

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	
A (BUILDING)	Residential	Residential Bldg/Apartment	0 - 140	1	15.00	1	-	-	-	-	-	-
			> 0	1	15.00	-	-	-	-	-	-	-
			> 0	1	15.00	-	-	1	2	-	-	-
Total:			-	-	-	15	16	-	2	2	-	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	16	200.00
Total Car	15	187.50	16	200.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	16	32.00
Total TwoWheeler	15	30.00	16	32.00
Other Parking	-	-	-	171.93
Total	-	242.50	-	460.93

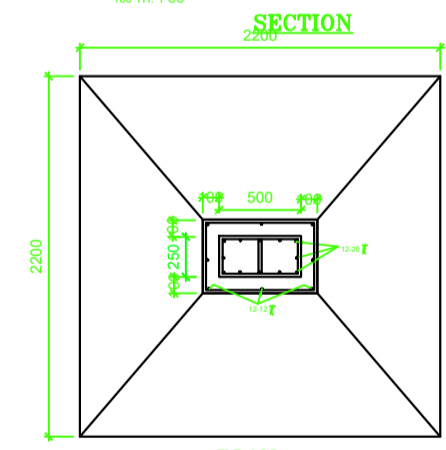
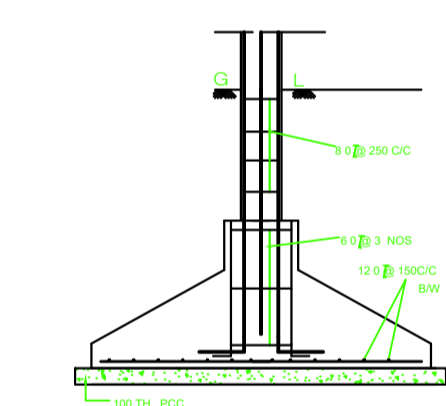
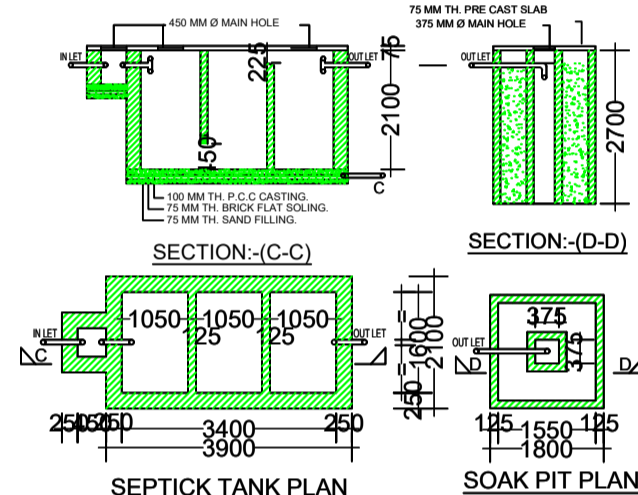
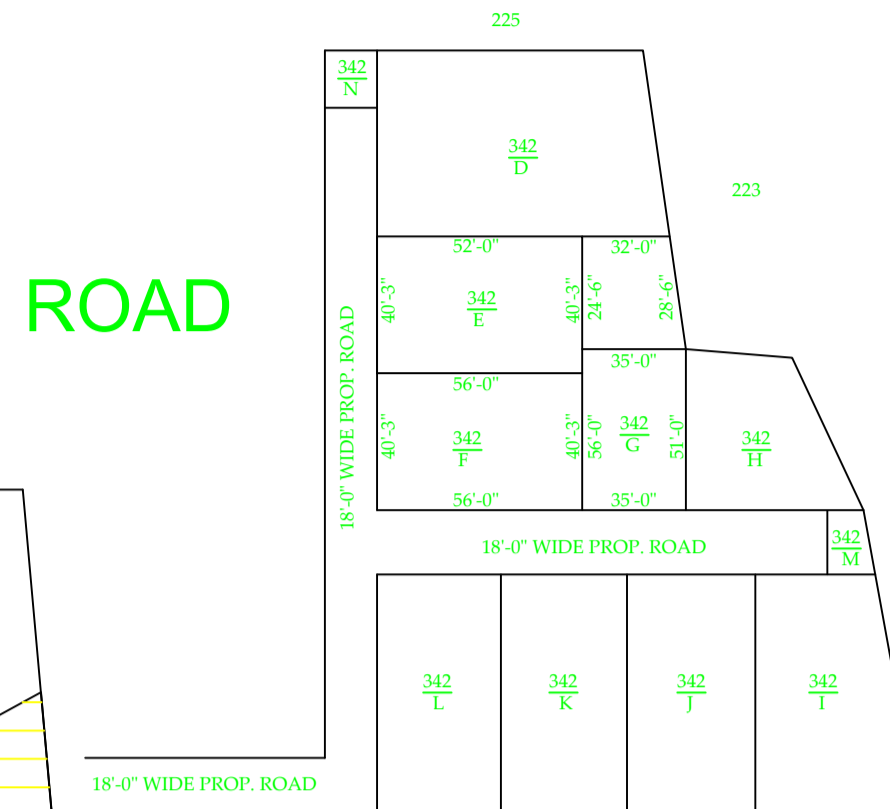
Building USE/SUBUSE Details

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

Proposal Basic Information

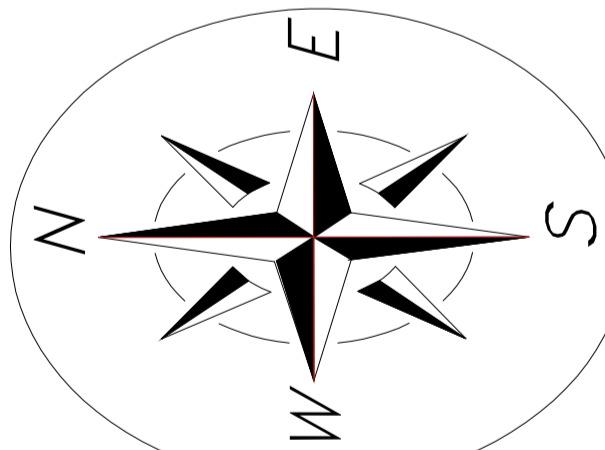
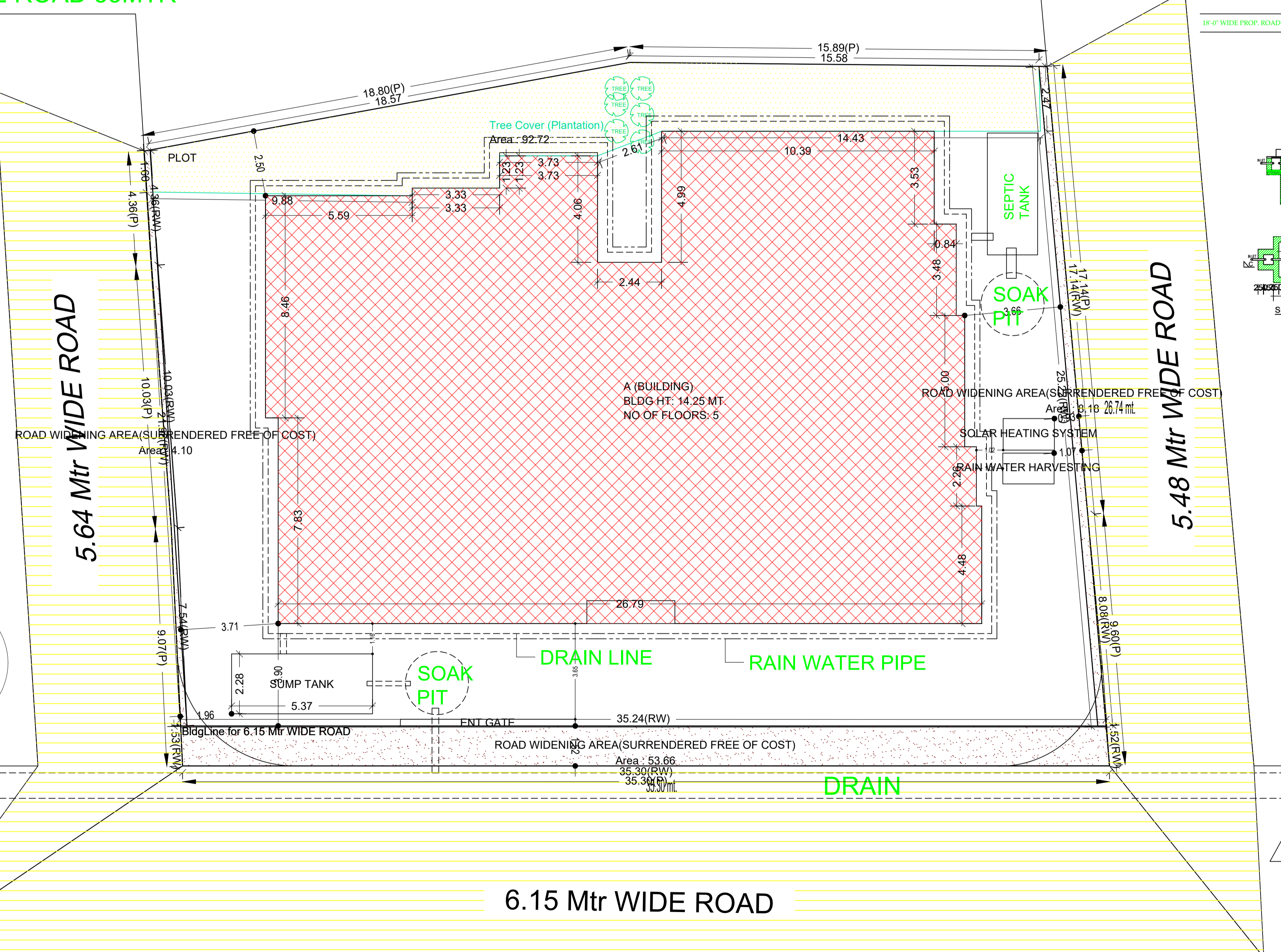
Proposal File No.	RRDA/BP/0287/2020
Owner Name	SMT AMRITA SAHAY , SRI NILAJ SHANKAR , SRI JITENDRA KISHORE AND SMT RITA LAL
Khata No	172
Plot No	342
Village Name	Guluwa
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI REGIONAL DEVELOPMENT AUTHORITY	VERSION NO.: 1.0.62
PROJECT DETAIL	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: RANCHI	Plot SubUse: Residential Bldg/Apartment
Authority: RANCHI REGIONAL DEVELOPMENT AUTHORITY	PlotNearby/ReligiousStructure: NA
Inward No: RRDA/BP/0287/2020	Plot/SubPlot No: 342
Application Type: General Proposal	North: Plot No. - OTHER'S PLOT
Project Type: Building Permission	South: Road Width - 5.80 MTR WIDE ROAD
Nature of Development: New	East: Plot No. - OTHER'S PLOT
Location of Development Area: New Area	West: Road Width - 6.10 MTR WIDE ROAD
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A)
Deduction for NetPlot Area	
Surrender Free of Cost	65.94
Total	65.94
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)
	836.39
Deduction for Balance Plot Area(from Gross Plot Area)	
Surrender Free of Cost	65.94
Common Plot	92.72
Total	158.66
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity spaces)	(A-Deductions)
	743.68
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)
	836.39
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)
	902.34
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	501.83
Proposed Coverage Area (54.69 %)	457.45
Total Prop. Coverage Area (54.69 %)	457.45
Balance coverage area (5.31 %)	44.38
FAR CHECK	
Perm. FAR Area (2.00)	1804.68
Total Perm. FAR area	1804.68
Residential FAR	1773.98
Proposed FAR Area	1790.17
Total Proposed FAR Area	1790.17
Balance FAR Area	14.51
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	2312.27
ARCHITECT (Regd)	SHAILESH KUMAR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SMT AMRITA SAHAY , SRI NILAJ SHANKAR , SRI JITENDRA KISHORE AND SMT RITA LAL
DEVELOPMENT AUTHORITY	LOCAL BODY



DEAD END LENGTH OF THE ROAD 35MTR

LENGTH OF THE ROAD UP TO 100MTR



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

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.)
Ground Floor	457.45	16.18	457.45	16.18
First Floor	492.88	471.12	492.88	471.12
Second Floor	492.88	471.12	492.88	471.12
Third Floor	492.88	471.12	492.88	471.12
Fourth Floor	376.18	360.63	376.18	360.63
Terrace Floor	0.00	0.00	0.00	0.00
Total:	2312.27	1790.17	2312.27	1790.17

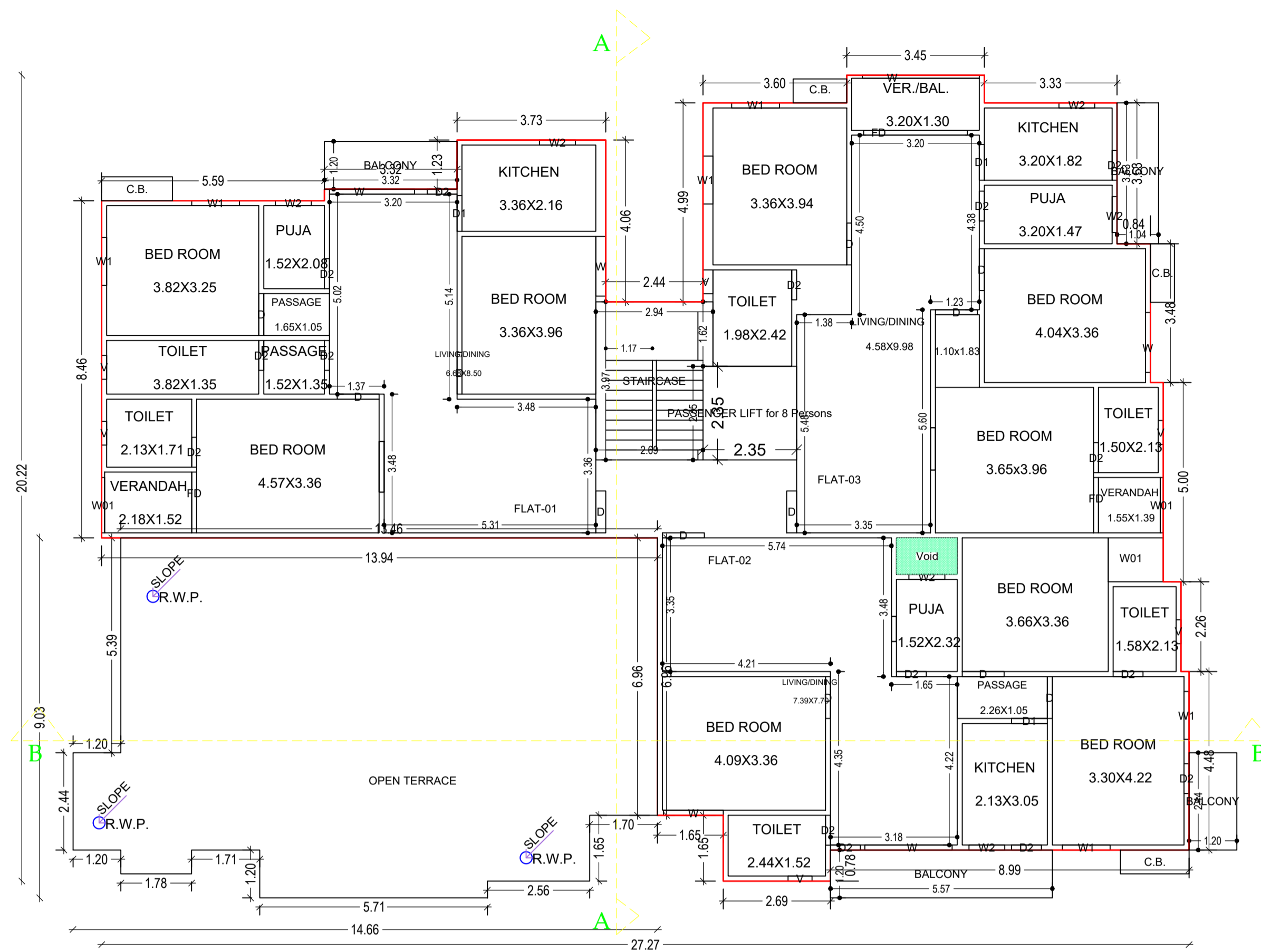
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	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	Accessory Use	Parking					
A (BUILDING)	1	2312.27	22.08	48.98	9.77	12.34	428.93	1773.99	10.66	1790.17	1790.17	15
Grand Total	1	2312.27	22.08	48.98	9.77	12.34	428.93	1773.99	10.66	1790.17	1790.17	15

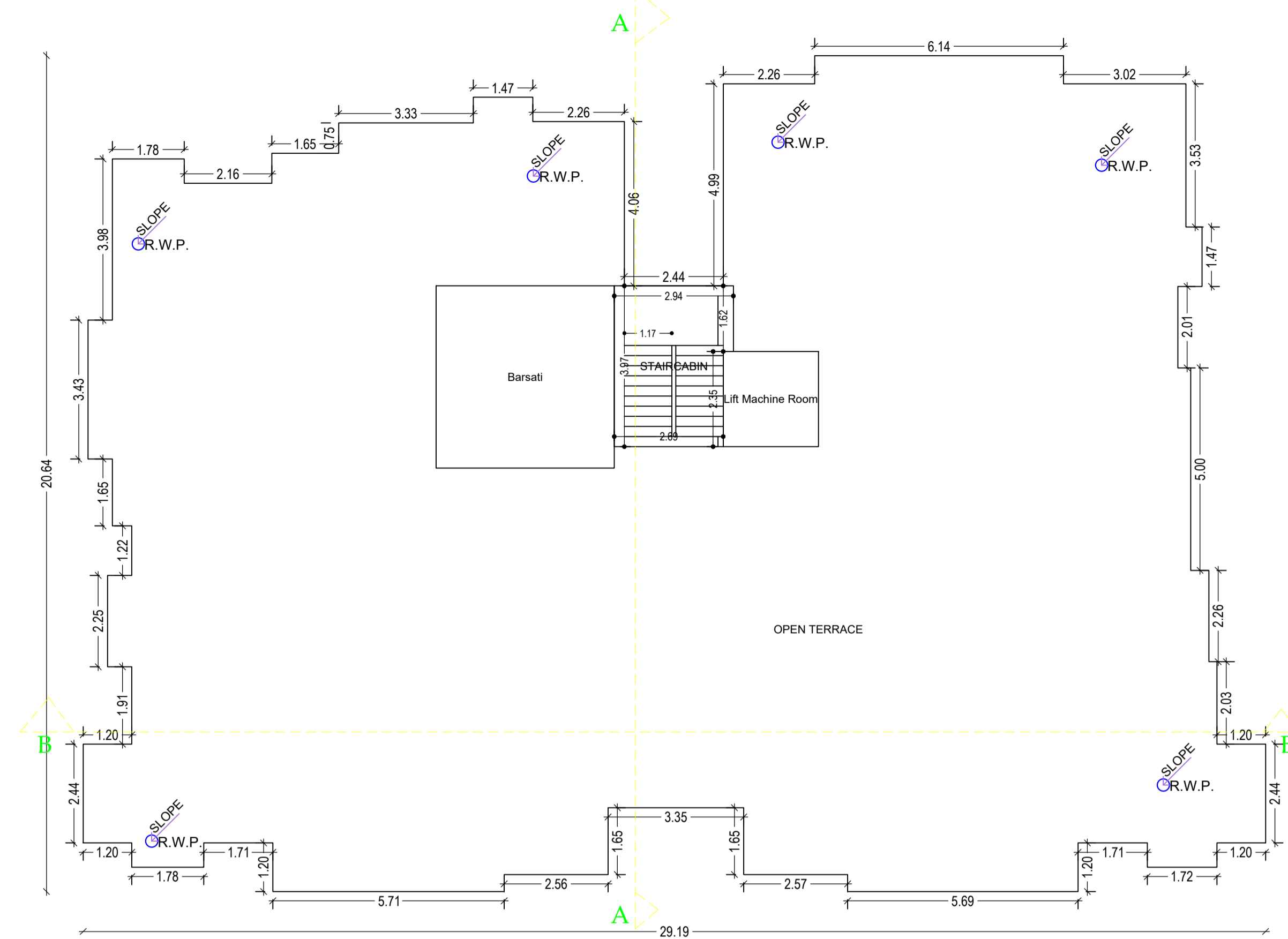
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHAILESH KUMAR NNPC/ENG/0055/2017			

SITE PLAN

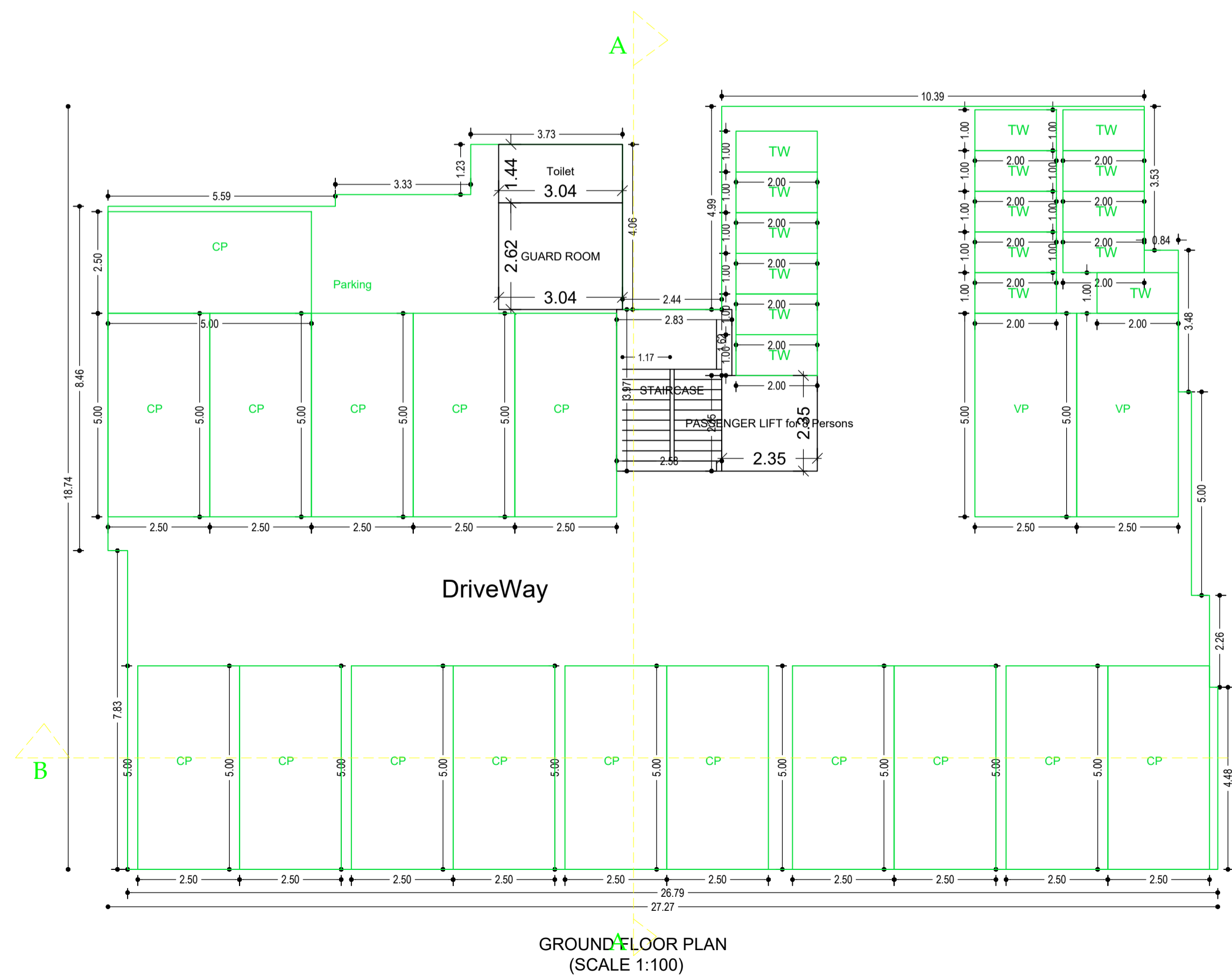
Proposal Basic Information	
Proposal File No.	RRDA/BP/0287/2020
Owner Name	SMT AMRITA SAHAY, SRI NILAJ SHANKAR, SRI JITEN KISHORE AND SMT RITA LAL
Khata No	172
Plot No	342
Village Name	Guluwa
Use	Residential
SubUse	Residential Bldg/Apartment



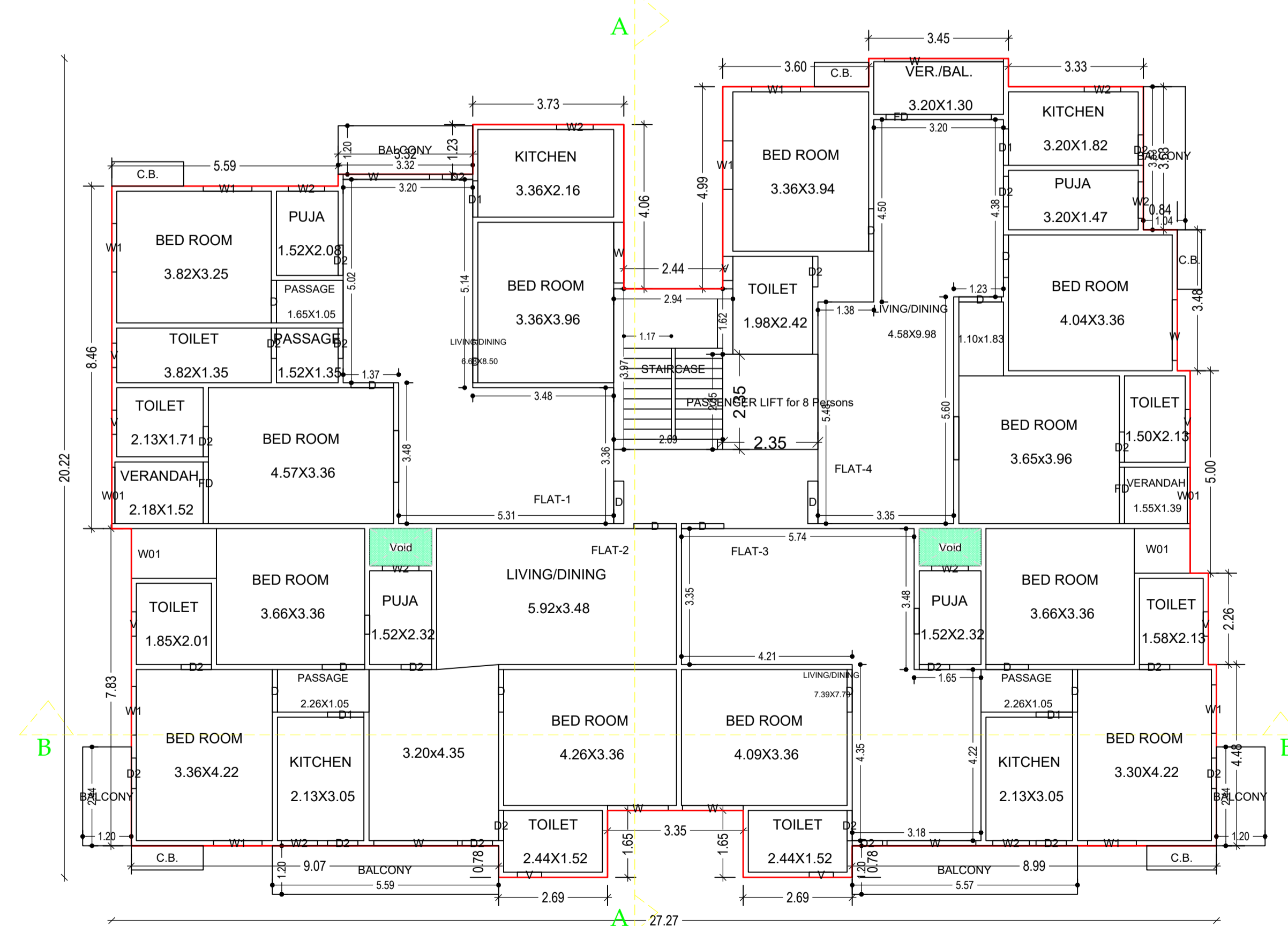
FOURTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



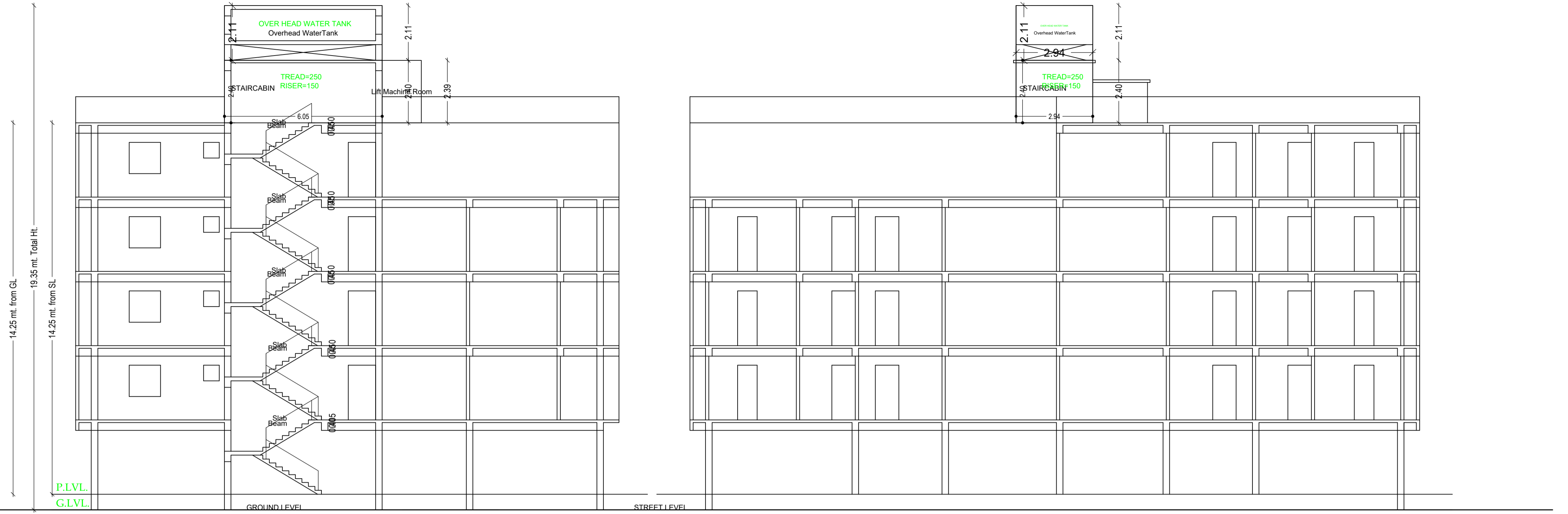
GROUND FLOOR PLAN
(SCALE 1:100)



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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHAILESH KUMAR NNPC/ENG/0055/2017			

Proposal Basic Information	
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Khata No	172
Plot No	342
Village Name	Guluwa
Use	Residential
SubUse	Residential Bldg/Apartment



SECTION-A-A
SCALE:1:100

SECTION-B-B
SCALE:1:100

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2& 3 FLOOR PLAN	1.20 X 2.44 X 2 X 3	17.58	80.70
	1.20 X 5.59 X 1 X 3	20.10	
	1.20 X 5.57 X 1 X 3	20.04	
	1.04 X 3.54 X 1 X 3	11.01	
FOURTH FLOOR PLAN	1.20 X 3.33 X 1 X 3	11.97	17.27
	1.20 X 2.44 X 1 X 1	6.68	
	1.20 X 2.44 X 1 X 1	2.93	
	1.04 X 3.54 X 1 X 1	3.67	
	1.20 X 3.33 X 1 X 1	3.99	
Total	-	-	97.97

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	FLAT-1	FLAT	115.93	111.78	11	12
	FLAT-2	FLAT	115.50	105.81	9	
	FLAT-3	FLAT	112.57	102.88	9	
	FLAT-4	FLAT	116.32	112.51	10	
FOURTH FLOOR PLAN	FLAT-01	FLAT	116.60	112.45	11	3
	FLAT-02	FLAT	113.01	103.33	9	
	FLAT-03	FLAT	116.32	112.51	10	
Total:	-	-	1726.89	1627.27	147	15

Building :A (BUILDING)

Floor Name	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	Accessory Use	Parking					
Ground Floor	457.45	0.00	0.00	0.00	12.34	428.93	0.00	10.66	16.18	16.18	00
First Floor	492.88	5.52	13.45	2.79	0.00	0.00	471.12	0.00	471.12	471.12	04
Second Floor	492.88	5.52	13.45	2.79	0.00	0.00	471.12	0.00	471.12	471.12	04
Third Floor	492.88	5.52	13.45	2.79	0.00	0.00	471.12	0.00	471.12	471.12	04
Fourth Floor	376.18	5.52	8.63	1.40	0.00	0.00	360.63	0.00	360.63	360.63	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2312.27	22.08	48.98	9.77	12.34	428.93	1773.99	10.66	1790.17	1790.17	15
Total Number of Same Buildings :	1										
Total :	2312.27	22.08	48.98	9.77	12.34	428.93	1773.99	10.66	1790.17	1790.17	15

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	78
A (BUILDING)	D1	0.90	2.10	15
A (BUILDING)	D	1.05	2.10	60
A (BUILDING)	FD	1.39	2.10	04
A (BUILDING)	FD	1.53	2.10	04
A (BUILDING)	FD	2.60	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	2.10	30
A (BUILDING)	W2	0.90	1.20	30
A (BUILDING)	W1	1.20	1.20	30
A (BUILDING)	W01	1.38	1.50	04
A (BUILDING)	W01	1.39	1.50	08
A (BUILDING)	W	1.50	1.20	04
A (BUILDING)	W	1.50	1.50	11
A (BUILDING)	W	2.07	2.10	03
A (BUILDING)	W01	2.10	1.50	03
A (BUILDING)	W	2.13	2.10	04
A (BUILDING)	W	2.19	2.10	04
A (BUILDING)	W	2.94	2.10	04



FRONT ELEVATION
SCALE:1:100

SIDE ELEVATION
SCALE:1:100

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHAILESH KUMAR NNPC/ENG/0055/2017			