

Proposal Basic Information	
Proposal File No.	RMC/BP/192/W36/2022
Owner Name	KANTU MAHTO AND JATRU MAHTO
Khata No	139
Plot No	892
Village Name	PUNDAG
Use	Residential
SubUse	Residential Bldg/Apartment

UnitBUA Table for Building :A (RESIDENTIAL BUILDING)

FLOOR	Name	UNBUA Type	UNBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	RETAIL SHOP 1	SHOP	53.10	44.81	2	1
FLOOR PLAN	RETAIL SHOP 2	SHOP	41.57	35.53	1	2
TYPICAL - 5/7 & 8 FLOOR PLAN	FLAT - A	FLAT	91.83	71.43	8	12
	FLAT - B	FLAT	132.51	95.05	10	
	FLAT - C	FLAT	77.85	61.46	6	
	FLAT - D	FLAT	105.74	77.95	7	
TYPICAL - 4/6 & 8/10 FLOOR PLAN	FLAT - A	FLAT	92.04	71.43	8	16
	FLAT - B	FLAT	132.51	95.05	10	
	FLAT - C	FLAT	77.85	61.46	6	
	FLAT - D	FLAT	105.74	77.95	7	
SECOND FLOOR PLAN	OFFICE	OFFICE	189.37	157.41	1	3
	RETAIL SHOP 3	SHOP	41.56	35.56	1	
	RETAIL SHOP 4	SHOP	152.25	138.78	2	
THIRD FLOOR PLAN	FLAT - A	FLAT	91.83	71.43	8	4
	FLAT - B	FLAT	132.51	95.05	10	
	FLAT - C	FLAT	77.85	61.46	6	
	FLAT - D	FLAT	105.74	77.95	7	
ELEVENTH FLOOR PLAN	FLAT - A	FLAT	91.79	70.23	8	3
	FLAT - B	FLAT	129.81	95.54	10	
	FLAT - D	FLAT	125.28	94.74	9	
Total	-	-	4299.87	3293.36	284	41

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO. 1.0.62
PROJECT DETAIL	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
Division: RANCHI	Plot SubUse: Residential Bldg/Apartment
Authority: RANCHI MUNICIPAL CORPORATION	PlotNearby/Religious/Structure: NA
Inward No: RMC/BP/192/W36/2022	PlotSubPlot No: 892
Application Type: General Proposal	North Plot No.: 891 PART
Project Type: Building Permission	South Plot No.: 22 P
Nature of Development: New	East Plot No.: 892 PART
Location of Development Area: Old Area	West Plot No.: 889 & 890 PART
AREA DETAILS	SQ.MT.
AREA OF PLOT (Minimum)	(A)
Deduction for NonPlot Area	1821.27
Surrender Free of Cost	216.60
Total	216.60
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)
Total	1604.67
Deduction for Balance Plot Area (from Gross Plot Area)	
Surrender Free of Cost	216.60
Common Plot	178.65
Total	395.25
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)
Total	1426.02
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)
Total	1604.67
Plot Area for FAR (Net Plot Area + Road/Watering Area)	(A-Deductions)
Total	1821.27
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	802.34
Proposed Coverage Area (28.39 %)	455.62
Total Prop. Coverage Area (28.39 %)	455.62
Balance coverage area (21.61 %)	346.72
FAR CHECK	
Perm. FAR Area (2.50)	4553.17
Total Perm. FAR area	4553.17
Residential FAR	3687.83
Commercial FAR	814.03
Proposed FAR Area	4538.70
Total Proposed FAR Area	4538.70
Consumer FAR (Factor)	2.49
Balance FAR Area	14.47
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	6643.02
ARCHITECT (Regd)	VJAY KUMAR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	KANTU MAHTO AND JATRU MAHTO
DEVELOPMENT AUTHORITY	LOCAL BODY

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

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Total Proposed Built Up Area (Sq.m)	Total FAR Area (Sq.m)
Basement First Floor	697.81	9.25	697.81	9.25
Basement Floor	700.18	9.25	700.18	9.25
Ground Floor	455.61	281.93	455.61	281.93
First Floor	143.03	111.65	143.03	111.65
Second Floor	464.50	438.79	464.50	438.79
Third Floor	470.33	415.51	470.33	415.51
Fourth Floor	470.44	415.51	470.44	415.51
Fifth Floor	470.33	415.51	470.33	415.51
Sixth Floor	470.44	415.51	470.44	415.51
Seventh Floor	470.33	415.51	470.33	415.51
Eighth Floor	470.44	415.51	470.44	415.51
Ninth Floor	470.33	415.51	470.33	415.51
Tenth Floor	470.44	415.51	470.44	415.51
Eleventh Floor	418.90	363.74	418.90	363.74
Terrace Floor	0.00	0.00	0.00	0.00
Total	6643.01	4538.69	6643.01	4538.69

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL BUILDING)	Residential	Residential Bldg/Apartment	MultiStorey

Required Parking (Table 7a)

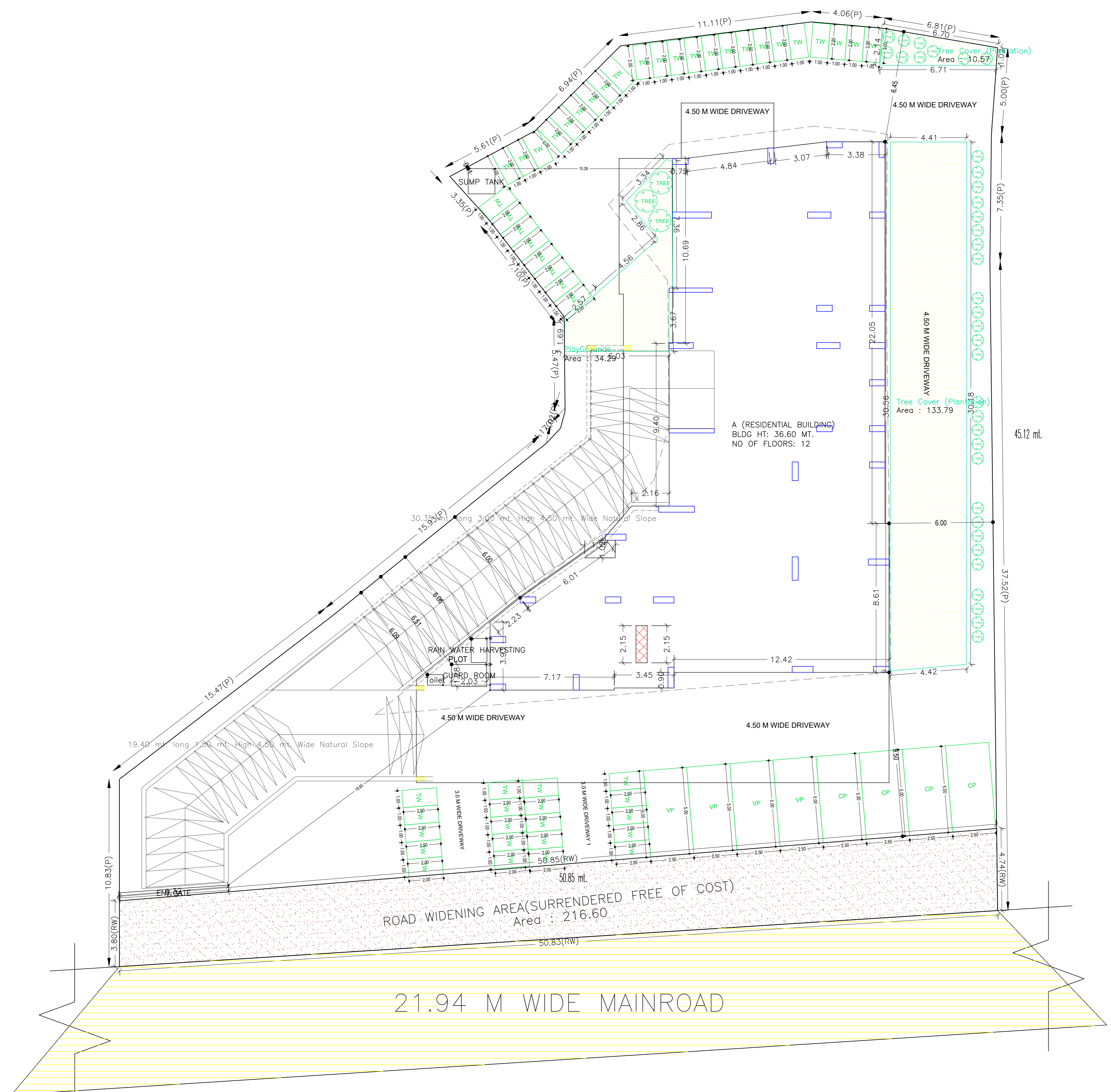
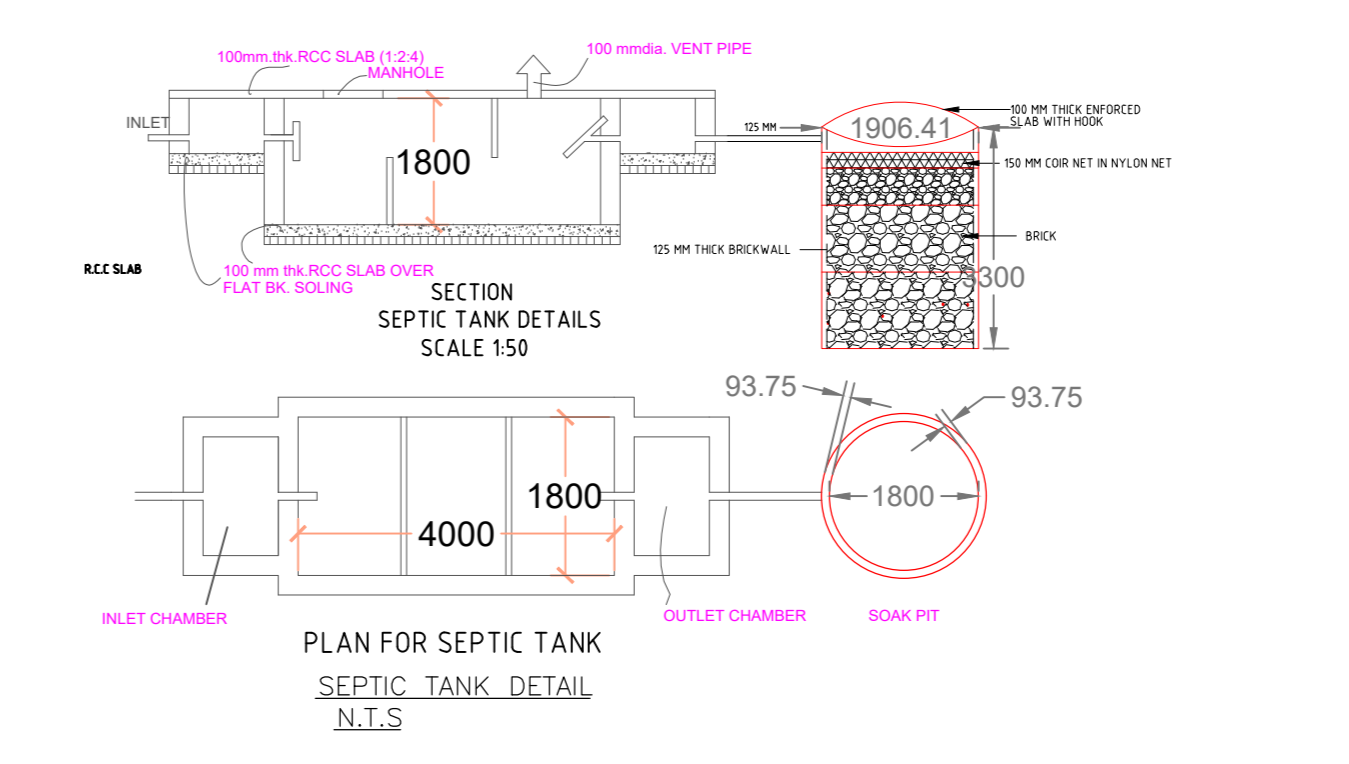
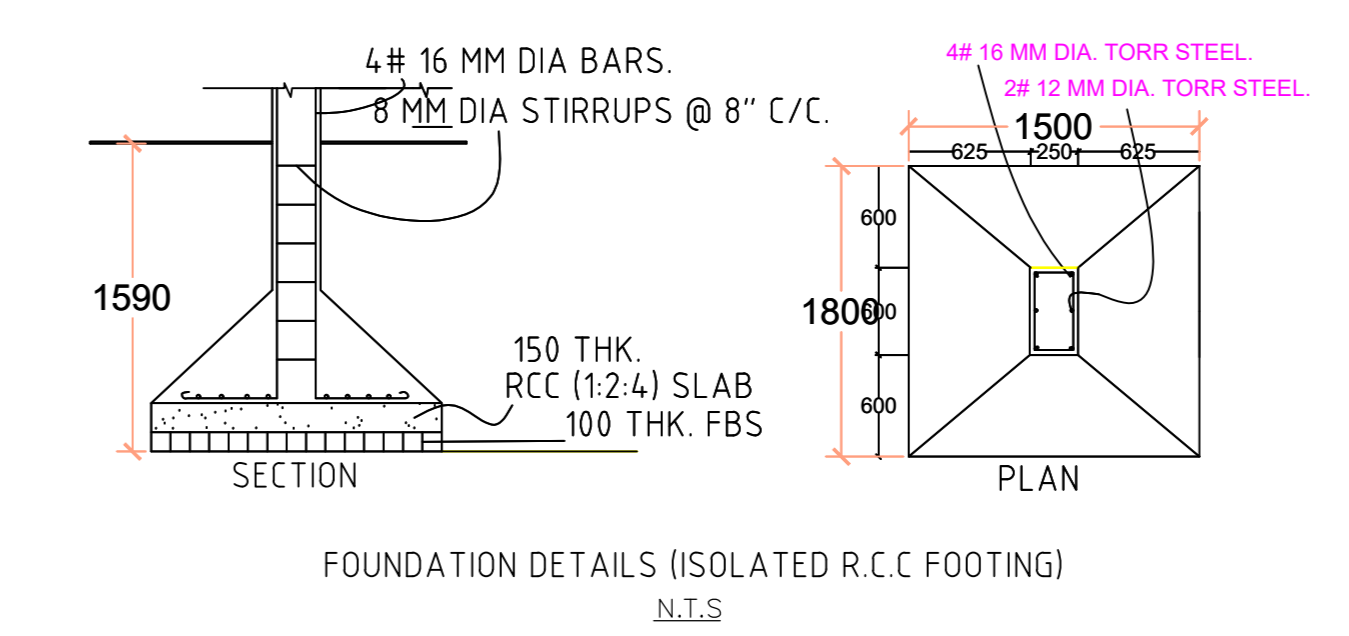
Building Name	Type	SubUse	Area (Sq.m)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (RESIDENTIAL BUILDING)	Commercial	Shop	> 0	50	693.29	1	10	-	-	1	29
		Residential	> 140	1.5	35.00	1.00	35	-	-	-	-
		Bldg/Apartment	> 0	1	35.00	-	-	-	-	1	35
Total	-	-	-	-	-	45	45	-	4	64	

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.		Prop.	
		Area	No.	Area	No.
Car	45	562.50	45	562.50	
Total Car	45	562.50	45	562.50	
Visitors Car Parking	4	50.00	4	50.00	
Total Visitor Parking	4	50.00	4	50.00	
TwoWheeler	64	154.00	77	154.00	
Total TwoWheeler	64	154.00	77	154.00	
Other Parking	-	940.17	-	940.17	
Total	740.50	1800.67			

FAR & Tenement Details (Table 4c-1)

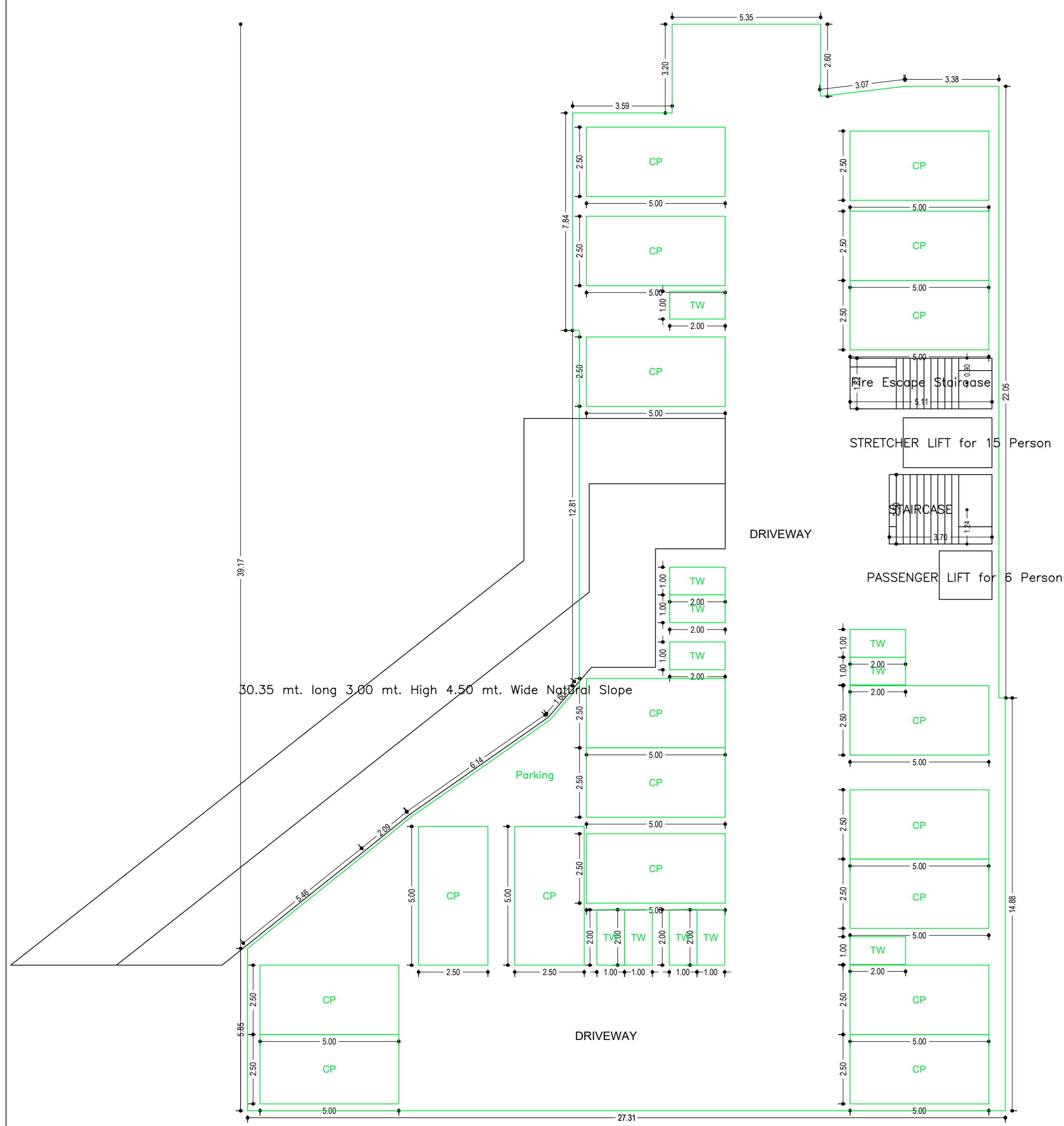
Building	No. of Same Bldg	Gross Built Up Area (Sq.m)	Deductions From Gross BUA Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)				Proposed FAR Area (Sq.m)		Add Area In FAR (Sq.m)	Total FAR Area (Sq.m)	Total Consumed FAR Area (Sq.m)	Tenm (No.)	
					StarCase	Lift	Battery	Accessory Use	Parking	Resi.					Commercial
A (RESIDENTIAL BUILDING)	1	6962.62	319.61	6643.01	144.96	124.97	217.15	112.58	1517.17	3687.82	814.03	27.75	4538.69	4538.69	41
Grand Total	1	6962.62	319.61	6643.01	144.96	124.97	217.15	112.58	1517.17	3687.82	814.03	27.75	4538.69	4538.69	41



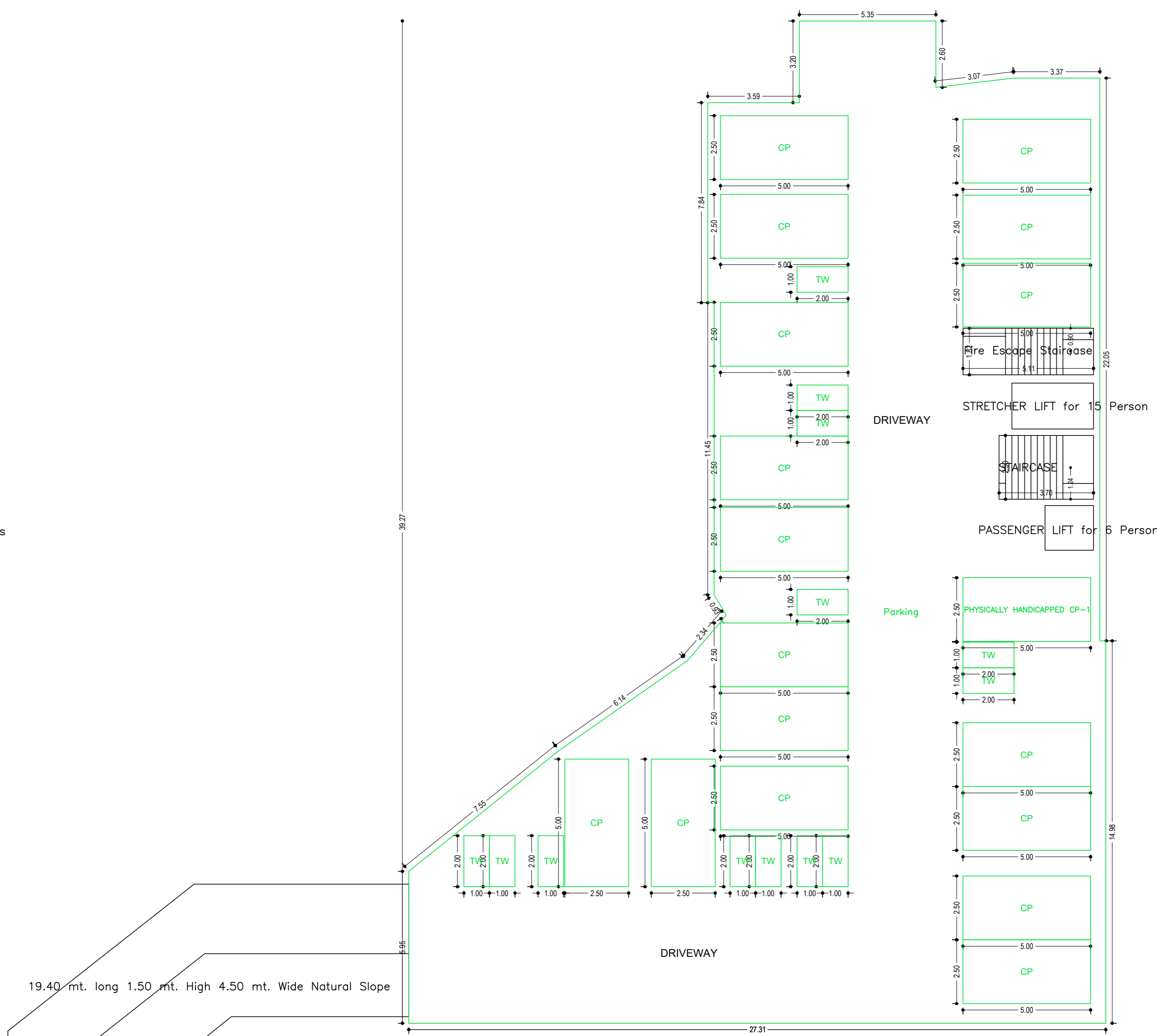
SITE PLAN WITH BASEMENT 1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
VJAY KUMAR RMCLE00/18/15-16			

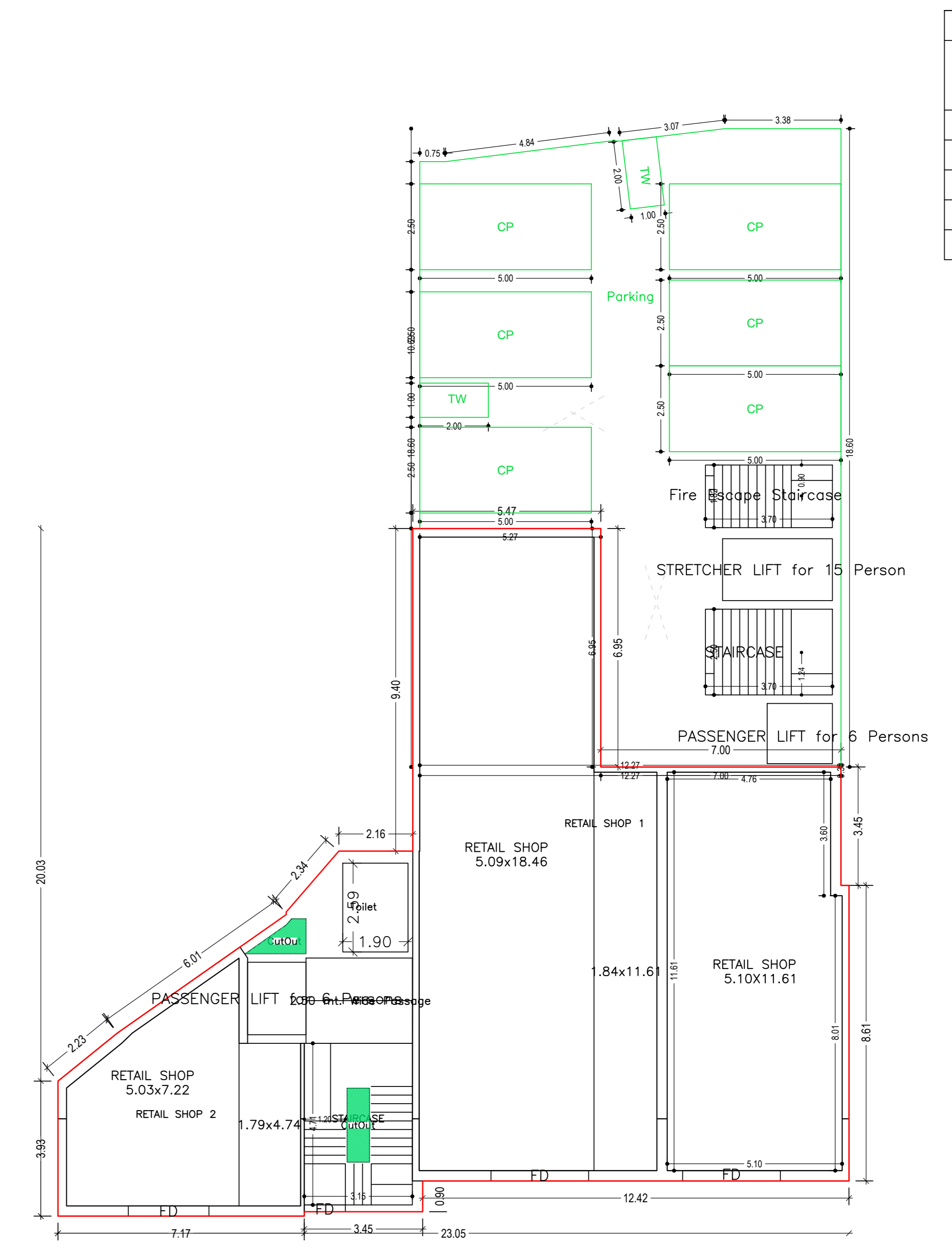
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SubUse	Residential Bldg/Apartment



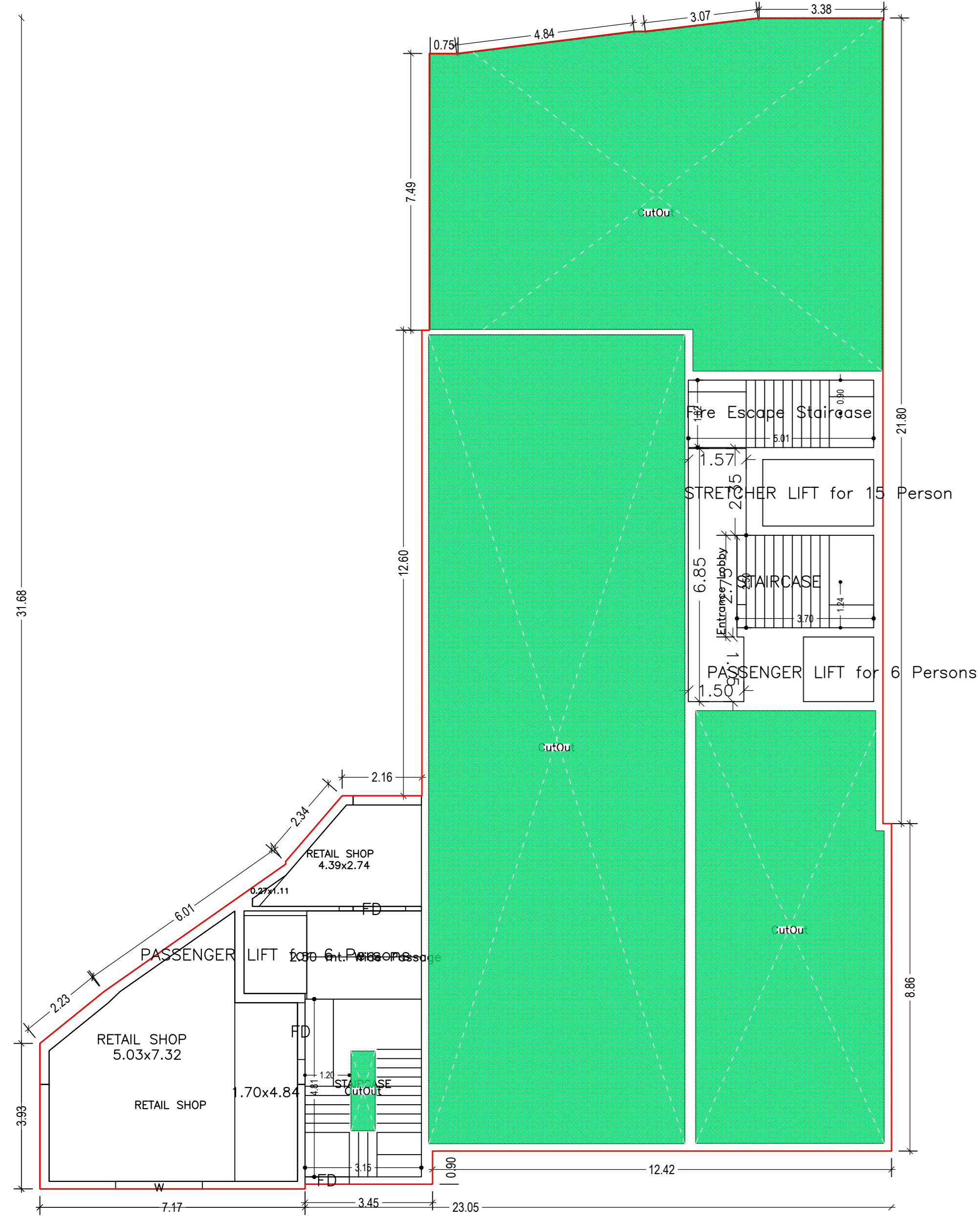
BASEMENT FIRST FLOOR PLAN (SCALE 1:100)



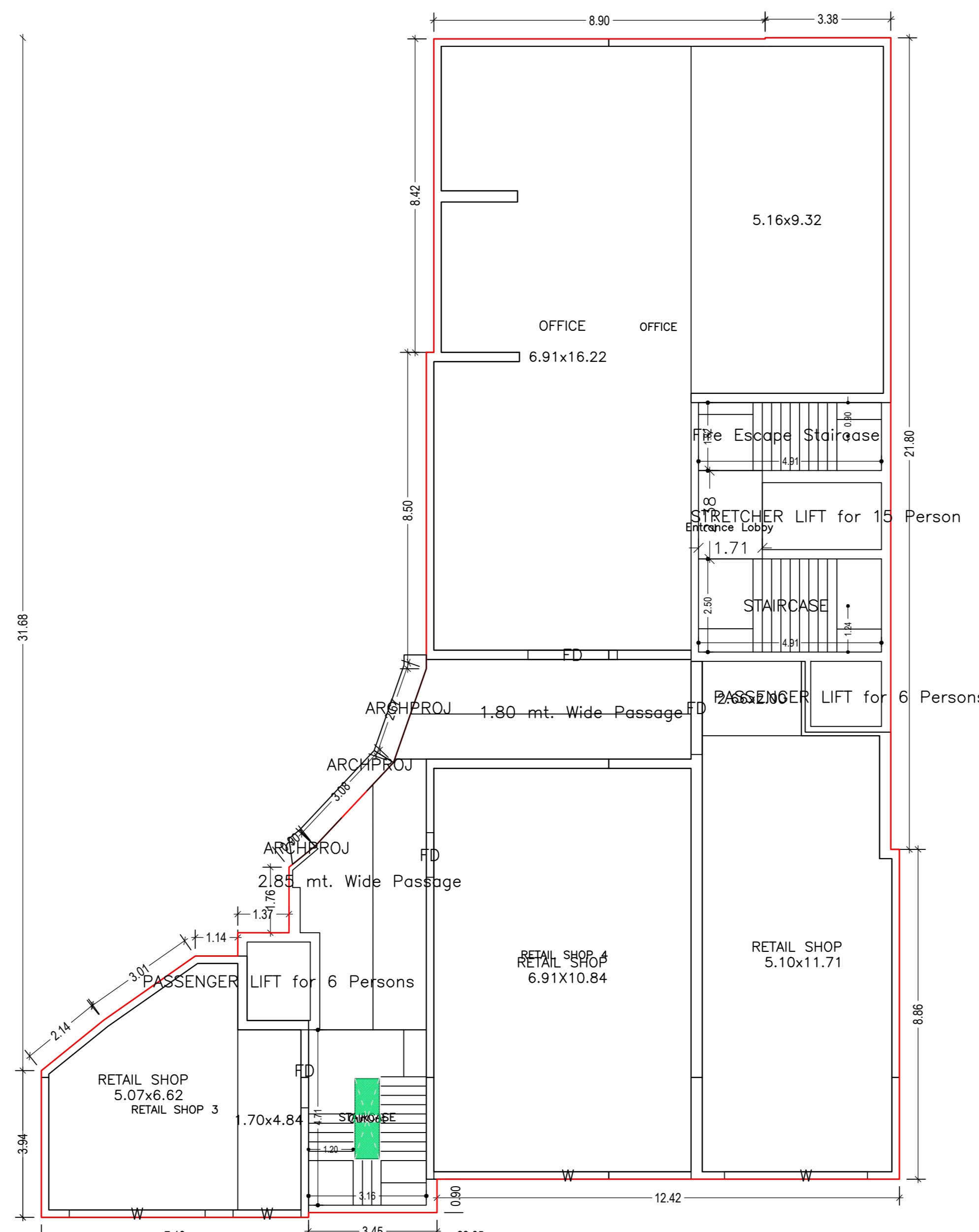
BASEMENT FLOOR PLAN (SCALE 1:100)



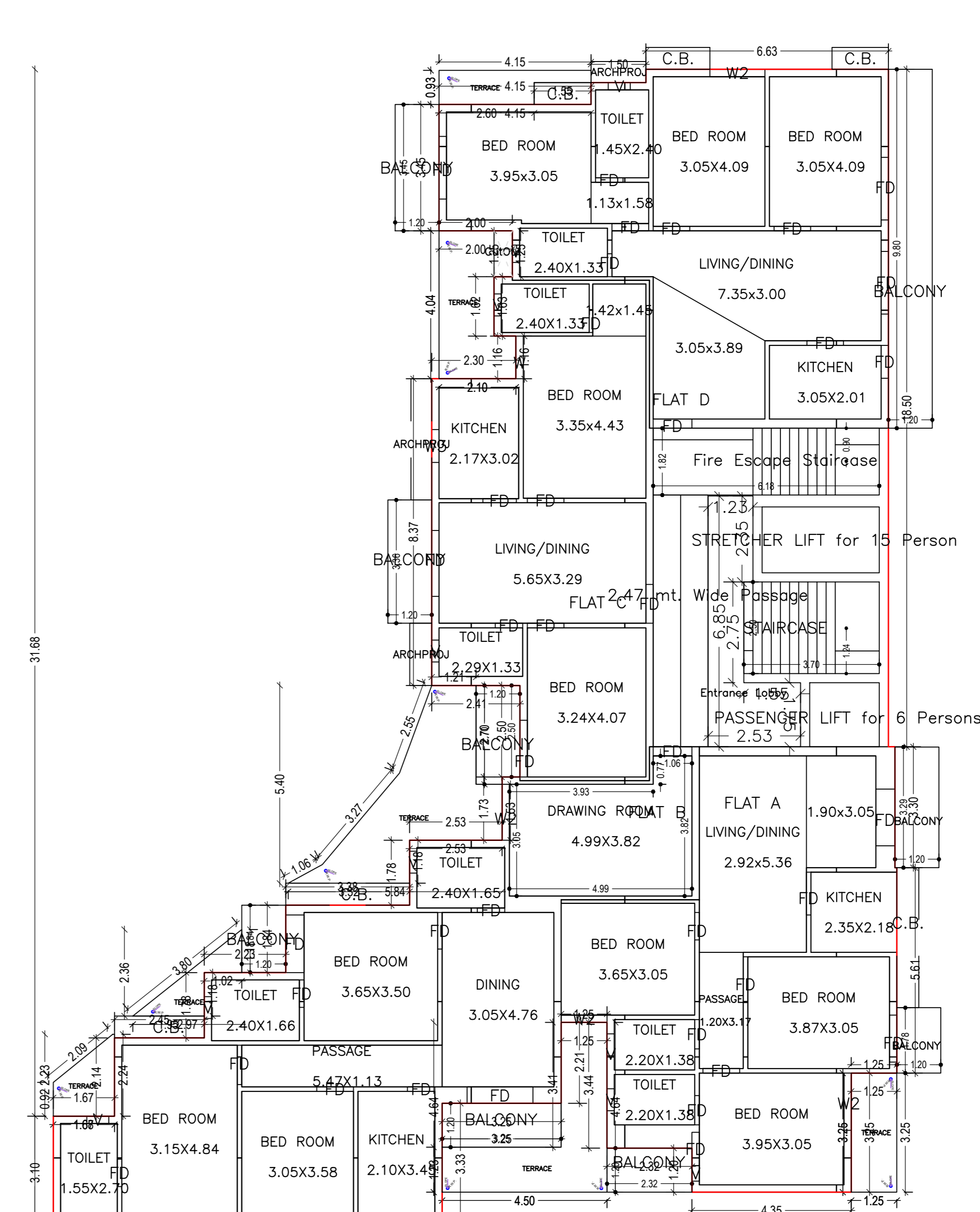
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



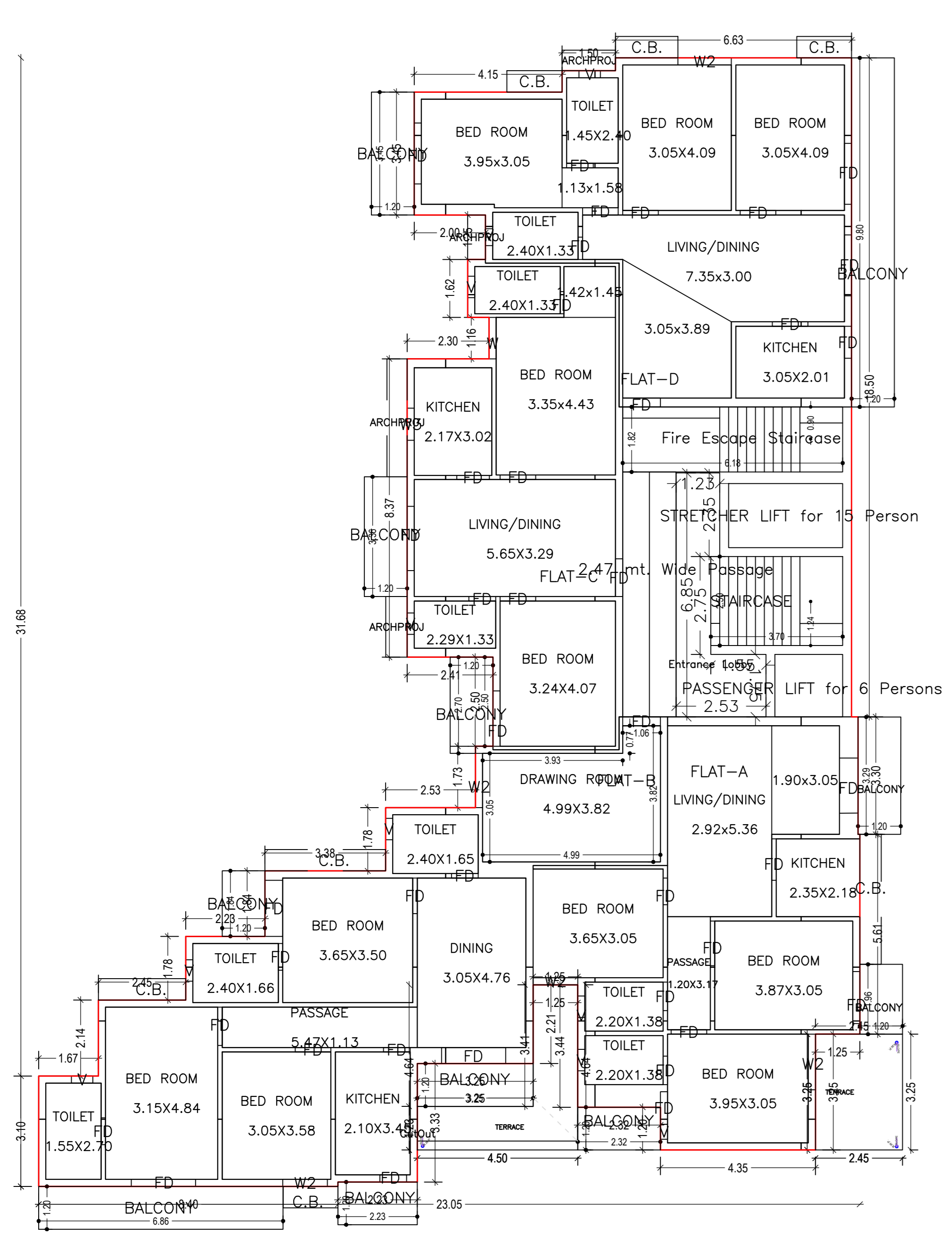
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



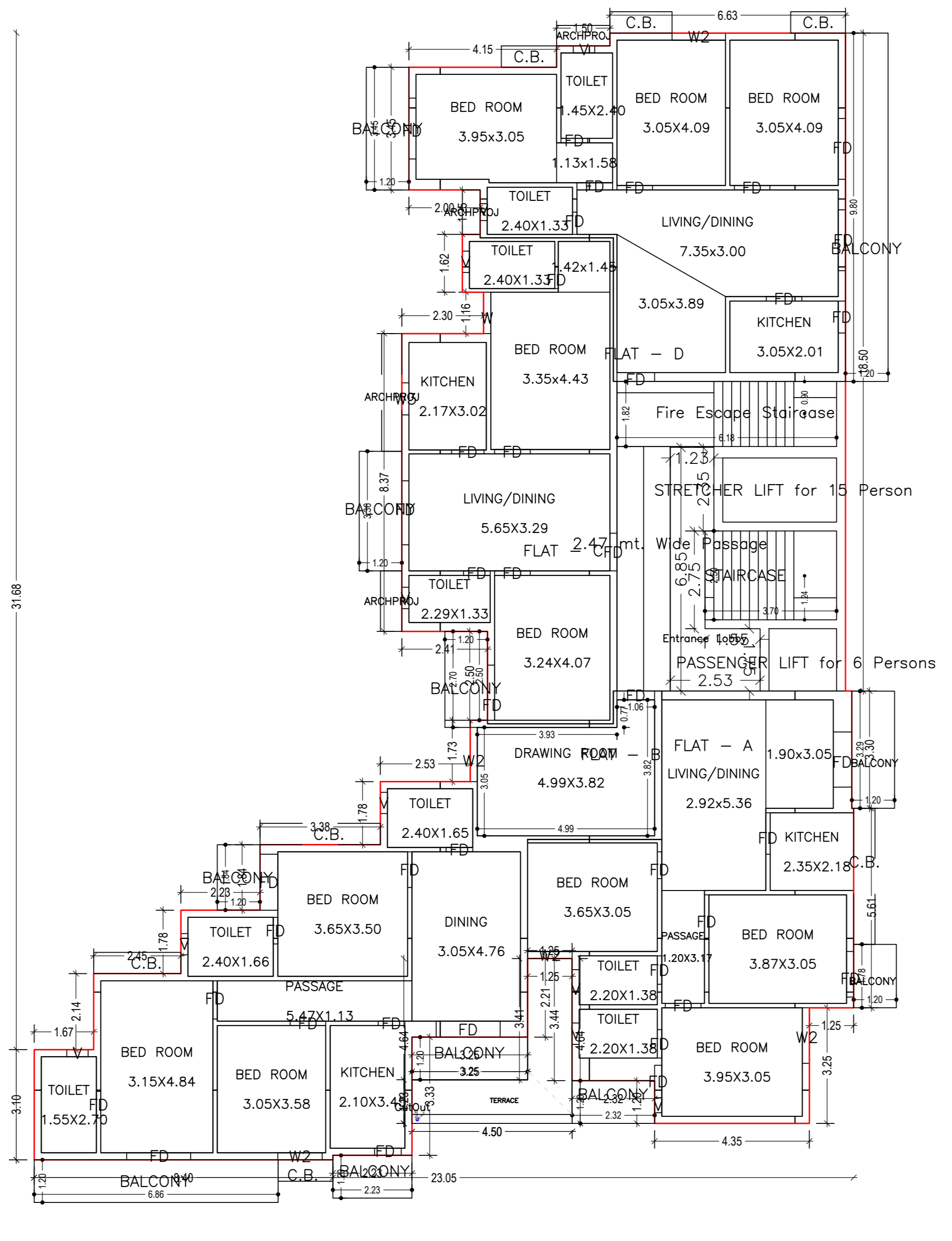
THIRD FLOOR PLAN (Proposed) (SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
VJAY KUMAR RMC/EP/192/W/36/2022			

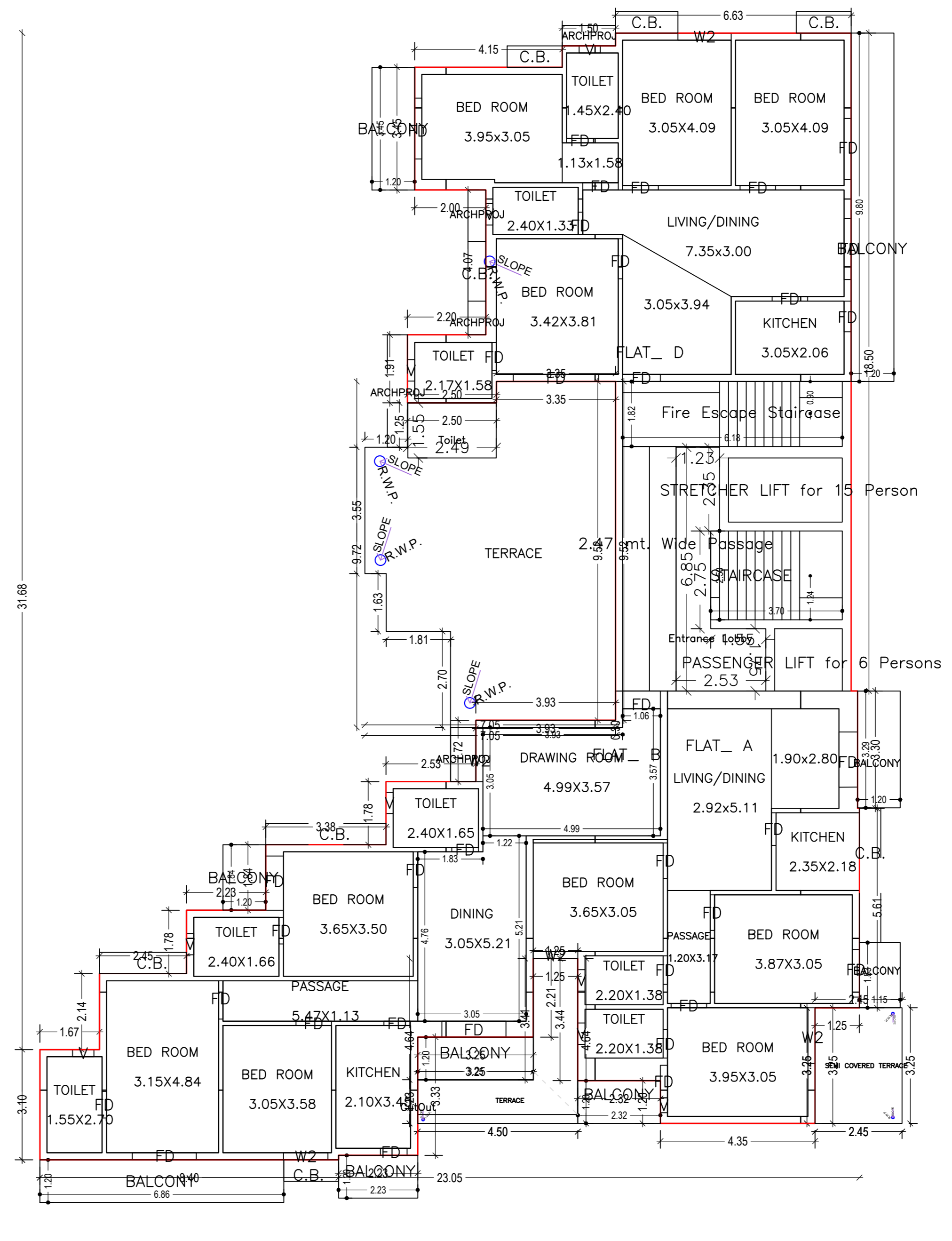
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Proposal File No.	RMC/EP/19/2/W/6/2022
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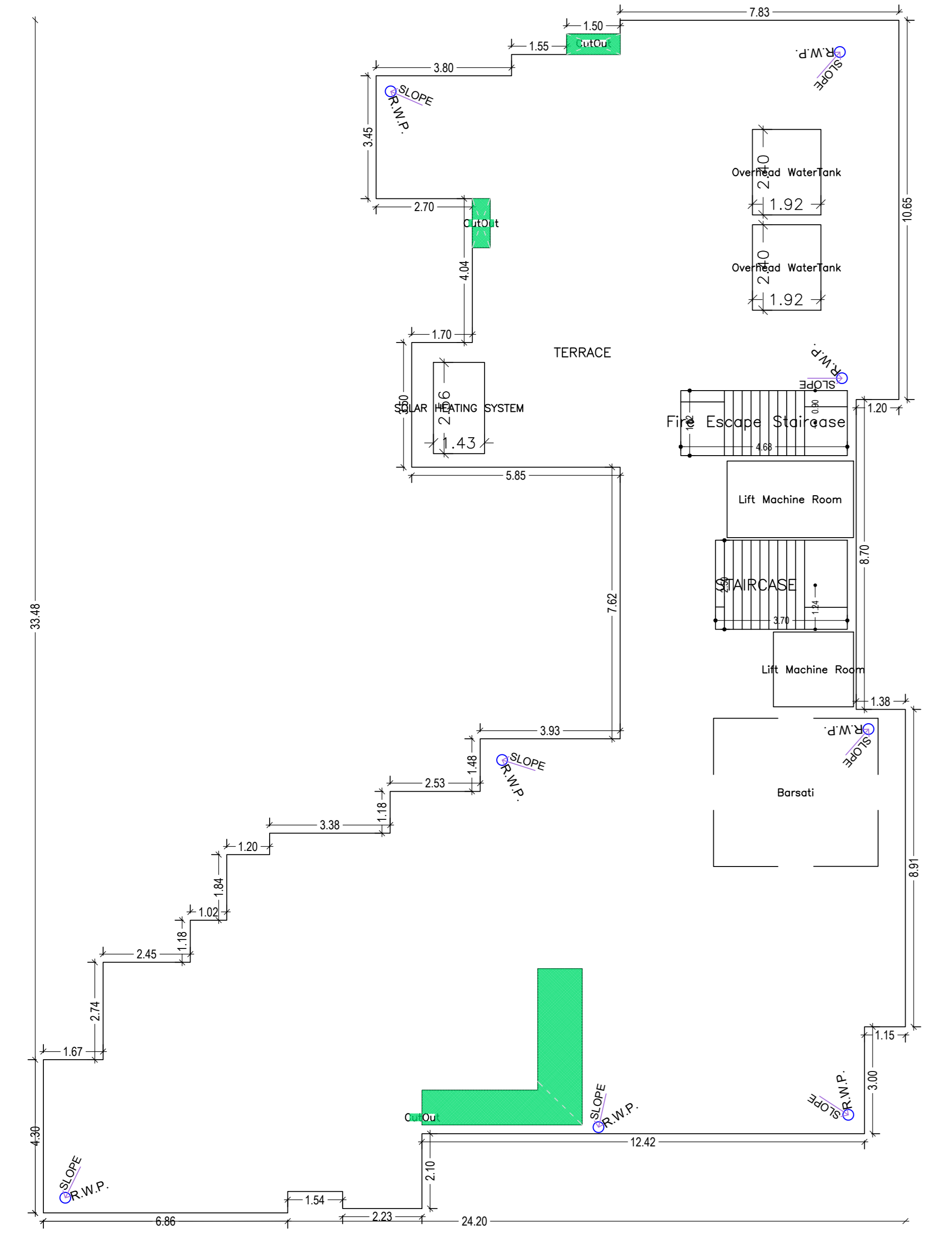
TYPICAL - 4, 6, 8 & 10 FLOOR PLAN
(Proposed)
(SCALE 1:100)



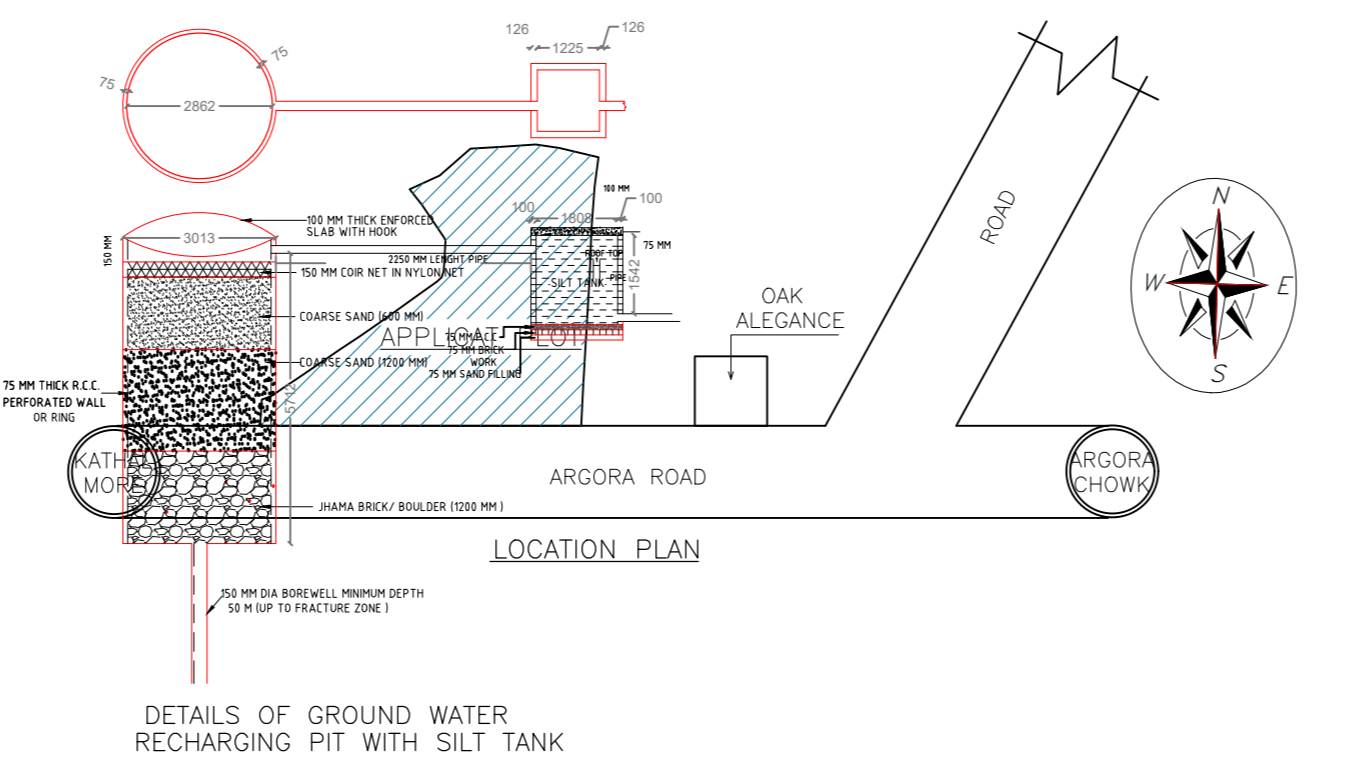
TYPICAL - 5, 7 & 9 FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
VJAY KUMAR RMCLE/08/15-16			