

Proposal Basic Information

Proposal File No.	RMC/BP/0593/W04/2020
Owner Name	MUNNI KUMARI AND SUMITRA KUMARI BARAK
Khata No.	107
Plot No.	1693
Village Name	MORHABADI
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT RANCHI MUNICIPAL CORPORATION VERSION NO: 1.6.52

PROJECT DETAIL: REGION: JHARKHAND URBAN LOCAL BODIES Plot Use: Residential

DISTRICT: RANCHI Plot SubUse: Residential Bldg/Apartment

AUTHORITY: RANCHI MUNICIPAL CORPORATION PlotNearby/ReligiousStructure: NA

TOWN/ST: RMC/BP/0593/W04/2020 PlotNo./Plot No.: 1693

APPLICATION TYPE: General Proposal North: Road Width: 7.5

PROJECT TYPE: Building Permission South: Plot No.: 1693/PART

NATURE OF DEVELOPMENT: New East: Plot No.: 1693/PART

LOCATION OF DEVELOPMENT AREA: Old Area West: Plot No.: 1693/PART

AREA DETAILS: AREA OF PLOT (Minimum) (A) SQ.MT. 904.22

NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area) (A-Deductions) 904.22

Deduction for Balance Plot Area/From Gross Plot Area: Common Plot 100.46

Balance Area of Plot (Net Plot Area - Recreational/Amenity Area) (A-Deductions) 803.76

Plot Area for Coverage (Net Plot Area for FAR /Net Plot Area + Road/Widening Area) (A-Deductions) 904.22

COVERAGE CHECK: Permissible Coverage area (60.00%) 542.53

Proposed Coverage Area (58.48%) 528.83

Total Prop. Coverage Area (58.48%) 528.83

Balance coverage area (1.52%) 13.39

FAR CHECK: Perm. FAR Area (2.50) 2260.55

Total Perm. FAR area 2260.55

Residential FAR 2125.69

Proposed FAR Area 2125.69

Total Proposed FAR Area 2125.69

Consumed FAR (Factor) 2.35

Balance FAR Area 134.85

BUILT UP AREA CHECK: Total Proposed Builtup Area 2772.10

ARCHITECT (Regd) VIJAY KUMAR

ENGINEER (Regd)

SUPERVISOR (Regd)

OWNER (Regd) MUNNI KUMARI AND SUMITRA KUMARI BARAK

DEVELOPMENT AUTHORITY LOCAL BODY

COLOR INDEX

Plot Boundary	Green
Proposed Construction	Red
Common Plot	Yellow
Road Widening Area	Blue
Existing (To be retained)	Orange
Existing (To be demolished)	Black

Buildingwise Floor FAR Details

Floor Name	R1 (RESIDENCE)		Total	
	Proposed Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total Proposed Built Up Area (Sq.mt)	Total FAR Area (Sq.mt)
First Floor	528.83	18.33	528.83	18.33
Second Floor	528.83	18.33	528.83	18.33
Third Floor	528.83	18.33	528.83	18.33
Fourth Floor	528.83	18.33	528.83	18.33
Terrace Floor	0.00	0.00	0.00	0.00
Total	2125.70	72.99	2125.70	72.99

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
R1 (RESIDENCE)	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.
R1 (RESIDENCE)	Residential	Residential Bldg/Apartment	> 140	1	20.00	1.00	20	-	-	-
			> 0	1	20.00	-	-	-	1	20
			> 0	1	20.00	-	-	1	2	-
Total							20	2	2	20

Parking Check (Table 7b)

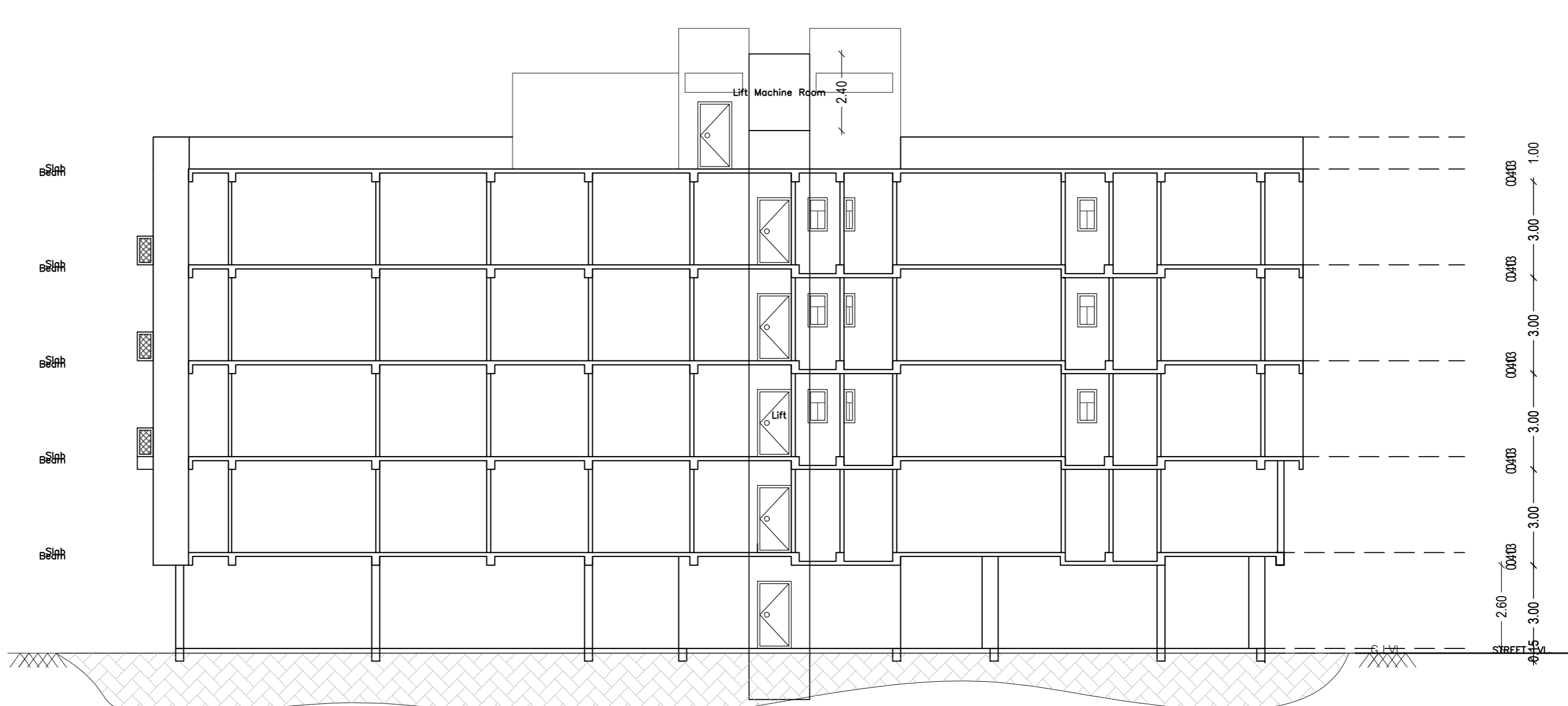
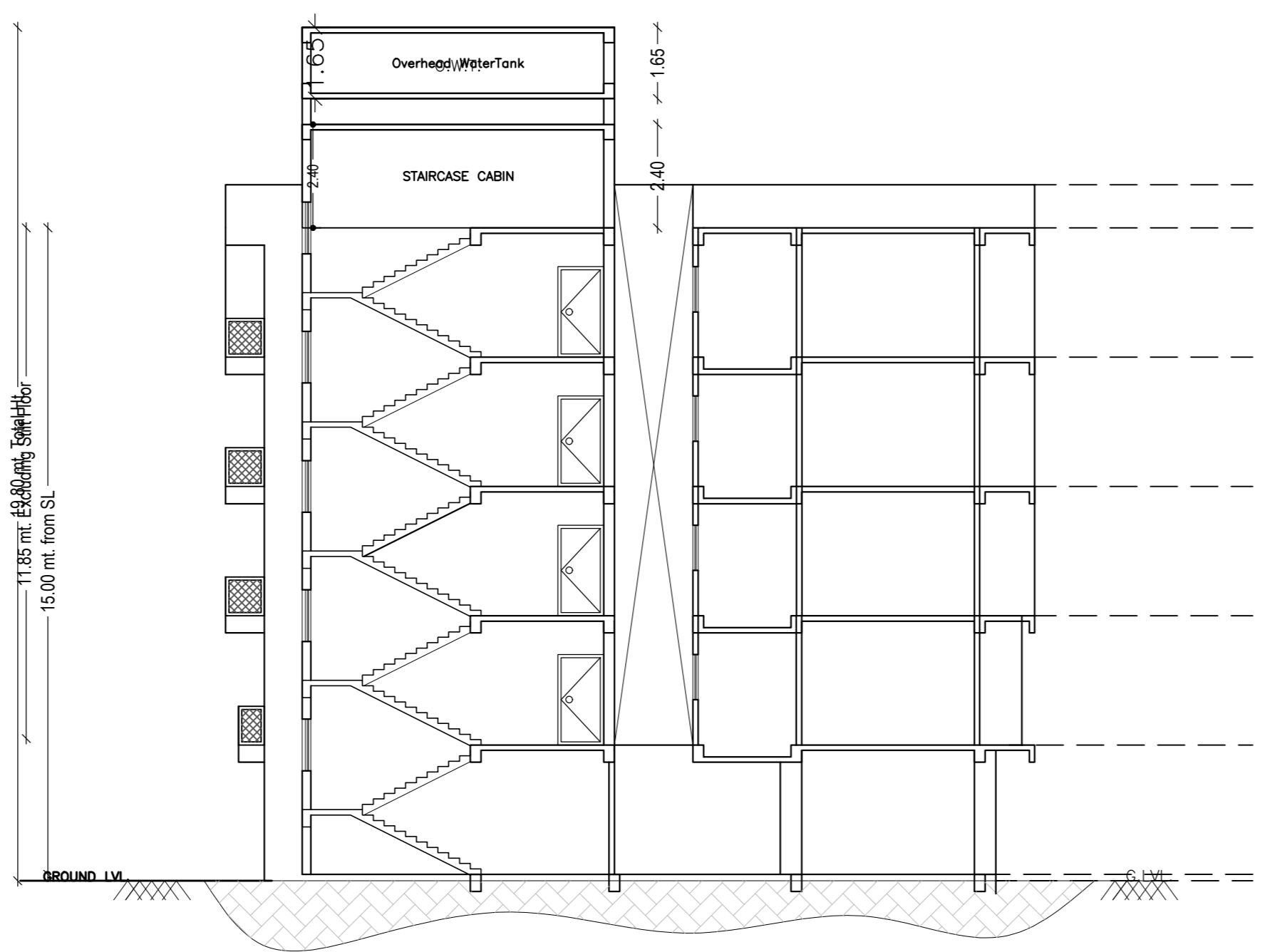
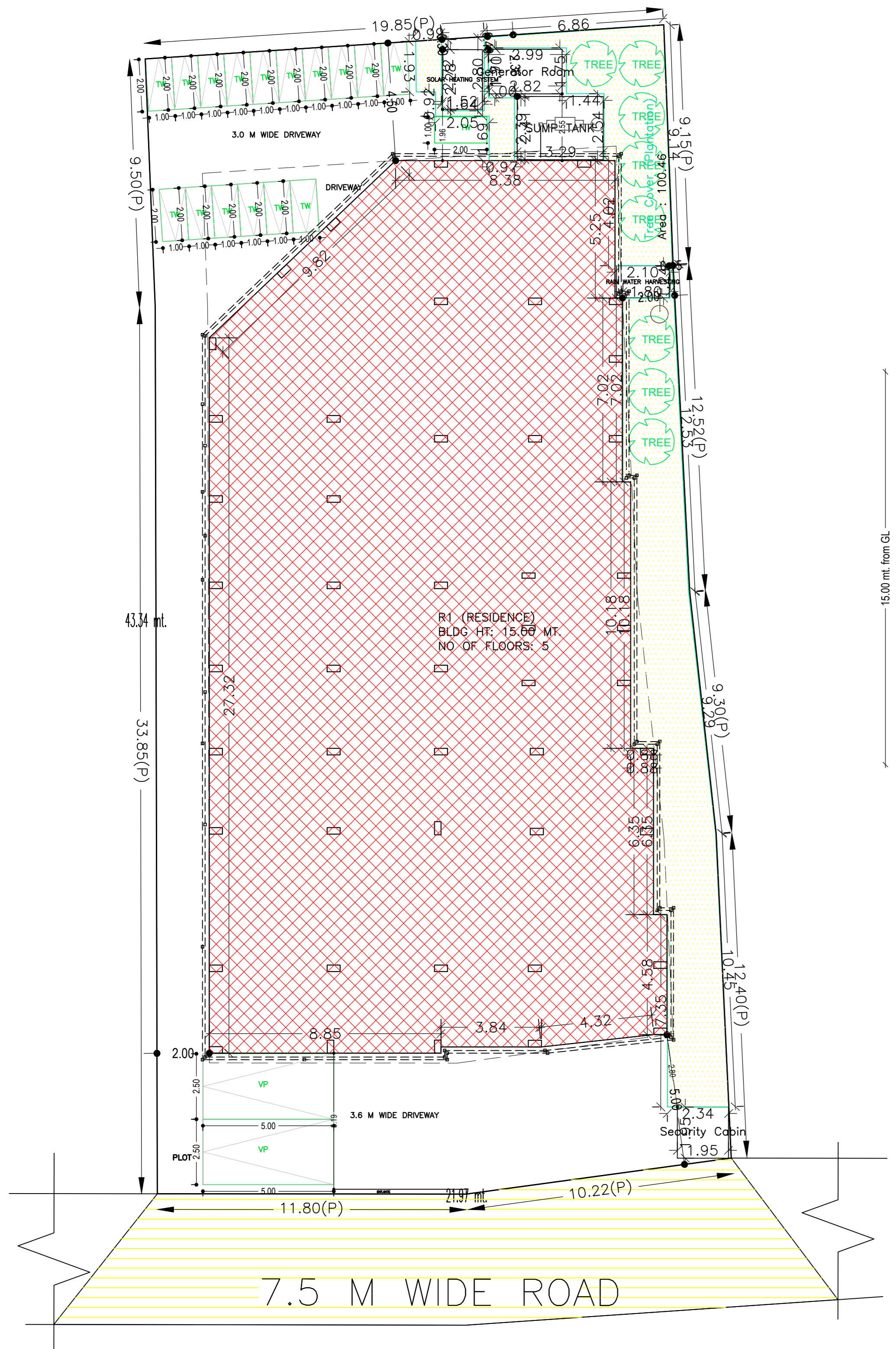
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	20	250.00	20	250.00
Total Car	20	250.00	20	250.00
Visitors Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	20	40.00
Total TwoWheeler	20	40.00	20	40.00
Other Parking	-	-	-	222.15
Total	315.00		315.00	977.15

FAR & Tenement Details (Table 4c-1)

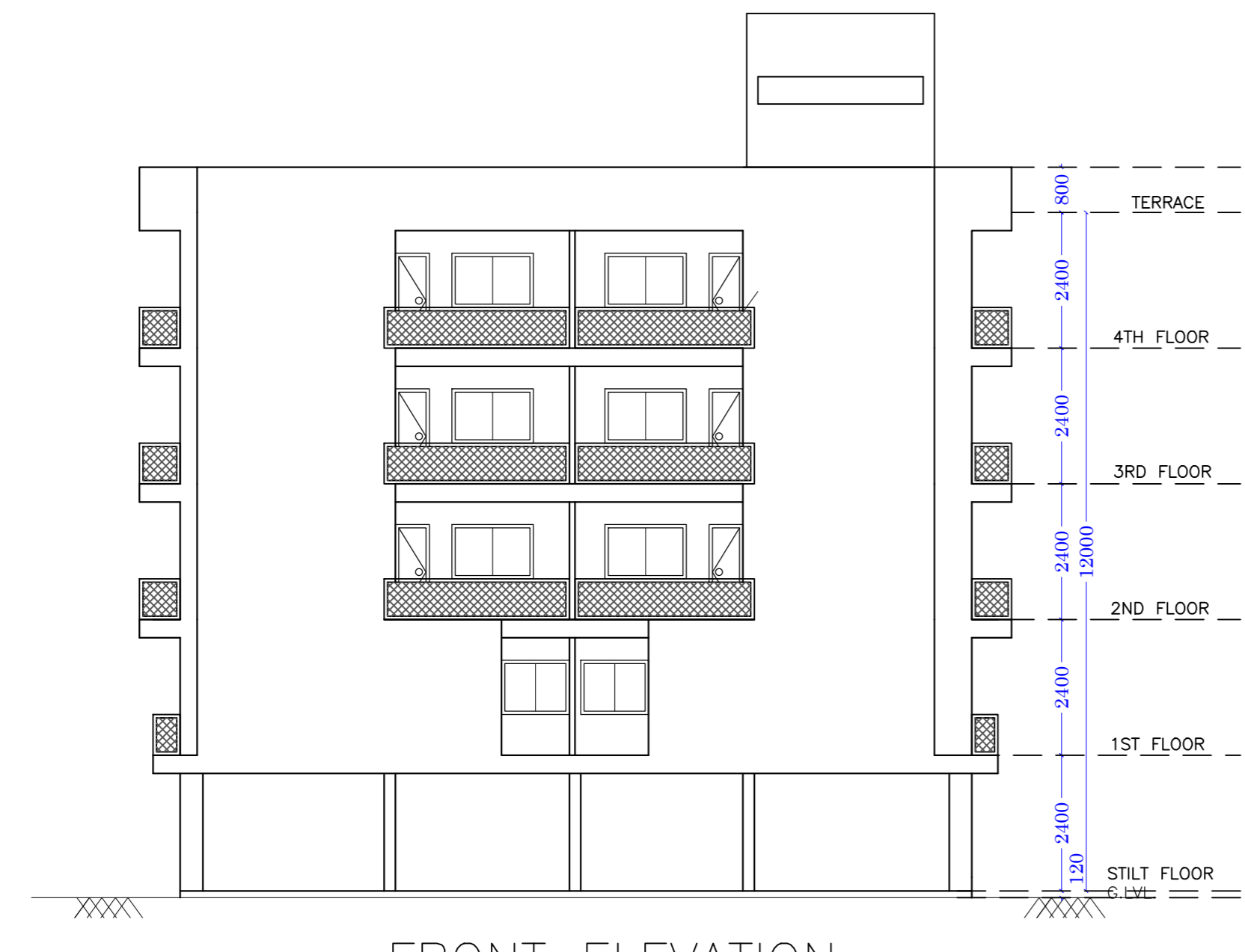
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt)	Deductions From Gross BUA/Area (Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)					Proposed FAR Area (Sq.mt)	Add Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Tenmt (No.)
					StairCase	Lift	Balcony	Accessory Use	Parking					
R1 (RESIDENCE)	1	2798.86	26.76	2772.10	47.05	23.20	75.06	22.94	478.15	2107.37	12.54	2125.70	2125.70	20
Total	1	2798.86	26.76	2772.10	47.05	23.20	75.06	22.94	478.15	2107.37	12.54	2125.70	2125.70	20

Building :R1 (RESIDENCE)

Floor Name	Gross Built Up Area	Deductions From Gross BUA/Area (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 Additional FAR Area (Sq.mt)	Tenmt (No.)
				StairCase	Lift	Balcony	Accessory Use	Parking					
Stilt Floor	528.83	0.00	528.83	9.41	0.00	0.00	22.94	478.15	0.00	12.54	18.33	18.33	00
First Floor	528.83	6.69	535.52	9.41	5.80	0.00	0.00	511.67	0.00	511.67	511.67	511.67	05
Second Floor	528.83	6.69	535.52	9.41	5.80	25.02	0.00	531.90	0.00	531.90	531.90	531.90	05
Third Floor	528.83	6.69	535.52	9.41	5.80	25.02	0.00	531.90	0.00	531.90	531.90	531.90	05
Fourth Floor	528.83	6.69	535.52	9.41	5.80	25.02	0.00	531.90	0.00	531.90	531.90	531.90	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	0.00	00
Total	2798.86	26.76	2772.10	47.05	23.20	75.06	22.94	478.15	2107.37	12.54	2125.70	2125.70	20



SITE PLAN



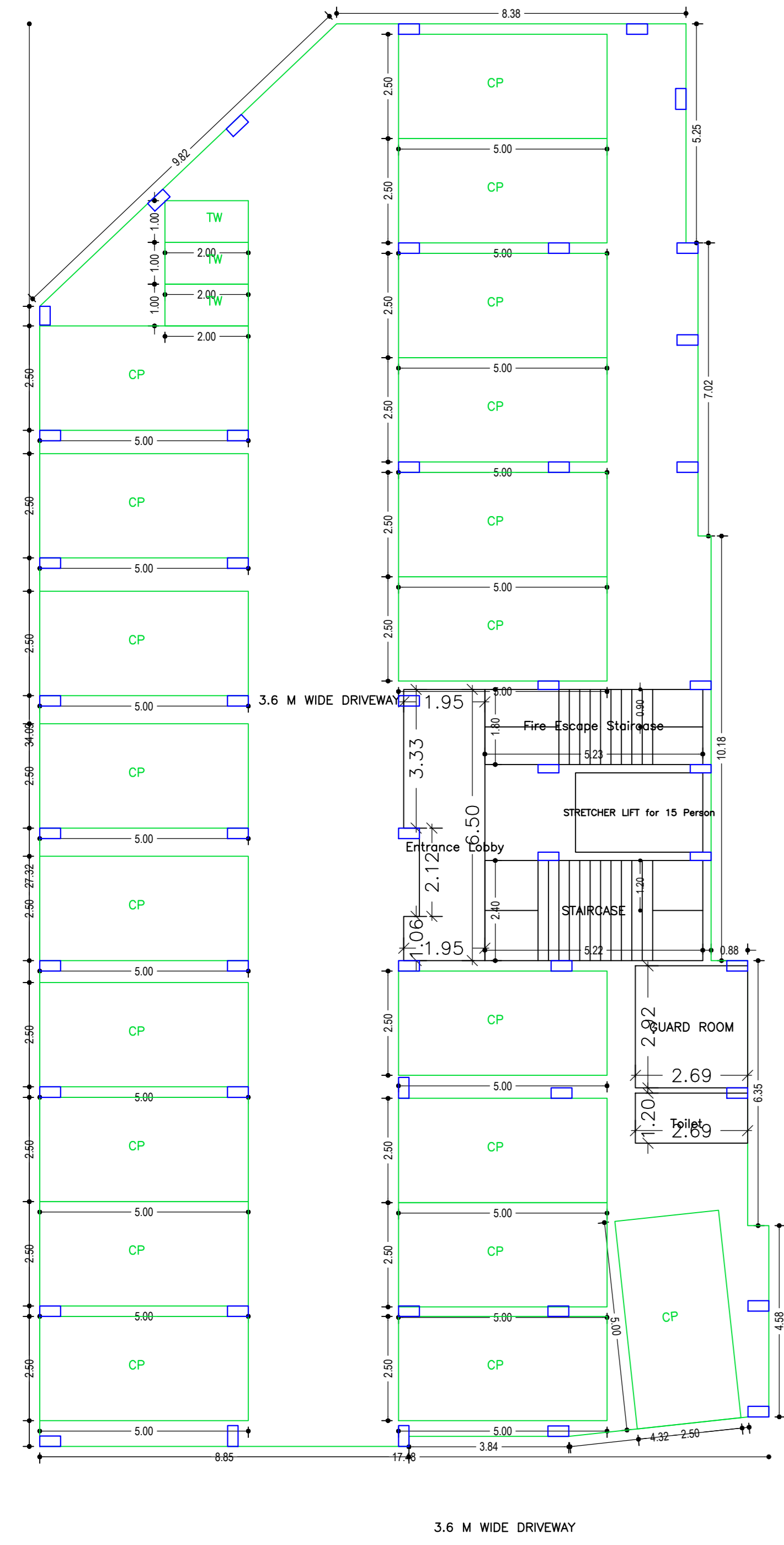
FRONT ELEVATION

RIGHT SIDE ELEVATION

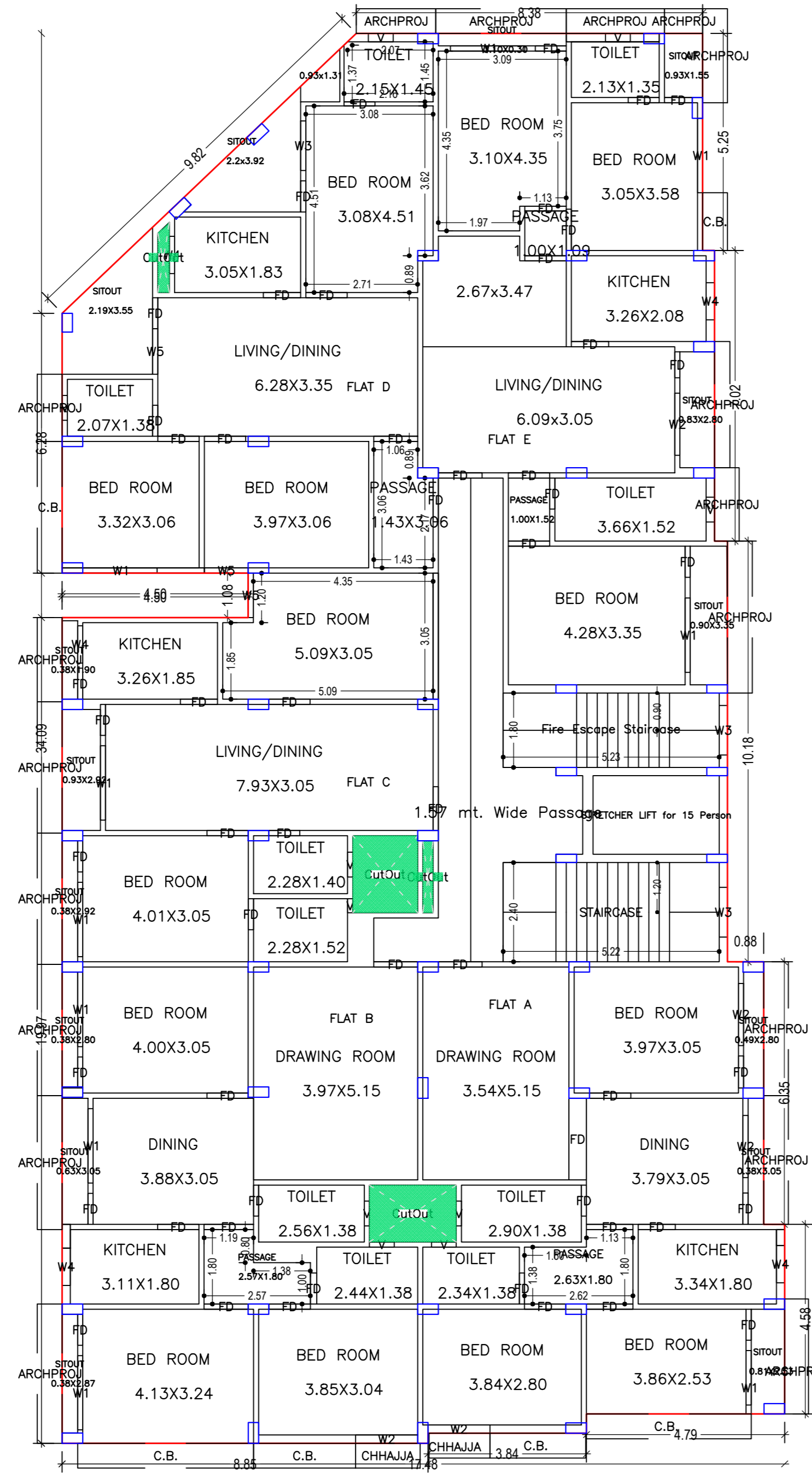
LTP NAME AND SIGNATURE STRUCTURAL ENG'S NAME AND SIGNATURE BUILDER NAME AND SIGNATURE DIGITAL SIGNATURE

VIJAY KUMAR RMC/LE/00/18/15-16

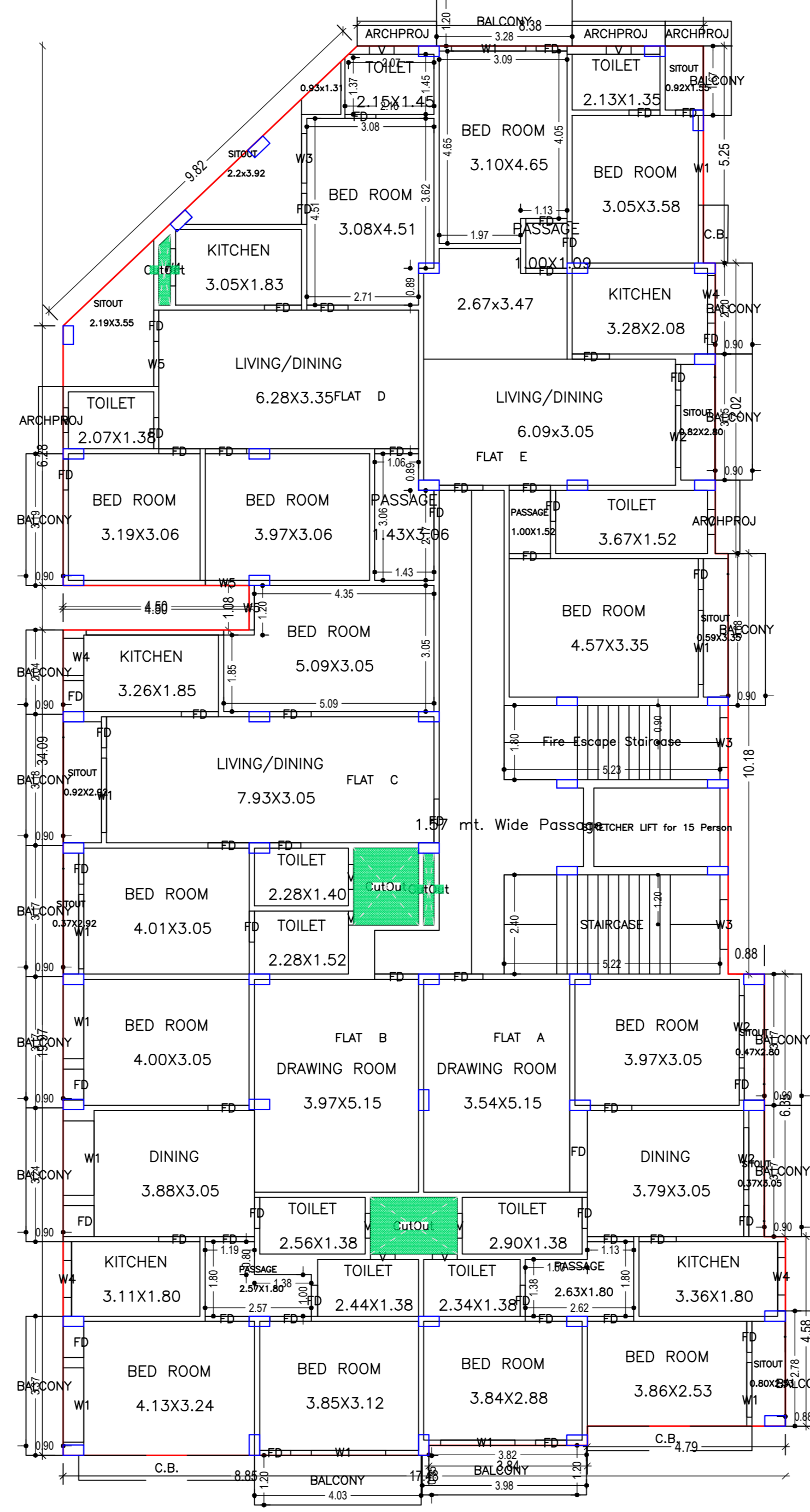
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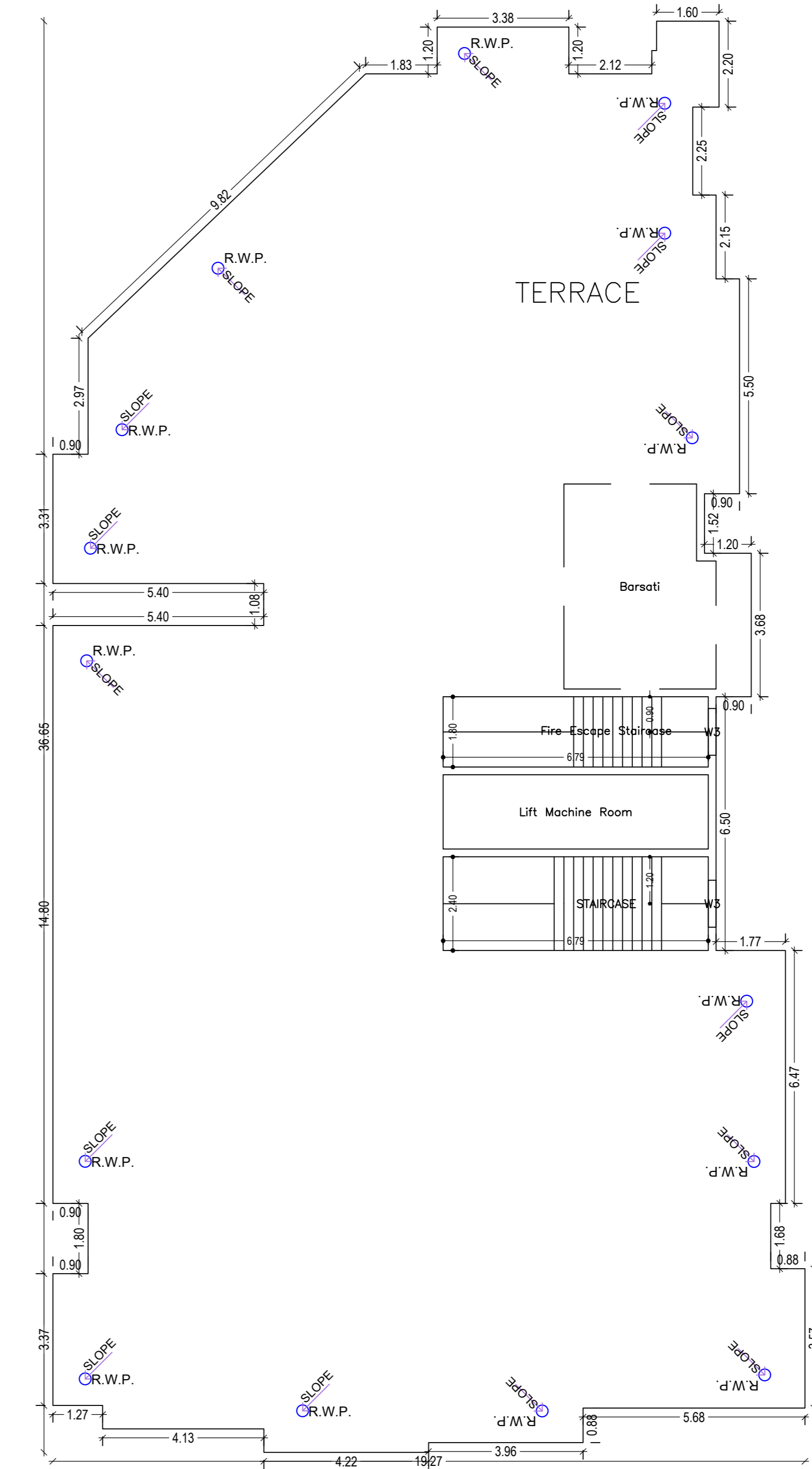
STILT FLOOR PLAN (SCALE 1:100)



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



TYPICAL - 2 - 4 FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RT (RESIDENCE)	FD	0.93	2.10	07
RT (RESIDENCE)	FD	0.68	2.10	04
RT (RESIDENCE)	FD	0.75	2.10	111
RT (RESIDENCE)	FD	0.76	2.10	04
RT (RESIDENCE)	FD	0.78	2.10	07
RT (RESIDENCE)	FD	0.90	2.10	16
RT (RESIDENCE)	FD	1.00	2.10	60
RT (RESIDENCE)	FD	1.06	2.10	34
RT (RESIDENCE)	FD	1.07	2.10	04
RT (RESIDENCE)	FD	1.13	2.10	08
RT (RESIDENCE)	FD	1.20	2.10	04
RT (RESIDENCE)	FD	1.98	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

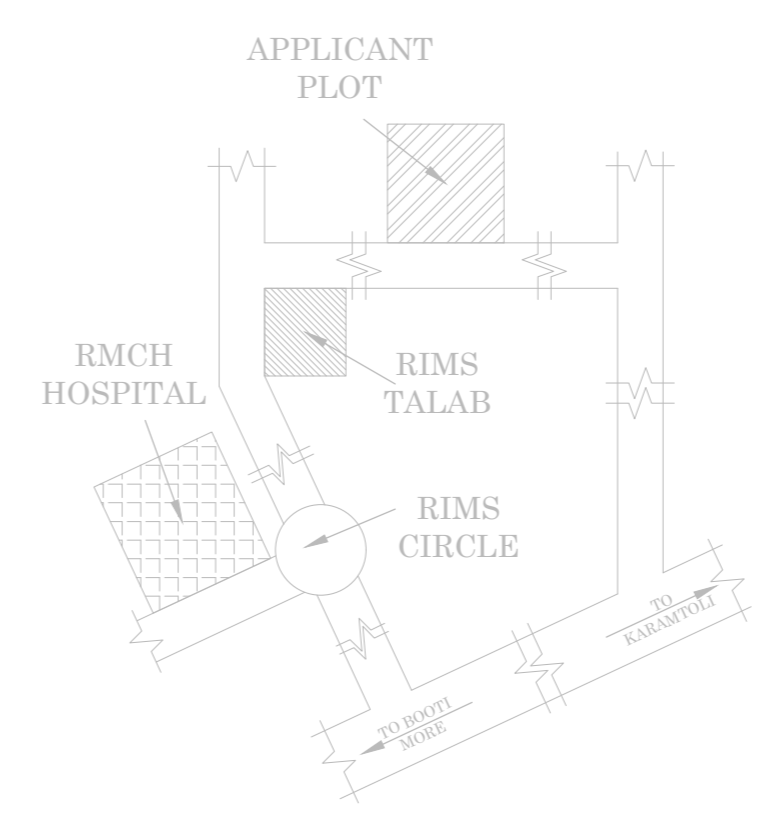
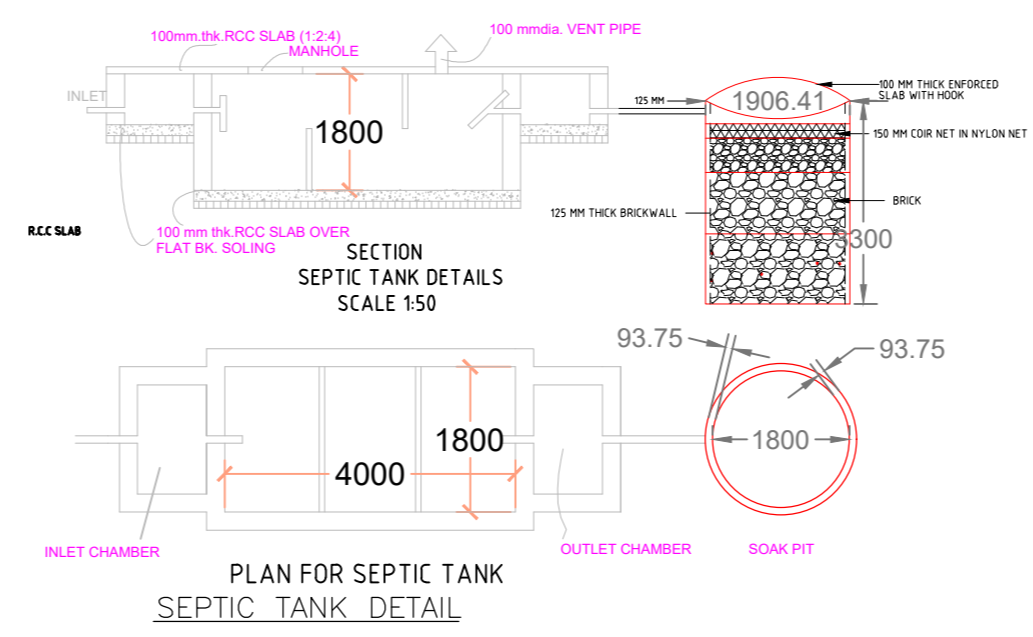
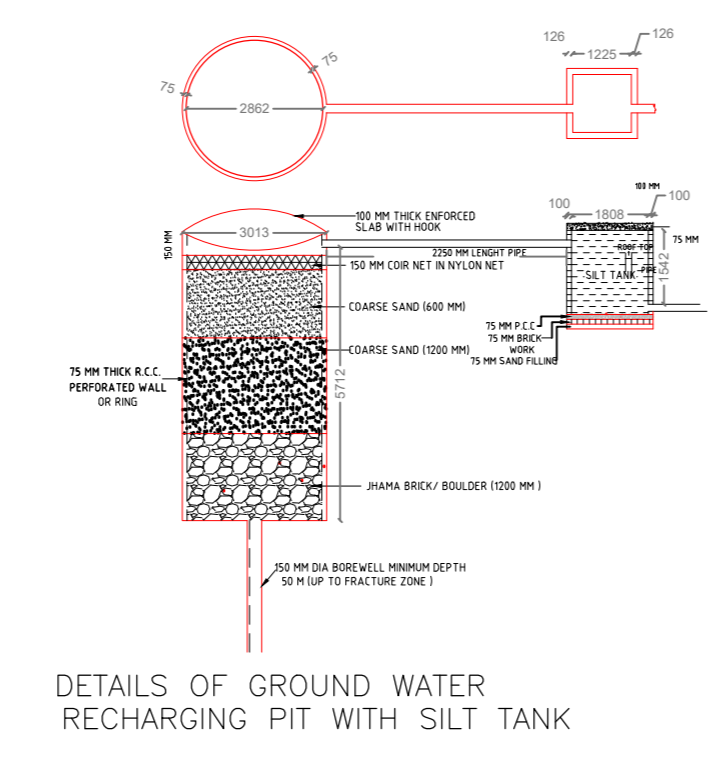
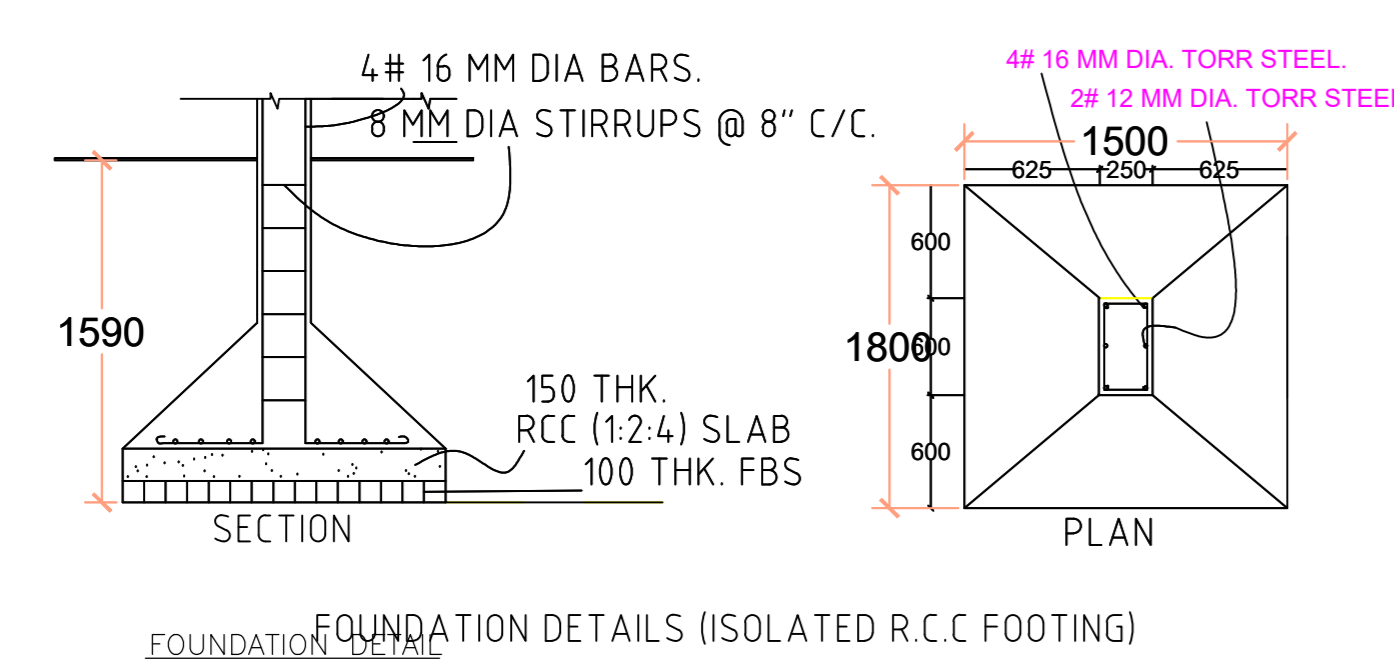
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RT (RESIDENCE)	V	0.34	1.20	04
RT (RESIDENCE)	V	0.60	1.20	36
RT (RESIDENCE)	W4	0.90	1.20	20
RT (RESIDENCE)	W5	1.06	1.20	04
RT (RESIDENCE)	W5	1.08	1.20	04
RT (RESIDENCE)	W5	1.10	1.20	04
RT (RESIDENCE)	W5	1.20	1.20	14
RT (RESIDENCE)	W1	1.32	1.20	04
RT (RESIDENCE)	W2	1.50	1.20	14
RT (RESIDENCE)	W1	1.79	1.20	01
RT (RESIDENCE)	W1	1.80	1.20	38

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2-4 FLOOR PLAN	0.90 X 2.20 X 1 X 3	5.94	150.18
	0.90 X 3.05 X 1 X 3	8.25	
	0.90 X 3.68 X 1 X 3	9.93	
	0.90 X 3.18 X 5 X 3	42.90	
	0.90 X 2.38 X 1 X 3	7.32	
	1.20 X 3.98 X 1 X 3	14.19	
	1.20 X 4.03 X 1 X 3	14.52	
	0.90 X 3.37 X 1 X 3	9.09	
	0.90 X 3.24 X 1 X 3	6.73	
	0.90 X 2.04 X 1 X 3	5.49	
	0.90 X 3.19 X 1 X 3	8.61	
	1.20 X 3.28 X 1 X 3	11.82	
	0.68 X 1.68 X 1 X 3	3.39	
Total			150.18

UnitBUA Table for Building -R1 (RESIDENCE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 2 - 4 FLOOR PLAN	FLAT A	FLAT	106.73	83.53	12	15
	FLAT B	FLAT	112.37	86.37	9	
	FLAT C	FLAT	82.66	74.70	8	
	FLAT D	FLAT	94.16	80.82	10	
	FLAT E	FLAT	113.80	100.24	12	
FIRST FLOOR PLAN	FLAT A	FLAT	93.84	83.77	12	5
	FLAT B	FLAT	98.73	88.62	12	
	FLAT C	FLAT	75.12	74.73	9	
	FLAT D	FLAT	91.29	80.88	10	
	FLAT E	FLAT	100.69	100.24	13	
Total			1988.83	1831.54	209	20



LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
VJAY KUMAR RMCLE001815-16			