

Proposal Basic Information	
Proposal File No.	RMC/BP0229/W04/2021
Owner Name	SRI BIJAY KUMAR JAIN PENSOL, OIL CO. PVT. LTD. SRI PRANAV KUMAR KHEMKA SMT ANJANA DEVI JAIN SRI RAJESH KUMAR JAIN SRI SURENDRA KUMAR JAIN SRI RAJENDRA KUMAR JAIN SRI SANJAY KUMAR JAIN SMT MEERA DEVI JAIN
Khata No.	1148, 1151, 1153, 1154, 1155, 1156, 1157
Plot No.	MORHABADI
Village Name	Mixed
Use	Res+Comm

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO. 1.0.56	VERSION DATE 16/10/2020
PROJECT DETAILS	Plot Use Mixed	
LOCAL BODIES	Plot SubUse Res+Comm	
Authority RANCHI MUNICIPAL CORPORATION	PlotNeary-ReligiousStructure NA	
Project No. RWBP0229/W04/2021	Plot/SubPlot No 1148, 1151, 1153, 1154, 1155, 1156, 1157	
Application Type General Proposal	North -	
Project Type Building Permission	South -	
Nature of Development Addition or Alteration	East -	
Location of Development Area: Old Area	West -	
AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	3342.61
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	3342.61
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		338.61
Total		338.61
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	3004.00
PLOT AREA FOR COVERAGE/Net Plot Area	(A-Deductions)	3342.61
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	3342.61
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		1671.31
Proposed Coverage area (47.18 %)		1577.14
Total Prop. Coverage Area (47.18 %)		1577.14
Balance coverage area (2.82 %)		94.17
FAR CHECK		
Perm. FAR Area (2.50)		8356.53
Total Perm. FAR area		8356.53
Residential FAR		5007.16
Commercial FAR		2488.81
Proposed FAR Area		8338.76
Total Proposed FAR Area		8338.76
Consumed FAR (Factor)		2.49
Balance FAR Area		17.77
BUILT UP AREA CHECK		
Total Proposed Builtup Area		11610.02
ARCHITECT (Regd)	RAJIV CHADDA	
ENGINEER (Regd)	SRI BIJAY KUMAR JAIN PENSOL, OIL CO. PVT. LTD. SRI PRANAV KUMAR KHEMKA SMT ANJANA DEVI JAIN SRI RAJESH KUMAR JAIN SRI SURENDRA KUMAR JAIN SRI RAJENDRA KUMAR JAIN SRI SANJAY KUMAR JAIN SMT MEERA DEVI JAIN	
SUPERVISOR (Regd)		
OWNER (Regd)		
DEVELOPMENT AUTHORITY	LOCAL BODY	

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

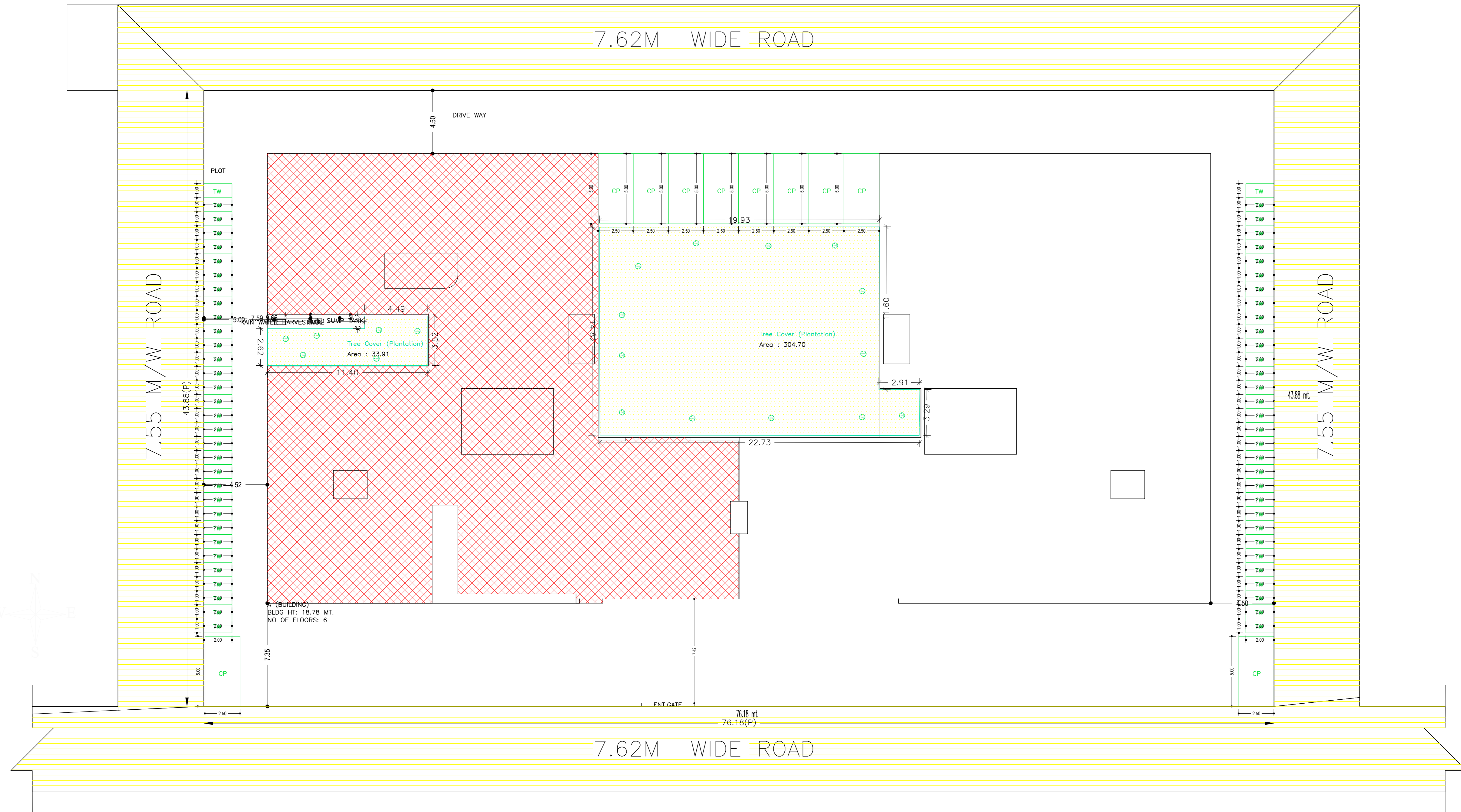
Buildingwise Floor FAR Details						
Floor Name	A (BUILDING)			Total		Total FAR Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing Built Up Area (Sq.mt.)	
Basement Floor	2144.16	0.00	22.14	2144.16	0.00	22.14
Ground Floor	961.03	520.53	963.77	961.03	520.53	963.77
First Floor	1590.31	0.00	1591.93	1590.31	0.00	1591.93
Second Floor	1697.25	0.00	1697.25	1697.25	0.00	1697.25
Third Floor	1645.22	0.00	1647.08	1645.22	0.00	1647.08
Fourth Floor	1645.22	0.00	1647.08	1645.22	0.00	1647.08
Fifth Floor	1532.22	0.00	1359.57	1532.22	0.00	1359.57
Terrace Floor	2.30	0.00	0.00	2.30	0.00	0.00
Total	11207.71	520.53	8338.75	11207.71	520.53	8338.75

Building Use/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential Bldg/Apartment	Multistoried

Required Parking (Table 7a)													
Building Name	Type	SubUse	Area (Sq.mt.)		Units		Car		Visitors Car		TwoWheeler		
			Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.			
A (BUILDING)	Residential	Bldg/Apartment	0-140	1	49.00	1	49	-	-	-	-	-	
			>140	3.5	-	1	-	-	-	-	-	-	
			>0	1	49.00	-	-	-	-	-	-	1	49
			>0	1	49.00	-	-	-	1	5	-	-	-
Commercial	Shop	>0	50	2390.71	1	32	-	-	-	-	-		
		>0	50	2390.71	-	-	-	-	-	-	1	100	
		Total	-	-	-	-	81	82	-	5	5	-	149

Parking Check (Table 7b)					
Vehicle Type	No.	Reqd.		Prop.	
		Area	No.	Area	No.
Car	81	1012.50	82	1025.00	
Visitor's Car Parking	-	-	5	62.50	
Total Visitor Parking	5	62.50	5	62.50	
TwoWheeler	149	298.00	149	298.00	
Total TwoWheeler	149	298.00	149	298.00	
Other Parking	-	-	-	1414.58	
Total	1373.00			3098.08	

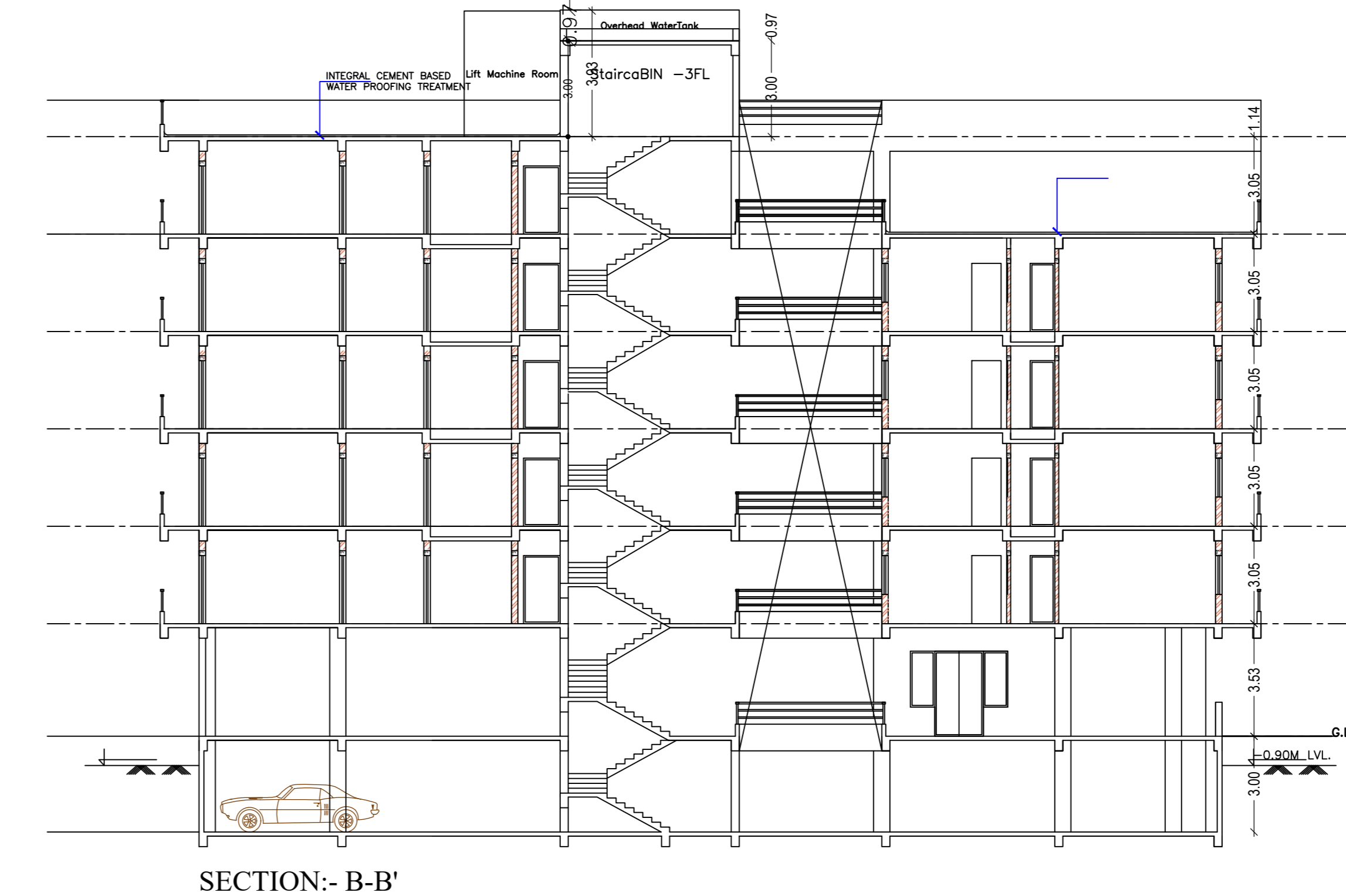
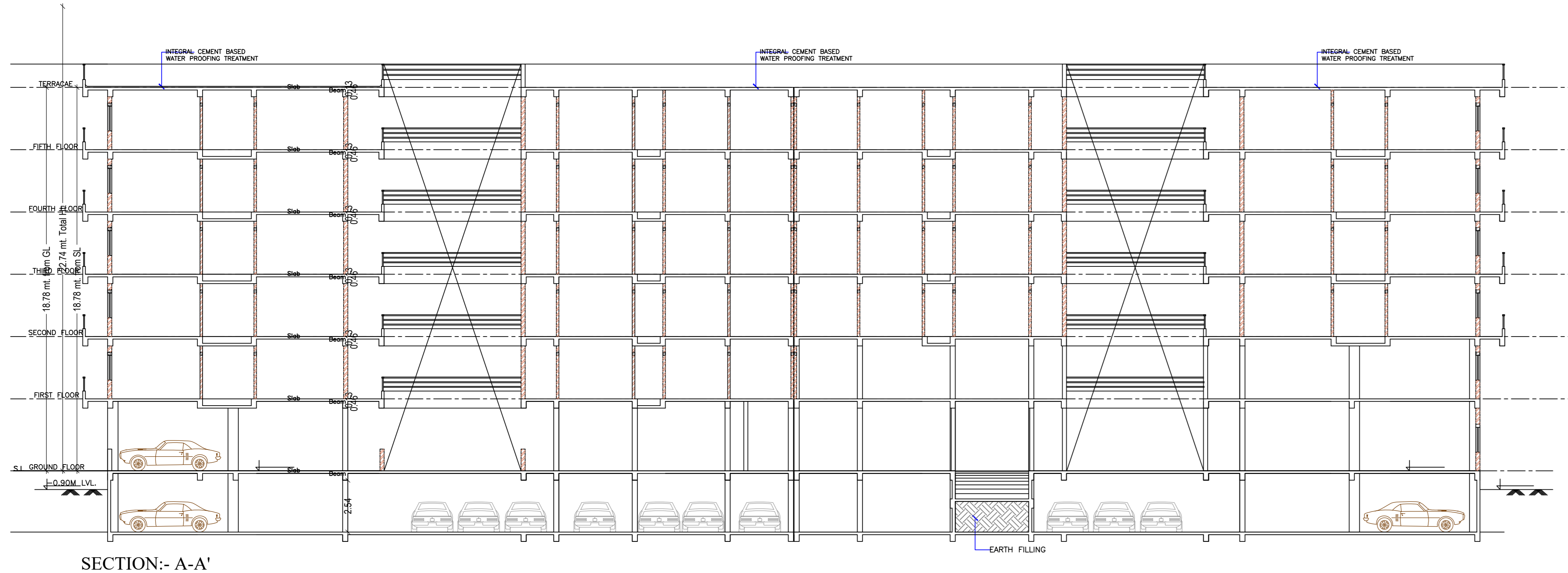
FAR & Tenement Details (Table 4c-1)																	
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Ten (No.)	
							StarCase	Lift	Balcony	Accessory Use	Parking						Resi.
A (BUILDING)	1	12398.32	588.30	11810.02	520.53	11207.71	79.03	83.40	198.46	493.10	2472.09	5807.15	2498.81	32.79	8338.75	8338.75	53
Grand Total	1	12398.32	588.30	11810.02	520.53	11207.71	79.03	83.40	198.46	493.10	2472.09	5807.15	2498.81	32.79	8338.75	8338.75	53



SITE PLAN
SCALE - 1:100

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJIV CHADDA CA816480			

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Khata No.	
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Village Name	MORHABADI
Use	Mixed
SubUse	Res+Comm



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NO.
A (BUILDING)	D	0.75	2.10	139
A (BUILDING)	DS	0.75	2.10	08
A (BUILDING)	D3	0.81	2.10	08
A (BUILDING)	FD	0.90	2.10	138
A (BUILDING)	d	0.90	2.10	54
A (BUILDING)	D	0.90	2.10	42
A (BUILDING)	FD	1.00	2.10	86
A (BUILDING)	FD	1.05	2.10	12
A (BUILDING)	FD	1.12	2.10	03
A (BUILDING)	FD	1.14	2.10	08
A (BUILDING)	FD	1.20	2.10	05
A (BUILDING)	FD	1.37	2.10	05
A (BUILDING)	FD	1.50	2.10	56
A (BUILDING)	RS	2.55	2.10	01
A (BUILDING)	RS	2.77	2.10	01
A (BUILDING)	RS	3.00	2.10	01
A (BUILDING)	FD	3.00	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

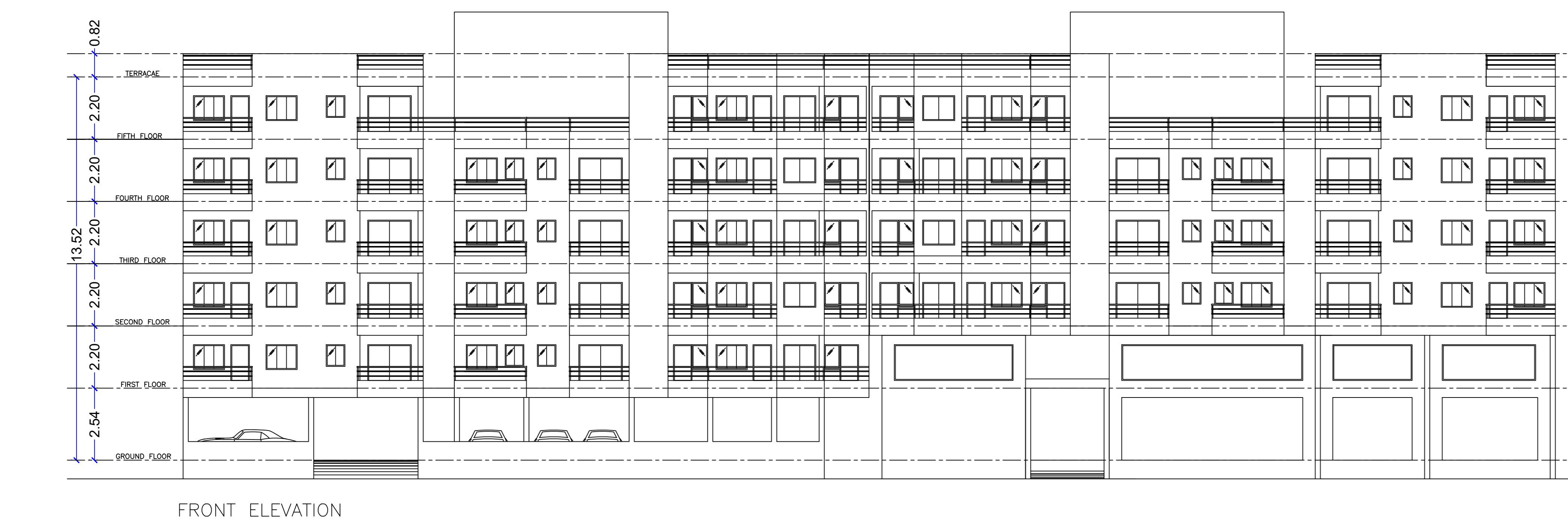
BUILDING NAME	NAME	LENGTH	HEIGHT	NO.
A (BUILDING)	v	0.65	0.65	125
A (BUILDING)	w	1.18	1.20	01
A (BUILDING)	w	1.50	1.20	233

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 3A 4 FLOOR PLAN			
	1.07 X 3.35 X 4 X 2	28.64	234.90
	1.07 X 3.28 X 2 X 2	14.00	
	1.07 X 3.41 X 2 X 2	14.52	
	0.68 X 2.82 X 2 X 2	7.44	
	1.07 X 3.13 X 2 X 2	26.16	
	1.07 X 3.48 X 2 X 2	14.84	
	1.20 X 1.97 X 2 X 2	9.44	
	1.07 X 1.83 X 2 X 2	7.80	
	1.07 X 3.13 X 4 X 2	26.64	
	1.07 X 3.51 X 2 X 2	14.96	
	1.07 X 3.18 X 1 X 2	6.78	
	1.07 X 3.53 X 2 X 2	27.64	
	1.07 X 3.73 X 2 X 2	15.92	
	1.07 X 3.30 X 1 X 2	7.04	
	1.07 X 3.02 X 2 X 2	12.88	
SECOND FLOOR PLAN			
	1.07 X 3.35 X 2 X 1	7.16	55.44
	1.07 X 3.28 X 1 X 1	3.50	
	1.07 X 3.41 X 1 X 1	3.83	
	0.68 X 2.82 X 1 X 1	1.86	
	1.07 X 6.13 X 1 X 1	6.54	
	1.07 X 3.48 X 1 X 1	3.71	
	1.20 X 1.97 X 1 X 1	2.36	
	1.07 X 1.83 X 1 X 1	1.55	
	1.07 X 3.13 X 2 X 1	6.66	
	1.07 X 3.51 X 1 X 1	3.74	
	1.07 X 3.18 X 1 X 1	3.59	
	1.07 X 6.53 X 1 X 1	6.96	
	1.07 X 3.73 X 1 X 1	3.98	
FIFTH FLOOR PLAN			
	1.07 X 3.35 X 4 X 1	14.32	106.67
	1.07 X 3.28 X 2 X 1	7.00	
	1.07 X 6.13 X 2 X 1	13.08	
	1.07 X 3.48 X 2 X 1	7.42	
	1.20 X 1.97 X 2 X 1	4.72	
	1.07 X 1.83 X 2 X 1	3.90	
	1.07 X 3.13 X 4 X 1	13.32	
	1.07 X 3.51 X 2 X 1	7.48	
	1.07 X 3.18 X 1 X 1	3.39	
	1.07 X 6.53 X 2 X 1	13.92	
	1.07 X 3.73 X 2 X 1	7.96	
	1.07 X 3.30 X 1 X 1	3.52	
	1.07 X 3.02 X 2 X 1	6.44	
Total			
			296.81

Unit/BUA Table for Building -A (BUILDING)

FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN						
	COMMUNITY HALL	OTHER	107.80	107.61	1	1
	GYM	FLAT	85.30	88.20	1	1
	STORE	OTHER	741.37	741.30	1	3
FIRST FLOOR PLAN						
	A	FLAT	90.42	90.24	8	7
	B	FLAT	81.38	81.29	8	
	C	FLAT	122.14	121.71	10	
	d	FLAT	90.55	90.35	8	
	e	FLAT	112.87	112.72	11	
	f	FLAT	113.34	113.10	12	
	STORE 2	OTHER	741.13	740.79	1	
	g	FLAT	94.35	90.68	8	
	h	FLAT	94.22	90.79	8	
	i	FLAT	83.24	81.29	8	
	J	FLAT	132.88	125.91	11	
	k	FLAT	132.88	125.91	11	
	L	FLAT	83.24	81.29	8	
	m	FLAT	94.35	90.68	8	
	n	FLAT	94.22	90.79	8	
	o	FLAT	116.61	112.72	12	
	p	FLAT	117.32	113.10	11	
	Q	FLAT	117.32	113.10	12	
	r	FLAT	116.61	112.72	11	
	A1	FLAT	83.24	81.29	8	
	B1	FLAT	83.24	81.29	8	
	s1	FLAT	132.88	125.91	11	
	s1	FLAT	86.36	80.79	8	
	e1	FLAT	116.61	112.72	11	
	t1	FLAT	117.32	113.10	12	
	STORE 3	OTHER	741.13	740.79	1	
	S	FLAT	94.35	90.68	8	
	T	FLAT	94.22	90.79	8	
	U	FLAT	116.61	112.72	11	
	V	FLAT	117.32	113.10	12	
	W	FLAT	132.88	125.91	11	
	X	FLAT	132.88	125.91	11	
	Y	FLAT	94.35	90.68	8	
	Z	FLAT	94.22	90.79	8	
	Z1	FLAT	116.61	112.72	12	
	Z2	FLAT	117.32	113.10	11	
	Z3	FLAT	28.33	28.17	3	
	Z4	FLAT	28.23	28.10	3	
Total						
			7341.37	7178.88	458	53

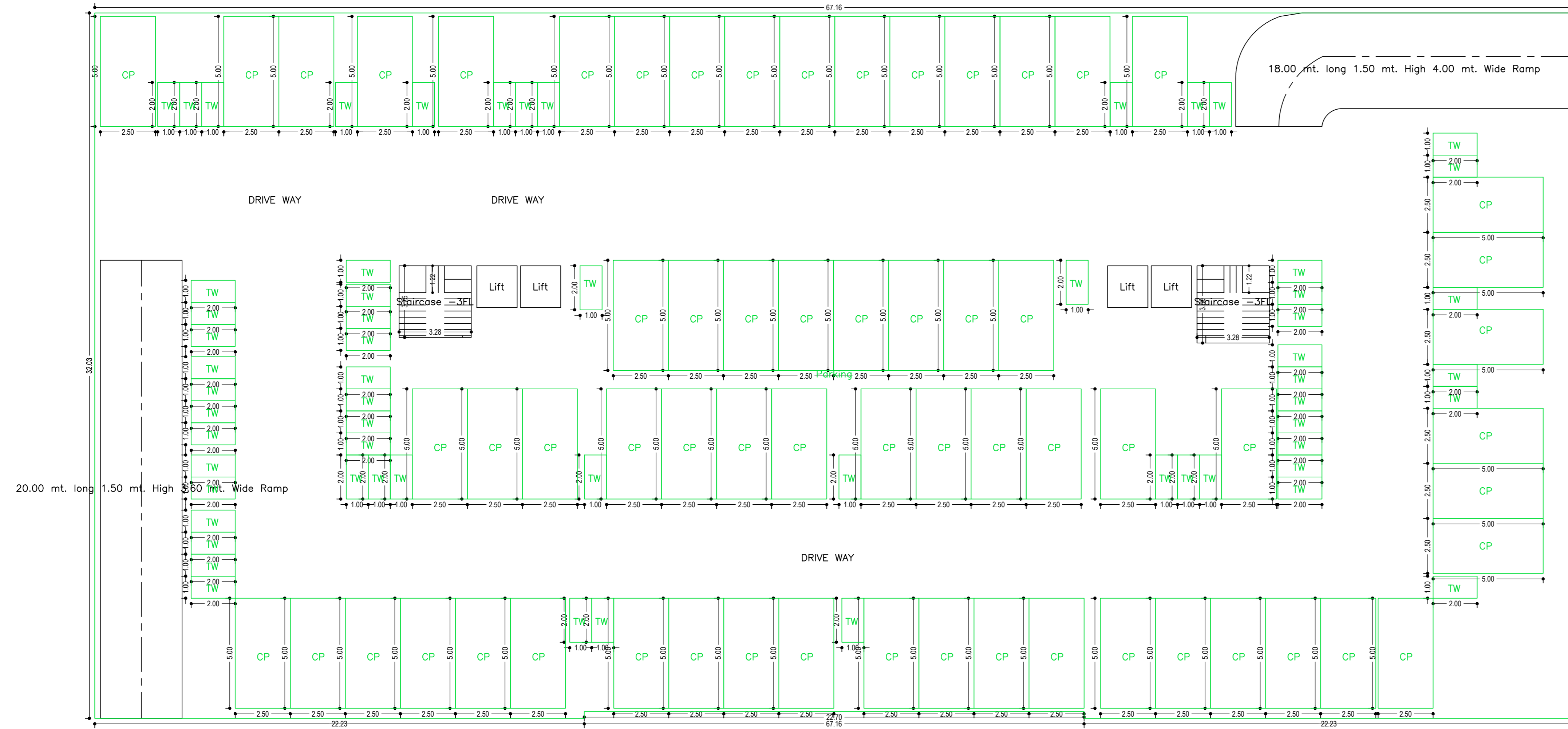


Building -A (BUILDING)

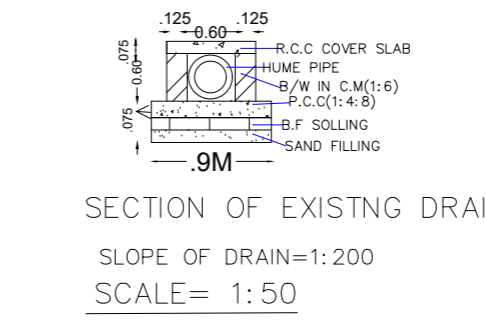
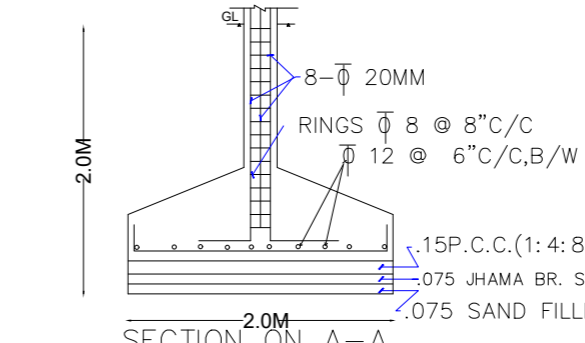
Floor Name	Gross Builtup Area (Sq.m)	Deductions From Gross BUA/Area in (Sq.m)	Total Built Up Area (Sq.m)	Existing Built Up Area (Sq.m)	Proposed Built Up Area (Sq.m)	Deductions (Area in Sq.m)				Proposed FAR Area (Sq.m)		Add Area in FAR (Sq.m)	Total FAR Area (Sq.m)	Total Consumed Additional FAR Area (Sq.m)	Tent (No.)	
						Stair/Case	Lift	Balcony	Accessories/Use	Parking	Res.					Commercial
Basement Floor	2144.16	0.00	2144.16	0.00	2144.16	0.00	0.00	13.90	0.00	1962.93	0.00	0.00	22.14	22.14	0.00	
Ground Floor	1663.87	110.53	1553.34	820.53	951.03	13.18	13.90	0.00	63.33	509.16	74.13	868.98	10.65	853.77	953.77	03
First Floor	1677.15	86.84	1590.31	0.00	1590.31	13.17	0.00	0.00	75.24	706.42	796.48	0.00	1501.90	1501.90	07	
Second Floor	1784.09	86.84	1697.25	0.00	1697.25	13.17	13.90	27.73	75.24	732.87	834.34	0.00	1567.21	1567.21	07	
Third Floor	1744.97	99.75	1645.22	0.00	1645.22	13.17	13.90	58.74	92.33	0.00	1467.08	0.00	1467.08	1467.08	12	
Fourth Floor	1744.97	99.75	1645.22	0.00	1645.22	13.17	13.90	58.74	92.33	0.00	1467.08	0.00	1467.08	1467.08	12	
Fifth Floor	1636.81	104.99	1532.22	0.00	1532.22	13.17	13.90	53.25	92.33	0.00	1359.57	0.00	1359.57	1359.57	12	
Terrace Floor	2.30	0.00	2.30	0.00	2.30	0.00	0.00	0.00	2.30	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	12298.32	513.33	11810.02	820.53	11207.71	79.03	83.40	198.46	493.10	2472.09	5807.15	2498.81	32.79	8338.75	8338.75	53
Total Number of Same Buildings	1															
Total	12298.32	513.33	11810.02	820.53	11207.71	79.03	83.40	198.46	493.10	2472.09	5807.15	2498.81	32.79	8338.75	8338.75	53

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJIV CHADDA CA8116480			

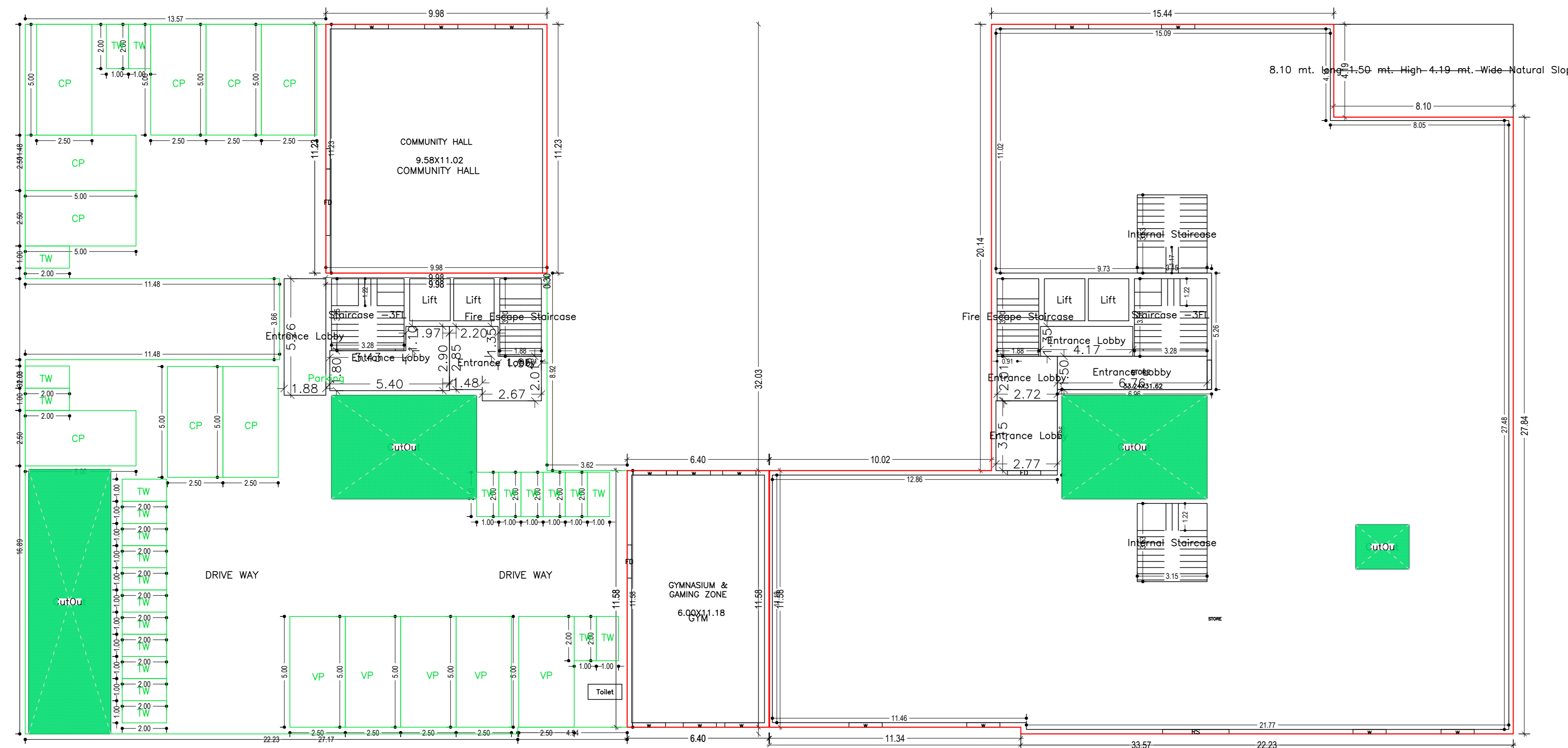
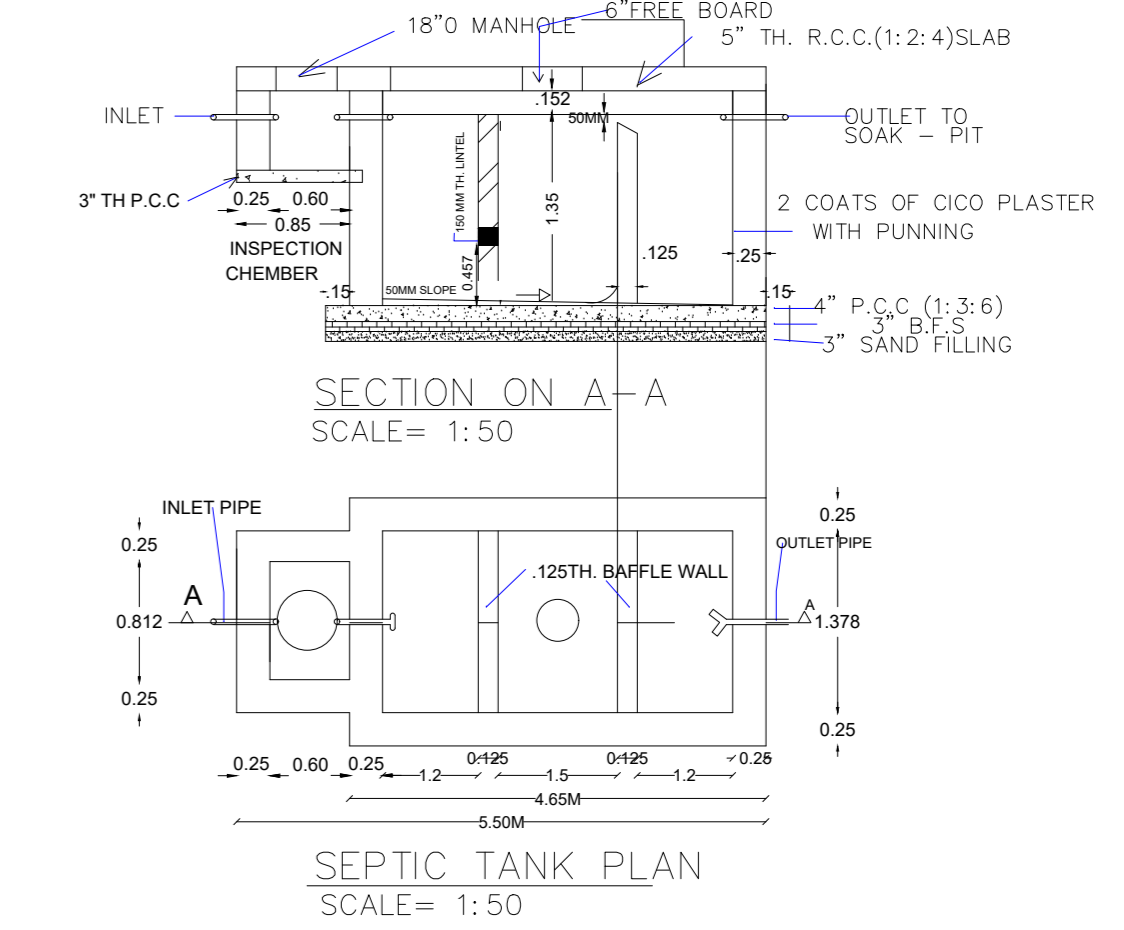
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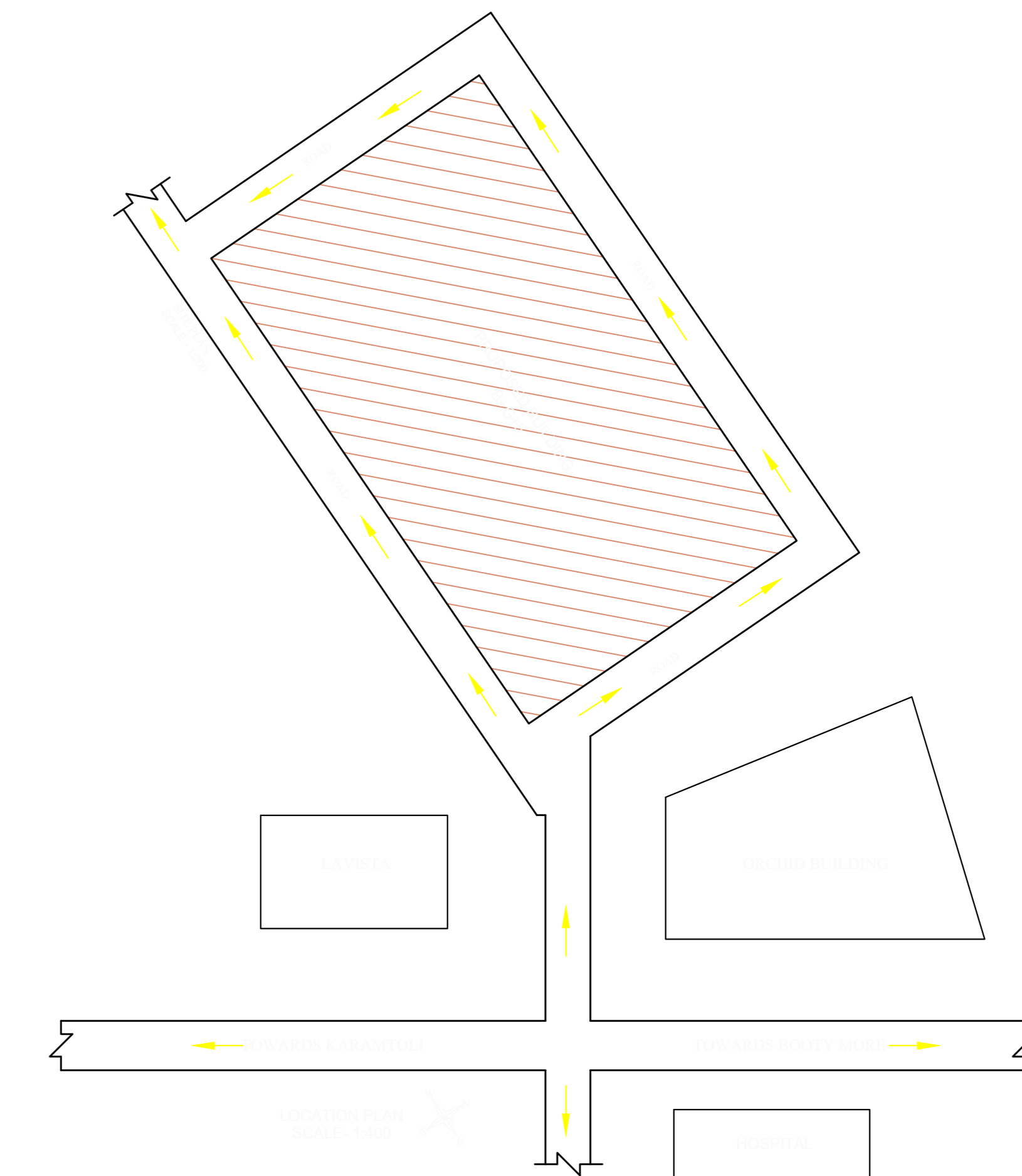
BASEMENT FLOOR PLAN (SCALE 1:100)



- SECTION OF EXISTING DRAIN
SLOPE OF DRAIN=1:200
SCALE= 1:50
- SPECIFICATION OF DRAIN
- FOUNDATION.
 - SAND FILLING.
 - BRICK SOLLING.
 - P.C.C (1:4:8).
 - B/W IN C.M (1:6).
 - R.C.C (1:2:4) COVER SLAB.

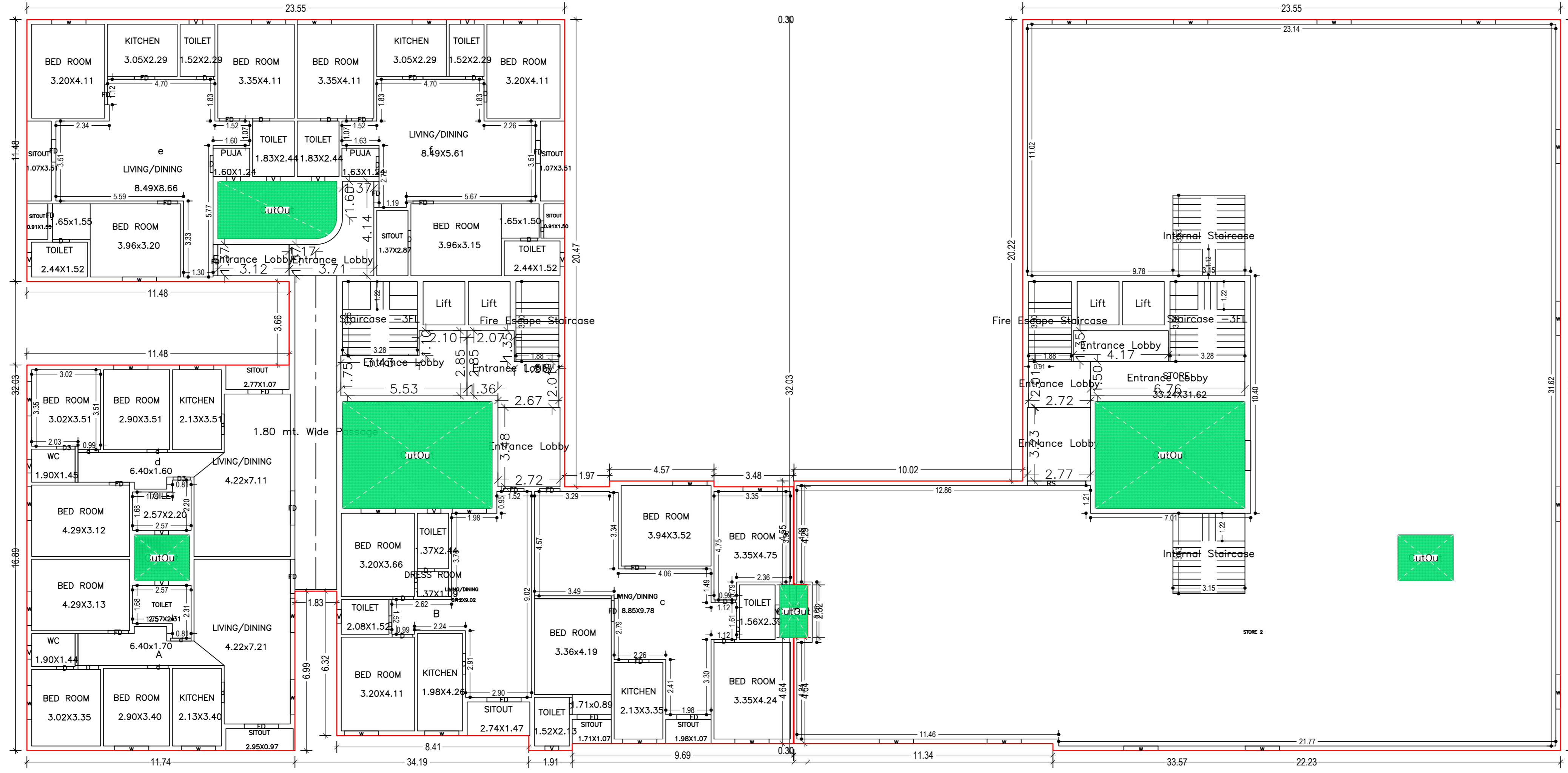


GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

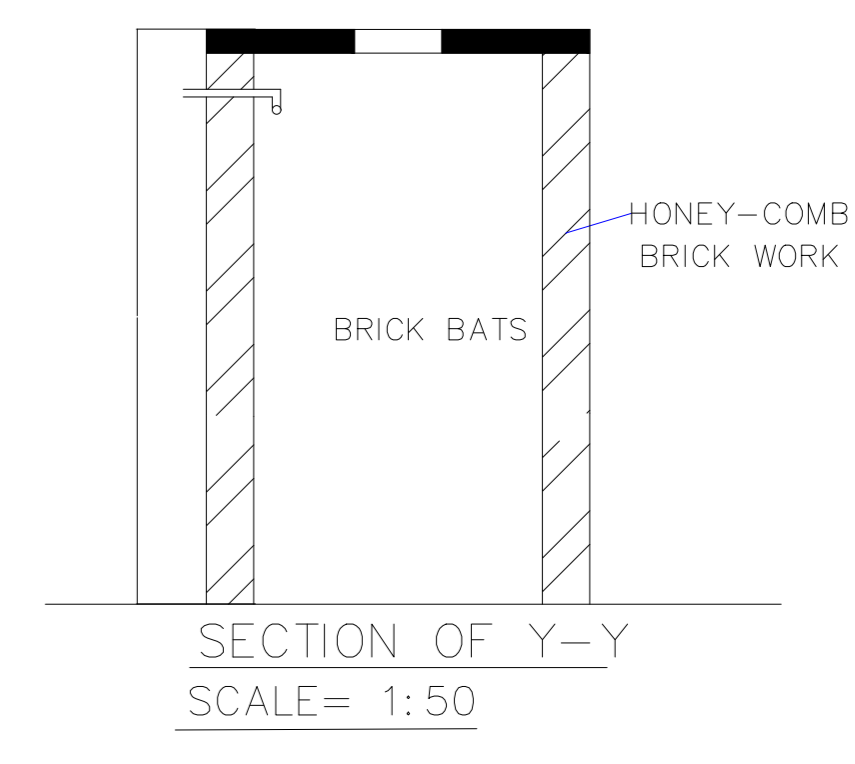


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RAJY CHADDA CA816480			

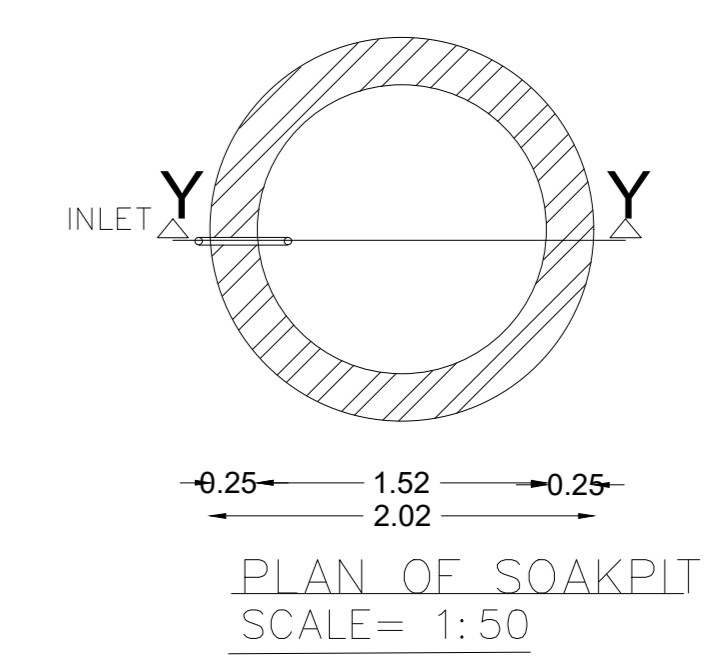
DATE	06-07-2021
SHEET NO.	4
Proposed Basic Information	
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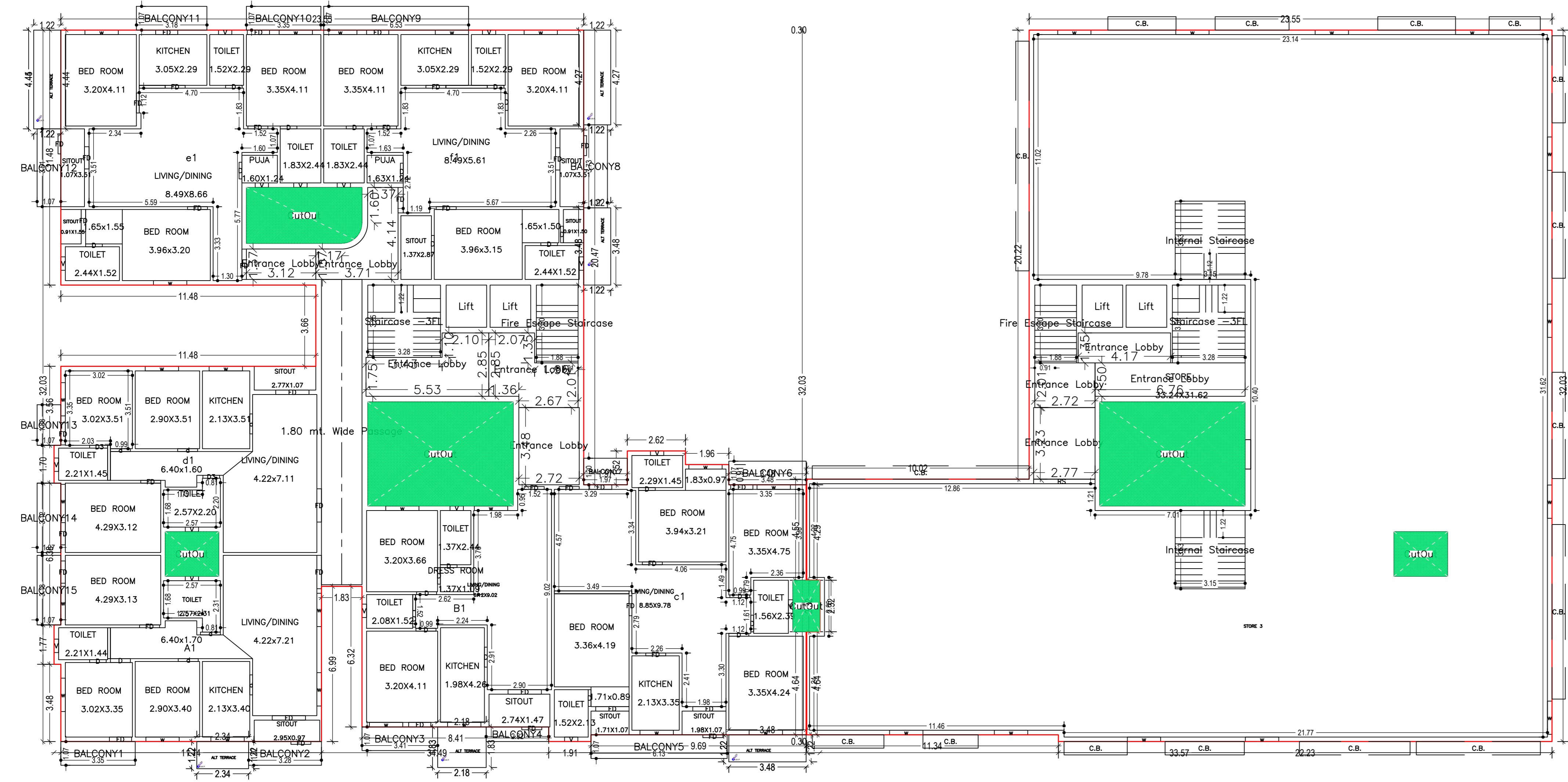
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



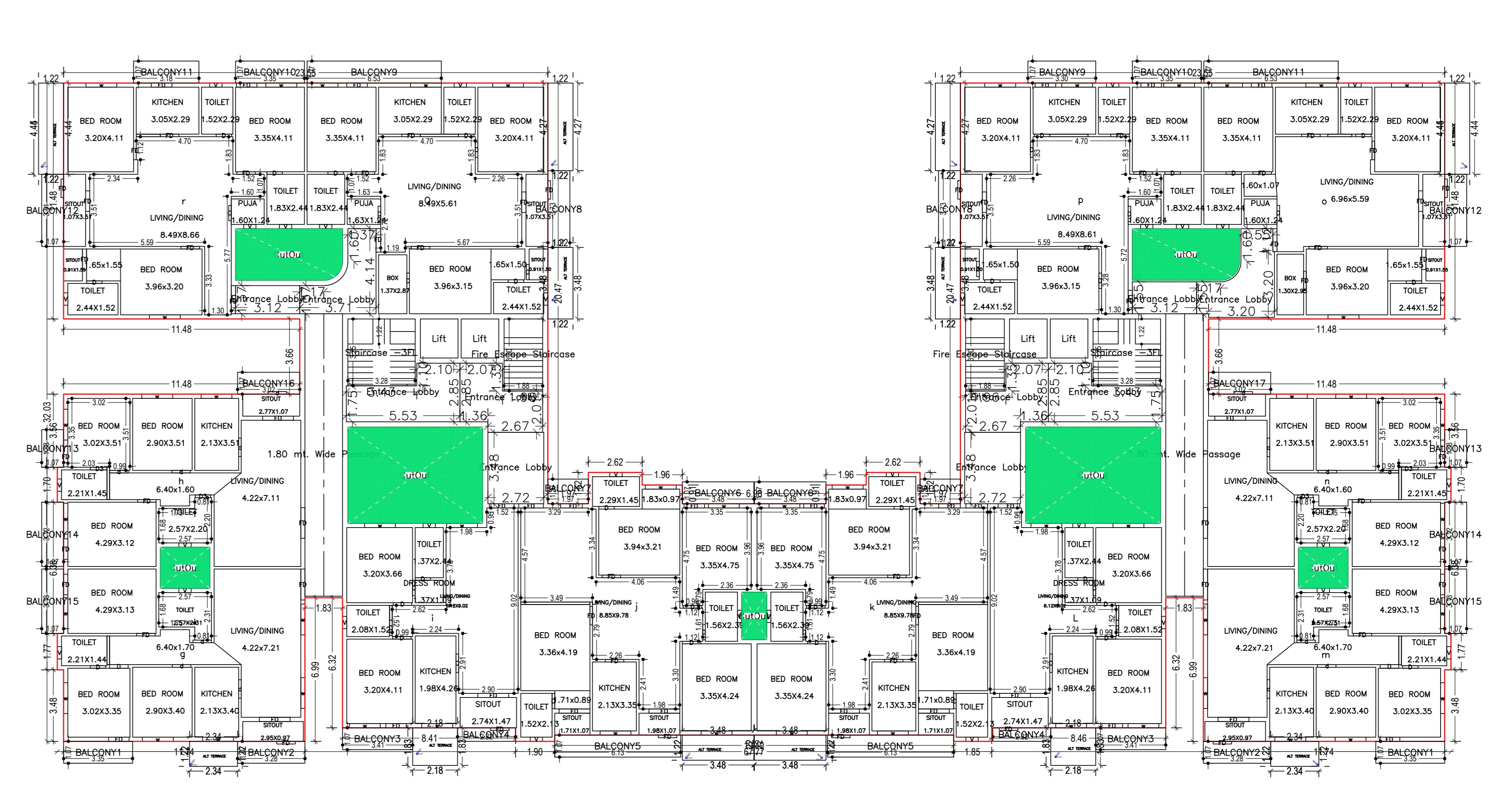
SECTION OF Y-Y
SCALE= 1:50



PLAN OF SOAKPIT
SCALE= 1:50



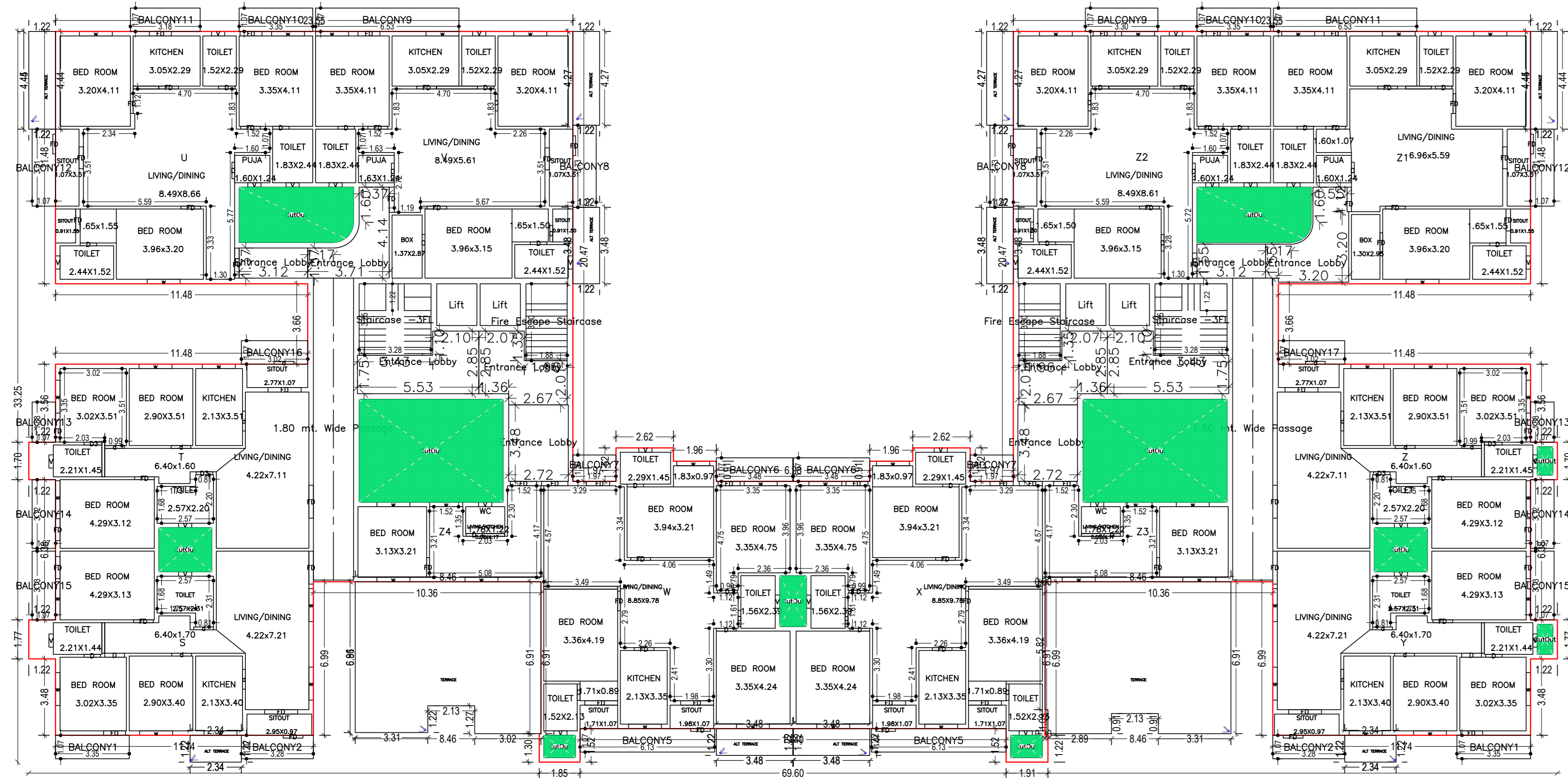
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



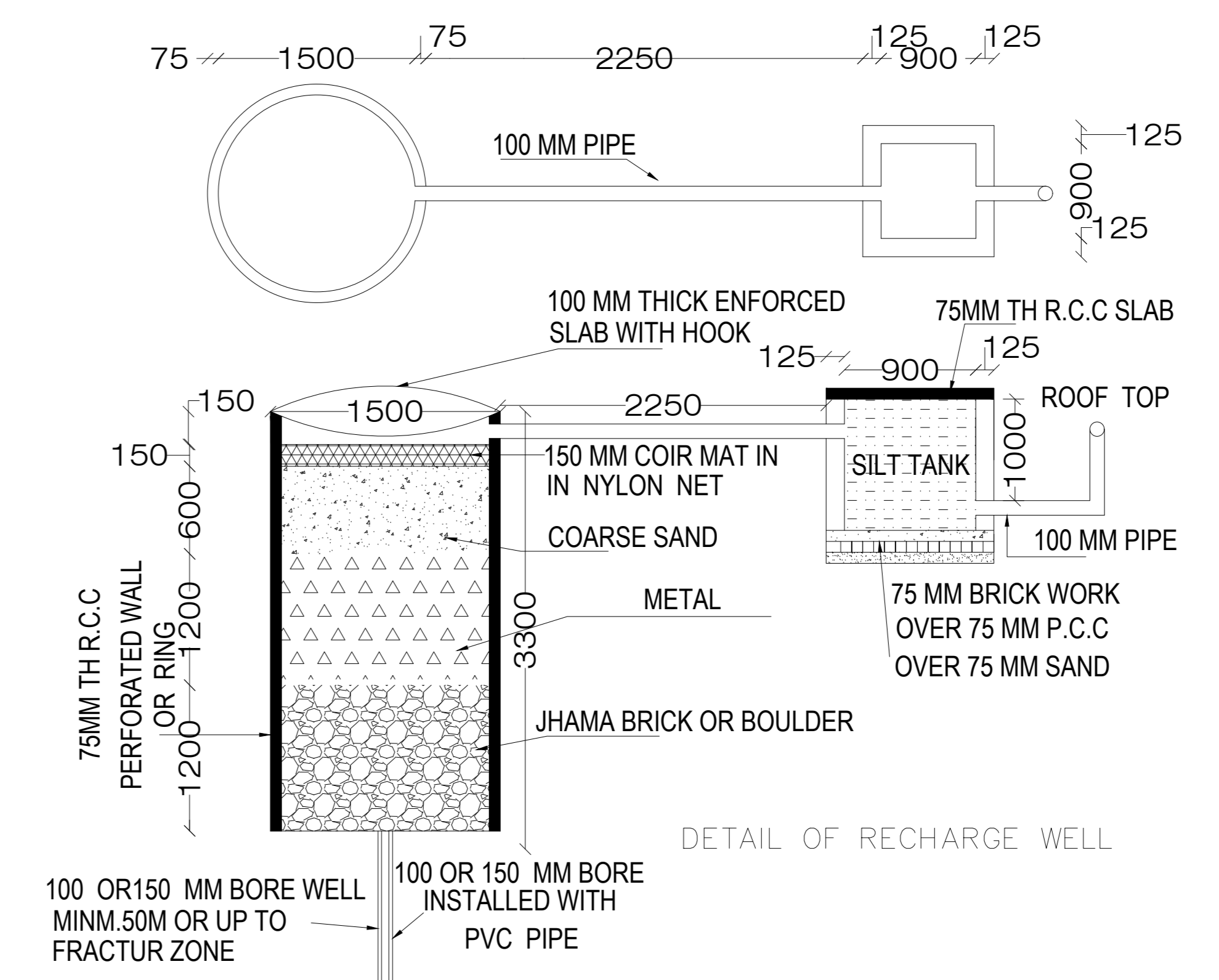
TYPICAL - 3& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJIV CHADDA CAB16480			

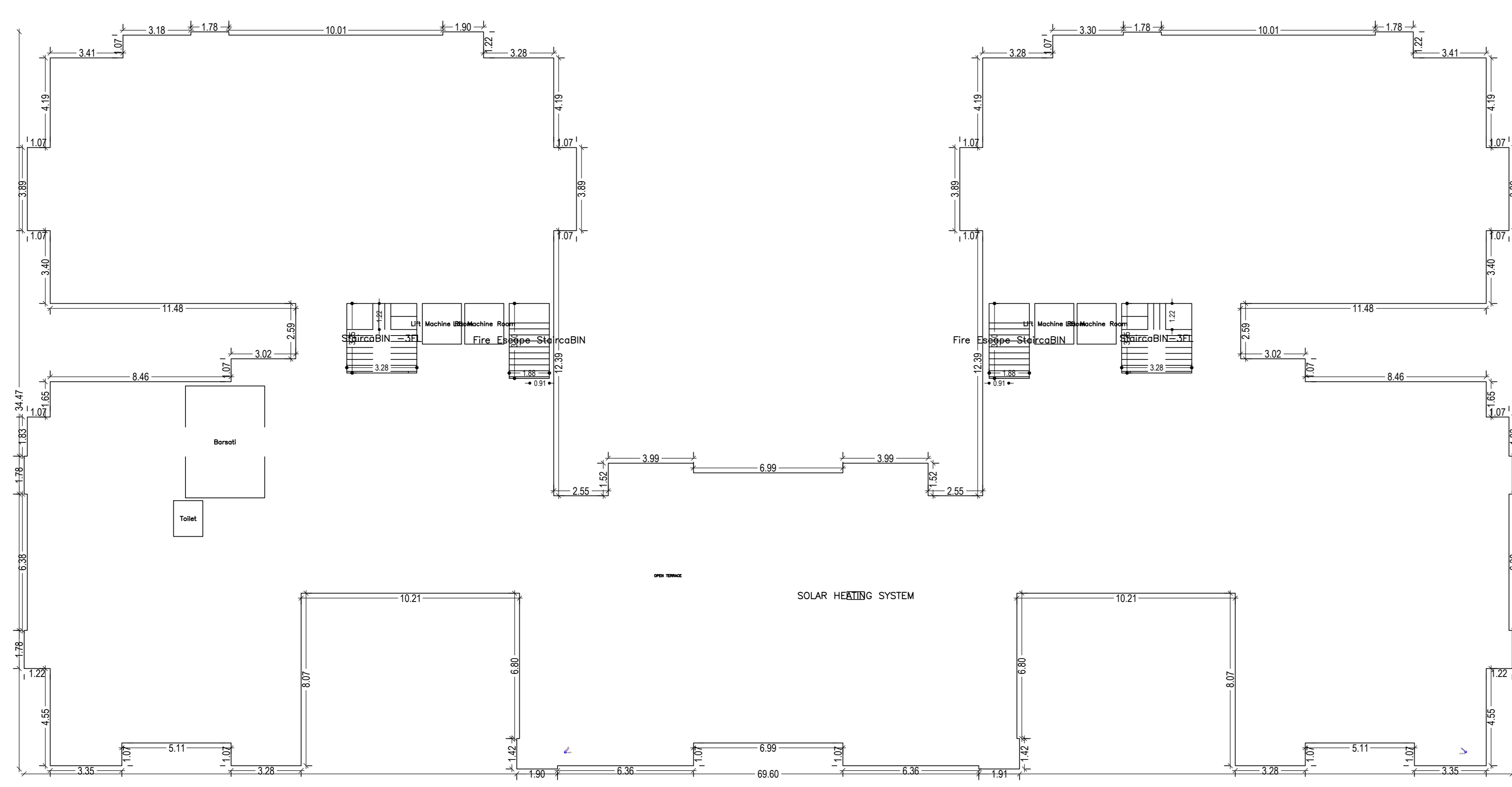
DATE	06-07-2021
SHEET NO.	5
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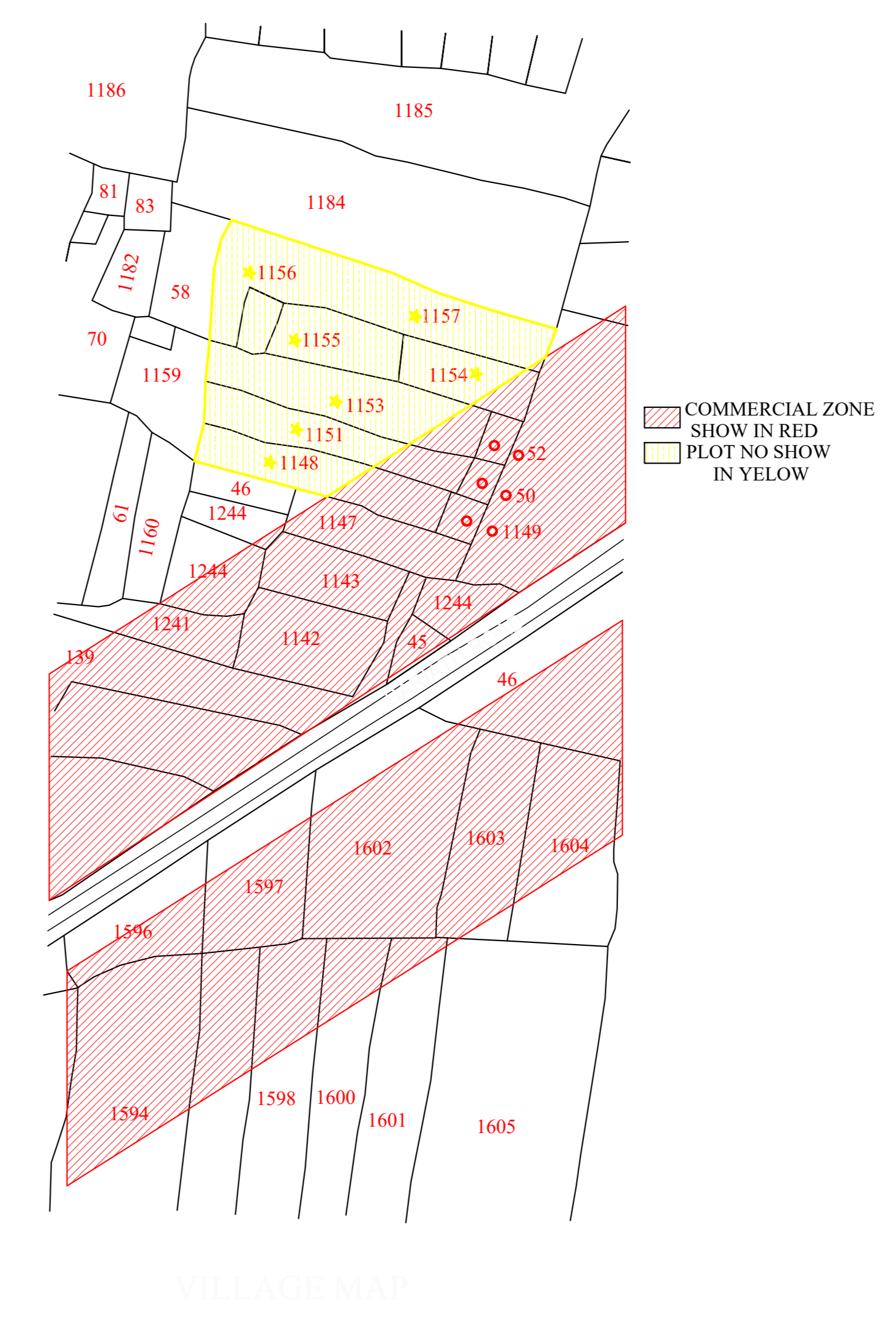
FIFTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



DETAIL OF RECHARGE WELL



TERRACE FLOOR PLAN
(SCALE 1:100)



VILLAGE MAP

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJIV CHADDA CAB16480			

Ranchi Municipal Corporation

FOR APPROVAL OF BUILDING PERMIT

With respect to your Application No. **RMC/BP/0229/W04/2021** Date **23/07/2021 6:46:34 PM** permission is hereby granted in favor of,

Smt / Shri **SRI BIJAY KUMAR JAIN PENSOL OIL CO. PVT. LTD SRI PRAMOD KUMAR KHEMKA SMT ANJANA DEVI JAIN SRI RAJESH KUMAR JAIN SRI SURENDRA KUMAR JAIN SRI RAJENDRA KUMAR JAIN SRI SANJAY KUMAR JAIN SMT MEERA DEVI JAIN**

For :

- a) Construction of a **Addition Alteration** building
- b) Reconstruction of **Addition Alteration** building
- c) Alteration of **Addition Alteration** building
- d) Alteration or additions in the existing building
- e) Institution of change of the use of building **Mixed** (Specify)

In respect of Plot No. (CS) **1148, 1151, 1153, 1154, 1155, 1156, 1157** Plot No. (MSP) **1148, 1151, 1153, 1154, 1155, 1156, 1157** Khata No. **84, 121, 160, 161, 162** Holding No. Village **MORHABADI** of Municipal Corporations / Municipal Council / Nagar Panchayats/ Metropolitan area/ Planning Area under Planning Authority/ Gram Panchayat areas covered under Development Plan/ Planning Authorities/ or any Planning Scheme notified under Jharkhand Urban Planning and Development Act 2012 within the Development plan/ Area Development Scheme of Subject to the following conditions / restrictions.

- a) The land/ Building shall be used exclusively for **Mixed** purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- b) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- c) Parking space measuring **3098.08** sq. m. as shown in the approved plan shall be kept open and no part of it will be built upon.
- d) The land over which construction is proposed is accessible by an approved means of access of 0 m. width.
- e) The land in question must be in lawful ownership and peaceful possession of the applicant.
- f) The applicant shall free gift 0 m. wide strip of land of the road in the name of the authority for the purposes as mentioned in these Byelaws.
- g) The permission is valid for period of **23/07/2026** with effect from the date of issue.
- h) Permission accorded under the provision cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
- i) Any dispute arising out of land record or in respect of right/title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
- j) Any other conditions.

Memo No. **RMC/BP/0754/W04/2021**, Date **21/09/2021 02:28:00 PM**

Copy along with 3 copies of the approved plans to

Smt / Shri **SRI BIJAY KUMAR JAIN PENSOL OIL CO. PVT. LTD SRI PRAMOD
KUMAR KHEMKA SMT ANJANA DEVI JAIN SRI RAJESH KUMAR JAIN
SRI SURENDRA KUMAR JAIN SRI RAJENDRA KUMAR JAIN SRI
SANJAY KUMAR JAIN SMT MEERA DEVI JAIN**

Authorized Officer / Authority

Copy with a copy approved plan forwarded to the **Ranchi Municipal Corporation** for information.