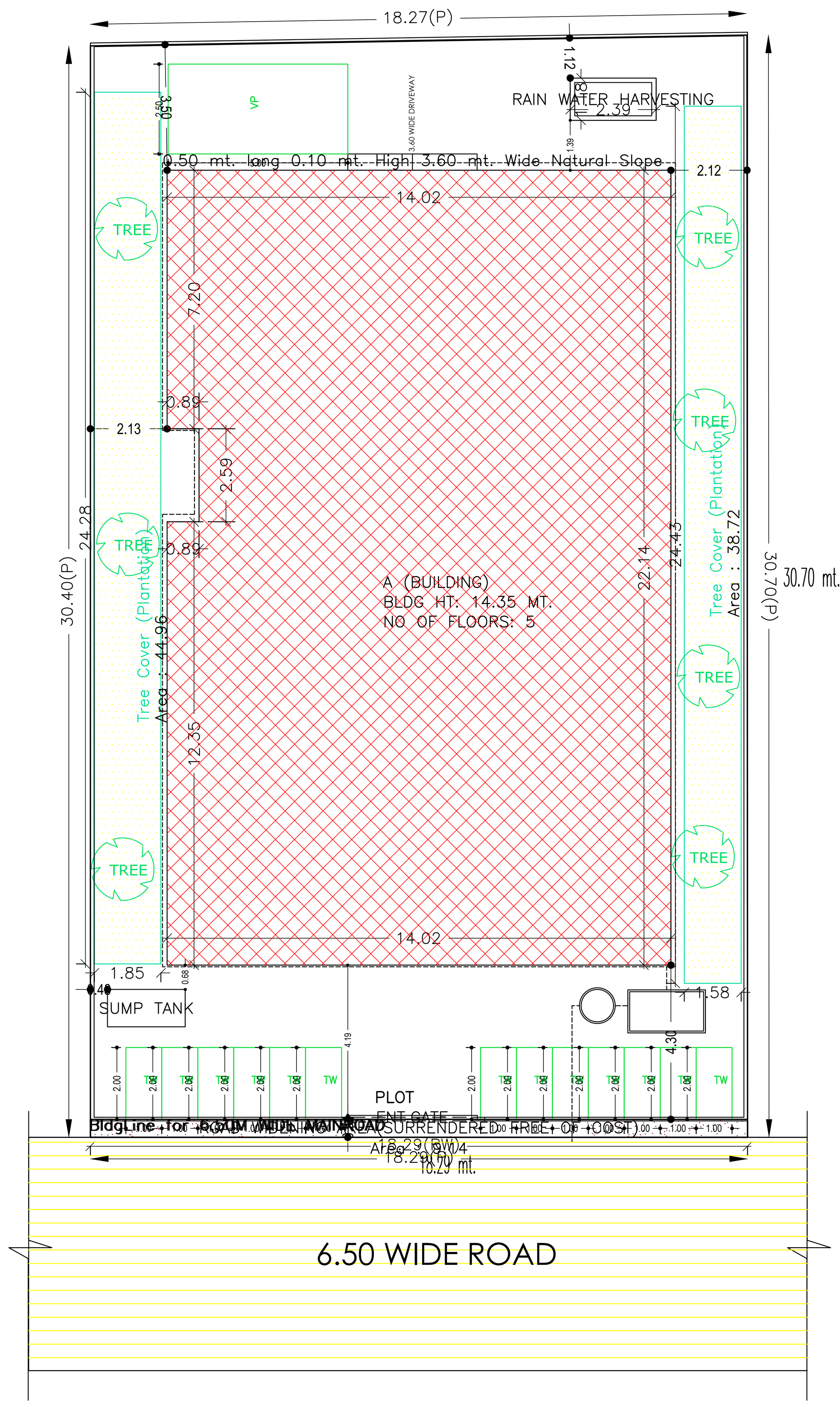
Project Title :MANJU SHARMA

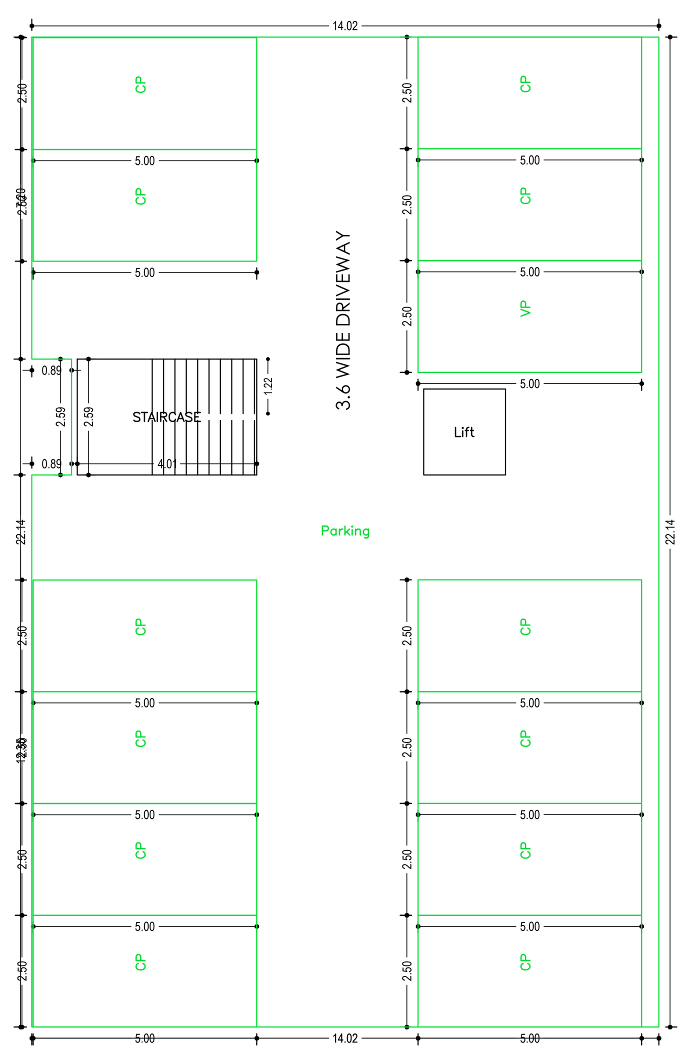
DATE	02-03-2021
SHEET NO.	1

Proposal Basic Information

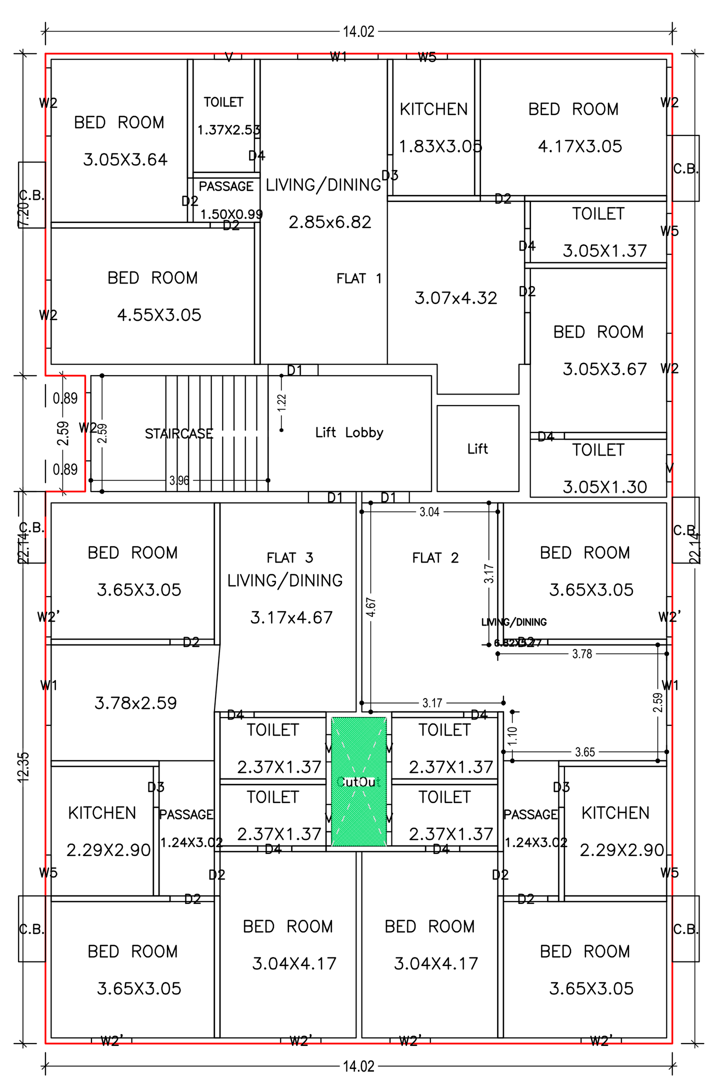
Field	Value
Proposal File No.	RMC/BP/0145/W08/2021
Owner Name	SMT. MANJU SHARMA
Khata No	21
Plot No	855
Village Name	BARIYATU
Use	Residential
SubUse	Residential Bldg/Apartment



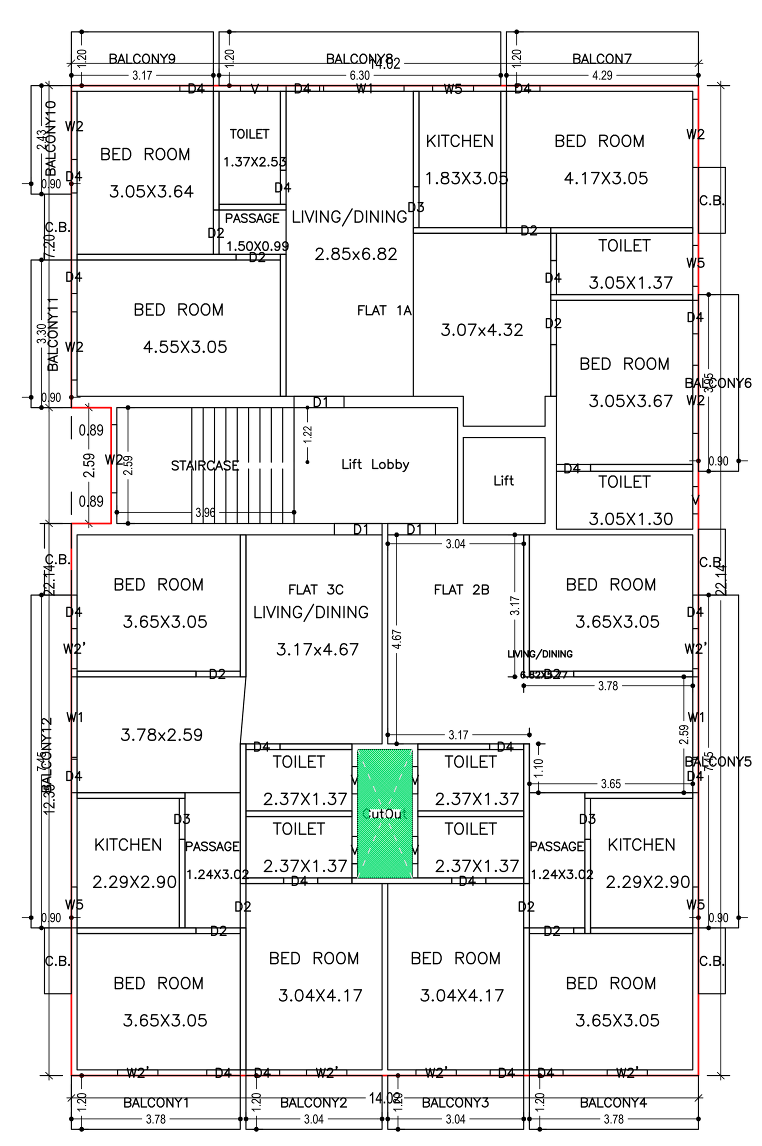
SITE PLAN



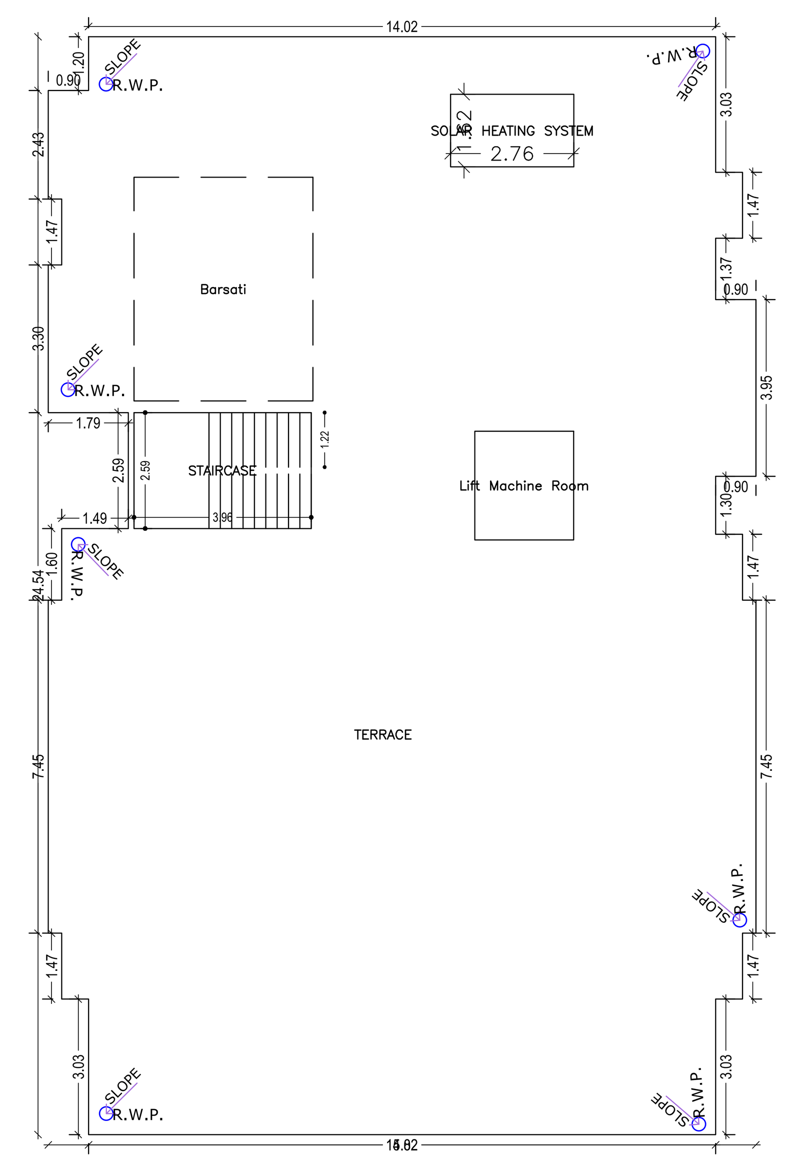
GROUND FLOOR PLAN
(SCALE 1:100)



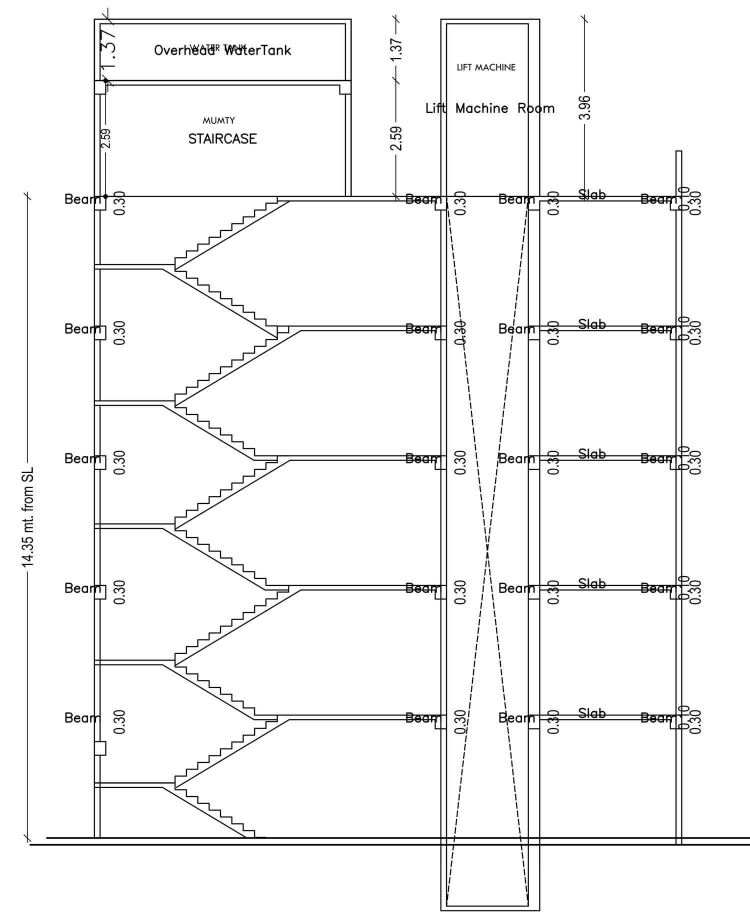
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



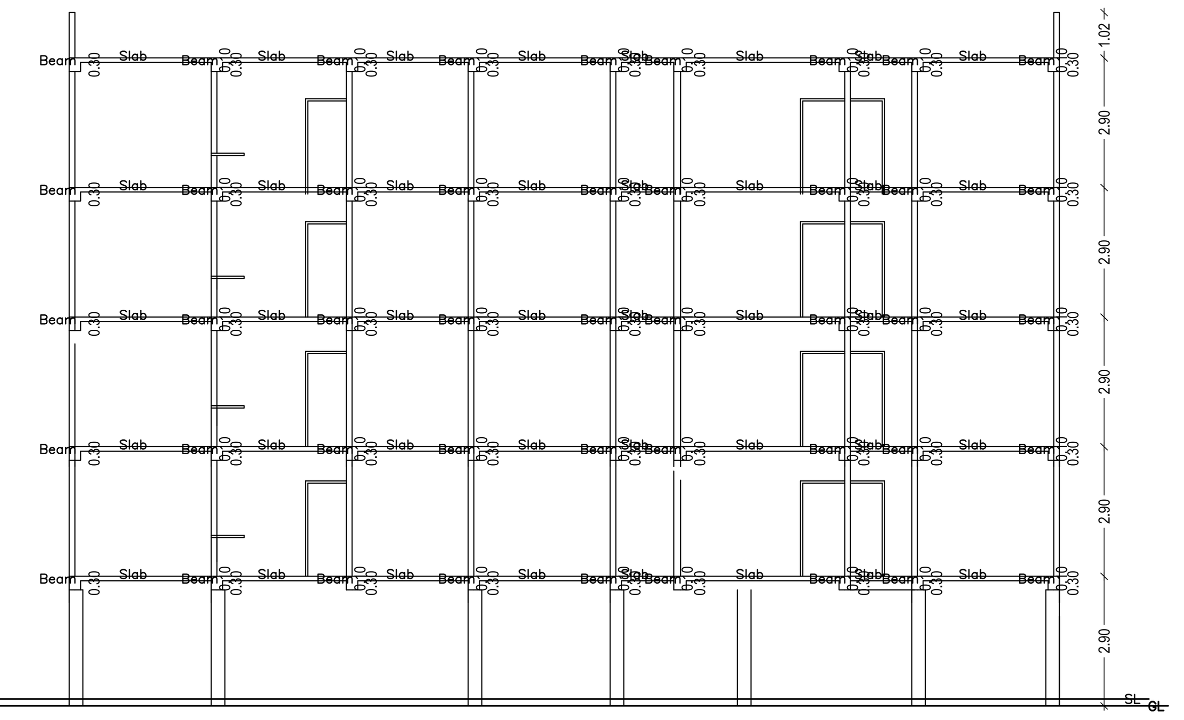
TYPICAL – 2– 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



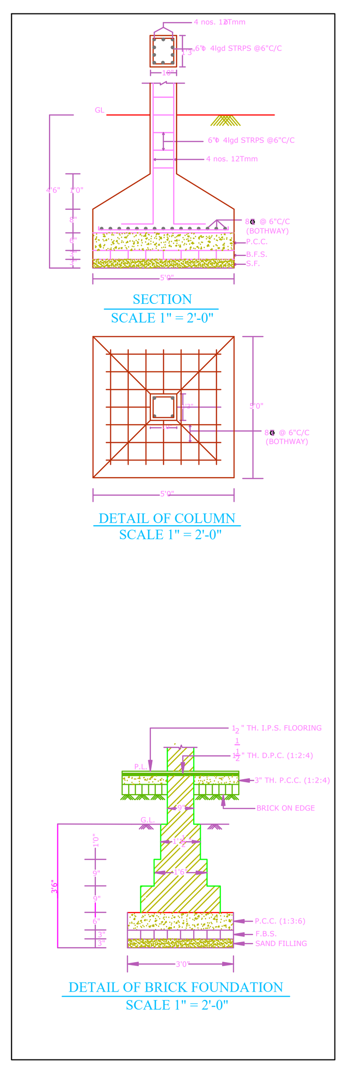
TERRACE FLOOR PLAN
(SCALE 1:100)



SECTION XX'
SCALE 1:100

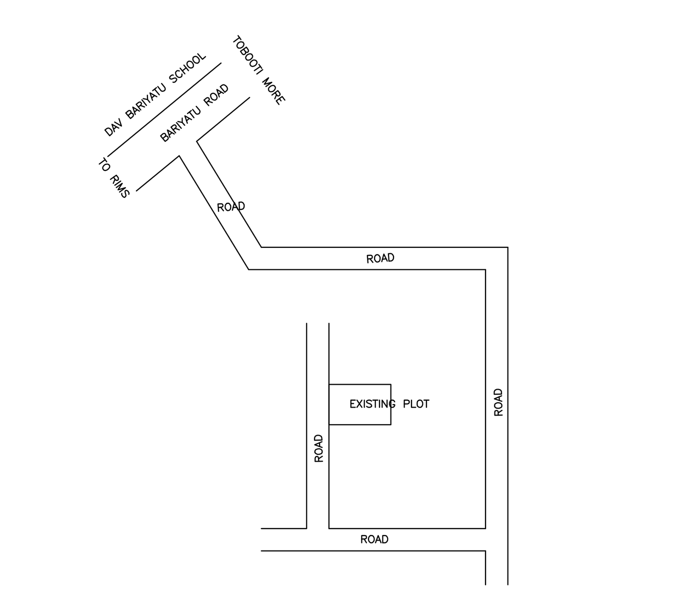


SECTION YY'
SCALE 1:100

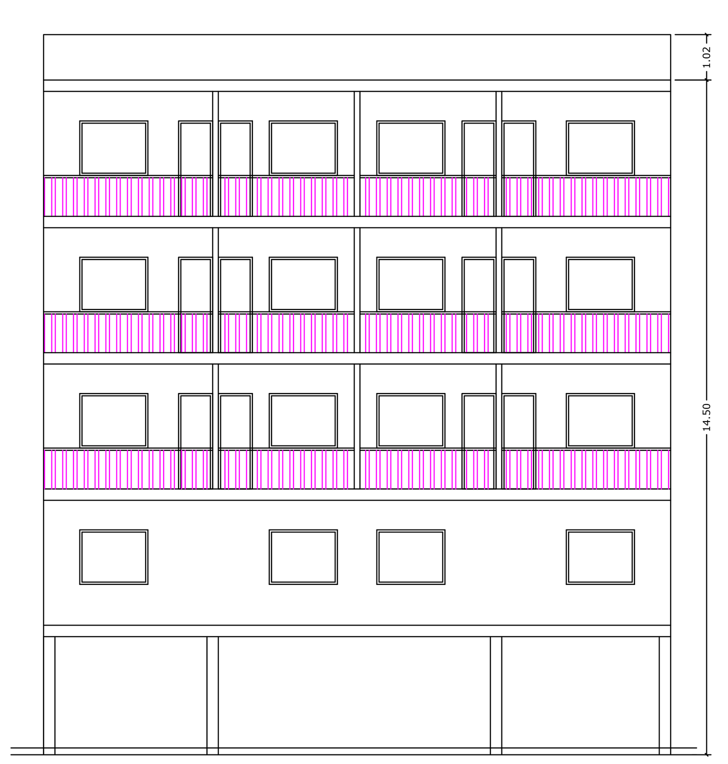


CERTIFICATE FOR STRUCTURE SAFETY

THIS IS CERTIFY THAT THE STRUCTURAL DESIGN OF THE BUILDING WILL BE AS PER I.S–1983–1984 & I.S.4326–1993 TO MAKE SAME EARTH QUAKE RESISTANT.

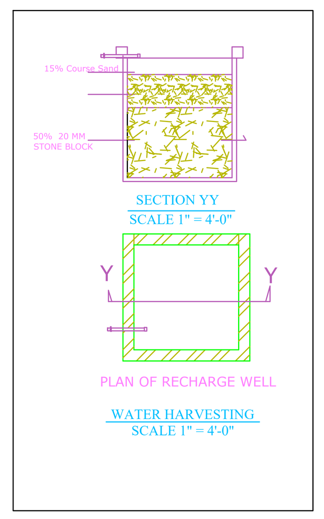


LOCATION PLAN
NOT TO SCALE



FRONT ELEVATION
SCALE 1:100

LEFT SIDE ELEVATION
SCALE 1:100



AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO.: 1.0.53 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/0145/W08/2021	Plot/SubPlot No: 855	
Application Type: General Proposal	North: Plot No. - OTHER PLOT	
Project Type: Building Permission	South: Plot No. - OTHER PLOT	
Nature of Development: New	East: Plot No. - OTHER PLOT	
Location of Development Area: Old Area	West: Road Width - 6.70	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	558.44
Deduction for NetPlot Area		
Surrender Free of Cost		9.14
Total		9.14
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	549.30
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		9.14
Common Plot		83.68
Total		92.83
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	465.61
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	549.30
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	558.44
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		329.58
Proposed Coverage Area (56.09 %)		308.10
Total Prop. Coverage Area (56.09 %)		308.10
Balance coverage area (3.91 %)		21.48
FAR CHECK		
Perm. FAR Area (2.50)		1396.10
Total Perm. FAR area		1396.10
Residential FAR		1270.45
Proposed FAR Area		1284.36
Total Proposed FAR Area		1284.36
Consumed FAR (Factor)		2.30
Balance FAR Area		111.74
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1713.02
ARCHITECT (Regd)		ANAND KUMAR
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SMT. MANJU SHARMA
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	A (BUILDING) Proposed Built Up Area (Sq.mt.)	A (BUILDING) Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	308.10	13.91	308.10	13.91
First Floor	309.98	296.99	309.98	296.99
Second Floor	364.98	324.49	364.98	324.49
Third Floor	364.98	324.49	364.98	324.49
Fourth Floor	364.98	324.49	364.98	324.49
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1713.02	1284.37	1713.02	1284.37

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.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 (BUILDING)	Residential	Residential Bldg/Apartment	0 - 140	1	12.00	1.00	12	-	-	-	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-	-	-	-
			> 0	1	12.00	-	-	-	-	-	-	1	12	-
			> 0	1	12.00	-	-	-	1	2	-	-	-	-
		Total :	-	-	-	-	12	12	-	2	2	-	12	13

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	12	150.00
Total Car	12	150.00	12	150.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	13	26.00
Total TwoWheeler	12	24.00	13	26.00
Other Parking	-	-	-	131.70
Total		199.00		358.70

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 Lift	Deductions Lift Lobby	Deductions Balcony	Deductions 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 (BUILDING)	1	1727.02	14.00	1713.02	14.04	37.92	82.50	294.19	1270.46	10.40	1284.37	1284.37	12
Grand Total :	1	1727.02	14.00	1713.02	14.04	37.92	82.50	294.19	1270.46	10.40	1284.37	1284.37	12

Building :A (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Lift	Lift Lobby	Balcony	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	308.10	0.00	308.10	0.00	0.00	0.00	294.19	0.00	10.40	13.91	13.91	00
First Floor	313.48	3.50	309.98	3.51	9.48	0.00	0.00	296.99	0.00	296.99	296.99	03
Second Floor	368.48	3.50	364.98	3.51	9.48	27.50	0.00	324.49	0.00	324.49	324.49	03
Third Floor	368.48	3.50	364.98	3.51	9.48	27.50	0.00	324.49	0.00	324.49	324.49	03
Fourth Floor	368.48	3.50	364.98	3.51	9.48	27.50	0.00	324.49	0.00	324.49	324.49	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1727.02	14.00	1713.02	14.04	37.92	82.50	294.19	1270.46	10.40	1284.37	1284.37	12
Total Number of Same Buildings :	1											
Total :	1727.02	14.00	1713.02	14.04	37.92	82.50	294.19	1270.46	10.40	1284.37	1284.37	12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D4	0.75	2.10	42
A (BUILDING)	D4	0.76	2.10	28
A (BUILDING)	D3	0.91	2.10	12
A (BUILDING)	D2	0.99	2.10	40
A (BUILDING)	D1	1.07	2.10	08
A (BUILDING)	D1	1.12	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.61	1.20	24
A (BUILDING)	W2'	0.90	2.10	24
A (BUILDING)	W5	0.91	1.20	16
A (BUILDING)	W2	1.52	1.20	20
A (BUILDING)	W1	1.80	2.10	12

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 4 FLOOR PLAN	1.20 X 3.18 X 1 X 3	11.43	164.94
	1.20 X 6.30 X 1 X 3	22.68	
	1.20 X 4.29 X 1 X 3	15.45	
	0.90 X 3.30 X 1 X 3	8.91	
	0.90 X 3.95 X 1 X 3	10.65	
	1.20 X 3.78 X 2 X 3	27.18	
	1.20 X 3.04 X 2 X 3	21.90	
	0.90 X 7.45 X 2 X 3	40.20	
	0.90 X 2.43 X 1 X 3	6.54	
Total	-	-	164.94

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	104.17	100.26	10	3
	FLAT 2	FLAT	79.50	76.45	8	
	FLAT 3	FLAT	79.50	76.36	8	
TYPICAL - 2- 4 FLOOR PLAN	FLAT 1A	FLAT	104.17	100.26	10	9
	FLAT 2B	FLAT	79.50	76.45	8	
	FLAT 3C	FLAT	79.50	76.36	8	
Total:	-	-	1052.71	1012.29	104	12

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ANAND KUMAR RMC/LE/0011/2019			Name : SRIKANT SARAN Designation : Municipal Commisioner Main Organization : GOVERNMENT OF JHARKHAND

ISO_A0_(841.00_x_1189.00_MM)

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