

PROPOSED **AFFORDABLE GROUP HOUSING** PROJECT AT PUNDAG, RANCHI



AR. GAUTAM KUMAR

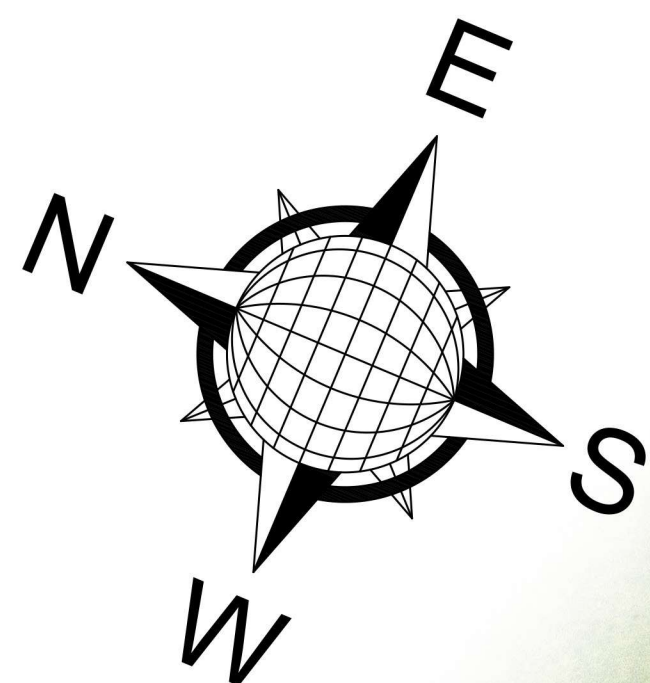
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Ph.no.: +91-9406526971, +91-7992254899
E-mail: gautamshreearchitects@gmail.com
Web. : www.gautamshreearchitects.com

CLIENT- AASHIYANA CITY PVT. LTD.

LOCATION- PUNDAG, RANCHI

01

23-SEPT-2025



AMENITIES PROVIDED

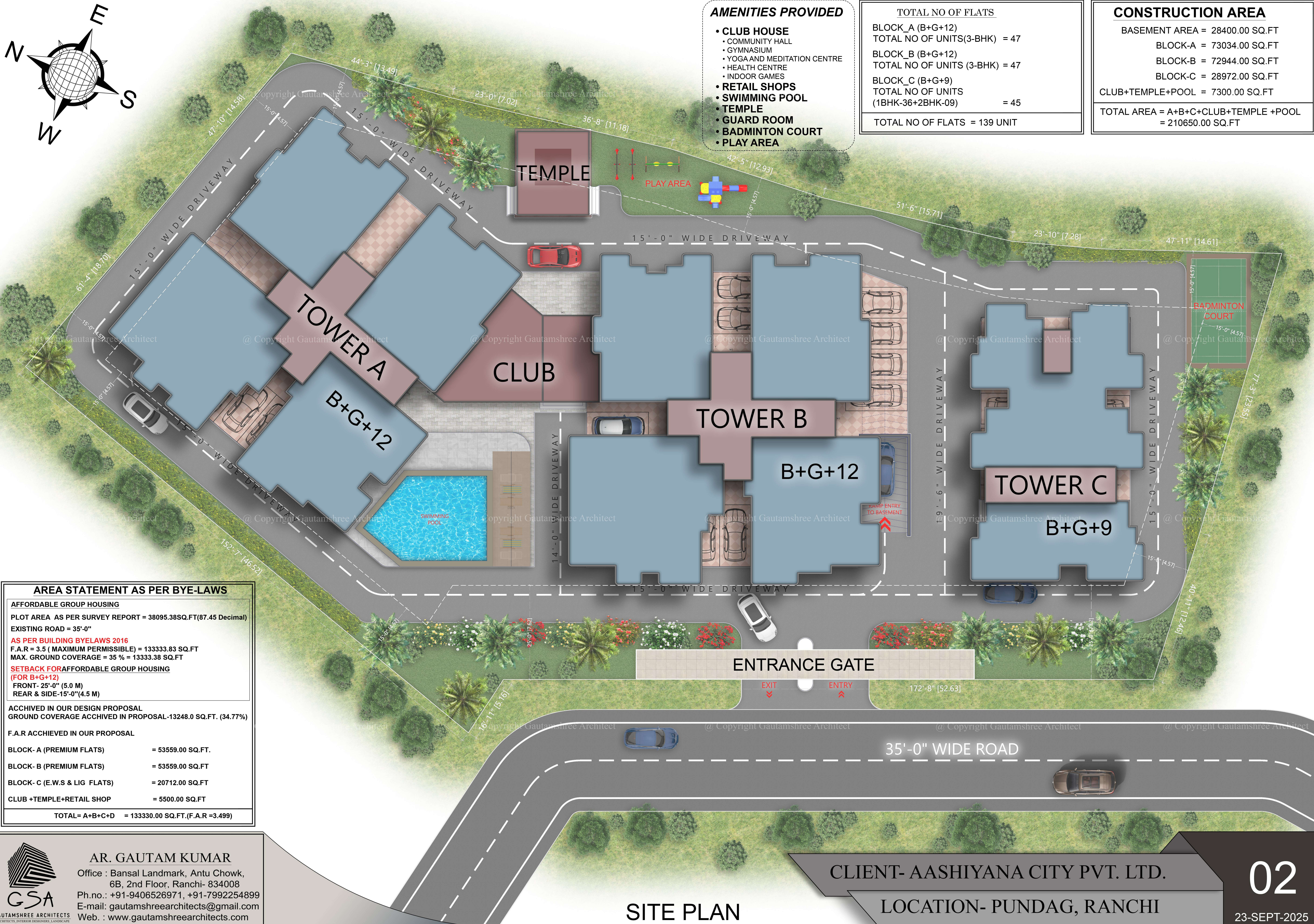
- CLUB HOUSE
 - COMMUNITY HALL
 - GYMNASIUM
 - YOGA AND MEDITATION CENTRE
 - HEALTH CENTRE
 - INDOOR GAMES
- RETAIL SHOPS
- SWIMMING POOL
- TEMPLE
- GUARD ROOM
- BADMINTON COURT
- PLAY AREA

TOTAL NO OF FLATS

BLOCK_A (B+G+12)
TOTAL NO OF UNITS(3-BHK) = 47
BLOCK_B (B+G+12)
TOTAL NO OF UNITS (3-BHK) = 47
BLOCK_C (B+G+9)
TOTAL NO OF UNITS
(1BHK-36+2BHK-09) = 45
TOTAL NO OF FLATS = 139 UNIT

CONSTRUCTION AREA

BASEMENT AREA = 28400.00 SQ.FT
BLOCK-A = 73034.00 SQ.FT
BLOCK-B = 72944.00 SQ.FT
BLOCK-C = 28972.00 SQ.FT
CLUB+TEMPLE+POOL = 7300.00 SQ.FT
TOTAL AREA = A+B+C+CLUB+TEMPLE +POOL
= 210650.00 SQ.FT



AREA STATEMENT AS PER BYE-LAWS

AFFORDABLE GROUP HOUSING
PLOT AREA AS PER SURVEY REPORT = 38095.38 SQ.FT (87.45 Decimal)
EXISTING ROAD = 35'-0"

AS PER BUILDING BYELAWS 2016
F.A.R = 3.5 (MAXIMUM PERMISSIBLE) = 133333.83 SQ.FT
MAX. GROUND COVERAGE = 35 % = 13333.38 SQ.FT

SETBACK FOR AFFORDABLE GROUP HOUSING
(FOR B+G+12)
FRONT- 25'-0" (5.0 M)
REAR & SIDE-15'-0" (4.5 M)

ACCHIVED IN OUR DESIGN PROPOSAL
GROUND COVERAGE ACCHIVED IN PROPOSAL-13248.0 SQ.FT. (34.77%)

F.A.R ACCHIVED IN OUR PROPOSAL

BLOCK- A (PREMIUM FLATS)	= 53559.00 SQ.FT.
BLOCK- B (PREMIUM FLATS)	= 53559.00 SQ.FT
BLOCK- C (E.W.S & LIG FLATS)	= 20712.00 SQ.FT
CLUB +TEMPLE+RETAIL SHOP	= 5500.00 SQ.FT

TOTAL= A+B+C+D = 133330.00 SQ.FT.(F.A.R=3.499)



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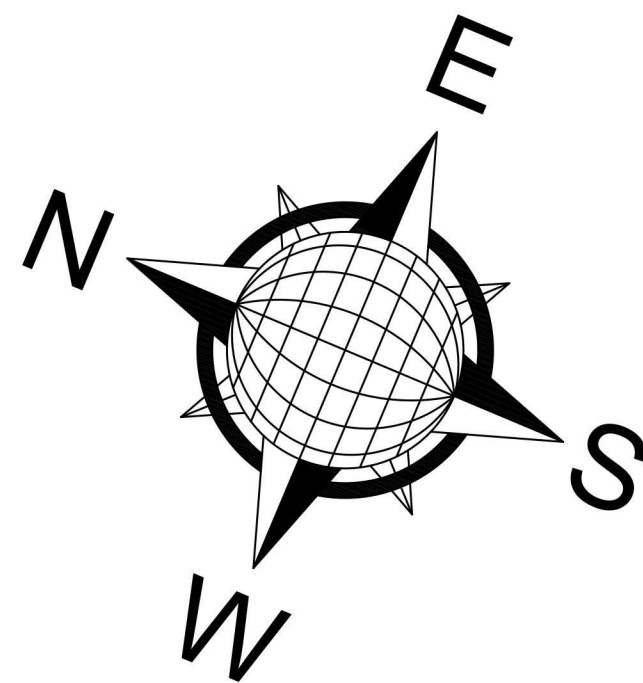
CLIENT- AASHIYANA CITY PVT. LTD.

LOCATION- PUNDAG, RANCHI

02

23-SEPT-2025

SITE PLAN

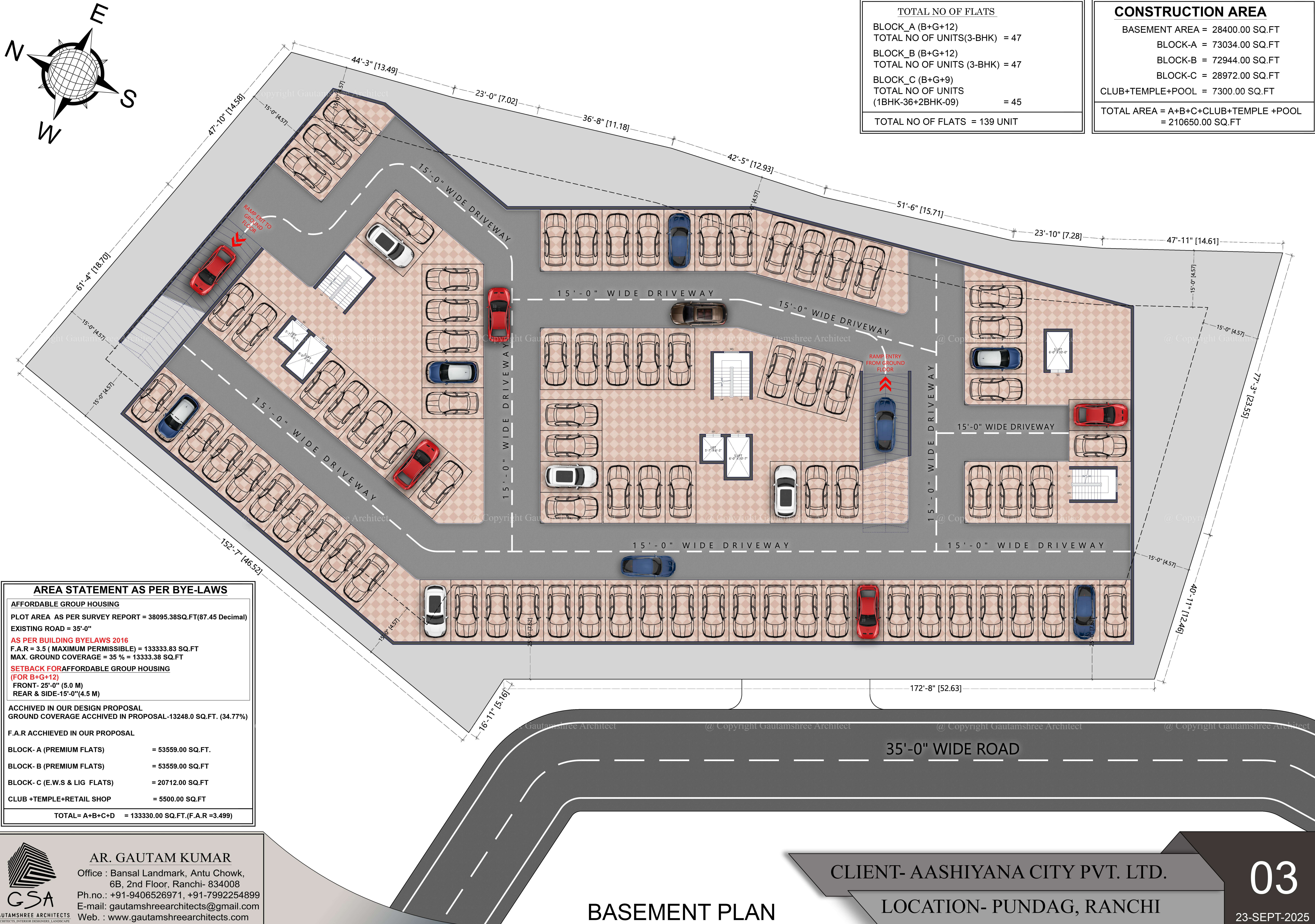


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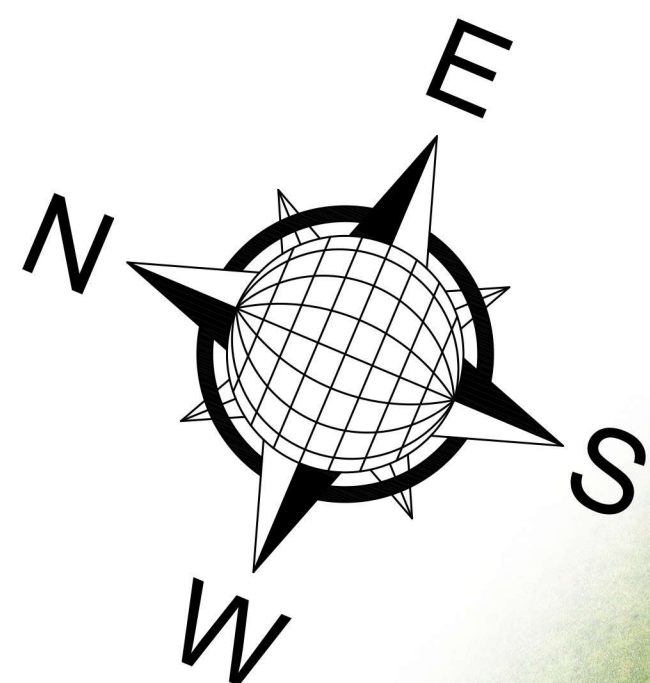
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LOCATION- PUNDAG, RANCHI

03

23-SEPT-2025

BASEMENT PLAN



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- CLUB HOUSE
 - COMMUNITY HALL
 - GYMNASIUM
 - YOGA AND MEDITATION CENTRE
 - HEALTH CENTRE
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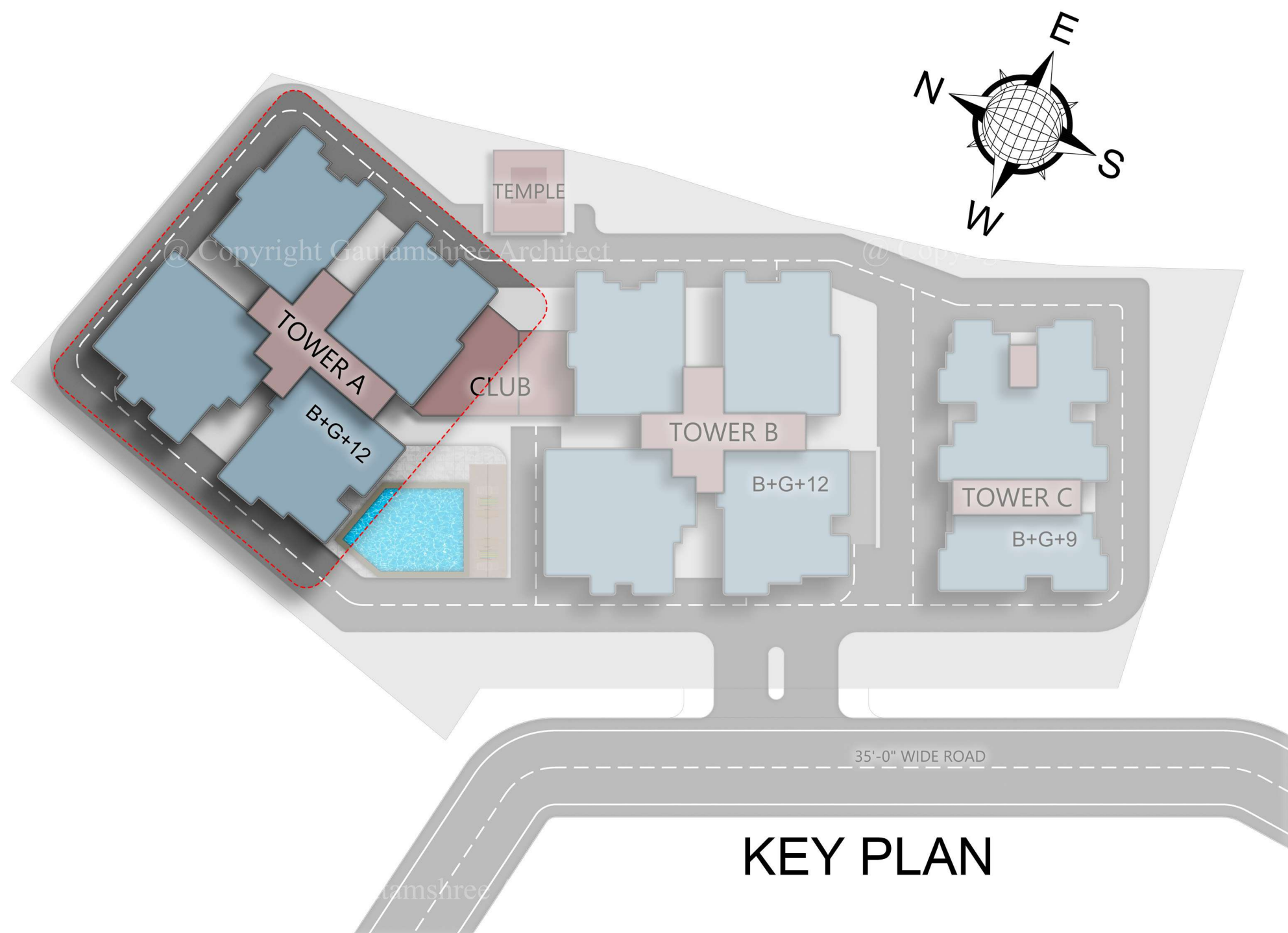
GROUND FLOOR PLAN



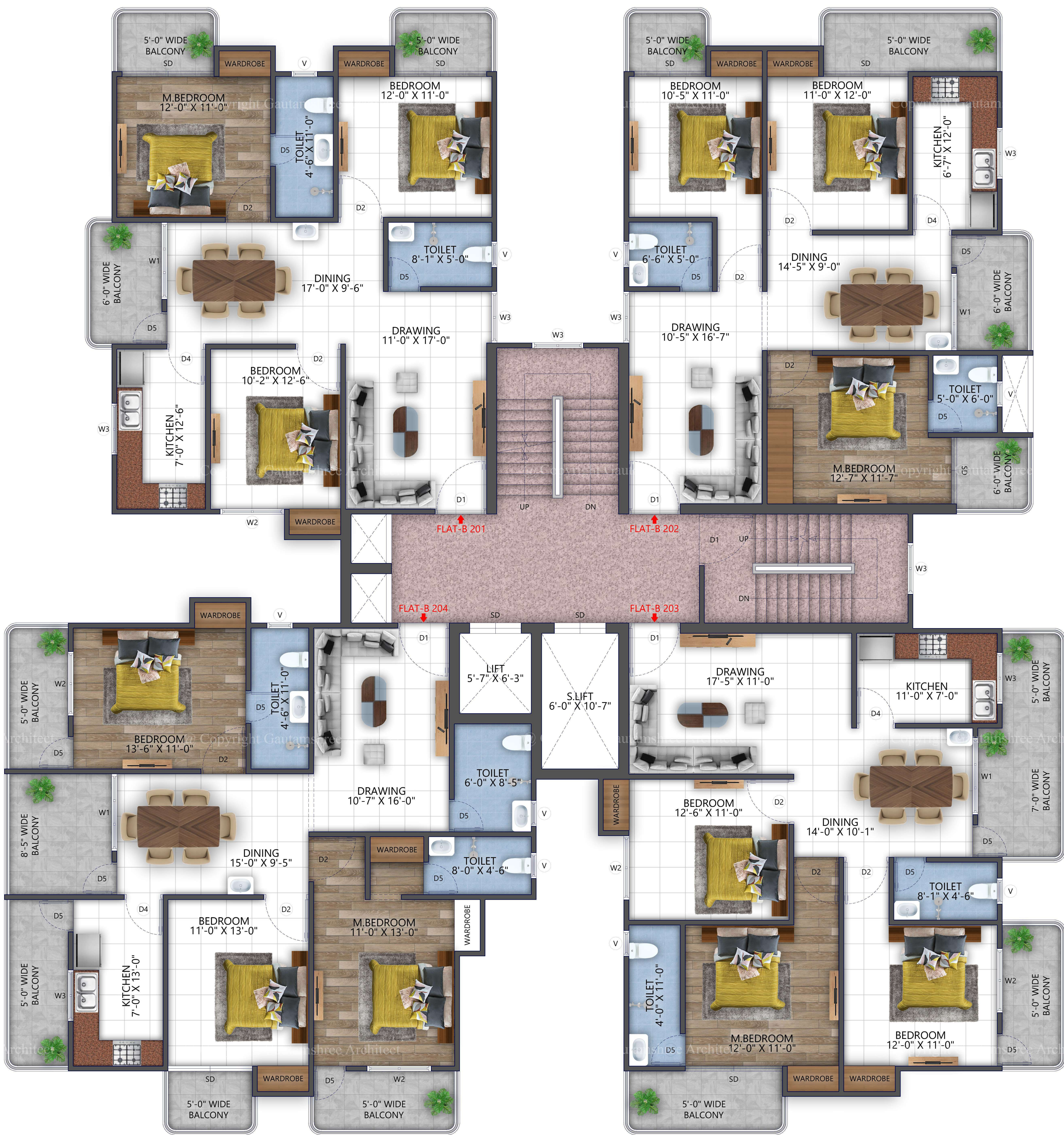
TOWER-A TYPICAL FLOOR PLAN
(1ST TO 12TH)

FLAT AREA CALCULATION(BLOCK-A)

S.NO.	UNIT	TYPE	BUILT UP AREA	S.BUILT UP AREA
1	FLAT-A 201	3-BHK	1178.00 Sq.Ft.	1472.50 Sq.Ft.
2	FLAT-A 202	3-BHK	1195.00 Sq.Ft.	1493.75 Sq.Ft.
3	FLAT-A 203	3-BHK	1284.00 Sq.Ft.	1605.00 Sq.Ft.
4	FLAT-A 204	3-BHK WITH 3 TOILET	1445.00 Sq.Ft.	1806.25 Sq.Ft.
TOTAL			5102.00 Sq.Ft.	6377.50 Sq.Ft.



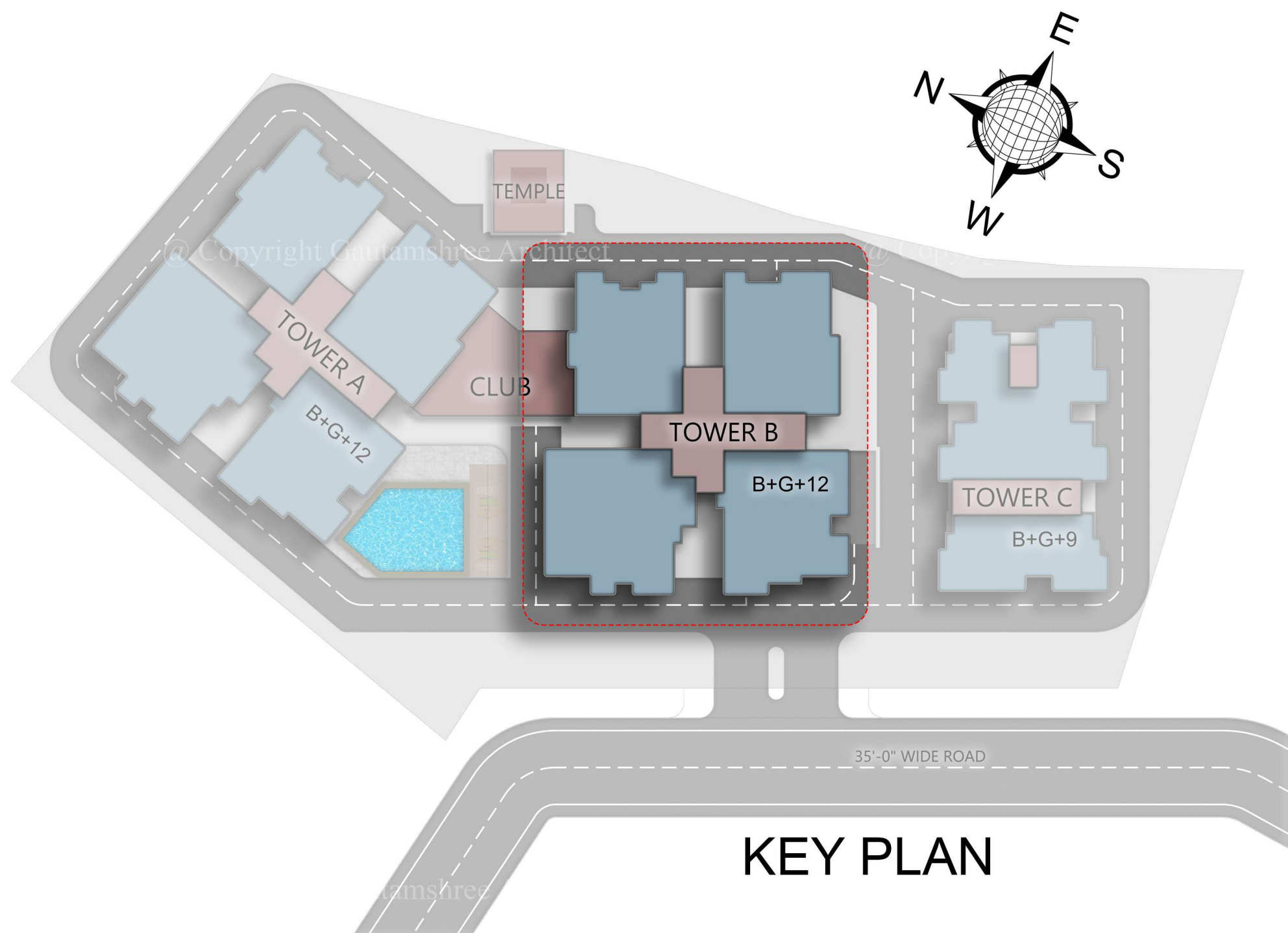
KEY PLAN



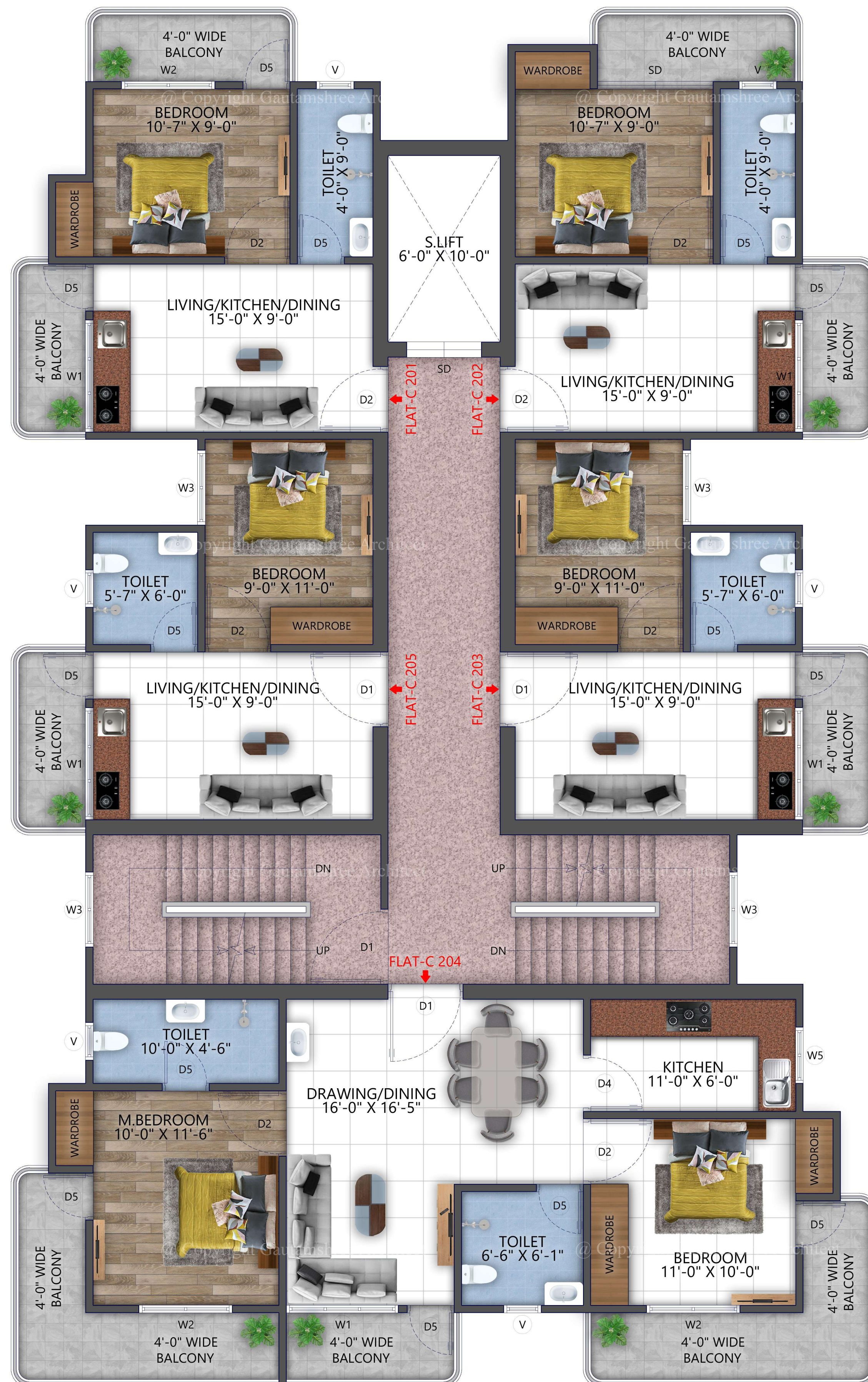
TOWER-B TYPICAL FLOOR PLAN
(1ST TO 12TH)

FLAT AREA CALCULATION(BLOCK-B)

S.NO.	UNIT	TYPE	BUILT UP AREA	S.BUILT UP AREA
1	FLAT-B 201	3-BHK	1178.00 Sq.Ft.	1472.50 Sq.Ft.
2	FLAT-B 202	3-BHK	1195.00 Sq.Ft.	1493.75 Sq.Ft.
3	FLAT-B 203	3-BHK	1284.00 Sq.Ft.	1605.00 Sq.Ft.
4	FLAT-B 204	3-BHK WITH 3 TOILET	1445.00 Sq.Ft.	1806.25 Sq.Ft.
TOTAL			5102.00 Sq.Ft.	6377.50 Sq.Ft.



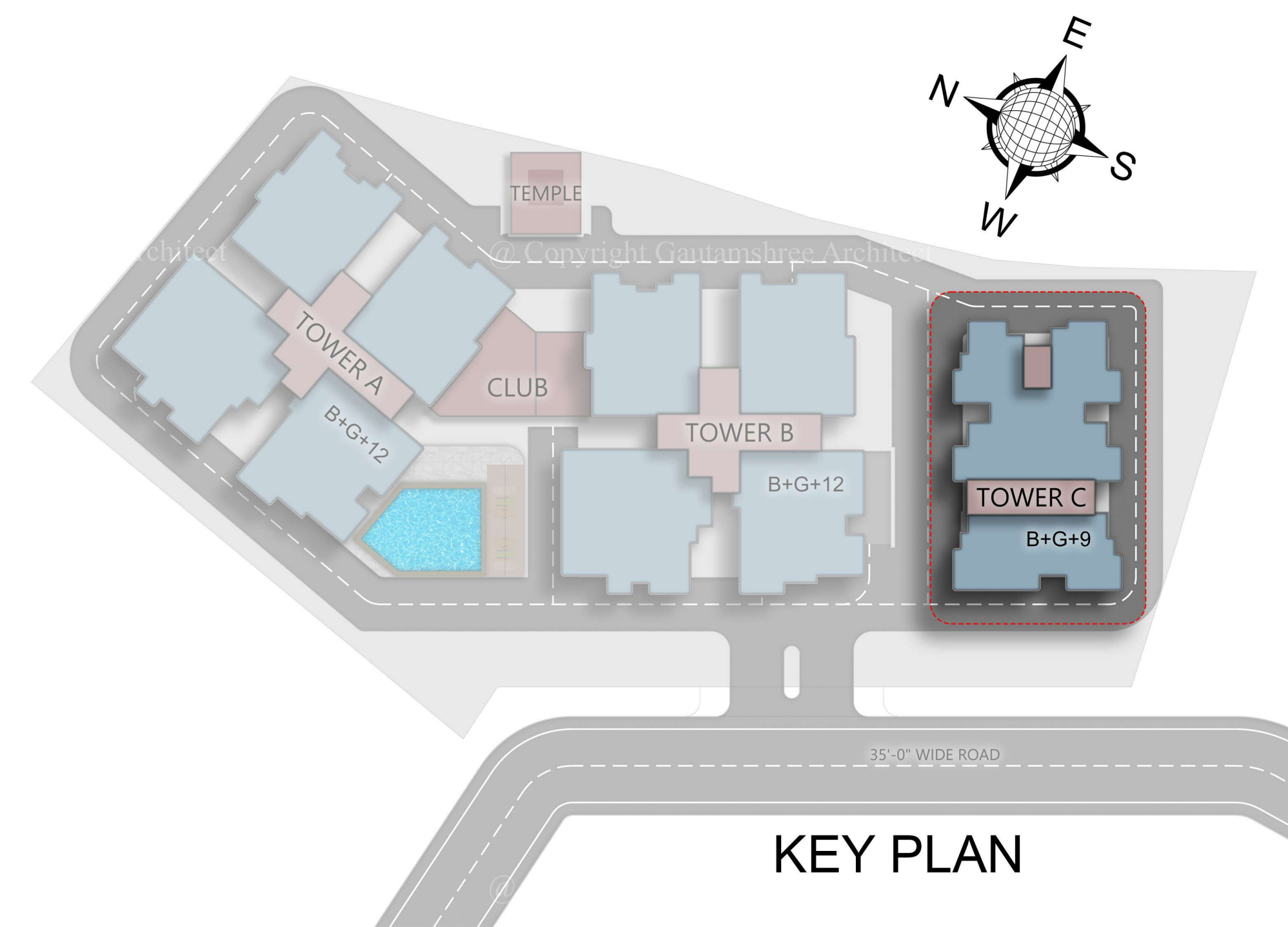
KEY PLAN



TOWER-C TYPICAL FLOOR PLAN
 (1ST TO 9TH)

FLAT AREA CALCULATION(BLOCK-C)

S.NO.	UNIT	TYPE	BUILT UP AREA	S.BUILT UP AREA
1	FLAT-C 201	1-BHK	405.00 Sq.Ft.	506.25 Sq.Ft.
2	FLAT-C 202	1-BHK	405.00 Sq.Ft.	506.25 Sq.Ft.
3	FLAT-C 203	1-BHK	360.00 Sq.Ft.	450.00 Sq.Ft.
4	FLAT-C 204	2-BHK	916.00 Sq.Ft.	1145.00 Sq.Ft.
5	FLAT-C 205	1-BHK	360.00 Sq.Ft.	450.00 Sq.Ft.
TOTAL			2446.00 Sq.Ft.	3057.50 Sq.Ft.



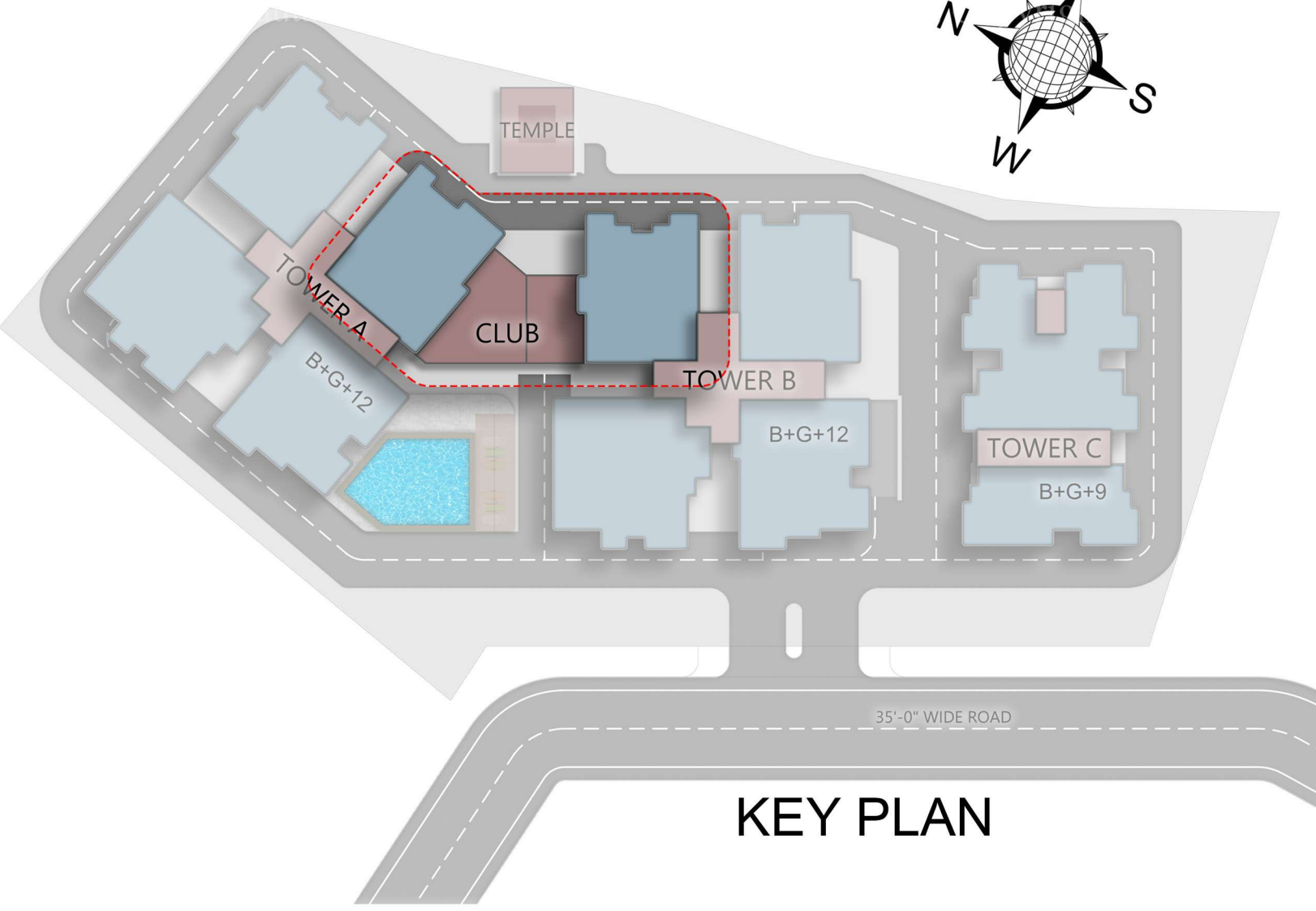
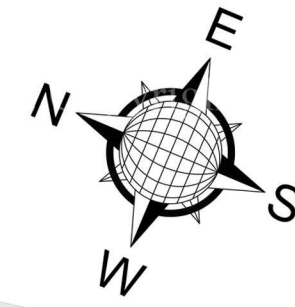
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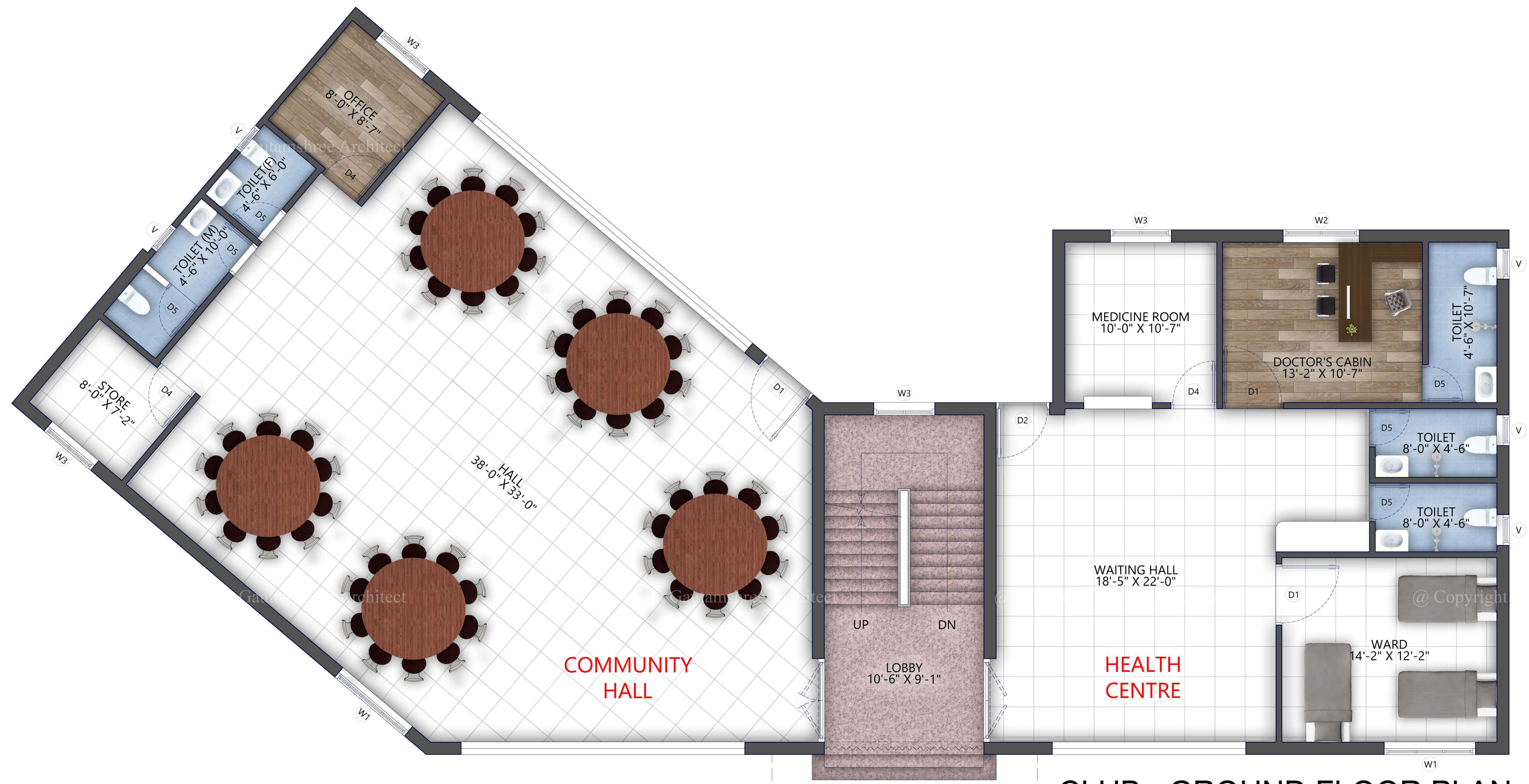
LOCATION- PUNDAG, RANCHI

07

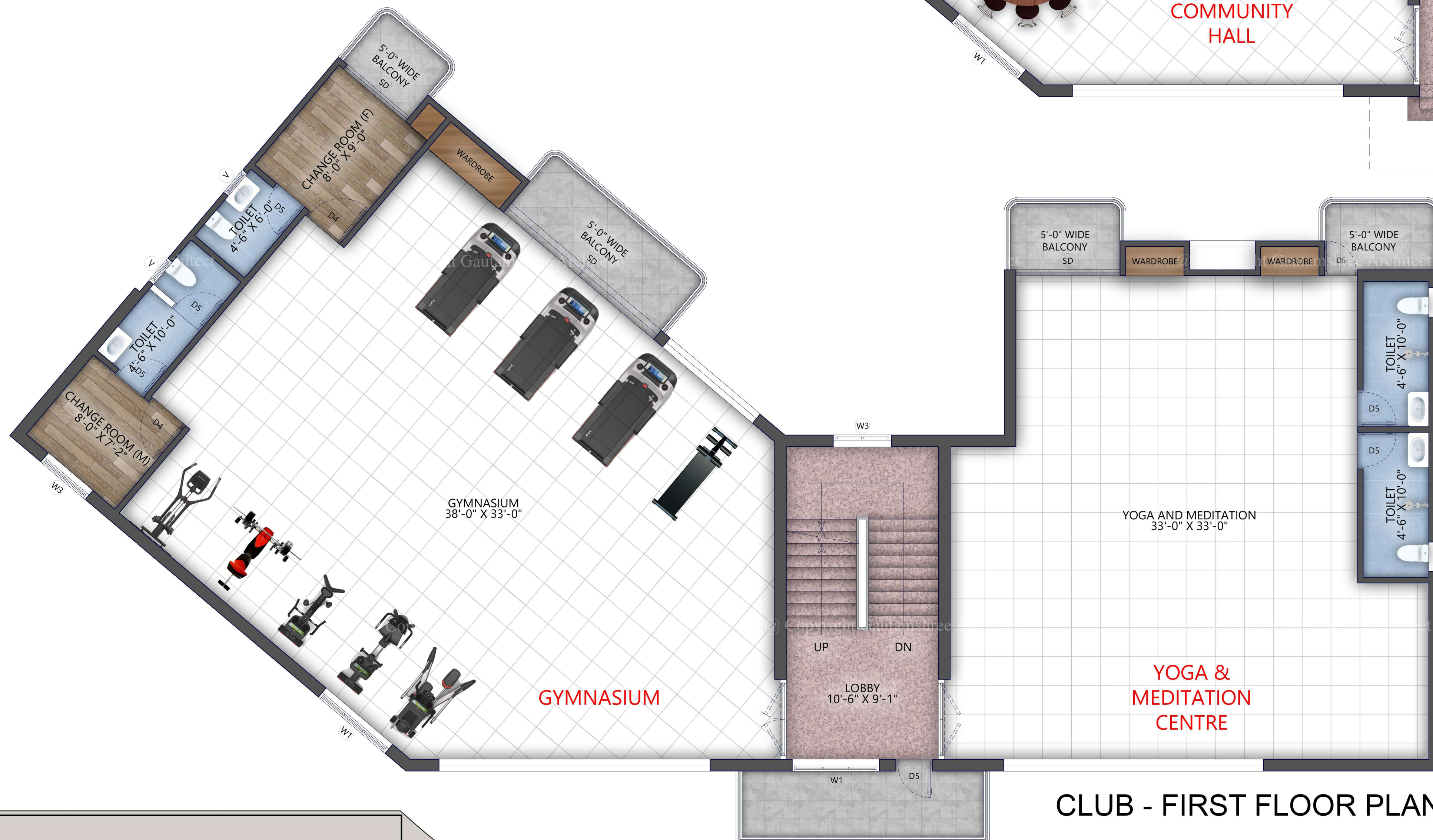
23-SEPT-2025



KEY PLAN

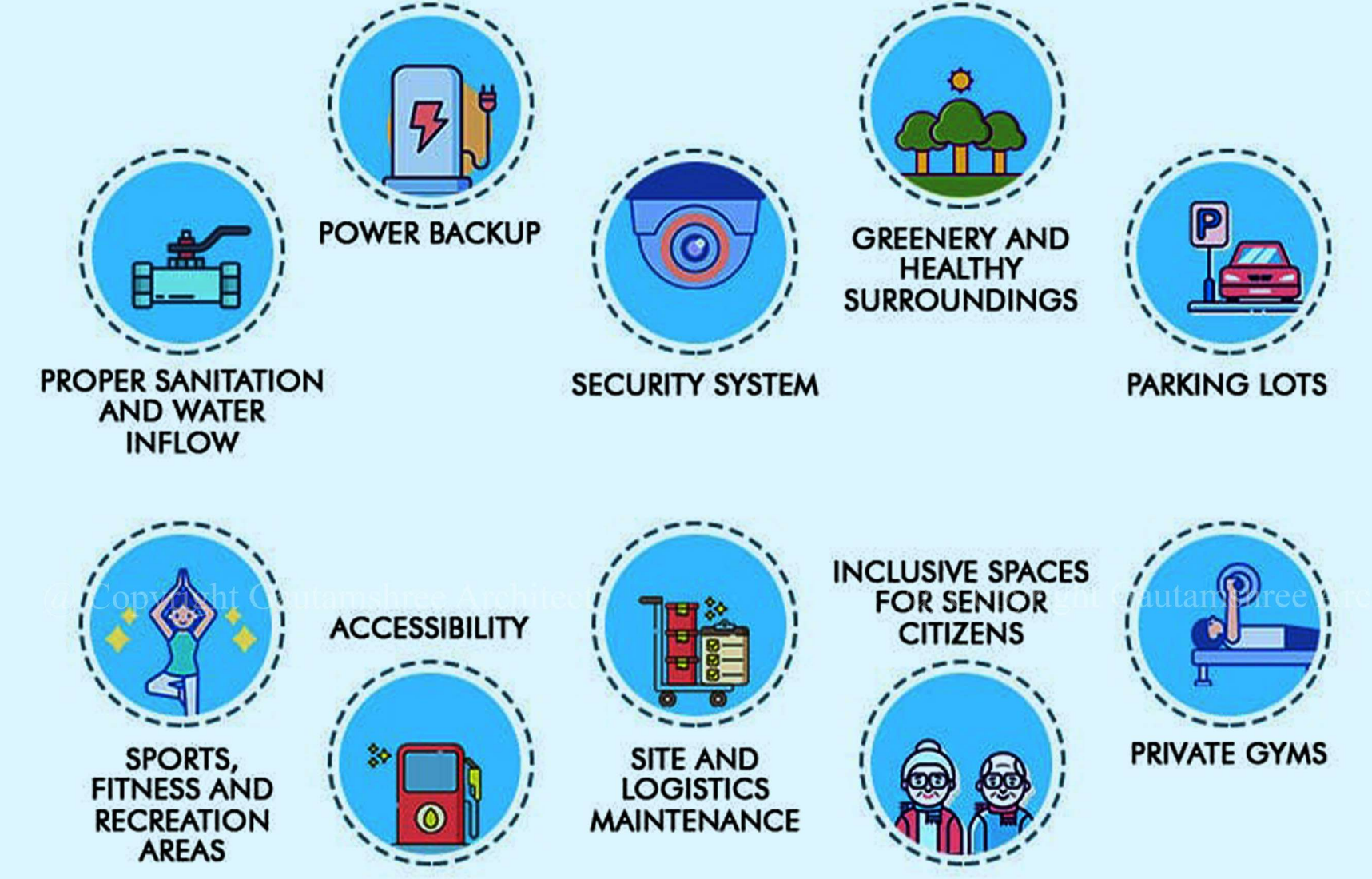


CLUB - GROUND FLOOR PLAN



CLUB - FIRST FLOOR PLAN

SPECIFICATIONS:



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CLUB HOUSE

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