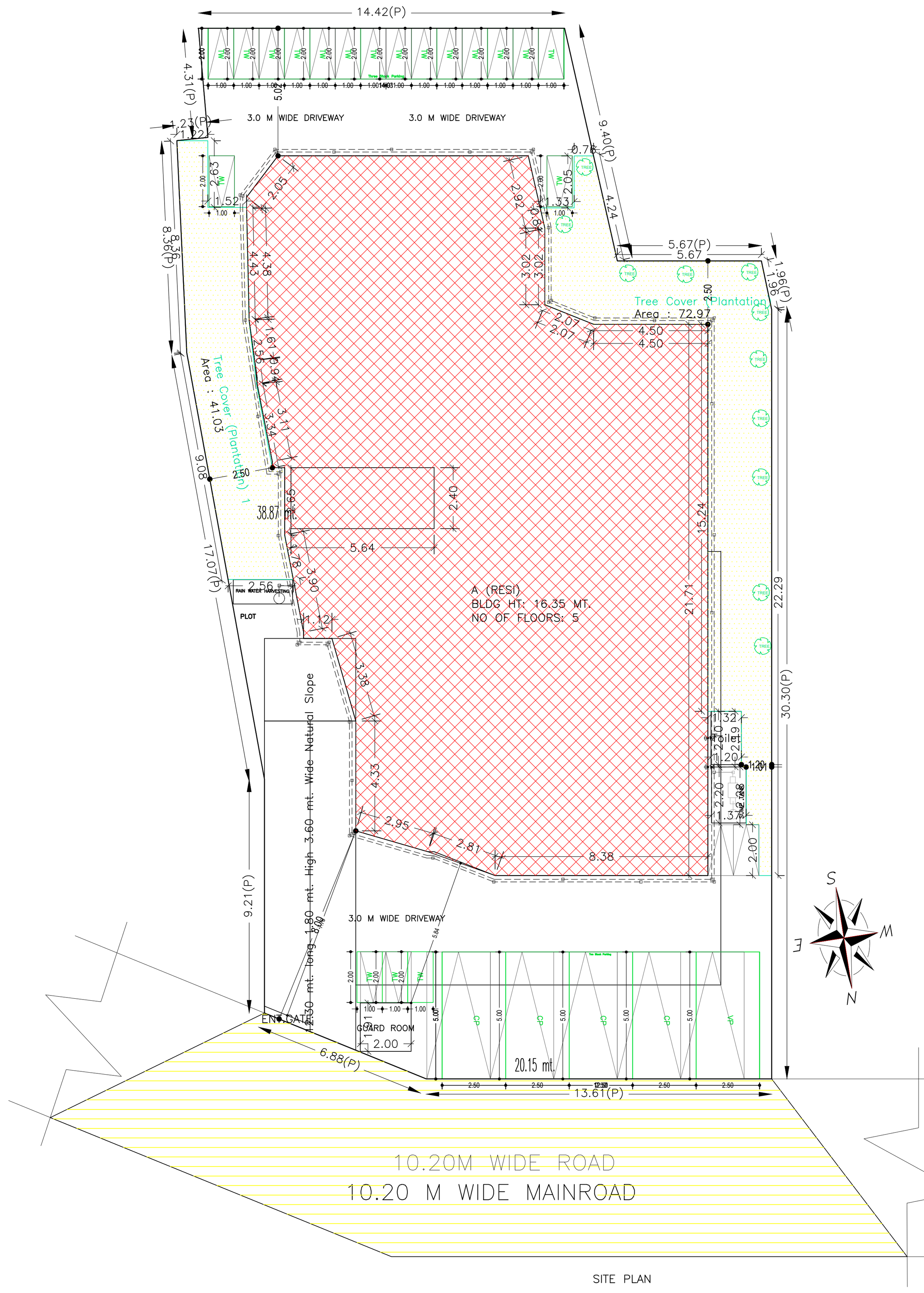
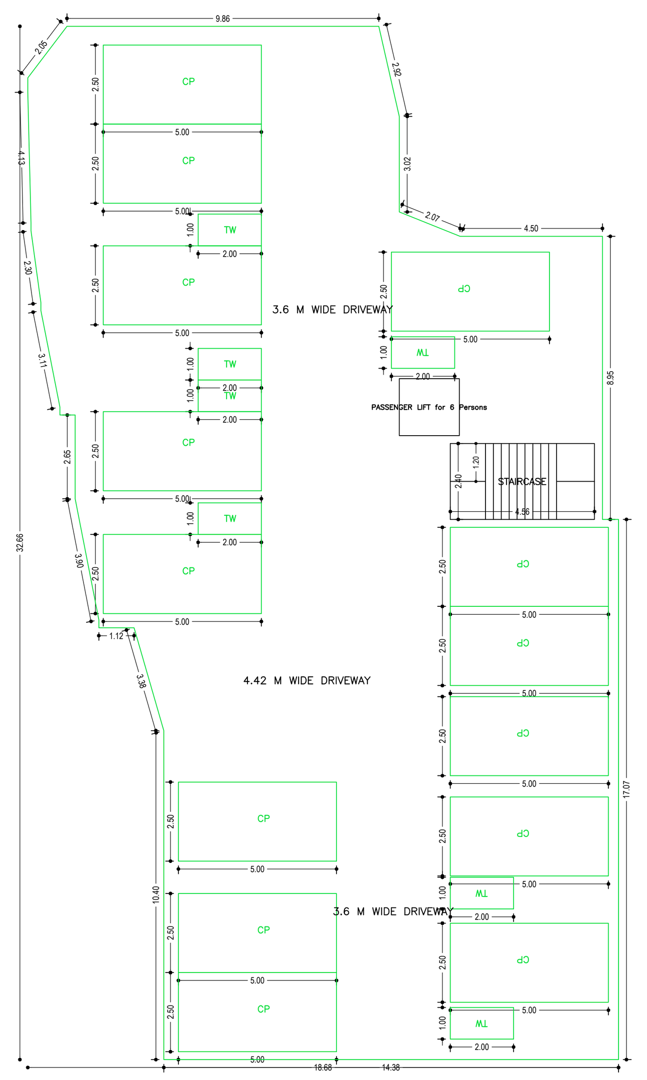
Project Title :BALAGOVIND SAHAY TOWER

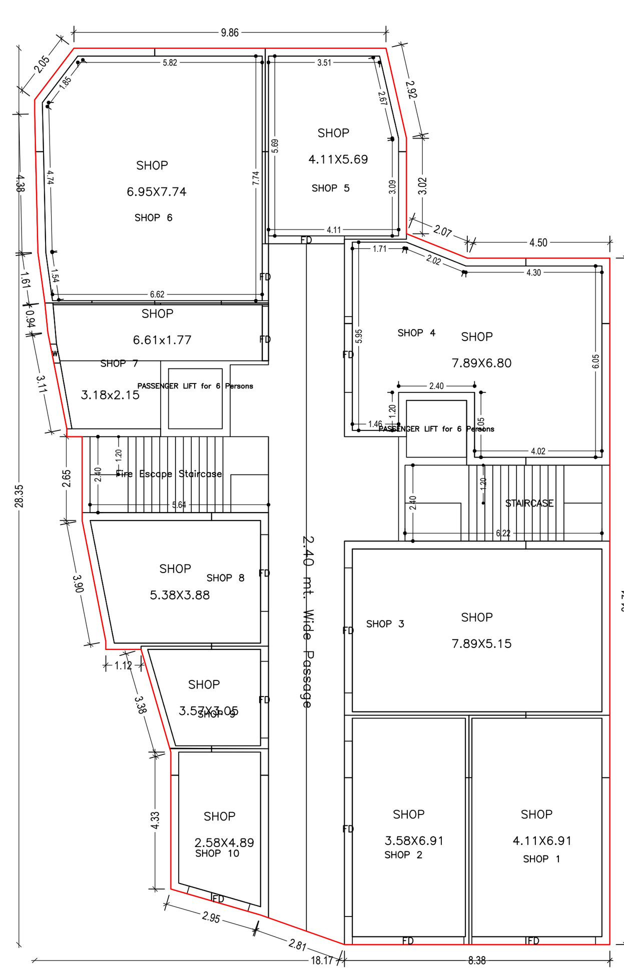
DATE	30-11-2023
SHEET NO.	1



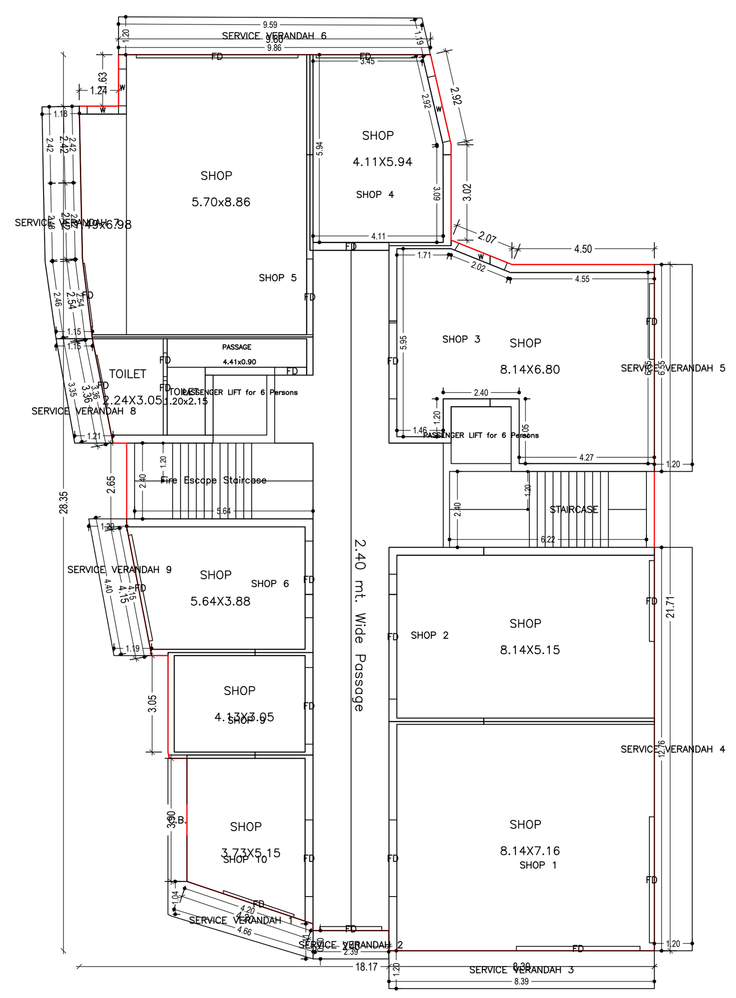
SITE PLAN



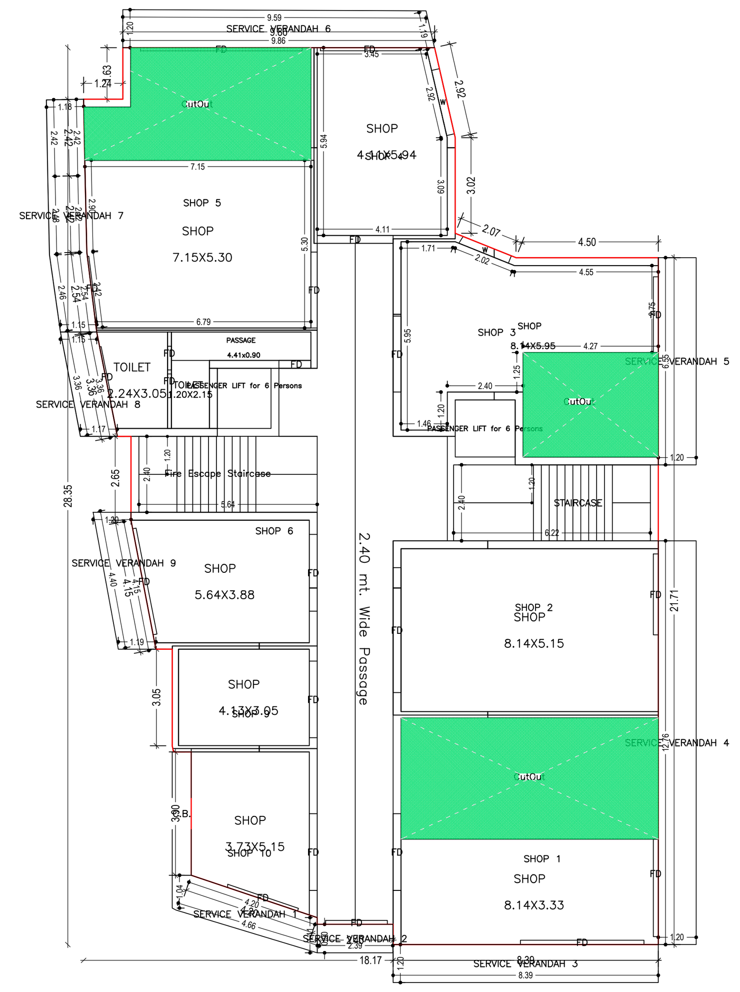
BASEMENT FLOOR PLAN
(SCALE 1:100)



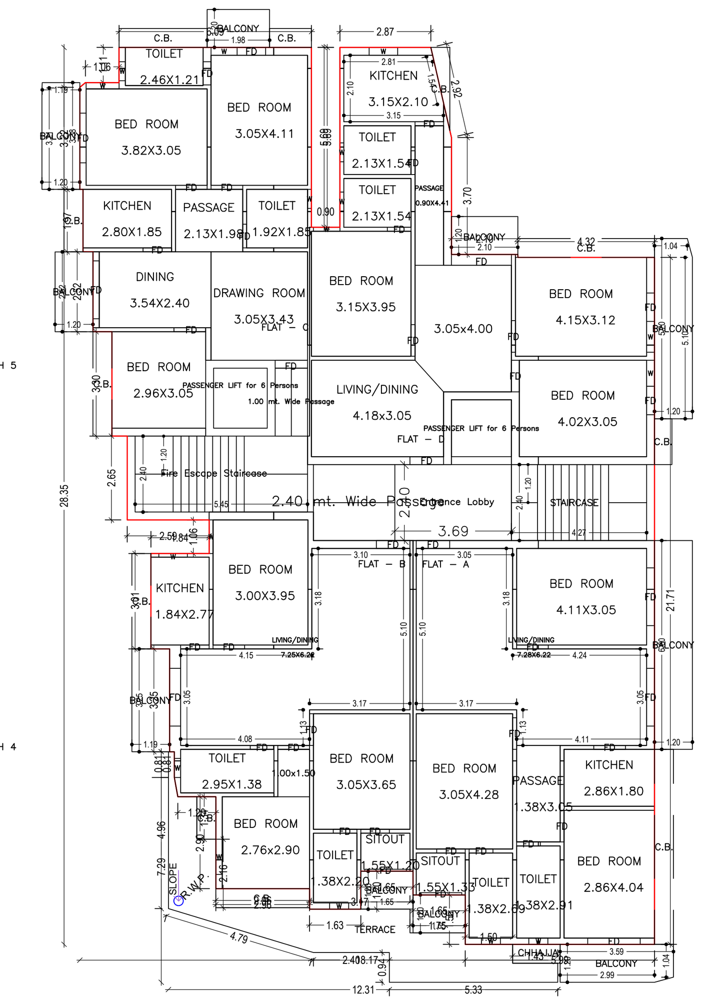
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



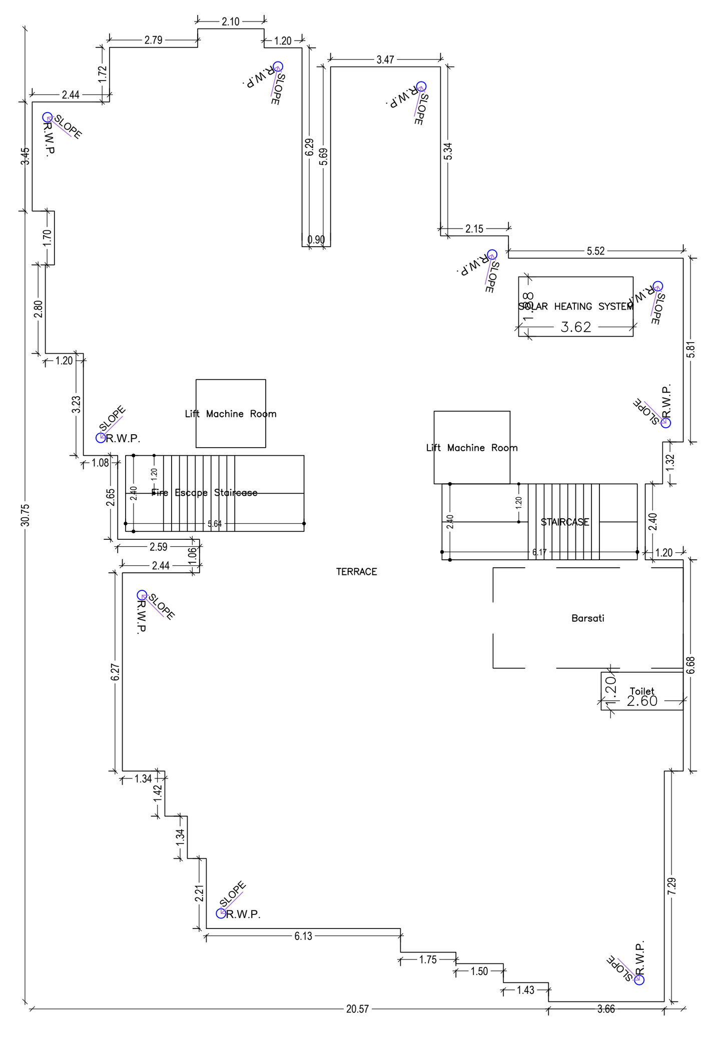
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



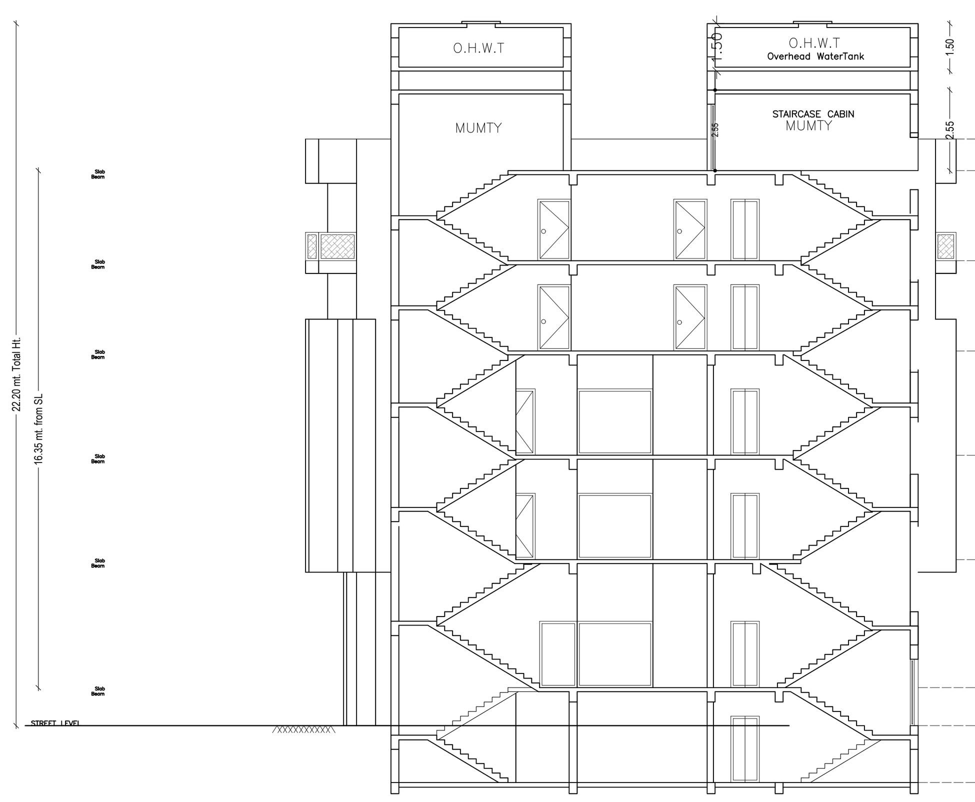
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



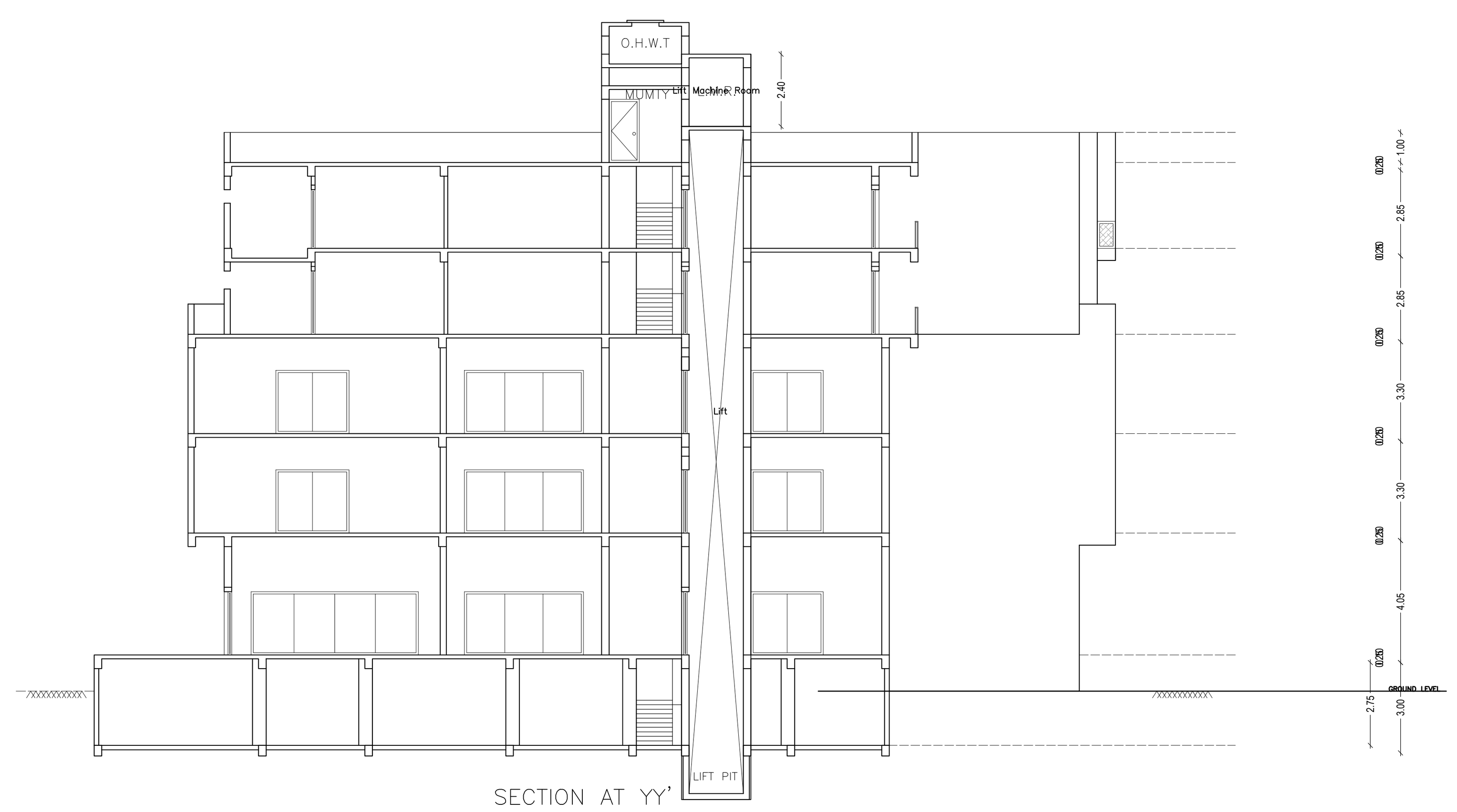
TYPICAL – 3– 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



SECTION AT XX'



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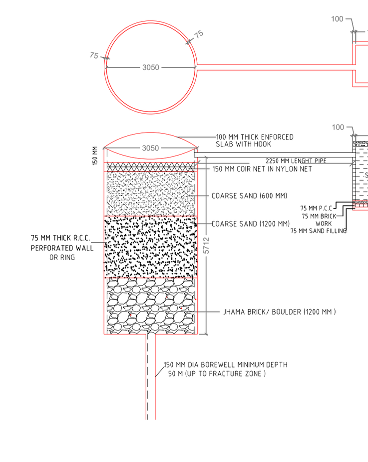
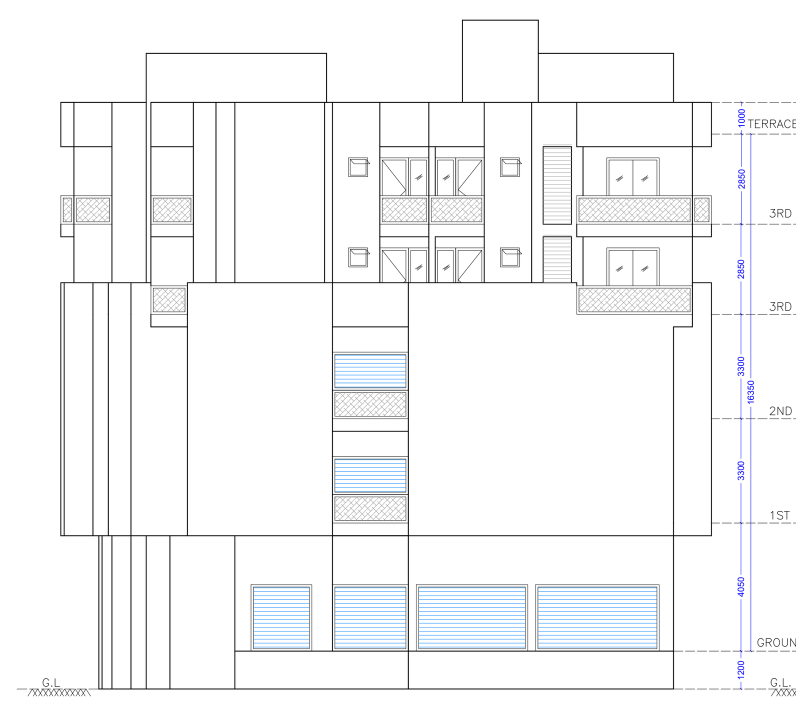
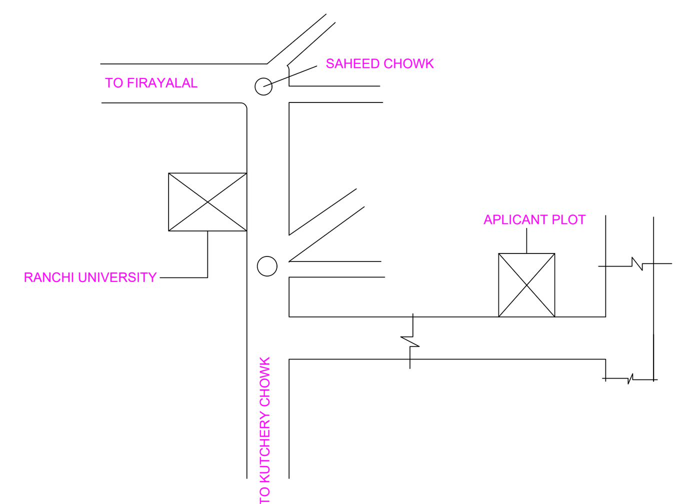


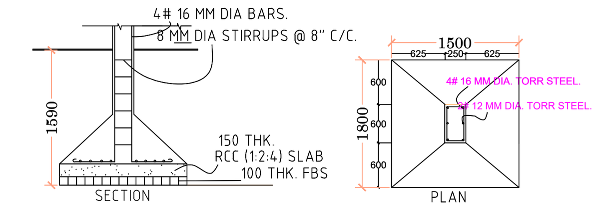
DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK
N.T.S



FRONT ELEVATION

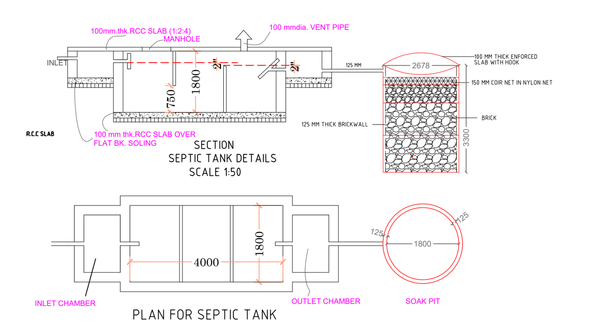
RIGHT SIDE ELEVATION





FOUNDATION DETAILS (ISOLATED R.C.C FOOTING)

FOUNDATION DETAIL
N.T.S



SEPTIC TANK DETAIL
N.T.S

Proposal Basic Information

Proposal File No.	RMC/BP/0330/W18/2022
Owner Name	SANJAY SAHAY SAMIR KUMAR MUKUL KUMAR JYOTI KUMARI ANKUR ANAND MEETA SAHAY KUMUD SAHAY PRABHA SAHAY BIBHA SAHAY KUMAR PRASHANT RICHA SAHAY RIDHI SAHAY
Khata No	139
Plot No	1476 & 1477
Village Name	RANCHI
Use	Commercial
SubUse	ResiComm Bldg

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.66 VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: RANCHI	Plot SubUse: ResiComm Bldg	
Authority: RANCHI MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA	
Inward_No: RMC/BP/0330/W18/2022	Plot/SubPlot No: 1476 & 1477	
Application Type: General Proposal	North: Road Width - 11.70	
Project Type: Building Permission	South: Plot No. - 1476/PART	
Nature of Development: New	East: Plot No. - 1477 / PART	
Location of Development Area: Old Area	West: Plot No. - 1478 & 1489 /PART	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	816.75
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	816.75
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		114.00
Total		114.00
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	702.75
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	816.75
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	816.75
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		408.38
Proposed Coverage Area (48.86 %)		399.05
Total Prop. Coverage Area (48.86 %)		399.05
Balance coverage area (1.14 %)		9.33
FAR CHECK		
Perm. FAR Area (2.500)		2041.88
Total Perm. FAR area		2041.88
Residential FAR		814.67
Commercial FAR		1200.95
Proposed FAR Area		2026.57
Total Proposed FAR Area		2026.57
Consumed FAR (Factor)		2.48
Balance FAR Area		15.31
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2724.48
ARCHITECT (Regd)		VIJAY KUMAR
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SANJAY SAHAY SAMIR KUMAR MUKUL KUMAR JYOTI KUMARI ANKUR ANAND MEETA SAHAY KUMUD SAHAY PRABHA SAHAY BIBHA SAHAY KUMAR PRASHANT RICHA SAHAY RIDHI SAHAY
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 (RESI) Proposed Built Up Area (Sq.mt.)	Building Name A (RESI) Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	486.12	10.94	486.12	10.94
Ground Floor	412.58	399.05	412.58	399.05
First Floor	490.07	434.97	490.07	434.97
Second Floor	422.01	366.93	422.01	366.93
Third Floor	455.29	407.33	455.29	407.33
Fourth Floor	455.29	407.33	455.29	407.33
Terrace Floor	3.12	0.00	3.12	0.00
Total :	2724.48	2026.55	2724.48	2026.55

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESI)	Commercial	ResiComm Bldg	Non-Highrise

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	FD	0.74	2.10	02
A (RESI)	FD	0.75	2.10	18
A (RESI)	FD	0.90	2.10	16
A (RESI)	FD	1.00	2.10	26
A (RESI)	FD	1.01	2.10	02
A (RESI)	FD	1.02	2.10	02
A (RESI)	FD	1.06	2.10	06
A (RESI)	FD	1.32	2.10	02
A (RESI)	FD	1.34	2.10	02
A (RESI)	FD	1.57	2.10	02
A (RESI)	FD	1.65	2.10	02
A (RESI)	FD	1.66	2.10	02
A (RESI)	FD	1.72	2.10	01
A (RESI)	FD	1.80	2.10	01
A (RESI)	FD	1.83	2.10	08
A (RESI)	FD	1.90	2.10	02
A (RESI)	FD	2.00	2.10	01
A (RESI)	FD	2.02	2.10	02
A (RESI)	FD	2.37	2.10	02
A (RESI)	FD	2.39	2.10	02
A (RESI)	FD	2.40	2.10	08
A (RESI)	FD	2.43	2.10	10
A (RESI)	FD	2.56	2.10	02
A (RESI)	FD	3.08	2.10	01
A (RESI)	FD	3.11	2.10	02
A (RESI)	FD	3.41	2.10	02
A (RESI)	FD	3.53	2.10	01
A (RESI)	FD	3.91	2.10	03
A (RESI)	FD	3.95	2.10	03
A (RESI)	FD	3.99	2.10	01
A (RESI)	FD	5.11	2.10	01
A (RESI)	FD	5.55	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	W	0.60	1.20	16
A (RESI)	W	0.61	1.20	01
A (RESI)	W	0.83	1.20	04
A (RESI)	W	0.84	1.20	02
A (RESI)	W	0.90	1.20	04
A (RESI)	W	0.98	1.20	02
A (RESI)	W	0.99	1.20	01
A (RESI)	W	1.04	1.20	02
A (RESI)	W	1.06	1.20	02
A (RESI)	W	1.11	1.20	02
A (RESI)	W	1.17	1.20	01
A (RESI)	W	1.69	1.20	02
A (RESI)	W	2.11	1.20	02

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 9.86 X 1 X 1	11.48	69.86
	1.20 X 6.55 X 1 X 1	7.86	
	1.20 X 12.76 X 1 X 1	15.32	
	1.20 X 8.39 X 1 X 1	10.06	
	1.19 X 4.79 X 1 X 1	5.39	
	1.18 X 4.40 X 1 X 1	5.07	
	1.19 X 3.36 X 1 X 1	3.89	
	0.90 X 2.39 X 1 X 1	2.15	
	1.19 X 7.41 X 1 X 1	8.64	
TYPICAL - 3 - 4 FLOOR PLAN	1.20 X 3.59 X 1 X 2	8.50	77.52
	1.20 X 1.65 X 2 X 2	7.92	
	1.19 X 3.25 X 1 X 2	7.74	
	1.20 X 1.98 X 1 X 2	4.74	
	1.20 X 2.52 X 1 X 2	6.06	
	1.20 X 3.38 X 1 X 2	8.10	
	1.20 X 2.10 X 1 X 2	5.04	
	1.20 X 5.70 X 1 X 2	13.58	
	1.20 X 6.60 X 1 X 2	15.84	
SECOND FLOOR PLAN	1.20 X 9.86 X 1 X 1	11.49	69.80
	1.20 X 6.55 X 1 X 1	7.86	
	1.20 X 12.76 X 1 X 1	15.32	
	1.20 X 8.39 X 1 X 1	10.06	
	1.19 X 4.79 X 1 X 1	5.39	
	1.18 X 4.40 X 1 X 1	5.07	
	1.15 X 3.36 X 1 X 1	3.82	
	0.90 X 2.39 X 1 X 1	2.15	
	1.19 X 7.41 X 1 X 1	8.64	
Total	-		217.18

UnitBUA Table for Building :A (RESI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP 1	SHOP	32.28	28.08	1	10
	SHOP 10	SHOP	15.06	11.67	1	
	SHOP 2	SHOP	28.53	24.71	1	
	SHOP 3	SHOP	46.21	40.61	1	
	SHOP 4	SHOP	51.16	43.52	1	
	SHOP 5	SHOP	26.39	22.60	1	
	SHOP 6	SHOP	57.32	52.31	1	
	SHOP 7	SHOP	20.30	17.56	1	
	SHOP 8	SHOP	23.45	19.39	1	
	SHOP 9	SHOP	11.60	9.53	1	
FIRST FLOOR PLAN	SHOP 1	SHOP	86.18	58.27	1	8
	SHOP 10	SHOP	24.01	16.90	1	
	SHOP 2	SHOP	61.52	41.90	1	
	SHOP 3	SHOP	59.01	45.03	1	
	SHOP 4	SHOP	37.87	23.47	1	
	SHOP 5	SHOP	82.58	60.05	1	
	SHOP 6	SHOP	28.48	20.40	1	
	SHOP 9	SHOP	14.86	12.61	1	
	TOILET	SHOP	0.00	0.00	2	
TYPICAL - 3-4 FLOOR PLAN	FLAT - A	FLAT	110.99	84.55	9	8
	FLAT - B	FLAT	90.46	74.93	8	
	FLAT - C	FLAT	85.43	68.38	9	
	FLAT - D	FLAT	100.49	78.58	8	
SECOND FLOOR PLAN	SHOP 1	SHOP	53.31	27.50	1	8
	SHOP 10	SHOP	24.01	16.90	1	
	SHOP 2	SHOP	61.52	41.90	1	
	SHOP 3	SHOP	43.33	31.16	1	
	SHOP 4	SHOP	37.88	23.47	1	
	SHOP 5	SHOP	47.22	37.30	1	
	SHOP 6	SHOP	28.48	20.40	1	
	SHOP 9	SHOP	14.86	12.61	1	
	TOILET	SHOP	0.00	0.00	2	
Total:	-	-	1792.18	1372.69	98	34

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 (RESI)	Commercial	Shop	> 0	50	969.11	1	13	-	-	-	-	-	-	-
			> 0	50	969.11	-	-	-	-	-	-	1	41	-
	Residential	Residential Bldg/Apartment	0 - 140	1	8.00	1.00	8	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	8.00	-	-	-	-	-	-	1	8	-
			> 0	1	8.00	-	-	-	1	1	-	-	-	-
	Total :		-	-	-	-	21	22	-	1	1	-	49	26

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	18	225.00
Two Stack.Car	-	-	4	50.00
Total Car	21	262.50	22	275.00
Visitor's Car Parking	-	-	1	12.50
Two Stack. Visitor Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	2	25.00
TwoWheeler	-	-	26	52.00
Three Stack. TwoWheeler	-	-	28	56.00
Total TwoWheeler	49	98.00	54	108.00
Other Parking	-	-	-	282.94
Total	373.00			798.94

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.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Balcony	Accessory Use	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (RESI)	1	2792.50	68.02	2724.48	66.75	30.02	108.58	20.82	471.76	814.66	1200.95	10.94	2026.55	2026.55	34
Grand Total :	1	2792.50	68.02	2724.48	66.75	30.02	108.58	20.82	471.76	814.66	1200.95	10.94	2026.55	2026.55	34

Building :A (RESI)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Balcony	Accessory Use	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Basement Floor	486.12	0.00	486.12	0.00	3.42	0.00	0.00	471.76	0.00	0.00	10.94	10.94	10.94	00
Ground Floor	412.58	0.00	412.58	13.53	0.00	0.00	0.00	0.00	0.00	399.05	0.00	399.05	399.05	10
First Floor	490.07	0.00	490.07	13.53	6.65	34.92	0.00	0.00	0.00	434.97	0.00	434.97	434.97	08
Second Floor	490.03	68.02	422.01	13.53	6.65	34.90	0.00	0.00	0.00	366.93	0.00	366.93	366.93	08
Third Floor	455.29	0.00	455.29	13.08	6.65	19.38	8.85	0.00	407.33	0.00	0.00	407.33	407.33	04
Fourth Floor	455.29	0.00	455.29	13.08	6.65	19.38	8.85	0.00	407.33	0.00	0.00	407.33	407.33	04
Terrace Floor	3.12	0.00	3.12	0.00	0.00	0.00	3.12	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2792.50	68.02	2724.48	66.75	30.02	108.58	20.82	471.76	814.66	1200.95	10.94	2026.55	2026.55	34
Total Number of Same Buildings :	1													
Total :	2792.50	68.02	2724.48	66.75	30.02	108.58	20.82	471.76	814.66	1200.95	10.94	2026.55	2026.55	34

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
VIJAY KUMAR RMC/LE/0018/15-16			Name : ARUN KUMAR Designation : Townplanner Organization : GOVERNMENT

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This is system generated MAP. No need to be Digitally Signed.