

Proposal Basic Information

Proposal File No.	HMC/EP/0022/W30/2017
Owner Name	AJIT KUMAR GUPTA
Khata No.	161
Plot No.	26
Village Name	village1
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT	HAZARIBAGH NAGAR PASS/SHAD	VERSION NO. : 1.0.27	VERSION DATE: 18/05/2018
PROJECT DETAIL	Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
	District: HAZARIBAGH	Plot SubUse: Residential Bldg/Apartment	
	Authority: HAZARIBAGH NAGAR PASS/SHAD	PlotNeatly/Religious/Structure: NA	
	Invest. No: HMC/EP/0022/W30/2017	PlotSubPlot No: 26	
	Application Type: General Proposal	North Plot No.: 26	
	Project Type: Building Permission	South Plot No.: 26	
	Nature of Development: New	East Road Width: 4.13 to 6.50	
	Location of Development Area: Old Area	West Plot No.: 26	
AREA DETAILS:	AREA OF PLOT (Minimum)	(A)	SQ.MT. 919.86
	Deduction for NetPlot Area		18.12
	Summery Free of Cost		18.12
	NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A.Deductions)	901.74
	Deduction for Balance Plot Area(from Gross Plot Area)		18.12
	Summery Free of Cost		18.12
	Common Plot		148.67
	Total		770.19
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Arterly Area)	(A.Deductions)		770.19
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A.Deductions)		901.74
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A.Deductions)		919.86
COVERAGE CHECK	Permissible Coverage area (60.00 %)		541.04
	Proposed Coverage Area (53.58 %)		483.14
	Total Prop. Coverage Area (53.58 %)		483.14
	Balance coverage area (6.42 %)		57.90
FAR CHECK	Perm. FAR Area (2.50)		2299.65
	Total Perm. FAR area		2299.65
	Residential FAR		1813.33
	Proposed FAR Area		1834.44
	Total Proposed FAR Area		1834.44
	Consumed FAR (Factor)		1.01
	Balance FAR Area		465.91
BUILT UP AREA CHECK	Total Proposed BuiltUp Area		2391.34
ARCHITECT (Regd)			BECHU LAL
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)			AJIT KUMAR GUPTA
DEVELOPMENT AUTHORITY			LOCAL BODY

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Tree (No.)
Ground Floor	483.15	0.00	13.36	449.05	10.73	20.74	00
First Floor	483.82	10.01	0.00	437.85	0.00	437.85	05
Second Floor	485.07	17.49	0.00	458.32	0.00	458.32	05
Third Floor	485.07	16.86	0.00	459.20	0.00	459.20	05
Fourth Floor	485.82	10.01	0.00	458.32	0.00	458.32	05
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	2391.34	40.04	54.46	1813.69	10.73	1834.43	20

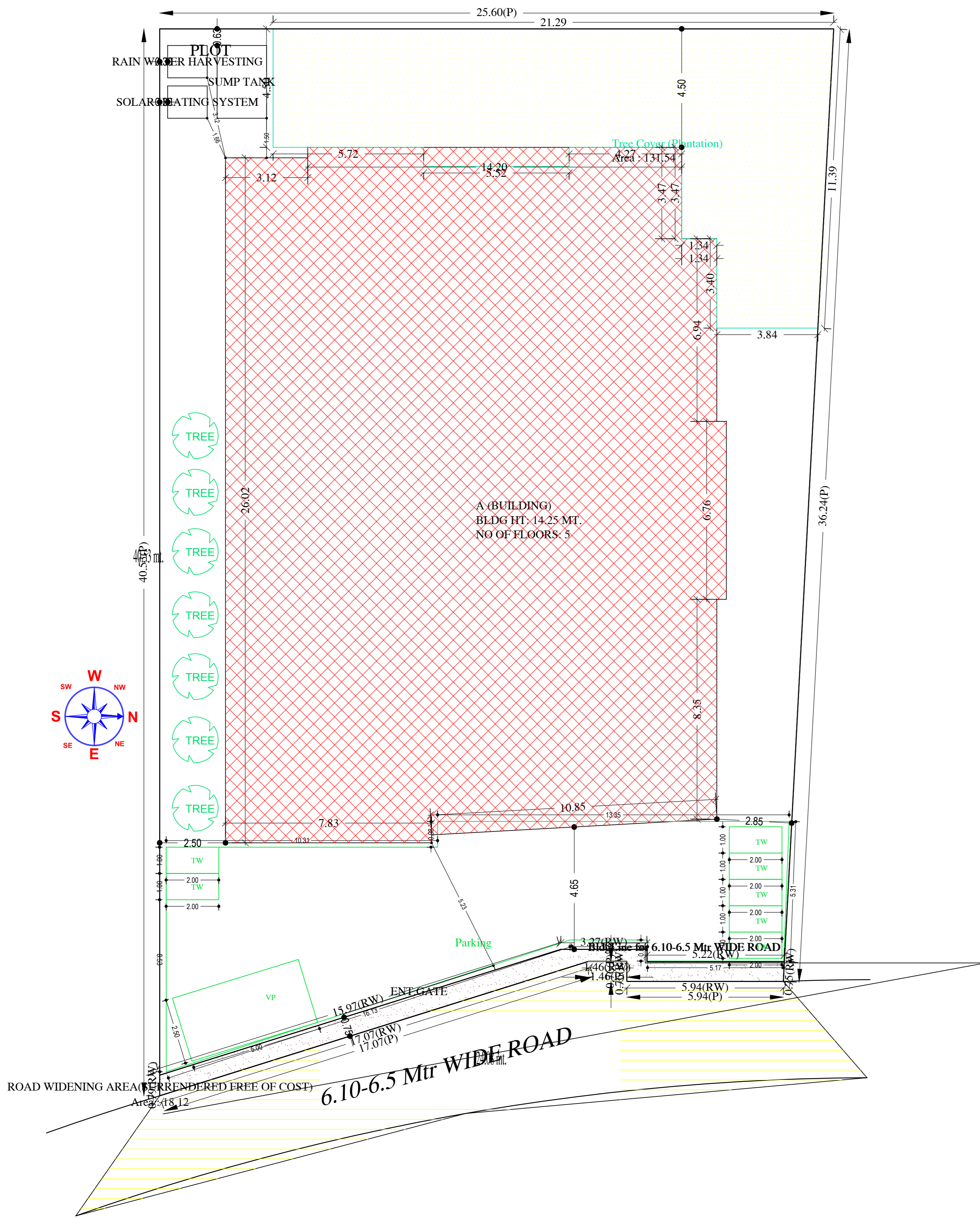
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Tree (No.)
A (BUILDING)	1	2391.34	40.04	54.46	13.36	449.05	1813.69	10.73
Grand Total	1	2391.34	40.04	54.46	13.36	449.05	1813.69	10.73

Floor Name	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	483.15	20.74	483.15	20.74
First Floor	443.48	437.85	443.48	437.85
Second Floor	485.07	458.32	485.07	458.32
Third Floor	485.07	459.20	485.07	459.20
Fourth Floor	485.82	458.32	485.82	458.32
Terrace Floor	0.00	0.00	0.00	0.00
Total	2391.34	1834.43	2391.34	1834.43

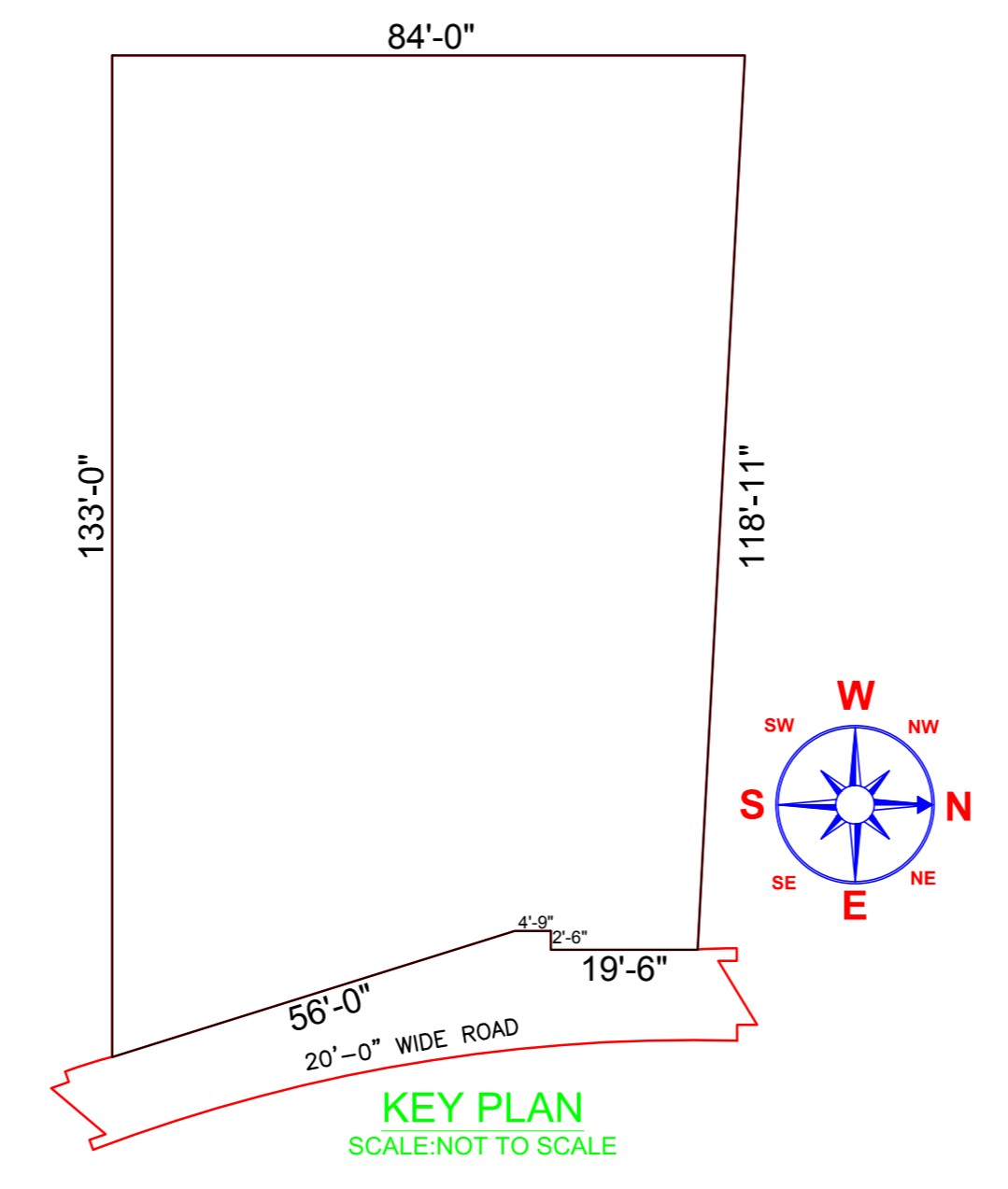
FLOOR	Name	UnBtUA Type	UnBtUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FLAT-A	FLAT	81.87	76.86	8	5
	FLAT-B	FLAT	83.11	79.74	7	
	FLAT-C	FLAT	83.59	82.74	8	
	FLAT-D	FLAT	87.77	80.92	8	
	FLAT-E	FLAT	85.72	79.78	9	
SECOND FLOOR PLAN	FLAT-F	FLAT	88.59	84.18	8	5
	FLAT-G	FLAT	88.84	85.78	7	
	FLAT-H	FLAT	86.68	83.37	8	
	FLAT-I	FLAT	90.29	90.81	7	
	FLAT-J	FLAT	86.61	80.74	8	
THIRD FLOOR PLAN	FLAT-K	FLAT	89.80	85.13	8	5
	FLAT-L	FLAT	90.98	87.57	7	
	FLAT-M	FLAT	86.68	83.37	8	
	FLAT-N	FLAT	85.39	89.94	7	
	FLAT-O	FLAT	88.59	84.18	8	
FOURTH FLOOR PLAN	FLAT-P	FLAT	88.84	85.74	7	5
	FLAT-Q	FLAT	86.68	83.37	8	
	FLAT-R	FLAT	86.29	80.81	7	
	FLAT-S	FLAT	86.61	82.74	8	
	FLAT-T	FLAT	86.61	82.74	8	

Building Name	Type	SubUse	Area (Sq.mt.)	Reqd. Car	Reqd. Visitors Car	Reqd. TwoWheeler
A (BUILDING)	Residential	Residential Bldg/Apartment	> 0	1	20	1
Total	-	-	-	20	20	2

Vehicle Type	Reqd.	Prop.
Car	20	20
Visitor's Car	2	2
TwoWheeler	2	2
Total	315.00	315.00



SITE PLAN



KEY PLAN SCALE:NOT TO SCALE

Building USE/SUBUSE Details

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

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.38 X 0.00 X 1 X 1	1.24	1.24
SECOND FLOOR PLAN	0.31 X 0.00 X 1 X 1	2.49	37.59
	0.53 X 0.00 X 1 X 1	2.49	
	0.50 X 0.00 X 1 X 1	3.04	
	0.90 X 0.00 X 3 X 1	9.60	
	0.70 X 0.00 X 2 X 1	7.74	
	1.20 X 2.68 X 1 X 1	3.21	
	0.80 X 2.54 X 1 X 1	2.28	
	0.39 X 0.00 X 1 X 1	2.89	
	0.30 X 0.00 X 1 X 1	3.85	
THIRD FLOOR PLAN	1.20 X 0.00 X 1 X 1	3.80	36.77
	1.20 X 2.08 X 1 X 1	2.49	
	0.74 X 0.00 X 1 X 1	2.70	
	0.75 X 0.00 X 1 X 1	4.96	
	0.90 X 0.00 X 3 X 1	8.34	
	0.39 X 0.00 X 1 X 1	2.89	
	0.90 X 2.54 X 2 X 1	4.56	
	1.20 X 2.54 X 1 X 1	3.08	
	0.70 X 0.00 X 1 X 1	3.87	
FOURTH FLOOR PLAN	0.31 X 0.00 X 1 X 1	2.49	37.59
	0.53 X 0.00 X 1 X 1	2.49	
	0.50 X 0.00 X 1 X 1	3.04	
	0.90 X 0.00 X 3 X 1	9.60	
	0.70 X 0.00 X 2 X 1	7.74	
	1.20 X 2.68 X 1 X 1	3.21	
	0.80 X 2.54 X 1 X 1	2.28	
	0.39 X 0.00 X 1 X 1	2.89	
	0.30 X 0.00 X 1 X 1	3.85	
Total	-	-	113.19

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	90
A (BUILDING)	D2	0.75	2.10	03
A (BUILDING)	D1	0.90	2.10	16
A (BUILDING)	D0	0.88	2.10	44
A (BUILDING)	D0	1.00	2.10	12
A (BUILDING)	D	1.05	2.10	20
A (BUILDING)	D2	1.15	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	0.60	40
A (BUILDING)	W3	0.83	2.10	04
A (BUILDING)	W2	1.20	1.20	20
A (BUILDING)	W1	0.90	1.20	03
A (BUILDING)	W	0.90	1.20	03
A (BUILDING)	W	1.10	1.20	01
A (BUILDING)	W1	1.20	1.20	37
A (BUILDING)	W	1.20	1.20	04
A (BUILDING)	W	1.20	1.20	27
A (BUILDING)	W0	1.20	2.10	24

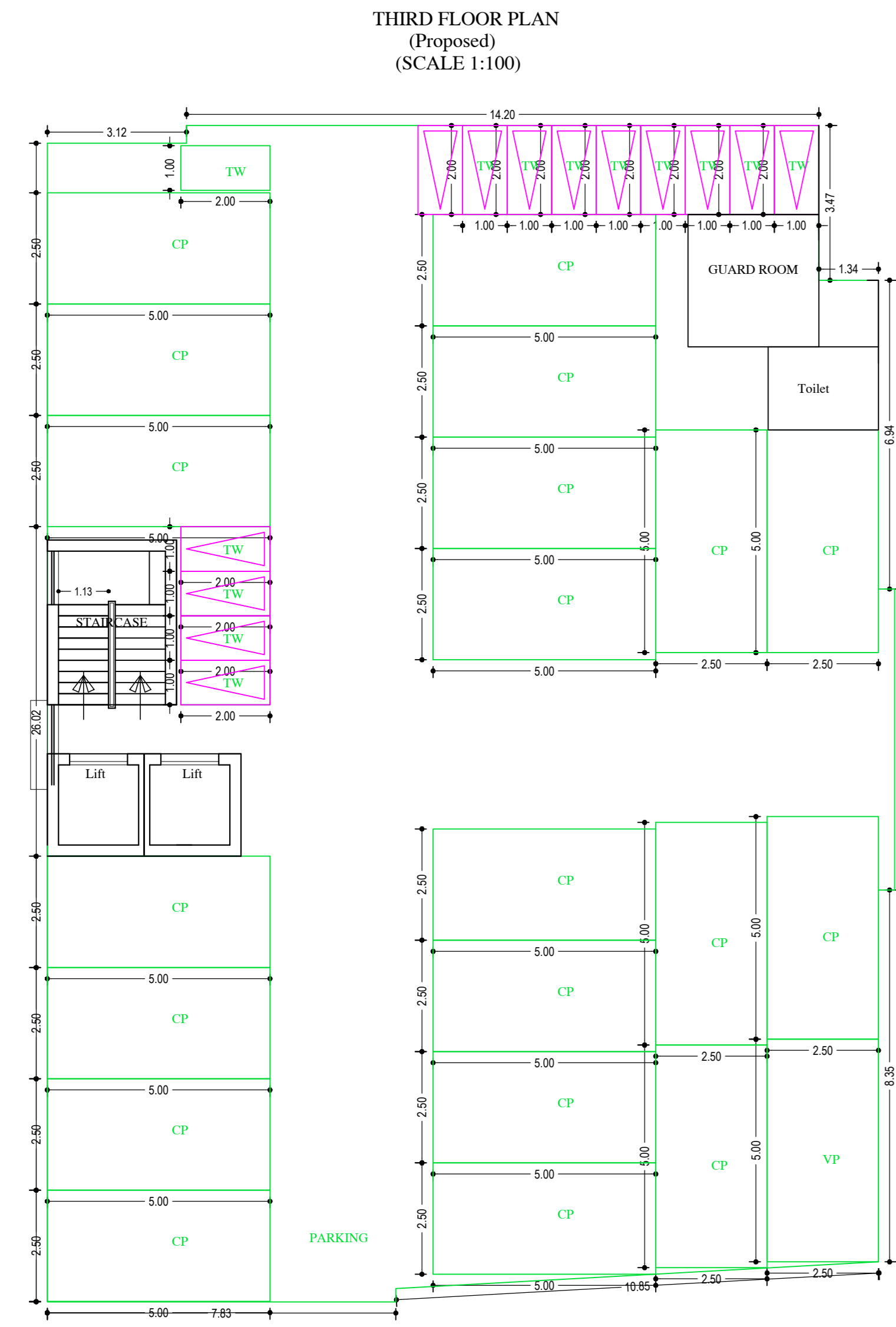
COLOR INDEX

Color	Description
Black	PLOT BOUNDARY
Red	ABUTTING ROAD
Green	PROPOSED CONSTRUCTION
Blue	COMMON PLOT
Yellow	ROAD WIDENING AREA
White	EXISTING (To be retained)
Grey	EXISTING (To be demolished)

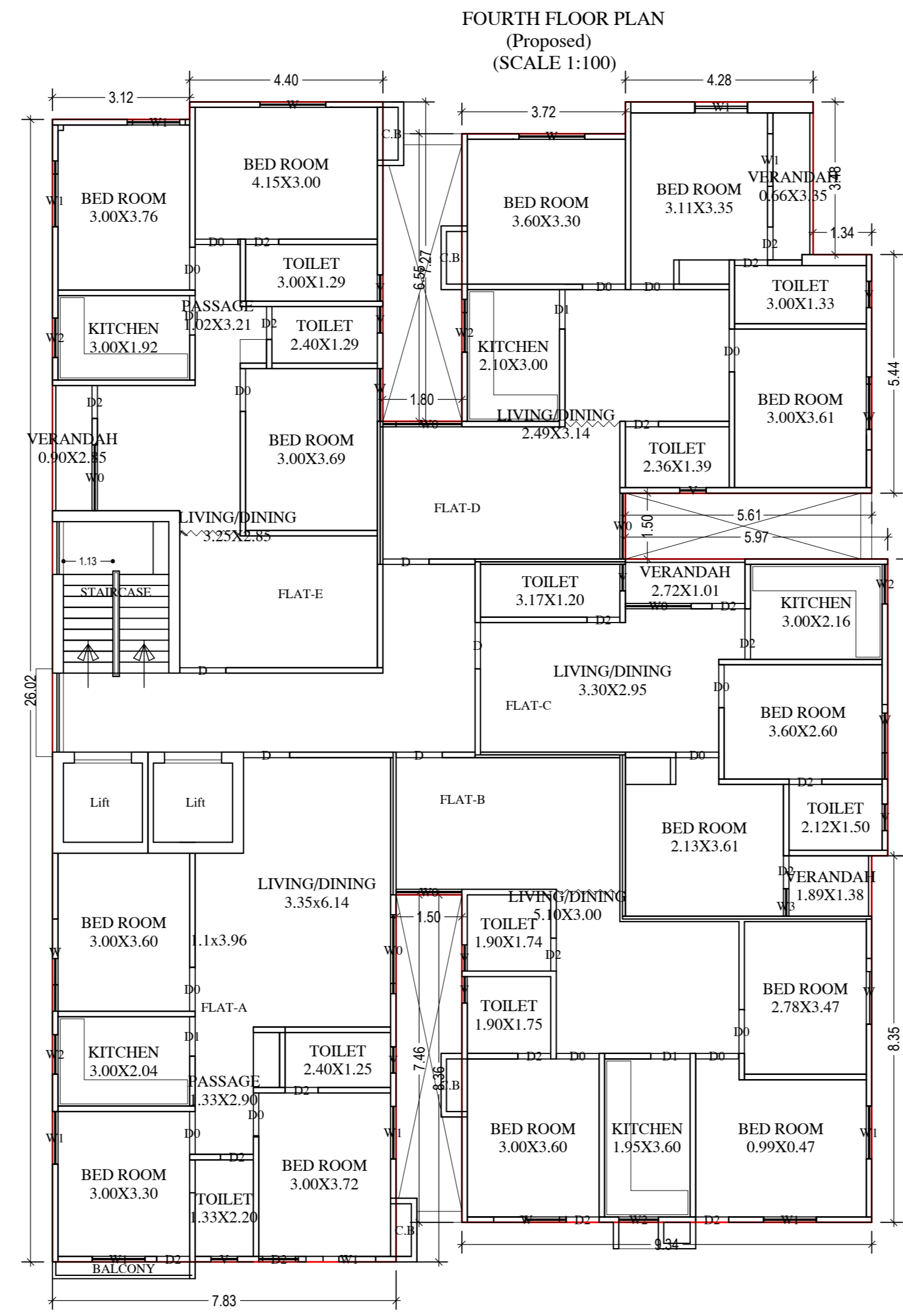
LTP NAME AND SIGNATURE

Structural Eng's Name and Signature	Builder Name and Signature
BECHU LAL HMC/ENG/00112016	

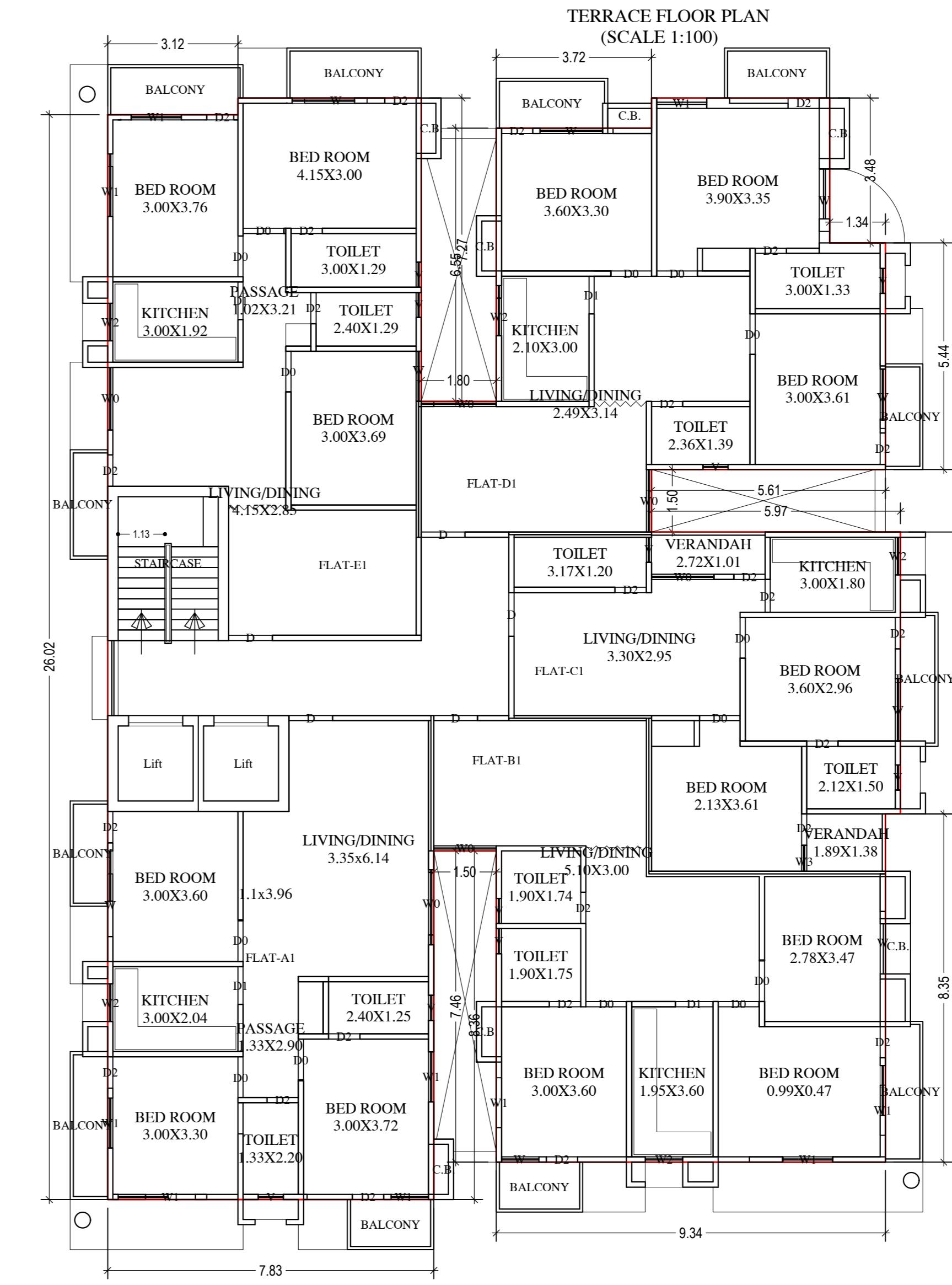
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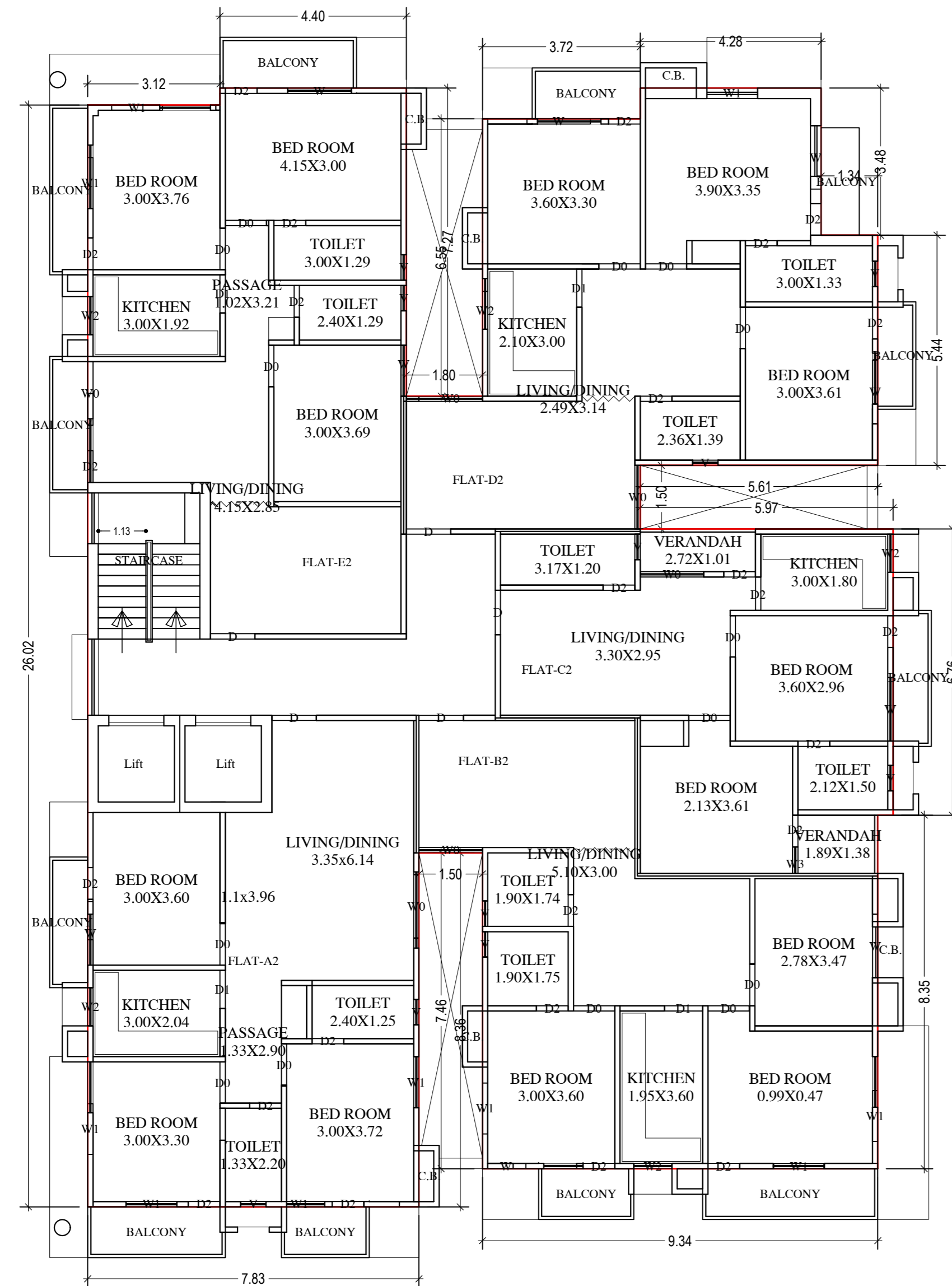
GROUND FLOOR PLAN (SCALE 1:100)



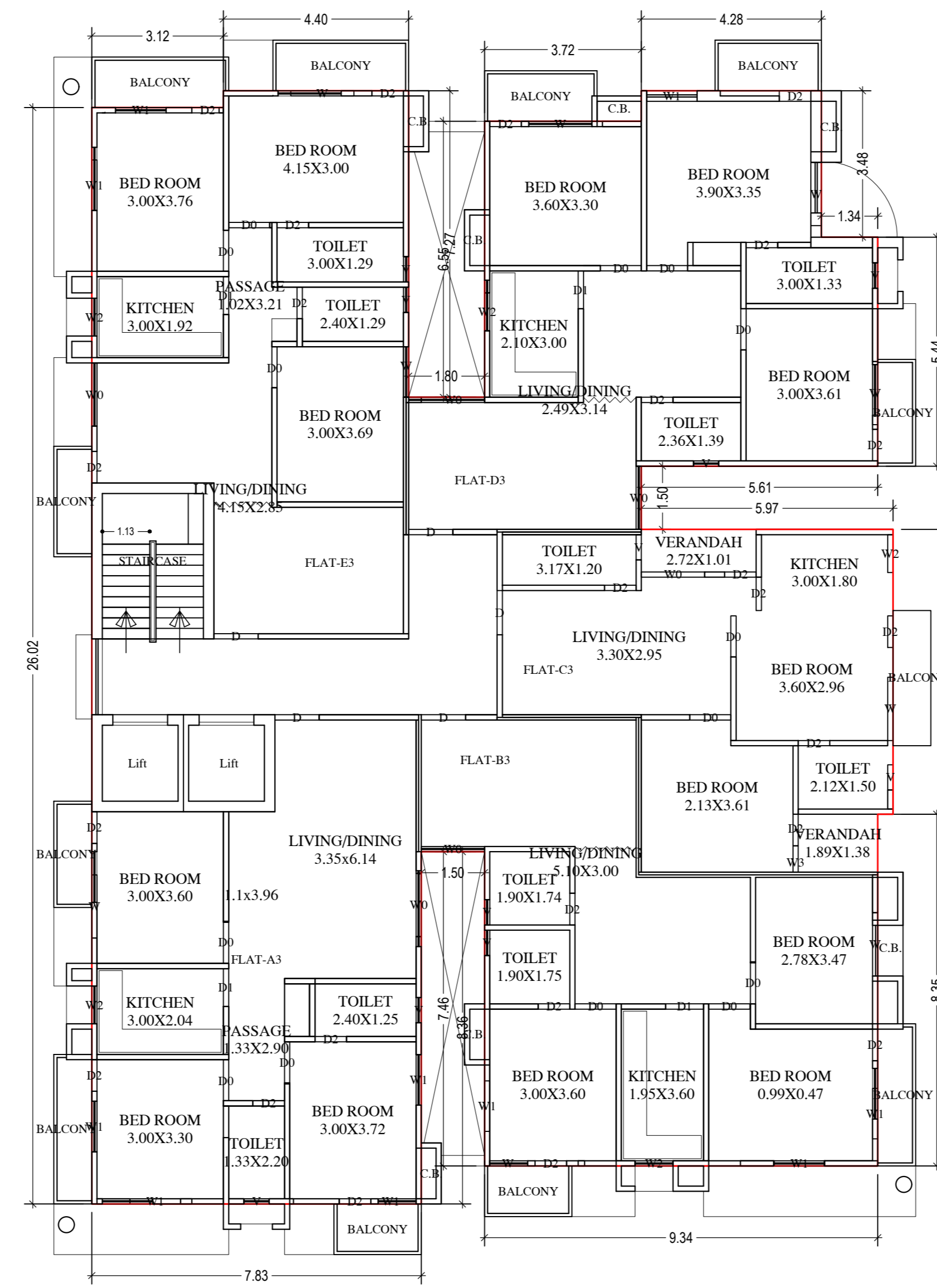
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



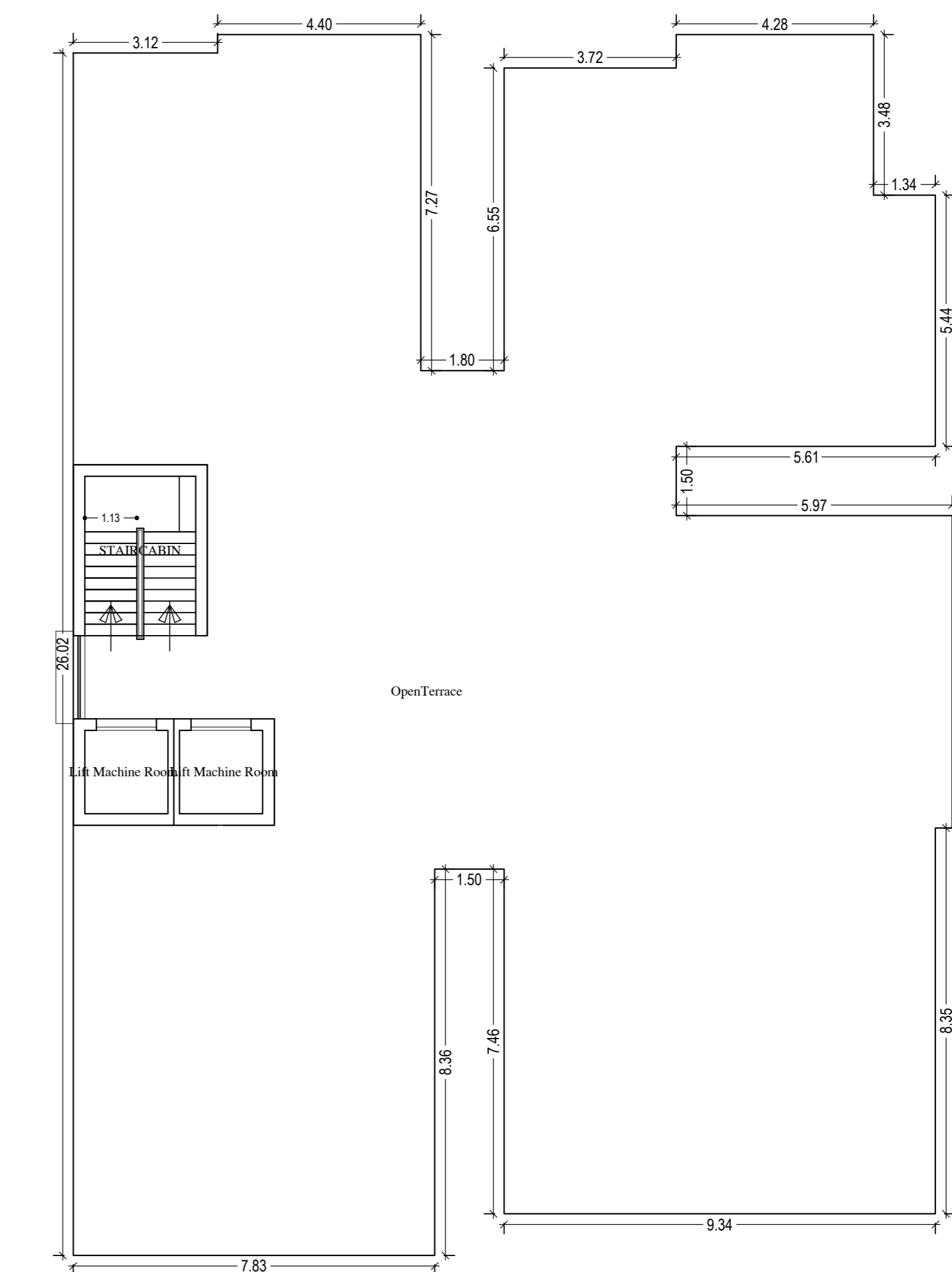
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



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



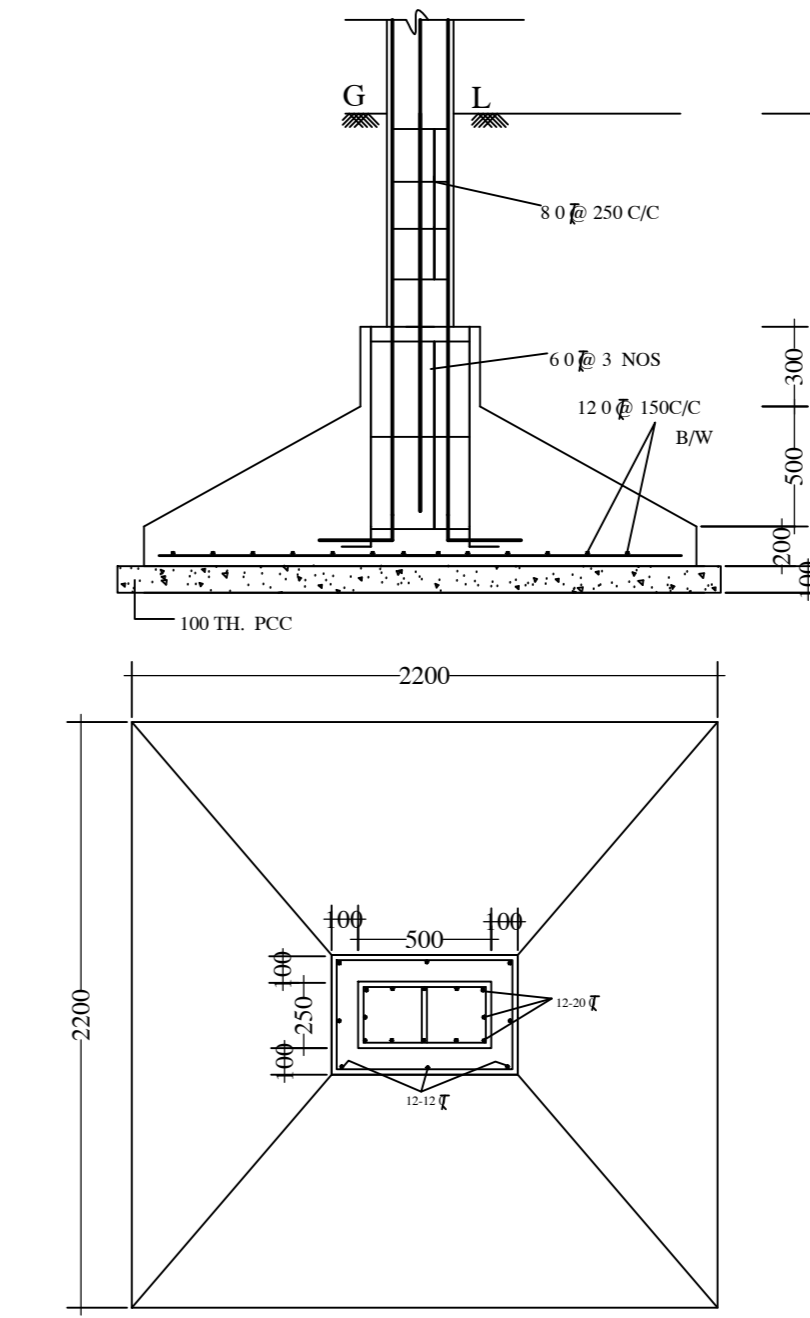
FOURTH FLOOR PLAN (Proposed) (SCALE 1:100)



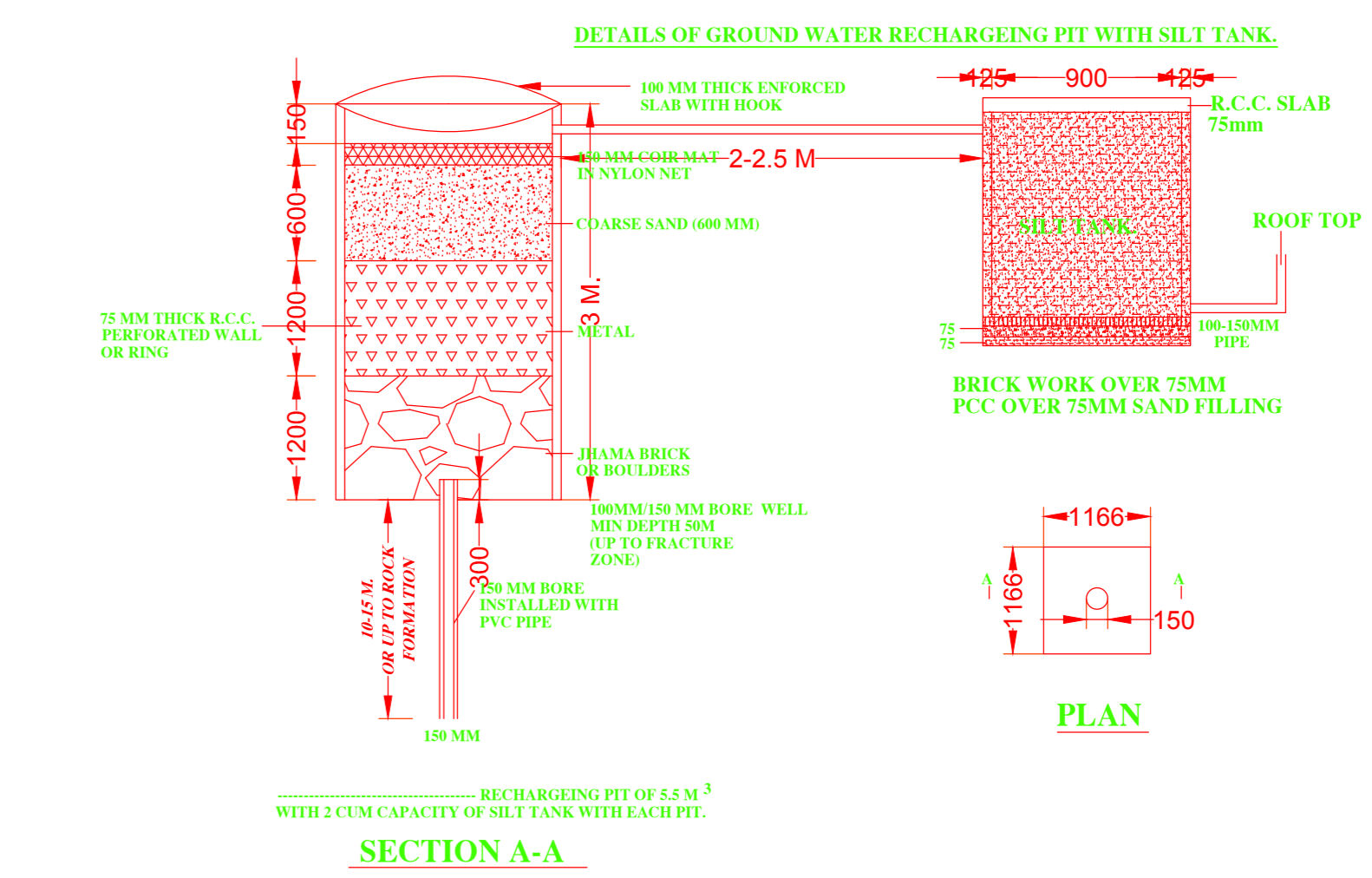
TERRACE FLOOR PLAN (SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
BECHU LA, HMC/ENG/0112016		

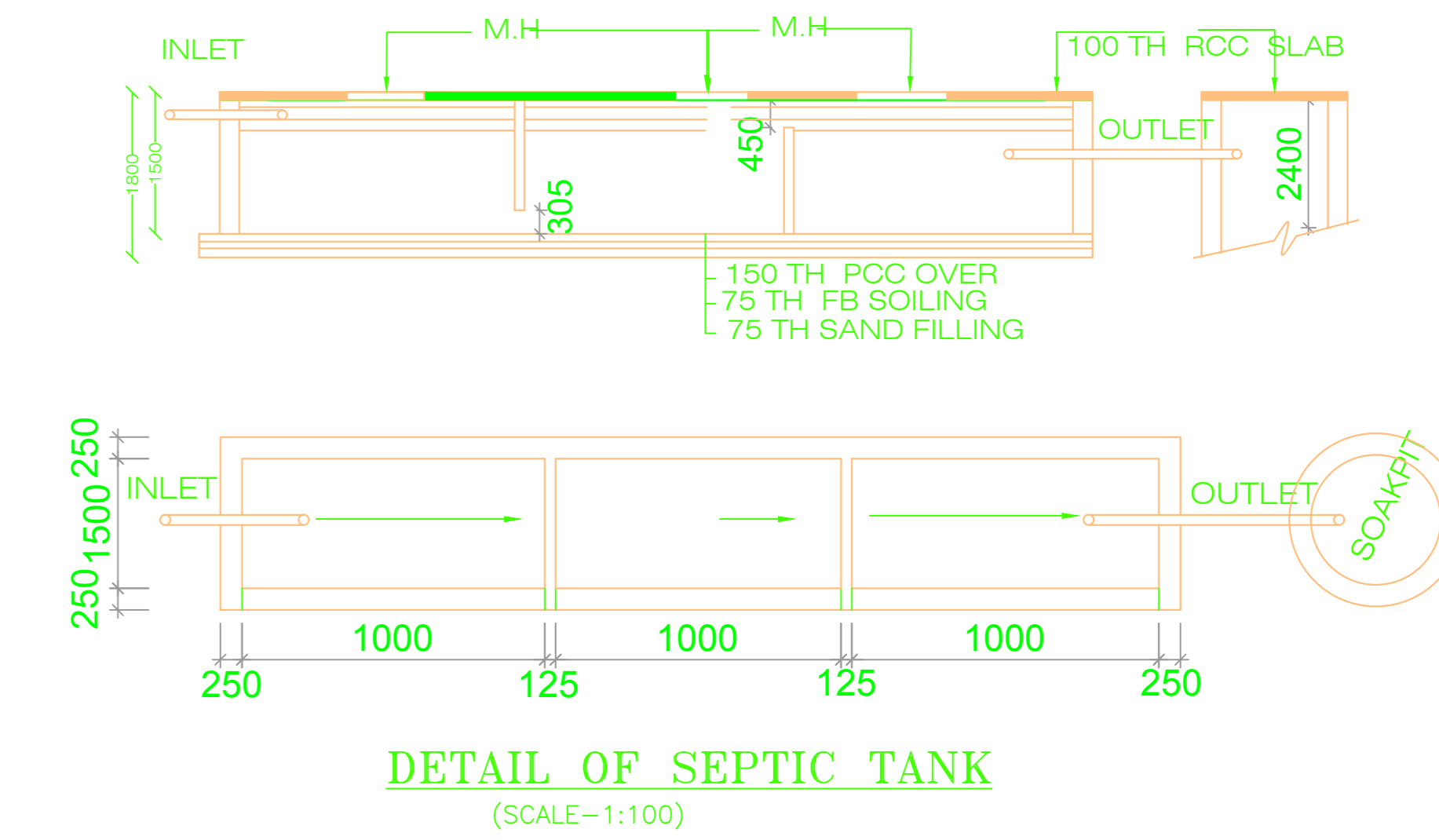
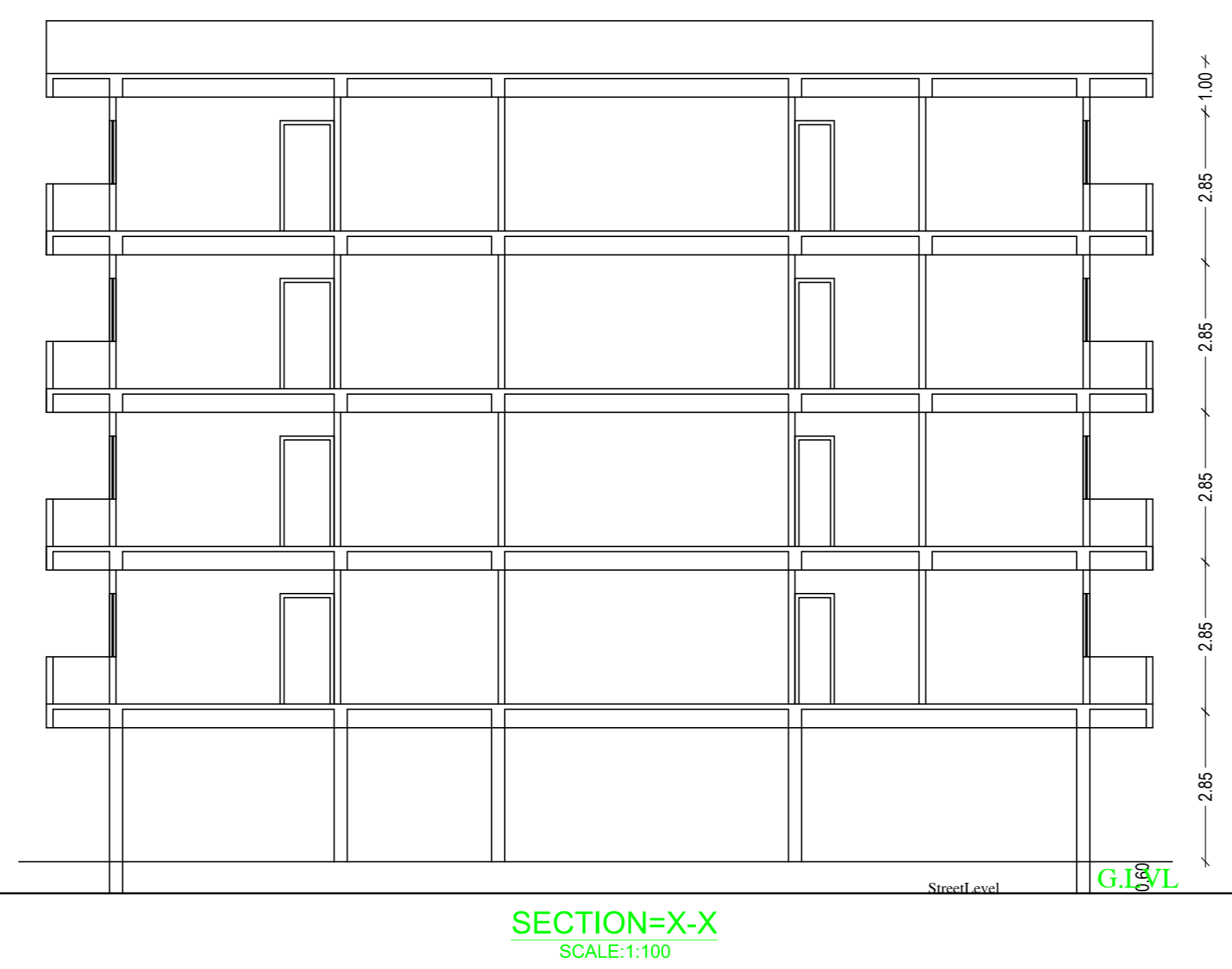
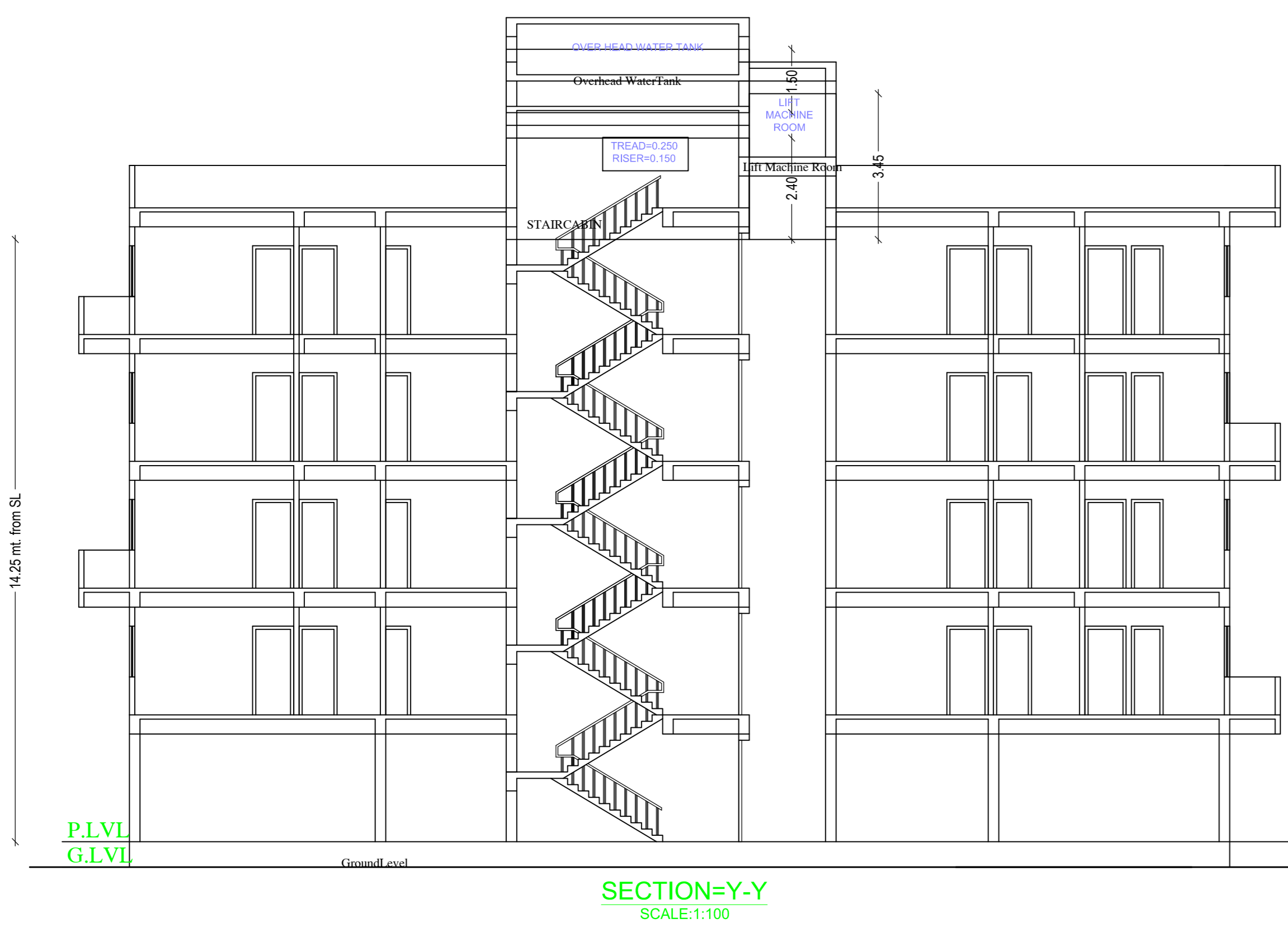
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Use	Residential
SubUse	Residential Bldg/Apartment



TYPICAL COLUMN FOUNDATION
SCALE =1:25



DESIGN OF RECHARGE PIT FOR ROOF TOP RAIN WATER HARVESTING



DETAIL OF SEPTIC TANK
(SCALE-1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
BECHU LA, HMC/ENG/00112016		