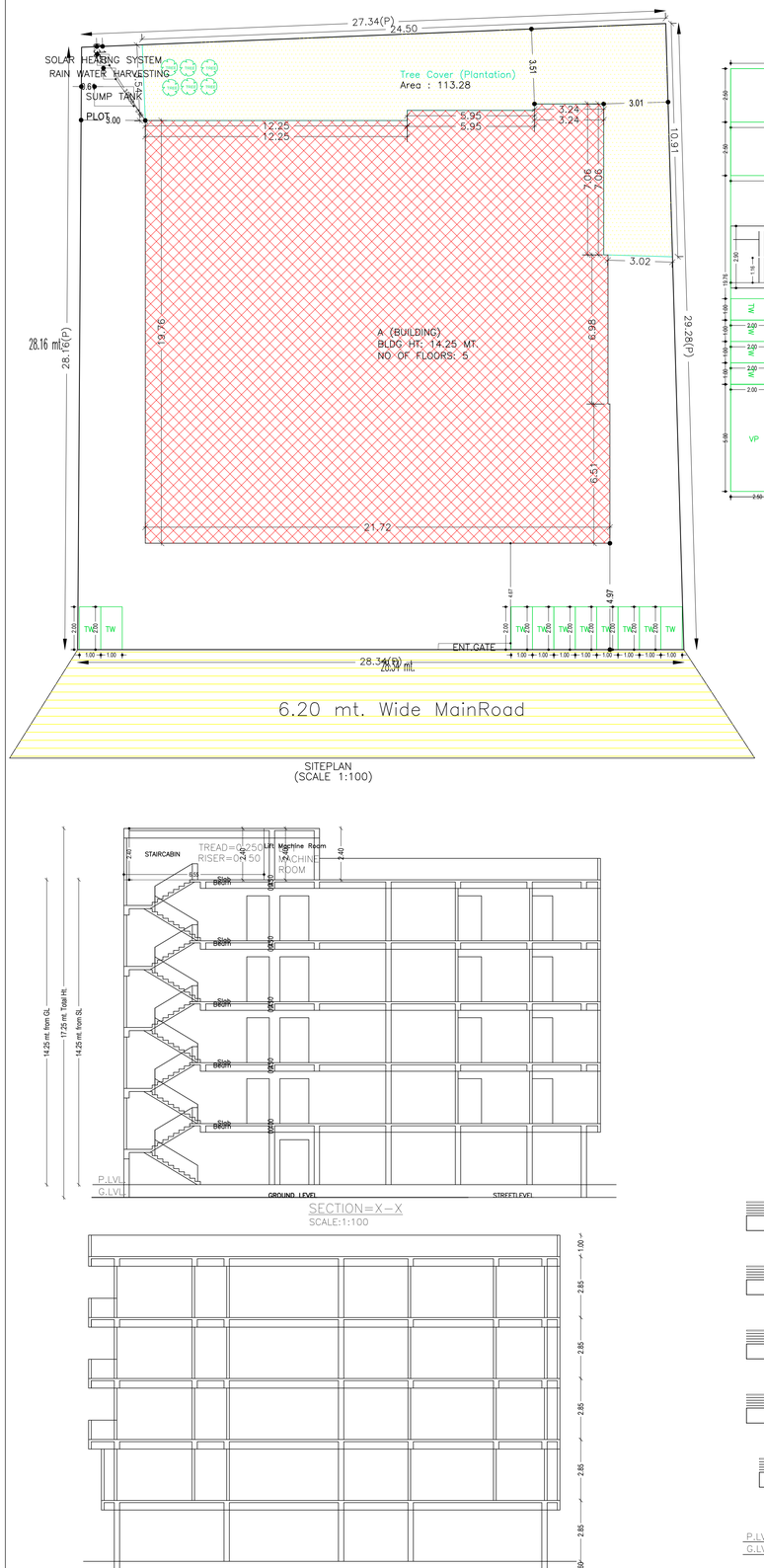
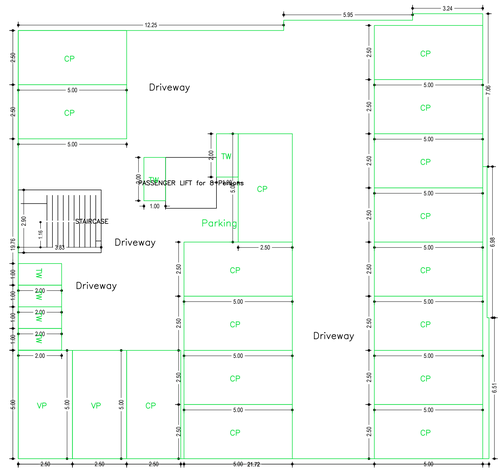
Project Title :RESIDENTIAL G+4 APARTMENT

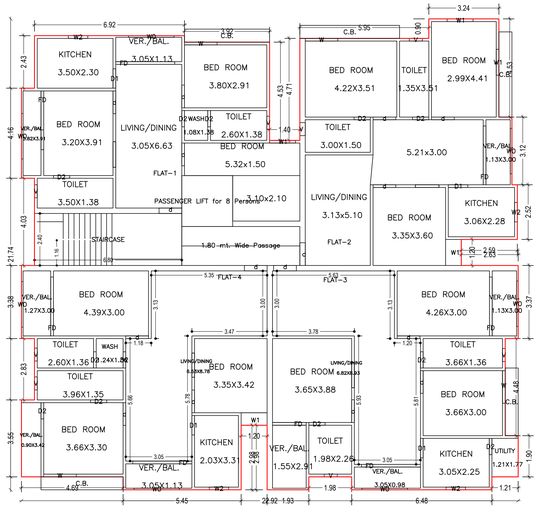
DATE	31-05-2021
SHEET NO.	1



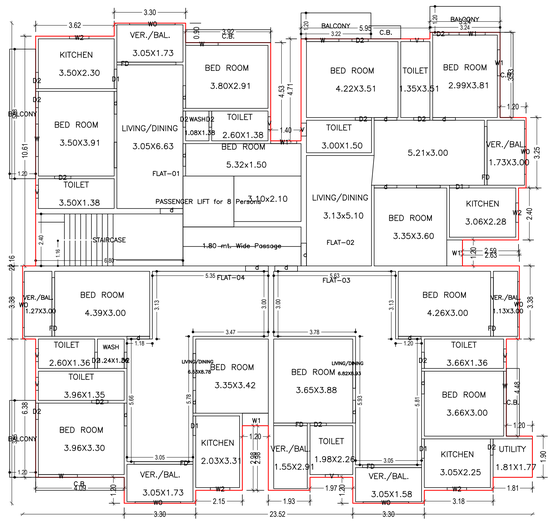
SITEPLAN
(SCALE 1:100)



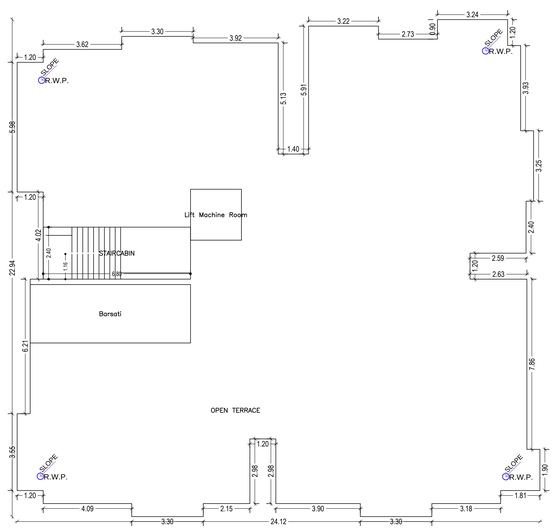
GROUND FLOOR PLAN
(SCALE 1:100)



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



TYPICAL – 2, 3& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

SECTION=X–X
SCALE:1:100

SECTION=Y–Y
SCALE:1:100

FRONT ELEVATION
SCALE:1:100

SIDE ELEVATION
SCALE:1:100

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FLAT-1	FLAT	93.32	93.17	10	4
	FLAT-2	FLAT	101.58	101.44	8	
	FLAT-3	FLAT	113.55	113.41	11	
	FLAT-4	FLAT	110.25	110.11	11	
TYPICAL - 2, 3& 4 FLOOR PLAN	FLAT-01	FLAT	99.98	92.65	9	12
	FLAT-02	FLAT	109.31	101.42	8	
	FLAT-03	FLAT	116.67	116.53	11	
	FLAT-04	FLAT	114.36	109.96	10	
Total:	-	-	1739.65	1679.79	154	16

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3& 4 FLOOR PLAN	1.20 X 3.55 X 1 X 3	12.78	57.57
	1.20 X 5.98 X 1 X 3	21.54	
	1.20 X 3.23 X 1 X 3	11.61	
	1.20 X 3.24 X 1 X 3	11.64	
Total	-	-	57.57

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	60
A (BUILDING)	D1	0.90	2.10	16
A (BUILDING)	d	1.05	2.10	64
A (BUILDING)	FD	1.55	2.10	04
A (BUILDING)	FD	2.71	2.10	13
A (BUILDING)	FD	2.72	2.10	12

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	0.60	32
A (BUILDING)	W2	0.90	1.20	16
A (BUILDING)	W1	1.20	1.20	08
A (BUILDING)	W1	1.20	1.80	12
A (BUILDING)	W	1.50	1.20	16
A (BUILDING)	W	1.80	1.20	03
A (BUILDING)	W0	2.10	2.10	25

Parking Check (Table 7b)

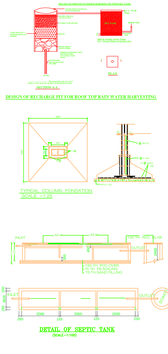
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	16	200.00
Total Car	16	200.00	16	200.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	16	32.00
Total TwoWheeler	16	32.00	16	32.00
Other Parking	-	-	-	178.63
Total	257.00			467.63

Proposal Basic Information

Proposal File No.	RMC/BP/0339/W02/2021
Owner Name	ASHA SHARMA & HARPREET KAUR
Khata No	39
Plot No	271
Village Name	HATMA
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.55	
	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	
Inward_No: RMC/BP/0339/W02/2021	Plot/SubPlot No: 271	
Application Type: General Proposal	North: Plot No. - OTHER'S PLOT	
Project Type: Building Permission	South: Road Width - 7.50MTR WIDE ROAD	
Nature of Development: New	East: Plot No. - OTHER'S PLOT	
Location of Development Area: Old Area	West: Plot No. - OTHER'S PLOT	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	799.26
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	799.26
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		113.28
Total		113.28
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	685.98
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	799.26
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	799.26
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		479.56
Proposed Coverage Area (54.08 %)		432.25
Total Prop. Coverage Area (54.08 %)		432.25
Balance coverage area (5.92 %)		47.31
FAR CHECK		
Perm. FAR Area (2.50)		1998.15
Total Perm. FAR area		1998.15
Residential FAR		1856.58
Proposed FAR Area		1873.20
Total Proposed FAR Area		1873.20
Consumed FAR (Factor)		2.34
Balance FAR Area		124.95
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2339.70
ARCHITECT (Regd)		SHAILESH KUMAR
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		ASHA SHARMA & HARPREET KAUR
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		Total	
	A (BUILDING)			
	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	432.25	16.62	432.25	16.62
First Floor	461.96	456.44	461.96	456.44
Second Floor	481.83	466.71	481.83	466.71
Third Floor	481.83		481.83	466.71
Fourth Floor	481.83	466.71	481.83	466.71
Terrace Floor	0.00		0.00	0.00
Total :	2339.70	1873.19	2339.70	1873.19

Building USE/SUBUSE Details

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

Building :A (BUILDING)

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	Parking	Resi.	Stair			
Ground Floor	432.25	0.00	0.00	415.63	0.00	11.09	16.62	16.62	00
First Floor	461.96	5.52	0.00	0.00	456.44	0.00	456.44	456.44	04
Second Floor	481.83	5.52	9.60	0.00	466.71	0.00	466.71	466.71	04
Third Floor	481.83	5.52	9.60	0.00	466.71	0.00	466.71	466.71	04
Fourth Floor	481.83	5.52	9.60	0.00	466.71	0.00	466.71	466.71	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2339.70	22.08	28.80	415.63	1856.57	11.09	1873.19	1873.19	16
Total Number of Same Buildings :	1								
Total :	2339.70	22.08	28.80	415.63	1856.57	11.09	1873.19	1873.19	16

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	Parking	Resi.	Stair			
A (BUILDING)	1	2339.70	22.08	28.80	415.63	1856.57	11.09	1873.19	1873.19	16
Grand Total :	1	2339.70	22.08	28.80	415.63	1856.57	11.09	1873.19	1873.19	16

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 (BUILDING)	Residential	Residential Bldg/Apartment	0 - 140	1	16.00	1.00	16	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	16.00	-	-	-	-	-	-	1	16	-
			> 0	1	16.00	-	-	-	1	2	-	-	-	-
	Total :		-	-	-	-	16	16	-	2	2	-	16	16

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHAILESH KUMAR RMC/LE/0015/15-16			

Name : SRIKANT SARAN
Designation : Municipal Commissioner, Main
Organization : GOVERNMENT OF JHARKHAND

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