

Proposal Basic Information	
Proposal File No.	BNPC/0006/W03/2021
Owner Name	NIRASI DEVI
Khata No.	01
Plot No.	1979
Village Name	Bundu
Use	Residential
SubUse	Bungalow Dwelling / Non Apartment

AREA STATEMENT BUNDU NAGAR RANCHWAT		VERSION NO. 1.0.62	VERSION DATE. 16/10/2020
<b>PROJECT DETAIL</b>			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential		
District: RANCHI	Plot SubUse: Bungalow Dwelling / Non Apartment		
Authority: BUNDU NAGAR RANCHWAT	PlotNeatly/ReligiousStructure: NA		
Imagery No: BNPC/0006/W03/2021	PlotSubPlot No: 1979		
Application Type: General Proposal	Norm Plot No.: -Phykhata		
Project Type: Building Permission	South Road Width: 4.57		
Nature of Development: New	East Road Width: 4.26		
Location of Development Area: Old Area	West Plot No.: -Sijay kumar vagarrah		
<b>AREA DETAILS</b>			
AREA OF PLOT (Minimum)	(A)	242.81	SG MT.
Deduction for NetPlot Area		15.37	
Summation Free of Cost		227.24	
NET AREA OF PLOT/Gross Plot Area	(A-Deductions)	227.24	
Deduction from Gross Plot Area		43.41	
Deduction for Balance Plot Area/From Gross Plot Area		15.37	
Summation Free of Cost		32.95	
Common Plot		43.41	
Total		193.20	
BALANCE AREA OF PLOT/Net Plot Area - Recreational/Amenity (space)	(A-Deductions)	193.20	
PLOT AREA FOR COVERAGE/Net Plot Area	(A-Deductions)	227.24	
PLOT Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	242.81	
<b>COVERAGE CHECK</b>			
Permissible Coverage Area (70.00 %)		159.07	
Proposed Coverage Area (47.45 %)		107.83	
Total Floor Coverage Area (47.45 %)		107.83	
Balance coverage area (22.55 %)		51.94	
<b>FAR CHECK</b>			
Perm. FAR Area (1.50)		363.32	
Total Perm. FAR Area		328.49	
Residential FAR		328.49	
Proposed FAR Area		328.49	
Total Proposed FAR Area		328.49	
Consumed FAR (Factor)		1.35	
Balance FAR Area		35.43	
<b>BUILT UP AREA CHECK</b>			
Total Proposed BuiltUp Area		333.49	
<b>ARCHITECT (Regd.)</b> Phykhata			
<b>ENGINEER (Regd.)</b>			
<b>SUPERVISOR (Regd.)</b>			
<b>OWNER (Regd.)</b> NIRASI DEVI			
<b>DEVELOPMENT AUTHORITY</b>		<b>LOCAL BODY</b>	

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

Buildingwise Floor FAR Details				
Floor Name	Building Name		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	107.83	107.83	107.83	107.83
First Floor	112.83	110.33	112.83	110.33
Second Floor	112.83	110.33	112.83	110.33
Terrace Floor	0.00	0.00	0.00	0.00
<b>Total :</b>	<b>333.49</b>	<b>328.49</b>	<b>333.49</b>	<b>328.49</b>

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
PLOT NO (1979)	Residential	Bungalow Dwelling / Non Apartment	Non-Highrise

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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tenent (No.)
PLOT NO (1979)	1	333.49	5.00	328.49	328.49	328.49	01
<b>Grand Total :</b>	<b>1</b>	<b>333.49</b>	<b>5.00</b>	<b>328.49</b>	<b>328.49</b>	<b>328.49</b>	<b>01</b>

Building :PLOT NO (1979)						
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tenent (No.)
Ground Floor	107.83	0.00	107.83	107.83	107.83	01
First Floor	112.83	2.50	110.33	110.33	110.33	00
Second Floor	112.83	2.50	110.33	110.33	110.33	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
<b>Total</b>	<b>333.49</b>	<b>5.00</b>	<b>328.49</b>	<b>328.49</b>	<b>328.49</b>	<b>01</b>
Total Number of Same Buildings	1					
<b>Total :</b>	<b>1</b>	<b>5.00</b>	<b>328.49</b>	<b>328.49</b>	<b>328.49</b>	<b>01</b>

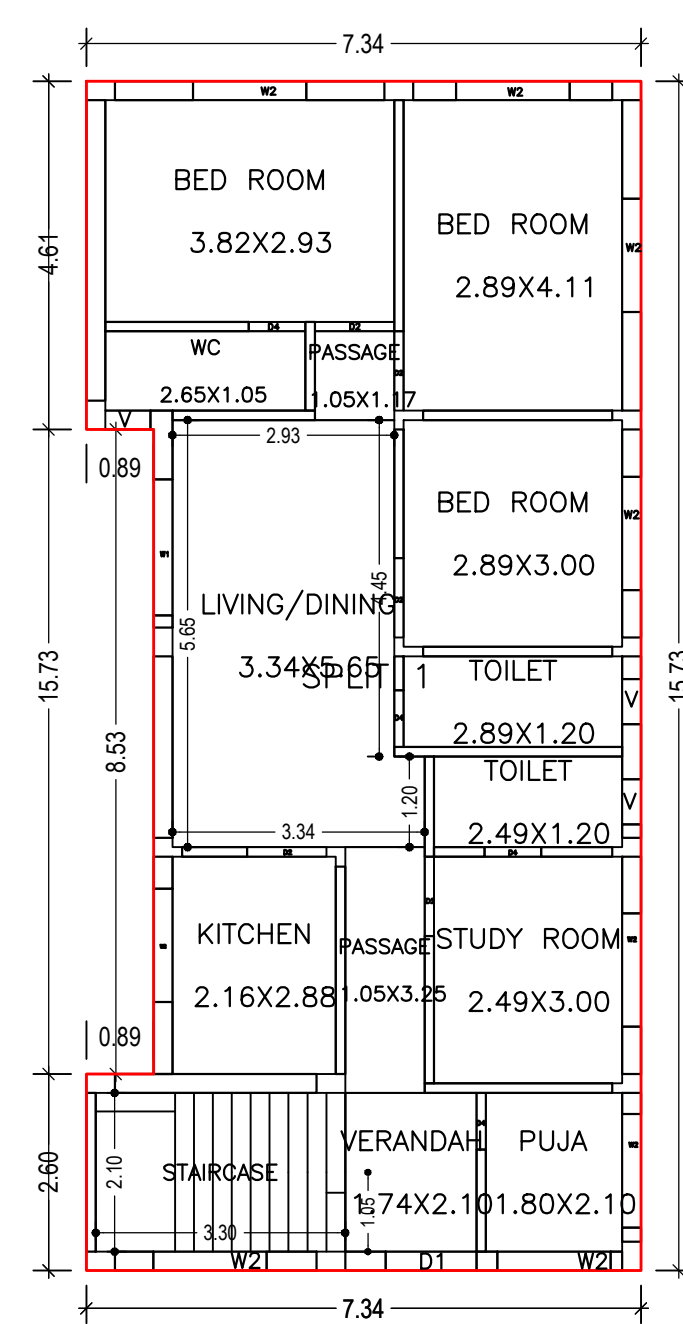
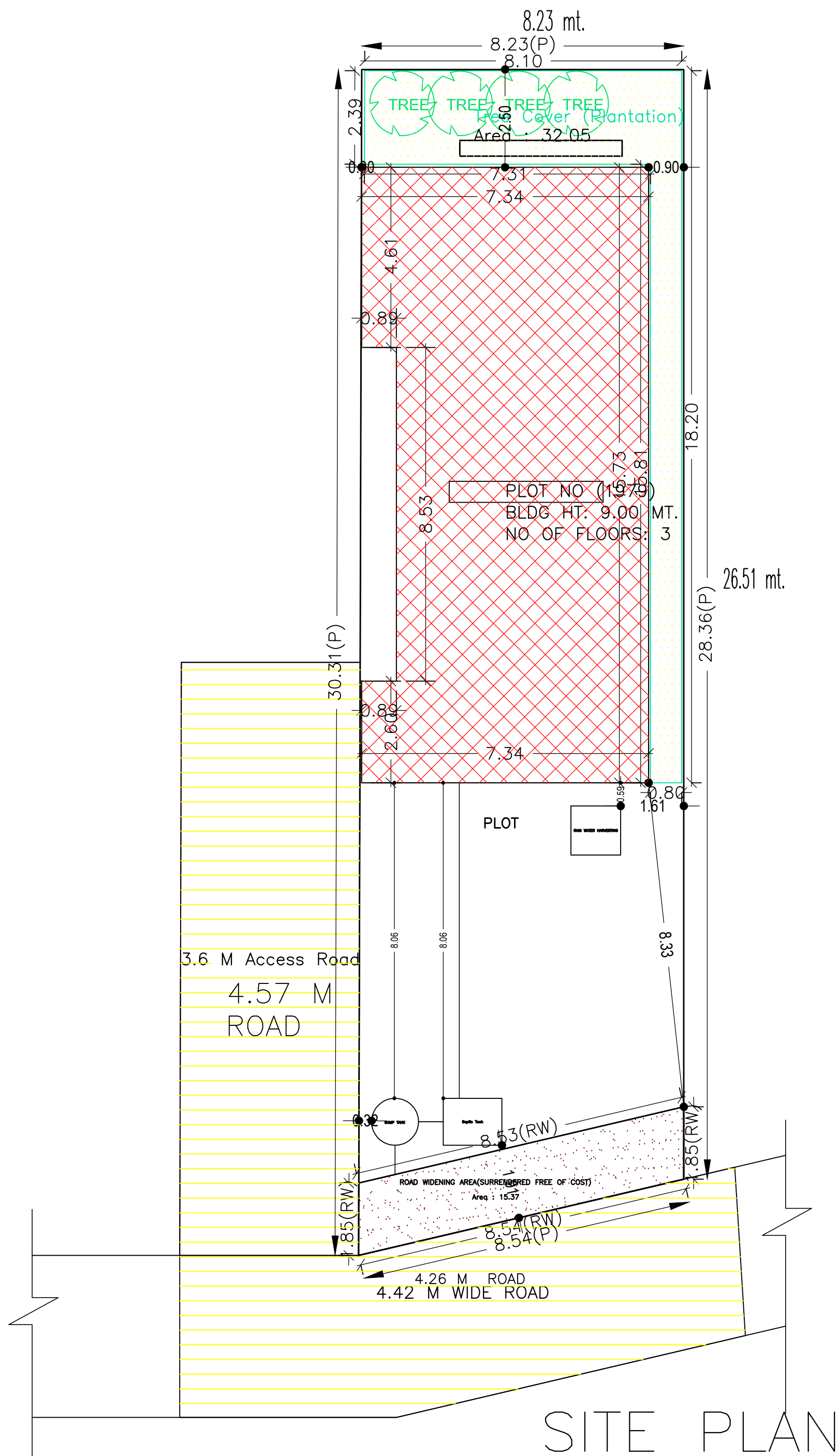
SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT NO (1979)	D4	0.75	2.10	14
PLOT NO (1979)	D2	1.05	2.10	15
PLOT NO (1979)	D1	1.20	2.10	01

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT NO (1979)	V	0.60	0.90	09
PLOT NO (1979)	W2	1.50	1.20	27
PLOT NO (1979)	W1	1.80	1.20	03

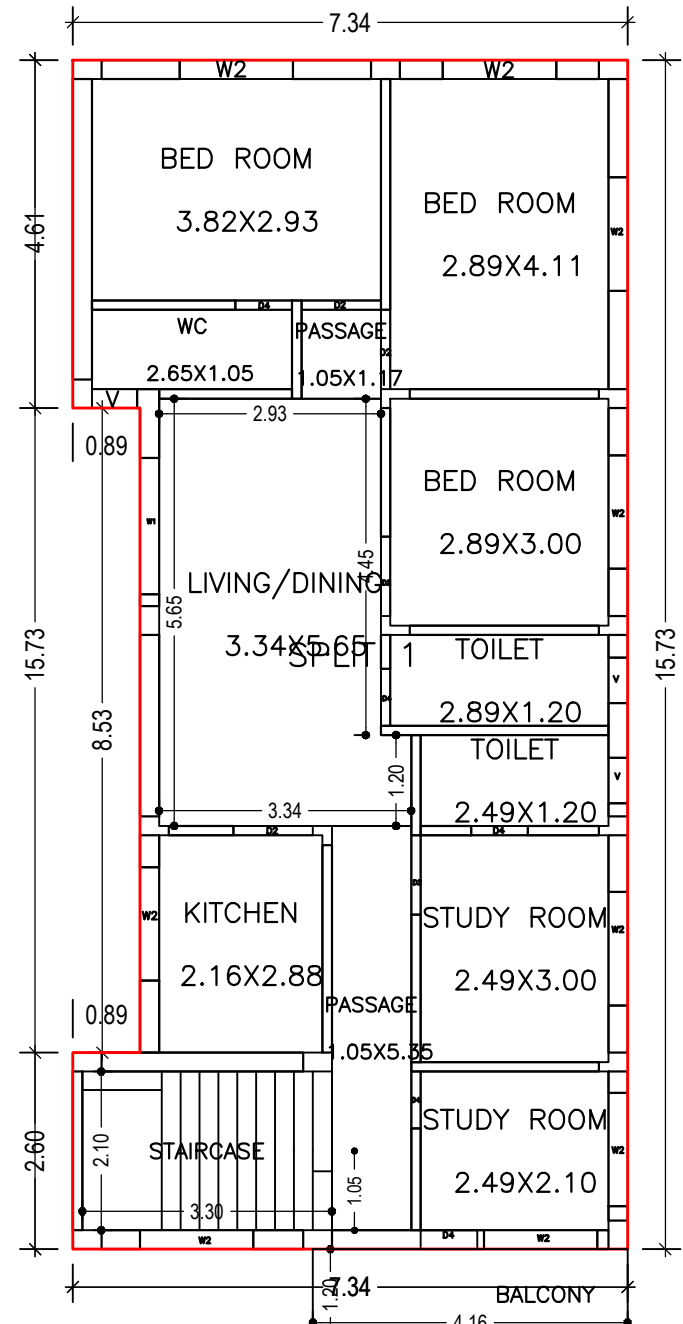
Balcony Calculations Table			
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 4.16 X 1 X 1	4.99	4.99
SECOND FLOOR PLAN	1.20 X 4.16 X 1 X 1	4.99	4.99
<b>Total</b>		<b>9.98</b>	<b>9.98</b>

UnitBUA Table for Building :PLOT NO (1979)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	12	0
SECOND FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	12	0
GROUND FLOOR PLAN	SPLIT 1	FLAT	333.49	292.86	13	1
<b>Total</b>			<b>333.49</b>	<b>292.86</b>	<b>37</b>	<b>1</b>

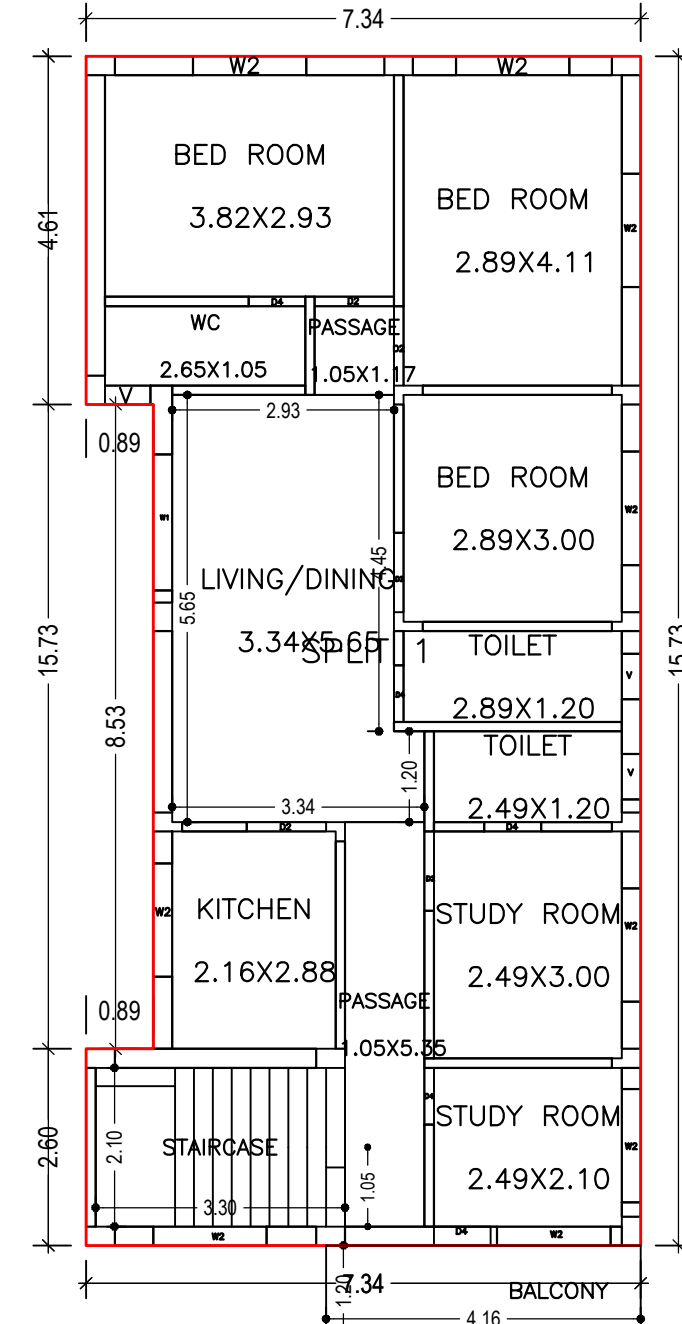
CERTIFICATE FOR STRUCTURE SAFETY  
THIS IS CERTIFY THAT THE STRUCTURAL DESIGN OF THE BUILDING WILL BE AS PER I.S.1983-1984 & I.S.4326:1993, TO MAKE SAME EARTH QUAKE RESISTANT.



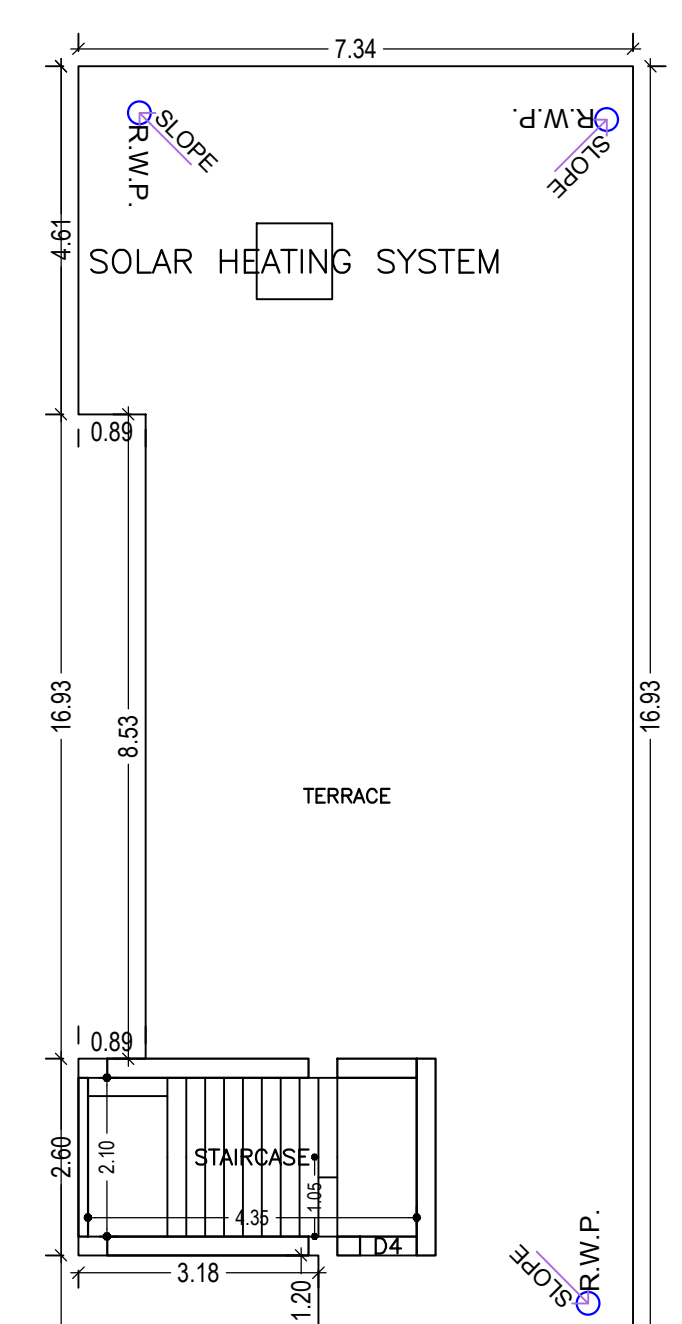
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



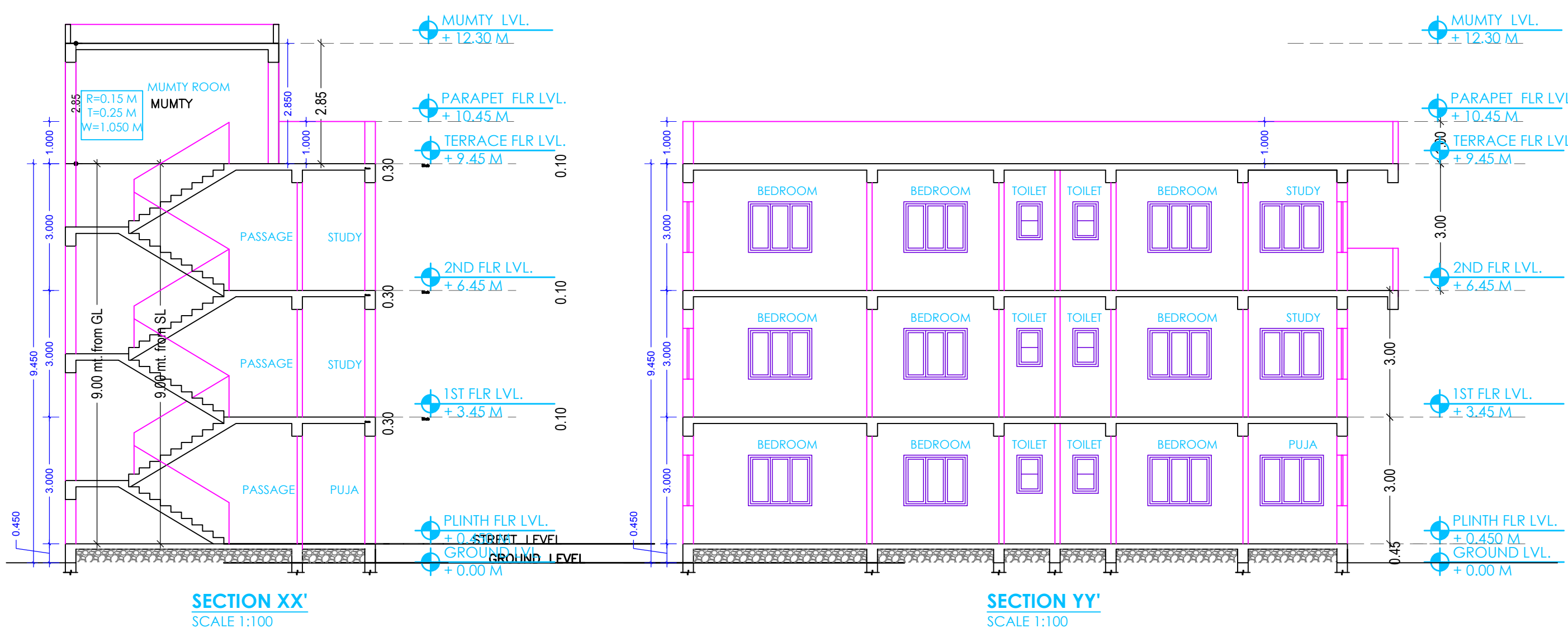
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



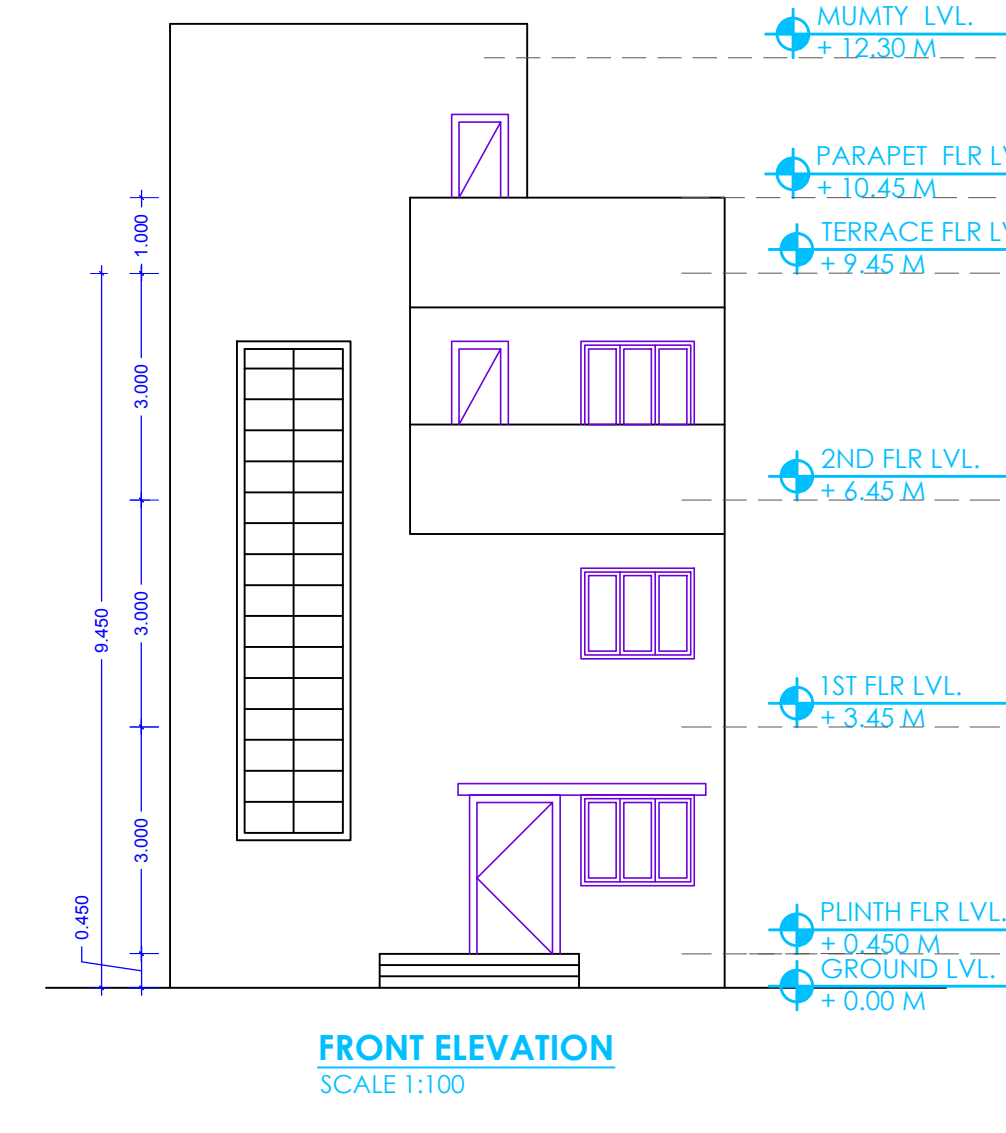
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



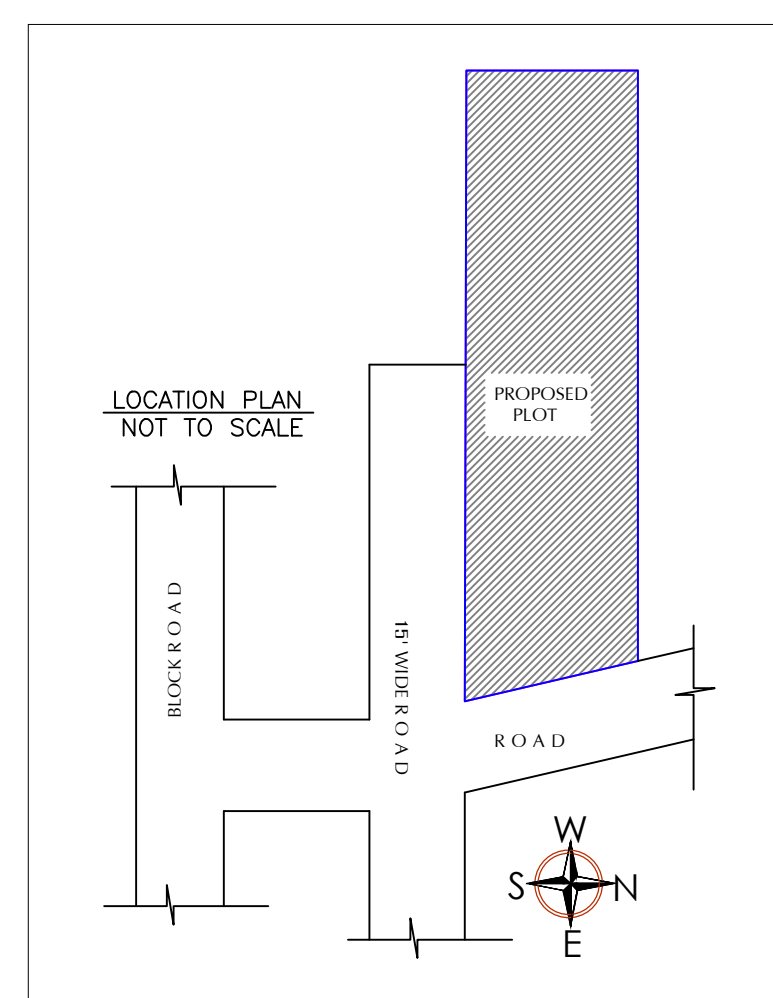
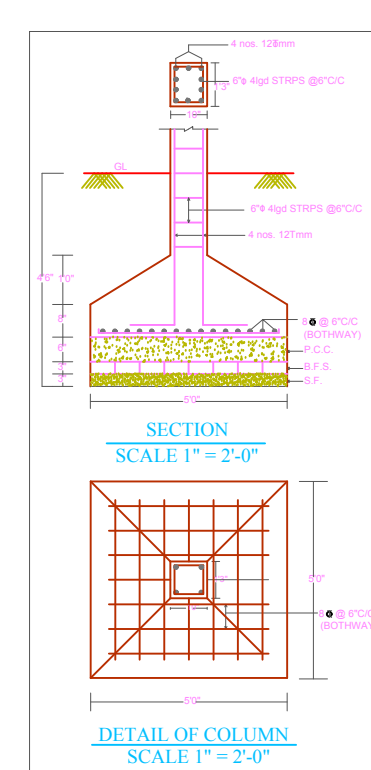
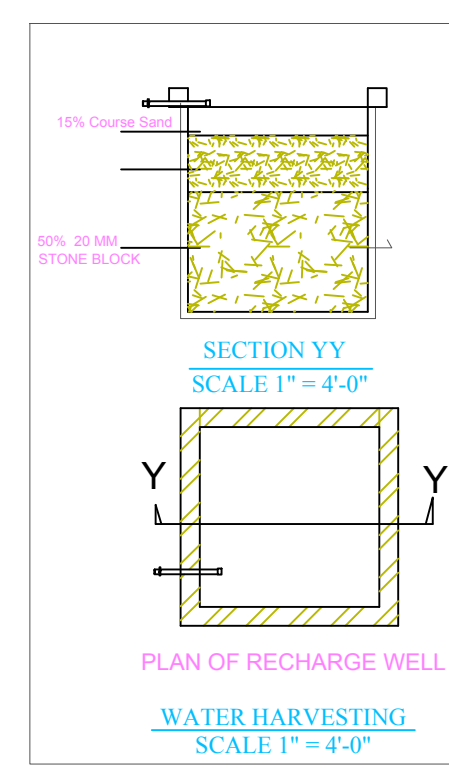
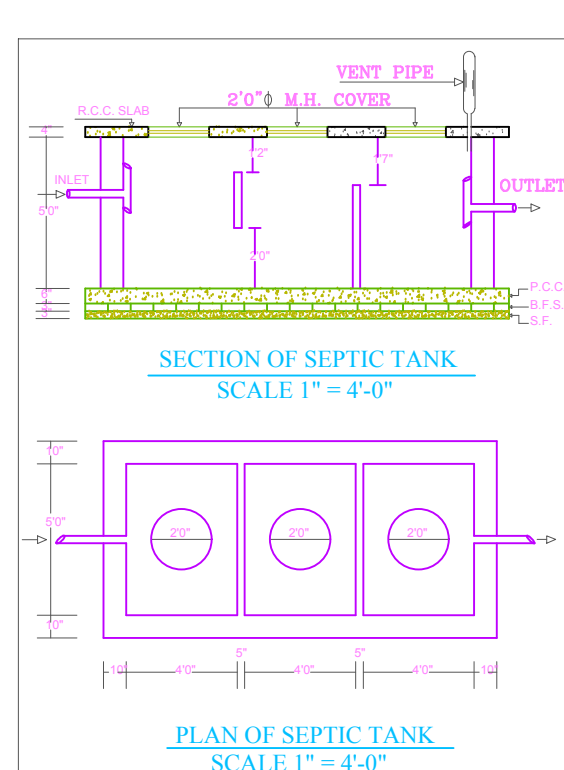
TERRACE FLOOR PLAN (SCALE 1:100)



RIGHT SIDE ELEVATION (SCALE 1:100)



FRONT ELEVATION (SCALE 1:100)



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Phykhata BNPC/ARC/0002/2021			