

Proposal Basic Information

Proposal File No.	RMC/EP/025/W06/2021
Owner Name	KAVITA SINGH RAVI SHANKAR SINGH AND SHASHI SHANKAR SINGH
Khata No.	01
Plot No.	146
Village Name	GARI
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION	VERSION NO. : 0.01	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	PlotNearyReligiousStructure: NA
	Inward No: RMC/EP/025/W06/2021	PlotSubPlot No: 146
	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)
	Deduction for NetPlot Area	735.53
	Surrender Free of Cost	15.32
	Total	15.32
	NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	720.22
	Deduction for Balance Plot Area (from Gross Plot Area)	
	Surrender Free of Cost	15.32
	Common Plot	84.60
	Total	99.92
	BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 635.82
	PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 720.22
	Plot Area for FAR (Net Plot Area - Road/Walking Area)	(A-Deductions) 725.53
COVERAGE CHECK:	Permissible Coverage area (60.00 %)	432.13
	Proposed Coverage Area (54.38 %)	391.68
	Total Prop. Coverage Area (54.38 %)	391.68
	Balance Coverage area (5.62 %)	40.45
FAR CHECK:	Perm. FAR Area (7.50)	1838.83
	Total Perm. FAR area	1838.83
	Residential FAR	1705.67
	Proposed FAR Area	1719.71
	Total Proposed FAR Area	1719.71
	Consumed FAR (Factor)	2.34
	Balance FAR Area	119.12
BUILT UP AREA CHECK:	Total Proposed BuiltUp Area	2265.02
ARCHITECT (Regd)		KAUSHLENDRA KUMAR
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		KAVITA SINGH RAVI SHANKAR SINGH AND SHASHI SHANKAR SINGH
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

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

Buildingwise Floor FAR Details

Floor Name	Building Name A (BUILDING)		Total	
	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	391.68	14.04	391.68	14.04
First Floor	465.76	424.81	465.76	424.81
Second Floor	465.76	424.81	465.76	424.81
Third Floor	470.91	426.03	470.91	426.03
Fourth Floor	470.91	426.03	470.91	426.03
Terrace Floor	0.00	0.00	0.00	0.00
Total	2265.02	1719.72	2265.02	1719.72

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		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (BUILDING)	Residential	Residential Bldg/Apartment	> 140	1.5	-	1	3	-	-	-	-
			> 0	1	14.00	-	-	-	-	1	14
			> 0	1	14.00	-	-	-	1	2	-
Total						15	15	-	2	2	14

Parking Check (Table 7b)

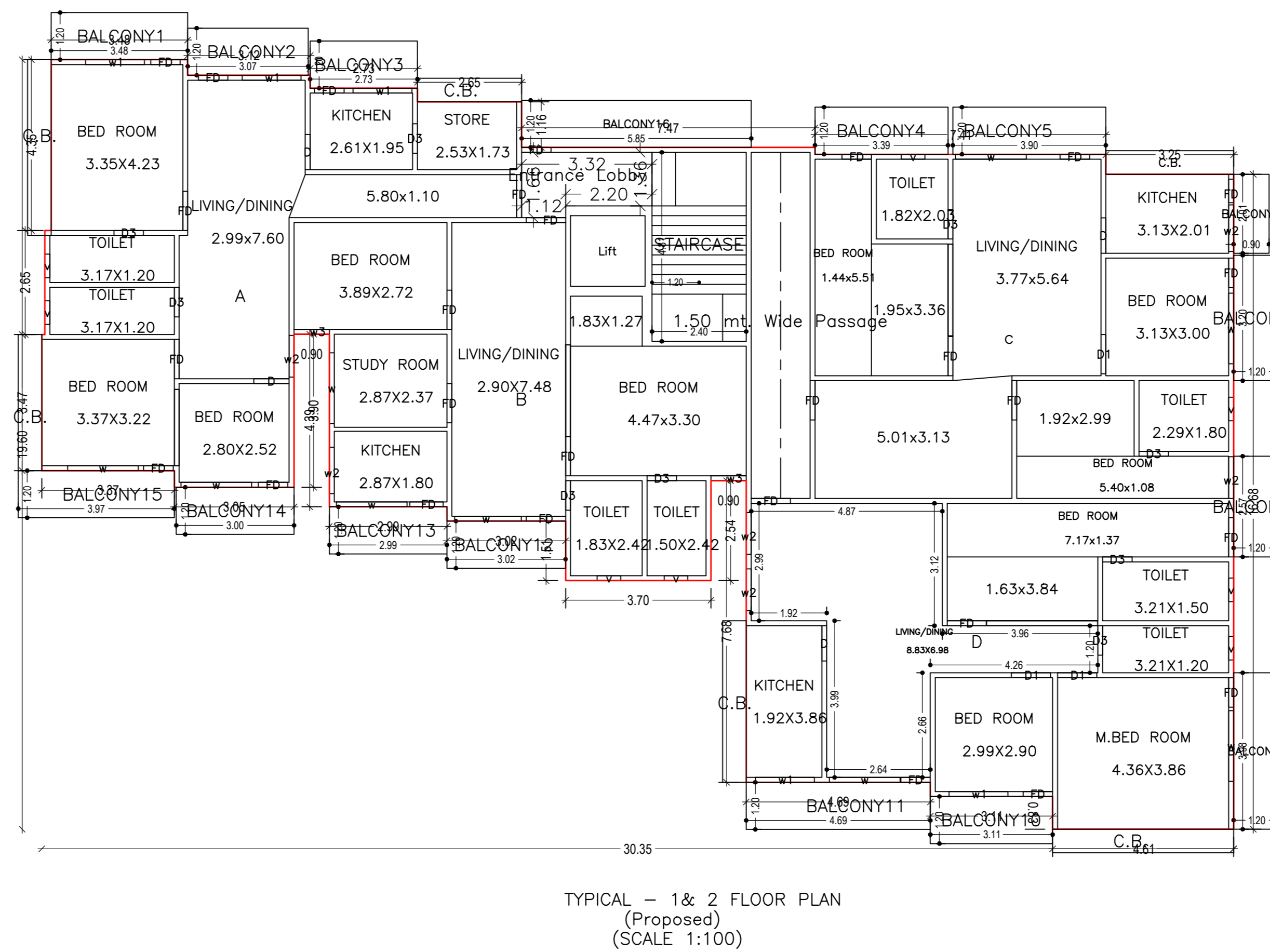
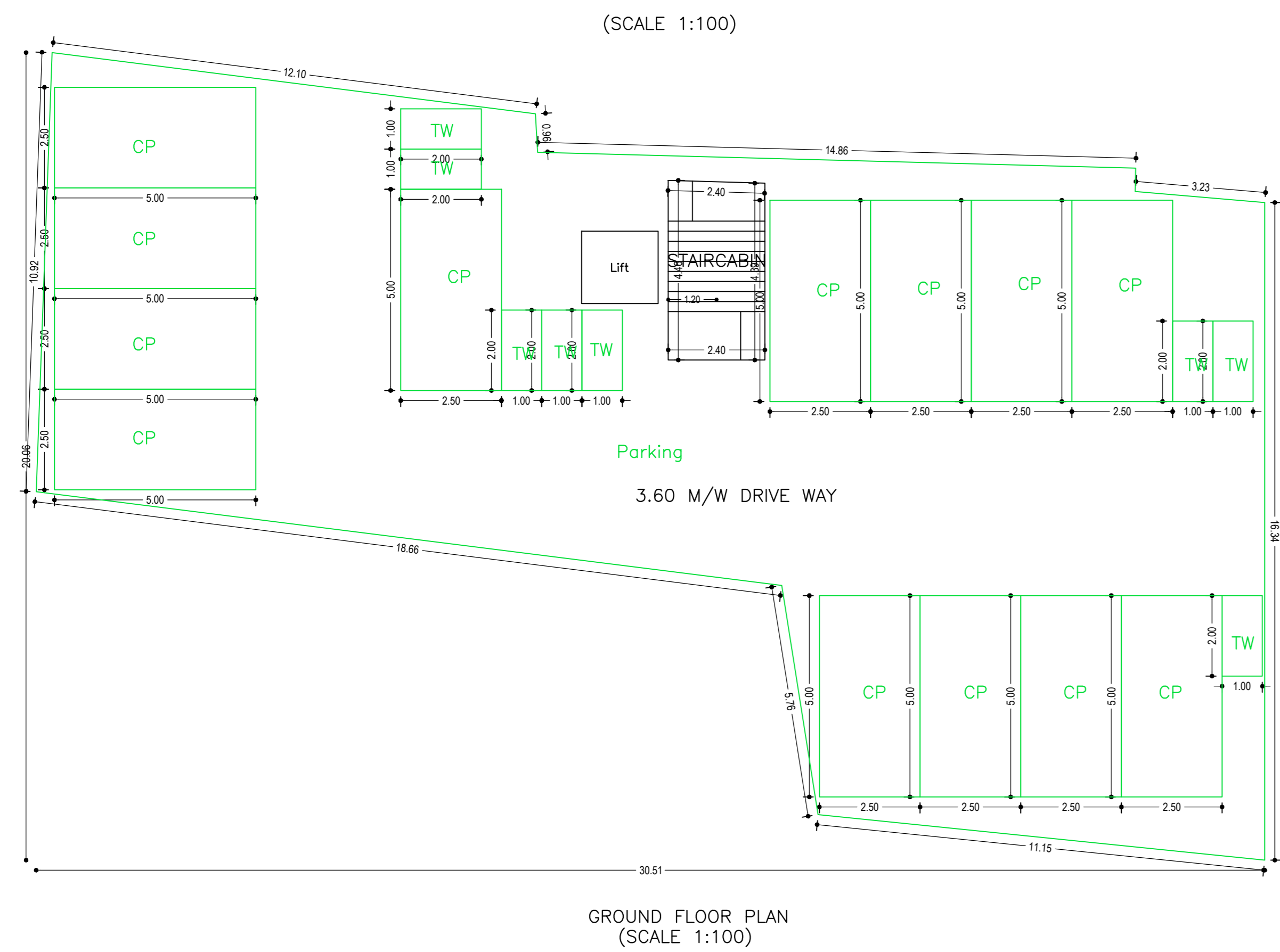
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	15	187.50	15	187.50
Total Car	15	187.50	15	187.50
Visitors Car Parking	2	25.00	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	14	28.00	19	38.00
Total TwoWheeler	14	28.00	19	38.00
Other Parking	-	-	-	199.14
Total	240.50	-	-	487.64

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 (Sq.mt.)	Total FAR Area (Sq.mt.)	Consumed Additional FAR Area (Sq.mt.)	Tenm (No.)
			Ltr	Battery	Accessory Use	Parking					
A (BUILDING)	1	2265.02	13.68	134.92	19.06	377.64	1705.68	10.62	1719.72	1719.72	14
Grand Total	1	2265.02	13.68	134.92	19.06	377.64	1705.68	10.62	1719.72	1719.72	14

LTP NAME AND SIGNATURE KAUSHLENDRA KUMAR RMC/EP/0003/15-16	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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Building :A (BUILDING)

Floor Name	Total Built Up Area (Sq.m.)	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.)	Trent (No.)
		Lrt	Balcony	Accessory Use	Parking					
Ground Floor	391.68	0.00	0.00	0.00	377.64	0.00	10.62	14.04	14.04	00
First Floor	465.76	3.42	32.67	4.88	424.81	0.00	424.81	424.81	04	04
Second Floor	465.76	3.42	32.67	4.88	424.81	0.00	424.81	424.81	04	04
Third Floor	470.91	3.42	34.79	4.67	428.03	0.00	428.03	428.03	03	03
Fourth Floor	470.91	3.42	34.79	4.67	428.03	0.00	428.03	428.03	03	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00
Total	2265.02	13.68	134.92	19.06	377.64	1705.68	10.62	1719.72	1719.72	14
Total Number of Same Buildings	1									
Total	2265.02	13.68	134.92	19.06	377.64	1705.68	10.62	1719.72	1719.72	14

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	FD	0.60	2.10	04
A (BUILDING)	D3	0.75	2.10	36
A (BUILDING)	FD	0.75	2.10	44
A (BUILDING)	FD	0.85	2.10	02
A (BUILDING)	D	0.90	2.10	18
A (BUILDING)	FD	1.00	2.10	48
A (BUILDING)	D1	1.00	2.10	12
A (BUILDING)	FD	1.10	2.10	02
A (BUILDING)	FD	1.12	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

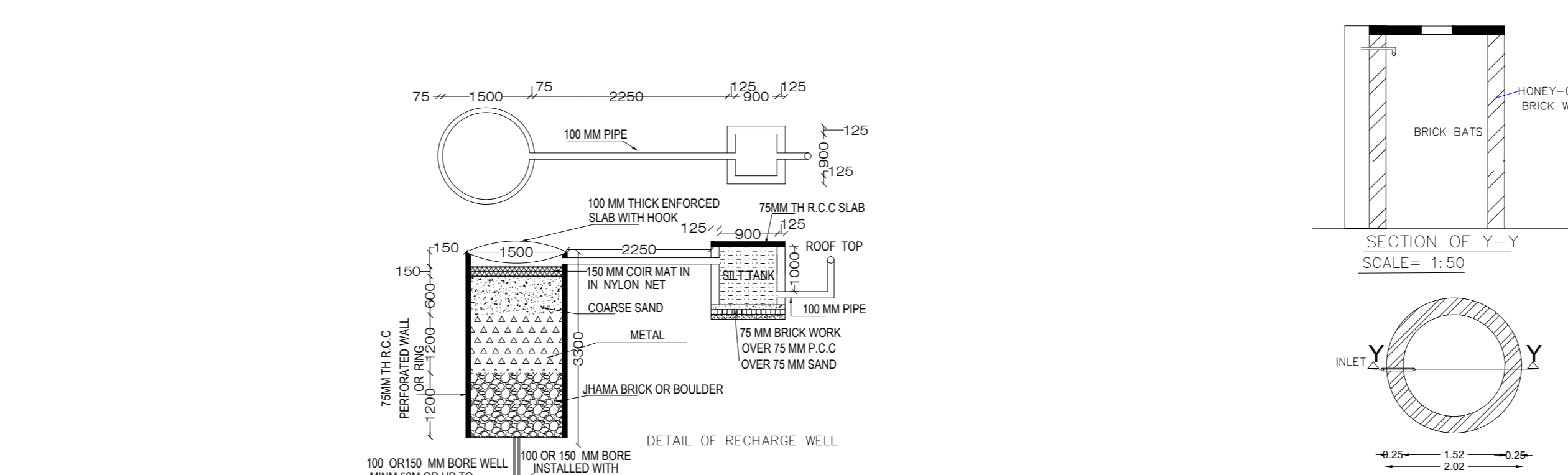
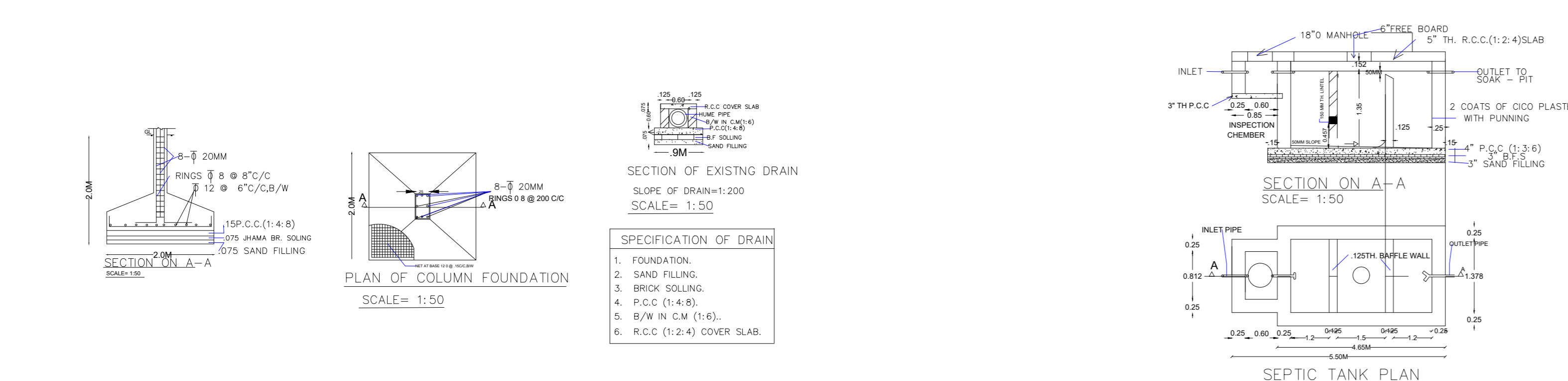
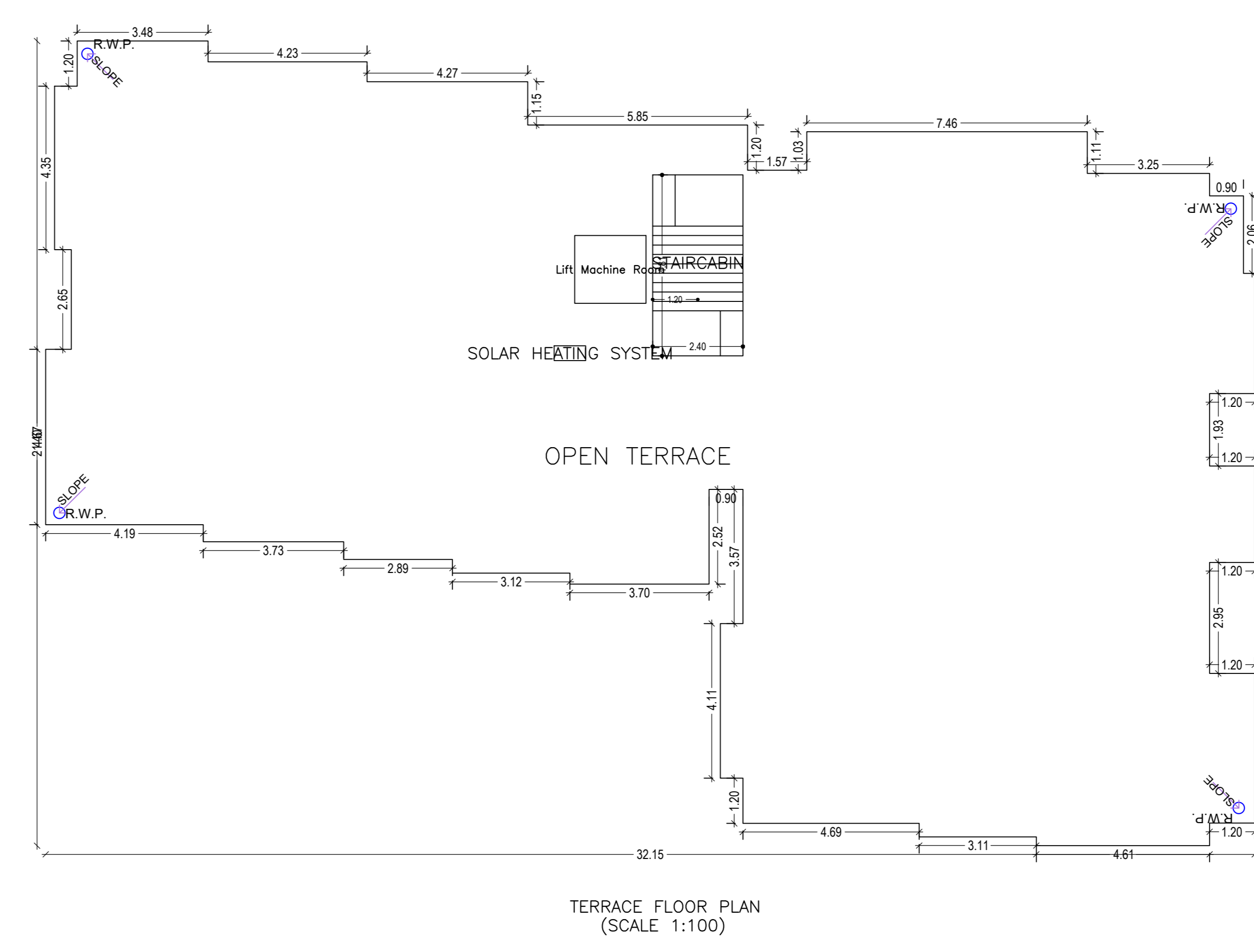
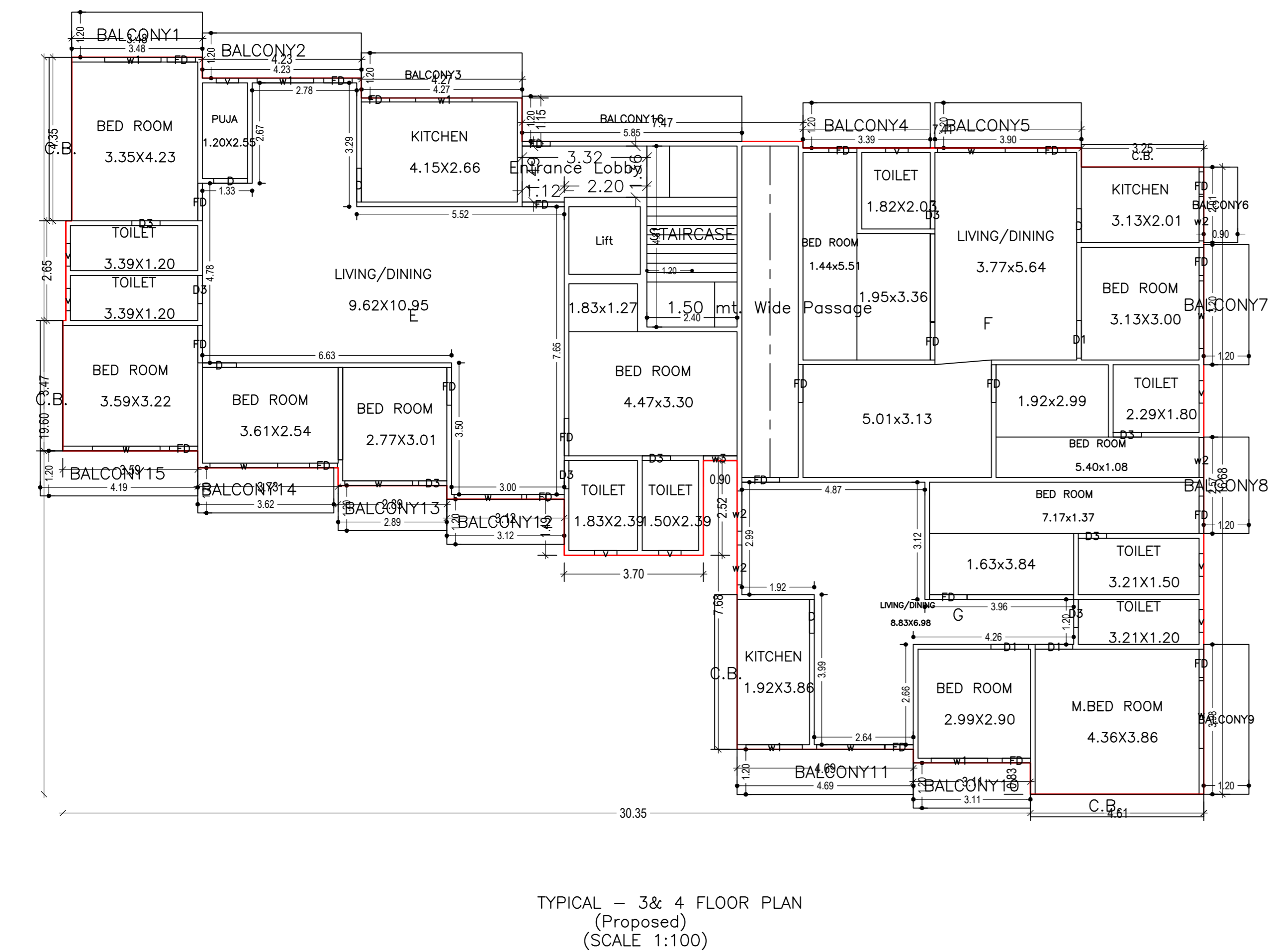
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	v	0.60	0.60	34
A (BUILDING)	w3	0.90	1.20	06
A (BUILDING)	w2	1.06	1.20	14
A (BUILDING)	w2	1.18	1.20	06
A (BUILDING)	w1	1.50	1.20	20
A (BUILDING)	w	1.70	1.20	02
A (BUILDING)	w	1.80	1.20	32

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 3& 4 FLOOR PLAN	1.20 X 3.48 X 1 X 2	6.34	139.12
	1.20 X 4.23 X 1 X 2	10.16	
	1.20 X 4.89 X 1 X 2	10.26	
	1.20 X 2.57 X 1 X 2	6.16	
	1.20 X 3.38 X 1 X 2	9.56	
	1.20 X 3.32 X 1 X 2	14.96	
	1.20 X 2.89 X 1 X 2	6.94	
	1.20 X 3.62 X 1 X 2	8.68	
	1.20 X 4.19 X 1 X 2	10.06	
	1.20 X 4.69 X 1 X 2	11.54	
	1.20 X 3.39 X 1 X 2	8.12	
	1.20 X 3.30 X 1 X 2	9.34	
	1.20 X 3.20 X 1 X 2	7.66	
	0.90 X 2.01 X 1 X 2	3.62	
1.20 X 5.85 X 1 X 2	14.02		
TYPICAL - 1& 2 FLOOR PLAN	1.20 X 3.39 X 1 X 2	8.12	130.64
	1.20 X 3.30 X 1 X 2	9.34	
	0.90 X 2.01 X 1 X 2	3.62	
	1.20 X 3.20 X 1 X 2	7.66	
	1.20 X 2.57 X 1 X 2	6.16	
	1.20 X 3.32 X 1 X 2	7.46	
	1.20 X 4.89 X 1 X 2	11.24	
	1.20 X 3.48 X 1 X 2	8.34	
	1.20 X 3.07 X 1 X 2	7.36	
	1.20 X 2.73 X 1 X 2	6.56	
	1.20 X 2.39 X 1 X 2	7.18	
	1.20 X 3.00 X 1 X 2	7.20	
	1.20 X 3.37 X 1 X 2	9.54	
	1.20 X 3.88 X 1 X 2	9.56	
1.20 X 5.85 X 1 X 2	14.02		
Total			269.76

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 3& 4 FLOOR PLAN	E	FLAT	182.16	159.41	12	6
	F	FLAT	91.69	91.20	7	
	G	FLAT	103.08	93.37	7	
TYPICAL - 1& 2 FLOOR PLAN	A	FLAT	88.45	81.24	8	8
	B	FLAT	74.86	74.46	7	
	C	FLAT	91.49	91.20	7	
	D	FLAT	103.08	93.37	7	
Total			1469.22	1368.68	110	14



LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
KAUSHLENDRA KUMAR RMCLE000315-16			