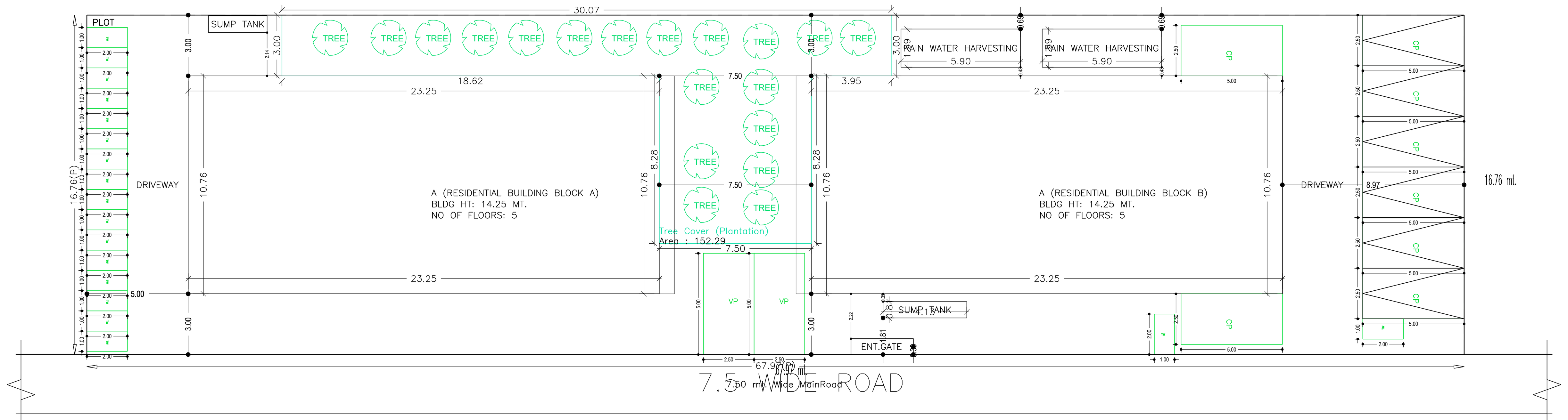
Project Title :BY DESIGN-X PROPOSED RESIDENTIAL BUILDING DIVINE CREATIVE HOMES PVT LTD. & OTHERS

DATE	19-12-2023
SHEET NO.	1

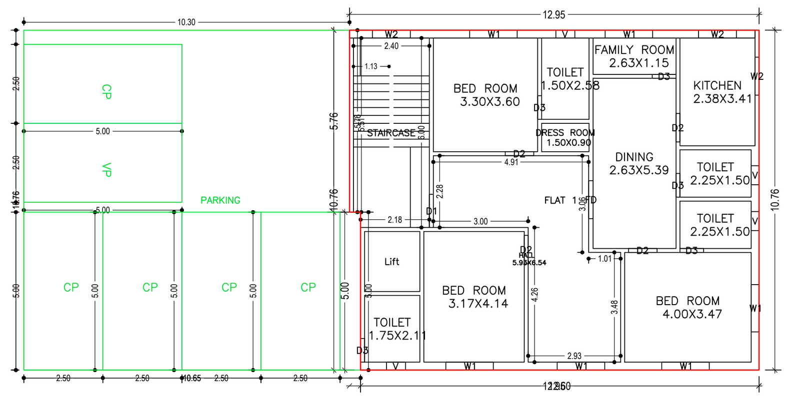
Proposal Basic Information

Proposal File No.	RMC/BP/0086/W48/2020
Owner Name	DIVINE CREATIVE HOMES PVT LTD.,SEEMA MISHRA, MUNIYA DEVI & PRAWESH AGRAWAL
Khata No	147
Plot No	1886
Village Name	BADA GHAGHARA
Use	Residential
SubUse	Residential Bldg/Apartment

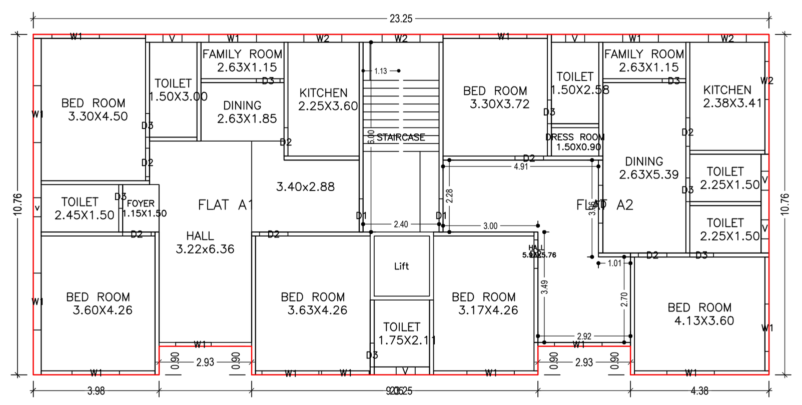


SITE PLAN
SCALE=1:100

SITE PLAN



GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.68 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/0086/W48/2020	Plot/SubPlot No: 1886	
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)	1139.45
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1139.45
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		152.29
Total		152.29
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	987.16
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1139.45
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	1139.45
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		569.72
Proposed Coverage Area (43.93 %)		500.53
Total Prop. Coverage Area (43.93 %)		500.53
Balance coverage area (6.07 %)		69.19
FAR CHECK		
Perm. FAR Area (2.500)		2848.63
Total Perm. FAR area		2848.63
Residential FAR		2384.57
Proposed FAR Area		2384.57
Total Proposed FAR Area		2384.57
Consumed FAR (Factor)		2.09
Balance FAR Area		464.06
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2761.06
ARCHITECT (Regd)		ANAND KUMAR
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		DIVINE CREATIVE HOMES PVT LTD.,SEEMA MISHRA, MUNIYA DEVI & PRAWESH AGRAWAL
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 BUILDING BLOCK A) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	A (RESIDENTIAL BUILDING BLOCK B) 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	250.26	137.64	250.26	137.64	500.52	275.28
First Floor	245.00	241.67	245.00	241.67	490.00	483.34
Second Floor	295.09	270.99	295.09	270.99	590.18	541.98
Third Floor	295.09	270.99	295.09	270.99	590.18	541.98
Fourth Floor	295.09	270.99	295.09	270.99	590.18	541.98
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total :	1380.53	1192.28	1380.53	1192.28	2761.06	2384.56

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL BUILDING BLOCK A)	Residential	Residential Bldg/Apartment	Non-Highrise
A (RESIDENTIAL BUILDING BLOCK B)	Residential	Residential Bldg/Apartment	Non-Highrise

Required Parking(Table 7a)

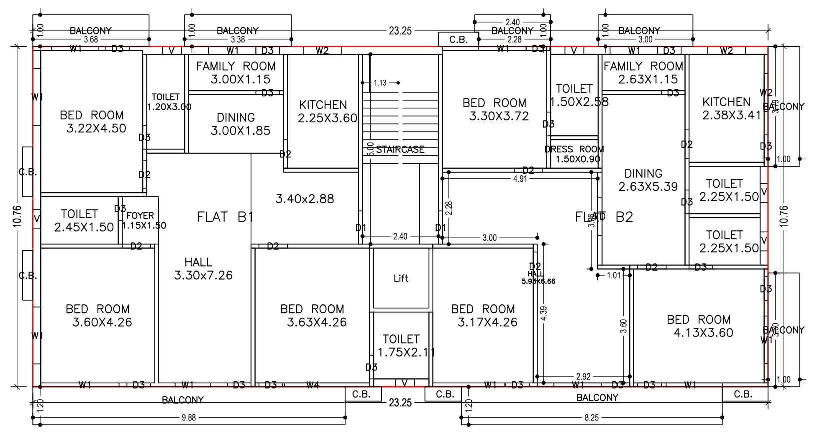
Building Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.	Visitors Car Reqd./Unit	Visitors Car Reqd.	Visitors Car Prop.	TwoWheeler Reqd./Unit	TwoWheeler Reqd.	TwoWheeler Prop.
A (RESIDENTIAL BUILDING BLOCK A)	Residential	Residential Bldg/Apartment	0 - 140	1	9.00	1.00	9	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	9.00	-	-	-	-	-	-	1	9	-
			> 0	1	9.00	-	-	-	1	1	-	-	-	-
A (RESIDENTIAL BUILDING BLOCK B)	Residential	Residential Bldg/Apartment	0 - 140	1	9.00	1.00	9	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	9.00	-	-	-	-	-	-	1	9	-
			> 0	1	9.00	-	-	-	1	1	-	-	-	-
	Total :		-	-	-	-	18	18	-	2	4	-	18	18

Parking Check (Table 7b)

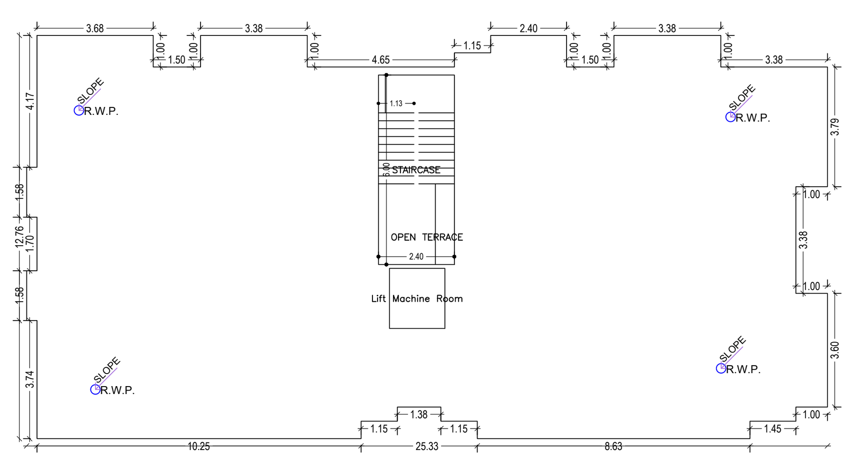
Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	18	225.00
Total Car	18	225.00	18	225.00
Visitor's Car Parking	-	-	4	50.00
Total Visitor Parking	2	25.00	4	50.00
TwoWheeler	-	-	18	36.00
Total TwoWheeler	18	36.00	18	36.00
Other Parking	-	-	-	75.24
Total	286.00			422.24

FAR & Tenement Details (Table 4c–1)

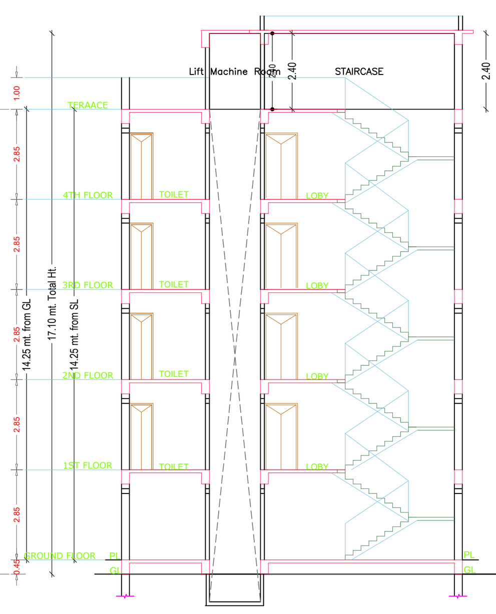
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Balcony	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (RESIDENTIAL BUILDING BLOCK A)	1	1380.53	13.32	62.31	112.62	1192.28	1192.28	1192.28	09
A (RESIDENTIAL BUILDING BLOCK B)	1	1380.53	13.32	62.31	112.62	1192.28	1192.28	1192.28	09
Grand Total :	2	2761.06	26.64	124.62	225.24	2384.56	2384.56	2384.56	18



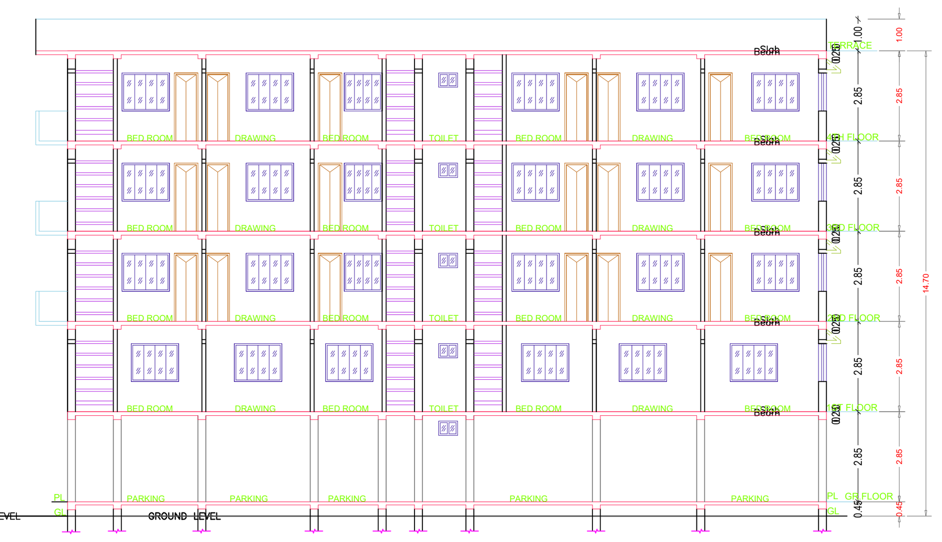
TYPICAL –2–4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



BLOCK A SECTION S-S
SCALE 1:100



BLOCK A SECTION A-A
SCALE 1:100

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Balcony	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	250.26	0.00	0.00	112.62	137.64	137.64	137.64	01
First Floor	245.00	3.33	0.00	0.00	241.67	241.67	241.67	02
Second Floor	295.09	3.33	20.77	0.00	270.99	270.99	270.99	02
Third Floor	295.09	3.33	20.77	0.00	270.99	270.99	270.99	02
Fourth Floor	295.09	3.33	20.77	0.00	270.99	270.99	270.99	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1380.53	13.32	62.31	112.62	1192.28	1192.28	1192.28	09
Total Number of Same Buildings :	1							
Total :	1380.53	13.32	62.31	112.62	1192.28	1192.28	1192.28	09

Building :A (RESIDENTIAL BUILDING BLOCK A)

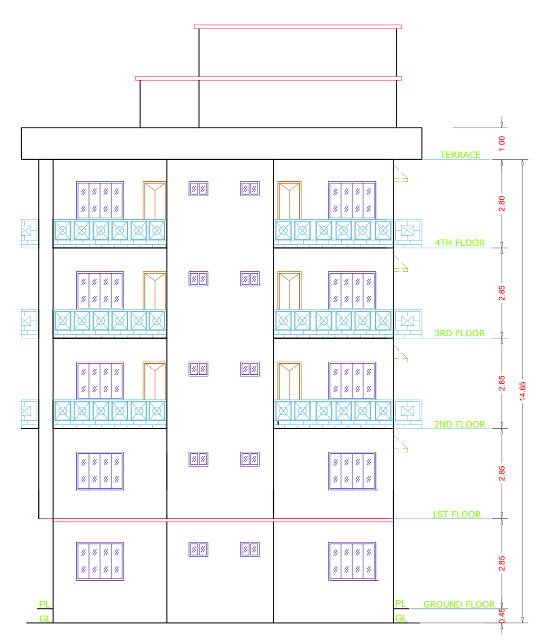
SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING BLOCK A)	D3	0.38	2.10	03
A (RESIDENTIAL BUILDING BLOCK A)	D3	0.75	2.10	70
A (RESIDENTIAL BUILDING BLOCK A)	D2	0.90	2.10	36
A (RESIDENTIAL BUILDING BLOCK A)	D1	1.05	2.10	09
A (RESIDENTIAL BUILDING BLOCK A)	FD	1.20	2.10	05

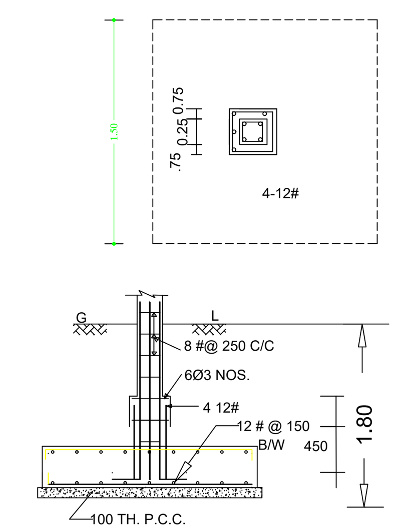
SCHEDULE OF WINDOW/VENTILATION:

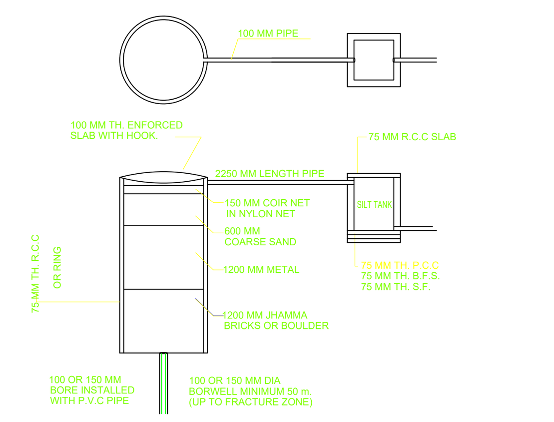
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING BLOCK A)	V	0.60	0.60	24
A (RESIDENTIAL BUILDING BLOCK A)	v	0.60	1.20	01
A (RESIDENTIAL BUILDING BLOCK A)	V	0.60	1.20	03
A (RESIDENTIAL BUILDING BLOCK A)	W1	1.13	1.20	05
A (RESIDENTIAL BUILDING BLOCK A)	W2	1.20	1.20	16
A (RESIDENTIAL BUILDING BLOCK A)	W1	1.50	1.20	33
A (RESIDENTIAL BUILDING BLOCK A)	W1	1.78	1.20	03
A (RESIDENTIAL BUILDING BLOCK A)	W1	1.80	1.20	09
A (RESIDENTIAL BUILDING BLOCK A)	W1	2.25	1.20	03
A (RESIDENTIAL BUILDING BLOCK A)	W1	2.48	1.20	03
A (RESIDENTIAL BUILDING BLOCK A)	W4	2.69	2.00	03

BLOCK A FRONT ELEVATION
SCALE 1:100



BLOCK B RIGHT SIDE ELEVATION
SCALE 1:100





DETAIL OF GROUND WATER
RECHARGING PIT WITH SILT TANK

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL -2-4 FLOOR PLAN	1.20 X 9.88 X 1 X 3	35.55	124.62
	1.20 X 8.25 X 1 X 3	29.70	
	1.00 X 3.60 X 1 X 3	10.80	
	1.00 X 3.79 X 1 X 3	11.37	
	1.00 X 3.00 X 1 X 3	9.00	
	1.00 X 2.40 X 1 X 3	7.02	
	1.00 X 3.38 X 1 X 3	10.14	
	1.00 X 3.68 X 1 X 3	11.04	
Total	-	-	124.62

UnitBUA Table for Building :A (RESIDENTIAL BUILDING BLOCK A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	FLAT 1	FLAT	134.32	131.11	12	1
FIRST FLOOR PLAN	FLAT A1	FLAT	114.25	104.67	11	2
	FLAT A2	FLAT	109.89	98.50	11	
TYPICAL -2-4 FLOOR PLAN	FLAT B1	FLAT	135.79	108.76	11	6
	FLAT B2	FLAT	135.15	101.54	11	
Total:	-	-	1171.27	965.17	100	9

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ANAND KUMAR RMC/LE/0011/2019			Name : ARUN KUMAR Designation : Townplanner Organization : GOVERNMENT

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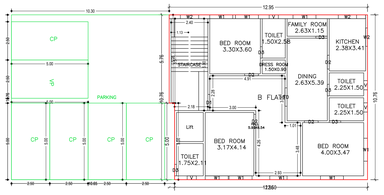
Project Title :BY DESIGN-X PROPOSED RESIDENTIAL BUILDING DIVINE CREATIVE HOMES PVT LTD. & OTHERS

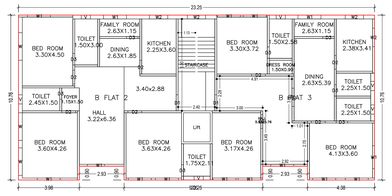
DATE 19-12-2023
SHEET NO. 2

Proposal Basic Information

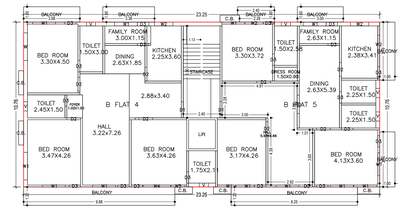
Proposal File No.	RMC/BP/0096/WHB/2020
Owner Name	DIVINE CREATIVE HOMES PVT LTD. DEEMA MISHRA, MUNITA DEVI & PRAVEESH AGRAWAL
Khata No	147
Plot No	1886
Village Name	BADA GHAGHARA
Use	Residential
SubUse	Residential Bldg>Apartment



GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING BLOCK B)	D3	0.38	2.10	03
A (RESIDENTIAL BUILDING BLOCK B)	D3	0.70	2.10	03
A (RESIDENTIAL BUILDING BLOCK B)	D3	0.75	2.10	07
A (RESIDENTIAL BUILDING BLOCK B)	D2	0.90	2.10	36
A (RESIDENTIAL BUILDING BLOCK B)	D1	1.05	2.10	09
A (RESIDENTIAL BUILDING BLOCK B)	FD	1.20	2.10	05

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING BLOCK B)	V	0.60	0.60	24
A (RESIDENTIAL BUILDING BLOCK B)	V	0.60	1.20	34
A (RESIDENTIAL BUILDING BLOCK B)	WS	0.90	1.20	03
A (RESIDENTIAL BUILDING BLOCK B)	W1	1.13	1.20	02
A (RESIDENTIAL BUILDING BLOCK B)	W2	1.20	1.20	19
A (RESIDENTIAL BUILDING BLOCK B)	W1	1.20	1.20	06
A (RESIDENTIAL BUILDING BLOCK B)	W1	1.50	1.20	51
A (RESIDENTIAL BUILDING BLOCK B)	W	1.80	1.20	06
A (RESIDENTIAL BUILDING BLOCK B)	W1	1.80	1.20	03
A (RESIDENTIAL BUILDING BLOCK B)	W4	1.80	1.20	03

Balcony Calculations Table

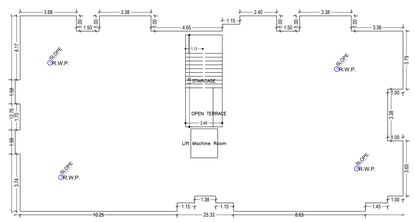
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL -2-4 FLOOR PLAN	1.20 X 8.88 X 1 X 3	35.55	124.62
	1.20 X 8.20 X 1 X 3	29.15	
	1.00 X 3.60 X 1 X 3	10.80	
	1.00 X 3.79 X 1 X 3	11.37	
	1.00 X 3.00 X 1 X 3	9.00	
	1.00 X 2.40 X 1 X 3	7.02	
	1.00 X 3.38 X 1 X 3	10.14	
	1.00 X 3.88 X 1 X 3	11.04	
Total:	-	-	124.62

UnitBUA Table for Building :A (RESIDENTIAL BUILDING BLOCK B)

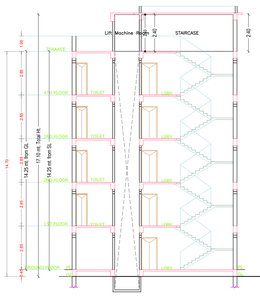
FLOOR	Name	UNIBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	B FLAT1	FLAT	134.32	131.11	12	1
FIRST FLOOR PLAN	B FLAT 2	FLAT	114.25	108.23	11	2
	B FLAT 3	FLAT	109.89	101.15	11	
TYPICAL -2-4 FLOOR PLAN	B FLAT 4	FLAT	135.79	112.32	11	6
	B FLAT 5	FLAT	135.15	105.85	11	
Total:	-	-	1171.27	994.86	100	9

Building :A (RESIDENTIAL BUILDING BLOCK B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR (Sq.mt.)	Tenmt (No.)
		Lift	Balcony	Parking	Resi.			
Ground Floor	292.26	0.00	0.00	112.62	137.64	137.64	137.64	03
First Floor	348.00	3.33	0.00	0.00	341.67	341.67	341.67	02
Second Floor	296.09	3.33	20.77	0.00	270.99	270.99	270.99	02
Third Floor	296.09	3.33	20.77	0.00	270.99	270.99	270.99	02
Fourth Floor	296.09	3.33	20.77	0.00	270.99	270.99	270.99	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	1380.53	13.32	62.31	112.62	1192.28	1192.28	1192.28	09
Total Number of Same Buildings	1							
Total:	1380.53	13.32	62.31	112.62	1192.28	1192.28	1192.28	09



TERRACE FLOOR PLAN
(SCALE 1:100)



BLOCK B SECTION S-S
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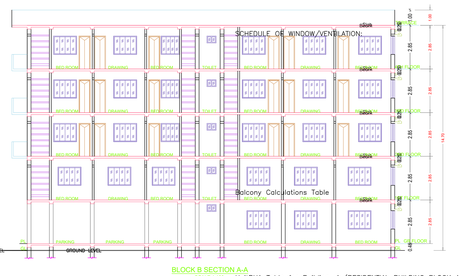
SCHEDULE OF WINDOW/VENTILATION:

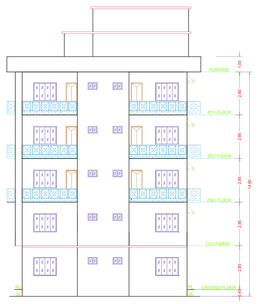


BLOCK B SECTION A-A
SCALE 1:100

Balcony Calculations Table

UnitBUA Table for Building :A (RESIDENTIAL BUILDING BLOCK A)

BLOCK A FRONT ELEVATION
SCALE 1:100



BLOCK B RIGHT SIDE ELEVATION
SCALE 1:100

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAV SIGNATURE
ANAND KUMAR RMC/LE/0011/2019			Name : ARUN KUMAR Designation : Employee Organization : Divine Creative Homes Pvt Ltd

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