Project Title :SHRI MALI RAM NAREDI

AREA STATEMENT: JUGSALAI MUNICIPALITY	VERSION NO.: 1.0.35
	VERSION DATE: 16/10/2020
PROJECT DETAIL :	
Inward_No. : -	Plot Use : Residential
Region : JHARKHAND URBAN LOCAL BODIES	Plot SubUse : Residential Bldg/Apartment
District : EAST SINGHBHUM	Land Use Zone : Residential
Application Type : General Proposal	Abutting Road Width : -
Project Type : Development Permission	Plot No. : -
Nature of Development : New	Revenue Survey No/Survey No : -
Location : Old Area	Thana No : -
Sub Location : NA	Holding No : -
Village/Mauza Name : -	Khata No : -
Ward No : -	North : -
Road/Street : -	South : -
	East : -
	West : -

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	221.40
Net Plot Area (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	221.40
Deductions for Balance Plot Area (from Gross Plot Area)		
COP Area		22.29
Total		22.29
Balance Plot Area (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	199.11
Plot Area for Coverage (Net Plot Area)	(A-Deductions)	221.40
Plot Area for FSI (Net Plot Area + RoadWidening Area)	(A-Deductions)	221.40
COVERAGE CHECK		
Proposed Coverage Area (60.98 %)		135.00
Total Coverage Area (60.98 %)		135.00
FAR CHECK		
Proposed Area of FAR		404.75
Total Area of FAR		404.75
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		537.45
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
Car Parking	3	37.50
Visitors Car Parking	2	25.00
Two Stack Car Parking	3	37.50
Two Wheeler Parking	8	16.00
Other Parking	1	46.61
Total Area	17	162.61

MARGIN DETAIL:

Building / Wing Name	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
A-1 (BUILDING)	6.10M WIDE ROAD	3.05	1.51	0.91	0.91

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.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Parking	Resi.	Stair		
A (BUILDING)	1	537.45	7.65	125.05	397.35	7.40	404.75	06
Grand Total :	1	537.45	7.65	125.05	397.35	7.40	404.75	06

AREA STATEMENT OF PROPOSED BUILDING

PLOT AREA = 221.40 Sq.Mt. FORM - C

No. of floors	Area within plinth area	Area in projection permissible within setback		Area in projection beyond plinth line but within setback	Total covered Area								Net Area for F.A.R	Occupancy or Use Proposed	Remarks
		Cupboard	Balcony			Lift	Void	Duct	Fire Stair	Parking if Permissible	Other if Permissible	Total Deduction			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ground Floor	134.99	_	_	_	134.99	_	_	_	_	121.2	–	121.2	13.79	Parking	
First Floor	134.99	–	–	–	134.99	2.55	–	–	–	–	–	2.55	132.44	Residential	
2 nd Floor	134.99	_	_	_	134.99	2.55	_	–	–	_	–	2.55	132.44	Residential	
3 rd Floor	134.99	_	_	_	134.99	2.55	_	–	–	_	–	2.55	132.44	Residential	
TOTAL	539.96	_	_	_	539.96	7.65	_	_	_	121.2	–	128.85	411.11		

PLOT AREA = 221.40 Sq.Mt.

Area for ground Coverage = 134.99 Sq.Mt.
134.99 X 100 / 221.40 = 60.97 %
% of ground Coverage = 60.97%

F.A.R = $\frac{411.11}{221.40}$ = 1.85

F.A.R =1.85

PARKING CALCULATION-

RESIDENTIAL : -

1NO. CAR PARKING & 1NO. TWO WHEELER PARKING IS PROVIDED IN EACH FLAT
TOTAL NO. OF FLAT - 6 nos (2NO.@ 3 FLOOR)
SO REQUIRED PARKING FOR RESIDENCE 6 NOS.
AREA REQUIRED FOR PARKING - 6 CAR X 12.50 (ONE CAR 2.5 X 5.0) = 75 SQ.M.

EXTRA PARKING

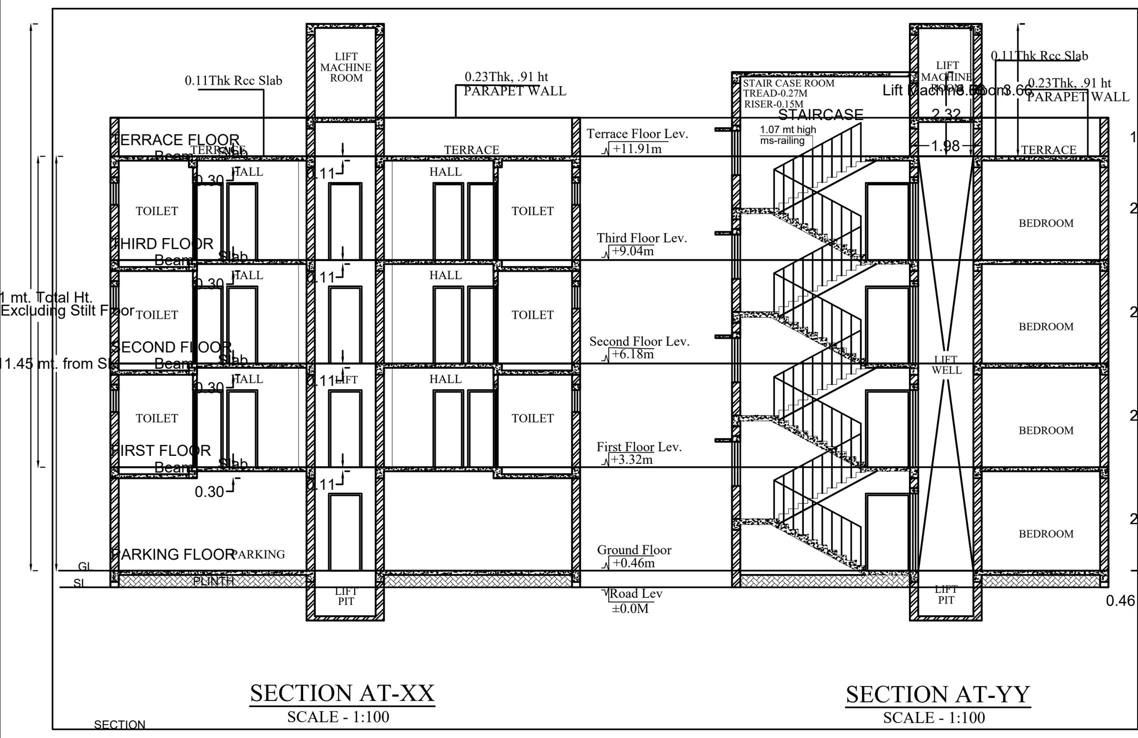
TOTAL CAR PARKING AREA REQUIRED = 75 SQ.M.
15 % OF TOTAL CAR PARKING AREA FOR VISITORS = 11.25 SQ.M.
1NO. TWO WHEELER PARKING IS PROVIDED FOR EACH UNIT = 6 X 2 = 12 SQ.M.
TOTAL REQUIRED PARKING AREA = 75.0 + 11.25 + 12 = 98.25 SQ.M.
SO, PARKING AREA PROVIDED IN GROUND FLOOR = 121.2 SQ. M.

SEPTIC TANK CALCULATION -

TOTAL NO OF PERSON IN RESIDENTIAL FLOOR = 35Nos.
SEPTIC TANK DESIGN FOR 35 USER/PERSON
VOLUME OF SEPTIC TANK=@0.084cumX35= 2.94cum.
SIZE OF SEPTIC TANK PROVIDED =2.13 x 1.52 x 1.22= 3.94cum

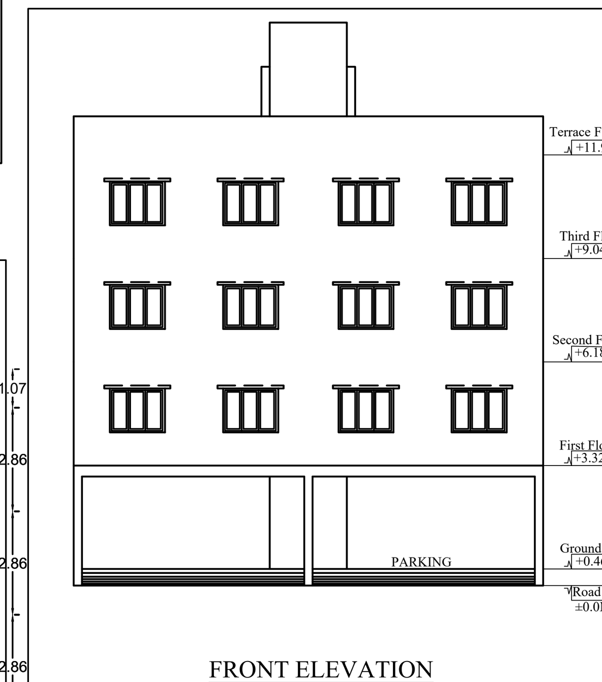
CALCULATION FOR WATER TANK

IN RESIDENTIAL , ASSUME 5 PERSONS IN EACH FLAT
TOTAL NO OF FLAT = 6 NOs (2NO OF UNITS @ 3 FLOOR.)
TOTAL NO. OF PERSONS = 6 X 5 PERSON = 30 PERSONS
ASSUME 10% EXTRA
TOTAL NO. OF PERSONS = (30+3) PERSON = 33 PERSONS
i.es = 35 PERSONS
REQUIREMENT OF WATER FOR 35 PERSONS
= 35 PERSON X 135 LTR. / PERSON / DAY = 4,725 LTR.
ASSUME 10% EXTRA
= (4,725 + 472.5) = 5,198 LTR. ≈ 5,000 LTR.



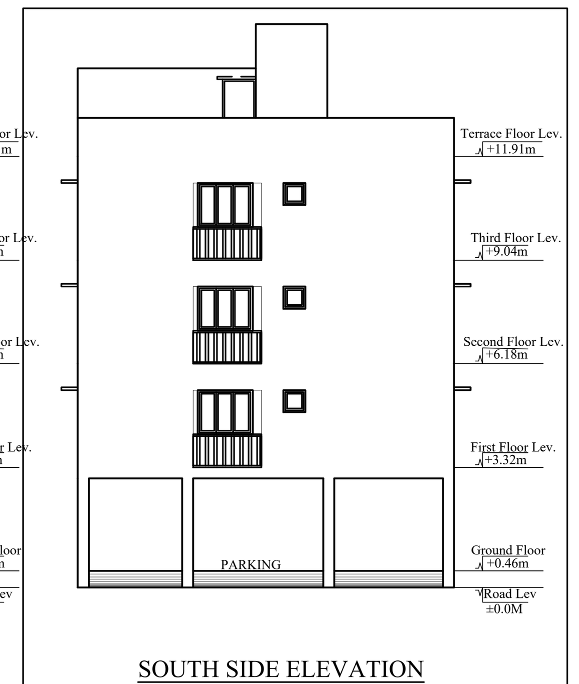
SECTION AT-XX
SCALE - 1:100

SECTION AT-YY
SCALE - 1:100



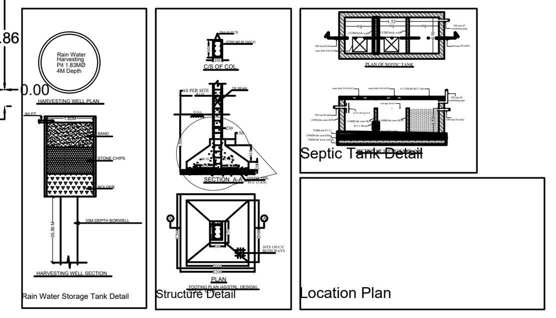
Elevation 1 Detail

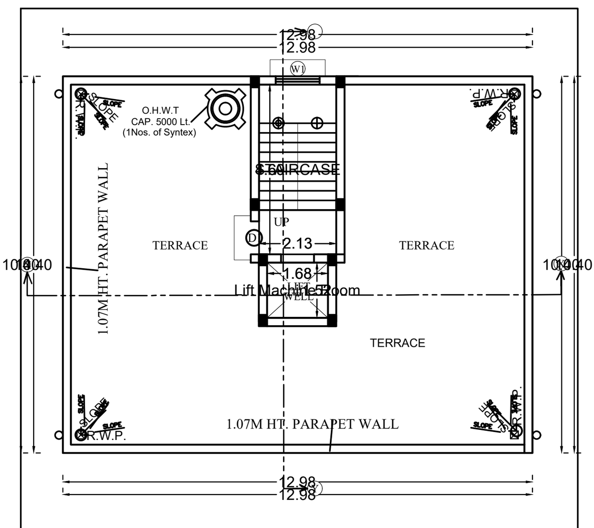
FRONT ELEVATION
SCALE - 1:100



Elevation 2 Detail

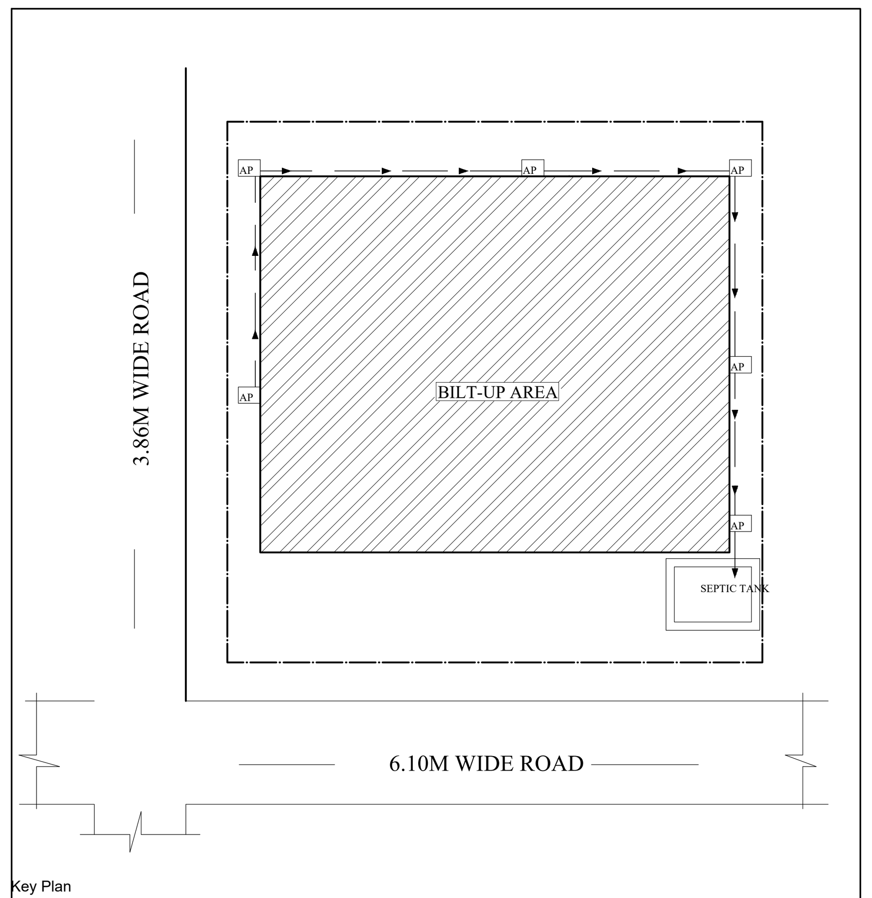
SOUTH SIDE ELEVATION
SCALE - 1:100



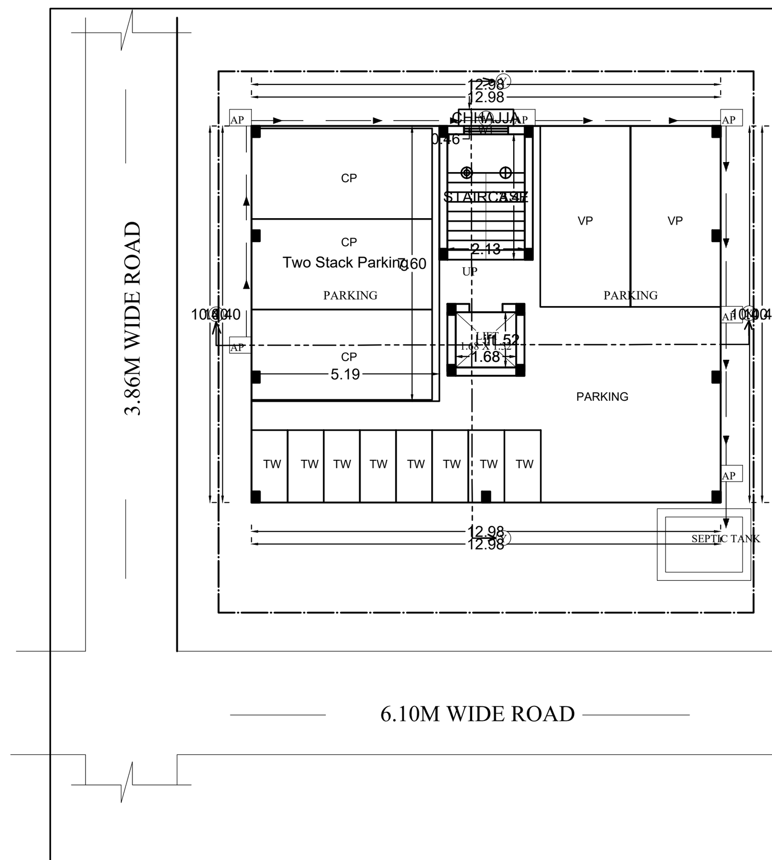


TERRACE FLOOR PLAN

TERRACE FLOOR PLAN
SCALE - 1:100

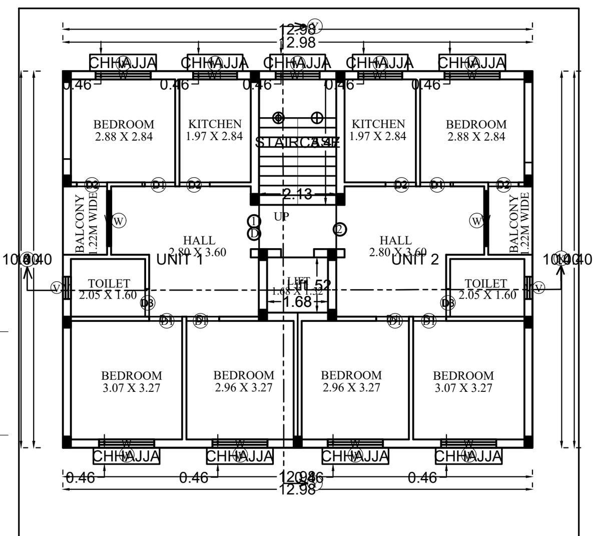


SITE PLAN
SCALE - 1:100



GROUND FLOOR PLAN
SCALE - 1:100

PARKING FLOOR PLAN



TYPICAL FLOOR PLAN
SCALE - 1:100

TYPICAL - 1, 2& 3 FLOOR PLAN

GENERAL SPECIFICATION:-

FOUNDATION	: Plain Cement Concrete As Per Design.
	: R.C.C Column Footing & Column As Per Structure Design.
SUPER STRUCTURE	: R.C.C Column And Beam As Per Structure Design.
	: 0.23M Thk External Wall & 0.11m Thk. Partition Wall In Cement Mortar.
	: R.C.C Roof Slab As Per Structure Design.
FLOOR	: I.P.S Flooring On P.c.c Bed All Over Floor.
INTERNAL FINISH	: White Washing Over Cement Plaster.
SANITARY	: Vitreous China Sanitary Ware.
	: G.I. Pipe Water Supply.
	: C.I. Pipe For Disposal.
DOORS & WINDOWS	: As Per Schedule.
ELECTRICAL	: Copper Conductor With P.V.C Conduct.

SCHEDULE OF DOORS & WINDOWS

SL.N0.	NAME	SIZE	DESCRIPTION
01	D	1.07M X 2.13M	Paneled Single Shutter door.
02	D1	0.91M X 2.13M	Paneled Single Shutter door.
03	D2	0.76M X 2.13M	Paneled Single Shutter door.
04	W	1.52M X 1.22M	Glazed Steel Frame Window 3. Shutter.
05	W1	1.22M X 1.22M	Glazed Steel Frame Window 3. Shutter.
06	V	0.61M X 0.61M	Top Hung Steel Ventilator.

PROPOSED BUILDING FOR:-

01. SHRI MALI RAM NAREDI
S/O- LT. DWARIKA PRASAD NAREDI

KHATA NO.- 276
PLOT NO.-336
WARD NO.- 9
P.S.- JUGSALAI
P.O.- JUGSALAI
HOLDING NO.- 141(OLD)169(NEW)
JAMSHEDPUR, EAST SINGHBHUM.

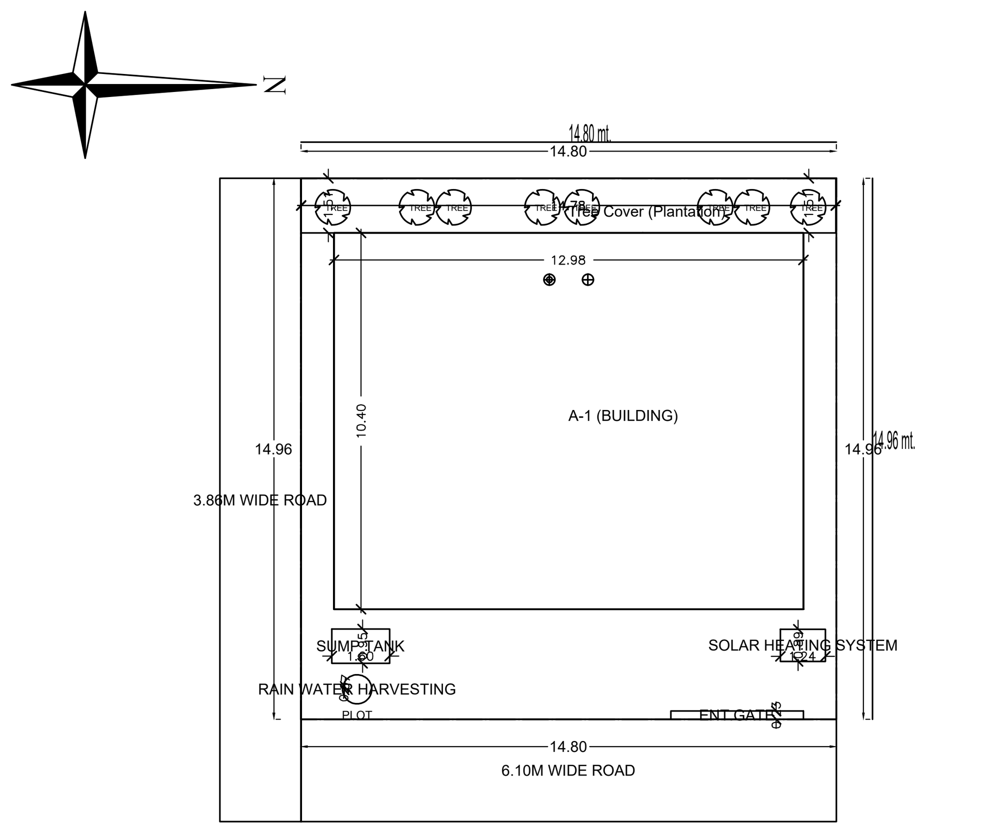
SIGNATURE OF OWNER

SIGNATURE OF ENGINEER

SITE PLAN, FLOOR PLANS, ELEVATIONS (2-nos.), SECTIONS (2-nos.), AREA CALCULATION, LOCATION
PLAN, DRAINAGE PLAN, FOOTING DETAILS, WATER TANK & SEPTIC TANK CALCULATION.

SHEET NO. = 01 OF 01

APPROVED



SITE PLAN
SCALE - 1:100

SITE PLAN

A (BUILDING)

Building :A (BUILDING)

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.)	Tnmt (No.)
		Lift	Parking	Resi.	Stair		
Parking Floor...	132.45	0.00	125.05	0.00	7.40	7.40	00
First Floor...	135.00	2.55	0.00	132.45	0.00	132.45	02
Second Floor...	135.00	2.55	0.00	132.45	0.00	132.45	02
Third Floor...	135.00	2.55	0.00	132.45	0.00	132.45	02
Terrace Floor...	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	537.45	7.65	125.05	397.35	7.40	404.75	06
Total Number of Same Buildings :	1						
Total :	537.45	7.65	125.05	397.35	7.40	404.75	06

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D3	0.76	2.13	06
A (BUILDING)	D2	0.84	2.13	12
A (BUILDING)	D1	0.91	2.13	18
Total	-	-	-	36

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.61	1.00	06
A (BUILDING)	W1	1.22	1.22	10
A (BUILDING)	W	1.52	1.22	24
Total	-	-	-	40

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2& 3 FLOOR PLAN	UNIT 1	FLAT	60.78	60.66	7	6
	UNIT 2	FLAT	60.79	60.71	7	
Total	-	-	364.71	364.11	42	6