Project Title :RUDRADEW PROJECT

	DATE	29-10-2020
	SHEET NO.	1

Proposal Basic Information

Proposal File No.	RRDAGHR0002022
Owner Name	NISITH KESHARI CONSTRUCTION PVT LTD TROUGH ITS DIRECTOR NISITH KUMAR KESHARI,DINA DEVI,RAJ KUMAR
Khata No	145,83
Plot No	2662,2663,2734
Village Name	Pundag
Use	Residential
SubUse	Group Housing

Building :A1 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)					Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Balcony	Accessory Use	Ramp	Parking	Resi.	Commercial	Assembly	Public Utility	Hazardous			
Ground Floor	1280.31	0.00	1280.31	8.55	0.00	0.00	4.72	110.86	987.21	0.00	36.32	0.00	0.00	132.65	168.97	168.97	02
First Floor	1280.31	0.00	1280.31	8.55	20.14	0.00	0.00	110.86	954.63	0.00	0.00	138.74	47.39	0.00	186.13	186.13	03
Second Floor	927.00	0.00	927.00	8.55	20.14	15.34	0.00	0.00	0.00	882.97	0.00	0.00	0.00	0.00	882.97	882.97	07
Third Floor	961.64	1.40	960.24	8.55	20.14	19.62	0.00	0.00	0.00	911.93	0.00	0.00	0.00	0.00	911.93	911.93	07
Fourth Floor	996.29	0.00	996.29	8.55	20.14	22.74	0.00	0.00	0.00	944.86	0.00	0.00	0.00	0.00	944.86	944.86	07
Fifth Floor	961.64	1.40	960.24	8.55	20.14	19.62	0.00	0.00	0.00	911.93	0.00	0.00	0.00	0.00	911.93	911.93	07
Sixth Floor	996.29	0.00	996.29	8.55	20.14	22.74	0.00	0.00	0.00	944.86	0.00	0.00	0.00	0.00	944.86	944.86	07
Seventh Floor	961.64	1.40	960.24	8.55	20.14	19.62	0.00	0.00	0.00	911.93	0.00	0.00	0.00	0.00	911.93	911.93	07
Eighth Floor	996.29	0.00	996.29	8.55	20.14	22.74	0.00	0.00	0.00	944.86	0.00	0.00	0.00	0.00	944.86	944.86	07
Ninth Floor	961.64	1.40	960.24	8.55	20.14	19.62	0.00	0.00	0.00	911.93	0.00	0.00	0.00	0.00	911.93	911.93	07
Tenth Floor	996.29	0.00	996.29	8.55	20.14	22.74	0.00	0.00	0.00	944.86	0.00	0.00	0.00	0.00	944.86	944.86	07
Eleventh Floor	961.64	1.40	960.24	8.55	20.14	19.62	0.00	0.00	0.00	911.93	0.00	0.00	0.00	0.00	911.93	911.93	07
Twelfth Floor	996.29	0.00	996.29	8.55	20.14	22.74	0.00	0.00	0.00	944.86	0.00	0.00	0.00	0.00	944.86	944.86	07
Thirteenth Floor	961.64	1.40	960.24	8.55	20.14	19.62	0.00	0.00	0.00	911.93	0.00	0.00	0.00	0.00	911.93	911.93	07
Fourteenth Floor	996.29	0.00	996.29	8.55	20.14	22.74	0.00	0.00	0.00	944.86	0.00	0.00	0.00	0.00	944.86	944.86	07
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	15235.21	8.40	15226.81	128.25	281.96	269.50	4.72	221.72	1941.85	12023.71	36.32	138.74	47.39	132.65	12378.81	12378.81	96
Total Number of Same Buildings	1																
Total :	15235.21	8.40	15226.81	128.25	281.96	269.50	4.72	221.72	1941.85	12023.71	36.32	138.74	47.39	132.65	12378.81	12378.81	96

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	0.74 X 2.13 X 1 X 1	1.57	30.68
	0.61 X 3.30 X 1 X 1	2.01	
	0.61 X 1.78 X 1 X 1	1.08	
	0.61 X 1.91 X 3 X 1	3.48	
	0.61 X 1.47 X 1 X 1	0.90	
	0.61 X 3.46 X 1 X 1	2.11	
	0.61 X 2.26 X 1 X 1	1.38	
	1.20 X 3.30 X 1 X 1	3.96	
	0.61 X 3.46 X 1 X 1	2.12	
	1.20 X 3.18 X 2 X 1	7.62	
	0.61 X 1.65 X 1 X 1	1.01	
	1.20 X 2.87 X 1 X 1	3.44	
TYPICAL - 3, 5, 7, 9, 11& 13 FLOOR PLAN	0.74 X 2.13 X 1 X 6	9.42	235.38
	0.61 X 3.30 X 1 X 6	12.06	
	0.61 X 1.78 X 1 X 6	6.48	
	0.61 X 1.91 X 3 X 6	20.88	
	0.61 X 1.47 X 1 X 6	5.40	
	0.61 X 3.46 X 1 X 6	12.66	
	0.61 X 2.26 X 1 X 6	8.28	
	1.20 X 3.30 X 1 X 6	23.76	
	0.61 X 1.17 X 1 X 6	4.26	
	0.61 X 3.73 X 1 X 6	13.68	
	0.61 X 1.65 X 1 X 6	6.06	
	1.20 X 5.31 X 2 X 6	76.44	
	1.20 X 5.00 X 1 X 6	36.00	
TYPICAL - 4, 6, 8, 10, 12& 14 FLOOR PLAN	0.74 X 2.13 X 1 X 6	9.42	272.82
	0.61 X 3.30 X 1 X 6	12.06	
	0.61 X 1.78 X 1 X 6	6.48	
	0.61 X 1.91 X 3 X 6	20.88	
	0.61 X 1.47 X 1 X 6	5.40	
	0.61 X 3.46 X 1 X 6	12.66	
	0.61 X 2.26 X 1 X 6	8.28	
	1.20 X 3.30 X 1 X 6	23.76	
	0.61 X 1.17 X 1 X 6	4.26	
	0.61 X 3.73 X 1 X 6	13.68	
	0.61 X 1.65 X 1 X 6	6.06	
	1.20 X 3.18 X 2 X 6	45.72	
	1.20 X 2.87 X 1 X 6	20.64	
	1.20 X 2.90 X 2 X 6	41.64	
	1.20 X 2.91 X 2 X 6	41.88	
Total	-	-	538.88

UnitBUA Table for Building :A1 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	G01	OTHER	22.99	22.48	1	2
	G02	SHOP	36.32	35.56	1	
FIRST FLOOR PLAN	1	Public Utility Area	47.39	46.34	1	3
	2	OTHER	25.59	25.25	1	
	3	OTHER	121.70	120.26	1	
SECOND FLOOR PLAN	FLAT - 201	FLAT	152.16	142.12	14	7
	FLAT - 202	FLAT	111.64	106.01	10	
	FLAT - 203	FLAT	111.49	105.95	12	
	FLAT - 204	FLAT	116.28	109.91	12	
	FLAT - 205	FLAT	101.83	100.22	10	
	FLAT - 206	FLAT	86.61	85.09	10	
	FLAT - 207	FLAT	108.12	104.01	12	
TYPICAL - 3, 5, 7, 9, 11& 13 FLOOR PLAN	FLAT - 301	FLAT	152.16	142.31	14	42
	FLAT - 302	FLAT	122.61	114.41	11	
	FLAT - 303	FLAT	122.45	114.35	13	
	FLAT - 304	FLAT	117.85	110.61	11	
	FLAT - 305	FLAT	101.83	100.22	10	
	FLAT - 306	FLAT	86.61	85.09	10	
	FLAT - 307	FLAT	118.53	111.86	13	
TYPICAL - 4, 6, 8, 10, 12& 14 FLOOR PLAN	FLAT - 401	FLAT	171.70	158.36	15	42
	FLAT - 402	FLAT	131.18	122.05	11	
	FLAT - 403	FLAT	126.53	117.51	13	
	FLAT - 404	FLAT	132.89	122.17	12	
	FLAT - 405	FLAT	101.83	100.22	10	
	FLAT - 406	FLAT	86.61	85.09	10	
	FLAT - 407	FLAT	108.08	103.97	12	
Total:	-	-	11127.24	10532.60	1075	96

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			Visitors Car			TwoWheeler			Ambulance		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A1 (RESIDENTIAL)	Commercial	Retail Shop	> 0	50	36.32	1	1	-	-	-	-	-	-	-	-	-	-
			> 0	50	36.32	-	-	-	-	-	-	1	2	-	-	-	-
	Hazardous	Sewage Treatment Plant	> 0	100	132.65	1	1	-	-	-	-	-	-	-	-	-	-
			> 0	100	132.65	-	-	-	-	-	-	1	3	-	-	-	-
	Public Utility	Health Club	> 0	50	47.39	1	1	-	-	-	-	-	-	-	-	-	-
			> 0	50	47.39	-	-	-	-	-	-	1	2	-	-	-	-
	Assembly	Community Hall	> 0	10	10.00	1	1	-	-	-	-	-	-	-	-	-	-
			> 0	10	10.00	-	-	-	-	-	-	1	3	-	-	-	-
		Gymnasia	> 0	10	10.00	1	1	-	-	-	-	-	-	-	-	-	-
			> 0	10	10.00	-	-	-	-	-	-	1	3	-	-	-	-
	Residential	Group Housing	0 - 140	1	78.00	1	78	-	-	-	-	-	-	-	-	-	-
			> 140.0	1	13.00	1	20	-	-	-	-	-	-	-	-	-	-
			0 - 140	1	78.00	-	-	-	-	-	-	1	78	-	-	-	-
			> 140.0	1	13.00	-	-	-	-	-	-	1	13	-	-	-	-
			0.0 - 30	1	-	1	-	-	-	-	-	-	-	-	-	-	-
			30.01 - 60	1	-	1	-	-	-	-	-	-	-	-	-	-	-
			30.01 - 60	1	-	-	-	-	-	-	-	1	-	-	-	-	-
			0 - 140	1	78.00	-	-	-	1	8	-	-	-	-	-	-	-
			> 140.0	1	13.00	-	-	-	1	1	-	-	-	-	-	-	-
			0.0 - 30	1	-	-	-	-	1	-	-	-	-	-	-	-	-
			30.01 - 60	1	-	-	-	-	1	-	-	-	-	-	-	-	-
	Total :		-	-	-	-	103	104	-	9	9	-	104	105	-	0	1

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	104	1300.00
Total Car	103	1287.50	104	1300.00
Visitor's Car Parking	-	-	9	112.50
Total Visitor Parking	9	112.50	9	112.50
Ambulance	-	-	1	26.25
TwoWheeler	-	-	105	210.00
Total TwoWheeler	104	208.00	105	210.00
Heavy Vehicle	-	-	1	26.25
Other Parking	-	-	-	828.85
Total	1608.00			2713.85

FAR & Tenement Details (Table 4c-1)

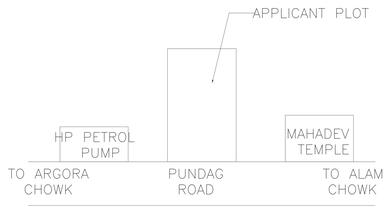
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)					Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Balcony	Accessory Use	Ramp	Parking	Resi.	Commercial	Assembly	Public Utility	Hazardous			
A1 (RESIDENTIAL)	1	15235.20	8.40	15226.80	128.25	281.96	269.50	4.72	221.72	1941.85	12023.71	36.32	138.74	47.39	132.65	12378.81	12378.81	96
Grand Total	1	15235.20	8.40	15226.80	128.25	281.96	269.50	4.72	221.72	1941.85	12023.71	36.32	138.74	47.39	132.65	12378.81	12378.81	96

SCHEDULE OF DOOR:

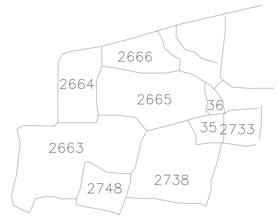
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	D3	0.80	2.10	01
A1 (RESIDENTIAL)	D3	0.61	2.10	25
A1 (RESIDENTIAL)	D3	0.75	2.10	721
A1 (RESIDENTIAL)	D2	0.90	2.10	91
A1 (RESIDENTIAL)	D1	0.98	2.10	286
A1 (RESIDENTIAL)	D	1.05	2.10	96

SCHEDULE OF WINDOW/VENTILATION:

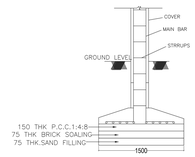
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	V	0.60	1.20	260
A1 (RESIDENTIAL)	W2	0.90	1.20	91
A1 (RESIDENTIAL)	W1	1.19	1.20	13
A1 (RESIDENTIAL)	W1	1.22	1.20	39
A1 (RESIDENTIAL)	W1	1.35	1.20	247
A1 (RESIDENTIAL)	MECH VENT	1.80	1.20	143
A1 (RESIDENTIAL)	W	1.80	1.20	104



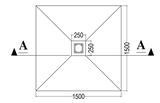
LOCATION PLAN
SCALE – N.T.S.



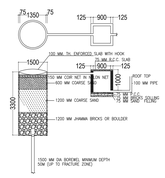
KEY PLAN
SCALE – N.T.S.



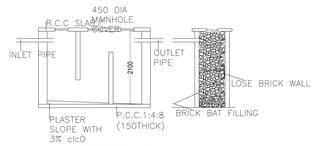
SECTION A-A



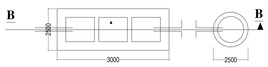
DETAIL OF FOUNDATION
SCALE – N.T.S.



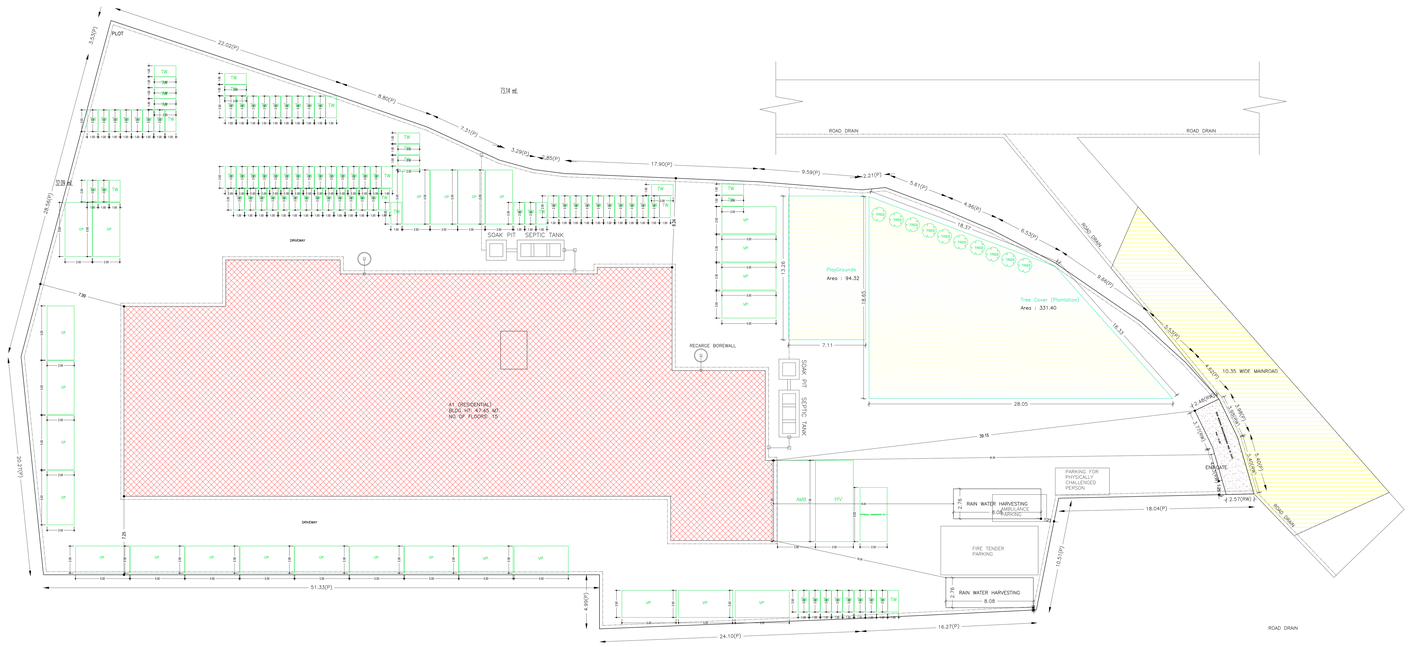
DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK
SCALE – N.T.S.



SECTION B-B



DETAIL OF SEPTIC TANK & SOAKPIT.
SCALE – 1:50



SITE PLAN

AREA STATEMENT RANCHI REGIONAL DEVELOPMENT AUTHORITY	VERSION NO.: 1.0.66
	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: RANCHI	Plot SubUse: Group Housing
Authority: RANCHI REGIONAL DEVELOPMENT AUTHORITY	PlotNearbyReligiousStructure: NA
Inward_No: RRDAGHR0002022	Plot/SubPlot No: 2663,2665,2734
Application Type: General Proposal	North: Road Width - 7.620 MTR
Project Type: Group Development Scheme	South: Plot No. - R.S. PLOT NO.-2662 And 2735
Nature of Development: New	East: Plot No. - R.S. PLOT NO.-2667
Location of Development Area: New Area	West: Plot No. - R.S. PLOT NO.-2651
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 4127.64
Deduction for NetPlot Area	
Surrender Free of Cost	21.92
Total	21.92
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 4105.72
Deduction for Balance Plot Area(from Gross Plot Area)	
Surrender Free of Cost	21.92
Common Plot	425.71
Total	447.63
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 3680.00
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 4105.72
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 4127.64
COVERAGE CHECK	
Permissible Coverage area (35.00 %)	1437.00
Proposed Coverage Area (28.28 %)	1160.91
Total Prop. Coverage Area (28.28 %)	1160.91
Balance coverage area (6.72 %)	276.09
FAR CHECK	
Perm. FAR Area (3.000)	12382.92
Total Perm. FAR area	12382.92
Residential FAR	12023.73
Commercial FAR	36.32
Special FAR	318.78
Proposed FAR Area	12378.83
Total Proposed FAR Area	12378.83
Consumed FAR (Factor)	3.00
Balance FAR Area	4.09
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	15226.81
ARCHITECT (Regd)	Priya kumari
ENGGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	NISITH KESHARI CONSTRUCTION PVT LTD TROUGH ITS DIRECTOR NISITH KUMAR KESHARI,DINA DEVI,RAJ KUMAR
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD WIDENING AREA
EXISTING (To be retained)
EXISTING (To be demolished)

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	A1 (RESIDENTIAL)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	1280.31	168.97	1280.31	168.97
First Floor	1280.31	186.13	1280.31	186.13
Second Floor	927.00	882.97	927.00	882.97
Third Floor	960.24	911.93	960.24	911.93
Fourth Floor	996.29	944.86	996.29	944.86
Fifth Floor	960.24	911.93	960.24	911.93
Sixth Floor	996.29	944.86	996.29	944.86
Seventh Floor	960.24	911.93	960.24	911.93
Eighth Floor	996.29	944.86	996.29	944.86
Ninth Floor	960.24	911.93	960.24	911.93
Tenth Floor	996.29	944.86	996.29	944.86
Eleventh Floor	960.24	911.93	960.24	911.93
Twelfth Floor	996.29	944.86	996.29	944.86
Thirteenth Floor	960.24	911.93	960.24	911.93
Fourteenth Floor	996.29	944.86	996.29	944.86
Terrace Floor	0.00	0.00	0.00	0.00
Total :	15226.80	12378.81	15226.80	12378.81

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A1 (RESIDENTIAL)	Residential	Group Housing	Multistoried

LTP NAME AND SIGNATURE	STRUCTURAL ENGG NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Plan Name: RRDAGHR0197/2019			

ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

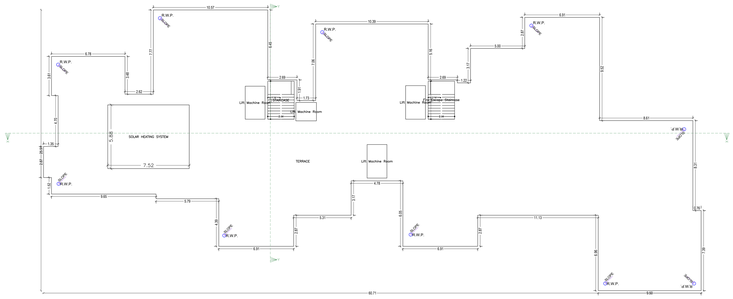
This is system generated MAP. No need to Physically Signed.

Project Title :RUDRADEW PROJECT

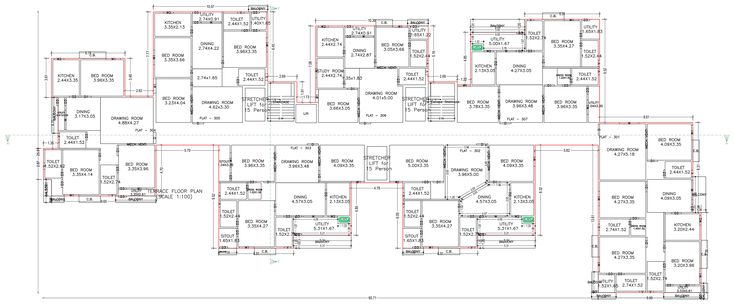
	DATE	29-10-2023
	SHEET NO.	2

Proposal Basic Information

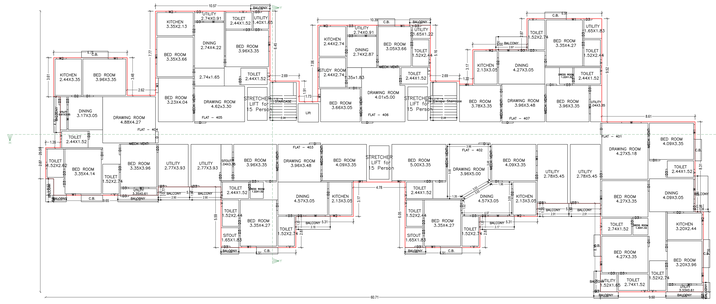
Proposal File No.	PRERA/P/P/R/R/2022
Owner Name	NEETHYADEWAR CONSTRUCTION PVT. LTD REPRESENTED BY SRI. VENKATA RAMA KESHAVA DINA DEVIPAL KUMAR
Khata No	145,83
Plot No	2862,3865,2734
Village Name	Puralag
Use	Residential
SubUse	Group Housing



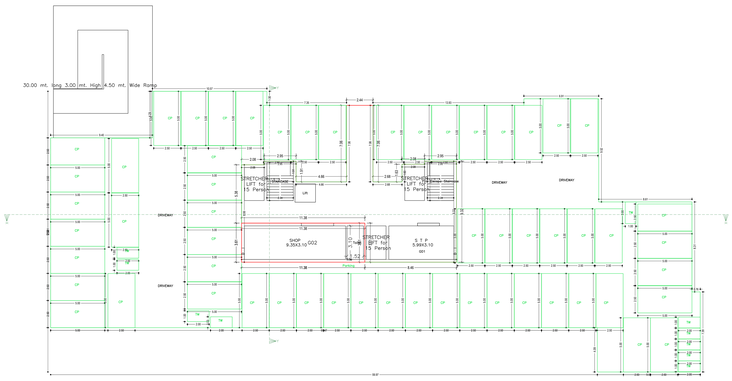
TERRACE FLOOR PLAN
(SCALE 1:100)



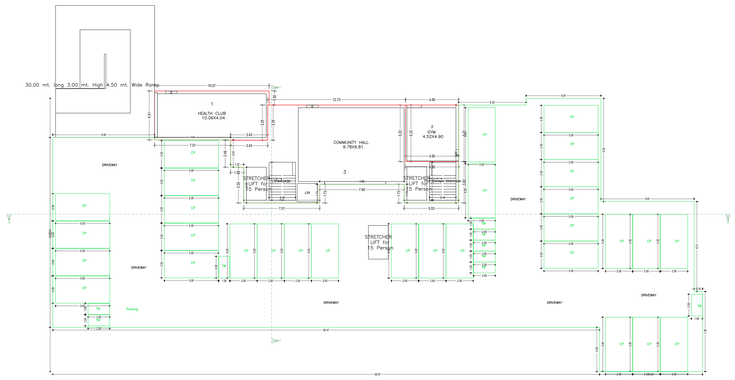
TYPICAL – 3, 5, 7, 9, 11& 13 FLOOR PLAN
(Proposed)
(SCALE 1:100)



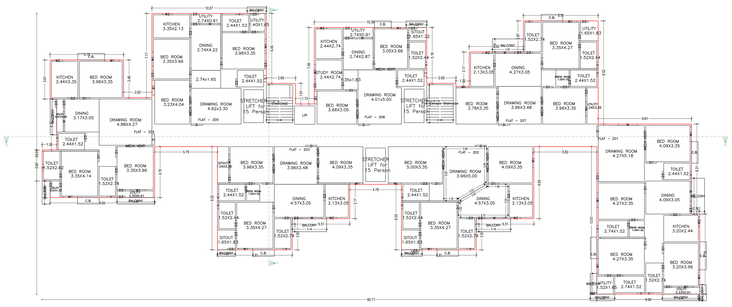
TYPICAL – 4, 6, 8, 10, 12& 14 FLOOR PLAN
(Proposed)
(SCALE 1:100)



GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENGG NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Prize Sunari RERA/APLICT/312019			

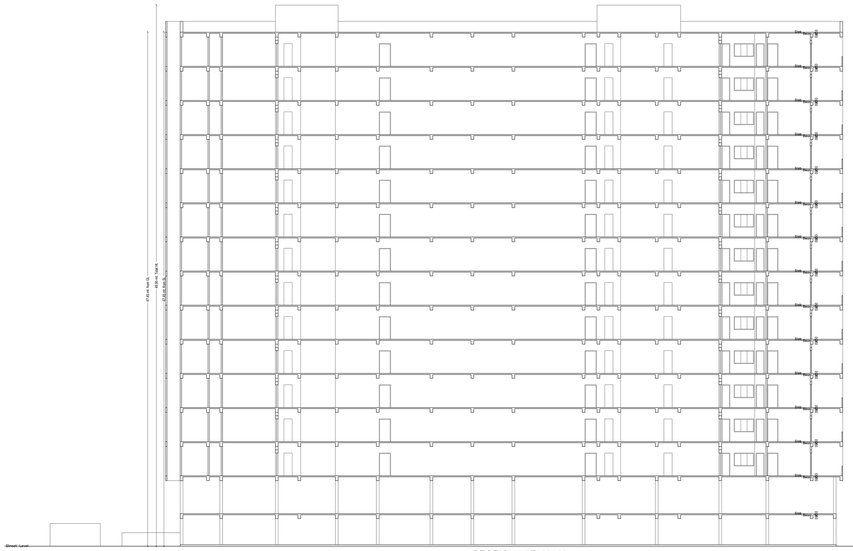
ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

This is system generated MAP. No need to Physically Signed.

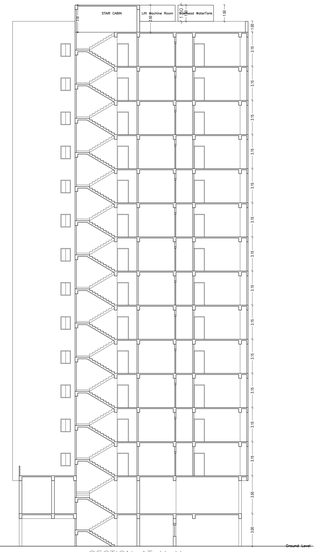
Project Title :RUDRADEW PROJECT

DATE	29-10-2023
SHEET NO	3

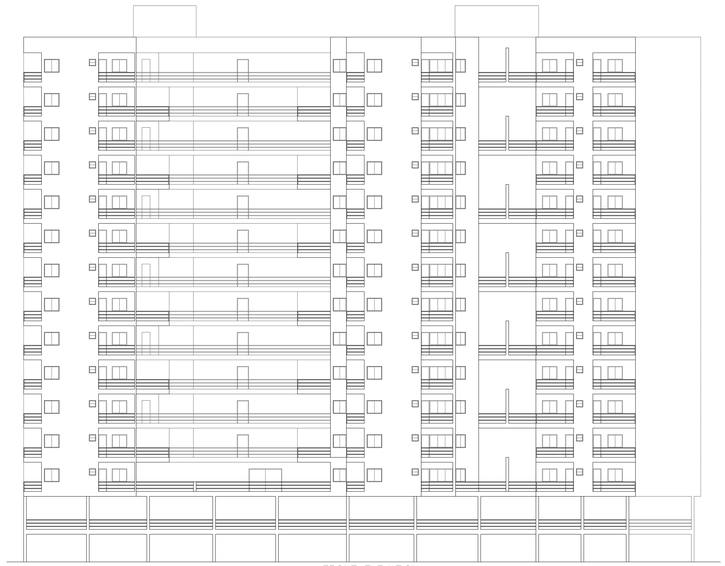
Proposal Basic Information	
Proposal Ref No.	PRELIM/24/0000202
Owner Name	NEETHYADEWAR CONSTRUCTION PVT. LTD SHRI. NEETHYADEWAR SRINIVASA MURTI KESHAVA LINGA DEVI,PAL KUMAR
Khata No	145,83
Plot No	2843,2845,2734
Village Name	Puralag
Use	Residential
SubUse	Group Housing



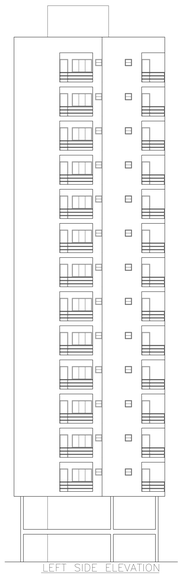
SECTION AT X-X



SECTION AT Y-Y



FRONT ELEVATION



LEFT SIDE ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENGG NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Plan Issuer: PRELIM/CR/0102019			

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