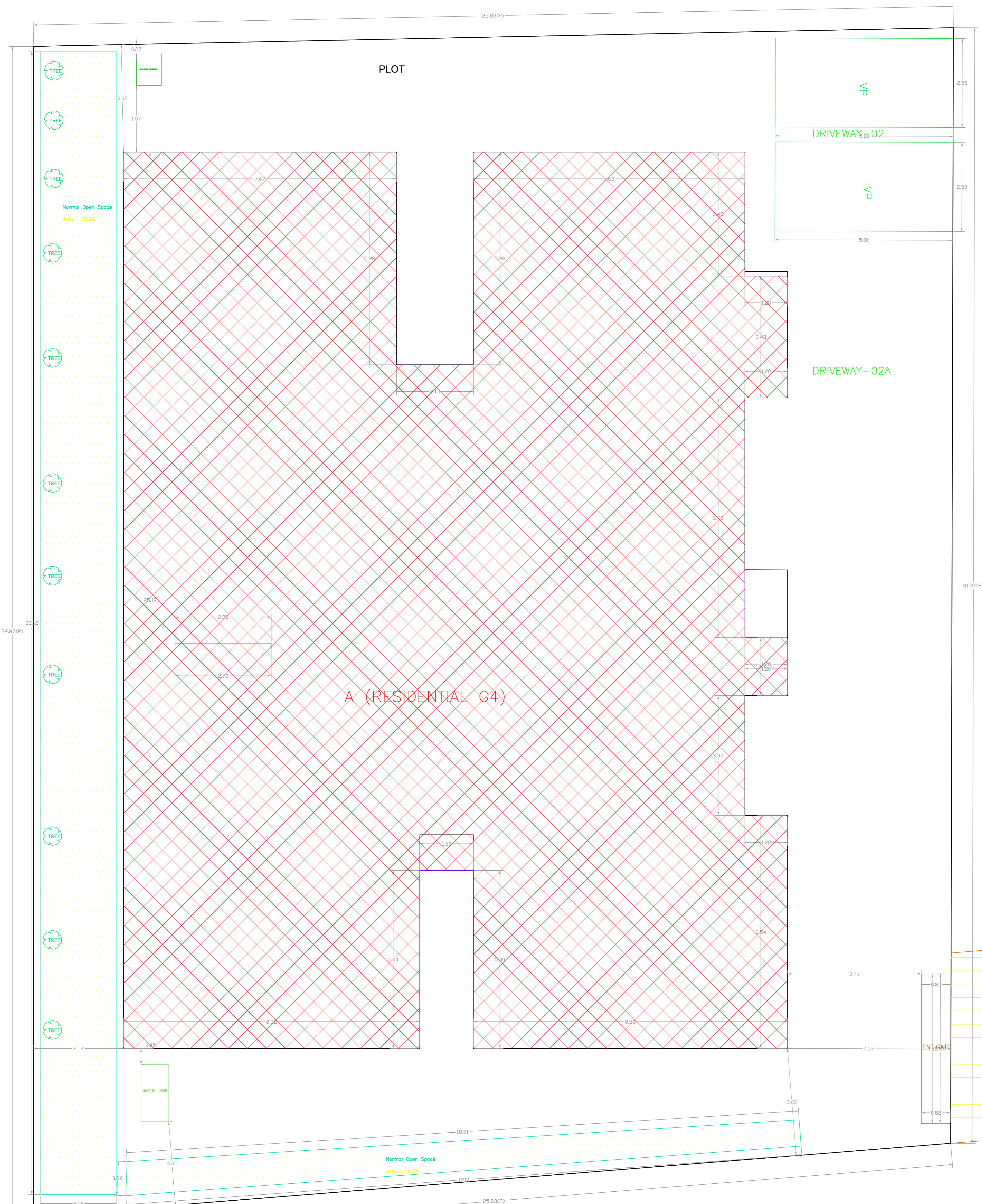


Proposal Basic Information	
Proposal File No.	RZPB/003/2024
Owner Name	SHRI AGHORESHWAR SAI DEVELOPERS PVT.LTD THROUGH ITS DIRECTOR SRI ATISH KUMAR TIWARY
Khata No	37
Plot No	519.520
Village Name	Makhmandro
Use	Residential
SubUse	Residential Bldg/Apartment



SITE PLAN  
SCALE:1:100

AREA STATEMENT RANCHI		VERSION NO. : 1.0.14
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	Particulars/Regno/Structure: NA	
Inward No: RZPB/003/2024	Plot/SubPlot No: 519.520	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: New Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	809.60
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	809.60
Deduction for Balance Plot Area(from Gross Plot Area)		84.10
Common Plot		84.10
Total		84.10
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	725.50
FLOOR AREA FOR COVERAGENET (Plot Area)	(A-Deductions)	809.60
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	809.60
COVERAGRE CHECK:		
Permissible Coverage area ( 60.00 % )		485.76
Proposed Coverage Area ( 53.43 % )		432.57
Total Prop. Coverage Area ( 53.43 % )		432.57
Balance coverage area ( 6.57 % )		53.19
FAR CHECK:		
Perm. FAR Area ( 2.000 )		1619.20
Total Perm. FAR area		1619.20
Residential FAR		1595.22
Proposed FAR Area		1610.17
Total Proposed FAR Area		1610.17
Consumed FAR (Factor)		1.99
Balance FAR Area		0.03
BUILT UP AREA CHECK:		
Total Proposed BuiltUp Area		2261.96
ARCHITECT (Regd)	VANDANA JASWAL	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SHRI AGHORESHWAR SAI DEVELOPERS PVT.LTD THROUGH ITS DIRECTOR SRI ATISH KUMAR TIWARY	
DEVELOPMENT AUTHORITY		LOCAL BODY

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

Buildingwise Floor FAR Details				
Floor Name	A (RESIDENTIAL G4)		Total	
	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	432.56	14.95	432.56	14.95
First Floor	457.35	398.81	457.35	398.81
Second Floor	457.35	398.81	457.35	398.81
Third Floor	457.35	398.81	457.35	398.81
Fourth Floor	457.35	398.81	457.35	398.81
Tenement Floor	0.00	0.00	0.00	0.00
Total	2261.96	1610.19	2261.96	1610.19

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 (RESIDENTIAL G4)	Residential	Residential Bldg/Apartment	Non-Highrise	GROUND FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-
				1, 2, 3& 4 FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
				TERRACE FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-

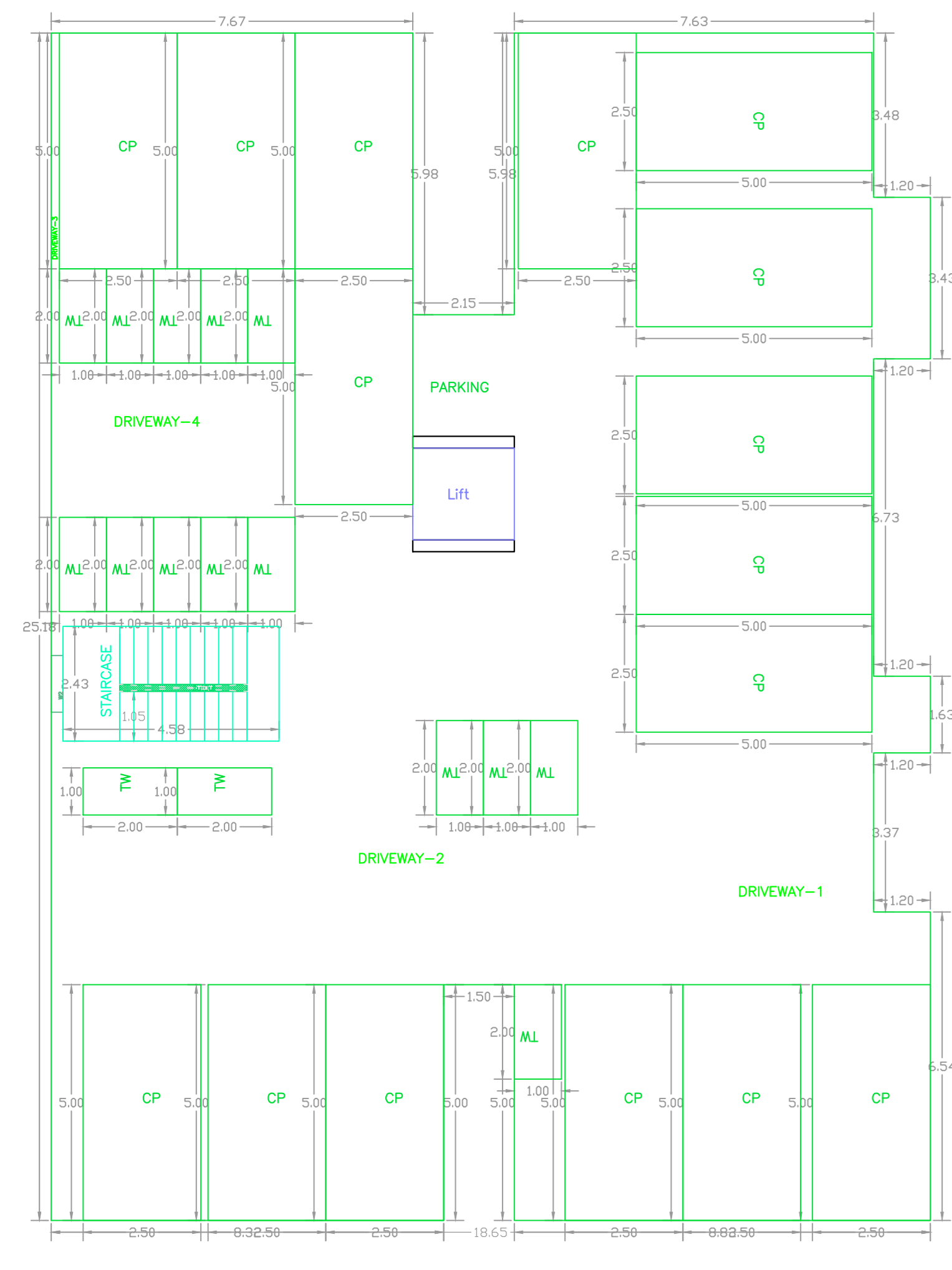
Required Parking (Table 7a)										
Building Name	Type	SubUse	Area (Sq.mt)	Car		Walkers Car		TwoWheeler		
				Reqd	Prop	Reqd	Prop	Reqd	Prop	
A (RESIDENTIAL G4)	Residential	Residential Bldg/Apartment	> 0	1	16.00	1	-	-	-	-
			> 0	1	16.00	-	-	-	-	1
			> 0	1	16.00	-	-	-	-	1
Total			-	-	-	-	2	2	-	18

Parking Check (Table 7b)				
Vehicle Type	Reqd		Prop	
	No.	Area	No.	Area
Car	-	-	16	200.00
Total Car	16	200.00	16	200.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
Total TwoWheeler	16	32.00	16	32.00
Other Parking	-	-	-	185.61
Total	257.00	-	474.61	-

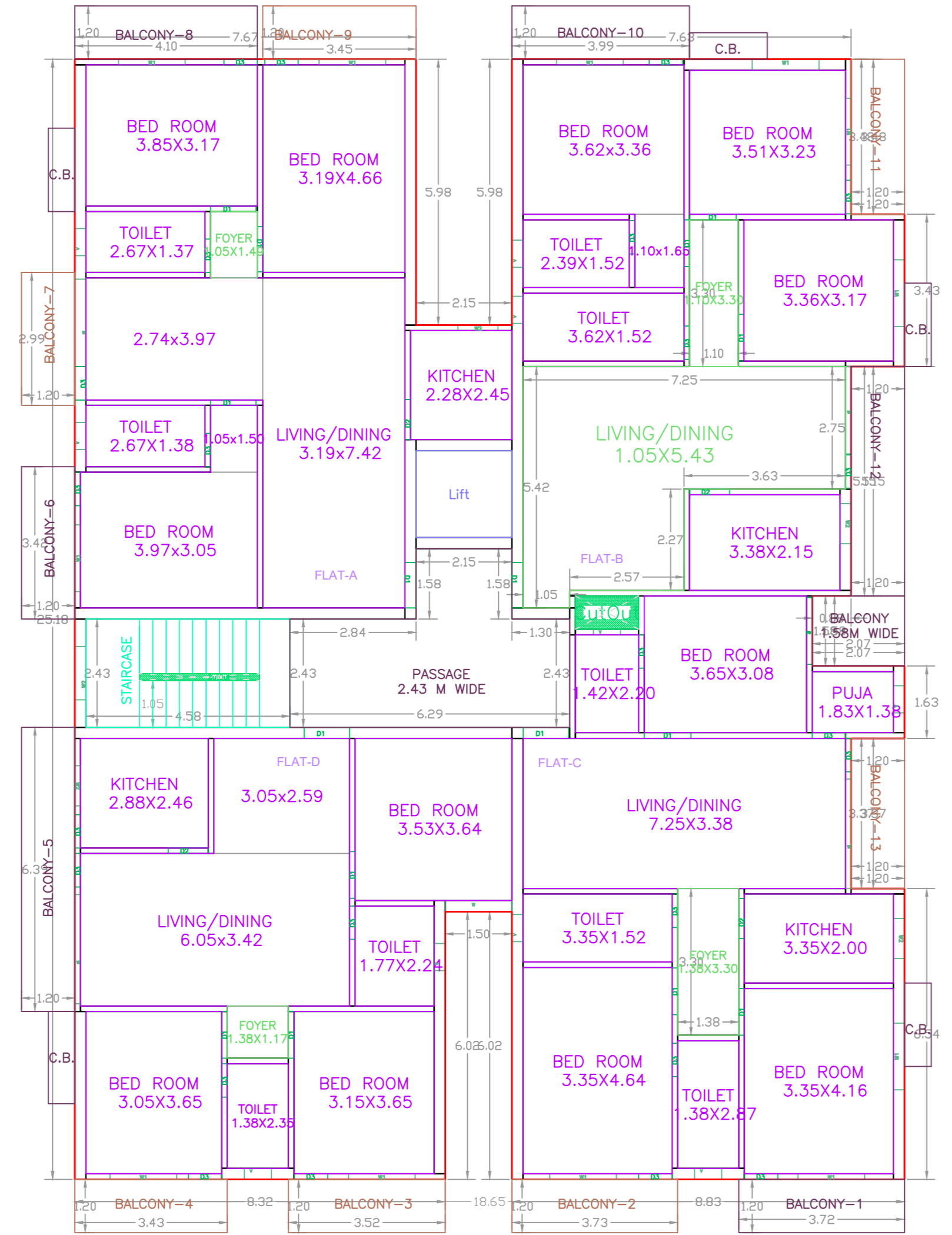
FAR & Tenement Details													
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt)	Deductions From Gross BUA/Area (Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)			Proposed FAR Area (Sq.mt)	Add Area In (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed FAR Area (Sq.mt)	Tenement (No)	
					Lit	Balcony	Accessory Use						
A (RESIDENTIAL G4)	1	2268.25	6.29	2261.96	16.80	57.52	159.84	417.61	1595.24	10.75	1610.19	1610.19	16
Grand Total	1	2268.25	6.29	2261.96	16.80	57.52	159.84	417.61	1595.24	10.75	1610.19	1610.19	16

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
VANDANA JASWAL RZPB/003/2024			

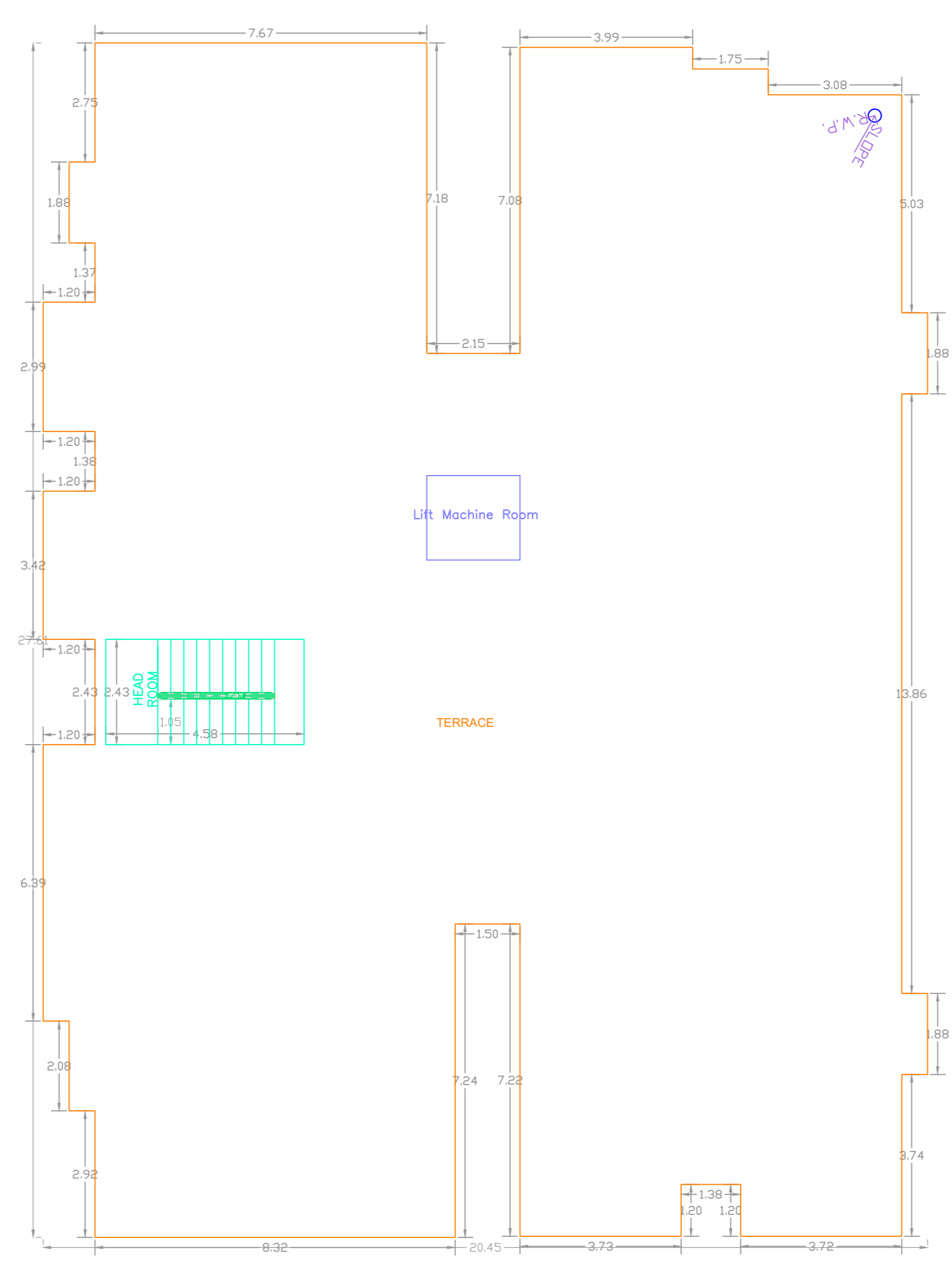
Proposal Basic Information	
Proposal File No.	RZPBP0003/2024
Owner Name	SHRI AGHORESHWAR SAI DEVELOPERS PVT.LTD THROUGH ITS DIRECTOR SRI ATISH KUMAR TIWARY
Khata No.	37
Plot No.	519.520
Village Name	Makhmardo
Use	Residential
SubUse	Residential Bdg/Apartment



GROUND FLOOR PLAN (SCALE 1:100)



TYPICAL - 1, 2, 3 & 4 FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)

Building 'A' (RESIDENTIAL G4)

Floor Name	Group	Area (Sq.M)	Decomposition	Proposed	Additional	Total	Total	Total
				Fat Area (Sq.M)	Area (Sq.M)	Fat Area (Sq.M)	Area (Sq.M)	Area (Sq.M)
Ground Floor	G01	432.07	0.00	0.00	0.00	432.07	0.00	432.07
1st Floor	R01	498.02	1.47	496.55	2.00	14.38	39.96	550.81
2nd Floor	R02	498.02	1.47	496.55	2.00	14.38	39.96	550.81
3rd Floor	R03	498.02	1.47	496.55	2.00	14.38	39.96	550.81
4th Floor	R04	498.02	1.47	496.55	2.00	14.38	39.96	550.81
5th Floor	R05	3.00	0.00	0.00	0.00	0.00	0.00	3.00
6th Floor	R06	3.00	0.00	0.00	0.00	0.00	0.00	3.00
Total		2280.25	5.30	2274.95	8.00	57.52	169.84	417.61

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A RESIDENTIAL G4	D01	0.90	2.10	16
A RESIDENTIAL G4	D02	0.90	2.10	16
A RESIDENTIAL G4	D03	1.00	2.10	24
A RESIDENTIAL G4	D04	1.00	2.10	24
A RESIDENTIAL G4	D05	1.50	2.40	04

SCHEDULE OF WINDOW/VENTILATION:

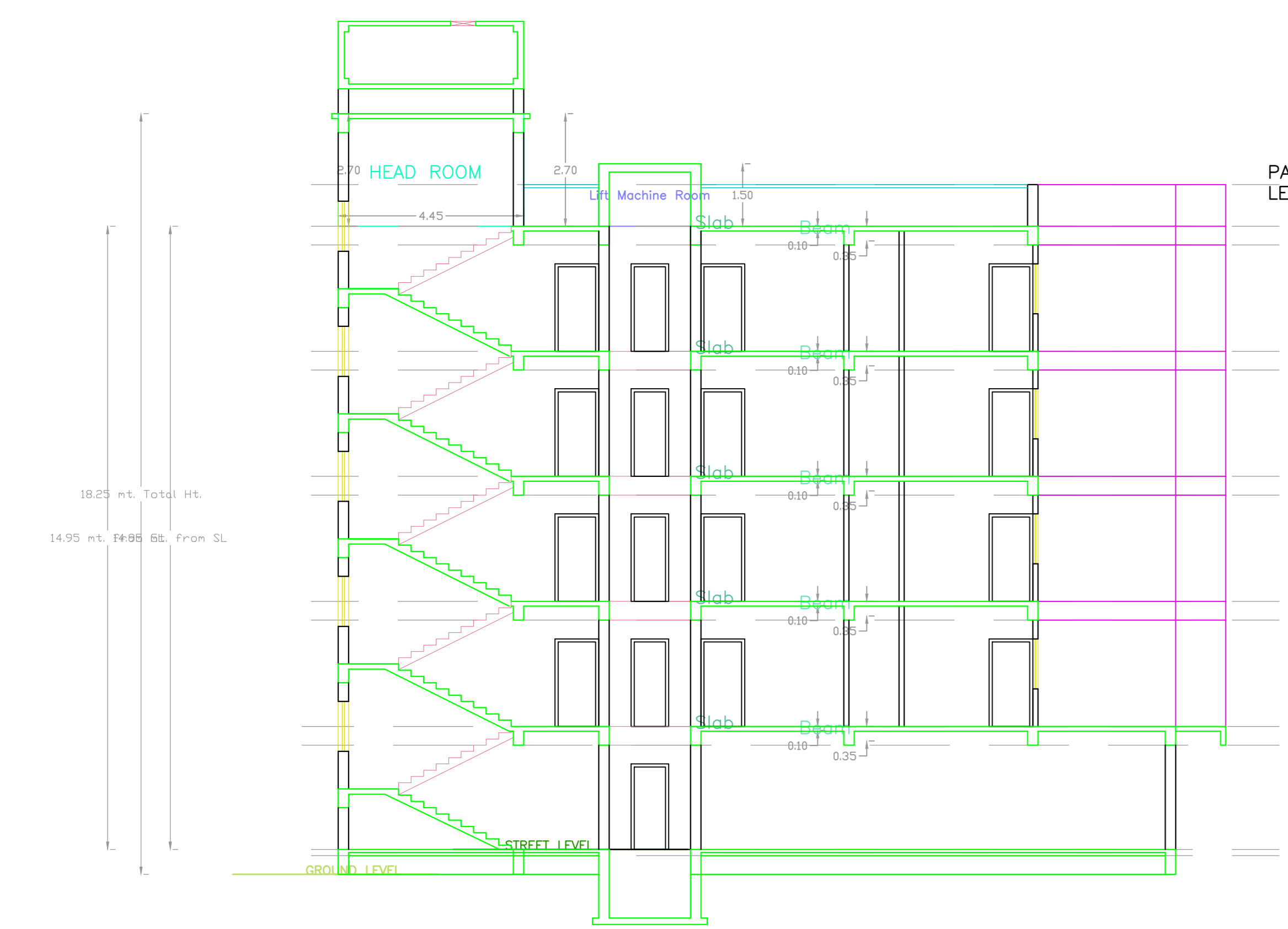
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A RESIDENTIAL G4	W01	0.90	1.90	45
A RESIDENTIAL G4	W02	0.90	2.00	16
A RESIDENTIAL G4	W03	1.20	2.00	20
A RESIDENTIAL G4	W04	1.50	2.00	48
A RESIDENTIAL G4	W05	1.50	2.00	04
A RESIDENTIAL G4	W06	1.50	2.00	04
A RESIDENTIAL G4	W07	2.46	2.00	08

Balcony Calculations Table

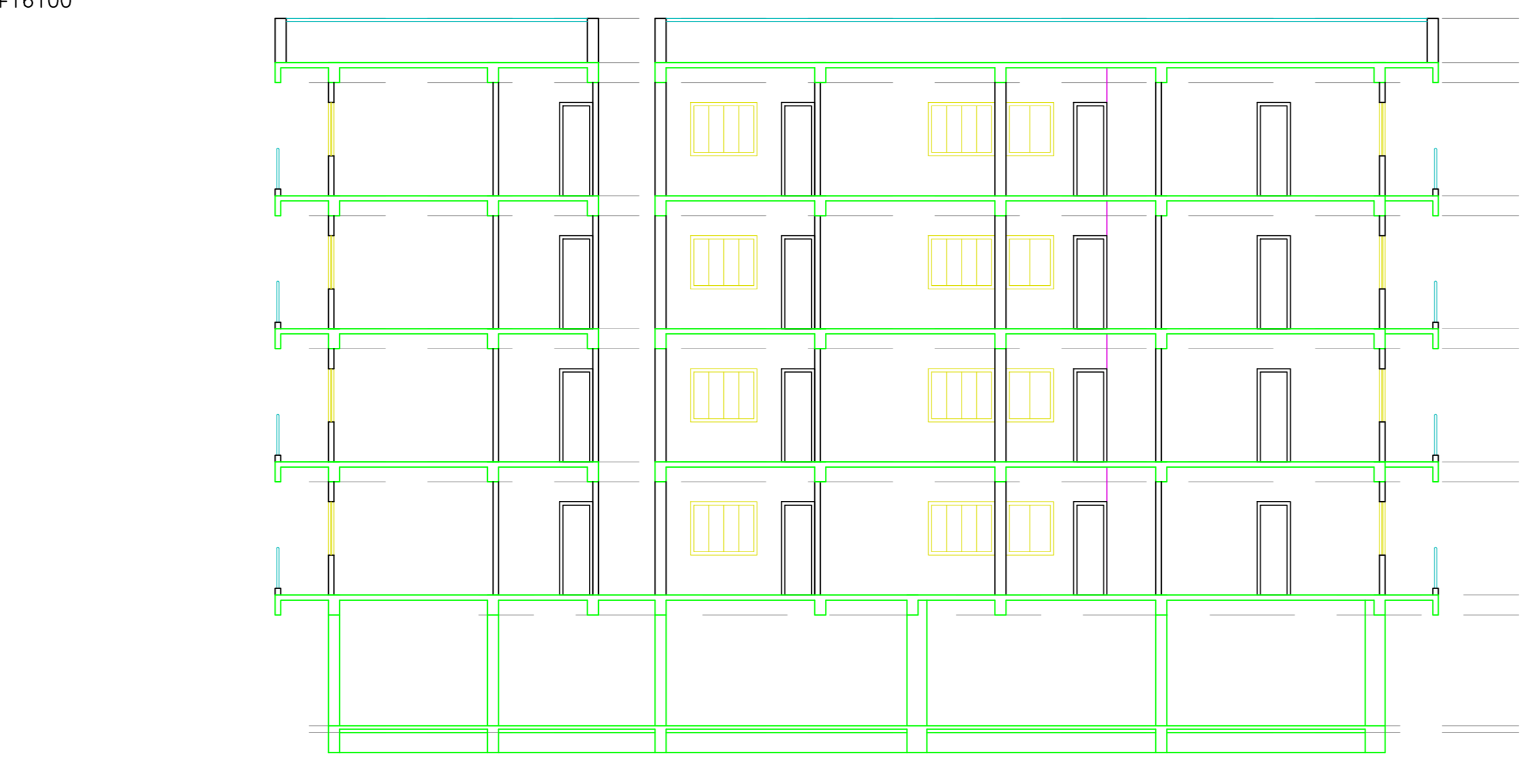
FLOOR	AREA	TOTAL AREA
TYPICAL 1, 2, 3 & 4 FLOOR PLAN	1.20 X 3.40 X 1 X 4	16.32
	1.20 X 3.40 X 1 X 4	16.32
	1.20 X 3.40 X 1 X 4	16.32
	1.20 X 3.40 X 1 X 4	16.32
	1.20 X 3.40 X 1 X 4	16.32
	1.20 X 3.40 X 1 X 4	16.32
Total		115.52

Unit/Item Table for Building 'A' (RESIDENTIAL G4)

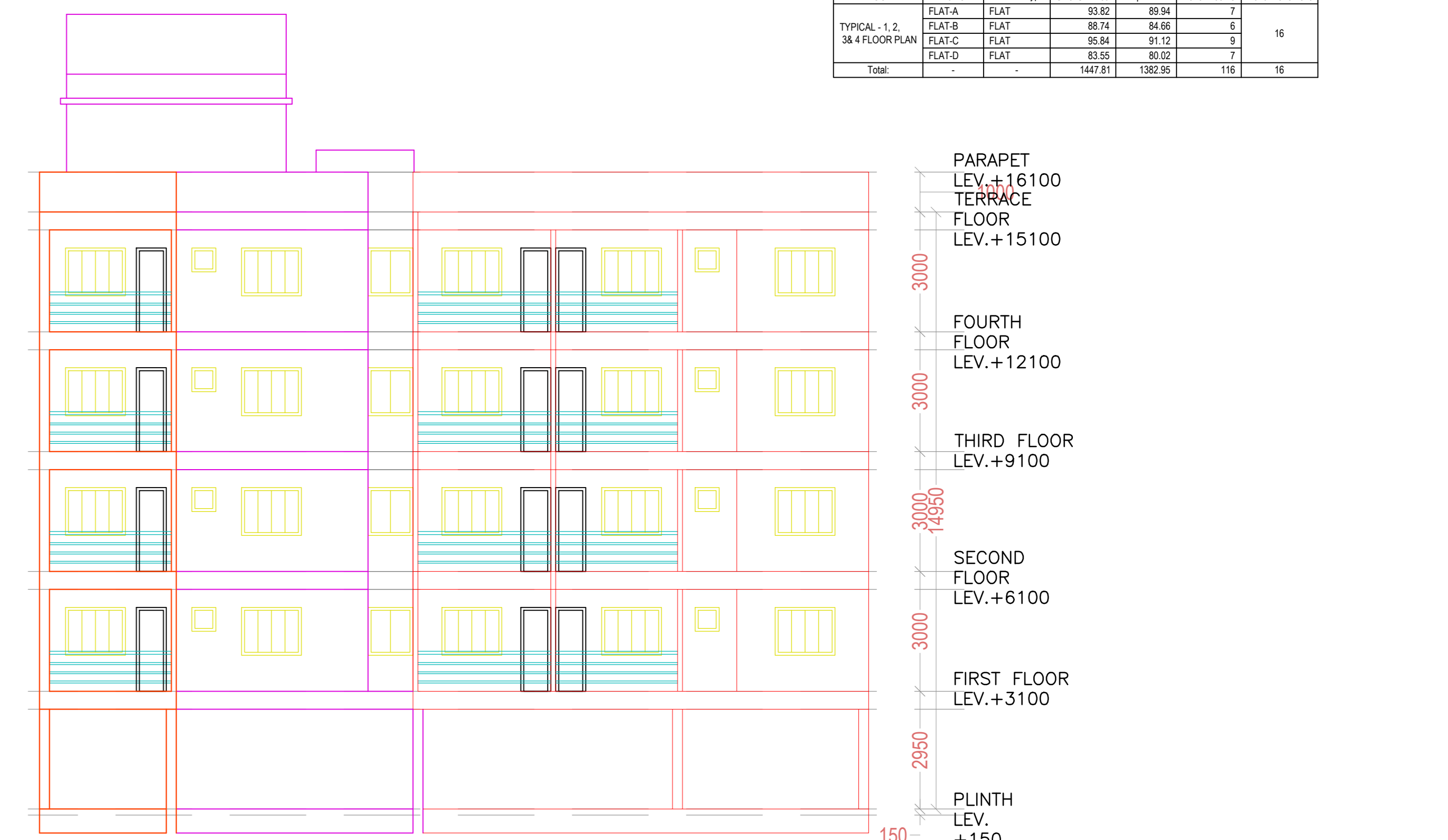
FLOOR	Name	UNIT/Item Type	UNIT/Item Area	Count/No.	No. of Treatment
TYPICAL 1, 2 & 4 FLOOR PLAN	FLAT A	FLAT	85.94	7	7
TYPICAL 1, 2 & 4 FLOOR PLAN	FLAT B	FLAT	85.94	6	6
TYPICAL 1, 2 & 4 FLOOR PLAN	FLAT C	FLAT	85.94	7	7
Total			167.81	16	16



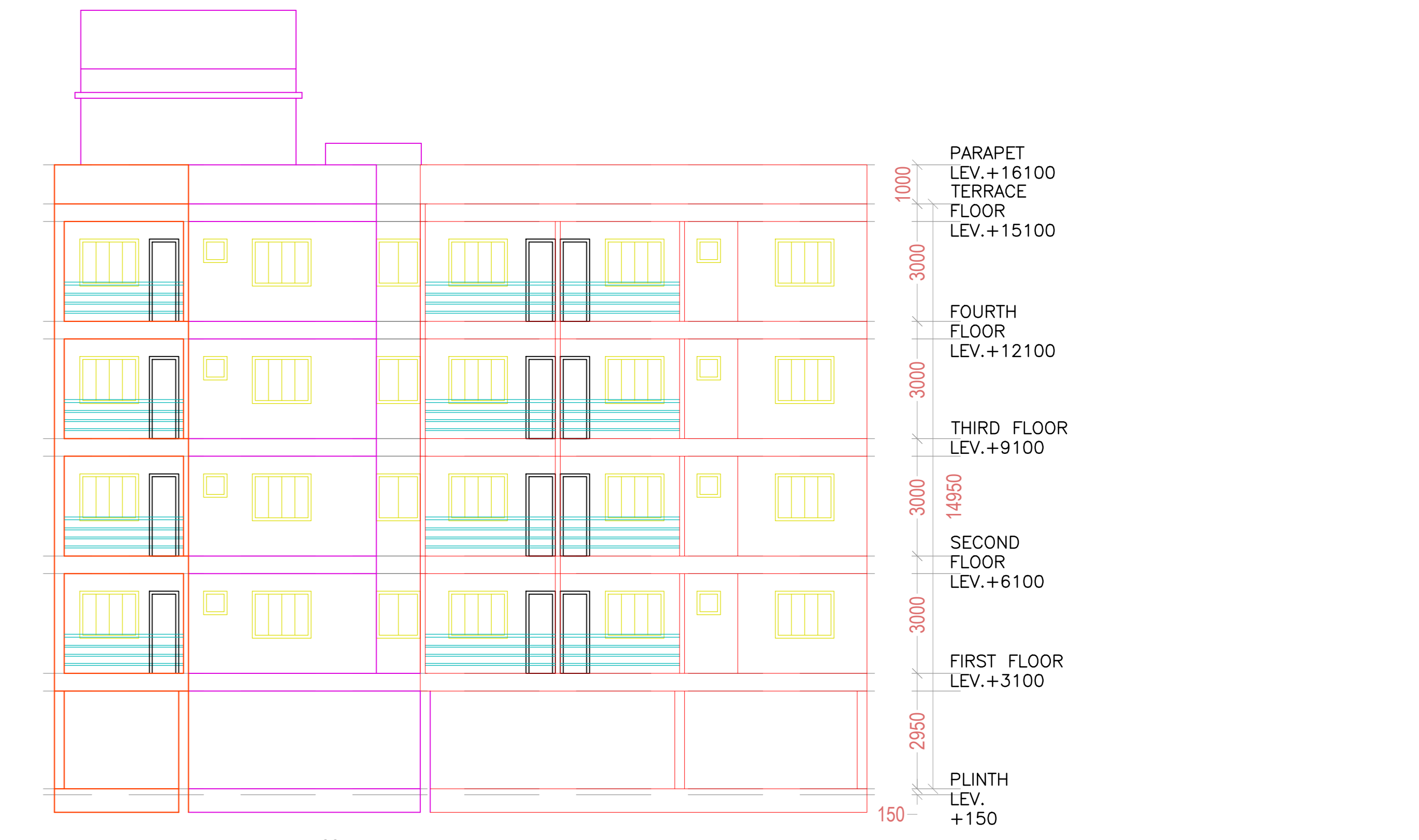
SECTION-X-X' SCALE:1:100



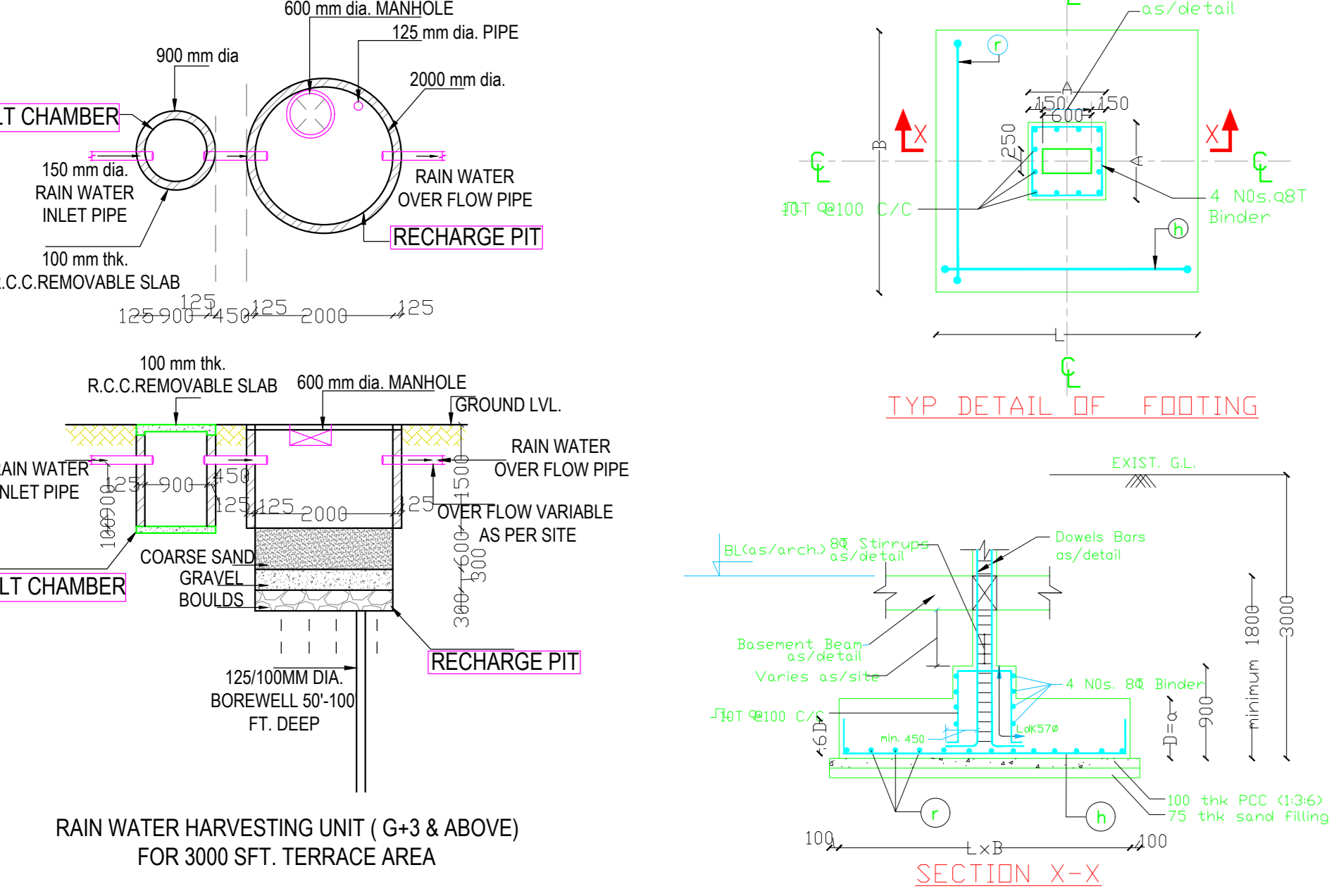
SECTION-Y-Y' SCALE:1:100



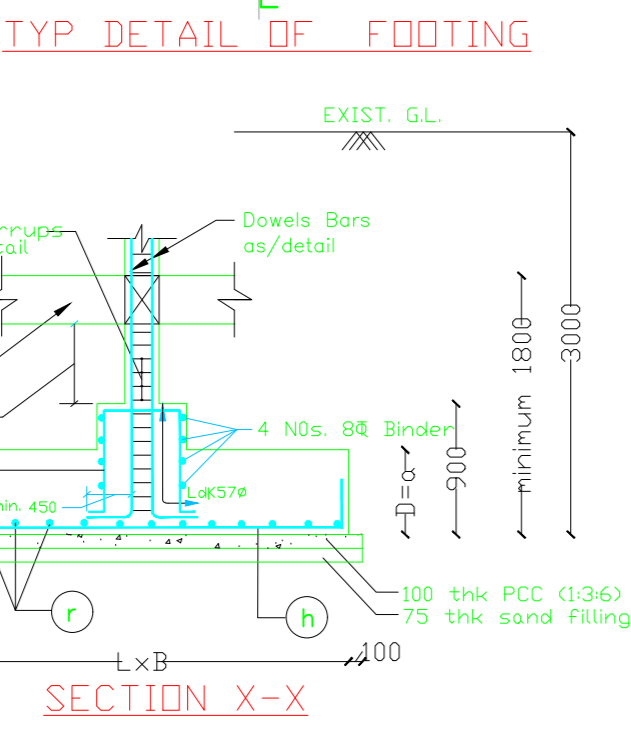
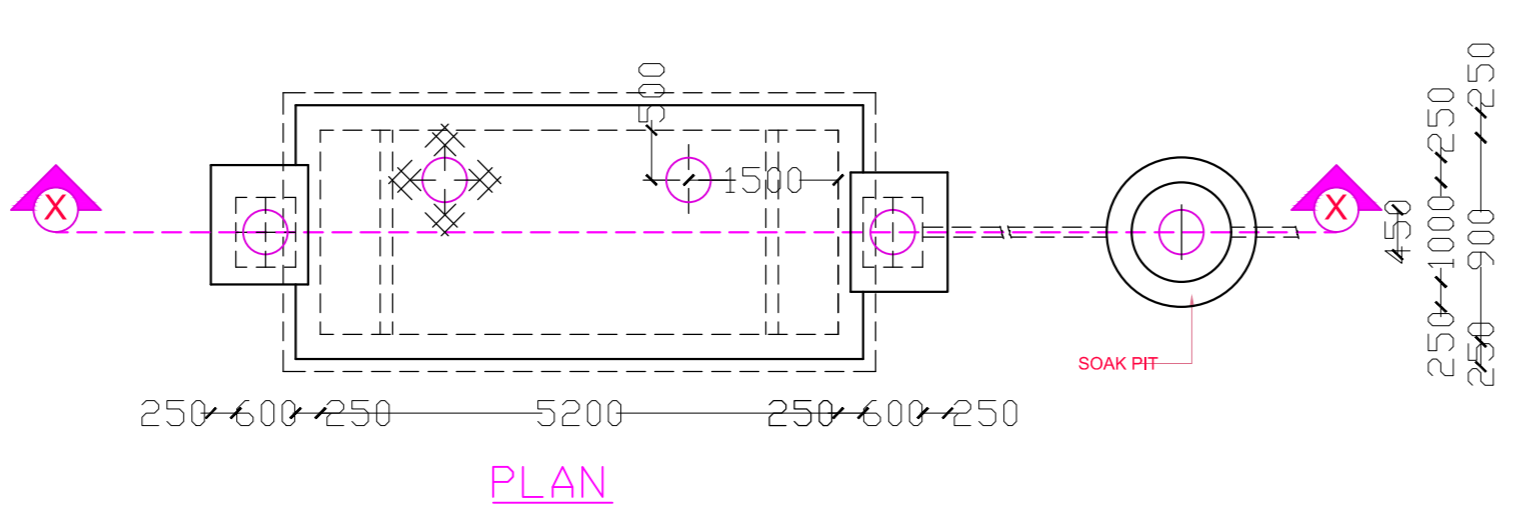
FRONT ELEVATION SCALE:1:100



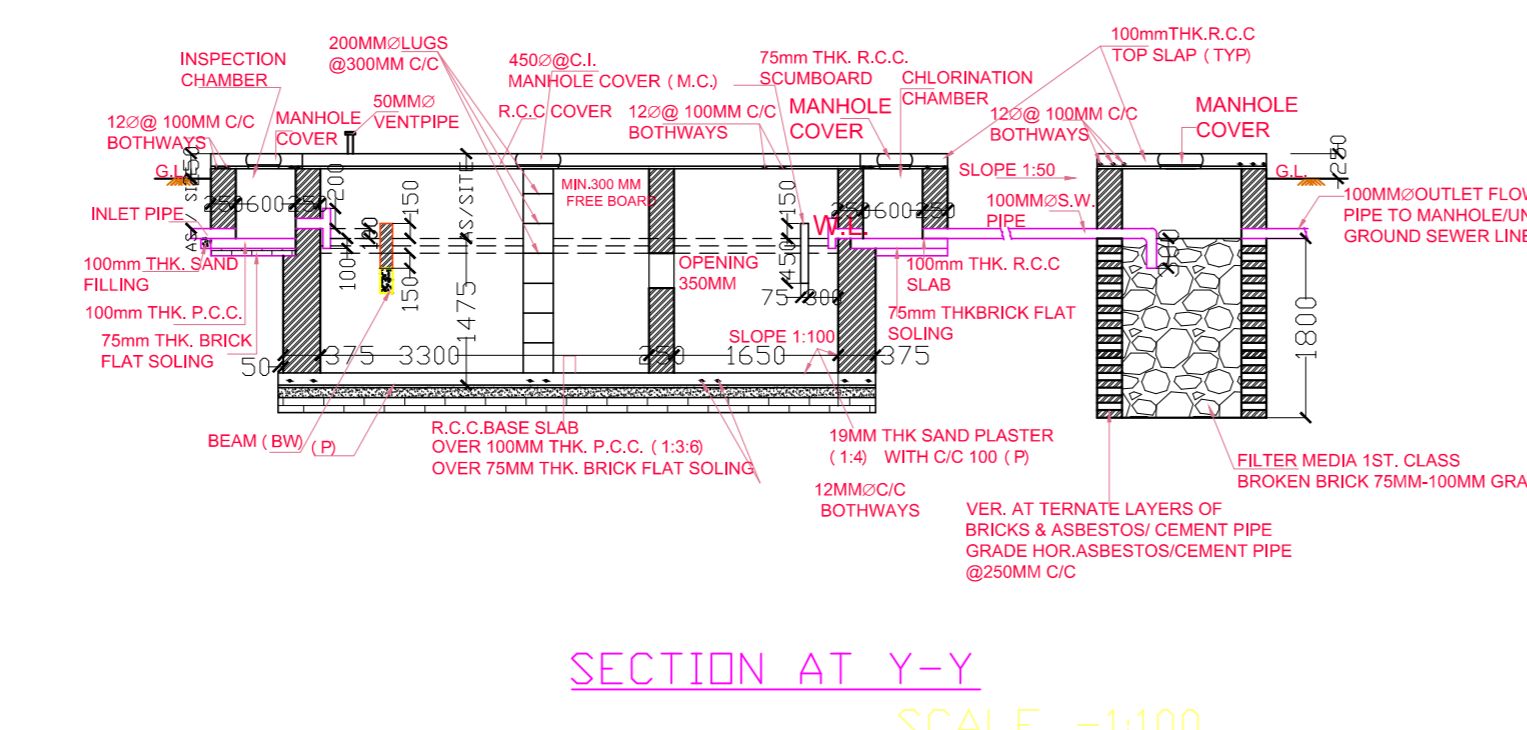
FRONT ELEVATION SCALE:1:100



RAIN WATER HARVESTING UNIT (G+3 & ABOVE) FOR 3000 SFT. TERRACE AREA



SECTION X-X'



SECTION AT Y-Y' SCALE -1:100

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
VANDANA JASHWAL RZPBP0016/2023			