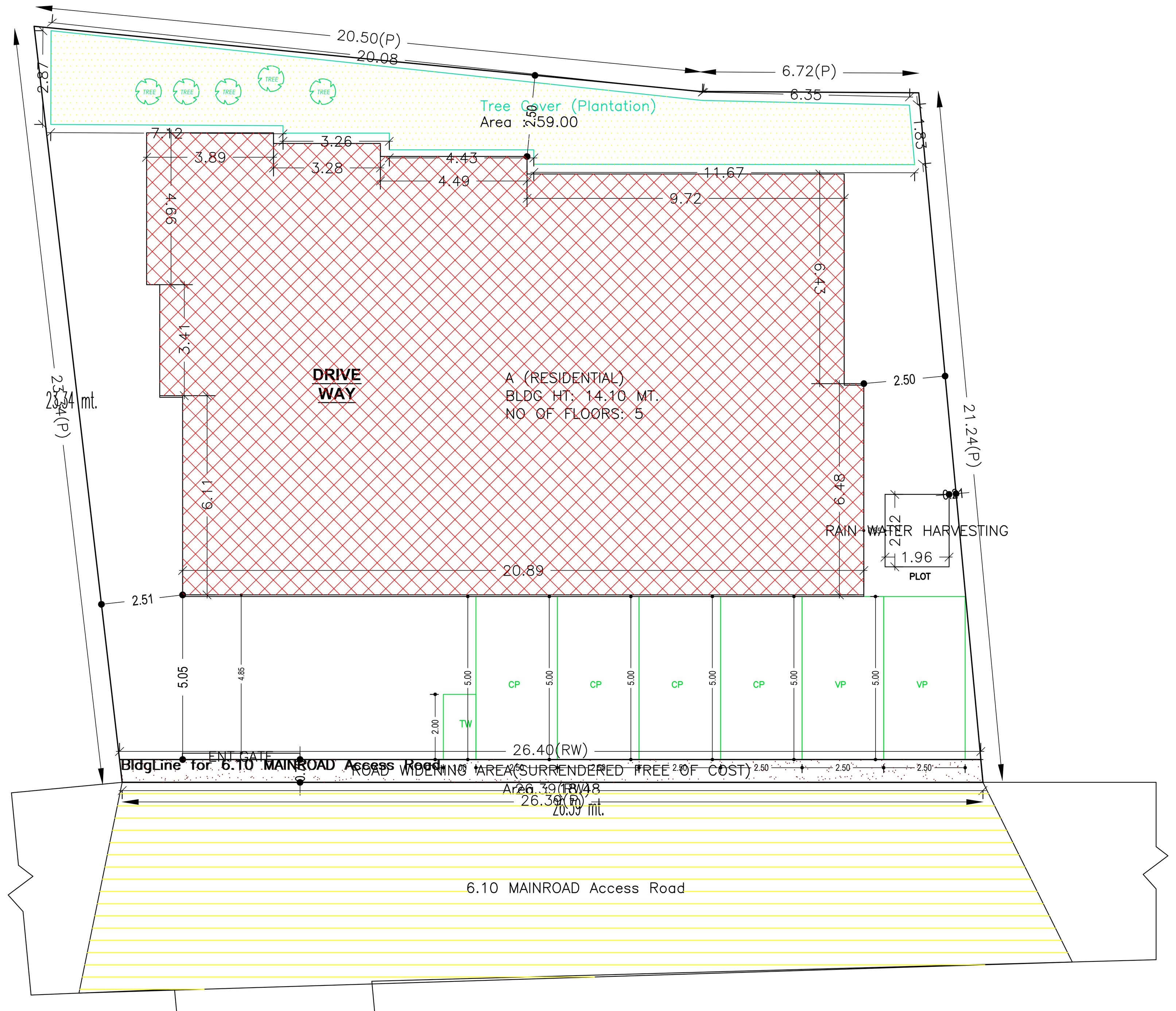
Project Title :SS

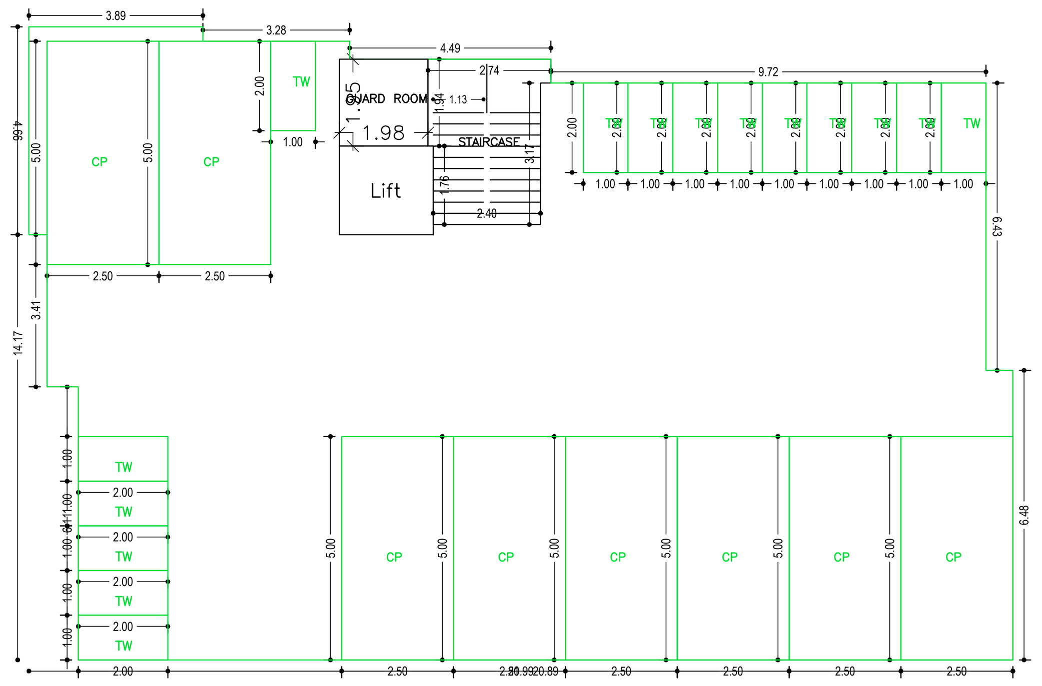
DATE	05-10-2023
SHEET NO.	1
	-

Proposal Basic Information

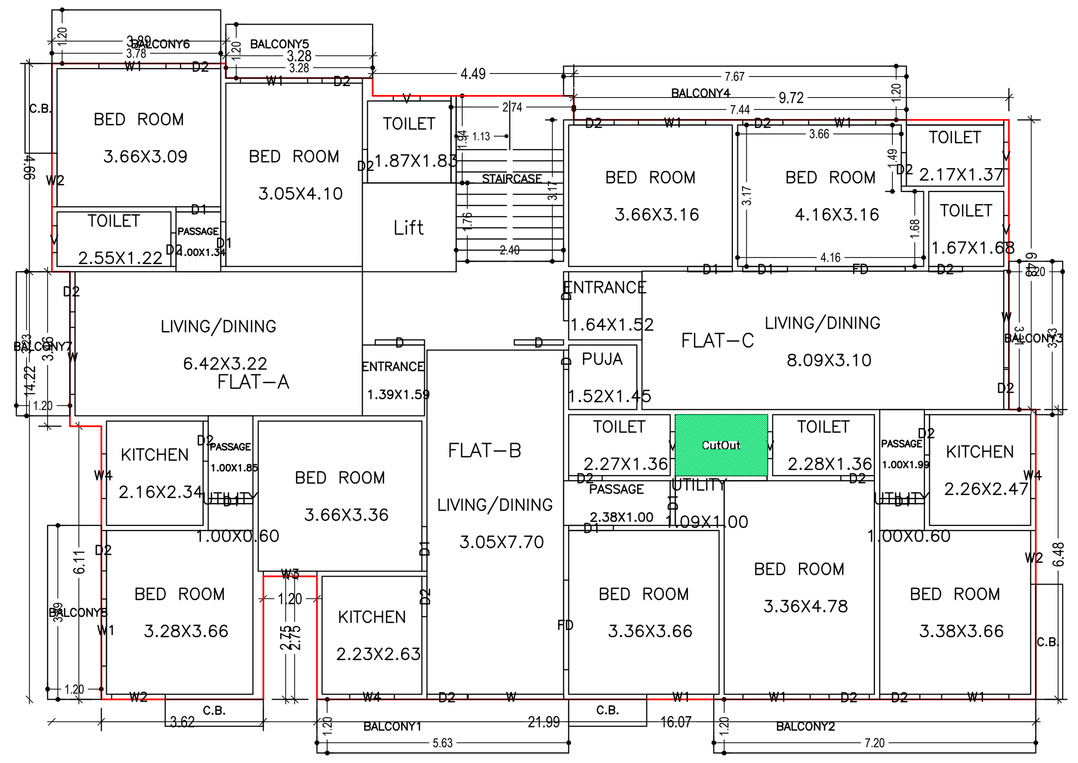
Proposal File No.	RMC/BP/0473/W04/2023
Owner Name	Mohammad Shahid Ali and Shammi Akhtar
Khata No	94
Plot No	1260
Village Name	BADAGAAI
Use	Residential
SubUse	Residential Bldg/Apartment



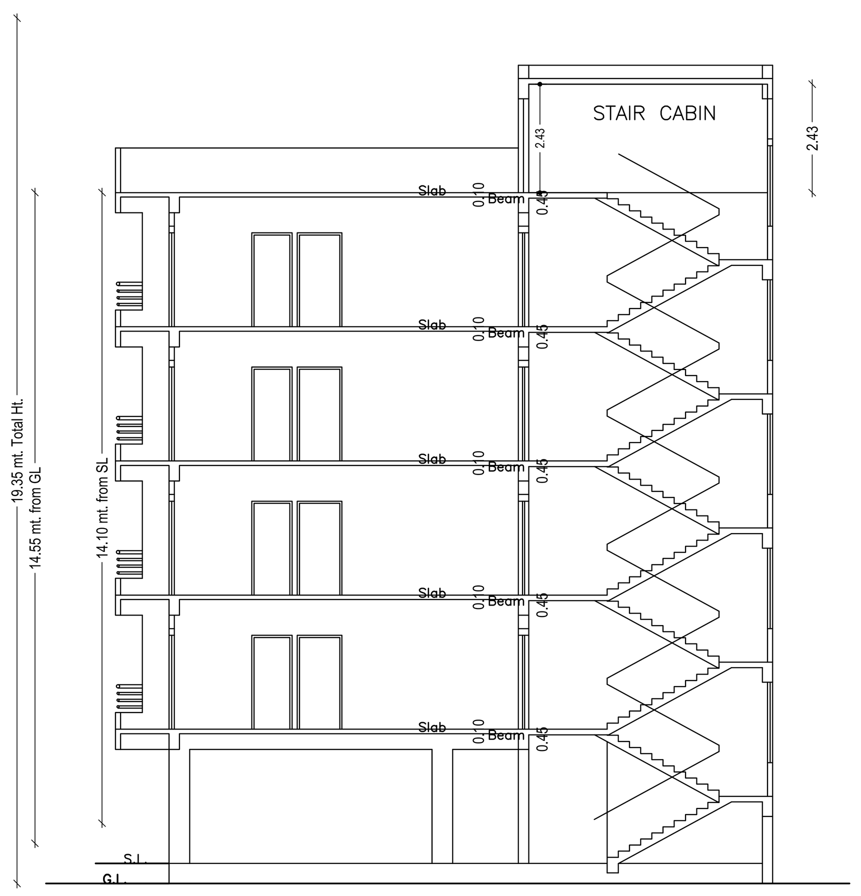
SITE PLAN



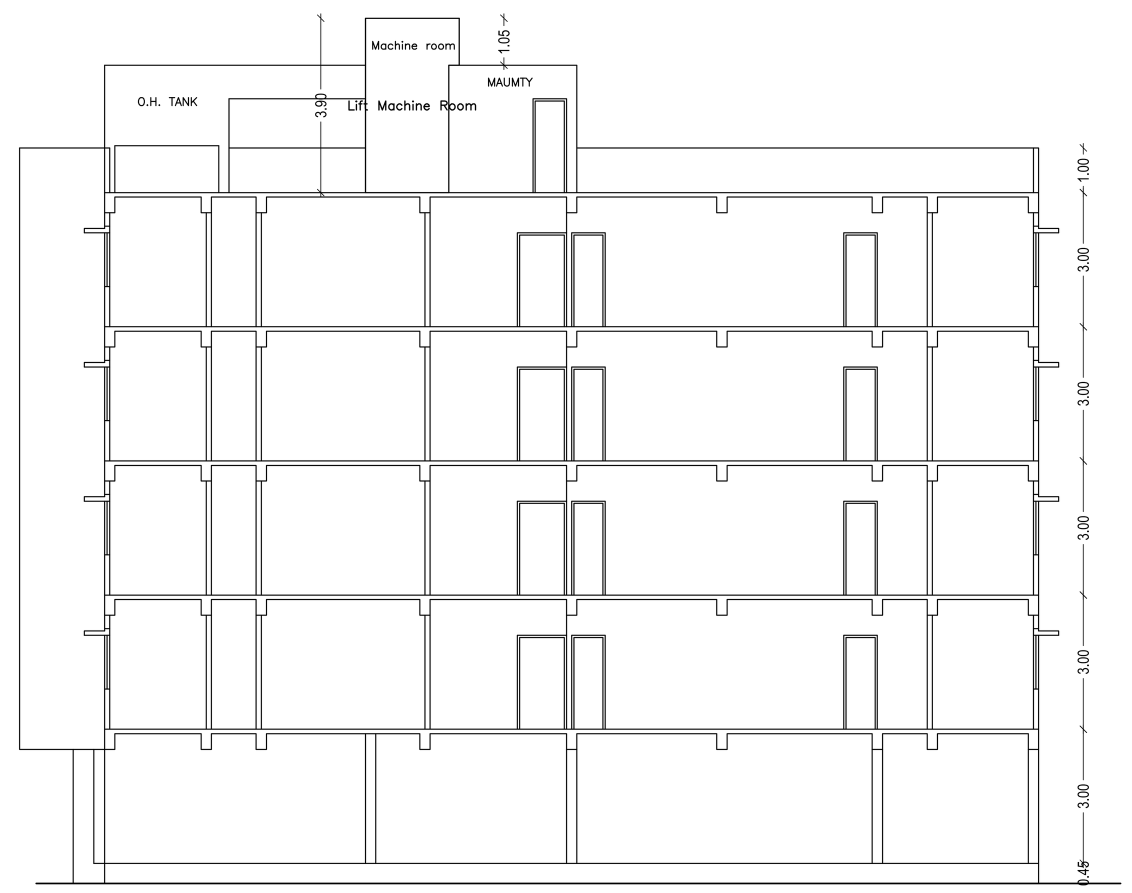
GROUND FLOOR PLAN
(SCALE 1:100)



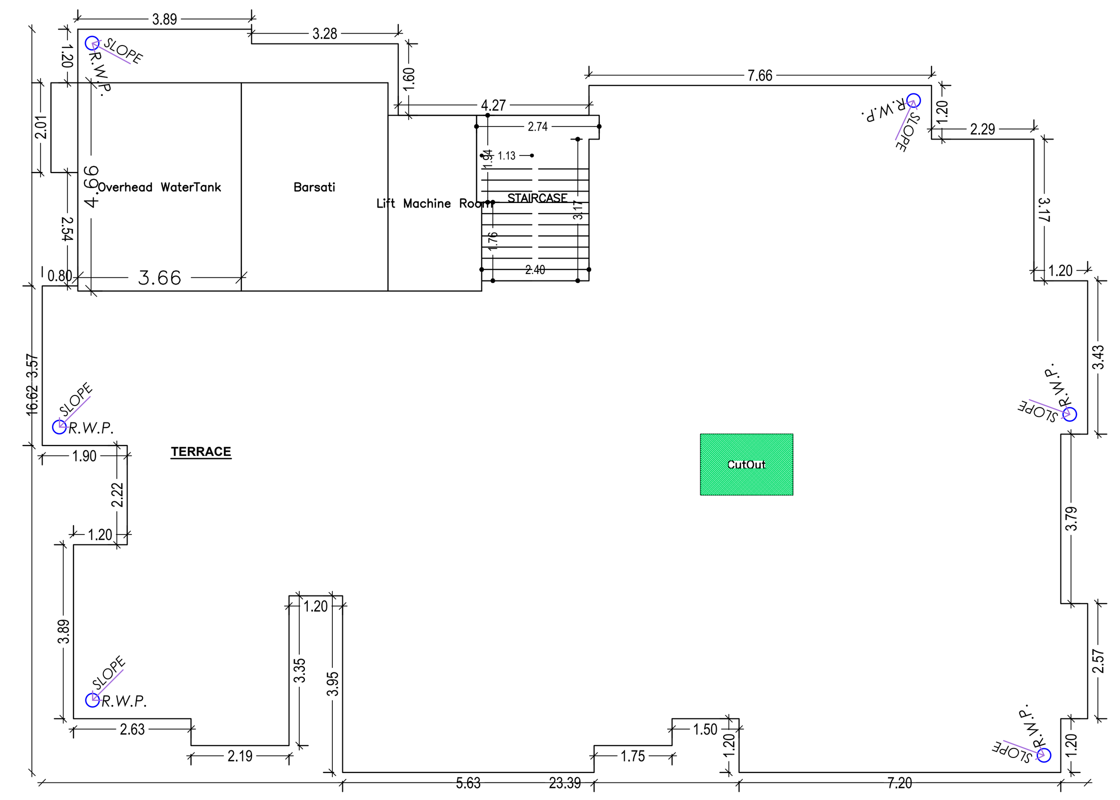
TYPICAL – 1– 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



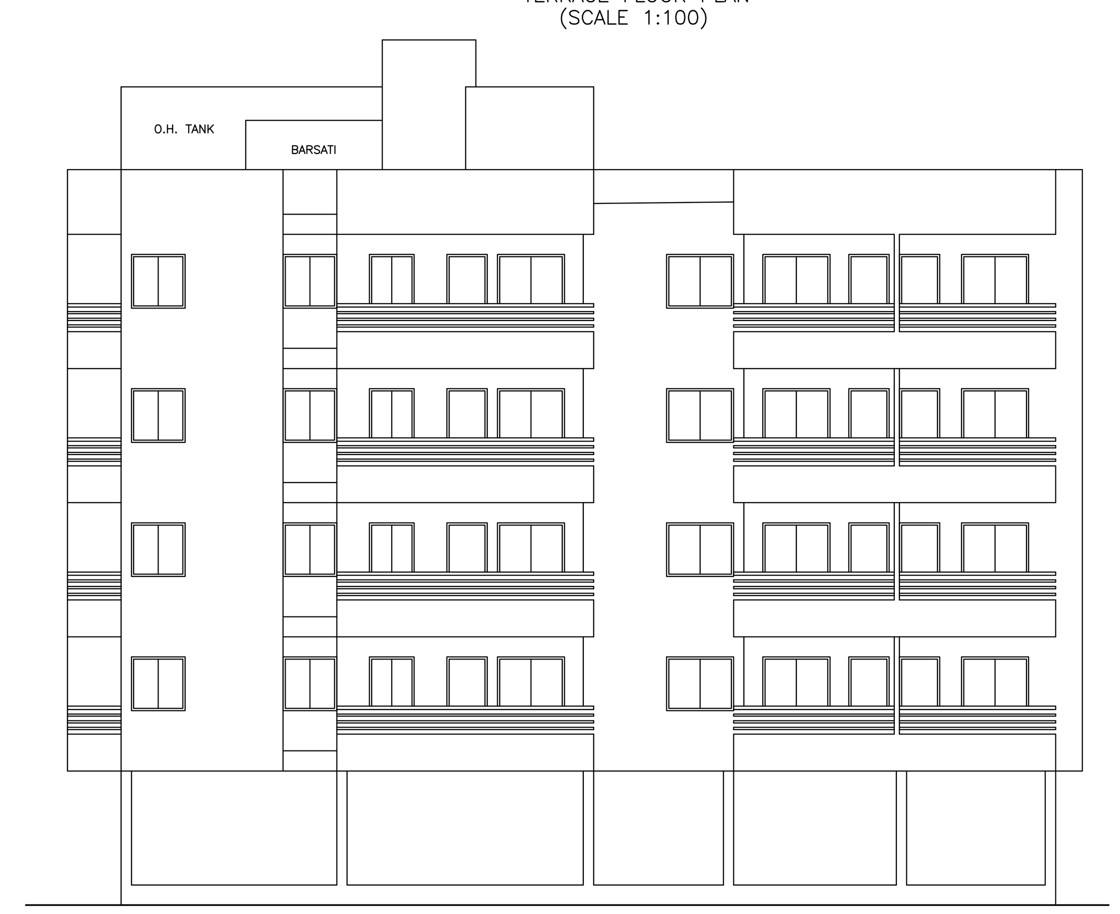
SECTION – YY

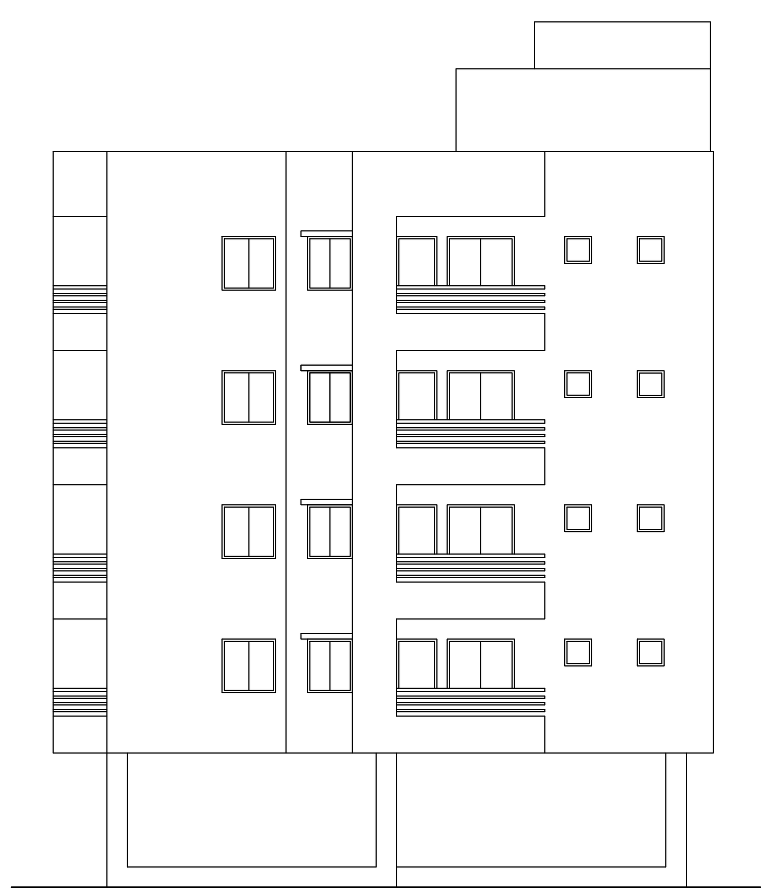


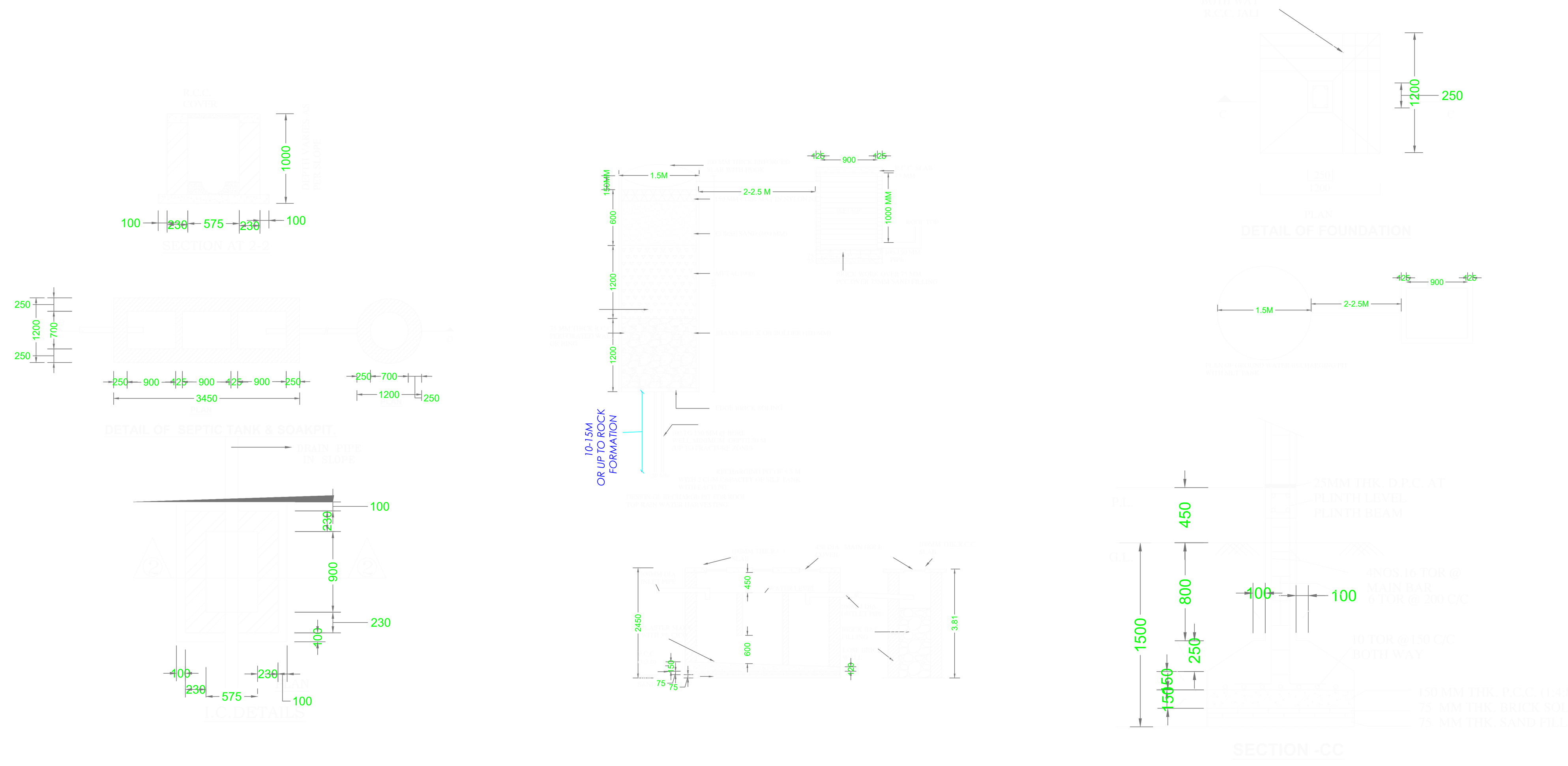
SECTION – XX



TERRACE FLOOR PLAN
(SCALE 1:100)







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/0473/W04/2023	Plot/SubPlot No: 1260	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	584.45
Deduction for NetPlot Area		
Surrender Free of Cost		18.48
Total		18.48
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	565.98
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		18.48
Common Plot		59.00
Total		77.47
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	506.98
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	565.98
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	584.45
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		339.59
Proposed Coverage Area (49.87 %)		282.28
Total Prop. Coverage Area (49.87 %)		282.28
Balance coverage area (10.13 %)		57.31
FAR CHECK		
Perm. FAR Area (2.500)		1461.13
Total Perm. FAR area		1461.13
Residential FAR		1203.71
Proposed FAR Area		1217.10
Total Proposed FAR Area		1217.10
Consumed FAR (Factor)		2.08
Balance FAR Area		244.03
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1593.64
ARCHITECT (Regd)		SHAKIL AHMAD
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		Mohammad Shahid Ali and Shammi Akhtar
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	A (RESIDENTIAL) Proposed Built Up Area (Sq.mt.)	A (RESIDENTIAL) Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	282.28	13.39	282.28	13.39
First Floor	327.84	300.93	327.84	300.93
Second Floor	327.84	300.93	327.84	300.93
Third Floor	327.84	300.93	327.84	300.93
Fourth Floor	327.84	300.93	327.84	300.93
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1593.64	1217.11	1593.64	1217.11

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	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 (RESIDENTIAL)	Residential	Residential Bldg/Apartment	0 - 140	1	12.00	1.00	12	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	12.00	-	-	-	-	-	-	1	12	-
			> 0	1	12.00	-	-	-	1	2	-	-	-	-
	Total :		-	-	-	-	12	12	-	2	2	-	12	16

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. 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
TwoWheeler	-	-	16	32.00
Total TwoWheeler	12	24.00	16	32.00
Other Parking	-	-	-	135.04
Total	199.00		374.04	

FAR & Tenement Details (Table 4c–1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions Lift	Deductions Balcony	Deductions Accessory Use	Deductions 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 (RESIDENTIAL)	1	1604.84	11.20	1593.64	16.64	91.00	3.85	265.04	1203.72	9.23	1217.11	1217.11	12
Grand Total :	1	1604.84	11.20	1593.64	16.64	91.00	3.85	265.04	1203.72	9.23	1217.11	1217.11	12

Building :A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (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.)
Ground Floor	282.28	0.00	282.28	0.00	0.00	3.85	265.04	0.00	9.23	13.39	13.39	00
First Floor	330.64	2.80	327.84	4.16	22.75	0.00	0.00	300.93	0.00	300.93	300.93	03
Second Floor	330.64	2.80	327.84	4.16	22.75	0.00	0.00	300.93	0.00	300.93	300.93	03
Third Floor	330.64	2.80	327.84	4.16	22.75	0.00	0.00	300.93	0.00	300.93	300.93	03
Fourth Floor	330.64	2.80	327.84	4.16	22.75	0.00	0.00	300.93	0.00	300.93	300.93	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1604.84	11.20	1593.64	16.64	91.00	3.85	265.04	1203.72	9.23	1217.11	1217.11	12
Total Number of Same Buildings :	1											
Total :	1604.84	11.20	1593.64	16.64	91.00	3.85	265.04	1203.72	9.23	1217.11	1217.11	12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.43	2.10	04
A (RESIDENTIAL)	D2	0.75	2.10	24
A (RESIDENTIAL)	D2	0.90	2.10	52
A (RESIDENTIAL)	D1	1.00	2.10	36
A (RESIDENTIAL)	D	1.10	2.10	08
A (RESIDENTIAL)	FD	2.00	2.10	08

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	0.60	24
A (RESIDENTIAL)	W4	1.00	1.20	12
A (RESIDENTIAL)	W2	1.20	1.20	12
A (RESIDENTIAL)	W3	1.20	1.20	04
A (RESIDENTIAL)	W1	1.50	1.20	32
A (RESIDENTIAL)	W	1.50	1.50	04
A (RESIDENTIAL)	W	2.14	1.50	04
A (RESIDENTIAL)	W	2.17	1.50	04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1- 4 FLOOR PLAN	1.20 X 7.67 X 1 X 4	36.28	182.04
	1.20 X 3.43 X 1 X 4	16.20	
	1.20 X 7.20 X 1 X 4	34.52	
	1.20 X 5.63 X 1 X 4	27.00	
	1.20 X 3.89 X 1 X 4	18.68	
	1.20 X 3.23 X 1 X 4	15.48	
	1.20 X 3.78 X 1 X 4	18.12	
	1.20 X 3.28 X 1 X 4	15.76	
Total	-	-	182.04

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1- 4 FLOOR PLAN	FLAT-A	FLAT	98.98	81.75	11	12
	FLAT-B	FLAT	105.05	89.43	10	
	FLAT-C	FLAT	107.12	85.12	10	
Total:	-	-	1244.59	1025.18	124	12

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHAKIL AHMAD RMC/LE/0038/15-16			Name : ARUN KUMAR Designation : Townplanner Organization : GOVERNMENT OF JHARKHAND

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