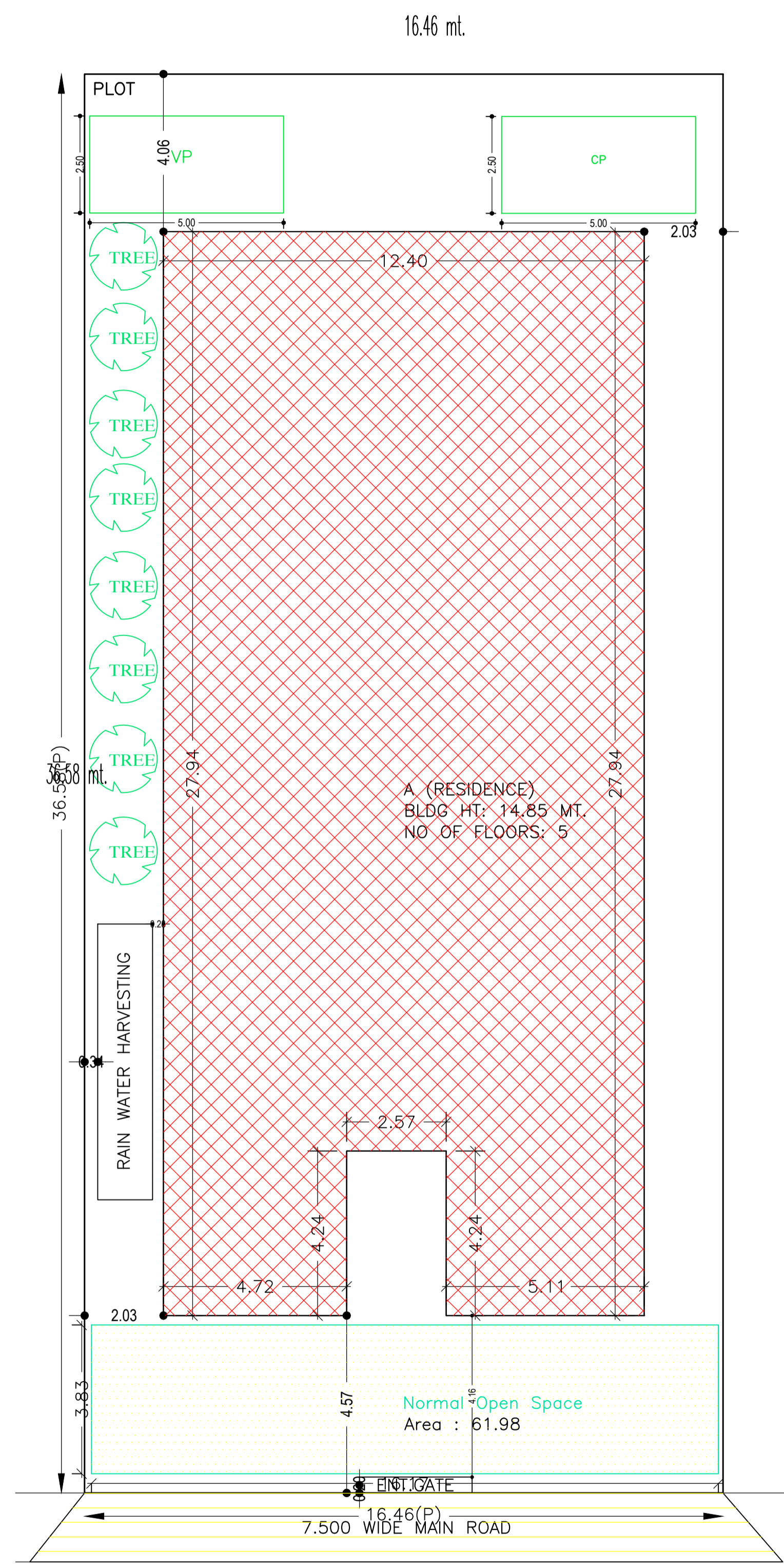


SITE PLAN



AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.25	
PROJECT DETAIL:	VERSION DATE: 12/04/2018	
Region: JHARKHAND URBAN	Plot Use: Residential	
LOCAL BODIES	Plot SubUse: Residential Bldg/Apartment	
District: RANCHI	PlotNearbyReligiousStructure: NA	
Authority: RANCHI MUNICIPAL CORPORATION	Plot/SubPlot No: 899-A1,899-A2	
Inward_No: BP/W33/0029/18	North: Plot No. - 899	
Application Type: General Proposal	South: Road Width - 7.50	
Project Type: Building Permission	East: Plot No. - 899/B	
Nature of Development: New	West: Plot No. - 894 & 895	
Location of Development Area: Old Area		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	602.01
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	602.01
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		61.98
Total		61.98
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	540.03
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	602.01
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	602.01
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		361.21
Proposed Coverage Area (55.72 %)		335.44
Total Prop. Coverage Area (55.72 %)		335.44
Balance coverage area (4.28 %)		25.77
FAR CHECK		
Perm. FAR Area (2.50)		1505.03
Total Perm. FAR area		1505.03
Residential FAR		1392.45
Proposed FAR Area		1408.51
Total Proposed FAR Area		1408.51
Consumed FAR (Factor)		2.34
Balance FAR Area		96.52
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1795.21
ARCHITECT (Regd)	Anupam Deb	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	AVINASH CHANDRA GUPTA, SRIKANT GUPTA	
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 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.)	
Ground Floor	335.44	16.06	335.44	16.06	
First Floor	335.44	331.81	335.44	331.81	
Second Floor	374.81	353.56	374.81	353.56	
Third Floor	374.81	353.56	374.81	353.56	
Fourth Floor	374.71	353.51	374.71	353.51	
Terrace Floor	0.00	0.00	0.00	0.00	
Total:	1795.21	1408.50	1795.21	1408.50	

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENCE)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

Balcony Calculations Table			
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2& 3 FLOOR PLAN	0.90 X 5.11 X 1 X 2	9.18	70.48
	0.60 X 1.15 X 2 X 2	2.76	
	0.90 X 4.73 X 1 X 2	8.50	
	0.90 X 4.19 X 1 X 2	7.54	
	0.90 X 4.65 X 1 X 2	8.36	
	0.90 X 3.79 X 1 X 2	6.82	
	0.90 X 3.61 X 1 X 2	6.50	
	0.61 X 3.46 X 1 X 2	4.22	
	0.90 X 5.92 X 1 X 2	10.66	
	0.90 X 3.30 X 1 X 2	5.94	
FOURTH FLOOR PLAN	0.90 X 3.61 X 1 X 1	3.25	35.14
	0.61 X 3.46 X 1 X 1	2.11	
	0.90 X 5.92 X 1 X 1	5.33	
	0.90 X 3.30 X 1 X 1	2.97	
	0.60 X 1.15 X 1 X 1	0.69	
	0.90 X 4.07 X 1 X 1	3.66	
	0.90 X 4.73 X 1 X 1	4.25	
0.90 X 4.65 X 1 X 1	4.18		
0.90 X 3.79 X 1 X 1	3.41		
0.90 X 5.11 X 1 X 1	4.59		
0.61 X 1.15 X 1 X 1	0.70		
Total	-	-	105.62

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.
A (RESIDENCE)	Residential	Bungalow/ Dwelling / Non Apartment	0 - 140	1	10.00	1.00	10	-	-	-	-
			> 140	1.5	-	1	1.5	-	-	-	-
			> 0	1	11.00	-	-	1	2	-	-
Total:	-	-	-	-	-	12	12	2	2	0	10

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	12	150.00
Total Car	12	150.00	12	150.00
Visitor's Car Parking	2	25.00	2	25.00
TwoWheeler	-	-	10	20.00
Other Parking	-	-	-	145.46
Total	-	175.00	-	340.46

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	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.)
			Lift	Balcony	Accessory Use	Parking					
A (RESIDENCE)	1	1795.21	14.52	52.81	3.92	315.46	1392.44	11.67	1408.50	1408.50	11
Grand Total	1	1795.21	14.52	52.81	3.92	315.46	1392.44	11.67	1408.50	1408.50	11

Building :A (RESIDENCE)

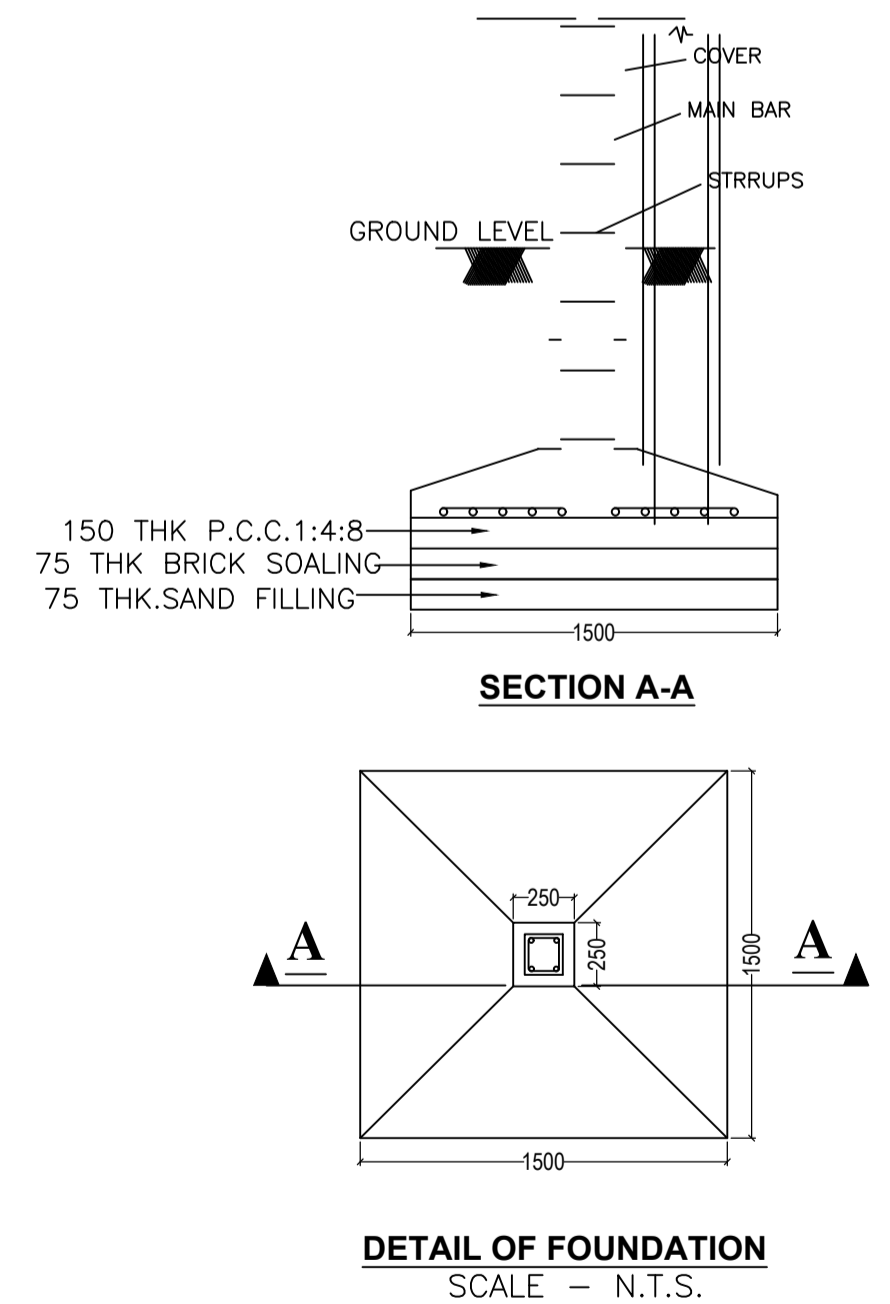
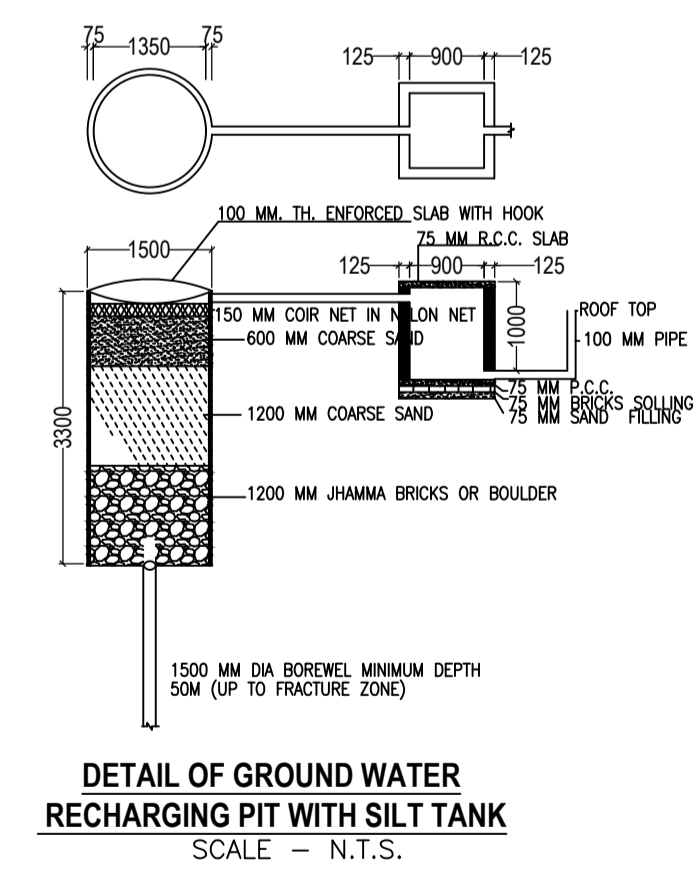
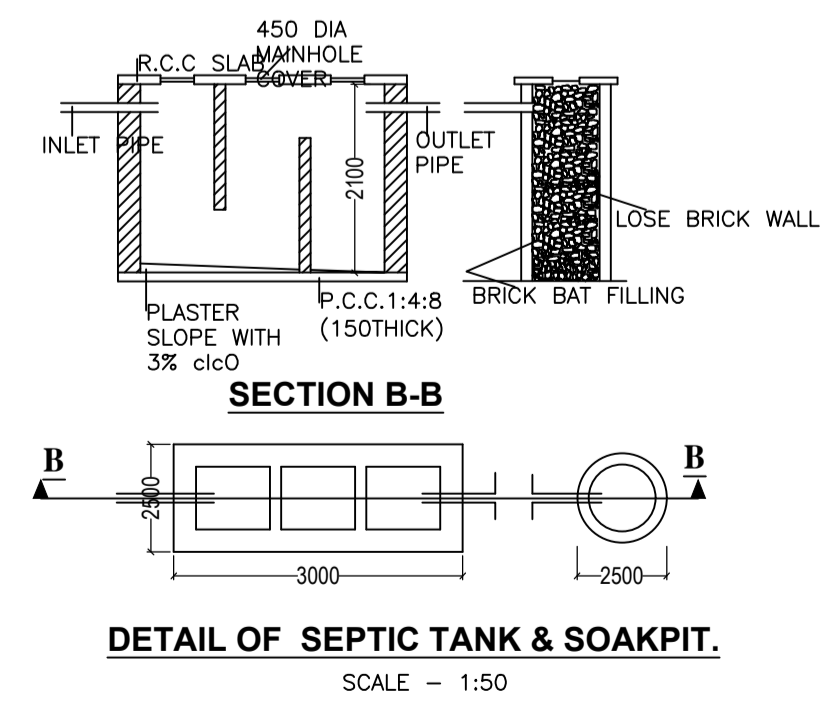
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Balcony	Accessory Use	Parking					
Ground Floor	335.44	0.00	0.00	3.92	315.46	0.00	11.67	16.06	16.06	00
First Floor	335.44	3.63	0.00	0.00	331.81	0.00	331.81	331.81	331.81	03
Second Floor	374.81	3.63	17.62	0.00	353.56	0.00	353.56	353.56	353.56	03
Third Floor	374.81	3.63	17.62	0.00	353.56	0.00	353.56	353.56	353.56	03
Fourth Floor	374.71	3.63	17.57	0.00	353.51	0.00	353.51	353.51	353.51	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	1795.21	14.52	52.81	3.92	315.46	1392.44	11.67	1408.50	1408.50	11

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	D3	0.75	2.10	67
A (RESIDENCE)	D2	0.90	2.10	11
A (RESIDENCE)	D1	0.99	2.10	34
A (RESIDENCE)	D	1.06	2.10	11

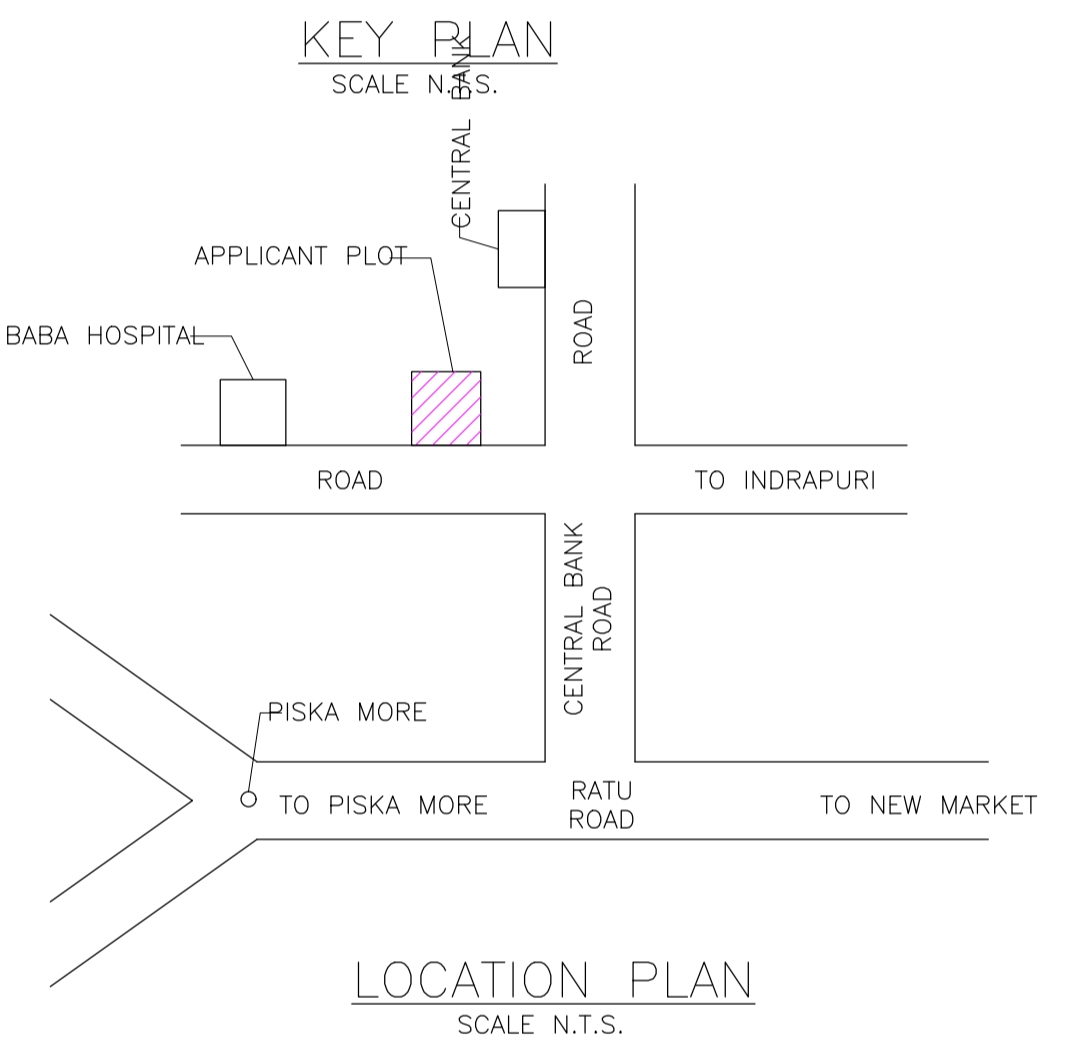
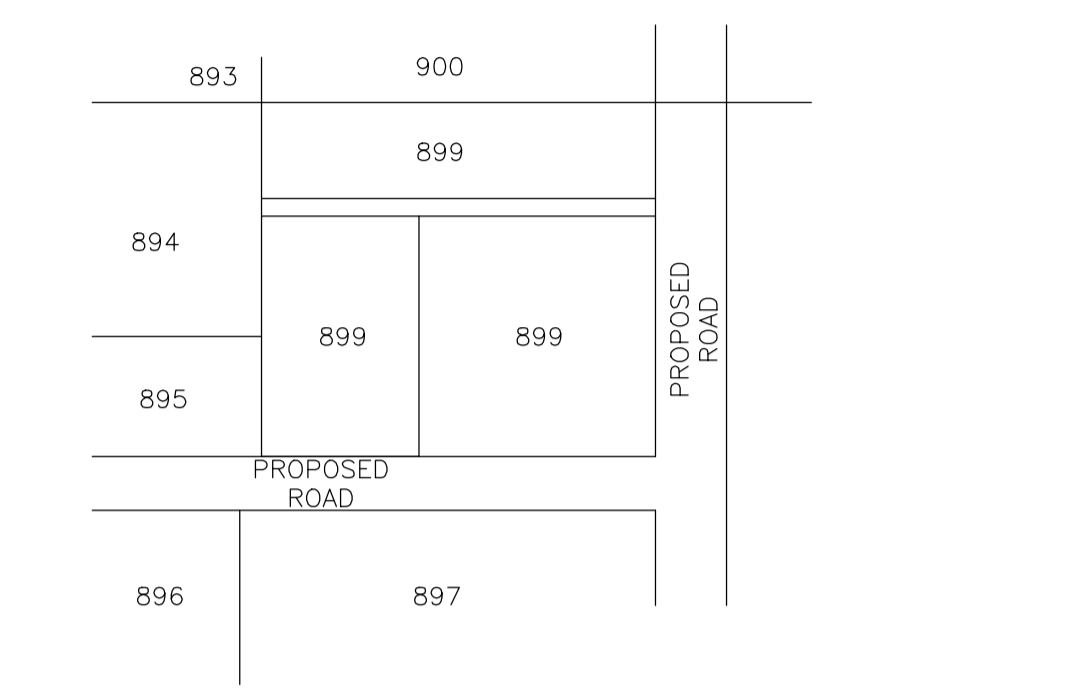
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	V	0.60	0.60	23
A (RESIDENCE)	W3	0.90	1.20	11
A (RESIDENCE)	W2	1.09	1.20	03
A (RESIDENCE)	W2	1.20	1.20	03
A (RESIDENCE)	W1	1.35	1.20	36
A (RESIDENCE)	MECH VENT	1.48	1.20	08
A (RESIDENCE)	MECH VENT	1.49	1.20	02
A (RESIDENCE)	MECH VENT	1.80	1.20	18
A (RESIDENCE)	W	1.80	1.20	13



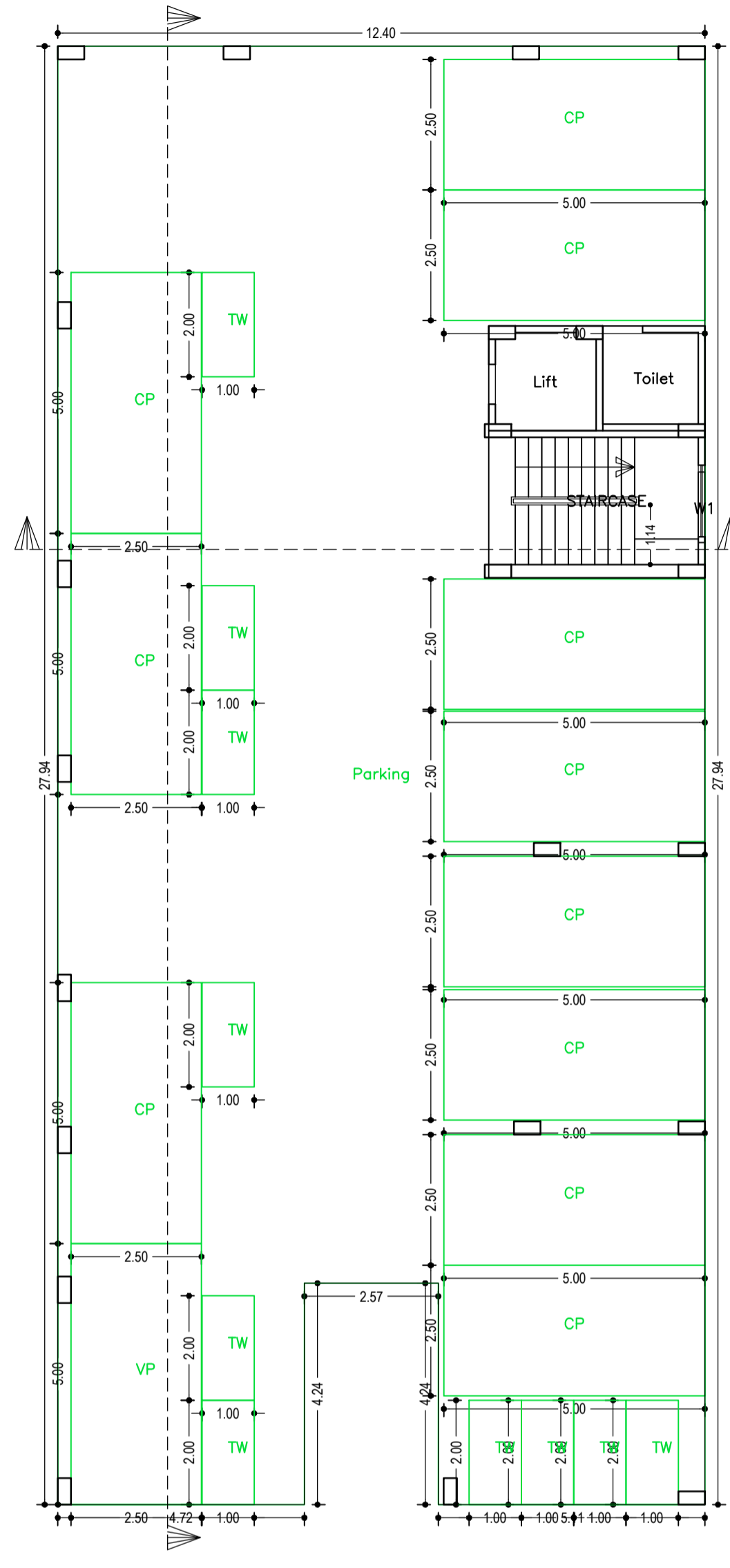
UnitBUA Table for Building :A (RESIDENCE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 2& 3 FLOOR PLAN	FALT - 1	FLAT	114.41	114.04	9	6
	FLAT - 2	FLAT	111.32	111.15	11	
	FLAT - 3	FLAT	102.53	102.05	10	
FIRST FLOOR PLAN	FALT - 101	FLAT	101.54	101.16	10	3
	FLAT - 102	FLAT	100.05	99.65	11	
	FLAT - 103	FLAT	95.14	94.64	10	
FOURTH FLOOR PLAN	FLAT - 401	FLAT	233.75	233.44	15	2
	FLAT - 403	FLAT	105.55	105.07	10	
Total:	-	-	1292.56	1288.44	116	11

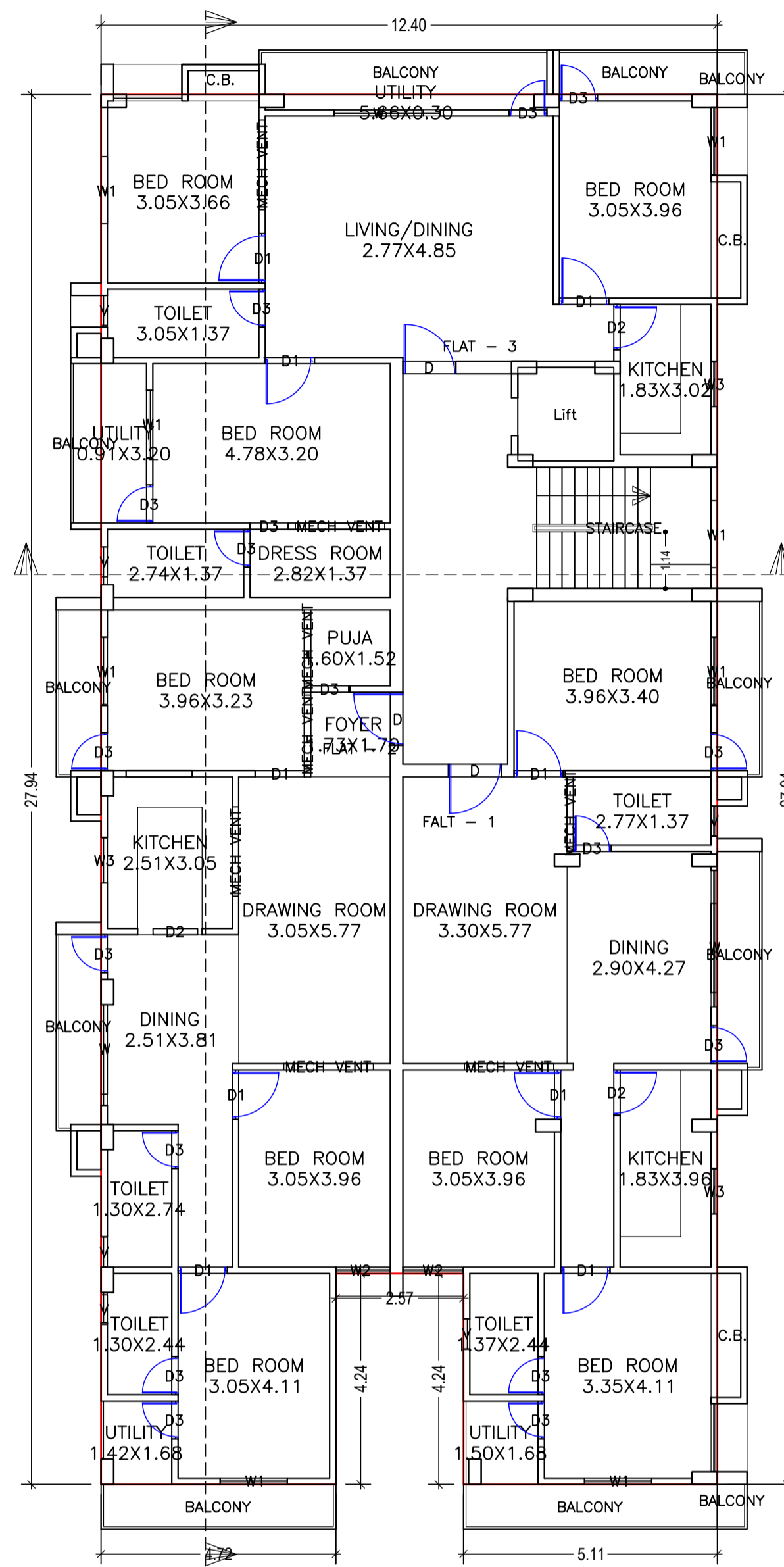


Planner: Anupam Deb
Organization: GOVERNMENT OF JHARKHAND
Date: 13-Jun-2018
RNC/ART/0061

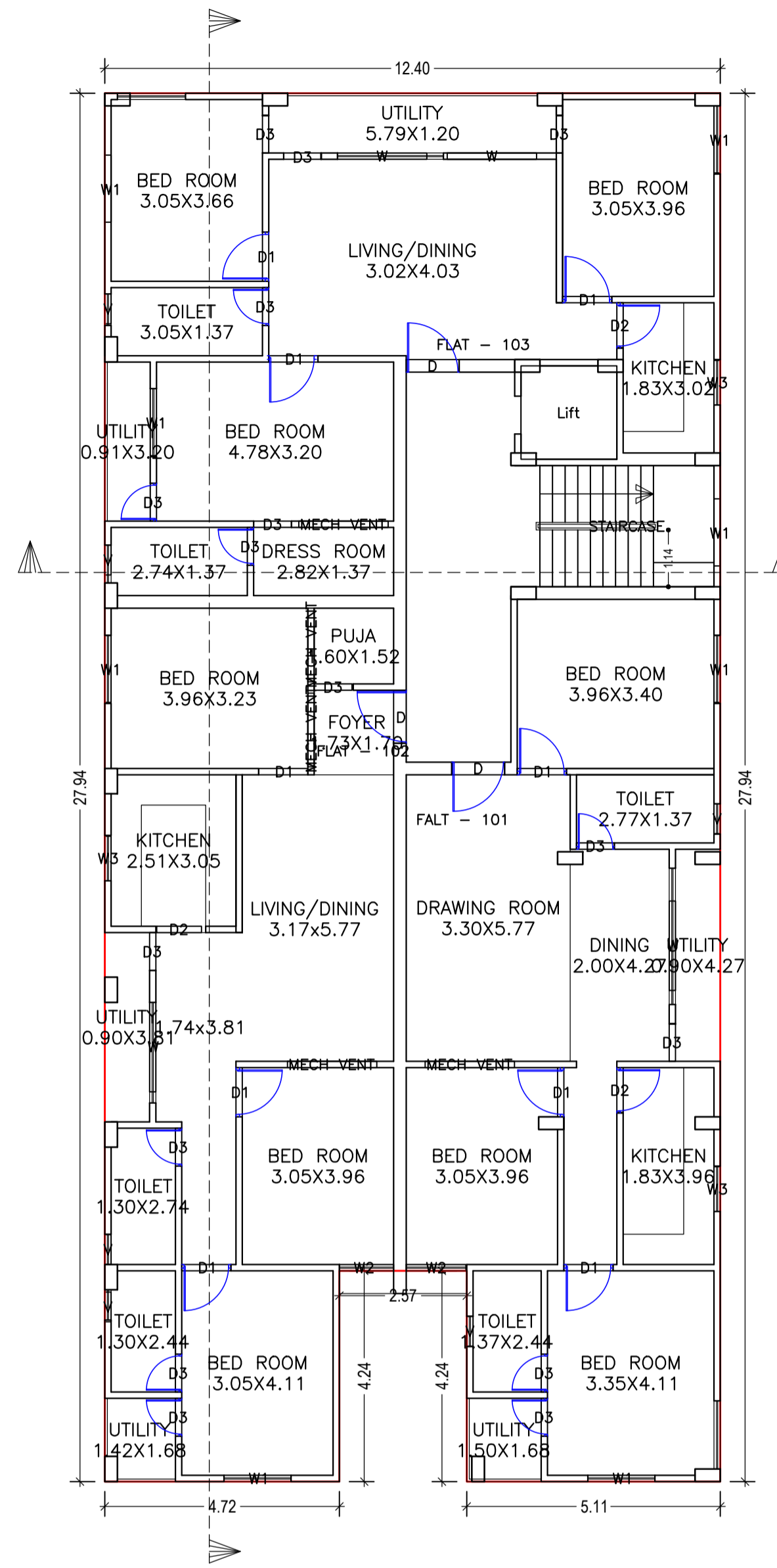
LTP NAME AND SIGNATURE
STRUCTURAL ENG'S NAME AND SIGNATURE
BUILDER NAME AND SIGNATURE



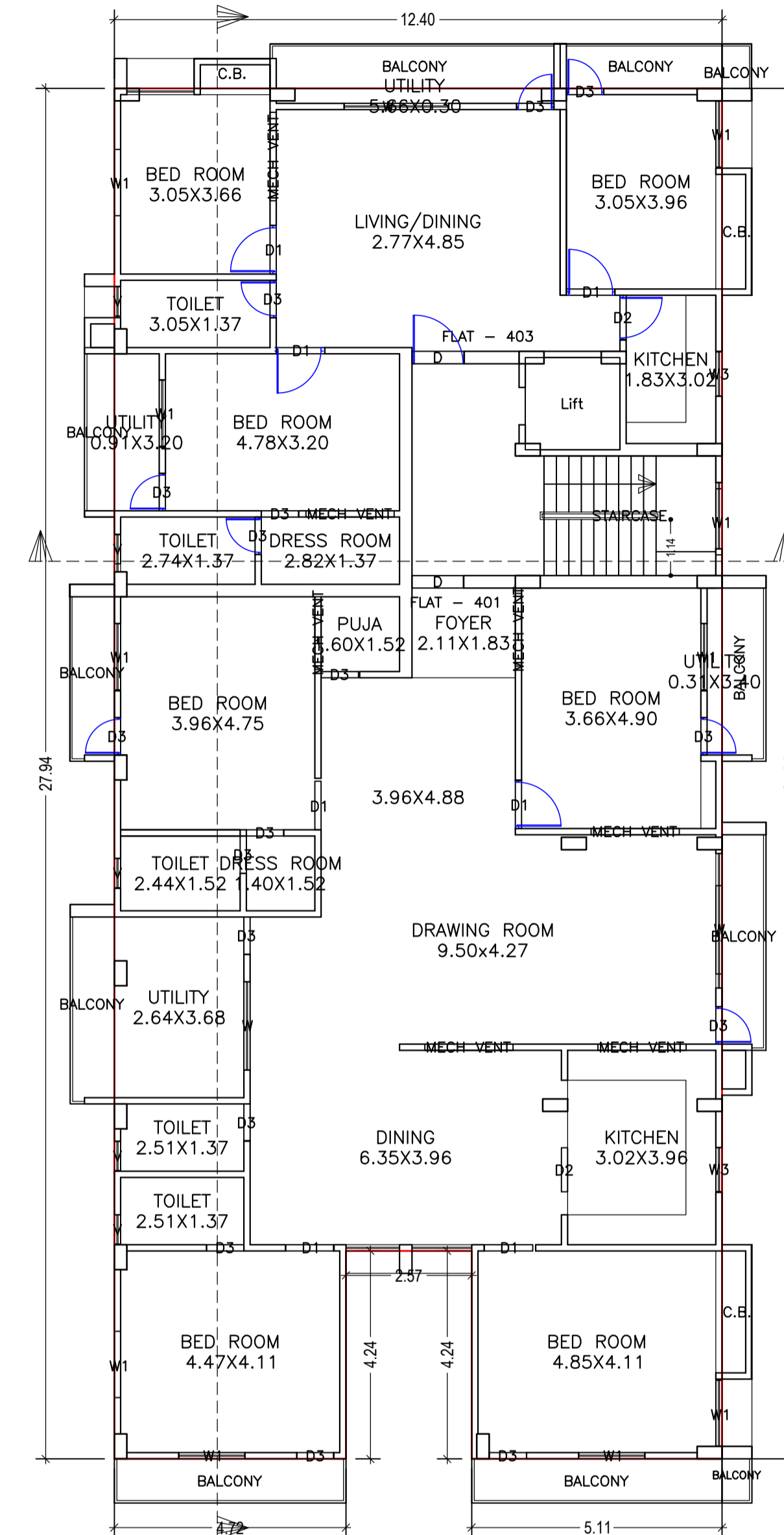
GROUND FLOOR PLAN
(SCALE 1:100)




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



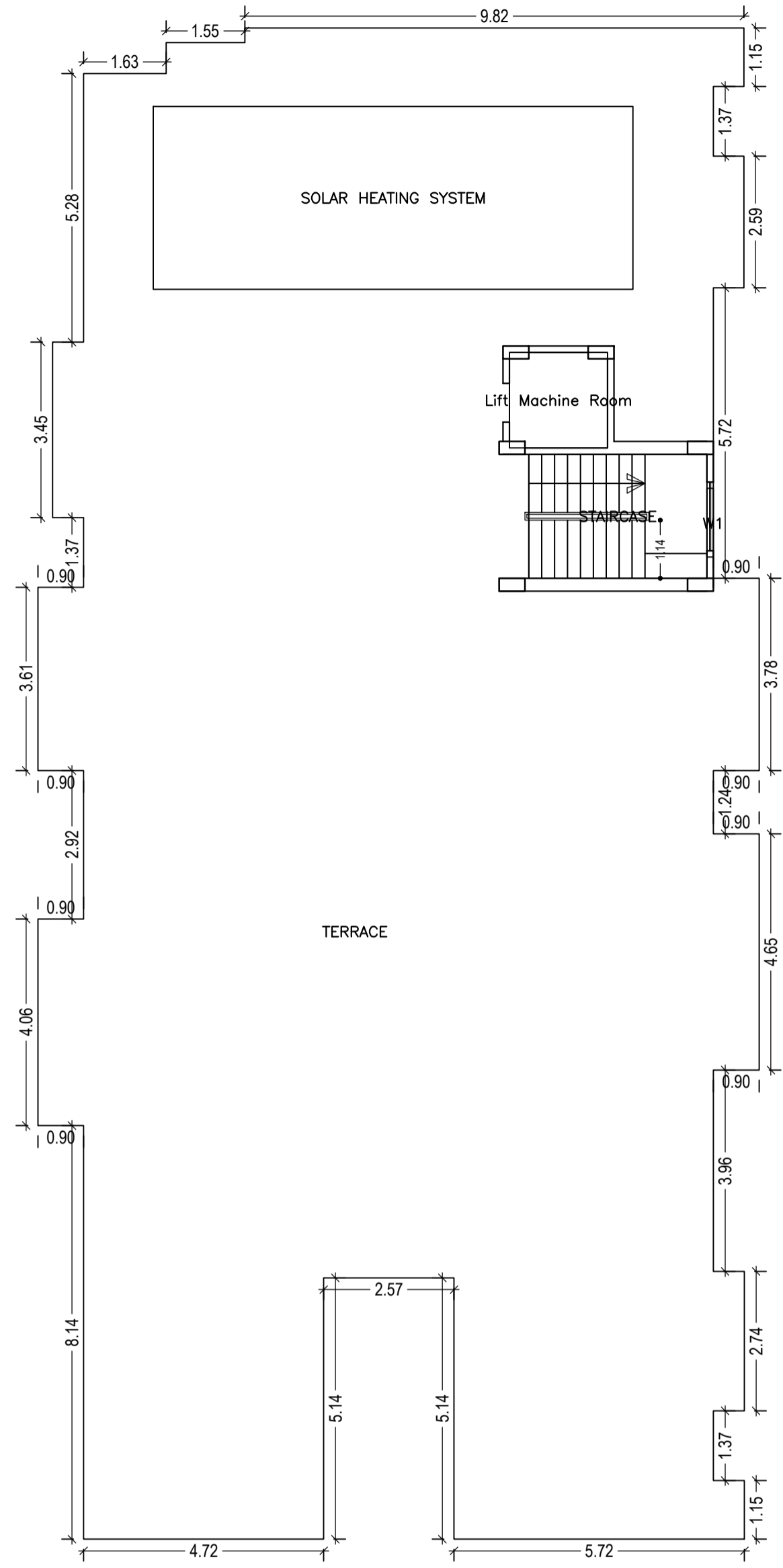
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



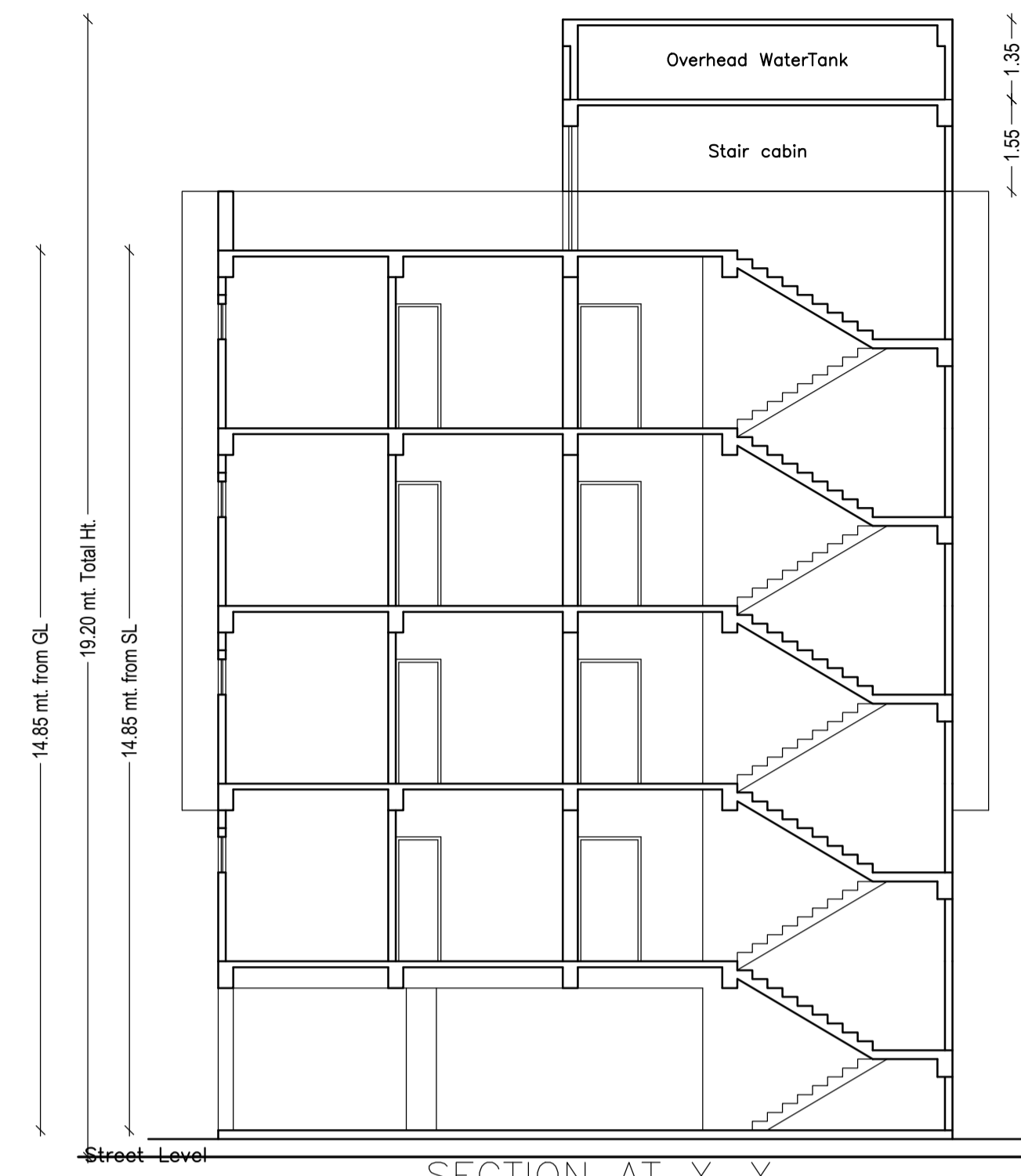
FOURTH FLOOR PLAN
(Proposed)
(SCALE 1:100)


 Name: Anupam Deb
 Designation: Town Planner
 Organization: GOVERNMENT OF JHARKHAND
 Date: 13-Jun-2018
 RMC/ART/0061

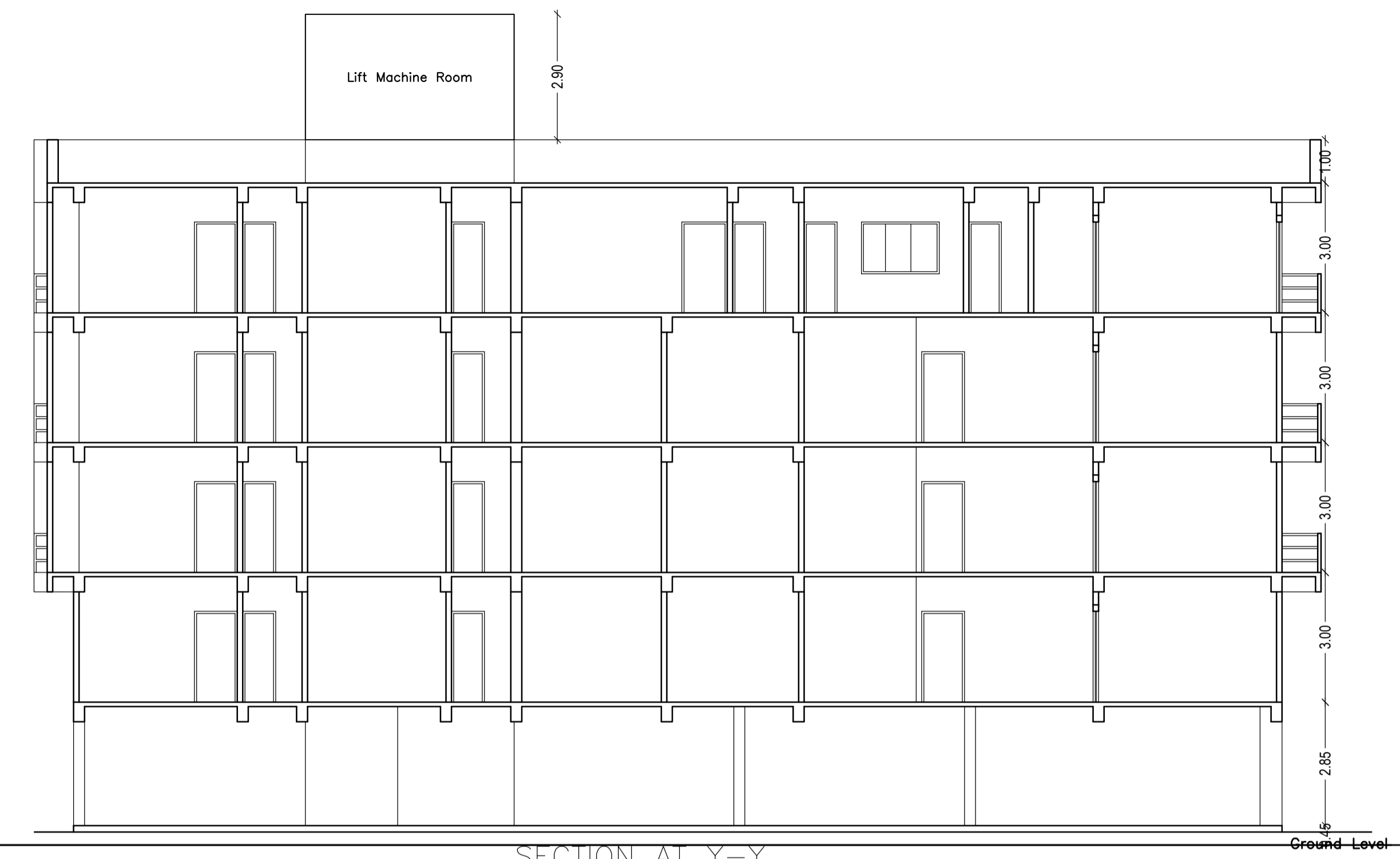
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
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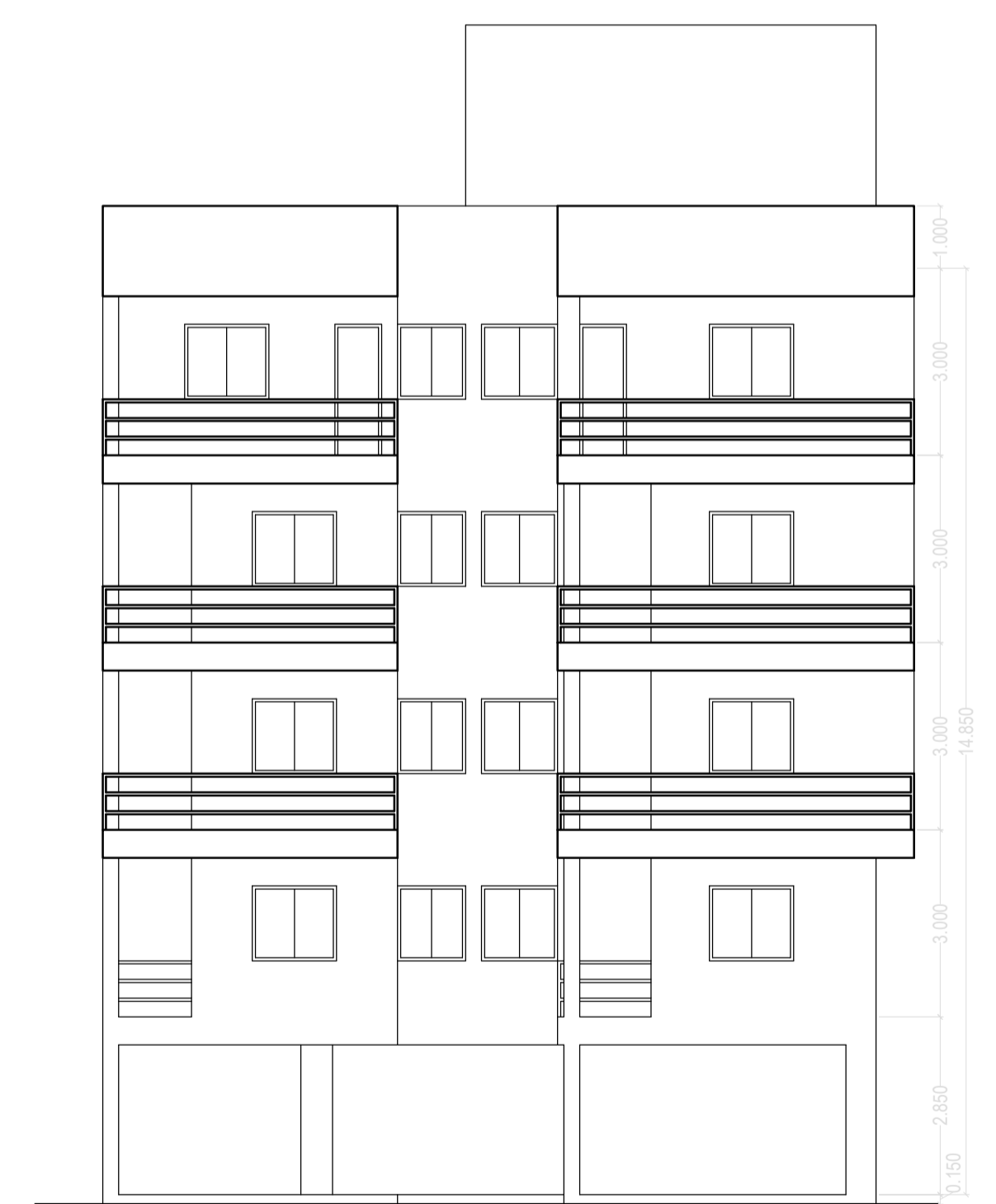
TERRACE FLOOR PLAN
(SCALE 1:100)



SECTION AT X-X
SCALE 1:100




SECTION AT Y-Y
SCALE 1:100



FRONT ELEVATION
SCALE 1:100



LEFT SIDE ELEVATION
SCALE 1:100


 Nandan Jyoti
 Shankar Saha
 Designation : Town
 Planner
 Organization :
 GOVERNMENT OF
 JHARKHAND
 Date : 13-Jun-2018
 RMC/ART/0061

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE