

Proposal Basic Information

Proposal File No.	BPW30045418
Owner Name	SRI. ARJUN KUMAR SINHA, SMT. SHAKUNTALA SINHA, SRI. ANIL KUMAR SINHA, SRI. SUNIL KUMAR SINHA, SMT. PRABHA PRASAD, SRI. SUSHIL KUMAR SINHA, SRI. SURESH KUMAR SINHA, SRI. SANJAY KUMAR SINHA, SMT. SEEMA SRIVASTAVA, SRI. SANJEEV KUMAR SINHA, SMT. KRAN KUMAR SINHA, SRI. VIJAY KUMAR SINHA Through LAVANYA DEVELOPERS
Khata No.	
PLOT No.	
Village Name	DESA
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.56	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	PLOT Neary/Religious/Structure: NA	
Invent. No.: BPW30045418	PLOT No.: 1204	
Application Type: General Proposal	North Plot No.: -	
Project Type: Building Permission	South Road Width: 4.40 mtr	
Nature of Development: New	East Road Width: 13.18	
Location of Development Area: Old Area	West Road Width: 4.67	
AREA DETAILS		
AREA OF PLOT (Minimum)	(A)	83.22
Deduction for Net Plot Area		
Surrender Free of Cost		24.71
Total		58.51
NET AREA OF PLOT/Gross Plot Area - Deduction from Gross Plot Area	(A-Deductions)	828.52
Deduction for Balance Plot Area/From Gross Plot Area		
Surrender Free of Cost		24.71
Common Plot		83.25
Total		107.95
BALANCE AREA OF PLOT/Net Plot Area - Recreational/Amenity space	(A-Deductions)	745.27
PLOT AREA FOR COVERAGE/Net Plot Area	(A-Deductions)	828.52
PLOT Area for FAR (Net Plot Area + Road/Watering Area)	(A-Deductions)	853.32
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		497.11
Proposed Coverage Area (58.15 %)		481.75
Total Prop. Coverage Area (58.15 %)		481.75
Balance coverage area (1.85 %)		15.56
FAR CHECK		
Parm. FAR Area (2.50)		2133.05
Total Perm. FAR Area		2133.05
Residential FAR		2091.19
Proposed FAR Area		2122.31
Total Proposed FAR Area		2122.31
Consumed FAR (FAR used)		2.89
Balance FAR Area		10.74
BUILT UP AREA CHECK		
Total Proposed Builtup Area		3016.13
ARCHITECT (Regd)		
ENGINEER (Regd)		ZIA-UR RAHMAN
SUPERVISOR (Regd)		
OWNER (Regd)		SRI. ARJUN KUMAR SINHA, SMT. SHAKUNTALA SINHA, SRI. ANIL KUMAR SINHA, SRI. SUNIL KUMAR SINHA, SMT. PRABHA PRASAD, SRI. SUSHIL KUMAR SINHA, SRI. SURESH KUMAR SINHA, SRI. SANJAY KUMAR SINHA, SMT. SEEMA SRIVASTAVA, SRI. SANJEEV KUMAR SINHA, SMT. KRAN KUMAR SINHA, SRI. VIJAY KUMAR SINHA Through LAVANYA DEVELOPERS
DEVELOPMENT AUTHORITY		
		LOCAL BODY

COLOR INDEX

FLYING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Blue
ROAD WIDENING AREA	Yellow
EXISTING (To be retained)	Grey
EXISTING (To be demolished)	White

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.)
Basement Floor	402.85	7.75	402.85	7.75
Ground Floor	481.75	213.20	481.75	213.20
First Floor	483.61	475.65	483.61	475.65
Second Floor	518.94	475.24	518.94	475.24
Third Floor	518.94	475.24	518.94	475.24
Fourth Floor	518.94	475.24	518.94	475.24
Terrace Floor	0.00	0.00	0.00	0.00
Total	3016.13	2122.32	3016.13	2122.32

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	Rept. Prop.	Car	Prop.	Visitors Car	Prop.	TwoWheeler	Prop.
A (BUILDING)	Residential	Residential Bldg/Apartment	>140	15	1	1.5	-	-	-	-	-
			>2	1	21.00	-	-	-	-	1	21
			>0	1	21.00	-	-	1	3	-	-
Total						22	22	3	3	-	21

Parking Check (Table 7b)

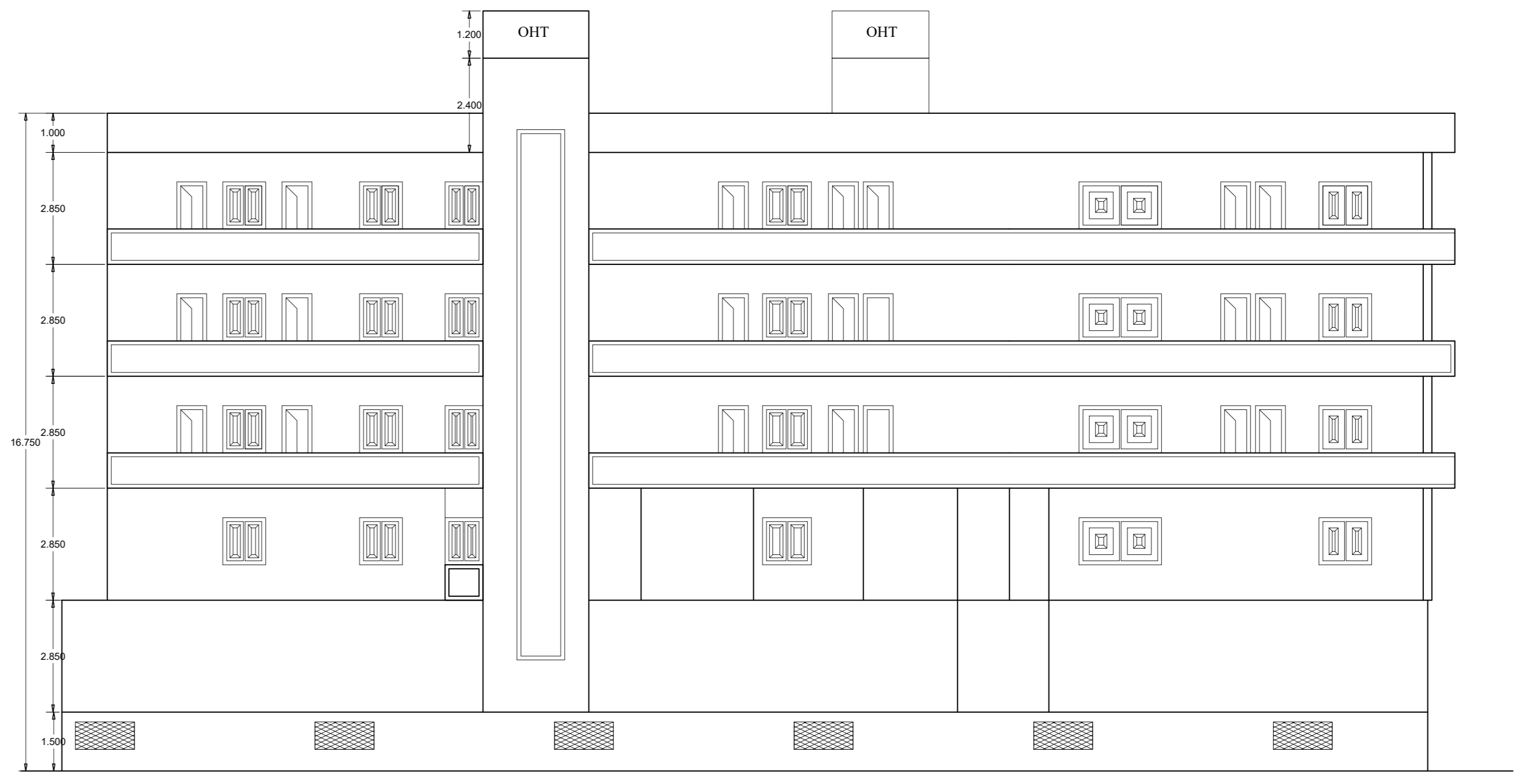
Vehicle Type	Rept.	Prop.
Car	22	22
Total Car	22	22
Visitors Car Parking	3	3
Total Visitor Parking	3	3
TwoWheeler	21	21
Total TwoWheeler	21	21
Other Parking	-	-
Total	34.50	34.50

FAR & Tenement Details (Table 4c-1)

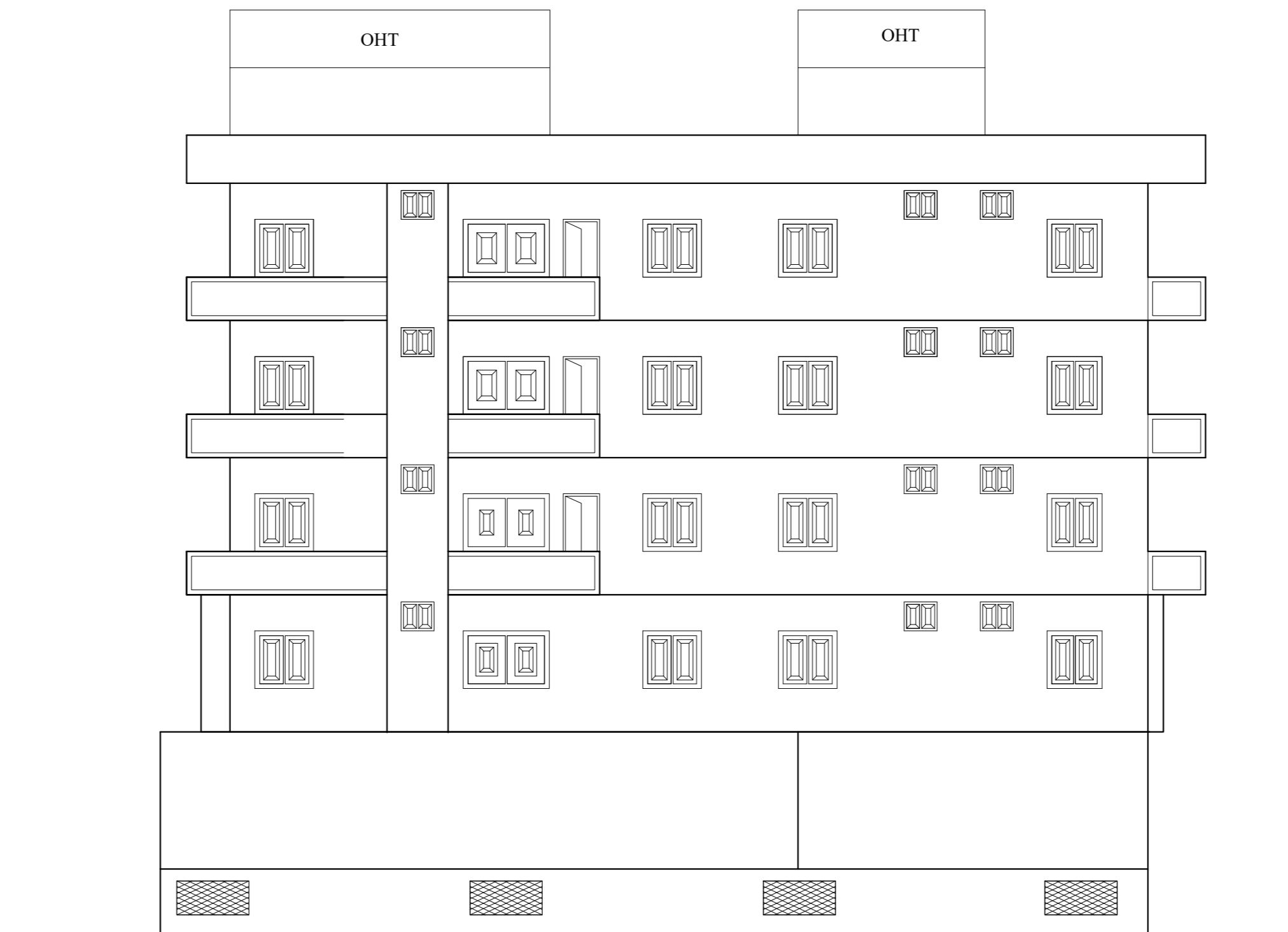
Building	No. of Same Bldg.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Resi.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Tenement (No.)
			Lift	Balcony	Accessory Use	Parking	Stair					
A (BUILDING)	1	3016.13	3.23	25.84	113.22	18.04	704.60	2091.20	24.66	2122.32	2122.32	21
Grand Total	1	3016.13	3.23	25.84	113.22	18.04	704.60	2091.20	24.66	2122.32	2122.32	21



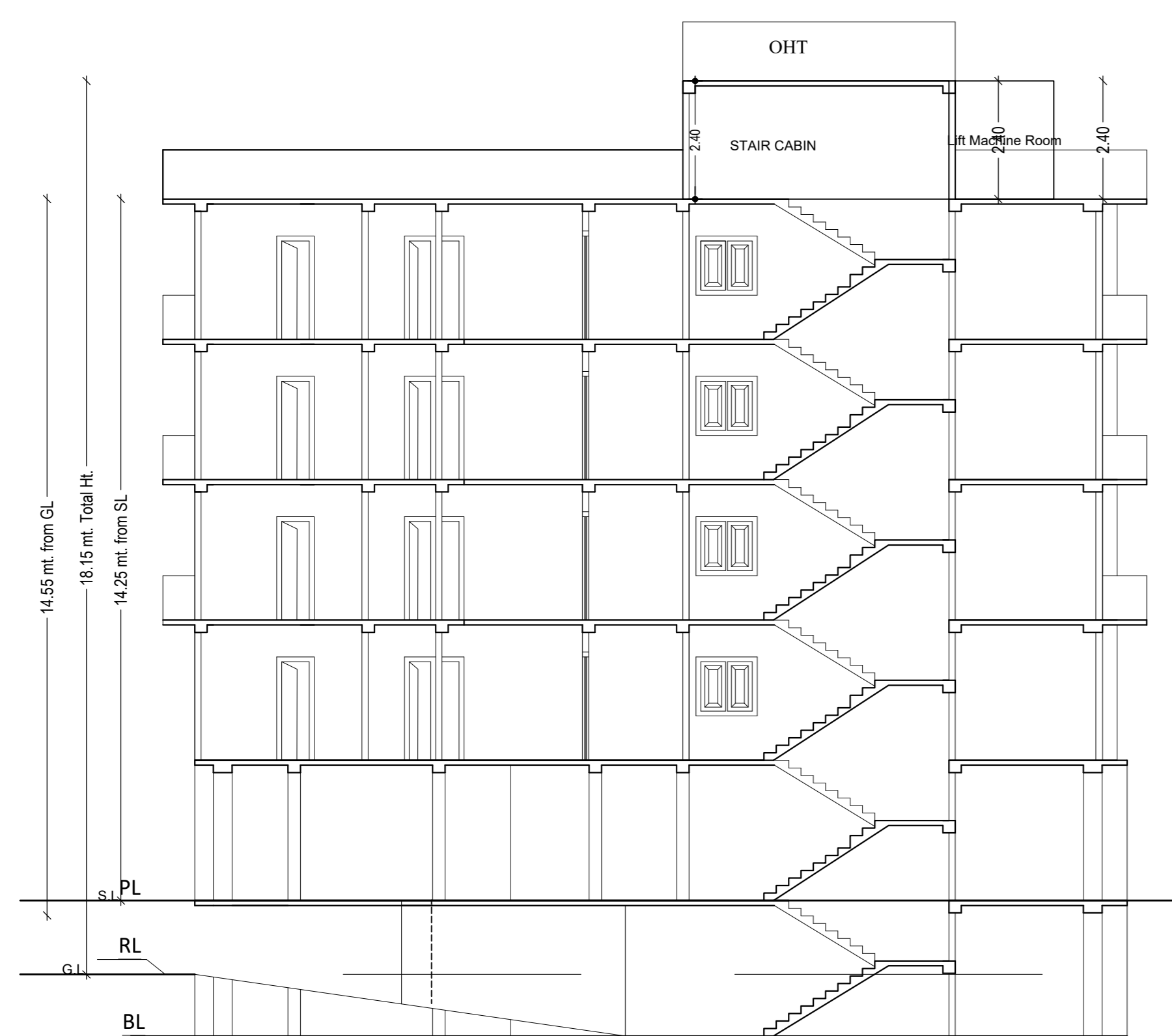
SITE PLAN



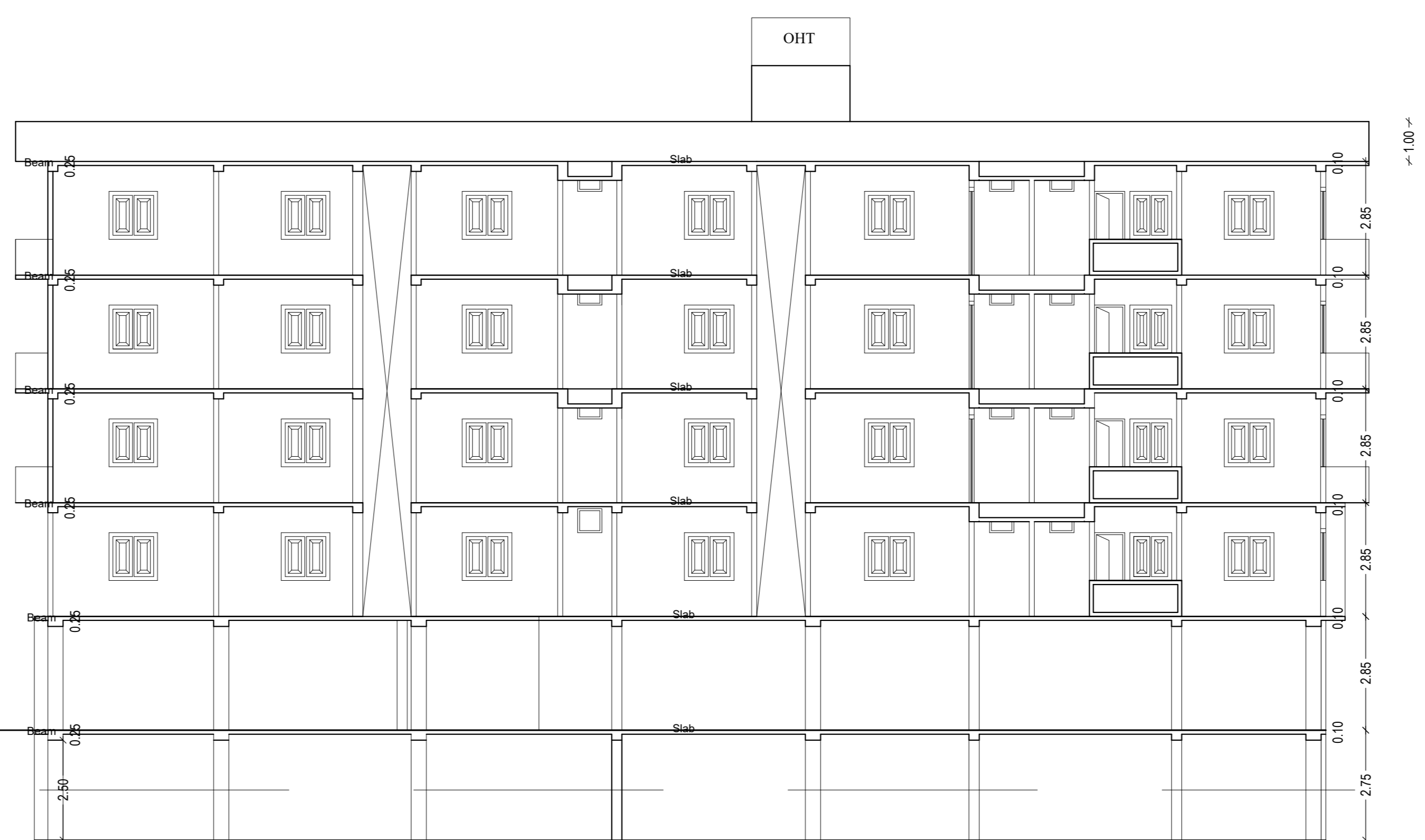
FRONT ELEVATION



SIDE ELEVATION



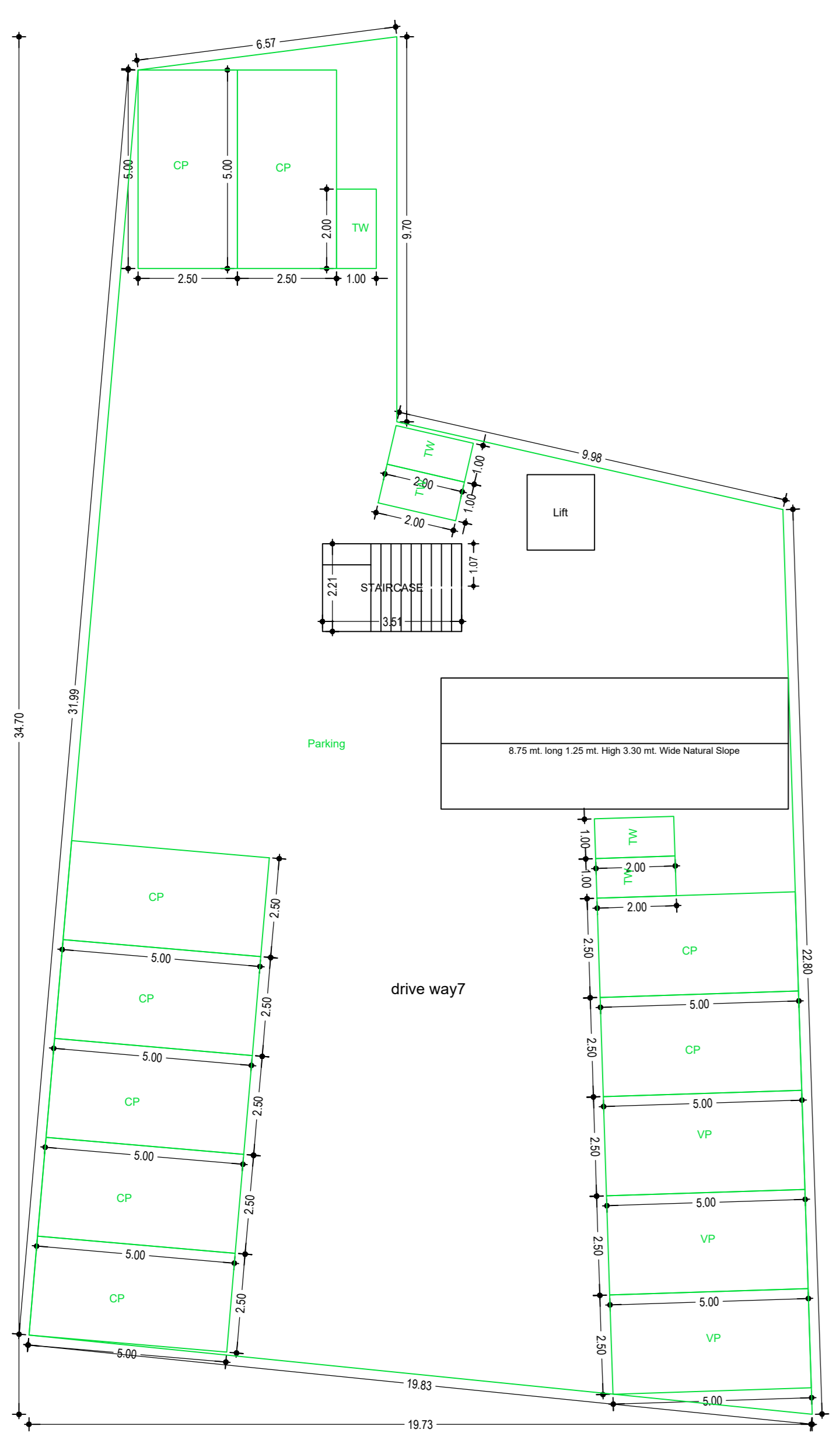
SECTION B-B



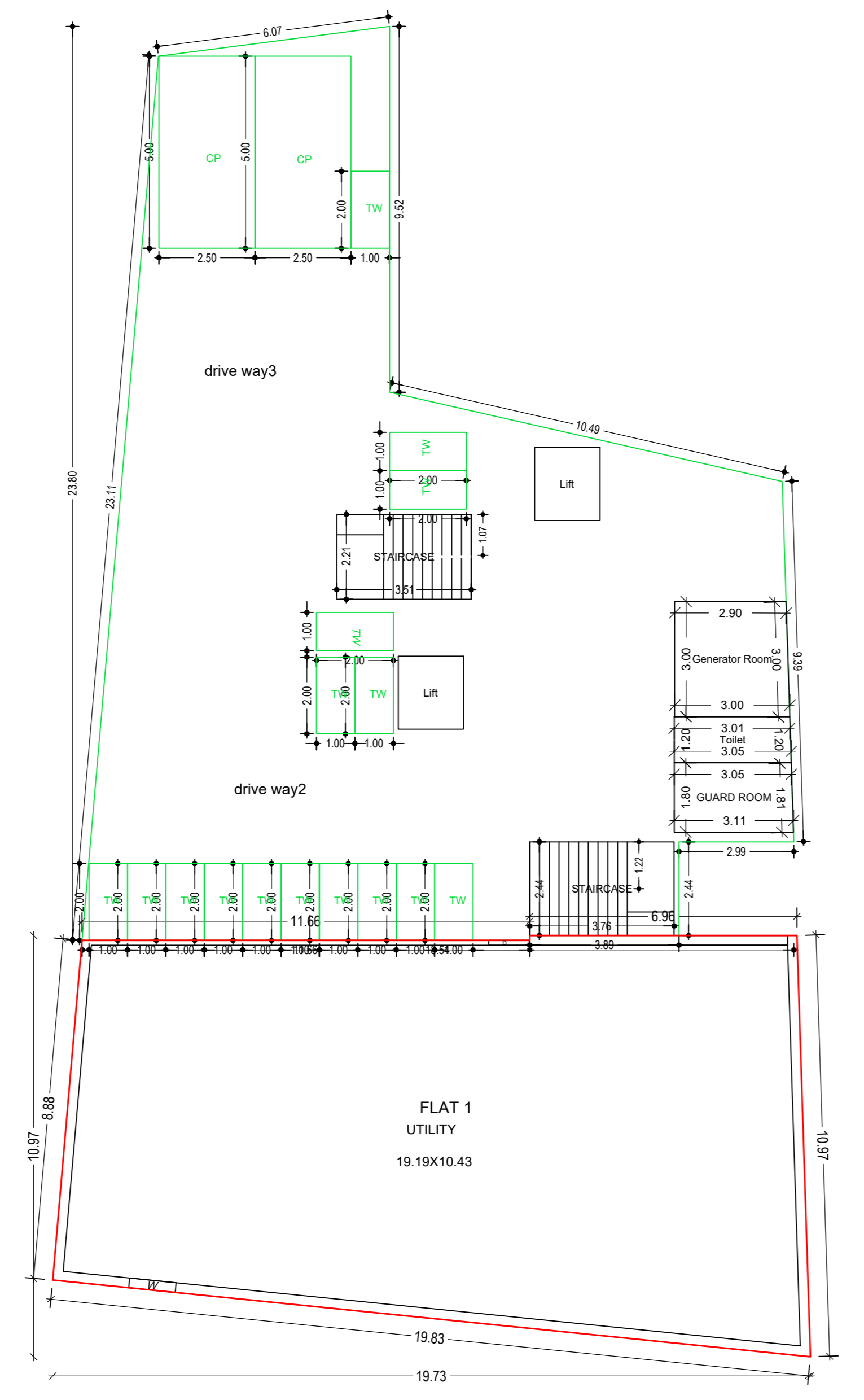
SECTION A-A

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ZIA-UR RAHMAN CA201048615			

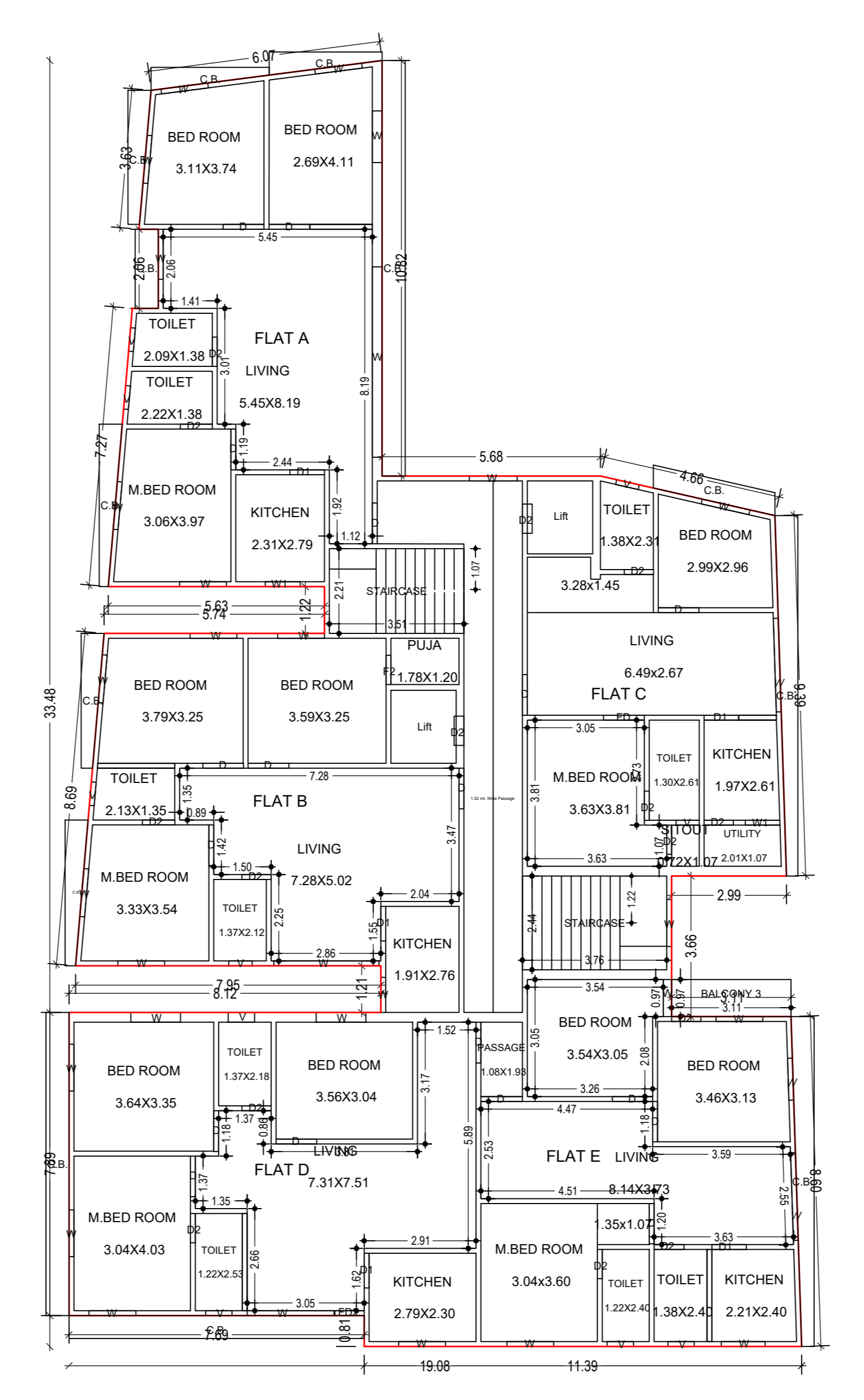
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Khata No.	
Plot No.	
Village Name	HESAL
Use	Residential
SubUse	Residential Bldg/Apartment



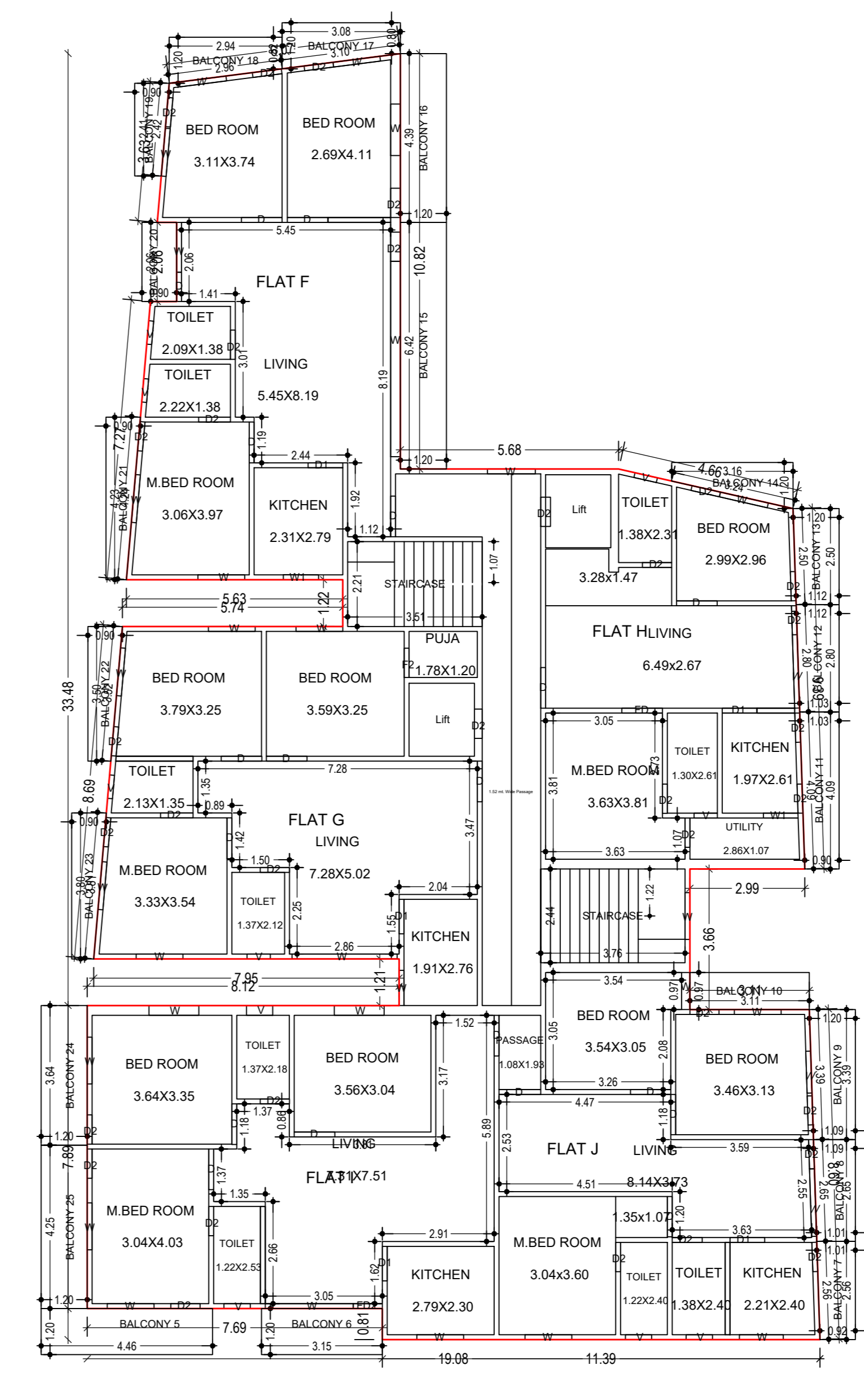
BASEMENT FLOOR PLAN (Proposed) (SCALE 1:100)



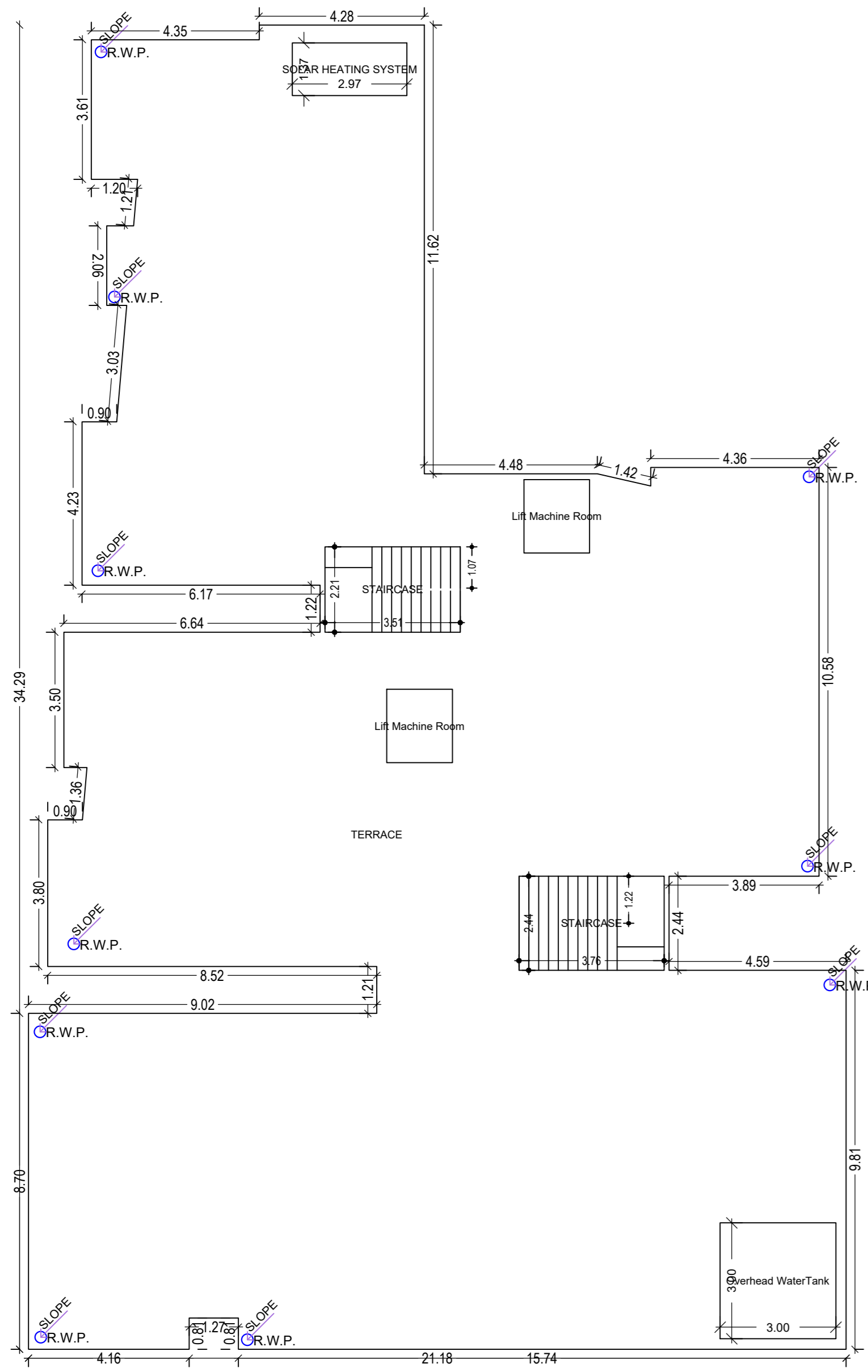
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



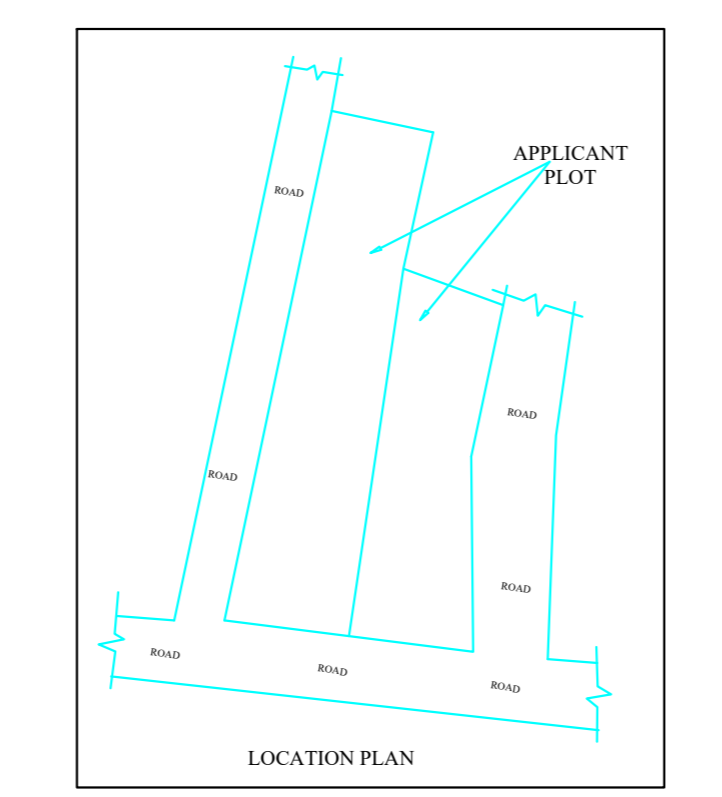
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



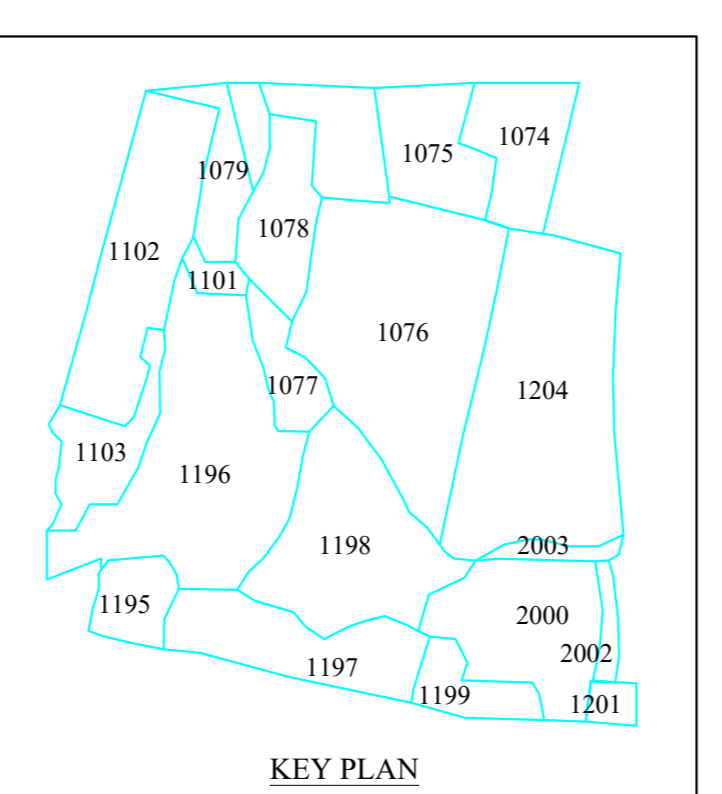
TYPICAL - 2, 3, 4 FLOOR PLAN (Proposed) (SCALE 1:100)



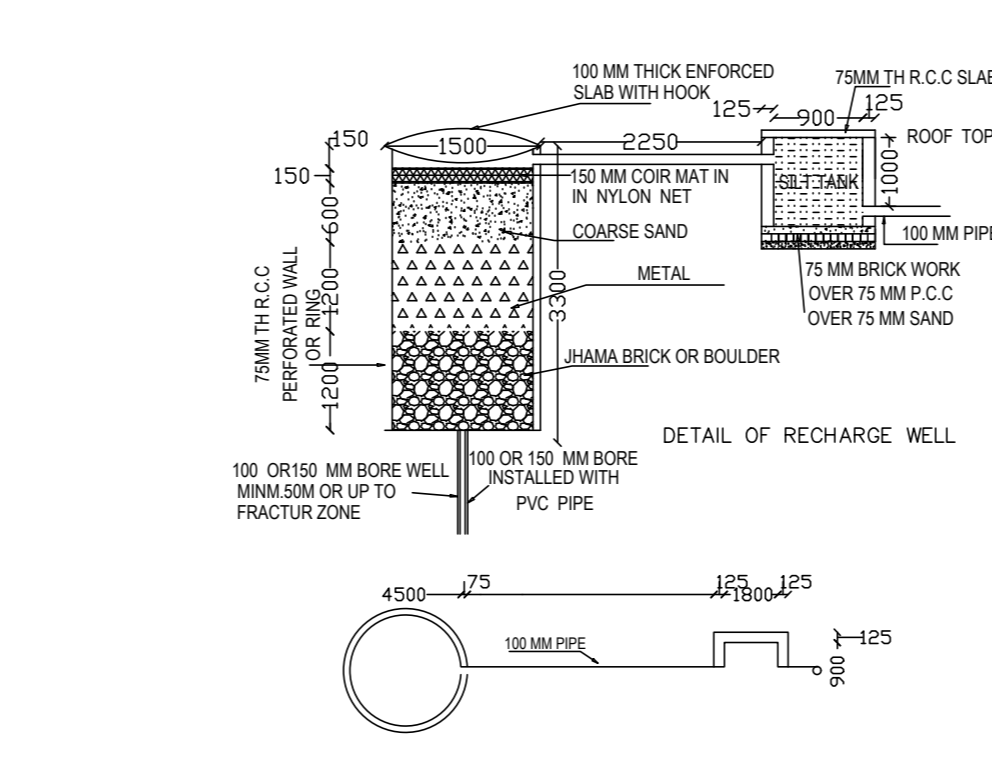
TERRACE FLOOR PLAN (SCALE 1:100)



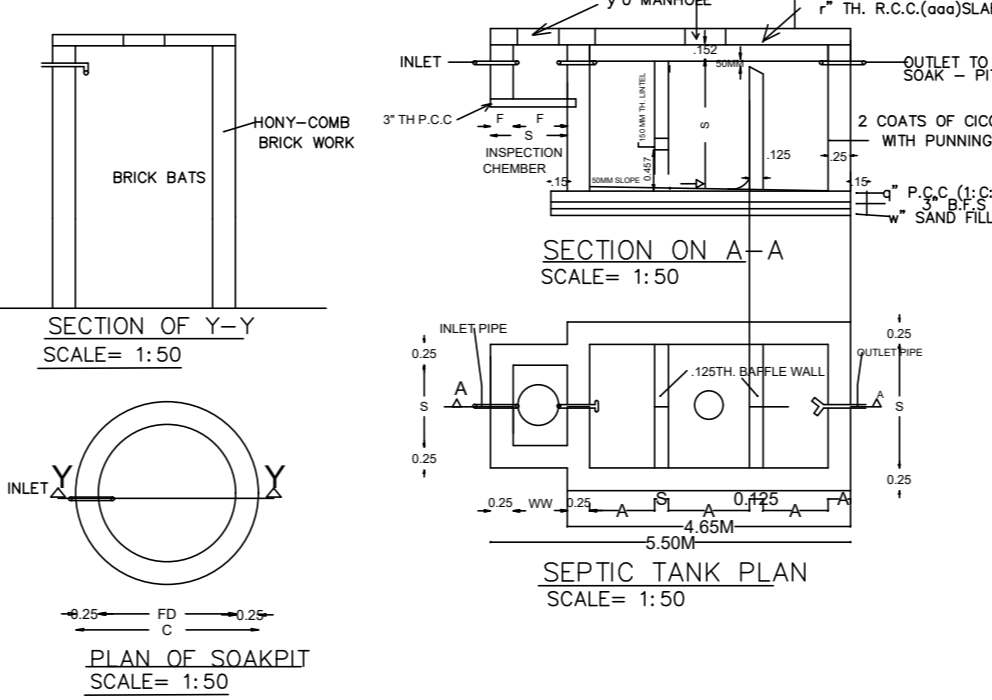
LOCATION PLAN



KEY PLAN



DETAIL OF RECHARGE WELL



SECTION OF SOAKPIT (SCALE= 1:50)

SPECIFICATION

- D.P.C 1:2:4 +2 / C.I.C.O.
- COLUMN & FOOTING R.C.C (1:1.5:3).
- BEAMS, SLAB & LINTEL R.C.C (1:1:5:3)
- WALLS:- BRICKWORK IN C.M 1:6.
- WINDOWS:- FULLY GLAZED STEEL CASSEMENT.
- DOORS:- 35MM TH. FLUSH DOORS.
- PLASTER:- 1/2" TH. PLASTER ON WALL 1:6.
- WALL FINISH:- DRY DISTEMPER ON INSIDE.
- SNOW/CEM ON OUTSIDE.
- FLOORING:- vitrified/ceramic tiles.
- WIRING:- CONCEALED COPPER WIRING.

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.)	Tent (No.)
		L.R.	Machinery	Balcony	Accessory Use					
Basement Floor	493.95	3.23	0.00	0.00	0.00	454.10	0.00	7.75	7.75	00
Ground Floor	481.75	0.00	0.00	0.00	18.04	250.51	188.83	16.91	213.20	01
First Floor	483.61	0.00	0.00	1.50	0.00	475.65	0.00	475.65	475.65	05
Second Floor	518.94	0.00	0.00	0.00	0.00	475.24	0.00	475.24	475.24	05
Third Floor	518.94	0.00	0.00	0.00	0.00	475.24	0.00	475.24	475.24	05
Fourth Floor	518.94	0.00	0.00	0.00	0.00	475.24	0.00	475.24	475.24	05
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	3016.12	3.23	25.84	113.22	18.04	704.60	2091.20	24.66	2122.32	21

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.76	2.10	102
A (BUILDING)	F2	0.76	2.10	04
A (BUILDING)	FD2	0.76	2.10	04
A (BUILDING)	D	0.76	2.10	03
A (BUILDING)	D3	0.76	2.10	04
A (BUILDING)	D2	0.83	2.10	04
A (BUILDING)	D2	0.85	2.10	04
A (BUILDING)	D1	0.90	2.10	20
A (BUILDING)	D	1.06	2.10	12
A (BUILDING)	D	1.06	2.10	57
A (BUILDING)	FD	1.06	2.10	04
A (BUILDING)	D	1.08	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	1.20	06
A (BUILDING)	V	0.69	1.20	19
A (BUILDING)	W1	0.90	1.20	04
A (BUILDING)	W1	0.91	1.20	04
A (BUILDING)	W	0.91	1.20	04
A (BUILDING)	W	0.97	1.20	04
A (BUILDING)	W	1.09	1.20	04
A (BUILDING)	W	1.14	1.20	04
A (BUILDING)	W	1.22	1.20	45
A (BUILDING)	W	1.23	1.20	08
A (BUILDING)	W	1.24	1.20	04
A (BUILDING)	W	1.25	1.20	16
A (BUILDING)	W	1.28	1.20	04
A (BUILDING)	W	1.30	1.20	12
A (BUILDING)	W	1.34	1.20	04
A (BUILDING)	W	1.76	1.20	03
A (BUILDING)	W	2.27	1.20	01
A (BUILDING)	W	2.28	1.20	01
A (BUILDING)	W	2.29	1.20	03
A (BUILDING)	W	2.44	1.20	01
A (BUILDING)	W	2.52	1.20	03
A (BUILDING)	W	2.74	1.20	04
A (BUILDING)	W	4.95	2.10	01
A (BUILDING)	W	5.09	2.10	03

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.97 X 3.11 X 1 X 3	3.00	3.00
TYPICAL - 2, 3, 4 FLOOR PLAN	1.20 X 4.20 X 1 X 3	23.19	223.44
	1.19 X 2.97 X 1 X 3	8.91	
	0.90 X 2.42 X 1 X 3	5.76	
	1.19 X 3.11 X 1 X 3	9.24	
	1.20 X 4.20 X 1 X 3	15.81	
	1.17 X 3.20 X 1 X 3	7.66	
	1.20 X 2.50 X 1 X 3	8.70	
	1.12 X 2.80 X 1 X 3	9.00	
	1.03 X 4.09 X 1 X 3	11.62	
	0.97 X 3.11 X 1 X 3	9.00	
	1.20 X 3.39 X 1 X 3	11.64	
	1.09 X 2.05 X 1 X 3	5.34	
	1.01 X 2.56 X 1 X 3	7.38	
	1.20 X 3.15 X 1 X 3	11.34	
	1.20 X 4.47 X 1 X 3	16.08	
	1.20 X 4.20 X 1 X 3	15.31	
	1.20 X 3.64 X 1 X 3	13.08	
	0.90 X 3.81 X 1 X 3	8.47	
	0.90 X 3.52 X 1 X 3	7.86	
	0.90 X 4.24 X 1 X 3	9.09	
	0.90 X 2.06 X 1 X 3	5.55	
Total			226.41

UnitBUA Table for Building -A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	FLAT 1	FLAT	189.83	189.11	1	1
FIRST FLOOR PLAN	FLAT A	FLAT	78.02	77.81	7	7
	FLAT B	FLAT	78.13	77.87	8	8
	FLAT C	FLAT	58.76	58.53	8	8
	FLAT D	FLAT	80.88	80.56	7	7
	FLAT E	FLAT	71.29	70.99	8	8
	FLAT F	FLAT	78.01	77.81	7	7
	FLAT G	FLAT	78.13	77.87	8	8
TYPICAL - 2, 3, 4 FLOOR PLAN	FLAT H	FLAT	58.80	58.68	7	15
	FLAT I	FLAT	80.88	80.56	7	7
	FLAT J	FLAT	71.29	70.99	8	8
Total			1658.24	1652.66	150	21

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ZIA-UR RAHMAN CA201048615			