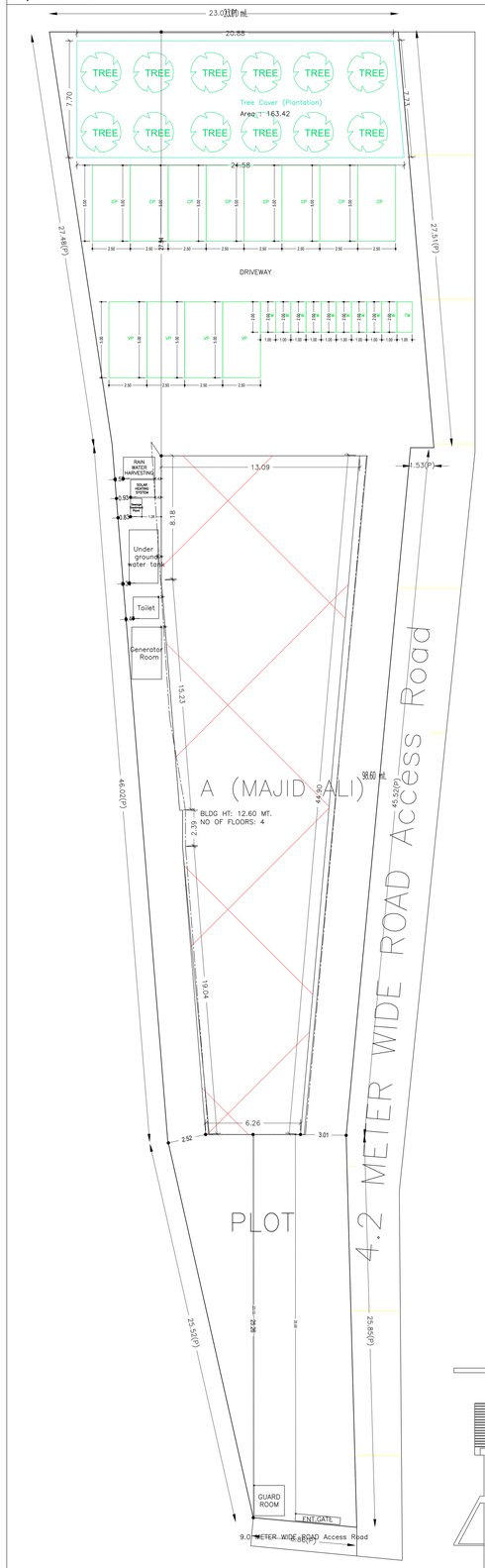
Project Title :MAJID ALI

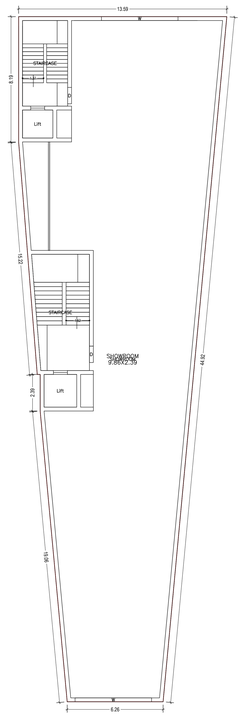
DATE	16-05-2019
SHEET NO.	1

Proposal Basic Info

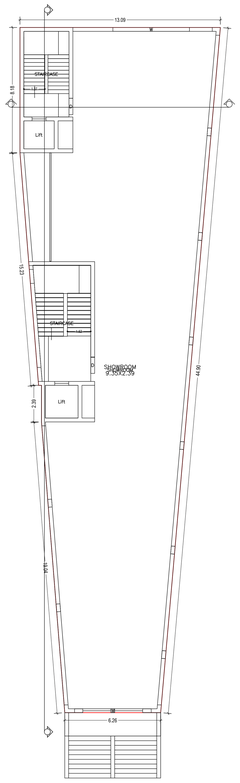
Proposal File No.	LNP/BP/2019/W/1/2019
Owner Name	MAJID ALI
Khata No	208
Plot No	522
Village Name	Lohartaiga
Use	Mixed
SubUse	Resi+Comm



SITE PLAN



BASEMENT FLOOR PLAN
(Proposed)
(SCALE 1:100)



GROUND FLOOR PLAN
(Proposed)
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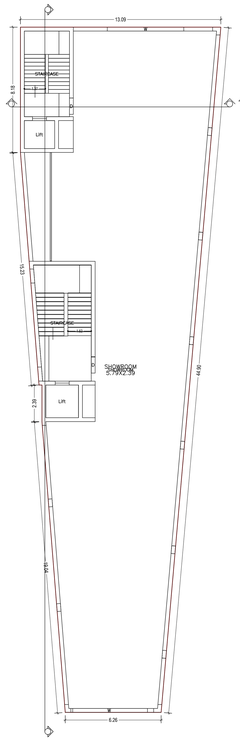
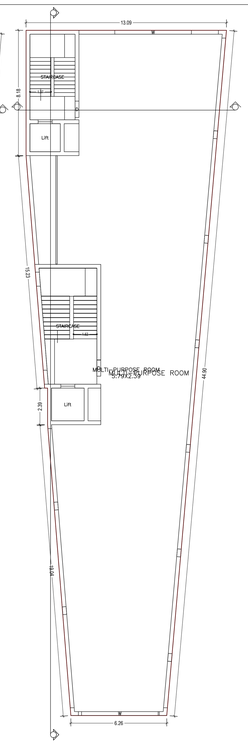
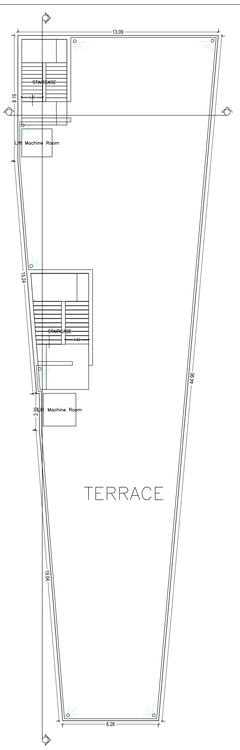


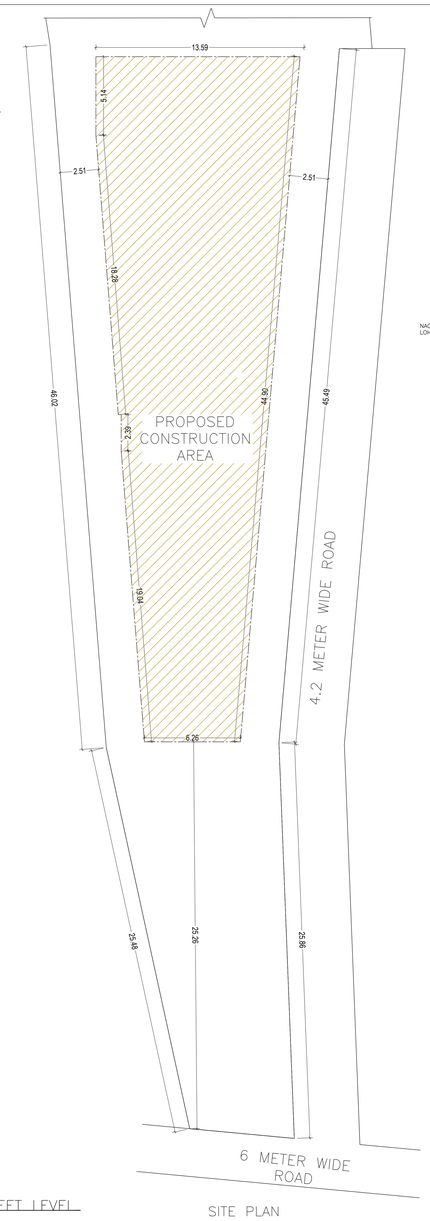
TYPICAL – 1 & 2 FLOOR PLAN
(Proposed)
(SCALE 1:100)



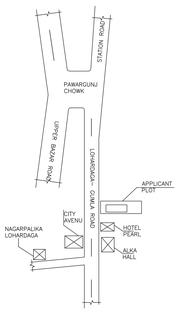
THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



SITE PLAN
SCALE – 1:100



LOCATION PLAN
SCALE – NTS

AREA STATEMENT LOHARDAGA NAGAR PARISHAD	VERSION NO.: 1.0.35	
	VERSION DATE: 13/03/2019	
PROJECT DETAIL: Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: LOHARDAGA	Plot SubUse: Resi+Comm	
Name of LOHARDAGA NAGAR PARISHAD	Plotting/Religious/Infrastructure: NA	
Inward_No: LNP/BP/0019/W/1/2019	Plot/SubPlot No: 522	
Application Type: General Proposal	North: Road Width - NULA	
Project Type: Building Permission	South: Road Width - 4.2	
Nature of Development: New	East: Plot No. - 112	
Location of Development Area: Old Area	West: Road Width - 6	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1556.26
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	1556.26
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		163.42
Total		163.42
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1392.84
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1556.26
Plot Area for FAR (Net Plot Area + Road Width Area)	(A-Deductions)	1556.26
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		778.13
Proposed Coverage Area (28.56 %)		444.48
Total Prop. Coverage Area (28.56 %)		444.48
Balance coverage area (21.44 %)		333.67
FAR CHECK		
Perm. FAR Area (2.00)		3112.52
Total Perm. FAR area		3112.52
Residential FAR		436.28
Commercial FAR		1767.92
Proposed FAR Area		2204.20
Total Proposed FAR Area		2204.20
Consumed FAR (Factor)		1.42
Balance FAR Area		908.32
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2236.89
ARCHITECT (Regd)		ASHWINI KUMAR SAHU
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		MAJID ALI
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD WIDENING AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

Buildingwise Floor FAR Details

Floor Name	Building Name A (MAJID ALI)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	459.02	492.85	459.02	492.85
Ground Floor	444.48	444.48	444.48	444.48
First Floor	444.48	436.31	444.48	436.31
Second Floor	444.48	436.31	444.48	436.31
Third Floor	444.45	436.28	444.45	436.28
Terrace Floor	0.00	0.00	0.00	0.00
Total	2236.89	2204.21	2236.89	2204.21

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (MAJID ALI)	Residential	Residential Bldg/Apartment	Non-Highrise

Required Parking(Table 7a)

Building name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car				Two/Wheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (MAJID ALI)	Residential	Residential Bldg/Apartment	>0 - 1	1	1.00	1	1	-	-	-	-	-	-	-
			>0 - 1	1	1.00	-	-	-	-	-	-	1	1	-
			>0 - 1	1	1.00	-	-	-	1	1	-	-	-	-
	Total						1	8	-	1	4	-	1	10

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Total Car	1	12.50	8	100.00
Visitor's Car Parking			4	50.00
Total Visitor Parking	1	12.50	4	50.00
Two/Wheeler		-	10	20.00
	1		10	20.00
Total				240.00

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.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Resi.	Comm.			
A (MAJID ALI)	1	2236.89	32.68	436.28		2204.21	2204.21	05
Grand Total:		2236.89	32.68	436.28		2204.21	2204.21	05

Building 'A' (MAJID ALI)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Resi.	Comm.			
Basement Floor	459.02	8.17	0.00	492.85	492.85		01
Ground Floor	444.48	0.00	0.00	444.48	444.48		01
First Floor	444.48	8.17	0.00	436.31	436.31		01
Second Floor	444.48	8.17	0.00	436.31	436.31		01
Third Floor	444.45	8.17	436.28	436.28	436.28		01
Terrace Floor	0.00	0.00	0.00	0.00	0.00		00
Total:	2236.89	32.68	436.28	2204.21	2204.21		05
Total Number of Same Buildings	1						
Total:	2236.89	32.68	436.28	2204.21	2204.21		05

SCHEDULE OF DOOR:

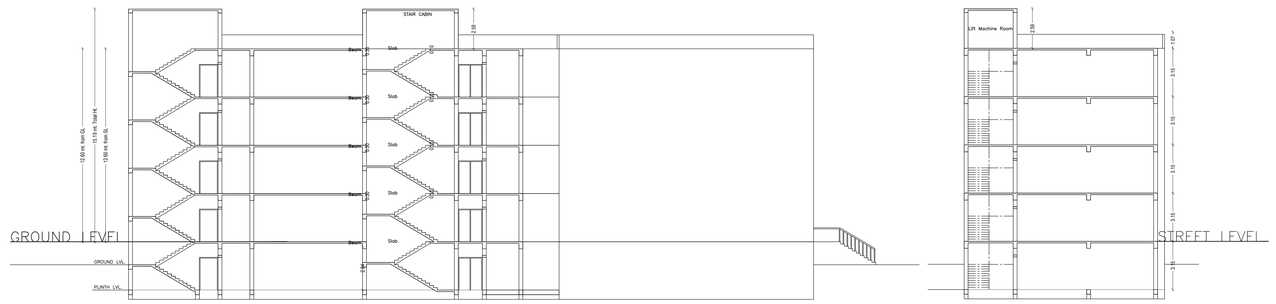
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MAJID ALI)	D	1.01	2.13	10

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MAJID ALI)	W	0.92	2.70	10

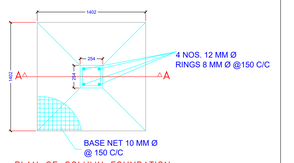
UniBUA Table for Building 'A' (MAJID ALI)

FLOOR	Name	UniBUA Type	UniBUA Area	Carpet Area	No. of Rooms	No. of Tenament
BASEMENT FLOOR PLAN	SHOWROOM	SHOP	372.13	371.52	1	1
GROUND FLOOR PLAN	SHOWROOM	SHOP	357.80	357.19	1	1
TYPICAL - 1 & 2 FLOOR PLAN	SHOWROOM	SHOP	357.80	357.21	1	2
THIRD FLOOR PLAN	MULTIPURPOSE ROOM	FLAT	357.80	357.19	1	1
Total:			1803.34	1800.33	5	5



SECTION A–A
SCALE – 1:100

SECTION B–B
SCALE – 1:100



PLAN OF COLUMN FOUNDATION
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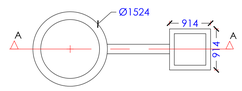
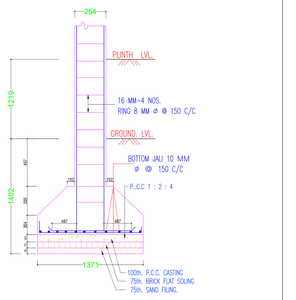
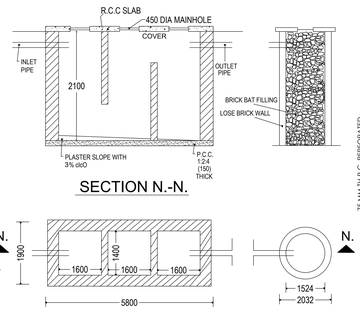


DETAIL OF GROUND WATER RECHAREGING PIT WITH SLIT TANK

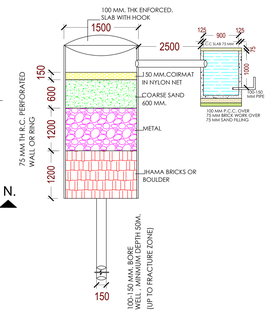


SECTION ON A–A
SCALE= 1:50

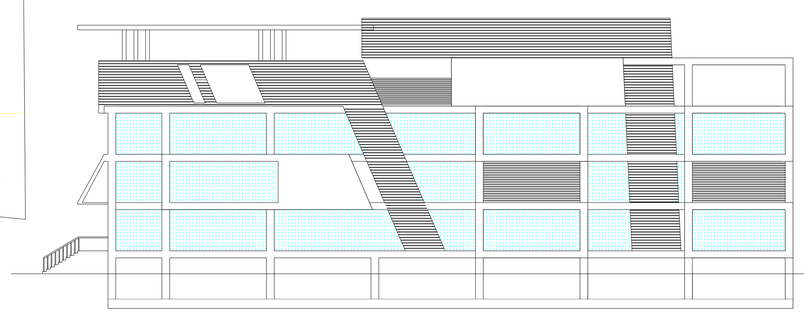


SECTION N.-N.

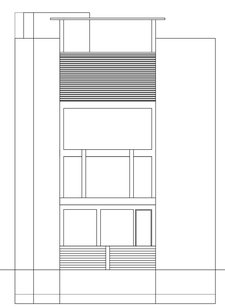
DETAIL OF SEPTIC TANK & SOAKPIT.



SECTION AT A-A (SCALE 1:50)



RIGHT SIDE ELEVATION
SCALE – 1:100



FRONT ELEVATION
SCALE – 1:100

LTP NAME AND SIGNATURE	STRUCTURAL EN(S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ASHWINI KUMAR SAHU LNP/ENG/0005/2017			

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

This is system generated MAP. No need to Physically Signed.