

Proposal Basic Information

Proposal File No.	RRDABP/0016/2018
Owner Name	RAM NARAYAN GUPTA
Khata No.	03
Plot No.	1088
Village Name	Hatia
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCH REGIONAL DEVELOPMENT AUTHORITY	VERSION NO. 1.0.26	VERSION DATE: 10/05/2018
PROJECT DETAIL	Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
Plot SubUse: Residential Bldg/Apartment	Plot SubUse: Residential Bldg/Apartment	
Authority: RANCH REGIONAL DEVELOPMENT AUTHORITY	Plot/Neighbour/Religious Structure: NA	
Invest. No. RRDABP/0016/2018	Plot/SuP/Plot No. 1088	
Application Type: General Proposal	North: Plot No. - PLOT NO 1088 PART	
Project Type: Building Permission	South: Plot No. - PLOT NO 1088 PART	
Nature of Development: New	East: Plot No. - PLOT NO 1092	
Location of Development Area: New Area	West: Road Width - 7.75 M WIDE ROAD	
AREA DETAILS:	AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT/Gross Plot Area		2278.25
Deduction from Gross Plot Area	(A-Deductions)	2278.25
Deduction for Balance Plot Area/From Gross Plot Area		355.18
Common Plot		355.18
Total		1923.07
BALANCE AREA OF PLOT/Plot Area - Recreational/Amenity space	(A-Deductions)	1923.07
Plot Area for FAR (Net Plot Area - Road/Widening Area)	(A-Deductions)	2278.25
Plot Area for FAR (Net Plot Area - Road/Widening Area)	(A-Deductions)	2278.25
COVERAGE CHECK	Permissible Coverage area (50.00 %)	1139.13
Proposed Coverage area (48.15 %)		1097.69
Total Prop. Coverage Area (48.15 %)		1097.69
Balance coverage area (1.82 %)		41.44
FAR CHECK	Perm. FAR Area (2.50)	5695.63
Total Perm. FAR area		5695.63
Residential FAR		5533.14
Proposed FAR Area		5568.18
Total Proposed FAR Area		5568.18
Consumed FAR (Factor)		2.44
Balance FAR Area		129.45
BUILT UP AREA CHECK	Total Proposed BuiltUp Area	7028.60
ARCHITECT (Regd.)		VJAY KUMAR
ENGINEER (Regd.)		
SUPERVISOR (Regd.)		
OWNER (Regd.)		RAM NARAYAN GUPTA
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

FLY OVER	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Orange
EXISTING (To be demolished)	Purple

Buildingwise 'Floor' FAR Details

Floor Name	A (RESIDENCE)		B (RESIDENCE)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	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	523.25	14.37	574.44	18.66	1097.69	33.03
First Floor	555.95	534.99	603.00	569.39	1158.95	1094.38
Second Floor	557.30	525.66	635.69	584.03	1192.99	1109.69
Third Floor	557.30	525.66	635.69	584.03	1192.99	1109.69
Fourth Floor	557.30	525.66	635.69	584.03	1192.99	1109.69
Fifth Floor	557.30	525.66	635.69	584.03	1192.99	1109.69
Temple floor	0.00	0.00	0.00	0.00	0.00	0.00
Total	3308.40	2942.90	3700.20	2924.17	7028.60	5568.17

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENCE)	Residential	Residential Bldg/Apartment	Multistoried
B (RESIDENCE)	Residential	Residential Bldg/Apartment	Multistoried

Required Parking (Table 7a)

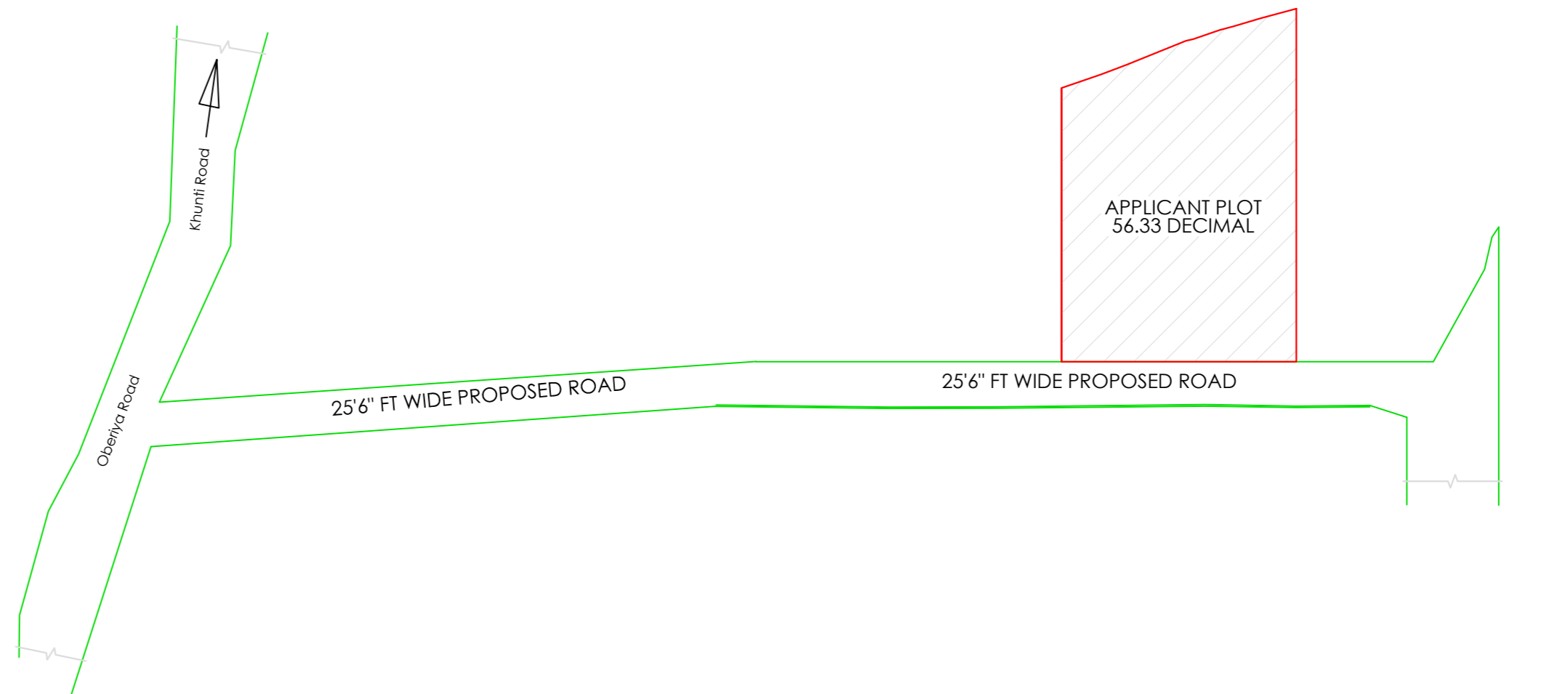
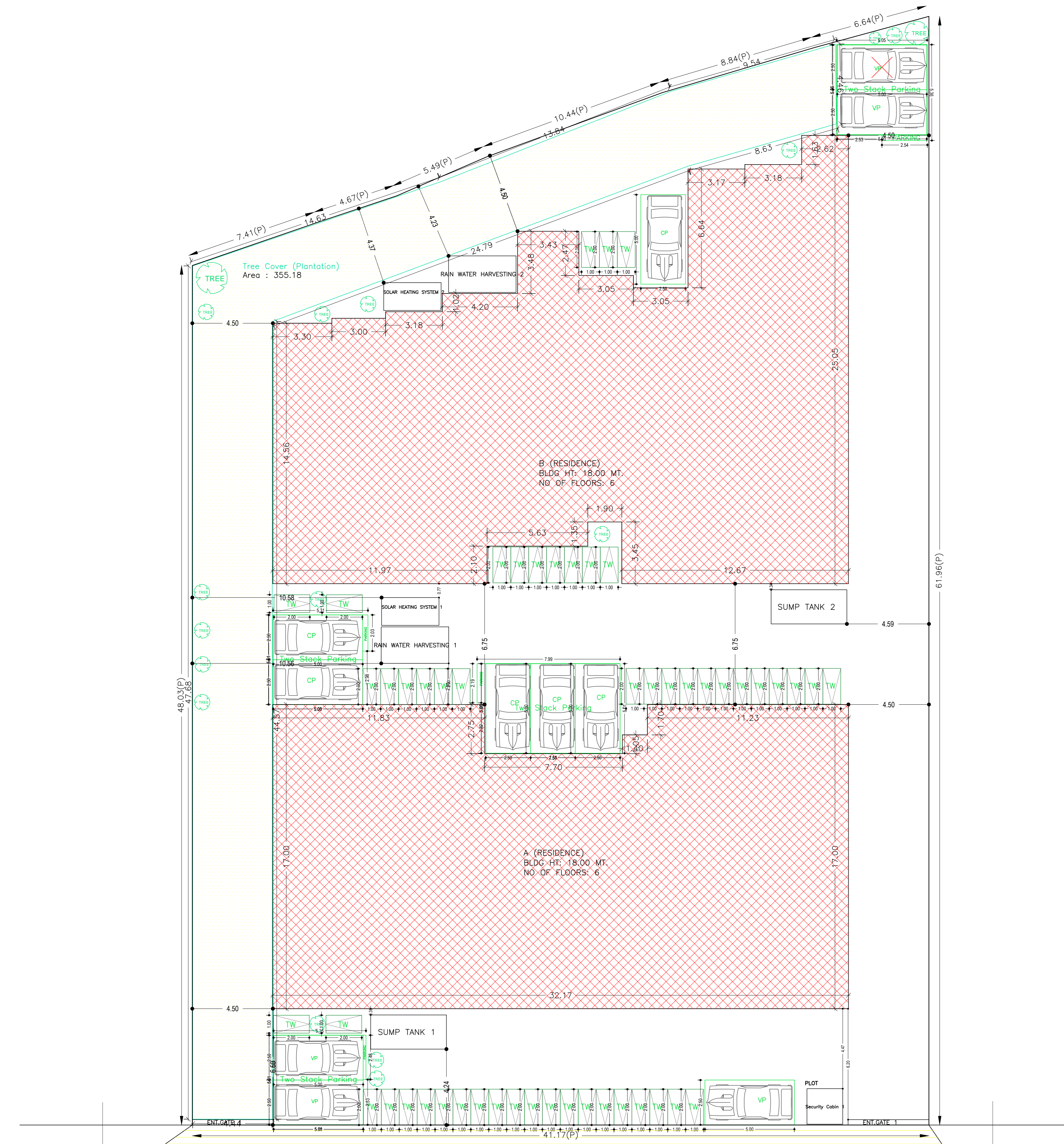
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	
A (RESIDENCE)	Residential	Residential Bldg/Apartment	0-140	1	25.00	-	25	-	-	-	-	-
			>140	1.5	-	-	-	-	-	-	-	-
			>0	1	25.00	-	-	-	-	-	1	25
			>0	1	25.00	-	-	-	-	-	3	-
			0-140	1	30.00	-	-	-	-	-	-	-
Total:						55	55	6	5	55	55	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	50	625.00
Two Wheel Car	-	-	5	62.50
Total Car	55	687.50	55	687.50
Visitor's Car Parking	6	75.00	5	62.50
TwoWheeler	55	110.00	55	110.00
Other Parking	-	-	-	488.04
Total	872.50	-	-	1348.04

FAR & Tenement Details (Table 4c-1)

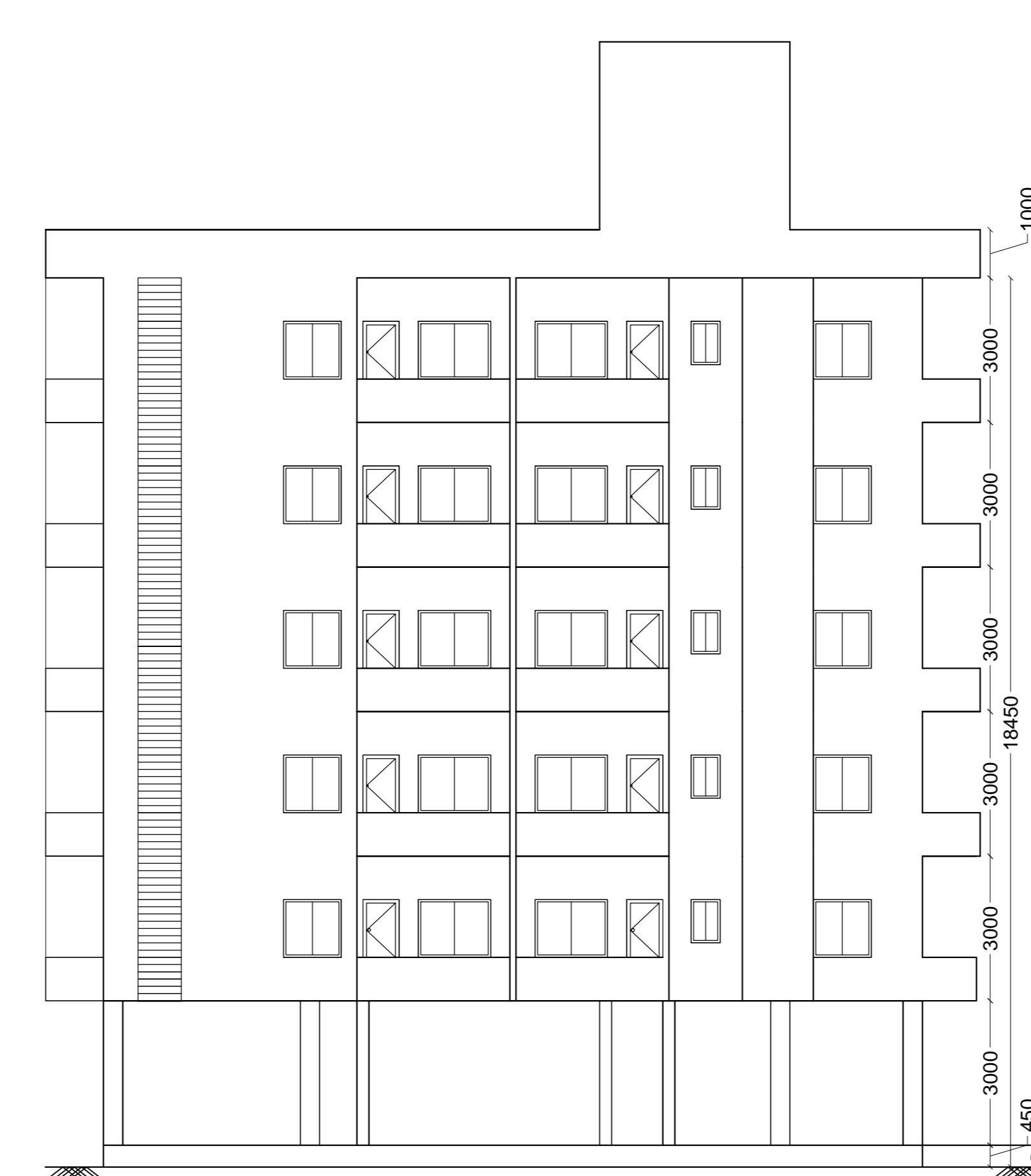
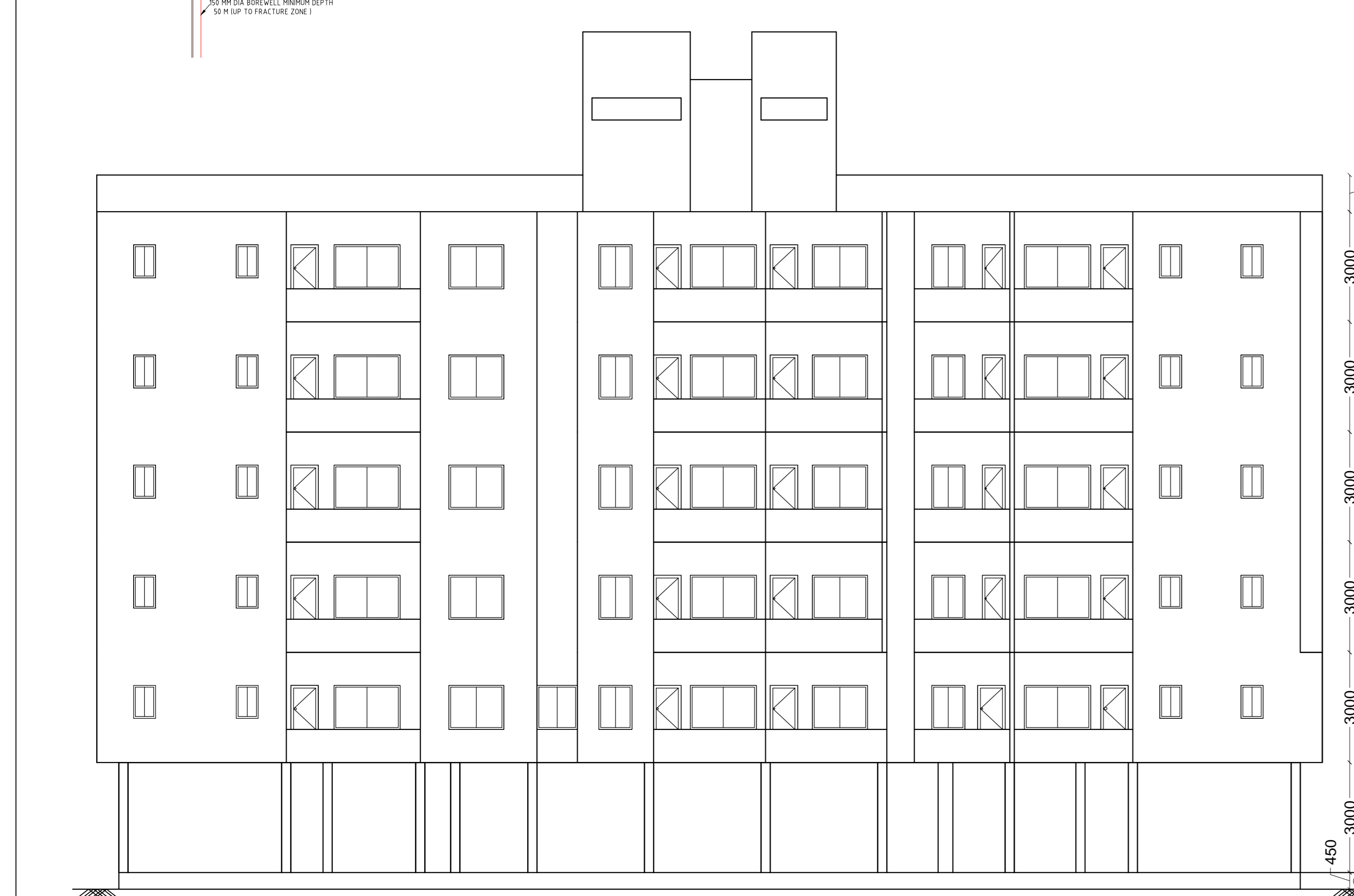
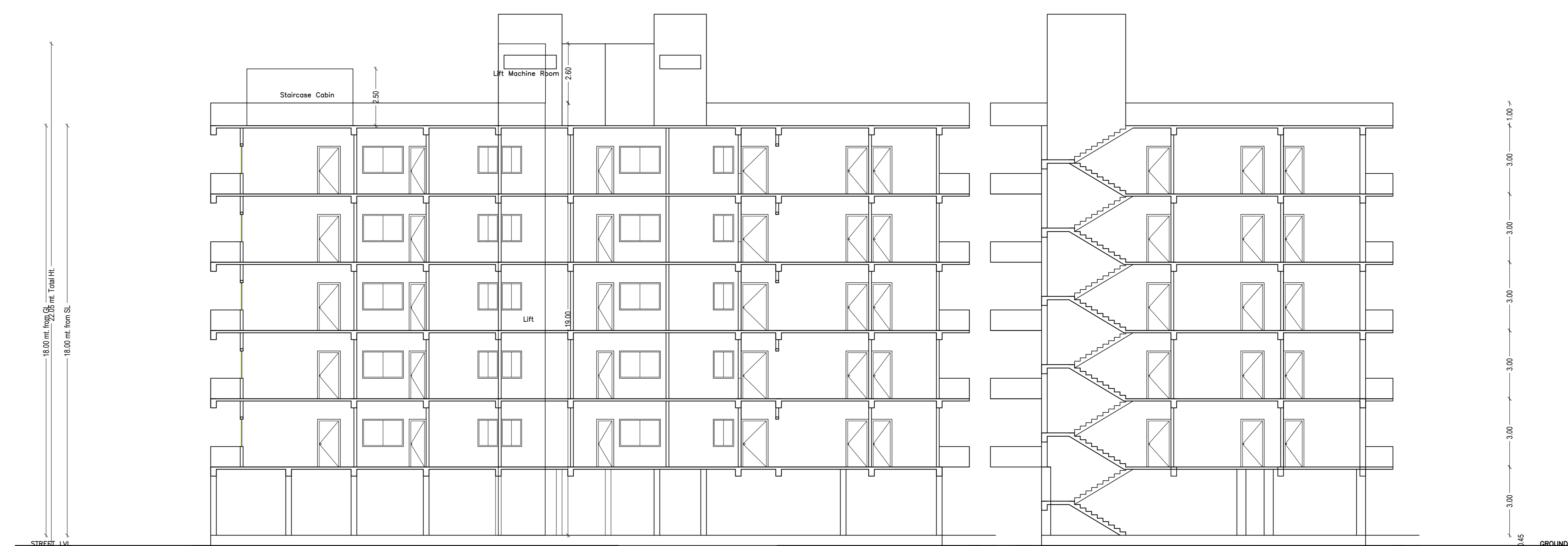
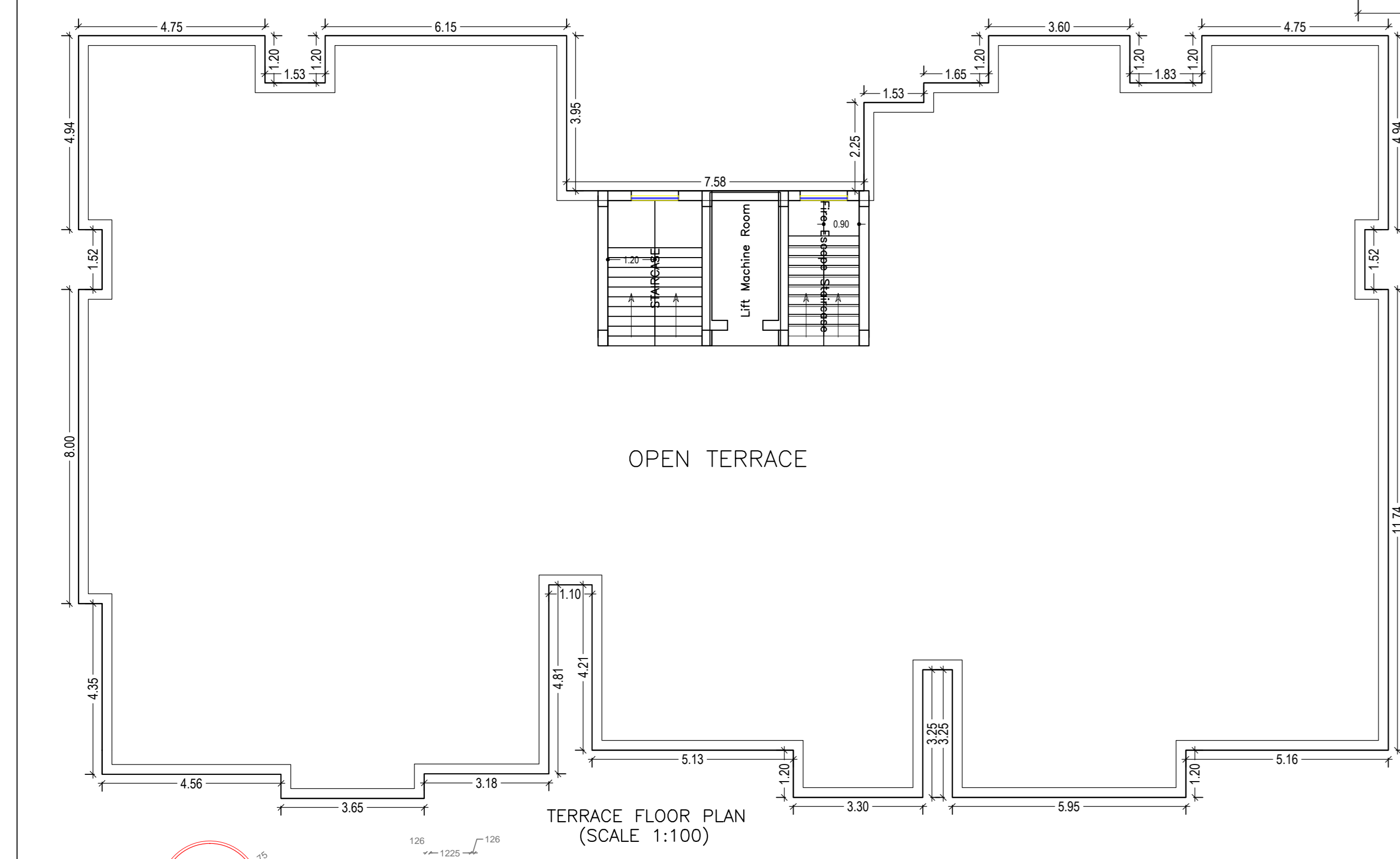
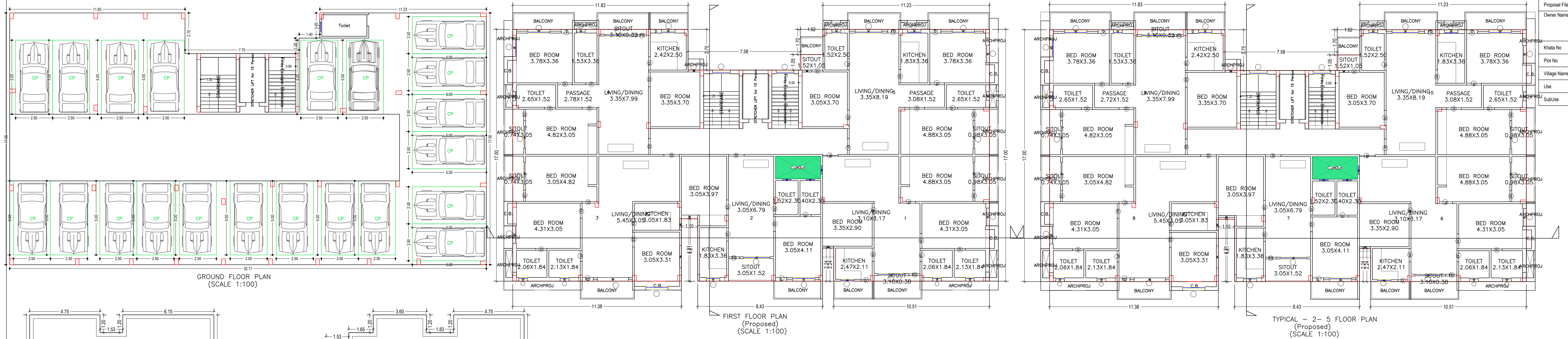
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Trmt (No.)	
					StairCase	Lift	Balcony	Accessory Use						
A (RESIDENCE)	1	3331.55	23.25	3308.40	39.96	27.45	96.77	4.42	497.80	2627.63	8.88	2642.00	2642.00	25
B (RESIDENCE)	1	3746.90	28.70	3720.20	43.55	45.15	158.40	4.37	644.56	2905.51	9.64	2924.17	2924.17	30
Grand Total	2	7078.55	49.95	7028.60	83.51	72.60	255.17	8.79	1042.35	5533.14	18.52	5566.17	5566.17	55



SITE PLAN

LTP NAME AND SIGNATURE VJAY KUMAR NMP/ENG/0003/2017	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
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Khata No.	03
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BLOCK -A SECTION AT -XX

BLOCK -A SECTION AT -YY

BLOCK -A FRONT ELEVATION

BLOCK -A RIGHT SIDE ELEVATION

Building :A (RESIDENCE)

Floor Name	Gross Builtup Area (Sq.mt)	Deductions From Gross BUA/Area in 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 FAR Area (Sq.mt)	Tent (No.)	
			Stair/Case	Lift	Balcony	Accessory Use	Parking						
Ground Floor	523.25	0.00	523.25	6.66	0.00	0.00	4.42	497.80	0.00	8.88	14.37	00	
First Floor	560.60	4.65	555.95	6.66	5.49	18.81	0.00	524.99	0.00	524.99	524.99	05	
Second Floor	561.95	4.65	557.30	6.66	5.49	19.49	0.00	525.66	0.00	525.66	525.66	05	
Third Floor	561.95	4.65	557.30	6.66	5.49	19.49	0.00	525.66	0.00	525.66	525.66	05	
Fourth Floor	561.95	4.65	557.30	6.66	5.49	19.49	0.00	525.66	0.00	525.66	525.66	05	
Fifth Floor	561.95	4.65	557.30	6.66	5.49	19.49	0.00	525.66	0.00	525.66	525.66	05	
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	3331.65	23.25	3308.40	39.96	27.45	96.77	4.42	497.80	2627.63	8.88	2642.00	2642.00	25

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	FD	0.83	2.10	05
A (RESIDENCE)	D	0.83	2.10	05
A (RESIDENCE)	D	0.75	2.10	05
A (RESIDENCE)	FD	0.75	2.10	20
A (RESIDENCE)	D	0.76	2.10	05
A (RESIDENCE)	D	0.88	2.10	10
A (RESIDENCE)	D	0.90	2.10	25
A (RESIDENCE)	D	1.00	2.10	50
A (RESIDENCE)	D	1.03	2.10	05
A (RESIDENCE)	D	1.04	2.10	05
A (RESIDENCE)	D	1.06	2.10	25

SCHEDULE OF WINDOW/VENTILATION:

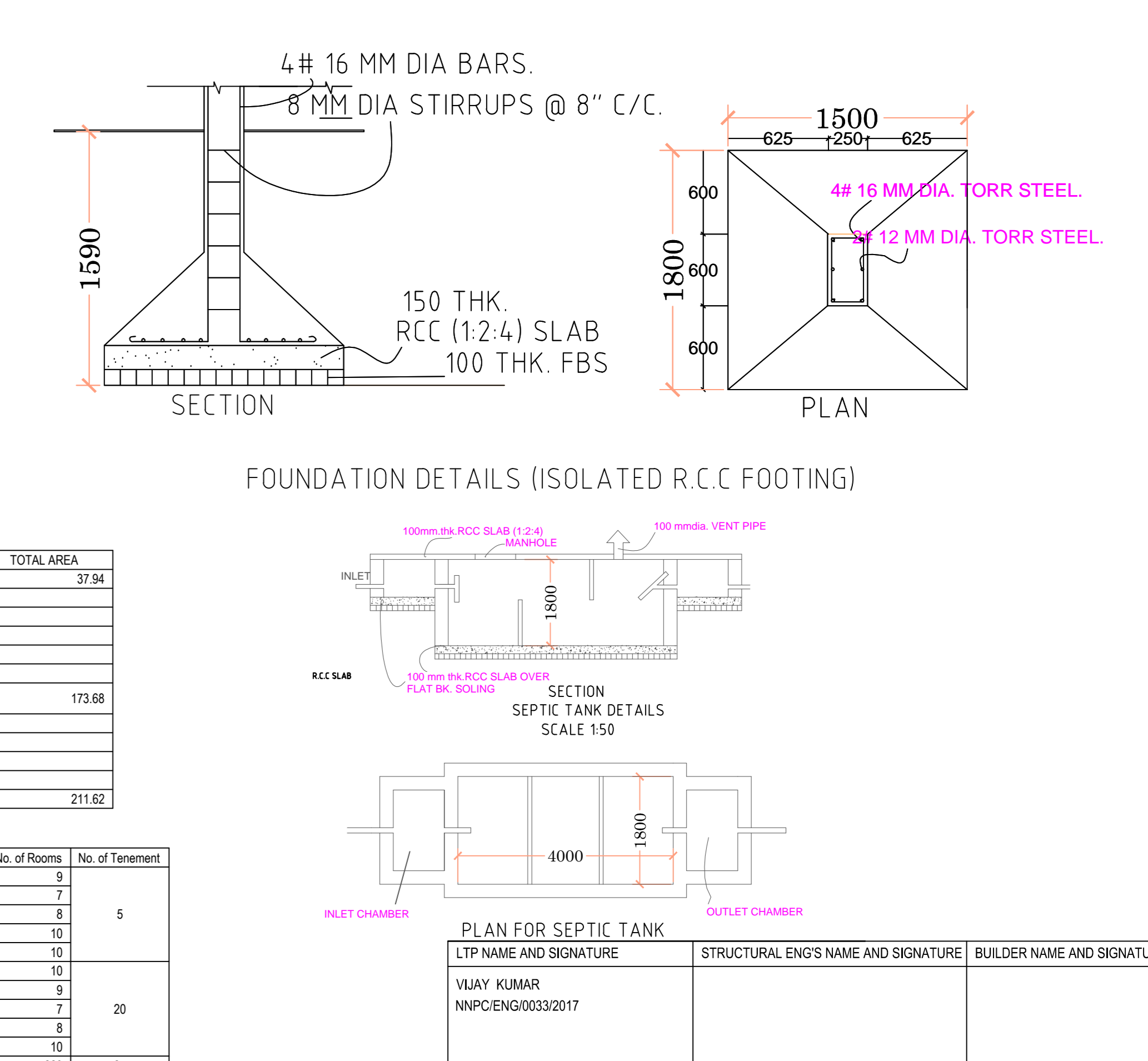
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	W	0.80	1.20	05
A (RESIDENCE)	W	0.65	1.85	05
A (RESIDENCE)	W	0.75	1.80	05
A (RESIDENCE)	W	0.78	1.20	05
A (RESIDENCE)	W	0.80	1.80	05
A (RESIDENCE)	W	0.90	1.20	20
A (RESIDENCE)	W	1.10	1.80	05
A (RESIDENCE)	W	1.20	1.20	20
A (RESIDENCE)	W	1.50	1.20	40
A (RESIDENCE)	W	1.80	1.80	20
A (RESIDENCE)	W	2.10	1.80	05

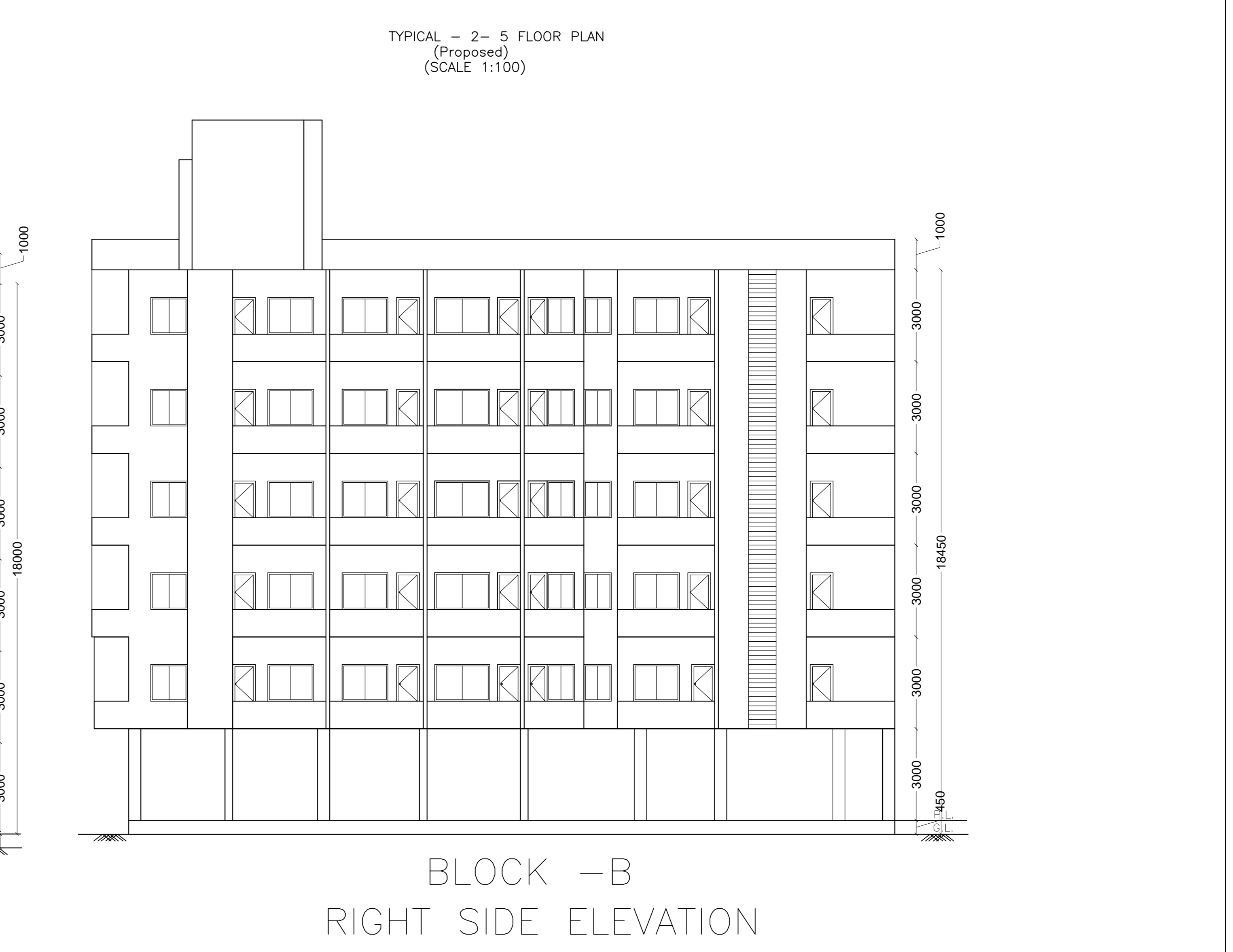
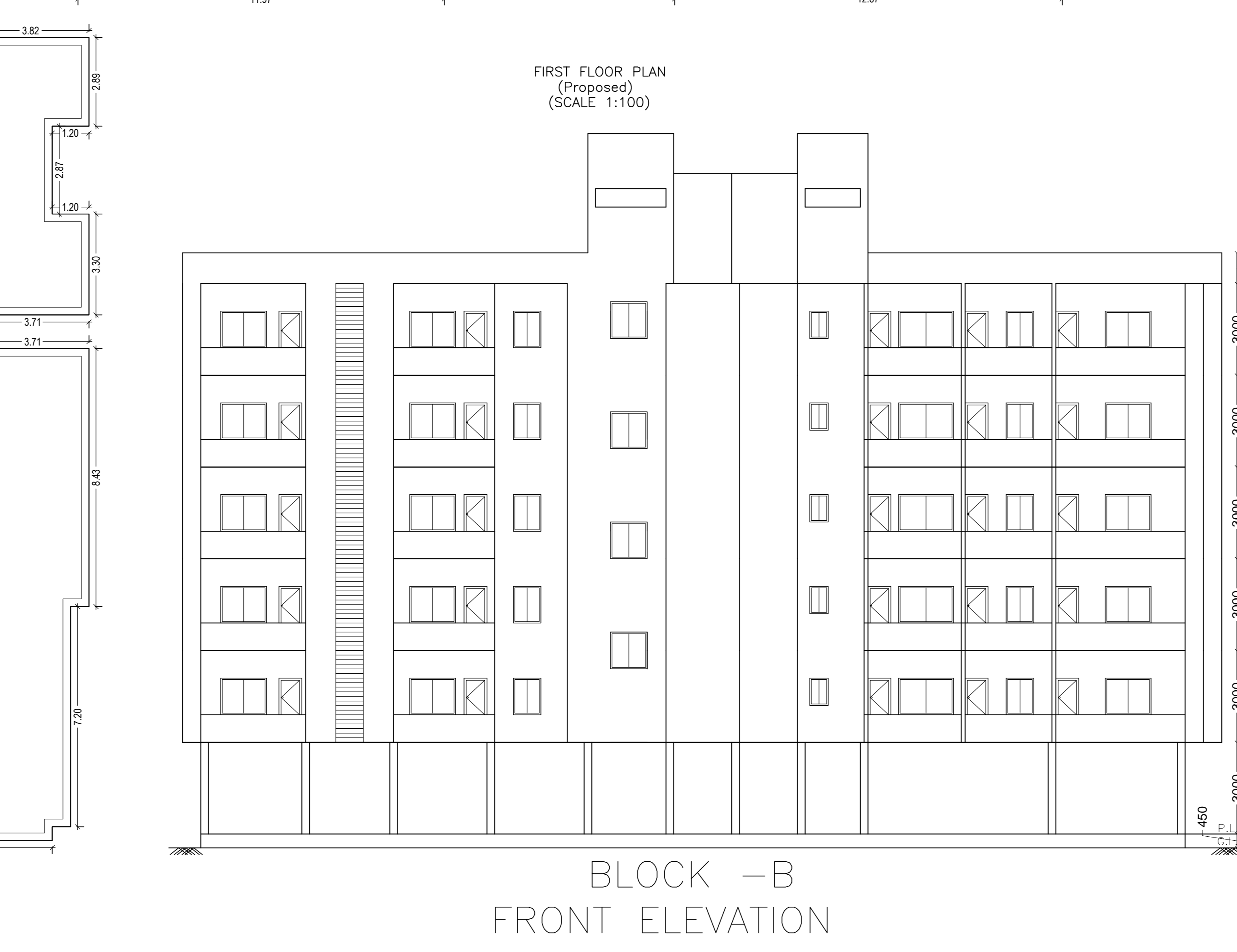
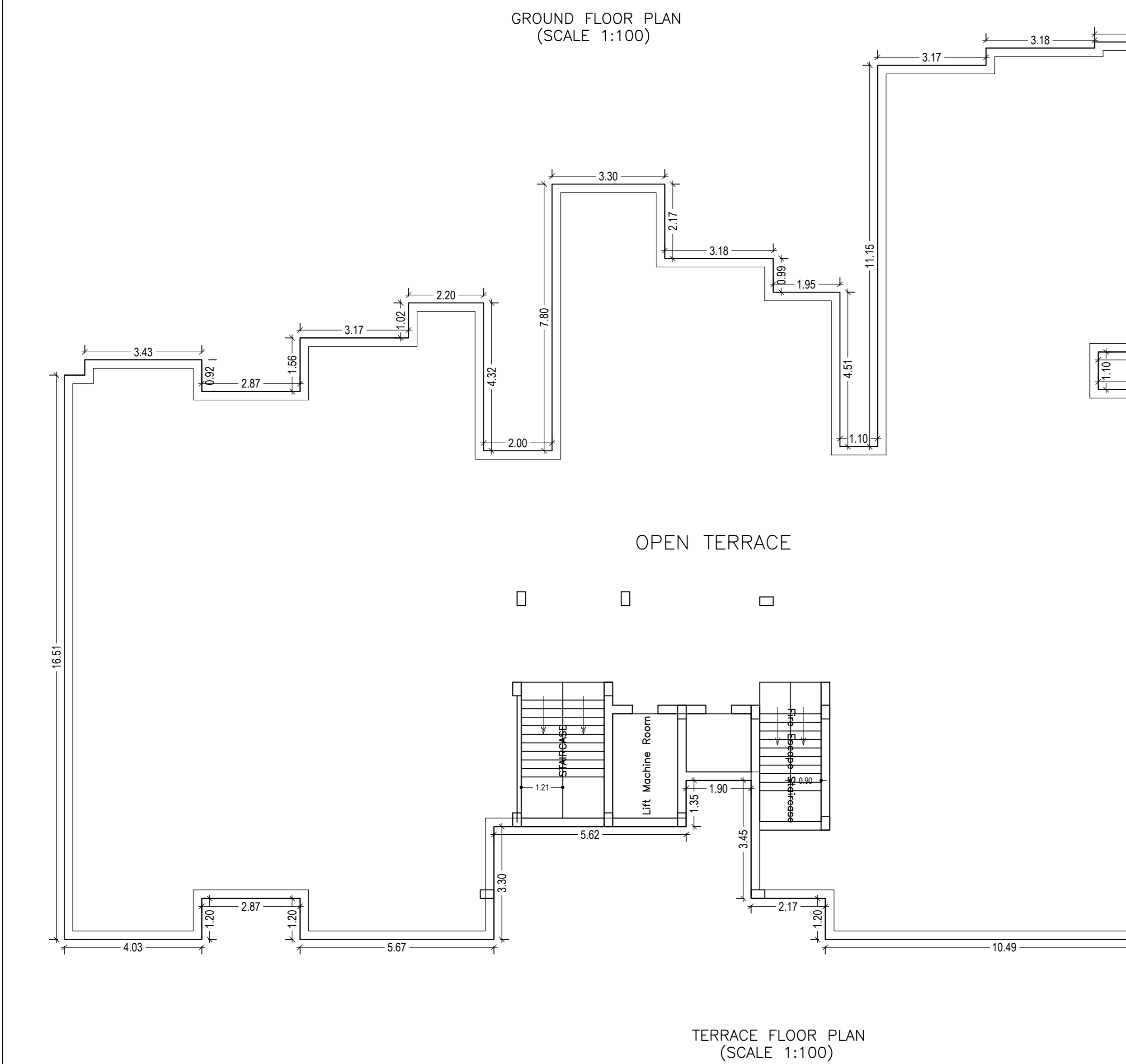
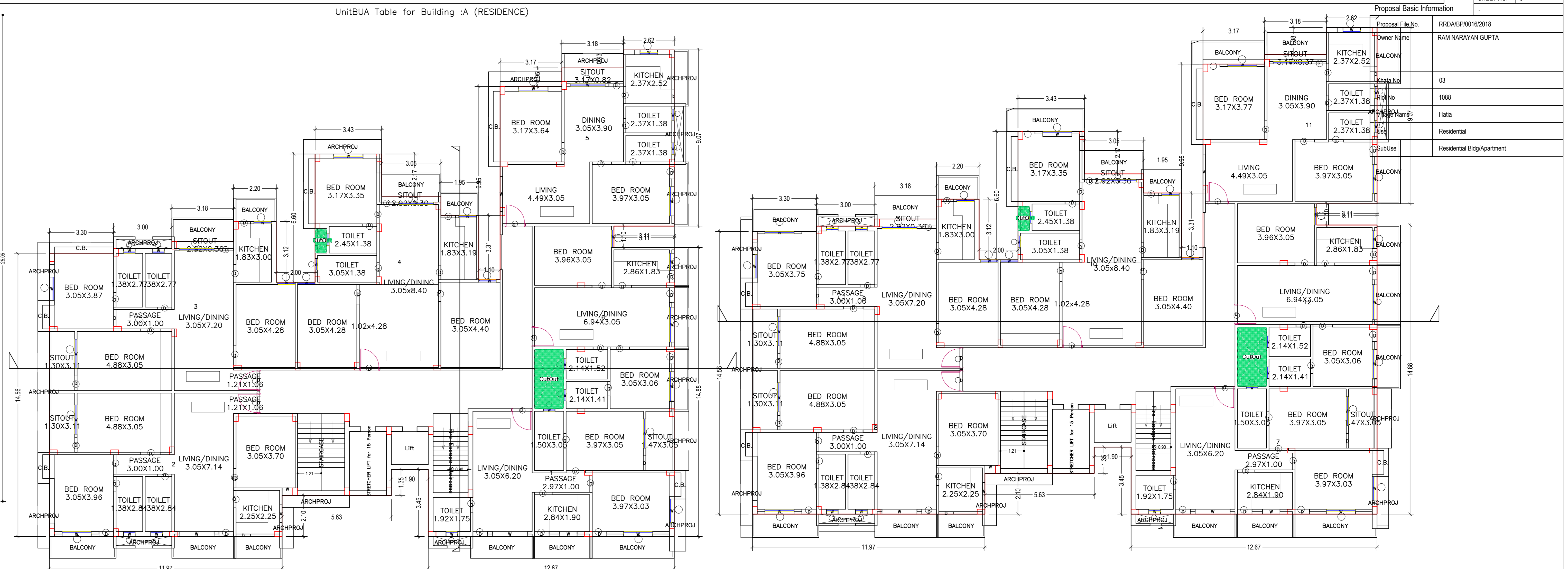
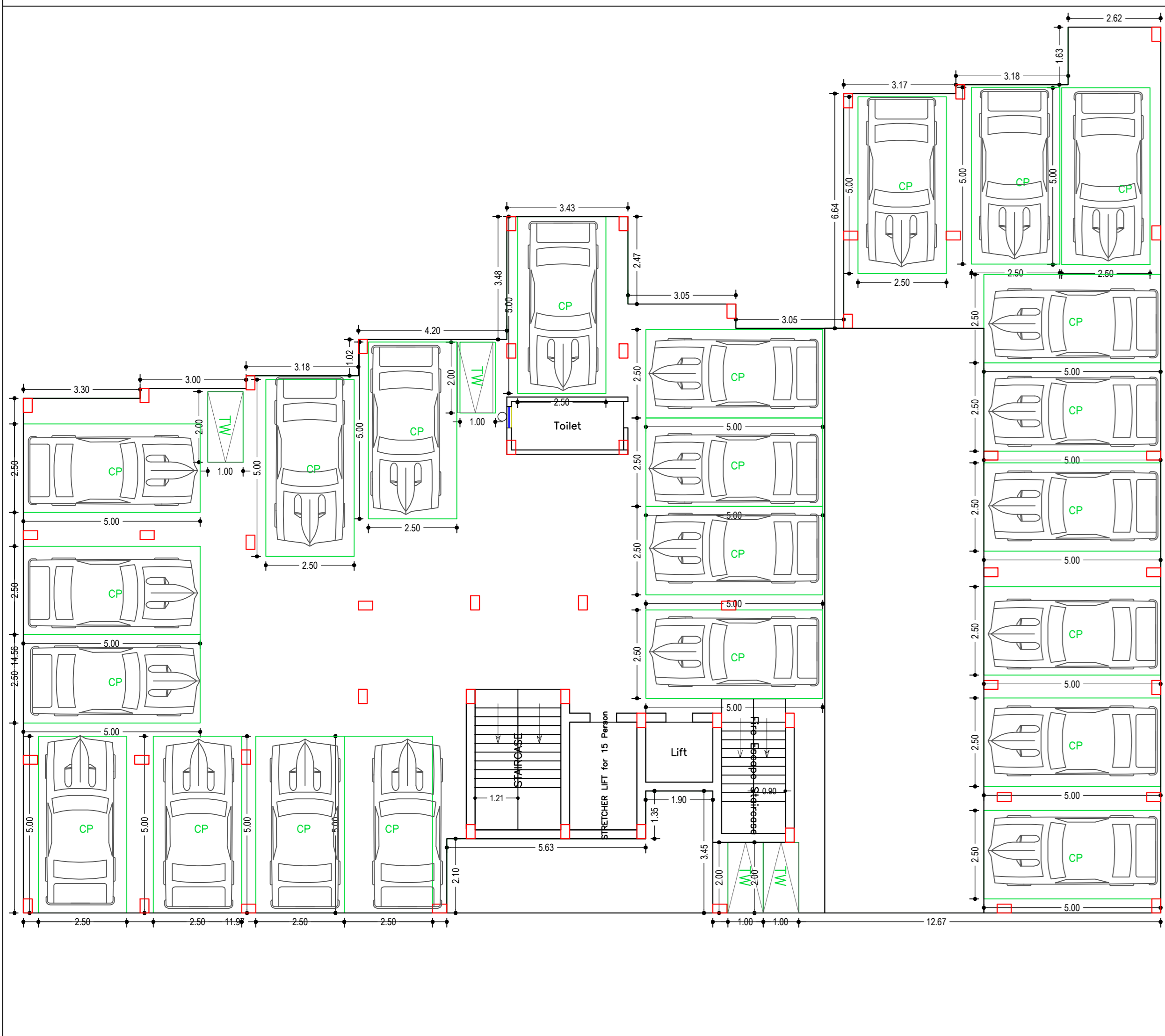
Balcony Calculations Table

FLOOR	NAME	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1	1.13 X 0.00 X 2 X 1	9.34	37.94
	2	1.13 X 3.54 X 1 X 1	3.98	
	3	1.13 X 2.61 X 1 X 1	2.94	
TYPICAL - 2-5 FLOOR PLAN	4	1.20 X 1.53 X 1 X 1	1.83	173.68
	5	1.13 X 3.60 X 1 X 1	4.05	
	6	1.20 X 0.00 X 4 X 1	15.80	
	7	1.20 X 0.00 X 6 X 4	119.52	
	8	1.20 X 3.54 X 1 X 4	17.00	

UnitBUA Table for Building :A (RESIDENCE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	1	FLAT	101.64	101.49	9	5
	2	FLAT	75.63	75.57	7	
	3	FLAT	100.99	100.84	8	
	4	FLAT	111.72	111.56	10	
	5	FLAT	111.17	110.97	10	
TYPICAL - 2-5 FLOOR PLAN	6	FLAT	191.64	191.49	9	20
	7	FLAT	75.63	75.57	7	
	8	FLAT	100.99	100.84	8	
	9	FLAT	112.49	112.21	10	
Total			2911.17	2907.04	220	25





Building :B (RESIDENCE)

Floor Name	Gross Built-up Area (Sq.mt.)	Deductions From Gross BUA (Area in Sq.mt.)	Total Built-up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add. FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Yield (%)
				StarCase	Lift	Balcony	Accessory Use	Parking	Bas.					
Ground Floor	574.44	0.00	574.44	6.85	0.00	0.00	4.37	544.56	0.00	9.64	18.66	18.66	00	
First Floor	608.34	5.34	603.00	7.34	9.03	17.24	0.00	569.39	0.00	569.39	569.39	06		
Second Floor	641.03	5.34	635.69	7.34	9.03	35.29	0.00	584.03	0.00	584.03	584.03	06		
Third Floor	641.03	5.34	635.69	7.34	9.03	35.29	0.00	584.03	0.00	584.03	584.03	06		
Fourth Floor	641.03	5.34	635.69	7.34	9.03	35.29	0.00	584.03	0.00	584.03	584.03	06		
Fifth Floor	641.03	5.34	635.69	7.34	9.03	35.29	0.00	584.03	0.00	584.03	584.03	06		
Roof	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00		
Total	3746.90	26.70	3720.20	43.55	45.15	158.40	4.37	544.56	2905.51	9.64	2924.17	2924.17	30	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (RESIDENCE)	D	0.63	2.10	25
B (RESIDENCE)	D	0.75	2.10	135
B (RESIDENCE)	D	0.68	2.10	10
B (RESIDENCE)	D	0.90	2.10	25
B (RESIDENCE)	D	0.94	2.10	05
B (RESIDENCE)	D	1.00	2.10	59
B (RESIDENCE)	FD	1.00	2.10	01
B (RESIDENCE)	D	1.06	2.10	16
B (RESIDENCE)	D	1.12	2.10	01
B (RESIDENCE)	D	1.19	2.10	05

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (RESIDENCE)	W	0.55	1.95	05
B (RESIDENCE)	W	0.60	1.20	60
B (RESIDENCE)	W	0.90	1.20	30
B (RESIDENCE)	W	0.90	1.80	10
B (RESIDENCE)	W	1.10	1.80	05
B (RESIDENCE)	W	1.10	1.95	05
B (RESIDENCE)	W	1.20	1.20	10
B (RESIDENCE)	W	1.50	1.20	49
B (RESIDENCE)	W	1.80	1.20	01
B (RESIDENCE)	W	1.80	1.80	34

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.00 X 0.00 X 1 X 1	3.85	34.48
	1.13 X 3.24 X 2 X 1	7.28	
	1.13 X 2.44 X 1 X 1	2.14	
	1.13 X 2.97 X 1 X 1	3.34	
	1.13 X 0.00 X 1 X 1	4.82	
	1.20 X 1.95 X 1 X 1	2.34	
	1.20 X 3.09 X 1 X 1	3.68	
	1.20 X 3.18 X 1 X 1	3.81	
	1.20 X 2.20 X 1 X 1	2.64	
TYPICAL - 2-5 FLOOR PLAN	1.12 X 0.00 X 1 X 4	15.84	307.96
	1.20 X 3.18 X 1 X 4	15.24	
	1.20 X 2.20 X 1 X 4	10.56	
	1.20 X 0.00 X 8 X 4	153.60	
	1.20 X 1.95 X 1 X 4	9.36	
	1.20 X 3.09 X 1 X 4	14.64	
	0.73 X 0.00 X 1 X 4	15.24	
	1.20 X 3.24 X 2 X 4	31.12	
	1.20 X 2.97 X 1 X 4	14.24	
	1.20 X 2.45 X 1 X 4	11.68	
	0.00 X 0.00 X 1 X 4	16.44	
Total			342.44

UnitBUA Table for Building :B (RESIDENCE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	1	FLAT	85.87	85.73	8	6
	2	FLAT	101.36	101.19	10	
	3	FLAT	99.71	99.57	11	
	4	FLAT	89.23	89.05	8	
	5	FLAT	72.13	71.99	8	
TYPICAL - 2-5 FLOOR PLAN	6	FLAT	61.06	60.95	6	24
	7	FLAT	81.54	81.41	8	
	8	FLAT	102.22	102.05	9	
	9	FLAT	103.66	103.52	10	
	10	FLAT	101.02	100.84	8	
	11	FLAT	86.44	86.30	8	
	12	FLAT	71.17	71.06	6	
	13	FLAT	81.54	81.41	8	
	14	FLAT	102.22	102.05	9	
Total		2736.59	2732.23	247	30	

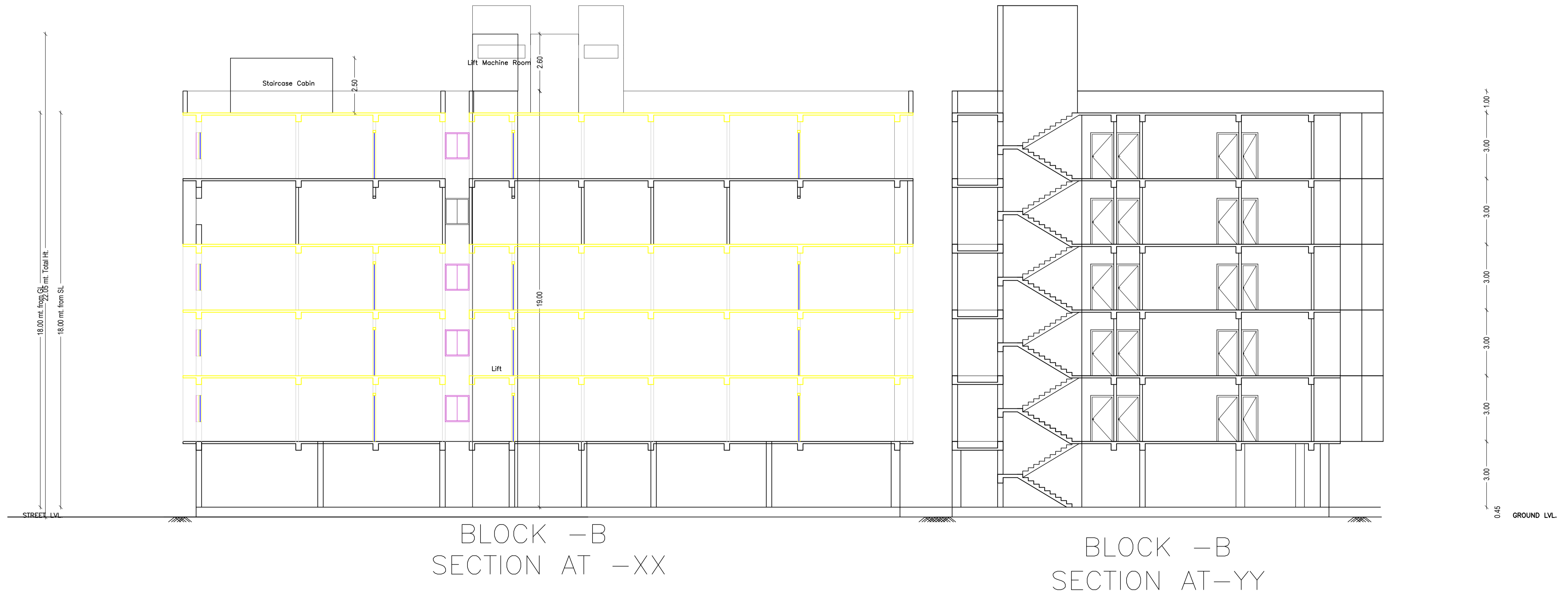


LTP NAME AND SIGNATURE: VJAY KUMAR
NIPCE/ENG/0033/2017

STRUCTURAL ENGS NAME AND SIGNATURE

BUILDER NAME AND SIGNATURE

Proposal Basic Information	
Proposal File No.	RRDA/BP/0016/2018
Owner Name	RAM NARAYAN GUPTA
Khata No	03
Plot No	1088
Village Name	Hatia
Use	Residential
SubUse	Residential Bldg/Apartment



BLOCK -B
SECTION AT -XX

BLOCK -B
SECTION AT -YY

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
VIJAY KUMAR NNPC/ENG/0033/2017		