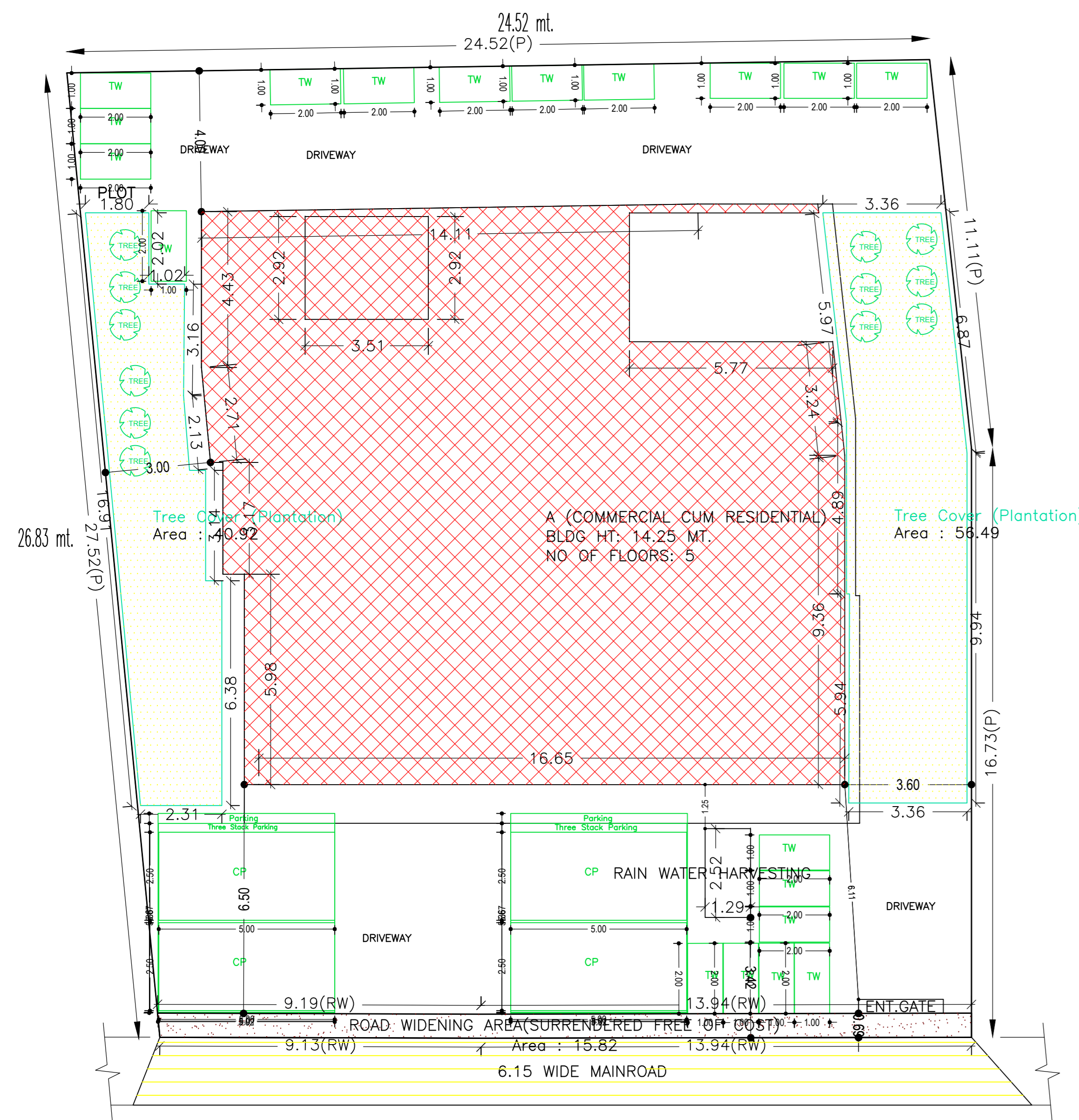
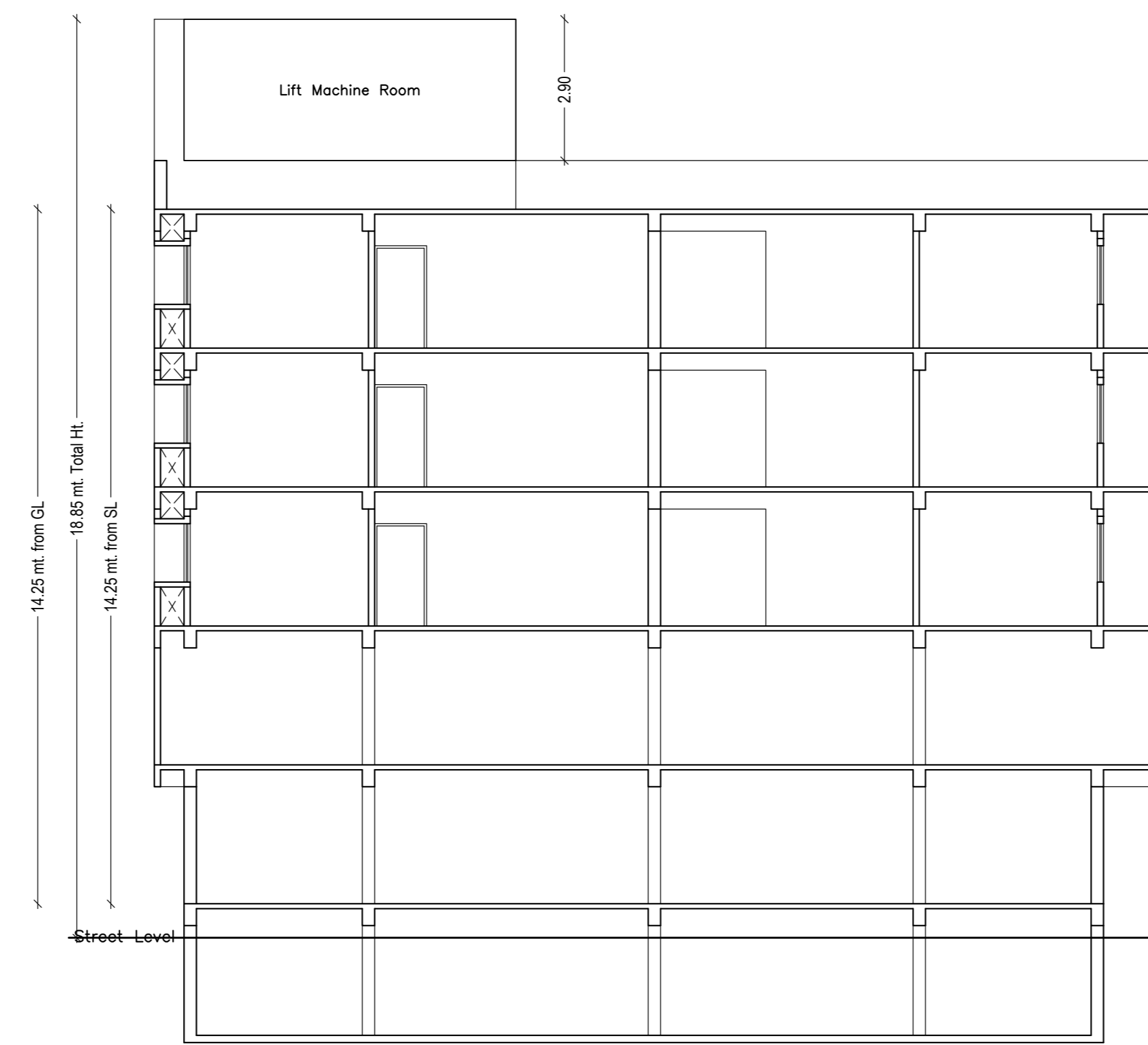
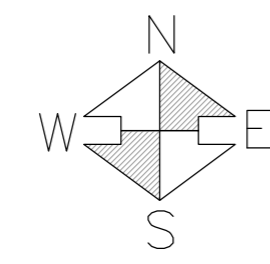


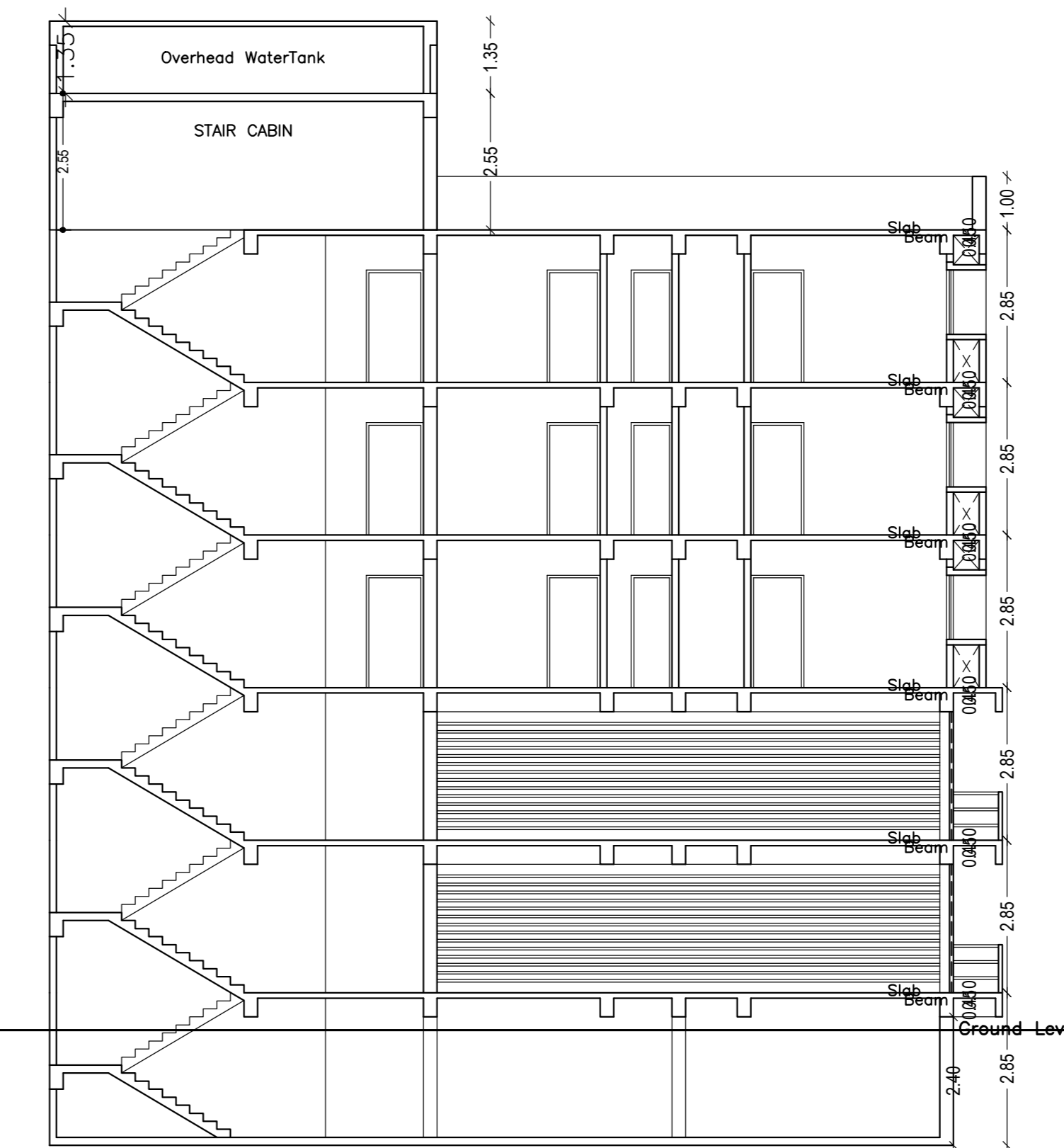
SITE PLAN



SITE PLAN



SECTION AT X-X



SECTION AT Y-Y

Proposal Basic Information

Proposal File No.	RMC/EP/0999/W20/2021
Owner Name	AMAN CONSTRUCTION THROUGH ITS PARTNER ANIL KUMAR SINHA NARESH THAKUR AND KAMAL KUMAR SARAWGI
Khata No.	0
Plot No.	2082
Village Name	RANCHI
Use	Mixed
SubUse	Res+Comm

AREA STATEMENT RANCHI MUNICIPAL CORPORATION  
VERSION NO. : 1.0.82  
VERSION DATE: 16/10/2020

Region	JHARKHAND URBAN LOCAL BODIES	Plot Use	Mixed
District	RANCHI	Plot SubUse	Res+Comm
Authority	RANCHI MUNICIPAL CORPORATION	PlotNearbyReligiousStructure	NA
Inward No.	RMC/EP/0999/W20/2021	PlotSubPlot No.	2082
Application Type	General Proposal	North Plot No. - LANE	
Project Type	Building Permission	South Road Width - 8.00 MTR	
Nature of Development	New	East Plot No. - PART PLOT NO. 2082	
Location of Development Area	Old Area	West Plot No. - PART PLOT NO. 2082	

AREA OF PLOT (Minimum)	(A)	SQ.MT.	666.82
Deduction for NetPlot Area			15.82
Summed Free of Cost Common Plot			97.41
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A Deductions)		651.00
Deduction for Balance Plot Area (from Gross Plot Area)			15.82
Summed Free of Cost Common Plot			97.41
Total			113.53

BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity Plot Area)	(A Deductions)		533.99
Plot Area for FAR (Net Plot Area - Road/Widening Area)	(A Deductions)		651.00
Plot Area for FAR (Net Plot Area - Road/Widening Area)	(A Deductions)		666.82

COVERAGE CHECK			
Permissible Coverage area ( 60.00 % )			390.60
Proposed Coverage Area ( 39.49 % )			257.97
Total Prop. Coverage Area ( 58.85 % )			257.97
Balance coverage area ( 20.51 % )			133.53

FAR CHECK			
Perm. FAR Area ( 2.50 )			1667.05
Total Perm. FAR area			1667.05
Residential FAR			529.79
Commercial FAR			1085.76
Proposed FAR Area			1624.10
Total Proposed FAR Area			1624.10
Consumed FAR (Factor)			2.44
Balance FAR Area			42.95

BUILT UP AREA CHECK			
Total Proposed Built up Area			2037.44
ARCHITECT (Regd)			Phiya Kumar
ENGINEER (Regd)			
SUPERVISOR (Regd)			

OWNER (Regd)			
AMAN CONSTRUCTION THROUGH ITS PARTNER ANIL KUMAR SINHA NARESH THAKUR AND KAMAL KUMAR SARAWGI			

DEVELOPMENT AUTHORITY			LOCAL BODY
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COLOR INDEX			
Plot Boundary			Black
Abutting Road			Red
Proposed Construction			Green
Common Plot			Yellow
Road Widening Area			Blue
Existing (To be retained)			Orange
Existing (To be demolished)			Pink

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total Proposed Built Up Area (Sq.mt)	Total FAR Area (Sq.mt)
Basement Floor	313.37	8.55	313.37	8.55
Ground Floor	287.31	257.07	287.31	257.07
First Floor	372.31	346.23	372.31	346.23
Second Floor	372.31	346.23	372.31	346.23
Third Floor	356.07	333.01	356.07	333.01
Fourth Floor	356.07	333.01	356.07	333.01
Terrace Floor	0.00	0.00	0.00	0.00
Total	2037.44	1624.10	2037.44	1624.10

Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL CUM RESIDENTIAL)	Commercial	Res+Comm Bldg	Non-Hightrise

Required Parking (Table 7a)

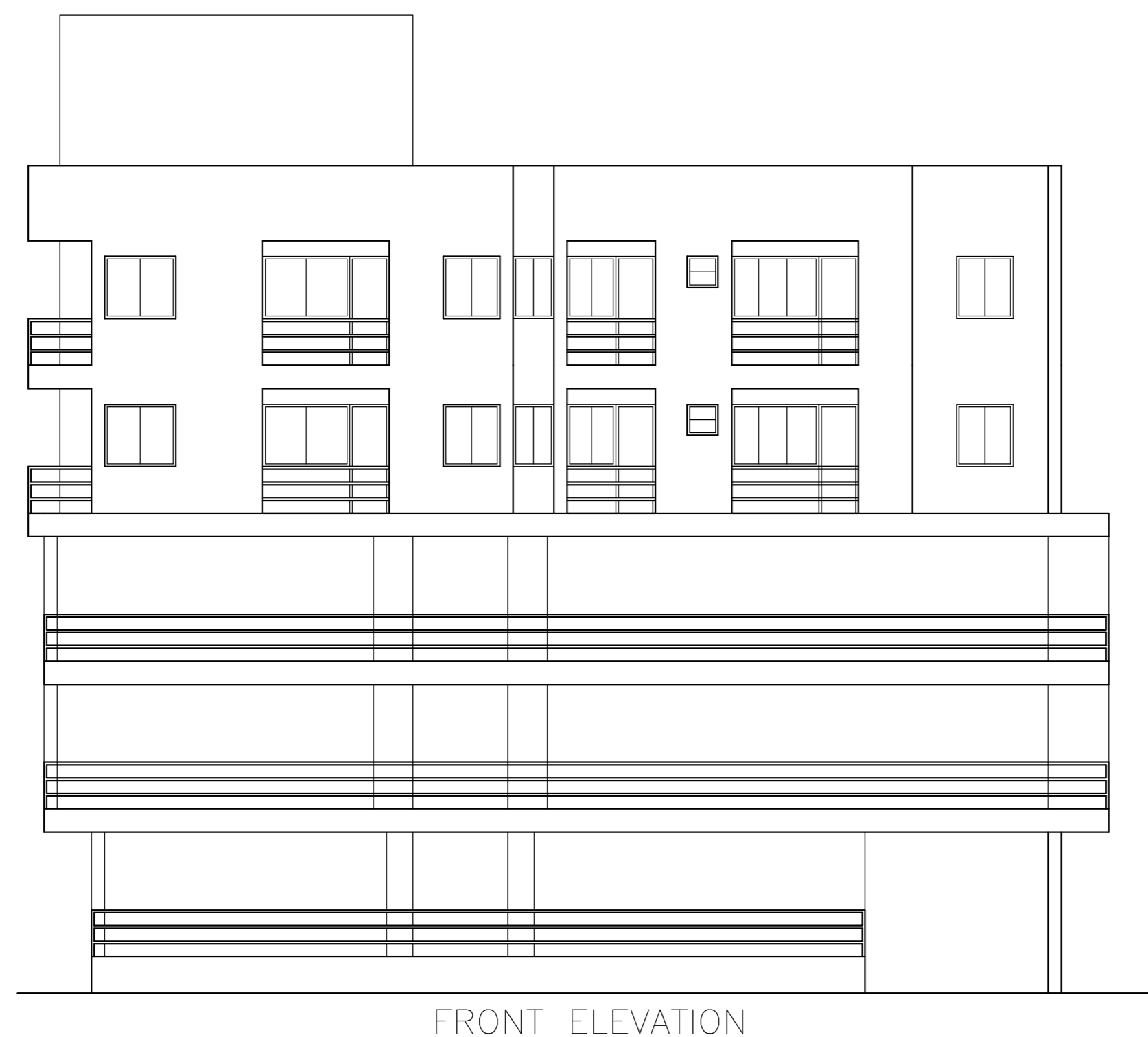
Building Name	Type	SubUse	Area (Sq.mt)	Units		Car		Visitors Car		TwoWheeler	
				Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop
A (COMMERCIAL CUM RESIDENTIAL)	Commercial	Res+Comm Bldg	>0	50	865.36	1	9	-	-	-	-
		Shop	>0	50	127.69	1	2	-	-	-	-
	Residential	Residential Bldg/Apartment	0-140	1	5.00	1.00	5	-	-	-	-
			>140	1.5	-	1	-	-	-	-	-
		>0	1	5.00	-	-	-	-	-	1	
		>0	1	5.00	-	-	-	-	-	1	
		Total	-	-	-	16	16	-	1	1	39

Parking Check (Table 7b)

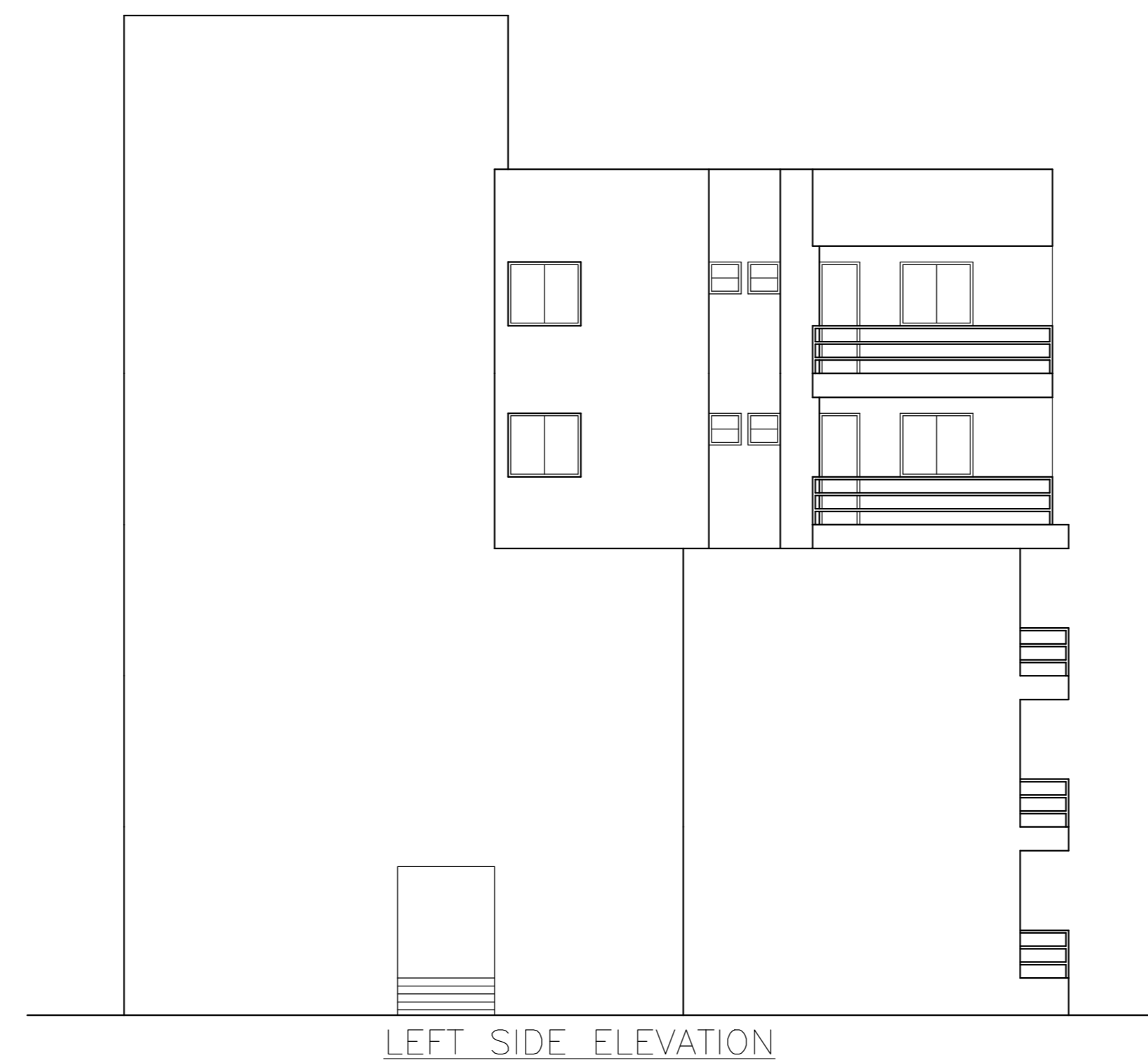
Vehicle Type	No.	Reqd.		Prop.	
		Area	No.	Area	No.
Car	-	-	8	100.00	-
Three Stack Car	-	-	8	100.00	-
Total Car	16	200.00	16	200.00	-
Visitors Car Parking	-	-	1	12.50	-
Total Visitor Parking	1	12.50	1	12.50	-
TwoWheeler	-	-	39	78.00	-
Total TwoWheeler	39	78.00	39	78.00	-
Other Parking	-	-	-	151.02	-
Total	290.50	-	-	519.52	-

FAR & Tenement Details (Table 4c-1)

Building	No of Same Bldg	Gross Built Up Area (Sq.mt)	Eductions 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)	Tenmt (No.)	
					StairCase	Lift	Balcony	Parking						
A (COMMERCIAL CUM RESIDENTIAL)	1	2057.84	20.40	2037.44	40.96	32.30	51.96	246.60	529.79	1085.76	8.55	1624.10	1624.10	12
Grand Total	1	2057.84	20.40	2037.44	40.96	32.30	51.96	246.60	529.79	1085.76	8.55	1624.10	1624.10	12



FRONT ELEVATION



LEFT SIDE ELEVATION

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt)	Units		Car		Visitors Car		TwoWheeler	
				Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop
A (COMMERCIAL CUM RESIDENTIAL)	Commercial	Res+Comm Bldg	>0	50	865.36	1	9	-	-	-	-
		Shop	>0	50	127.69	1	2	-	-	-	-
	Residential	Residential Bldg/Apartment	0-140	1	5.00	1.00	5	-	-	-	-
			>140	1.5	-	1	-	-	-	-	-
		>0	1	5.00	-	-	-	-	-	1	
		>0	1	5.00	-	-	-	-	-	1	
		Total	-	-	-	16	16	-	1	1	39

Parking Check (Table 7b)

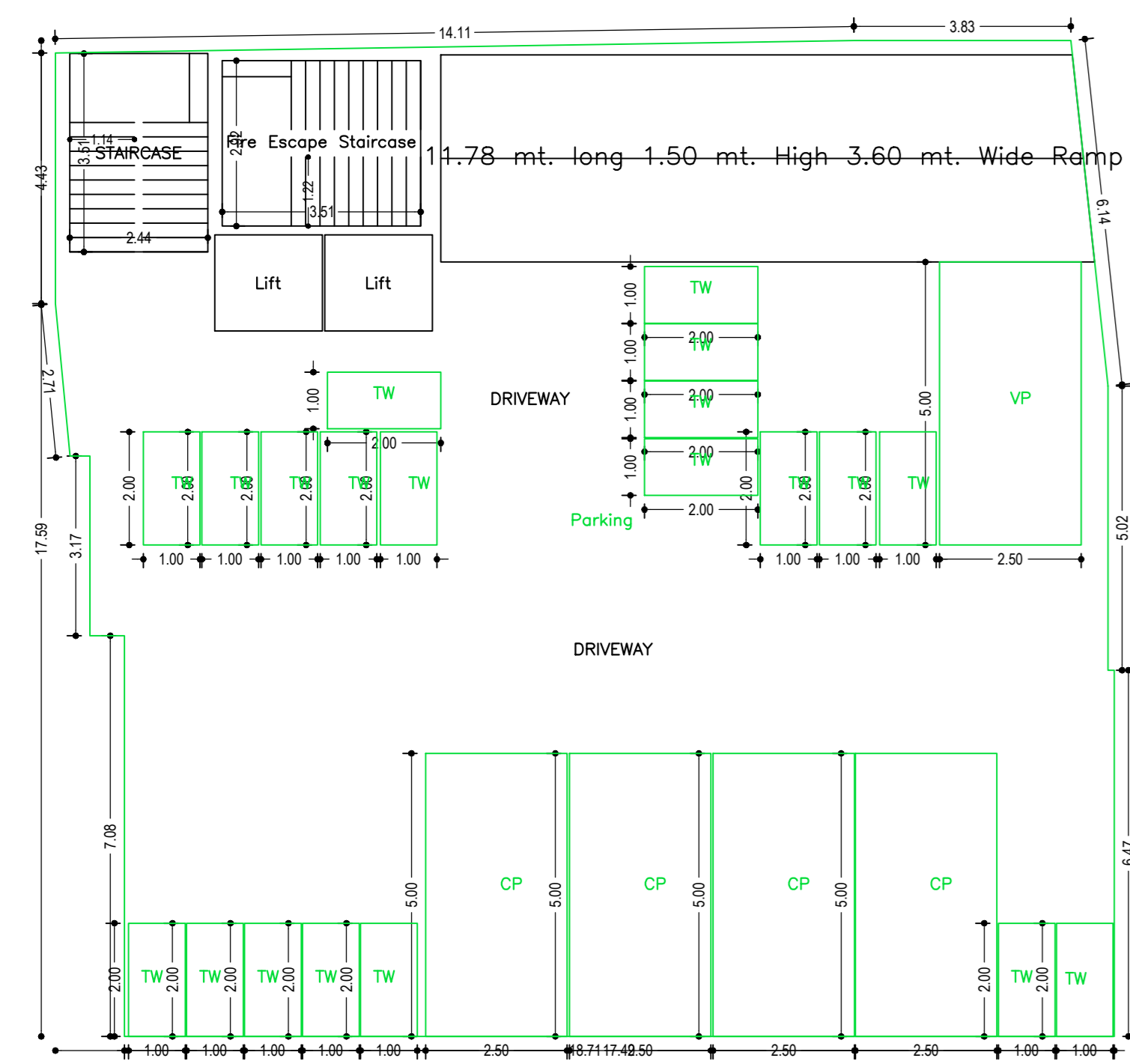
Vehicle Type	No.	Reqd.		Prop.	
		Area	No.	Area	No.
Car	-	-	8	100.00	-
Three Stack Car	-	-	8	100.00	-
Total Car	16	200.00	16	200.00	-
Visitors Car Parking	-	-	1	12.50	-
Total Visitor Parking	1	12.50	1	12.50	-
TwoWheeler	-	-	39	78.00	-
Total TwoWheeler	39	78.00	39	78.00	-
Other Parking	-	-	-	151.02	-
Total	290.50	-	-	519.52	-

FAR & Tenement Details (Table 4c-1)

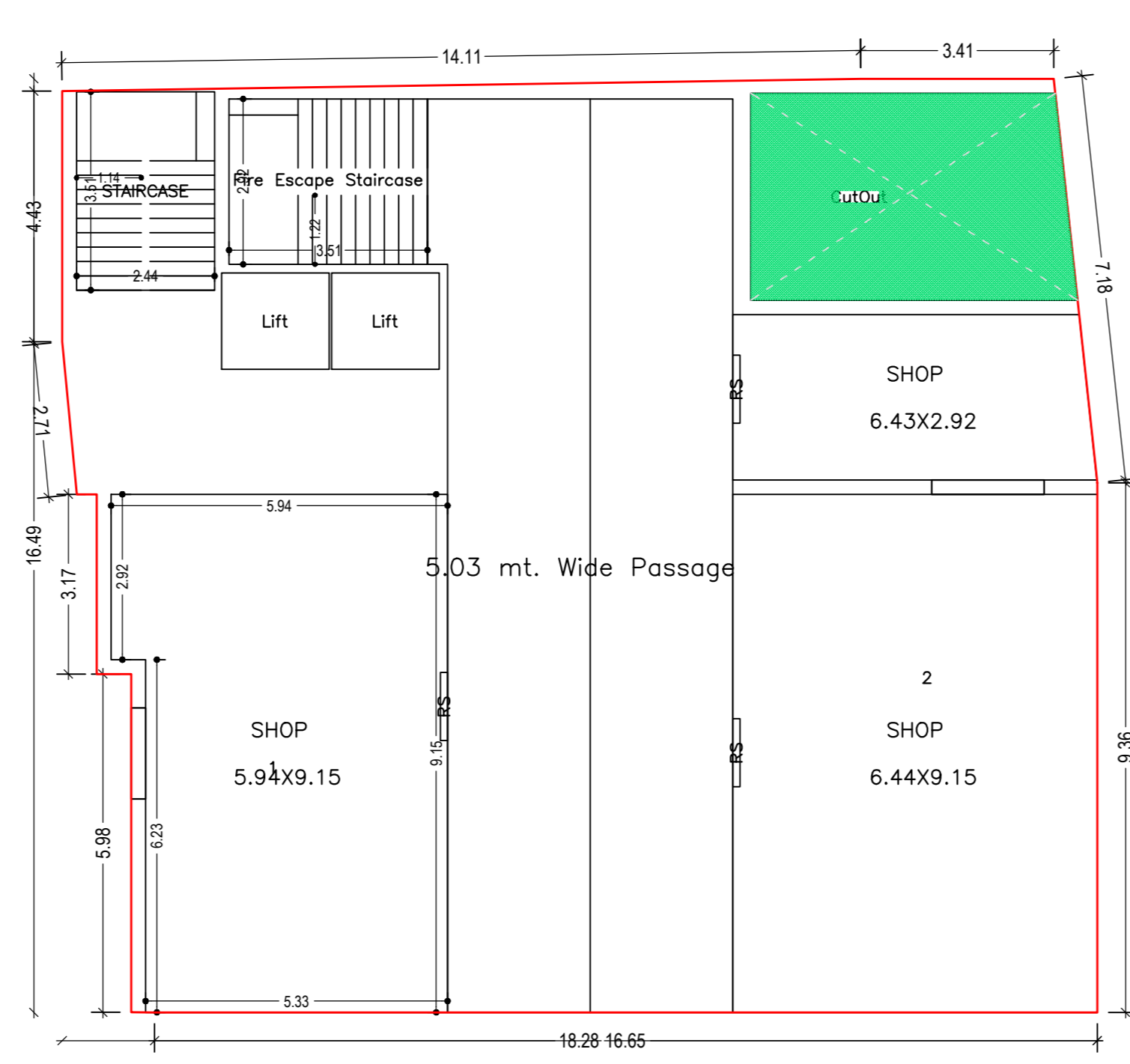
Building	No of Same Bldg	Gross Built Up Area (Sq.mt)	Eductions From Gross BUA/Area in Sq.mt	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)				Proposed FAR Area (Sq.mt)	Add Area In FAR (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Tenmt (No.)	
					StairCase	Lift	Balcony	Parking						
A (COMMERCIAL CUM RESIDENTIAL)	1	2057.84	20.40	2037.44	40.96	32.30	51.96	246.60	529.79	1085.76	8.55	1624.10	1624.10	12
Grand Total	1	2057.84	20.40	2037.44	40.96	32.30	51.96	246.60	529.79	1085.76	8.55	1624.10	1624.10	12

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Phiya Kumar RMC/RRC/0066/2019			

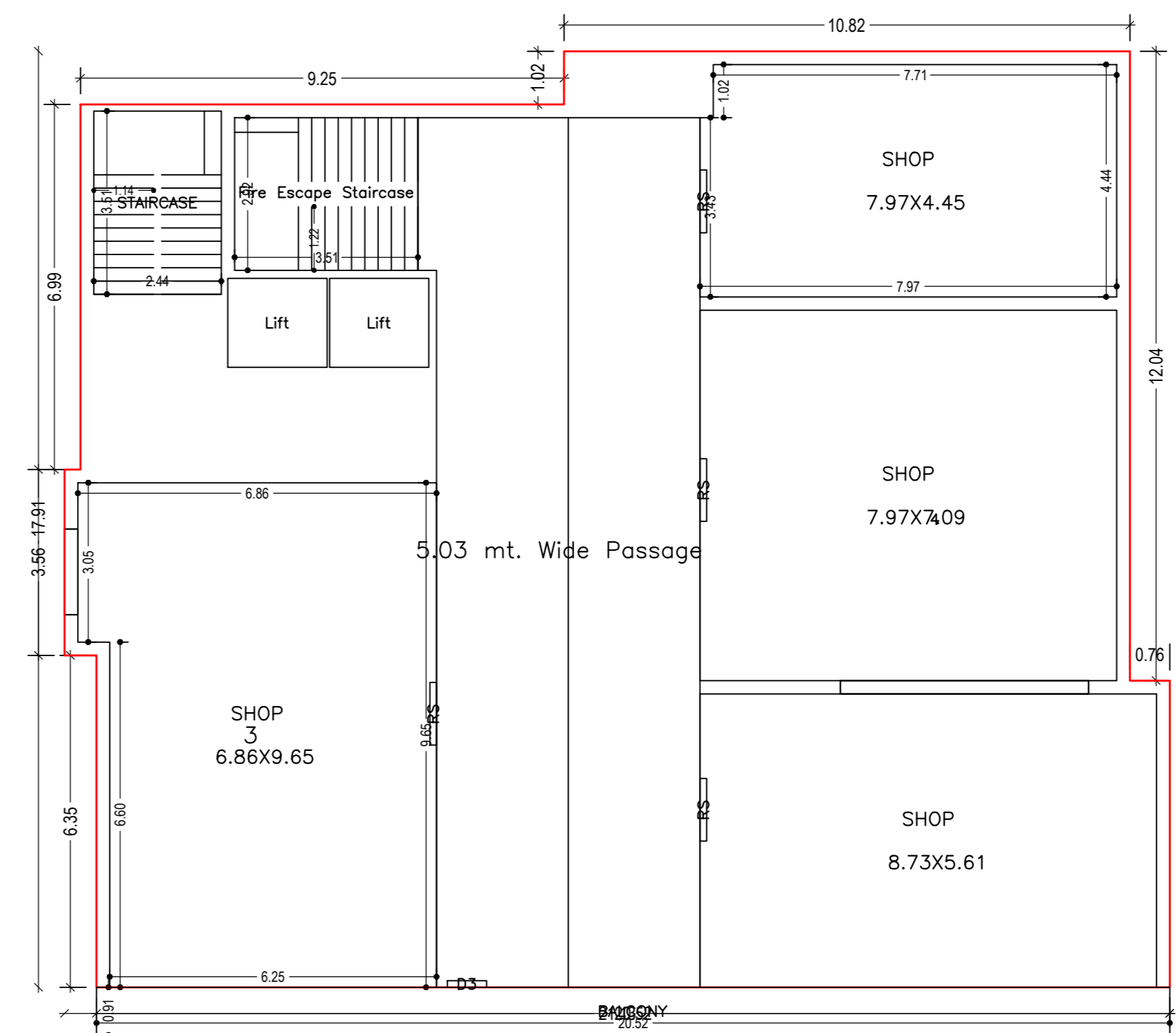
Proposal Basic Information	
Proposal File No.	RMC/EP/0999/W20/2021
Owner Name	AMAN CONSTRUCTION THROUGH ITS PARTNER ANIL KUMAR SINHA NARESH THAKUR AND KAMAL KUMAR SARAWGI
Khata No.	0
Plot No.	2082
Village Name	RANCHI
Use	Mixed
SubUse	Res+Comm



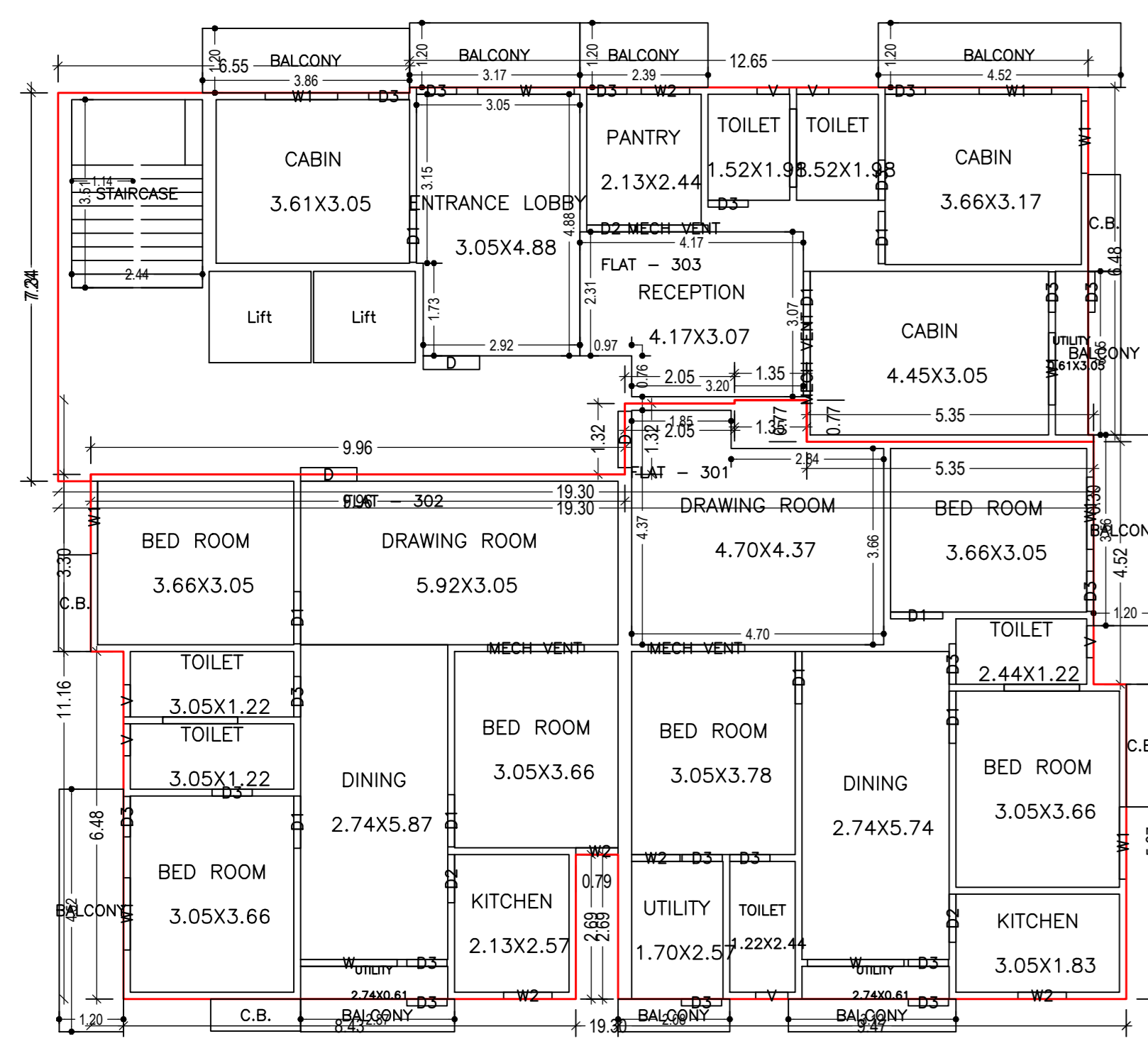
BASEMENT FLOOR PLAN (SCALE 1:100)



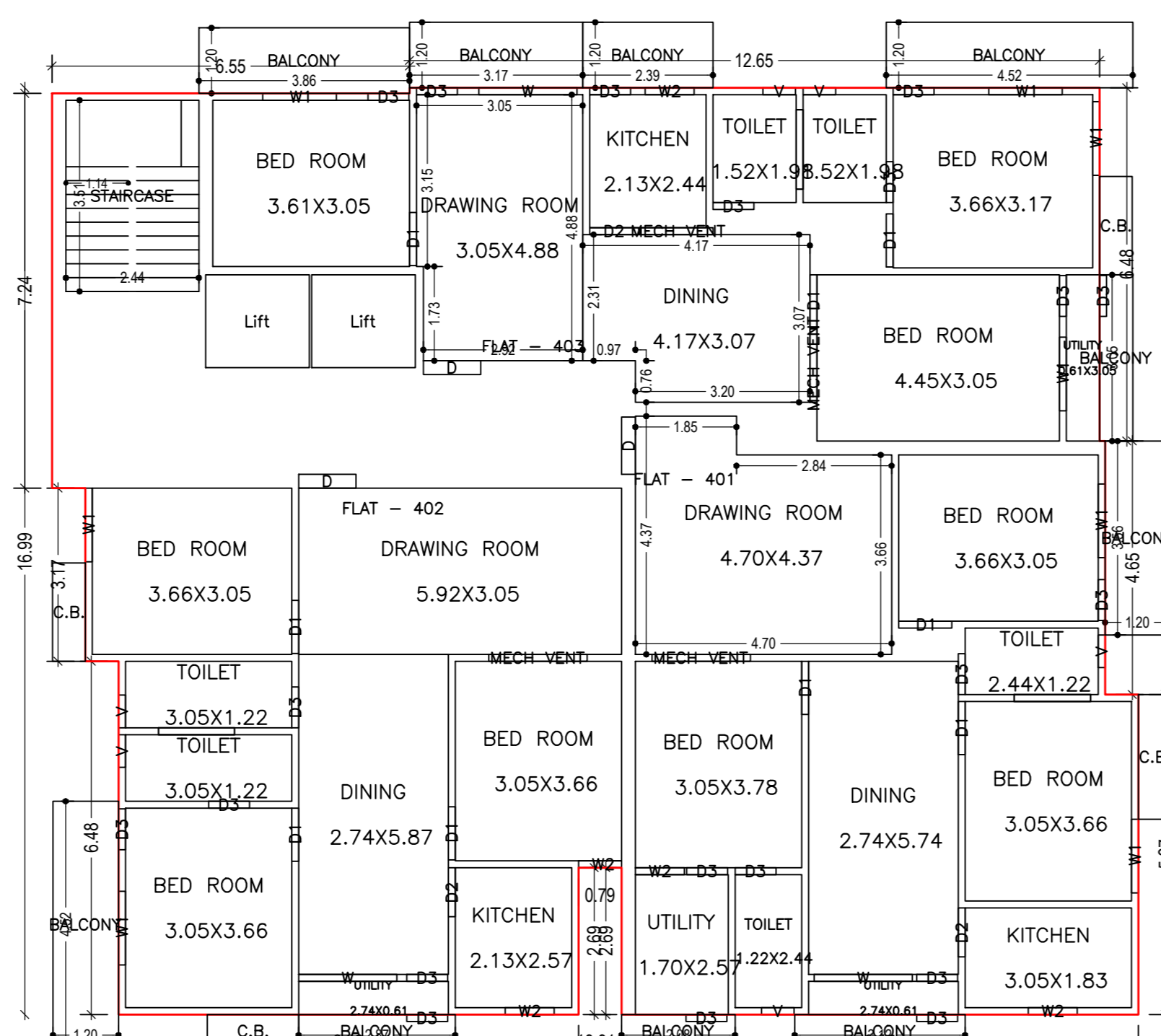
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



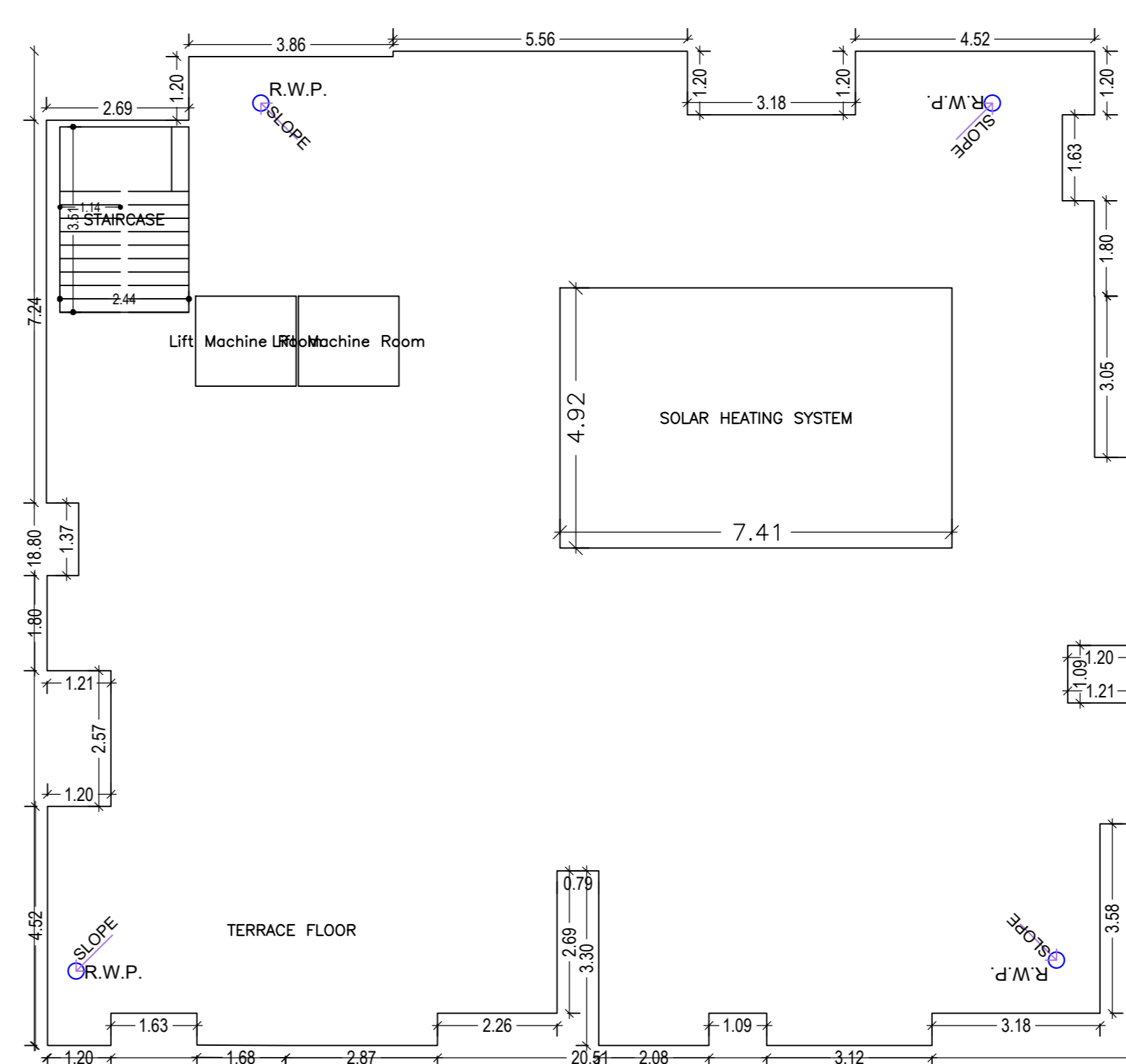
TYPICAL - 1& 2 FLOOR PLAN (Proposed) (SCALE 1:100)



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

Building :A (COMMERCIAL CUM RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross Builtup 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)	Trmt (No.)
Basement Floor	313.37	0.00	313.37	10.24	0.00	246.60	0.00	0.00	8.55
Ground Floor	287.71	20.40	267.31	10.24	0.00	0.00	257.07	257.07	02
First Floor	372.31	0.00	372.31	10.24	6.46	9.38	0.00	346.23	02
Second Floor	372.31	0.00	372.31	10.24	6.46	9.38	0.00	346.23	02
Third Floor	356.07	0.00	356.07	0.00	6.46	16.60	0.00	196.78	03
Fourth Floor	356.07	0.00	356.07	0.00	6.46	16.60	0.00	333.01	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
<b>Total :</b>	<b>2057.84</b>	<b>20.40</b>	<b>2037.44</b>	<b>40.96</b>	<b>32.30</b>	<b>51.96</b>	<b>246.60</b>	<b>529.79</b>	<b>1085.76</b>
Total Number of Same Buildings	1						8.55	1624.10	1624.10
<b>Total :</b>	<b>2057.84</b>	<b>20.40</b>	<b>2037.44</b>	<b>40.96</b>	<b>32.30</b>	<b>51.96</b>	<b>246.60</b>	<b>529.79</b>	<b>1085.76</b>

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NGS
A (COMMERCIAL CUM RESIDENTIAL)	D3	0.75	2.10	40
A (COMMERCIAL CUM RESIDENTIAL)	D2	0.80	2.10	06
A (COMMERCIAL CUM RESIDENTIAL)	D1	0.88	2.10	18
A (COMMERCIAL CUM RESIDENTIAL)	D	1.05	2.10	06
A (COMMERCIAL CUM RESIDENTIAL)	RS	1.20	2.10	11

SCHEDULE OF WINDOW/VENTILATION:

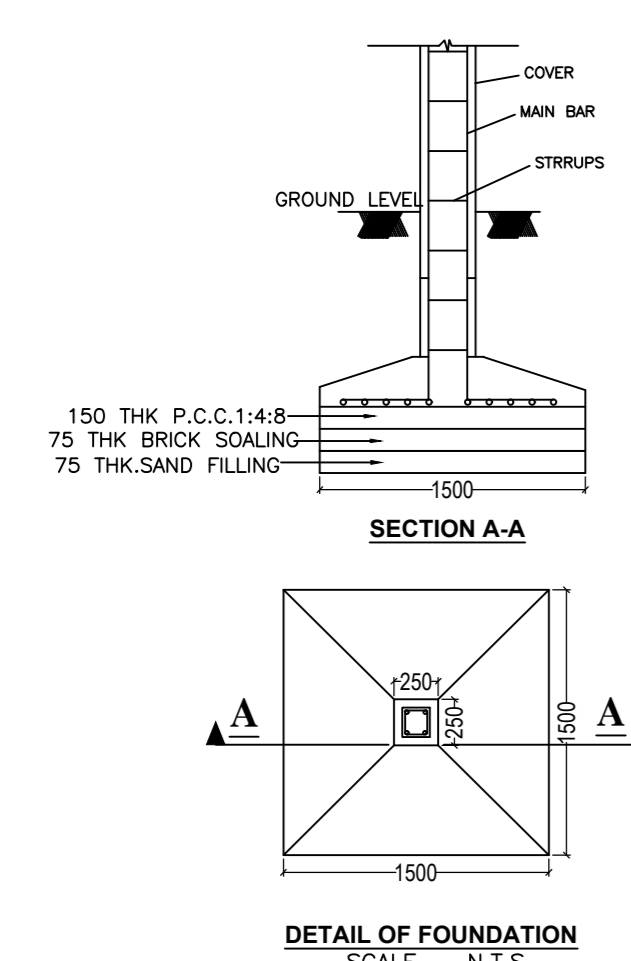
BUILDING NAME	NAME	LENGTH	HEIGHT	NGS
A (COMMERCIAL CUM RESIDENTIAL)	V	0.60	1.20	12
A (COMMERCIAL CUM RESIDENTIAL)	W2	0.79	1.20	02
A (COMMERCIAL CUM RESIDENTIAL)	W2	0.90	1.20	08
A (COMMERCIAL CUM RESIDENTIAL)	W1	1.35	1.20	16
A (COMMERCIAL CUM RESIDENTIAL)	MECH VENT	1.35	1.20	04
A (COMMERCIAL CUM RESIDENTIAL)	MECH VENT	1.80	1.20	04
A (COMMERCIAL CUM RESIDENTIAL)	W	1.80	1.20	06

Balcony Calculations Table

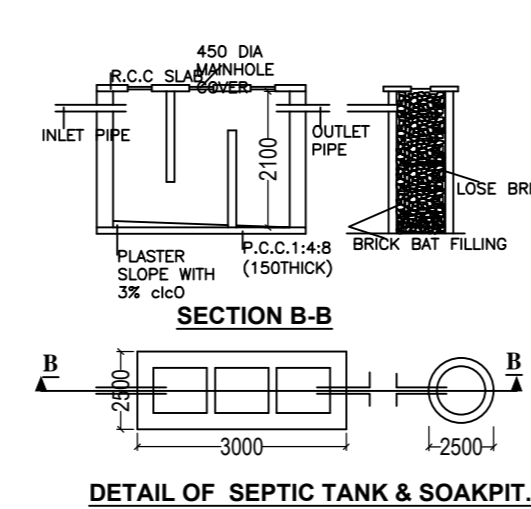
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1& 2 FLOOR PLAN	0.92 X 20.52 X 1 X 2	37.54	37.54
THIRD FLOOR PLAN	1.20 X 3.86 X 1 X 1	4.63	33.22
	1.20 X 3.18 X 1 X 1	3.81	
	1.20 X 2.39 X 1 X 1	2.87	
	1.20 X 4.52 X 2 X 1	10.86	
	0.61 X 3.05 X 1 X 1	1.86	
	1.20 X 3.56 X 1 X 1	4.27	
	0.61 X 3.13 X 1 X 1	1.90	
	0.61 X 2.08 X 1 X 1	1.27	
	0.61 X 2.87 X 1 X 1	1.75	
FOURTH FLOOR PLAN	1.20 X 3.86 X 1 X 1	4.63	33.22
	1.20 X 3.18 X 1 X 1	3.81	
	1.20 X 2.39 X 1 X 1	2.87	
	1.20 X 4.52 X 2 X 1	10.86	
	0.61 X 3.05 X 1 X 1	1.86	
	1.20 X 3.56 X 1 X 1	4.27	
	0.61 X 3.13 X 1 X 1	1.90	
	0.61 X 2.08 X 1 X 1	1.27	
	0.61 X 2.87 X 1 X 1	1.75	
<b>Total</b>			<b>103.98</b>

UnitBUA Table for Building :A (COMMERCIAL CUM RESIDENTIAL)

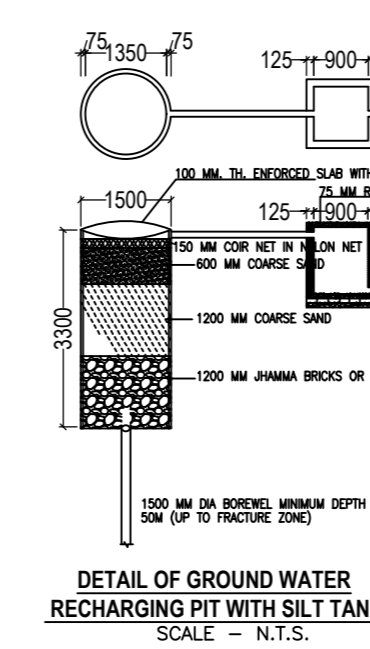
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND	1	SHOP	53.08	52.67	1	2
FLOOR PLAN	2	SHOP	78.89	78.39	2	
TYPICAL - 1& 2 FLOOR PLAN	3	SHOP	83.54	64.36	1	4
THIRD FLOOR PLAN	4	SHOP	170.44	150.47	3	
	FLAT - 301	FLAT	104.63	97.01	10	
	FLAT - 302	FLAT	98.13	90.79	9	3
	FLAT - 303	OFFICE	110.11	87.06	9	
	FLAT - 401	FLAT	104.63	97.01	10	
	FLAT - 402	FLAT	98.13	90.79	9	3
	FLAT - 403	FLAT	110.11	87.06	9	
<b>Total</b>			<b>1265.67</b>	<b>1110.40</b>	<b>67</b>	<b>12</b>



DETAIL OF FOUNDATION SCALE = 1:15



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



DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK SCALE = 1:15

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Phya Kumar RMC/RCC/006/2019			