

Proposal Basic Information

Proposal File No.	RMC/EP/0413/WS/2020
Owner Name	1. SHALIENDRA KUMAR SHARMA RAJWANTEE SHARMA, ALOK KUMAR, ANULU SINGH, AND ALOK KUMAR
Khata No.	279
Plot No.	1095
Village Name	PUNDAG
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION		VERSION NO. 1.0.5.5
PROJECT DETAIL:		VERSION DATE: 19/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot User: Residential	
District: RANCHI	Plot SubUse: Residential Bldg/Apartment	
Authority: RANCHI MUNICIPAL CORPORATION	PlotNearyReligiousStructure: NA	
Invend. No. RMC/EP/0413/WS/2020	PlotNo/Plot No: 1095	
Application Type: General Proposal	North Plot No.: 1093	
Project Type: Building Permission	South Plot No.: 1094	
Nature of Development: New	East Plot No.: 1096	
Location of Development Area: Old Area	West Road Width: 7.45	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	789.88
Road Widening Area		19.55
Deduction for NetPlot Area		19.55
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	769.82
Deduction for Balance Plot Area(from Gross Plot Area)		96.82
Road Widening Area		19.55
Common Plot		77.27
Total		96.82
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	692.26
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	769.82
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	769.82
COVERAGE CHECK:		
Permissible Coverage area (60.00 %)		461.71
Proposed Coverage Area (50.94 %)		391.99
Total Prop. Coverage Area (50.94 %)		391.99
Balance coverage area (50.94 %)		89.52
FAR CHECK:		
Perm. FAR Area (2.50)		1923.80
Total Perm. FAR Area		1923.80
Residential FAR		1613.91
Proposed FAR Area		1622.79
Total Proposed FAR Area		1622.79
Consumed FAR (Factor)		2.11
Balance FAR Area		301.01
BUILT UP AREA CHECK:		
Total Proposed BuiltUp Area		2076.85
ARCHITECT (Regd)	Anand Raj	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	1. SHALIENDRA KUMAR SHARMA RAJWANTEE SHARMA, ALOK KUMAR, ANULU SINGH, AND ALOK KUMAR	
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)	Orange
EXISTING (To be demolished)	Pink

Buildingwise Floor FAR Details					
Floor Name	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Parking Floor	395.74	8.88	395.74	8.88	8.88
First Floor	367.04	367.04	367.04	367.04	367.04
Second Floor	436.71	436.71	436.71	436.71	436.71
Third Floor	438.84	438.84	438.84	438.84	438.84
Fourth Floor	438.52	438.52	438.52	438.52	438.52
Terrace Floor	0.00	0.00	0.00	0.00	0.00
Total:	2076.85	1622.79	2076.85	1622.79	1622.79

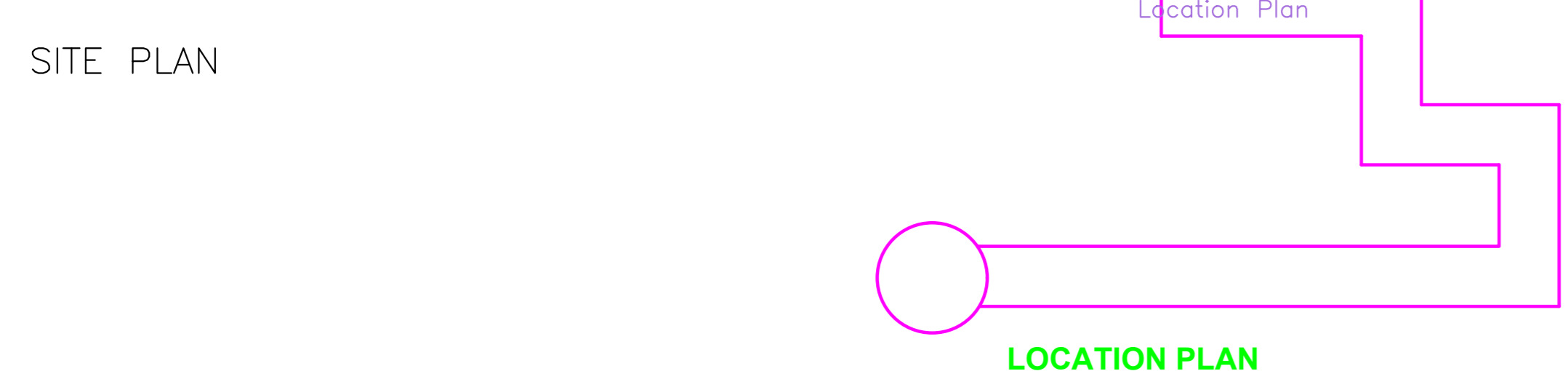
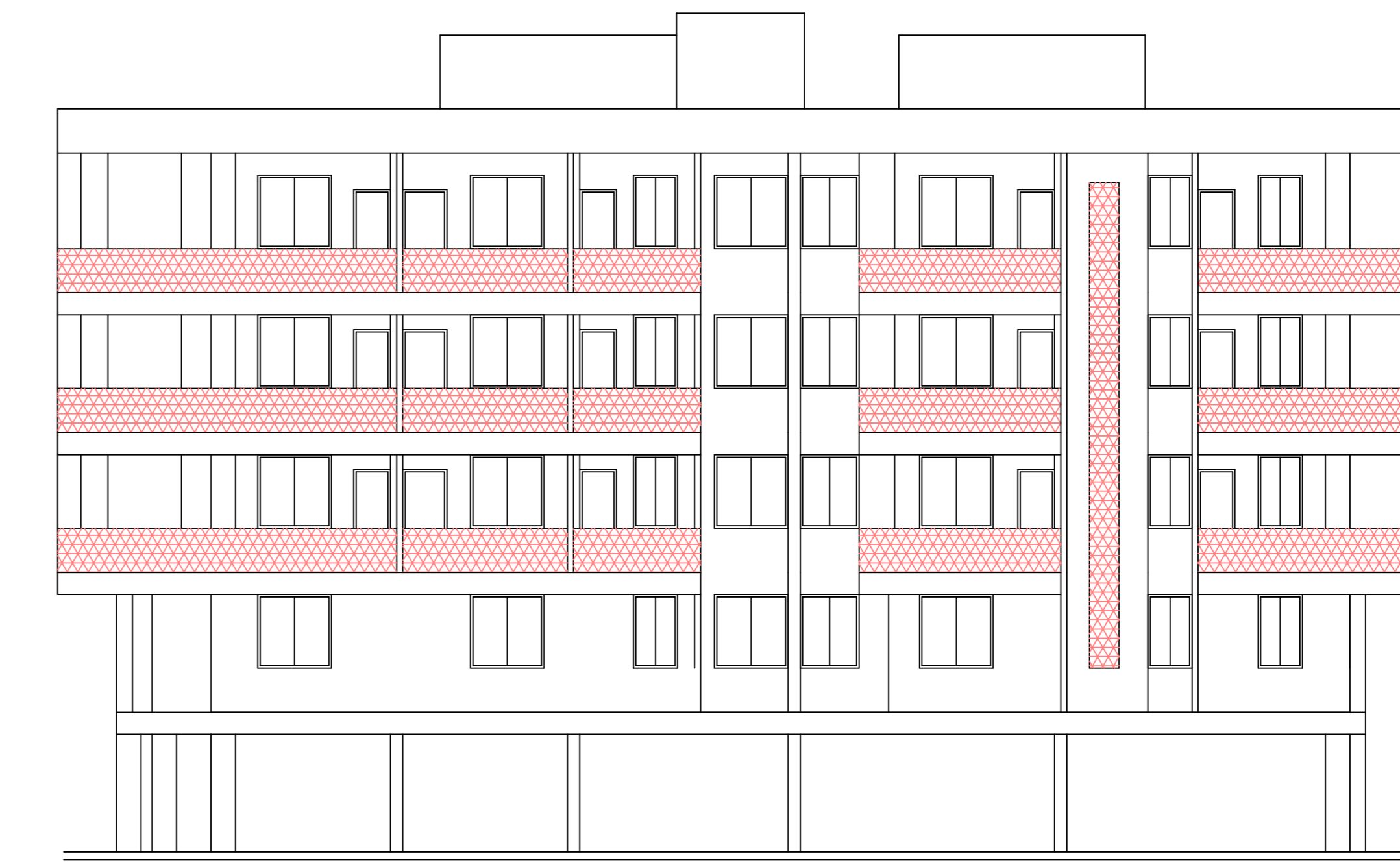
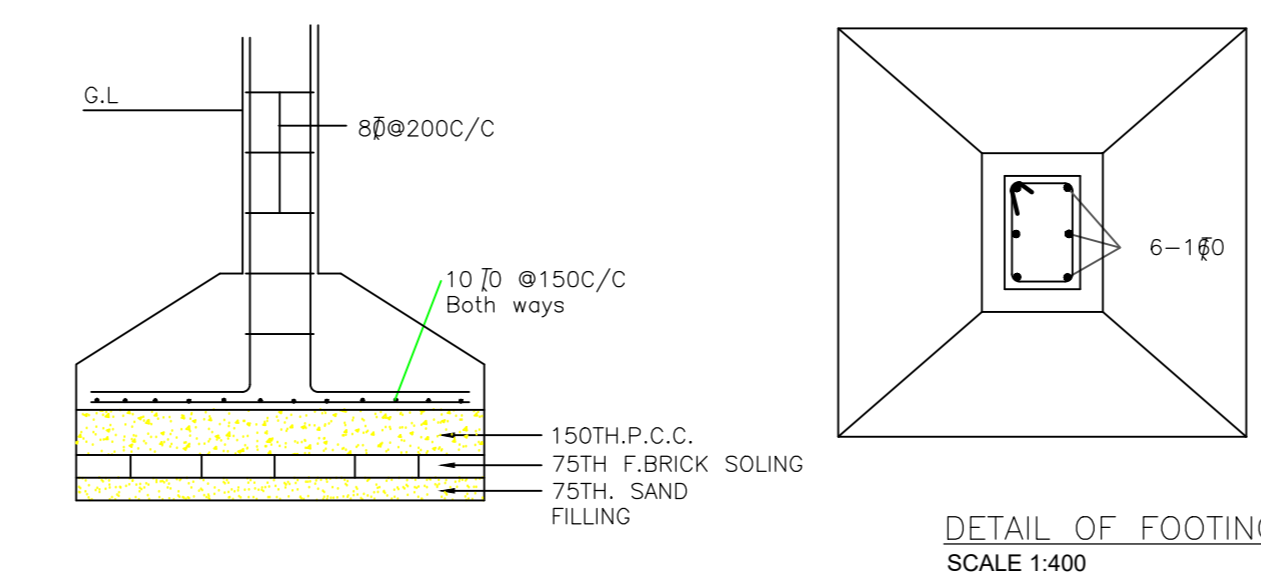
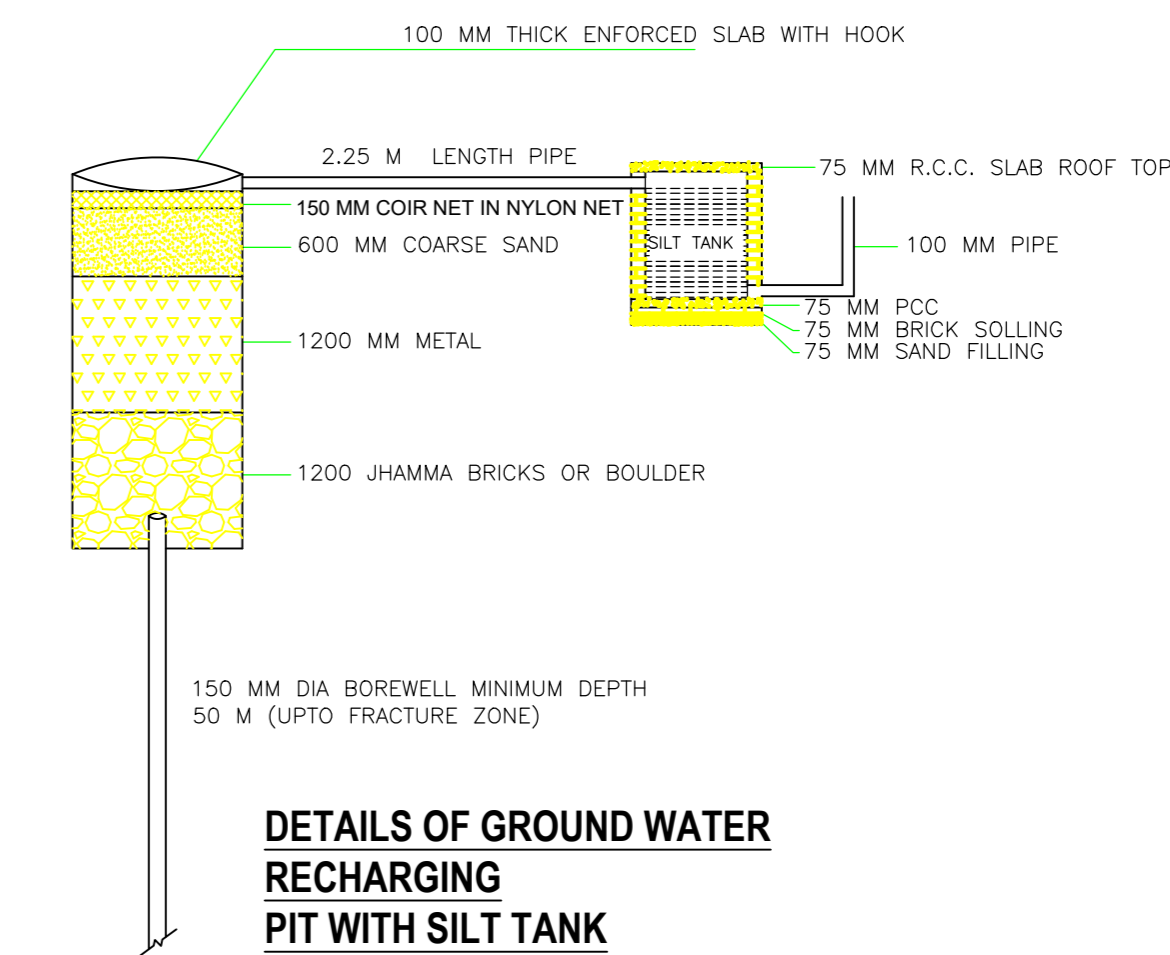
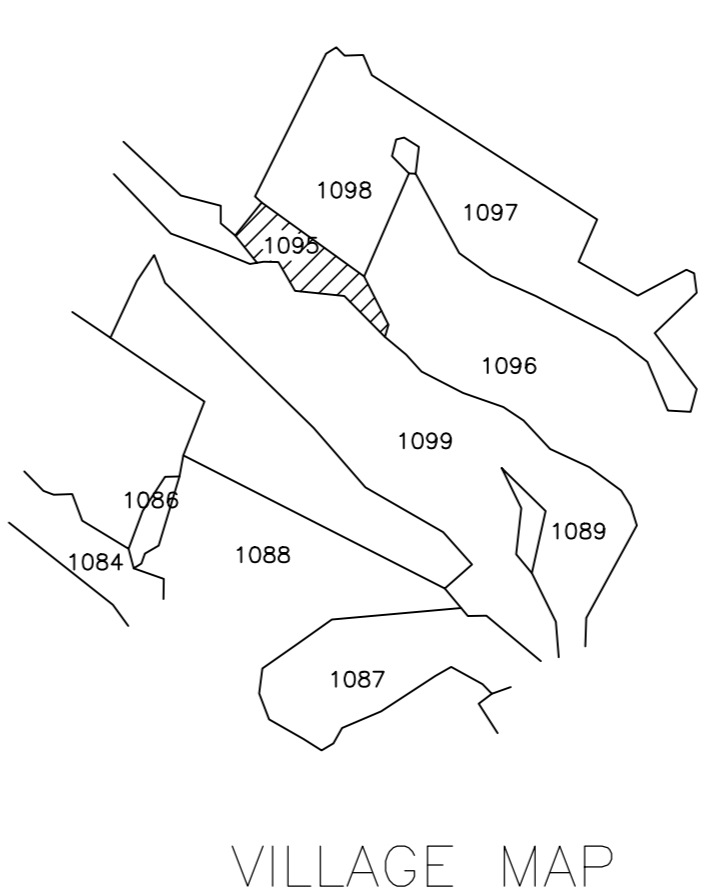
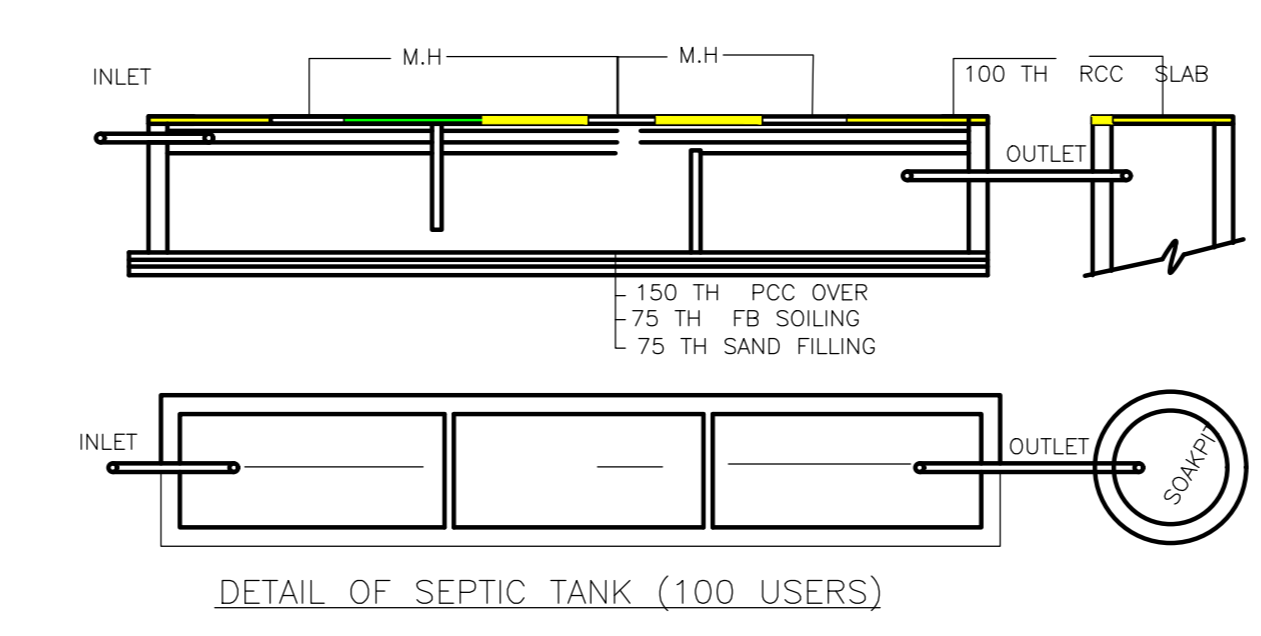
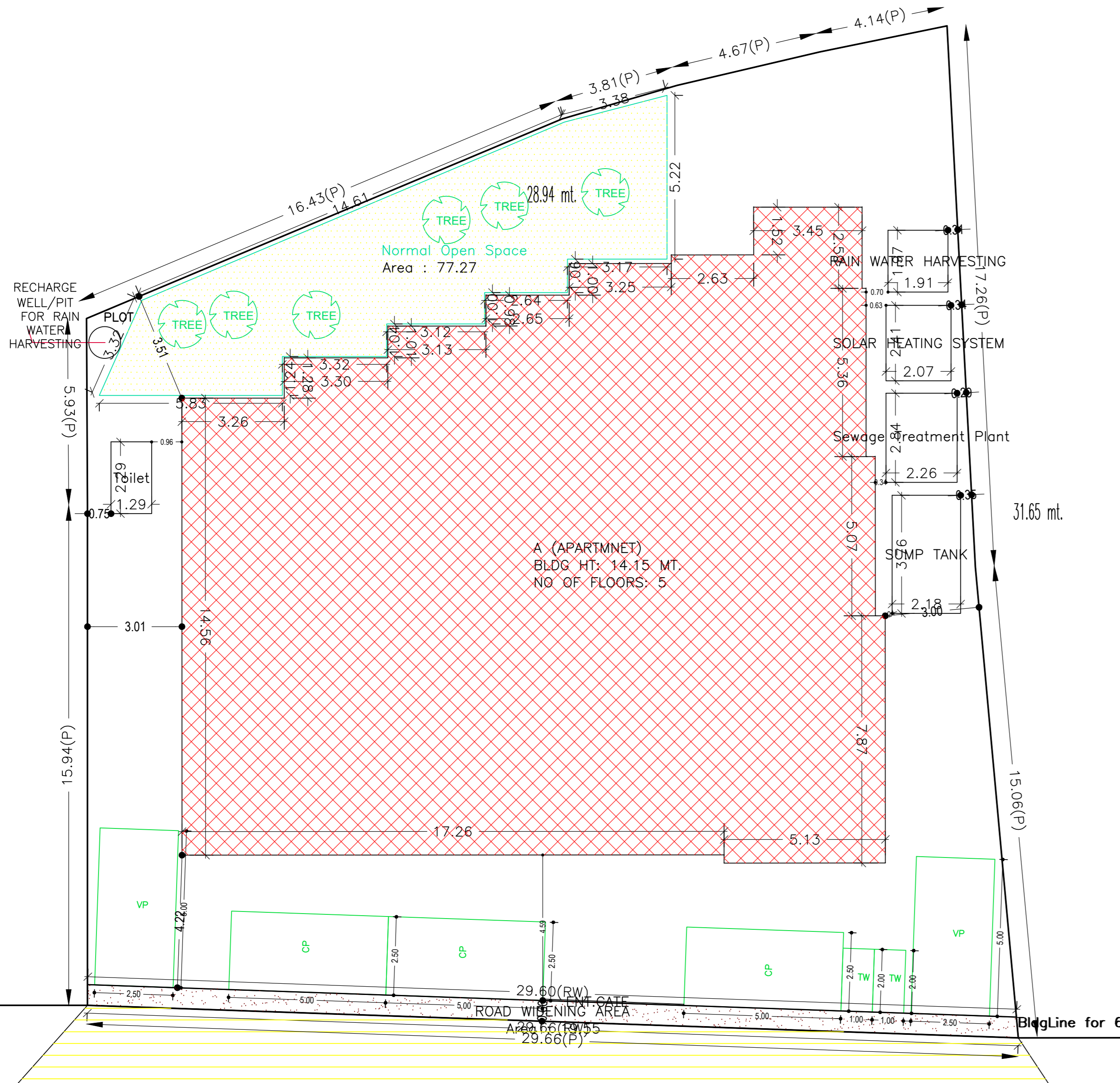
Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (APARTMENT)	Residential	Residential Bldg/Apartment	Non-highrise

Required Parking (Table 7a)											
Building Name	Type	SubUse	Area (Sq.mt.)	Units	Car	Visitor Car	TwoWheeler	Reqd.	Prop.	Reqd.	
A (APARTMENT)	Residential	Residential Bldg/Apartment	0-140	1.5	16.00	1.00	16	-	-	-	
			>140	1.5	-	-	-	-	-	-	-
			>2	1	16.00	-	-	-	1	2	1
Total	-	-	-	-	16	16	-	2	2	16	16

Parking Check (Table 7b)					
Vehicle Type	No.	Reqd.	Area	No.	Prop.
Car	-	16	200.00	16	200.00
Total Car	16	200.00	16	200.00	200.00
Visitor's Car Parking	2	25.00	2	25.00	25.00
Total Visitor Parking	2	25.00	2	25.00	25.00
TwoWheeler	-	16	32.00	16	32.00
Total TwoWheeler	16	32.00	16	32.00	32.00
Other Parking	-	-	-	-	192.61
Total	-	257.00	-	-	481.61

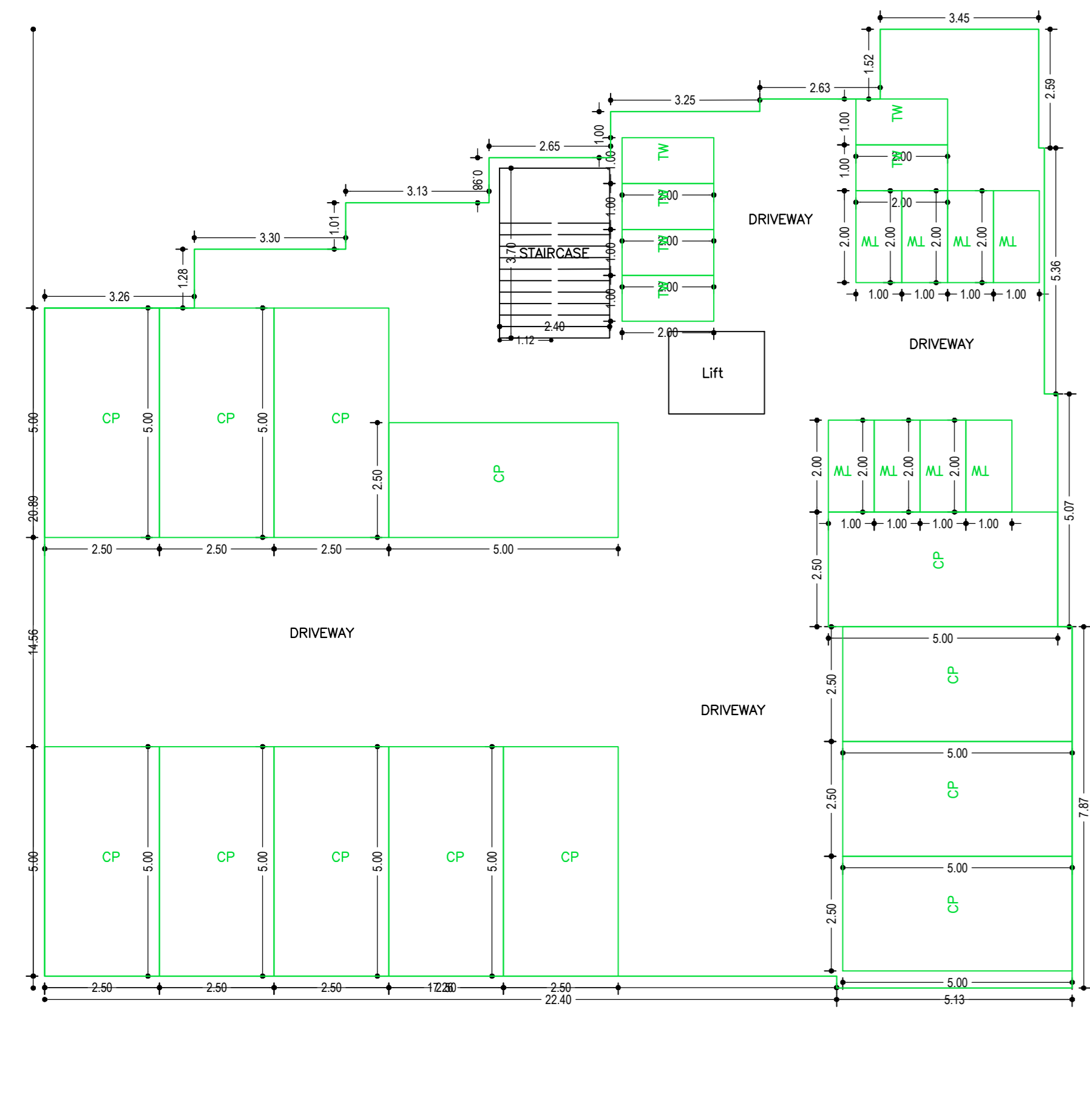
FAR & Tenement Details (Table 4c-1)											
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	ADD Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Consumed FAR Area (Sq.mt.)	Trmt (No.)			
A (APARTMENT)	1	2076.85	51.44	15.76	3.75	383.11	1613.91	8.88	1622.79	1622.79	16
Grand Total	1	2076.85	51.44	15.76	3.75	383.11	1613.91	8.88	1622.79	1622.79	16

LTP NAME AND SIGNATURE: Anand Raj, RMC/ENG/0030/2020
 STRUCTURAL ENG'S NAME AND SIGNATURE: [Signature]
 BUILDER NAME AND SIGNATURE: [Signature]
 DIGITAL SIGNATURE: [Signature]

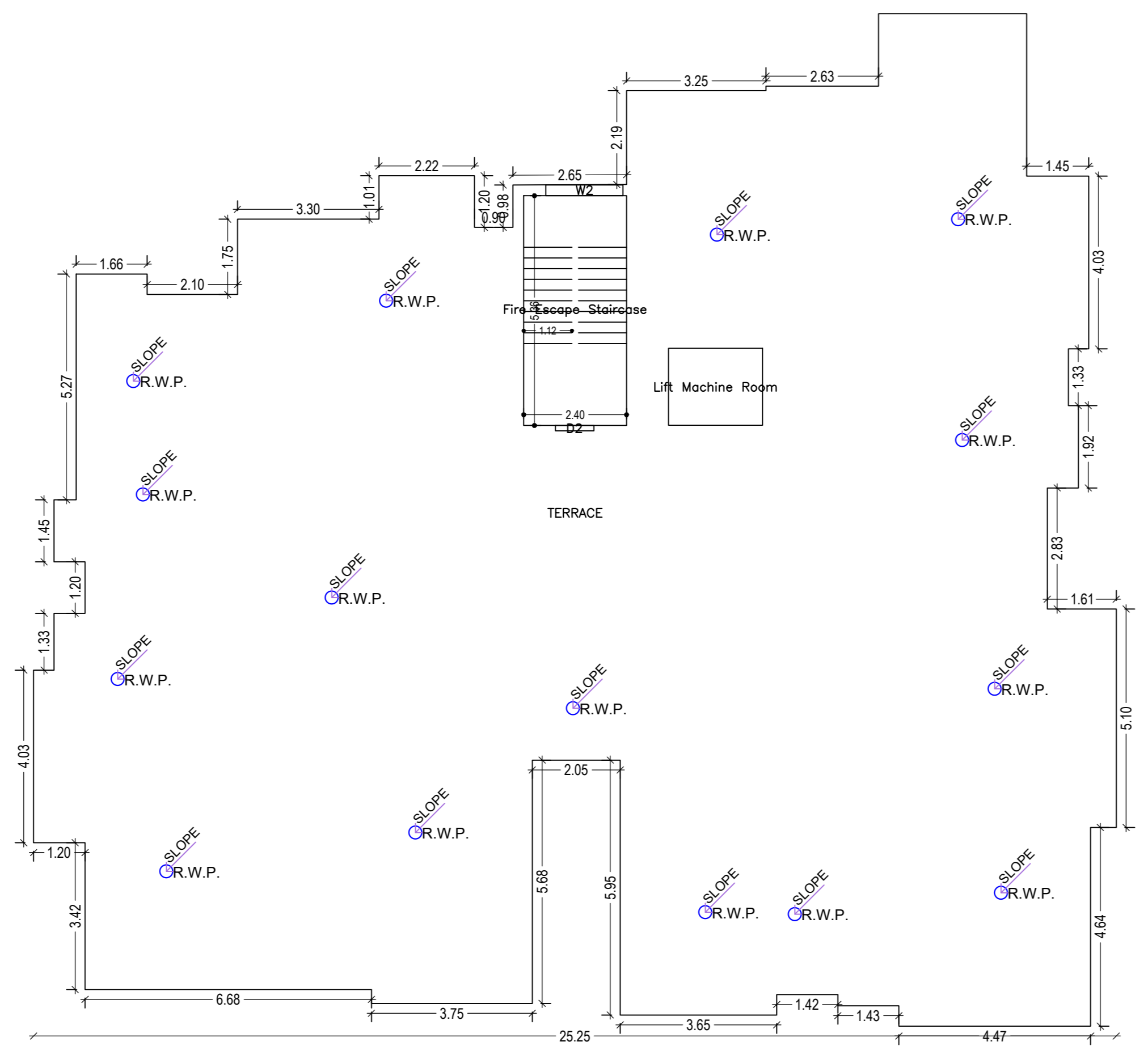


CERTIFICATE
THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN OF THIS BUILDING WILL BE AS PER IS 1893-1984 & IS 4326 - 1993 TO MAKE THE SAME EARTH QUAKE RESISTANT

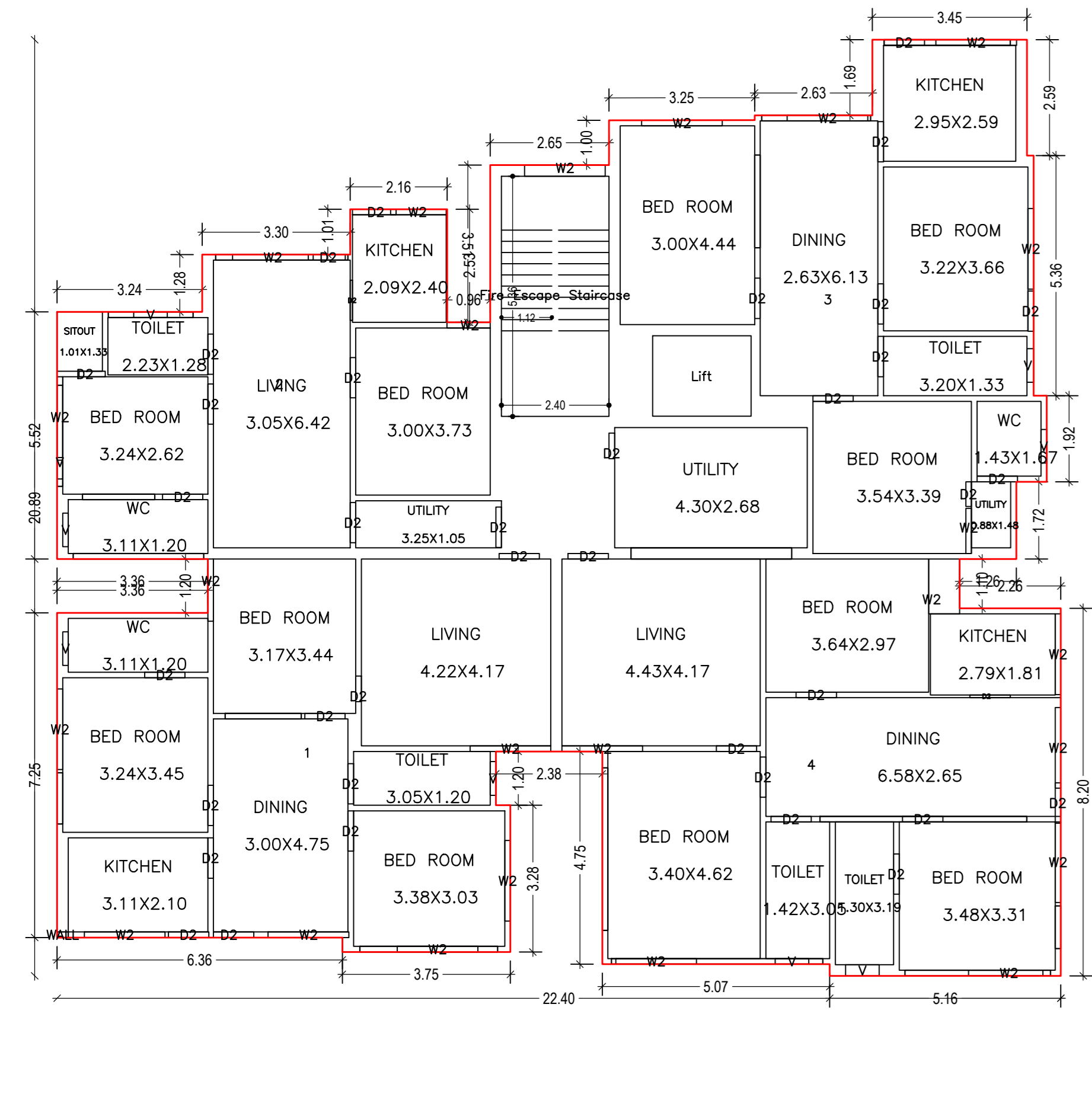
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Proposal File No.	RMC/EP/0413/W/06/2020
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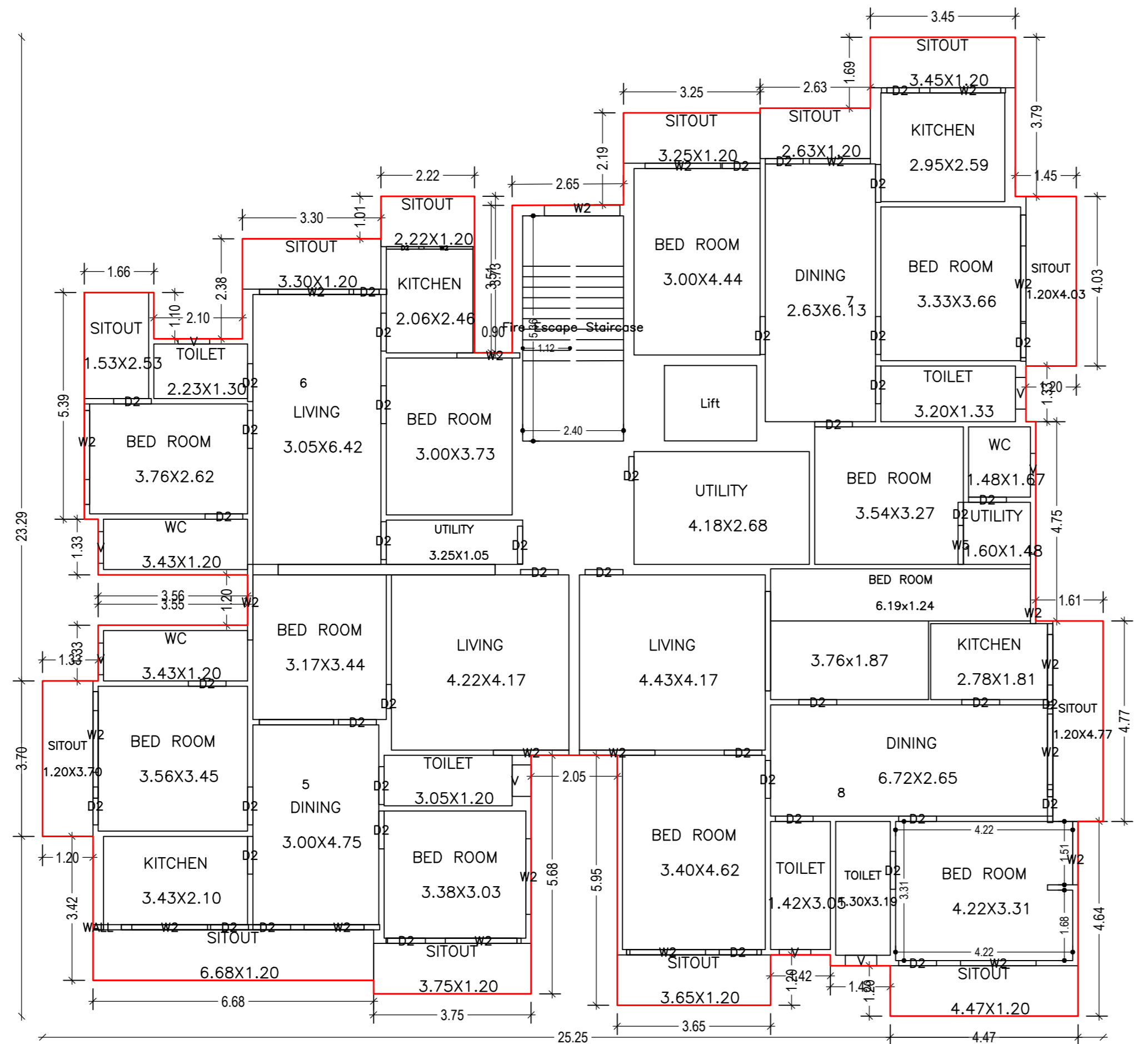
PARKING FLOOR PLAN (SCALE 1:100)



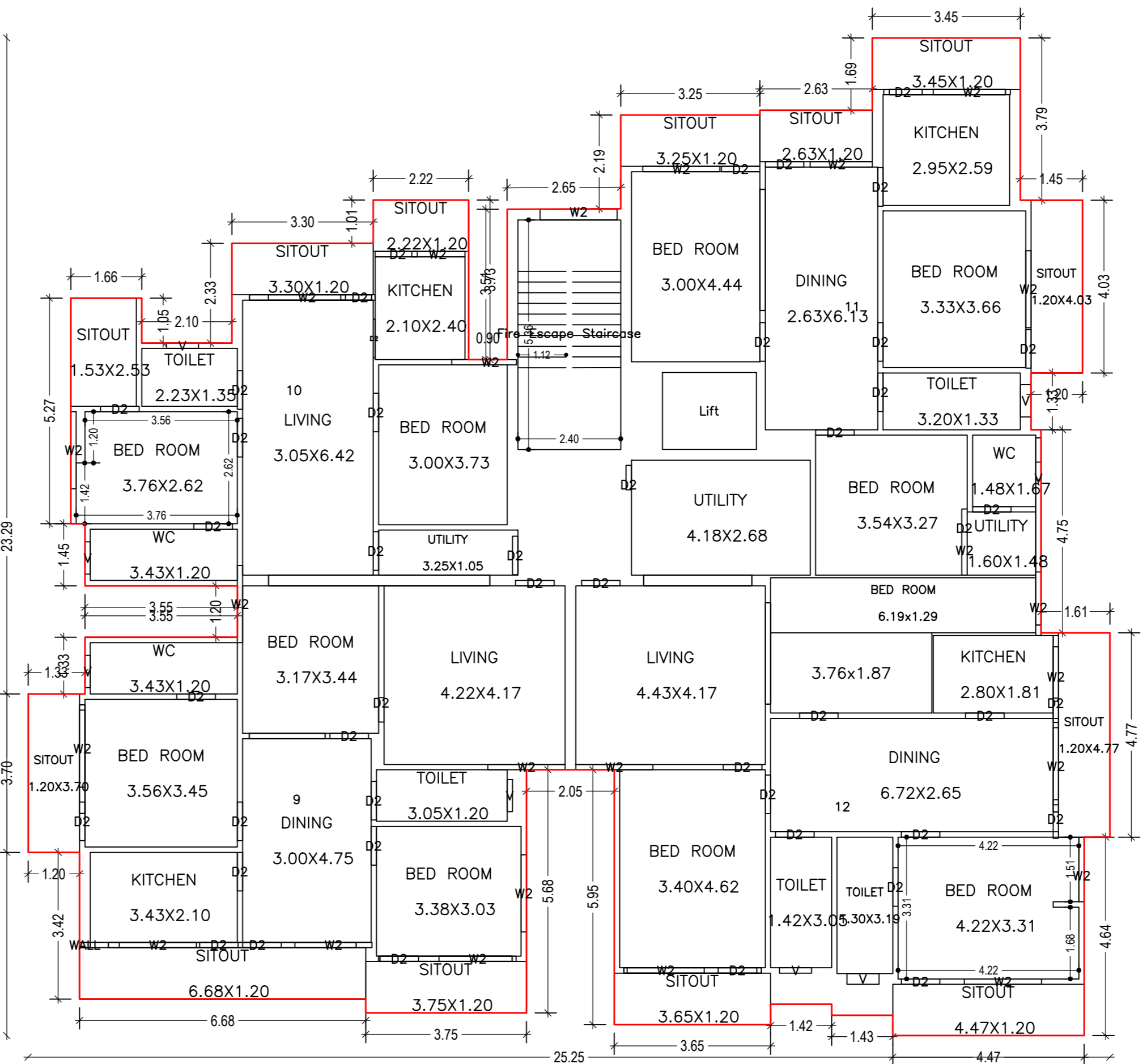
TERRACE FLOOR PLAN (SCALE 1:100)



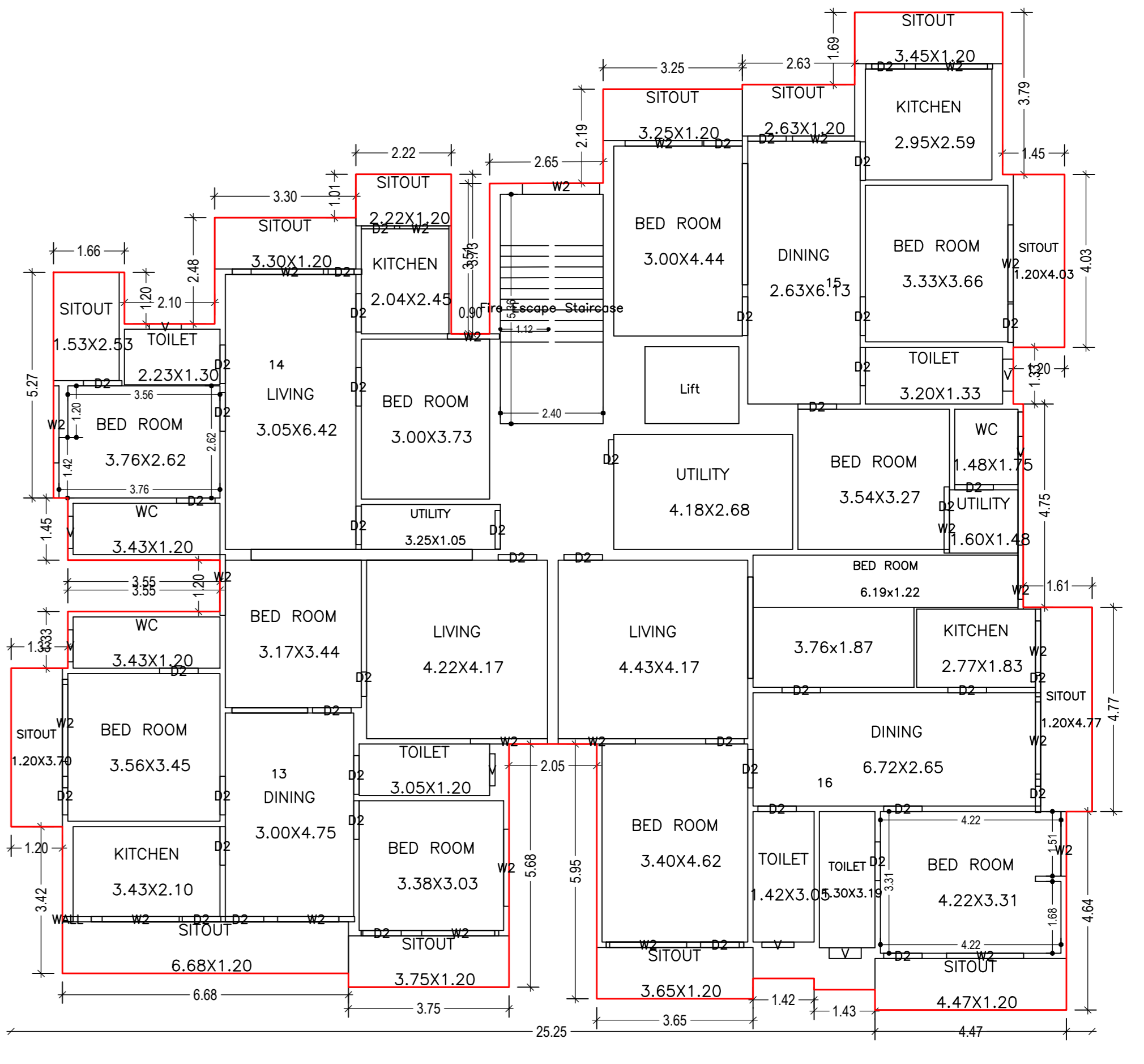
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



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



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



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

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMNET)	D2	0.54	2.10	02
A (APARTMNET)	D2	0.55	2.10	02
A (APARTMNET)	D2	0.57	2.10	11
A (APARTMNET)	D2	0.58	2.10	01
A (APARTMNET)	D2	0.83	2.10	01
A (APARTMNET)	D2	0.83	2.10	01
A (APARTMNET)	D2	0.90	2.10	157
A (APARTMNET)	D2	0.97	2.10	01
A (APARTMNET)	D2	0.98	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMNET)	V	0.42	1.20	03
A (APARTMNET)	V	0.75	1.20	30
A (APARTMNET)	WS	0.92	1.80	01
A (APARTMNET)	W2	0.95	1.20	01
A (APARTMNET)	W2	1.01	1.20	03
A (APARTMNET)	W2	1.22	1.20	01
A (APARTMNET)	W2	1.23	1.20	01
A (APARTMNET)	W2	1.24	1.20	02
A (APARTMNET)	W2	1.27	1.20	01
A (APARTMNET)	W2	1.29	1.20	01
A (APARTMNET)	W2	1.39	1.20	01
A (APARTMNET)	W2	1.41	1.20	01
A (APARTMNET)	W2	1.45	1.20	03
A (APARTMNET)	W2	1.47	1.20	01
A (APARTMNET)	W2	1.49	1.20	02
A (APARTMNET)	W2	1.50	1.20	01
A (APARTMNET)	W2	1.51	1.20	04
A (APARTMNET)	W2	1.53	1.20	01
A (APARTMNET)	W2	1.55	1.20	01
A (APARTMNET)	W2	1.66	1.20	02
A (APARTMNET)	W2	1.80	1.20	64
A (APARTMNET)	W2	1.86	1.20	01

Building :A (APARTMNET)

Floor Name	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Proposed FAR Area in (Sq.mt)	App Area in (Sq.mt)	Total FAR Area (Sq.mt)	Total Additional FAR Area (Sq.mt)	Trent (No.)
Parking	395.74	0.00	0.00	375	383.11	0.00	8.88
StairCase	12.86	3.94	0.00	0.00	350.24	350.24	04
First Floor	387.64	12.86	3.94	0.00	350.24	350.24	04
Second Floor	436.71	12.86	3.94	0.00	419.91	0.00	419.91
Third Floor	438.84	12.86	3.94	0.00	422.04	0.00	422.04
Fourth Floor	438.52	12.86	3.94	0.00	421.72	0.00	421.72
Terrace	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	2076.85	51.44	15.76	3.75	383.11	1613.91	8.88
ISF					1622.79	1622.79	16
Number of Same Buildings	1						
Total	2076.85	51.44	15.76	3.75	383.11	1613.91	8.88
					1622.79	1622.79	16

UnitBUA Table for Building :A (APARTMNET)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	1	FLAT	82.09	81.88	5	4
	2	FLAT	58.35	58.15	8	
	3	FLAT	84.49	84.23	9	
	4	FLAT	97.27	96.99	6	
THIRD FLOOR PLAN	10	FLAT	70.16	69.80	10	4
	11	FLAT	103.27	102.97	13	
	12	FLAT	115.58	114.17	11	
	9	FLAT	103.06	101.41	11	
FOURTH FLOOR PLAN	13	FLAT	103.06	101.41	11	4
	14	FLAT	69.86	69.51	10	
	15	FLAT	103.37	102.95	13	
	16	FLAT	114.91	113.73	11	
SECOND FLOOR PLAN	5	FLAT	103.06	101.41	11	4
	6	FLAT	73.43	70.07	10	
	7	FLAT	103.27	102.90	13	
	8	FLAT	115.06	113.88	11	
Total			1491.09	1478.09	168	16

LTP NAME AND SIGNATURE STRUCTURAL ENGS NAME AND SIGNATURE BUILDER NAME AND SIGNATURE DIGITAL SIGNATURE

