Project Title :MR ZAFAR IMAM KHAN'S HOUSE

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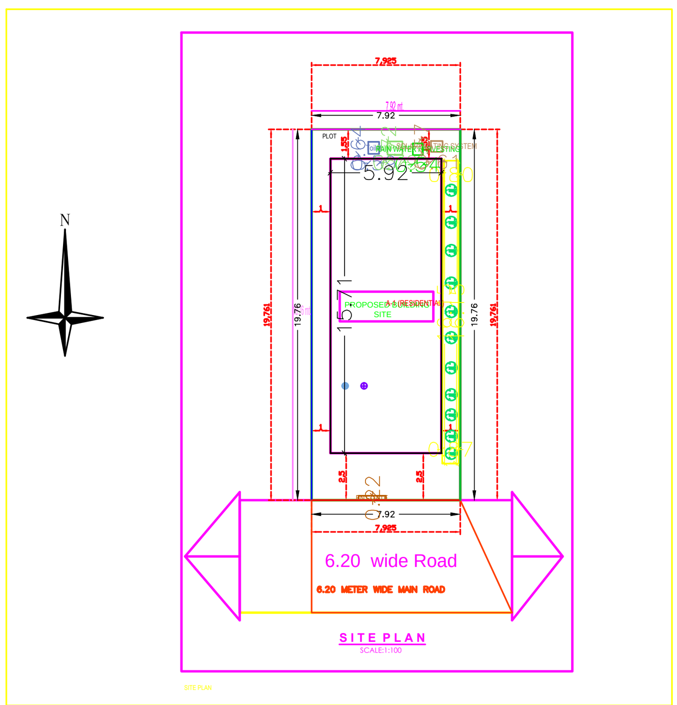

SITE PLAN
SCALE:1:100

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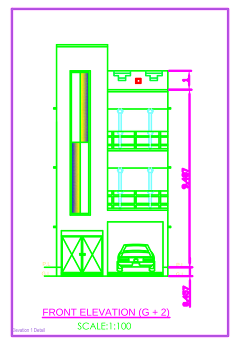
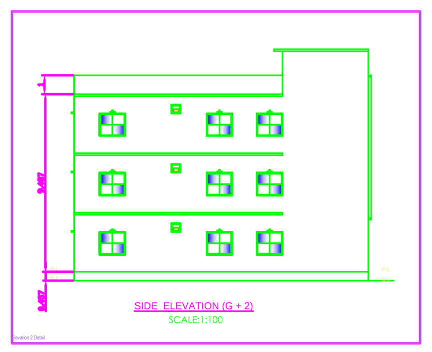
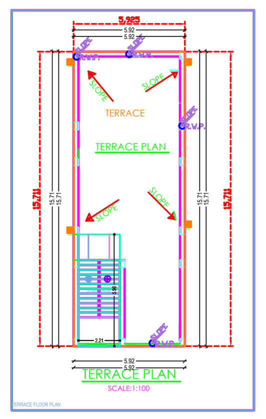
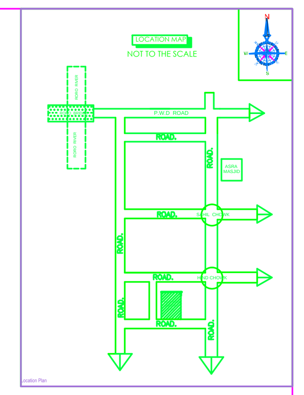
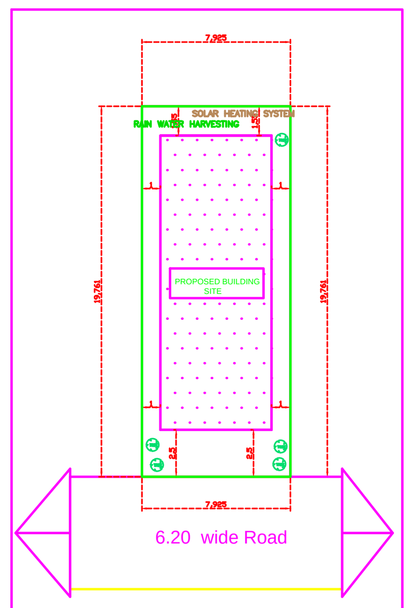




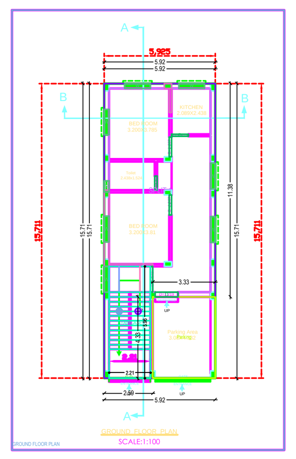


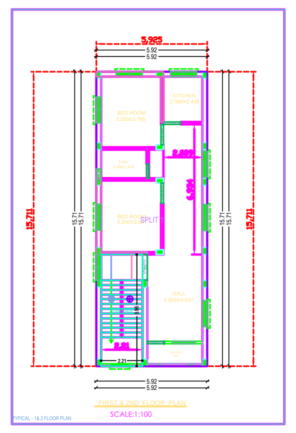
Proposed Building Plan of
Sri. Zafar Imam Khan
s/o late. Zamir Hassan Khan
T.K.M Plot No. 1711 portion
T.K.M Holding No.811 /B
New Plot No.20,22 ,b portion
Municipal Holding No.0100000123000A1
old Ward No.10 New Ward No.10
At Mohalla : Bari Bazar Niche Tola
Municipal Chaibasa
Dist : Singhbhum (w)
Jharkhand



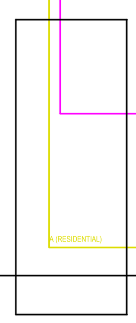


SITE PLAN
SCALE:1:100



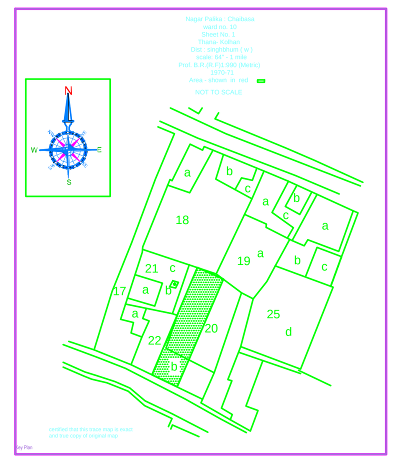


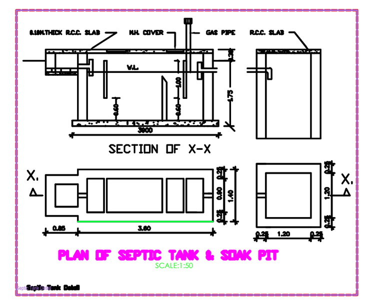
OFFICE USE ONLY



A (RESIDENTIAL)

2





Proposed Building Plan of
Sri. Zafar Imam Khan
s/o late. Zamir Hassan Khan
T.K.M Plot No. 1711 portion
T.K.M Holding No.811 /B
New Plot No.20,22 ,b portion
Municipal Holding No.0100000123000A1
old Ward No.10 New Ward No.10
At Mohalla : Bari Bazar Niche Tola
Municipal Chaibasa
Dist : Singhbhum (w)
Jharkhand

SPECIFICATION

SL.NO	NAME	DETAILS
(1)	FOUNDATION	R.C.C COLUMN FOOTING/RAFT AS PER DESIGN
(2)	SUPER STRUCTURE	FIRST CLASS B/W IN C:M(1:6) FOR 225mm & C.M(1:4) FOR 112.5 MM
(3)	FLOORING	0.025 mt I.P.S FLOORING OVER 0.015mt DRY REAMED KHOA OVER 0.075mt B/B SOLING OVER LOCAL SAND FILLING.
(4)	LINTEL	150mm R.C.C LINTEL PROVIDED OVER DOOR & WINDOWS.
(5)	ROOF	R.C.C ROOF SLAB WITH REQUIRED THICKNESS AS PER STRUCTURAL DESIGN.
(6)	TERRACE	PROVIDE 254mm MUD FUSCA TREATMENT WITH BRICK ON EDGE, SOLING OVER LOCAL SAND FILLING FINISHED WITH P.C.C OVER R.C.C TERRACE ROOF FOR HEAT INSULATION & WATER PROOFING.
(7)	PLASTER	INNER & OUTER WALL PLASTERED IN C:M(1:6) & (1:4) & TWO COATS OF WHITE WASH OUT SIDE ONLY.

AREA STATEMENT

TOTAL PLOT AREA AS PER DEED =156.69 M

TOTAL PLOT AREA AS PER EXISTING =156.60 M

1 TOTAL PLINTH AREA = 93.08 M^2

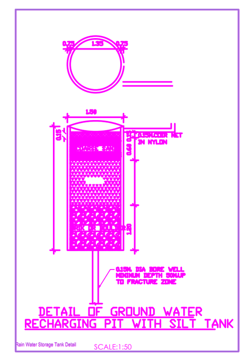
COVERAGE / FLOOR = $\frac{93.08 \times 100}{156.60}$ 59.4 % > 60%

2 TOTAL COVERD AREA =279.24 M^2

F.A.R ACHIEVED $\frac{279.24}{156.60}$ = 1.78 < 2.5

SCHEDULE OF DOOR & WINDOW

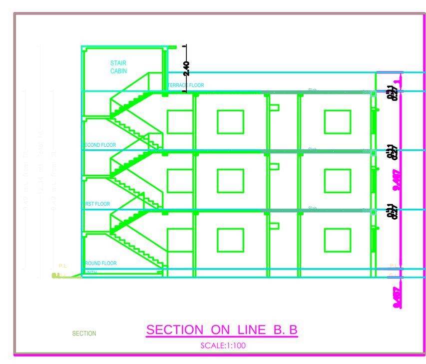
TYPE	WIDTH	
D	1.37	2.1
D1	1.22	2.1
D2	1.07	2.1
D3	0.76	2.1
W	1.08	2.1
V	0.61	2.1



F.A.R. AND COVERED AREA CALCULATION (Area in Sq.M.)

S.No.	Floor	Plinth Area within set back	Projection: Balcony	Projection: C.B	Projection beyond permissible limit	Total Covered Area (3+4+5+6)	Deduction: Lift Well	Fire Stairs	Ducts	Void	Others if permissible (PARKING)	Total (8+9+10+11+12)	Not Covered For FAR calculation Area (7-13)	Remarks
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	G+0	93.08	---	---	---	93.08	---	---	---	---	---	---	93.08	
2	G+1	93.08	---	---	---	93.08	---	---	---	---	---	---	93.08	
3	G+2	93.08	---	---	---	93.08					---	---	93.08	
Total		279.24	---	---	---	279.24	---	---	---	---			279.24	

OFFICE USE ONLY



SECTION ON LINE B. B
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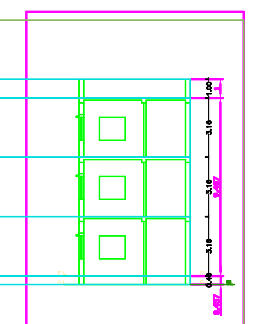

SECTION ON LINE A. A
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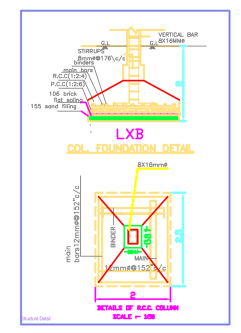

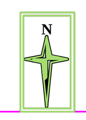

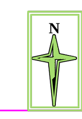

AREA STATEMENT: CHAIBASA NAGAR PARISHAD	VERSION NO.: 1.0.31
	VERSION DATE: 16/10/2020
PROJECT DETAIL :	
Inward_No. : -	Plot Use : Residential
Region : JHARKHAND URBAN LOCAL BODIES	Plot SubUse : Bungalow/ Dwelling / Non Apartment
District : WEST SINGHBHUM	Land Use Zone : Residential
Application Type : General Proposal	Abutting Road Width : 6.20 METER
Project Type : Building Permission	Plot No. : 1711
Nature of Development : New	Revenue Survey No/Survey No : -
Location : Old Area	Thana No : 644
Sub Location : NA	Holding No : -
Village/Mauza Name : CHAIBASA NAGAR PARISAD	Khata No : -
Ward No : 13	North : -
Road/Street : BARI BAZAR	South : -
	East : -
	West : -

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	156.60
Net Plot Area (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	156.60
Deductions for Balance Plot Area (from Gross Plot Area)		
COP Area		13.53
Total		13.53
Balance Plot Area (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	143.07
Plot Area for Coverage (Net Plot Area)	(A-Deductions)	156.60
Plot Area for FSI (Net Plot Area + RoadWidening Area)	(A-Deductions)	156.60
AccessoryUse Area		0.38
COVERAGE CHECK		
Proposed Coverage Area (59.44 %)		93.09
Total Coverage Area (59.44 %)		93.09
FAR CHECK		
Proposed Area of FAR		264.82
Total Area of FAR		264.82
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		264.82

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	1	14.44
Total Area	1	14.44

MARGIN DETAIL:

Building / Wing Name	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
A-1 (RESIDENTIAL)	6.20 METER WIDE MAIN ROAD	2.50	1.55	1.00	1.00

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
A (RESIDENTIAL)	1	264.82	264.82	264.82	01
Grand Total :	1	264.82	264.82	264.82	01

Building :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor...	78.64	78.64	78.64	01
First Floor...	93.09	93.09	93.09	00
Second Floor...	93.09	93.09	93.09	00
Terrace Floor...	0.00	0.00	0.00	00
Total	264.82	264.82	264.82	01
Total Number of Same Buildings	1			
Total	264.82	264.82	264.82	01

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.76	2.10	03
A (RESIDENTIAL)	D	0.91	2.10	05
A (RESIDENTIAL)	D	1.07	2.10	06
A (RESIDENTIAL)	D	1.22	2.10	01
A (RESIDENTIAL)	D	1.37	2.10	03
Total	-	-	-	18

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	1.00	03
A (RESIDENTIAL)	W	1.22	1.20	02
A (RESIDENTIAL)	W	1.37	1.20	23
Total	-	-	-	28

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	123.75	123.27	7	1
Total	-	-	123.75	123.27	23	1