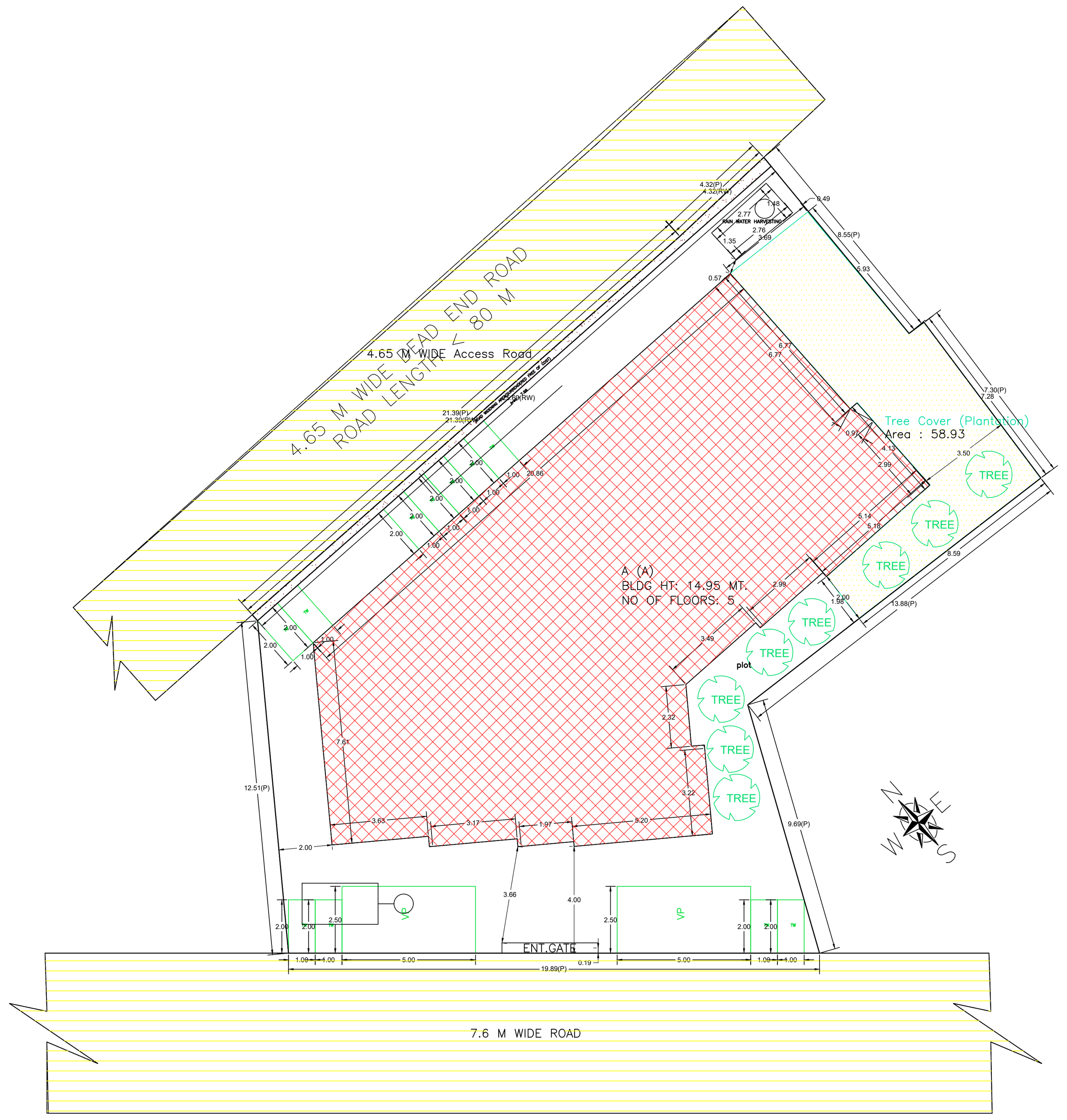
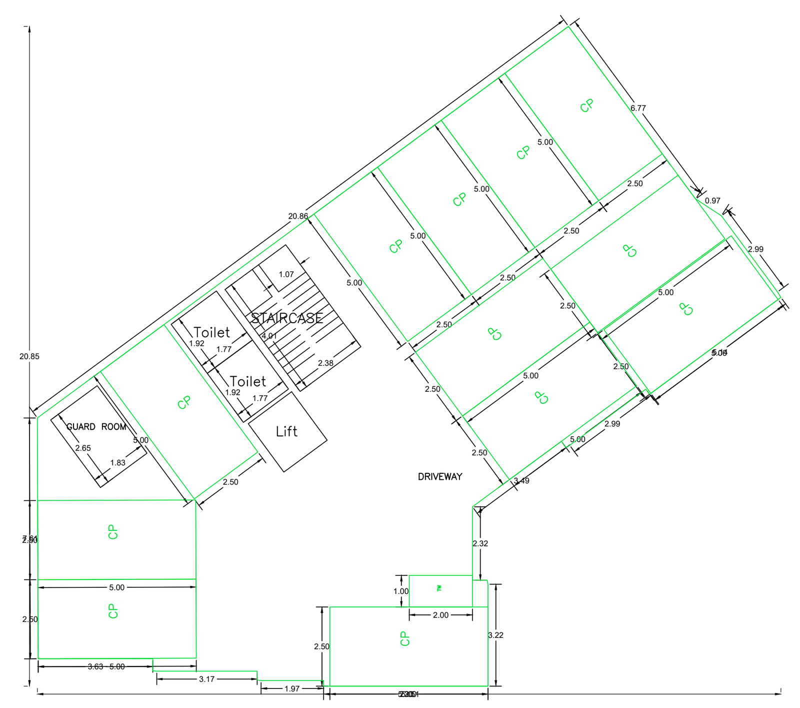
DATE	23-01-2025
SHEET NO.	1

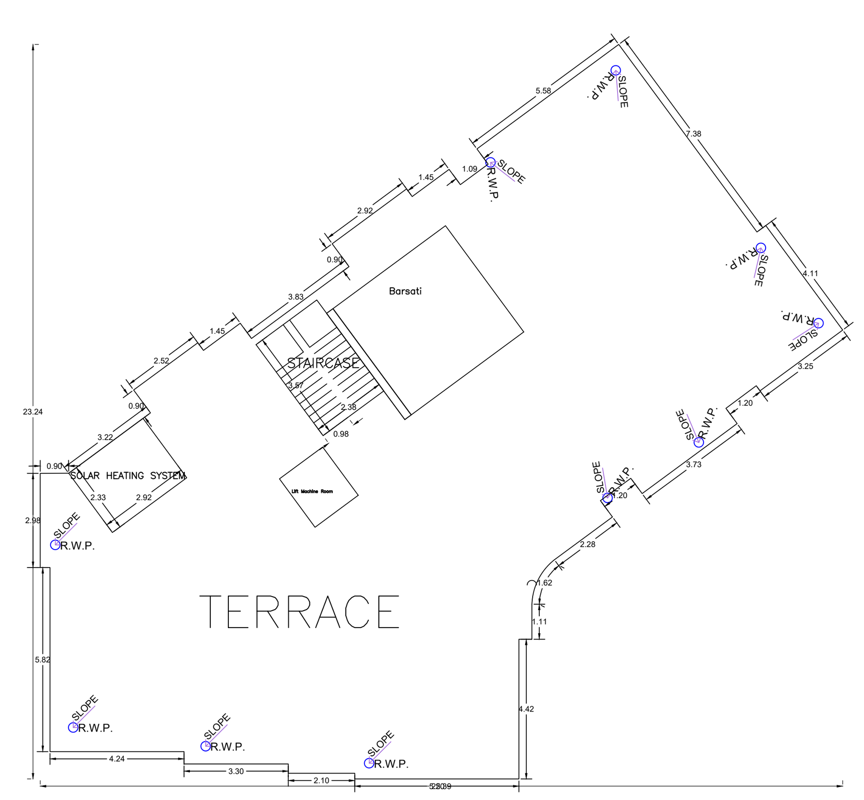


site plan



GROUND FLOOR PLAN
(SCALE 1:100)

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



TERRACE FLOOR PLAN
(SCALE 1:100)

Proposal Basic Information

Proposal File No.	RMC/BP/0811/W51/2024
Owner Name	S K CONSTRUCTION
Khata No	216
Plot No	856
Village Name	HESAG
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.74 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/0811/W51/2024	Plot/SubPlot No: 856	
Application Type: General Proposal	North: Road Width - 4.65	
Project Type: Building Permission	South: Road Width - 8.5	
Nature of Development: New	East: Plot No. - 856/c	
Location of Development Area: Old Area	West: Plot No. - 856/part	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	507.71
Deduction for NetPlot Area		
Surrender Free of Cost		7.99
Total		7.99
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	499.71
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		7.99
Common Plot		58.93
Total		66.92
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	440.79
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	499.71
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	507.71
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		299.83
Proposed Coverage Area (53.30 %)		266.37
Total Prop. Coverage Area (53.3 %)		266.37
Balance coverage area (6.70 %)		33.46
FAR CHECK		
Perm. FAR Area (2.500)		1269.28
Total Perm. FAR area		1269.28
Residential FAR		1148.25
Proposed FAR Area		1161.03
Total Proposed FAR Area		1161.03
Consumed FAR (Factor)		2.29
Balance FAR Area		108.25
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1544.81
ARCHITECT (Regd)		SANOJ KUMAR SINHA
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		S K CONSTRUCTION
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 (A) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	266.37	12.78	266.37	12.78
First Floor	319.61	287.06	319.61	287.06
Second Floor	319.61	287.06	319.61	287.06
Third Floor	319.61	287.06	319.61	287.06
Fourth Floor	319.61	287.06	319.61	287.06
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1544.81	1161.02	1544.81	1161.02

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 (A)	Residential	Residential Bldg/Apartment	Non-Highrise	GROUND FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-
				TYPICAL - 1- 4 FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
				TERRACE FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-

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 (A)	Residential	Residential Bldg/Apartment	0 - 140	1	12.00	1.00	12	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	12.00	-	-	-	-	-	-	1	12	-
			> 0	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	-	-	-	89.90
Total	199.00		312.90	

FAR & Tenement Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Lift	Balcony	Accessory Use	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 (A)	1	1550.77	5.96	1544.81	12.92	82.12	46.85	241.90	1148.24	9.55	1161.02	1161.02	12
Grand Total :	1	1550.77	5.96	1544.81	12.92	82.12	46.85	241.90	1148.24	9.55	1161.02	1161.02	12

(Lift, Balcony, Accessory Use, Parking: Deductions (Area in Sq.mt.))

Building :A (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Lift	Balcony	Accessory Use	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	266.37	0.00	266.37	0.00	0.00	11.69	241.90	0.00	9.55	12.78	12.78	00
First Floor	321.10	1.49	319.61	3.23	20.53	8.79	0.00	287.06	0.00	287.06	287.06	03
Second Floor	321.10	1.49	319.61	3.23	20.53	8.79	0.00	287.06	0.00	287.06	287.06	03
Third Floor	321.10	1.49	319.61	3.23	20.53	8.79	0.00	287.06	0.00	287.06	287.06	03
Fourth Floor	321.10	1.49	319.61	3.23	20.53	8.79	0.00	287.06	0.00	287.06	287.06	03
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 :	1550.77	5.96	1544.81	12.92	82.12	46.85	241.90	1148.24	9.55	1161.02	1161.02	12
Total Number of Same Buildings :	1											
Total :	1550.77	5.96	1544.81	12.92	82.12	46.85	241.90	1148.24	9.55	1161.02	1161.02	12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D2	0.75	2.10	72
A (A)	FD2	0.75	2.10	08
A (A)	D4	0.92	2.10	04
A (A)	D1	0.97	2.10	08
A (A)	D1	0.98	2.10	28
A (A)	D1	1.00	2.10	04
A (A)	FD2	1.31	2.10	04
A (A)	FD	1.81	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

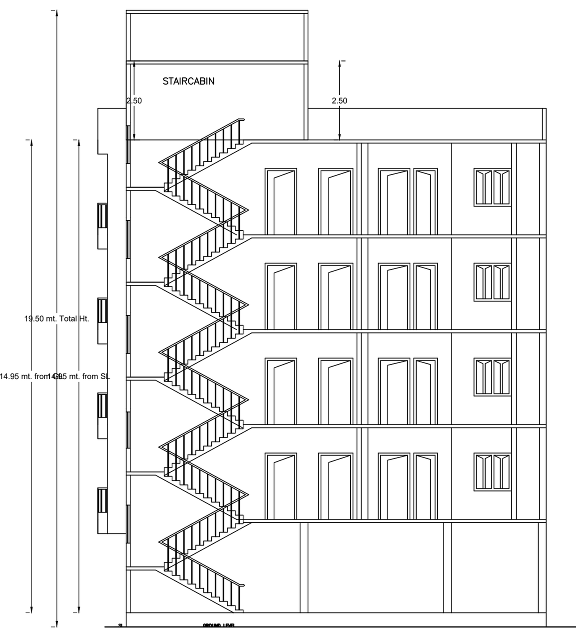
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	V1	0.60	0.45	04
A (A)	V1	0.70	0.45	16
A (A)	V1	0.80	0.45	08
A (A)	W1	0.85	1.20	04
A (A)	W2	1.01	1.20	04
A (A)	W1	1.20	1.20	20
A (A)	W5	1.20	1.20	08
A (A)	W4	1.20	1.20	04
A (A)	W3	1.29	1.20	04
A (A)	W4	1.32	1.20	04
A (A)	W4	1.38	1.20	04
A (A)	W6	2.30	1.20	04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1- 4 FLOOR PLAN	1.20 X 3.95 X 1 X 4	18.96	164.28
	1.20 X 3.43 X 1 X 4	16.44	
	1.20 X 3.98 X 1 X 4	19.12	
	1.20 X 5.20 X 1 X 4	24.92	
	1.20 X 2.10 X 1 X 4	10.08	
	1.20 X 3.30 X 1 X 4	15.80	
	1.20 X 4.24 X 1 X 4	20.36	
	0.90 X 2.52 X 1 X 4	8.76	
	0.90 X 2.92 X 1 X 4	10.24	
	0.90 X 2.32 X 1 X 4	7.52	
	0.90 X 3.49 X 1 X 4	12.08	
Total	-	-	164.28

UnitBUA Table for Building :A (A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1- 4 FLOOR PLAN	1	FLAT	61.19	53.28	5	12
	2	FLAT	123.71	104.24	9	
	3	FLAT	103.66	88.08	9	
Total:	-	-	1154.27	982.39	92	12



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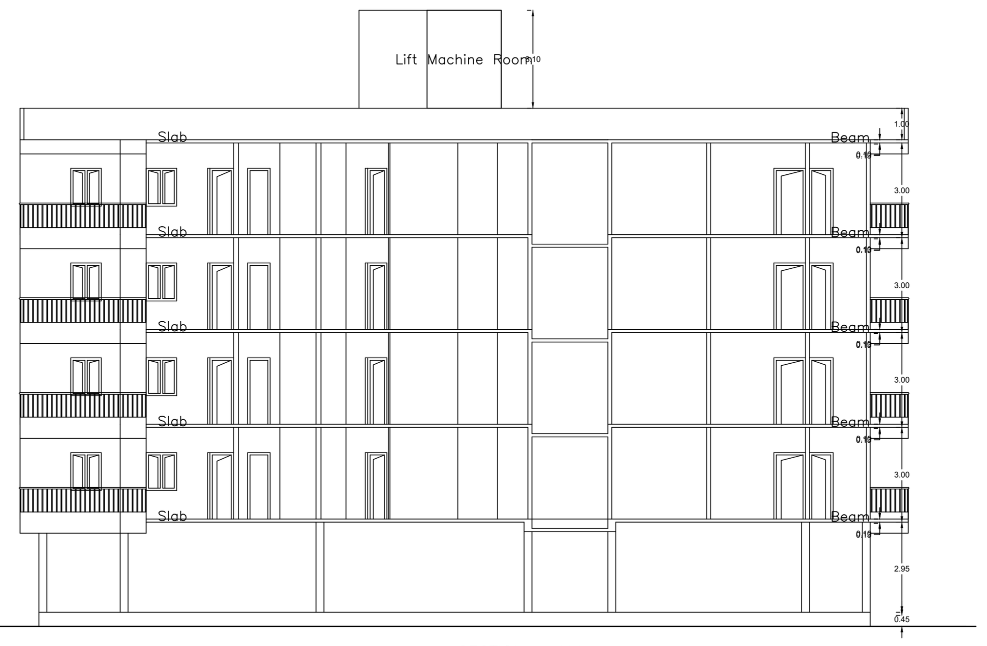

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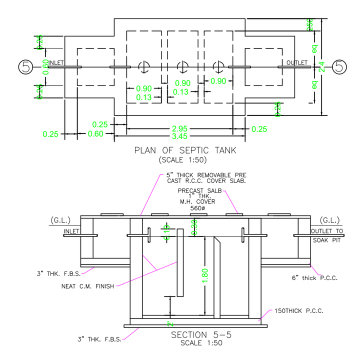

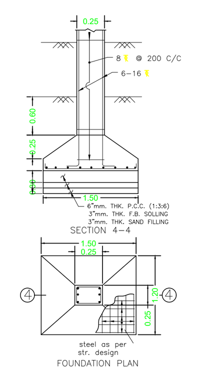

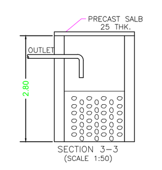

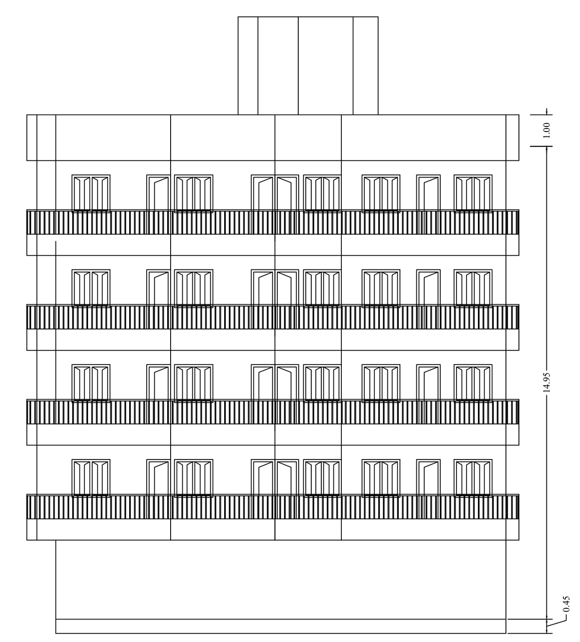

FRONT ELEVATION

SIDE ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SANOJ KUMAR SINHA RMC/LE/0011/15-16			Name : SANJEEV KUMAR Designation : Townplanner Organization : GOVERNMENT

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