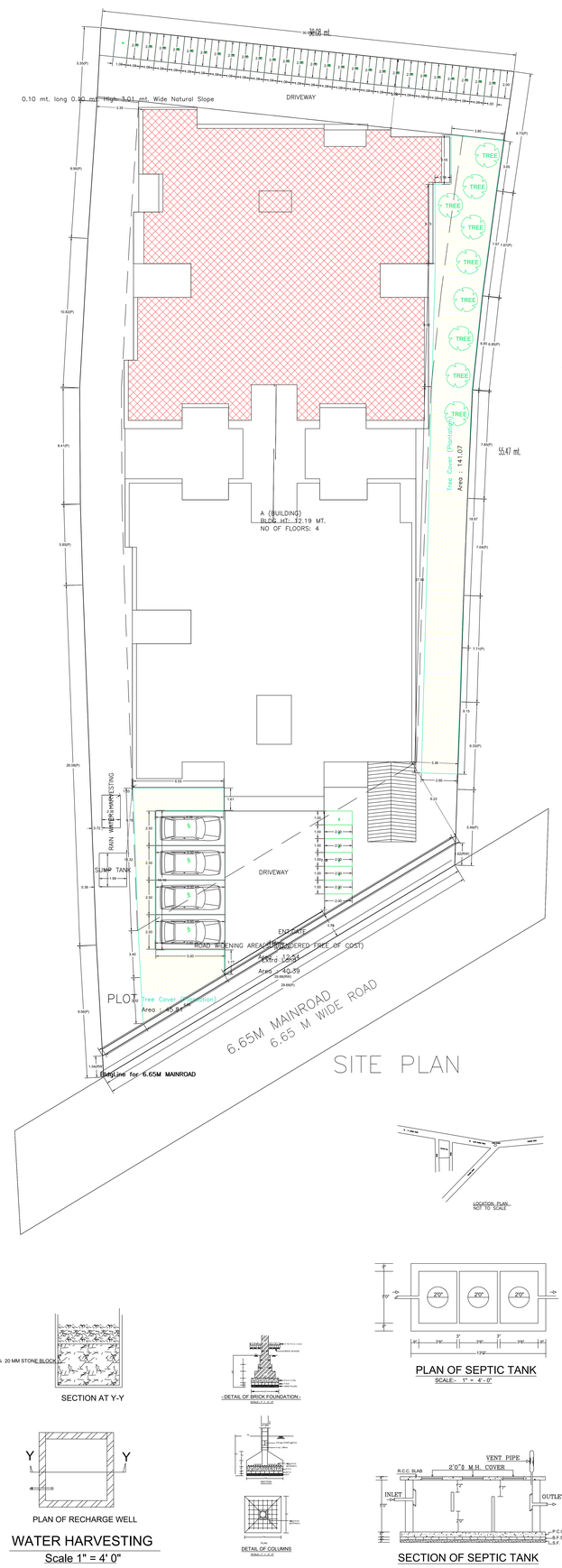
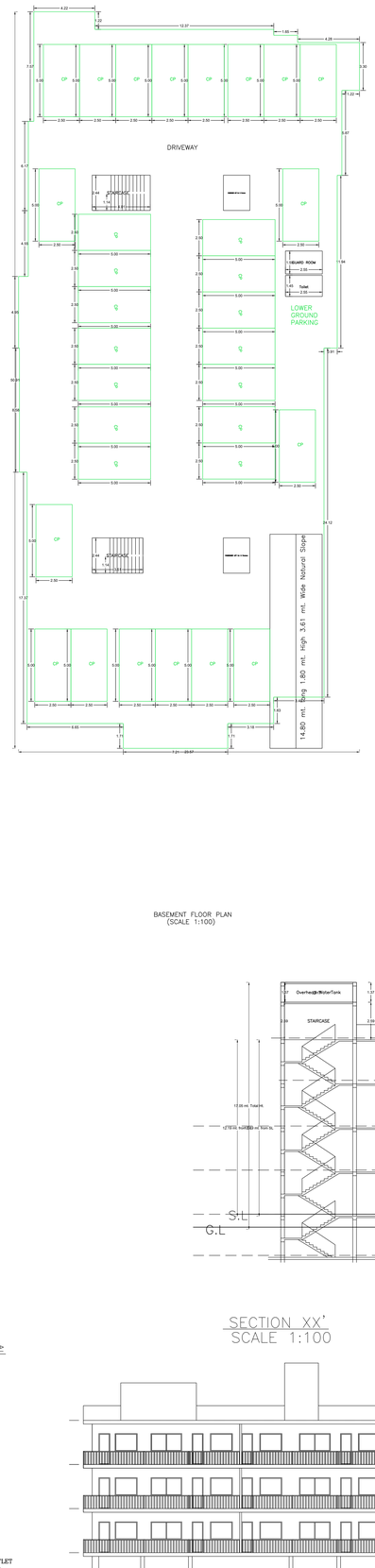
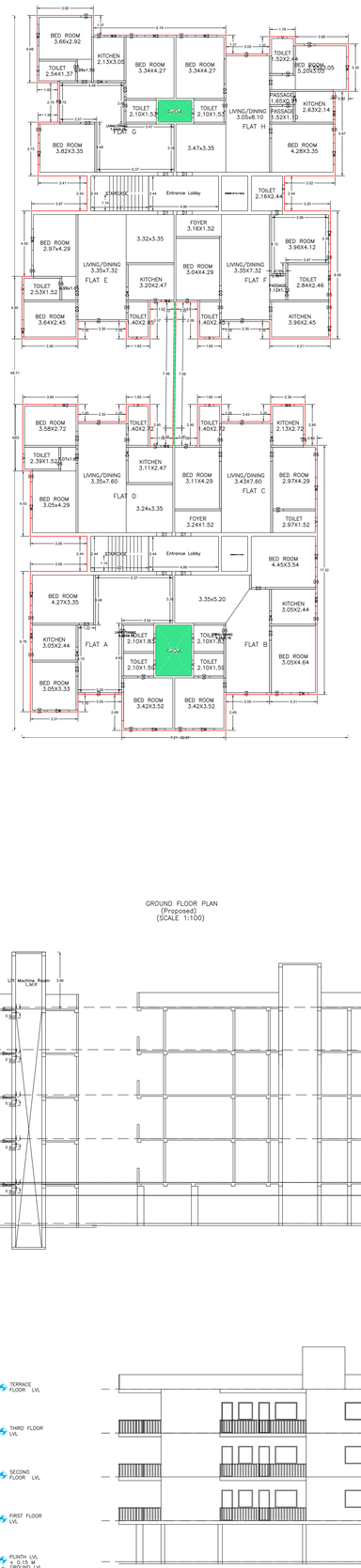
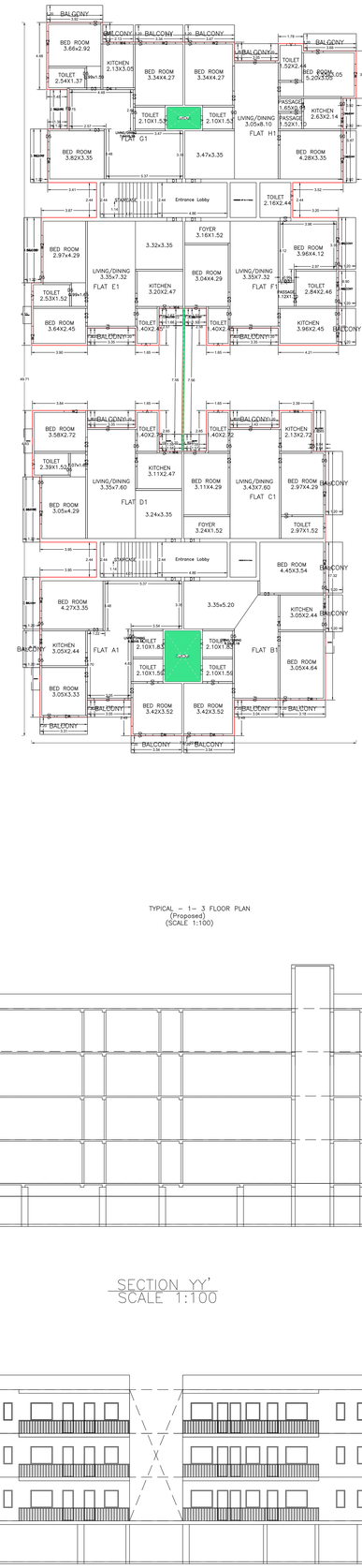
Project Title :BUILIDNG A

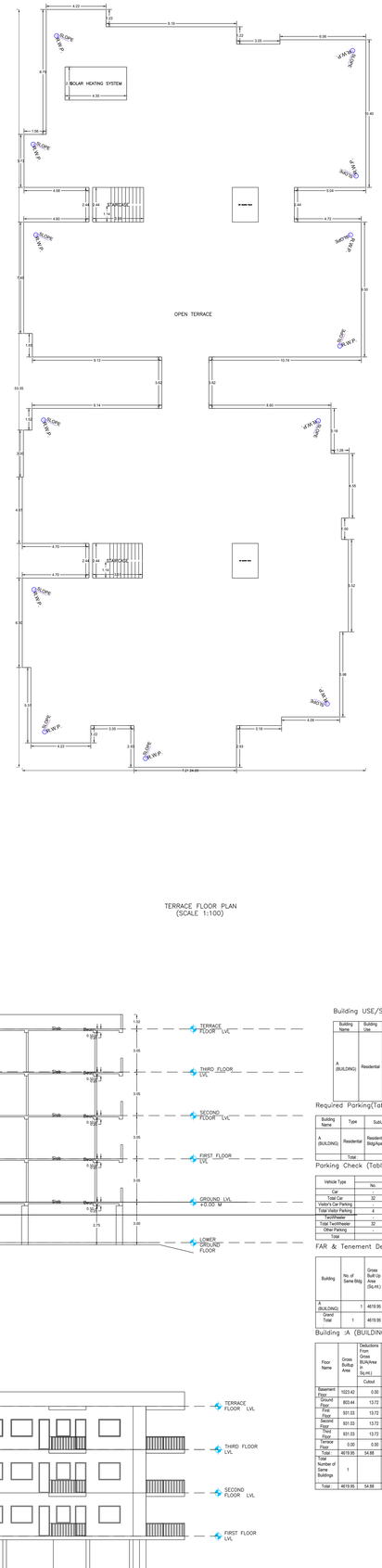
DATE 26-10-2024
SHEET NO. 1











Proposal Basic Information

Proposal File No.	RMC/BP/0748/9951/2022
Owner Name	SHREE LAL PRAMOD NATH SHAMDEO
Khata No	191
Plot No	341
Village Name	HESAG
Use	Residential
Sub Use	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.73 VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region :RANRANG URBAN LOCAL BODIES	Plot Use: Residential
District :RANCHI	Plot SubUse: Residential Bldg/Apartment
Authority: RANCHI MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA
Award_No: RMC/BP/0748/9951/2022	Plot/SubPlot No. 341
Application Type: General Proposal	North: Plot No. - OTHER PLOT
Proposal Type: Building Permission	South: Plot No. - OTHER PLOT
Nature of Development: New	East: Road Width : 18
Location of Development Area: Old Area	West: Plot No. - OTHER PLOT

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1827.74
Deduction for NetPlot Area		
Surrender Free of Cost		12.54
Total		12.54
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1809.20
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		12.54
Common Plot		186.88
Total		199.42
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1620.32
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1809.20
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	1821.74
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		904.60
Proposed Coverage Area (43.65 %)		789.76
Total Prop. Coverage Area (43.65 %)		789.76
Balance coverage area (6.35 %)		114.84
FAR CHECK		
Perm. FAR Area (2.500)		4554.35
Total Perm. FAR area		4554.35
Residential FAR		3228.75
Proposed FAR Area		3247.09
Total Proposed FAR Area		3247.09
Consumed FAR (Factor)		1.78
Balance FAR Area		1307.26
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		4565.07
ARCHITECT (Regd.)		MANOJ KUMAR
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd.)		SHREE LAL PRAMOD NATH SHAMDEO
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

- PLOT BOUNDARY
- ABUTING 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 (BUILDING)			Total	
	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	1023.42		18.34	1023.42	18.34
Ground Floor	789.72		798.03	789.72	798.03
First Floor	917.31		820.91	917.31	820.91
Second Floor	917.31		820.91	917.31	820.91
Third Floor	917.31		820.91	917.31	820.91
Terrace Floor	0.00		0.00	0.00	0.00
Total:	4565.07		3247.10	4565.07	3247.10

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D5	0.76	2.10	168
A (BUILDING)	D6	0.91	2.10	32
A (BUILDING)	D3	0.99	2.10	64
A (BUILDING)	D1	1.07	2.10	32
A (BUILDING)	FD	1.51	2.10	38
A (BUILDING)	FD	2.85	2.10	32

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	1.20	64
A (BUILDING)	W4	0.83	1.20	34
A (BUILDING)	W4	0.90	1.20	28
A (BUILDING)	W2	1.20	1.20	12
A (BUILDING)	W2	1.50	1.20	64

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL 1-3 FLOOR PLAN	0.84 X 2.85 X 1 X 3	7.17	382.83
	1.20 X 3.34 X 2 X 3	39.25	
	1.20 X 3.05 X 4 X 3	11.45	
	1.20 X 3.34 X 1 X 3	10.02	
	1.20 X 3.27 X 1 X 3	11.77	
	1.20 X 3.05 X 2 X 3	21.96	
	1.20 X 3.34 X 2 X 3	24.05	
	1.20 X 3.27 X 2 X 3	19.66	
	1.20 X 4.89 X 2 X 3	10.76	
	1.20 X 3.59 X 3 X 3	38.78	
	1.19 X 1.97 X 1 X 3	6.91	
	1.19 X 1.58 X 1 X 3	5.62	
	1.20 X 3.43 X 1 X 3	12.36	
	1.20 X 1.58 X 1 X 3	5.54	
	1.20 X 1.50 X 1 X 3	5.40	
	1.20 X 2.47 X 1 X 3	8.88	
	1.20 X 2.28 X 1 X 3	9.27	
	1.20 X 3.32 X 1 X 3	14.10	
	1.20 X 3.47 X 1 X 3	12.49	
	1.20 X 3.34 X 1 X 3	12.03	
	1.20 X 3.13 X 1 X 3	7.65	
	1.20 X 3.88 X 1 X 3	13.23	
	0.92 X 3.81 X 1 X 3	9.96	
	0.92 X 2.14 X 1 X 3	5.91	
	1.20 X 2.79 X 1 X 3	9.50	
	1.20 X 3.73 X 1 X 3	13.44	
	1.20 X 4.42 X 1 X 3	15.92	
Total:			382.83

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	FLAT A	FLAT	87.89	84.89	7	8
	FLAT B	FLAT	90.51	92.60	7	
	FLAT C	FLAT	75.47	73.07	7	
	FLAT D	FLAT	79.04	76.69	6	
	FLAT E	FLAT	77.07	74.70	6	
	FLAT F	FLAT	87.68	84.84	7	
	FLAT G	FLAT	86.96	83.73	7	
	FLAT H	FLAT	97.92	94.68	8	
TYPICAL - 1-3 FLOOR PLAN	FLAT A1	FLAT	91.95	84.89	7	24
	FLAT B1	FLAT	99.16	92.60	7	
	FLAT C1	FLAT	83.16	73.07	7	
	FLAT D1	FLAT	79.04	76.69	6	
	FLAT E1	FLAT	77.07	74.70	6	
	FLAT F1	FLAT	87.68	84.84	7	
	FLAT G1	FLAT	86.96	83.73	7	
	FLAT H1	FLAT	103.58	94.68	8	
		Total:	2804.15	2660.83	232	32

Building USE/SUBUSE Detail(Table 5)

Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise	BASEMENT FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-
				STAIRCASE FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-
				GROUND FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
				TYPICAL - 3 FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (BUILDING)	Residential	Residential Bldg/Apartment	0 - 140	1	32.00	1.00	32	-	-	-	-	-	-	-
			> 140	1.5	-	-	-	-	-	-	-	-	-	-
			> 0	1	32.00	-	-	-	-	-	-	1	32	-
			> 0	1	32.00	-	-	-	1	4	-	-	-	34
	Total:			-	-	-	32	32	-	4	4	-	32	34

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	32	400.00
Total Car	32	400.00	32	400.00
Visitor's Car Parking	-	-	4	50.00
Total Visitor Parking	4	50.00	4	50.00
TwoWheeler	-	-	34	68.00
Total TwoWheeler	32	64.00	34	68.00
Other Parking	-	-	-	556.42
Total		514.00		1174.42

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg.	Gross Built Up Area in 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	Lift	Balcony	Accessory Use	Parking	Resi.	Stair			
A (BUILDING)	1	4619.95	54.88	4565.07	35.68	191.37	102.51	988.42	3228.76	18.34	3247.10	32
Grand Total:	1	4619.95	54.88	4565.07	35.68	191.37	102.51	988.42	3228.76	18.34	3247.10	32

Building :A (BUILDING)

Floor Name	Gross Buildup Area	Deductions From Gross Built-Up Area (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		Lift	Balcony	Accessory Use	Parking	Resi.	Stair			
Basement Floor	1023.42	0.00	1023.42	8.92	0.00	7.75	988.42	0.00	18.34	18.34	18.34	00
Ground Floor	803.44	13.72	789.72	0.00	0.00	23.69	0.00	766.03	0.00	766.03	766.03	08
First Floor	931.03	13.72	917.31	8.92	63.79	23.69	0.00	820.91	0.00	820.91	820.91	08
Second Floor	931.03	13.72	917.31	8.92	63.79	23.69	0.00	820.91	0.00	820.91	820.91	08
Third Floor	931.03	13.72	917.31	8.92	63.79	23.69	0.00	820.91	0.00	820.91	820.91	08
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	4619.95	54.88	4565.07	35.68	191.37	102.51	988.42	3228.76	18.34	3247.10	3247.10	32
Total Number of Same Buildings	1											
Total:	4619.95	54.88	4565.07	35.68	191.37	102.51	988.42	3228.76	18.34	3247.10	3247.10	32

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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAl/ INTIMATI/RE
MANOJ KUMAR RMC/ARTI/0005/15-16			

Name : SANJEEV KUMAR
Designation : Engineer
Date : 26/10/2024

SECTION AT Y-Y

-DETAIL OF BRICK FOUNDATION-

PLAN OF RECHARGE WELL

WATER HARVESTING

Scale 1" = 4' 0"

DETAIL OF COLUMNS

PLAN OF SEPTIC TANK

SCALE:- 1" = 4' -0"

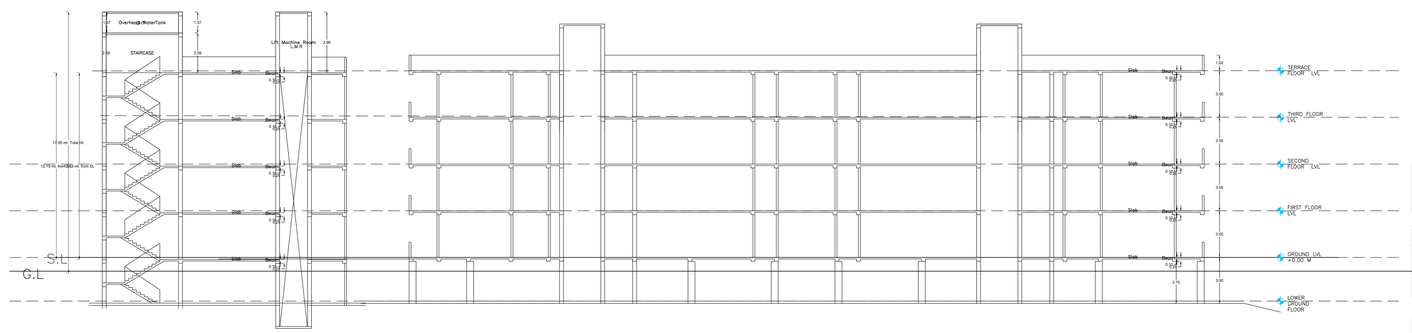
SECTION OF SEPTIC TANK

BASEMENT FLOOR PLAN
(SCALE 1:100)

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

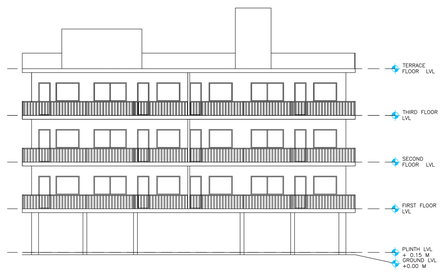
TYPICAL – 1– 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)

TERRACE FLOOR PLAN
(SCALE 1:100)

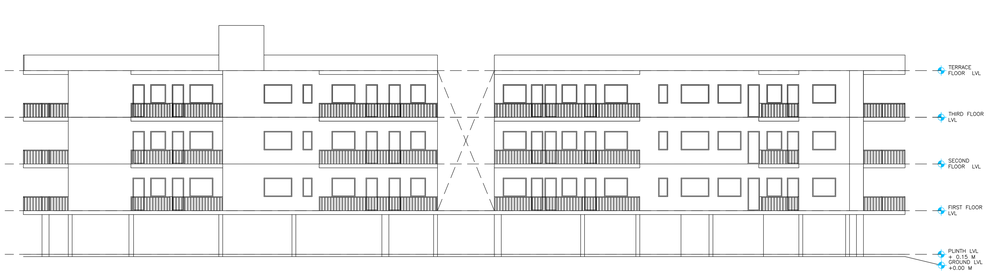


SECTION XX'
SCALE 1:100

SECTION YY'
SCALE 1:100



FRONT ELEVATION
SCALE 1:100



RIGHT SIDE ELEVATION
SCALE 1:100

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This is system generated MAP. No need of Signature. Only Signed.