

DETAILED PROJECT REPORT (DPR)
Rakshan Intergenerational Knowledge Transfer
(रक्षण अंतर-पीढ़ी ज्ञान हस्तांतरण)
CHILD & OLD AGE HOME – G+2 IN 4 BIGHA LAND
Village Ramala, District Baghpat, Uttar Pradesh

Children Capacity: 100
Senior Citizens Capacity: 200

Prepared by:
Rakshan Foundation
C/O Rajeev Chauhan
5th Floor, B-9, Sector-3, Noida – 201301
Mobile: 9690413556, 9910560349
Email: support@rakshanfoundation.org
Website: www.rakshanfoundation.org

1. EXECUTIVE SUMMARY

Rakshan Foundation proposes a **G+2 Child & Old Age Home campus** on **4 Bigha land** in Village Ramala, District Baghpat (Uttar Pradesh).

This integrated social-welfare campus will house:

- **100 children** (orphans, semi-orphans, distressed children)
- **200 senior citizens** (abandoned, homeless, medically dependent)

The project ensures holistic development through:

- Residential hostels
- Medical & physiotherapy care
- Dining halls
- Education & skill development
- Recreation areas
- Gardens & green spaces

The facility offers **safe, dignified, and long-term care** for both vulnerable groups.

2. SITE LOCATION & LAND PHOTOGRAPH

Total Land: 4 Bigha (Approx. 1 acre)

Land Shape: Rectangular

Road Access: 22 ft village road frontage

Terrain: Plain, suitable for development

Geographical Position: Near NH-709B, connected to Baraut & Baghpat

Uploaded Site Photo (Satellite View):



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<iframe
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Longitude & Latitude: - 29.222124, 77.258208

3. PROJECT OBJECTIVES

1. Provide full residential care to 300 beneficiaries
2. Ensure medical support, education, nutrition & safety
3. Build a sustainable, green and eco-friendly institution
4. Create community support through volunteers & CSR
5. Generate employment for rural youth

4. BUILDING STRUCTURE – G+2 PLAN

G+2 (Three floors) advantages:

- ✓Higher capacity on limited land
- ✓Better zoning: Child & Elder sections separated
- ✓Strong RCC earthquake-resistant structure

5. MASTER SITE LAYOUT PLAN

Allocation

Block	Capacity	Floors	Purpose
Child Home Block	100	G+2	Dormitory, study, computer lab
Old Age Home Block	200	G+2	Rooms, medical hall, physiotherapy
Medical Centre	—	G	OPD, emergency, therapy
Dining Block	—	G	Kitchen, storage
Recreation Garden	—	—	Social interaction

Block	Capacity Floors		Purpose
Admin Block	—	G	Office, records
Solar Plant	—	—	Energy saving
RO Plant	—	—	Water safety
Rainwater Harvesting	—	—	Sustainability

6. ARCHITECTURAL DESIGN FEATURES

A. Child Home Block (Capacity: 100)

- Boys & Girls dormitory (separate floors)
- Study rooms
- Digital classroom
- Activity hall
- Indoor games
- Warden room
- Toilets & bathing areas

B. Old Age Home Block (Capacity: 200)

- 200 beds (8–10 beds per hall or 2-bed rooms)
- Physiotherapy center
- Medical treatment room
- Wheelchair-friendly ramps
- Lift facility
- Prayer / meditation area

C. Common Areas

- Dining hall (300 persons)
- Kitchen
- Admin & reception
- Visitor lounge
- Garden & pathways

7. INFRASTRUCTURE MATERIAL SPECIFICATIONS

- **RCC framed G+2 construction**
- M-25 grade concrete
- TMT Fe-500 steel
- Vitrified floor tiles
- Fire exit and emergency alarms
- Rainwater harvesting pits
- Solar rooftop (15–20 KW)

- CCTV security

8. DETAILED COST ESTIMATE (APPROX.)

A CIVIL CONSTRUCTION COST (G+2)		B. FURNITURE + EQUIPMENT		C. ONE-YEAR OPERATIONAL COST	
Component	Cost	Component	Cost	Component	Cost
Site leveling & boundary	72,00,000	Beds + Mattresses	95,00,000	Staff salaries	1,90,00,000
Child Home G+2 block	7,40,00,000	Kitchen equipment	75,00,000	Food & nutrition	98,00,000
Old Age Home G+2 block	9,60,00,000	Security & solar system	75,00,000	Medical care	42,00,000
Medical block	1,05,00,000	Medical equipment	60,00,000	Maintenance	45,00,000
Dining block	95,00,000				
Admin block	85,00,000				
Electric + CCTV	68,00,000	Computer + training lab	50,00,000	Activities + education	48,00,000
Water, RO, Sewerage	55,00,000				
Roads & tiles	85,00,000				
Total Civil Cost ₹	22,65,00,000	Total ₹	3,55,00,000	Total ₹	4,23,00,000

9. TOTAL PROJECT COST SUMMARY

Category	Cost
A. Civil Construction	₹22,65,00,000
B. Furniture + Equipment	₹3,55,00,000
C. First-year Operations	₹4,23,00,000
Grand Total(A+B+C)	₹30,43,00,000

10. LEGAL COMPLIANCE

- JJ Act 2015 compliance
- Senior Citizen Act 2007 compliance
- Fire NOC
- Building plan approval
- Pollution NOC
- Food & kitchen license
- CSR Registration (Form CSR-1)

11. IMPLEMENTATION TIMELINE (12 MONTHS)

Month	Activity
1–2	Land development + approvals
3–8	G+2 building construction
9–10	Furnishing + equipment
11	Staff recruitment
12	Inauguration

12. SOCIAL IMPACT

- Safe accommodation for **300 vulnerable people**
- Rural employment generation
- Improved health standards
- Education & skill improvement
- Strengthening women & elderly welfare

13. CONTACT DETAILS

Rakshan Foundation

C/O Rajeev Chauhan

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