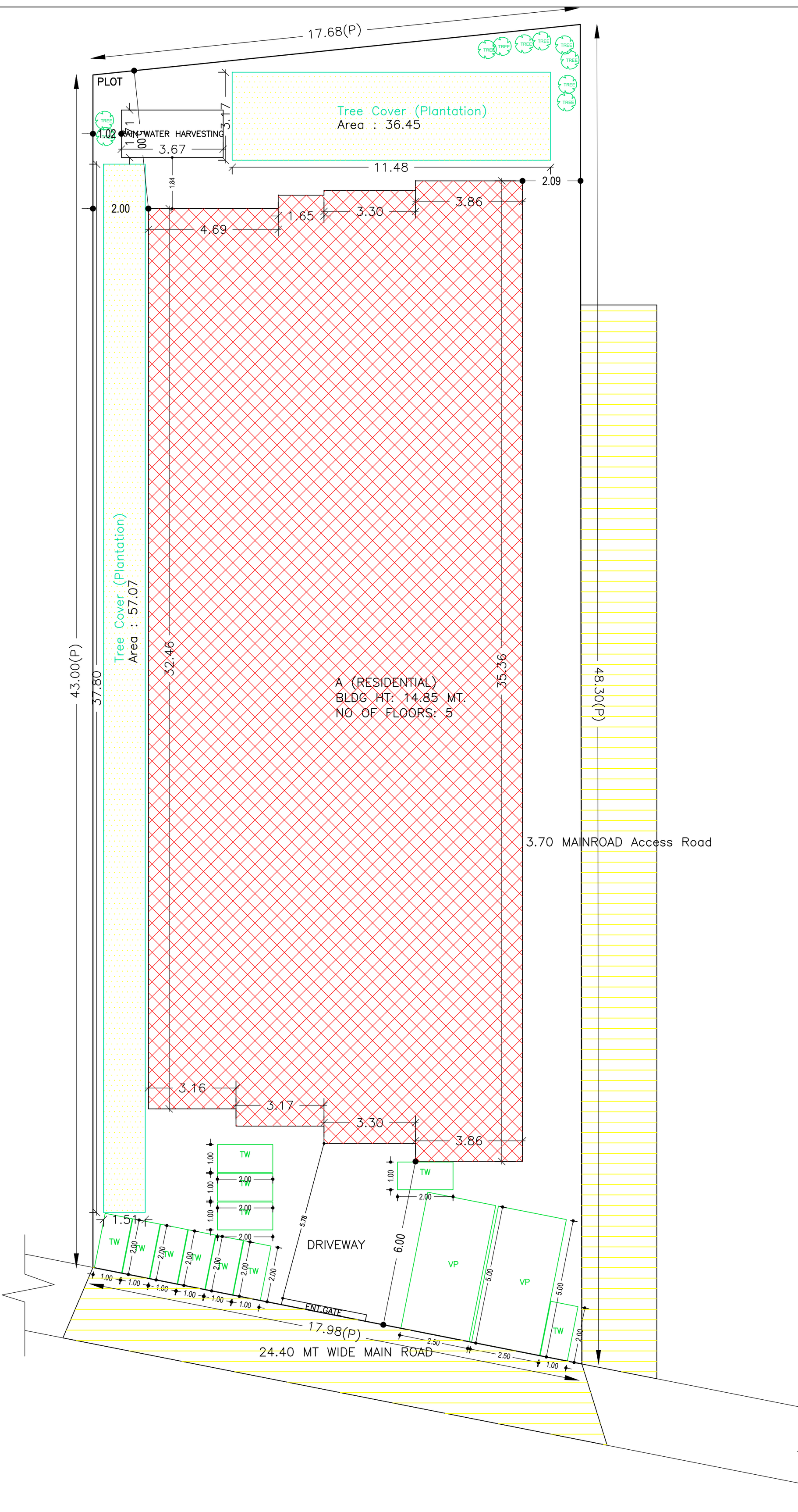
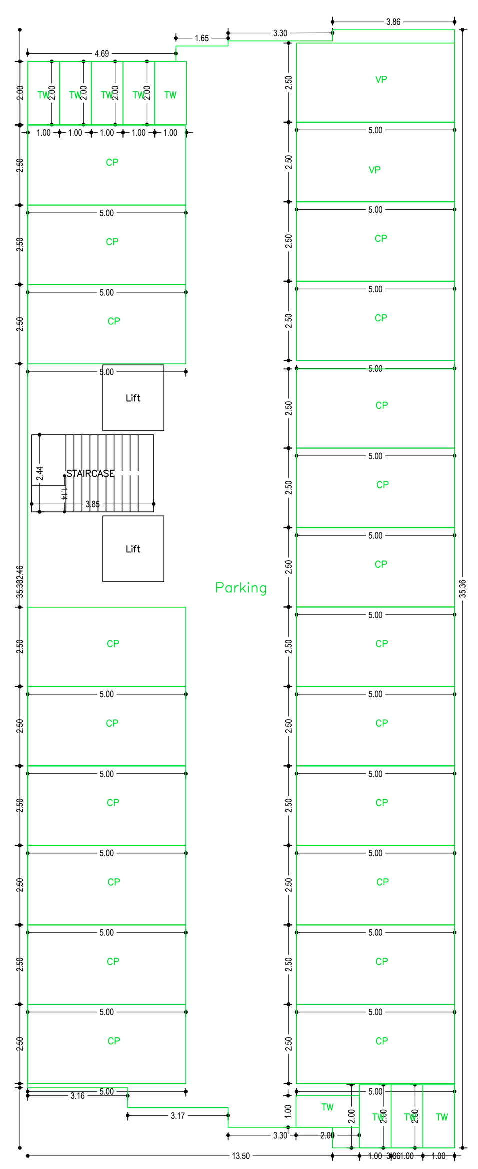
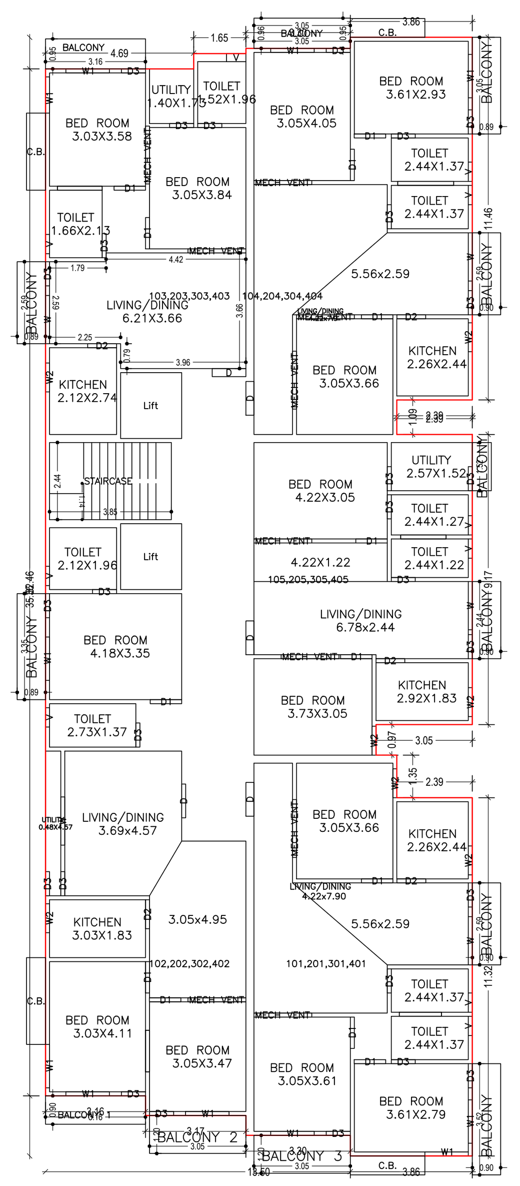
Project Title :TARSAREN MINZ



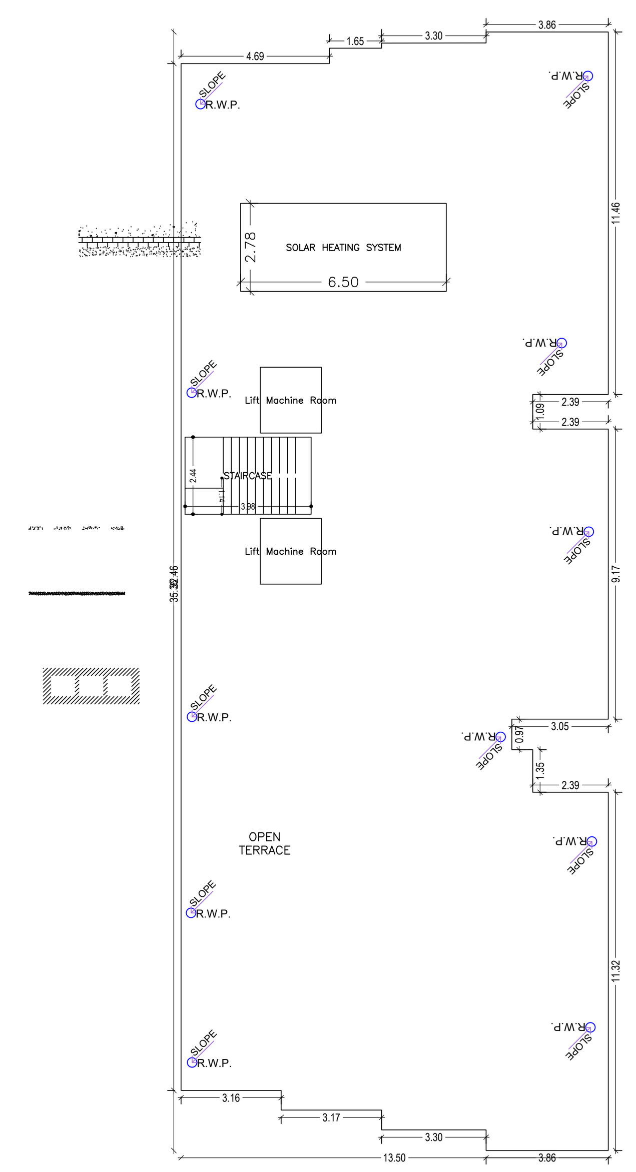
SITE PLAN



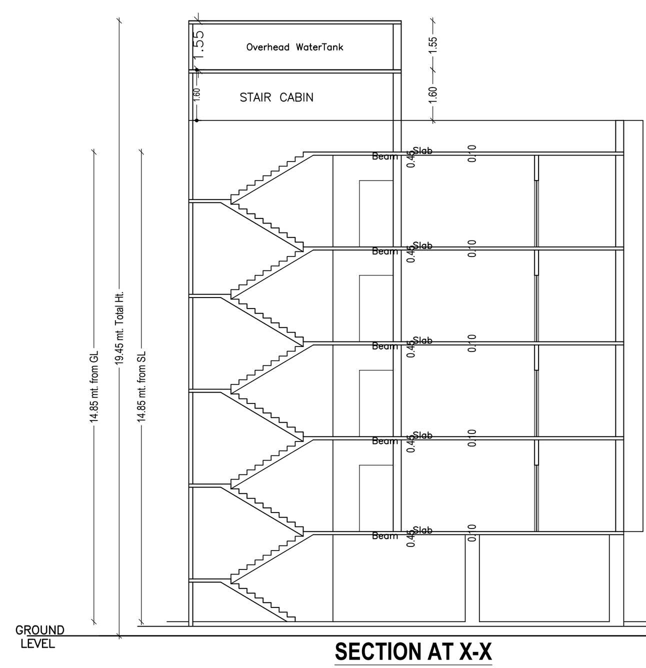
GROUND FLOOR PLAN
(SCALE 1:100)



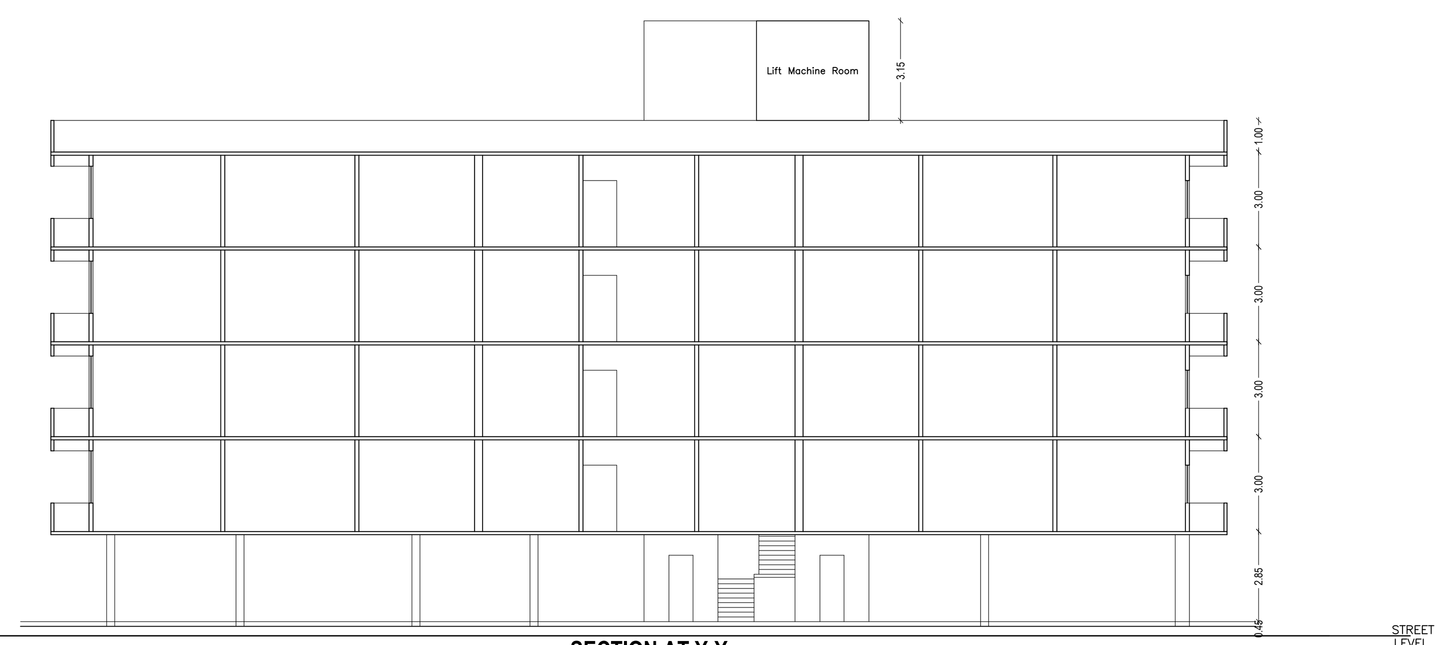
TYPICAL – 1, 2, 3& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



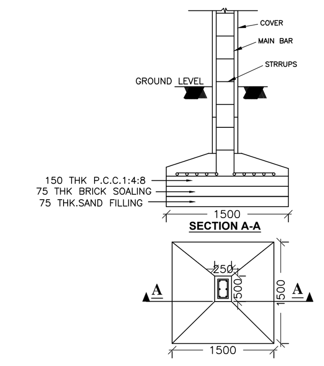
SECTION AT X-X



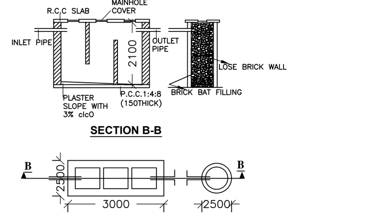
SECTION AT Y-Y

SIDE ELEVATION

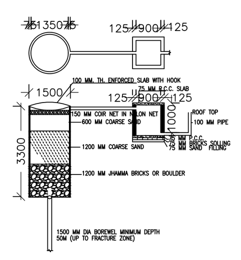
FRONT ELEVATION



DETAIL OF FOUNDATION
SCALE – N.T.S.



DETAIL OF SEPTIC TANK & SOAKPIT.
SCALE – 1:50



DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK
SCALE – N.T.S.

DATE	18-01-2024
SHEET NO.	1

Proposal Basic Information

Proposal File No.	RMC/BP/0222/W48/2023
Owner Name	TARSAREN MINZ
Khata No	04
Plot No	991
Village Name	NAMKOM
Use	Residential
SubUse	Residential Bldg/Apartment

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/0222/W48/2023	Plot/SubPlot No: 991	
Application Type: General Proposal	North: Plot No. - R.S. PLOT NO.-1020	
Project Type: Building Permission	South: Road Width - VILLAGE ROAD	
Nature of Development: New	East: Plot No. - R.S. PLOT NO.-991/PART	
Location of Development Area: Old Area	West: Plot No. - R.S. PLOT NO.-992	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	804.02
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	804.02
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		93.53
Total		93.53
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	710.49
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	804.02
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	804.02
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		482.41
Proposed Coverage Area (57.02 %)		458.41
Total Prop. Coverage Area (57.02 %)		458.41
Balance coverage area (2.99 %)		24.00
FAR CHECK		
Perm. FAR Area (2.500)		2010.05
Total Perm. FAR area		2010.05
Residential FAR		1860.19
Proposed FAR Area		1877.63
Total Proposed FAR Area		1877.63
Consumed FAR (Factor)		2.34
Balance FAR Area		132.42
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2420.81
ARCHITECT (Regd)		Priya Kumari
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		TARSAREN MINZ
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) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	458.41	17.44	458.41	17.44
First Floor	490.60	465.05	490.60	465.05
Second Floor	490.60	465.05	490.60	465.05
Third Floor	490.60	465.05	490.60	465.05
Fourth Floor	490.60	465.05	490.60	465.05
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2420.81	1877.64	2420.81	1877.64

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	20.00	1.00	20	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	20.00	-	-	-	-	-	-	1	20	-
			> 0	1	20.00	-	-	-	1	2	-	-	-	-
		Total :	-	-	-	-	20	20	-	2	4	-	20	20

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	20	250.00
Total Car	20	250.00	20	250.00
Visitor's Car Parking	-	-	4	50.00
Total Visitor Parking	2	25.00	4	50.00
TwoWheeler	-	-	20	40.00
Total TwoWheeler	20	40.00	20	40.00
Other Parking	-	-	-	147.97
Total	315.00		527.97	

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.	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (RESIDENTIAL)	1	2420.81	32.16	70.04	440.97	1860.20	9.40	1877.64	1877.64	20
Grand Total :	1	2420.81	32.16	70.04	440.97	1860.20	9.40	1877.64	1877.64	20

Building :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) 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	458.41	0.00	0.00	440.97	0.00	9.40	17.44	17.44	00
First Floor	490.60	8.04	17.51	0.00	465.05	0.00	465.05	465.05	05
Second Floor	490.60	8.04	17.51	0.00	465.05	0.00	465.05	465.05	05
Third Floor	490.60	8.04	17.51	0.00	465.05	0.00	465.05	465.05	05
Fourth Floor	490.60	8.04	17.51	0.00	465.05	0.00	465.05	465.05	05
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2420.81	32.16	70.04	440.97	1860.20	9.40	1877.64	1877.64	20
Total Number of Same Buildings :	1								
Total :	2420.81	32.16	70.04	440.97	1860.20	9.40	1877.64	1877.64	20

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.76	2.10	108
A (RESIDENTIAL)	D2	0.91	2.10	20
A (RESIDENTIAL)	D1	0.99	2.10	52
A (RESIDENTIAL)	D	1.07	2.10	20

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.61	1.20	40
A (RESIDENTIAL)	W2	0.91	1.20	28
A (RESIDENTIAL)	W1	1.14	1.20	04
A (RESIDENTIAL)	W1	1.37	1.20	40
A (RESIDENTIAL)	W	1.52	1.20	20
A (RESIDENTIAL)	MECH VENT	1.83	1.20	40

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	0.90 X 3.05 X 1 X 4	10.92	140.08
	0.90 X 2.59 X 3 X 4	27.84	
	0.60 X 1.52 X 1 X 4	3.64	
	0.90 X 2.44 X 1 X 4	8.76	
	0.90 X 3.52 X 1 X 4	12.60	
	1.20 X 3.05 X 2 X 4	29.28	
	0.90 X 3.35 X 1 X 4	12.00	
	0.95 X 3.16 X 1 X 4	12.00	
	0.90 X 3.16 X 1 X 4	11.40	
	0.96 X 3.05 X 1 X 4	11.64	
Total	-	-	140.08

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	101,201,301,401	FLAT	92.40	83.10	7	20
	102,202,302,402	FLAT	105.36	95.69	8	
	103,203,303,403	FLAT	73.17	67.67	7	
	104,204,304,404	FLAT	93.53	85.35	7	
	105,205,305,405	FLAT	71.09	67.80	7	
Total:	-	-	1742.20	1598.45	144	20

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Priya Kumari RMC/ARC/0056/2019			Name : ARUN KUMAR Designation : Townplanner Organization : GOVERNMENT

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

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