

Proposal Basic Information	
Proposal File No.	RMC/BI/0854/W/36/2022/ALT2
Owner Name	BFIN TURKEY FRANCIS TURKEY NIRMAL TURKEY
Khata No.	170
Plot No.	3996,4001
Village Name	ARGOODA
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION		VERSION NO. 1.0.74	VERSION DATE: 16/10/2020
PROJECT DETAIL			
Region: ANURAHADURBAN LOCAL BODIES	Plot Use: Residential		
District: RANCHI	Plot SubUse: Residential Bldg/Apartment		
Authority: RANCHI MUNICIPAL CORPORATION	Plot/Party/Religious/Structure: NA		
Itanic No: RMC/BI/0854/W/36/2022/ALT2	PlotSubPlot No: 3996,4001		
Application Type: General Proposal	North: Plot No. - R.S. PLOT NO.-4049		
Project Type: Building Permission	South: Road Width - 7.50 METR		
Nature of Development: Addition or Alteration	East: Road Width - 6.10 PRIVATE ROAD		
Location of Development Area: Old Area	West: Plot No. - R.S. PLOT NO.-3999		
AREA DETAILS			SQ.MT.
AREA OF PLOT (Minimum)	(A)		1173.05
Deduction for NetPlot Area			
Surrender Free of Cost			7.23
Total			7.23
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		1165.83
Deduction for Balance Plot Area(from Gross Plot Area)			
Surrender Free of Cost			7.23
Total			124.99
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		1040.84
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		1165.83
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)		1173.06
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			582.91
Proposed Coverage Area (49.72 %)			579.68
Total Prop. Coverage Area (49.72 %)			579.68
Balance coverage area (0.28 %)			3.23
FAR CHECK			
Perm FAR Area (2.50)			2932.65
Total Perm FAR area			2932.65
Residential FAR			2360.52
Proposed FAR Area			2416.02
Total Proposed FAR Area			2416.02
Consumed FAR (Factor)			2.06
Balance FAR Area			516.63
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			3038.76
ARCHITECT (Regd)			
ENGINEER (Regd)			Pritya Kumari
SUPERVISOR (Regd)			
OWNER (Regd)			BFIN TURKEY FRANCIS TURKEY NIRMAL TURKEY
DEVELOPMENT AUTHORITY			
			LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Dark Blue

Buildingwise Floor FAR Details

Floor Name	A1 (RESIDENTIAL)		B2 (RESIDENTIAL)		Total	
	Proposed Built Up Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Ground Floor	17.07	279.88	17.07	0.00	282.73	18.43
First Floor	0.00	325.01	0.00	315.79	289.76	279.34
Second Floor	0.00	325.01	0.00	315.79	289.76	325.01
Third Floor	0.00	325.01	0.00	315.79	289.76	279.34
Fourth Floor	0.00	325.01	0.00	315.79	289.76	325.01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total	17.07	1579.92	17.07	1263.16	1441.77	1135.79

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse	
A1 (RESIDENTIAL)	Residential	Residential Bldg/Apartment	Non-Highrise	GROUND FLOOR TYPICAL	Residential	Residential Bldg/Apartment	RESI FAR	Residential	Residential Bldg/Apartment	
				1, 2, 3 & 4 FLOOR TYPICAL	Residential	Residential Bldg/Apartment	RESI FAR	Residential	Residential Bldg/Apartment	
				TERrace FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-	-
				GROUND FLOOR TYPICAL	Residential	Residential Bldg/Apartment	-	-	-	-
B2 (RESIDENTIAL)	Residential	Residential Bldg/Apartment	Non-Highrise	GROUND FLOOR TYPICAL	Residential	Residential Bldg/Apartment	RESI FAR	Residential	Residential Bldg/Apartment	
				1, 2, 3 & 4 FLOOR TYPICAL	Residential	Residential Bldg/Apartment	RESI FAR	Residential	Residential Bldg/Apartment	
				TERrace FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-	-
				GROUND FLOOR TYPICAL	Residential	Residential Bldg/Apartment	-	-	-	-

Required Parking (Table 7a)

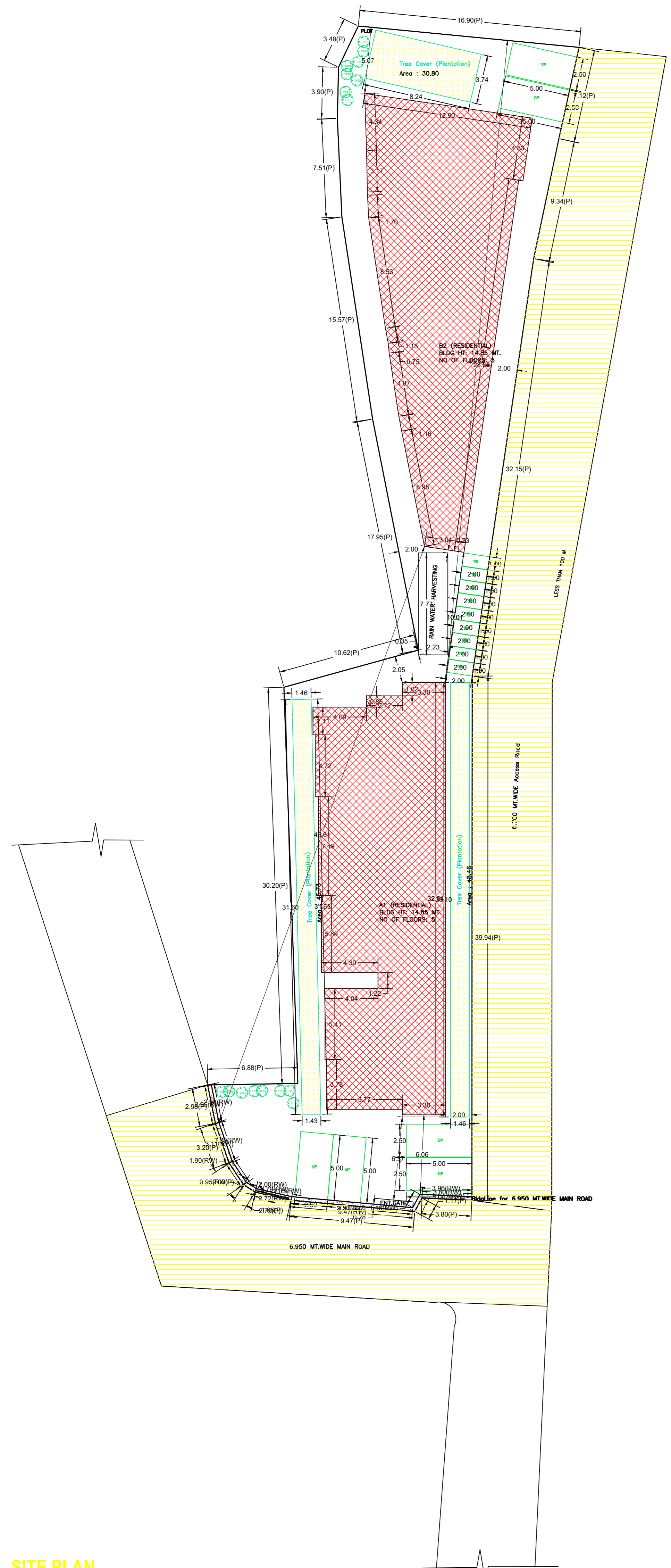
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
B2 (RESIDENTIAL)	Residential	Residential Bldg/Apartment	0 - 140	1	12.00	1	12	-	-	-	-
			> 140 - 1.5	1	12.00	-	-	-	-	1	12
			> 1.5	1	12.00	-	-	-	1	2	-
Total						12	25	2	3	12	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	25	25	312.50
Total Car	12	150.00	25	312.50
Visitors Car Parking	-	3	3	37.50
Total Visitor Parking	2	25.00	3	37.50
TwoWheeler	-	23	23	46.00
Total TwoWheeler	12	24.00	23	241.17
Other Parking	-	-	-	-
Total		199.00		683.17

FAR & Tenement Details

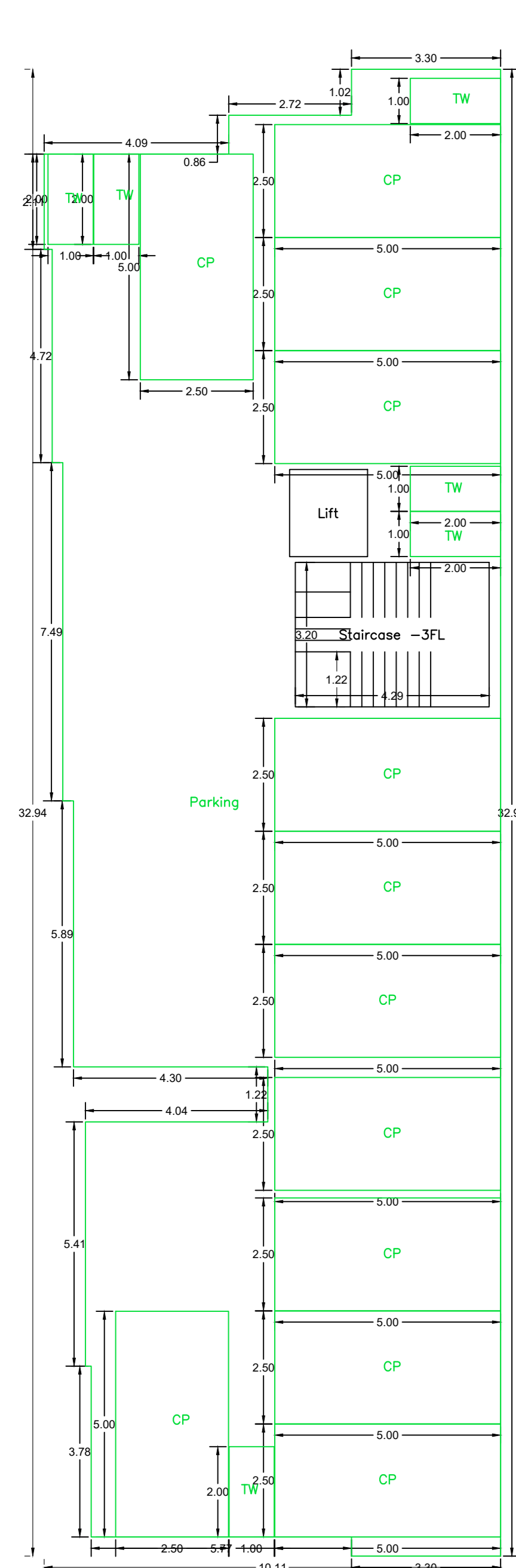
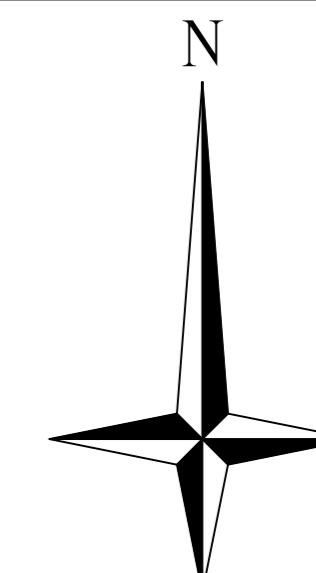
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total Area in Existing FAR (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)	
					LR	Balcony	Parking							
A1 (RESIDENTIAL)	1	1596.99	1579.92	17.07	13.32	23.56	279.88	1263.16	0.00	0.00	13.74	1280.23	1280.23	12
B2 (RESIDENTIAL)	1	1441.77	0.00	1441.77	13.32	28.36	264.30	0.00	1117.36	15.10	0.00	1135.79	1135.79	12
Grand Total	2	3038.76	1579.92	1458.84	26.64	51.92	544.17	1263.16	1117.36	15.10	13.74	2416.02	2416.02	24



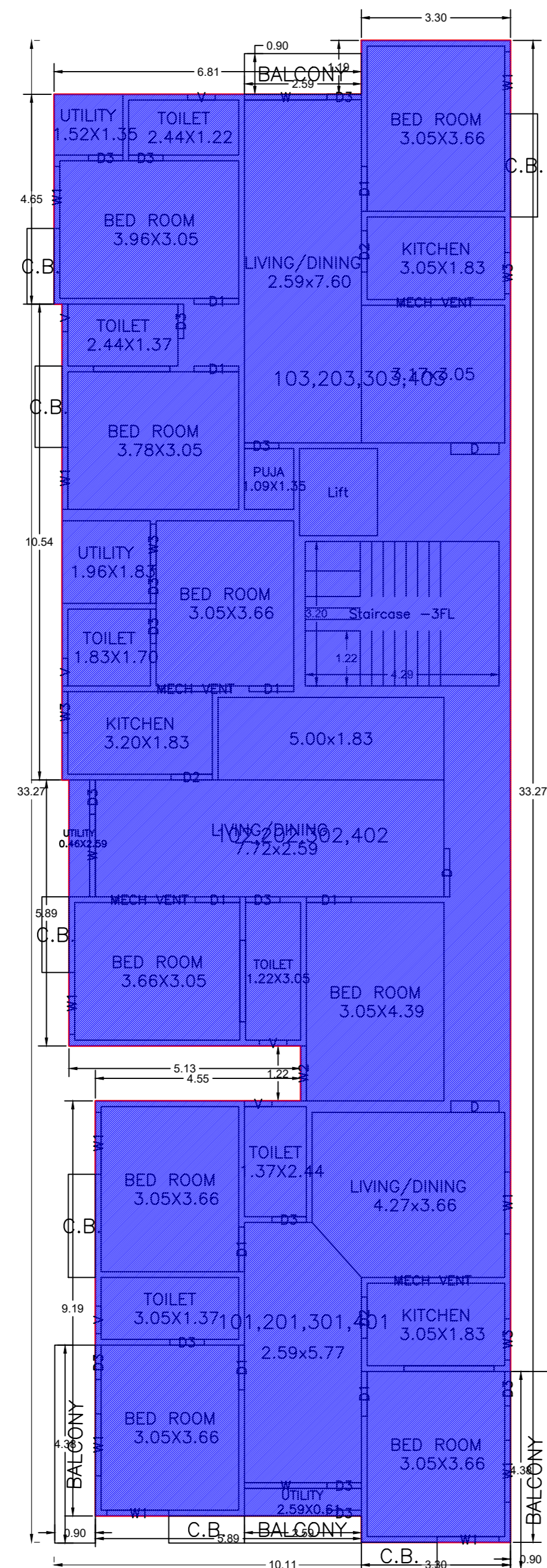
SITE PLAN
1:200

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Pritya Kumari RMC/ARC/056/2019			

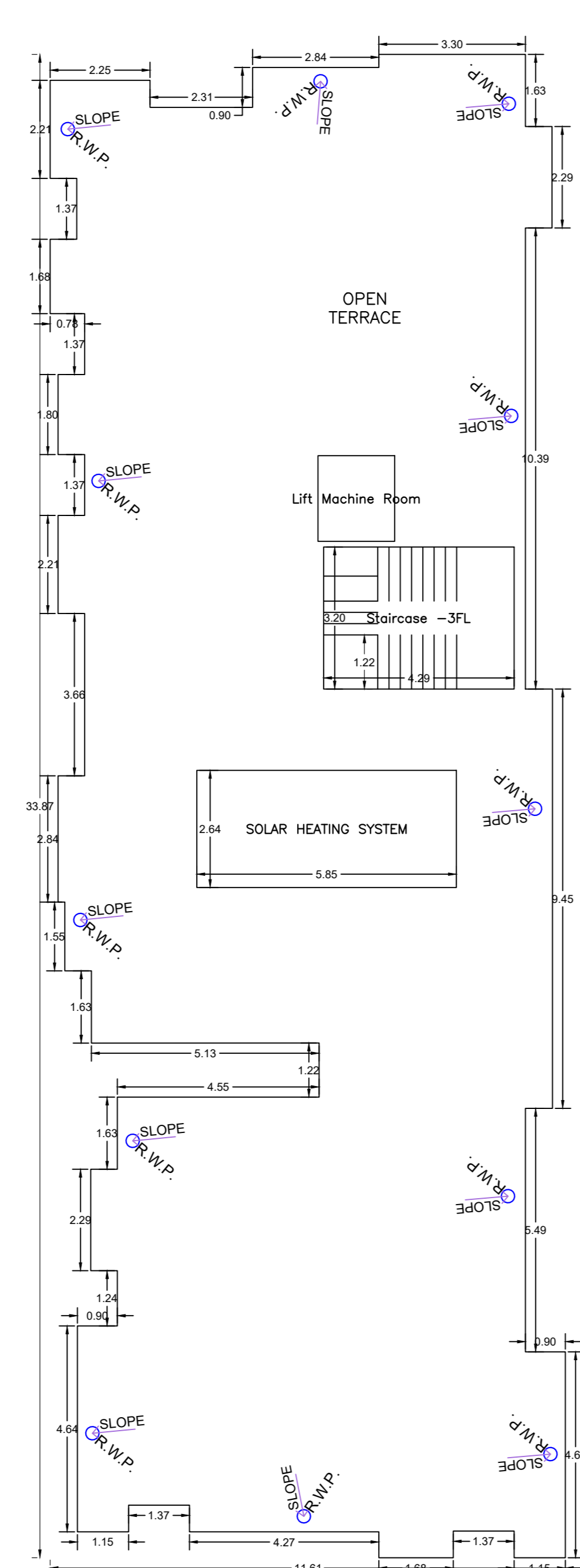
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Khata No.	170
Plot No.	3996,4001
Village Name	ARGOODA
Use	Residential
SubUse	Residential Bldg/Apartment



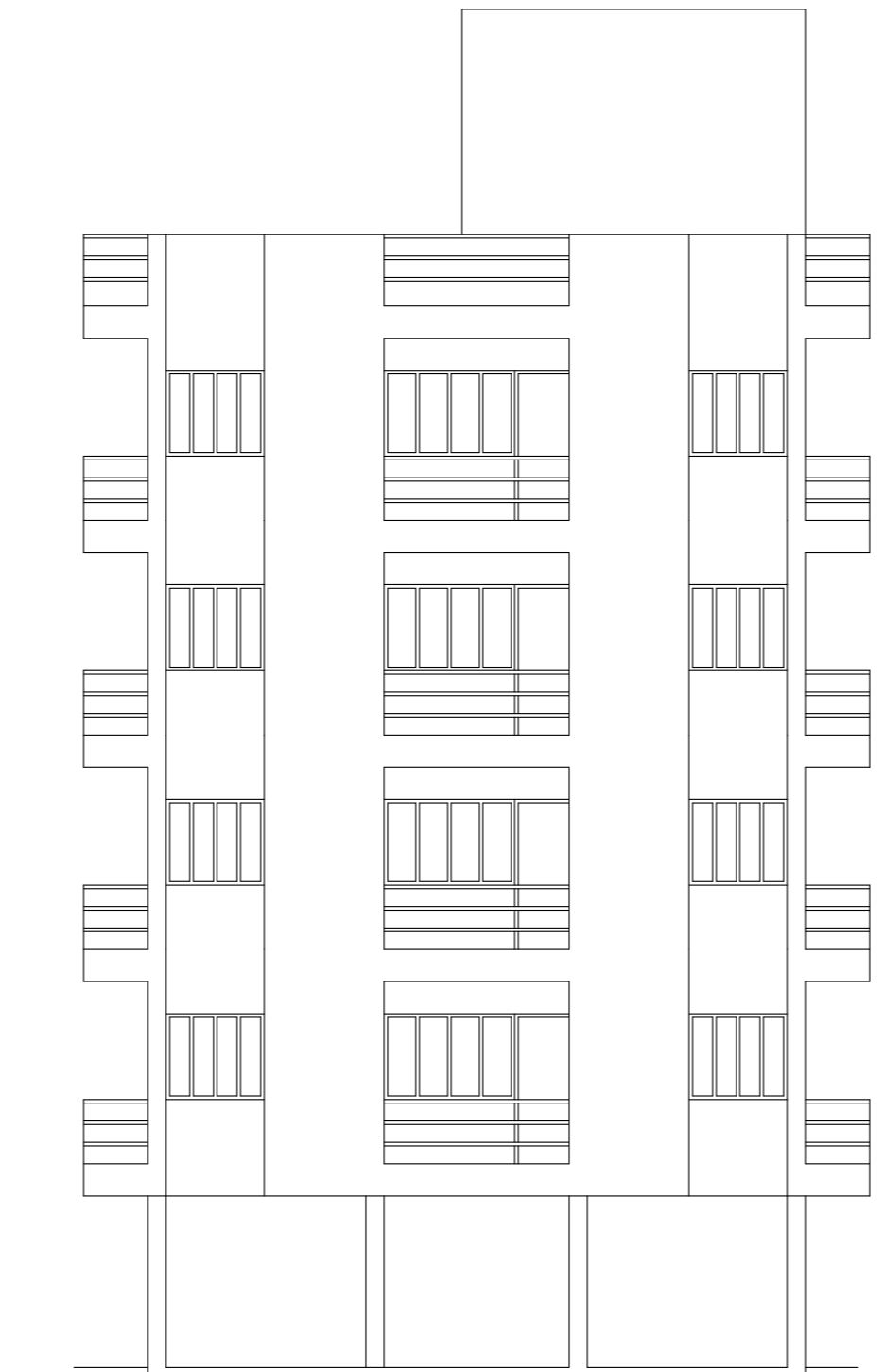
GROUND FLOOR PLAN
(SCALE 1:100)



TYPICAL - 1, 2, 3& 4 FLOOR PLAN
(Existing)
(SCALE 1:100)



TERRACE FLOOR PLAN
(Existing)
(SCALE 1:100)



BLOCK - A
FRONT ELEVATION



BLOCK - A
SIDE ELEVATION

Building :A1 (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt)	Existing Built Up Area (Sq.mt)	Proposed Built Up Area (Sq.mt)	Deductions (Area in Sq.mt.)			Add Area in Existing FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Cumulative Additional FAR Area (Sq.mt.)	Tent (No.)
				Lift	Balcony	Parking				
Ground Floor	296.96	279.88	17.07	0.00	0.00	279.88	0.00	13.74	17.07	00
First Floor	325.01	325.01	0.00	3.33	5.89	0.00	315.79	0.00	315.79	03
Second Floor	325.01	325.01	0.00	3.33	5.89	0.00	315.79	0.00	315.79	03
Third Floor	325.01	325.01	0.00	3.33	5.89	0.00	315.79	0.00	315.79	03
Fourth Floor	325.01	325.01	0.00	3.33	5.89	0.00	315.79	0.00	315.79	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	1596.99	1579.92	17.07	13.32	23.56	279.88	1263.16	13.74	1280.23	12
Total Number of Same Buildings	1									
Total	1596.99	1579.92	17.07	13.32	23.56	279.88	1263.16	13.74	1280.23	12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	D3	0.78	0.00	60
A1 (RESIDENTIAL)	D2	0.91	0.00	12
A1 (RESIDENTIAL)	D1	0.99	0.00	36
A1 (RESIDENTIAL)	D	1.07	0.00	12

SCHEDULE OF WINDOW/VENTILATION:

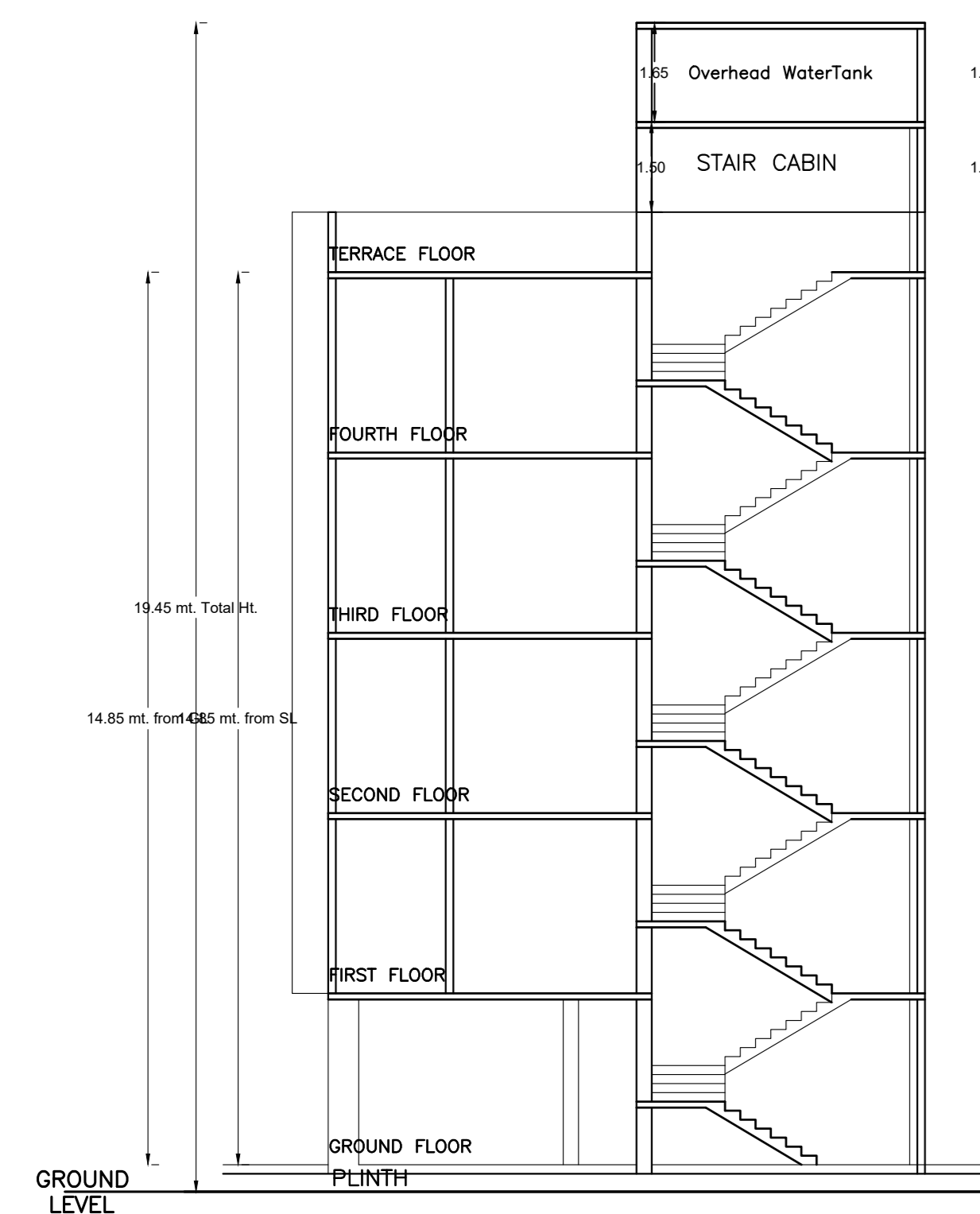
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	V	0.61	1.20	24
A1 (RESIDENTIAL)	W3	0.91	1.20	18
A1 (RESIDENTIAL)	W2	1.22	1.20	04
A1 (RESIDENTIAL)	W1	1.37	1.20	60
A1 (RESIDENTIAL)	MECHVENT	1.52	1.20	18
A1 (RESIDENTIAL)	W	1.83	1.20	12

UnitBUA Table for Building :A1 (RESIDENTIAL)

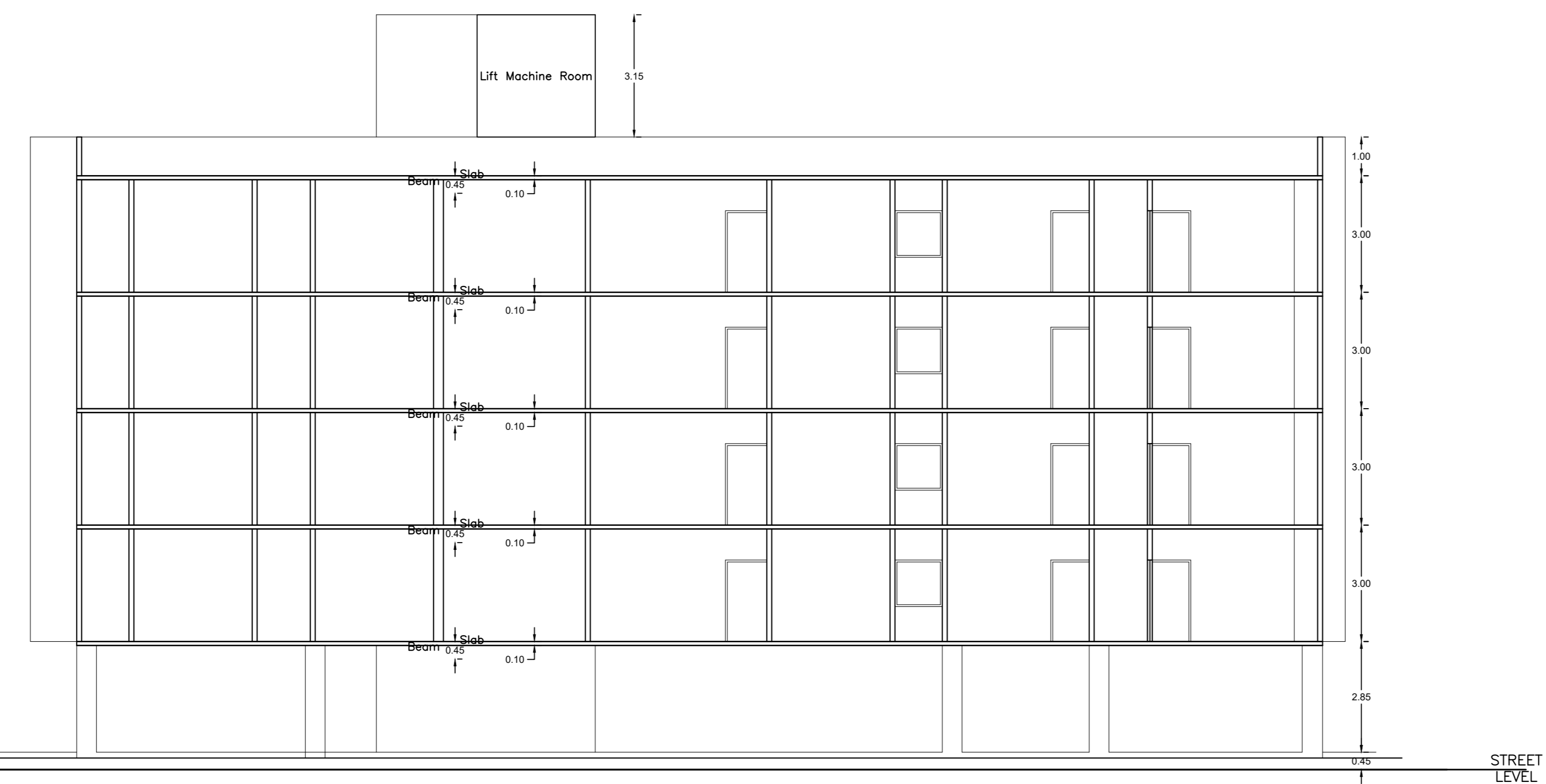
FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1,	101,201,301,401	FLAT	Existing	96.33	85.63	8	24
2,3&4 FLOOR PLAN	102,202,302,402	FLAT	Existing	90.82	80.59	8	12
	103,203,303,403	FLAT	Existing	92.79	80.25	9	
Total	-	-	-	1115.75	1065.85	104	12

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	0.90 X 2.59 X 1 X 4	9.32	47.12
	0.90 X 4.39 X 2 X 4	31.60	
	0.60 X 2.59 X 1 X 4	6.20	
Total	-	-	47.12

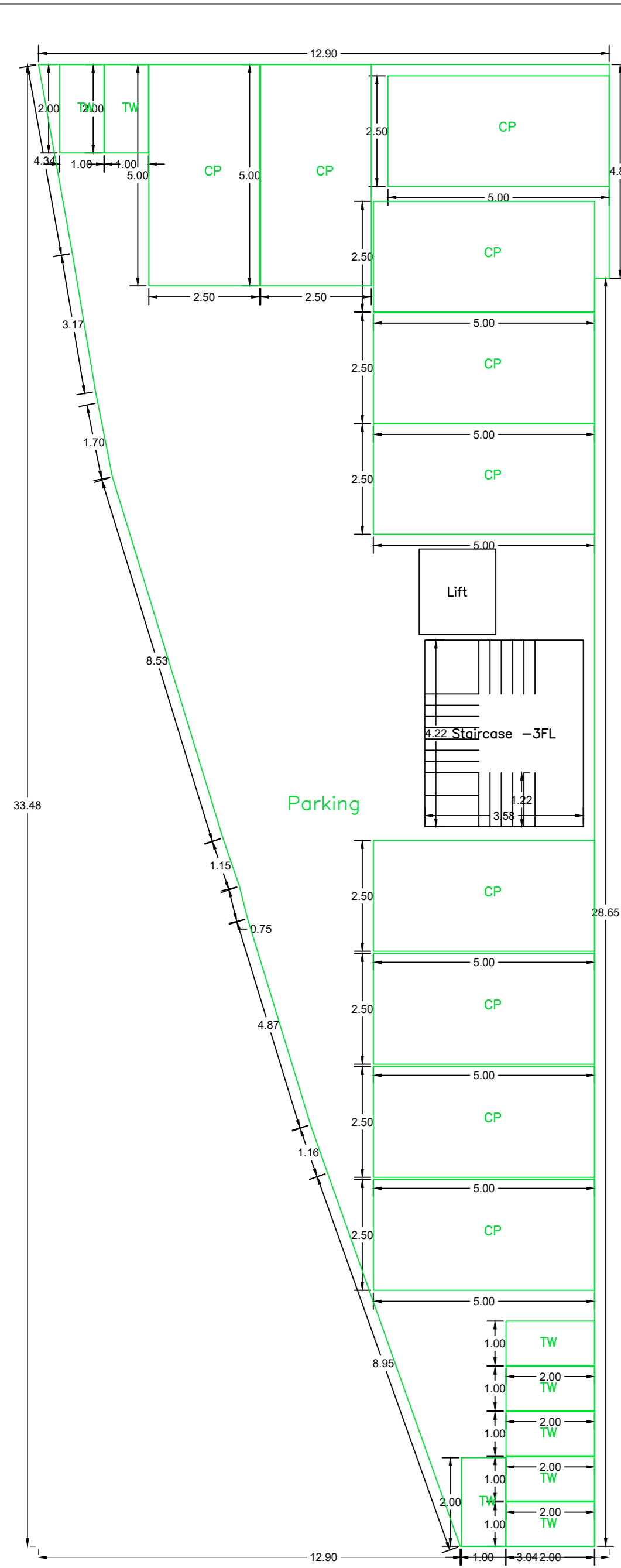


BLOCK - A
SECTION -X-X

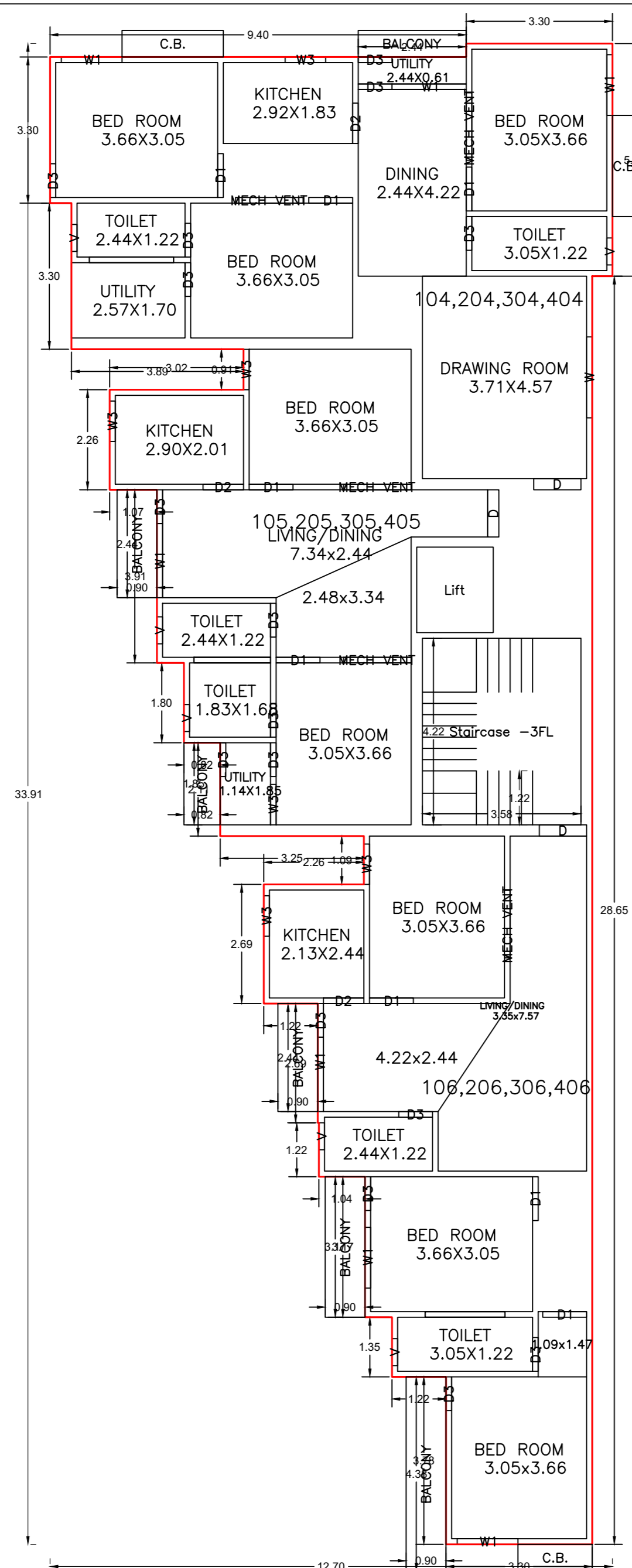


BLOCK - A
SECTION -Y-Y

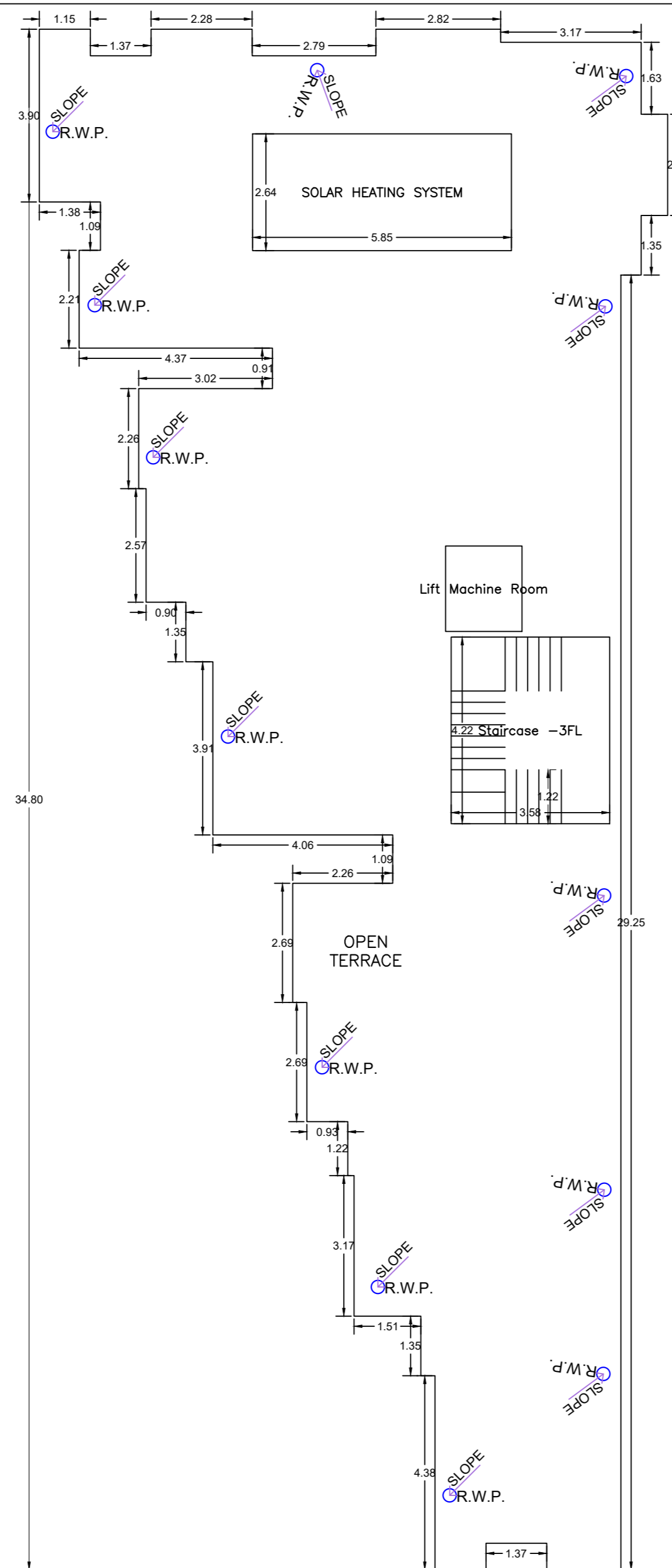
LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Pritha Kumari RMC/ARC/056/2019			



GROUND FLOOR PLAN
(SCALE 1:100)



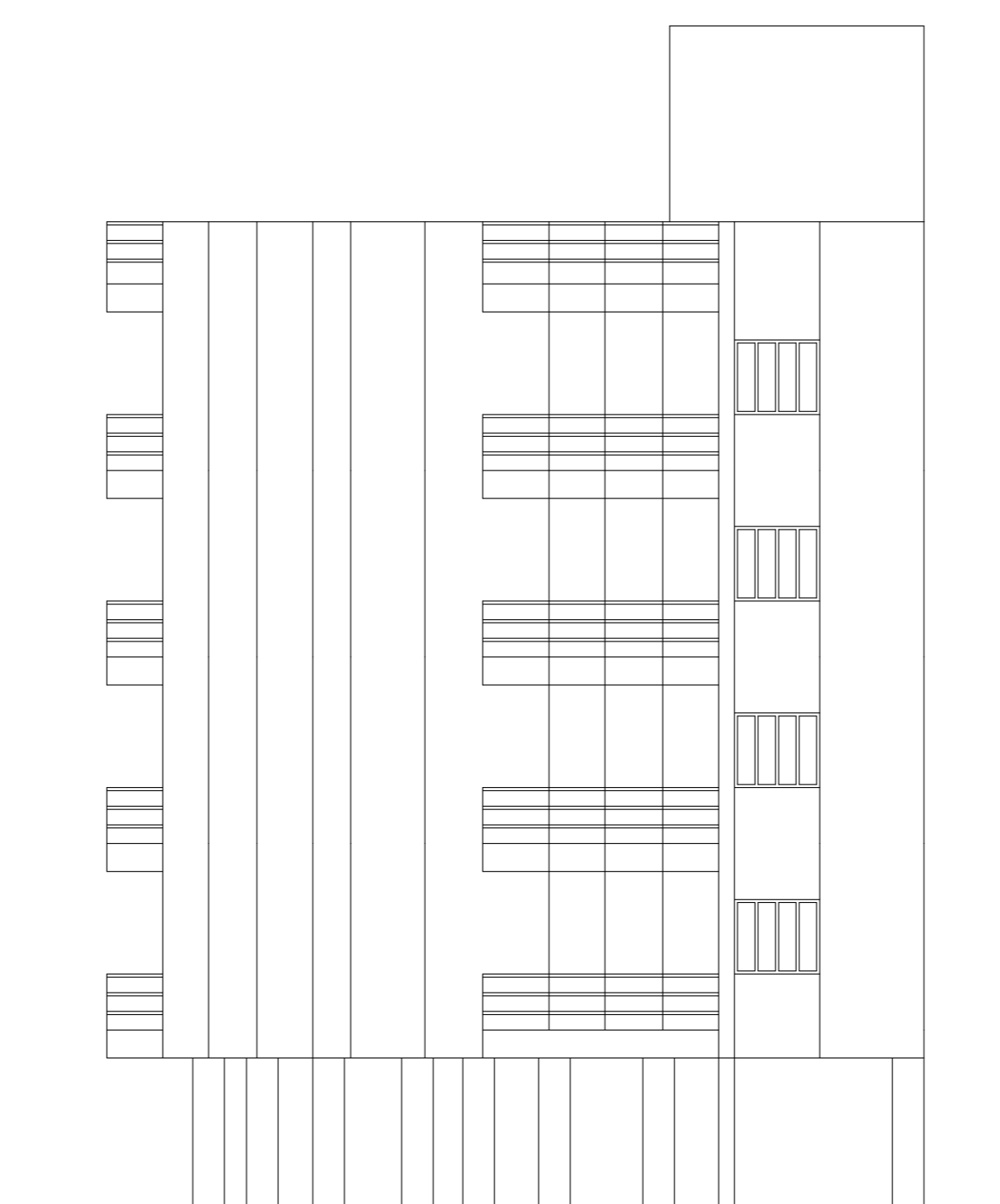
TYPICAL - 1, 2, 3& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



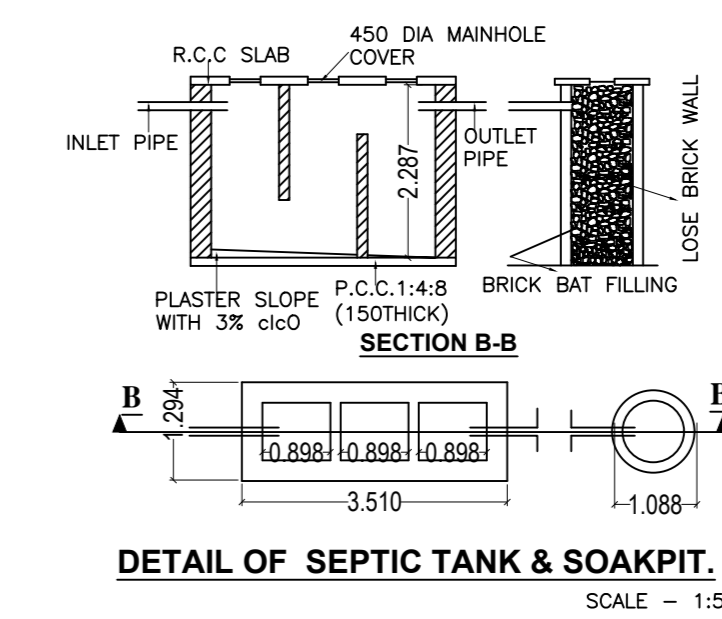
TERRACE FLOOR PLAN
(SCALE 1:100)



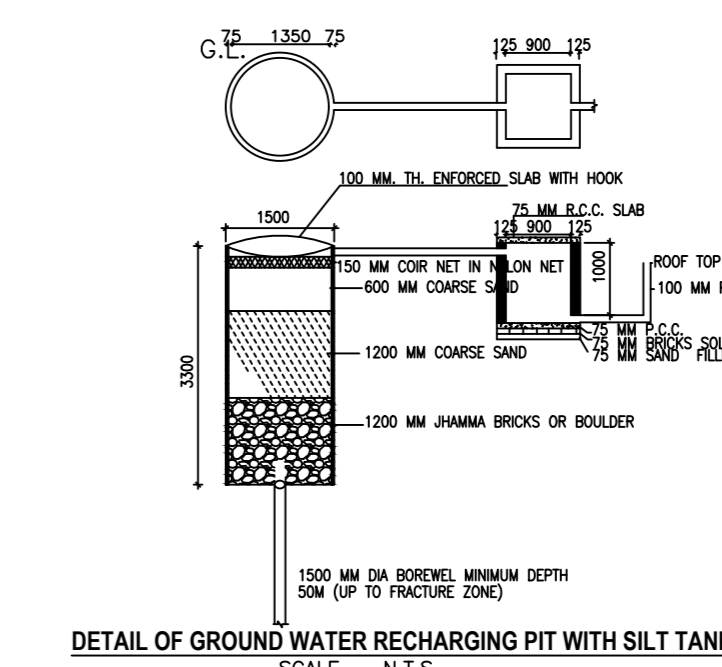
BLOCK - B
SIDE ELEVATION



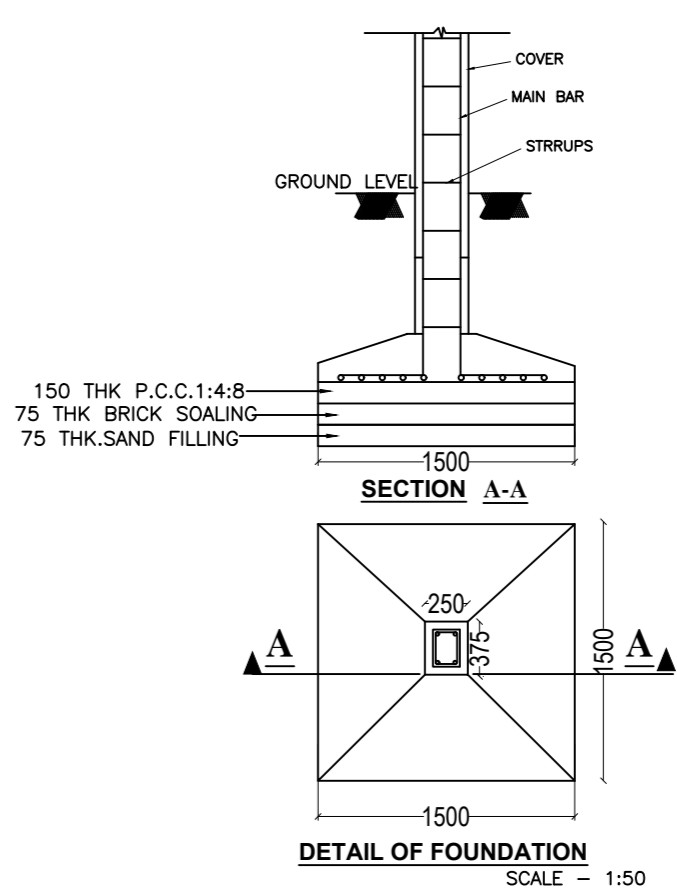
BLOCK - B
FRONT ELEVATION



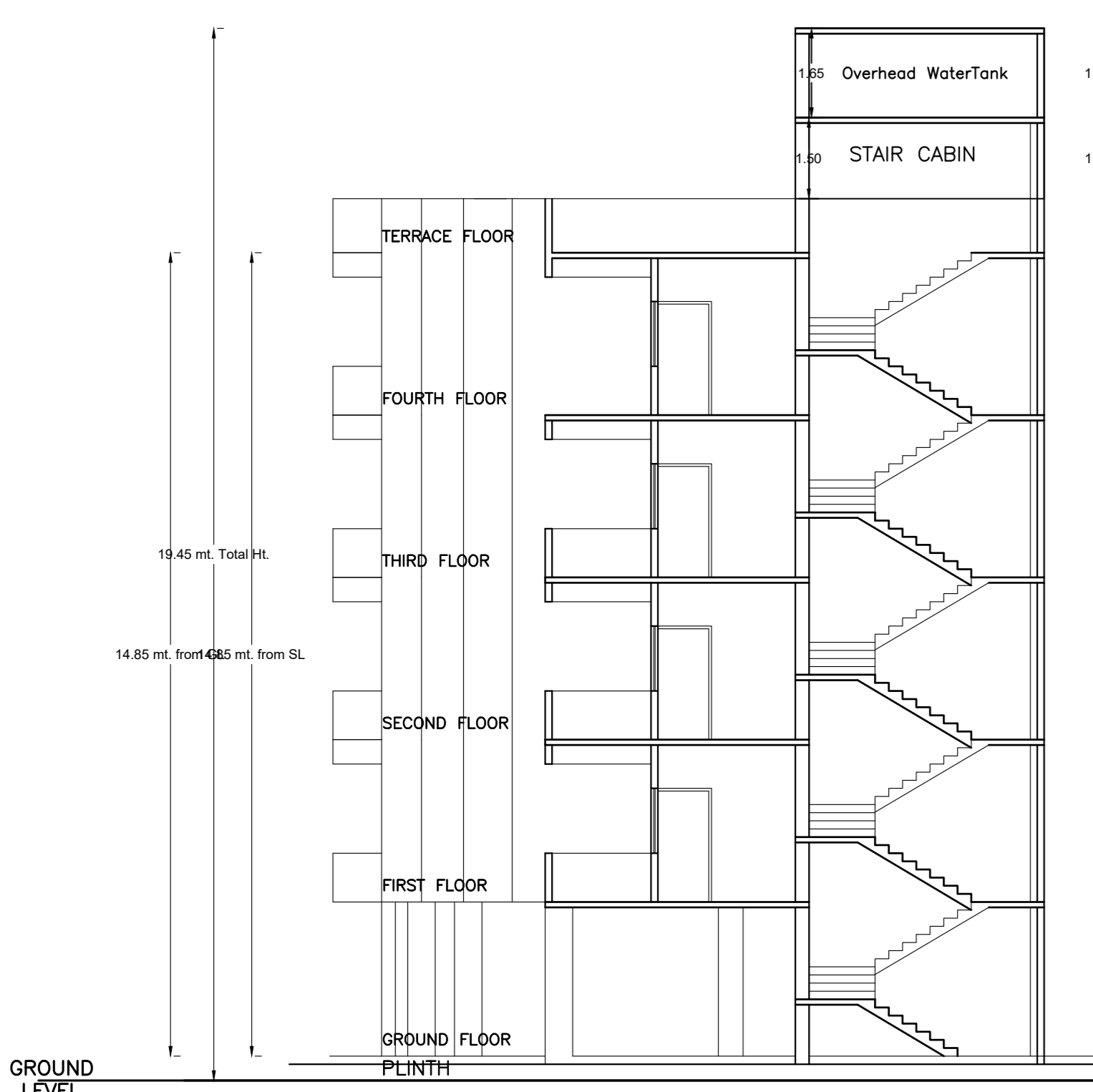
DETAIL OF SEPTIC TANK & SOAKPIT.
SCALE - 1:50



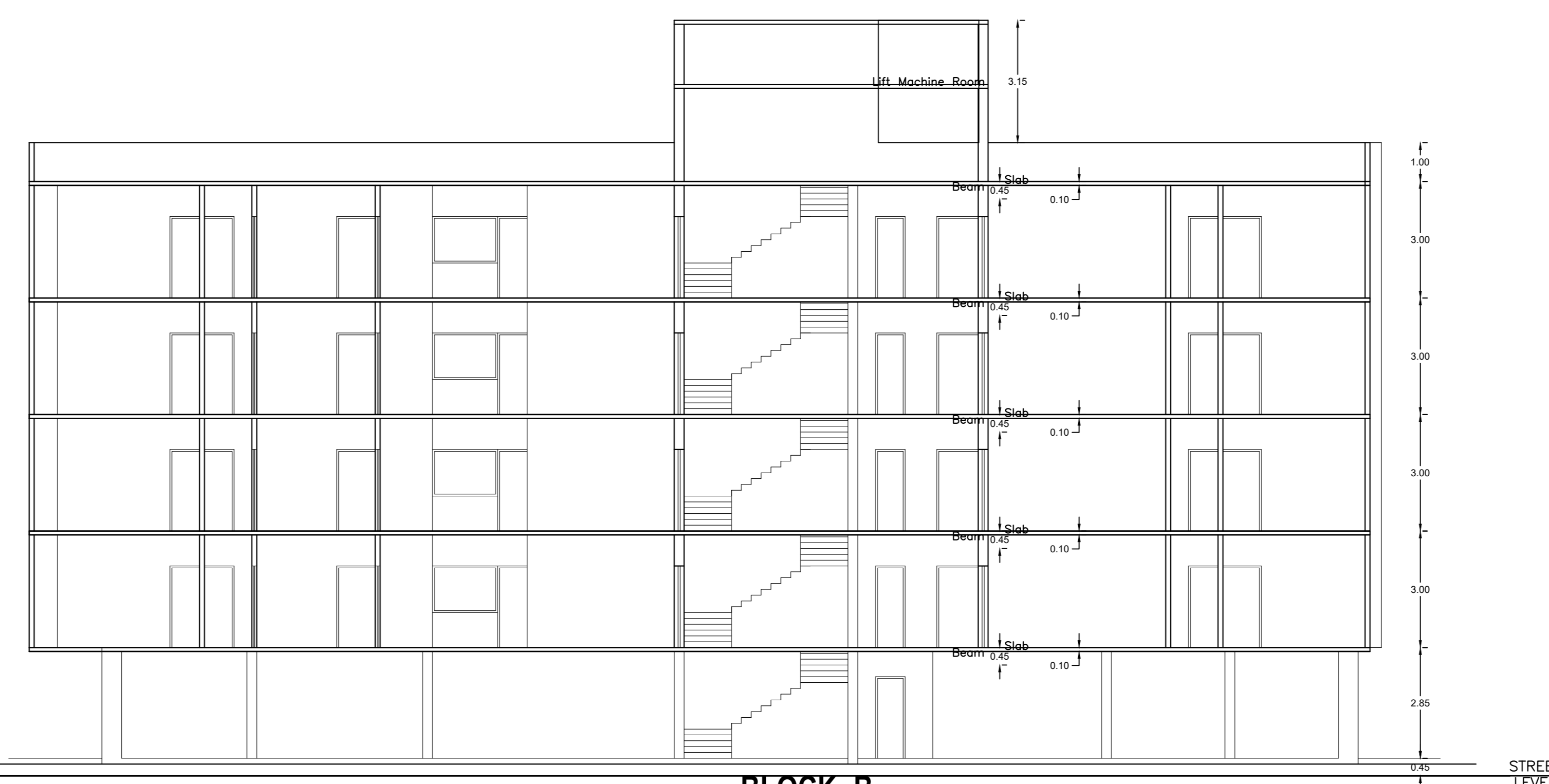
DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK
SCALE - 1:10



DETAIL OF FOUNDATION
SCALE - 1:50



BLOCK - B
SECTION - C-C



BLOCK - B
SECTION - D-D

Proposed Basic Information

Proposal File No.	RMC/SP/0854/W/36/2022/ALT2
Owner Name	BFIN TURKEY FRANCIS TURKEY NIRMAL TURKEY
Khata No.	170
Plot No.	3996,4001
Village Name	ARGOODA
Use	Residential
SubUse	Residential Bldg/Apartment

Building :B2 (RESIDENTIAL)

Floor Name	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.)	Total Trmt (No.)
		Lift	Balcony	Parking					
Ground Floor	282.73	0.00	0.00	284.30	0.00	15.10	18.43	18.43	00
First Floor	289.76	3.33	7.09	0.00	279.34	0.00	279.34	279.34	03
Second Floor	289.76	3.33	7.09	0.00	279.34	0.00	279.34	279.34	03
Third Floor	289.76	3.33	7.09	0.00	279.34	0.00	279.34	279.34	03
Fourth Floor	289.76	3.33	7.09	0.00	279.34	0.00	279.34	279.34	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	1441.77	13.32	28.36	284.30	1117.36	15.10	1135.79	1135.79	12
Total Number of Same Buildings	1								
Total	1441.77	13.32	28.36	284.30	1117.36	15.10	1135.79	1135.79	12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B2 (RESIDENTIAL)	D3	0.76	2.10	64
B2 (RESIDENTIAL)	D2	0.91	2.10	12
B2 (RESIDENTIAL)	D1	0.99	2.10	12
B2 (RESIDENTIAL)	D	1.07	2.10	12

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	V	LENGTH	HEIGHT	NOS
B2 (RESIDENTIAL)	W3	0.61	1.20	24	
B2 (RESIDENTIAL)	W3	0.91	1.20	24	
B2 (RESIDENTIAL)	W11	1.37	1.20	16	
B2 (RESIDENTIAL)	MECH VENT	1.52	1.20	20	
B2 (RESIDENTIAL)	W1	1.68	1.20	12	
B2 (RESIDENTIAL)	W1	1.83	1.20	04	

UnitBUA Table for Building :B2 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	105,205,305,405	FLAT	96.57	83.87	1	12
	106,206,306,406	FLAT	94.34	85.11	7	12
Total			1029.88	970.42	86	12

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	0.60 X 2.44 X 1 X 4	5.84	56.68
	0.90 X 2.44 X 2 X 4	17.52	
	0.90 X 3.18 X 1 X 4	11.44	
	0.90 X 4.39 X 1 X 4	15.90	
	0.82 X 1.88 X 1 X 4	6.08	
Total			56.68

LTP NAME AND SIGNATURE Priya Kumari RMC/ARC/056/2019	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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