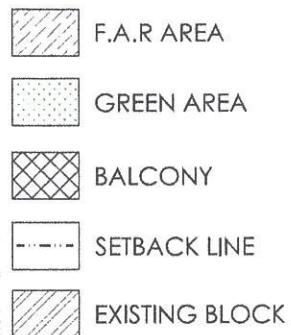


AREA STATEMENT

TOTAL PLOT AREA (PHASE - I + PHASE - II) = 8560.15 SQM.
NET PLOT AREA IN PHASE - I = 2956.47 SQM.
NET PLOT AREA IN PHASE - II = 5603.68 SQM.
AREA UNDER ROAD WIDENING = 116.78 SQM.



PHASE - I (AREA STATEMENT)

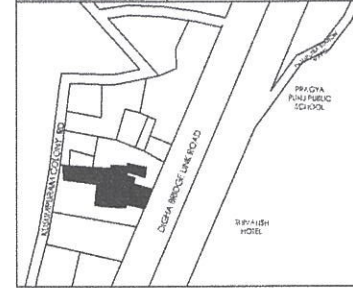
PLOT AREA AS/SITE = 2956.47 SQM.
PERMISSIBLE F.A.R. @ 3.0 = 8869.41 SQM.

TOWER - 01
AREA CALCULATION :- IN SQ.M

BASEMENT FL. F.A.R. AREA = 27.05
GROUND FL. F.A.R. AREA = 805.83
1ST FL. F.A.R. AREA = 803.65
2ND FL. F.A.R. AREA = 803.65
3RD FL. F.A.R. AREA = 803.65
4TH FL. F.A.R. AREA = 803.65
5TH FL. F.A.R. AREA = 803.65
6TH FL. F.A.R. AREA = 803.65
7TH FL. F.A.R. AREA = 803.65
8TH FL. F.A.R. AREA = 803.65
9TH FL. F.A.R. AREA = 803.65
10TH FL. F.A.R. AREA = 803.65
TOTAL F.A.R. AREA = 8869.38

F.A.R. ARCHIVED = 8869.38 / 2956.47 @ 3.0

LOCATION PLAN



PHASE - II (AREA STATEMENT)

PLOT AREA AS/SITE = 5603.68 SQM.
PERMISSIBLE F.A.R. @ 3.0 = 16811.04 SQM.
PERMISSIBLE GROUND COVERAGE 50% = 2801.84 SQM.
PROPOSED GROUND COV.G. 37% = 2097.25 SQM.

TOWER - 02
AREA CALCULATION :- IN SQ.M

LOWER BASEMENT FL. F.A.R. AREA = 20.50
UPPER BASEMENT FL. F.A.R. AREA = 20.50
GROUND FL. F.A.R. AREA = 81.84
1ST FL. F.A.R. AREA = 1183.65
2ND FL. F.A.R. AREA = 1183.65
3RD FL. F.A.R. AREA = 1183.65
4TH FL. F.A.R. AREA = 1183.65
5TH FL. F.A.R. AREA = 1183.65
6TH FL. F.A.R. AREA = 1183.65
7TH FL. F.A.R. AREA = 1183.65
8TH FL. F.A.R. AREA = 1183.65
9TH FL. F.A.R. AREA = 1183.65
10TH FL. F.A.R. AREA = 1183.65
11TH FL. F.A.R. AREA = 1183.65
TOTAL F.A.R. AREA = 13142.99

TOWER - 03
AREA CALCULATION :- IN SQ.M

LOWER BASEMENT FL. F.A.R. AREA = 12.75
UPPER BASEMENT FL. F.A.R. AREA = 12.75
GROUND FL. F.A.R. AREA = 360.72
1ST FL. F.A.R. AREA = 360.72
2ND FL. F.A.R. AREA = 360.72
3RD FL. F.A.R. AREA = 360.72
4TH FL. F.A.R. AREA = 360.72
5TH FL. F.A.R. AREA = 360.72
6TH FL. F.A.R. AREA = 360.72
7TH FL. F.A.R. AREA = 360.72
8TH FL. F.A.R. AREA = 360.72
9TH FL. F.A.R. AREA = 360.72
TOTAL F.A.R. AREA = 3339.19

TOWER 04 (UG & EWS)

PERMISSIBLE F.A.R. AREA FOR (UG & EWS)
TOTAL PLOT AREA = (PHASE - I) + (PHASE - II)
= 8560.15 SQM.

TOTAL PERMISSIBLE F.A.R. AREA
= (PHASE - I) + (PHASE - II)
= 8869.41 + 16811.04
= 25680.45 SQM

PERMISSIBLE 15% F.A.R. FOR EWS & LIG
15% @ 25680.45 = 3852.06 SQM.

[AREA IN SQM.]

LOWER BASEMENT FL. F.A.R. AREA = 14.78
UPPER BASEMENT FL. F.A.R. AREA = 14.78
GROUND FL. F.A.R. AREA = 14.78
1ST FL. F.A.R. AREA = 312.97
2ND FL. F.A.R. AREA = 312.97
3RD FL. F.A.R. AREA = 312.97
4TH FL. F.A.R. AREA = 312.97
5TH FL. F.A.R. AREA = 312.97
6TH FL. F.A.R. AREA = 312.97
7TH FL. F.A.R. AREA = 312.97
8TH FL. F.A.R. AREA = 312.97
9TH FL. F.A.R. AREA = 312.97
10TH FL. F.A.R. AREA = 312.97
11TH FL. F.A.R. AREA = 312.97
TOTAL F.A.R. AREA = 3785.20

TOTAL ACHIEVED 14.73 %
F.A.R. AREA OF UG & EWS = 3785.20 SQM.

TOTAL AREA OF TOWER 04 = 3785.20 SQM.
F.A.R. ACHIEVED = 14.73%

CLUB

AREA CALCULATION :- IN SQ.M

GROUND FL. F.A.R. AREA = 116.85
1ST FL. F.A.R. AREA = 210.36
TOTAL F.A.R. AREA = 327.21

TOTAL F.A.R. AREA ALL TOWER (PHASE - II)
[AREA IN SQM.]

TOWER 02 = 13142.99
TOWER 03 = 3339.19
CLUB = 327.21
TOTAL AREA = 16809.39 SQM.

TOTAL PROPOSED F.A.R. AREA (PHASE-II)
= 16809.39 SQM. @ 2.99 F.A.R.

TOTAL NO. OF FLAT
(TOWER 02 & 03 HOUSING = 146)
(TOWER 04 LIG & EWS = 59)
TOTAL UNIT - HOUSING + LIG & EWS = 205

PROJECT:

PROPOSED EXTENSION FOR GROUP HOUSING "RKM ENCLAVE" AT PATNA, BIHAR FOR M/s. SHIVAM CONSTRUCTIONS

PHASE - I

Plot No. - 569, Part of 570 Khata No. - 198, 167
Touzi No. - 5854 Anchal - Danapur Rikis Rustampur shahpur
Mouza - SIKANDARPUR Thana - Danapur
Dist. - Patna Thana No. - 17

PHASE - II

Plot No. - 570, 569 Khata No. - 167, 198
Touzi No. - 5854 Anchal - Danapur
Mouza - SIKANDARPUR P.O. - Danapur
Dist. - Patna Thana No. - 17
STATE - BIHAR

SHEET TITLE:

SITE PLAN

SCALE = 1:100
OR
Mentioned



DATE 12.03.2024

SHEET NO. - 01/13

SIGNATURE OF OWNER/ FIRM / COMPANY

ARCHITECT:

DES ARC

ARCHITECTS, INTERIORS, PLANNING

LIG&R - 1A, ANSAL PLAZA, SECTOR - I, VAISHALI, 828
Ph: 0120 - 4140410 M: 09816711273
EMAIL: desarc14@gmail.com

Nishant Shekhar
NISHANT SHEKHAR
CA/2006/39203

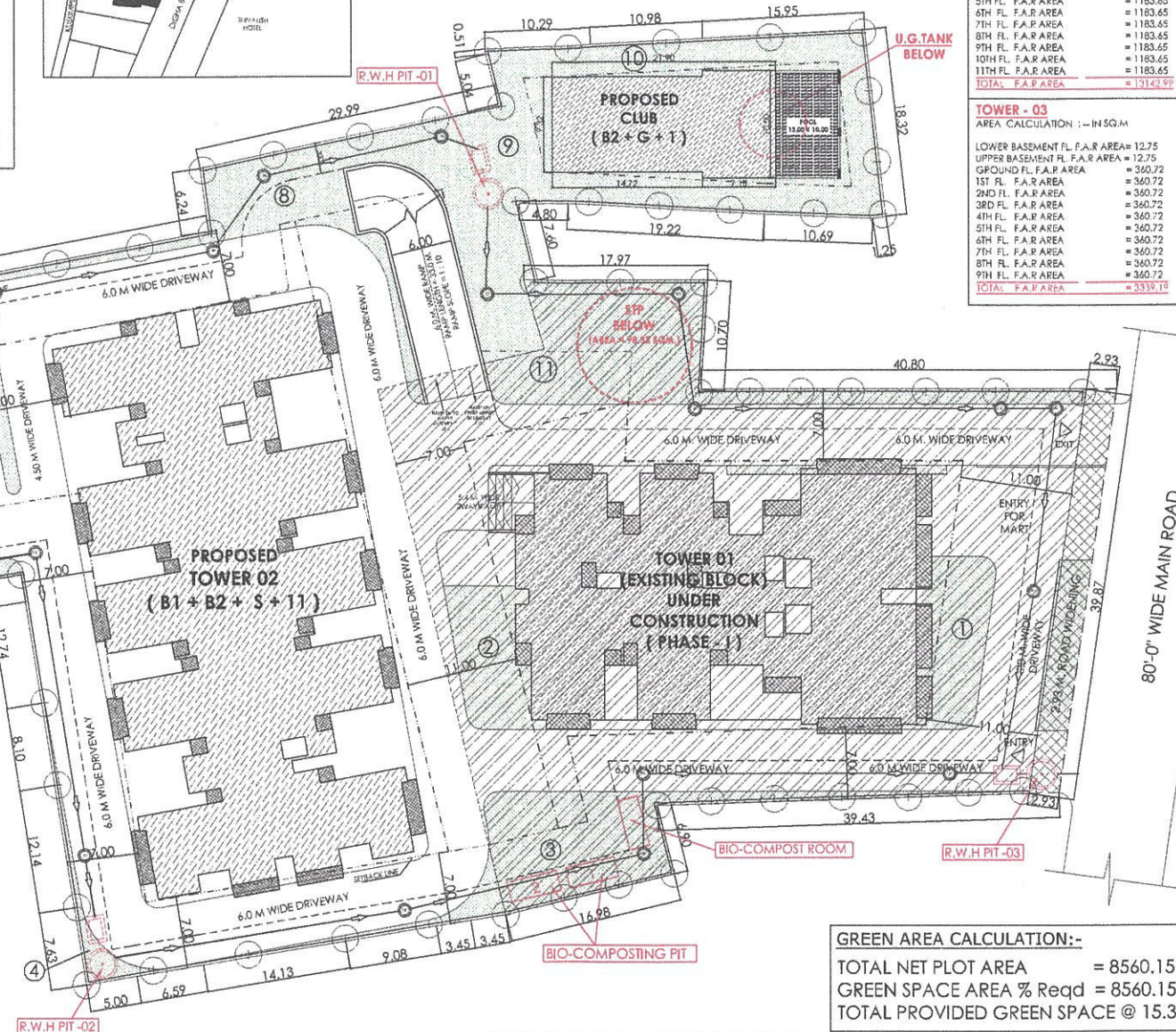
SIGNATURE OF ENGINEER

SIGNATURE OF STRUCTURAL ENGINEER

For SHIVAM CONSTRUCTIONS
Sanjay K.
Authorized Signatory

GREEN AREA DETAIL

AREA	TOTAL AREA (IN SQMT.)
1	135.45
2	123.56
3	183.45
4	16.08
5	11.46
6	38.64
7	21.67
8	123.10
9	220.40
10	236.63
11	204.07
TOTAL GREEN AREA	1314.51



GREEN AREA CALCULATION:-

TOTAL NET PLOT AREA = 8560.15 Sq.m.
GREEN SPACE AREA % Reqd = 8560.15 @ 15% = 1284.02 Sq.m.
TOTAL PROVIDED GREEN SPACE @ 15.35 % = 1314.51 Sq.m.

PARKING CALCULATION :-

HOUSING

TOTAL BUILT UP AREA ALL BLOCK = 16809.39 SQM.
SERVICES AREA @ 15% OF TOTAL B/U AREA = 2521.40
(16809.39 SQM. @ 15% = 2521.40 SQM.)
TOTAL B/U AREA = 16809.39 - 2521.40 = 14287.99 SQM.

TOTAL B/U AREA = 14287.99 SQM.
REQUIRED PARKING @ 25% OF B/U AREA = 3571.99 SQM.

TOTAL CAR PARKING REQUIRED AREA
= 3571.99 SQM.

AREA PROVIDED FOR PARKING
PARKING AREA PROVIDED IN
LOWER BASEMENT = 4578.25 SQM.

PARKING AREA PROVIDED IN
UPPER BASEMENT = 4578.25 SQM.

PARKING AREA PROVIDED IN STILT = 1828.99 SQM.

TOTAL PARKING AREA PROVIDED = 10985.49 SQM.

LIG & EWS PARKING:

AREA REQUIRED FOR
LIG & EWS PARKING @ 2.00 SQM./ UNIT
TOTAL NO. OF UNITS = 59
AREA REQUIRED FOR PARKING = 59 X 2 = 118.00 SQM.
TOTAL AREA PROVIDED FOR PARKING IN STILT = 171.00 SQM.

TOTAL NO. OF CAR PARKING PROVIDED:

BASEMENT PARKING = 160
STILT PARKING = 46
TOTAL CAR PARKING = 206

WATER SUPPLY CALCULATION:-

TOTAL NO. OF FLAT = 146
(TOWER 02 & 03 HOUSING = 146)
(TOWER 04 LIG & EWS = 59)
ASSUMED 5 PERSON PER FLAT = 5 X 146 = 730 PERSON
ASSUMED 2 PERSON PER FLAT = 2 X 59 = 118 PERSON
NO. OF PERSON (730 + 118) = 848 NOS.
AVERAGE WATER DEMAND = 135 LIT. PER CAP. PER DAY
SO, TOTAL WATER REQUIRED PER DAY = 135 X 848
= 114480 LIT. = 114.48 CUM.

WATER TANK CAPACITY REQUIRED FOR FIRE
= 45000 LIT. = 45.00 CUM
WATER TANK REQD. = 114.48 + 45.00 = 159.48 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 = 2207.25 SQM.
REQUIRED VOLUME FOR R.W.H CHAMBER
= 2207.25 X 6 / 100 = 132.43 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 SQM.

PROPOSED 4 CHAMBER = 4 X 70.65 = 282.6 SQM.

S.T.P.:-

TOTAL BUILT UP AREA = 20594.59 SQM.
REQ. S.T.P CAPACITY = 20594.59 / 2 = 10297.29 SQM.
ASSUMED 5 PERSON PER FLAT = 5 X 146 = 730 PERSON
ASSUMED 2 PERSON PER FLAT = 2 X 59 = 118 PERSON
NO. OF PERSON (730 + 118) = 848 NOS.
848 X .085 CUMTR = 72.08 CUMTR.
REQUIRED S.T.P = 72.08 CUMTR.
PROPOSED S.T.P = 6.0 X 6.0 X 3.6 + 0.3 FB = 129.9 KLD.