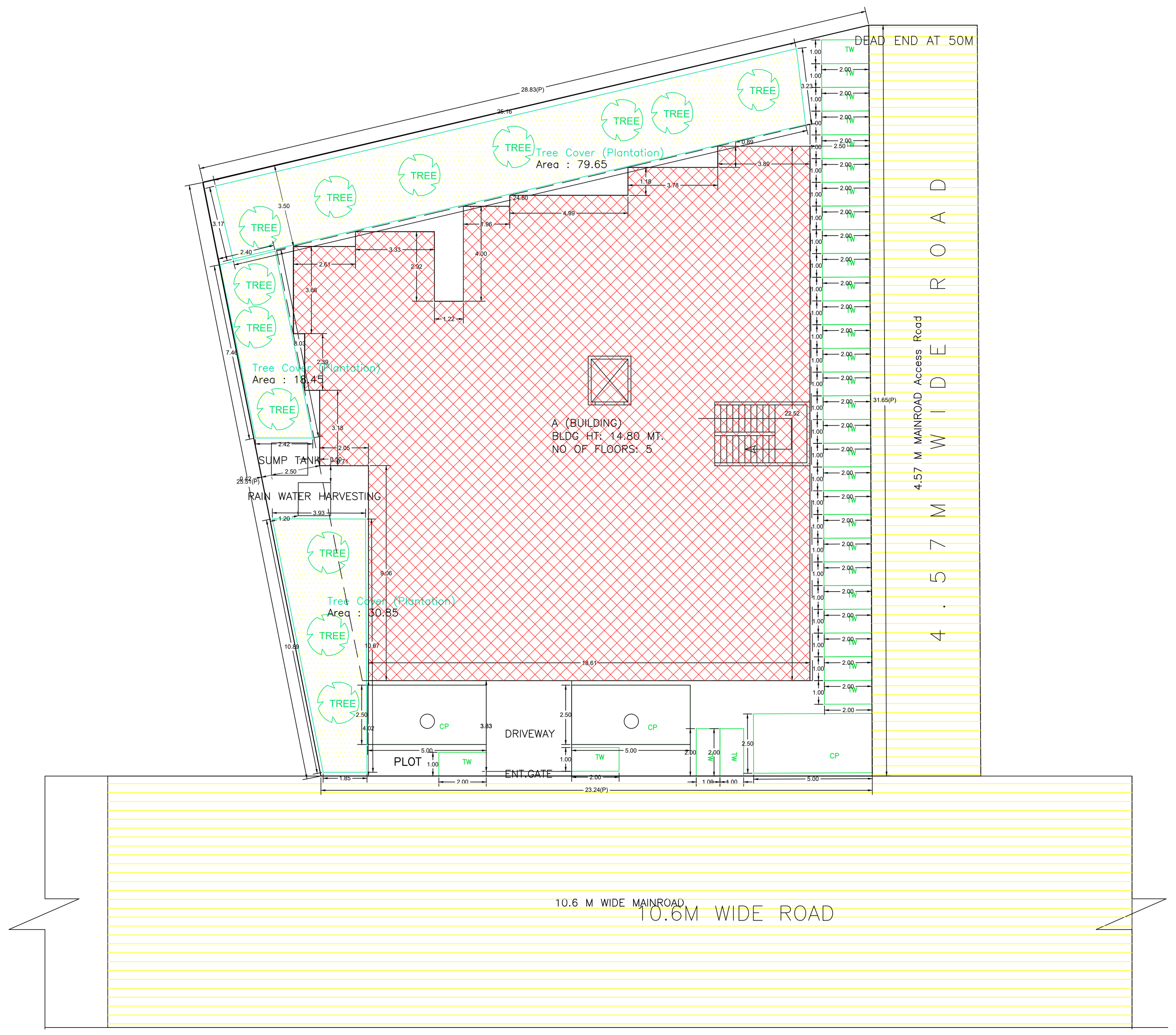
Project Title :G+4 RESIDENCIAL BUILDING IN RANCHI

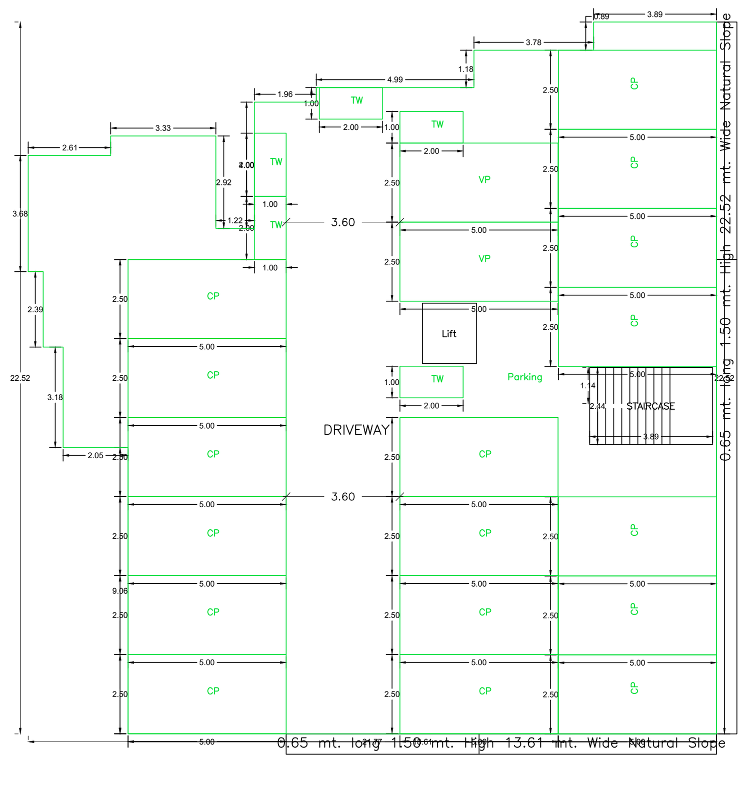
DATE	22-03-2024
SHEET NO.	1

Proposal Basic Information

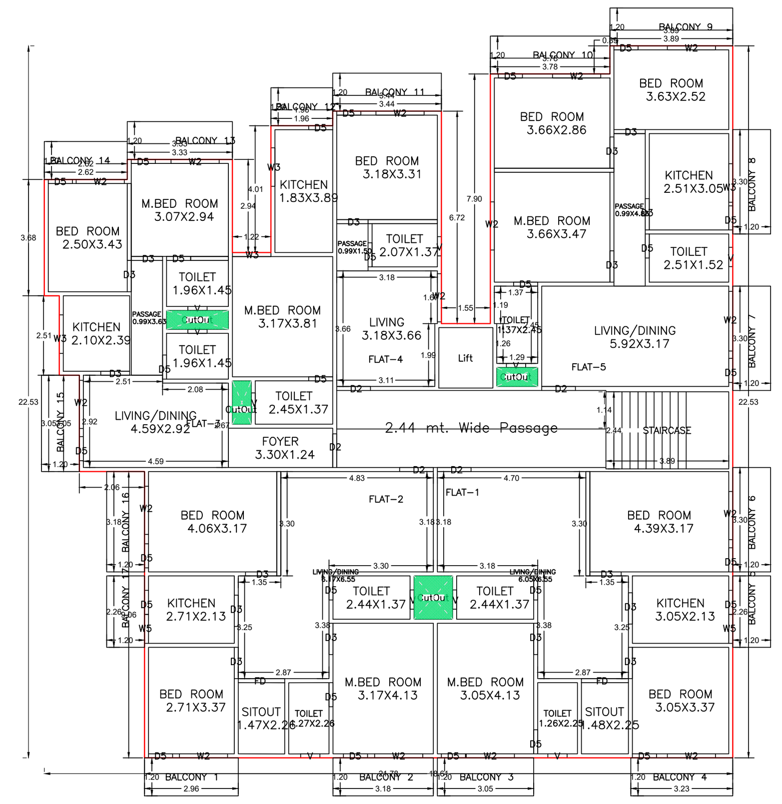
Proposal File No.	RMC/BP/1009/W03/2022
Owner Name	(1)PRIYANKA DEVI (2) ASHA DEVI
Khata No	89
Plot No	791
Village Name	BHITHA
Use	Residential
SubUse	Residential Bldg/Apartment



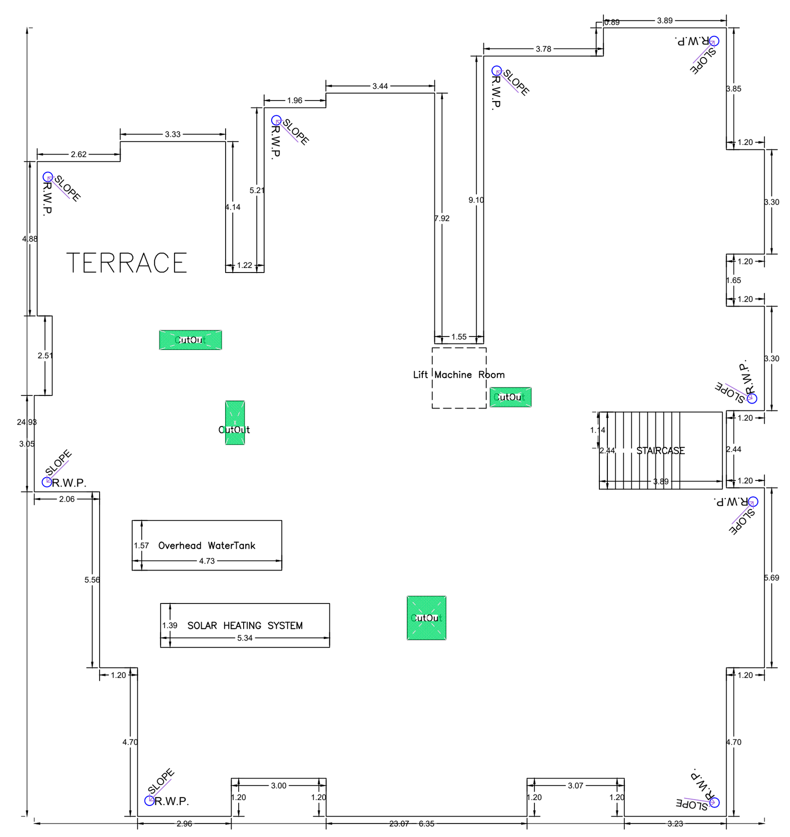
SITE PLAN



GROUND FLOOR PLAN
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)

AREA STATEMENT RANCHI MUNICIPAL CORPORATION

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.69 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/1009/W03/2022	Plot/SubPlot No: 791	
Application Type: General Proposal	North: Plot No. - OTHER PLOT	
Project Type: Building Permission	South: Road Width - 4.57	
Nature of Development: New	East: Plot No. - OTHER PLOT	
Location of Development Area: Old Area	West: Road Width - 10.66	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	735.28
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	735.28
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		128.96
Total		128.96
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	606.32
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	735.28
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	735.28
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		441.17
Proposed Coverage Area (55.41 %)		407.39
Total Prop. Coverage Area (55.41 %)		407.39
Balance coverage area (4.59 %)		33.78
FAR CHECK		
Perm. FAR Area (2.500)		1838.20
Total Perm. FAR area		1838.20
Residential FAR		1683.88
Proposed FAR Area		1696.63
Total Proposed FAR Area		1696.63
Consumed FAR (Factor)		2.31
Balance FAR Area		141.57
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2229.36
ARCHITECT (Regd)		MANOJ KUMAR
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		(1)PRIYANKA DEVI (2) ASHA DEVI
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	black
ABUTTING ROAD	green
PROPOSED CONSTRUCTION	red
COMMON PLOT	yellow
ROAD WIDENING AREA	yellow
EXISTING (To be retained)	blue
EXISTING (To be demolished)	yellow

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.)
Ground Floor	407.40	12.75	407.40	12.75
First Floor	455.49	420.97	455.49	420.97
Second Floor	455.49	420.97	455.49	420.97
Third Floor	455.49	420.97	455.49	420.97
Fourth Floor	455.49	420.97	455.49	420.97
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2229.36	1696.63	2229.36	1696.63

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	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	2	-	20	37

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	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	37	74.00
Total TwoWheeler	20	40.00	37	74.00
Other Parking	-	-	-	147.15
Total	315.00			570.15

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.) Cutout	Total Built Up Area (Sq.mt.)	Deductions Lift	Deductions Balcony	Deductions 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	2247.12	17.76	2229.36	13.08	125.00	394.65	1683.88	9.48	1696.63	1696.63	20
Grand Total :	1	2247.12	17.76	2229.36	13.08	125.00	394.65	1683.88	9.48	1696.63	1696.63	20

Building :A (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions Lift	Deductions Balcony	Deductions 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	407.40	0.00	407.40	0.00	0.00	394.65	0.00	9.48	12.75	12.75	00
First Floor	459.93	4.44	455.49	3.27	31.25	0.00	420.97	0.00	420.97	420.97	05
Second Floor	459.93	4.44	455.49	3.27	31.25	0.00	420.97	0.00	420.97	420.97	05
Third Floor	459.93	4.44	455.49	3.27	31.25	0.00	420.97	0.00	420.97	420.97	05
Fourth Floor	459.93	4.44	455.49	3.27	31.25	0.00	420.97	0.00	420.97	420.97	05
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2247.12	17.76	2229.36	13.08	125.00	394.65	1683.88	9.48	1696.63	1696.63	20
Total Number of Same Buildings :	1										
Total :	2247.12	17.76	2229.36	13.08	125.00	394.65	1683.88	9.48	1696.63	1696.63	20

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D5	0.76	2.10	108
A (BUILDING)	D3	0.91	2.10	04
A (BUILDING)	D3	0.99	2.10	60
A (BUILDING)	D2	1.07	2.10	20
A (BUILDING)	FD	1.47	2.10	04
A (BUILDING)	FD	1.48	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

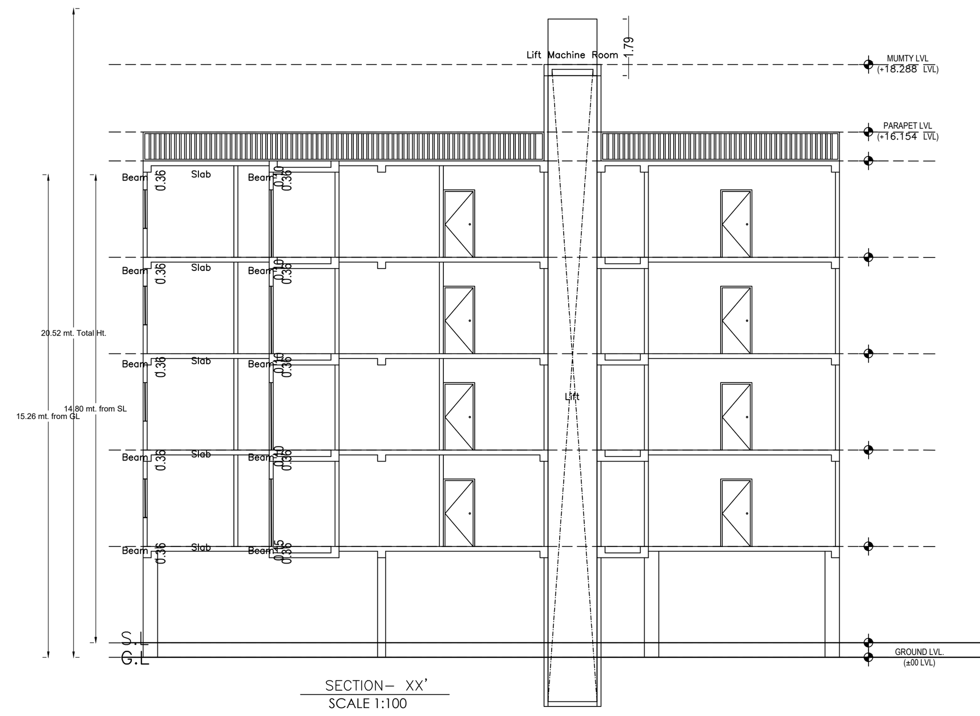
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.61	0.60	40
A (BUILDING)	W5	0.91	1.20	08
A (BUILDING)	W3	1.22	1.20	16
A (BUILDING)	W2	1.52	1.20	56
A (BUILDING)	W2	1.89	1.20	04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1-4 FLOOR PLAN	1.20 X 2.97 X 1 X 4	14.24	249.92
	1.20 X 3.18 X 2 X 4	30.48	
	1.20 X 3.05 X 2 X 4	29.28	
	1.20 X 3.23 X 1 X 4	15.48	
	1.20 X 2.26 X 2 X 4	21.68	
	1.20 X 3.30 X 3 X 4	47.52	
	1.20 X 2.62 X 1 X 4	12.60	
	1.20 X 3.89 X 1 X 4	18.64	
	1.20 X 3.79 X 1 X 4	18.16	
	1.20 X 3.44 X 1 X 4	16.48	
	1.20 X 1.96 X 1 X 4	9.40	
	1.20 X 3.33 X 1 X 4	15.96	
Total	-	-	249.92

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1-4 FLOOR PLAN	FLAT-1	FLAT	81.38	80.96	8	20
	FLAT-2	FLAT	79.30	78.88	8	
	FLAT-3	FLAT	50.91	50.44	8	
	FLAT-4	FLAT	51.31	51.03	7	
	FLAT-5	FLAT	74.44	73.96	8	
Total:	-	-	1349.32	1341.09	156	20



SECTION– XX'
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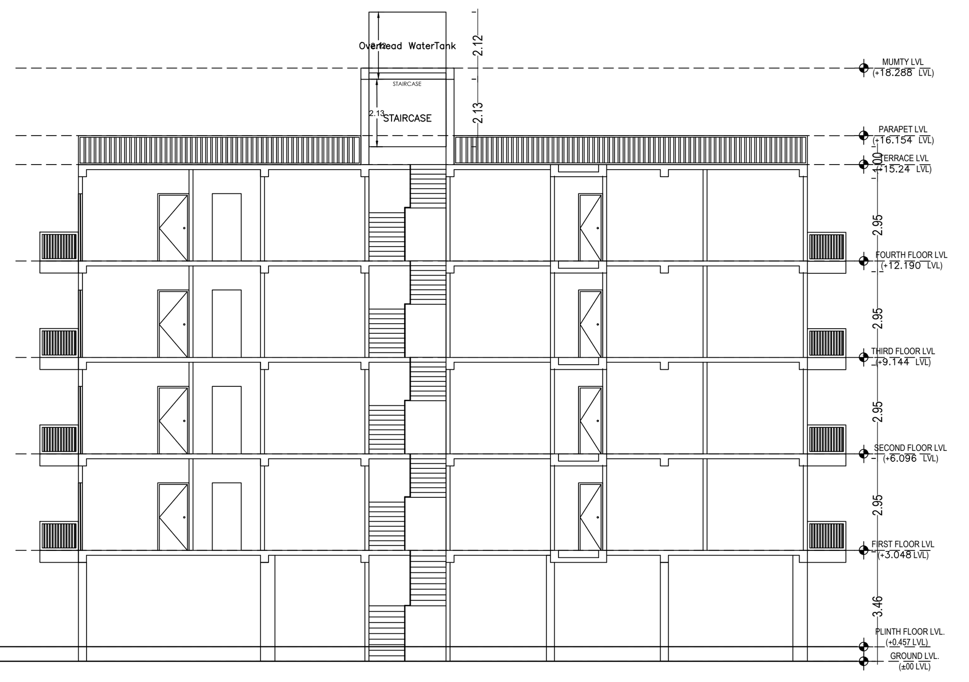

SECTION– YY'
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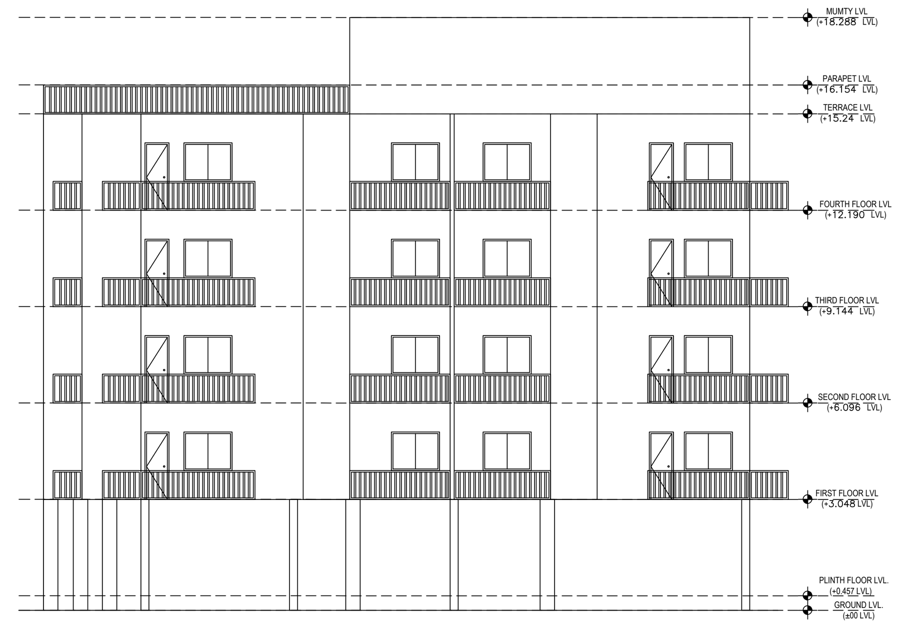

FRONT SIDE ELEVATION
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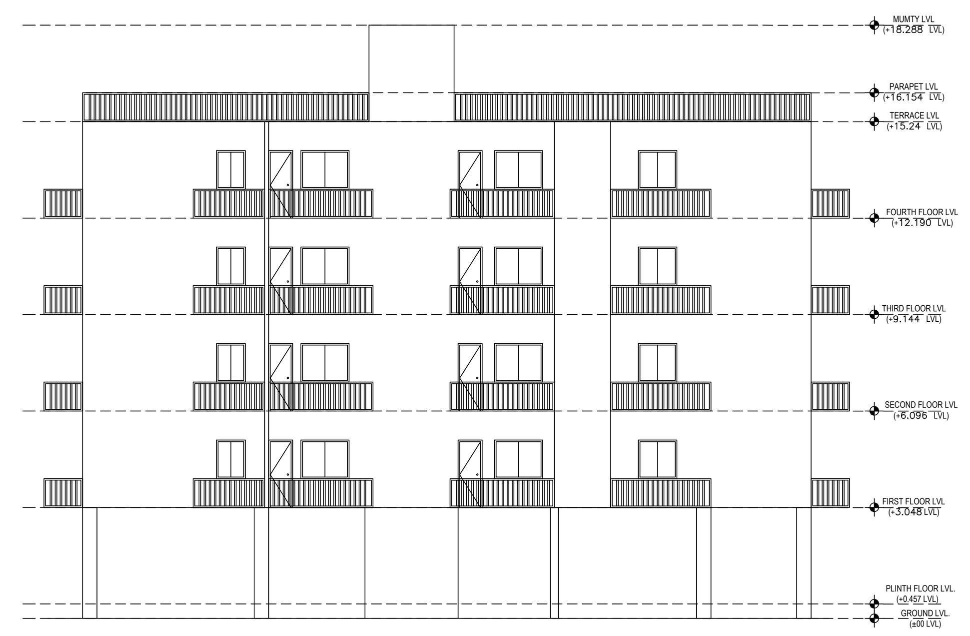

RIGHT SIDE ELEVATION
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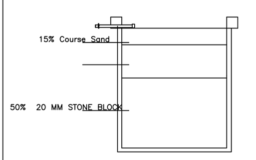

SECTION YY
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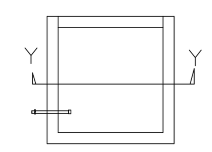

PLAN OF RECHARGE WELL

WATER HARVESTING
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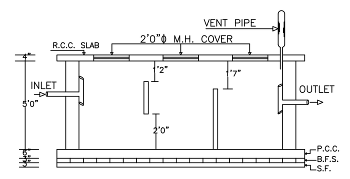
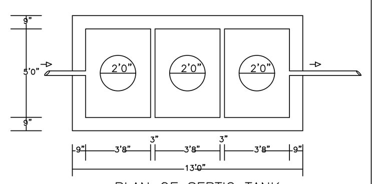
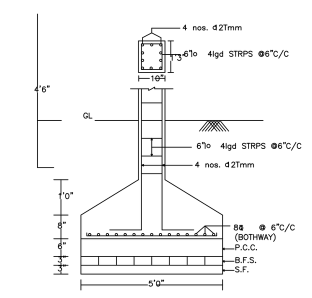


SECTION OF SEPTIC TANK
SCALE 1" = 4'–0"



PLAN OF SEPTIC TANK
SCALE 1" = 4'–0"



SECTION
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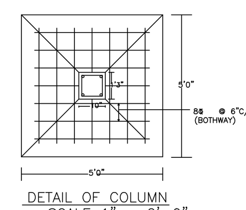

DETAIL OF COLUMN
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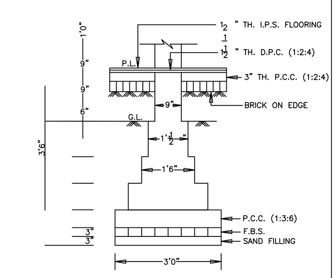

DETAIL OF BRICK FOUNDATION

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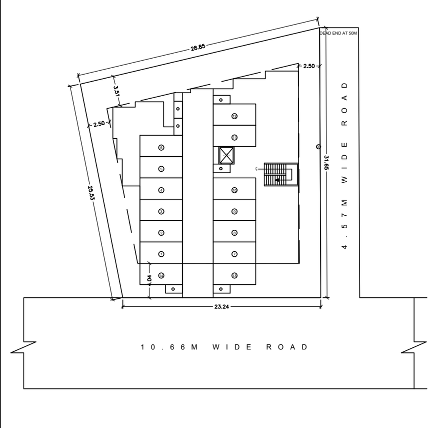

LOCATION PLAN
SCALE : NOT TO SCALE

CERTIFICATE FOR STRUCTURE SAFETY

THIS IS CERTIFY THAT THE STRUCTURAL DESIGN OF THE BUILDING WILL BE AS PER I.S-1983-1984 & I.S.4326-1993 TO MAKE SAME EARTH QUAKE RESISTANT.

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MANOJ KUMAR RMC/ART/0055/15-16			Name : ARUN KUMAR Designation : Townplanner Organization : GOVERNMENT OF

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

This is system generated MAP. No need of Digitally Signed.