

Proposal Basic Information	
Proposal File No.	RMC/EP/090/W08/2022
Owner Name	Haider Imam MD Saifur Imam MD Bader Imam MD Nazar Imam and Shaheda Khanam
Khata No	01
Plot No	400
Village Name	BARIYATU
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO. 1.0.66	
PROJECT DETAILS	VERSION DATE: 16/10/2020	
Region: RANCHI URBAN LOCAL BODIES	Plot Use: Residential	
District: RANCHI	Plot SubUse: Residential Bldg/Apartment	
Authority: RANCHI MUNICIPAL CORPORATION	Plot/Nearty/Religious/Structure: NA	
Sheet No: RMC/EP/090/W08/2022	Plot/SubPlot No: 400	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
Deduction for NetPlot Area		
Total		11.69
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	761.31
Deduction for Balance Plot Area (from Gross Plot Area)		
Total		11.69
Common Plot		80.59
Total		92.28
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	680.72
PICT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	761.31
Plot Area for FAR (Net Plot Area - Road/Widening Area)	(A-Deductions)	773.00
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		450.79
Proposed Coverage Area (59.11 %)		449.99
Total Pop. Coverage Area (59.11 %)		449.99
Balance coverage area (0.89 %)		6.80
FAR CHECK		
Perm. FAR Area (2.50)		1928.50
Total Perm FAR area		1932.50
Residential FAR		1381.21
Proposed FAR Area		1396.29
Total Proposed FAR Area		1396.29
Consumed FAR (Factor)		1.81
Balance FAR Area		536.21
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1928.87
ARCHITECT (Regdt)		SHAKIL AHMAD
ENGINEER (Regdt)		
SUPERVISOR (Regdt)		
OWNER (Regdt)		Haider Imam MD Saifur Imam MD Bader Imam MD Nazar Imam and Shaheda Khanam
DEVELOPMENT AUTHORITY		LOCAL BODY

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

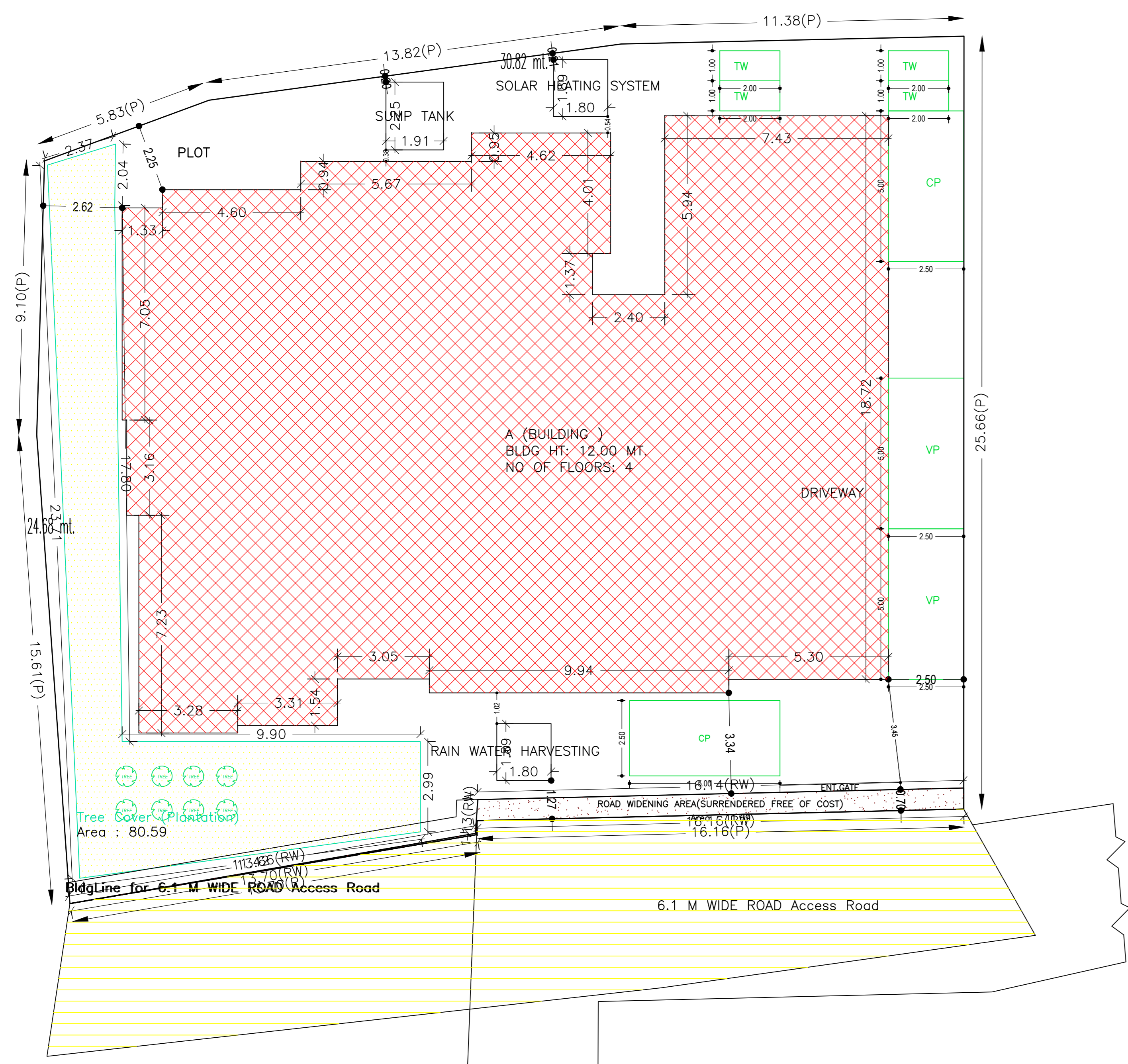
Buildingwise Floor FAR Details				
Floor Name	Building Name A (BUILDING)		Total	
	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Total Proposed Built Up Area (Sq.m)	Total FAR Area (Sq.m)
Ground Floor	449.99	15.08	449.99	15.08
First Floor	492.96	460.40	492.96	460.40
Second Floor	492.96	460.40	492.96	460.40
Third Floor	492.96	460.40	492.96	460.40
Terrace Floor	0.00	0.00	0.00	0.00
Total	1928.87	1396.28	1928.87	1396.28

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

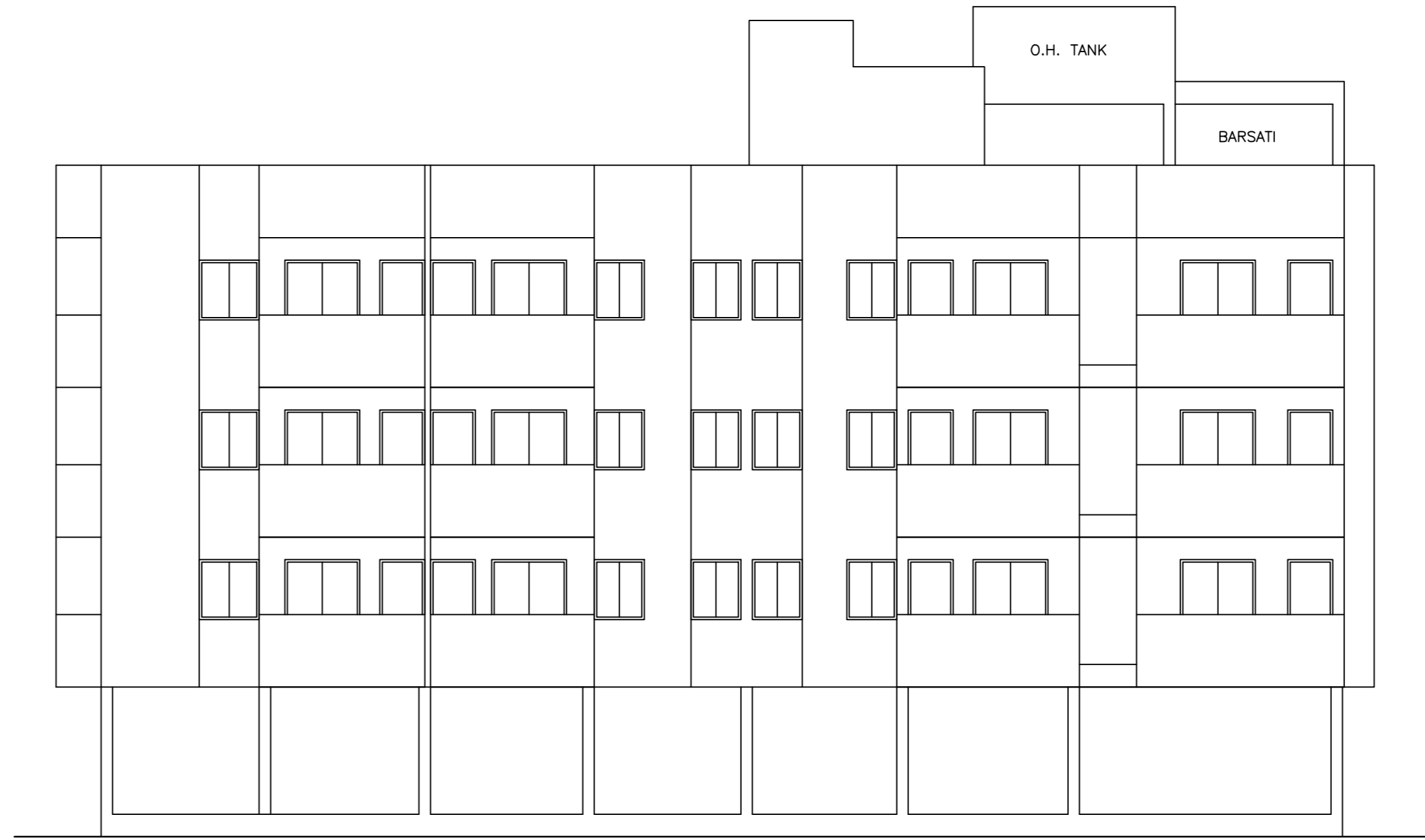
Required Parking (Table 7a)											
Bldg Name	Type	SubUse	Area (Sq.m)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (BUILDING)	Residential	Bldg/Apartment	> 140	1.5	-	1	-	-	-	-	-
			> 0	1	15.00	-	-	-	-	1	15
			> 0	-	-	-	-	1	2	-	-
Total			-	-	-	15	15	2	2	15	16

Parking Check (Table 7b)					
Vehicle Type	No.	Reqd.		Prop.	
		Area	No.	Area	No.
Car	15	187.50	15	187.50	
Total Car	15	187.50	15	187.50	
Visitor's Car Parking	2	25.00	2	25.00	
Total Visitor Parking	2	25.00	2	25.00	
TwoWheeler	15	30.00	15	30.00	
Total TwoWheeler	15	30.00	15	30.00	
Other Parking	-	-	-	241.22	
Total	-	242.50	-	517.72	

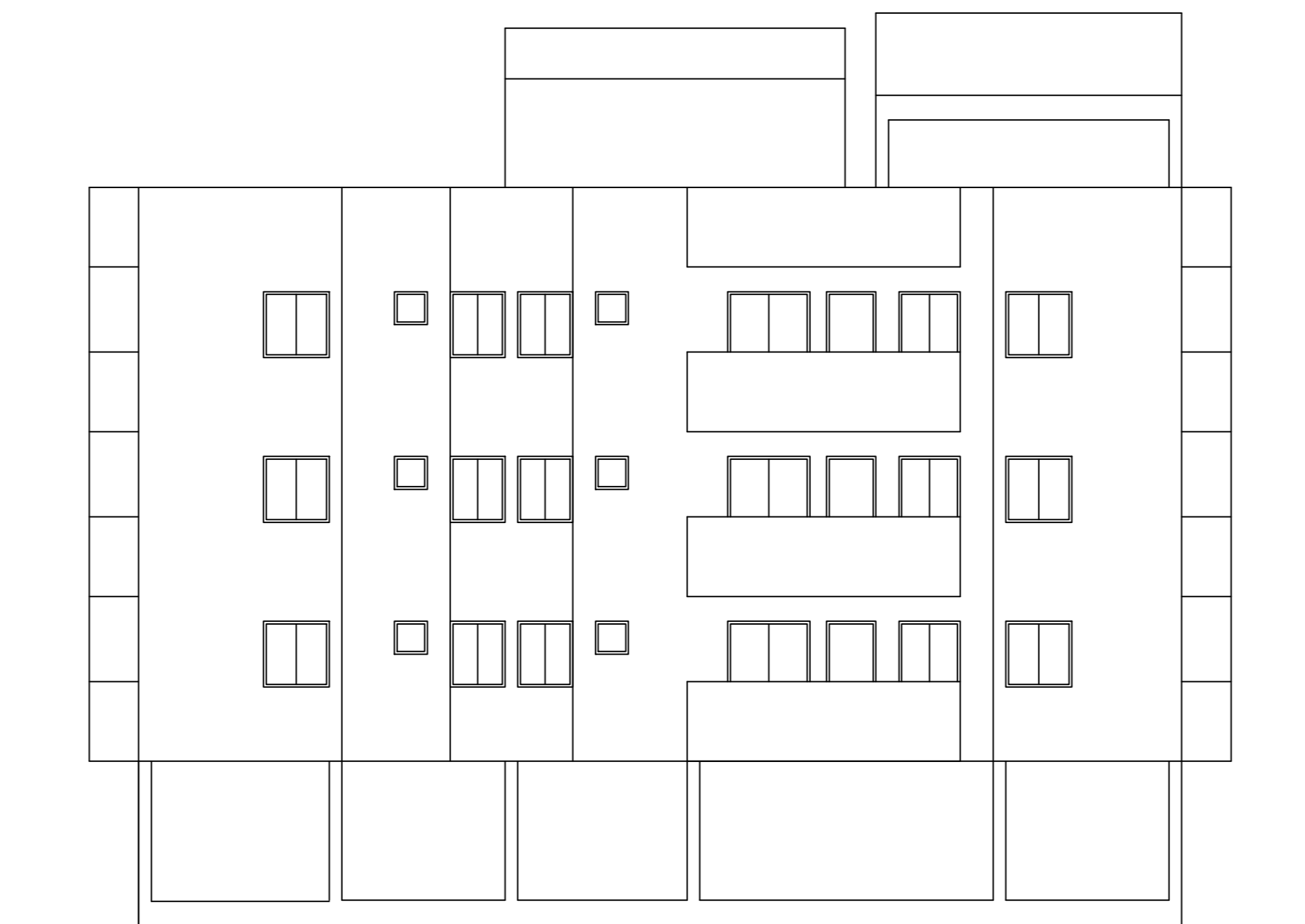
FAR & Tenement Details (Table 4c-1)												
Building	No of Same Bldg	Gross Built Up Area (Sq.m)	Deductions From Gross Built Up Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)			Proposed FAR Area (Sq.m)	Add Area In FAR (Sq.m)	Total Consumed FAR Area (Sq.m)	Trmt (No.)	
					Lit	Balcony	Accessory Use					
A (BUILDING)	1	1946.42	17.55	1928.87	12.42	85.26	7.19	427.72	1381.20	10.94	1396.28	15
Grand Total	1	1946.42	17.55	1928.87	12.42	85.26	7.19	427.72	1381.20	10.94	1396.28	15



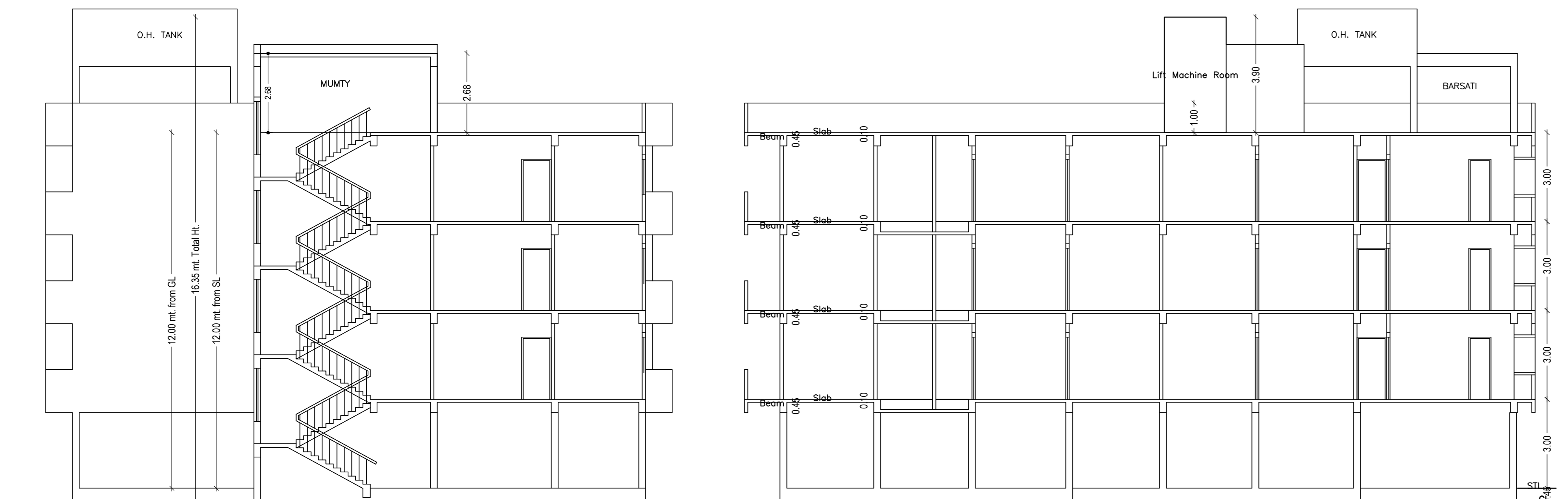
SITE PLAN



WEST SIDE ELEVATION

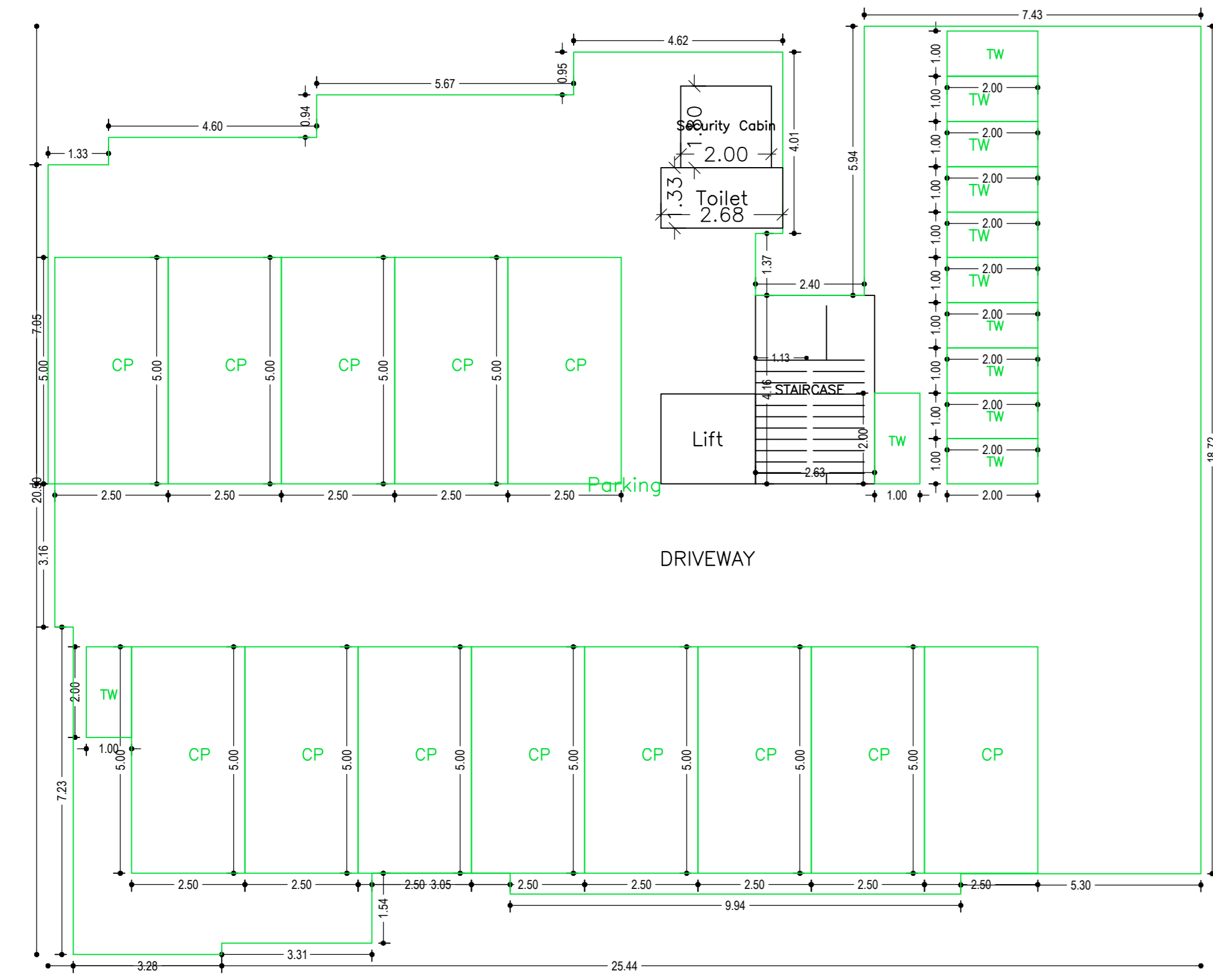


SOUTH SIDE ELEVATION

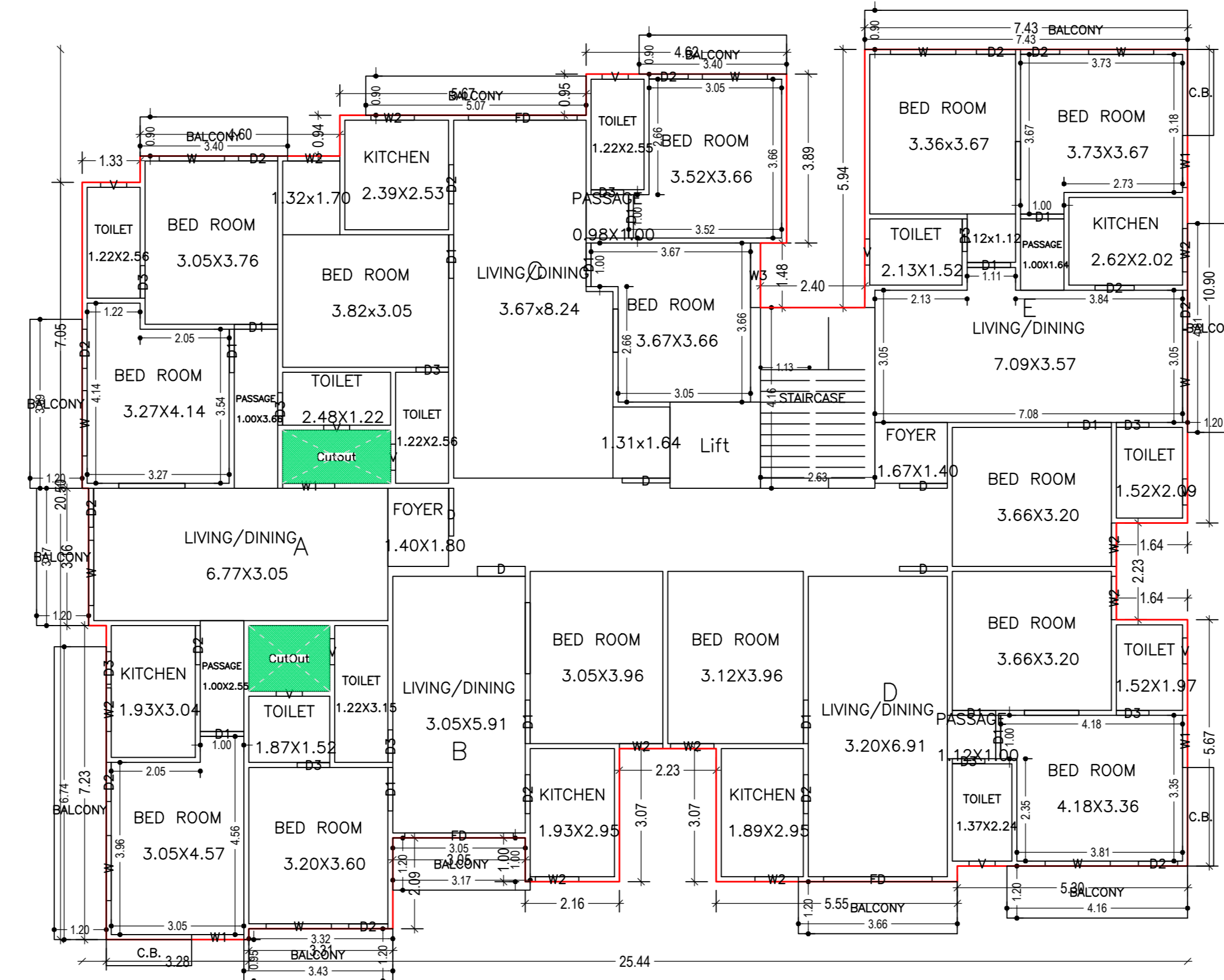


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHAKIL AHMAD RMC/EP/090/W08/15-16			

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GROUND FLOOR PLAN
(SCALE 1:100)



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

Building -A (BUILDING)

Floor Name	Gross Builtup Area	Deductions From GBA/Area in Sq.mt.	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)				Proposed FAR Area (Sq.mt)	Add FAR in FAR (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Trrmt (%)
				Cutout	Lift	Balcony	Accessory Use					
Ground Floor	449.99	0.00	449.99	0.00	0.00	7.19	427.72	0.00	10.94	15.08	15.08	00
First Floor	498.81	5.85	492.96	4.14	28.42	0.00	460.40	0.00	460.40	460.40	05	
Second Floor	498.81	5.85	492.96	4.14	28.42	0.00	460.40	0.00	460.40	460.40	05	
Third Floor	498.81	5.85	492.96	4.14	28.42	0.00	460.40	0.00	460.40	460.40	05	
Temple Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	1946.42	17.55	1928.87	12.42	85.26	7.19	427.72	1381.20	10.94	1396.28	1396.28	15
Total Number of Same Buildings	1											
Total	1946.42	17.55	1928.87	12.42	85.26	7.19	427.72	1381.20	10.94	1396.28	1396.28	15

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D3	0.75	2.10	33
A (BUILDING)	D2	0.90	2.10	45
A (BUILDING)	D1	1.00	2.10	42
A (BUILDING)	D	1.10	2.10	12
A (BUILDING)	FD	2.50	2.10	09

SCHEDULE OF WINDOW/VENTILATION:

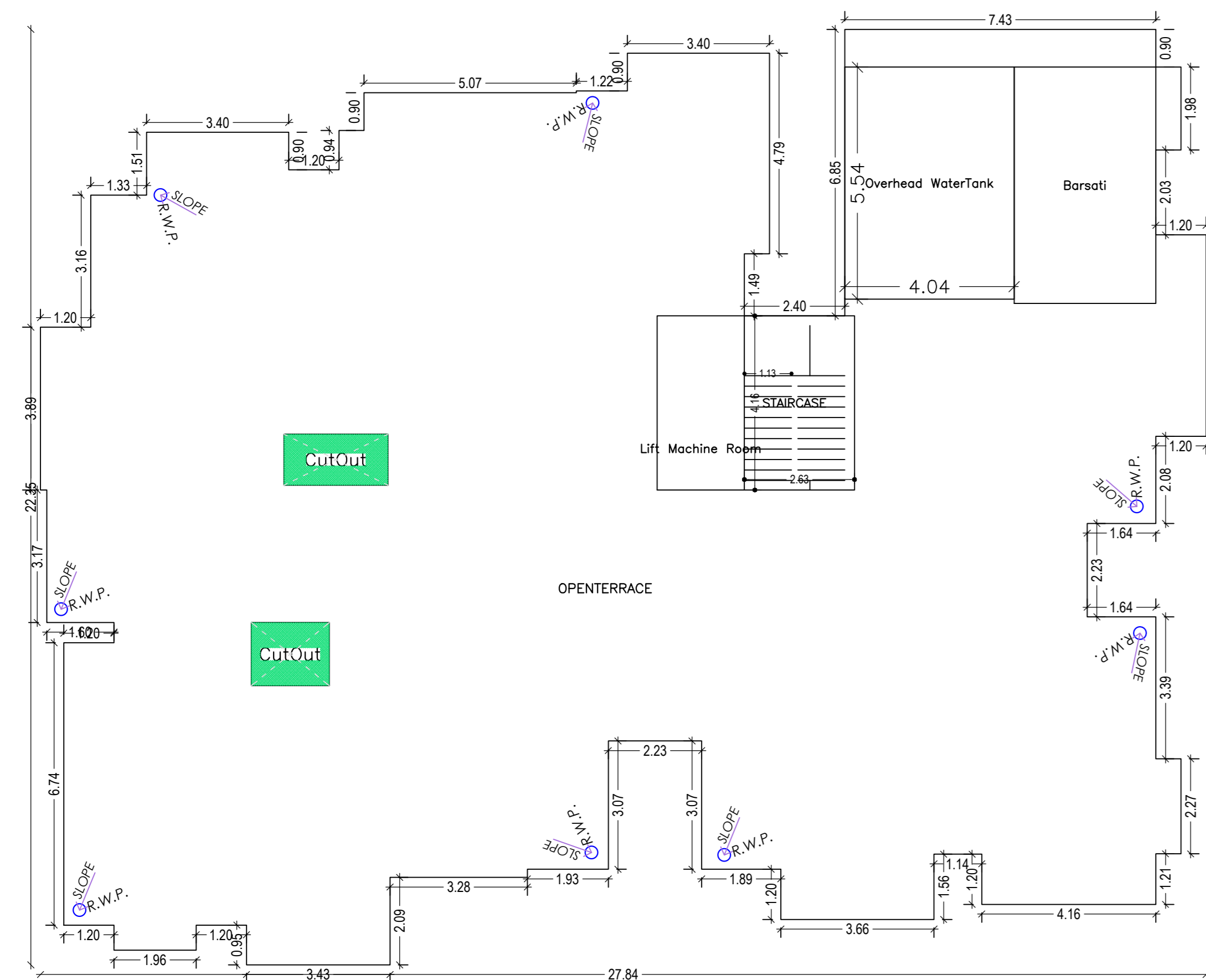
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	0.60	30
A (BUILDING)	W2	1.00	1.20	21
A (BUILDING)	W2	1.00	1.65	06
A (BUILDING)	W1	1.20	1.20	12
A (BUILDING)	W2	1.20	1.65	03
A (BUILDING)	W3	1.40	1.20	03
A (BUILDING)	W	1.50	1.20	27
A (BUILDING)	W	2.13	1.20	03

Balcony Calculations Table

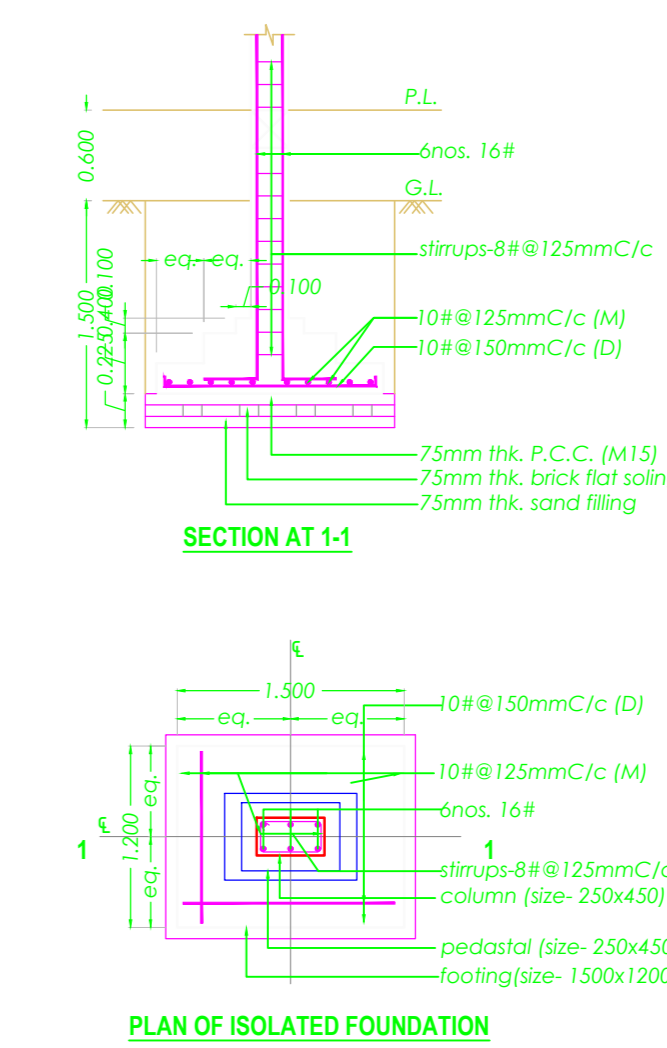
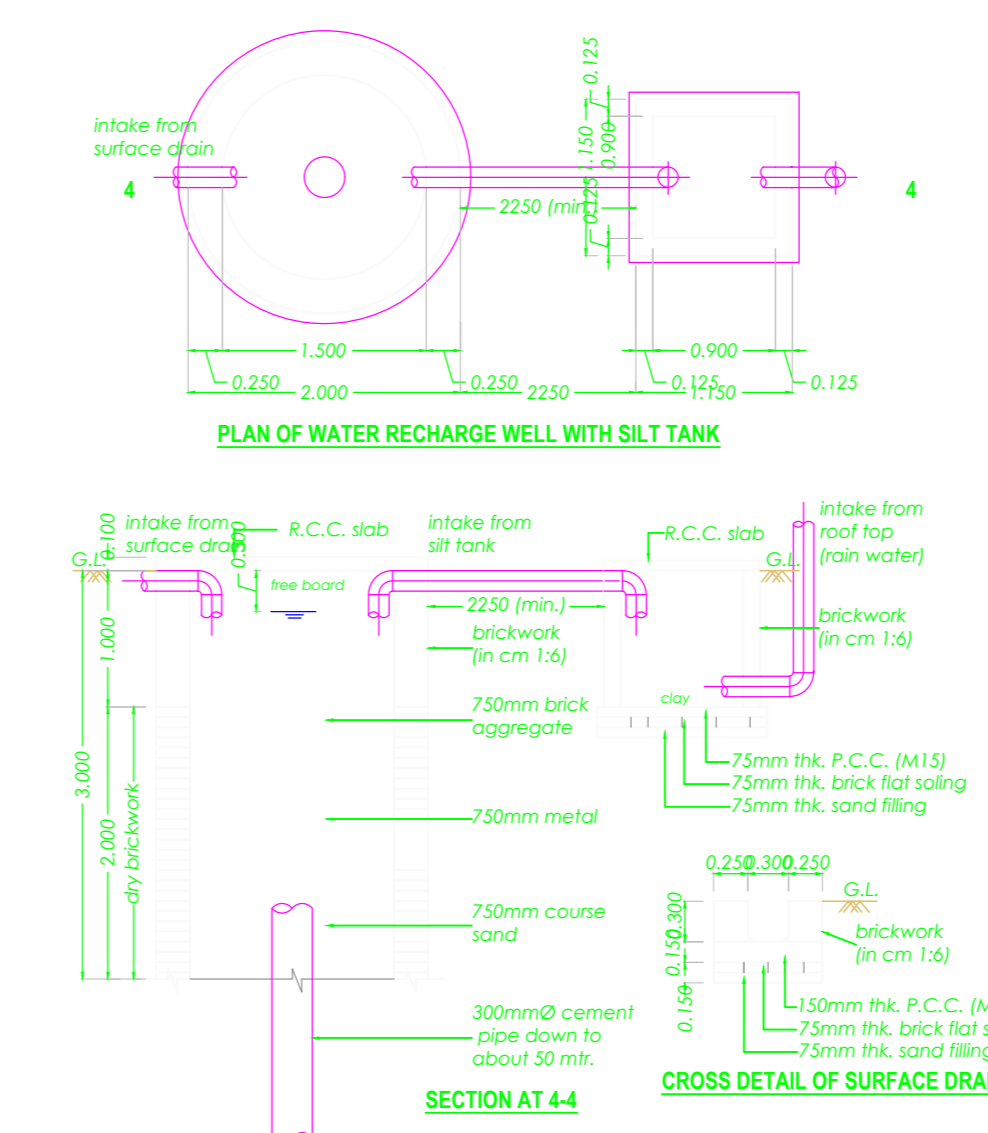
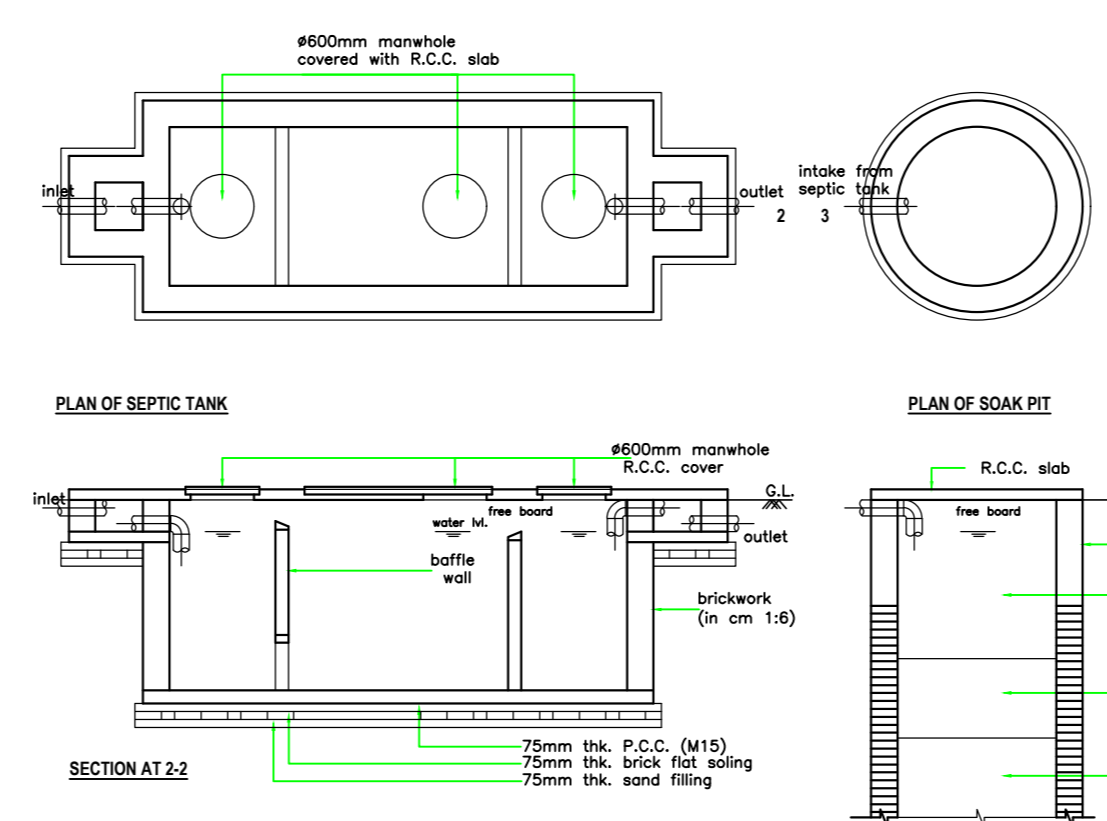
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2& 3 FLOOR PLAN	0.90 X 3.40 X 2 X 3	18.36	170.91
	0.90 X 5.07 X 1 X 3	13.68	
	0.90 X 7.43 X 1 X 3	20.07	
	1.20 X 4.81 X 1 X 3	17.31	
	1.20 X 4.16 X 1 X 3	14.97	
	1.20 X 3.66 X 1 X 3	13.17	
	1.20 X 3.43 X 1 X 3	12.27	
	1.20 X 6.19 X 1 X 3	24.27	
	1.20 X 3.17 X 2 X 3	22.80	
	1.20 X 3.88 X 1 X 3	14.01	
Total			170.91

Unit/BUA Table for Building -A (BUILDING)

FLOOR	Name	Unit/BUA Area	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2& 3 FLOOR PLAN	A	FLAT	109.90	86.02	10	15
	B	FLAT	67.63	59.67	6	
	C	FLAT	98.09	87.30	8	
	D	FLAT	86.92	79.40	8	
	E	FLAT	55.12	49.96	9	
Total			1378.99	1184.86	123	15



TERRACE FLOOR PLAN
(SCALE 1:100)



LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHAKIL AHMAD RAC/LE/0038/15-16			