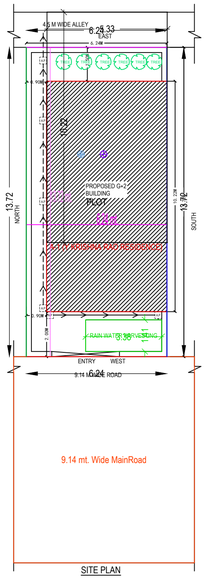
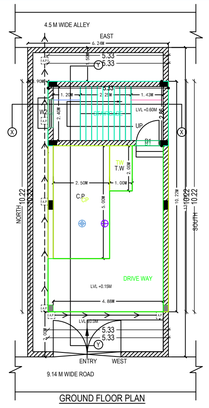
Project Title :Y KRISHNA RAO RESIDENCE



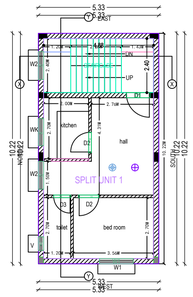

SITE PLAN

SITE PLAN



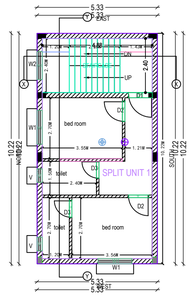

GROUND FLOOR PLAN

GROUND FLOOR PLAN



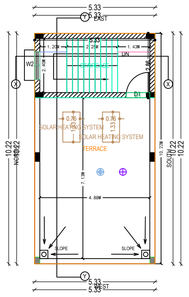

FIRST FLOOR PLAN

FIRST FLOOR PLAN



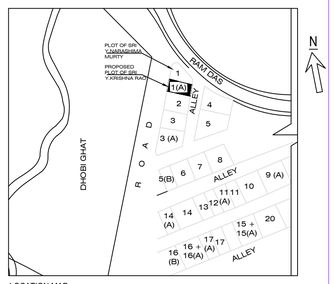

SECOND FLOOR PLAN

SECOND FLOOR PLAN



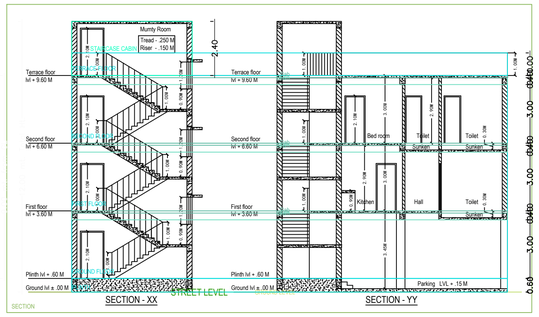

TERRACE FLOOR PLAN

TERRACE FLOOR PLAN




LOCATION MAP
(NTS)

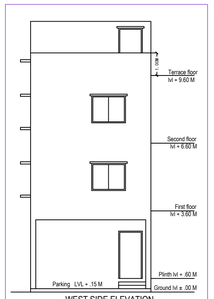
Key Plan




SECTION - XX

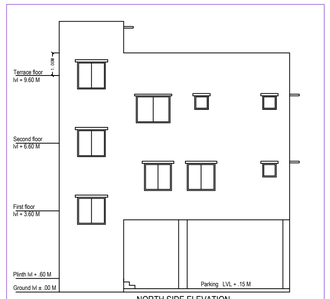
SECTION - YY

SECTION




WEST SIDE ELEVATION

Elevation 1 Detail




NORTH SIDE ELEVATION

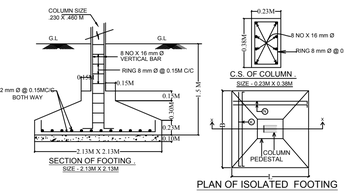
Elevation 2 Detail

| No. of Floors | Area within covered area | Area in Projection permissible within setback Cupboard | Balcony | Area in Projection beyond plinth line but within setback | Total covered Area | Deductions Lift Well | Void | Duct | Fire Staircase | Parking If Permissible | Other If permissible | Total Deduction | Net Area for F.A.R. | Occupancy or Use Proposed | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| Gr. Floor | 54.574 | — | — | — | 54.574 | — | — | — | — | 36.967 | — | — | 17.53 | RESIDENTIAL | PROPOSED |
| 1st Floor | 54.574 | — | — | — | 54.574 | — | — | — | — | — | — | — | 54.497 | RESIDENTIAL | |
| 2nd Floor | 54.574 | — | — | — | 54.574 | — | — | — | — | — | — | — | 54.497 | RESIDENTIAL | |
| TOTAL | 163.722 | — | — | — | 163.722 | — | — | — | — | — | — | — | 126.524 | | |

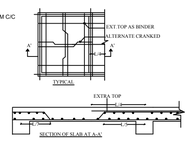
PLOT AREA = 85.529 SQ.MT.

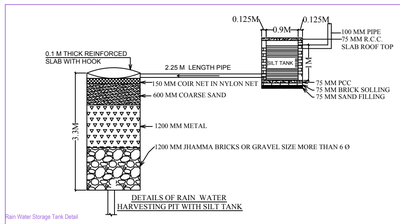
% of Ground Coverage :- $\frac{54.497}{85.529}$ X 100 = 63.71 %

F.A.R. :- $\frac{126.524}{85.529}$ = 1.479




Structure Detail




Rain Water Storage Tank Detail

## GENERAL SPECIFICATION :-

| | |
|---|---|
| FOUNDATION | : PLAIN CEMENT CONCRETE AS PER DESIGN. |
| | : R.C.C. COLUMN FOOTING & COLUMN AS PER |
| | : STRUCTURAL DESIGN. |
| SUPER STRUCTRE | : R.C.C. COLUMN AND BEAM AS PER STRUCTURAL DESIGN. |
| | : 0.23m THK. EXTERNAL WALL & 0.11m THK. PARTITION WALL. |
| | : IN CEMENT MORTAR. |
| | : R.C.C. ROOF SLAB AS PER STRUCTURAL DESIGN. |
| | : MOSAIC SITU FLOOR. |
| | : CERAMIC TILES DADO IN TOILET. |
| | : KOTA STONE IN KITCHEN FLOOR. |
| INTERNAL FINISH | : CEMENT PLASTER, P.O.P & O.B.D. |
| SANITARY | : VITROUS CHINA SANITARY WARE |
| | : G.I. PIPE FOR WATER SUPPLY. |
| | : P.V.C. PIPE FOR DISPOSAL. |
| DOORS & WINDOW | : AS PER SCHEDULE. |
| ELECTRICAL | : COPPER CONDUCTOR WITH P.V.C. CONDUIT. |

## SCHEDULE OF OPENINGS

| S.NO. | MKD. | SIZE | DESCRIPTION |
|---|---|---|---|
| 1. | D1 | 1.05 M X 2.13M | Pannelled double shutter door. |
| 2. | D2 | 0.90 M X 2.13M | Pannelled single shutter door. |
| 3. | D3 | 0.75 M X 2.13M | Pannelled single shutter door. |
| 4. | W1 | 1.50 M X 1.20 M | Glazed steel framed window 3. shutt. |
| 5. | W2 | 1.20 M X 1.20M | Glazed steel framed window 2. shutt. |
| 5. | W3 | 0.90 M X 1.20M | Glazed steel framed window 2. shutt. |
| 6. | V | 0.60 M X 0.60 M | Top hung steel ventilator. |

NOTE:- ALL DIMENSION ARE IN METER

PROPOSED G+2 RESIDENCE OF SRI Y.KRISHNA RAO

PLOT NO.-3039,KHATA NO.-85,THANA NO.-1155,HOLDING NO. 1A, WARD NO.3 ,RAMDAS BHATTA(OLD) AREA, JNAC

MOUZA - KHUTADIH, DIST.- EAST SINGHBHUM, STATE- JHARKHAND

OWNER

SRI Y.KRISHNA RAO

SPECIAL OFFICER

ARCHITECT

| | | |
|---|---|---|
| CHEK.BY | DRG.NO. | 01 |
| LAWRENCE | | |
| DRWN.BY | DATE. | |
| N.B. | SCALE | 1:100 |

Lawrence-Kuny & Associates

PROJECT CONSULTANT
114,RD.-4, SONARI
WEST LAYOUT, JAMSHEDPUR-11

A (Y KRISHNA RAO RESIDENCE)

| AREA STATEMENT: JAMSHEDPUR NAC | | VERSION NO.: 1.0.21 |
|---|---|---|
| | | VERSION DATE: 01/01/2019 |
| PROJECT DETAIL : | | |
| Inward_No: : JNAC/TEMP/BP/0297/W3/2019 | | Plot Use : Residential |
| Region : JHARKHAND URBAN LOCAL BODIES | | Plot SubUse : Bungalow/ Dwelling / Non Apartment |
| District : EAST SINGHBHUM | | Land Use Zone : Residential |
| Application Type : General Proposal | | Abutting Road Width : 9.14 MT |
| Project Type : Building Permission | | Plot No. : 3039 |
| Nature of Development : New | | Revenue Survey No/Survey No : - |
| Location : Old Area | | Thana No : 1155 |
| Sub Location : NA | | Holding No : 1A |
| Village/Mauza Name : KHUTADIH | | Khata No : 85 |
| Ward No : 3 | | North : - |
| Road/Street : Ramdas bhatta old area, punjabi line, Bistupur | | South : - |
| | | East : - |
| | | West : - |
| AREA DETAILS : | | SQ.MT. |
| AREA OF PLOT (Minimum) | (A) | 85.53 |
| Net Plot Area =Gross Plot Area - Deduction from Gross Plot area) | (A-Deductions) | 85.53 |
| Balance Plot Area (Net Plot Area - Recreational/Amenity space) | (A-Deductions) | 85.53 |
| Plot Area for Coverage (Net Plot Area) | (A-Deductions) | 85.53 |
| Plot Area for FSI (Net Plot Area + Road/Widening Area) | (A-Deductions) | 85.53 |
| COVERAGE CHECK | | |
| Proposed Coverage Area ( 63.72 % ) | | 54.50 |
| Total Coverage Area ( 63.72 % ) | | 54.50 |
| FAR CHECK | | |
| Proposed Area of FAR | | 124.25 |
| Total Area of FAR | | 124.25 |
| BUILT UP AREA CHECK | | |
| Total Proposed BuiltUp Area | | 163.50 |
| 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 | 1 | 12.50 |
| Two Wheeler Parking | 1 | 2.00 |
| Other Parking | 1 | 24.75 |
| Total Area | 3 | 39.25 |

FAR & Tenement Details (Table 4c-1)

| Building | No. of Same Bldg | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) Parking | Proposed FAR Area (Sq.mt.) Resi. | Add Area In FAR (Sq.mt.) Stair | Total FAR Area (Sq.mt.) | Tnmt (No.) |
|---|---|---|---|---|---|---|---|
| A (Y KRISHNA RAO RESIDENCE) | 1 | 163.50 | 39.25 | 109.00 | 15.25 | 124.25 | 01 |
| Grand Total : | 1 | 163.50 | 39.25 | 109.00 | 15.25 | 124.25 | 01 |

Building :A (Y KRISHNA RAO RESIDENCE)

| Floor Name | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) Parking | Proposed FAR Area (Sq.mt.) Resi. | Add Area In FAR (Sq.mt.) Stair | Total FAR Area (Sq.mt.) | Tnmt (No.) |
|---|---|---|---|---|---|---|
| Ground Floor... | 54.50 | 39.25 | 0.00 | 15.25 | 15.25 | 00 |
| First Floor... | 54.50 | 0.00 | 54.50 | 0.00 | 54.50 | 01 |
| Second Floor... | 54.50 | 0.00 | 54.50 | 0.00 | 54.50 | 00 |
| Terrace Floor... | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 |
| Total : | 163.50 | 39.25 | | 15.25 | 124.25 | 01 |
| Total Number of Same Buildings | 1 | | | | | |
| Total : | 163.50 | 39.25 | 109.00 | 15.25 | 124.25 | 01 |

SCHEDULE OF JOINERY:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| A (Y KRISHNA RAO RESIDENCE) | D3 | 0.75 | 2.10 | 03 |
| A (Y KRISHNA RAO RESIDENCE) | D2 | 0.90 | 2.10 | 04 |
| A (Y KRISHNA RAO RESIDENCE) | D1 | 1.05 | 2.10 | 04 |
| Total : | - | - | - | 11 |

SCHEDULE OF JOINERY:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| A (Y KRISHNA RAO RESIDENCE) | V | 0.60 | 1.00 | 03 |
| A (Y KRISHNA RAO RESIDENCE) | WK | 1.20 | 1.20 | 01 |
| A (Y KRISHNA RAO RESIDENCE) | W2 | 1.24 | 1.20 | 05 |
| A (Y KRISHNA RAO RESIDENCE) | W1 | 1.50 | 1.20 | 03 |
| Total : | - | - | - | 12 |

UnitBUA Table for Building :A (Y KRISHNA RAO RESIDENCE)

| FLOOR | Name | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|---|---|---|---|---|---|---|
| FIRST FLOOR PLAN | SPLIT UNIT 1 | FLAT | 95.18 | 94.67 | 4 | 1 |
| Total : | - | - | 95.18 | 94.67 | 9 | 1 |