

Building :A (BUILDING)

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	Void	Accessory Use						
Ground Floor	576.92	0.00	0.00	0.00	553.29	0.00	17.01	23.63	23.63	00	
First Floor	670.78	6.61	46.93	12.42	23.70	0.00	581.12	0.00	581.12	06	
Second Floor	670.78	6.61	46.93	12.42	23.70	0.00	581.12	0.00	581.12	06	
Third Floor	670.78	6.61	46.93	12.42	23.70	0.00	581.12	0.00	581.12	06	
Fourth Floor	670.78	6.61	46.93	12.42	23.70	0.00	581.12	0.00	581.12	06	
Verandah Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	3260.04	26.44	187.72	49.68	94.80	553.29	2324.48	17.01	2348.11	2348.11	24

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D3	0.75	2.10	144
A (BUILDING)	D2	0.90	2.10	24
A (BUILDING)	D1	1.00	2.10	72
A (BUILDING)	D	1.05	2.10	24
A (BUILDING)	FD	1.50	2.10	24

SCHEDULE OF WINDOW/VENTILATION:

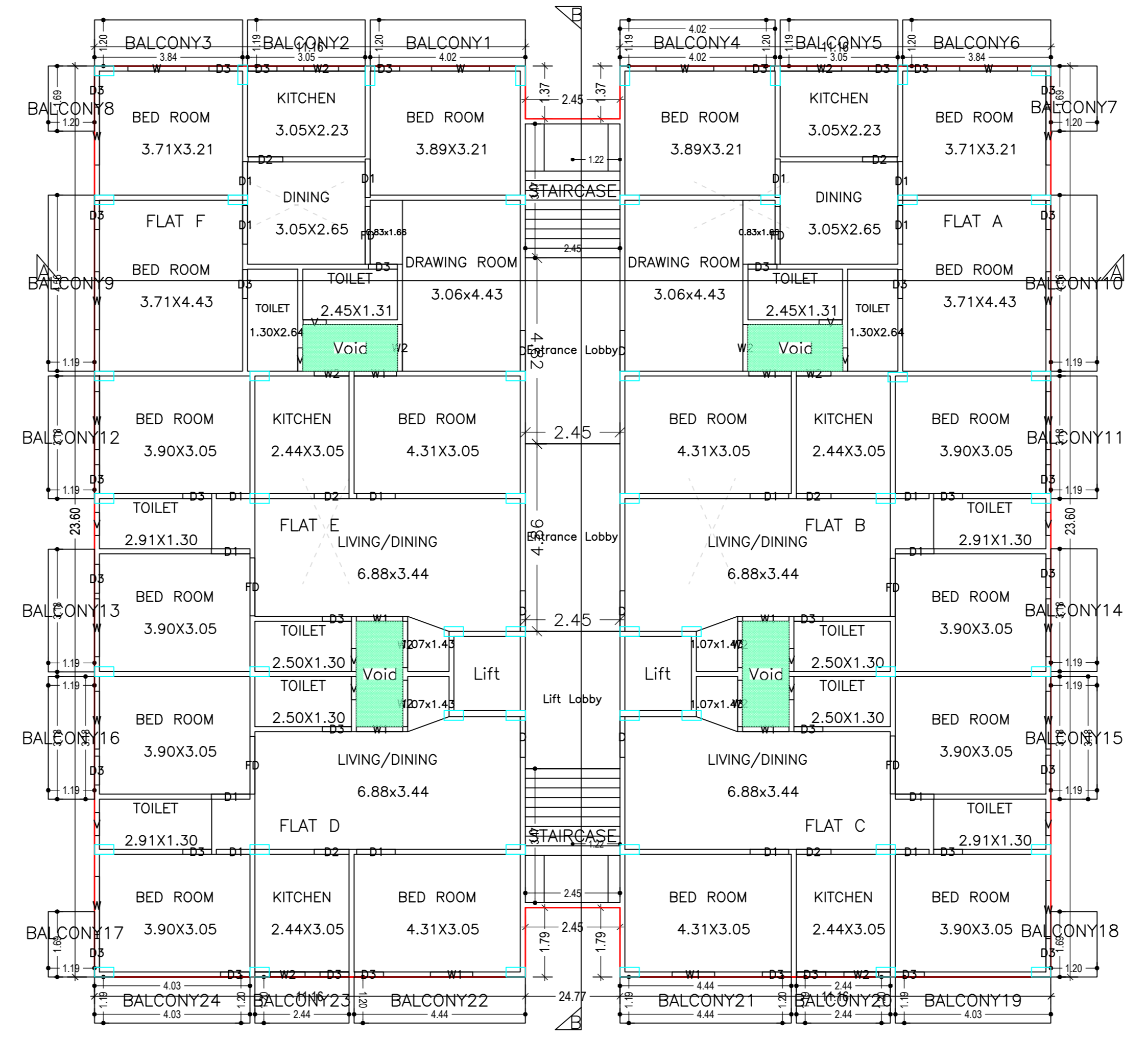
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.50	0.75	48
A (BUILDING)	W2	0.90	1.65	24
A (BUILDING)	W1	1.10	1.65	16
A (BUILDING)	W2	1.20	1.20	24
A (BUILDING)	W1	1.20	1.65	16
A (BUILDING)	W	1.50	1.65	64

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1-4 FLOOR PLAN	1.20 X 3.05 X 2 X 4	29.12	375.28
	1.20 X 4.02 X 2 X 4	38.40	
	1.20 X 3.84 X 2 X 4	39.64	
	1.20 X 1.69 X 4 X 4	32.16	
	1.20 X 4.56 X 2 X 4	43.60	
	1.20 X 3.18 X 6 X 4	91.20	
	1.20 X 2.44 X 2 X 4	23.28	
	1.20 X 4.44 X 2 X 4	42.40	
	1.20 X 4.03 X 2 X 4	38.48	
Total			375.28

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1-4 FLOOR PLAN	FLAT A	FLAT	107.19	86.31	8	24
	FLAT B	FLAT	89.35	81.36	7	
	FLAT C	FLAT	102.03	82.87	7	
	FLAT D	FLAT	102.04	82.87	7	
	FLAT E	FLAT	89.35	81.36	7	
Total			2388.66	2004.31	176	24



AREA STATEMENT RANCHI REGIONAL DEVELOPMENT AUTHORITY

PROJECT DETAIL

Proposal File No: RRDA/BP/008/2023

Owner Name: MOTYL PRIVATE LIMITED

Khata No: 178

Plot No: 1155

Village Name: Hata

Use: Residential

SubUse: Residential Bldg/Apartment

VERSION NO: 1.0.66

VERSION DATE: 16/10/2020

Plot User: Residential

Plot SubUse: Residential Bldg/Apartment

Plot/Structure No: NA

Plot/Structure No: 1155

North: Plot No - 1152

South: Plot No - 1155/PART

East: Plot No - 1154

West: Road Width - 6.10

Location of Development Area: New Area

AREA DETAILS

AREA OF PLOT (Minimum) (A) 1276.59

Deduction for NetPlot Area

Summator Free of Cost 104.48

Total 104.48

NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area) (A-Deductions) 1171.91

Deduction for Balance Plot Area (from Gross Plot Area)

Summator Free of Cost 104.48

Common Plot 117.99

Total 222.07

BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space) (A-Deductions) 1054.32

PLOT AREA FOR COVERAGE (Net Plot Area) (A-Deductions) 1171.91

Plot Area for FAR (Net Plot Area - Road/Plotting Area) (A-Deductions) 1276.59

COVERAGE CHECK

Permissible Coverage Area (50.00 %) 588.96

Proposed Coverage Area (49.23 %) 576.92

Total Prop. Coverage Area (49.23 %) 576.92

Balance coverage area (0.77 %) 9.04

FAR CHECK

Perm. FAR Area (2.00%) 2553.78

Total Perm. FAR Area 2553.78

Residential FAR 2348.09

Proposed FAR Area 2348.09

Total Proposed FAR Area 2348.09

Consumed FAR (Factor) 1.84

Balance FAR Area 204.69

BUILT UP AREA CHECK

Total Proposed BuiltUp Area 3260.04

ARCHITECT (Regd.) RITESH KUMAR

ENGINEER (Regd.)

SUPERVISOR (Regd.)

OWNER (Regd.) MOTYL PRIVATE LIMITED

DEVELOPMENT AUTHORITY LOCAL BODY

COLOR INDEX

PLOT BOUNDARY (Green)

ADJUTING ROAD (Red)

PROPOSED CONSTRUCTION (Yellow)

COMMON PLOT (Blue)

ROAD WIDENING AREA (Orange)

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.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	576.92	23.63	576.92	23.63
First Floor	670.78	581.12	670.78	581.12
Second Floor	670.78	581.12	670.78	581.12
Third Floor	670.78	581.12	670.78	581.12
Fourth Floor	670.78	581.12	670.78	581.12
Verandah Floor	0.00	0.00	0.00	0.00
Total	3260.04	2348.11	3260.04	2348.11

Building USE/SUBUSE Details

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

Required Parking (Table 7a)

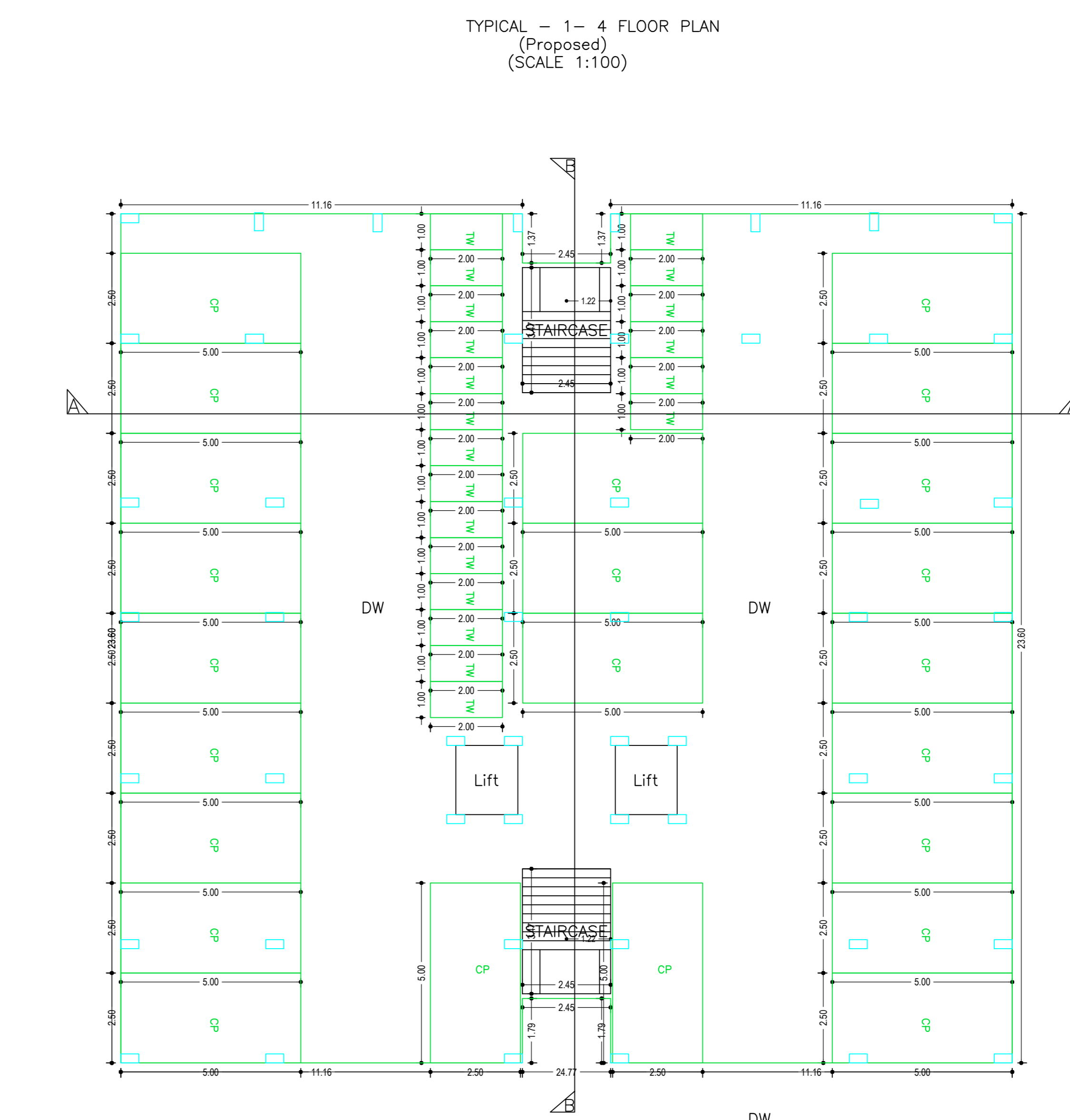
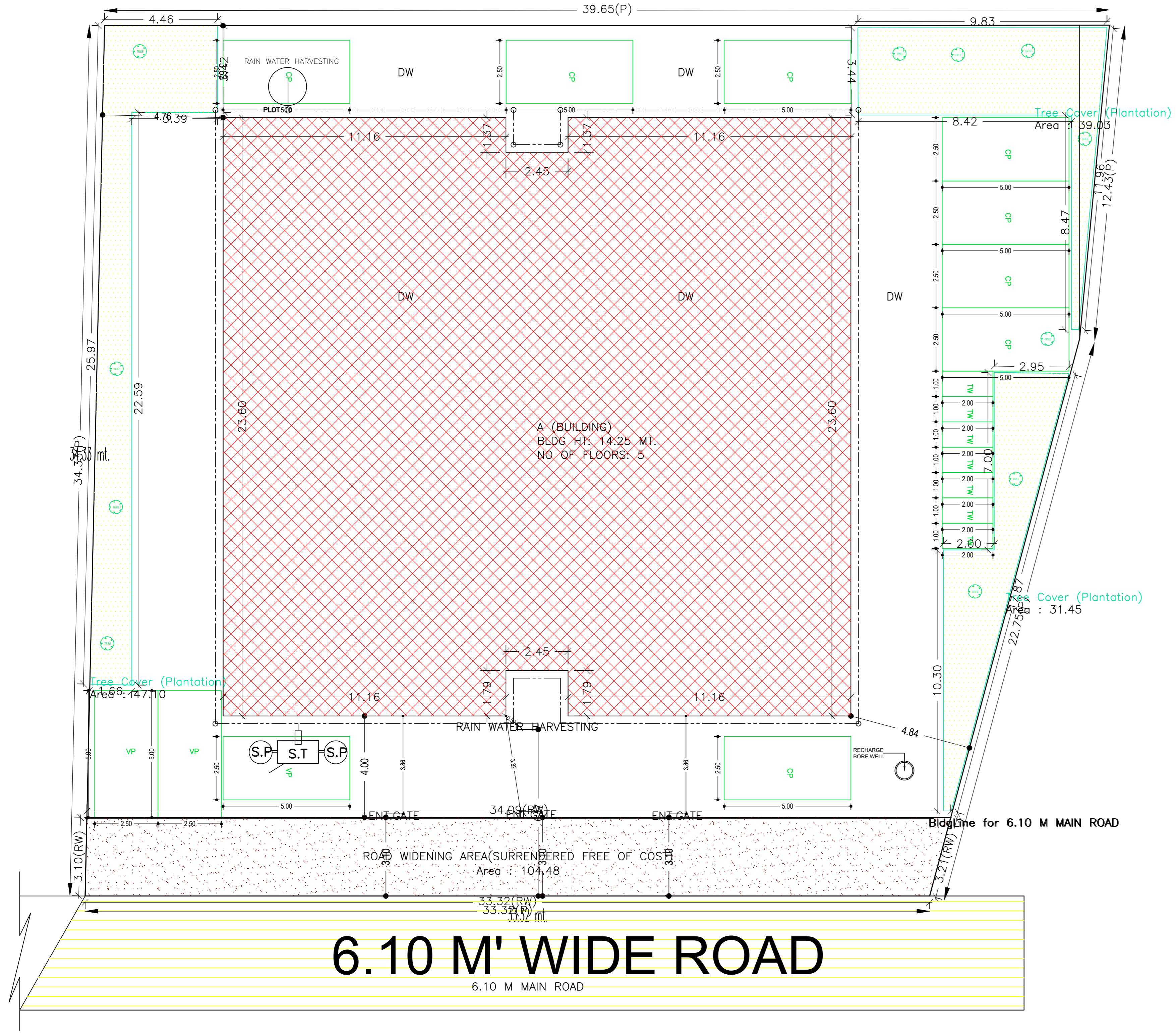
Building Name	Type	SubUse	Area (Sq.mt.)	Units	Car	Prop.	Reqt./Unit	Reqt.	Prop.	Reqt./Unit	Reqt.	Prop.	Reqt./Unit	Reqt.	Prop.	Reqt./Unit	Reqt.	Prop.	
A (BUILDING)	Residential	Residential Bldg/Apartment	> 0 - 140	1	24.00	1	24	-	-	-	-	-	-	-	-	-	-	-	-
			> 0 - 150	1.5	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			> 0 - 1	24.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			> 0 - 1	24.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total							24	31	-	3	3	-	1	24	27	-	-	-	

Parking Check (Table 7b)

Vehicle Type	No.	Area	No.	Area
Car	24	300.00	31	387.50
Total Car				387.50
Visitor's Car Parking	3	37.50	3	37.50
Total Visitor Parking				37.50
TwoWheeler	27	54.00	27	54.00
Total TwoWheeler				54.00
Other Parking	-	-	-	225.79
Total		385.50		758.79

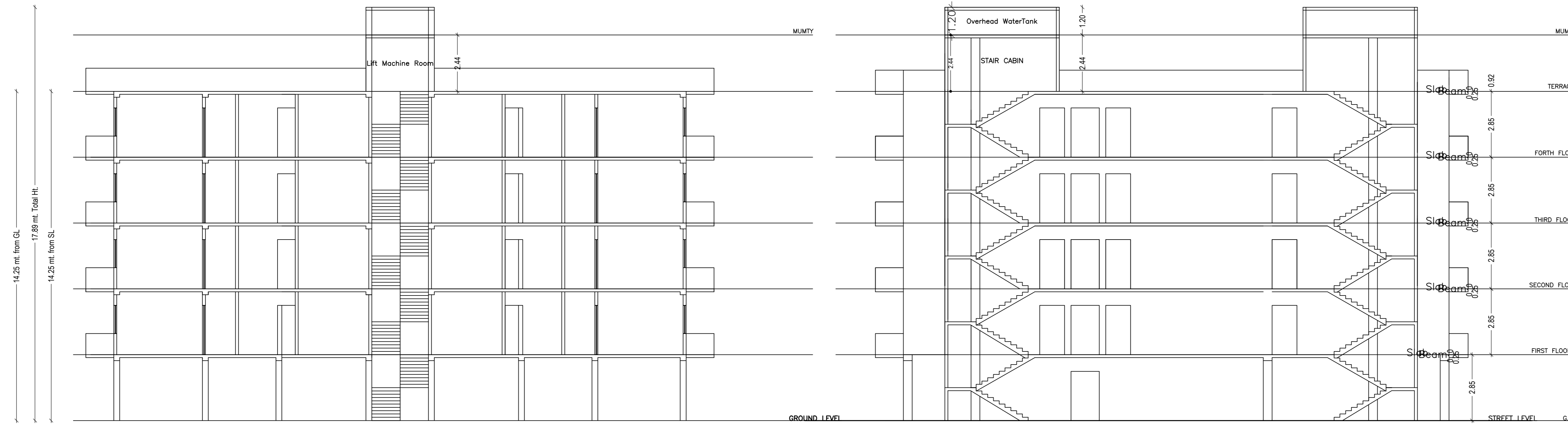
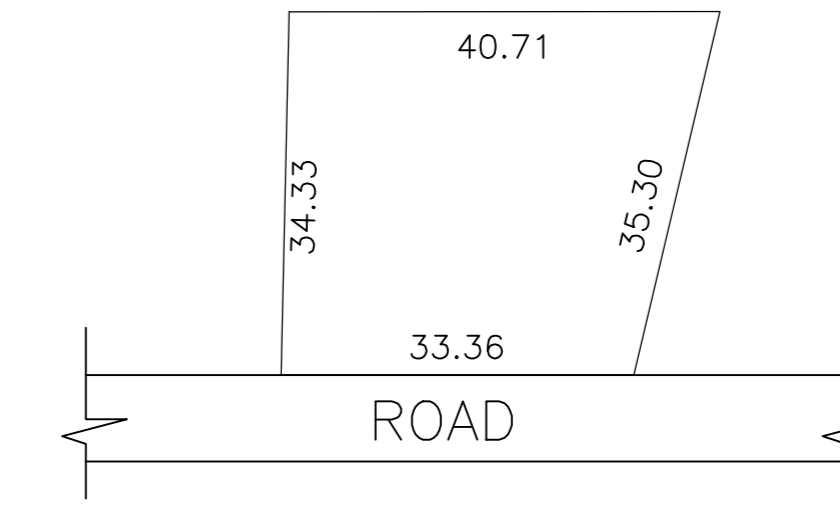
FAR & Tenement Details (Table 4c-1)

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	Void	Accessory Use						
A (BUILDING)	1	3260.04	26.44	187.72	49.68	94.80	553.29	2324.48	17.01	2348.11	2348.11	24
Grand Total	1	3260.04	26.44	187.72	49.68	94.80	553.29	2324.48	17.01	2348.11	2348.11	24



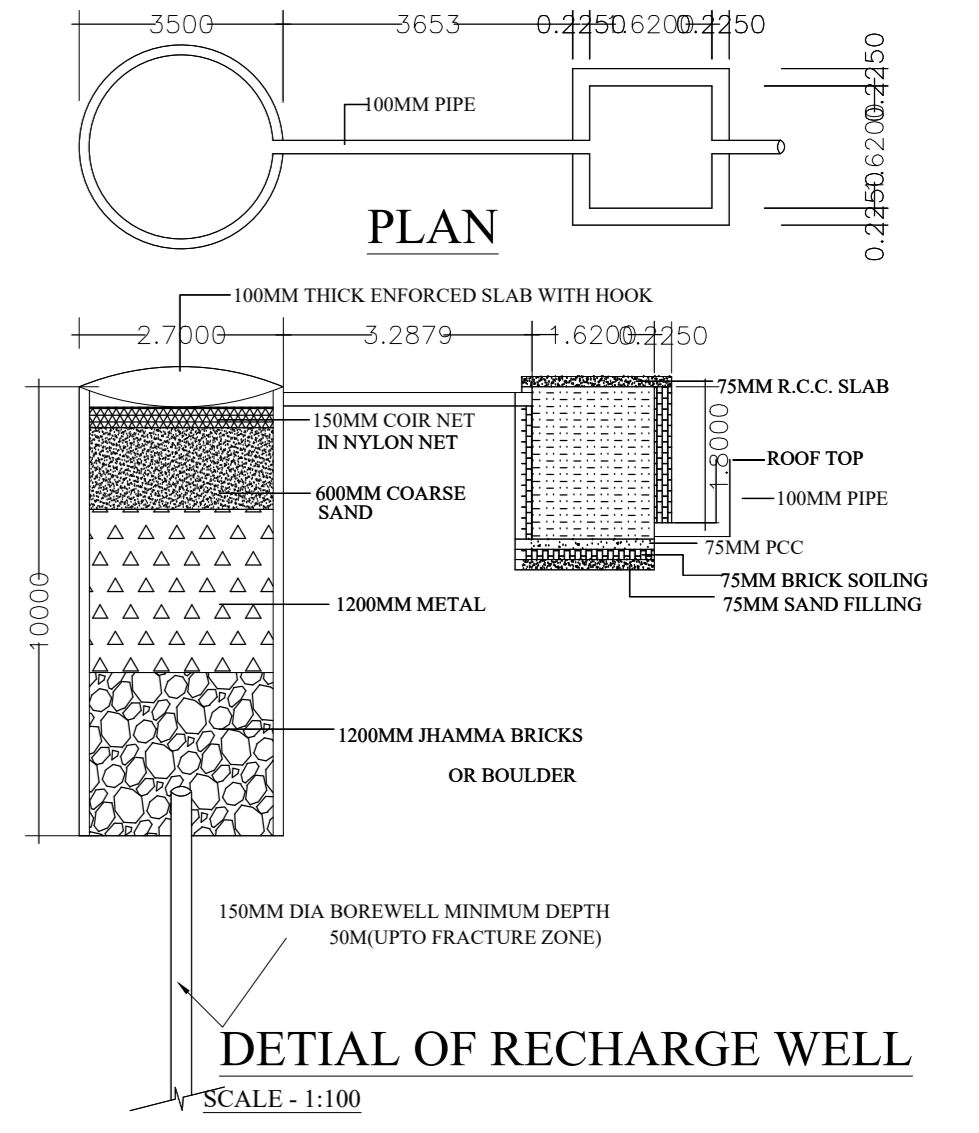
Proposal Basic Information

Proposal File No.	RRDA/BP/008/2023
Owner Name	MOTYL PRIVATE LIMITED
Khata No	178
Plot No	1155
Village Name	Hata
Use	Residential
SubUse	Residential Bldg/Apartment

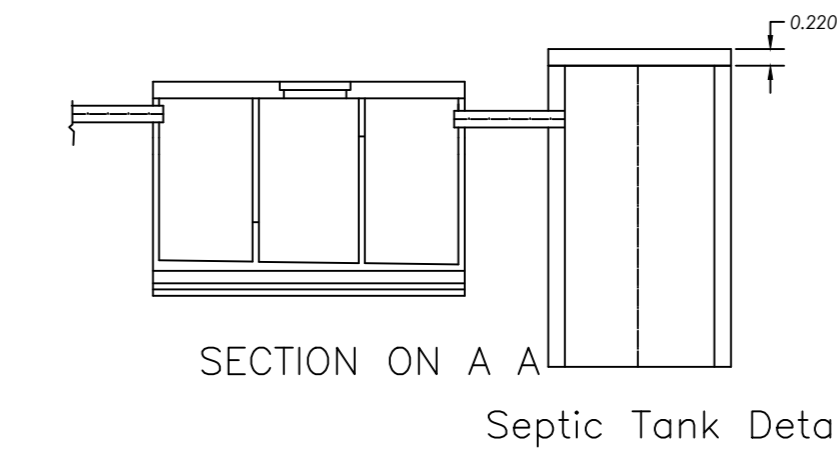


SECTION A-A

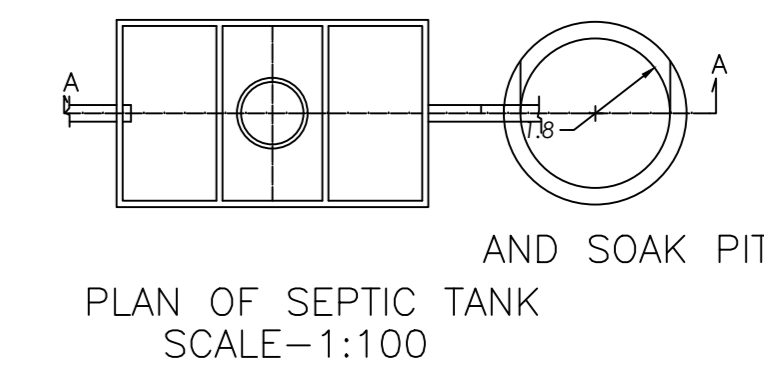
SECTION B-B



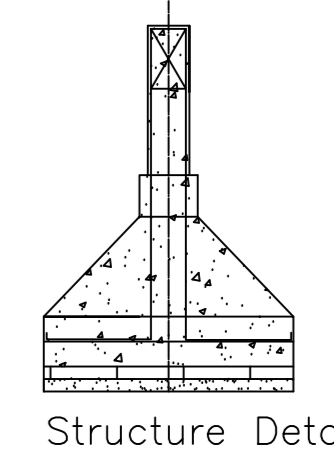
DETAIL OF RECHARGE WELL
SCALE - 1:100



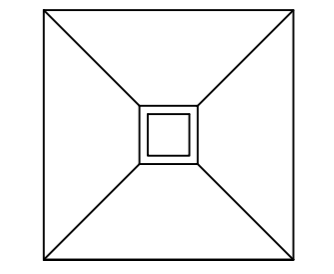
SECTION ON A A
Septic Tank Detail



AND SOAK PIT
PLAN OF SEPTIC TANK
SCALE - 1:100



Structure Detail



TYP FOUNDATION DET
SCALE 1:50



FRONT ELEVATION



SIDE ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RITESH KUMAR RRDA/NRC/10/2018			