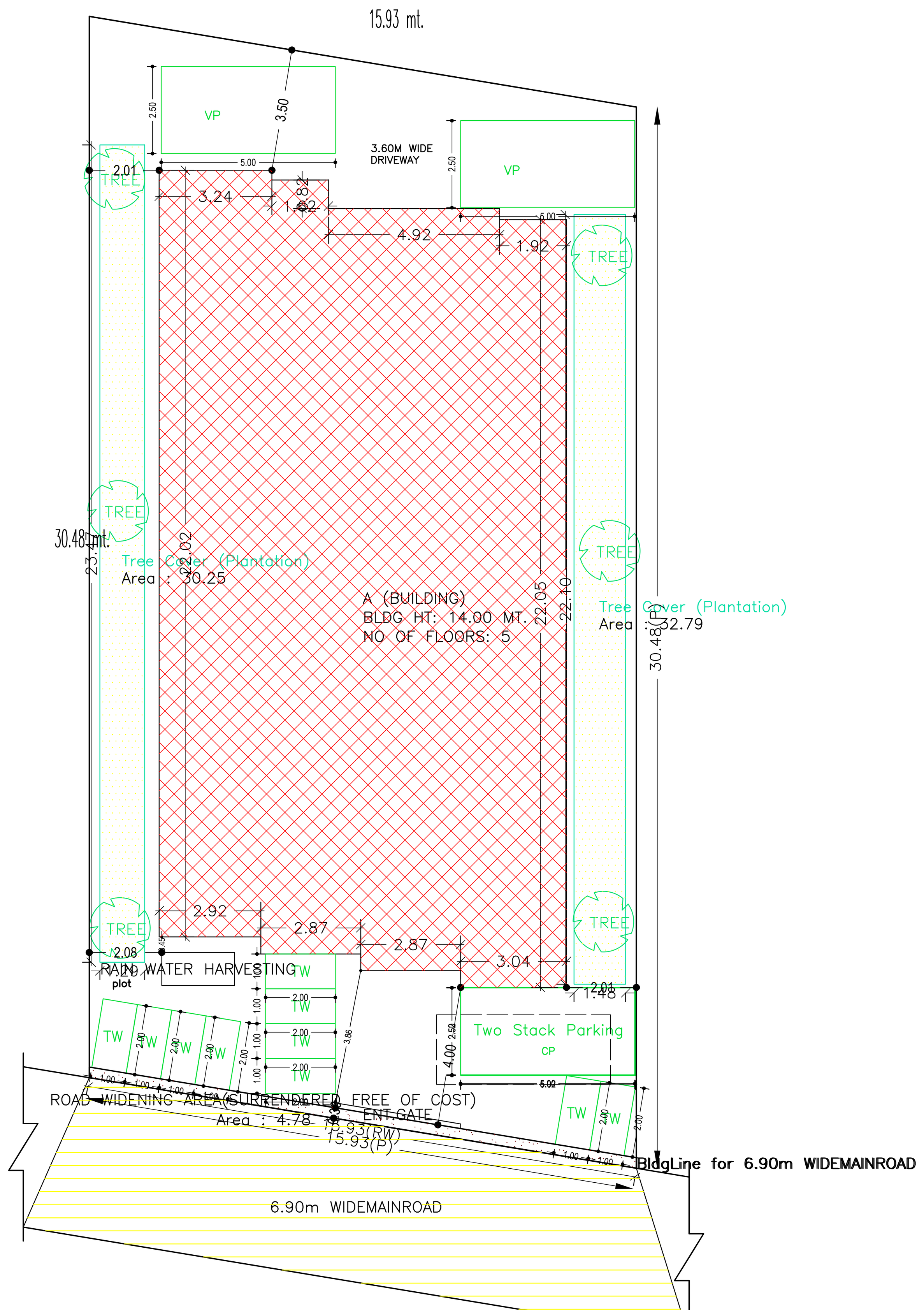
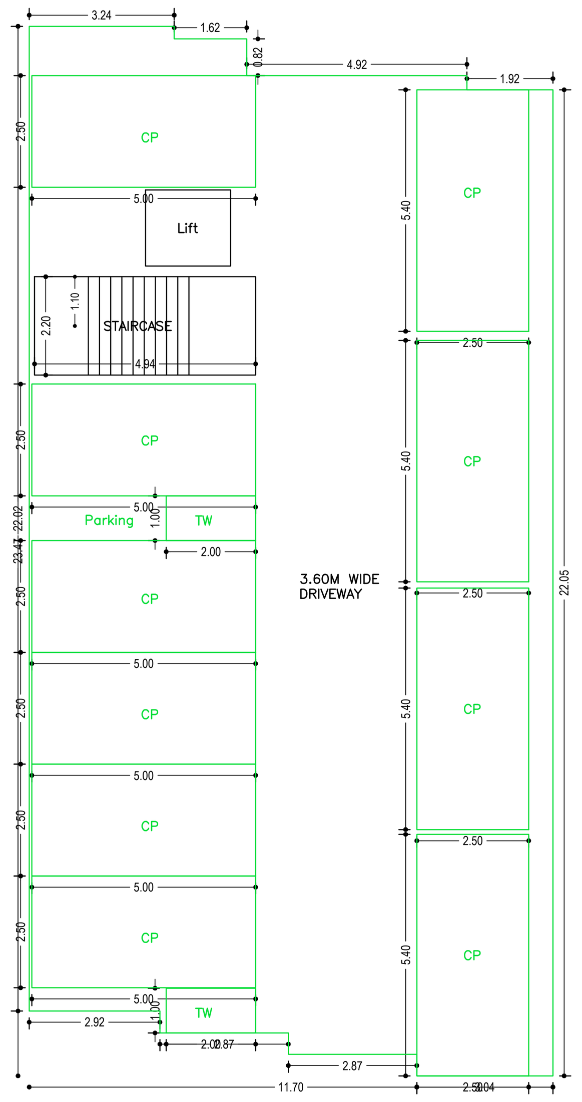
Project Title :SMT. PUSHPA DEVI

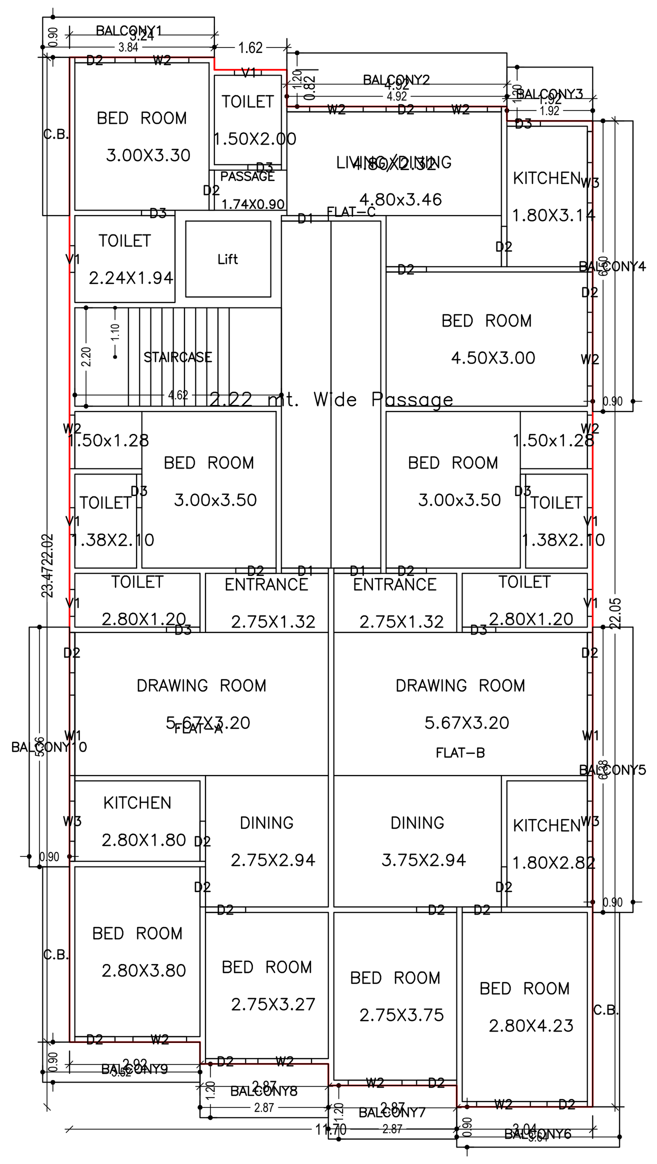
DATE	10-10-2023
SHEET NO.	1



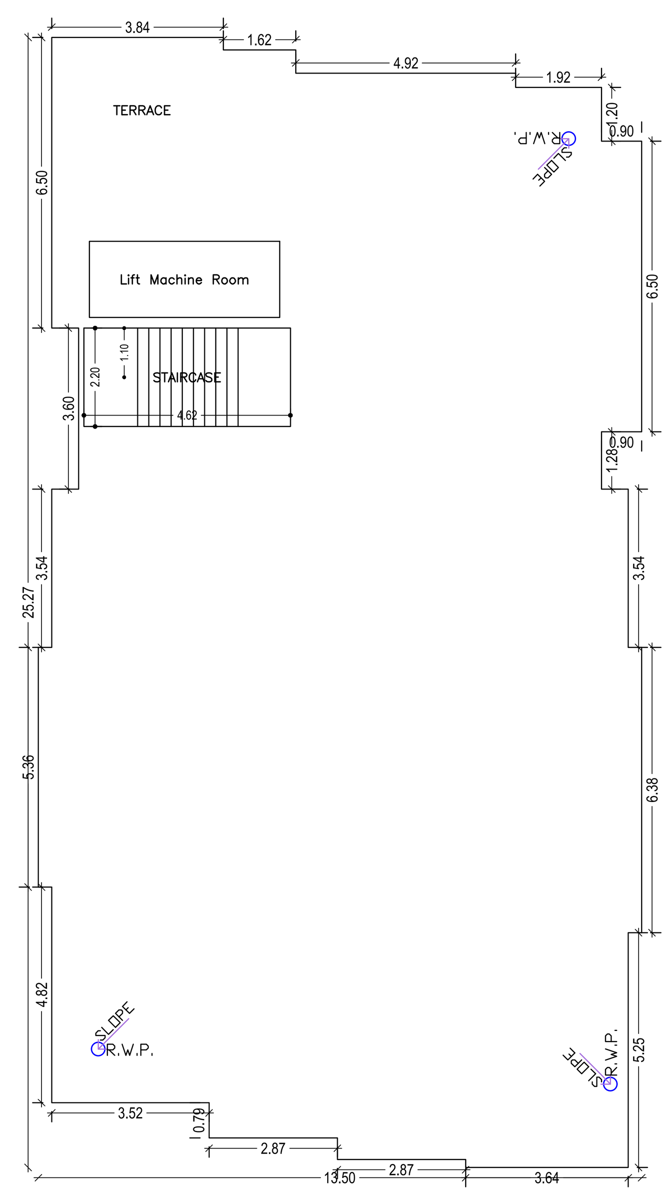
SITE PLAN



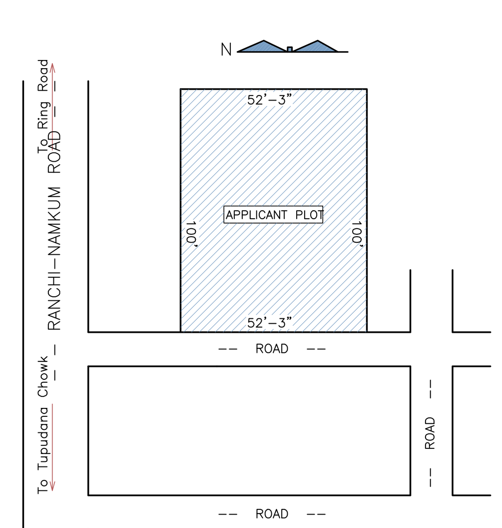
PARKING FLOOR PLAN
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



KEY PLAN SHOWING PORTION OF R.S. PLOT NO:–718,SUB PLOT NO:–718/K–1&L–1, KHATA NO:–129, OF AREA 12D, LAND LOCATED AT VILLAGE :–TUPUDANA, THANA NO:–267, THANA–NAMKUM, DIST :–RANCHI

KEY & LOCATION PLAN
SCALE :–N.T.S

Proposal Basic Information

Proposal File No.	RMC/BP/0872/W53/2022
Owner Name	PUSHPA DEVI
Khata No	129
Plot No	718
Village Name	TUPUDANA
Use	Residential
SubUse	Residential Bldg/Apartment

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/0872/W53/2022	Plot/SubPlot No: 718	
Application Type: General Proposal	North: Plot No. - plot no :- 718	
Project Type: Building Permission	South: Plot No. - plot no :-718/part	
Nature of Development: New	East: Plot No. - plot no:-718/M	
Location of Development Area: Old Area	West: Road Width - 6.30m wide road	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	478.82
Deduction for NetPlot Area		
Surrender Free of Cost		4.78
Total		4.78
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	474.04
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		4.78
Common Plot		63.04
Total		67.82
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	411.00
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	474.04
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	478.82
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		284.42
Proposed Coverage Area (54.35 %)		257.65
Total Prop. Coverage Area (54.35 %)		257.65
Balance coverage area (5.65 %)		26.77
FAR CHECK		
Perm. FAR Area (2.500)		1197.05
Total Perm. FAR area		1197.05
Residential FAR		1128.83
Proposed FAR Area		1142.93
Total Proposed FAR Area		1142.93
Consumed FAR (Factor)		2.39
Balance FAR Area		54.12
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1482.25
ARCHITECT (Regd)		RAJIV KUMAR
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		PUSHPA DEVI
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.)
Parking Floor	257.65	14.10	257.65	14.10
First Floor	306.15	282.21	306.15	282.21
Second Floor	306.15	282.21	306.15	282.21
Third Floor	306.15	282.21	306.15	282.21
Fourth Floor	306.15	282.21	306.15	282.21
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1482.25	1142.94	1482.25	1142.94

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	12.00	1.00	12	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	12.00	-	-	-	-	-	-	1	12	-
			> 0	1	12.00	-	-	-	1	2	-	-	-	-
	Total :		-	-	-	-	12	12	-	2	2	-	12	12

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	11	141.50
Two Stack.Car	-	-	1	12.50
Total Car	12	150.00	12	154.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	12	24.00
Total TwoWheeler	12	24.00	12	24.00
Other Parking	-	-	-	110.55
Total	199.00		337.55	

FAR & Tenement Details (Table 4c–1)

Building	No. of Same Bldg	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	1482.25	12.92	82.84	243.55	1128.84	10.87	1142.94	1142.94	12
Grand Total :	1	1482.25	12.92	82.84	243.55	1128.84	10.87	1142.94	1142.94	12

Building :A (BUILDING)

Floor Name	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.)
Parking Floor	257.65	0.00	0.00	243.55	0.00	10.87	14.10	14.10	00
First Floor	306.15	3.23	20.71	0.00	282.21	0.00	282.21	282.21	03
Second Floor	306.15	3.23	20.71	0.00	282.21	0.00	282.21	282.21	03
Third Floor	306.15	3.23	20.71	0.00	282.21	0.00	282.21	282.21	03
Fourth Floor	306.15	3.23	20.71	0.00	282.21	0.00	282.21	282.21	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1482.25	12.92	82.84	243.55	1128.84	10.87	1142.94	1142.94	12
Total Number of Same Buildings :	1								
Total :	1482.25	12.92	82.84	243.55	1128.84	10.87	1142.94	1142.94	12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D3	0.75	2.10	28
A (BUILDING)	D2	0.88	2.10	04
A (BUILDING)	D2	0.90	2.10	76
A (BUILDING)	D1	1.05	2.10	12

SCHEDULE OF WINDOW/VENTILATION:

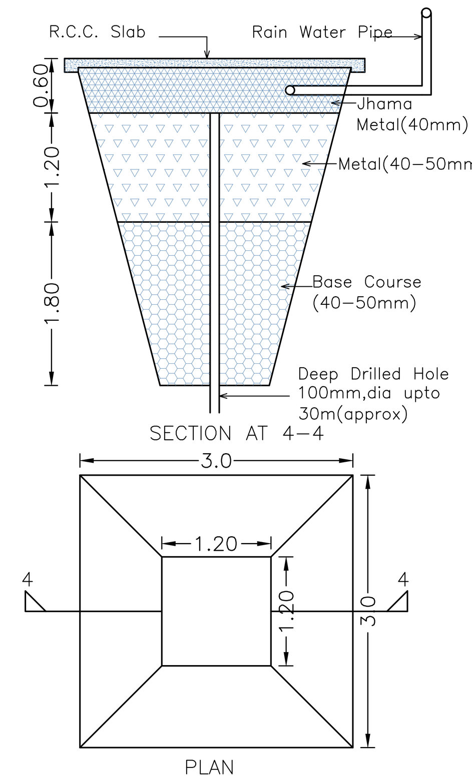
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V1	0.60	0.60	24
A (BUILDING)	W3	0.90	1.20	12
A (BUILDING)	W2	1.20	1.20	40
A (BUILDING)	W1	1.80	1.80	08

Balcony Calculations Table

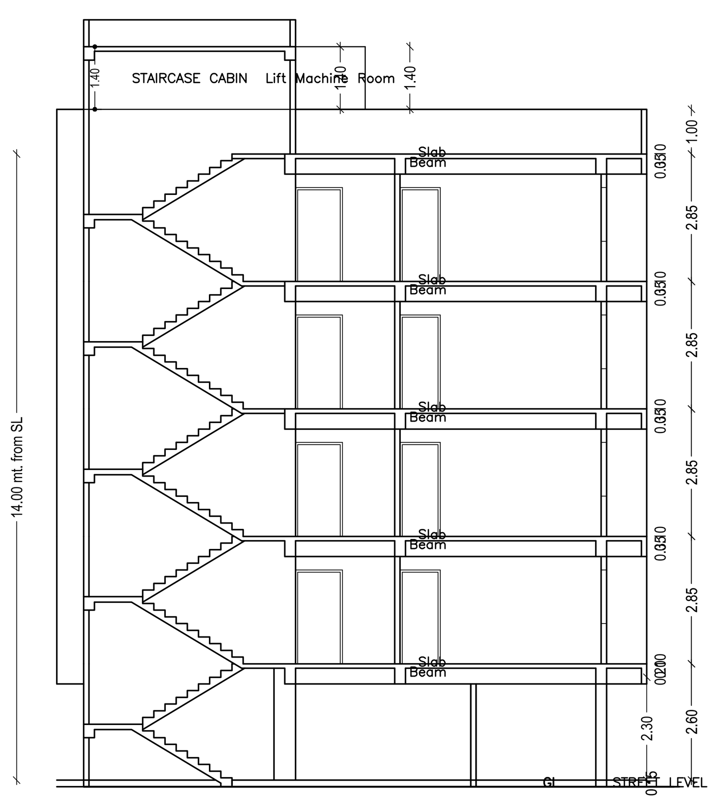
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	1.20 X 4.92 X 1 X 4	23.60	165.60
	1.20 X 1.92 X 1 X 4	9.20	
	0.90 X 6.50 X 1 X 4	23.40	
	0.90 X 6.38 X 1 X 4	22.96	
	1.20 X 2.87 X 2 X 4	27.52	
	0.90 X 5.36 X 1 X 4	19.28	
	0.90 X 3.84 X 1 X 4	13.84	
	0.90 X 3.52 X 1 X 4	12.68	
	0.90 X 3.64 X 1 X 4	13.12	
Total	-	-	165.60

UnitBUA Table for Building :A (BUILDING)

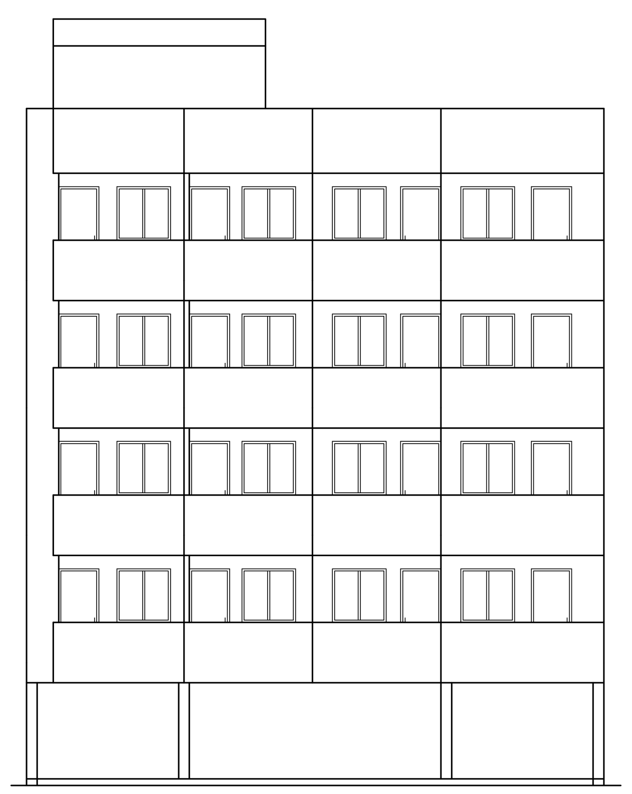
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	FLAT-A	FLAT	91.38	79.33	9	12
	FLAT-B	FLAT	102.34	85.69	9	
	FLAT-C	FLAT	76.98	58.52	7	
Total:	-	-	1082.78	894.14	100	12



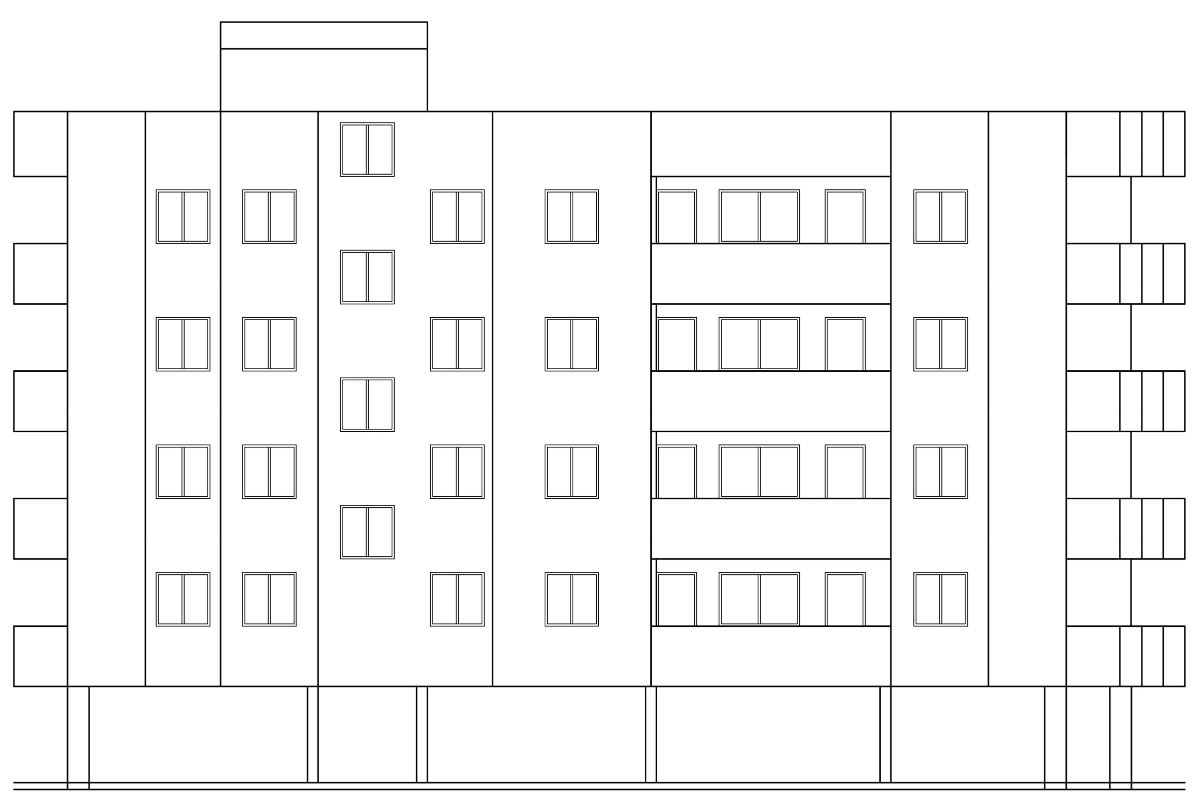
DETAILS OF RECHARGE BORE
SCALE :–1:50



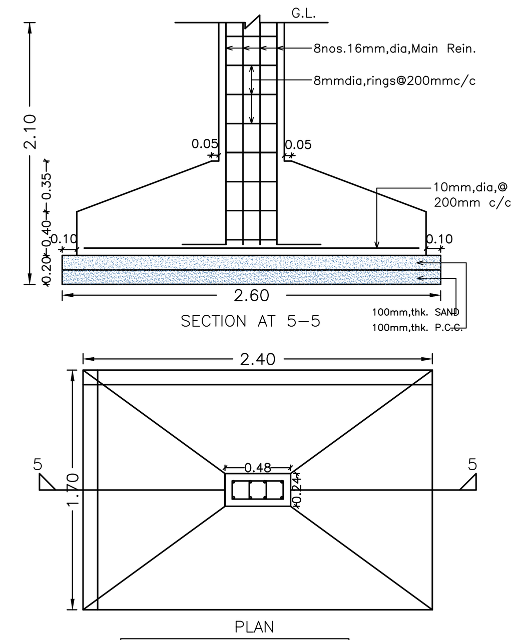
SECTION AT A–A
SCALE:–1:100



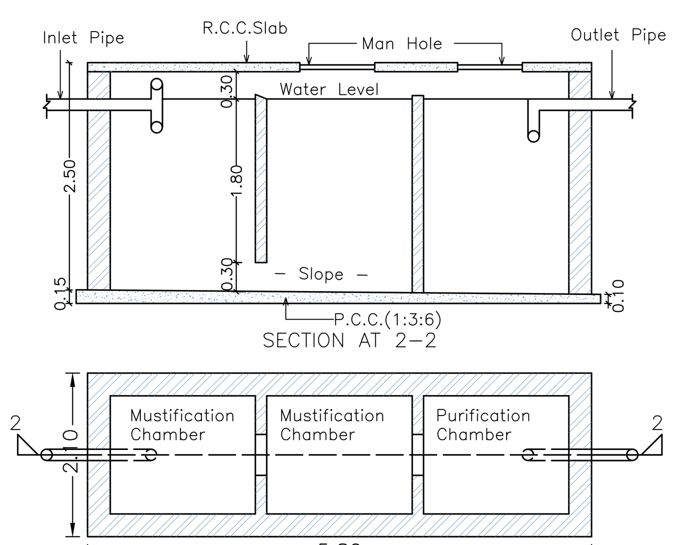
FRONT ELEVATION
SCALE:–1:100



SIDE ELEVATION
SCALE:–1:100



DETAILS OF FOUNDATION
SCALE :–1:25



PLAN

DETAILS OF SEPTIC TANK
SCALE :–1:50

STRUCTURAL SAFETY CERTIFICATE:– :–

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN OF APPT. SHALL CONSIDER ALL DESIGN STANDARD & STRUCTURAL SAFETY REQUIRMENTS, AS PER THE PROVISION OF N.B.C. & I.S. CODE (I.S.1893/1984 & I.S. 4326/1993) TO MAKE THE SAME EARTH QUAKE RESISTANT

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJIV KUMAR RMC/LE/0006/15-16			Name : SANJEEV KUMAR Designation : Townplanner Organization : GOVERNMENT OF JHARKHAND

ISO_A0_(841.00_x_1189.00_MM)

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