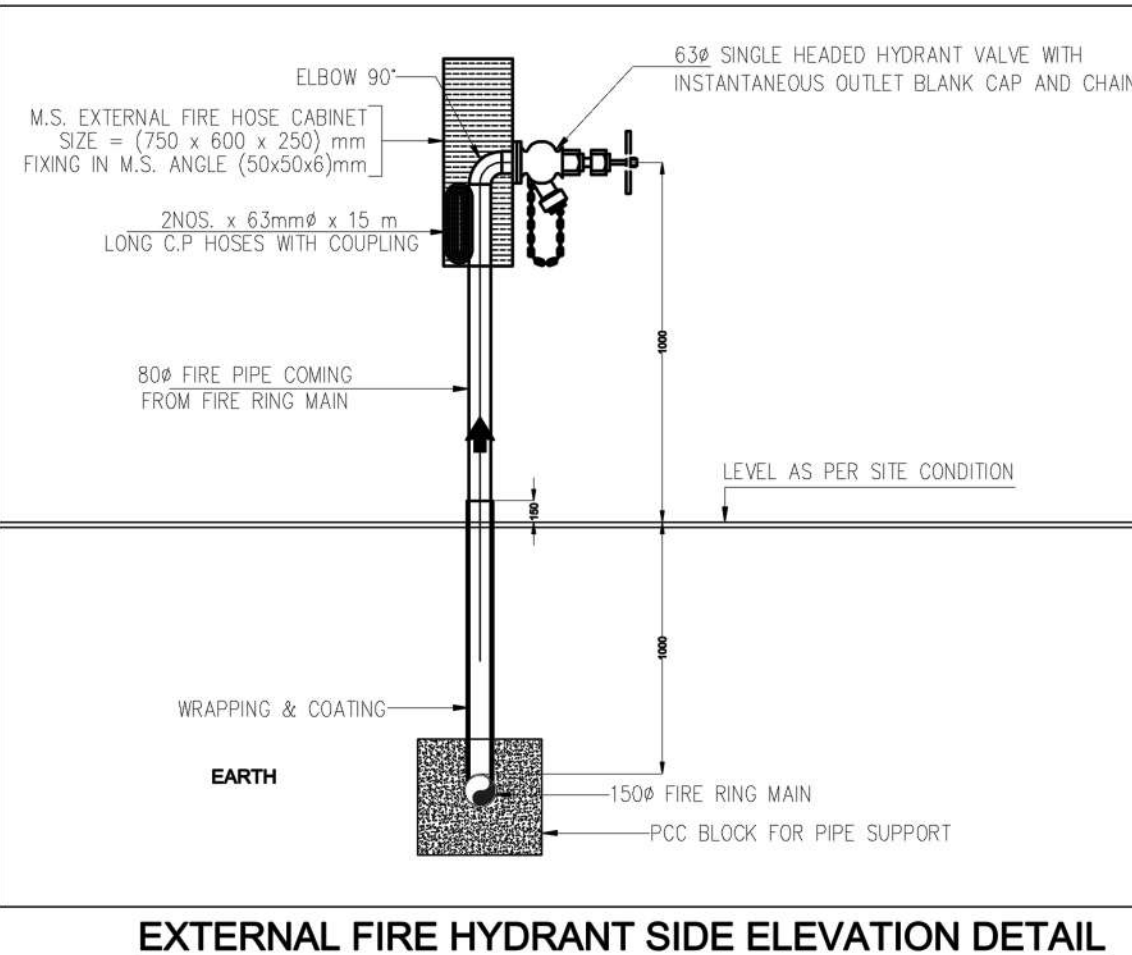
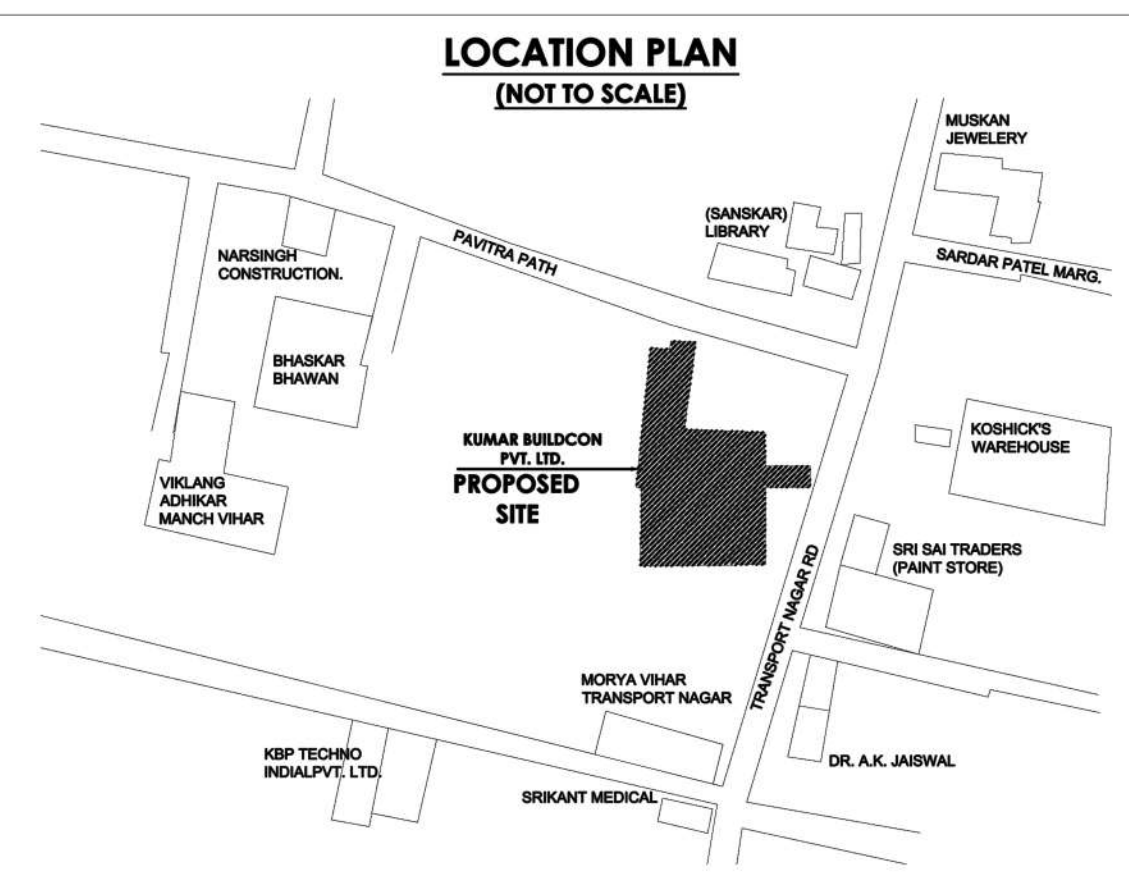
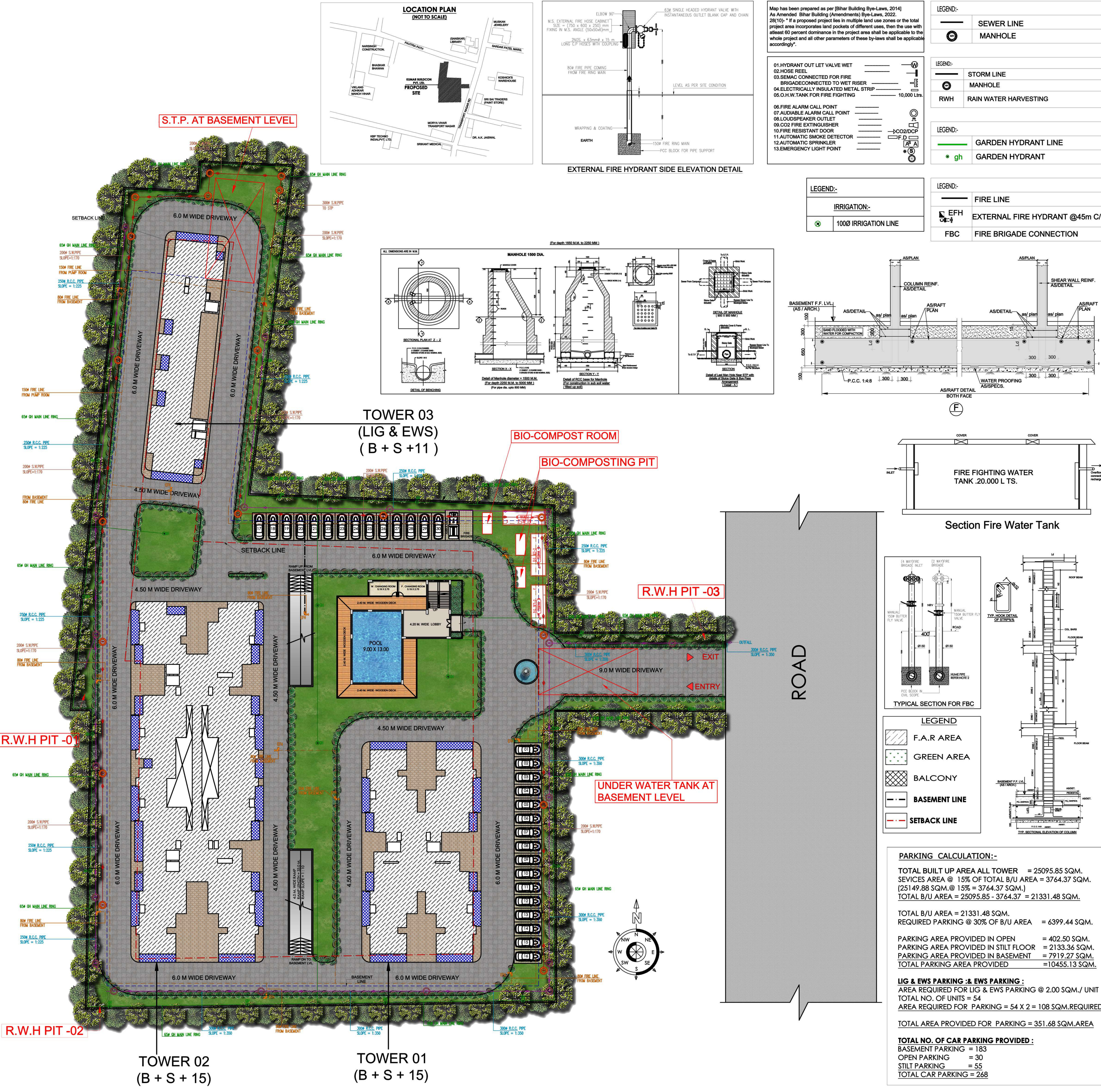


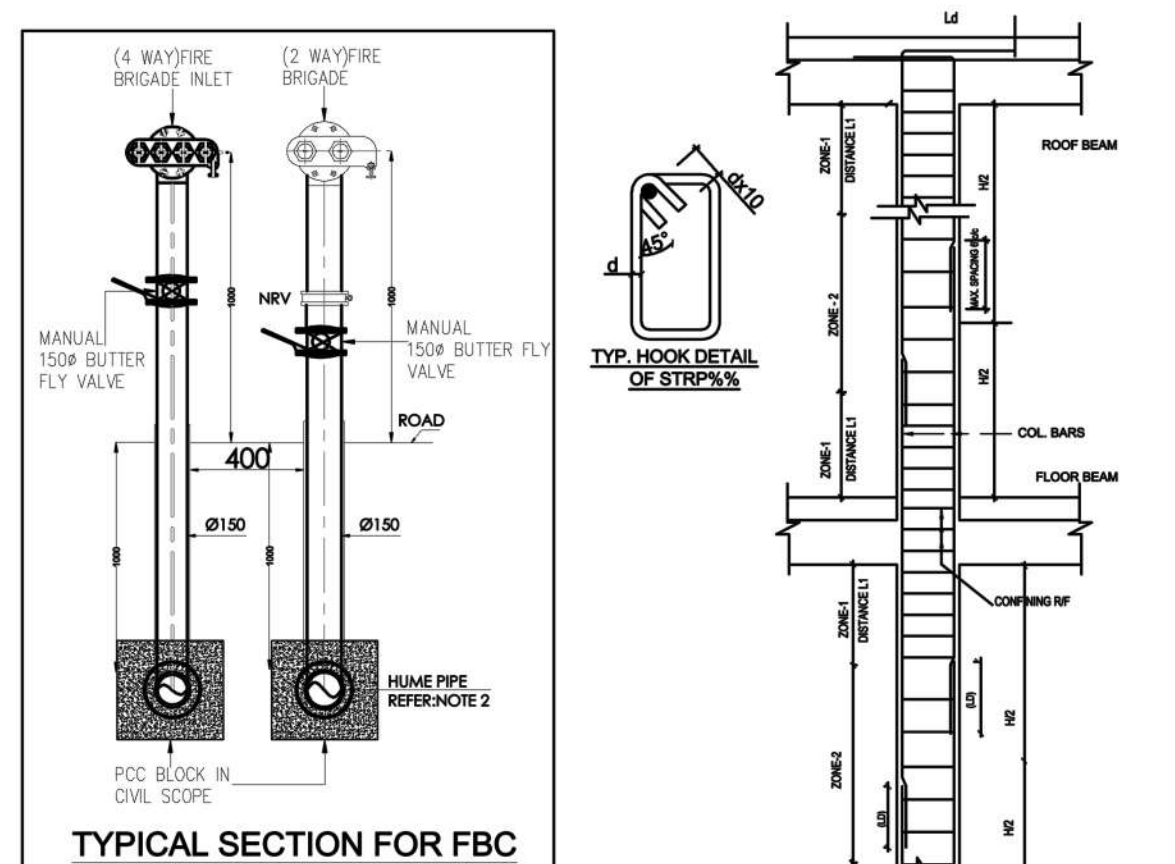
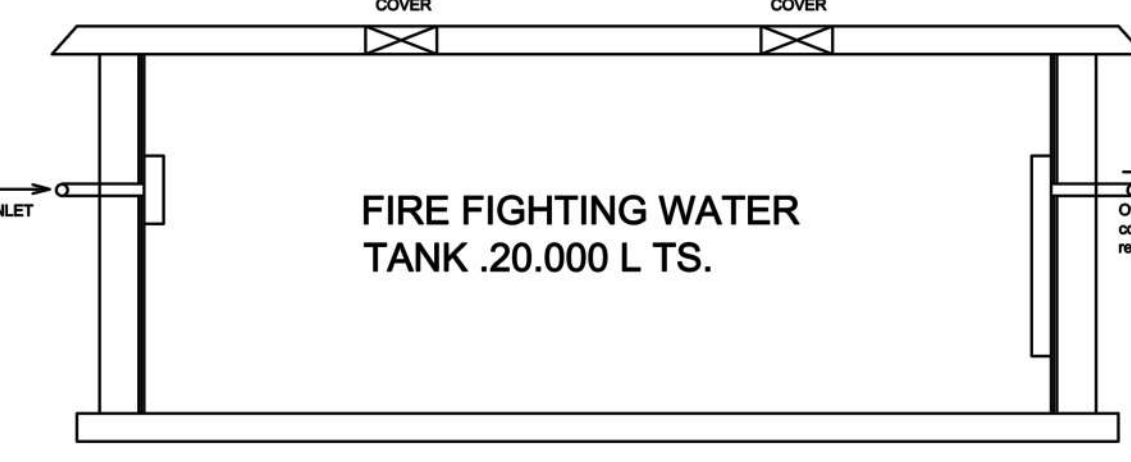
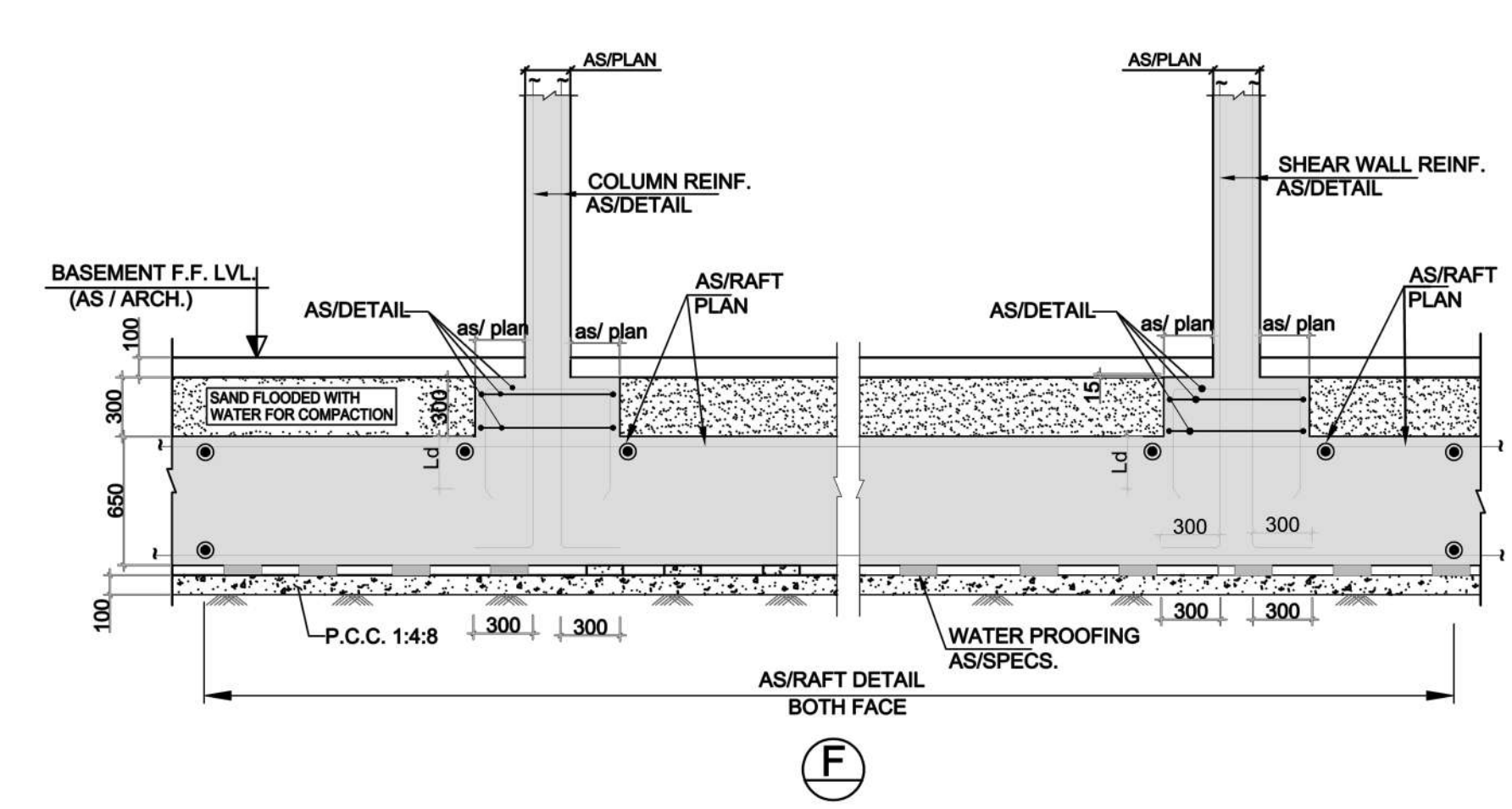
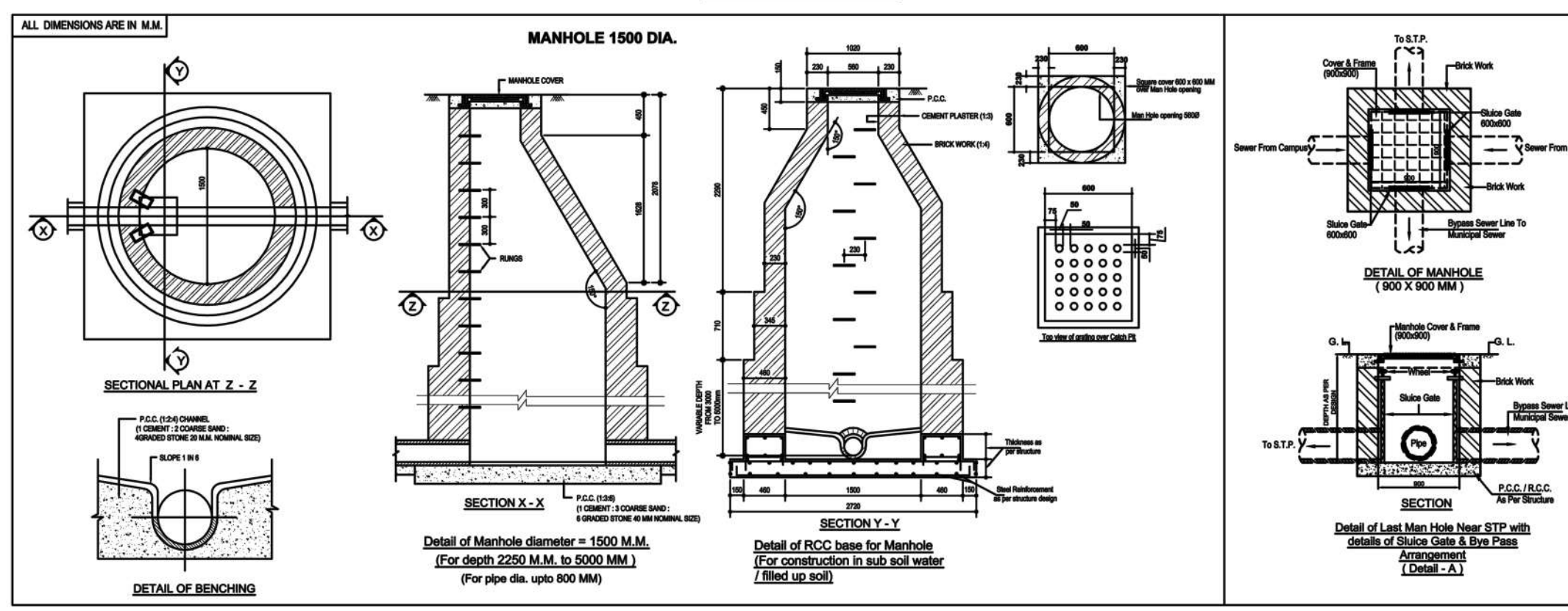


- Map has been prepared as per (Bihar Building Bye-Laws, 2014) As Amended, Bihar Building (Amendment) Bye-Laws, 2022.
- 28(10)- " If a proposed project lies in multiple land use zones or the total project area incorporates land pockets of different uses, then the use with atleast 60 percent dominance in the project area shall be applicable to the whole project and all other parameters of these by-laws shall be applicable accordingly."
- 01.HYDRANT OUT LET VALVE WET
 - 02.HOSE REEL
 - 03.SEMAC CONNECTED FOR FIRE BRIGADECONNECTED TO WET RISER
 - 04.ELECTRICALLY INSULATED METAL STRIP
 - 05.O.H.W.TANK FOR FIRE FIGHTING
 - 06.FIRE ALARM CALL POINT
 - 07.AUDIABLE ALARM CALL POINT
 - 08.LOUDSPEAKER OUTLET
 - 09.CO2 FIRE EXTINGUISHER
 - 10.FIRE RESISTANT DOOR
 - 11.AUTOMATIC SMOKE DETECTOR
 - 12.AUTOMATIC SPRINKLER
 - 13.EMERGENCY LIGHT POINT

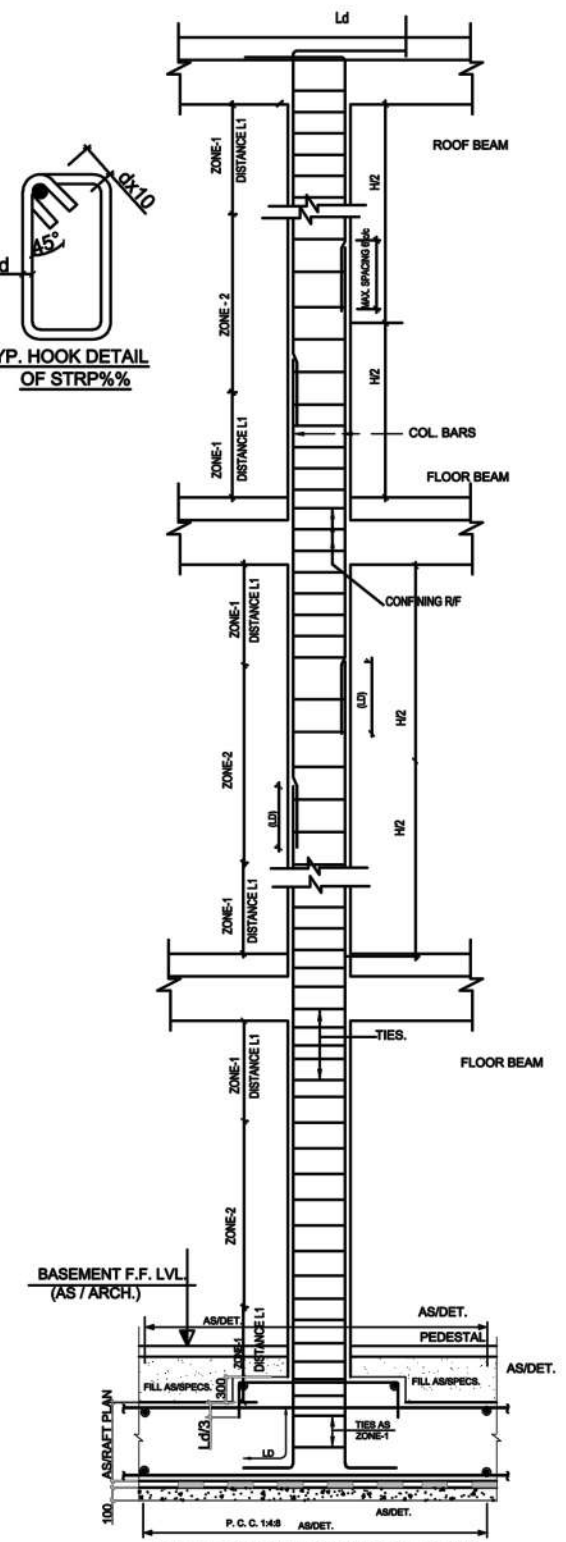
- LEGEND:-
- IRRIGATION:-
 - 1000 IRRIGATION LINE

- LEGEND:-
- SEWER LINE
 - MANHOLE
- LEGEND:-
- STORM LINE
 - MANHOLE
 - RWH RAIN WATER HARVESTING
- LEGEND:-
- GARDEN HYDRANT LINE
 - gh GARDEN HYDRANT

- LEGEND:-
- FIRE LINE
 - EFH EXTERNAL FIRE HYDRANT @45m C/C
 - FBC FIRE BRIGADE CONNECTION



- LEGEND
- F.A.R AREA
 - GREEN AREA
 - BALCONY
 - BASEMENT LINE
 - SETBACK LINE



PARKING CALCULATION:-

TOTAL BUILT UP AREA ALL TOWER = 25095.85 SQM.
SERVICES AREA @ 15% OF TOTAL B/U AREA = 3764.37 SQM.
(25149.88 SQM. @ 15% = 3764.37 SQM.)
TOTAL B/U AREA = 25095.85 - 3764.37 = 21331.48 SQM.

TOTAL B/U AREA = 21331.48 SQM.
REQUIRED PARKING @ 30% OF B/U AREA = 6399.44 SQM.

PARKING AREA PROVIDED IN OPEN = 402.50 SQM.
PARKING AREA PROVIDED IN STILT FLOOR = 2133.36 SQM.
PARKING AREA PROVIDED IN BASEMENT = 7919.27 SQM.
TOTAL PARKING AREA PROVIDED = 10455.13 SQM.

LIG & EWS PARKING : & EWS PARKING :
AREA REQUIRED FOR LIG & EWS PARKING @ 2.00 SQM./ UNIT
TOTAL NO. OF UNITS = 54
AREA REQUIRED FOR PARKING = 54 X 2 = 108 SQM.REQUIRED

TOTAL AREA PROVIDED FOR PARKING = 351.68 SQM.AREA

TOTAL NO. OF CAR PARKING PROVIDED :
BASEMENT PARKING = 183
OPEN PARKING = 30
STILT PARKING = 55
TOTAL CAR PARKING = 268

AREA STATEMENT

TOTAL PLOT AREA = 10060.89 SQM.
PERMISSIBLE F.A.R @2.5 = 25152.23 SQM.
PERMISSIBLE GROUND COVERAGE 50% =5030.45SQM.
PROPOSED GROUND COVG. 23% = 2322.34 SQM.

TOWER 01
(AREA IN SQM.)

BASEMENT FL. F.A.R AREA	=14.25
STILT FL. F.A.R AREA	= 53.88
1ST FL. F.A.R AREA	= 578.56
2ND FL. F.A.R AREA	= 578.56
3RD FL. F.A.R AREA	= 578.56
4TH FL. F.A.R AREA	= 578.56
5TH FL. F.A.R AREA	= 578.56
6TH FL. F.A.R AREA	= 578.56
7TH FL. F.A.R AREA	= 578.56
8TH FL. F.A.R AREA	= 578.56
9TH FL. F.A.R AREA	= 578.56
10TH FL. F.A.R AREA	= 578.56
11TH FL. F.A.R AREA	= 578.56
12TH FL. F.A.R AREA	= 578.56
13TH FL. F.A.R AREA	= 578.56
14TH FL. F.A.R AREA	= 578.56
15TH FL. F.A.R AREA	= 578.56
TOTAL F.A.R AREA	= 8746.53

TOWER 02
(AREA IN SQM.)

BASEMENT FL. F.A.R AREA	= 16.57
STILT FL. F.A.R AREA	= 83.37
1ST FL. F.A.R AREA	= 1064.82
2ND FL. F.A.R AREA	= 1064.82
3RD FL. F.A.R AREA	= 1064.82
4TH FL. F.A.R AREA	= 1064.82
5TH FL. F.A.R AREA	= 1064.82
6TH FL. F.A.R AREA	= 1064.82
7TH FL. F.A.R AREA	= 1064.82
8TH FL. F.A.R AREA	= 1064.82
9TH FL. F.A.R AREA	= 1064.82
10TH FL. F.A.R AREA	= 1064.82
11TH FL. F.A.R AREA	= 1064.82
12TH FL. F.A.R AREA	= 1064.82
13TH FL. F.A.R AREA	= 1064.82
14TH FL. F.A.R AREA	= 1064.82
15TH FL. F.A.R AREA	= 1064.82
TOTAL F.A.R AREA	= 16072.24

CLUB
(AREA IN SQM.)

GR. FL. F.A.R AREA	= 101.86
1ST FL. F.A.R AREA	= 175.22
TOTAL F.A.R AREA	= 277.08

TOTAL F.A.R AREA ALL TOWER (AREA IN SQM.)

TOWER 01 = 8746.53
TOWER 02 = 16072.24
CLUB = 277.08
TOTAL AREA = 25095.85

TOTAL PROPOSED F.A.R AREA
= 25095.85 SQM. @ 2.49 F.A.R

S.T.P.:-

TOTAL BUILT UP AREA = 28853.4 SQM.
REQ. S.T.P CAPACITY = 28853.4 / 2 = 14426.7 SQM.
ASSUMED 5 PERSON PER FLAT = 5 X 180 = 900 PERSON
ASSUMED 2 PERSON PER FLAT = 2 X 54 = 108 PERSON
NO. OF PERSON (900 + 108) = 1008 NOS.
1008 X .085 CUMTR = 85.68 CUMTR.
REQUIRED S.T.P = 85.68 CUMTR.
PROPOSED S.T.P = 6.0 X 6.0 X 3.6 + 0.3 FB = 129.9 KLD.

WATER SUPPLY CALCULATION:-

TOTAL NO. OF FLAT = 234
(HOUSING = 180)
(LIG & EWS = 54)
ASSUMED 5 PERSON PER FLAT = 5 X 180 = 900 PERSON
ASSUMED 2 PERSON PER FLAT = 2 X 54 = 108 PERSON
NO. OF PERSON (900 + 108) = 1008 NOS.
AVERAGE WATER DEMAND = 135 LIT. PER CAP. PER DAY
SO, TOTAL WATER REQUIRED PER DAY = 135 X 1008 = 136080 LIT. = 136.08 CUM.
WATER TANK CAPACITY REQUIRED FOR FIRE = 45000 LIT. = 45.0 CUM
PERMISSIBLE WATER TANK REQD. = 136.08 + 45.0 = 181.08 CUM.
PROVIDED PROPOSED WATER TANK COMPARTMENT = 6.0 X 3.50 X 1.8 = 37.80 X 6 = 226.80 CUM.

RAIN WATER HARVESTING CHAMBER CALCULATION:-

TOTAL TERRACE AREA = 1980.10 SQM.
REQUIRED VOLUME FOR R.W.H CHAMBER = 1980.10 X 6 / 100 = 118.80 CUM.
PROVIDED 4 CHAMBER (3.0 Ø X 10.0 M. DEEP) = (2% X D%) X H = 3.14 X (3.0 X 3.0 / 4) X 10 = 70.65 CUM.
PROPOSED 4 CHAMBER = 4 X 70.65 = 282.6 CUM.

GREEN AREA CALCULATION:-

TOTAL NET PLOT AREA = 10060.89 Sq.m.
GREEN SPACE AREA % Reqd. = 10060.89 @10% = 1006.08 Sq.m.
TOTAL PROVIDED GREEN SPACE @ 21.74 % = 2187.07 Sq.m.

TOWER - 03 (LIG & EWS)

TOTAL PLOT AREA = 10060.89 SQM.
PERMISSIBLE 15% F.A.R FOR EWS & LIG 15% @ 25152.23 = 3772.83 SQM.

(AREA IN SQM.)

BASEMENT FL. F.A.R AREA	= 31.77
STILT FL. F.A.R AREA	= 57.95
1ST FL. F.A.R AREA	= 339.66
2ND FL. F.A.R AREA	= 339.66
3RD FL. F.A.R AREA	= 339.66
4TH FL. F.A.R AREA	= 339.66
5TH FL. F.A.R AREA	= 339.66
6TH FL. F.A.R AREA	= 339.66
7TH FL. F.A.R AREA	= 339.66
8TH FL. F.A.R AREA	= 339.66
9TH FL. F.A.R AREA	= 339.66
10TH FL. F.A.R AREA	= 339.66
11TH FL. F.A.R AREA	= 271.23
TOTAL F.A.R AREA	= 3757.55

TOTAL AREA OF TOWER 03 = 3757.55 SQM.
F.A.R ACHIVED = 14.94%

PROJECT:
PROPOSED GROUP HOUSING FOR
M/S KUMAR BUILDCON PVT. LTD.
AT -

KHESRA NO. - 455,456,457,461,460,462 & 449
KHATA NO. - 59,46,55,95,98,107 & 178
Mauza - Jakariyapur
THANA NO. - 15
PS - ALAMGANJ
DISTRICT. - PATNA , BIHAR

SHEET TITLE:
SITE PLAN

SCALE = 1:100
OR
Mentioned

NORTH

DRAWN BY :
SHEET NO. - 01/11

SIGNATURE OF OWNER/ FIRM / COMPANY

ARCHITECT:
DES ARC
ARCHITECTS, INTERIORS, PLANNING
UGSR - 1A, ANSAL PLAZA, SECTOR - I, VAISHALI, GZB
PH: 0120-4140410 M: 0-9818711273
EMAIL- desarc14@gmail.com

SIGNATURE OF ARCHITECT

SIGNATURE OF STRUCTURAL ENGINEER