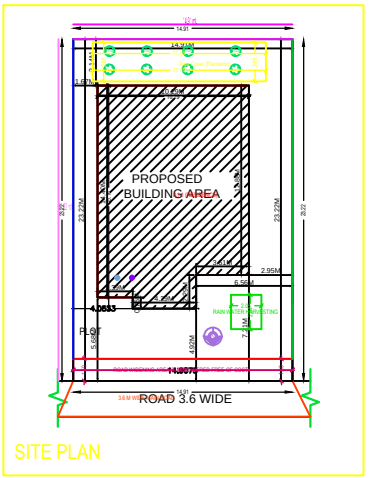
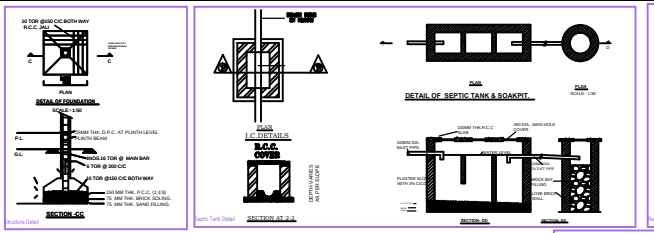
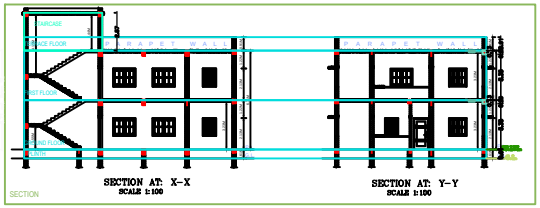
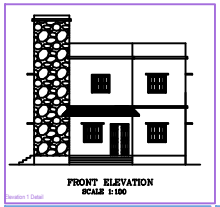
Project Title :-JAITUN SIYON TETE

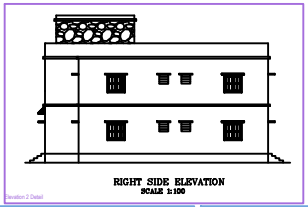


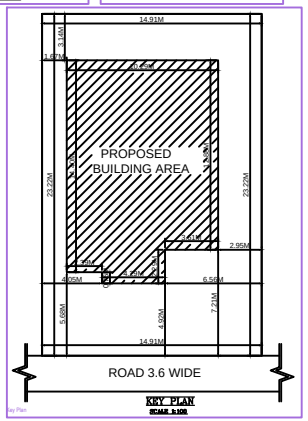
SITE PLAN

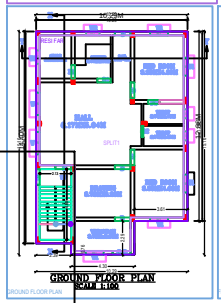


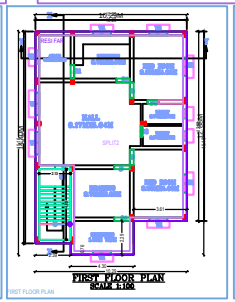


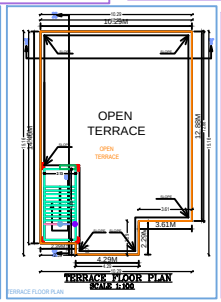


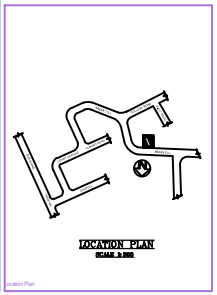












SPECIFICATIONS

1. BRICKWORK IN FOUNDATION & PLINTH SHALL BE OF FIRST CLASS BRICK IN CEMENTMORTAR 1:6 AND HALF BRICK WILL BE 1:6CEMENT MORTAR
2. MASONARY FOUNDATION WITH ISOLATED R.C.C COLUMN SHALL BE PROVIDED
3. CURTAIN GLAZING/ STTUCTURAL GLAZING OF GOOD QUALITY AND MARK VENTILATOR SYSTEM SHALL BE USED
4. ROLLING SHUTTER SHALL BE USED FOR SHOPS OPENINGS
5. M S GLAZED/ANODIZED ALUMINUMINCL SEC/COLOR WINDOW AND R.C.C WITH CEMENT MORTOR 1:4
6. ALL R.C.C WORKS SHALL BE DONE IN 1:2:4 MIX CONCRETE
7. TATA TMT STEEL BARS SHALL BE USED IN R.C.C STRUCTURES COMMERCIAL QUALITY
8. ALL MASONARY SURFACE SHALL BE PLASTERED WITH CEMENT MORTAR 1:6 OVER R.C.C SLAB / P.C.C
9. ALLSTEEL AND WOOD WORK SHALL BE PAINTED WITH SYNTHETICENML PAINT
10. ALL SANITARY AND ELECTRICAL FITTINGS SHALL BE OF STANDARD MARKAND WORKMENSHIP
11. KOTTA STONE / MOSAIC FLOORING INCLUDING STAIRCASE SALL BE USED

SL-NO. SCHEDULE OF OPENINGS

SI.NO.	SIZE	DESCRIPTION
1.	D 1.07X2.13	Sal wood chaukhat & Gamhar wood shutter
2.	D1 .91X2.13	Sal wood chaukhat & Gamhar wood shutter
3.	D2 .76X2.13	Sal wood chaukhat & Gamhar wood shutter
4.	W 1.52X1.22	Fully glazzed window
5.	W1 1.22X1.22	Fully glazzed window
6.	W2 0.91X1.22	Fully glazzed window
7.	V .60X.60	CELLING VANTILOTER
8.	C.G 1.22X2.13	

SCHEDULE OF AREA

1. TOTAL PLOT AREA AS PER SITE :346.22 Sq.M.
2. PROPOSED AREA AT GROUND FLOOR : 145.93 Sq.M.
3. PROPOSED AREA AT FIRST FLOOR : 145.93 Sq.M.
4. TOTAL BUILD UP AREA : 291.86 Sq.M.
5. COVERED AREA : $\frac{145.93 \times 100}{346.22} = 42.14\%$

PROPOSED RESIDENTIAL BUILDING FOR
SRI -JAITUN SIYON TETE
W/O - SURSEN TETE
KHATA NO - 63 , PLOT NO -241
RAKWA.- 8.50 DISMIL,
THANA NO - 116,
MOHALLA -BAZAR TOLI
MAUZA -SIMDEGA,BAZARTOLI
DISTT. - SIMDEGA (JHARKHAND)

RAJ ARCHITECT CONSULTANCY
CLUB COMPLEX ,GANDHI MAIDAN
MAIN ROAD SIMDEGA JHARKHAND
MOBILE - 09431149425,09386228833

SCALE - 1:100	SH.NO.
AS MENTIONED	1/1

SIGNATURE OF LIC. ENGINEER
NAGAR PARISHAD SIMDEGA

SIGNATURE OF OWNER

Building A1 (RESIDENCE)

Floor Name	Total Built Up Area (Sq.mt.)	Deduction For Stair Void (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)
GROUND FLOOR	145.93	0.00	145.93	01
FIRST FLOOR	145.93	0.00	145.93	01
TERRACE FLOOR	0.00	0.00	0.00	00
Total:	291.86	291.86	291.86	02
Total Number of Same Buildings	1			
Total:	291.86	291.86	291.86	02

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENCE)	D	0.76	2.13	02
A1 (RESIDENCE)	D1	0.91	2.13	02
A1 (RESIDENCE)	D2	1.07	2.13	01
A1 (RESIDENCE)	W	1.52	1.22	02
A1 (RESIDENCE)	W1	1.22	1.22	02
A1 (RESIDENCE)	W2	0.91	1.22	02
Total:				11

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENCE)	V	0.60	0.60	01
A1 (RESIDENCE)	VR	0.60	0.60	01
Total:				02

UnitBUA Table for Building: A1 (RESIDENCE)

FLOOR	Name	UNIBUA TYPE	BuiltUp Area	Carpet Area	No. of Rooms	No. of Tenements
GROUND FLOOR	SHOP1	FLAT	145.93	104.01	02	1
FIRST FLOOR	SHOP2	FLAT	145.93	104.01	02	1
Total:		1	291.86	208.02	04	2

AREA STATEMENT (RAKUB) MUNICIPAL CORPORATION	Application No. : 1 / 23
	Application Date : 24/01/2023
Proposed For :	A1
Khata No. :	Plot No. : Abstracted
Village / Mohalla / Sector / Street :	Bazar Toli , Bangalow Colony , Near Sarjomal
District : SIMDEGA	Jaitun Siyon Tete
Applicant's Name : Jaitun Siyon Tete	Building Permit No. :
Nature of Sanction : Building Permission	New Use
Nature of Development : New	Structure Density Per Hectare Net :
Proposed : Old Area	Khata No. :
Site Location : Survey Line Demarcated or Master Plan	Plot No. :
Village/Mouza Name :	Khata No. :
Ward No. :	Block :
Development	Block :
	Zone :
	District :

Area Of Plot			Area
Net Area of Plot			346.22
Deduction for Setback Area			0.00
Deduction for Road Widening Area			0.00
Deduction for Reserved Plot Area/ Land Gross Plot Area			
Area Under Plot Area			0.00
NOC Area			0.00
Total			346.22
Permitted Plot Area (Net Plot Area)	(-) Deduction(s)		346.22
Permitted Ground Coverage Area (Net Plot Area)	(-) Deduction(s)		0.00
Net Area for FAR (Net Plot Area - Road/Widening Area)	(-) Deduction(s)		346.22
Permissible Coverage			
Permitted Coverage Area (Net Plot %)			173.11
Net Coverage Area (Net Plot %)			173.11
Permissible FAR			
Permitted FAR (FAR)			291.86
Net FAR Area (FAR)			291.86
Total Permitted Built-up Area			291.86
Net Tenement Density Allowed			4 Units
Net Tenement Density Proposed			2 Units
Net Unused Tenement			Units Added

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Color Index

MARGIN DETAIL:

Building / Wing / Block	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
A1 (RESIDENCE)	3.6 WIDE ROAD(UNDIVIDED) (FINAL OF CODE)	3.42	3.16	1.87	2.66

FAR & Tenement Details (Table 4c-1):

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deduction For Stair Void (Sq.mt.)	Total FAR Area (Sq.mt.)	Total (No.)
A1 (RESIDENCE)	1	291.86	291.86	291.86	02
Grand Total:	1	291.86	291.86	291.86	02