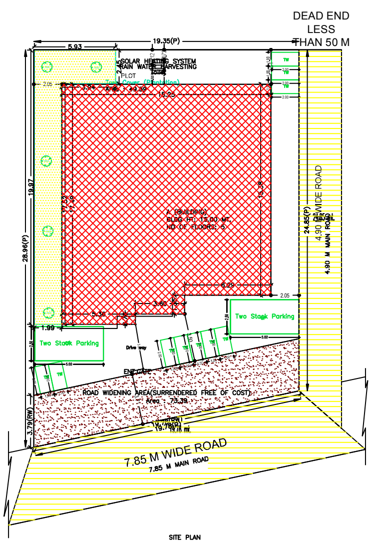
Project Title :

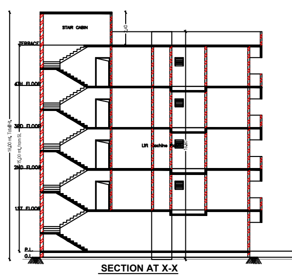
DATE	08-08-2020
SHEET NO.	1
	-

Proposal Basic Information

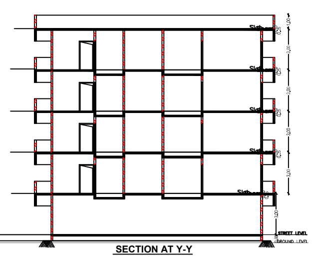
Proposal File No.	RMC/BP/0123/W51/2020
Owner Name	RITANKAR DUTTA
Khata No	113
Plot No	686/6
Village Name	HESAG
Use	Residential
SubUse	Residential Bldg/Apartment



SITE PLAN



SECTION AT X-X
(G+4)



SECTION AT Y-Y
(G+4)

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.46	
	VERSION DATE: 22/06/2020	
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/0123/W51/2020	Plot/SubPlot No: 686/6	
Application Type: General Proposal	North: Plot No. - 686/PART	
Project Type: Building Permission	South: Road Width - 4.88	
Nature of Development: New	East: Plot No. - 687	
Location of Development Area: Old Area	West: Road Width - 7.92	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	520.61
Deduction for NetPlot Area		
Surrender Free of Cost		73.39
Total		73.39
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	447.22
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		73.39
Common Plot		49.39
Total		122.78
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	397.83
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	447.22
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	520.61
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		268.33
Proposed Coverage Area (56.07 %)		250.76
Total Prop. Coverage Area (56.07 %)		250.76
Balance coverage area (3.93 %)		17.57
FAR CHECK		
Perm. FAR Area (2.50)		1301.52
Total Perm. FAR area		1301.52
Residential FAR		1035.59
Proposed FAR Area		1048.61
Total Proposed FAR Area		1048.61
Consumed FAR (Factor)		2.01
Balance FAR Area		252.91
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1408.85
ARCHITECT (Regd)		RITESH KUMAR
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		RITANKAR DUTTA
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 (BUILDING) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	250.76	13.02	250.76	13.02
First Floor	290.26	277.11	290.26	277.11
Second Floor	286.14	252.83	286.14	252.83
Third Floor	286.14	252.83	286.14	252.83
Fourth Floor	286.14	252.83	286.14	252.83
Terrace Floor	9.41	0.00	9.41	0.00
Total :	1408.85	1048.62	1408.85	1048.62

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

Required Parking(Table 7a)

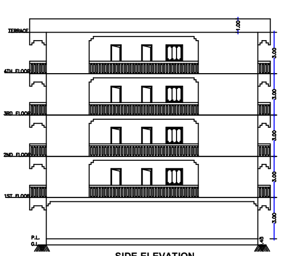
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			Visitors Car			TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (BUILDING)	Residential	Residential Bldg/Apartment	0 - 140	1	12.00	1.00	12	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	12.00	-	-	-	-	-	-	1	12	-
			> 0	1	12.00	-	-	-	1	2	-	-	-	-
	Total :		-	-	-	-	12	12	-	2	2	-	12	12

Parking Check (Table 7b)

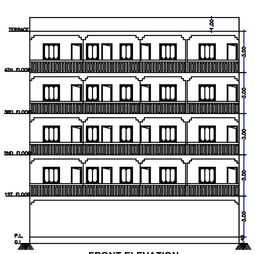
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	10	125.00
Two Stack.Car	-	-	2	25.00
Total Car	12	150.00	12	150.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	12	24.00
Total TwoWheeler	12	24.00	12	24.00
Other Parking	-	-	-	133.87
Total	199.00		381.87	

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.) Lift	Balcony	Accessory Use	Parking	Proposed FAR Area (Sq.mt.) Resi.	Add Area In FAR (Sq.mt.) Stair	Lift	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (BUILDING)	1	1427.29	18.44	1408.85	14.96	60.48	47.05	237.74	1035.60	9.28	3.74	1048.62	1048.62	12
Grand Total :	1	1427.29	18.44	1408.85	14.96	60.48	47.05	237.74	1035.60	9.28	3.74	1048.62	1048.62	12



SIDE ELEVATION
(G+4)



FRONT ELEVATION
(G+4)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RITESH KUMAR CA/2002/28945			Document certified by SANJEEV KUMAR <rmctp.2@gmail.com>.

Name : SANJEEV KUMAR
Designation : Townplanner
Organization : GOVERNMENT OF JHARKHAND

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

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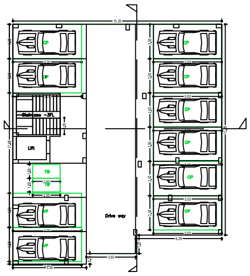
Project Title :

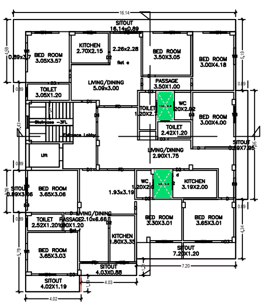
DATE	08-08-2020
SHEET NO.	2
-	

Proposal Basic Information

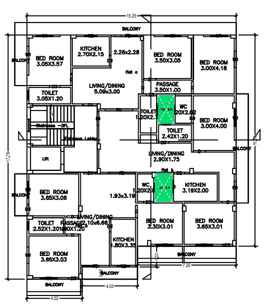
Proposal File No.	RMC/BP/0123/W51/2020
Owner Name	RITANKAR DUTTA
Khata No	113
Plot No	686/6
Village Name	HESAG
Use	Residential
SubUse	Residential Bldg/Apartment



GROUND FLOOR PLAN
(SCALE 1:100)



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



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

Building :A (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	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.)	Tnmt (No.)
		Cutout		Lift	Balcony	Accessory Use	Parking	Resi.	Stair	Lift			
Ground Floor	250.76	0.00	250.76	0.00	0.00	0.00	237.74	0.00	9.28	3.74	13.02	13.02	00
First Floor	294.87	4.61	290.26	3.74	0.00	9.41	0.00	277.11	0.00	0.00	277.11	277.11	03
Second Floor	290.75	4.61	286.14	3.74	20.16	9.41	0.00	252.83	0.00	0.00	252.83	252.83	03
Third Floor	290.75	4.61	286.14	3.74	20.16	9.41	0.00	252.83	0.00	0.00	252.83	252.83	03
Fourth Floor	290.75	4.61	286.14	3.74	20.16	9.41	0.00	252.83	0.00	0.00	252.83	252.83	03
Terrace Floor	9.41	0.00	9.41	0.00	0.00	9.41	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1427.29	18.44	1408.85	14.96	60.48	47.05	237.74	1035.60	9.28	3.74	1048.62	1048.62	12
Total Number of Same Buildings :	1												
Total :	1427.29	18.44	1408.85	14.96	60.48	47.05	237.74	1035.60	9.28	3.74	1048.62	1048.62	12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D3	0.75	2.10	36
A (BUILDING)	D2	0.80	2.10	12
A (BUILDING)	D	0.90	2.10	36
A (BUILDING)	D1	1.00	2.10	12
A (BUILDING)	FD	2.00	2.50	20

SCHEDULE OF WINDOW/VENTILATION:

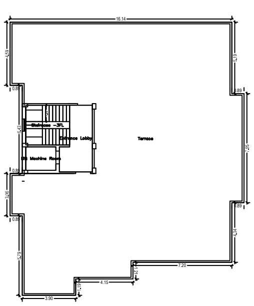
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	0.80	24
A (BUILDING)	W2	0.90	1.20	12
A (BUILDING)	W1	1.20	1.80	44

Balcony Calculations Table

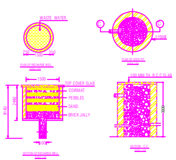
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3& 4 FLOOR PLAN	0.88 X 0.00 X 2 X 3	81.42	132.57
	0.84 X 0.00 X 3 X 3	29.61	
	0.86 X 0.00 X 1 X 3	10.68	
	0.90 X 0.00 X 1 X 3	10.86	
Total	-	-	132.57

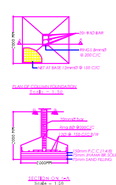
UnitBUA Table for Building :A (BUILDING)

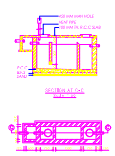
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	flat d	FLAT	104.59	104.44	11	3
	flat e	FLAT	90.22	89.93	8	
	flat f	FLAT	69.08	68.82	9	
TYPICAL - 2, 3& 4 FLOOR PLAN	flat a	FLAT	67.87	57.73	6	9
	flat b	FLAT	102.28	88.58	9	
	flat c	FLAT	89.42	72.28	7	
Total:	-	-	1042.62	918.95	94	12

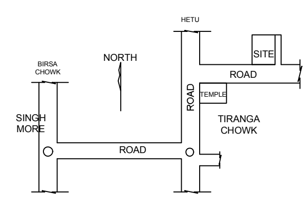


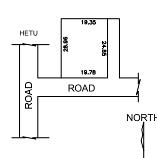
TERRACE FLOOR PLAN
(SCALE 1:100)











KEY PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RITESH KUMAR CA/2002/28945			Document certified by SANJEEV KUMAR <rmctp.2@gmail.com>. Name : SANJEEV KUMAR Designation : Townplanner Organization : GOVERNMENT OF JHARKHAND

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