

GENERAL SPECIFICATIONS:

FOUNDATION : P.C.C. work should be as per design  
R.C.C. column footing, Column & tie beam as per design work should be as per design.

SUPERSTRUCTURE : R.C.C.column, beam & roof slab as per design should be machine mixed as per grade of concrete.  
Lapping in reinforcement should be 50X dia of bar, chairs should be provided in roof slab,if required.  
Cement mortar for 254mm wall is (1:6) & for (1:4) for 217mm wall .  
Curing must be done for proper period.

INTERNAL FINISHING: IPS flooring in rooms, marbel/ceramic tiles flooring in kitchen & toilet.  
POP in internal walls & glazed tiles up to 2.1 mtr in walla of toilet & kitchen.

DOORS & WINDOWS: As per schedule.

SANITARY : Vitrous china sanitary ware in toilets.  
G.I. pipe for hot water supply & UPVC pipes for cold water supply, PVC pipes for outlet.

ELECTRIFICATION : Multi studs copper wire of required gauge in wiring & pvc conduit casing.  
MCB to be provided for each room.  
Proper body earthing must be provided.

Proposal Basic Information	
Proposal File No.	CNPC/EP/0010/WG/2024
Owner Name	ANIMA MAHATO
Khata No	358
Plot No	697
Village Name	Chakulia
Use	Residential
SubUse	Bungalow Dwelling / Non Apartment

AREA STATEMENT	
CHAKULIA NAGAR PANCHAYAT	VERSION NO. 1.0.73
PROJECT DETAIL:	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGBHM Authority: CHAKULIA NAGAR PANCHAYAT	Plot SubUse: Bungalow Dwelling / Non Apartment
Inward No. CNPC/EP/0010/WG/2024	Plot/Sheet/Plot No: 697
Application Type: General Proposal	North: Plot No. - 695
Project Type: Building Permission	South: Road Width - 3.65
Nature of Development: New	East: Plot No. - PORTION OF 697
Location of Development Area: Old	West: Plot No. - PORTION OF 697
Area	
AREA DETAILS:	50.00
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	161.39
(A-Deductions)	161.39
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	15.35
Total	15.35
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)
146.04	
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)
161.39	
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)
161.39	
COVERAGE CHECK	
Permissible Coverage area ( 70.00 % )	112.97
Proposed Coverage Area ( 51.59 % )	83.26
Total Prop. Coverage Area ( 51.59 % )	83.26
Balance coverage area ( 18.41 % )	29.71
FAR CHECK	
Form FAR Area ( 1.500 )	242.08
Total Form FAR area	242.08
Residential FAR	83.27
Proposed FAR Area	83.27
Total Proposed FAR Area	83.27
Consumed FAR (Factor)	0.52
Balance FAR Area	158.81
BUILT UP AREA CHECK	
Total Proposed Built Up Area	83.27
ARCHITECT (Regd)	MD WAGAR YOUNUS
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	ANIMA MAHATO
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Orange
EXISTING (To be demolished)	Pink

Buildingwise Floor FAR Details					
Floor Name	Building Name A/(ANIMA)		Total		Trent (No.)
	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Total Proposed Built Up Area (Sq.m)	Total FAR Area (Sq.m)	
Ground Floor	83.27	83.27	83.27	83.27	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	83.27	83.27	83.27	83.27	01

Building USE/SUBUSE Details							
Building Name	Building Use	Building Sub/Use	Building Structure	Floor Name	Floor Use	Floor Sub/Use	FAR Name
A/(ANIMA)	Residential	Bungalow Dwelling / Non Apartment	Non-Highrise	TERRACE FLOOR PLAN	Residential	Bungalow Dwelling / Non Apartment	Residential FAR
				GROUND FLOOR PLAN	Residential	Bungalow Dwelling / Non Apartment	Residential FAR

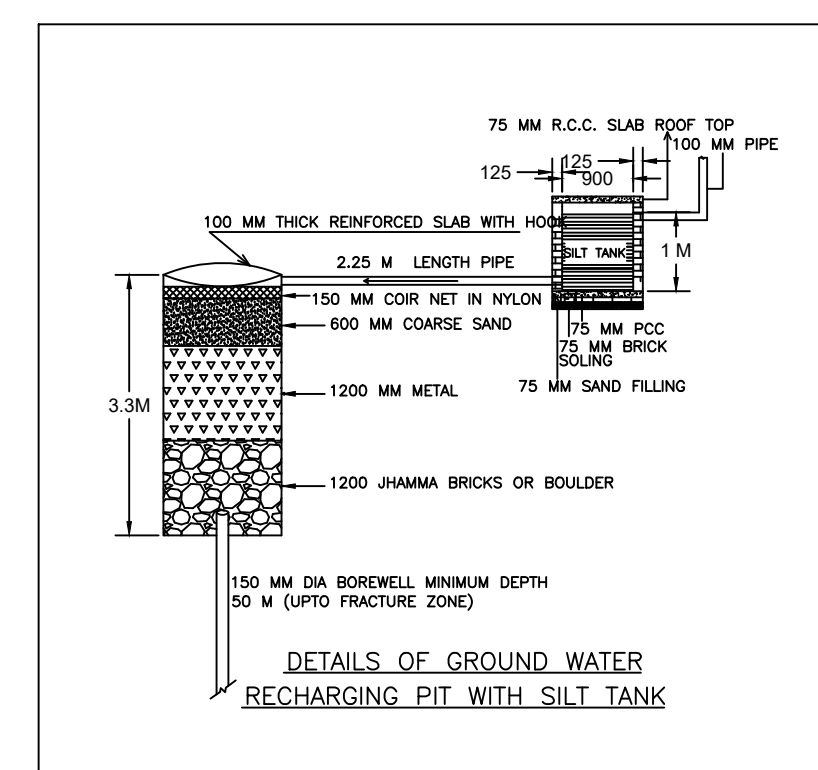
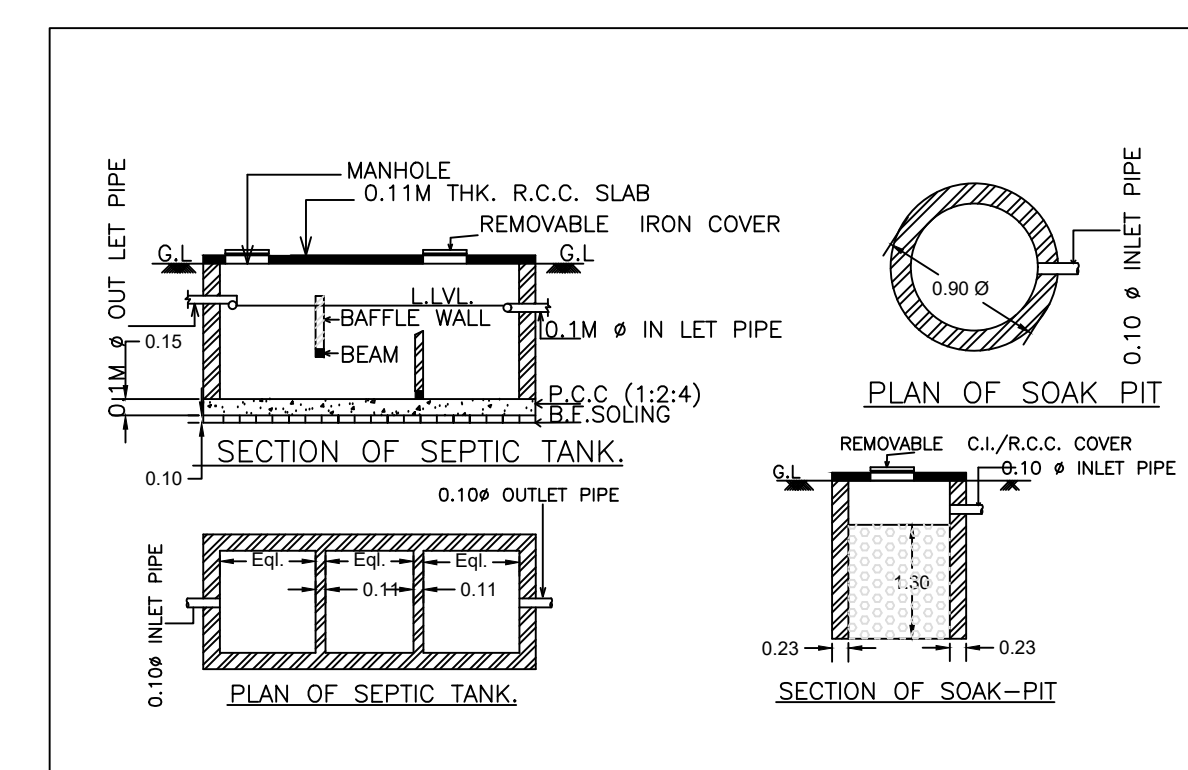
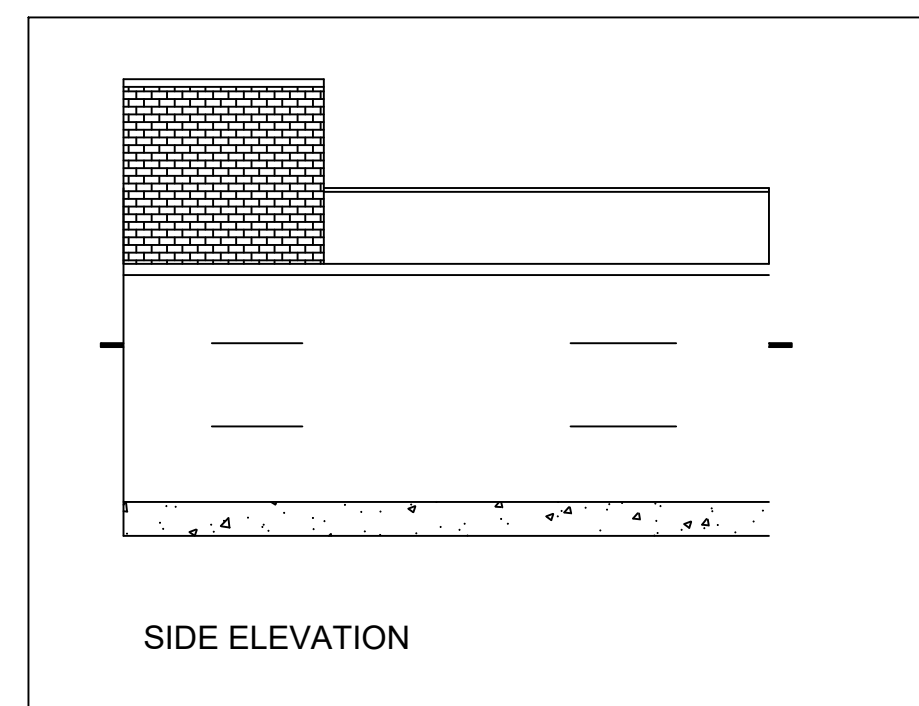
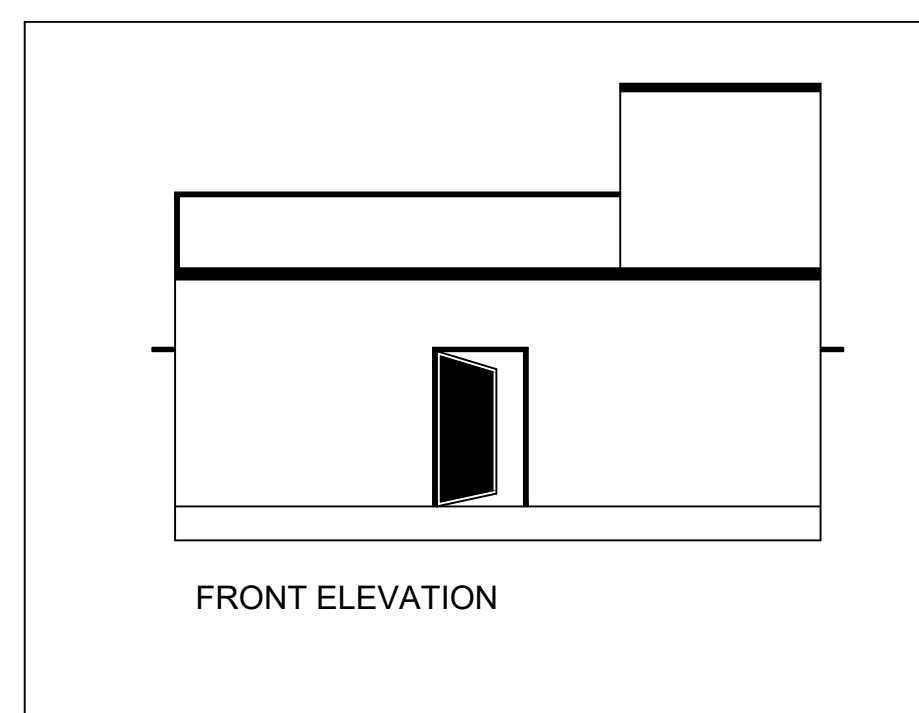
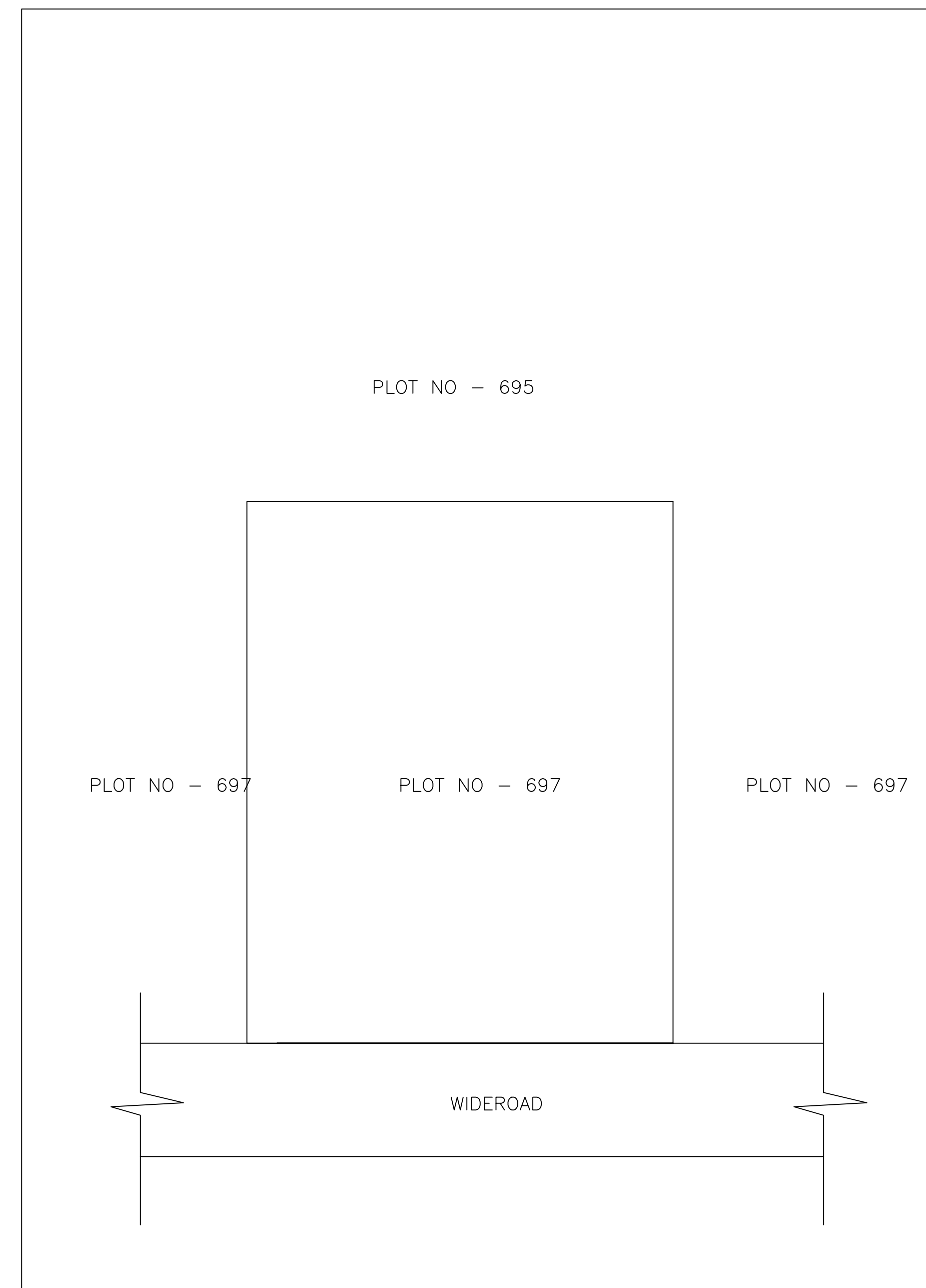
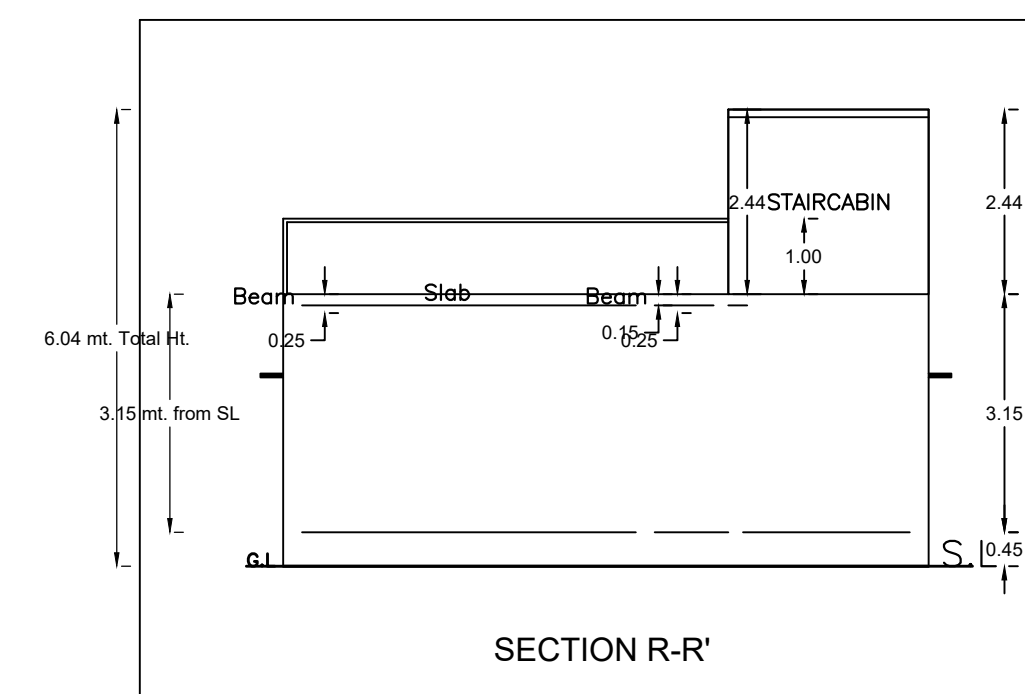
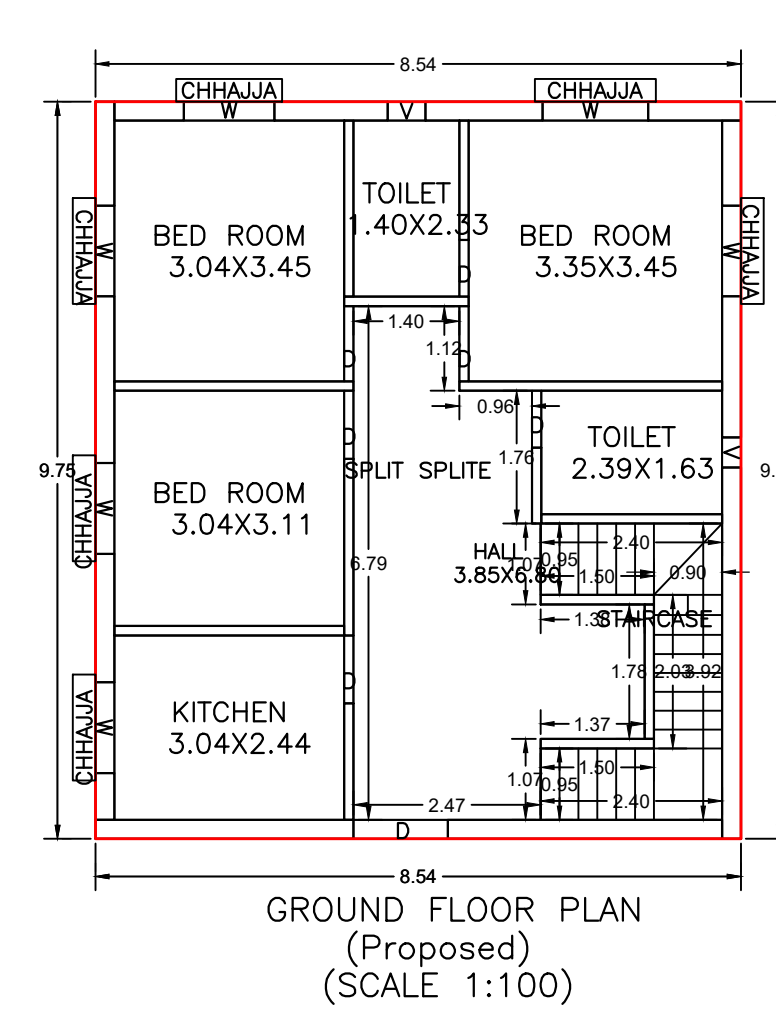
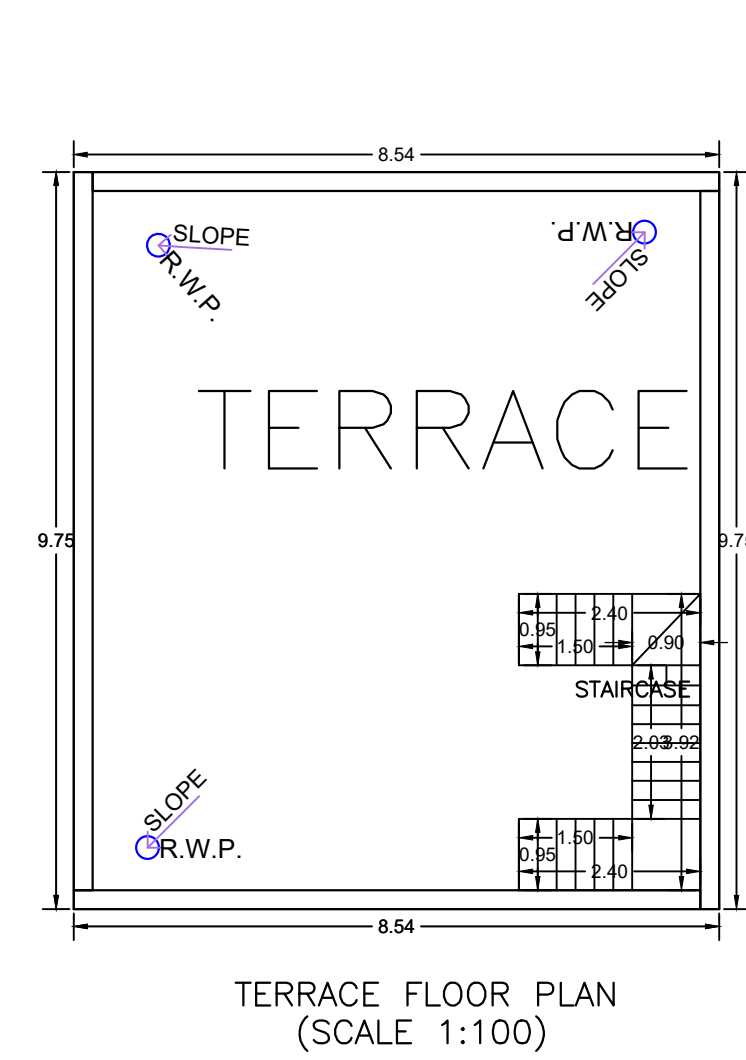
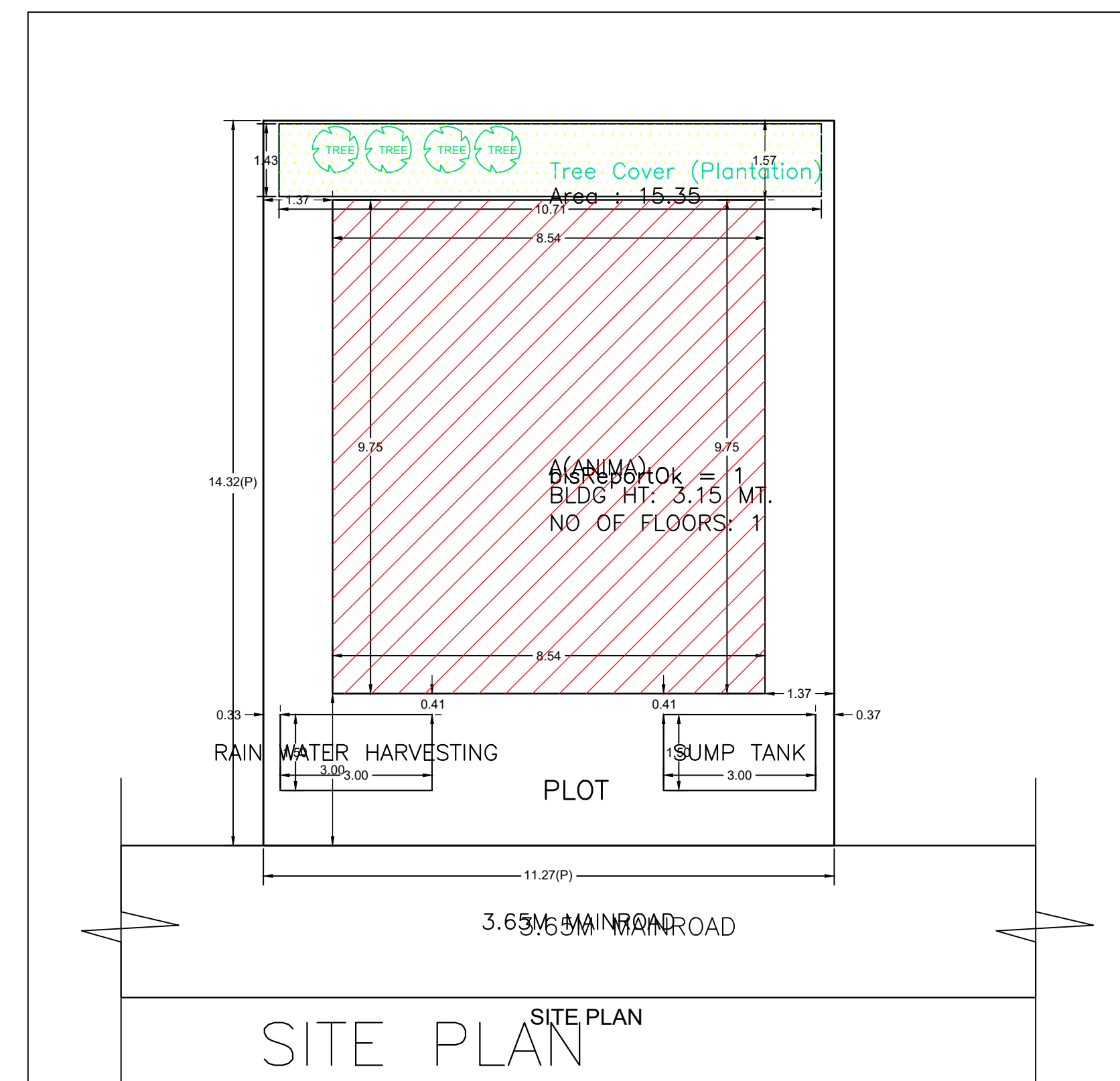
FAR & Tenement Details (Table 4c-1)						
Building	No. of Same Bldg	Total Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Total Consumed Additional FAR Area (Sq.m)	Trent (No.)
A/(ANIMA)	1	83.27	83.27	83.27	83.27	01
Grand Total:	1	83.27	83.27	83.27	83.27	01

Building :A/(ANIMA)						
Floor Name	Total Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Total Consumed Additional FAR Area (Sq.m)	Trent (No.)	
Ground Floor	83.27	83.27	83.27	83.27	01	
Terrace Floor	0.00	0.00	0.00	0.00	00	
Total	83.27	83.27	83.27	83.27	01	
Total Number of Same Buildings	1					
Total:	83.27	83.27	83.27	83.27	01	

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A/(ANIMA)	D	0.75	2.10	02
A/(ANIMA)	D	0.90	2.10	02
A/(ANIMA)	D	1.00	2.10	02
A/(ANIMA)	D	1.25	2.10	01

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A/(ANIMA)	V	0.40	1.30	01
A/(ANIMA)	V	0.50	1.30	01
A/(ANIMA)	W	1.20	1.30	05
A/(ANIMA)	W	1.40	1.30	01

Unit/BUA Table for Building :A/(ANIMA)						
FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT SPLITE FLAT		68.01	64.60	7	1
Total	-	-	68.01	64.60	7	1



SPECIFICATION OF DOOR AND WINDOWS :-				
SL.NO	MARKED	SIZE	DISCRPTION	
1.	D	2.74M X 2.13M	DOUBLE DOORED	
2.	D1	0.91MX2.13M	SINGLE DOORED	
3.	D2	0.76MX2.13M	SINGLE DOORED	
4.	W	1.22MX1.22M	DOUBLE DOORED	
5.	W1	0.91MX1.22M	DOUBLE DOORED	
6.	V	0.61MX0.61M	VENTILATION	

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6.	V	0.61MX0.61M	VENTILATION	

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD WAGAR YOUNUS CNPC/ENG/004/2022			