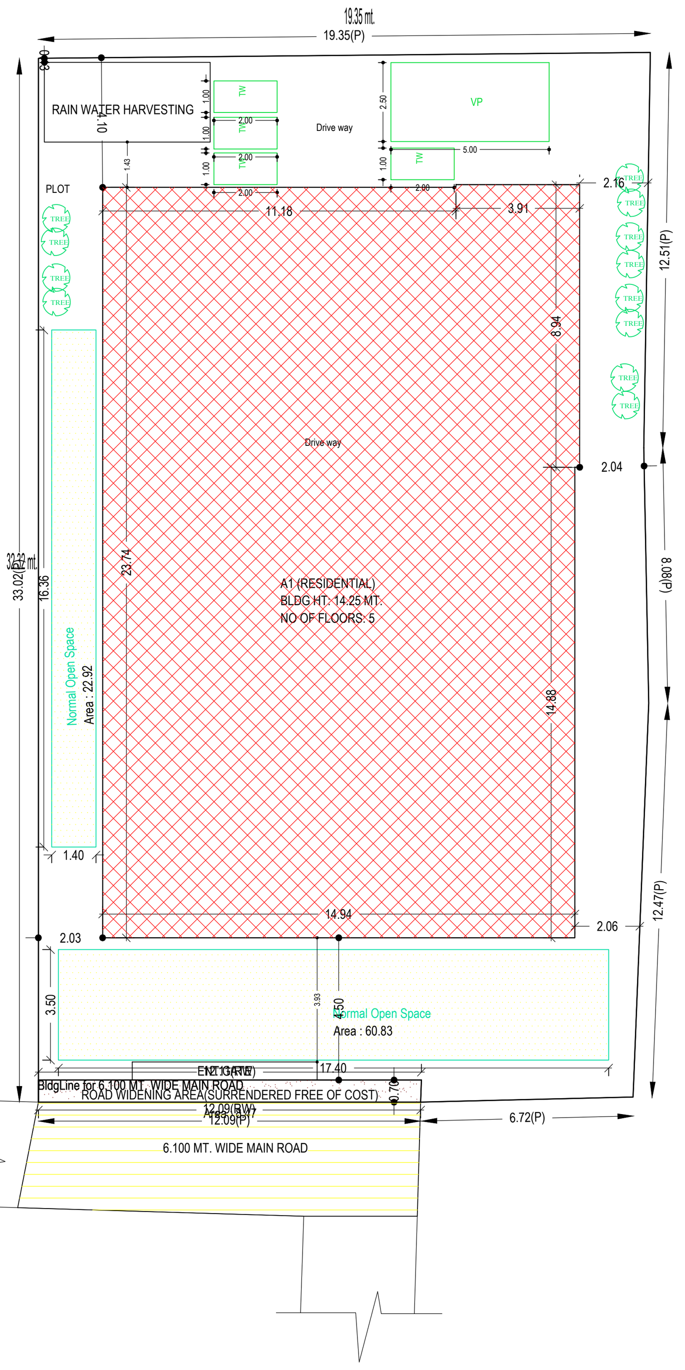
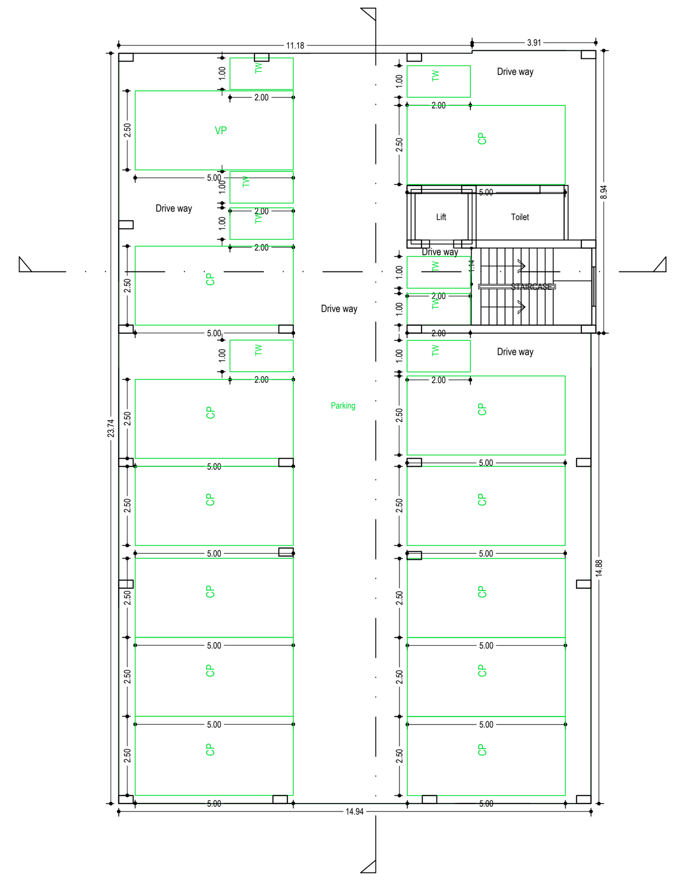
DATE	15-06-2019
SHEET NO.	1

Proposal Basic Information

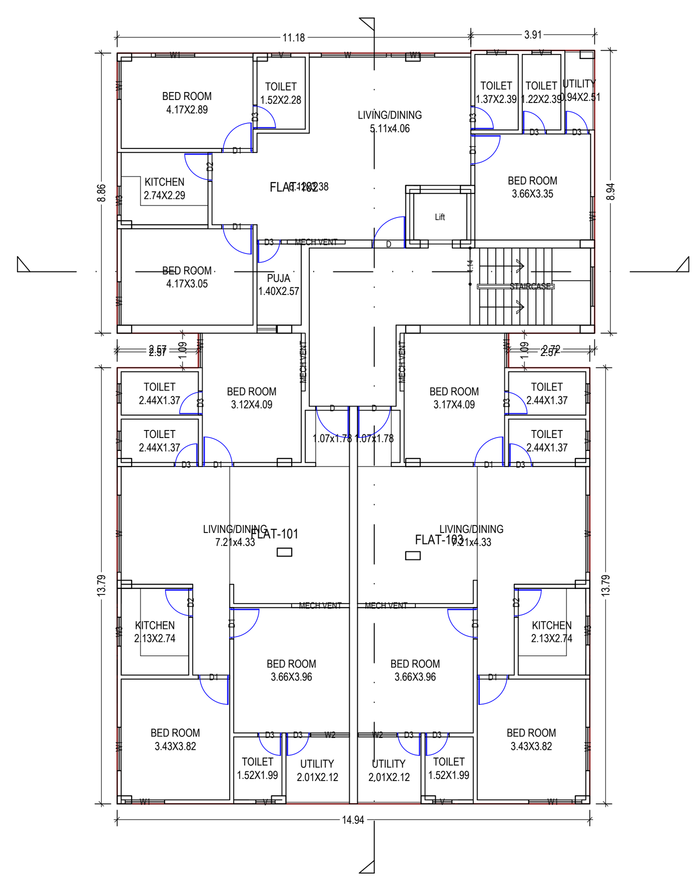
Proposal File No.	BP/W06/0441/18
Owner Name	BABY SAROJ MISHRA MAHESH PRASAD SINHA INDRA DEVI
Khata No	34
Plot No	1976/7 A,B,C
Village Name	BOOTI
Use	Residential
SubUse	Residential Bldg/Apartment



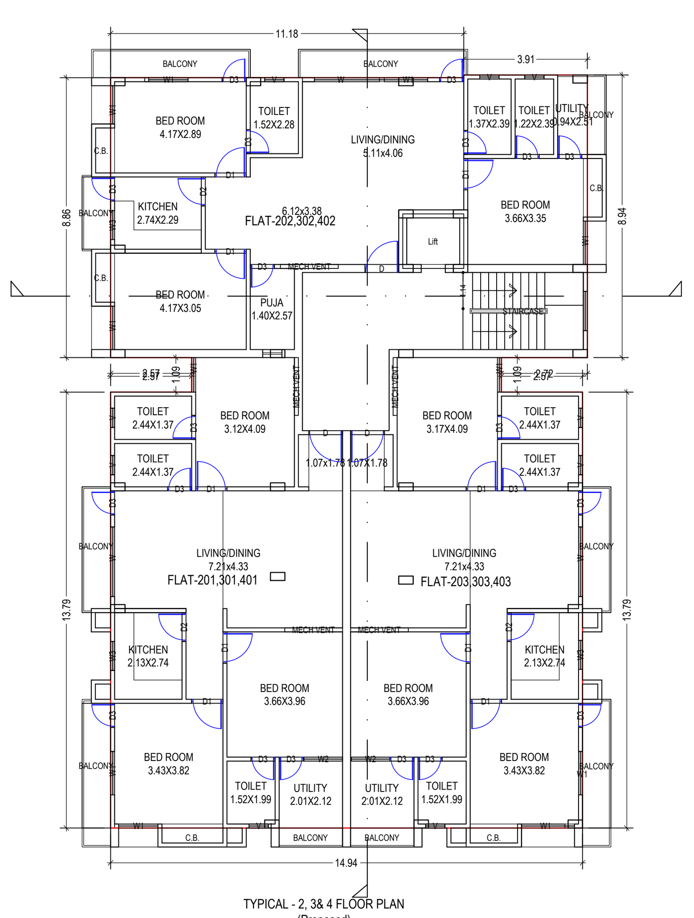
SITE PLAN



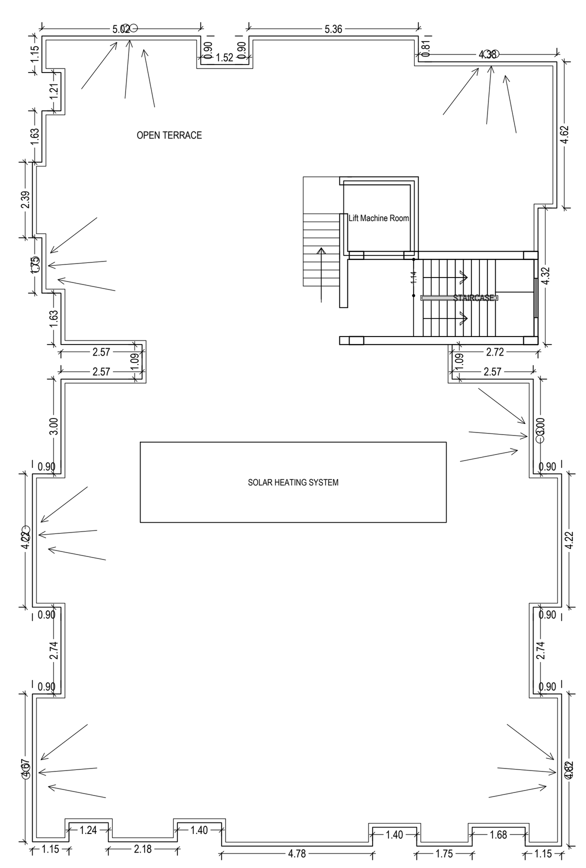
GROUND FLOOR PLAN
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.36 VERSION DATE: 29/04/2019	
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: BP/W06/0441/18	Plot/SubPlot No: 1976/7 A,B,C	
Application Type: General Proposal	North: Plot No. - Plot no.-1988	
Project Type: Building Permission	South: Plot No. - Sub plot no.-1976/B	
Nature of Development: New	East: Road Width - 6.890 Mtr.	
Location of Development Area: Old Area	West: Plot No. - Plot no.-1975	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	633.00
Deduction for NetPlot Area		
Surrender Free of Cost		8.47
Total		8.47
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	624.53
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		8.47
Common Plot		83.75
Total		92.22
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	540.78
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	624.53
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	633.00
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		374.72
Proposed Coverage Area (57.04 %)		356.24
Total Prop. Coverage Area (57.04 %)		356.24
Balance coverage area (2.96 %)		18.48
FAR CHECK		
Perm. FAR Area (2.50)		1582.50
Total Perm. FAR area		1582.50
Residential FAR		1449.91
Proposed FAR Area		1462.53
Total Proposed FAR Area		1462.53
Consumed FAR (Factor)		2.31
Balance FAR Area		119.97
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1863.01
ARCHITECT (Regd)		Anupam Deb
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		BABY SAROJ MISHRA MAHESH PRASAD SINHA INDRA 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.)	A1 (RESIDENTIAL) Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	356.24	12.62	356.24	12.62
First Floor	350.63	347.30	350.63	347.30
Second Floor	385.38	367.53	385.38	367.53
Third Floor	385.38	367.53	385.38	367.53
Fourth Floor	385.38	367.53	385.38	367.53
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1863.01	1462.51	1863.01	1462.51

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A1 (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.
A1 (RESIDENTIAL)	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. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	12	150.00
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	-	-	-	161.02
Total		199.00		409.02

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions Lift	Deductions Balcony	Deductions Accessory Use	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.)
A1 (RESIDENTIAL)	1	1863.01	13.32	43.56	4.10	339.52	1449.89	9.29	1462.51	1462.51	12
Grand Total :	1	1863.01	13.32	43.56	4.10	339.52	1449.89	9.29	1462.51	1462.51	12

Building :A1 (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions Lift	Deductions Balcony	Deductions Accessory Use	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	356.24	0.00	0.00	4.10	339.52	0.00	9.29	12.62	12.62	00
First Floor	350.63	3.33	0.00	0.00	0.00	347.30	0.00	347.30	347.30	03
Second Floor	385.38	3.33	14.52	0.00	0.00	367.53	0.00	367.53	367.53	03
Third Floor	385.38	3.33	14.52	0.00	0.00	367.53	0.00	367.53	367.53	03
Fourth Floor	385.38	3.33	14.52	0.00	0.00	367.53	0.00	367.53	367.53	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1863.01	13.32	43.56	4.10	339.52	1449.89	9.29	1462.51	1462.51	12
Total Number of Same Buildings :	1									
Total :	1863.01	13.32	43.56	4.10	339.52	1449.89	9.29	1462.51	1462.51	12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	D3	0.76	2.10	73
A1 (RESIDENTIAL)	D2	0.91	2.10	12
A1 (RESIDENTIAL)	D1	0.99	2.10	36
A1 (RESIDENTIAL)	D	1.07	2.10	12

SCHEDULE OF WINDOW/VENTILATION:

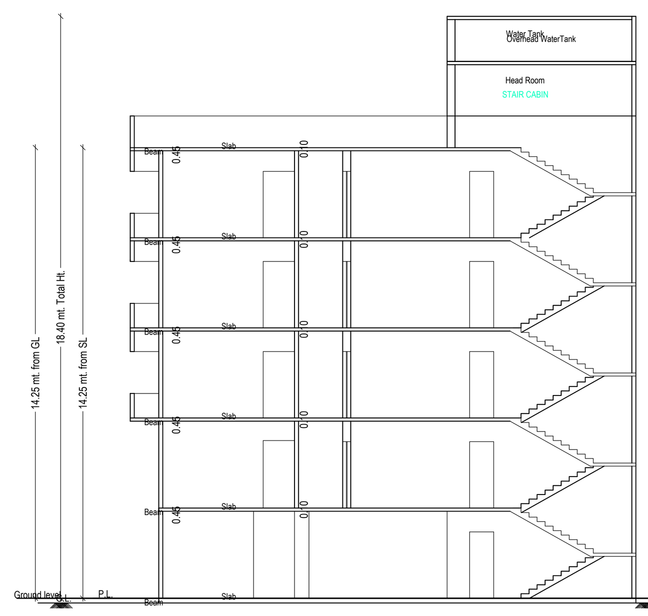
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	V	0.61	1.20	36
A1 (RESIDENTIAL)	W3	0.91	1.20	12
A1 (RESIDENTIAL)	W1	1.09	1.20	08
A1 (RESIDENTIAL)	W1	1.21	1.20	04
A1 (RESIDENTIAL)	W2	1.22	1.20	
A1 (RESIDENTIAL)	W1	1.37	1.20	32
A1 (RESIDENTIAL)	MECH VENT	1.83	1.20	20
A1 (RESIDENTIAL)	W	2.20	1.20	06
A1 (RESIDENTIAL)	W	2.44	1.20	06

Balcony Calculations Table

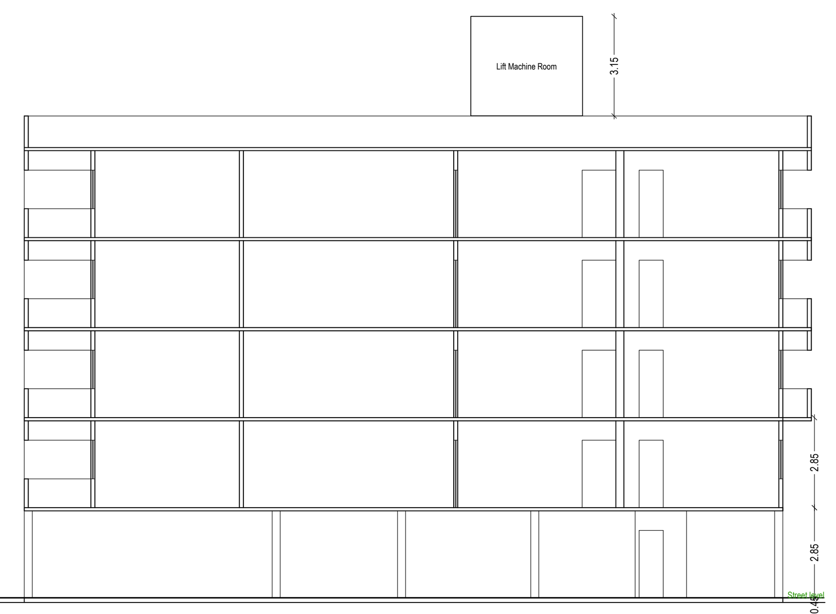
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3& 4 FLOOR PLAN	0.90 X 4.42 X 1 X 3		87.12
	0.90 X 5.23 X 1 X 3	14.13	
	0.60 X 2.52 X 1 X 3	4.53	
	0.90 X 3.98 X 2 X 3	21.48	
	0.90 X 4.07 X 1 X 3	11.01	
	0.60 X 2.01 X 2 X 3	7.20	
	0.90 X 3.95 X 1 X 3	10.65	
		6.18	
Total		-	87.12

UnitBUA Table for Building :A1 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FLAT-101	FLAT	105.16	104.87	9	3
	FLAT-102	FLAT	104.07	103.77	10	
	FLAT-103	FLAT	104.85	104.60	9	
TYPICAL - 2, 3& 4 FLOOR PLAN	FLAT-201,301,401	FLAT	113.49	113.21	9	9
	FLAT-202,302,402	FLAT	116.32	116.02	10	
	FLAT-203,303,403	FLAT	113.30	113.06	9	
Total:	-	-	1343.44	1340.08	112	12



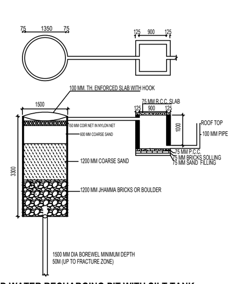
SECTION AT X-X



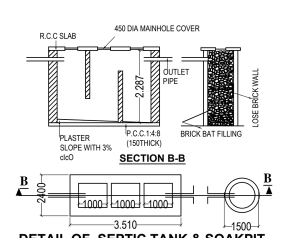
SECTION AT Y-Y

FRONT ELEVATION

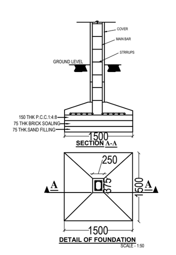
SIDE ELEVATION

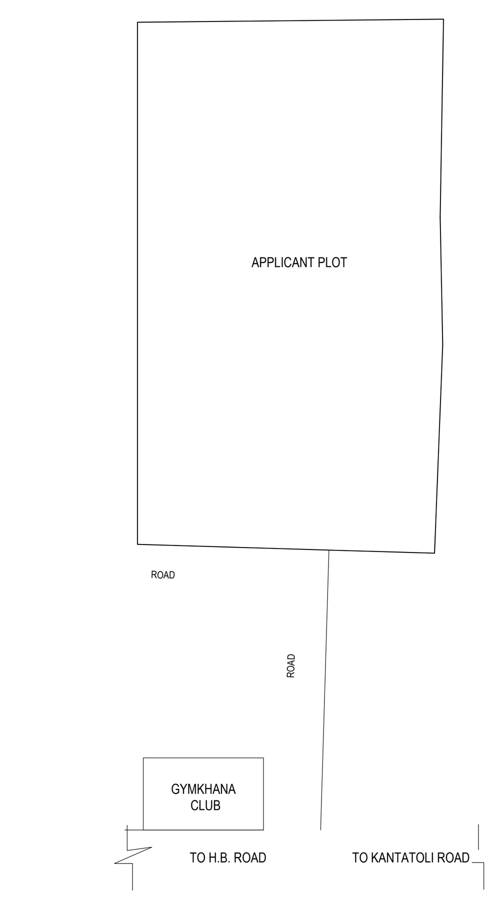


DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK
SCALE - N.T.S.



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





LOCATION PLAN
SCALE N.T.S.

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Anupam Deb RMC/ART/0061			Name : MANOJ KUMAR Designation : Municipal Commisioner Main Organization :

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