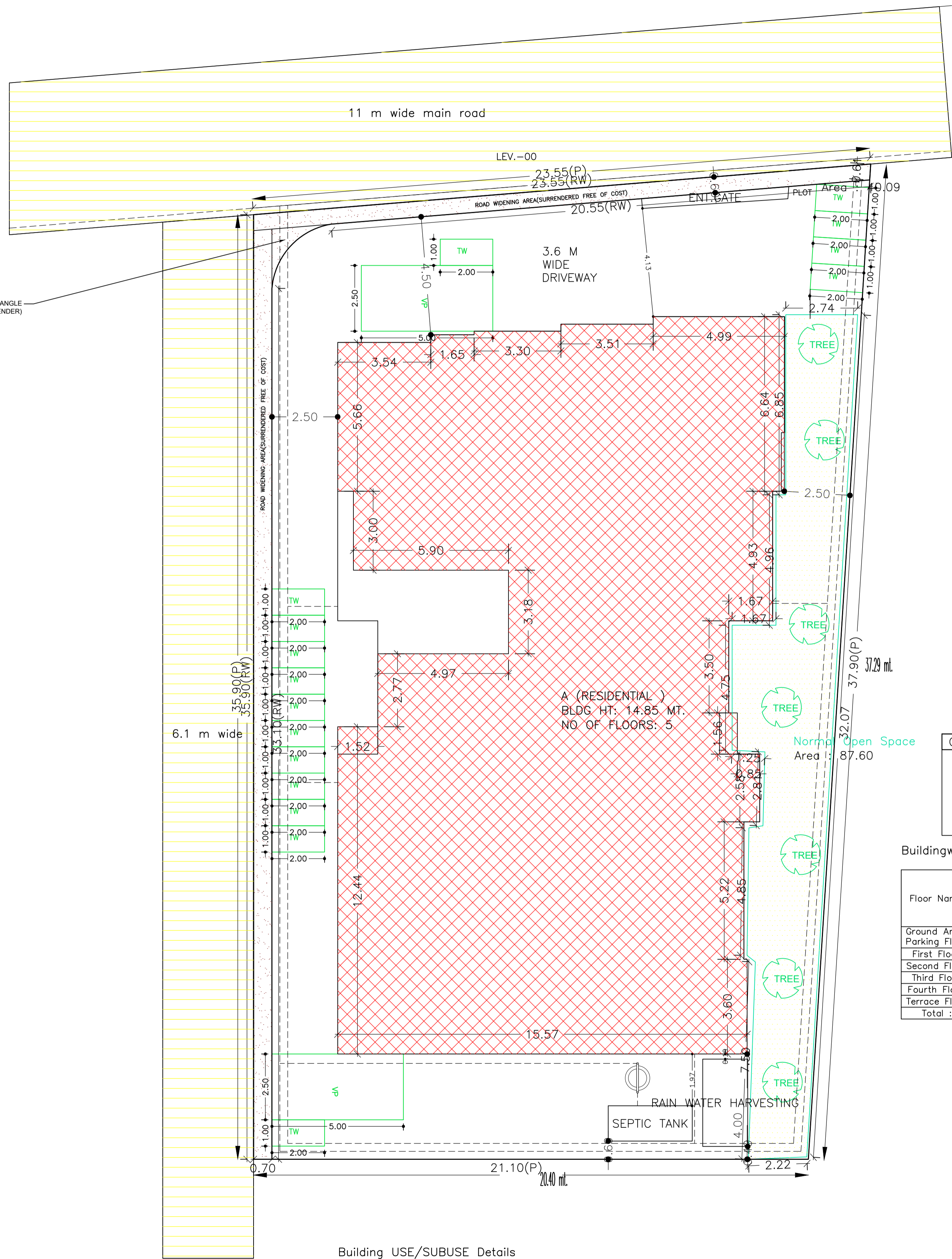


Proposal Basic Information	
Proposal File No.	RRDA/BP/0127/2019
Owner Name	MR. BIBHUTI BHUSHAN PRADHAN
Khata No	51
Plot No	85
Village Name	Khiji
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI REGIONAL DEVELOPMENT AUTHORITY		VERSION NO.: 1.0.43
PROJECT DETAIL:		VERSION DATE: 29/04/2019
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: RANCHI	Plot SubUse: Residential Bldg/Apartment	
Authority: RANCHI REGIONAL DEVELOPMENT AUTHORITY	PlotNearbyReligiousStructure: NA	
Inward_No: RRDA/BP/0127/2019	Plot/SubPlot No: 85	
Application Type: General Proposal	North: Road Width - 10 M	
Project Type: Building Permission	South: Plot No. - 85/PART	
Nature of Development: New	East: Plot No. - 87	
Location of Development Area: New Area	West: Road Width - 6.1 M	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	820.35
Deduction for NetPlot Area		
Surrender Free of Cost		40.09
Total		40.09
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	780.26
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		40.09
Common Plot		87.60
Total		127.70
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	692.66
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	780.26
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	820.35
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		468.16
Proposed Coverage Area ( 53.07 % )		414.07
Total Prop. Coverage Area ( 53.07 % )		414.07
Balance coverage area ( 6.93 % )		54.09
FAR CHECK		
Perm. FAR Area ( 2.50 )		2050.88
Total Perm. FAR area		2050.88
Residential FAR		1729.07
Proposed FAR Area		1746.37
Total Proposed FAR Area		1746.37
Consumed FAR (Factor)		2.13
Balance FAR Area		304.51
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2312.50
ARCHITECT (Regd)	Sandeep kumar jha	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MR. BIBHUTI BHUSHAN PRADHAN	
DEVELOPMENT AUTHORITY	LOCAL BODY	



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

Floor Name	Building Name		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 And Parking Floor	427.44	17.30	427.44	17.30
First Floor	433.21	412.98	433.21	412.98
Second Floor	483.95	438.70	483.95	438.70
Third Floor	483.95	438.70	483.95	438.70
Fourth Floor	483.95	438.70	483.95	438.70
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2312.50	1746.38	2312.50	1746.38

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up 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 FAR Area (Sq.mt.)	Tnmt (No.)
					Lift	Lobby	Balcony	Accessory Use	Parking					
A (RESIDENTIAL)	1	2341.42	28.92	2312.50	22.88	58.04	75.06	17.09	393.05	1729.08	11.58	1746.38	1746.38	16
Grand Total :	1	2341.42	28.92	2312.50	22.88	58.04	75.06	17.09	393.05	1729.08	11.58	1746.38	1746.38	16

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (RESIDENTIAL)	Residential	Residential Bldg/Apartment	0 - 140	1	16.00	1	16	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-
			> 0	1	16.00	-	-	-	-	1	16
			> 0	1	16.00	-	-	1	2	-	-
Total :			-	-	-	-	16	16	1	2	2

Parking Check (Table 7b)

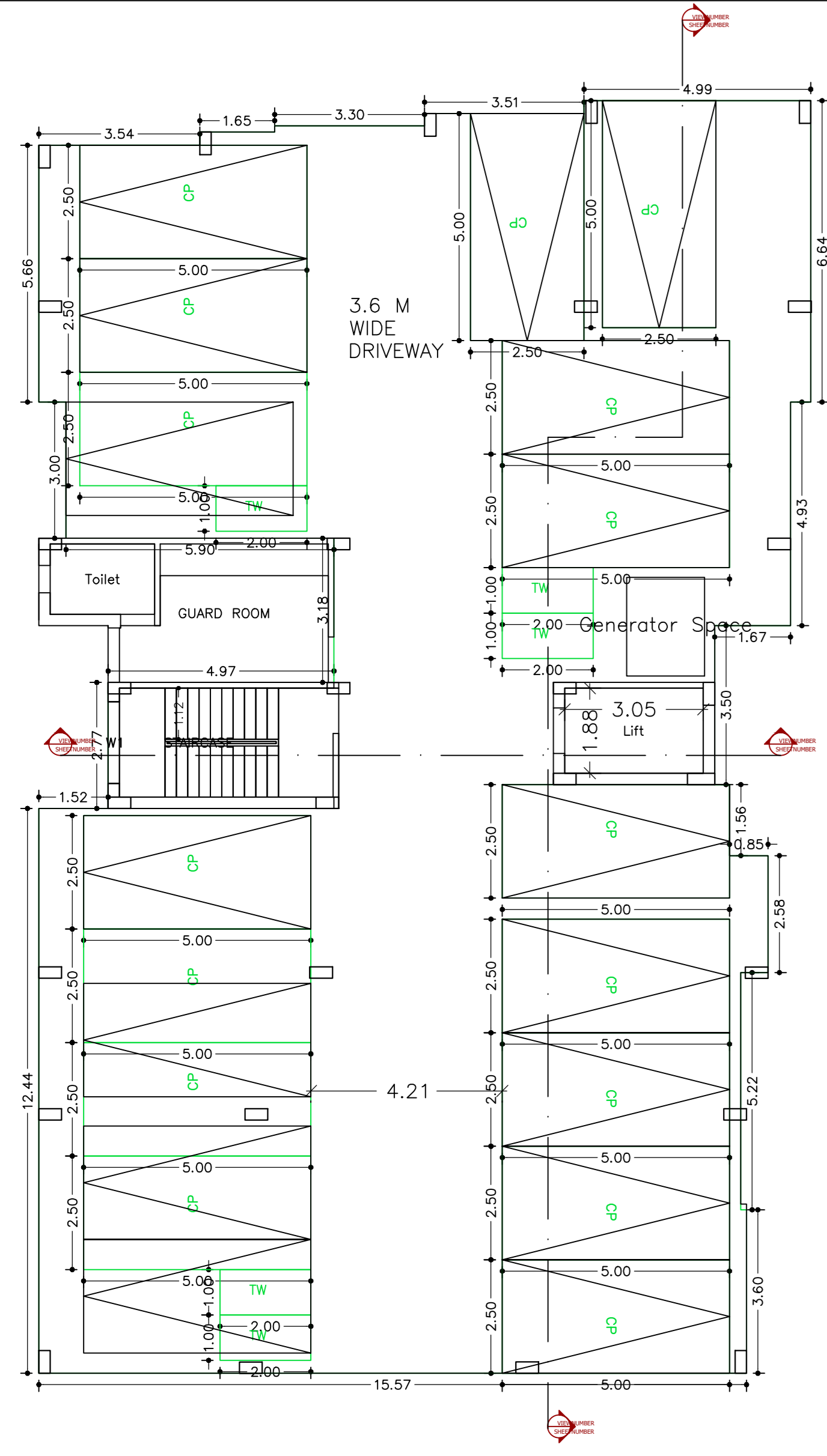
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	16	200.00
Total Car	16	200.00	16	200.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	21	42.00
Total TwoWheeler	16	32.00	21	42.00
Other Parking	-	-	-	183.05
Total	257.00	-	-	517.05

Building USE/SUBUSE Details

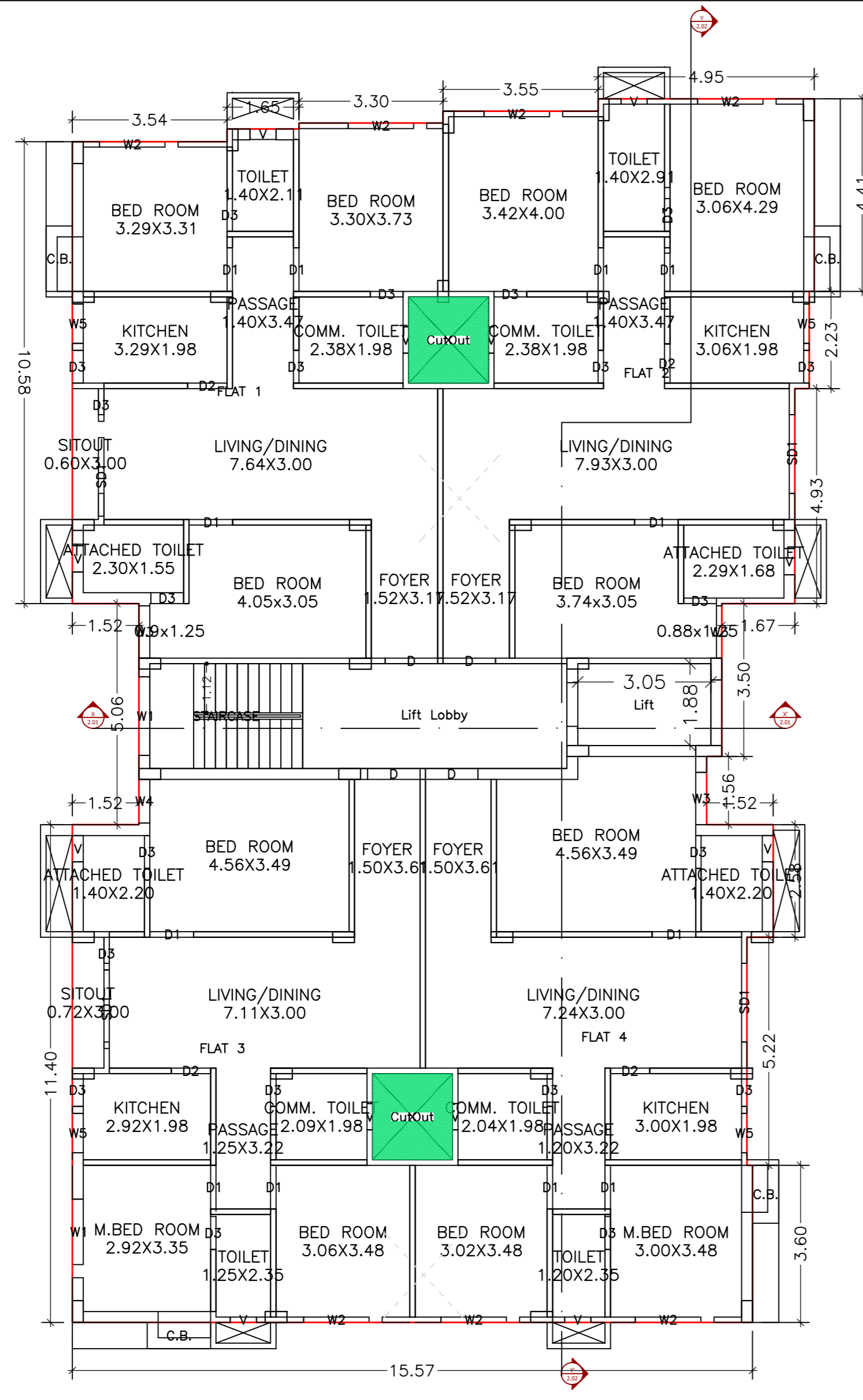
Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Residential Bldg/Apartment	Non-Highrise

site plan

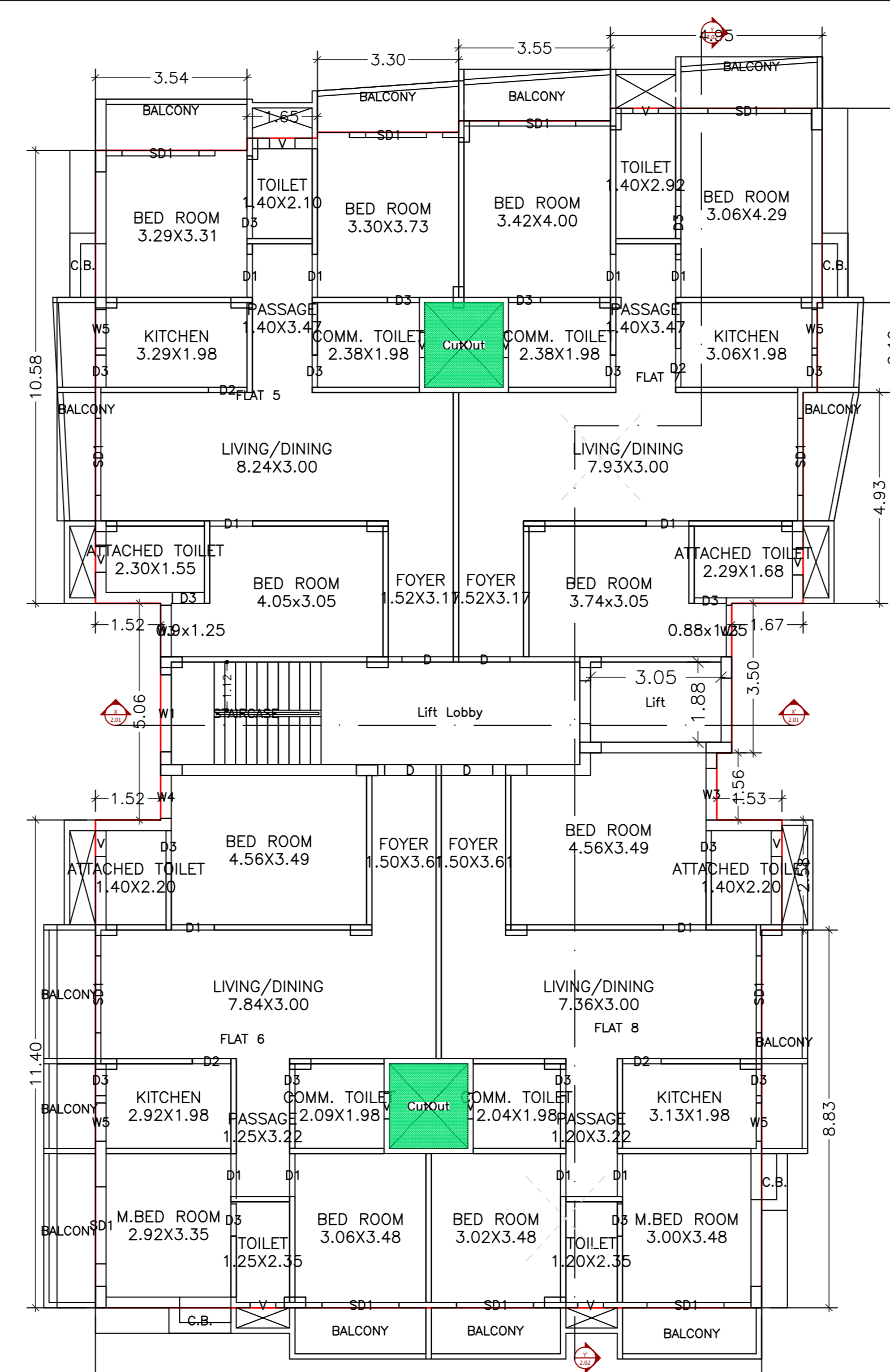
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	SEAL/DRAWER NAME AND SIGNATURE	AUTOREAL SIGNATURE
Sandeep kumar jha RRDA/ARC/0164/2019			



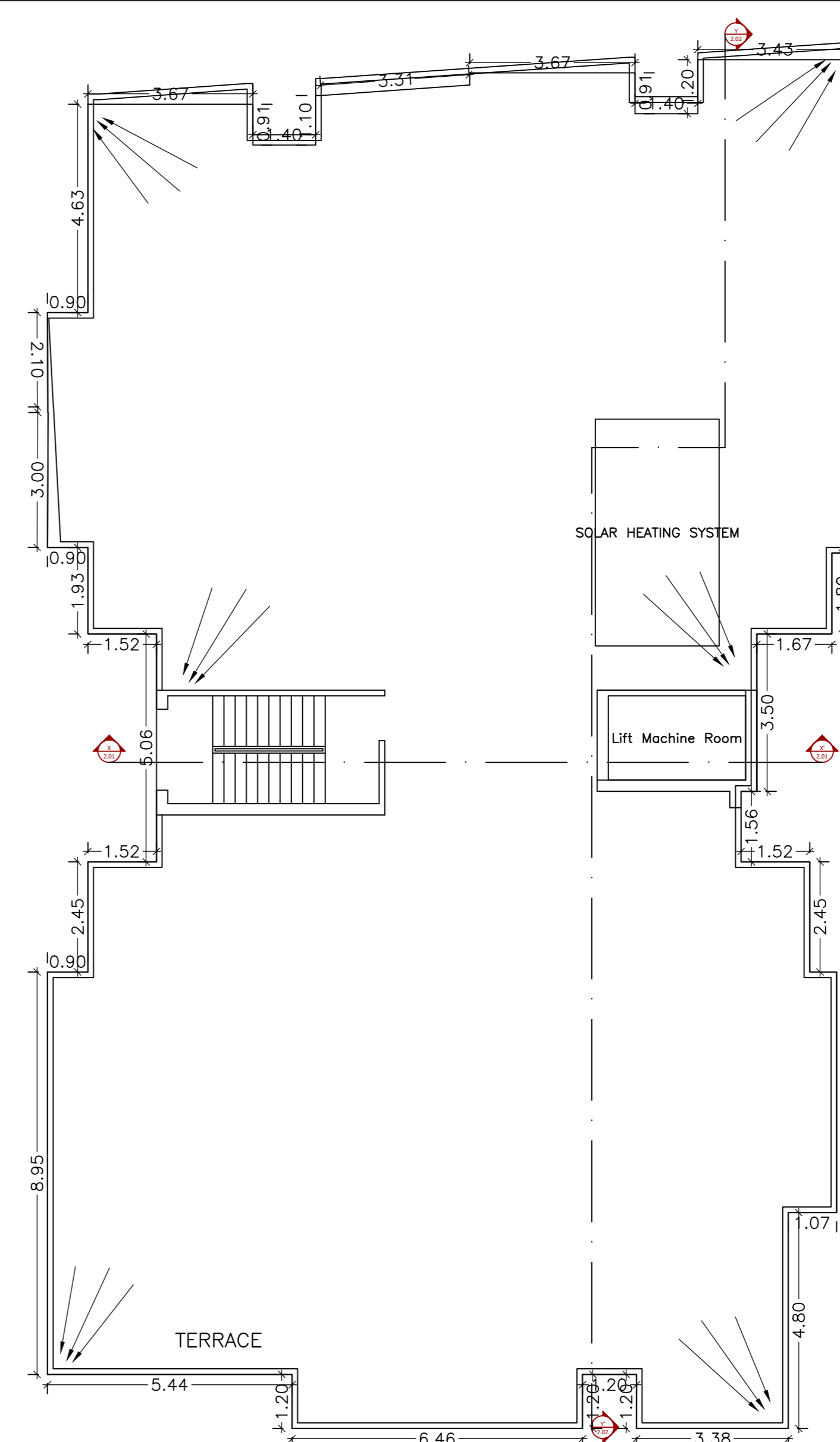
GROUND AND PARKING FLOOR PLAN (SCALE 1:100)



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FLAT 1	FLAT	93.90	92.26	11	4
	FLAT 2	FLAT	96.05	92.24	10	
	FLAT 3	FLAT	89.88	86.50	11	
	FLAT 4	FLAT	89.46	85.87	10	
	FLAT 5	FLAT	93.40	89.72	10	
TYPICAL - 2-4 FLOOR PLAN	FLAT 6	FLAT	89.74	86.19	10	12
	FLAT 7	FLAT	96.07	92.27	10	
	FLAT 8	FLAT	95.71	92.09	10	
Total:	-	-	1493.95	1435.71	162	16

Balcony Calculations Table

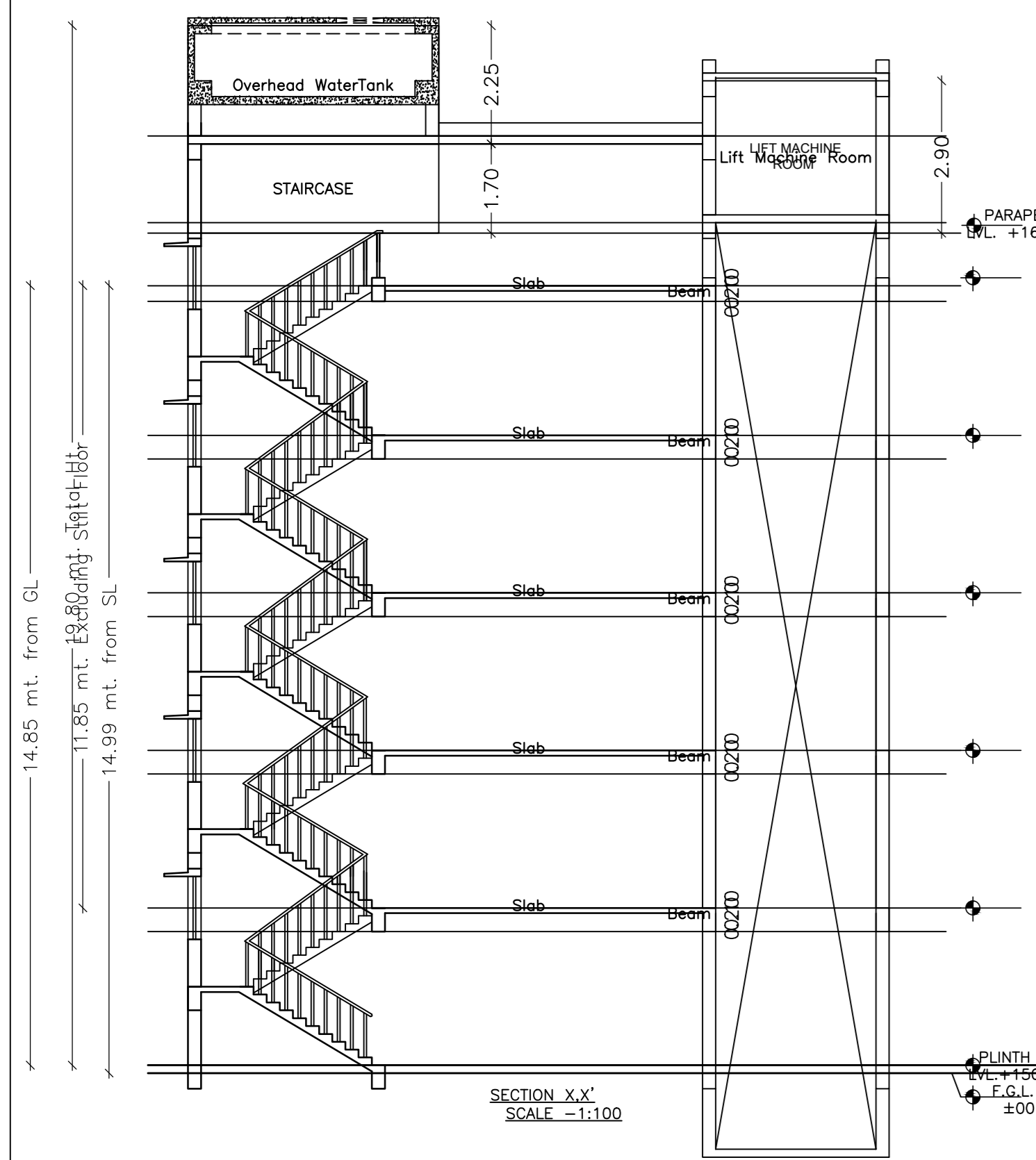
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2-4 FLOOR PLAN	0.88 X 0.00 X 1 X 3	12.75	148.11
	0.96 X 0.00 X 1 X 3	10.74	
	1.19 X 0.00 X 1 X 3	12.33	
	1.06 X 0.00 X 1 X 3	11.94	
	0.90 X 0.00 X 1 X 3	9.72	
	1.08 X 0.00 X 2 X 3	19.74	
	1.20 X 0.00 X 1 X 3	11.70	
	0.40 X 0.00 X 3 X 3	28.37	
	0.28 X 0.00 X 1 X 3	16.86	
	0.36 X 0.00 X 1 X 3	15.96	
Total:	-	-	148.11

SCHEDULE OF DOOR:

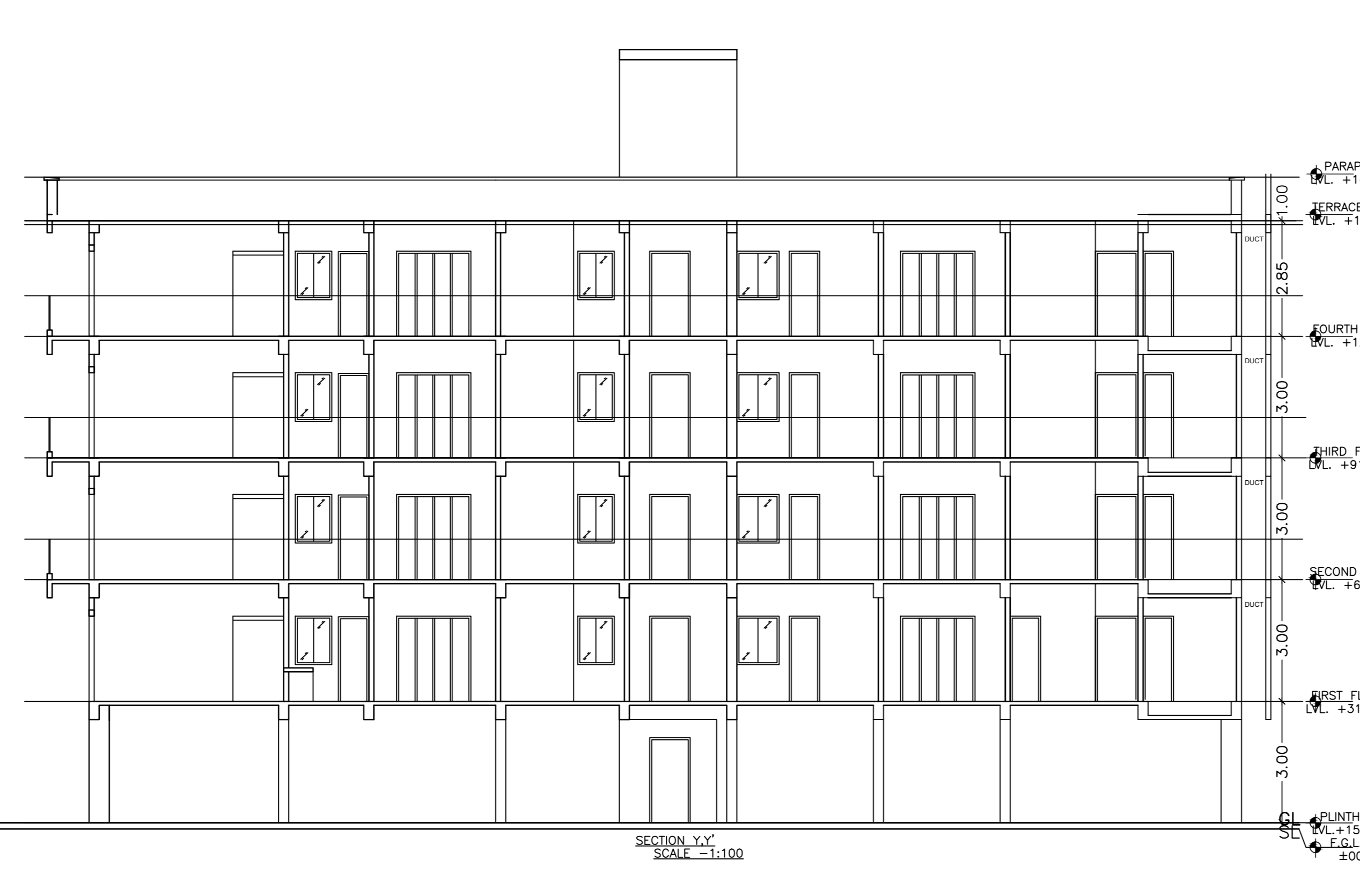
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.75	2.10	74
A (RESIDENTIAL)	D2	0.90	2.10	16
A (RESIDENTIAL)	D1	1.00	2.10	48
A (RESIDENTIAL)	D	1.20	2.10	16

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	0.60	48
A (RESIDENTIAL)	WS	0.90	1.20	16
A (RESIDENTIAL)	W4	1.00	2.00	04
A (RESIDENTIAL)	W3	1.20	1.50	12
A (RESIDENTIAL)	W2	1.50	1.20	07
A (RESIDENTIAL)	W1	1.50	1.20	01
A (RESIDENTIAL)	W1	1.80	1.20	05
A (RESIDENTIAL)	SD1	1.80	2.40	40



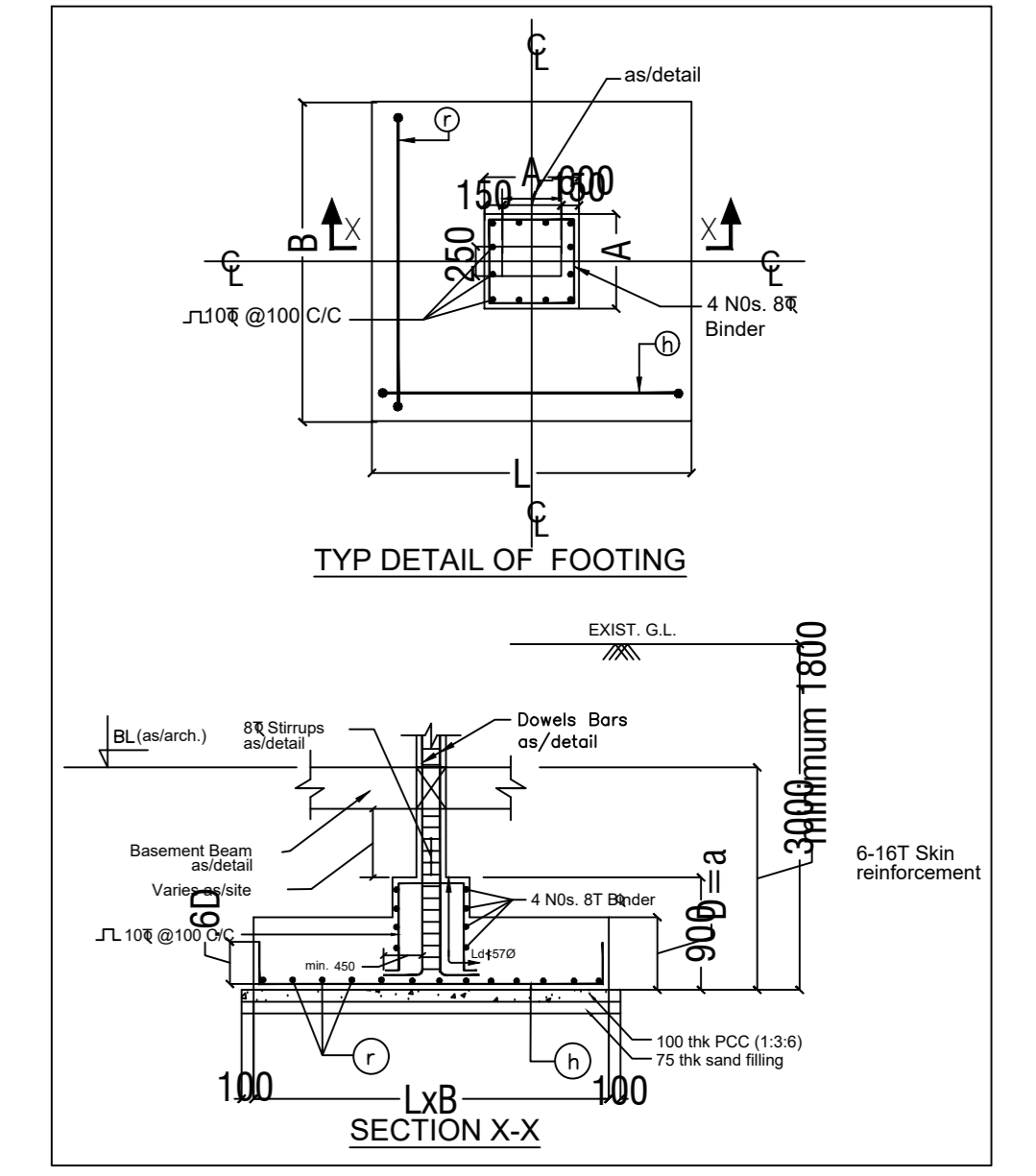
ELEVATION MARKED -A



SECTION Y-Y (SCALE 1:100)



ELEVATION MARKED -B



CERTIFICATE FOR STRUCTURE SAFETY

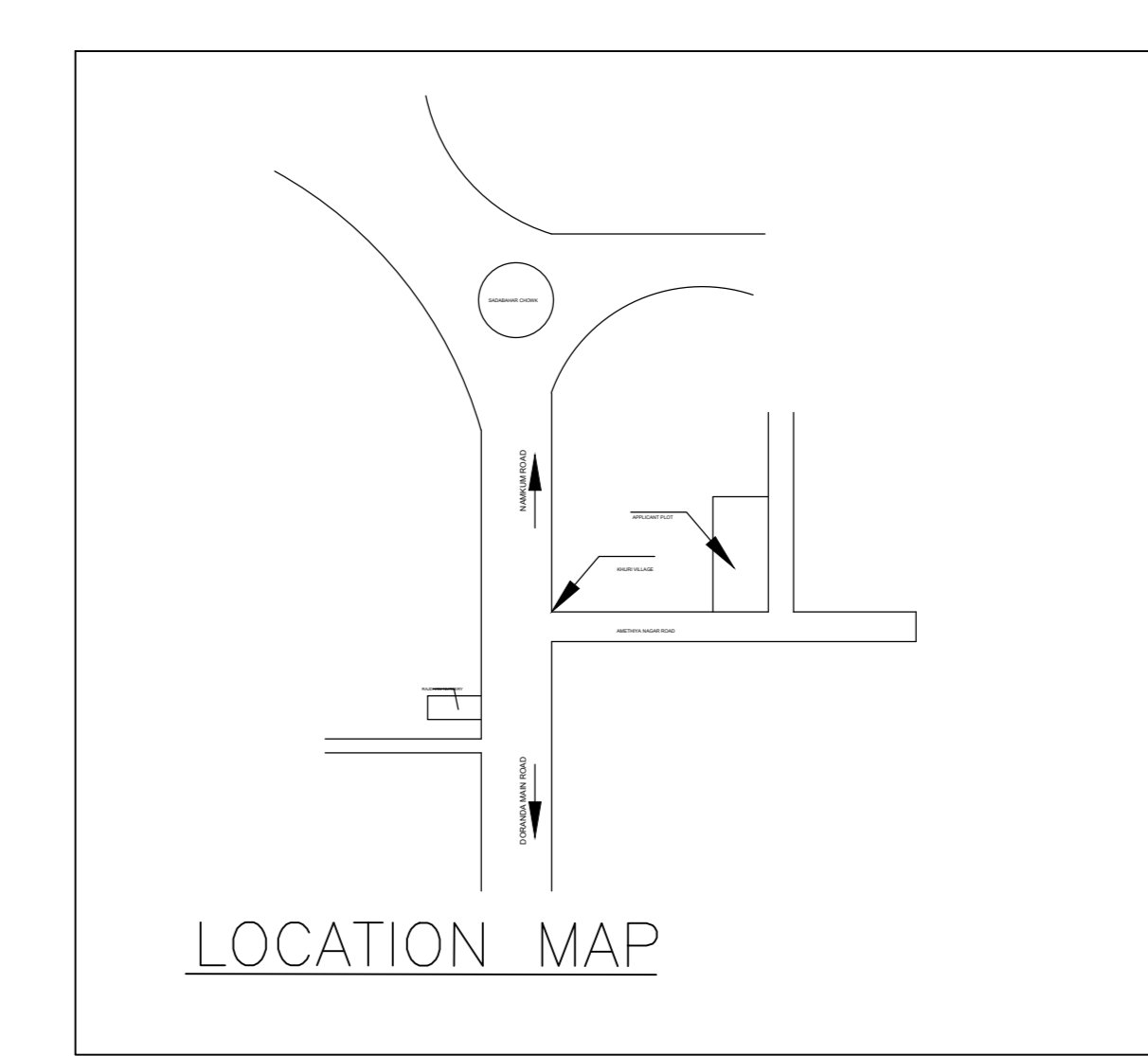
THIS IS CERTIFY THAT THE STRUCTURAL DESIGN OF THE BUILDING WILL BE AS PER I.S-1983-1984 & I.S.4326-1993 TO MAKE SAME EARTH QUAKE RESISTANT.

Building :A (RESIDENTIAL )

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.)	Tmmt (No.)
				Outcut	Lift	Lift Lobby	Balcony	Accessory Use					
Ground And Parking Floor	427.44	0.00	427.44	0.00	0.00	0.00	17.09	393.05	0.00	11.58	17.30	17.30	00
First Floor	440.44	7.23	433.21	5.72	14.51	0.00	0.00	412.98	0.00	412.98	412.98	04	
Second Floor	491.18	7.23	483.95	5.72	14.51	25.02	0.00	438.70	0.00	438.70	438.70	04	
Third Floor	491.18	7.23	483.95	5.72	14.51	25.02	0.00	438.70	0.00	438.70	438.70	04	
Fourth Floor	491.18	7.23	483.95	5.72	14.51	25.02	0.00	438.70	0.00	438.70	438.70	04	
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:	2341.42	28.92	2312.50	22.88	58.04	75.06	17.09	393.05	1729.08	11.58	1746.38	1746.38	16
Total Number of Same Buildings	1												
Total:	2341.42	28.92	2312.50	22.88	58.04	75.06	17.09	393.05	1729.08	11.58	1746.38	1746.38	16



KEY MAP



LOCATION MAP

LTP NAME AND SIGNATURE: Sandeep Kumar Jha, RRDA/ARC/0164/2019  
STRUCTURAL ENG'S NAME AND SIGNATURE: [Blank]  
OWNER NAME AND SIGNATURE: [Blank]