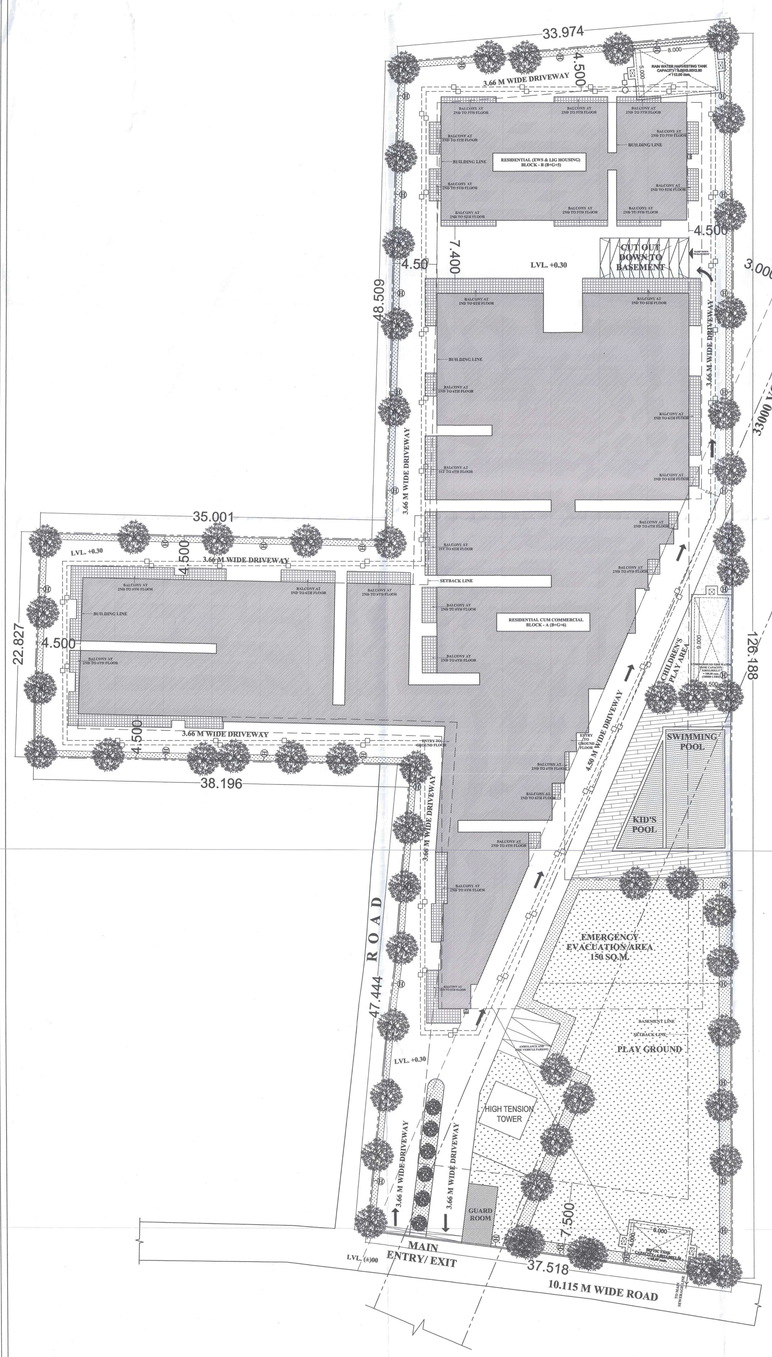
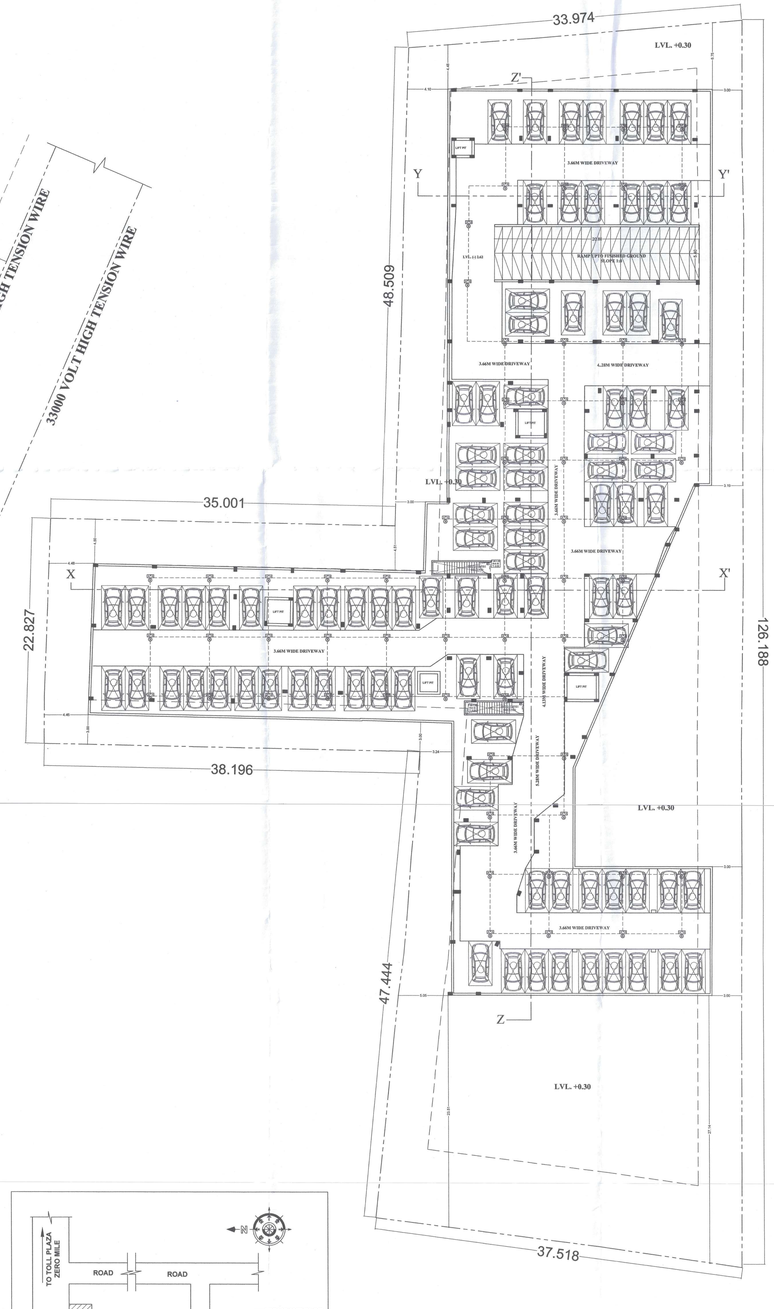
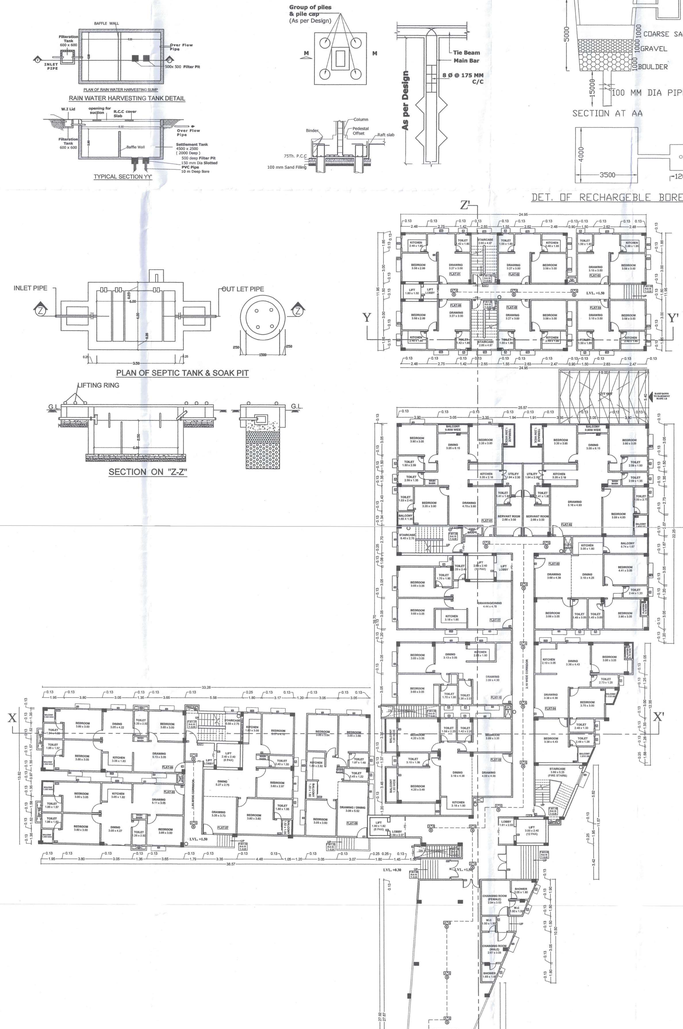


SITE PLAN



BASEMENT FLOOR PLAN

LOCATION PLAN



GROUND FLOOR PLAN

WATER TANK CALCULATION:-

BLOCK A -
EACH FLAT HAVING 5 PERSON
TOTAL NO. OF PERSON = 89 X 5 = 445 PERSON
SAY 465 PERSONS
PER PERSON REQD. CAPACITY =135 ltrs/day
REQD. CAPACITY OF WATER TANK
=465 X 135 = 62775 L

FIRE FIGHTING REQUIRED VOLUME = 25000L
TOTAL REQ = 62775 + 25000 = 87775 ltrs
= 87.77 CUM.
PROVIDED WATER TANK =
1) 8.23 X 2.57 X 1.60 (+ 0.30 F.B) = 33.84 CUM
2) 3.89 X 5.25 X 1.60 (+ 0.30 F.B) = 32.67 CUM
3) 6.13 X 2.75 X 1.60 (+ 0.30 F.B) = 26.97 CUM
TOTAL PROVIDED IN BLOCK - A = 93.48 CUM

BLOCK B -
EACH FLAT HAVING 3 PERSON
TOTAL NO. OF PERSON = 36 X 3 = 108 PERSON
PER PERSON REQD. CAPACITY =135 ltrs/day
REQD. CAPACITY OF WATER TANK
=108 X 135 = 14580 ltrs
FIRE FIGHTING REQUIRED VOLUME = 25000L
TOTAL REQ = 14580+ 25000 = 39580 ltrs
= 39.58 CUM.
PROVIDED WATER TANK =
1) 4.73 X 2.65 X 1.60 (+ 0.30 F.B) = 20.05 CUM
2) 6.47 X 2.65 X 1.60 (+ 0.30 F.B) = 27.43 CUM
TOTAL PROVIDED IN BLOCK - B = 47.48 CUM

TOTAL REQUIRED CAPACITY = 127.35 CUM
PROVIDED CAPACITY = 6.00 X 4.00 X 2.50 = 140.96 CUM

SEPTIC TANK CALCULATION:-

BLOCK A
EACH FLAT HAVING 5 PERSON
TOTAL NO. OF PERSON = 89 X 5 = 445 PERSONS
TOTAL SAY = 465 PERSONS
PER PERSON REQD. VOLUME = 0.085 cb.m./day
=465 X0.085 = 39.52 cb.m.

BLOCK B -
EACH FLAT HAVING 3 PERSON
TOTAL NO. OF PERSON = 36 X 3 = 108 PERSON
PER PERSON REQD. VOLUME = 0.085 cb.m./day
REQD.VOLUME OF SEPTIC TANK
=108 X0.085 = 9.18 cb.m.

TOTAL REQUIRED CAPACITY = (39.52+9.18)CUM=48.70 CUM
PROVIDED CAPACITY = 6.00 X 4.00 X 2.50 = 60.00 CUM

FIRE EVACUATION ASSEMBLY AREA:-

POPULATION DENSITY

TOTAL NUMBER OF PERSON IN RESIDENTIAL=573 PERSON
TAKING 80% OF RES. POPULATION = 459 PERSON
TOTAL REQUIRED SPACE FOR EMERGENCY EVACUATION ASSEMBLY AREA = (459X0.30)SQ.M.=137.70 SQ.M.
PROVIDED FIRE EVACUATION ASSEMBLY AREA ON FINISH GROUND = 155 SQ.M.

PARKING CALCULATION:-

REQUIRED PARKING 25% of NET RESIDENTIAL B/U AREA
SERVICE AREA = 15 % OF RES. B/U AREA
NET B/U AREA 11669.39 - 1770.40 = 9918.99 sq.m.
So, REQUIRED CAR PARKING AREA (@ 25% NET RES. B/U AREA) = **2500.18 sqm**

TOTAL CAR PARKING AREA REQUIRED = 2500.18 sq.m.
BASEMENT CAR PARKING AREA PROVIDED = 2605.52 sqm
TOTAL PROVIDED PARKING AREA = 2605.52 sqm

GREEN AREA CALCULATION:-

REQUIRED GREEN AREA 10% of TOTAL PLOT AREA
REQUIRED GREEN AREA = 513.52 SQ.M.
PROVIDED GREEN AREA @ 20.7% = 1055 SQ.M.

RAIN WATER HARVESTING SUMP CALCULATION:-

TERRACE AREA = 1838.93 SQ.M.
NEED 6 CUM OF RECHARGE PIT VOLUME PER 100 SQ.M. OF TERRACE AREA
SO REQUIRED VOLUME = (1838.93/100) X 6 = 110.34 CUM.
PROVIDED SUMP CAPACITY = (8.00X5.00X2.80) = 112.00 CUM.

SETBACK DETAILS :-

FOR BUILDING HEIGHT UPTO 22 M.
FRONT SETBACK = 7.40 M
SIDE AND REAR SETBACKS = 4.50 M

SCHEDULE OF DOORS & WINDOWS

S.NO	TYPE	WIDTH	SILL	HEIGHT	DESCRIPTION
01.	SD	1500	0.0	same as floor	GLASS ENTRANCE DOOR
02.	SD	1800	0.0	same as floor	SLIDING DOOR
03.	SD1	1500	0.0	same as floor	SLIDING DOOR
04.	SD2	1300	0.0	same as floor	SLIDING DOOR
05.	SD3	1200	0.0	same as floor	SLIDING DOOR
06.	D	1200	0.0	2100	SINGLE LEAF DOOR
07.	D1	1000	0.0	2100	SINGLE LEAF DOOR
08.	D2	750	0.0	2100	SINGLE LEAF DOOR
09.	W1	1200	900	same as floor	FULLY GLAZED WIN.
10.	W2	900	1050	same as floor	FULLY GLAZED WIN.
11.	DW1	1500	900	same as floor	OPEN GLAZED DOOR FULLY GLAZED WIN.
12.	DW2	1800	900	same as floor	OPEN GLAZED DOOR FULLY GLAZED WIN.
13.	V	600	1500	same as floor	FULLY GLAZED VENTILATOR
14.	UD	980	0.00	same as floor	DOUBLE LEAF FULLY GLAZED DOOR
15.	LD				LIFT DOOR AS PER SPECIFICATION

SPECIFICATION:-

1. **FOUNDATION** - R.C.C. UNDER REAMED PILE FOUNDATION 6.0 M DEEP WITH R.C.C. AS/ STRUCTURAL ENGINEER.
2. **SUPER STRUCTURE** - 1st CLASS BRICK WORK IN SUPER STRUCTURE WITH CEMENT MORTER 1:6.
3. **PLINTH** - HEIGHT P.L. AND G.L. AS SHOWN IN SECTION.
4. **FLOORING** - 0.025M TH. I.P.S. FLOORING OVER 0.125M TH. DRY RAMMED KHOA OVER 0.075 M TH. BRICK FLAT SOLING OVER SAND FILLING.
5. **ROOF** - 0.10M TH. AVERAGE LIME TERRACING OVER R.C.C. ROOF SLAB.
6. **DOORS** - CHOWKHATS OF DOORS TO BE SAL WOOD.
7. **WINDOWS** - ALL WINDOWS TO BE FULLY GLAZED IN STEEL.
8. **PLASTER** - 0.12M TH. CEMENT PLASTER ON BOTH SIDE OF BRICK WORK.
9. **COLOURING** - COLOUR OR WHITE WASH AS/CHOICE

AREA CALCULATION :-

TOTAL PLOT AREA = 5135.20 SQM.

BLOCK - A AREA CALCULATION

BASEMENT FLOOR B/U AREA =	29.57 SQ.M.
GROUND FLOOR B/U AREA	= 1602.09 SQ.M.
1ST FLOOR B/U AREA	= 1592.83 SQ.M.
2ND FLOOR B/U AREA	= 1688.98 SQ.M.
3RD FLOOR B/U AREA	= 1688.98 SQ.M.
4TH FLOOR B/U AREA	= 1688.98 SQ.M.
5TH FLOOR B/U AREA	= 1688.98 SQ.M.
6TH FLOOR B/U AREA	= 1688.98 SQ.M.
TOTAL B/U AREA	= 11669.39 SQ.M.

F.A.R = TOTAL B/U AREA / NET PLOT AREA
= 11669.39 / 5135.20 = 2.27

BLOCK - B (EWS HOUSING AREA CALCULATION)

GROUND FLOOR B/U AREA	= 270.90 SQ.M.
1ST FLOOR B/U AREA	= 273.83 SQ.M.
2ND FLOOR B/U AREA	= 299.49 SQ.M.
3RD FLOOR B/U AREA	= 299.49 SQ.M.
4TH FLOOR B/U AREA	= 299.49 SQ.M.
5TH FLOOR B/U AREA	= 299.49 SQ.M.
TOTAL B/U AREA	= 1742.69 SQ.M.

PROVIDED EWS B/U AREA (BLOCK-B)
TOTAL EWS B/U AREA = 1742.69 SQ.M
= 14.93% OF TBA (BLOCK-A)

TOTAL FAR (BLOCK A + BLOCK B) = TOTAL B/U AREA / NET PLOT AREA
= 13412.08 / 5135.20 = 2.61

FIRE LEGEND :-

1. UNDER GROUND WATER STATIC TANK OF 100,000 LITRE CAPACITY	1,00,000 LITRE
2. OVER HEAD WATER TANK OF 25,000 LITRE CAPACITY	25,000 LITRE
3. HYDRANT POINT	-H-
4. HOSE REEL	-T-
5. FIRE EXTINGUISHER	-E-
6. EMERGENCY LIGHT	-EL-
7. SEAMAC CONNECTION	-SC-
8. PHOTOLUM SIGN	EXIT
9. FIRE RESISTING CHECK DOOR	--FD--
10. MANUALLY OPERATED ELECTRONIC FIRE ALARM SYSTEM	M
11. AUTOMATIC SMOKE DETECTOR	(SA)
12. AUTOMATIC SPRINKLER INSTALATION	S

PLOT DETAILS :-

PROPOSED B+G+6 RESIDENTIAL BUIDING
HAVING MAUZA-CHHITMA, THANA-DIDARGANJ,
THANA NO.-30, TAUZI NO.-55 KHATA NO.-08, 05, PLOT NO.-19(P), 21(P) PATNA CITY, PATNA.

DEVELOPER DETAILS :-
M/s NALANDA UMEED CITY PVT. LTD.
ADDRESS:- MS NALANDA CERAMIC, CO- NABIN KUMAR 56 DHANKI MORE, AGAM KUAN, PAHARI,
PATNA, BIHAR, PIN:- 800007

SHEET NO.	SCALE.	NORTH.
PMC.01/03	1 : 100	

NALANDA UMEED CITY PVT. LTD.
Director
SIGNATURE OF OWNER/ DEVELOPER

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Govt. of Bihar
STRUCTURAL ENGINEER

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
SIGNATURE OF ARCHITECT

Patna Metropolitan Area Authority
Sanction of Plan Case no. PMA/2024/000000 Dated 01/12/2025 accorded under Development Control Regulations For Patna Master Plan 2031 (Review)To G of Bihar Building Byelaws 2014 (as amended 2023) on Date 22/01/2026

सहायक नगर योजना पदाधिकारी, पटना महानगर क्षेत्र प्राधिकार

सहायक अभियंता पटना महानगर क्षेत्र प्राधिकार

कार्यपालक अभियंता पटना महानगर क्षेत्र प्राधिकार

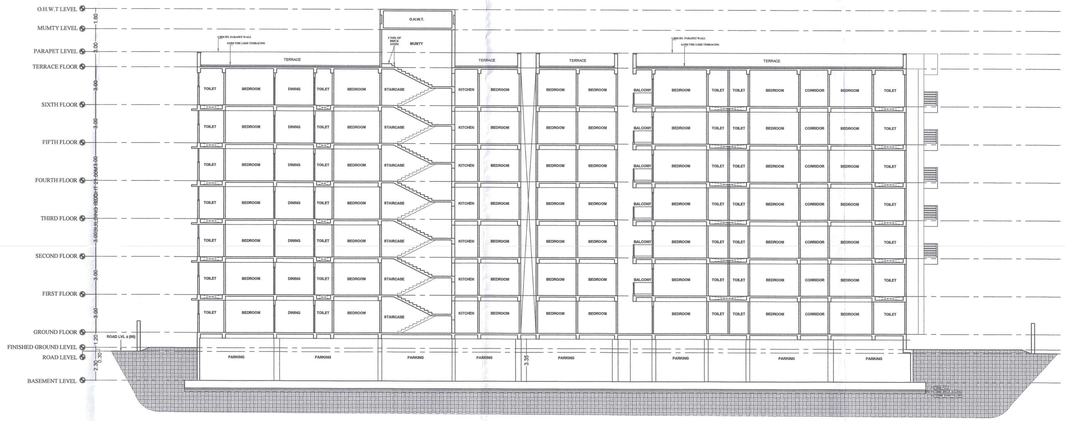
अधीक्षण अभियंता पटना महानगर क्षेत्र प्राधिकार

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



FRONT ELEVATION

BLOCK - A



SECTION X-X'

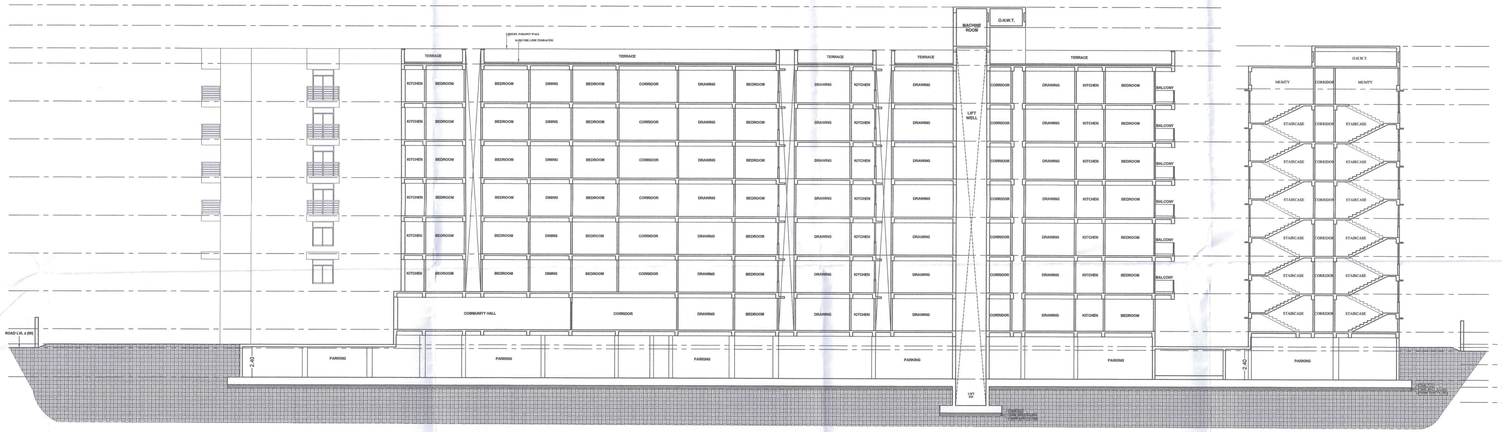


SIDE ELEVATION

BLOCK - A



SECTION Y-Y'



SECTION Z-Z'



SIDE ELEVATION

BLOCK - B

FRONT ELEVATION

BLOCK - B

SCHEDULE OF DOORS & WINDOWS

S.NO	TYPE	WIDTH	SILL	HEIGHT	DESCRIPTION
01.	ED	1500	0.0	REMA BOTTOM	GLAZED ENTRANCE DOOR
02.	SD	1800	0.0	REMA BOTTOM	SLIDING DOOR
03.	SD1	1500	0.0	REMA BOTTOM	SLIDING DOOR
04.	SD2	1350	0.0	REMA BOTTOM	SLIDING DOOR
05.	SD3	1200	0.0	REMA BOTTOM	SLIDING DOOR
06.	D'	1200	0.0	2100	SINGLE LEAF DOOR
07.	D1	1050	0.0	2100	SINGLE LEAF DOOR
08.	D2	750	0.0	2100	SINGLE LEAF DOOR
09.	W1	1200	900	REMA BOTTOM	FULLY GLAZED WIN.
10.	W2	900	1050	REMA BOTTOM	FULLY GLAZED WIN.
11.	DW1	D-750 W-600	D-0.0 W-900	REMA BOTTOM	UPVC GLAZED DOOR FULLY GLAZED WIN.
12.	DW2	D-750 W-375	D-0.0 W-900	REMA BOTTOM	UPVC GLAZED DOOR FULLY GLAZED WIN.
13.	V	600	1500	REMA BOTTOM	FULLY GLAZED VENTILLATOR
14.	UD	900	0.00	BOTTOM	DOUBLE LEAF FULLY GLAZED DOOR
15.	LD	LIFT DOOR AS PER SPECIFICATION			

SPECIFICATION:-

1. **FOUNDATION** - R.C.C. UNDER REAMED PILE FOUNDATION 6.0 M DEEP WITH R.C.C. AS/ STRUCTURAL ENGINEER.
2. **SUPER STRUCTURE** - 1st CLASS BRICK WORK IN SUPER STRUCTURE WITH CEMENT MORTER 1:6.
3. **PLINTH** - HEIGHT P.L. AND G.L. AS SHOWN IN SECTION.
4. **FLOORING** - 0.025M TH. I.P.S. FLOORING OVER 0.125M TH. DRY RAMMED KHOA OVER 0.075 M TH. BRICK FLAT SOLING OVER SAND FILLING.
5. **ROOF** - 0.10M TH. AVERAGE LIME TERRACING OVER R.C.C. ROOF SLAB.
6. **DOORS** - CHOWKHATS OF DOORS TO BE SAL WOOD.
7. **WINDOWS** - ALL WINDOWS TO BE FULLY GLAZED IN STEEL.
8. **PLASTER** - 0.12M TH. CEMENT PLASTER ON BOTH SIDE OF BRICK WORK.
9. **COLOURING** - COLOUR OR WHITE WASH AS/CHOICE

FIRE LEGEND :-

1. UNDER GROUND WATER STATIC TANK OF 100,000 LITRE CAPACITY ---- 1,00,000 LITRE
2. OVER HEAD WATER TANK OF 25,000 LITRE CAPACITY ---- 25,000 LITRE
3. HYDRANT POINT ----
4. HOSE REEL ----
5. FIRE EXTINGUISHER ----
6. EMERGENCY LIGHT ----
7. SEAMAC CONNECTION ----
8. PHOTOLUM SIGN. ---- EXIT
9. FIRE RESISTING CHECK DOOR ---- FD
10. MANUALLY OPERATED ELECTRONIC FIRE ALARM SYSTEM ----
11. AUTOMATIC SMOKE DETECTOR ---- A P A
12. AUTOMATIC SPRINKLER INSTALATION ----

PLOT DETAILS :-

PROPOSED B+G+6 RESIDENTIAL BUIDING
HAVING MAUZA-CHHITMA, THANA-DIDARGANJ,
THANA NO.-30, TAUZI NO.-55/KHATA NO.-08, 05, PLOT NO.-19(P), 21(P) PATNA CITY, PATNA.

DEVELOPER DETAILS :-
M/s NALANDA UMEED CITY PVT. LTD.
ADDRESS:- MS NALANDA CERAMIC, CO- NABIN KUMAR 56 DHANKI MORE, AGAM KUAN, PAHARI,
PATNA, BIHAR, PIN:- 800007

SHEET NO.	SCALE.	NORTH.
PMC-03/03	1 : 100	

NALANDA UMEED CITY PVT. LTD. Director
SIGNATURE OF OWNER/ DEVELOPER

BRAJESH KUMAR SINHA
Registration No.-
BR/UDHD/SE/23-0071
UDHD, Government of Bihar
SIGNATURE OF STRUCTURAL ENGINEER

AMIT KUMAR
ARCHITECT
EMPANELMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR
SIGNATURE OF ARCHITECT

Patna Metropolitan Area Authority
Sanction of Plan Case no. Addl/Regl/Comm/Residential/Block-A(Ground)/01/2025 Block-B(G+06)/01/2025 dated 01-12-2025 accorded under Development Control Regulations For Patna Master Plan 2031 (byelaws/Rs 81 of Bihar Building Byelaws 2014 (as amended 2023) on Date 27-01-2026

सहायक नगर योजना पदाधिकारी, पटना महानगर क्षेत्र प्राधिकार

सहायक अभियंता पटना महानगर क्षेत्र प्राधिकार

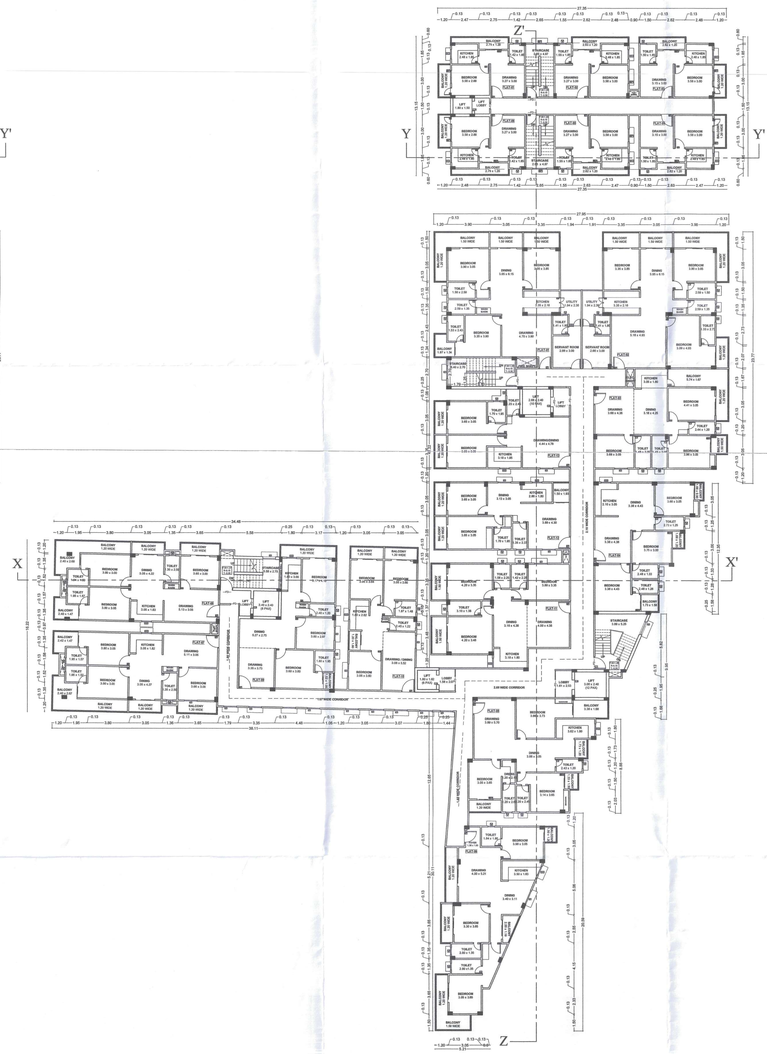
कार्यपालक अभियंता पटना महानगर क्षेत्र प्राधिकार

अधीक्षण अभियंता पटना महानगर क्षेत्र प्राधिकार

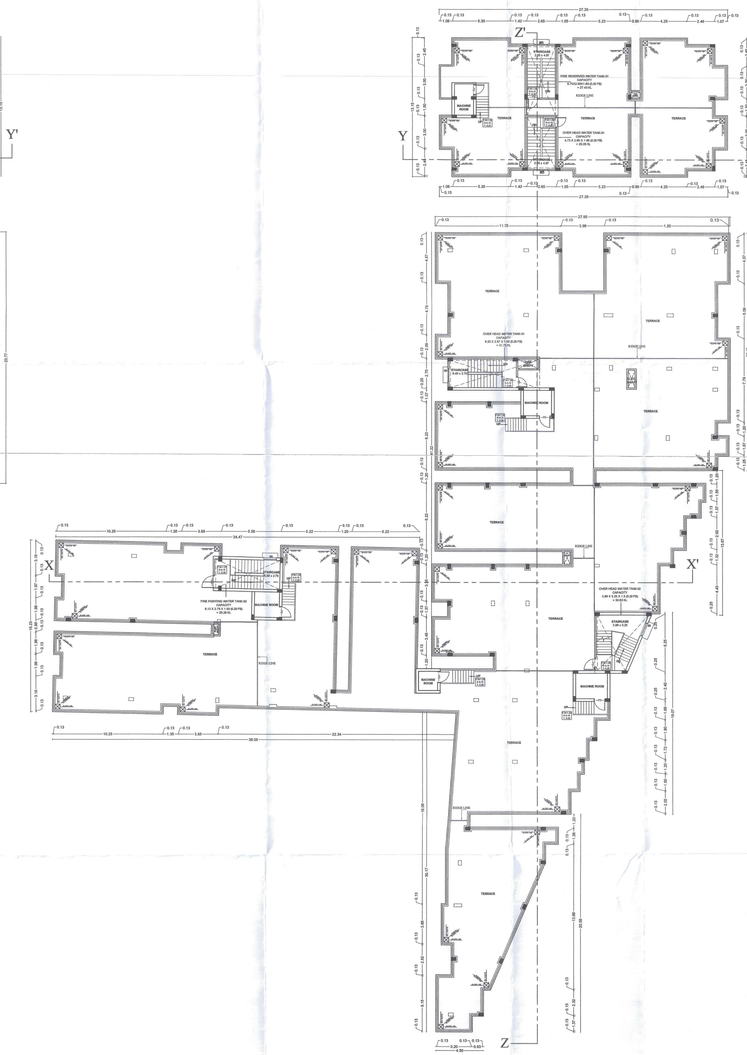
बिहार भू-सम्पदा (विनियमन विकास) नियमावली, 2017 की धारा 06 अधीन राज्य से गठित विनियमन प्राधिकारण से इस परियोजना का निबंधन अनिवार्य होगा।



FIRST FLOOR PLAN



2ND TO 6TH TYPICAL FLOOR PLAN



TERRACE FLOOR PLAN

SCHEDULE OF DOORS & WINDOWS

S.NO	TYPE	WIDTH	SILL	HEIGHT	DESCRIPTION
01.	ED	1500	0.0	BEAM BOTTOM	GLAZED ENTRANCE DOOR
02.	SD	1800	0.0	BEAM BOTTOM	SLIDING DOOR
03.	SD1	1500	0.0	BEAM BOTTOM	SLIDING DOOR
04.	SD2	1350	0.0	BEAM BOTTOM	SLIDING DOOR
05.	SD3	1200	0.0	BEAM BOTTOM	SLIDING DOOR
06.	D'	1200	0.0	2100	SINGLE LEAF DOOR
07.	D1	900	0.0	2100	SINGLE LEAF DOOR
08.	D2	750	0.0	2100	SINGLE LEAF DOOR
09.	W1	1200	900	BEAM BOTTOM	FULLY GLAZED WIN.
10.	W2	900	1050	BEAM BOTTOM	FULLY GLAZED WIN.
11.	DW1	0.750 to 0.900	0.0.0 to 0.900	BEAM BOTTOM	UPVC GLAZED DOOR FULLY GLAZED WIN.
12.	DW2	0.750 to 0.375	0.0.0 to 0.900	BEAM BOTTOM	UPVC GLAZED DOOR FULLY GLAZED WIN.
13.	V	600	1500	BEAM BOTTOM	FULLY GLAZED VENTILATOR
14.	UD	980	0.00	BEAM BOTTOM	DOUBLE LEAF FULLY GLAZED DOOR
15.	LD	LIFT DOOR AS PER SPECIFICATION			

SPECIFICATION:-

1. **FOUNDATION -** R.C.C. UNDER REAMED PILE FOUNDATION 6.0 M DEEP WITH R.C.C. ASI STRUCTURAL ENGINEER.
2. **SUPER STRUCTURE -** 1st CLASS BRICK WORK IN SUPER STRUCTURE WITH CEMENT MORTER 1:6.
3. **PLINTH -** HEIGHT P.L. AND G.L. AS SHOWN IN SECTION.
4. **FLOORING -** 0.025M TH. I.P.S. FLOORING OVER 0.125M TH. DRY RAMMED KHOA OVER 0.075 M TH. BRICK FLAT SOLING OVER SAND FILLING.
5. **ROOF -** 0.10M TH. AVERAGE LIME TERRACING OVER R.C.C. ROOF SLAB.
6. **DOORS -** CHOWKHATS OF DOORS TO BE SAL WOOD.
7. **WINDOWS -** ALL WINDOWS TO BE FULLY GLAZED IN STEEL.
8. **PLASTER -** 0.12M TH. CEMENT PLASTER ON BOTH SIDE OF BRICK WORK.
9. **COLOURING -** COLOUR OR WHITE WASH AS/CHOICE

FIRE LEGEND :-

1. UNDER GROUND WATER STATIC TANK OF 100,000 LITRE CAPACITY ---------- (1,00,000 LITRE)
2. OVER HEAD WATER TANK OF 25,000 LITRE CAPACITY ---------- (25,000 LITRE)
3. HYDRANT POINT ----------
4. HOSE REEL ----------
5. FIRE EXTINGUISHER ----------
6. EMERGENCY LIGHT ----------
7. SEAMAC CONNECTION ----------
8. PHOTOLUM SIGN ---------- (EXIT)
9. FIRE RESISTING CHECK DOOR ----------
10. MANUALLY OPERATED ELECTRONIC FIRE ALARM SYSTEM ----------
11. AUTOMATIC SMOKE DETECTOR ----------
12. AUTOMATIC SPRINKLER INSTALATION ----------

PLOT DETAILS :-

PROPOSED B+G+6 RESIDENTIAL BUIDING
HAVING MAUZA-GHHITMA, THANA-DIDARGANJ, THANA NO.-30, TAUZI NO.-55/KHATA NO.-08, 05, PLOT NO.-19(P), 21(P) PATNA CITY, PATNA.

DEVELOPER DETAILS :-

M/s NALANDA UMEED CITY PVT. LTD.
ADDRESS:- M/S NALANDA CERAMIC, CO- NABIN KUMAR 56 DHANKI MORE, AGAM KUAN, PAHARI, PATNA, BIHAR, PIN:- 800007

SHEET NO.	SCALE.	NORTH.
PMC.02/03	1 : 100	

NALANDA UMEED CITY PVT. LTD. Director

SIGNATURE OF OWNER/ DEVELOPER

BRAJESH KUMAR SINHA
Registration No.:
BR.IUD/HD/SE/23-0071
UDHD, Government of Bihar

SIGNATURE OF STRUCTURAL ENGINEER

AMIT KUMAR
ARCHITECT
LMPANEL/MENT NO.
CA/1999/25514
UDHD GOVERNMENT OF BIHAR

SIGNATURE OF ARCHITECT

Patna Metropolitan Area Authority
Sanction of Plan Case no. PMA/PP/2024/0135/2024 Block No.(Old/New) Block No.(Old/New)
dated 01-03-2025 accorded under
Development Control Regulations For Patna
Master Plan 2031 (Byelaws/Rb 6) of Bihar Building
Byelaws 2014 (as amended 2022) on Date: 22-01-2026

सहायक नगर योजना पदाधिकारी, पटना महानगर क्षेत्र प्राधिकार

सहायक अभियंता पटना महानगर क्षेत्र प्राधिकार

कार्यपालक अभियंता पटना महानगर क्षेत्र प्राधिकार

अधीक्षण अभियंता पटना महानगर क्षेत्र प्राधिकार

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