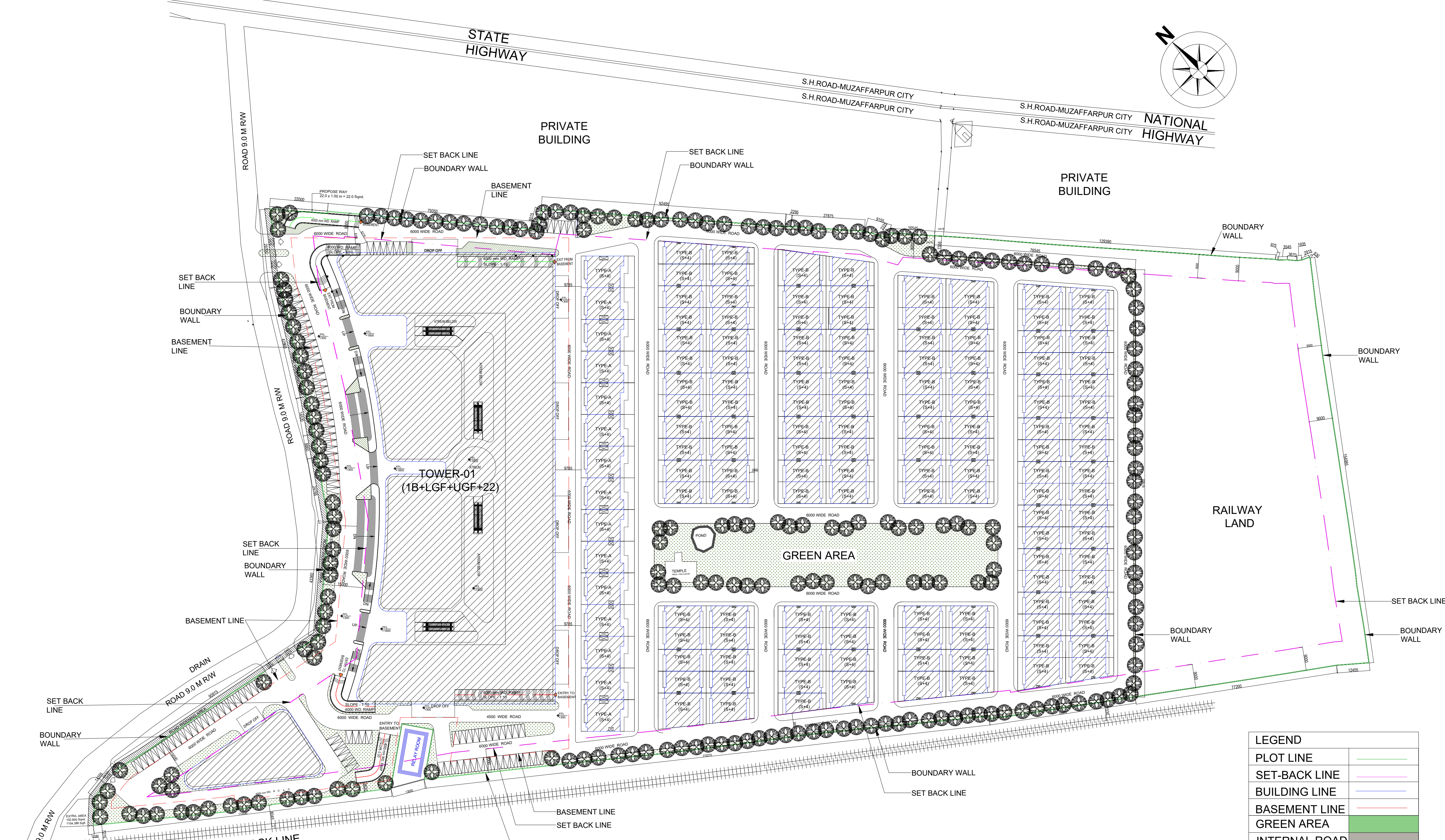




SITE LAYOUT PLAN

A	DEVELOPER AREA (TOTAL SITE AREA- RAILWAY COLONY AREA)	63259.09	SQ.M.		
1	SITE AREA	63259.09	SQ.M.	15.65 ACRES	6.33 HA
2	PERMISSIBLE FAR(2.50).....(M)	250	174177.00	SQ.M.	
3	ACHIEVED FAR AREA		173359.52	SQ.M.	
4	PERMISSIBLE GROUND COVERAGE	40%	25303.64	SQ.M.	
5	ACHIEVED GROUND COVERAGE AREA		25231.50	SQ.M.	
6	ACHIEVED GROUND COVERAGE %		39.89	%	
7	PERMISSIBLE COMMERCIAL AREA (@15 of M)		26126.55	SQ.M.	
8	PERMISSIBLE RESIDENTIAL AREA (@85 of M)		148050.45	SQ.M.	
9	PROPOSED COMMERCIAL F.A.R. AREA		25928.26	SQ.M.	
10	PROPOSED RESIDENTIAL F.A.R. AREA		147431.26	SQ.M.	
11	TOTAL BUILT-UP AREA (Commercial and Residential)		249764.18	SQ.M.	
12	Permissible Green Area	10%	6325.91	SQ.M.	

S.No.	Name of buildings	Total No. Of units	COMMERCIAL FAR Area (SQ.M.)	RESIDENTIAL FAR Area (SQ.M.)	NON- FAR Area (SQ.M.)	Built up Area (SQ.M.)
1	Basement -01	1			20389.44	20389.44
2	Lower Ground Floor - Shops / Parking (Commercial Area)	1	3920.95		16468.5	20389.45
3	Ground Floor - Shops (Commercial Area)	1	9444.90		289.15	9734.05
4	1st Floor - Shops (Commercial Area)	1	9178.25		289.15	9467.4
5	2nd Floor - Club & Community Floor	1	3384.16	2480.72	289.15	6154.03
6	2nd A Service Floor	1			6154.03	6154.03
7	3rd Floor Residence	1		3915.49	567.43	4482.92
8	4th Floor Residence	1		3915.49	567.43	4482.92
9	5th Floor Residence	1		3915.49	567.43	4482.92
10	6th Floor Residence	1		3915.49	567.43	4482.92
11	7th Floor Residence	1		3915.49	567.43	4482.92
12	8th Floor Residence	1		3915.49	567.43	4482.92
13	9th Floor Residence	1		3915.49	567.43	4482.92
14	10th Floor Residence	1		3915.49	567.43	4482.92
15	11th Floor Residence	1		3915.49	567.43	4482.92
16	12th Floor Residence	1		3915.49	567.43	4482.92
17	13th Floor Residence	1		3915.49	567.43	4482.92
18	14th Floor Residence	1		3915.49	567.43	4482.92
19	15th Floor Residence	1		3915.49	567.43	4482.92
20	16th Floor Residence	1		3915.49	567.43	4482.92
21	17th Floor Residence	1		3915.49	567.43	4482.92
22	18th Floor Residence	1		3915.49	567.43	4482.92
23	19th Floor Residence	1		3915.49	567.43	4482.92
24	20th Floor Residence	1		3915.49	567.43	4482.92
25	21st Floor Residence	1		3915.49	567.43	4482.92
26	22nd Floor Residence	1		3915.49	567.43	4482.92
Total area Commercial & Residential block			25928.26	80790.52	55228.02	161946.8

Sr.N o.	Name of buildings	Building Ht.	Total No. Of units	FAR Area (SQ.M.)	NON- FAR Area (SQ.M.)	Built up Area (SQ.M.)
VILLAS RESIDENTIAL						
A Type - A		S+4	15			
1	Stilt Floor		1		151.16	151.16
2	First Floor		1	168.42	15.10	183.52
3	Second Floor		1	168.42	15.10	183.52
4	Third Floor		1	168.42	15.10	183.52
5	Fourth Floor		1	168.42	15.10	183.52
Total area				673.68	211.56	885.24
Total area (Type-A)			15	10105.20	3173.40	13278.60
B Type - B						
1 Stilt Floor		S+4	129			
2	First Floor		1	112.60	8.69	121.29
3	Second Floor		1	112.60	8.69	121.29
4	Third Floor		1	112.60	8.69	121.29
5	Fourth Floor		1	100.46	8.69	109.15
Total area				438.26	139.56	577.82
Total area (Type-A)			129	56535.54	18003.24	74538.78

AREA STATEMENT

PERMISSIBLE RAILWAY COLONY RE-DEVELOPMENT AREA = 14555.18 Sqmt.
LAND USED FOR DEVELOPER PORTION = 63337.09 Sqmt.

DESCRIPTION	AS PER NORMS	PROVIDED	RULE REFERENCE
ROAD WIDTH	12.2 MT	12.2 MT	BBBL CLAUSE 39, TABLE 15, CATEGORY D-VI
BUILDING HEIGHT	30 MT	28.1 MT	BBBL CLAUSE 39, TABLE 15, CATEGORY D-VI
F.A.R	3.0	1.48	AS PER JBBL CLAUSE 61.3
	2.50		AS PER LEASE AGREEMENT
GROUND COVERAGE	35%	26.42%	AS PER JBBL CLAUSE 61.2

SETBACKS

SIDE	AS PER NORMS	PROVIDED	RULE REFERENCE
FRONT	15.0 MT	15.00 MT	BBBL CLAUSE 37, TABLE 14, SI. 3
RIGHT	9.0 MT	9.00 MT	
LEFT	9.0 MT	9.00 MT	
BACK	9.0 MT	9.00 MT	

ZONAL RAILWAY :- EAST CENTRAL RAILWAY | DIVISION: MUZAFFARPUR, BIHAR

SUBJECT:

GRANT OF LEASE OF RAILWAY LAND FOR 99 YEARS FOR DEVELOPMENT INCLUDING RE-DEVELOPMENT OF EXISTING 'OLD STATION RAILWAY COLONY' (152 UNITS) AT BRAMHAPURA COLONY, MUZAFFARPUR. (TOTAL LAND AREA: 80,590 SQ.M., AREA TO BE LEASED: 63,337.09 SQ.M.)

PROJECT:

PROPOSED RESIDENTIAL CUM COMMERCIAL LEASE LAND AT BRAMHAPURA COLONY, MUZAFFARPUR.

LEASE AGREEMENT NO:- RLDA/2025/LA/06, DATED -09.09.2025

DRAWING TITLE:- SITE LAYOUT PLAN

DRAWING NO:- RLDA/BRAMHAPURA/RESIDENTIAL/AR SHEET NO. -1 OF 24

SCALE:- 1:400

SHEET SIZE:- A1

COA NO. CA/1984/08075

ARCH-EN DESIGN

ARCHITECT : ASHOK KUMMAR

DELHI OFF. : B-1/37, HAUZ KHAS, NEW DELHI-16.

PH: 011-26510350, 011-45188222

LKO.OFF. : 4/5,VISHAL KHAND,GOMTI NAGAR, LUCKNOW. PH : 0522-4088222

NAME OF MUNICIPALITY/ LOCAL AUTHORITY:- MUNICIPAL AUTHORITY MUZAFFARPUR

For PRU-RLDA PROJECTS PVT LTD

Authorised Signatory

DIRECTOR
PRU-RLDA PROJECTS PRIVATE LIMITED

ARCH-EN DESIGN

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AR ASHOK KUMMAR
COA NO. CA/1984/08075

CHECKED AND APPROVED BY

RAIL LAND DEVELOPMENT AUTHORITY (MINISTRY OF RAILWAYS)

(Jatashankar Mishra)
JCM/ Projects/RLDA, MFP

(Sushil Kumar Yadava)
CPM/ ND-2/RLDA, NDLS

ORIENTATION

(Anjesh Kumar)
AM/ Projects/RLDA, MFP

NOTE:-
1. All the drawings are in millimeter, unless otherwise specified.
2. Do not scale the drawing, follow the written dimensions.
3. All dimensions and levels should be verified and reconciled before execution.
4. Type and depth of foundation will be decided as per structural design, considering the soil characteristics at the site.
5. Outer wall thickness to be 200mm and partition walls to be 125 mm (non- load bearing)
6.For Railway Quarters Plinth Area Norms,General Guidelines And General Specifications to be Followed as Per rly. Board Letter No. 2024 / LMB-II / 2/3 Dated 05.04.2024.

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