

| | |
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| Proposal File No. | RMC/EP/0688/W08/2019 |
| Owner Name | VIKRAMSHILA ENGICON PVT LTD THROUGH ITS DIRECTOR NAVENDU RAJ |
| Khata No. | 34 |
| Plot No. | 854 |
| Village Name | BARIYATU |
| Use | Residential |
| SubUse | Residential Bldg/Apartment |

| | | |
|--|---|--|
| AREA STATEMENT RANCHI MUNICIPAL CORPORATION | VERSION NO. : 1.0.43 | 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: RMC/EP/0688/W08/2019 | PlotSubPlot No: 854 | |
| Application Type: General Proposal | North: - | |
| Project Type: Building Permission | South: - | |
| Nature of Development: New | East: - | |
| Location of Development Area: OK | West: - | |
| Area | | |
| AREA DETAILS | | SQ.MT |
| AREA OF PLOT (Minimum) | (A) | 1329.97 |
| Deduction for NetPlot Area | | |
| Surrender Free of Cost | | 45.69 |
| Total | | 45.69 |
| NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot Area) | (A-Deductions) | 1284.28 |
| Deduction for Balance Plot Area(from Gross Plot Area) | | |
| Surrender Free of Cost | | 45.69 |
| Common Plot | | 138.35 |
| Total | | 184.04 |
| BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity Area) | (A-Deductions) | 1145.93 |
| PLOT AREA FOR COVERAGE(Net Plot Area) | (A-Deductions) | 1284.28 |
| Plot Area for FAR (Net Plot Area - Road/Watering Area) | (A-Deductions) | 1329.97 |
| COVERAGE CHECK | | |
| Permissible Coverage area (50.00 %) | | 642.14 |
| Proposed Coverage Area (49.62 %) | | 637.27 |
| Total Prop. Coverage Area (49.62 %) | | 637.27 |
| Balance coverage area (1.38 %) | | 4.87 |
| FAR CHECK | | |
| Perm. FAR Area (2.50) | | 3324.92 |
| Total Perm. FAR Area | | 3324.92 |
| Residential FAR | | 3068.63 |
| Proposed FAR Area | | 3080.20 |
| Total Proposed FAR Area | | 3080.20 |
| Consumer FAR (Factor) | | 2.52 |
| Balance FAR Area | | 244.72 |
| BUILT UP AREA CHECK | | |
| Total Proposed BuiltUp Area | | 4111.41 |
| ARCHITECT (Regd) | | RAJIV CHADDA |
| ENGINEER (Regd) | | |
| SUPERVISOR (Regd) | | |
| OWNER (Regd) | | VIKRAMSHILA ENGICON PVT LTD THROUGH ITS DIRECTOR NAVENDU RAJ |
| DEVELOPMENT AUTHORITY | | LOCAL BODY |

| | |
|-----------------------------|------------|
| COLOR INDEX | |
| PLOT BOUNDARY | Black |
| ASUITING ROAD | Green |
| PROPOSED CONSTRUCTION | Red |
| COMMON PLOT | Yellow |
| ROAD WIDENING AREA | Blue |
| EXISTING (To be retained) | Orange |
| EXISTING (To be demolished) | Light Blue |

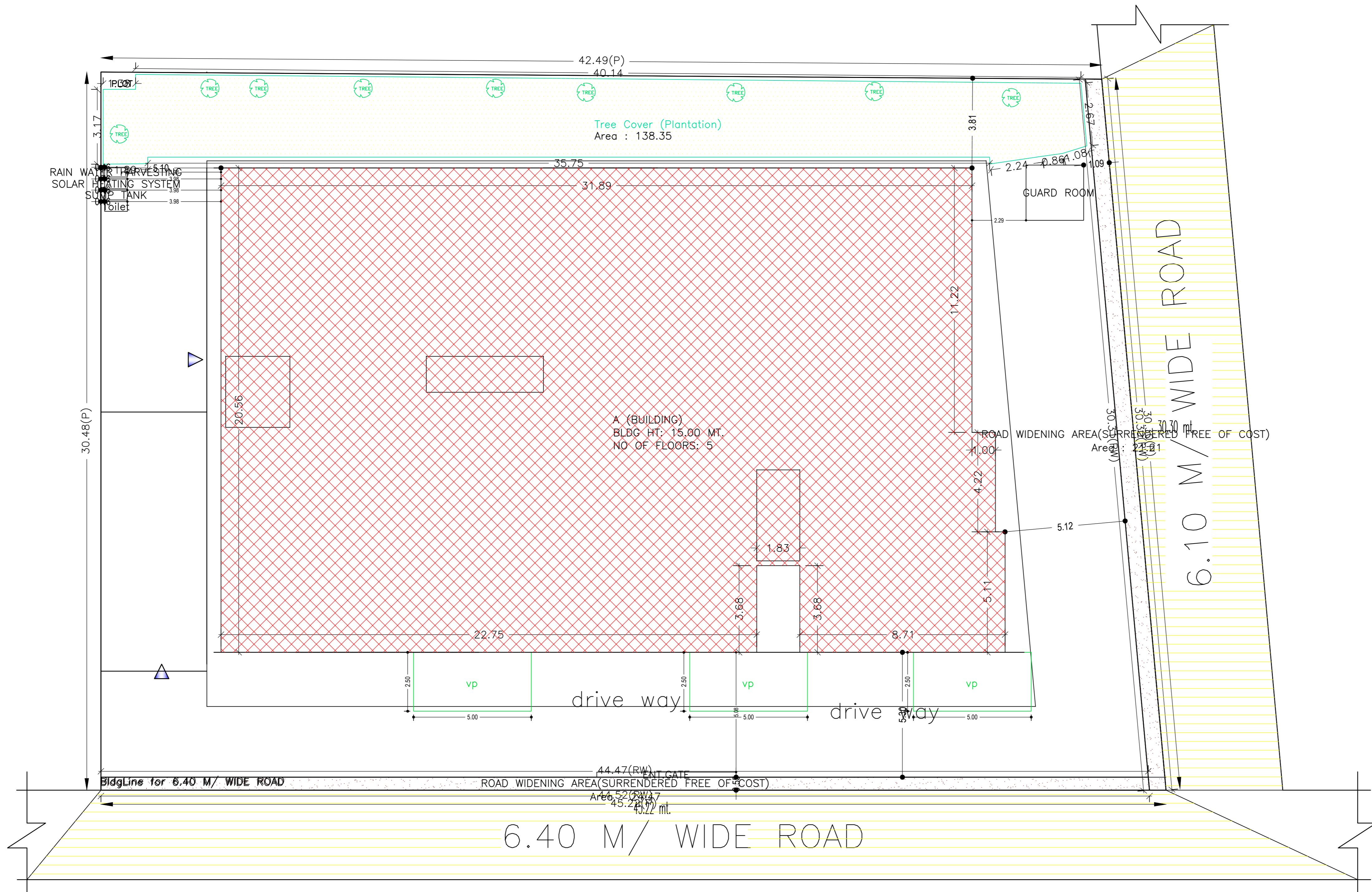
| Buildingwise Floor FAR Details | | | | |
|--------------------------------|---------------|---------------------------|--------------------------------------|------------------------|
| Floor Name | Building Name | Proposed FAR Area (Sq.mt) | | Total FAR Area (Sq.mt) |
| | | Proposed FAR Area (Sq.mt) | Total Proposed Built Up Area (Sq.mt) | |
| Basement Floor | A (BUILDING) | 790.44 | 11.57 | 790.44 |
| Ground Floor | A (BUILDING) | 648.33 | 644.33 | 1292.66 |
| First Floor | A (BUILDING) | 651.61 | 651.61 | 1344.27 |
| Second Floor | A (BUILDING) | 675.01 | 675.01 | 2019.28 |
| Third Floor | A (BUILDING) | 638.54 | 675.01 | 1313.55 |
| Fourth Floor | A (BUILDING) | 675.01 | 675.01 | 2019.28 |
| Terrace Floor | A (BUILDING) | 0.00 | 0.00 | 0.00 |
| Total | A (BUILDING) | 4111.41 | 3080.21 | 4111.41 |

| 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 | Prop | Reqd | Prop | Reqd | Prop |
| A (BUILDING) | Residential | Residential Bldg/Apartment | > 140 | 1.5 | 1 | 1.5 | - | - | - | - | - |
| | | | > 0 | 1 | 23.00 | - | - | - | - | 1 | 23 |
| | | | > 0 | 1 | 23.00 | - | - | - | - | 3 | - |
| Total | | | | | | 24 | 27 | - | - | 3 | 23 |

| Parking Check (Table 7b) | | | | | |
|--------------------------|--------|--------|-----|-------|---------|
| Vehicle Type | No. | Reqd. | | Prop. | |
| | | Area | No. | Area | No. |
| Car | - | - | 27 | - | 337.50 |
| Total Car | 24 | 300.00 | 27 | - | 337.50 |
| Visitors Car Parking | - | - | 3 | - | 37.50 |
| Total Visitor Parking | 3 | 37.50 | 3 | - | 37.50 |
| TwoWheeler | - | - | 33 | - | 66.00 |
| Total TwoWheeler | 23 | 46.00 | 33 | - | 66.00 |
| Other Parking | - | - | - | - | 532.42 |
| Total | 383.50 | - | - | - | 1076.92 |

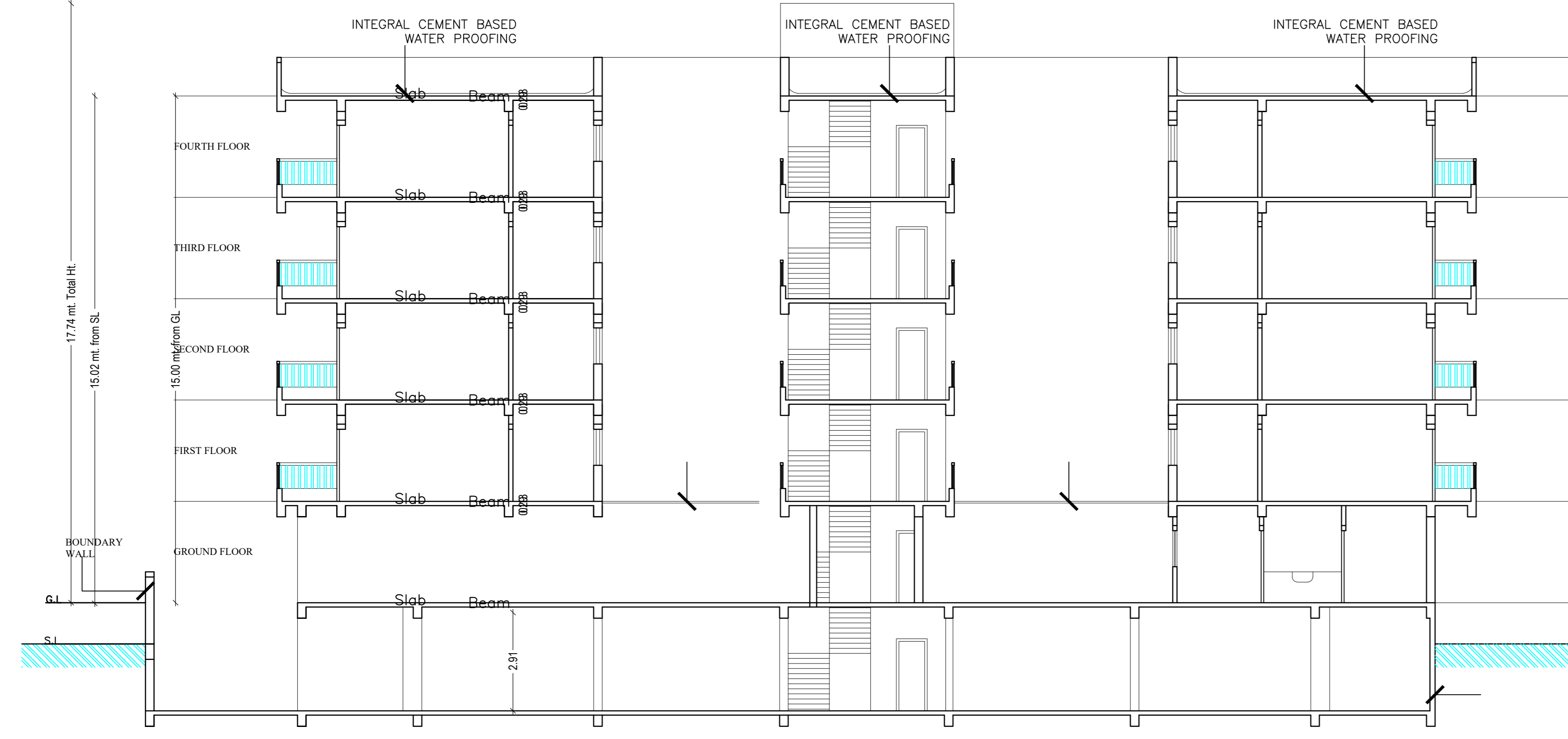
| FAR & Tenement Details (Table 4c-1) | | | | | | | | | | | | | |
|-------------------------------------|------------------|-----------------------------|--|-----------------------------|----------------------------|------------|-------|---------|---------------------------|-------------------------|------------------------|---------------------------------|------------|
| Building | No. of Same Bldg | Gross Built Up Area (Sq.mt) | Deductions From Gross BUA/Area (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 FAR Area (Sq.mt) | Tenm (No.) |
| | | | | | Cutout | Stair/Case | Lift | Balcony | | | | | |
| A (BUILDING) | 1 | 4214.01 | 102.60 | 4111.41 | 35.30 | 24.15 | 86.62 | 885.13 | 3068.64 | 11.57 | 3080.21 | 3080.21 | 23 |
| Grand Total | 1 | 4214.01 | 102.60 | 4111.41 | 35.30 | 24.15 | 86.62 | 885.13 | 3068.64 | 11.57 | 3080.21 | 3080.21 | 23 |



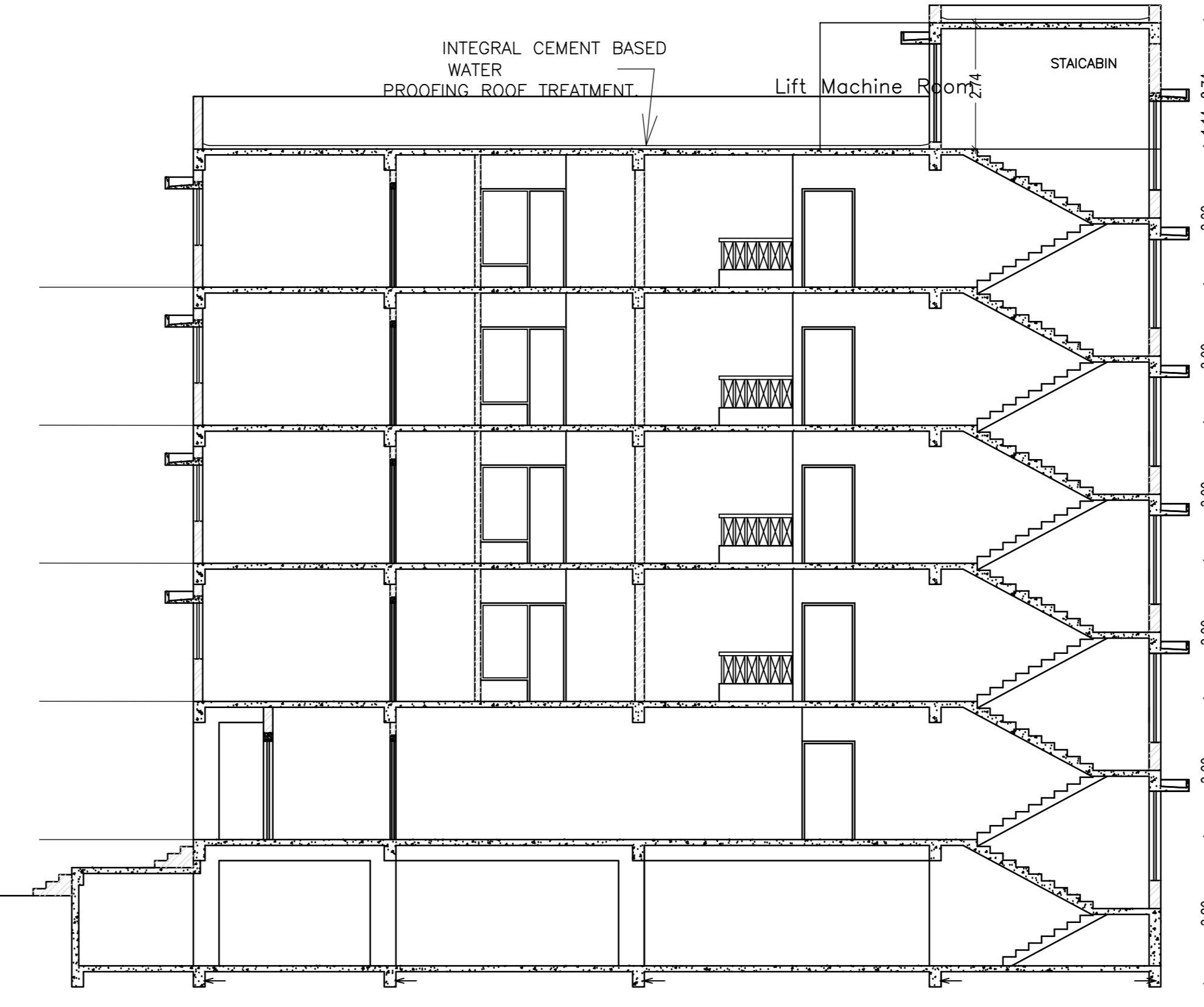
SITE PLAN

| | | | |
|--------------------------|-------------------------------------|----------------------------|-------------------|
| LTP NAME AND SIGNATURE | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
| RAJIV CHADDA CA816480 | | | |

| Proposal Basic Information | |
|----------------------------|--|
| Proposal File No. | RMC/EP/0688/W08/2019 |
| Owner Name | VIKRAMSHILA ENIGCON PVT LTD THROUGH ITS DIRECTOR NAVENDU RAJ |
| Khata No | 34 |
| Plot No | 854 |
| Village Name | BARIYATU |
| Use | Residential |
| SubUse | Residential Bldg/Apartment |



SECTION A-A



SECTION AT:-B-B'

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) | Ass Area in FAR (Sq.mt) | Total FAR Area (Sq.mt) | Total Consumed FAR Area (Sq.mt) | Total (No.) |
|--------------------------|--------------------|---|-----------------------------|----------------------------|---------------------------|-------------------------|------------------------|---------------------------------|-------------|
| Basement Floor | 790.44 | 0.00 | 790.44 | 0.00 | 4.83 | 0.00 | 774.04 | 0.00 | 11.57 |
| Ground Floor | 666.85 | 22.92 | 644.33 | 7.06 | 0.00 | 0.00 | 111.09 | 526.18 | 0.00 |
| First Floor | 671.63 | 20.02 | 651.61 | 7.06 | 4.83 | 12.88 | 0.00 | 626.84 | 0.00 |
| Second Floor | 696.03 | 20.02 | 675.01 | 7.06 | 4.83 | 24.58 | 0.00 | 638.54 | 0.00 |
| Third Floor | 696.03 | 20.02 | 675.01 | 7.06 | 4.83 | 24.58 | 0.00 | 638.54 | 0.00 |
| Fourth Floor | 696.03 | 20.02 | 675.01 | 7.06 | 4.83 | 24.58 | 0.00 | 638.54 | 0.00 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 4214.01 | 102.60 | 4111.41 | 35.30 | 24.15 | 86.62 | 885.13 | 3068.64 | 11.57 |
| Number of Same Buildings | 1 | | | | | | | | |
| Total | 4214.01 | 102.60 | 4111.41 | 35.30 | 24.15 | 86.62 | 885.13 | 3068.64 | 11.57 |

SCHEDULE OF DOOR:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------|------|--------|--------|-----|
| A (BUILDING) | DS | 0.45 | 2.10 | 15 |
| A (BUILDING) | D2 | 0.60 | 2.10 | 08 |
| A (BUILDING) | D | 0.70 | 2.10 | 08 |
| A (BUILDING) | DS | 0.75 | 2.10 | 30 |
| A (BUILDING) | D2 | 0.90 | 2.10 | 85 |
| A (BUILDING) | D | 1.00 | 2.10 | 51 |
| A (BUILDING) | sd | 1.00 | 2.10 | 12 |
| A (BUILDING) | W | 1.00 | 2.10 | 08 |
| A (BUILDING) | FD | 1.20 | 2.10 | 01 |
| A (BUILDING) | SD | 1.50 | 2.10 | 08 |
| A (BUILDING) | D | 1.50 | 2.10 | 04 |
| A (BUILDING) | FD | 1.50 | 2.10 | 03 |

SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------|------|--------|--------|-----|
| A (BUILDING) | V | 0.75 | 0.60 | 45 |
| A (BUILDING) | W2 | 1.20 | 1.20 | 32 |
| A (BUILDING) | W | 1.20 | 1.20 | 02 |
| A (BUILDING) | W | 1.35 | 1.20 | 04 |
| A (BUILDING) | W | 1.40 | 1.20 | 04 |
| A (BUILDING) | W | 1.50 | 1.20 | 08 |
| A (BUILDING) | W2 | 1.50 | 1.20 | 04 |
| A (BUILDING) | w3 | 1.75 | 1.20 | 04 |
| A (BUILDING) | w | 1.80 | 1.20 | 82 |

Balcony Calculations Table

| FLOOR | SIZE | AREA | TOTAL AREA |
|-----------------------------|---------------------|-------|------------|
| TYPICAL - 2, 3&4 FLOOR PLAN | 0.69 X 0.00 X 1 X 3 | 12.15 | 143.01 |
| | 0.76 X 0.00 X 1 X 3 | 19.65 | |
| | 0.83 X 0.00 X 1 X 3 | 15.57 | |
| | 0.89 X 0.00 X 1 X 3 | 13.11 | |
| | 0.60 X 0.00 X 2 X 3 | 11.76 | |
| | 1.20 X 2.23 X 1 X 3 | 11.61 | |
| | 0.92 X 1.92 X 1 X 3 | 5.28 | |
| | 0.61 X 2.75 X 1 X 3 | 5.07 | |
| | 1.20 X 1.83 X 1 X 3 | 6.57 | |
| | 1.20 X 2.38 X 1 X 3 | 8.28 | |
| | 0.43 X 0.00 X 2 X 3 | 13.32 | |
| | 0.44 X 0.00 X 1 X 3 | 11.85 | |
| | 0.17 X 0.00 X 1 X 3 | 5.49 | |
| FIRST FLOOR PLAN | 0.60 X 0.00 X 2 X 1 | 3.92 | 24.27 |
| | 0.80 X 3.23 X 1 X 1 | 2.58 | |
| | 0.92 X 1.92 X 1 X 1 | 1.76 | |
| | 0.61 X 2.75 X 1 X 1 | 1.69 | |
| | 1.20 X 1.83 X 1 X 1 | 2.19 | |
| | 0.80 X 2.38 X 1 X 1 | 1.91 | |
| | 0.43 X 0.00 X 2 X 1 | 4.44 | |
| | 0.44 X 0.00 X 1 X 1 | 3.95 | |
| | 0.17 X 0.00 X 1 X 1 | 1.83 | |
| Total | - | - | 167.28 |

UnitBUA Table for Building :A (BUILDING)

| FLOOR | Name | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenament |
|-----------------------------|---------|--------------|--------------|-------------|--------------|-----------------|
| GROUND FLOOR PLAN | FLAT 1 | FLAT | 111.33 | 110.82 | 9 | 3 |
| | FLAT 2 | FLAT | 104.00 | 103.65 | 5 | |
| | SPLIT 3 | FLAT | 242.04 | 241.67 | 6 | 15 |
| TYPICAL - 2, 3&4 FLOOR PLAN | FLAT 7 | FLAT | 115.46 | 115.25 | 8 | |
| | FLAT 8 | FLAT | 121.16 | 120.22 | 9 | |
| | FLAT 1 | FLAT | 139.06 | 138.49 | 8 | |
| | FLAT 1 | FLAT | 122.59 | 122.04 | 9 | |
| | FLAT A | FLAT | 109.11 | 108.74 | 9 | |
| | FLAT B | FLAT | 104.90 | 104.70 | 9 | |
| | FLAT C | FLAT | 119.87 | 118.93 | 9 | |
| | FLAT D | FLAT | 139.06 | 138.49 | 8 | |
| | FLAT E | FLAT | 121.64 | 121.09 | 9 | |
| Total | - | - | 2905.93 | 2894.17 | 197 | 23 |



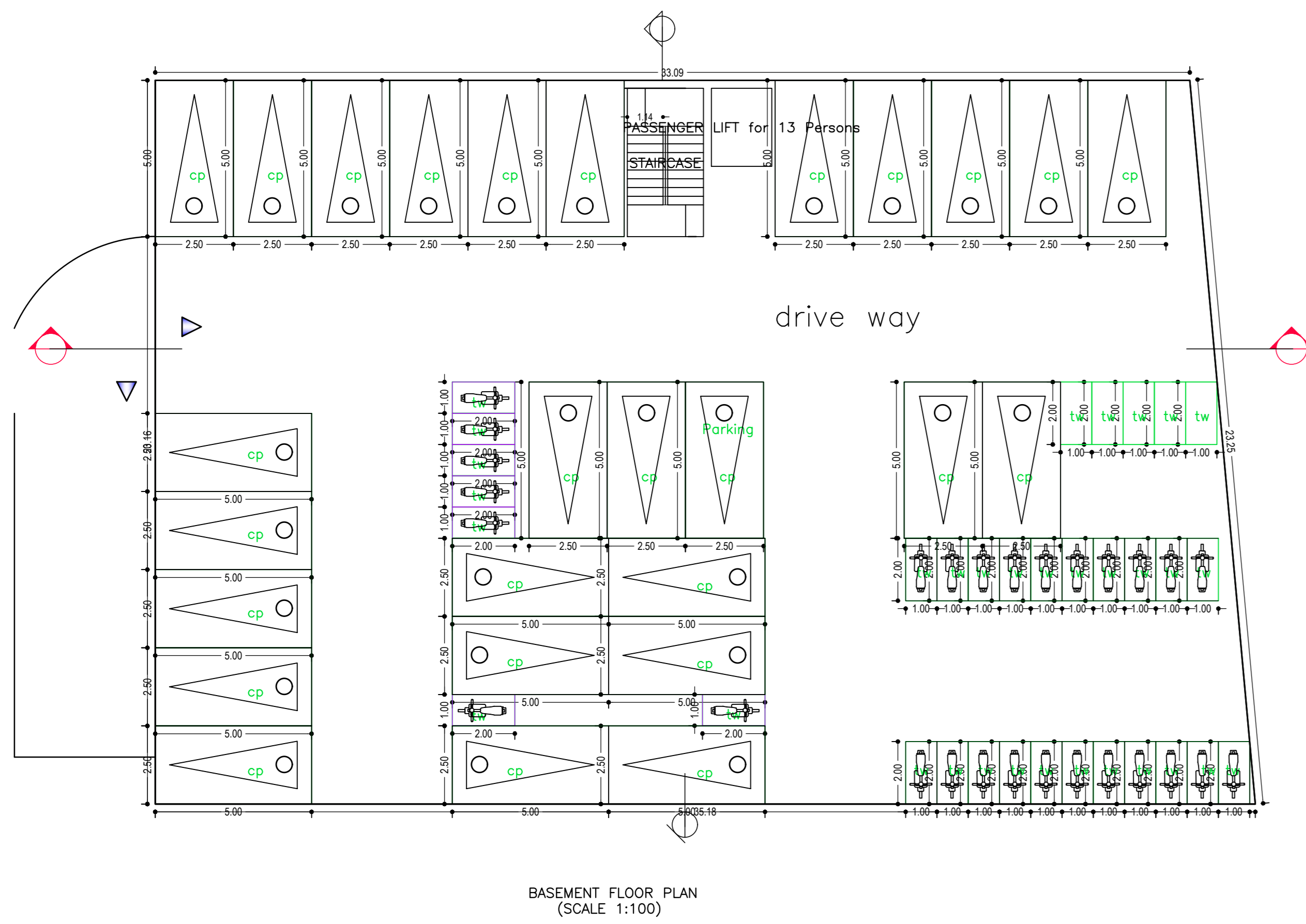
FRONT ELEVATION.



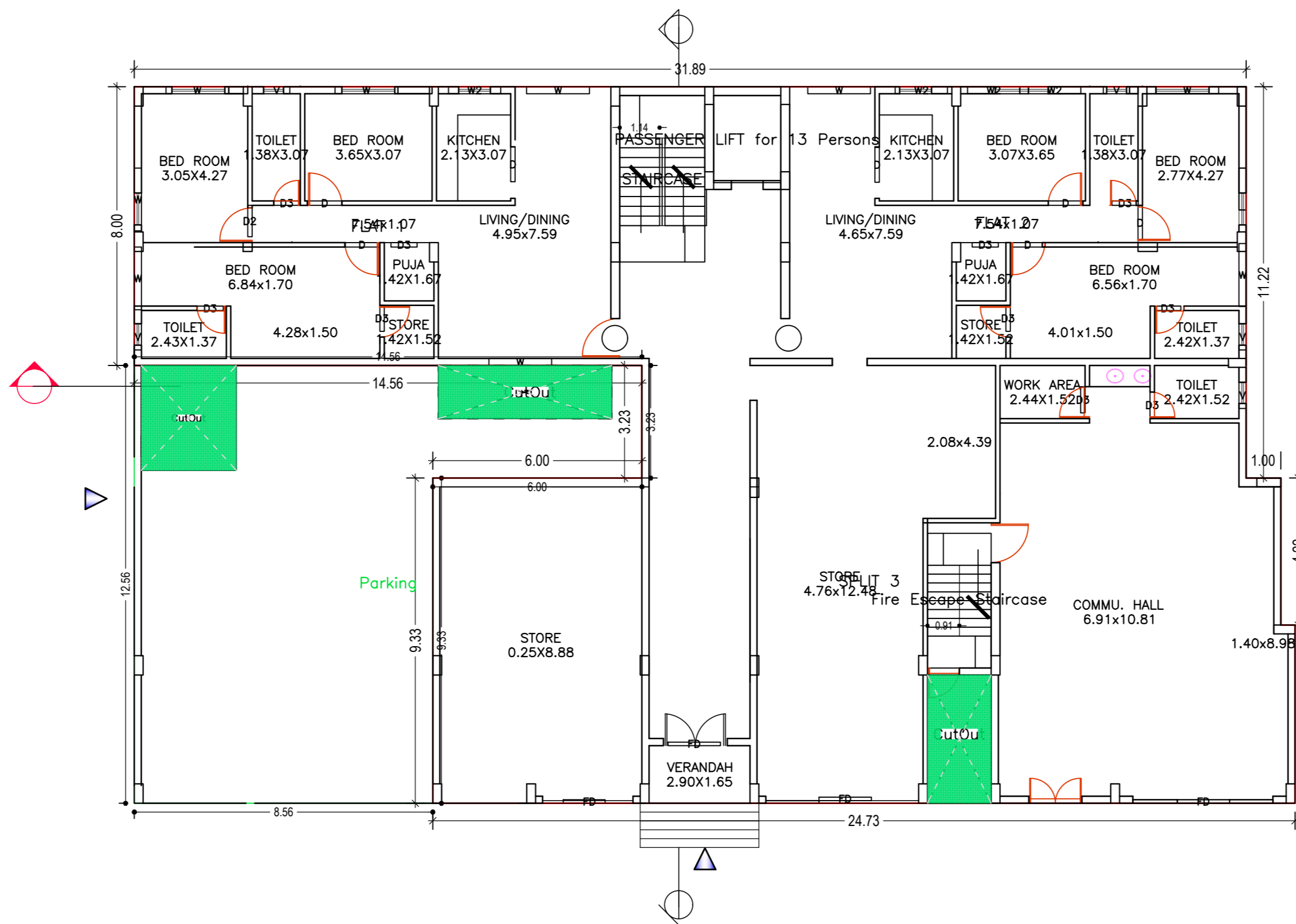
LEFT SIDE ELEVATION.

| LTP NAME AND SIGNATURE | STRUCTURAL ENGS NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|--------------------------|------------------------------------|----------------------------|-------------------|
| RAJIV CHADDA C4816460 | | | |

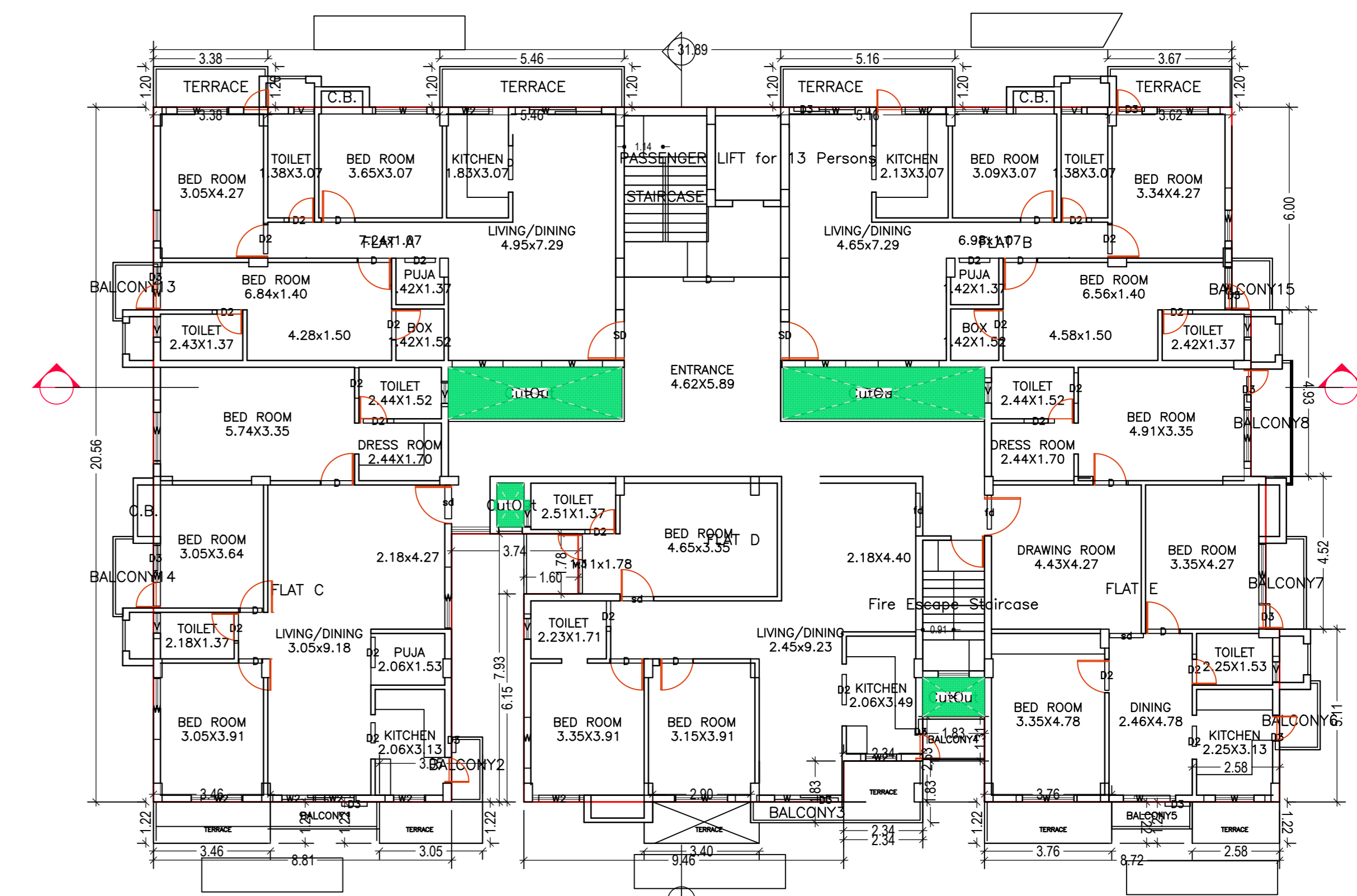
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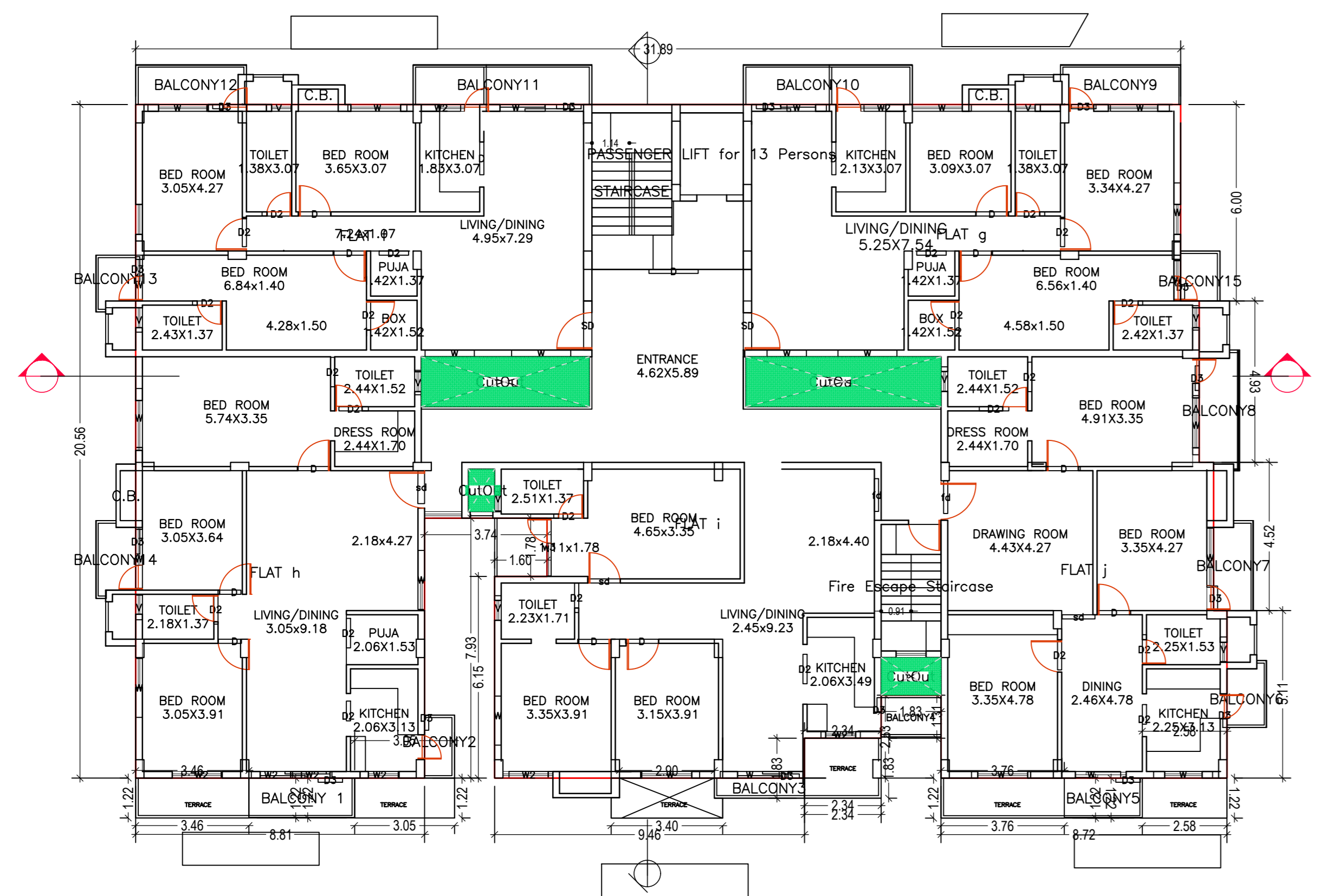
BASEMENT FLOOR PLAN (SCALE 1:100)



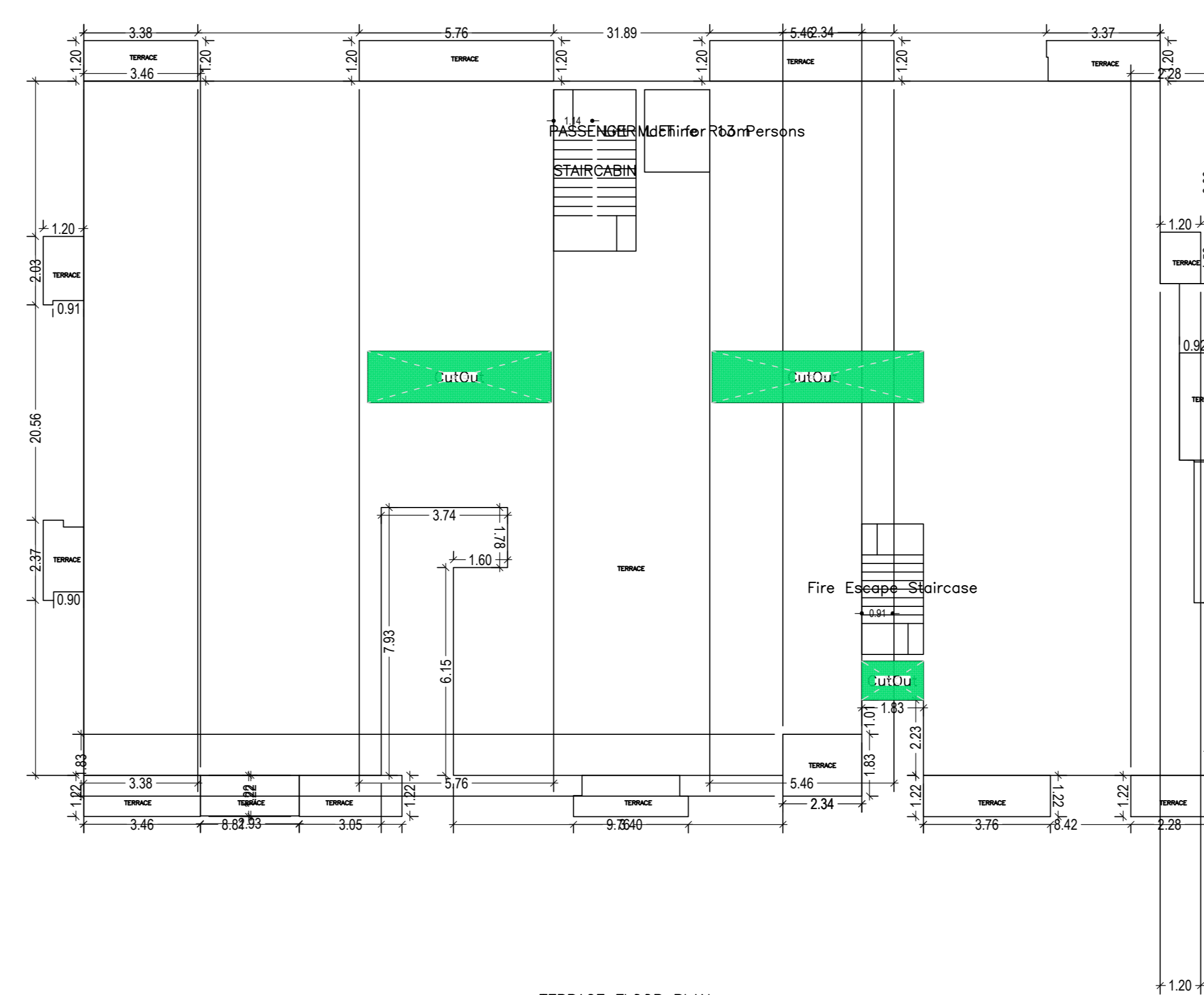
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



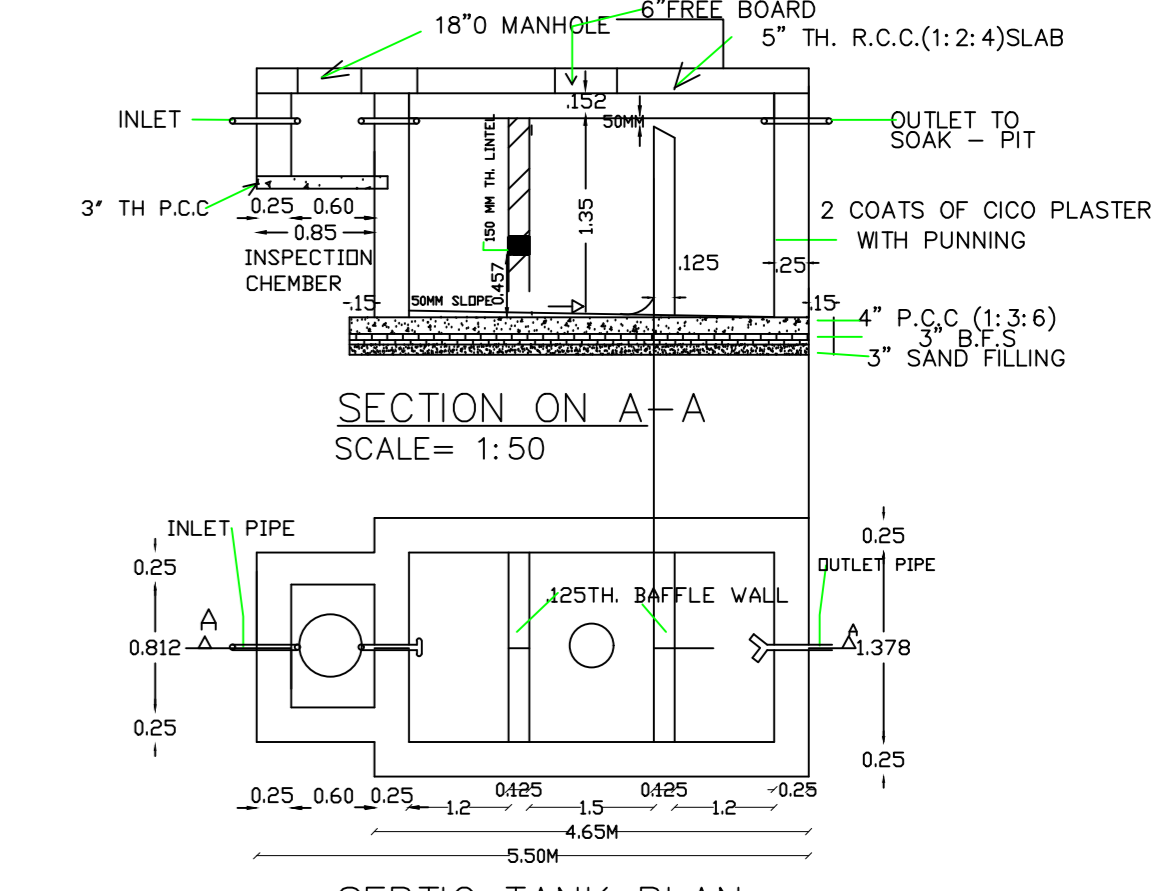
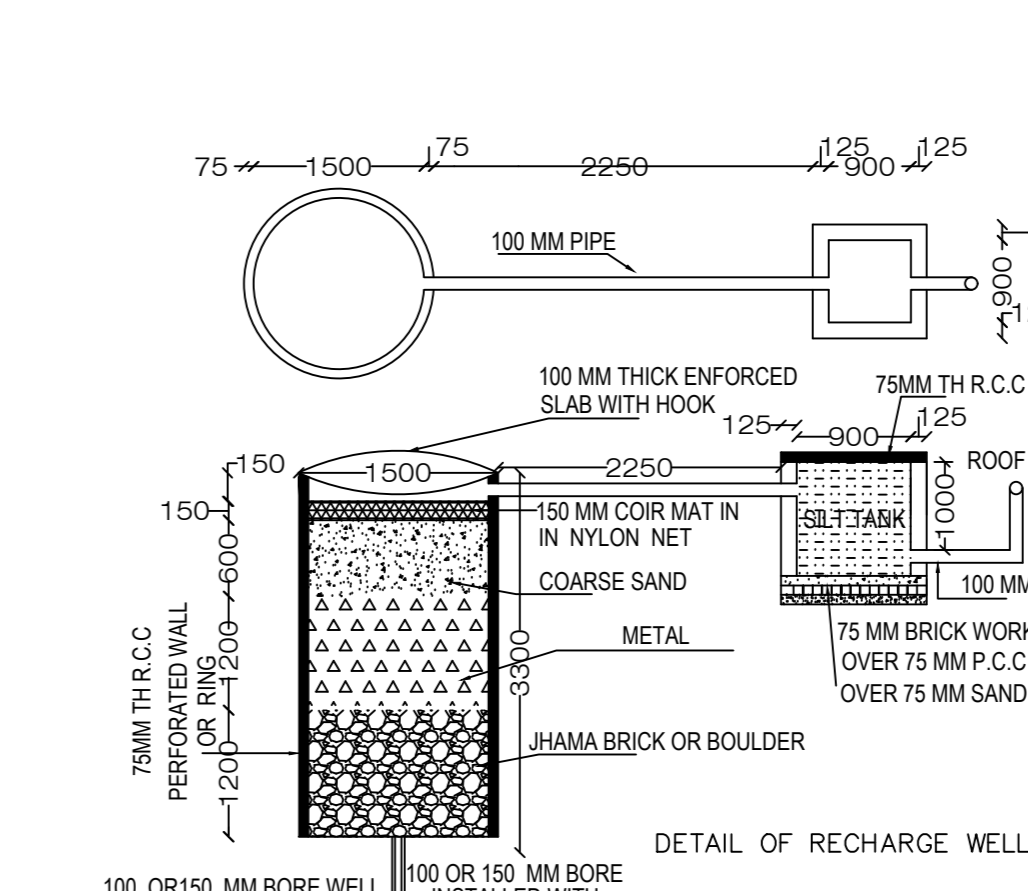
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



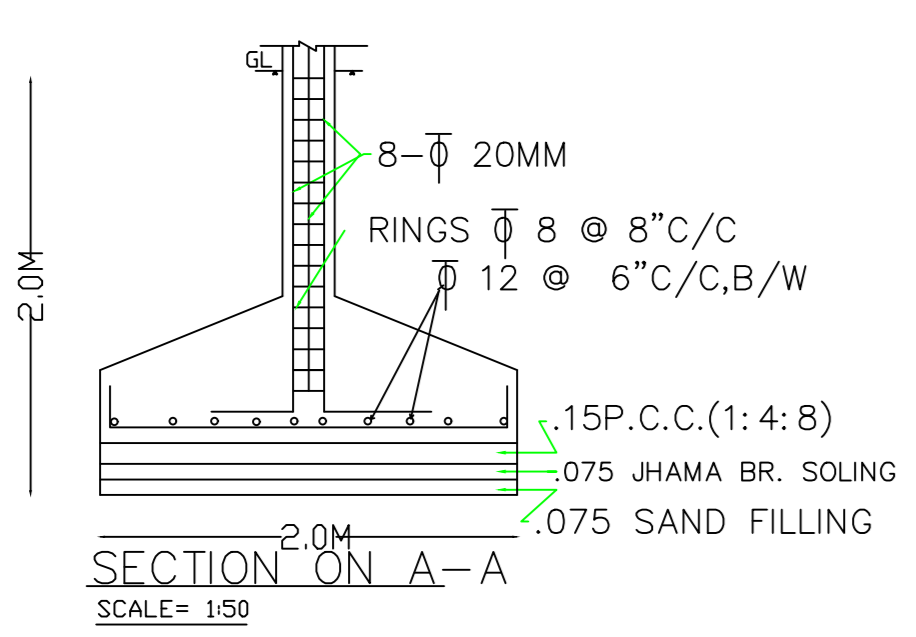
TYPICAL - 2, 3 & 4 FLOOR PLAN (Proposed) (SCALE 1:100)



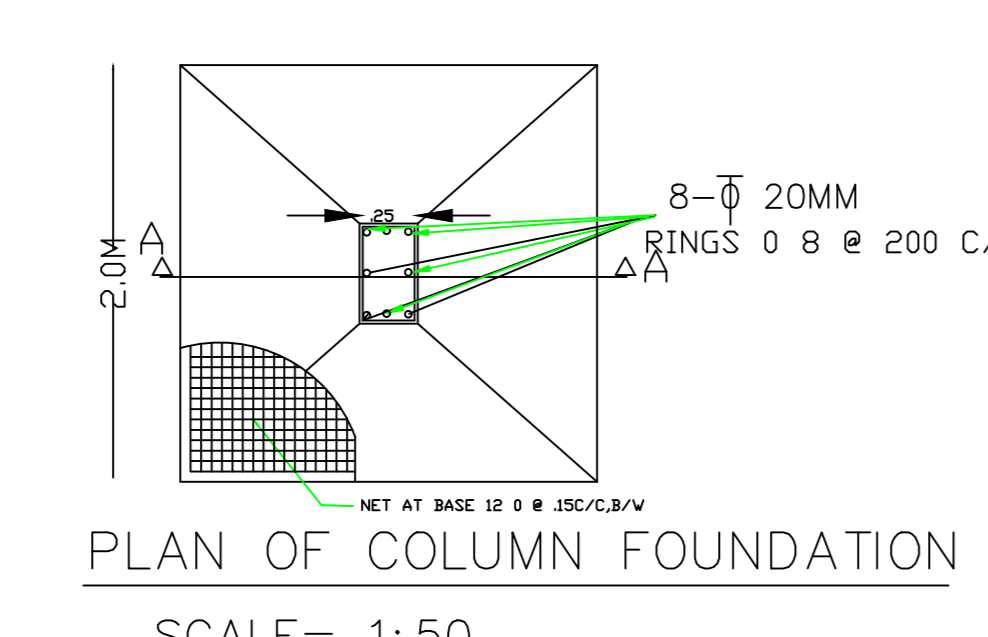
TERRACE FLOOR PLAN (SCALE 1:100)



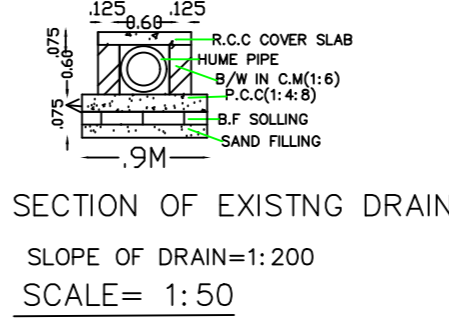
SCALE = 1:50



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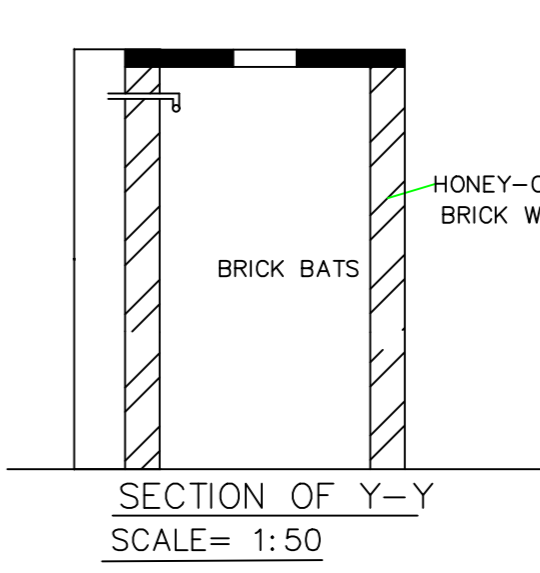


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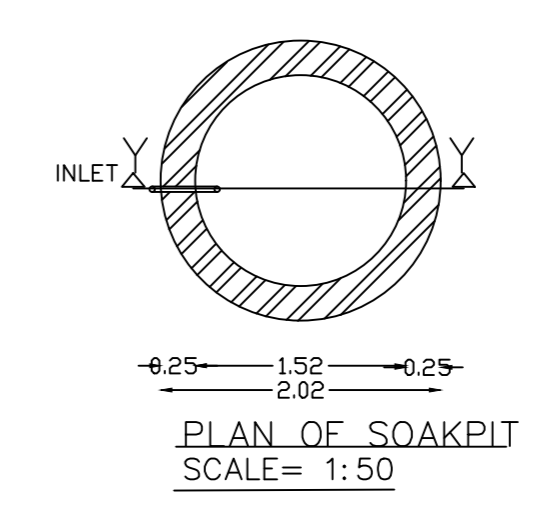


SCALE = 1:50

- 1. FOUNDATION.
- 2. SAND FILLING.
- 3. BRICK SOLING.
- 4. P.C.C (1:4:8).
- 5. B/W IN CM (1:1.5).
- 6. R.C.C (1:2:4) COVER SLAB.



SCALE = 1:50



SCALE = 1:50

| LTP NAME AND SIGNATURE | STRUCTURAL ENGS NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|--------------------------|------------------------------------|----------------------------|-------------------|
| RAJIV CHADDA CAB16480 | | | |