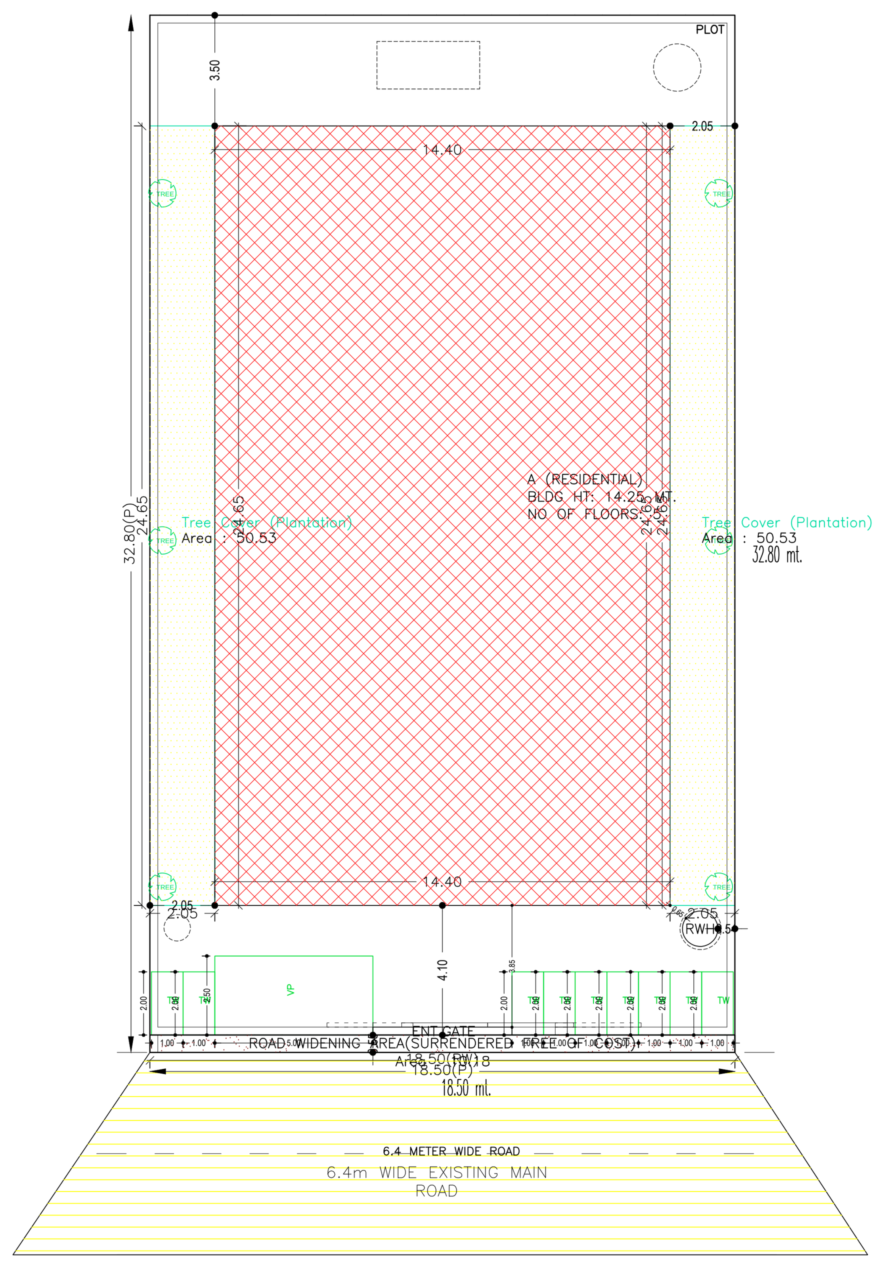
Project Title :RESIDENTIAL APARTMENT OF AANCHAL REALESTATE PVT. LTD.

DATE	22-02-2022
SHEET NO.	1

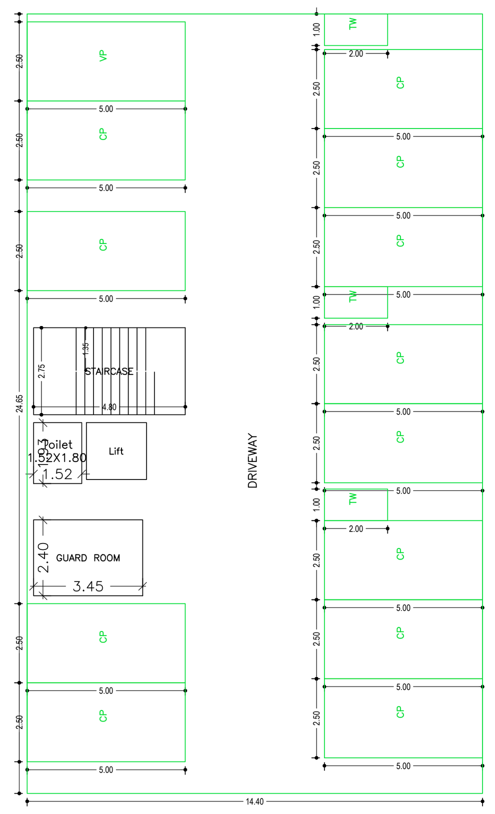
Proposal Basic Information

Proposal File No.	RMC/BP/0029/W45/2022
Owner Name	AANCHAL REALESTATE PVT. LTD. THROUGH ITS DIRECTORE RAVI PRATAP SINGH
Khata No	421
Plot No	2627
Village Name	SIRAM
Use	Residential
SubUse	Residential Bldg/Apartment

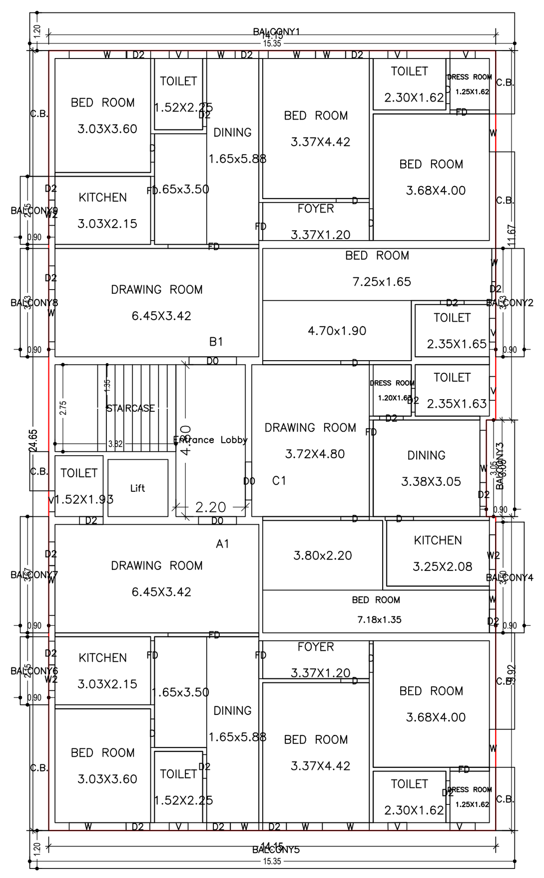


SITE PLAN
(scale-1:100)

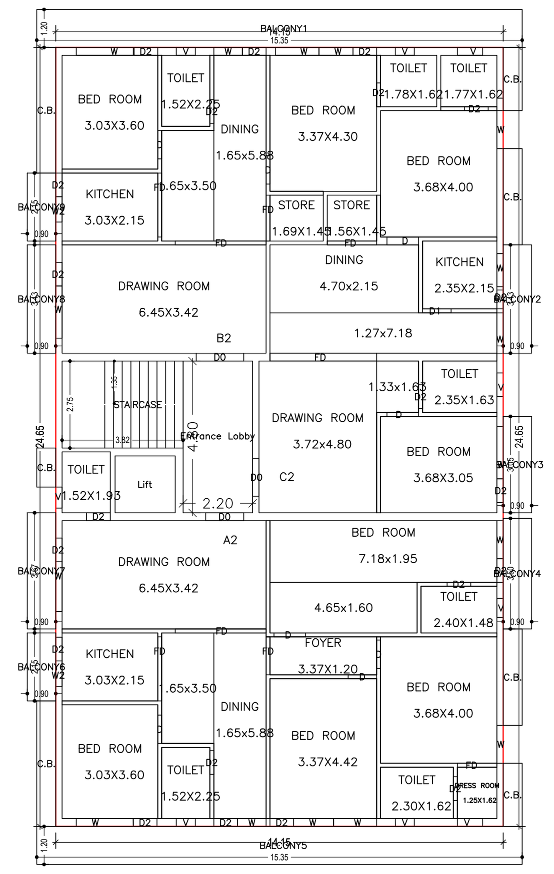
SITE PLAN



GROUND FLOOR PLAN
(SCALE 1:100)



TYPICAL – 1, 3& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
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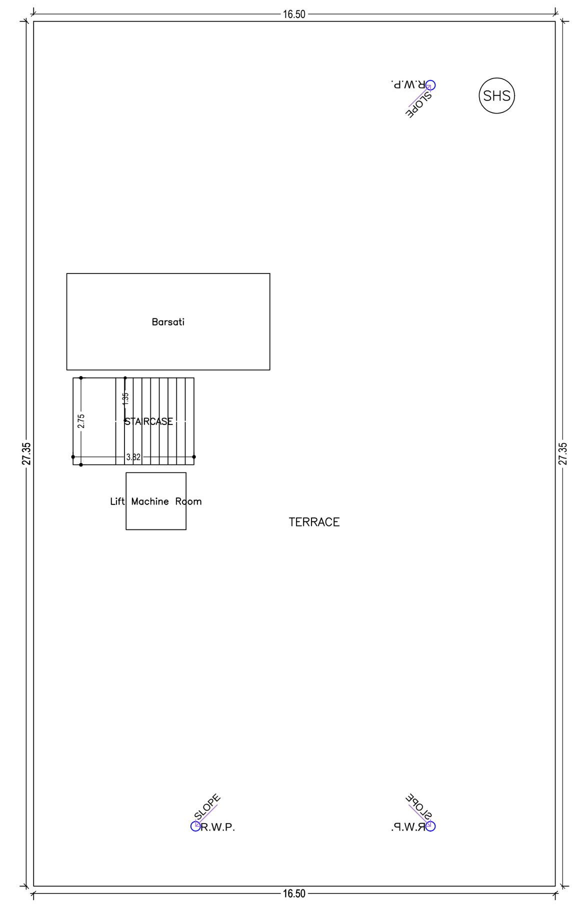


TERRACE FLOOR PLAN
(SCALE 1:100)

Building :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Balcony	Accessory Use	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	354.96	0.00	0.00	11.22	327.12	0.00	13.20	16.62	16.62	00
First Floor	415.52	3.42	28.04	10.56	0.00	373.50	0.00	373.50	373.50	03
Second Floor	416.43	3.42	28.04	10.56	0.00	374.41	0.00	374.41	374.41	03
Third Floor	415.52	3.42	28.04	10.56	0.00	373.50	0.00	373.50	373.50	03
Fourth Floor	415.52	3.42	28.04	10.56	0.00	373.50	0.00	373.50	373.50	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2017.95	13.68	112.16	53.46	327.12	1494.91	13.20	1511.53	1511.53	12
Total Number of Same Buildings :	1									
Total :	2017.95	13.68	112.16	53.46	327.12	1494.91	13.20	1511.53	1511.53	12

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 3& 4 FLOOR PLAN	1.20 X 15.35 X 2 X 3	110.52	168.18
	0.90 X 2.15 X 2 X 3	11.58	
	0.90 X 3.43 X 2 X 3	18.48	
	0.90 X 3.68 X 1 X 3	9.93	
	0.90 X 3.50 X 1 X 3	9.45	
	0.90 X 3.05 X 1 X 3	8.22	
SECOND FLOOR PLAN	1.20 X 15.35 X 2 X 1	36.84	56.06
	0.90 X 2.15 X 2 X 1	3.86	
	0.90 X 3.43 X 2 X 1	6.16	
	0.90 X 3.68 X 1 X 1	3.31	
	0.90 X 3.50 X 1 X 1	3.15	
	0.90 X 3.05 X 1 X 1	2.74	
Total	-	-	224.24

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 3& 4 FLOOR PLAN	A1	FLAT	106.08	101.15	11	9
	B1	FLAT	102.76	97.83	10	
	C1	FLAT	90.77	83.71	8	
SECOND FLOOR PLAN	A2	FLAT	132.90	126.12	13	3
	B2	FLAT	81.77	78.21	8	
	C2	FLAT	83.88	79.23	8	
Total:	-	-	1197.38	1131.62	116	12

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/0029/W45/2022	Plot/SubPlot No: 2627	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: Road Width - 6.5	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	606.80
Deduction for NetPlot Area		
Surrender Free of Cost		10.18
Total		10.18
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	596.63
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		10.18
Common Plot		101.06
Total		111.24
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	495.56
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	596.63
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	606.80
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		357.98
Proposed Coverage Area (59.49 %)		354.95
Total Prop. Coverage Area (59.49 %)		354.95
Balance coverage area (0.51 %)		3.03
FAR CHECK		
Perm. FAR Area (2.50)		1517.00
Total Perm. FAR area		1517.00
Residential FAR		1494.91
Proposed FAR Area		1511.53
Total Proposed FAR Area		1511.53
Consumed FAR (Factor)		2.49
Balance FAR Area		5.47
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2017.95
ARCHITECT (Regd)		DIPURAJ SHARMA
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		AANCHAL REALESTATE PVT. LTD. THROUGH ITS DIRECTORE RAVI PRATAP SINGH
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	black
ABUTTING ROAD	green
PROPOSED CONSTRUCTION	red
COMMON PLOT	yellow
ROAD WIDENING AREA	yellow
EXISTING (To be retained)	blue
EXISTING (To be demolished)	yellow

Buildingwise Floor FAR Details

Floor Name	Building Name A (RESIDENTIAL) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	354.96	16.62	354.96	16.62
First Floor	415.52	373.50	415.52	373.50
Second Floor	416.43	374.41	416.43	374.41
Third Floor	415.52	373.50	415.52	373.50
Fourth Floor	415.52	373.50	415.52	373.50
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2017.95	1511.53	2017.95	1511.53

Building USE/SUBUSE Details

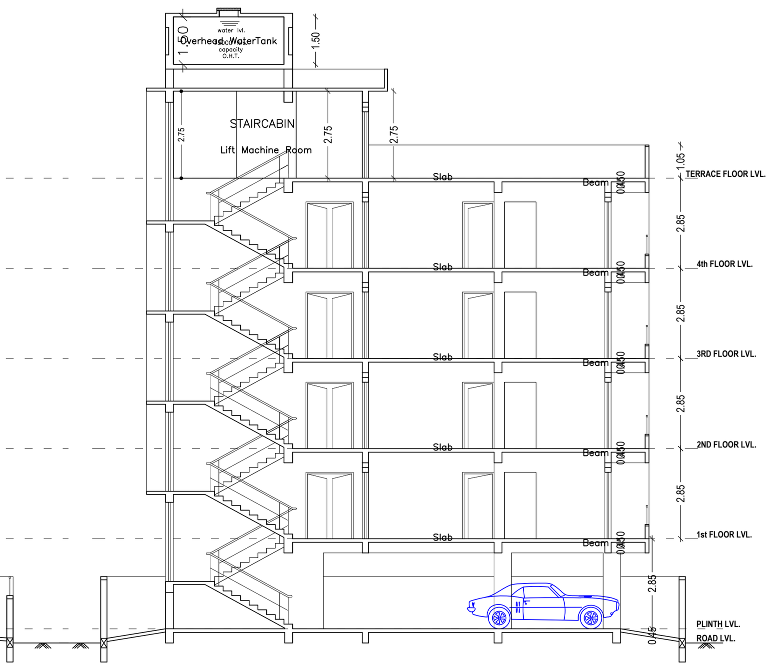
Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Residential Bldg/Apartment	Non-Highrise

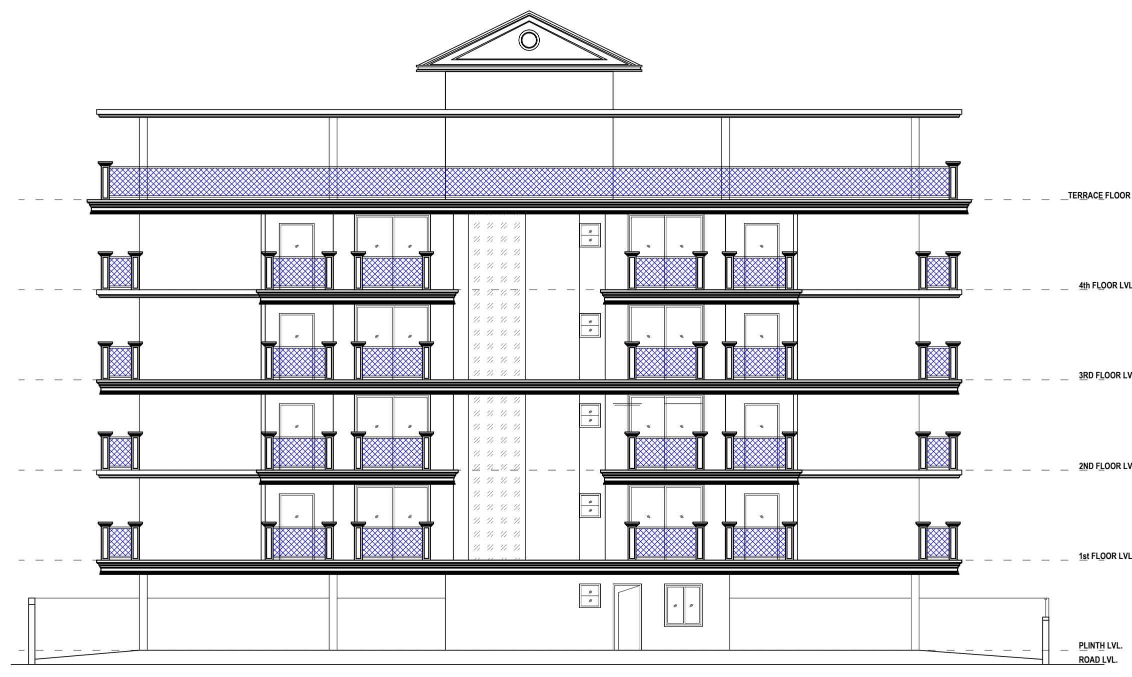
SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.60	2.10	04
A (RESIDENTIAL)	D2	0.75	2.10	77
A (RESIDENTIAL)	D	0.90	2.10	29
A (RESIDENTIAL)	D1	0.90	2.10	01
A (RESIDENTIAL)	D	1.00	2.10	06
A (RESIDENTIAL)	D	1.05	2.10	03
A (RESIDENTIAL)	FD	1.20	2.10	07
A (RESIDENTIAL)	D0	1.20	2.10	08
A (RESIDENTIAL)	FD	1.25	2.10	07
A (RESIDENTIAL)	FD	1.45	2.10	01
A (RESIDENTIAL)	D0	1.50	2.10	04
A (RESIDENTIAL)	FD	1.56	2.10	01
A (RESIDENTIAL)	FD	2.03	2.10	08
A (RESIDENTIAL)	FD	2.88	2.10	08
A (RESIDENTIAL)	FD	3.05	2.10	03
A (RESIDENTIAL)	FD	3.37	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	0.90	17
A (RESIDENTIAL)	V	0.66	0.90	04
A (RESIDENTIAL)	V	0.75	0.90	07
A (RESIDENTIAL)	V	0.80	0.90	08
A (RESIDENTIAL)	W2	0.80	1.50	04
A (RESIDENTIAL)	W2	0.81	1.50	04
A (RESIDENTIAL)	W	0.90	2.10	08
A (RESIDENTIAL)	W	0.95	1.50	03
A (RESIDENTIAL)	W	1.05	2.10	04
A (RESIDENTIAL)	W	1.08	1.50	01
A (RESIDENTIAL)	W2	1.10	1.50	03
A (RESIDENTIAL)	W	1.14	1.50	03
A (RESIDENTIAL)	W	1.20	1.50	08
A (RESIDENTIAL)	W	1.20	2.10	01
A (RESIDENTIAL)	W	1.26	1.50	01
A (RESIDENTIAL)	W	1.28	2.10	01
A (RESIDENTIAL)	W	1.35	2.10	03
A (RESIDENTIAL)	W	1.36	1.50	01
A (RESIDENTIAL)	W	1.37	1.50	01
A (RESIDENTIAL)	W	1.49	1.50	03
A (RESIDENTIAL)	W	1.50	1.50	03
A (RESIDENTIAL)	W	1.58	2.10	04
A (RESIDENTIAL)	W	1.65	2.10	08
A (RESIDENTIAL)	W	1.80	1.50	08





Required Parking(Table 7a)

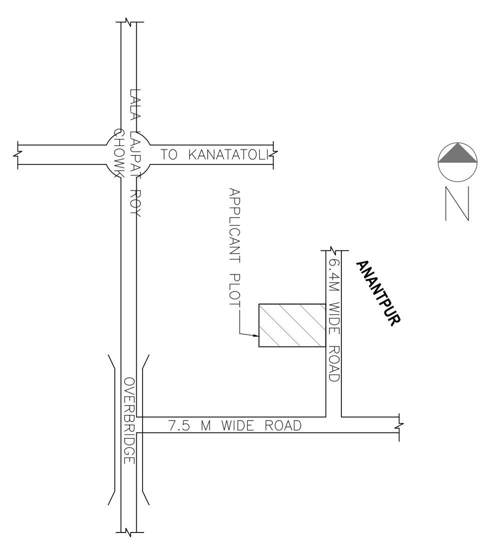
Building Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.	Visitors Car Reqd./Unit	Visitors Car Reqd.	Visitors Car Prop.	TwoWheeler Reqd./Unit	TwoWheeler Reqd.	TwoWheeler Prop.
A (RESIDENTIAL)	Residential	Residential Bldg/Apartment	0 - 140	1	12.00	1.00	12	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	12.00	-	-	-	-	-	-	1	12	-
			> 0	1	12.00	-	-	-	1	2	-	-	-	-
	Total :		-	-	-	-	12	12	-	2	2	-	12	12

Parking Check (Table 7b)

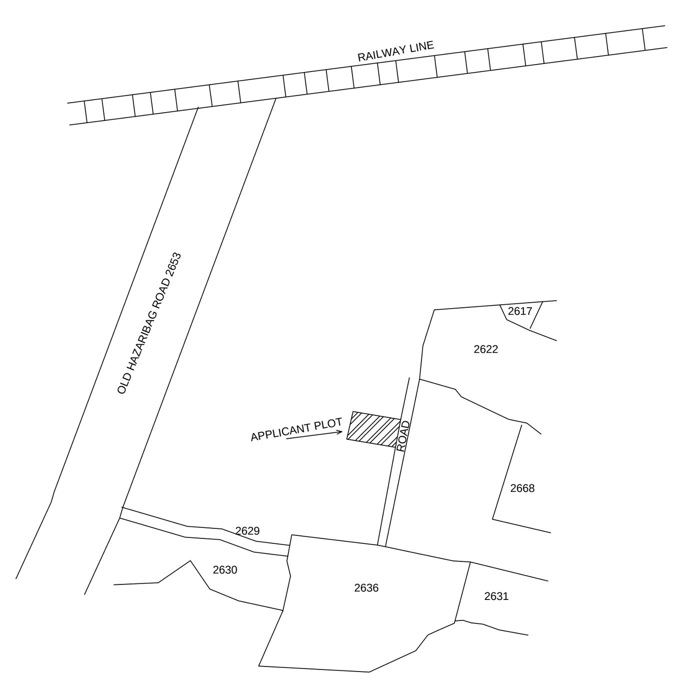
Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	12	150.00
Total Car	12	150.00	12	150.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	12	24.00
Total TwoWheeler	12	24.00	12	24.00
Other Parking	-	-	-	158.62
Total	199.00		381.62	

FAR & Tenement Details (Table 4c-1)

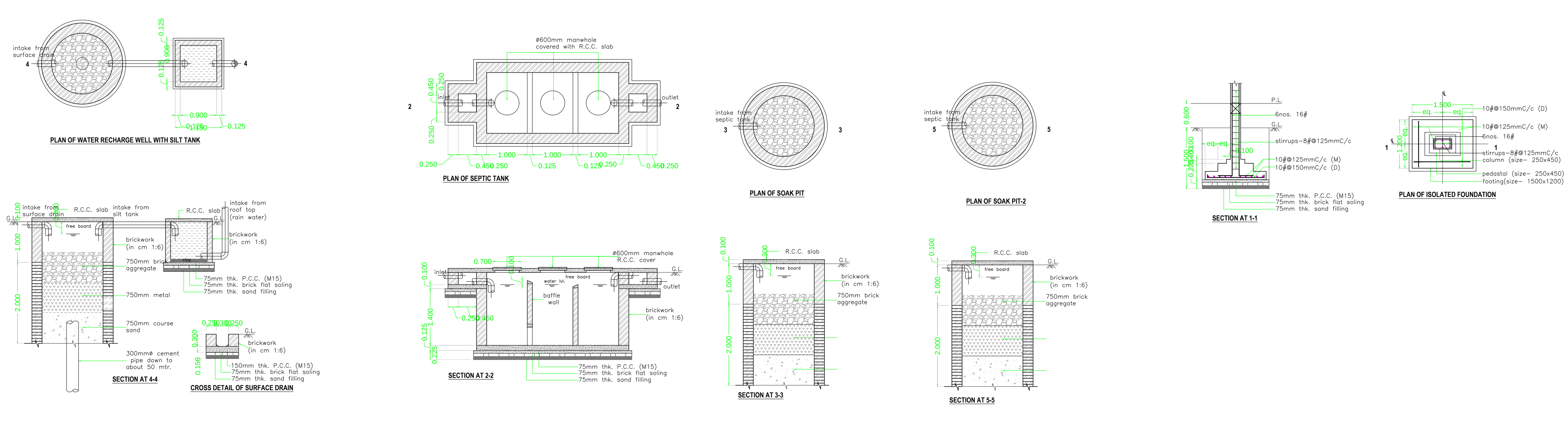
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Balcony	Accessory Use	Parking	Proposed FAR Area (Sq.mt.) Resi.	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (RESIDENTIAL)	1	2017.95	13.68	112.16	53.46	327.12	1494.91	13.20	1511.53	1511.53	12
Grand Total :	1	2017.95	13.68	112.16	53.46	327.12	1494.91	13.20	1511.53	1511.53	12



LOCATION MAP
(scale-NTS)



VILLAGE MAP
(scale-NTS)



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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DIPURAJ SHARMA RMC/ENG/0016/2021			

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

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