

SITE LAYOUT PLAN

MINIMUM FRONT SETBACK - 12 METER (39'4")
 MINIMUM REAR SETBACK - 6 METER (19'8")
 MINIMUM SIDE SETBACK - 6 METER (19'8")

PLOT AREA - 7.26 ACRES (31 6500.39 SQ.FT.)

25.08.2021

- GENERAL NOTES:**
- THIS DRAWING IS AN EXCLUSIVE PROPERTY OF THE ARCHITECT. USE OF THIS DRAWING FOR ANY PURPOSE WITHOUT CONSENT IS STRICTLY PROHIBITED.
 - ARCHITECT SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DEVIATION IN ANY RESPECT INCLUDING CHANGE IN DESIGN, VISUAL INTENT, SPECIFICATION OR CONSTRUCTION METHODOLOGY ETC. MADE WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE ARCHITECT.
 - DO NOT SCALE THE DRAWING. READ ONLY.
 - ALL DIMENSIONS ARE IN FEET-INCHES (METERS) AND LEVELS & COORDINATES ARE IN FEET-INCHES UNLESS SPECIFIED OTHERWISE.
 - ENSURE COMPLIANCE WITH ALL LOCAL BY-LAWS, FIRE CODES AS WELL AS NATIONAL BUILDING CODE.
 - ALL CHAJJA SHALL HAVE DRIP MOULD & GROOVES UNDERNEATH ALL ALONG THE PERIPHERIES.
 - 50MM DAMP PROOF COURSE (1:2:4) TO BE PROVIDED AT PLINTH LEVEL.
 - 900MM PLINTH PROTECTION TO BE PROVIDED AROUND THE PERIPHERY OF BUILDING.
 - CONTRACTOR MUST CHECK DIMENSIONS AT SITE AND IN CASE OF ANY DISCREPANCIES, INFORM THE ARCHITECT IMMEDIATELY.
 - THE CONTRACTOR SHALL CHECK THE ACTUAL OPENING SIZES AT SITE AND THE NUMBERS OF DOOR & WINDOW ETC. IN THE DRAWING BEFORE FABRICATING/PROCURING THE SAME.
 - HANDRAIL SHALL BE STAINLESS STEEL SS304 GRADE (UNO).
 - ANTI-TERMITE TREATMENT SHALL BE PROVIDED UNDER FLOOR AND JUNCTION OF WALLS AND FLOOR.
 - PLATFORM IN KITCHEN & CANTINEEN SHALL BE OF 400MM WIDE AND 900MM ABOVE FINISHED FLOOR LEVEL. PLATFORM SHALL BE OF 18-20MM POLISHED GRANITE.
 - WATER PROOFING SHALL BE LAID AS PER SPECIFICATION.
 - FOR WORKERS TOILET, HEIGHT OF 5 INCHES(125MM) THICK BRICK PARTITION WALL(WC) SHALL BE 2400MM ABOVE FINISHED FLOOR LEVEL.
 - PLEASE REFER TO STRUCTURAL DRAWING FOR STRUCTURAL DIMENSIONS & DETAILS.
 - ALUMINIUM PARTITION SHALL BE OF POWDER COATED ALUMINIUM WITH FROSTING FILM GLASS - PATTERN AS APPROVED BY THE CLIENT.
 - SEPTIC TANK CALCULATION:**
 TOTAL NO. OF PERSON = ...
 TRADING USE AREA = ...
 STORAGE CAPACITY = 0.085/PERSON
 FOR GAS, 300MM ADDITIONAL FREE BOARD TO BE LEFT
 SIZE OF THE TANK = ... M X ... M X ... M = ... CU M.

ITEM	DESCRIPTION	AREA (SQ.M)
1	GROUND	...
2
3
4
5
6
7
8
9
10
11
12
13
14

REV. NO.	DATE	REVISIONS	BY	CHECK	APPROVED
1					
2					
3					

DRAWING NO. : GVM/CD/DRD-001 SHEET - 1 OF 1
 DRAWING TITLE : CONCEPTUAL DRAWING | SITE LAYOUT PLAN

PROJECT :
PROPOSED WATER PARK AT GREEN VALLEY SEAS AND RESORT AT MANATU, ORMANJHI, RANCHI, JHARKHAND

ARCHITECT'S SIGNATURE: AR. NIKHIL JAIN
 OWNER'S SIGNATURE: MR. SANJAY CHOUDHARY

CLIENT: GREEN VALLEY SEAS & RESORT

Proposal Basic Information

Proposal File No.	RZP/18/007/2021
Owner Name	Green Valley Seas & Resorts represented by Mr Sanjay Kumar Choudhary
Khata No.	3,9,14,18,20
Plot No.	23,24,58,59,60,72,73
Village Name	Manatu
Use	Assembly
SubUse	Amusement BuildingPark

AREA STATEMENT RANCHI ZILA PARISHAD

ITEM	DESCRIPTION	AREA (SQ.M)
1	NET AREA OF PLOT (Minimum)	29320.10
2	NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	29320.10
3	Deduction for Balance Plot Area (from Gross Plot Area)	3211.13
4	Total	3211.13
5	BALANCE AREA OF PLOTTING (Plot Area - Recreation/amenity space)	26108.97
6	FLOOR AREA FOR COVERAGE (Net Plot Area)	29320.10
7	Plot Area for FAR (Net Plot Area - Road/Widening Area)	29320.10
8	COVERABLE CHECK	
9	Permissible Coverage area (50.00 %)	14660.05
10	Proposed Coverage Area (4.66 %)	1365.41
11	Accessory Use area at COP	21.44
12	Total Prop. Coverage Area (4.73 %)	1386.85
13	Balance coverage area (45.27 %)	13273.17
14	FAR CHECK	
15	Perm. FAR Area (2.00)	58640.20
16	Total Perm. FAR area	58640.20
17	Special FAR	1863.41
18	Proposed FAR Area	1863.41
19	Total Proposed FAR Area	1863.41
20	Consumed FAR (Factor)	0.05
21	Balance FAR Area	56776.79
22	BUILT UP AREA CHECK	
23	Total Proposed BuiltUp Area	1863.42

COLOR INDEX

Plot Boundary	Black
Abutting Road	Red
Proposed Construction	Green
Common Plot	Yellow
Road Widening Area	Blue
Existing (To be retained)	Grey
Existing (To be demolished)	White

Buildingwise Floor FAR Details

Floor Name	A (TOWER A)		A (PUMP)		A (ENTRANCE BLOCK)		A (RESTAURANT)		Total Proposed Built Up Area (Sq.m)	Total FAR Area (Sq.m)
	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)		
Lower Ground Floor	244.26	244.26	0.00	0.00	0.00	0.00	0.00	0.00	244.26	244.26
Upper Ground Floor	248.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	248.99	248.99
Ground Floor	0.00	67.08	184.52	184.52	639.07	230.49	1121.16	1121.16	1121.16	1121.16
First Floor	248.99	248.99	0.00	0.00	0.00	0.00	0.00	0.00	248.99	248.99
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	742.26	742.26	67.08	67.08	184.52	184.52	639.07	639.07	230.49	1863.42

Building USE / SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (TOWER A)	Assembly	Amusement BuildingPark	Non-Highrise
A (PUMP)	Assembly	Amusement BuildingPark	Non-Highrise
A (ROSK BLOCK)	Assembly	Amusement BuildingPark	Non-Highrise
A (ENTRANCE BLOCK)	Assembly	Amusement BuildingPark	Non-Highrise
A (RESTAURANT)	Assembly	Amusement BuildingPark	Non-Highrise

Required Parking (Table 7a)

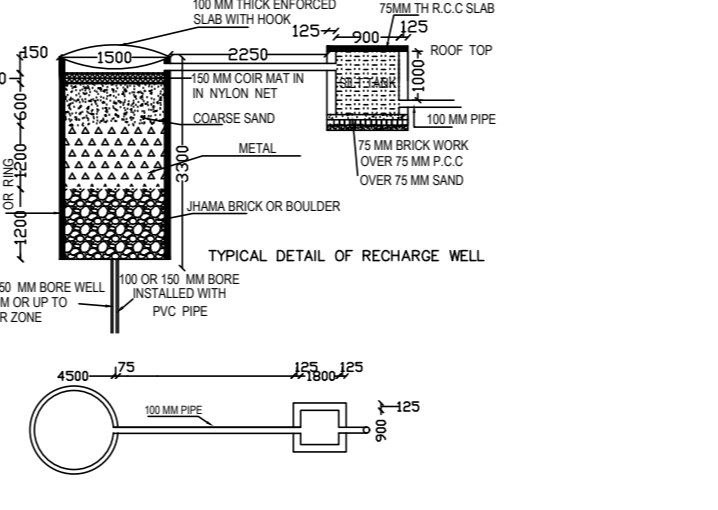
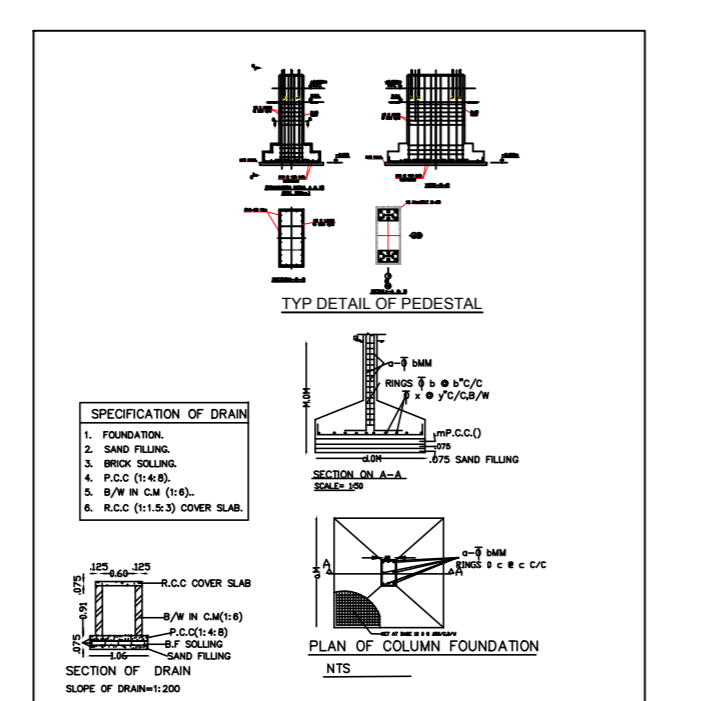
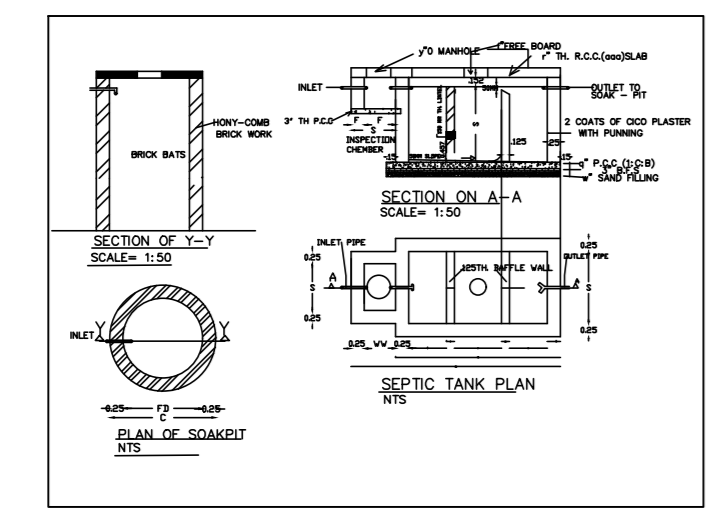
Building Name	Type	SubUse	Area (Sq.m)	Units	Car	Two/Wheeler
					Reqd./Unit	Reqd./Unit
A (TOWER A)	Assembly	Amusement BuildingPark	> 0	25	60.00	1
A (PUMP)	Assembly	Amusement BuildingPark	> 0	25	60.00	1
A (ROSK BLOCK)	Assembly	Amusement BuildingPark	> 0	25	5.00	1
A (ENTRANCE BLOCK)	Assembly	Amusement BuildingPark	> 0	25	20.00	1
A (RESTAURANT)	Assembly	Amusement BuildingPark	> 0	25	20.00	1
Total					6	39

Parking Check (Table 7b)

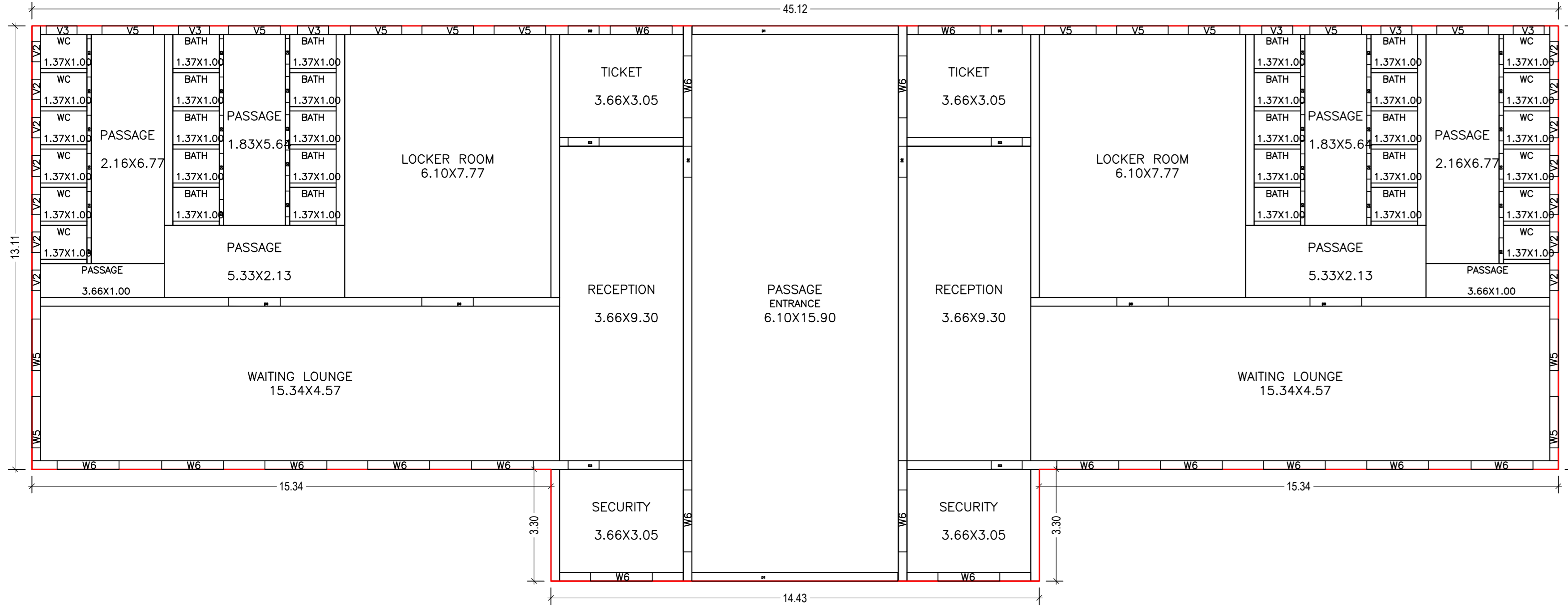
Vehicle Type	Reqd.	Prop.
	No.	Area
Car	6	487.50
Two/Wheeler	39	487.50
Total	45	975.00

FAR & Tenement Details (Table 4c-1)

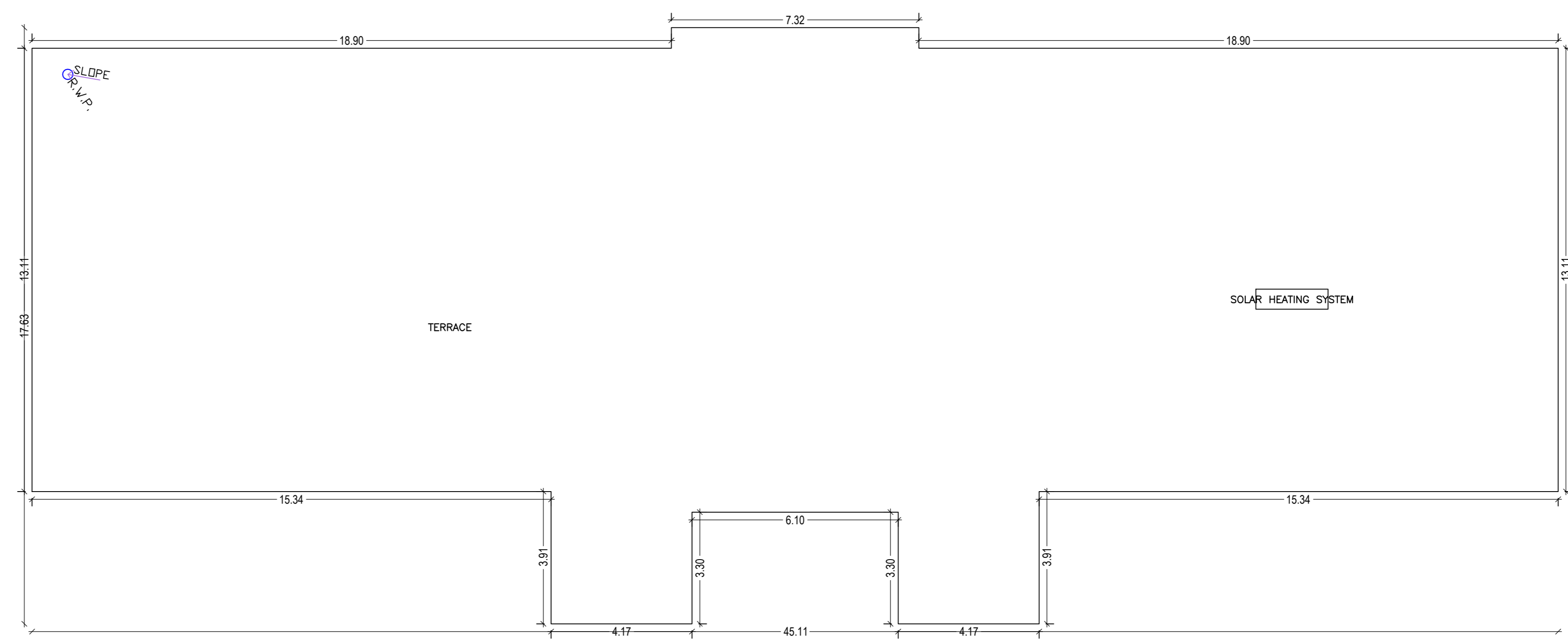
Building	No. of Same Bldg.	Total Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Total Consumed Additional FAR Area (Sq.m)	Tenmt (No.)
A (TOWER A)	1	742.26	742.26	742.26	742.26	03
A (PUMP)	1	67.08	67.08	67.08	67.08	01
A (ROSK BLOCK)	1	184.52	184.52	184.52	184.52	01
A (ENTRANCE BLOCK)	1	639.07	639.07	639.07	639.07	01
A (RESTAURANT)	1	230.49	230.49	230.49	230.49	01
Grand Total	5	1863.42	1863.41	1863.42	1863.42	07



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Nikhil Jain RZP/18/007/2021			



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Proposal Basic Information

Proposal File No.	RZP/EP/0007/2021
Owner Name	Green Valley Seas & Resorts represented by Mr Sanjay Kumar Choudhary
Khata No	39,14,18,20
Plot No	23,24,58,59,60,72,73
Village Name	Manatu
Use	Assembly
SubUse	Amusement Building Park

Building :A (ENTRANCE BLOCK)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trent (No.)
Ground Floor	639.07	639.07	639.07	639.07	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	639.07	639.07	639.07	639.07	01
Total Number of Same Buildings	1				
Total	639.07	639.07	639.07	639.07	01

SCHEDULE OF DOOR:

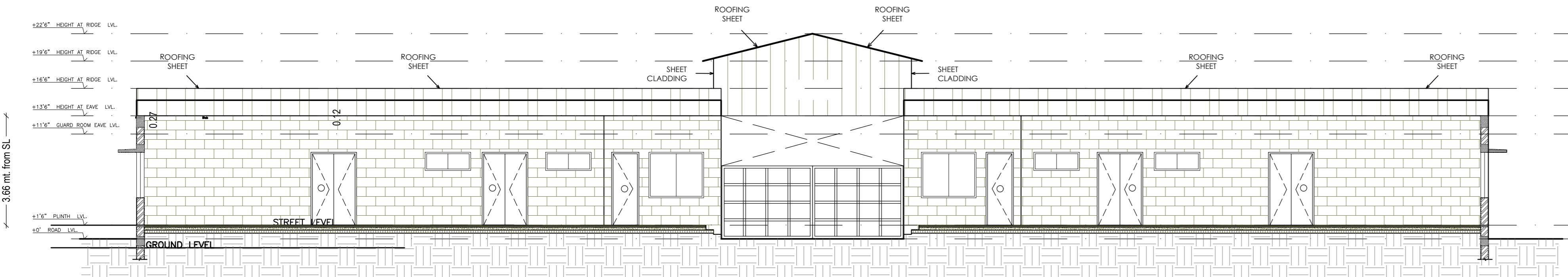
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ENTRANCE BLOCK)	D3	0.78	2.10	32
A (ENTRANCE BLOCK)	D2	0.91	2.10	08
A (ENTRANCE BLOCK)	D0	1.52	2.10	04
A (ENTRANCE BLOCK)	D1	6.09	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

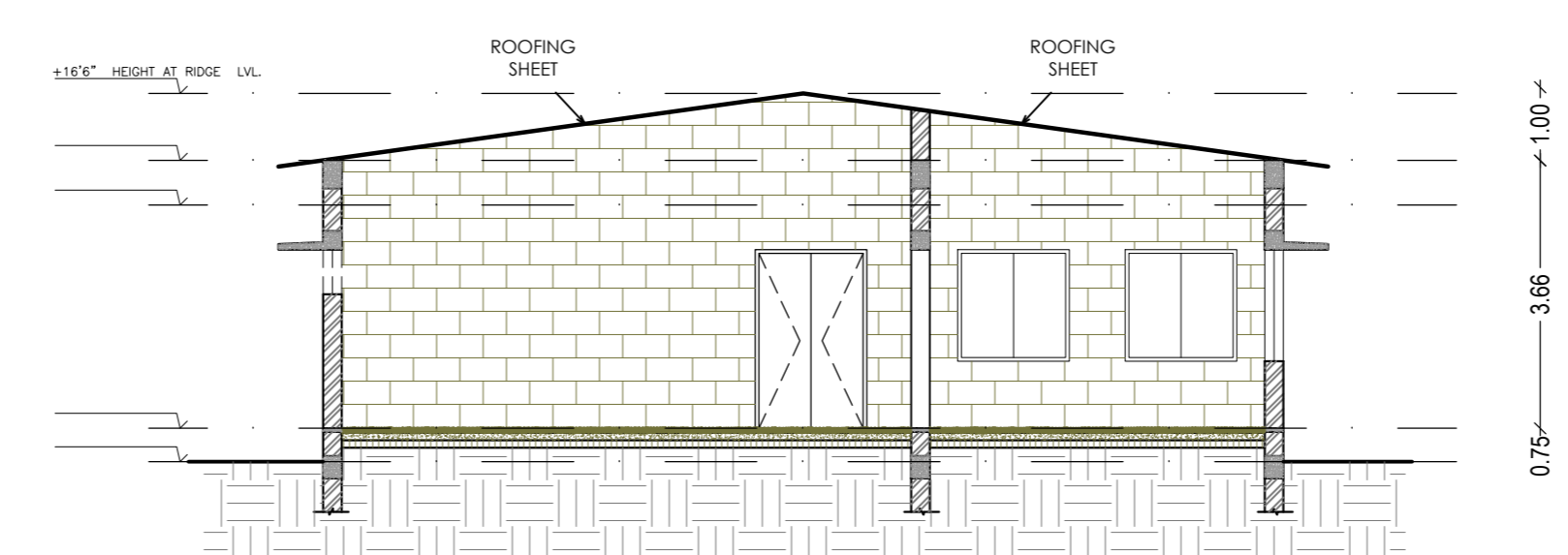
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ENTRANCE BLOCK)	V2	0.61	0.75	14
A (ENTRANCE BLOCK)	V3	0.91	0.75	08
A (ENTRANCE BLOCK)	V5	1.52	0.75	10
A (ENTRANCE BLOCK)	V6	1.52	0.75	04
A (ENTRANCE BLOCK)	V8	1.83	0.75	18

UnitBUA Table for Building :A (ENTRANCE BLOCK)

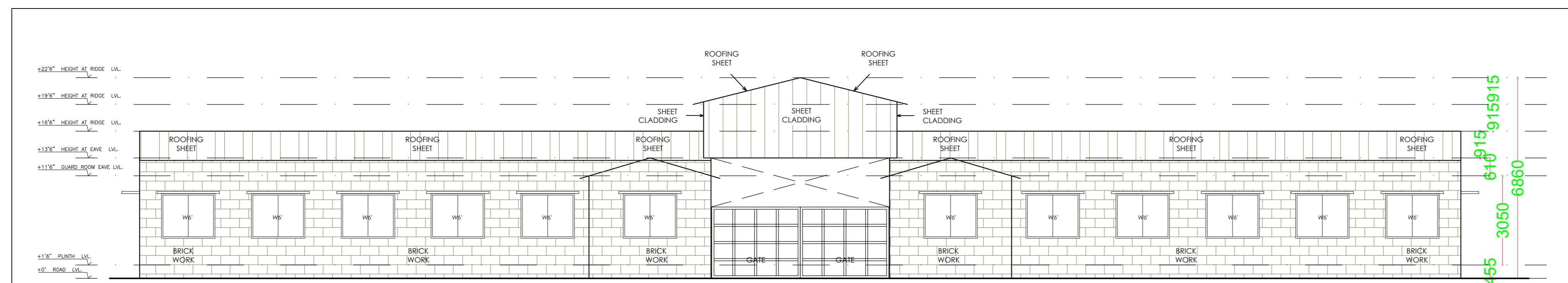
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	ENTRANCE	Public Utility Area	639.07	571.74	51	1
Total	-	-	639.07	571.74	51	1



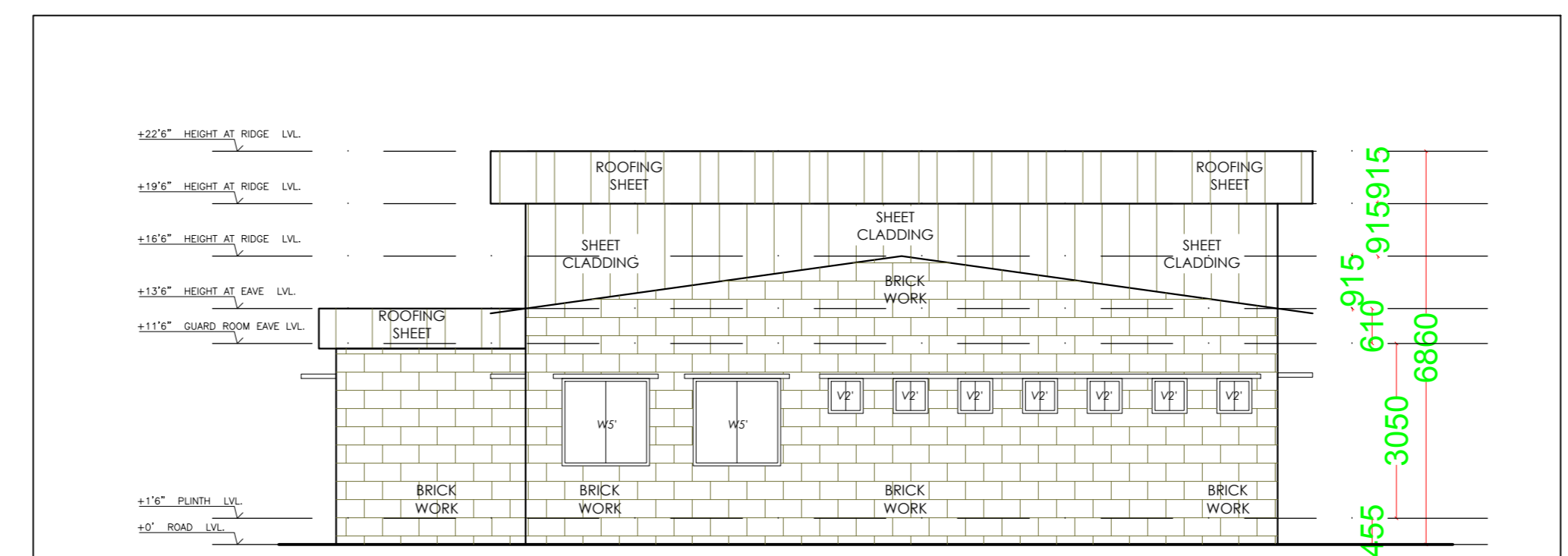
SECTION B-B'



SECTION A-A'

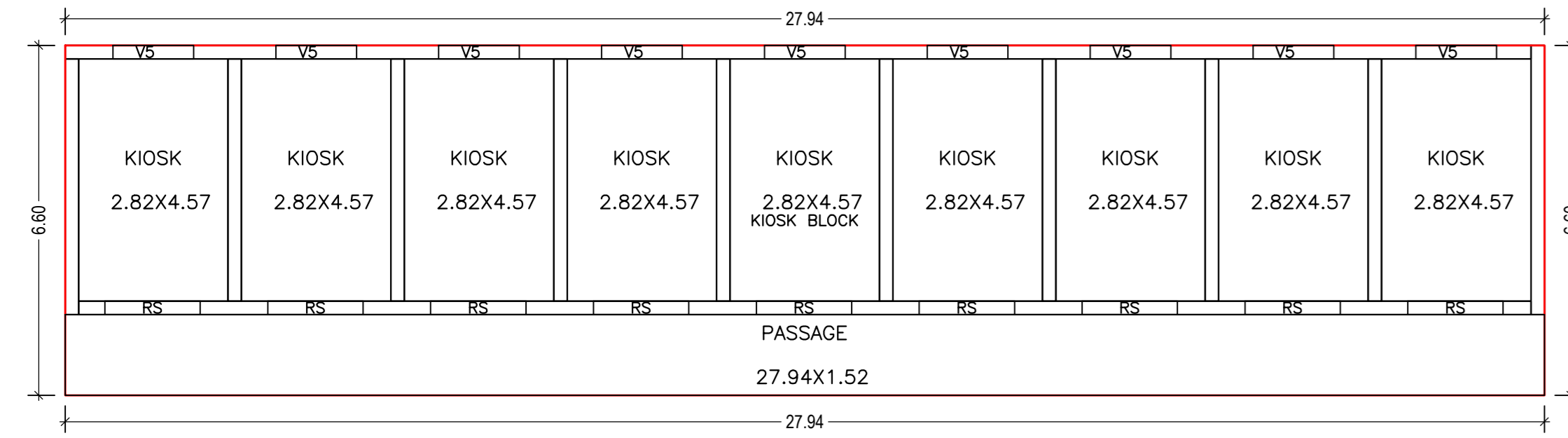


FRONT ELEVATION

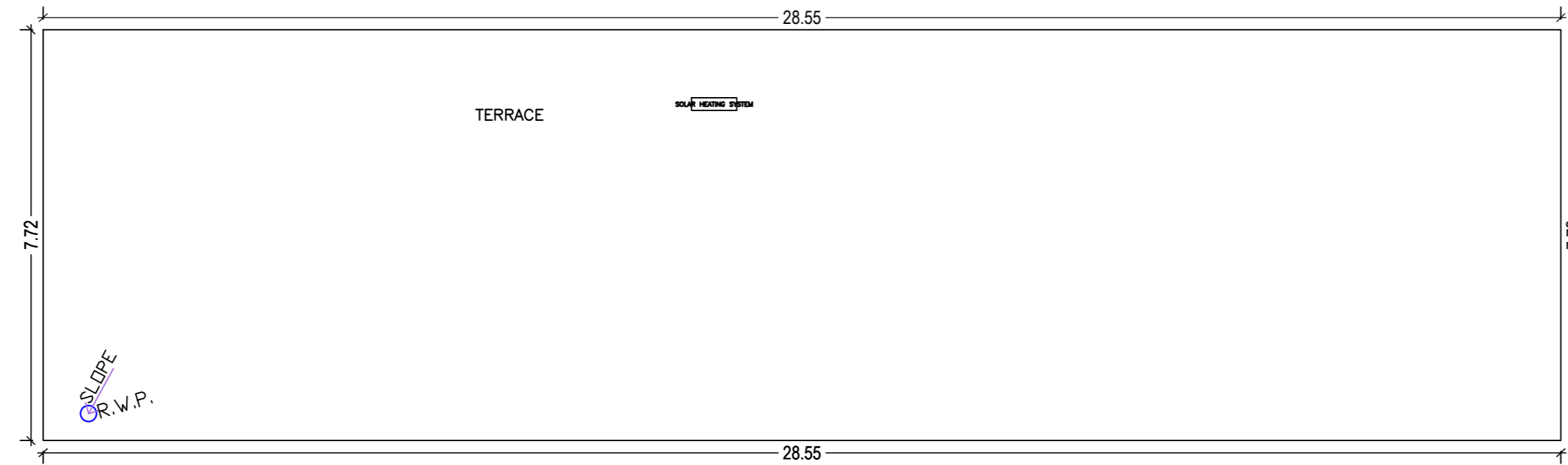


SIDE ELEVATION

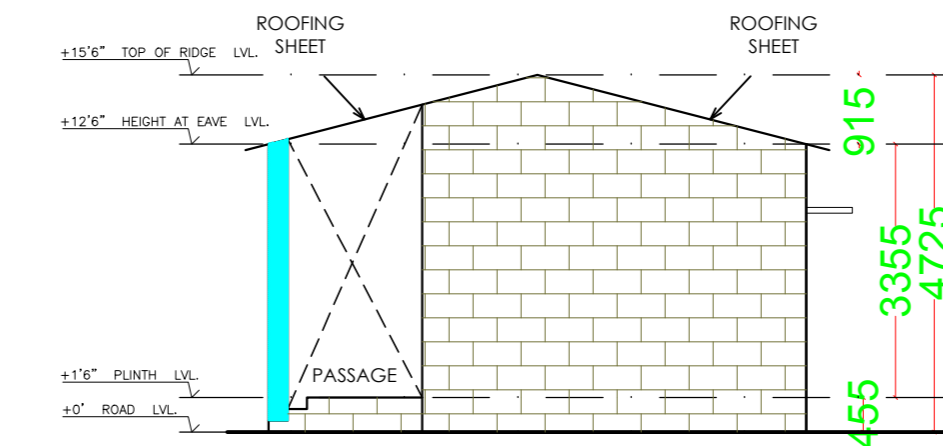
LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NMN, Jan RZP/ARC/0013/2020			



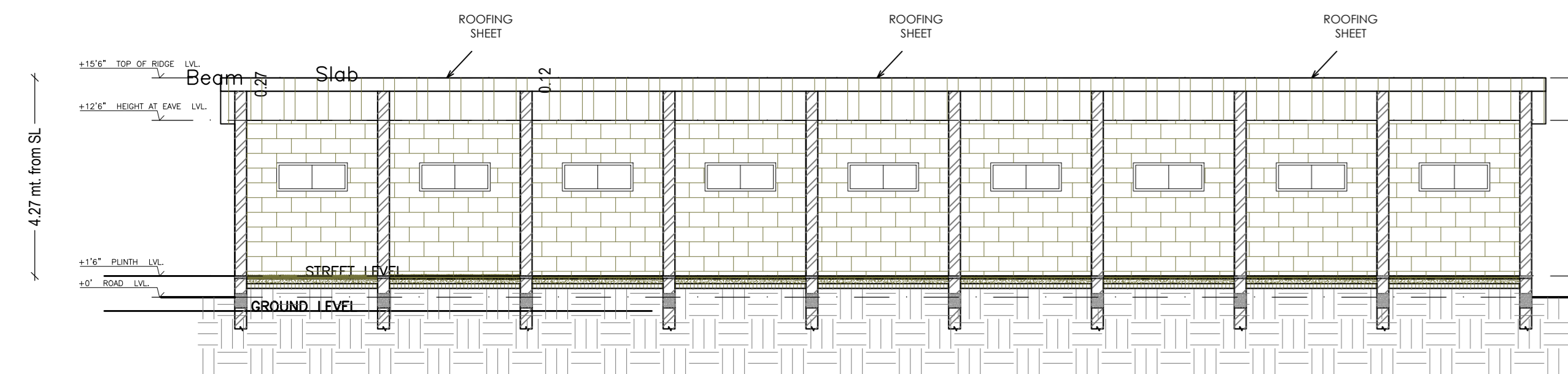
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



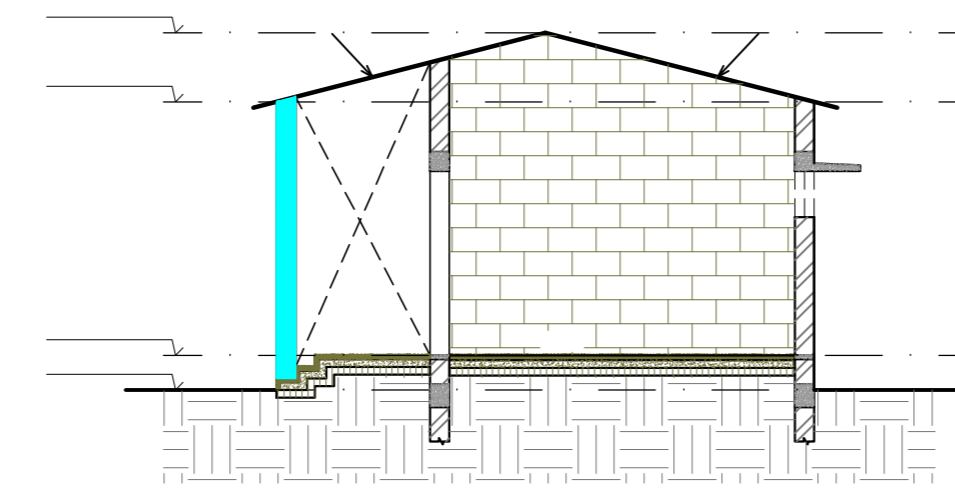
TERRACE FLOOR PLAN (SCALE 1:100)



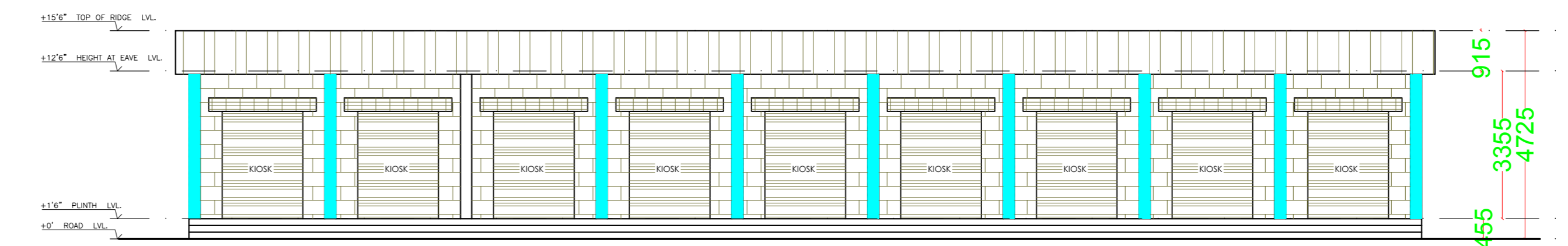
FRONT ELEVATION



SECTION B - B'



SECTION A - A'



FRONT ELEVATION

Proposal Basic Information

Proposed File No.	RZP/0007/2021
Owner Name	Green Valley Seas & Resorts represented by Mr Sanjay Kumar Choudhary
Khata No.	3,9,14,18,20
Plot No.	23,24,58,59,60,72,73
Village Name	Manatu
Use	Assembly
SubUse	Amusement Building/Park

Building :A (KIOSK BLOCK)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	184.52	184.52	184.52	184.52	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	184.52	184.52	184.52	184.52	01
Total Number of Same Buildings	1				
Total	184.52	184.52	184.52	184.52	01

SCHEDULE OF DOOR:

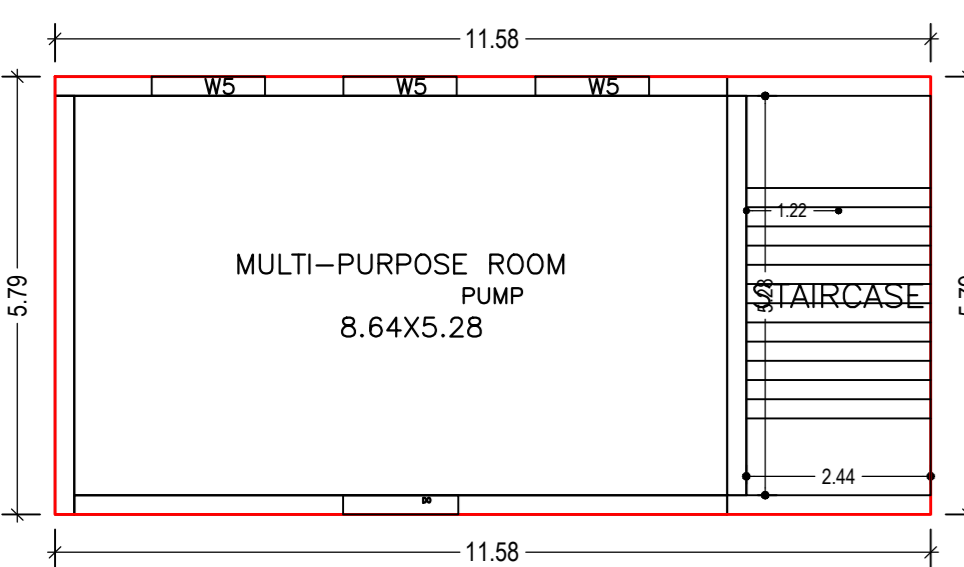
BUILDING NAME	NAME	LENGTH	HEIGHT	NGS
A (KIOSK BLOCK)	RS	1.80	2.10	09

SCHEDULE OF WINDOW/VENTILATION:

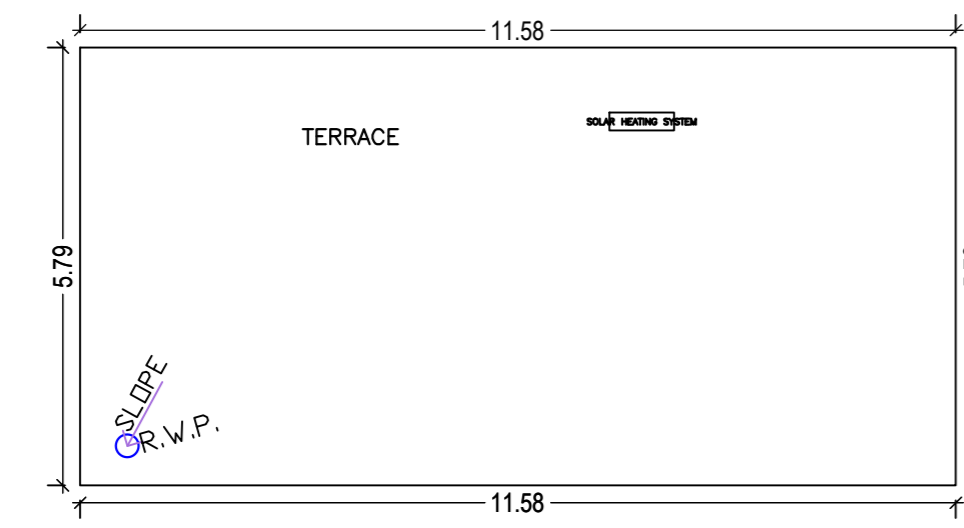
BUILDING NAME	NAME	LENGTH	HEIGHT	NGS
A (KIOSK BLOCK)	VS	1.52	1.20	09

UnitBUA Table for Building :A (KIOSK BLOCK)

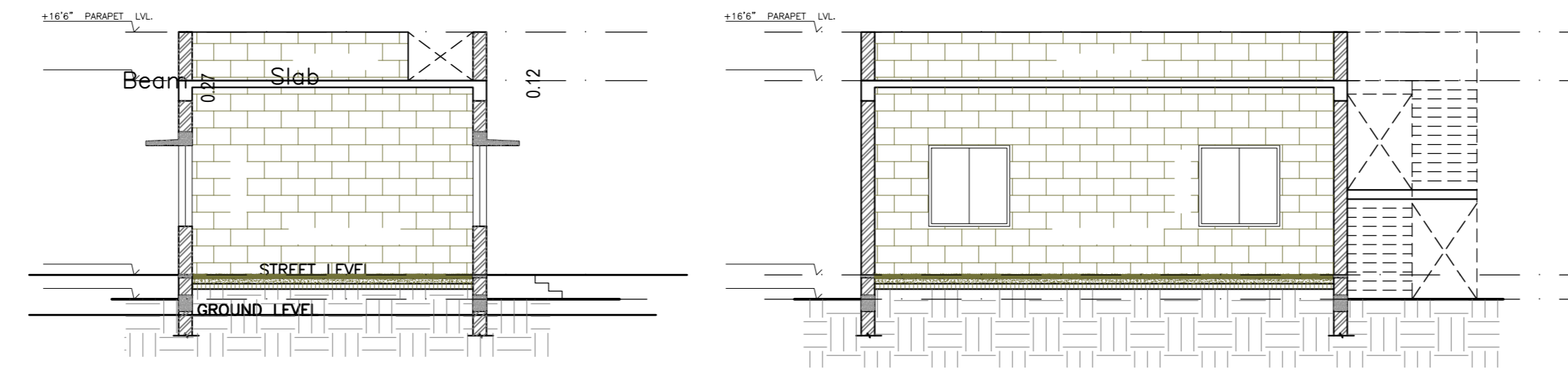
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	KIOSK BLOCK	PUBLIC UTILITY Area	184.52	158.71	10	1
Total	-	-	184.52	158.71	10	1



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



TERRACE FLOOR PLAN (SCALE 1:100)

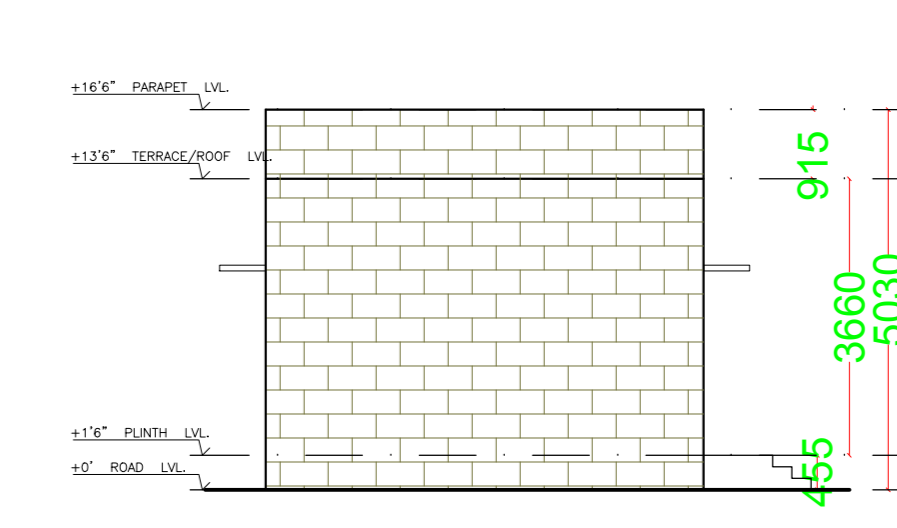


SECTION A - A'

SECTION B - B'



FRONT ELEVATION



SIDE ELEVATION

Building :A (PUMP)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	67.08	67.08	67.08	67.08	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	67.08	67.08	67.08	67.08	01
Total Number of Same Buildings	1				
Total	67.08	67.08	67.08	67.08	01

SCHEDULE OF DOOR:

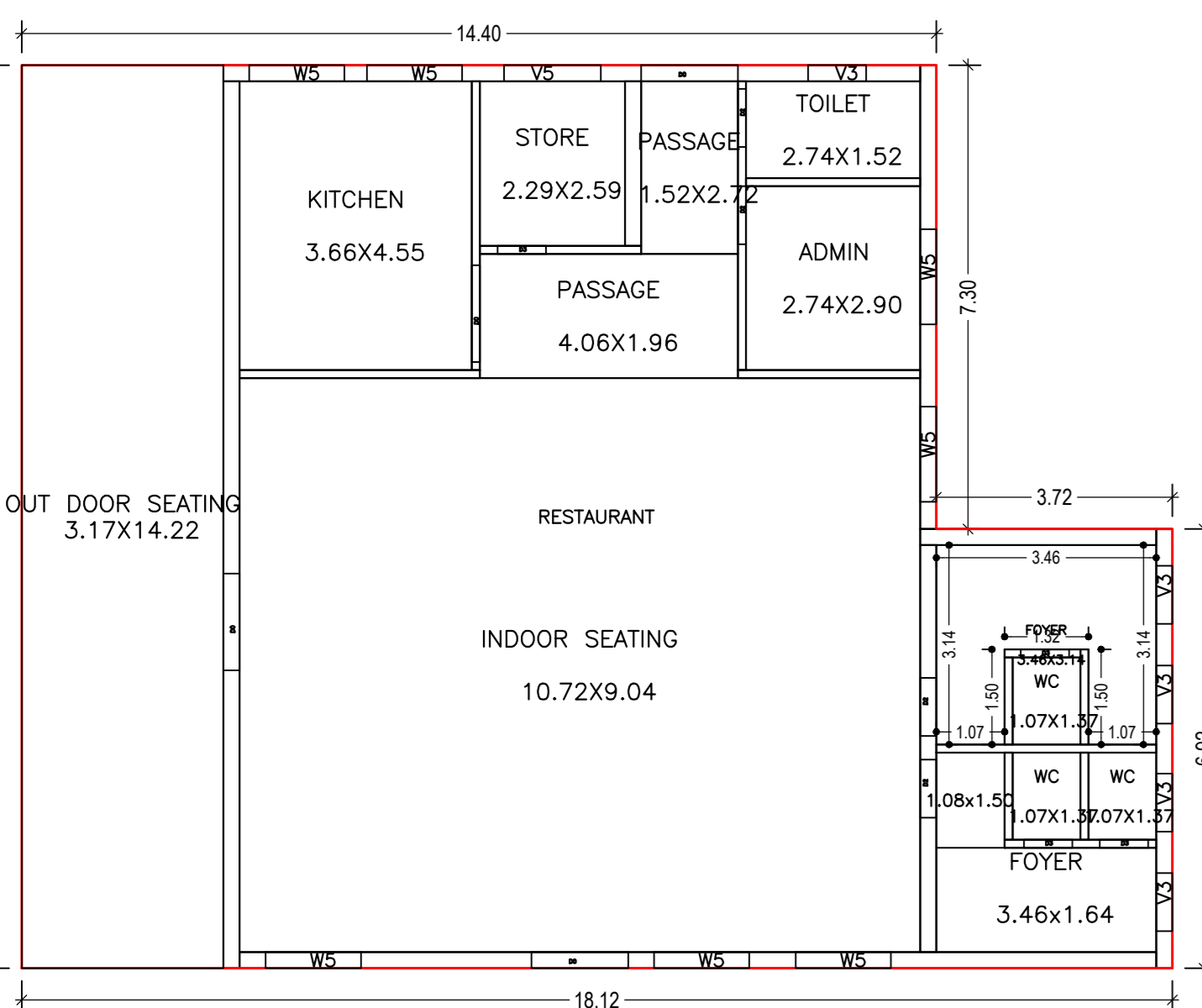
BUILDING NAME	NAME	LENGTH	HEIGHT	NGS
A (PUMP)	D0	1.52	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

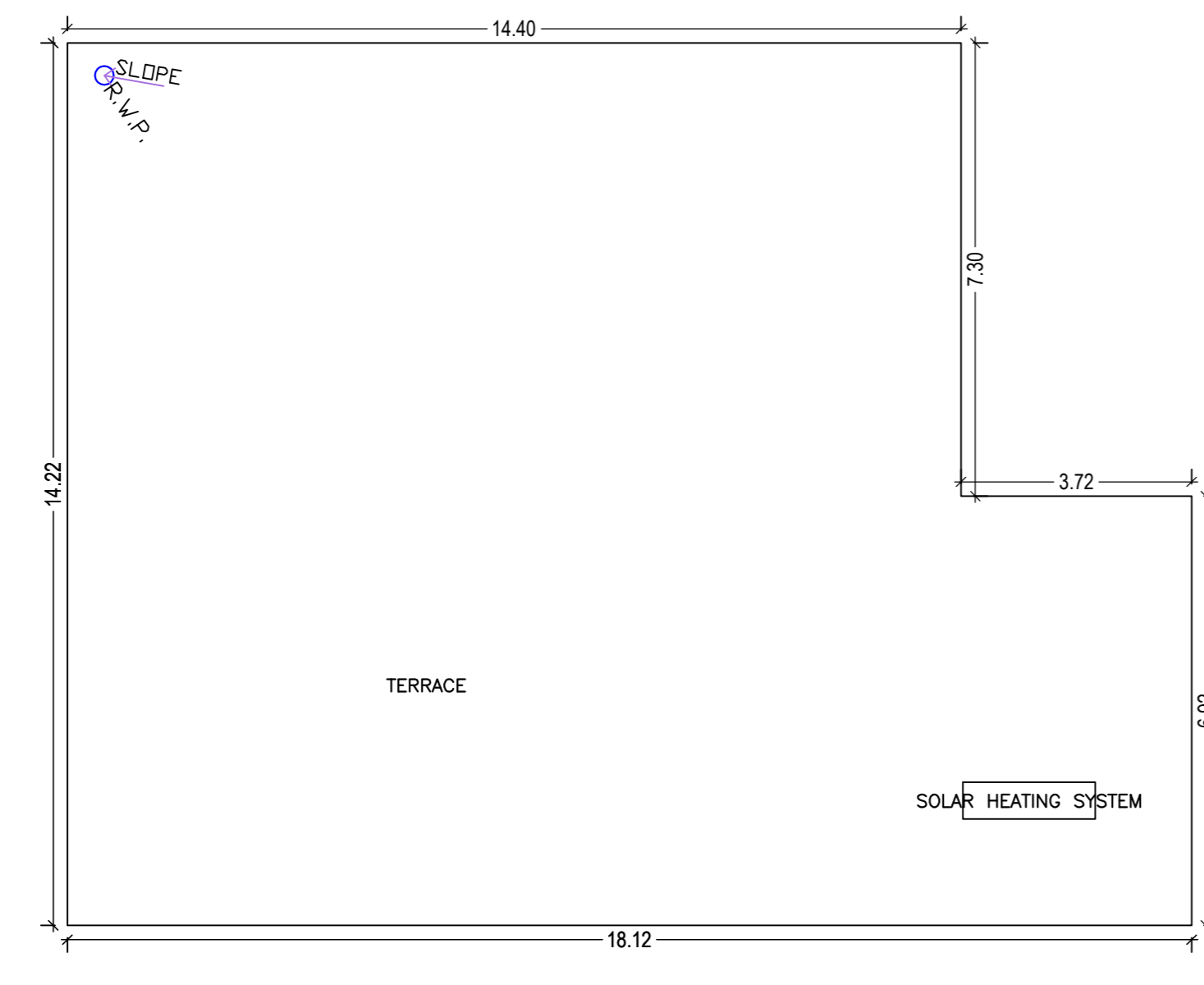
BUILDING NAME	NAME	LENGTH	HEIGHT	NGS
A (PUMP)	VS	1.50	1.20	03

UnitBUA Table for Building :A (PUMP)

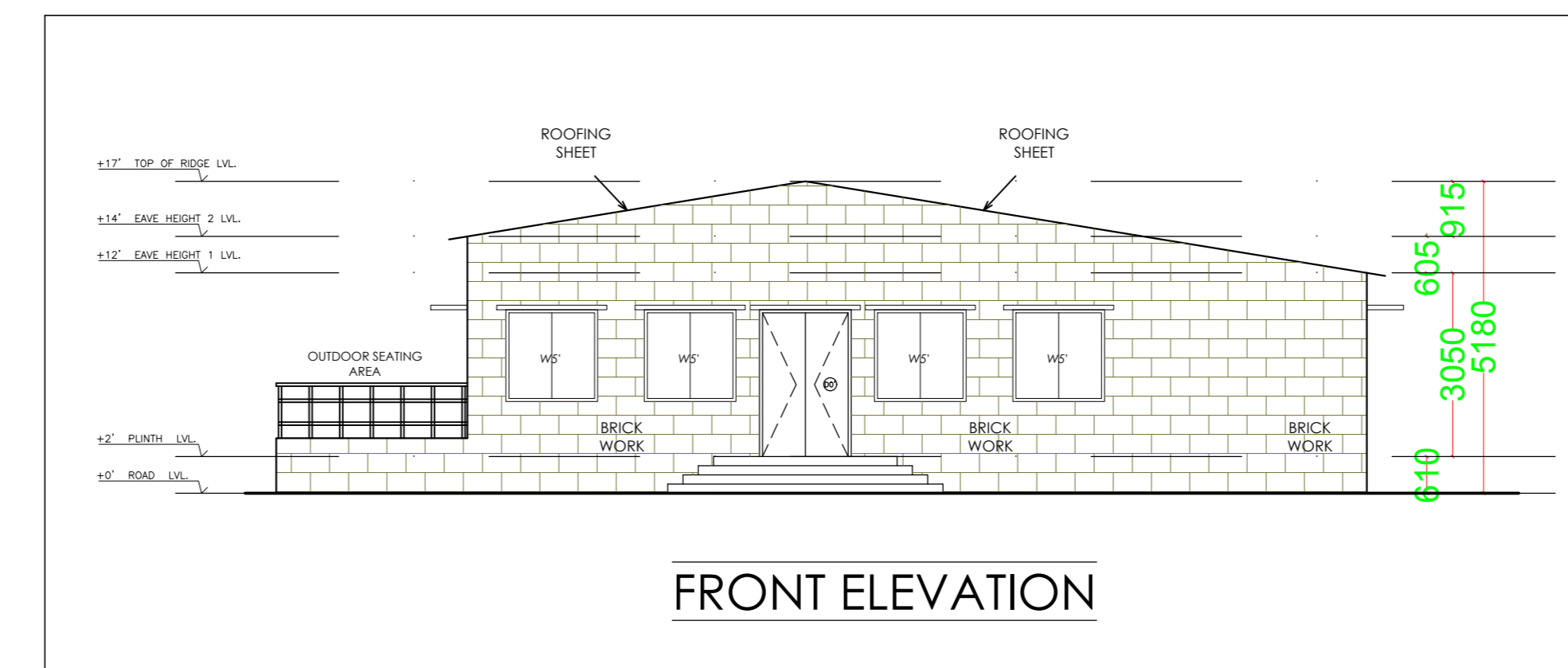
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	PUMP	PUBLIC UTILITY Area	67.08	59.88	1	1
Total	-	-	67.08	59.88	1	1



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



TERRACE FLOOR PLAN (SCALE 1:100)



FRONT ELEVATION

Building :A (RESTAURANT)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	230.49	230.49	230.49	230.49	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	230.49	230.49	230.49	230.49	01
Total Number of Same Buildings	1				
Total	230.49	230.49	230.49	230.49	01

SCHEDULE OF DOOR:

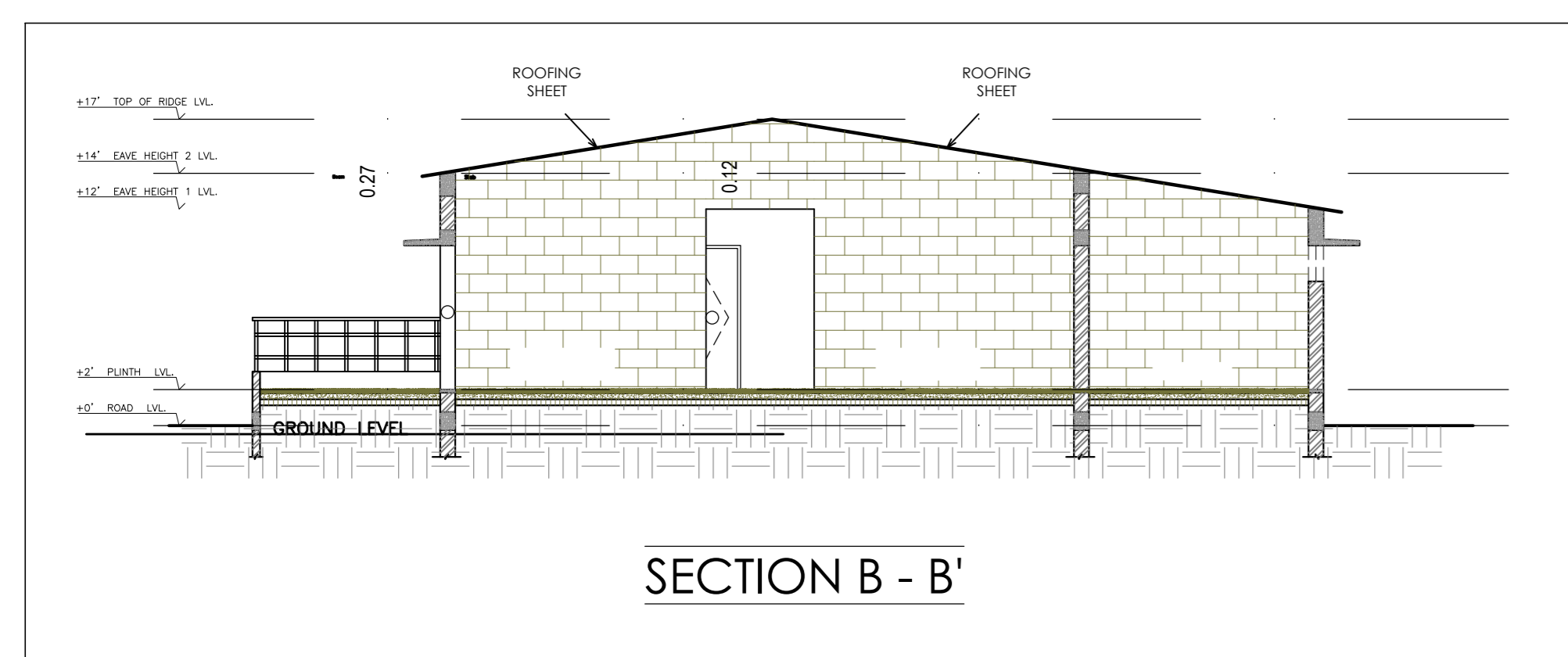
BUILDING NAME	NAME	LENGTH	HEIGHT	NGS
A (RESTAURANT)	D3	0.75	2.10	04
A (RESTAURANT)	D2	0.91	2.10	04
A (RESTAURANT)	D0	1.52	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

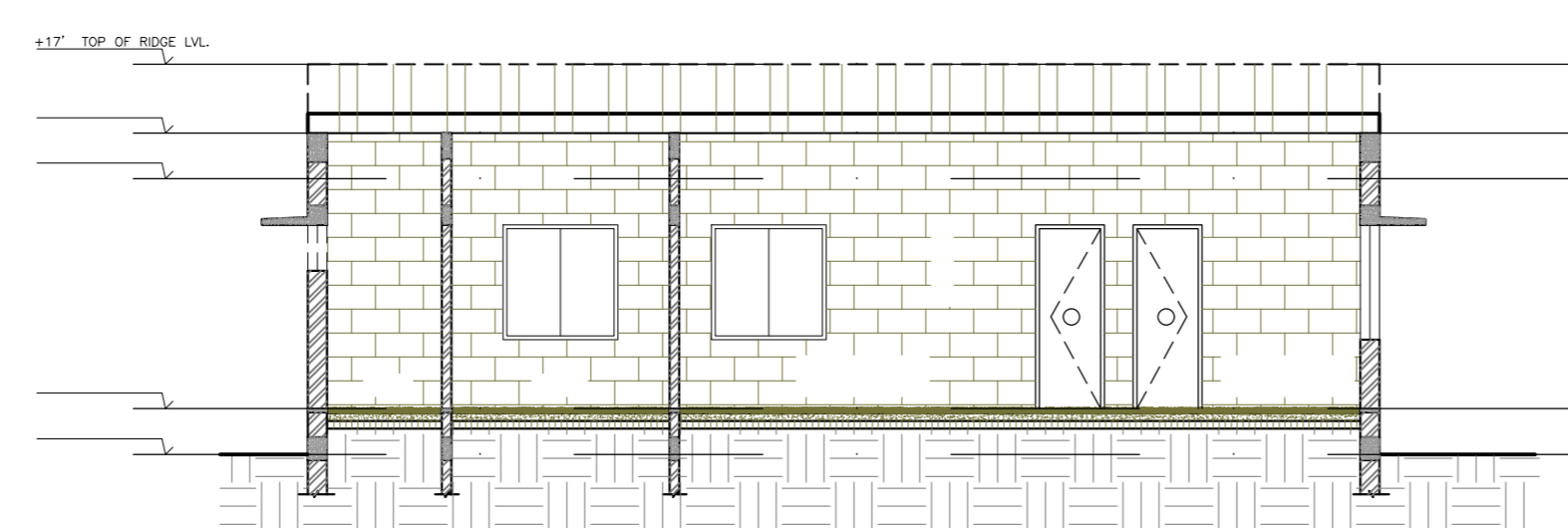
BUILDING NAME	NAME	LENGTH	HEIGHT	NGS
A (RESTAURANT)	V3	0.91	1.20	06
A (RESTAURANT)	VS	1.50	1.20	07
A (RESTAURANT)	VS	1.52	1.20	01

UnitBUA Table for Building :A (RESTAURANT)

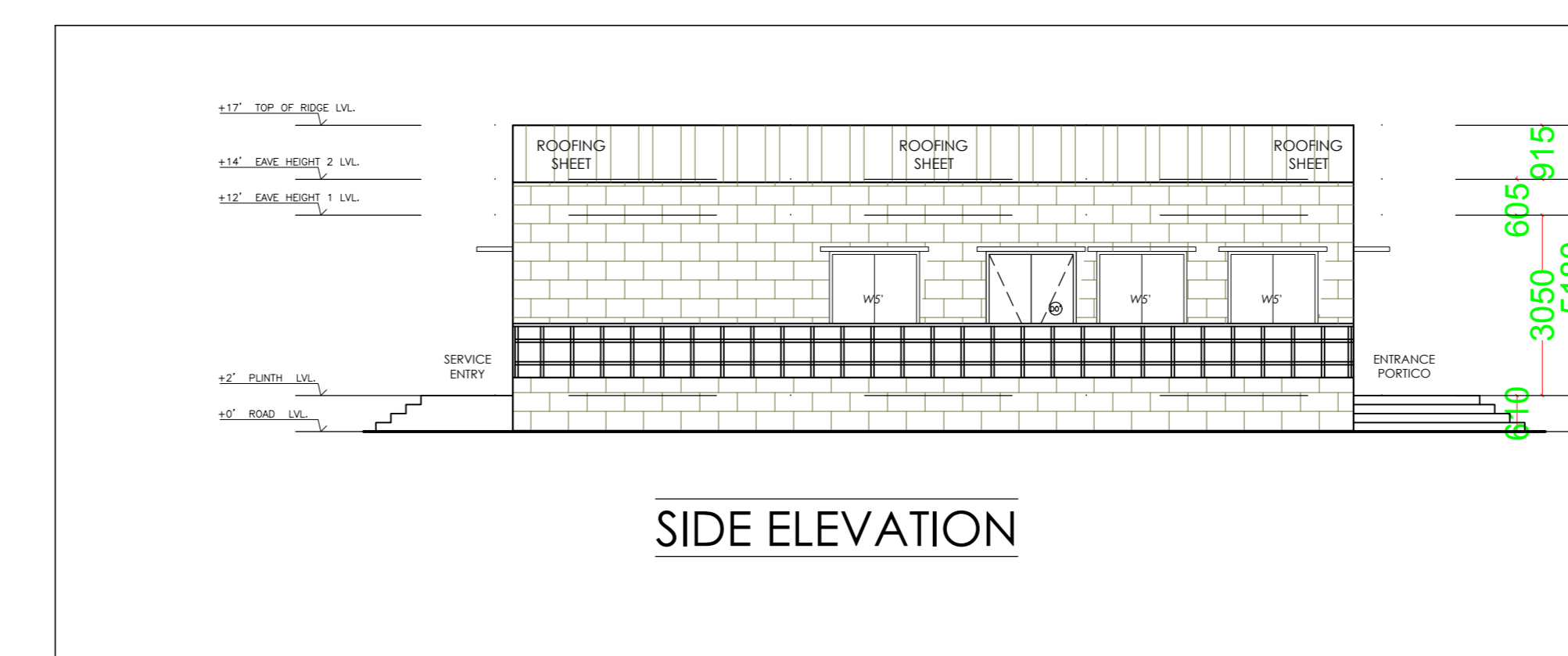
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	RESTAURANT	PUBLIC UTILITY Area	230.49	209.37	13	1
Total	-	-	230.49	209.37	13	1



SECTION B - B'



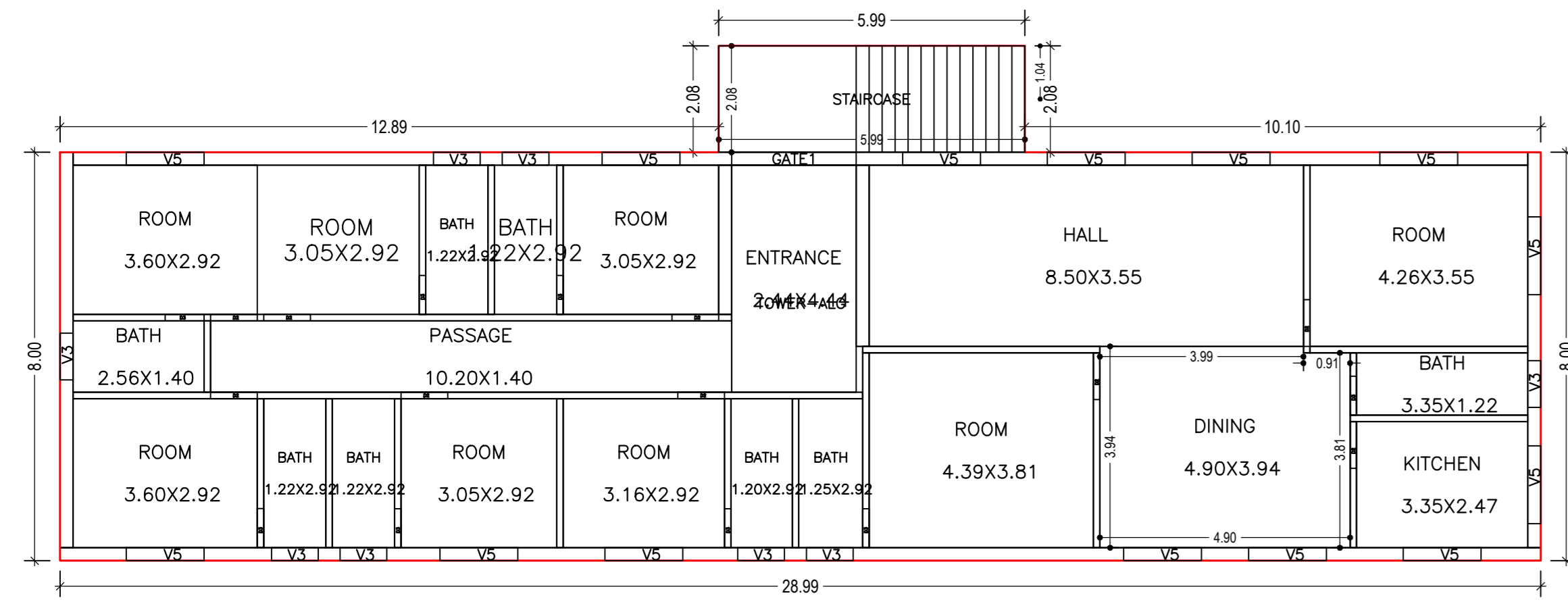
SECTION A - A'



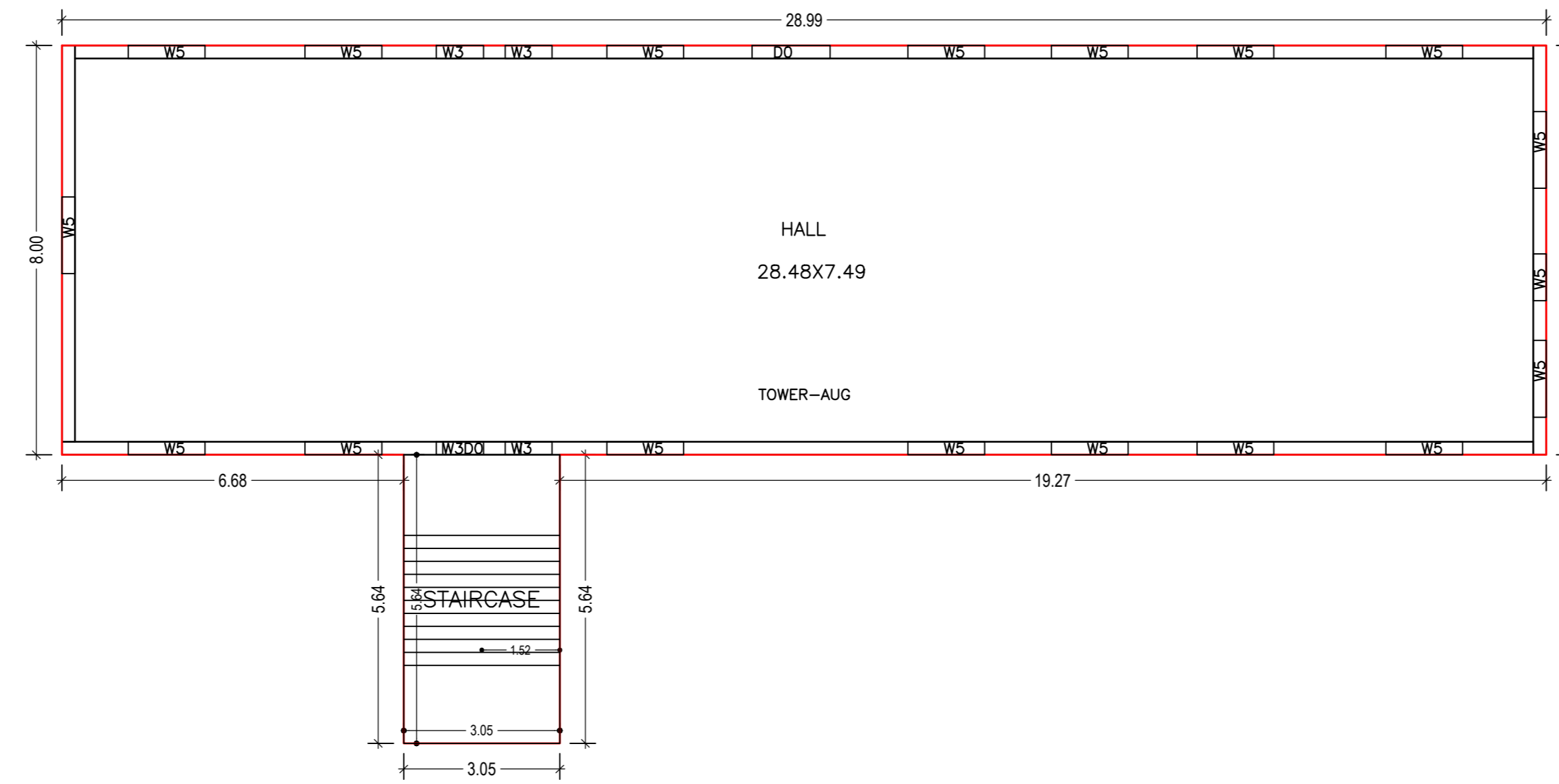
SIDE ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Nikhil Jain RZP/ARC/0013/2020			

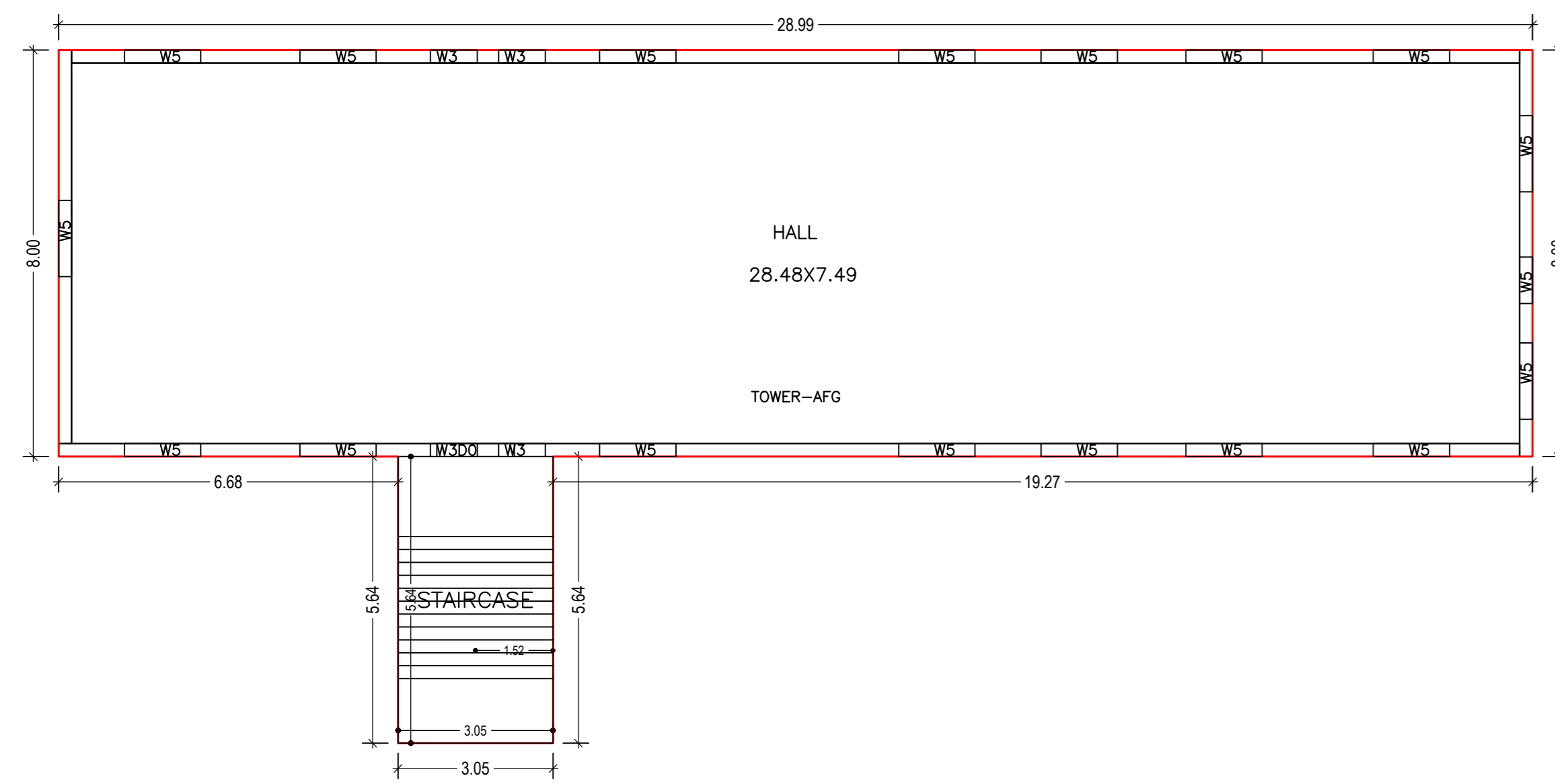
Proposal Basic Information	
Proposal File No.	RZP18P0007/2021
Owner Name	Green Valley Seas & Resorts represented by Mr Sanjay Kumar Choudhary
Khata No.	3,9,14,18,20
Plot No.	23,24,58,59,60,72,73
Village Name	Manatu
Use	Assembly
SubUse	Amusement BuildingPark



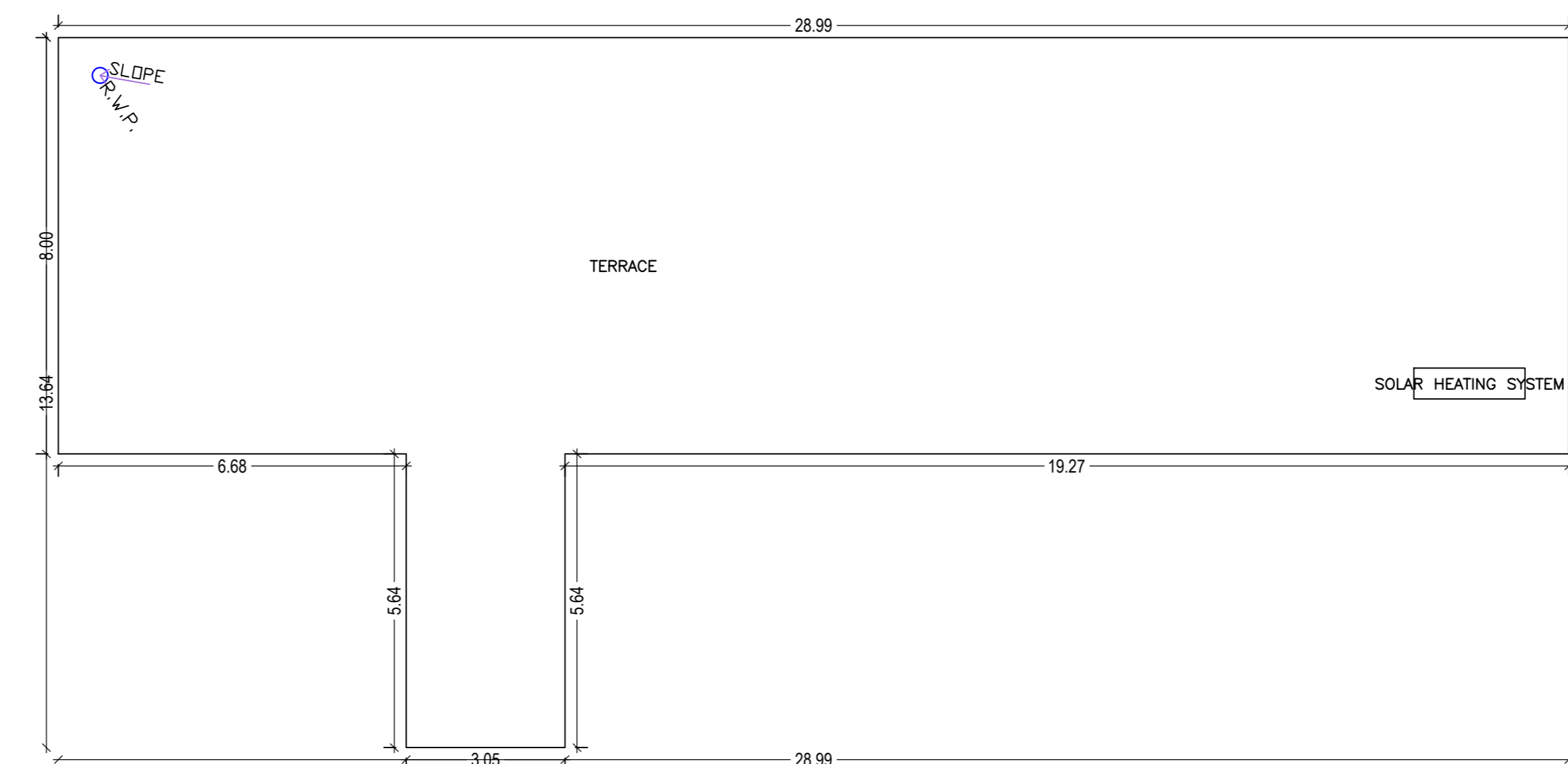
LOWER GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Building :A (TOWER A)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
Lower Ground Floor	244.28	244.28	244.28	244.28	01
Upper Ground Floor	248.99	248.99	248.99	248.99	01
First Floor	248.99	248.99	248.99	248.99	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	742.26	742.26	742.26	742.26	03
Total Number of Same Buildings	1				
Total	742.26	742.26	742.26	742.26	03

SCHEDULE OF DOOR:

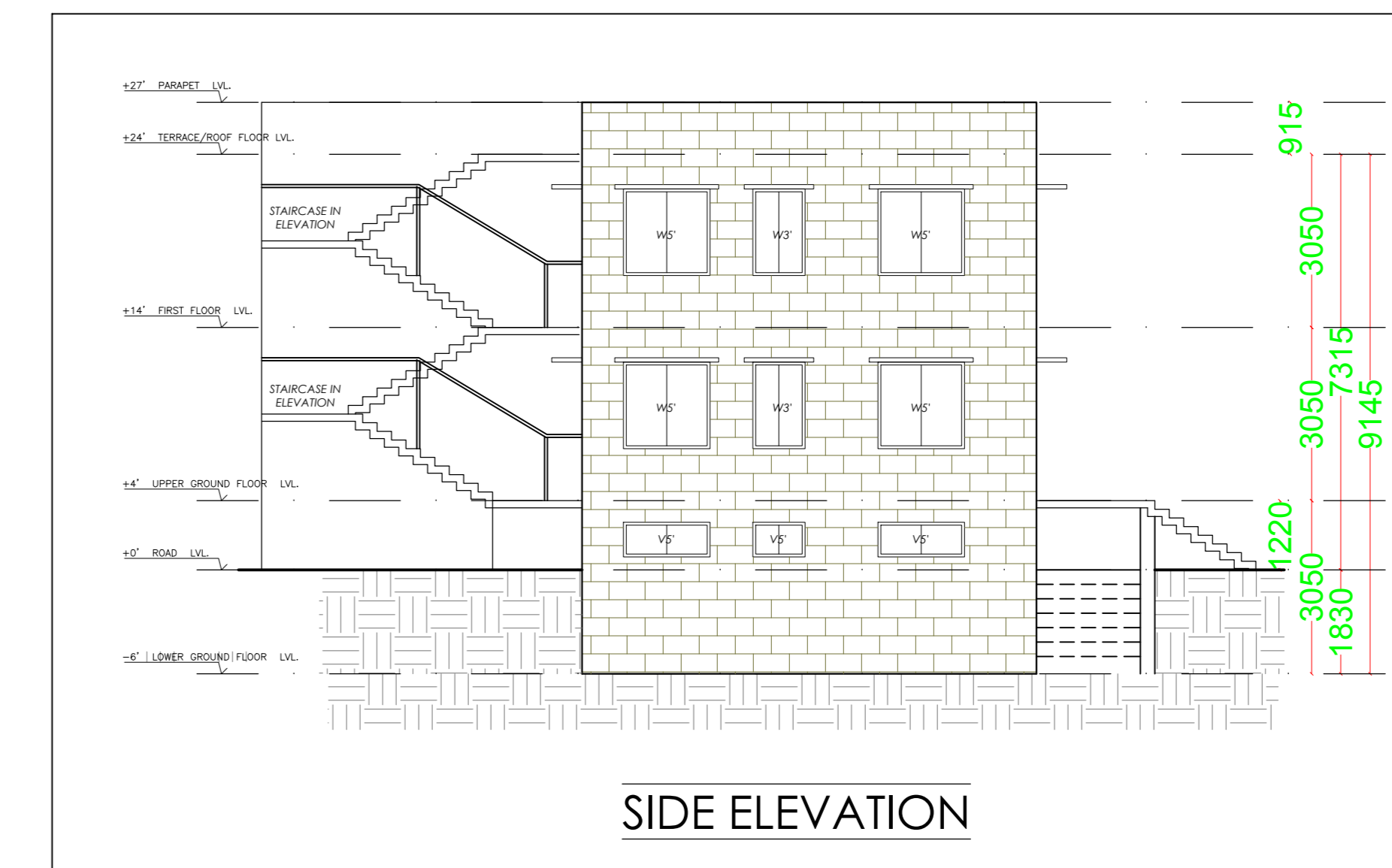
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TOWER A)	D3	0.75	2.10	08
A (TOWER A)	D2	0.91	2.10	09
A (TOWER A)	D0	1.52	2.40	03
A (TOWER A)	GATE1	2.44	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TOWER A)	V3	0.91	0.75	07
A (TOWER A)	W5	0.91	1.20	02
A (TOWER A)	V5	0.92	1.20	08
A (TOWER A)	W5	1.50	1.20	34
A (TOWER A)	V5	1.52	0.75	14

Unit/BUA Table for Building :A (TOWER A)

FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
LOWER GROUND FLOOR PLAN	TOWER-ALG	Public Utility Area	244.28	213.55	19	1
UPPER GROUND FLOOR PLAN	TOWER-AUG	Public Utility Area	248.99	230.47	1	1
FIRST FLOOR PLAN	TOWER-APG	Public Utility Area	248.99	220.47	1	1
Total	-	-	742.26	674.49	21	3

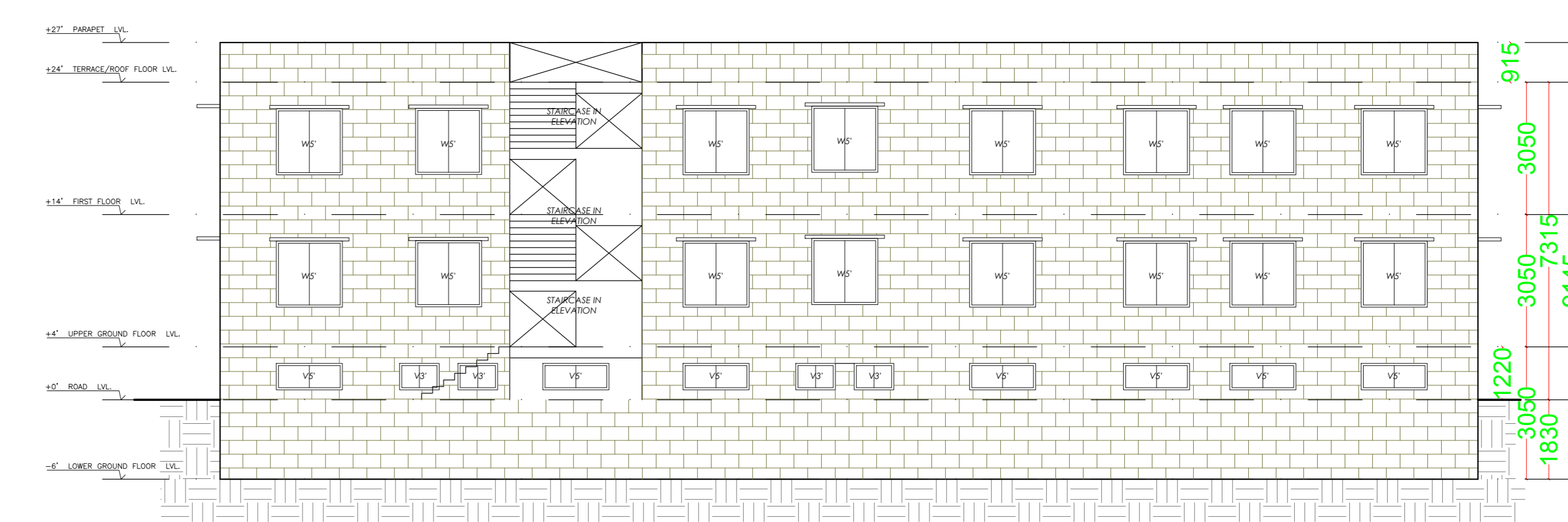


SIDE ELEVATION



SECTION A - A'

SECTION B - B'



FRONT ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Nikhil Jain RZP18P0013/2020			