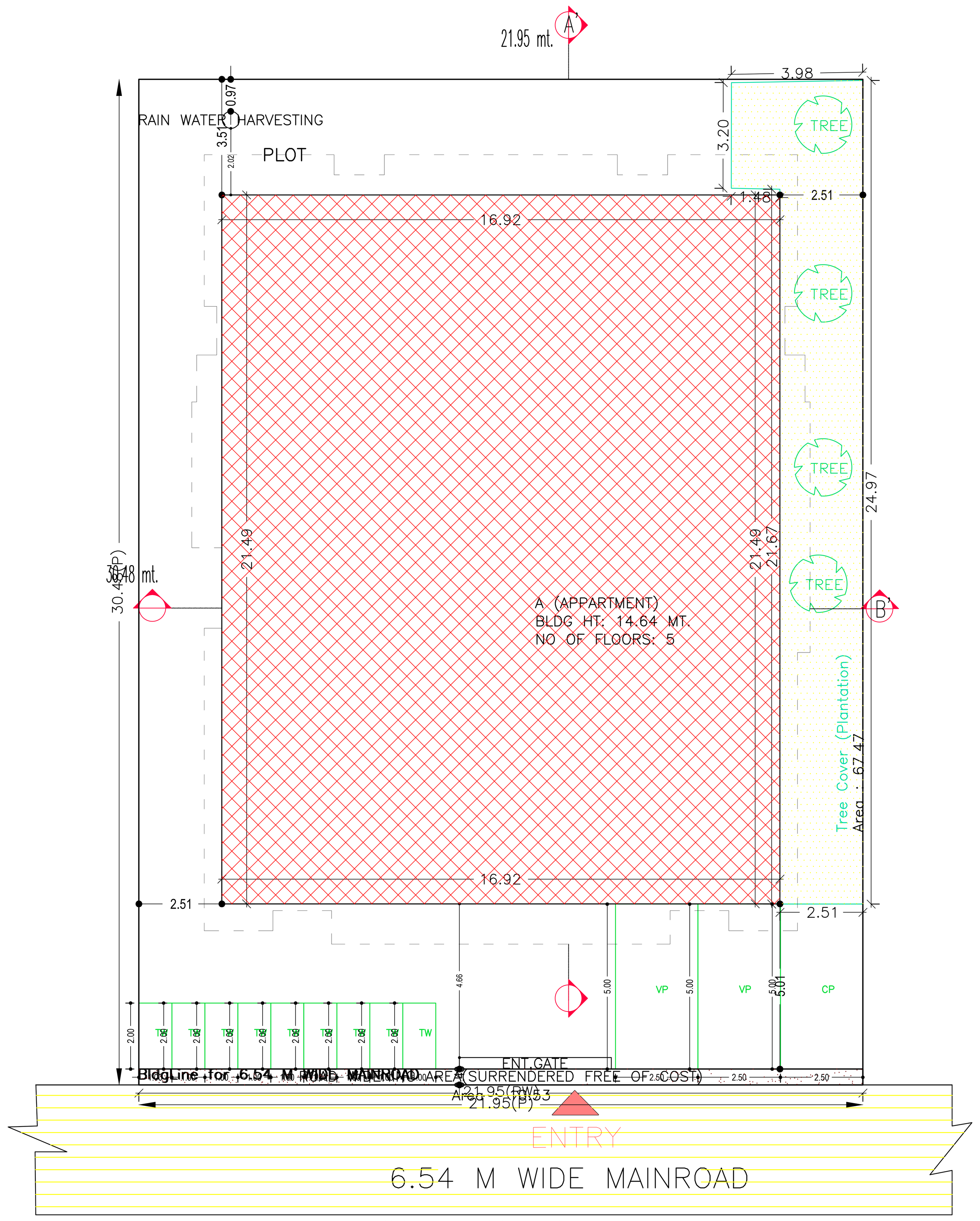
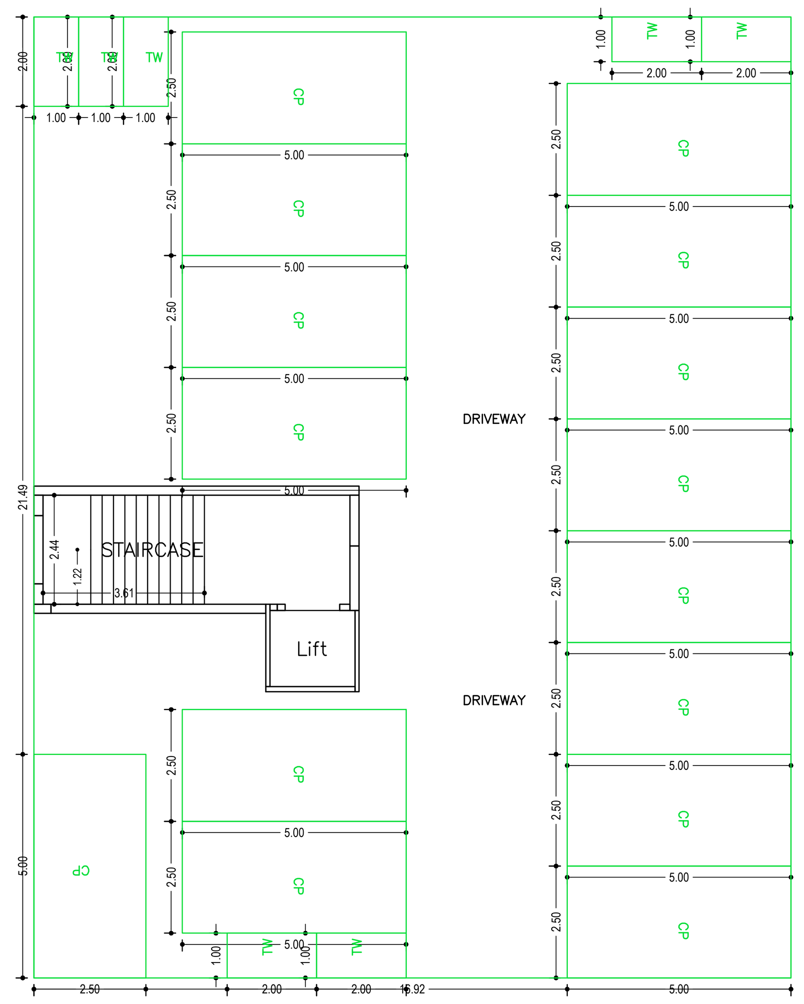
Project Title :VIKRAMSHILA KUNJ

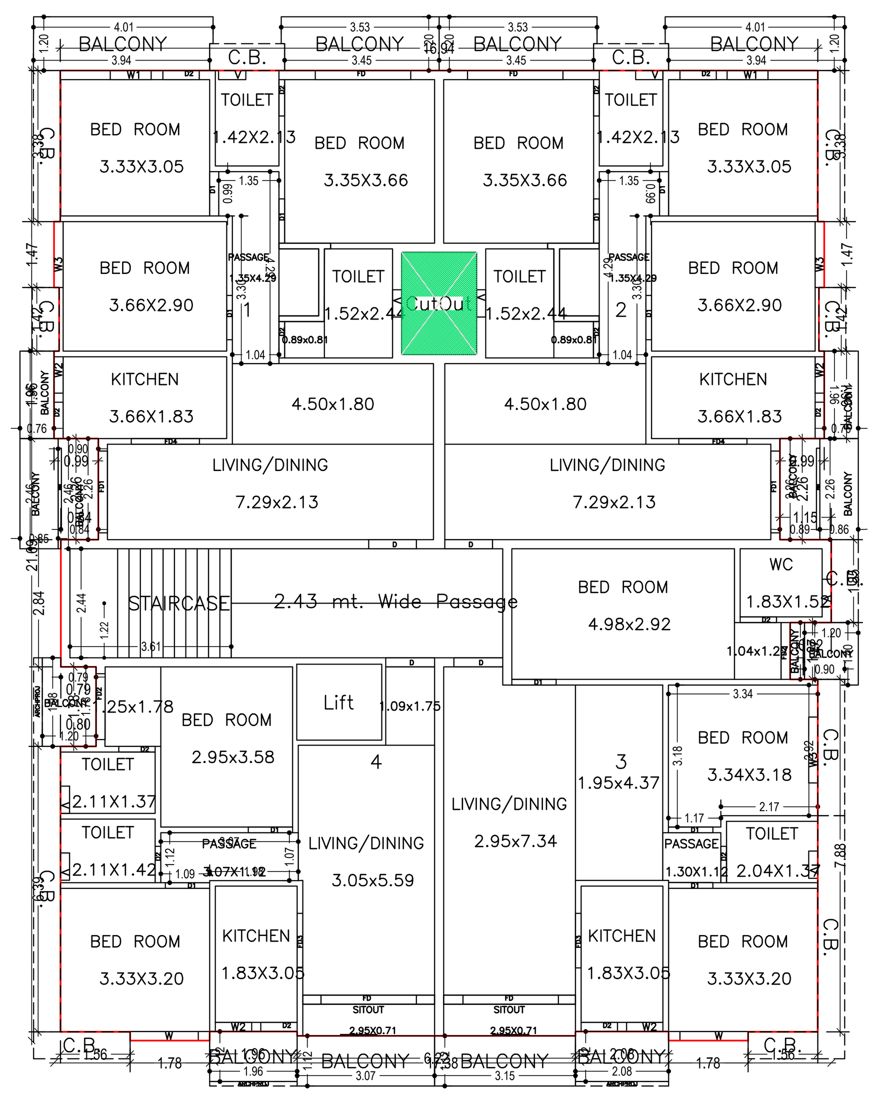
DATE	30-11-2023
SHEET NO.	1



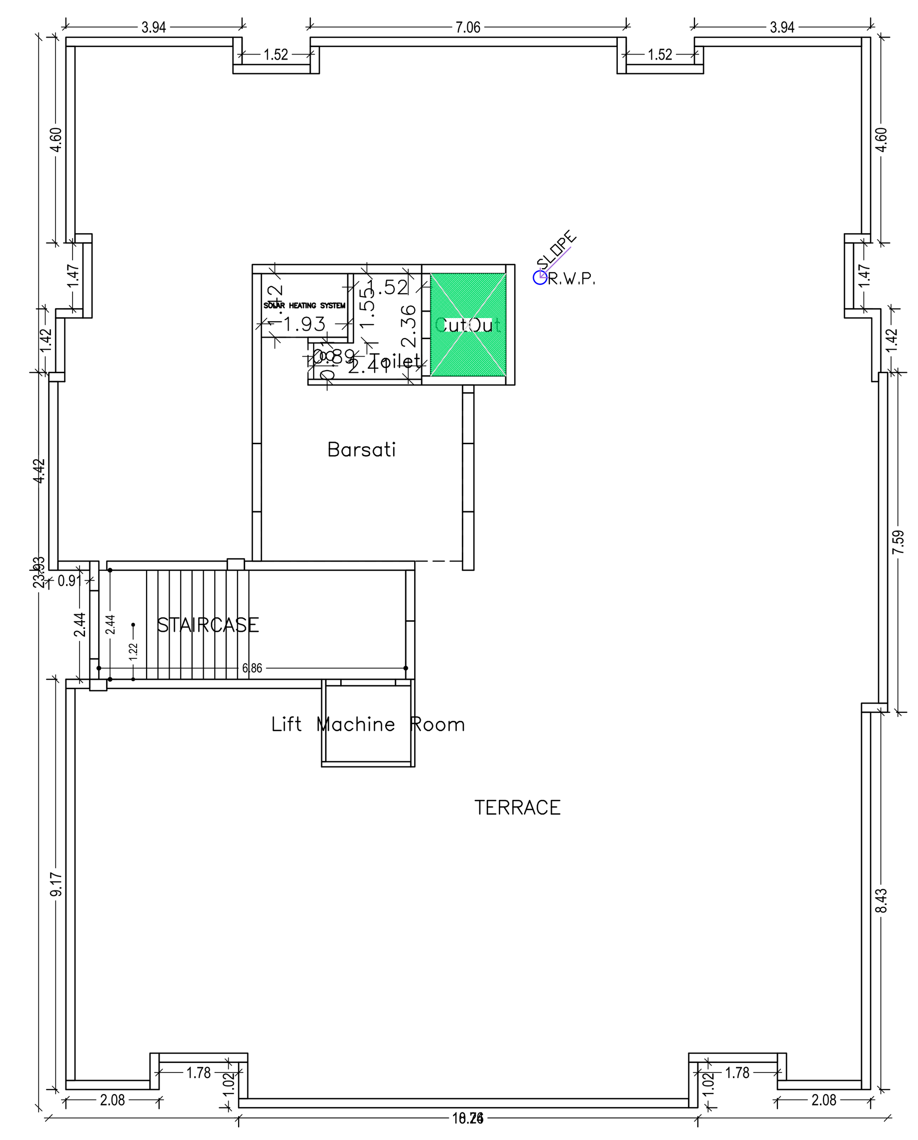
SITE PLAN



STILT FLOOR PLAN
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Proposal Basic Information

Proposal File No.	RMC/BP/0624/W09/2023
Owner Name	VIKRAMSHILA ENGICON PRIVATE LIMITED THROUGH ITS DIRECTOR NAVENDU RAJ
Khata No	34,54
Plot No	864,866
Village Name	BARIYATU
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/0624/W09/2023	Plot/SubPlot No: 864,866	
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)	668.90
Deduction for NetPlot Area		
Surrender Free of Cost		10.53
Total		10.53
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	658.37
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		10.53
Common Plot		67.47
Total		78.01
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	590.89
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	658.37
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	668.90
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		395.02
Proposed Coverage Area (55.21 %)		363.51
Total Prop. Coverage Area (55.21 %)		363.51
Balance coverage area (4.79 %)		31.51
FAR CHECK		
Perm. FAR Area (2.500)		1672.25
Total Perm. FAR area		1672.25
Residential FAR		1584.70
Proposed FAR Area		1596.72
Total Proposed FAR Area		1596.72
Consumed FAR (Factor)		2.39
Balance FAR Area		75.53
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2054.82
ARCHITECT (Regd)		RAJIV CHADDA
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		VIKRAMSHILA ENGICON PRIVATE LIMITED THROUGH ITS DIRECTOR NAVENDU RAJ
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 (APPARTMENT) Proposed Built Up Area (Sq.mt.)	A (APPARTMENT) Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Stilt Floor	363.50	12.02	363.50	12.02
First Floor	421.75	396.17	421.75	396.17
Second Floor	421.75	396.17	421.75	396.17
Third Floor	421.75	396.17	421.75	396.17
Fourth Floor	421.75	396.17	421.75	396.17
Terrace Floor	4.32	0.00	4.32	0.00
Total :	2054.82	1596.70	2054.82	1596.70

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (APPARTMENT)	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 (APPARTMENT)	Residential	Residential Bldg/Apartment	0 - 140	1	16.00	1.00	16	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	16.00	-	-	-	-	-	-	1	16	-
			> 0	1	16.00	-	-	-	1	2	-	-	-	-
	Total :		-	-	-	-	16	16	-	2	2	-	16	16

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	16	200.00
Total Car	16	200.00	16	200.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	16	32.00
Total TwoWheeler	16	32.00	16	32.00
Other Parking	-	-	-	149.98
Total	257.00		438.98	

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 (APPARTMENT)	1	2070.14	15.32	2054.82	12.92	89.40	4.32	351.48	1584.68	8.79	1596.70	1596.70	16
Grand Total :	1	2070.14	15.32	2054.82	12.92	89.40	4.32	351.48	1584.68	8.79	1596.70	1596.70	16

Building :A (APPARTMENT)

Floor Name	Gross Builtup Area	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.)
Stilt Floor	363.50	0.00	363.50	0.00	0.00	0.00	351.48	0.00	8.79	12.02	12.02	00
First Floor	425.58	3.83	421.75	3.23	22.35	0.00	0.00	396.17	0.00	396.17	396.17	04
Second Floor	425.58	3.83	421.75	3.23	22.35	0.00	0.00	396.17	0.00	396.17	396.17	04
Third Floor	425.58	3.83	421.75	3.23	22.35	0.00	0.00	396.17	0.00	396.17	396.17	04
Fourth Floor	425.58	3.83	421.75	3.23	22.35	0.00	0.00	396.17	0.00	396.17	396.17	04
Terrace Floor	4.32	0.00	4.32	0.00	0.00	4.32	0.00	0.00	0.00	0.00	0.00	00
Total :	2070.14	15.32	2054.82	12.92	89.40	4.32	351.48	1584.68	8.79	1596.70	1596.70	16
Total Number of Same Buildings :	1											
Total :	2070.14	15.32	2054.82	12.92	89.40	4.32	351.48	1584.68	8.79	1596.70	1596.70	16

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (APPARTMENT)	D2	0.81	2.10	56
A (APPARTMENT)	OPEN	0.81	2.10	08
A (APPARTMENT)	D1	0.99	2.10	44
A (APPARTMENT)	D	1.07	2.10	08
A (APPARTMENT)	D	1.09	2.10	08
A (APPARTMENT)	FD3	1.22	2.10	08
A (APPARTMENT)	FD2	1.27	2.10	04
A (APPARTMENT)	FD2	1.47	2.10	04
A (APPARTMENT)	FD4	1.52	2.10	08
A (APPARTMENT)	FD1	1.83	2.10	08
A (APPARTMENT)	FD	2.13	2.10	16

SCHEDULE OF WINDOW/VENTILATION:

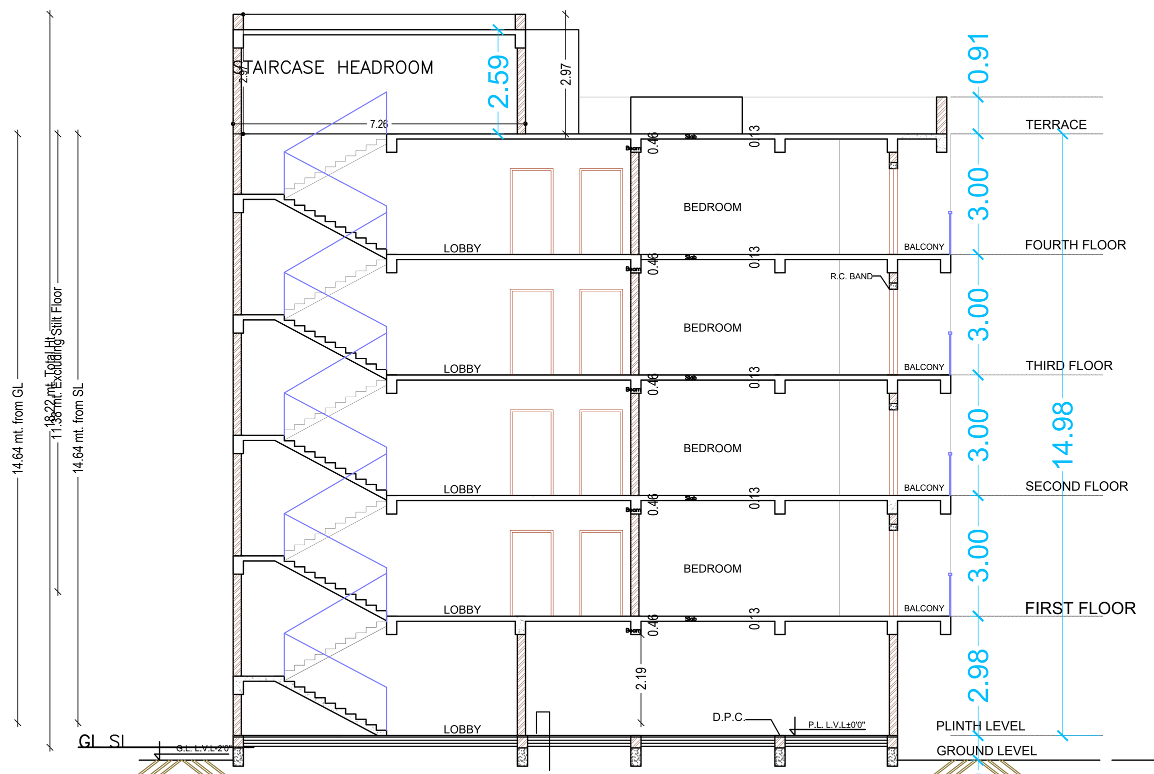
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (APPARTMENT)	V	0.61	1.20	32
A (APPARTMENT)	W2	0.81	1.20	16
A (APPARTMENT)	W1	0.91	1.20	08
A (APPARTMENT)	W3	1.47	1.20	12
A (APPARTMENT)	W	1.52	1.20	08

Balcony Calculations Table

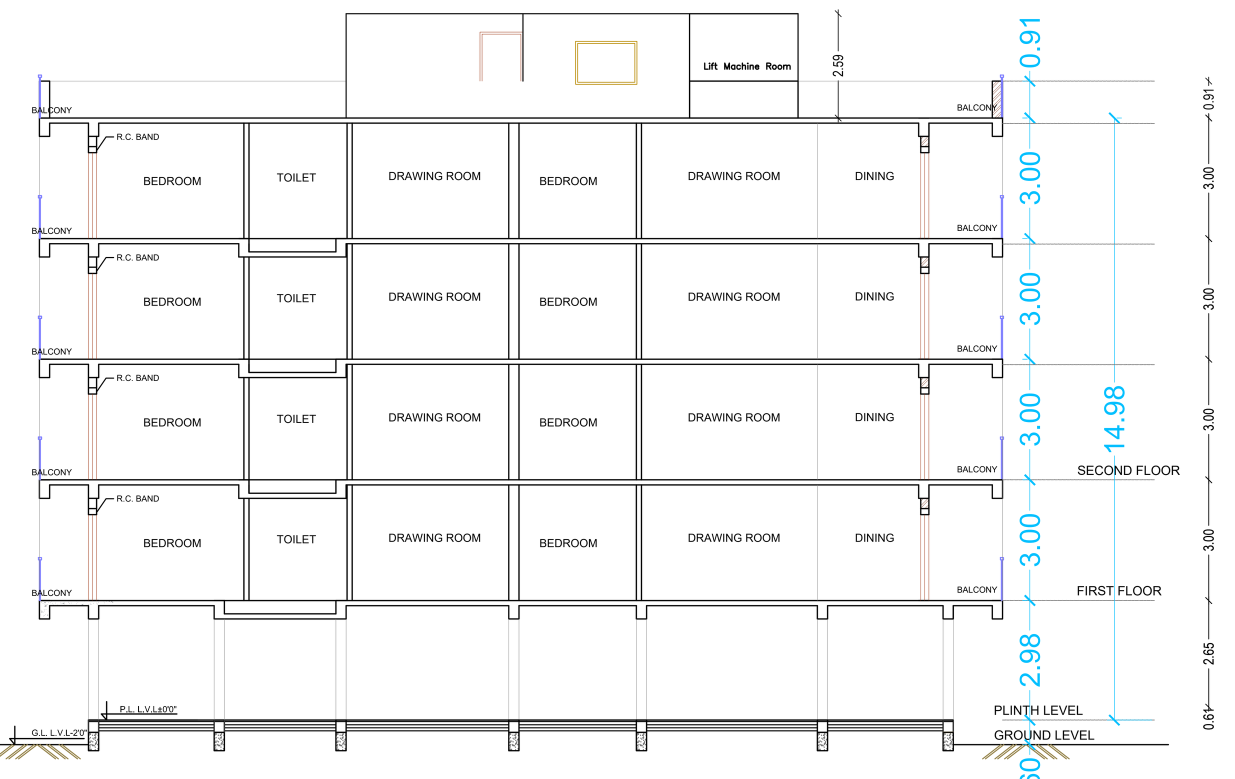
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1- 4 FLOOR PLAN	1.12 X 1.96 X 1 X 4	8.76	178.76
	1.12 X 3.07 X 1 X 4	13.76	
	1.12 X 3.15 X 1 X 4	14.12	
	1.12 X 2.08 X 1 X 4	9.32	
	1.20 X 1.98 X 1 X 4	8.88	
	1.20 X 1.40 X 1 X 4	6.24	
	0.90 X 2.26 X 1 X 4	8.08	
	1.20 X 4.01 X 1 X 4	19.08	
	1.20 X 3.53 X 2 X 4	33.52	
	1.20 X 4.02 X 1 X 4	19.08	
	0.90 X 2.46 X 1 X 4	8.20	
	0.85 X 2.46 X 1 X 4	8.40	
	0.86 X 2.26 X 1 X 4	7.76	
	0.76 X 1.96 X 2 X 4	11.92	
	0.32 X 1.27 X 1 X 4	1.64	
Total	-	-	178.76

UnitBUA Table for Building :A (APPARTMENT)

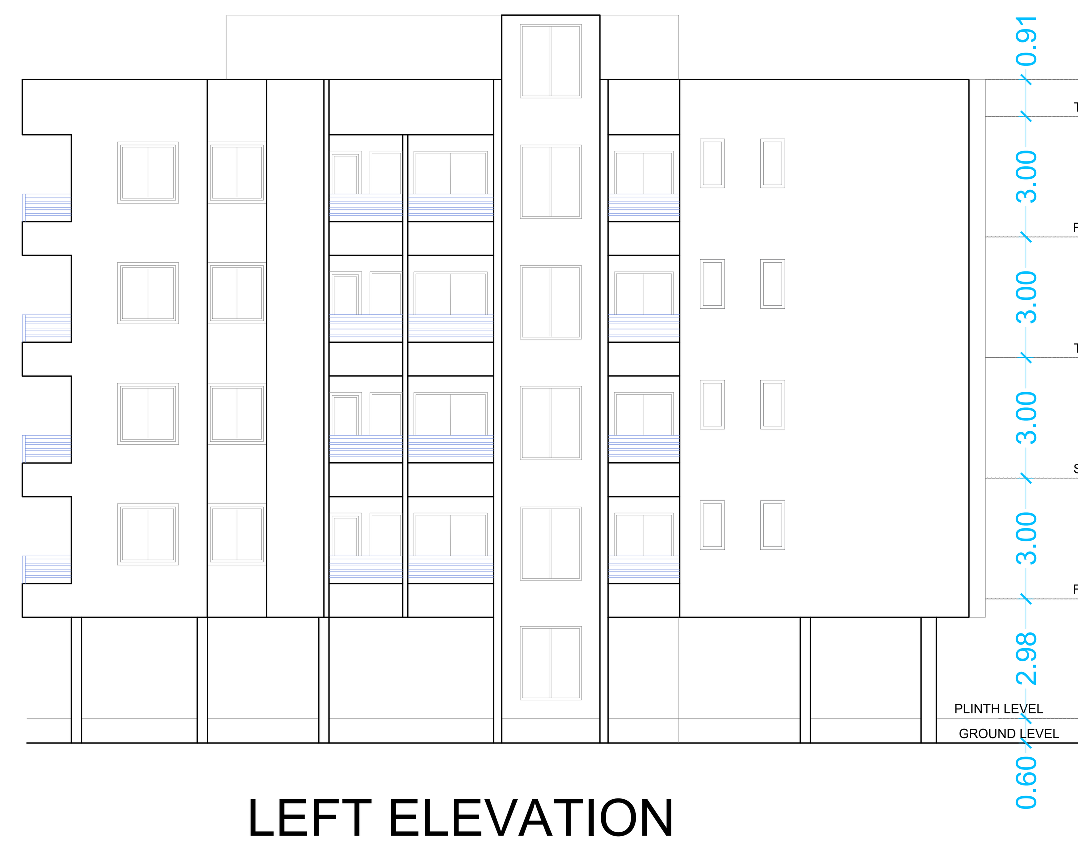
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1- 4 FLOOR PLAN	1	FLAT	101.67	86.61	8	16
	2	FLAT	100.83	85.96	8	
	3	FLAT	101.08	88.70	9	
	4	FLAT	76.98	65.01	8	
Total:	-	-	1522.25	1305.09	132	16



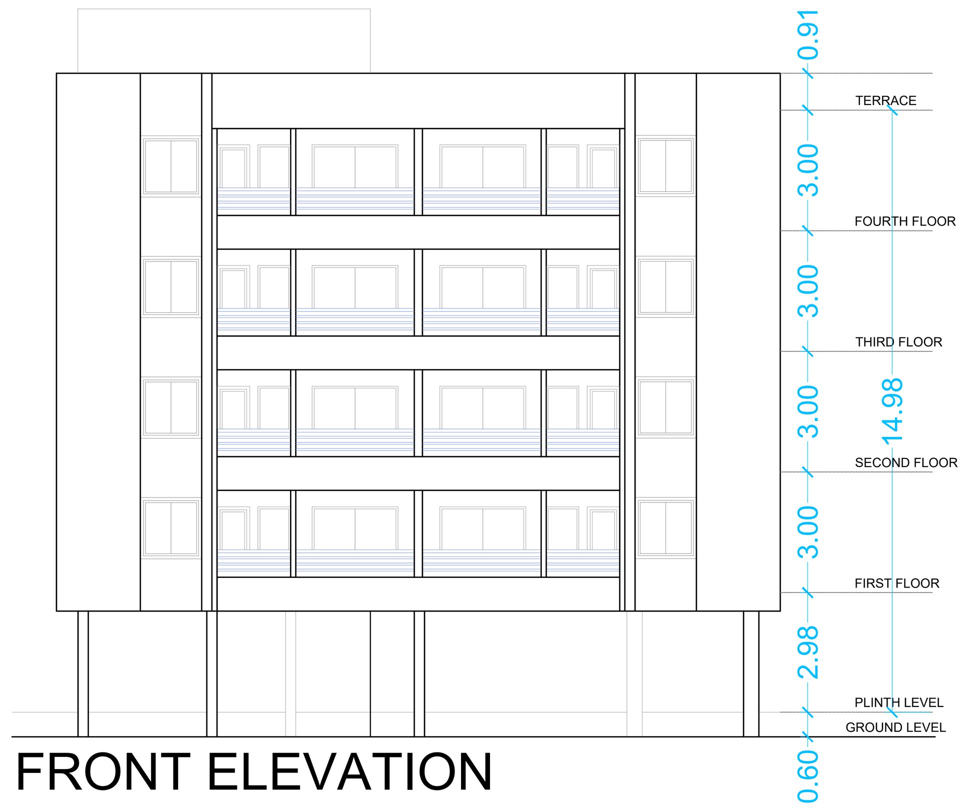
SECTION B-B'



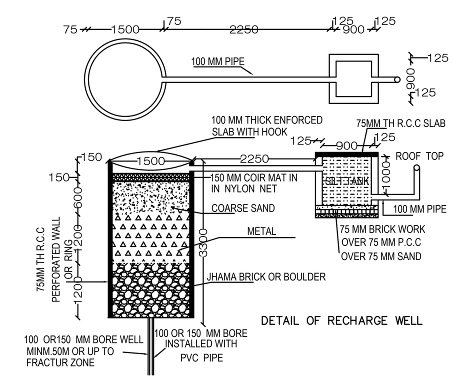
SECTION A-A'



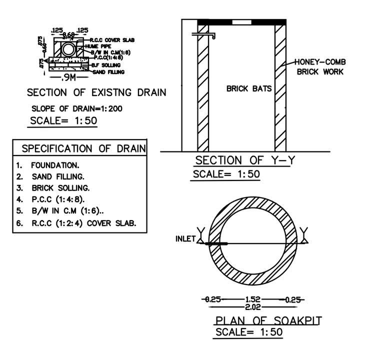
LEFT ELEVATION

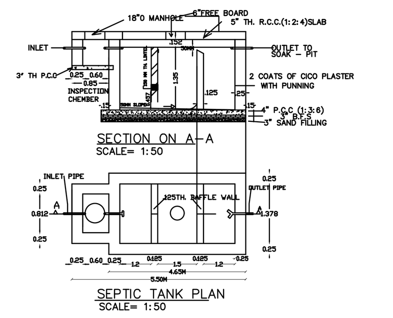


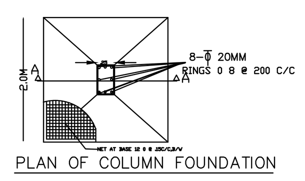
FRONT ELEVATION



DETAIL OF RECHARGE WELL







PLAN OF COLUMN FOUNDATION
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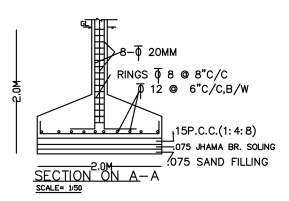

SECTION ON A–A
SCALE= 1:50

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJIV CHADDA CA/81/6480			Name : ARUN KUMAR Designation : Townplanner Organization : GOVERNMENT OF JHARKHAND

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