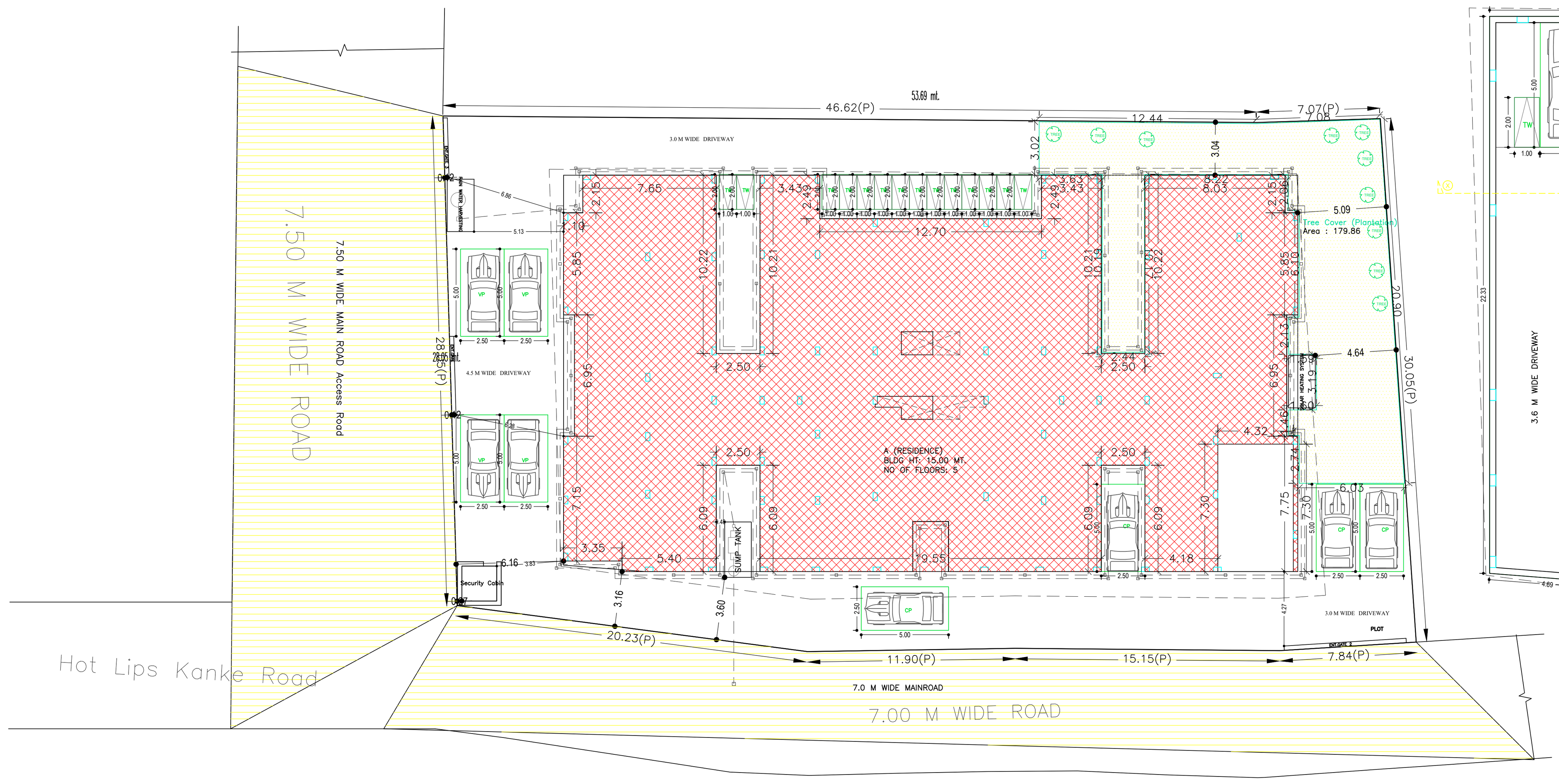
Project Title : RESIDENCE

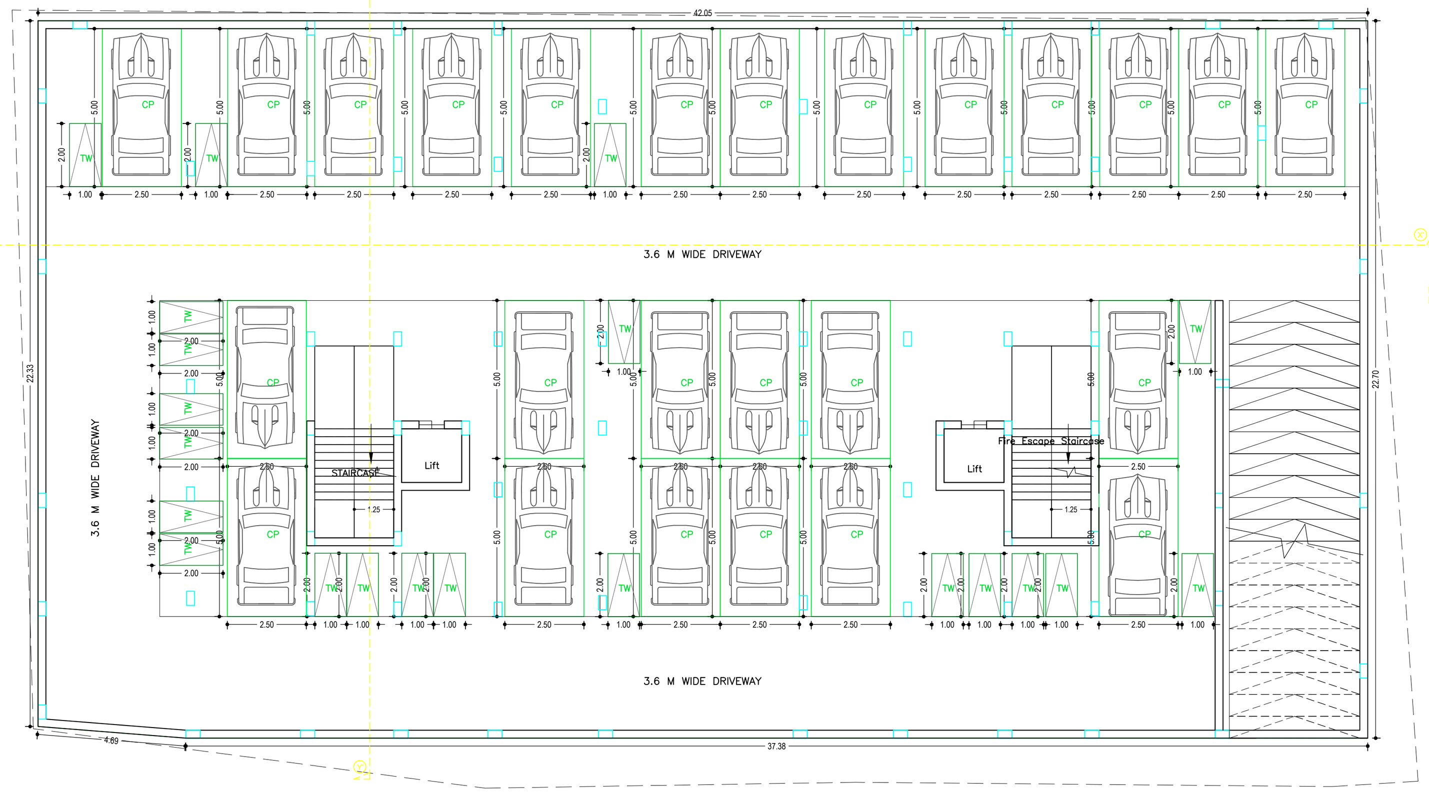
DATE	31-01-2020
SHEET NO.	1

Proposal Basic Information

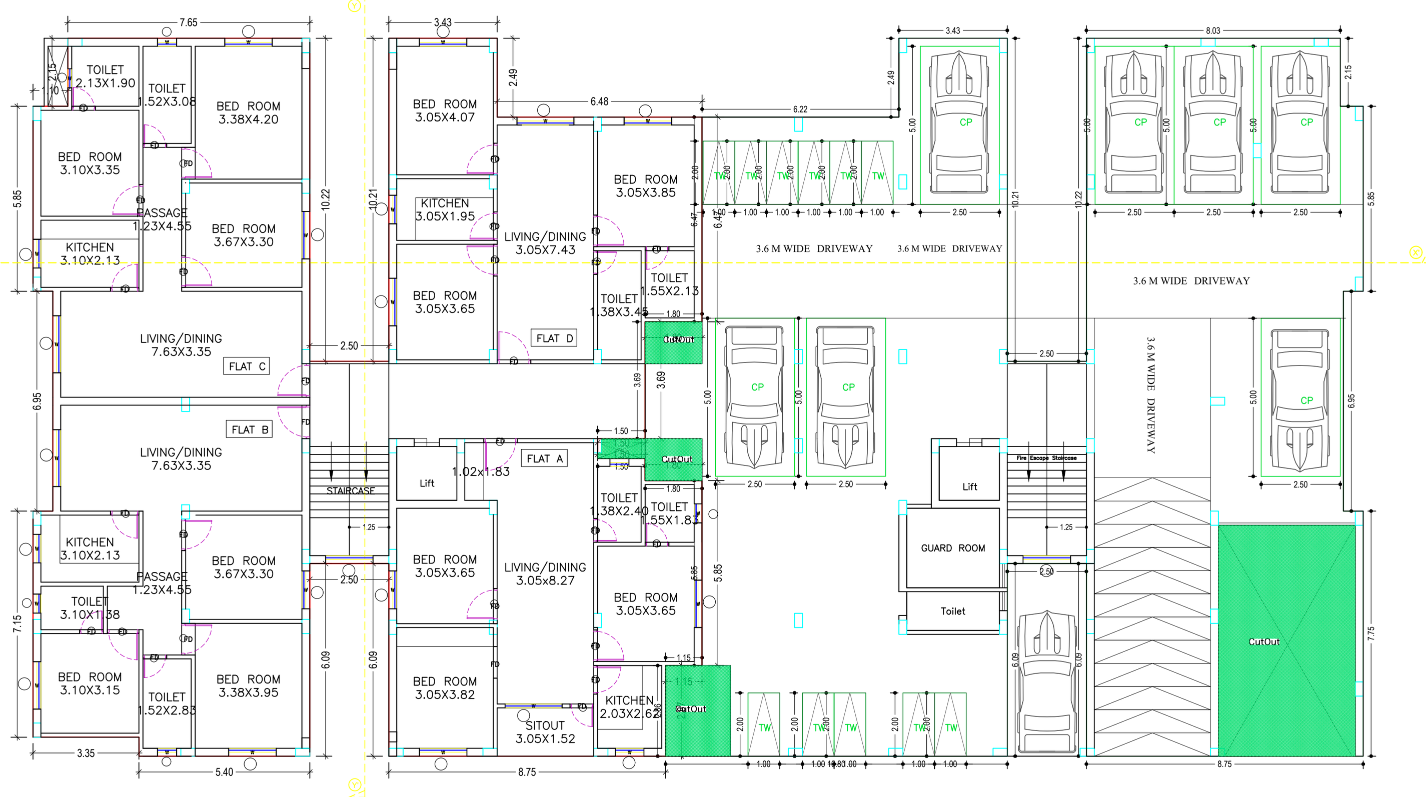
Proposal File No.	BP/W02/0144/16
Owner Name	VEDIKA BUILDERS AND DEVELOPERS
Khata No	84
Plot No	101 part, 102 part
Village Name	BHITHA
Use	Residential
SubUse	Residential Bldg/Apartment



SITE PLAN



BASEMENT FLOOR PLAN
(SCALE 1:100)



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

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: BP/W02/0144/16	Plot/SubPlot No: 101 part, 102 part	
Application Type: General Proposal	North: Road Width - 7.0	
Project Type: Building Permission	South: Plot No. - R.S PLOT NO 102	
Nature of Development: New	East: Road Width - 7.55	
Location of Development Area: Old Area	West: Plot No. - R.S PLOT NO 102	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1622.94
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1622.94
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		179.86
Total		179.86
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1443.08
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1622.94
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	1622.94
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		811.47
Proposed Coverage Area (48.29 %)		783.70
Total Prop. Coverage Area (48.29 %)		783.70
Balance coverage area (1.71 %)		27.77
FAR CHECK		
Perm. FAR Area (2.50)		4057.35
Total Perm. FAR area		4057.35
Residential FAR		3699.01
Proposed FAR Area		3717.42
Total Proposed FAR Area		3717.42
Consumed FAR (Factor)		2.29
Balance FAR Area		339.93
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		5241.78
ARCHITECT (Regd)	VIJOY KUMAR VERMA	
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	VEDIKA BUILDERS AND DEVELOPERS	
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 (RESIDENCE)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	953.67	15.18	953.67	15.18
Ground Floor	783.70	404.46	783.70	404.46
First Floor	843.86	811.11	843.86	811.11
Second Floor	886.85	828.89	886.85	828.89
Third Floor	886.85	828.89	886.85	828.89
Fourth Floor	886.85	828.89	886.85	828.89
Terrace Floor	0.00	0.00	0.00	0.00
Total :	5241.78	3717.42	5241.78	3717.42

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENCE)	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.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENCE)	Residential	Residential Bldg/Apartment	0 - 140	1	36.00	1.00	36	-	-	-	-	-	-	-
			> 140	1.5	-	1	-		-	-	-	-	-	-
			> 0	1	36.00	-	-	-	-	-	-	1	36	-
			> 0	1	36.00	-	-	-	1	4	-	-	-	-
	Total :		-	-	-	-	36	36	-	4	4	-	36	46

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car		-		450.00
Total Car	36	450.00	36	450.00
Visitor's Car Parking	-	-	4	50.00
Total Visitor Parking	4	50.00	4	50.00
TwoWheeler	-	-	46	92.00
Total TwoWheeler	36	72.00	46	92.00
Other Parking	-	-	-	759.58
Total	572.00		1493.58	

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 Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Balcony	Accessory Use	Ramp	Parking	Resi.	Stair			
A (RESIDENCE)	1	5327.41	85.63	5241.78	91.08	32.30	120.07	10.94	32.35	1180.50	3699.01	15.18	3717.42	3717.42	36
Grand Total :	1	5327.41	85.63	5241.78	91.08	32.30	120.07	10.94	32.35	1180.50	3699.01	15.18	3717.42	3717.42	36

Building :A (RESIDENCE)

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.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Balcony	Accessory Use	Ramp	Parking	Resi.	Stair			
Basement Floor	953.67	0.00	953.67	15.18	6.46	0.00	0.00	0.00	859.73	0.00	15.18	15.18	15.18	00
Ground Floor	826.77	43.07	783.70	15.18	0.00	0.00	10.94	32.35	320.77	401.23	0.00	404.46	404.46	04
First Floor	854.50	10.64	843.86	15.18	6.46	11.11	0.00	0.00	0.00	811.11	0.00	811.11	811.11	08
Second Floor	897.49	10.64	886.85	15.18	6.46	36.32	0.00	0.00	0.00	828.89	0.00	828.89	828.89	08
Third Floor	897.49	10.64	886.85	15.18	6.46	36.32	0.00	0.00	0.00	828.89	0.00	828.89	828.89	08
Fourth Floor	897.49	10.64	886.85	15.18	6.46	36.32	0.00	0.00	0.00	828.89	0.00	828.89	828.89	08
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	5327.41	85.63	5241.78	91.08	32.30	120.07	10.94	32.35	1180.50	3699.01	15.18	3717.42	3717.42	36
Total Number of Same Buildings :	1													
Total :	5327.41	85.63	5241.78	91.08	32.30	120.07	10.94	32.35	1180.50	3699.01	15.18	3717.42	3717.42	36

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	FD	0.75	2.10	161
A (RESIDENCE)	FD	0.80	2.10	01
A (RESIDENCE)	FD	0.90	2.10	36
A (RESIDENCE)	FD	0.99	2.10	04
A (RESIDENCE)	FD	1.00	2.10	110
A (RESIDENCE)	FD	1.06	2.10	32
A (RESIDENCE)	FD	1.11	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

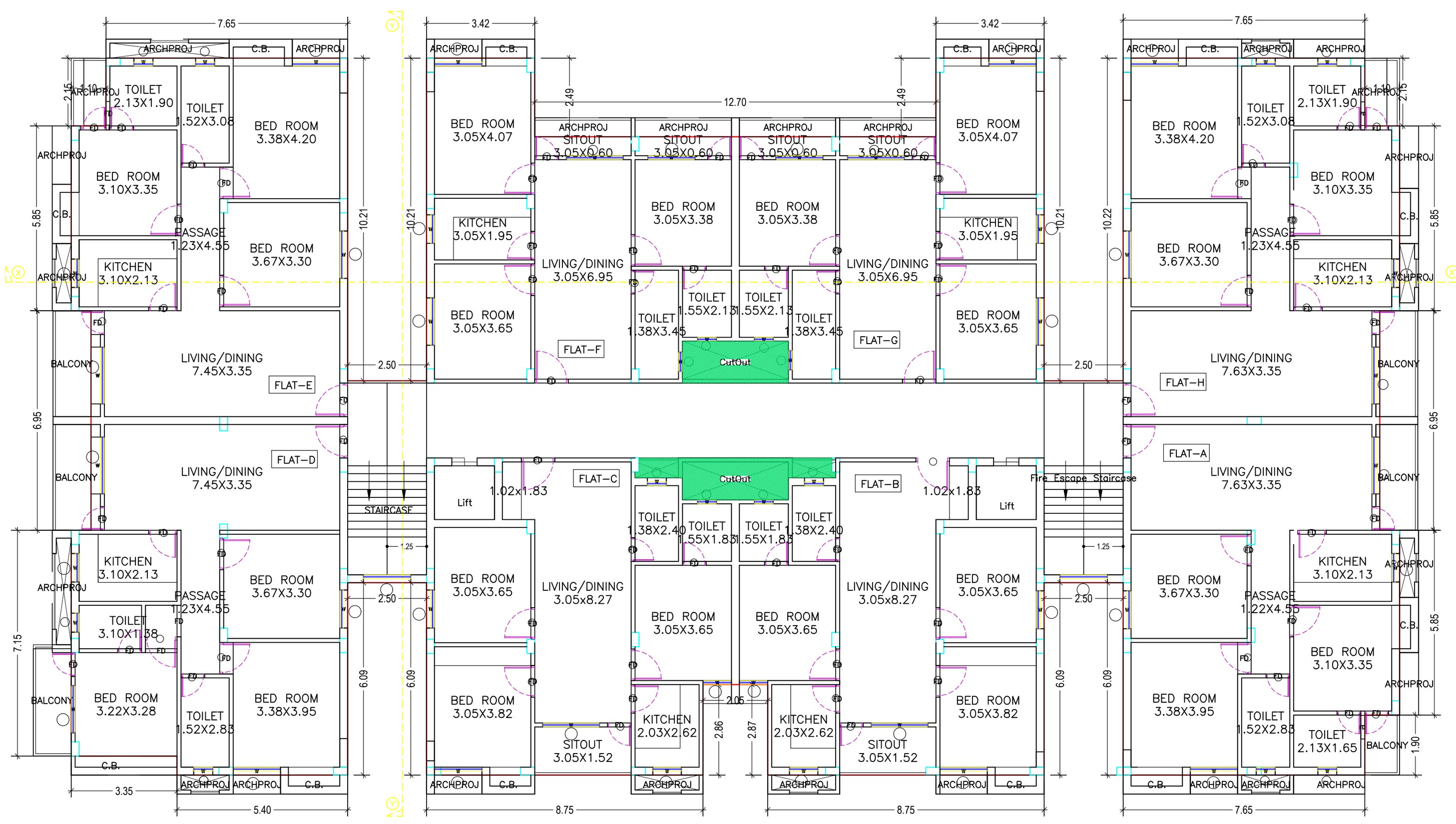
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	W	0.60	1.20	69
A (RESIDENCE)	W	0.90	1.20	50
A (RESIDENCE)	W	1.20	1.20	18
A (RESIDENCE)	W	1.50	1.20	60
A (RESIDENCE)	W	1.80	1.20	39

Balcony Calculations Table

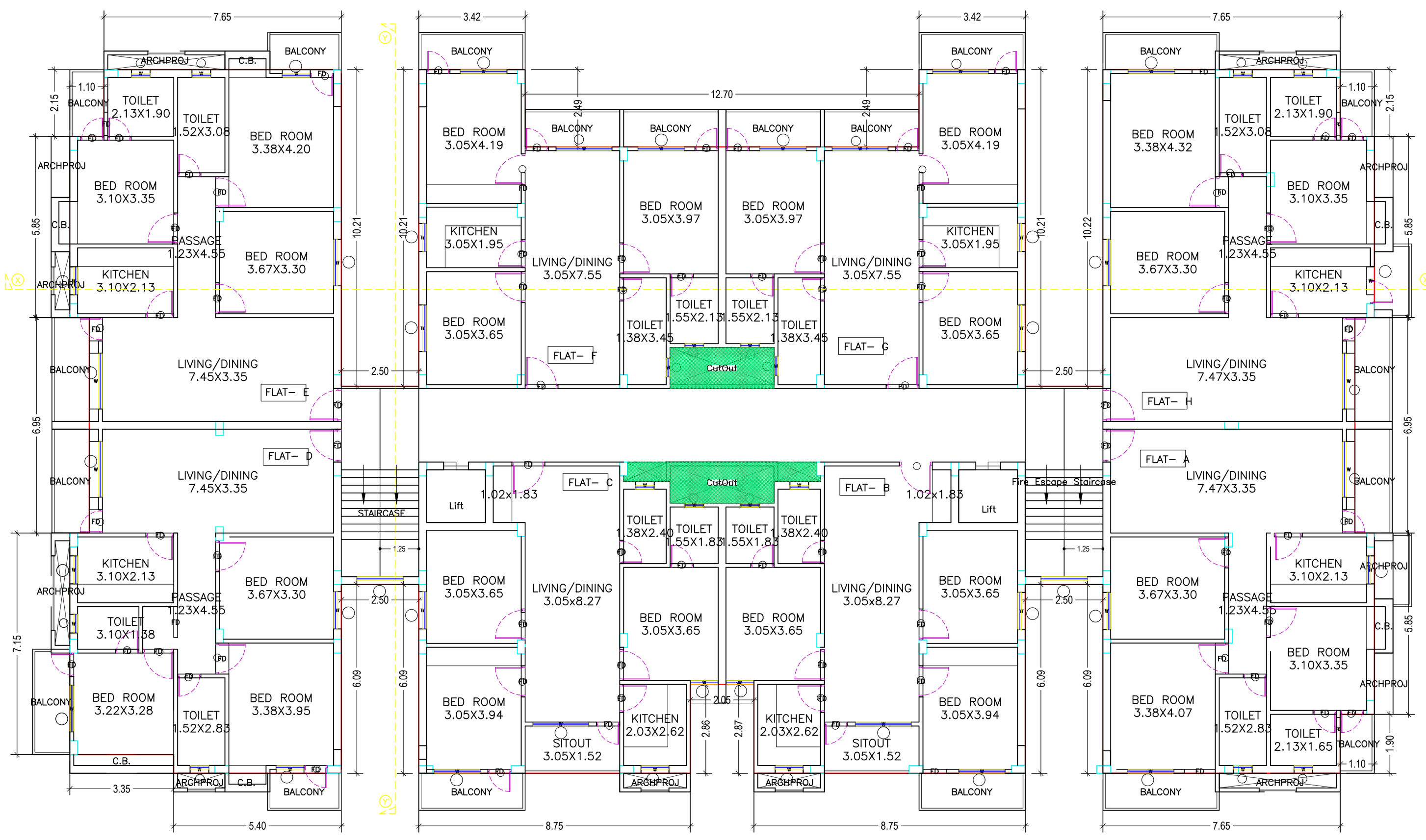
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.10 X 0.00 X 1 X 1	4.01	22.21
	0.21 X 0.00 X 1 X 1	4.01	
	1.04 X 0.00 X 1 X 1	4.07	
	1.10 X 1.89 X 1 X 1	2.08	
	1.20 X 3.35 X 1 X 1	4.02	
	0.09 X 0.00 X 1 X 1	4.02	
TYPICAL - 2-4 FLOOR PLAN	0.10 X 0.00 X 1 X 3	12.06	217.80
	0.21 X 0.00 X 1 X 3	12.06	
	1.10 X 2.15 X 1 X 3	7.08	
	0.94 X 0.00 X 1 X 3	8.28	
	0.98 X 0.00 X 1 X 3	12.33	
	1.20 X 3.05 X 4 X 3	43.80	
	1.11 X 0.00 X 1 X 3	12.33	
	1.16 X 0.00 X 1 X 3	13.50	
	0.06 X 0.00 X 1 X 3	7.08	
	0.09 X 0.00 X 1 X 3	12.03	
	1.20 X 3.35 X 1 X 3	12.06	
	1.10 X 1.90 X 1 X 3	6.27	
	1.20 X 3.75 X 1 X 3	13.47	
	1.20 X 3.43 X 2 X 3	24.66	
	0.63 X 0.00 X 1 X 3	8.55	
	1.04 X 0.00 X 1 X 3	12.24	
Total	-	-	240.01

UnitBUA Table for Building :A (RESIDENCE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	FLAT A	FLAT	87.83	87.75	8	4
	FLAT B	FLAT	93.54	93.46	8	
	FLAT C	FLAT	95.87	95.74	8	
	FLAT D	FLAT	83.36	83.23	7	
FIRST FLOOR PLAN	FLAT-A	FLAT	99.56	99.42	8	8
	FLAT-B	FLAT	87.10	86.98	8	
	FLAT-C	FLAT	87.10	86.94	8	
	FLAT-D	FLAT	101.63	101.41	8	
	FLAT-E	FLAT	99.88	99.72	8	
	FLAT-F	FLAT	82.55	82.40	9	
	FLAT-G	FLAT	82.55	82.40	9	
	FLAT-H	FLAT	99.89	99.67	8	
TYPICAL - 2-4 FLOOR PLAN	FLAT- A	FLAT	104.06	103.94	8	24
	FLAT- B	FLAT	91.21	91.05	8	
	FLAT- C	FLAT	91.21	91.10	8	
	FLAT- D	FLAT	104.49	104.36	8	
	FLAT- E	FLAT	105.01	104.82	8	
	FLAT- F	FLAT	93.98	93.79	7	
	FLAT- G	FLAT	93.98	93.78	7	
	FLAT- H	FLAT	106.75	106.61	8	
Total:	-	-	3472.92	3467.48	283	36



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



TYPICAL - 2-4 FLOOR PLAN
(Proposed)
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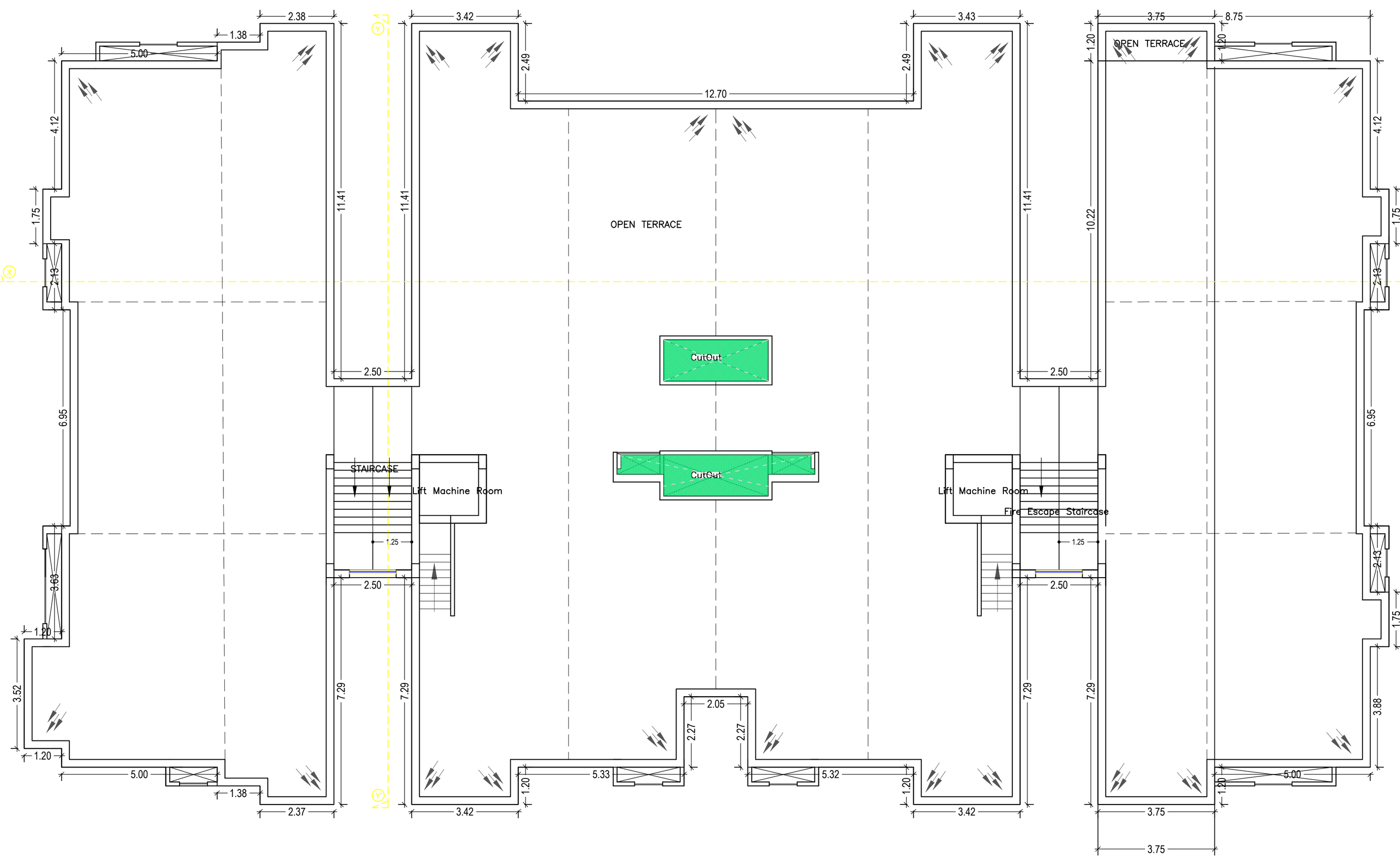
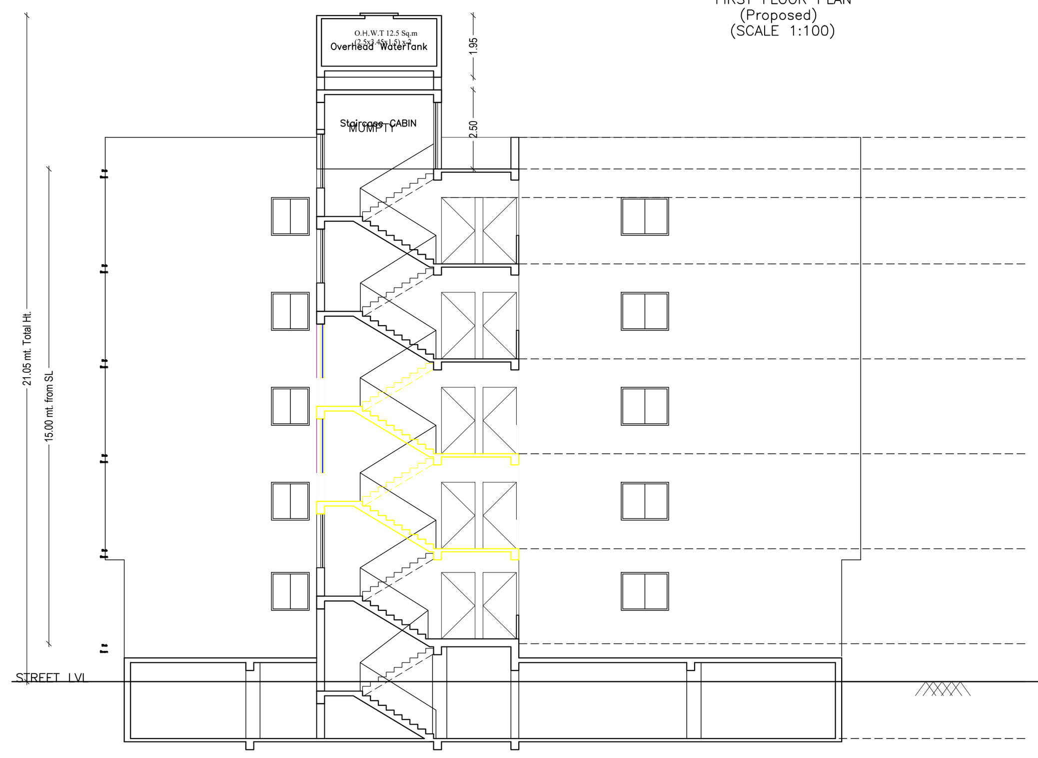


TERRACE FLOOR PLAN
(SCALE 1:100)



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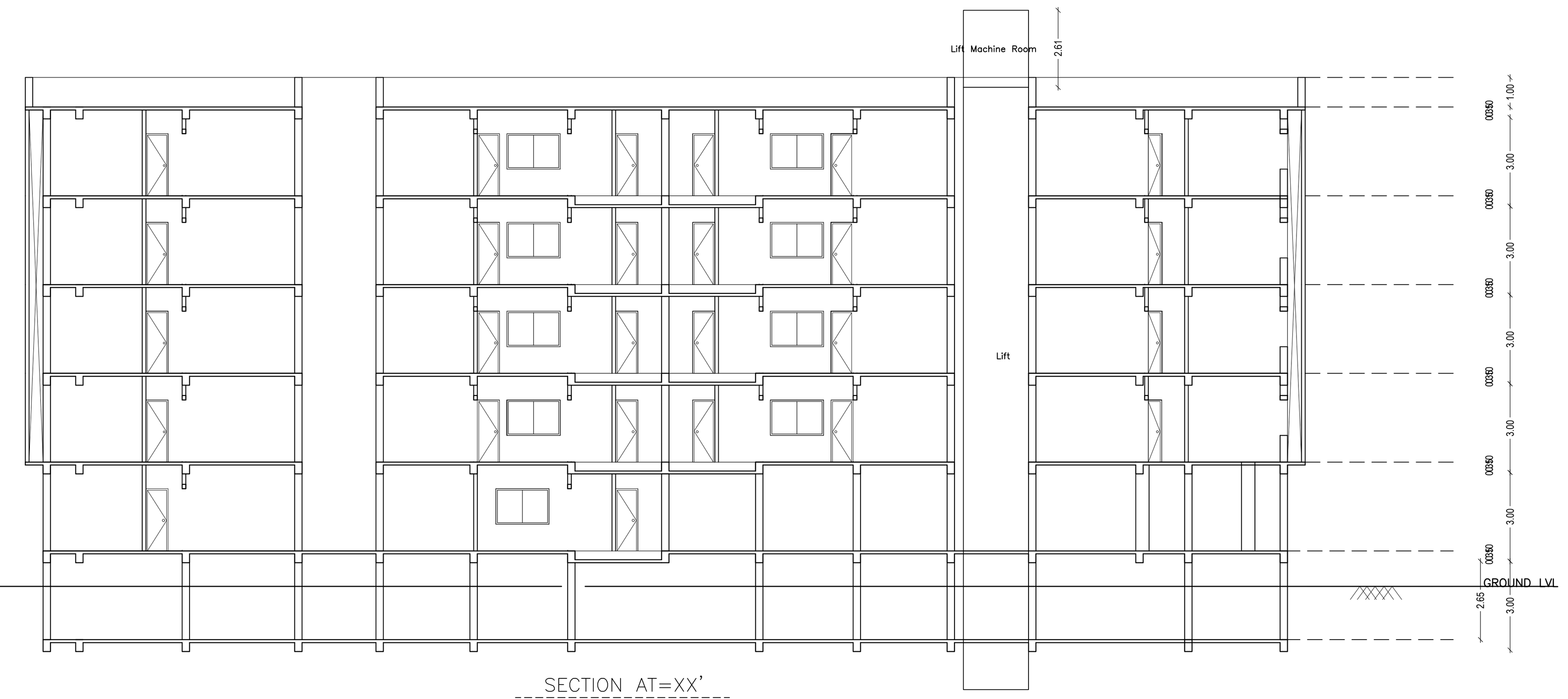

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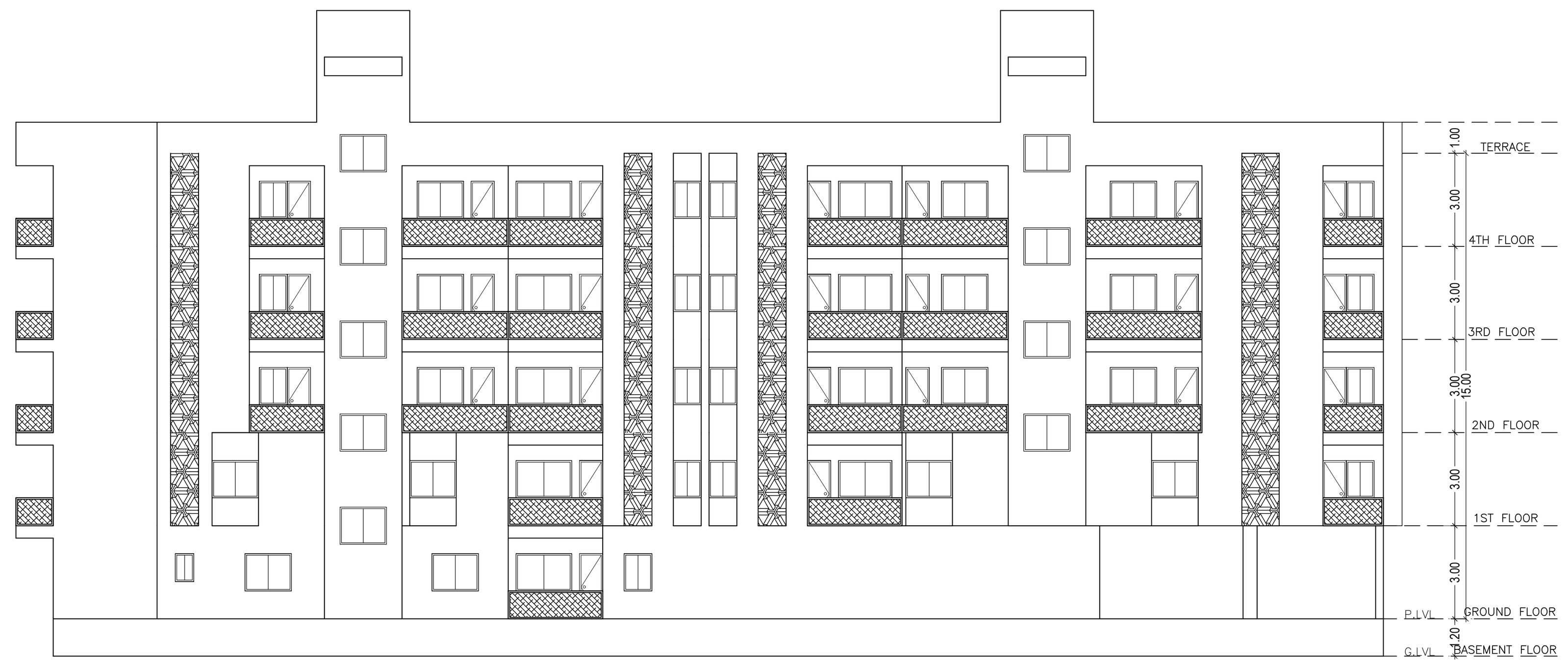
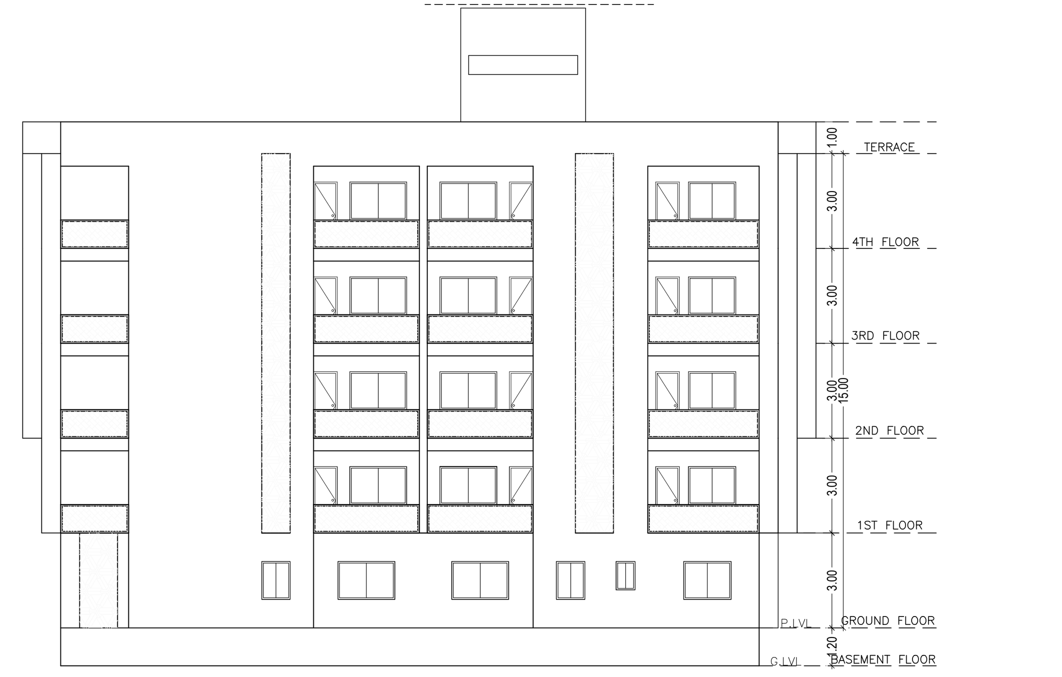
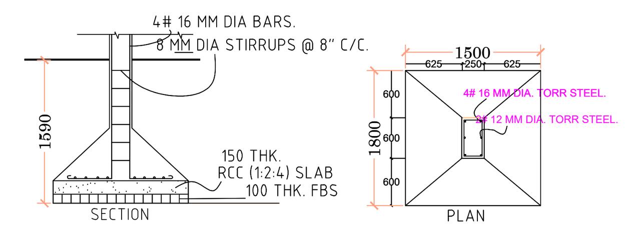


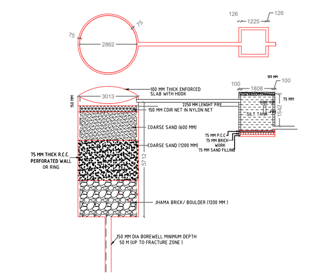
LEFT SIDE ELEVATION



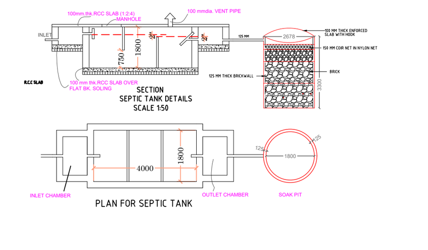
FRONT SIDE ELEVATION



FOUNDATION DETAILS (ISOLATED R.C.C FOOTING)
FOUNDATION DETAIL



DETAILS OF GROUND WATER
RECHARGING PIT WITH SILT TANK



SEPTIC TANK DETAIL
N.T.S

LOCATION PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
VIJOY KUMAR VERMA RMC/LE/0021/15-16			Name : MANOJ KUMAR Designation : Municipal Commisioner Main Organization :

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