

Building :A (BUILDING)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
				Lift	Balcony	Accessory Use	Parking	Resi.	Commercial				
Basement Floor	580.52	0.00	580.52	3.71	0.00	0.00	526.85	0.00	0.00	9.56	9.56	9.56	00
Ground Floor	405.27	11.42	393.85	0.00	0.00	33.03	0.00	0.00	360.82	0.00	360.82	360.82	03
First Floor	405.28	15.68	389.60	7.44	0.00	6.13	0.00	0.00	376.03	0.00	376.03	376.03	03
Second Floor	468.11	0.00	468.11	3.71	34.17	0.00	0.00	430.23	0.00	0.00	430.23	430.23	05
Third Floor	468.11	0.00	468.11	3.71	34.17	0.00	0.00	430.23	0.00	0.00	430.23	430.23	05
Fourth Floor	468.11	0.00	468.11	3.71	34.17	0.00	0.00	430.23	0.00	0.00	430.23	430.23	05
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	2795.40	27.10	2768.30	22.28	102.51	39.16	526.85	1290.69	736.86	9.56	2037.10	2037.10	21
Total Number of Same Buildings	1												
Total	2795.40	27.10	2768.30	22.28	102.51	39.16	526.85	1290.69	736.86	9.56	2037.10	2037.10	21

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
					Lift	Balcony	Accessory Use	Parking	Resi.	Commercial				
A (BUILDING)	1	2795.40	27.10	2768.30	22.28	102.51	39.16	526.85	1290.69	736.86	9.56	2037.10	2037.10	21
Grand Total	1	2795.40	27.10	2768.30	22.28	102.51	39.16	526.85	1290.69	736.86	9.56	2037.10	2037.10	21

Required Parking (Table 7a)

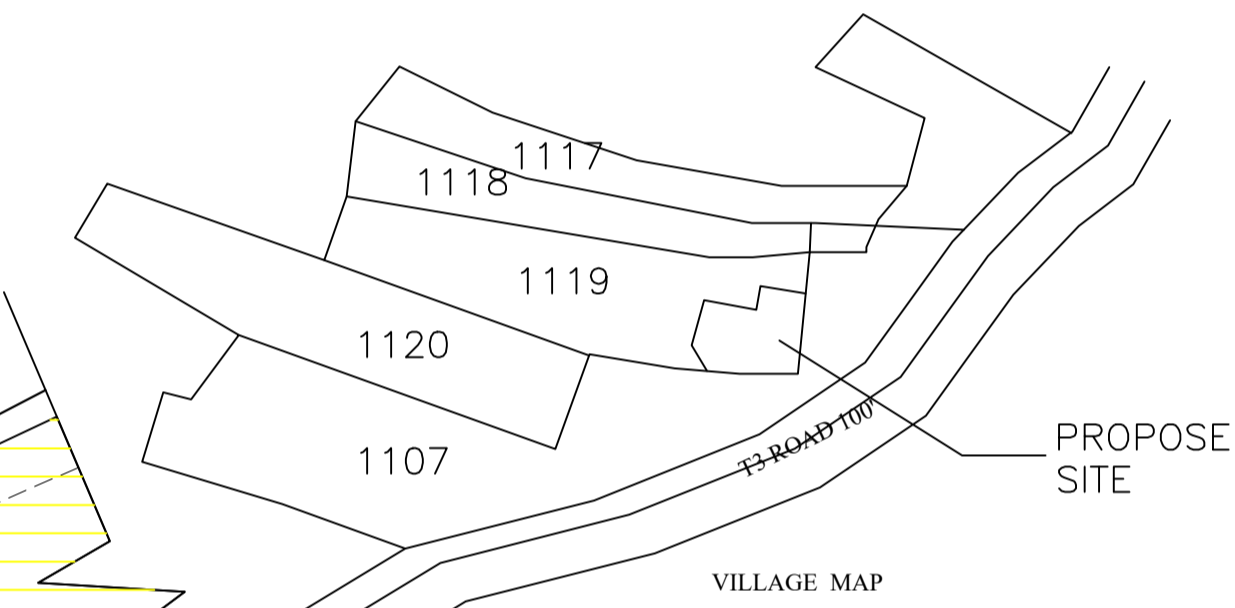
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.		
A (BUILDING)	Commercial	Store	> 0	50	563.21	1	8	-	-	-	-		
			> 0	50	563.21	-	-	-	-	-	-		
			> 140	1	15.00	1	15	-	-	-	-		
A (BUILDING)	Residential	Residential Bldg/Apartment	> 0	1	15.00	-	-	-	-	-	-		
			> 140	1	15.00	-	-	-	-	-	-		
			> 0	1	15.00	-	-	1	2	-	-		
Total			-	-	-	23	23	-	2	2	-	39	39

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	23	287.50
Total Car	23	287.50	23	287.50
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	39	78.00
Total TwoWheeler	39	78.00	39	78.00
Other Parking	-	-	-	580.52
Total		390.50		1049.02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	d2	0.75	2.10	02
A (BUILDING)	D3	0.75	2.10	60
A (BUILDING)	d2	0.79	2.10	03
A (BUILDING)	D3	0.82	2.10	03
A (BUILDING)	D2	0.83	2.10	03
A (BUILDING)	D2	0.90	2.10	39
A (BUILDING)	FD	0.90	2.10	03
A (BUILDING)	FD	1.00	2.10	12
A (BUILDING)	FD	1.05	2.10	03
A (BUILDING)	D3	1.14	2.10	03
A (BUILDING)	FD	1.20	2.10	12
A (BUILDING)	RS	2.00	2.10	16



SCHEDULE OF WINDOW/VENTILATION:

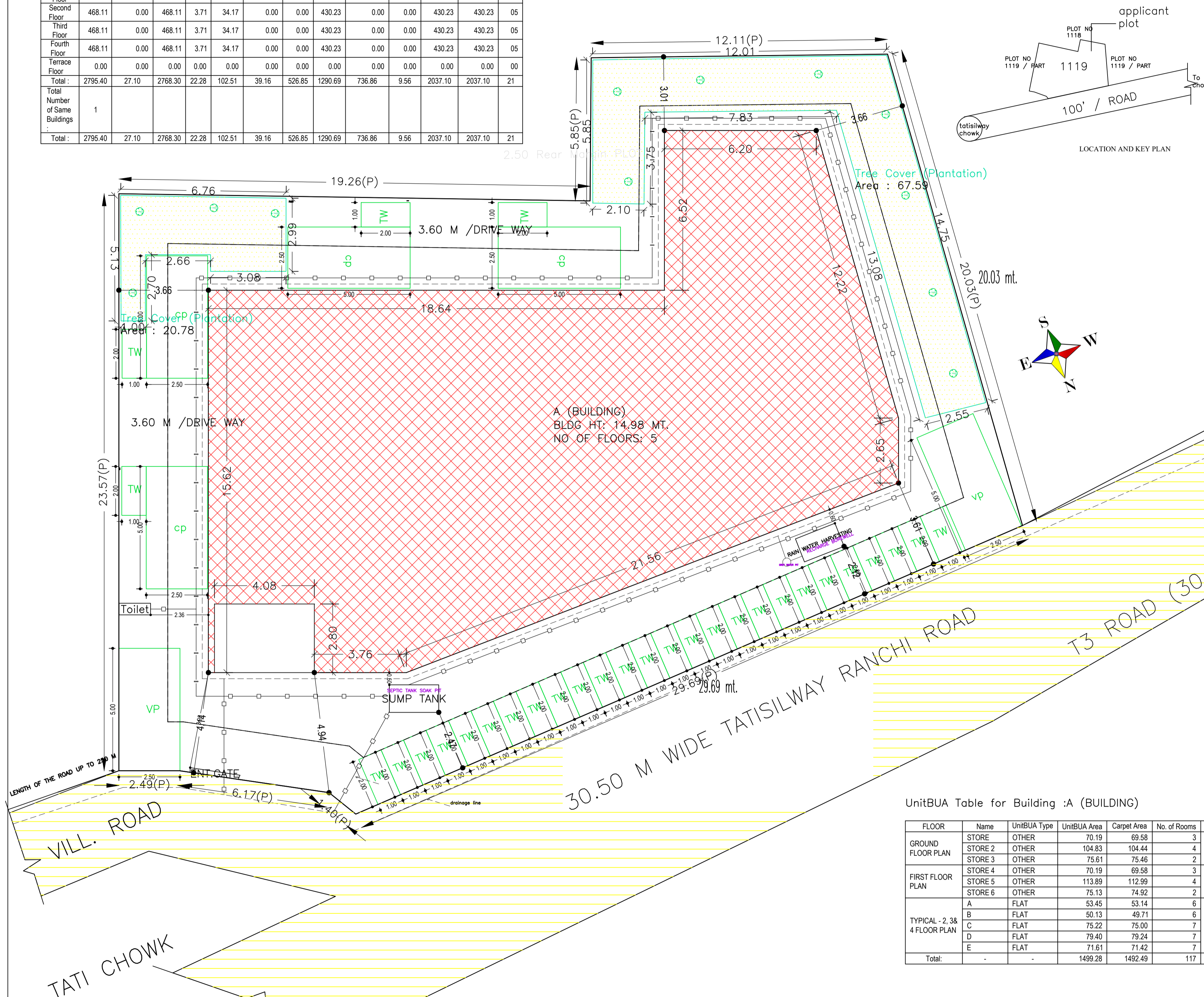
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	v	0.60	0.60	05
A (BUILDING)	V	0.60	0.60	27
A (BUILDING)	W3	1.04	1.20	03
A (BUILDING)	W3	1.20	1.20	03
A (BUILDING)	W2	1.20	1.20	06
A (BUILDING)	W3	1.22	1.20	03
A (BUILDING)	W3	1.45	1.20	03
A (BUILDING)	W2	1.50	1.20	03
A (BUILDING)	W	1.69	1.20	06
A (BUILDING)	W	1.80	1.20	30

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3& 4 FLOOR PLAN	1.20 X 5.64 X 1 X 3	20.31	205.02
	1.20 X 4.56 X 1 X 3	16.41	
	1.20 X 3.38 X 1 X 3	12.15	
	1.20 X 6.52 X 1 X 3	23.49	
	1.20 X 6.21 X 1 X 3	22.35	
	1.20 X 3.13 X 2 X 3	22.50	
	1.20 X 3.26 X 1 X 3	11.76	
	1.20 X 2.85 X 1 X 3	10.26	
	1.20 X 3.56 X 1 X 3	12.81	
	1.20 X 3.05 X 1 X 3	10.95	
	1.20 X 3.43 X 1 X 3	12.33	
	1.20 X 5.18 X 1 X 3	18.66	
	1.20 X 3.07 X 1 X 3	11.04	
Total			205.02

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	STORE	OTHER	70.19	69.58		3
	STORE 2	OTHER	104.83	104.44		4
	STORE 3	OTHER	75.61	75.46		2
FIRST FLOOR PLAN	STORE 4	OTHER	70.19	69.58		3
	STORE 5	OTHER	113.89	112.99		4
	STORE 6	OTHER	75.13	74.92		2
TYPICAL - 2, 3& 4 FLOOR PLAN	A	FLAT	53.45	53.14		6
	B	FLAT	50.13	49.71		6
	C	FLAT	75.22	75.00		7
	D	FLAT	79.40	79.24		7
	E	FLAT	71.61	71.42		7
Total			1499.28	1492.49	117	21



SITE PLAN
SCALE 1:100

Proposal Basic Information

Proposal File No.	RRDA/BP/0245/2021
Owner Name	SMT KANTI DEVI
Khata No	196
Plot No	1119
Village Name	Tati
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT RANCHI REGIONAL DEVELOPMENT AUTHORITY	VERSION NO: 1.0.62 VERSION DATE: 16/10/2020
PROJECT DETAIL:	Plot Use: Mixed
Region: JHARKHAND URBAN LOCAL BODIES	Plot SubUse: Resi+Comm
District: RANCHI	PlotNearby/Religious/Structure: NA
Authority: RANCHI REGIONAL DEVELOPMENT AUTHORITY	Plot/SubPlot No: 1119
Inward No: RRDA/BP/0245/2021	North: -
Application Type: General Proposal	South: -
Project Type: Building Permission	East: -
Nature of Development: New	West: -
Location of Development Area: New Area	
AREA DETAILS:	SO.MT.
AREA OF PLOT (Minimum)	(A) 806.10
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 806.10
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	88.37
Total	88.37
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 717.73
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 806.10
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 806.10
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	483.66
Proposed Coverage Area (48.86 %)	393.85
Total Prop. Coverage Area (48.86 %)	393.85
Balance coverage area (11.14 %)	89.81
FAR CHECK	
Perm. FAR Area (3.00)	2418.30
Total Perm. FAR area	2418.30
Residential FAR	1290.70
Commercial FAR	736.86
Proposed FAR Area	2037.12
Total Proposed FAR Area	2037.12
Consumed FAR (Factor)	2.53
Balance FAR Area	381.18
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	2768.30
ARCHITECT (Regd)	Kaushendra Kumar
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SMT KANTI DEVI
DEVELOPMENT AUTHORITY	LOCAL BODY

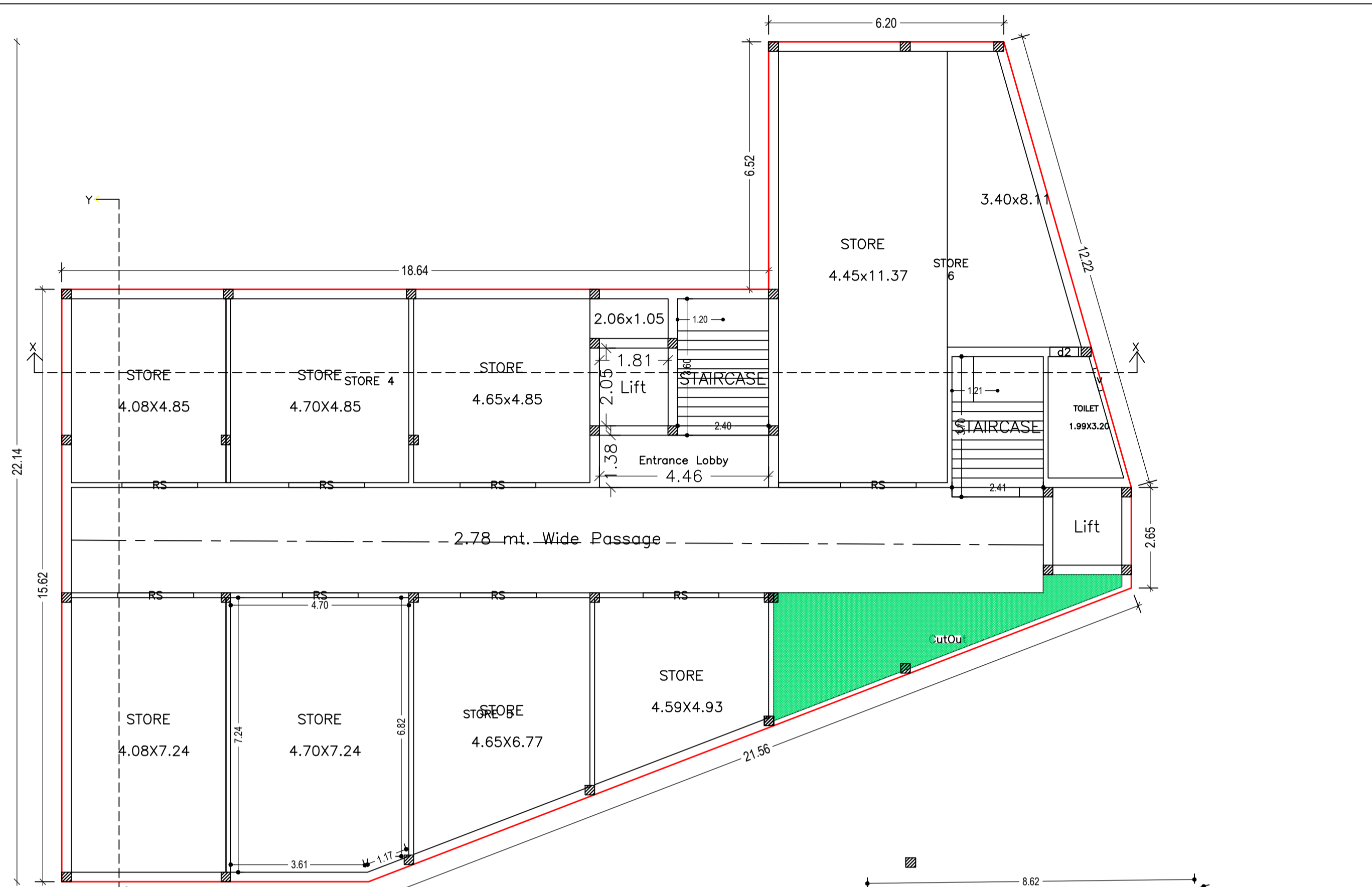
COLOR INDEX	
PLOT BOUNDARY	[Red Line]
ABUTTING ROAD	[Green Line]
PROPOSED CONSTRUCTION	[Yellow Line]
COMMON PLOT	[Blue Line]
ROAD WIDENING AREA	[Orange Line]
EXISTING (To be retained)	[Grey Line]
EXISTING (To be demolished)	[Black Line]

Buildingwise Floor FAR Details			
Floor Name	Building Name		Total
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	
Basement Floor	580.52	9.56	580.52
Ground Floor	393.85	360.82	360.82
First Floor	389.60	376.03	376.03
Second Floor	468.11	430.23	468.11
Third Floor	468.11	430.23	468.11
Fourth Floor	468.11	430.23	468.11
Terrace Floor	0.00	0.00	0.00
Total	2768.30	2037.10	2768.30

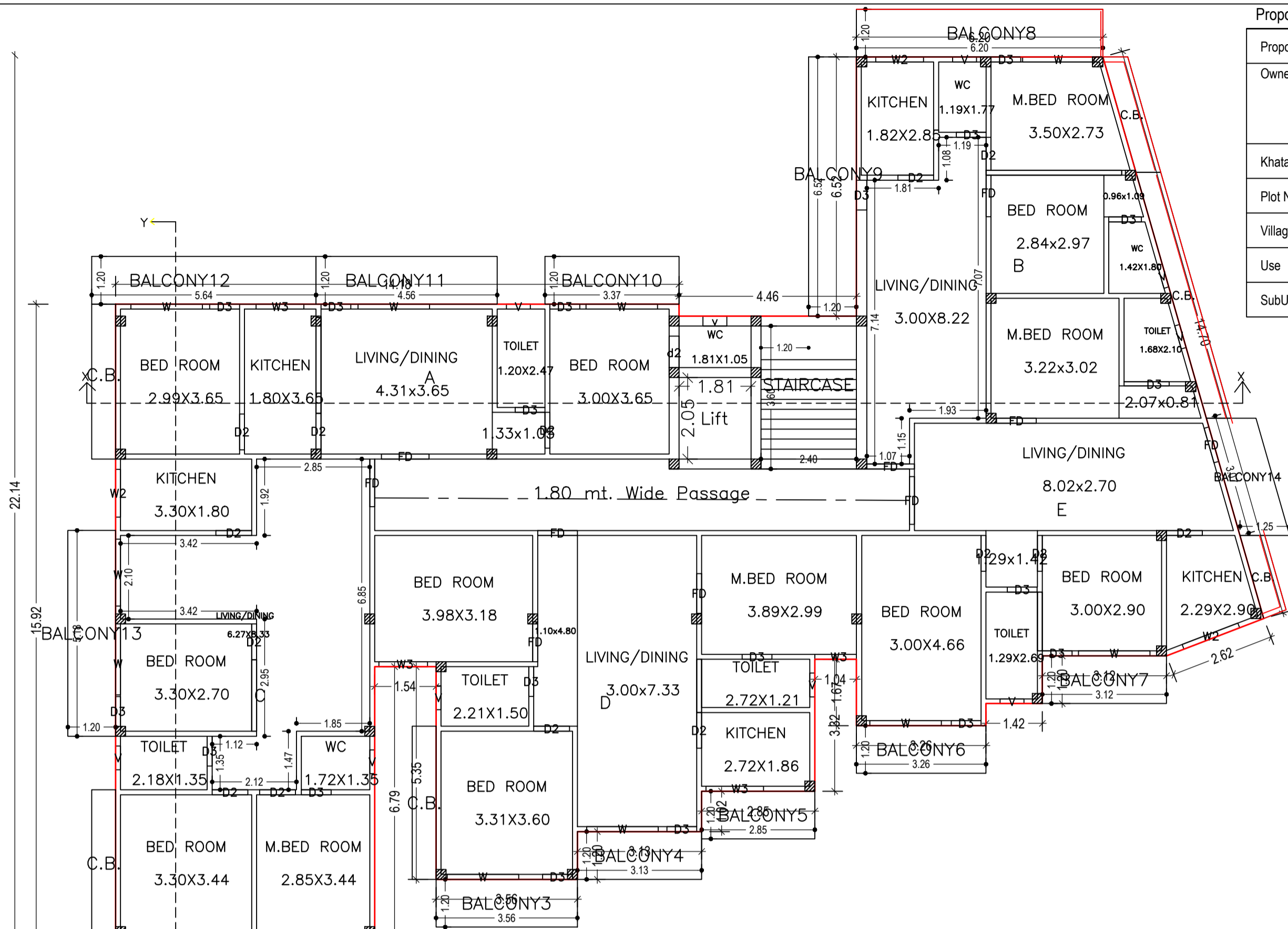
Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

LTP NAME AND SIGNATURE Kaushendra Kumar RRDA/ENG/0146/2019	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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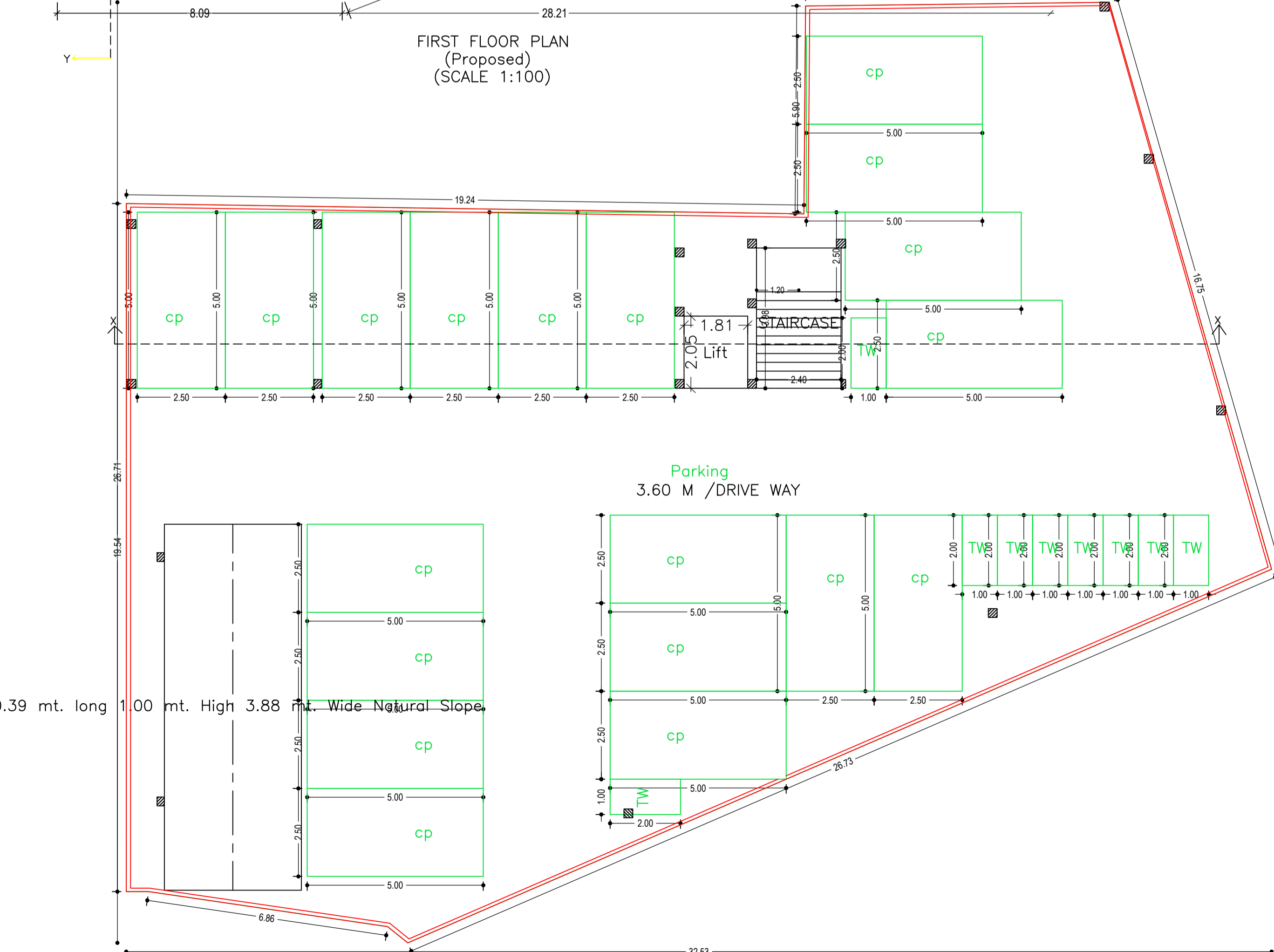
Proposal Basic Information	
Proposal File No.	RRDA/BP/0245/2021
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Khata No	196
Plot No	1119
Village Name	Tati
Use	Mixed
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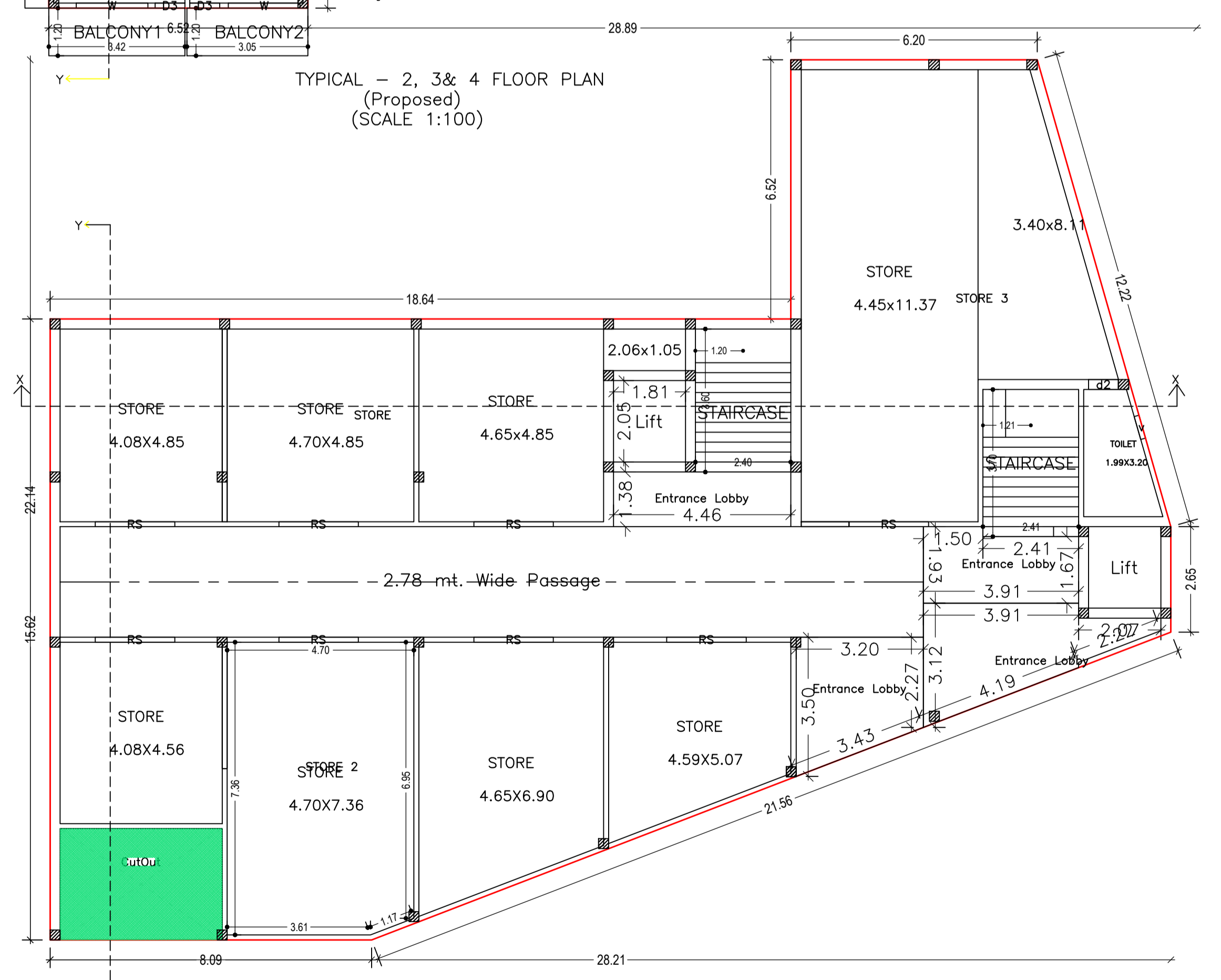
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



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



BASEMENT FLOOR PLAN (SCALE 1:100)

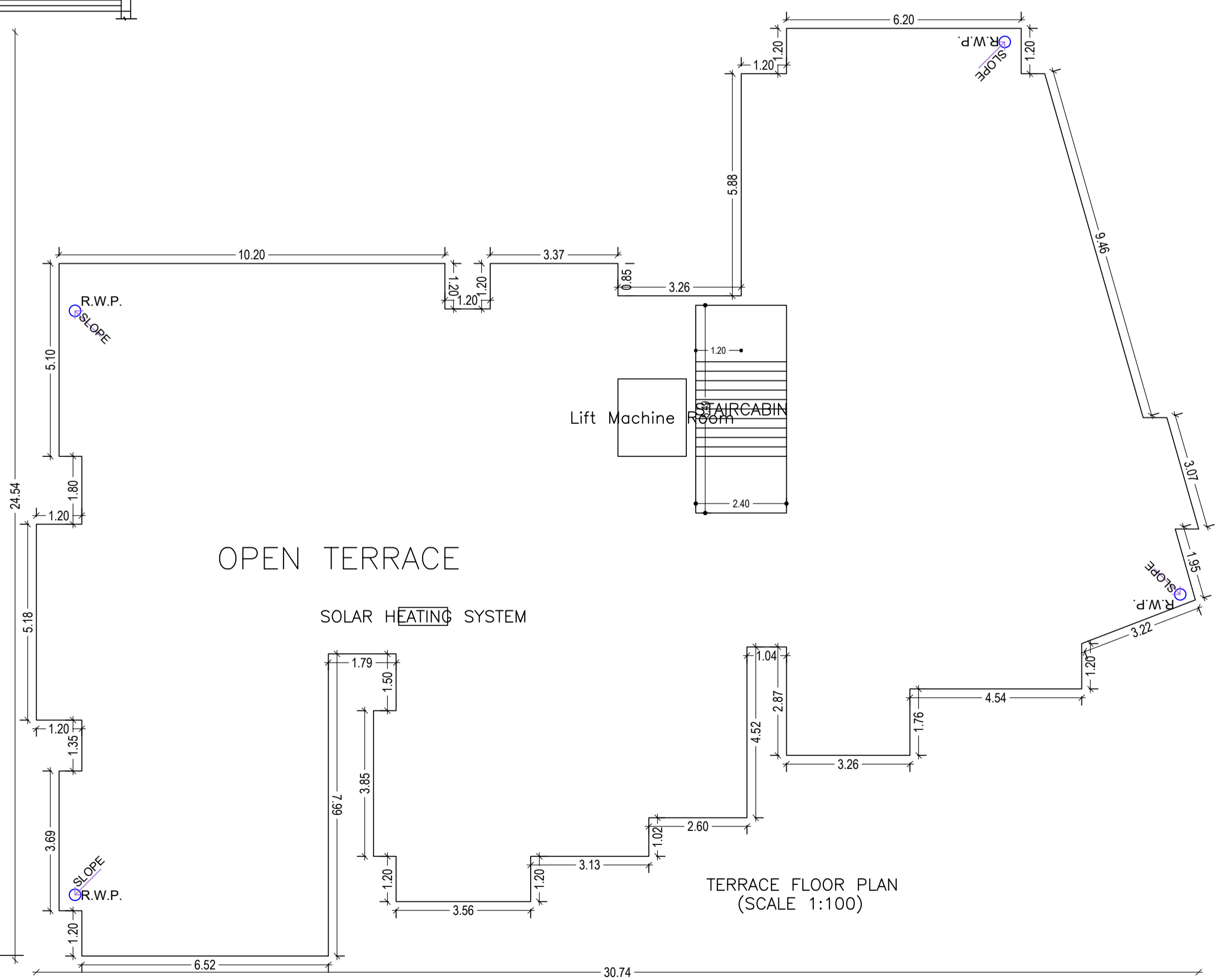
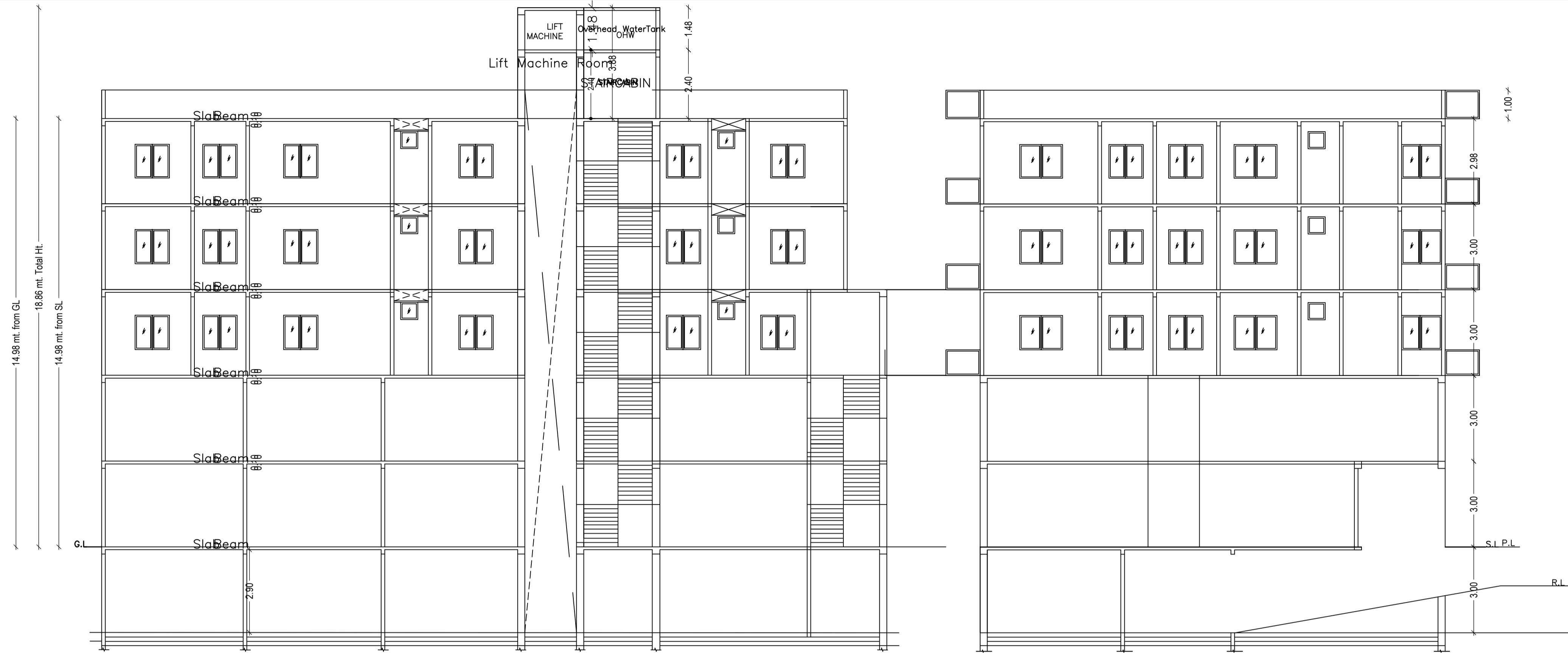


GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Kaushlendra Kumar RRDA/ENG/0146/2019			

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Kaushlendra Kumar RRDA/ENG/0146/2019			