

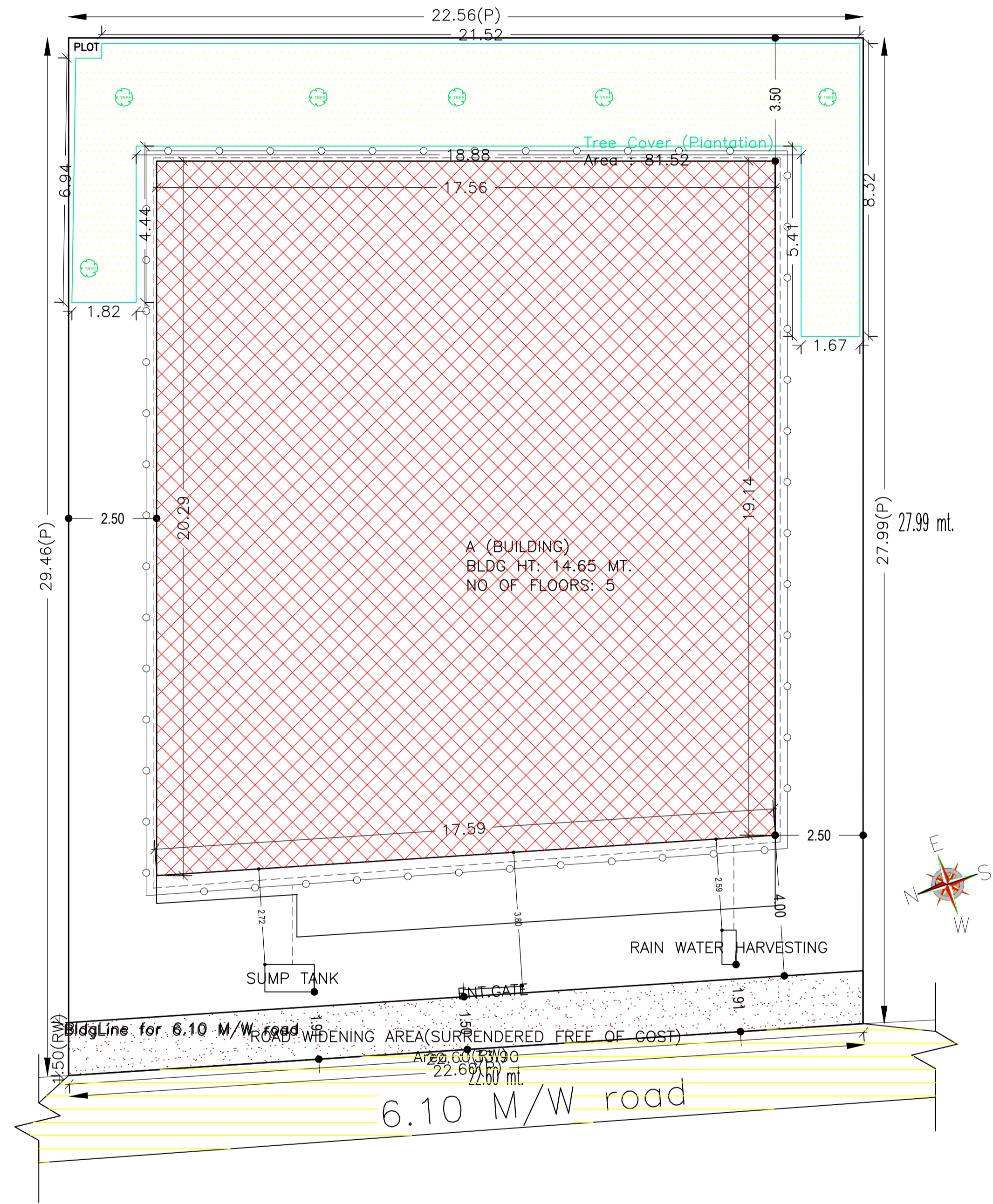
Proposal Basic Information	
Proposal File No.	RRDA/BP/0201/2023
Owner Name	RENU SHAHDEO
Khata No	1,3
Plot No	345,348,525,849
Village Name	Khijri
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI REGIONAL DEVELOPMENT AUTHORITY	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 REGIONAL DEVELOPMENT AUTHORITY	Plot/Nearby/Religious/Structure: NA
Inward No: RRDA/BP/0201/2023	Plot/SubPlot No: 345,348,525,849
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: New	East: -
Location of Development Area: New Area	West: -
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 647.93 SQ.MT.
Deduction for NetPlot Area	
Surrender Free of Cost	33.90
Total	33.90
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 614.03
Deduction for Balance Plot Area(from Gross Plot Area)	
Surrender Free of Cost	33.90
Common Plot	81.52
Total	115.42
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 532.51
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 614.03
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 647.93
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	368.42
Proposed Coverage Area (56.37 %)	346.14
Total Prop. Coverage Area (56.37 %)	346.14
Balance coverage area (3.63 %)	22.28
FAR CHECK	
Perm. FAR Area (2.000)	1295.86
Total Perm. FAR area	1295.86
Residential FAR	1243.00
Proposed FAR Area	1282.01
Total Proposed FAR Area	1282.01
Consumed FAR (Factor)	1.98
Balance FAR Area	13.85
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	2025.90
ARCHITECT (Regd)	VIPUL RAJ
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	RENU SHAHDEO
DEVELOPMENT AUTHORITY LOCAL BODY	

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Orange

Buildingwise Floor FAR Details				
Floor Name	Building Name A (BUILDING)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	376.51	10.04	376.51	10.04
Ground Floor	326.64	28.97	326.64	28.97
First Floor	378.44	355.41	378.44	355.41
Second Floor	378.44	355.41	378.44	355.41
Third Floor	378.44	355.41	378.44	355.41
Fourth Floor	187.44	176.78	187.44	176.78
Terrace Floor	0.00	0.00	0.00	0.00
Total:	2025.91	1282.02	2025.91	1282.02

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise



SITE PLAN SCALE 1:100



FOURTH FLOOR PLAN (Proposed) SCALE 1:100

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.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
					Lift	Balcony	Void	Parking					
A (BUILDING)	1	2031.55	5.64	2025.91	12.92	66.83	22.07	608.82	1243.01	20.08	1282.02	1282.02	14
Grand Total	1	2031.55	5.64	2025.91	12.92	66.83	22.07	608.82	1243.01	20.08	1282.02	1282.02	14

Required Parking (Table 7a)

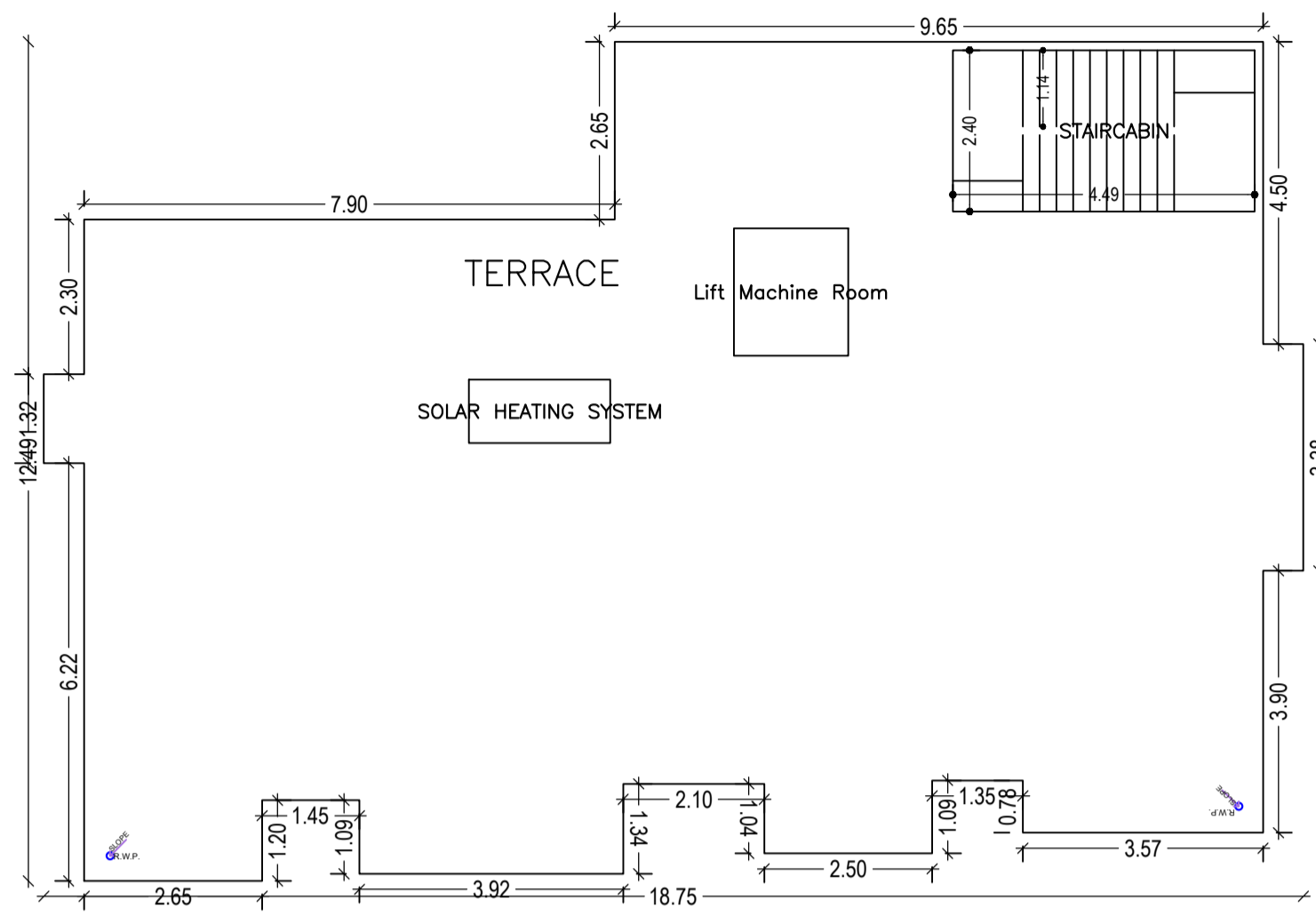
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (BUILDING)	Residential	Residential Bldg/Apartment	> 140	1.5	-	1	-	-	-	-	-
			> 0	1	14.00	-	-	-	-	1	14
			> 0	1	14.00	-	-	1	2	-	-
Total:			-	-	-	-	14	18	2	2	14

Parking Check (Table 7b)

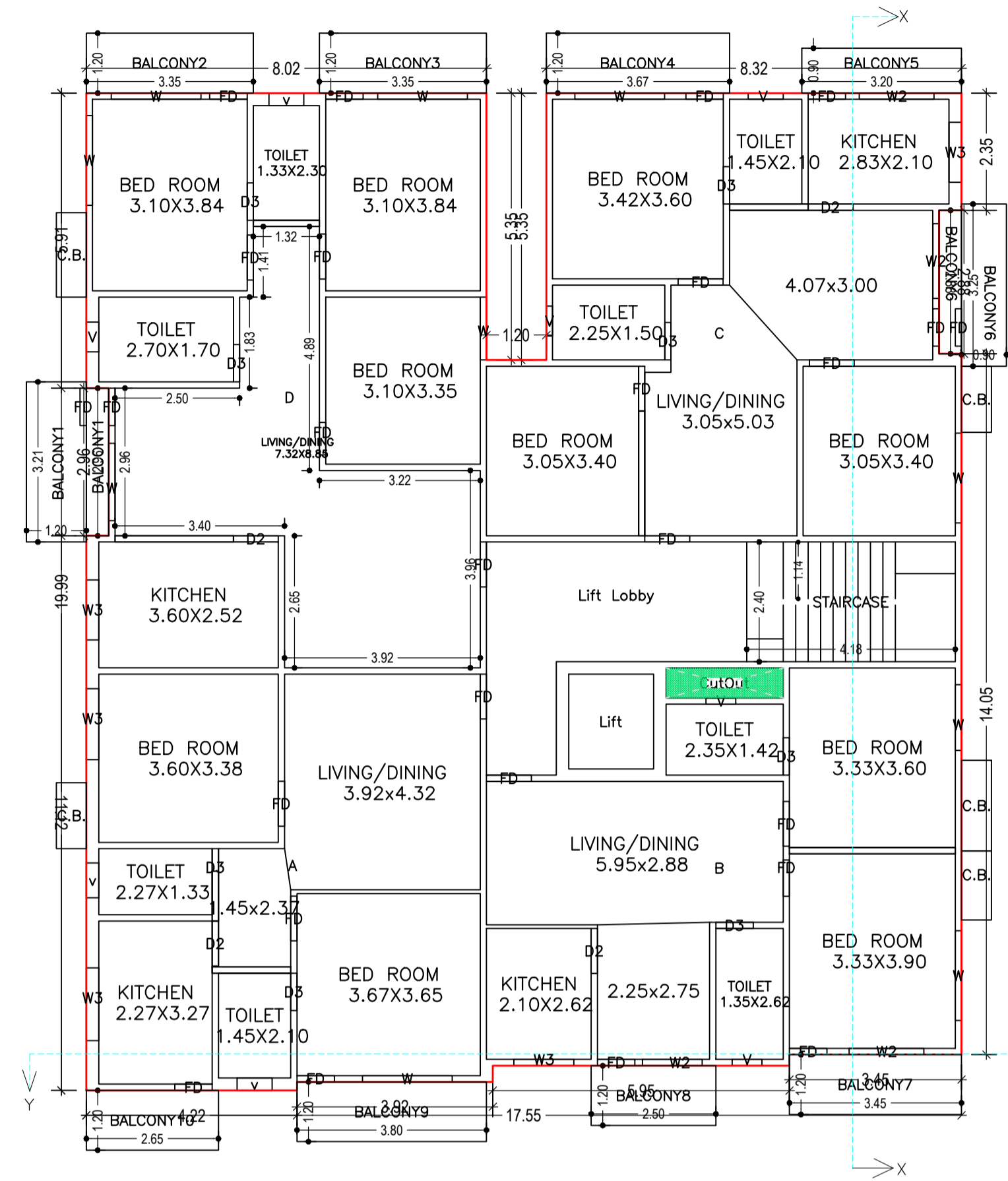
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	18	225.00
Total Car	14	175.00	18	225.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	17	34.00
Total TwoWheeler	14	28.00	17	34.00
Other Parking	-	-	-	345.89
Total		228.00		664.89

LTP NAME AND SIGNATURE: VIPUL RAJ, RRDA/STU/0312/2022
 STRUCTURAL ENG'S NAME AND SIGNATURE: [Blank]
 BUILDER NAME AND SIGNATURE: [Blank]
 MAYURESHTOWNPLANNER ORGANIZATION: PERSONAL

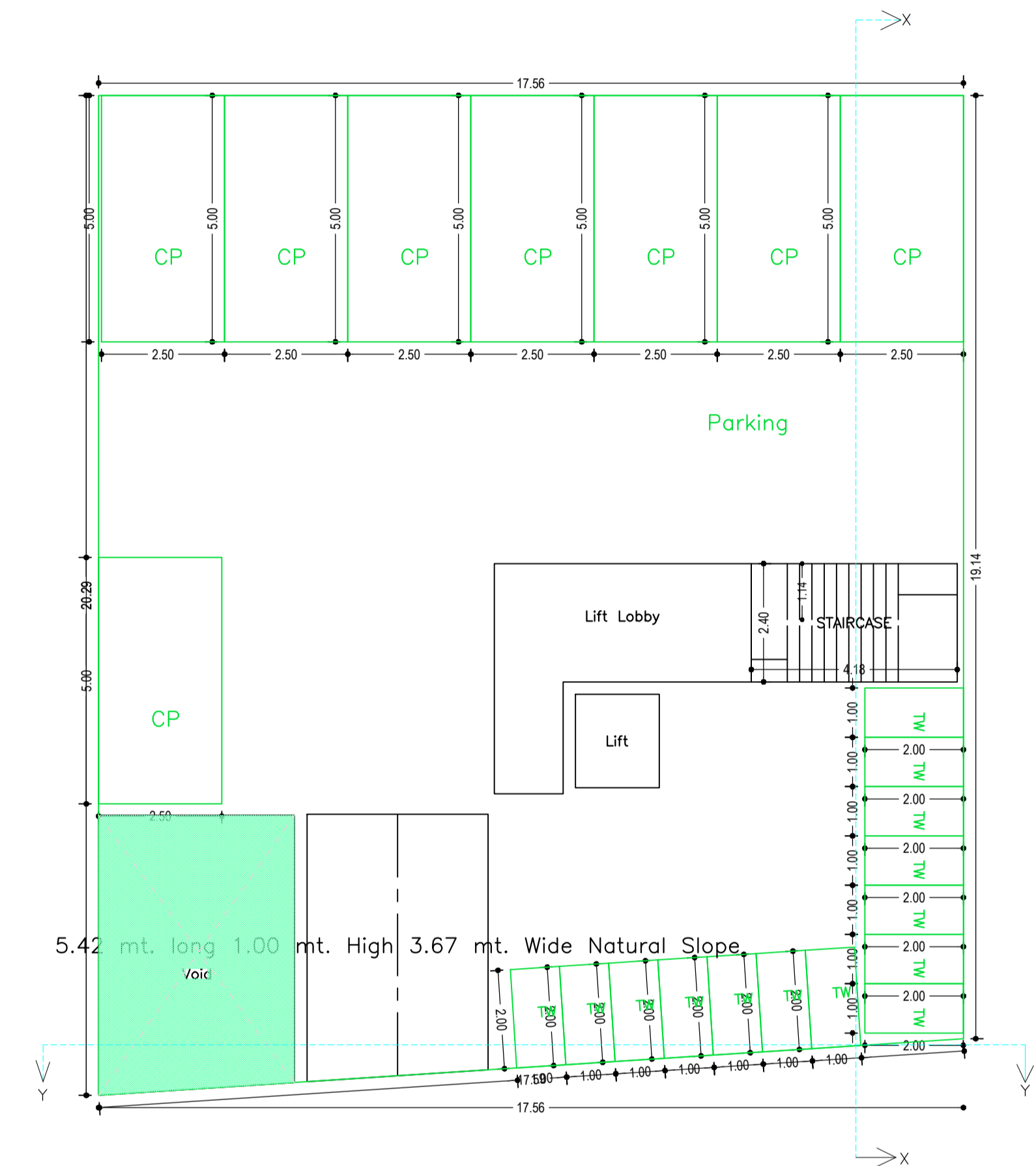
Proposal Basic Information	
Proposal File No.	RRDA/BP/0201/2023
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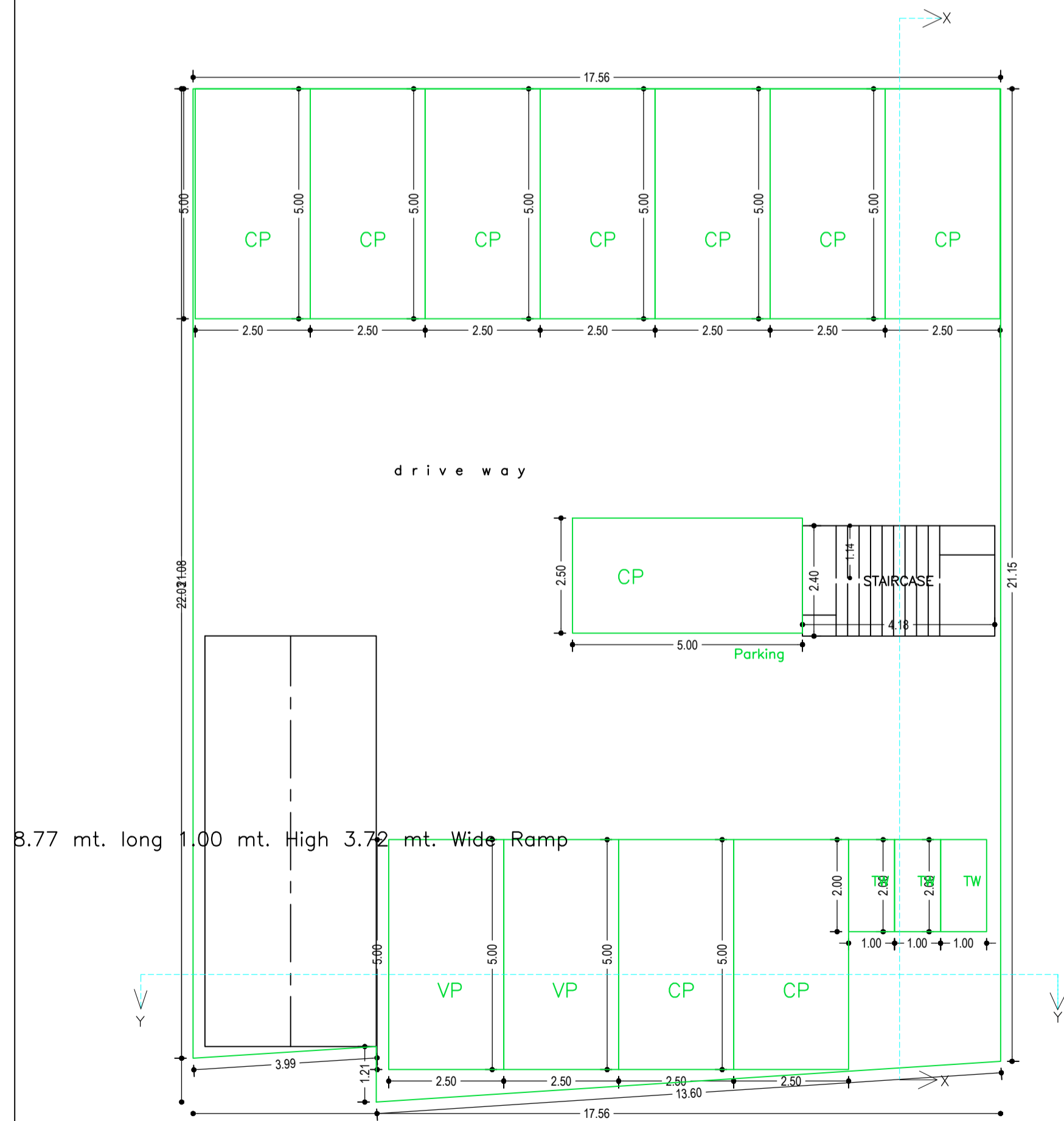
TERRACE FLOOR PLAN (SCALE 1:100)



TYPICAL - 1, 2, 3 FLOOR PLAN (Proposed) (SCALE 1:100)



GROUND FLOOR PLAN (SCALE 1:100)



BASEMENT FLOOR PLAN (SCALE 1:100)

Building :A (BUILDING)

Floor Name	Gross Builtup Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
				Lift	Balcony	Void	Parking					
Basement Floor	376.51	0.00	376.51	0.00	0.00	0.00	333.22	0.00	10.04	10.04	10.04	00
Ground Floor	326.64	0.00	326.64	0.00	0.00	22.07	275.60	0.00	10.04	28.97	28.97	00
First Floor	379.85	1.41	378.44	3.23	19.80	0.00	0.00	355.41	0.00	355.41	355.41	04
Second Floor	379.85	1.41	378.44	3.23	19.80	0.00	0.00	355.41	0.00	355.41	355.41	04
Third Floor	379.85	1.41	378.44	3.23	19.80	0.00	0.00	355.41	0.00	355.41	355.41	04
Fourth Floor	188.85	1.41	187.44	3.23	7.43	0.00	0.00	176.78	0.00	176.78	176.78	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2031.54	5.64	2025.90	12.92	66.83	22.07	608.82	1243.01	20.08	1282.02	1282.02	14
Total Number of Same Buildings :	1											
Total :	2031.54	5.64	2025.90	12.92	66.83	22.07	608.82	1243.01	20.08	1282.02	1282.02	14

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D3	0.45	2.10	03
A (BUILDING)	FD	0.65	2.10	03
A (BUILDING)	FD	0.73	2.10	03
A (BUILDING)	FD	0.75	2.10	34
A (BUILDING)	D3	0.75	2.10	25
A (BUILDING)	FD	0.90	2.10	41
A (BUILDING)	D2	0.90	2.10	14
A (BUILDING)	FD	1.15	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	0.60	15
A (BUILDING)	V	0.70	0.60	03
A (BUILDING)	v	0.70	0.70	10
A (BUILDING)	W3	1.20	1.20	10
A (BUILDING)	W2	1.20	1.20	04
A (BUILDING)	W	1.26	1.20	03
A (BUILDING)	W	1.31	1.20	04
A (BUILDING)	W3	1.42	1.20	04
A (BUILDING)	W3	1.45	1.20	04
A (BUILDING)	W2	1.50	1.20	10
A (BUILDING)	W	1.55	1.20	03
A (BUILDING)	W	1.80	1.20	23

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	OWNER'S NAME AND SIGNATURE
VIPUL RAJ RRDA/STU/0312/2022			MAYURESH Designation : Townplanner Organization : PERSONAL

Proposal Basic Information	
Proposal File No.	RRDA/BP/0201/2023
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Khata No	1,3
Plot No	345,348,525,849
Village Name	Khijri
Use	Residential
SubUse	Residential Bldg/Apartment



Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3 FLOOR PLAN	0.45 X 2.96 X 1 X 3	3.99	118.74
	1.20 X 3.21 X 1 X 3	11.55	
	0.45 X 2.88 X 1 X 3	3.87	
	0.90 X 3.25 X 1 X 3	8.79	
	1.20 X 3.68 X 1 X 3	13.23	
	1.20 X 3.35 X 2 X 3	24.12	
	0.90 X 3.20 X 1 X 3	8.64	
FOURTH FLOOR PLAN	1.20 X 3.45 X 1 X 3	12.42	14.85
	1.20 X 2.50 X 1 X 3	8.97	
	1.20 X 3.80 X 1 X 3	13.65	
	1.20 X 2.65 X 1 X 3	9.51	
	1.20 X 3.45 X 1 X 1	4.14	
	1.20 X 2.50 X 1 X 1	2.99	
	1.20 X 3.80 X 1 X 1	4.55	
Total	-	-	133.59

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3 FLOOR PLAN	A	FLAT	63.66	63.34	6	12
	B	FLAT	63.78	63.37	6	
	C	FLAT	74.31	73.80	7	
	D	FLAT	87.38	86.92	7	
FOURTH FLOOR PLAN	E	FLAT	65.03	64.72	6	2
	F	FLAT	65.44	65.02	6	
Total	-	-	997.88	992.03	90	14

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	OWNER'S NAME AND SIGNATURE
VIPUL RAJ RRDA/STU/0312/2022			MAYURESH Designation : Townplanner Organization : PERSONAL

