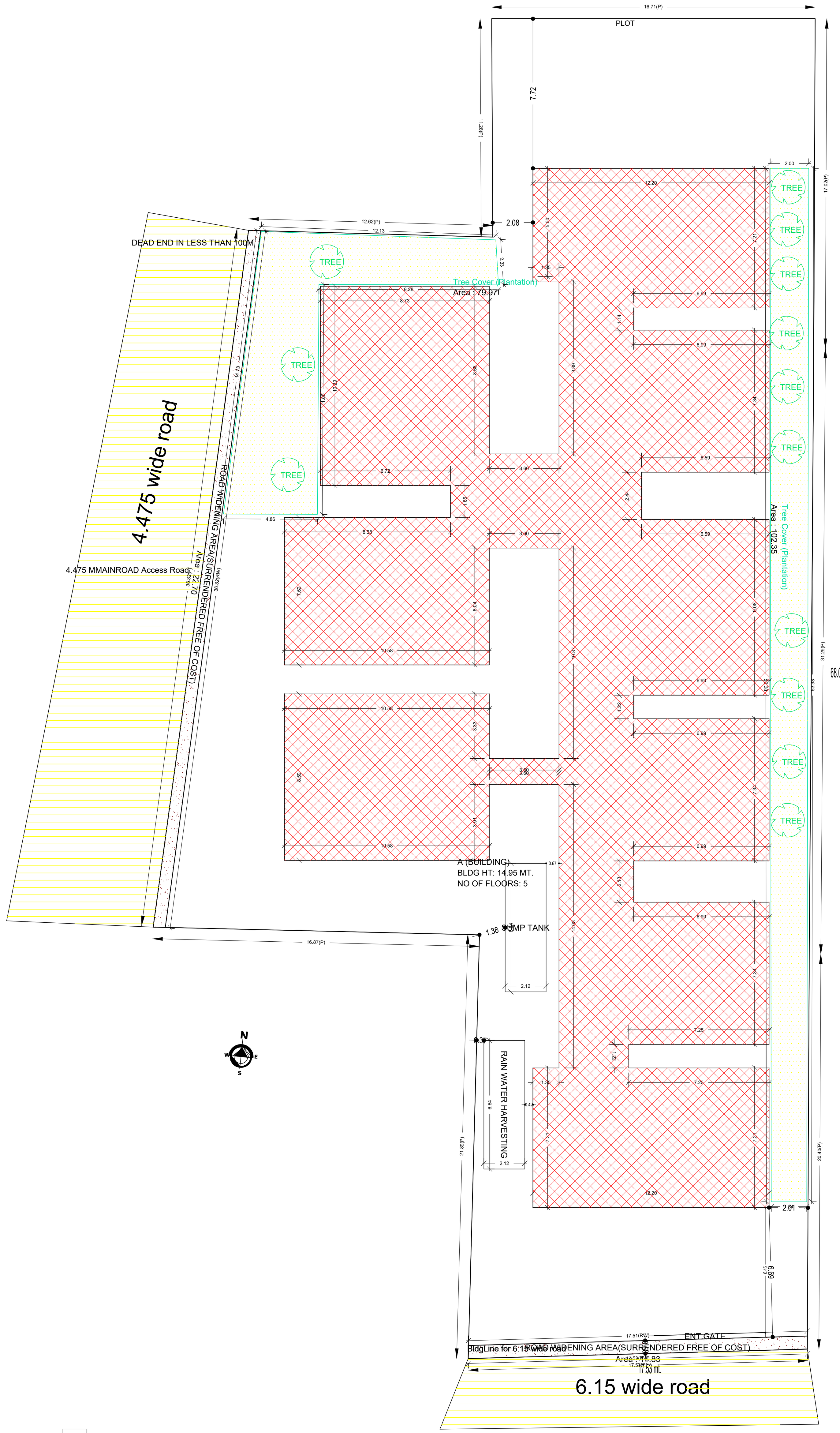
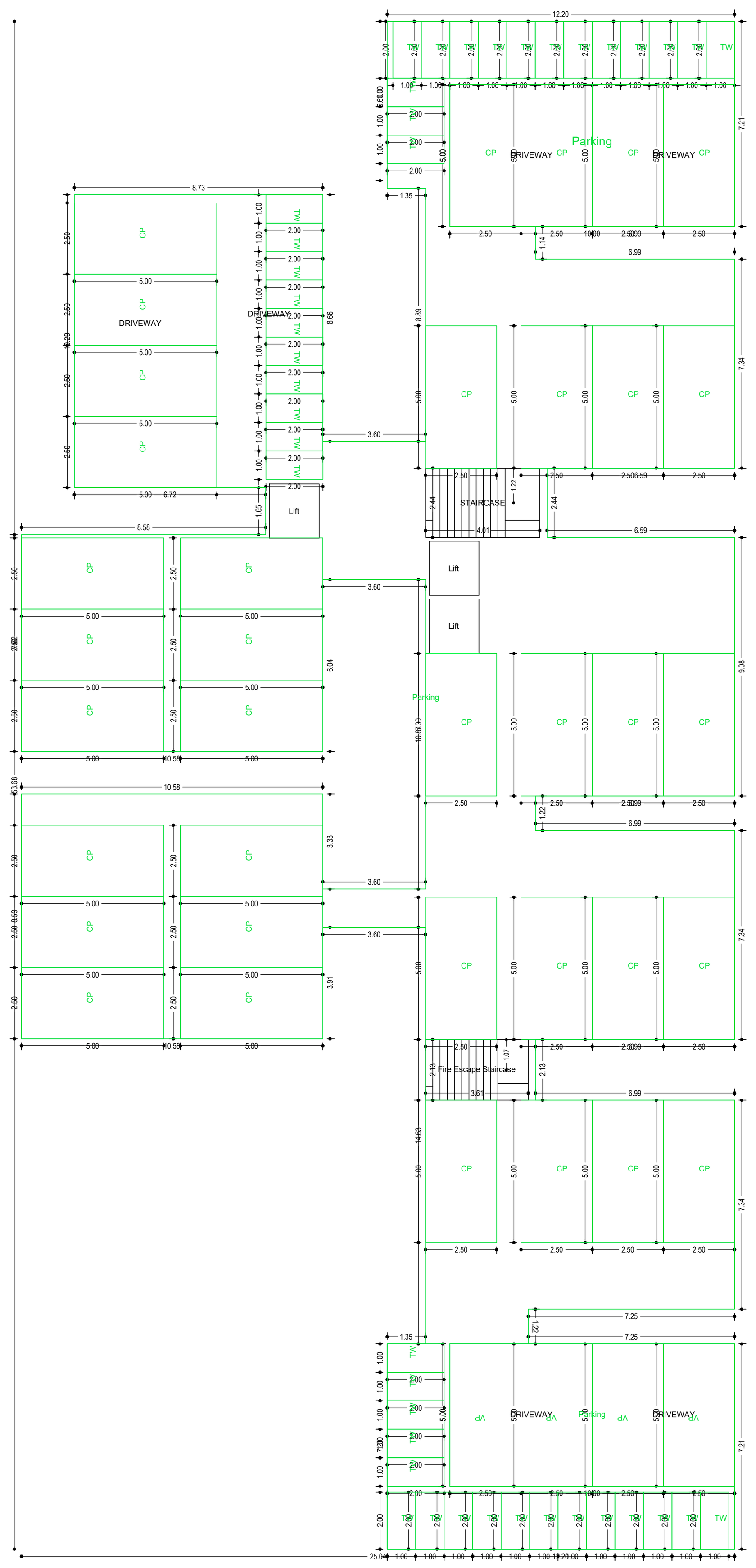
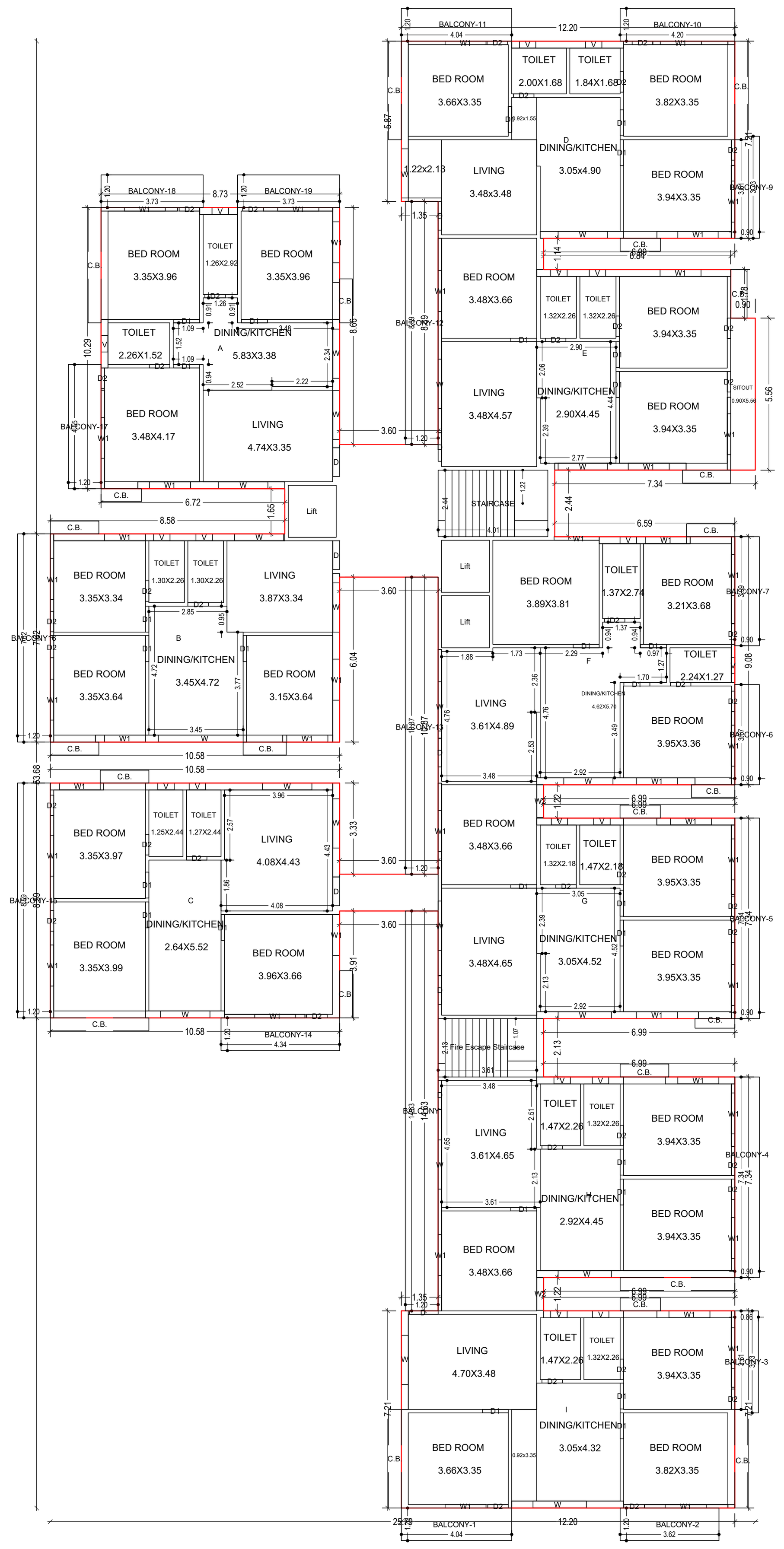
Project Title :PROPOSED G+4 RESIDENTIAL BUILDING



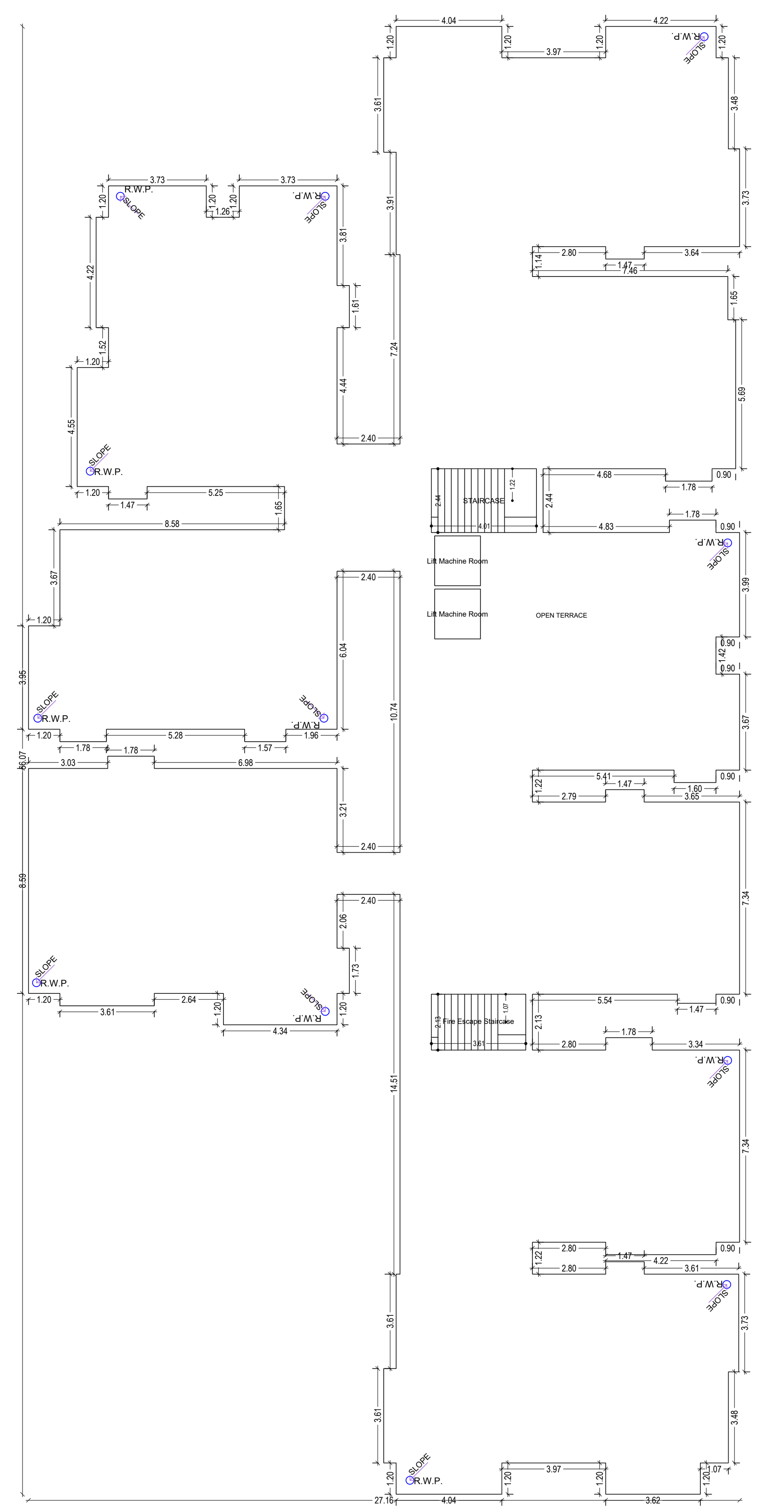
SITE PLAN



GROUND FLOOR PLAN
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)

DATE	30-11-2023
SHEET NO.	1

Proposal Basic Information

Proposal File No.	RMC/BP/0207/W50/2023
Owner Name	SMT. KAUSHALYA DEVI AND SMT. AMRITA SINHA
Khata No	13,68
Plot No	544,545
Village Name	HETHU
Use	Residential
SubUse	Residential Bldg/Apartment

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/0207/W50/2023	Plot/SubPlot No: 544,545	
Application Type: General Proposal	North: Plot No. - 546,547	
Project Type: Building Permission	South: Road Width - 6.15	
Nature of Development: New	East: Plot No. - 538,539	
Location of Development Area: Old Area	West: Road Width - 3.6	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1700.44
Deduction for NetPlot Area		
Surrender Free of Cost		34.53
Total		34.53
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1665.91
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		34.53
Common Plot		182.32
Total		216.85
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1483.59
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1665.91
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	1700.44
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		832.96
Proposed Coverage Area (49.88 %)		830.98
Total Prop. Coverage Area (49.88 %)		830.98
Balance coverage area (0.12 %)		1.98
FAR CHECK		
Perm. FAR Area (2.500)		4251.10
Total Perm. FAR area		4251.10
Residential FAR		3621.79
Proposed FAR Area		3641.58
Total Proposed FAR Area		3641.58
Consumed FAR (Factor)		2.14
Balance FAR Area		609.52
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		4875.54
ARCHITECT (Regd)		SANTOSH KUMAR JAISWAL
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SMT. KAUSHALYA DEVI AND SMT. AMRITA SINHA
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 (BUILDING) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total: Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	930.98	19.79	930.98	19.79
First Floor	986.14	905.45	986.14	905.45
Second Floor	986.14	905.45	986.14	905.45
Third Floor	986.14	905.45	986.14	905.45
Fourth Floor	986.14	905.45	986.14	905.45
Terrace Floor	0.00	0.00	0.00	0.00
Total :	4875.54	3641.59	4875.54	3641.59

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	Units		Car			Visitors Car			TwoWheeler		
			(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (BUILDING)	Residential	Residential Bldg/Apartment	0 - 140	1	36.00	1.00	36	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	36.00	-	-	-	-	-	-	1	36	-
			> 0	1	36.00	-	-	-	1	4	-	-	-	-
	Total :		-	-	-	-	36	36	-	4	4	-	36	42

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	36	450.00
Total Car	36	450.00	36	450.00
Visitor's Car Parking	-	-	4	50.00
Total Visitor Parking	4	50.00	4	50.00
TwoWheeler	-	-	42	84.00
Total TwoWheeler	36	72.00	42	84.00
Other Parking	-	-	-	269.52
Total	572.00			937.52

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Balcony	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 (BUILDING)	1	4875.54	38.50	40.00	251.96	903.49	3621.80	9.79	3641.59	3641.59	36
Grand Total :	1	4875.54	38.50	40.00	251.96	903.49	3621.80	9.79	3641.59	3641.59	36

Building :A (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Balcony	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	930.98	7.70	0.00	0.00	903.49	0.00	9.79	19.79	19.79	00
First Floor	986.14	7.70	10.00	62.99	0.00	905.45	0.00	905.45	905.45	09
Second Floor	986.14	7.70	10.00	62.99	0.00	905.45	0.00	905.45	905.45	09
Third Floor	986.14	7.70	10.00	62.99	0.00	905.45	0.00	905.45	905.45	09
Fourth Floor	986.14	7.70	10.00	62.99	0.00	905.45	0.00	905.45	905.45	09
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	4875.54	38.50	40.00	251.96	903.49	3621.80	9.79	3641.59	3641.59	36
Total Number of Same Buildings :	1									
Total :	4875.54	38.50	40.00	251.96	903.49	3621.80	9.79	3641.59	3641.59	36

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	160
A (BUILDING)	D1	0.95	2.10	108
A (BUILDING)	D	1.05	2.10	36

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	0.60	72
A (BUILDING)	W2	1.20	1.20	08
A (BUILDING)	W1	1.48	1.20	04
A (BUILDING)	W1	1.50	1.20	160
A (BUILDING)	W1	1.65	1.20	04
A (BUILDING)	W	1.80	1.20	68
A (BUILDING)	W	1.95	1.20	12
A (BUILDING)	W	3.09	1.20	04

Balcony Calculations Table

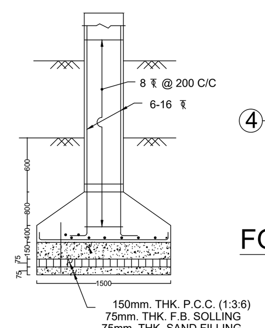
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	1.20 X 4.04 X 2 X 4	38.64	503.76
	0.86 X 3.73 X 1 X 4	12.64	
	0.90 X 7.34 X 2 X 4	52.88	
	1.20 X 8.59 X 1 X 4	41.24	
	1.20 X 4.34 X 1 X 4	20.80	
	0.90 X 3.67 X 1 X 4	13.24	
	0.90 X 3.99 X 1 X 4	14.40	
	1.20 X 7.62 X 1 X 4	36.56	
	1.20 X 4.55 X 1 X 4	21.80	
	1.20 X 3.73 X 2 X 4	35.84	
	1.20 X 4.20 X 1 X 4	20.12	
	0.90 X 3.73 X 1 X 4	13.20	
	1.20 X 8.89 X 1 X 4	42.64	
	1.20 X 10.87 X 1 X 4	52.20	
	1.20 X 14.64 X 1 X 4	70.24	
	1.20 X 3.62 X 1 X 4	17.32	
Total	-	-	503.76

UnitBUA Table for Building :A (BUILDING)

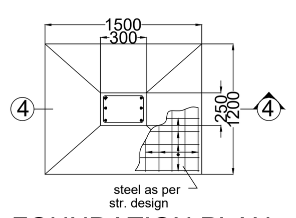
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	A	FLAT	103.80	84.20	7	36
	B	FLAT	89.41	73.82	7	
	C	FLAT	106.45	85.92	7	
	D	FLAT	109.81	81.26	7	
	E	FLAT	98.59	83.66	8	
	F	FLAT	110.09	86.48	7	
	G	FLAT	121.61	79.77	7	
	H	FLAT	108.57	79.88	7	
	I	FLAT	117.65	83.60	7	
Total:	-	-	3863.95	2954.39	256	36

FRONT ELEVATION

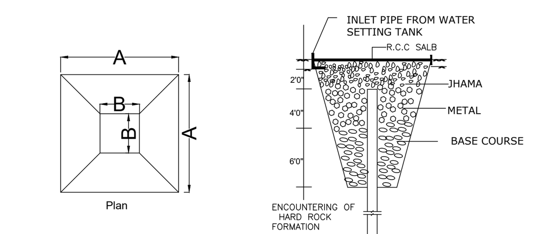
SIDE ELEVATION



SECTION 4-4

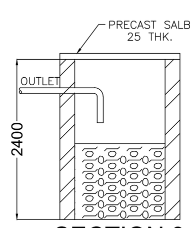


FOUNDATION PLAN



A: 1 recharging pit is required of 150 Sq,ft
With 6-7 Cum capacity water settling tank
with each recharge pit. Recharging trench
along boundary of the bldg should be filled
with pebbles & sand
B:16 sq.ft.

WATER HARVESTING DETAILS



SECTION 3-3
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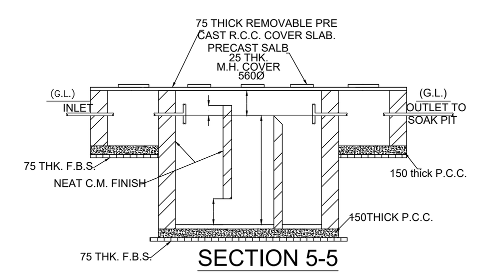
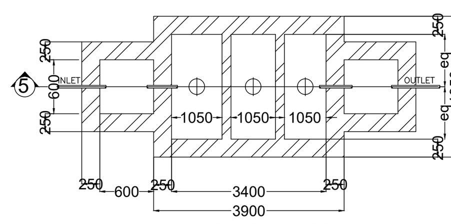
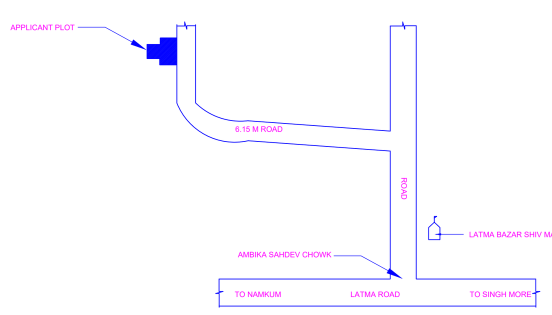
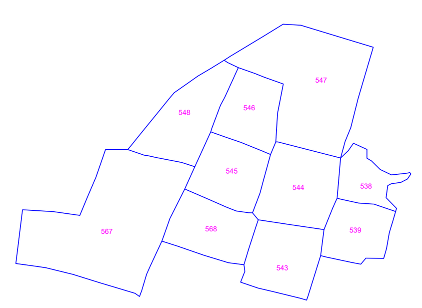


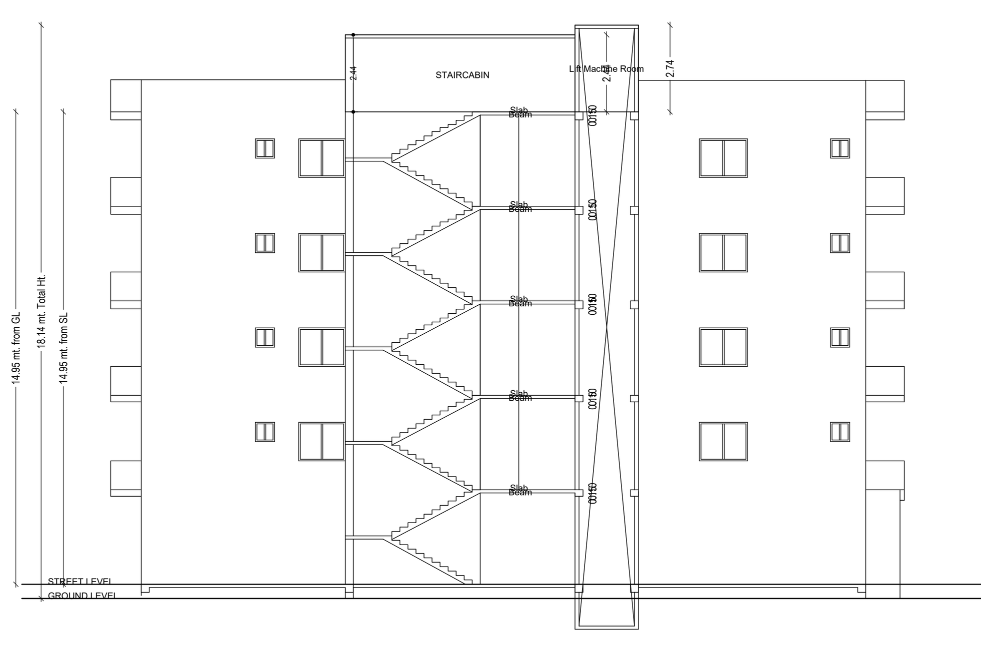
SECTION 5-5
SCALE 1:50



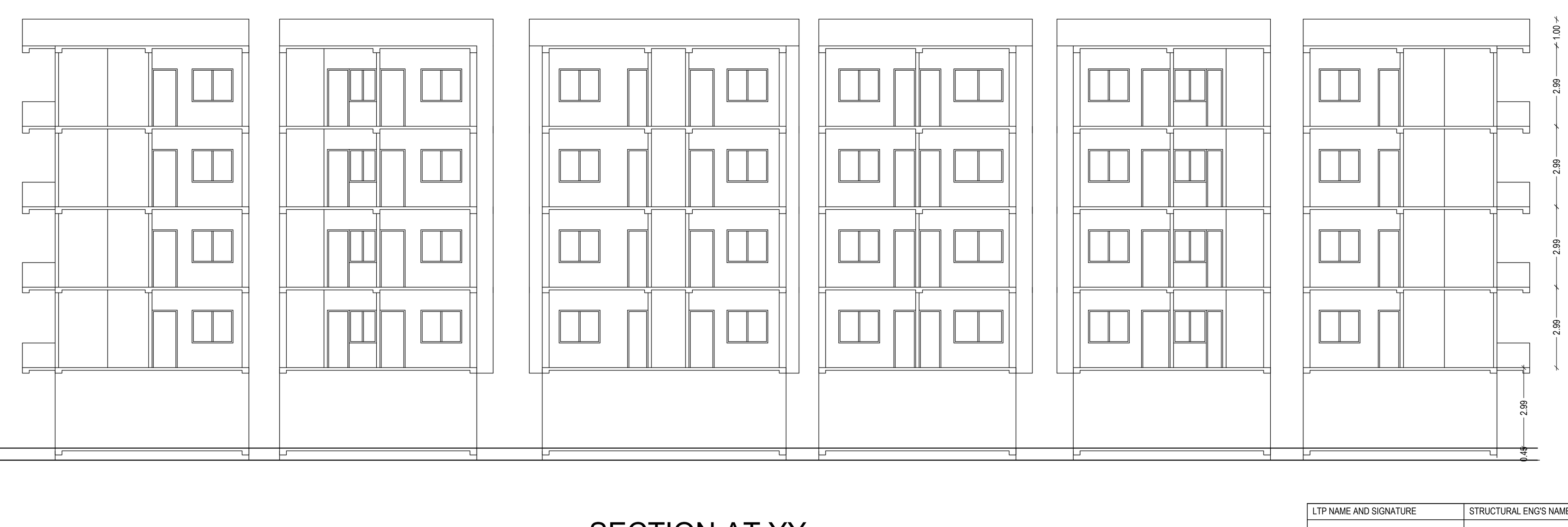
PLAN OF SEPTIC TANK
SCALE 1:50







SECTION AT XX



SECTION AT YY

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SANTOSH KUMAR JAISWAL RMC/LE/0012/15-16			Name : ARUN KUMAR Designation : Townplanner Organization : GOVERNMENT

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