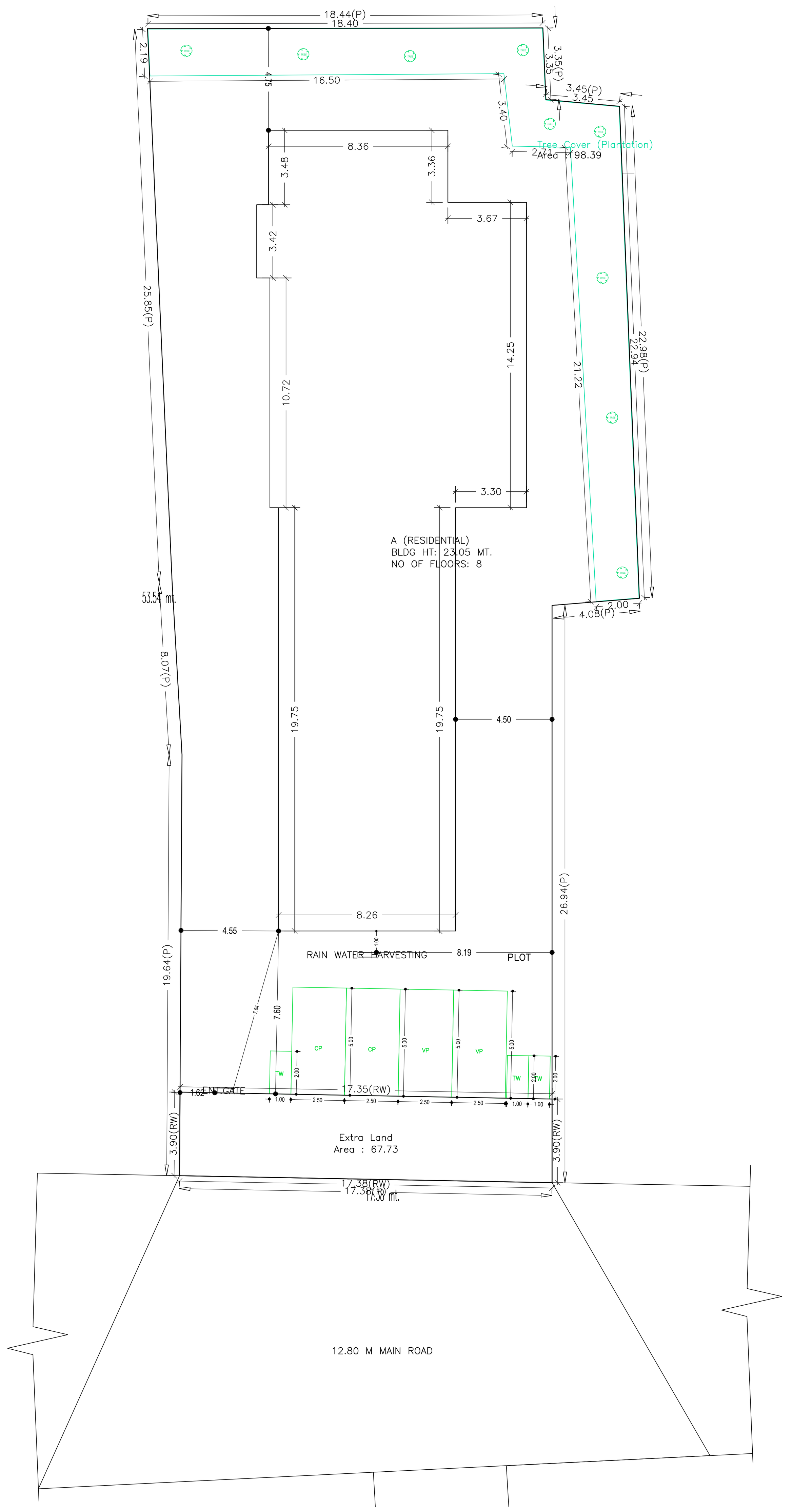
Project Title :...

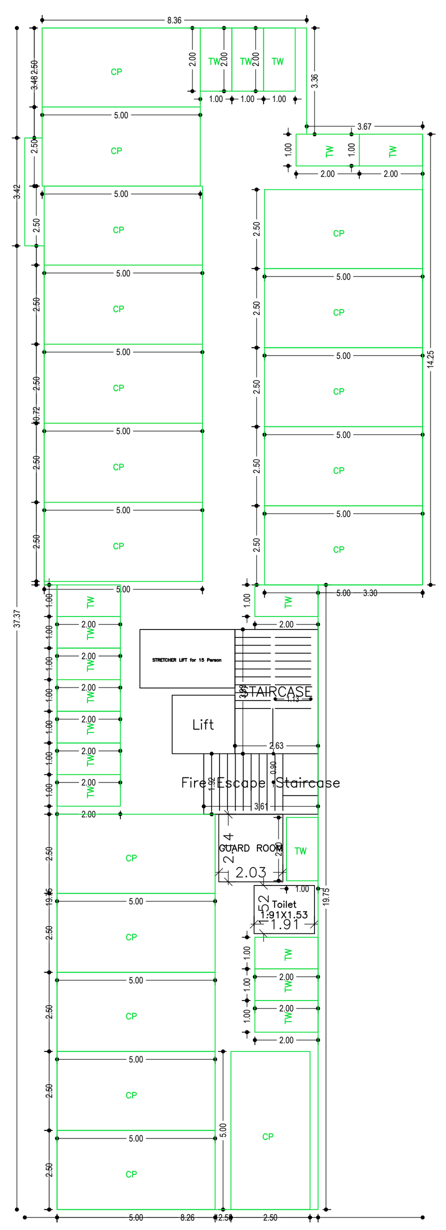
DATE	01-12-2023
SHEET NO.	1

Proposal Basic Information

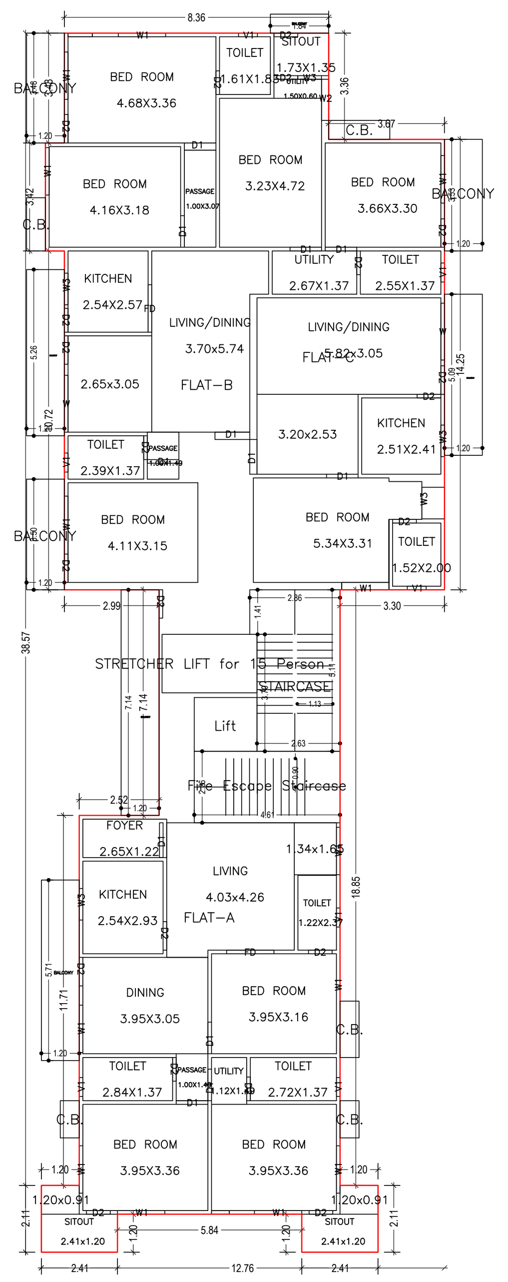
Proposal File No.	RMC/BP/0583/W52/2023
Owner Name	NISHANT KUMAR SINGH AND BHASKAR JHA
Khata No	10
Plot No	896
Village Name	HESAG
Use	Residential
SubUse	Residential Bldg/Apartment



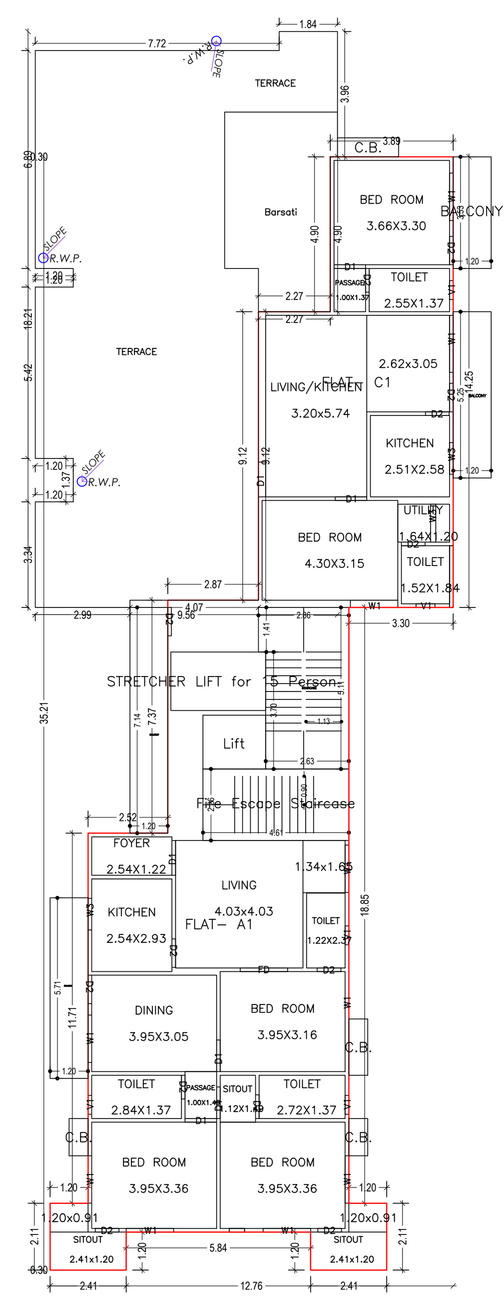
SITE PLAN



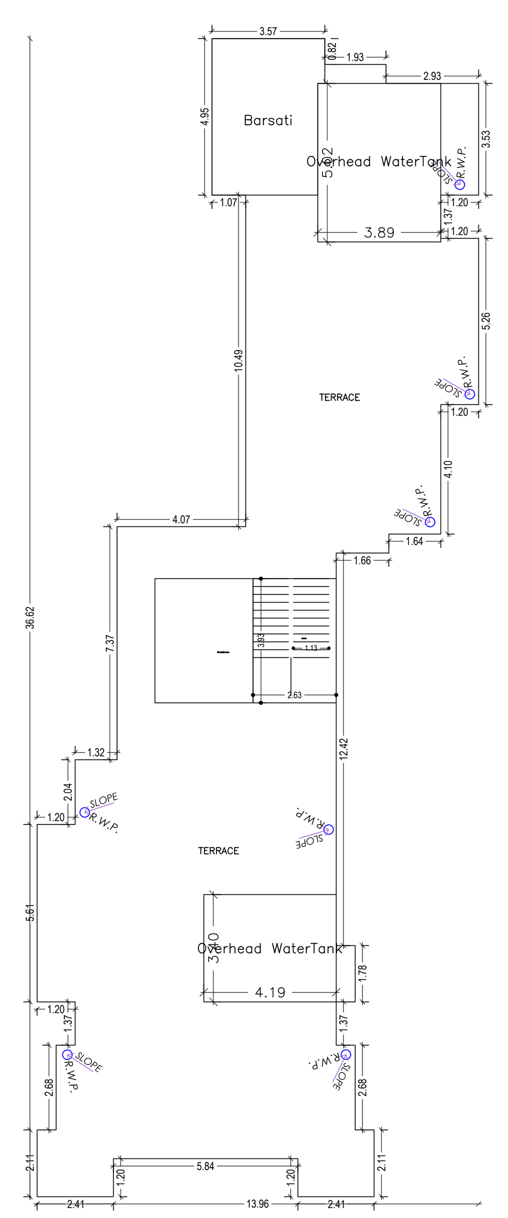
GROUND FLOOR PLAN
(SCALE 1:100)



TYPICAL – 1– 6 FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)

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/0583/W52/2023	Plot/SubPlot No: 896	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	971.60
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	971.60
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		98.39
Total		98.39
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	873.21
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	971.60
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	971.60
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		485.80
Proposed Coverage Area (37.44 %)		363.80
Total Prop. Coverage Area (37.44 %)		363.80
Balance coverage area (12.56 %)		122.00
FAR CHECK		
Perm. FAR Area (2.500)		2429.00
Total Perm. FAR area		2429.00
Residential FAR		2391.65
Proposed FAR Area		2411.21
Total Proposed FAR Area		2411.21
Consumed FAR (Factor)		2.48
Balance FAR Area		17.79
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		3028.64
ARCHITECT (Regd)		SHAKIL AHMAD
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		NISHANT KUMAR SINGH AND BHASKAR JHA
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 (RESIDENTIAL) Proposed Built Up Area (Sq.mt.)	A (RESIDENTIAL) Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	363.80	19.57	363.80	19.57
First Floor	400.81	360.67	400.81	360.67
Second Floor	400.81	360.67	400.81	360.67
Third Floor	400.81	360.67	400.81	360.67
Fourth Floor	400.81	360.67	400.81	360.67
Fifth Floor	400.81	360.67	400.81	360.67
Sixth Floor	400.81	360.67	400.81	360.67
Seventh Floor	259.98	227.64	259.98	227.64
Terrace Floor	0.00	0.00	0.00	0.00
Total :	3028.64	2411.23	3028.64	2411.23

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Residential Bldg/Apartment	Multistoried

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	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	20

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	-	-	20	40.00
Total TwoWheeler	20	40.00	20	40.00
Other Parking	-	-	-	71.07
Total	315.00		426.07	

FAR & Tenement Details (Table 4c–1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	StairCase	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 (RESIDENTIAL)	1	3028.64	79.93	62.51	137.66	7.24	330.07	2391.66	10.34	2411.23	2411.23	20
Grand Total :	1	3028.64	79.93	62.51	137.66	7.24	330.07	2391.66	10.34	2411.23	2411.23	20

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

Building :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	StairCase	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.)
Ground Floor	363.80	6.92	0.00	0.00	7.24	330.07	0.00	10.34	19.57	19.57	00
First Floor	400.81	10.43	8.93	20.78	0.00	0.00	360.67	0.00	360.67	360.67	03
Second Floor	400.81	10.43	8.93	20.78	0.00	0.00	360.67	0.00	360.67	360.67	03
Third Floor	400.81	10.43	8.93	20.78	0.00	0.00	360.67	0.00	360.67	360.67	03
Fourth Floor	400.81	10.43	8.93	20.78	0.00	0.00	360.67	0.00	360.67	360.67	03
Fifth Floor	400.81	10.43	8.93	20.78	0.00	0.00	360.67	0.00	360.67	360.67	03
Sixth Floor	400.81	10.43	8.93	20.78	0.00	0.00	360.67	0.00	360.67	360.67	03
Seventh Floor	259.98	10.43	8.93	12.98	0.00	0.00	227.64	0.00	227.64	227.64	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	3028.64	79.93	62.51	137.66	7.24	330.07	2391.66	10.34	2411.23	2411.23	20
Total Number of Same Buildings :	1										
Total :	3028.64	79.93	62.51	137.66	7.24	330.07	2391.66	10.34	2411.23	2411.23	20

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

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	86
A (RESIDENTIAL)	D2	0.90	2.10	46
A (RESIDENTIAL)	D1	1.00	2.10	59
A (RESIDENTIAL)	D1	1.10	2.10	20
A (RESIDENTIAL)	FD	1.50	2.10	13

SCHEDULE OF WINDOW/VENTILATION:

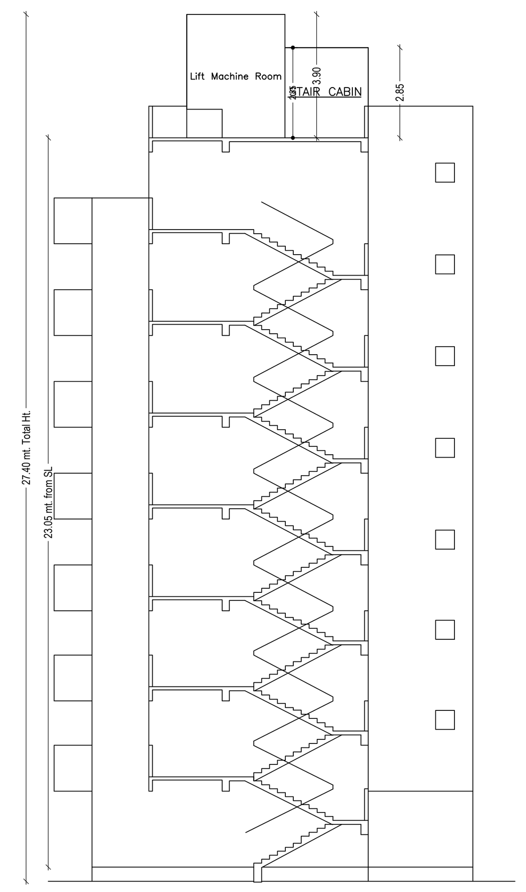
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V1	0.60	1.20	47
A (RESIDENTIAL)	W3	0.75	1.20	06
A (RESIDENTIAL)	W3	1.00	1.20	26
A (RESIDENTIAL)	W3	1.20	1.20	01
A (RESIDENTIAL)	W2	1.30	1.20	06
A (RESIDENTIAL)	W1	1.50	1.20	74
A (RESIDENTIAL)	W1	1.80	1.20	01
A (RESIDENTIAL)	W	1.80	1.65	12
A (RESIDENTIAL)	W1	1.83	1.20	06

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1- 6 FLOOR PLAN	0.60 X 1.85 X 1 X 6	6.66	249.36
	1.20 X 3.48 X 1 X 6	25.02	
	1.20 X 5.26 X 1 X 6	37.86	
	1.20 X 3.50 X 1 X 6	25.20	
	1.20 X 5.71 X 1 X 6	41.10	
	1.20 X 5.09 X 1 X 6	36.66	
	1.20 X 3.53 X 1 X 6	25.44	
	1.20 X 7.14 X 1 X 6	51.42	
SEVENTH FLOOR PLAN	1.20 X 5.71 X 1 X 1	6.85	25.97
	1.20 X 5.26 X 1 X 1	6.31	
	1.20 X 3.53 X 1 X 1	4.24	
	1.20 X 7.14 X 1 X 1	8.57	
Total	-	-	275.33

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1- 6 FLOOR PLAN	FLAT-A	FLAT	126.46	110.98	14	18
	FLAT-B	FLAT	119.72	95.28	9	
	FLAT-C	FLAT	109.67	97.87	10	
SEVENTH FLOOR PLAN	FLAT- A1	FLAT	126.46	110.99	14	2
	FLAT- C1	FLAT	87.25	76.48	8	
Total:	-	-	2348.86	2012.23	220	20



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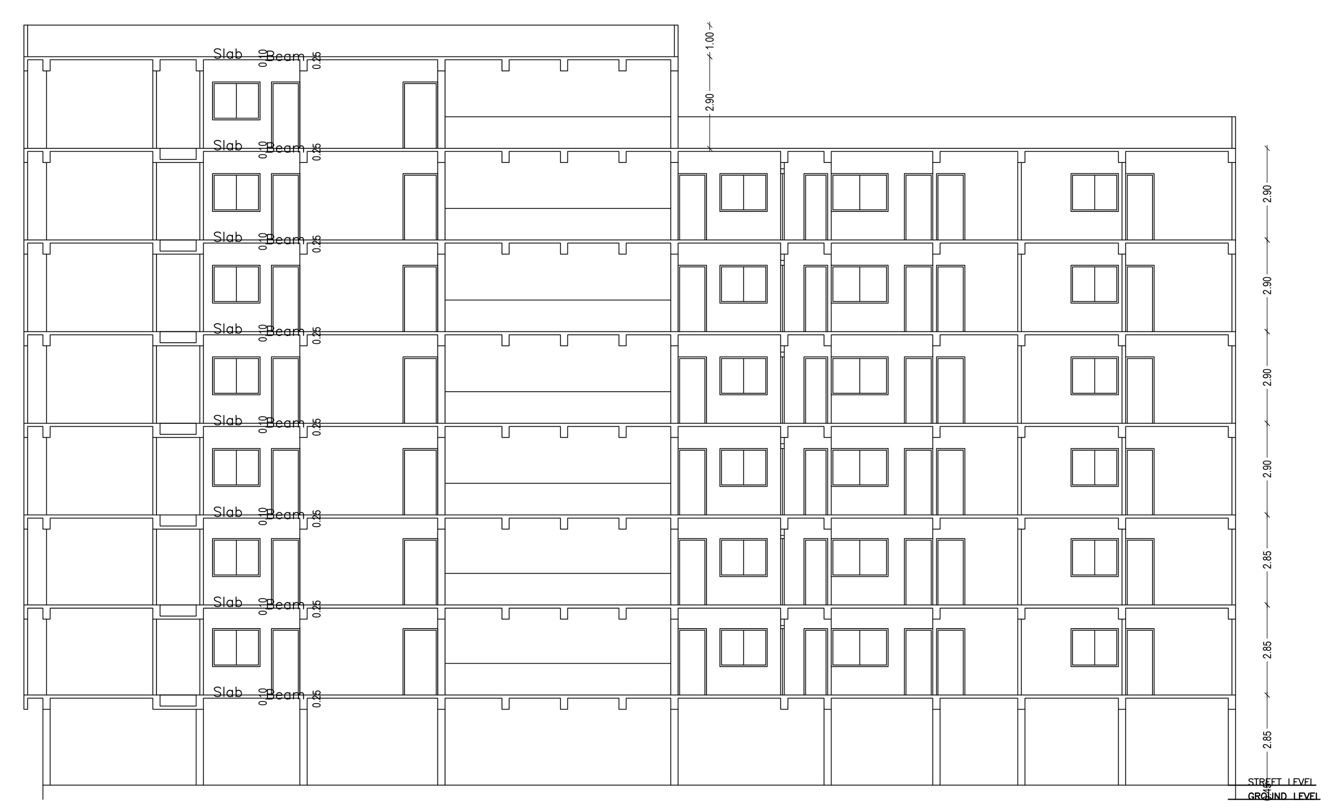

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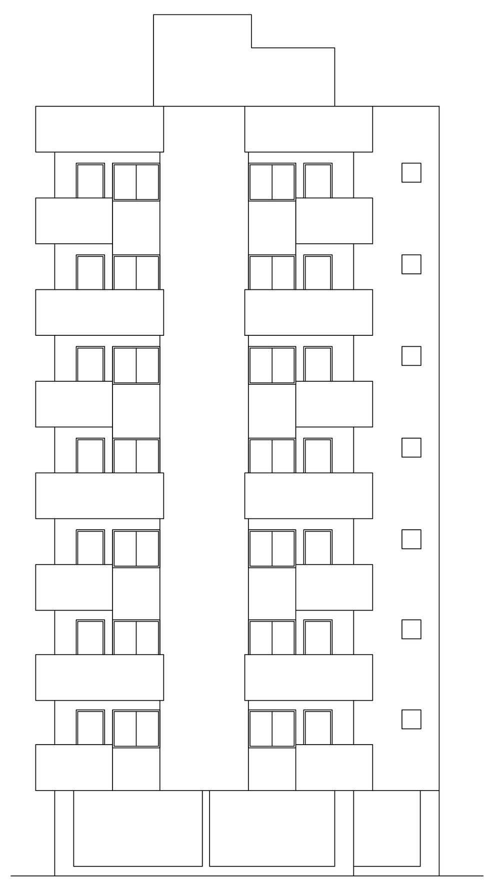

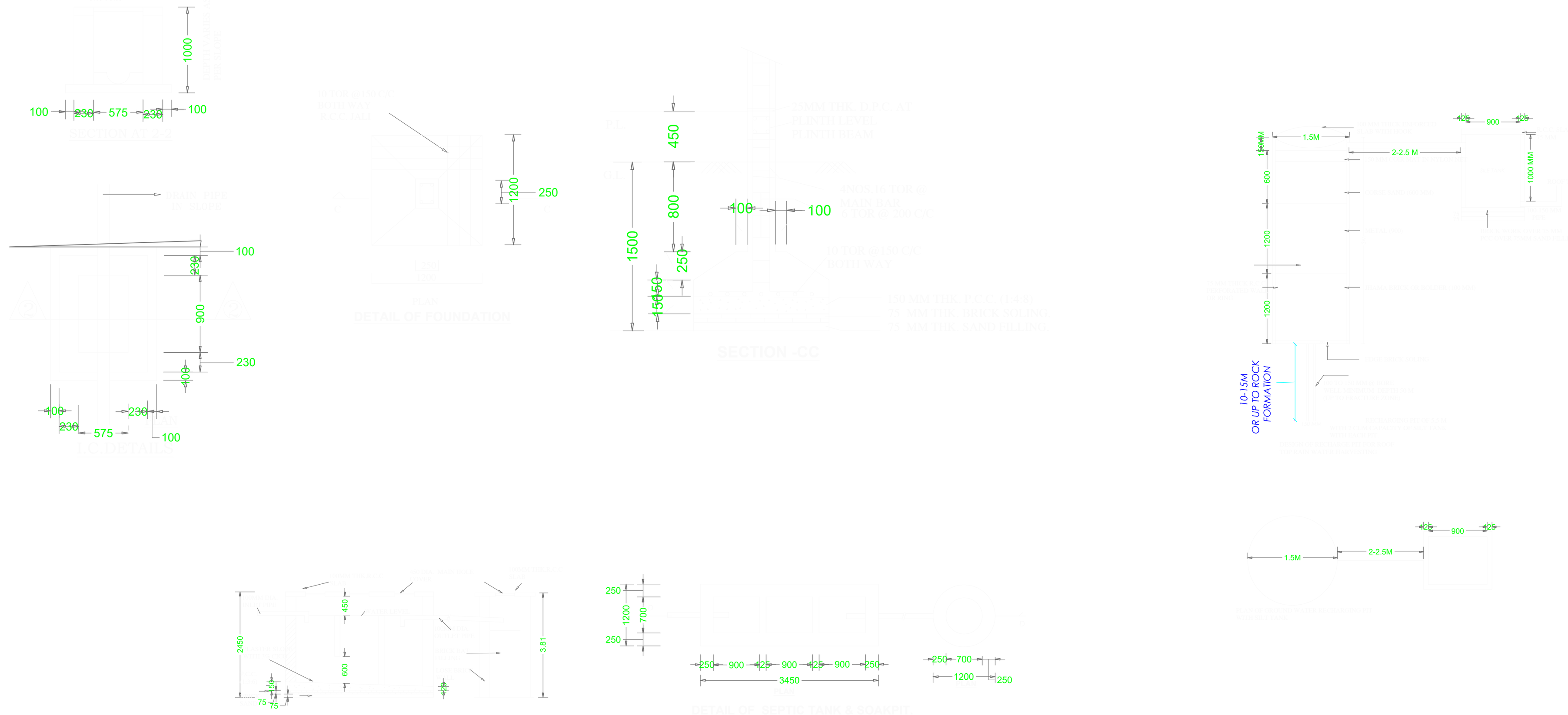

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHAKIL AHMAD RMC/LE/0038/15-16			Name : ARUN KUMAR Designation : Townplanner Organization : GOVERNMENT

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