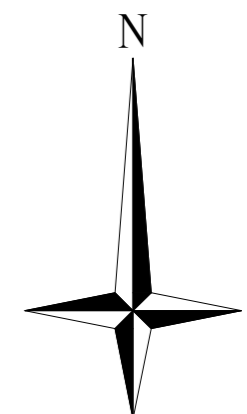
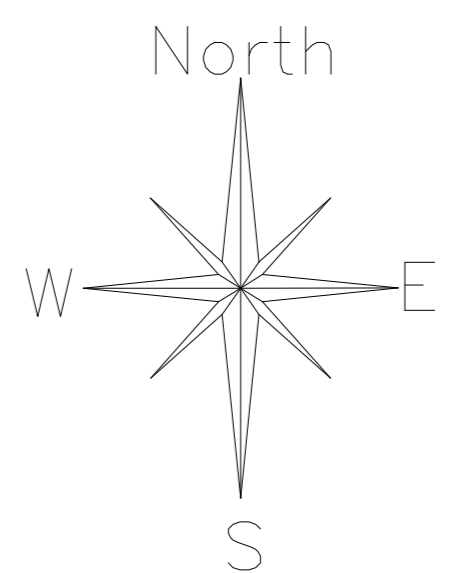
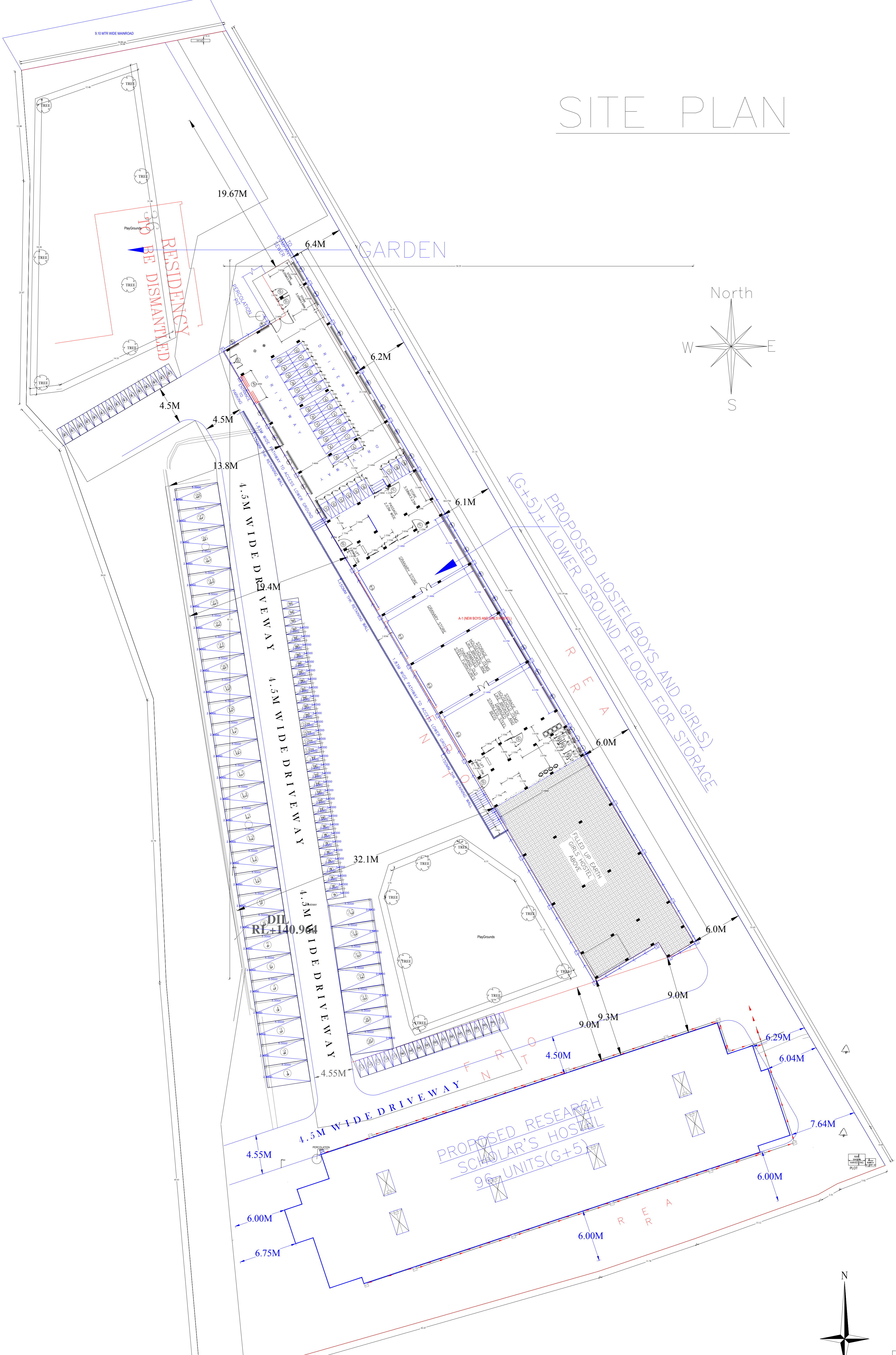


# SITE PLAN



## SITE PLAN

PROPOSED BUILDING OF-  
NEW BOYS AND GIRLS HOSTEL  
WITH STORE AT LOWER GROUND  
AT XLRI CAMPUS, JAMSHEDPUR

OWNER

SPECIAL OFFICER

ARCHITECT

CHEK BY	DRG. NO.	01
LAWRENCE	DATE	03.11.23
TANYA	SCALE	1:100

Lawrence-Kunj  
& Associates  
PROJECT CONSULTANT  
114, RD-4, SONAR  
WEST LAYOUT, JAMSHEDPUR-11  
PHONE No. - 2305718

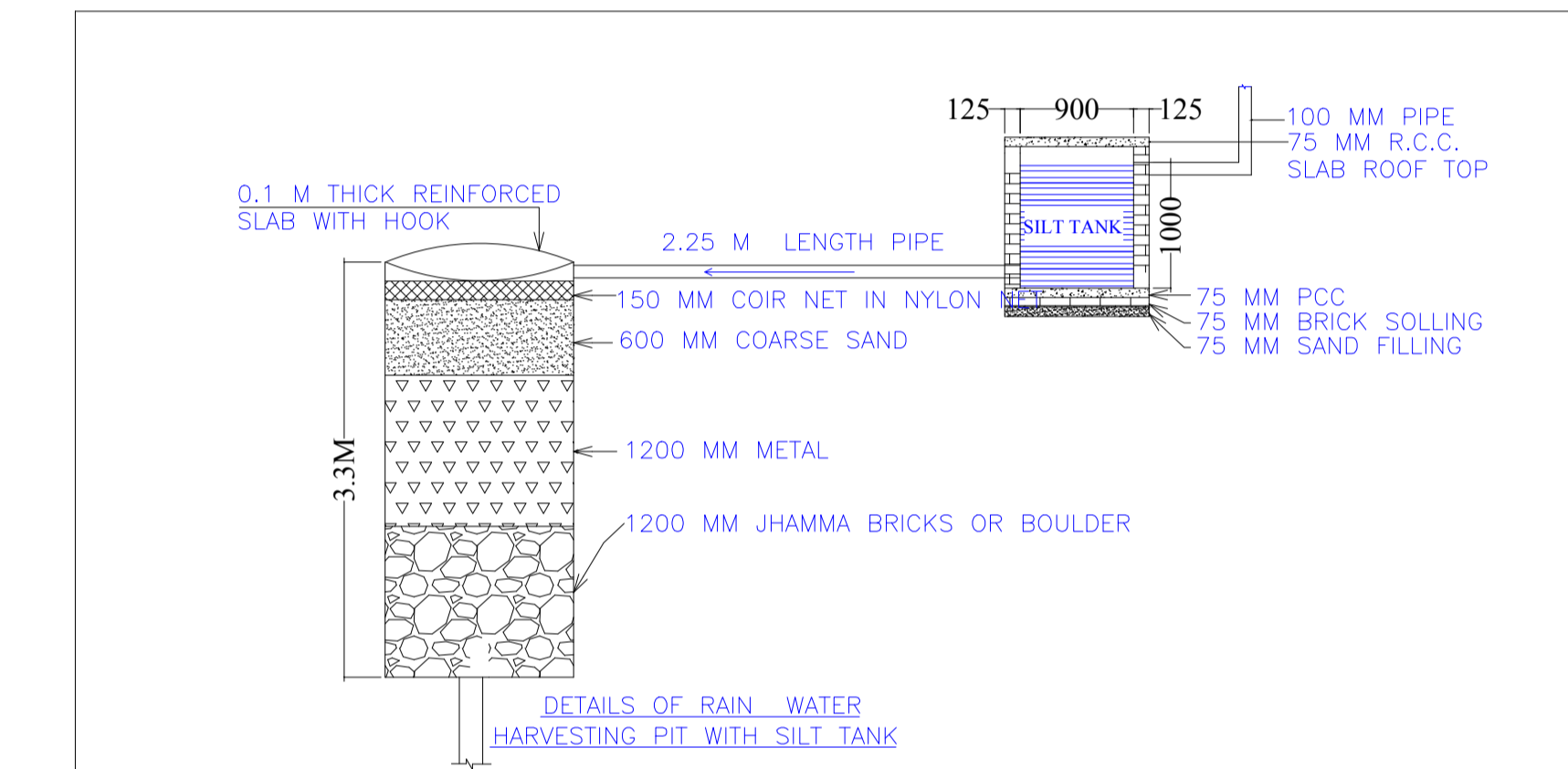
# F.A.R. CALCULATIONS

(NEW BOYS AND GIRLS HOSTEL)  
F.A.R. CALCULATION (PROPOSED)

FLOOR	AREA WITHIN PERIMETER WHEN COVERED BY SETBACK	AREA IN PROJECTION BEYOND FRONT LINE BUT WITHIN SETBACK	AREA IN PROJECTION BEYOND FRONT LINE BUT WITHIN SETBACK	TOTAL COVERED AREA	DEDUCTIONS										NET AREA FOR F.A.R.	OCCUPANCY OR USE PROPOSED	REMARKS			
					1	2	3	4	5	6	7	8	9	10				11	12	13
LOWER GROUND	748.57	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	748.57	HOSTEL	PROPOSED
GROUND FLOOR	1020.19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1020.19	HOSTEL	
FIRST FLOOR	1020.19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1020.19	HOSTEL	
SECOND FLOOR	035.247	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	035.247	HOSTEL	
THIRD FLOOR	035.247	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	035.247	HOSTEL	
FOURTH FLOOR	035.247	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	035.247	HOSTEL	
<b>TOTAL</b>	<b>6929.938</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>65</b>	<b>6864.938</b>	

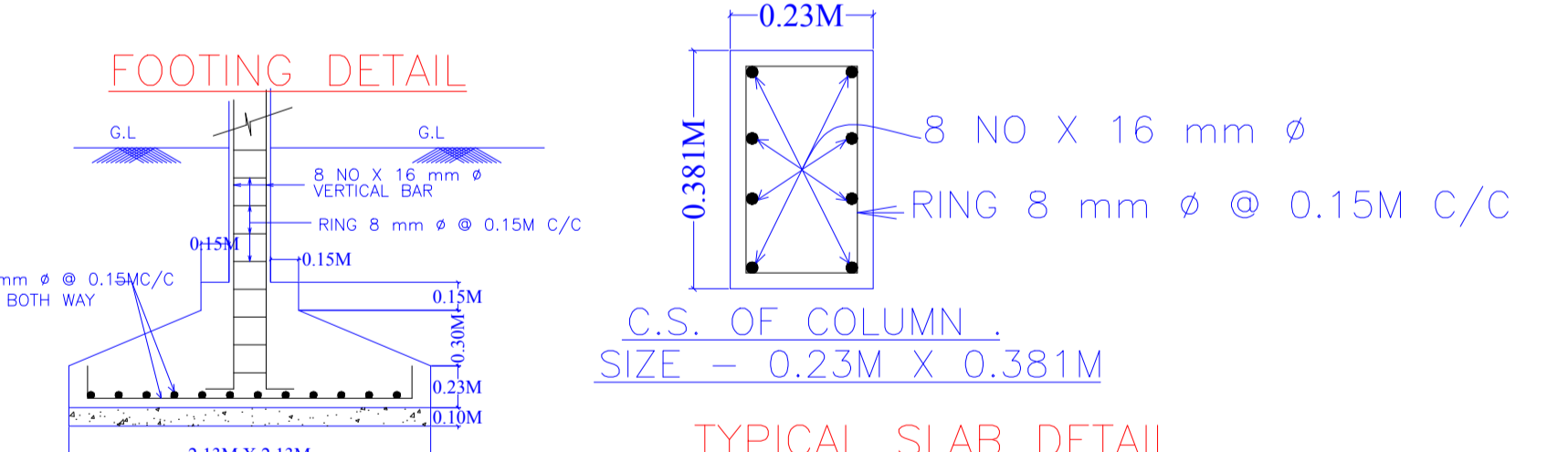
OPENING SCHEDULE (DOOR/WINDOW)

DOOR	WINDOW
ED: 1.22MX2.13M	W1: 2.44MX1.22M
R.S: 4.5MX3.05M	W2: 1.83MX1.22M
D1: 1.22MX2.13M	W3: 1.22MX1.22M
D2: 1.07MX2.13M	W4: 3.05MX0.61M
D3: 0.76MX2.13M	W1: 0.61MX0.61M

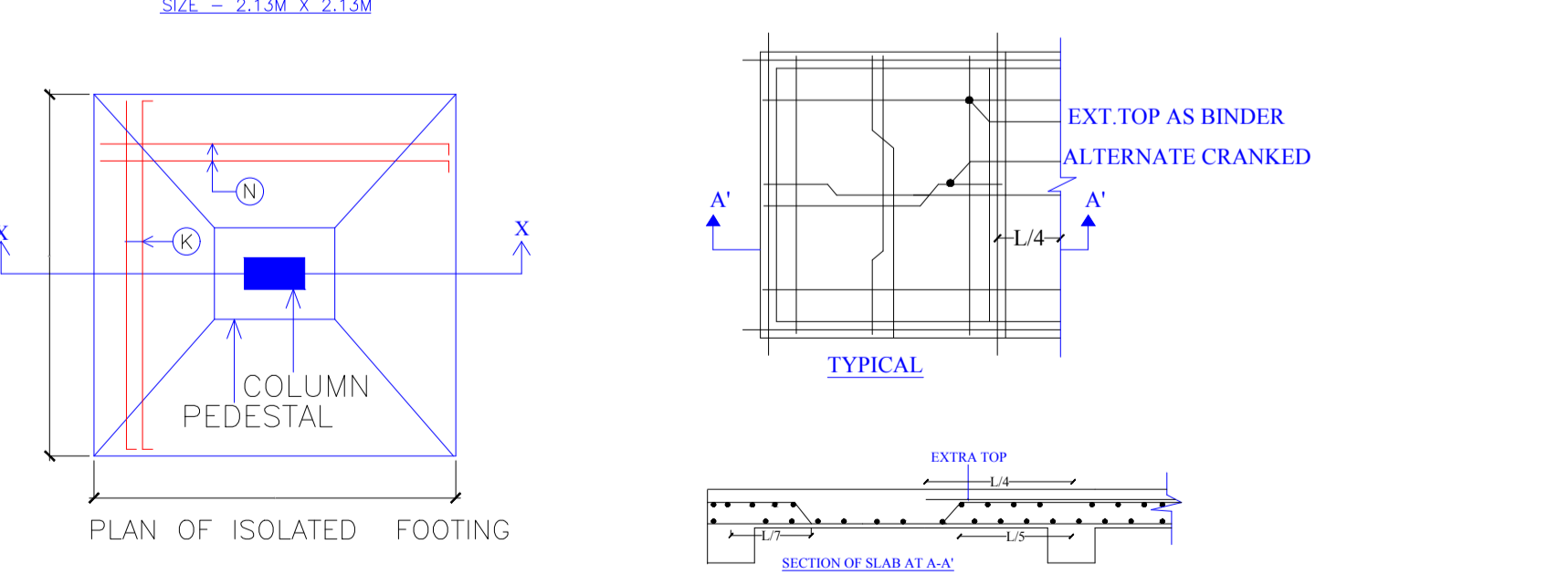


DETAILS OF RAIN WATER HARVESTING PIT WITH SILT TANK

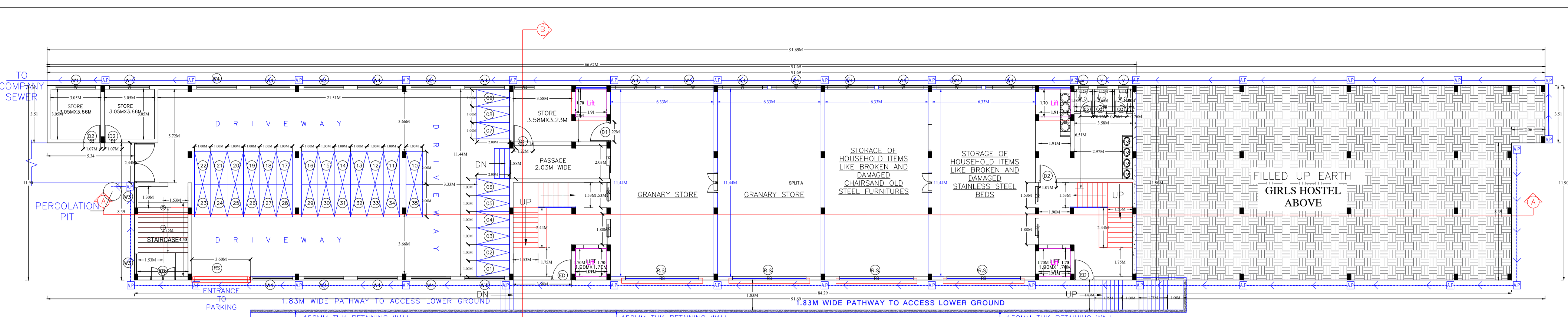
COLUMN REINFORCEMENT DETAIL



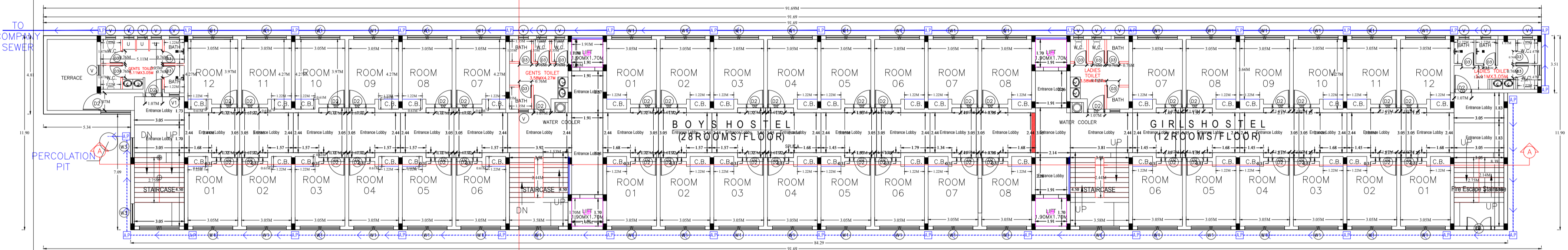
TYPICAL SLAB DETAIL



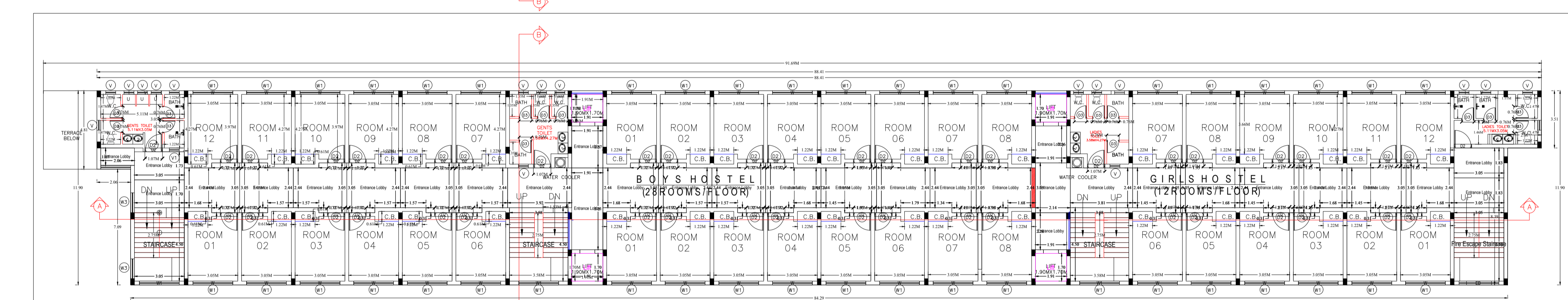
STRUCTURAL DETAIL



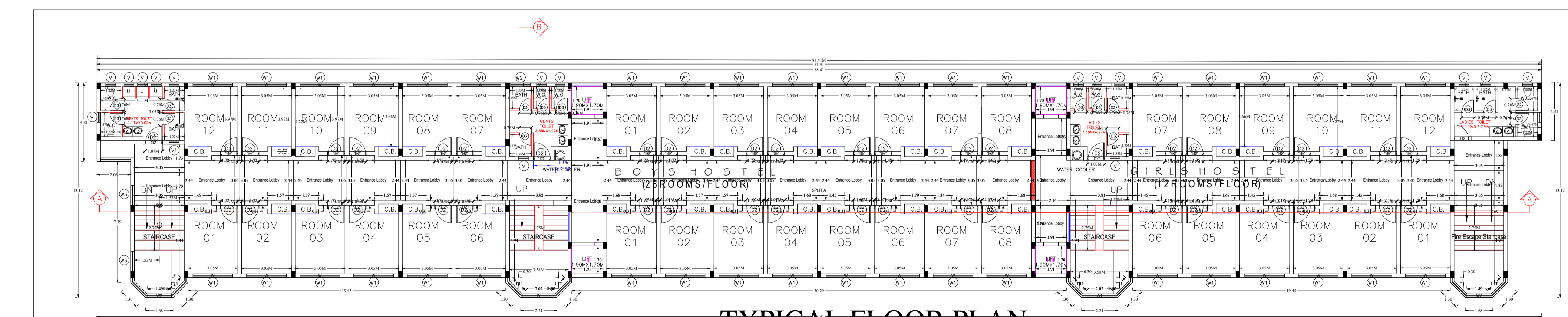
LOWER GROUND FLOOR PLAN



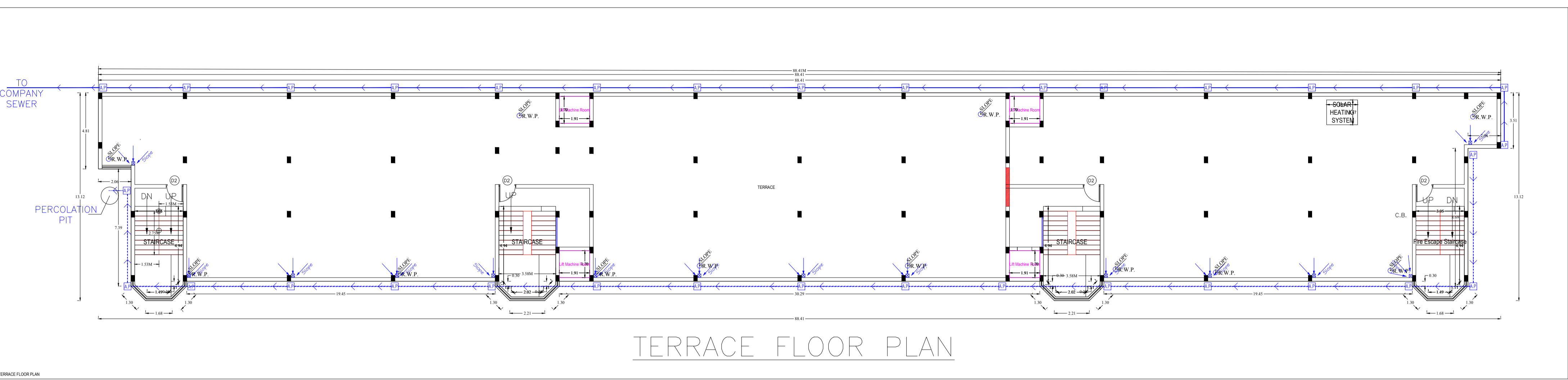
GROUND FLOOR PLAN



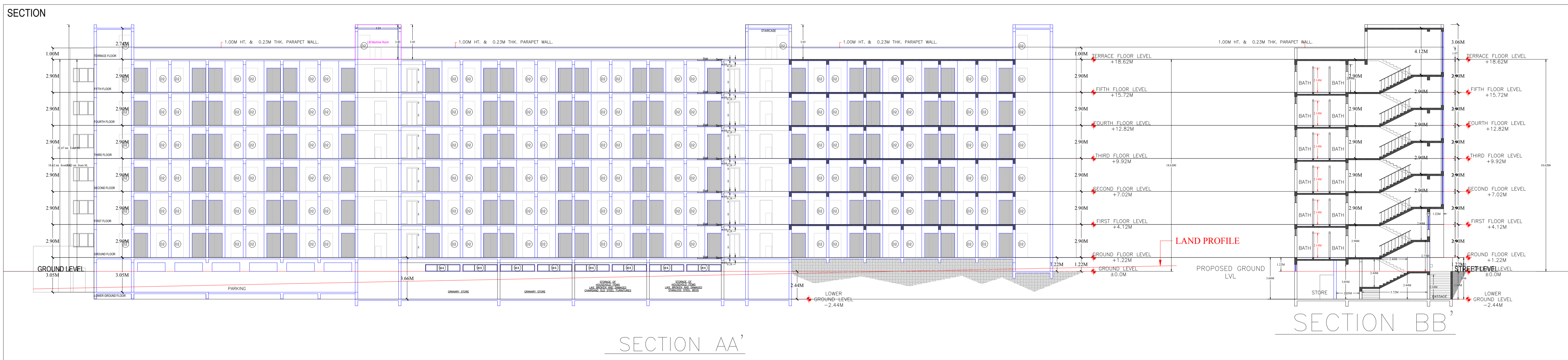
FIRST FLOOR PLAN



TYPICAL FLOOR PLAN  
SECOND, THIRD, FOURTH, FIFTH

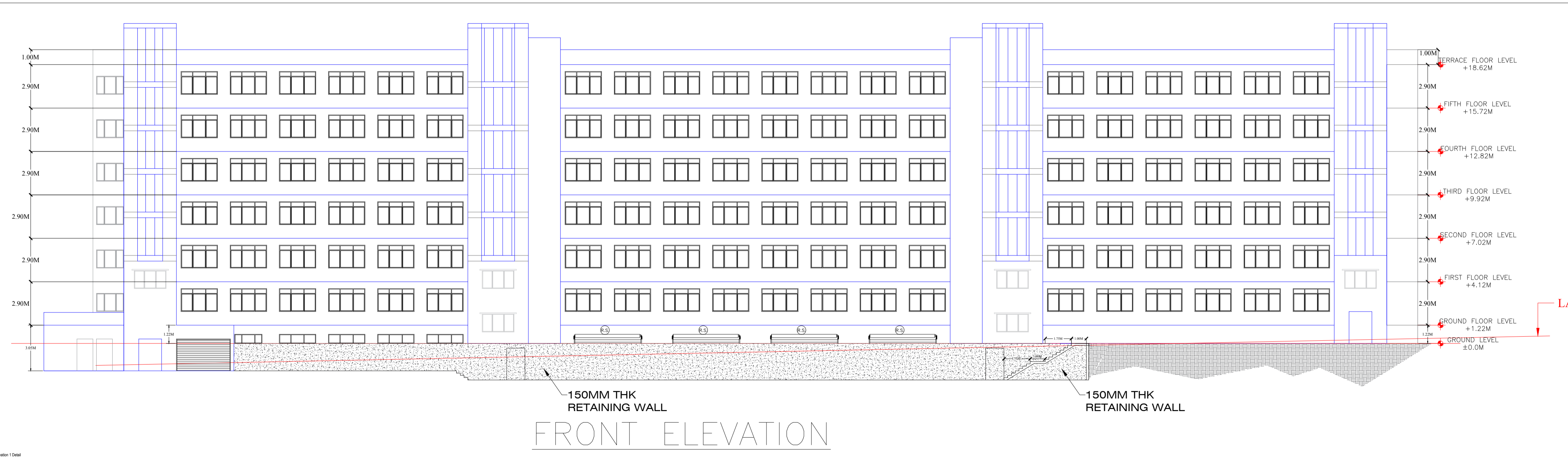


TERRACE FLOOR PLAN

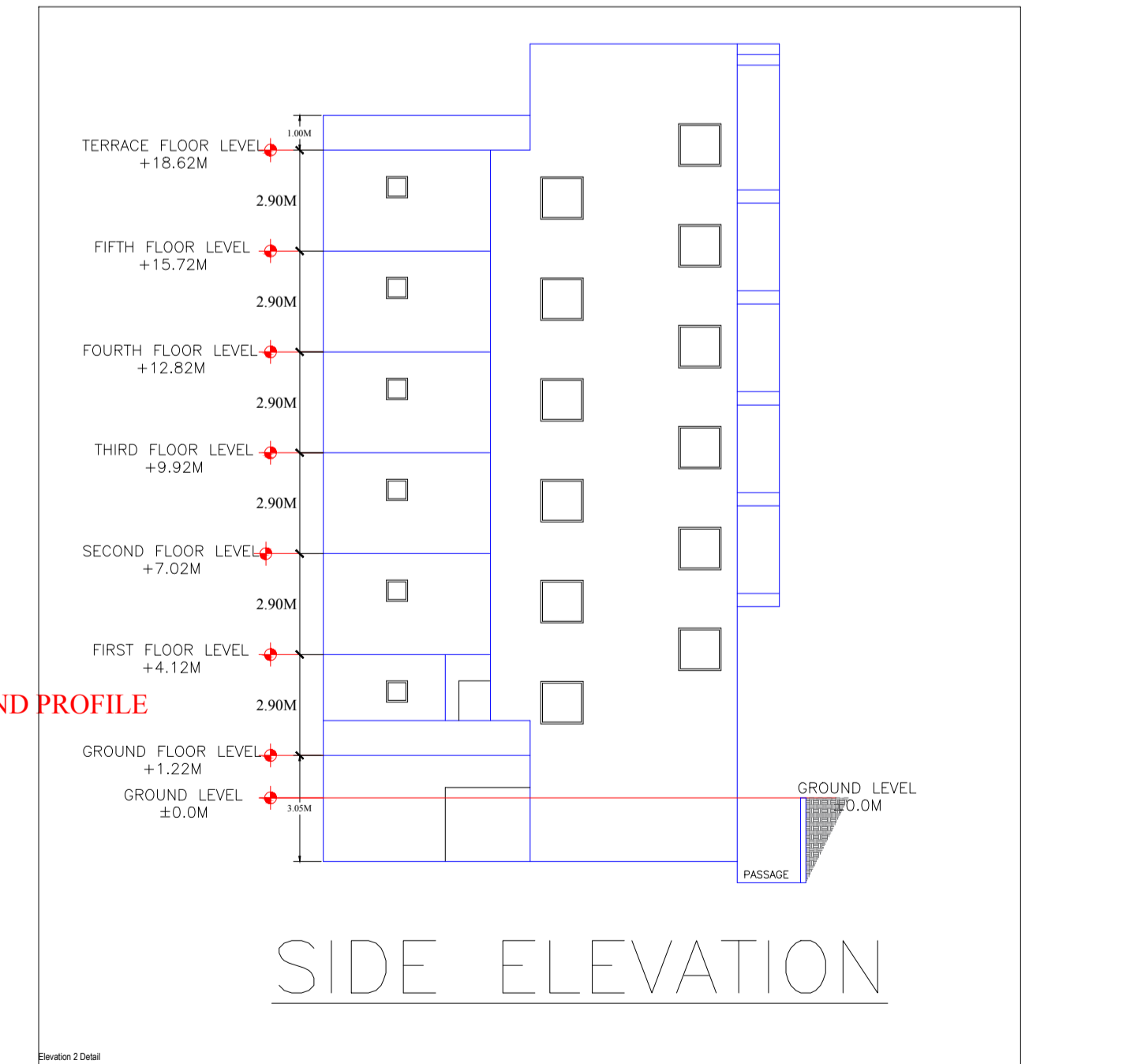


SECTION AA'

SECTION BB'



FRONT ELEVATION








SIDE ELEVATION

PROPOSED BUILDING OF- <b>NEW BOYS AND GIRLS HOSTEL</b> WITH STORE AT LOWER GROUND AT XLRI CAMPUS, JAMSHEDPUR	OWNER  	SPECIAL OFFICER  	ARCHITECT  	CHEK.BY <b>LAWRENCE</b>	DRG.NO. <b>03</b>	<b>Lawrence-Kunj &amp; Associates</b> PROJECT CONSULTANT T14, RD.-4, SONARI WEST LAYOUT, JAMSHEDPUR-11 PHONE No. - 2305718
				DRAWN.BY <b>TANYA</b>	DATE. <b>03.11.23</b>	
				SCALE <b>1:100</b>		

AREA STATEMENT: JAMSHEDPUR NAC	VERSION NO.: 1.0.37
	VERSION DATE: 16/10/2020
PROJECT DETAIL :	
Inward_No. : -	Plot Use : Residential
Region : JHARKHAND URBAN LOCAL BODIES	Plot SubUse : Hostel
District : EAST SINGHBHUM	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/Mauza Name : -	Khata No : -
Ward No : -	North : -
Road/Street : -	South : -
	East : -
	West : -

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	7869.35
Net Plot Area (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	7869.35
Deductions for Balance Plot Area (from Gross Plot Area)		
COP Area		818.55
Total		818.55
Balance Plot Area (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	7050.80
Plot Area for Coverage (Net Plot Area)	(A-Deductions)	7869.35
Plot Area for FSI (Net Plot Area + RoadWidening Area)	(A-Deductions)	7869.35
AccessoryUse Area		1.10
COVERAGE CHECK		
Proposed Coverage Area ( 12.99 % )		1022.24
Total Coverage Area ( 12.99 % )		1022.24
FAR CHECK		
Proposed Area of FAR		5521.43
Total Area of FAR		5521.43
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		7213.17
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	35	437.50
Two Wheeler Parking	62	124.00
Total Area	97	561.50

MARGIN DETAIL:

Building / Wing Name	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
A-1 (NEW BOYS AND GIRLS HOSTEL)	9.10 MTR WIDE MAINROAD	27.41	31.63	6.00	21.33

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.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Lift	Accessory Use			
A (NEW BOYS AND GIRLS HOSTEL)	1	7213.17	94.78	77.94	1519.02	5521.43	5521.43	01
Grand Total :	1	7213.17	94.78	77.94	1519.02	5521.43	5521.43	01

Building :A (NEW BOYS AND GIRLS HOSTEL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Accessory Use			
Lower Ground Floor...	1029.03	0.00	12.99	4.93	1011.11	1011.11	01
Ground Floor...	1022.98	13.73	0.00	251.98	757.27	757.27	00
First Floor...	1020.20	13.73	12.99	254.19	739.29	739.29	00
Second Floor...	1035.24	16.83	12.99	251.98	753.44	753.44	00
Third Floor...	1035.24	16.83	12.99	251.98	753.44	753.44	00
Fourth Floor...	1035.24	16.83	12.99	251.98	753.44	753.44	00
Fifth Floor...	1035.24	16.83	12.99	251.98	753.44	753.44	00
Terrace Floor...	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	7213.17	94.78	77.94	1519.02	5521.43	5521.43	01
Total Number of Same Buildings :	1						
Total :	7213.17	94.78	77.94	1519.02	5521.43	5521.43	01

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (NEW BOYS AND GIRLS HOSTEL)	D2	1.07	2.13	274
A (NEW BOYS AND GIRLS HOSTEL)	ED	1.52	2.13	02
A (NEW BOYS AND GIRLS HOSTEL)	RS	4.50	2.13	04
Total	-	-	-	280

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (NEW BOYS AND GIRLS HOSTEL)	W3	1.22	2.70	01
A (NEW BOYS AND GIRLS HOSTEL)	W2	1.49	2.70	08
A (NEW BOYS AND GIRLS HOSTEL)	V	2.00	1.00	24
A (NEW BOYS AND GIRLS HOSTEL)	W	2.00	2.70	04
A (NEW BOYS AND GIRLS HOSTEL)	W1	2.02	2.70	04
A (NEW BOYS AND GIRLS HOSTEL)	W	2.44	2.70	250
A (NEW BOYS AND GIRLS HOSTEL)	W1	2.44	2.70	06
Total	-	-	-	297

UnitBUA Table for Building :A (NEW BOYS AND GIRLS HOSTEL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
LOWER GROUND FLOOR PLAN	SPLIT A	FLAT	4068.48	4066.77	7	1
Total	-	-	4068.48	4066.77	271	1