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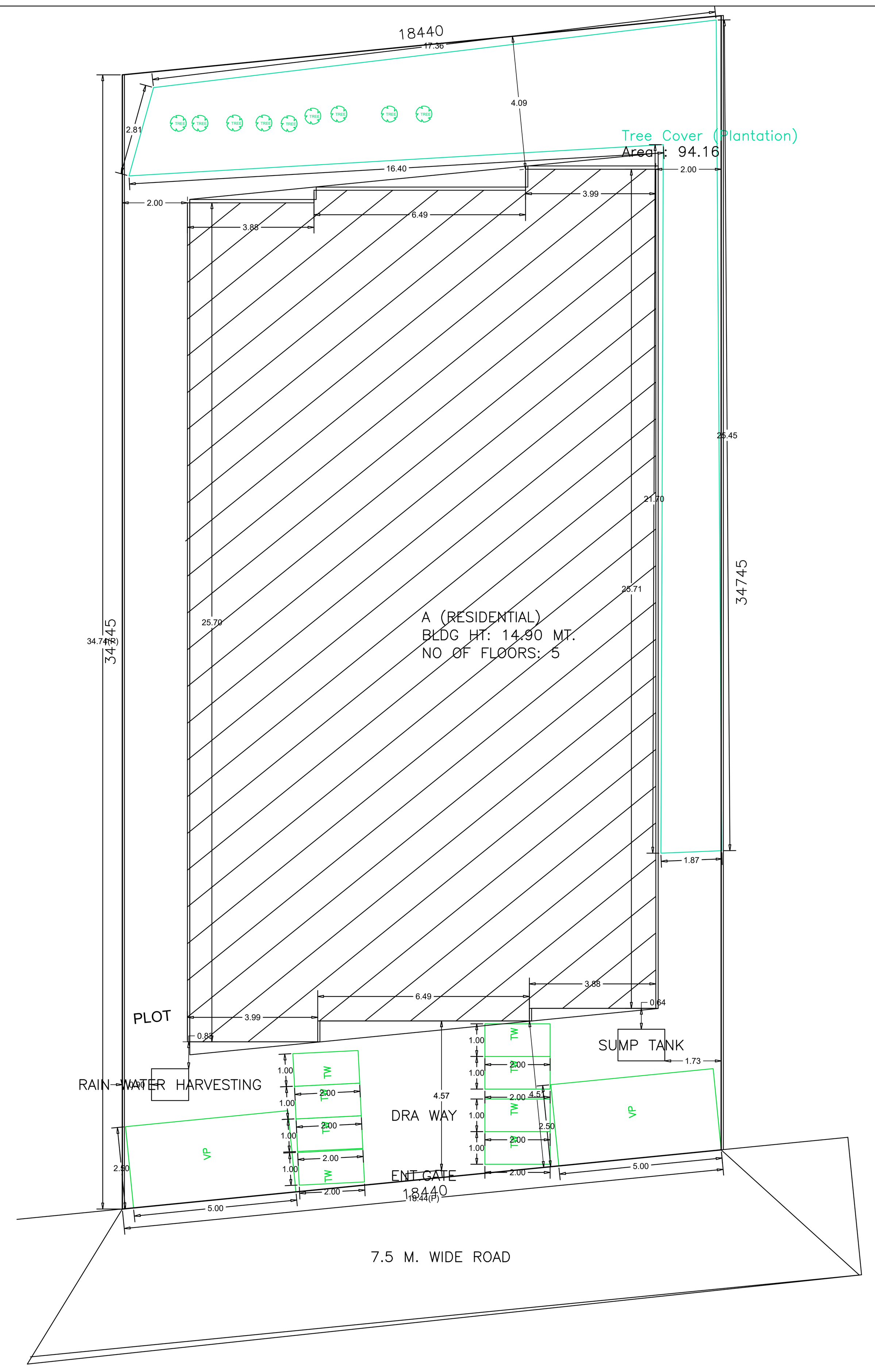
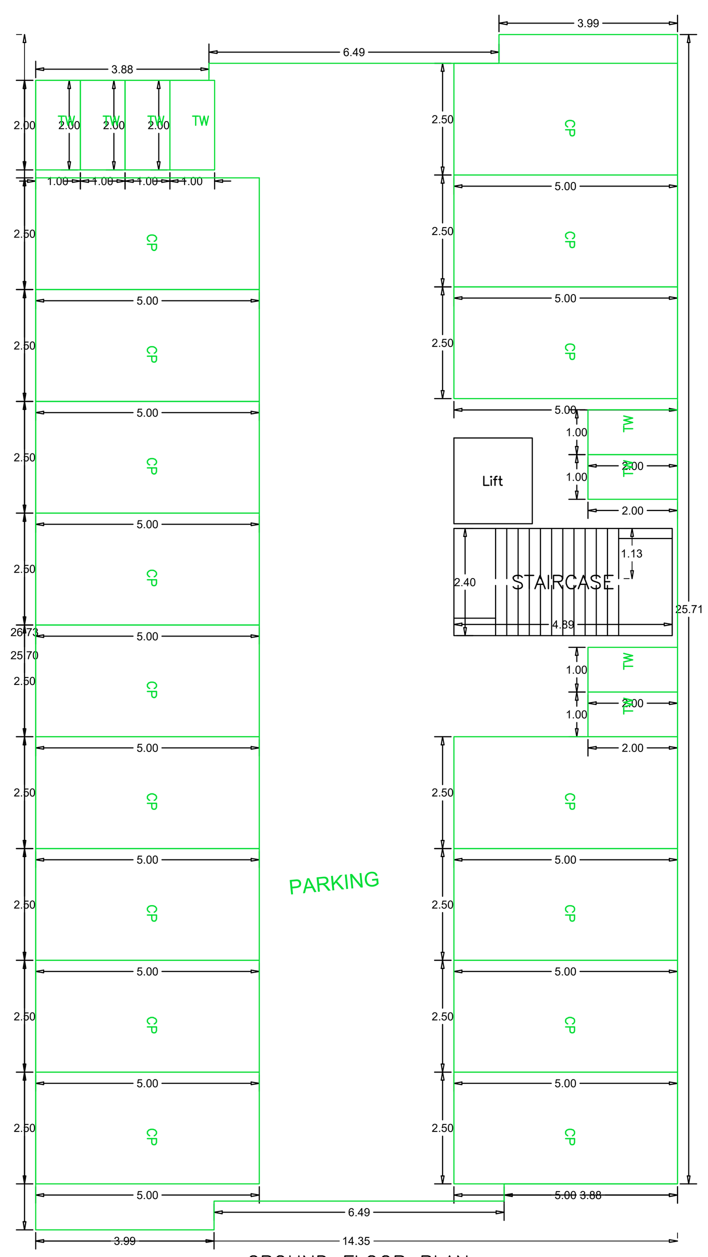
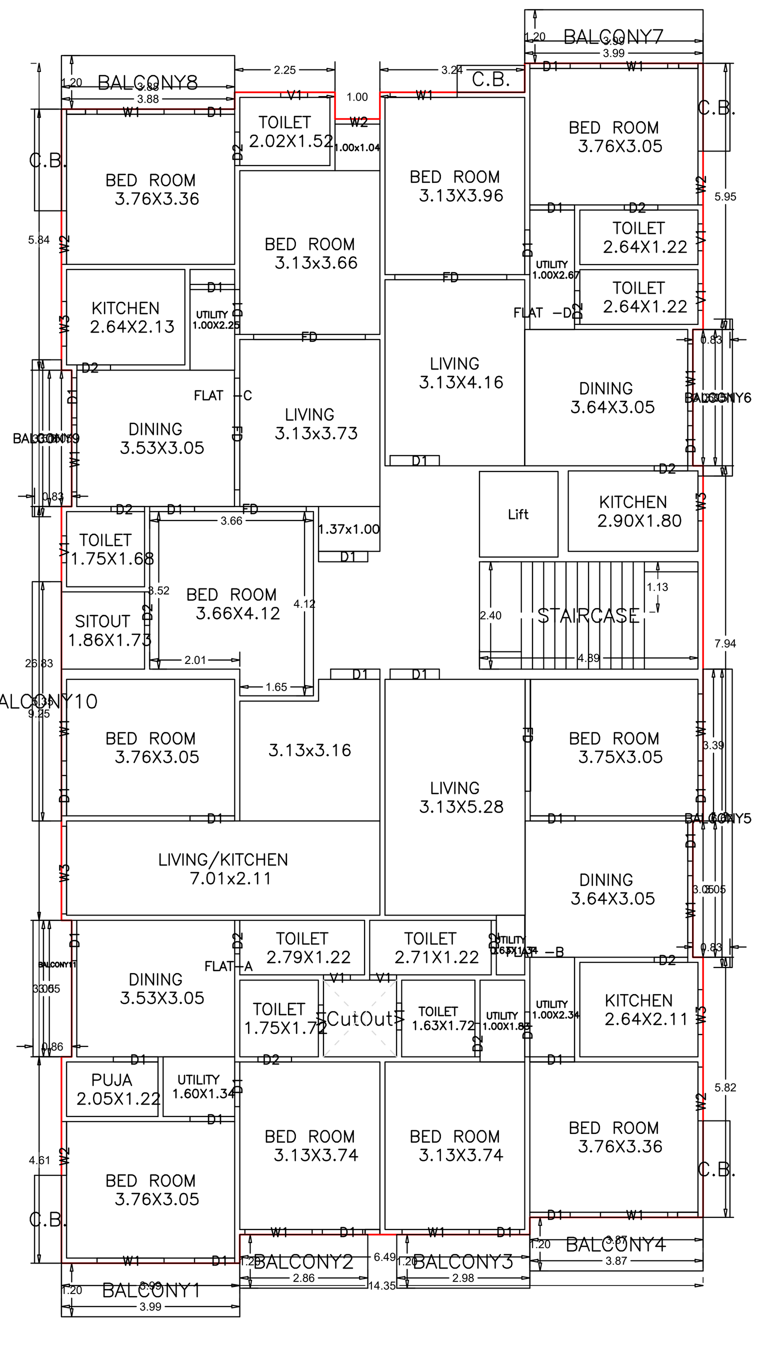


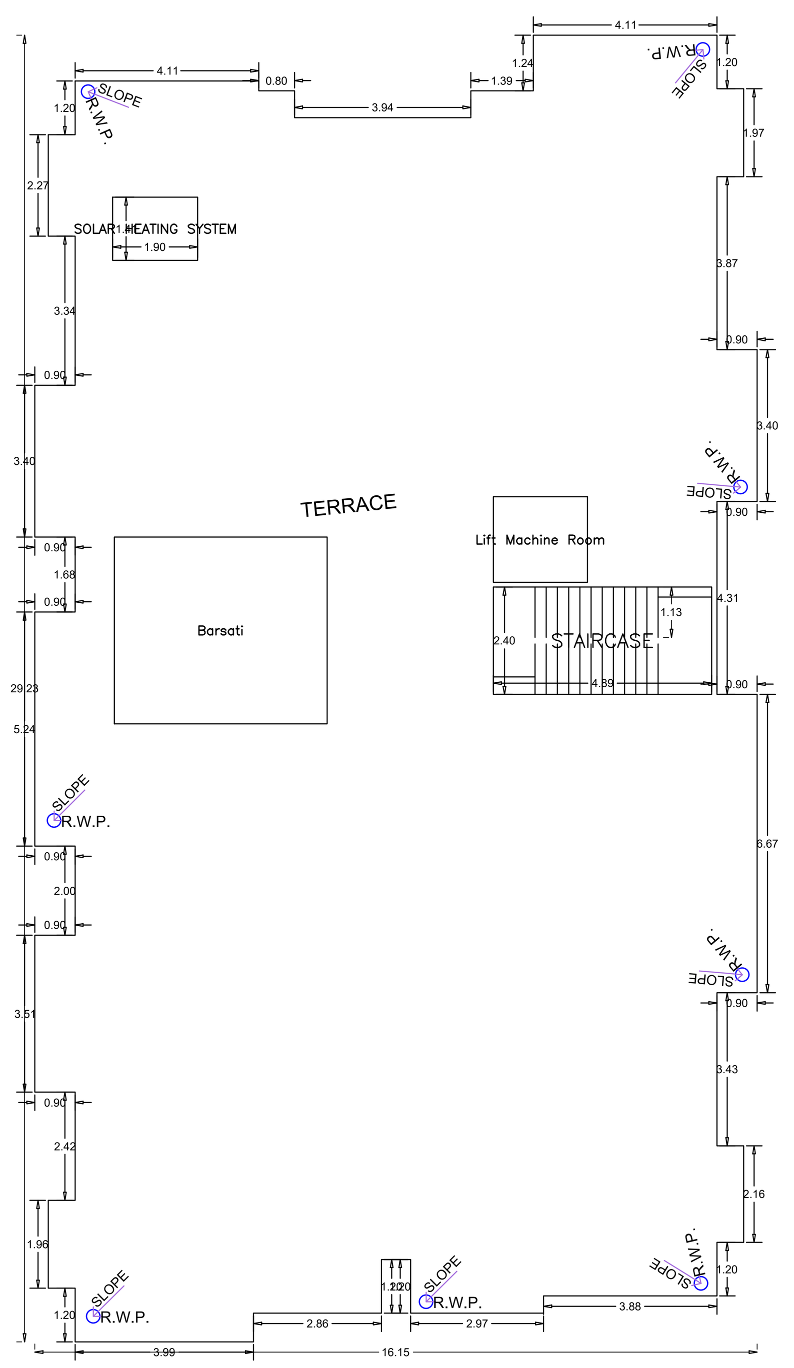
SITE PLAN



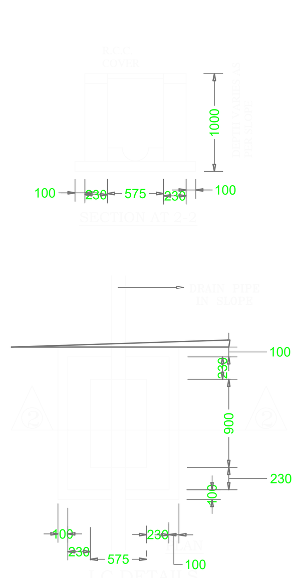
GROUND FLOOR PLAN
(SCALE 1:100)

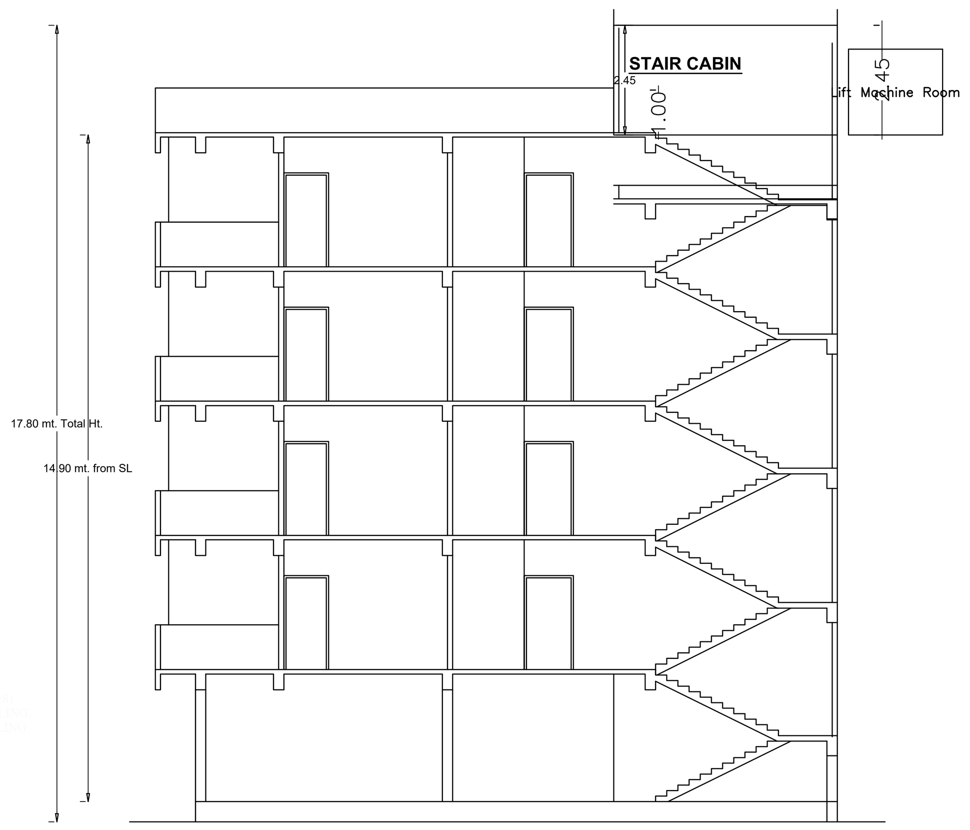


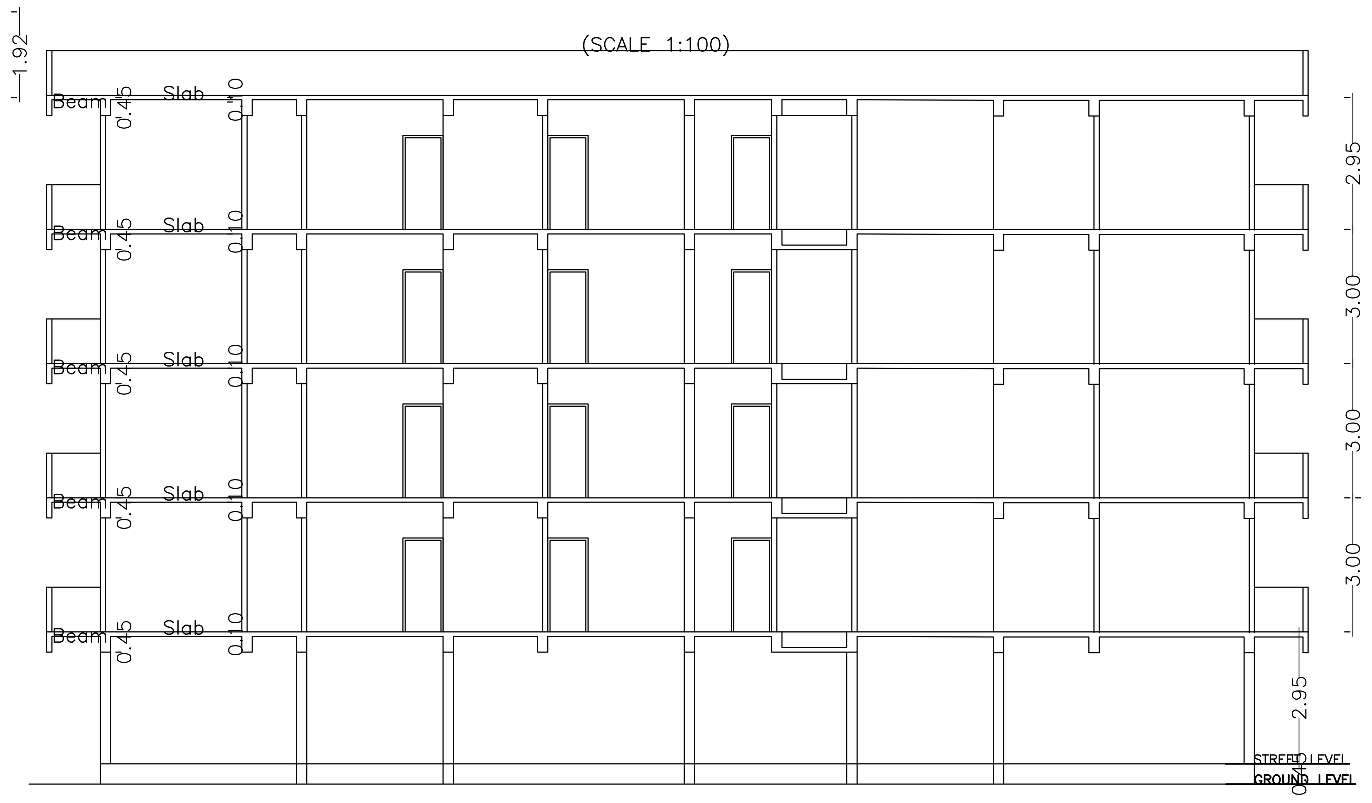
TYPICAL – 1– 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)

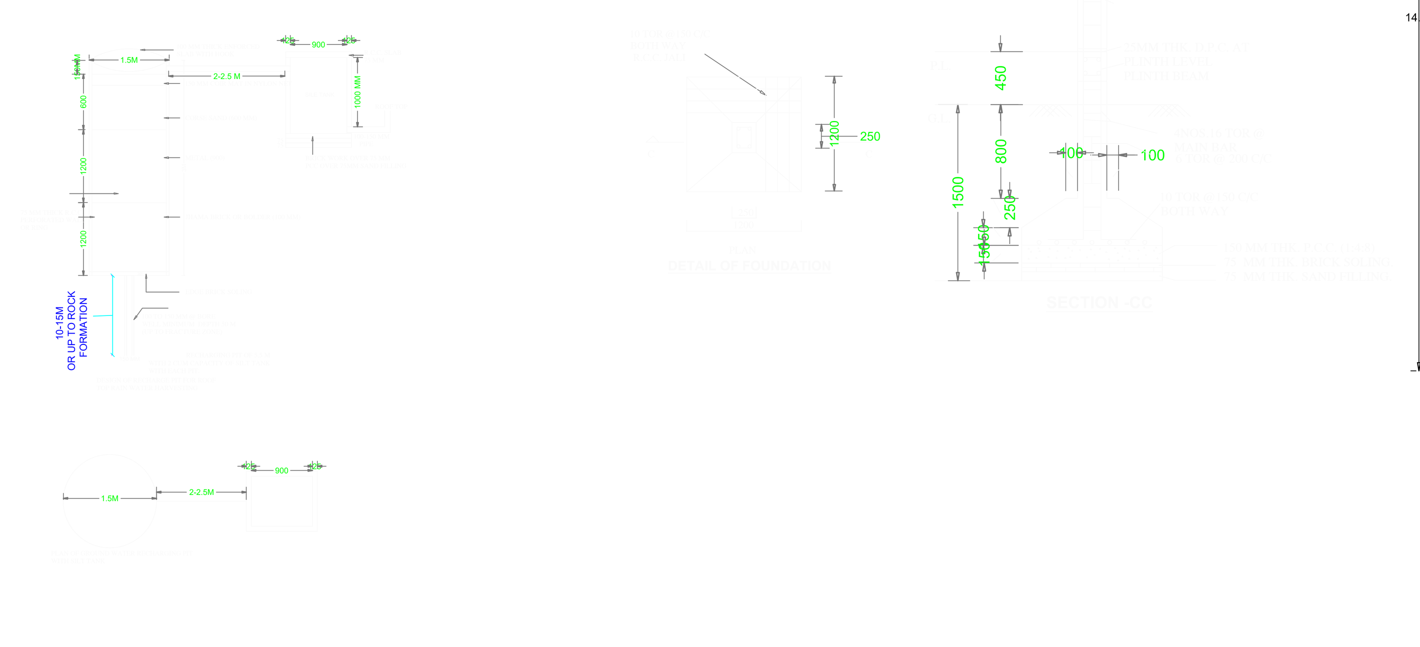


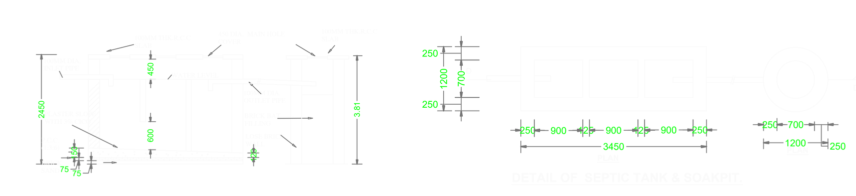
TERRACE FLOOR PLAN

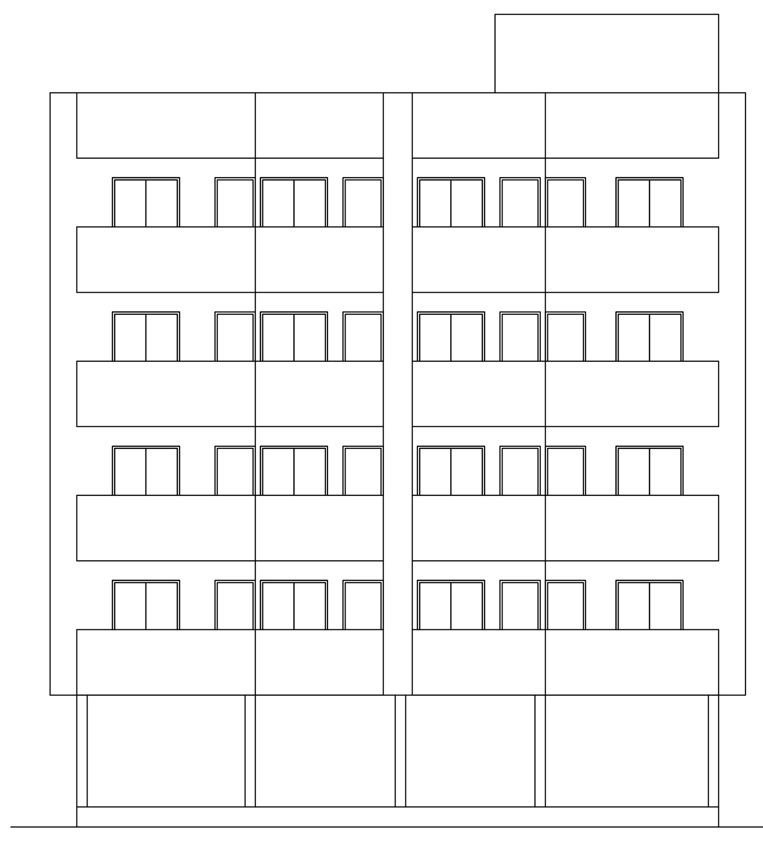




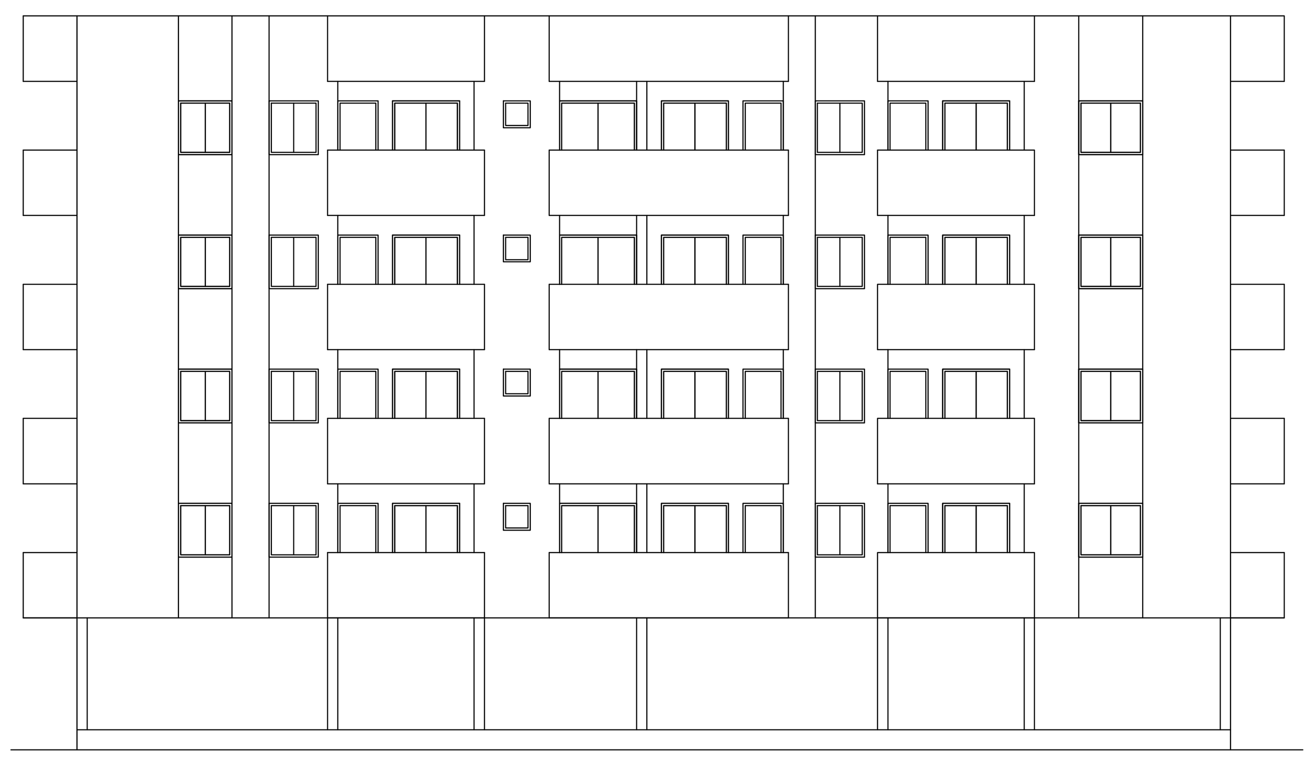








NORTH SIDE ELEVATION



EAST SIDE ELEVATION

DATE	09-04-2024
SHEET NO.	1

Proposal Basic Information

Proposal File No.	RMC/BP/0262/W51/2024
Owner Name	VIJAY SAMUEL KONGARI
Khata No	97
Plot No	572, 573
Village Name	HESAG
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.69 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/0262/W51/2024	Plot/SubPlot No: 572, 573	
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)	637.60
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	637.60
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		94.16
Total		94.16
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	543.45
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	637.60
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	637.60
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		382.56
Proposed Coverage Area (57.61 %)		367.29
Total Prop. Coverage Area (57.61 %)		367.29
Balance coverage area (2.39 %)		15.27
FAR CHECK		
Perm. FAR Area (2.500)		1594.00
Total Perm. FAR area		1594.00
Residential FAR		1521.84
Proposed FAR Area		1536.93
Total Proposed FAR Area		1536.93
Consumed FAR (Factor)		2.41
Balance FAR Area		57.07
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1998.96
ARCHITECT (Regd)		Rajeev Srivastava
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		VIJAY SAMUEL KONGARI
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 (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	367.28	15.08	367.28	15.08
First Floor	407.92	380.46	407.92	380.46
Second Floor	407.92	380.46	407.92	380.46
Third Floor	407.92	380.46	407.92	380.46
Fourth Floor	407.92	380.46	407.92	380.46
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1998.96	1536.92	1998.96	1536.92

Building USE/SUBUSE Details

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

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 (RESIDENTIAL)	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	16

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	16	200.00
Total Car	16	200.00	16	200.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	16	32.00
Total TwoWheeler	16	32.00	16	32.00
Other Parking	-	-	-	136.20
Total	257.00		425.20	

FAR & Tenement Details (Table 4c–1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions Lift	Deductions Balcony	Deductions Void	Deductions 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 (RESIDENTIAL)	1	1998.96	13.44	85.20	11.20	352.20	1521.84	11.72	1536.92	1536.92	16
Grand Total :	1	1998.96	13.44	85.20	11.20	352.20	1521.84	11.72	1536.92	1536.92	16

Building :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions Lift	Deductions Balcony	Deductions Void	Deductions 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	367.28	0.00	0.00	0.00	352.20	0.00	11.72	15.08	15.08	00
First Floor	407.92	3.36	21.30	2.80	0.00	380.46	0.00	380.46	380.46	04
Second Floor	407.92	3.36	21.30	2.80	0.00	380.46	0.00	380.46	380.46	04
Third Floor	407.92	3.36	21.30	2.80	0.00	380.46	0.00	380.46	380.46	04
Fourth Floor	407.92	3.36	21.30	2.80	0.00	380.46	0.00	380.46	380.46	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1998.96	13.44	85.20	11.20	352.20	1521.84	11.72	1536.92	1536.92	16
Total Number of Same Buildings :	1									
Total :	1998.96	13.44	85.20	11.20	352.20	1521.84	11.72	1536.92	1536.92	16

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	48
A (RESIDENTIAL)	D1	0.90	2.10	48
A (RESIDENTIAL)	D1	1.00	2.10	48
A (RESIDENTIAL)	D1	1.10	2.10	16
A (RESIDENTIAL)	FD	2.50	2.10	20

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V1	0.60	1.20	32
A (RESIDENTIAL)	W3	1.00	1.20	12
A (RESIDENTIAL)	W2	1.00	1.20	04
A (RESIDENTIAL)	W2	1.20	1.20	16
A (RESIDENTIAL)	W1	1.50	1.20	48
A (RESIDENTIAL)	W3	1.96	1.20	04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1- 4 FLOOR PLAN	1.20 X 3.88 X 2 X 4	37.20	170.40
	1.20 X 2.98 X 1 X 4	14.28	
	1.20 X 2.86 X 1 X 4	13.72	
	1.20 X 3.99 X 2 X 4	38.32	
	0.65 X 5.35 X 1 X 4	13.92	
	0.89 X 3.51 X 1 X 4	11.44	
	0.88 X 3.51 X 1 X 4	11.40	
	0.88 X 6.68 X 1 X 4	19.60	
	0.86 X 3.05 X 1 X 4	10.52	
Total	-	-	170.40

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1- 4 FLOOR PLAN	FLAT -B	FLAT	101.56	88.39	11	16
	FLAT -C	FLAT	99.08	88.06	10	
	FLAT -D	FLAT	76.55	68.85	8	
	FLAT-A	FLAT	102.59	88.22	9	
Total:	-	-	1519.13	1334.07	152	16

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Rajeev Srivastava RMC/LTP/0020/2017			Signature Not Verified Digitally signed by RAMBADAN SINGH Date: 12 Mar 2026 17:19:28 Organization :GOVERNMENT OF JHARKHAND Designation :Townplanner

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