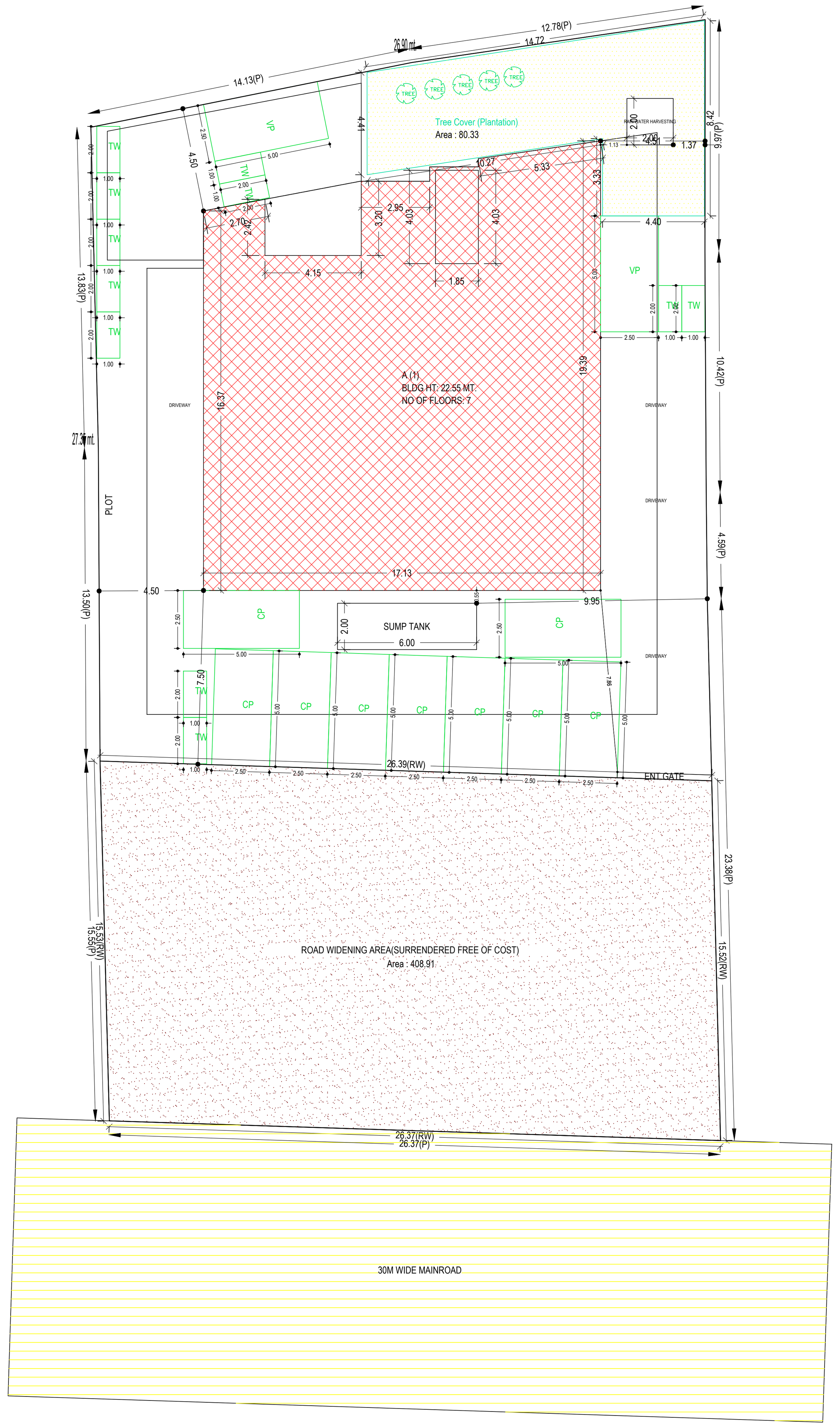
Project Title :PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING

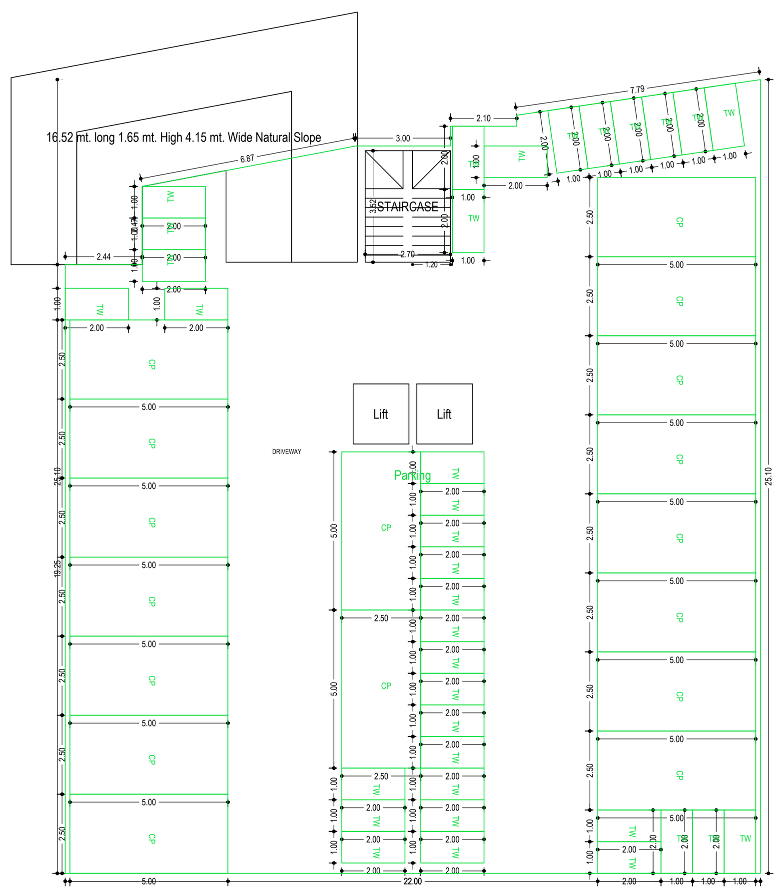
		DATE	21-11-2023
		SHEET NO.	1

Proposal Basic Information

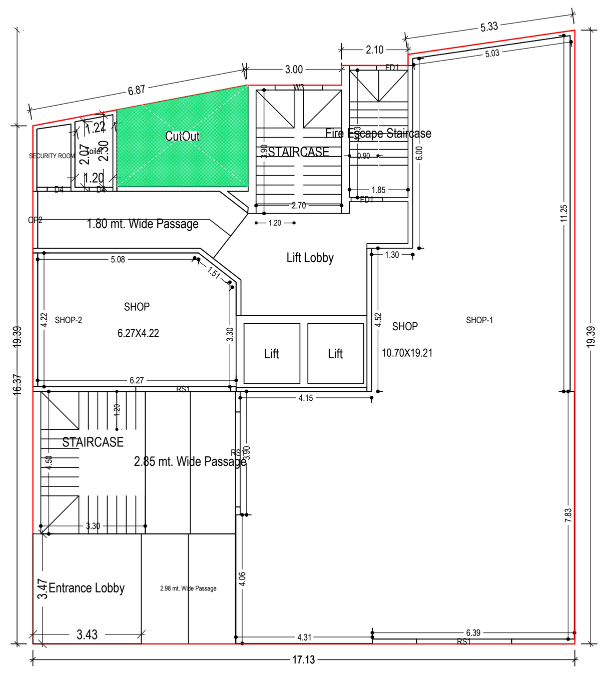
Proposal File No.	RMC/BP/0907/W53/2022
Owner Name	ASHOK KUMAR VISHWAKARMA. ALOK KUMAR VISHWAKARMA. KAMTA PRASAD SHARMA. AJAY KUMAR SHARMA. BIJAY KUMAR AND SANJAY KUMAR
Khata No	04
Plot No	672
Village Name	TUPUDANA
Use	Commercial
SubUse	ResiComm Bldg



SITE PLAN



BASEMENT FLOOR PLAN
(SCALE 1:100)



GROUND FLOOR PLAN
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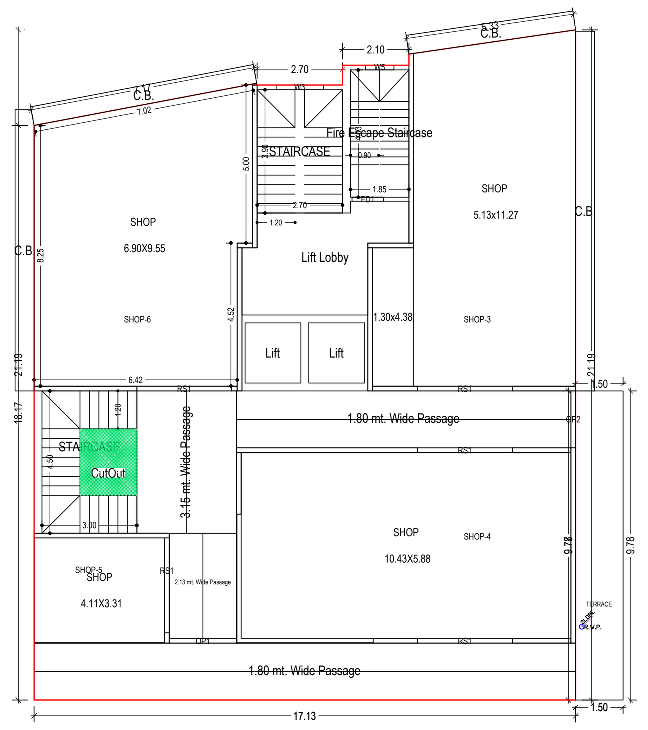
(SCALE 1:100)



FIRST FLOOR PLAN
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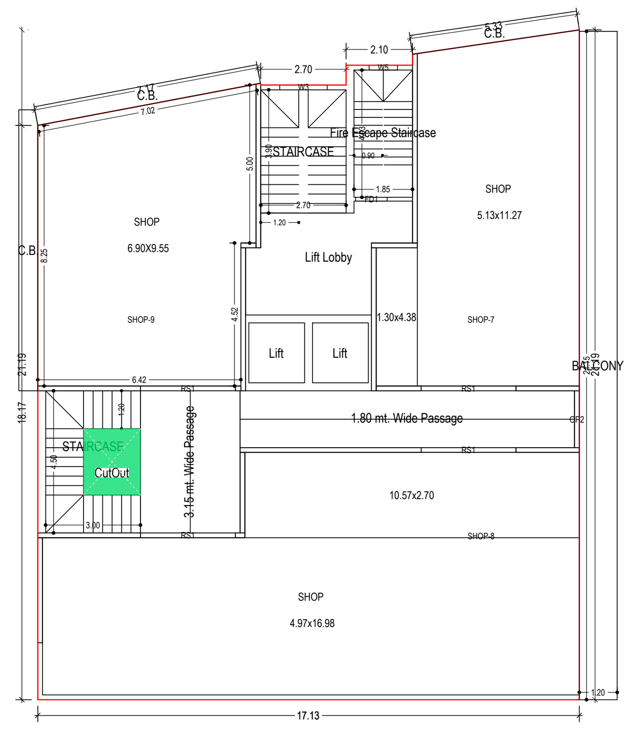

SECOND FLOOR PLAN
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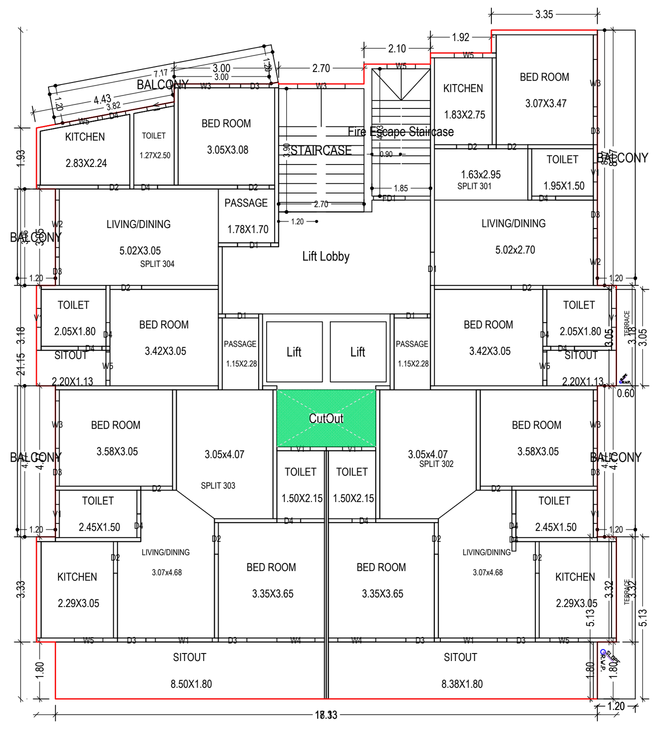

THIRD FLOOR PLAN
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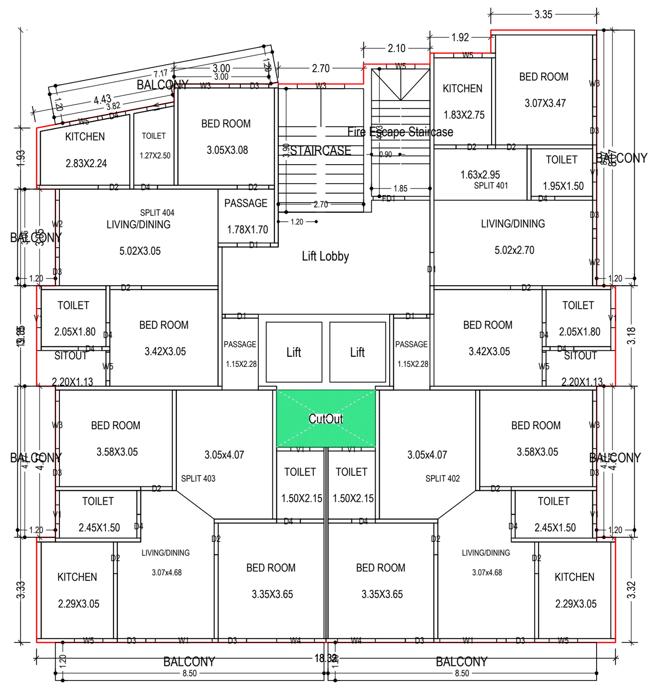
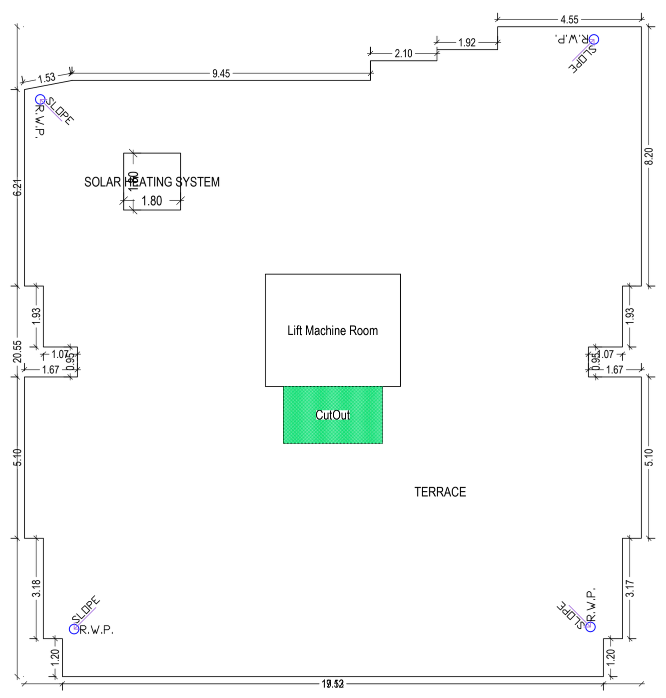
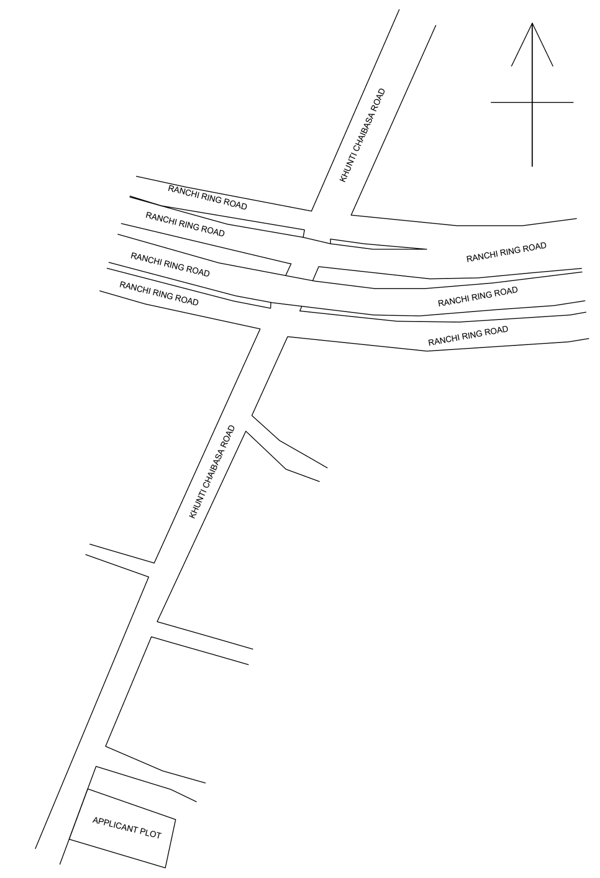


TYPICAL - 4, 5& 6 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



LOCATION PLAN

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.66 VERSION DATE: 16/10/2020		
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial		
District: RANCHI	Plot SubUse: ResiComm Bldg		
Authority: RANCHI MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA		
Inward_No: RMC/BP/0907/W53/2022	Plot/SubPlot No: 672		
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)	1205.44	
Deduction for NetPlot Area			
Surrender Free of Cost		408.91	
Total		408.91	
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	796.53	
Deduction for Balance Plot Area(from Gross Plot Area)			
Surrender Free of Cost		408.91	
Common Plot		80.33	
Total		489.25	
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	716.20	
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	796.53	
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	1205.44	
COVERAGE CHECK			
Permissible Coverage area (50.00 %)		398.27	
Proposed Coverage Area (36.07 %)		287.28	
Total Prop. Coverage Area (36.07 %)		287.28	
Balance coverage area (13.93 %)		110.99	
FAR CHECK			
Perm. FAR Area (3.000)		3616.32	
Total Perm. FAR area		3616.32	
Residential FAR		1314.12	
Commercial FAR		954.46	
Proposed FAR Area		2278.09	
Total Proposed FAR Area		2278.09	
Consumed FAR (Factor)		1.89	
Balance FAR Area		1338.23	
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area		2991.68	
ARCHITECT (Regd)		AVINASH KUMAR KESHRI	
ENGGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)		ASHOK KUMAR VISHWAKARMA. ALOK KUMAR VISHWAKARMA. KAMTA PRASAD SHARMA. AJAY KUMAR SHARMA. BIJAY KUMAR AND SANJAY KUMAR	
DEVELOPMENT AUTHORITY		LOCAL BODY	

COLOR INDEX

PLOT BOUNDARY	(black)
ABUTTING ROAD	(green)
PROPOSED CONSTRUCTION	(red)
COMMON PLOT	(yellow)
ROAD WIDENING AREA	(yellow)
EXISTING (To be retained)	(blue)
EXISTING (To be demolished)	(yellow)

Buildingwise Floor FAR Details

Floor Name	Building Name A (1) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	505.70	9.52	505.70	9.52
Ground Floor	294.73	270.69	294.73	270.69
First Floor	353.11	338.95	353.11	338.95
Second Floor	371.67	344.82	371.67	344.82
Third Floor	374.44	344.00	374.44	344.00
Fourth Floor	364.01	323.37	364.01	323.37
Fifth Floor	364.01	323.37	364.01	323.37
Sixth Floor	364.01	323.37	364.01	323.37
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2991.68	2278.09	2991.68	2278.09

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (1)	Commercial	ResiComm Bldg	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 (1)	Commercial	ResiComm Bldg	> 0	50	699.11	1	10	-	-	-	-	-	-	-
			> 0	50	699.11	-	-	-	-	-	-	1	30	-
	Residential	ResiComm Bldg	0 - 140	1	16.00	1.00	16	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	16.00	-	-	-	-	-	-	1	16	-
			> 0	1	16.00	-	-	-	1	2	-	-	-	-
Total :			-	-	-	-	26	26	-	2	2	-	46	46

Parking Check (Table 7b)

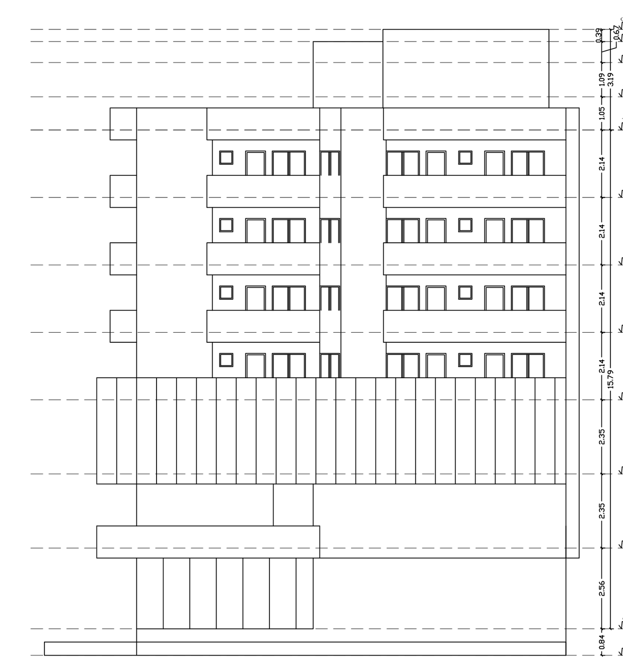
Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	26	325.00
Total Car	26	325.00	26	325.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	46	92.00
Total TwoWheeler	46	92.00	46	92.00
Other Parking	-	-	-	206.98
Total	442.00		740.98	

FAR & Tenement Details (Table 4c-1)

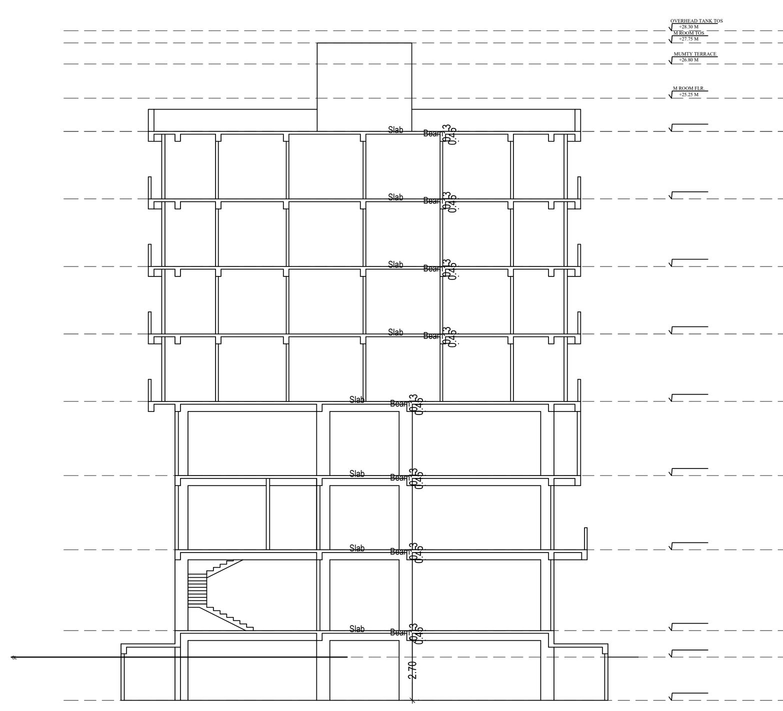
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions StairCase	Lift	Balcony	Accessory Use	Parking	Proposed FAR Area Resi.	Commercial	Add Area In FAR Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (1)	1	3033.45	41.77	2991.68	52.15	46.97	108.41	16.59	489.48	1314.11	954.46	9.52	2278.09	2278.09	25
Grand Total :	1	3033.45	41.77	2991.68	52.15	46.97	108.41	16.59	489.48	1314.11	954.46	9.52	2278.09	2278.09	25

Building :A (1)

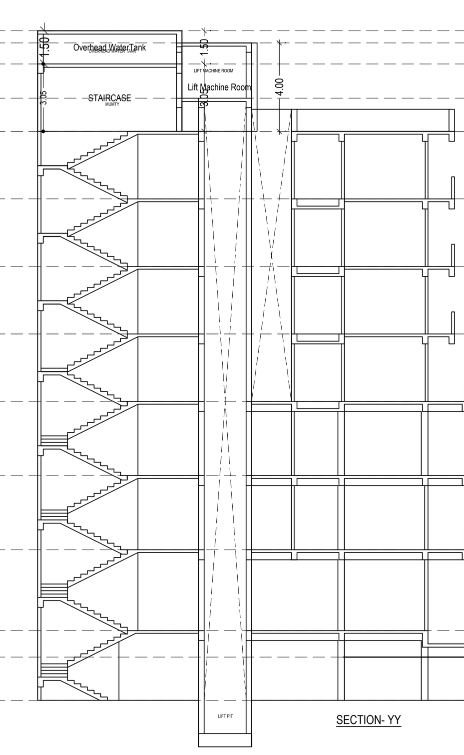
Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions StairCase	Lift	Balcony	Accessory Use	Parking	Proposed FAR Area Resi.	Commercial	Add Area In FAR Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Basement Floor	505.70	0.00	505.70	0.00	6.71	0.00	0.00	489.48	0.00	0.00	9.52	9.52	9.52	00
Ground Floor	306.42	11.69	294.73	7.45	0.00	0.00	16.59	0.00	0.00	270.69	0.00	270.69	270.69	02
First Floor	356.89	3.78	353.11	7.45	6.71	0.00	0.00	0.00	0.00	338.95	0.00	338.95	338.95	04
Second Floor	375.45	3.78	371.67	7.45	6.71	12.69	0.00	0.00	0.00	344.82	0.00	344.82	344.82	03
Third Floor	380.07	5.63	374.44	7.45	6.71	16.28	0.00	0.00	344.00	0.00	0.00	344.00	344.00	04
Fourth Floor	369.64	5.63	364.01	7.45	6.71	26.48	0.00	0.00	323.37	0.00	0.00	323.37	323.37	04
Fifth Floor	369.64	5.63	364.01	7.45	6.71	26.48	0.00	0.00	323.37	0.00	0.00	323.37	323.37	04
Sixth Floor	369.64	5.63	364.01	7.45	6.71	26.48	0.00	0.00	323.37	0.00	0.00	323.37	323.37	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	3033.45	41.77	2991.68	52.15	46.97	108.41	16.59	489.48	1314.11	954.46	9.52	2278.09	2278.09	25
Total Number of Same Buildings :	1													
Total :	3033.45	41.77	2991.68	52.15	46.97	108.41	16.59	489.48	1314.11	954.46	9.52	2278.09	2278.09	25



RIGHT SIDE ELEVATION



SECTION- XX



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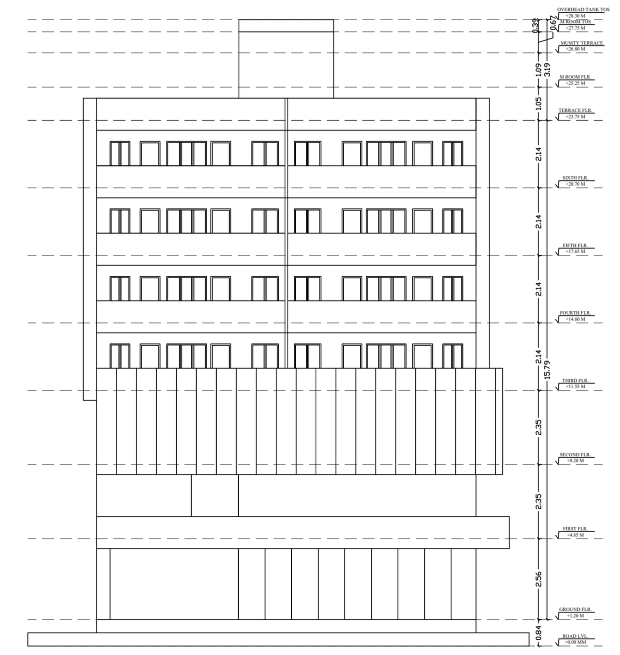


FRONT ELEVATION

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (1)	D4	0.75	2.10	47
A (1)	D3	0.90	2.10	40
A (1)	D2	1.00	2.10	48
A (1)	D1	1.05	2.10	16
A (1)	OP2	1.80	2.10	03
A (1)	OP1	2.13	2.90	01
A (1)	RS1	3.00	2.90	12

SCHEDULE OF WINDOW/VENTILATION:

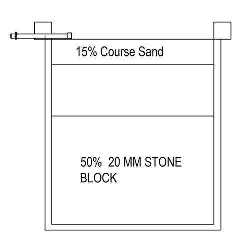
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (1)	V1	0.60	0.60	32
A (1)	W5	0.90	1.20	22
A (1)	W5	0.90	1.80	08
A (1)	W4	1.20	1.20	08
A (1)	W3	1.50	1.20	23
A (1)	W2	1.50	1.80	08
A (1)	W1	1.80	1.80	08

Balcony Calculations Table

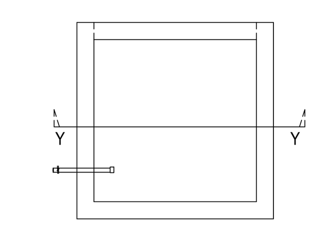
FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.20 X 21.15 X 1 X 1	25.38	25.38
THIRD FLOOR PLAN	1.20 X 8.08 X 1 X 1	9.69	32.56
	1.20 X 4.78 X 2 X 1	11.46	
	1.20 X 3.05 X 1 X 1	3.66	
	1.20 X 7.17 X 1 X 1	7.75	
TYPICAL - 4, 5& 6 FLOOR PLAN	1.20 X 8.08 X 1 X 3	29.07	158.88
	1.20 X 4.78 X 2 X 3	34.38	
	1.20 X 8.50 X 2 X 3	61.20	
	1.20 X 3.05 X 1 X 3	10.98	
	1.20 X 7.17 X 1 X 3	23.25	
Total	-	-	216.82

UnitBUA Table for Building :A (1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP-1	SHOP	150.30	145.74	1	2
	SHOP-2	SHOP	28.74	26.40	1	
FIRST FLOOR PLAN	SHOP-3	SHOP	64.26	61.95	1	4
	SHOP-4	SHOP	66.23	63.28	1	
	SHOP-5	SHOP	14.86	14.07	1	
	SHOP-6	SHOP	61.75	59.71	1	
SECOND FLOOR PLAN	SHOP-7	SHOP	89.64	61.95	1	3
	SHOP-8	SHOP	144.67	116.72	1	
	SHOP-9	SHOP	61.75	59.71	1	
THIRD FLOOR PLAN	SPLIT 301	FLAT	75.25	54.70	7	4
	SPLIT 302	FLAT	92.39	80.42	8	
	SPLIT 303	FLAT	92.67	80.42	8	
	SPLIT 304	FLAT	76.01	53.96	8	
TYPICAL - 4, 5& 6 FLOOR PLAN	SPLIT 401	FLAT	75.25	54.98	7	12
	SPLIT 402	FLAT	87.17	65.12	7	
	SPLIT 403	FLAT	87.17	65.41	7	
	SPLIT 404	FLAT	76.29	54.10	8	
Total:	-	-	1996.16	1597.89	127	25

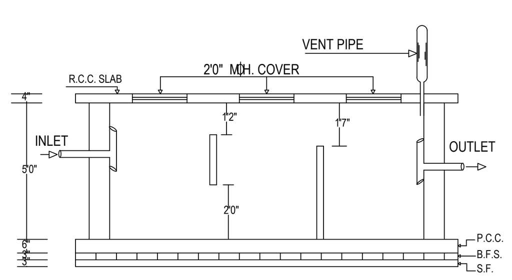


SECTION YY

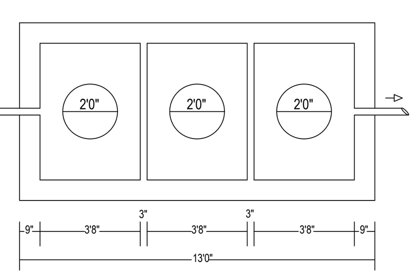


PLAN OF RECHARGE WELL

RAIN WATER HARVESTING

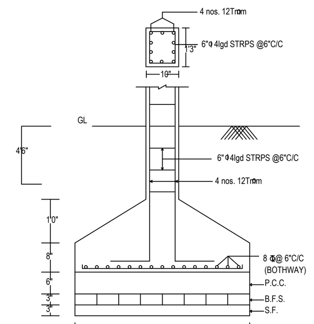


SECTION OF SEPTIC TANK



PLAN OF SEPTIC TANK

SEPTIC TANK DETAIL



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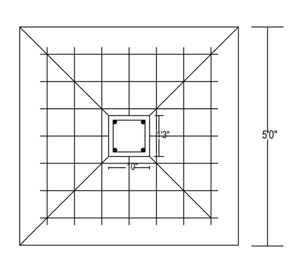

PLAN

FOUNDATION DETAIL

CERTIFICATE FOR STRUCTURE SAFETY

THIS IS CERTIFY THAT THE STRUCTURAL DESIGN OF THE BUILDING WILL BE AS PER I.S-1983-1984 & I.S.4326-1993 TO MAKE SAME EARTH QUAKE RESISTANT.

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AVINASH KUMAR KESHRI RMC/LTP/0010/2017			Name : SANJEEV KUMAR Designation : Townplanner Organization : GOVERNMENT

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