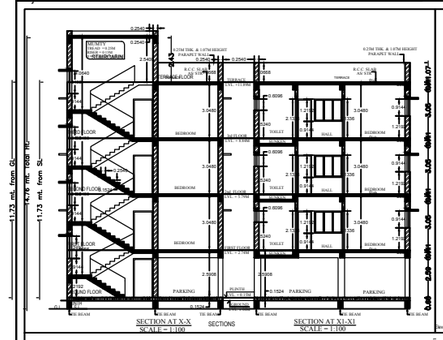
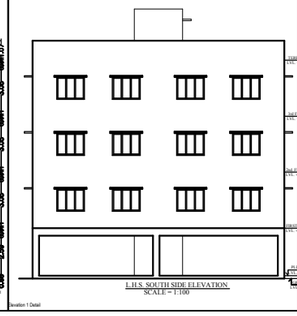
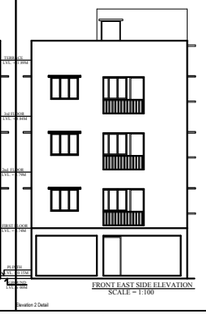
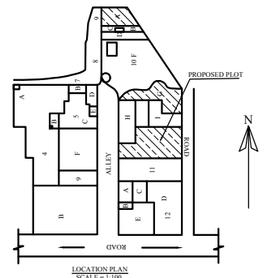
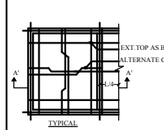
Project Title :MR. VIVEK KUMAR CHOUDHARY

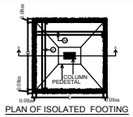


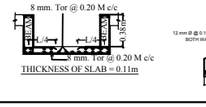


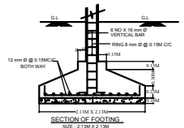


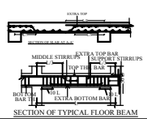


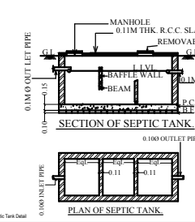


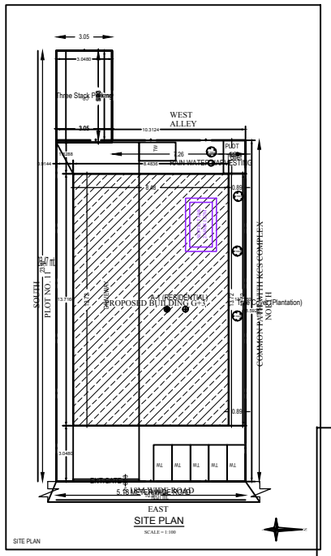


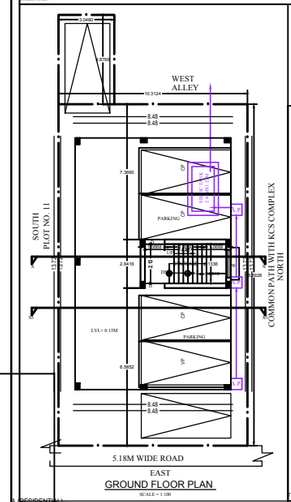


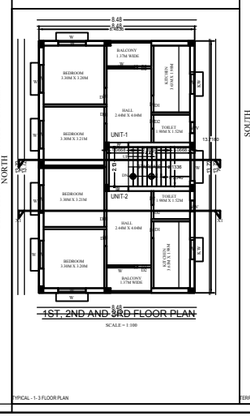


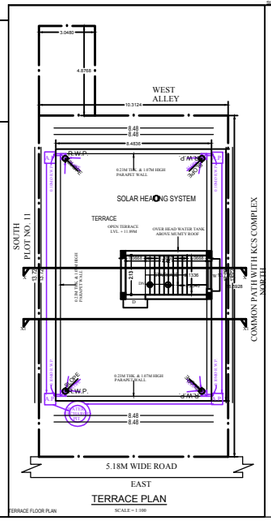


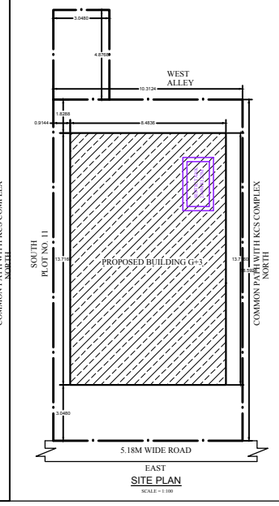


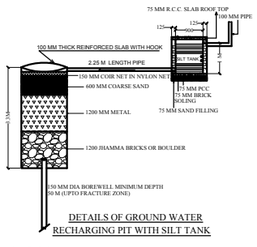












AREA STATEMENT : RANCHI MUNICIPAL CORPORATION	VERSION NO : 1.0.29
PROJECT DETAIL :	VERSION DATE : 16/10/2020
Inward_No : -	Plot Use : Residential
Region : JHARKHAND URBAN LOCAL BODIES	Plot SubUse : Residential Bldg/Apartment
District : RANCHI	Land Use Zone : NA
Application Type : General Proposal	Abutting Road Width : -
Project Type : Building Permission	Plot No : -
Nature of Development : New	Revenue Survey No/Survey No : -
Location : Old Area	Thana No : -
Sub Location : Special area demarcated in Master Plan	Holding No : -
Village/Mauza Name : -	Khata No : -
Ward No : -	North : -
Road/Street : -	South : -
	East : -
	West : -

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	206.60
Net Plot Area (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	206.60
- Deductions for Balance Plot Area (from Gross Plot Area)		
- COP Area		12.27
- road		12.27
Balance Plot Area (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	194.33
Plot Area for Coverage (Net Plot Area)	(A-Deductions)	206.60
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	206.60
- Accessory/Use Area		2.16
COVERAGE CHECK		
Proposed Coverage Area (56.32 %)		116.36
Total Coverage Area (56.32 %)		116.36
FAR CHECK		
Proposed Area of FAR		358.51
Total Area of FAR		358.51
BUILT UP AREA CHECK		
Total Proposed Built Up Area		465.44
ARCH / ENGG / SUPERVISOR (Regd)		OWNER
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)

Color Index:

PARKING CALCULATION:

Parking Type	Prop No.	Prop Area
Car Parking	4	50.00
Visitors Car Parking	1	12.50
Three Stack Car Parking	2	25.00
Two Wheeler Parking	4	12.00
Other Parking	2	59.67
Total Area	15	159.17

MARGIN DETAIL:

Building / Wing Name	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
A (RESIDENTIAL)	5.18 METER WIDE ROAD	3.05	1.83	0.91	0.91

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Parking	Deductions (Area in Sq.mt.) Res	Proposed FAR Area (Sq.mt.) Res	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Tnmt (No.)
A (RESIDENTIAL)	1	465.44	106.93	349.08	9.43	358.51	06	
Grand Total :	1	465.44	106.93	349.08	9.43	358.51	06	

SCHEDULE OF OPENINGS

SL NO.	MKD	SIZE	DESCRIPTION
1.	D	1.07X 2.13	Panelled t w single shutter door.
2.	D1	0.91 X 2.13	Panelled t w single shutter door.
3.	D2	0.76 X 2.13	Panelled t w single shutter door.
4.	W	1.52 X 1.22	Glazed steel framed window 3 shutt.
5.	KW	1.07 X 1.07	Glazed steel framed window 2 shutt.
6.	V	0.61 X 0.61	Glazed steel framed window 2 shutt.
7.			

PROPOSED RESIDENTIAL BUILDING FOR
MR. VIVEK KUMAR CHOUDHARY,S/O- MR. AKSHAIBAT CHOUDHARY

LAND DETAILS:

NEW PLOT NO. : 10 ,I,J,K,L
NEW KHATA NO. : 95
MOUZA : JUGSALAI
P.S. : JUGSALAI
THANA NO. : 1161
WARD NO. : 4
HALKA NO. : 4
DIST. : EAST SINGHBHUM
ANCHAL : JAMSHEDPUR

NOTE : ALL DIMENSIONS ARE IN METERS.
OBJ2 : SITE PLAN, ALL FLOOR PLANS, ELEVATIONS, SECTIONS, LOCATION MAP, F.A.R. & %G.C. CALCULATION

SIGNATURE OF ARCHITECT / ENGINEER

SCALE : 1:100 | SHEET NO.- 01 OF 01

SIGNATURE OF OWNER

APPROVAL AUTHORITY (A.M.C.)

AREA CALCULATION

PLOT AREA = 206.54 M.²
COVERED AREA = 116.34 M.²

GROUND FLOOR BUILT UP AREA = 13.00 M.²
FIRST FLOOR BUILT UP AREA = 116.34 M.²
SECOND FLOOR BUILT UP AREA = 116.34 M.²
THIRD FLOOR BUILT UP AREA = 116.34 M.²

TOTAL = 362.03 M.²
% OF GROUND COVERAGE = 116.34 M.² X 100 / 206.54 M.² = 56.32 %
F.A.R. ACHIEVED = 362.03 M.² / 206.54 M.² = 1.75
OPEN AREA = 206.54 M.² - 13.00 M.² = 193.53 M.²

Building :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Parking	Deductions (Area in Sq.mt.) Res	Proposed FAR Area (Sq.mt.) Res	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	116.36	106.93	0.00	9.43	9.43	00	
First Floor	116.36	0.00	116.36	0.00	116.36	02	
Second Floor	116.36	0.00	116.36	0.00	116.36	02	
Third Floor	116.36	0.00	116.36	0.00	116.36	02	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00	
Total	465.44	106.93	349.08	9.43	358.51	06	
Total Number of Same Buildings	1						
Total	465.44	106.93	349.08	9.43	358.51	06	

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	12
A (RESIDENTIAL)	D1	0.90	2.10	18
A (RESIDENTIAL)	D	1.05	2.10	06
Total	-	-	-	36

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	1.00	06
A (RESIDENTIAL)	W	1.20	1.20	06
A (RESIDENTIAL)	W	1.50	1.20	24
Total				36

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1- 3 FLOOR PLAN	UNIT-1	FLAT	93.08	45.52	6	6
	UNIT-2	FLAT	93.08	45.52	6	
Total	-	-	318.36	273.15	36	6