

Proposal Basic Information	
Proposal File No.	RMC/EP/0098/W26/2022
Owner Name	Priya ranjan bhagat, Sanjay kumar and Nirmala devi
Khata No.	75845
Plot No.	2101&2102
Village Name	ARGODA
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO. 1.0.62
PROJECT DETAIL	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN	Plot Use: Residential
District: RANCHI	Plot SubUse: Residential Bldg/Apartment
Authority: RANCHI MUNICIPAL CORPORATION	Plot Nearty/Religious Structure: NA
Inward No. RMC/EP/0098/W26/2022	Plot/SubPlot No. 2101&2102
Application Type: General Proposal	North Plot No. - Plot no-2102part
Project Type: Building Permission	South Plot No. - Plot no-2102part
Nature of Development: New	East Plot No. - Plot no-2102part
Location of Development Area: Old	West Road Width - 6.10

AREA OF PLOT (Minimum)	(A)	906.23
Deduction for Road Area		62.15
Surinder Free of Cost		62.15
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	844.08
Deduction for Balance Plot Area (from Gross Plot Area)		88.94
Surinder Free of Cost		62.15
Common Plot		181.99
Total		745.14
BALANCE AREA OF PLOT (Net Plot Area - Recreational Amenity)	(A-Deductions)	745.14
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	906.23
PERMISSIBLE COVERAGE CHECK		
Permissible Coverage area (60.00 %)		506.45
Proposed Coverage Area (52.54 %)		443.51
Total Prop. Coverage Area (52.54 %)		443.51
Balance coverage area (1.46 %)		62.84
FAR CHECK		
Perm. FAR Area (2.50)		2265.57
Total Perm. FAR area		2265.57
Residential FAR area		1871.97
Proposed FAR area		1871.97
Total Proposed FAR area		1871.97
Consumed FAR (Factor)		2.37
Balance FAR Area		393.60

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D3	0.75	2.10	32
A (BUILDING)	D2	0.83	2.10	04
A (BUILDING)	D2	0.80	2.10	120
A (BUILDING)	F02	0.80	2.10	12
A (BUILDING)	D11	1.05	2.10	00
A (BUILDING)	FD	1.10	2.10	04
A (BUILDING)	ARCH	1.70	2.10	04
A (BUILDING)	ARCH	2.40	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W1	0.60	0.60	44
A (BUILDING)	W3	0.90	1.20	20
A (BUILDING)	W1	1.00	1.20	04
A (BUILDING)	W2	1.20	1.20	44
A (BUILDING)	W1	1.38	1.20	04
A (BUILDING)	w2	1.40	1.80	04
A (BUILDING)	W1	1.42	1.20	04
A (BUILDING)	W1	1.45	1.20	04
A (BUILDING)	W1	2.10	1.20	08
A (BUILDING)	W1	2.40	1.80	08

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3 & 4 FLOOR PLAN	1.20 X 4.62 X 1 X 4	22.08	218.24
	0.90 X 3.57 X 1 X 4	12.84	
	0.90 X 5.46 X 2 X 4	39.28	
	1.20 X 4.14 X 2 X 4	39.76	
	0.90 X 3.24 X 2 X 4	23.36	
	0.90 X 3.12 X 1 X 4	11.24	
	0.90 X 4.89 X 1 X 4	17.52	
	1.20 X 2.34 X 1 X 4	11.08	
	1.20 X 3.24 X 1 X 4	15.44	
	1.20 X 3.12 X 1 X 4	14.96	
	1.20 X 2.24 X 1 X 4	10.56	
Total			218.24

Unit/BUA Table for Building 'A' (BUILDING)

FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3 & 4 FLOOR PLAN	FLAT-A	FLAT	100.86	87.81	3	20
	FLAT-B	FLAT	95.03	81.45	3	
	FLAT-C	FLAT	83.65	74.07	3	
	FLAT-D	FLAT	71.97	71.36	3	
	FLAT-E	FLAT	84.96	70.29	3	
Total			1766.22	1539.53	168	20

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	2435.63
ROAD WIDENING ROAD	RAJIV KUMAR
ARCHITECT (Regd)	RAJIV KUMAR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	Priya ranjan bhagat, Sanjay kumar and Nirmala devi

DEVELOPMENT AUTHORITY LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	Red
ADJUTING ROAD	Green
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.m)	Proposed FAR Area (Sq.m)	Total Proposed Built Up Area (Sq.m)	Total FAR Area (Sq.m)
Ground Floor	443.51	14.74	443.51	14.74
First Floor	498.03	464.31	498.03	464.31
Second Floor	498.03	464.31	498.03	464.31
Third Floor	498.03	464.31	498.03	464.31
Fourth Floor	498.03	464.31	498.03	464.31
Temple Floor	0.00	0.00	0.00	0.00
Other Parking	-	-	2435.63	1871.98
Total	2435.63	1871.98	2435.63	1871.98

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.m)		Units		Car		Visitors Car		TwoWheeler	
			Reqd	Prop.	Reqd	Prop.	Reqd	Prop.	Reqd	Prop.		
A (BUILDING)	Residential	Bldg/Apartment	0-100	1	20.00	1.00	20	-	-	-	-	-
			>100	1	20.00	-	-	-	-	-	-	-
			>100	1	-	-	-	1	2	-	-	-
			>100	1	-	-	-	-	-	2	2	-
Total			-	-	-	-	20	20	2	2	2	20

Parking Check (Table 7b)

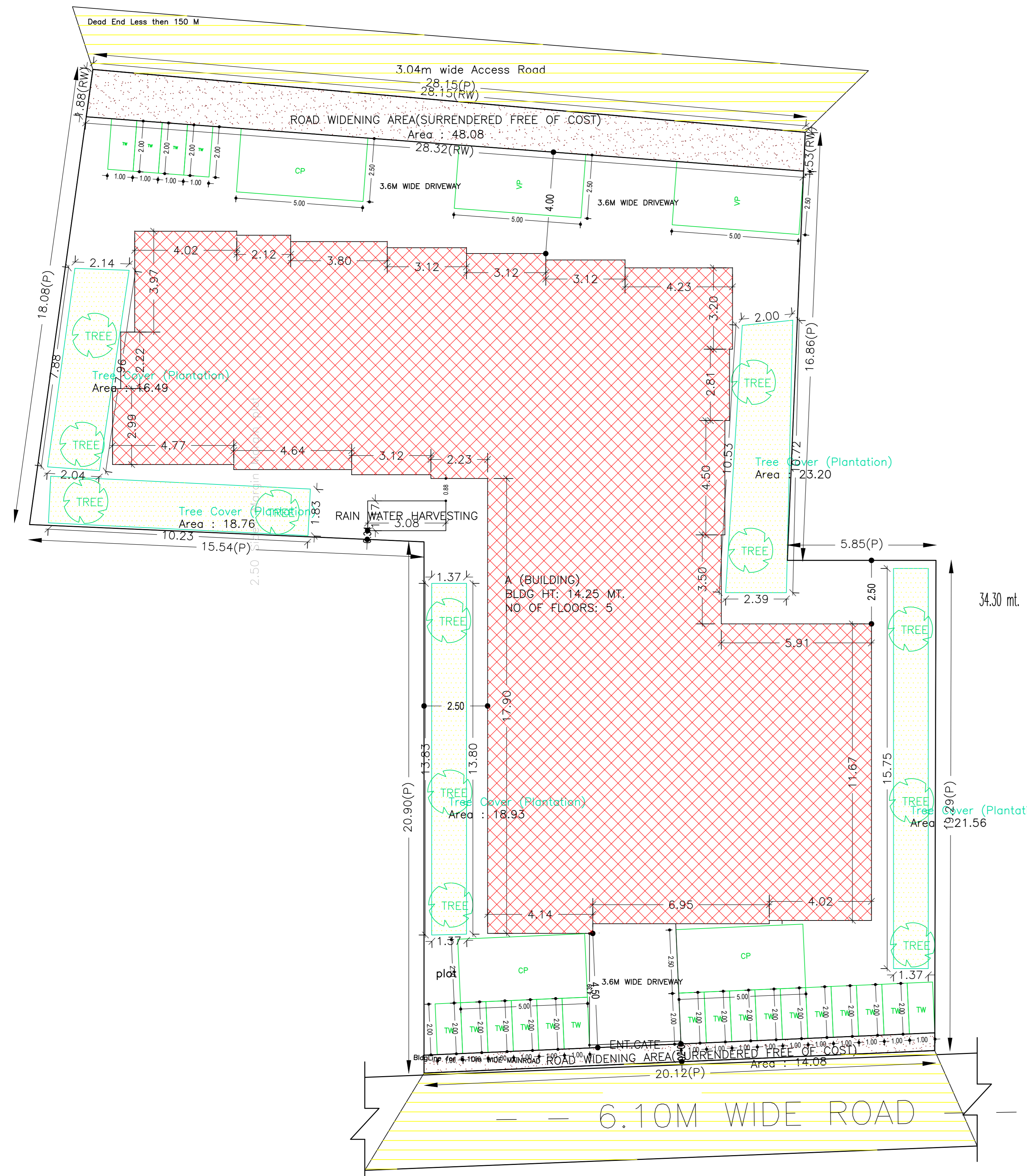
Vehicle Type	Reqd		Prop.	
	No.	Area	No.	Area
Car	20	250.00	20	250.00
Total Car	20	250.00	20	250.00
Visitors Car Parking	2	25.00	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	20	40.00
Total TwoWheeler	-	-	20	40.00
Other Parking	-	-	-	-
Total	22	315.00	42	517.27

FAR & Tenement Details (Table 4c-1)

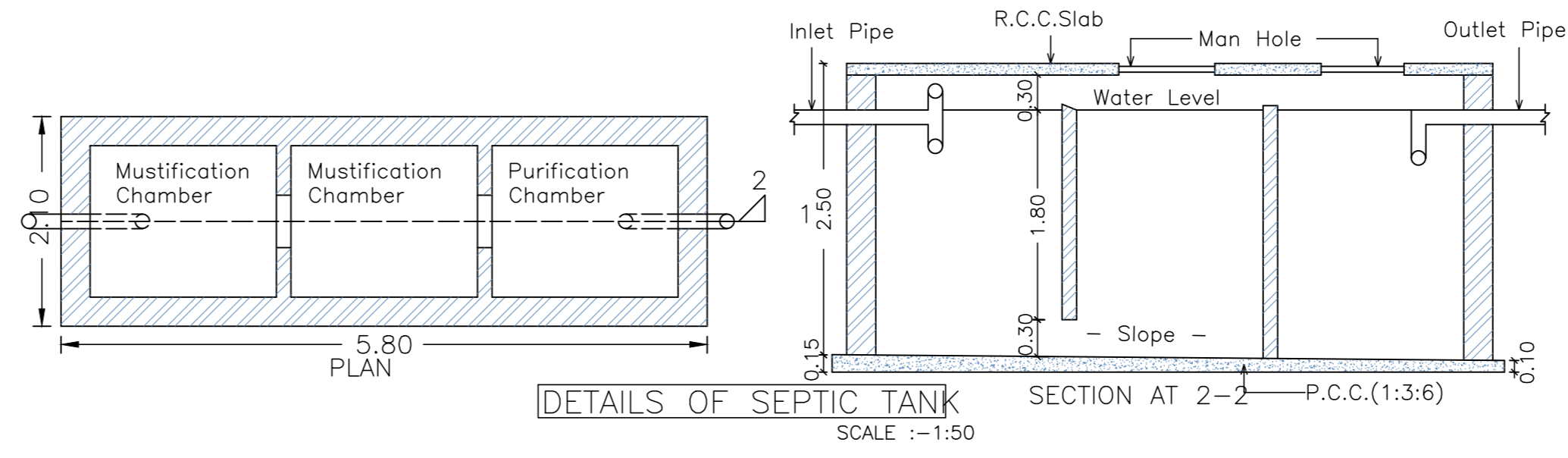
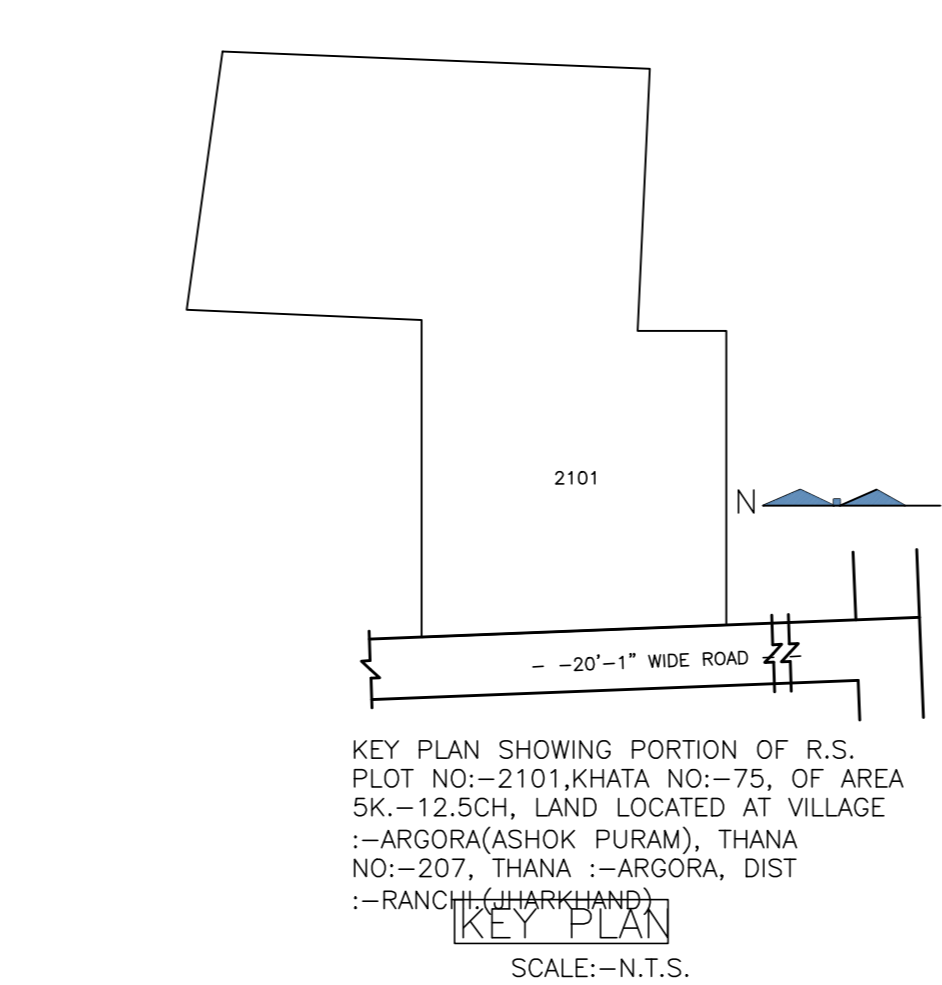
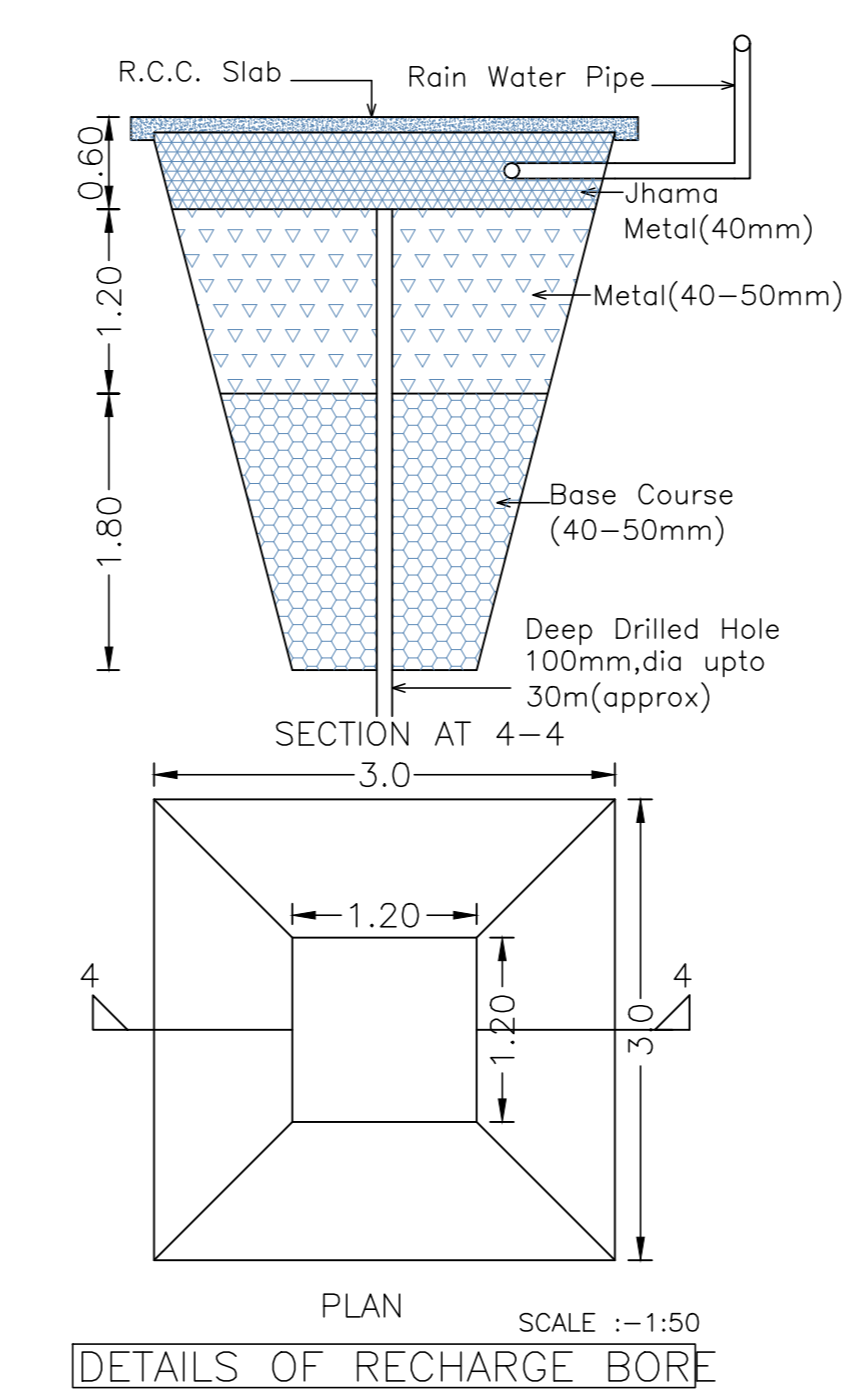
Building	No. of Same Bldg	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)			Proposed FAR Area (Sq.m)	Add Area in FAR (Sq.m)	Total FAR (Sq.m)	Total Consumed FAR Area (Sq.m)	Tenement (No.)
			Lift	Balcony	Parking					
A (BUILDING)	1	2435.63	25.84	109.04	428.77	1857.24	8.28	1871.98	1871.98	20
Grand Total	1	2435.63	25.84	109.04	428.77	1857.24	8.28	1871.98	1871.98	20

Building 'A' (BUILDING)

Floor Name	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)			Proposed FAR Area (Sq.m)	Add Area in FAR (Sq.m)	Total FAR (Sq.m)	Total Consumed FAR Area (Sq.m)	Tenement (No.)
		Lift	Balcony	Parking					
Ground Floor	443.51	0.00	0.00	428.77	0.00	8.28	14.74	14.74	00
First Floor	498.03	6.46	27.26	464.31	0.00	464.31	464.31	464.31	05
Second Floor	498.03	6.46	27.26	464.31	0.00	464.31	464.31	464.31	05
Third Floor	498.03	6.46	27.26	464.31	0.00	464.31	464.31	464.31	05
Fourth Floor	498.03	6.46	27.26	464.31	0.00	464.31	464.31	464.31	05
Temple Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	2435.63	25.84	109.04	428.77	0.00	8.28	1871.98	1871.98	20
No. of Same Buildings	1								
Total	2435.63	25.84	109.04	428.77	1857.24	8.28	1871.98	1871.98	20

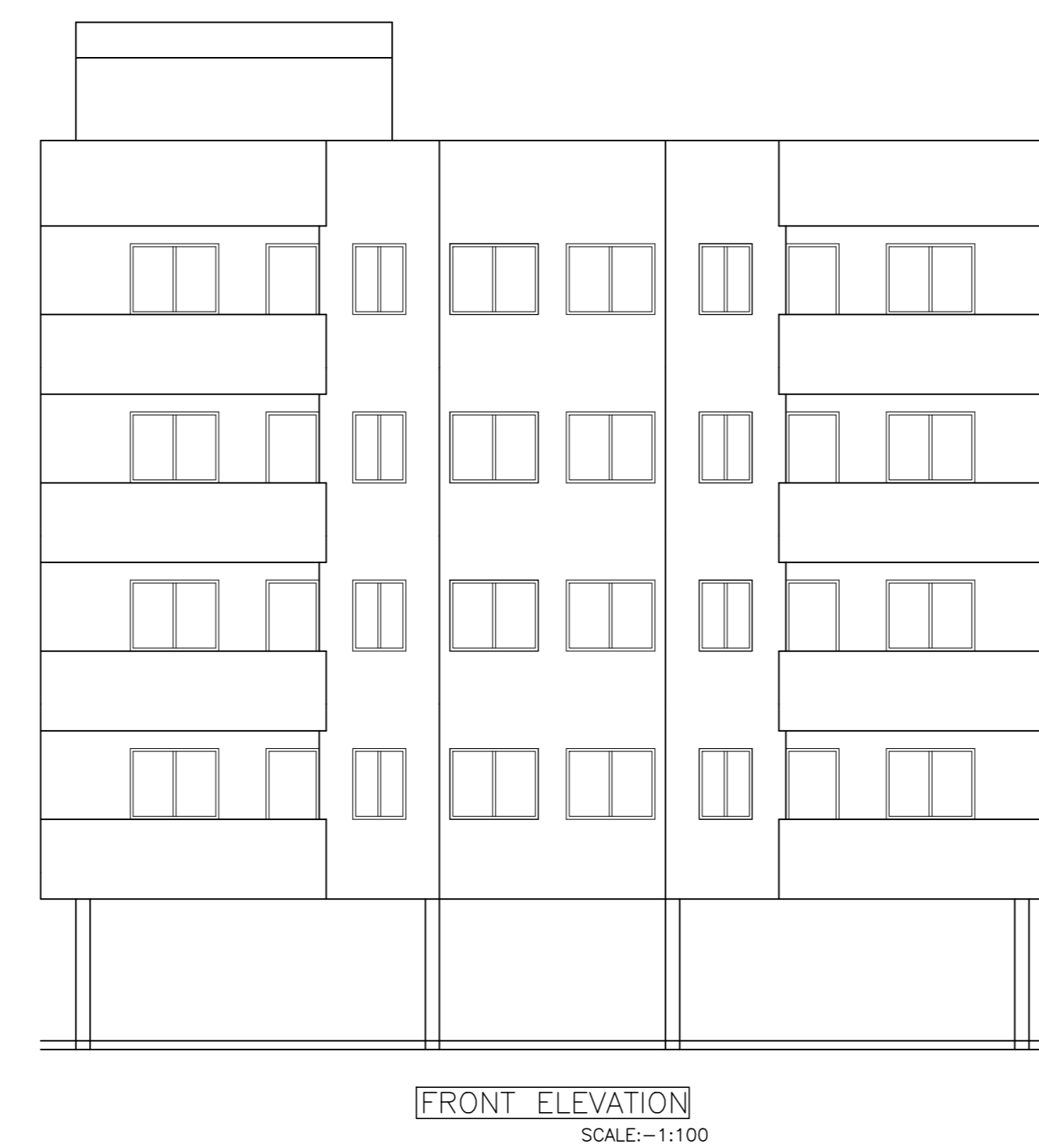
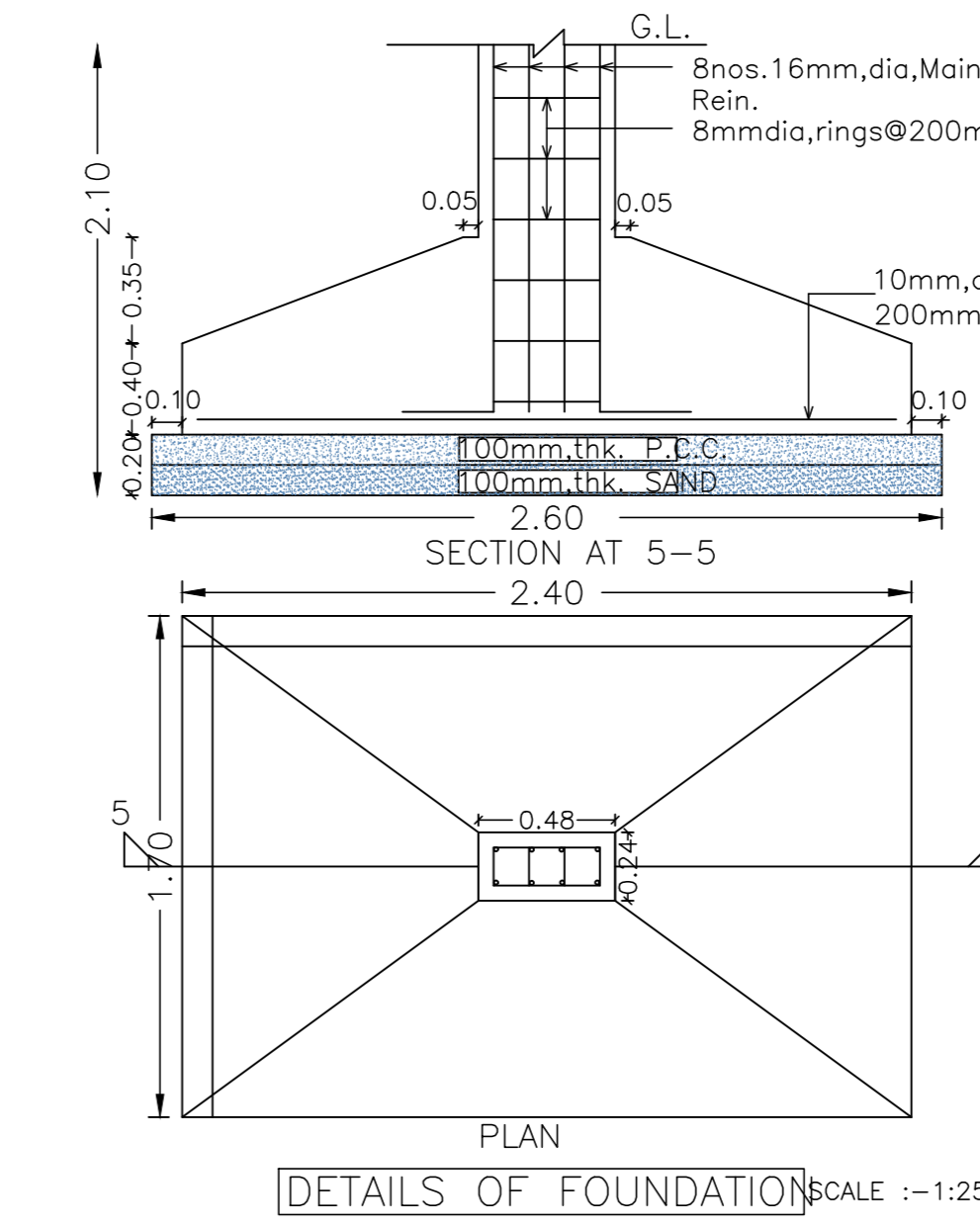
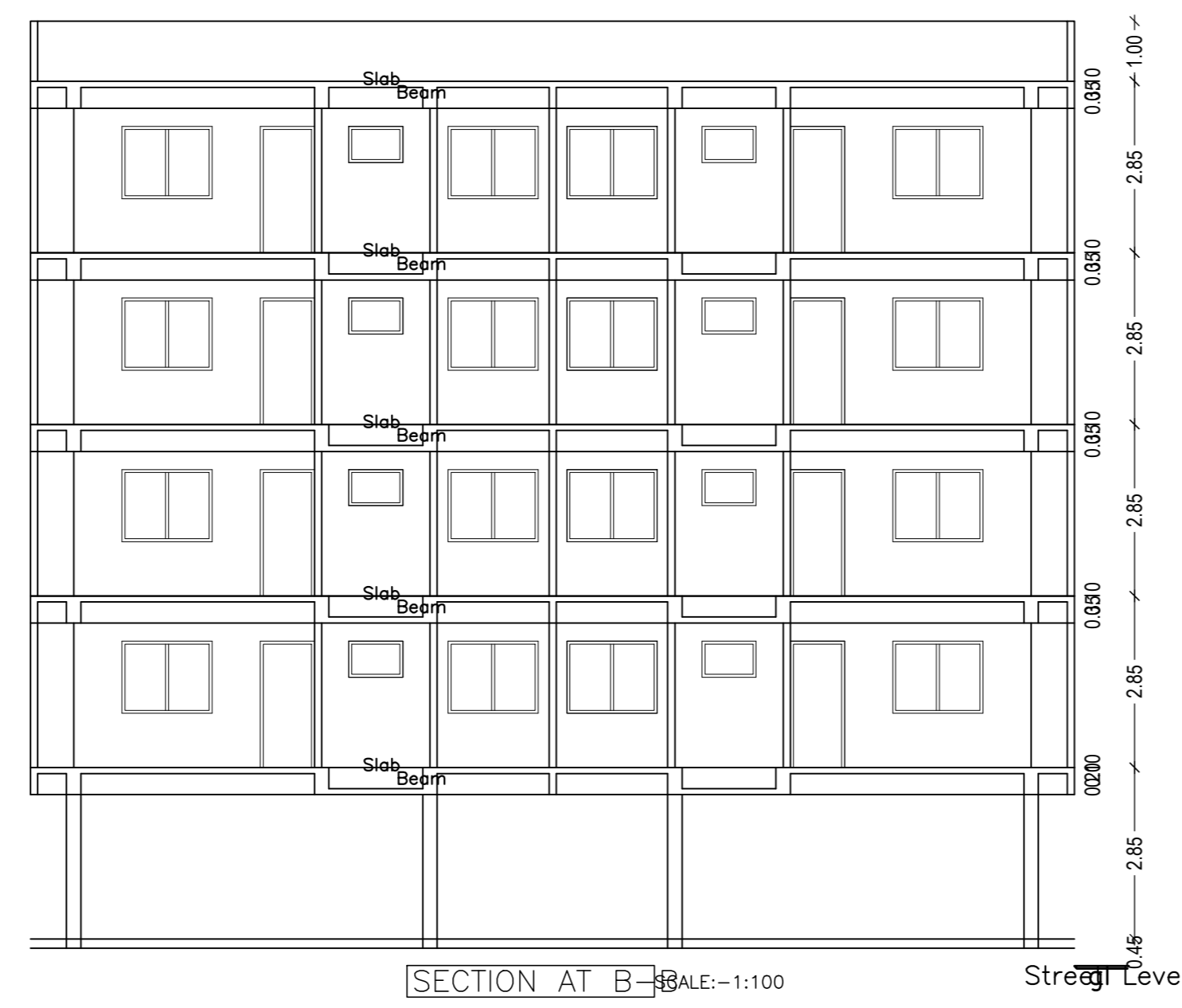
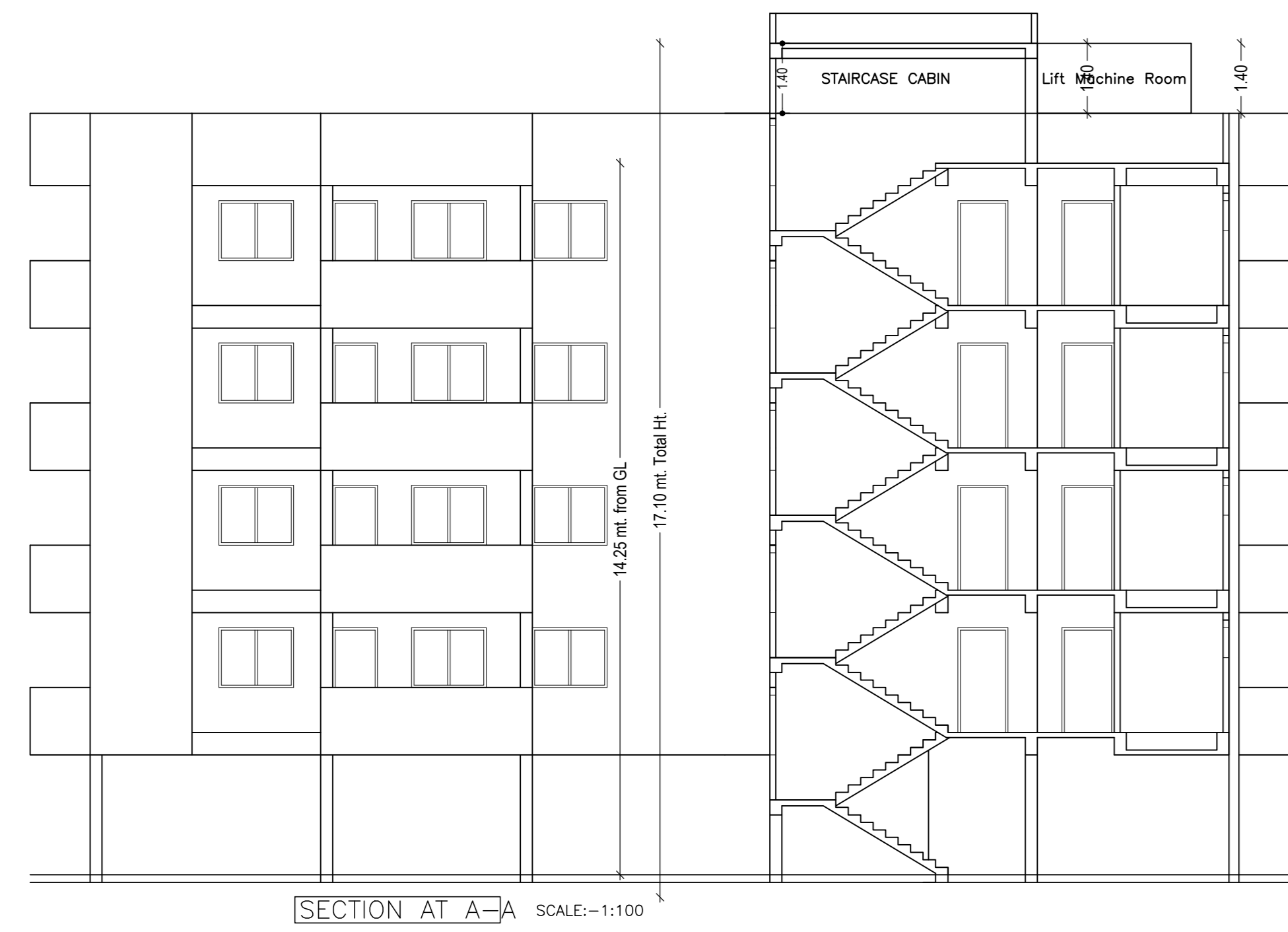
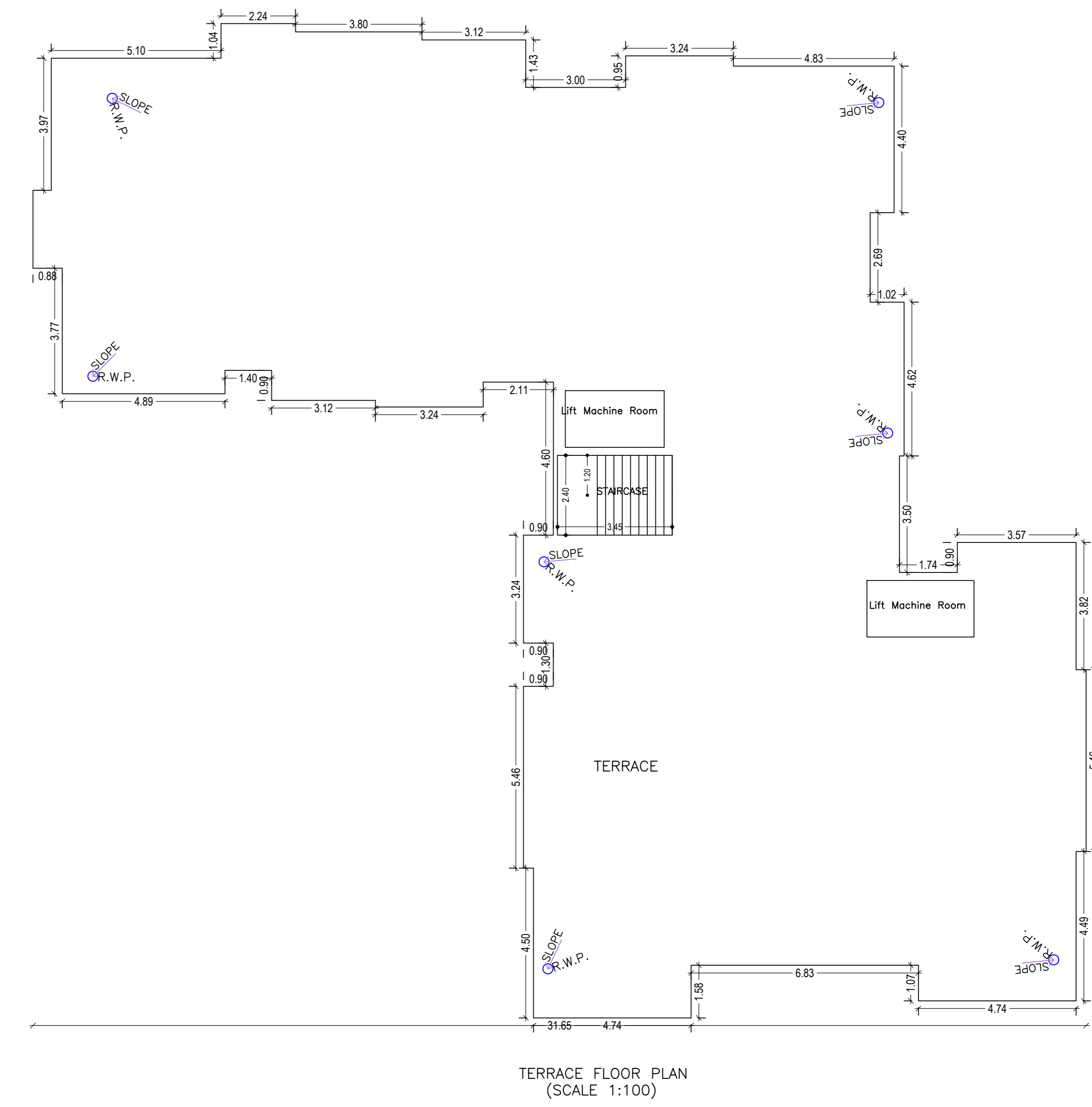
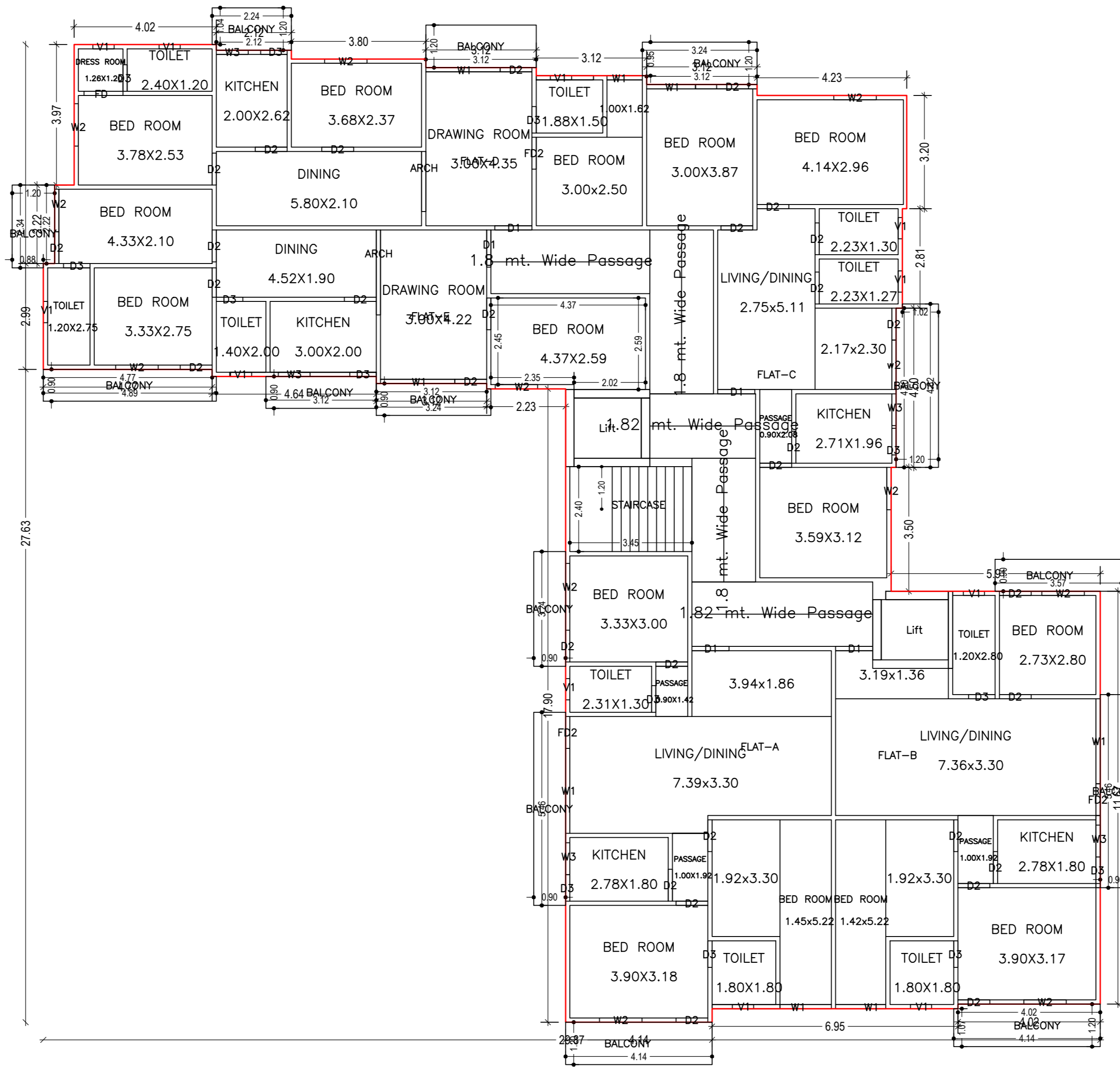
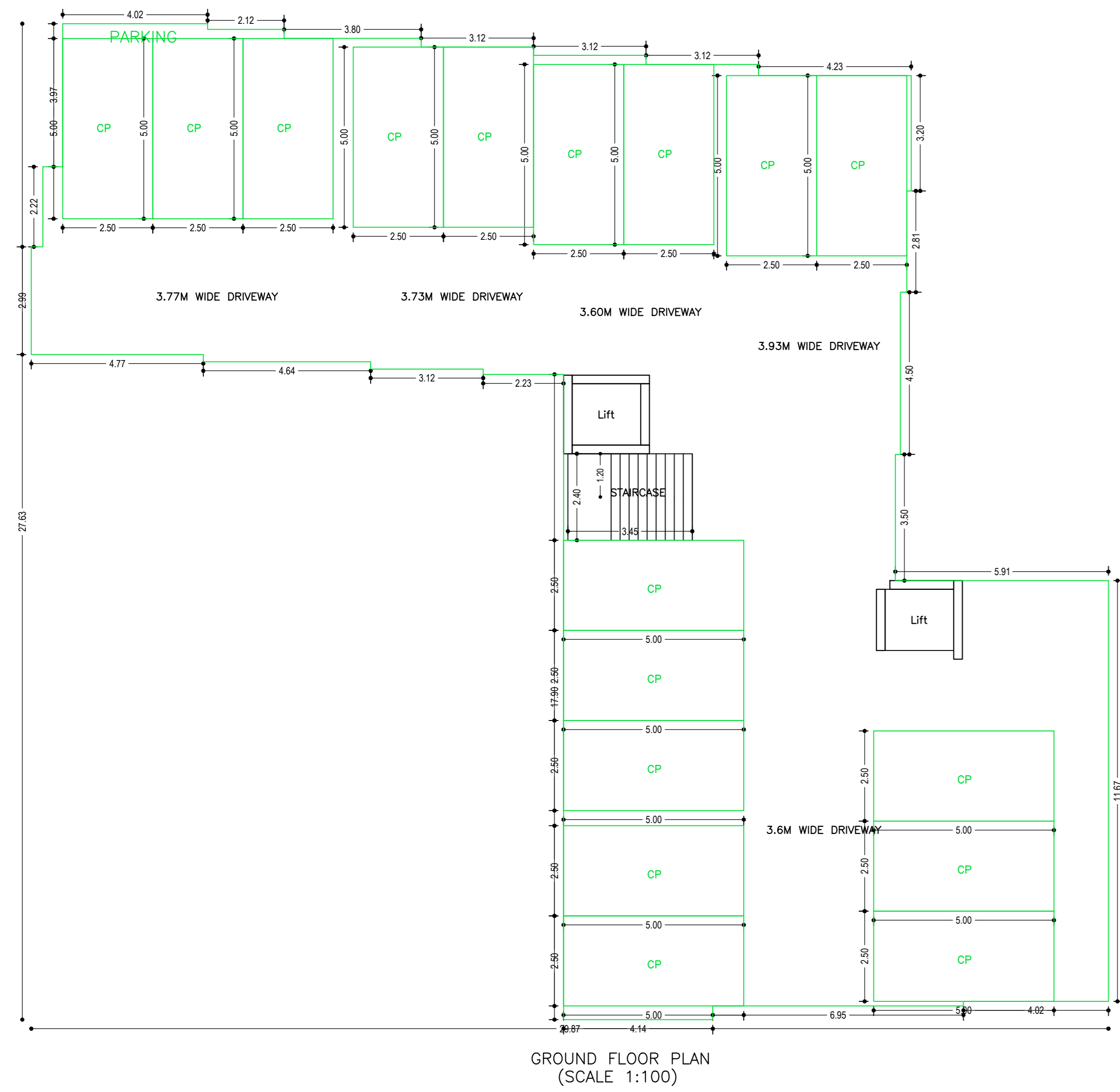


site plan



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

Proposal Basic Information	
Proposal File No.	RMC/EP/0098/W26/2022
Owner Name	Priya ranjan bhagat,Sarjey kumar and Nirmala devi
Khata No	75845
Plot No	210182102
Village Name	ARGODA
Use	Residential
SubUse	Residential Bldg/Apartment



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RAJY KUMAR RMC/LE/0006/15-16			