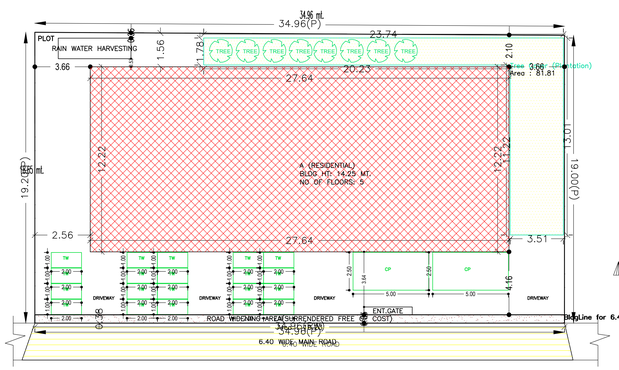
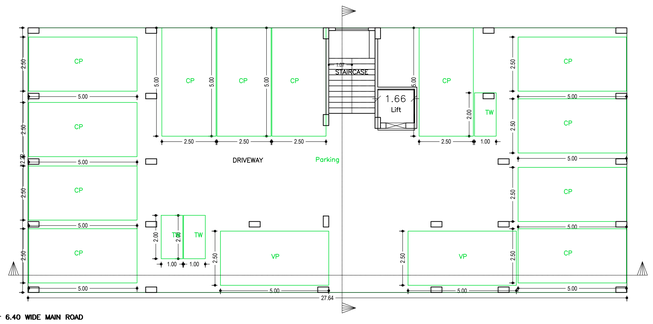
Project Title :SAVITRY APARMENT

DATE	01-06-2019
SHEET NO.	1

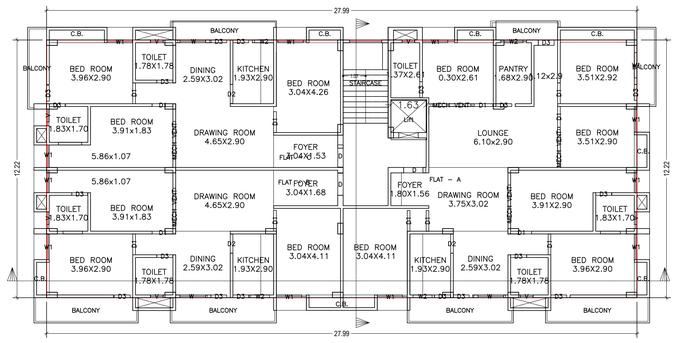
SITE PLAN



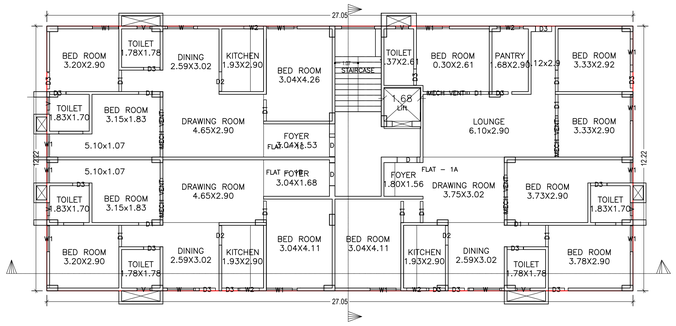
SITE PLAN
SCALE 1:100



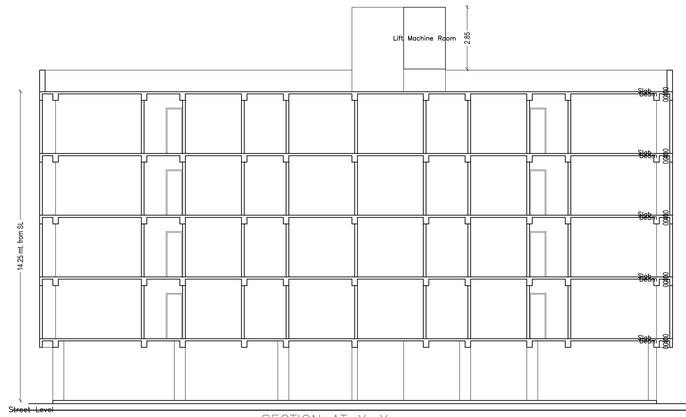
GROUND FLOOR PLAN
(SCALE 1:100)



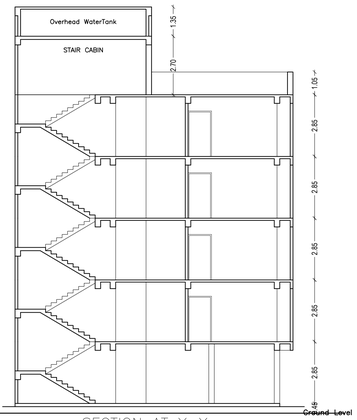
TYPICAL – 2, 3& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



SECTION AT X–X
SCALE 1:100



SECTION AT Y–Y
SCALE 1:100

Proposal File No.	RMC/BP/0313/W03/2019
Owner Name	ABHIMANYU KUMAR SINGH, ABHAY KUMAR SINGH, ANAND KUMAR,&PRABHAT KUMAR SINGH
Khata No	202
Plot No	500/X-1,500/X-2
Village Name	HATMA
Use	Residential
SubUse	Residential Bldg/Apartment

Proposal Basic Information

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	Pathway/Religious/Structure: NA	
Inward_No: RMCBP/0313/W03/2019	Plot/SubPlot No: 500/X-1,500/X-2	
Application Type: General Proposal	North: Plot No. - Sub Plot No. 500/Y	
Project Type: Building Permission	South: Plot No. - Sub Plot No. 500/W	
Nature of Development: New	East: Road Width - 6.40	
Location of Development Area: Old Area	West: Plot No. - Survey Plot No.474	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	667.73
Deduction for NetPlot Area		
Surrender Free of Cost		19.23
Total		19.23
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	648.50
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		19.23
Common Plot		81.87
Total		101.03
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	566.70
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	648.50
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	667.73
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		389.10
Proposed Coverage Area (52.07 %)		337.67
Total Proc. Coverage Area (52.07 %)		337.67
Balance coverage area (7.93 %)		51.43
FAR CHECK		
Perm. FAR Area (2.50)		1669.32
Total Perm. FAR area		1669.32
Residential FAR		1434.67
Proposed FAR Area		1446.07
Total Proposed FAR Area		1446.07
Consumed FAR (Fadar)		2.17
Balance FAR Area		223.25
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1841.99
ARCHITECT (Regd)		ATUL KUMAR
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		ABHIMANYU KUMAR SINGH, ABHAY KUMAR SINGH, ANAND KUMAR,&PRABHAT KUMAR SINGH
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)		Total	
	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	337.67	11.38	337.67	11.38
First Floor	330.54	327.31	330.54	327.31
Second Floor	391.26	369.12	391.26	369.12
Third Floor	391.26	369.12	391.26	369.12
Fourth Floor	391.26	369.12	391.26	369.12
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1841.99	1446.05	1841.99	1446.05

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		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Reqd./Unit	Reqd.	Reqd./Unit	Reqd.
A (RESIDENTIAL)	Residential	Residential Bldg/Apartment	0 - 140	-	8.00	1.00	8	-	-	-	-
			> 140 - 1	1.5	-	1	6	-	-	-	-
			> 3 - 1	12.00	-	-	-	1	2	-	12
			> 0 - 1	12.00	-	-	-	1	2	-	12
	Total		-	-	-	-	14	14	2	2	-
										-	12
										-	23

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	14	175.00
Total Car	14	175.00	14	175.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	23	46.00
Total TwoWheeler	12	24.00	23	46.00
Other Parking	-	-	-	149.29
Total	224.00			402.29

FAR & Tenement Details (Table 4c–1)

Building	No. of Same Bldg	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.)
			Lift	Balcony	Parking	Res.	Stair			
A (RESIDENTIAL)	1	1841.99	12.92	56.73	326.29	1434.67	8.15	1446.05	1446.05	12
Grand Total	1	1841.99	12.92	56.73	326.29	1434.67	8.15	1446.05	1446.05	12

Building :A (RESIDENTIAL)

Floor Name	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.)
		Lift	Balcony	Parking	Res.	Stair			
Ground Floor	337.67	0.00	0.00	326.29	0.00	8.15	11.38	11.38	00
First Floor	330.54	3.23	0.00	0.00	327.31	0.00	327.31	327.31	03
Second Floor	391.26	3.23	18.91	0.00	369.12	0.00	369.12	369.12	03
Third Floor	391.26	3.23	18.91	0.00	369.12	0.00	369.12	369.12	03
Fourth Floor	391.26	3.23	18.91	0.00	369.12	0.00	369.12	369.12	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1841.99	12.92	56.73	326.29	1434.67	8.15	1446.05	1446.05	12
Total Number of Same Buildings	1								
Total :	1841.99	12.92	56.73	326.29	1434.67	8.15	1446.05	1446.05	12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.75	2.10	73
A (RESIDENTIAL)	D2	0.90	2.10	12
A (RESIDENTIAL)	D1	0.99	2.10	52
A (RESIDENTIAL)	D	1.05	2.10	12

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	1.20	28
A (RESIDENTIAL)	W2	0.90	1.20	16
A (RESIDENTIAL)	W1	1.07	1.20	08
A (RESIDENTIAL)	W1	1.20	1.20	36
A (RESIDENTIAL)	W	1.50	1.20	12
A (RESIDENTIAL)	MECH VENT	0.60	1.20	20

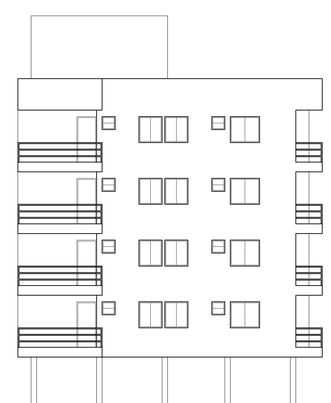
Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3& 4 FLOOR PLAN	0.71 X 0.00 X 1 X 3	13.23	123.42
	0.34 X 0.00 X 1 X 3	10.47	
	0.79 X 0.00 X 3 X 3	53.37	
	0.54 X 0.00 X 2 X 3	36.24	
	0.57 X 0.00 X 1 X 3	10.11	
Total :			123.42

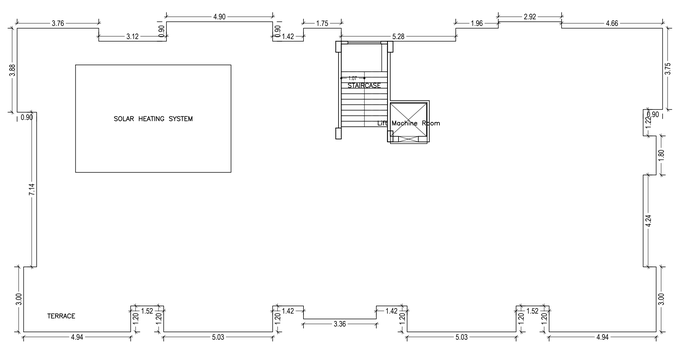
UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenament
TYPICAL - 2, 3& 4 FLOOR PLAN	FLAT - A	FLAT	164.97	164.85	15	9
	FLAT - B	FLAT	97.45	97.33	9	
	FLAT - C	FLAT	93.29	93.25	9	
FIRST FLOOR PLAN	FLAT - 1A	FLAT	144.86	144.74	15	3
	FLAT - 1B	FLAT	80.85	80.73	9	
	FLAT - 1C	FLAT	80.85	80.73	9	
Total :	-	-	1214.01	1372.49	132	12

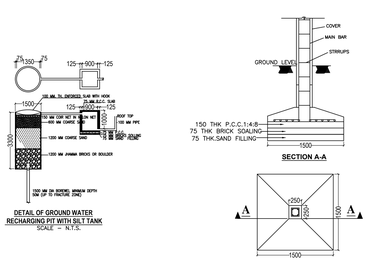
FRONT ELEVATION
SCALE 1:100



LEFT SIDE ELEVATION
SCALE 1:100



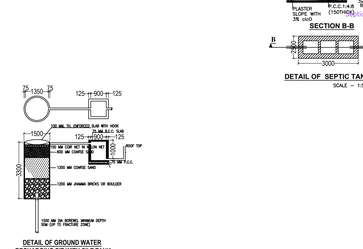
TERRACE FLOOR PLAN
(SCALE 1:100)



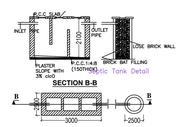
SECTION A-A

DETAIL OF FOUNDATION
SCALE – N.T.S.

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



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



SECTION B-B

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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGIT
ATUL KUMAR 68/RMC			

Name : GAJANAND RAM
Designation : Municipal Commissioner-1
Department : GOVERNMENT OF JHARKHAND

This is system generated MAP. No need for any Sign.

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