

Proposal Basic Information

Proposal File No.	RMC/EP/07/AN/20/2022
Owner Name	GHANSHYAM RAJGARAH ASHOK KR RAJGARHA ANL KR RAJGARAH ARUN KR RAJGARHA MURARI LAL RAJGARAH MANU KR RAJGARAH DINESH KR RAJGARHA MAHESH RAJGARHA SANJAY KR
Khata No.	RAJGARHA VIKASH KR RAJGARHA KRISHNA KR RAJGARHA VIJAY RAJGARHA
Plot No.	2558
Village Name	RANCHI
Use	Commercial
SubUse	Commercial Bldg

AREA STATEMENT RANCHI MUNICIPAL CORPORATION VERSION NO. 1.0.68
MUNICIPAL CORPORATION VERSION DATE: 16/08/2020

PROJECT DETAIL:	
Region : JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: RANCHI	Plot SubUse: Commercial Bldg
Authority: RANCHI MUNICIPAL CORPORATION	PlotNearby/Religious/Structure: NA
Inward No: RMC/EP/07/AN/20/2022	Plot/SubPlot No: 2558
Application Type: General Proposal	North Plot No. - BANK OF INDIA
Project Type: Building Permission	South Plot No. - PLOT OF SARDAR DHANPAT SINGH
Nature of Development: New	East Road Width: 50
Location of Development Area: Old Area	West Plot No. - SERVICE LANE AND ZILA SCHOOL

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	458.22
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	458.22
Deduction for Balance Plot Area/From Gross Plot Area		
Common Plot		51.12
Total		51.12

BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity Area)	(A-Deductions)	407.10
PLOT AREA FOR COVERAGE (Net Plot Area - FAR (Net Plot Area - Road/Widening Area))	(A-Deductions)	458.22
COVERAGE CHECK		
Proposed Coverage Area (50.00%)		229.11
Permissible Coverage Area (42.89%)		196.53
Total Prop. Coverage Area (42.89%)		196.53
Balance coverage area (17.11%)		32.58

FAR CHECK		
Perm. FAR Area (3.000)		1374.66
Total Perm. FAR Area		1374.66
Commercial FAR		538.62
Proposed FAR Area		972.66
Total Proposed FAR Area		972.66
Conserved FAR (Factor)		2.13
Balance FAR Area		402.00

BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1277.21
ARCHITECT (Regd)		RAJIV CHADDA
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		GHANSHYAM RAJGARAH ASHOK KR RAJGARHA ANL KR RAJGARAH ARUN KR RAJGARHA MURARI LAL RAJGARAH MANU KR RAJGARAH DINESH KR RAJGARHA MAHESH RAJGARHA SANJAY KR RAJGARHA VIKASH KR RAJGARHA KRISHNA KR RAJGARHA VIJAY RAJGARHA

DEVELOPMENT AUTHORITY		LOCAL BODY
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COLOR INDEX

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

Buildingwise Floor FAR Details

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 Floor	234.10	9.21	234.10	9.21
Ground Floor	203.92	193.18	203.92	193.18
First Floor	204.18	190.15	204.18	190.15
Second Floor	204.18	190.15	204.18	190.15
Third Floor	203.10	182.67	203.10	182.67
Fourth Floor	203.10	182.67	203.10	182.67
Terrace Floor	24.63	24.63	24.63	24.63
Total	1277.21	972.66	1277.21	972.66

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL)	Commercial	Commercial Bldg	Non-Highrise

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.m)	Units	Car	Two Wheeler		
Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	
A (COMMERCIAL)	Commercial Bldg	Commercial Bldg	> 0 50	655.23	-	-	1 28	-
Total	-	-	-	-	9 9	-	28 30	-

Parking Check (Table 7b)

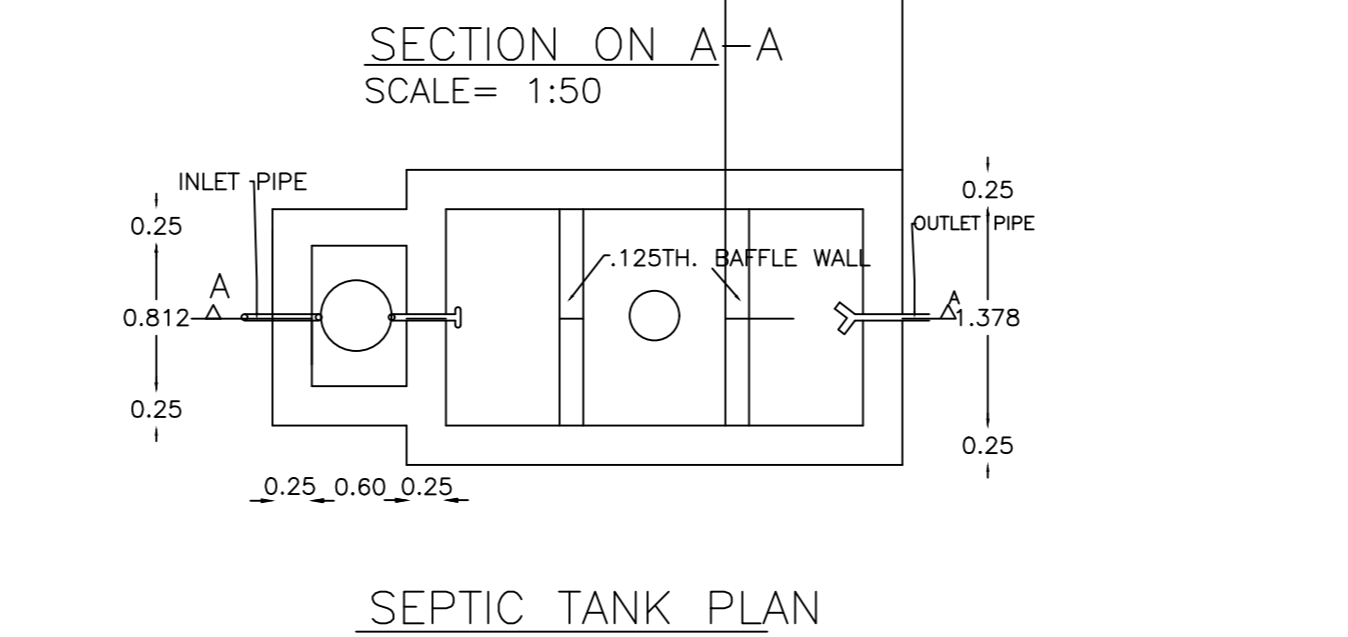
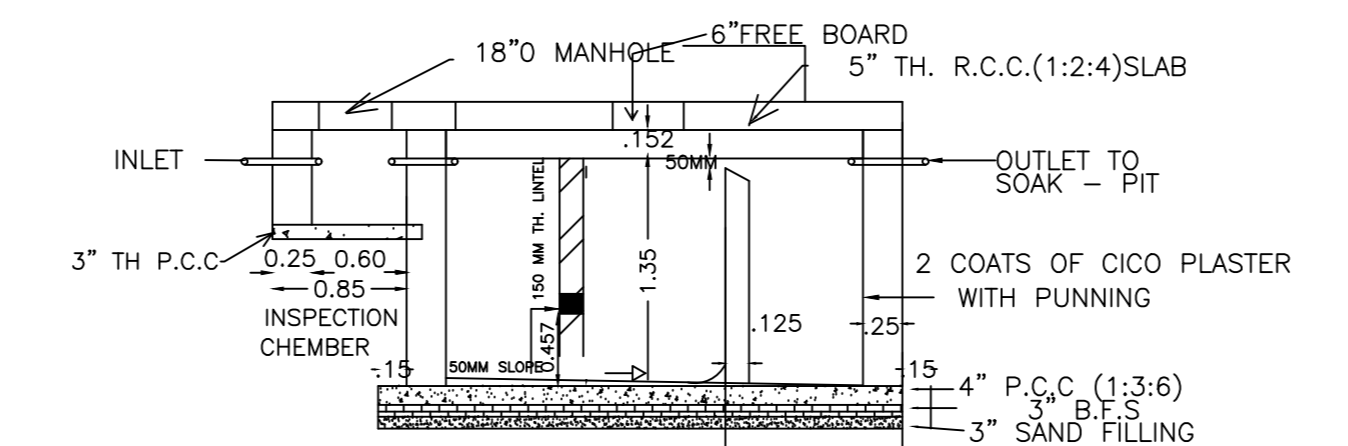
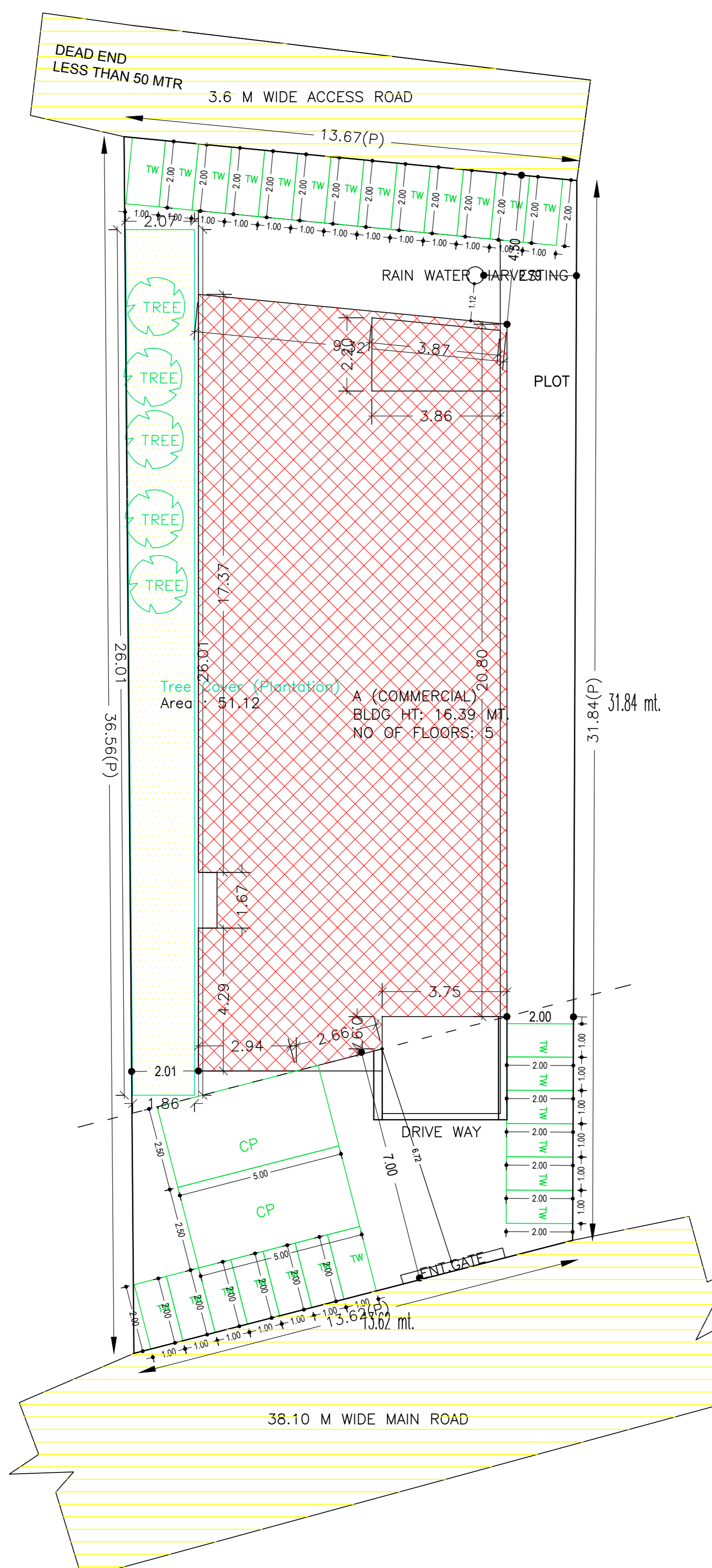
Vehicle Type	No.		Area	
	No.	Area	No.	Area
Car	-	-	9	112.50
Total Car	9	112.50	9	112.50
Two Wheeler	-	-	30	60.00
Total Two Wheeler	30	60.00	30	60.00
Other Parking	-	-	-	107.42
Total	39	168.50	39	333.92

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.m)	Exclusions 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 Additional FAR Area (Sq.m)	Tenmt (No.)	
					Star/Cafe	Lift	Accessory Use	Parking						
A (COMMERCIAL)	1	1279.06	1.85	1277.21	37.41	29.80	15.69	196.92	938.82	9.21	24.63	972.66	972.66	09
Total	1	1279.06	1.85	1277.21	37.41	29.80	15.69	196.92	938.82	9.21	24.63	972.66	972.66	09

Building 'A' (COMMERCIAL)

Floor Name	Gross Built Up Area (Sq.m)	Exclusions 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 Additional FAR Area (Sq.m)	Tenmt (No.)	
				Star/Cafe	Lift	Accessory Use	Parking						
Basement Floor	234.10	0.00	234.10	0.00	3.24	0.00	196.92	0.00	9.21	9.21	0.00	00	
Ground Floor	204.29	0.37	203.92	7.39	0.00	3.35	0.00	193.18	0.00	193.18	193.18	01	
First Floor	204.55	0.37	204.18	7.39	6.64	0.00	0.00	190.15	0.00	190.15	190.15	01	
Second Floor	204.55	0.37	204.18	7.39	6.64	0.00	0.00	190.15	0.00	190.15	190.15	01	
Third Floor	203.47	0.37	203.10	7.62	6.64	6.17	0.00	182.67	0.00	182.67	182.67	03	
Fourth Floor	203.47	0.37	203.10	7.62	6.64	6.17	0.00	182.67	0.00	182.67	182.67	03	
Terrace Floor	24.63	0.00	24.63	0.00	0.00	0.00	0.00	24.63	24.63	24.63	24.63	00	
Total	1279.06	1.85	1277.21	37.41	29.80	15.69	196.92	938.82	9.21	24.63	972.66	972.66	09



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	FD	0.76	2.10	04
A (COMMERCIAL)	D2	0.76	2.10	02
A (COMMERCIAL)	D2	0.85	2.10	04
A (COMMERCIAL)	D2	0.91	2.10	05
A (COMMERCIAL)	D1	0.91	2.10	04
A (COMMERCIAL)	D1	0.99	2.10	02
A (COMMERCIAL)	D	1.19	2.10	05
A (COMMERCIAL)	D	1.19	2.10	02
A (COMMERCIAL)	D	1.47	2.10	01
A (COMMERCIAL)	OPEN	2.09	2.10	01
A (COMMERCIAL)	D2	2.24	2.10	02
A (COMMERCIAL)	RS	4.35	2.10	01
A (COMMERCIAL)	RS	4.40	2.10	01
A (COMMERCIAL)	RS	4.41	2.10	01

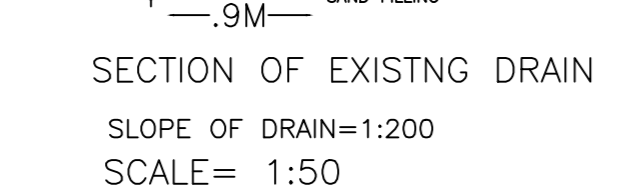
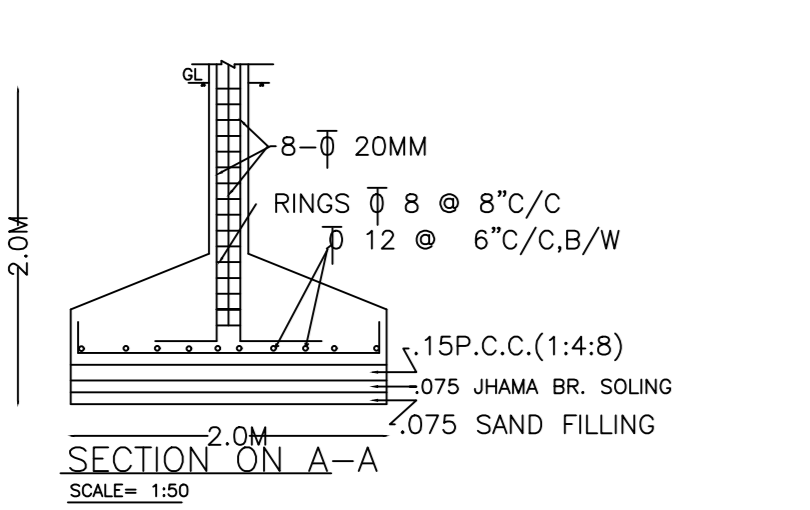
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	W2	0.25	1.20	04
A (COMMERCIAL)	W3	1.22	1.20	05
A (COMMERCIAL)	W2	2.97	1.20	01
A (COMMERCIAL)	W4	4.86	1.20	04

UnitBUA Table for Building 'A' (COMMERCIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	S1	SHOP	160.03	150.92	5	1
TYPICAL 1 FLOOR PLAN	S2	SHOP	90.99	89.45	2	2
TYPICAL 3 & 4 FLOOR PLAN	S4	OFFICE	39.37	37.30	3	6
	S5	OFFICE	37.55	32.47	2	2
	S6	OFFICE	56.80	56.48	2	2
Total	-	-	609.44	562.34	23	9

SITE PLAN



- SPECIFICATION OF DRAIN
- FOUNDATION.
 - SAND FILLING.
 - BRICK SOLLING.
 - P.C.C. (1:4:8).
 - B/W IN C.M (1:6).
 - R.C.C (1:2:4) COVER SLAB.

