

Proposal Basic Information	
Proposal File No.	RMC/EP/0303/10/2019/AL/2
Owner Name	RAJSUKH INFRA PROJECT PVT LTD THROUGH DIR SANJAY JAISWAL
Khata No.	23
Plot No.	230
Village Name	KOKAR
Use	Residential
SubUse	Residential Bldg/Apartment
AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.02 VERSION DATE: 16/10/2020
PROJECT DETAIL	
Region - JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District - RANCHI	Plot SubUse: Residential Bldg/Apartment
Authority - RANCHI MUNICIPAL CORPORATION	PlotNearby/Religious/Structure: NA
Inward No. - RMC/EP/0303/10/2019/AL/2	Plot/SubPlot No.: 230
Application Type: General Proposal	North: Plot No. - OTHERS PLOT
Project Type: Building Permission	South: Plot No. - OTHER PLOT
Nature of development: Addition or Alteration	East: Plot No. - OTHER PLOT
Location of development Area: Old Area	West: Road Width - 8.22
AREA DETAILS	
Area of Plot (Minimum)	SQ.MT.
Total	4.17
Deduction for NetPlot Area	4.17
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot Area)	946.81
Deduction for Balance Plot Area(from Gross Plot Area)	4.17
Common Plot	107.56
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	839.23
PLOT AREA FOR COVERAGE(Net Plot Area)	946.81
Plot Area for FAR (Net Plot Area + Road/Watering Area)	950.98
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	568.09
Proposed Coverage Area (46.63 %)	441.45
Total Prop. Coverage Area (46.63 %)	441.45
Balance coverage area (13.38 %)	126.54
FAR CHECK	
Perm. FAR Area (1.50)	2377.45
Total Perm. FAR area	2377.45
Residential FAR	1745.33
Proposed FAR Area	1758.62
Total Proposed FAR Area	1758.62
Consumed FAR (Factor)	1.85
Balance FAR Area	618.83
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	2437.85
ARCHITECT (Regd)	
Rajeev Srivastava	
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	
RAJSUKH INFRA PROJECT PVT LTD THROUGH DIR SANJAY JAISWAL	
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)	

Floor Name	Building Name				Total			
	Proposed Built Up Area (Sq.mt)	Existing Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Existing FAR Area (Sq.mt)	Total Proposed Built Up Area (Sq.mt)	Total Existing Built Up Area (Sq.mt)	Total FAR Area (Sq.mt)	Total Existing FAR Area (Sq.mt)
Ground And Parking Floor	13.29	428.16	13.29	0.00	13.29	428.16	13.29	0.00
First Floor	197.75	281.66	185.72	250.61	197.75	281.66	185.72	250.61
Second Floor	197.75	281.66	185.72	250.61	197.75	281.66	185.72	250.61
Third Floor	197.75	281.66	185.72	250.61	197.75	281.66	185.72	250.61
Fourth Floor	197.75	281.66	185.72	250.61	197.75	281.66	185.72	250.61
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	804.29	1554.80	756.17	1002.44	804.29	1554.80	756.17	1002.44

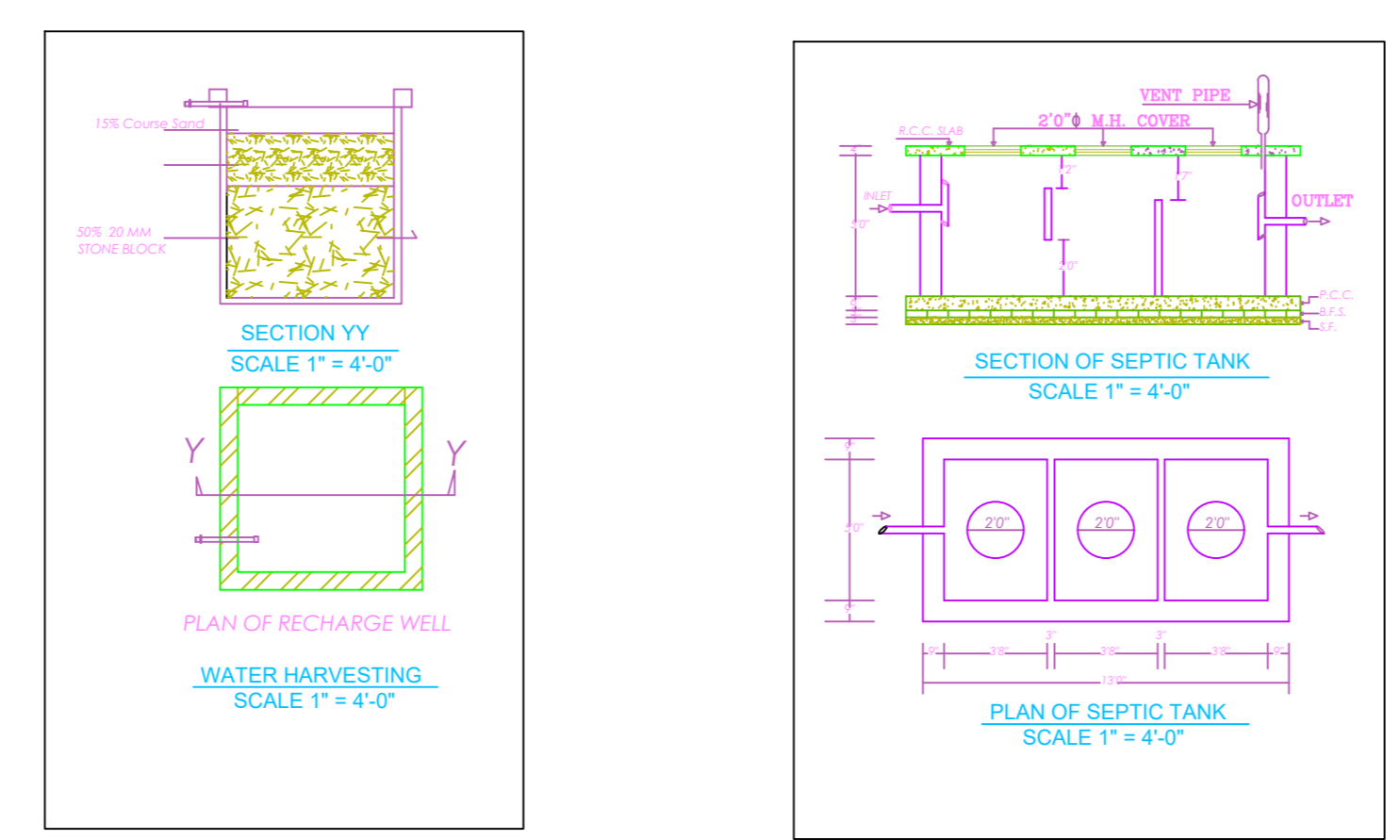
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

Building Name	Type	SubUse	Units		Car		Visitors Car		TwoWheeler		
			Area (Sq.mt)	Reqd./Unit	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	
A (BUILDING)	Residential	Residential Bldg/Apartment	0-140	1	20.00	1	20	-	-	-	-
			>140	1.5	-	1	-	-	-	-	-
			>0	1	20.00	-	-	-	-	1	20
Total			-	-	20	20	-	2	20	-	

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	16	200.00
Two Stack Car	-	-	4	50.00
Total Car	20	250.00	20	250.00
Visitors Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	20	40.00	20	40.00
Other Parking	-	-	-	273.42
Total	315.00	-	628.42	-

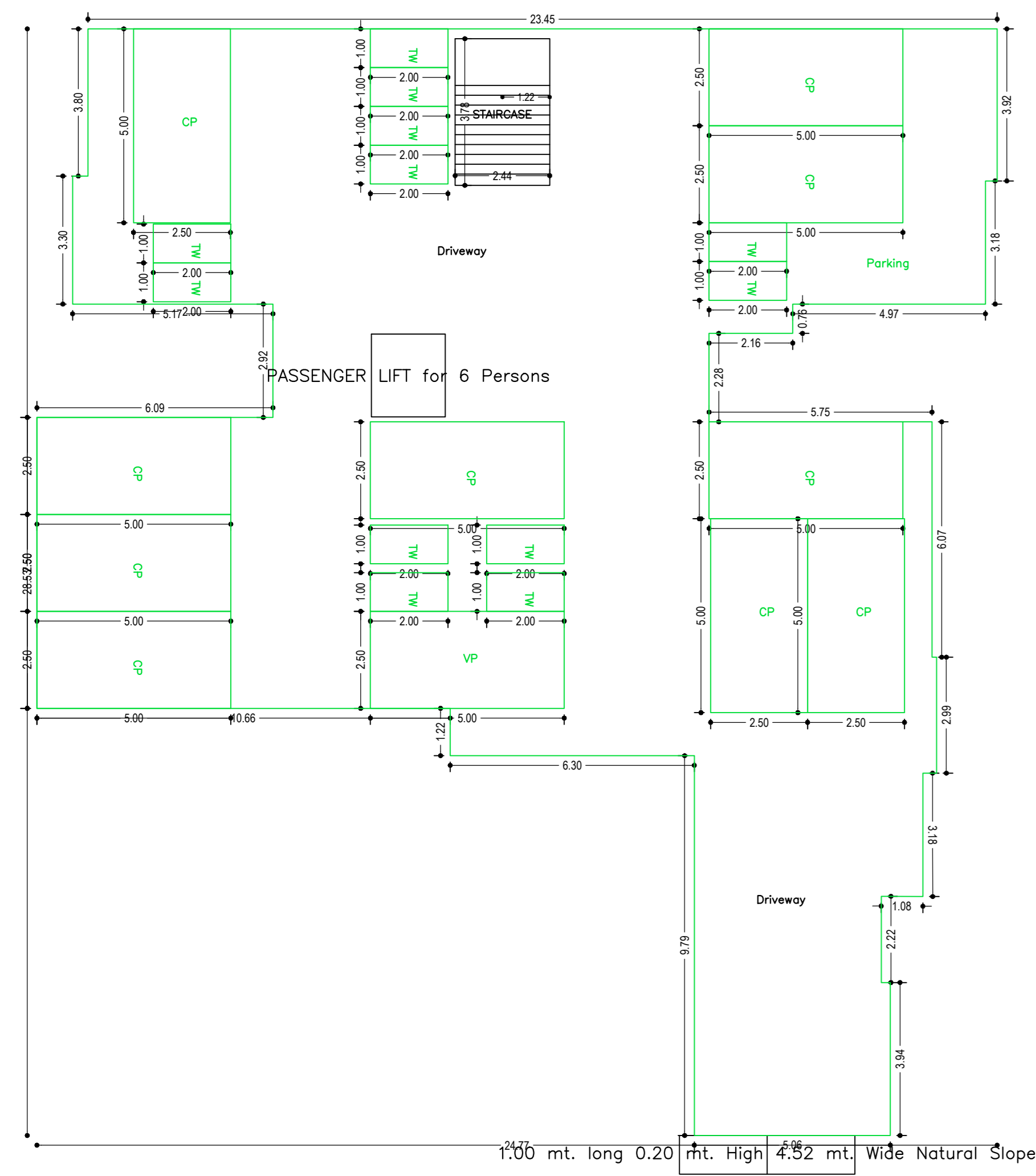
Building	No. of Same Bldg	Total Built Up Area (Sq.mt)	Existing Built Up Area (Sq.mt)	Proposed Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)				Existing FAR Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Add Area in Existing FAR (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed FAR Area (Sq.mt)	Tntmt (No.)
					Lift	Balcony	Void	Parking						
A (BUILDING)	1	2437.85	1554.80	804.29	109.32	126.88	14.88	428.16	1002.44	742.88	9.22	1758.61	1758.61	20
Total	1	2437.85	1554.80	804.29	109.32	126.88	14.88	428.16	1002.44	742.88	9.22	1758.61	1758.61	20

Floor Name	Total Built Up Area (Sq.mt)	Existing Built Up Area (Sq.mt)	Proposed Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)				Existing FAR Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Add Area in Existing FAR (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed FAR Area (Sq.mt)	Tntmt (No.)
				Lift	Balcony	Void	Parking						
Ground And Parking Floor	441.45	428.16	13.29	0.00	0.00	0.00	428.16	0.00	0.00	9.22	13.29	13.29	00
First Floor	499.10	281.66	197.75	27.33	31.72	3.72	0.00	250.61	185.72	0.00	436.33	436.33	05
Second Floor	499.10	281.66	197.75	27.33	31.72	3.72	0.00	250.61	185.72	0.00	436.33	436.33	05
Third Floor	499.10	281.66	197.75	27.33	31.72	3.72	0.00	250.61	185.72	0.00	436.33	436.33	05
Fourth Floor	499.10	281.66	197.75	27.33	31.72	3.72	0.00	250.61	185.72	0.00	436.33	436.33	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	2437.85	1554.80	804.29	109.32	126.88	14.88	428.16	1002.44	742.88	9.22	1758.61	1758.61	20

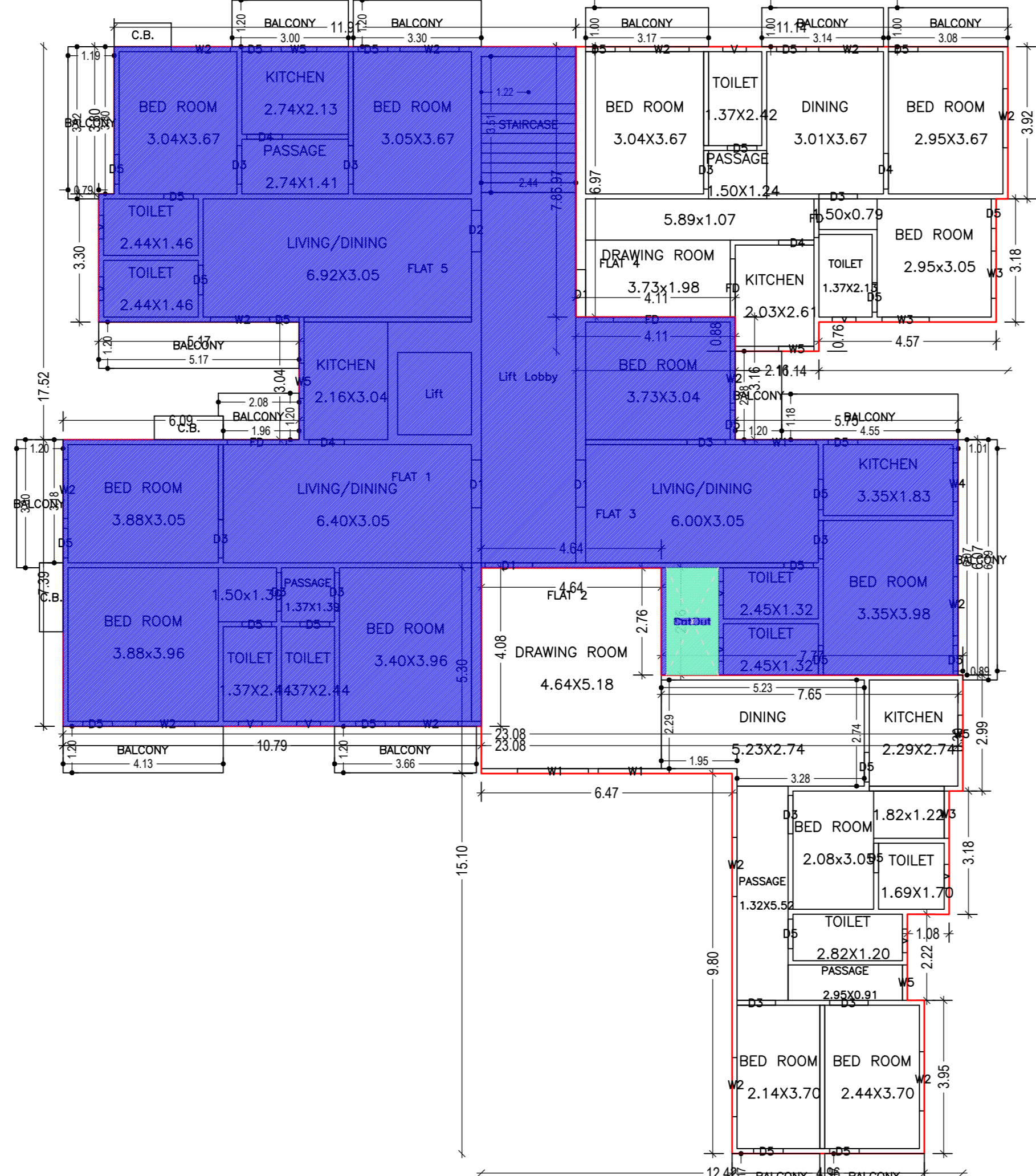


SITE PLAN

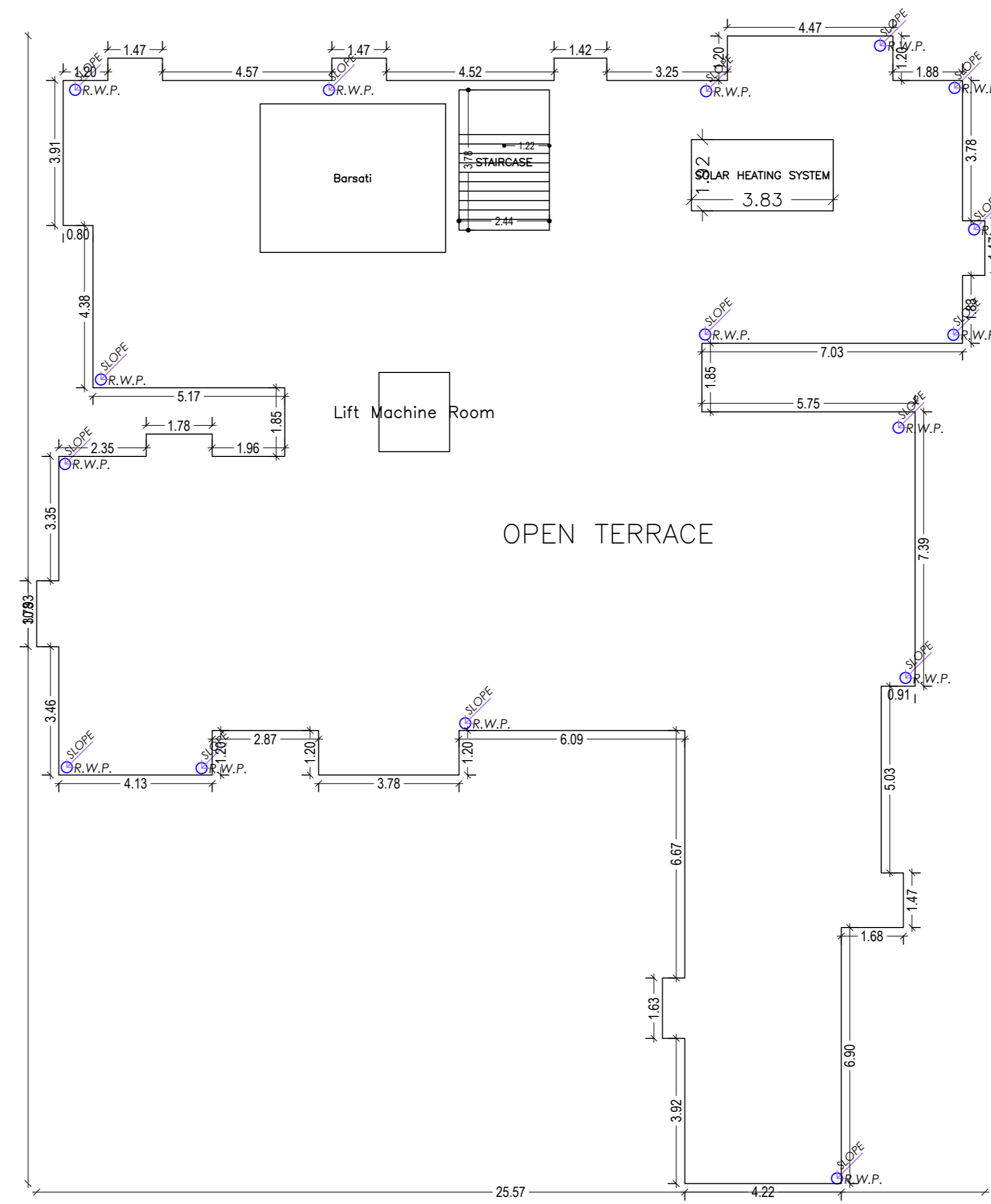
Proposal Basic Information	
Proposal File No.	RMC/EP/0903/W10/2019/AL/2
Owner Name	RAJSUKH INFRA PROJECT PVT LTD THROUGH DIR SANJAY JAISWAL
Khata No.	23
Plot No.	230
Village Name	KOKAR
Use	Residential
Sub Use	Residential Bldg/Apartment



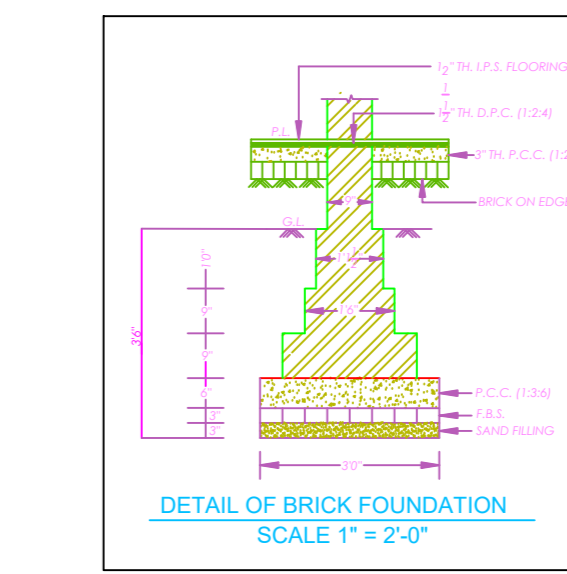
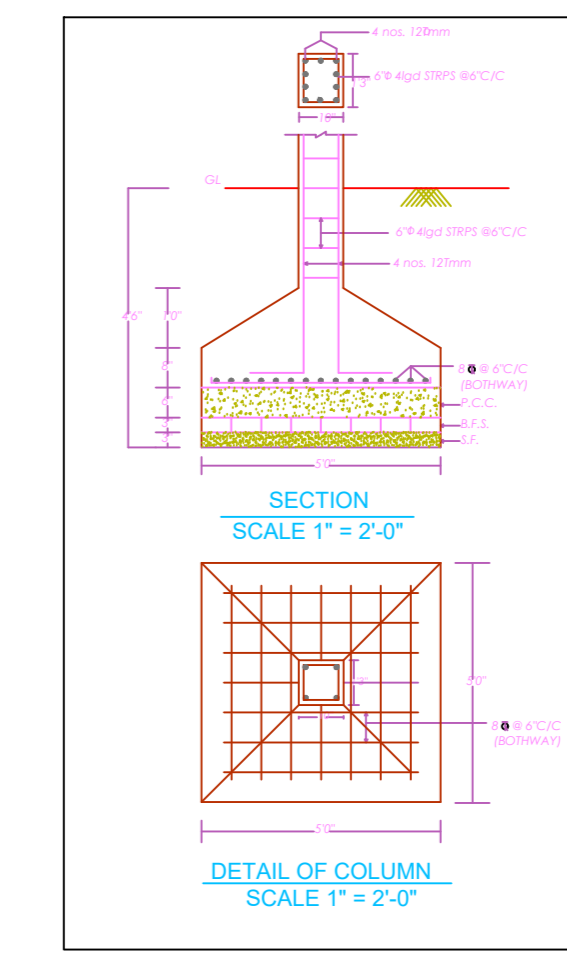
GROUND AND PARKING FLOOR PLAN (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D5	0.76	2.10	108
A (BUILDING)	D5	0.78	2.10	04
A (BUILDING)	D4	0.91	2.10	16
A (BUILDING)	D3	0.99	2.10	48
A (BUILDING)	D0	1.00	2.10	04
A (BUILDING)	D2	1.07	2.10	04
A (BUILDING)	D1	1.22	2.10	12
A (BUILDING)	D7	1.23	2.10	04
A (BUILDING)	FD	1.60	2.10	04
A (BUILDING)	FD	1.52	1.20	04
A (BUILDING)	FD	2.00	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

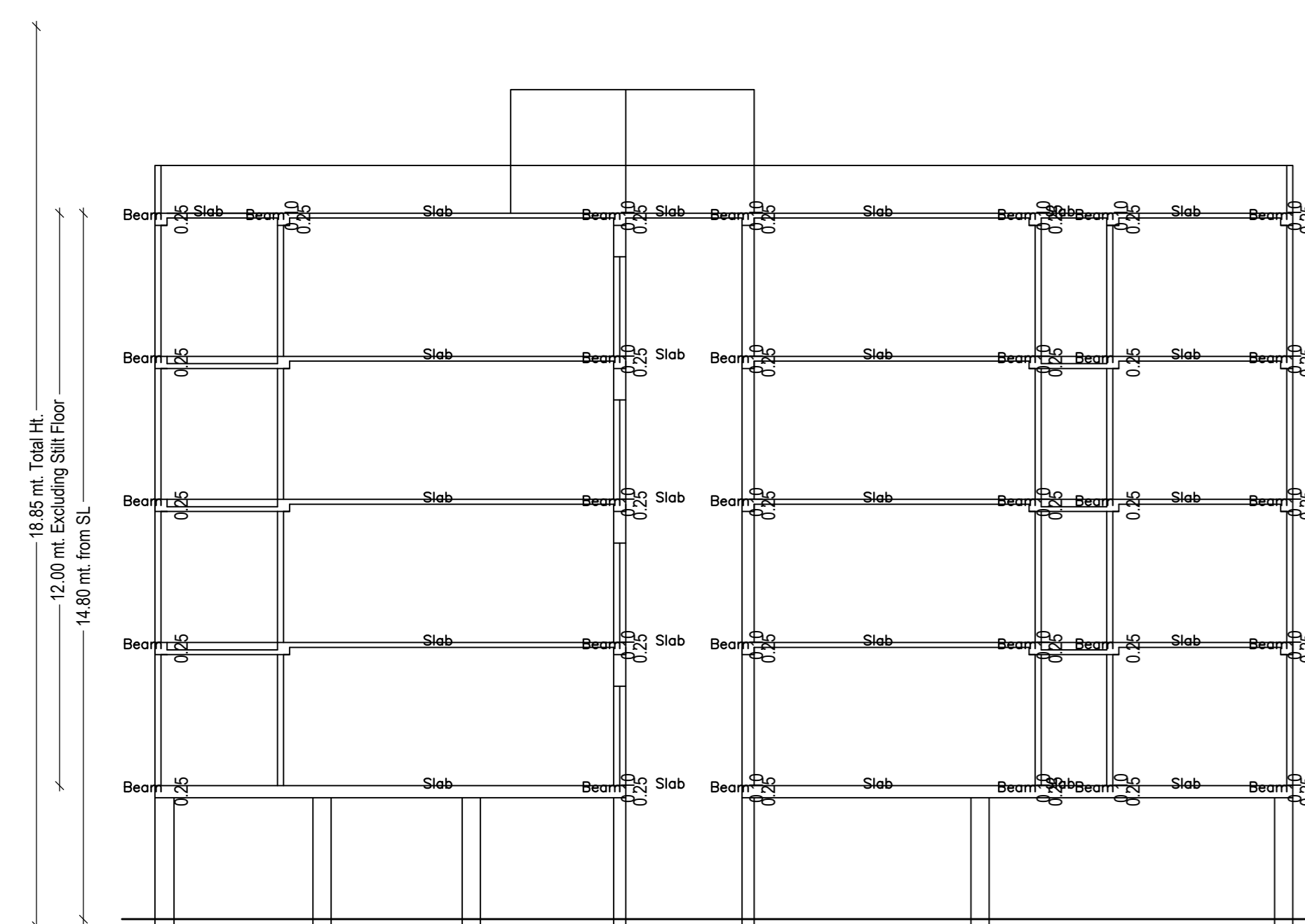
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.61	1.20	28
A (BUILDING)	V	0.61	1.20	12
A (BUILDING)	W4	0.91	1.20	20
A (BUILDING)	W4	1.00	1.20	04
A (BUILDING)	W3	1.22	1.20	12
A (BUILDING)	W2	1.34	1.20	04
A (BUILDING)	W2	1.52	1.20	52
A (BUILDING)	W1	1.83	1.20	12

Balcony Calculations Table

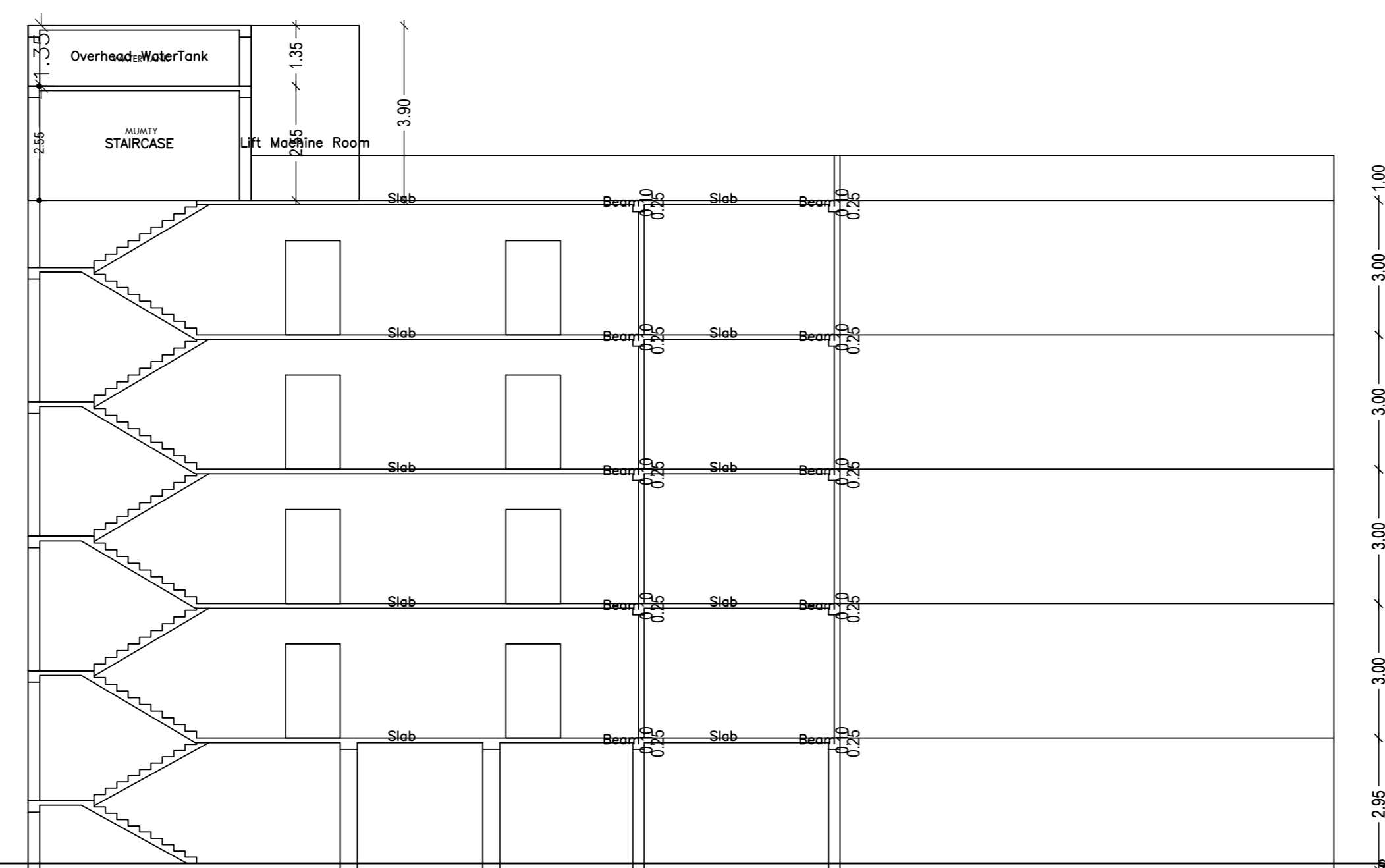
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1 - 4 FLOOR PLAN	1.20 X 3.00 X 1 X 4	14.40	254.04
	1.20 X 3.30 X 2 X 4	31.68	
	1.01 X 3.17 X 1 X 4	12.72	
	1.01 X 3.14 X 1 X 4	12.60	
	1.01 X 3.08 X 1 X 4	12.36	
	1.15 X 3.52 X 1 X 4	16.44	
	1.20 X 5.17 X 1 X 4	24.80	
	1.20 X 2.08 X 1 X 4	9.98	
	1.20 X 4.13 X 1 X 4	19.84	
	1.20 X 3.68 X 1 X 4	17.56	
	1.17 X 2.28 X 1 X 4	10.64	
	1.17 X 2.57 X 1 X 4	12.04	
	1.20 X 2.80 X 1 X 4	13.44	
	1.20 X 2.28 X 1 X 4	10.92	
	1.18 X 4.55 X 1 X 4	21.40	
Total			254.04

Unit/BUA Table for Building :A (BUILDING)

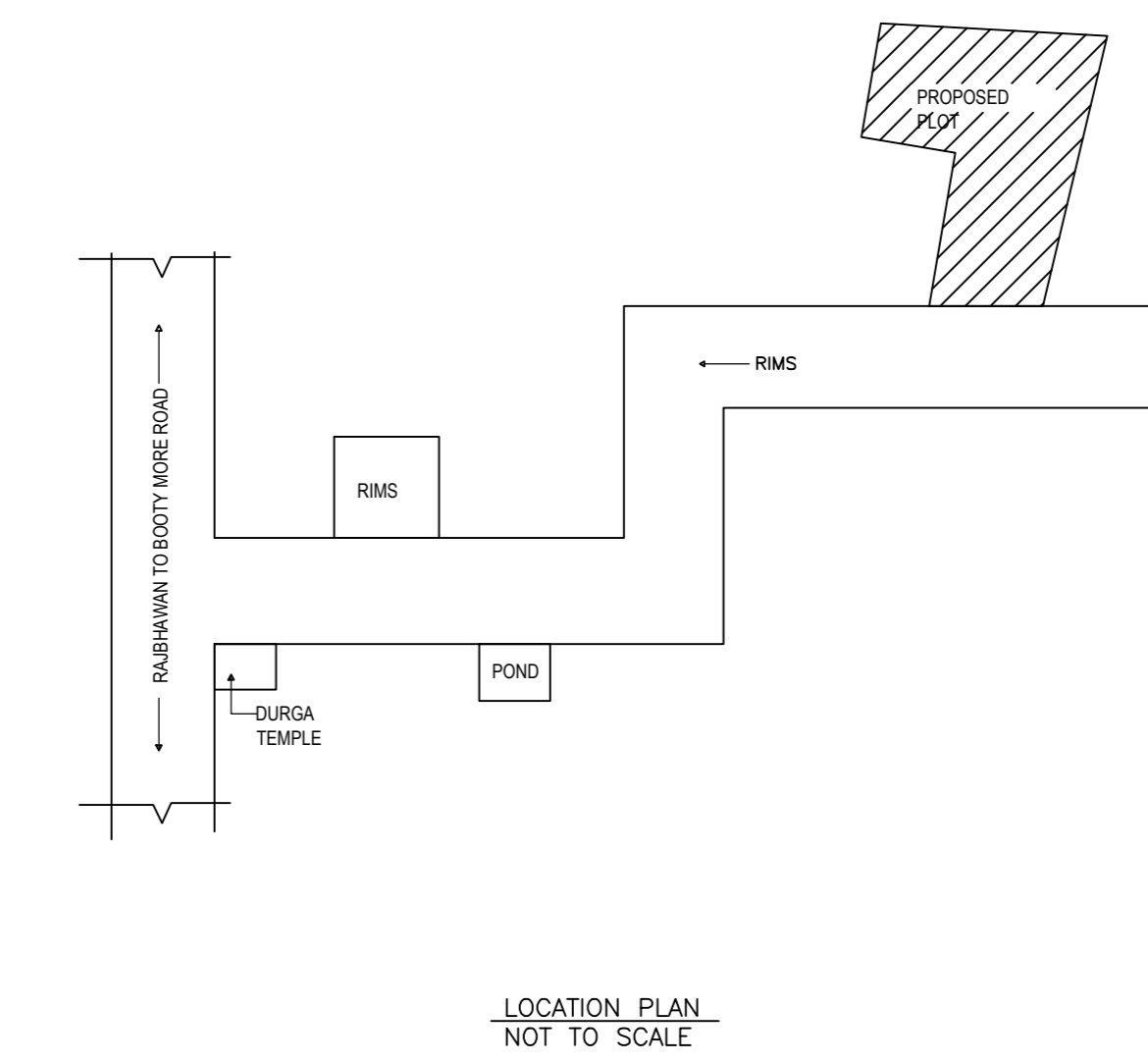
FLOOR	Name	Unit/BUA Type	Existing	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1 - 4 FLOOR PLAN	FLAT 1	FLAT	Proposed	81.07	80.82	8	20
	FLAT 2	FLAT	Proposed	89.01	88.29	10	
	FLAT 3	FLAT	Existing	97.84	97.50	8	
	FLAT 4	FLAT	Proposed	74.21	73.90	9	
	FLAT 5	FLAT	Existing	63.41	63.11	7	
Total				1482.15	1454.52	160	20



SECTION XX'

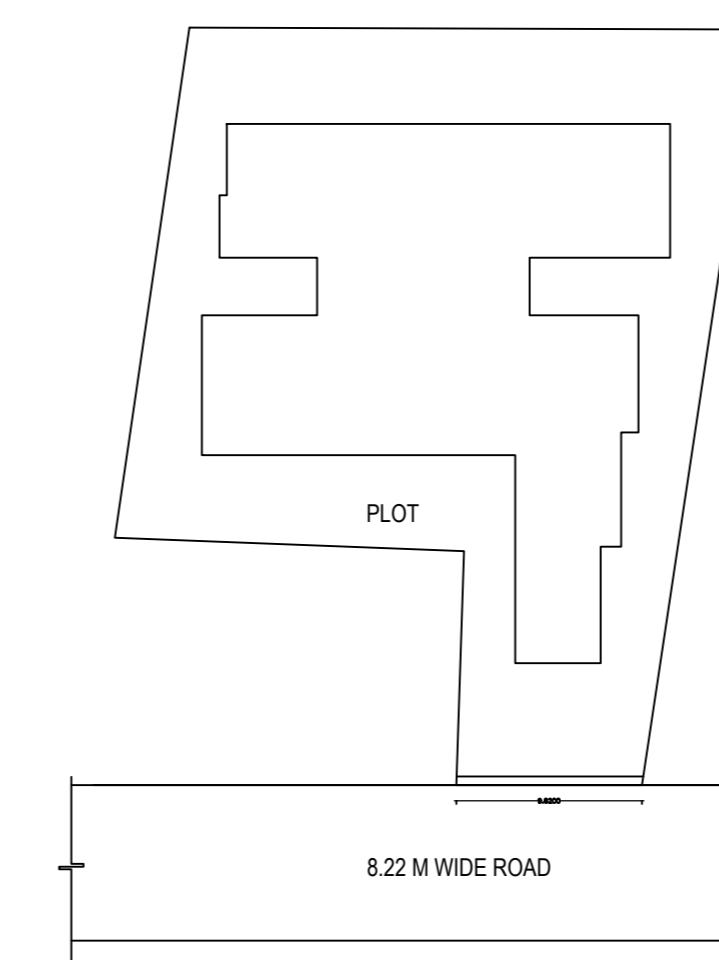
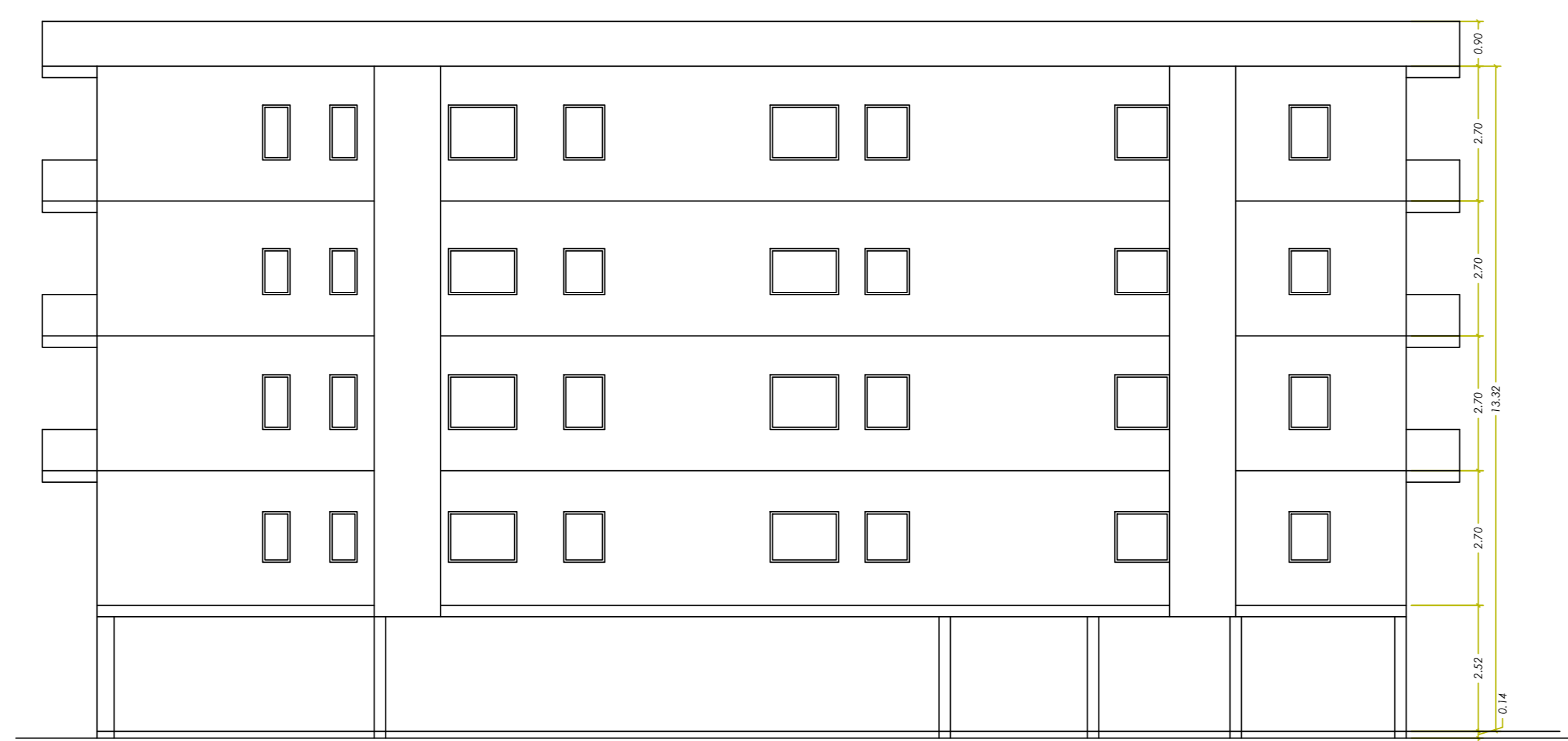
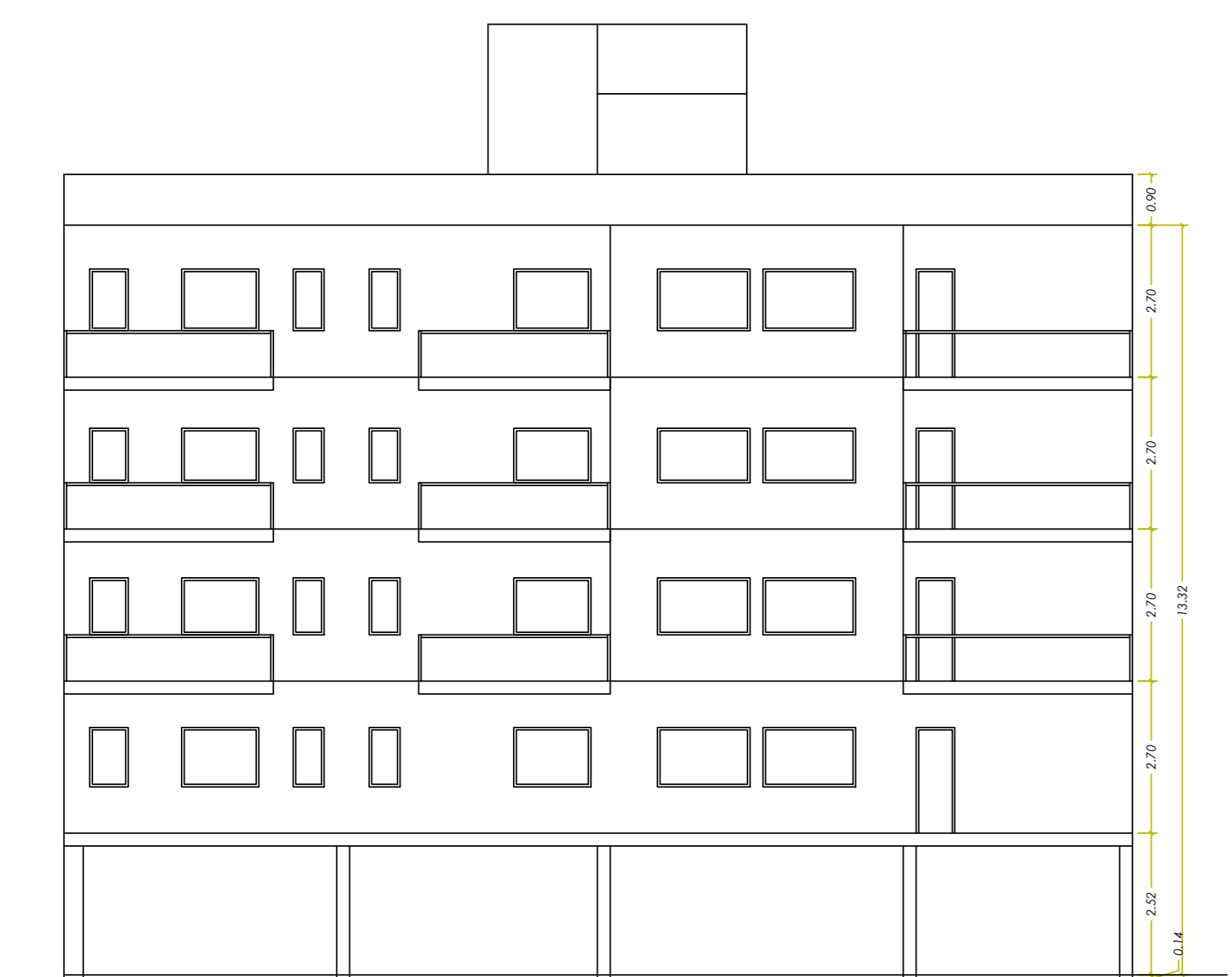


SECTION YY'



LOCATION PLAN NOT TO SCALE

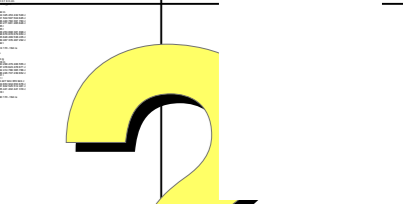
CERTIFICATE FOR STRUCTURE SAFETY
THIS IS CERTIFY THAT THE STRUCTURAL DESIGN OF THE BUILDING WILL BE AS PER I.S-1983-1984 & I.S.4326-1993 TO MAKE SAME EARTH QUAKE RESISTANT.



LTP NAME AND SIGNATURE: Rajeev Srivastava, RMC/11/0020/2017

STRUCTURAL ENGS NAME AND SIGNATURE: [Signature]

BUILDER NAME AND SIGNATURE: [Signature]



Proposal Basic Information	
Proposal File No.	RMC/EP/0303/W/10/2019
Owner Name	RAJSUKH INFRA PROJECT PVT LTD THROUGH DIR SANJAY JAISWAL
Khata No.	23
Plot No.	230
Village Name	KOKAR
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	
VERSION NO.	1.0.55
VERSION DATE	16/10/2020
PROJECT DETAIL:	
Region	JHARKHAND URBAN
Local Bodies	Plot Use: Residential
Authority	RANCHI MUNICIPAL CORPORATION
Plot SubUse	Residential Bldg/Apartment
Project Type	Building Permission
Plot No.	230
Application Type	General Proposal
North Plot No.	230/PART
Project Type	Building Permission
South Plot No.	230/PART
Nature of Development	New
East Plot No.	231
Location of Development Area	Old Area
West Road Width	8.22
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A)
Area	950.98
Deduction for Road/Area	
Surrender Free of Cost	4.53
Total	4.53
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)
Area	946.45
Deduction for Balance Plot Area/From Gross Plot Area	
Surrender Free of Cost	4.53
Common Plot	137.55
Total	142.08
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)
Area	808.90
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)
Area	946.45
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)
Area	950.98
COVERAGE CHECK:	
Permissible Coverage Area (60.00 %)	567.87
Proposed Coverage Area (45.45 %)	430.15
Total Prop. Coverage Area (45.45 %)	430.15
Balance coverage area (14.55 %)	137.72
FAR CHECK:	
Perm. FAR Area (2.50)	2377.45
Total Perm. FAR Area	2377.45
Residential FAR	1793.52
Proposed FAR Area	1773.81
Total Proposed FAR Area	1773.81
Consumed FAR (Factor)	1.87
Balance FAR Area	603.64
BUILT UP AREA CHECK:	
Total Proposed BuiltUp Area	2263.79
ARCHITECT (Regd)	
NAME	Rajeev Srivastava
ENGINEER (Regd)	
NAME	
SUPERVISOR (Regd)	
NAME	
OWNER (Regd)	
NAME	RAJSUKH INFRA PROJECT PVT LTD THROUGH DIR SANJAY JAISWAL
DEVELOPMENT AUTHORITY	
LOCAL BODY	

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

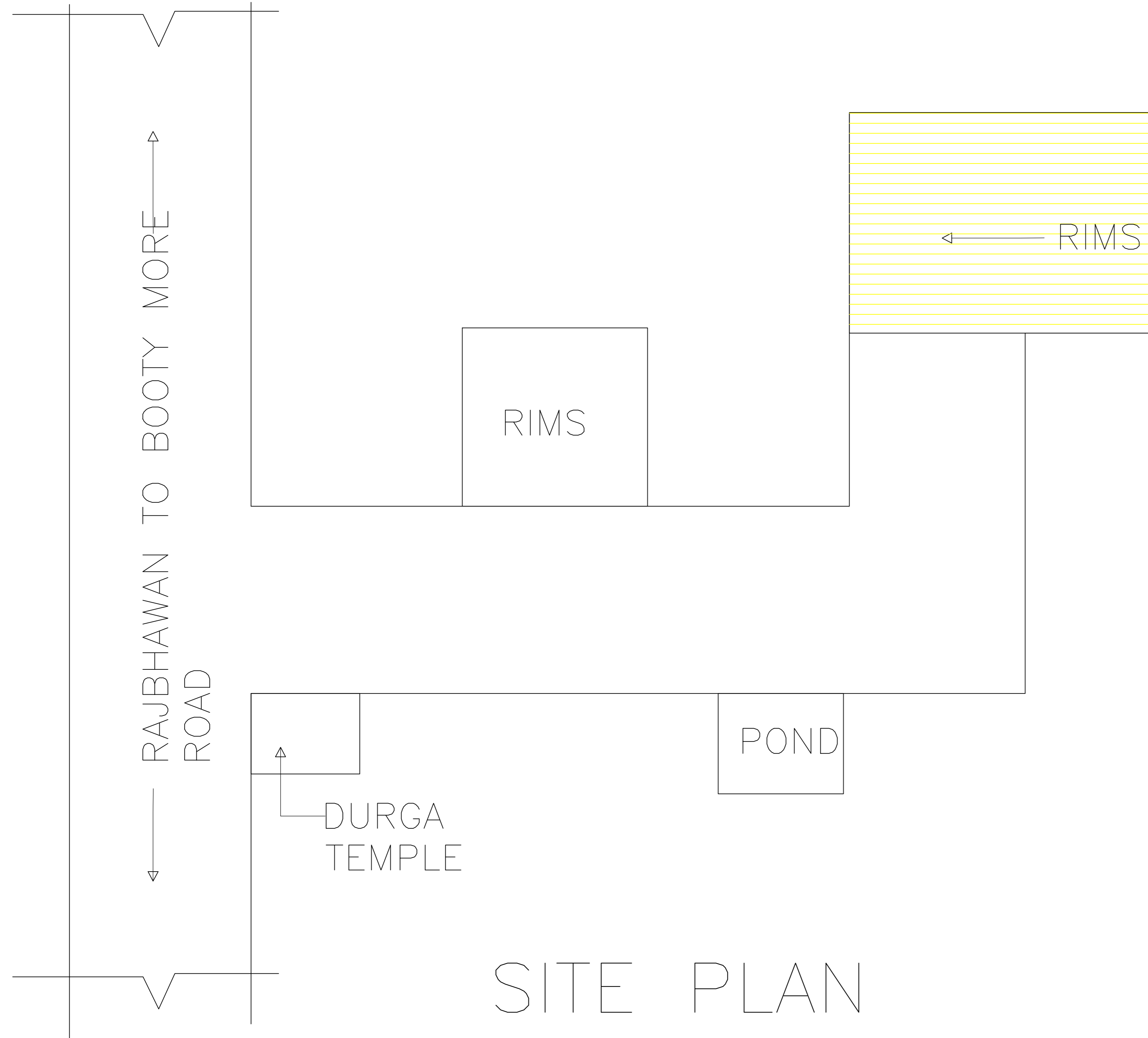
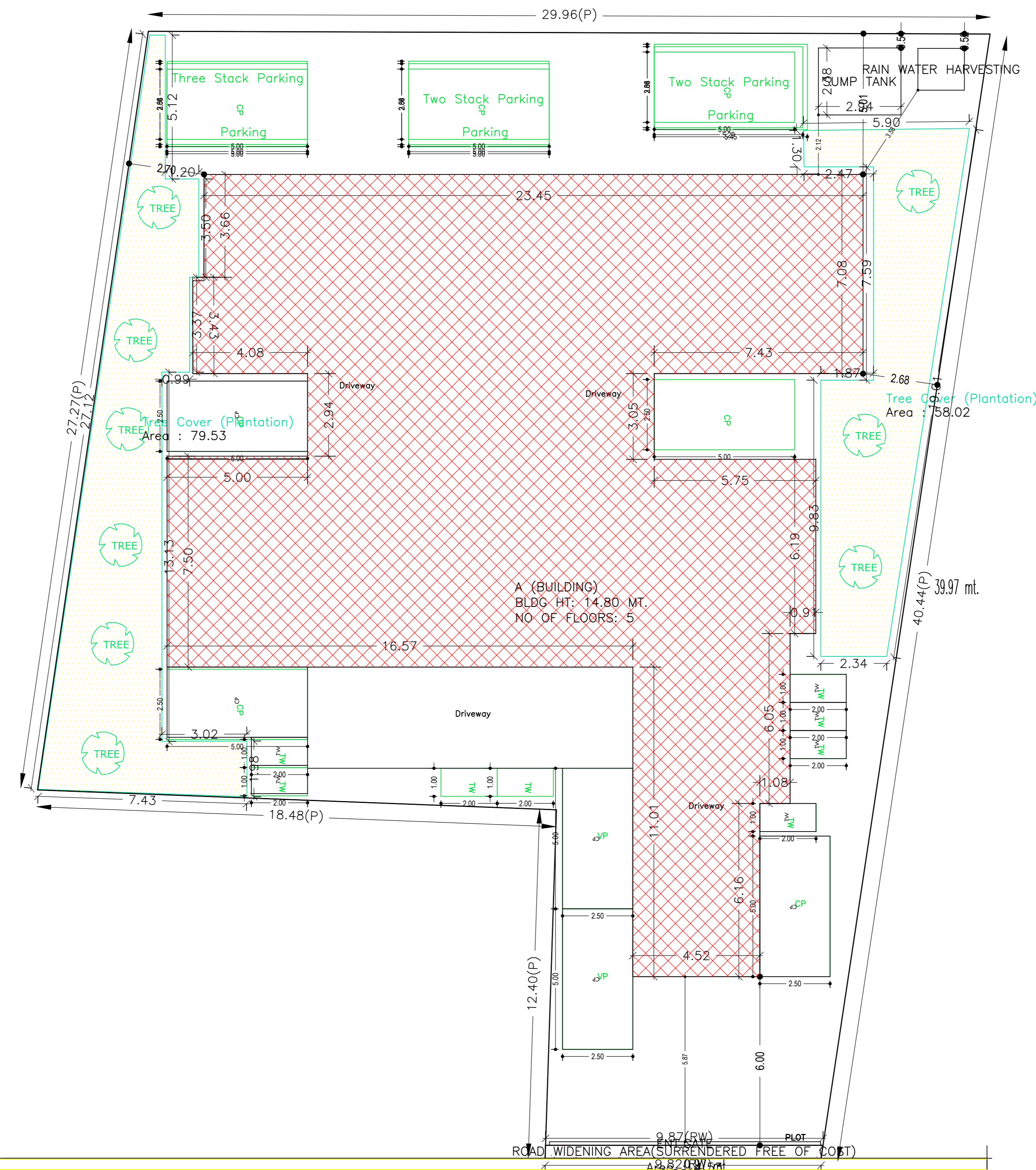
Buildingwise Floor FAR Details			
Floor Name	Building Name		Total
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	
Ground And Parking Floor	430.15	13.29	430.15
First Floor	429.97	429.91	429.97
Second Floor	467.89	444.87	467.89
Third Floor	467.89	444.87	467.89
Fourth Floor	467.89	444.87	467.89
Tempora Floor	0.00	0.00	0.00
Total	2263.79	1773.81	2263.79

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

Parking Check (Table 7b)					
Vehicle Type	No.	Regd.		Prop.	
		Area	No.	Area	No.
Car	-	-	17	212.50	-
Two Stack Car	-	-	2	25.00	-
Three Stack Car	-	-	2	25.00	-
Total Car	20	250.00	21	262.50	-
Visitor's Car Parking	-	-	2	25.00	-
Total Visitor Parking	2	25.00	2	25.00	-
TwoWheeler	-	-	22	44.00	-
Total TwoWheeler	20	40.00	22	44.00	-
Other Parking	-	-	-	273.32	-
Total	-	315.00	-	648.82	-

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 FAR Area (Sq.mt.)	Tenmt (No.)
					Lift	Balcony	Parking					
A (BUILDING)	1	2278.67	14.88	2263.79	16.24	56.88	416.86	1760.52	9.22	1773.81	1773.81	20
Grand Total	1	2278.67	14.88	2263.79	16.24	56.88	416.86	1760.52	9.22	1773.81	1773.81	20

Required Parking (Table 7a)												
Building Name	Type	SubUse	Area (Sq.mt.)	Units	Car		Visitors Car		TwoWheeler			
					Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.		
A (BUILDING)	Residential	Bldg/Apartment	0-140	1	20.00	1.00	20	-	-	-	-	-
			>140	1.5	-	-	-	-	-	-	-	-
			>0	1	20.00	-	-	-	-	1	20	-
			>0	1	20.00	-	-	1	2	-	-	-
Total			-	-	-	20	21	-	2	2	-	20



SITE PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Rajeev Srivastava RMC.LTP/0303/W/10/2017			



Proposal Basic Information

Proposal File No.	RMC/EP/0903/W10/2019
Owner Name	RAJSUKH INFRA PROJECT PVT LTD THROUGH DIR SANJAY JAISWAL
Khata No	23
Plot No	230
Village Name	KOKAR
Use	Residential
SubUse	Residential Bldg/Apartment

Building :A (BUILDING)

Floor Name	Gross Builtup Area (Sq.mt)	Deductions From Gross BUA/Area (Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)		Proposed FAR Area (Sq.mt)	Add Area (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed FAR Area (Sq.mt)	Tort (No.)
				Lift	Balcony					
Ground And Parking Floor	430.15	0.00	430.15	0.00	416.88	0.00	9.22	13.29	13.29	00
First Floor	433.69	3.72	429.97	4.06	0.00	425.91	0.00	425.91	425.91	05
Second Floor	471.61	3.72	467.89	4.06	18.96	444.87	0.00	444.87	444.87	05
Third Floor	471.61	3.72	467.89	4.06	18.96	444.87	0.00	444.87	444.87	05
Fourth Floor	471.61	3.72	467.89	4.06	18.96	444.87	0.00	444.87	444.87	05
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	2278.67	14.88	2263.79	16.24	56.88	1790.52	9.22	1773.81	1773.81	20
Total Number of Same Buildings	1									
Total	2278.67	14.88	2263.79	16.24	56.88	1790.52	9.22	1773.81	1773.81	20

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D5	0.76	2.10	61
A (BUILDING)	D4	0.91	2.10	17
A (BUILDING)	D3	0.91	2.10	03
A (BUILDING)	D3	0.99	2.10	44
A (BUILDING)	D1	1.07	2.10	04
A (BUILDING)	D1	1.22	2.10	16

SCHEDULE OF WINDOW/VENTILATION:

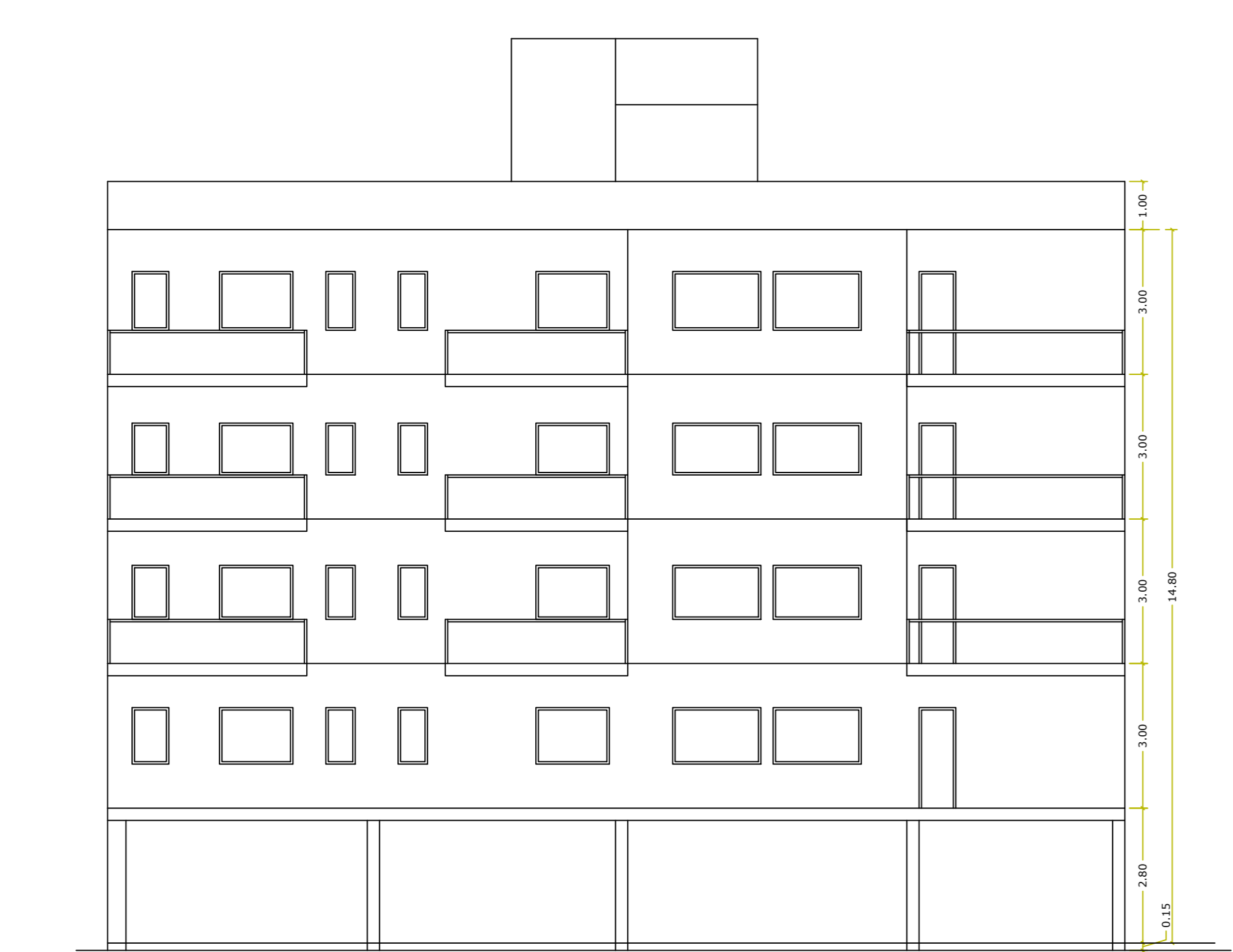
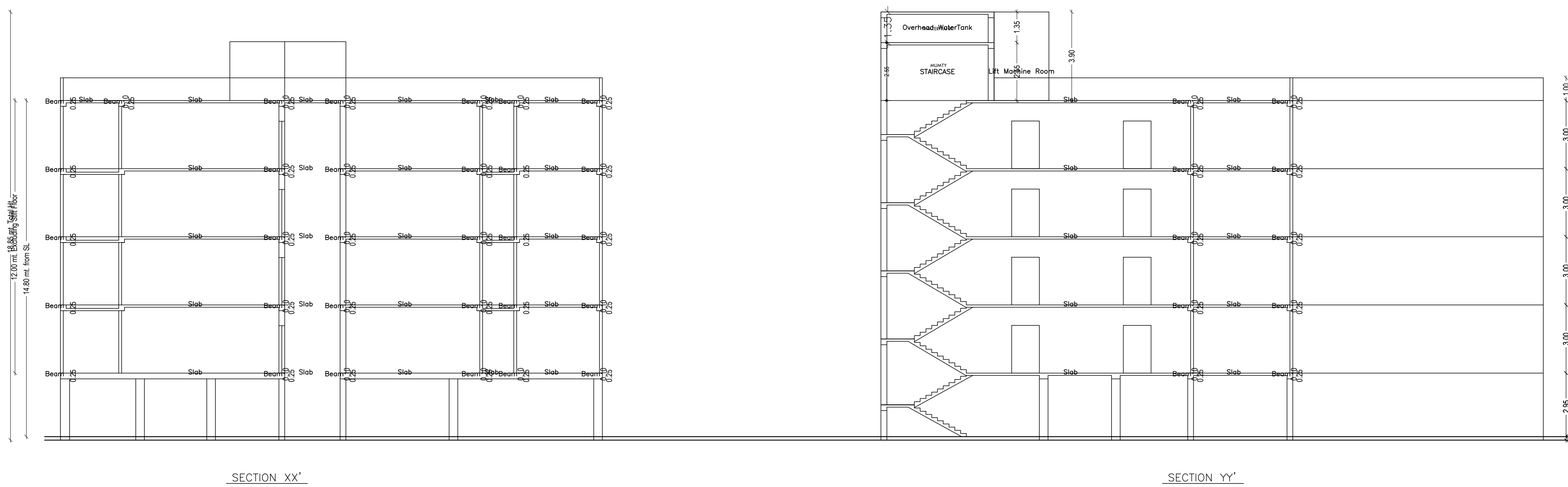
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.61	1.20	40
A (BUILDING)	WS	0.91	1.50	20
A (BUILDING)	W3	1.22	1.50	08
A (BUILDING)	W2	1.52	1.50	60
A (BUILDING)	W1	1.83	1.50	16

Balcony Calculations Table

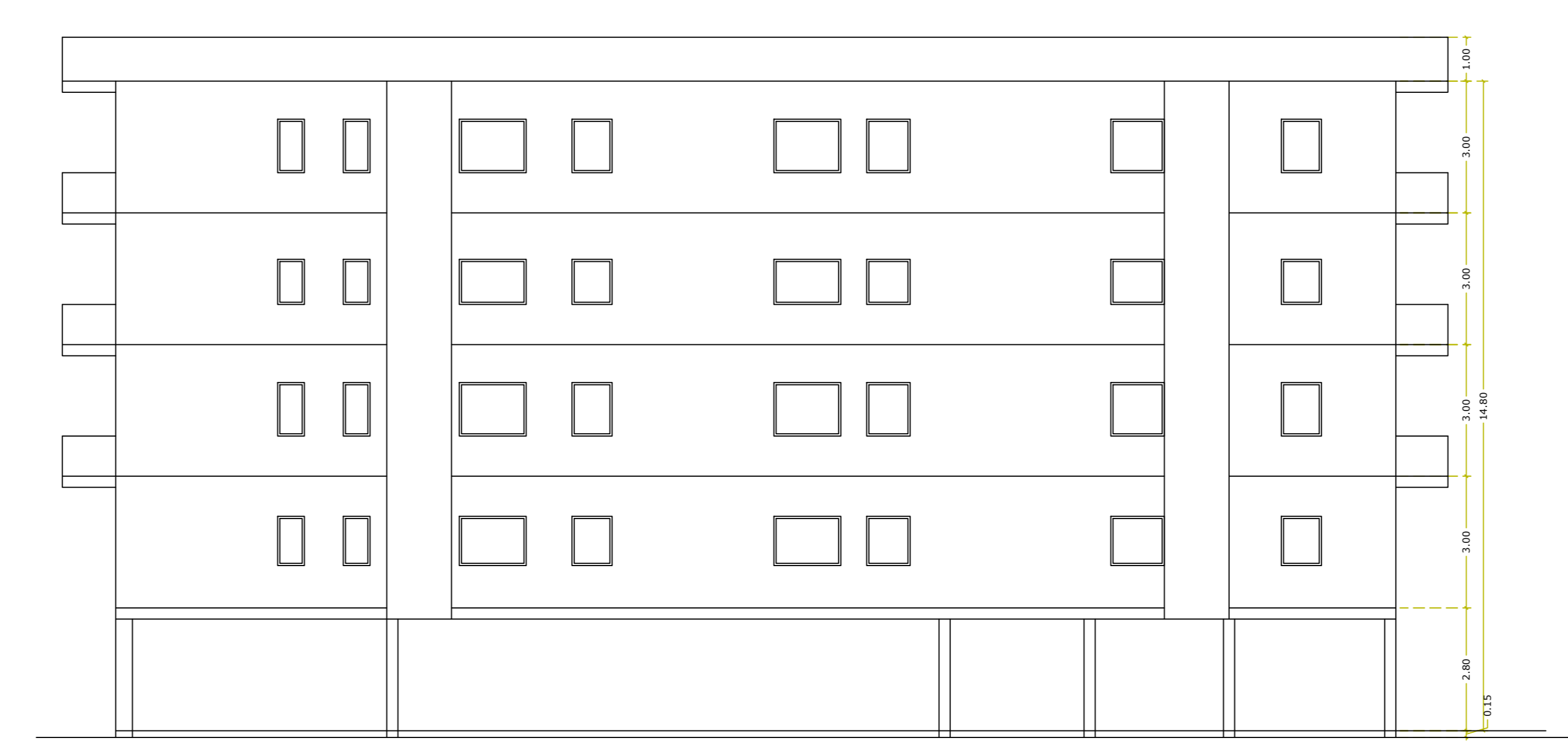
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL -2-4 FLOOR PLAN	1.20 X 5.17 X 1 X 3	18.60	113.79
	1.20 X 4.52 X 1 X 3	16.29	
	1.20 X 4.47 X 1 X 3	16.08	
	1.20 X 3.78 X 1 X 3	13.62	
	1.20 X 4.13 X 1 X 3	14.88	
	1.20 X 3.79 X 1 X 3	13.62	
	1.20 X 5.25 X 1 X 3	20.70	
Total	-	-	113.79

UnitRBUA Table for Building :A (BUILDING)

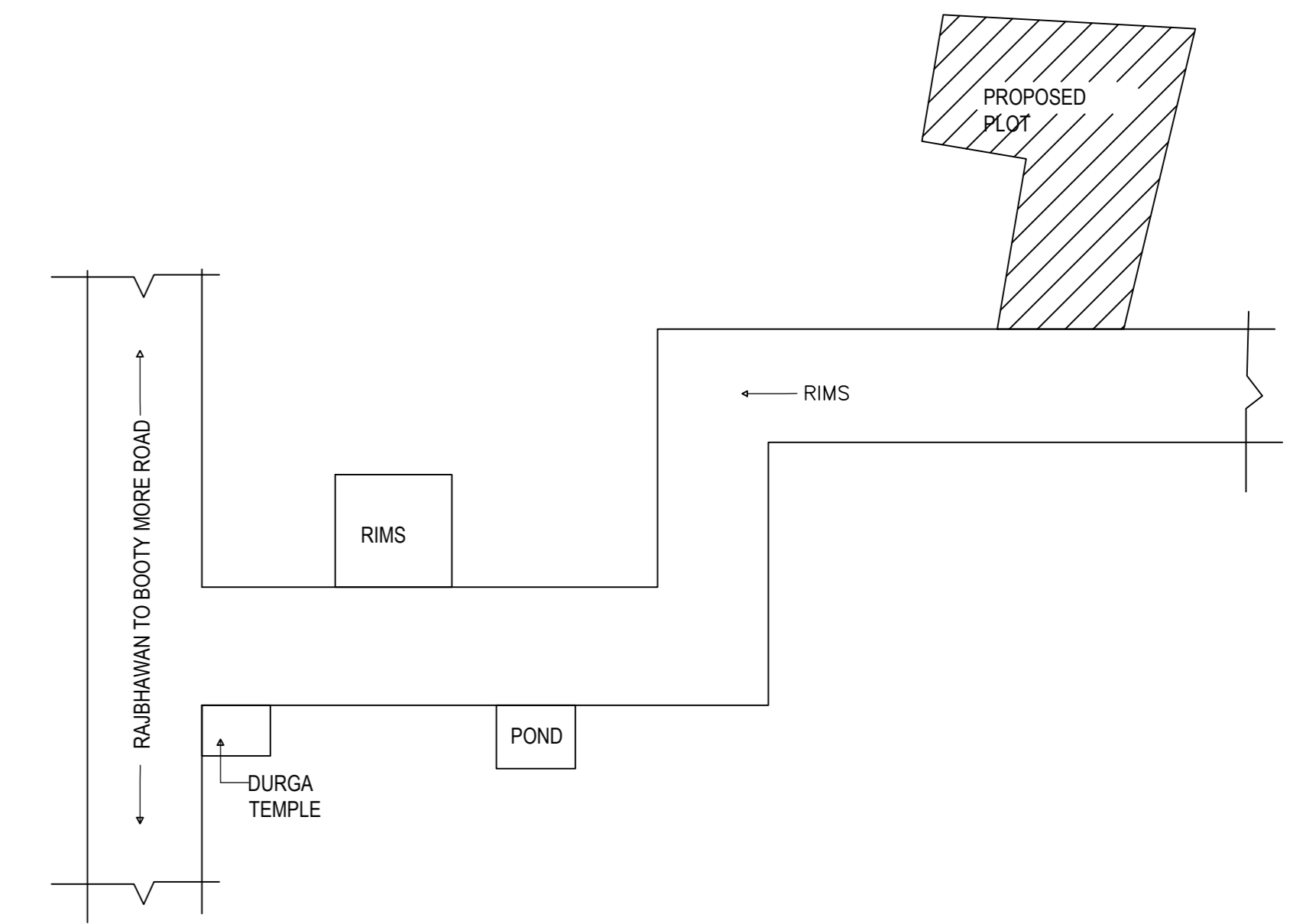
FLOOR	Name	UnitRBUA Type	UnitRBUA Area	Carpel Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FLAT 1	FLAT	81.10	78.42	8	5
	FLAT 2	FLAT	77.65	75.44	8	
	FLAT 3	FLAT	57.88	56.23	6	
	FLAT 4	FLAT	76.22	74.43	8	
	FLAT 5	FLAT	63.29	61.30	7	
TYPICAL -2-4 FLOOR PLAN	FLAT 1A	FLAT	81.10	78.36	8	15
	FLAT 2B	FLAT	77.65	75.44	8	
	FLAT 3C	FLAT	57.88	56.40	6	
	FLAT 4D	FLAT	76.22	73.69	8	
	FLAT 5E	FLAT	63.29	61.25	7	
Total	-	-	1424.66	1380.26	148	20



FRONT ELEVATION
SCALE 1:100



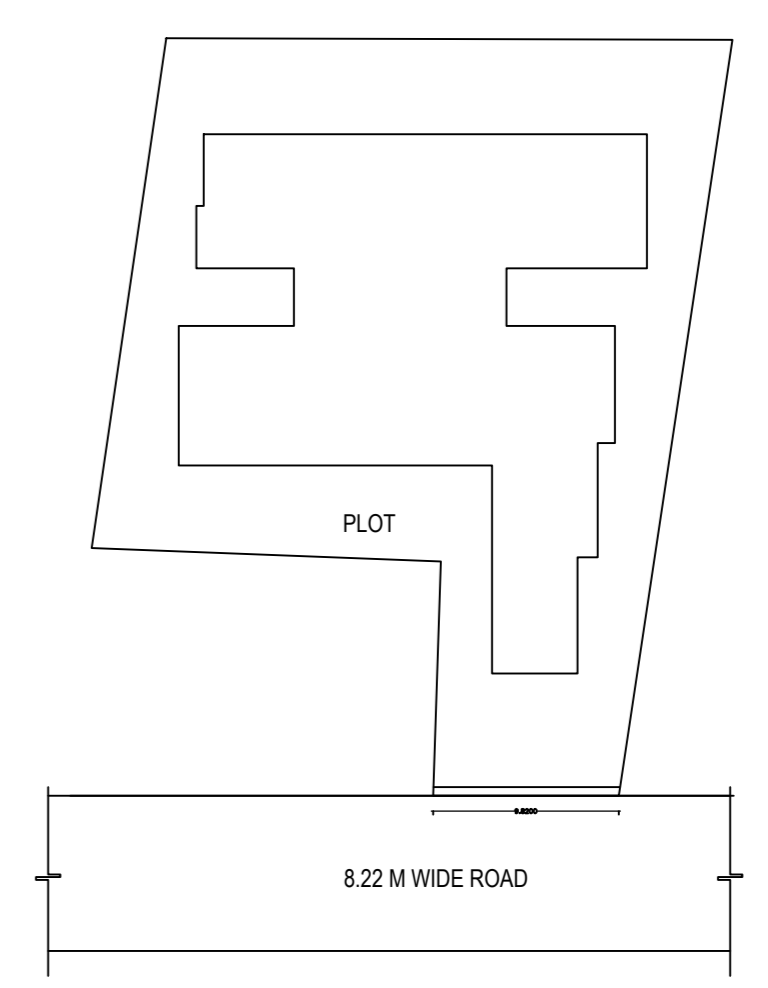
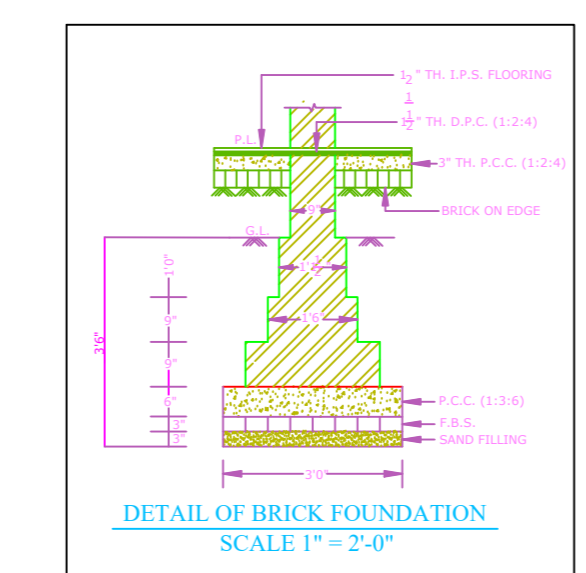
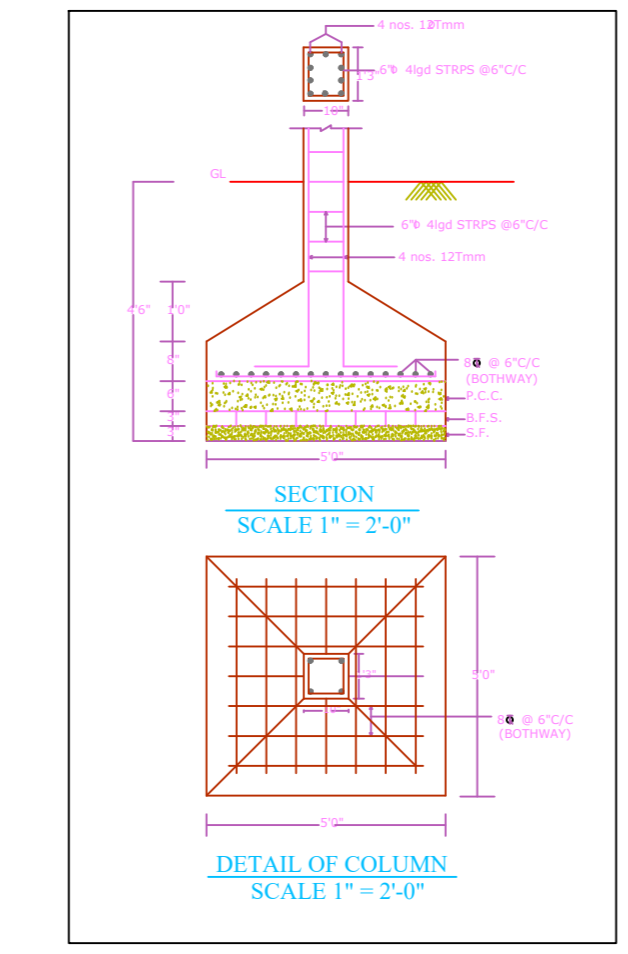
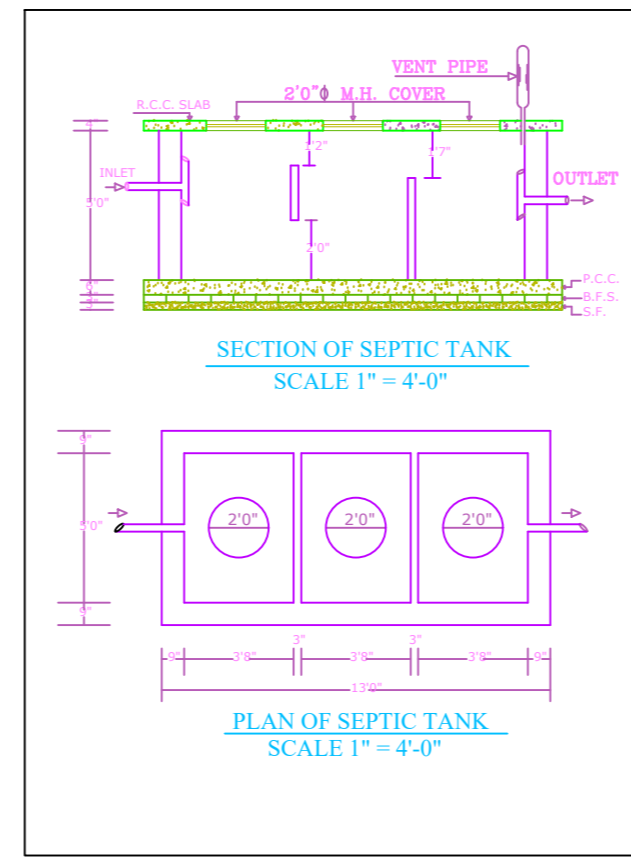
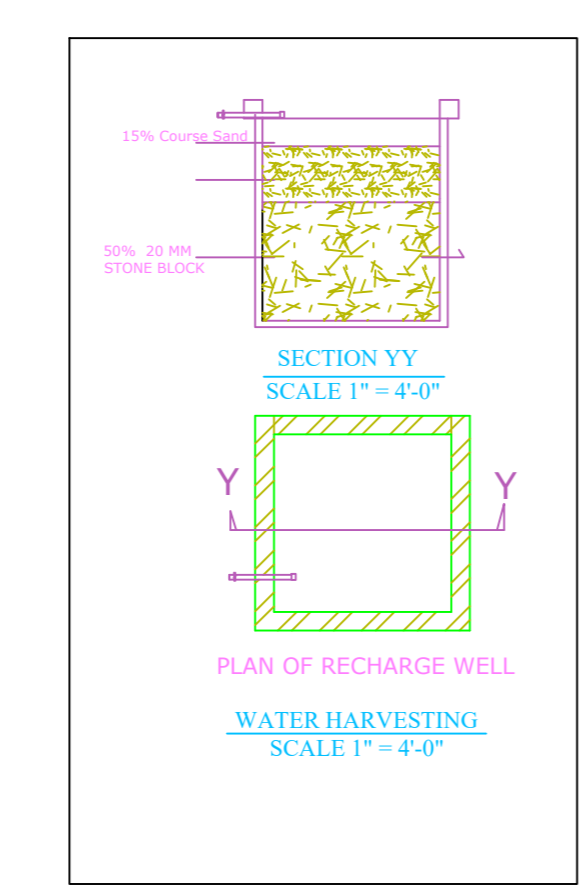
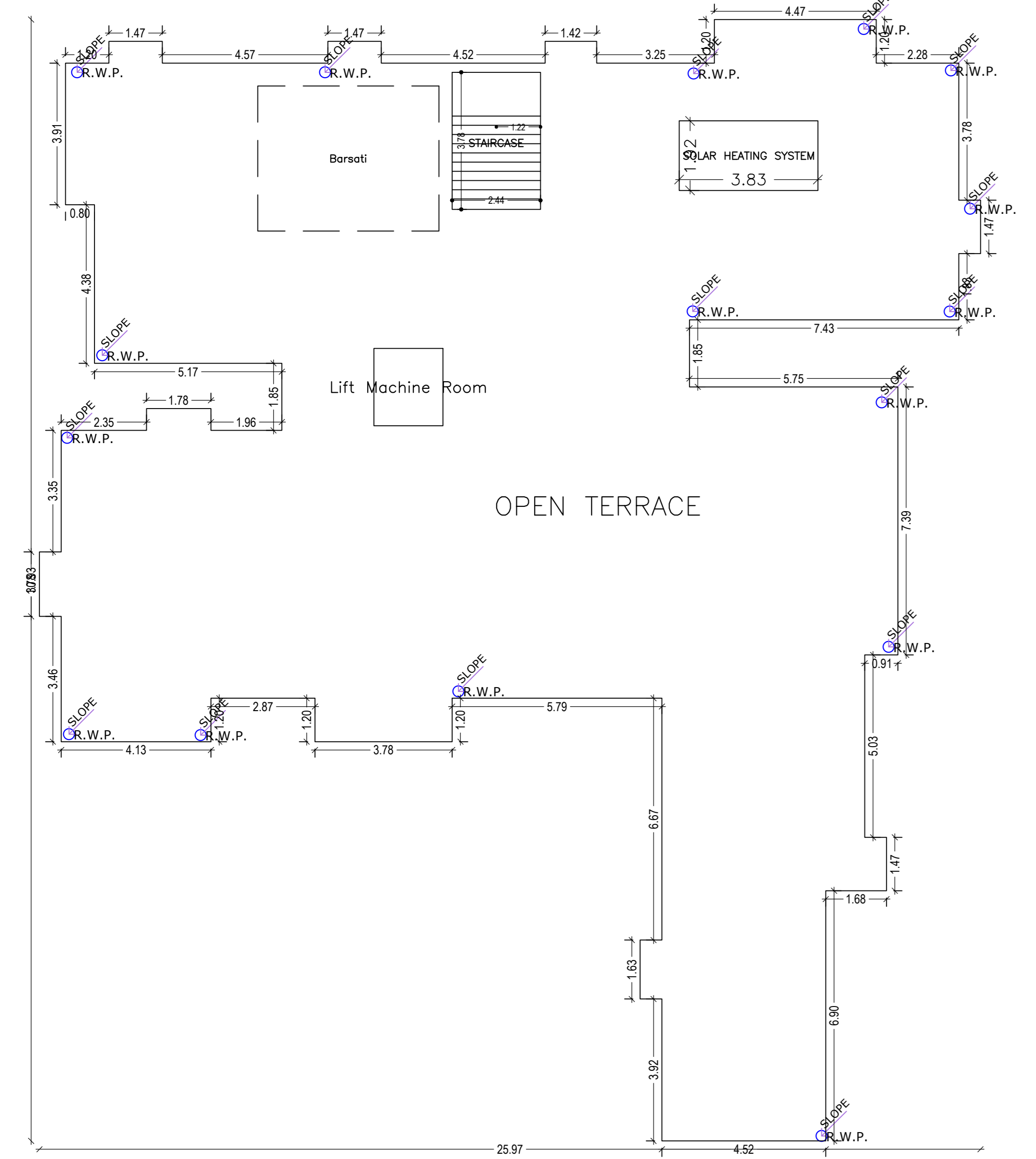
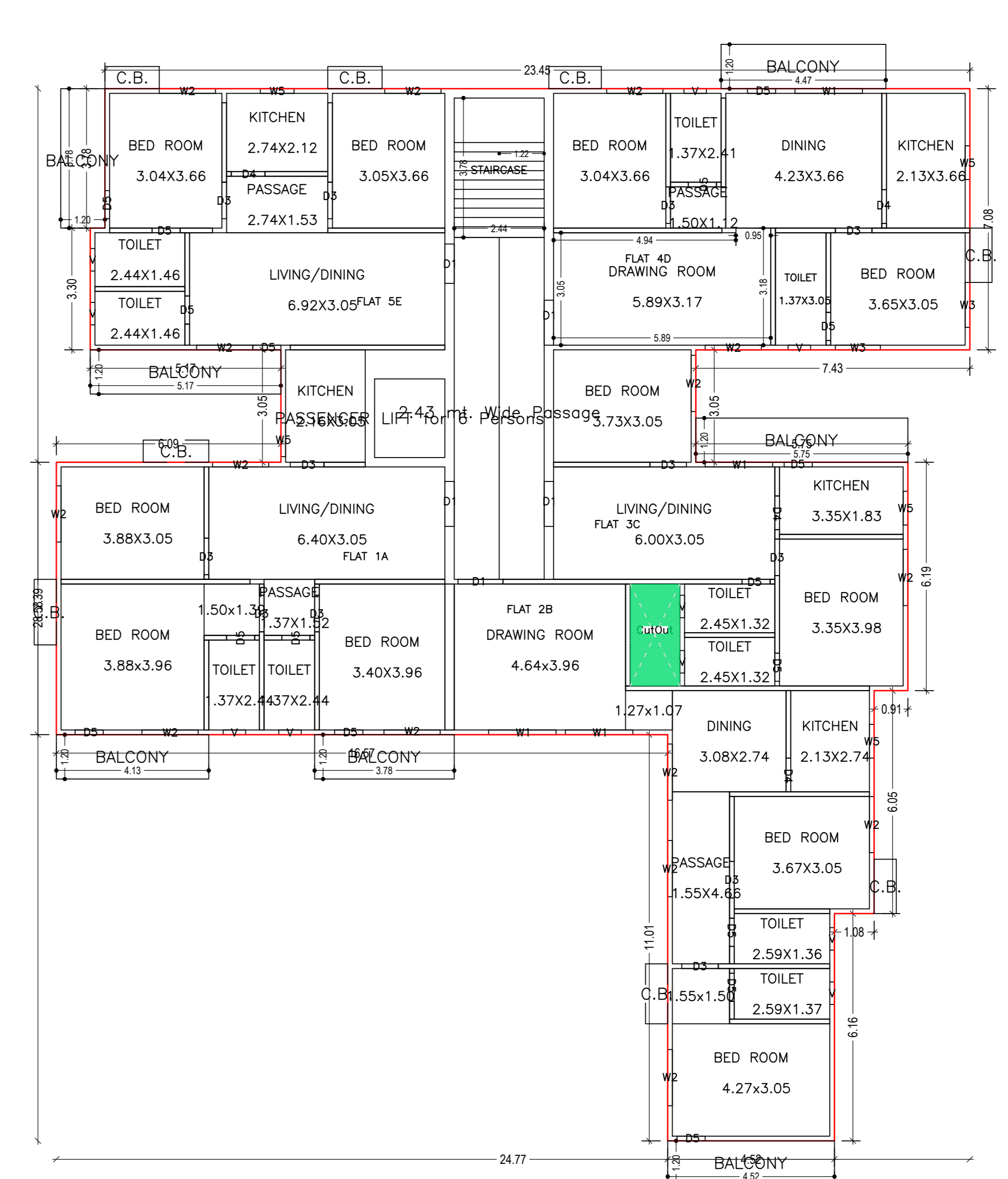
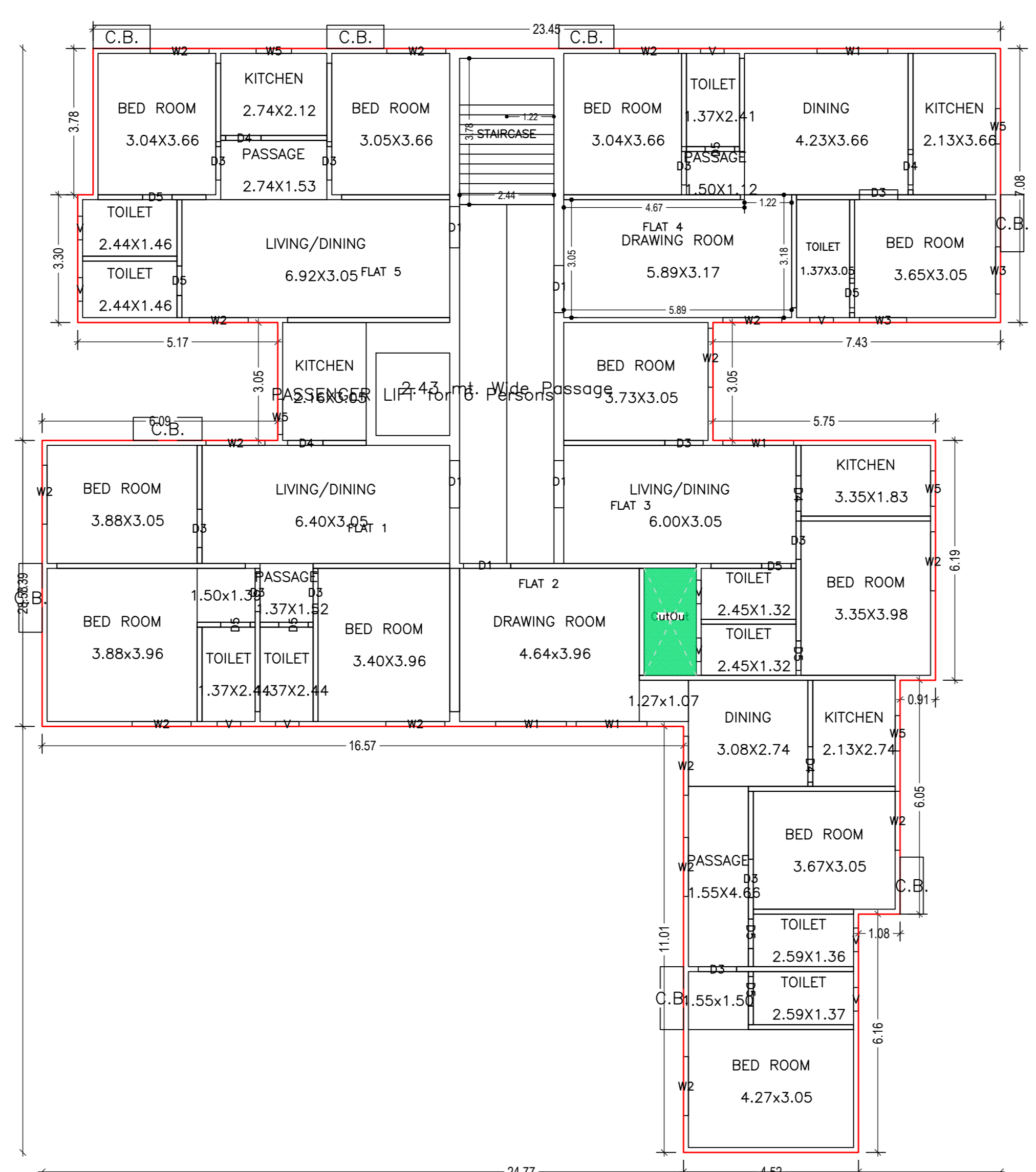
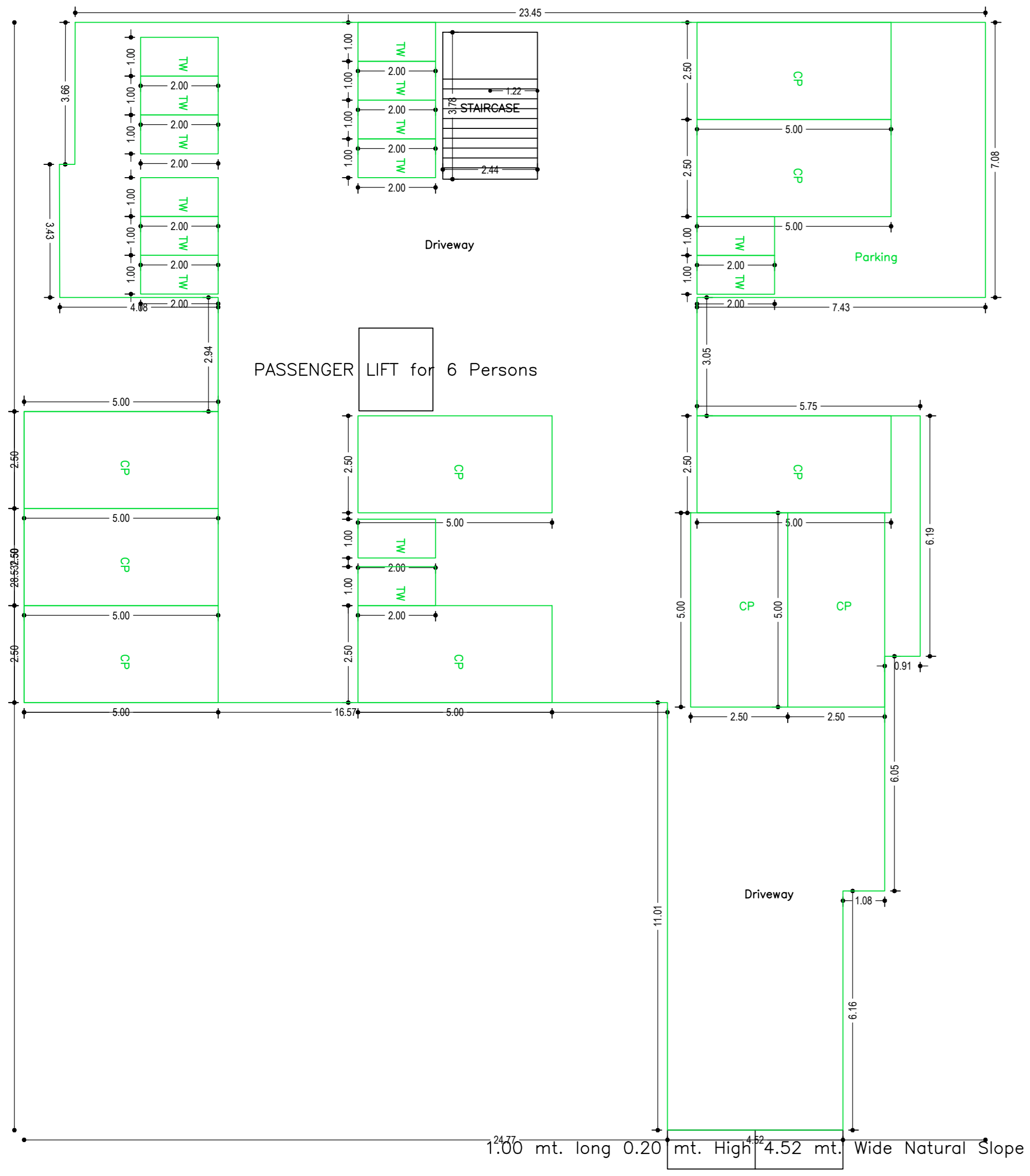
LEFT SIDE ELEVATION
SCALE 1:100



LOCATION PLAN
NOT TO SCALE

LTP NAME AND SIGNATURE Rajeev Srivastava RMC.LTP/0020/2017	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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Proposal Basic Information	
Proposal File No.	RMCBP/0903/110/2019
Owner Name	RAJSUKH INFRA PROJECT PVT LTD THROUGH DIR SANJAY JAISWAL
Khata No.	23
Plot No.	230
Village Name	KOKAR
Use	Residential
Sub Use	Residential Bldg/Apartment



CERTIFICATE FOR STRUCTURE SAFETY
THIS IS CERTIFY THAT THE STRUCTURAL DESIGN OF THE BUILDING WILL BE AS PER IS-1983-1984 & IS.4326-1993 TO MAKE SAME EARTH QUAKE RESISTANT.

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Rajeev Srivastava RMCL110100202017			

