Project Title : DIPA KUMARI

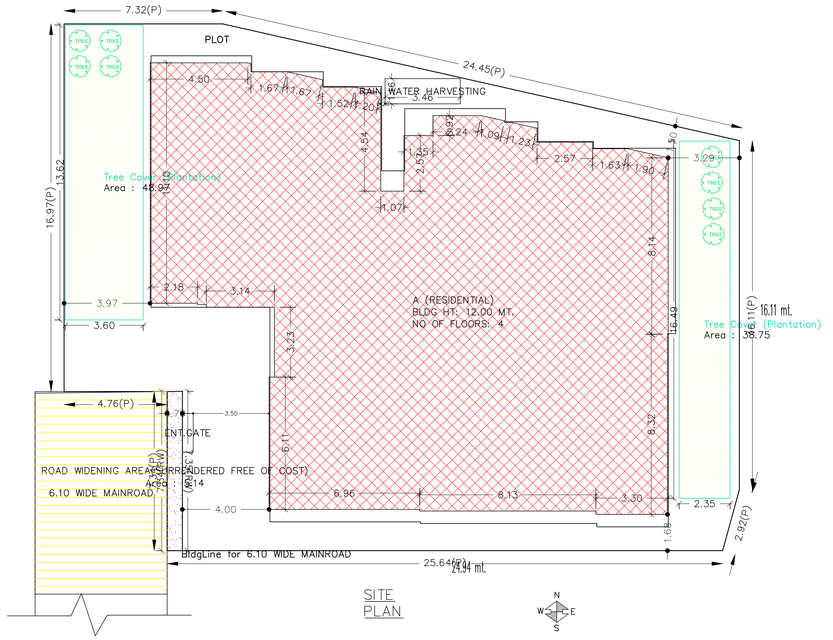
LAN

DATE 07-03-2022

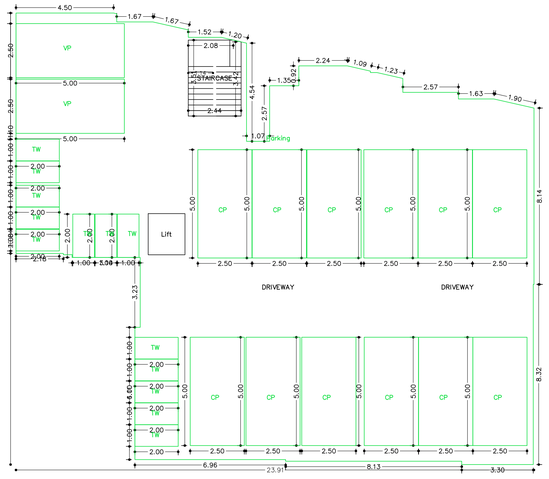
SHEET NO. 1

Proposal Basic Information

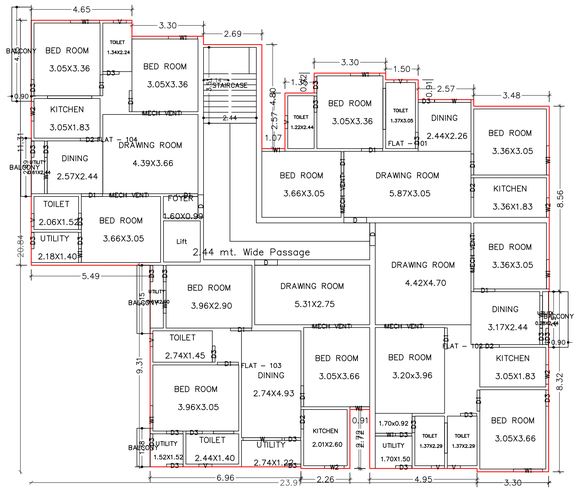
Proposal File No	RMC/BP/1029/W51/2021
Owner Name	DIPA KUMARI
Khata No	97
Plot No	810,811
Village Name	HESAG
Use	Residential
SubUse	Residential Bldg/Apartment



SITE PLAN



GROUND FLOOR PLAN
(SCALE 1:100)



TYPICAL – 1– 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.62 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
Application No: RMC/BP/1029/W51/2021	Plot/SubPlot No: 810,811
Application Type: General Proposal	North: Road Width – R.S. PLOT NO.–812 AND 797
Project Type: Building Permission	South: Plot No. – R.S. PLOT NO.–811 PART
Nature of Development: New	East: Plot No. – R.S. PLOT NO.–809
Location of Development Area: Old Area	West: Plot No. – 6.1 MTR.
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 657.60
Deduction for NetPlot Area	
Surrender Free of Cost	5.14
Total	5.14
NET AREA OF PLOT(Gross Plot Area – Deduction from Gross Plot area)	(A–Deductions) 652.46
Deduction for Balance Plot Area(from Gross Plot Area)	
Surrender Free of Cost	5.14
Common Plot	87.71
Total	92.86
BALANCE AREA OF PLOT(Net Plot Area – Recreational/Amenity space)	(A–Deductions) 564.74
PLOT AREA FOR COVERAGE(Net Plot Area)	(A–Deductions) 652.46
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A–Deductions) 657.60
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	391.48
Proposed Coverage Area (59.73 %)	389.74
Total Prop. Coverage Area (59.73 %)	389.74
Balance coverage area (0.27 %)	1.74
FAR CHECK	
Perm. FAR Area (2.50)	1644.00
Resident. FAR	1644.00
Residential FAR	1172.21
Proposed FAR Area	1183.97
Total Proposed FAR Area	1183.97
Consumed FAR (Factor)	1.80
Balance FAR Area	460.03
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	1587.46
ARCHITECT (Regd)	Priya Kumari
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	DIPA KUMARI
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)		Total	
	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	389.74	11.76	389.74	11.76
First Floor	399.24	390.74	399.24	390.74
Second Floor	399.24	390.74	399.24	390.74
Third Floor	399.24	390.74	399.24	390.74
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1587.46	1183.98	1587.46	1183.98

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	12.00	1.00	12	–	–	–	–	–	–	–
			> 140 – 240	1.5	–	1	–	–	–	–	–	–	–	–
			> 0 – 240	1	12.00	–	–	–	–	–	–	1	12	–
			> 0 – 240	1	12.00	–	–	–	–	–	–	1	12	–
	Total :			–	–	–	12	12	–	–	–	2	24	13

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	–	–	13	26.00
Total TwoWheeler	12	24.00	13	26.00
Other Parking	–	–	–	176.98
Total	199.00			403.98

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	1587.46	9.69	15.81	377.98	1172.22	8.53	1183.98	1183.98	12
Grand Total	1	1587.46	9.69	15.81	377.98	1172.22	8.53	1183.98	1183.98	12

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	389.74	0.00	0.00	377.98	0.00	8.53	11.76	11.76	00
First Floor	399.24	3.23	5.27	0.00	390.74	0.00	390.74	390.74	04
Second Floor	399.24	3.23	5.27	0.00	390.74	0.00	390.74	390.74	04
Third Floor	399.24	3.23	5.27	0.00	390.74	0.00	390.74	390.74	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1587.46	9.69	15.81	377.98	1172.22	8.53	1183.98	1183.98	12
Total Number of Same Buildings	1								
Total :	1587.46	9.69	15.81	377.98	1172.22	8.53	1183.98	1183.98	12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.75	2.10	81
A (RESIDENTIAL)	D2	0.90	2.10	12
A (RESIDENTIAL)	D1	0.98	2.10	39
A (RESIDENTIAL)	D	1.05	2.10	12

SCHEDULE OF WINDOW/VENTILATION:

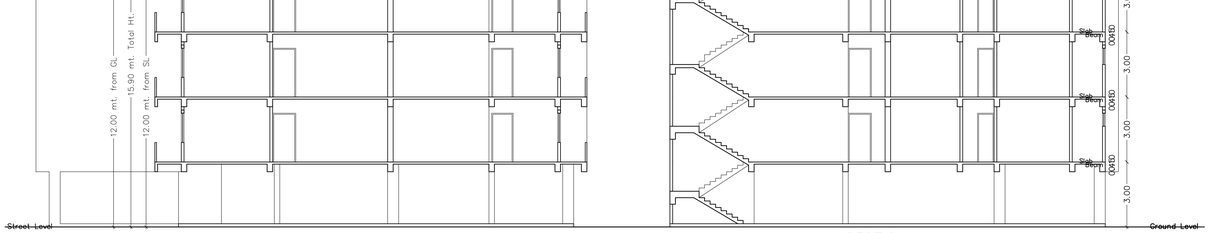
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	1.20	24
A (RESIDENTIAL)	W1	0.64	1.20	03
A (RESIDENTIAL)	W2	0.90	1.20	12
A (RESIDENTIAL)	W1	0.91	1.20	03
A (RESIDENTIAL)	W1	0.94	1.20	03
A (RESIDENTIAL)	W1	1.05	1.20	06
A (RESIDENTIAL)	W1	1.07	1.20	03
A (RESIDENTIAL)	W1	1.35	1.20	18
A (RESIDENTIAL)	W	1.50	1.20	03
A (RESIDENTIAL)	W	1.68	1.20	06
A (RESIDENTIAL)	MECH VENT	1.80	1.20	18
A (RESIDENTIAL)	W	1.80	1.20	03

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL – 1– 3 FLOOR PLAN	0.61 X 1.78 X 1	3.24	31.56
	0.90 X 2.57 X 1	6.93	
	0.90 X 4.35 X 1	11.73	
	0.48 X 2.69 X 1	3.90	
	0.61 X 3.16 X 1	5.76	
Total	–	–	31.56

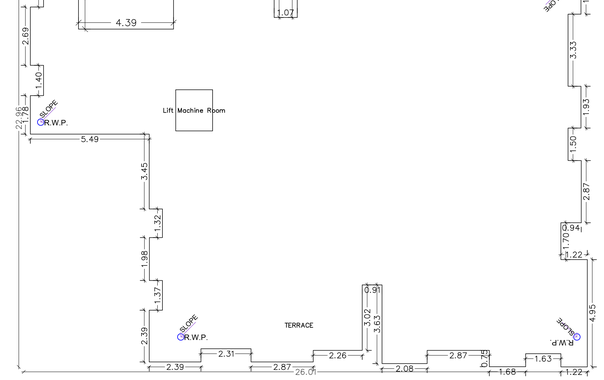
UnitBUA Table for Building : A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL – 1– 3 FLOOR PLAN	FLAT – 101	FLAT	76.55	76.31	8	12
	FLAT – 102	FLAT		93.96	10	
	FLAT – 103		97.18	94.06	11	
	FLAT – 104	FLAT	89.68	82.28	11	
Total:	–	–	1079.58	1039.82	120	12



SECTION X–X

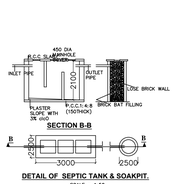
SECTION Y–Y



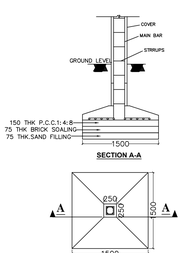
TERRACE FLOOR PLAN
(SCALE 1:100)

FRONT ELEVATION

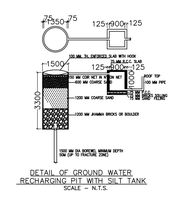
LEFT SIDE ELEVATION



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



DETAIL OF FOUNDATION
SCALE – N.T.S.



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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	SUPERVISOR NAME AND SIGNATURE	OWNER'S NAME AND SIGNATURE
Priya Kumari RMC/ARC/0056/2019			

Name : ARUN KUMAR
Designation : Municipal Commissioner
Organization : GOVERNMENT OF JHARKHAND

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

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