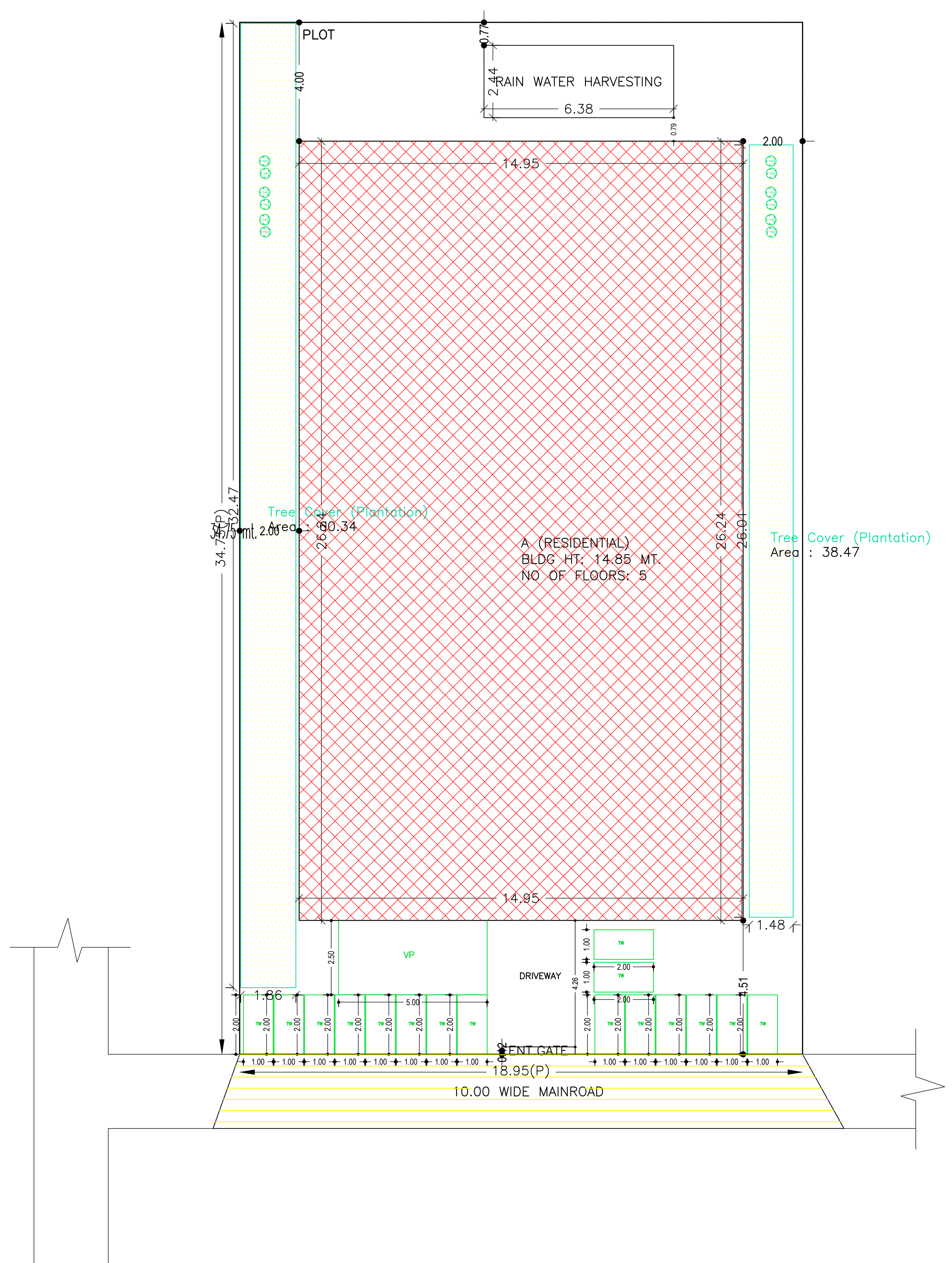
Project Title :AASHIYANA HOMES

DATE	28-11-2023
SHEET NO.	1

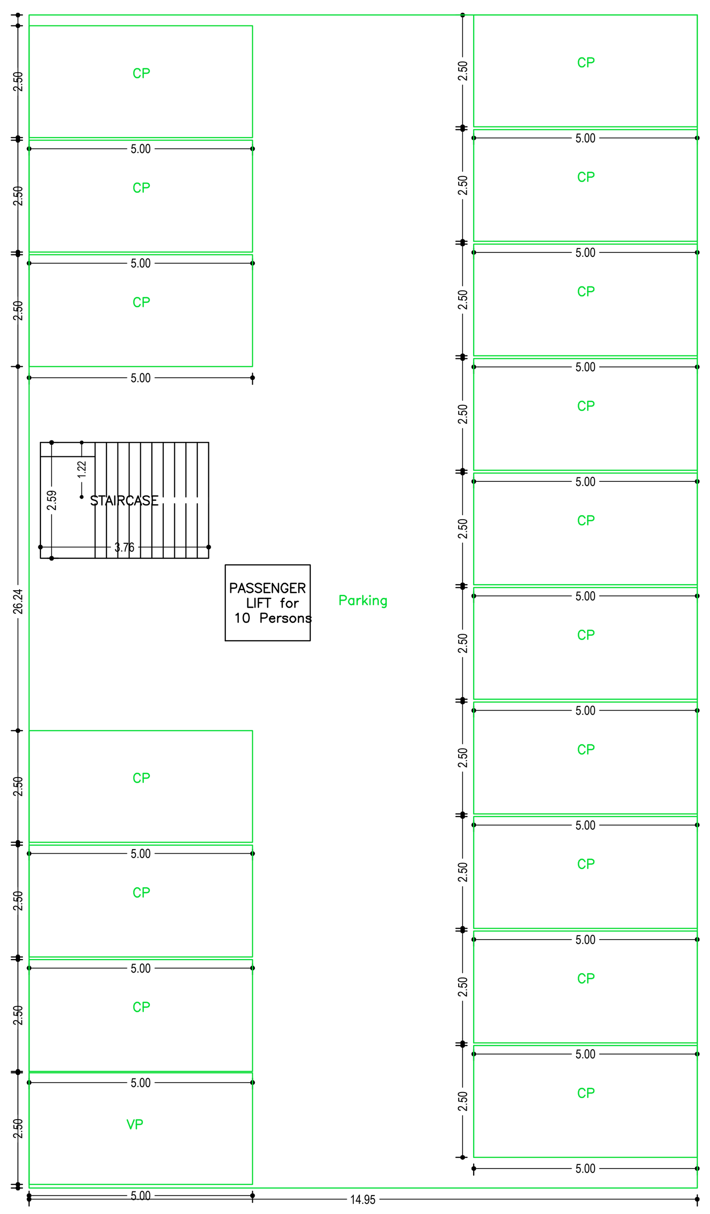
Proposal Basic Information

Proposal File No.	RMC/BP/0849/W51/2022
Owner Name	AASHIYANA HOMES AND DEVELOPERS LLP THROUGH PARTNERSHIP ABHISHEK GARI ADITYA ANAND ANNUPRIYA GARI
Khata No	99
Plot No	362
Village Name	HESAG
Use	Residential
SubUse	Residential Bldg/Apartment

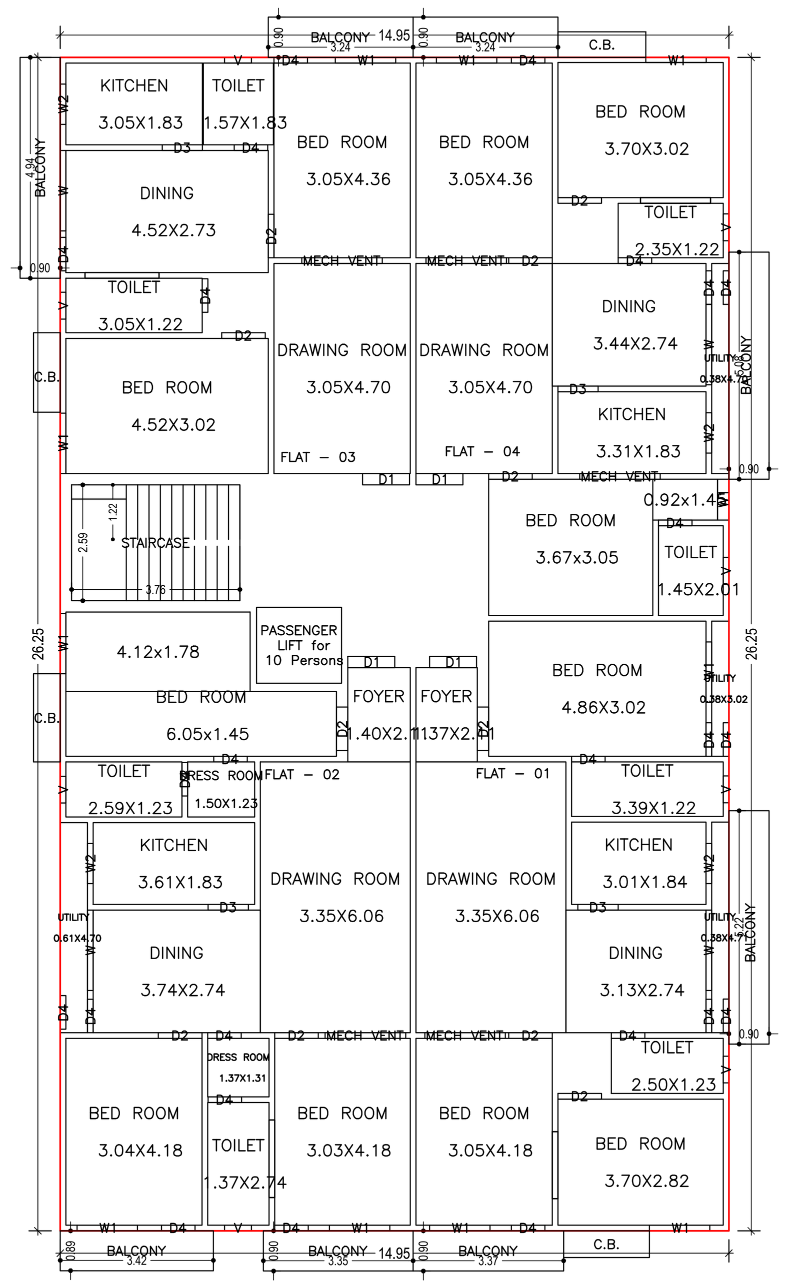
SITE PLAN



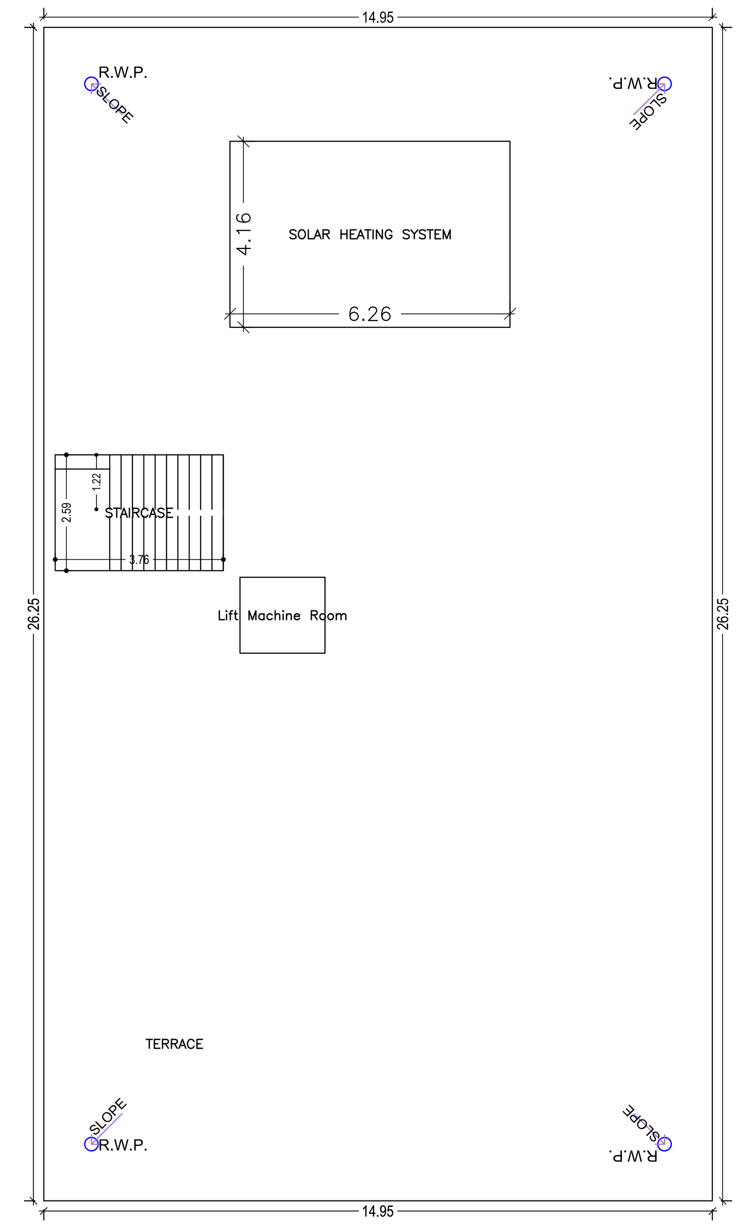
SITE PLAN



GROUND FLOOR PLAN
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.66 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/0849/W51/2022	Plot/SubPlot No: 362	
Application Type: General Proposal	North: Plot No. - R.S. Plot No.361	
Project Type: Building Permission	South: Road Width - 7.62	
Nature of Development: New	East: Plot No. - R.S. Plot No. 262/Part	
Location of Development Area: Old Area	West: Plot No. - R.S. Plot No. 262/Part	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	658.51
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	658.51
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		98.81
Total		98.81
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	559.70
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	658.51
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	658.51
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		395.11
Proposed Coverage Area (59.58 %)		392.33
Total Prop. Coverage Area (59.58 %)		392.33
Balance coverage area (0.42 %)		2.78
FAR CHECK		
Perm. FAR Area (2.500)		1646.28
Total Perm. FAR area		1646.28
Residential FAR		1632.21
Proposed FAR Area		1645.18
Total Proposed FAR Area		1645.18
Consumed FAR (Factor)		2.50
Balance FAR Area		1.10
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2094.73
ARCHITECT (Regd)		ATUL KUMAR
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		AASHIYANA HOMES AND DEVELOPERS LLP THROUGH PARTNERSHIP ABHISHEK GARI ADITYA ANAND ANNUPRIYA GARI
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 (RESIDENTIAL) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	392.33	12.98	392.33	12.98
First Floor	425.60	408.05	425.60	408.05
Second Floor	425.60	408.05	425.60	408.05
Third Floor	425.60	408.05	425.60	408.05
Fourth Floor	425.60	408.05	425.60	408.05
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2094.73	1645.18	2094.73	1645.18

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	16

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	-	-	16	32.00
Total TwoWheeler	16	32.00	16	32.00
Other Parking	-	-	-	166.85
Total		257.00		455.85

FAR & Tenement Details (Table 4c–1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Balcony	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	2094.73	12.92	57.28	379.35	1632.20	9.75	1645.18	1645.18	16
Grand Total :	1	2094.73	12.92	57.28	379.35	1632.20	9.75	1645.18	1645.18	16

Building :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Balcony	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.)
Ground Floor	392.33	0.00	0.00	379.35	0.00	9.75	12.98	12.98	00
First Floor	425.60	3.23	14.32	0.00	408.05	0.00	408.05	408.05	04
Second Floor	425.60	3.23	14.32	0.00	408.05	0.00	408.05	408.05	04
Third Floor	425.60	3.23	14.32	0.00	408.05	0.00	408.05	408.05	04
Fourth Floor	425.60	3.23	14.32	0.00	408.05	0.00	408.05	408.05	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2094.73	12.92	57.28	379.35	1632.20	9.75	1645.18	1645.18	16
Total Number of Same Buildings :	1								
Total :	2094.73	12.92	57.28	379.35	1632.20	9.75	1645.18	1645.18	16

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D4	0.75	2.10	96
A (RESIDENTIAL)	D3	0.90	2.10	16
A (RESIDENTIAL)	D2	0.98	2.10	44
A (RESIDENTIAL)	D1	1.05	2.10	16

SCHEDULE OF WINDOW/VENTILATION:

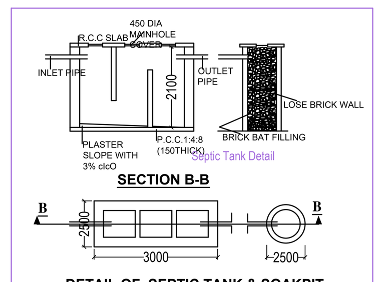
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	1.20	32
A (RESIDENTIAL)	W2	0.90	1.20	16
A (RESIDENTIAL)	W1	0.91	1.20	04
A (RESIDENTIAL)	W1	1.35	1.20	40
A (RESIDENTIAL)	MECH VENT	1.80	1.20	20
A (RESIDENTIAL)	W	1.80	1.20	16

Balcony Calculations Table

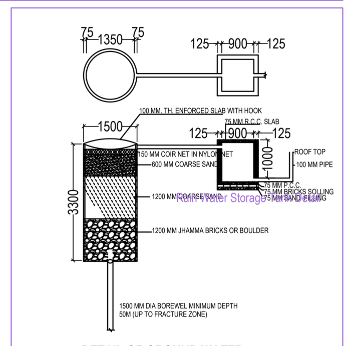
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1- 4 FLOOR PLAN	0.89 X 3.42 X 1 X 4	12.20	114.52
	0.90 X 3.35 X 1 X 4	12.04	
	0.90 X 3.37 X 1 X 4	12.12	
	0.90 X 5.22 X 1 X 4	18.80	
	0.90 X 5.08 X 1 X 4	18.28	
	0.90 X 3.24 X 2 X 4	23.28	
	0.90 X 4.94 X 1 X 4	17.80	
Total	-	-	114.52

UnitBUA Table for Building :A (RESIDENTIAL)

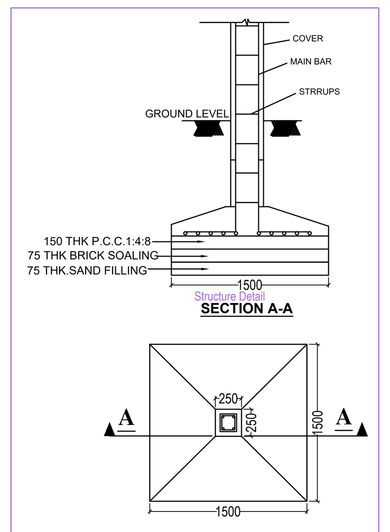
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1- 4 FLOOR PLAN	FLAT - 01	FLAT	102.95	95.03	11	16
	FLAT - 02	FLAT	110.87	104.58	12	
	FLAT - 03	FLAT	81.80	74.23	7	
	FLAT - 04	FLAT	91.20	83.51	9	
Total:	-	-	1547.26	1429.40	156	16



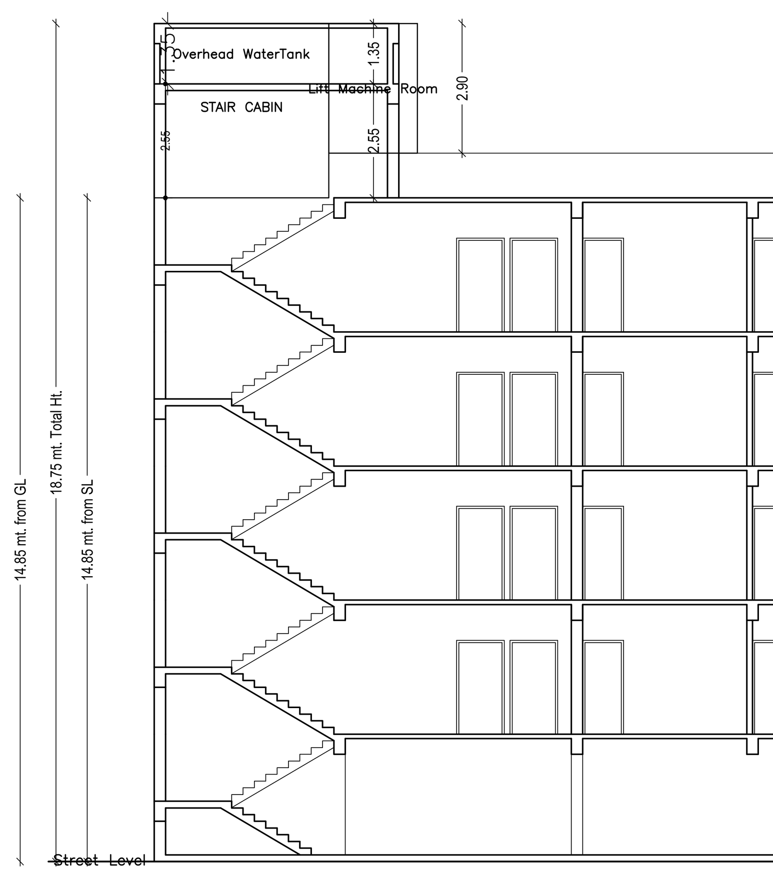
DETAIL OF SEPTIC TANK & SOAKPIT.
SCALE - 1:50



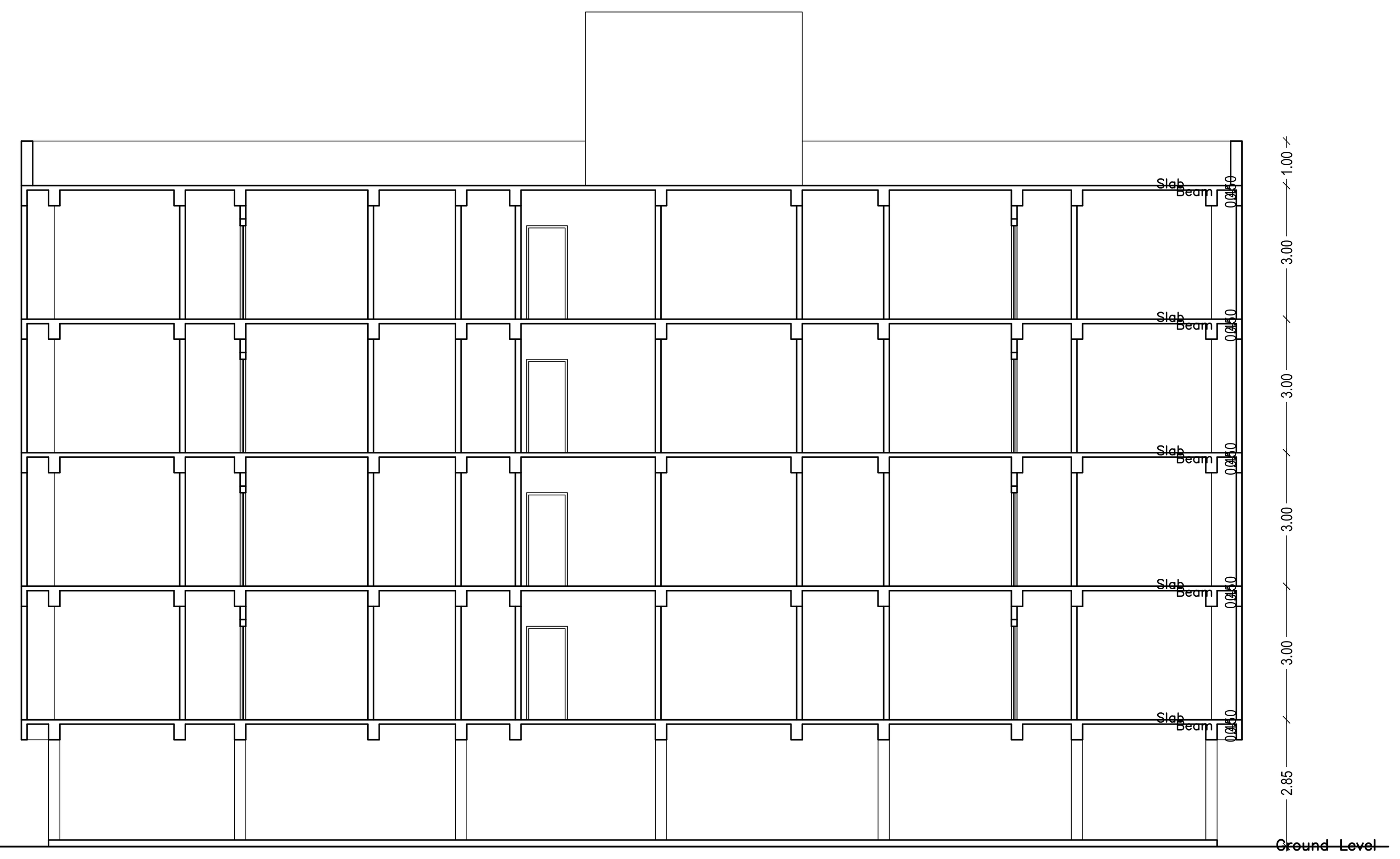
DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK
SCALE - N.T.S.



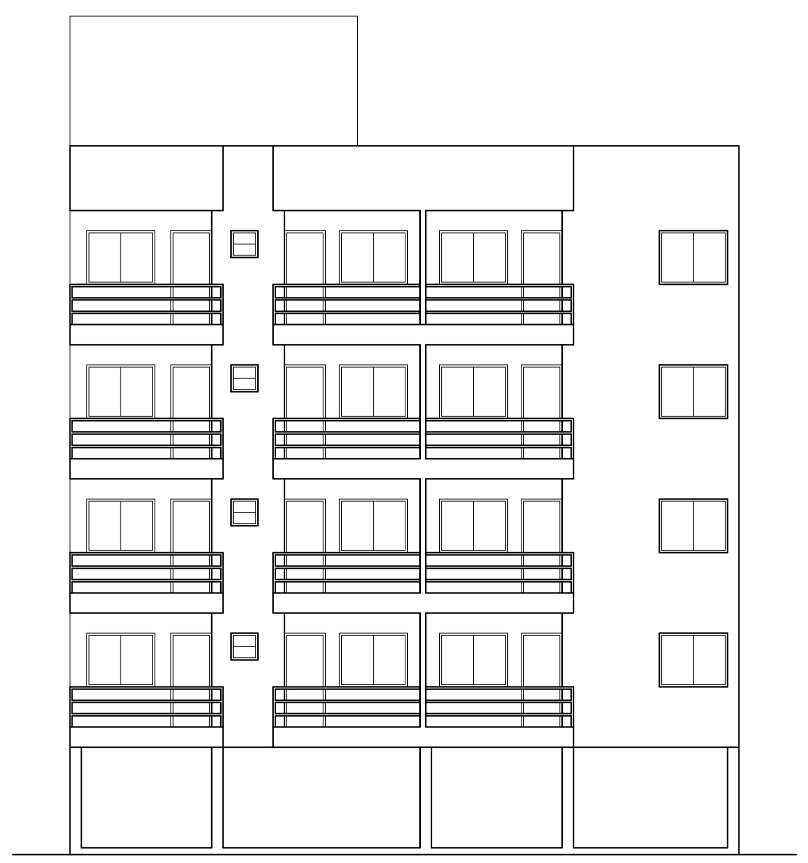
DETAIL OF FOUNDATION
SCALE - N.T.S.



SECTION AT X–X



SECTION AT Y–Y



FRONT ELVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ATUL KUMAR 68/RMC			Name : ARUN KUMAR Designation : Townplanner Organization : GOVERNMENT OF JHARKHAND

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