

Proposal Basic Information	
Proposal File No.	RA/20/105/2019
Owner Name	ARCHANA KUMARI, JHUMA ROY, SINDHU MOUSUMI CHATTERJEE, GEETA SINHA, SAPNA SINHA GHOSAL
Khata No.	95
Plot No.	632, SUB PLOT NO-632H,632L
Village Name	HESAL
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCH MUNICIPAL CORPORATION	VERSION NO. 1.0.50	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	Plot/ReligiousStructure: NA	
Inward No: RMC/SP/03/1WS/12019	Plot/SubPlot No: 632, SUB PLOT NO-632H,632L	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 580.47
Deduction for NetPlot Area		19.66
Surrender Free of Cost		19.66
Total		580.47
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	560.81
Deduction for Balance Plot Area(from Gross Plot Area)		19.66
Surrender Free of Cost		87.01
Common Plot		19.66
Total		87.01
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity Area)	(A-Deductions)	493.46
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	560.81
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	580.47
COVERAGE CHECK:		
Permissible Coverage area (60.00 %)		336.49
Proposed Coverage Area (56.87 %)		318.96
Total Prop. Coverage Area (56.87 %)		318.96
Balance coverage area (3.13 %)		17.53
FAR CHECK:		
Perm. FAR Area (2.50)		1451.17
Total Perm. FAR area		1451.17
Residential FAR		1414.61
Proposed FAR Area		1439.76
Total Proposed FAR Area		1439.76
Consumed FAR (Factor)		2.45
Balance FAR Area		11.41
BUILT UP AREA CHECK:		
Total Proposed BuiltUp Area		2096.65
ARCHITECT (Regd) SANJAY KUMAR GUPTA		
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd) ARCHANA KUMARI, JHUMA ROY, SINDHU MOUSUMI CHATTERJEE, GEETA SINHA, SAPNA SINHA GHOSAL		
DEVELOPMENT AUTHORITY		LOCAL BODY

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

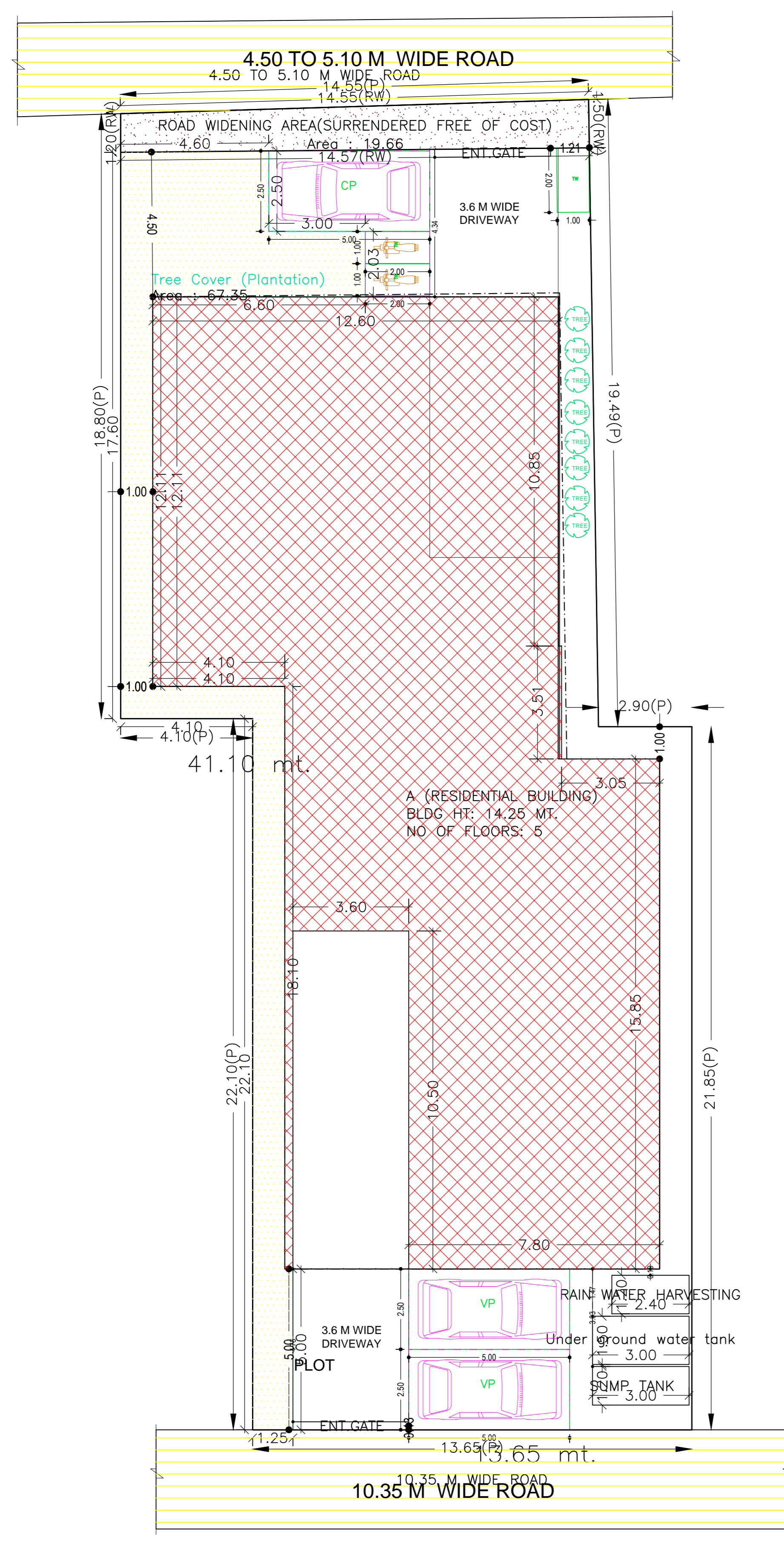
Buildingwise Floor FAR Details				
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	356.92	8.55	356.92	8.55
Ground Floor	356.76	62.66	356.76	62.66
First Floor	344.84	341.23	344.84	341.23
Second Floor	344.84	341.23	344.84	341.23
Third Floor	344.84	341.23	344.84	341.23
Fourth Floor	344.84	341.23	344.84	341.23
Terrace Floor	3.61	3.61	3.61	3.61
Total	2096.65	1439.74	2096.65	1439.74

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

Required Parking (Table 7a)												
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		Prop.
				Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	
A RESIDENTIAL BUILDING	Residential	Residential Bldg/Apartment	>0	1	17.00	-	-	-	-	-	1	17
Total	-	-	-	-	17.00	-	-	1	2	-	-	17

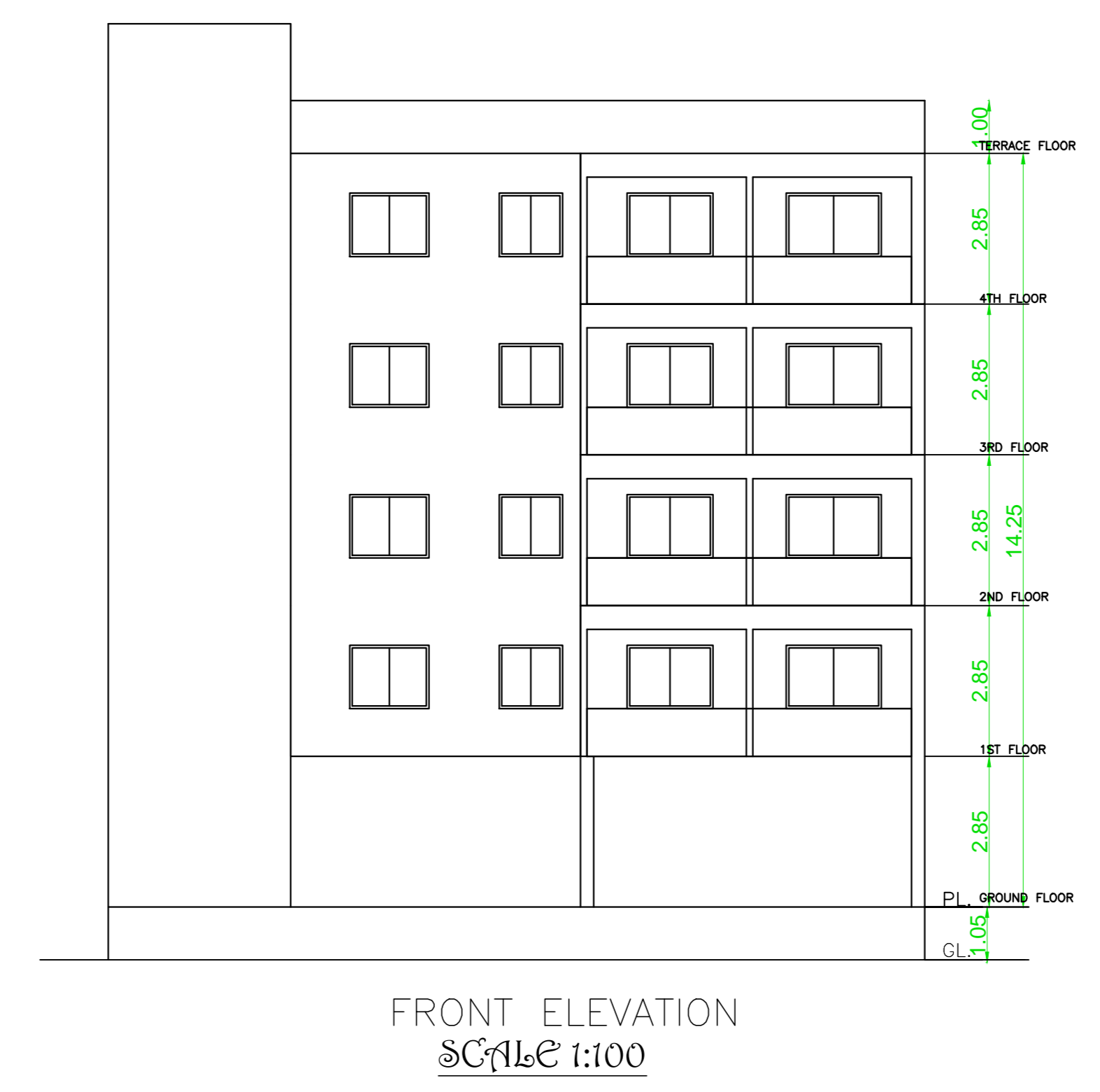
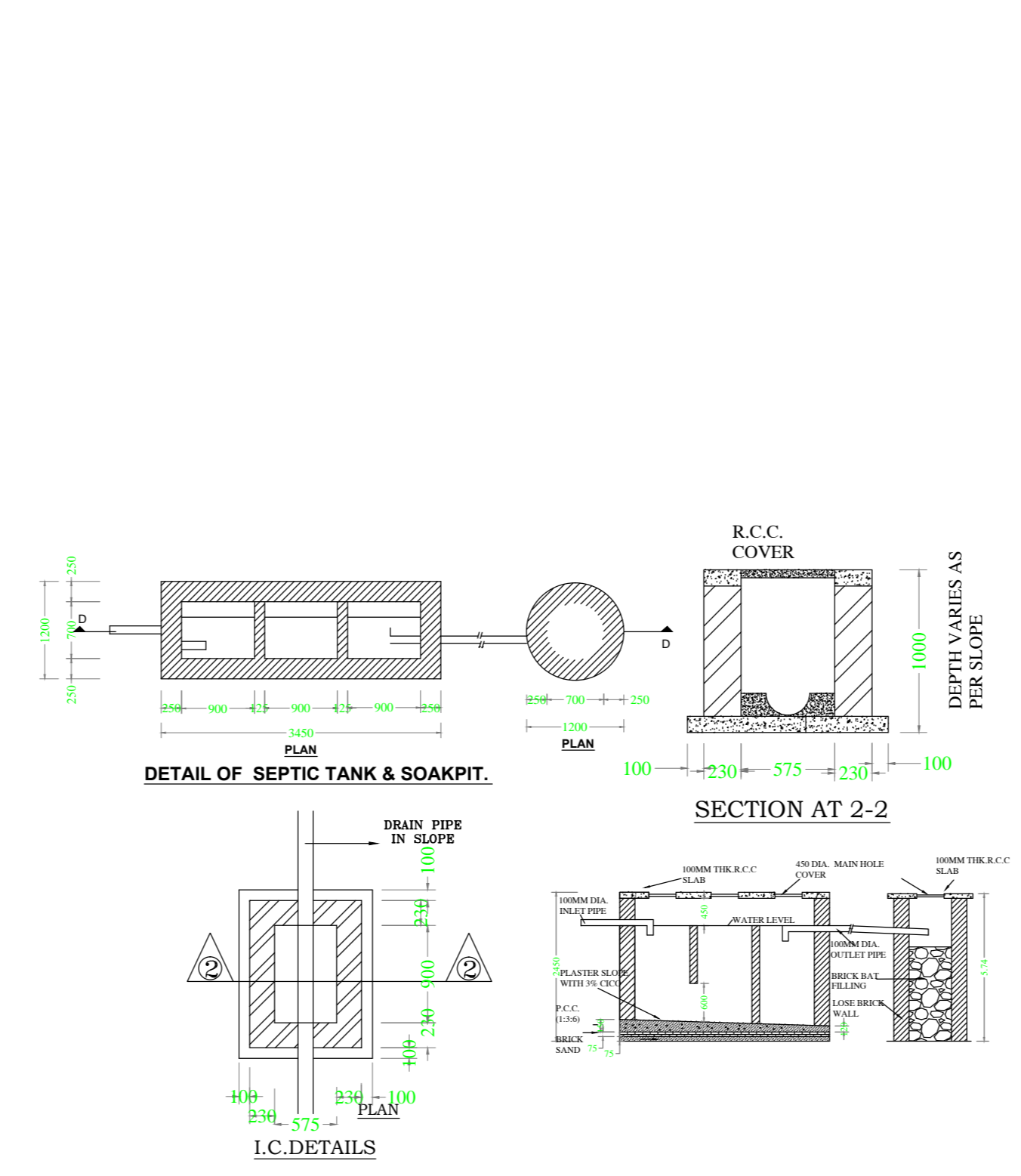
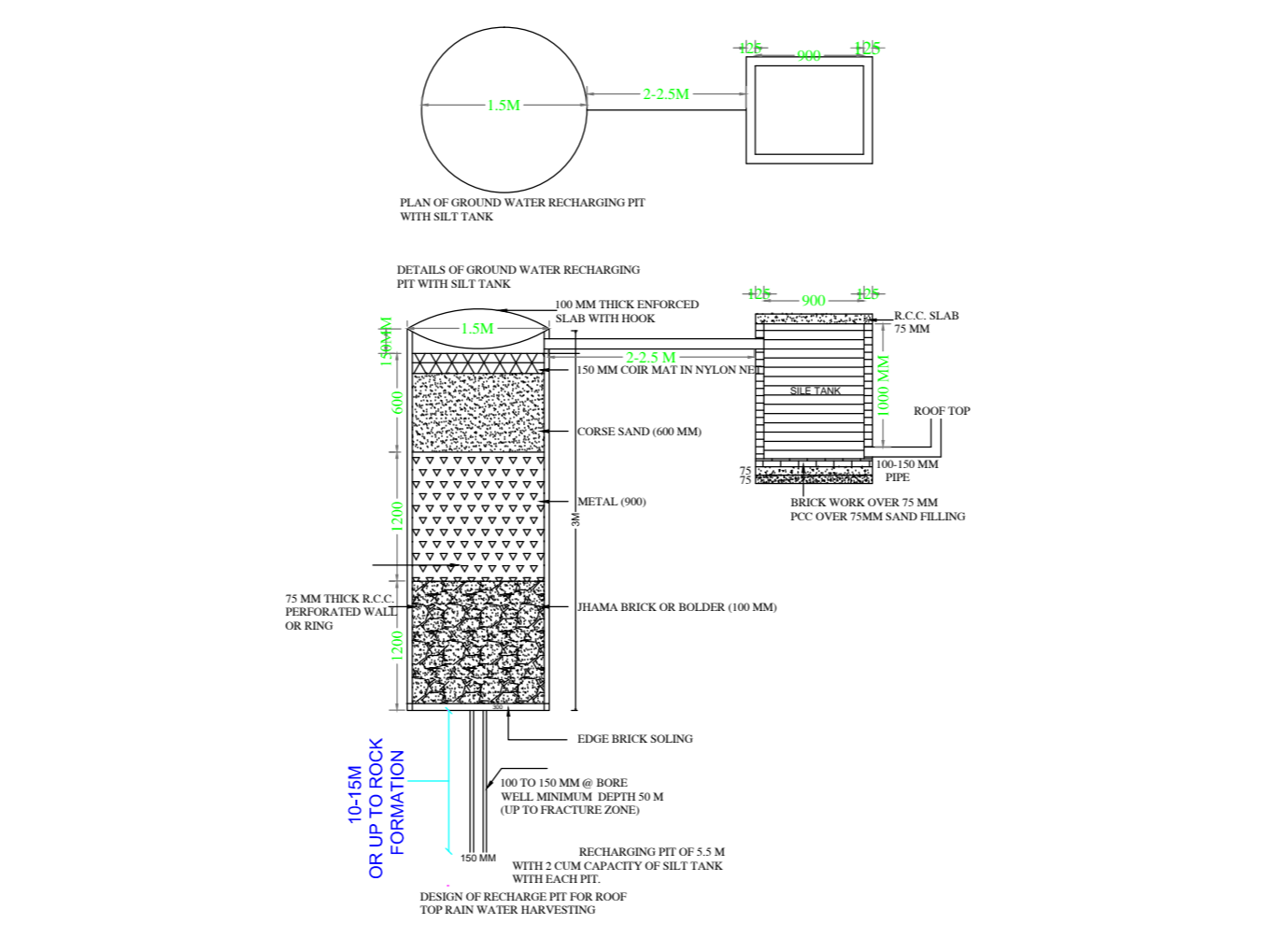
Parking Check (Table 7b)						
Vehicle Type	Reqd.			Prop.		
	No.	Area		No.	Area	
Car	-	-	17	212.50	-	-
Total Car	-	-	17	212.50	-	-
Visitor's Car Parking	-	-	2	25.00	-	-
Total Visitor Parking	2	25.00	-	25.00	-	-
TwoWheeler	-	-	17	34.00	-	-
Total TwoWheeler	17	34.00	-	34.00	-	-
Other Parking	-	-	-	309.16	-	-
Total	-	-	59.00	614.66	-	-

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.)	Acid Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Consumed Additional FAR Area (Sq.mt.)	Tenm (No.)
			Lit	Ramp	Parking	Other					
A RESIDENTIAL BUILDING	1	2096.65	18.05	63.91	537.16	1414.59	17.93	1439.74	1439.74	17	
Grand Total	1	2096.65	18.05	63.91	537.16	1414.59	17.93	1439.74	1439.74	17	

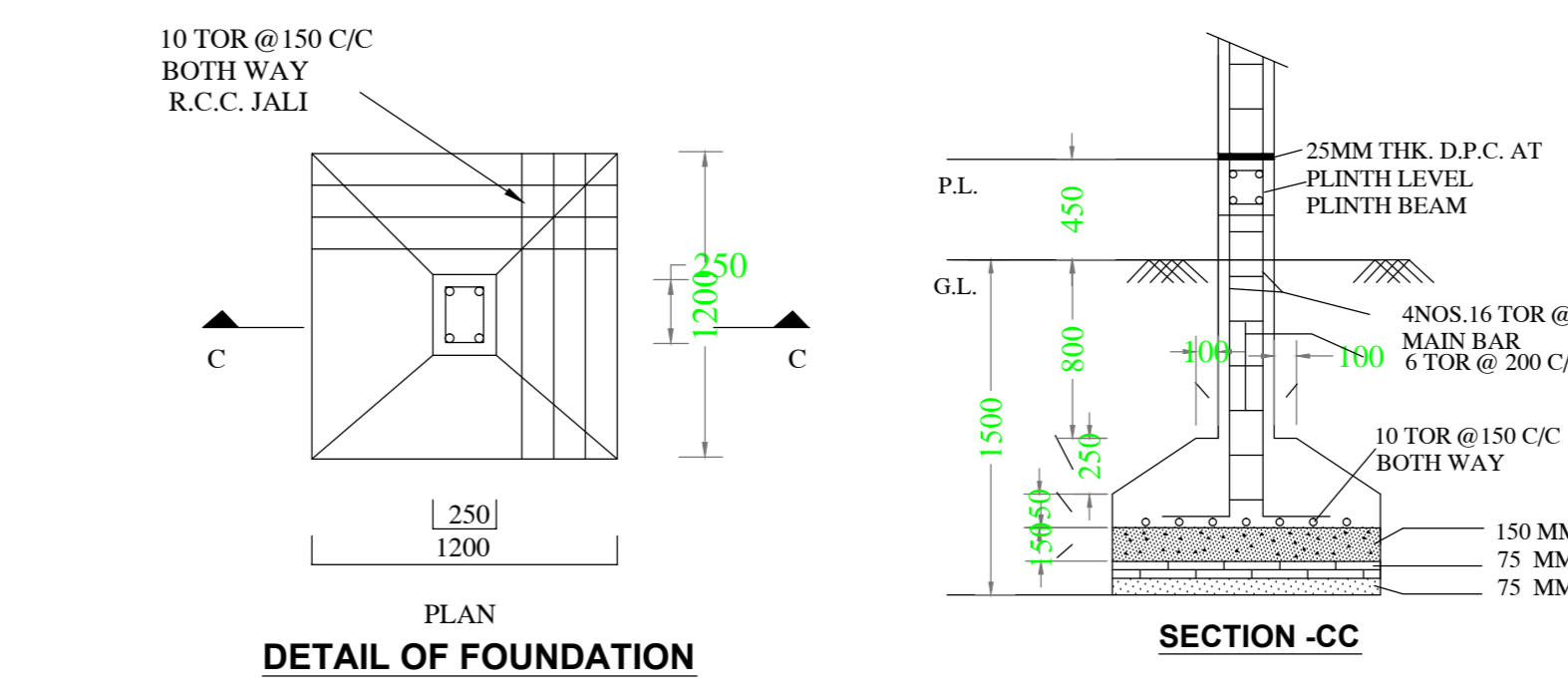


SITE PLAN

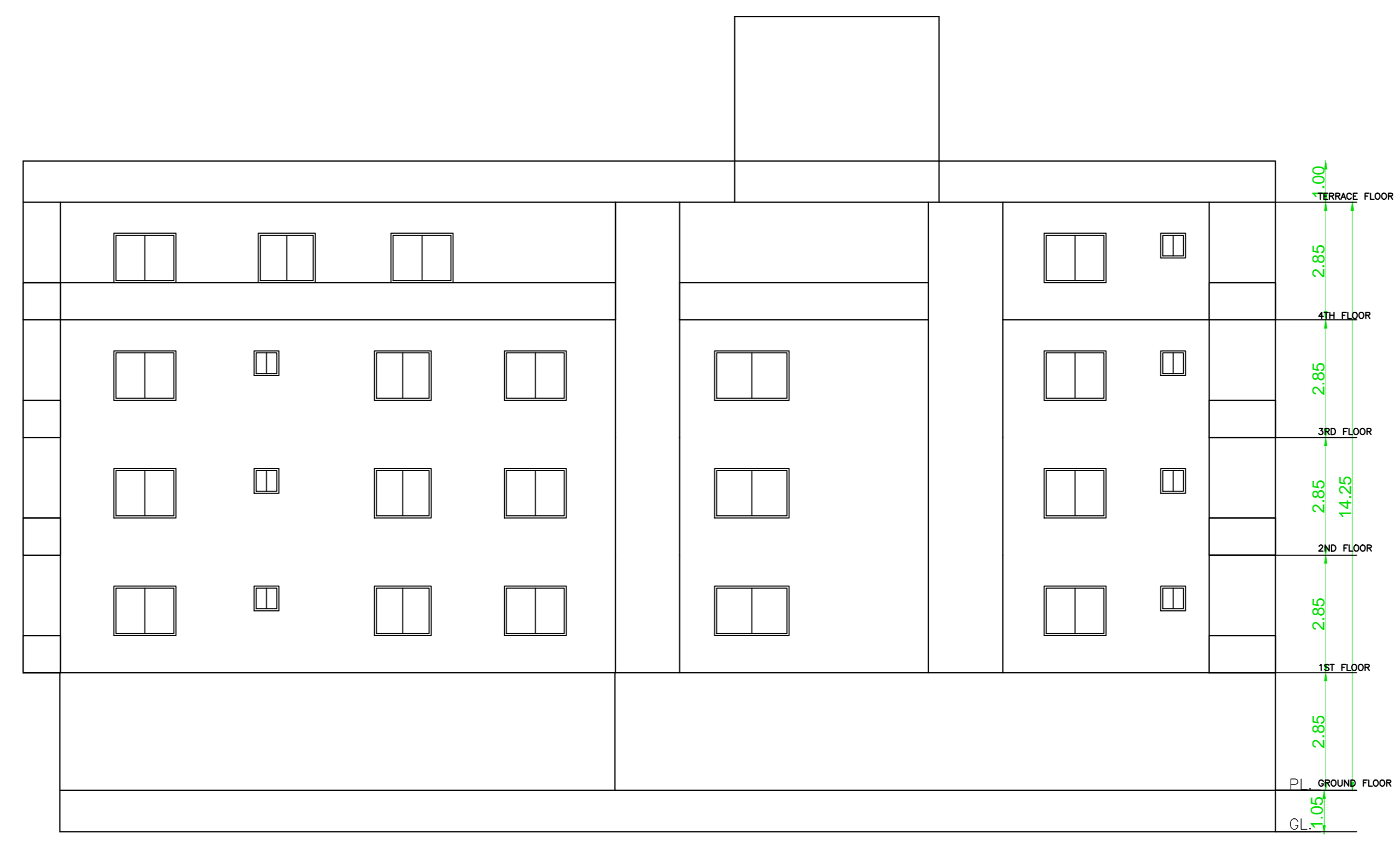
SITE PLAN



FRONT ELEVATION
Scale 1:100

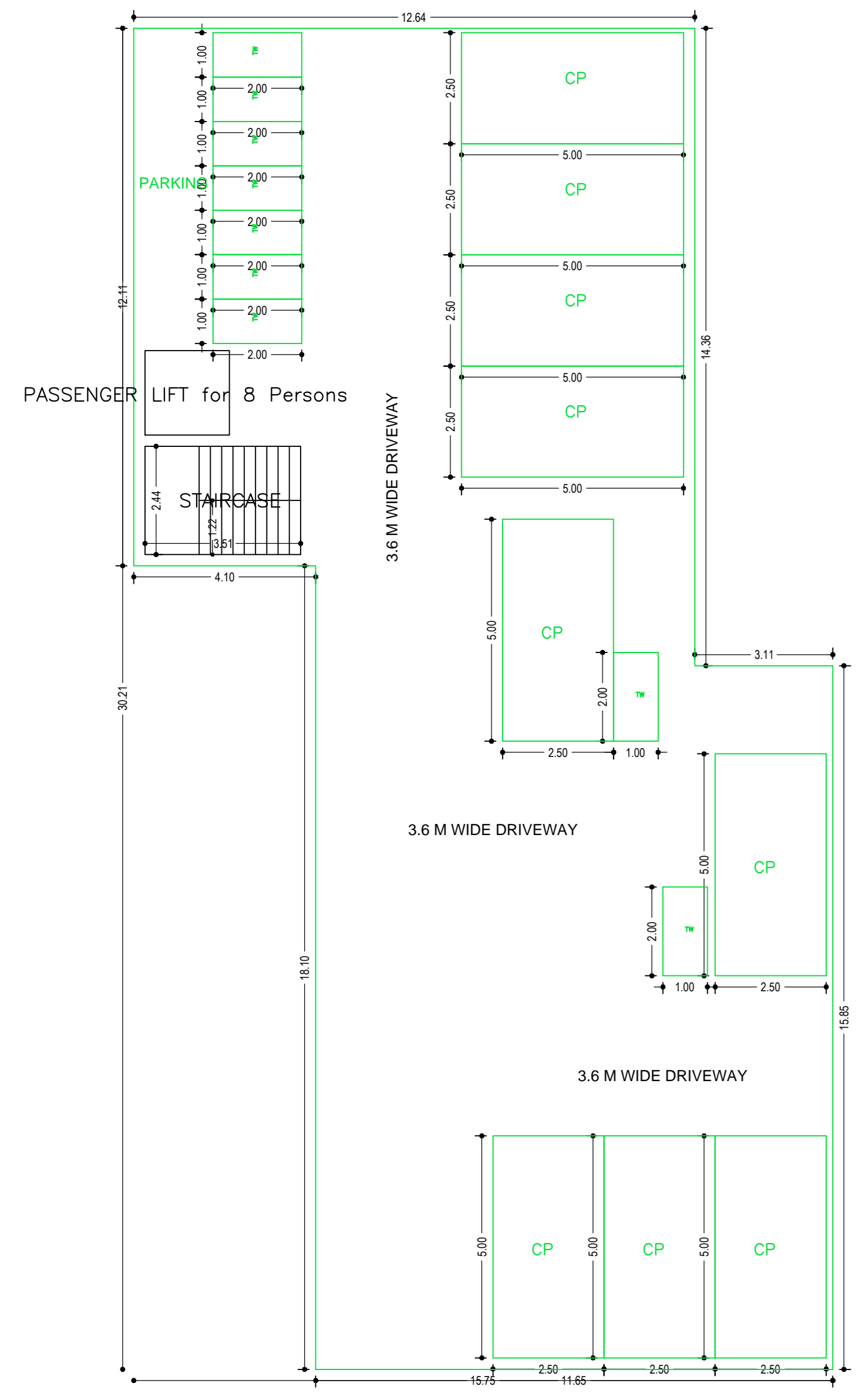


SIDE ELEVATION
Scale 1:100

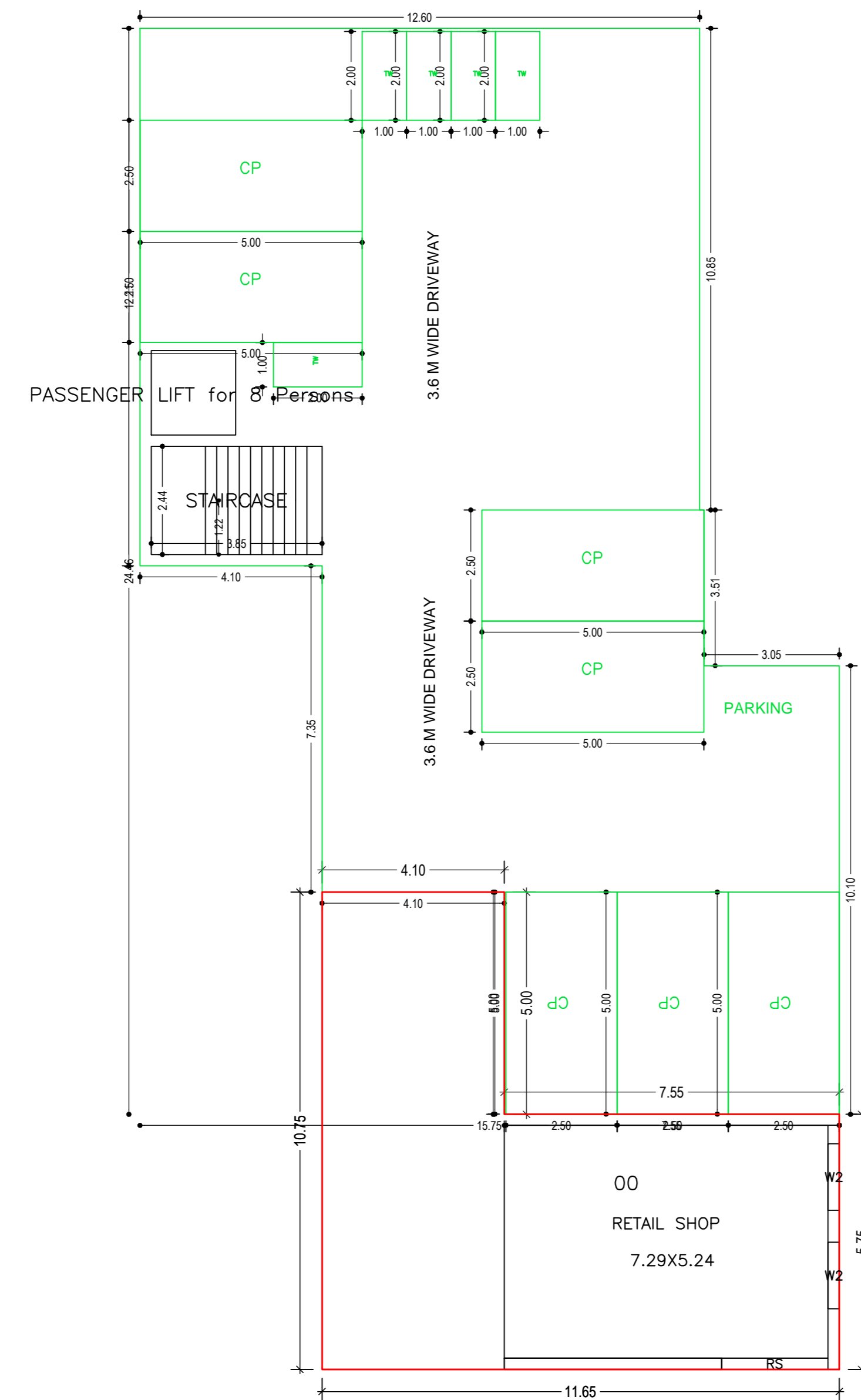


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SANJAY KUMAR GUPTA RANCHI/05/15/16			

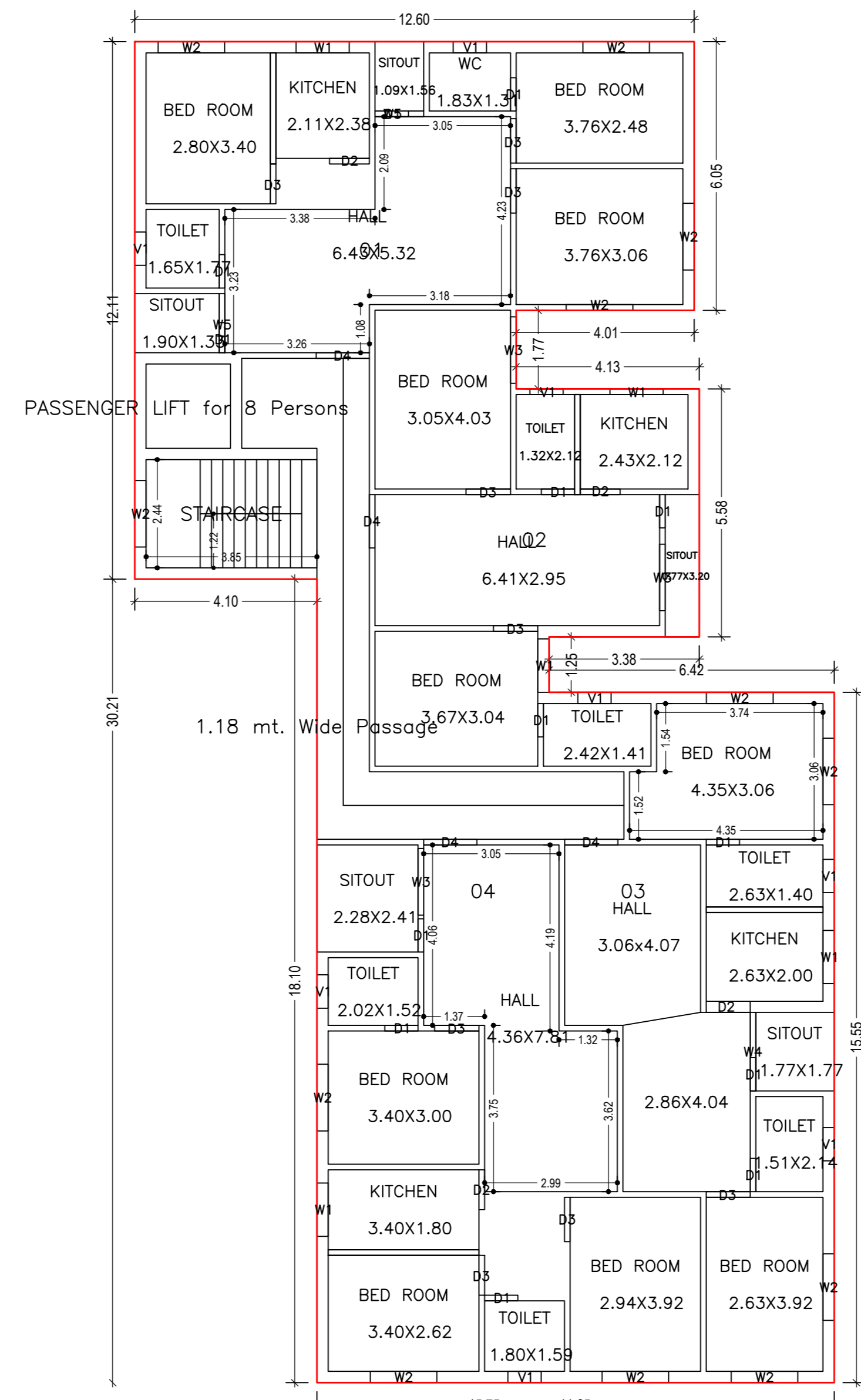
Proposal Basic Information	
Proposal File No.	RMC/EP/039/1/WS/1/2019
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Use	Residential
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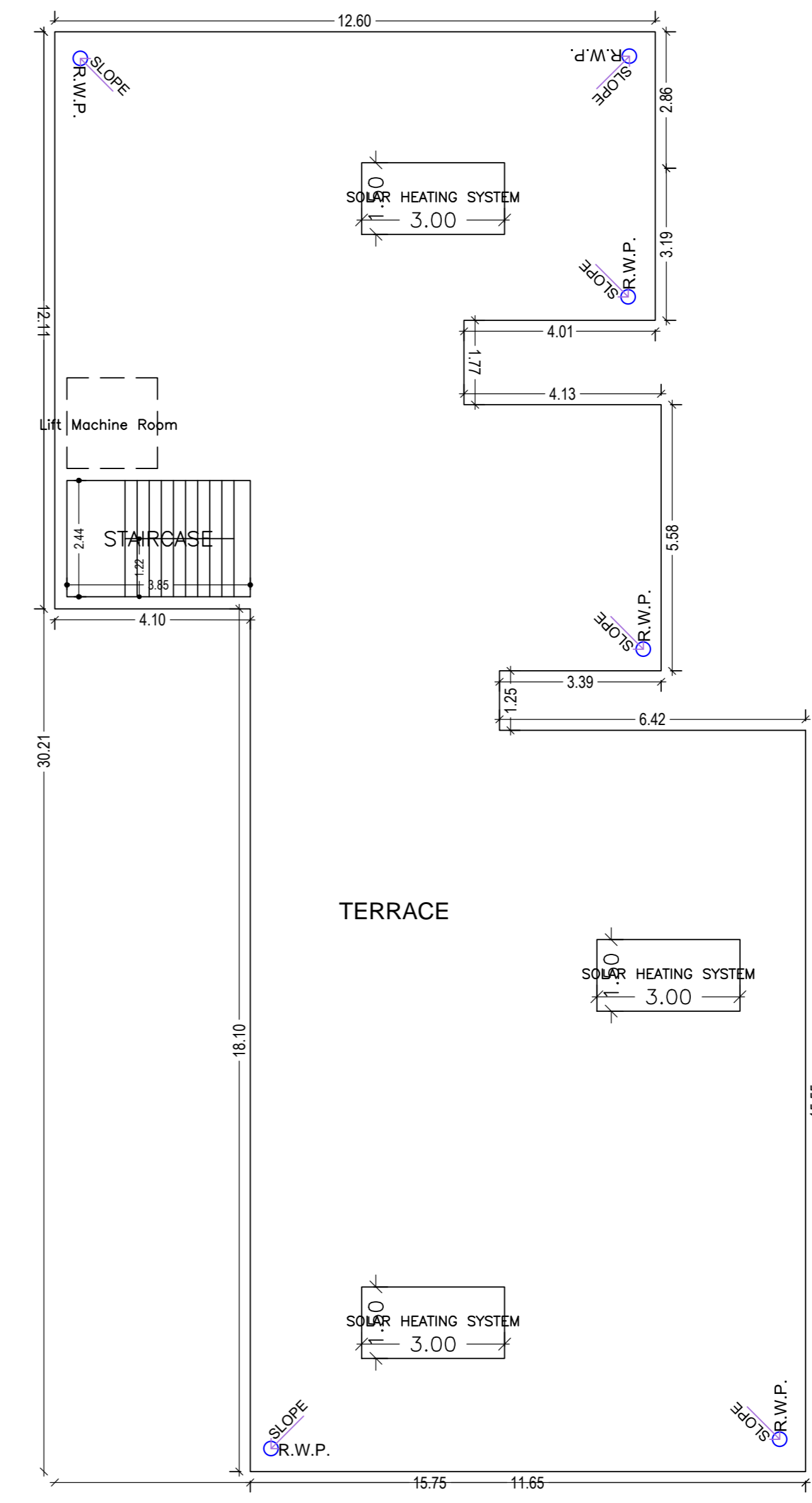
BASEMENT FLOOR PLAN (SCALE 1:100)



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

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)	Trmt (No.)
		Lift	Ramp	Parking					
Basement Floor	366.92	3.61	0.00	306.96	0.00	8.55	8.55	8.55	00
Ground Floor	366.76	0.00	63.91	230.19	49.67	9.38	62.96	62.96	01
First Floor	344.64	3.61	0.00	341.23	0.00	341.23	341.23	341.23	04
Second Floor	344.64	3.61	0.00	341.23	0.00	341.23	341.23	341.23	04
Third Floor	344.64	3.61	0.00	341.23	0.00	341.23	341.23	341.23	04
Fourth Floor	344.64	3.61	0.00	341.23	0.00	341.23	341.23	341.23	04
Terrace Floor	3.61	0.00	0.00	0.00	0.00	0.00	3.61	3.61	00
Total	2096.65	18.05	63.91	537.16	1414.89	17.93	1439.74	1439.74	17

SCHEDULE OF DOOR:

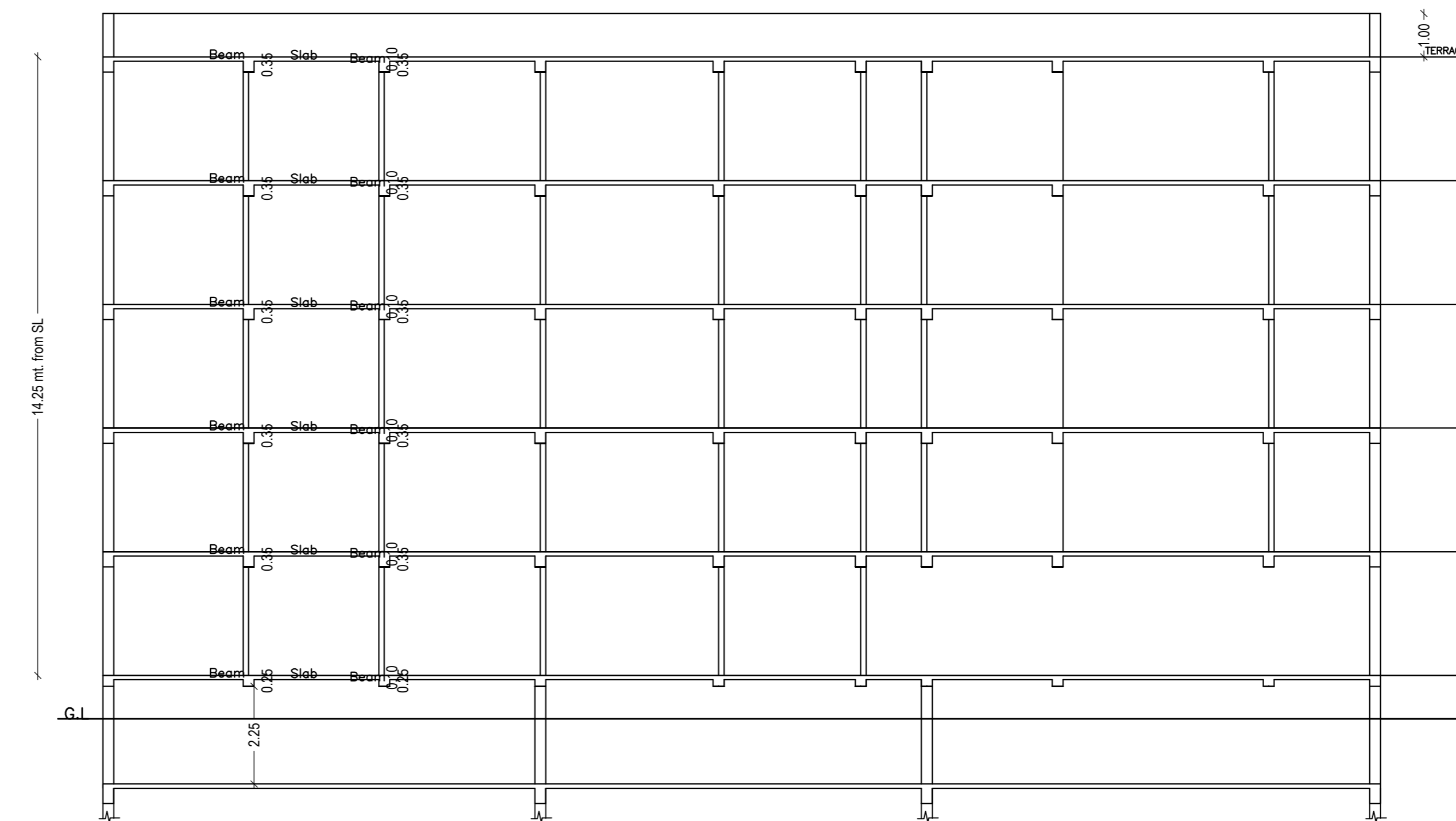
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	D1	0.68	2.10	04
A (RESIDENTIAL BUILDING)	D1	0.75	2.10	48
A (RESIDENTIAL BUILDING)	D3	0.90	2.10	08
A (RESIDENTIAL BUILDING)	D2	0.90	2.10	12
A (RESIDENTIAL BUILDING)	D2	0.99	2.10	04
A (RESIDENTIAL BUILDING)	D3	0.99	2.10	04
A (RESIDENTIAL BUILDING)	D3	1.00	2.10	24
A (RESIDENTIAL BUILDING)	D4	1.20	2.10	16
A (RESIDENTIAL BUILDING)	RS	2.40	2.90	01

SCHEDULE OF WINDOW/VENTILATION:

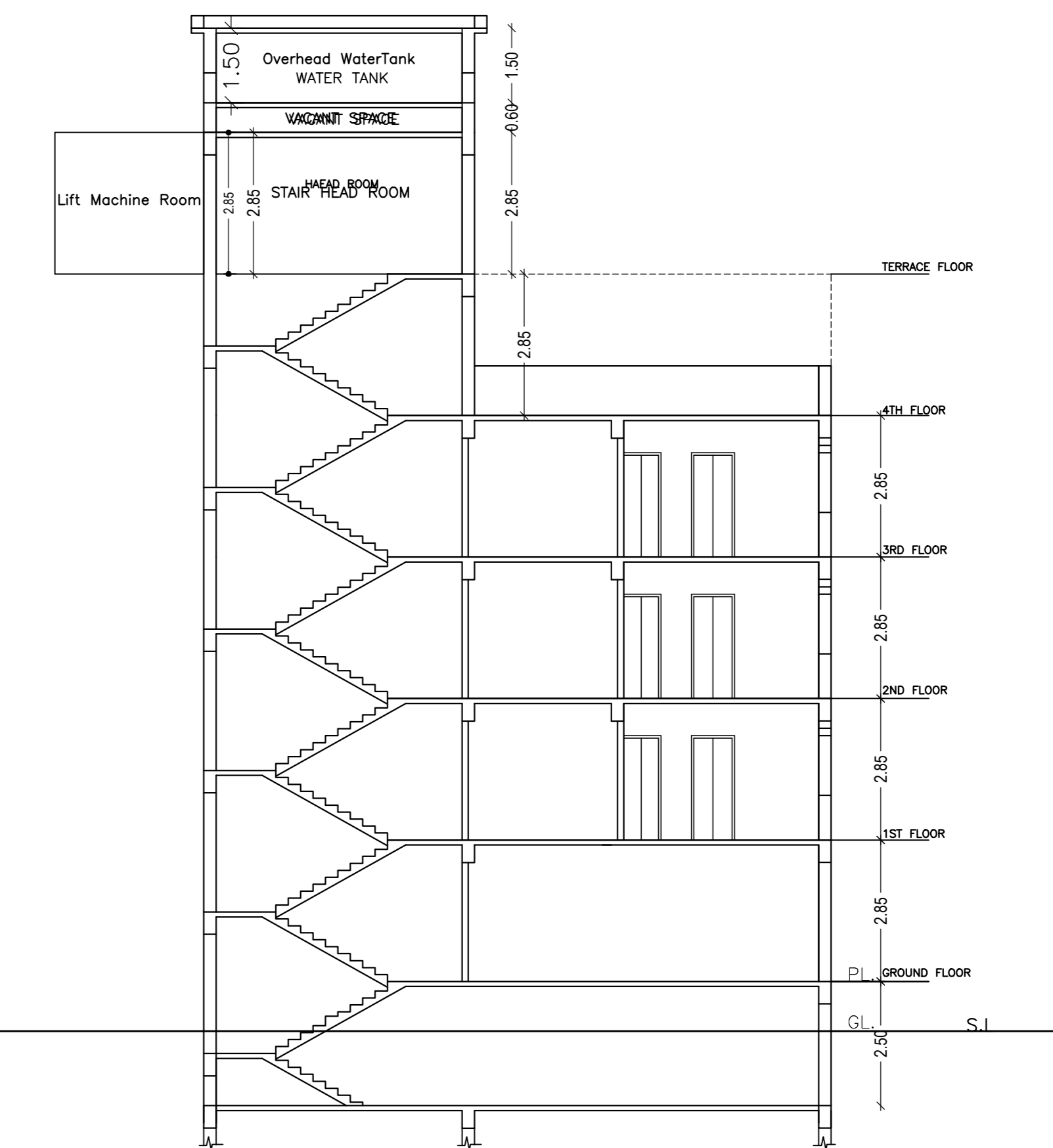
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	V1	0.75	0.60	32
A (RESIDENTIAL BUILDING)	W5	1.09	1.75	04
A (RESIDENTIAL BUILDING)	W1	1.20	1.20	20
A (RESIDENTIAL BUILDING)	W5	1.33	1.75	04
A (RESIDENTIAL BUILDING)	W2	1.50	1.35	50
A (RESIDENTIAL BUILDING)	W3	1.50	1.75	12
A (RESIDENTIAL BUILDING)	W4	1.77	1.75	04

UnitBUA Table for Building :A (RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	00	FLAT	44.79	43.55	1	1
TYPICAL - 1-4 FLOOR PLAN	01	FLAT	81.86	81.54	9	9
	02	FLAT	63.99	63.71	7	7
	03	FLAT	71.14	70.80	7	7
	04	FLAT	85.94	85.61	8	8
Total	-	-	1266.90	1249.79	125	17



SECTION AT YY (SCALE 1:100)



SECTION AT XX (SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SANJAY KUMAR GUPTA RMC/ART/0051/15-16			