

Proposal Basic Information

Proposal File No.	RMC/BP/0225/W05/2020
Owner Name	SMT NITI VERMA THROUGH ITS POWER OF ATTORNEY HOLDER VIDYA BRUSHAN VERMA AND SMT NIRU VERMA
Khata No.	68
Plot No.	2463
Village Name	BADAGANI
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION VERSION NO. : 1.0.48  
LOCAL BODIES. VERSION DATE: 22/06/2020

PROJECT DETAIL	
Region	JHARKHAND URBAN
Plot Use	Residential
District	RANCHI
Plot SubUse	Residential Bldg/Apartment
Authority	RANCHI MUNICIPAL CORPORATION
PlotNearty/Religious/Structure	NA
Inward No.	RMC/BP/0225/W05/2020
Plot/SubPlot No.	2463
Application Type	General Proposal
North Plot No.	- 2463/PART
Project Type	Building Permission
South Road Width	3.15 MTR ROAD
Nature of Development	New
East Plot No.	- 2463/PART
Location of Development Area	Old Area
West Road Width	4.50 MTR ROAD

AREA DETAILS		SQ.MT
AREA OF PLOT (Minimum)	(A)	801.77
Deduction for NetPlot Area		
Surrender Free of Cost		41.62
Total		41.62
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	760.15
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		41.62
Common Plot		99.38
Total		141.00

BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)		(A-Deductions)	660.77
PLOT AREA FOR COVERAGE (Net Plot Area + Road Widening Area)		(A-Deductions)	760.15
Plot Area for FAR (Net Plot Area)		(A-Deductions)	801.77
COVERAGE CHECK			
Permissible Coverage area (60.00 %)		480.99	
Proposed Coverage Area (59.74 %)		454.13	
Total Prop. Coverage Area (59.74 %)		454.13	
Balance coverage area (1.26 %)		1.96	

FAR CHECK			
Perm. FAR Area (2.50)		2004.43	
Total Perm. FAR area		2004.43	
Residential FAR		1928.23	
Proposed FAR Area		1950.41	
Total Proposed FAR Area		1950.41	
Consumed FAR (Factor)		2.43	
Balance FAR Area		54.62	
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area		2427.75	

ARCHITECT (Regd)	SHAILESH KUMAR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SMT NITI VERMA THROUGH ITS POWER OF ATTORNEY HOLDER VIDYA BRUSHAN VERMA AND SMT NIRU VERMA
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX

ABUTTING ROAD	Black
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Green
EXISTING (To be demolished)	Light Blue

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)
Ground Floor	454.13	22.18	454.13	22.18
First Floor	488.44	488.44	488.44	478.59
Second Floor	495.06	483.21	495.06	483.21
Third Floor	495.06	483.21	495.06	483.21
Fourth Floor	495.06	483.21	495.06	483.21
Terrace Floor	0.00	0.00	0.00	0.00
Total	2427.75	1950.40	2427.75	1950.40

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential Bldg/Apartment	Non-Hygiene

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.m)	Units		Car		Visitor's Car		TwoWheeler	
				Recd	Prop	Recd	Prop	Recd	Prop	Recd	Prop
A (BUILDING)	Residential	Residential Bldg/Apartment	> 140	1.5	16.00	1.00	16	-	-	-	-
			> 40	1	16.00	-	-	-	-	1	16
			> 0	1	16.00	-	-	1	2	-	-
Total							16	16	2	2	16

Parking Check (Table 7b)

Vehicle Type	Recd		Prop	
	No.	Area	No.	Area
Car	16	200.40	16	200.40
Visitor's Car	2	25.00	2	25.00
TwoWheeler	16	32.00	16	32.00
Other Parking	-	-	-	195.57
Total	34	257.40	34	257.40

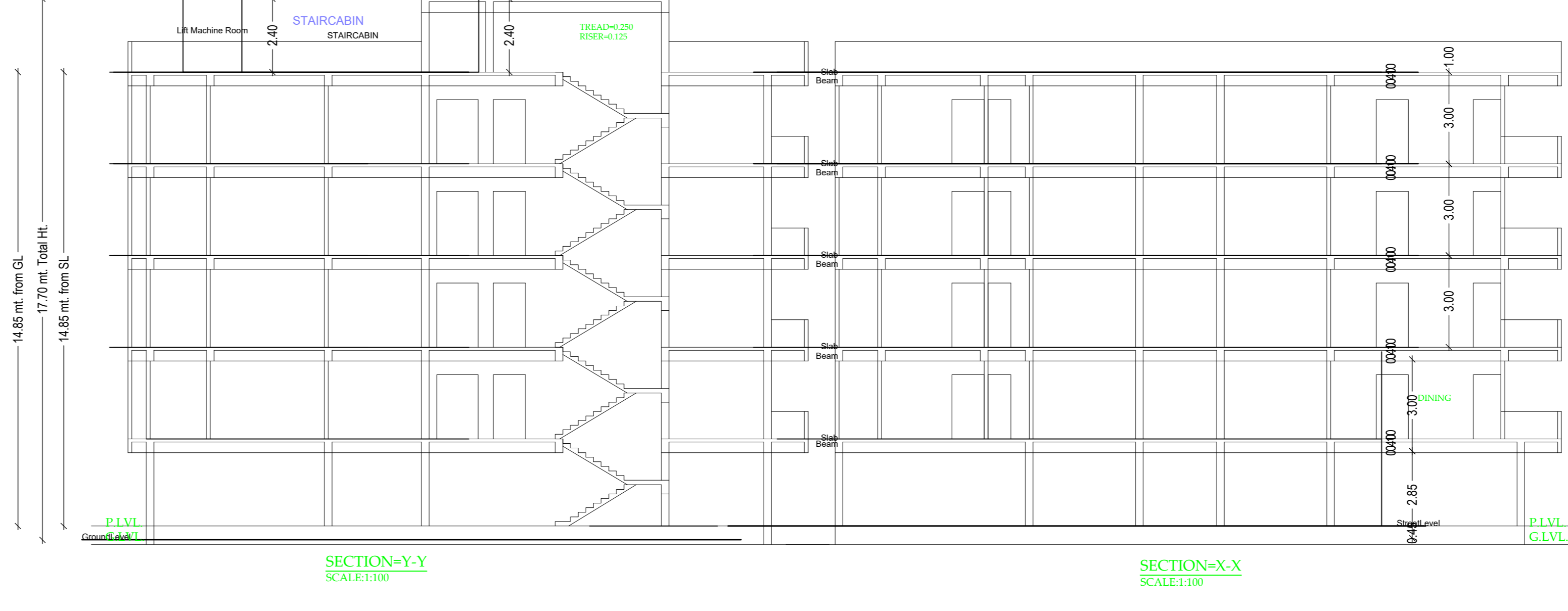
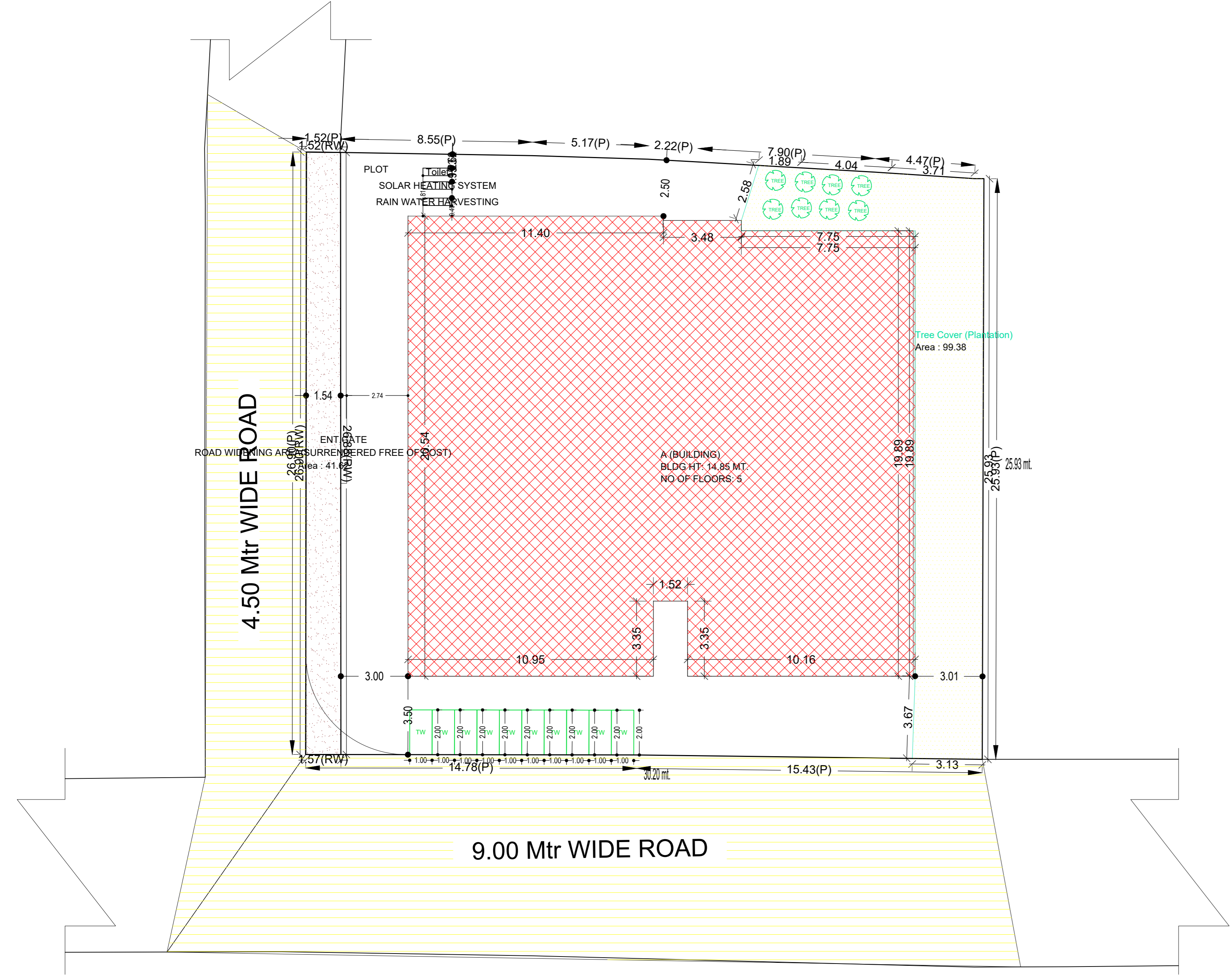
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.m)	Deductions From Gross BUA/Area in (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)					Proposed FAR Area (Sq.m)	Add Area In FAR (Sq.m)	Total FAR Area (Sq.m)	Total Consumed Additional FAR Area (Sq.m)	Tenm (No.)	
					LR	Balcony	Void	Accessory Use	Parking						Resi.
A (BUILDING)	1	2447.02	19.27	2427.75	22.08	18.99	4.33	4.09	427.86	1928.22	16.66	5.52	1950.40	1950.40	16
Grand Total	1	2447.02	19.27	2427.75	22.08	18.99	4.33	4.09	427.86	1928.22	16.66	5.52	1950.40	1950.40	16

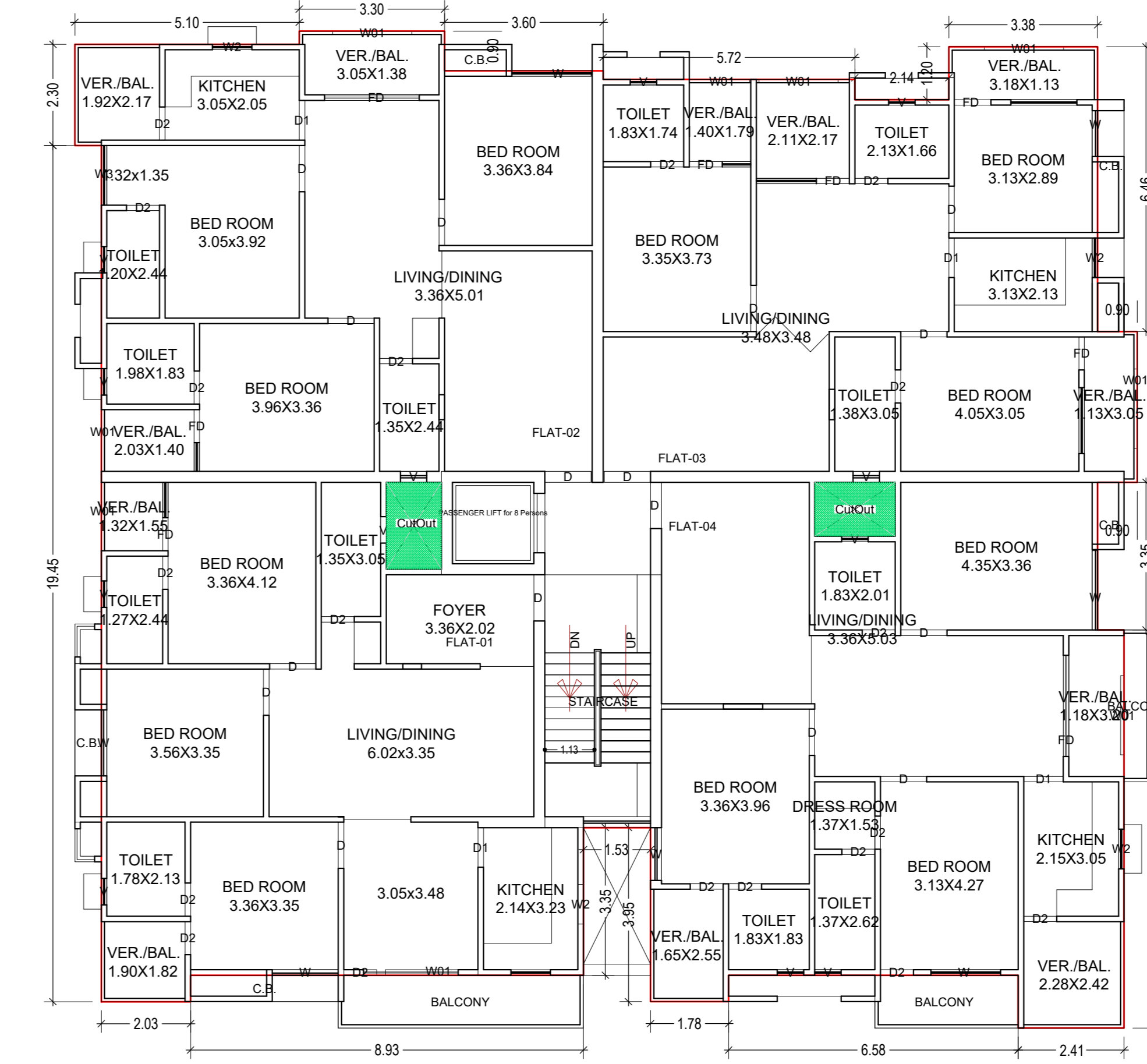
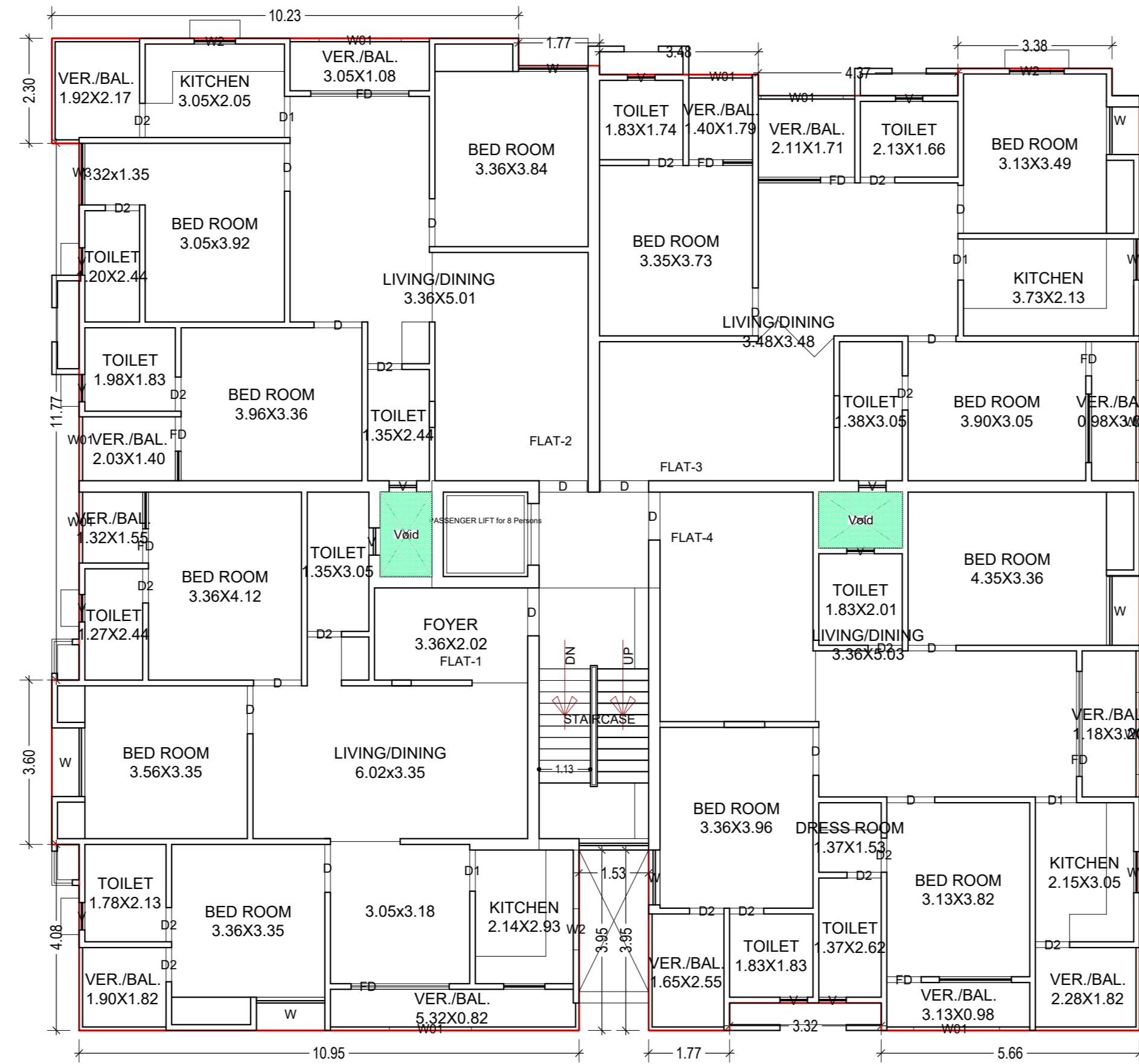
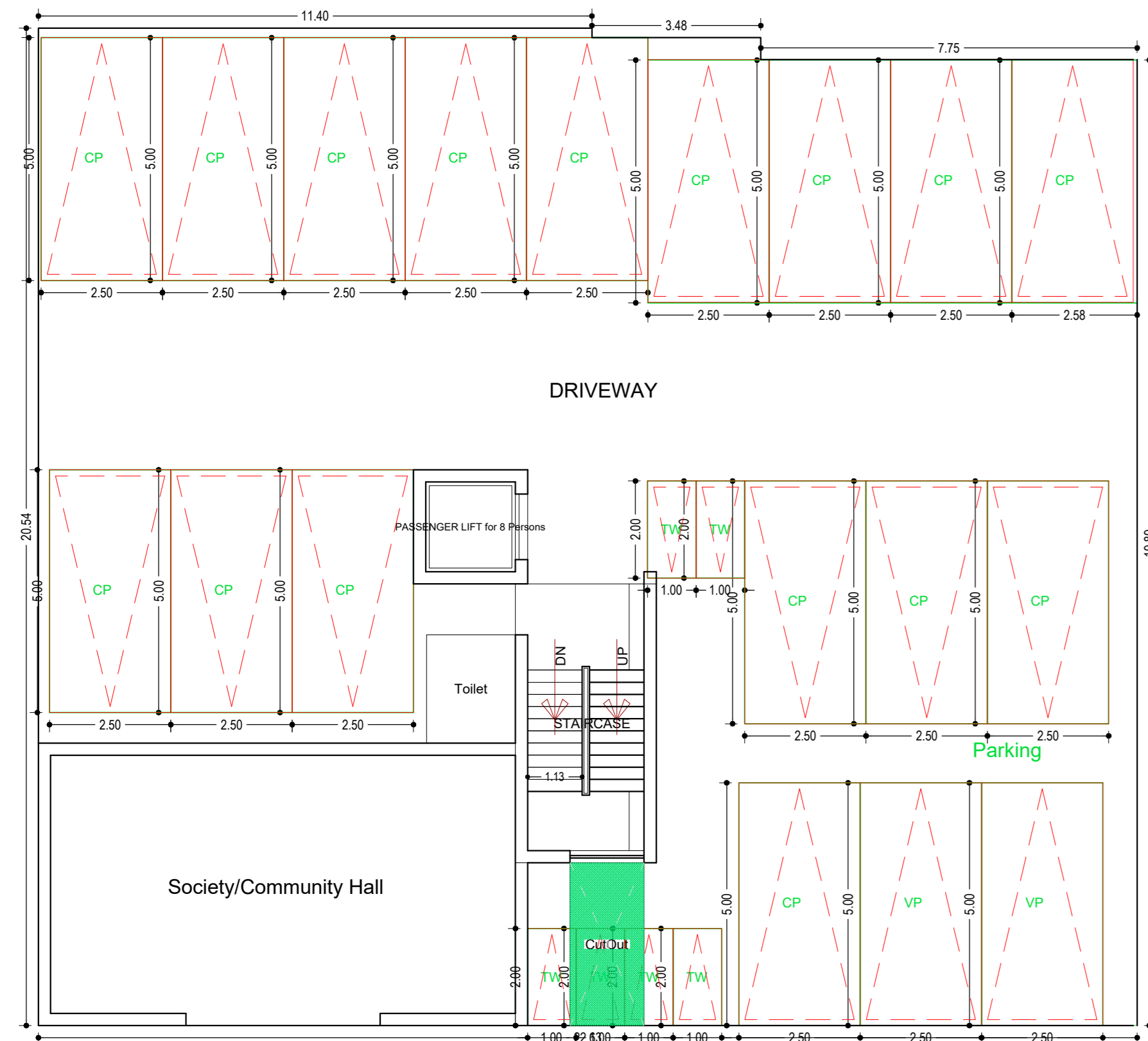
Building 'A' (BUILDING)

Floor Name	Gross Built Up Area	Deductions From Gross BUA/Area in (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)					Proposed FAR Area (Sq.m)	Add Area In FAR (Sq.m)	Total FAR Area (Sq.m)	Tenm (No.)	
				Balcony	Void	Accessory Use	Parking	Resi.					Stair
Ground Floor	454.24	5.11	454.13	0.00	0.00	0.00	4.09	427.86	0.00	16.66	22.18	22.18	00
First Floor	488.44	0.00	488.44	5.52	0.00	4.33	0.00	0.00	478.59	0.00	0.00	478.59	04
Second Floor	499.78	4.72	495.06	5.52	6.33	0.00	0.00	0.00	483.21	0.00	0.00	483.21	04
Third Floor	499.78	4.72	495.06	5.52	6.33	0.00	0.00	0.00	483.21	0.00	0.00	483.21	04
Fourth Floor	499.78	4.72	495.06	5.52	6.33	0.00	0.00	0.00	483.21	0.00	0.00	483.21	04
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	00
Total	2447.02	19.27	2427.75	22.08	18.99	4.33	4.09	427.86	1928.22	16.66	5.52	1950.40	16
Total Number of Same Buildings	1												

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHAILESH KUMAR RMC/LE/0015/15-16			



Proposal Basic Information	
Proposal File No.	RMC/EP/0225/W05/2020
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Khata No.	68
Plot No.	2463
Village Name	BADAGANJ
Use	Residential
SubUse	Residential Bldg/Apartment



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	74
A (BUILDING)	D1	0.90	2.10	16
A (BUILDING)	D	1.05	2.10	64
A (BUILDING)	FD	1.40	2.10	08
A (BUILDING)	FD	1.66	2.10	04
A (BUILDING)	FD	2.11	2.10	04
A (BUILDING)	FD	2.15	2.10	05
A (BUILDING)	FD	2.30	2.10	04
A (BUILDING)	FD	2.65	2.10	04
A (BUILDING)	FD	2.73	2.10	01
A (BUILDING)	FD	2.78	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

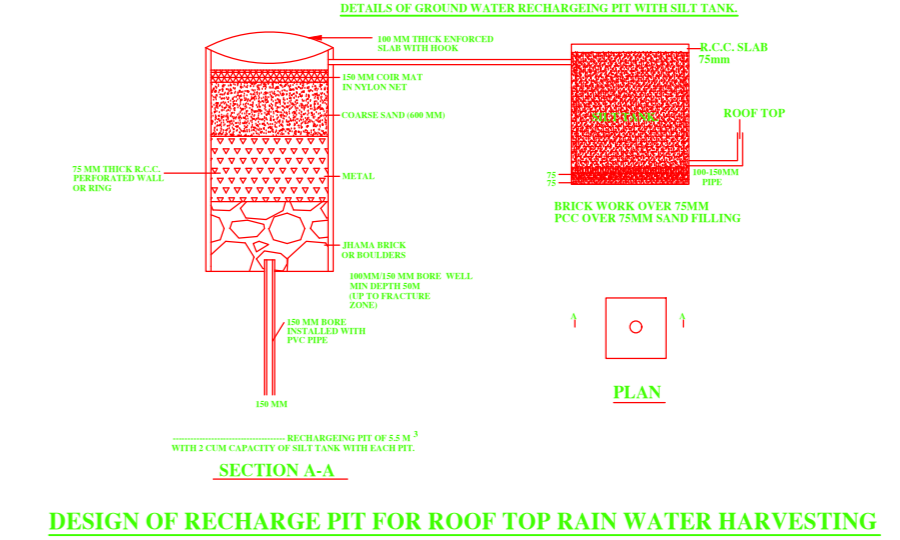
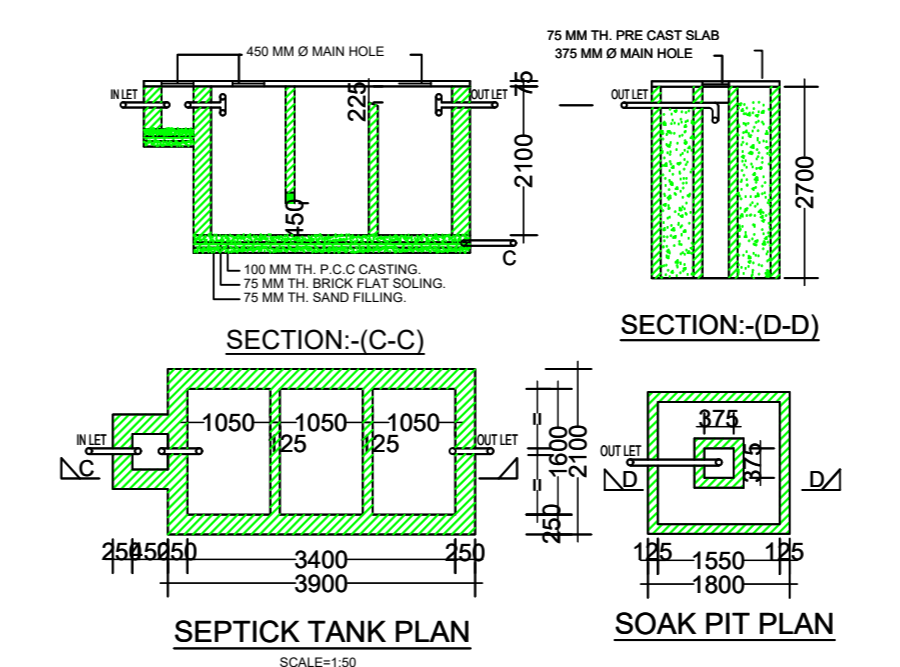
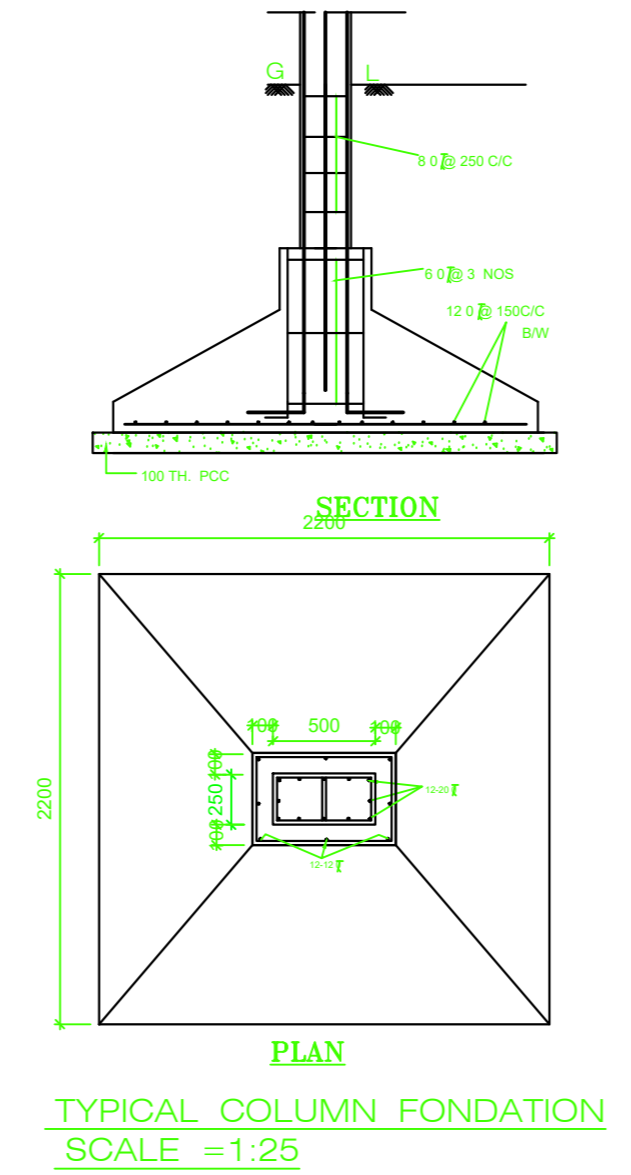
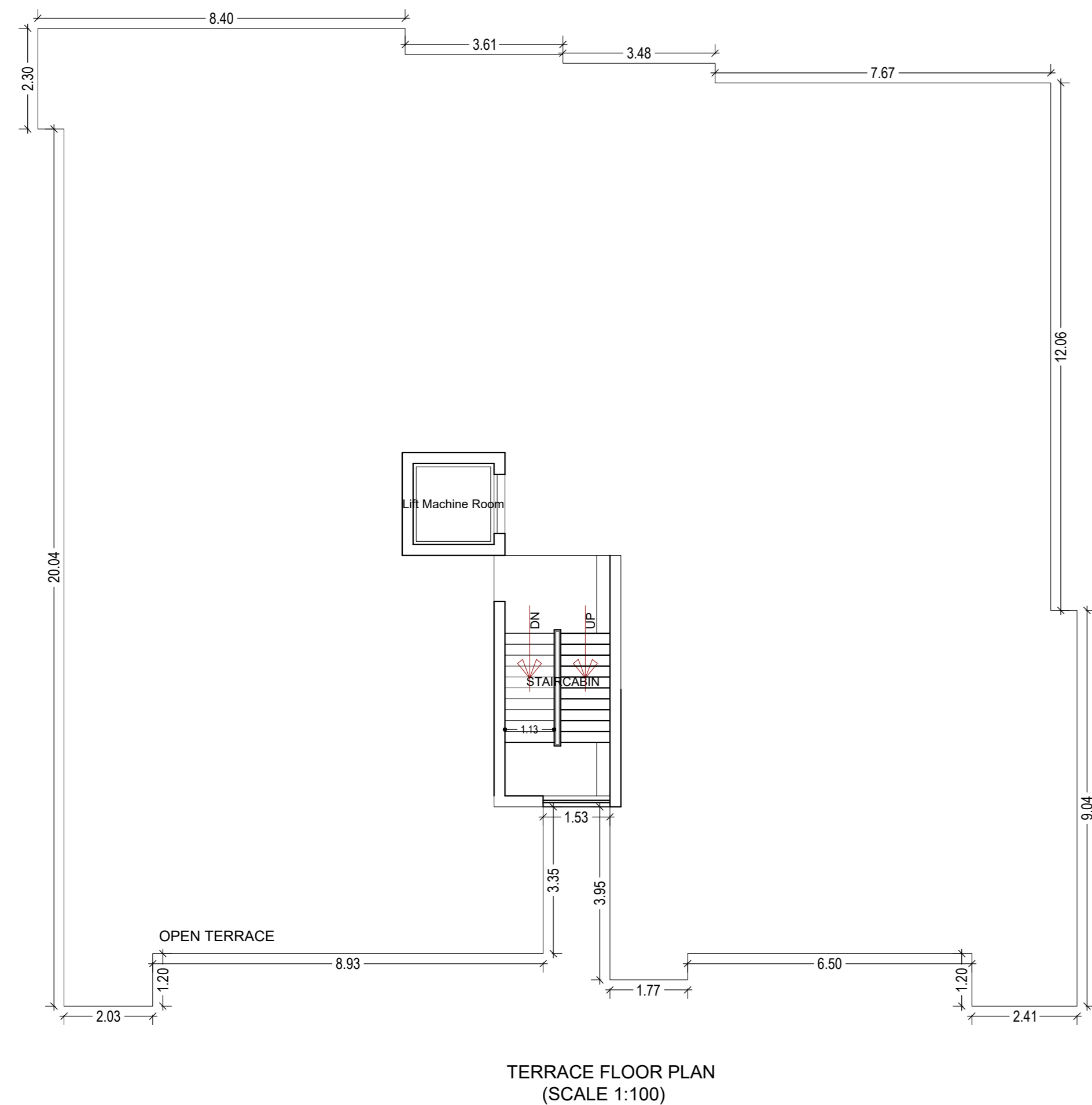
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W2	0.90		17
A (BUILDING)	W	1.04		
A (BUILDING)	W	1.20	1.50	04
A (BUILDING)	W3	1.55	1.50	04
A (BUILDING)	W01	1.37		04
A (BUILDING)	W01	1.40	2.10	04
A (BUILDING)	W	1.50	1.50	10
A (BUILDING)	W01	1.56	2.10	04
A (BUILDING)	W	1.58	1.50	03
A (BUILDING)	W	1.80		
A (BUILDING)	W01	1.88	2.10	01
A (BUILDING)	W01	2.10	2.10	03

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3& 4 FLOOR PLAN	1.19 X 0.00 X 1 X 3	20.04	37.98
	1.09 X 0.00 X 1 X 3	11.73	
	0.60 X 0.00 X 1 X 3	6.21	
<b>Total</b>			<b>37.98</b>

UnibUA Table for Building 'A (BUILDING)

FLOOR	Name	UnibUA Type	UnibUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FLAT-1	FLAT	118.30	118.25	12	4
	FLAT-2	FLAT	111.19	111.12	11	
	FLAT-3	FLAT	106.48	106.40	11	
	FLAT-4	FLAT	122.35	122.24	13	
4 FLOOR PLAN	FLAT-01	FLAT	117.07	116.33	11	12
	FLAT-02	FLAT	111.09	111.02	11	
	FLAT-03	FLAT	107.49	107.40	12	
	FLAT-04	FLAT	125.73	119.64	12	
<b>Total</b>			<b>1942.46</b>	<b>1903.20</b>	<b>185</b>	<b>16</b>



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SHAILESH KUMAR RMC/EP/0225/W05/16			