

SITE PLAN

Proposal Basic Information

Proposal File No.	RMC/EP/025/W5/2019
Owner Name	ANUP DRAGON BILA KACHHAP BUDHUWA KACHHAP RAHUL KACHHAP RAJESH KACHHAP
Khata No.	03 AND 161
Plot No.	952,953
Village Name	HESAG
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO. - 1.0.04
LOCAL BODIES	VERSION DATE: 18/10/2020

Region	JHARKHAND URBAN	Plot Use	Residential
District	RANCHI	Plot SubUse	Residential Bldg/Apartment
Authority	RANCHI MUNICIPAL CORPORATION	PlotNeary/Religious/Structure	NA
Inward No.	RMC/EP/025/W5/2019	PropSubPlot No.	952,953
Application Type	General Proposal	North Plot No.	955
Project Type	Building Permission	South Plot No.	954
Nature of Development	New	East Plot No.	951
Location of Development Area	Old Area	West Plot No.	954

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2284.36
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	2284.36
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		229.04
Total		229.04

BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	2055.32
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	2284.36
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	2284.36

COVERAGE CHECK		
Permissible Coverage area (50.00%)		1142.18
Proposed Coverage Area (46.14%)		1054.05
Total Prop. Coverage Area (46.14%)		1054.05
Balance coverage area (3.86%)		86.13

FAR CHECK		
Perm. FAR Area (2.50)		5710.90
Total Perm. FAR area		5710.90
Residential FAR		5439.20
Proposed FAR Area		5000.31
Total Proposed FAR Area		5000.31
Consumed FAR (Factor)		2.41
Balance FAR Area		210.58

BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		7770.19
ARCHITECT (Regdt)		NAVEEN PRAKASH LAKRA
ENGINEER (Regdt)		
SUPERVISOR (Regdt)		
OWNER (Regdt)		ANUP DRAGON BILA KACHHAP BUDHUWA KACHHAP RAHUL KACHHAP RAJESH KACHHAP

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

Buildingwise 'FLOOR' FAR Details

Floor Name	Building Name				Total Proposed Built Up Area (Sq.mt)	Total FAR Area (Sq.mt)
	A (RESIDENTIAL)	B (RESIDENTIAL)	Total			
Basement Floor	529.46	12.30	524.59	11.80	1054.05	24.10
Ground Floor	497.96	18.76	493.09	18.26	991.05	37.02
First Floor	456.43	448.94	454.97	445.80	931.40	984.54
Second Floor	479.97	456.11	478.97	452.80	958.94	908.91
Third Floor	479.97	456.11	478.97	452.80	958.94	908.91
Fourth Floor	479.97	456.11	478.97	452.80	958.94	908.91
Fifth Floor	479.97	456.11	478.97	452.80	958.94	908.91
Sixth Floor	479.97	456.11	478.97	452.80	958.94	908.91
Roof Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total	3892.70	2760.45	3877.50	2739.86	7770.19	5000.31

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Residential Bldg/Apartment	Multistored
B (RESIDENTIAL)	Residential	Residential Bldg/Apartment	Multistored

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.	Reqd./Unit	Prop.		
A (RESIDENTIAL)	Residential	Residential Bldg/Apartment	> 140	1	30.00	1.00	30	-	-	-	-	-	-	-	-	-
B (RESIDENTIAL)	Residential	Residential Bldg/Apartment	> 140	1	30.00	1.00	30	-	-	-	-	-	-	-	-	-
Total							60	60	-	-	6	6	-	-	60	63

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.		Prop.	
		Area	No.	Area	No.
Car	60	-	60	750.00	-
Visitor Car	6	-	6	75.00	-
Total Visitor Parking	6	75.00	6	75.00	-
TwoWheeler	63	-	63	126.00	-
Total TwoWheeler	63	126.00	63	126.00	-
Other Parking	-	-	-	952.44	-
Total	945.00	-	-	2029.44	-

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)	
					StairCase	Lift	Balcony	Void	Accessory Use						Parking
A (RESIDENTIAL)	1	3913.76	21.06	3892.70	81.04	45.22	36.35	37.80	3.60	886.96	2729.39	24.60	2760.45	2760.45	30
B (RESIDENTIAL)	1	3896.22	18.72	3877.50	97.08	45.22	35.00	37.80	3.60	887.86	2769.80	23.60	2739.86	2739.86	30
Grand Total	2	7809.98	39.78	7770.20	178.12	90.44	71.35	75.60	7.20	1748.84	5439.19	48.20	5000.31	5000.31	60

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NAVEEN PRAKASH LAKRA TS/RMC			

Proposal Basic Information	
Proposal File No.	RMC/EP/025/W5/2019
Owner Name	ANUP GRAGON BULA KACHHAP BUDHUWA KACHHAP RAHUL KACHHAP RAJESH KACHHAP
Khata No.	03 AND 161
Plot No.	952,953
Village Name	HESAG
Use	Residential
SubUse	Residential Bldg/Apartment

Building :A (RESIDENTIAL)

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 FAR Area (Sq.mt.)	Tent (No)
				Column	StairCase	Lift	Balcony	Void	Accessory Use					
Basement Floor	529.46	0.00	529.46	10.13	6.46	0.00	0.00	0.00	453.32	0.00	12.30	12.30	12.30	00
Ground Floor	497.96	0.00	497.96	10.13	0.00	0.00	37.80	3.60	427.67	0.00	12.30	18.76	18.76	05
First Floor	468.94	3.51	465.43	10.13	6.46	0.00	0.00	0.00	448.84	0.00	448.84	448.84	448.84	05
Second Floor	483.48	3.51	479.97	10.13	6.46	7.27	0.00	0.00	456.11	0.00	456.11	456.11	456.11	05
Third Floor	483.48	3.51	479.97	10.13	6.46	7.27	0.00	0.00	456.11	0.00	456.11	456.11	456.11	05
Fourth Floor	483.48	3.51	479.97	10.13	6.46	7.27	0.00	0.00	456.11	0.00	456.11	456.11	456.11	05
Fifth Floor	483.48	3.51	479.97	10.13	6.46	7.27	0.00	0.00	456.11	0.00	456.11	456.11	456.11	05
Sixth Floor	483.48	3.51	479.97	10.13	6.46	7.27	0.00	0.00	456.11	0.00	456.11	456.11	456.11	05
Tenisee 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	3913.75	21.06	3892.69	81.04	45.22	36.35	37.80	3.60	880.98	2729.39	24.60	2760.45	2760.45	30
Total Number of Same Buildings	1													

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	60
A (RESIDENTIAL)	D1	0.90	2.10	144
A (RESIDENTIAL)	D	1.20	2.10	30
A (RESIDENTIAL)	FD	1.50	2.10	80
A (RESIDENTIAL)	SD	1.50	2.10	20

SCHEDULE OF WINDOW/VENTILATION:

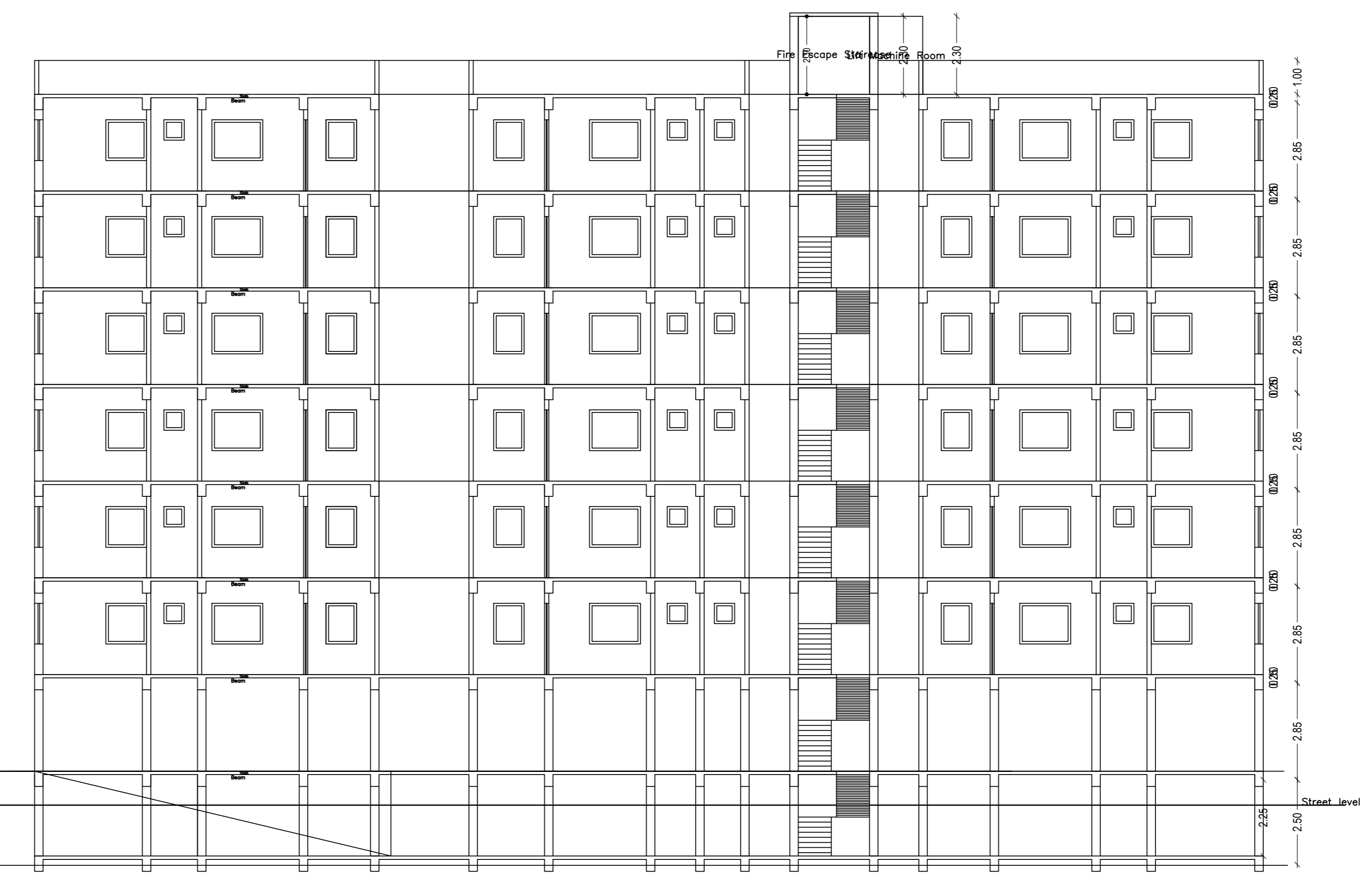
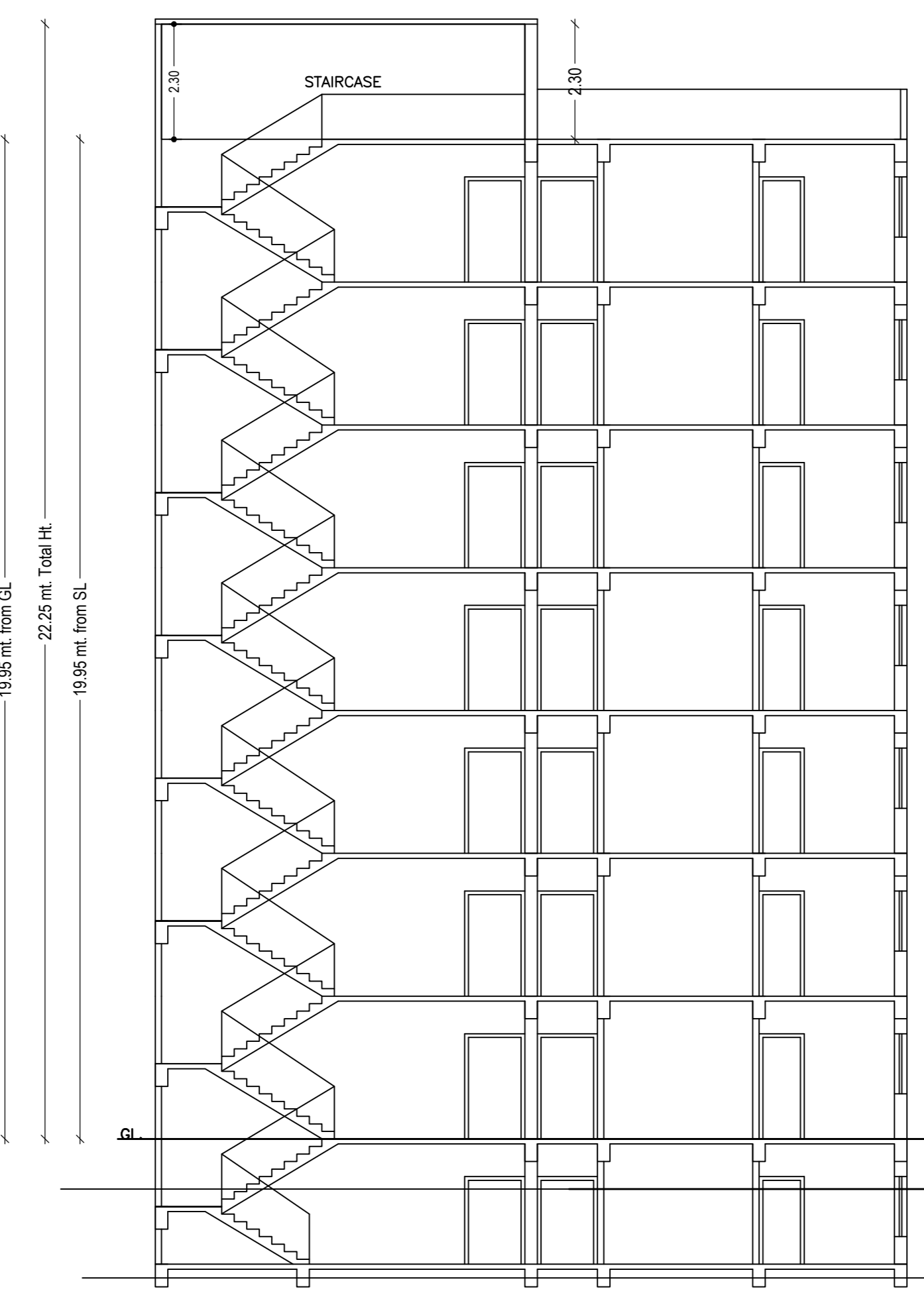
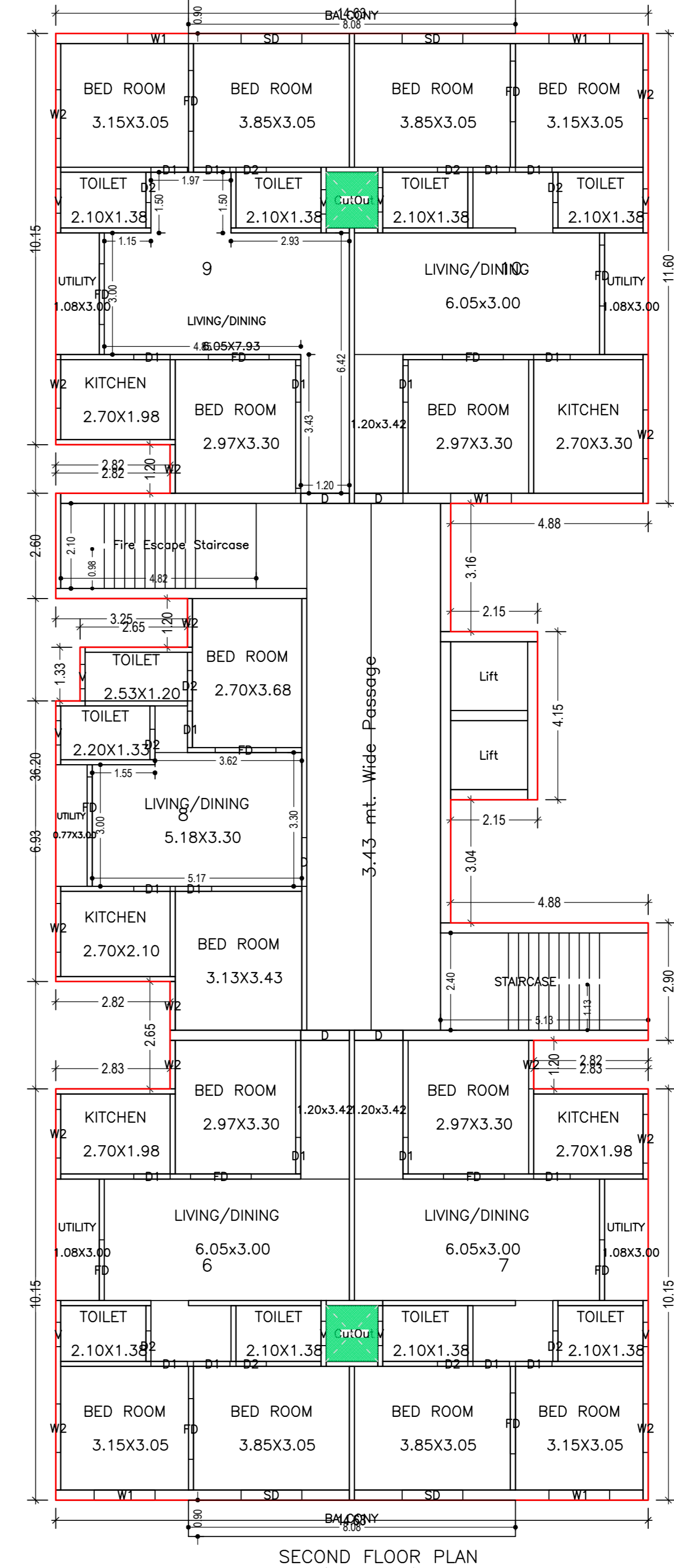
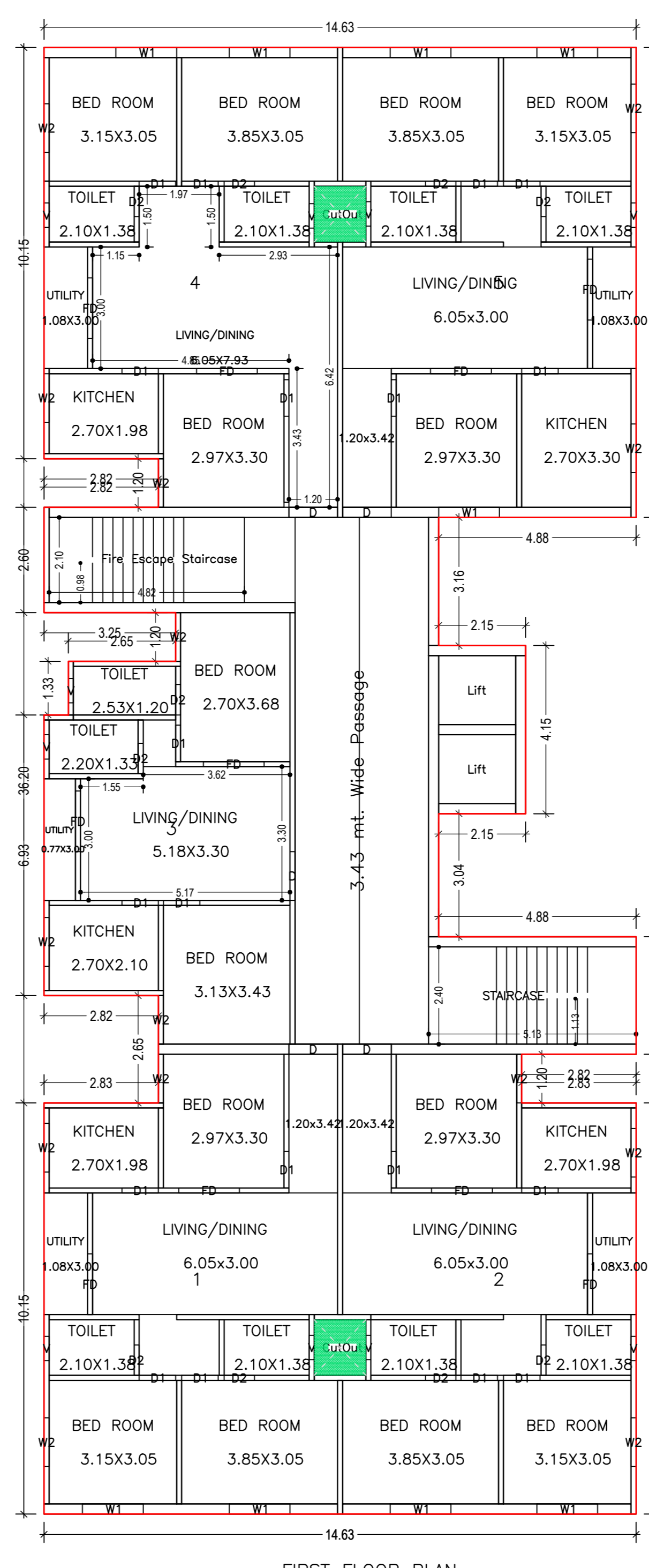
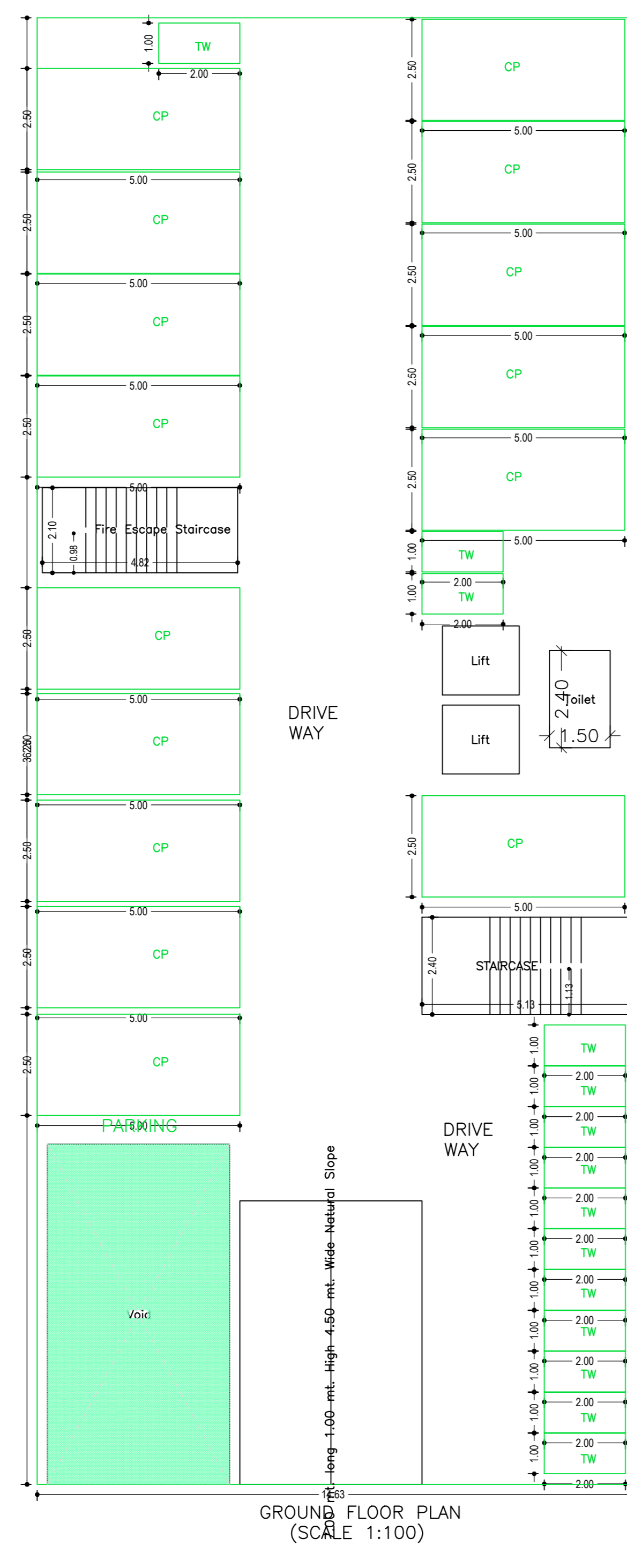
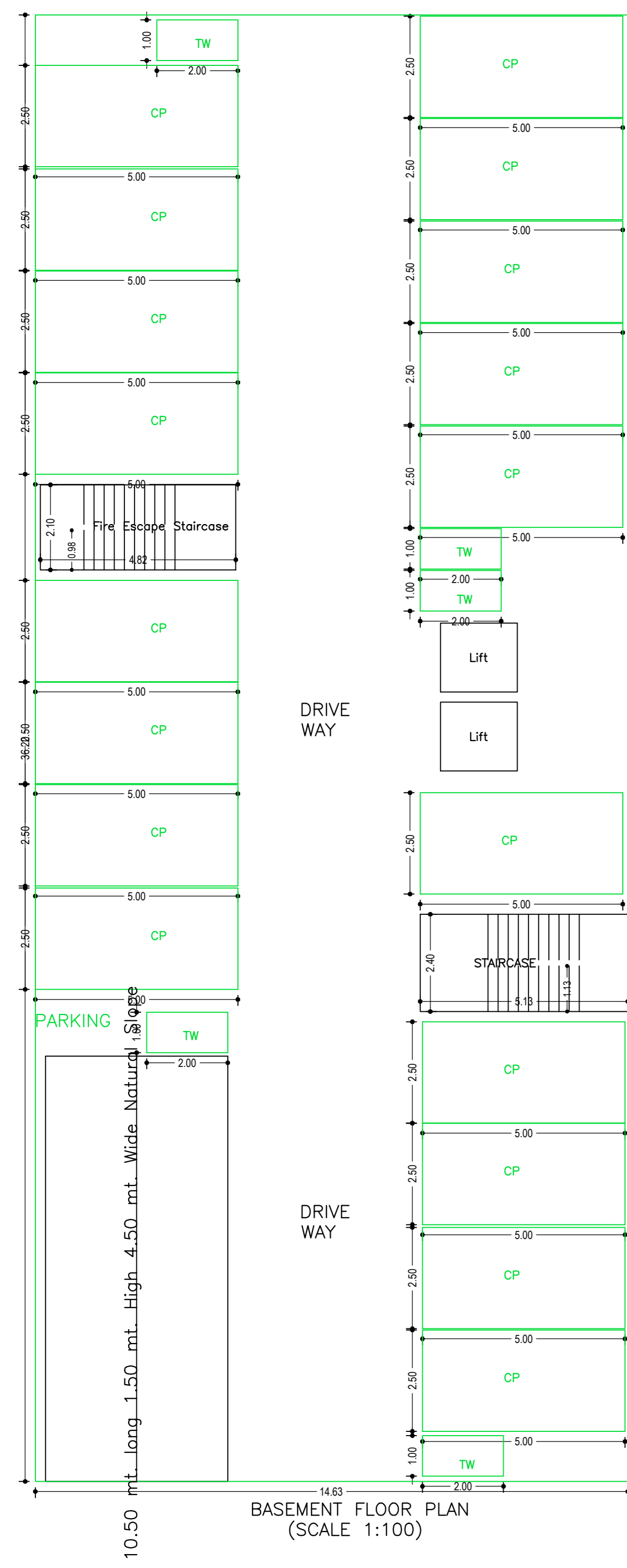
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	0.60	60
A (RESIDENTIAL)	W2	1.20	1.20	84
A (RESIDENTIAL)	W1	1.50	1.20	34

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	0.90 x 0.9 x 2 x 1	14.54	14.54
THIRD FLOOR PLAN	0.90 x 0.9 x 2 x 1	14.54	14.54
FOURTH FLOOR PLAN	0.90 x 0.9 x 2 x 1	14.54	14.54
SIXTH FLOOR PLAN	0.90 x 0.9 x 2 x 1	14.54	14.54
FIFTH FLOOR PLAN	0.90 x 0.9 x 2 x 1	14.54	14.54
Total			72.70

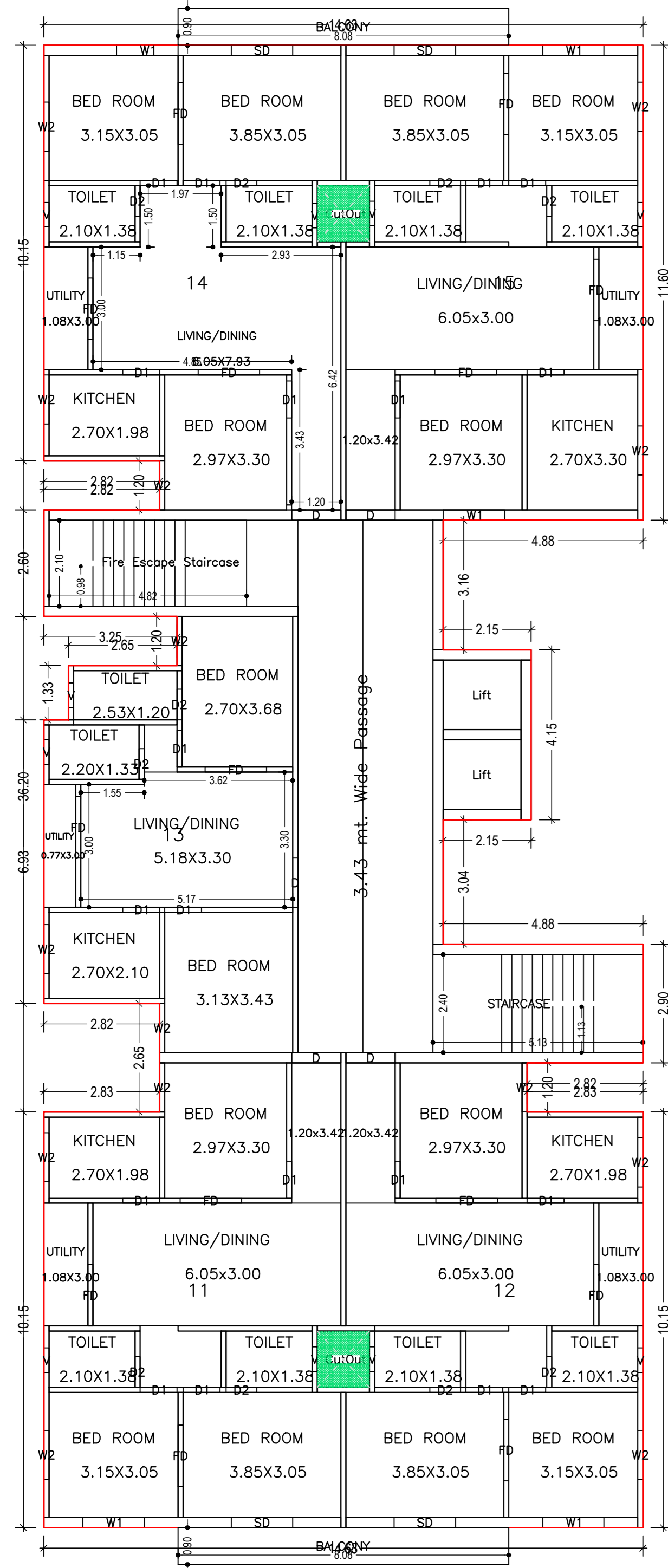
UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UNIBUA Type	UNIBUA Area	Carpet Area	No. of Rooms	No. of Tenement
SECOND FLOOR PLAN	10	FLAT	78.33	74.17	8	5
	6	FLAT	74.58	70.59	8	
	7	FLAT	74.58	70.84	8	
	8	FLAT	54.91	52.11	7	
	9	FLAT	74.58	70.74	8	
THIRD FLOOR PLAN	11	FLAT	74.58	70.59	8	5
	12	FLAT	74.58	70.84	8	
	13	FLAT	54.91	52.11	7	
	14	FLAT	74.58	70.74	8	
	15	FLAT	78.33	74.17	8	
FOURTH FLOOR PLAN	16	FLAT	74.58	70.59	8	5
	17	FLAT	74.58	70.84	8	
	18	FLAT	54.91	52.11	7	
	19	FLAT	74.58	70.74	8	
	20	FLAT	78.33	74.17	8	
SIXTH FLOOR PLAN	26	FLAT	74.58	70.59	8	5
	27	FLAT	74.58	70.84	8	
	28	FLAT	54.91	52.11	7	
	29	FLAT	74.58	70.74	8	
	30	FLAT	78.33	74.17	8	
FIFTH FLOOR PLAN	21	FLAT	74.58	70.59	8	5
	22	FLAT	74.58	70.84	8	
	23	FLAT	54.91	52.11	7	
	24	FLAT	74.58	70.74	8	
	25	FLAT	78.33	74.17	8	
FIRST FLOOR PLAN	1	FLAT	74.58	70.59	8	5
	2	FLAT	74.58	70.84	8	
	3	FLAT	54.91	52.11	7	
	4	FLAT	74.58	70.74	8	
	5	FLAT	78.33	74.17	8	
Total			2141.88	2030.70	234	30

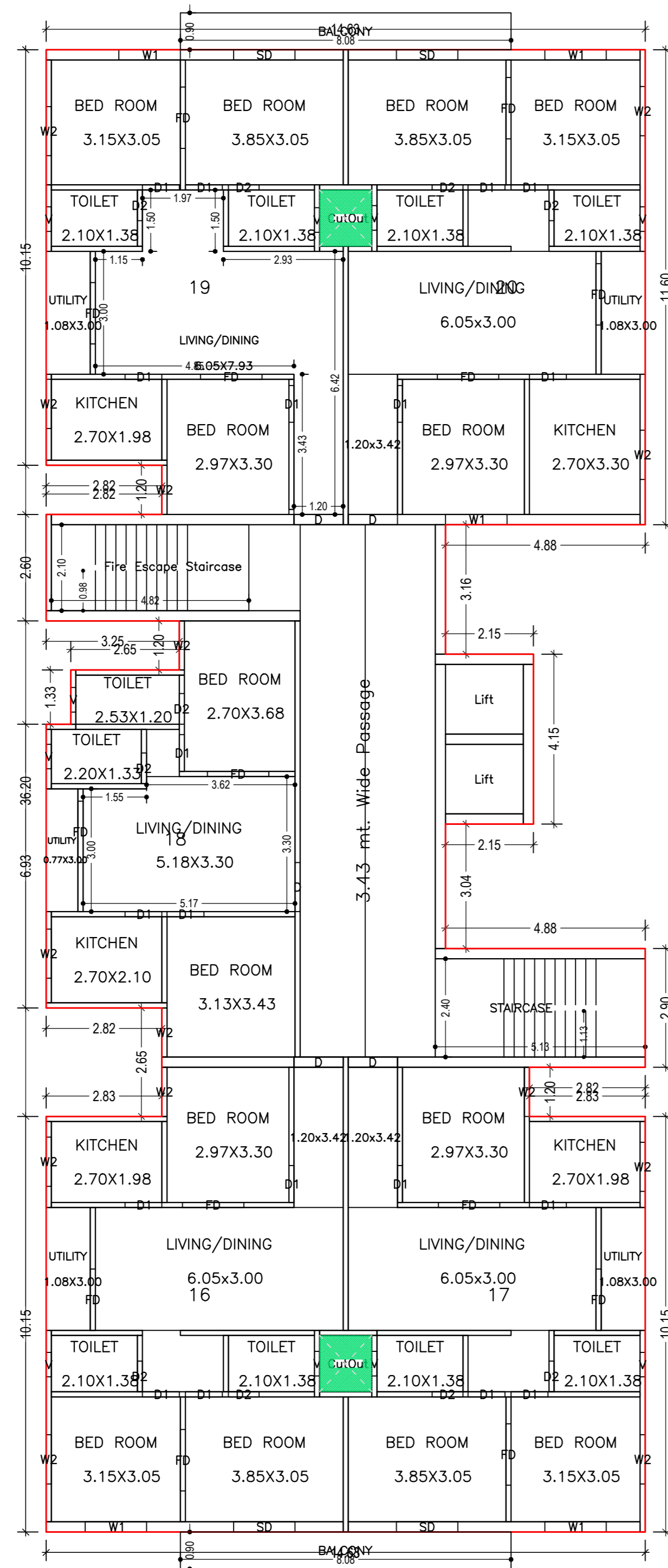


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NAVEEN PRAKASH LAKRA TS/RMC			

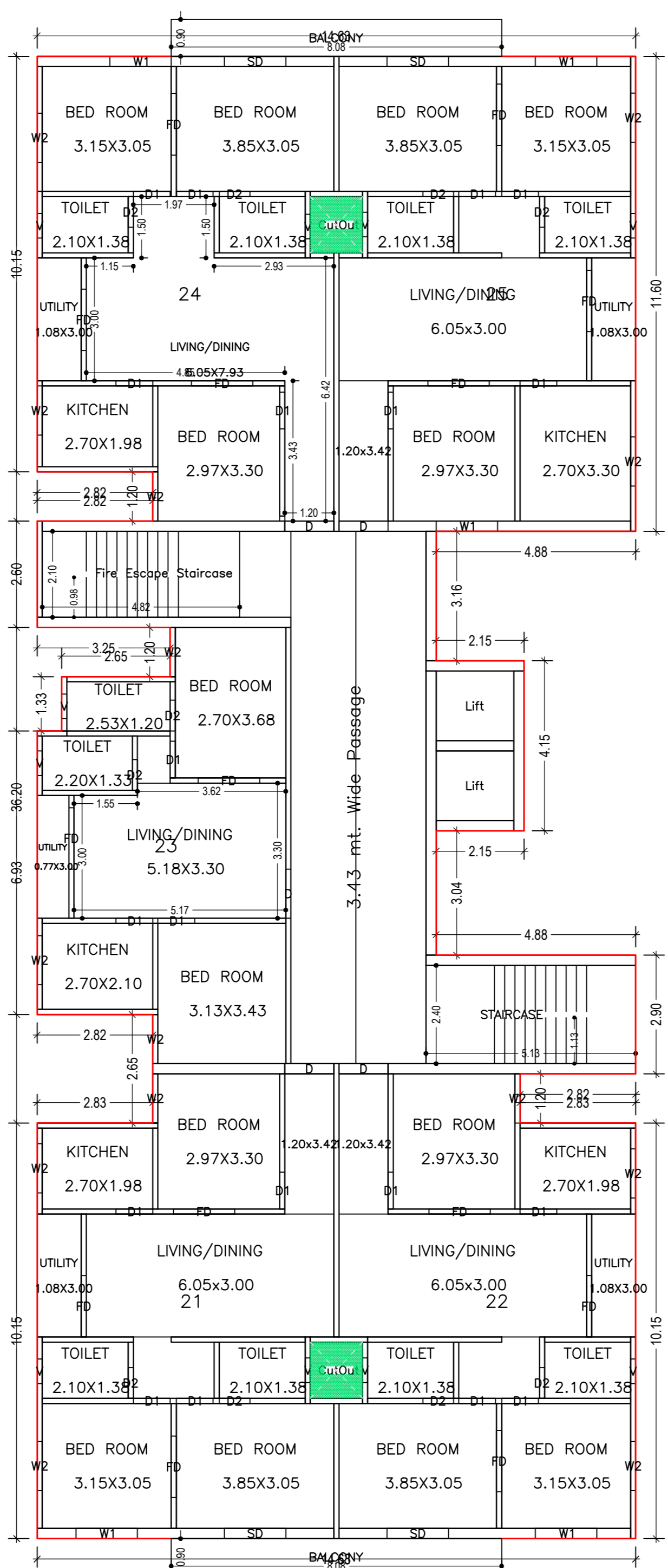
Proposal Basic Information	
Proposal File No.	RMC/EP/025/W5/2019
Owner Name	ANUP ORAO BILA KACHHAP BUDHWA KACHHAP RAHEL KACHHAP RAJESH KACHHAP
Khata No.	03 AND 161
Plot No.	952,953
Village Name	HESAG
Use	Residential
Sub Use	Residential Bldg/Apartment



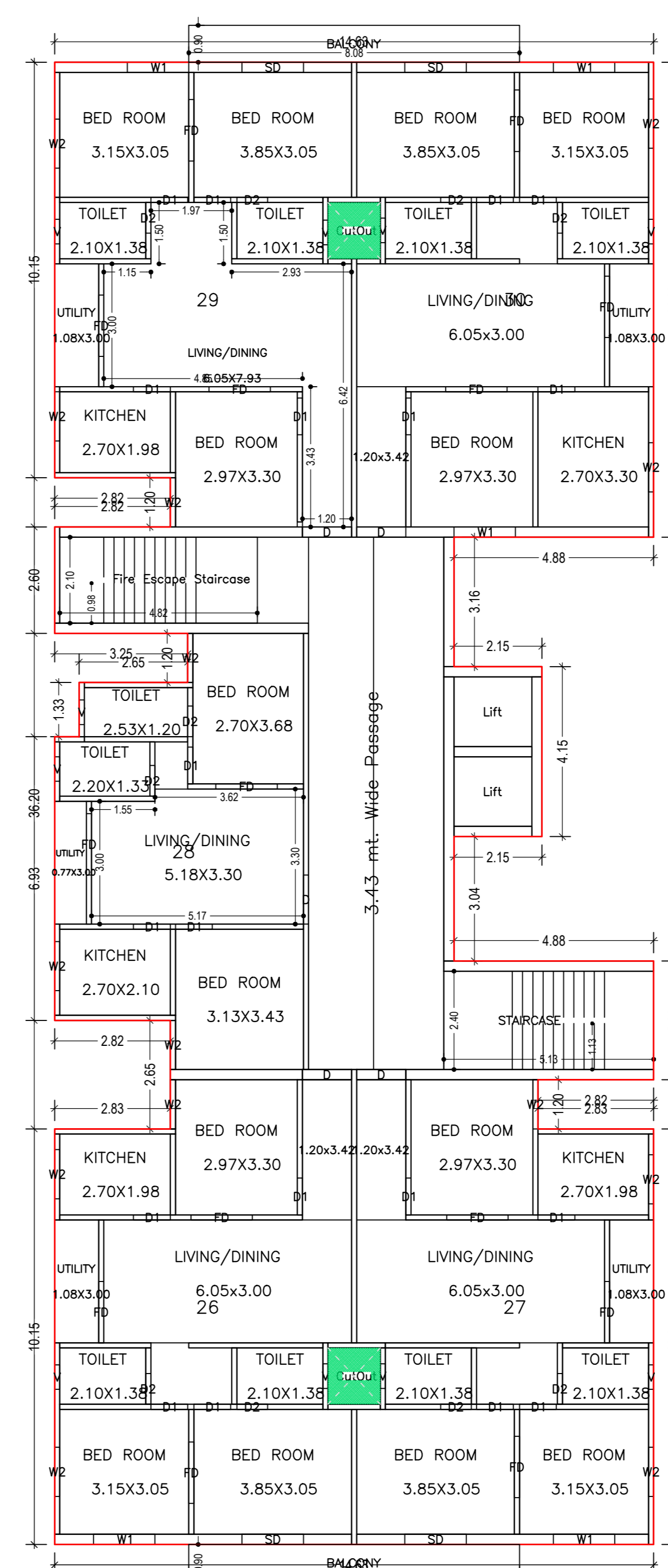
THIRD FLOOR PLAN (Proposed) (SCALE 1:100)



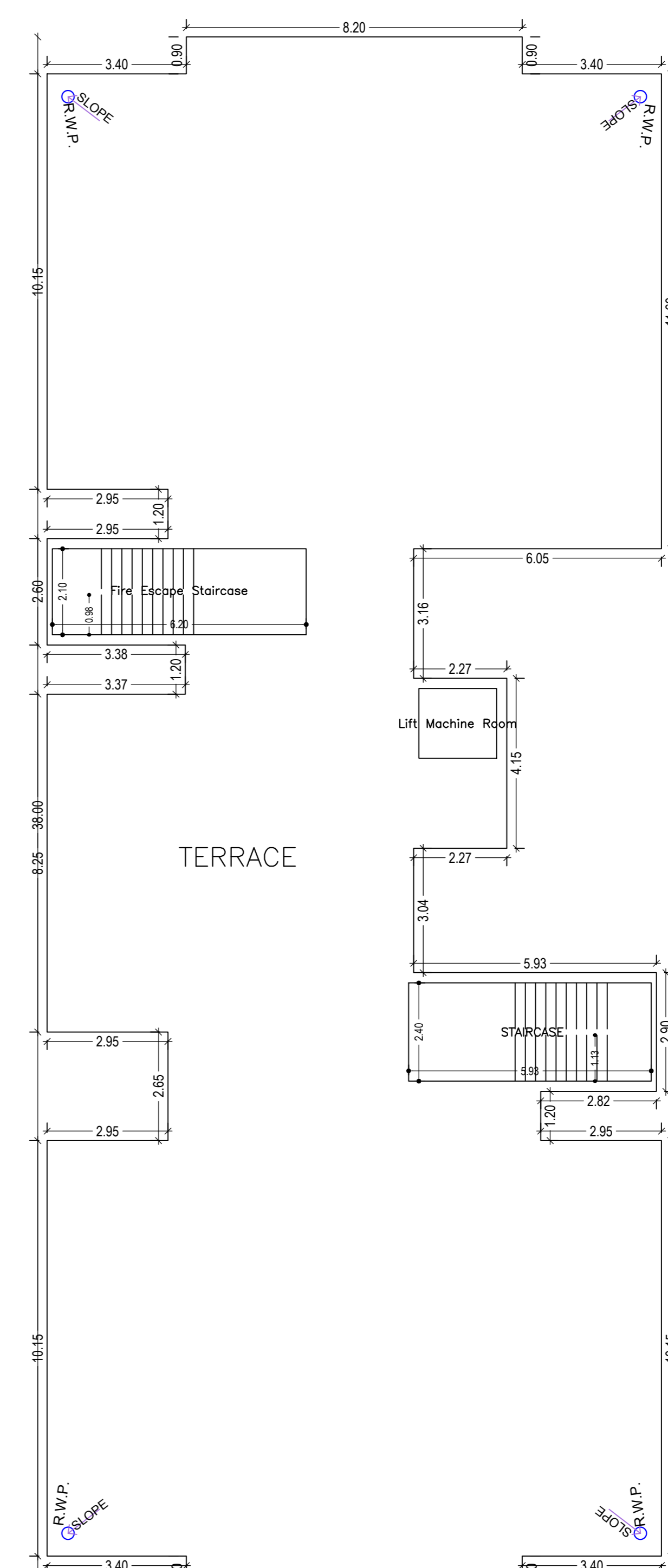
FOURTH FLOOR PLAN (Proposed) (SCALE 1:100)



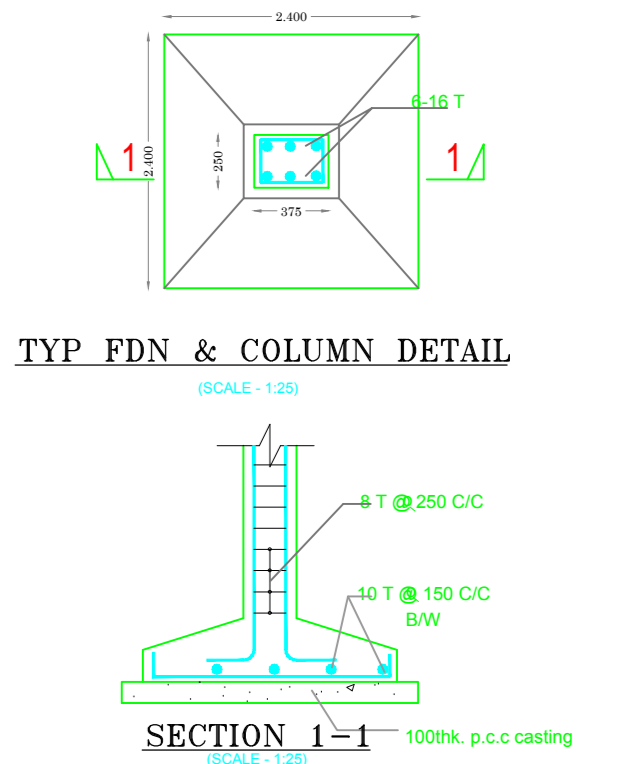
FIFTH FLOOR PLAN (Proposed) (SCALE 1:100)



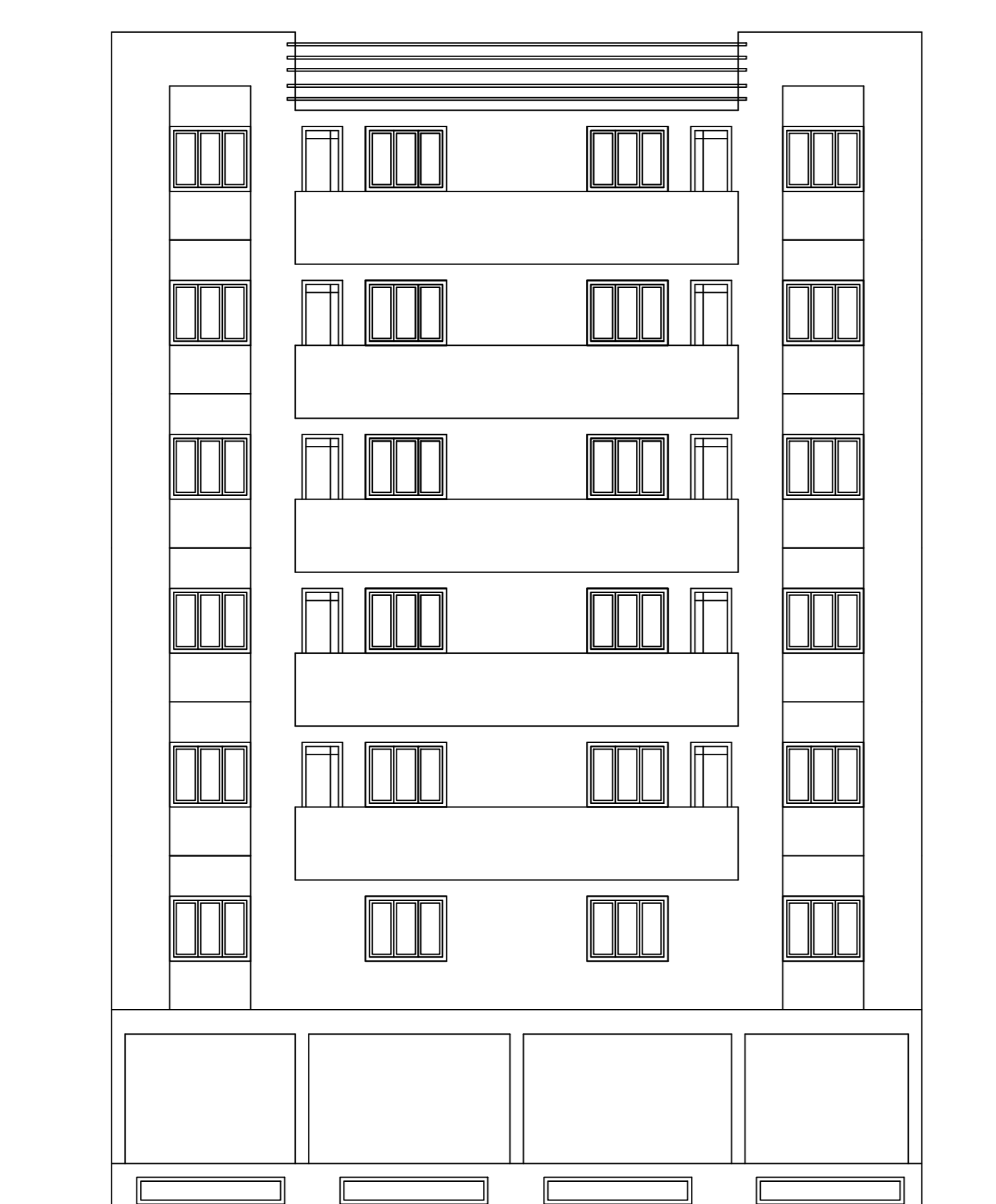
SIXTH FLOOR PLAN (Proposed) (SCALE 1:100)



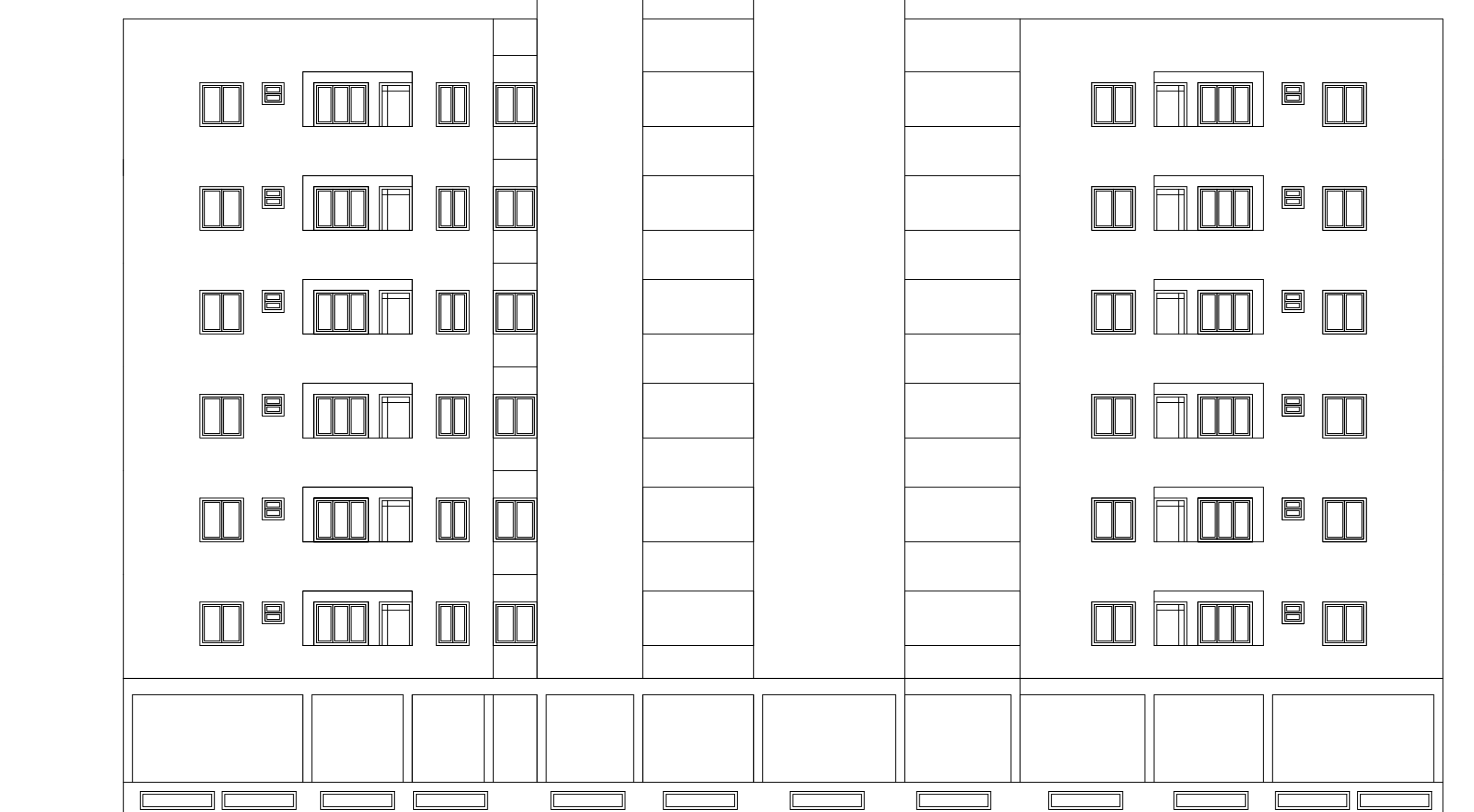
TERRACE FLOOR PLAN (SCALE 1:100)



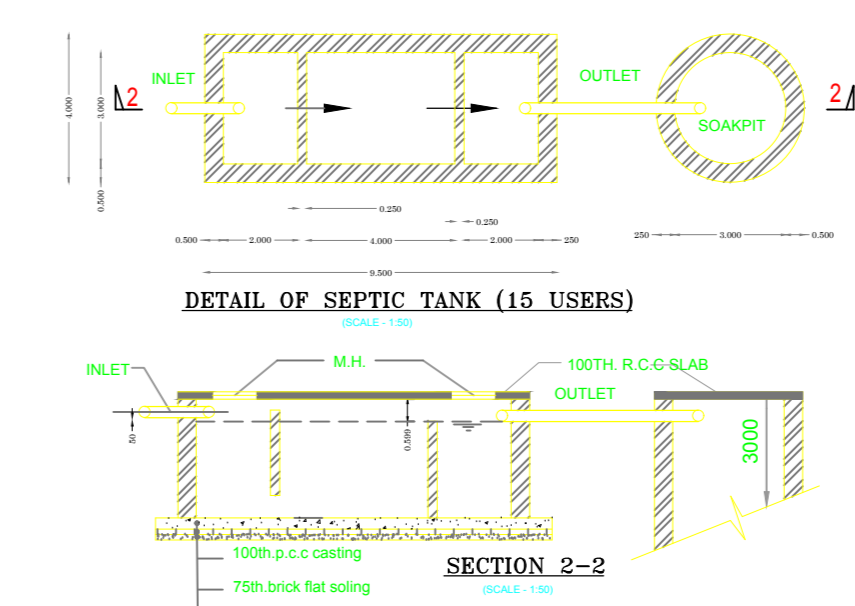
TYP. FDN. & COLUMN DETAIL



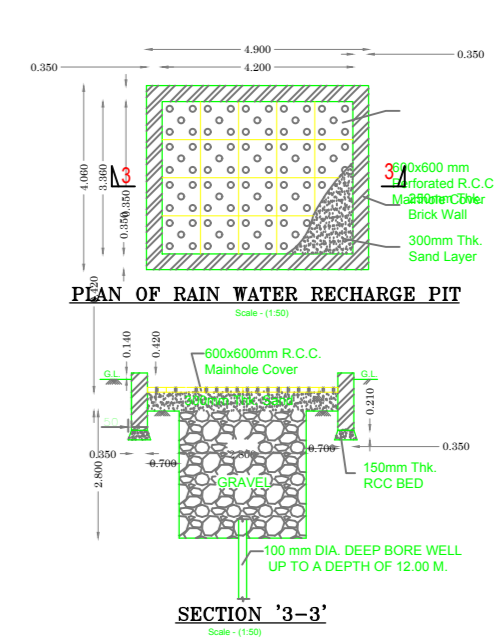
FRONT ELEVATION



SIDE ELEVATION



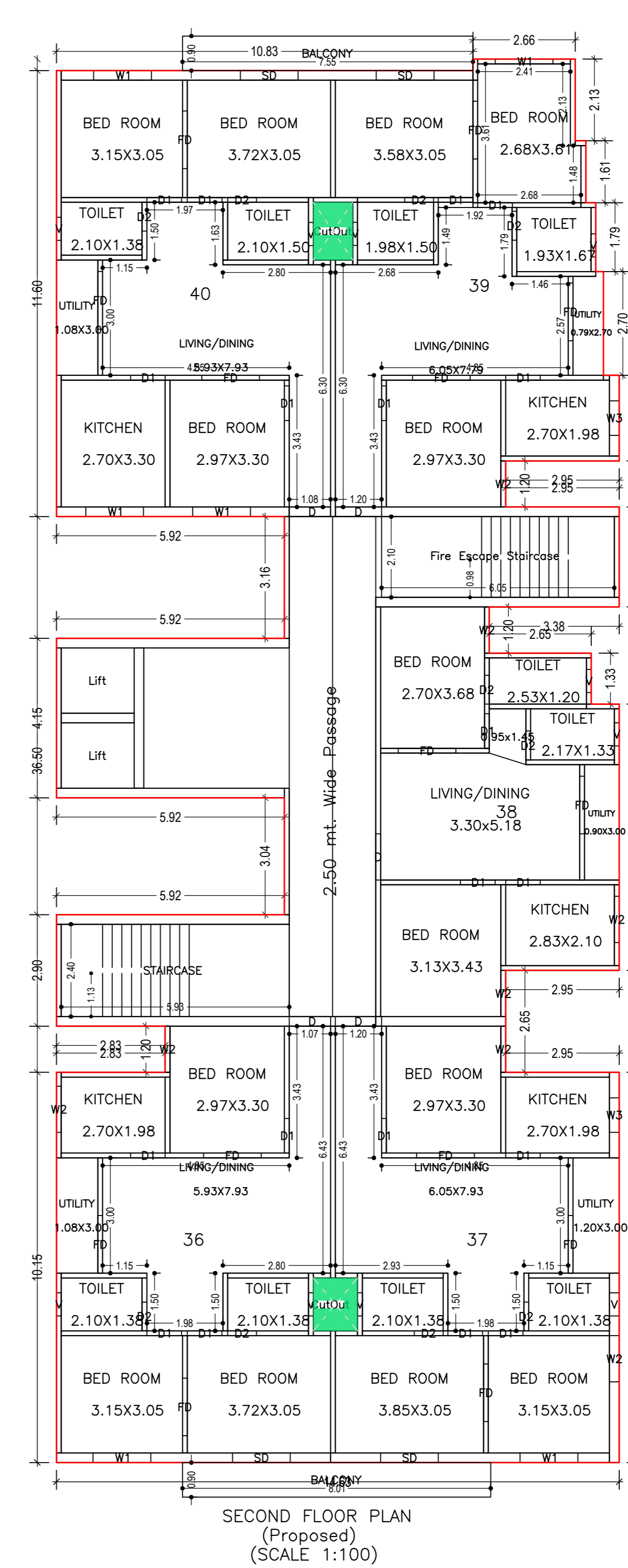
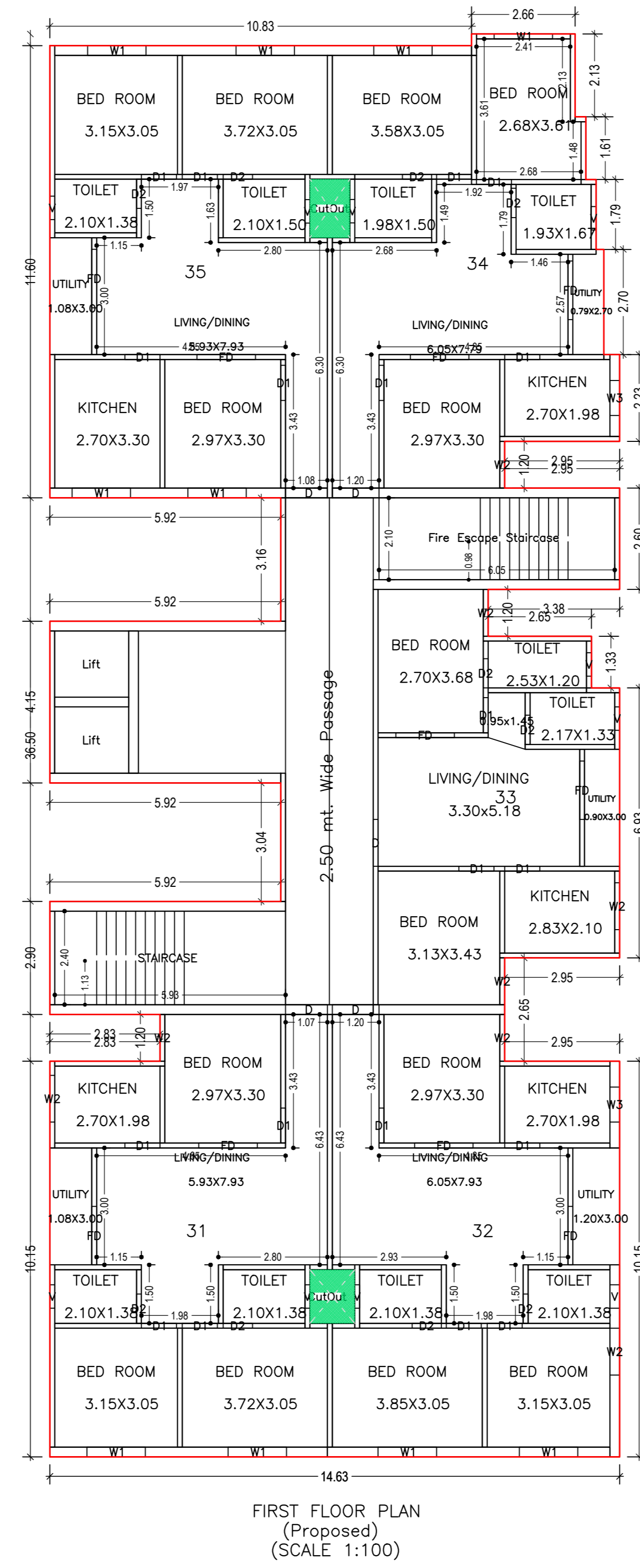
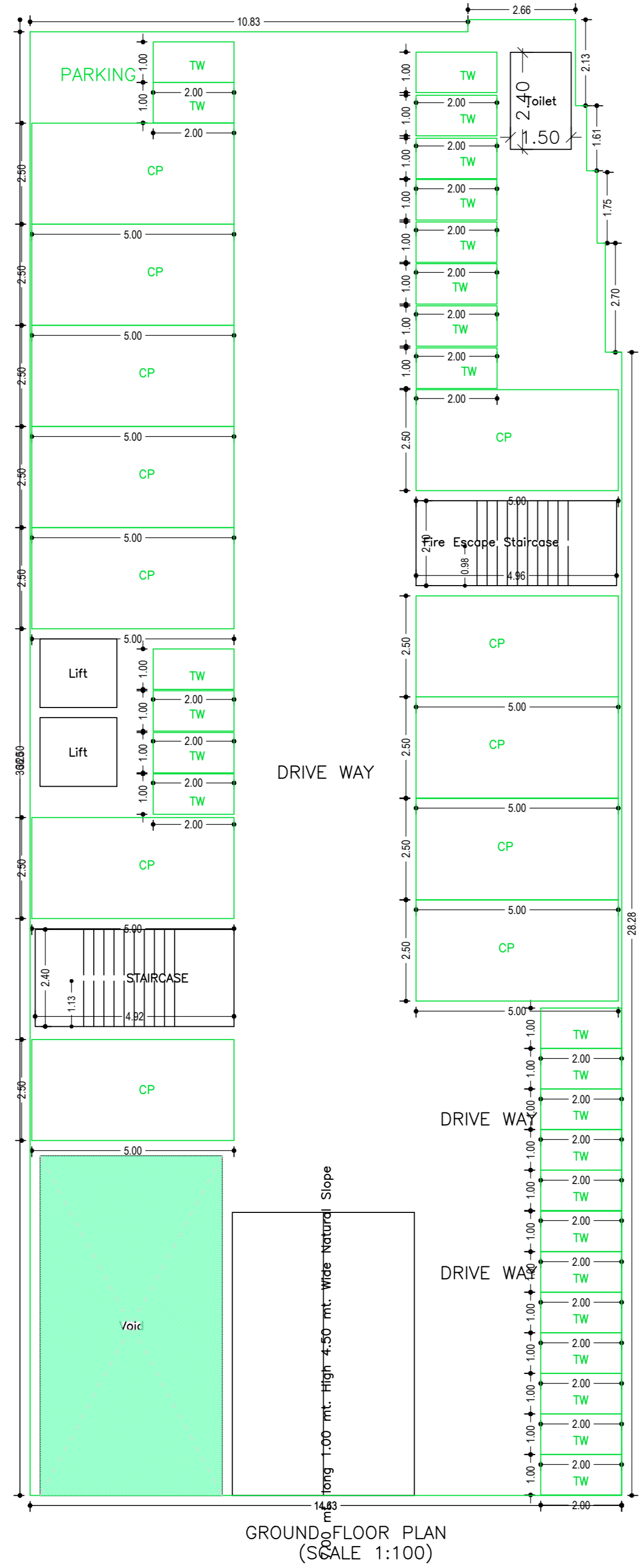
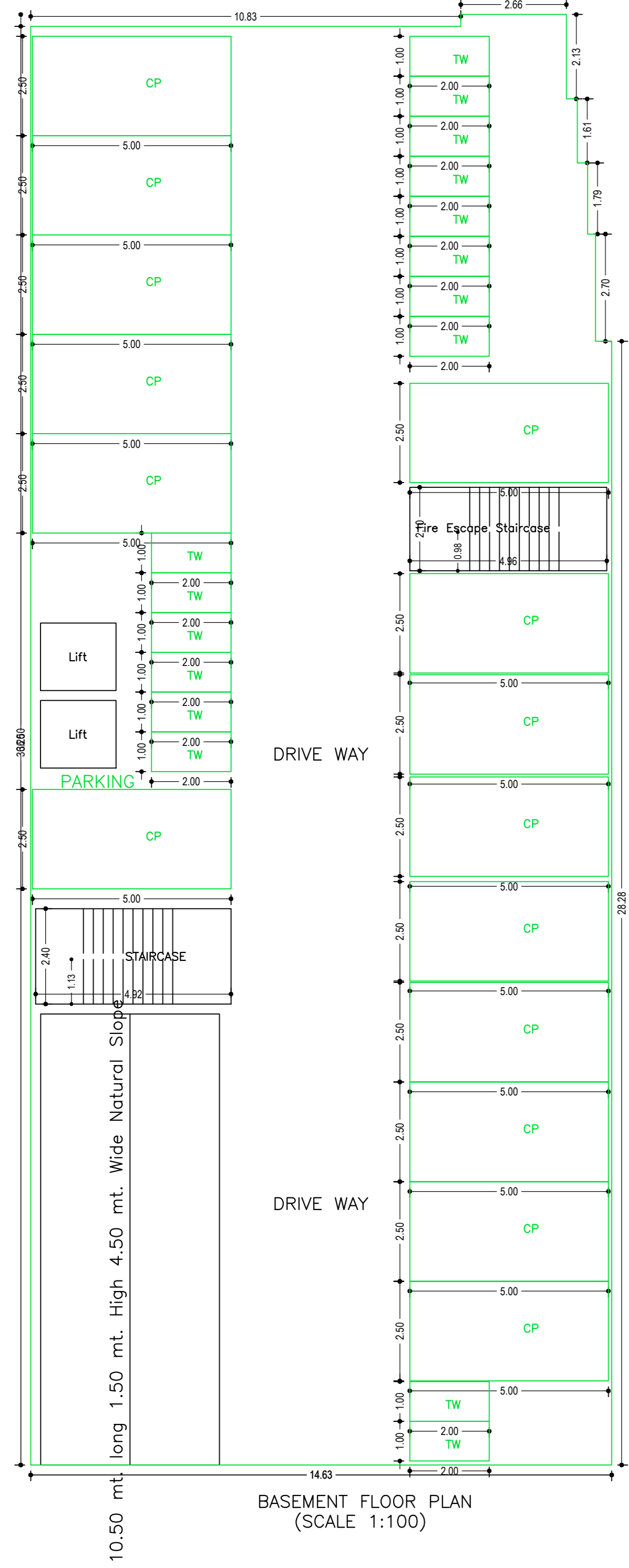
DETAIL OF SEPTIC TANK (15 USERS)



PLAN OF RAIN WATER RECHARGE PIT

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NAVEEN PRAKASH LAKRA TS/RMC			

Proposal Basic Information	
Proposal File No.	RMC/EP/025/W5/2019
Owner Name	ANUP GRACON BULA KACHHAP BUDHWWA KACHHAP RAHUL KACHHAP RAJESH KACHHAP
Khata No.	03 AND 161
Plot No.	952,953
Village Name	HESAG
Use	Residential
SubUse	Residential Bldg/Apartment



Building :B (RESIDENTIAL)

Floor Name	Gross Bldg Area	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 Contained FAR Area (Sq.mt)	Tent (No.)
				Carport	StairCase	Lift	Balcony	Void	Accessory Use					
Basement Floor	524.59	0.00	524.59	10.41	6.46	0.00	0.00	444.84	0.00	11.80	11.80	11.80	00	
Ground Floor	453.09	0.00	453.09	10.41	0.00	0.00	37.80	3.60	423.02	0.00	11.80	18.26	18.26	
First Floor	468.09	3.12	464.97	12.71	6.46	0.00	0.00	0.00	445.80	0.00	445.80	445.80	05	
Second Floor	482.09	3.12	478.97	12.71	6.46	7.00	0.00	0.00	452.80	0.00	452.80	452.80	05	
Third Floor	482.09	3.12	478.97	12.71	6.46	7.00	0.00	0.00	452.80	0.00	452.80	452.80	05	
Fourth Floor	482.09	3.12	478.97	12.71	6.46	7.00	0.00	0.00	452.80	0.00	452.80	452.80	05	
Fifth Floor	482.09	3.12	478.97	12.71	6.46	7.00	0.00	0.00	452.80	0.00	452.80	452.80	05	
Sixth Floor	482.09	3.12	478.97	12.71	6.46	7.00	0.00	0.00	452.80	0.00	452.80	452.80	05	
Roof 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	00	
Total	3886.22	18.72	3877.50	97.08	45.22	35.00	37.80	3.60	867.86	2709.80	23.60	2739.86	2739.86	
Total Number of Same Buildings	1													

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (RESIDENTIAL)	D2	0.75	2.10	60
B (RESIDENTIAL)	D1	0.90	2.10	114
B (RESIDENTIAL)	D	1.08	2.10	12
B (RESIDENTIAL)	FD	1.20	2.10	18
B (RESIDENTIAL)	FD	1.50	2.10	80
B (RESIDENTIAL)	SD	1.50	2.10	20

SCHEDULE OF WINDOW/VENTILATION:

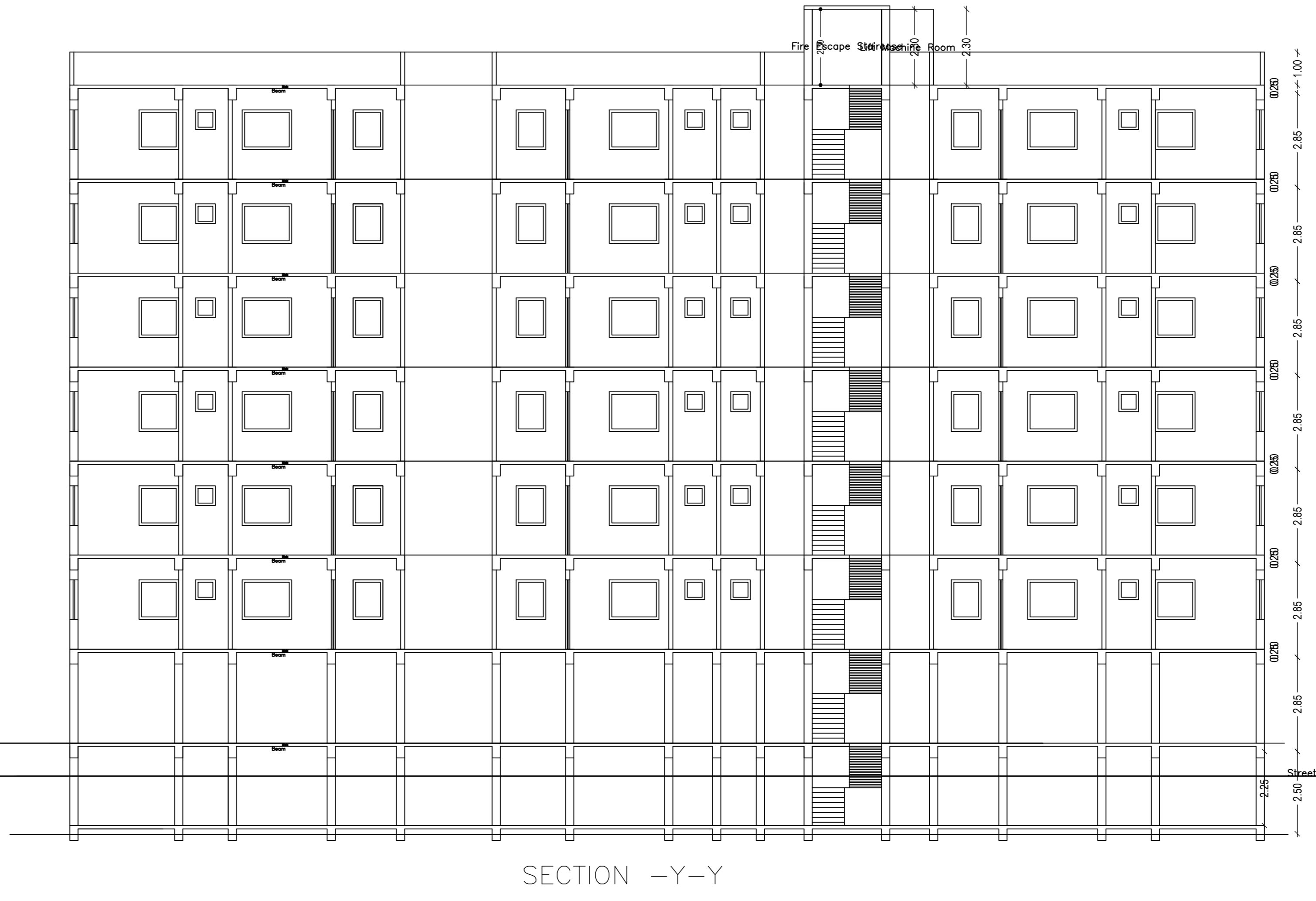
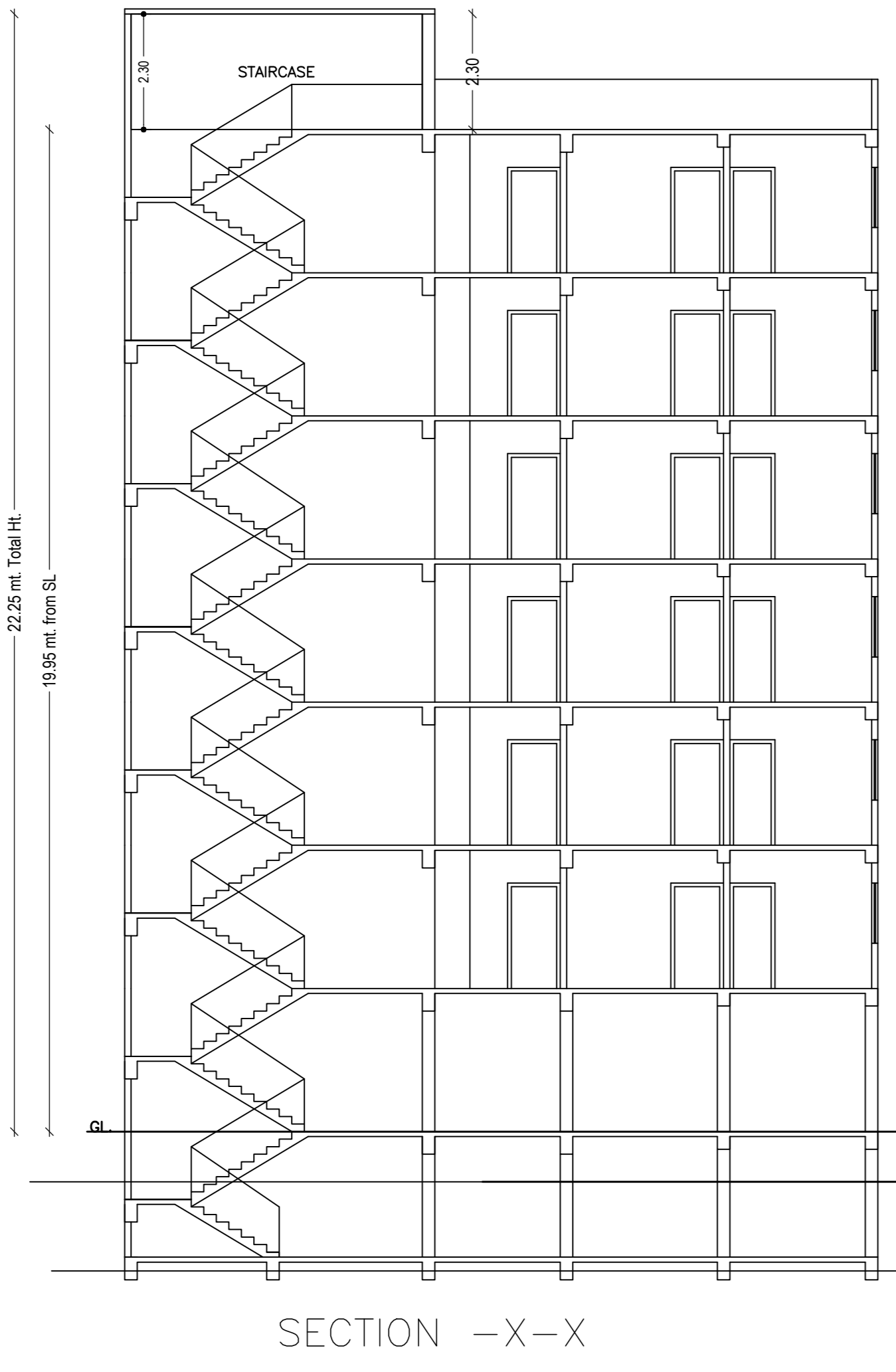
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (RESIDENTIAL)	V	0.90	0.90	60
B (RESIDENTIAL)	W3	0.90	1.20	12
B (RESIDENTIAL)	W2	1.20	1.20	48
B (RESIDENTIAL)	W1	1.50	1.20	48

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	0.90 X 8.01 X 1 X 1	7.21	14.01
	0.90 X 7.55 X 1 X 1	6.80	
THIRD FLOOR PLAN	0.90 X 8.01 X 1 X 1	7.21	14.01
	0.90 X 7.55 X 1 X 1	6.80	
FOURTH FLOOR PLAN	0.90 X 8.01 X 1 X 1	7.21	14.01
	0.90 X 7.55 X 1 X 1	6.80	
SIXTH FLOOR PLAN	0.90 X 8.01 X 1 X 1	7.21	14.01
	0.90 X 7.55 X 1 X 1	6.80	
FIFTH FLOOR PLAN	0.90 X 8.01 X 1 X 1	7.21	14.01
	0.90 X 7.55 X 1 X 1	6.80	
Total			70.05

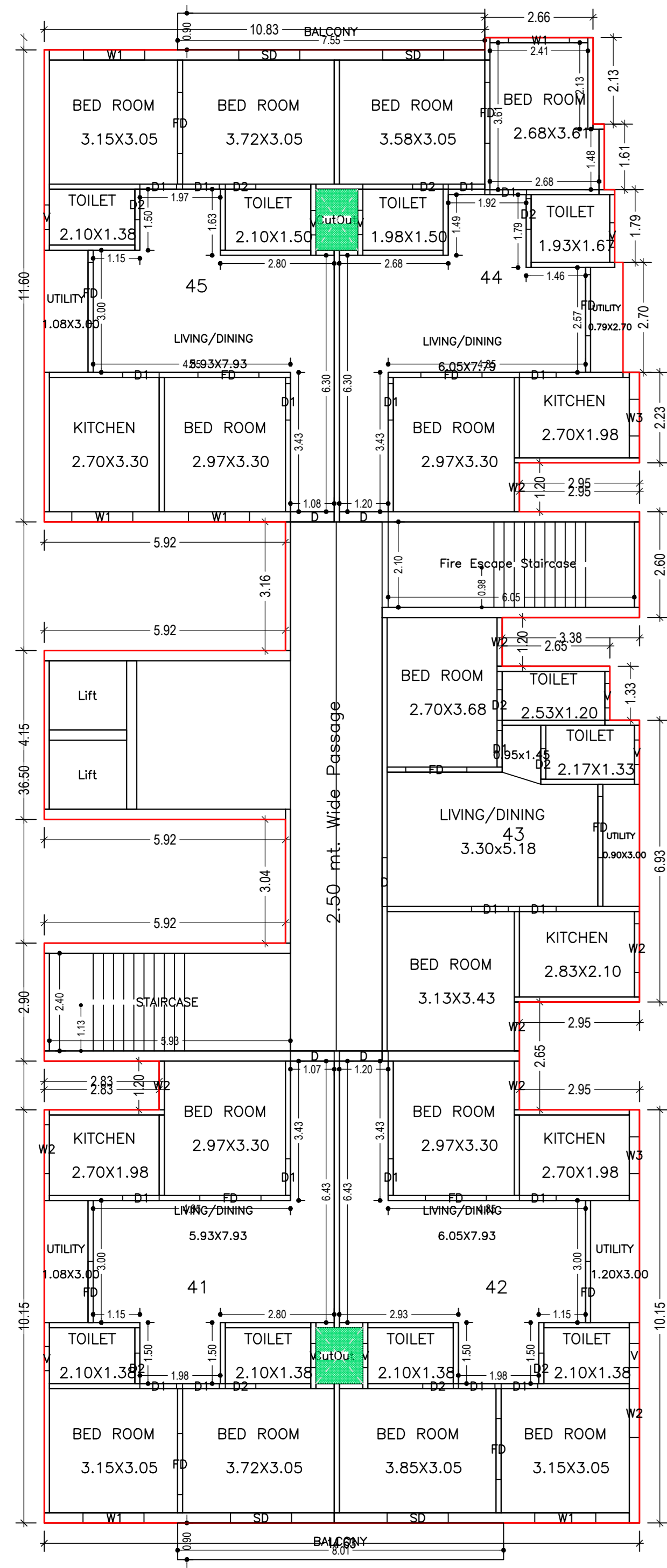
UnitBUA Table for Building :B (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
SECOND FLOOR PLAN	36	FLAT	73.40	69.54	8	5
	37	FLAT	74.96	71.10	8	
	38	FLAT	55.76	52.93	7	
	39	FLAT	71.19	67.44	8	
	40	FLAT	77.07	73.03	8	
THIRD FLOOR PLAN	41	FLAT	73.40	69.54	8	5
	42	FLAT	74.96	71.10	8	
	43	FLAT	55.76	52.93	7	
	44	FLAT	71.19	67.44	8	
	45	FLAT	77.07	73.03	8	
FOURTH FLOOR PLAN	46	FLAT	73.40	69.54	8	5
	47	FLAT	74.96	71.10	8	
	48	FLAT	55.76	52.93	7	
	49	FLAT	71.19	67.44	8	
	50	FLAT	77.07	73.03	8	
SIXTH FLOOR PLAN	51	FLAT	73.40	69.54	8	5
	52	FLAT	74.96	71.10	8	
	53	FLAT	55.76	52.93	7	
	54	FLAT	71.19	67.44	8	
	55	FLAT	77.07	73.03	8	
FIFTH FLOOR PLAN	56	FLAT	73.40	69.54	8	5
	57	FLAT	74.96	71.10	8	
	58	FLAT	55.76	52.93	7	
	59	FLAT	71.19	67.44	8	
	60	FLAT	77.07	73.03	8	
FIRST FLOOR PLAN	61	FLAT	73.40	69.54	8	5
	62	FLAT	74.96	71.10	8	
	63	FLAT	55.76	52.93	7	
	64	FLAT	71.19	67.44	8	
	65	FLAT	77.07	73.03	8	
Total			2114.28	2004.18	224	30

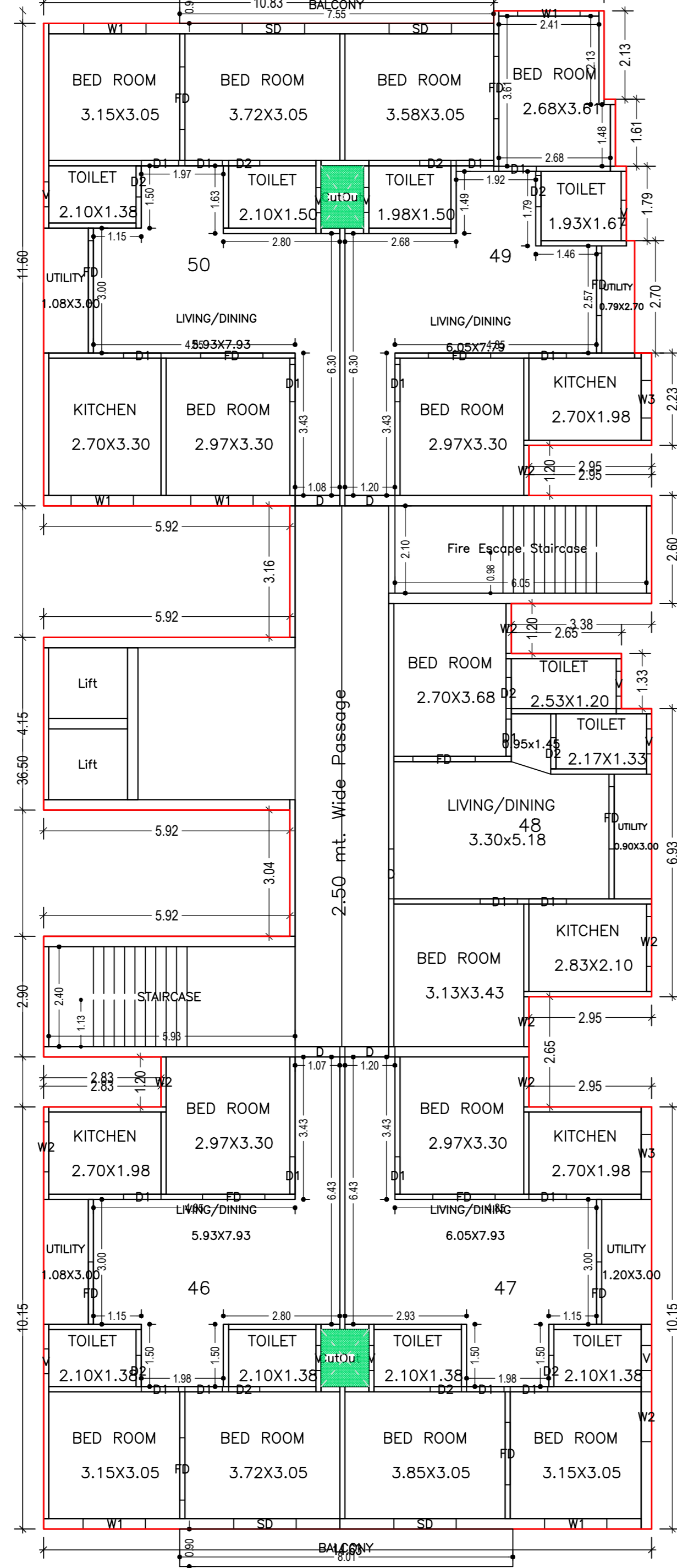


LTP NAME AND SIGNATURE NAVEEN PRAKASH LAKRA TS/RMC	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
--	------------------------------------	----------------------------	-------------------

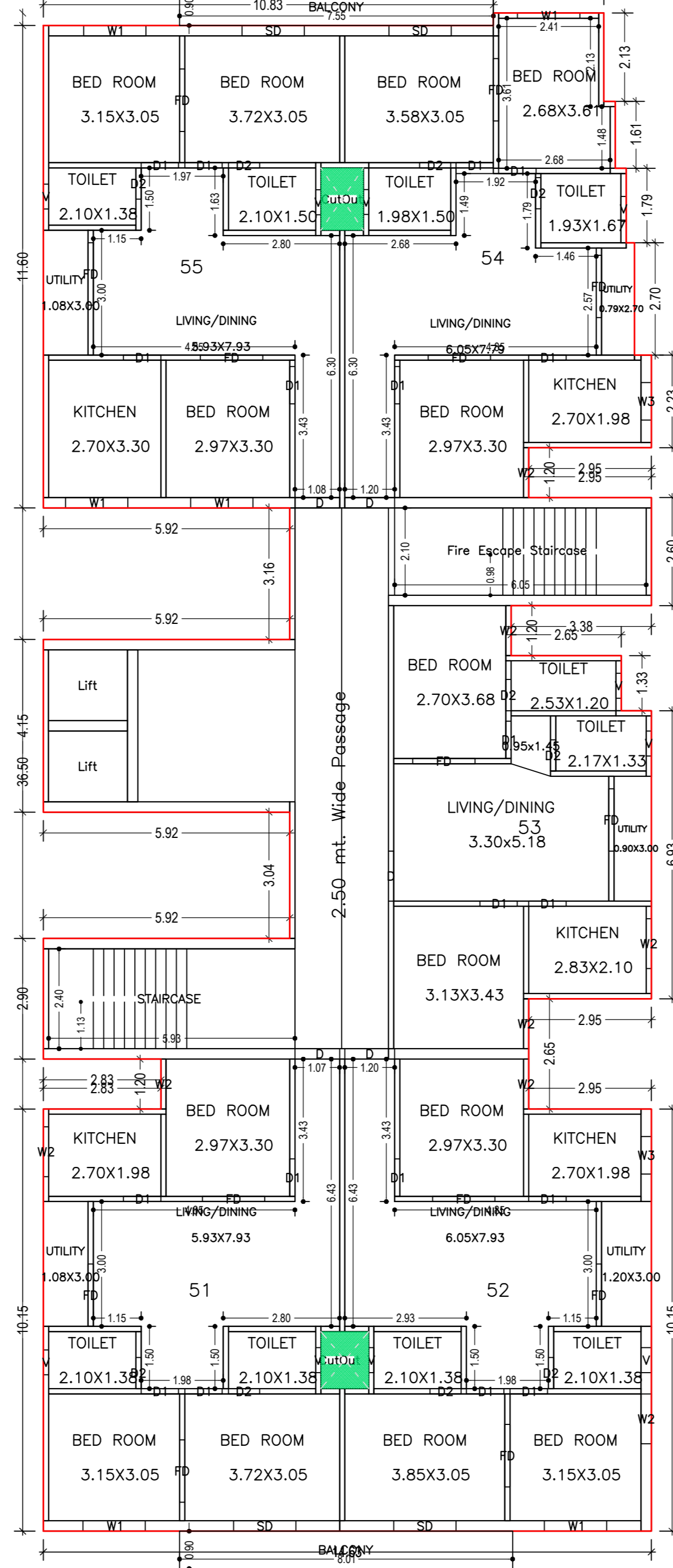
Proposal Basic Information	
Proposal File No.	RMC/EP/025/W5/2019
Owner Name	ANUP ORAN BULA KACHHAP BUDHUWA KACHHAP RAHUL KACHHAP RAJESH KACHHAP
Khata No.	03 AND 161
Plot No.	952,953
Village Name	HESAG
Use	Residential
Sub Use	Residential Bldg/Apartment



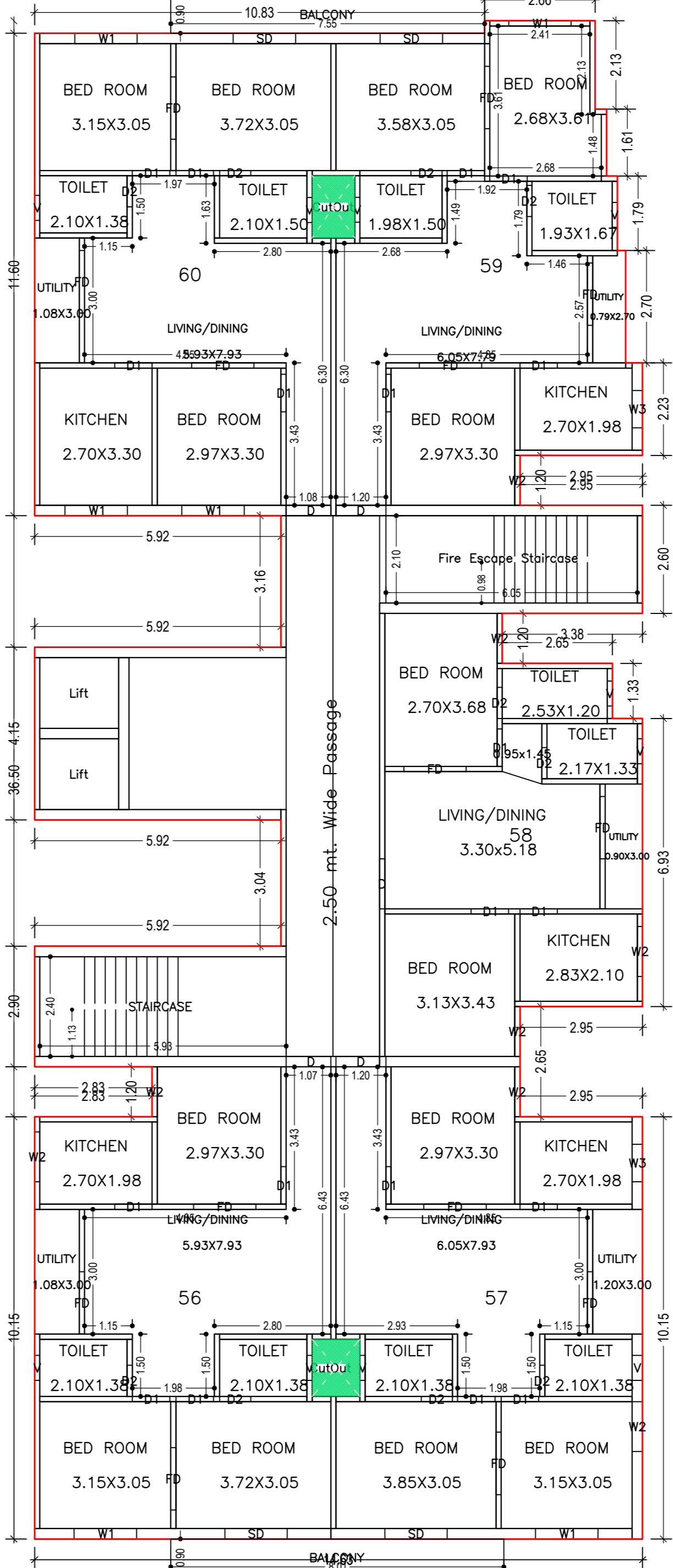
THIRD FLOOR PLAN (Proposed)
(SCALE 1:100)



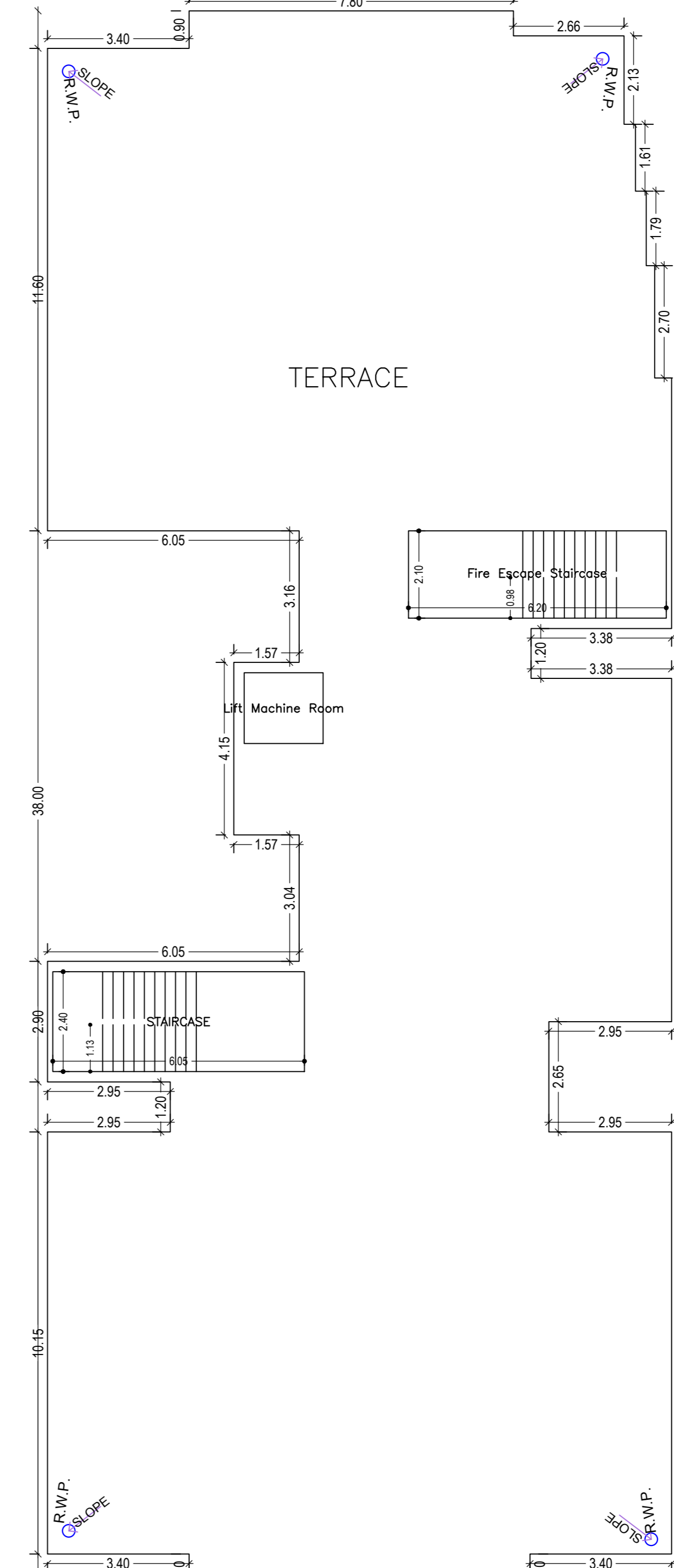
FOURTH FLOOR PLAN (Proposed)
(SCALE 1:100)



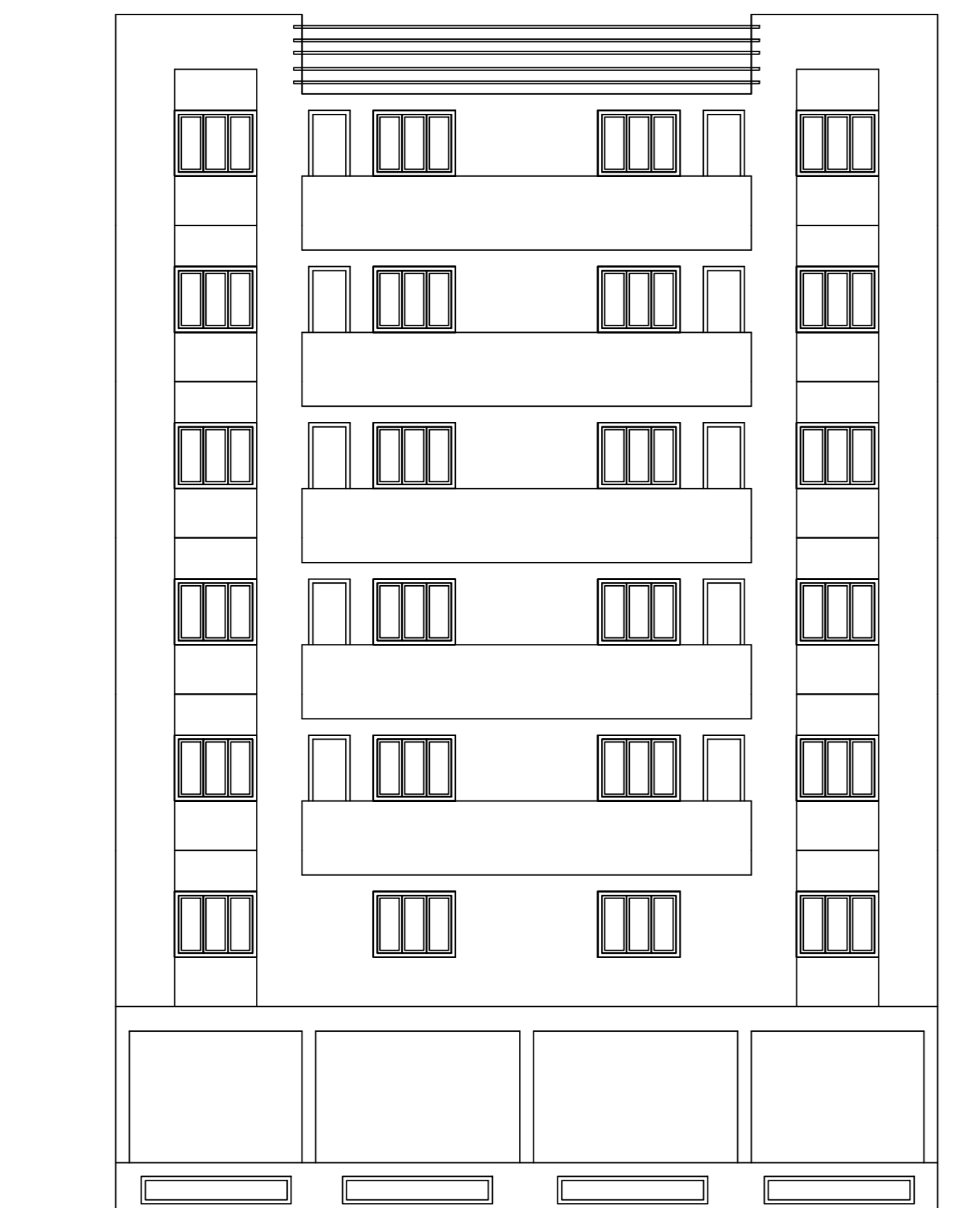
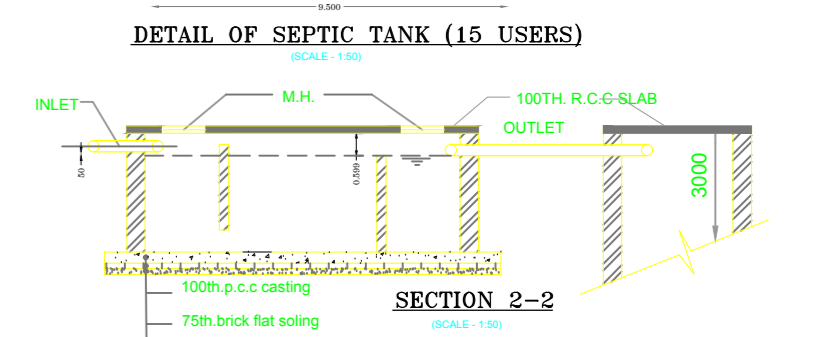
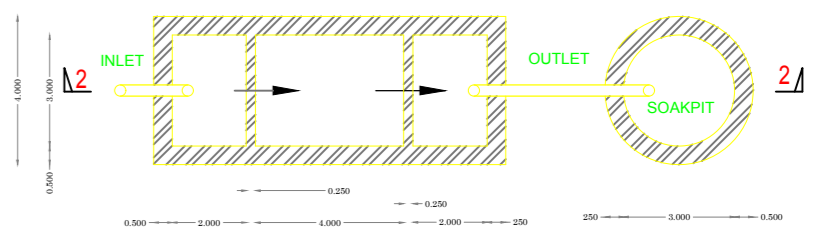
FIFTH FLOOR PLAN (Proposed)
(SCALE 1:100)



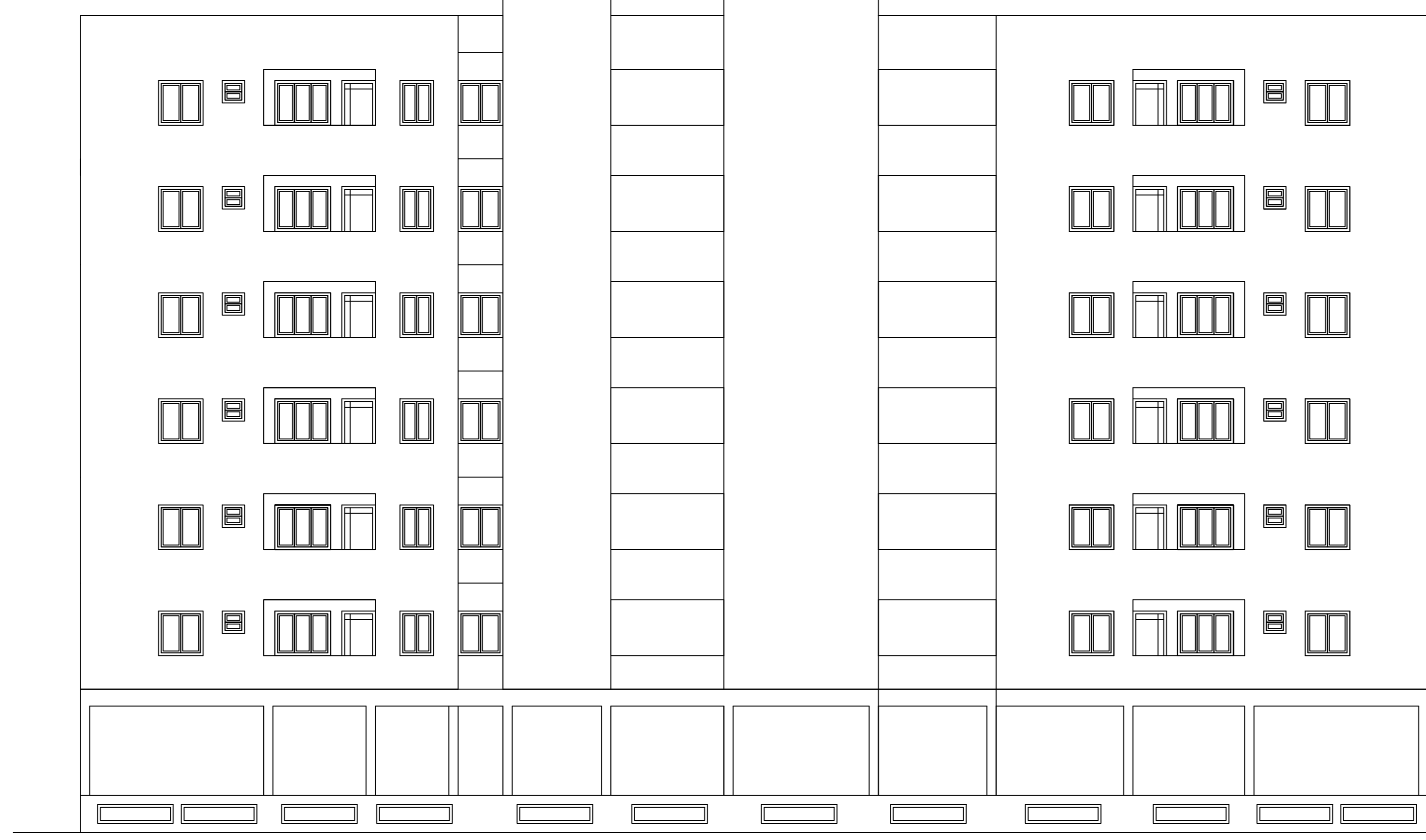
SIXTH FLOOR PLAN (Proposed)
(SCALE 1:100)



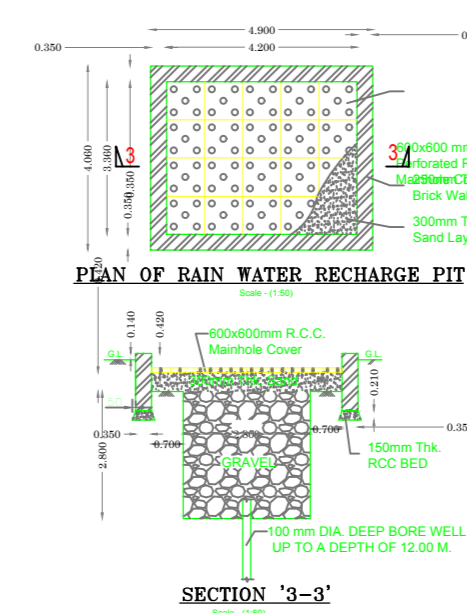
TERRACE FLOOR PLAN (SCALE 1:100)



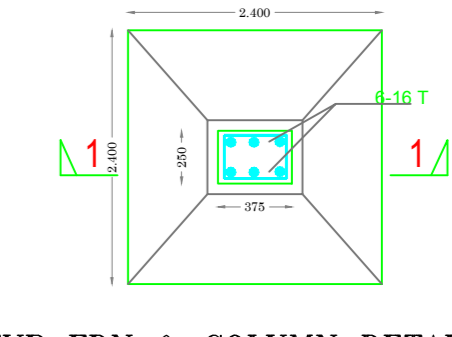
FRONT ELEVATION



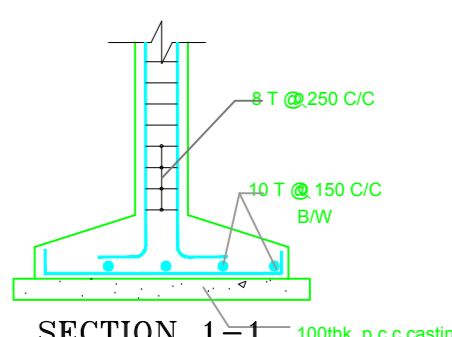
SIDE ELEVATION



SECTION 3-3'



TYP. FDN & COLUMN DETAIL



SECTION 1-1

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NAVEEN PRAKASH LAKRA TSRMC			