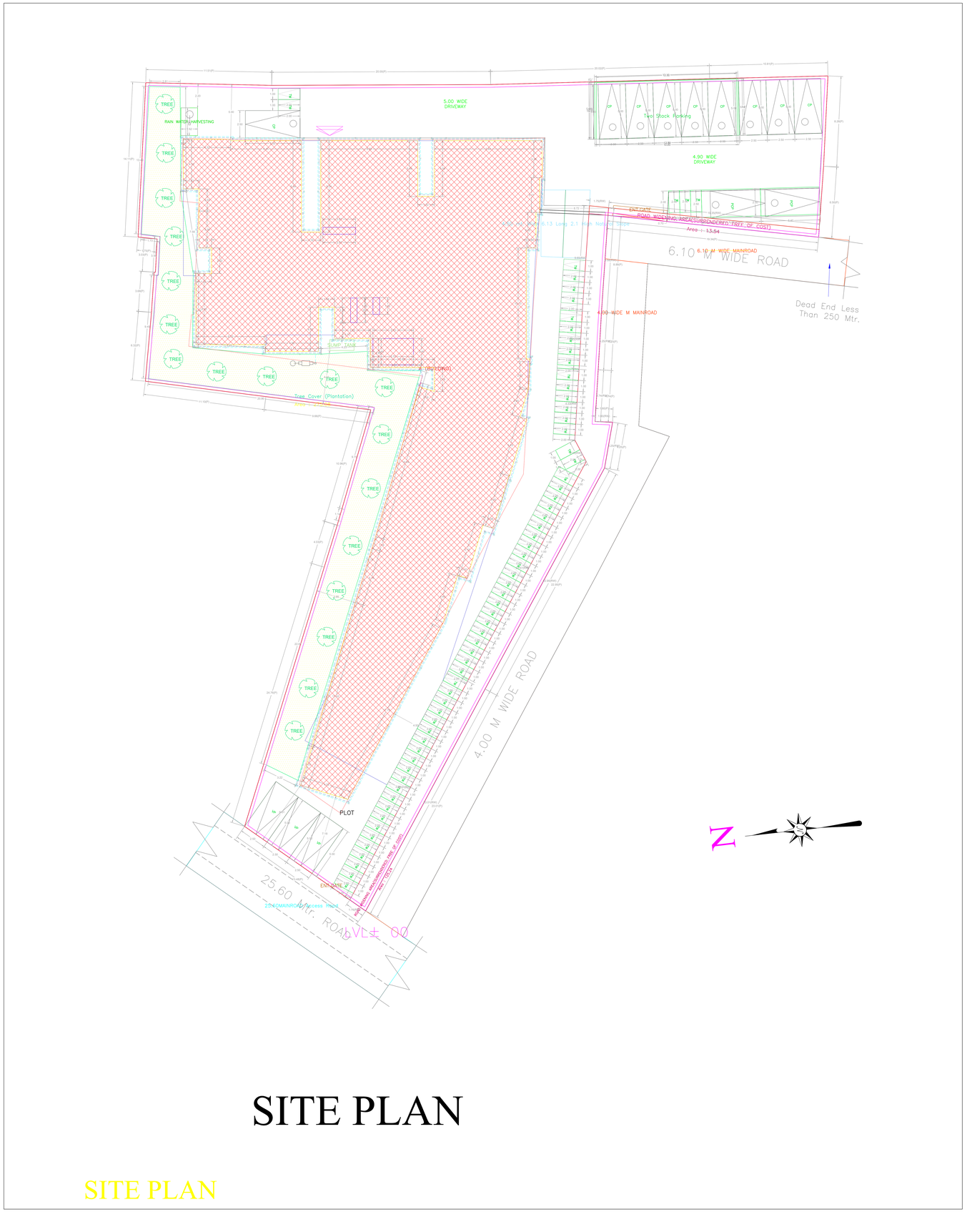
Project Title :DREAM ENCLAVE

DATE 18-09-2024
SHEET NO. 1



SITE PLAN

SITE PLAN

Proposal Basic Information

Proposal File No.	RZ/RBP/0028/2023
Owner Name	KRISHNA GOPAL SINGH ANAND GOPAL SINGH SAJJAD ANSARI AND MD ASMUDIN ANSARI
Khata No	91 , 128 & 153
Plot No	122 , 125 & 127
Village Name	Chakla
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI	VERSION NO. 1.0.73	
ZILA PARISHAD	VERSION DATE: 16/10/2020	
PROJECT DETAIL		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: RANCHI	Plot SubUse: Residential Bldg/Apartment	
Authority: RANCHI ZILA PARISHAD	Plot Ward/Mohalla/Sector: NA	
Inward_No: RZ/RBP/0028/2023	Plot/Sub/Plot No: 122 , 125 & 127	
Application Type: General Proposal	North: Plot No. - 121, 129 & 137 PART	
Project Type: Building Permission	South: Road Width - 4	
Nature of Development: New	East: Road Width - 12'PART	
Location of Development Area: New Area	West: Road Width - 25.6	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2282.02
Deduction for NetPlot Area		
Surrender Free of Cost		138.78
Total:		138.78
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	2143.24
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		138.78
Common Plot		275.08
Total:		413.86
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1868.16
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	2143.24
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	2282.02
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		1071.62
Proposed Coverage Area (41.67 %)		892.36
Total Prop. Coverage Area (41.67 %)		892.36
Balance coverage area (8.33 %)		179.26
FAR CHECK		
Perm. FAR Area (2.000)		4564.04
Total Perm. FAR area		4564.04
Residential FAR		3130.96
Commercial FAR		1410.84
Proposed FAR Area		4555.74
Total Proposed FAR Area		4555.74
Consumed FAR (Fee'ess)		0.00
Balance FAR Area		8.30
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		6011.46
ARCHITECT (Regd)		Rajeev Srivastava
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		KRISHNA GOPAL SINGH ANAND GOPAL SINGH SAJJAD ANSARI AND MD ASMUDIN ANSARI
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 A (BUILDING)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	989.08	13.95	989.08	13.95
Ground Floor	906.23	862.00	906.23	862.00
First Floor	1032.06	917.12	1032.06	917.12
Second Floor	1020.31	916.45	1020.31	916.45
Third Floor	1031.89	926.11	1031.89	926.11
Fourth Floor	1031.89	926.11	1031.89	926.11
Terrace Floor	0.00	0.00	0.00	0.00
Total	6011.46	4555.74	6011.46	4555.74

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise	BASEMENT FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-
				GROUND FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
							Commercial FAR	Commercial	Shop
				FIRST FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
							Commercial FAR	Commercial	Shop
				SECOND FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
							Commercial FAR	Commercial	Shop
				TERRACE FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-
				1 TYPICAL 1 to 4 FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Reqd.	Prop.	Car Reqd.Unit	Car Reqd.	Car Prop.	Visitors Car Reqd.Unit	Visitors Car Reqd.	Visitors Car Prop.	TwoWheeler Reqd.Unit	TwoWheeler Reqd.	TwoWheeler Prop.
A (BUILDING)	Residential	Residential Bldg/Apartment	>0	1	25.00	1	25	-	-	-	-	-	-	-
			>0	1	24.00	-	-	-	-	-	-	1	25	-
			>0	1	25.00	-	-	-	1	3	-	-	-	-
	Commercial	Shop	>0	50	1368.99	1	17	-	-	-	-	-	-	-
			>0	50	1368.99	-	-	-	-	-	-	1	53	-
-	Total:	-	-	-	-	-	42	46	-	3	3	-	78	78

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	37	462.50
Two Stock Car	-	-	5	62.50
Total Car	42	525.00	46	575.00
Parallel Car	-	-	4	54.00
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	3	37.50	3	37.50
TwoWheeler	-	-	78	156.00
Total TwoWheeler	78	156.00	78	156.00
Effective Stand Area	-	-	4	54.00
Other Parking	-	-	-	582.94
Total	719.50			1965.44

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross B.U.A(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.)
			Cutout		StairCase	Lift	Balcony	Accessory Use	Parking	Res.	Commercial	Stair			
A (BUILDING)	1	6032.16	20.70	6011.46	54.73	59.20	237.91	150.84	952.93	3130.96	1410.84	13.95	4555.74	4555.74	43
Grand Total	1	6032.16	20.70	6011.46	54.73	59.20	237.91	150.84	952.93	3130.96	1410.84	13.95	4555.74	4555.74	43

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Rajeev Srivastava RZP/ENG/001/2022			

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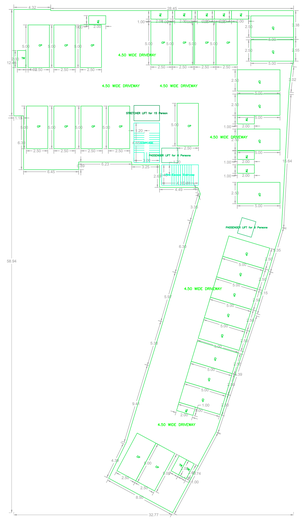
Project Title :DREAM ENCLAVE

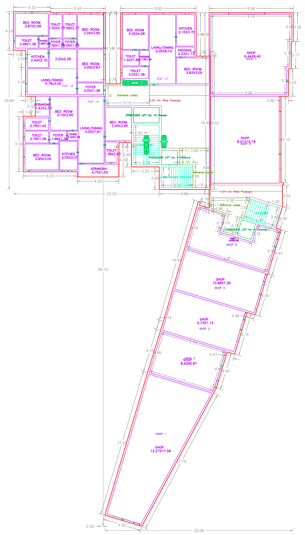
DATE 18-09-2024
SHEET NO. 2

Proposal Basic Information

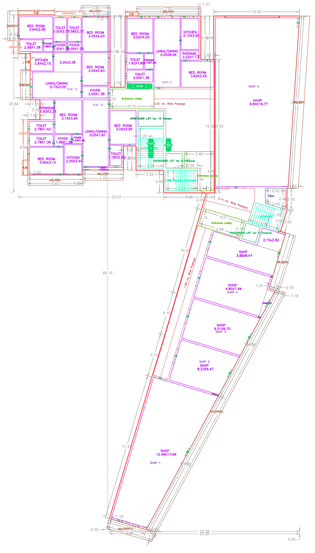
Proposal File No.	RZ/RP/P/0028/2023
Owner Name	KRISHNA GOPAL SINGH ANAND GOPAL SINGH SAJJAD ANSARI AND MD ASMUDIN ANSARI
Khata No	91 , 128 & 153
Plot No	122 , 125 & 127
Village Name	Chakla
Use	Residential
SubUse	Residential Bldg/Apartment



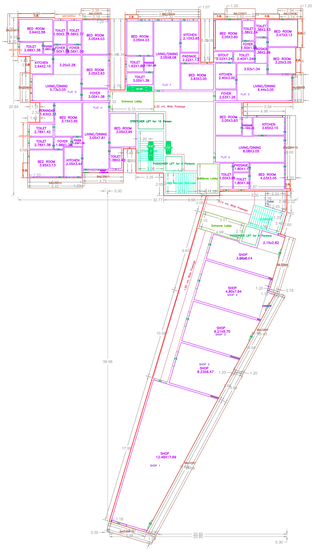
BASEMENT FLOOR PLAN
(SCALE 1:100)



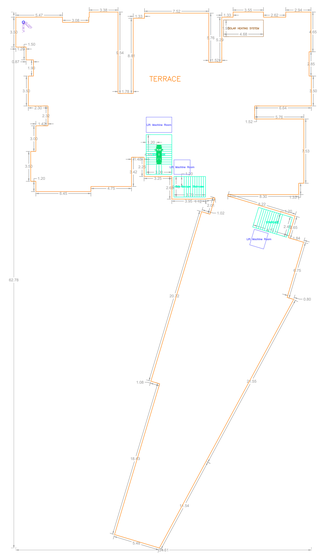
GROUND FLOOR PLAN
(SCALE 1:100)



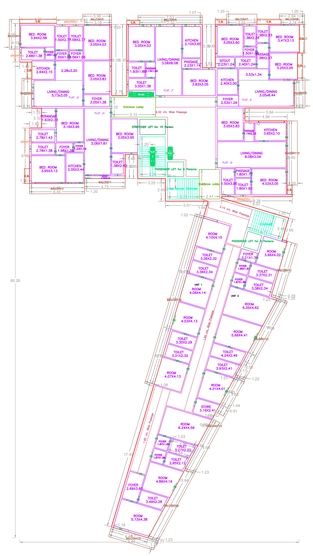
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



TYPICAL (1st & 3rd FLOOR PLAN)
(Proposed)
(SCALE 1:100)

Building :A (BUILDING)

Floor Name	Gross Buildup Area	Deductions (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.)
		Cutout	Stair/Cove		Lift	Balcony	Accessory Use	Parking	Resi.	Commercial	Stair				
Basement Floor	989.08	0.00	989.08	10.33	11.86	0.00	0.00	952.93	0.00	0.00	13.95	13.95	13.95	00	
Ground Floor	910.37	4.14	906.23	8.88	0.00	0.00	35.36	0.00	356.99	505.02	0.00	862.00	862.00	10	
First Floor	1036.00	4.14	1032.06	8.88	11.86	58.55	39.17	0.00	364.20	552.92	0.00	917.12	917.12	09	
Second Floor	1024.45	4.14	1020.31	8.88	11.86	53.40	39.72	0.00	557.55	352.91	0.00	910.45	910.45	10	
Third Floor	1036.03	4.14	1031.89	8.88	11.86	64.74	20.30	0.00	526.11	0.00	0.00	526.11	526.11	07	
Fifth Floor	1036.03	4.14	1031.89	8.88	11.86	64.74	20.30	0.00	526.11	0.00	0.00	526.11	526.11	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	00	
Total	6032.16	20.70	6011.46	54.73	59.30	237.81	150.64	952.93	3130.96	1410.84	13.95	4555.74	4555.74	43	
Total Number of Buildings	1														
Total :	6032.16	20.70	6011.46	54.73	59.30	237.81	150.64	952.93	3130.96	1410.84	13.95	4555.74	4555.74	43	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	FD	0.75	2.10	140
A (BUILDING)	FD	0.80	2.10	03
A (BUILDING)	FD	0.90	2.10	21
A (BUILDING)	FD	1.00	2.10	80
A (BUILDING)	FD	1.05	2.10	05
A (BUILDING)	FD	1.06	2.10	42
A (BUILDING)	FD	1.20	2.10	02
A (BUILDING)	FD	1.23	2.10	02
A (BUILDING)	FD	1.38	2.10	05
A (BUILDING)	FD	1.45	2.10	02
A (BUILDING)	FD	1.50	2.10	06
A (BUILDING)	FD	1.80	2.10	14
A (BUILDING)	FD	2.00	2.10	01
A (BUILDING)	FD	2.52	2.10	01
A (BUILDING)	FD	2.74	2.10	01
A (BUILDING)	FD	3.03	2.10	01
A (BUILDING)	FD	3.31	2.10	01
A (BUILDING)	FD	3.36	2.10	01
A (BUILDING)	FD	3.49	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W	0.60	1.20	52
A (BUILDING)	W	0.67	1.20	03
A (BUILDING)	W	0.85	1.20	10
A (BUILDING)	W	0.90	1.20	17
A (BUILDING)	W	1.05	1.20	05
A (BUILDING)	W	1.20	1.20	15
A (BUILDING)	W	1.48	1.20	05
A (BUILDING)	W	1.50	1.20	23
A (BUILDING)	W	1.53	1.20	02
A (BUILDING)	W	1.80	1.20	09

Balcony Calculations Table

FLOOR	-	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 4.75 X 1 X 1		5.70	110.07
	1.20 X 20.22 X 1 X 1		24.26	
	1.20 X 6.45 X 1 X 1		7.74	
	1.27 X 7.52 X 1 X 1		7.55	
	1.20 X 3.80 X 1 X 1		3.93	
	1.20 X 3.50 X 1 X 1		4.20	
	1.15 X 3.50 X 1 X 1		4.03	
	1.20 X 6.75 X 1 X 1		8.10	
	1.19 X 31.86 X 1 X 1		37.98	
	1.19 X 5.73 X 1 X 1		6.60	
SECOND FLOOR PLAN	1.20 X 4.75 X 1 X 1		5.70	106.89
	1.20 X 6.45 X 1 X 1		7.74	
	1.27 X 7.52 X 1 X 1		7.55	
	1.20 X 3.80 X 1 X 1		3.93	
	1.20 X 3.50 X 1 X 1		4.20	
	1.15 X 3.50 X 1 X 1		4.03	
	1.20 X 2.95 X 1 X 1		3.41	
	1.20 X 3.55 X 1 X 1		4.26	
	1.20 X 6.75 X 1 X 1		8.10	
	1.18 X 10.44 X 1 X 1		12.19	
	1.20 X 21.42 X 1 X 1		25.67	
	1.19 X 5.73 X 1 X 1		6.60	
TYPICAL - 3 4 FLOOR PLAN	1.20 X 4.75 X 1 X 2		11.40	209.14
	1.20 X 6.45 X 1 X 2		15.48	
	1.27 X 7.52 X 1 X 2		15.86	
	1.20 X 3.80 X 1 X 2		7.66	
	1.20 X 3.50 X 2 X 2		16.80	
	1.15 X 3.50 X 1 X 2		8.06	
	1.20 X 7.52 X 1 X 2		18.06	
	1.20 X 2.95 X 1 X 2		6.82	
	1.20 X 3.55 X 1 X 2		8.52	
	1.19 X 5.73 X 1 X 2		13.19	
	1.20 X 8.99 X 1 X 2		21.58	
	1.20 X 10.46 X 1 X 2		24.19	
	1.20 X 6.75 X 1 X 2		16.20	
	1.13 X 20.72 X 1 X 2		44.70	
	1.20 X 12.43 X 1 X 2		29.84	
Total	-	-	-	476.10

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	FLAT -F	FLAT	79.31	78.45	8	10
	FLAT -G	FLAT	97.83	96.80	12	
	FLAT -H	FLAT	104.59	103.81	12	
	SHOP 1	SHOP	109.90	109.76	1	
	SHOP 2	SHOP	42.38	42.20	1	
	SHOP 3	SHOP	45.83	45.66	1	
	SHOP 4	SHOP	50.90	50.72	1	
	SHOP 5	SHOP	45.94	45.77	1	
	SHOP 6	SHOP	87.08	86.73	1	
	SHOP 7	SHOP	92.65	91.93	1	
FIRST FLOOR PLAN	FLAT -H	FLAT	112.25	98.32	12	9
	FLAT -F	FLAT	81.24	78.45	8	
	FLAT -G	FLAT	109.78	96.80	12	
	SHOP 1	SHOP	154.54	109.89	1	
	SHOP 2	SHOP	77.47	34.82	1	
	SHOP 3	SHOP	77.28	39.66	1	
	SHOP 4	SHOP	88.86	43.13	1	
	SHOP 5	SHOP	45.83	32.53	1	
	SHOP 6	SHOP	212.03	186.49	1	
SECOND FLOOR PLAN	FLAT D	FLAT	87.44	77.81	8	10
	FLAT E	FLAT	105.03	92.60	12	
	FLAT F	FLAT	81.24	78.45	8	
	FLAT G	FLAT	109.78	96.80	12	
	FLAT H	FLAT	112.25	98.32	12	
	SHOP 1	SHOP	142.52	109.88	1	
	SHOP 2	SHOP	72.65	34.69	1	
	SHOP 3	SHOP	51.88	39.53	1	
	SHOP 4	SHOP	63.47	42.83	1	
	SHOP 5	SHOP	40.83	32.00	1	
TYPICAL - 3 4 FLOOR PLAN	FLAT 3	FLAT	87.47	77.84	8	14
	FLAT E	FLAT	105.03	92.60	12	
	FLAT F	FLAT	81.24	78.45	8	
	FLAT G	FLAT	109.78	96.80	12	
	FLAT H	FLAT	112.25	98.32	12	
	UNIT 1	DWELLING UNIT	91.95	69.27	8	
	UNIT 2	DWELLING UNIT	226.81	172.91	21	
Total	-	-	4223.64	3547.59	296	43

SECTION AT — XX'

SECTION AT — YY'

FRONT ELEVATION

RIGHT SIDE ELEVATION

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

DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK

STRUCTURAL STABILITY CERTIFICATE

THIS IS TO CERTIFIY THAT SEISMIC LOADS HAVE BEEN TAKEN UNDER CONSIDERATION WHILE DESIGNING THE STRUCTURE OF THIS BUILDING.
THE DESIGN HAS BEEN DONE AS PER IS 1893/1894 & I.S 4326/1993.

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Rajeev Srivastava RZP/ENG/0010022			

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