

Proposal Basic Information

Proposal File No.	BPW2004417
Owner Name	SMT LAXMI LAKRA AND JOHN BECK
Khata No.	97
Plot No.	1154
Village Name	ARGODA
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION
VERSION NO.: 1.0.25
VERSION DATE: 12/04/2018

PROJECT DETAIL:

Region	JHARKHAND URBAN	Plot Use	Residential
Local Bodies	District RANCHI	Plot SubUse	Residential Bldg/Apartment
Authority	RANCHI MUNICIPAL CORPORATION	PlotNearby/Religious/Structure	NA
Inward No.	BPW2004417	PlotSubPlot No.	1154
Application Type	General Proposal	North Plot No.	Plot No 1177
Project Type	Building Permission	South Plot No.	Plot No 1177
Nature of Development	New	East Road Width	6.7
Location of Development Area	Old Area	West Plot No.	Plot No 1176

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	SO.MT.
Deduction for NetPlot Area		1488.36
Surrender Free of Cost		91.97
Total		91.97
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	1396.39
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		91.97
Common Plot		148.16
Total		340.13
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1248.23
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	1396.39
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	1488.36

COVERAGE CHECK

Permissible Coverage area (50.00 %)	698.20
Proposed Coverage Area (45.45 %)	676.91
Total Prop. Coverage Area (48.48 %)	676.91
Balance coverage area (1.52 %)	21.29

FAR CHECK

Perm. FAR Area (2.50)	3720.90
Total Perm. FAR area	3720.90
Residential FAR	2828.25
Proposed FAR Area	2828.25
Total Proposed FAR Area	2828.25
Consumed FAR (Factor)	1.92
Balance FAR Area	857.65

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	3893.28
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ARCHITECT (Regd) SHALESH KUMAR
ENGINEER (Regd)
SUPERVISOR (Regd)
OWNER (Regd) SMT LAXMI LAKRA AND JOHN BECK

DEVELOPMENT AUTHORITY LOCAL BODY

COLOR INDEX

FLIGHT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Dark Blue

Building USE/SUBUSE Details

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

Buildingwise Floor FAR Details

Floor Name	A (BLOCK)		B (BLOCK)		Total	
	Proposed FAR	Proposed FAR	Proposed FAR	Proposed FAR	Total Proposed	Total FAR Area
Ground Floor	396.03	18.65	280.89	16.35	676.92	35.00
First Floor	405.07	392.18	288.85	277.81	693.92	669.99
Second Floor	451.73	419.78	322.42	299.64	774.15	719.42
Third Floor	451.73	419.78	322.42	299.64	774.15	719.42
Fourth Floor	451.73	419.78	322.42	299.64	774.15	719.42
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total	2156.29	1670.17	1537.00	1193.08	3683.29	2863.25

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 Additional FAR Area (Sq.mt.)	Tenmt (No.)
					Outlet	Lift	Balcony	Accessory Use					
A (BLOCK)	1	2201.05	44.76	2156.29	22.08	86.66	11.07	366.31	1651.52	13.13	5.52	1670.17	16
B (BLOCK)	1	1952.52	25.52	1927.00	22.08	57.30	10.63	253.91	1176.73	10.82	5.52	1193.08	12
Grand Total	2	3783.57	70.28	3693.29	44.16	143.96	21.70	620.21	2828.25	23.95	11.04	2863.25	28

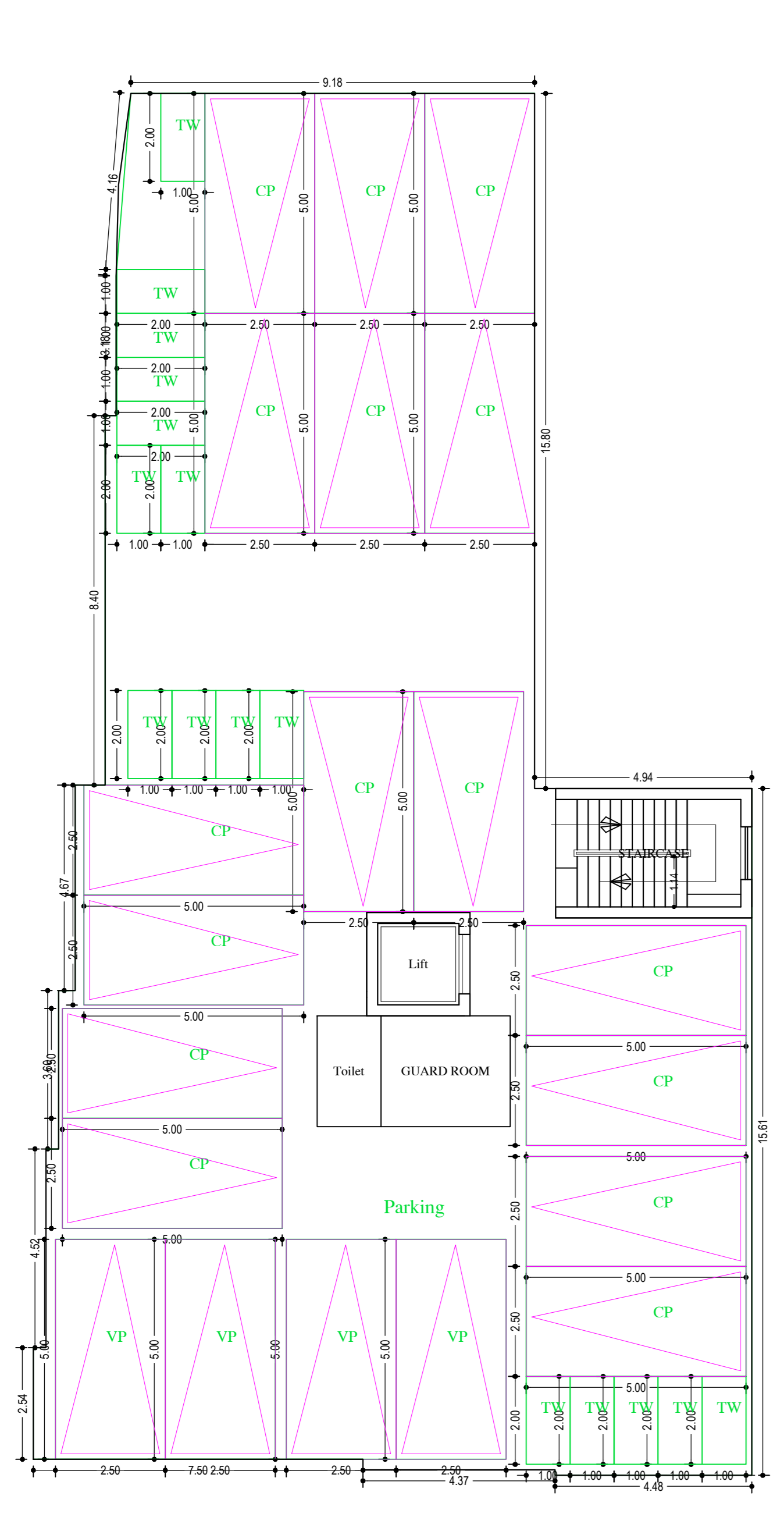
Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (BLOCK)	Residential	Residential Bldg/Apartment	> 140	1.5	-	1	-	-	-	-	-
			> 0	1	16.00	-	-	-	-	-	-
			> 0	1	16.00	-	-	1	2	-	-
B (BLOCK)	Residential	Residential Bldg/Apartment	> 140	1.5	-	1	-	-	-	-	-
			> 0	1	12.00	-	-	-	-	-	-
			> 0	1	12.00	-	-	1	2	-	-
Total											

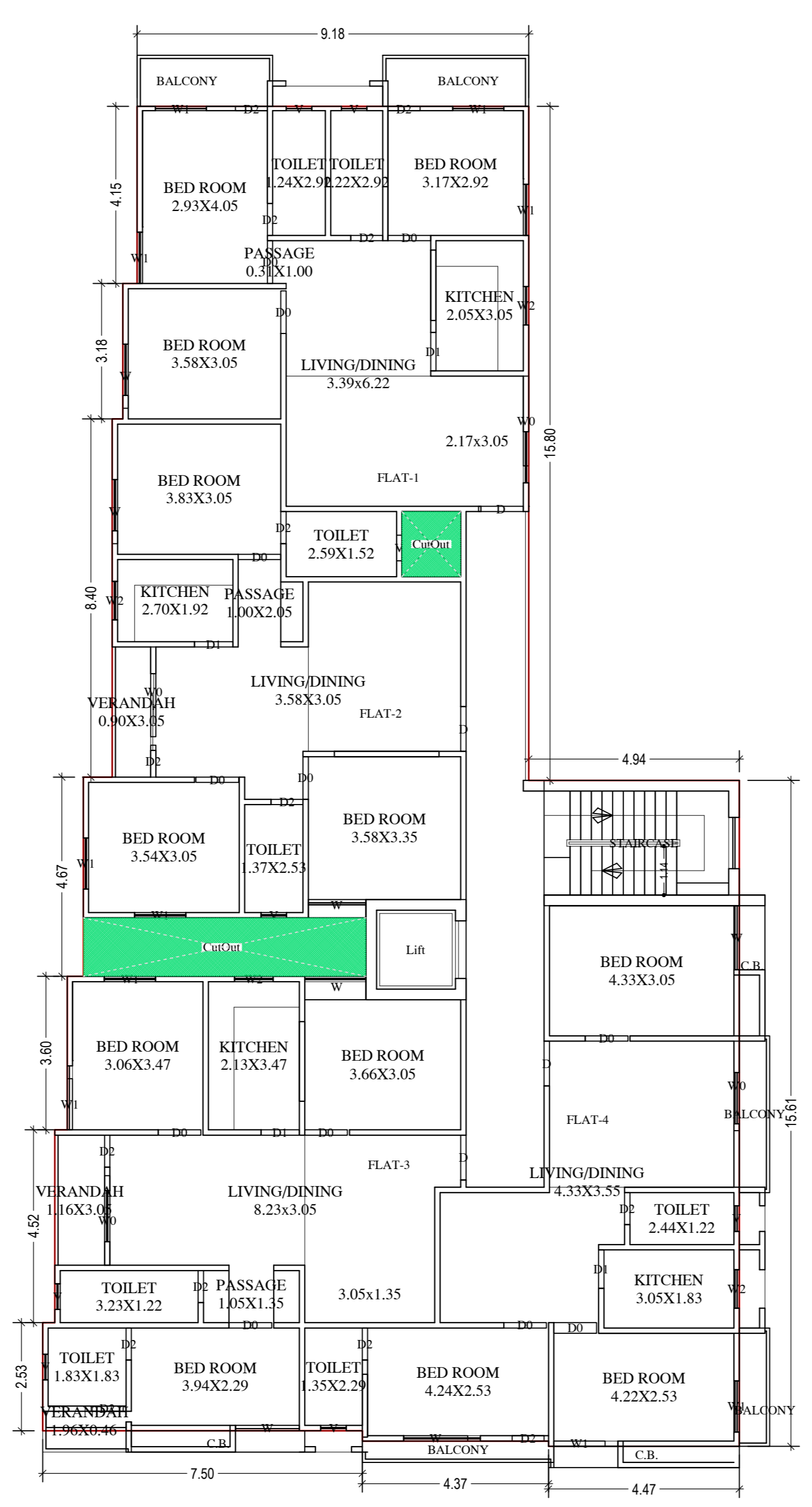
Parking Check (Table 7b)

Vehicle Type	No.	Area	Prop.	
			No.	Area
Car	-	-	28	350.00
Total Car	28	350.00	28	350.00
Visitor's Car Parking	-	-	4	50.00
Total Visitor Parking	4	50.00	4	50.00
TwoWheeler	-	-	31	62.00
Total TwoWheeler	28	56.00	31	62.00
Other Parking	-	-	-	184.21
Total		456.00		738.21

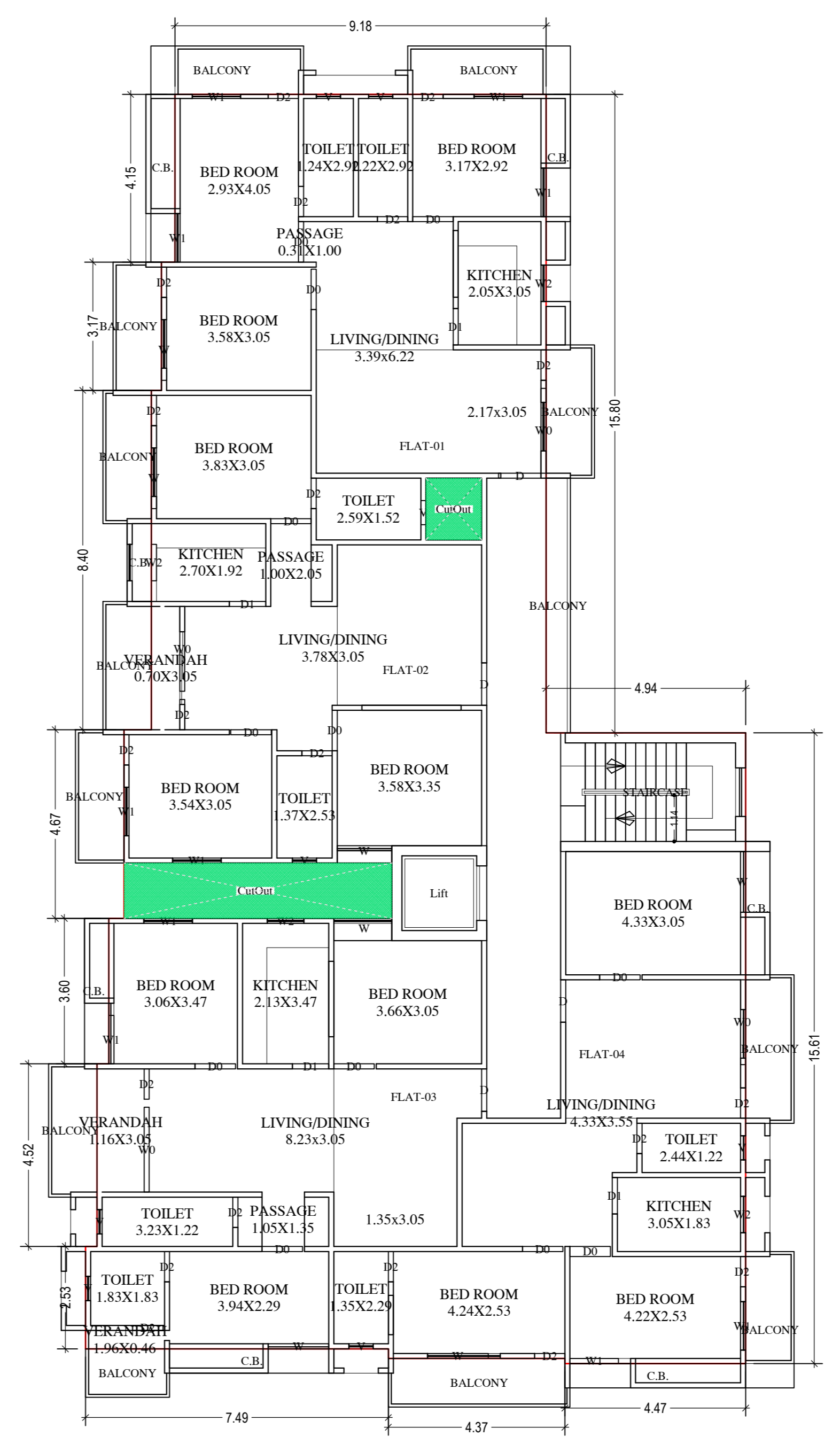
Proposal Basic Information	
Proposal File No.	BPW29/044417
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Khata No.	97
Plot No.	1154
Village Name	ARGODA
Use	Residential
Sub Use	Residential Bldg/Apartment



GROUND FLOOR PLAN (SCALE 1:100)



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



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

Building :A (BLOCK)

Floor Name	Gross Builtup Area (Sq.mt)	Deductions From Gross BUA/Area in (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 Additional FAR Area (Sq.mt)	Trmt (No.)	
				Lift	Balcony	Accessories						
Ground Floor	396.03	0.00	396.03	0.00	0.00	11.07	366.31	0.00	13.13	5.52	18.65	00
First Floor	416.28	11.19	405.07	5.52	7.37	0.00	392.16	0.00	392.16	392.16	04	04
Second Floor	462.92	11.19	451.73	5.52	26.43	0.00	419.78	0.00	419.78	419.78	04	04
Third Floor	462.92	11.19	451.73	5.52	26.43	0.00	419.78	0.00	419.78	419.78	04	04
Fourth Floor	462.92	11.19	451.73	5.52	26.43	0.00	419.78	0.00	419.78	419.78	04	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00
Total	2201.05	44.78	2156.29	22.08	86.66	11.07	366.31	1651.52	13.13	5.52	1670.17	1670.17
Number of Same Buildings												1
Total												1670.17

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.10 X 0.00 X 1 X 1	3.92	14.74
	0.00 X 0.00 X 1 X 1	4.11	
	0.71 X 2.78 X 1 X 1	1.97	
	0.71 X 3.67 X 1 X 1	2.61	
TYPICAL - 2, 3& 4 FLOOR PLAN	0.48 X 0.00 X 1 X 1	2.23	
	0.70 X 0.00 X 1 X 3	13.62	163.89
	0.60 X 0.00 X 2 X 3	28.98	
	1.20 X 0.00 X 6 X 3	65.88	
	0.78 X 0.00 X 1 X 3	11.43	
	0.39 X 0.00 X 1 X 3	12.15	
	1.20 X 3.67 X 1 X 3	13.23	
	1.18 X 0.00 X 1 X 3	15.90	
Total			178.63

UnitBUA Table for Building :A (BLOCK)

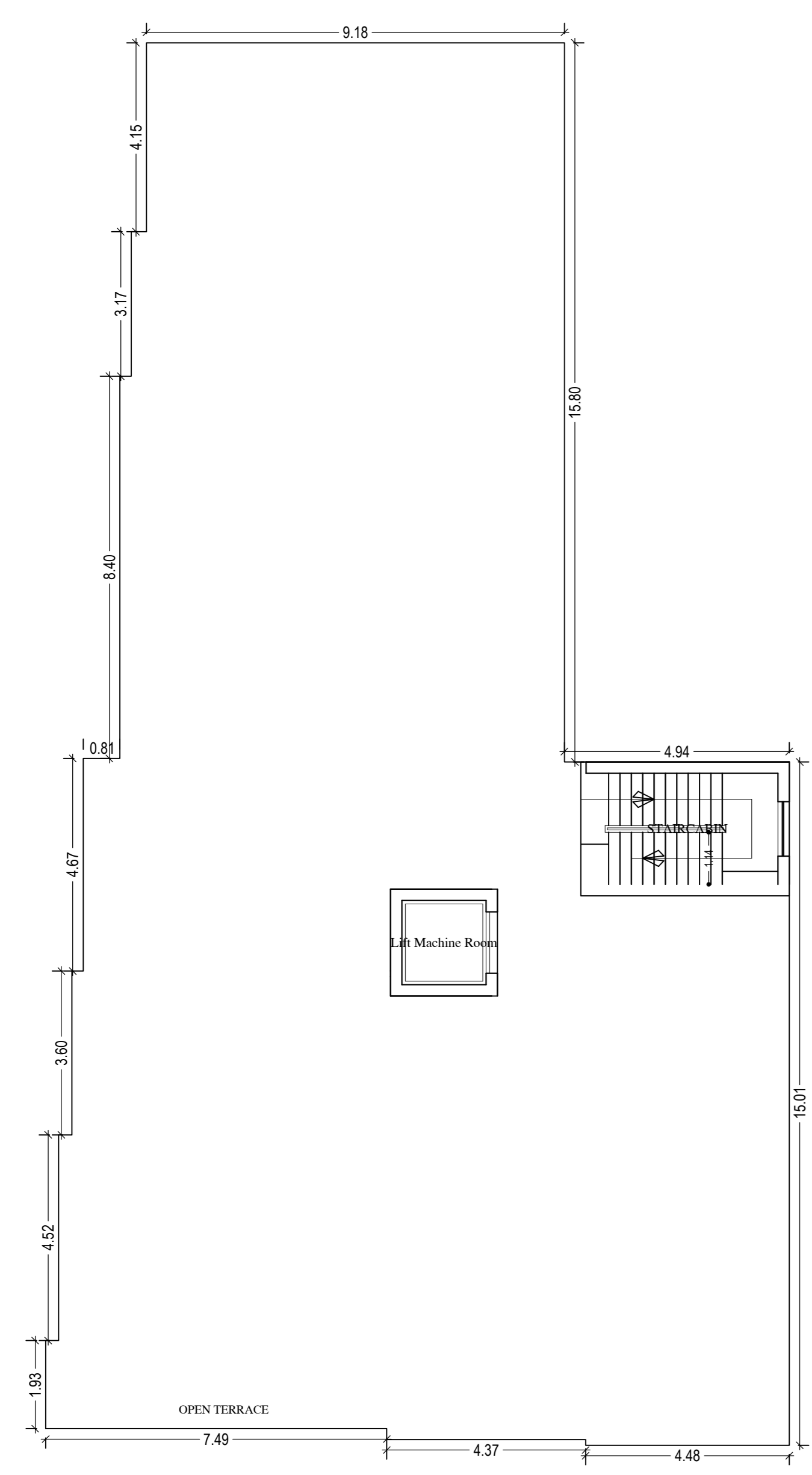
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpel Area	No. of Rooms	No. of Tenament
FIRST FLOOR PLAN	FLAT-1	FLAT	88.84	80.70	8	4
	FLAT-2	FLAT	86.68	86.37	8	
	FLAT-3	FLAT	89.54	89.31	10	
	FLAT-4	FLAT	87.83	80.93	7	
TYPICAL - 2, 3& 4 FLOOR PLAN	FLAT-01	FLAT	86.85	80.70	8	12
	FLAT-02	FLAT	102.22	86.97	8	
	FLAT-03	FLAT	96.00	89.31	10	
	FLAT-04	FLAT	94.88	89.99	7	
Total			1526.40	1340.46	138	16

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCK)	DD	0.75	2.10	74
A (BLOCK)	D1	0.90	2.10	16
A (BLOCK)	DD	1.00	2.10	48
A (BLOCK)	D	1.05	2.10	16

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCK)	V	0.60	0.60	32
A (BLOCK)	W2	0.90	1.20	16
A (BLOCK)	W1	1.20	1.20	40
A (BLOCK)	W	1.35	1.20	04
A (BLOCK)	W	1.44	1.20	04
A (BLOCK)	W	1.50	1.20	20
A (BLOCK)	WD	2.10	2.40	16



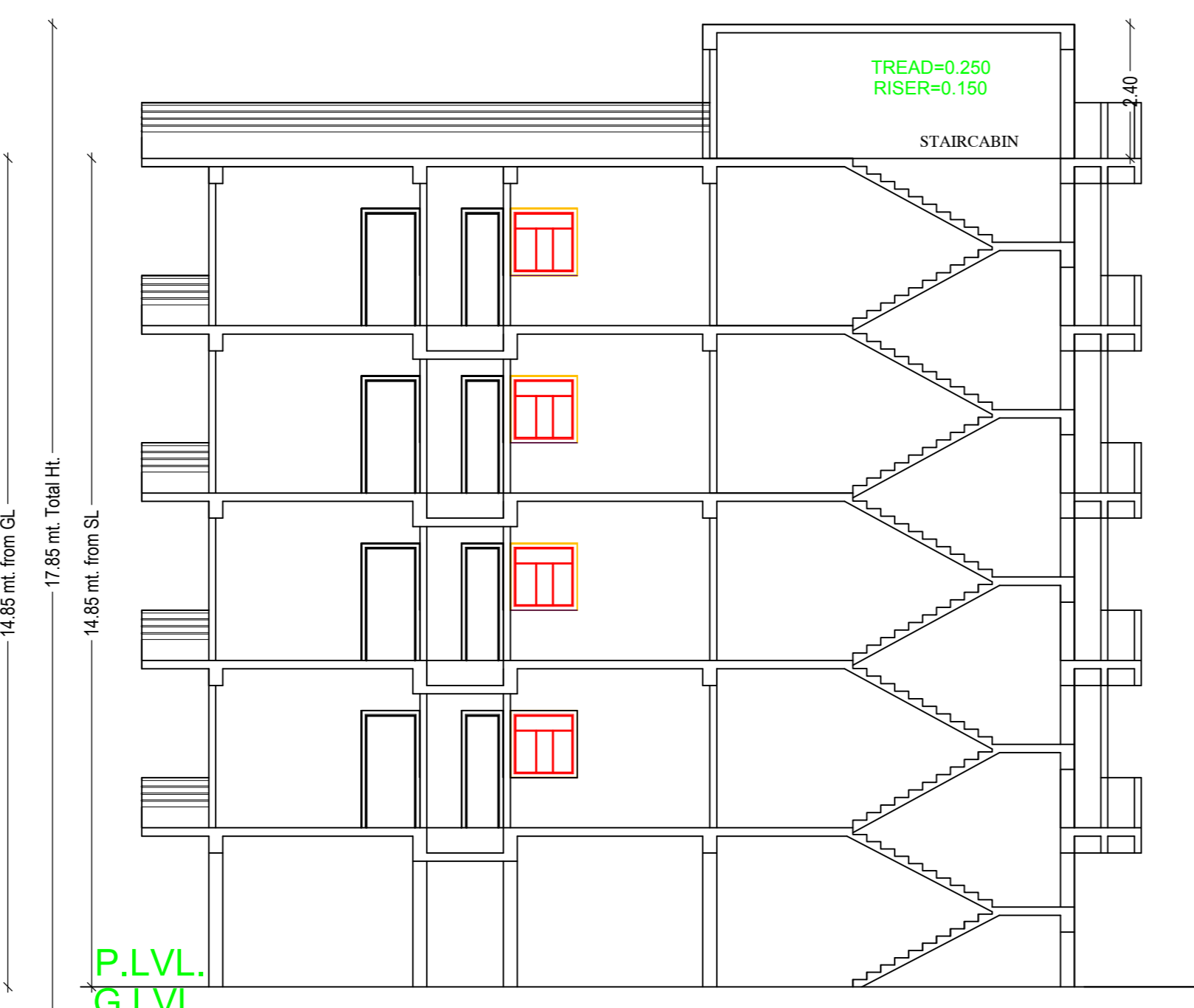
TERRACE FLOOR PLAN (SCALE 1:100)



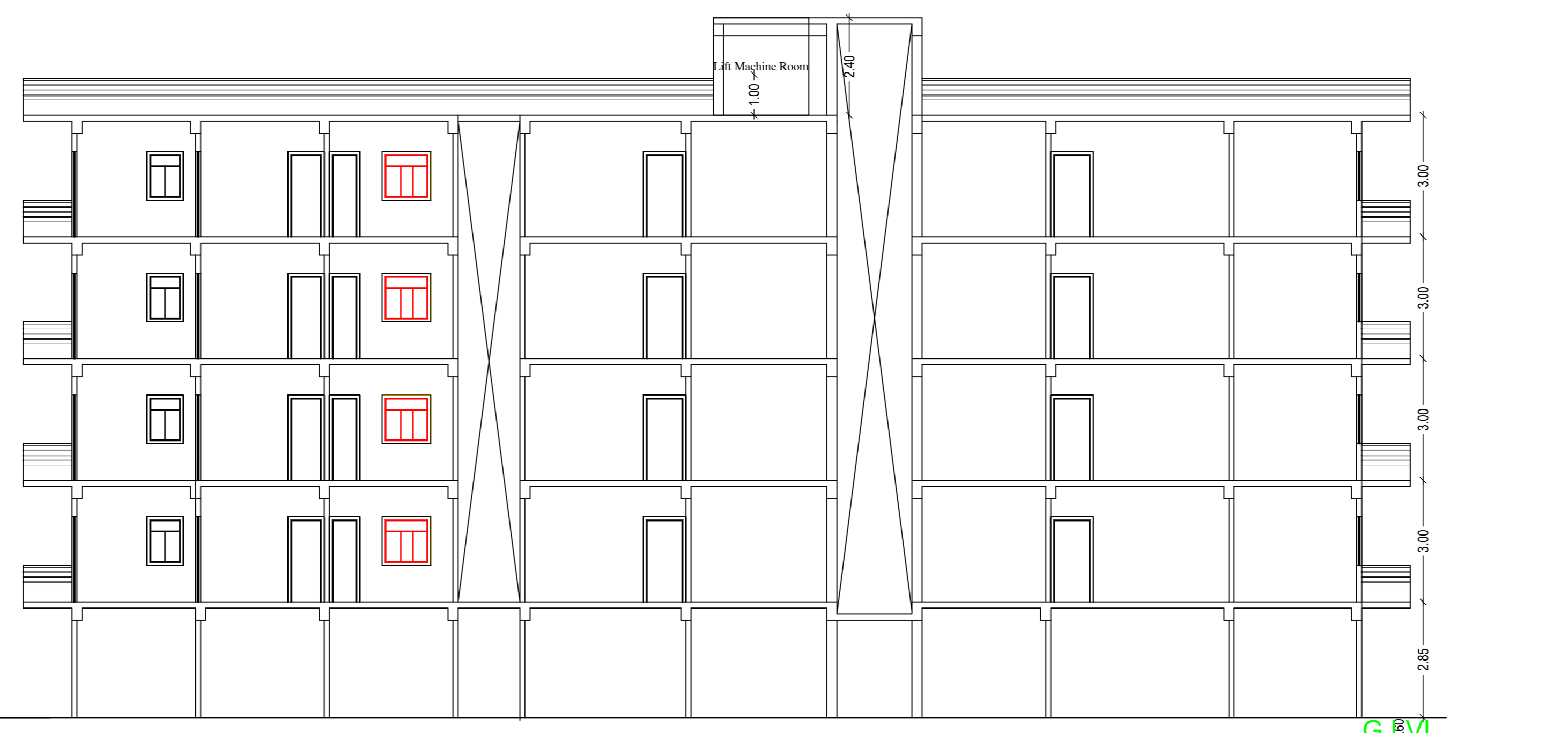
FRONT ELEVATION (BLOCK-A) (SCALE 1:100)



SIDE ELEVATION (BLOCK-A) (SCALE 1:100)

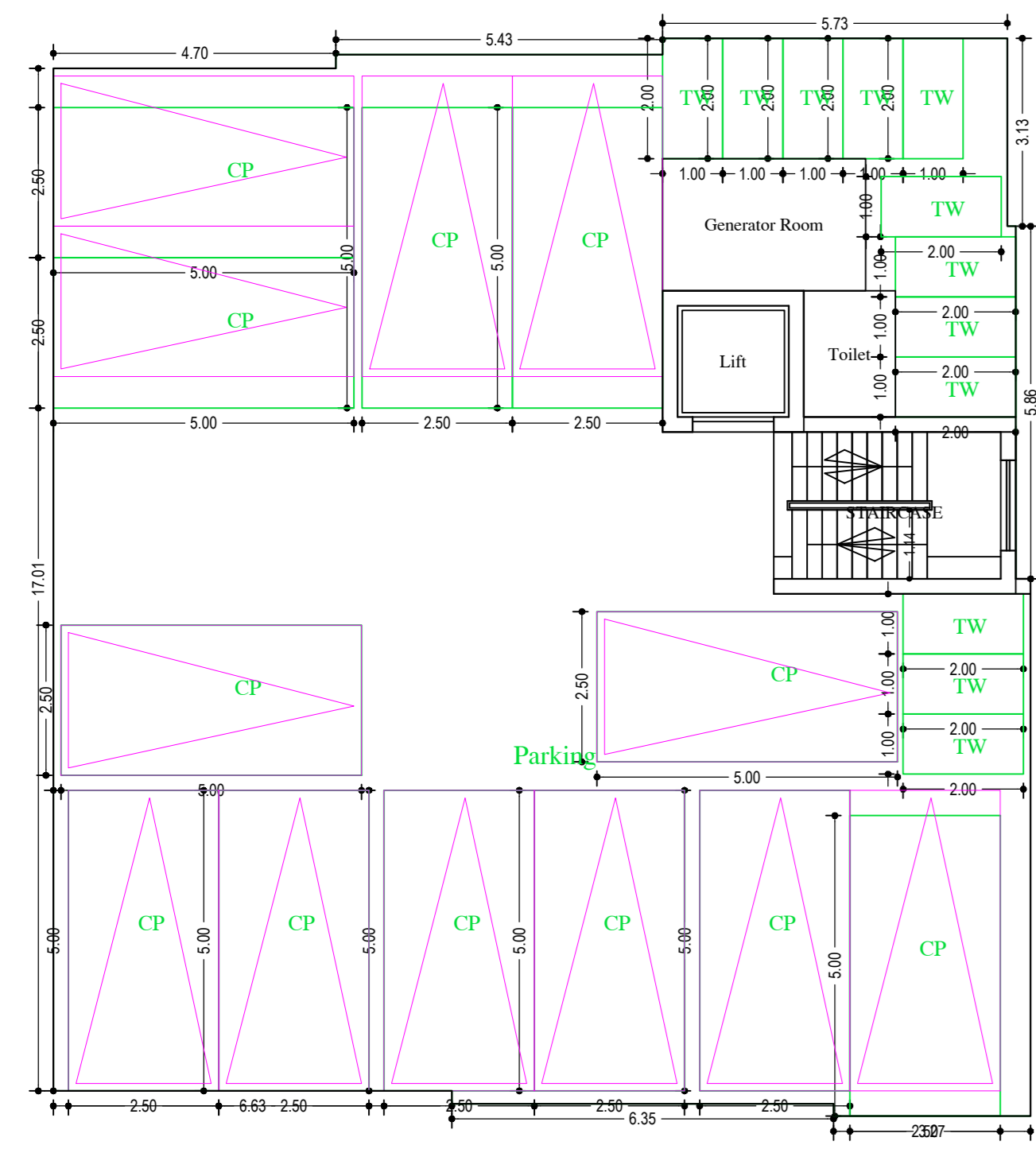


SECTION-X-X (BLOCK-A) (SCALE 1:100)

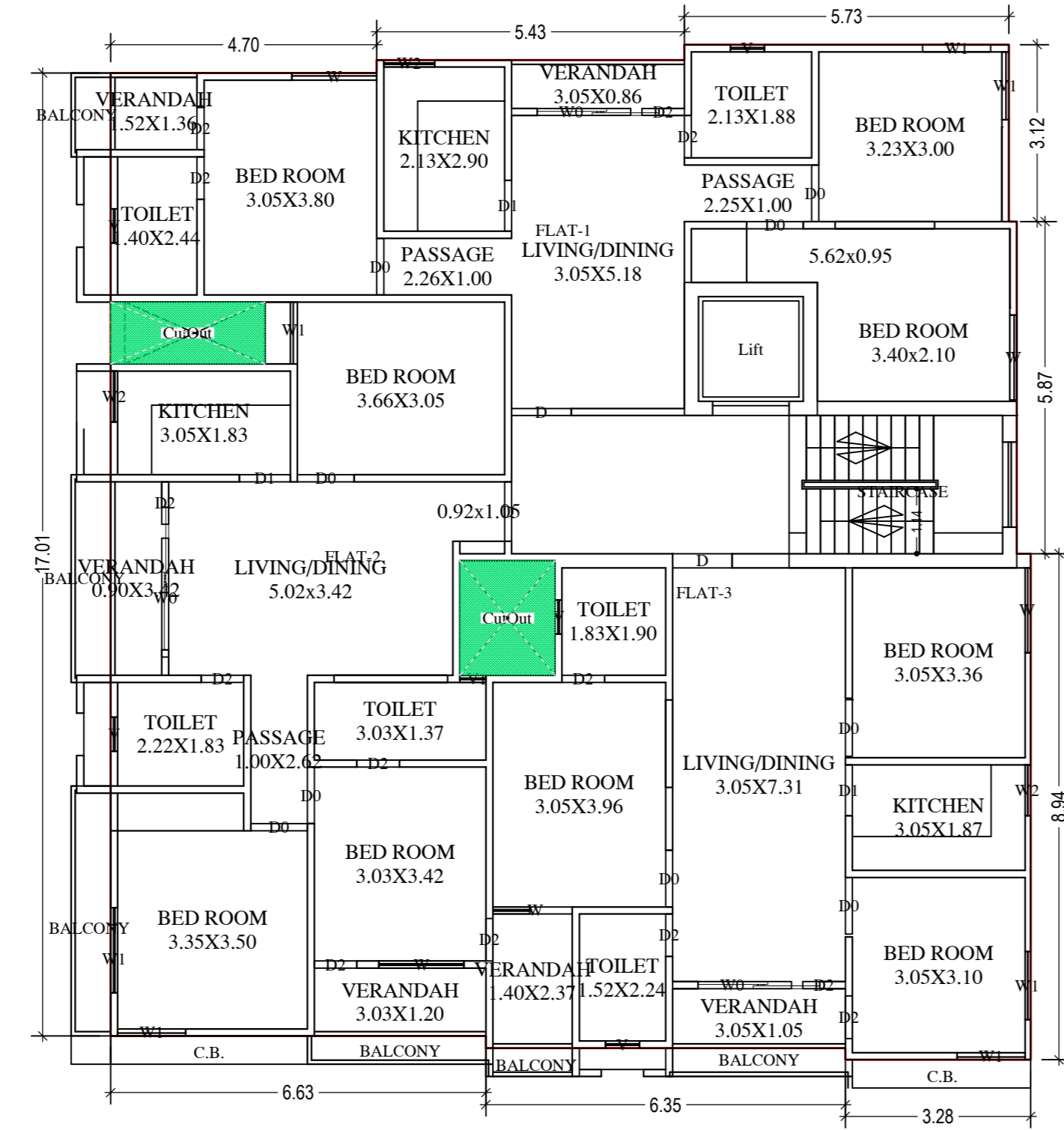


SECTION-Y-Y (BLOCK-A) (SCALE 1:100)

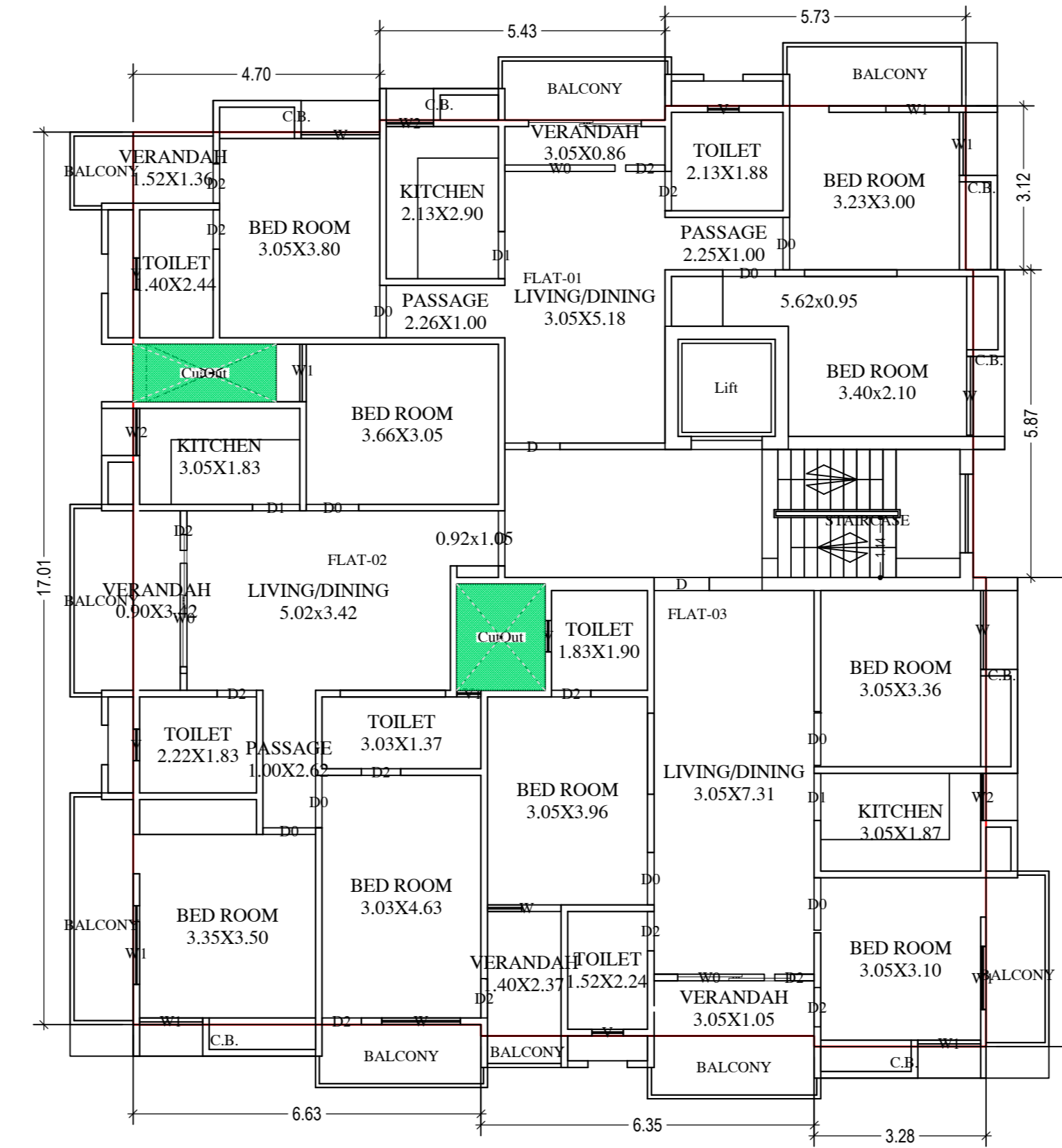
LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHAILESH KUMAR RACLE/0015/16-16			



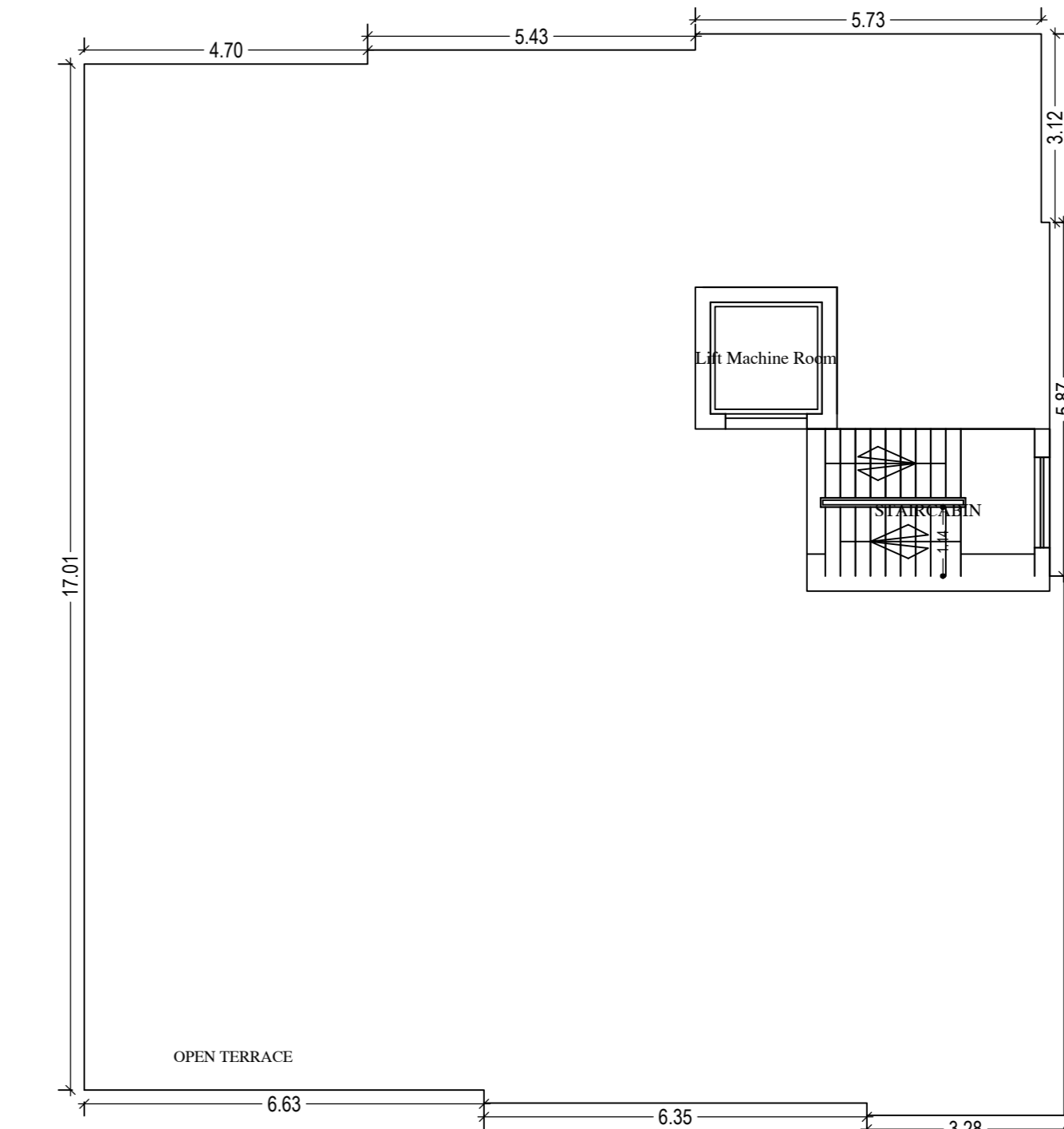
GROUND FLOOR PLAN (SCALE 1:100)



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

Proposal Basic Information

Proposal File No.	BPW29044417
Owner Name	SMT LAXMI LAKRA AND JOHN BECK
Khata No.	97
Plot No.	1154
Village Name	ARGODA
Use	Residential
SubUse	Residential Bldg/Apartment

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.37 X 0.00 X 1 X 1	1.60	11.94
	0.34 X 0.00 X 1 X 1	1.61	
	0.49 X 0.00 X 1 X 1	3.44	
	0.70 X 3.67 X 1 X 1	2.57	
TYPICAL - 2, 3& 4 FLOOR PLAN	0.25 X 0.00 X 1 X 1	1.66	103.56
	0.45 X 0.00 X 1 X 1	0.76	
	0.52 X 0.00 X 1 X 3	14.19	
	1.07 X 0.00 X 1 X 3	11.79	
Total			114.80

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCK)	D2	0.75	2.10	52
B (BLOCK)	D1	0.90	2.10	12
B (BLOCK)	D0	2.10	2.10	36
B (BLOCK)	D3	1.05	2.10	12

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCK)	V1	0.46	1.20	04
B (BLOCK)	V	0.60	0.60	20
B (BLOCK)	W2	0.90	1.20	12
B (BLOCK)	W1	1.10	1.20	04
B (BLOCK)	W1	1.20	1.20	24
B (BLOCK)	W	1.40	1.20	04
B (BLOCK)	W	1.50	1.20	16
B (BLOCK)	W0	2.10	2.40	12

UnitBUA Table for Building -B (BLOCK)

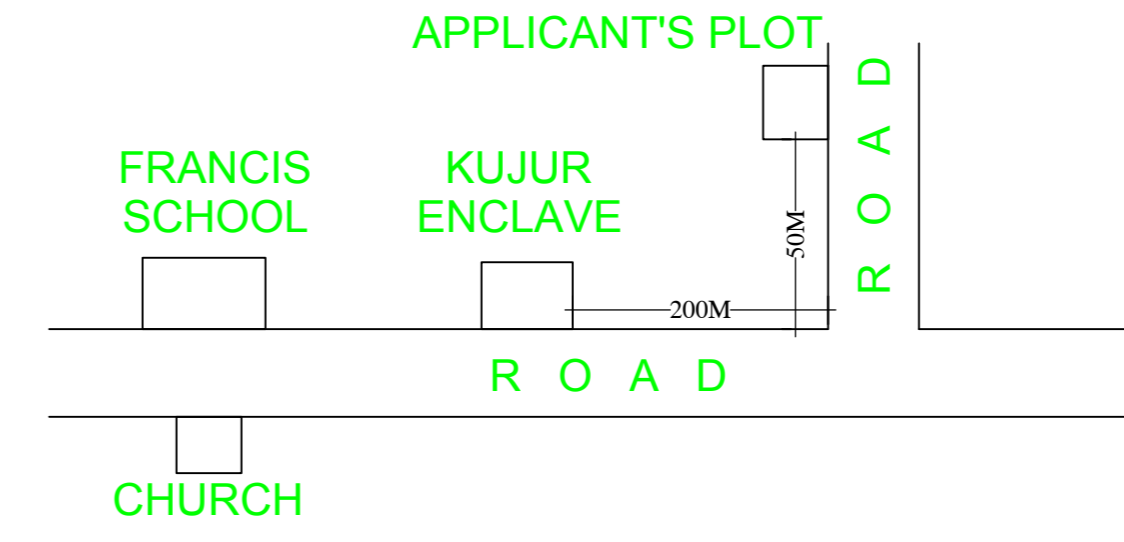
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FLAT-1	FLAT	81.78	80.52	11	3
	FLAT-2	FLAT	82.27	84.40	10	
	FLAT-3	FLAT	84.71	80.51	9	
TYPICAL - 2, 3& 4 FLOOR PLAN	FLAT-01	FLAT	91.35	80.52	11	9
	FLAT-02	FLAT	86.38	84.40	9	
	FLAT-03	FLAT	94.00	80.51	9	
Total			1112.34	981.76	117	12



FRONT ELEVATION (BLOCK-B) (SCALE 1:100)



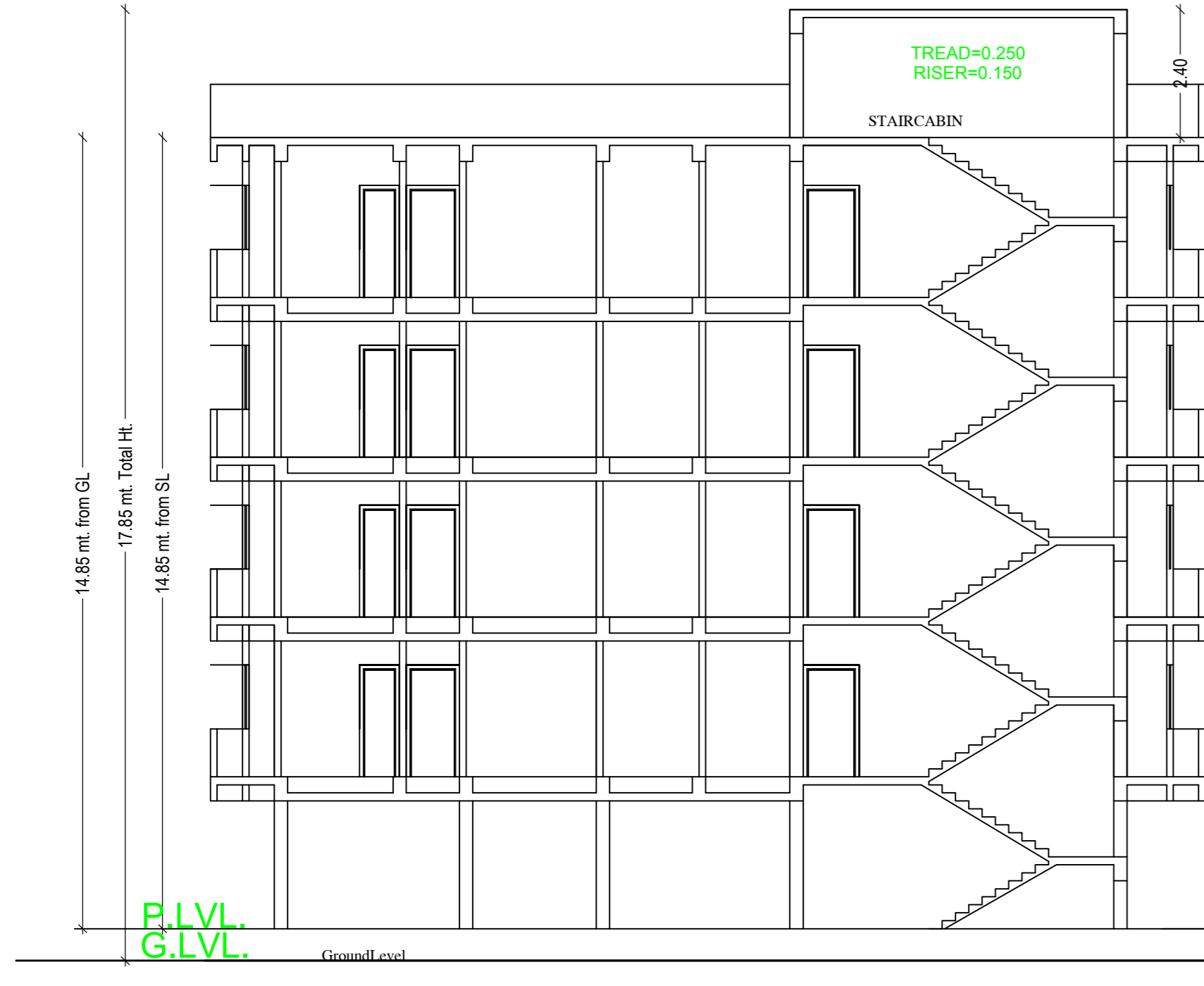
SIDE ELEVATION (BLOCK-B) (SCALE 1:100)



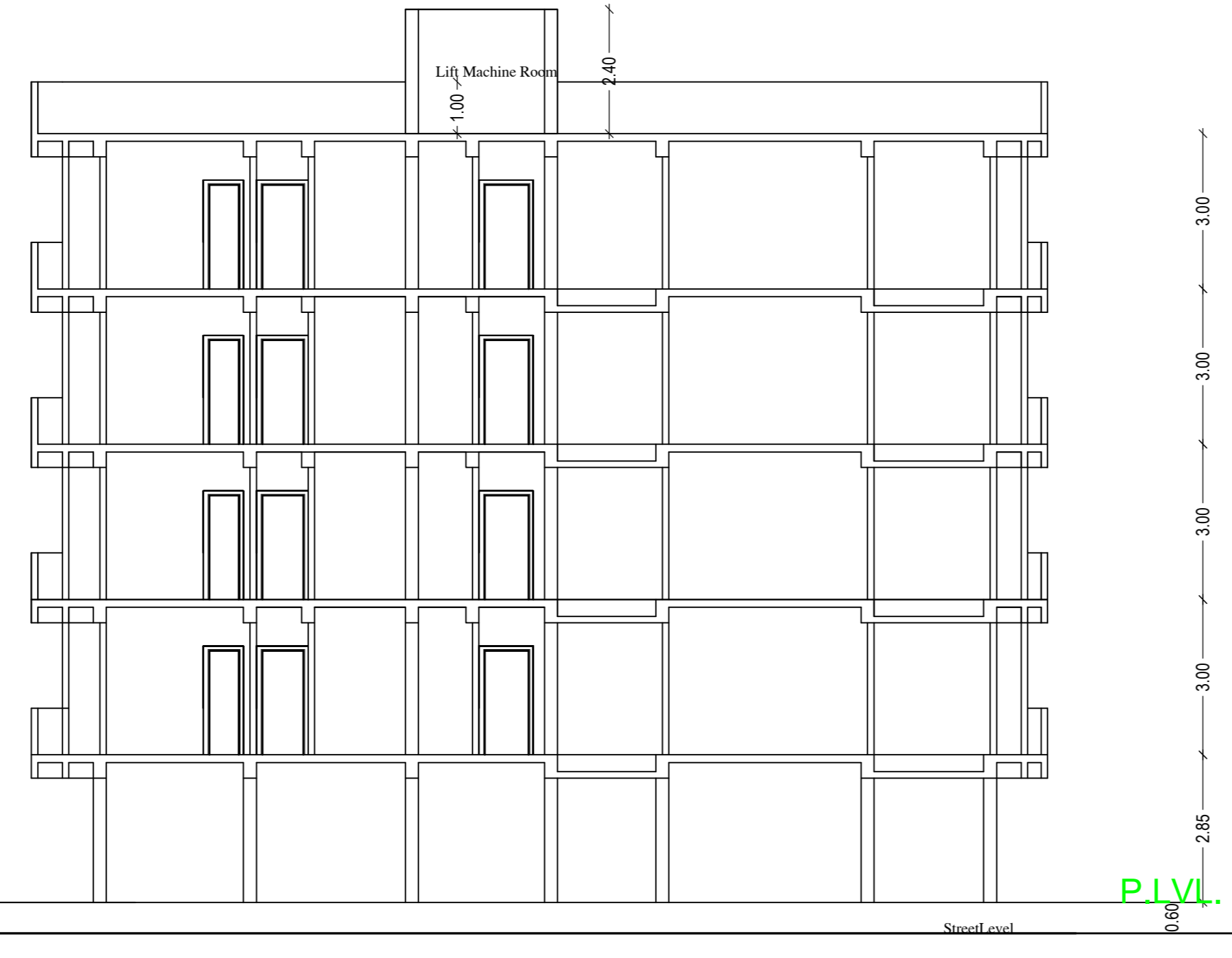
LOCATION PLAN (SCALE NOT TO SCALE)

Building -B (BLOCK)

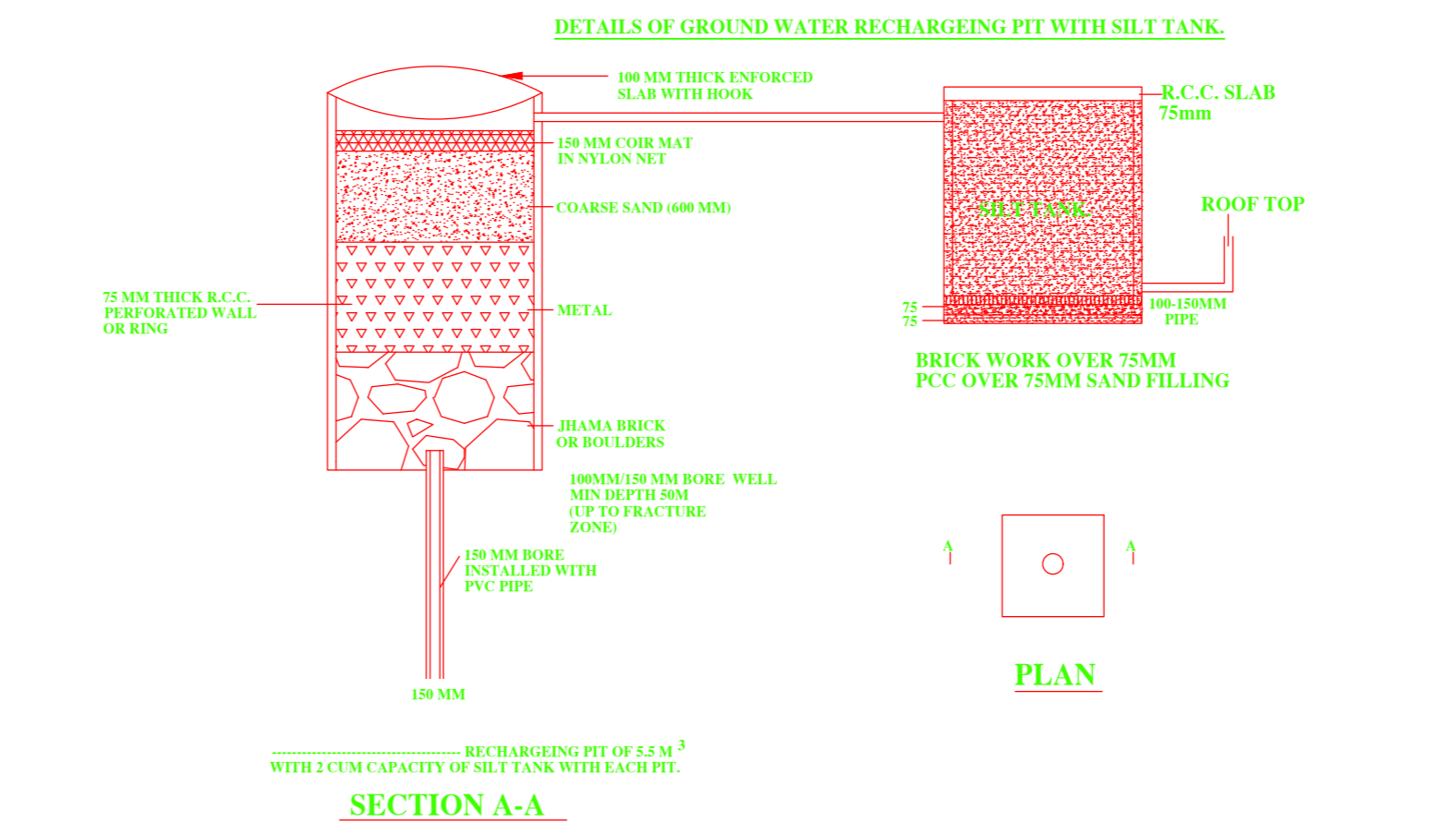
Floor Name	Gross Builtup Area (Sq.mt)	Deductions From Gross BUA Area (Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)				Proposed FAR Area (Sq.mt)	Add Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Fees (No.)	
				Lint	Balcony	Accessory Use	Parking						Resi.
Ground Floor	280.89	0.00	280.89	0.00	0.00	10.63	253.91	0.00	10.82	5.52	16.35	16.35	00
First Floor	296.23	6.38	289.85	5.52	5.52	0.00	277.81	0.00	0.00	277.81	277.81	03	
Second Floor	328.80	6.38	322.42	5.52	17.26	0.00	299.64	0.00	0.00	299.64	299.64	03	
Third Floor	328.80	6.38	322.42	5.52	17.26	0.00	299.64	0.00	0.00	299.64	299.64	03	
Fourth Floor	328.80	6.38	322.42	5.52	17.26	0.00	299.64	0.00	0.00	299.64	299.64	03	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	1562.52	25.52	1537.00	22.08	57.30	10.63	253.91	1176.73	10.82	5.52	1193.08	1193.08	12
Total Number of Same Buildings	1												



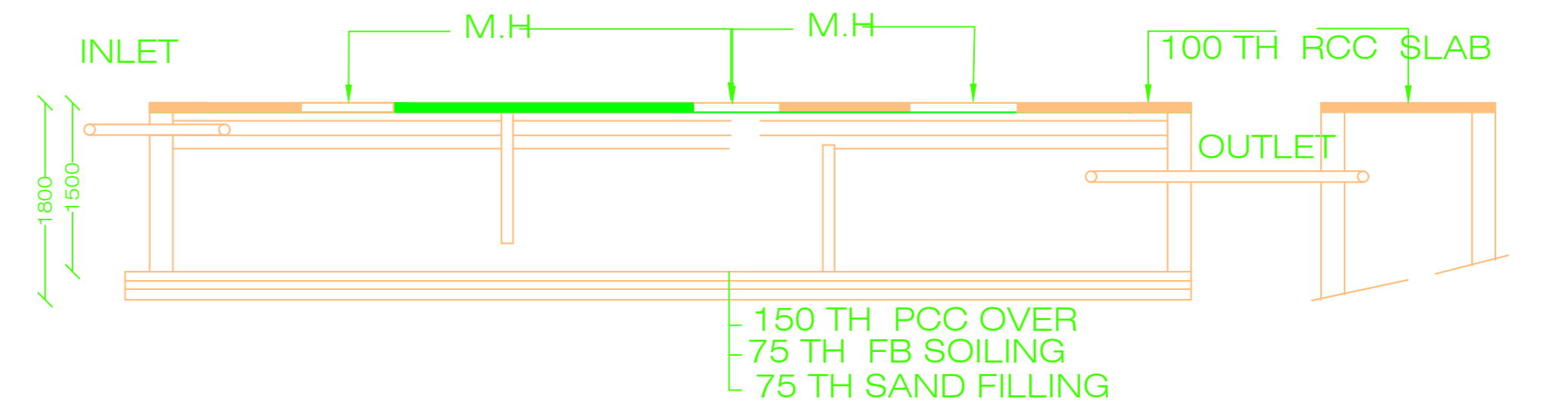
SECTION-X-X (BLOCK-B) (SCALE 1:100)



SECTION-Y-Y (BLOCK-A) (SCALE 1:100)



DESIGN OF RECHARGE PIT FOR ROOF TOP RAIN WATER HARVESTING



LTP NAME AND SIGNATURE SHAILESH KUMAR RACLE0015/15-16	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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