

Proposal Basic Information

Proposal File No.	RMC/BP/0268/WQ/2022
Owner Name	(1) Sri Arvind Kumar Roy (2) Smta Nutan Panda (3) Smta Prabhawati Devi
Khata No.	72
Plot No.	145Part
Village Name	BHITHA
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO. 1.0.62
	VERSION DATE: 10/10/2020

PROJECT DETAIL:	
Region - JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District - RANCHI	Plot SubUse: Residential Bldg/Apartment
Authority - RANCHI MUNICIPAL CORPORATION	Plot/Neatly/Religious/Structure: NA
Inward No. - RMC/BP/0268/WQ/2022	Plot/SubPlot No: 145Part
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)	482.95
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	482.95
Deduction for Balance Plot Area from Gross Plot Area		
Common Plot		48.54
Total		48.54

BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)		(A-Deductions)	414.41
PLOT AREA FOR COVERAGE (Net Plot Area)		(A-Deductions)	482.95
Plot Area for FAR (Net Plot Area + Road/Widening Area)		(A-Deductions)	482.95

COVERAGE CHECK		
Permissible Coverage area (60.00 %)		277.77
Proposed Coverage Area (43.55 %)		201.60
Total Prop. Coverage Area (43.55 %)		201.60
Balance coverage area (16.45 %)		76.17

FAR CHECK		
Perm. FAR Area (2.50)		1157.38
Total Perm. FAR area		1157.38
Residential FAR		901.00
Proposed FAR Area		915.58
Total Proposed FAR Area		915.58
Consumed FAR (Factor)		1.88
Balance FAR Area		241.82

BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1170.12

ARCHITECT (Regd.)	Siddhant Srivastava
ENGINEER (Regd.)	
SUPERVISOR (Regd.)	

OWNER (Regd.)	(1) Sri Arvind Kumar Roy (2) Smta Nutan Panda (3) Smta Prabhawati Devi
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DEVELOPMENT AUTHORITY	LOCAL BODY
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COLOR INDEX	
PLOT BOUNDARY	Green
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Blue
COMMON PLOT	Yellow
ROAD WIDENING AREA	Purple
EXISTING (To be retained)	Orange
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

Floor Name	Building Name		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	201.60	14.56	201.60	14.56
First Floor	215.46	211.92	215.46	211.92
Second Floor	251.02	229.70	251.02	229.70
Third Floor	251.02	229.70	251.02	229.70
Fourth Floor	251.02	229.70	251.02	229.70
Terrace Floor	0.00	0.00	0.00	0.00
Total	1170.12	915.58	1170.12	915.58

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)	Residential	Residential Bldg/Apartment	Non-Highrise

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Regd.	Prop.	Regd./Unit	Prop.	Regd./Unit	Prop.	Regd./Unit	Prop.
RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)	Residential	Residential Bldg/Apartment	> 140	1	12.00	1.00	12	-	-	-	-
			> 0	1	12.00	-	-	-	-	1	12
			> 0	1	12.00	-	-	1	2	-	-
Total			-	-	-	-	12	12	2	2	12

Parking Check (Table 7b)

Vehicle Type	Regd.		Prop.	
	No.	Area	No.	Area
Car	-	-	10	152.00
Two Stack Car	-	-	2	25.00
Total Car	12	152.00	12	152.00
Visitors 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	-	-	-	75.94
Total	198.00	-	298.94	-

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.)	Consumed FAR Area (Sq.mt.)	Tenm (No.)
			Lit	Balcony	Accessory Use	Parking					
RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)	1	1170.12	14.16	53.34	5.10	181.94	901.02	11.01	915.58	915.58	12
Grand Total	1	1170.12	14.16	53.34	5.10	181.94	901.02	11.01	915.58	915.58	12

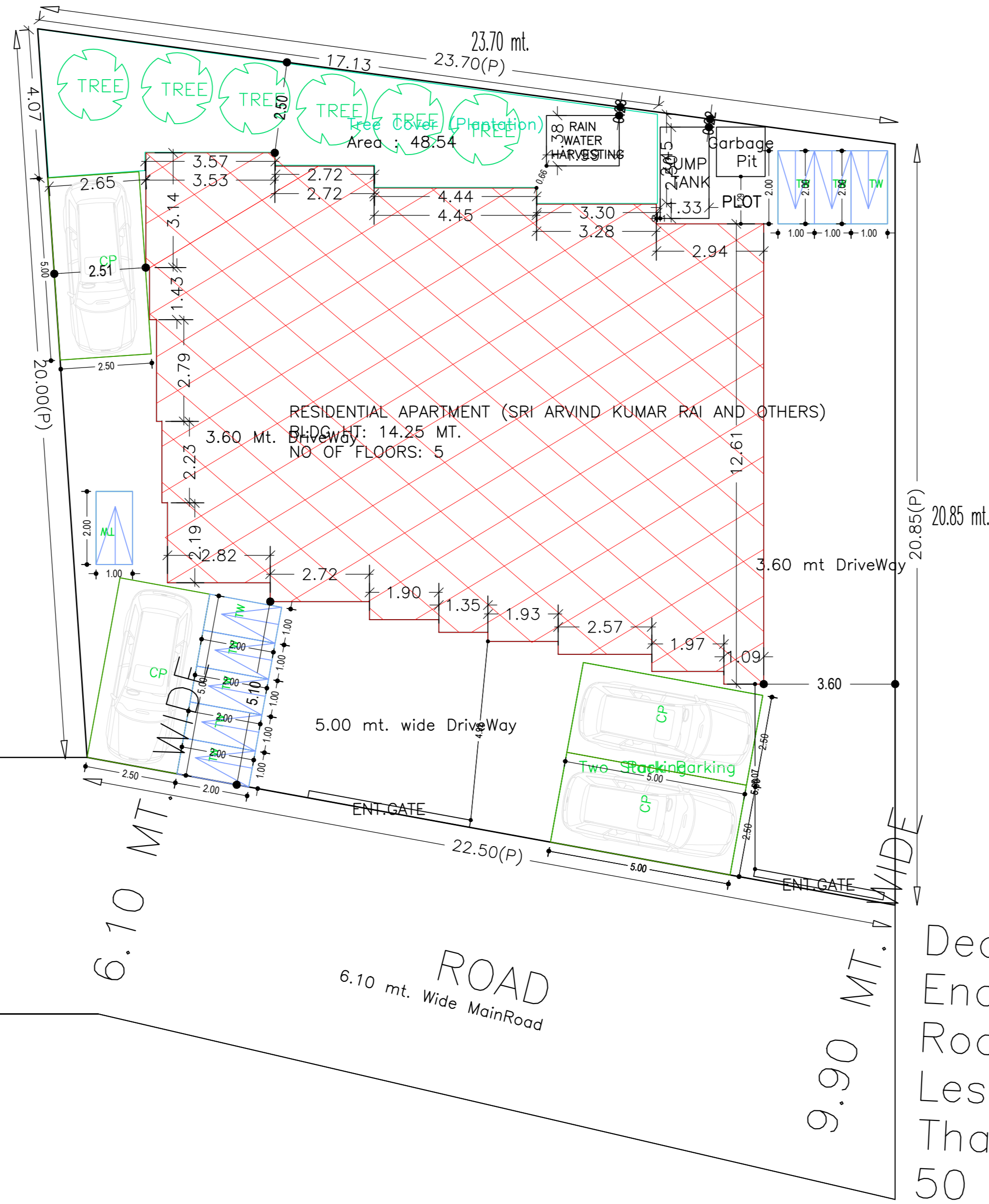
Building :RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)

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.)	Consumed FAR Area (Sq.mt.)	Tenm (No.)
Ground Floor	201.60	0.00	0.00	5.10	181.94	0.00	14.56
First Floor	215.46	3.54	0.00	0.00	211.92	0.00	211.92
Second Floor	251.02	3.54	17.78	0.00	229.70	0.00	229.70
Third Floor	251.02	3.54	17.78	0.00	229.70	0.00	229.70
Fourth Floor	251.02	3.54	17.78	0.00	229.70	0.00	229.70
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	1170.12	14.16	53.34	5.10	181.94	901.02	915.58
Total Number of Same Buildings	1						12
Total	1170.12	14.16	53.34	5.10	181.94	901.02	915.58

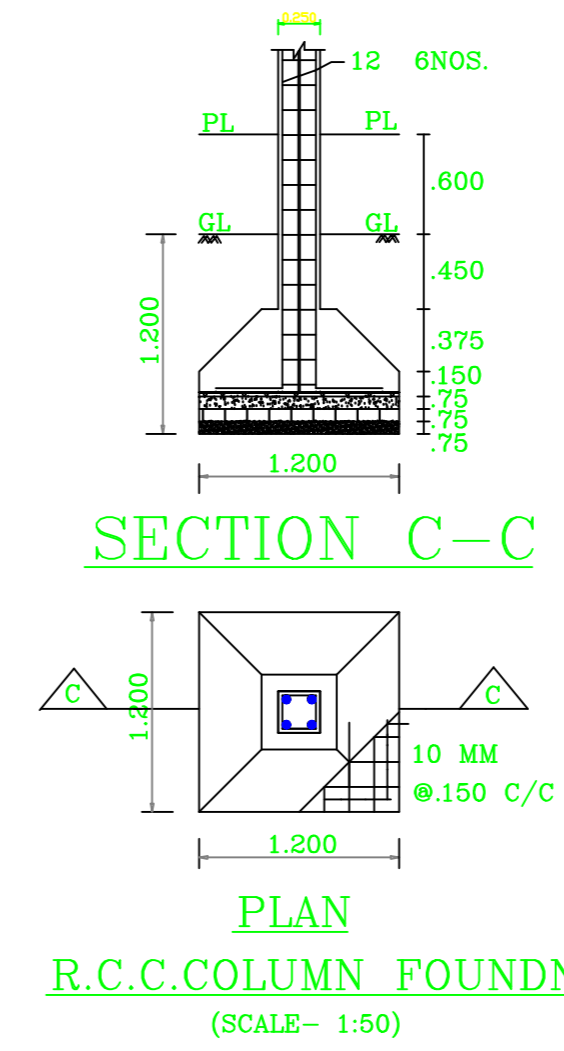
LTP NAME AND SIGNATURE STRUCTURAL ENG'S NAME AND SIGNATURE BUILDER NAME AND SIGNATURE DIGITAL SIGNATURE

Siddhant Srivastava RMCLE/0018/2019

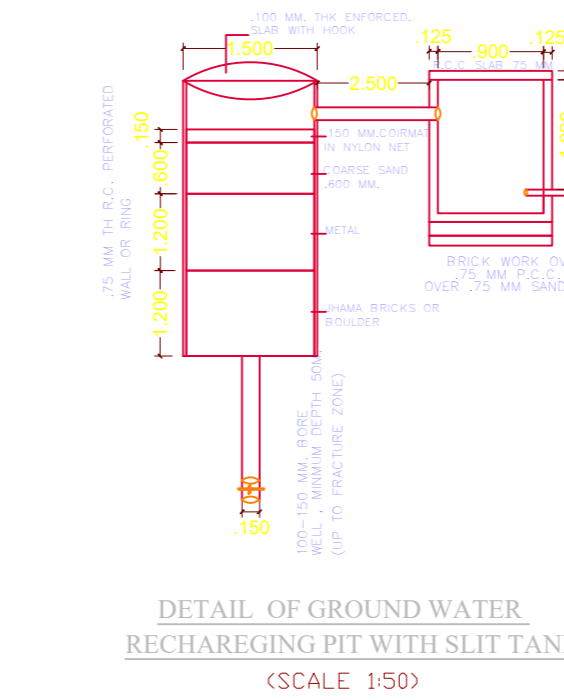
This is system generated MAP. No need to Physically Signed.



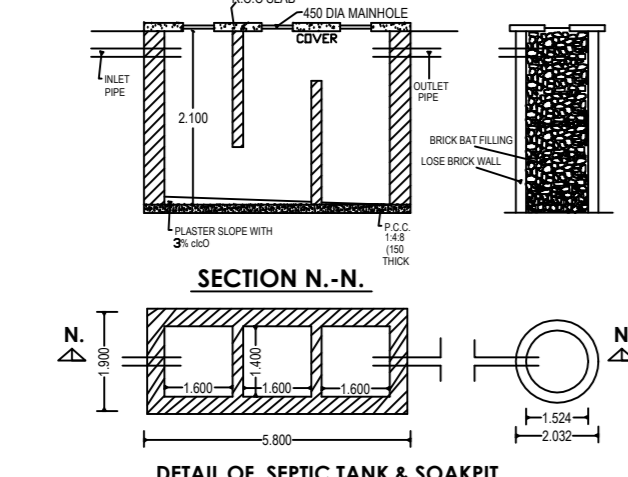
SITE PLAN
(NOT TO SCALE)



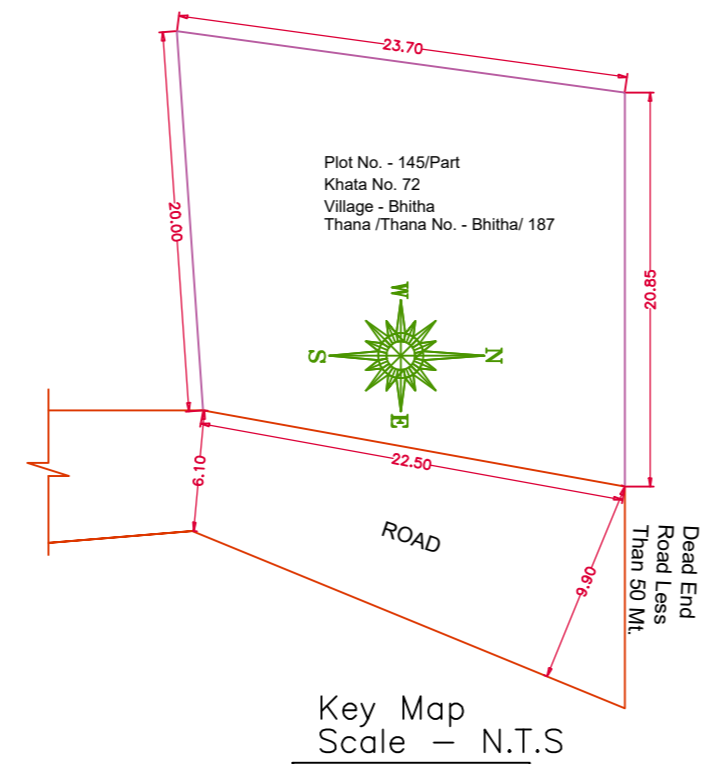
PLAN R.C.C.COLUMN FOUNDN. (SCALE: 1:50)



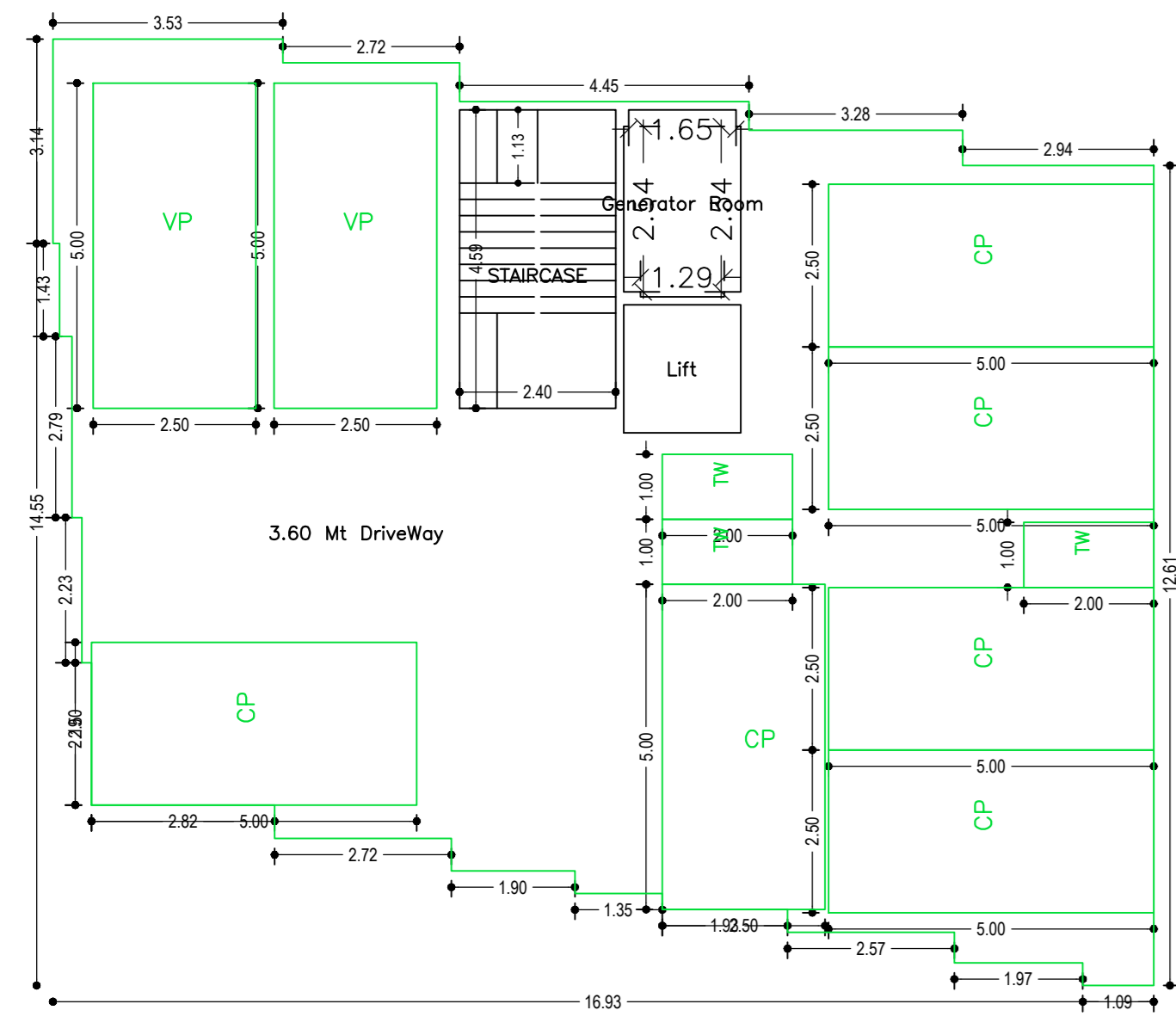
DETAIL OF GROUND WATER RECHARGING PIT WITH SUIT TANK (SCALE: 1:50)



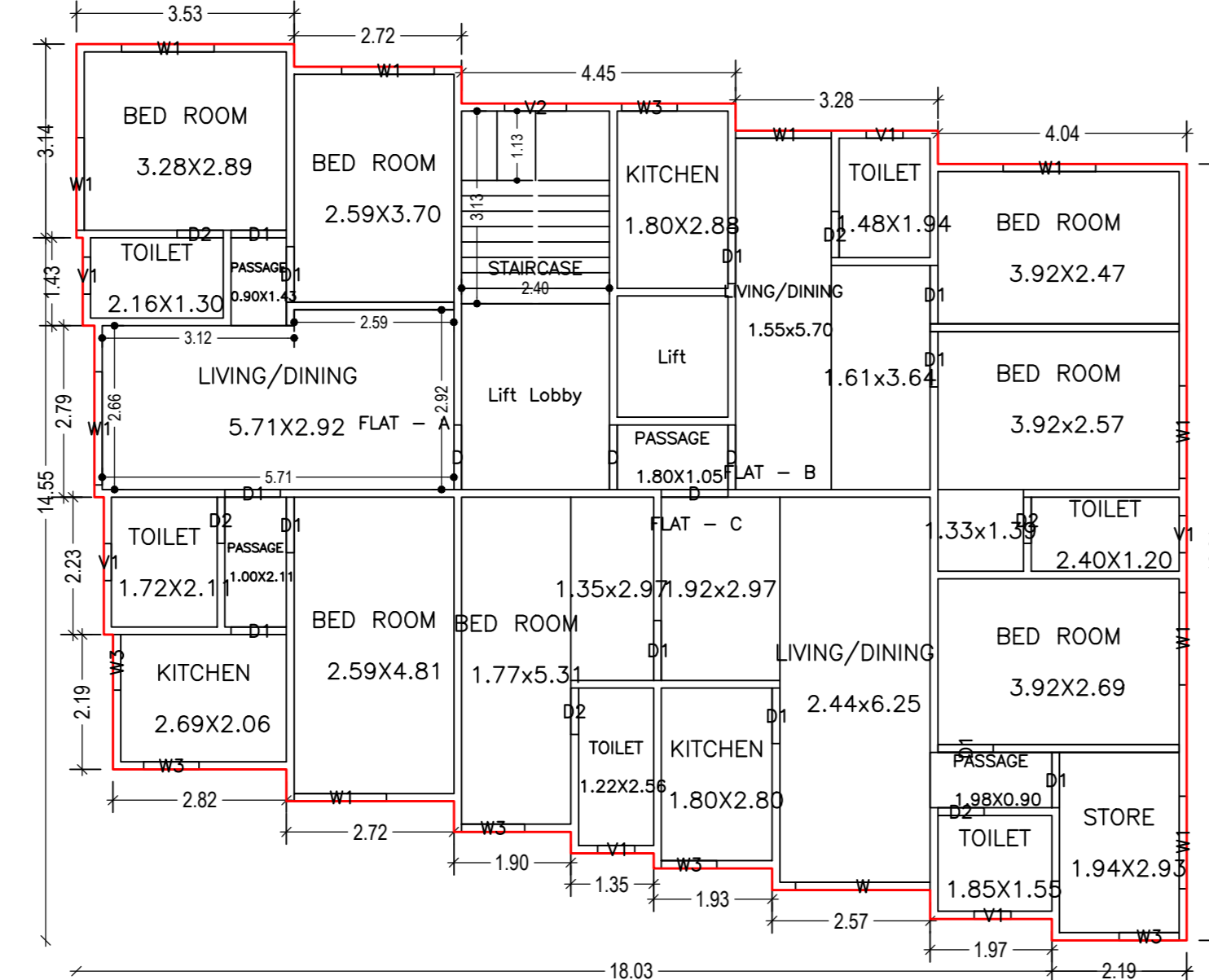
DETAIL OF SEPTIC TANK & SOAKPIT



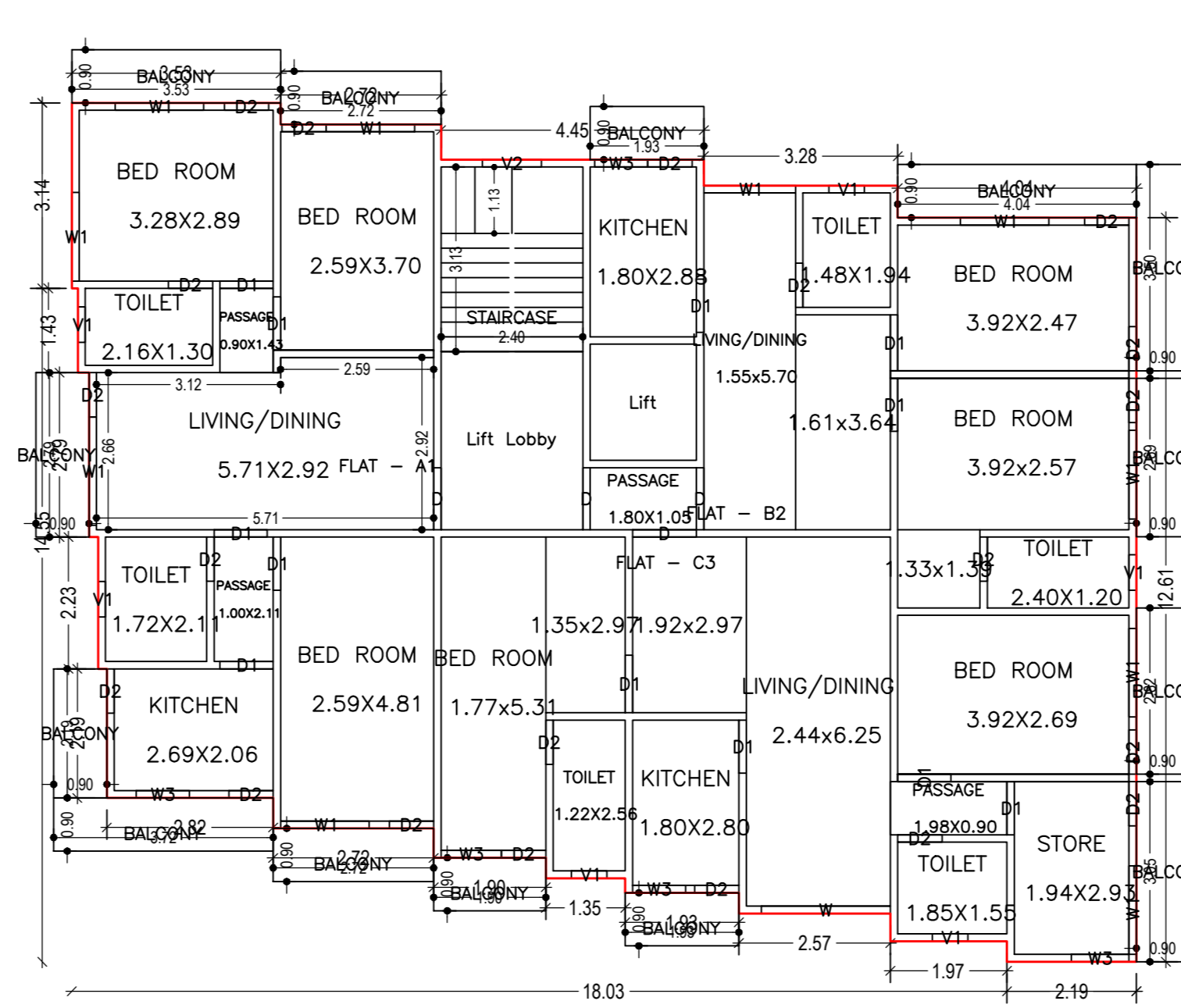
Key Map Scale - N.T.S



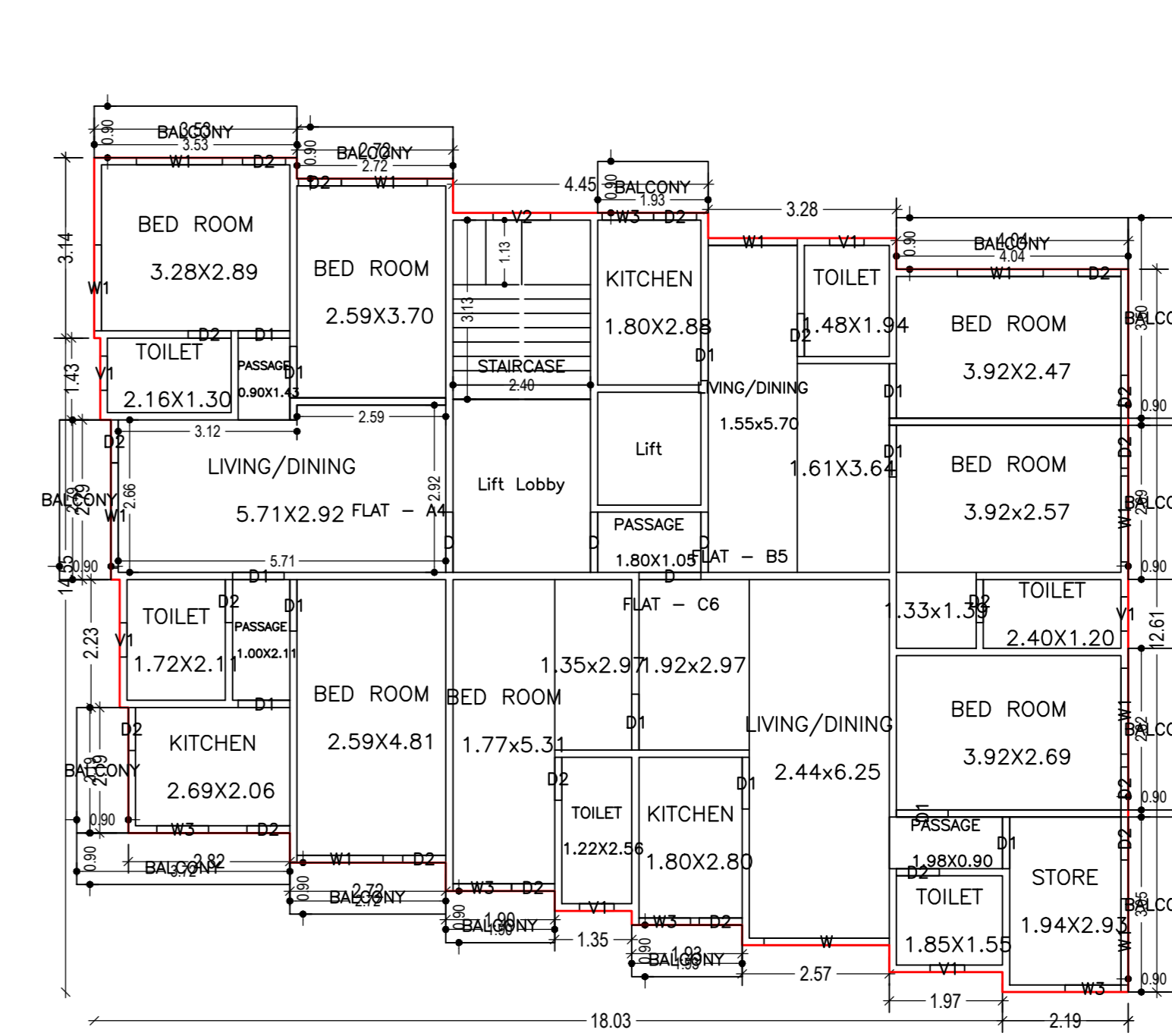
GROUND FLOOR PLAN
(SCALE 1:100)



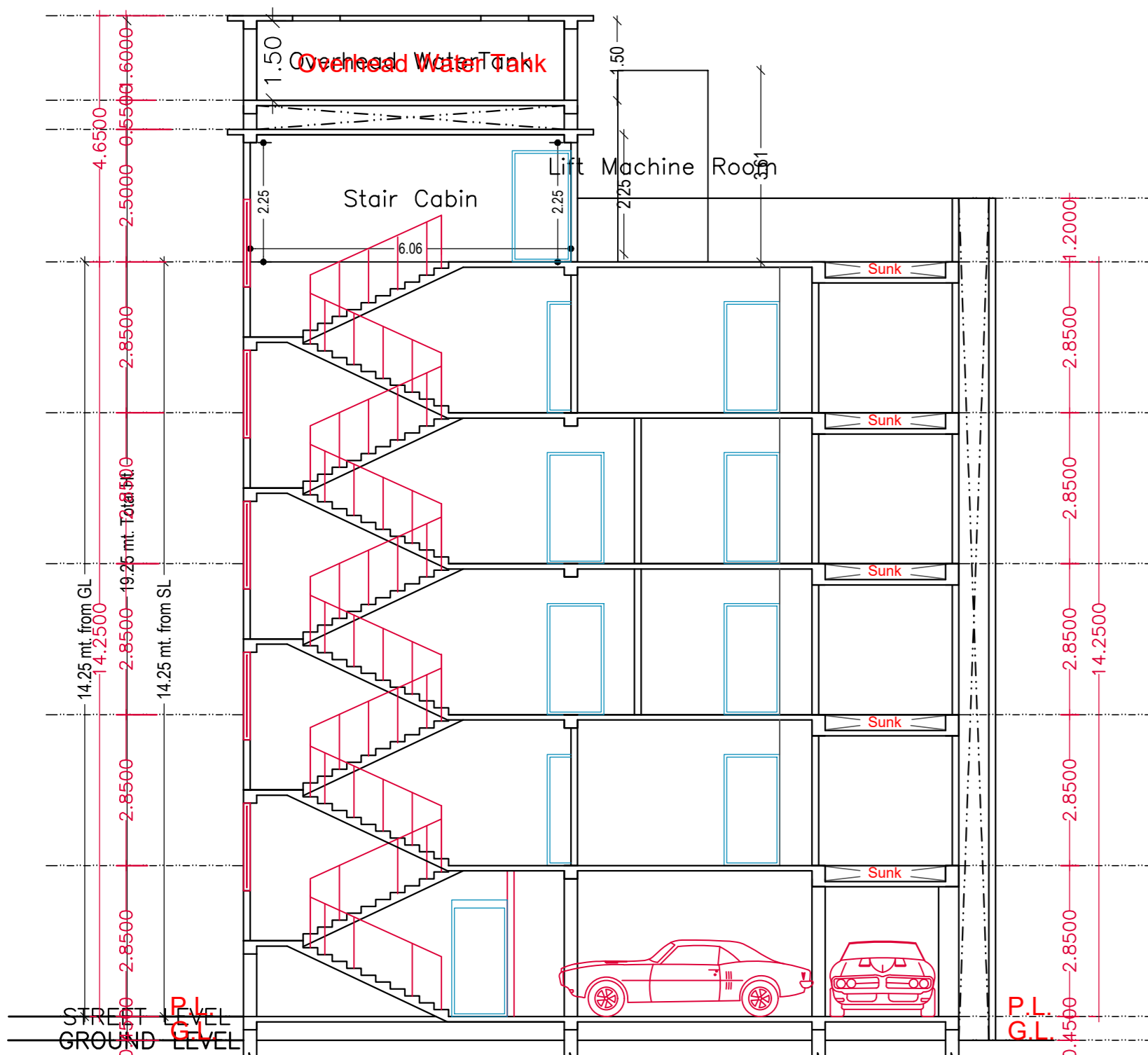
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



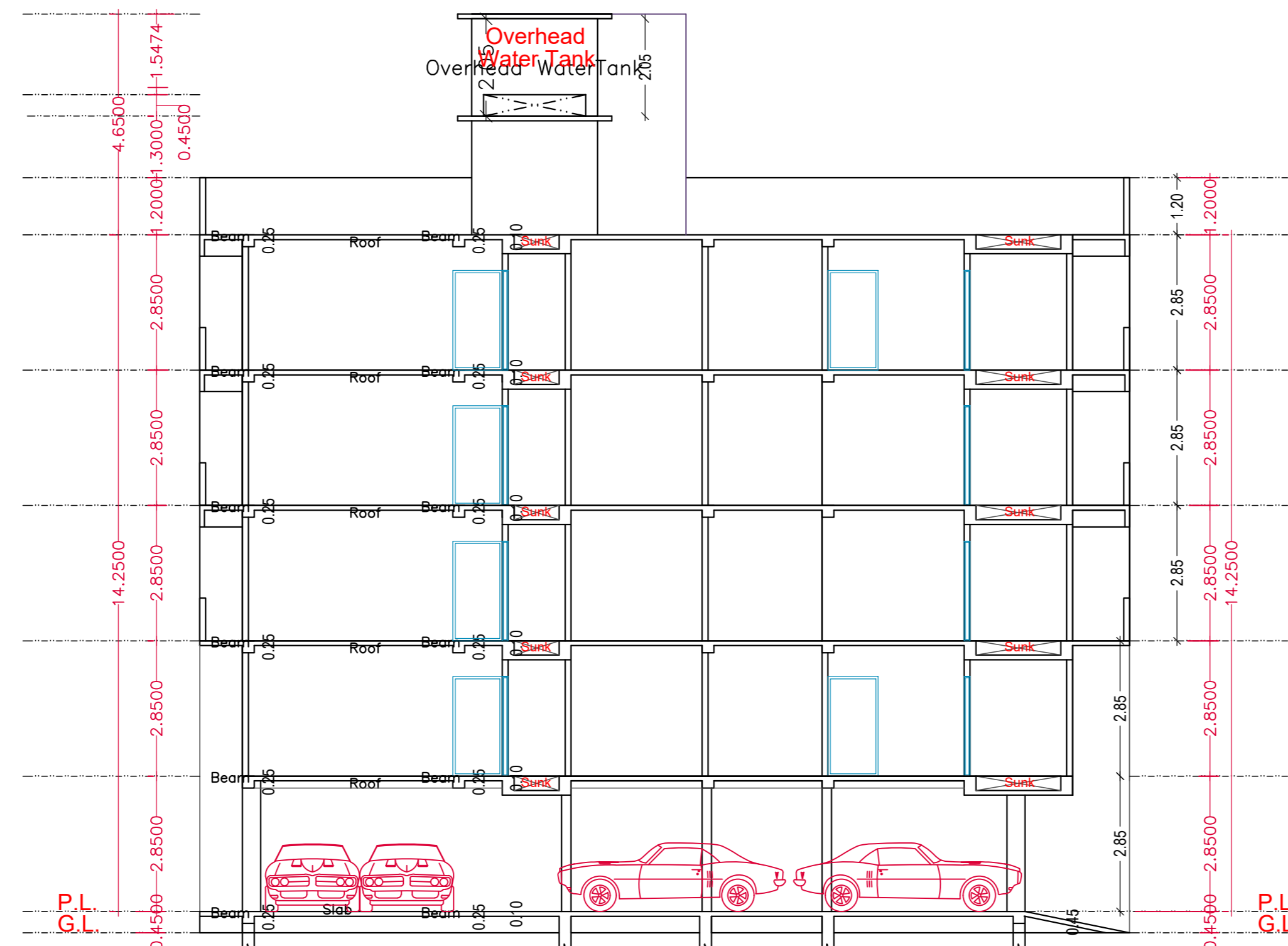
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



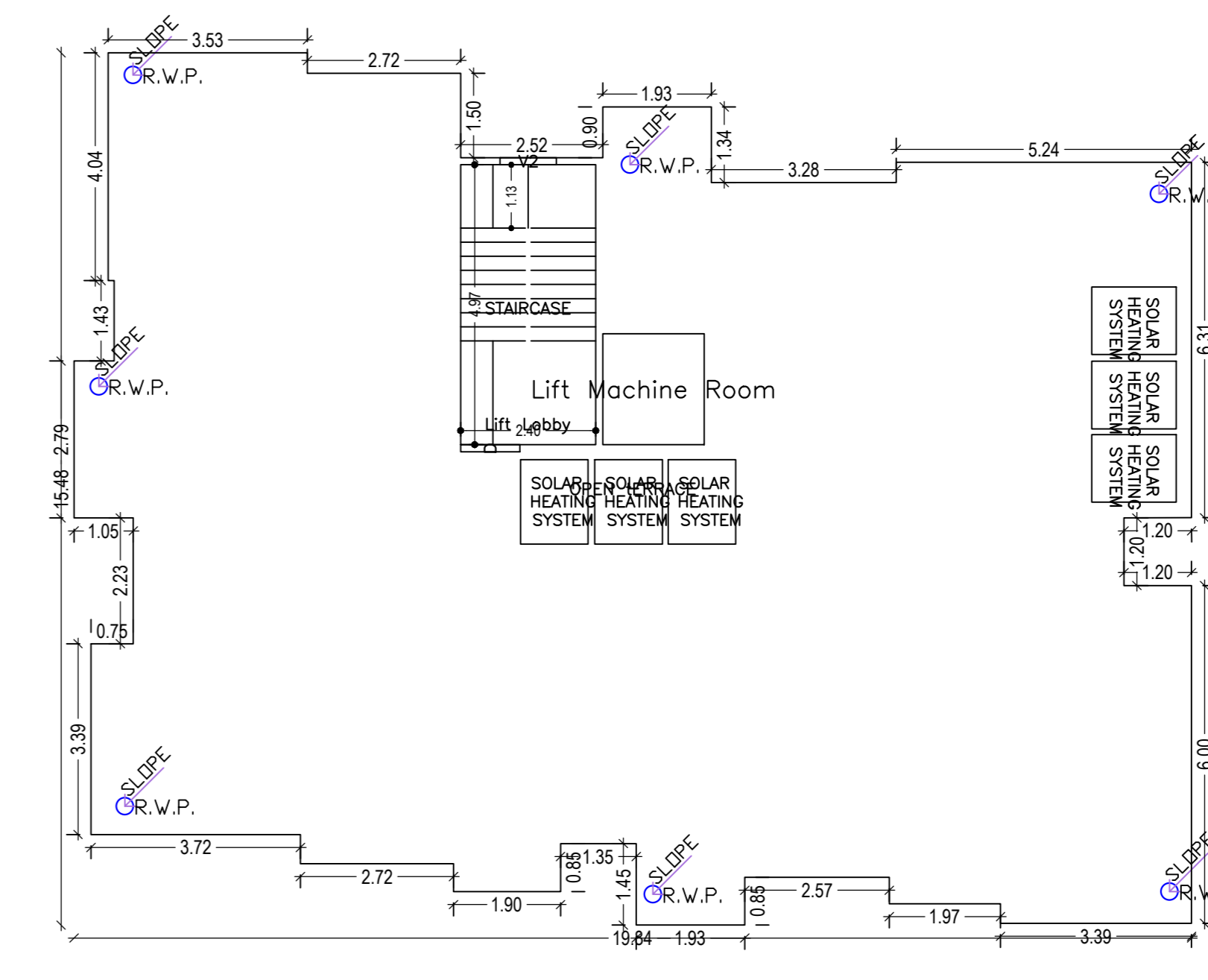
TYPICAL - 3 & 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



Section At - XX'



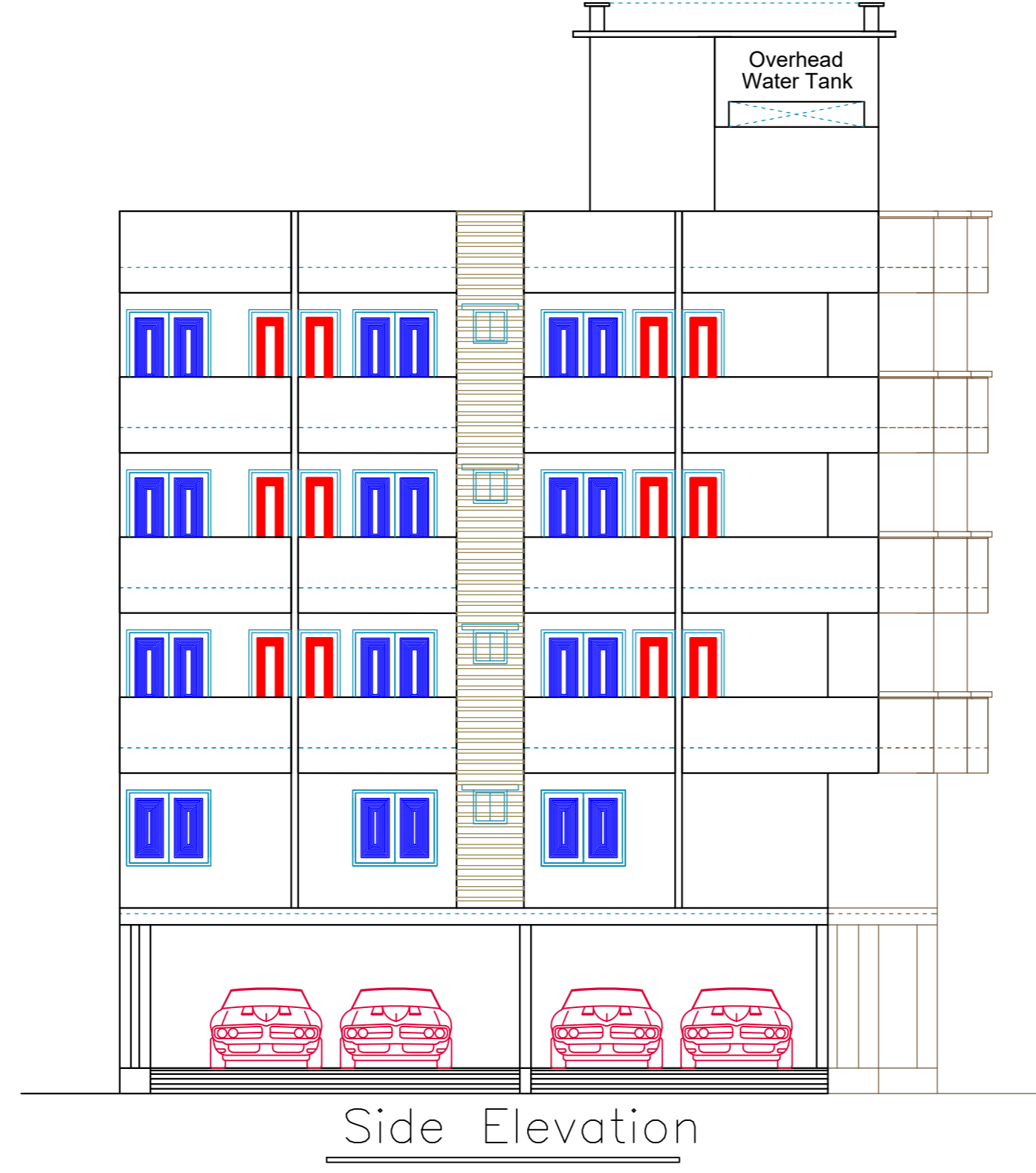
Section At - YY'



TERRACE FLOOR PLAN
(SCALE 1:100)



Front Elevation



Side Elevation

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Owner Name	(1) Sri Arvind Kumar Roy (2) Smt. Nutan Panda (3) Smt. Prabhawati Devi
Khata No.	72
Plot No.	145Part
Village Name	BHITHA
Use	Residential
SubUse	Residential Bldg/Apartment

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)	D2	0.75	2.10	66
RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)	D1	0.90	2.10	40
RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)	D1	0.95	2.10	04
RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)	D1	0.98	2.10	04
RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)	D	1.05	2.10	12
RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)	D	1.08	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)	V1	0.60	0.60	24
RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)	W3	0.90	1.20	13
RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)	W3	0.98	1.50	04
RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)	V2	1.00	1.80	05
RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)	W3	1.02	2.40	04
RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)	W1	1.50	1.50	32
RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)	W1	1.55	2.40	04
RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)	W1	1.84	2.40	04
RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)	W	2.18	2.40	04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	0.90 X 3.54 X 1 X 1	3.18	35.57
	0.90 X 2.72 X 2 X 1	4.86	
	0.90 X 1.93 X 2 X 1	3.46	
	0.90 X 4.04 X 1 X 1	3.64	
	0.90 X 2.19 X 1 X 1	1.97	
	0.90 X 3.93 X 1 X 1	3.75	
	0.90 X 2.82 X 1 X 1	2.54	
	0.90 X 2.88 X 1 X 1	2.42	
	0.90 X 3.93 X 1 X 1	3.18	
	0.90 X 1.90 X 1 X 1	1.71	
	0.90 X 2.79 X 1 X 1	2.51	
	0.90 X 3.72 X 1 X 1	3.34	
TYPICAL - 3 & 4 FLOOR PLAN	0.90 X 3.54 X 1 X 2	6.36	71.14
	0.90 X 2.72 X 2 X 2	8.00	
	0.90 X 1.93 X 2 X 2	6.92	
	0.90 X 4.04 X 1 X 2	7.28	
	0.90 X 2.19 X 1 X 2	3.94	
	0.90 X 3.93 X 1 X 2	5.50	
	0.90 X 2.82 X 1 X 2	5.08	
	0.90 X 2.88 X 1 X 2	4.84	
	0.90 X 3.93 X 1 X 2	6.30	
	0.90 X 1.90 X 1 X 2	3.42	
	0.90 X 3.72 X 1 X 2	6.68	
	0.90 X 2.79 X 1 X 2	5.02	
Total			106.71

UNIBUA Table for Building - RESIDENTIAL APARTMENT (SRI ARVIND KUMAR RAI AND OTHERS)

FLOOR	Name	UnibUA Type	UnibUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FLAT - A	FLAT	70.87	70.49	9	3
	FLAT - B	FLAT	55.17	54.66	7	
	FLAT - C	FLAT	70.84	70.35	8	
SECOND FLOOR PLAN	FLAT - A1	FLAT	86.76	70.49	9	3
	FLAT - B2	FLAT	60.10	54.66	7	
	FLAT - C3	FLAT	82.01	70.35	8	
TYPICAL - 3 & 4 FLOOR PLAN	FLAT - A4	FLAT	86.76	70.49	9	6
	FLAT - B5	FLAT	60.10	54.66	7	
	FLAT - C6	FLAT	82.01	70.35	8	
Total			901.48	782.01	96	12

LTP NAME AND SIGNATURE STRUCTURAL ENG'S NAME AND SIGNATURE BUILDER NAME AND SIGNATURE DIGITAL SIGNATURE

Siddharth Srivastava RMC/LE/00/18/2019