

Proposed Basic Information	
Proposal File No.	RZP/0007/2019
Owner Name	(1) SRI GURUPRASAD SAHU (2) SRI DINESH KUMAR SAHU
Khata No.	14
Plot No.	72
Village Name	chakme
Use	Commercial
SubUse	Shop

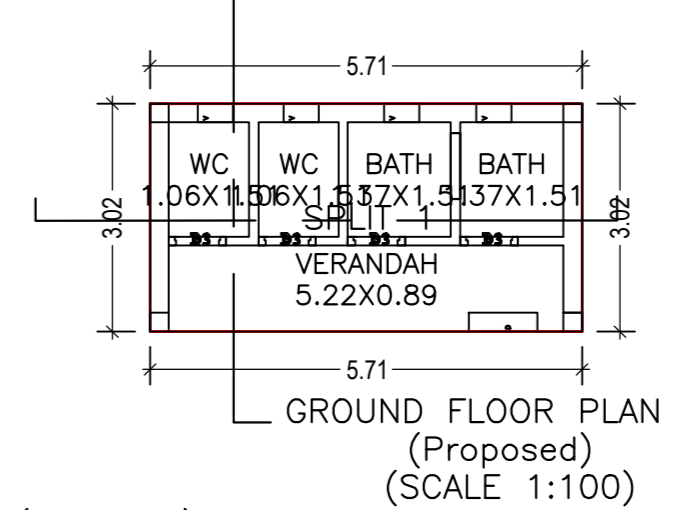
AREA STATEMENT RANCHI ZILA PARISHAD	VERSION NO. 1.0.42
PROJECT DETAIL	VERSION DATE: 29/04/2019
Region - JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District RANCHI	Plot SubUse: Shop
Authority - RANCHI ZILA PARISHAD	Plot/Neighbourhood/Structure: NA
Inward No: RZP/0007/2019	Plot/SubPlot No: 72
Application Type: General Proposal	North -
Project Type: Building Permission	South -
Nature of Development: New	East -
Location of Development Area: Old Area	West -
AREA DETAILS:	
AREA OF PLOT (Minimum)	52.00
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	4749.27
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	302.82
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Armently space)	4446.65
PLOT AREA FOR COVERAGE (Net Plot Area)	4749.27
Plot Area for FAR (Net Plot Area + Road/Walking Area)	4749.27
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	2374.64
Proposed Coverage Area (22.79 %)	1082.27
Total Prop. Coverage Area (22.79 %)	1082.27
Balance coverage area (22.21 %)	3292.37
FAR CHECK	
Perm. FAR Area (2.50)	11873.17
Total Perm. FAR Area	11873.17
Commercial FAR	1157.16
Proposed FAR Area	1157.16
Total Proposed FAR Area	1157.16
Consumed FAR (Factor)	0.24
Balance FAR Area	10716.01
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	1157.16
ARCHTEC (Regd)	Shilpa Saha
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	(1) SRI GURUPRASAD SAHU (2) SRI DINESH KUMAR SAHU
DEVELOPMENT AUTHORITY	LOCAL BODY

Parking Check (Table 7b)

Vehicle Type	No.	Reqd. Area	Prop.	Area
Car	-	-	24	300.00
Total Car	17	212.50	24	300.00
Motor's Car Parking	-	-	2	25.00
Total Motor's Car Parking	-	-	2	25.00
TwoWheeler	-	-	22	44.00
Three Slack TwoWheeler	-	-	44	88.00
Total TwoWheeler	49	98.00	66	132.00
Total	310.00	310.50	66	614.00

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tent (No.)
A (BUILDING)	1	870.08	870.08	870.08	870.08	01
B (BUILDING)	1	115.32	115.32	115.32	115.32	01
C (BUILDING)	1	17.23	17.23	17.23	17.23	01
D (BUILDING)	1	154.53	154.52	154.53	154.53	02
Grand Total	4	1157.16	1157.16	1157.16	1157.16	05



Building :C (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tent (No.)
Ground Floor	17.23	17.23	17.23	17.23	01
Total	17.23	17.23	17.23	17.23	01
Total Number of Same Buildings	1				
Total	17.23	17.23	17.23	17.23	01

SCHEDULE OF DOOR:

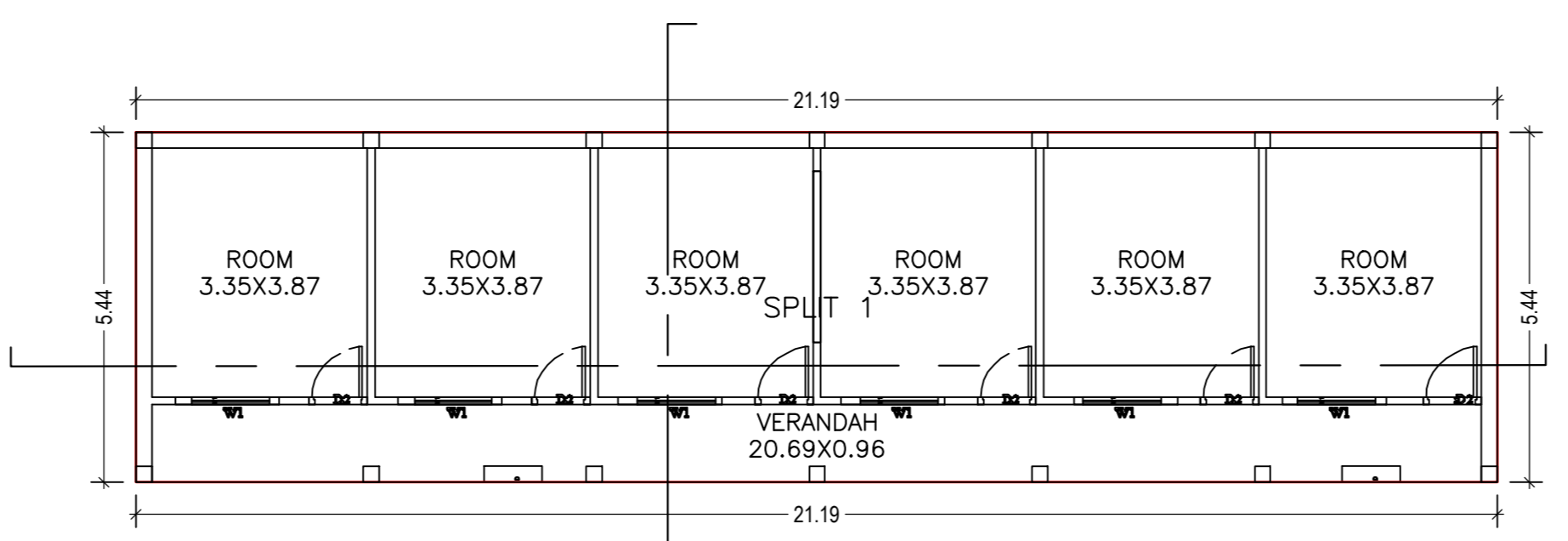
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
C (BUILDING)	D2	0.76	2.10	04
C (BUILDING)	D	0.90	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

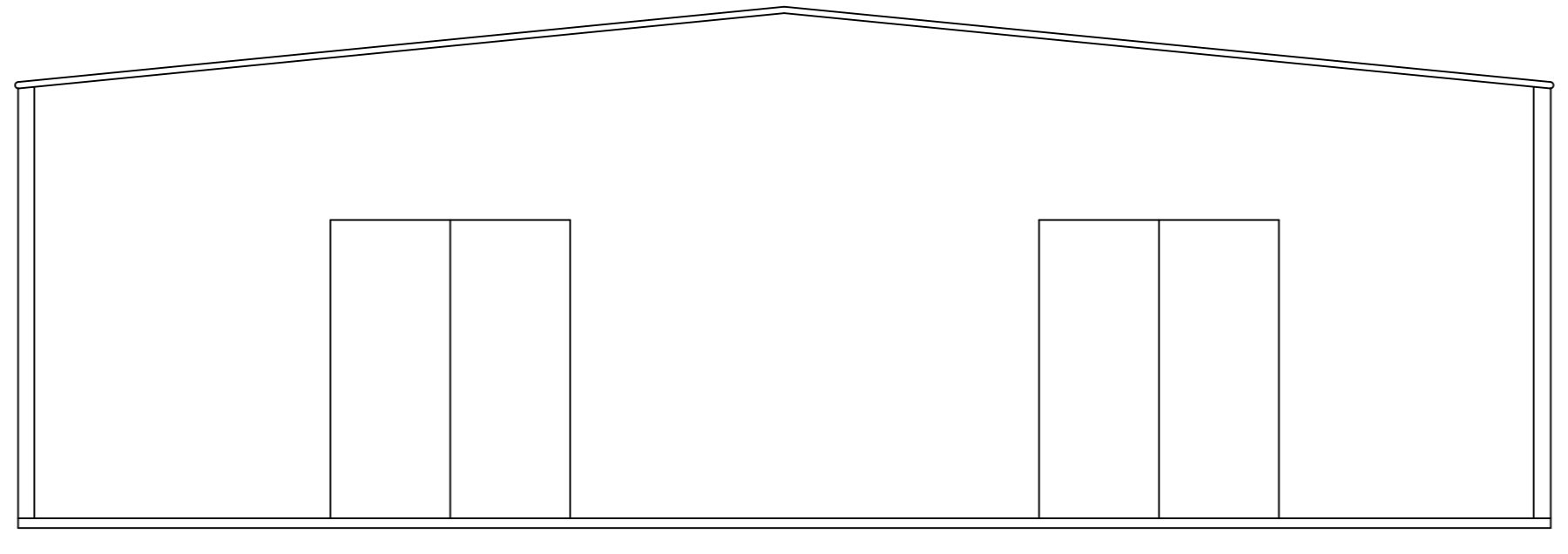
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
C (BUILDING)	V	0.47	1.20	04

UnitBUA Table for Building :C (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	OTHER	13.15	13.04	5	1
Total	-	-	13.15	13.04	5	1



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



FRONT ELEVATION

Building :B (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tent (No.)
Ground Floor	115.32	115.32	115.32	115.32	01
Total	115.32	115.32	115.32	115.32	01
Total Number of Same Buildings	1				
Total	115.32	115.32	115.32	115.32	01

SCHEDULE OF DOOR:

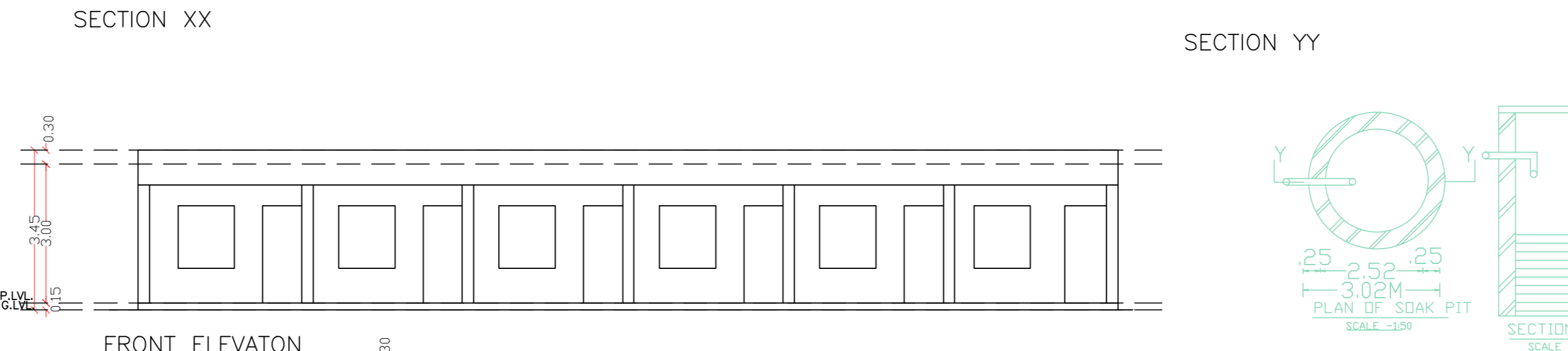
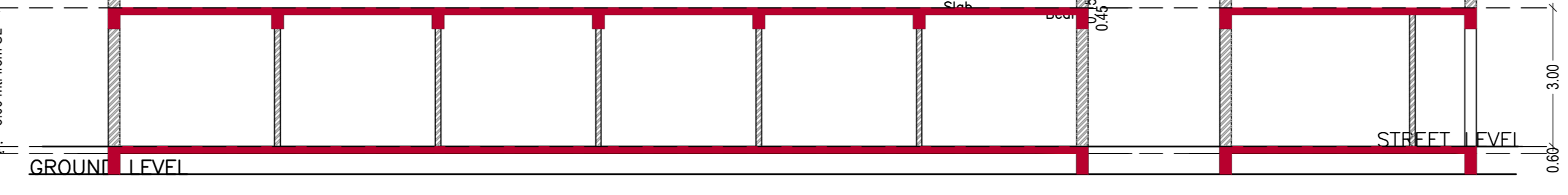
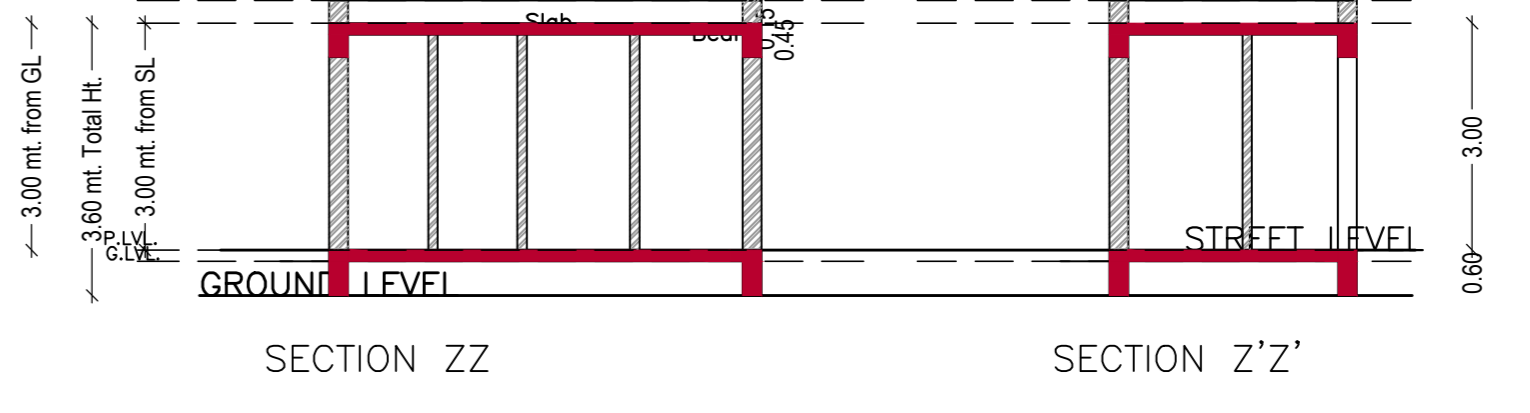
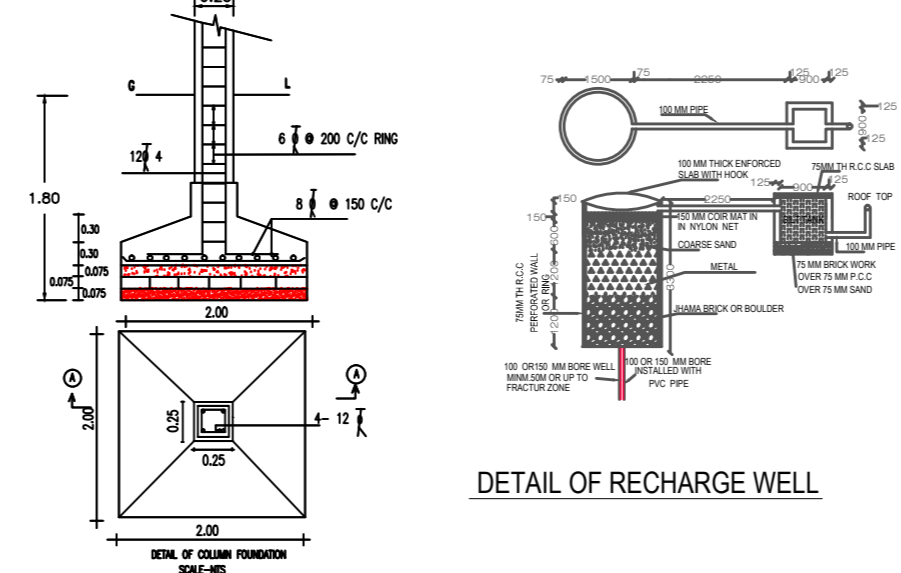
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (BUILDING)	W1	1.61	1.20	06

SCHEDULE OF WINDOW/VENTILATION:

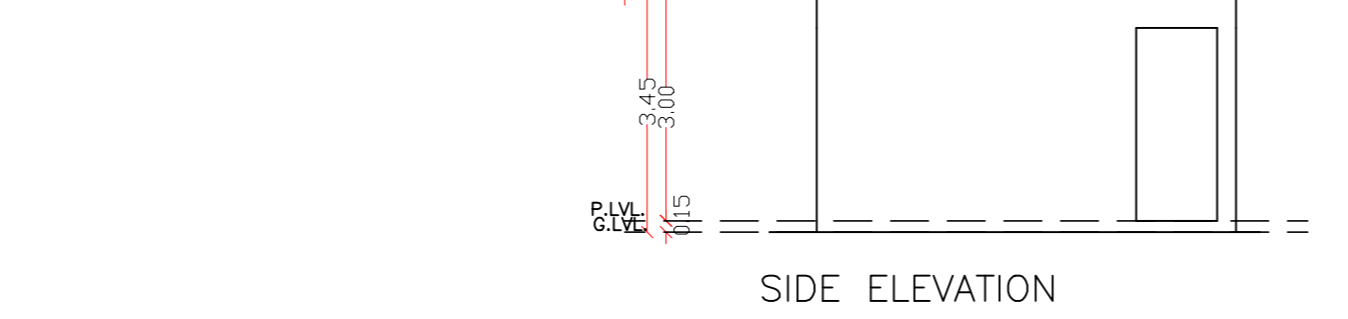
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (BUILDING)	W1	1.61	1.20	06

UnitBUA Table for Building :B (BUILDING)

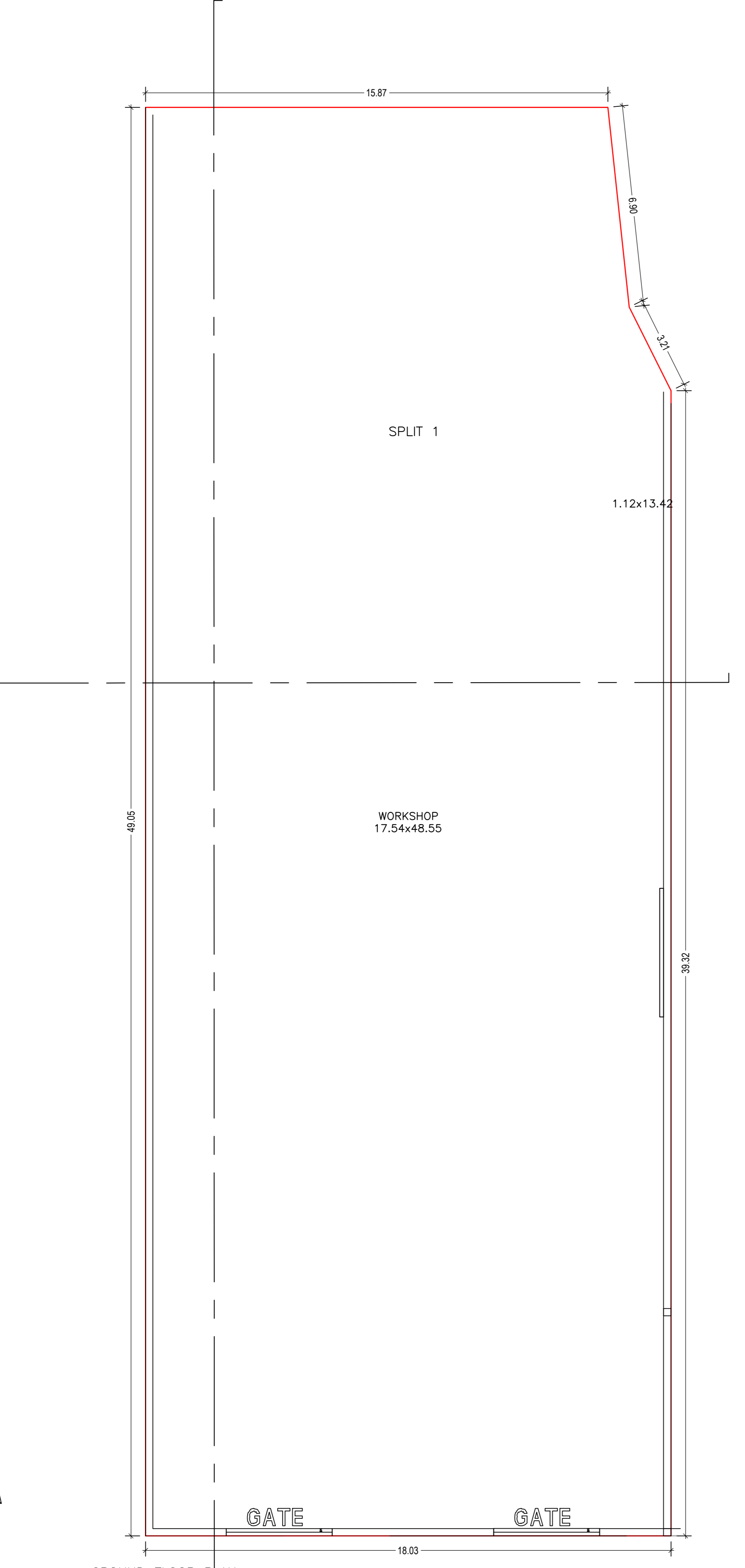
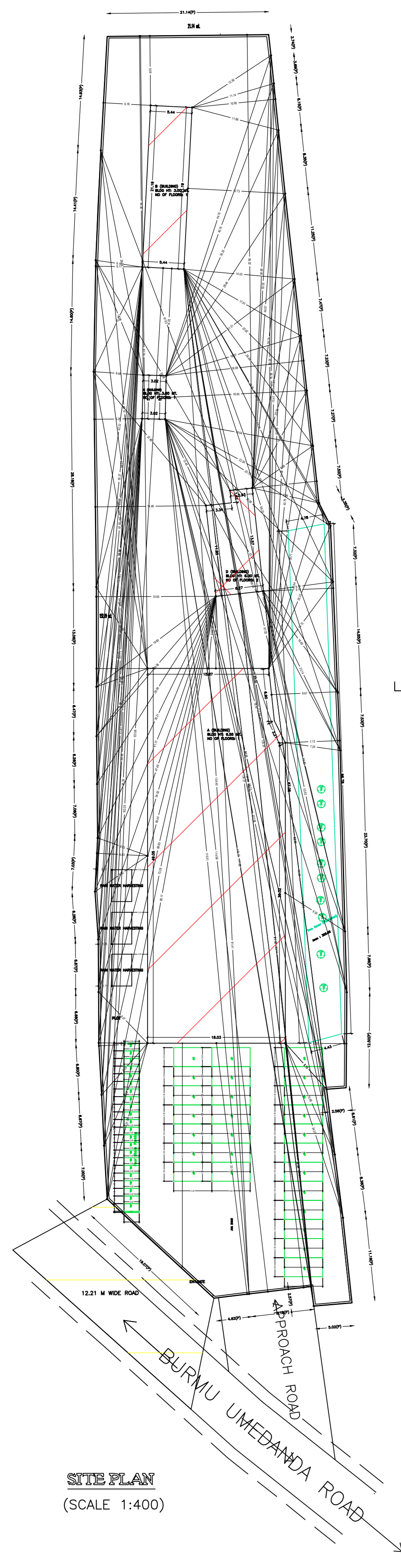
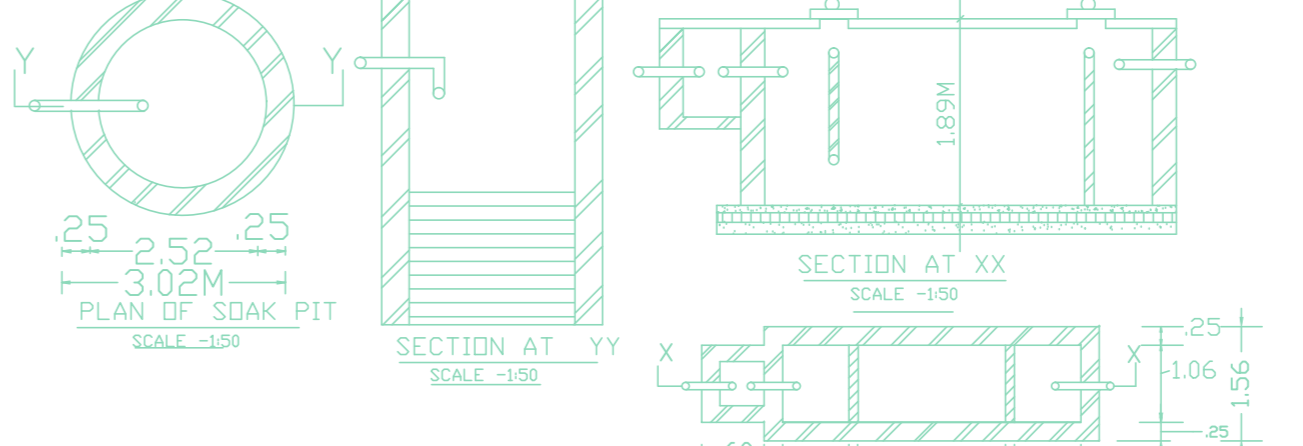
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	OTHER	102.30	102.00	7	1
Total	-	-	102.30	102.00	7	1



FRONT ELEVATION



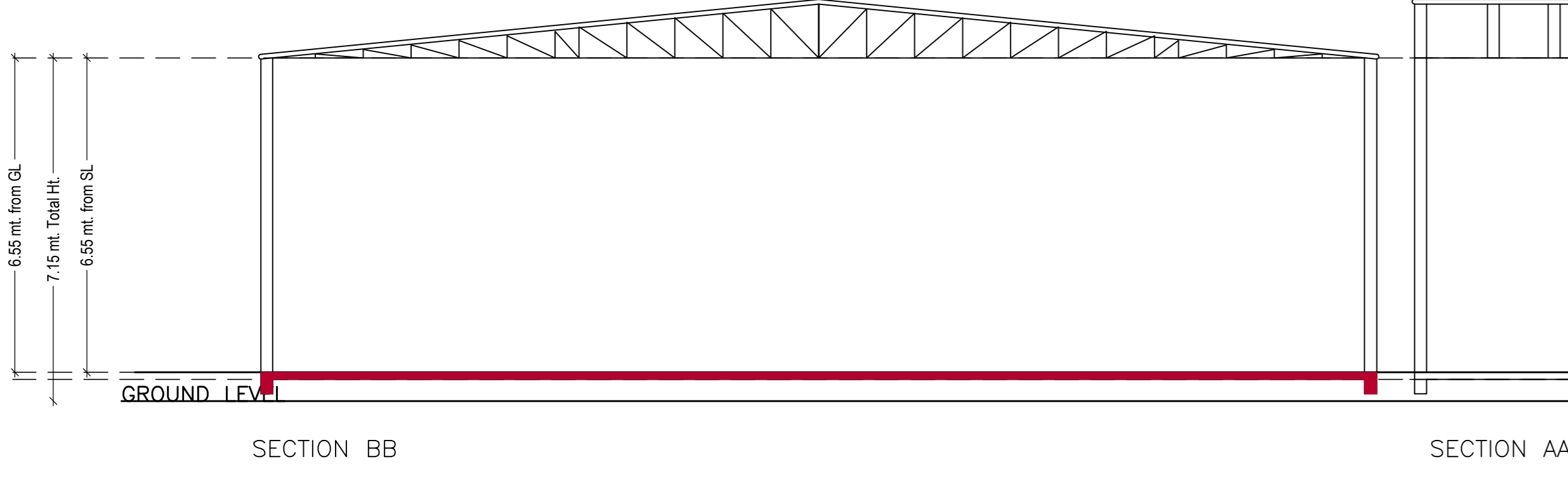
SIDE ELEVATION



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

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	OTHER	837.43	836.85	1	1
Total	-	-	837.43	836.85	1	1



Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Commercial	Shop	Non-Highrise
B (BUILDING)	Commercial	Shop	Non-Highrise
C (BUILDING)	Commercial	Shop	Non-Highrise
D (BUILDING)	Commercial	Shop	Non-Highrise

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units	Car	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
A (BUILDING)	Commercial	Shop	> 0	50	870.08	1	12	-	-	-	-	-	-	-	-	-
B (BUILDING)	Commercial	Shop	> 0	50	870.08	1	2	-	-	-	-	-	-	-	-	-
C (BUILDING)	Commercial	Shop	> 0	50	115.32	1	2	-	-	-	-	-	-	-	-	-
D (BUILDING)	Commercial	Shop	> 0	50	17.23	1	2	-	-	-	-	-	-	-	-	-
Total	-	-	> 0	50	132.52	1	2	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	17	24	-	-	0	2	-	-	49	22

Buildingwise Floor FAR Details

Floor Name	A (BUILDING)	B (BUILDING)	C (BUILDING)	D (BUILDING)	Total
Ground Floor	870.08	870.08	115.32	17.23	1964.71
First Floor	0.00	0.00	0.00	0.00	0.00
Permissible Floor	0.00	0.00	0.00	0.00	0.00
Total	870.08	870.08	115.32	17.23	1964.71

Building :A (BUILDING)

SCHEDULE OF DOOR:

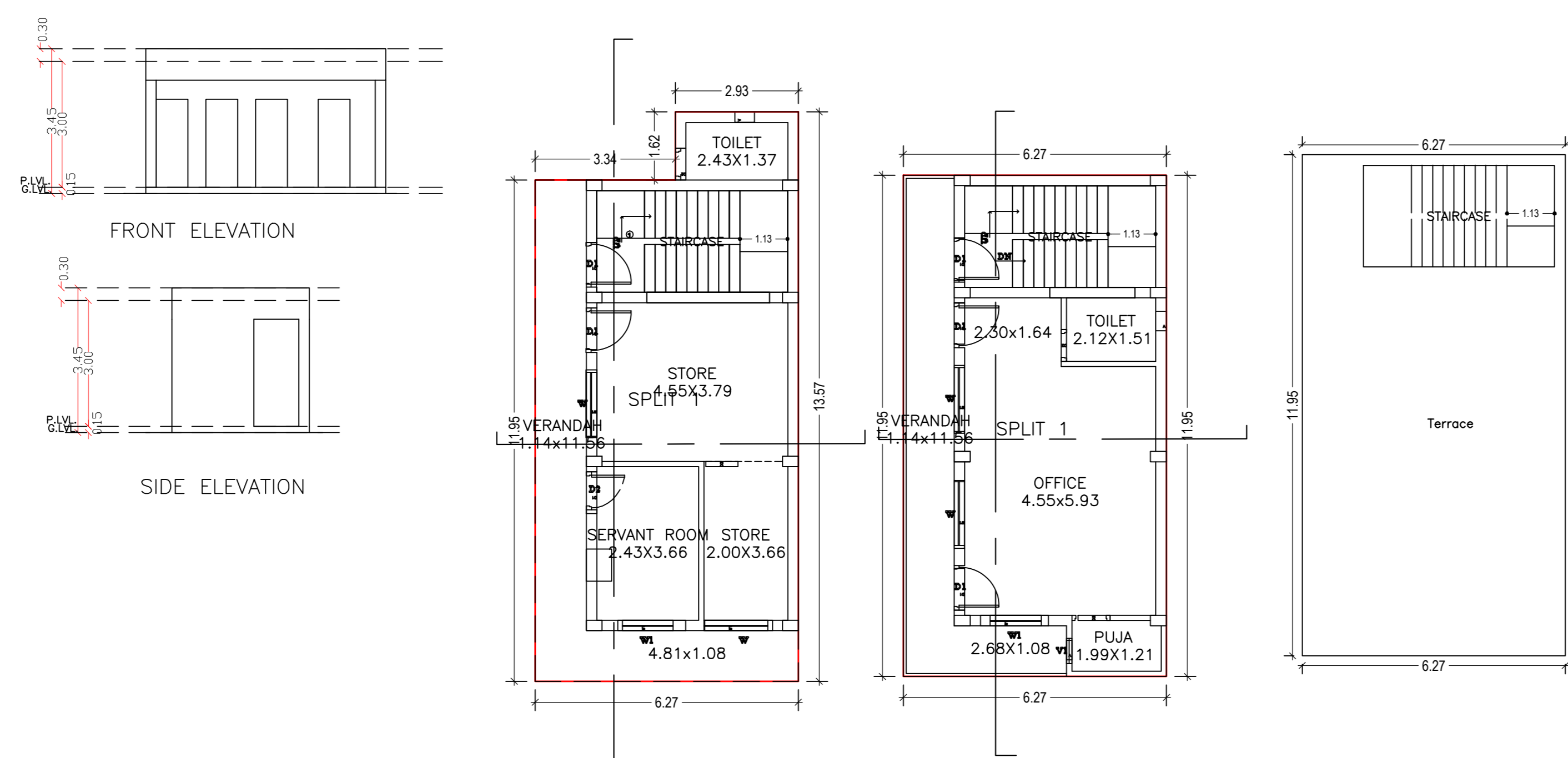
Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tent (No.)
Ground Floor	870.08	870.08	870.08	870.08	01
Total	870.08	870.08	870.08	870.08	01
Total Number of Same Buildings	1				
Total	870.08	870.08	870.08	870.08	01

BUILDING NAME NAME LENGTH HEIGHT NOS

A (BUILDING)	D1	3.64	2.10	02
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LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Shilpa Saha RZP/0007/2019			

Proposal Basic Information	
Proposal File No.	RZP/0007/2019
Owner Name	(1) SRI GURUPRASAD SAHU (2) SRI DINESH KUMAR SAHU
Khata No.	14
Plot No.	72
Village Name	chakme
Use	Commercial
SubUse	Shop



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

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

TERRACE FLOOR PLAN (SCALE 1:100)

Building :D (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	79.64	79.64	79.64	79.64	01
First Floor	74.89	74.89	74.89	74.89	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	154.53	154.53	154.53	154.53	02
Total Number of Same Buildings	1				

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
D (BUILDING)	02	0.76	2.10	04
D (BUILDING)	01	0.99	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
D (BUILDING)	01	6.47	1.20	03
D (BUILDING)	01	1.61	1.20	06

UnhBUA Table for Building :D (BUILDING)

FLOOR	Name	UnhBUA Type	UnhBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	OTHER	72.76	72.03	5	1
FIRST FLOOR PLAN	SPLIT 1	OTHER	68.70	68.20	4	1
Total	-	-	141.46	140.23	9	2

AREA STATEMENT RANCHI	VERSION NO. 1.0.42	
ZILA PARISHAD	VERSION DATE: 29/04/2019	
PROJECT DETAIL		
Region :PARISHAD/URBAN	Plot Use: Commercial	
LOCAL BODIES	Plot SubUse: Shop	
District: RANCHI	Plot/Neary/Religious/Structure: NA	
Authority: RANCHI ZILA PARISHAD	Plot/Neary/Religious/Structure: NA	
Invest. No: RZP/0007/2019	Plot/Neary/Religious/Structure: NA	
Application Type: General Proposal	North -	
Project Type: Building Permission	South -	
Nature of Development: New	East -	
Location of Development Area: Old	West -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ. MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	4749.27
Deduction for Balance Plot Area/From Gross Plot Area		
Common Plot		302.62
Total		302.62
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	4446.65
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	4749.27
Plot Area for FAR (Net Plot Area - Road/Widening Area)	(A-Deductions)	4749.27
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		2374.64
Proposed Coverage Area (22.79 %)		1082.27
Total Prop. Coverage Area (22.79 %)		1082.27
Balance coverage area (27.21 %)		1292.37
FAR CHECK		
Perm. FAR Area (2.50)		11873.17
Total Perm. FAR area		11873.17
Commercial FAR		1157.16
Proposed FAR Area		1157.16
Total Proposed FAR Area		1157.16
Consumed FAR Factor		0.24
Balance FAR Area		10716.01
BUILT UP AREA CHECK		
Total Proposed Built Up Area		1157.16
ARCHITECT (Regdt)		Shikha San
ENGINEER (Regdt)		
SUPERVISOR (Regdt)		(1) SRI GURUPRASAD SAHU (2) SRI DINESH KUMAR SAHU
OWNER (Regdt)		
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

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

Buildingwise Floor FAR Details

Floor Name	Building Name				Total	
	A (BUILDING)	B (BUILDING)	C (BUILDING)	D (BUILDING)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	870.08	870.08	115.32	17.23	79.64	1082.27
First Floor	0.00	0.00	0.00	0.00	74.89	74.89
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total	870.08	870.08	115.32	17.23	154.53	1157.16

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Commercial	Shop	Non-Highrise
B (BUILDING)	Commercial	Shop	Non-Highrise
C (BUILDING)	Commercial	Shop	Non-Highrise
D (BUILDING)	Commercial	Shop	Non-Highrise

Required Parking (Table 7a)

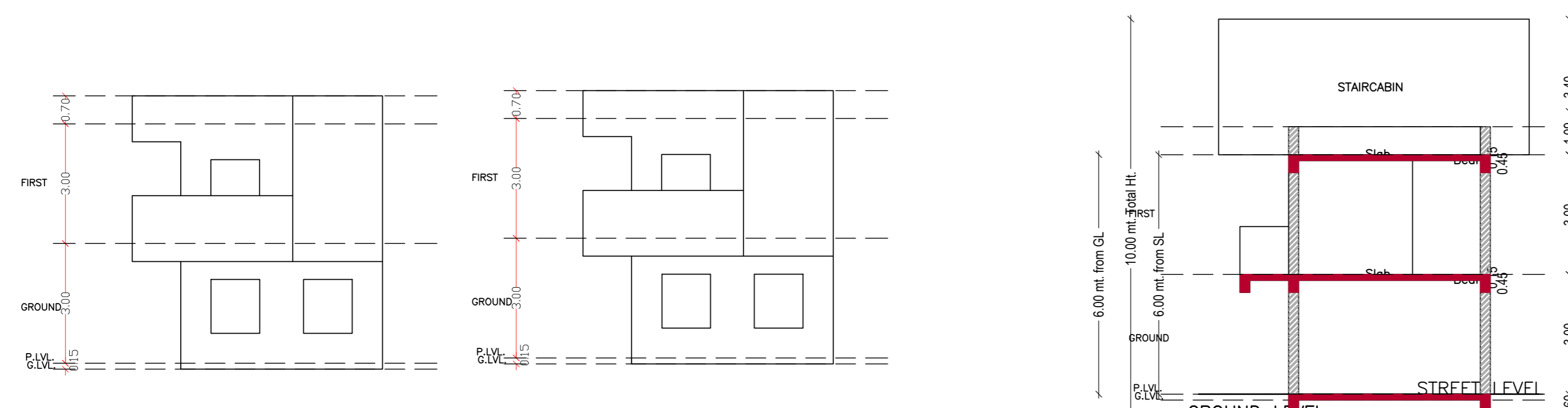
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
A (BUILDING)	Commercial	Shop	>0	50	870.08	1	12	-	-	-	-
B (BUILDING)	Commercial	Shop	>0	50	870.08	1	2	-	-	-	-
C (BUILDING)	Commercial	Shop	>0	50	115.32	-	-	-	-	1	5
D (BUILDING)	Commercial	Shop	>0	50	17.23	1	1	-	-	-	-
Total				50	1072.46	3	15	-	-	1	10

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	24	24	300.00
Total Car	17	212.50	24	300.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	-	-	2	25.00
TwoWheeler	-	-	22	44.00
Three Stack	-	-	44	88.00
Total TwoWheeler	49	68.00	66	132.00
Total	-	310.50	66	614.00

FAR & Tenement Details (Table 4c-1)

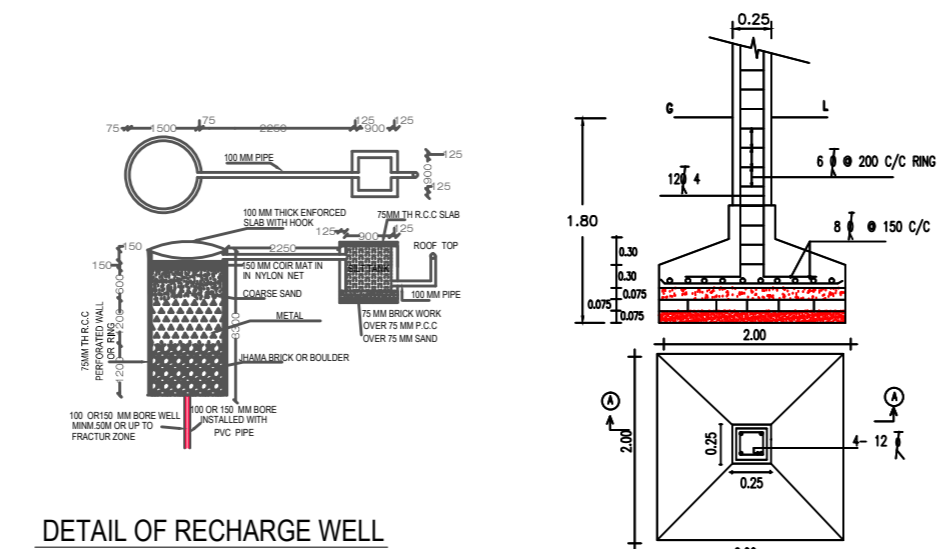
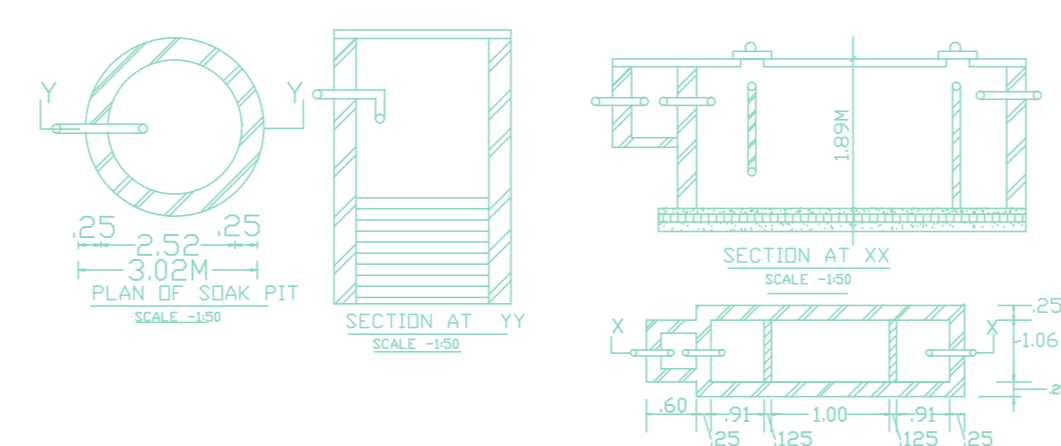
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (BUILDING)	1	870.08	870.08	870.08	870.08	01
B (BUILDING)	1	115.32	115.32	115.32	115.32	01
C (BUILDING)	1	17.23	17.23	17.23	17.23	01
D (BUILDING)	1	154.53	154.52	154.53	154.53	02
Grand Total	4	1157.16	1157.16	1157.16	1157.16	05



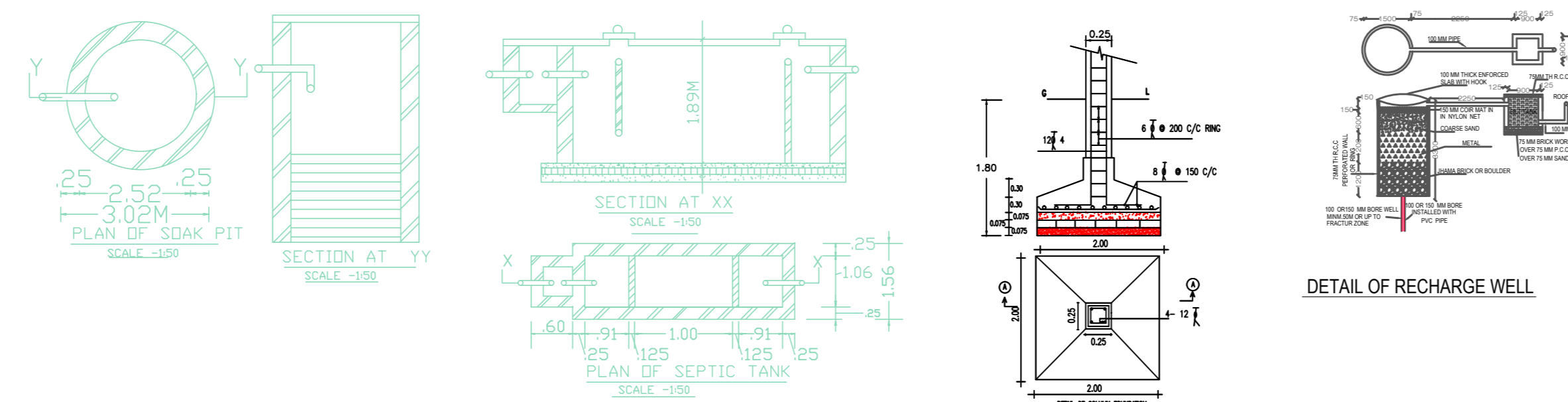
SIDE ELEVATION

SIDE ELEVATION

SECTION 1-1



DETAIL OF RECHARGE WELL



DETAIL OF RECHARGE WELL