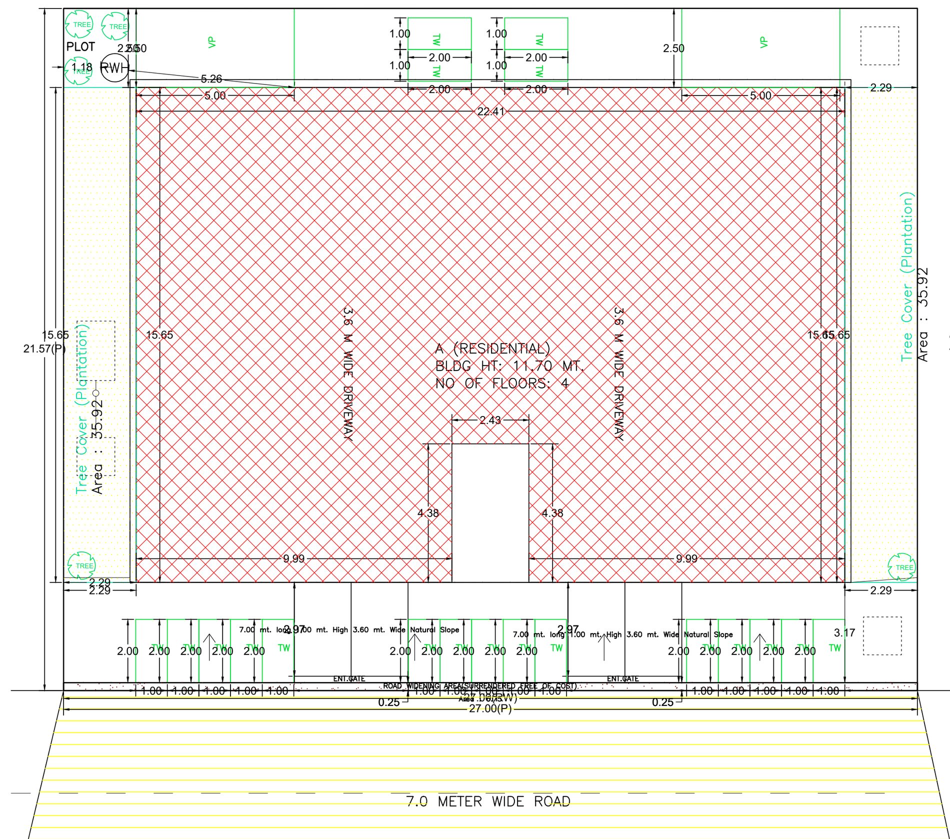
Project Title :RANJANA KUMARI AND PAWAN KUMARI THROUGH SKY HIEGHTS

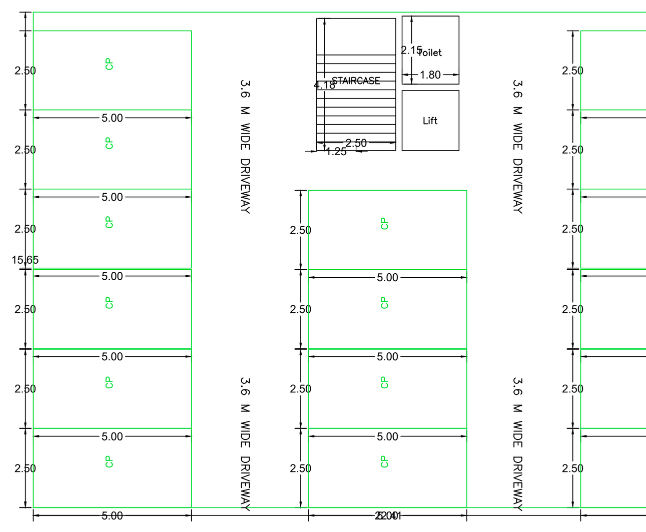
DATE	27-03-2024
SHEET NO.	1

Proposal Basic Information

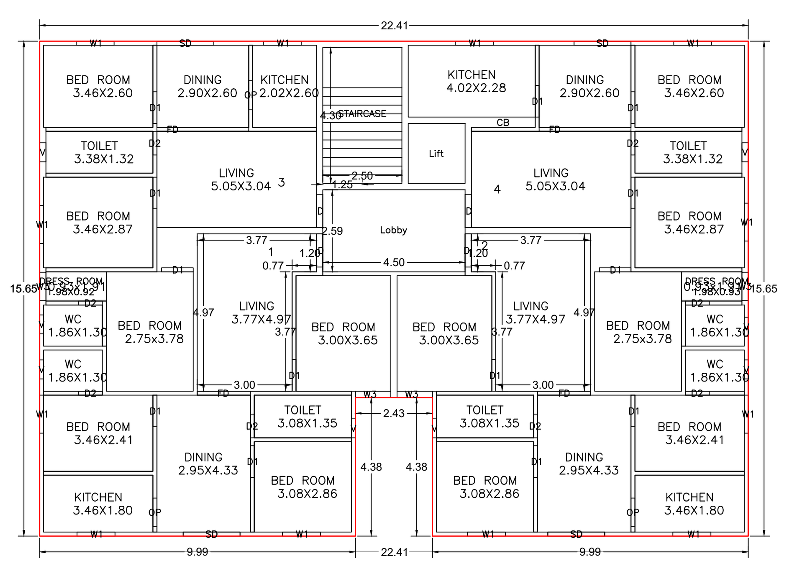
Proposal File No.	RMC/BP/0911/W50/2022
Owner Name	RANJANA KUMARI AND PAWAN KUMARI THROUGH SKY HIEGHTS
Khata No	135
Plot No	199
Village Name	HESAG
Use	Residential
SubUse	Residential Bldg/Apartment



SITE PLAN
(scale-1:1)



BASEMENT FLOOR PLAN
(SCALE 1:100)



GROUND FLOOR PLAN
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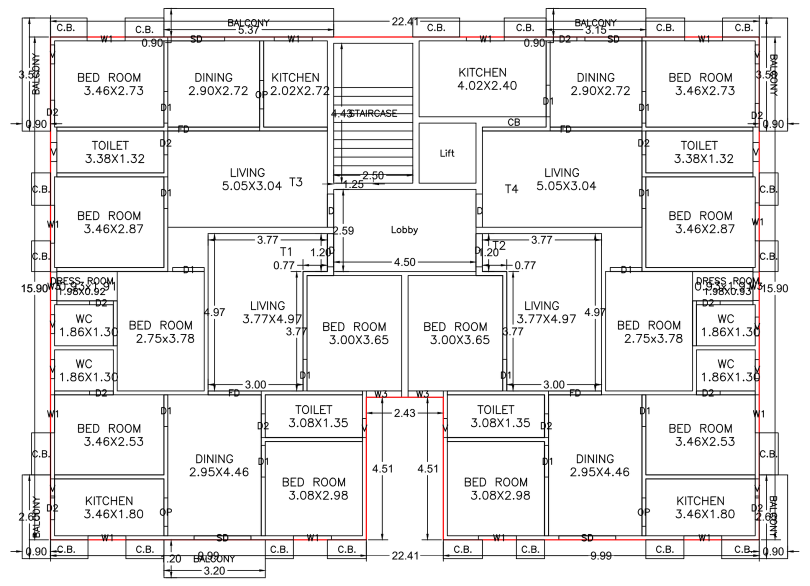

TYPICAL – 1– 3 FLOOR PLAN
(Proposed)
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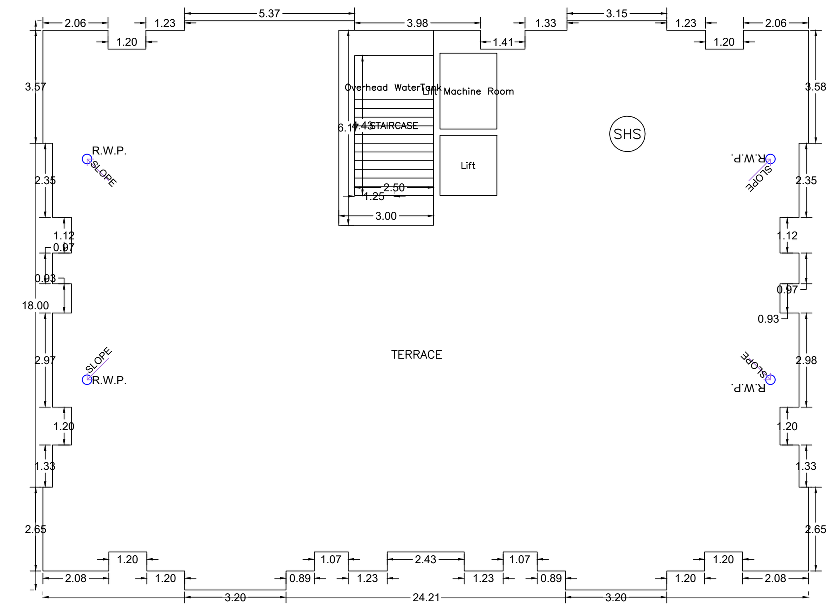


TERRACE FLOOR PLAN
(SCALE 1:100)

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.69 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/0911/W50/2022	Plot/SubPlot No: 199	
Application Type: General Proposal	North: Plot No. -	
Project Type: Building Permission	South: Plot No. -	
Nature of Development: New	East: Plot No. -	
Location of Development Area: Old Area	West: Road Width - 7.5	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	582.36
Deduction for NetPlot Area		
Surrender Free of Cost		6.75
Total		6.75
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	575.61
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		6.75
Common Plot		71.83
Total		78.58
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	503.78
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	575.61
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	582.36
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		345.37
Proposed Coverage Area (59.08 %)		340.05
Total Prop. Coverage Area (59.08 %)		340.05
Balance coverage area (0.92 %)		5.32
FAR CHECK		
Perm. FAR Area (2.500)		1455.90
Total Perm. FAR area		1455.90
Residential FAR		1395.09
Proposed FAR Area		1405.52
Total Proposed FAR Area		1405.52
Consumed FAR (Factor)		2.41
Balance FAR Area		50.38
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1836.83
ARCHITECT (Regd)		DIPURAJ SHARMA
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		RANJANA KUMARI AND PAWAN KUMARI THROUGH SKY HIEGHTS
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 (RESIDENTIAL) Proposed Built Up Area (Sq.mt.)	A (RESIDENTIAL) Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	350.72	10.44	350.72	10.44
Ground Floor	340.05	328.38	340.05	328.38
First Floor	382.02	355.57	382.02	355.57
Second Floor	382.02	355.57	382.02	355.57
Third Floor	382.02	355.57	382.02	355.57
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1836.83	1405.53	1836.83	1405.53

Building USE/SUBUSE Details

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

Required Parking(Table 7a)

Building Name	Type	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 (RESIDENTIAL)	Residential	Residential Bldg/Apartment	0 - 140	1	16.00	1.00	16	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	16.00	-	-	-	-	-	-	1	16	-
			> 0	1	16.00	-	-	-	1	2	-	-	-	-
Total :			-	-	-	-	16	16	-	2	2	-	16	19

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	16	200.00
Total Car	16	200.00	16	200.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	19	38.00
Total TwoWheeler	16	32.00	19	38.00
Other Parking	-	-	-	132.99
Total		257.00		433.99

FAR & Tenement Details (Table 4c–1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions Lift	Deductions Balcony	Deductions Accessory Use	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 (RESIDENTIAL)	1	1836.83	13.68	34.08	50.55	332.99	1395.09	10.44	1405.53	1405.53	16
Grand Total :	1	1836.83	13.68	34.08	50.55	332.99	1395.09	10.44	1405.53	1405.53	16

Building :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions Lift	Deductions Balcony	Deductions Accessory Use	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.)
Basement Floor	350.72	3.42	0.00	3.87	332.99	0.00	10.44	10.44	10.44	00
Ground Floor	340.05	0.00	0.00	11.67	0.00	328.38	0.00	328.38	328.38	04
First Floor	382.02	3.42	11.36	11.67	0.00	355.57	0.00	355.57	355.57	04
Second Floor	382.02	3.42	11.36	11.67	0.00	355.57	0.00	355.57	355.57	04
Third Floor	382.02	3.42	11.36	11.67	0.00	355.57	0.00	355.57	355.57	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1836.83	13.68	34.08	50.55	332.99	1395.09	10.44	1405.53	1405.53	16
Total Number of Same Buildings :	1									
Total :	1836.83	13.68	34.08	50.55	332.99	1395.09	10.44	1405.53	1405.53	16

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	47
A (RESIDENTIAL)	OP	0.90	2.10	12
A (RESIDENTIAL)	D1	1.00	2.10	52
A (RESIDENTIAL)	D	1.05	2.10	16
A (RESIDENTIAL)	FD	1.68	2.10	08
A (RESIDENTIAL)	SD	1.80	2.10	16
A (RESIDENTIAL)	FD	2.90	2.10	08

SCHEDULE OF WINDOW/VENTILATION:

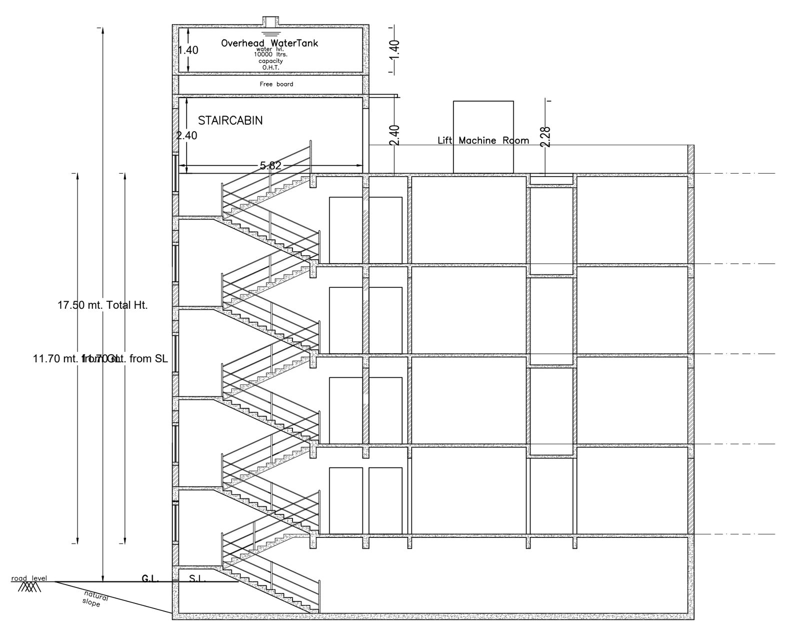
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	0.90	44
A (RESIDENTIAL)	W3	0.90	1.50	08
A (RESIDENTIAL)	W3	1.12	1.50	08
A (RESIDENTIAL)	W1	1.20	1.20	48
A (RESIDENTIAL)	SD	1.80	2.10	16

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1- 3 FLOOR PLAN	0.90 X 3.58 X 2 X 3	19.32	68.13
	0.90 X 5.37 X 1 X 3	14.49	
	0.90 X 3.15 X 1 X 3	8.52	
	0.90 X 2.65 X 2 X 3	14.28	
	1.20 X 3.20 X 1 X 3	11.52	
Total	-	-	68.13

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1	FLAT	74.26	70.70	8	4
	2	FLAT	74.26	70.70	8	
	3	FLAT	72.32	68.80	8	
	4	FLAT	77.12	73.60	8	
TYPICAL - 1- 3 FLOOR PLAN	T1	FLAT	74.26	70.67	8	12
	T2	FLAT	74.26	70.67	8	
	T3	FLAT	72.32	68.77	8	
	T4	FLAT	77.12	73.57	8	
Total:	-	-	1191.88	1134.86	128	16



SECTION AT Y-Y
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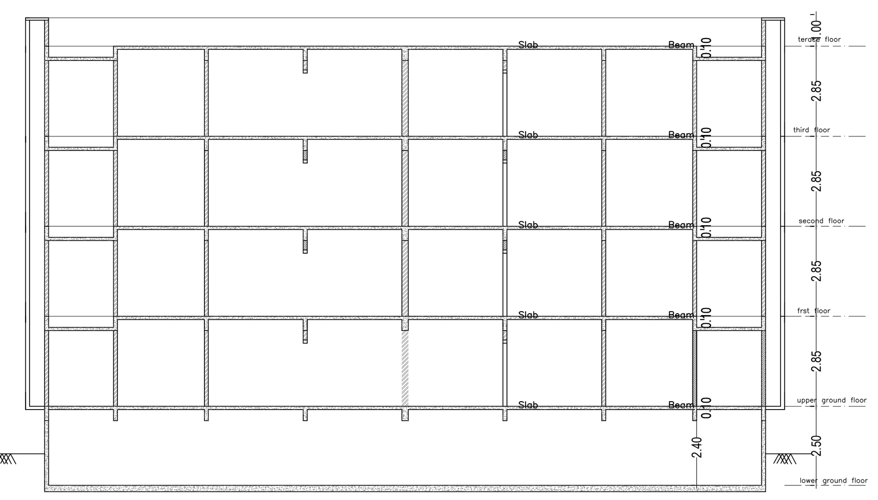

SECTION AT X-X
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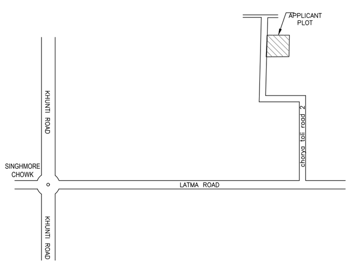
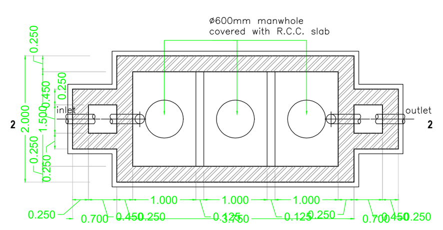
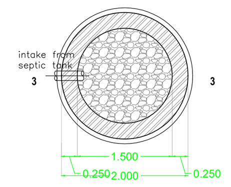


LOCATION PLAN
(Scale-NTS)

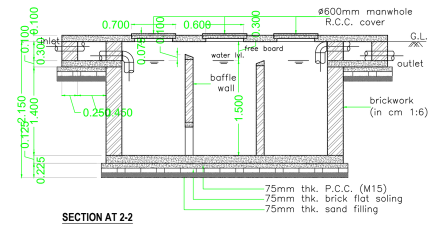
VILLAGE MAP
(Scale-NTS)



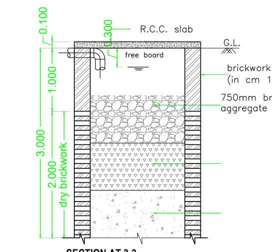
PLAN OF SEPTIC TANK



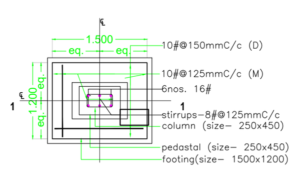
PLAN OF SOAK PIT



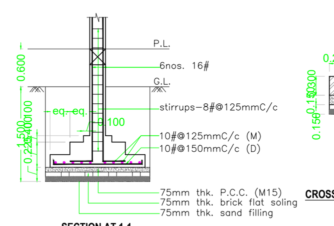
SECTION AT 2-2



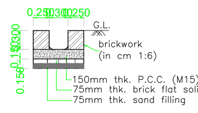
SECTION AT 3-3



PLAN OF ISOLATED FOUNDATION



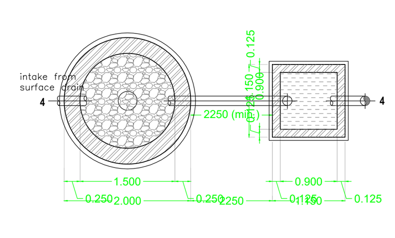
SECTION AT 1-1



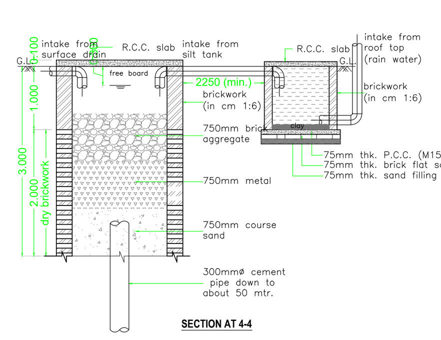
CROSS DETAIL OF SURFACE DRAIN

ELEVATION ON SIDE- "B"
(scale-1:1)

ELEVATION ON SIDE- "A"
(scale-1:1)



PLAN OF WATER RECHARGE WELL WITH SILT TANK



SECTION AT 4-4

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DIPURAJ SHARMA RMC/ENG/0016/2021			Name : SANJEEV KUMAR Designation : Townplanner Organization : GOVERNMENT

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

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