

Proposal Basic Information	
Proposal File No.	RMC/EP/0591/M04/2020
Owner Name	SMT SUMITRA DEVI
Khata No.	246
Plot No.	2624
Village Name	BADAGAAI
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO. 1.0.53
PROJECT DETAIL:	VERSION DATE: 16/03/2020
Region: JHARKHAND URBAN	Plot Use: Residential
Local Bodies	Plot SubUse: Residential Bldg/Apartment
District: RANCHI	Plot Nearby/Religious/Structure: NA
Authority: RANCHI MUNICIPAL CORPORATION	Plot No./Plot No. 2624
Invest. No. RMC/EP/0591/M04/2020	Plot SubPlot No. 2624
Application Type: General Proposal	North: Road Width - 4.575 MTR WIDE ROAD
Project Type: Building Permission	South: Plot No. - OTHERS PLOT
Nature of Development: Addition or Alteration	East: Plot No. - OTHERS PLOT
Location of Development Area: Old Area	West: Road Width - 6.66 MTR WIDE ROAD
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 545.50
Deduction for NetPlot Area	6.36
Surround Free of Cost	6.36
Total	539.14
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 539.14
Deduction for Balance Plot Area(from Gross Plot Area)	6.36
Common Plot	77.53
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 467.97
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 539.14
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 545.50
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	322.58
Proposed Coverage Area (59.86 %)	322.75
Total Prop. Coverage Area (59.86 %)	322.75
Balance coverage area (0.14 %)	0.73
FAR CHECK	
Perm. FAR Area (2.50)	1363.75
Total Perm. FAR area	1363.75
Residential FAR	1152.99
Proposed FAR Area	1152.99
Total Proposed FAR Area	1152.99
Consumed FAR (Factor)	2.11
Balance FAR Area	210.76
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	1493.31
ARCHITECT (Regd)	SHAILESH KUMAR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SMT SUMITRA DEVI
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX	
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Red
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Orange

Buildingwise Floor FAR Details								
Floor Name	A (BUILDING)				Total			
	Proposed Built Up Area (Sq.m)	Existing Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Existing FAR Area (Sq.m)	Total Proposed Built Up Area (Sq.m)	Total Existing Built Up Area (Sq.m)	Total FAR Area (Sq.m)	Total Existing FAR Area (Sq.m)
Ground Floor	322.75	0.00	17.00	0.00	322.75	0.00	17.02	0.00
First Floor	0.00	334.06	0.00	327.85	0.00	334.06	0.00	327.85
Second Floor	3.91	337.11	0.00	330.90	3.91	337.11	0.00	335.90
Third Floor	3.91	337.11	0.00	330.90	3.91	337.11	0.00	335.90
Fourth Floor	154.46	0.00	146.32	0.00	154.46	0.00	146.32	0.00
Tempor Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	485.03	1008.28	163.34	989.65	485.03	1008.28	163.34	989.65

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.m)		Units		Car		Visitors Car		TwoWheeler	
			Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.		
A (BUILDING)	Residential	Bldg/Apartment	> 140	1.5	1	-	-	-	-	-	-	-
			> 8	1	10.00	-	-	-	-	1	10	-
			> 8	1	10.00	-	-	-	1	1	-	-
Total			-	-	-	-	10	10	1	1	10	10

Parking Check (Table 7b)

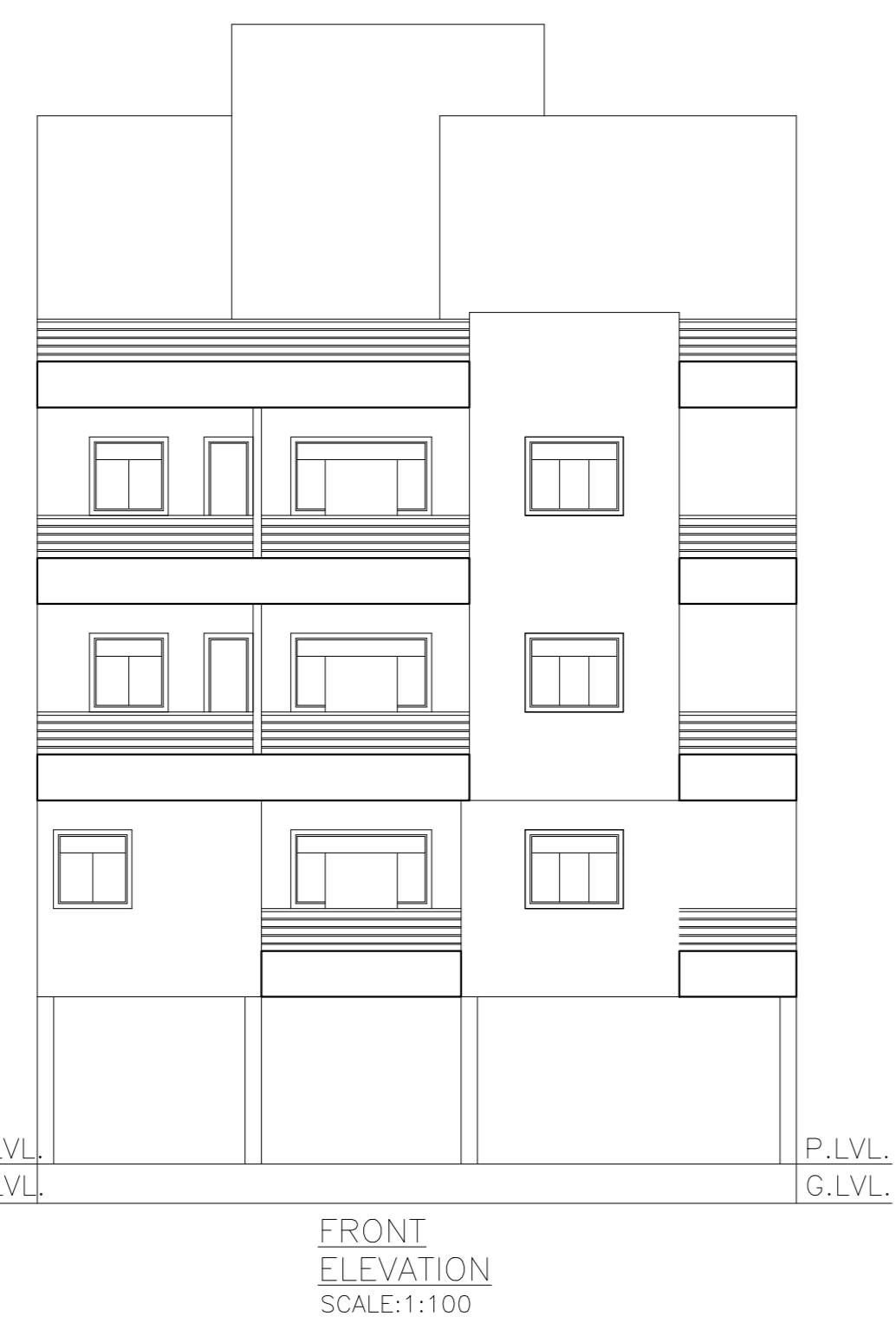
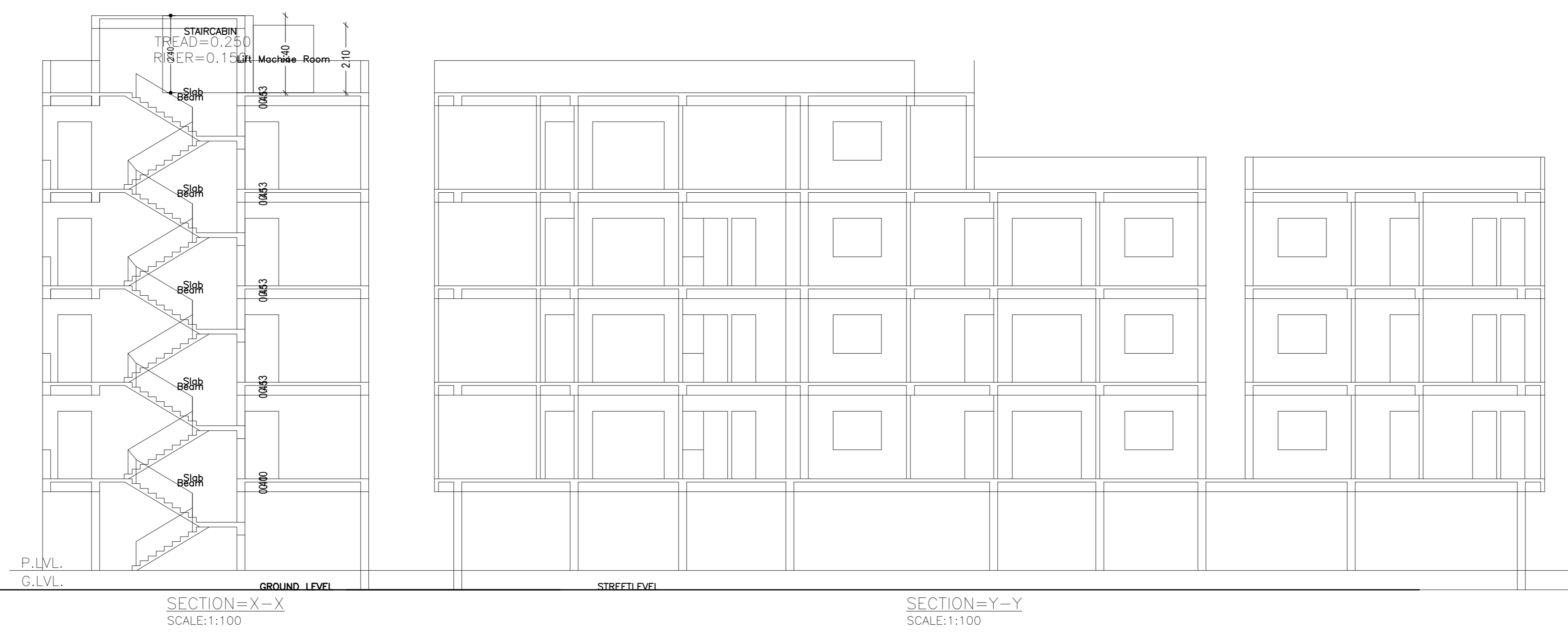
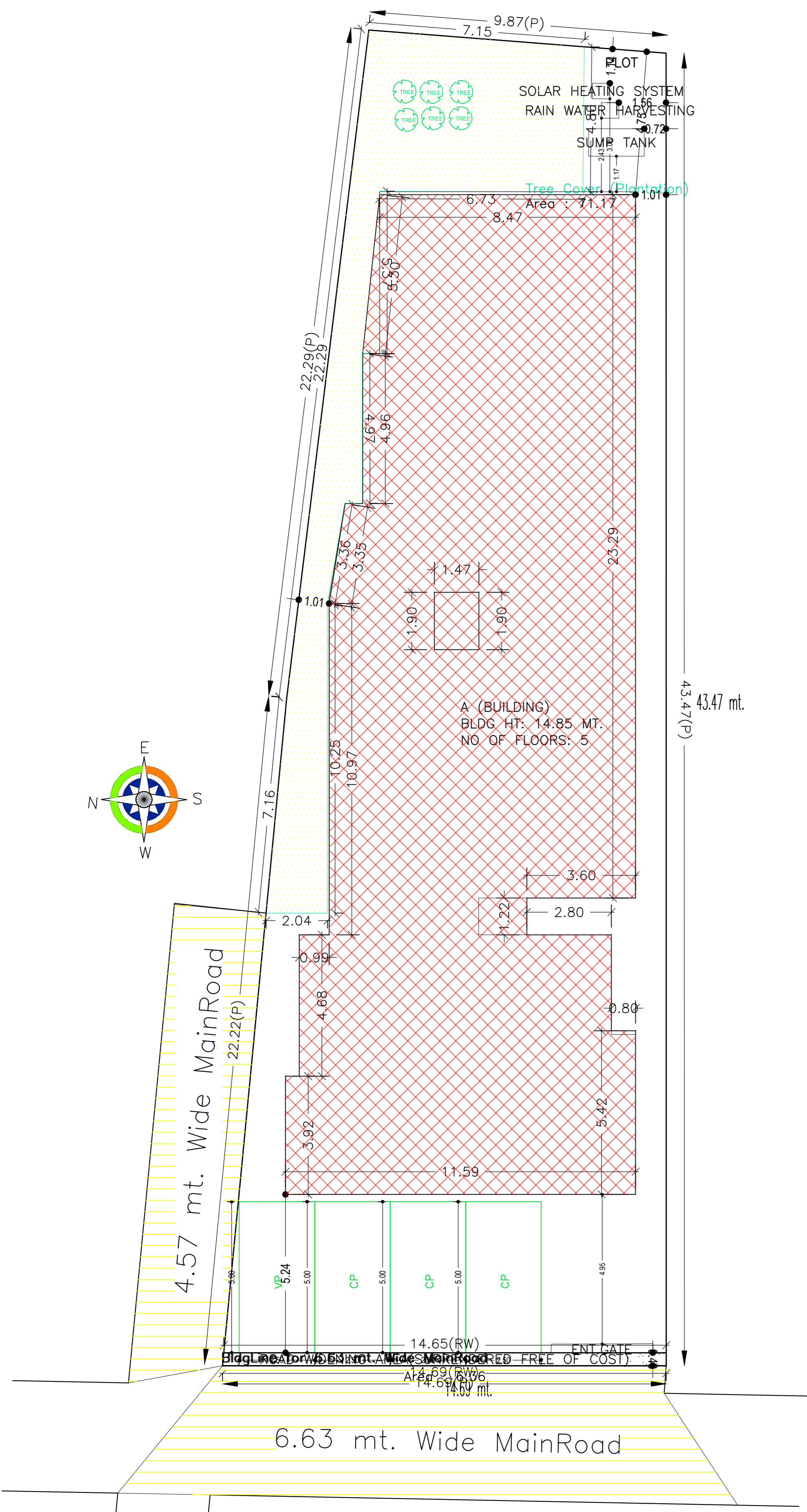
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	10	125.00
Total Car	10	125.00	10	125.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	10	20.00
Total TwoWheeler	10	20.00	10	20.00
Other Parking	-	-	-	197.84
Total	157.50	-	375.34	-

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.m)	Deductions From Gross BUA/Area in (Sq.m)	Total Built Up Area (Sq.m)	Existing Built Up Area (Sq.m)	Proposed Built Up Area (Sq.m)	Deductions (Area in Sq.m)					Existing FAR Area (Sq.m)	Proposed FAR Area (Sq.m)	Add Area In FAR (Sq.m)	Total FAR Area (Sq.m)	Total Consumed Additional FAR Area (Sq.m)	Trmt (No.)	
							Lift	Balcony	Void	Accessory Use	Parking							
A (BUILDING)	1	1496.11	2.80	1493.31	1008.28	485.03	16.76	9.75	8.08	3.19	302.54	989.65	146.32	12.83	61.95	1152.99	1152.99	10
Gross Total	1	1496.11	2.80	1493.31	1008.28	485.03	16.76	9.75	8.08	3.19	302.54	989.65	146.32	12.83	61.95	1152.99	1152.99	10

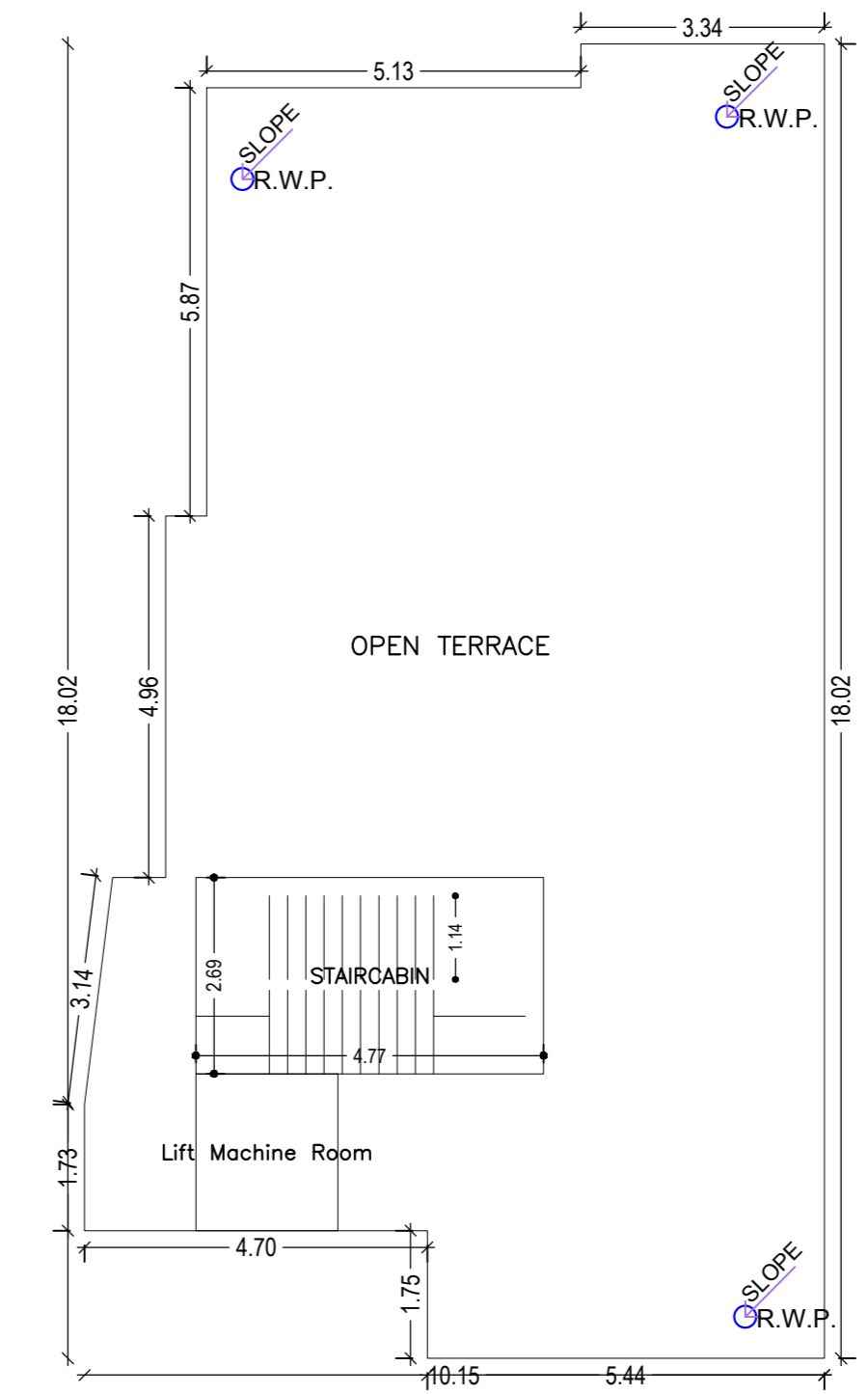
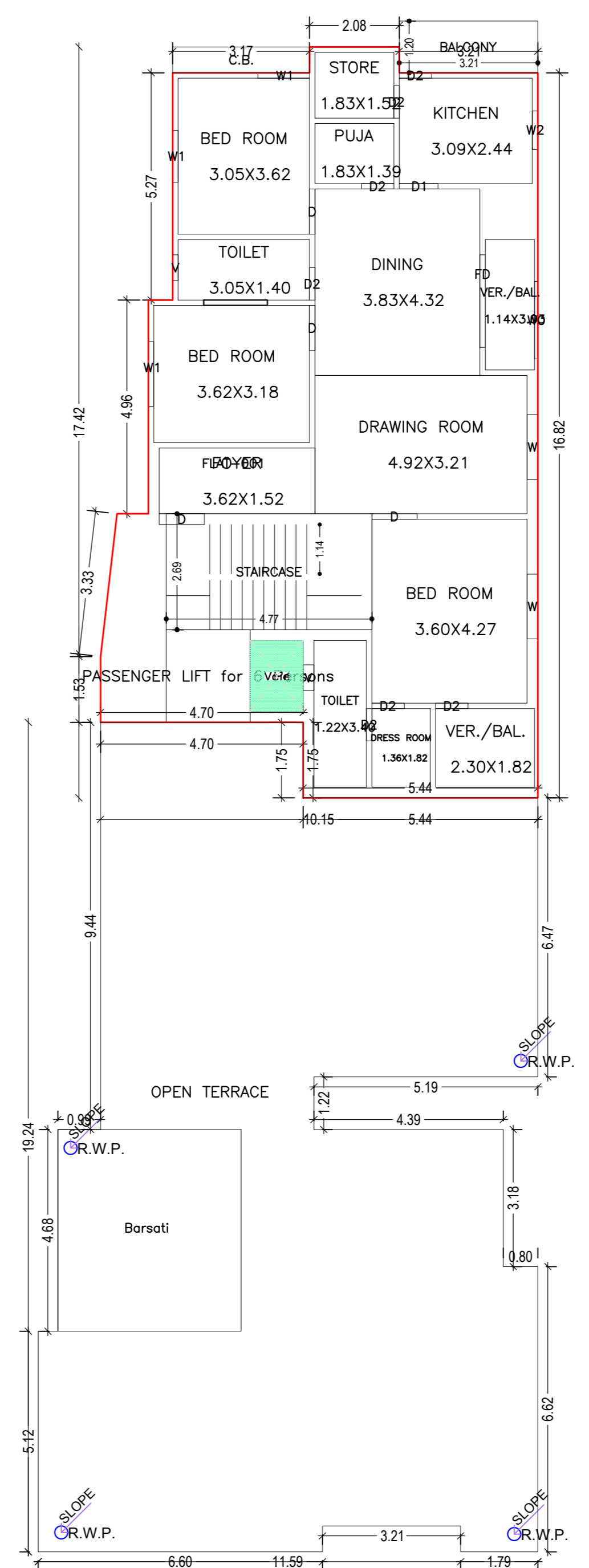
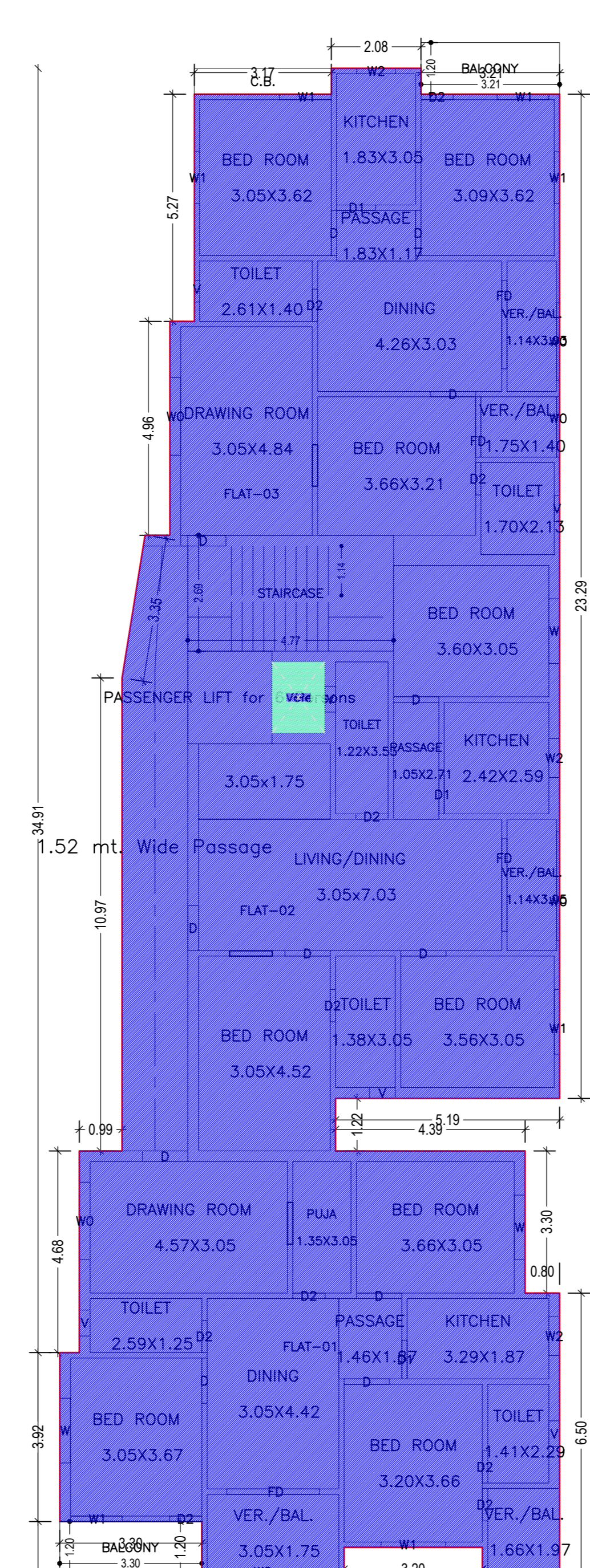
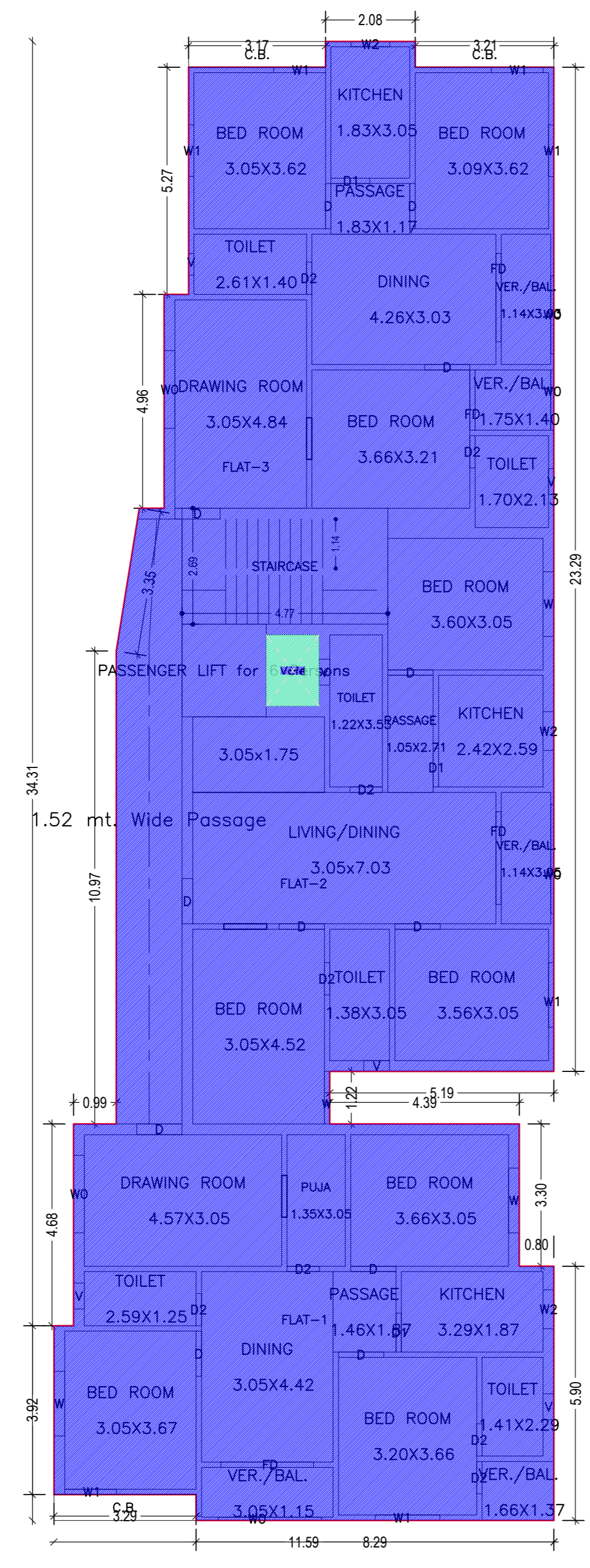
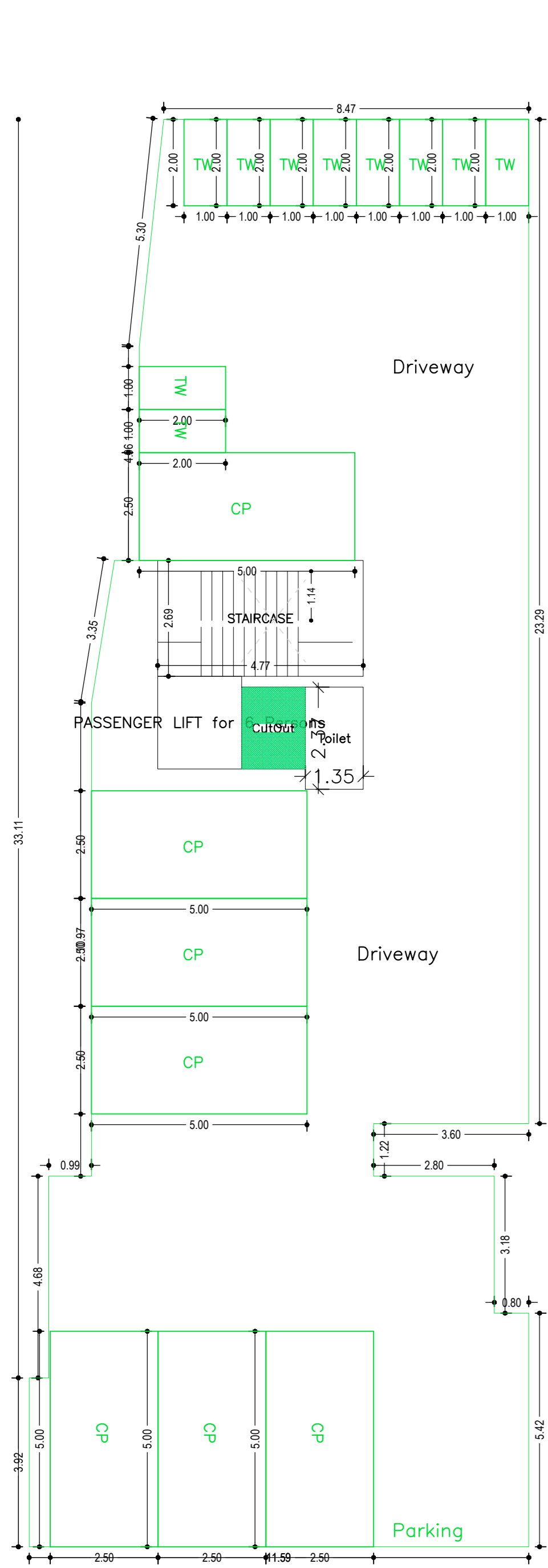
Building :A (BUILDING)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA/Area in (Sq.m)	Total Built Up Area (Sq.m)	Existing Built Up Area (Sq.m)	Proposed Built Up Area (Sq.m)	Deductions (Area in Sq.m)					Existing FAR Area (Sq.m)	Proposed FAR Area (Sq.m)	Add Area In FAR (Sq.m)	Total FAR Area (Sq.m)	Total Consumed Additional FAR Area (Sq.m)	Trmt (No.)	
						Lift	Balcony	Void	Accessory Use	Parking							
Ground Floor	325.55	2.80	322.75	0.00	322.75	0.00	0.00	0.00	3.19	302.54	0.00	0.00	12.83	0.00	17.02	17.02	00
First Floor	334.06	0.00	334.06	0.00	334.06	0.00	4.19	2.02	0.00	327.85	0.00	0.00	20.65	327.85	327.85	03	
Second Floor	341.02	0.00	341.02	337.11	3.91	4.19	3.91	2.02	0.00	330.90	0.00	0.00	20.65	330.90	330.90	03	
Third Floor	341.02	0.00	341.02	337.11	3.91	4.19	3.91	2.02	0.00	330.90	0.00	0.00	20.65	330.90	330.90	03	
Fourth Floor	154.46	0.00	154.46	0.00	154.46	4.19	1.93	2.02	0.00	146.32	0.00	0.00	146.32	146.32	01		
Tempor 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	0.00	0.00	00	
Total	1496.11	2.80	1493.31	1008.28	485.03	16.76	9.75	8.08	3.19	302.54	989.65	146.32	12.83	61.95	1152.99	1152.99	10
Total Number of Same Buildings	1																



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHAILESH KUMAR RMC/EP/0591/15-16			

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SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	35
A (BUILDING)	D1	0.90	2.10	10
A (BUILDING)	D	1.05	2.10	40
A (BUILDING)	FD	1.40	2.10	03
A (BUILDING)	FD	2.05	2.10	03
A (BUILDING)	FD	2.15	2.10	07

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.50	3.60	03
A (BUILDING)	V	0.60	0.60	17
A (BUILDING)	W2	1.20	1.20	10
A (BUILDING)	W1	1.20	1.20	17
A (BUILDING)	W	1.22	1.20	01
A (BUILDING)	W0	1.40	1.80	03
A (BUILDING)	W	1.50	1.20	11
A (BUILDING)	W1	1.50	1.20	07
A (BUILDING)	W0	1.80	1.80	10
A (BUILDING)	W0	2.40	1.80	03
A (BUILDING)	W0	2.53	1.80	03

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	1.20 X 3.21 X 1 X 1	3.86	3.86
TYPICAL - 2&3 FLOOR PLAN	1.20 X 3.30 X 1 X 2	7.90	15.82
	1.20 X 3.21 X 1 X 2	7.72	
Total	-	-	19.48

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Terrace
FIRST FLOOR PLAN	FLAT-1	FLAT	Existing	99.44	99.32	12	
FIRST FLOOR PLAN	FLAT-2	FLAT	Existing	95.65	95.52	9	3
FIRST FLOOR PLAN	FLAT-3	FLAT	Existing	93.02	92.90	11	
FOURTH FLOOR PLAN	FLAT-001	FLAT	Proposed	135.55	121.81	14	1
TYPICAL - 2&3 FLOOR PLAN	FLAT-02	FLAT	Existing	106.44	102.37	12	
TYPICAL - 2&3 FLOOR PLAN	FLAT-03	FLAT	Existing	96.87	92.90	11	
Total	-	-	-	1011.88	991.11	110	10

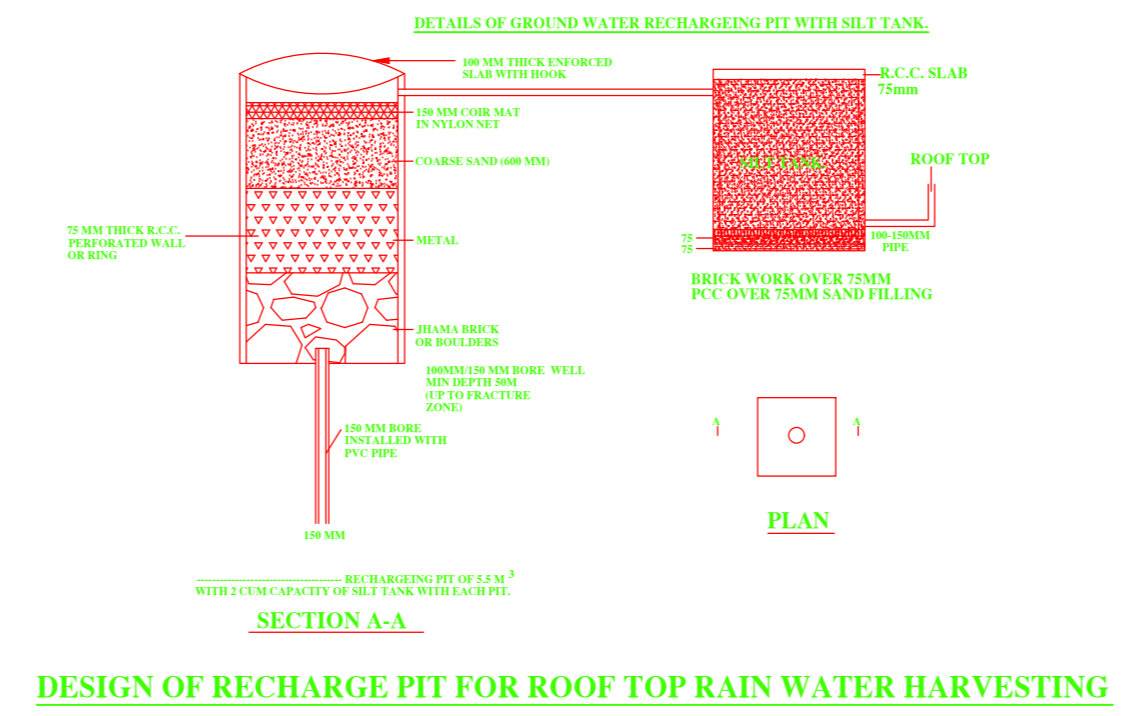
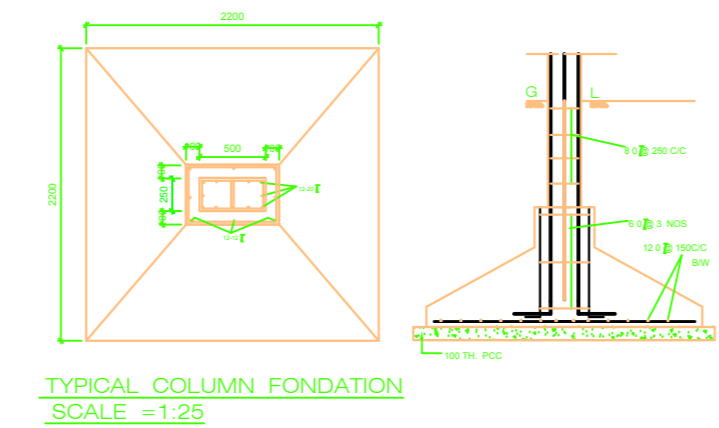
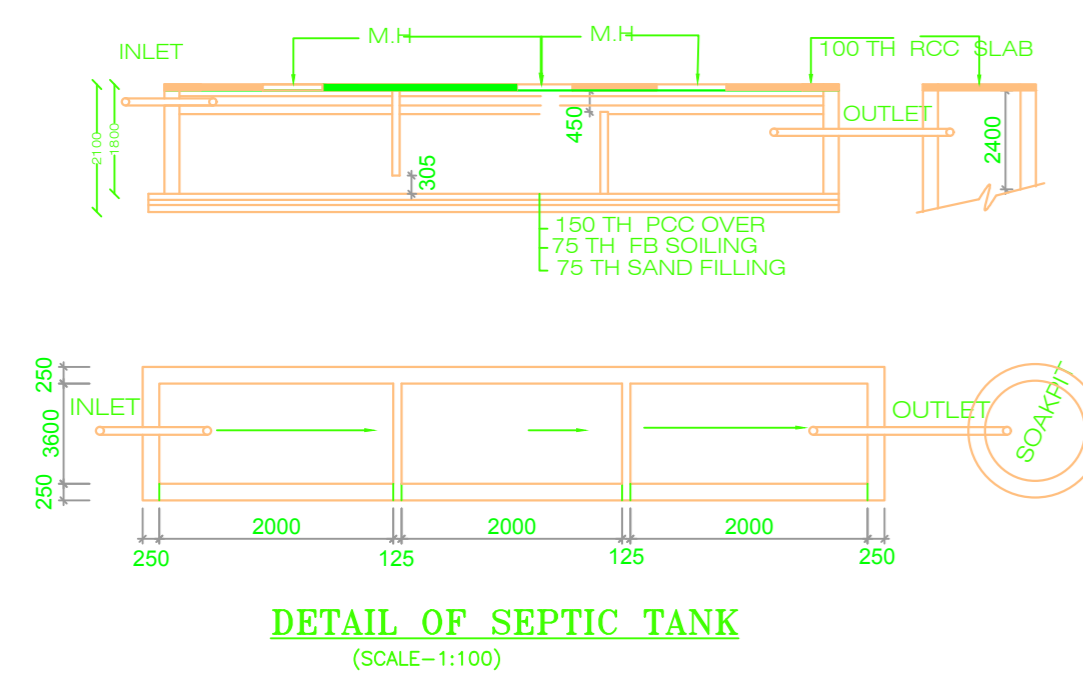
GROUND FLOOR PLAN (SCALE 1:100)

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

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

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

TERRACE FLOOR PLAN (SCALE 1:100)



LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHAILESH KUMAR RMC/EP/0591/15-16			