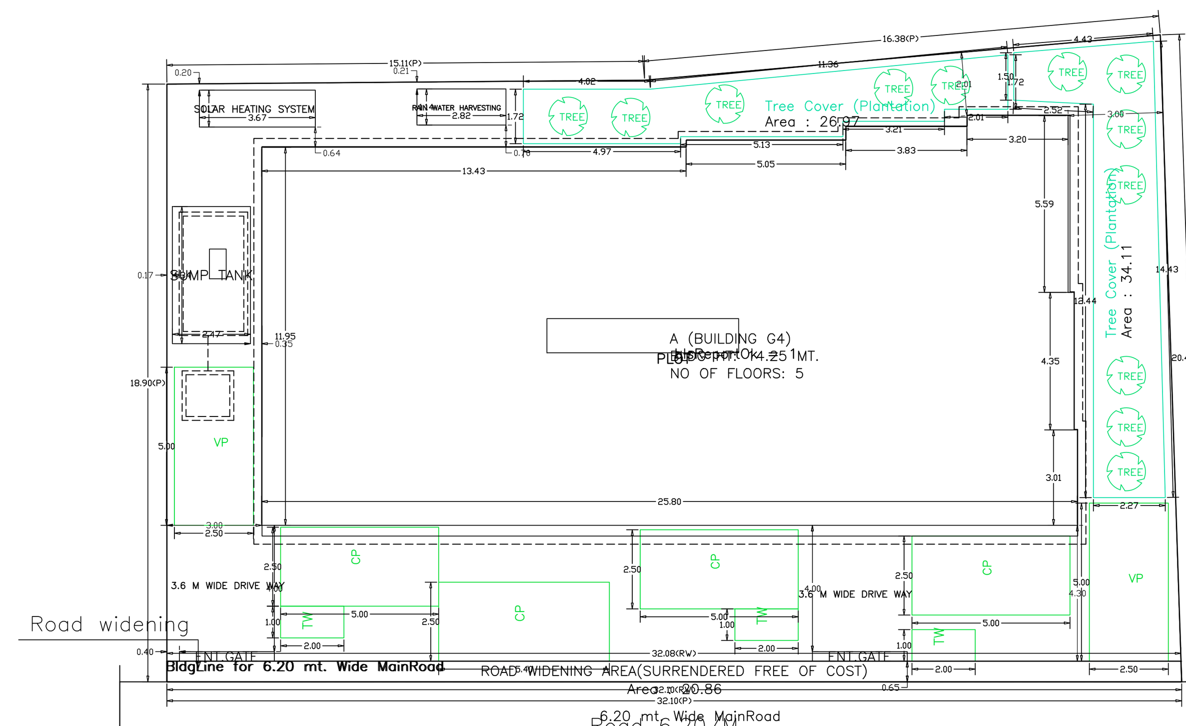
Project Title :PROPOSED RESIDENTIAL BUILDING G+4

DATE	18-03-2025
SHEET NO.	1



Site &Drainage Plan
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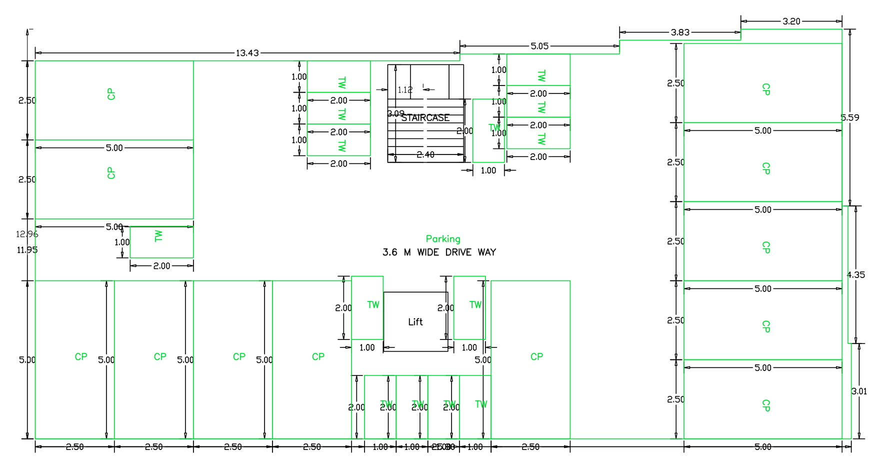
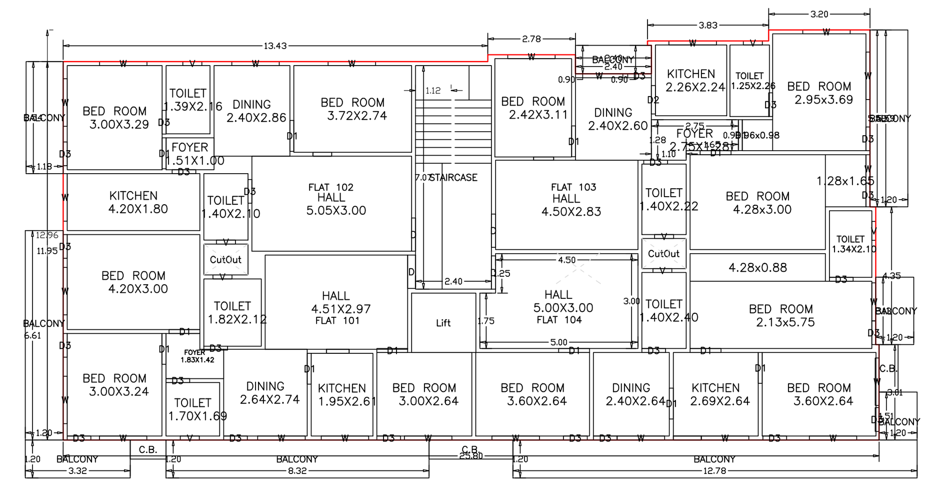


GROUND FLOOR PLAN
(SCALE 1:100)



TYPICAL -1ST-4TH FLOOR PLAN
(Proposed)
(SCALE 1:100)

Proposal Basic Information

Proposal File No.	RMC/BP/0589/W02/2024
Owner Name	TABREZ TARIQUE (2) HASAN IMAM AND FAZAL IMAM
Khata No	84
Plot No	366
Village Name	BHITHA
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/0589/W02/2024	Plot/SubPlot No: 366	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	615.61
Deduction for NetPlot Area		
Surrender Free of Cost		20.86
Total		20.86
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	594.75
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		20.86
Common Plot		61.07
Total		81.93
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	533.67
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	594.75
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	615.61
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		356.85
Proposed Coverage Area (52.71 %)		313.47
Total Prop. Coverage Area (52.71 %)		313.47
Balance coverage area (7.29 %)		43.38
FAR CHECK		
Perm. FAR Area (2.500)		1539.02
Total Perm. FAR area		1539.02
Residential FAR		1343.91
Proposed FAR Area		1355.13
Total Proposed FAR Area		1355.13
Consumed FAR (Factor)		2.20
Balance FAR Area		183.89
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1781.91
ARCHITECT (Regd)		Surendra Kumar Vishwakarm
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		TABREZ TARIQUE (2) HASAN IMAM AND FAZAL IMAM
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	A (BUILDING G4) 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	313.47	11.22	313.47	11.22
First Floor	367.11	335.98	367.11	335.98
Second Floor	367.11	335.98	367.11	335.98
Third Floor	367.11	335.98	367.11	335.98
Fourth Floor	367.11	335.98	367.11	335.98
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1781.91	1355.14	1781.91	1355.14

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 G4)	Residential	Residential Bldg/Apartment	Non-Highrise	GROUND FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-
				TYPICAL -1ST-4TH 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 (BUILDING G4)	Residential	Residential Bldg/Apartment	0 - 140	1	16.00	1.00	16	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	16.00	-	-	-	-	-	-	1	16	-
			> 0	1	16.00	-	-	-	1	2	-	-	-	-
Total :			-	-	-	-	16	16	-	2	2	-	16	17

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	16	201.00
Total Car	16	200.00	16	201.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	17	34.00
Total TwoWheeler	16	32.00	17	34.00
Other Parking	-	-	-	124.25
Total	257.00		418.25	

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.)	Deductions (Area in Sq.mt.) Lift	Balcony	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 (BUILDING G4)	1	1792.67	10.76	1781.91	15.24	109.28	302.25	1343.92	7.41	1355.14	1355.14	16
Grand Total :	1	1792.67	10.76	1781.91	15.24	109.28	302.25	1343.92	7.41	1355.14	1355.14	16

Building :A (BUILDING G4)

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.) Lift	Balcony	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	313.47	0.00	313.47	0.00	0.00	302.25	0.00	7.41	11.22	11.22	00
First Floor	369.80	2.69	367.11	3.81	27.32	0.00	335.98	0.00	335.98	335.98	04
Second Floor	369.80	2.69	367.11	3.81	27.32	0.00	335.98	0.00	335.98	335.98	04
Third Floor	369.80	2.69	367.11	3.81	27.32	0.00	335.98	0.00	335.98	335.98	04
Fourth Floor	369.80	2.69	367.11	3.81	27.32	0.00	335.98	0.00	335.98	335.98	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1792.67	10.76	1781.91	15.24	109.28	302.25	1343.92	7.41	1355.14	1355.14	16
Total Number of Same Buildings :	1										
Total :	1792.67	10.76	1781.91	15.24	109.28	302.25	1343.92	7.41	1355.14	1355.14	16

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING G4)	D3	0.75	2.10	92
A (BUILDING G4)	D2	0.90	2.10	04
A (BUILDING G4)	D1	0.98	2.10	52
A (BUILDING G4)	D	1.05	2.10	16

SCHEDULE OF WINDOW/VENTILATION:

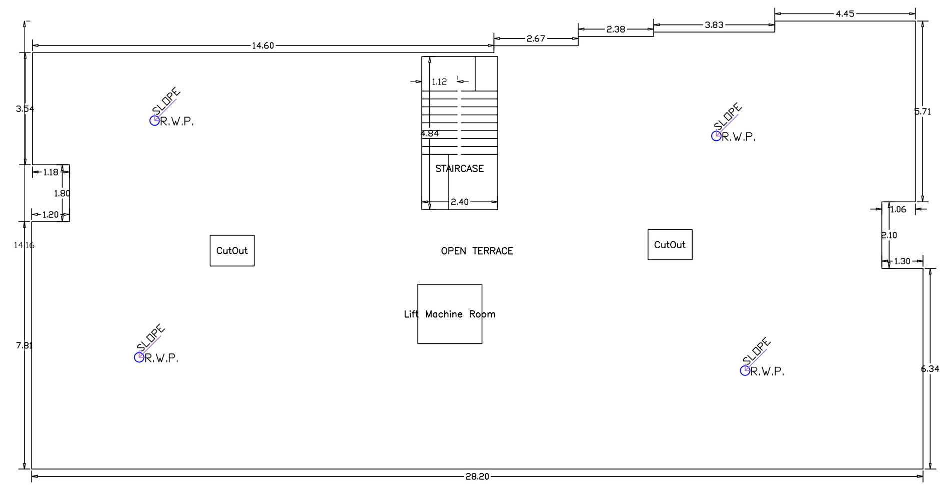
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING G4)	V	0.60	0.60	32
A (BUILDING G4)	W	0.90	2.50	04
A (BUILDING G4)	W	1.20	2.00	04
A (BUILDING G4)	W	1.50	1.80	84

Balcony Calculations Table

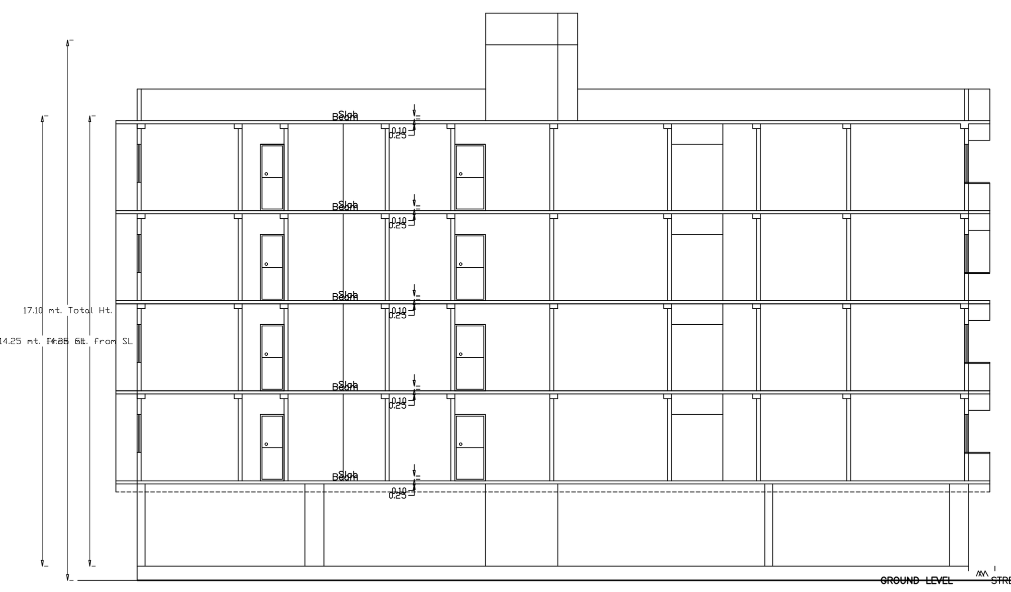
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL -1ST-4TH FLOOR PLAN	1.18 X 3.54 X 1 X 4	16.64	218.56
	1.20 X 6.61 X 1 X 4	31.76	
	1.20 X 3.32 X 1 X 4	15.92	
	1.20 X 8.32 X 1 X 4	39.92	
	1.20 X 12.78 X 1 X 4	61.36	
	1.20 X 1.52 X 1 X 4	7.28	
	1.20 X 2.13 X 1 X 4	10.20	
	1.20 X 5.59 X 1 X 4	26.84	
	0.90 X 2.40 X 1 X 4	8.64	
Total	-	-	218.56

UnitBUA Table for Building :A (BUILDING G4)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL -1ST-4TH FLOOR PLAN	FLAT 101	FLAT	94.85	72.85	9	16
	FLAT 102	FLAT	67.76	63.52	8	
	FLAT 103	FLAT	84.19	75.26	9	
	FLAT 104	FLAT	102.52	75.99	8	
Total:	-	-	1397.26	1150.52	136	16



TERRACE FLOOR PLAN
(SCALE 1:100)



SECTION AT – X–X
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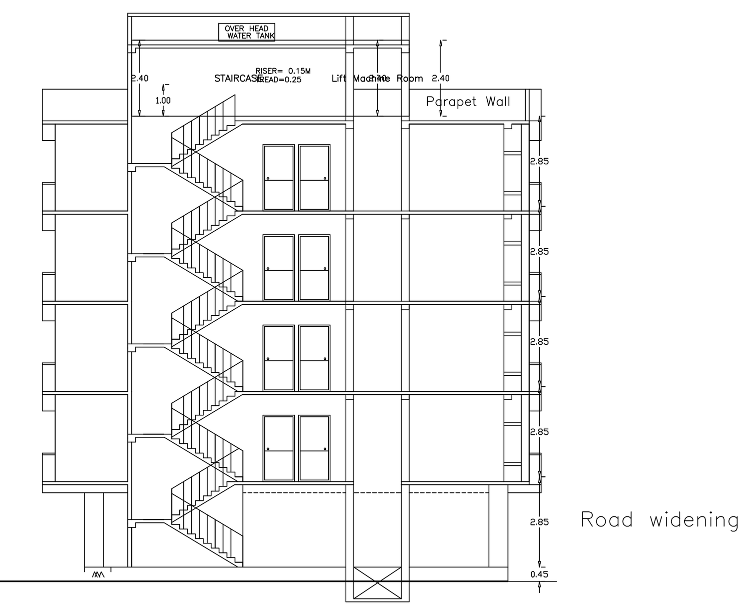

SECTION AT – Y–Y
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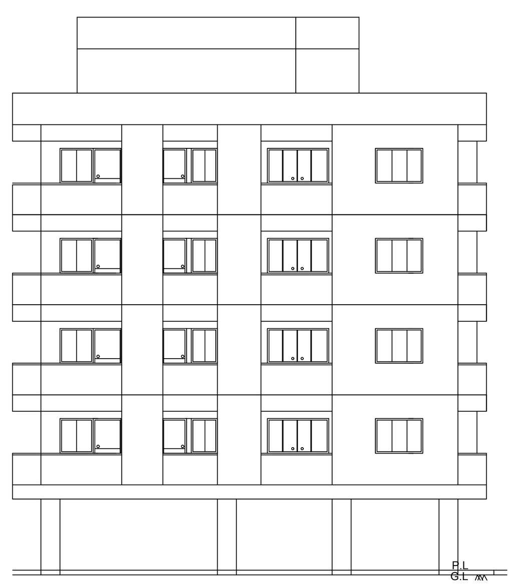
FRONT ELEVATION
SCALE= 1:100



LEFT SIDE ELEVATION
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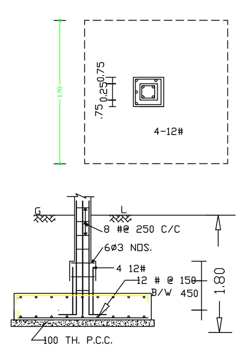
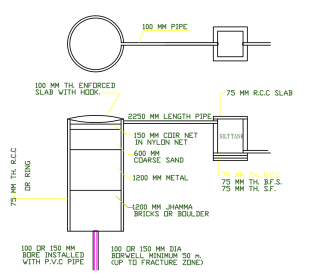
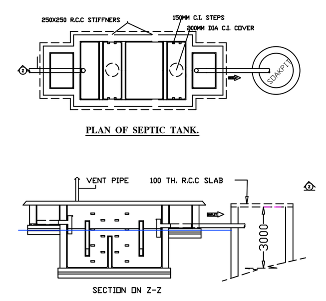
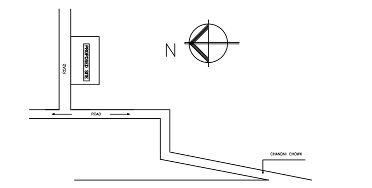




DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK





LOCATION MAP
SCALE= N.T.S

CERTIFICATE

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN OF THIS BUILDING WILL BE AS PER IS 1893–1984 & IS 4326 – 1993 TO MAKE THE SAME EARTH QUAKE RESISTANT

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Surendra Kumar Vishwakarm RMC/LE/0021/2020			Name : RAMBADAN SINGH Designation : Townplanner Organization : GOVERNMENT OF

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

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