

# Project Title : TITRU ORAON

AREA STATEMENT: LOHARDAGA NAGAR PASHPUR	VERSION NO. 1.0/1
PROJECT DETAIL	VERSION DATE: 16/10/2020
Plot No. -	Plot Use - Residential
Region - JHARKHAND URBAN LOCAL BODIES	Plot Sub-Use - Bungalow Dwelling / Non Apartment
Project: LOHARDAGA	Land Use Code: R/R
Application Type - General Proposal	Acquiring Road Width -
Project Type - Building Permission	Plot No. -
Name of Development - New	Reference Survey No./Survey No. -
Location - Old Area	Thana No. -
SO Location -	Planning No. -
Village/Mouza Name -	Khata No. -
Ward No. -	North -
Post Office -	South -
Water -	East -
Drain -	West -

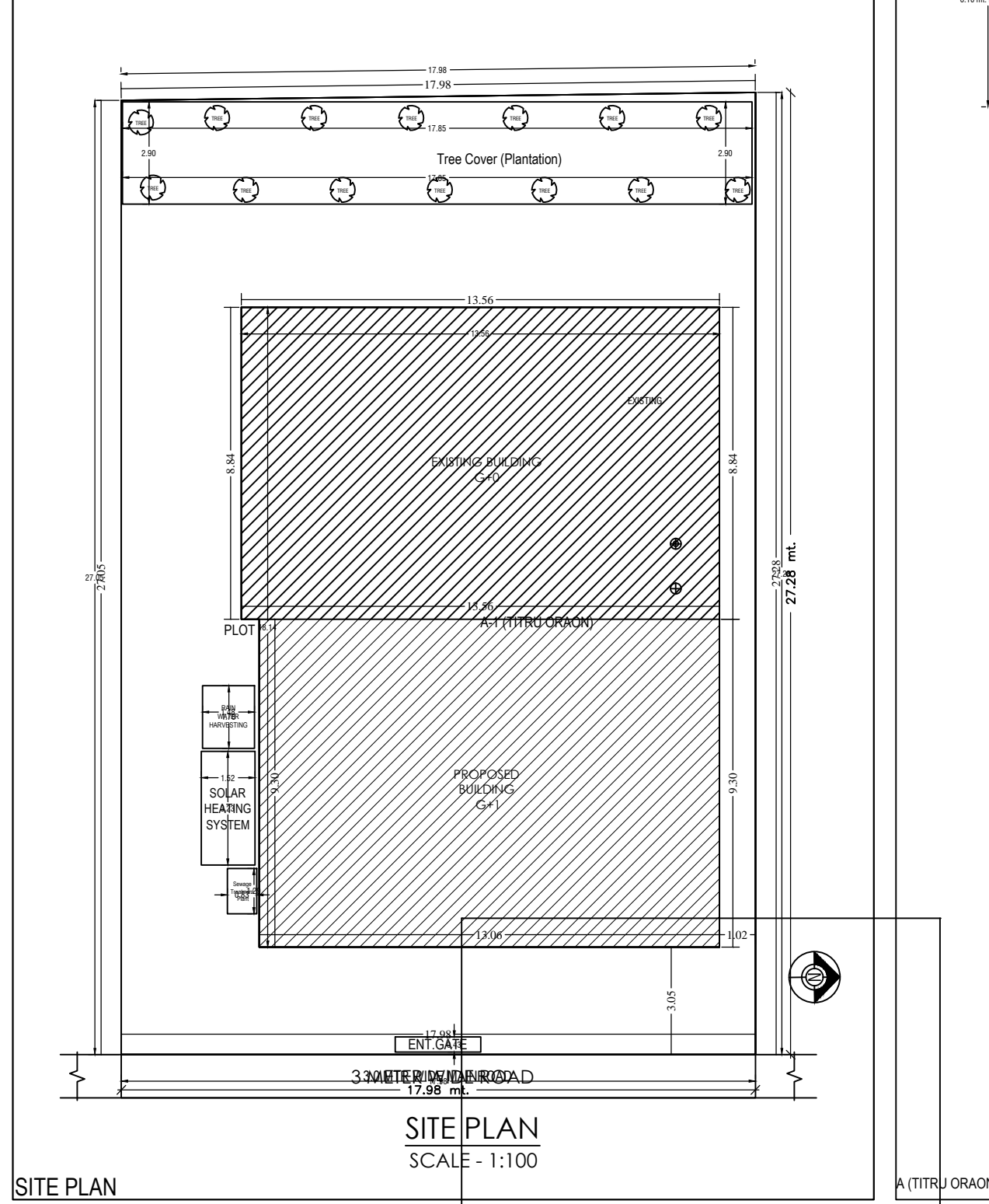
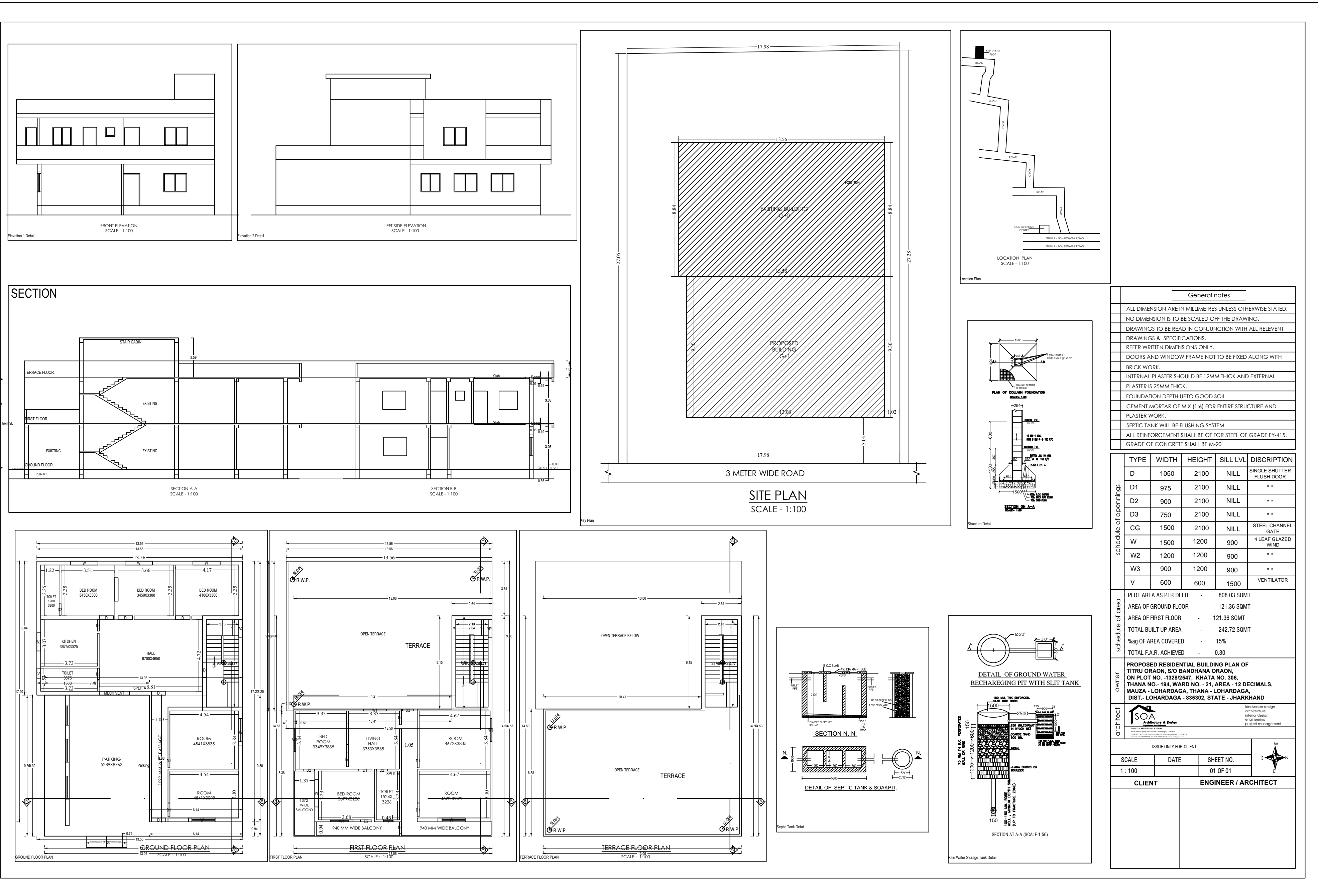
AREA DETAILS:	
AREA OF PLOT (Minimum)	1A
Net POC Area (Gross POC Area - Deduction from Gross Plot Area)	488.92
Deduction for Balance Plot Area (from Gross Plot Area)	488.92
FCP Area	51.71
Plot Area	51.71
Balance Plot Area (Net POC Area - Recreational/Open space)	(A-Deductions)
Plot Area for Coverage (Net POC Area)	488.92
Plot Area for FAR (Net POC Area - Foot/Working Area)	(A-Deductions)
Accessories Area	1.07
COVERAGE CHECK	
Proposed Coverage Area (at 35%)	171.12
Total Coverage Area (at 35%)	217.21
FAR CHECK	
Proposed Area of FAR	296.88
Total Area of FAR	296.88
BILL TOP AREA CHECK	
Total Proposed Building Area	305.93
ARCHITECT / SUPERVISOR (Sign)	OWNER
DEVELOPMENT AUTHORITY LOCAL BODY	

COLOR INDEX	
ADJUTING ROAD	█
PROPOSED WORK (COVERAGE AREA)	█
EXISTING (To be retained)	█
EXISTING (To be demolished)	█

PARKING CALCULATION			
Parking Type	Prop. No.	Prop. Area	
Other Parking	1	70.05	
Total Area	1	70.05	70.05

MARGIN DETAIL					
Building / Wing	Road Name	Front Margin	Road Margin	Side Margin	Back Margin
A (TITRU ORAON)	3.5 METER WIDE MARGINAL	3.05	5.91	2.40	1.02

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)	Tenmt (No.)
A (TITRU ORAON)	1	305.93	70.05	296.88	296.88	01
Gross Total	1	305.93	70.05	296.88	296.88	01



Building - A (TITRU ORAON)					
Floor Name	Total Built Up Area (Sq.mt)	Deductions (Area Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Tenmt (No.)
Ground Floor	241.26	70.05	171.21	171.21	01
First Floor	120.07	0.00	120.07	120.07	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	361.33	70.05	296.88	296.88	01
Total Number of Same Buildings	1				
Total	361.33	70.05	296.88	296.88	01

SCHEDULE OF JOINERY:					
DESCRIPTION	NAME	LENGTH	HEIGHT	MDS	
A (TITRU ORAON)	DS	2.13	2.13	08	
A (TITRU ORAON)	DS	0.91	2.13	07	
A (TITRU ORAON)	DS	0.95	2.13	08	
Total				21	

SCHEDULE OF JOINERY:					
BUILDING NAME	NAME	LENGTH	HEIGHT	MDS	
A (TITRU ORAON)	W1	1.70	1.80	08	
A (TITRU ORAON)	W2	1.20	2.20	03	
A (TITRU ORAON)	W1	1.50	2.20	04	
A (TITRU ORAON)	W2	1.80	2.20	07	
A (TITRU ORAON)	MECH VENT	2.00	1.00	01	
Total				13	

Unit/BUA Table for Building - A (TITRU ORAON)						
FLOOR	Name	UNIT/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	FLAT	FLAT	241.26	241.26	01	1
Total			241.26	241.26	01	1

General notes  
 ALL DIMENSION ARE IN MILLIMETRES UNLESS OTHERWISE STATED.  
 NO DIMENSION IS TO BE SCALED OFF THE DRAWING.  
 DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.  
 REFER WRITTEN DIMENSIONS ONLY.  
 DOORS AND WINDOW FRAME NOT TO BE FIXED ALONG WITH BRICK WORK.  
 INTERNAL PLASTER SHOULD BE 12MM THICK AND EXTERNAL PLASTER IS 25MM THICK.  
 FOUNDATION DEPTH UP TO GOOD SOIL.  
 CEMENT MORTAR OF MIX (1:4) FOR ENTIRE STRUCTURE AND PLASTER WORK.  
 SEPTIC TANK WILL BE FLUSHING SYSTEM.  
 ALL REINFORCEMENT SHALL BE OF FOR STEEL OF GRADE FY-415.  
 GRADE OF CONCRETE SHALL BE M-20

TYPE	WIDTH	HEIGHT	SILL LVL	DISCUPTION
D	1050	2100	NILL	SINGLE SHUTTER FLUSH DOOR
D1	975	2100	NILL	**
D2	900	2100	NILL	**
D3	750	2100	NILL	**
CG	1500	2100	NILL	STEEL CHANNEL GATE
W	1500	1200	900	4 LEAF GLAZED WIND
W2	1200	1200	900	**
W3	900	1200	900	**
V	600	600	1500	VENTILATOR

Schedule of area  
 PLOT AREA AS PER DEED - 888.03 SQMT  
 AREA OF GROUND FLOOR - 121.36 SQMT  
 AREA OF FIRST FLOOR - 121.36 SQMT  
 TOTAL BUILT UP AREA - 242.72 SQMT  
 % of AREA COVERED - 15%  
 TOTAL F.A.R. ACHIEVED - 0.30

PROPOSED RESIDENTIAL BUILDING PLAN OF TITRU ORAON, SIO BANDHANA ORAON, ON PLOT NO. -1328247, KHATA NO. 305, THANA NO. -184, WARD NO. -21, AREA - 12 DECIMALS, MAUZA - LOHARDAGA, THANA - LOHARDAGA, DIST - LOHARDAGA - 835002, STATE - JHARKHAND

ARCHITECT: SOA  
 ISSUE ONLY FOR CLIENT  
 SCALE: 1:100, DATE: 01 OF 01, SHEET NO. 01 OF 01  
 CLIENT: ENGINEER / ARCHITECT