

PROJECT
AFFORDABLE HOUSING PROJECT UNDER PRADHAN MANTRI AWAS YOJANA AT 48 NO PLOTS AT KHAITAN NO.-55, WARD NO.-17 BIRSANAGAR, JAMSHEDPUR NOTIFIED AREA COMMITTEE, JAMSHEDPUR, JHARKHAND

Client Name :
JHARKHAND URBAN INFRASTRUCTURE DEVELOPMENT COMPANY LTD.
 R.R.D.A BUILDING, KUTCHERY, RANCHI- 834001

Parcel Name :
AFFORDABLE HOUSING PACKAGE-1 TO 10

Title : **MASTER PLAN PACKAGE -1 TO 10 (28 NOS TYPE-I & 4 NOS TYPE-II BUILDINGS) G+VIII, HEIGHT- 26.70 M.**

Date **12.10.19** Drawing No.
 Scale **1:100** **JUIDCL/AH/TM/ MASTER /01-010**

NOTE:

ALL EXTERNAL & INTERNAL WALLS ARE 200 THK. & 125 THK. BRICK WALL UNLESS STATED OTHERWISE. ALL DIMENSIONS ARE IN MM.

DECLARATION OF OWNER

I THE CERTIFIED THAT I HAVE GONE THROUGH THE JAMSHEDPUR NOTIFIED AREA (BUILDING) RULES, AND ALSO UNDERTAKE TO ABIDE BY THOSE RULES DURING AND AFTER CONSTRUCTION OF THE BUILDING.

SIGNATURE OF OWNER
DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS

SIGNATURE OF STRUCTURAL ENGINEER
DECLARATION OF ARCHITECT

I CERTIFY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF THE JAMSHEDPUR NOTIFIED AREA (BUILDING) RULES, AS AMENDED FROM TIME TO TIME.

THE SITE CONDITION INCLUDING THE ABUTTING BIRSANAGAR MAIN ARTERIAL ROAD ON SOUTH HAS BEEN CONFIRMED WITH THE PLAN. IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK. SITE MEASUREMENT IS AS PER REGISTERED BOUNDARY DECLARATION. THE PLOT IS OPEN LAND.

SIGNATURE OF ARCHITECT

SIGNATURE OF GEO -TECHNICAL ENGINEER

SIGNATURE OF LBS / ARCHITECT

CONTRACTOR

KEW CONSTRUCTION PVT. LTD.
 MAUBHANDAR, GHATSHILA, DAHIGORA,
 EAST SINGBHM, JHARKHAND - 832303

ARCHITECT

S. CONSTRUCTION
 (ARCHITECTURAL: INTERIOR: CIVIL: SURVEY)
 703, MOTILAL GUPTA ROAD, P.O. HARIDEV
 FOREKOLKATA-700008, WEST BENGAL
 E-MAIL: SCONSTRUCTION3006@GMAIL.COM
 [PHONE: +91 9836064272; +91 9836279563]

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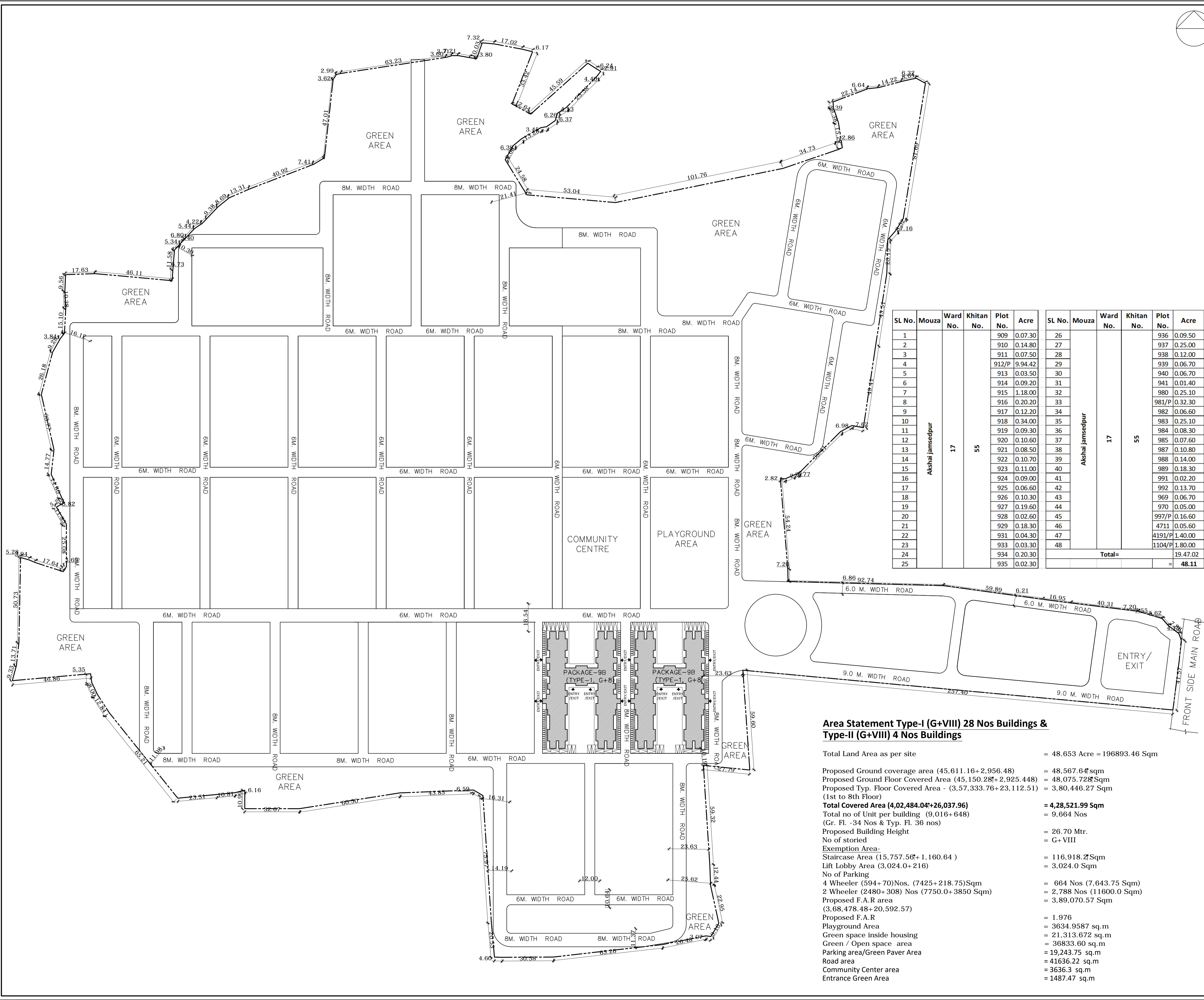
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THIS DRAWING SHALL BE USED FOR THE PURPOSE ISSUED AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF THE CONSULTANT.



Sl. No.	Mouza	Ward No.	Khitan No.	Plot No.	Acres	Sl. No.	Mouza	Ward No.	Khitan No.	Plot No.	Acres	
1	Alkshai Jamsedpur	17	55	909	0.07.30	26	Alkshai Jamsedpur	17	55	936	0.09.50	
2				910	0.14.80	27				937	0.25.00	
3				911	0.07.50	28				938	0.12.00	
4				912/P	9.94.42	29				939	0.06.70	
5				913	0.03.50	30				940	0.06.70	
6				914	0.09.20	31				941	0.01.40	
7				915	1.18.00	32				980	0.25.10	
8				916	0.20.20	33				981/P	0.32.30	
9				917	0.12.20	34				982	0.06.60	
10				918	0.34.00	35				983	0.25.10	
11				919	0.09.30	36				984	0.08.30	
12				920	0.10.60	37				985	0.07.60	
13				921	0.08.50	38				987	0.10.80	
14				922	0.10.70	39				988	0.14.00	
15				923	0.11.00	40				989	0.18.30	
16				924	0.09.00	41				991	0.02.20	
17				925	0.06.60	42				992	0.13.70	
18				926	0.10.30	43				969	0.06.70	
19				927	0.19.60	44				970	0.05.00	
20				928	0.02.60	45				997/P	0.16.60	
21				929	0.18.30	46				4711	0.05.60	
22				931	0.04.30	47				4191/P	1.40.00	
23				933	0.03.30	48				1104/P	1.80.00	
24				934	0.20.30							
25				935	0.02.30							
Total=											19.47.02	
=											48.11	Acres

Area Statement Type-I (G+VIII) 28 Nos Buildings & Type-II (G+VIII) 4 Nos Buildings

- Total Land Area as per site = 48.653 Acres = 196893.46 Sqm
- Proposed Ground coverage area (45,611.16+2,956.48) = 48,567.64 sqm
- Proposed Ground Floor Covered Area (45,150.28+2,925.448) = 48,075.728 Sqm
- Proposed Typ. Floor Covered Area - (3,57,333.76+23,112.51) = 3,80,446.27 Sqm (1st to 8th Floor)
- Total Covered Area (4,02,484.04+26,037.96) = 4,28,521.99 Sqm**
- Total no of Unit per building (9,016+648) = 9,664 Nos (Gr. Fl. -34 Nos & Typ. Fl. 36 nos)
- Proposed Building Height = 26.70 Mtr.
- No of storied = G+ VIII
- Exemption Area-
 Staircase Area (15,757.56+1,160.64) = 116,918.27 Sqm
 Lift Lobby Area (3,024.0+216) = 3,024.0 Sqm
 No of Parking = 664 Nos (7,643.75 Sqm)
 4 Wheeler (594+70)Nos, (7425+218.75)Sqm = 2,788 Nos (11600.0 Sqm)
 2 Wheeler (2480+308) Nos (7750.0+3850 Sqm) = 3,89,070.57 Sqm
 Proposed F.A.R area (3,68,478.48+20,592.57) = 1,976
 Proposed F.A.R = 3634.9587 sq.m
 Playground Area = 21,313.672 sq.m
 Green space inside housing = 36833.60 sq.m
 Green / Open space area = 19,243.75 sq.m
 Parking area/Green Paver Area = 41636.22 sq.m
 Road area = 3636.3 sq.m
 Community Center area = 1487.47 sq.m
 Entrance Green Area