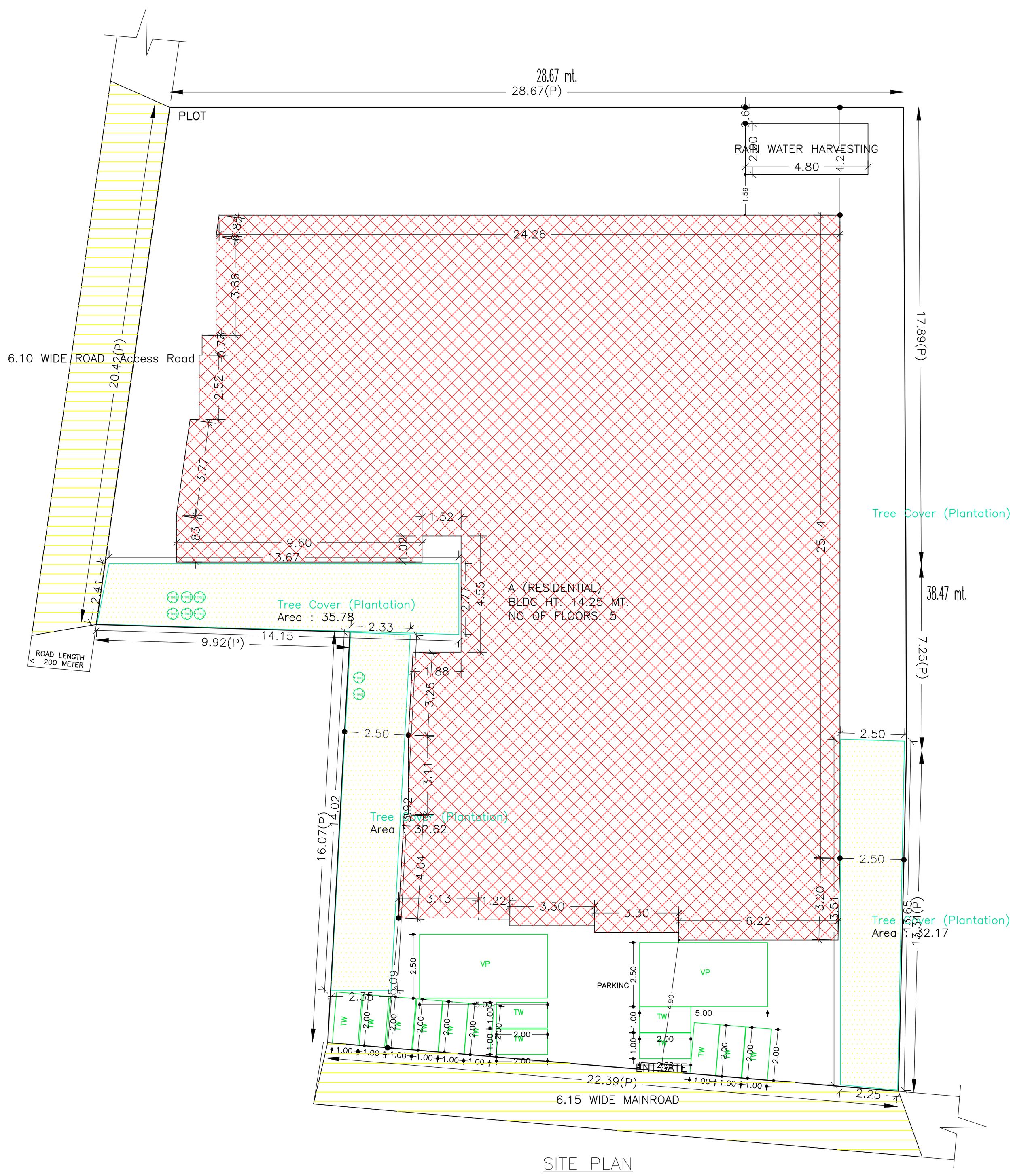
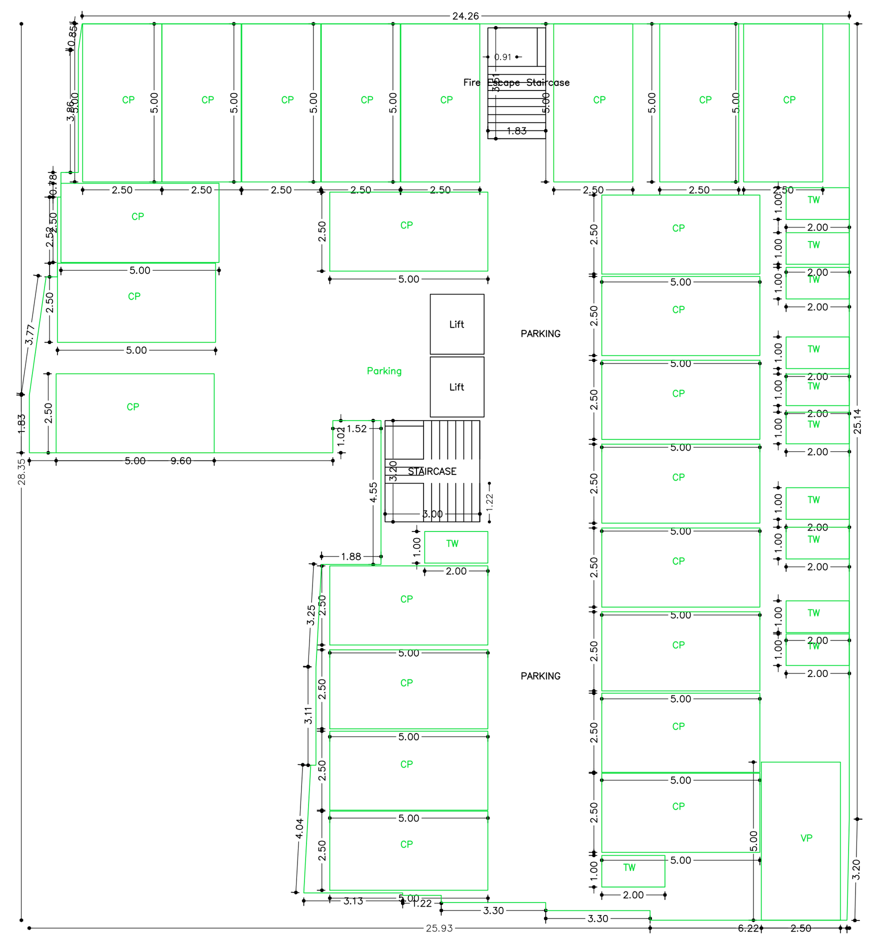
Project Title :PRAMOD KUMAR PAL

DATE	25-01-2022
SHEET NO	1

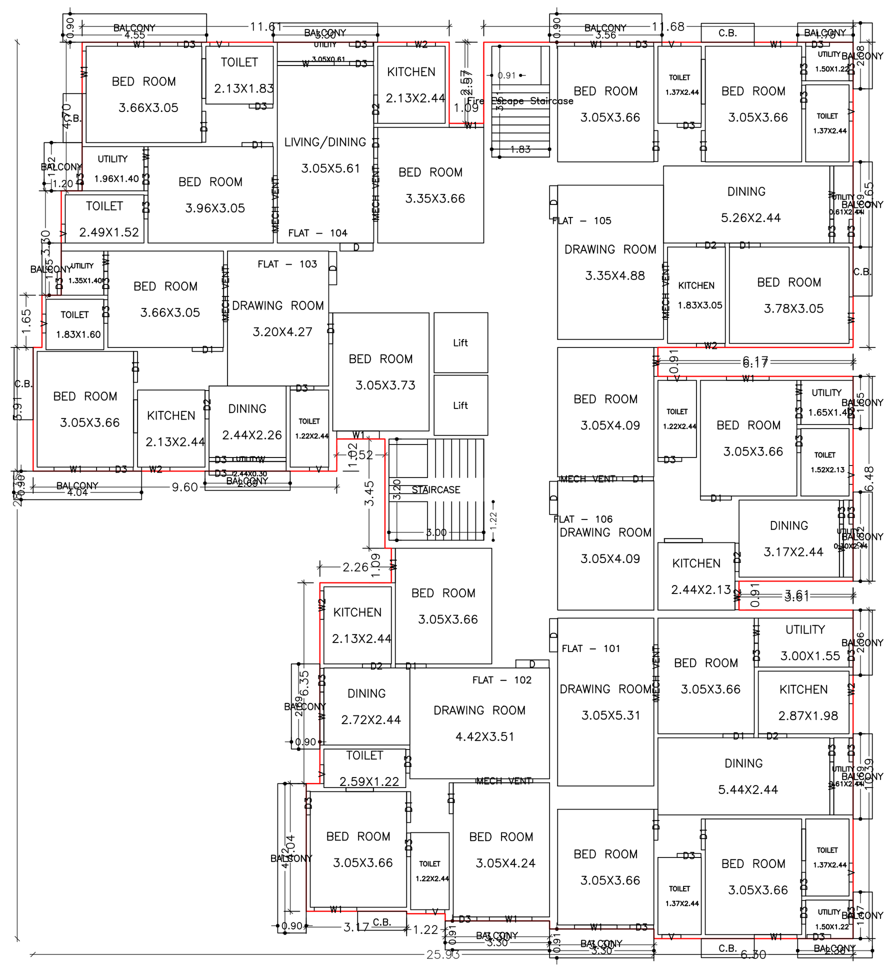
SITE PLAN



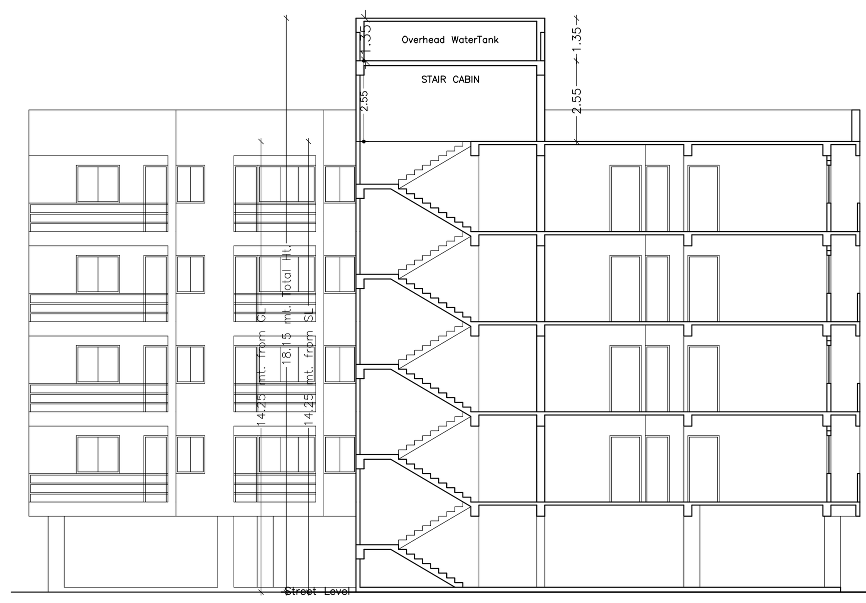
SITE PLAN
SCALE 1:100



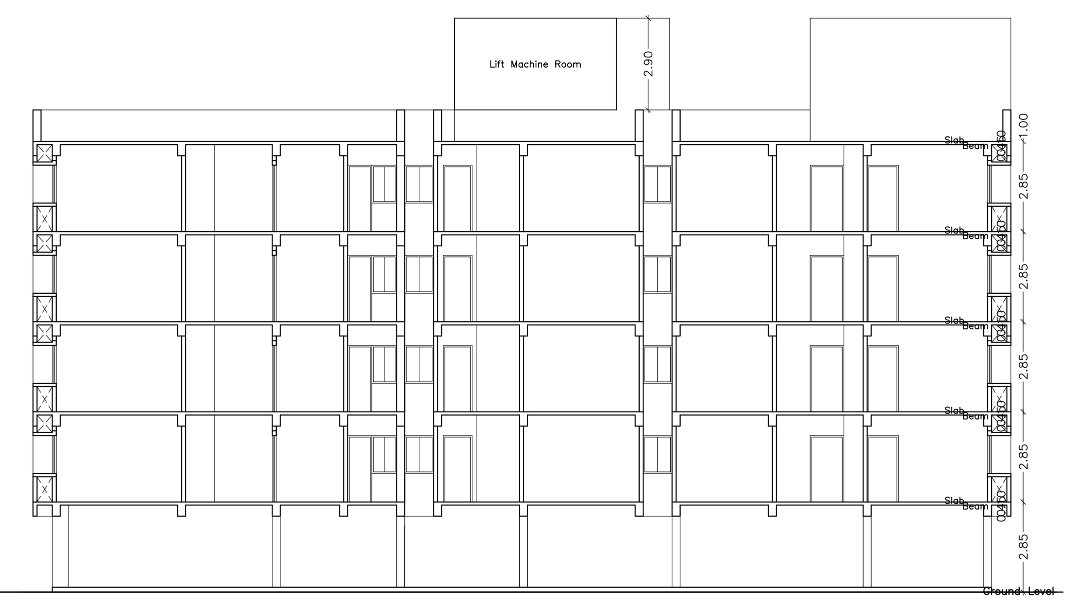
GROUND FLOOR PLAN
(SCALE 1:100)



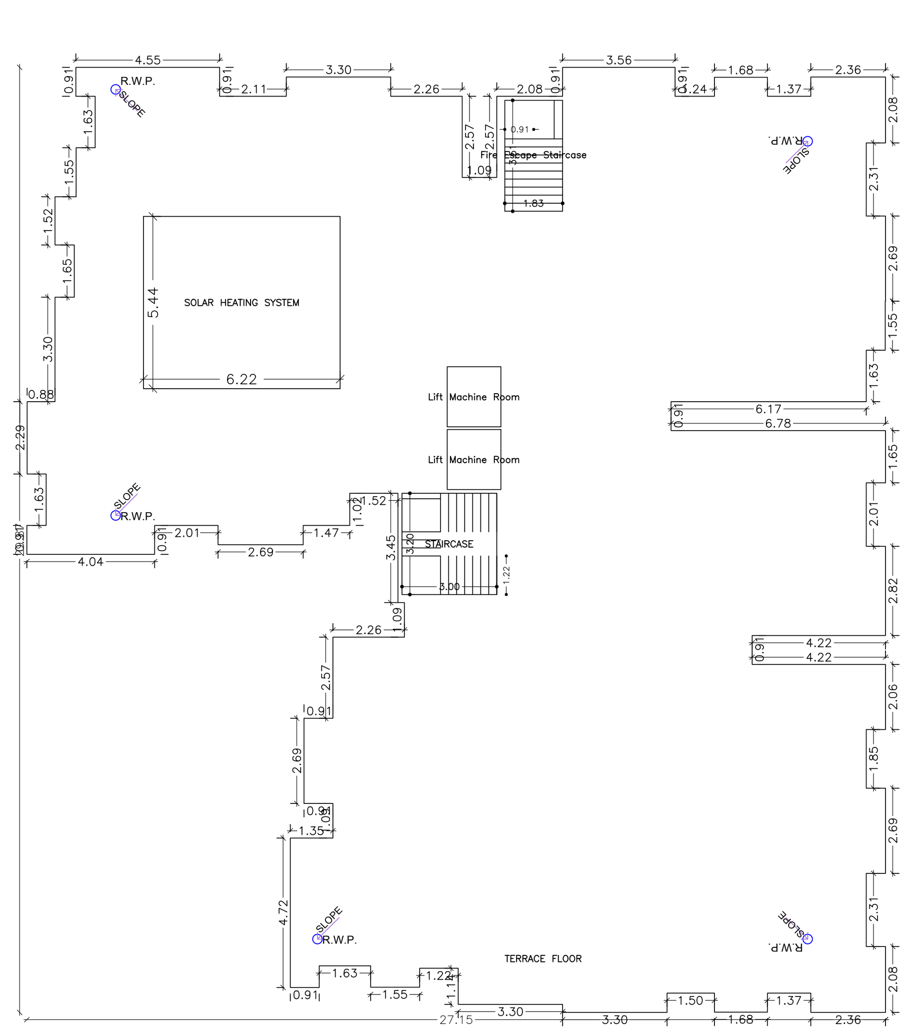
TYPICAL - 1- 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECTION AT X-X
SCALE 1:100



SECTION AT Y-Y
SCALE 1:100

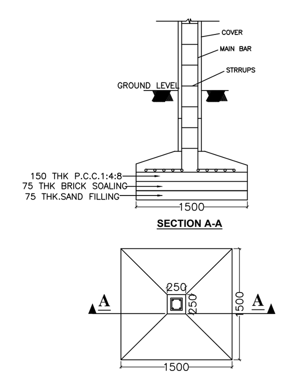


TERRACE FLOOR PLAN
(SCALE 1:100)

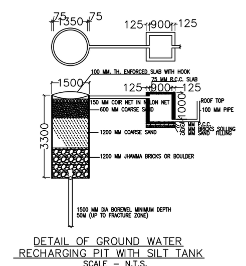
Name : ARUN KUMAR
Designation : Municipal Commisioner 1
Organization : GOVERNMENT OF JHARKHAND

FRONT ELEVATION
SCALE 1:100

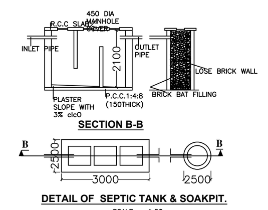
RIGHT SIDE ELEVATION
SCALE 1:100



DETAIL OF FOUNDATION
SCALE - N.T.S.



DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK
SCALE - N.T.S.



DETAIL OF SEPTIC TANK & SOAKPIT.
SCALE - 1:50

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1- 4 FLOOR PLAN	FLAT - 101	FLAT	104.96	96.58	11	24
	FLAT - 102	FLAT	91.53	78.71	8	
	FLAT - 103	FLAT	84.40	77.99	10	
	FLAT - 104	FLAT	90.07	80.97	9	
	FLAT - 105	FLAT	98.21	90.85	10	
	FLAT - 106	FLAT	73.64	70.76	9	
Total:	-	-	2171.24	1983.40	228	24

Proposal Basic Information

Proposal File No	RMC/BP/0845/W25/2021
Owner Name	PROMOD KUMAR PAL
Khata No	0
Plot No	313
Village Name	RANCHI
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.62 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	PlotNearbyReligiousStructure: NA	
Inward_No: RMC/BP/0845/W25/2021	Plot/SubPlot No: 313	
Application Type: General Proposal	North: Road Width - 6.10 MTR.	
Project Type: Building Permission	South: Plot No. - PART PLOT OF 313	
Nature of Development: New	East: Plot No. - PART PLOT OF 313	
Location of Development Area: Old Area	West: Road Width - 6.10 MTR.	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	993.57
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	993.57
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		100.58
Total		100.58
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	892.99
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	993.57
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	993.57
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		596.14
Proposed Coverage Area (57.92 %)		575.44
Total Prop. Coverage Area (57.92 %)		575.44
Balance coverage area (2.08 %)		20.70
FAR CHECK		
Perm. FAR Area (2.50)		2483.93
Total Perm. FAR area		2483.93
Residential FAR		2318.05
Proposed FAR Area		2334.10
Total Proposed FAR Area		2334.10
Consumed FAR (Factor)		2.35
Balance FAR Area		149.83
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		3029.12
ARCHITECT (Regd)		Priya Kumari
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		PROMOD KUMAR PAL
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)

Buildingwise Floor FAR Details

Floor Name	A (RESIDENTIAL) Proposed Built Up Area (Sq.mt.)	A (RESIDENTIAL) Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	575.44	16.05	575.44	16.05
First Floor	613.42	579.51	613.42	579.51
Second Floor	613.42	579.51	613.42	579.51
Third Floor	613.42	579.51	613.42	579.51
Fourth Floor	613.42	579.51	613.42	579.51
Terrace Floor	0.00	0.00	0.00	0.00
Total :	3029.12	2334.09	3029.12	2334.09

Building USE/SUBUSE Details

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

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.	Visitors Car Reqd./Unit	Visitors Car Reqd.	Visitors Car Prop.	TwoWheeler Reqd./Unit	TwoWheeler Reqd.	TwoWheeler Prop.
A (RESIDENTIAL)	Residential	Residential Bldg/Apartment	0 - 140	1	24.00	1.00	24	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	24.00	-	-	-	-	-	-	1	24	-
			> 0	1	24.00	-	-	-	1	3	-	-	-	-
	Total :		-	-	-	-	24	24	-	3	3	-	24	25

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	24	300.00
Total Car	24	300.00	24	300.00
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	3	37.50	3	37.50
TwoWheeler	-	-	25	50.00
Total TwoWheeler	24	48.00	25	50.00
Other Parking	-	-	-	216.48
Total	385.50			653.98

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions StairCase	Deductions Lift	Deductions Balcony	Deductions Parking	Proposed FAR Area (Sq.mt.) Resi.	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (RESIDENTIAL)	1	3029.12	32.05	25.84	84.16	552.98	2318.04	9.59	2334.09	2334.09	24
Grand Total :	1	3029.12	32.05	25.84	84.16	552.98	2318.04	9.59	2334.09	2334.09	24

Building :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions StairCase	Deductions Lift	Deductions Balcony	Deductions Parking	Proposed FAR Area (Sq.mt.) Resi.	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	575.44	6.41	0.00	0.00	552.98	0.00	9.59	16.05	16.05	00
First Floor	613.42	6.41	6.46	21.04	0.00	579.51	0.00	579.51	579.51	06
Second Floor	613.42	6.41	6.46	21.04	0.00	579.51	0.00	579.51	579.51	06
Third Floor	613.42	6.41	6.46	21.04	0.00	579.51	0.00	579.51	579.51	06
Fourth Floor	613.42	6.41	6.46	21.04	0.00	579.51	0.00	579.51	579.51	06
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	3029.12	32.05	25.84	84.16	552.98	2318.04	9.59	2334.09	2334.09	24
Total Number of Same Buildings :	1									
Total :	3029.12	32.05	25.84	84.16	552.98	2318.04	9.59	2334.09	2334.09	24

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.75	2.10	172
A (RESIDENTIAL)	D2	0.90	2.10	24
A (RESIDENTIAL)	D1	0.98	2.10	68
A (RESIDENTIAL)	D	1.05	2.10	24

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	1.20	48
A (RESIDENTIAL)	W1	0.64	1.20	12
A (RESIDENTIAL)	W1	0.79	1.20	04
A (RESIDENTIAL)	W2	0.90	1.20	24
A (RESIDENTIAL)	W1	0.91	1.20	04
A (RESIDENTIAL)	W1	1.09	1.20	08
A (RESIDENTIAL)	W1	1.35	1.20	48
A (RESIDENTIAL)	W	1.68	1.20	20
A (RESIDENTIAL)	MECH VENT	1.80	1.20	28
A (RESIDENTIAL)	W	1.80	1.20	04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1- 4 FLOOR PLAN	0.61 X 2.69 X 3 X 4	19.68	168.24
	0.90 X 4.04 X 1 X 4	14.52	
	0.90 X 2.69 X 1 X 4	9.68	
	0.90 X 4.73 X 1 X 4	17.00	
	0.92 X 3.30 X 2 X 4	24.16	
	0.61 X 2.36 X 1 X 4	5.76	
	0.61 X 1.47 X 1 X 4	3.60	
	0.61 X 2.06 X 1 X 4	5.00	
	0.61 X 2.82 X 1 X 4	6.88	
	0.61 X 1.65 X 2 X 4	8.08	
	0.61 X 2.08 X 1 X 4	5.08	
	0.61 X 1.75 X 1 X 4	4.28	
	0.90 X 3.56 X 1 X 4	12.80	
	0.61 X 3.30 X 1 X 4	8.04	
	0.90 X 4.55 X 1 X 4	16.36	
	1.20 X 1.52 X 1 X 4	7.32	
	Total		168.24

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	OWNER NAME AND SIGNATURE	DIGITAL SIGNATURE
Priya Kumari RMC/ARC/0056/2019			

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

This is system generated MAP. No need to Physically Signed.