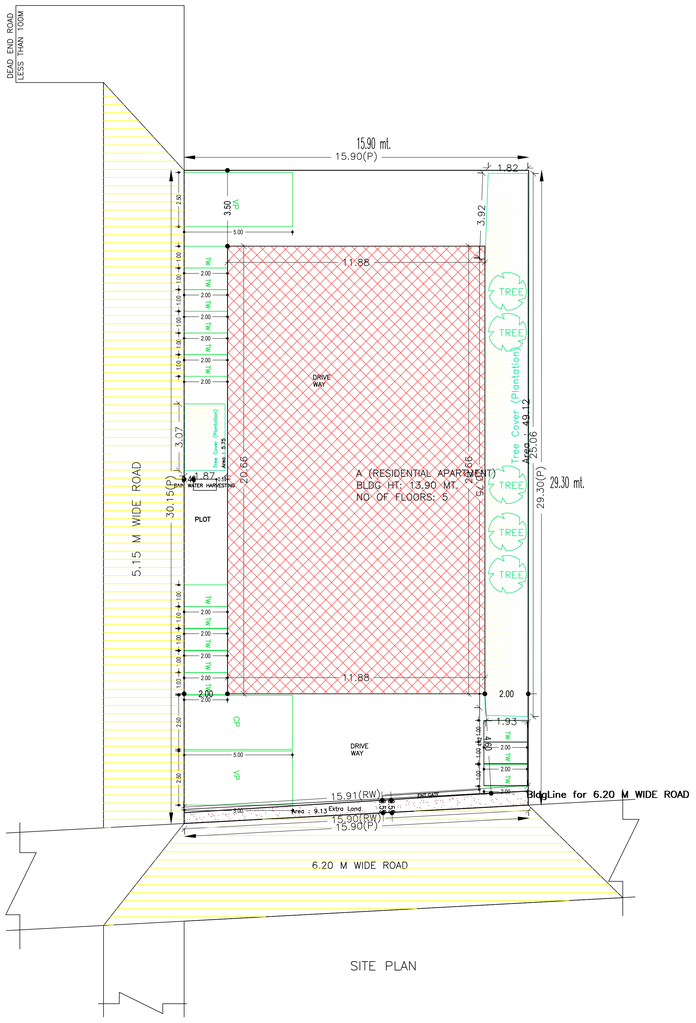
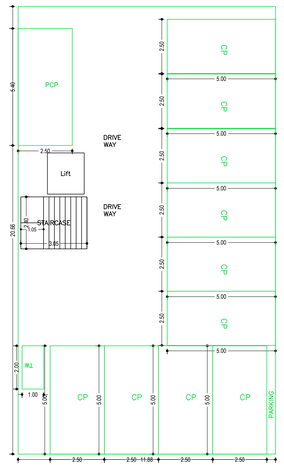
Project Title :PROPOSED RESIDENTIAL APPARTMENT BUILDING

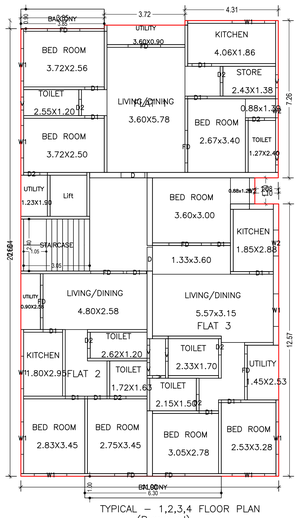
DATE 15-05-2022
SHEET NO. 1



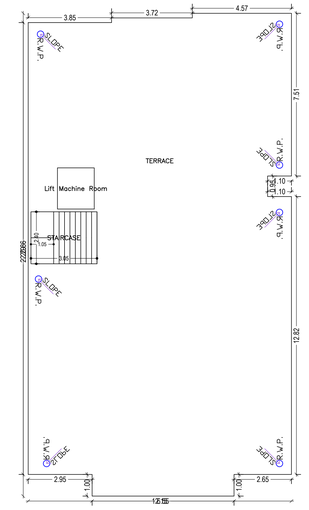
SITE PLAN



STILT FLOOR PLAN
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Proposal Basic Information

Proposal File No.	RMC/BP/0731/W20/2021
Owner Name	MANJU CHAWLA MANISH CHAWLA SANJEEV CHAWLA
Khata No	12
Plot No	84
Village Name	LALPUR
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.62 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	Plot Nearby/Religious/Structure: NA
Award_No: RMC/BP/0731/W20/2021	Plot/Sub/Plot No: 84
Application Type: General Proposal	
Project Type: Building Permission	South: Plot No. - HOUSE OF ASHWINI KUMAR
Nature of Development: New	East: Plot No. - HOUSE OF TANNU MUNDA
Location of Development Area: Old Area	West: Road Width - 6.5

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	465.00
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	465.00
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		54.87
Total		54.87
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	410.13
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	465.00
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	465.00
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		279.00
Proposed Coverage Area (52.80 %)		245.50
Total Prop. Coverage Area (52.8 %)		245.50
Balance coverage area (7.20 %)		33.50
FAR CHECK		
Perm. FAR Area (2.50)		1162.50
Total Perm. FAR area		1162.50
Residential FAR		993.22
Proposed FAR Area		1003.77
Total Proposed FAR Area		1003.77
Consumed FAR (Factor)		2.16
Balance FAR Area		158.73
BUILT UP AREA CHECK		
Total Proposed Built-Up Area		1271.18
ARCHITECT (Regd)		NAVEEN PRAKASH LAKRA
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		MANJU CHAWLA MANISH CHAWLA SANJEEV CHAWLA
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	Building Name A (RESIDENTIAL APARTMENT)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Stilt Floor	245.50	10.55	245.50	10.55
First Floor	256.42	248.31	256.42	248.31
Second Floor	256.42	248.31	256.42	248.31
Third Floor	256.42	248.31	256.42	248.31
Fourth Floor	256.42	248.31	256.42	248.31
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1271.18	1003.79	1271.18	1003.79

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL APARTMENT)	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 APARTMENT)	Residential	Residential Bldg/Apartment	0 - 140	1	12.00	1.00	12	-	-	-	-	-	-	-
			> 140	1.5	-	-	-	-	-	-	-	-	-	-
			> 0	1	12.00	-	-	-	-	-	-	1	12	-
			> 0	1	12.00	-	-	-	-	-	2	-	-	-
	Total		-	-	-	-	12	13	-	2	2	-	12	15

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car			11	137.50
Total Car	12	150.00	13	164.50
Parallel Car	-	-	2	27.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	15	30.00
Total TwoWheeler	12	24.00	15	30.00
ERIksha Stand Area	-	-	2	27.00
Other Parking	-	-	-	56.45
Total	199.00			370.95

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			
A (RESIDENTIAL APARTMENT)	1	1271.18	12.92	19.52	234.95	993.24	7.32	1003.79	1003.79	12
Grand Total	1	1271.18	12.92	19.52	234.95	993.24	7.32	1003.79	1003.79	12

Building :A (RESIDENTIAL APARTMENT)

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			
Stilt Floor	245.50	0.00	0.00	234.95	0.00	7.32	10.55	10.55	00
First Floor	256.42	3.23	4.88	0.00	248.31	0.00	248.31	248.31	03
Second Floor	256.42	3.23	4.88	0.00	248.31	0.00	248.31	248.31	03
Third Floor	256.42	3.23	4.88	0.00	248.31	0.00	248.31	248.31	03
Fourth Floor	256.42	3.23	4.88	0.00	248.31	0.00	248.31	248.31	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1271.18	12.92	19.52	234.95	993.24	7.32	1003.79	1003.79	12
Total Number of Same Buildings	1								
Total :	1271.18	12.92	19.52	234.95	993.24	7.32	1003.79	1003.79	12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL APARTMENT)	D2	0.75	2.10	32
A (RESIDENTIAL APARTMENT)	D1	0.90	2.10	48
A (RESIDENTIAL APARTMENT)	D	1.10	2.10	08
A (RESIDENTIAL APARTMENT)	FD	1.50	2.10	36

SCHEDULE OF WINDOW/VENTILATION:

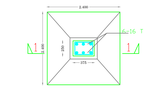
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL APARTMENT)	V	0.60	0.60	28
A (RESIDENTIAL APARTMENT)	W2	0.88	1.20	04
A (RESIDENTIAL APARTMENT)	W2	1.20	1.20	08
A (RESIDENTIAL APARTMENT)	W1	1.50	1.20	36

Balcony Calculations Table

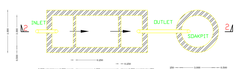
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL-1,2,3,4 FLOOR PLAN	1.00 X 6.30 X 1 X 4	25.20	39.04
	0.90 X 3.85 X 1 X 4	13.84	
Total	-	-	39.04

UnitBUA Table for Building :A (RESIDENTIAL APARTMENT)

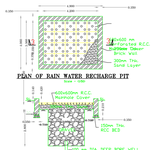
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL 1,2,3,4 FLOOR PLAN	FLAT 1	FLAT	80.80	76.13	10	12
	FLAT 2	FLAT	52.90	49.79	7	
	FLAT 3	FLAT	74.33	70.44	8	
Total:	-	-	832.17	780.46	100	12



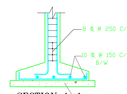
TYP FDN & COLUMN DETAIL
(SCALE - 1:25)



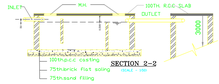
DETAIL OF SEPTIC TANK (15 USERS)



PLAN OF RAIN WATER RECHARGE PIT

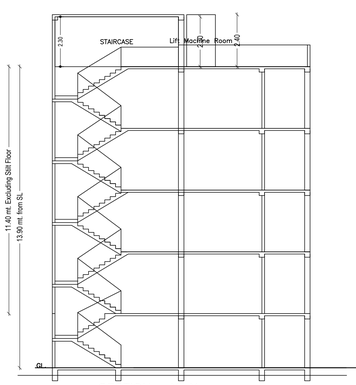


SECTION 1-1



SECTION 2-2

SECTION '3-3'



SECTION –X–X
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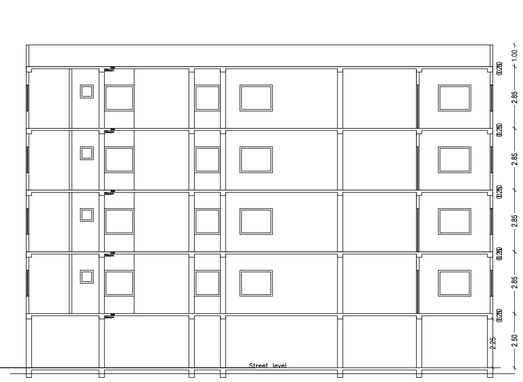

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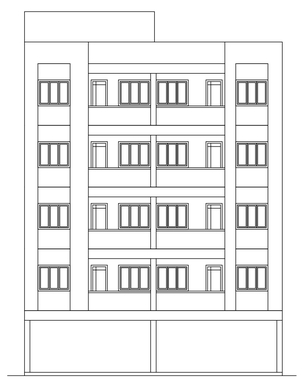

FRONT ELEVATION
(SCALE – 1:100)

SIDE ELEVATION
(SCALE – 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NAVEEN PRAKASH LAKRA 75/RMC			Name : ARUN KUMAR Designation : Draughtsman Organization : GOVERNMENT OF JHARKHAND

ISO_A0_(841.00_x_1189.00_MM)

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