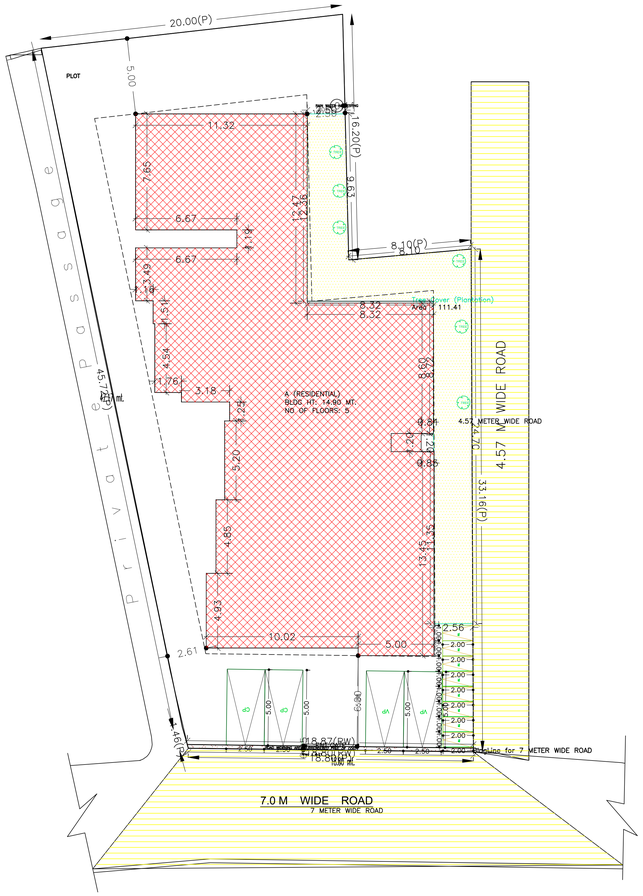
Project Title :G+4 STORIED BUILDING

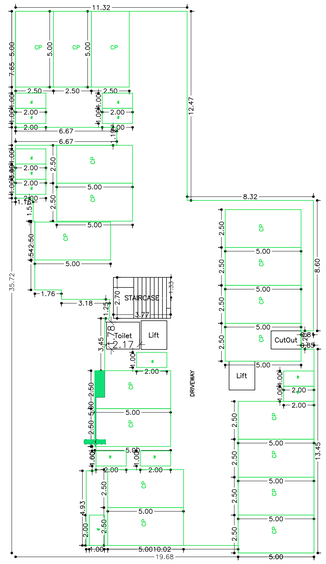
DATE	16-12-2020
SHEET NO.	1

Proposal Basic Information

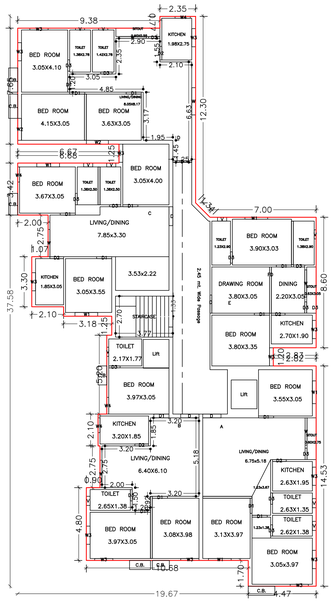
Proposal File No	RMC/BP/0424/W37/2020
Owner Name	ANUP TIGGA
Khata No	22
Plot No	117
Village Name	ARGODA
Use	Residential
SubUse	Residential Bldg/Apartment



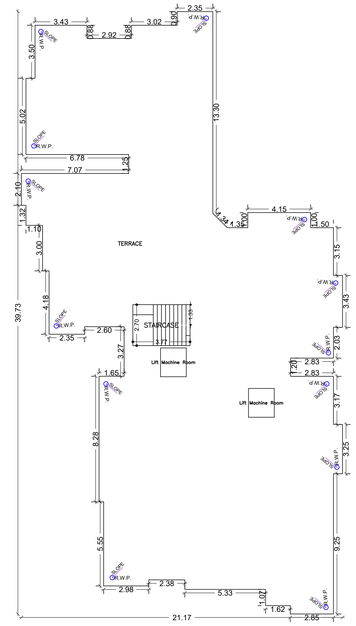
SITE PLAN
(Scale - 1:100)



GROUND FLOOR PLAN
(SCALE 1:100)



TYPICAL – 1– 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.52 VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: RANCHI	Plot SubUse: Residential Bldg/Apartment	
Authority: RANCHI MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA	
Plot No: 117 RMC/BP/0424/W37/2020	Plot/SubPlot No: 117	
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)	1001.84
Deduction for NetPlot Area		
Surrender Free of Cost		4.71
Road Widening		4.71
NET AREA OF PLOT(Gross Plot Area – Deduction from Gross Plot area)	(A–Deductions)	997.23
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		4.71
Common Plot		111.41
Total		116.12
BALANCE AREA OF PLOT(Net Plot Area – Recreational/Amenity space)	(A–Deductions)	885.81
NET AREA FOR COVERAGE(Net Plot Area)	(A–Deductions)	997.23
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A–Deductions)	1001.94
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		598.34
Proposed Coverage Area (48.70 %)		485.66
Total Prop. Coverage Area (48.7 %)		485.66
Balance coverage area (11.30 %)		112.68
FAR CHECK		
Perm. FAR Area (2.50)		2504.85
Total Perm. FAR area		2504.85
Residential FAR		1970.56
Proposed FAR Area		1987.21
Total Proposed FAR Area		1987.21
Consumed FAR (Factor)		1.99
Balance FAR Area		517.64
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2479.68
ARCHITECT (Regd)		Rajeev Srivastava
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		ANUP TIGGA
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 (RESIDENTIAL) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	483.28	16.65	483.28	16.65
First Floor	499.10	492.64	499.10	492.64
Second Floor	499.10	492.64	499.10	492.64
Third Floor	499.10	492.64	499.10	492.64
Fourth Floor	499.10	492.64	499.10	492.64
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2479.68	1987.21	2479.68	1987.21

Building USE/SUBUSE Details

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

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.	Visitors Car Reqd./Unit	Visitors Car Reqd.	Visitors Car Prop.	TwoWheeler Reqd./Unit	TwoWheeler Reqd.	TwoWheeler Prop.
A (RESIDENTIAL)	Residential	Residential Bldg/Apartment	0 – 140	1	20.00	1.00	20	–	–	–	–	–	–	–
			> 140	1.5	–	1	–	–	–	–	–	–	–	–
			> 0	1	20.00	–	–	–	1	2	–	1	20	–
			> 0	1	20.00	–	–	–	1	2	–	–	–	–
Total :			–	–	–	–	20	20	–	2	2	–	20	21

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	–	–	20	250.00
Total Car	20	250.00	20	250.00
Visitor's Car Parking	–	–	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	–	–	21	42.00
Total TwoWheeler	20	40.00	21	42.00
Other Parking	–	–	–	215.52
Total	315.00			574.52

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.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Accessory Use	Parking	Proposed FAR Area (Sq.mt.) Resi.	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (RESIDENTIAL)	1	2481.06	1.38	2479.68	25.84	3.86	462.77	1970.56	10.19	1987.21	1987.21	20
Grand Total :	1	2481.06	1.38	2479.68	25.84	3.86	462.77	1970.56	10.19	1987.21	1987.21	20

Building :A (RESIDENTIAL)

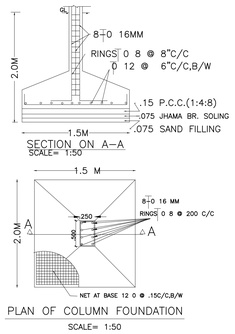
Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Accessory Use	Parking	Proposed FAR Area (Sq.mt.) Resi.	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	484.66	1.38	483.28	0.00	3.86	462.77	0.00	10.19	16.65	16.65	00
First Floor	499.10	0.00	499.10	6.46	0.00	0.00	492.64	0.00	492.64	492.64	05
Second Floor	499.10	0.00	499.10	6.46	0.00	0.00	492.64	0.00	492.64	492.64	05
Third Floor	499.10	0.00	499.10	6.46	0.00	0.00	492.64	0.00	492.64	492.64	05
Fourth Floor	499.10	0.00	499.10	6.46	0.00	0.00	492.64	0.00	492.64	492.64	05
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2481.06	1.38	2479.68	25.84	3.86	462.77	1970.56	10.19	1987.21	1987.21	20
Total Number of Same Buildings	1										
Total :	2481.06	1.38	2479.68	25.84	3.86	462.77	1970.56	10.19	1987.21	1987.21	20

SECTION AT - 'B-B'

SECTION AT - 'A-A'

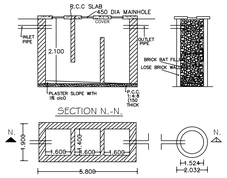
LEFT SIDE ELEVATION

FRONT ELEVATION

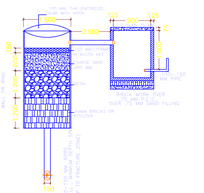


SECTION ON A–A
SCALE= 1:50

PLAN OF COLUMN FOUNDATION
SCALE= 1:50



DETAIL OF SEPTIC TANK & SOAKPIT.



DETAIL OF GROUND WATER RECHAREGING PIT WITH SLIT TANK
(SCALE 1:50)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.75	2.10	52
A (RESIDENTIAL)	D2	0.90	2.10	20
A (RESIDENTIAL)	D1	1.00	2.10	56
A (RESIDENTIAL)	D	1.20	2.10	12
A (RESIDENTIAL)	D	1.25	2.10	08
A (RESIDENTIAL)	FD	3.05	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	0.75	40
A (RESIDENTIAL)	W4	0.98	1.20	04
A (RESIDENTIAL)	W4	1.00	1.20	08
A (RESIDENTIAL)	W4	1.10	1.20	04
A (RESIDENTIAL)	W3	1.20	1.20	52
A (RESIDENTIAL)	W2	1.45	1.20	08
A (RESIDENTIAL)	W1	1.50	1.20	20
A (RESIDENTIAL)	W	1.80	1.20	12
A (RESIDENTIAL)	W	1.80	2.10	12

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL 4 FLOOR PLAN	A	FLAT	85.73	85.32	8	20
	B	FLAT	80.43	79.91	7	
	C	FLAT	82.95	82.63	7	
	D	FLAT	85.38	85.00	8	
	E	FLAT	60.80	60.44	8	
Total:	–	–	1581.15	1573.27	152	20

Name : ARUN KUMAR
Designation : Municipal Commisioner
Organization : GOVERNMENT OF JHARKHAND

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	OWNER NAME AND SIGNATURE	LEGAL SIGNATURE
Rajeev Srivastava RMC/LTP/0020/2017			

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This is system generated MAP. No need to Physically Signed.