

Project Title :PROPOSED RESIDENTIAL BUILDING G+1 JANAK LAL MANDAL

AREA STATEMENT: PAKUR NAGAR PARISHAD	VERSION NO.: 1.0.28
PROJECT NO.:	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Plot Use: Residential	Plot Sub-Use: Bungalow/ Dwelling / Non Apartment
Region: JHARKHAND URBAN LOCAL BODIES	Land Use Zone: Residential
District: PAKUR	Abutting Road Width: 3
Application Type: General Proposal	Plot No.: 2543
Project Type: Building Permission	Recon Survey No/Survey No: N/A
Nature of Development: New	Thana No.: 128
Location: Old Area	Sub Location: NA
Ward No.: 16	Willage/Mozaa Name: PAKUR
Road/Street: RAILWAY COLONY PAKUR	Khata No.: 579
	North: -
	South: -
	East: -
	West: -

AREA OF PLOT (Minimum)	(A)	SQ.MT.	201.17
Deduction for NetPlot Area			4.02
Sumender Free of Cost			4.02
Total			197.15
Net Plot Area (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		197.15
Deductions for Balance Plot Area (from Gross Plot Area)			4.02
Free Giffed RW Area			23.91
COP Area			27.93
Total			173.24
Balance Plot Area (Net Plot Area - Recreational/Amenity space)	(A-Deductions)		197.15
Plot Area for Coverage (Net Plot Area)	(A-Deductions)		197.15
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)		201.17
COVERAGE CHECK			
Proposed Coverage Area (60.92 %)			120.10
Total Coverage Area (60.92 %)			120.10
FAR CHECK			
Proposed Area of FAR			240.20
Total Area of FAR			240.20
BUILT UP AREA CHECK			
Total Proposed Building Area			240.20
ARCHT ENGR'S 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)	---

MARGIN DETAIL:					
Building / Wing Name	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
A-1 (BUILDING)	ROAD WIDENING AREA(SURRENDERED FREE OF COST)	2.50	1.50	0.90	0.90

FAR & Tenement Details (Table 4c-1)					
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tntmt (No.)
A (BUILDING)	1	240.20	240.20	240.20	01
Grand Total	1	240.20	240.20	240.20	01

FRONT ELEVATION

LEFT SIDE ELEVATION

PLAN FOR SEPTIC TANK

SECTION SEPTIC TANK OF DETAILS

Rain Water Storage Tank Detail

CERTIFICATE
This is to certify that the structural design of this building will be as per IS 1893-1984 & 4326-1993 to make the same Earth quake resistant.

BRIEF SPECIFICATION

- BRICK WORK IN FOUNDATION & SUPERSTRUCTURE.
- FIRST CLASS BRICK WORK IN CEMENT MORTAR (1:1.6)
- D.P.C.---" D.P.C. IN CEMENT CONCRETE (1:2:4).
- FLOOR----- (a) 1" I.P.S. (b) MOSAIC FLOORING.
- ROOF----- 5" THK. R.C.C. ROOF (1:1.5:3)
- LINTEL BAND AT 3' LVL-- 6" THK. R.C.C. LINTEL (1:1.5:3)
- STAIRS RISE-- 6", TREAD-- 10"
- DOORS-- D-3'3"x7'0", D1-3'0"x7'0", D2-2'6"x7'0"
- WINDOWS-----W-5'0"x4'0", W1-4'0"x4'0", W2-2'6"x4'0"
- VENTS-----2'0"x2'0"
- SAL WOOD FRAME & PAISAL WOOD SHUTTERS SHALL BE USED FOR DOOR.
- ALUMINIUM GLAZED WINDOW AND VENTILATORS WITH GUARD BARS SHALL BE USED.
- I.P.S. FLOOR SHALL BE USED OVER R.C.C. SLAB/ D.P.C.
- ALL MASONRY SURFACES SHALL BE PLASTERED WITH CEMENT MORTAR 1:3 R.C.C. WITH CEMENT MORTAR 1:4 IN ROOF.
- ALL STEEL AND WOOD WORK SHALL BE PAINTED WITH SYNTHETIC PAINT.
- ALL SANITARY AND ELECTRICAL FITTINGS SHALL BE OF STANDARD AND COMMERCIAL QUALITY.

SECTION FOUNDATION DETAILS ISOLATED R.C.C. FOOTING

PLAN

KEY PLAN

LOCATION PLAN N.T.S

SECTION AT-YY

SECTION AT-XX

GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

SITE PLAN SCALE=1:100

Building A (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tntmt (No.)
Ground Floor	120.10	120.10	120.10	01
First Floor	120.10	120.10	120.10	00
Terrace Floor	0.00	0.00	0.00	00
Total	240.20	240.20	240.20	01
Total Number of Same Buildings	1			
Total	240.20	240.20	240.20	01

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	04
A (BUILDING)	D1	0.90	2.10	02
A (BUILDING)	D	1.05	2.10	10
Total	-	-	-	16

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	1.00	04
A (BUILDING)	W	1.50	1.20	16
A (BUILDING)	W	1.80	1.20	01
Total	-	-	-	21

UnitBUA Table for Building 'A' (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpel Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	240.20	208.89	9	1
Total	-	-	240.20	208.89	18	1