

SITE & DRAINAGE PLAN

AREA STATEMENT RANCHI MUNICIPAL CORPORATION		VERSION NO. 1.0.22
PROJECT DETAIL:		VERSION DATE: 26/09/2017
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: BANCHANGA	Plot SubUse: Residential Bldg/Apartment	
Authority: RANCHI MUNICIPAL CORPORATION	Plot/Religious/Structure: NA	
Inward No: BPW06/2018	Plot/SubPlot No: 144/91/82/83	
Application Type: General Proposal	North Road Width: 7.5	
Project Type: Building Permission	South Plot No.: R.S. Plot no.157	
Nature of Development: New	East Plot No.: Sub plot no. E7	
Location of Development Area: Old Area	West Plot No.: R.S. Plot no.137	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	80.10
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	781.16
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		80.10
Total		80.10
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	701.06
PLOT AREA FOR COVERAGE(Net Plot area)	(A-Deductions)	781.16
Plot Area for FAR (Net Plot Area - Road/Watering Area)	(A-Deductions)	781.16
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		468.70
Proposed Coverage Area (48.28 %)		376.97
Total Prop. Coverage Area (48.28 %)		376.97
Balance coverage area (11.74 %)		91.13
FAR CHECK		
Perm. FAR Area (2.50)		1952.91
Total Perm. FAR area		1952.91
Residential FAR		1487.39
Proposed FAR Area		1502.42
Total Proposed FAR Area		1502.42
Consumer FAR (Factor)		1.92
Balance FAR Area		450.49
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1885.05
ARCHITECT (Regd): PRANAV KUMAR MANDAL		
ENGINEER (Regd):		
SUPERVISOR (Regd): DHANANJAY KUMAR SINGH, BIJENDRA PRASAD SRIVASTAVA AND JAI NARAYAN PRASAD SINHA		
OWNER (Regd):		
DEVELOPMENT AUTHORITY: LOCAL BODY		

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

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENCE)	Residential	Bungalow/Dwelling / Non Apartment	Non-Highrise

Buildingwise Floor FAR Details

Floor Name	Building Name A (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.)
Ground Floor	376.97	15.03	376.97	15.03
First Floor	373.33	373.33	373.33	370.00
Second Floor	378.25	372.46	378.25	372.46
Third Floor	378.25	372.46	378.25	372.46
Fourth Floor	378.25	372.46	378.25	372.46
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1885.05	1502.41	1885.05	1502.41

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Car		Visitors Car		TwoWheeler	
				Reqd. Unit	Prop.	Reqd. Unit	Prop.	Reqd. Unit	Prop.
A (RESIDENCE)	Residential	Bungalow/Dwelling / Non Apartment	> 140	1	1	1	1	1	1
Total :				1	1	1	1	1	1

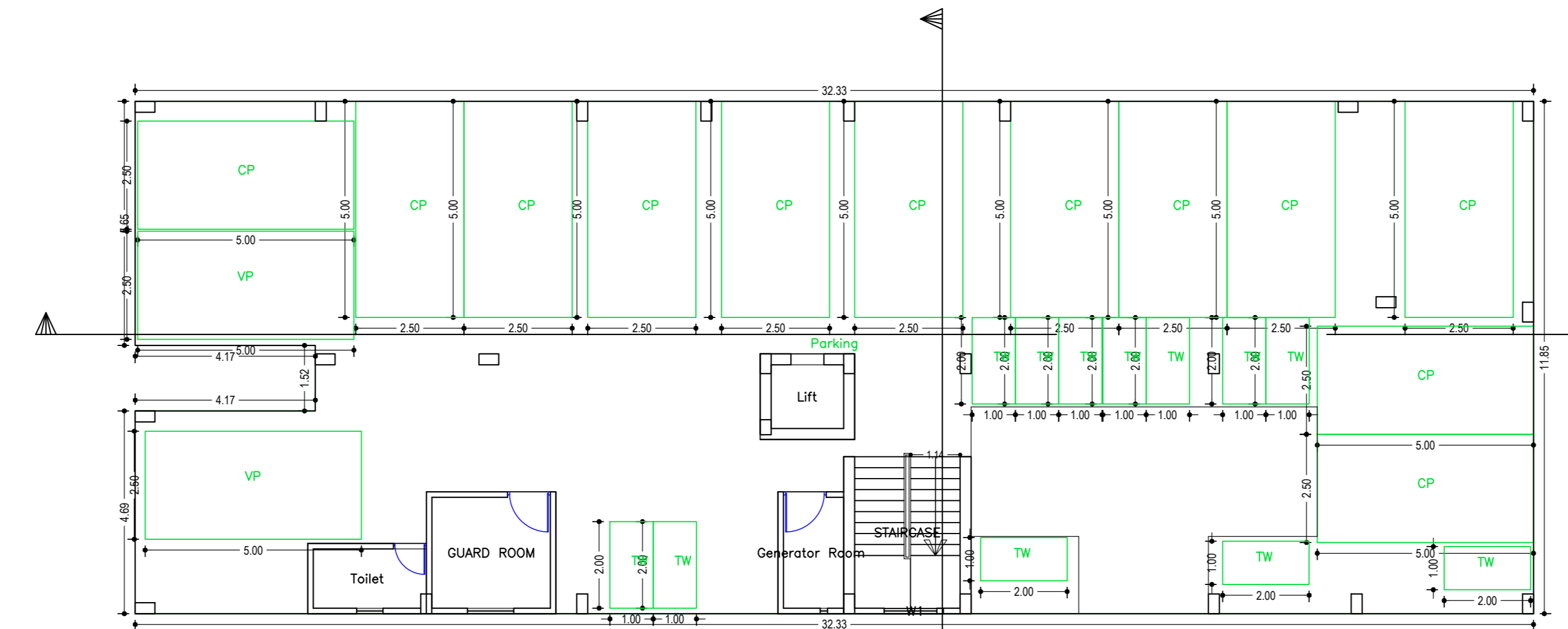
Parking Check (Table 7b)

Vehicle Type	No.	Reqd.	
		Area	Prop.
Car	12	150.00	12
Visitor's Car Parking	2	2	25.00
Two Wheeler	12	24.00	145.75
Total	175.00	175.00	344.75

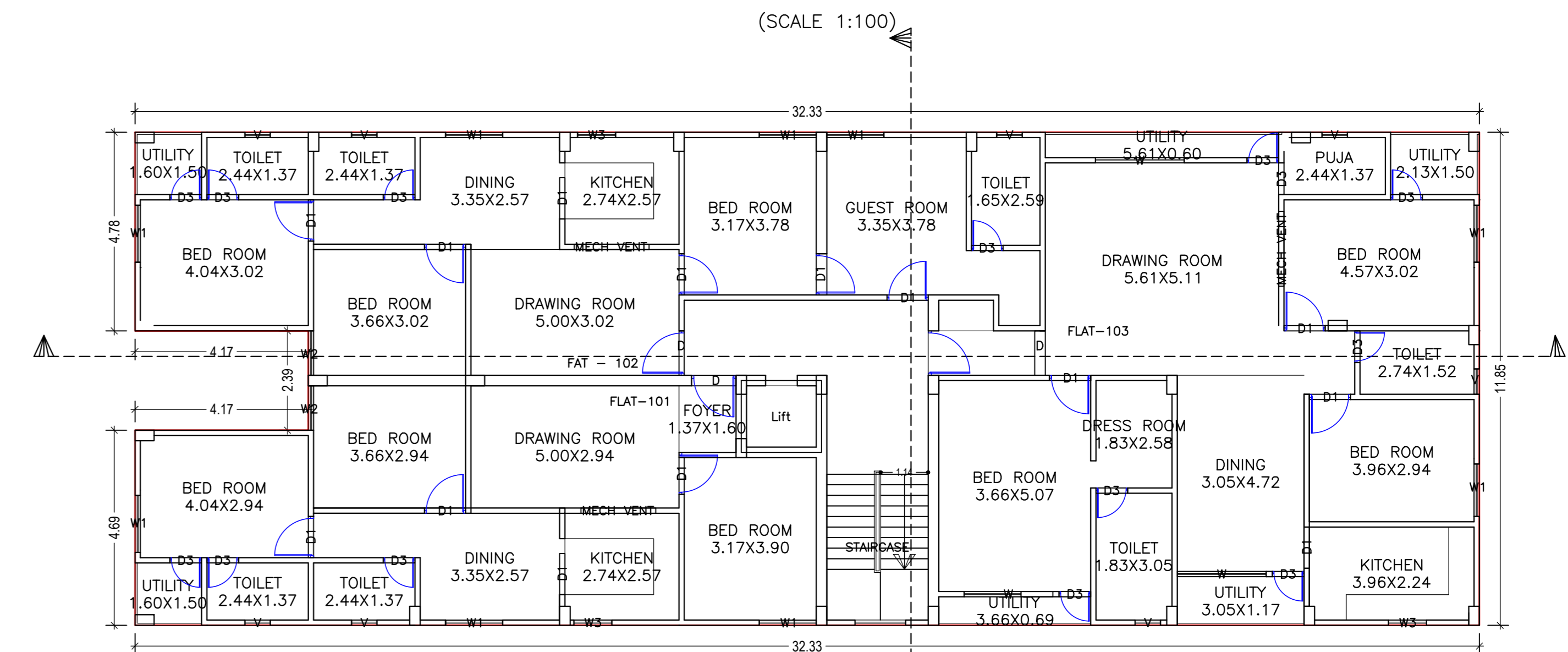
SITE PLAN

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.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Balcony	Accessory Use					
A (RESIDENCE)	1	1885.05	13.32	7.38	17.19	344.75	1487.38	10.70	1502.41	12
Grand Total	1	1885.05	13.32	7.38	17.19	344.75	1487.38	10.70	1502.41	12



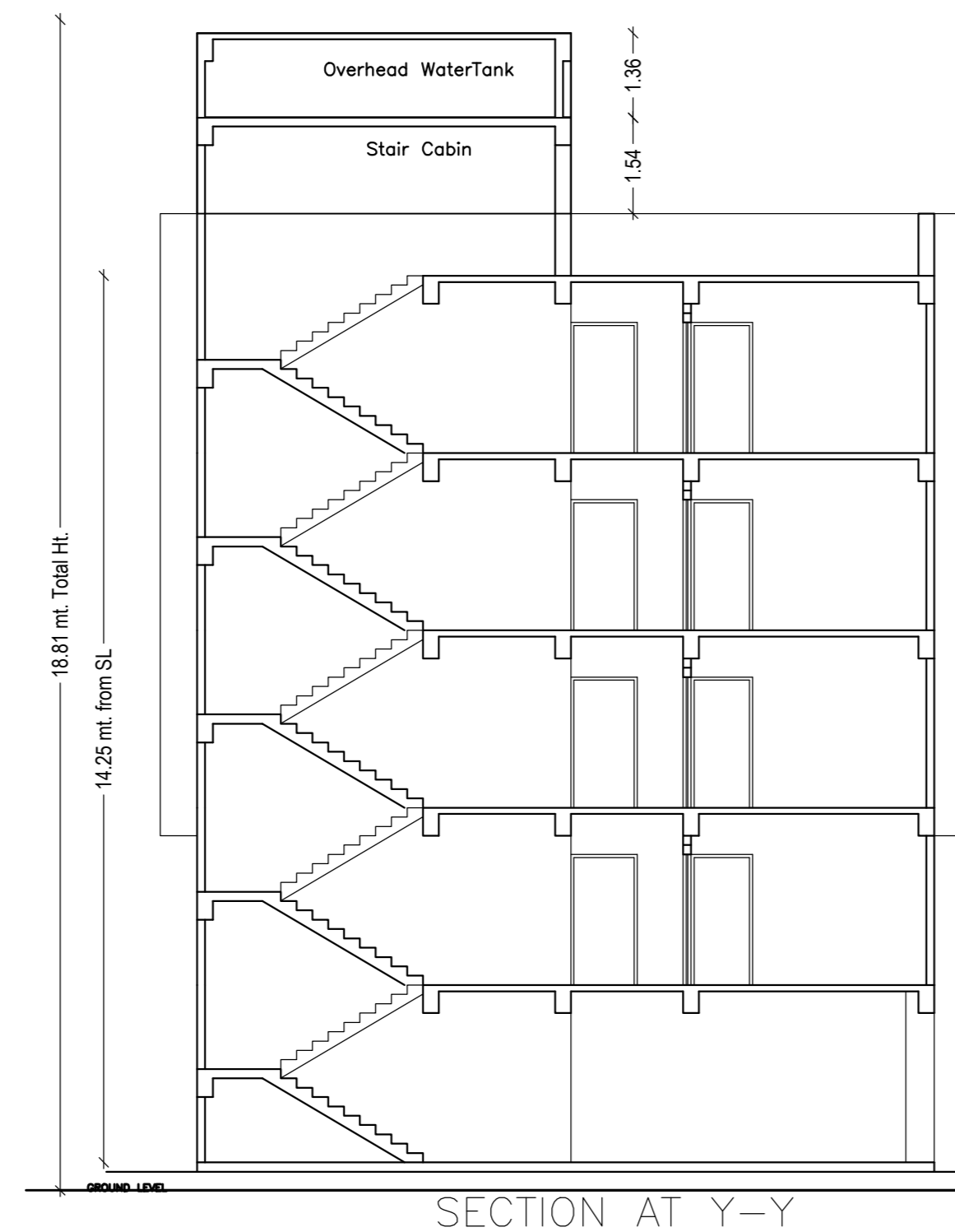
GROUND FLOOR PLAN (SCALE 1:100)



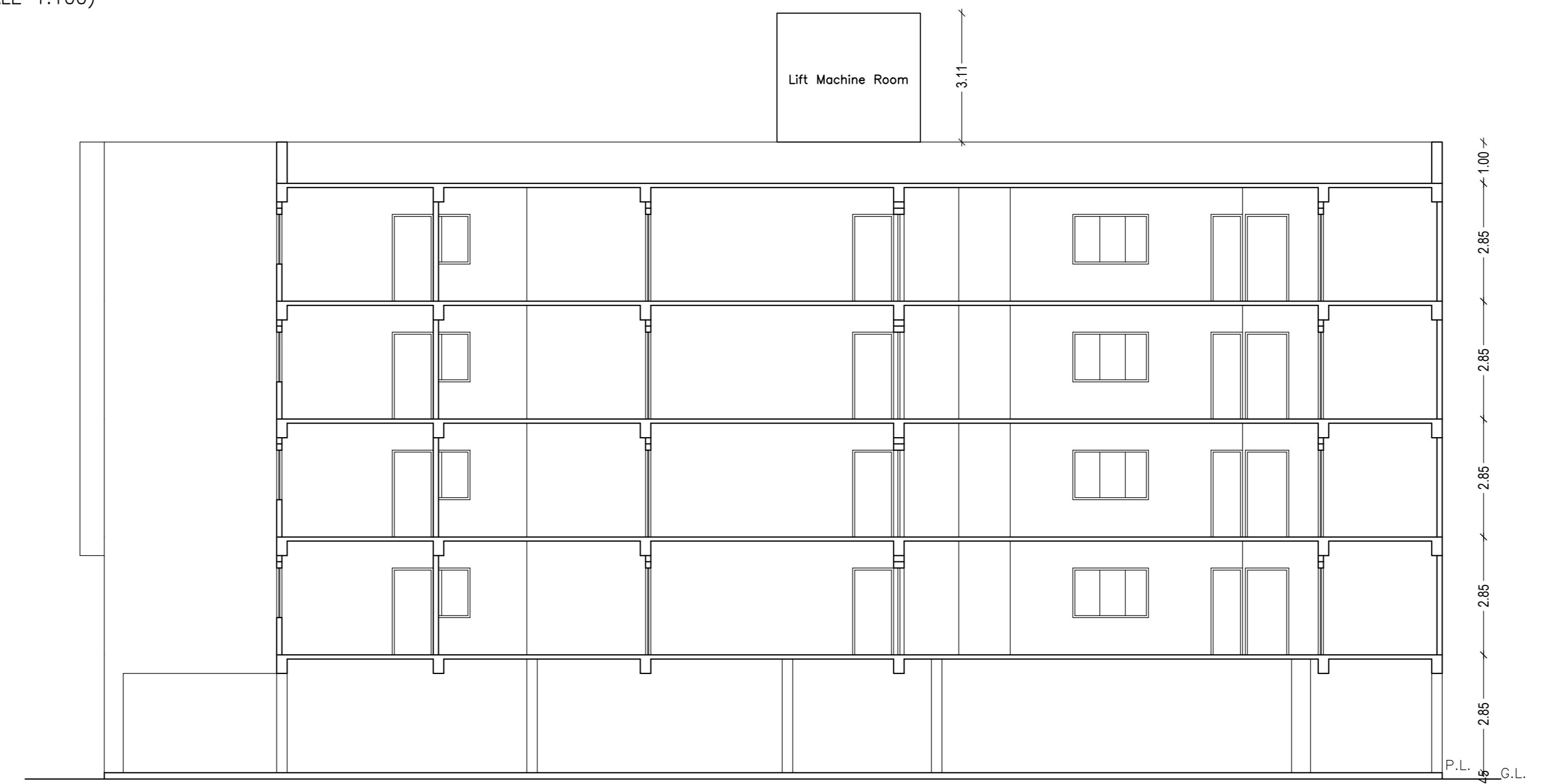
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)

Building :A (RESIDENCE)

Floor Name	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.)	Trmt (No.)
		Lift	Balcony	Accessory Use					
Ground Floor	376.97	0.00	0.00	17.19	344.75	0.00	10.70	15.03	00
First Floor	373.33	3.33	0.00	0.00	370.00	0.00	370.00	370.00	03
Second Floor	378.25	3.33	2.46	0.00	372.46	0.00	372.46	372.46	03
Third Floor	378.25	3.33	2.46	0.00	372.46	0.00	372.46	372.46	03
Fourth Floor	378.25	3.33	2.46	0.00	372.46	0.00	372.46	372.46	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1885.05	13.32	7.38	17.19	344.75	1487.38	10.70	1502.41	12

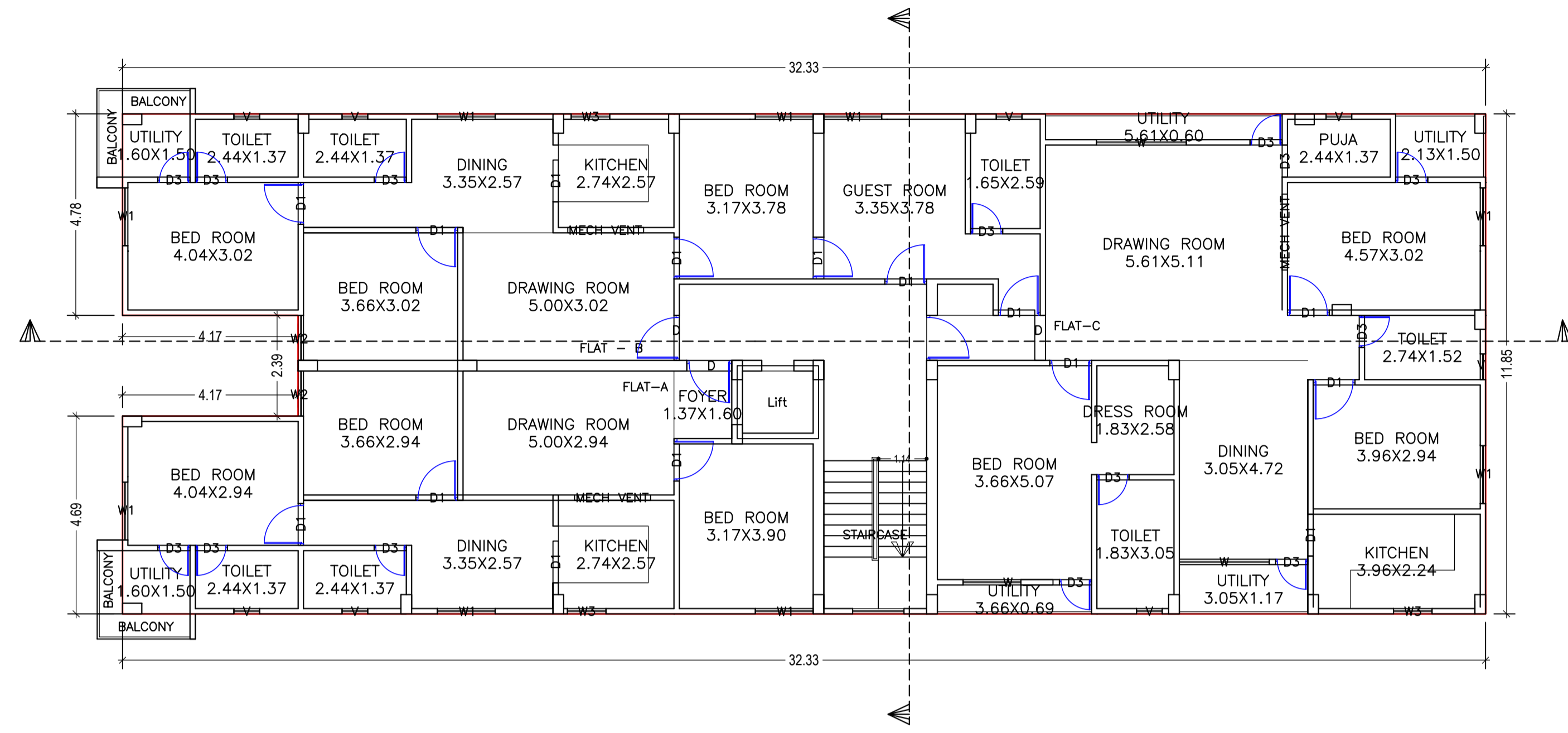


SECTION AT Y-Y

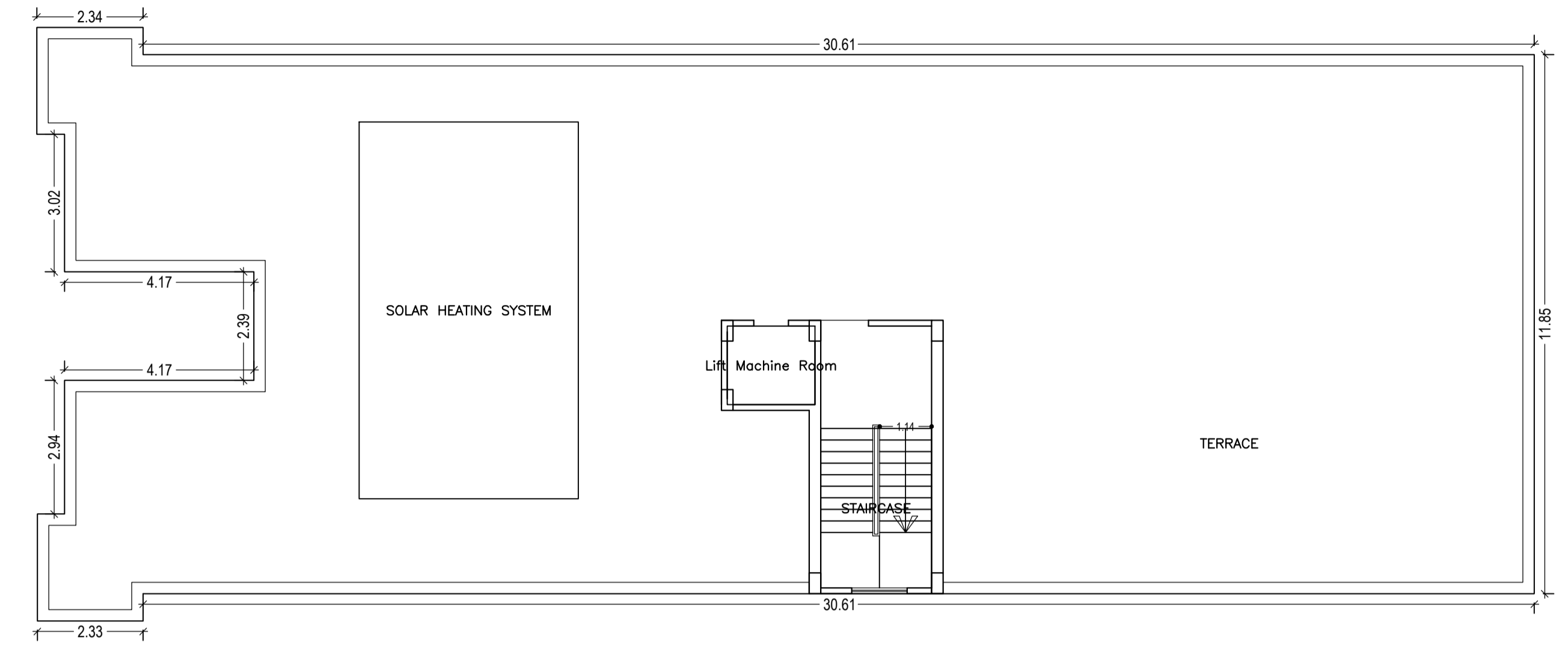


SECTION AT X-X

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
PRANAV KUMAR MANDAL CA201153073		



TYPICAL - 2, 3 & 4 FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	D3	0.76		56
A (RESIDENCE)	D1	0.88	2.10	04
A (RESIDENCE)	D1		2.10	52
A (RESIDENCE)	D	1.07	2.10	12

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	V	0.61	1.20	32
A (RESIDENCE)	W3	0.91	1.20	12
A (RESIDENCE)	W2	1.07	1.20	08
A (RESIDENCE)	W1	1.26	1.20	01
A (RESIDENCE)	W1	1.37	1.20	36
A (RESIDENCE)	MECH VENT	1.80	1.20	12
A (RESIDENCE)	W	2.13	1.20	12

Balcony Calculations Table

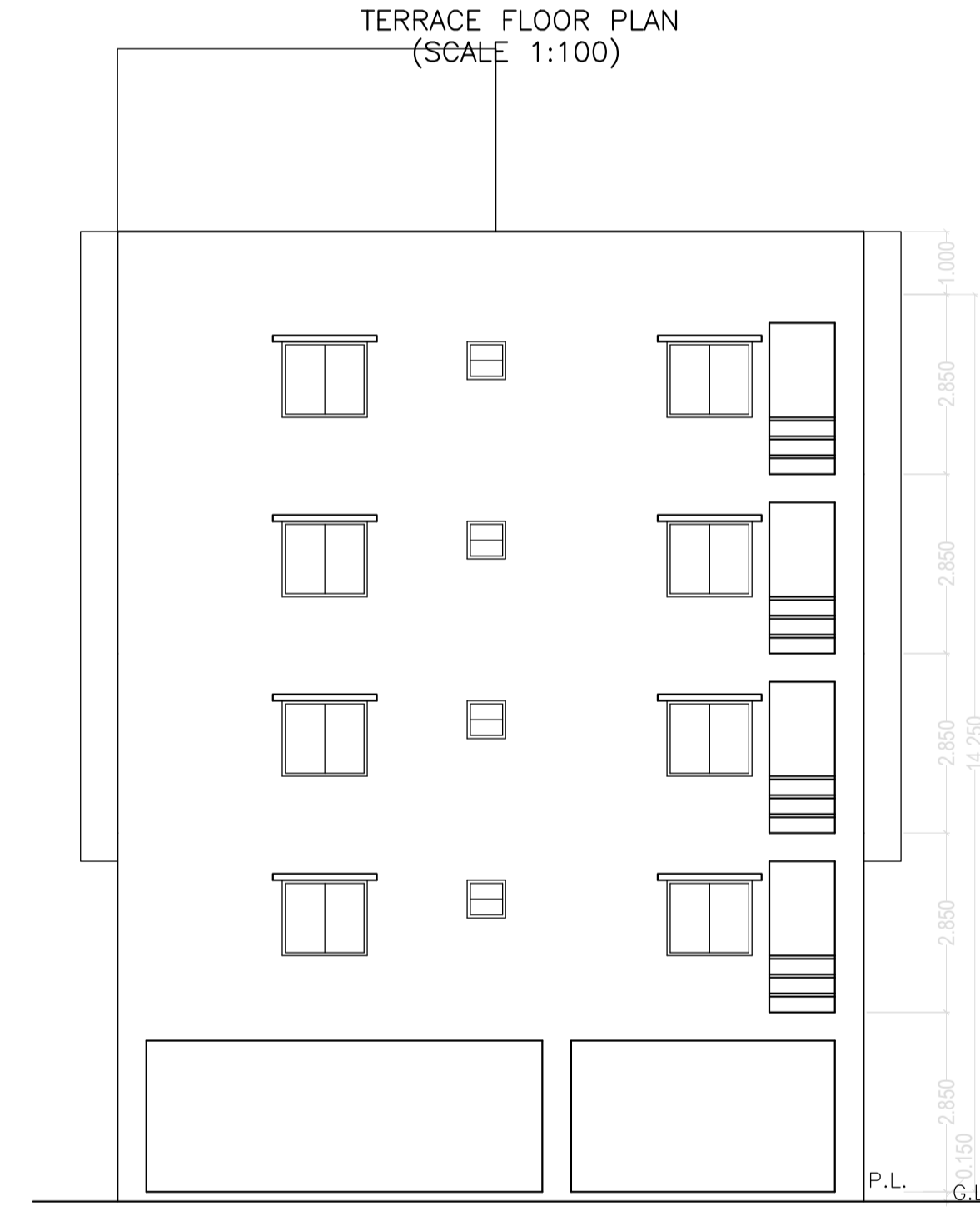
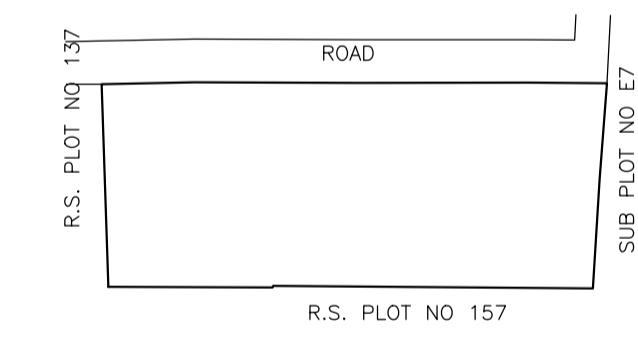
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3 & 4 FLOOR PLAN	0.30 X 0.00 X 1 X 3	4.20	14.76
	0.60 X 1.75 X 1 X 3	3.15	
	0.61 X 2.35 X 1 X 3	4.29	
	0.60 X 1.73 X 1 X 3	3.12	
Total			14.76

UnitBUA Table for Building :A (RESIDENCE)

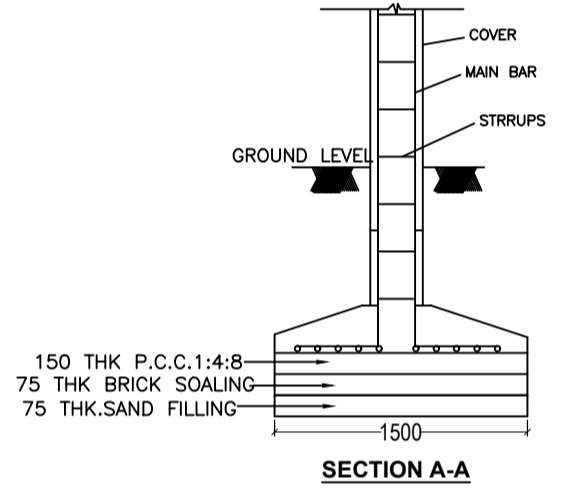
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FAT - 102	FLAT	109.87	109.39	11	3
	FLAT-101	FLAT	89.55	88.78	10	
	FLAT-103	FLAT	139.17	138.52	14	
TYPICAL - 2, 3 & 4 FLOOR PLAN	FLAT - B	FLAT	112.34	111.86	11	9
	FLAT-A	FLAT	91.99	91.22	10	
	FLAT-C	FLAT	139.17	138.52	14	
	Total		1369.09	1361.50	140	



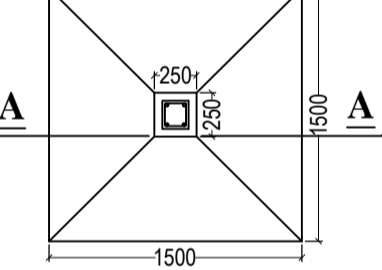
FRONT ELEVATION



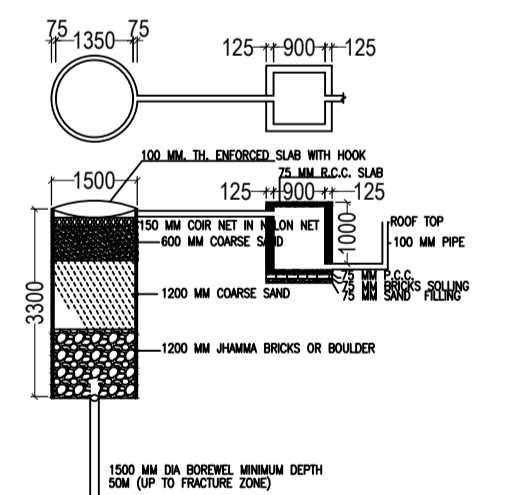
FRONT ELEVATION



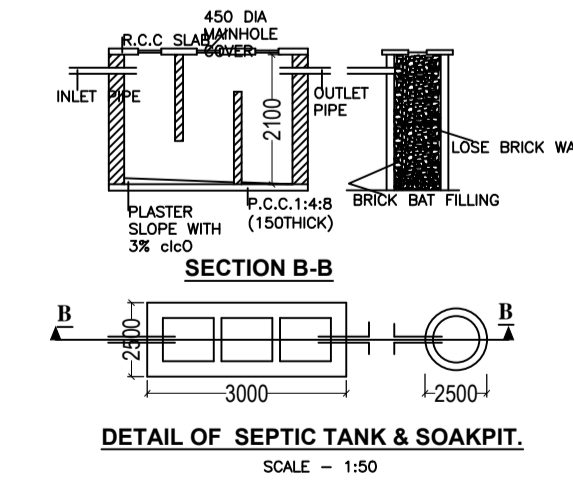
SECTION A-A



DETAIL OF FOUNDATION SCALE - N.T.S.



DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK SCALE - N.T.S.



DETAIL OF SEPTIC TANK & SOAKPIT. SCALE - 1:50

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
PRANAV KUMAR MANDAL CA/2011/53073		