



Proposal Basic Information

Proposal File No.	RRDA/BP/0391/2024
Owner Name	BANDHANU MAHTO
Khata No.	47
Plot No.	61
Village Name	Pundag
Use	Residential
SubUse	Residential Bdg/Apartment

AREA STATEMENT RANCH REGIONAL DEVELOPMENT AUTHORITY

Version No.	1.0.72
Version Date	16/10/2020

PROJECT DETAIL

Region	RANCH/RANCH/RANCH	Plot Use	Residential
Local Bodies	Plot SubUse	Residential Bdg/Apartment	
Authority	RANCH REGIONAL DEVELOPMENT AUTHORITY	From/To/Plot No.	NA
Invest No.	RRDA/BP/0391/2024	From/To/Plot No.	61
Application Type	General Proposal	North	Plot No. - 61/PART
Project Type	Building Permission	South	Plot No. - 61/PART
Nature of Development	New	East	Road Width - 11.4
Location of Development Area	New Area	West	Plot No. - 60/PART

AREA DETAILS

AREA OF PLOT (Minimum)	(A)	50.00
Deduction for NetPlot Area		484.29
Summery Free of Cost		54.30
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	429.99
Deduction for Balance Plot Area from Gross Plot Area		54.30
Summery Free of Cost		54.43
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	106.73

PILOT AREA FOR COVERAGRE (Net Plot Area)

Summery Free of Cost		375.56
(A-Deductions)		429.99

COVERAGRE CHECK

Permissible Coverage area (60.00%)	257.99
Proposed Coverage area (59.95%)	257.73
Total Prop. Coverage area (59.95%)	257.73
Balance coverage area (0.05%)	0.21

FAR CHECK

Perm. FAR Area (2.500)	1210.72
Total Perm. FAR area	1078.75
Proposed FAR Area	1090.87
Total Proposed FAR Area	1090.87
Consumed FAR (Factor)	2.25
Balance FAR Area	119.88

BUILT UP AREA CHECK

Total Proposed Builtup Area	1402.15
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ARCHITECT (Regd)

ENGINEER (Regd)

SUPERVISOR (Regd)

OWNER (Regd)

DEVELOPMENT AUTHORITY

LOCAL BODY

Building : A (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA Area in 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.)	Trmt (No.)	
Stilt Floor	263.11	0.00	263.11	0.00	0.00	8.88	12.11	12.11	00	
First Floor	286.36	2.81	283.55	3.23	10.63	0.00	269.69	269.69	03	
Second Floor	286.36	2.81	283.55	3.23	10.63	0.00	269.69	269.69	03	
Third Floor	286.36	2.81	283.55	3.23	10.63	0.00	269.69	269.69	03	
Fourth Floor	286.36	2.81	283.55	3.23	10.63	0.00	269.69	269.69	03	
Terrace Floor	4.84	0.00	4.84	0.00	4.84	0.00	0.00	0.00	00	
Total	1413.39	11.24	1402.15	12.92	42.52	13.39	242.45	1078.76	8.88	1090.87

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	FD	0.75	2.10	44
A (BUILDING)	FD	0.90	2.10	12
A (BUILDING)	FD	1.00	2.10	36
A (BUILDING)	FD	1.06	2.10	12
A (BUILDING)	FD	1.40	2.10	08
A (BUILDING)	FD	0.91	1.20	04
A (BUILDING)	FD	1.80	2.10	20

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W	0.60	1.20	20
A (BUILDING)	W	0.70	1.20	04
A (BUILDING)	W	0.90	1.20	08
A (BUILDING)	W	0.91	1.20	04
A (BUILDING)	W	1.20	1.20	16

UnitBUA Table for Building :A (BUILDING)

FLOOR	NAME	LH/BUA Type	LH/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1 - 4 FLOOR PLAN	FLAT-A	FLAT	85.63	69.13	11	
	FLAT-B	FLAT	99.46	81.89	12	12
	FLAT-C	FLAT	73.95	63.64	8	
Total			1035.53	825.84	124	12

COLOR INDEX

FLAT BOUNDARY	Green
PLOT BOUNDARY	Red
ABUTTING ROAD	Blue
PROPOSED CONSTRUCTION	Yellow
COMMON PLOT	Orange
ROAD WIDENING AREA	Purple
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Dark Blue

Buildingwise Floor FAR Details

Floor Name	Building Name	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Stilt Floor	A (BUILDING)	263.11	12.11	263.11	12.11
First Floor	A (BUILDING)	283.55	269.69	283.55	269.69
Second Floor	A (BUILDING)	283.55	269.69	283.55	269.69
Third Floor	A (BUILDING)	283.55	269.69	283.55	269.69
Fourth Floor	A (BUILDING)	283.55	269.69	283.55	269.69
Terrace Floor	A (BUILDING)	4.84	0.00	4.84	0.00
Total		1402.15	1090.87	1402.15	1090.87

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (BUILDING)	Residential	Residential Bdg/Apartment	Non-Highrise	STILT FLOOR PLAN	Residential	Residential Bdg/Apartment	-	-	-
				TYPICAL - 1 - 4 FLOOR PLAN	Residential	Residential Bdg/Apartment	Residential FAR	Residential	Residential Bdg/Apartment
				TERRACE FLOOR PLAN	Residential	Residential Bdg/Apartment	-	-	-

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Regd. Units	Car	Visitors Car	TwoWheeler
A (BUILDING)	Residential	Residential Bdg/Apartment	> 140	1.5	1	1	12
Total					14	2	12

Parking Check (Table 7b)

Vehicle Type	No.	Regd. Area	Prop. Area
Car	10	125.00	125.00
ParagCar	4	24.00	24.00
Visitors Car Parking	1	12.50	12.50
Two Stack Visitor Parking	2	25.00	25.00
TwoWheeler	11	22.00	22.00
Two Stack	1	2.00	2.00
Total TwoWheeler	12	24.00	24.00
ERSHA Stand Area	4	54.00	54.00
Other Parking	-	-	115.56
Total	109.00	421.95	421.95

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA Area in 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.)	Trmt (No.)
A (BUILDING)	1	1413.39	11.24	1402.15	12.92	42.52	13.39	242.45	1078.76	8.88
Grand Total	1	1413.39	11.24	1402.15	12.92	42.52	13.39	242.45	1078.76	8.88

LTP NAME AND SIGNATURE

STRUCTURAL ENGS NAME AND SIGNATURE

BUILDER NAME AND SIGNATURE

DIGITAL SIGNATURE

