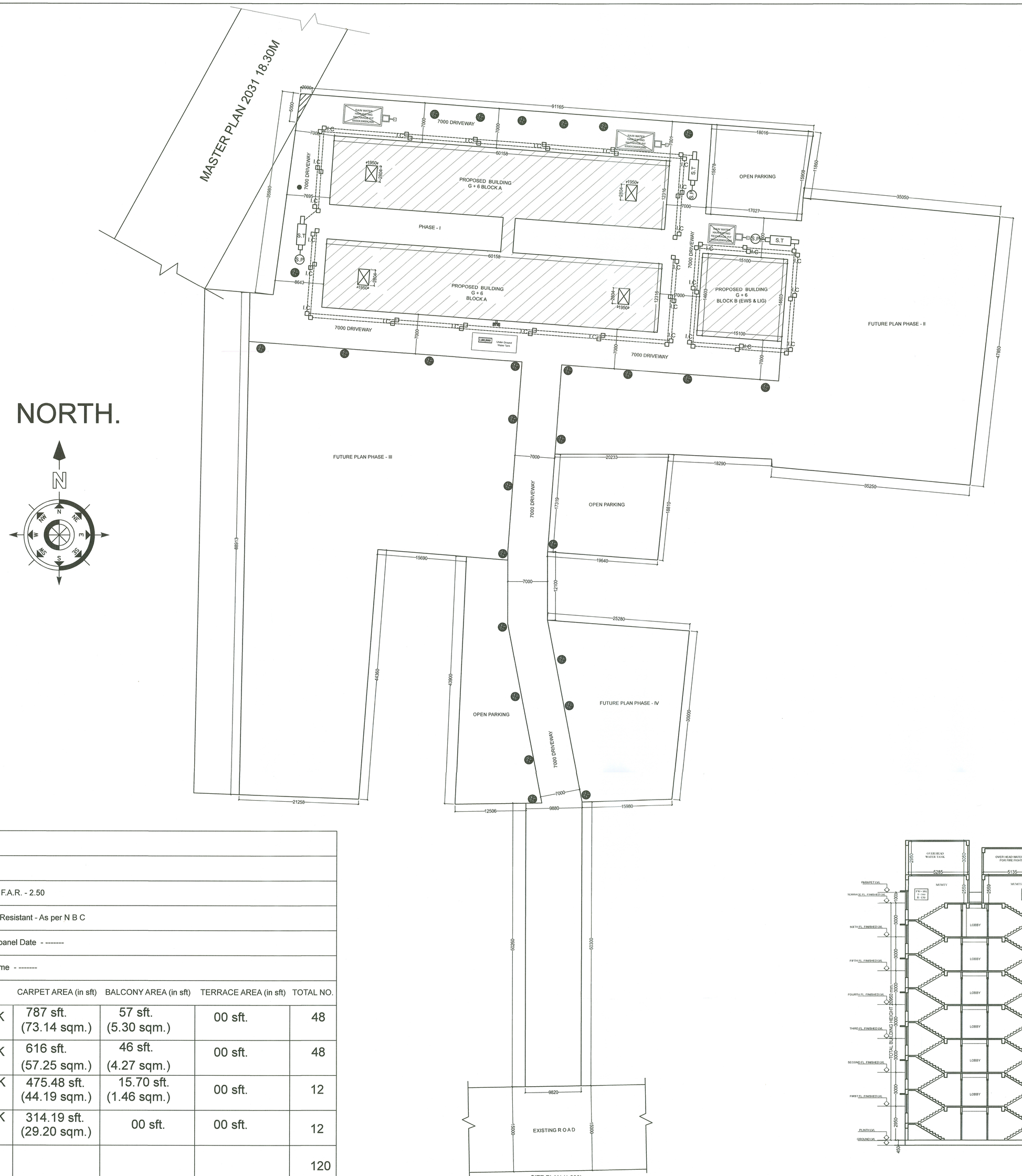
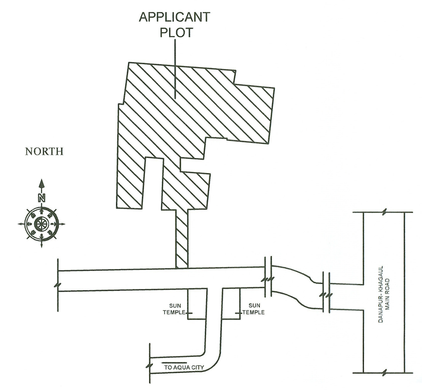


NORTH.

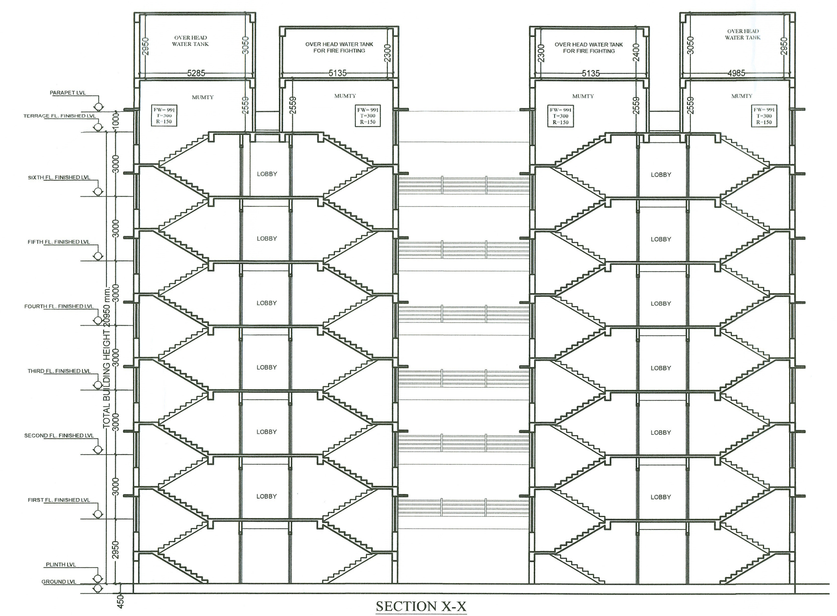
SITE PLAN (1:200)



LOCATION PLAN



KAY PLAN



SECTION X-X
(BLOCK A)

Latitude				
Longitude				
Permissible F.A.R. - 2.50				
Earthquake Resistant - As per N B C				
Archited Enpanel Date - -------				
Archited Name - -------				
TYPE	CARPET AREA (in sft)	BALCONY AREA (in sft)	TERRACE AREA (in sft)	TOTAL NO.
A -3BHK	787 sft. (73.14 sqm.)	57 sft. (5.30 sqm.)	00 sft.	48
B- 2BHK	616 sft. (57.25 sqm.)	46 sft. (4.27 sqm.)	00 sft.	48
C- 2BHK (Lig)	475.48 sft. (44.19 sqm.)	15.70 sft. (1.46 sqm.)	00 sft.	12
D- 1BHK (Ews)	314.19 sft. (29.20 sqm.)	00 sft.	00 sft.	12
TOTAL				120

AREA CALCULATION BLOCK A

TOTAL PLOT AREA AS PER DEED	11686.83 sqm
TOTAL PLOT AREA AS ON SITE	11519.52 sqm
AREA LEFT FOR ROAD WIDENING	5.00 sqm
NET PLOT AREA	11514.52 sqm
GROUND FLOOR B.U. AREA	40.32 sqm
FIRST FLOOR B.U. AREA	1475.39 sqm
SECOND FLOOR B.U. AREA	1475.39 sqm
THIRD FLOOR B.U. AREA	1475.39 sqm
FOURTH FLOOR B.U. AREA	1475.39 sqm
FIFTH FLOOR B.U. AREA	1475.39 sqm
SIXTH FLOOR B.U. AREA	1475.39 sqm
TOTAL BUILTUP AREA BLOCK- A	**8892.66 sqm**

AREA CALCULATION BLOCK B (EWS & LIG)

GROUND FLOOR B.U. AREA	18.86 sqm
FIRST FLOOR B.U. AREA	220.51 sqm
SECOND FLOOR B.U. AREA	220.51 sqm
THIRD FLOOR B.U. AREA	220.51 sqm
FOURTH FLOOR B.U. AREA	220.51 sqm
FIFTH FLOOR B.U. AREA	220.51 sqm
SIXTH FLOOR B.U. AREA	220.51 sqm
TOTAL BUILTUP AREA BLOCK- B	**1341.92 sqm**
TOTAL BUILTUP AREA BLOCK- A	**8892.66 sqm**
TOTAL BUILTUP AREA	**10234.58 sqm**
F.A.R. ACHIEVED	**0.77(EXCLUDING EWS & LIG) 0.88**

PARKING CALCULATION

TOTAL BUILTUP AREA	10234.58 sqm
30% TOTAL BUILTUP AREA	3070.37 sqm
15% OF B/U AREA DEDUCTED IN PARKING CALCULATION	460.55 sqm
AREA REQUIRED FOR PARKING	2609.82 sqm
AREA PROVIDED FOR PARKING	
ON GROUND FLOOR BLOCK A	1429.81 sqm
ON GROUND FLOOR BLOCK B	201.65 sqm
ON OPEN PARKIN	983.89 sqm
TOTAL AREA PROVIDED FOR PARKING	2615.35 sqm

WATER SUPPLY CALCULATION

TOTAL NO. OF UNITS	120 nos.
TOTAL NO. OF PERSONS @ 5 PER UNIT	600 nos.
TOTAL WATER REQ. @ 135 LT. PER PERSON	81000 lt per day
REQUIRED VOLUME OF WATER TANK	81.00 cu.m.
VOLUME OF WATER TANK PROVIDED BLOCK A	5.28 x 2.13 x (2.80 + 0.15)
VOLUME OF WATER TANK PROVIDED BLOCK A	5.28 x 2.13 x (2.80 + 0.15)
VOLUME OF WATER TANK PROVIDED BLOCK B	2.10 x 5.40 x (1.85 + 0.15)
	89.02 cu. m.

SEPTIC TANK CALCULATION

TOTAL NO. OF UNITS	120 nos.
TOTAL NO. OF PERSONS @ 5 PER UNIT	600 nos.
TOTAL VOL. REQ. @ 0.085 CU.M. PER PERSON	51.00 cu. m. per day
VOLUME OF SEPTIC TANK PROVIDED BLOCK A	6.00 x 2.00 x (1.70 + 0.30)
VOLUME OF SEPTIC TANK PROVIDED BLOCK A	6.00 x 2.00 x (1.70 + 0.30)
VOLUME OF SEPTIC TANK PROVIDED BLOCK B	3.00 x 2.00 x (1.70 + 0.30)
	60.00 cu. m.

RAIN WATER HARVESTING CALCULATION:-

REQUIRED 6 cum RECHARGING PIT/ TRENCH VOLUME
PER 100 SQM OF TERRACE AREA
SO, TERRACE AREA = 1695.90 SQM
NEEDED VOLUME OF RECHARGING PIT =
(1695.90/100) X 6 = 101.75 CUM
PROVIDED VOLUME OF RECHARGING PIT =
BLOCK A 6.50 X3.00X2.50 = 48.75 CUM
BLOCK A 6.50 X3.00X2.50 = 48.75 CUM
BLOCK B 3.00 X2.00X2.00 = 12.00 CUM
TOTAL = 109.50 CUM

OVER HEAD WATER TANK FOR FIRE FIGHTING CALCULATION:- BLOCK - A

PROVIDED VOLUME OF WATER TANK FOR FIRE FIGHTING =
(5.13 X 2.13 X 2.30) = 25.131 Cum.= 25131.00 Ltrs.
(5.13 X 2.13 X 2.30) = 25.131 Cum.= 25131.00 Ltrs.
TOTAL = 50.262 Cum.= 50,262 Ltrs.

OVER HEAD WATER TANK FOR FIRE FIGHTING CALCULATION:- BLOCK - B **(EWS & LIG)**

PROVIDED VOLUME OF WATER TANK FOR FIRE FIGHTING =
(2.87 X 3.05 X 3.00) = 26.26 Cum.= 26260.00 Ltrs.

GREEN AREA CALCULATION

TOTAL NET PLOT AREA = 11514.52 m²
GREEN AREA REQUIRED @10% OF NET PLOT = 1151.45 SQM
TOTAL GREEN AREA PROVIDED = 1160.22 m².

Patna Metropolitan Area Authority
Sanction of Plan Case no.-PMAA/PAH/JAMSAUT (BLOCK- A):(2006)/10/2025
dated.-05/12/2025 accorded under
Development Control Regulations For Patna
Master Plan 2031 (Byelaws no(9) of Bihar Building
Byelaws 2014 (as amended 2022) pn Date-25-03-2025

13/3/26
सहायक नगर योजना पर्यवेक्षक,
पटना महानगर क्षेत्र प्राधिकार

13.03.26
सहायक अभियंता
पटना महानगर क्षेत्र प्राधिकार

कार्यपालक अभियंता
पटना महानगर क्षेत्र प्राधिकार

अधीक्षण अभियंता
पटना महानगर क्षेत्र प्राधिकार

विहार भू—सम्पदा (विनियमन विकास) नियामावली, 2017 की शर्तों के अधीन राज्य में गठित विनियमन प्राधिकरण से द्वारा परियोजना का निबंधन

SPECIFICATION

1. R.C.C UNDER REAMED PILE FOUNDATION AS PER DETAIL GIVEN IN THIS DRAWING.
2. 1ST CLASS BRICK WORK IN CEMENT MORTER(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.

FIRE LEGENDS

S.NO	LEGENDS TABLE L.V POINTs	
01.		F.D. FIRE RESISTING DOOR (CHECK DOOR 1/2" H.K. FIRE RATING)
02.		FIRE HYDRANT CONNECTED WITH WET RISINS SYSTEM / DOWN CUMMER
03.		HOSE REEL
04.		LOUD SPEAKER
05.	EXIT	EXIT DIRECTIONAL SIGNS
06.	AA	FLOOR INDICATOR PANEL FOR AUTOMATIC FIRE ALARM SYSTEM
07.		SEAMESE CONNETION TO THE WET RISING SYSTEM
08.		EMERGENCY LIGHT
09.	CO_2/ABC	5 KG FIRE EXTINGUISHER CO^2 TYPE
10.	ABC	2 KG FIRE EXTINGUISHER CO^2 TYPE
11.		MANUAL CALL ALARM POINT
12.	H INST RISING SYSTEM	YARD HYRANT POINT
13.	50,2,52	OVER HEAD WATER STATIC TANK FOR FIRE FIGHTING
14.		MANUALLY OPERATED ELECTRONIC FIRE ALARM SYSTEM
15.	A A A	AUTOMATIC SPRINKLER'S INSTALLATION -- (S)
16.		UPRIGHT TYPE SPRINKLER
17.		SIDE WALL SPRINKLER
18.	1.00,000 LTS CAPACITY	UNDERGROUND WATER TANK

LEGEND FOR FIRE FIGHTING:-

SYMBOL	DESCRIPTION	HEIGHT IN MM
FHC	HOSE CABINET WITH 2 NOS. HOSE REEL & 1 NOS. BRANCH PIPES	------
1	100Ø MS FIRE HYDRANT DOWN COMER PIPE	------
	4.0KG WATER TYPE FIRE EXTINGUISHER	IN FHC
	4.5 Kg. CO2 FIRE EXTINGUISHER	IN FHC
EXIT	FIRE EXIT SINGED BOARD	CEILING
M	MANUAL CALL POINT	1400
	HOOTER	2200
	TERRACE FIRE PUMP 900 LPM	TERRACE
	BUTTER FLY VALVE	
	NON RETURN VALE	
	PENDENT TYPE SPRINKLER POINT	CEILING

LEGEND.

S. NO.	DESCRIPTION	SYMBOL
1.	EXTERNAL FIRE HYDRANT	
2.	150MM DIA. FIRE HYDRANT MAIN RING PIPE	
3.	4 WAY FIRE BRIGADE INLET CONNECTION	
4.	2 WAY FIRE BRIGADE INLET CONNECTION	
5.	100Ø MS FIRE HYDRANT DOWN COMER PIPE	

PLOT DETAILS .

PROPOSED RESIDENTIAL APARTMENT OF
M/s NARGADA DEVELOPERS PRIVATE LIMITED
C/o- RAHUL KUMAR, & VIJAY KUMAR,
VILLAGE- NARGADA,
AT MAUZA- JAMSAUT,
THANA NO- 30, TAUZI - BIHAR SARKAR,
THANA - DANAPUR,
PIN COD - 801505,
DISTRICT- PATNA,
PLOT NO- 2505 (P), 2506 (P), 2510 (P), 2511(P), 2497 (P), 2495 (P), 2498 (P),2500 (P), 2501, 2502 (P), 2503 (P),
KHATA NO- 245, 204, 233/234,337,338, 243,205, 206, 215, 224, 236, 326, 225, 237,

NORTH	SCALE	DRG.NO.
	1:100 1:200	01/04

Nargada Developers Pvt. Ltd.
BR/UDHD/BLDR/25-0566
Director

Nargada Developers Pvt. Ltd.
BR/UDHD/BLDR/25-0566
Director

SIGN. OF OWNER

Satyendra Pd. Singh
Ex. Satyendra Pd. Singh IEI
Structure Engineer
Emp No.-BR/UDHD/SE/23-0055
UDHD Bihar (Patna)

SIGN. OF ENGINEER / STRUCTURE ENGINEER

Satyendra Pd. Singh
Ex. Satyendra Pd. Singh IEI
Civil Engineer
Emp No.-BR/UDHD/CE/23-0336
UDHD Bihar (Patna)

SIGN. OF ARCHITECT