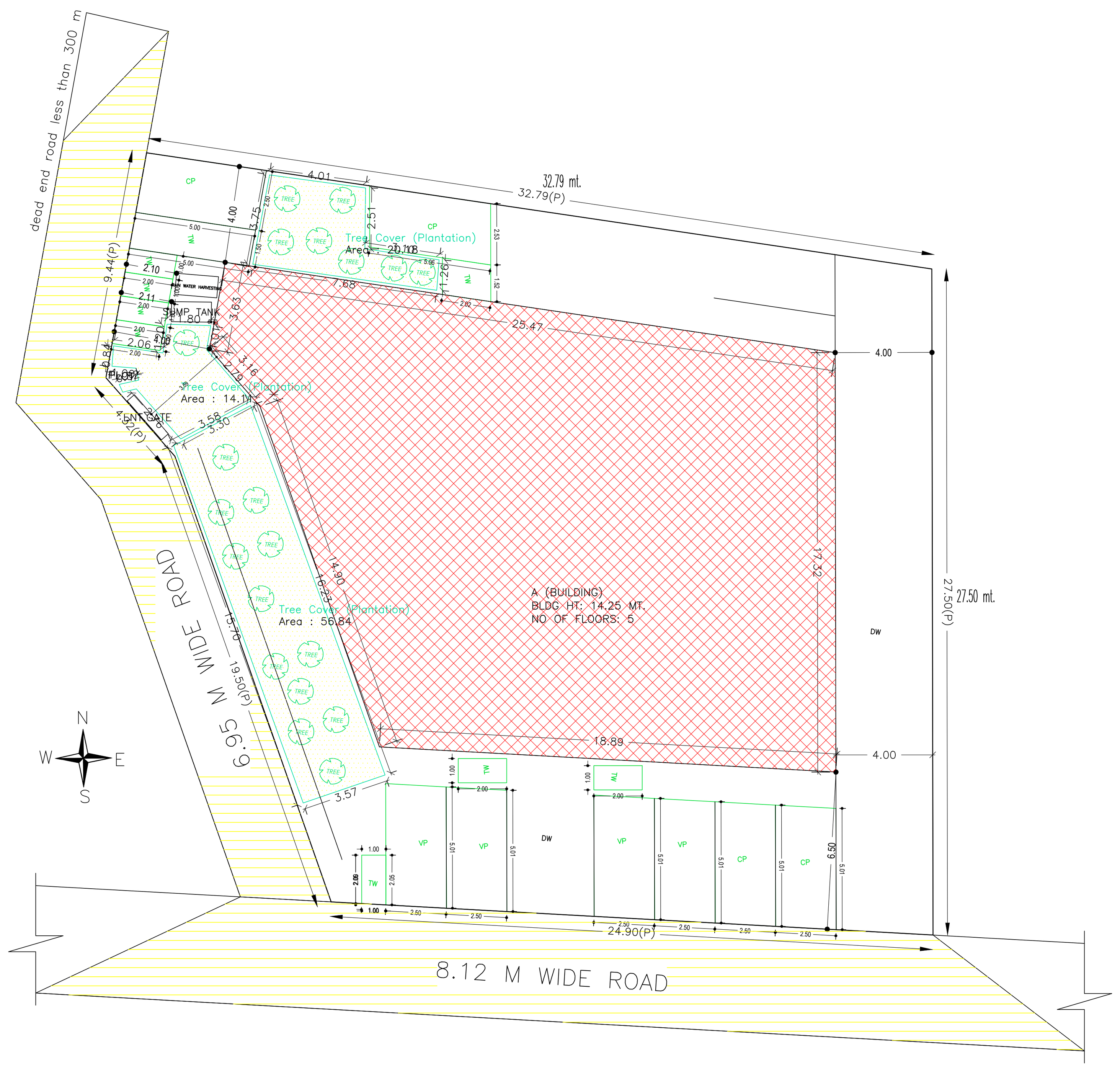
Project Title :RESI+COMM

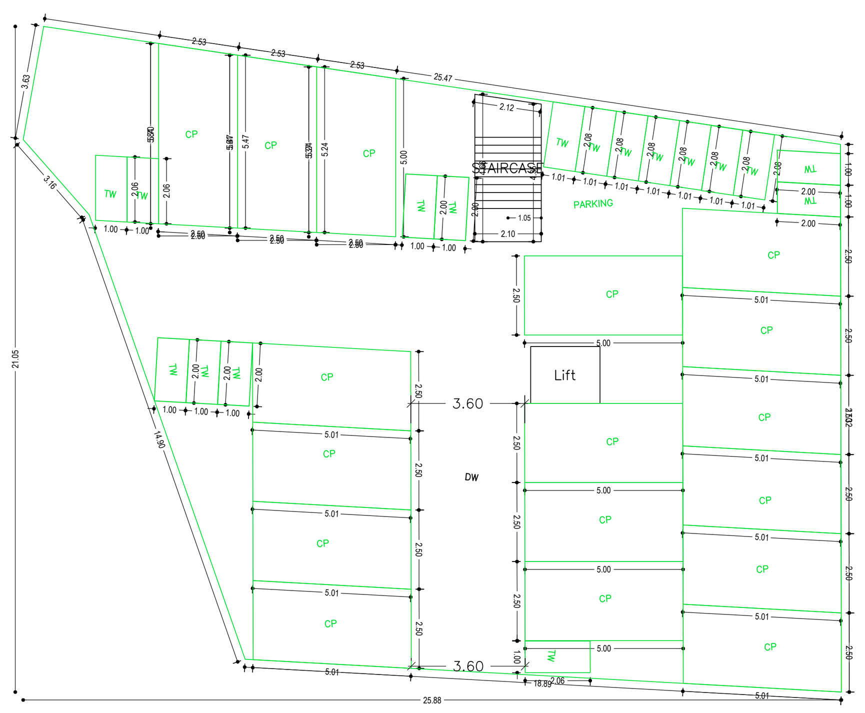
DATE	22-11-2023
SHEET NO.	1

Proposal Basic Information

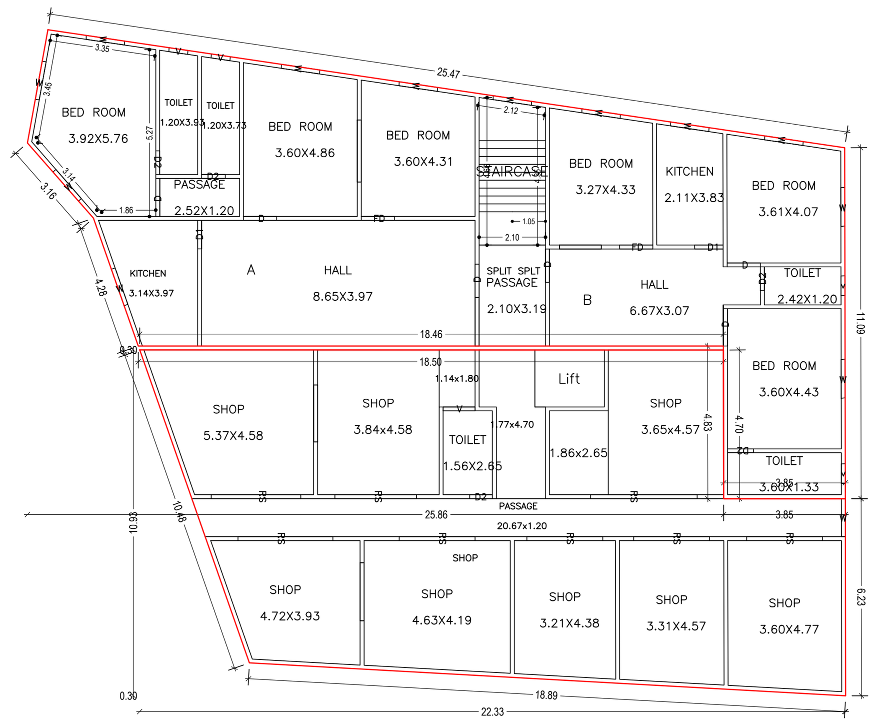
Proposal File No.	RMC/BP/0140/W51/2023
Owner Name	PATRAS BANDO
Khata No	216
Plot No	281/PART
Village Name	HESAG
Use	Mixed
SubUse	Resi+Comm



SITE PLAN

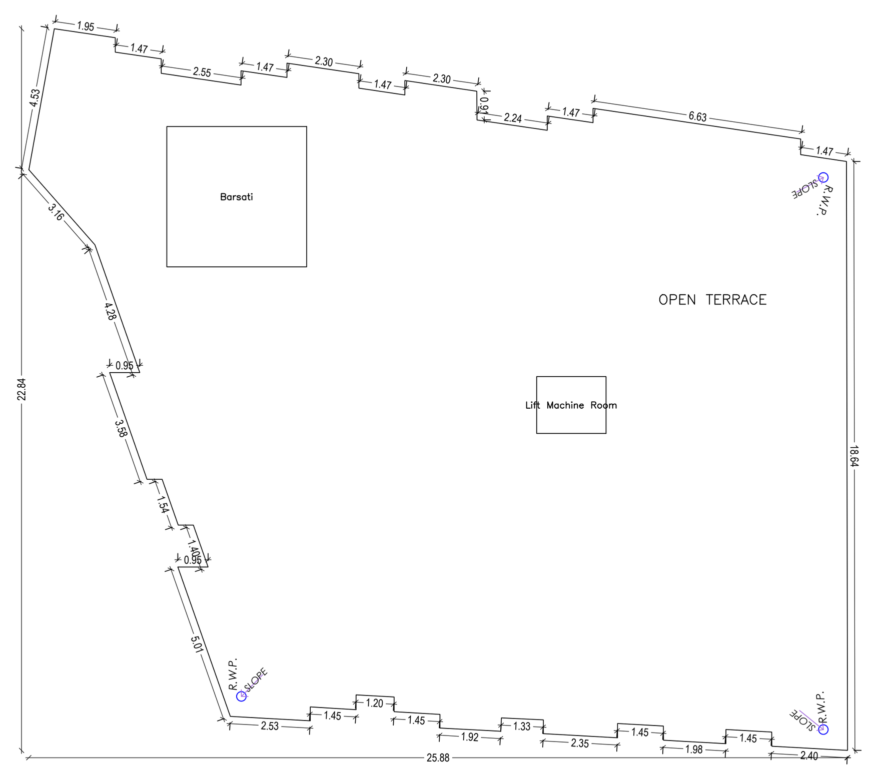


GROUND FLOOR PLAN
(SCALE 1:100)

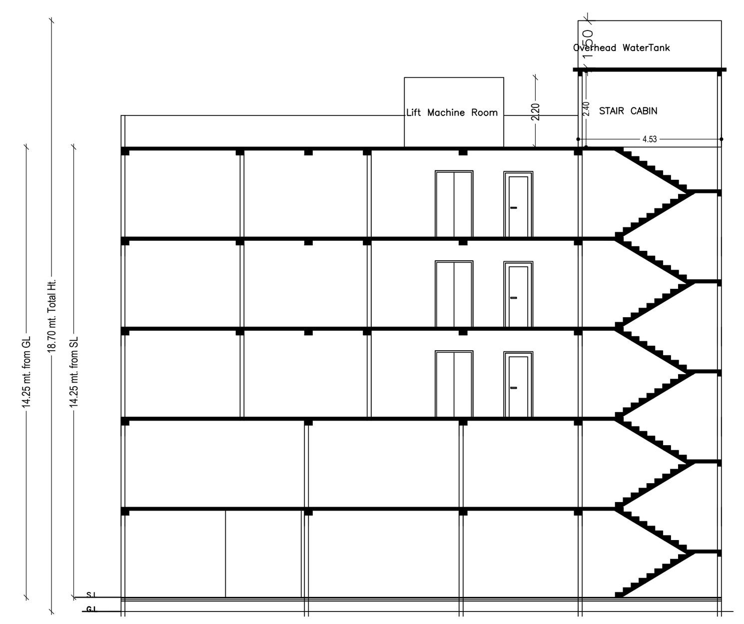


FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

TYPICAL – 2, 3& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

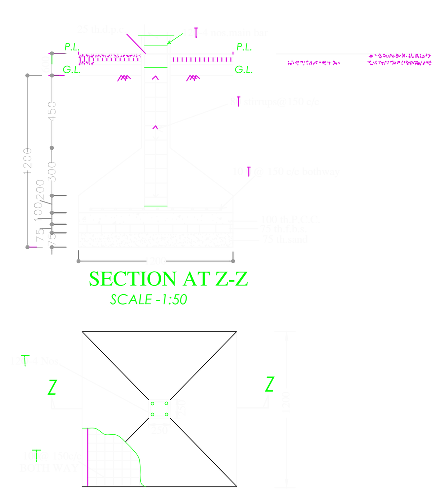


SECTION AT X-X
SCALE :- 1:100

SECTION AT Y-Y
SCALE :- 1:100

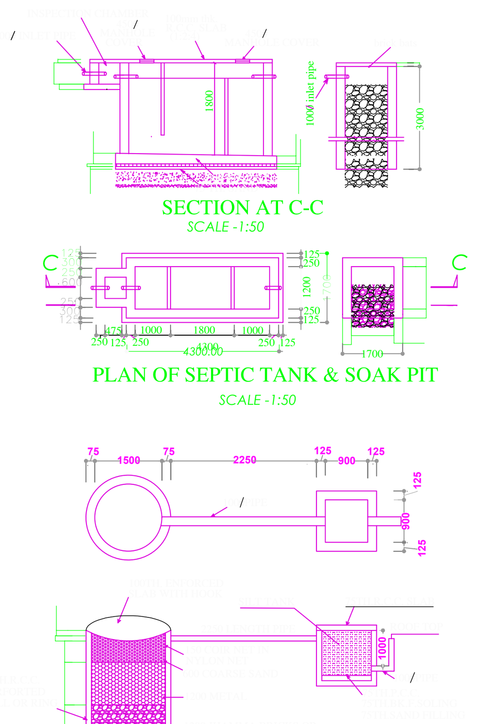
FRONT ELEVATION
SCALE :- 1:100

RIGHT SIDE ELEVATION
SCALE :- 1:100



SECTION AT Z-Z
SCALE -1:50

DETAIL OF R.C.C. COLN. FDN.
SCALE -1:50



SECTION AT C-C
SCALE -1:50

PLAN OF SEPTIC TANK & SOAK PIT
SCALE -1:50

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.66 VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: RANCHI	Plot SubUse: Resi+Comm	
Authority: RANCHI MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA	
Inward_No: RMC/BP/0140/W51/2023	Plot/SubPlot No: 281/PART	
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)	870.93
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	870.93
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		91.13
Total		91.13
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	779.80
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	870.93
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	870.93
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		522.56
Proposed Coverage Area (47.37 %)		412.55
Total Prop. Coverage Area (47.37 %)		412.55
Balance coverage area (12.63 %)		110.01
FAR CHECK		
Perm. FAR Area (2.500)		2177.32
Total Perm. FAR area		2177.32
Residential FAR		1495.72
Commercial FAR		191.28
Proposed FAR Area		1700.42
Total Proposed FAR Area		1700.42
Consumed FAR (Factor)		1.95
Balance FAR Area		476.90
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2157.39
ARCHITECT (Regd)		CHANDAN KUMAR
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		PATRAS BANDO
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	Building Name A (BUILDING) 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	412.55	13.41	412.55	13.41
First Floor	410.23	406.28	410.23	406.28
Second Floor	444.87	426.91	444.87	426.91
Third Floor	444.87	426.91	444.87	426.91
Fourth Floor	444.87	426.91	444.87	426.91
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2157.39	1700.42	2157.39	1700.42

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)	Mixed	Resi+Comm	0 - 140	1	3.00	1	3	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	3.00	-	-	-	-	-	-	1	3	-
			> 0	1	3.00	-	-	-	1	1	-	-	-	-
	Residential	Residential Bldg/Apartment	0 - 140	1	15.00	1.00	15	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	15.00	-	-	-	-	-	-	1	15	-
			> 0	1	15.00	-	-	-	1	2	-	-	-	-
	Total :		-	-	-	-	18	21	-	3	4	-	18	26

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	21	265.53
Total Car	18	225.00	21	265.53
Visitor's Car Parking	-	-	4	50.08
Total Visitor Parking	3	37.50	4	50.08
TwoWheeler	-	-	26	59.43
Total TwoWheeler	18	36.00	26	59.43
Other Parking	-	-	-	148.94
Total		298.50		583.41

FAR & Tenement Details (Table 4c–1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Balcony	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	2157.39	15.80	42.03	399.14	1495.73	9.46	1700.42	1700.42	19
Grand Total :	1	2157.39	15.80	42.03	399.14	1495.73	9.46	1700.42	1700.42	19

Building :A (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Balcony	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	412.55	0.00	0.00	399.14	0.00	9.46	13.41	13.41	00
First Floor	410.23	3.95	0.00	0.00	215.00	0.00	406.28	406.28	04
Second Floor	444.87	3.95	14.01	0.00	426.91	0.00	426.91	426.91	05
Third Floor	444.87	3.95	14.01	0.00	426.91	0.00	426.91	426.91	05
Fourth Floor	444.87	3.95	14.01	0.00	426.91	0.00	426.91	426.91	05
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2157.39	15.80	42.03	399.14	1495.73	9.46	1700.42	1700.42	19
Total Number of Same Buildings :	1								
Total :	2157.39	15.80	42.03	399.14	1495.73	9.46	1700.42	1700.42	19

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.72	2.10	01
A (BUILDING)	D2	0.75	2.10	42
A (BUILDING)	D1	0.75	2.10	03
A (BUILDING)	D2	0.76	2.10	06
A (BUILDING)	D2	0.78	2.10	09
A (BUILDING)	D2	0.79	2.10	06
A (BUILDING)	D2	0.82	2.10	01
A (BUILDING)	D1	0.90	2.10	11
A (BUILDING)	D	0.93	2.10	03
A (BUILDING)	D	0.99	2.10	03
A (BUILDING)	D	1.04	2.10	03
A (BUILDING)	D	1.05	2.10	28
A (BUILDING)	FD	1.05	2.10	14
A (BUILDING)	D	1.18	2.10	01
A (BUILDING)	D	1.20	2.10	04
A (BUILDING)	D	1.69	2.10	03
A (BUILDING)	RS	2.40	2.10	04
A (BUILDING)	RS	2.58	2.10	01
A (BUILDING)	RS	2.83	2.10	01
A (BUILDING)	RS	3.00	2.10	01
A (BUILDING)	RS	3.37	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.47	1.50	12
A (BUILDING)	V	0.53	1.50	03
A (BUILDING)	V	0.60	1.50	08
A (BUILDING)	v	0.62	1.50	02
A (BUILDING)	V	0.72	1.50	03
A (BUILDING)	V	1.01	1.20	01
A (BUILDING)	W	1.02	1.50	09
A (BUILDING)	W	1.03	1.50	06
A (BUILDING)	W	1.04	1.50	03
A (BUILDING)	W	1.05	1.50	03
A (BUILDING)	W	1.07	1.50	18
A (BUILDING)	W	1.20	1.50	01
A (BUILDING)	W	1.22	1.50	14
A (BUILDING)	W	1.23	1.50	25

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3& 4 FLOOR PLAN	0.90 X 2.11 X 1 X 3	5.46	84.09
	0.89 X 2.30 X 1 X 3	6.15	
	0.89 X 2.31 X 1 X 3	6.15	
	0.89 X 6.63 X 1 X 3	17.70	
	0.90 X 2.40 X 1 X 3	6.48	
	0.90 X 1.98 X 1 X 3	5.34	
	0.90 X 2.35 X 1 X 3	6.33	
	0.90 X 1.95 X 1 X 3	5.07	
	0.85 X 3.58 X 1 X 3	9.12	
	0.90 X 1.93 X 1 X 3	5.13	
	0.90 X 4.39 X 1 X 3	11.16	
Total	-	-	84.09

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	A	FLAT	110.00	109.76	8	4
	B	FLAT	80.55	80.38	7	
	SHOP	SHOP	191.28	190.83	10	
	SPLIT SPLT	FLAT	7.10	6.91	1	
TYPICAL - 2, 3& 4 FLOOR PLAN	C	FLAT	110.00	109.81	8	15
	D	FLAT	77.00	76.83	7	
	E	FLAT	92.57	92.36	7	
	F	FLAT	92.56	92.36	8	
	SPLIT SPLT	FLAT	9.98	9.87	1	
Total:	-	-	1535.25	1531.58	119	19

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
CHANDAN KUMAR RMC/ENG/0025/2021			Name : ARUN KUMAR Designation : Townplanner Organization : GOVERNMENT

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