

Proposal Basic Information

Proposal File No.	RMC/BP0876/W04/2022
Owner Name	DIPANKAR PANDA
Khata No.	217
Plot No.	2047
Village Name	BODAYA
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO. 1.0.04
LOCAL BODIES	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN	Plot Use: Residential
District: RANCHI	Plot SubUse: Residential Bldg/Apartment
Authority: RANCHI MUNICIPAL CORPORATION	PlotNearby/Religious/Structure: NA
Invaid No: RMC/BP0876/W04/2022	Plot/SubPlot No: 2047
Application Type: General Proposal	North: Plot No. - SUB PLOT NO. 2047/1/1/218
Project Type: Building Permission	South: Plot No. - SUB PLOT NO. 2047/1/1/212
Nature of Development: New	East: Road Width - 9.14 WIDE ROAD
Location of Development Area: Old Area	West: Road Width - 9.14 WIDE ROAD
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)
Deduction for Balance Plot Area/From Gross Plot Area)	
Common Plot	122.75
Total	122.75
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)
PLOT AREA FOR COVERAGE/Net Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)
COVERAGE CHECK:	
Permissible Coverage area (60.00 %)	481.61
Proposed Coverage Area (58.08 %)	466.17
Total Prop. Coverage Area (58.08 %)	466.17
Balance coverage area (1.92 %)	15.44
FAR CHECK:	
Perm. FAR Area (2.500)	2006.70
Total Perm. FAR area	2006.70
Residential FAR	1914.61
Proposed FAR Area	1931.57
Total Proposed FAR Area	1931.57
Consumed FAR (Factor)	2.41
Balance FAR Area	75.13
BUILT UP AREA CHECK:	
Total Proposed Builtup Area	2460.77
ARCHITECT (Regd)	Phya Kumari
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	DIPANKAR PANDA
DEVELOPMENT AUTHORITY	
LOCAL BODY	

COLOR INDEX

PLOT BOUNDARY	Green
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Blue
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Light Yellow

Buildingwise Floor FAR Details

Floor Name	A1 (RESIDENTIAL)		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	486.17	16.96	486.17	16.96
First Floor	486.65	478.65	486.65	478.65
Second Floor	486.65	478.65	486.65	478.65
Third Floor	486.65	478.65	486.65	478.65
Fourth Floor	486.65	478.65	486.65	478.65
Terrace Floor	0.00	0.00	0.00	0.00
Total:	2460.77	1931.56	2460.77	1931.56

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A1 (RESIDENTIAL)	Residential	Residential Bldg/Apartment	Non-Highrise

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt)		Units		Car		Visitor Car		TwoWheeler	
			Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop
A1 (RESIDENTIAL)	Residential	Residential Bldg/Apartment	> 140	1.5	1	-	-	-	-	-	-	-
			> 0	1	16.00	-	-	-	-	-	-	-
			> 0	1	16.00	-	-	1	2	-	-	-
Total			-	-	-	-	16	16	-	2	2	-

Parking Check (Table 7b)

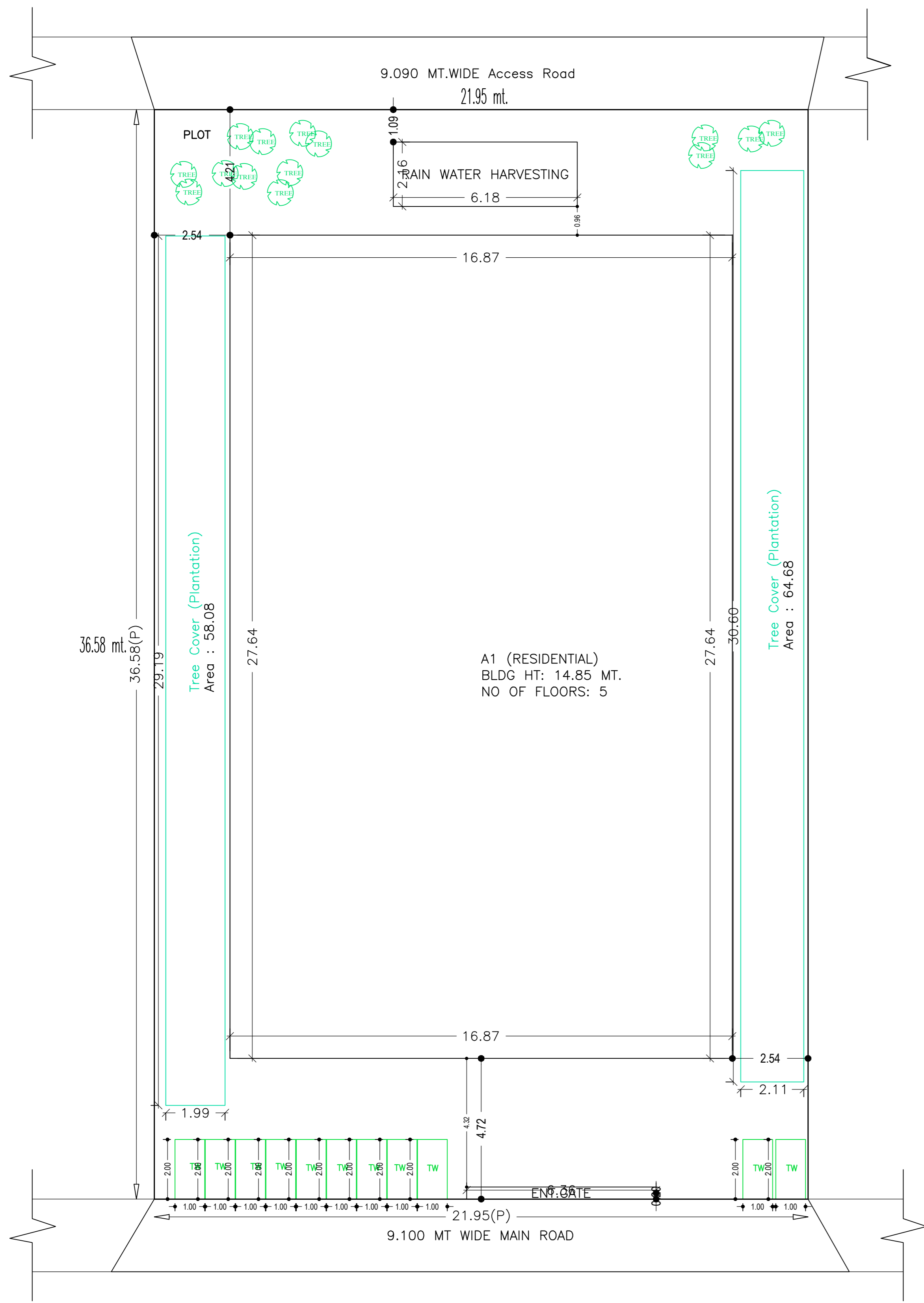
Vehicle Type	Reqd		Prop	
	No.	Area	No.	Area
Car	-	16	16	200.00
Total Car	16	200.00	16	200.00
Visitor's Car Parking	-	2	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	17	17	34.00
Total TwoWheeler	16	32.00	17	34.00
Other Parking	-	-	-	212.21
Total		257.00		505.21

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)	Trmt (No.)
		Lift	Balcony	Parking	Res.	Star							
A1 (RESIDENTIAL)	1	2460.77	13.32	66.68	449.21	1914.60	13.63	1931.56	1931.56	16			
Grand Total	1	2460.77	13.32	66.68	449.21	1914.60	13.63	1931.56	1931.56	16			

Building :A1 (RESIDENTIAL)

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)	Trmt (No.)
		Lift	Balcony	Parking					
Ground Floor	486.17	0.00	0.00	449.21	0.00	13.63	16.96	16.96	00
First Floor	486.65	3.33	16.67	0.00	478.65	0.00	478.65	478.65	04
Second Floor	486.65	3.33	16.67	0.00	478.65	0.00	478.65	478.65	04
Third Floor	486.65	3.33	16.67	0.00	478.65	0.00	478.65	478.65	04
Fourth Floor	486.65	3.33	16.67	0.00	478.65	0.00	478.65	478.65	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	2460.77	13.32	66.68	449.21	1914.60	13.63	1931.56	1931.56	16
Total Number of Same Buildings	1								
Total	2460.77	13.32	66.68	449.21	1914.60	13.63	1931.56	1931.56	16



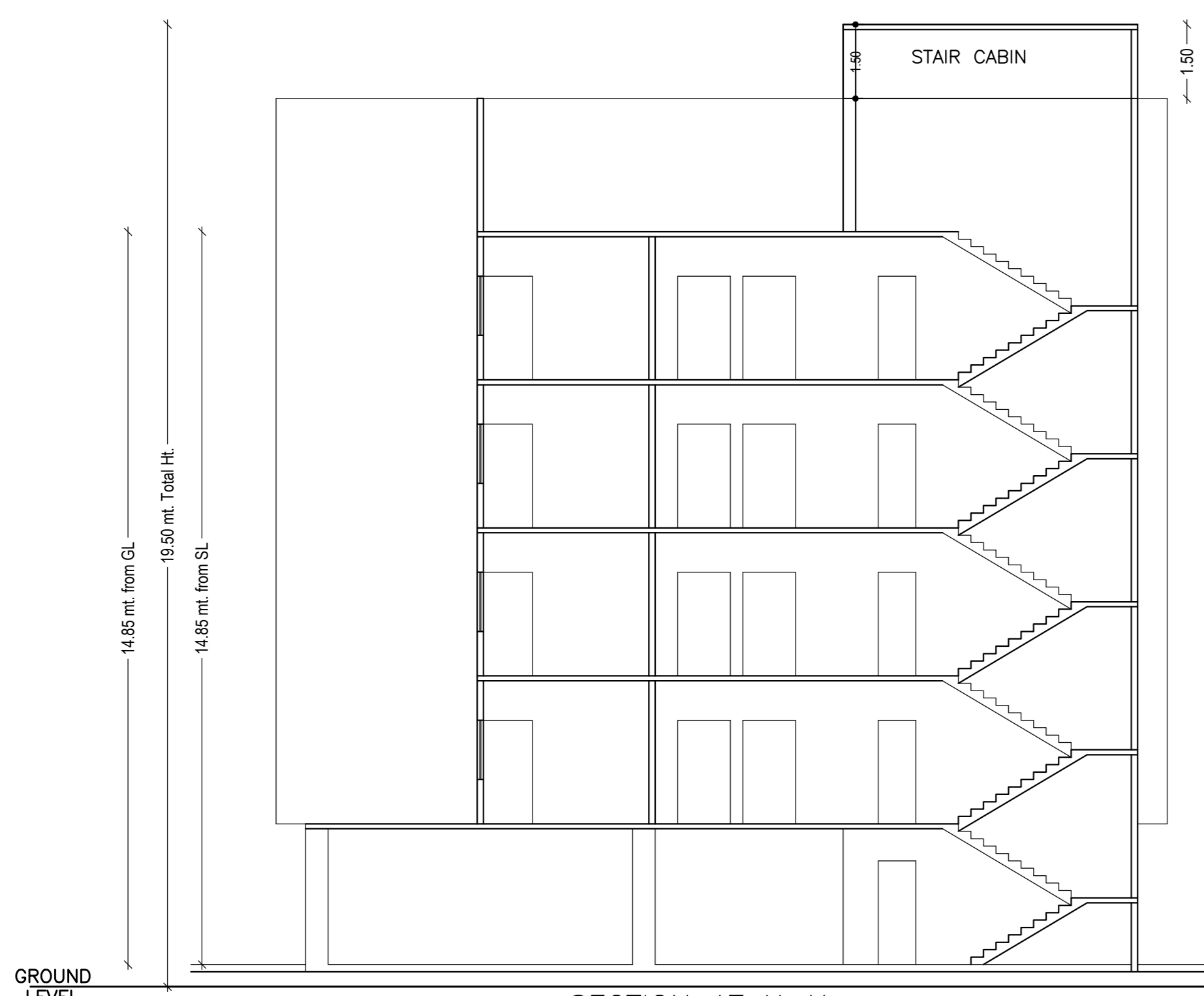
SITE PLAN



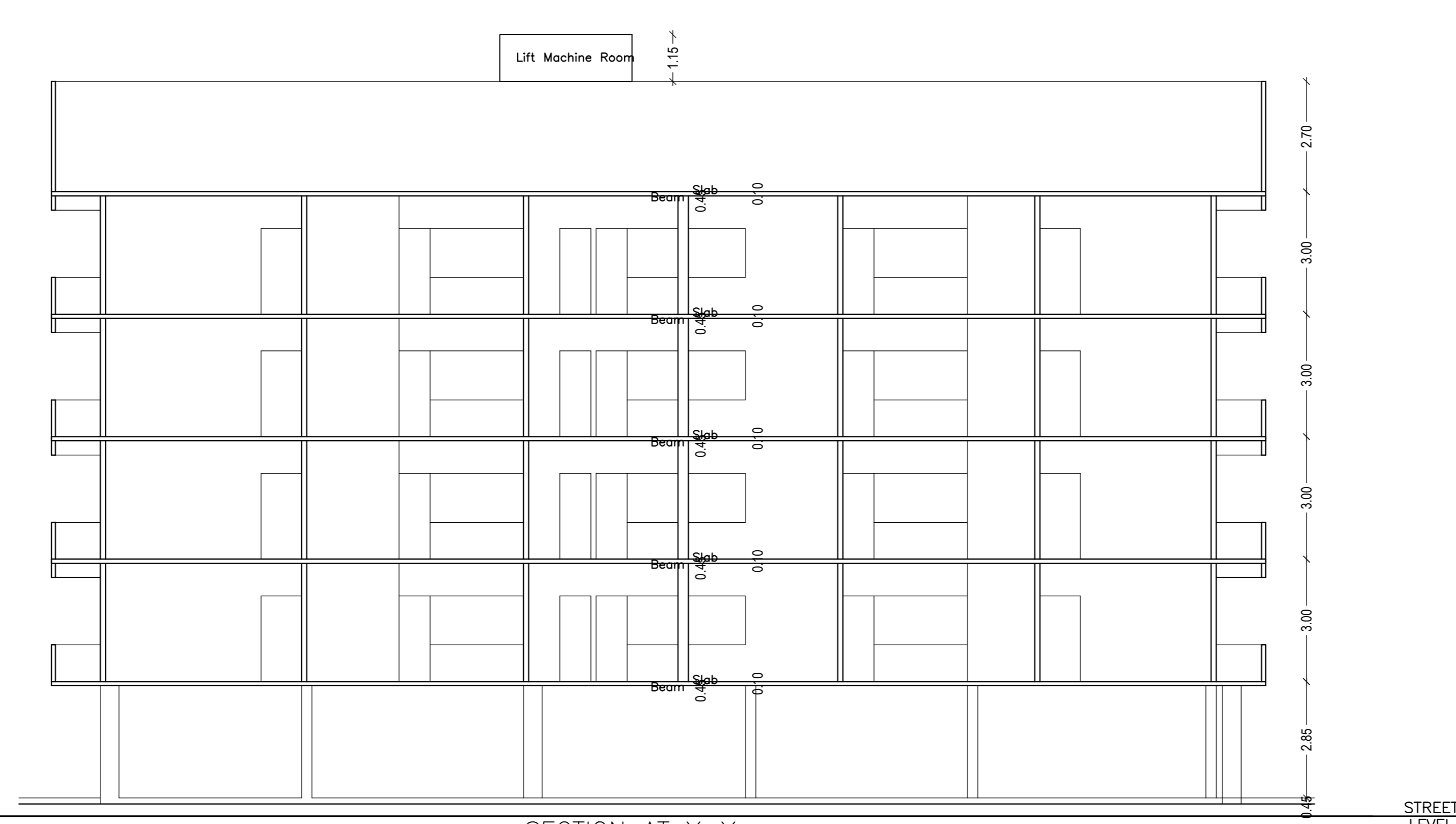
SIDE ELEVATION



FRONT ELEVATION



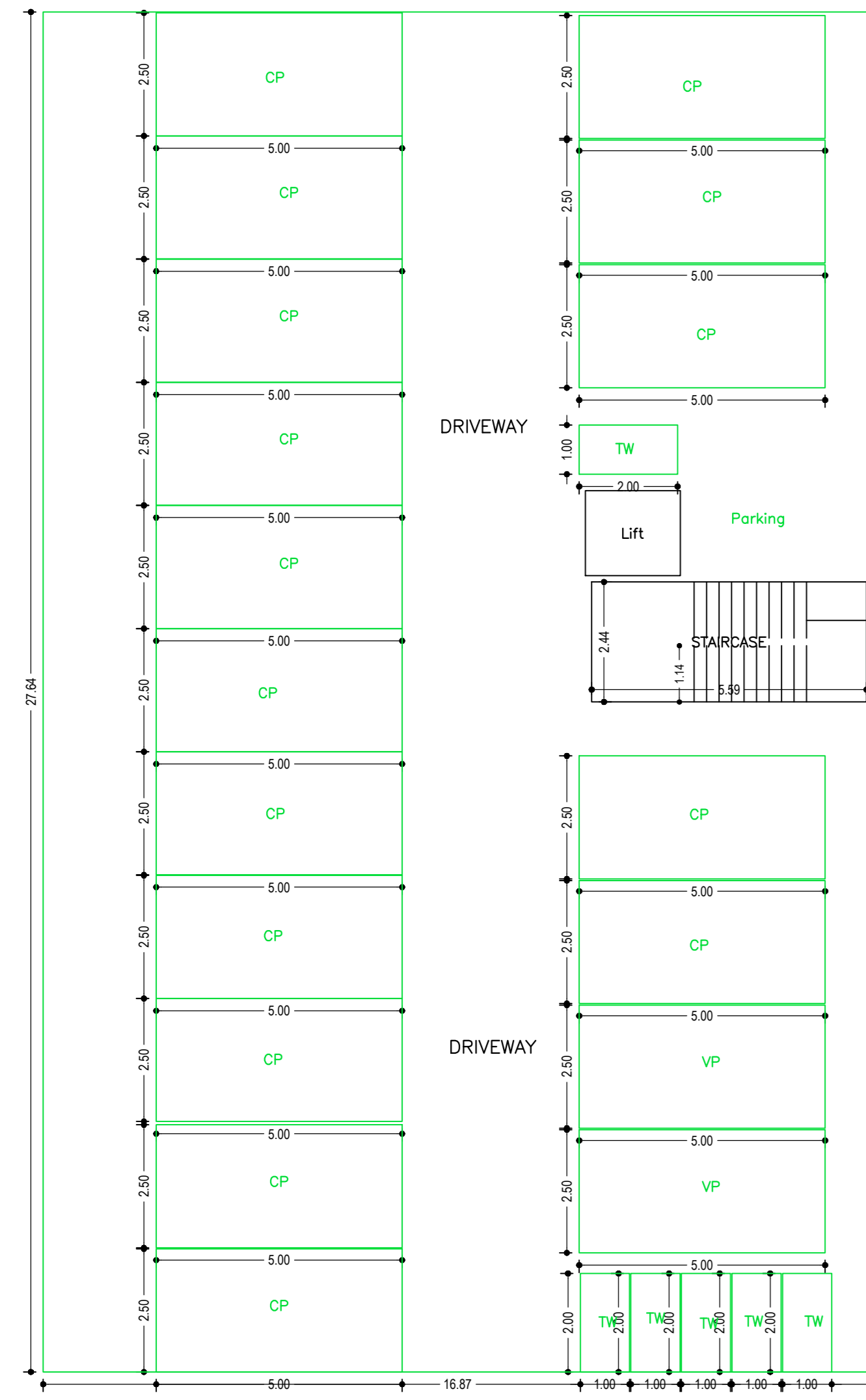
SECTION AT X-X



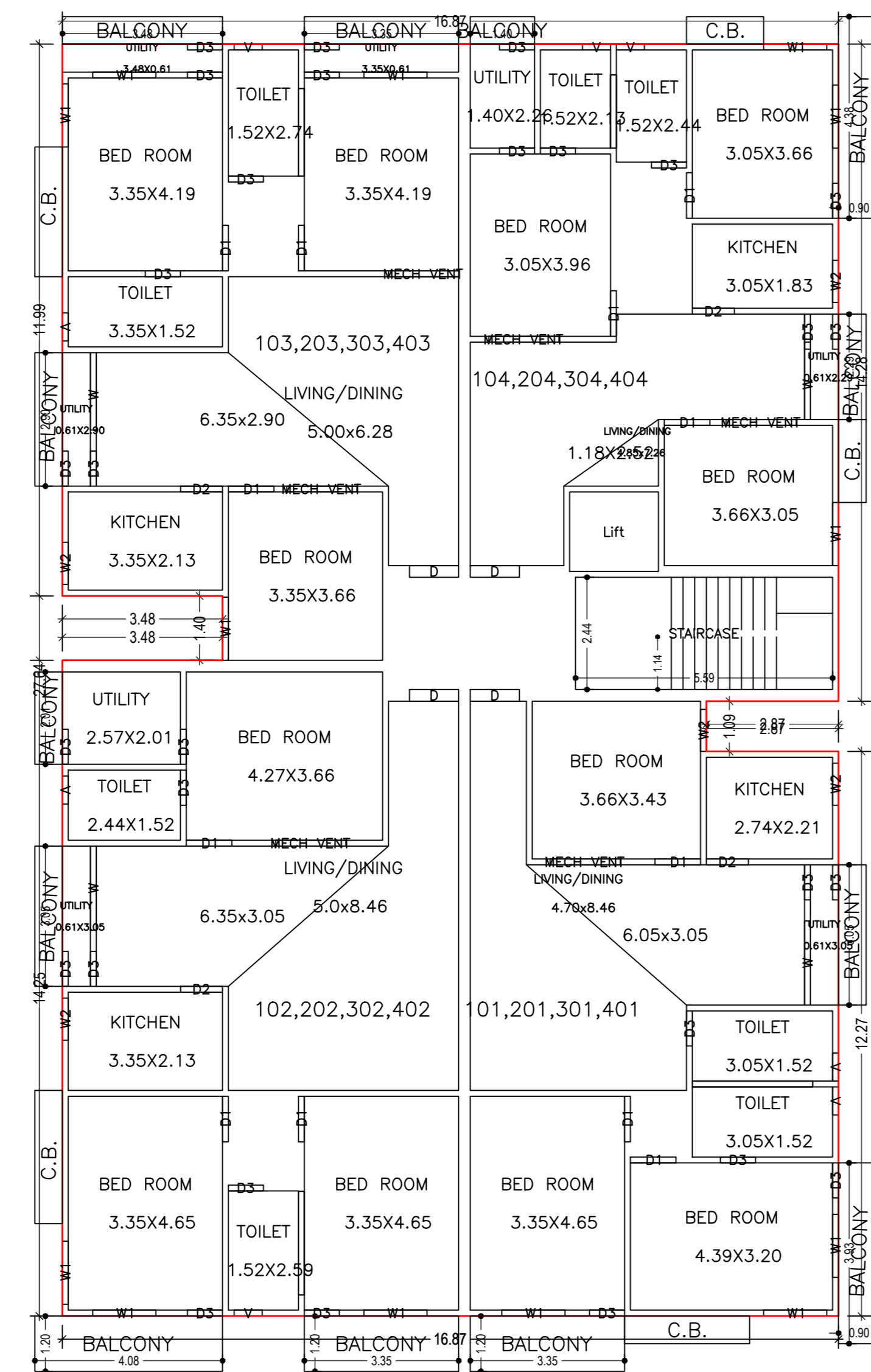
SECTION AT Y-Y

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Phya Kumari RMC/RMC0066/2019			

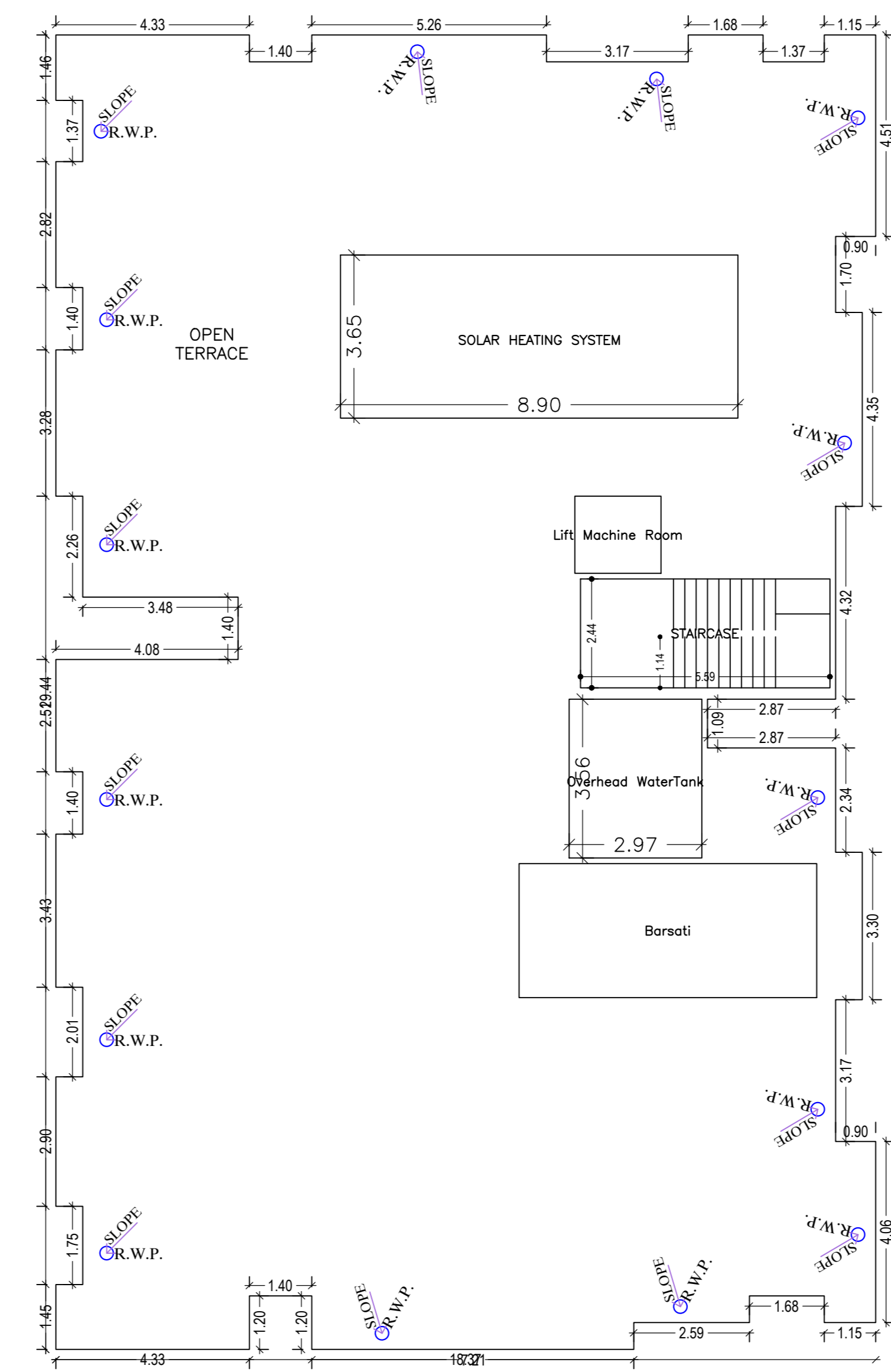
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Proposal File No.	RMC/EP/0876/W04/2022
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GROUND FLOOR PLAN
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	D3	0.91	2.10	156
A1 (RESIDENTIAL)	D2	0.91	2.10	16
A1 (RESIDENTIAL)	D1	0.99	2.10	48
A1 (RESIDENTIAL)	D	1.07	2.10	16

SCHEDULE OF WINDOW/VENTILATION:

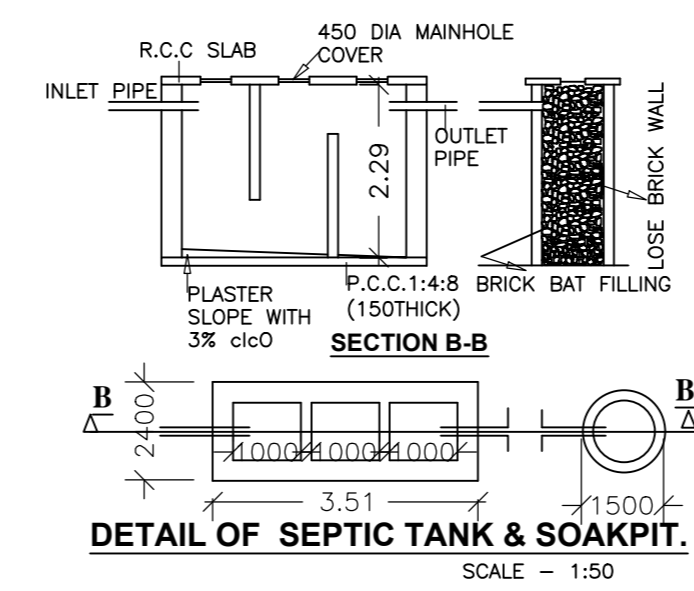
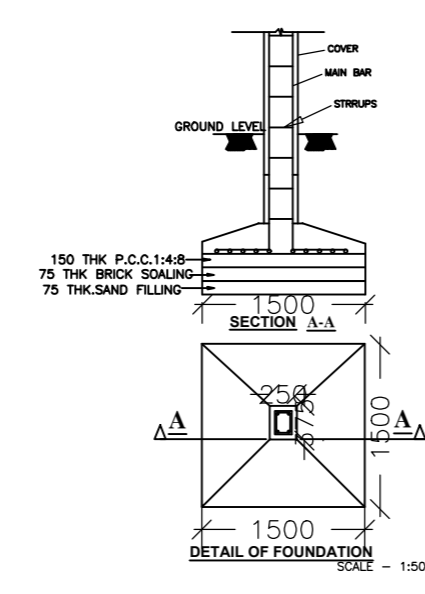
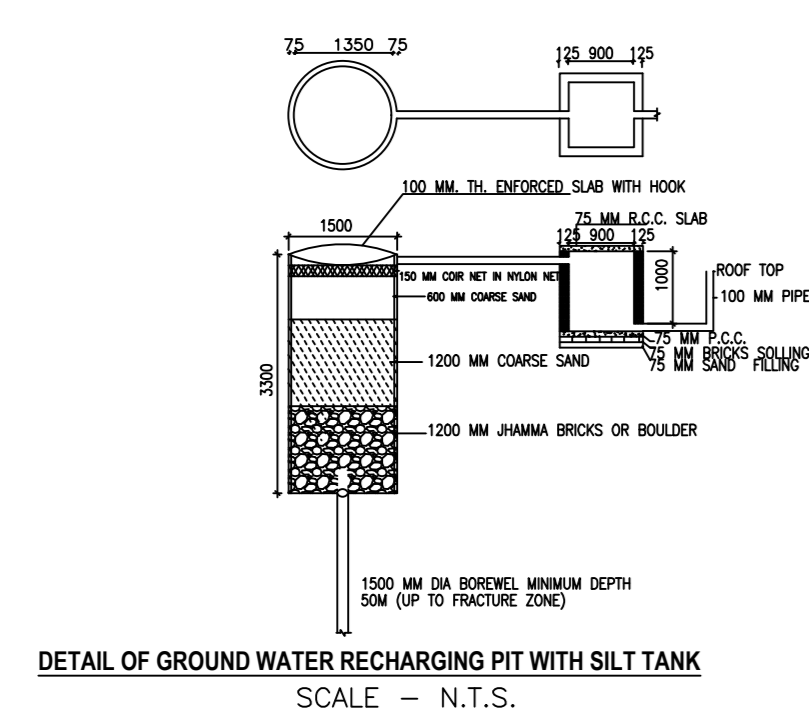
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	W	0.91	1.20	32
A1 (RESIDENTIAL)	W2	0.91	1.20	20
A1 (RESIDENTIAL)	W1	1.37	1.20	52
A1 (RESIDENTIAL)	MECH VENT	1.52	1.20	24
A1 (RESIDENTIAL)	W	1.68	1.20	08
A1 (RESIDENTIAL)	W	1.83	1.20	08

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	0.60 X 3.48 X 1 X 4	8.36	133.36
	0.60 X 3.35 X 1 X 4	8.04	
	0.60 X 1.40 X 1 X 4	3.36	
	0.60 X 4.28 X 1 X 4	10.30	
	0.60 X 2.29 X 1 X 4	5.45	
	0.60 X 3.05 X 2 X 4	14.64	
	0.60 X 3.93 X 1 X 4	14.16	
	1.20 X 3.35 X 2 X 4	32.76	
	1.20 X 4.08 X 1 X 4	19.60	
	0.60 X 2.01 X 1 X 4	4.80	
	0.60 X 2.90 X 1 X 4	6.96	
Total			133.36

UnitBUA Table for Building :A1 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	101,201,301,401	FLAT	115.53	100.81	8	16
	102,202,302,402	FLAT	134.76	122.52	9	
	103,203,303,403	FLAT	115.23	109.15	10	
	104,204,304,404	FLAT	96.65	89.99	9	
Total			1945.92	1708.32	144	16



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Phya Kumar RMC/RRC/0086/2019			