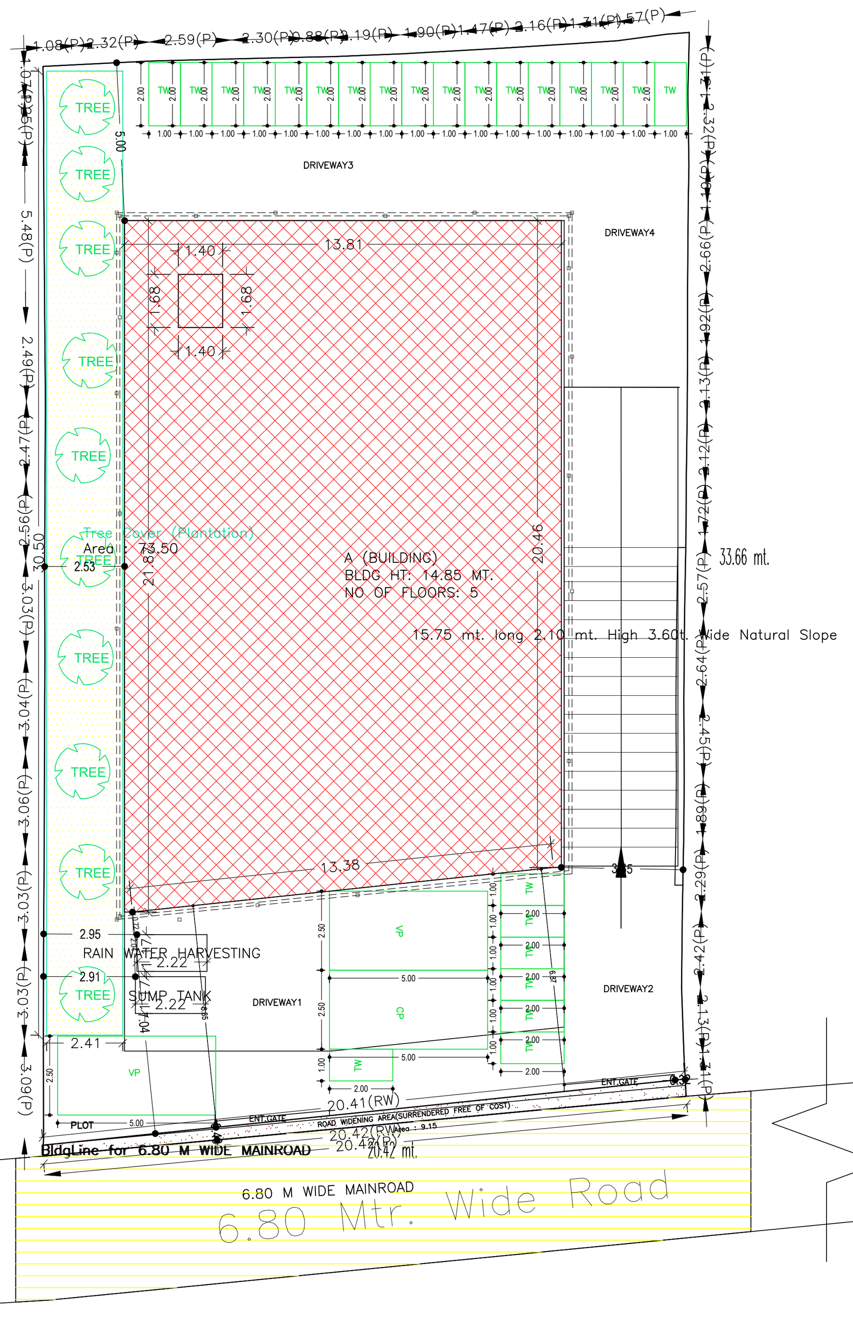
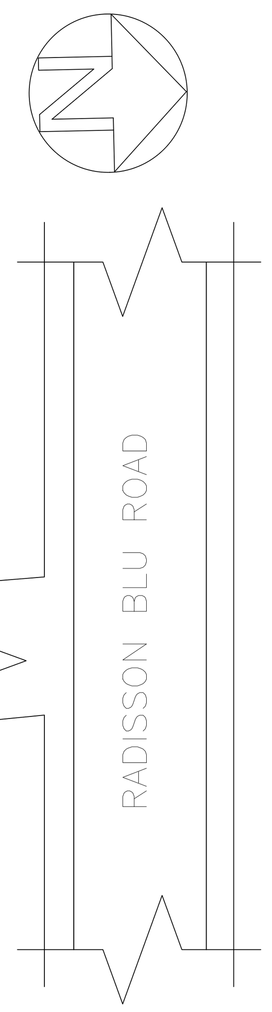
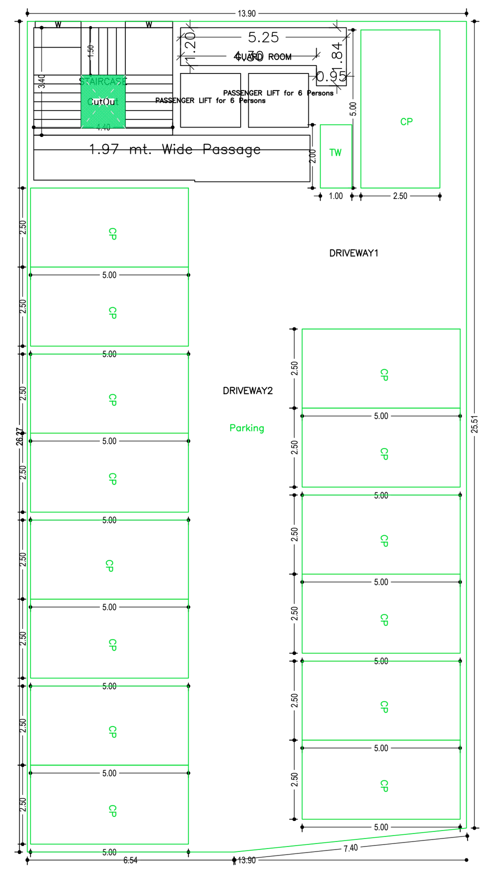
Project Title :SATYA CHAMBERS

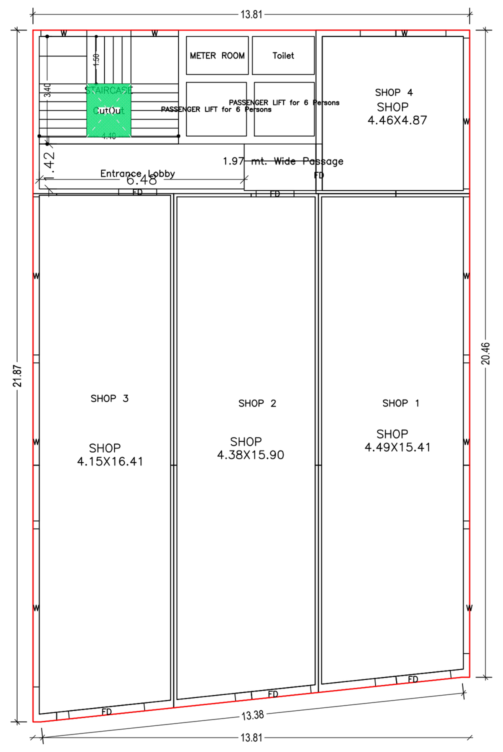




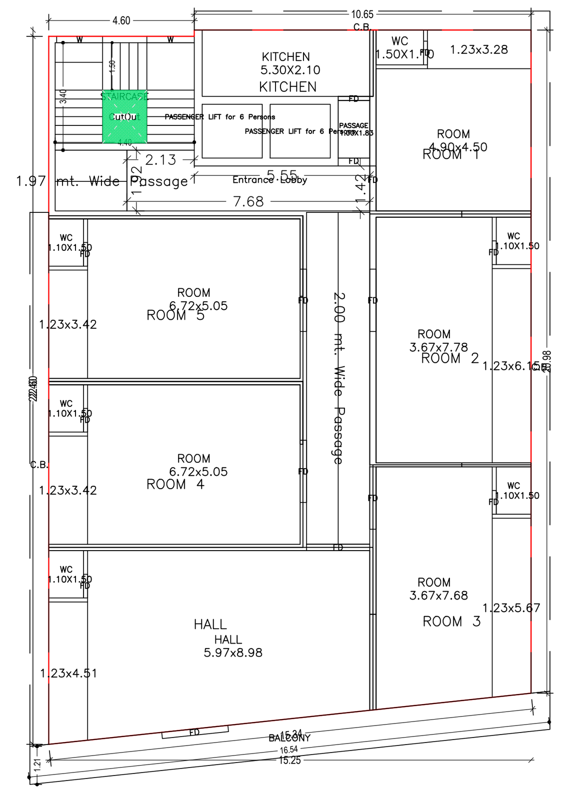
SITE PLAN



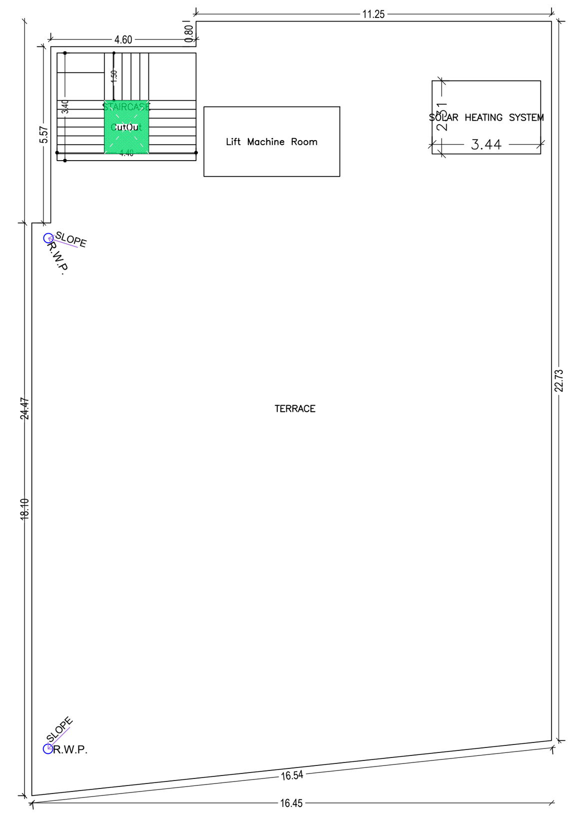
BASEMENT FLOOR PLAN
(SCALE 1:100)



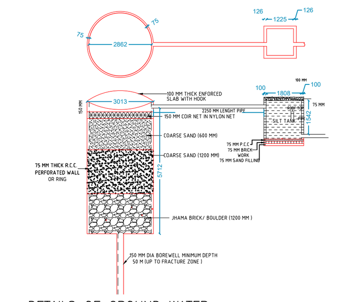
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

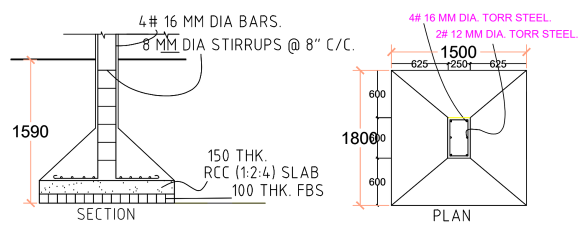


TYPICAL – 1– 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)

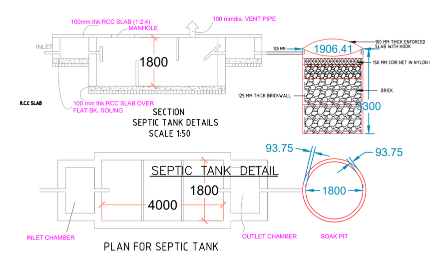


TERRACE FLOOR PLAN
(SCALE 1:100)



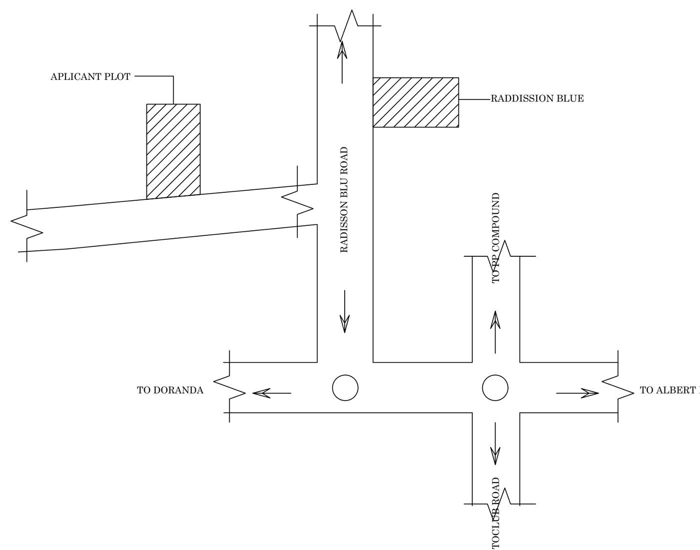


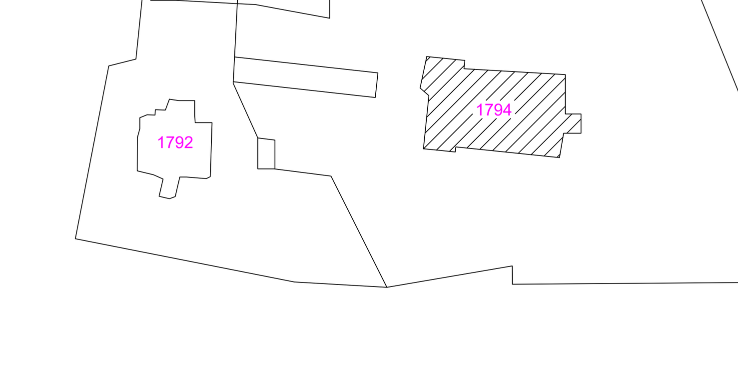
FOUNDATION DETAILS (ISOLATED R.C.C FOOTING)
FOUNDATION DETAIL

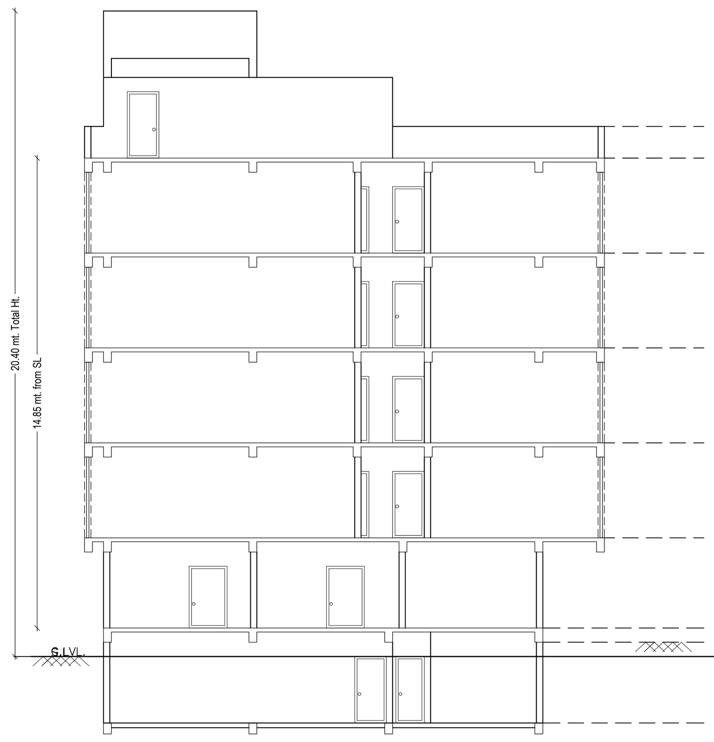


STRUCTURAL STABILITY CERTIFICATE

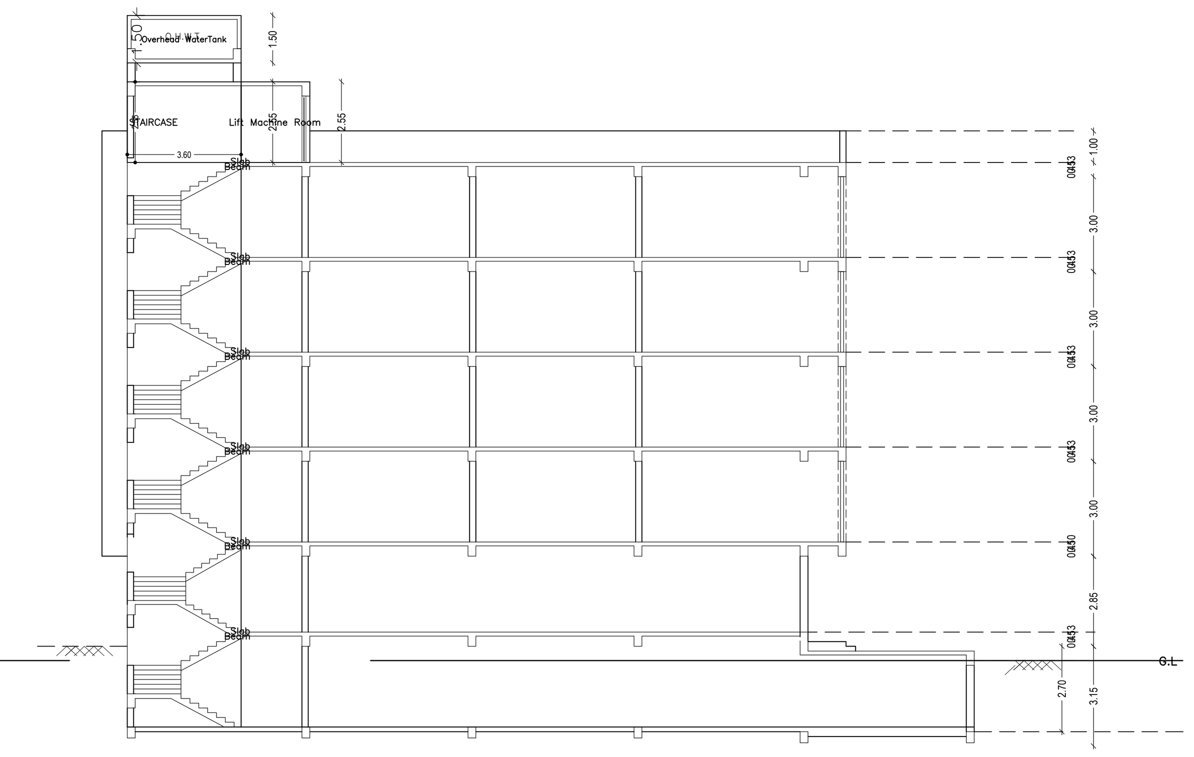
THIS IS TO CERTIFIY THAT SEISMIC LOADS HAVE BEEN TAKEN UNDER CONSIDERATION WHILE DESIGNING THE STRUCTURE OF THIS BUILDING.
THE DESIGN HAS BEEN DONE AS PER IS 1893/1894 & I.S 4326/1993.



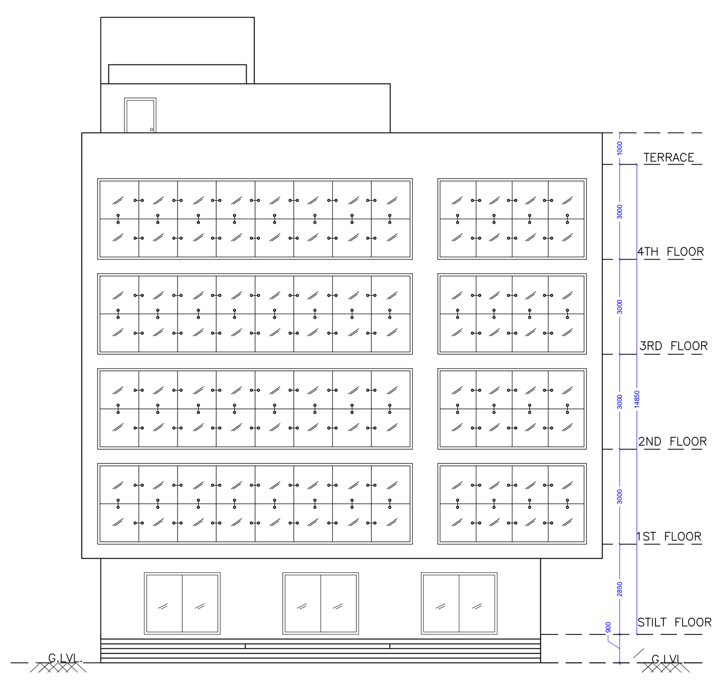




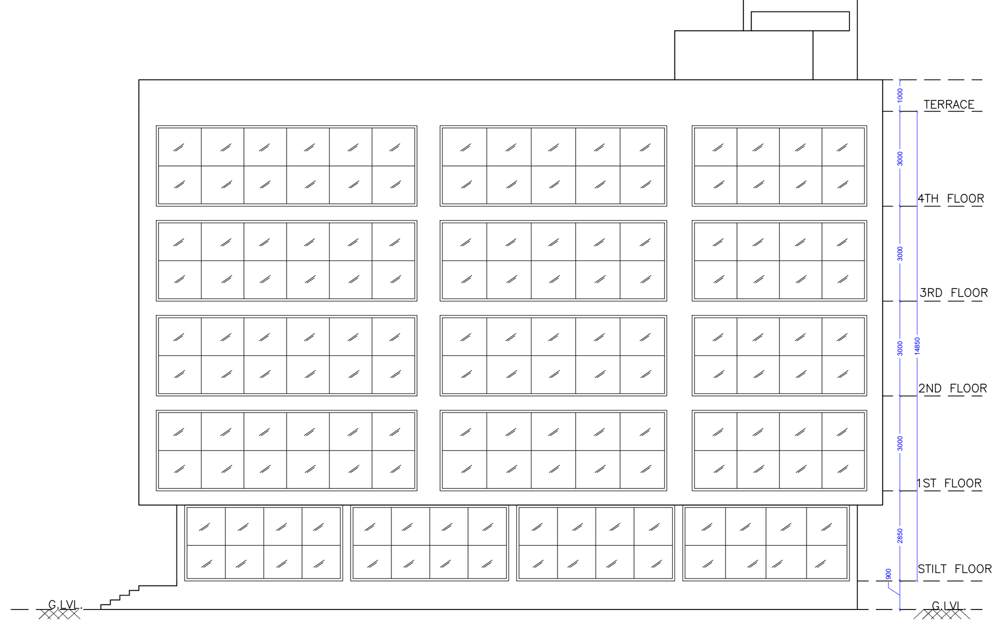
SECTION AT – XX'



SECTION AT – YY'



FRONT ELEVATION



RIGHT SIDE ELEVATION

DATE	20-12-2023
SHEET NO.	1

Proposal Basic Information

Proposal File No.	RMC/BP/0382/W24/2023
Owner Name	SUSHIL KUMAR BHATIA AND SUNIL KUMAR BHATIA
Khata No	731
Plot No	1794
Village Name	SIRAM
Use	Residential
SubUse	ResiComm Bldg

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: ResiComm Bldg	
Authority: RANCHI MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA	
Inward_No: RMC/BP/0382/W24/2023	Plot/SubPlot No: 1794	
Application Type: General Proposal	North: Plot No. - 1734/part	
Project Type: Building Permission	South: Plot No. - 1794/part	
Nature of Development: New	East: Road Width - 6.8	
Location of Development Area: Old Area	West: Plot No. - 1794/part	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	688.54
Deduction for NetPlot Area		
Surrender Free of Cost		9.15
Total		9.15
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	679.39
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		9.15
Common Plot		73.50
Total		82.66
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	605.88
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	679.39
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	688.54
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		407.63
Proposed Coverage Area (42.68 %)		289.99
Total Prop. Coverage Area (42.68 %)		289.99
Balance coverage area (17.32 %)		117.64
FAR CHECK		
Perm. FAR Area (2.500)		1721.35
Total Perm. FAR area		1721.35
Residential FAR		1399.94
Commercial FAR		276.07
Proposed FAR Area		1701.24
Total Proposed FAR Area		1701.24
Consumed FAR (Factor)		2.47
Balance FAR Area		20.11
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2163.46
ARCHITECT (Regd)		ANUP KUMAR
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SUSHIL KUMAR BHATIA AND SUNIL KUMAR BHATIA
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	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.)
Basement Floor	360.03	25.23	360.03	25.23
Ground Floor	289.99	276.07	289.99	276.07
First Floor	378.36	349.99	378.36	349.99
Second Floor	378.36	349.99	378.36	349.99
Third Floor	378.36	349.99	378.36	349.99
Fourth Floor	378.36	349.99	378.36	349.99
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2163.46	1701.26	2163.46	1701.26

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	ResiComm Bldg	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)	Commercial	Shop	> 0	50	253.66	1	4	-	-	-	-	-	-	-
			> 0	50	253.66	-	-	-	-	-	-	1	11	-
	Residential	Hostel	> 0	3	-	1	1	-	-	-	-	-	-	-
			> 0	3	-	-	-	-	1	1	-	-	-	-
	Total :		-	-	-	-	5	16	-	1	2	-	11	25

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	16	200.00
Total Car	5	62.50	16	200.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	1	12.50	2	25.00
TwoWheeler	-	-	25	50.00
Total TwoWheeler	11	22.00	25	50.00
Other Parking	-	-	-	131.93
Total		97.00		456.93

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.)	Lift	Balcony	Accessory Use	Parking	Proposed FAR Resi.	Proposed FAR Commercial	Stair	Passage	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (BUILDING)	1	2177.56	14.10	2163.46	32.30	39.72	68.75	321.43	1399.96	276.07	12.61	12.62	1701.26	1701.26	32
Grand Total :	1	2177.56	14.10	2163.46	32.30	39.72	68.75	321.43	1399.96	276.07	12.61	12.62	1701.26	1701.26	32

Building :A (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Lift	Balcony	Accessory Use	Parking	Proposed FAR Resi.	Proposed FAR Commercial	Stair	Passage	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Basement Floor	362.38	2.35	360.03	6.46	0.00	6.91	321.43	0.00	0.00	12.61	12.62	25.23	25.23	00
Ground Floor	292.34	2.35	289.99	0.00	0.00	13.92	0.00	0.00	276.07	0.00	0.00	276.07	276.07	04
First Floor	380.71	2.35	378.36	6.46	9.93	11.98	0.00	349.99	0.00	0.00	0.00	349.99	349.99	07
Second Floor	380.71	2.35	378.36	6.46	9.93	11.98	0.00	349.99	0.00	0.00	0.00	349.99	349.99	07
Third Floor	380.71	2.35	378.36	6.46	9.93	11.98	0.00	349.99	0.00	0.00	0.00	349.99	349.99	07
Fourth Floor	380.71	2.35	378.36	6.46	9.93	11.98	0.00							
											0.00			
						68.75							1701.26	32
Total Number of Same Buildings :	1													
		14.10		32.30			321.43				12.62			

SCHEDULE OF DOOR:

				NOS
A (BUILDING)	FD	0.75	2.10	24
A (BUILDING)	FD	1.00	2.10	08
A (BUILDING)	FD	1.20	2.10	02
A (BUILDING)	FD	1.42	2.10	04
A (BUILDING)	FD	1.47	2.10	01
A (BUILDING)	FD	1.97	2.10	16
A (BUILDING)	FD	2.00	2.10	04
A (BUILDING)	FD	2.10	2.10	04
A (BUILDING)	FD	2.40	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W	1.45	1.20	06
A (BUILDING)	W	1.50	1.20	06
A (BUILDING)	W	2.71	1.20	01
A (BUILDING)	W	3.94	1.20	01
A (BUILDING)	W	4.77	1.20	01
A (BUILDING)	W	5.00	1.20	05

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1- 4 FLOOR PLAN	1.20 X 16.54 X 1 X 4	79.40	79.40
Total	-	-	79.40

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP 1	SHOP	74.26	68.05	1	4
	SHOP 2	SHOP	73.27	68.53	1	
	SHOP 3	SHOP	73.39	67.18	1	
	SHOP 4	SHOP	25.13	21.73	1	
TYPICAL - 1- 4 FLOOR PLAN	HALL	DWELLING UNIT	78.13	56.45	2	28
	KITCHEN	DWELLING UNIT	13.85	13.62	2	
	ROOM 1	DWELLING UNIT	29.46	27.82	2	
	ROOM 2	DWELLING UNIT	40.48	37.74	2	
	ROOM 3	DWELLING UNIT	57.30	35.93	2	
	ROOM 4	DWELLING UNIT	42.21	39.17	2	
	ROOM 5	DWELLING UNIT	42.17	39.16	2	
Total:	-	-	1460.47	1225.06	60	32

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ANUP KUMAR CA/2010/49724			Name : ARUN KUMAR Designation : Townplanner Organization : GOVERNMENT OF

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