



**Proposal Basic Information**

Proposal File No: BNFC/002/W08/2023  
Owner Name: HEMLATA DEVI  
Khatra No: 9  
Plot No: 2519,2521  
Village Name: Bundu  
Use: Residential  
SubUse: Bungalow Dwelling / Non Apartment

VERSION NO: 1.0.65  
VERSION DATE: 16/10/2020

**PROJECT DETAIL:**  
Region: JHARKHAND URBAN  
Local Bodies: Plot Use: Residential  
District: RANCHI  
Plot SubUse: Bungalow Dwelling / Non Apartment  
Authority: MUNICI PALICAR  
Plot/Structure No: 2519,2521  
Application Type: General Proposal  
Nature of Development: New  
Location of Development Area: Old

**AREA STATEMENT BUNDU (ANGAR PANCHAYAT)**

| AREA DETAILS   | AREA           | SQ.MT.       |
|--|----------------|--------------|
| AREA OF PLOT (Minimum)                                 | (A)            | 302.83       |
| Deduction for NonPlot Area                             |                | 15.40        |
| Surinder Free of Cost                                  |                | 15.40        |
| NET AREA OF PLOT (Gross Plot Area)                     | (A-Deductions) | 317.43       |
| Deduction from Gross Plot Area                         |                | 40.00        |
| Deduction for Balance Plot Area (from Gross Plot Area) |                | 54.60        |
| Surinder Free of Cost                                  |                | 15.40        |
| Common Plot  |                | 54.60        |
| Total  |                | 226.46       |
| Permissible Coverage area (60.00 %)                    |                | 135.88       |
| Proposed Coverage Area (42.62 %)                       |                | 133.32       |
| Total Prop. Coverage Area (42.62 %)                    |                | 133.32       |
| Balance coverage area (19.38 %)                        |                | 73.14        |
| FAR CHECK  |                |              |
| Perm. FAR Area (1.500)                                 |                | 589.24       |
| Total Perm. FAR area                                   |                | 589.24       |
| Residential FAR  |                | 461.47       |
| Proposed FAR Area                                      |                | 461.47       |
| Total Proposed FAR Area                                |                | 461.47       |
| Consumed FAR (Factor)                                  |                | 1.17         |
| Balance FAR Area                                       |                | 127.77       |
| BUILT UP AREA CHECK                                    |                |              |
| Total Proposed Builtup Area                            |                | 463.00       |
| ARCHITECT (Regd)                                       |                | Arun Ranjan  |
| ENGINEER (Regd)  |                |              |
| SUPERVISOR (Regd)                                      |                |              |
| OWNER (Regd)   |                | HEMLATA DEVI |
| DEVELOPMENT AUTHORITY                                  |                | LOCAL BODY   |

**COLOR INDEX**

| ABUTTING ROAD | PROPOSED CONSTRUCTION | COMMON PLOT | ROAD WIDENING AREA | EXISTING (To be retained) | EXISTING (To be demolished) |
|---------------|-----------------------|-------------|--------------------|---------------------------|-----------------------------|
|               |                       |             |                    |                           |                             |

**Buildingwise Floor FAR Details**

| Floor Name    | Building Name                 |                          | Total                               |                       |
|---------------|-------------------------------|--------------------------|-------------------------------------|-----------------------|
|               | Proposed Built Up Area (Sq.m) | Proposed FAR Area (Sq.m) | Total Proposed Built Up Area (Sq.m) | Total FAR Area (Sq.m) |
| Ground Floor  | 153.32                        | 153.32                   | 153.32                              | 153.32                |
| First Floor   | 153.32                        | 153.32                   | 153.32                              | 153.32                |
| Second Floor  | 156.36                        | 154.84                   | 156.36                              | 154.84                |
| Terrace Floor | 0.00                          | 0.00                     | 0.00                                | 0.00                  |
| Total         | 463.00                        | 461.48                   | 463.00                              | 461.48                |

**Building Use/SUBUSE Details**

| Building Name   | Building Use | Building SubUse            | Building Structure |
|-----------------|--------------|----------------------------|--------------------|
| A (BUILDING G2) | Residential  | Residential Bldg/Apartment | Non-Highrise       |

**FAR & Tenement Details (Table 4c-1)**

| Building        | No. of Same Bldg | Total Built Up Area (Sq.m) | Deductions (Area in Sq.m) | Proposed FAR Area (Sq.m) | Total FAR Area (Sq.m) | Total Consumed Additional FAR Area (Sq.m) | Tnt (No.) |
|-----------------|------------------|----------------------------|---------------------------|--------------------------|-----------------------|---|-----------|
| A (BUILDING G2) | 1                | 463.00                     | 1.52                      | 461.48                   | 461.48                | 461.48                                    | 01        |
| Grand Total:    | 1                | 463.00                     | 1.52                      | 461.48                   | 461.48                | 461.48                                    | 01        |

**Building : A (BUILDING G2)**

| Floor Name                     | Total Built Up Area (Sq.m) | Deductions (Area in Sq.m) | Proposed FAR Area (Sq.m) | Total FAR Area (Sq.m) | Total Consumed Additional FAR Area (Sq.m) | Tnt (No.) |
|--------------------------------|----------------------------|---------------------------|--------------------------|-----------------------|---|-----------|
| Ground Floor                   | 153.32                     | 0.00                      | 153.32                   | 153.32                | 153.32                                    | 01        |
| First Floor                    | 153.32                     | 0.00                      | 153.32                   | 153.32                | 153.32                                    | 01        |
| Second Floor                   | 156.36                     | 1.52                      | 154.84                   | 154.84                | 154.84                                    | 01        |
| Terrace Floor                  | 0.00                       | 0.00                      | 0.00                     | 0.00                  | 0.00                                      | 00        |
| Total                          | 463.00                     | 1.52                      | 461.48                   | 461.48                | 461.48                                    | 01        |
| Total Number of Same Buildings | 1                          |                           |                          |                       |   |           |
| Total                          | 463.00                     | 1.52                      | 461.48                   | 461.48                | 461.48                                    | 01        |

**SCHEDULE OF DOOR:**

| BUILDING NAME   | NAME | LENGTH | HEIGHT | NOS |
|-----------------|------|--------|--------|-----|
| A (BUILDING G2) | D3   | 0.75   | 2.10   | 13  |
| A (BUILDING G2) | D2   | 0.90   | 2.10   | 03  |
| A (BUILDING G2) | D1   | 0.90   | 2.10   | 12  |
| A (BUILDING G2) | D    | 1.20   | 2.10   | 06  |

**SCHEDULE OF WINDOW/VENTILATION:**

| BUILDING NAME   | NAME | LENGTH | HEIGHT | NOS |
|-----------------|------|--------|--------|-----|
| A (BUILDING G2) | V    | 0.60   | 0.60   | 12  |
| A (BUILDING G2) | W2   | 0.90   | 1.20   | 06  |
| A (BUILDING G2) | W1   | 0.90   | 2.00   | 03  |
| A (BUILDING G2) | W3   | 0.90   | 2.00   | 03  |
| A (BUILDING G2) | W1   | 1.20   | 1.20   | 16  |
| A (BUILDING G2) | W    | 1.80   | 1.20   | 09  |

**Balcony Calculations Table**

| FLOOR             | SIZE                | AREA | TOTAL AREA |
|-------------------|---------------------|------|------------|
| SECOND FLOOR PLAN | 0.90 X 3.38 X 1 X 1 | 3.04 | 3.04       |
| Total             |                     |      | 3.04       |

**UnitBUA Table for Building : A (BUILDING G2)**

| FLOOR             | Name    | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|-------------------|---------|--------------|--------------|-------------|--------------|-----------------|
| GROUND FLOOR PLAN | SPLIT A | FLAT         | 462.99       | 459.28      | 16           | 1               |
| FIRST FLOOR PLAN  | SPLIT A | FLAT         | 0.00         | 0.00        | 16           | 0               |
| SECOND FLOOR PLAN | SPLIT A | FLAT         | 0.00         | 0.00        | 16           | 0               |
| Total             |         |              | 462.99       | 459.28      | 48           | 1               |

LTP NAME AND SIGNATURE: Arun Ranjan  
STRUCTURAL ENGS NAME AND SIGNATURE: BNFC/ARC/0002/2016  
BUILDER NAME AND SIGNATURE:  
DIGITAL SIGNATURE: