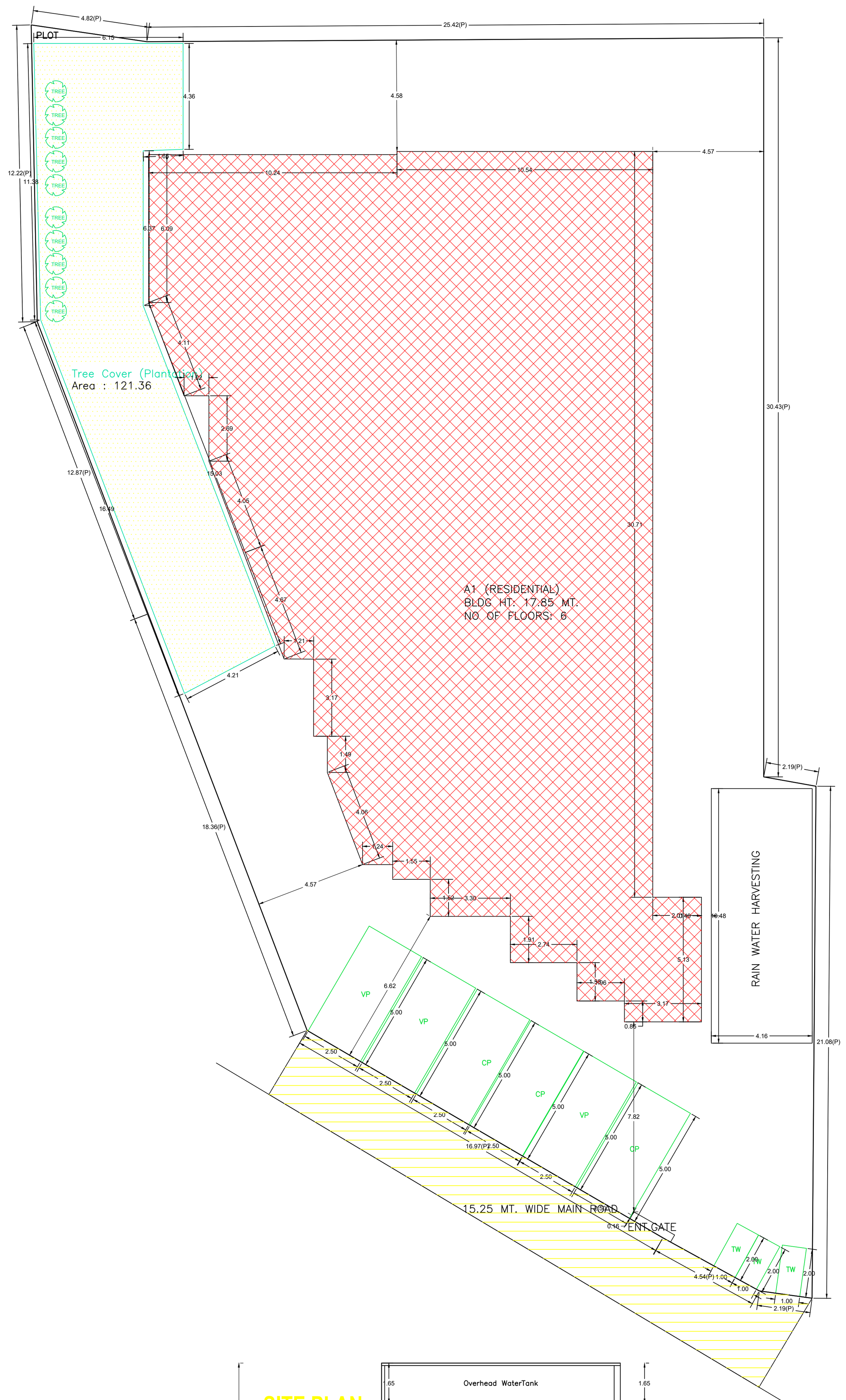
Project Title :ANIL SINGH

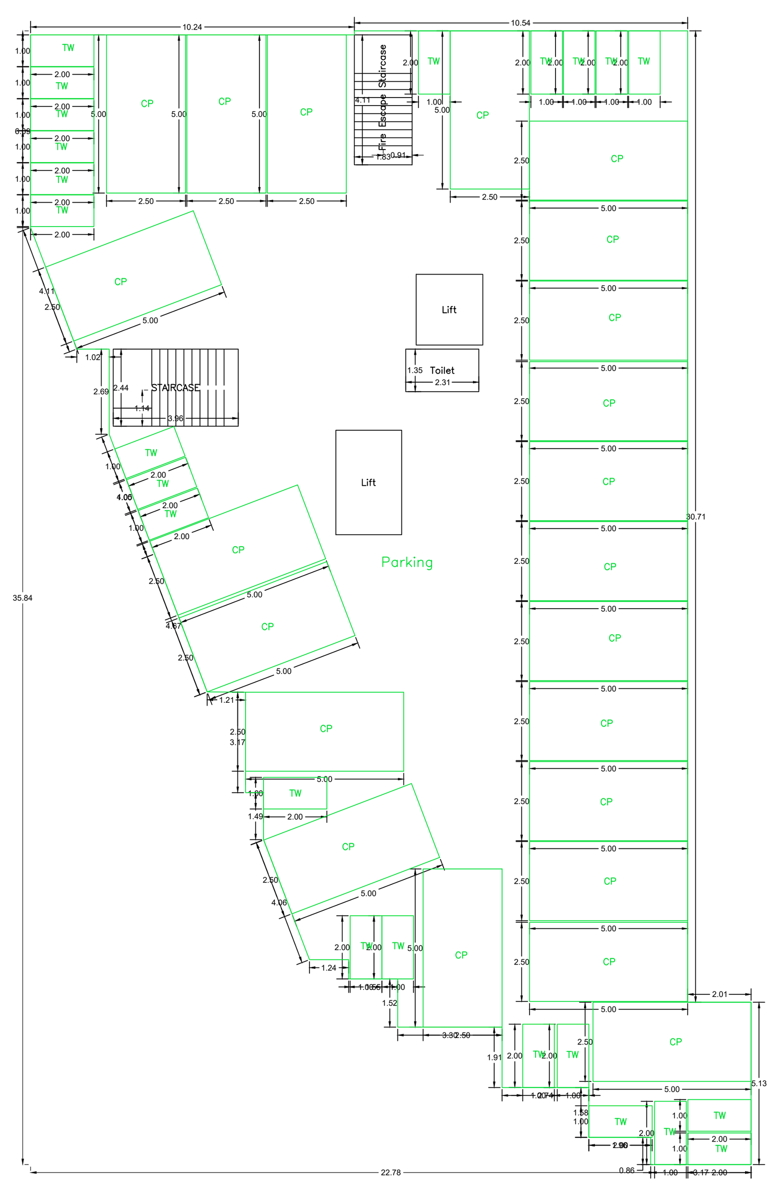
DATE	12-07-2025
SHEET NO.	1

Proposal Basic Information

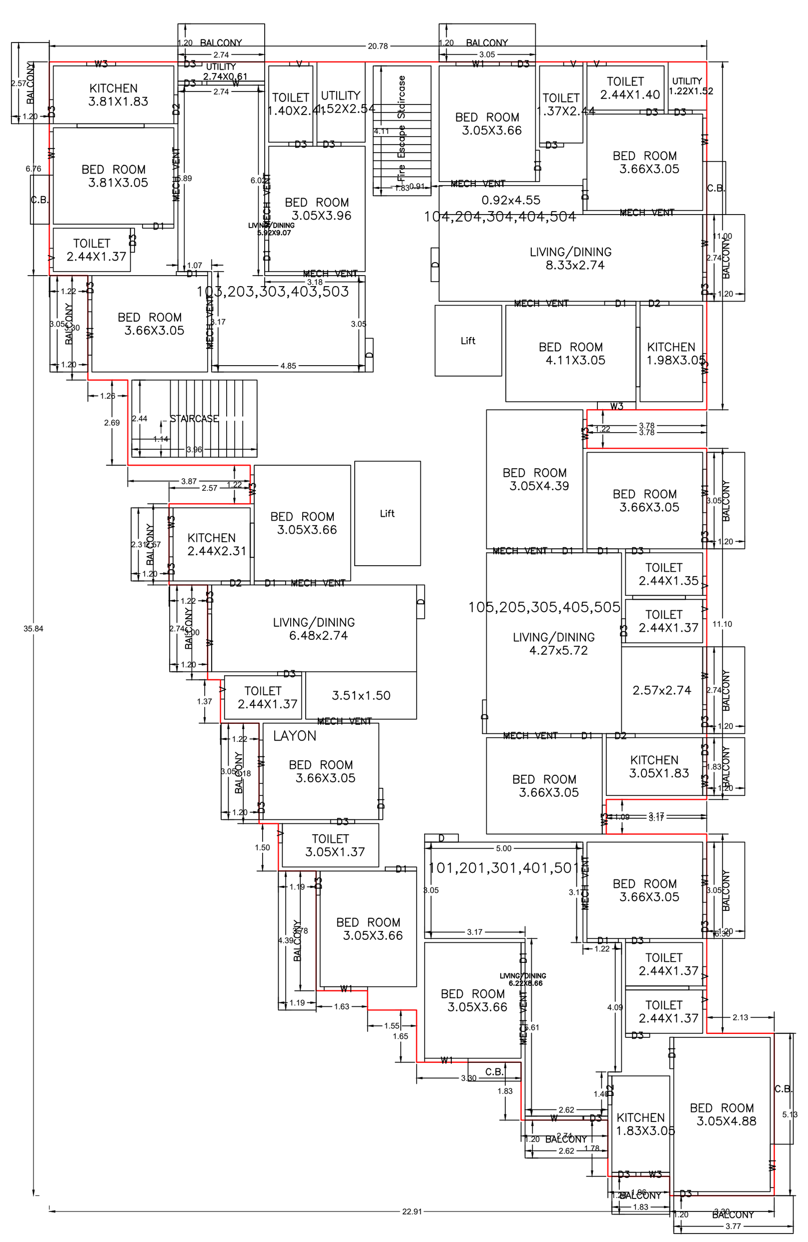
Proposal File No.	RMC/BP/0999/W35/2024
Owner Name	SHAKUNTALA DEVI
Khata No	104,308
Plot No	515,540
Village Name	PUNDAG
Use	Residential
SubUse	Residential Bldg/Apartment



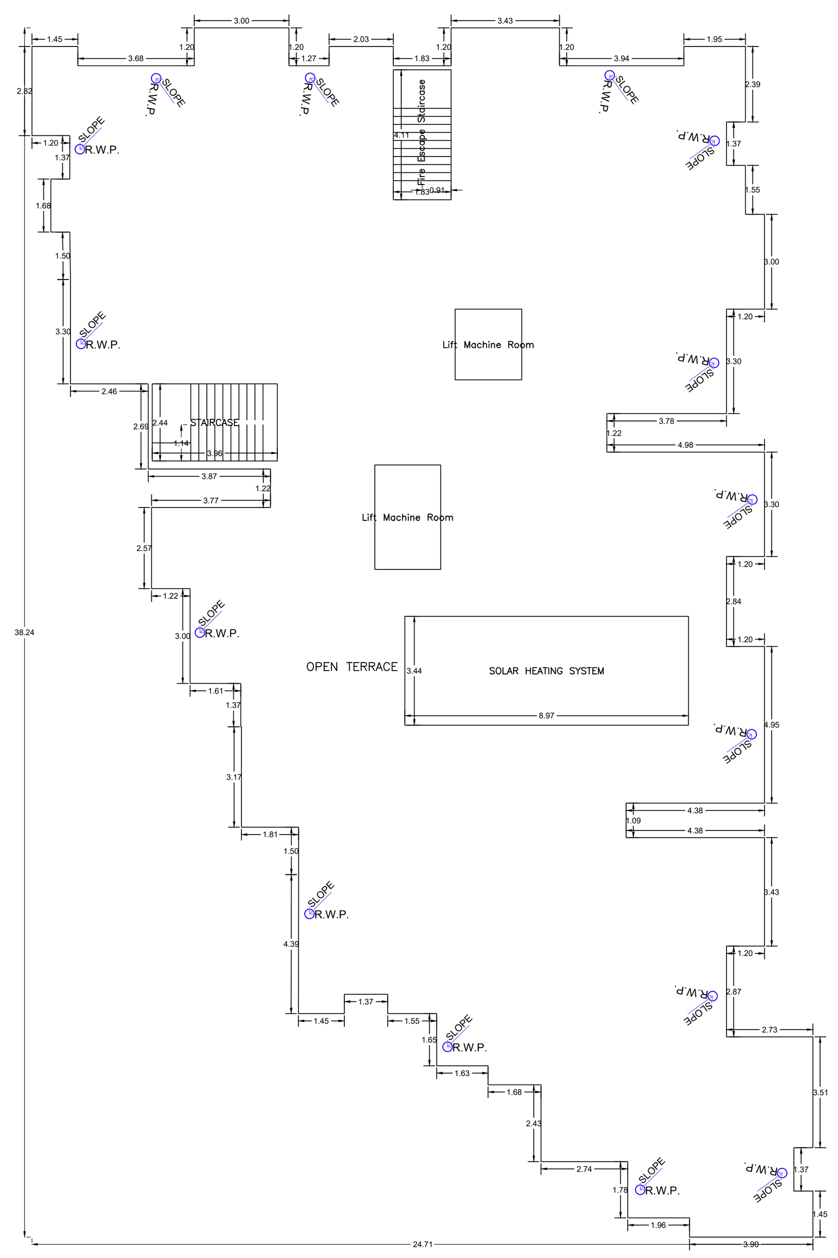
SITE PLAN



GROUND FLOOR PLAN
(SCALE 1:100)



TYPICAL – 1, 2, 3, 4& 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

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/0999/W35/2024	Plot/SubPlot No: 515,540	
Application Type: General Proposal	North: Road Width - 9.14 MTR.	
Project Type: Building Permission	South: Plot No. - R.S. PLOT NO.-540/PART	
Nature of Development: New	East: Plot No. - R.S. PLOT NO.-514/PART	
Location of Development Area: Old Area	West: Plot No. - R.S. PLOT NO.-515 AND 540	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1208.64
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1208.64
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		121.36
Total		121.36
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1087.28
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1208.64
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	1208.64
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		604.32
Proposed Coverage Area (45.60 %)		551.09
Total Prop. Coverage Area (45.6 %)		551.09
Balance coverage area (4.40 %)		53.23
FAR CHECK		
Perm. FAR Area (2.500)		3021.60
Total Perm. FAR area		3021.60
Residential FAR		2727.11
Proposed FAR Area		2748.35
Total Proposed FAR Area		2748.35
Consumed FAR (Factor)		2.27
Balance FAR Area		273.25
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		3510.23
ARCHITECT (Regd)		Priya Kumari
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SHAKUNTALA DEVI
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	A1 (RESIDENTIAL) 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	551.08	21.23	551.08	21.23
First Floor	591.83	545.42	591.83	545.42
Second Floor	591.83	545.42	591.83	545.42
Third Floor	591.83	545.42	591.83	545.42
Fourth Floor	591.83	545.42	591.83	545.42
Fifth Floor	591.83	545.42	591.83	545.42
Terrace Floor	0.00	0.00	0.00	0.00
Total :	3510.23	2748.33	3510.23	2748.33

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	Multistoried	TYPICAL - 1, 2, 3, 4& 5 FLOOR PLAN	Residential	Residential Bldg/Apartment	RESI FAR	Residential	Residential Bldg/Apartment
				TERRACE FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-
				GROUND 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.
A1 (RESIDENTIAL)	Residential	Residential Bldg/Apartment	0 - 140	1	25.00	1.00	25	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	25.00	-	-	-	-	-	-	1	25	-
			> 0	1	25.00	-	-	-	1	3	-	-	-	-
Total :			-	-	-	-	25	25	-	3	3	-	25	26

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	25	312.50
Total Car	25	312.50	25	312.50
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	3	37.50	3	37.50
TwoWheeler	-	-	26	52.00
Total TwoWheeler	25	50.00	26	52.00
Other Parking	-	-	-	198.24
Total	400.00		652.24	

FAR & Tenement Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	StairCase	Lift	Balcony	Accessory Use	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.)
A1 (RESIDENTIAL)	1	3510.23	45.06	57.95	136.55	3.11	519.23	2727.10	9.64	2748.33	2748.33	25
Grand Total :	1	3510.23	45.06	57.95	136.55	3.11	519.23	2727.10	9.64	2748.33	2748.33	25

Deductions (Area in Sq.mt.): StairCase, Lift, Balcony, Accessory Use, Parking

Building :A1 (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	StairCase	Lift	Balcony	Accessory Use	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	551.08	7.51	0.00	0.00	3.11	519.23	0.00	9.64	21.23	21.23	00
First Floor	591.83	7.51	11.59	27.31	0.00	0.00	545.42	0.00	545.42	545.42	05
Second Floor	591.83	7.51	11.59	27.31	0.00	0.00	545.42	0.00	545.42	545.42	05
Third Floor	591.83	7.51	11.59	27.31	0.00	0.00	545.42	0.00	545.42	545.42	05
Fourth Floor	591.83	7.51	11.59	27.31	0.00	0.00	545.42	0.00	545.42	545.42	05
Fifth Floor	591.83	7.51	11.59	27.31	0.00	0.00	545.42	0.00	545.42	545.42	05
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	3510.23	45.06	57.95	136.55	3.11	519.23	2727.10	9.64	2748.33	2748.33	25
Total Number of Same Buildings :	1										
Total :	3510.23	45.06	57.95	136.55	3.11	519.23	2727.10	9.64	2748.33	2748.33	25

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	D3	0.76	0.00	145
A1 (RESIDENTIAL)	D2	0.91	0.00	25
A1 (RESIDENTIAL)	D1	0.99	0.00	75
A1 (RESIDENTIAL)	D	1.07	0.00	25

SCHEDULE OF WINDOW/VENTILATION:

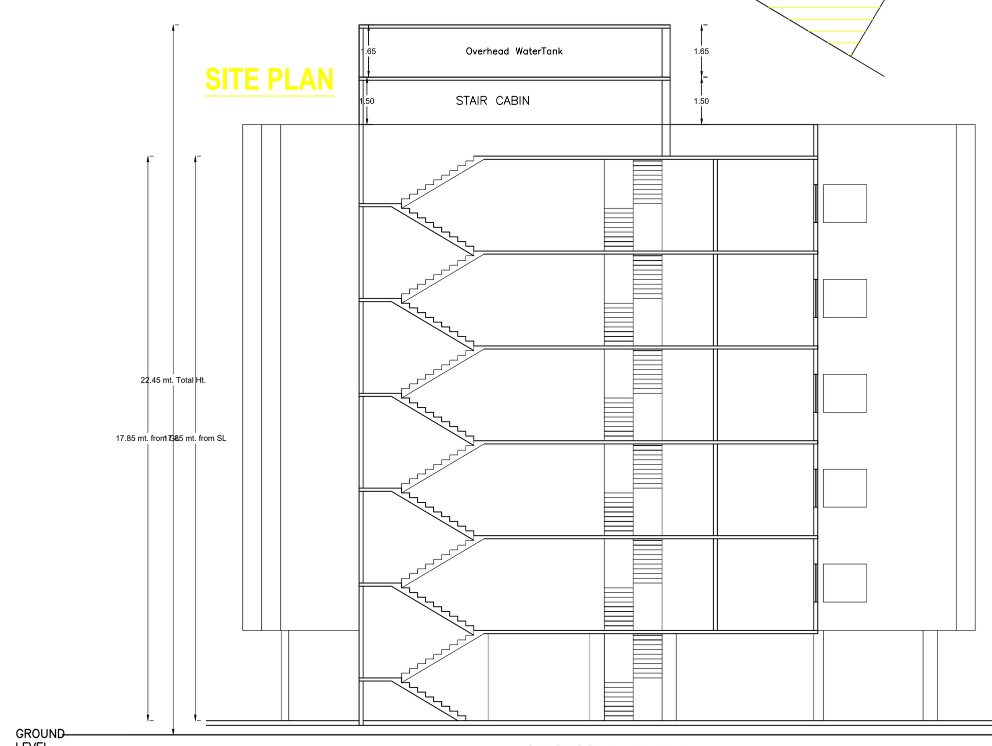
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	V	0.61	1.20	50
A1 (RESIDENTIAL)	W3	0.91	1.20	40
A1 (RESIDENTIAL)	W3	1.22	1.20	05
A1 (RESIDENTIAL)	W1	1.37	1.20	50
A1 (RESIDENTIAL)	MECH VENT	1.52	1.20	65
A1 (RESIDENTIAL)	W	1.83	1.20	25

Balcony Calculations Table

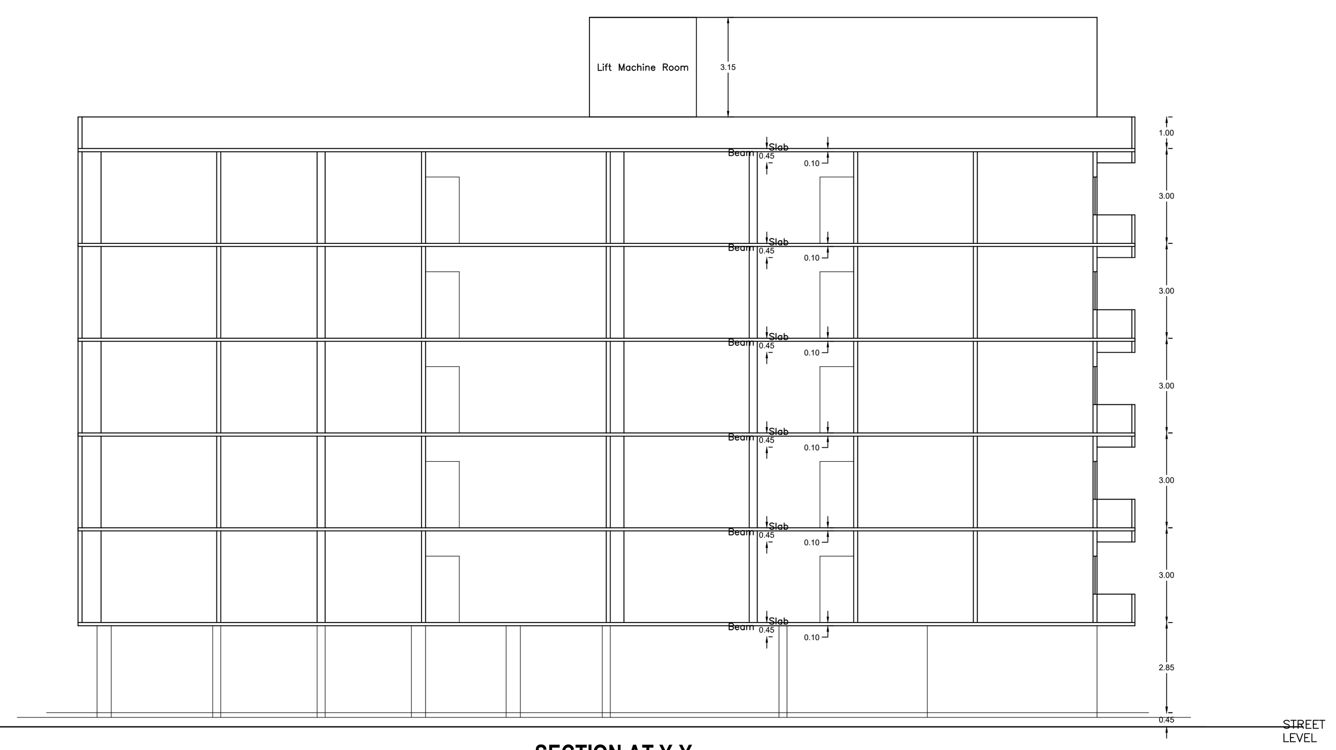
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3, 4& 5 FLOOR PLAN	1.20 X 3.78 X 1 X 5	22.65	273.05
	1.20 X 1.83 X 2 X 5	21.90	
	1.20 X 2.62 X 1 X 5	15.70	
	1.19 X 4.40 X 1 X 5	26.25	
	1.20 X 3.05 X 5 X 5	91.50	
	1.20 X 2.74 X 4 X 5	65.80	
	1.20 X 2.31 X 1 X 5	13.85	
	1.20 X 2.57 X 1 X 5	15.40	
Total	-	-	273.05

UnitBUA Table for Building :A1 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3, 4& 5 FLOOR PLAN	101,201,301,401,501	FLAT	106.09	92.31	7	25
	103,203,303,403,503	FLAT	106.72	96.42	9	
	104,204,304,404,504	FLAT	94.07	86.88	8	
	105,205,305,405,505	FLAT	97.07	87.71	7	
	LAYON	FLAT	101.05	85.94	7	
Total:	-	-	2524.94	2246.32	190	25



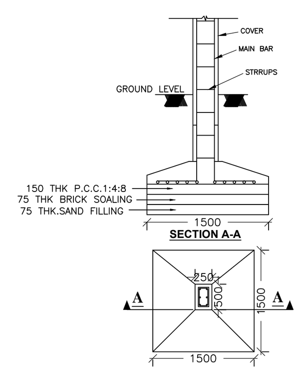
SECTION AT X-X



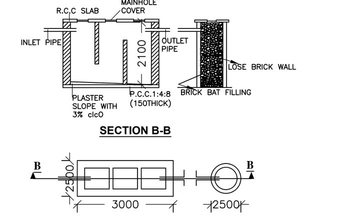
SECTION AT Y-Y

FRONT ELEVATION

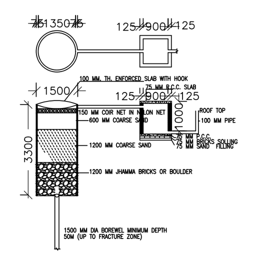
SIDE ELEVATION



DETAIL OF FOUNDATION
SCALE – N.T.S.



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



DETAIL OF GROUND WATER
RECHARGING PIT WITH SILT TANK
SCALE – N.T.S.

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Priya Kumari RMC/ARC/0056/2019			Signature Not Verified

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