

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions 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 FAR Area (Sq.mt.)	Tenement (No.)	
					StarCase	Lift	Balcony	Resi.	Commercial					Star
A (COM)	1	1656.77	56.48	1600.29	0.00	32.30	0.00	220.71	0.00	1298.30	1315.78	1315.78	00	
B (RES)	1	3758.00	0.00	3758.00	79.11	80.19	116.63	357.68	3103.95	0.00	11.53	3124.30	3124.30	18
Grand Total	2	5414.77	56.48	5358.29	79.11	112.49	116.63	578.38	3103.95	1298.30	28.99	4440.17	4440.17	18

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units			Car			Visitors Car			TwoWheeler		
				Road	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (COM)	Commercial	ResComm Bldg	> 0	50	1021.77	1	14	-	-	-	-	-	-	-	-
			> 0	50	1021.77	-	-	-	-	-	-	-	-	-	-
	Residential Bldg/Apartment	> 140	1.5	1.00	1	25.5	-	-	-	-	-	-	-	-	
		> 0	1	18.00	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	41	42	-	2	3	-	61	76		

Parking Check (Table 7b)

Vehicle Type	Road		Prop.	
	No.	Area	No.	Area
Car	-	-	35	437.50
Two Wheel Car	-	-	7	87.50
Visitor's Car Parking	41	512.50	42	525.00
TwoWheeler	2	25.00	3	37.50
Other Parking	61	122.00	76	152.00
Total	-	650.50	-	1065.15

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	A (COM)	B (RES)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	276.13	17.46	0.00	276.13
Ground Floor	262.73	262.73	385.95	20.44
First Floor	283.04	235.58	349.51	637.37
Second Floor	276.13	269.67	349.51	658.57
Third Floor	276.13	269.67	349.51	658.57
Fourth Floor	276.13	269.67	349.51	658.57
Fifth Floor	0.00	0.00	349.51	349.51
Sixth Floor	0.00	0.00	349.51	349.51
Seventh Floor	0.00	0.00	349.51	349.51
Eighth Floor	0.00	0.00	349.51	349.51
Ninth Floor	0.00	0.00	349.51	349.51
Terrace Floor	0.00	0.00	0.00	0.00
Total	1600.29	1315.78	3758.00	3124.30

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (COM)	Commercial	ResComm Bldg	Multistoried
B (RES)	Residential	Residential Bldg/Apartment	Multistoried

AREA STATEMENT RANCHI MUNICIPAL CORPORATION VERSION NO: 1.0.28
 PROJECT DETAIL: REGION: JHARKHAND URBAN LOCAL BODIES PLOT USE: Commercial
 DISTRICT: RANCHI PLOT SUBUSE: ResComm Bldg
 AUTHORITY: RANCHI MUNICIPAL CORPORATION PLOT NEARBY/RELIGIOUS/STRUCTURE: NA
 INWARD NO: BPW3001818 PLOT SUBPLOT NO: 141948
 APPLICATION TYPE: General Process North Road Width - 21.25 M WIDE ROAD
 PROJECT TYPE: Building Permission South Plot No. - HOUSE OF DR RAMKRISHNA LAL
 NATURE OF DEVELOPMENT: New East Plot No. - HOUSE AND LAND OF SURAJMALL CHAND MALL TRUST
 LOCATION OF DEVELOPMENT AREA: Old West Plot No. - M. PLOT - 38

AREA DETAILS: SQ. MT.
 AREA OF PLOT (Minimum) (A) 1806.46
 DEDUCTION FOR NET PLOT AREA 114.95
 NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area) (A-Deductions) 1691.51
 DEDUCTION FOR BALANCE PLOT AREA (FROM GROSS PLOT AREA) 114.95
 BALANCE AREA OF PLOT (NET PLOT AREA - RECREATIONAL AMENITY) (A-Deductions) 1469.49
 PLOT AREA FOR COVERAGE (NET PLOT AREA) (A-Deductions) 1691.51
 PLOT AREA FOR FAR (NET PLOT AREA - ROAD/WIDENING AREA) (A-Deductions) 1806.46

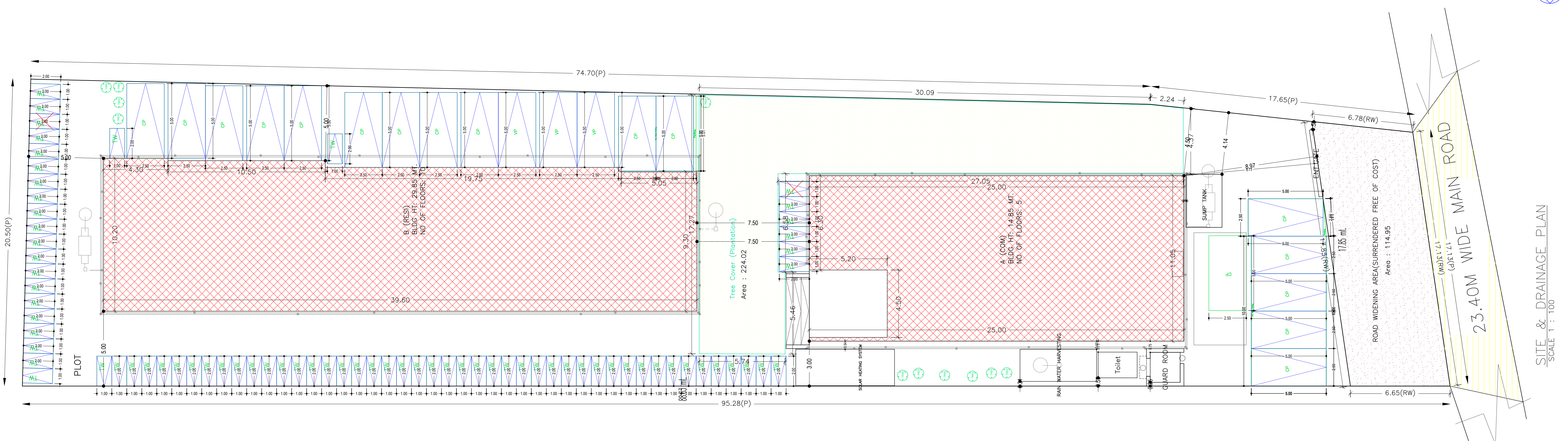
COVERAGES CHECK
 Permissible Coverage Area (50.00 %) 846.76
 Proposed Coverage Area (37.71 %) 638.67
 Total Prop. Coverage Area (37.71 %) 638.67
 Balance coverage area (12.29 %) 208.09

FAR CHECK
 Perm. FAR Area (3.00) 5425.38
 Total Perm. FAR area 5425.38
 Residential FAR 3103.95
 Commercial FAR 1298.30
 Proposed FAR Area 4440.15
 Total Proposed FAR Area 4440.15
 Consumed FAR Fraction 1.46
 Balance FAR Area 955.23

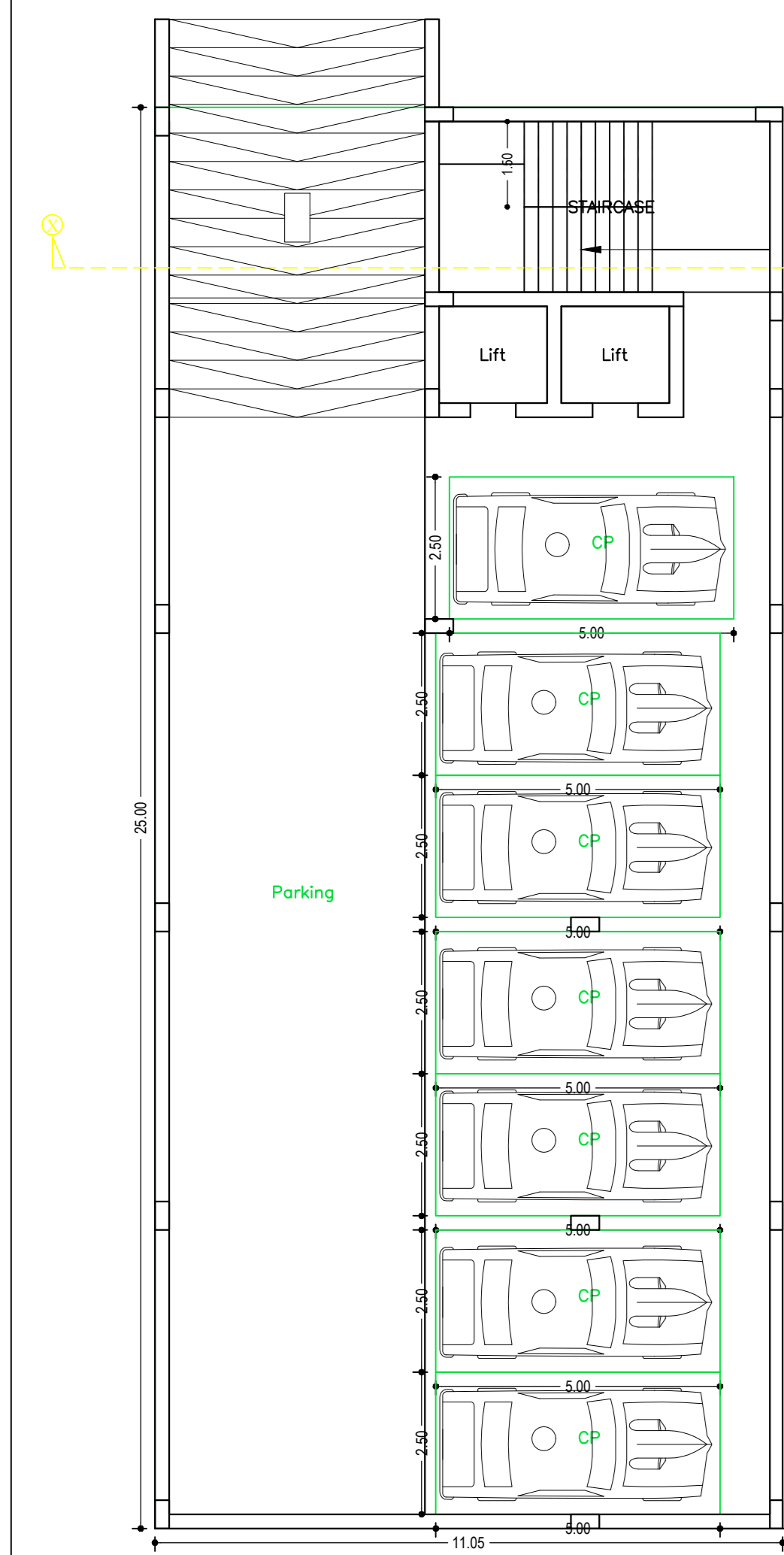
BUILT UP AREA CHECK
 Total Proposed Built Up Area 3598.29

ARCHITECT (Regd) VIJAY KUMAR
 ENGINEER (Regd)
 SUPERVISOR (Regd)
 OWNER (Regd) KRISHNA KUMAR POKKAR ARUN KUMAR POKKAR SHEO KUMAR POKKAR AND SUMITRA DEVI POKKAR
 DEVELOPMENT AUTHORITY LOCAL BODY

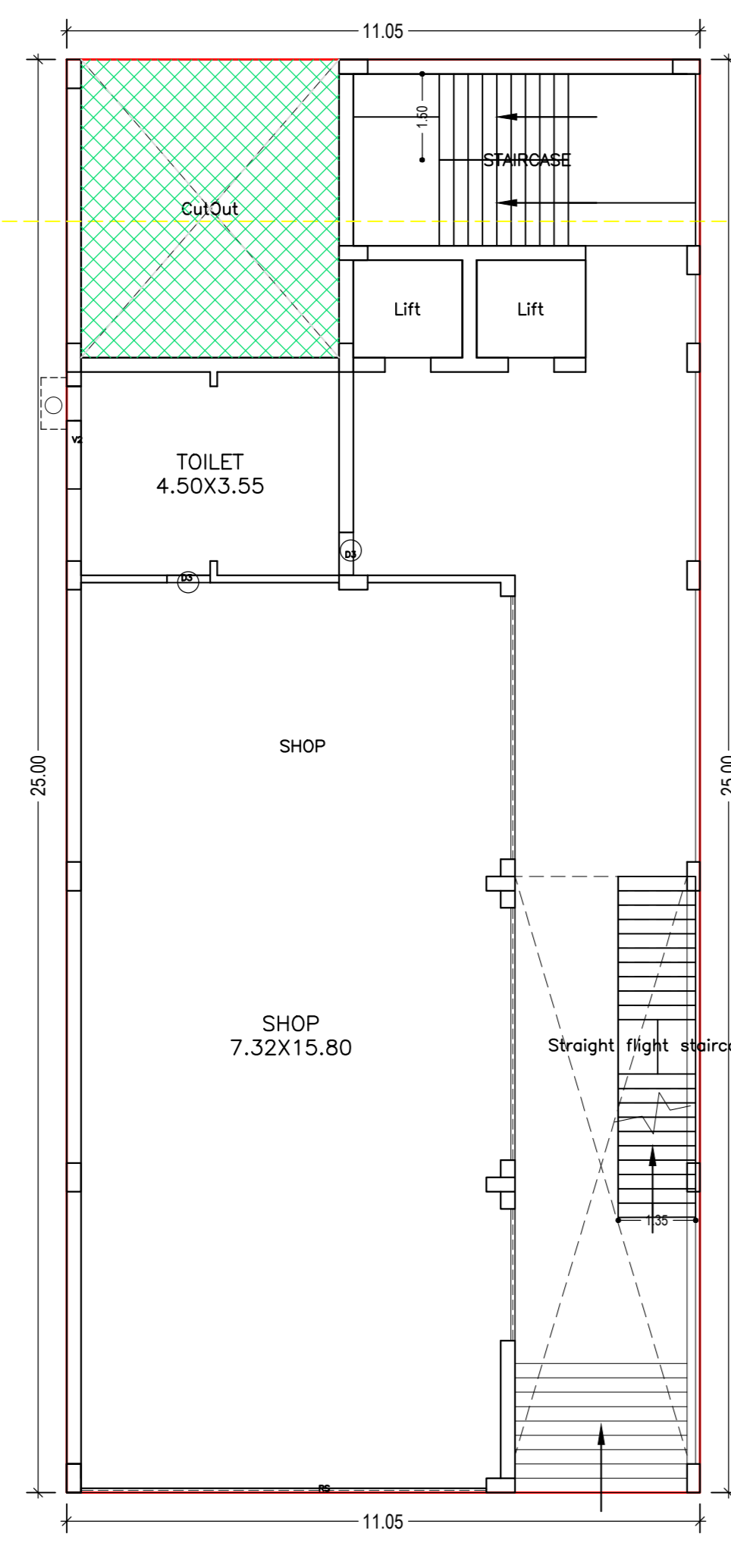
COLOR INDEX
 PLOT BOUNDARY
 ABUTTING ROAD
 PROPOSED CONSTRUCTION
 COMMON PLOT
 ROAD WIDENING AREA
 EXISTING (To be retained)
 EXISTING (To be demolished)



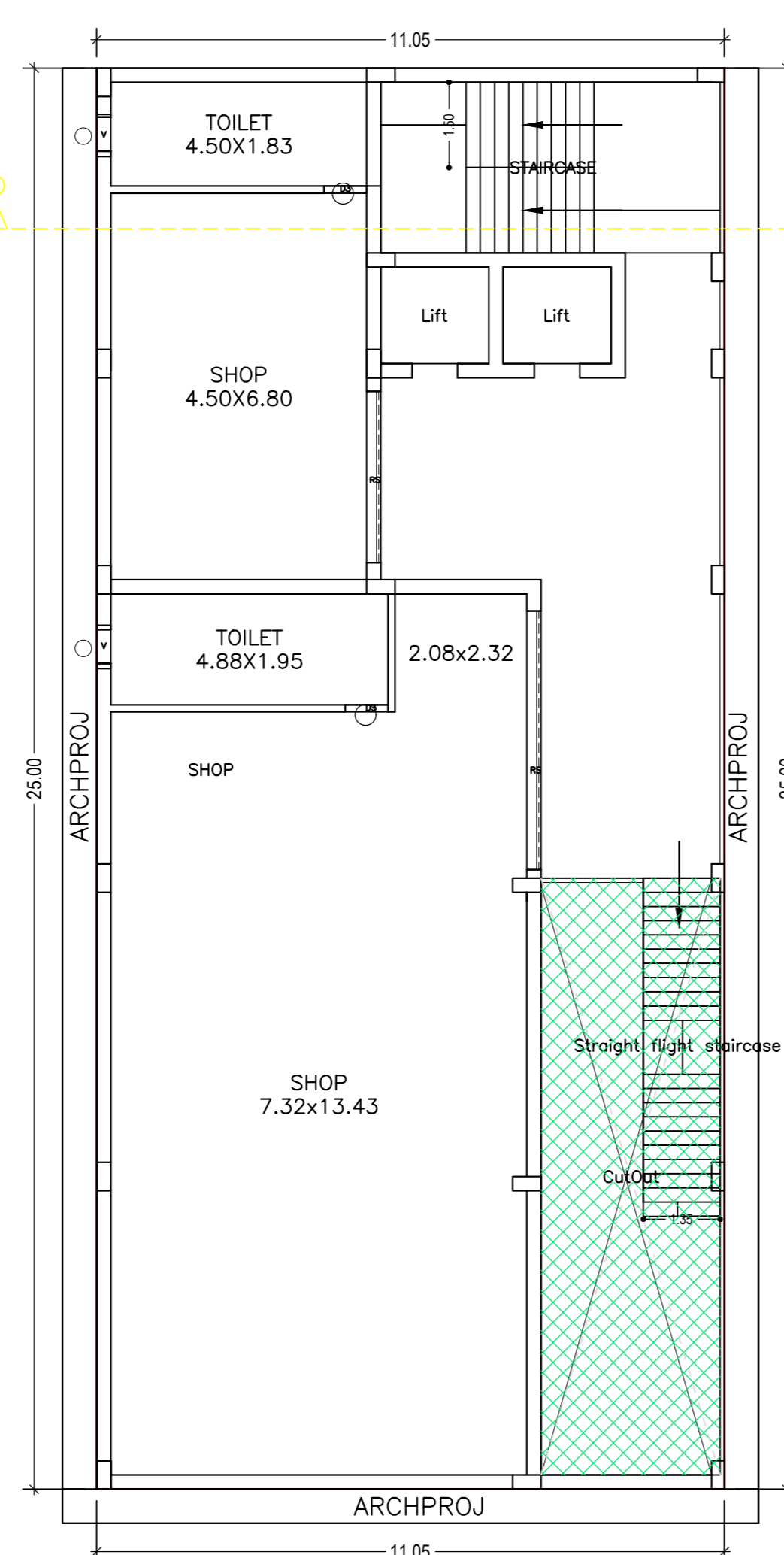
LTP NAME AND SIGNATURE: VIJAY KUMAR, RMCLE00181915-16
 STRUCTURAL ENG'S NAME AND SIGNATURE
 BUILDER NAME AND SIGNATURE



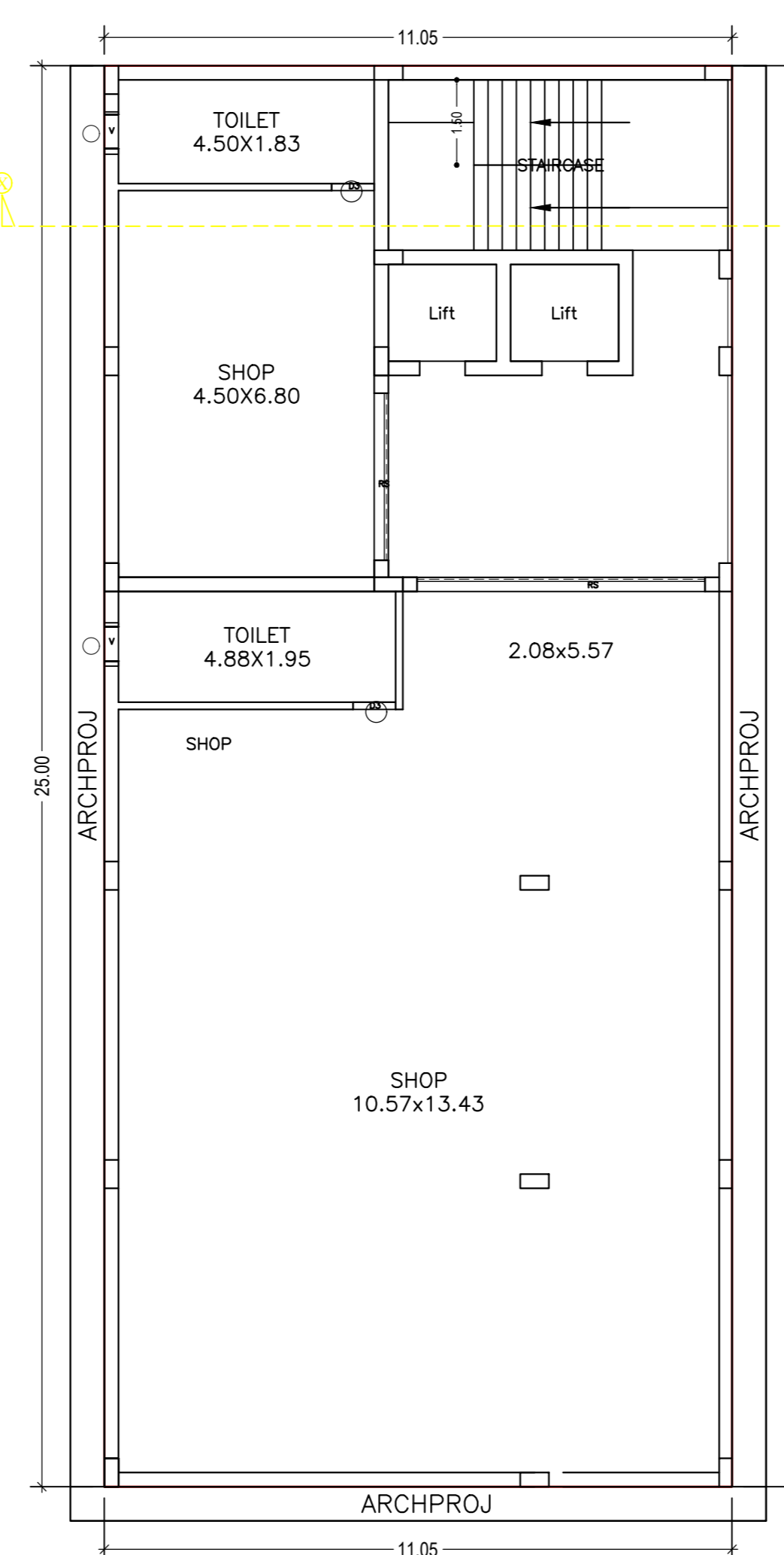
BASEMENT FLOOR PLAN (SCALE 1:100)



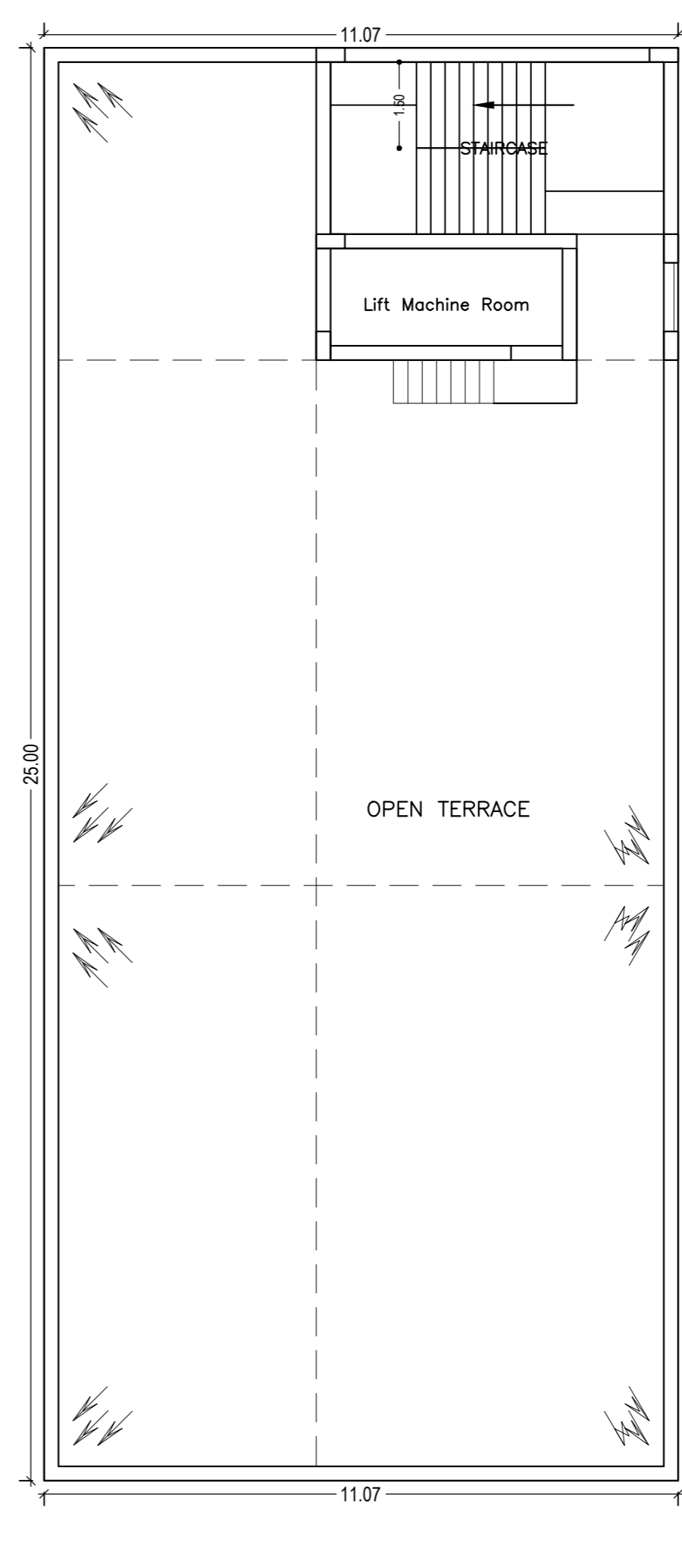
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

Building :A (COM)

Floor Name	Gross Builtup Area	Deductions 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.)
		Cutout	Other		Lift	Parking				
Basement Floor	276.13	0.00	276.13	276.13	6.46	220.71	0.00	17.46	17.46	17.46
Ground Floor	276.13	23.40	252.73	252.73	0.00	0.00	252.73	0.00	252.73	252.73
First Floor	276.12	33.08	243.04	243.04	6.46	0.00	236.58	0.00	236.58	236.58
Second Floor	276.13	0.00	276.13	276.13	6.46	0.00	269.67	0.00	269.67	269.67
Third Floor	276.13	0.00	276.13	276.13	6.46	0.00	269.67	0.00	269.67	269.67
Fourth Floor	276.13	0.00	276.13	276.13	6.46	0.00	269.67	0.00	269.67	269.67
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	1656.77	56.48	1600.29	1600.29	32.30	220.71	1298.30	17.46	1315.78	1315.78
Total Number of Same Buildings	1									

SCHEDULE OF DOOR:

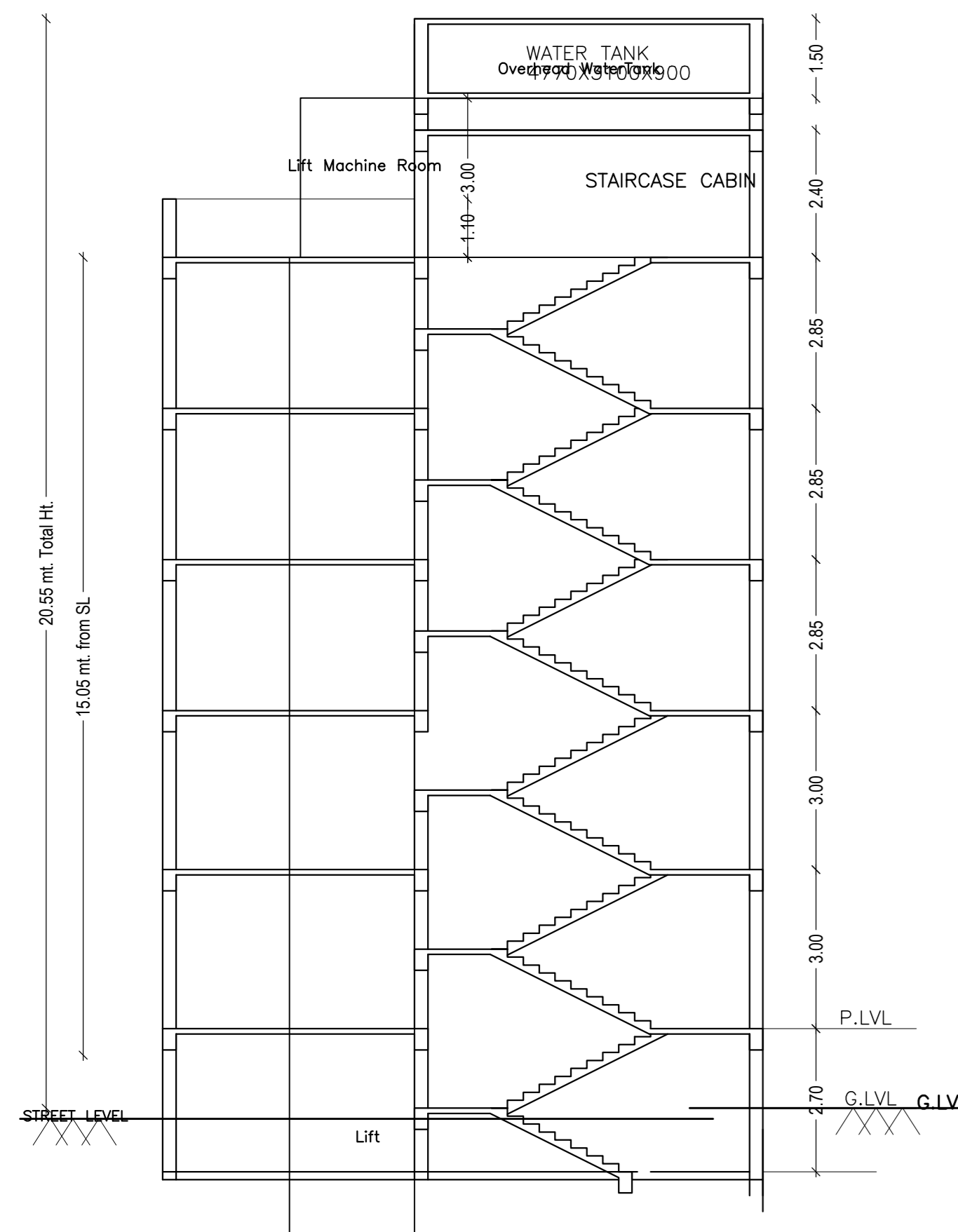
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COM)	D3	0.75	2.10	10
A (COM)	RS	2.94	2.10	03
A (COM)	RS	3.01	2.10	01
A (COM)	RS	4.55	2.10	01
A (COM)	RS	5.07	2.10	03
A (COM)	RS	7.07	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

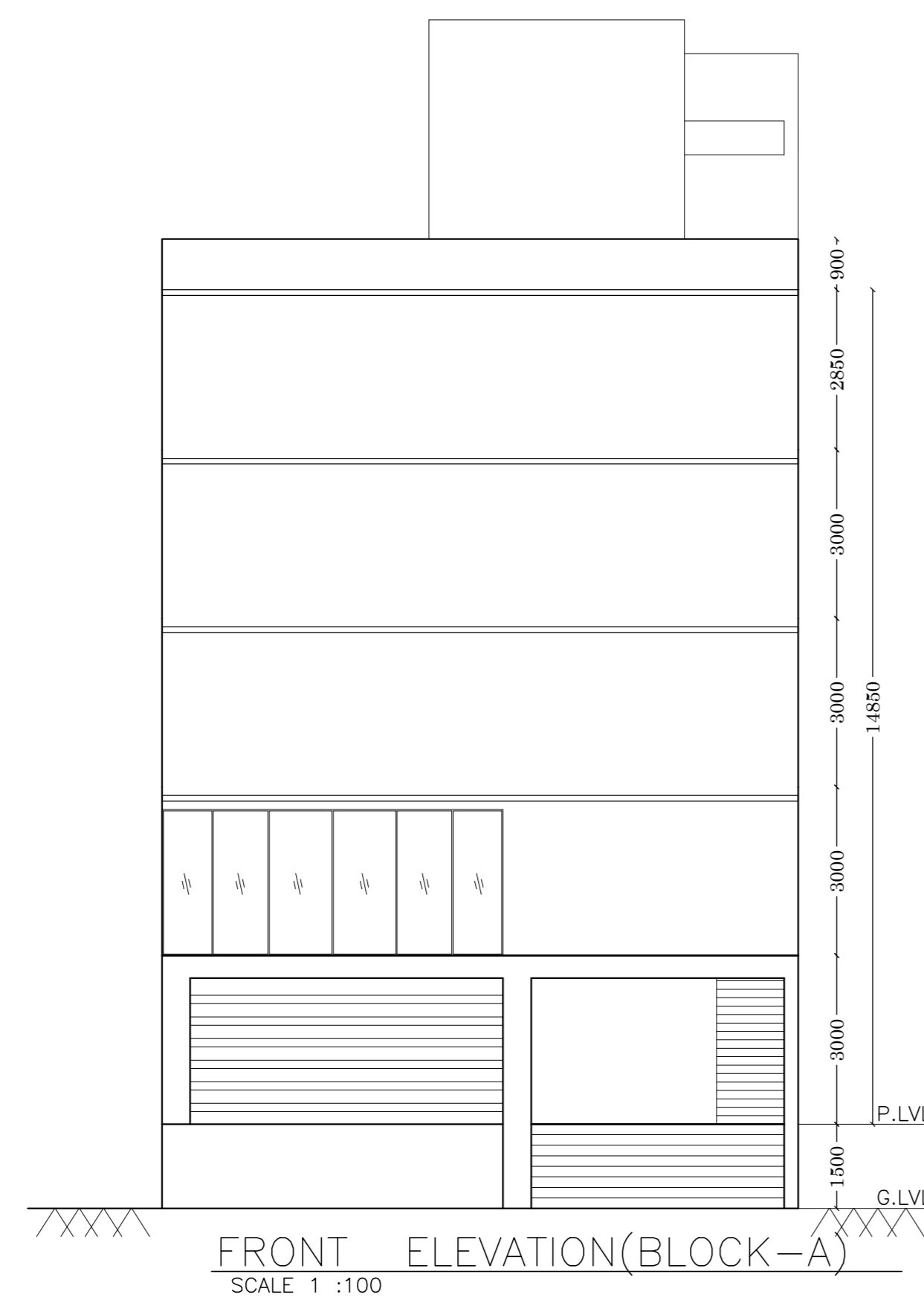
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COM)	V	0.74	1.20	04
A (COM)	V	0.77	1.20	04
A (COM)	V2	1.79	1.20	01

UnitBUA Table for Building :A (COM)

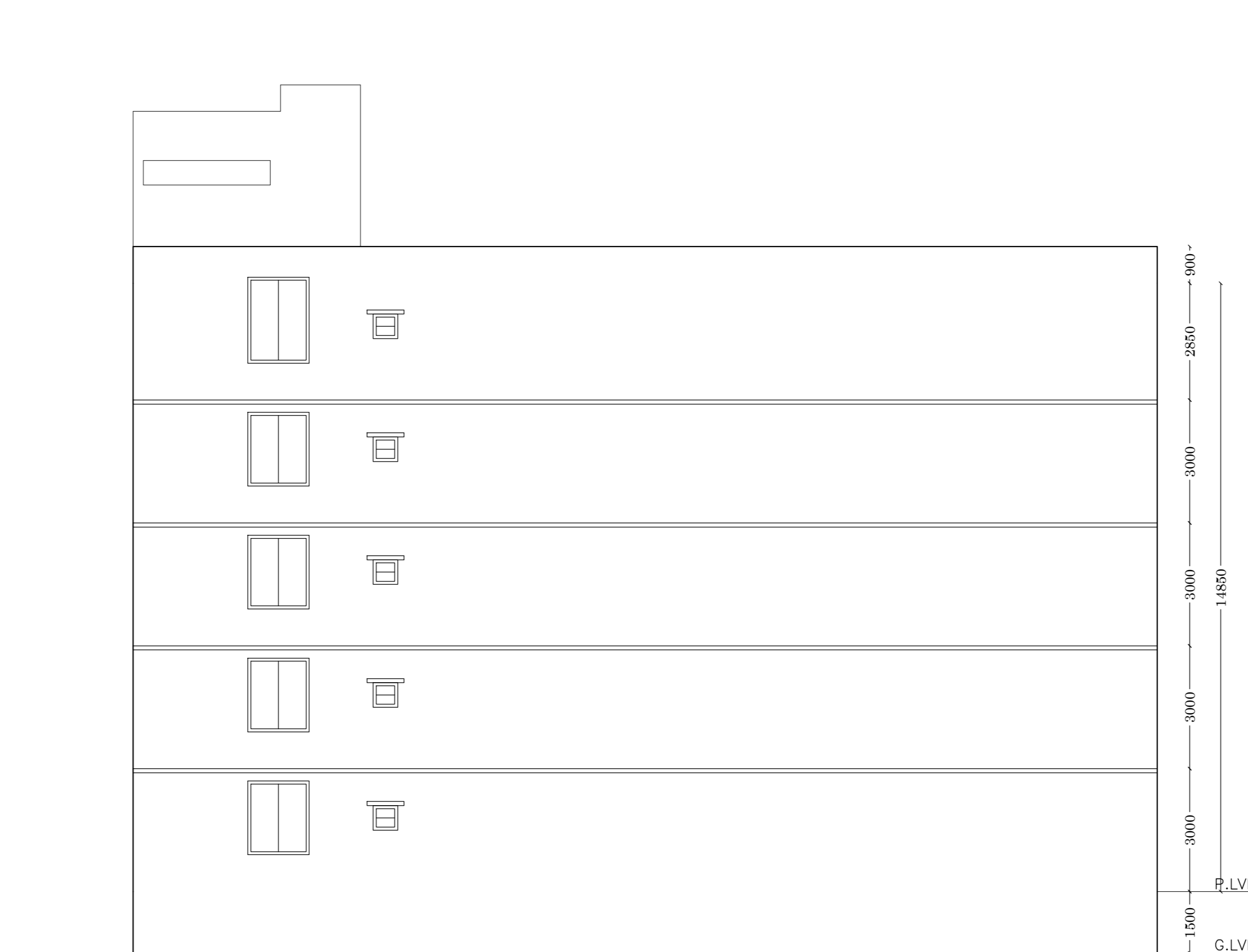
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenament
GROUND FLOOR PLAN	SHOP	SHOP	144.12	143.99	2	1
FIRST FLOOR PLAN	SHOP	SHOP	171.71	171.58	4	1
TYPICAL - 2, 3 & 4 FLOOR PLAN	SHOP	SHOP	221.72	221.60	4	3
Total	-	-	980.99	980.36	18	5



SECTION AT XX' (BLOCK-A) SCALE 1 :100

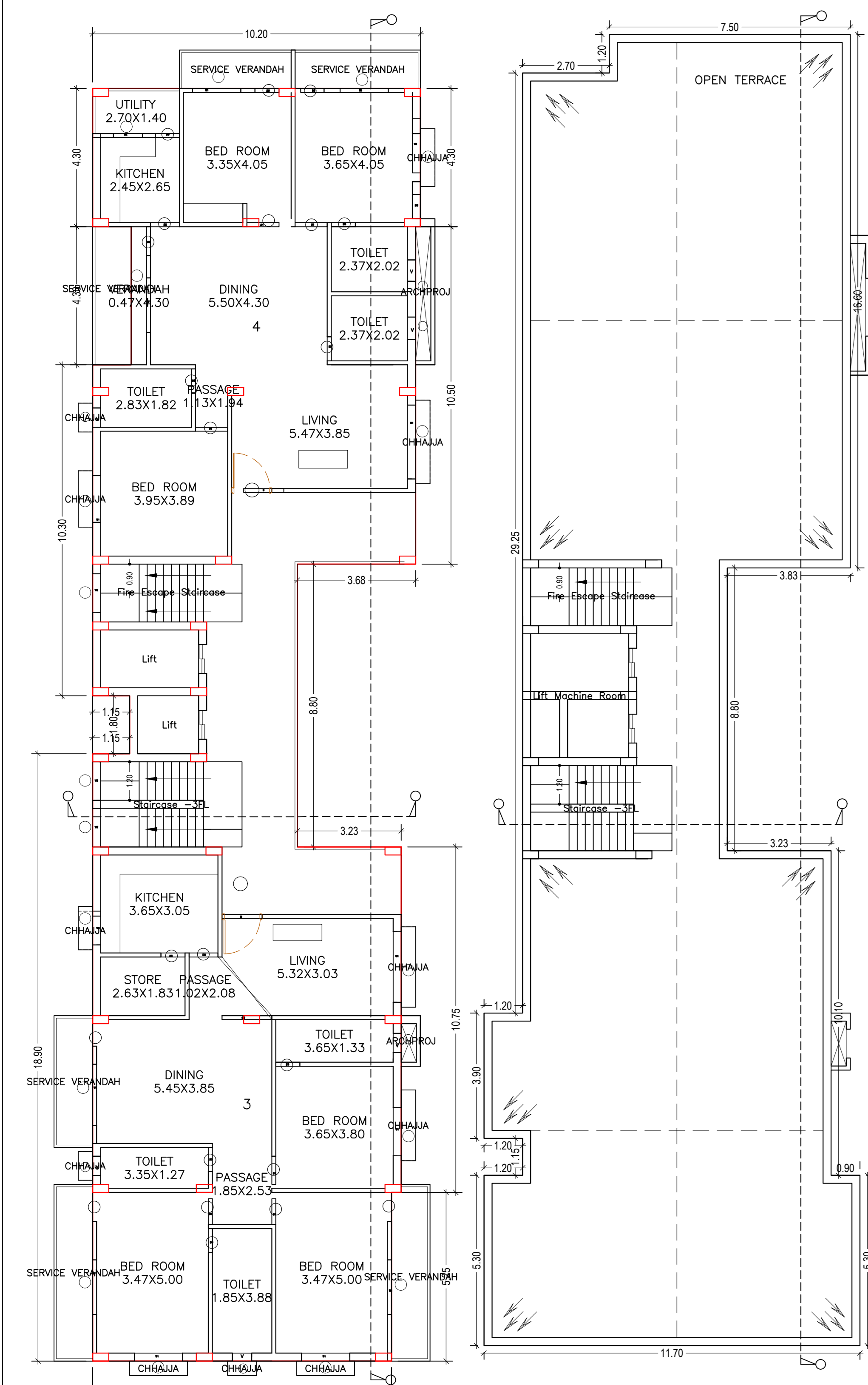


FRONT ELEVATION(BLOCK-A) SCALE 1 :100

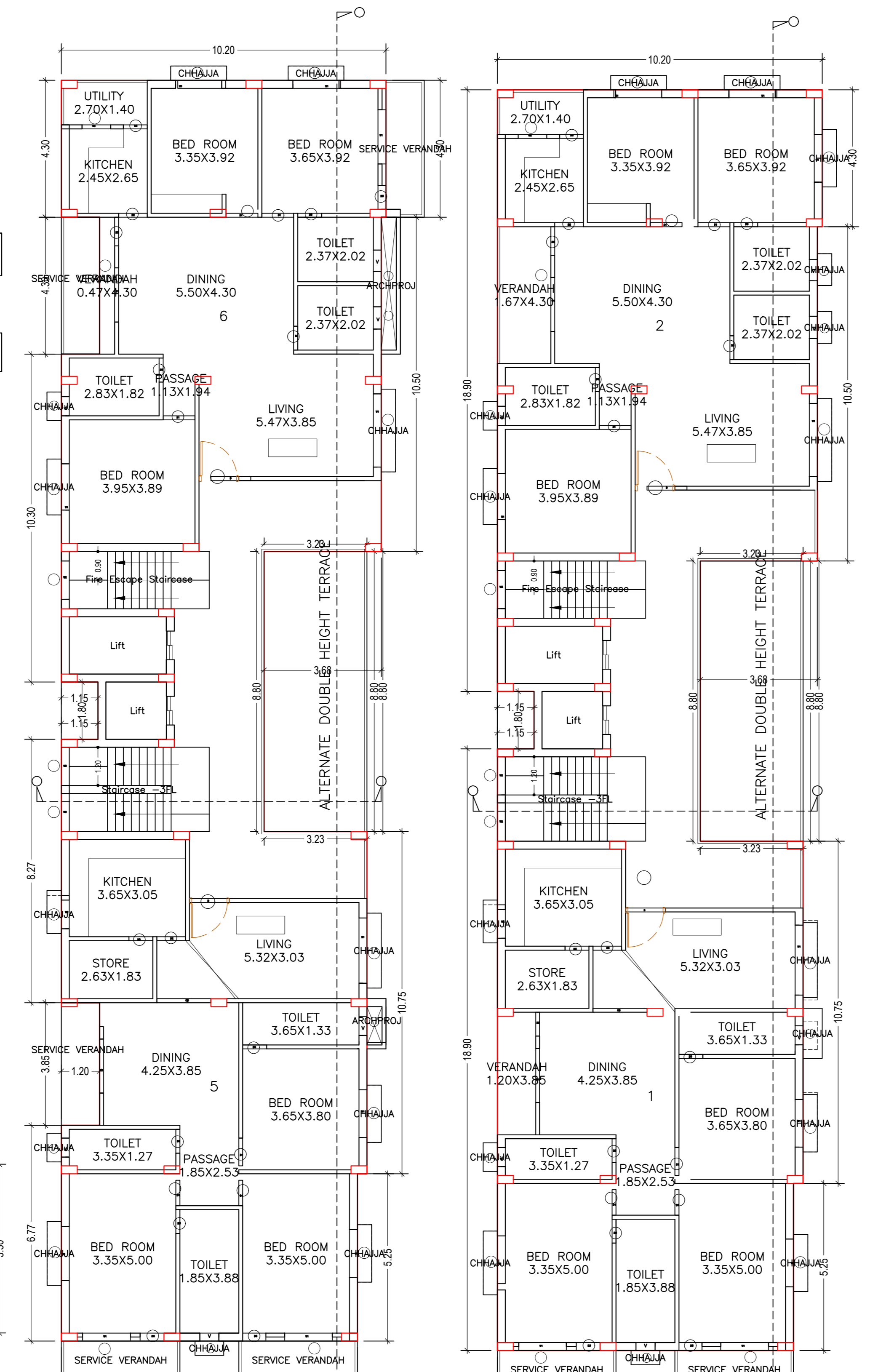


LEFT SIDE ELEVATION(BLOCK-A) SCALE 1 :100

Proposal File No.	10	DATE	27-08-2018
Owner Name	K. VIJAY KUMAR P. PODDAR ARUN KUMAR P. PODDAR SURESH KUMAR P. PODDAR AND SUMITRA DEVI P. PODDAR	SHR	3
Khata No.	10		
Plot No.	141948		
Village Name	RANCHI		
Use	Commercial		
SubUse	ResComm Bldg		



TERRACE FLOOR PLAN (SCALE 1:100)



TYPICAL - 3, 5, 7 & 9 FLOOR PLAN (Proposed) (SCALE 1:100)

TYPICAL - 2, 4, 6 & 8 FLOOR PLAN (Proposed) (SCALE 1:100)

Building :B (RES)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Trent (No.)
Ground Floor	385.95	7.83	0.00	0.00	357.68	0.00	11.53
First Floor	364.33	7.92	8.91	4.47	343.03	0.00	343.03
Second Floor	382.44	7.92	8.91	16.10	349.51	0.00	349.51
Third Floor	369.49	7.92	8.91	11.94	340.72	0.00	340.72
Fourth Floor	382.44	7.92	8.91	16.10	349.51	0.00	349.51
Fifth Floor	369.49	7.92	8.91	11.94	340.72	0.00	340.72
Sixth Floor	382.44	7.92	8.91	16.10	349.51	0.00	349.51
Seventh Floor	369.49	7.92	8.91	11.94	340.72	0.00	340.72
Eighth Floor	382.44	7.92	8.91	16.10	349.51	0.00	349.51
Ninth Floor	369.49	7.92	8.91	11.94	340.72	0.00	340.72
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	3758.00	79.11	80.19	116.63	357.68	3103.95	11.53
Total	3758.00	79.11	80.19	116.63	357.68	3103.95	11.53

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (RES)	D3	0.73	2.10	09
B (RES)	D3	0.75	2.10	90
B (RES)	D1	0.80	2.10	18
B (RES)	D1	0.88	2.10	09
B (RES)	D2	0.90	2.10	09
B (RES)	D3	0.90	2.10	09
B (RES)	D1	1.00	2.10	27
B (RES)	D	1.25	2.10	18
B (RES)	OD	1.55	2.10	04
B (RES)	OD	1.70	2.10	05

SCHEDULE OF WINDOW/VENTILATION:

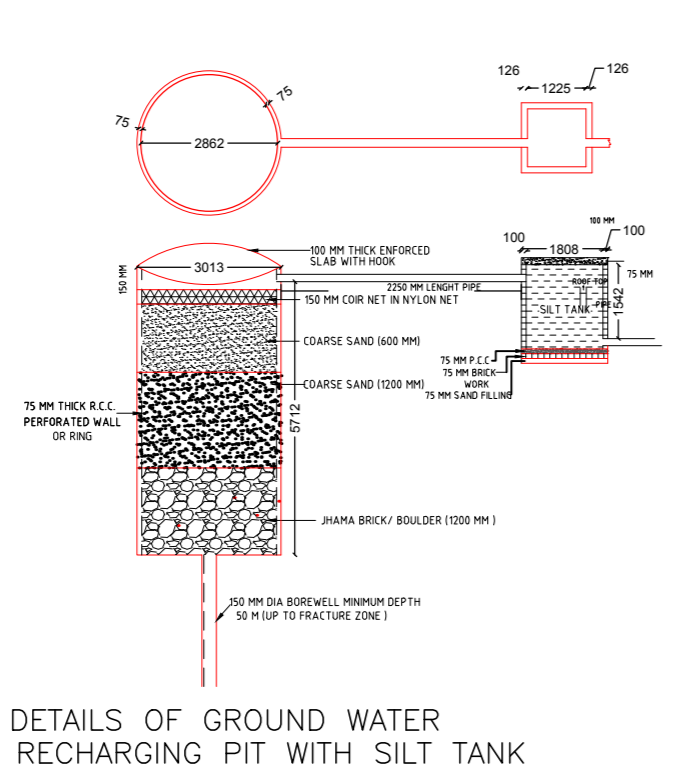
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (RES)	V	0.60	1.20	36
B (RES)	V	0.67	1.20	09
B (RES)	V	0.70	1.20	09
B (RES)	W2	0.90	1.20	09
B (RES)	W2	1.05	1.20	09
B (RES)	W1	1.20	1.20	27
B (RES)	W1	1.45	1.20	09
B (RES)	W1	1.70	1.20	04
B (RES)	W1	1.90	1.20	04
B (RES)	W1	2.05	1.20	04
B (RES)	W1	2.20	1.20	05
B (RES)	W1	2.30	1.20	09

Balcony Calculations Table

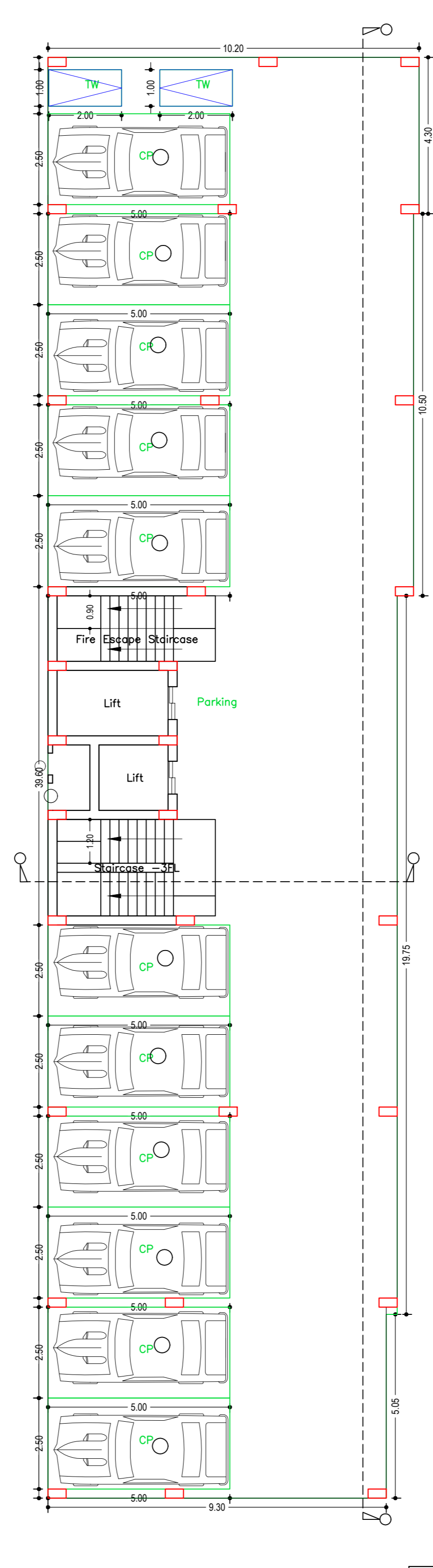
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 4, 6 & 8 FLOOR PLAN	1.09 X 0.00 X 1 X 4	17.28	118.28
TYPICAL - 3, 5, 7 & 9 FLOOR PLAN	0.03 X 0.00 X 1 X 4	20.64	92.16
FIRST FLOOR PLAN	0.83 X 0.00 X 1 X 1	4.47	8.94
Total			219.38

UnitBUA Table for Building :B (RES)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 2, 4, 6 & 8 FLOOR PLAN	3	FLAT	158.36	158.33	12	8
TYPICAL - 3, 5, 7 & 9 FLOOR PLAN	4	FLAT	145.64	145.61	12	12
FIRST FLOOR PLAN	1	FLAT	149.26	149.20	12	2
Total			2666.18	2665.46	212	18



DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK N.T.S.



GROUND FLOOR PLAN (SCALE 1:100)

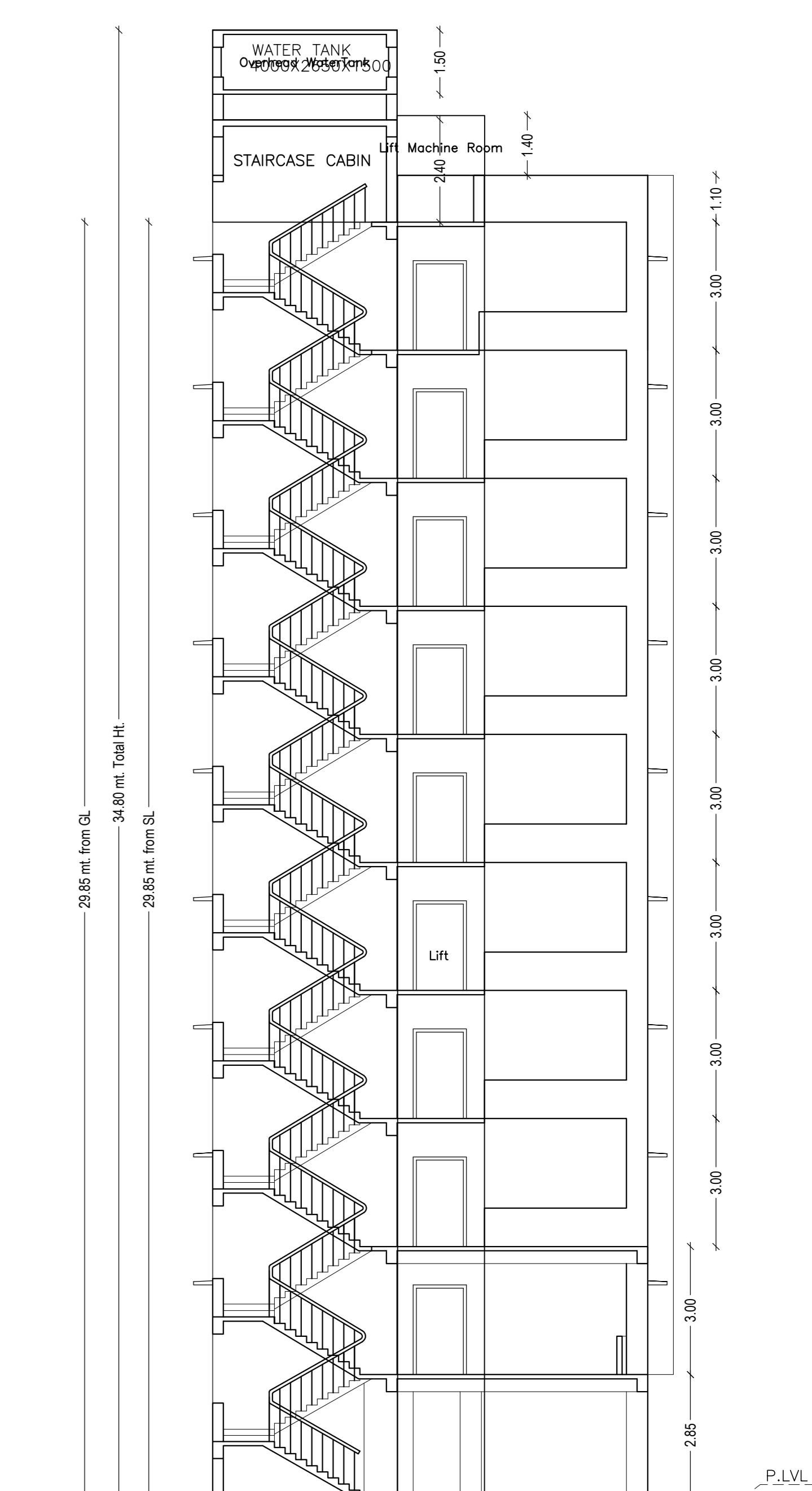
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)

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

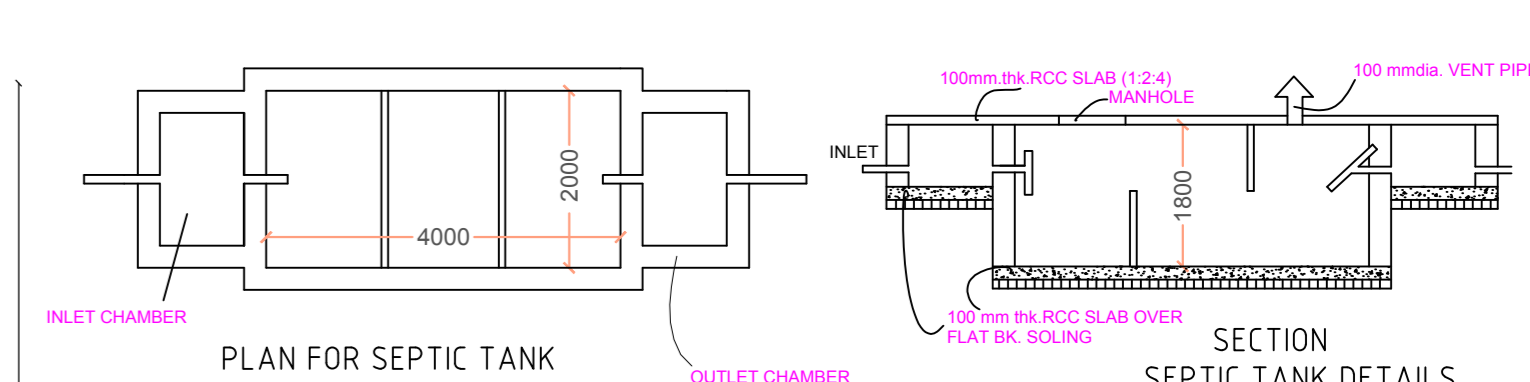


LEFT SIDE ELEVATION (BLOCK-B) SCALE 1 :100

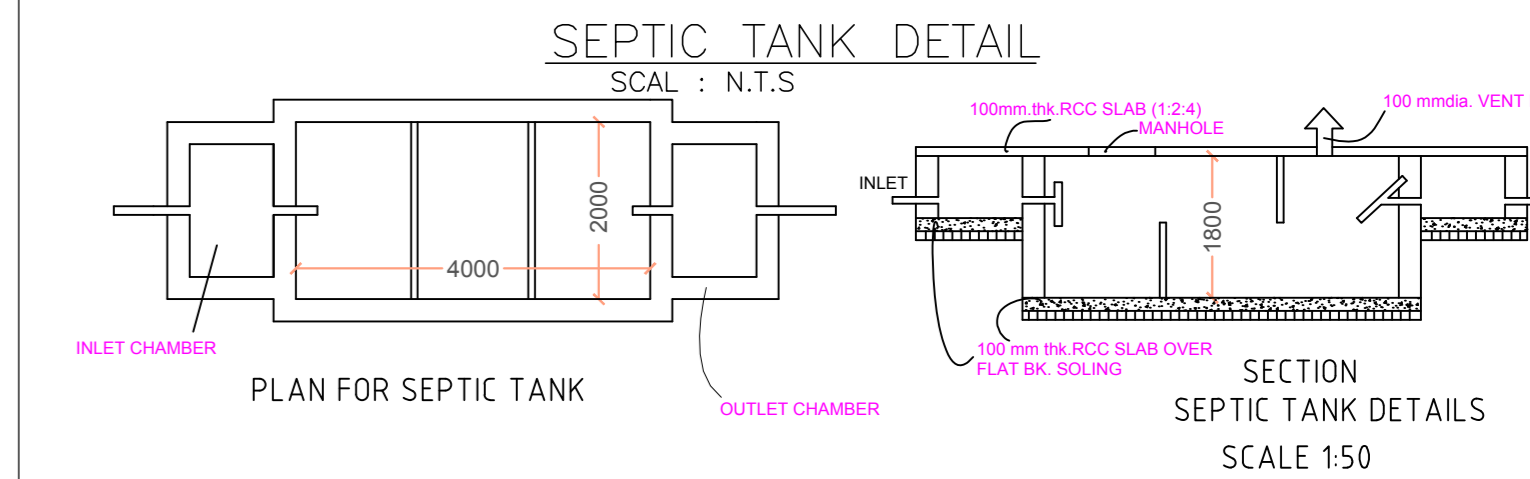
FRONT ELEVATION (BLOCK-B) SCALE 1 :100



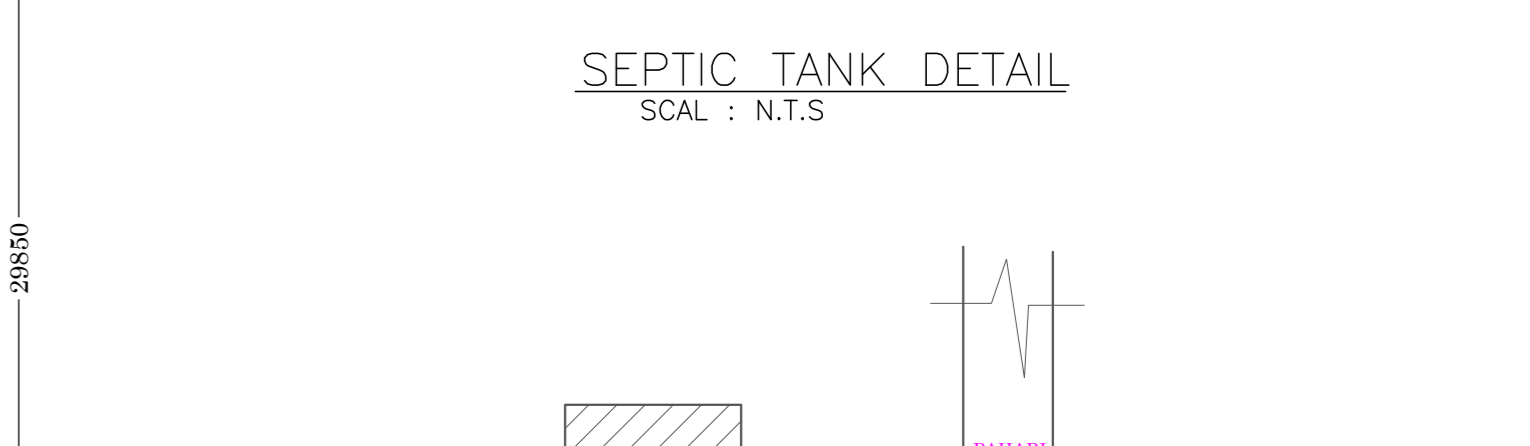
SECTION AT -XX (BLOCK-B) SCALE 1 :100



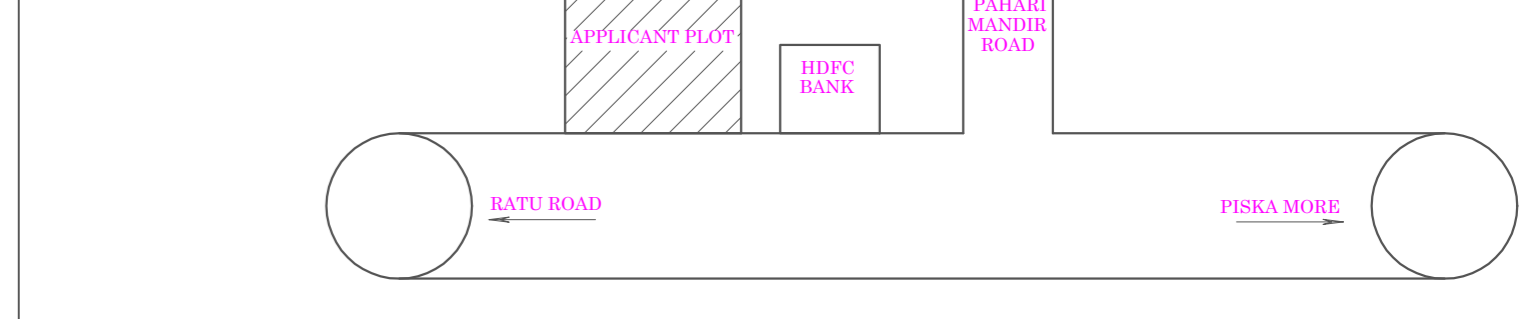
PLAN FOR SEPTIC TANK



SEPTIC TANK DETAIL SCALE 1:50



SEPTIC TANK DETAIL SCALE 1:50



LOCATION PLAN SCALE : N.T.S

LTP NAME AND SIGNATURE: VIJAY KUMAR RANCL001815-16
 STRUCTURAL ENGS NAME AND SIGNATURE
 BUILDER NAME AND SIGNATURE