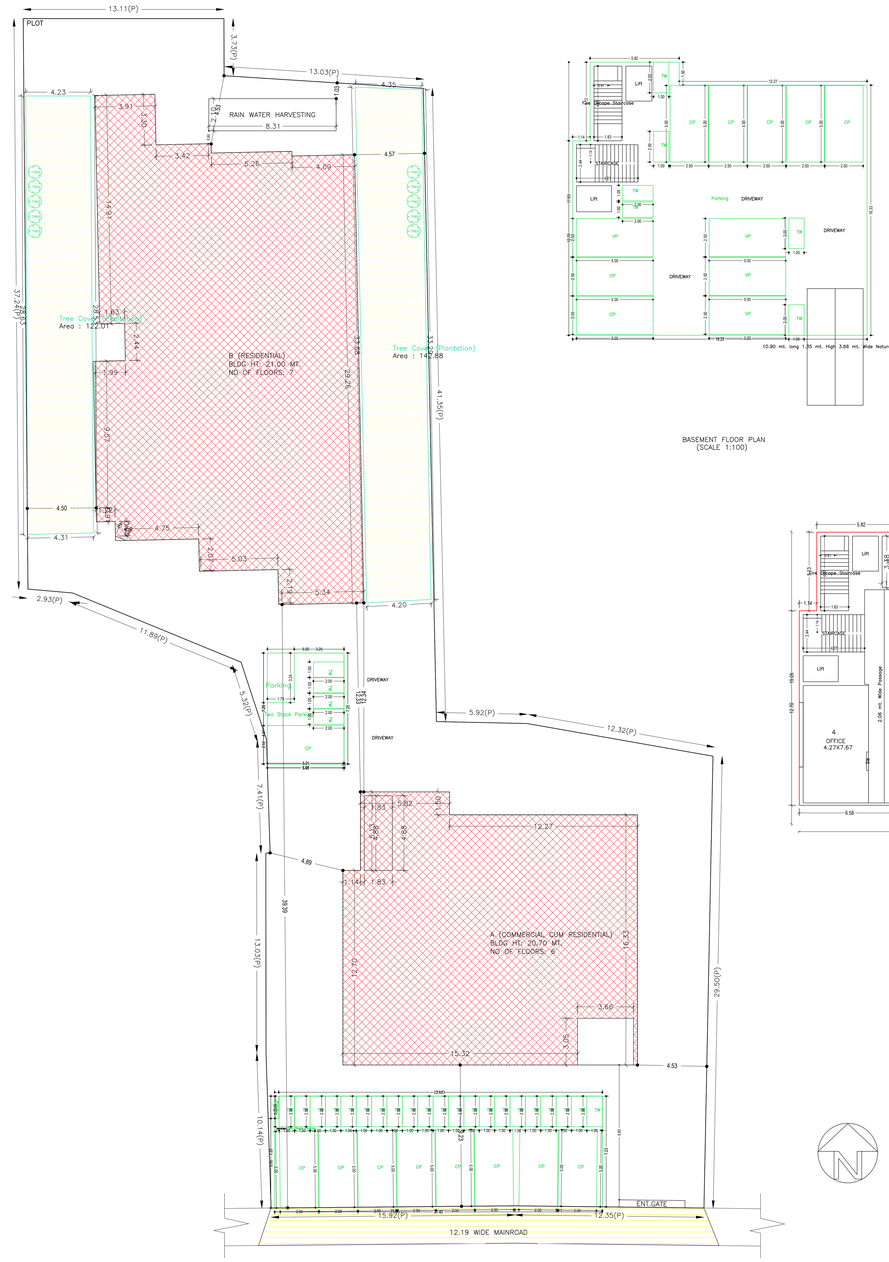
Project Title :ARPAN MEGASTRUCTURE

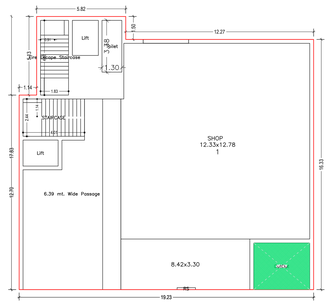
DATE 02-02-2024
SHEET NO. 1

SITE PLAN

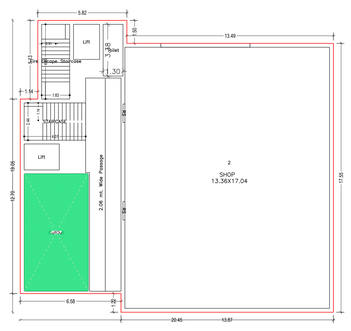


SITE PLAN

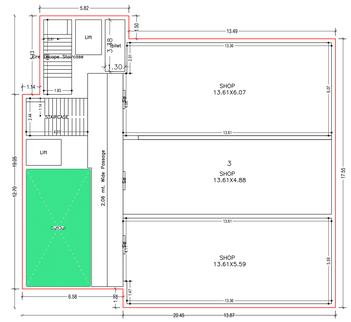
BASEMENT FLOOR PLAN
(Proposed)
(SCALE 1:100)



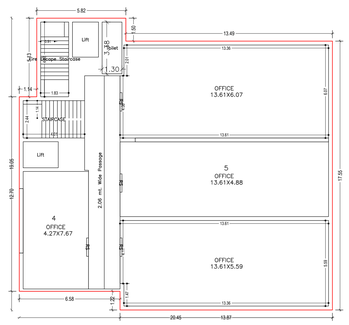
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



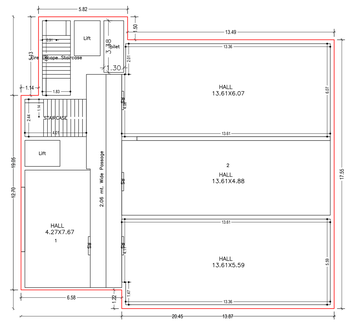
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



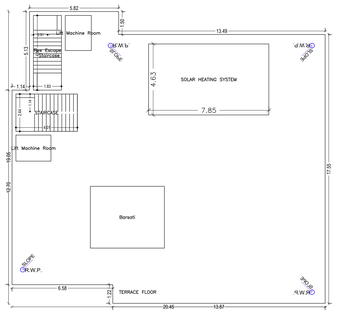
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Proposal Basic Information

Proposal File No.	RMC/BP/0569/W13/2023
Owner Name	TALENT CONSTRUCTION AND DEVELOPERS THROUGH ITS PARTNERS SHIV KUMAR VERMA SAHIN RABBANI RAJEEV KUMAR SINGH SATYAJIT KUMAR SINGH
Khata No	154
Plot No	CHUTIA-11 AND KONKA- M.S.-216(TR.S.-471
Village Name	CHUTIA
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.68 VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
Jurisdiction: RANCHI	Plot SubUse: Resi+Comm	
Authority: RANCHI MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA	
Inward_No: RMC/BP/0569/W13/2023	PlotSubDistrict No: CHUTIA-11 AND KONKA- M.S.-216(TR.S.-471	
Application Type: General Proposal	North- Plot No. - PLOT NO.-471(PART	
Project Type: Building Permission	South- Road Width - 12.19 mtr.	
Nature of Development: New	East- Plot No. - SIMANA VILLAGE CHUTIA PLOT NO.-11(PART	
Location of Development Area: Old Area	West- Plot No. - SIMANA VILLAGE KONKA AND PLOT NO.-471(PART	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1958.22
NET AREA OF PLOT(Gross Plot Area Deduction from Gross Plot area)	(A-Deductions)	1958.22
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		264.89
Total :		264.89
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1693.33
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1958.22
Plot Area for FAR (Net Plot Area - Undistributed Area)	(A-Deductions)	1958.22
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		979.11
Proposed Coverage Area (39.53 %)		774.05
Total Prop. Coverage Area (39.53 %)		774.05
Balance coverage area (10.47 %)		205.06
FAR CHECK		
Perm. FAR Area (2.500)		4896.55
Total Perm. FAR area		4896.55
Residential FAR		3239.53
Commercial FAR		1587.21
Proposed FAR Area		4827.53
Total Proposed FAR Area		4827.53
Consumed FAR (Factor)		2.47
Balance FAR Area		68.02
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		5877.42
ARCHITECT (Regd)		Priya Kumari
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		TALENT CONSTRUCTION AND DEVELOPERS THROUGH ITS PARTNERS SHIV KUMAR VERMA SAHIN RABBANI RAJEEV KUMAR SINGH SATYAJIT KUMAR SINGH
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 (COMMERCIAL CUM RESIDENTIAL)		B (RESIDENTIAL)		Total
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	318.60	9.79	0.00	0.00	9.79
Ground Floor	307.45	294.15	475.52	15.91	309.16
First Floor	323.28	302.19	510.50	483.53	785.72
Second Floor	323.28	302.19	510.50	483.53	785.72
Third Floor	395.43	334.34	510.50	483.53	817.87
Fourth Floor	395.43	334.34	510.50	483.53	817.87
Fifth Floor	395.43	334.34	510.50	483.53	817.87
Sixth Floor	0.00	0.00	510.50	483.53	483.53
Terrace Floor	0.00	0.00	0.00	0.00	0.00
Total :	2338.90	1911.34	3538.52	2916.19	5877.42

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL CUM RESIDENTIAL)	Residential	ResiComm Bldg	Multistoried
B (RESIDENTIAL)	Residential	ResiComm Bldg	Multistoried

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units			Car			TwoWheeler			Others		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.	Reqd.Unit
A (COMMERCIAL CUM RESIDENTIAL)	Commercial	Shop	>0 - 50	50	1325.87	1	18	-	-	-	-	-	-	-	-
			>50 - 500	1325.87	-	-	-	-	-	-	-	-	1	56	-
	Residential	ResiComm Bldg	0 - 140	1	1.00	1	1	-	-	-	-	-	-	-	-
			> 140 - 1	1.5	-	1	1.5	-	-	-	-	-	-	-	-
			>0 - 1	1	2.00	-	-	-	-	-	-	-	1	2	-
			>1 - 1	2.00	-	-	-	-	1	1	-	-	-	-	-
B (RESIDENTIAL)	Residential	ResiComm Bldg	0 - 140	1	24.00	1.00	24	-	-	-	-	-	-	-	-
			> 140 - 1	1.5	-	1	-	-	-	-	-	-	-	-	-
			>0 - 1	1	24.00	-	-	-	-	-	-	-	1	24	-
			>1 - 1	1	24.00	-	-	-	1	-	-	-	-	-	-
Total :			-	-	-	-	43	43	-	4	4	-	82	82	-

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	36	450.00
Two Stack Car	-	-	9	112.50
Total Car	45	562.50	45	562.50
Visitor's Car Parking	-	-	4	50.00
Total Vehicle Parking	4	50.00	4	50.00
TwoWheeler	-	-	68	136.00
Two Stack TwoWheeler	-	-	25	50.00
Total TwoWheeler	82	164.50	93	186.00
Other Parking	-	-	-	301.05
Total	776.50			1285.55

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.)	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.)
			Cutout		StairCase	Lift	Balcony	Accessory Use	Parking	Resi.	Commercial	Stair			
A (COMMERCIAL CUM RESIDENTIAL)	1	2414.35	75.45	2338.90	62.44	46.74	0.00	26.28	292.11	334.34	1587.21	9.79	1911.34	1911.34	09
B (RESIDENTIAL)	1	3538.52	0.00	3538.52	44.87	38.76	84.60	0.00	454.10	2901.18	0.00	8.55	2916.19	2916.19	24
Grand Total	2	5952.87	75.45	5877.42	107.31	85.50	84.60	26.28	746.21	3235.52	1587.21	18.34	4827.53	4827.53	33

Building :A (COMMERCIAL CUM RESIDENTIAL)

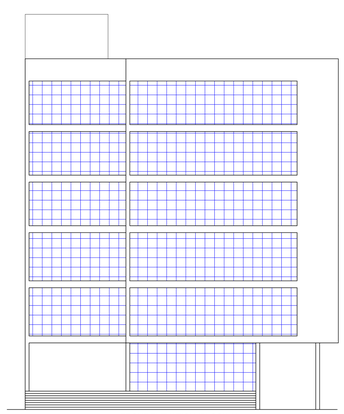
Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Accessory Use	Parking	Resi.	Commercial	Stair			
Basement Floor	318.60	0.00	318.60	8.92	7.79	0.00	292.11	0.00	0.00	9.79	9.79	9.79	00
Ground Floor	318.60	11.15	307.45	8.92	0.00	4.38	0.00	0.00	294.15	0.00	294.15	294.15	01
First Floor	355.43	32.15	323.28	8.92	7.79	4.38	0.00	0.00	302.19	0.00	302.19	302.19	01
Second Floor	355.43	32.15	323.28	8.92	7.79	4.38	0.00	0.00	302.19	0.00	302.19	302.19	01
Third Floor	355.43	0.00	395.43	8.92	7.79	4.38	0.00	0.00	334.34	0.00	334.34	334.34	02
Fourth Floor	355.43	0.00	355.43	8.92	7.79	4.38	0.00	0.00	334.34	0.00	334.34	334.34	02
Fifth Floor	355.43	0.00	355.43	8.92	7.79	4.38	0.00	334.34	0.00	0.00	334.34	334.34	02
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	00
Total :	2414.35	75.45	2338.90	62.44	46.74	26.28	292.11	334.34	1587.21	9.79	1911.34	1911.34	09
Total Number of Same Building	1												
Total :	2414.35	75.45	2338.90	62.44	46.74	26.28	292.11	334.34	1587.21	9.79	1911.34	1911.34	09

SCHEDULE OF DOOR:

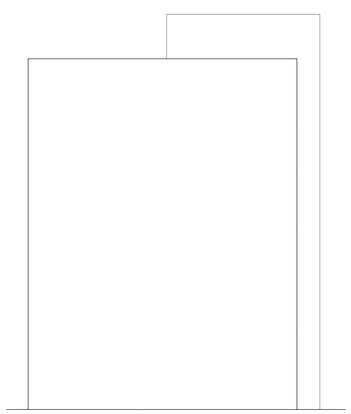
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL CUM RESIDENTIAL)	RS	1.20	2.10	18

UnitBUA Table for Building :A (COMMERCIAL CUM RESIDENTIAL)

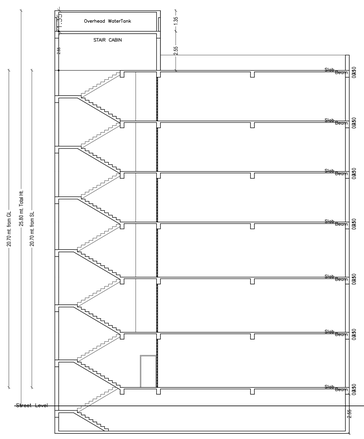
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1	SHOP	191.06	190.30	1	1
FIRST FLOOR PLAN	2	SHOP	235.49	234.02	1	1
SECOND FLOOR PLAN	3	SHOP	242.84	239.63	3	1
TYPICAL -3& 4 FLOOR PLAN	4	OFFICE	35.37	34.30	1	4
	5	OFFICE	242.84	239.63	3	
FIFTH FLOOR PLAN	1	FLAT	35.37	34.30	1	2
	2	FLAT	242.84	239.63	3	
Total :	-	-	1004.21	1483.74	17	9



FRONT ELEVATION (BLOCK-A)

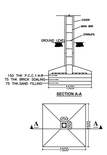


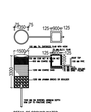
RIGHT SIDE ELEVATION (BLOCK-A)

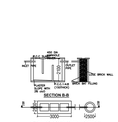


SECTION AT X–X (BLOCK–A)

SECTION AT Y–Y (BLOCK–A)







LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Priya Kumari RMC/ARC/0206/2019			Name : SANJEEV KUMAR Designation : Employee Date : 2024.02.02

This is system generated MAP. No need to sign.

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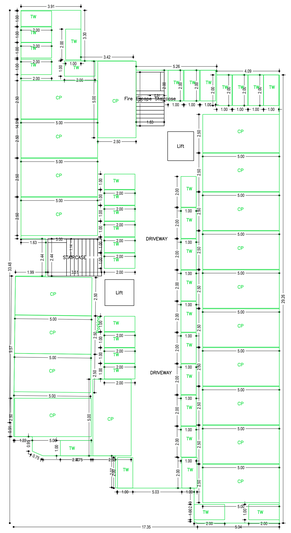
Project Title :ARPAN MEGASTRUCTURE

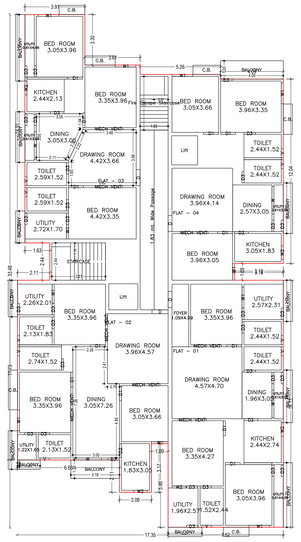
DATE 02-02-2024
SHEET NO. 2

Proposal Basic Information

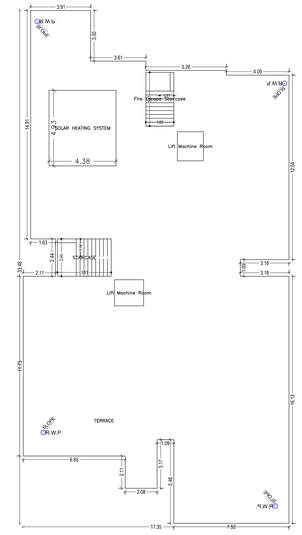
Proposal File No.	RMC/BP/0959/W13/2023
Owner Name	TALENT CONSTRUCTION AND DEVELOPERS THROUGH ITS PARTNERS SHIV KUMAR VERMA SAHIN RABDANI RAJEEV KUMAR SINGH SATYAJIT KUMAR SINGH
Khata No	154
Plot No	CHUTIA-11 AND KONKA- M.S.-216TR.S.-471
Village Name	CHUTIA
Use	Mixed
SubUse	Resi+Comm



GROUND FLOOR PLAN
(SCALE 1:100)



TYPICAL – 1– 6 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

Building :B (RESIDENTIAL)

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 Carpet area (Additional FAR Area (Sq.mt.)	Tnmt.(No.)
		StairCase	Lift	Balcony	Parking	Resi.	Stair			
Ground Floor	475.62	6.41	0.00	0.00	454.10	0.00	8.55	15.01	15.01	00
First Floor	510.50	6.41	6.46	14.10	0.00	483.53	0.00	483.53	483.53	04
Second Floor	510.50	6.41	6.46	14.10	0.00	483.53	0.00	483.53	483.53	04
Third Floor	510.50	6.41	6.46	14.10	0.00	483.53	0.00	483.53	483.53	04
Fourth Floor	510.50	6.41	6.46	14.10	0.00	483.53	0.00	483.53	483.53	04
Fifth Floor	510.50	6.41	6.46	14.10	0.00	483.53	0.00	483.53	483.53	04
Sixth Floor	510.50	6.41	6.46	14.10	0.00	483.53	0.00	483.53	483.53	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	3538.52	44.87	38.76	84.60	454.10	2901.18	8.55	2916.19	2916.19	24
Total Number of Same Buildings	1									
Total :	3538.52	44.87	38.76	84.60	454.10	2901.18	8.55	2916.19	2916.19	24

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (RESIDENTIAL)	D3	0.61	2.10	06
B (RESIDENTIAL)	D3	0.75	2.10	186
B (RESIDENTIAL)	D2	0.90	2.10	24
B (RESIDENTIAL)	D1	0.98	2.10	72
B (RESIDENTIAL)	D	1.05	2.10	24

SCHEDULE OF WINDOW/VENTILATION:

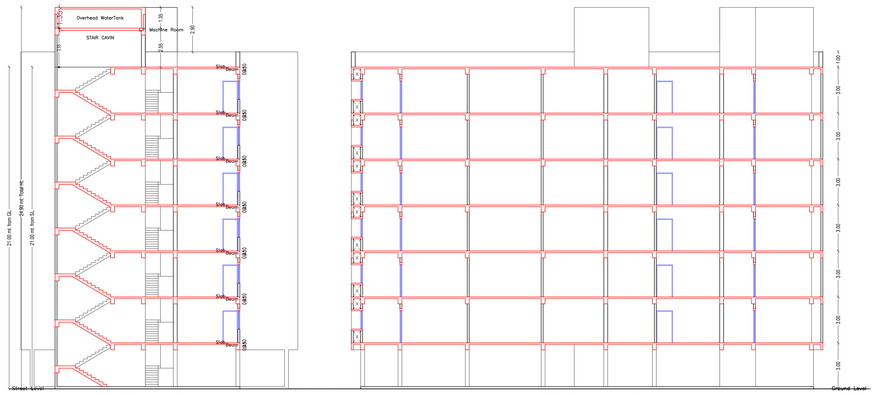
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (RESIDENTIAL)	W	0.60	1.20	60
B (RESIDENTIAL)	W2	0.90	1.20	30
B (RESIDENTIAL)	W1	0.94	1.20	06
B (RESIDENTIAL)	W1	1.08	1.20	12
B (RESIDENTIAL)	W1	1.24	1.20	06
B (RESIDENTIAL)	W1	1.36	1.20	42
B (RESIDENTIAL)	MECH VENT	1.80	1.20	48
B (RESIDENTIAL)	W	1.80	1.20	24

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL – 1 FLOOR PLAN	1.20 X 3.95 X 1 X 6	22.86	169.20
	0.61 X 4.22 X 1 X 6	15.42	
	0.61 X 3.43 X 1 X 6	12.54	
	0.61 X 2.58 X 1 X 6	9.43	
	0.61 X 3.30 X 2 X 6	24.12	
	0.61 X 3.95 X 2 X 6	28.86	
	1.20 X 4.54 X 1 X 6	15.90	
	0.61 X 2.06 X 1 X 6	7.52	
	0.61 X 2.78 X 1 X 6	9.78	
	0.61 X 2.52 X 1 X 6	9.18	
	0.61 X 2.14 X 1 X 6	9.40	
	0.61 X 2.21 X 1 X 6	8.10	
Total :	-	-	169.20

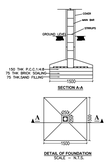
UnitBUA Table for Building :B (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL – 1– 6 FLOOR PLAN	FLAT - 01	FLAT	127.02	119.14	14	24
	FLAT - 02	FLAT	118.74	110.69	11	
	FLAT - 03	FLAT	103.99	97.72	11	
	FLAT - 04	FLAT	98.04	90.81	9	
Total :	-	-	2696.71	2510.16	270	24



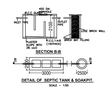
SECTION AT X-X (BLOCK-B)

SECTION AT Y-Y (BLOCK-B)



DETAIL OF FOUNDATION
SCALE :- N.T.S.

DETAIL OF GROUND WATER RECHARGING PIT WITH FILTTARS
SCALE :- N.T.S.



DETAIL OF SEPTIC TANK & SOAKPIT.
SCALE :- 1:50

LTP NAME AND SIGNATURE	STRUCTURAL ENGG NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL RATNATHIRE
Priya Kumari RMC/ARC/0056/2019			Name : SANJEEV KUMAR Designation : Employee Date : 02-02-2024

This is system generated MAP. No need of Authority Signed.

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