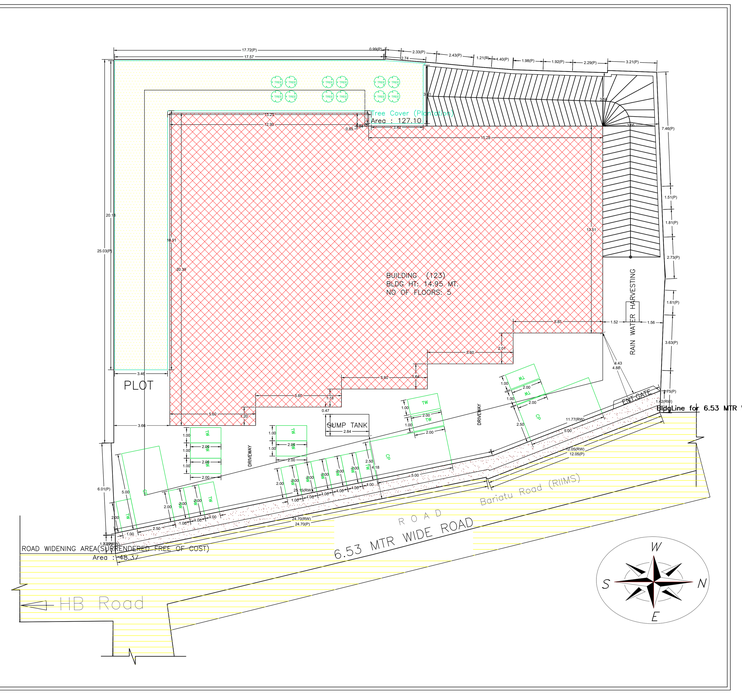
Project Title :PROPOSED COMMERCIAL BUILDING B+G+4 FLOOR

DATE 06-08-2025
SHEET NO. 1

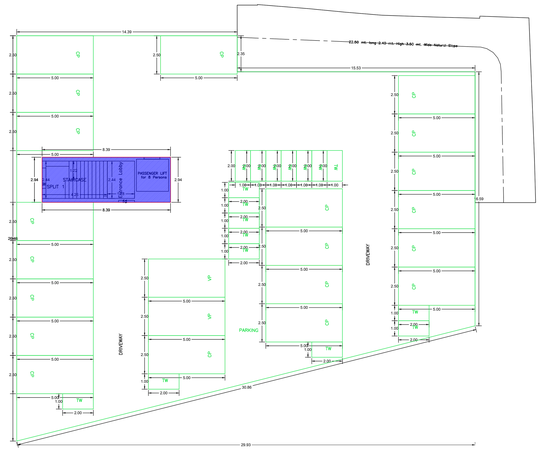
Proposal Basic Information

Proposal File No.	RMC/BP/0059/R/10/2024/ALT2
Owner Name	BIHAR FOUNDRY AND CASTINGS LTD. THRO. ITS DIRECTOR - SRI GAURAV BUDHIA
Khata No	100
Plot No	465
Village Name	KOKAR
Use	Residential
SubUse	Residential Bldg/Apartment



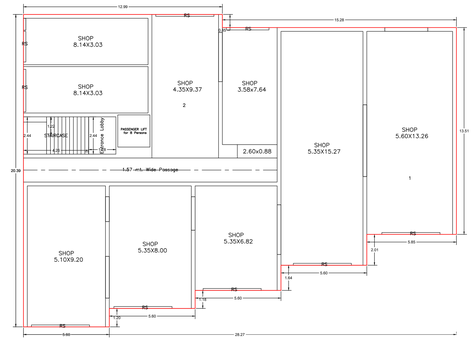
SITE PLAN
SCALE- 1:100

(SCALE 1:100)



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

(SCALE 1:100)



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

AREA STATEMENT RANCHI		VERSION NO.: 1.0.74
MUNICIPAL CORPORATION		VERSION DATE: 16/10/2020
PROJECT DETAIL		
Authority: RANCHI URBAN LOCAL BODIES		Plot Use: Residential
District: RANCHI		Plot SubUse: Residential Bldg/Apartment
Authority: RANCHI MUNICIPAL CORPORATION		Plot Nearby/Religious/Structure: NA
Inward_No: RMC/BP/0059/R/10/2024/ALT2		Plot/SubPlot No: 465
Application Type: Proposal Proposal		North: -
Project Type: Building Permission		South: -
Nature of Development: Addition or Alteration		East: -
Location of Development Area: Old Area		West: -
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1052.65
Deduction for NetPlot Area		
Surrender Area of Cost		48.37
Common Plot		127.10
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	954.28
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Area of Cost		48.37
Common Plot		127.10
Total:		175.46
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	827.18
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	954.28
Net Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	1002.65
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		572.57
Proposed Coverage Area (50.89 %)		485.82
Total Prop. Coverage Area (50.89 %)		485.82
Balance coverage area (9.11 %)		86.97
FAR CHECK		
Perm. FAR Area (2.500)		2506.63
Total Perm. FAR area		2506.63
Residential FAR		1955.97
Commercial FAR		481.27
Proposed FAR Area		2437.94
Total Proposed FAR Area		2437.94
Consumed FAR (Factor)		2.43
Balance FAR Area		74.69
BUILT UP AREA CHECK		
Total Proposed Built(Up Area		3163.97
ARCHITECT (Regd)		SHAILESH KUMAR
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		BIHAR FOUNDRY AND CASTINGS LTD. THRO. ITS DIRECTOR - SRI GAURAV BUDHIA
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 (123)				Total			
	Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Basement Floor	0.00	642.77	0.00	15.91	0.00	642.77	0.00	15.91
Ground Floor	485.60	0.00	481.27	0.00	485.60	0.00	481.27	0.00
First Floor	510.59	0.00	489.81	0.00	510.59	0.00	489.81	0.00
Second Floor	498.38	0.00	477.60	0.00	498.38	0.00	477.60	0.00
Third Floor	510.59	0.00	489.81	0.00	510.59	0.00	489.81	0.00
Fourth Floor	498.37	0.00	477.54	0.00	498.37	0.00	477.54	0.00
Terrace Floor	17.67	0.00	0.00	0.00	17.67	0.00	0.00	0.00
Total	2521.20	642.77	2416.03	15.91	2521.20	642.77	2416.03	15.91

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
BUILDING (123)	Residential	Residential Bldg/Apartment	Non-Highrise	BASEMENT FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
				GROUND FLOOR PLAN	Commercial	Shop	Commercial FAR	Commercial	Shop
				TYPICAL - 1& 3 FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
				SECOND FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
				TERRACE FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-
				FOURTH FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Reqd./Unit	Reqd.	Reqd./Unit	Reqd.
BUILDING (123)	Commercial	Shop	> 0 to 50	50	440.43	1	6	-	-	-	-
			51 to 140	1	17.00	1.00	17	-	-	-	-
	Residential	Residential Bldg/Apartment	>140	1.5	-	-	-	-	-	-	-
			>3	1	17.00	-	-	-	-	1	17
			>3	1	17.00	-	-	2	2	-	-
	Total		-	-	-	23	23	2	2	36	36

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	23	297.50
Total Car	23	287.50	23	297.50
Visitor's Car Parking	2	25.00	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	36	72.00
Total TwoWheeler	36	72.00	36	72.00
Other Parking	-	-	-	309.12
Total	364.50			769.62

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.)				Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Tenmt (No.)
					Lift	Void	Accessory Use	Parking	Resi.	Commercial			
BUILDING (123)	1	3163.97	642.77	2521.20	22.10	29.12	62.69	618.12	1934.76	481.27	2431.94	2431.94	19
Grand Total	1	3163.97	642.77	2521.20	22.10	29.12	62.69	618.12	1934.76	481.27	2431.94	2431.94	19

Building :BUILDING (123)

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.)				Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tenmt (No.)
				Lift	Void	Accessory Use	Parking		Resi.	Commercial			
Basement Floor	642.77	642.77	0.00	4.41	0.00	4.33	618.12	15.91	0.00	0.00	15.91	15.91	01
Ground Floor	485.60	0.00	485.60	0.00	0.00	4.33	0.00	0.00	0.00	481.27	481.27	481.27	02
First Floor	510.59	0.00	510.59	4.41	7.28	9.09	0.00	0.00	489.81	0.00	489.81	489.81	04
Second Floor	498.38	0.00	498.38	4.41	7.28	9.09	0.00	0.00	477.60	0.00	477.60	477.60	04
Third Floor	510.59	0.00	510.59	4.41	7.28	9.09	0.00	0.00	489.81	0.00	489.81	489.81	04
Fourth Floor	498.37	0.00	498.37	4.46	7.28	9.09	0.00	0.00	477.54	0.00	477.54	477.54	04
Terrace Floor	17.67	0.00	17.67	0.00	0.00	17.67	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	3163.97	642.77	2521.20	22.10	29.12	62.69	618.12	15.91	1934.76	481.27	2431.94	2431.94	19
Total Number of Same Buildings	1												
Total	3163.97	642.77	2521.20	22.10	29.12	62.69	618.12	15.91	1934.76	481.27	2431.94	2431.94	19

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING (123)	D2	0.75	2.10	04
BUILDING (123)	D	0.75	2.10	67
BUILDING (123)	D1	0.90	2.10	02
BUILDING (123)	FD	0.90	2.10	02
BUILDING (123)	D	0.98	2.10	01
BUILDING (123)	D	0.98	2.10	10
BUILDING (123)	FD	1.05	2.10	04
BUILDING (123)	FD	1.50	2.10	04
BUILDING (123)	D	1.38	2.10	01
BUILDING (123)	FD	1.46	2.10	04
BUILDING (123)	FD	1.51	2.10	02
BUILDING (123)	RS	2.00	2.10	01
BUILDING (123)	FD	2.10	2.10	02
BUILDING (123)	FD	2.55	2.10	04
BUILDING (123)	RS	2.77	2.10	02
BUILDING (123)	FD	2.89	2.10	02
BUILDING (123)	FD	2.94	2.10	02
BUILDING (123)	RS	3.79	2.10	06

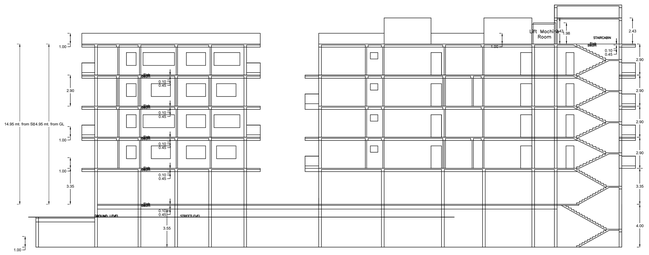
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING (123)	V	0.75	1.50	10
BUILDING (123)	W3	0.90	1.80	06
BUILDING (123)	W	0.93	1.50	02
BUILDING (123)	V	0.90	1.50	08
BUILDING (123)	W3	1.00	1.50	04
BUILDING (123)	W	1.20	1.50	04
BUILDING (123)	W	1.33	1.50	03
BUILDING (123)	W	1.47	1.50	04
BUILDING (123)	W	1.80	1.50	06
BUILDING (123)	W	1.80	1.80	06
BUILDING (123)	W	1.81	1.50	04
BUILDING (123)	FD	2.10	1.50	04

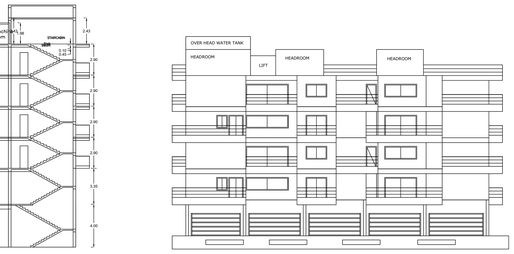
DETAIL OF SEPTIC TANK
(SCALE-1:100)

UnitBUA Table for Building :BUILDING (123)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
BASEMENT FLOOR PLAN	SPLIT 1	FLAT	Existing	20.26	20.12	0	1
GROUND FLOOR PLAN	1	SHOP	Proposed	306.12	301.80	5	2
	2	SHOP	Proposed	129.94	129.01	4	
TYPICAL - 1& 3 FLOOR PLAN	FLAT-1	FLAT	Proposed	122.85	121.91	8	8
	FLAT-2	FLAT	Proposed	115.99	115.44	10	
	FLAT-3	FLAT	Proposed	119.97	119.42	8	
	FLAT-4	FLAT	Proposed	97.81	97.14	7	
SECOND FLOOR PLAN	FLAT-01	FLAT	Proposed	122.85	121.91	8	4
	FLAT-02	FLAT	Proposed	103.69	103.23	9	
	FLAT-03	FLAT	Proposed	119.97	119.42	8	
	FLAT-04	FLAT	Proposed	97.81	97.14	7	
FOURTH FLOOR PLAN	FLAT-001	FLAT	Proposed	122.85	121.91	8	4
	FLAT-002	FLAT	Proposed	103.69	103.23	9	
	FLAT-003	FLAT	Proposed	119.97	119.42	8	
	FLAT-004	FLAT	Proposed	97.81	97.14	7	
Total	-	-	-	-	2206.01	2242.23	143	19

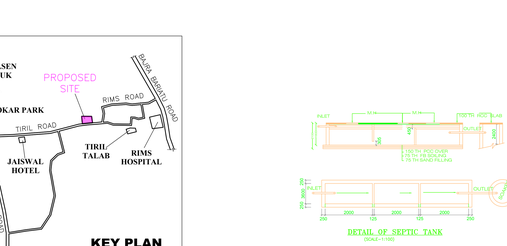


TYPICAL – 1& 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)

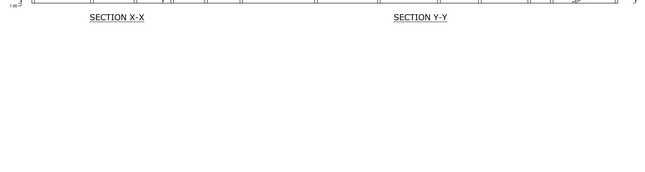


SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

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



TERRACE FLOOR PLAN
(SCALE 1:100)

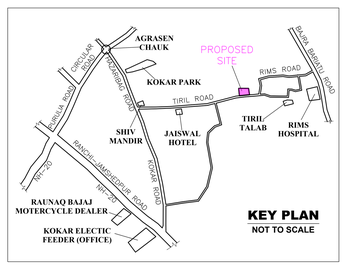


SECTION X-X

SECTION Y-Y

SIDE ELEVATION

FRONT ELEVATION (EAST)
SCALE- 1:100



KEY PLAN
NOT TO SCALE

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHAILESH KUMAR RMC/LE/0015/15-16			Signature Not Verified

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

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