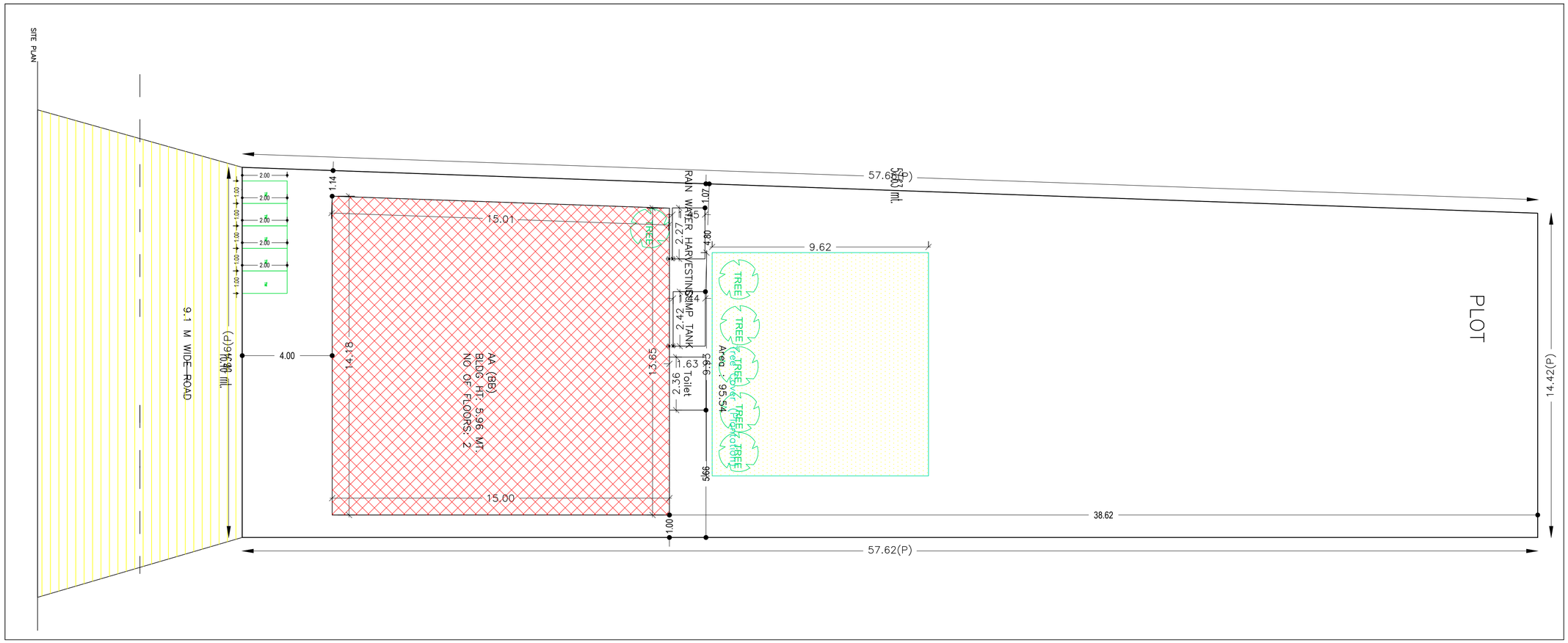
Project Title :UDAY PAL RESI + COM BUILDING

| | |
|---|---|
| DATE | 02-11-2022 |
| SHEET NO. | 1 |
| | - |

N

Proposal Basic Information

| | |
|---|---|
| Proposal File No. | HNPC/BP/0029/W04/2022 |
| Owner Name | UDAY PAL |
| Khata No | 22 |
| Plot No | 390 |
| Village Name | Ram Bigha |
| Use | Mixed |
| SubUse | Resi+Comm |




| | | |
|---|---|---|
| AREA STATEMENT Hussainabad Nagar Panchayat | VERSION NO.: 1.0.64 | |
| | VERSION DATE: 16/10/2020 | |
| PROJECT DETAIL: | | |
| Region: JHARKHAND URBAN LOCAL BODIES | Plot Use: Mixed | |
| District: PALAMU | Plot SubUse: Resi+Comm | |
| Authority: Hussainabad Nagar Panchayat | PlotNearbyReligiousStructure: NA | |
| Inward_No: HNPC/BP/0029/W04/2022 | Plot/SubPlot No: 390 | |
| Application Type: General Proposal | North: Plot No. - NA | |
| Project Type: Building Permission | South: Road Width - 7.5 M ROAD | |
| Nature of Development: New | East: Plot No. - NA | |
| Location of Development Area: Old Area | West: Road Width - 3.60 M WIDE ROAD | |
| AREA DETAILS: | | SQ.MT. |
| AREA OF PLOT (Minimum) | (A) | 889.65 |
| NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area) | (A-Deductions) | 889.65 |
| Deduction for Balance Plot Area(from Gross Plot Area) | | |
| Common Plot | | 95.54 |
| Total | | 95.54 |
| BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space) | (A-Deductions) | 794.12 |
| PLOT AREA FOR COVERAGE(Net Plot Area) | (A-Deductions) | 889.65 |
| Plot Area for FAR (Net Plot Area + RoadWidening Area) | (A-Deductions) | 889.65 |
| COVERAGE CHECK | | |
| Permissible Coverage area ( 60.00 % ) | | 533.79 |
| Proposed Coverage Area ( 23.46 % ) | | 208.68 |
| Total Prop. Coverage Area ( 23.46 % ) | | 208.68 |
| Balance coverage area ( 36.54 % ) | | 325.11 |
| FAR CHECK | | |
| Perm. FAR Area ( 2.000 ) | | 1779.30 |
| Total Perm. FAR area | | 1779.30 |
| Residential FAR | | 208.68 |
| Commercial FAR | | 50.28 |
| Proposed FAR Area | | 268.65 |
| Total Proposed FAR Area | | 268.65 |
| Consumed FAR (Factor) | | 0.30 |
| Balance FAR Area | | 1510.65 |
| BUILT UP AREA CHECK | | |
| Total Proposed BuiltUp Area | | 405.89 |
| ARCHITECT (Regd) | | MERAJ SARWER ANSARI |
| ENGGINEER (Regd) | | |
| SUPERVISOR (Regd) | | |
| OWNER (Regd) | | UDAY PAL |
| | | |
| DEVELOPMENT AUTHORITY | | LOCAL BODY |
| | | |

## Required Parking(Table 7a)

| Building Name | Type | SubUse | Area (Sq.mt.) | Units | | Car | | | Visitors Car | | | TwoWheeler | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Reqd. | Prop. | Reqd./Unit | Reqd. | Prop. | Reqd./Unit | Reqd. | Prop. | Reqd./Unit | Reqd. | Prop. |
| AA (BB) | Mixed | Resi+Comm | > 0 | 200 | 24.81 | 1 | 1 | - | - | - | - | - | - | - |
| | | | > 0 | 200 | 24.81 | - | - | - | - | - | - | 1 | 1 | - |
| | | | > 0 | 200 | 24.81 | 1 | 1 | - | - | - | - | - | - | - |
| | | | > 0 | 200 | 24.81 | - | - | - | - | - | - | 1 | 1 | - |
| | Commercial | Shop | > 0 | 50 | 25.47 | 1 | 1 | - | - | - | - | - | - | - |
| | | | > 0 | 50 | 25.47 | - | - | - | - | - | - | 1 | 2 | - |
| | Residential | ResiComm Bldg | > 0 | 1 | 1.00 | 1 | 1 | - | - | - | - | - | - | - |
| | | | > 0 | 1 | 1.00 | - | - | - | - | - | - | 1 | 1 | - |
| | | | > 0 | 1 | 1.00 | - | - | - | 1 | 1 | - | - | - | - |
| | Total : | | - | - | - | - | 4 | 4 | - | 1 | 1 | - | 5 | 5 |

## Parking Check (Table 7b)

| Vehicle Type | Reqd. | | Prop. | |
|---|---|---|---|---|
| | No. | Area | No. | Area |
| Car | - | - | 4 | 50.00 |
| Total Car | 4 | 50.00 | 4 | 50.00 |
| Visitor's Car Parking | - | - | 1 | 12.50 |
| Total Visitor Parking | 1 | 12.50 | 1 | 12.50 |
| TwoWheeler | - | - | 5 | 10.00 |
| Total TwoWheeler | 5 | 10.00 | 5 | 10.00 |
| Other Parking | - | - | - | 74.74 |
| Total | 72.50 | | 157.24 | |

## 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.) | | Add Area In FAR (Sq.mt.) | Total FAR Area (Sq.mt.) | Total Consumed Additional FAR Area (Sq.mt.) | Tnmt (No.) |
|---|---|---|---|---|---|---|---|---|---|
| | | | Parking | Resi. | Commercial | Stair | | | |
| AA (BB) | 1 | 405.89 | 137.24 | 208.68 | 25.47 | 9.69 | 268.65 | 268.65 | 03 |
| Grand Total : | 1 | 405.89 | 137.24 | 208.68 | 25.47 | 9.69 | 268.65 | 268.65 | 03 |

## 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 | | Total | |
|---|---|---|---|---|
| | AA (BB) | | | |
| | Proposed Built Up Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) | Total Proposed Built Up Area (Sq.mt.) | Total FAR Area (Sq.mt.) |
| Ground And Parking Floor | 197.21 | 59.97 | 197.21 | 59.97 |
| First Floor | 208.68 | 208.68 | 208.68 | 208.68 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 |
| Total : | 405.89 | 268.65 | 405.89 | 268.65 |

## Building USE/SUBUSE Details

| Building Name | Building Use | Building SubUse | Building Structure |
|---|---|---|---|
| AA (BB) | Residential | ResiComm Bldg | Non-Highrise |

| LTP NAME AND SIGNATURE | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|---|---|---|---|
| MERAJ SARWER ANSARI<br>HNPC/ENG/0003/2021 | | | |

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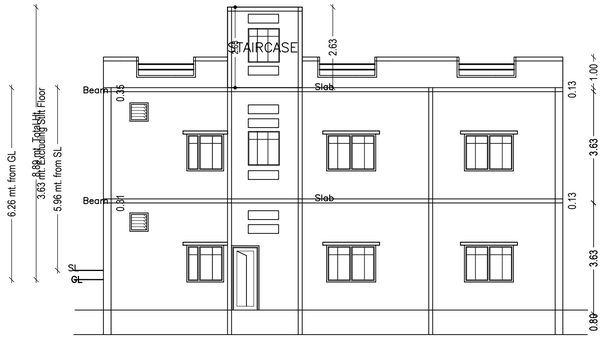
# Project Title :UDAY PAL RESI + COM BUILDING

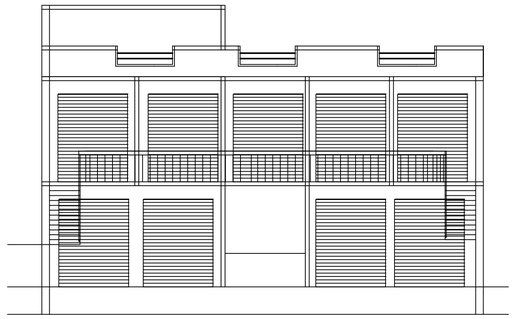
| | |
|---|---|
| DATE | 02-11-2022 |
| SHEET NO. | 2 |
| | - |

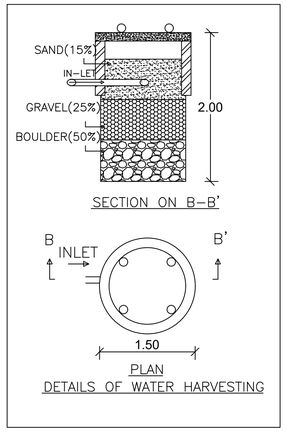
N

Proposal Basic Information

| | |
|---|---|
| Proposal File No. | HNPC/BP/0029/W04/2022 |
| Owner Name | UDAY PAL |
| Khata No | 22 |
| Plot No | 390 |
| Village Name | Ram Batia |
| Use | Mixed |
| SubUse | Resi+Comm |

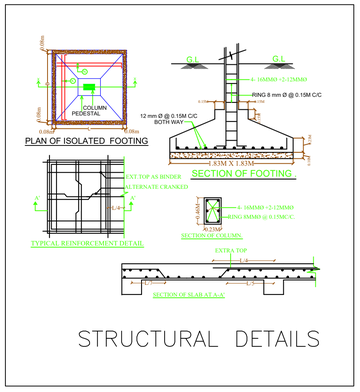





## Building :AA (BB)

| Floor Name | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | Proposed FAR Area (Sq.mt.) | | Add Area In FAR (Sq.mt.) | Total FAR Area (Sq.mt.) | Total Consumed Additional FAR Area (Sq.mt.) | Tnmt (No.) |
|---|---|---|---|---|---|---|---|---|
| | | Parking | Resi. | Commercial | Stair | | | |
| Ground And Parking Floor | 197.21 | 137.24 | 0.00 | 25.47 | 9.69 | 59.97 | 59.97 | 02 |
| First Floor | 208.68 | 0.00 | 208.68 | 0.00 | 0.00 | 208.68 | 208.68 | 01 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 |
| Total : | 405.89 | 137.24 | 208.68 | 25.47 | 9.69 | 268.65 | 268.65 | 03 |
| Total Number of Same Buildings : | 1 | | | | | | | |
| Total : | 405.89 | 137.24 | 208.68 | 25.47 | 9.69 | 268.65 | 268.65 | 03 |




AARCHITECTURAL SPECIFICATION:-

1. DIMENSION:- All dimension are in mm. except otherwise stated.
2. FOUNDATION:- 1:1.5:3 cement concrete for footing over RCC mat of 1:4:8 mix..
3. SUPERSTRUCTURE:-1:1.5:3 RCC column with brickwork with cement sand mortar (1:6) for 0.250M. thick wall & (1:4) for 0.125M. thick wall.
4. DAMP PROOF COURSE:- 40mm. thick CC (1:2:4) with suitable water proofing compound.
5. PLASTER:- 12mm. TO 20 mm. thick cement & sand mortar (1:6).
6. FLOORING:-25 mm. thick IPS flooring over 100 mm. thick PCC and over 0114M. thick RCC slab.
7. TOILET:- IWC & EWC with standard fittings.
8. DOOR:- G= 1.2M x 2.1M, D=1.05M x 2.1M, D1=0.975M x 2.1M, D2=0.9M x 2.1M, D3=0.75M x 2.1M
9. WINDOW:-W1=1.5M x 1.2M, W2=1.05M x 1.2M
10. VENTILATOT:- V = 0.6M x0.45M

## UnitBUA Table for Building :AA (BB)

| FLOOR | Name | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|---|---|---|---|---|---|---|
| GROUND AND PARKING FLOOR PLAN | SHOP | SHOP | 21.13 | 20.61 | 2 | 2 |
| | SHOP | SHOP | 21.74 | 21.22 | 2 | |
| FIRST FLOOR PLAN | PP | FLAT | 194.48 | 186.40 | 13 | 1 |
| Total: | - | - | 237.35 | 228.23 | 17 | 3 |

## SCHEDULE OF DOOR:

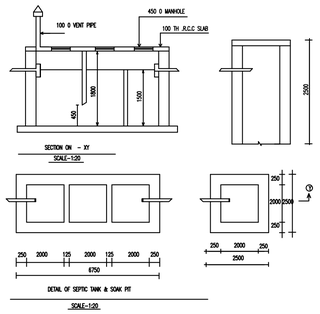
| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| AA (BB) | D1 | 0.90 | 2.10 | 07 |
| AA (BB) | D | 0.90 | 2.10 | 09 |

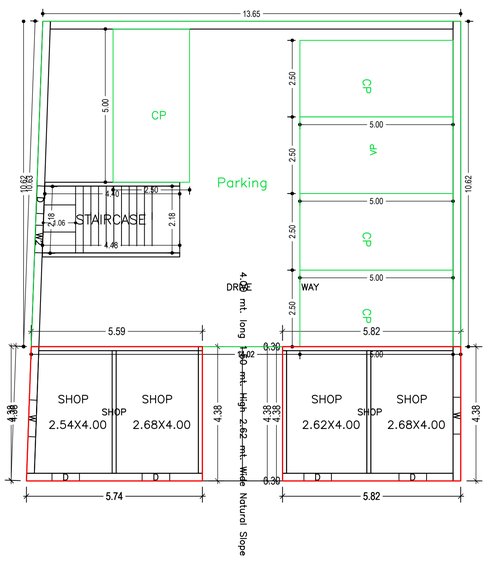
## SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| AA (BB) | W2 | 0.90 | 1.20 | 01 |
| AA (BB) | W | 1.20 | 1.20 | 11 |
| AA (BB) | W3 | 2.50 | 1.20 | 01 |

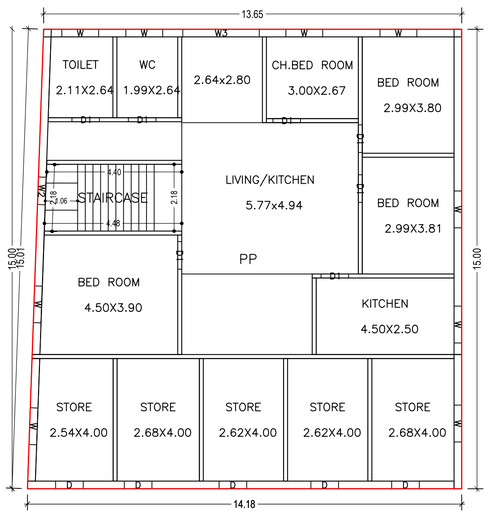
AARCHITECTURAL SPECIFICATION:-

1. DIMENSION:- All dimension are in mm. except otherwise stated.
2. FOUNDATION:- 1:1.5:3 cement concrete for footing over RCC mat of 1:4:8 mix..
3. SUPERSTRUCTURE:-1:1.5:3 RCC column with brickwork with cement sand mortar (1:6) for 0.250M. thick wall & (1:4) for 0.125M. thick wall.
4. DAMP PROOF COURSE:- 40mm. thick CC (1:2:4) with suitable water proofing compound.
5. PLASTER:- 12mm. TO 20 mm. thick cement & sand mortar (1:6).
6. FLOORING:-25 mm. thick IPS flooring over 100 mm. thick PCC and over 0114M. thick RCC slab.
7. TOILET:- IWC & EWC with standard fittings.
8. DOOR:- G= 1.2M x 2.1M, D=1.05M x 2.1M, D1=0.975M x 2.1M, D2=0.9M x 2.1M, D3=0.75M x 2.1M
9. WINDOW:-W1=1.5M x 1.2M, W2=1.05M x 1.2M
10. VENTILATOT:- V = 0.6M x0.45M

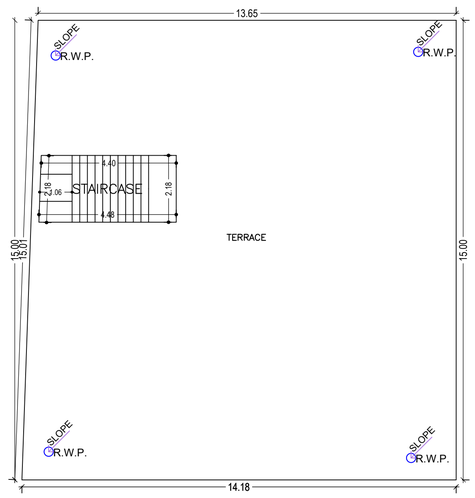


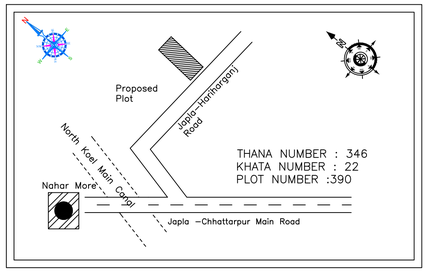

GROUND AND PARKING FLOOR PLAN
(Proposed)
(SCALE 1:100)




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




TERRACE FLOOR PLAN
(SCALE 1:100)




| LTP NAME AND SIGNATURE | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|---|---|---|---|
| MERAJ SARWER ANSARI<br>HNPC/ENG/0003/2021 | | | |

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