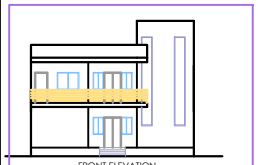
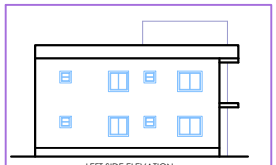
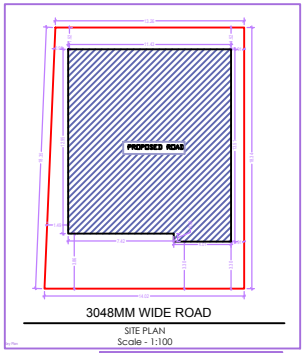
Project Title :SHAMA NAJ



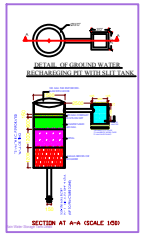
FRONT ELEVATION
Scale - 1:100

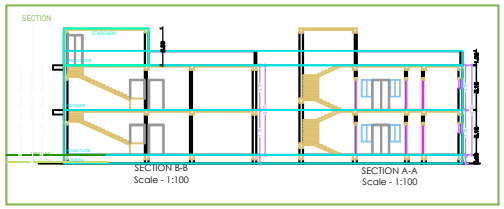


LEFT SIDE ELEVATION
Scale - 1:100



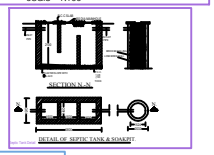
3048MM WIDE ROAD
SITE PLAN
Scale - 1:100

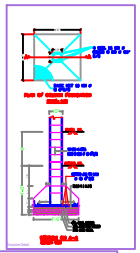


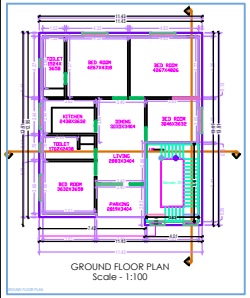


SECTION B-B
Scale - 1:100

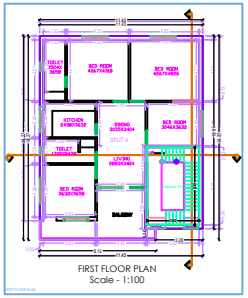
SECTION A-A
Scale - 1:100



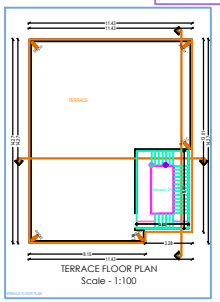




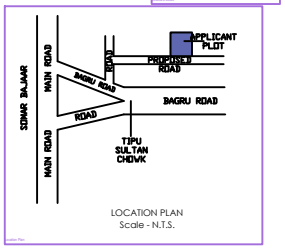
GROUND FLOOR PLAN
Scale - 1:100



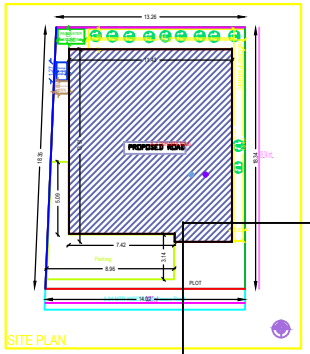
FIRST FLOOR PLAN
Scale - 1:100



TERRACE FLOOR PLAN
Scale - 1:100



LOCATION PLAN
Scale - N.T.S.



SITE PLAN

AREA STATEMENT - LOHARDAGA GRAM PANCHAYAT	LOHARDAGA - 1 & 2
PROJECT DETAIL:	LOHARDAGA - 2020/21
Authority :	Gram Panchayat - Lohardaga
District : LOHARDAGA GRAM PANCHAYAT, SUBDIV	LOHARDAGA - Lohardaga Gram Panchayat
Location : LOHARDAGA	Lower Bazar Ward - 04
Application type : Vertical Housing	Building Plan Scrutiny
Project type : Building Permission	New Plan
Nature of Land(approved) : None	Residential Service Housing Plot
Location : Old Area	Holding No.
Land Owner : Pvt.	Khata No.
Village/Mouza Name :	Plot No.
Road Type :	Kaccha
Road Width :	3.00m
Area Details:	Sqmt.
Total Plot Area	250.22
Net Plot Area (Under Plot Area	
Deductible Area Under Plot area	202.14
Deductions for Balance Plot Area (Non Habitable Plot Area	
Half Area	24.04
Usable	24.04
Net Plot Area (Net Plot Area	231.86
Max Allowed Coverage Area	
Max Allow for Coverage Area Plot Area	202.14
Land	(In Deduction)
Max Area for Flat (Net Plot Area	202.14
Residential Area	(In Deduction)
Commercial Area	0.00
Commercial Use Area	
Permissible Coverage Area (65.00 %)	202.14
Total Coverage Area (10.00 %)	202.14
PARKING(ECS)	
Required Area (2*ECS)	31.00
Total Area (2*ECS)	31.00
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	310.58
Maximum Allowed BuiltUp Height	Unlimited
No Dwelling Units(Units)	1
No Shop/Room Area(Units)	SHOP/ ROOM

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	25.00
Total Area		25.00

SARGON DETAIL:

Building / Wing	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
A1 (Dwelling Units)	ROA 6.00 to less than ROAD Access Road	3.00	1.00	0.00	0.00

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Residential	Total FAR Area (Sq.mt.)	Tenement
A (DWELLING UNIT)	1	310.58	310.58	310.58	1
Grand Total	1	310.58	310.58	310.58	1

General notes

1	ALL DIMENSION ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2	NO DIMENSION IS TO BE SCALED OFF THE DRAWING.
3	DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT
4	DRAWINGS & SPECIFICATIONS.
5	WRITTEN DIMENSIONS ONLY.
6	DOORS AND WINDOW FRAME NOT TO BE FIXED ALONG WITH
7	BRICK WORK.
8	INTERNAL PLASTER SHOULD BE 10mm THICK AND EXTERNAL
9	PLASTER 6 25MM THICK.
10	FOUNDATION DEPTH UPTO GOOD SOIL
11	CEMENT MORTAR OF 1:6 (1 pt PCM ENTIRE STRUCTURE AND
12	PLASTER WORK.
13	SEPTIC TANK WILL BE FLUSHING SYSTEM.
14	ALL REINFORCEMENT BARS SHALL BE OF TOR STEEL OF GRADE FY-415.
15	GRADE OF CONCRETE SHALL BE M-20.

Schedule of Doors

	TYPE	WIDTH	HEIGHT	SILL LVL	DESCRIPTION
	D	3'6"	7'0"	NILL	WHITE SHUTTER WITH FRAME
	D1	3'3"	7'0"	NILL	- - -
	D2	3'0"	7'0"	NILL	- - -
	D3	2'6"	7'0"	NILL	- - -
	CG	5'0"	7'0"	NILL	STEEL GRAVING GATE
	W	5'0"	4'0"	3'0"	5 FLIM GLASS WIND
	W2	4'0"	4'0"	3'0"	- - -
	W3	3'0"	4'0"	3'0"	- - -
	V	2'0"	1'0"	8'0"	VENTILATOR

Schedule of Area

PLOT AREA AS PER DEED	–	250.22 SQMT
AREA OF GROUND FLOOR	–	109.79 SQMT
AREA OF FIRST FLOOR	–	109.79 SQMT
TOTAL BUILT UP AREA	–	219.58 SQMT
Req OF AREA COVERED	–	63.00
TOTAL F.A.R. ACHIEVED	–	1.27

Owner

PROPOSED RESIDENTIAL BUILDING PLAN OF SHAMA NAJ, W/O. TANVEER GAUHAR, ON PLOT NO. - 2050, KHATA NO. 347,THANA NO. - 164, TAREQ NO. - 01, AREA - 5.35 DECIMAL, MAUZA -NINGNI, THANA - LOHARDAGA, DIST.-LOHARDAGA - 835302, STATE - JHARKHAND

Architect

SOA
SHAPE OF ARCHITECTS & STUDIO
DEVELOPMENT CONSULTANT, ESTATE

architecture design
interior design
landscape design
engineering
project management

SCALE	DATE	SHEET NO.
1 = 200		01 OF 01

ISSUE SLIP FOR G.3267

CLIENT | ENGINEER / ARCHITECT

Building -A (SHAMA NAJ)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Residential	Total FAR Area (Sq.mt.)	Tenant (No.)
Ground Floor	109.79	109.79	109.79	01
Mezzanine	109.79	109.79	109.79	00
Terrace Floor	0.00	0.00	0.00	00
Total	219.58	219.58	219.58	01
Total Number of Same Buildings	1			
Total	219.58	219.58	219.58	01

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (DWELLING UNIT)	D	0.75	2.10	06
A (DWELLING UNIT)	D1	0.75	2.10	01
Total				07

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (DWELLING UNIT)	W	1.50	1.20	04
A (DWELLING UNIT)	W2	1.20	1.20	06
A (DWELLING UNIT)	W3	1.00	1.20	01
A (DWELLING UNIT)	V	0.60	0.60	01
Total				12

UnitBUA Table for Building -A (SHAMA NAJ)

FLOOR	NAME	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Units	No. of Tenements
GROUND FLOOR (DWELLING UNIT)	SPLIT A	FLAT	247.06	200.00	1	1
Total:			247.06	200.00	1	1