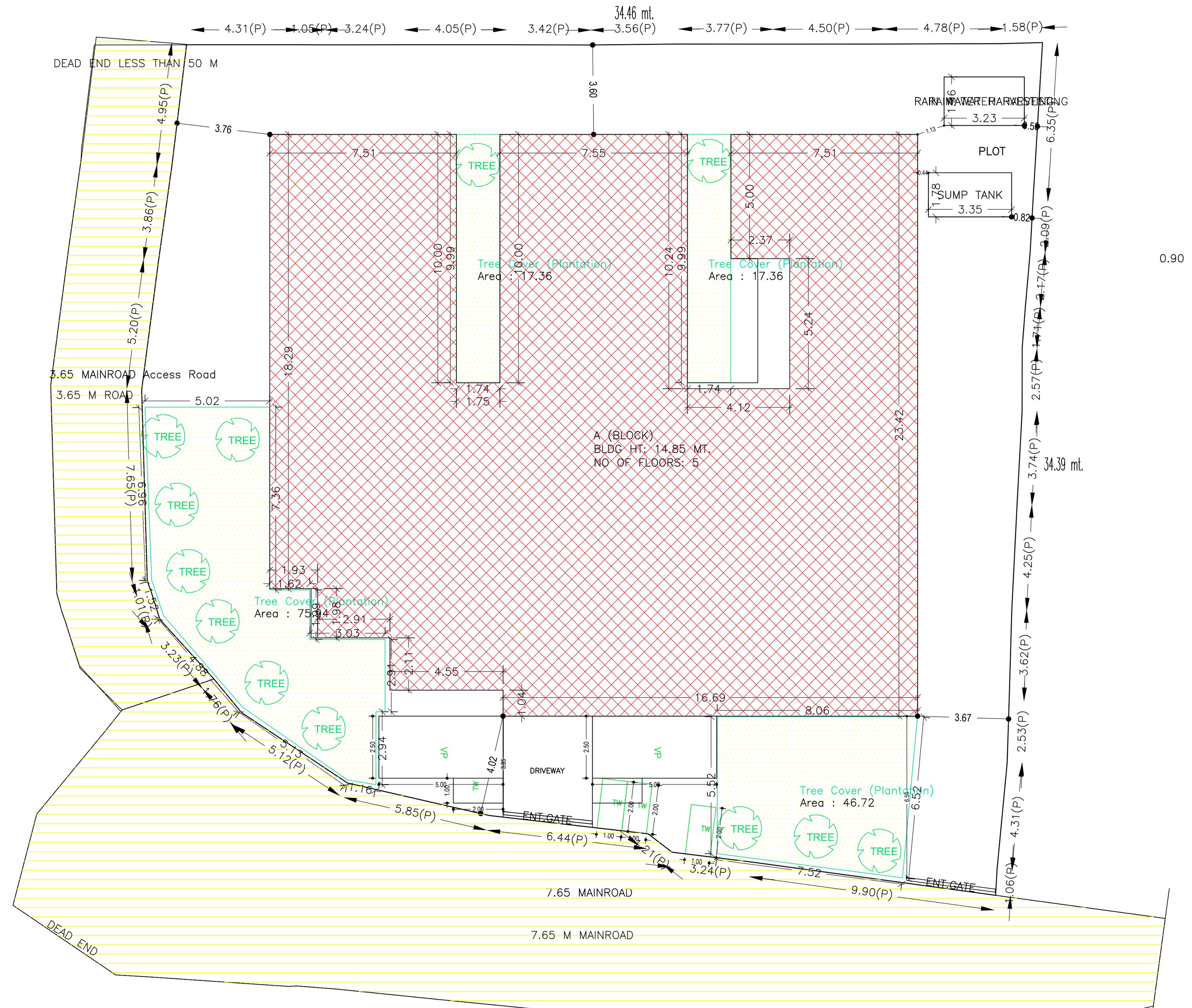
Project Title :JUEL TOPPO AND OTHERS

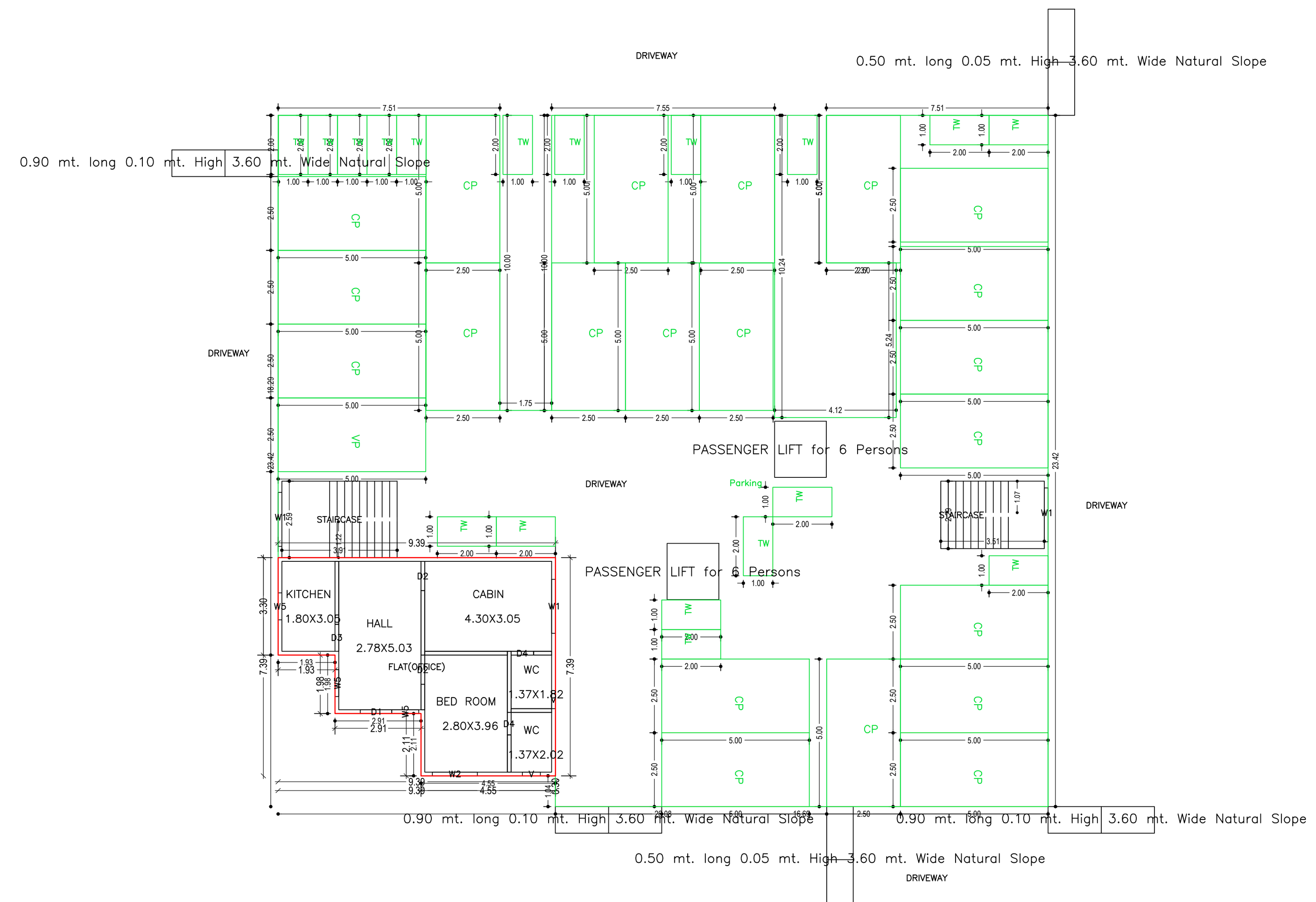
DATE	13-09-2022
SHEET NO.	1

Proposal Basic Information

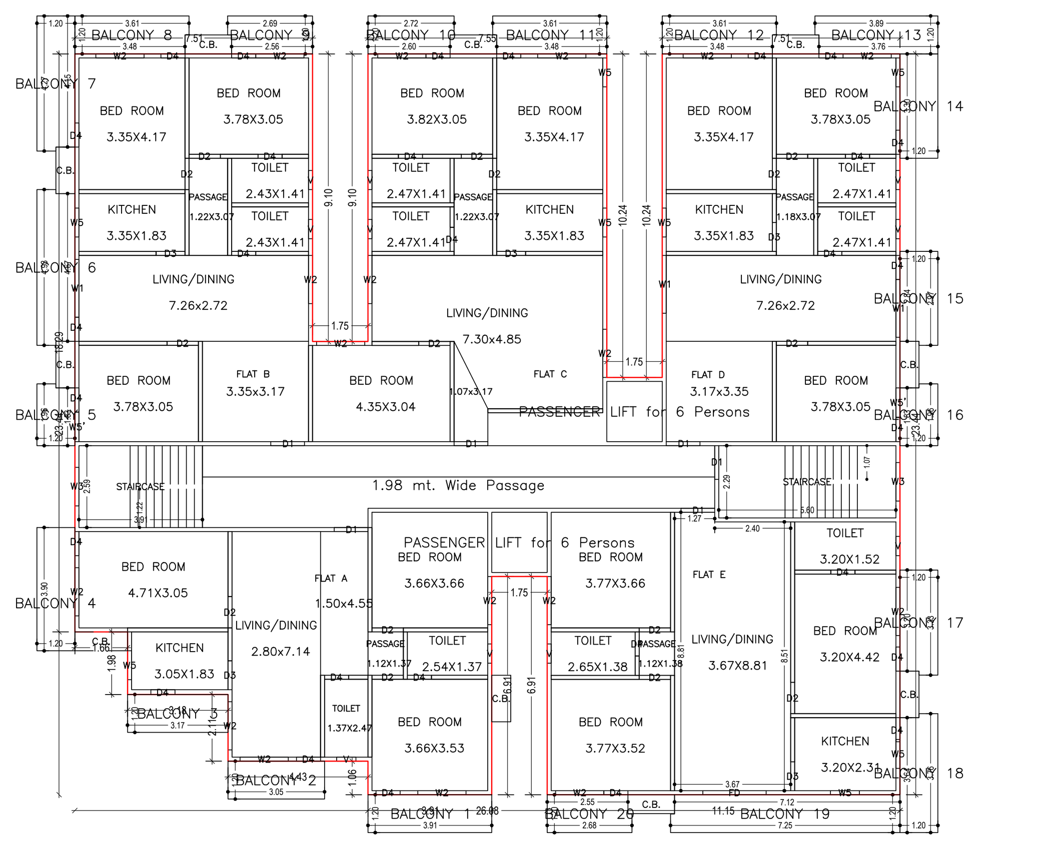
Proposal File No.	RMC/BP/0577/W45/2022
Owner Name	1.JUEL TOPPO 2.AJAY N B TOPPO 3.BIJAY KUMAR SANJAY TOPPO 4.SUJAY TOPPO 5.BELAS TOPPO 6.BINAY TOPPO 7.BIRAS TOPPO 8.DABLEN TOPPO
Khata No	21
Plot No	208,209
Village Name	SIRAM
Use	Residential
SubUse	Residential Bldg/Apartment



SITE Plan
(SCALE 1:100)



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



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

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.64 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/0577/W45/2022	Plot/SubPlot No: 208,209	
Application Type: General Proposal	North: Road Width - 7.5	
Project Type: Building Permission	South: Plot No. - OTHER PLOT	
Nature of Development: New	East: Plot No. - OTHER PLOT	
Location of Development Area: Old Area	West: Plot No. - OTHER PLOT	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1078.32
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1078.32
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		157.38
Total		157.38
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	920.94
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1078.32
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	1078.32
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		539.16
Proposed Coverage Area (50.00 %)		539.14
Total Prop. Coverage Area (50 %)		539.14
Balance coverage area (- %)		0.02
FAR CHECK		
Perm. FAR Area (2.500)		2695.80
Total Perm. FAR area		2695.80
Residential FAR		2399.33
Proposed FAR Area		2424.14
Total Proposed FAR Area		2424.14
Consumed FAR (Factor)		2.25
Balance FAR Area		271.66
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		3076.70
ARCHITECT (Regd)		GAUTAM KUMAR
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		1.JUEL TOPPO 2.AJAY N B TOPPO 3.BIJAY KUMAR SANJAY TOPPO 4.SUJAY TOPPO 5.BELAS TOPPO 6.BINAY TOPPO 7.BIRAS TOPPO 8.DABLEN TOPPO
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 (BLOCK) Proposed Built Up Area (Sq.mt.)	A (BLOCK) Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Stilt Floor	539.14	80.22	539.14	80.22
First Floor	634.39	585.98	634.39	585.98
Second Floor	634.39	585.98	634.39	585.98
Third Floor	634.39	585.98	634.39	585.98
Fourth Floor	634.39	585.98	634.39	585.98
Terrace Floor	0.00	0.00	0.00	0.00
Total :	3076.70	2424.14	3076.70	2424.14

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BLOCK)		Residential Bldg/Apartment	Non-Highrise

Required Parking(Table 7a)

Building	Use	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 (BLOCK)	Residential	Residential Bldg/Apartment	0 - 140	1	21.00	1.00	21	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	21.00	-	-	-	-	-	-	1	21	-
			> 0	1	21.00	-	-	-	1	3	-	-	-	-
Total :			-	-	-	-	21	21	-	3	3	-	21	22

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	21	262.50
Total Car	21	262.50	21	262.50
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	3	37.50	3	37.50
TwoWheeler	-	-	22	44.00
Total TwoWheeler	21	42.00	22	44.00
Other Parking	-	-	-	151.92
Total	342.00		539.92	

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 (BLOCK)	1	3076.70	26.72	166.92	458.92	2399.33	18.13	2424.14	2424.14	21
Grand Total :	1	3076.70	26.72	166.92	458.92	2399.33	18.13	2424.14	2424.14	21

Building :A (BLOCK)

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.)
Stilt Floor	539.14	0.00	0.00	458.92	55.41	18.13	80.22	80.22	01
First Floor	634.39	6.68	41.73	0.00	585.98	0.00	585.98	585.98	05
Second Floor	634.39	6.68	41.73	0.00	585.98	0.00	585.98	585.98	05
Third Floor	634.39	6.68	41.73	0.00	585.98	0.00	585.98	585.98	05
Fourth Floor	634.39	6.68	41.73	0.00	585.98	0.00	585.98	585.98	05
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	3076.70	26.72	166.92	458.92	2399.33	18.13	2424.14	2424.14	21
Total Number of Same Buildings :	1								
Total :	3076.70	26.72	166.92	458.92	2399.33	18.13	2424.14	2424.14	21

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCK)	D4	0.76	2.10	118
A (BLOCK)	D3	0.91	2.10	21
A (BLOCK)	D2	0.99	2.10	62
A (BLOCK)	D1	1.07	2.10	25
A (BLOCK)	FD	2.00	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

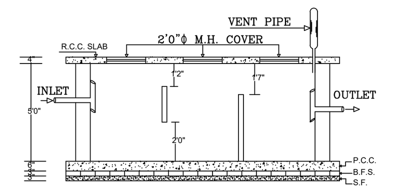
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCK)	V	0.60	1.20	12
A (BLOCK)	V	0.61	1.20	30
A (BLOCK)	W5	0.91	1.20	35
A (BLOCK)	W5'	0.93	1.50	08
A (BLOCK)	W3	1.22	1.20	10
A (BLOCK)	W2	1.52	1.20	73
A (BLOCK)	W1	1.83	1.20	15

Balcony Calculations Table

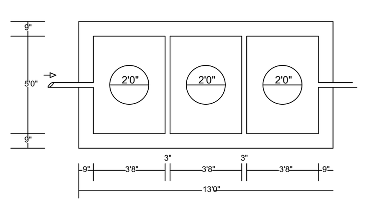
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3, 4 FLOOR PLAN	1.20 X 2.68 X 1 X 4	12.56	333.72
	1.20 X 3.91 X 1 X 4	18.76	
	1.20 X 3.90 X 1 X 4	18.72	
	1.20 X 1.96 X 2 X 4	18.16	
	1.20 X 4.93 X 1 X 4	23.04	
	1.20 X 2.69 X 1 X 4	12.56	
	1.20 X 2.72 X 1 X 4	12.76	
	1.20 X 3.61 X 3 X 4	51.00	
	1.20 X 2.97 X 1 X 4	13.96	
	1.20 X 3.33 X 1 X 4	15.64	
	1.20 X 4.27 X 1 X 4	20.20	
	1.20 X 3.30 X 1 X 4	15.84	
	1.20 X 3.89 X 1 X 4	18.36	
	1.20 X 7.25 X 1 X 4	34.48	
	1.20 X 3.76 X 1 X 4	17.76	
	1.20 X 3.06 X 1 X 4	14.68	
	1.20 X 3.18 X 1 X 4	15.24	
Total	-	-	333.72

UnitBUA Table for Building :A (BLOCK)

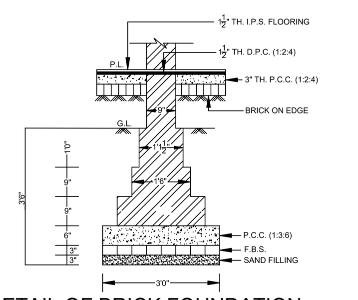
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
STILT FLOOR PLAN	FLAT(OFFICE)	FLAT	51.21	49.52	6	1
TYPICAL - 1, 2, 3, 4 FLOOR PLAN	FLAT A	FLAT	84.78	82.90	8	20
	FLAT B	FLAT	88.12	84.79	8	
	FLAT C	FLAT	90.52	87.34	8	
	FLAT D	FLAT	88.12	84.78	8	
	FLAT E	FLAT	94.25	90.97	8	
Total:	-	-	1834.37	1772.63	166	21



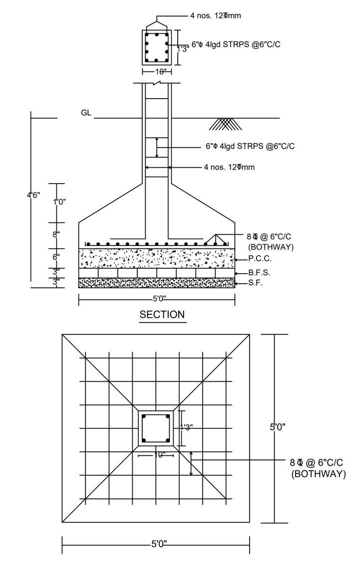
SECTION OF SEPTIC TANK



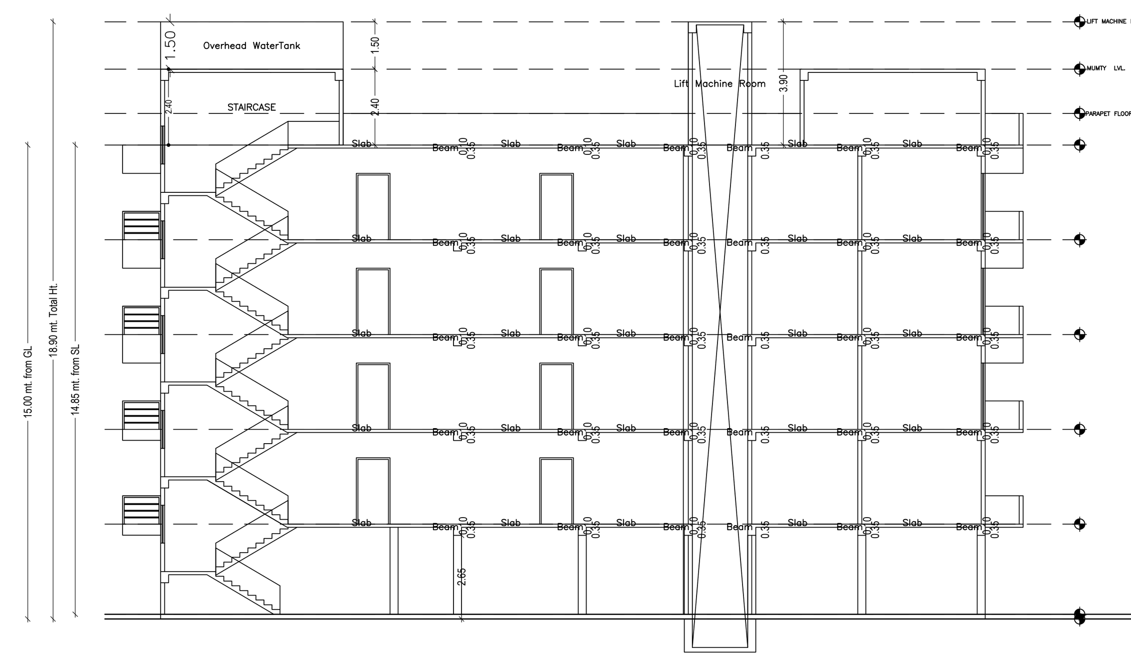
PLAN OF SEPTIC TANK
SCALE:- 1" = 4' - 0"



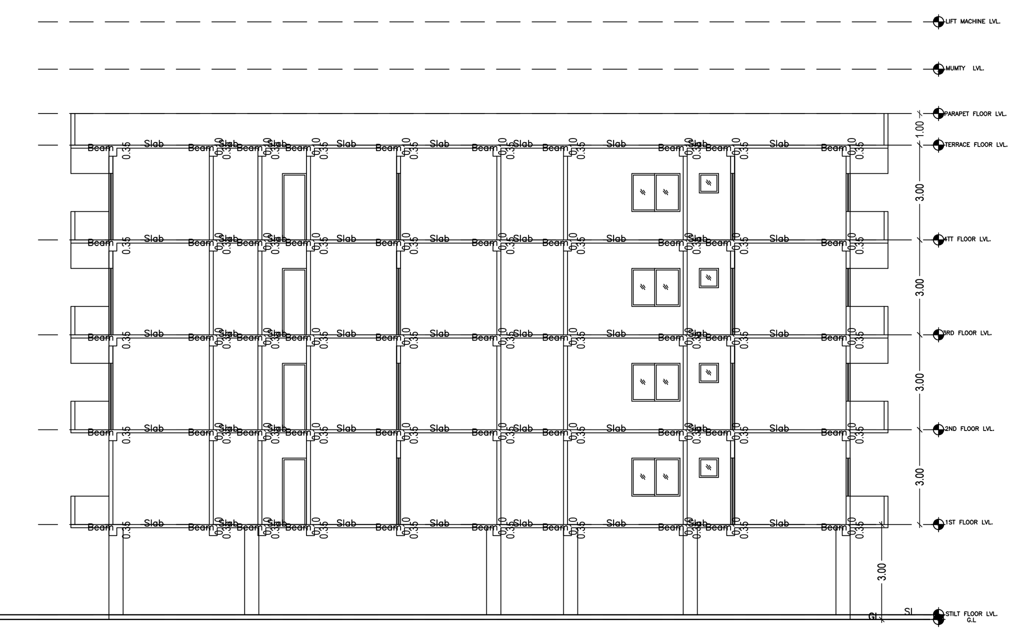
-:DETAIL OF BRICK FOUNDATION:-
SCALE:- 1" = 2' - 0"



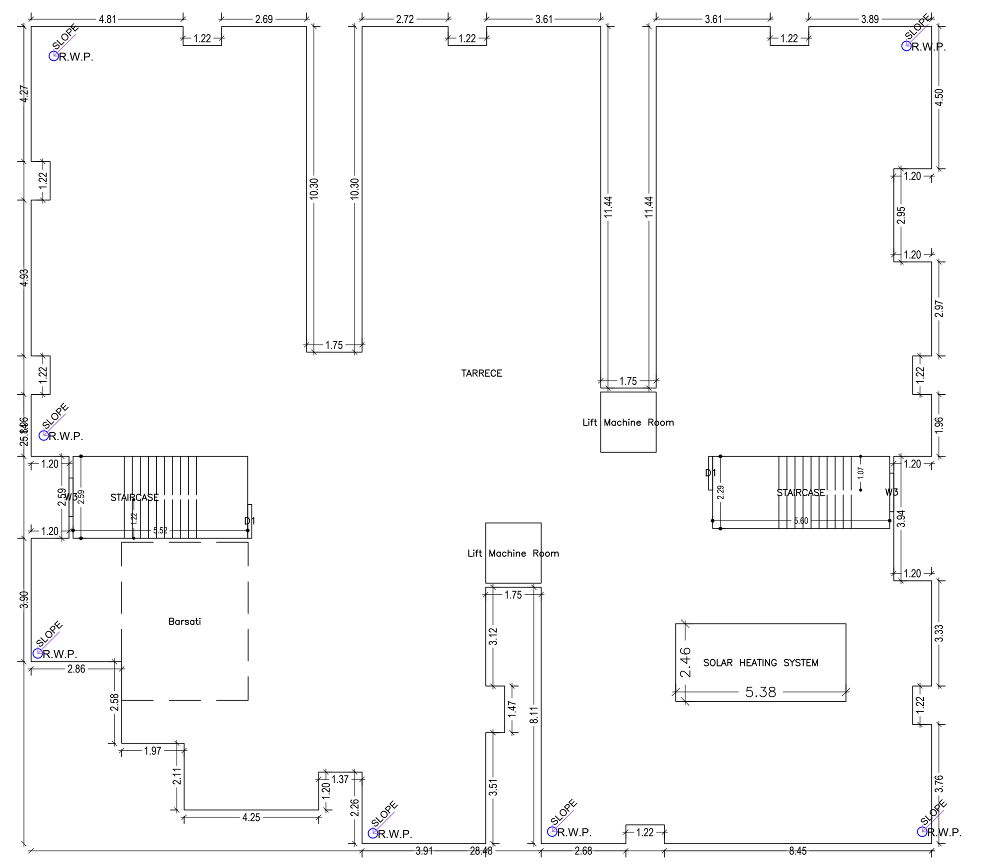
DETAIL OF COLUMNS
SCALE:- 1" = 2' - 0"



SECTION X–X'

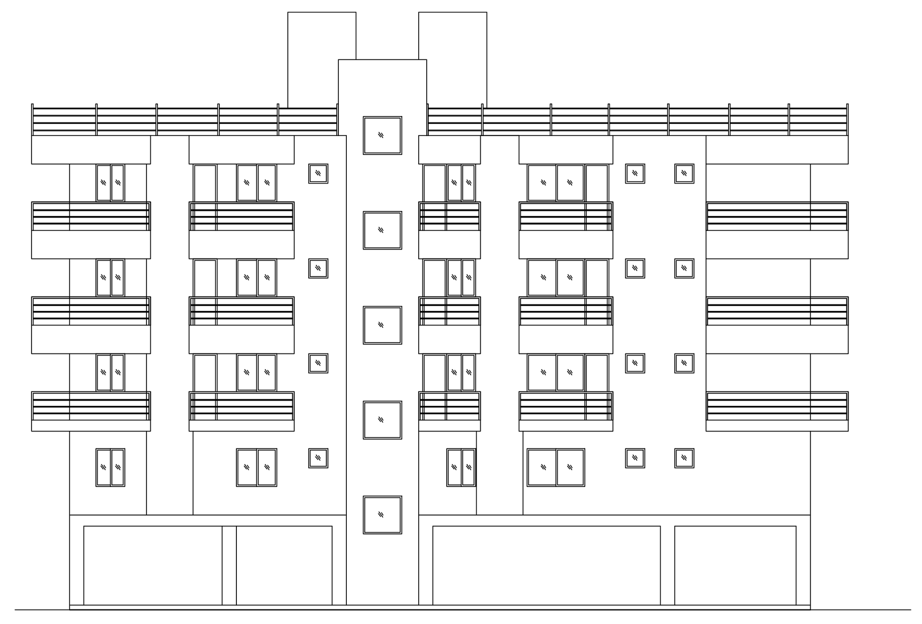


SECTION Y–Y'

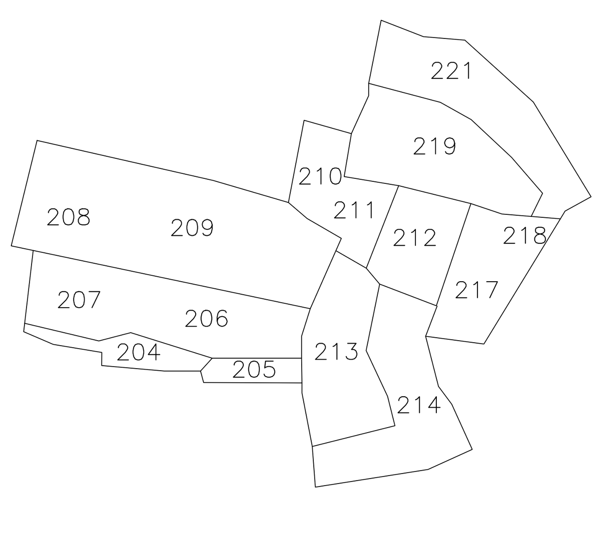


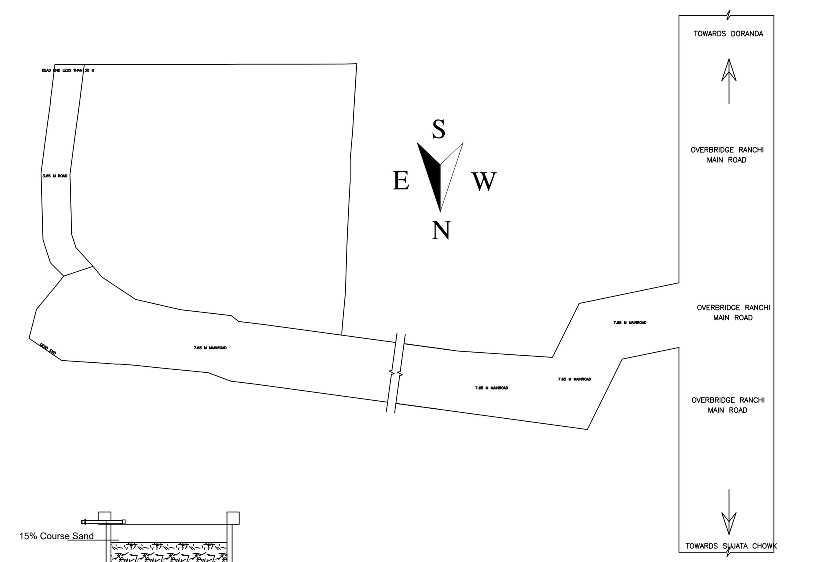
TERRACE FLOOR PLAN
(SCALE 1:100)

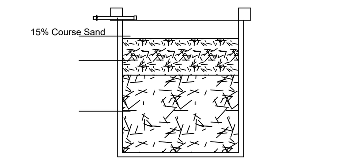
ELEVATION



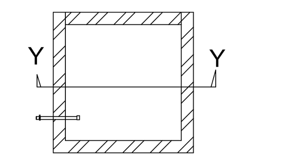
SIDE ELEVATION







SECTION AT Y-Y



PLAN OF RECHARGE WELL

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 EARTHQUAKE RESISTANT.

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
GAUTAM KUMAR RMC/ARC/0038/2019			Name : ARUN KUMAR Designation : Townplanner Organization : GOVERNMENT

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

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