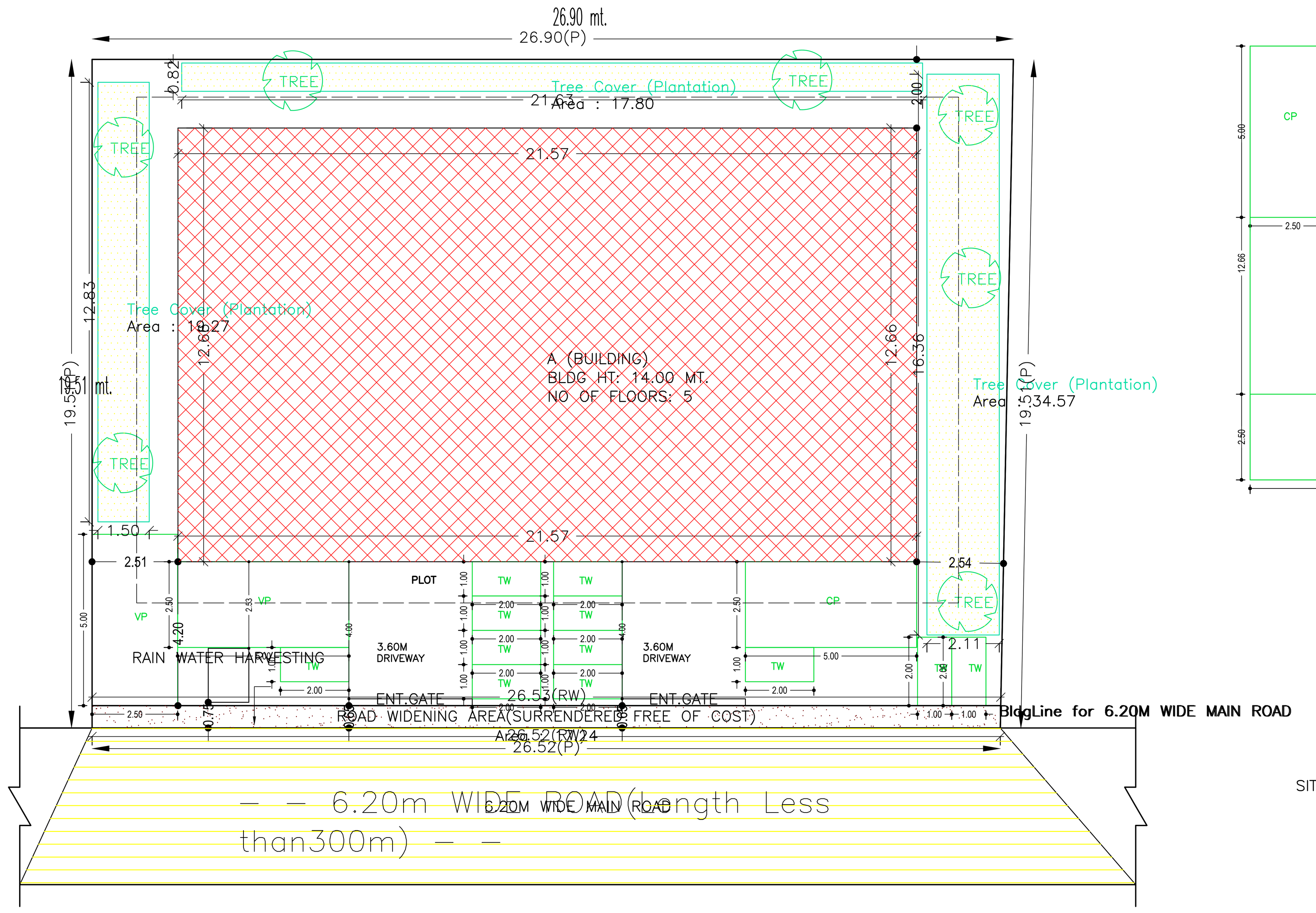
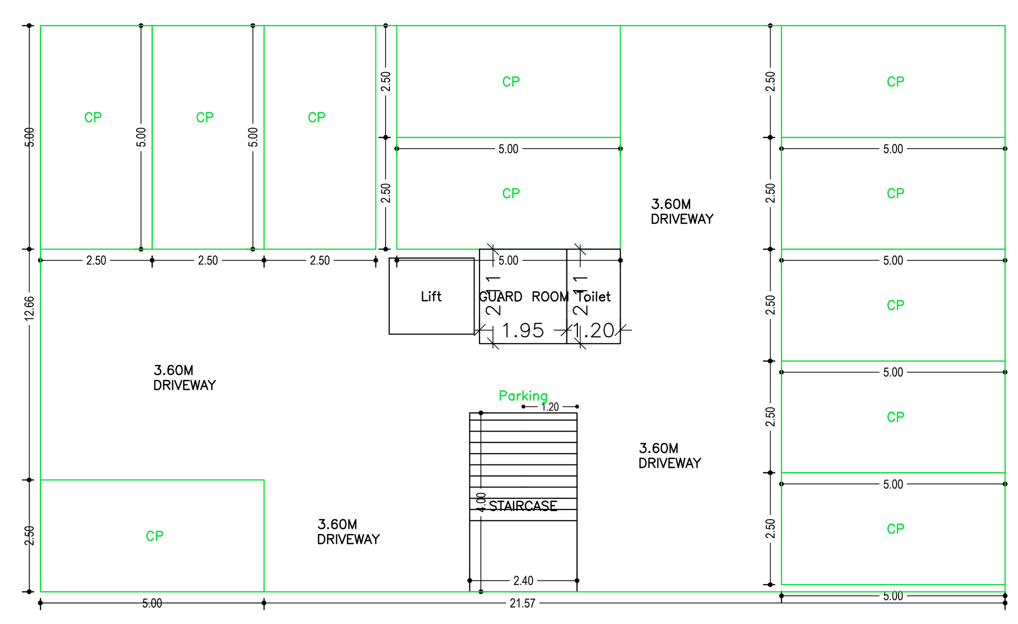
Project Title :SMT. SANGEETA KUMARI AND OTHERS

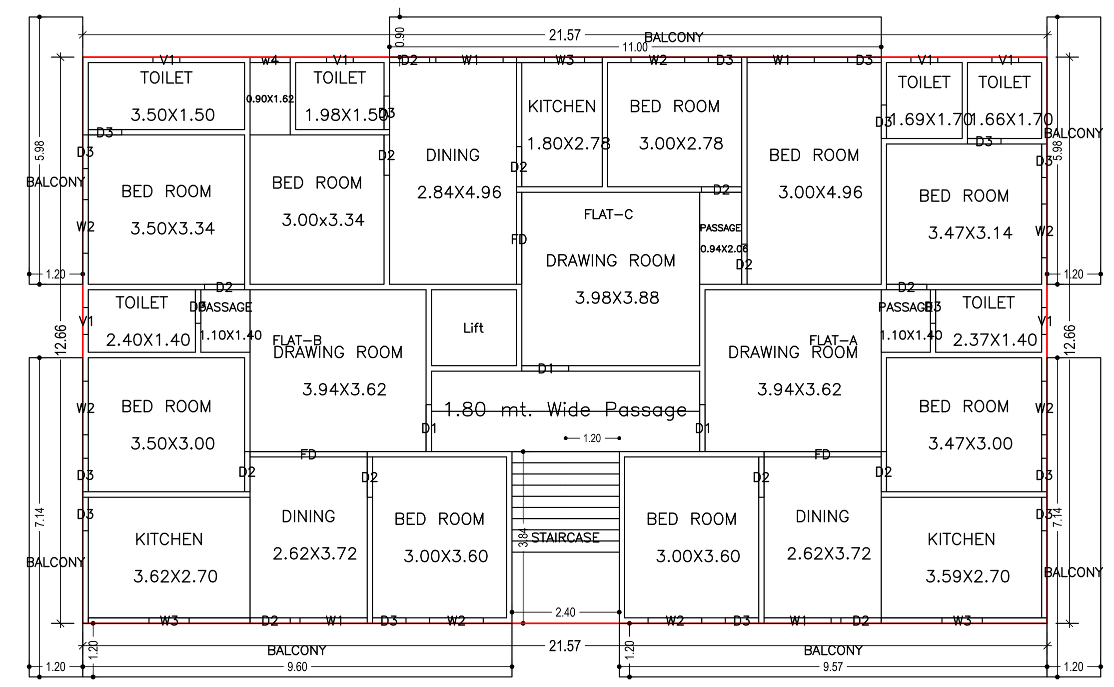
DATE	30-08-2023
SHEET NO.	1
	-



SITE PLAN



PARKING FLOOR PLAN
(SCALE 1:100)



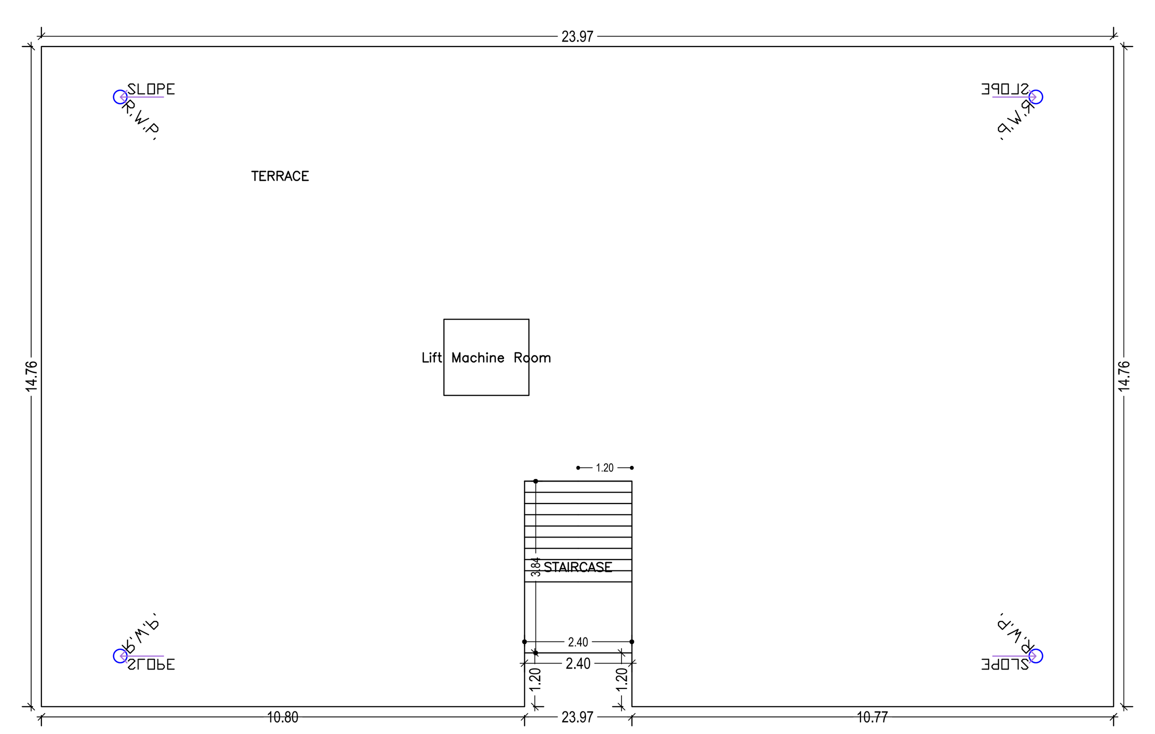
TYPICAL – 1, 2, 3& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)

Proposal Basic Information

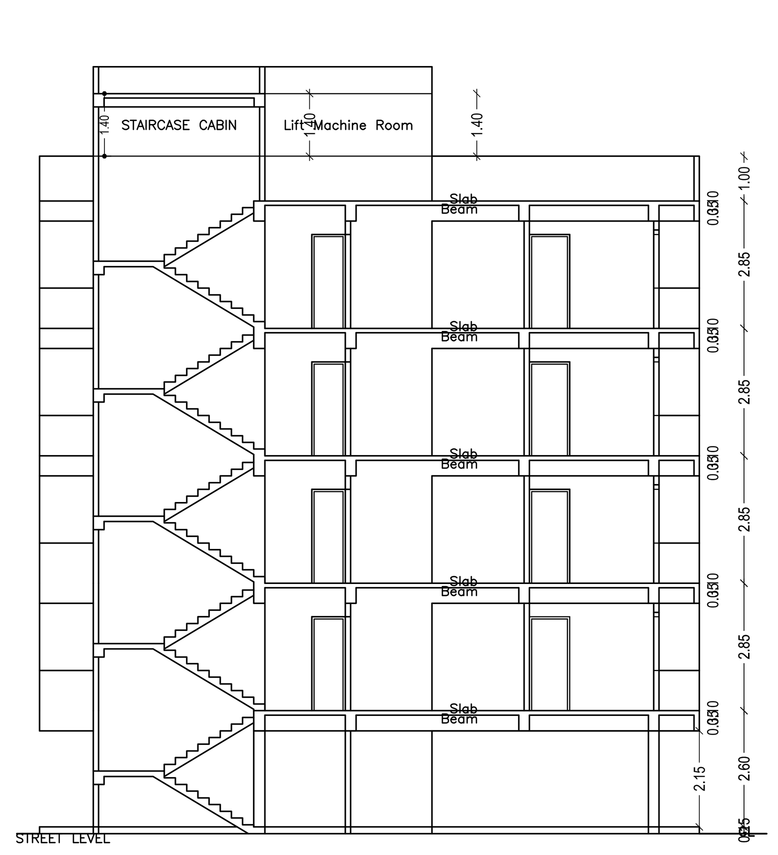
Proposal File No.	RMC/BP/0192/W09/2023
Owner Name	Sangeeta kumari, Sweta Singh and Anand Abhishek
Khata No	21
Plot No	855
Village Name	BARIYATU
Use	Residential
SubUse	Residential Bldg/Apartment

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/0192/W09/2023	Plot/SubPlot No: 855	
Application Type: General Proposal	North: Road Width - 6.20	
Project Type: Building Permission	South: Plot No. - 855/Part	
Nature of Development: New	East: Plot No. - 855/Part	
Location of Development Area: Old Area	West: Plot No. - 855/Part	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	521.11
Deduction for NetPlot Area		
Surrender Free of Cost		17.24
Total		17.24
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	503.87
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		17.24
Common Plot		71.64
Total		88.88
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	432.23
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	503.87
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	521.11
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		302.32
Proposed Coverage Area (54.20 %)		273.08
Total Prop. Coverage Area (54.2 %)		273.08
Balance coverage area (5.80 %)		29.24
FAR CHECK		
Perm. FAR Area (2.500)		1302.77
Total Perm. FAR area		1302.77
Residential FAR		1208.18
Proposed FAR Area		1221.01
Total Proposed FAR Area		1221.01
Consumed FAR (Factor)		2.34
Balance FAR Area		81.76
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1623.00
ARCHITECT (Regd)		RAJIV KUMAR
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		Sangeeta kumari, Sweta Singh and Anand Abhishek
DEVELOPMENT AUTHORITY		LOCAL BODY

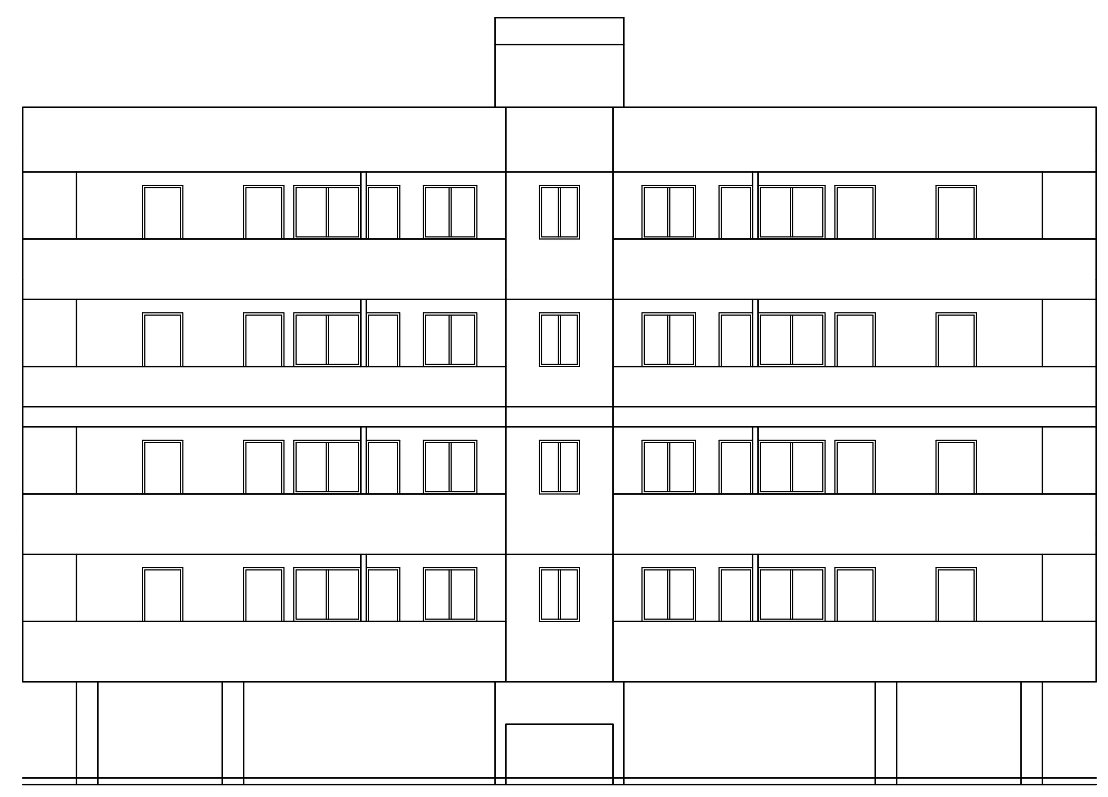
COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD WIDENING AREA
EXISTING (To be retained)
EXISTING (To be demolished)



TERRACE FLOOR PLAN
(SCALE 1:100)



SECTION AT:–A–A



FRONT ELEVATION

Buildingwise Floor FAR Details

Floor Name	A (BUILDING) Proposed Built Up Area (Sq.mt.)	A (BUILDING) Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Parking Floor	273.08	12.83	273.08	12.83
First Floor	337.48	302.05	337.48	302.05
Second Floor	337.48	302.05	337.48	302.05
Third Floor	337.48	302.05	337.48	302.05
Fourth Floor	337.48	302.05	337.48	302.05
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1623.00	1221.03	1623.00	1221.03

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 (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 (BUILDING)	Residential	Residential Bldg/Apartment	0 - 140	1	12.00	1.00	12	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	12.00	-	-	-	-	-	-	1	12	-
			> 0	1	12.00	-	-	-	1	2	-	-	-	-
	Total :		-	-	-	-	12	12	-	2	2	-	12	12

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	12	150.00
Total Car	12	150.00	12	150.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	12	24.00
Total TwoWheeler	12	24.00	12	24.00
Other Parking	-	-	-	116.10
Total		199.00		339.10

FAR & Tenement Details (Table 4c–1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Lift	Balcony	Accessory Use	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	1623.00	12.92	128.80	6.65	253.60	1208.20	9.60	1221.03	1221.03	12
Grand Total :	1	1623.00	12.92	128.80	6.65	253.60	1208.20	9.60	1221.03	1221.03	12

(Lift, Balcony, Accessory Use, Parking: Deductions (Area in Sq.mt.))

Building :A (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Lift	Balcony	Accessory Use	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.)
Parking Floor	273.08	0.00	0.00	6.65	253.60	0.00	9.60	12.83	12.83	00
First Floor	337.48	3.23	32.20	0.00	0.00	302.05	0.00	302.05	302.05	03
Second Floor	337.48	3.23	32.20	0.00	0.00	302.05	0.00	302.05	302.05	03
Third Floor	337.48	3.23	32.20	0.00	0.00	302.05	0.00	302.05	302.05	03
Fourth Floor	337.48	3.23	32.20	0.00	0.00	302.05	0.00	302.05	302.05	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1623.00	12.92	128.80	6.65	253.60	1208.20	9.60	1221.03	1221.03	12
Total Number of Same Buildings :	1									
Total :	1623.00	12.92	128.80	6.65	253.60	1208.20	9.60	1221.03	1221.03	12

(Lift, Balcony, Accessory Use, Parking: Deductions (Area in Sq.mt.))

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D3	0.75	2.10	64
A (BUILDING)	D2	0.90	2.10	52
A (BUILDING)	D1	1.05	2.10	12
A (BUILDING)	FD	2.06	2.10	04
A (BUILDING)	FD	2.62	2.10	08

SCHEDULE OF WINDOW/VENTILATION:

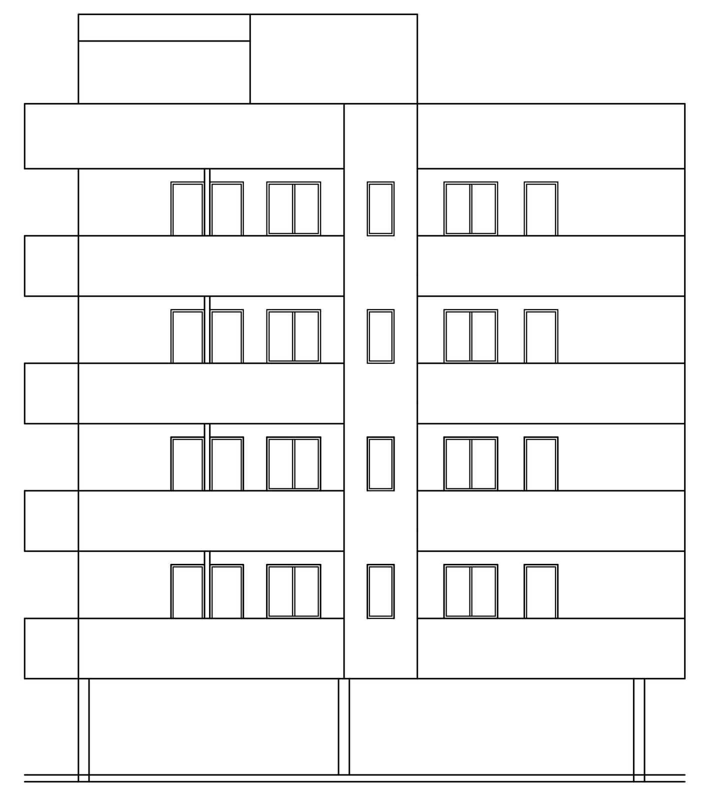
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V1	0.60	0.60	24
A (BUILDING)	W3	0.90	1.20	12
A (BUILDING)	w4	0.90	1.80	04
A (BUILDING)	W2	1.20	1.20	28
A (BUILDING)	W1	1.50	1.80	16

Balcony Calculations Table

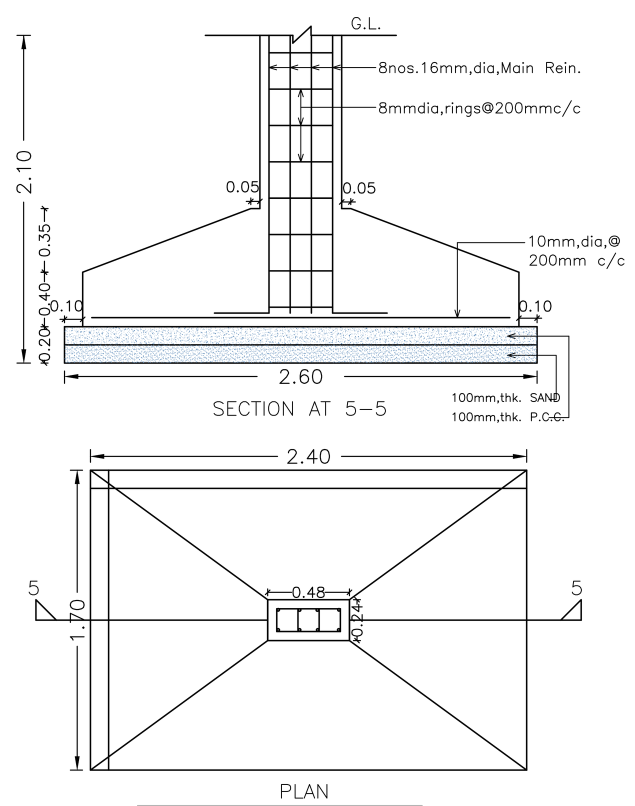
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	1.20 X 9.60 X 1 X 4	46.08	257.60
	1.20 X 7.14 X 2 X 4	68.56	
	1.20 X 5.98 X 2 X 4	57.44	
	1.20 X 9.57 X 1 X 4	45.92	
	0.90 X 11.00 X 1 X 4	39.60	
Total	-	-	257.60

UnitBUA Table for Building :A (BUILDING)

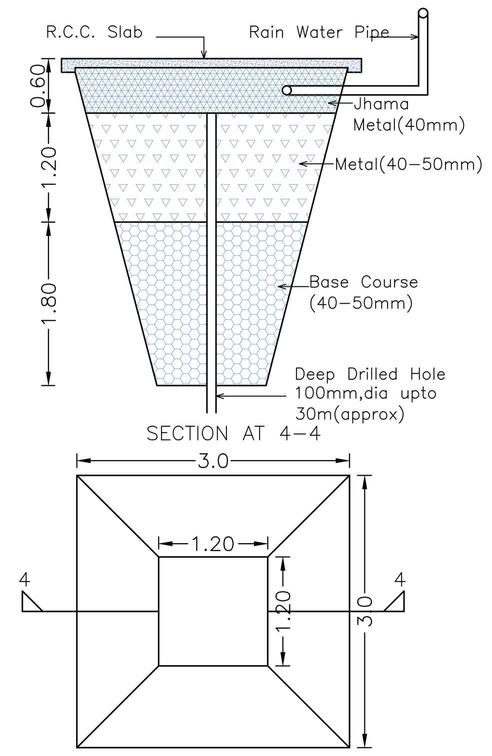
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	FLAT-A	FLAT	108.37	80.70	9	12
	FLAT-B	FLAT	112.30	84.60	9	
	FLAT-C	FLAT	92.86	82.73	9	
Total:	-	-	1254.15	992.14	108	12



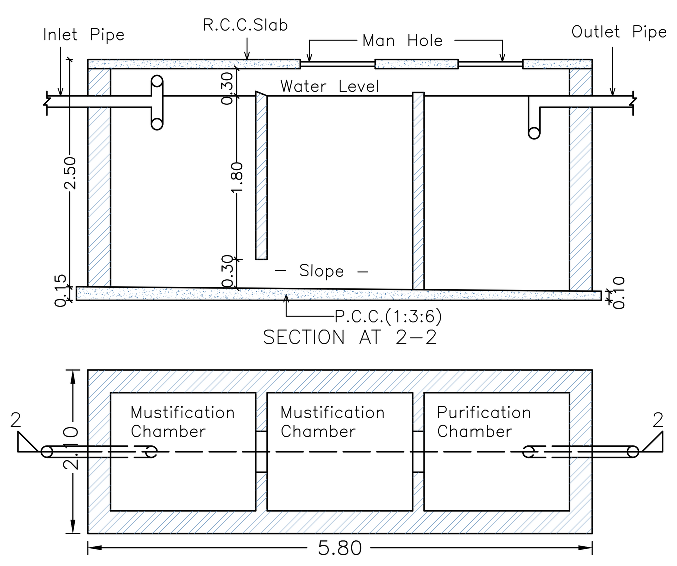
SIDE ELEVATION



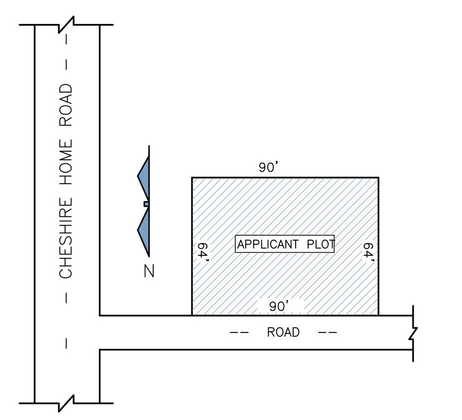
DETAILS OF FOUNDATION
SCALE :–1:25



DETAILS OF RECHARGE BORE
SCALE :–1:50



DETAILS OF SEPTIC TANK
SCALE :–1:50



KEY PLAN SHOWING PORTION R.S PLOT NO:–855/2, SUB PLOT NO:–855/2/PART–1, KHATA NO:–21,THANA NO:–193, OF AREA 7.79k, LAND LOCATED AT VILL:– BARIATU,DIST:– RANCHI(JHARKHAND).

KEY & LOCATION PLAN
SCALE :–N.T.S

STRUCTURAL SAFETY CERTIFICATE:– :–

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN OF APPT. SHALL CONSIDER ALL DESIGN STANDARD & STRUCTURAL SAFETY REQUIRMENTS, AS PER THE PROVISION OF N.B.C. & I.S. CODE (I.S.1893/1984 & I.S. 4326/1993) TO MAKE THE SAME EARTH QUAKE RESISTANT

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJIV KUMAR RMC/LE/0006/15-16			Name : ARUN KUMAR Designation : Townplanner Organization : GOVERNMENT OF JHARKHAND

ISO_A0_(841.00_x_1189.00_MM)

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