

Proposal Basic Information	
Proposal File No.	RRDA/BP/0081/2024
Owner Name	Sant Kumar Sharma and Dr. Vidyapati
Khata No	4
Plot No	1143
Village Name	gutwa toli
Use	Residential
SubUse	Residential Bldg/Apartment

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.m.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.		
A (BUILDING)	Residential	Residential Bldg/Apartment	0 - 140	1	11.00	1	11	-	-	-	-	-	
			> 140	1.5	-	1	-	-	-	-	-	-	
			> 0	1	11.00	-	-	-	-	1	2	1	11
Total			-	-	-	-	11	13	-	2	2	11	12

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	13	162.50
Total Car	11	137.50	13	162.50
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	12	24.00
Total TwoWheeler	11	22.00	12	24.00
Other Parking	-	-	-	157.60
Total	-	184.50	-	393.10

AREA STATEMENT RANCHI REGIONAL DEVELOPMENT AUTHORITY		VERSION NO. : 1.0.70
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: RANCHI	Plot SubUse: Residential Bldg/Apartment	
Authority: RANCHI REGIONAL DEVELOPMENT AUTHORITY	PlotNearby/ReligiousStructure: NA	
Inward_No: RRDA/BP/0081/2024	Plot/SubPlot No: 1143	
Application Type: General Proposal	North: Road Width - 6.1	
Project Type: Building Permission	South: Plot No. - 1143	
Nature of Development: New	East: Plot No. - 1143 and 1144	
Location of Development Area: New	West: Road Width - 6.1	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 673.72
Deduction for NetPlot Area		
Surrender Free of Cost		34.09
Total		34.09
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	639.62
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		34.09
Common Plot		105.55
Total		139.64
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	534.07
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	639.62
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	673.72
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		383.77
Proposed Coverage Area ( 55.61 % )		355.71
Total Prop. Coverage Area ( 55.61 % )		355.71
Balance coverage area ( 4.39 % )		28.06
FAR CHECK		
Perm. FAR Area ( 2.000 )		1347.44
Total Perm. FAR area		1347.44
Residential FAR		1279.07
Proposed FAR Area		1292.50
Total Proposed FAR Area		1292.50
Consumed FAR (Factor)		1.92
Balance FAR Area		54.94
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1793.86
ARCHITECT (Regd) Utkarsh Dhananjay Raipat		
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd) Sant Kumar Sharma and Dr. Vidyapati		
DEVELOPMENT AUTHORITY		LOCAL BODY

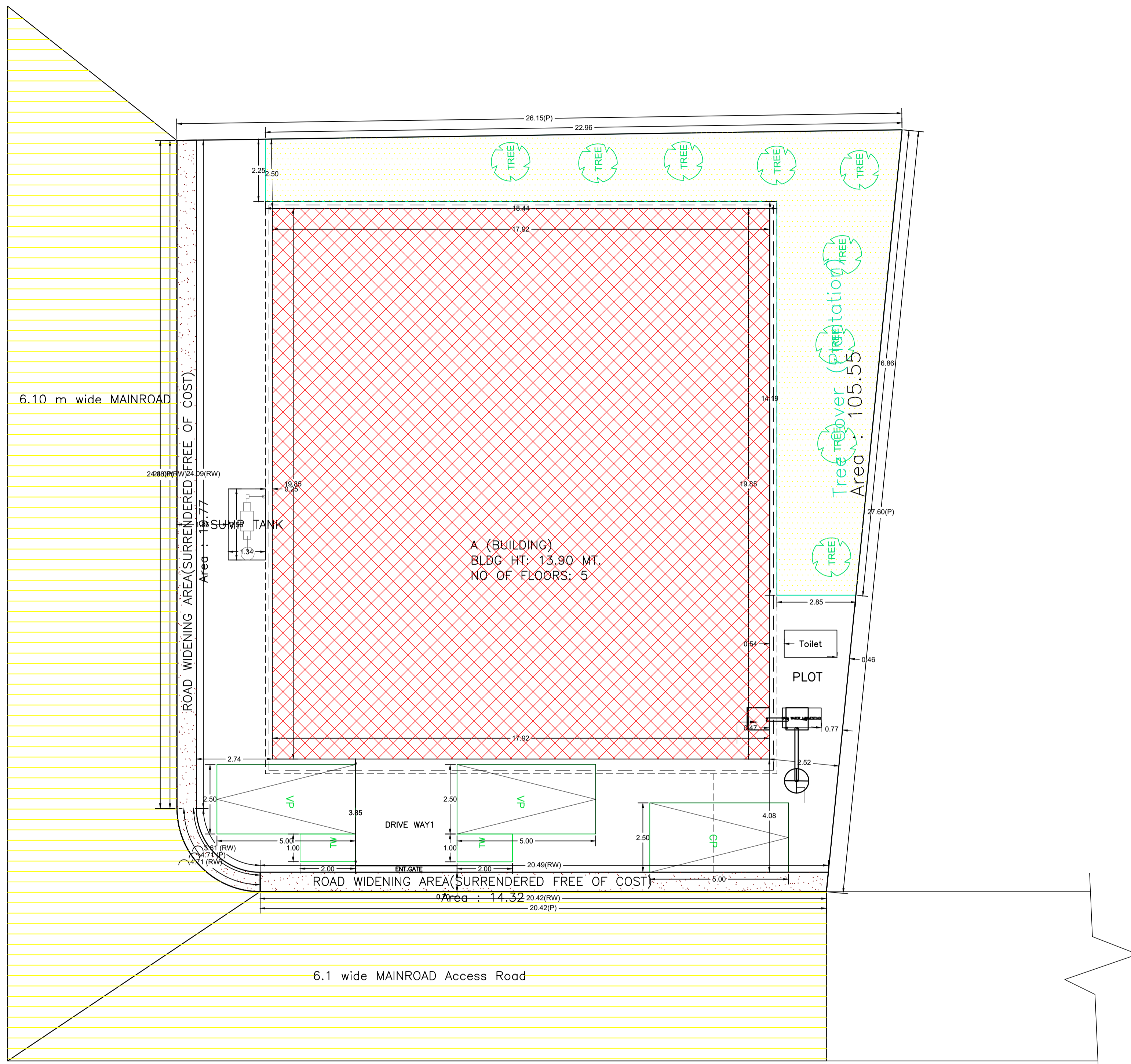
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Orange
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

Floor Name	Building Name A (BUILDING)		Total	
	Proposed Built Up Area (Sq.m.)	Proposed FAR Area (Sq.m.)	Total Proposed Built Up Area (Sq.m.)	Total FAR Area (Sq.m.)
Still Floor	355.71	13.43	355.71	13.43
First Floor	393.68	361.15	393.68	361.15
Second Floor	422.46	375.54	422.46	375.54
Third Floor	422.46	375.54	422.46	375.54
Fourth Floor	199.55	166.85	199.55	166.85
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1793.86	1292.51	1793.86	1292.51

Building USE/SUBUSE Details

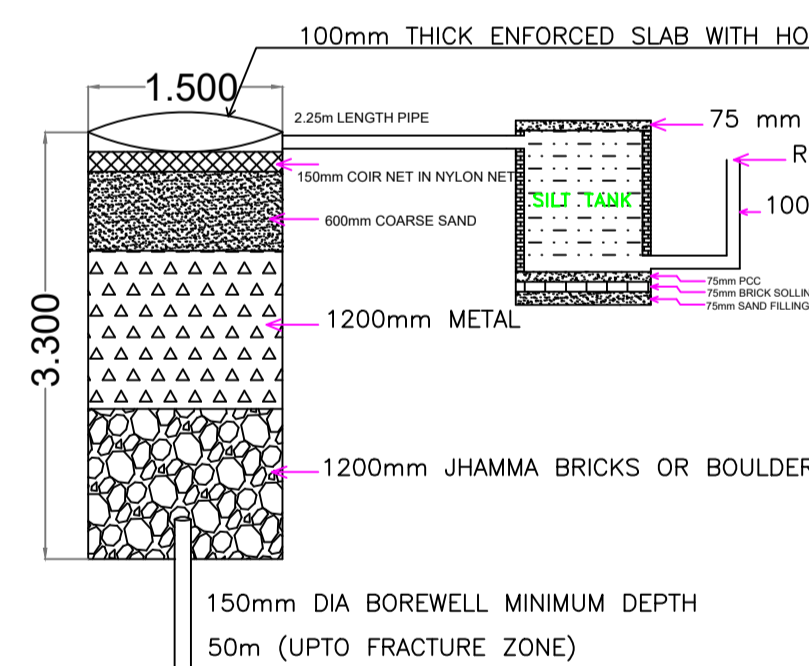
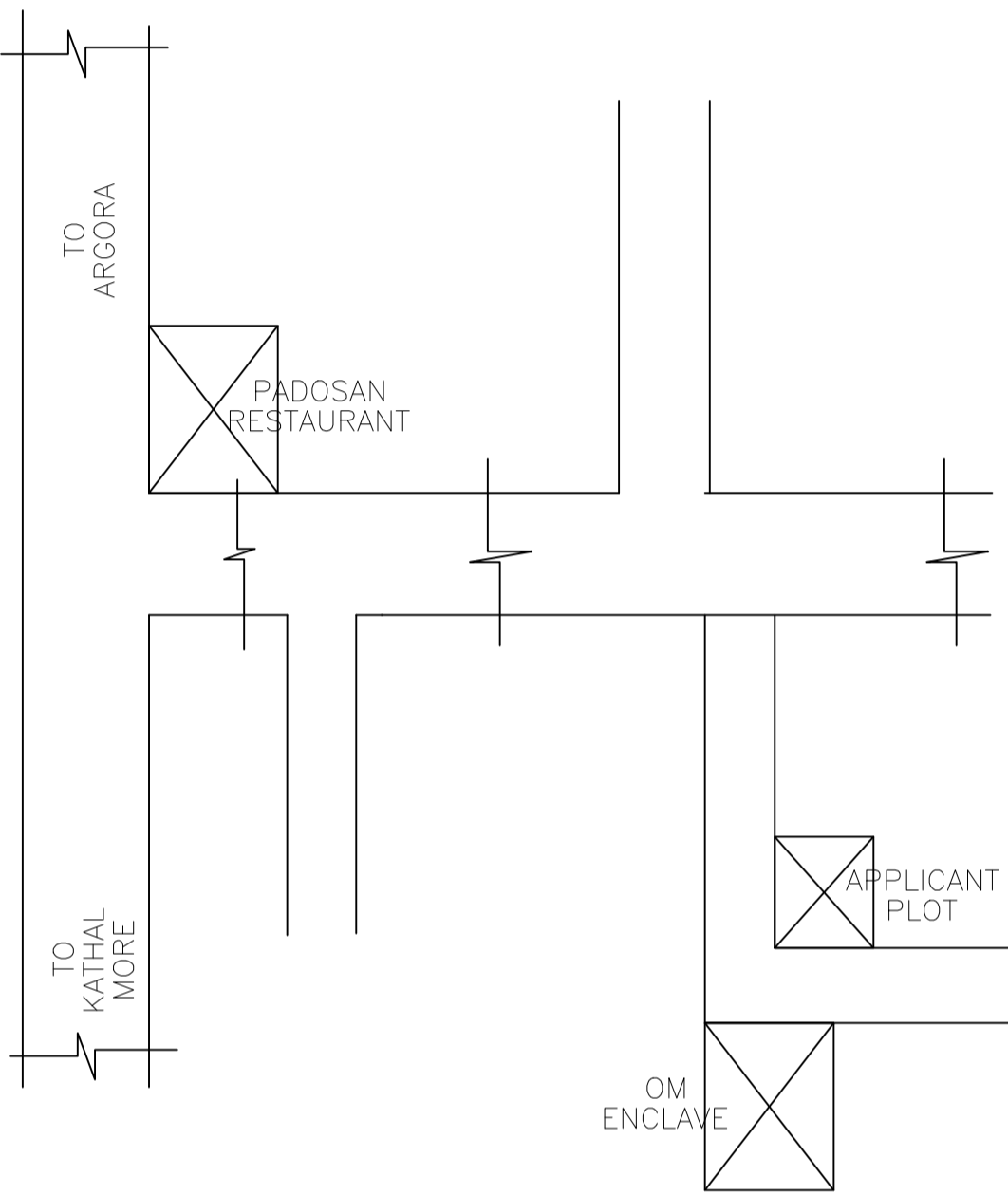
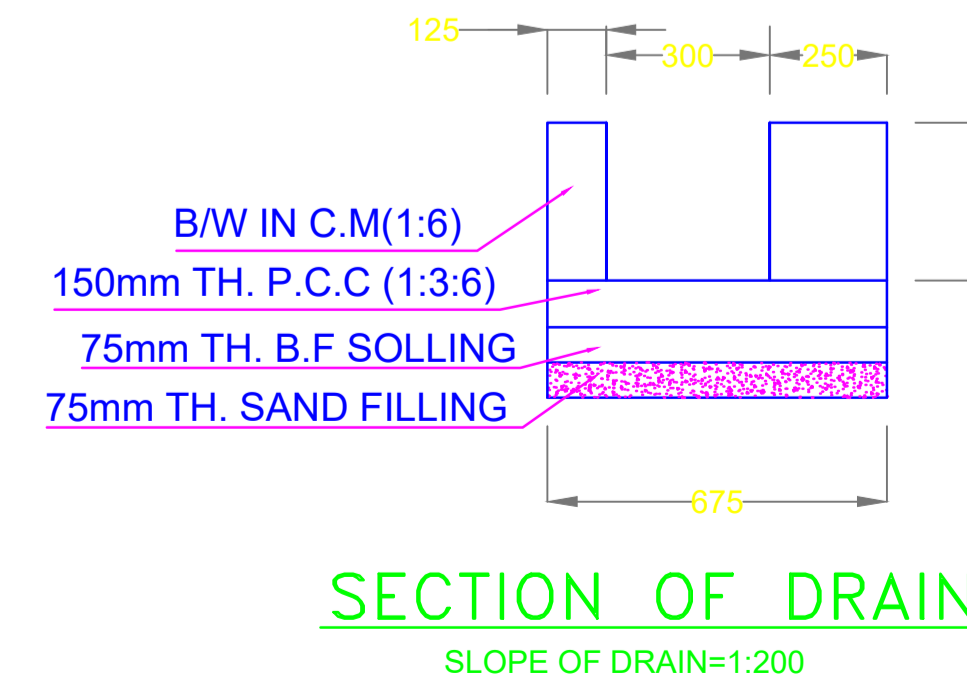
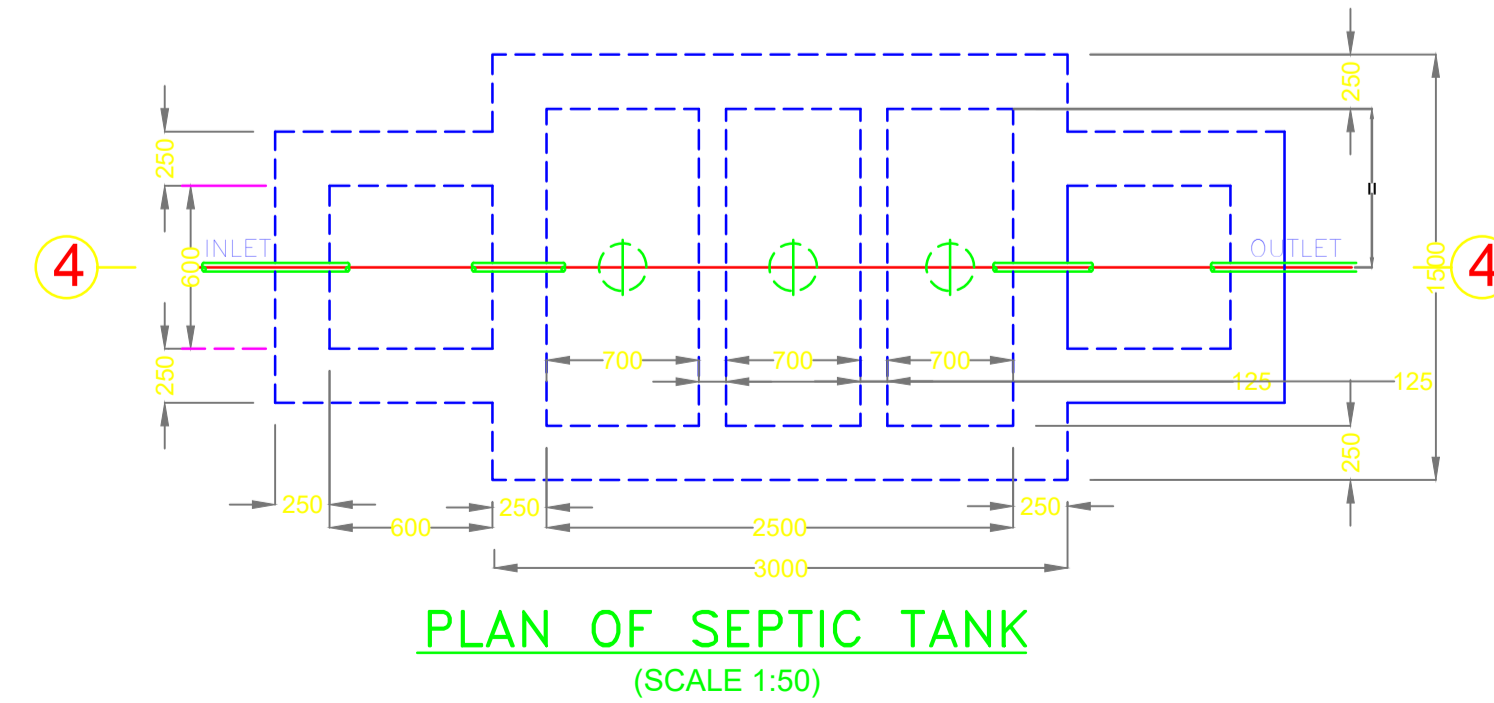
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise



# SITE PLAN

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)				Proposed FAR Area (Sq.m.)	Add Area In FAR (Sq.m.)	Total FAR Area (Sq.m.)	Total Consumed Additional FAR Area (Sq.m.)	Tnmt (No.)
			Lift	Balcony	Void	Accessory Use					
A (BUILDING)	1	1793.86	12.92	83.48	11.96	65.39	327.60	1279.08	10.20	1292.51	11
Grand Total	1	1793.86	12.92	83.48	11.96	65.39	327.60	1279.08	10.20	1292.51	11



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
Utkarsh Dhananjay Raipat RRDA/ARC/0154/2019		

Name : SWAPNI MAYURESH  
Designation : Townplanner

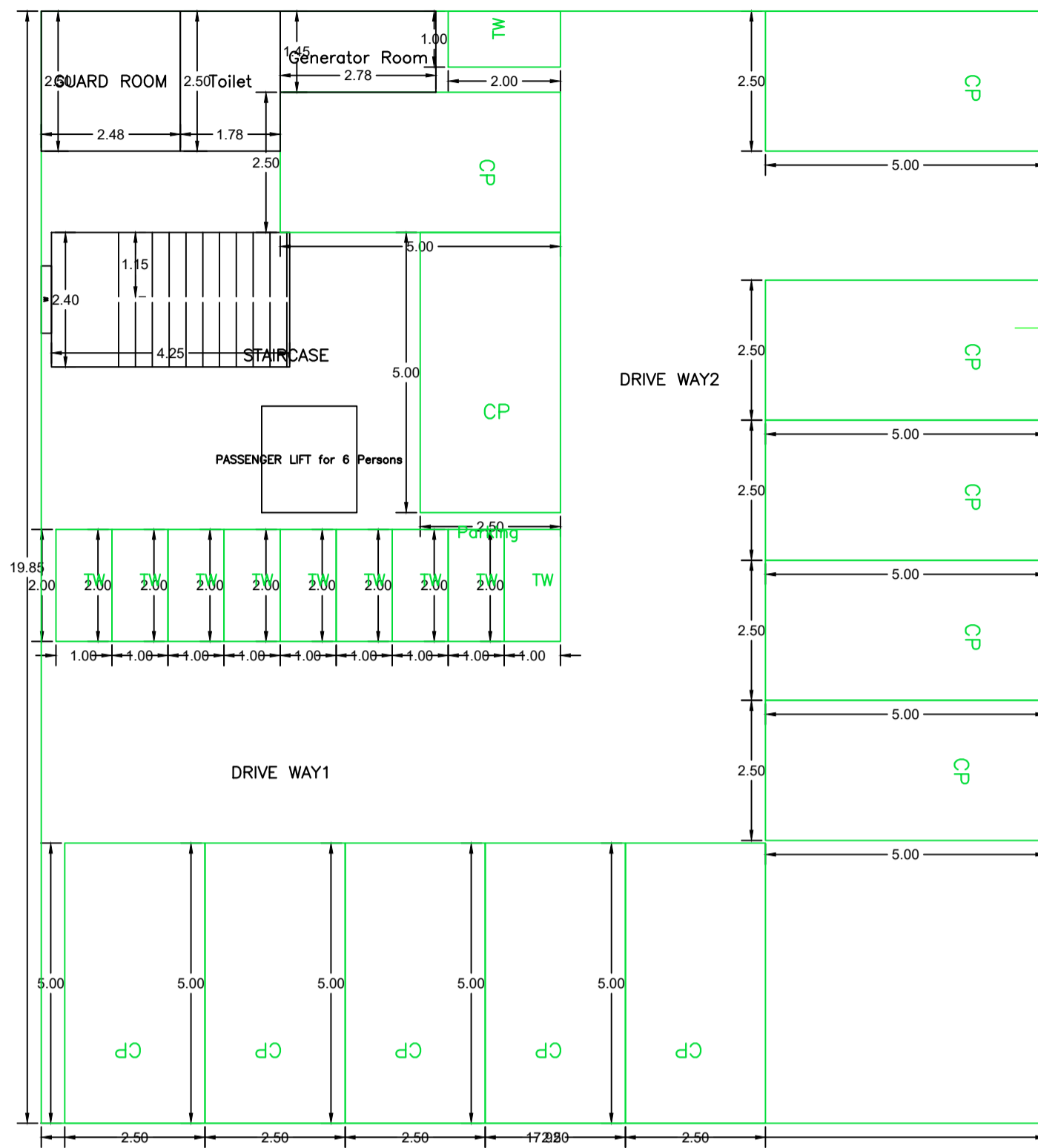
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Khata No	4
Plot No	1143
Village Name	gutwa toli
Use	Residential
SubUse	Residential Bldg/Apartment

SCHEDULE OF DOOR:

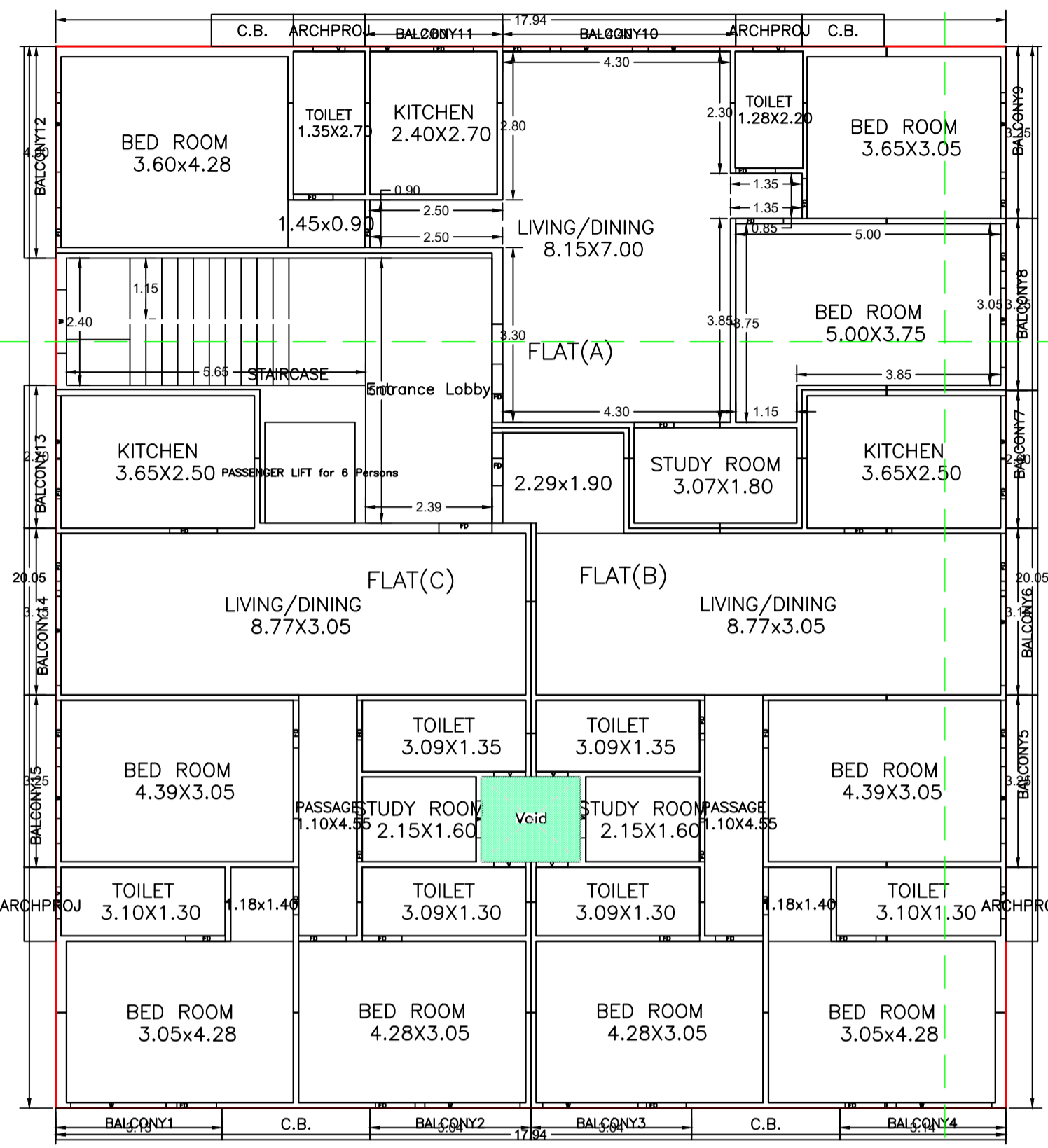
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	FD	0.75	2.10	72
A (BUILDING)	FD	0.90	2.10	56
A (BUILDING)	FD	1.00	2.10	07
A (BUILDING)	FD	1.10	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

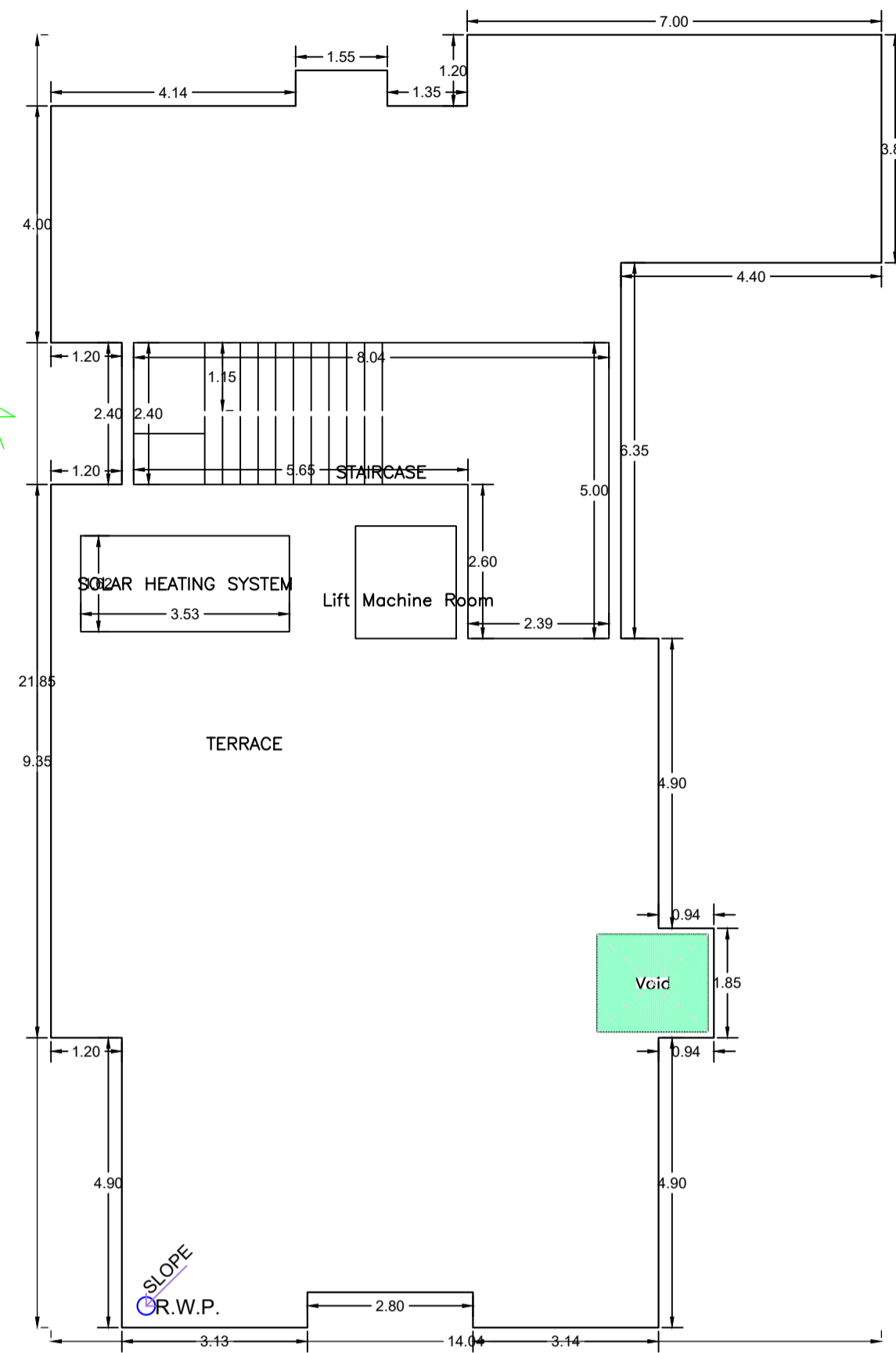
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	2.40	28
A (BUILDING)	V	0.70	2.40	07
A (BUILDING)	W	1.20	2.40	15
A (BUILDING)	W	1.35	2.40	06
A (BUILDING)	W	1.45	2.40	06
A (BUILDING)	W	1.50	2.40	11
A (BUILDING)	W	1.80	2.40	21



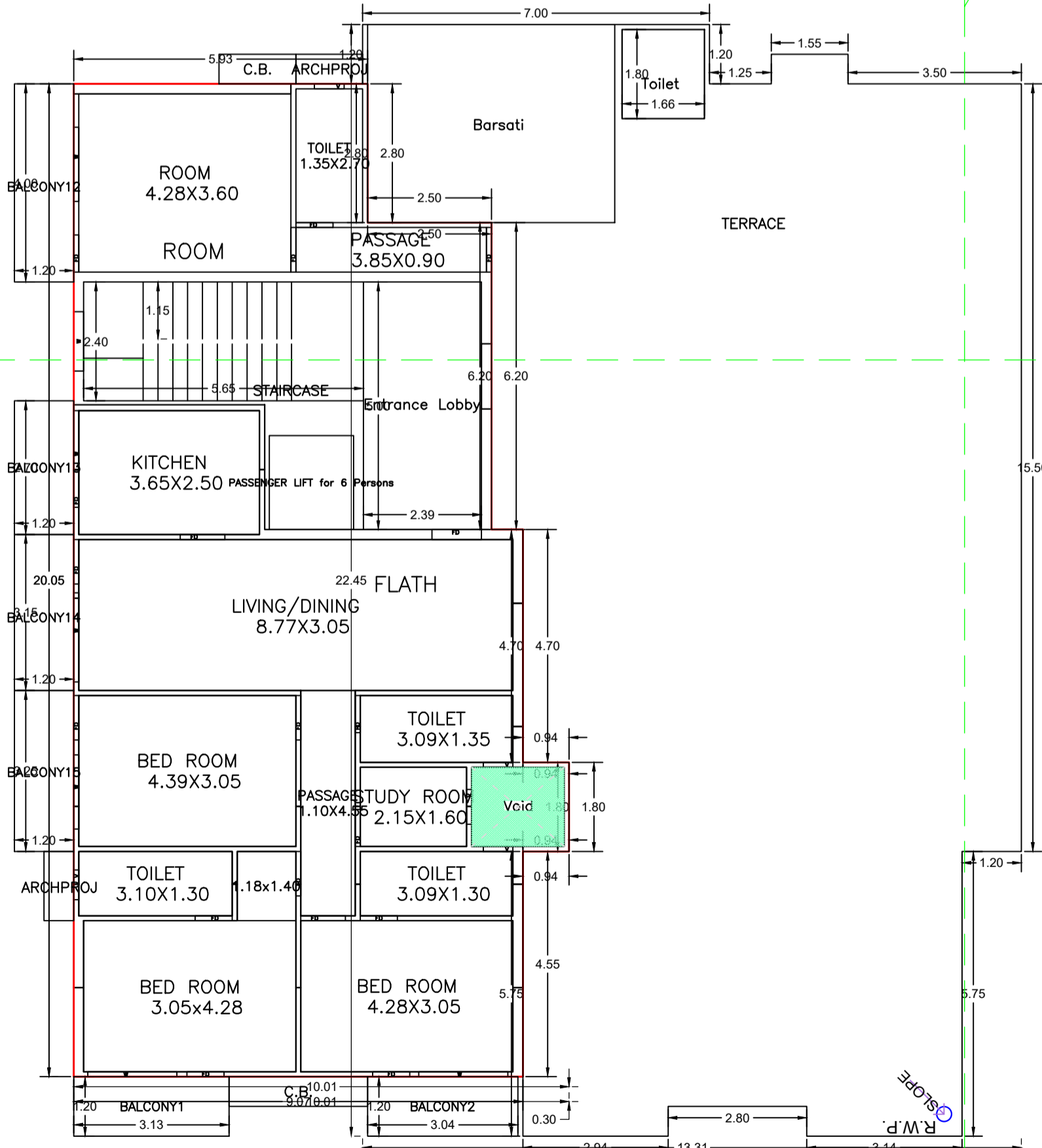
STILT FLOOR PLAN (SCALE 1:100)



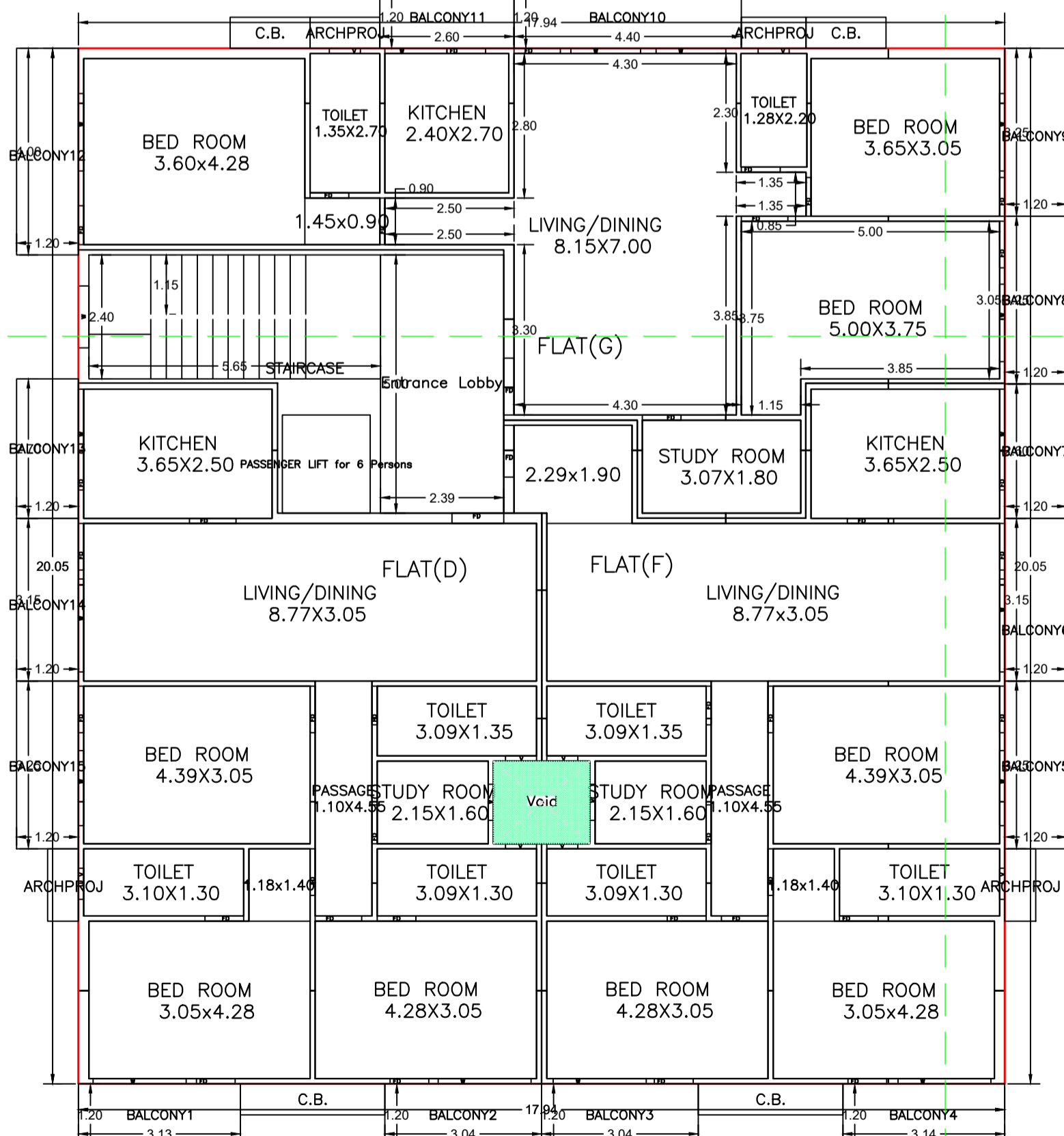
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



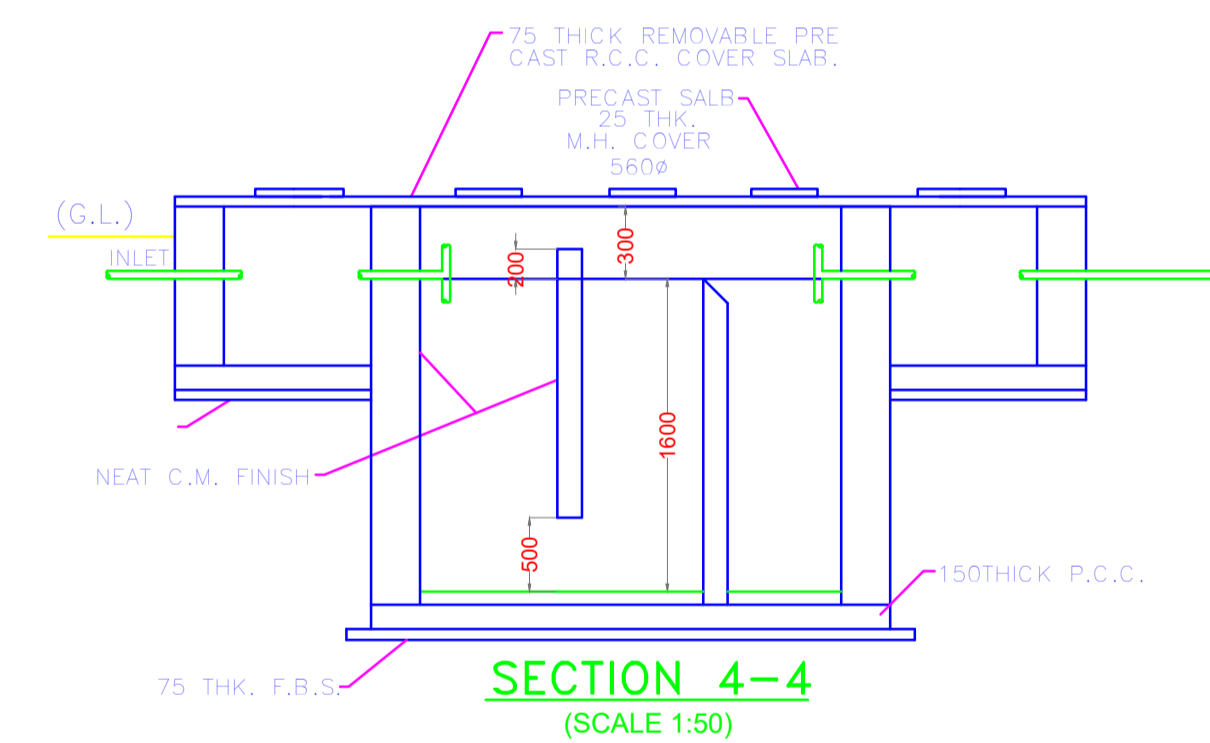
TERRACE FLOOR PLAN (SCALE 1:100)



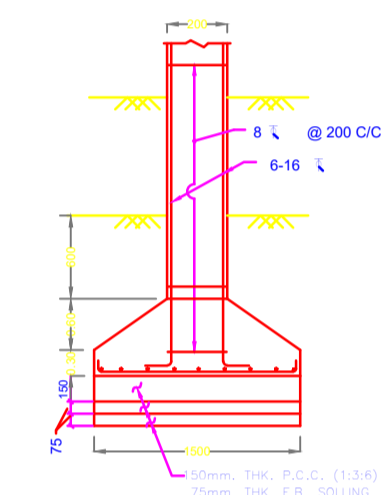
FOURTH FLOOR PLAN (Proposed) (SCALE 1:100)



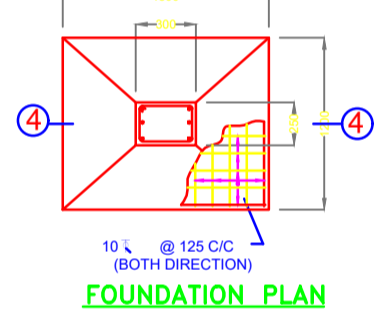
TYPICAL - 2& 3 FLOOR PLAN (Proposed) (SCALE 1:100)



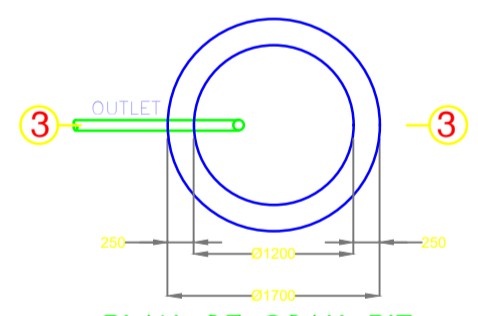
SECTION 4-4 (SCALE 1:50)



SECTION 4-4



FOUNDATION PLAN OF COLUMN



PLAN OF SOAK PIT (SCALE 1:50)

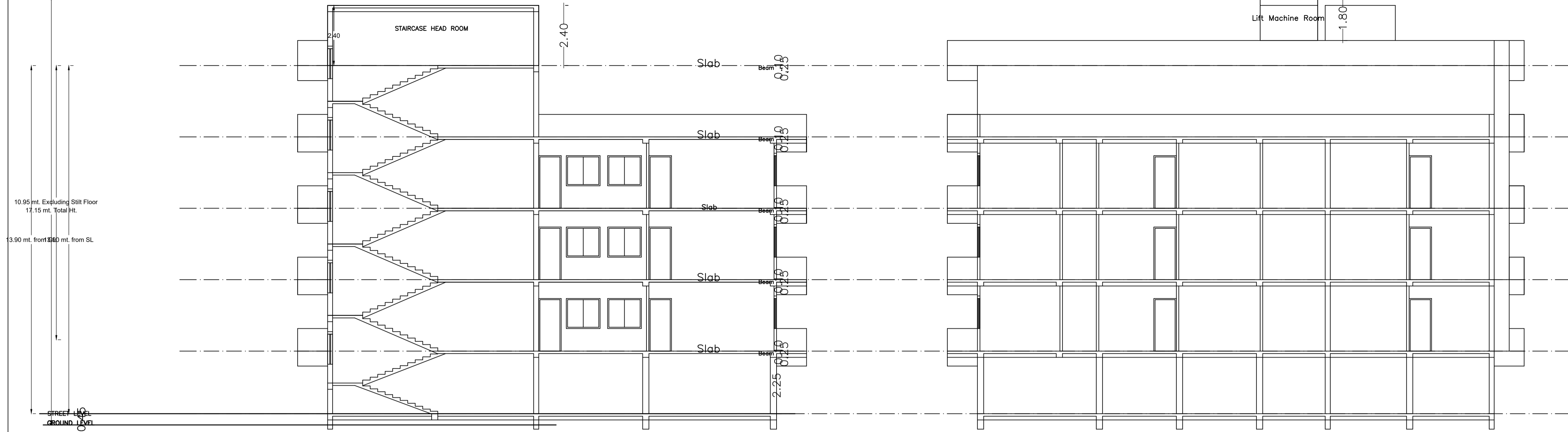
Building :A (BUILDING)

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 Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Balcony	Void	Accessory Use	Parking					
Stilt Floor	355.71	0.00	0.00	0.00	14.68	327.60	0.00	10.20	13.43	13.43	00
First Floor	393.68	3.23	14.38	2.99	11.93	0.00	361.15	0.00	361.15	361.15	03
Second Floor	422.46	3.23	28.77	2.99	11.93	0.00	375.54	0.00	375.54	375.54	03
Third Floor	422.46	3.23	28.77	2.99	11.93	0.00	375.54	0.00	375.54	375.54	03
Fourth Floor	199.55	3.23	11.56	2.99	14.92	0.00	166.85	0.00	166.85	166.85	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1793.86	12.92	83.48	11.96	65.39	327.60	1279.08	10.20	1292.51	1292.51	11
Total Number of Same Buildings :	1										
Total :	1793.86	12.92	83.48	11.96	65.39	327.60	1279.08	10.20	1292.51	1292.51	11

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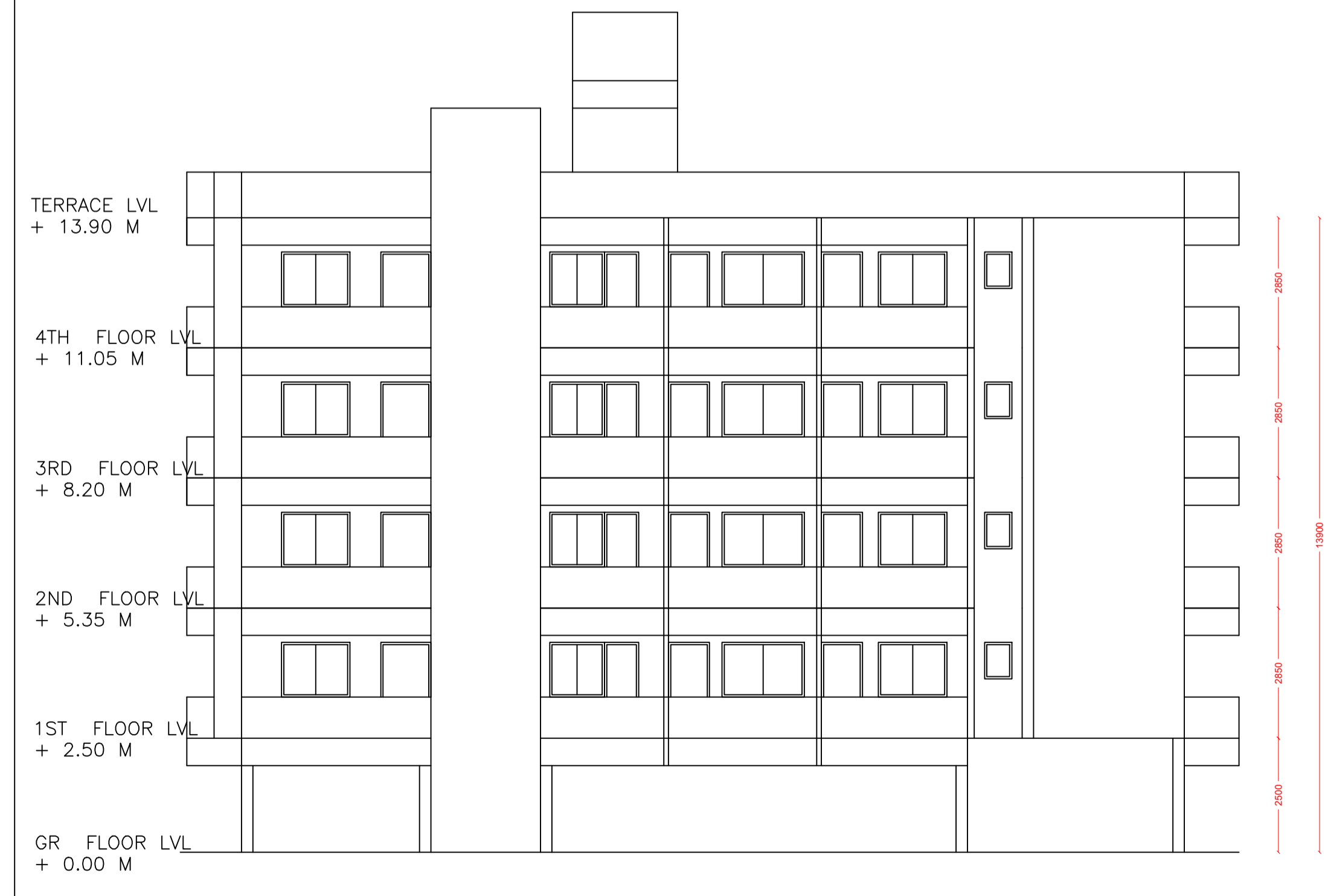
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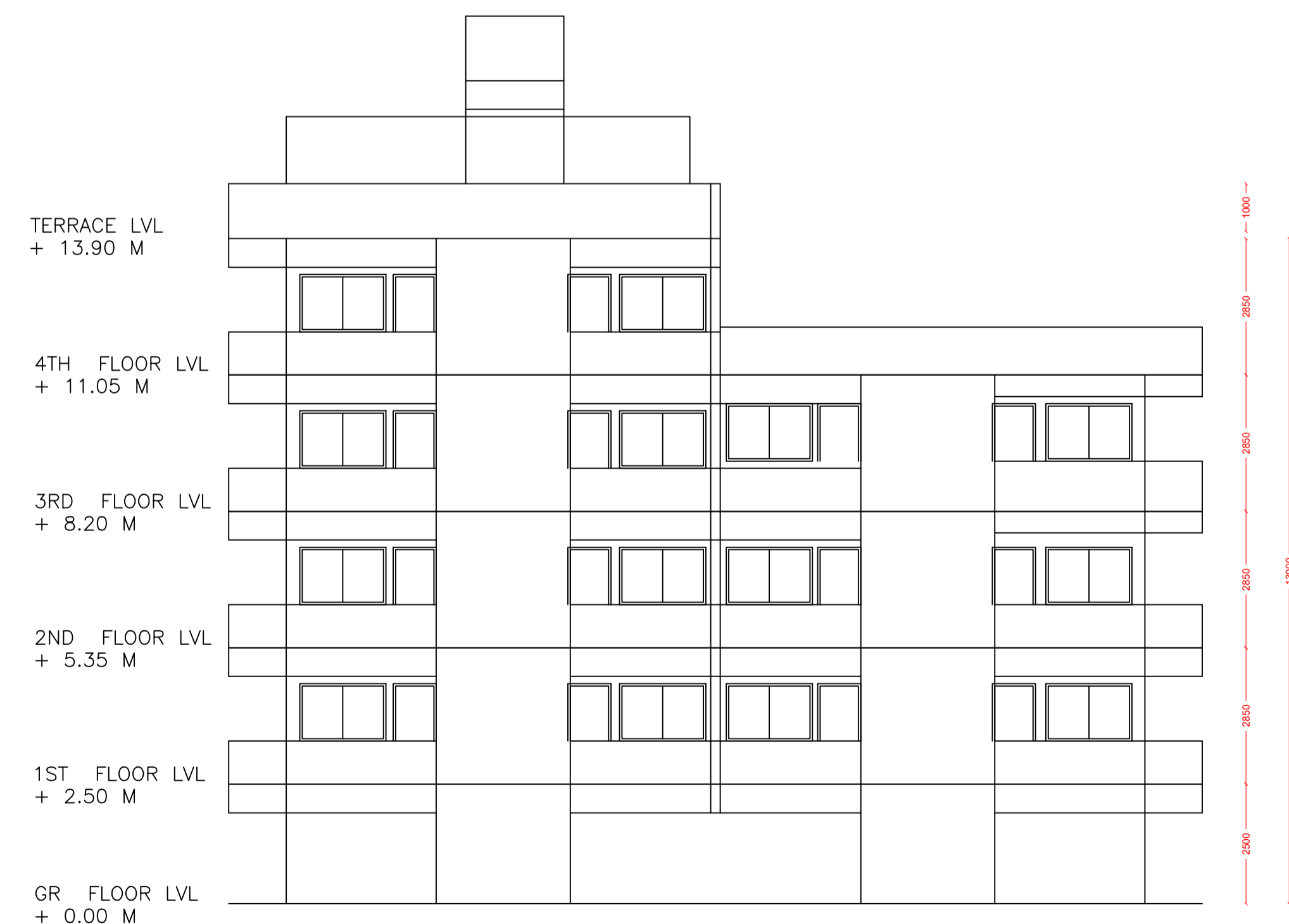


SECTION A-A

SECTION B-B



LHS ELEVATION



FRONT ELEVATION

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.60 X 2.60 X 2 X 1	3.12	28.76
	0.60 X 4.41 X 1 X 1	2.64	
	0.60 X 3.25 X 4 X 1	7.80	
	0.60 X 3.15 X 2 X 1	3.78	
	0.60 X 3.14 X 2 X 1	3.76	
	0.60 X 3.04 X 2 X 1	3.64	
	0.60 X 2.70 X 1 X 1	1.62	
	0.60 X 4.00 X 1 X 1	2.40	
FOURTH FLOOR PLAN	1.20 X 3.04 X 1 X 1	3.64	23.12
	1.20 X 3.14 X 1 X 1	3.76	
	1.20 X 3.25 X 1 X 1	3.90	
	1.20 X 3.15 X 1 X 1	3.78	
	1.20 X 2.70 X 1 X 1	3.24	
	1.20 X 4.00 X 1 X 1	4.80	
TYPICAL - 2& 3 FLOOR PLAN	1.20 X 2.60 X 2 X 2	12.48	115.06
	1.20 X 4.41 X 1 X 2	10.56	
	1.20 X 3.25 X 4 X 2	31.20	
	1.20 X 3.15 X 2 X 2	15.12	
	1.20 X 3.14 X 2 X 2	15.04	
	1.20 X 3.04 X 2 X 2	14.56	
	1.20 X 2.70 X 1 X 2	6.48	
	1.20 X 4.00 X 1 X 2	9.60	
Total	-	-	166.94

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FLAT(A)	FLAT	115.99	95.92	8	3
	FLAT(B)	FLAT	124.50	101.35	10	
	FLAT(C)	FLAT	116.51	97.55	10	
FOURTH FLOOR PLAN	FLAT(D)	FLAT	126.61	97.70	10	2
	ROOM	FLAT	29.85	24.18	3	
TYPICAL - 2& 3 FLOOR PLAN	FLAT(E)	FLAT	125.67	97.55	10	6
	FLAT(F)	FLAT	137.38	101.35	10	
	FLAT(G)	FLAT	126.49	95.92	8	
Total:	-	-	1292.54	1006.36	97	11

LTP NAME AND SIGNATURE Utkarsh Dhananjay Raipat RRDA/ARC/0154/2019	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
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