

Project Title :PROPOSED G+2 BUILDING

AREA STATEMENT RANCHI ZILA PARRSHAD	VERSION NO. 1.0.66
PROJECT DETAIL	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN	PLOT USE: Mixed
LOCAL BODIES: District RANCHI	PLOT SubUse: Res+Comm
Authority: RANCHI ZILA PARRSHAD	PLOT Neighbourly/Religious/Structure: NA
Inward No: RZP/BI/0009/2023	PLOT No: 1553, 1554
Application Type: General Proposal	North: Road Width: 7.31
Project Type: Building Permission	South: Plot No.: 1542
Nature of Development: New	East: Road Width: 9.14
Location of Development Area: New Area	West: Plot No.: 1553 AND 1554 PART
AREA DETAILS	SQ.MT.
AREA OF PLOT (Minimum)	403.07
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	403.07
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	50.41
Total	50.41
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	352.66
(A Deductions)	
PLOT AREA FOR COVERAGE (Net Plot Area)	403.07
(A Deductions)	
Plot Area for FAR (Net Plot Area - Road/Widening Area)	403.07
(A Deductions)	
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	241.84
Proposed Coverage Area (42.86 %)	172.75
Total Prop. Coverage Area (42.86 %)	172.75
Balance coverage area (17.14 %)	69.09
FAR CHECK	
Farm FAR Area (2.000)	806.14
Total Farm FAR area	806.14
Residential FAR	185.20
Commercial FAR	279.72
Proposed FAR Area	464.92
Total Proposed FAR Area	464.92
Consumed FAR (Factor)	1.15
Balance FAR Area	341.22
BUILT UP AREA CHECK	
Total Proposed Built Up Area	568.27
ARCHITECT (Regdt)	VIRENDRA KUMAR SINHA
ENGINEER (Regdt)	
SUPERVISOR (Regdt)	
OWNER (Regdt)	Babita Srivastava
DEVELOPMENT AUTHORITY	LOCAL BODY

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

Buildingwise Floor FAR Details				
Floor Name	Building Name A (BUILDING)	Total		
		Proposed Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)
Ground Floor		172.75	94.52	94.52
First Floor		197.76	185.20	185.20
Second Floor		197.76	185.20	185.20
Terrace Floor		0.00	0.00	0.00
Total:		568.27	464.92	464.92

Building USE/SUBUSE Details				
Building Name A (BUILDING)	Building Use	Building SubUse	Building Structure	
	Commercial	Office	Non-Highrise	

Required Parking (Table 7a)													
Building Name	Type	SubUse	Area (Sq.mt)	Units		Car		Visitors Car		TwoWheeler		Prop.	
				Regdt.	Prop.	Regdt./Unit	Prop.	Regdt./Unit	Prop.	Regdt./Unit	Prop.		
A (BUILDING)	Commercial	Office	>0	200	256.43	-	-	-	-	-	1	3	
	Residential	Bungalow/ Dwelling / Non Apartment	>0	1	1.00	1	1	-	-	-	-	-	
			>0	1	1.00	-	-	1	1	-	-	-	
Total:			-	-	-	2	3	-	1	1	-	3	

Parking Check (Table 7b)					
Vehicle Type	No.	Area	No.	Area	Prop.
Car	2	25.00	3	37.50	
Visitors Car Parking	-	-	1	12.50	
Total Visitor Parking	1	12.50	1	12.50	
TwoWheeler	-	-	3	6.00	
Total TwoWheeler	3	6.00	3	6.00	
Other Parking	-	-	-	47.23	
Total:	63.50		-	109.23	

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.)	Total FAR Area (Sq.mt.)	Trent (No.)
			Lift	Balcony	Parking					
A (BUILDING)	1	568.27	7.14	17.98	78.23	185.20	279.72	464.92	464.92	03
Grand Total	1	568.27	7.14	17.98	78.23	185.20	279.72	464.92	464.92	03

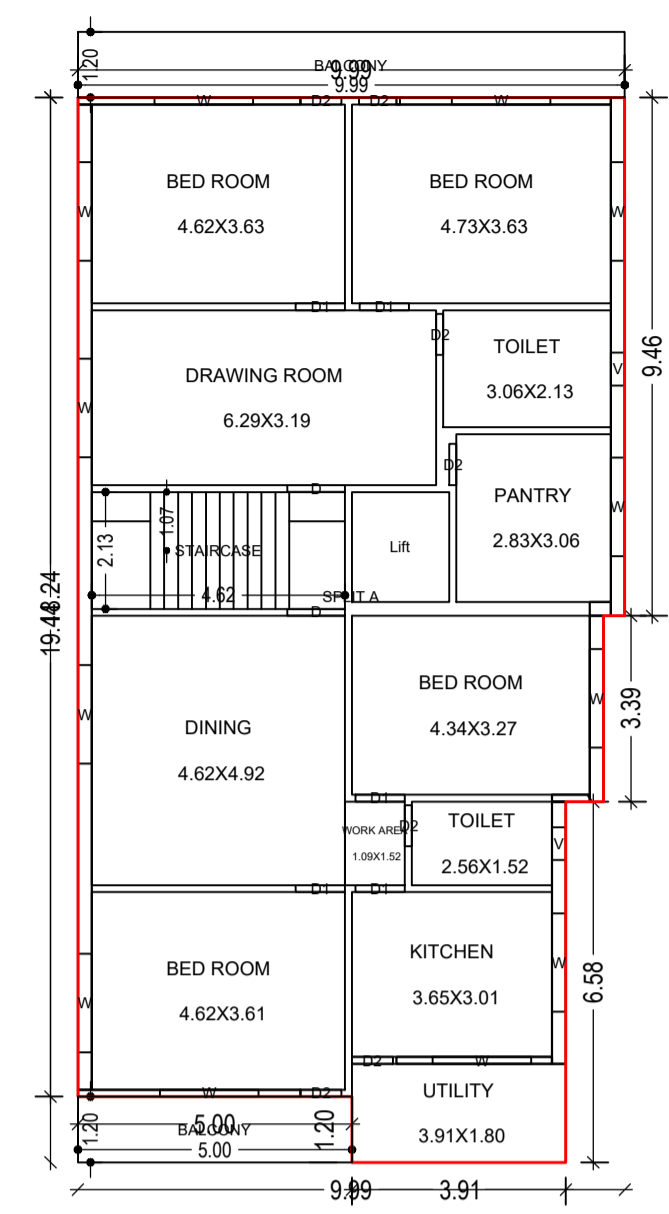
Building 'A' (BUILDING)									
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Consumed Additional FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trent (No.)
		Lift	Balcony	Parking					
Ground Floor	172.75	0.00	0.00	78.23	0.00	94.52	94.52	94.52	01
First Floor	197.76	3.57	8.99	0.00	0.00	185.20	185.20	185.20	01
Second Floor	197.76	3.57	8.99	0.00	0.00	185.20	185.20	185.20	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	568.27	7.14	17.98	78.23	185.20	279.72	464.92	464.92	03
Number of Same Buildings	1								
Total	568.27	7.14	17.98	78.23	185.20	279.72	464.92	464.92	03

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	G1	2.10	2.10	14
A (BUILDING)	G1	0.90	2.10	10
A (BUILDING)	D	1.05	2.10	05

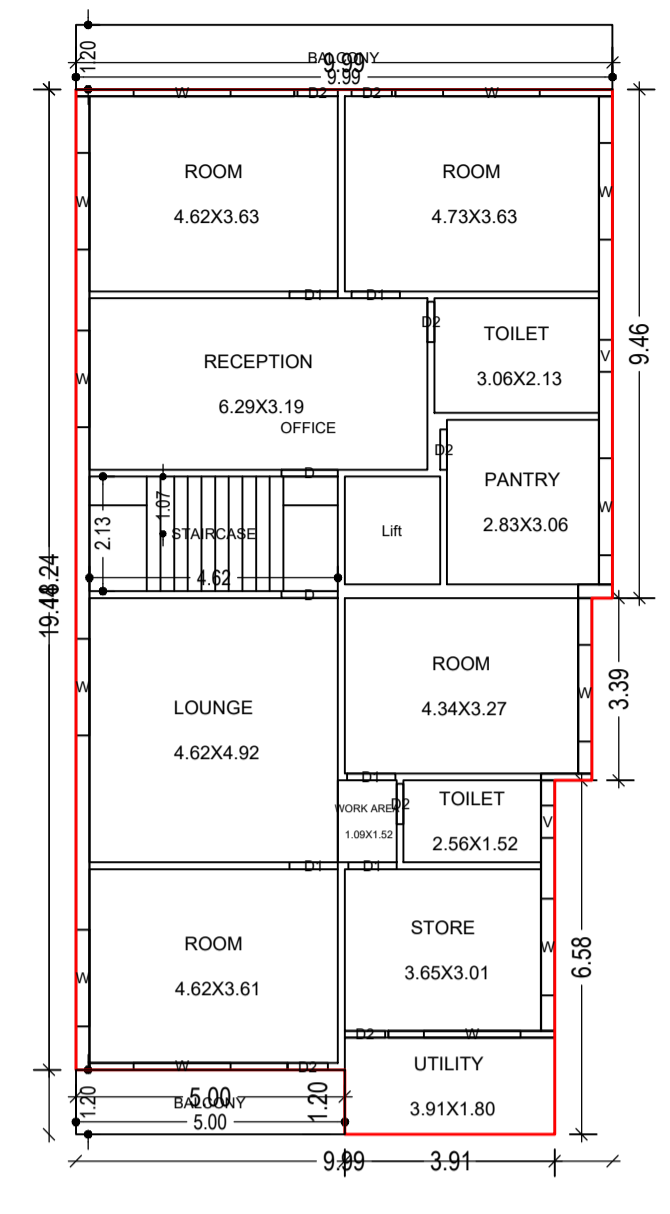
SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W	0.80	0.60	04
A (BUILDING)	W	1.80	1.20	30

Balcony Calculations Table			
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 5.00 X 1 X 1	6.00	17.98
SECOND FLOOR PLAN	1.20 X 9.99 X 1 X 1	11.98	11.98
SECOND FLOOR PLAN	1.20 X 9.99 X 1 X 1	11.98	11.98
Total	1.20 X 5.00 X 1 X 1	6.00	39.96

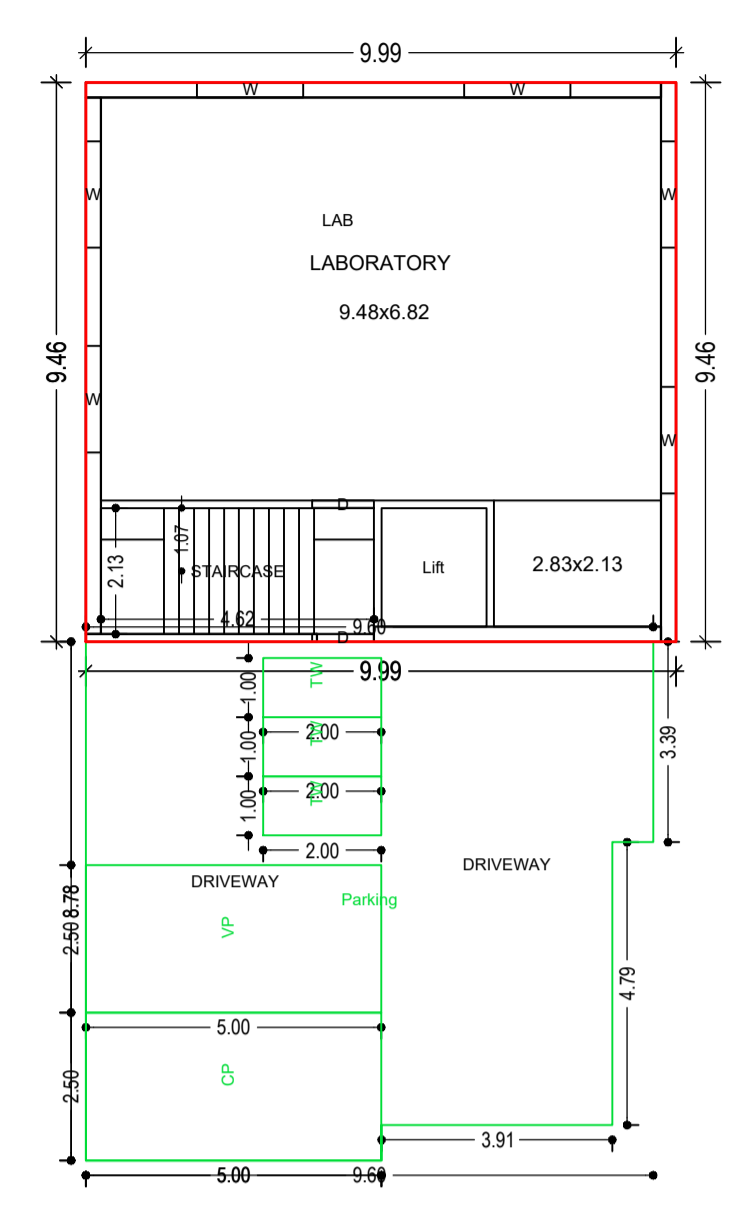
Unit/BUA Table for Building 'A' (BUILDING)						
FLOOR	Name	UNIBUA Type	UNIBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	LAB	OTHER	90.95	82.04	1	1
FIRST FLOOR PLAN	OFFICE	OFFICE	194.19	165.11	12	1
SECOND FLOOR PLAN	SPLIT A	FLAT	194.19	165.08	12	1
Total	-	-	479.33	412.23	25	3



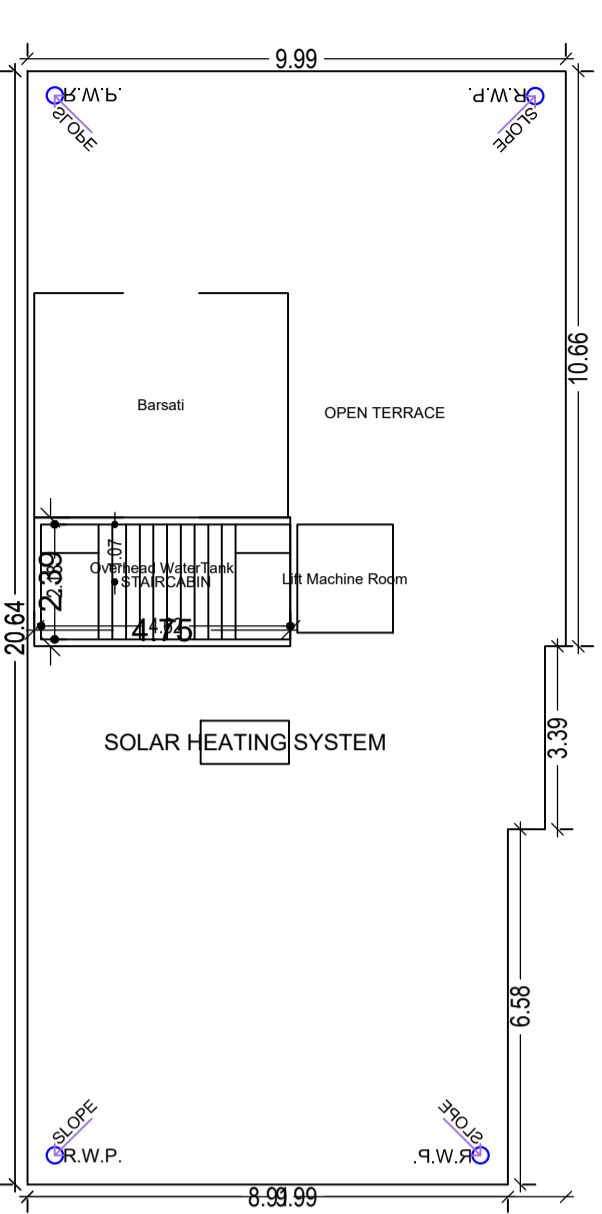
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



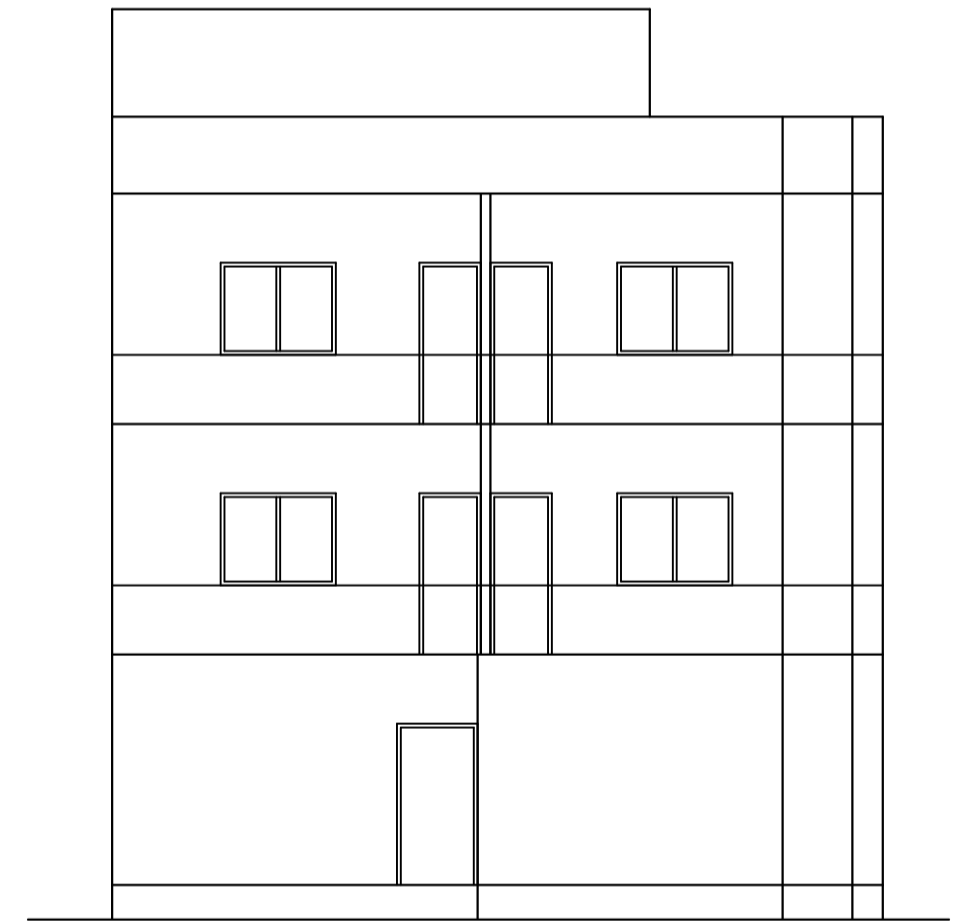
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



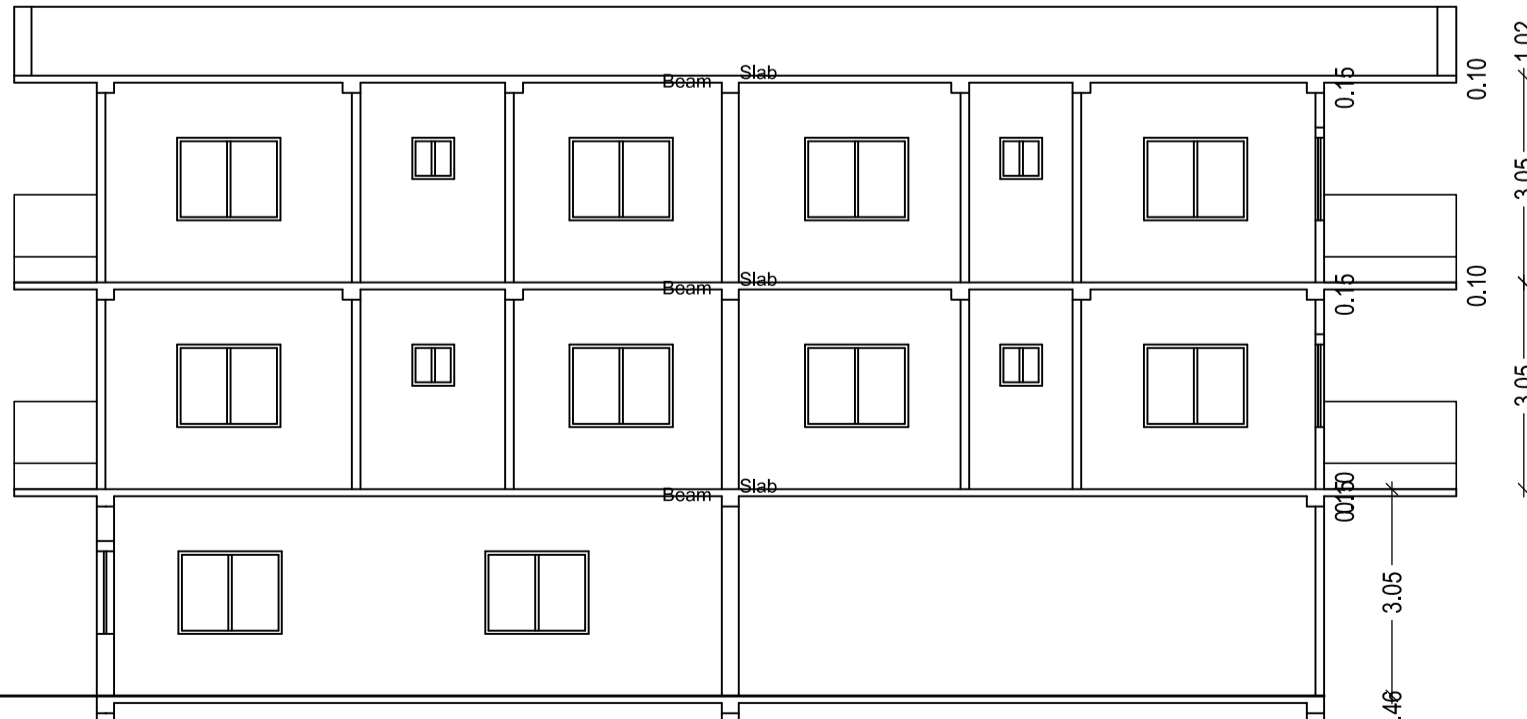
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



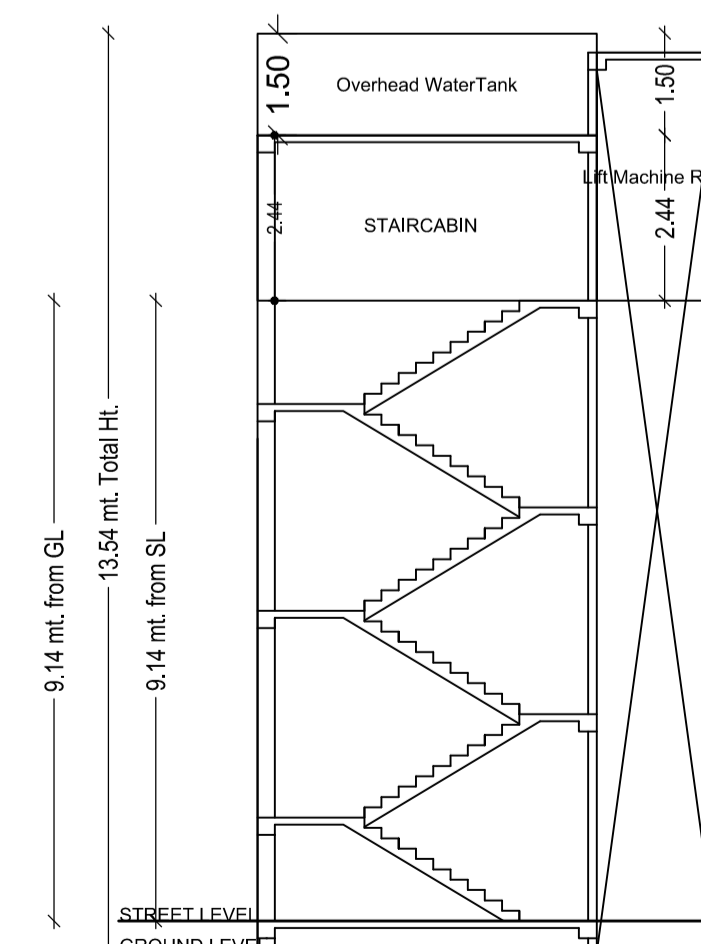
TERRACE FLOOR PLAN (Proposed) (SCALE 1:100)



FRONT ELEVATION

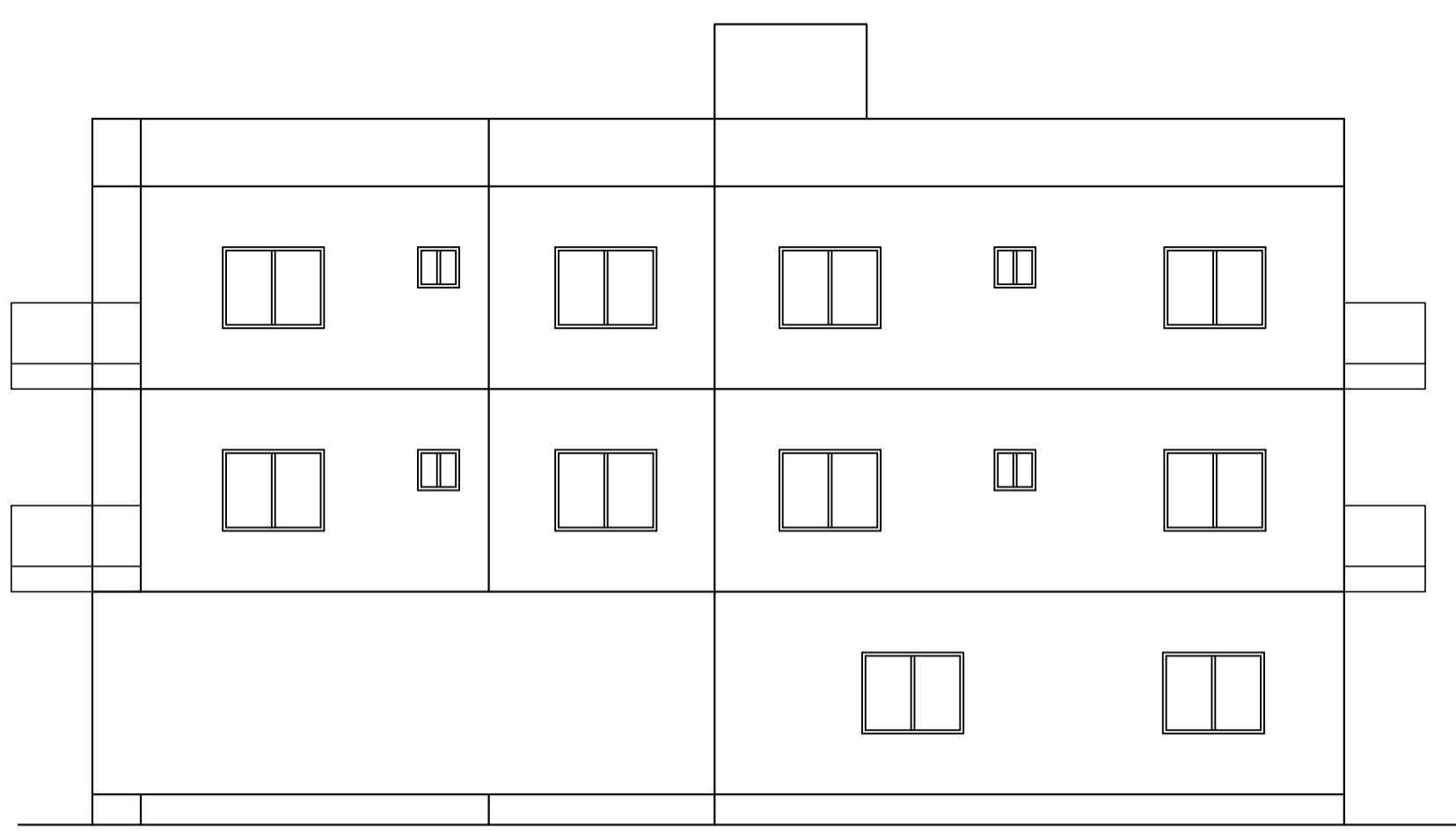


SECTION YY

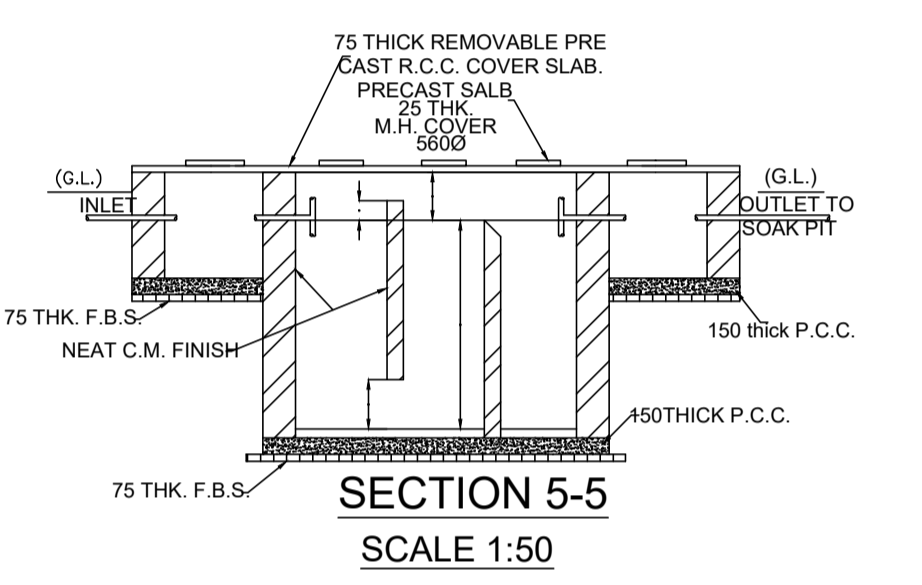


SECTION XX

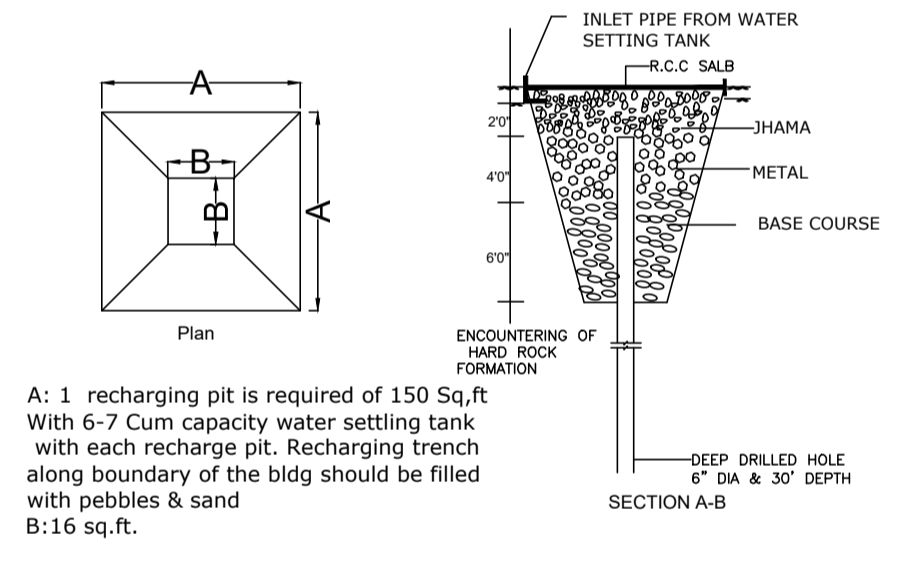
Proposal Basic Information	
Proposal File No.	RZP/BI/0009/2023
Owner Name	Babita Srivastava
Khata No	3.46
Plot No	1553, 1554
Village Name	Dahu
Use	Mixed
SubUse	Res+Comm



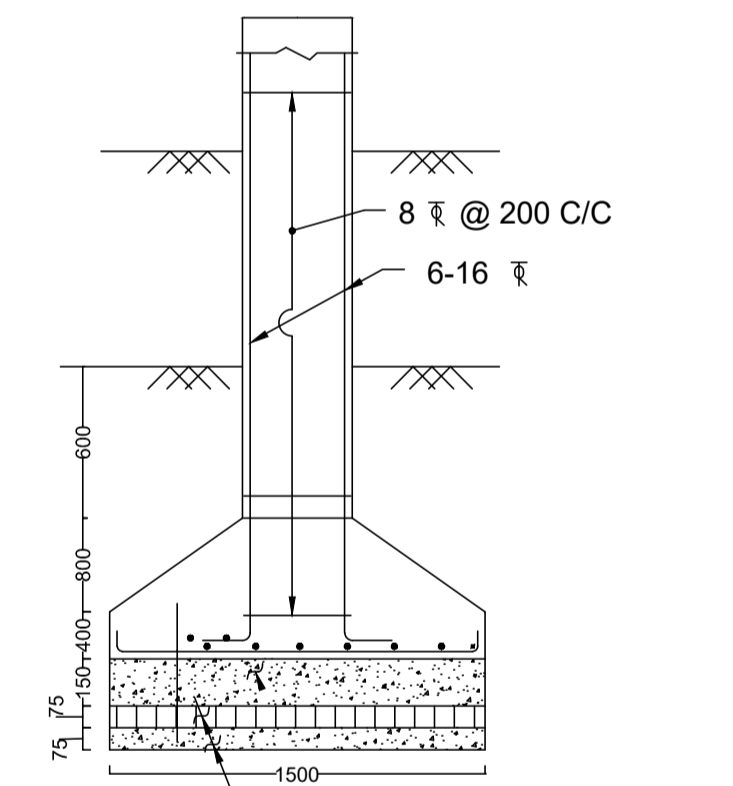
SIDE ELEVATION



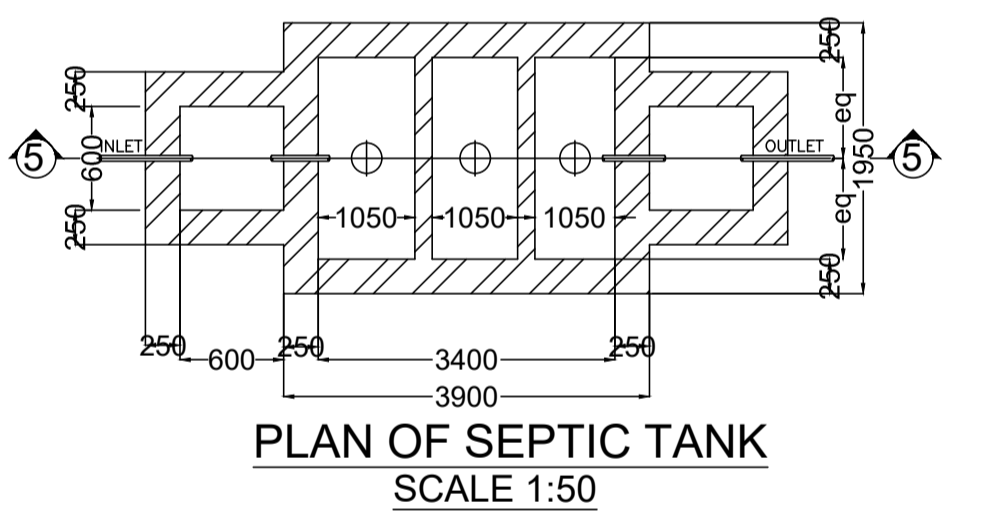
SECTION 5-5 (SCALE 1:50)



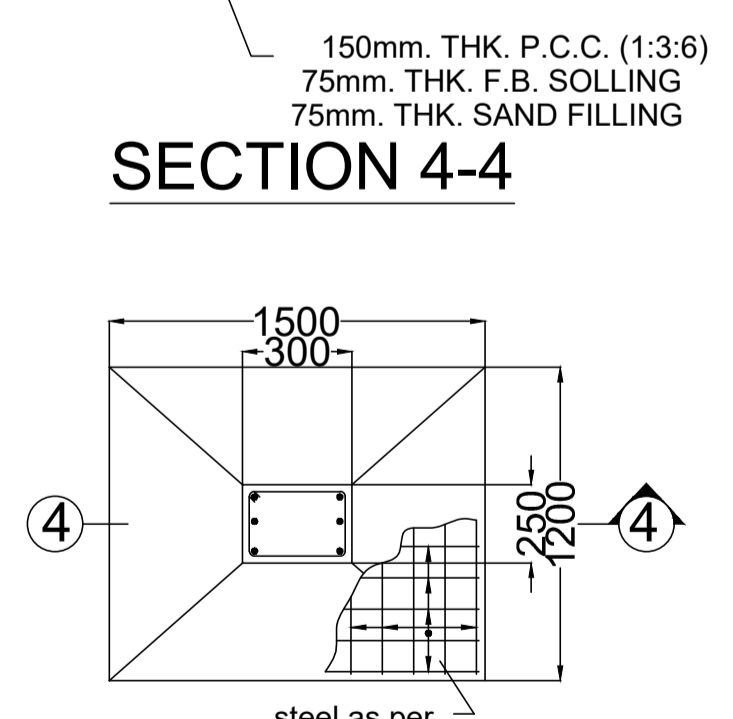
WATER HARVESTING DETAILS



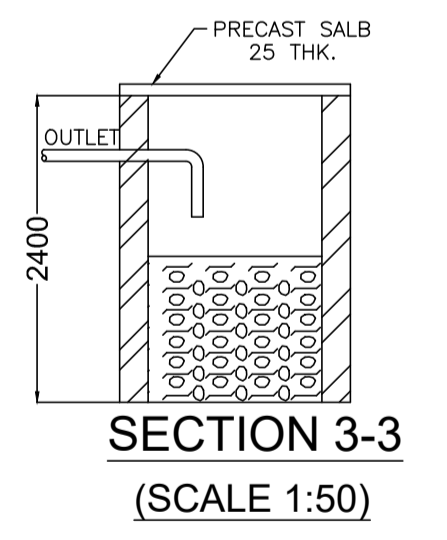
SECTION 4-4



PLAN OF SEPTIC TANK (SCALE 1:50)



FOUNDATION PLAN



SECTION 3-3 (SCALE 1:50)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
VIRENDRA KUMAR SINHA RZP/ENG/0016/2018			