

Proposal Basic Information

Proposal File No.	RMC/EP/0037/W02/2020
Owner Name	SMT ANJU MAHESHWARI
Khata No.	01
Plot No.	687
Village Name	KATHAR GONDA
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO. 1.0.44
PROJECT DETAIL	VERSION DATE: 29/04/2019
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: RANCHI	Plot SubUse: Residential Bldg/Apartment
Authority: RANCHI MUNICIPAL CORPORATION	Plot/Sheet/Range/Structure: NA
Invest. No: RMC/EP/0037/W02/2020	Plot/Sheet/Plot No: 687
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)
Deduction for NetPlot Area	971.54
Summery Free of Cost	21.88
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions) 949.66
Deduction for Balance Plot Area (from Gross Plot Area)	Summery Free of Cost 97.29
Common Plot	119.17
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 852.37
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 949.66
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 971.54
COVERAGRE CHECK	
Permissible Coverage area (60.00 %)	569.80
Proposed Coverage Area (52.75 %)	500.46
Total Prop. Coverage Area (52.7 %)	500.46
Balance coverage area (7.30 %)	69.34
FAR CHECK:	
Perm. FAR Area (2.50)	2428.85
Total Perm. FAR area	2428.85
Residential FAR	2121.80
Proposed FAR Area	2138.64
Total Proposed FAR Area	2138.64
Consumed FAR (Factor)	2.20
Balance FAR Area	290.21
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	2773.71
ARCHITECT (Regd)	RAJIV CHADDA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SMT ANJU MAHESHWARI
DEVELOPMENT AUTHORITY	LOCAL BODY

Plot Boundary	Green
Abutting Road	Red
Proposed Construction	Blue
Common Plot	Yellow
Road Widening Area	Orange
Existing (To be retained)	Light Blue
Existing (To be demolished)	Dark Blue

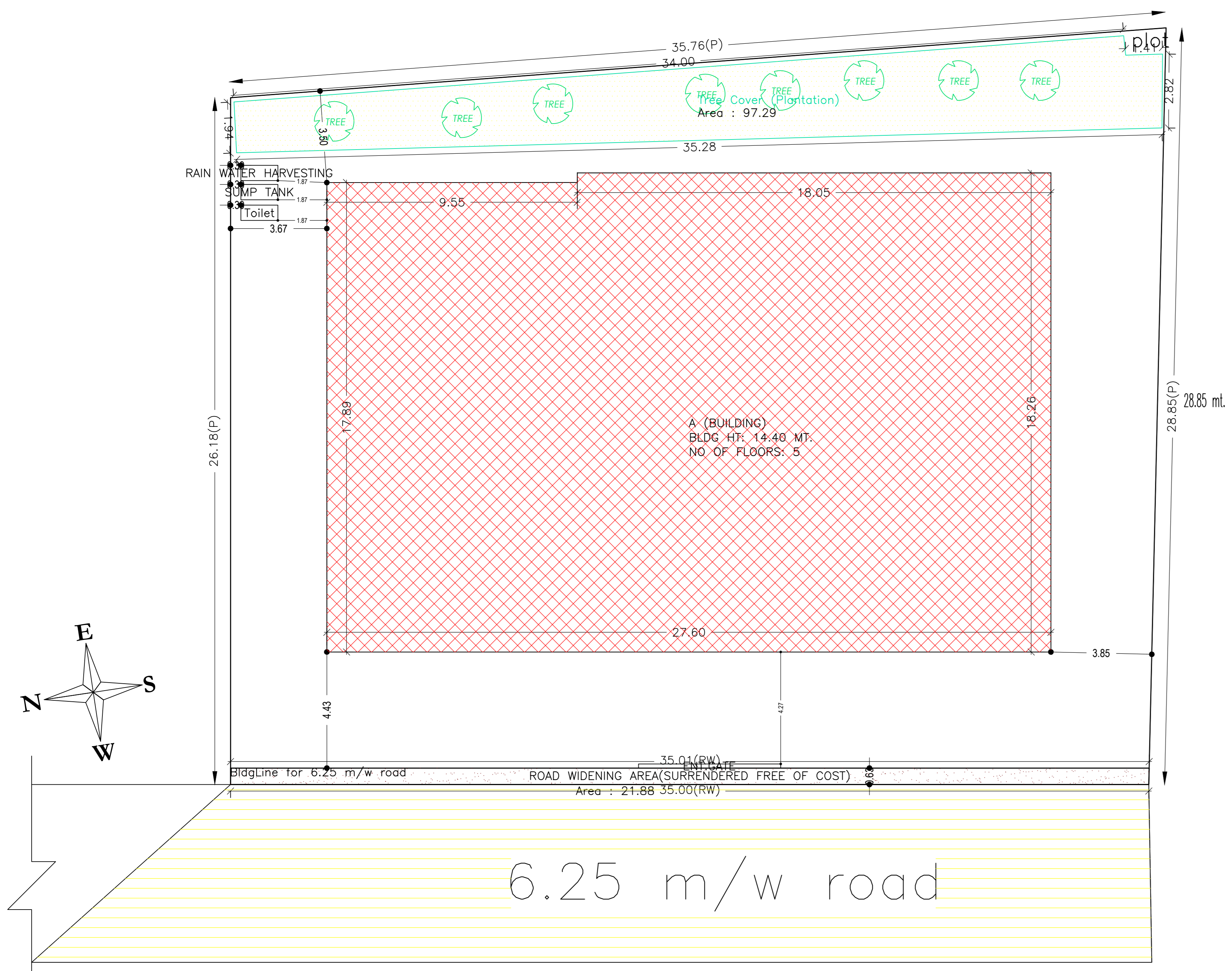
Floor Name	Building Name A (BUILDING)		Total	
	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Total Proposed Built Up Area (Sq.m)	Total FAR Area (Sq.m)
Ground Floor	500.47	16.84	500.47	16.84
First Floor	573.69	559.29	573.69	559.29
Second Floor	569.77	524.31	569.77	524.31
Third Floor	569.77	524.31	569.77	524.31
Fourth Floor	560.01	513.89	560.01	513.89
Terrace Floor	0.00	0.00	0.00	0.00
Total	2773.71	2138.64	2773.71	2138.64

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

Building Name	Type	SubUse	Area (Sq.m)	Units		Car		Visitors Car		TwoWheeler	
				Reqd	Prop.	Reqd	Prop.	Reqd	Prop.	Reqd	Prop.
A (BUILDING)	Residential	Residential Bldg/Apartment	>140	1.5	-	1	17	-	-	1	11
Total:			>0	1	11.00	-	-	-	-	1	11
			>0	1	31.00	-	-	1	2	-	-
Total:			-	-	-	-	17	17	2	2	11

Vehicle Type	No.	Reqd.		Prop.	
		Area	No.	Area	No.
Car	17	212.50	17	212.50	
Visitors Car Parking	2	25.00	2	25.00	
Total Visitor Parking	2	25.00	2	25.00	
TwoWheeler	11	24.00	12	24.00	
Other Parking	-	22.00	-	213.67	
Total	299.50		12	524.17	

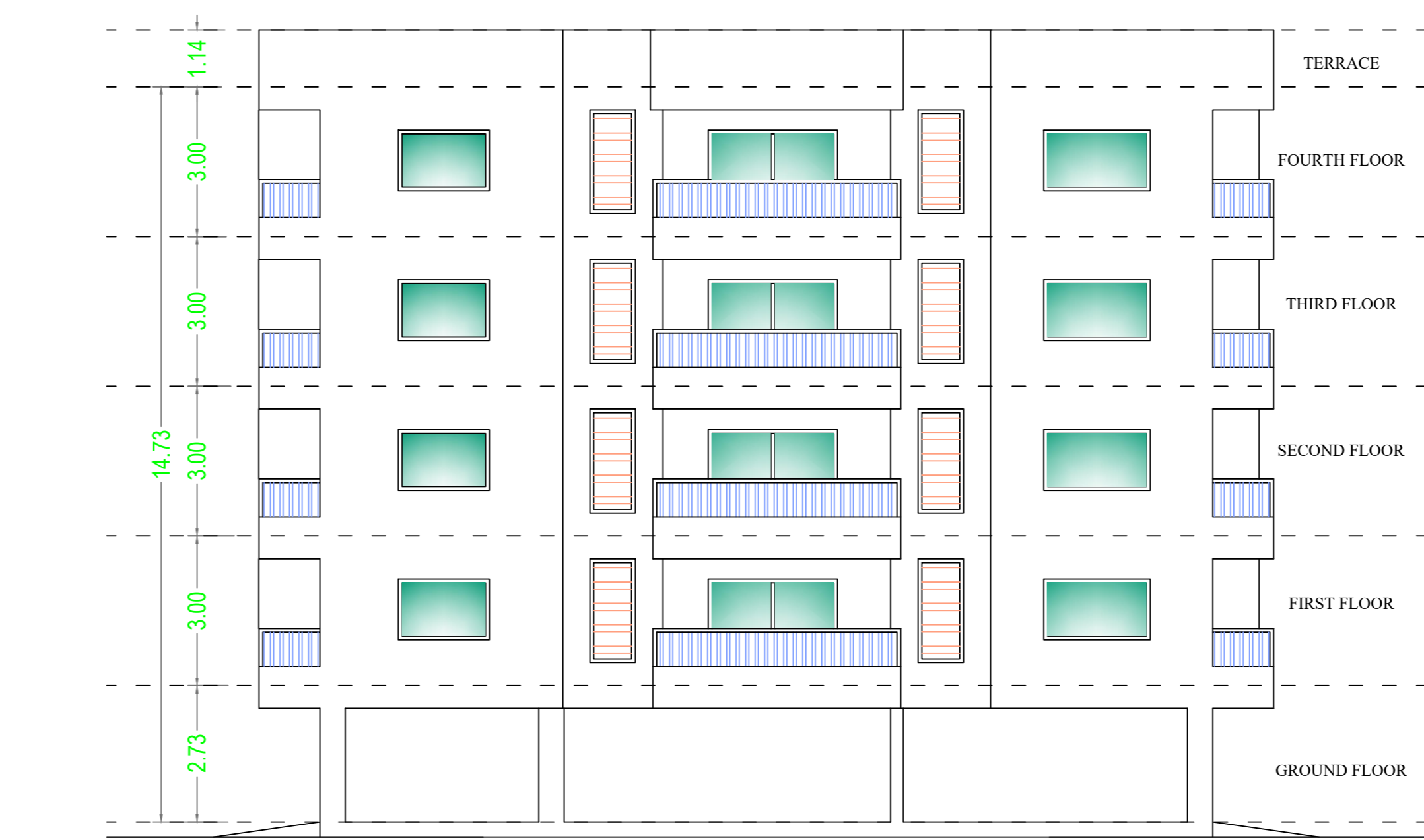
Building	No of Same Bldg	Gross Built Up Area (Sq.m)	Deductions From Gross Built Up Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)				Proposed FAR Area (Sq.m)	Add Area In FAR (Sq.m)	Total FAR Area (Sq.m)	Total Consumed Additional FAR Area (Sq.m)	Trent (No.)
					StarCase	Lift	Balcony	Parking					
A (BUILDING)	1	2810.64	36.93	2773.71	50.42	15.65	93.83	475.17	2121.80	12.93	2138.64	2138.64	11
Grand Total	1	2810.64	36.93	2773.71	50.42	15.65	93.83	475.17	2121.80	12.93	2138.64	2138.64	11



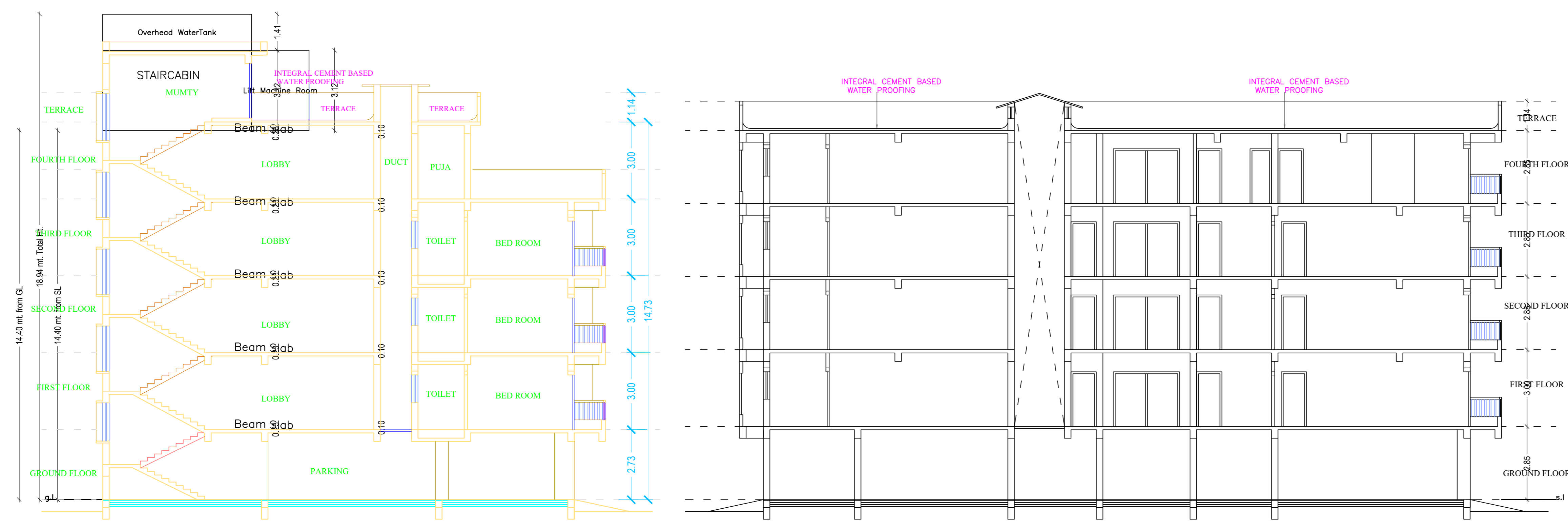
SITE PLAN.



FRONT ELEVATION



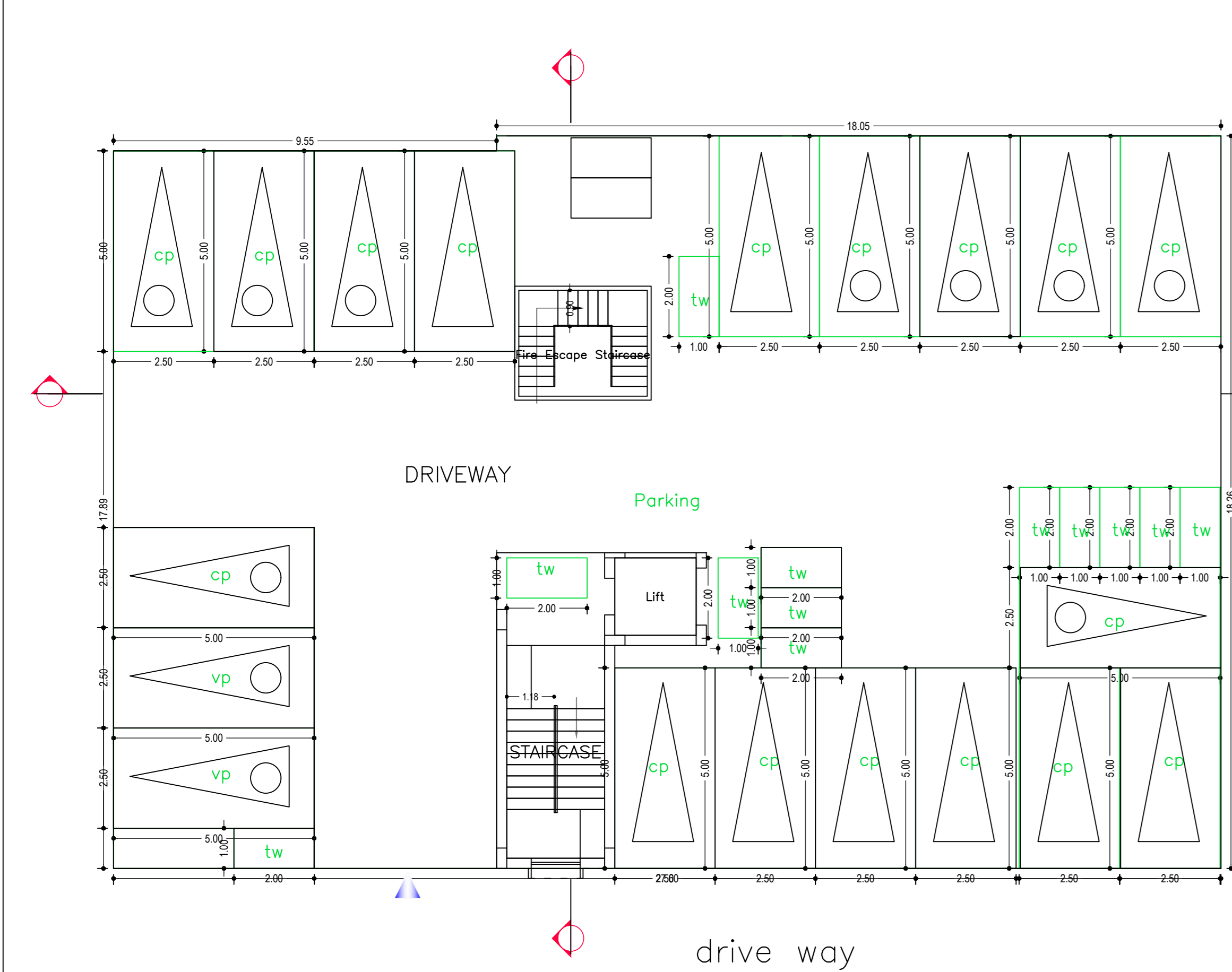
LEFT SIDE ELEVATION



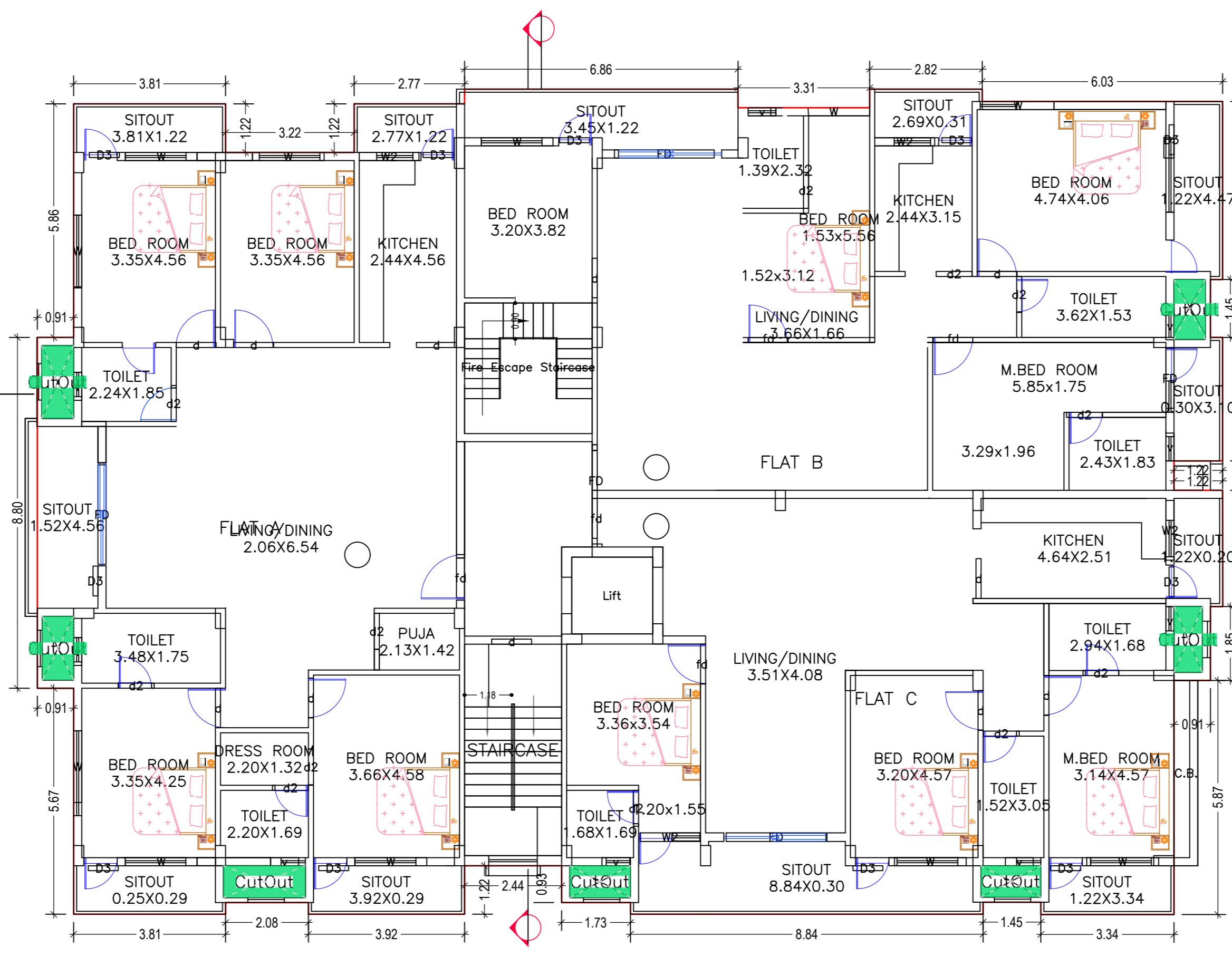
SECTION A-A

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

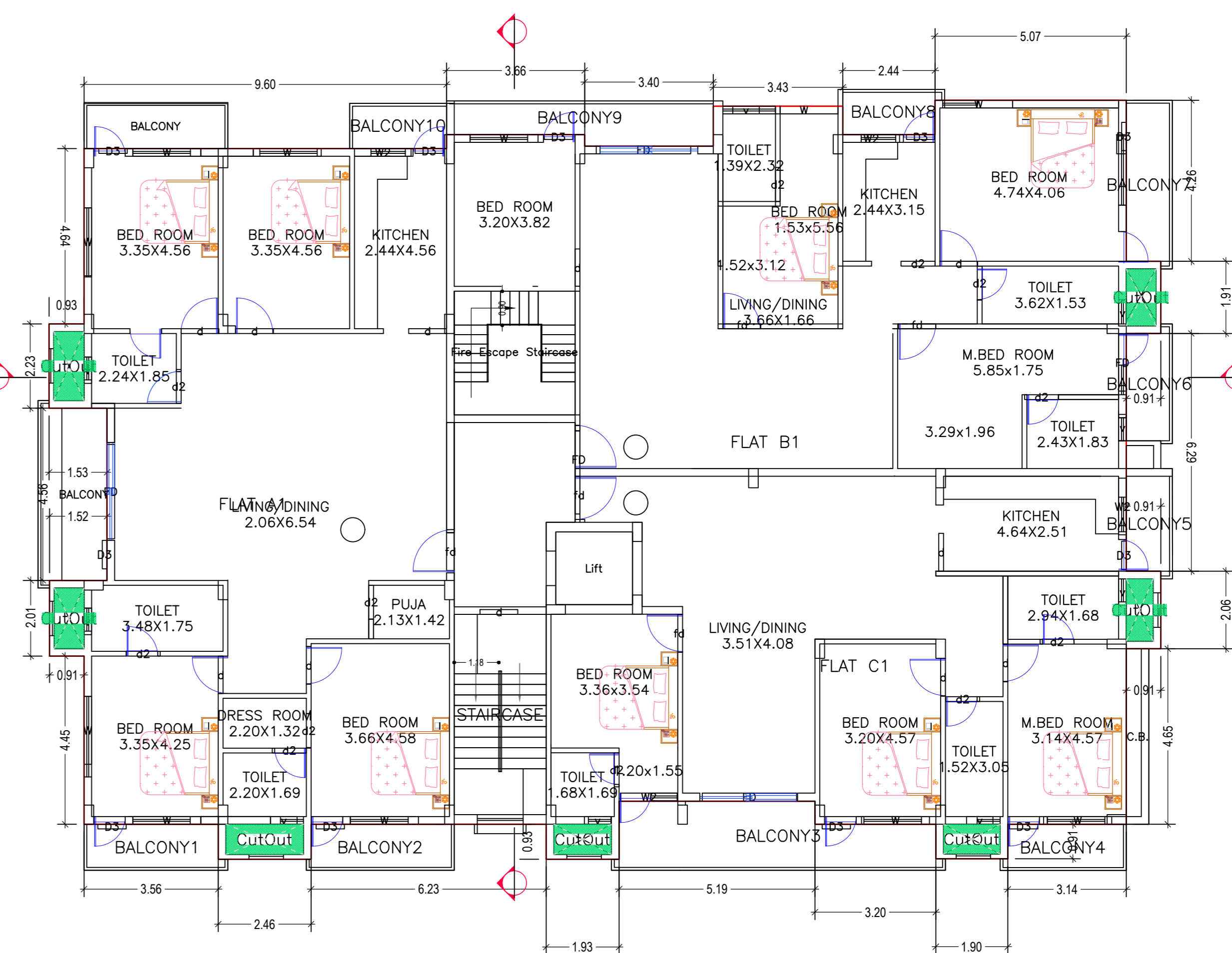
Proposal Basic Information	
Proposal File No.	RMC/EP/0037/W02/2020
Owner Name	SMT ANJU MAHESHWARI
Khata No.	01
Plot No.	687
Village Name	KATHAR GONDA
Use	Residential
SubUse	Residential Bldg/Apartment



GROUND FLOOR PLAN (SCALE 1:100)



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



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

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D3	0.75	2.10	30
A (BUILDING)	d5	0.90	2.10	56
A (BUILDING)	d	0.99	2.10	06
A (BUILDING)	fs	1.00	2.10	15
A (BUILDING)	f	1.00	2.10	30
A (BUILDING)	FD	1.00	2.10	03
A (BUILDING)	FD	1.50	2.40	03
A (BUILDING)	FD	2.43	2.10	01
A (BUILDING)	FD	2.50	2.10	13

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	w	0.70	0.60	36
A (BUILDING)	w2	1.50	1.20	19
A (BUILDING)	w1	1.50	1.80	03
A (BUILDING)	w	1.53	1.20	02
A (BUILDING)	w	1.54	1.20	01
A (BUILDING)	w	1.60	1.20	34

Balcony Calculations Table

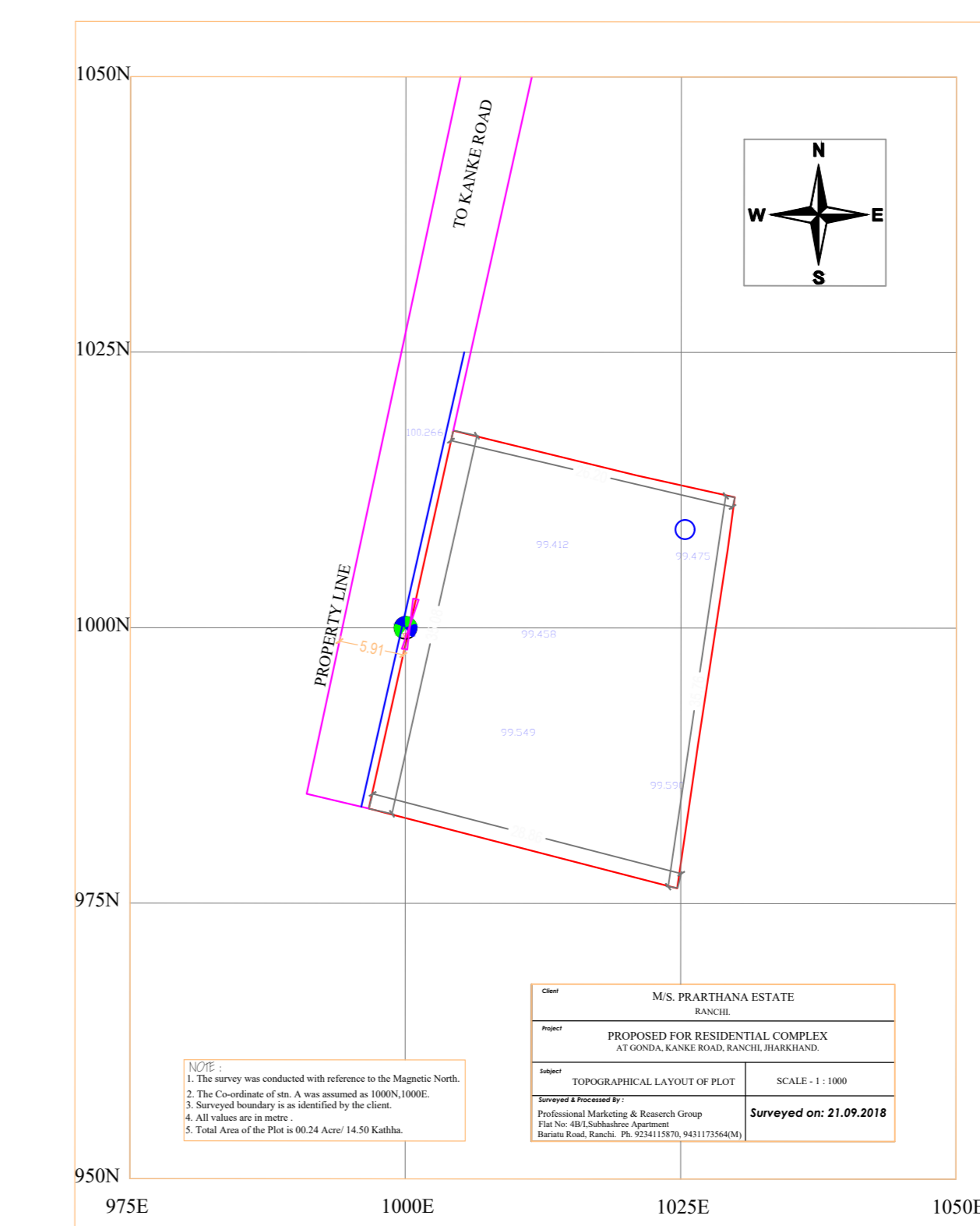
FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	0.19 X 0.00 X 1 X 1	4.39	67.53
	1.20 X 2.77 X 1 X 1	3.32	
	1.20 X 4.53 X 1 X 1	5.33	
	1.20 X 4.04 X 1 X 1	4.88	
	0.69 X 0.00 X 1 X 1	5.27	
	0.69 X 0.00 X 1 X 1	3.54	
	0.88 X 0.00 X 1 X 1	3.13	
	1.02 X 0.00 X 1 X 1	5.61	
	0.38 X 0.00 X 1 X 1	3.86	
	0.29 X 0.00 X 4 X 1	23.24	
	0.58 X 0.00 X 1 X 1	5.46	
TYPICAL - 2& 3 FLOOR PLAN	0.19 X 0.00 X 1 X 2	9.08	150.14
	1.20 X 2.57 X 1 X 2	6.16	
	1.20 X 7.06 X 1 X 2	14.72	
	1.20 X 2.69 X 1 X 2	6.00	
	0.69 X 0.00 X 1 X 2	10.52	
	0.88 X 0.00 X 1 X 2	7.14	
	0.98 X 0.00 X 1 X 2	6.74	
	0.38 X 0.00 X 1 X 2	7.80	
	0.29 X 0.00 X 3 X 2	81.06	
	0.58 X 0.00 X 1 X 2	10.92	
Total			227.67

UnitBUA Table for Building :A (BUILDING)

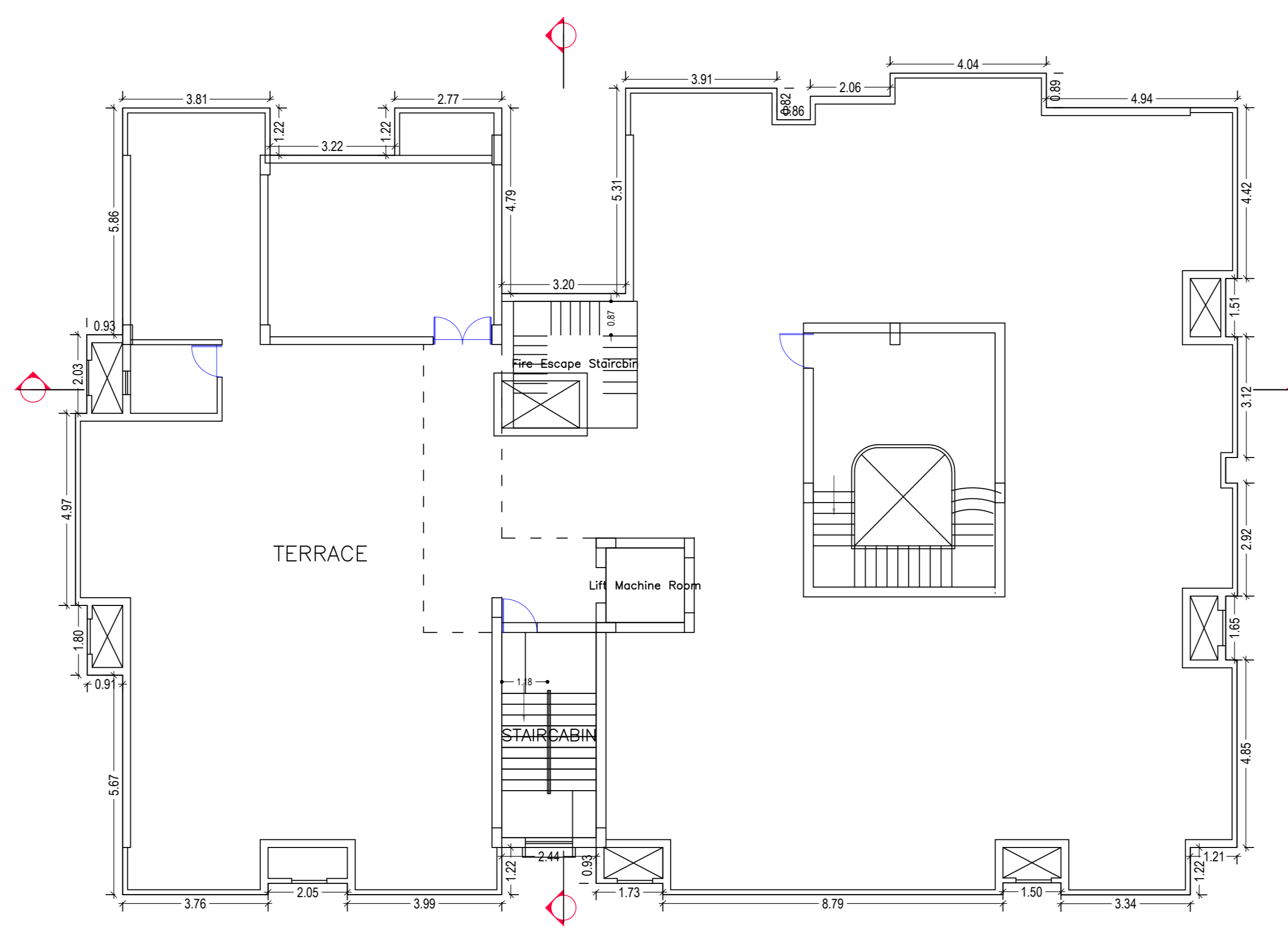
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FOURTH FLOOR PLAN	FLAT 4	FLAT	106.63	190.47	11	1
	FLAT 1	FLAT	318.11	316.35	18	2
TYPICAL - 2& 3 FLOOR PLAN	FLAT A1	FLAT	196.54	194.96	11	1
	FLAT B1	FLAT	173.11	171.56	9	6
	FLAT C1	FLAT	157.17	156.32	8	1
FIRST FLOOR PLAN	FLAT A	FLAT	198.41	196.83	16	3
	FLAT B	FLAT	177.87	171.68	13	1
	FLAT C	FLAT	166.97	166.13	11	1
Total			2095.61	2082.31	125	11

Building :A (BUILDING)

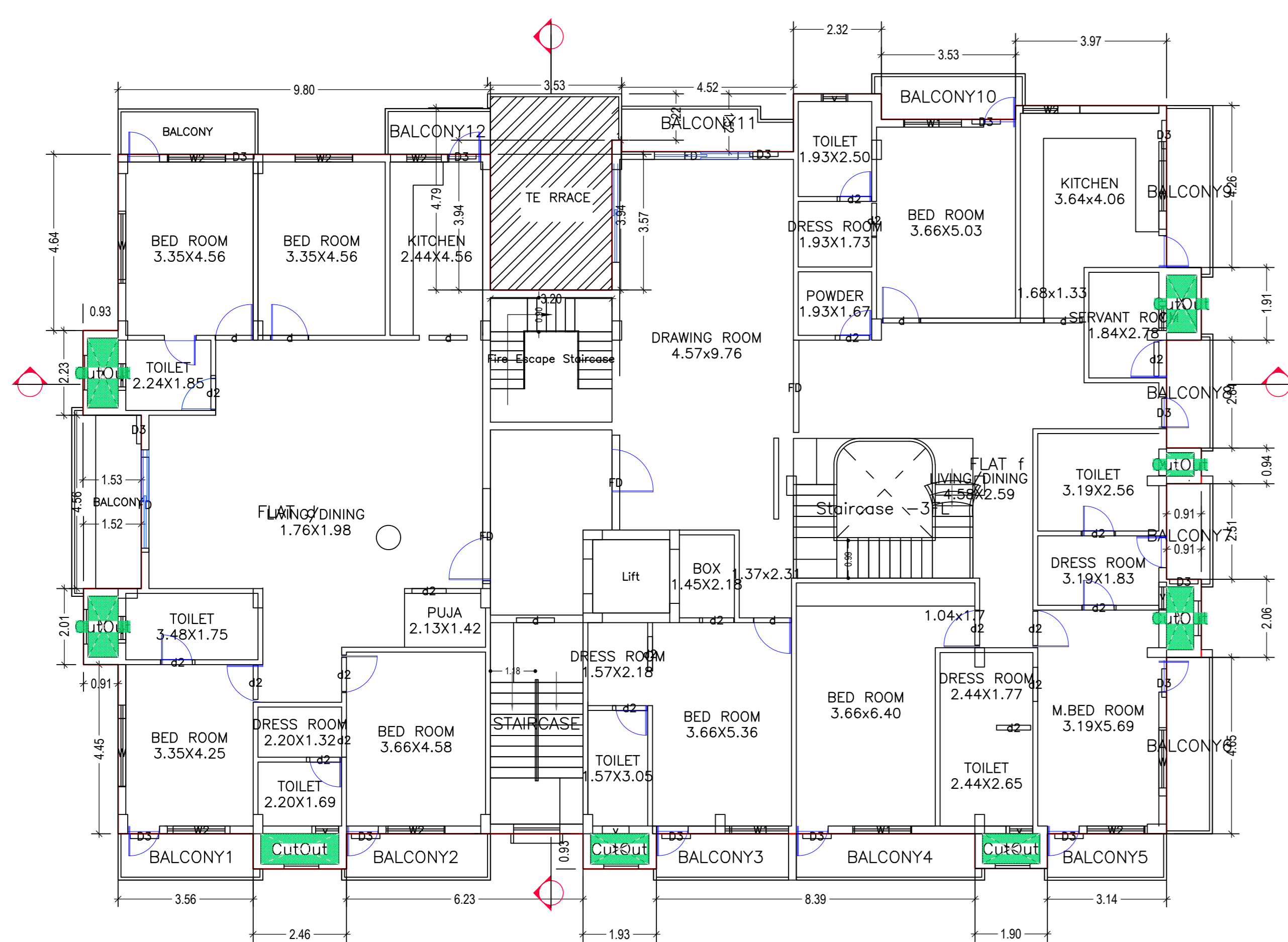
Floor Name	Gross Built-up Area	Deductions From Gross BUA/Area in Sq.m	Total Built-up Area (Sq.m)	Deductions (Area in Sq.m)	Proposed FAR Area (Sq.m)	Add Area in FAR (Sq.m)	Total FAR Area (Sq.m)	Total Consumed FAR Area (Sq.m)	Tent (No.)	
Ground Floor	500.47	0.00	500.47	8.46	0.00	475.17	12.93	16.84	00	
First Floor	582.81	9.12	573.69	10.49	3.91	0.00	569.29	569.29	03	
Second Floor	578.89	9.12	569.77	10.49	3.91	31.06	524.31	524.31	03	
Third Floor	578.89	9.12	569.77	10.49	3.91	31.06	524.31	524.31	03	
Fourth Floor	569.56	9.27	560.29	10.49	3.92	31.71	513.89	513.89	02	
Terrace	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	2810.64	36.93	2773.71	50.42	15.65	93.83	475.17	2121.80	12.93	2138.64
Total	2810.64	36.93	2773.71	50.42	15.65	93.83	475.17	2121.80	12.93	2138.64



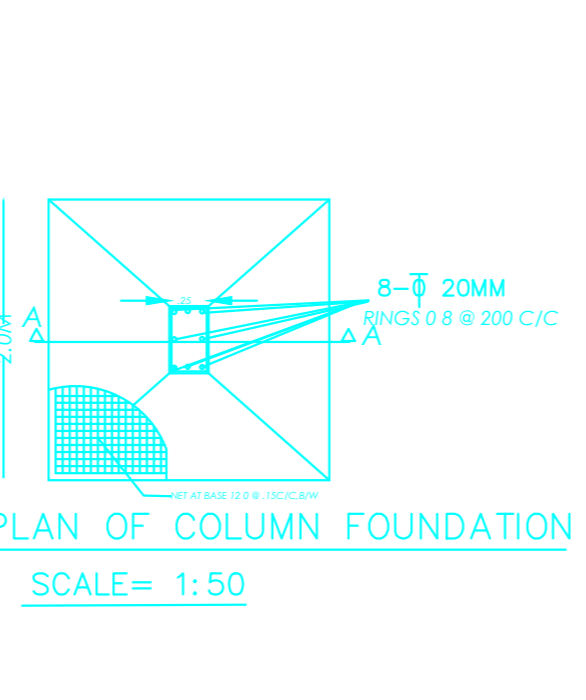
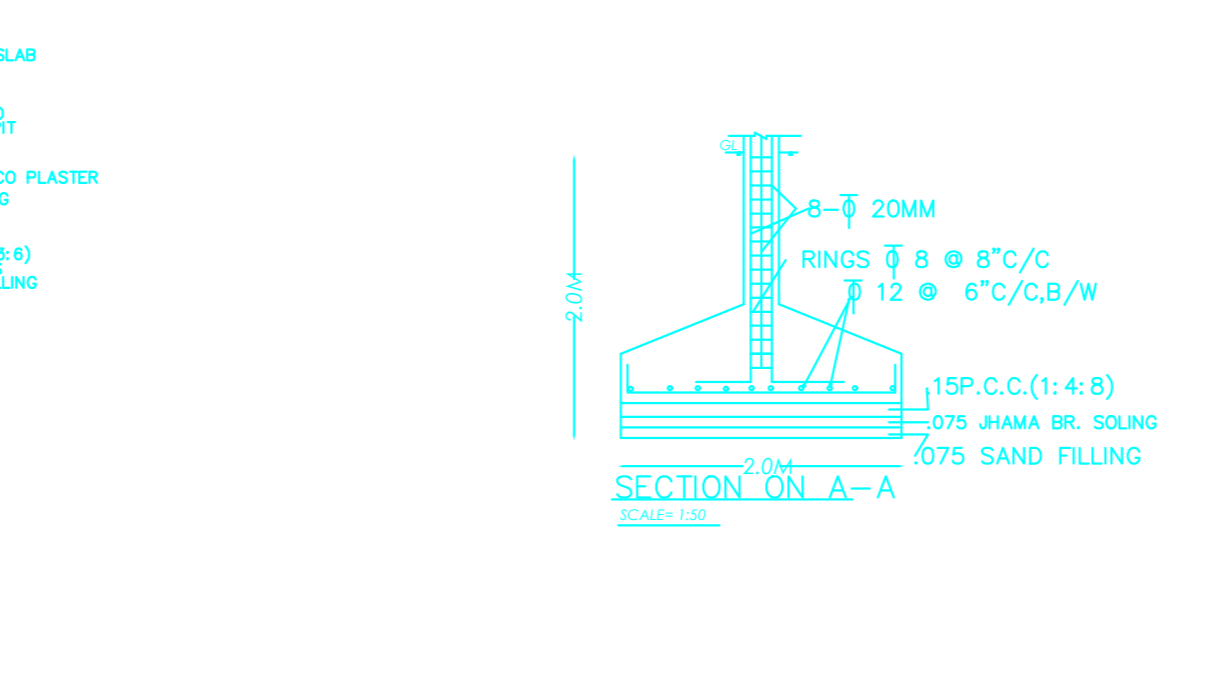
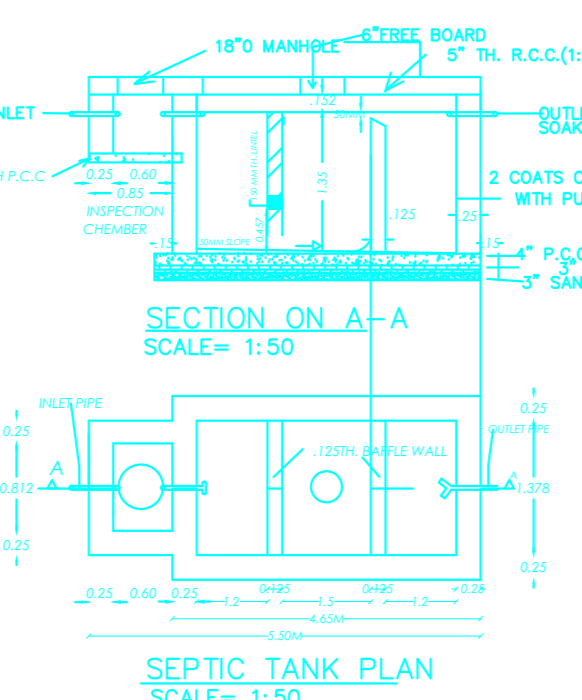
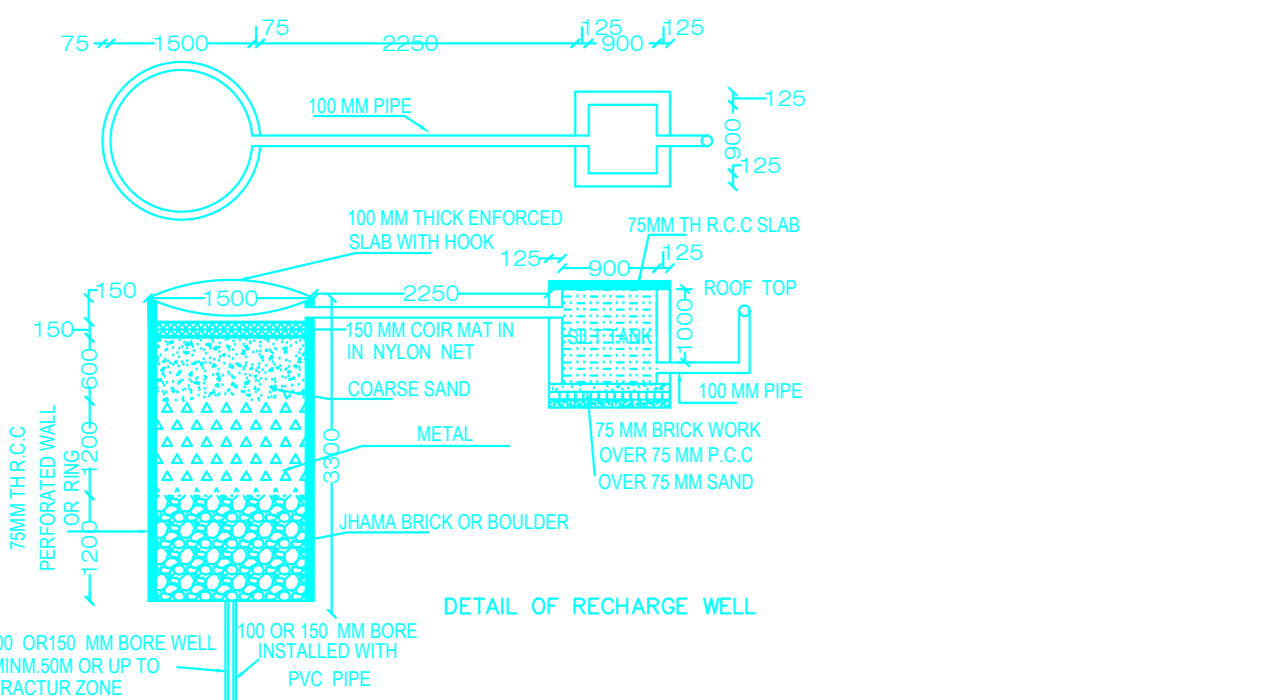
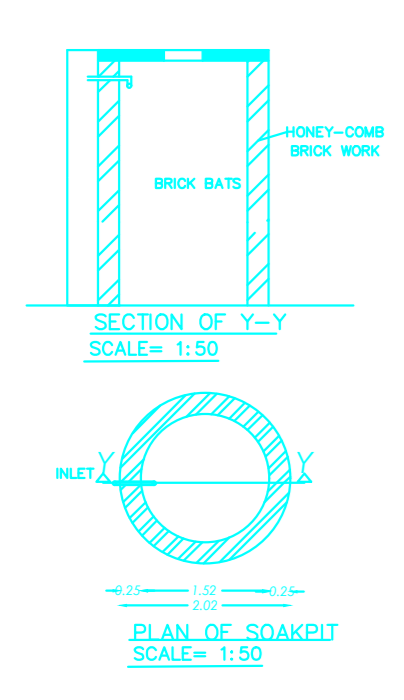
SURVEY PLAN



TERRACE FLOOR PLAN (SCALE 1:100)



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



LTP NAME AND SIGNATURE: RAJIV CHADDA C4816480
STRUCTURAL ENGS NAME AND SIGNATURE: _____
BUILDER NAME AND SIGNATURE: _____
DIGITAL SIGNATURE: _____