

Proposal Basic Information

Proposal File No.	RMCSP/103/W/03/2021
Owner Name	SRI BALMUKUND JHA
Khata No.	133
Plot No.	3113/5
Village Name	ARGORA
Use	Residential
Sub Use	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION

VERSION NO. 1.0.01  
VERSION DATE: 19/10/2020

PROJECT DETAILS  
Region: JHARKHAND URBAN  
LOCAL BODIES  
District RANCHI  
Authority: RANCHI MUNICIPAL CORPORATION  
Scheme No. RMCSP/103/W/03/2021  
Plot No. - RS Plot No. 3113/5  
Application Type: General Proposal  
North Plot No. - RS Plot No. 3114  
Project Type: Building Permission  
South Plot No. - Sub Plot No. 3113/5 Part  
Nature of Development: New  
East Plot No. - Sub Plot No. 3113/5 Part  
Location of Development Area: C/O Area  
West Plot No. - Sub Plot No. 3113/5

AREA DETAILS

AREA OF PLOT (Minimum)	(A)	531.89
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	531.89
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		53.00
Net Area		531.89
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	477.89
PLOT AREA FOR COVERAGE PERMIT Plot Area	(A-Deductions)	531.89
Plot Area for FAR (Net Plot Area + Road/Watering Area)	(A-Deductions)	531.89

COVERAGE CHECK

Permissible Coverage area (60.00 %)	319.13
Proposed Coverage Area (58.40 %)	319.53
Total Prop. Coverage Area (58.40 %)	319.53
Balance coverage area (1.60 %)	8.36

FAR CHECK

Perm. FAR Area (1.00)	531.89
Total Perm. FAR Area	531.89
Residential FAR	1277.25
Proposed FAR Area	1277.25
Total Proposed FAR Area	1277.25
Consumed FAR (Acted)	2.40
Balance FAR Area	529.49

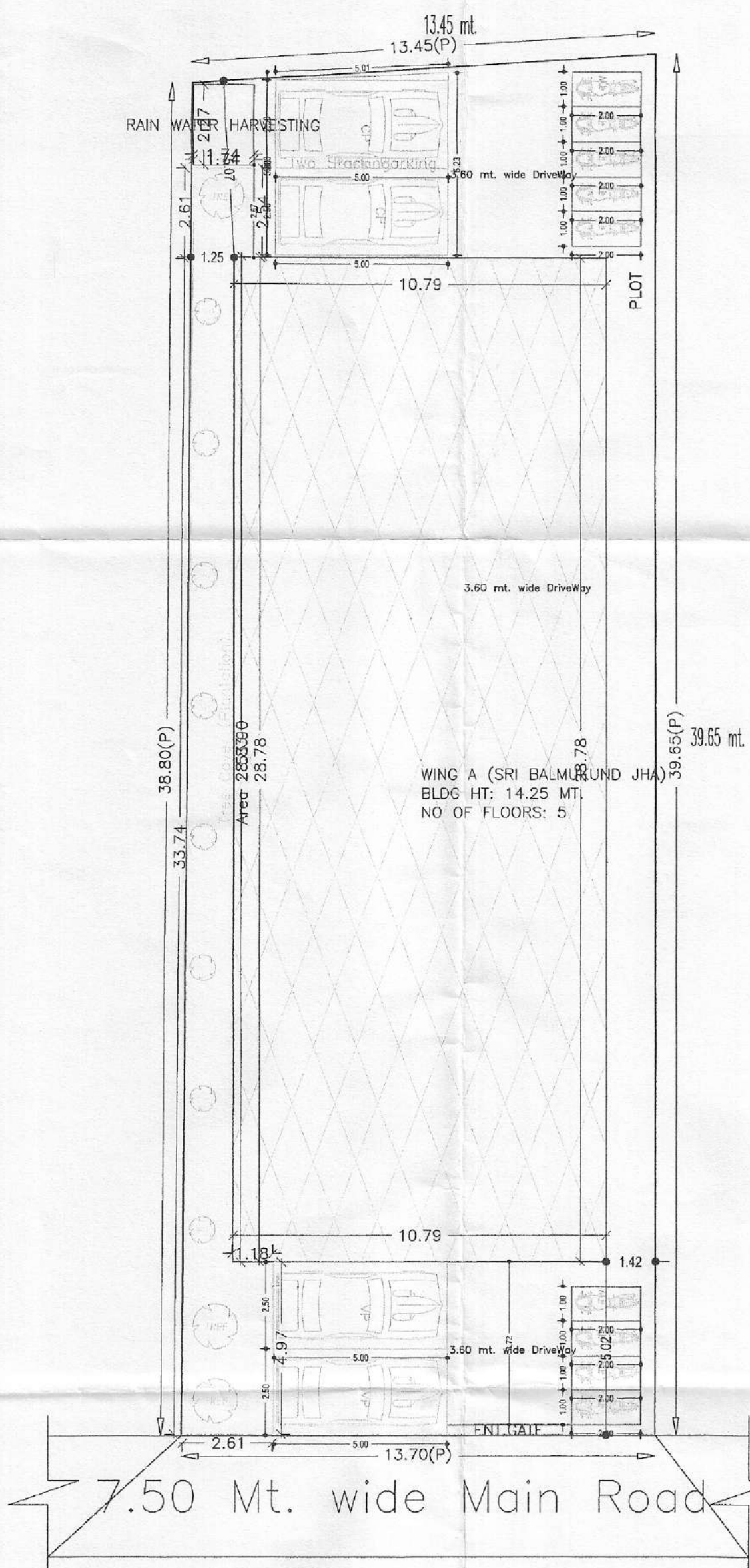
BUILT UP AREA CHECK

Total Proposed Built Up Area	1599.96
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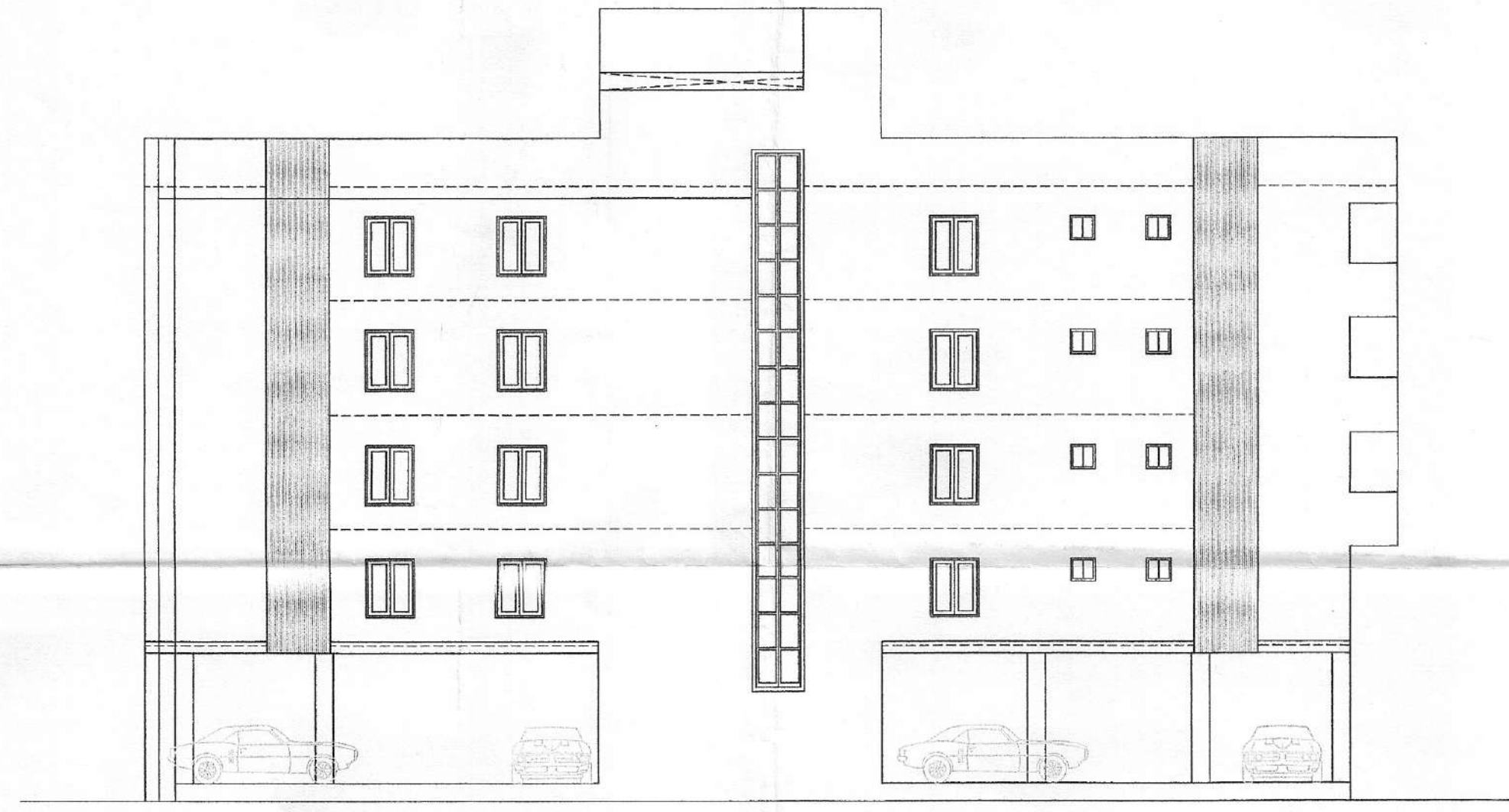
ARCHITECT (Regd.) SANJAY SINGH  
ENGINEER (Regd.)  
SUPERVISOR (Regd.)  
OWNER (Regd.) SRI BALMUKUND JHA  
DEVELOPMENT AUTHORITY LOCAL BODY

COLOR INDEX

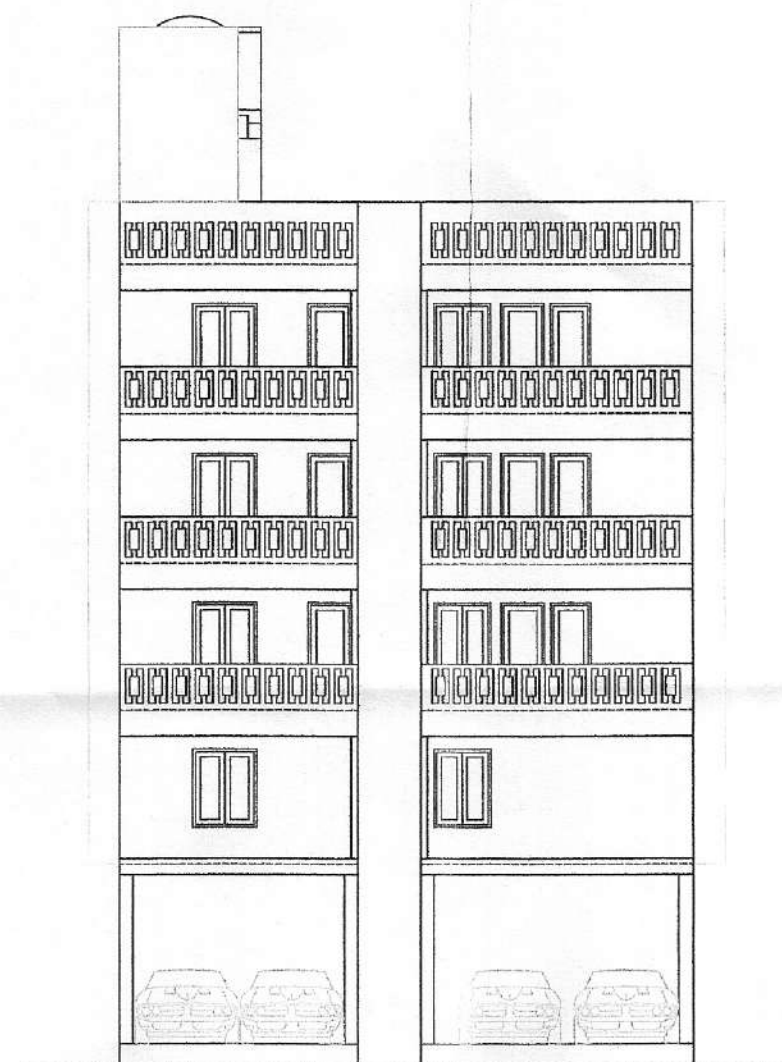
Plot Boundary  
Abutting Road  
Proposed Construction  
Common Plot  
Road Widening Area  
Existing (To be retained)  
Existing (To be demolished)



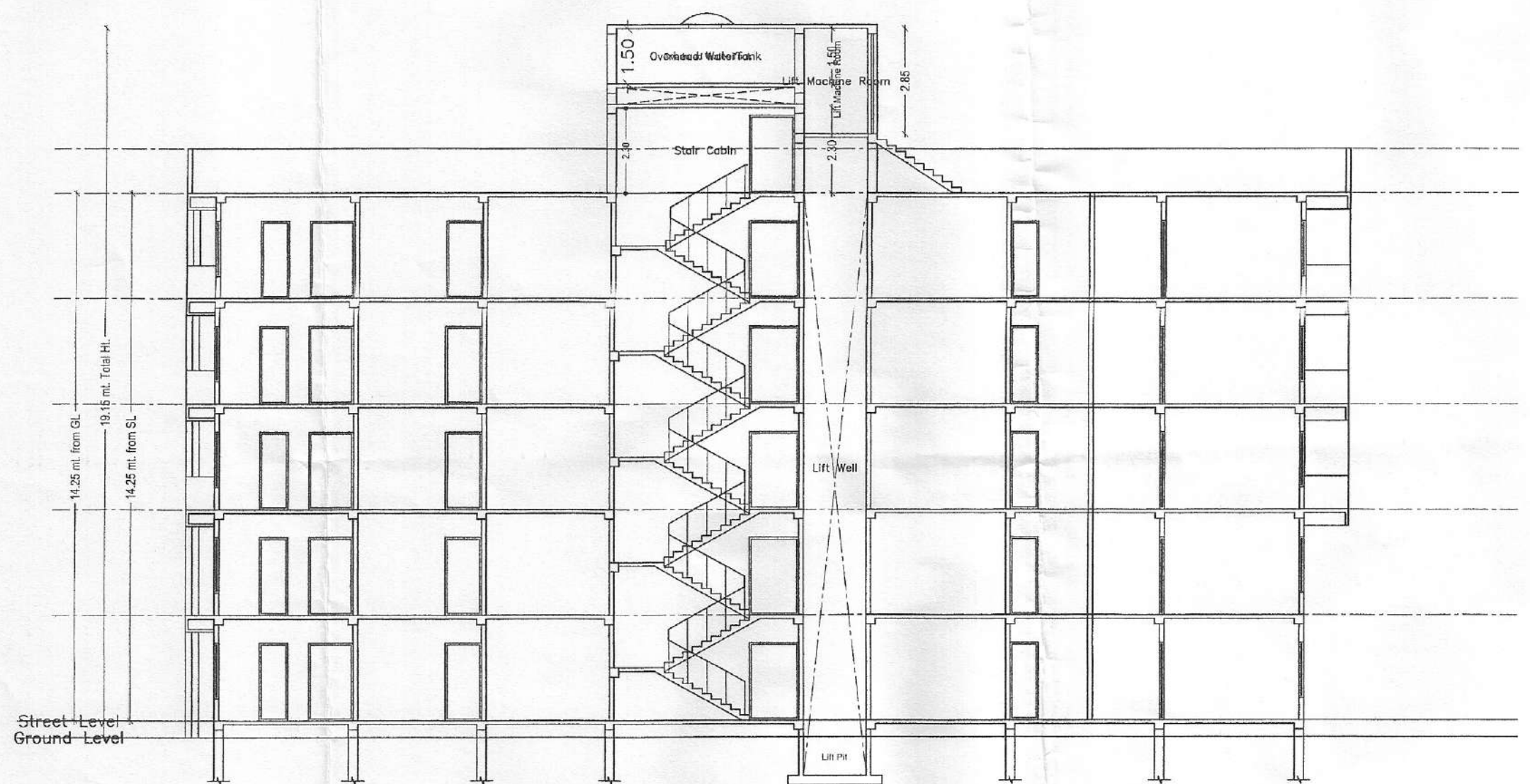
SITE PLAN  
(SCALE -1:100)



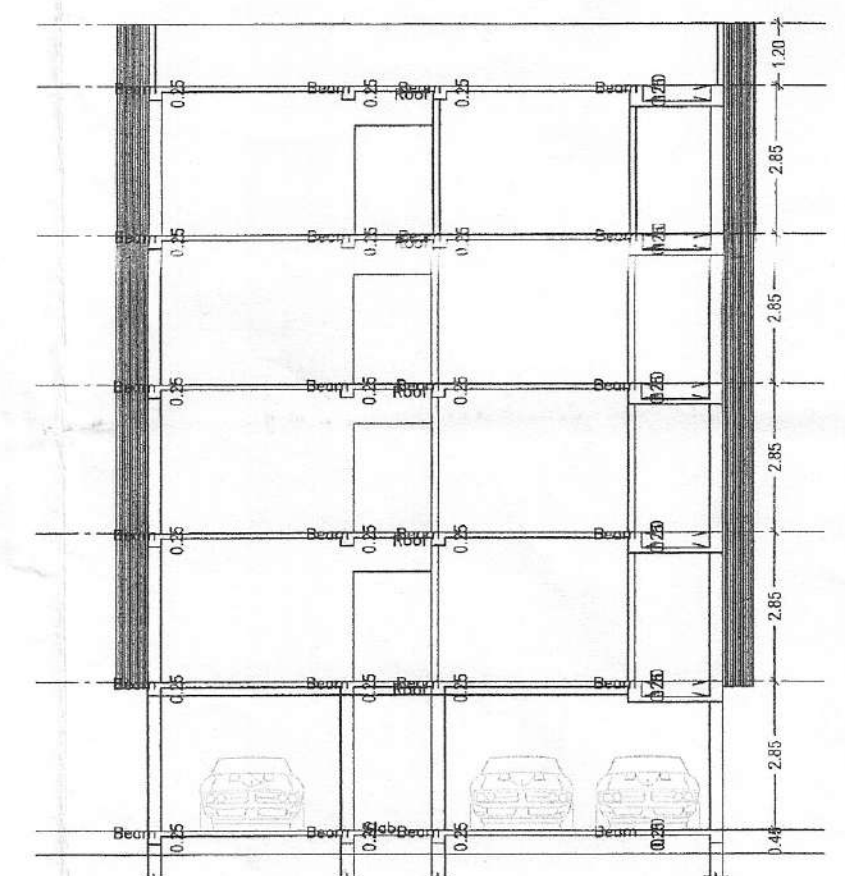
SIDE ELEVATION  
(SCALE -1:100)



FRONT ELEVATION  
(SCALE -1:100)



SECTION AT B-XX'  
(SCALE -1:100)



SECTION AT - YY'  
(SCALE -1:100)

Buildingwise Floor FAR Details

Floor Name	Building Name		Total Proposed Built Up Area (Sq.m)	Total FAR Area (Sq.m)
	WING A (SRI BALMUKUND JHA)	Proposed FAR Area (Sq.m)		
Ground Floor	319.53	319.53	319.53	319.53
First Floor	319.53	319.53	319.53	319.53
Second Floor	319.53	319.53	319.53	319.53
Third Floor	319.53	319.53	319.53	319.53
Fourth Floor	319.53	319.53	319.53	319.53
Roof	0.00	0.00	0.00	0.00
Total	1599.96	1277.25	1599.96	1277.25

Building USE/SUBUSE Details

Building Name	Building Use	Building Sub Use	Building Structure
WING A (SRI BALMUKUND JHA)	Residential	Residential Bldg/Apartment	Non-Highrise

Required Parking (Table 7a)

Building Name	Type	Sub Use	Area (Sq.m)	Units	Car	Two Wheeler	Auto Rickshaw
WING A (SRI BALMUKUND JHA)	Residential	Bldg/Apartment	1599.96	12	12	12	12
Total					12	12	12

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	12	125.00
Two Wheel Car	-	-	2	25.00
Auto Rickshaw	12	150.00	12	150.00
Two Wheeler	-	-	2	25.00
Total	12	150.00	26	205.00

FAR & Tenement Details (Table 4c-1)

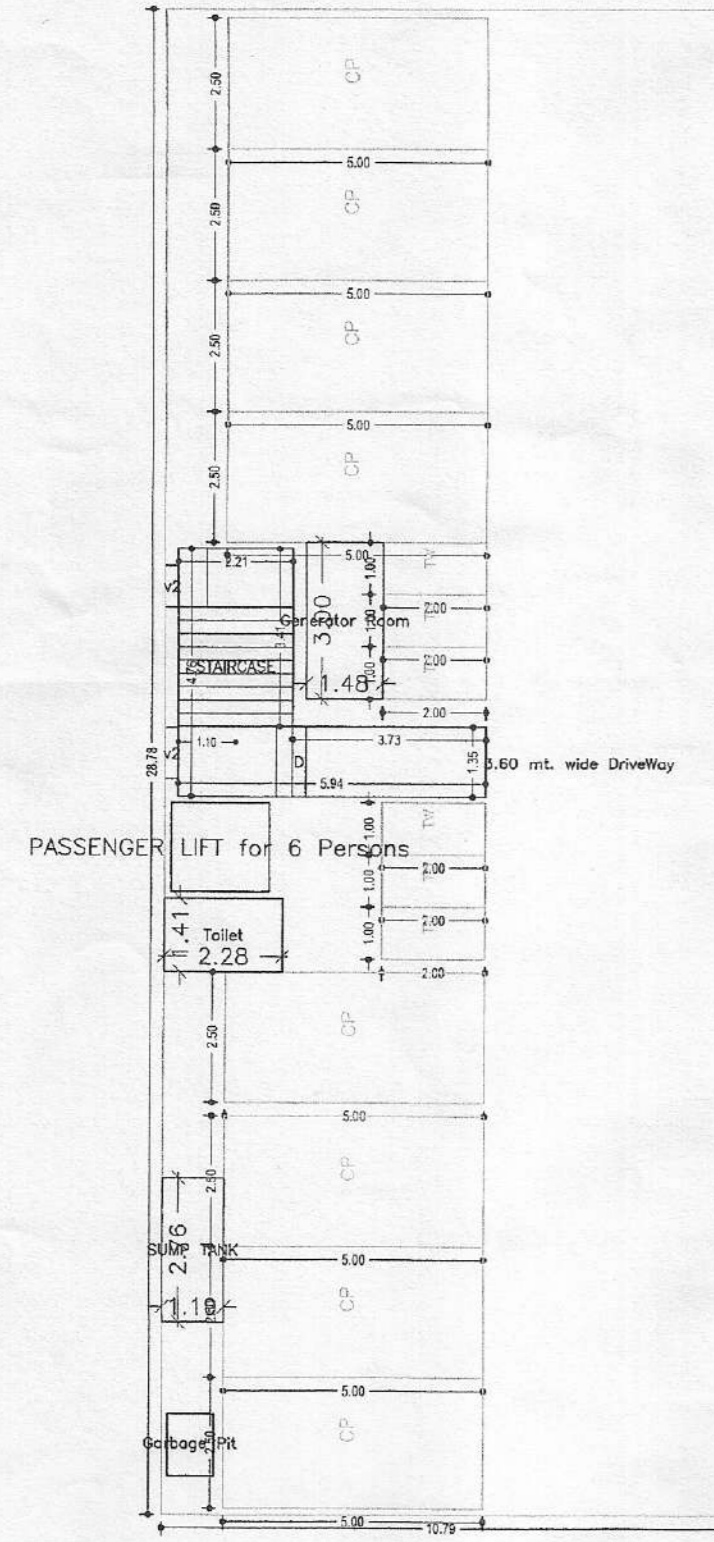
Building	No. of Same Bldg	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)				Proposed FAR Area (Sq.m)	Add'l FAR Area (Sq.m)	Total FAR Area (Sq.m)	Total Consumed FAR Area (Sq.m)	Tenement (No.)
			Lift	Balcony	Accessory Use	Parking					
WING A (SRI BALMUKUND JHA)	1	1599.96	12.92	17.94	7.64	284.21	1250.50	15.52	1277.25	1277.25	12
Total	1	1599.96	12.92	17.94	7.64	284.21	1250.50	15.52	1277.25	1277.25	12

Building : WING A (SRI BALMUKUND JHA)

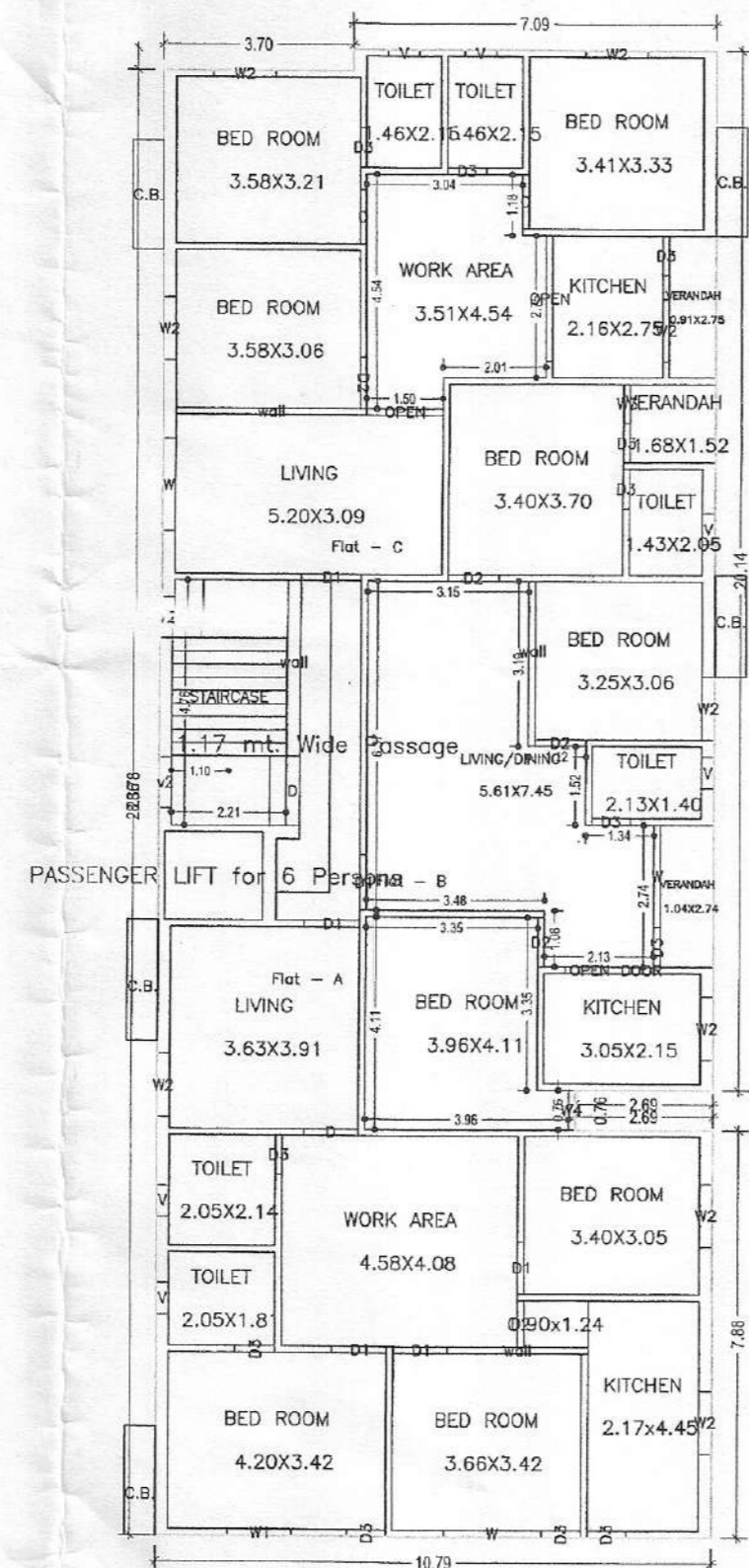
Floor Name	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)				Proposed FAR Area (Sq.m)	Add'l FAR Area (Sq.m)	Total FAR Area (Sq.m)	Total Consumed FAR Area (Sq.m)	Tenement (No.)
		Lift	Balcony	Accessory Use	Parking					
Ground Floor	319.53	0.00	0.00	0.00	319.53	0.00	319.53	319.53	03	
First Floor	319.53	0.00	0.00	0.00	319.53	0.00	319.53	319.53	03	
Second Floor	319.53	0.00	0.00	0.00	319.53	0.00	319.53	319.53	03	
Third Floor	319.53	0.00	0.00	0.00	319.53	0.00	319.53	319.53	03	
Fourth Floor	319.53	0.00	0.00	0.00	319.53	0.00	319.53	319.53	03	
Total	1599.96	0.00	0.00	0.00	1599.96	0.00	1599.96	1599.96	12	
Total Number of Same Buildings	1									12

LIP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SANJAY SINGH C89692526			

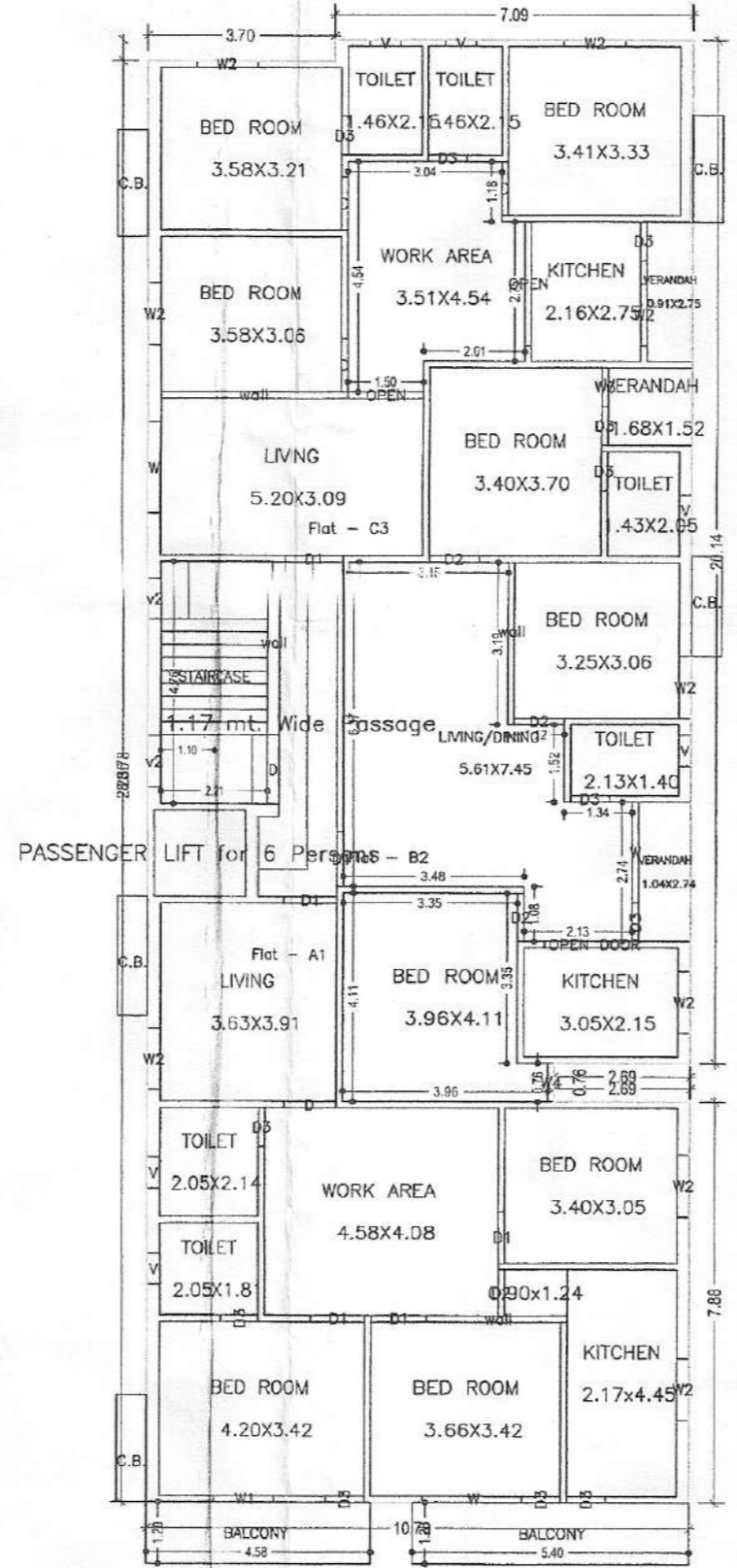
DATE	10-01-2024
SHEET NO.	2
Proposed Basic Information	
Proposed File No.	RMC/BR/1023/06/0201
Owner Name	SRI BALMUKUND JHA
Khata No.	133
Plot No.	3113/5
Village Name	ARGORA
Use	Residential
SubUse	Residential Bldg/Apartment



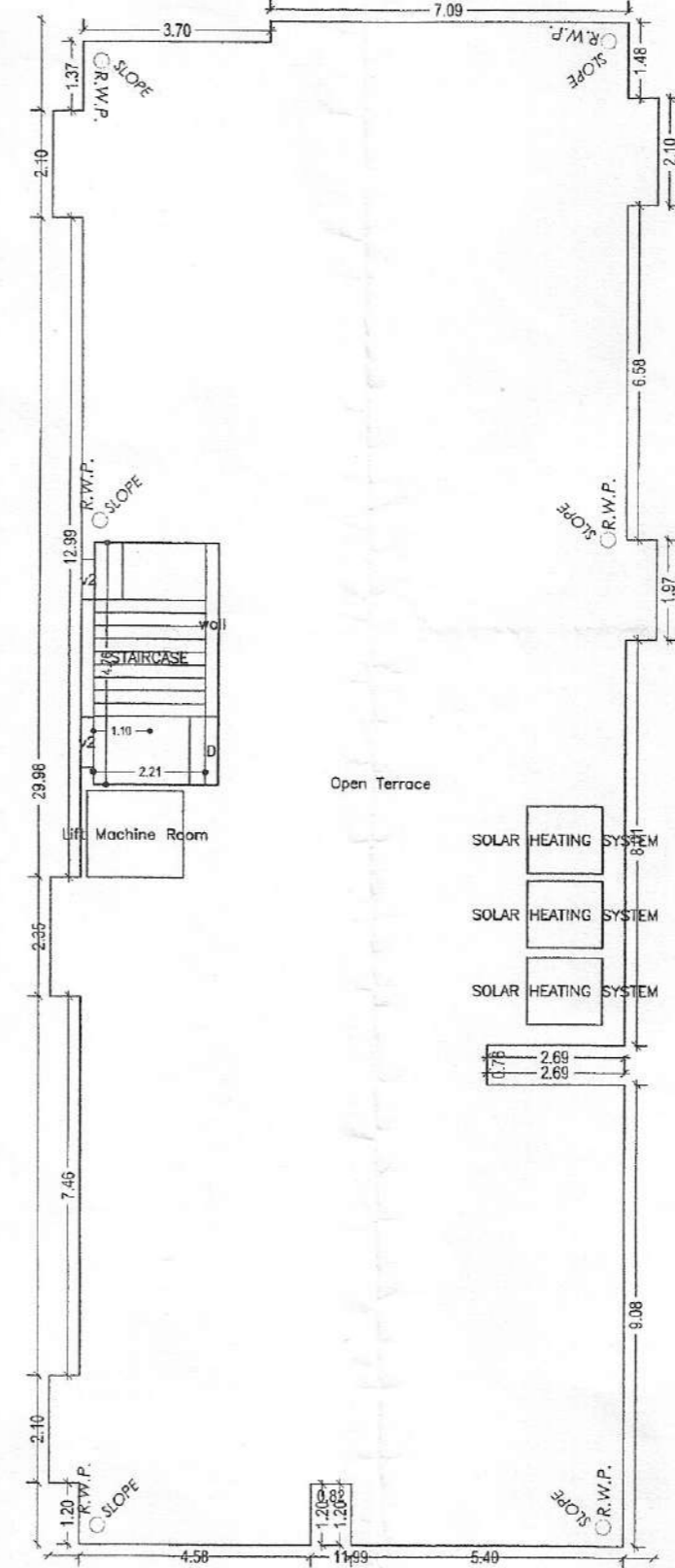
GROUND FLOOR PLAN (SCALE 1:100)



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NO.
WING A (SRI BALMUKUND JHA)	D1	0.76	2.10	48
WING A (SRI BALMUKUND JHA)	D2	0.90	2.10	04
WING A (SRI BALMUKUND JHA)	D3	0.95	2.10	04
WING A (SRI BALMUKUND JHA)	D4	0.90	2.10	05
WING A (SRI BALMUKUND JHA)	D1	1.01	2.10	04
WING A (SRI BALMUKUND JHA)	D	1.05	2.10	15
WING A (SRI BALMUKUND JHA)	D	1.07	2.10	16
WING A (SRI BALMUKUND JHA)	D	1.17	2.10	04
WING A (SRI BALMUKUND JHA)	D	1.35	2.10	04
WING A (SRI BALMUKUND JHA)	OPEN	1.80	2.10	04
WING A (SRI BALMUKUND JHA)	OPEN DOOR	1.73	2.10	04
WING A (SRI BALMUKUND JHA)	OPEN	2.44	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

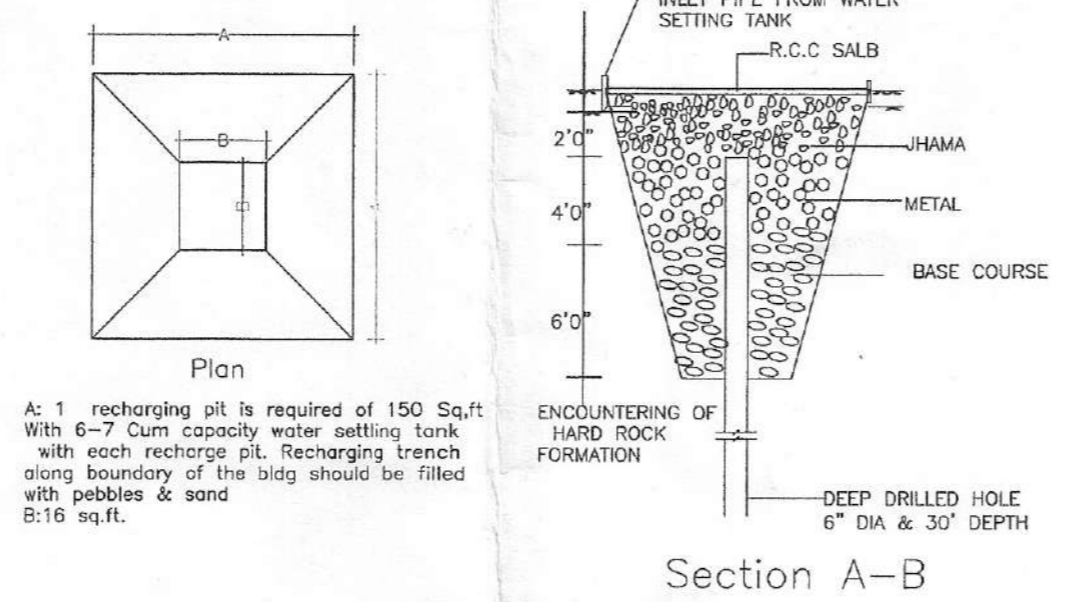
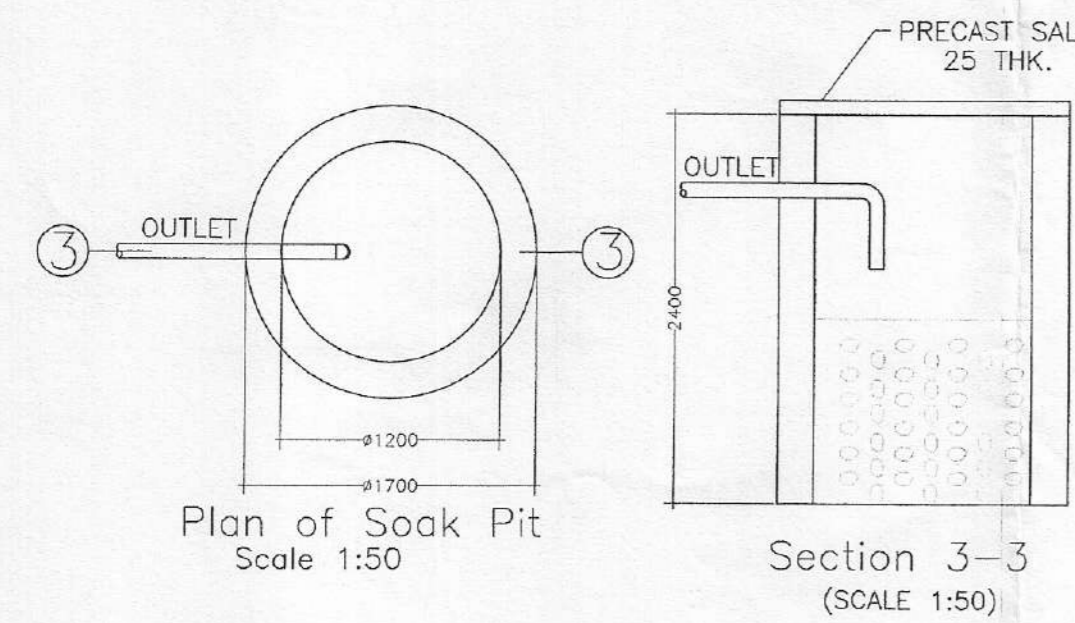
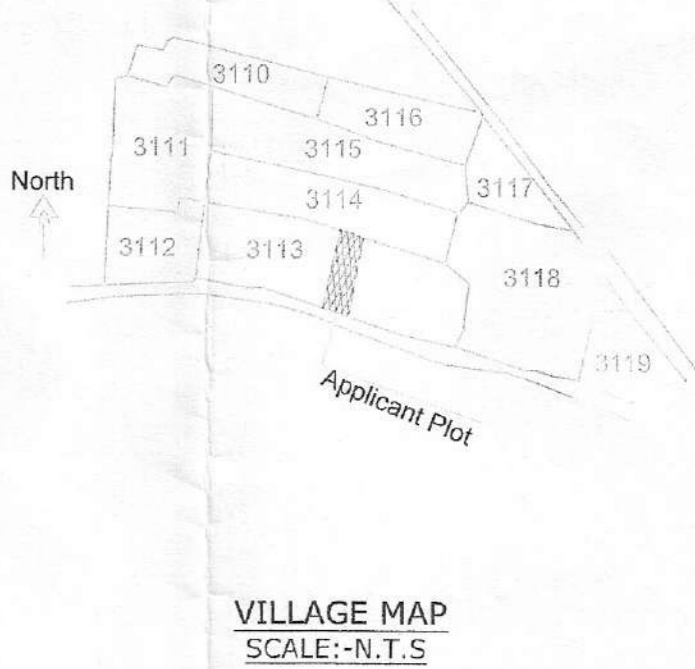
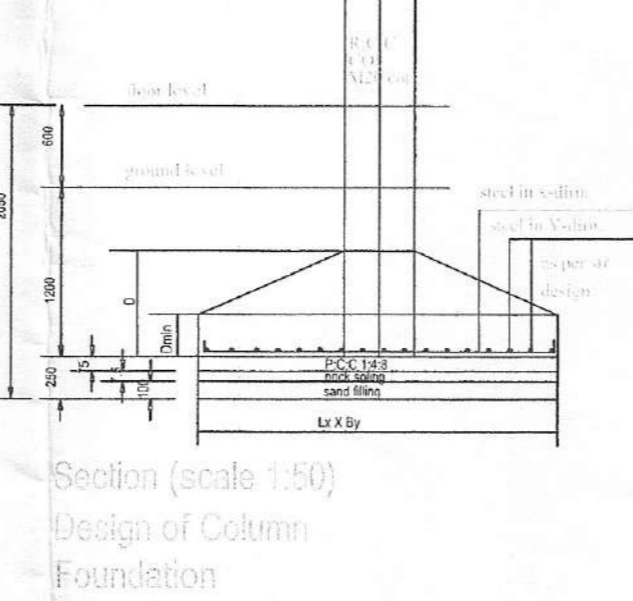
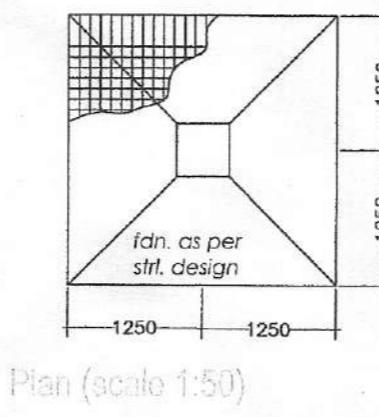
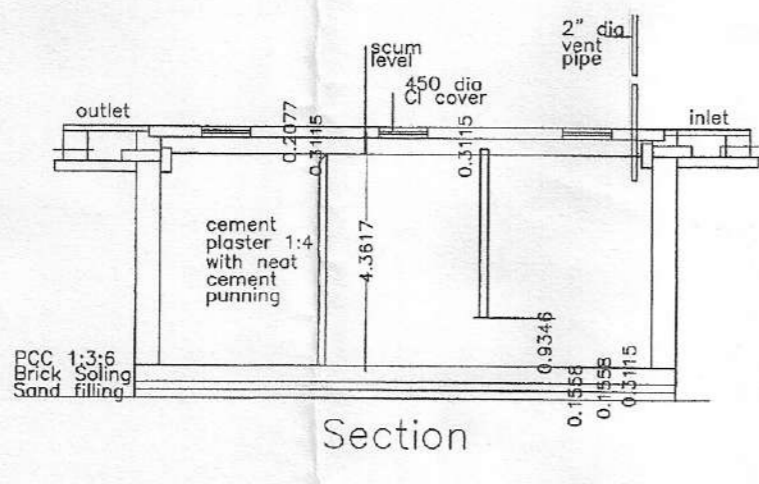
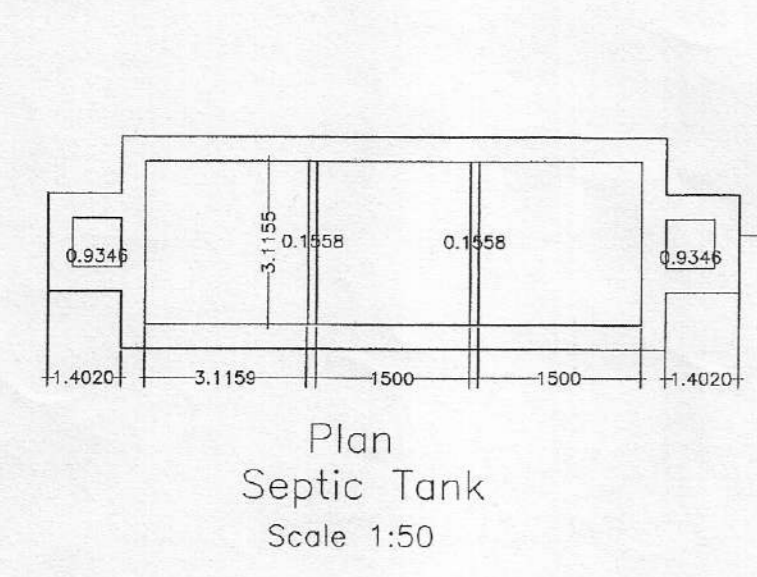
BUILDING NAME	NAME	LENGTH	HEIGHT	NO.
WING A (SRI BALMUKUND JHA)	V	0.41	0.60	24
WING A (SRI BALMUKUND JHA)	W3	0.76	2.40	04
WING A (SRI BALMUKUND JHA)	W4	0.76	2.40	04
WING A (SRI BALMUKUND JHA)	V2	0.79	1.50	06
WING A (SRI BALMUKUND JHA)	V2	1.00	1.50	06
WING A (SRI BALMUKUND JHA)	W2	1.22	1.20	24
WING A (SRI BALMUKUND JHA)	W2	1.22	1.50	04
WING A (SRI BALMUKUND JHA)	W2	1.22	1.50	08
WING A (SRI BALMUKUND JHA)	W2	1.22	1.50	04
WING A (SRI BALMUKUND JHA)	W	1.60	1.50	04
WING A (SRI BALMUKUND JHA)	W	1.60	1.50	04
WING A (SRI BALMUKUND JHA)	W	1.93	2.40	04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2 - 4 FLOOR PLAN	1.20 X 4.58 X 1.13	16.47	35.88
Total	1.20 X 4.58 X 1.13	16.47	35.88

UnitBUA Table for Building -WING A (SRI BALMUKUND JHA)

FLOOR	Name	UseBUA Type	UseBUA Area	Carpet Area	No. of Floors	No. of Tenement
FIRST FLOOR PLAN	Flat - A	FLAT	102.57	92.55	3	3
	Flat - B	FLAT	88.19	87.72	3	3
	Flat - C	FLAT	88.19	87.72	3	3
	Flat - A1	FLAT	112.84	102.32	3	3
TYPICAL - 2 - 4 FLOOR PLAN	Flat - B1	FLAT	92.58	92.58	3	9
	Flat - C1	FLAT	88.19	87.72	3	9
Total			1161.66	1123.07	184	12



**STRUCTURAL SAFETY CERTIFICATION**  
 This is to certify that the structural design of this building shall be as per I.S.-1893 and I.S.-4326 - 1993 to make the same earthquake resistant.

LTP NAME AND SIGNATURE SANJAY SINGH C4692520	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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