

Proposal Basic Information

Proposal File No.	RRDA/GH/0070/2024
Owner Name	P S DEVELOPERS
Khata No	67,106
Plot No	122,123
Village Name	Mesra
Use	Residential
SubUse	Group Housing

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (BUILDING BG14)	Commercial	Retail Shop	>0	50	478.00	1	7	-	-	-	-	
		Restaurant	>0	10	-	1	1	-	-	1	20	
		Gymnasia	>0	10	-	1	1	-	-	-	-	
	Assembly	Community Hall	>0	10	-	1	1	-	-	-	-	
		Health Club	>0	50	39.66	1	1	-	-	-	-	
	Public Utility	Professional Office	>0	50	502.60	1	7	-	-	-	-	
Public Utility		>0	50	502.60	1	7	-	-	-	-		
Residential	Group Housing	0 - 140	1	84.00	1	84	-	-	-	-	-	
		> 140.0	1	-	1	-	-	-	-	-	-	
		0 - 140	1	84.00	-	-	-	-	-	1	84	
		> 140.0	1	-	-	-	-	-	-	1	-	
		0.0 - 30	1	-	1	-	-	-	-	-	-	
		0.0 - 30	1	-	-	-	-	-	-	1	-	
		30.01 - 60	1	-	1	-	-	-	-	-	-	
		30.01 - 60	1	-	-	-	-	-	-	1	-	
		> 140.0	1	84.00	-	-	1	9	-	-	-	
		> 140.0	1	-	-	-	1	-	-	-	-	
		0.0 - 30	1	-	-	-	-	-	-	-	-	
		30.01 - 60	1	-	-	-	-	-	-	-	-	
Hazardous	Sewage Treatment Plant	>0	100	7.03	1	1	-	-	-	-		
		>0	100	7.03	-	-	-	-	-	1	1	
Total :						103	103		9	9	128	133

Parking Check (Table 7b)

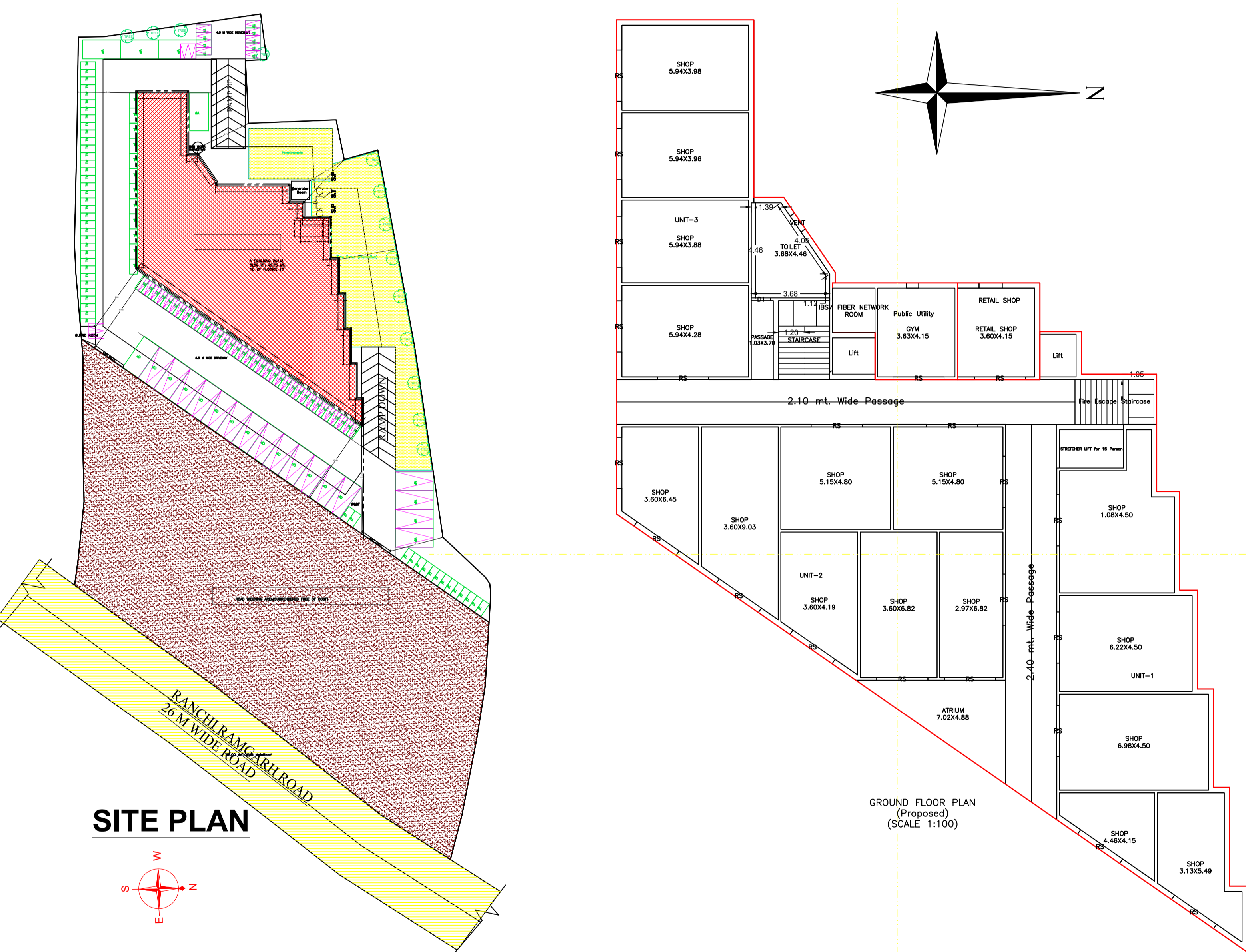
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	103	1287.50
Visitor's Car Parking	-	-	9	112.50
Total Car	103	1287.50	103	1287.50
Total Visitor Parking	9	112.50	9	112.50
TwoWheeler	-	-	133	266.00
Total TwoWheeler	128	256.00	133	266.00
Other Parking	-	-	-	1363.14
Total	1656.00	-	3295.14	-

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 36.01 X 1 X 1	43.21	71.00
SECOND FLOOR PLAN	1.20 X 23.16 X 1 X 1	27.79	113.70
TYPICAL - 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 FLOOR PLAN	1.20 X 1.50 X 1 X 12	21.60	991.68
TOTAL			1176.38

UnitBUA Table for Building :A (BUILDING BG14)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement		
GROUND FLOOR PLAN	RETAIL SHOP	SHOP	17.45	15.27	1	4		
	UNIT-1	SHOP	136.86	123.28	5			
	UNIT-2	SHOP	192.18	181.81	8			
	UNIT-3	SHOP	125.31	114.89	6			
FIRST FLOOR PLAN	UNIT-4	SHOP	180.08	123.28	5	3		
	UNIT-5	SHOP	249.59	164.41	7			
	UNIT-6	SHOP	153.11	115.41	6			
	UNIT-7	SHOP	206.05	127.48	3			
SECOND FLOOR PLAN	UNIT-8	SHOP	240.43	178.74	4	3		
	UNIT-9	SHOP	156.42	108.04	4			
	FLAT-A1	FLAT	92.52	78.43	9			
	FLAT-A2	FLAT	126.92	103.11	8			
TYPICAL - 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 FLOOR PLAN	FLAT-A3	FLAT	69.54	58.40	6	84		
	FLAT-A4	FLAT	73.69	67.09	6			
	FLAT-A5	FLAT	86.90	78.49	8			
	FLAT-A6	FLAT	96.20	85.20	8			
	FLAT-A7	FLAT	100.58	80.94	10			
	Total:			9524.91	7970.81		713	94



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.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)			
					Stair/Case	Lift	Balcony	Accessory Use	Parking	Resi.	Commercial						Business	Assembly	Public Utility
A (BUILDING BG14)	1	13750.54	13.59	13736.95	132.09	195.04	588.20	8.32	2542.14	8228.88	1165.67	608.15	59.31	39.66	7.03	17.75	10126.44	10126.44	94
Grand Total	1	13750.54	13.59	13736.95	132.09	195.04	588.20	8.32	2542.14	8228.88	1165.67	608.15	59.31	39.66	7.03	17.75	10126.44	10126.44	94

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING BG14)	Residential	Group Housing	Multistoried

AREA STATEMENT RANCHI REGIONAL DEVELOPMENT AUTHORITY

PROJECT DETAIL:
Region: JHARKHAND URBAN LOCAL BODIES
District: RANCHI
Authority: RANCHI REGIONAL DEVELOPMENT AUTHORITY
Inward No: RRDA/GH/0070/2024
Application Type: General Proposal
Project Type: Group Development Scheme
Nature of Development: New
Location of Development Area: New Area

VERSION NO.: 1.0.70
VERSION DATE: 16/10/2020

Plot Use: Residential
Plot SubUse: Group Housing
Plot/ReligiousStructure: NA
Plot/SubPlot No: 122,123
North: Plot No. - 124,121
South: Plot No. - 124,122
East: Road Width - 36.58
West: Plot No. - 123

AREA DETAILS:
AREA OF PLOT (Minimum) (A) 4038.33
Deduction for NetPlot Area

Surrender Free of Cost 1780.24
Total 1780.24

NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area) (A-Deductions) 2258.09

Deduction for Balance Plot Area(from Gross Plot Area)
Surrender Free of Cost 1780.24
Common Plot 339.19
Total 2119.43

BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space) (A-Deductions) 1918.90

PLOT AREA FOR COVERAGE(Net Plot Area) (A-Deductions) 2258.09

Plot Area for FAR (Net Plot Area + RoadWidening Area) (A-Deductions) 4038.33

COVERAGE CHECK
Permissible Coverage area (35.00 %) 790.33
Proposed Coverage Area (26.97 %) 608.90
Total Prop. Coverage Area (26.97 %) 608.90
Balance coverage area (8.03 %) 181.43

FAR CHECK
Perm. FAR Area (3.000) 12114.99
Total Perm. FAR area 12114.99
Residential FAR 8228.84
Commercial FAR 1773.82
Special FAR 105.99
Proposed FAR Area 10126.39
Total Proposed FAR Area 10126.39
Consumed FAR (Factor) 2.51
Balance FAR Area 1988.60

BUILT UP AREA CHECK
Total Proposed BuiltUp Area 13736.95

ARCHITECT (Regd) Vineet Kumar
ENGINEER (Regd)
SUPERVISOR (Regd)
OWNER (Regd) P S DEVELOPERS

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

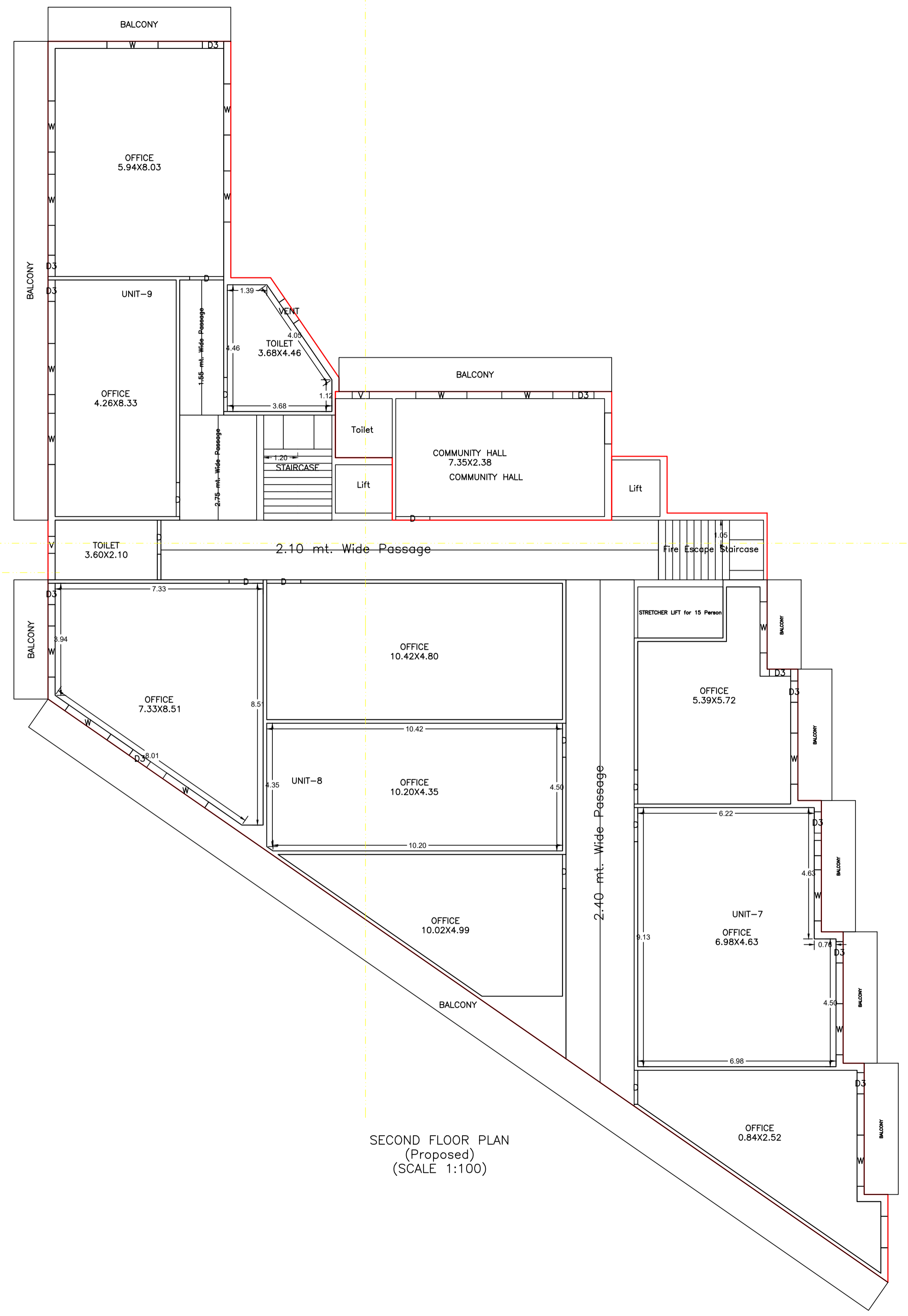
Floor Name	A (BUILDING BG14)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Lower Basement Floor	1375.78	15.90	1375.78	15.90
Upper Basement Floor	1375.78	8.88	1375.78	8.88
Ground Floor	616.68	604.75	616.68	604.75
First Floor	674.08	618.62	674.08	618.62
Second Floor	730.39	649.41	730.39	649.41
Third Floor	747.02	685.74	747.02	685.74
Fourth Floor	747.02	685.74	747.02	685.74
Fifth Floor	747.02	685.74	747.02	685.74
Sixth Floor	747.02	685.74	747.02	685.74
Seventh Floor	747.02	685.74	747.02	685.74
Eighth Floor	747.02	685.74	747.02	685.74
Ninth Floor	747.02	685.74	747.02	685.74
Tenth Floor	747.02	685.74	747.02	685.74
Eleventh Floor	747.02	685.74	747.02	685.74
Twelfth Floor	747.02	685.74	747.02	685.74
Thirteenth Floor	747.02	685.74	747.02	685.74
Fourteenth Floor	747.02	685.74	747.02	685.74
Terrace Floor	0.00	0.00	0.00	0.00
Total:	13736.95	10126.44	13736.95	10126.44

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Kumar RRDA/ARC/0101/2018			

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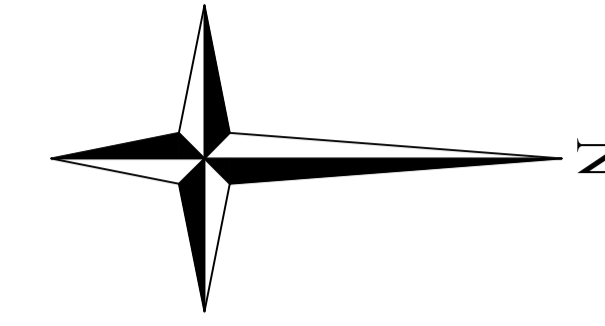
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

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Building :A (BUILDING BG14)

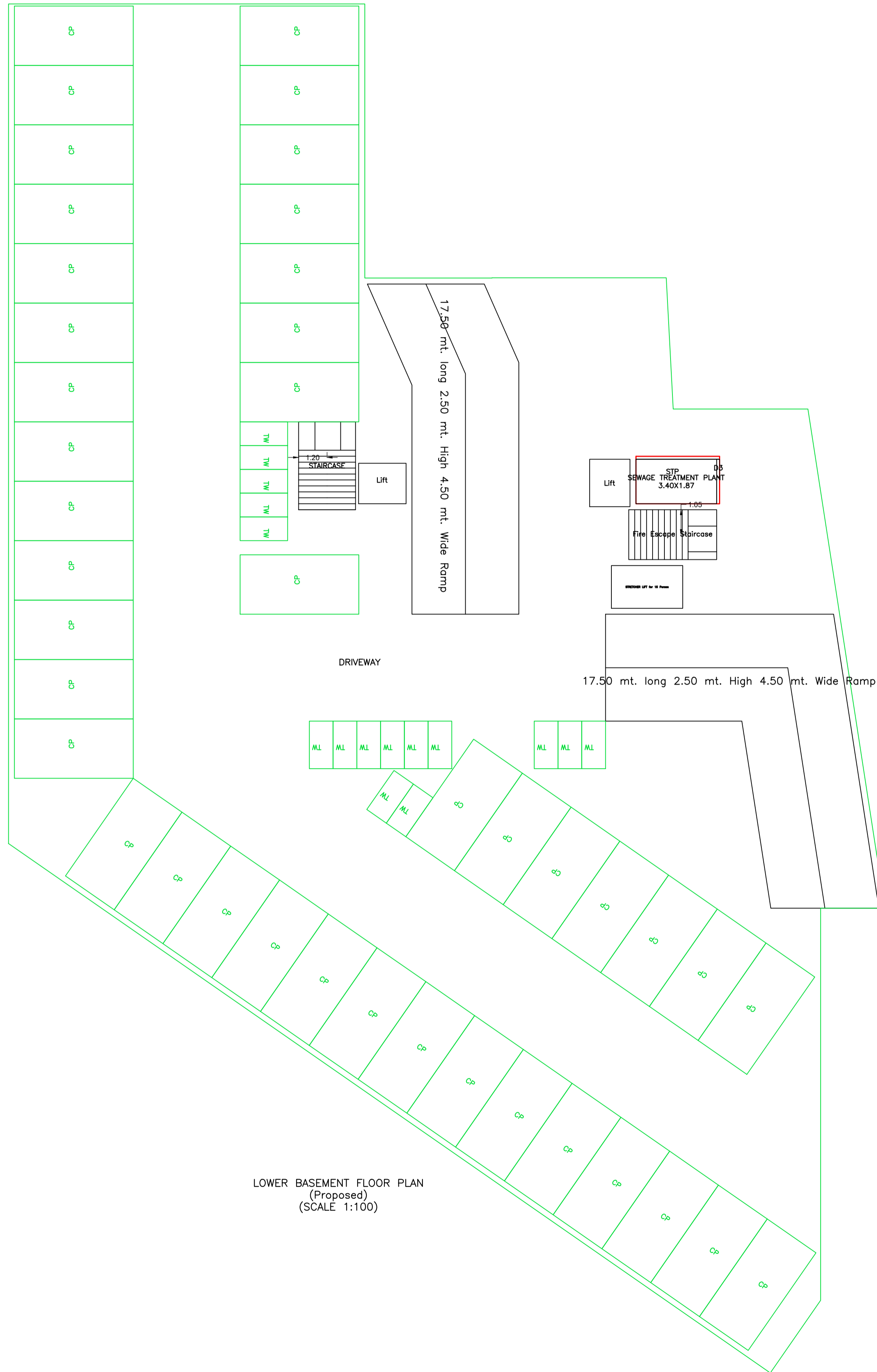
Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)							Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
				Cutout	Stair/Case	Lift	Balcony	Accessory Use	Parking	Resi.	Commercial	Business	Assembly	Public Utility	Hazardous				
Lower Basement Floor	1375.78	0.00	1375.78	7.77	12.19	0.00	0.00	1195.20	0.00	0.00	0.00	0.00	0.00	7.03	8.87	15.90	15.90	00	
Upper Basement Floor	1375.78	0.00	1375.78	7.77	12.19	0.00	0.00	1346.94	0.00	0.00	0.00	0.00	0.00	0.00	8.88	8.88	8.88	00	
Ground Floor	616.68	0.00	616.68	7.77	0.00	0.00	4.16	0.00	586.70	0.00	18.05	0.00	0.00	0.00	0.00	604.75	604.75	04	
First Floor	687.67	13.59	674.08	7.77	12.19	35.50	0.00	0.00	578.97	0.00	0.00	39.66	0.00	0.00	618.62	618.62	03		
Second Floor	730.39	0.00	730.39	7.77	12.19	56.86	4.16	0.00	0.00	608.15	41.26	0.00	0.00	0.00	0.00	649.41	649.41	03	
Third Floor	747.02	0.00	747.02	7.77	12.19	41.32	0.00	0.00	685.74	0.00	0.00	0.00	0.00	0.00	0.00	685.74	685.74	07	
Fourth Floor	747.02	0.00	747.02	7.77	12.19	41.32	0.00	0.00	685.74	0.00	0.00	0.00	0.00	0.00	0.00	685.74	685.74	07	
Fifth Floor	747.02	0.00	747.02	7.77	12.19	41.32	0.00	0.00	685.74	0.00	0.00	0.00	0.00	0.00	0.00	685.74	685.74	07	
Sixth Floor	747.02	0.00	747.02	7.77	12.19	41.32	0.00	0.00	685.74	0.00	0.00	0.00	0.00	0.00	0.00	685.74	685.74	07	
Seventh Floor	747.02	0.00	747.02	7.77	12.19	41.32	0.00	0.00	685.74	0.00	0.00	0.00	0.00	0.00	0.00	685.74	685.74	07	
Eighth Floor	747.02	0.00	747.02	7.77	12.19	41.32	0.00	0.00	685.74	0.00	0.00	0.00	0.00	0.00	0.00	685.74	685.74	07	
Ninth Floor	747.02	0.00	747.02	7.77	12.19	41.32	0.00	0.00	685.74	0.00	0.00	0.00	0.00	0.00	0.00	685.74	685.74	07	
Tenth Floor	747.02	0.00	747.02	7.77	12.19	41.32	0.00	0.00	685.74	0.00	0.00	0.00	0.00	0.00	0.00	685.74	685.74	07	
Eleventh Floor	747.02	0.00	747.02	7.77	12.19	41.32	0.00	0.00	685.74	0.00	0.00	0.00	0.00	0.00	0.00	685.74	685.74	07	
Twelfth Floor	747.02	0.00	747.02	7.77	12.19	41.32	0.00	0.00	685.74	0.00	0.00	0.00	0.00	0.00	0.00	685.74	685.74	07	
Thirteenth Floor	747.02	0.00	747.02	7.77	12.19	41.32	0.00	0.00	685.74	0.00	0.00	0.00	0.00	0.00	0.00	685.74	685.74	07	
Fourteenth Floor	747.02	0.00	747.02	7.77	12.19	41.32	0.00	0.00	685.74	0.00	0.00	0.00	0.00	0.00	0.00	685.74	685.74	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	0.00		
Total :	13750.54	13.59	13736.95	132.09	195.04	588.20	8.32	2542.14	8228.88	1165.67	608.15	59.31	39.66	7.03	17.75	10126.44	10126.44	94	
Total Number of Same Buildings :	1																		

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING BG14)	D3	0.75	2.10	492
A (BUILDING BG14)	D2	0.90	2.10	24
A (BUILDING BG14)	D1	0.90	2.10	02
A (BUILDING BG14)	D1	0.98	2.10	228
A (BUILDING BG14)	D	1.20	2.10	96
A (BUILDING BG14)	RS	2.40	2.10	41

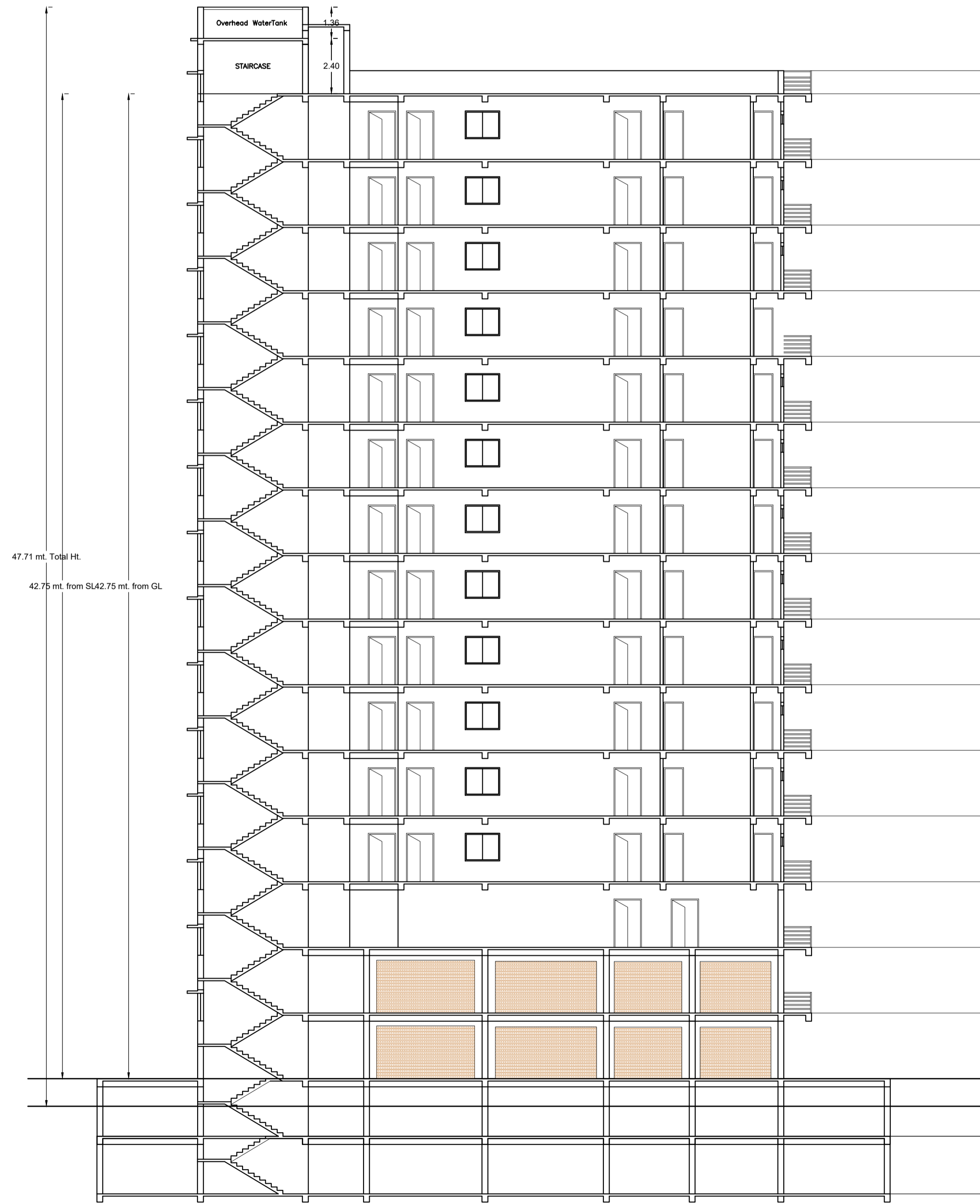
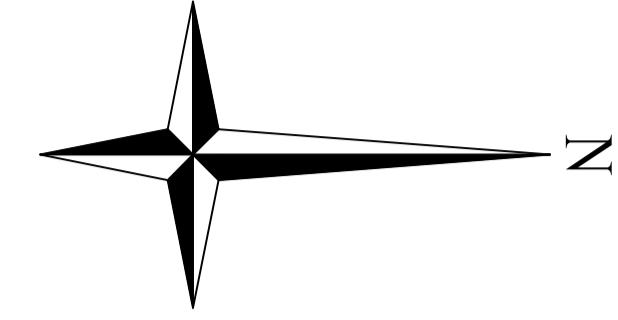
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING BG14)	V	0.60	0.60	193
A (BUILDING BG14)	VENT	0.90	1.20	03
A (BUILDING BG14)	W1	1.20	1.50	60
A (BUILDING BG14)	W	1.50	1.20	48
A (BUILDING BG14)	W	1.50	1.50	336
A (BUILDING BG14)	W	1.50	2.10	12
A (BUILDING BG14)	W	1.80	1.20	17

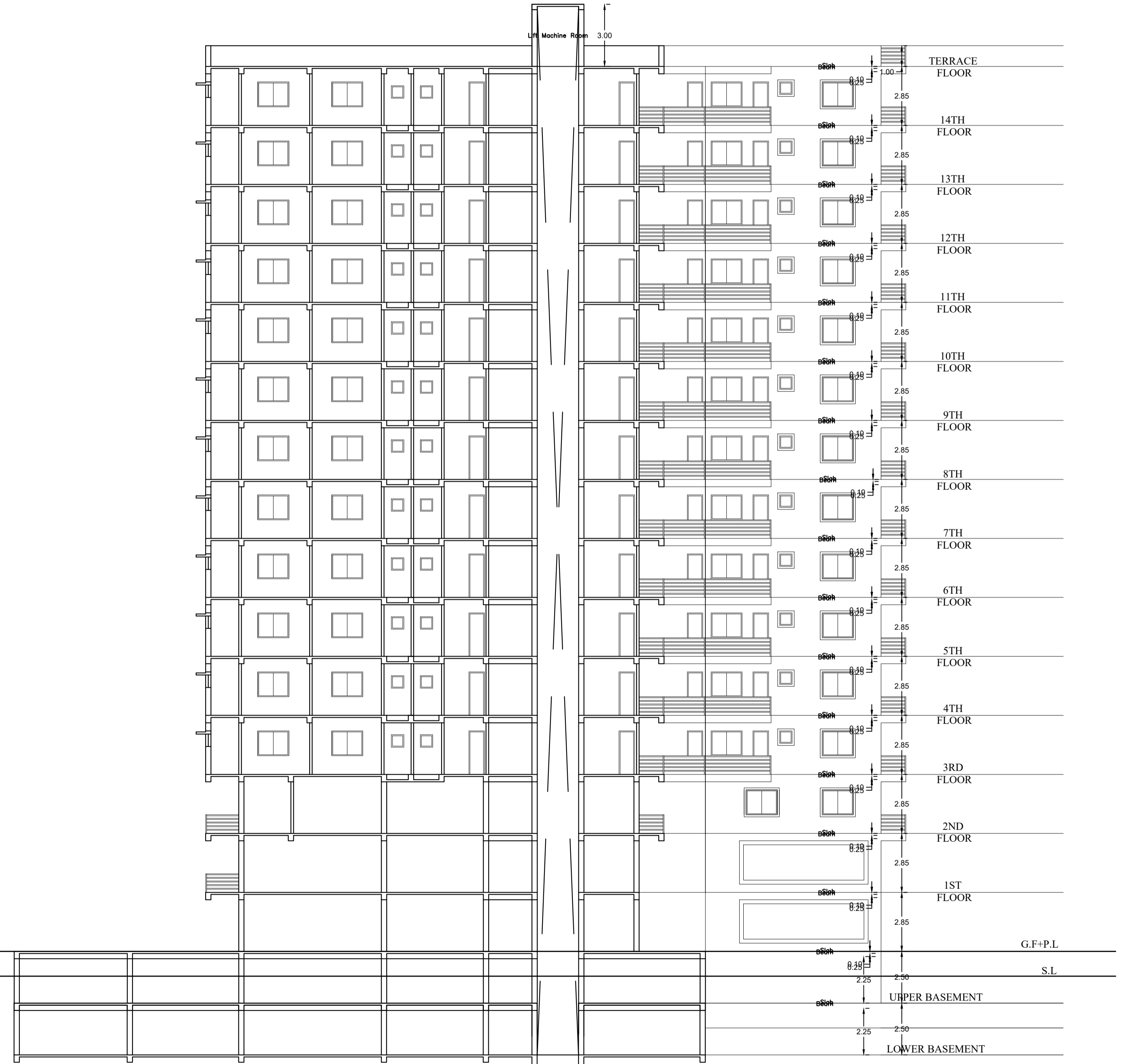


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Vineet Kumar RRDA/ARC/0101/2018			

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SECTION AT X-X
BLOCK-A

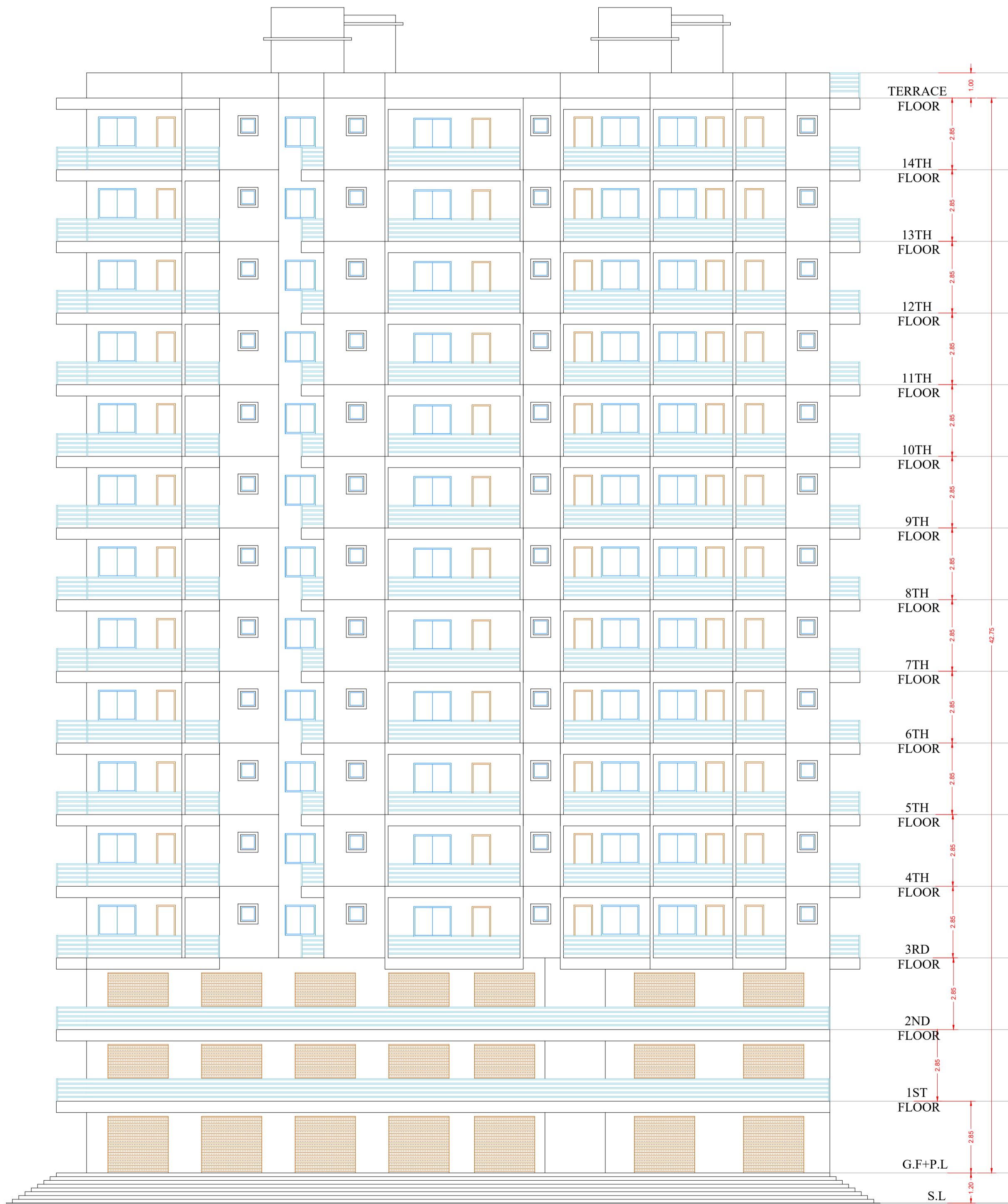
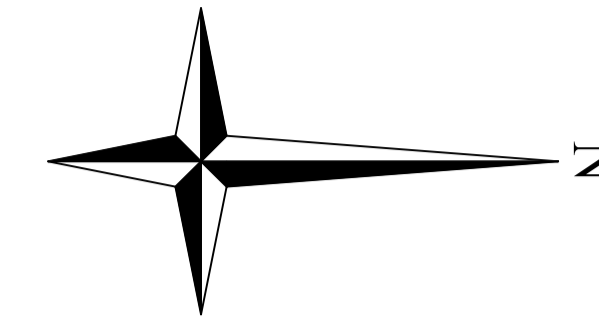


SECTION AT Y-Y
BLOCK-A

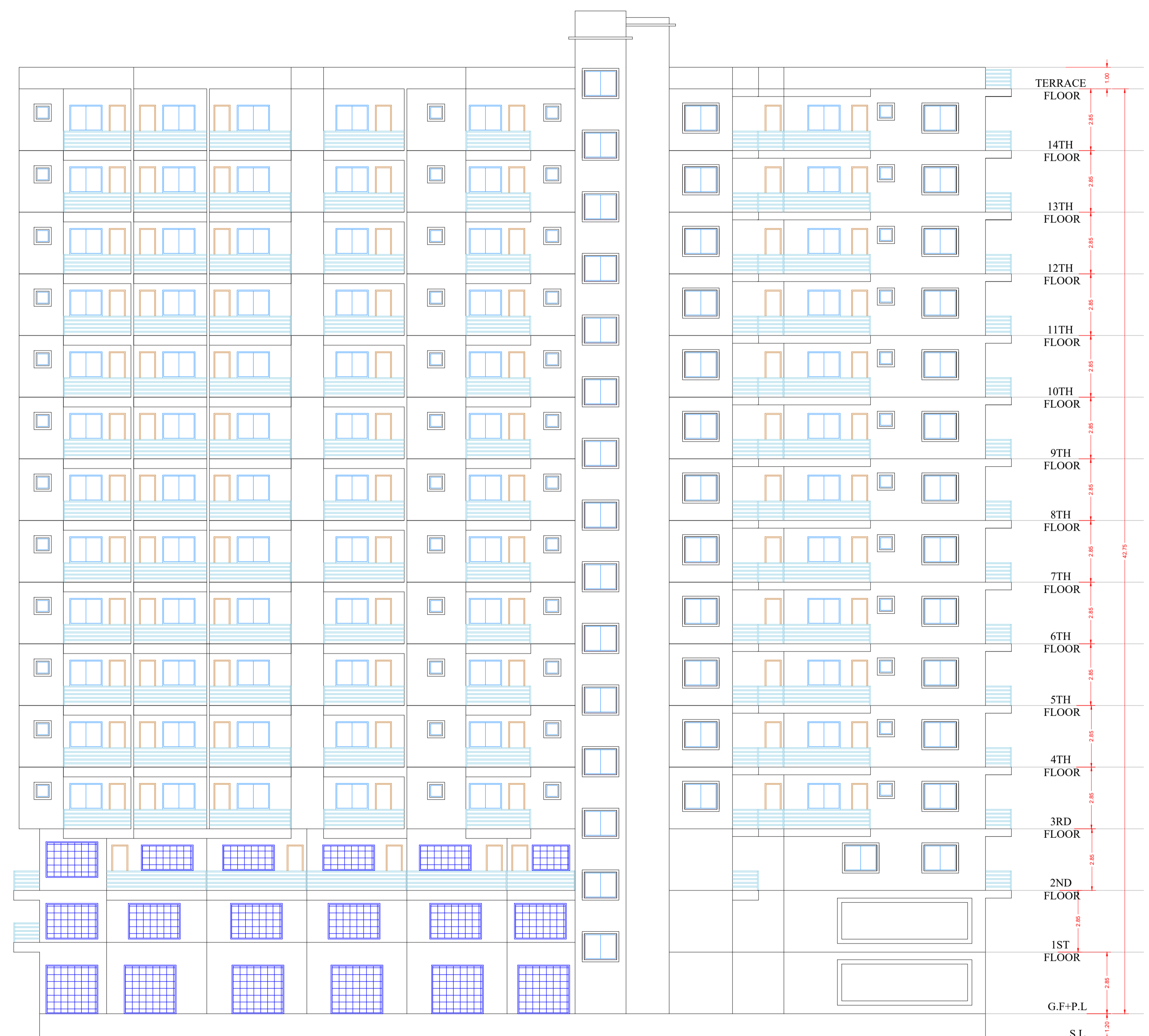
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BUILDING IS AS PER IS CODE 189-1884-& 1993 TO MAKE THE SAME EARTH QUAKE RESISTANT.



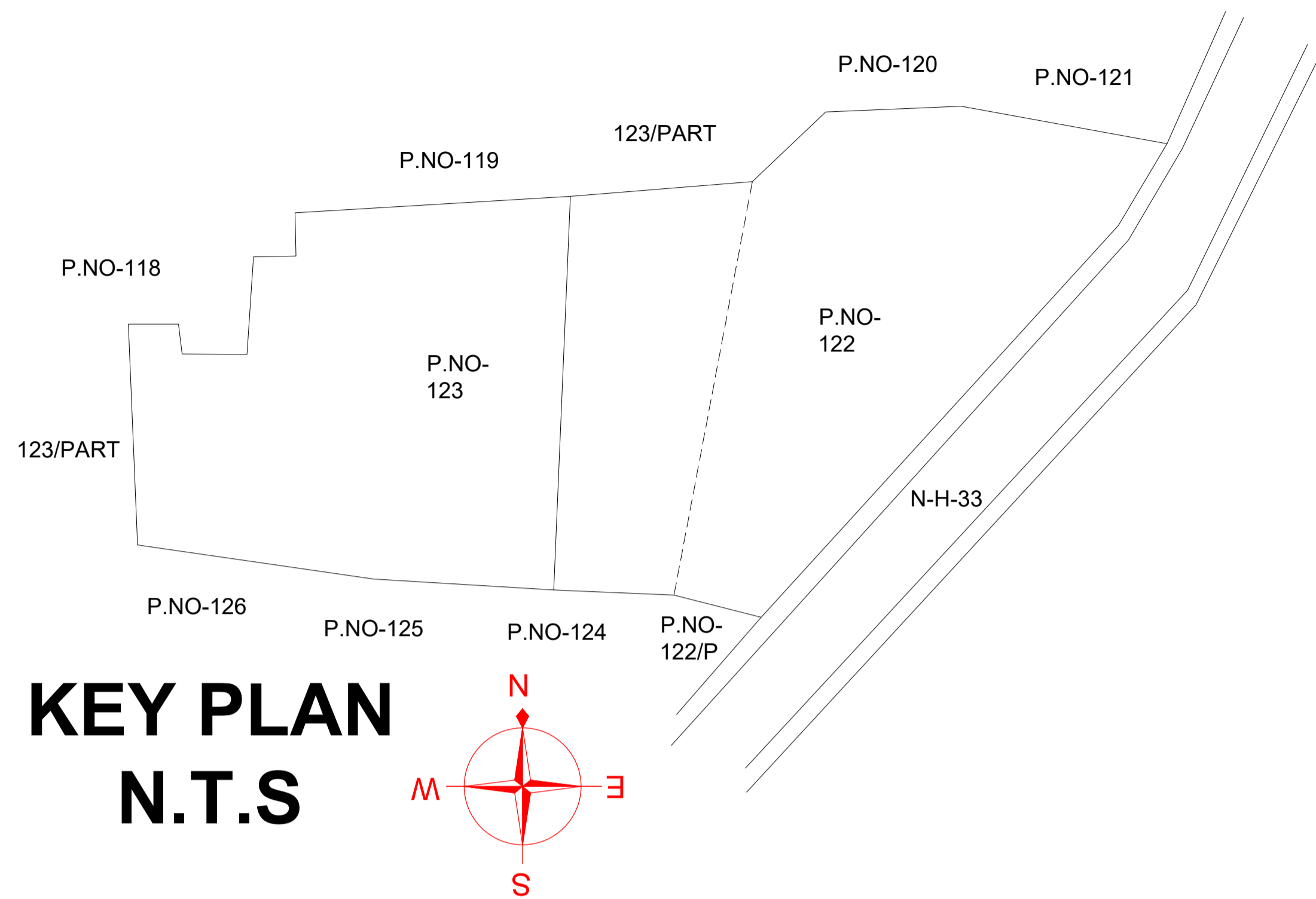
FRONT ELEVATION



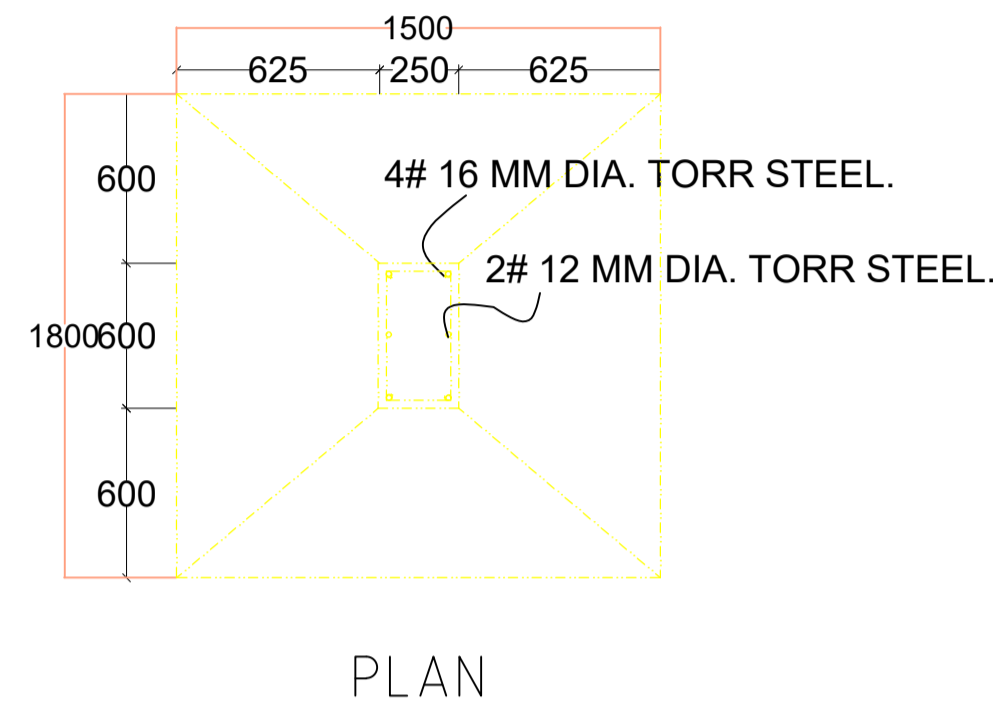
RIGHT SIDE ELEVATION

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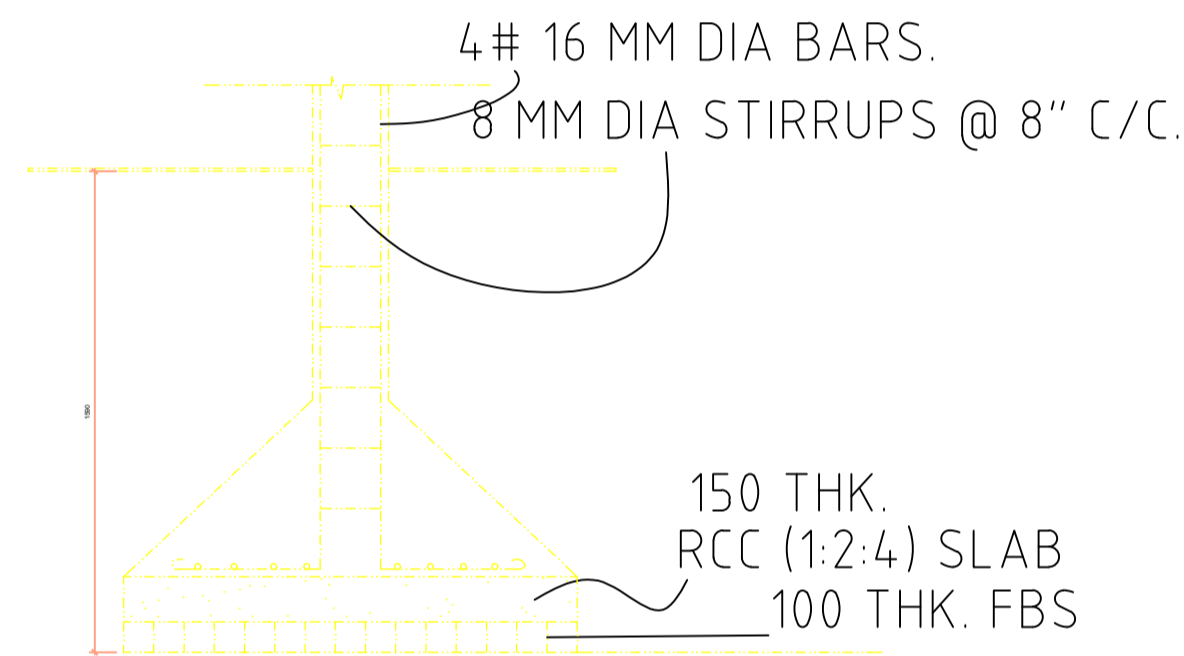
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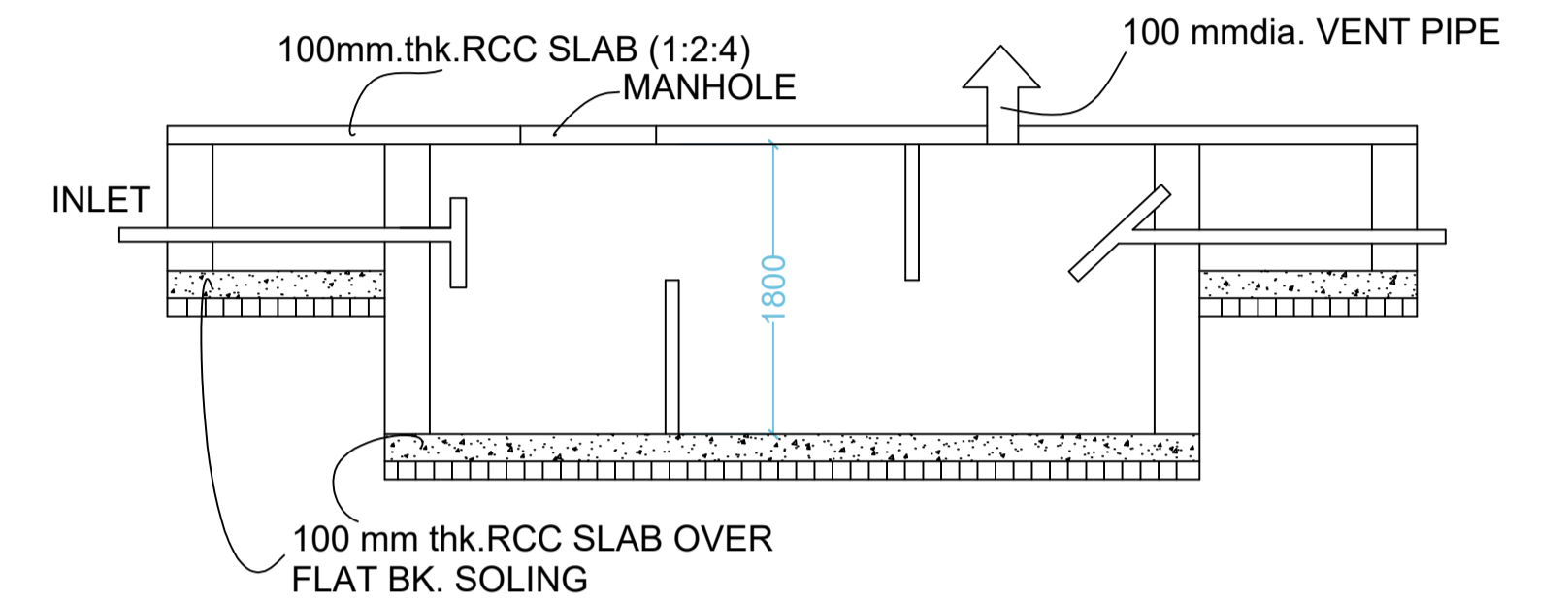
**KEY PLAN
N.T.S**



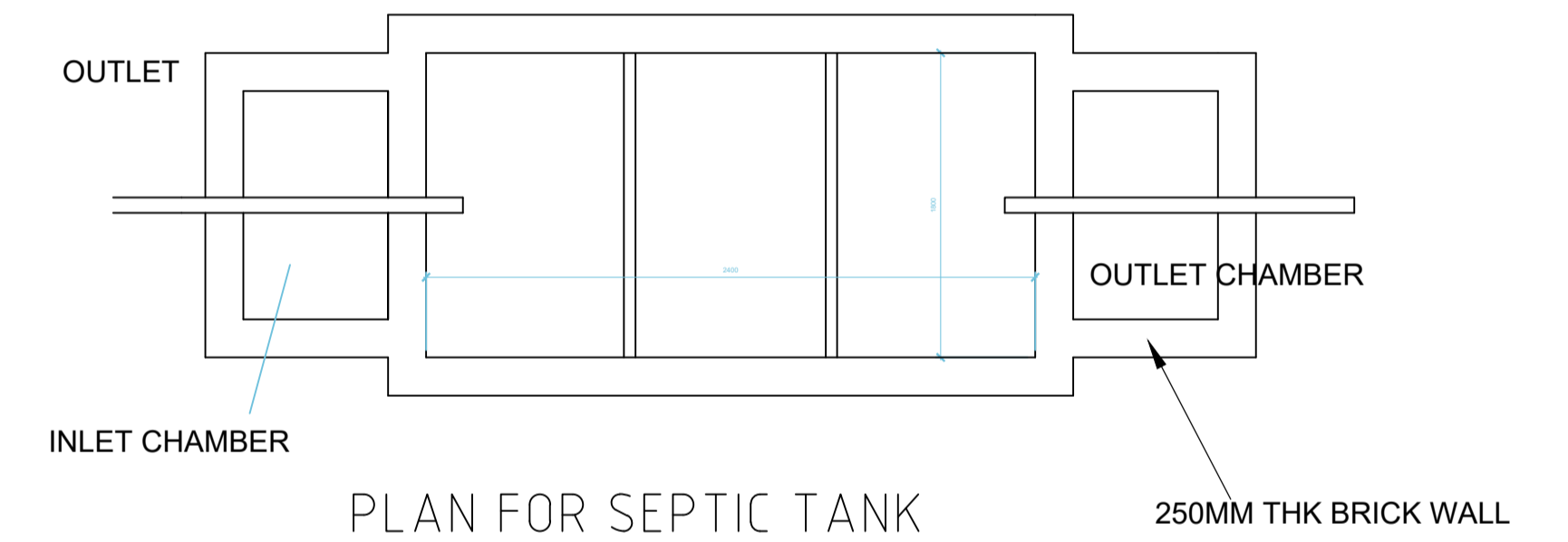
PLAN



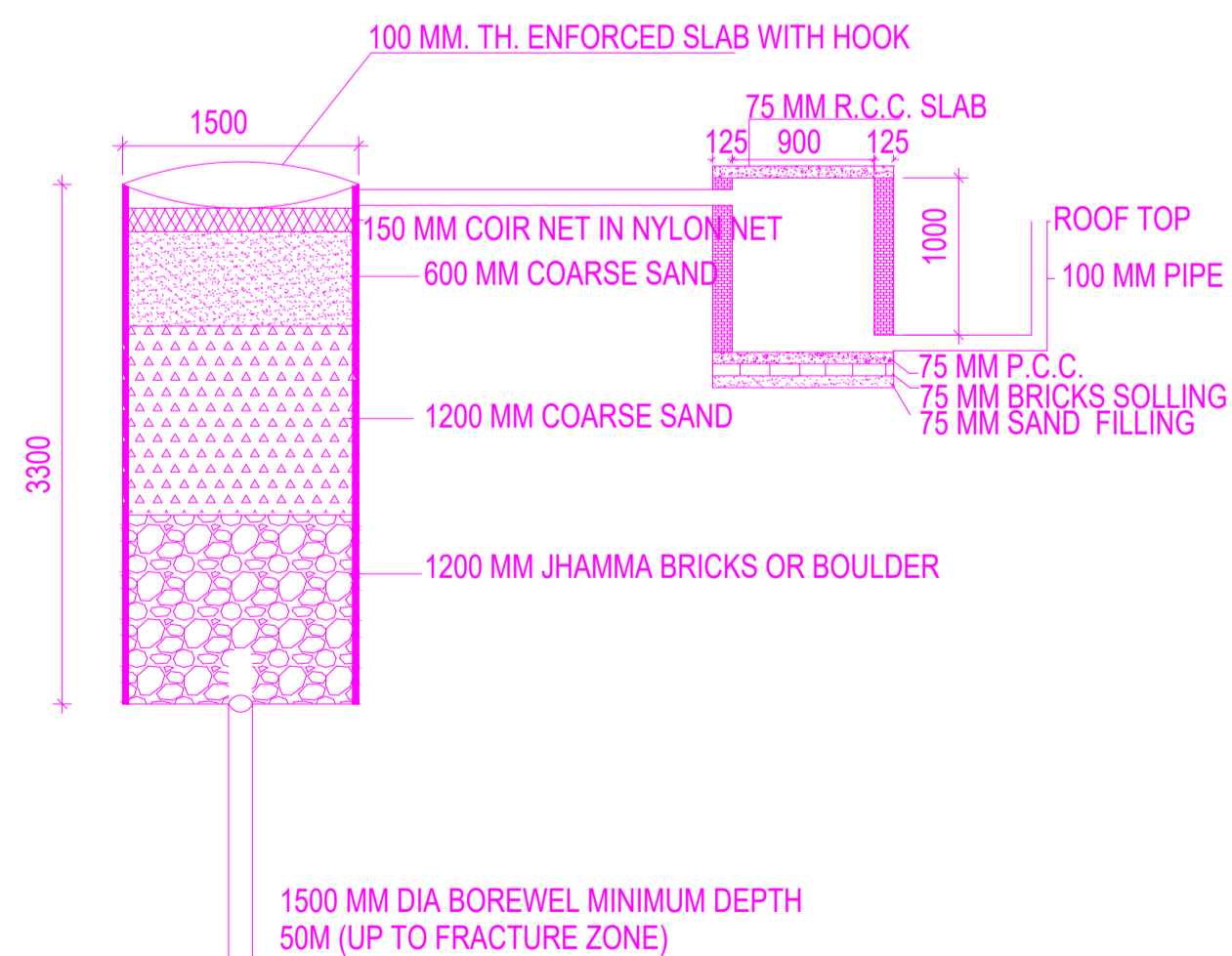
SECTION
FOUNDATION DETAILS (ISOLATED R.C.C FOOTING)



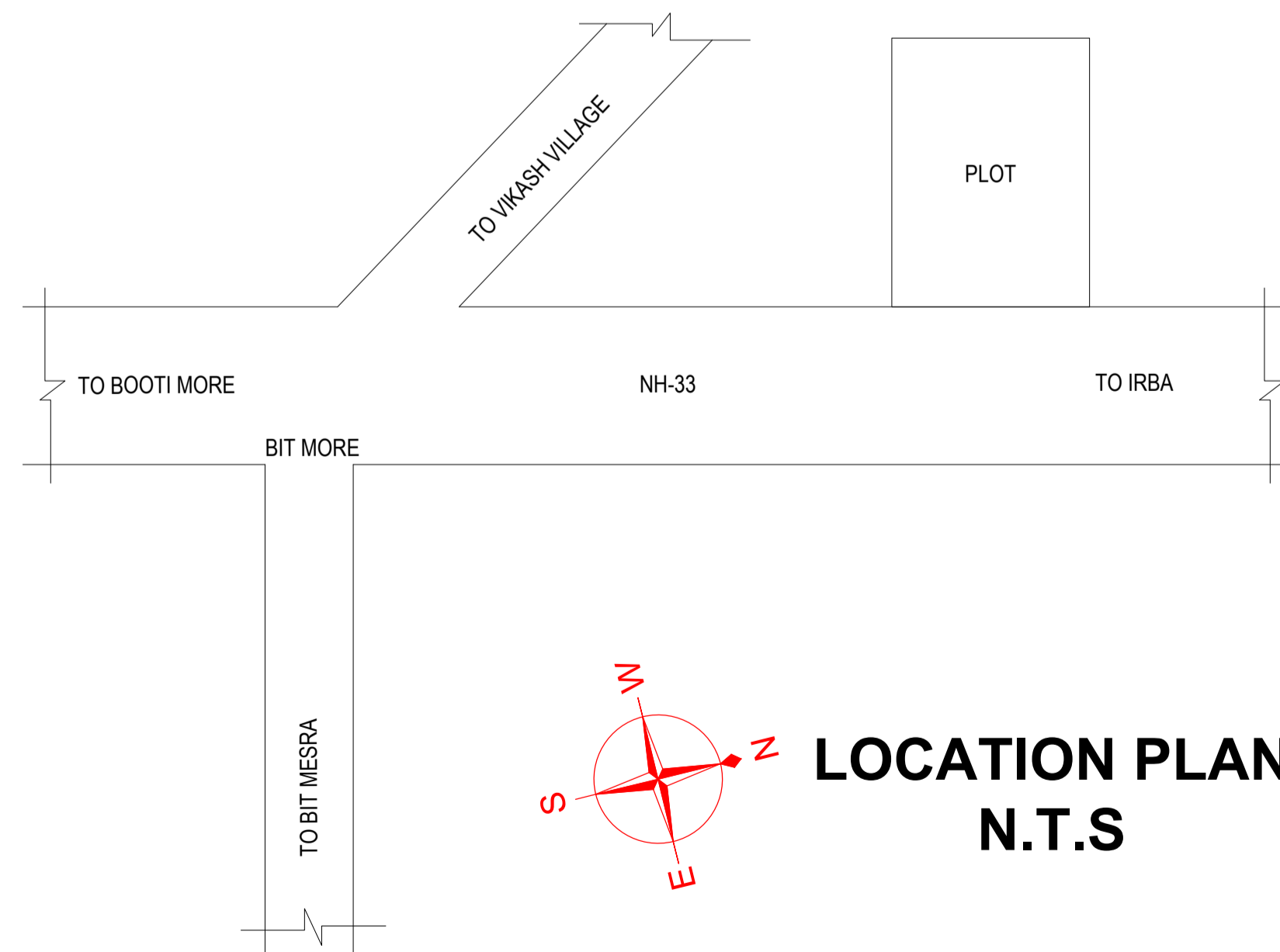
SECTION
SCALE 1:50
SEPTIC TANK DETAILS



PLAN FOR SEPTIC TANK



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



**LOCATION PLAN
N.T.S**

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Vineet Kumar RRDA/ARC/0101/2018			