

Proposal Basic Information	
Proposal File No.	RMC/EP/0357/W04/2022
Owner Name	Rezaur Rahman Abur Rahman Khalil Anwar Laique Anwar and Ahsan Anwar
Khata No	10
Plot No	1258, 1259 & 1269
Village Name	BADAGAAI
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHO MUNICIPAL CORPORATION	VERSION NO. 1.0.02	VERSION DATE: 19/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: RANCHI	Plot SubUse: Residential Bldg/Apartment	
Authority: RANCHI MUNICIPAL CORPORATION	Plot/Neary/Religious/Structure: NA	
Invend. No: RMC/EP/0357/W04/2022	Plot/SubPlot No: 1258, 1259 & 1269	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	700.00
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	700.00
Deduction for Balance Plot Area/From Gross Plot Area		
Common Plot		80.84
Total		80.84
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	619.36
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	700.00
Plot Area for FAR (Net Plot Area - Road Widening Area)	(A-Deductions)	700.00
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		420.00
Proposed Coverage area (56.31 %)		394.15
Total Prop. Coverage Area (56.31 %)		394.15
Balance coverage area (3.69 %)		25.85
FAR CHECK		
Perm. FAR Area (2.50)		1750.00
Total Perm. FAR Area		1750.00
Residential FAR		1635.03
Proposed FAR Area		1635.03
Total Proposed FAR Area		1635.03
Consumed FAR (Factor)		2.34
Balance FAR Area		114.97
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2188.98
ARCHITECT (Regdt)	SHAKIL AHMAD	
ENGINEER (Regdt)		
SUPERVISOR (Regdt)		
OWNER (Regdt)	Rezaur Rahman Abur Rahman Khalil Anwar Laique Anwar and Ahsan Anwar	
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
ABUTTING ROAD	[Red Line]
PROPOSED CONSTRUCTION COMMON PLOT	[Green Line]
ROAD WIDENING AREA	[Yellow Line]
EXISTING (To be retained)	[Blue 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.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	394.14	1165	394.14	1165
First Floor	448.71	405.84	448.71	405.84
Second Floor	448.71	405.84	448.71	405.84
Third Floor	448.71	405.84	448.71	405.84
Fourth Floor	448.71	405.84	448.71	405.84
Terrace Floor	0.00	0.00	0.00	0.00
Total	2188.98	1635.01	2188.98	1635.01

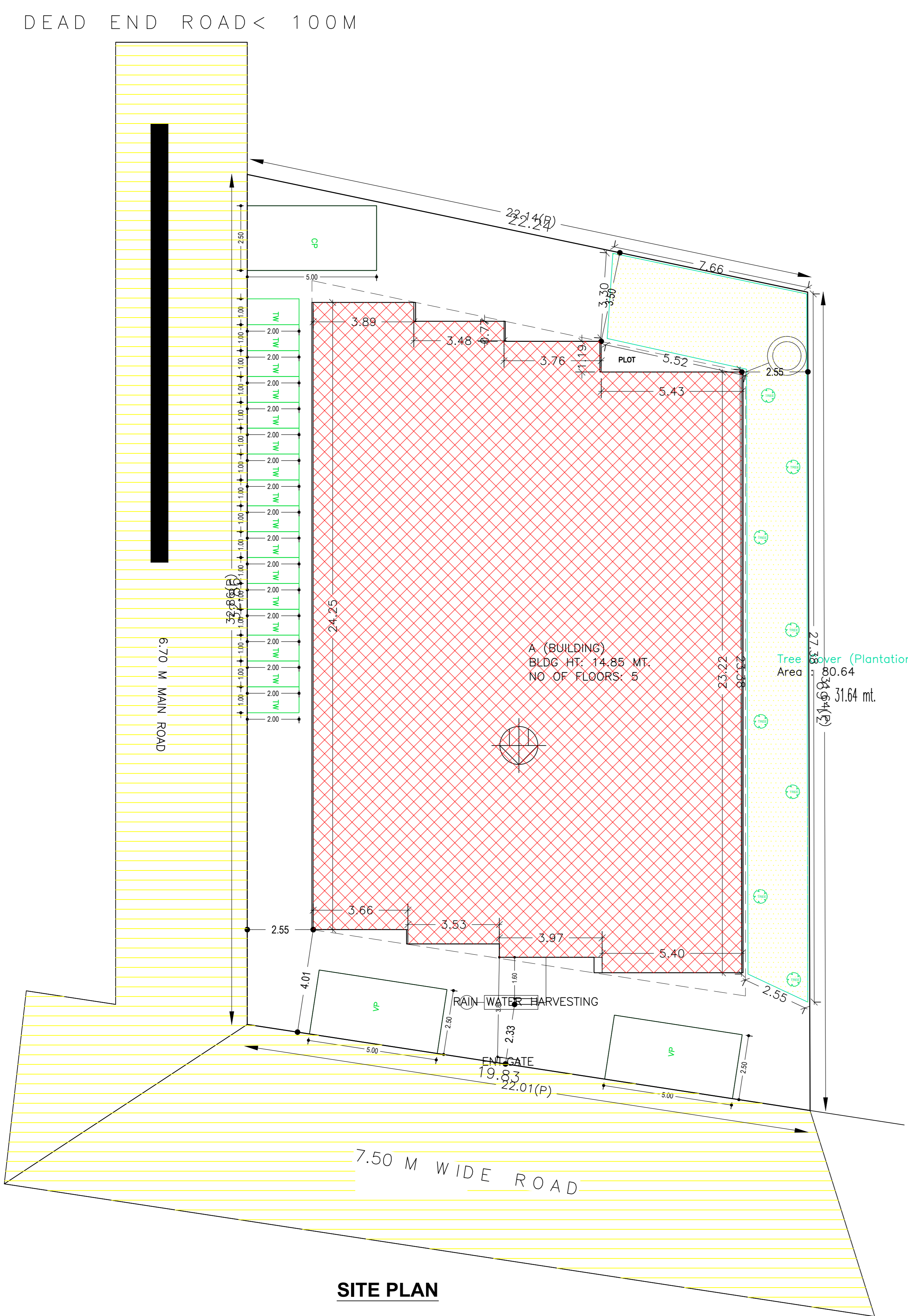
Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

Required Parking (Table 7a)											
Building Name	Type	SubUse	Area (Sq.mt.)	Units	Car	Visitors Car	TwoWheeler	Reqd.	Prop.	Reqd./Unit	Prop.
A (BUILDING)	Residential	Residential Bldg/Apartment	0 - 140	1	16.00	1.00	16	-	-	-	-
			> 140	1.5	16.00	1	-	-	-	-	-
			> 0	1	16.00	-	-	1	2	-	-
			> 0	1	16.00	-	-	-	2	-	-
Total							16	17	2	2	16

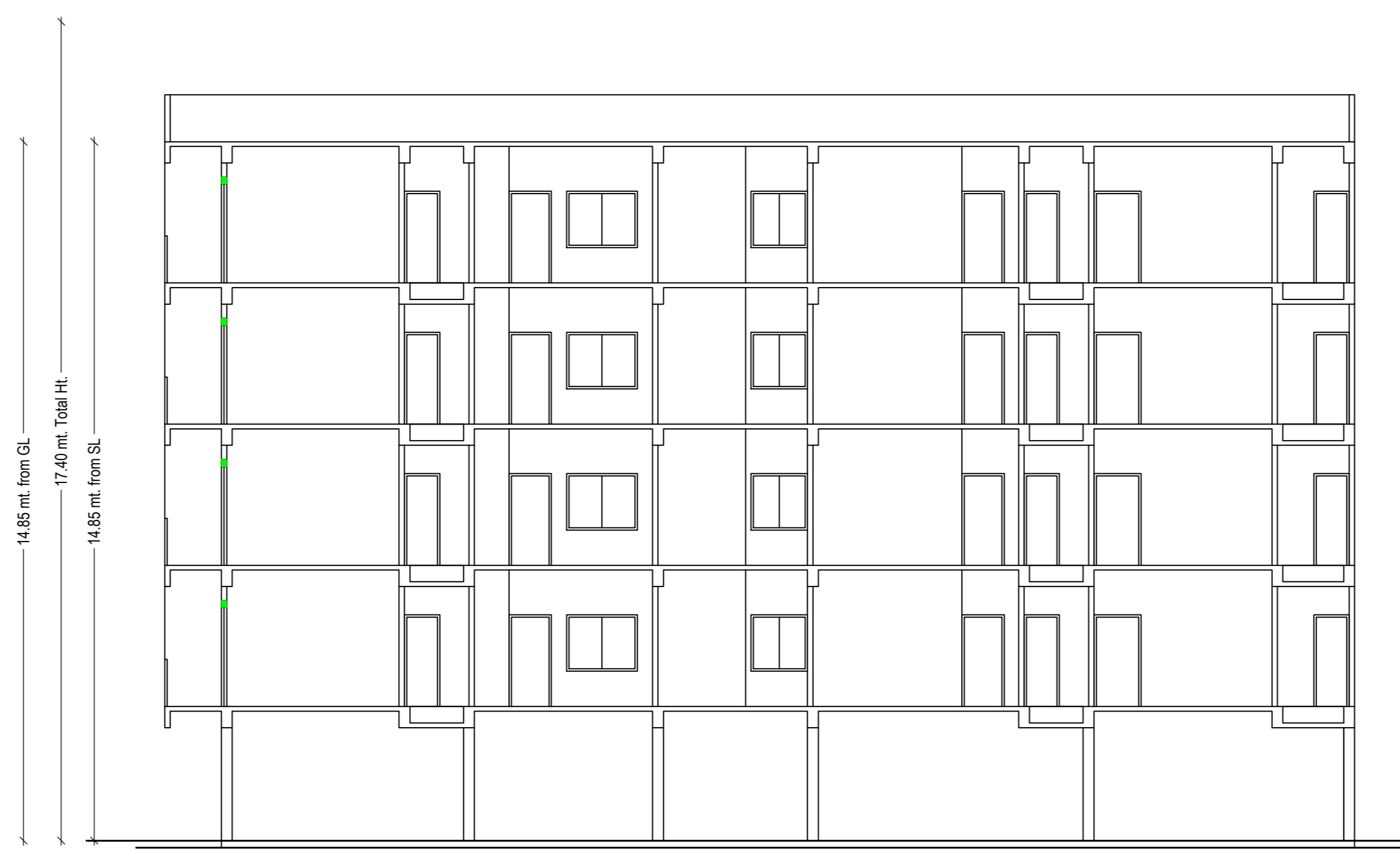
Parking Check (Table 7b)				
Vehicle Type	Reqd.	Prop.	No.	Area
Car	16	17	17	212.50
Total Car	16	17	17	212.50
Visitors Car Parking	-	2	2	25.00
Total Visitor Parking	2	2	2	25.00
TwoWheeler	-	16	16	32.00
Total TwoWheeler	16	16	16	32.00
Other Parking	-	-	-	178.18
Total	27	35	35	477.68

FAR & Tenement Details (Table 4c-1)											
Building	No. of Same Bldg	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.)	Tenent (No.)
			Lift	Balcony	Void	Accessory Use					
A (BUILDING)	1	2188.98	13.12	79.32	33.00	52.35	376.18	1623.36	8.38	1635.01	16
Grand Total	1	2188.98	13.12	79.32	33.00	52.35	376.18	1623.36	8.38	1635.01	16

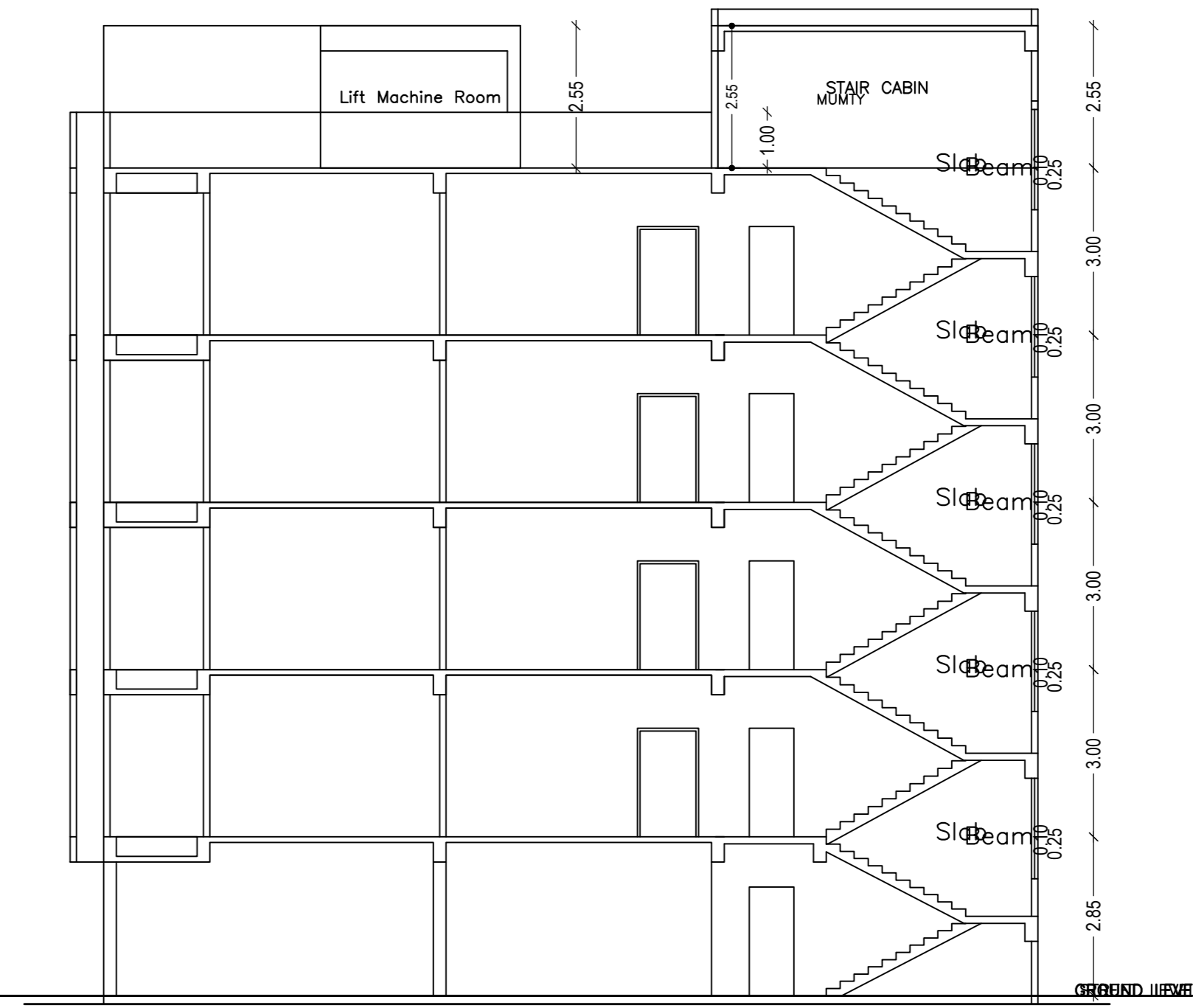
Building :A (BUILDING)											
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tenent (No.)
		Lift	Balcony	Void	Accessory Use	Parking					
Ground Floor	394.14	0.00	0.00	0.00	6.31	376.18	0.00	8.38	11.65	11.65	00
First Floor	448.71	3.28	19.83	8.25	11.51	0.00	405.84	0.00	405.84	405.84	04
Second Floor	448.71	3.28	19.83	8.25	11.51	0.00	405.84	0.00	405.84	405.84	04
Third Floor	448.71	3.28	19.83	8.25	11.51	0.00	405.84	0.00	405.84	405.84	04
Fourth Floor	448.71	3.28	19.83	8.25	11.51	0.00	405.84	0.00	405.84	405.84	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	2188.98	13.12	79.32	33.00	52.35	376.18	1623.36	8.38	1635.01	1635.01	16
Total Number of Same Buildings	1										
Total	2188.98	13.12	79.32	33.00	52.35	376.18	1623.36	8.38	1635.01	1635.01	16



SITE PLAN



SECTION - YY



SECTION - XX



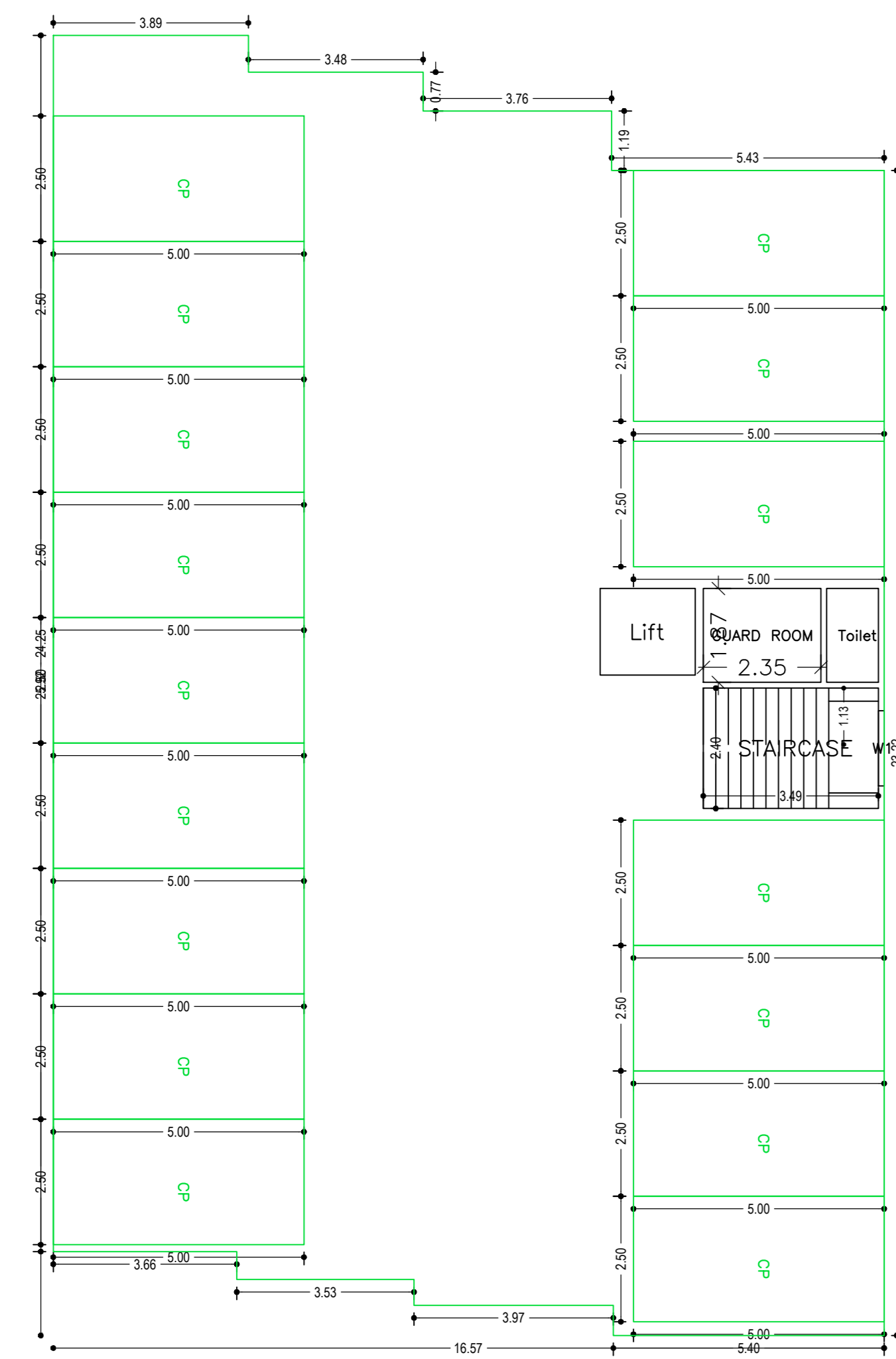
FRONT (NORTH SIDE) ELEVATION



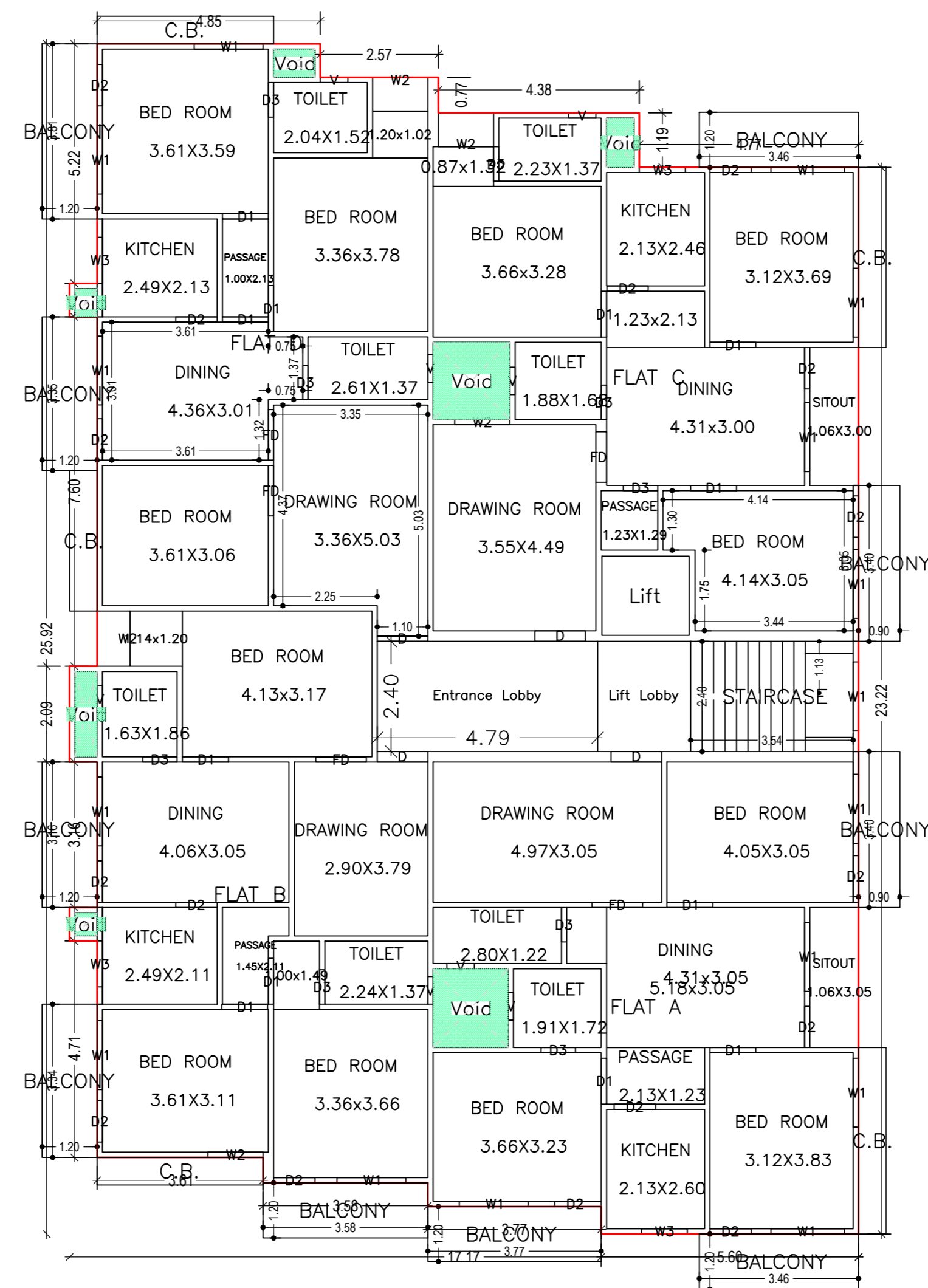
EAST SIDE ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHAKIL AHMAD RAN/LE/0038/15-16			

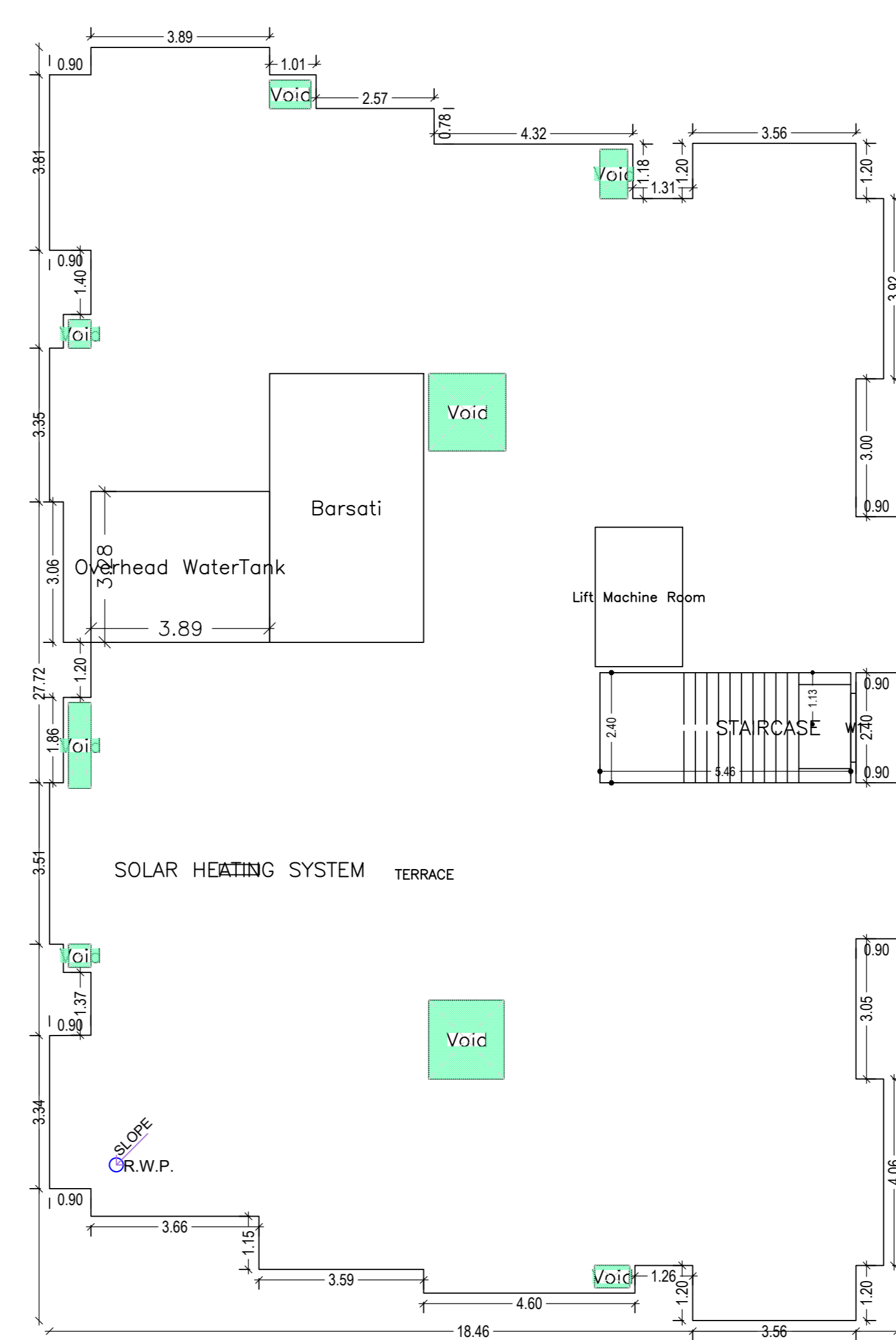
Proposal Basic Information	
Proposal File No.	RMC/EP/0357/M04/2022
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Khata No	10
Plot No	1250, 1259 & 1269
Village Name	BADAGAJI
Use	Residential
SubUse	Residential Bldg/Apartment



GROUND FLOOR PLAN
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D3	0.75	2.10	36
A (BUILDING)	D2	0.90	2.10	60
A (BUILDING)	D1	1.00	2.10	48
A (BUILDING)	D0	1.01	2.10	64
A (BUILDING)	FD	1.10	2.10	20
A (BUILDING)	D	1.10	2.10	16

SCHEDULE OF WINDOW/VENTILATION:

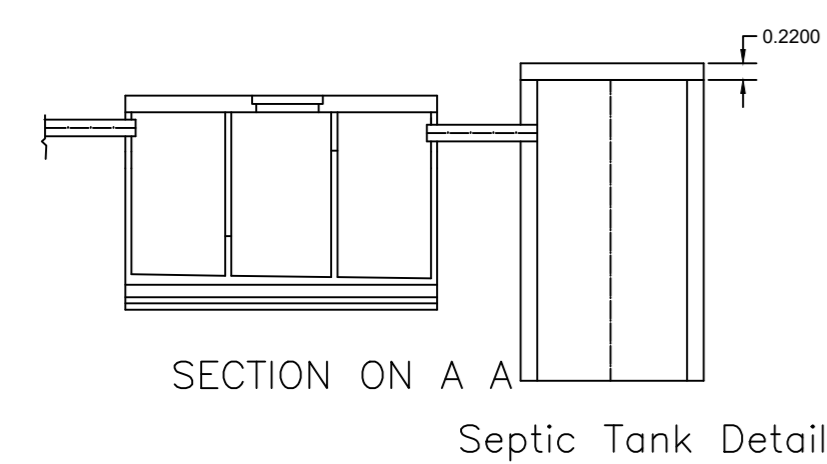
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	0.60	32
A (BUILDING)	W3	1.00	1.20	16
A (BUILDING)	W2	1.20	1.65	20
A (BUILDING)	W1	1.50	1.65	58
A (BUILDING)	W	1.60	1.65	08

Balcony Calculations Table

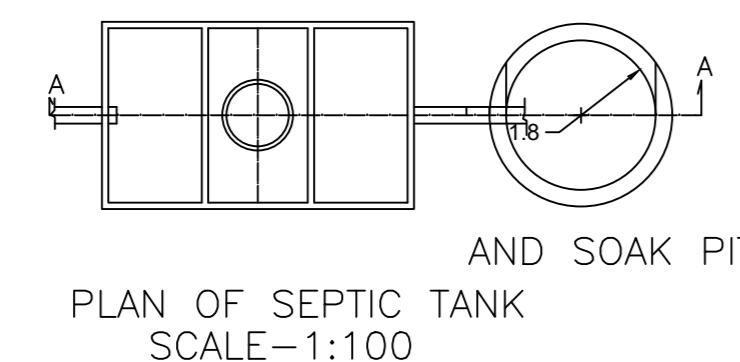
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1-4 FLOOR PLAN	1.20 X 3.46 X 2 X 4	33.28	158.60
	1.20 X 3.52 X 1 X 4	16.32	
	0.90 X 3.40 X 2 X 4	24.48	
	1.20 X 3.78 X 1 X 4	18.12	
	1.20 X 3.59 X 1 X 4	17.20	
	1.20 X 3.51 X 1 X 4	16.90	
	1.20 X 3.17 X 1 X 4	15.20	
	1.20 X 3.35 X 1 X 4	16.08	
Total			158.60

UnitBUA Table for Building 'A' (BUILDING)

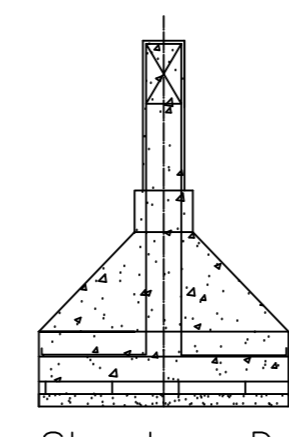
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1-	FLAT A	FLAT	108.38	91.56	10	
TYPICAL - 1-	FLAT B	FLAT	98.54	82.29	9	16
4 FLOOR PLAN	FLAT C	FLAT	100.27	82.67	10	
	FLAT D	FLAT	96.81	87.96	9	
Total			1656.38	1455.95	152	16



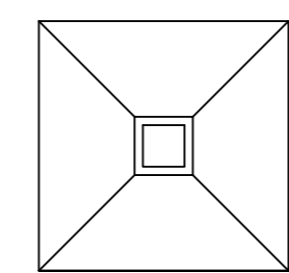
SECTION ON A A
Septic Tank Detail



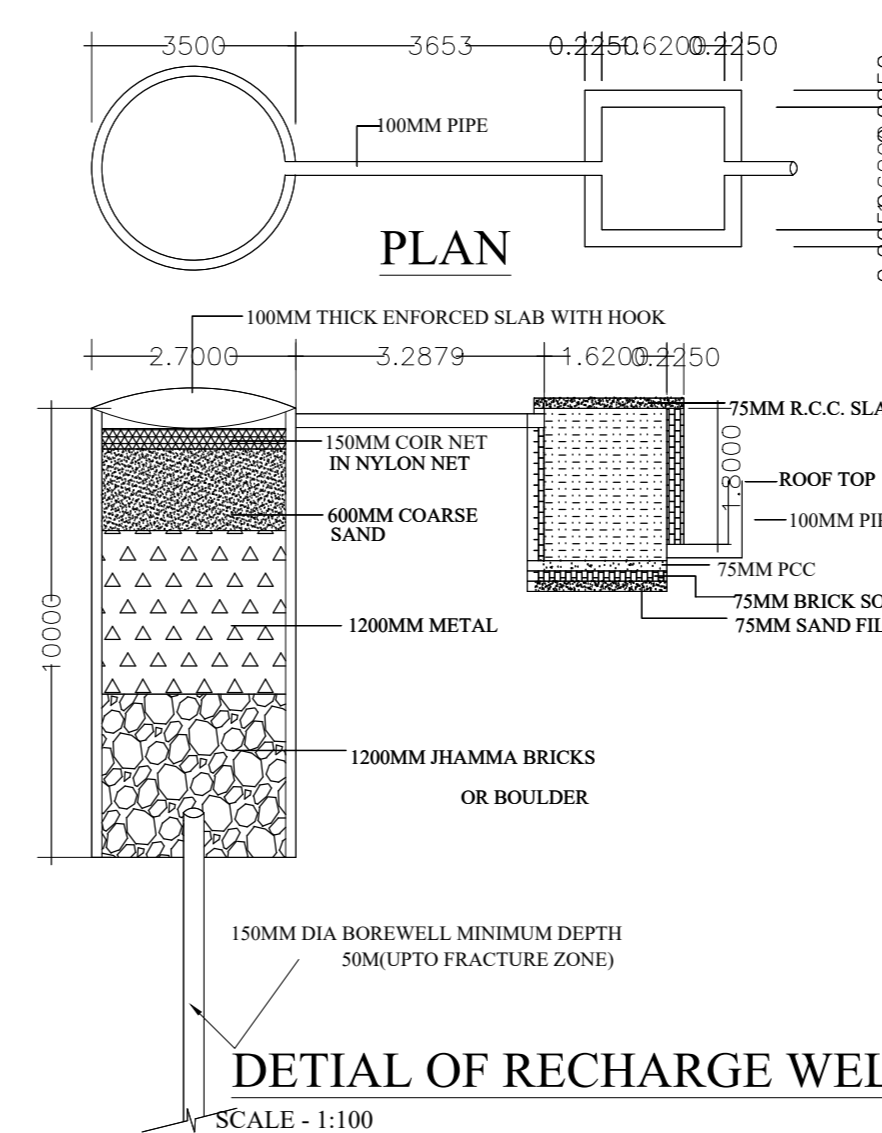
PLAN OF SEPTIC TANK
SCALE - 1:100



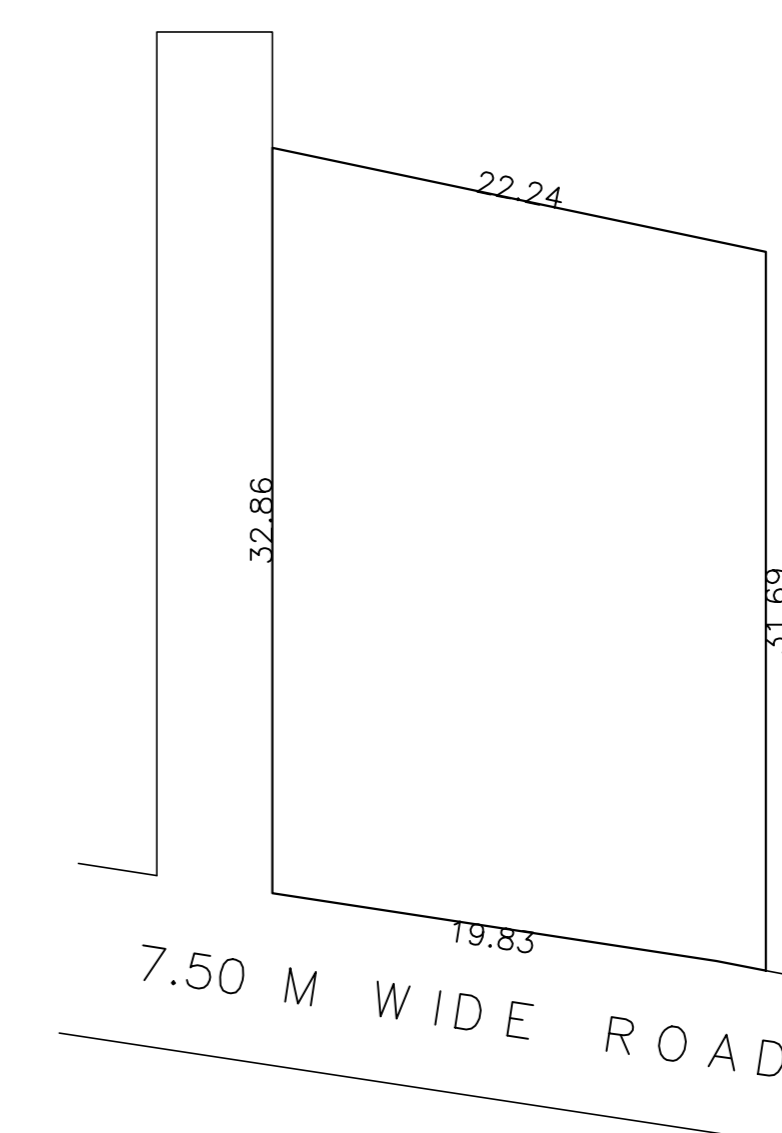
Structure Detail



TYP FOUNDATION DET
SCALE 1:50



DETAIL OF RECHARGE WELL
SCALE - 1:100



7.50 M WIDE ROAD

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHAKIL AHMAD RAC/LE/0038/15-16			