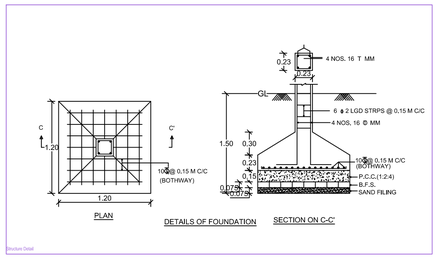
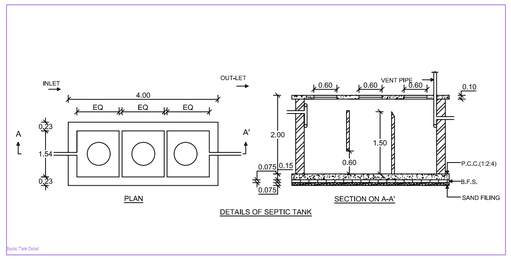
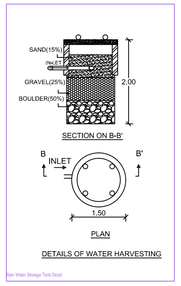
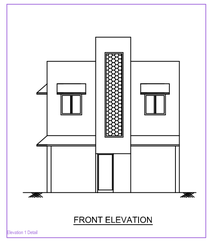
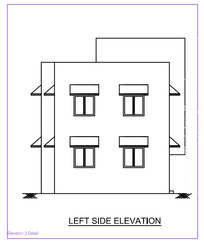
Project Title :ROSHAN RAJ ANAND

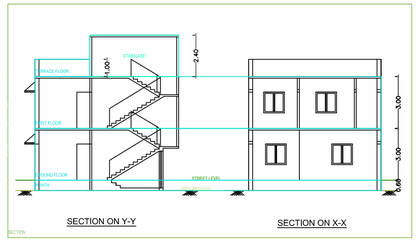


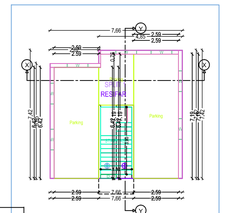


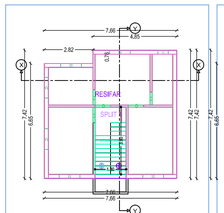


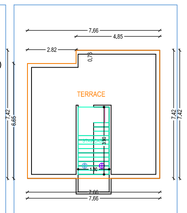












A (PRO)

BRIEF SPECIFICATION

STEEL = Fe-500 Grade TMT Steel Shall be used.
FOUNDATION = CEMENT CONCRETE(1:1.5:3)M20 Grade.
SUPERSTRUCTURE = BRICK WORK IN CM(1:6)
FLOORING = 25 MM I.P.S./MARBLE/MOSAIC OVER 3" THICK P.C.C.
D.P.C. = 25 MM th. D.P.C. IN CEMENT CONCRETE(1:1.5:3)
PLINTH = 0.15 M TH. R.C.C. BAND ALL ROUND IN M20 CONCRETE
LINTELS = 0.15 M TH. R.C.C. LINTEL IN M20 GRADE CONCRETE
WOOD WORK = ALL WOOD WORK IN HARD WOOD.
PLASTERING = 12mm TH. CEMENT PLASTER BOTH SIDE IN CM (1:6)
FINISHING = FIRST CLASS APPROVED QUALITY.
ANTITERMITE = ANTI TERMITE TREATMENT IN FLOOR SHALL BE DONE.
WATER PROOFING = ROOF AND WALL SHALL BE OF WATER RESISTANT,
DRAINAGE = ADEQUATE DRAINAGE SHALL BE PROVIDED.
IS CODES = BUILDING CODE OF INDIA SHALL BE FOLLOWED.
CEMENT = 53 GRADE PRODUCED FROM 'A' GRADE PLANT.
WALL = OUTER(0.23 THICK) & INNER(0.12 THICK)

SCHEDULE OF OPENINGS

D =1.00X2.10 D1 =0.90X2.10 D2 =0.75X2.10
W =1.20X1.20 W1 =0.90X1.20 V =0.60X0.45

SCHEDULE OF AREA

TITLE OF DRAWING

SIGNATURE OF OWNER | SIGNATURE OF ENGINEER

AREA STATEMENT: CHAS MUNICIPAL CORPORATION	VERSION NO.: 1.0.13	
	VERSION DATE: 28/09/2017	
PROJECT DETAIL :		
Inward_No : -	Plot Use : Residential	
Region : JHARKHAND URBAN LOCAL BODIES	Plot Sub Use : Bungalow/ Dwelling / Non Apartment	
District : BOKARO	Land Use Zone : NA	
Application Type : General Proposal	Abutting Road Width : -	
Project Type : Building Permission	Plot No.: -	
Nature of Development : New	Revenue Survey No/Survey No : -	
Location : Old Area	Thana No : -	
Sub Location : NA	Holding No : -	
Village/Mouza Name : -	Khata No : -	
Ward No : -	North : -	
Road Street : -	South : -	
	East : -	
	West : -	
AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	96.40
Net Plot Area (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	96.40
Deductions for Balance Plot Area (from Gross Plot Area)		
ODP Area		8.69
Total		8.69
Balance Plot Area (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	87.71
Plot Area for Coverage (Net Plot Area)	(A-Deductions)	96.40
Plot Area for FSI (Net Plot Area + Road Widening Area)	(A-Deductions)	96.40
Accessory Use Area		0.98
COVERAGE CHECK		
Proposed Coverage Area (56.73 %)		54.69
Total Coverage Area (56.73 %)		54.69
FAR CHECK		
Proposed Area of FAR		109.38
Total Area of FAR		109.38
BUILT UP AREA CHECK		
Total Proposed Built-Up Area		144.58
ARCH / ENGG / SUPERVISOR (Regd)		OWNER
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)

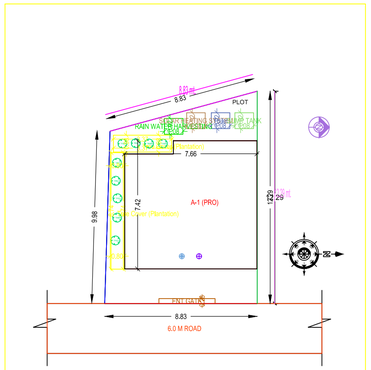
Color Index:

PARKING CALCULATION:

Parking Type	Prop No.	Prop Area
Other Parking	3	41.09
Total Area	3	41.09

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Parking	Deductions (Area in Sq.mt.) Resi.	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
A (PRO)	1	144.58	35.20	109.38	109.38	109.38	01
Grand Total	1	144.58	35.20	109.38	109.38	109.38	01



Building -A (PRO)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	89.89	35.20	54.69	54.69	01
First Floor	54.69	0.00	54.69	54.69	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	144.58	35.20	109.38	109.38	01
Total Number of Same Buildings :	1				
Total :	144.58	35.20	109.38	109.38	01

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRO)	D	0.75	2.10	01
A (PRO)	D	0.90	2.10	05
Total :	-	-	-	06

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRO)	V	0.60	1.00	01
A (PRO)	W	1.20	1.20	13
Total :	-	-	-	14

UnitBUA Table for Building :A (PRO)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	109.38	96.71	0	1
Total :	-	-	109.38	96.71	0	1