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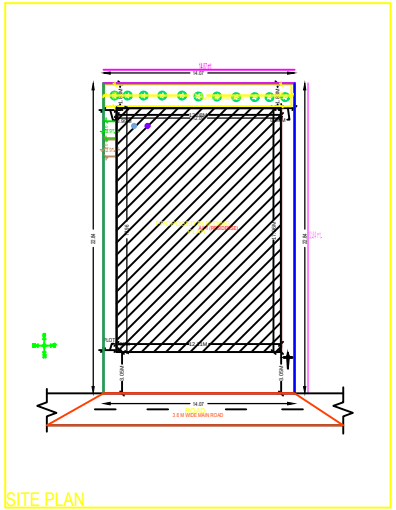
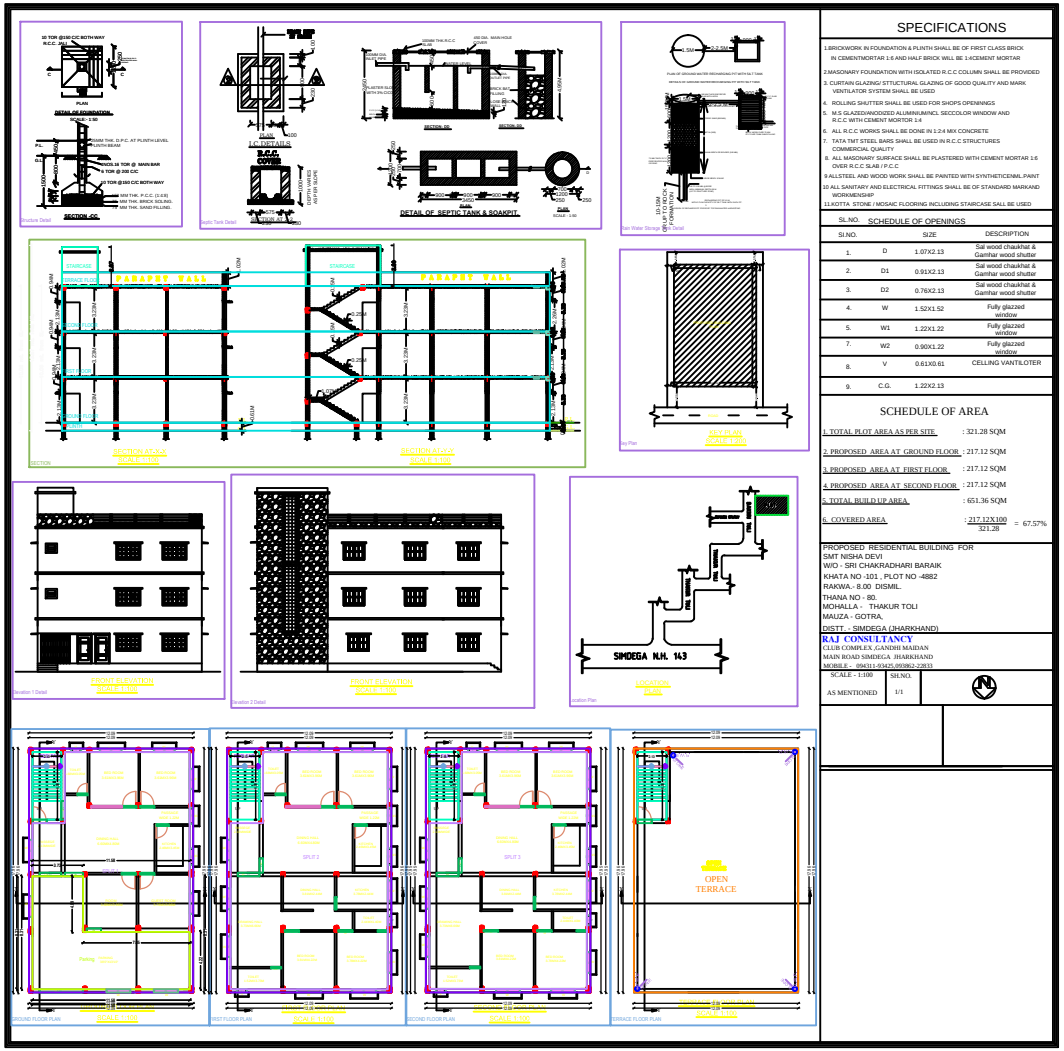
Project Title :MRS.NISHA DEVI





SPECIFICATIONS

1.BRICKWORK IN FOUNDATION & PLINTH SHALL BE OF FIRST CLASS BRICK IN CEMENTMORTAR 1:6 AND HALF BRICK WILL BE 1:4CEMENT 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 OPENINNGS

5. M.S GLAZEDWOODZED ALUMINIUMINCL SECCOLOR 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	0.91X2.13	Sal wood chaukhat & Gamhar wood shutter
3.	D2	0.76X2.13	Sal wood chaukhat & Gamhar wood shutter
4.	W	1.52X1.52	Fully glazzed window
5.	W1	1.22X1.22	Fully glazzed window
7.	W2	0.90X1.22	Fully glazzed window
8.	V	0.61X0.61	CELLING VANTILOTER
9.	C.G.	1.22X2.13	

SCHEDULE OF AREA

1. TOTAL PLOT AREA AS PER SITE : 321.28 SQM

2. PROPOSED AREA AT GROUND FLOOR : 217.12 SQM

3. PROPOSED AREA AT FIRST FLOOR : 217.12 SQM

4. PROPOSED AREA AT SECOND FLOOR : 217.12 SQM

5. TOTAL BUILD UP AREA : 651.36 SQM

6. COVERED AREA : $\frac{217.12 \times 100}{321.28}$ = 67.57%

PROPOSED RESIDENTIAL BUILDING FOR
SMT NISHA DEVI
W/O - SRI CHAKRADHARI BARAIK
KHATA NO -101 , PLOT NO -4882
RAKWA.- 8.00 DISMIL.
THANA NO - 80.
MOHALLA - THAKUR TOLI
MAUZA - GOTRA,
DISTT. - SIMDEGA (JHARKHAND)

RAJ CONSULTANCY
CLUB COMPLEX ,GANDHI MAIDAN
MAIN ROAD SIMDEGA JHARKHAND
MOBILE - 09431149425,09386212823

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

NAME OF OWNER	SMT NISHA DEVI
Mobile No.	9431149425
Plot No.	Plot No. 4882
Nature of Building	Residential Building
Address Plot	Thakur Toli, Gotra, Tata, Simdega
Land Area	321.28 SQM
Type of Land	Residential
Water Type	Boring/Municipal
Years of Construction	Ten Years
Location - Tole Area	Gotra Tola
Sub Location - NA	Thakur Toli
Nearest Bus Stop	Gotra Tola
Road	30 ft
Boundaries	East
North	West
South	Road
West	Road

Area Details			
Area of Plot Allowed			321.28
Net Plot Area (Total Plot Area Adjacent to Road Widening Area)	(Deductions)		321.28
Net Plot Area (Total Plot Area Adjacent to Road Widening Area)	(Deductions)		321.28
Net Plot Area			321.28
Permissible Coverage Area (75.00 %)			240.96
Proposed Coverage Area (67.57 %)			217.12
Total Floor Area (Net Plot Area x FAR)	(Deductions)		651.36
Deduction Details			
Proposed Coverage Area (67.57 %)			217.12
Total Deduction			217.12
Balance Floor Area			434.24
Proposed FAR (FAR)			651.36
Total Area (FAR)			651.36
Area of Lift (Not Under FAR)			0.00
Total Proposed Built Up Area			651.36
Number of Units - Residential Units		Number	
Number of Units - Commercial Units			
Parking Area (Deductions)		Check Below	

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COMMERCIAL AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

FOOT PATH

PARKING CALCULATION

Parking Type	Req. No.	Prop. Area
Open Parking	2	36.00
Total Area		36.00

MARGIN DETAIL

Building / Wing Name	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
RESIDENCE	14.00 M WIDE MAIN ROAD	3.00	1.00	1.00	0.00

Unit & Tenement Details (Table No 7)

Building	No. of Same Bldg	Total Built Up Area (Sq.mts)	Deductions (Area in Sq.mts) Parking	Total Deduction	Net Area (Sq.mts)	Proposed Fee Area (Sq.mts)	Total FEE Area (Sq.mts)	Tenant (Nos.)
RESIDENCE	1	179.08	36.00	36.00	143.08	143.08	143.08	03
Grand Total	1	179.08	36.00	36.00	143.08	143.08	143.08	03

Building A1 (RESIDENCE)

Floor Name	Total Built Up Area (Sq.mts)	Deductions (Area in Sq.mts) Parking	Deductions (Area in Sq.mts) Stair	Net Area (Sq.mts)	Total (Nos.)
Ground Floor	217.12	36.00	17.12	181.12	01
First Floor	217.12	0.00	17.12	217.12	01
Second Floor	217.12	0.00	17.12	217.12	01
Third Floor	0.00	0.00	0.00	0.00	00
Total :	651.36	36.00	51.36	615.36	03
Total Number of Same Building :	1				
Total :	651.36	36.00	51.36	615.36	03

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENCE)	D	1.07	2.13	01
A1 (RESIDENCE)	D1	0.91	2.13	04
A1 (RESIDENCE)	D2	0.76	2.13	01
A1 (RESIDENCE)	W	1.52	1.52	01
A1 (RESIDENCE)	W1	1.22	1.22	07
A1 (RESIDENCE)	W2	0.90	1.22	01
A1 (RESIDENCE)	V	0.61	0.61	01
A1 (RESIDENCE)	C.G.	1.22	2.13	01
Total :				16

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENCE)	D	1.07	2.13	01
A1 (RESIDENCE)	D1	0.91	2.13	04
A1 (RESIDENCE)	D2	0.76	2.13	01
A1 (RESIDENCE)	W	1.52	1.52	01
A1 (RESIDENCE)	W1	1.22	1.22	07
A1 (RESIDENCE)	W2	0.90	1.22	01
A1 (RESIDENCE)	V	0.61	0.61	01
A1 (RESIDENCE)	C.G.	1.22	2.13	01
Total :				16

UnBUA Table for Building A1 (RESIDENCE)

BUILDING NAME	Name	Number	Length(in M)	Width(in M)	No. of Dwelling Units	No. of Tenements
RESIDENCE	UNIT 1	FLAT	180.00	120.00	1	1
RESIDENCE	UNIT 2	FLAT	180.00	120.00	1	1
RESIDENCE	UNIT 3	FLAT	180.00	120.00	1	1
Total :					03	03

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