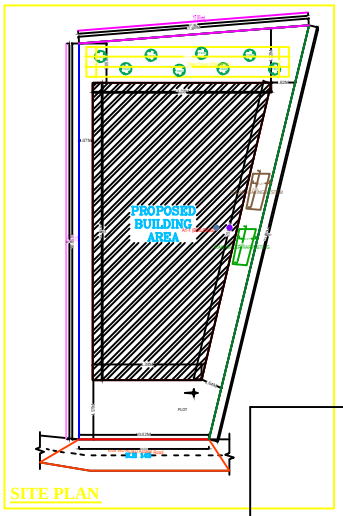
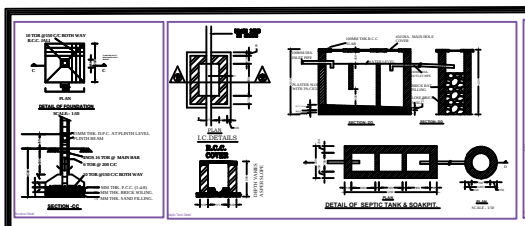
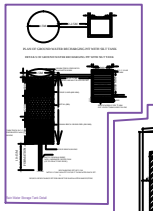
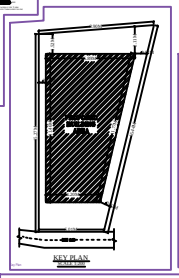
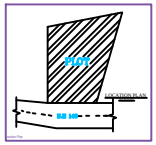
Project Title :ROOHI PRAVEEN

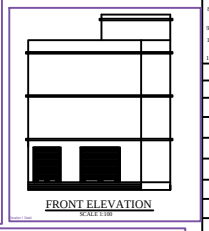


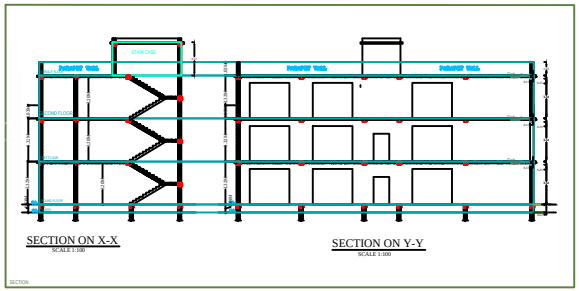


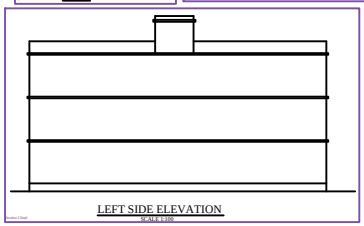


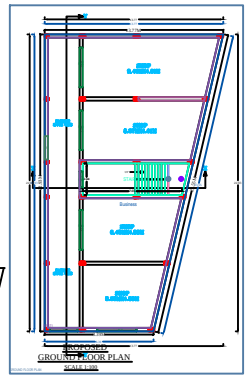


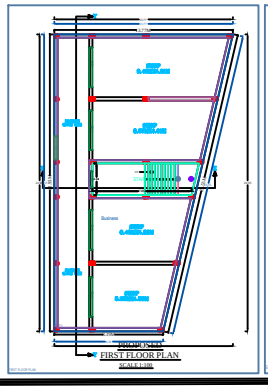


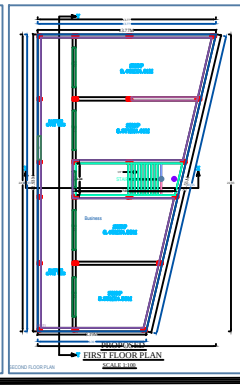


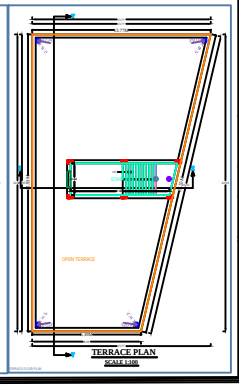












SPECIFICATIONS

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 OPENINGS
5. M.S GLAZED/ANODIZED ALUMINIUM/NCL 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

SL.NO.	SIZE		DESCRIPTION
1.	C.G.	1.22X2.13	Sal wood chaukhat & Gamhar wood shutter
2.	R.S.	2.13X3.10	Sal wood chaukhat & Gamhar wood shutter
3.	R.S.1	2.13X3.10	Sal wood chaukhat & Gamhar wood shutter
4.	W		Fully glazzed window
5.	W1		Fully glazzed window
7.	V		CELLING VANTILOTER

SCHEDULE OF AREA

1. TOTAL PLOT AREA AS PER SITE	: 431.06 SQM
2. PROPOSED AREA AT GROUND FLOOR	: 254.11 SQM
3. PROPOSED AREA AT FIRST FLOOR	: 254.11 SQM
4. TOTAL BUILD UP AREA	: 508.22 SQM
5. COVERED AREA	: 254.11X100 / 431.06
	= 58.95%

PROPOSED COMMERICAL BUILDING FOR

Mrs.- ROOHI PRAVEEN
W/O - MD. NESAR AHMAD
KHATA NO - 102, PLOT NO - 794
RAKWA.- 11 DECIMAL.
THANA NO - 116
MOHALLA - BHATTI TOLI
MAUZA - SIMDEGA
DISTT. - SIMDEGA (JHARKHAND)

RAJ CONSULTANCY
CLUB COMPLEX ,GANDHI MAIDAN
MAIN ROAD SIMDEGA JHARKHAND
MOBILE - 094311-93425,093862-22833

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

Name of Project	NEW RESIDENTIAL BUILDING
Address of Site	KHATA NO - 102, PLOT NO - 794
Locality / Village	MOHALLA - BHATTI TOLI
Name of Owner	Mrs.- ROOHI PRAVEEN
Name of Architect	RAJ CONSULTANCY
Address of Architect	CLUB COMPLEX ,GANDHI MAIDAN
Name of Structural Engineer	Mr. Ashish Kumar Bhattacharjee
Address of Structural Engineer	Lalit Sah Road, Ph.
Name of Geotechnical Engineer	Mr. Ashish Kumar Singh
Address of Geotechnical Engineer	Lalit Sah Road, Ph.
Name of Contractor	Mr. Ashish Kumar Bhattacharjee
Address of Contractor	Lalit Sah Road, Ph.
Number of Floors	Ground + 1st
Type of Construction	Framed Structure
Area Calculation	Carpet Area
Building Class	Group D
Building Type	Residential
Building Height	10.5m
Building Use	Residential

Area Details		SQMT
AREA OF PLOT (Minimum)		431.06
Net Area of Plot		431.06
Deduction from Gross Plot area	(- Deductions)	43.10
Deductions for Widened Road Area Under Acq.		
Road area		0.00
Net area of Plot		387.96
Proposed Plot Size (Net Plot Area)		387.96
Allowable coverage (Max.)	(- Deductions)	186.22
Max Ground Coverage Net Plot		48.00%
Proposed coverage (Ground Floor)		254.11
Proposed coverage (Ground Floor)	(- Deductions)	65.51 %
Permissible FAR		2.00
Additional Carpet Area (M.R.T.)		0.00
Permissible Carpet Area (Net) x 2		775.92
Proposed FAR		1.31
Proposed Area of FAR		508.22
Area of FAR Extra		25.15
Max Permitted Height (m)		10.5
Proposed Height (m)		10.5
Number of Dwelling Units	1 Units	
Number of Parking Spaces	2 Car	

COLOR INDEX

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

Color Index

AREAS DETAIL

Name / Title	Road Width	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
Area statement	12.00 Mtr	4.00	3.00	1.00	1.00

FAR & Tenement Details (Table No- 7)

Building	No. of Same Bldg	Total Built Up Area (sq.mt.)	Proposed FAR Area (sq.mt.) Residential	Commercial	Total FAR Area (sq.mt.)
Building A1	1	508.22	508.22	00.00	508.22
Grand Total	1	508.22	508.22	00.00	508.22

Building A1 (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Residential	Commercial	Total FAR Area (Sq.mt.)
Ground Floor	254.11	254.11		254.11
First Floor	254.11	254.11		254.11
Second Floor	254.11	254.11		254.11
Terrace Floor	00.00	00.00	00.00	00.00
Total :	762.33	762.33	00.00	762.33
Total Number of Same Buildings :	1			
Total :	762.33	762.33	00.00	762.33

SCHEDULE OF JOINERY:

Building Name	Name	Length	Width	No.
Building A1	D	0.91	2.13	1.0
Building A1	D1	0.76	2.13	1.0
Building A1	D2	0.76	2.13	1.0
Total :				3.0

SCHEDULE OF JOINERY:

Building Name	Name	Length	Width	No.
Building A1	V	1.20	1.20	1.0
Total :				1.0

UnBUA Table for Building: A1 (BUILDING)

Floor	Name	Length(M)	Width(M)	Area(Sq.M.)	Total Floors	Total Tenements
GROUND FLOOR	SHOP1	SHOP	21.21 ft	21.21 ft	1	1
FIRST FLOOR	SHOP1	SHOP	21.21 ft	21.21 ft	1	1
FIRST FLOOR	SHOP2	SHOP	21.21 ft	21.21 ft	1	1
GROUND FLOOR	SHOP2	SHOP	21.21 ft	21.21 ft	1	1