Project Title :AJAY KUMAR SINGH

DATE 29-09-2023
SHEET NO. 1

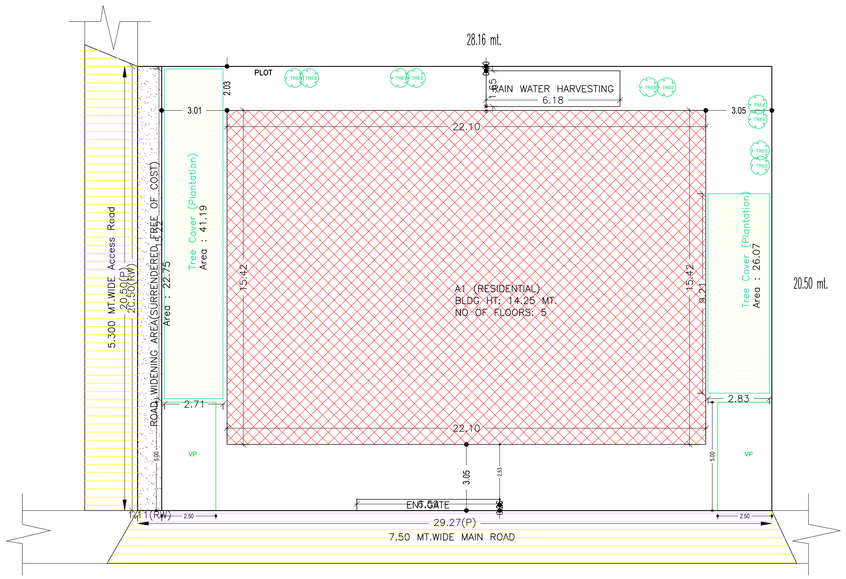
Proposal Basic Information

Proposal File No.	RMC/BP/0322/W02/2023
Owner Name	AJAY KUMAR SINGH
Khata No	45
Plot No	997-G
Village Name	CHOUDI
Use	Residential
SubUse	Residential Bldg/Apartment

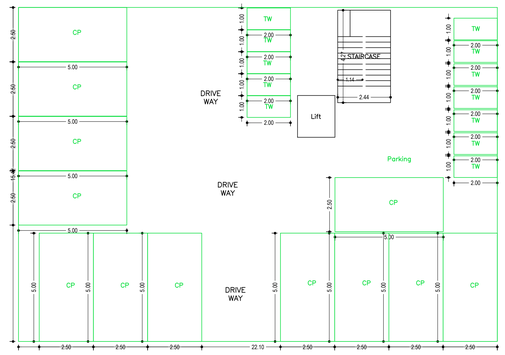
AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.66 VERSION DATE: 19/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: RANCHI	Plot SubUse: Residential Bldg/Apartment	
Authority: RANCHI MUNICIPAL CORPORATION	PlotNearbyRegionStructure: NA	
Application No: RMC/BP/0322/W02/2023	PlotSubPlot No: 997-G	
Application Type: General Proposal	North: Plot No. : SUB PLOT NO: 997-F	
Present Type: Building Permission	South: Plot No. : SUB PLOT NO: 997-H	
Nature of Development: New	East: Road Width= / 30 MTR.	
Location of Development Area: Old Area	West: Plot No. : SUB PLOT NO: 0995	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	630.04
Deduction for NetPlot Area		
Surrender Free of Cost		22.75
Total		22.75
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	577.30
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		22.75
Common Plot		67.26
Total		90.01
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	510.03
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	577.30
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	600.04
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		346.38
Proposed Coverage Area (59.02 %)		340.70
Total Prop. Coverage Area (59.02 %)		340.70
Balance coverage area (0.98 %)		5.68
FAR CHECK		
Perm. FAR Area (2.500)		1500.10
Total Perm. FAR area		1500.10
Residential FAR		1401.08
Proposed FAR Area		1414.82
Total Proposed FAR Area		1414.82
Consumed FAR (Factor)		2.36
Balance FAR Area		85.28
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1782.10
ARCHITECT (Regd)		Priya Kumari
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		AJAY KUMAR SINGH
DEVELOPMENT AUTHORITY		LOCAL BODY

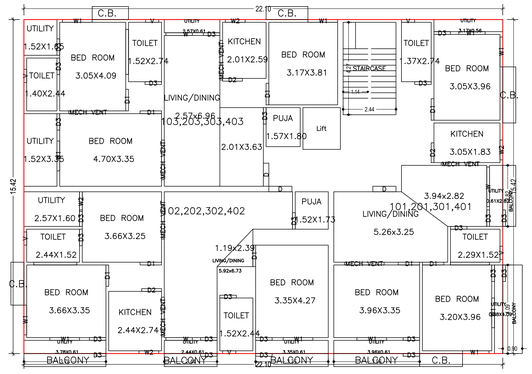
COLOR INDEX

PLOT BOUNDRY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD WIDENING AREA
EXISTING (To be retained)
EXISTING (To be demolished)



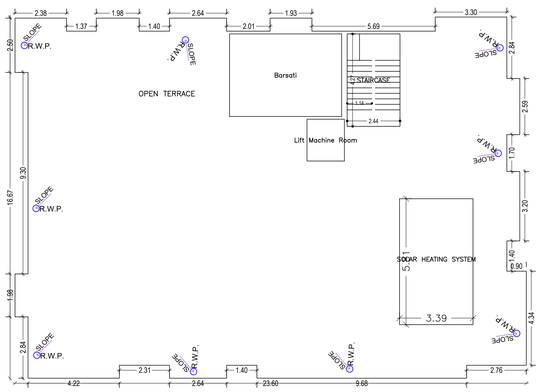
GROUND FLOOR PLAN
(SCALE 1:100)



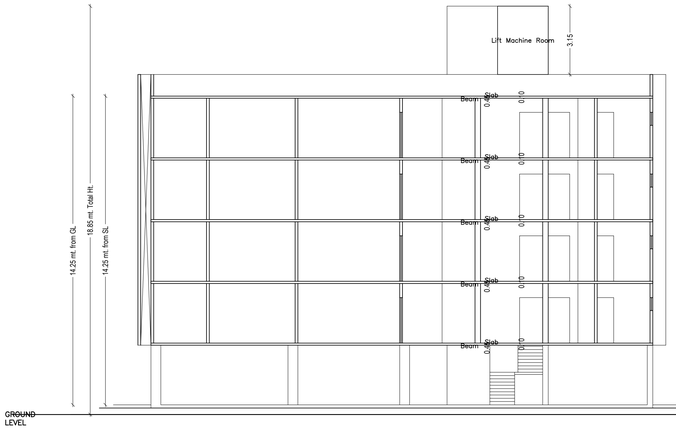


TYPICAL – 1, 2, 3& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)

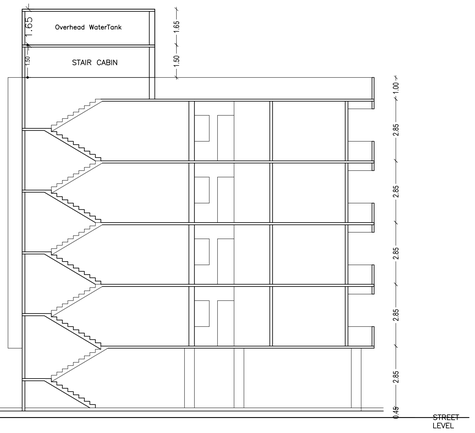
SITE PLAN



TERRACE FLOOR PLAN
(SCALE 1:100)



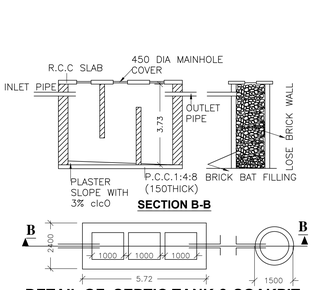
SECTION AT X-X



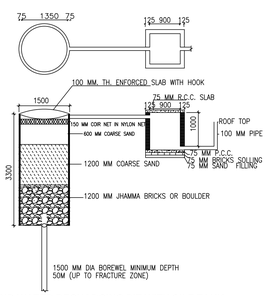
SECTION AT Y-Y

FRONT ELEVATION

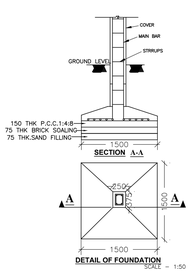
SIDE ELEVATION



DETAIL OF SEPTIC TANK & SOAKPIT.
SCALE – 1:50



DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK
SCALE – N.T.S.



Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	A1 (RESIDENTIAL)			
	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	340.70	13.74	340.70	13.74
First Floor	360.35	350.27	360.35	350.27
Second Floor	360.35	350.27	360.35	350.27
Third Floor	360.35	350.27	360.35	350.27
Fourth Floor	360.35	350.27	360.35	350.27
Terrace Floor	0.00	0.00	0.00	0.00
Total	1782.10	1414.82	1782.10	1414.82

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A1 (RESIDENTIAL)	Residential	Residential Bldg/Apartment	Non-Highrise

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (In Sq.Mt.)	Unit	Car		Visitors Car		Two/Scooter	
				Reqd.	Reqd./Unit	Reqd.	Reqd./Unit	Reqd.	Reqd./Unit	Reqd.
A1 (RESIDENTIAL)	Residential	Residential Bldg/Apartment	0 - 140	1	12.00	12	-	-	-	-
			> 140	1.5	-	-	-	-	-	-
			0 - 3	1	12.00	-	-	-	1	12
			> 3	1	12.00	-	1	2	-	-
Total :			-	-	-	12	-	2	-	12

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car			12	150.00
Total Car	12	150.00	12	150.00
Visitor's Car Parking		-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
Two/Scooter			12	24.00
Total Two/Scooter	12	24.00	12	24.00
Other Parking				132.96
Total	199.00			375.96

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.)	Tnmt (No.)
			Lift	Balcony	Parking	Resi.		Stair			
A1 (RESIDENTIAL)	1	1782.10	13.32	27.00	326.96	1401.08	10.41	1414.82	1414.82	12	
Grand Total :	1	1782.10	13.32	27.00	326.96	1401.08	10.41	1414.82	1414.82	12	

Building :A1 (RESIDENTIAL)

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.)	Tnmt (No.)
		Lift	Balcony	Parking	Resi.		Stair			
Ground Floor	340.70	0.00	0.00	326.96	0.00	10.41	13.74	13.74	00	
First Floor	360.35	3.33	6.75	0.00	350.27	0.00	350.27	350.27	03	
Second Floor	360.35	3.33	6.75	0.00	350.27	0.00	350.27	350.27	03	
Third Floor	360.35	3.33	6.75	0.00	350.27	0.00	350.27	350.27	03	
Fourth Floor	360.35	3.33	6.75	0.00	350.27	0.00	350.27	350.27	03	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	1782.10	13.32	27.00	326.96	1401.08	10.41	1414.82	1414.82	12	
Total Number of Same Buildings :	1									
Total :										

SCHEDULE OF DOOR

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	D3	0.46	2.10	04
A1 (RESIDENTIAL)	D3	0.76	2.10	16
A1 (RESIDENTIAL)	D2	0.91	2.10	12
A1 (RESIDENTIAL)	D1	0.99	2.10	36
A1 (RESIDENTIAL)	S	1.07	2.10	12

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	V	0.61	1.20	24
A1 (RESIDENTIAL)	W2	0.91	1.20	16
A1 (RESIDENTIAL)	W1	1.22	1.20	08
A1 (RESIDENTIAL)	W	1.22	1.20	08
A1 (RESIDENTIAL)	W1	1.37	1.20	36
A1 (RESIDENTIAL)	MECH.VENT	1.52	1.20	04
A1 (RESIDENTIAL)	MECH.VENT	1.60	1.20	04
A1 (RESIDENTIAL)	MECH.VENT	1.68	1.20	04
A1 (RESIDENTIAL)	MECH.VENT	1.83	1.20	16
A1 (RESIDENTIAL)	W	1.83	1.20	04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL – 1, 2, 3& 4 FLOOR PLAN	0.60 X 3.79 X 1 X 4	9.08	53.96
	0.60 X 2.44 X 1 X 4	5.84	
	0.60 X 3.35 X 1 X 4	8.04	
	0.60 X 3.96 X 1 X 4	9.50	
	0.60 X 4.00 X 1 X 4	14.72	
	0.60 X 2.82 X 1 X 4	6.78	
Total :	-	-	53.96

UnitBUA Table for Building :A1 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL – 1, 2, 3& 4 FLOOR PLAN	101,201,301,401	FLAT	109.51	97.52	11	12
	102,202,302,402	FLAT	113.42	107.42	12	
	103,203,303,403	FLAT	104.65	104.39	11	
Total :	-	-	1284.35	1237.39	136	12

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Priya Kumari RMC/ARC/0056/2019			

Name : ARUN KUMAR
Designation : Town planner
Organization : GOVERNMENT OF JHARKHAND

This is system generated MAP. No need of manually Signed.

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