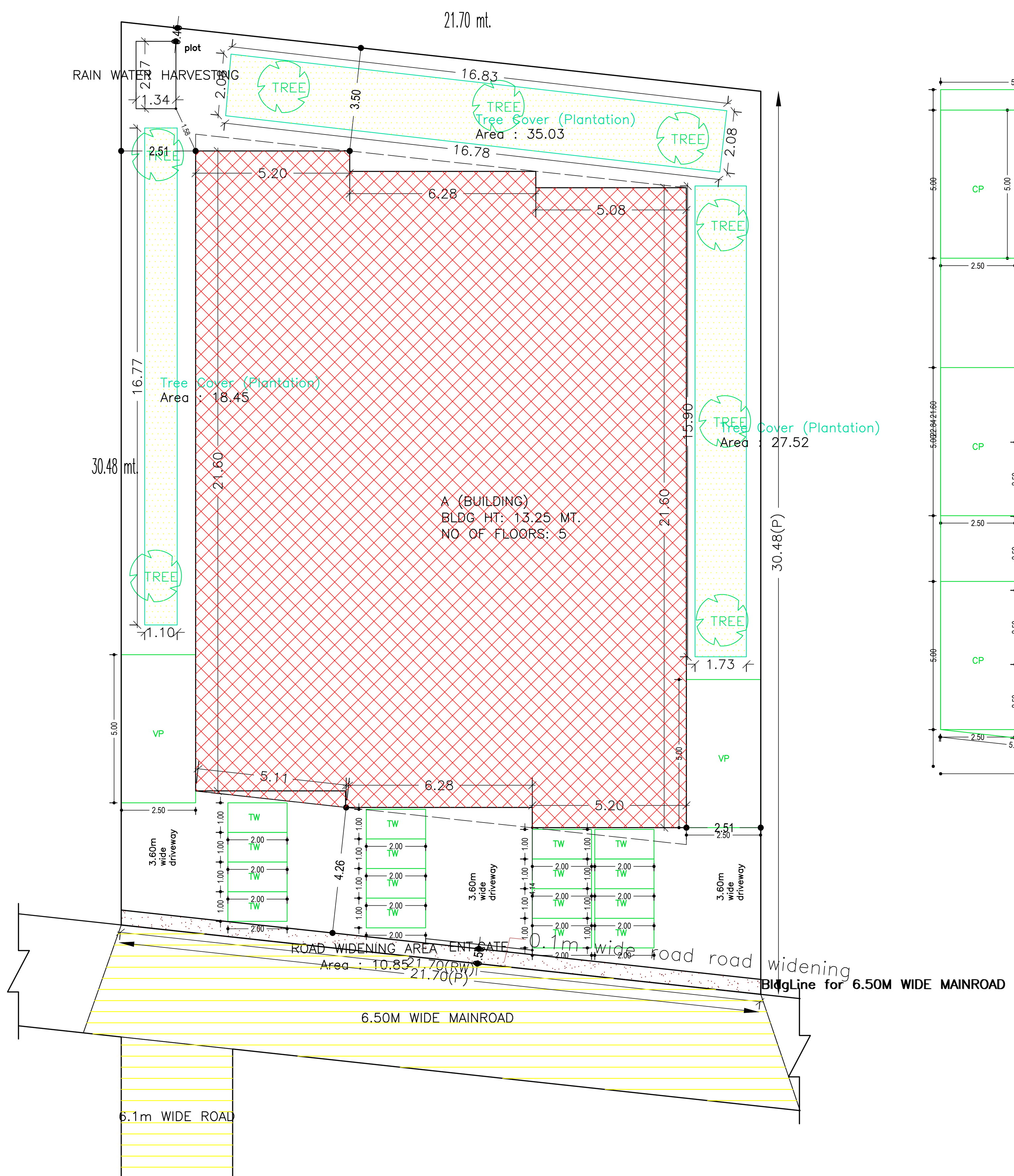
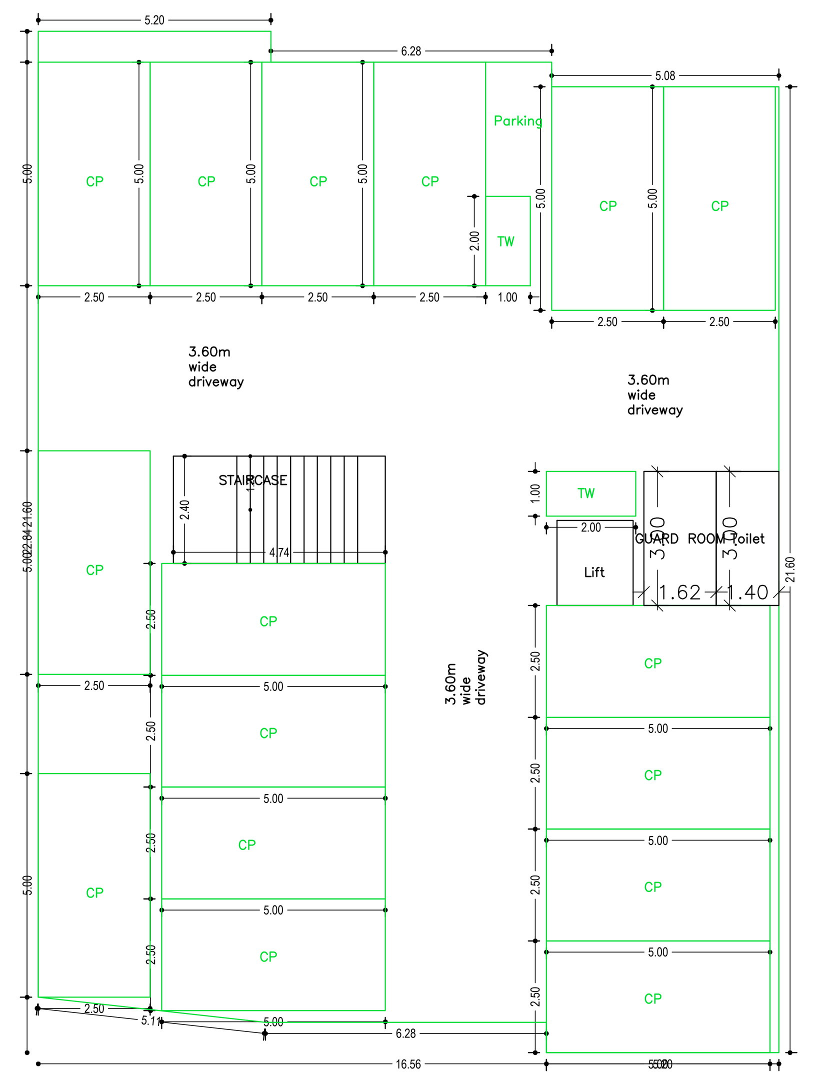
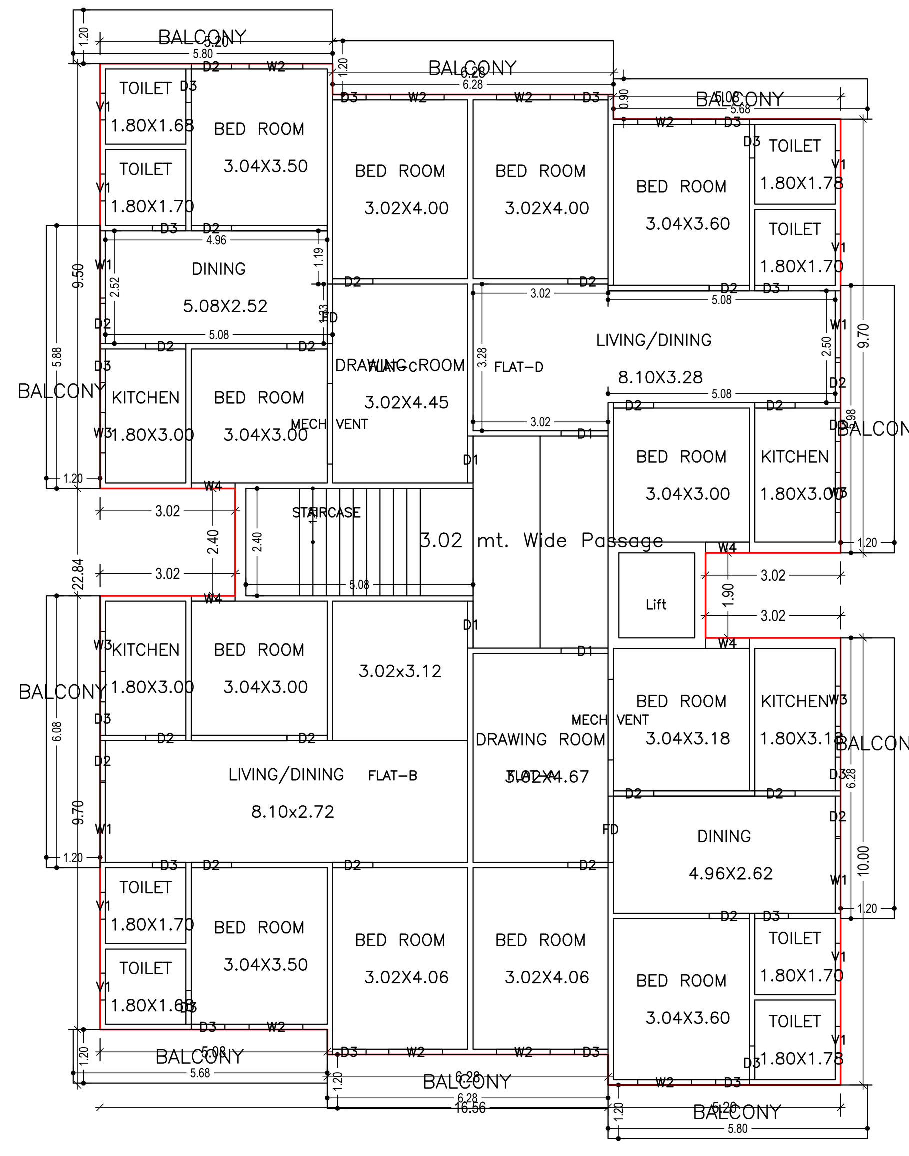
Project Title :M/S SHANTI CONSTRUCTION



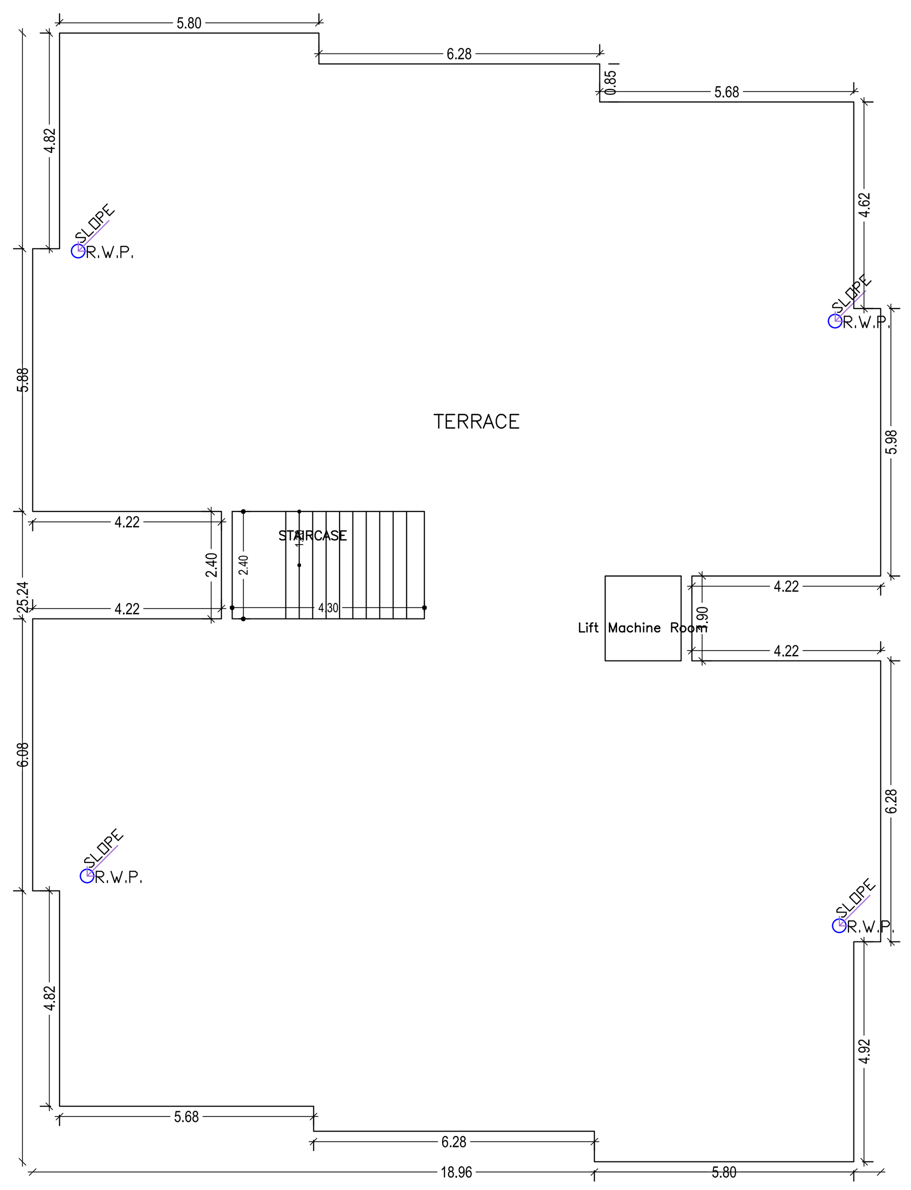
SITE PLAN



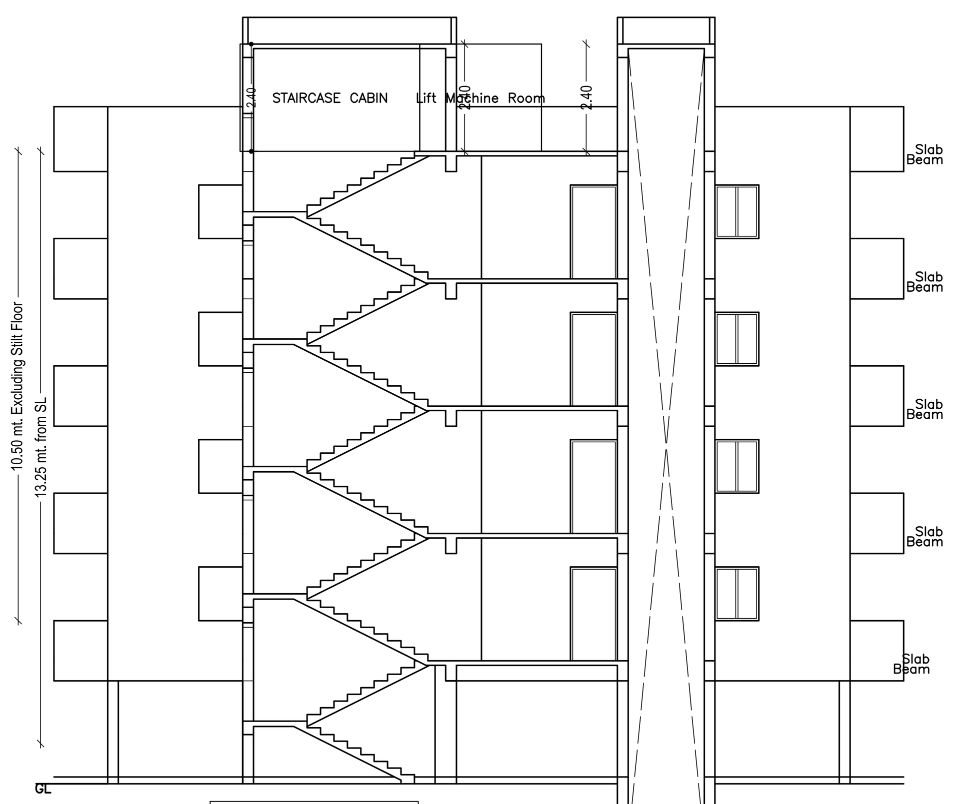
PARKING FLOOR PLAN
(SCALE 1:100)



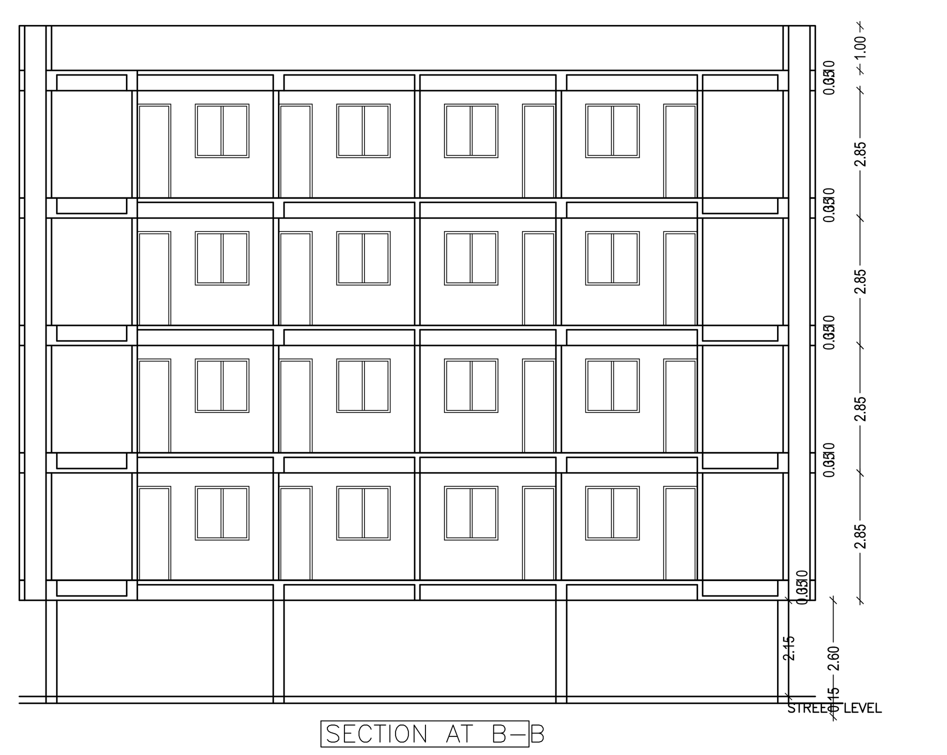
TYPICAL – 1, 2, 3& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

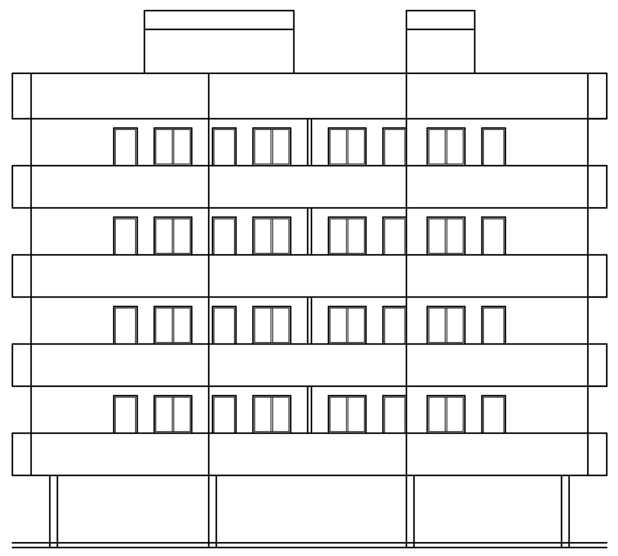


SECTION AT A–A
SCALE:–1:100

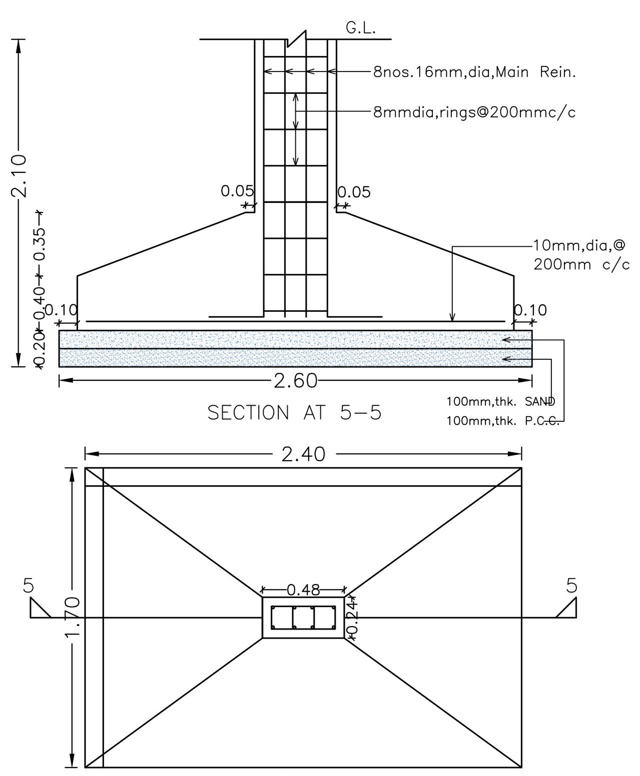


SECTION AT B–B
SCALE:–1:100

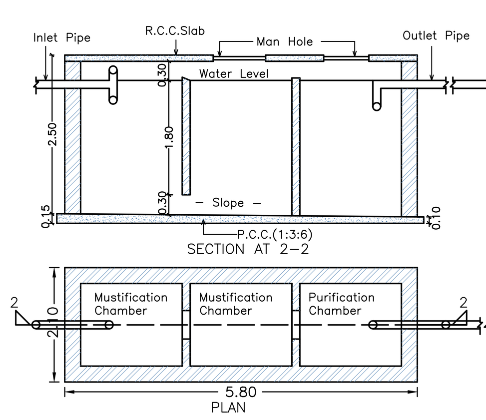
SIDE ELEVATION



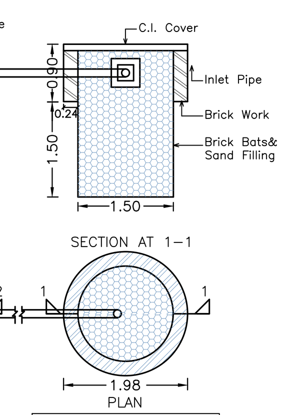
FRONT ELEVATION



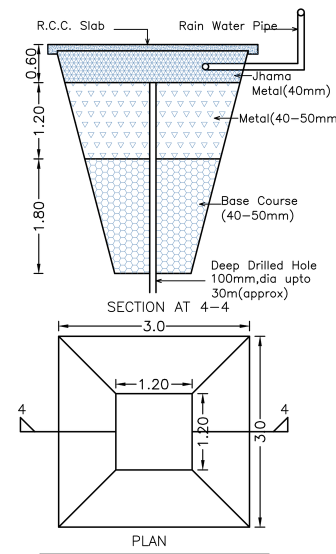
DETAILS OF FOUNDATION
SCALE :–1:25



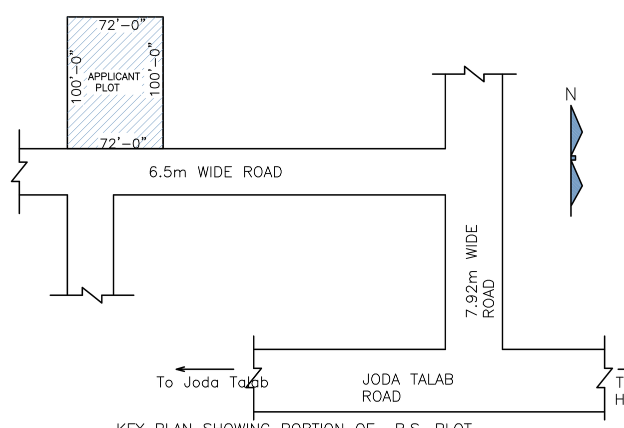
DETAILS OF SEPTIC TANK
SCALE :–1:50



DETAILS OF SOAK PIT
SCALE :–1:50



DETAILS OF RECHARGE BORE



KEY PLAN SHOWING PORTION OF R.S. PLOT NO:–853,SUB PLOT NO:–853/41/A&853/41/B, KHATA NO:–54, OF AREA 10 K, LAND LOCATED AT VILLAGE :–BARIATU, THANA NO:–193, THANA & DIST :–RANCHI

LOCATION–&–KEY PLAN
SCALE :–N.T.S

DATE	31-08-2023
SHEET NO.	1
	-

Proposal Basic Information

Proposal File No.	RMC/BP/0193/W08/2023
Owner Name	Shanti Construction thro its Partner Anand kumar
Khata No	54
Plot No	853
Village Name	BARIYATU
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.66 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/0193/W08/2023	Plot/SubPlot No: 853	
Application Type: General Proposal	North: Plot No. - 853/36	
Project Type: Building Permission	South: Road Width - 6.50m	
Nature of Development: New	East: Plot No. - 853/40	
Location of Development Area: Old Area	West: Plot No. - 853/42	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	657.67
Deduction for NetPlot Area		
Road Widening Area		10.85
Total		10.85
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	646.81
Deduction for Balance Plot Area(from Gross Plot Area)		
Road Widening Area		10.85
Common Plot		81.00
Total		91.85
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	565.82
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	646.81
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	646.81
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		388.09
Proposed Coverage Area (55.42 %)		358.45
Total Prop. Coverage Area (55.42 %)		358.45
Balance coverage area (4.58 %)		29.64
FAR CHECK		
Perm. FAR Area (2.500)		1617.03
Total Perm. FAR area		1617.03
Residential FAR		1503.22
Proposed FAR Area		1517.82
Total Proposed FAR Area		1517.82
Consumed FAR (Factor)		2.35
Balance FAR Area		99.21
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2014.53
ARCHITECT (Regd)		RAJIV KUMAR
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		Shanti Construction thro its Partner Anand kumar
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)

Buildingwise Floor FAR Details

Floor Name	Building Name A (BUILDING) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Parking Floor	358.45	14.61	358.45	14.61
First Floor	414.02	375.80	414.02	375.80
Second Floor	414.02	375.80	414.02	375.80
Third Floor	414.02	375.80	414.02	375.80
Fourth Floor	414.02	375.80	414.02	375.80
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2014.53	1517.81	2014.53	1517.81

Building USE/SUBUSE Details

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

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 (BUILDING)	Residential	Residential Bldg/Apartment	0 - 140	1	16.00	1.00	16	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	16.00	-	-	-	-	-	-	1	16	-
			> 0	1	16.00	-	-	-	1	2	-	-	-	-
	Total :		-	-	-	-	16	16	-	2	2	-	16	18

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	16	200.00
Total Car	16	200.00	16	200.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	18	36.00
Total TwoWheeler	16	32.00	18	36.00
Other Parking	-	-	-	130.78
Total	257.00			427.78

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 (BUILDING)	1	2014.53	12.92	139.96	9.06	334.78	1503.20	11.38	1517.81	1517.81	16
Grand Total :	1	2014.53	12.92	139.96	9.06	334.78	1503.20	11.38	1517.81	1517.81	16

Building :A (BUILDING)

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.)
Parking Floor	358.45	0.00	0.00	9.06	334.78	0.00	11.38	14.61	14.61	00
First Floor	414.02	3.23	34.99	0.00	0.00	375.80	0.00	375.80	375.80	04
Second Floor	414.02	3.23	34.99	0.00	0.00	375.80	0.00	375.80	375.80	04
Third Floor	414.02	3.23	34.99	0.00	0.00	375.80	0.00	375.80	375.80	04
Fourth Floor	414.02	3.23	34.99	0.00	0.00	375.80	0.00	375.80	375.80	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2014.53	12.92	139.96	9.06	334.78	1503.20	11.38	1517.81	1517.81	16
Total Number of Same Buildings :	1									
Total :	2014.53	12.92	139.96	9.06	334.78	1503.20	11.38	1517.81	1517.81	16

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D3	0.75	2.10	76
A (BUILDING)	D2	0.90	2.10	84
A (BUILDING)	D1	1.05	2.10	16
A (BUILDING)	FD	1.33	2.10	04
A (BUILDING)	FD	1.48	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V1	0.60	0.60	32
A (BUILDING)	W3	0.90	1.20	16
A (BUILDING)	W4	0.98	1.80	16
A (BUILDING)	W2	1.20	1.20	32
A (BUILDING)	W1	1.50	1.80	08
A (BUILDING)	W1	1.67	1.80	04
A (BUILDING)	W1	1.79	1.80	04
A (BUILDING)	MECH VENT	1.80	1.20	08

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	1.20 X 5.68 X 1 X 4	27.28	280.04
	1.20 X 6.28 X 3 X 4	90.48	
	1.20 X 5.80 X 2 X 4	55.68	
	1.20 X 5.98 X 1 X 4	28.72	
	0.90 X 5.68 X 1 X 4	20.44	
	1.20 X 5.88 X 1 X 4	28.24	
	1.20 X 6.08 X 1 X 4	29.20	
Total	-	-	280.04

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	FLAT-A	FLAT	101.48	79.18	8	16
	FLAT-B	FLAT	104.37	82.47	7	
	FLAT-C	FLAT	98.62	76.81	8	
	FLAT-D	FLAT	93.40	73.31	7	
Total:	-	-	1591.49	1247.05	120	16

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJIV KUMAR RMC/LE/0006/15-16			

Name : ARUN KUMAR
Designation : Townplanner
Organization : GOVERNMENT OF JHARKHAND

ISO_A0_(841.00_x_1189.00_MM)

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