

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	
B (BLOCK)	Public Utility	Health Club	>0	50	85.73	1	2	-	-	-	1	4
		Games Centre	>0	10	-	1	1	-	-	-	-	-
	Residential	Community Hall	>0	10	-	1	1	-	-	-	-	-
		Residential Bldg/Apartment	>0	10	-	1	18	-	-	-	-	-
			>140	1	18.00	-	1	13.5	-	-	-	-
A (BLOCK)	Commercial	Shop	>0	1	27.00	-	-	-	-	-	-	-
		Restaurant	>0	50	474.32	1	7	-	-	-	-	-
	Total		>0	50	474.32	-	-	-	-	-	-	-
			>0	10	-	1	1	-	-	-	-	-
			>0	10	-	-	-	-	-	-	-	-

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	32	400.00
Two Stack Car	-	-	20	250.00
Total Car	44	650.00	52	650.00
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	3	37.50	3	37.50
TwoWheeler	-	-	52	104.00
Total TwoWheeler	51	102.00	52	104.00
Other Parking	-	-	-	562.00
Total	-	689.50	-	1457.50

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)				Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Trmt (No.)
			StarCase	Lift	Void	Accessory Use	Parking	Resi.	Commercial	Assembly	Public Utility				
B (BLOCK)	1	5957.26	162.94	108.52	44.64	220.98	944.50	4038.84	0.00	323.78	85.73	27.33	4475.68	4475.68	27
A (BLOCK)	1	2317.30	0.00	42.12	11.76	177.98	0.00	0.00	2085.45	0.00	0.00	0.00	2085.44	2085.44	09
Grand Total	2	8274.56	162.94	150.64	56.40	398.96	944.50	4038.84	2085.45	323.78	85.73	27.33	6561.12	6561.12	36

Proposal Basic Information

Proposal File No.	RRDA/P0003/2023
Owner Name	Anil kumar
Khata No.	32
Plot No.	258, 259
Village Name	Pandra (Part)
Use	Mixed
SubUse	Resi-Comm

AREA STATEMENT RANCHI REGIONAL DEVELOPMENT AUTHORITY

VERSION NO.: 1.0.66  
VERSION DATE: 16/10/2020

PROJECT DETAIL:  
Region: JHARKHAND URBAN LOCAL BODIES  
District: RANCHI  
Authority: RANCHI REGIONAL DEVELOPMENT AUTHORITY  
Inward No: RRDA/P0003/2023  
Application Type: General Proposal  
Project Type: Building Permission  
Nature of Development: New  
Location of Development Area: New Area

Plot Use: Mixed  
Plot SubUse: Resi-Comm  
Plot/Nearby/Religious/Structure: NA  
Plot/SubPlot No: 258, 259  
North: Road Width - 24.38  
South: Plot No. - 257  
East: Plot No. - 258,255  
West: Road Width - 4.2

AREA DETAILS:  
AREA OF PLOT (Minimum) (A) 2307.49  
Deduction for NetPlot Area 406.01  
Surrender Free of Cost 406.01  
Total 294.38  
Common Plot 700.40  
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area) (A-Deductions) 1901.48  
Deduction for Balance Plot Area(from Gross Plot Area) 406.01  
Surrender Free of Cost 294.38  
Common Plot 700.40  
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space) (A-Deductions) 1607.10  
PLOT AREA FOR COVERAGE(Net Plot Area) (A-Deductions) 1901.48  
Plot Area for FAR (Net Plot Area + Road Widening Area) (A-Deductions) 2307.49

COVERAGE CHECK  
Permissible Coverage area ( 50.00 % ) 950.74  
Proposed Coverage Area ( 37.17 % ) 706.84  
Total Prop. Coverage Area ( 37.17 % ) 706.84  
Balance coverage area ( 12.83 % ) 243.90  
Existing Structure To Be Demolish 55.21

FAR CHECK  
Perm. FAR Area ( 3.000 ) 6922.47  
Total Perm. FAR area 6922.47  
Residential FAR 4038.88  
Commercial FAR 2085.45  
Special FAR 409.51  
Proposed FAR Area 6561.17  
Total Proposed FAR Area 6561.17  
Consumed FAR (Factor) 2.84  
Balance FAR Area 361.30

BUILT UP AREA CHECK  
Total Proposed BuiltUp Area 8274.56

ARCHITECT (Regd) Neha Singh  
ENGINEER (Regd)  
SUPERVISOR (Regd)  
OWNER (Regd) Anil kumar

DEVELOPMENT AUTHORITY LOCAL BODY

COLOR INDEX

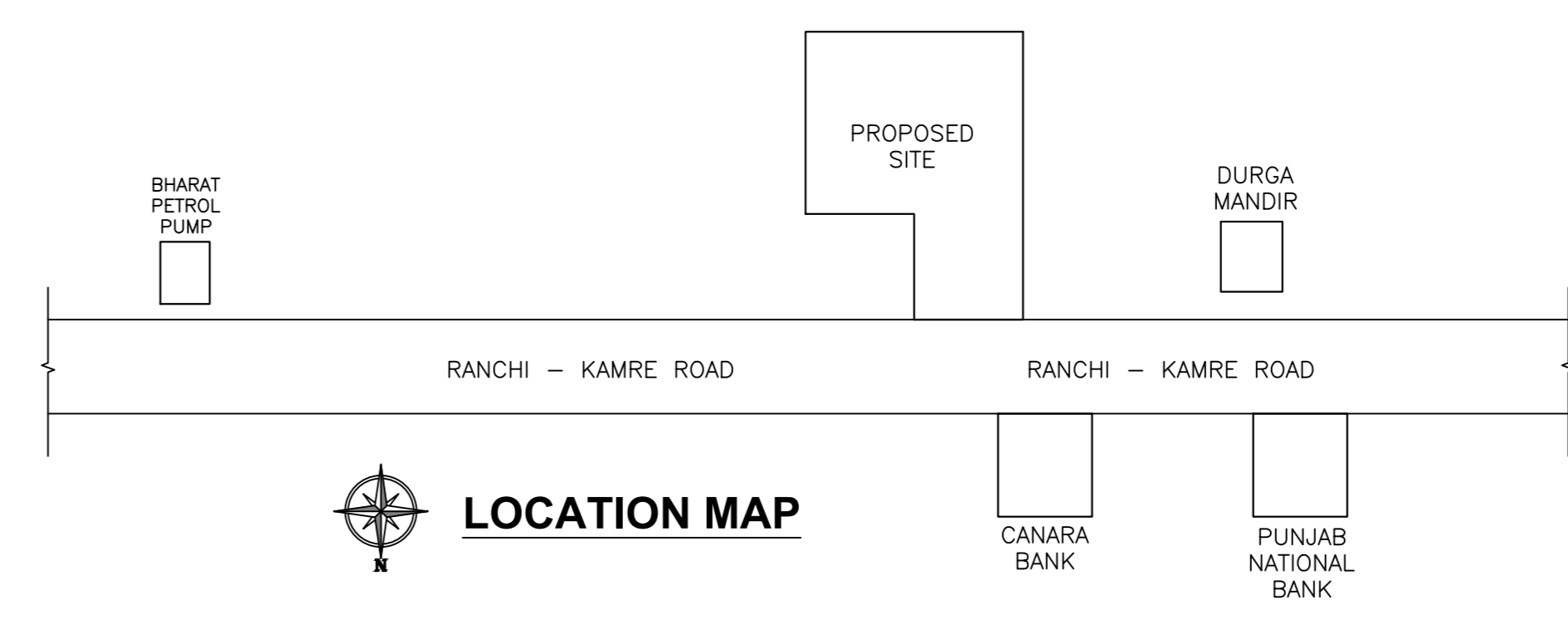
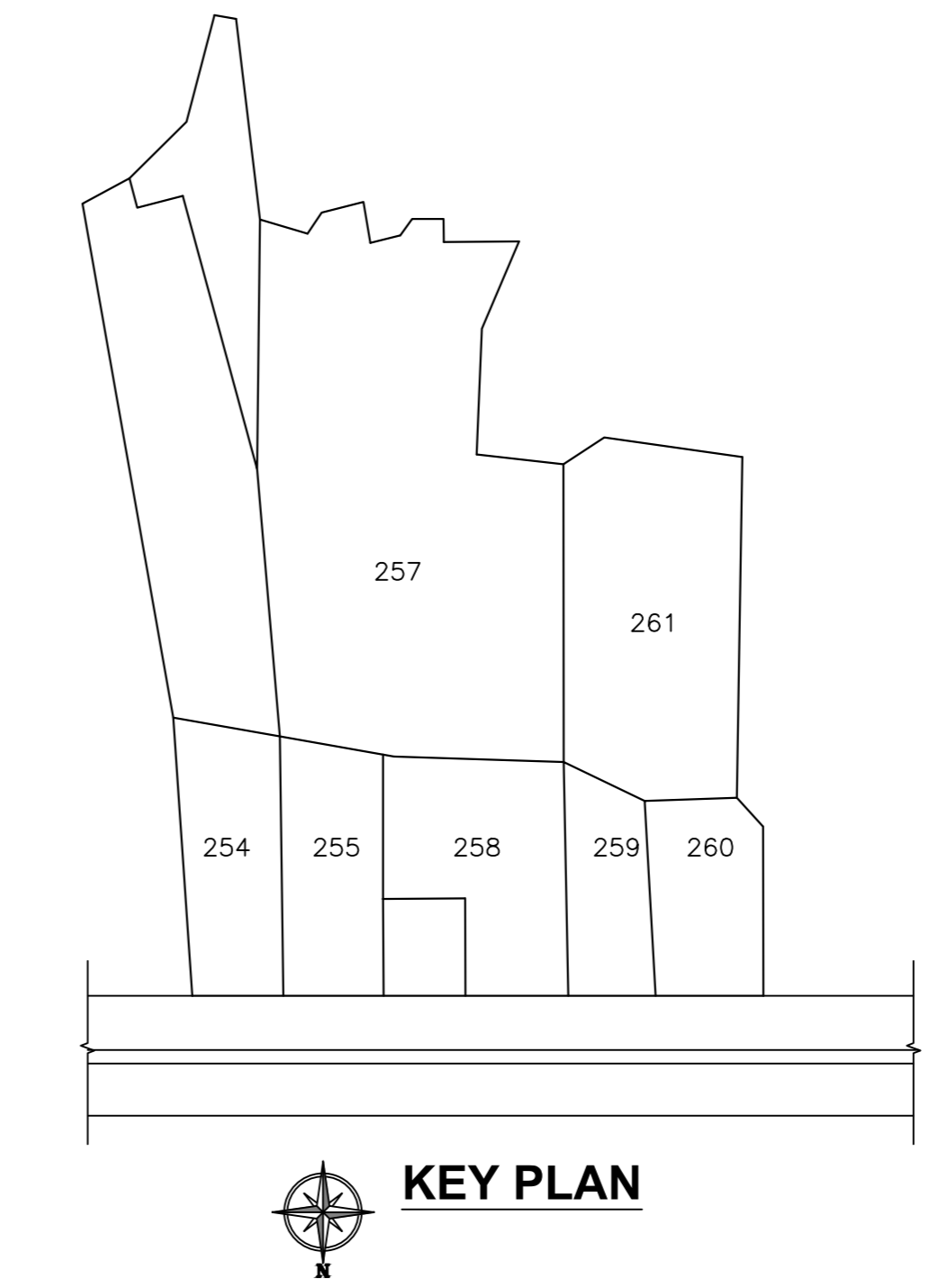
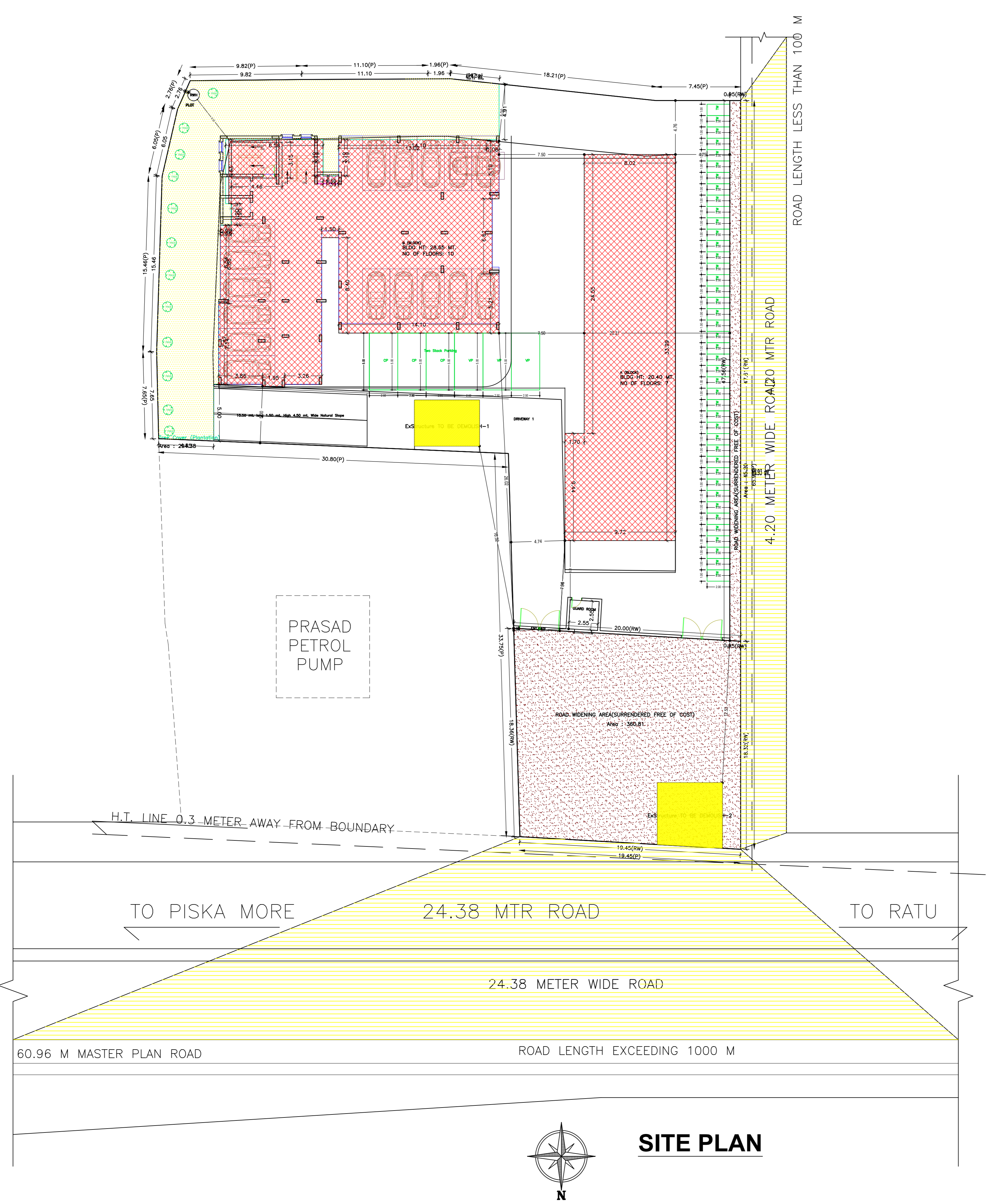
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Dark Blue

Buildingwise Floor FAR Details

Floor Name	Building Name B (BLOCK)		Building Name A (BLOCK)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		
Basement Floor	1003.15	27.33	0.00	0.00	1003.15	27.33
Ground Floor	432.15	409.51	288.76	299.58	720.91	689.09
First Floor	502.44	448.76	338.09	304.31	840.53	753.07
Second Floor	502.44	448.76	338.09	304.31	840.53	753.07
Third Floor	502.44	448.76	338.09	304.31	840.53	753.07
Fourth Floor	502.44	448.76	338.09	304.31	840.53	753.07
Fifth Floor	502.44	448.76	338.09	304.31	840.53	753.07
Sixth Floor	502.44	448.76	338.09	304.31	840.53	753.07
Seventh Floor	502.44	448.76	0.00	0.00	502.44	448.76
Eighth Floor	502.44	448.76	0.00	0.00	502.44	448.76
Ninth Floor	502.44	448.76	0.00	0.00	502.44	448.76
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total	5957.26	4475.68	2317.30	2085.44	8274.56	6561.12

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
B (BLOCK)	Residential	Residential Bldg/Apartment	Multistoried
A (BLOCK)	Commercial	ResiComm Bldg	Multistoried



Proposal File No.	RRDA/P0003/2023
Owner Name	Anil Kumar
Khata No	32
Plot No	258, 259
Village Name	Pandra (Part)
Use	Mixed
SubUse	Resi-Comm

Building :A (BLOCK)

Floor Name	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.)
		Lift	Void	Accessory Use				
Ground Floor	288.76	0.00	0.00	29.18	259.58	259.58	259.58	01
First Floor	338.09	7.02	1.96	24.80	304.31	304.31	304.31	03
Second Floor	338.09	7.02	1.96	24.80	304.31	304.31	304.31	01
Third Floor	338.09	7.02	1.96	24.80	304.31	304.31	304.31	01
Fourth Floor	338.09	7.02	1.96	24.80	304.31	304.31	304.31	01
Fifth Floor	338.09	7.02	1.96	24.80	304.31	304.31	304.31	01
Sixth Floor	338.09	7.02	1.96	24.80	304.31	304.31	304.31	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2317.30	42.12	11.76	177.98	2085.45	2085.44	2085.44	09
Total Number of Same Buildings :	1							
Total :	2317.30	42.12	11.76	177.98	2085.45	2085.44	2085.44	09

SCHEDULE OF DOOR:

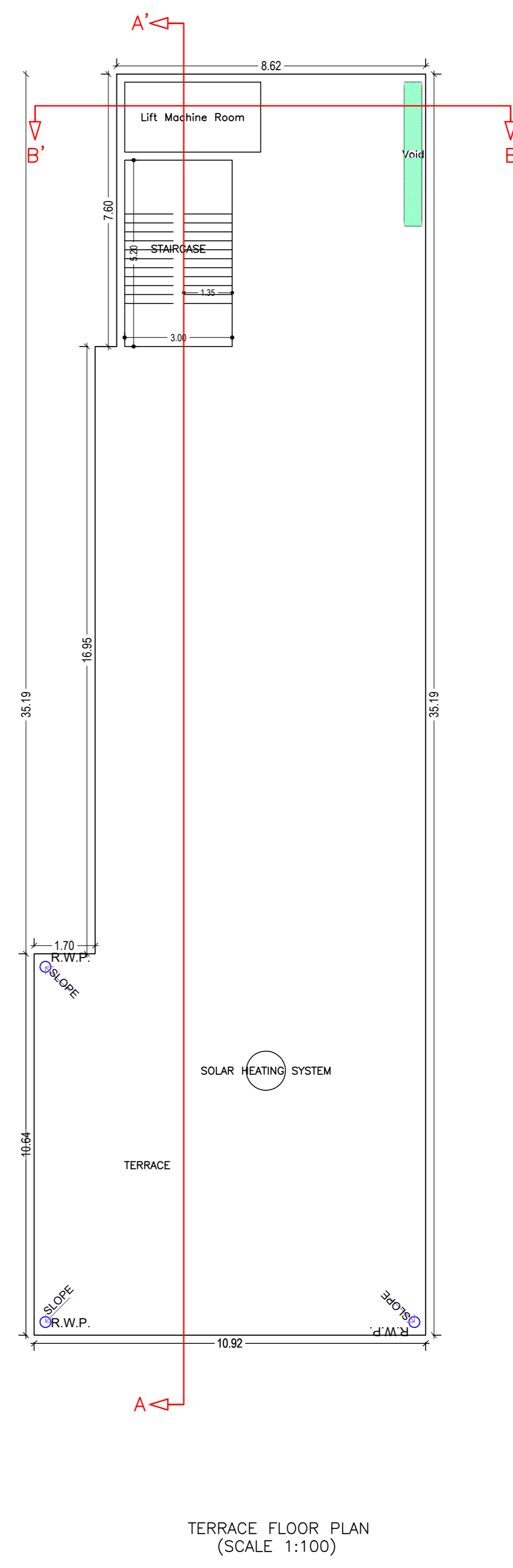
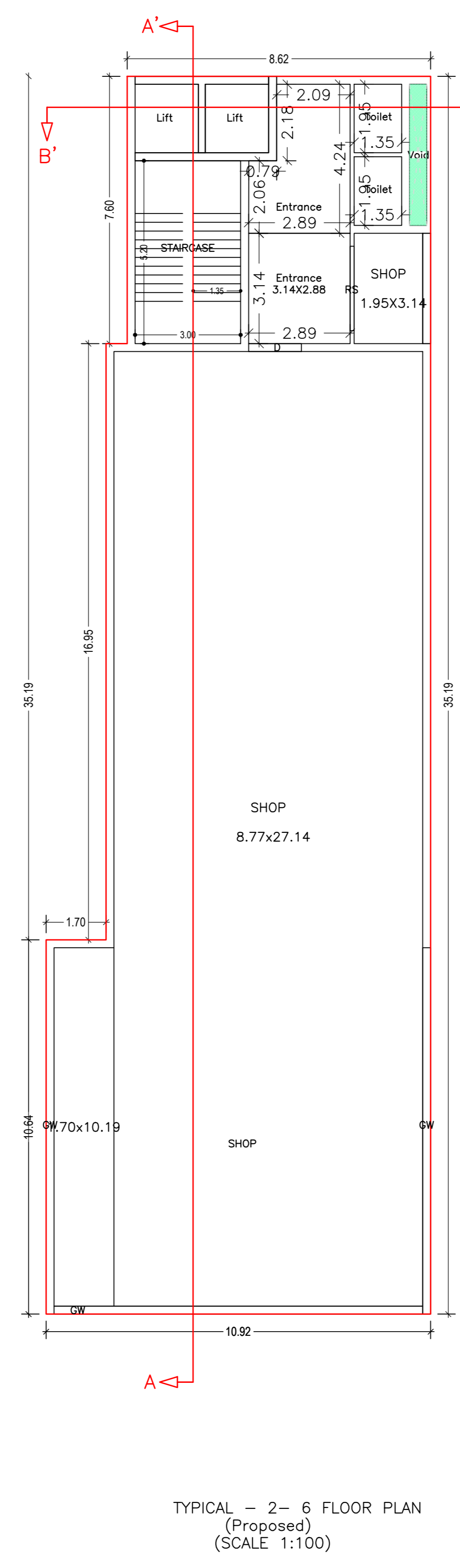
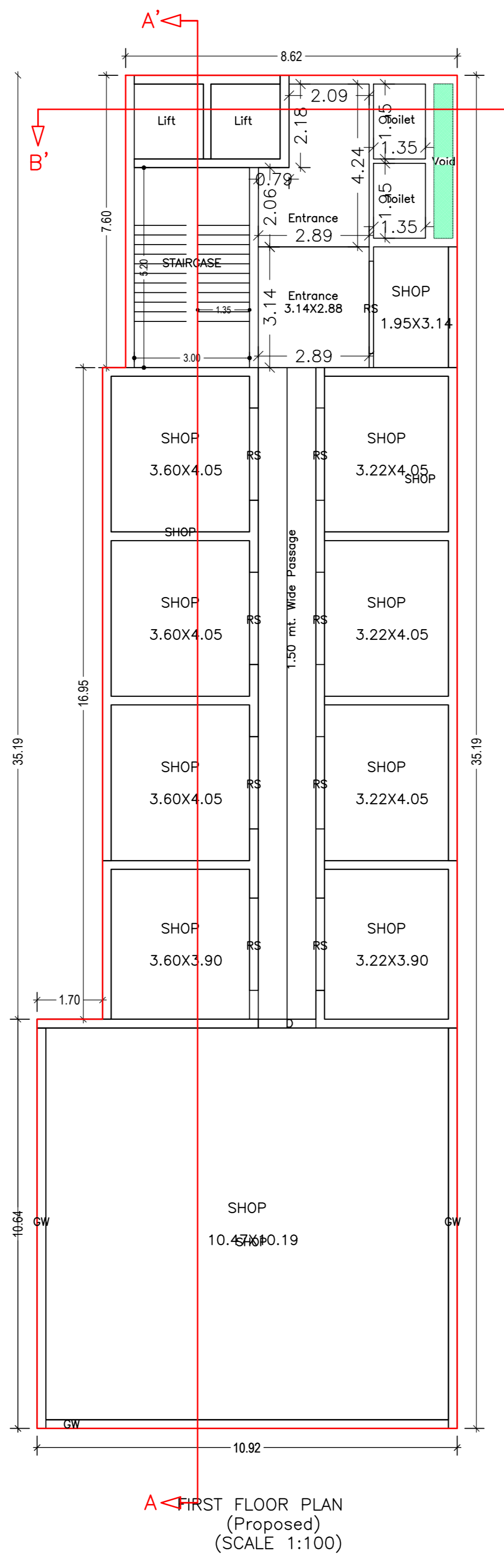
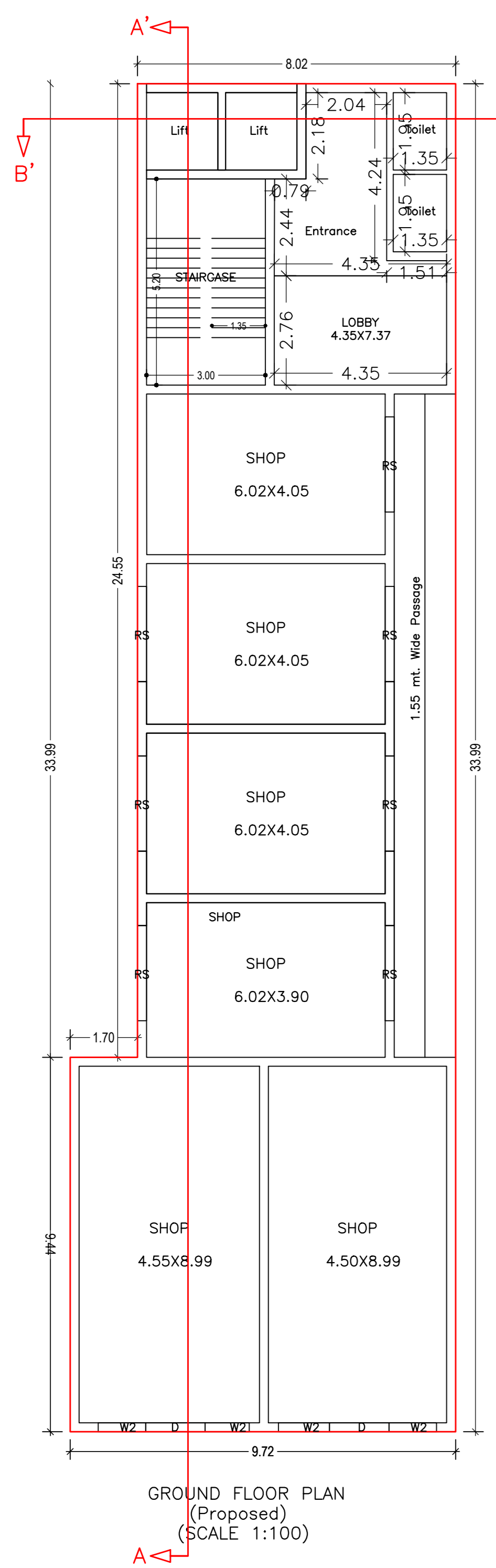
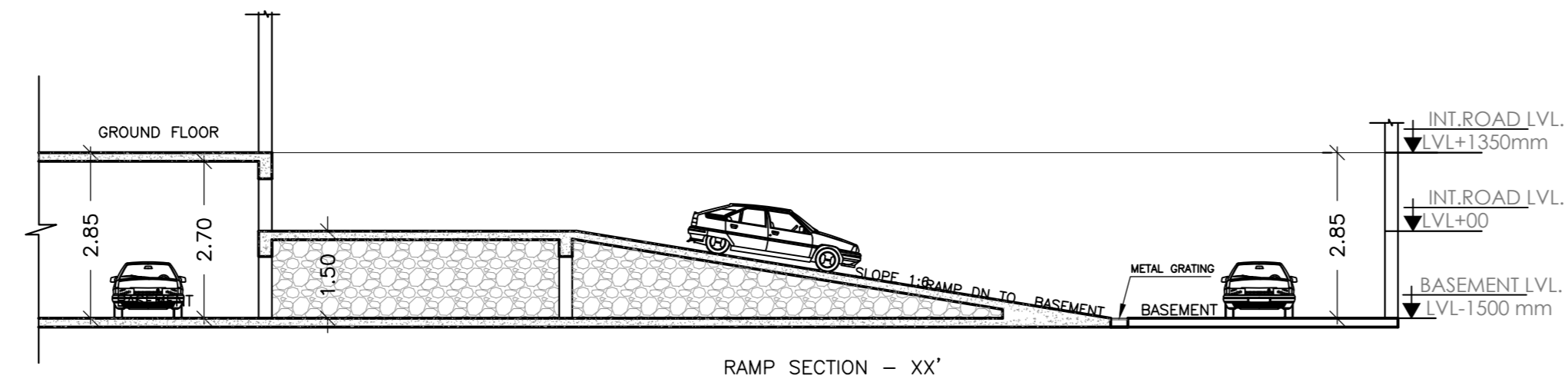
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCK)	D	1.50	2.10	08
A (BLOCK)	RS	2.40	2.10	21

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCK)	W2	1.11	1.50	01
A (BLOCK)	W2	1.20	1.50	02
A (BLOCK)	W2	1.29	1.50	01
A (BLOCK)	GW	10.42	1.50	07
A (BLOCK)	GW	10.47	1.50	06

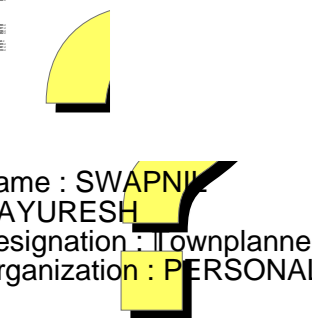
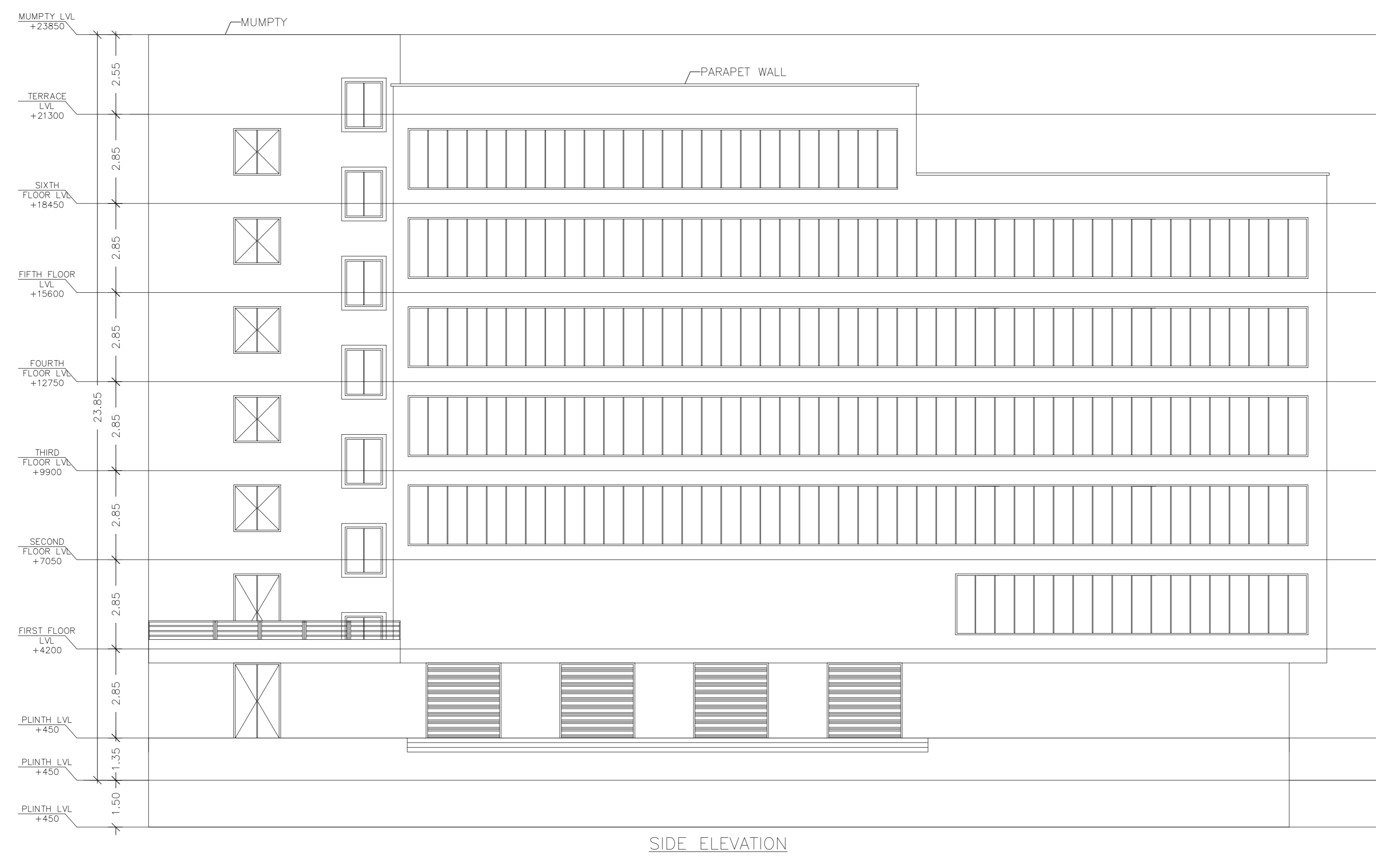
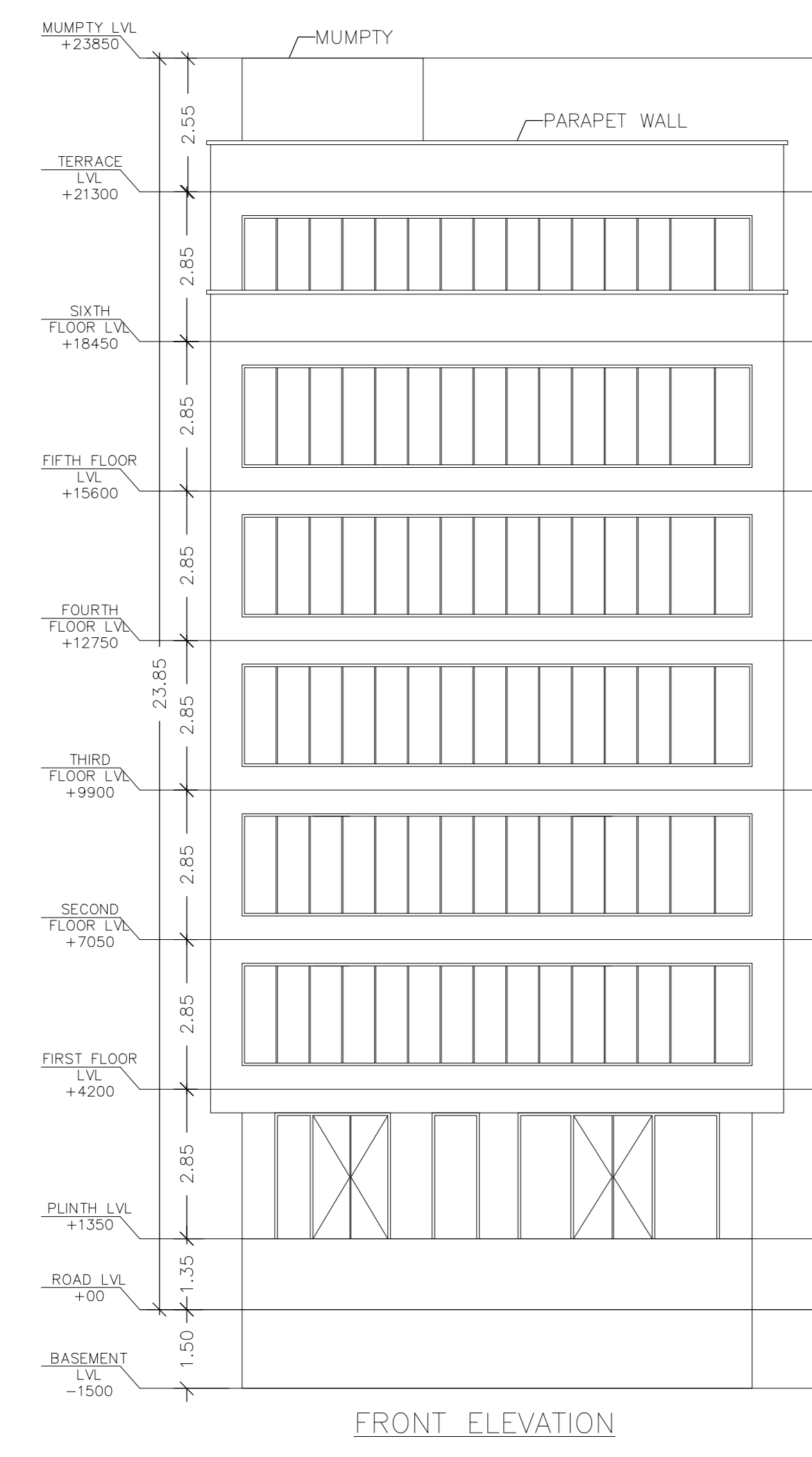
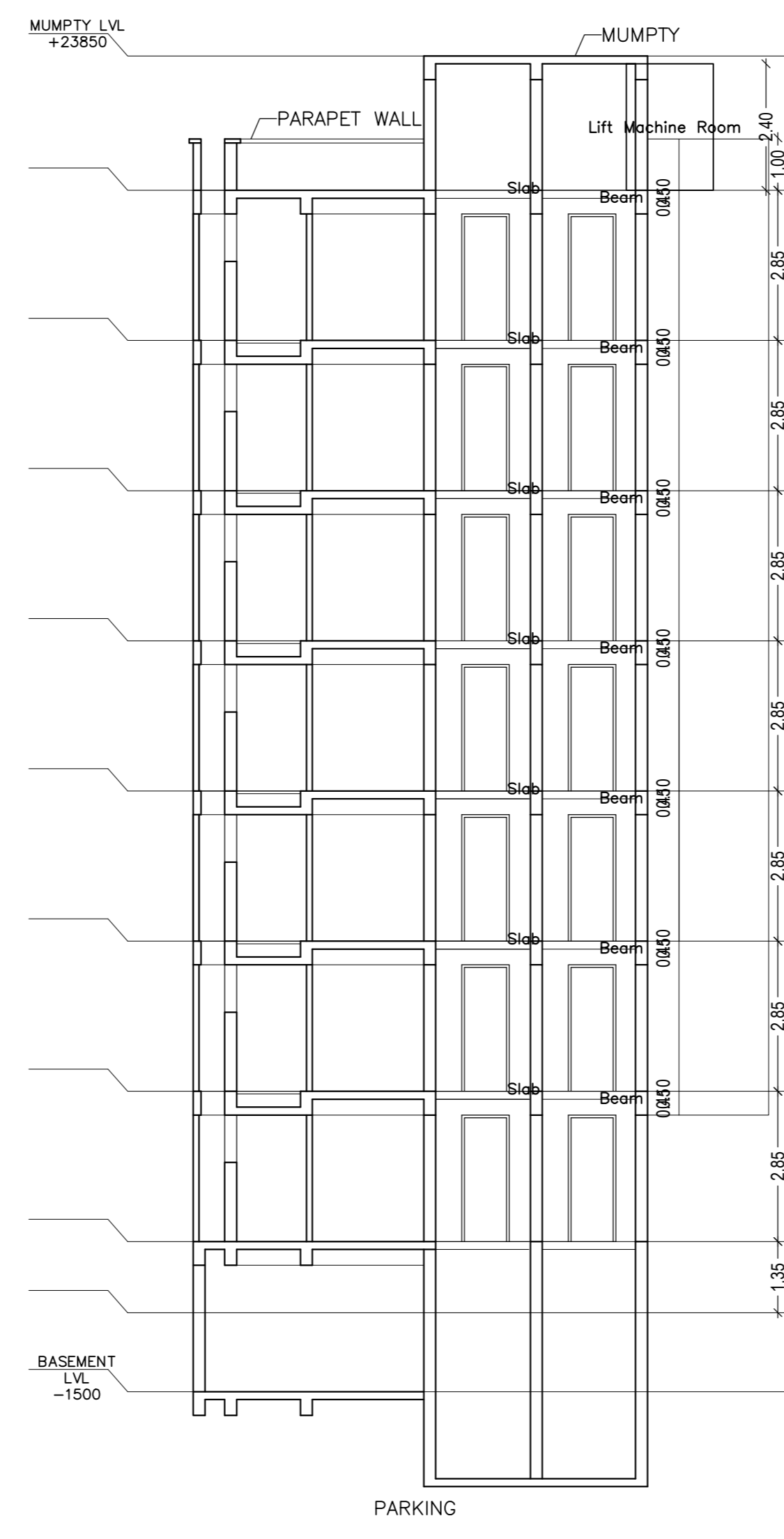
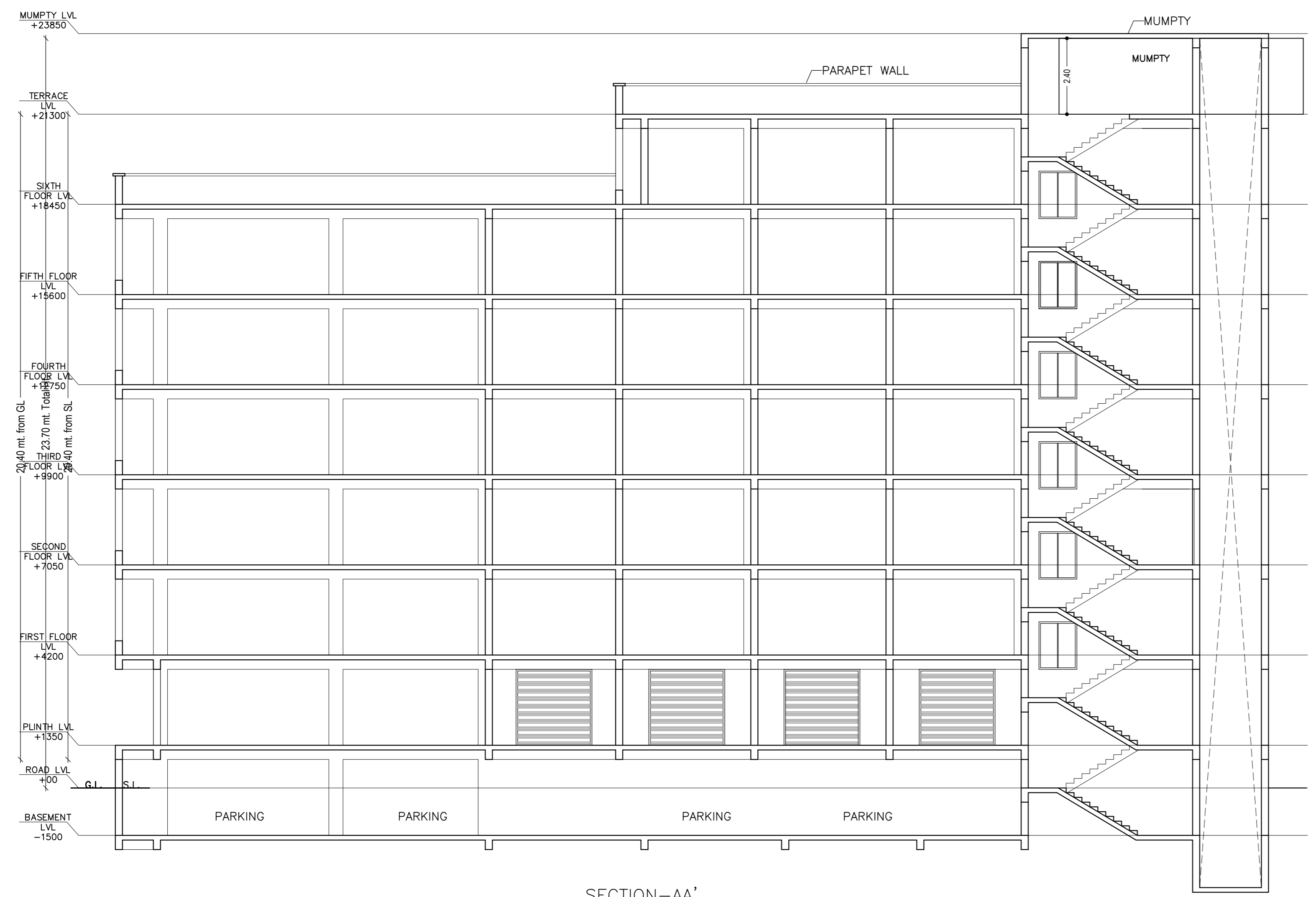
UnitBUA Table for Building :A (BLOCK)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	201.51	197.11	6	1
FIRST FLOOR PLAN	SHOP	SHOP	68.65	60.11	4	3
	SHOP	SHOP	69.91	61.03	5	
	SHOP	SHOP	113.77	106.72	1	
TYPICAL - 2-6 FLOOR PLAN	SHOP	SHOP	279.38	278.67	2	5
	Total:	-	1850.72	1818.34	26	9



LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Neta Singh NWP/CARC/0061/2017			

DATE	11-10-2023
SHEET NO.	3
Proposal Basic Information	
Proposal File No.	RRDA/P0003/2023
Owner Name	Anil Kumar
	N
Khata No	32
Plot No	258, 259
Village Name	Pandra (Part)
Use	Mixed
SubUse	Res+Comm



NAME : SWAPNAYURESH  
 Designation : Town planner  
 Organization : PERSONAL

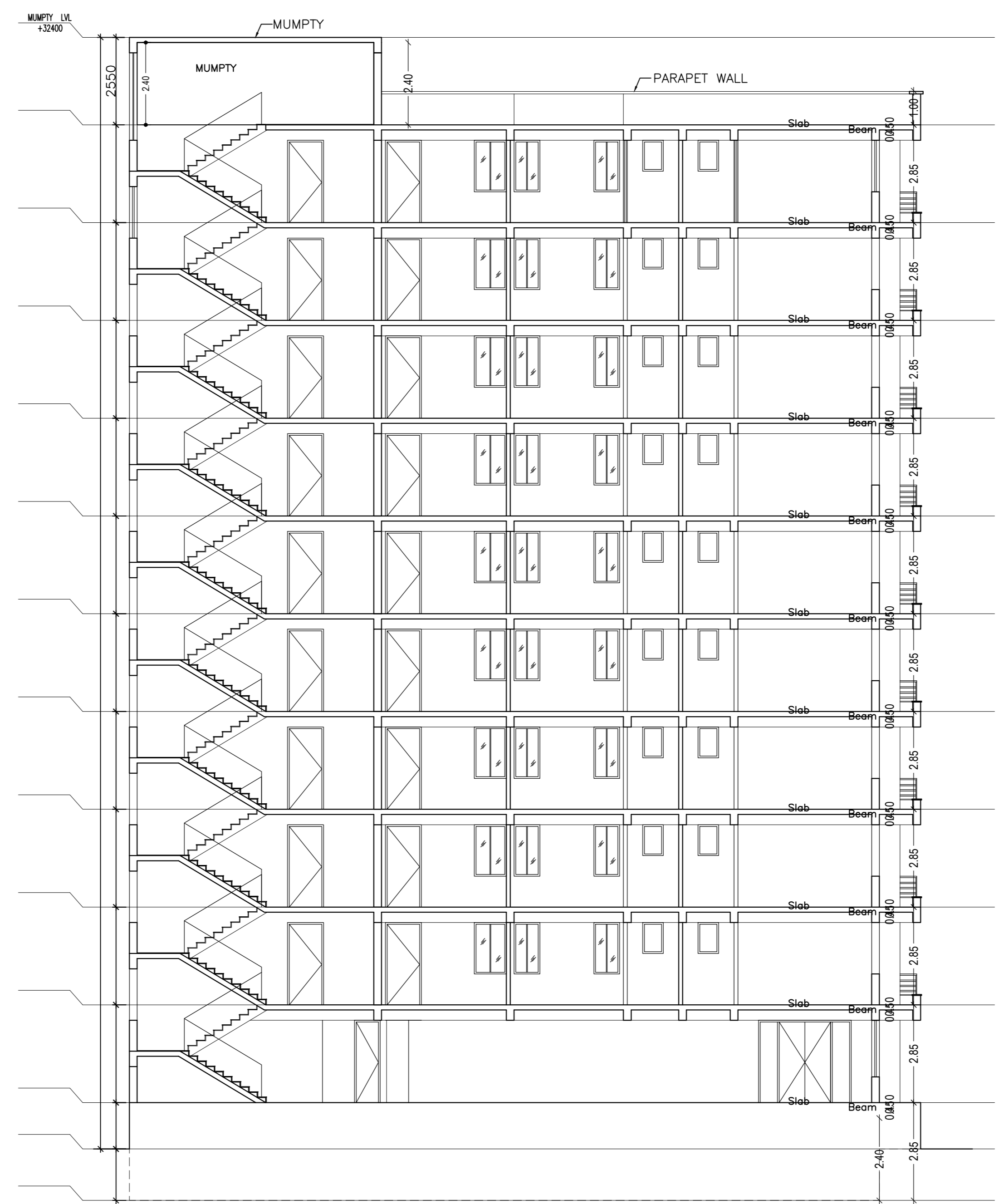
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Neta Singh WPC/ARC/0061/2017			



Proposal File No.	RRDA/P0003/2023	DATE	11-10-2023
Owner Name	Anil Kumar	SHEET NO.	5
N			
Khata No	32		
Plot No	250, 259		
Village Name	Pandra (Part)		
Use	Mixed		
SubUse	Res+Comm		



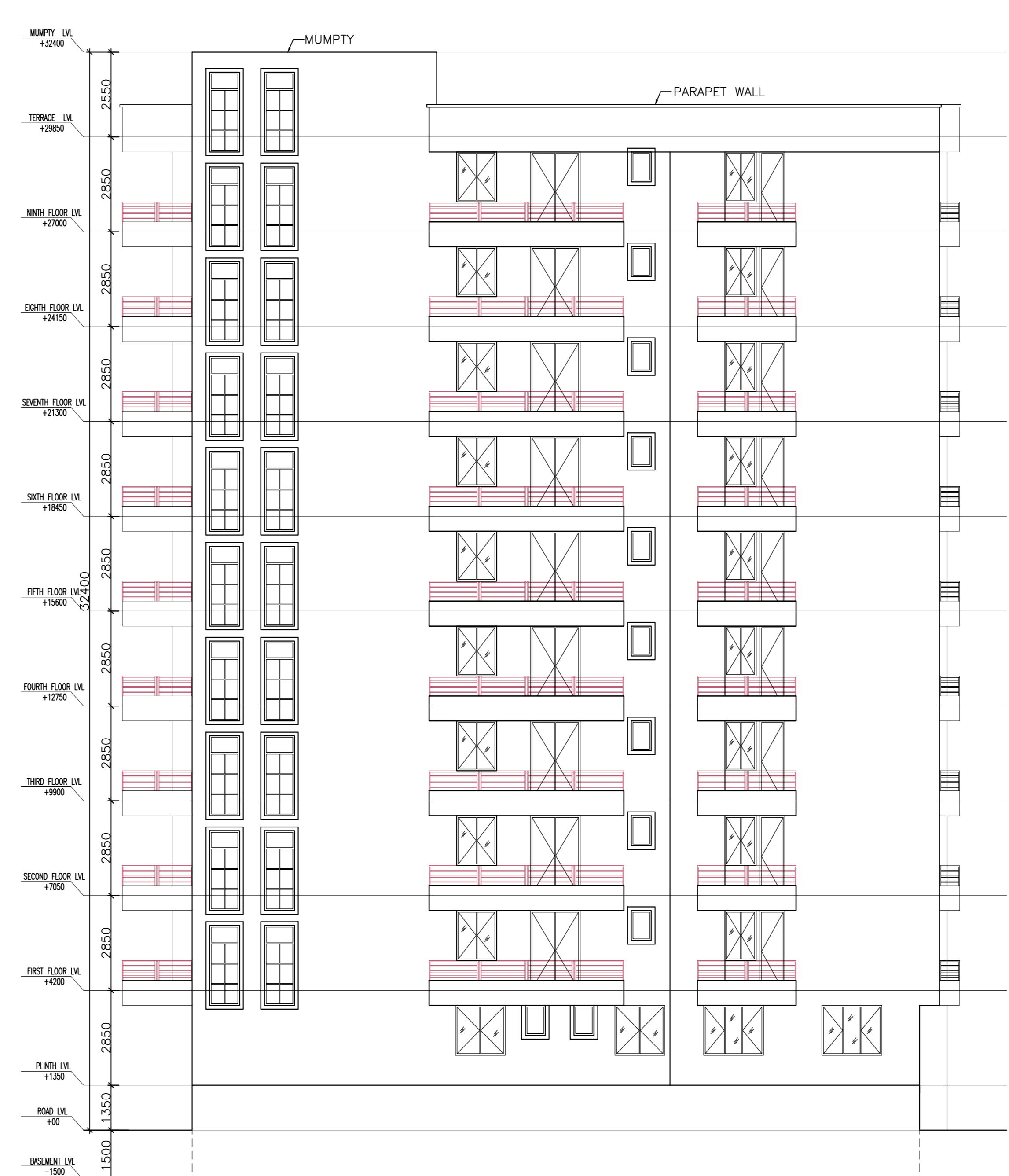
SECTION-AA'



SECTION-BB'

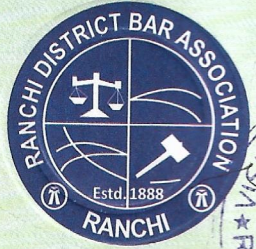


FRONT ELEVATION



SIDE ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Neta Singh NWP/CA/RC/0061/2017			



**AFFIDAVIT / शपथ पत्र**

Series No. 22711

**BEFORE THE AFFIDAVIT PUBLIC RANCHI (JHARKHAND)**

**AFFIDAVIT**

I, **ANIL KUMAR**, Son of Sri Ram Awadh Singh, Resident of B-10, Ashyana, Phase-2, Patna, 800014, Bihar do here by solemnly affirm and declare as follows :-

1. That I am an Indian National by birth.
2. That I am residing at above noted address.
3. That I am Director of M/s PAWANSUT BUILDCON INDIA PVT. LTD. having its office at 1st floor shop no. 23, Shelter Mall Ratu Road, Pandra, 834005, Ranchi.
4. That I Builder/Developer of the property situated at MOUZA- 149, PANDRA, PS- PANDRA, PS NO. 149, DIST. RANCHI VIDE KHATA NO. 32, PLOT NO. 258 & 259 AREA- 57 DECIMAL.
5. That I have got the plan sanctioned from RRDA, RANCHI With File no. RRDA/BP/0003/2023.
6. That I have applied to RERA with file number- 2917 on 7<sup>th</sup> February 2024.
7. That there is no requirement of two stack parking due to sufficient space in basement for parking.
8. That I will provide all parking space in basement required as per the plan sanctioned from RRDA, RANCHI With File no. RRDA/BP/0003/2023.
9. That this affidavit is being sworn for approval from RERA, JHARKHAND.

Sworn and signed on 1<sup>st</sup> March, 2024 at Ranchi.

PAWANSUT BUILDCON INDIA PVT. LTD.

*Anil Kumar*  
Deponent DIRECTOR

The deponent who is identified by Sri ..... *P.L. Jais* ..... affirm on oath that the statement made above are true to the best of his knowledge.

Identified by Me

Advocate, Ranchi

*Jais* *P.L. Jais* / 11/3/2024  
Signature Attested on Identification of Lawyer



**NOTARY PUBLIC. RANCHI**

Notarised under Section 17 of Act 952 & Notarisation Rules 1956  
Ranchi, Jharkhand, India

01 MAR 2024

9/ Date