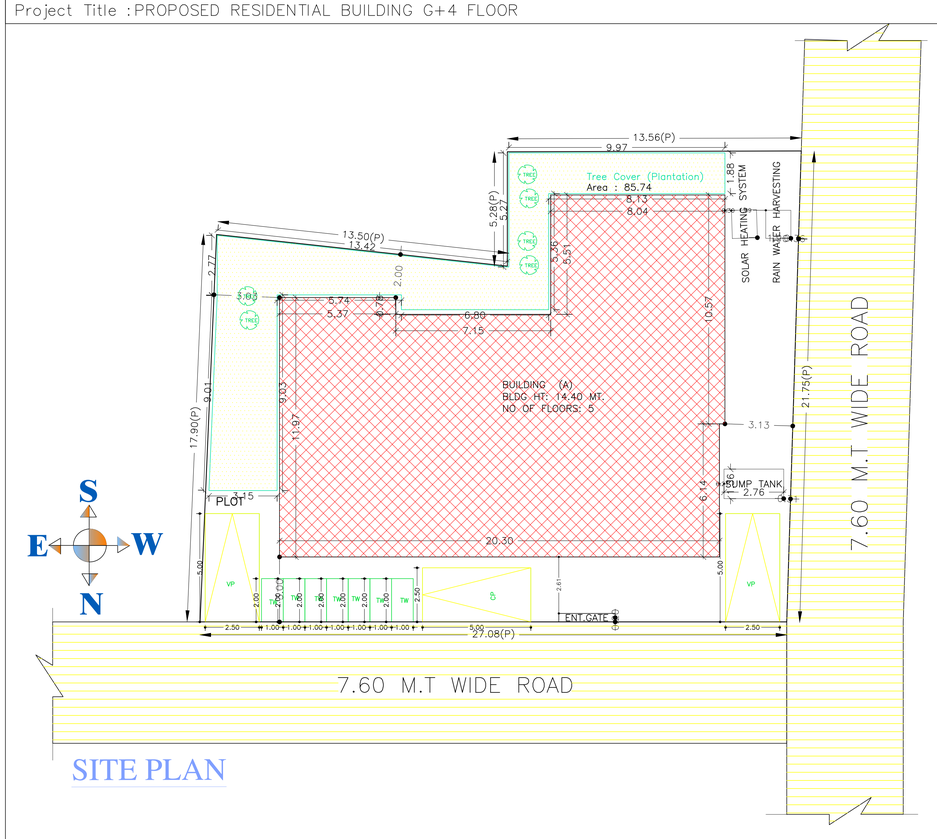
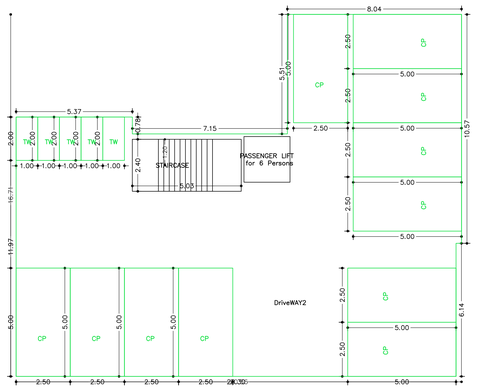
Project Title :PROPOSED RESIDENTIAL BUILDING G+4 FLOOR

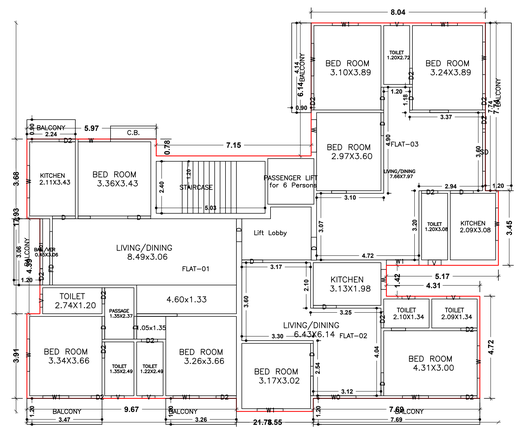
DATE	25-01-2024
SHEET NO.	1



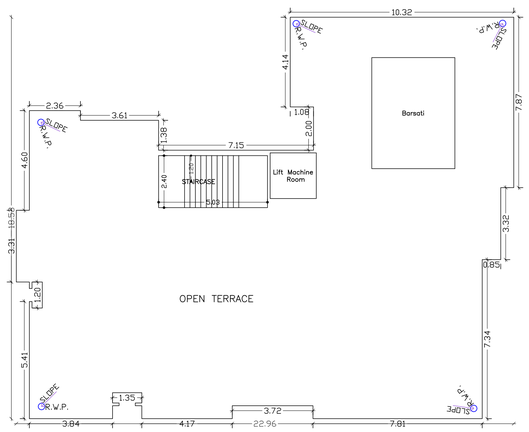
SITE PLAN



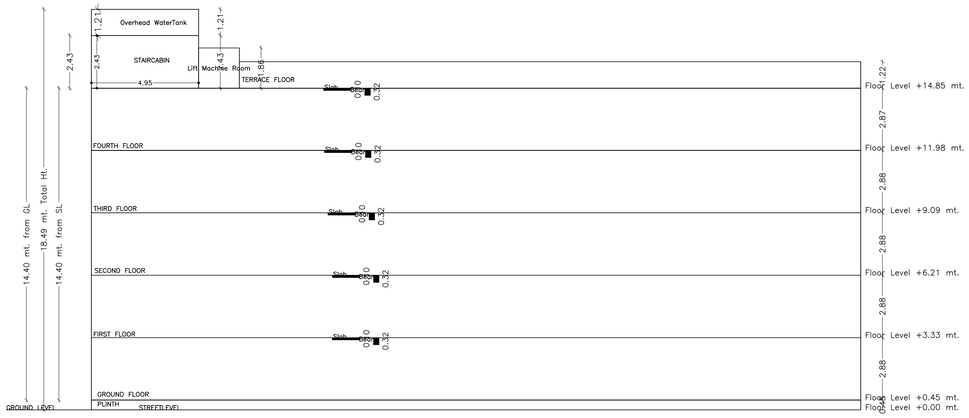
GROUND FLOOR PLAN
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



SECTION

SECTION=X-X
SCALE:1:100

SECTION=Y-Y
SCALE:1:100

SIDE ELEVATION
SCALE:1:100

FRONT ELEVATION
SCALE:1:100

Proposal Basic Information

Proposal File No	RMC/BP/0763/W36/2023
Owner Name	CHANDRA MOHAN SINGH AND KIRAN KUMARI
Khata No	308
Plot No	1306
Village Name	PUNDAG
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.68 VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND	Plot Use: Residential	
URBAN LOCAL BODIES		
District: RANCHI	Plot SubUse: Residential Bldg/Apartment	
Colony name: CHANDO MUNICIPAL CORPORATION	Plot/Nearby:ReligiousStructure: NA	
Ward_No		
RMC/BP/0763/W36/2023	Plot/SubPlot No: 1306	
Application type: General Proposal	North: –	
Project Type: Building Permission	South: –	
Area of Development: Site	East: –	
Location of Development Area: On Area	West: –	
AREA OF PLOT		SQ.MT.
GROSS PLOT AREA (Minimum)	(A)	524.33
NET AREA OF PLOT(Gross Plot Area – Deduction from Gross Plot area)	(A–Deductions)	524.33
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		85.74
Total		85.74
BALANCE AREA OF PLOT(Net Plot Area – Recreational/Amenity space)	(A–Deductions)	438.59
PLOT AREA FOR COVERAGE(Net Plot Area)	(A–Deductions)	524.33
Plot Area for FAR (Net Plot Area + Road(Abaning Area))	(A–Deductions)	524.33
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		314.60
Proposed Coverage Area (52.84 %)		277.06
Total Prop. Coverage Area (52.84 %)		277.06
Balance coverage area (7.16 %)		37.54
FAR CHECK		
Perm. FAR Area (2.500)		1310.83
Total Perm. FAR area		1310.83
Residential FAR		1197.86
Proposed FAR Area		1214.40
Total Proposed FAR Area		1214.40
Consumed FAR (Factor)		2.32
Balance FAR Area		96.43
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1564.78
ARCHITECT (Regd)		SHAILESH KUMAR
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		CHANDRA MOHAN SINGH AND KIRAN KUMARI
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 BUILDING (A) 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	277.06	16.54	277.06	16.54
First Floor	321.93	299.46	321.93	299.46
Second Floor	321.93	299.46	321.93	299.46
Thumb Floor	321.93	299.46	321.93	299.46
Fourth Floor	321.93	299.46	321.93	299.46
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1564.78	1214.38	1564.78	1214.38

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
BUILDING (A)	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.
BUILDING (A)	Residential	Residential Bldg/Apartment	0 – 140	1	12.00	1.00	12	–	–	–	–	–	–	–
			> 140 – 240	1.5	–	1	–	–	–	–	–	–	–	–
			> 0 – 500	1	12.00	–	–	–	–	–	–	1	12	–
			> 0 – 2000	1	12.00	–	–	–	1	2	–	–	–	–
	Total :			–	–	–	12	12	–	2	2	–	12	12

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	–	–	12	150.00
Total Car	12	150.00	12	150.00
Visitor's Car Parking	–	–	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	–	–	12	24.00
Total TwoWheeler	12	24.00	12	24.00
Other Parking	–	–	–	113.00
Total	–	–	–	312.00

FLOOR & Tenement Details (Table 5c–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.)
BUILDING (A)	1	1564.78	17.92	71.96	260.52	1197.84	12.06	1214.38	1214.38	12
Grand Total	1	1564.78	17.92	71.96	260.52	1197.84	12.06	1214.38	1214.38	12

Building :BUILDING (A)

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	277.06	0.00	0.00	260.52	0.00	12.06	16.54	16.54	00
First Floor	321.93	4.48	17.99	0.00	299.46	0.00	299.46	299.46	03
Second Floor	321.93	4.48	17.99	0.00	299.46	0.00	299.46	299.46	03
Thumb Floor	321.93	4.48	17.99	0.00	299.46	0.00	299.46	299.46	03
Fourth Floor	321.93	4.48	17.99	0.00	299.46	0.00	299.46	299.46	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1564.78	17.92	71.96	260.52	1197.84	12.06	1214.38	1214.38	12
Total Number of Same Buildings	1								
Total :	1564.78	17.92	71.96	260.52	1197.84	12.06	1214.38	1214.38	12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING (A)	D2	0.50	2.10	04
BUILDING (A)	D2	0.75	2.10	52
BUILDING (A)	D2	0.94	2.10	04
BUILDING (A)	D	0.97	2.10	04
BUILDING (A)	D	1.05	2.10	04
BUILDING (A)	D	1.06	2.10	48
BUILDING (A)	SD	1.80	2.10	04
BUILDING (A)	FD	2.47	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

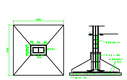
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING (A)	V	0.60	1.50	28
BUILDING (A)	W	0.92	1.50	04
BUILDING (A)	W1	1.20	1.50	24
BUILDING (A)	W	1.50	1.50	32
BUILDING (A)	W1	1.50	1.50	04
BUILDING (A)	WD	1.80	1.50	04
BUILDING (A)	SD	1.80	2.10	04
BUILDING (A)	WD1	2.30	1.50	04

Balcony Calculations Table

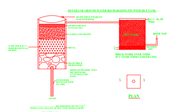
FLOOR	DIM	AREA	TOTAL AREA
TYPICAL – 1,2,3&4 FLOOR PLAN	0.90 X 4.14 X 1 X 4	14.88	143.96
	1.20 X 7.74 X 1 X 4	37.16	
	1.20 X 7.69 X 1 X 4	36.92	
	1.20 X 3.46 X 1 X 4	16.64	
	1.20 X 3.26 X 1 X 4	15.64	
	1.20 X 3.06 X 1 X 4	14.68	
	0.90 X 2.24 X 1 X 4	8.04	
Total :	–	–	143.96

UnitBUA Table for Building :BUILDING (A)

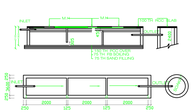
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL – 1,2,3&4 FLOOR PLAN	FLAT-01	FLAT	114.65	100.60	10	12
	FLAT-02	FLAT	74.81	65.39	6	
	FLAT-03	FLAT	104.11	90.91	7	
Total:	–	–	1174.29	1027.60	92	12



TYPICAL COLUMN FOUNDATION
SCALE 1:100



DESIGN OF RECHARGE PIT FOR ROOF TOP RAIN WATER HARVESTING



DETAIL OF SEPTIC TANK
SCALE-1:100

Name : ARUN KUMAR
Designation : Townplanner
Organization : GOVERNMENT OF JHARKHAND

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	OWNER NAME AND SIGNATURE	ARCHITECT SIGNATURE
SHAILESH KUMAR RMC/LE/0015/15-16			

ISO_A0_(841.00_x_1189.00_MM)

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