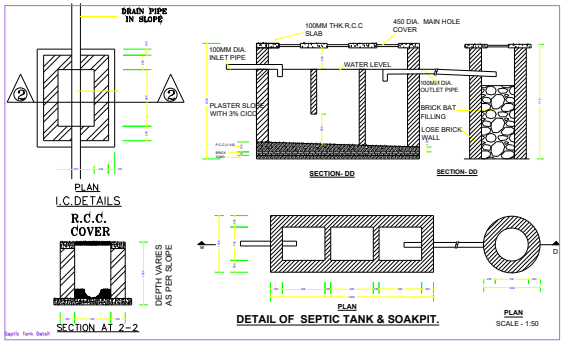
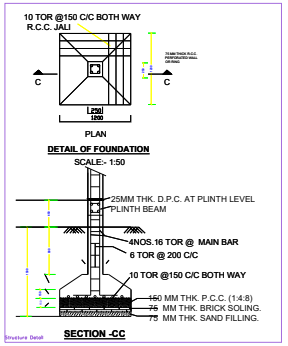
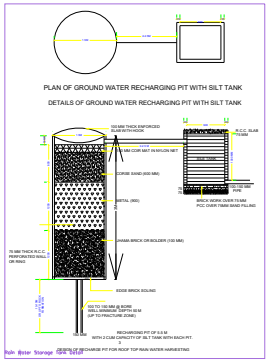
Project Title :PRABAL TOPPO




# 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 GLAZED/ANODIZED ALUMINIUM/MCL 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. | V | 0.61X0.61 | CELLING VANTILOTER |

## SCHEDULE OF AREA

1. TOTAL PLOT AREA AS PER SITE : 345.18 SQM
2. PROPOSED AREA AT GROUND FLOOR : 132.78 SQM
3. PROPOSED AREA AT FIRST FLOOR : 132.78 SQM
4. TOTAL BUILD UP AREA :265.56 SQM
5. COVERED AREA : $\frac{132.78X100}{345.18}$ = 38.47%

PROPOSED RESIDENTIAL BUILDING FOR

MR.- PRABAL TOPPO

WO - LATE JUNAS TOPPO

KHATA NO -93 , PLOT NO -2081

RAKWA.- 17 DECIMAL.

THANA NO - 116

MOHALLA - GHOCHO TOLI

MAUZA - SIMDEGA

DISTT. - SIMDEGA (JHARKHAND)

**RAJ CONSULTANCY**
CLUB COMPLEX ,GANDHI MAIDAN
MAIN ROAD SIMDEGA JHARKHAND
MOBILE - 09431143425,09336622833

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

SIGNATURE OF LIC. ENGINEER | SIGNATURE OF OWNER

| | |
|---|---|
| AREA STATEMENT: SIMDEGA NAGAR PANCHAYAT | VERSION NO.: 1.0.36 |
| | VERSION DATE: 16/10/2020 |
| PROJECT DETAIL : | |
| Inward_No : - | Plot Use : Residential |
| Region : JHARKHAND URBAN LOCAL BODIES | Plot Subuse : Bungalow/ Dwelling / Non Apartment |
| District : SIMDEGA | Land Use Zone : NA |
| Application Type : General Proposal | Abutting Road Width : - |
| Project Type : Building Permission | Plot No. : - |
| Nature of Development : New | Revenue Survey No/Survey No : - |
| Location : Old Area | Thana No : - |
| Sub Location : NA | Holding No : - |
| Village/Mouza Name : - | Khata No : - |
| Ward No : - | North : - |
| Road/Street : - | South : - |
| | East : - |
| | West : - |

| AREA DETAILS : | | SQ.MT. |
|---|---|---|
| AREA OF PLOT (Minimum) | (A) | 345.18 |
| Net Plot Area (Gross Plot Area - Deduction from Gross Plot area) | (A-Deductions) | 345.18 |
| Deductions for Balance Plot Area (from Gross Plot Area) | | |
| COP Area | | 26.78 |
| Total | | 26.78 |
| Balance Plot Area (Net Plot Area - Recreational/Amenity space) | (A-Deductions) | 318.39 |
| Plot Area for Coverage (Net Plot Area) | (A-Deductions) | 345.18 |
| Plot Area for FSI (Net Plot Area - Road+Opening Area) | (A-Deductions) | 345.18 |
| COVERAGE CHECK | | |
| Proposed Coverage Area ( 38.47 % ) | | 132.78 |
| Total Coverage Area ( 38.47 % ) | | 132.78 |
| FAR CHECK | | |
| Proposed Area of FAR | | 265.56 |
| Total Area of FAR | | 265.56 |
| BUILT UP AREA CHECK | | |
| Total Proposed Built Up Area | | 265.56 |

| | |
|---|---|
| ARCH / ENGG / SUPERVISOR (Regd) | OWNER |
| DEVELOPMENT AUTHORITY | LOCAL BODY |

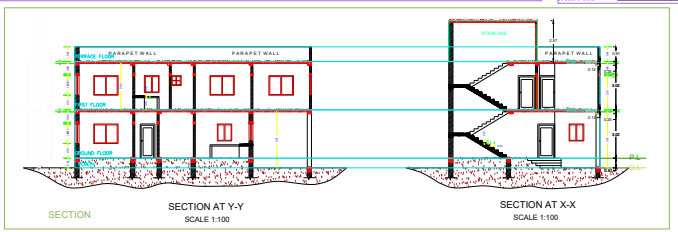
COLOR INDEX
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)

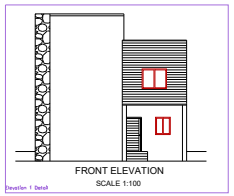
Color Index:
MARGN DETAIL:

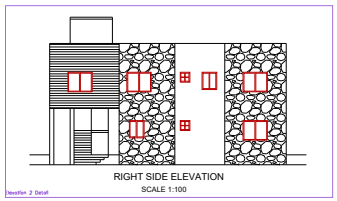
| Building / Wing Name | Road Name | Front Margin | Rear Margin | Side1 Margin | Side2 Margin |
|---|---|---|---|---|---|
| A-1 (RESIDENTIAL) | 3.66M WIDE KACHCHA ROAD | 4.45 | 1.97 | 1.53 | 4.69 |

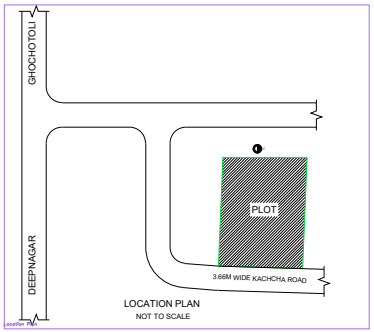
FAR & Tenement Details (Table 4c-1)

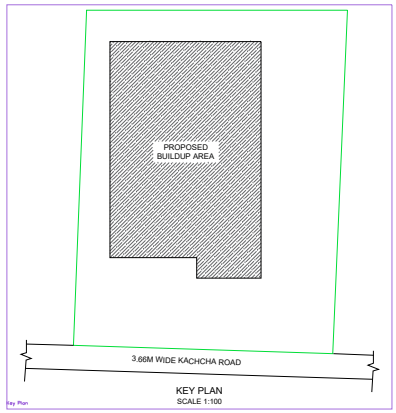
| Building | No. of Same Bldg | Total Built Up Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) Resi. | Total FAR Area (Sq.mt.) | Tnmt (No.) |
|---|---|---|---|---|---|
| A (RESIDENTIAL) | 1 | 265.56 | 265.56 | 265.56 | 01 |
| Grand Total : | 1 | 265.56 | 265.56 | 265.56 | 01 |

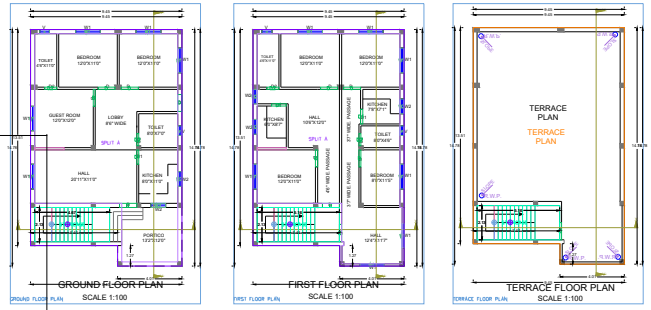


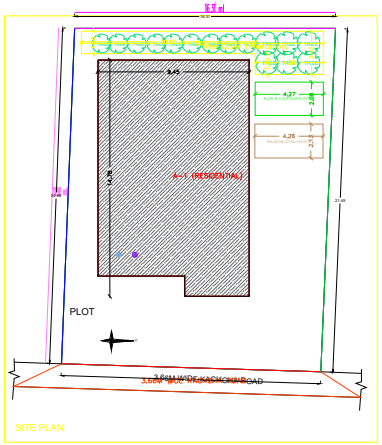




Building : A (RESIDENTIAL)

| Floor Name | Total Built Up Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) Resi. | Total FAR Area (Sq.mt.) | Tnmt (No.) |
|---|---|---|---|---|
| Ground Floor | 132.78 | 132.78 | 132.78 | 01 |
| First Floor | 132.78 | 132.78 | 132.78 | 00 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 00 |
| Total : | 265.56 | 265.56 | 265.56 | 01 |
| Total Number of Same Buildings | 1 | | | |
| Total : | 265.56 | 265.56 | 265.56 | 01 |

SCHEDULE OF JONERY:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| A (RESIDENTIAL) | D2 | 0.76 | 2.10 | 04 |
| A (RESIDENTIAL) | D1 | 0.91 | 2.10 | 03 |
| A (RESIDENTIAL) | D | 1.07 | 2.10 | 12 |
| Total | - | - | - | 19 |

SCHEDULE OF JONERY:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| A (RESIDENTIAL) | V | 0.61 | 1.00 | 04 |
| A (RESIDENTIAL) | W2 | 0.91 | 1.22 | 05 |
| A (RESIDENTIAL) | W1 | 1.52 | 1.22 | 12 |
| Total | - | - | - | 21 |

UnitBUA Table for Building : A (RESIDENTIAL)

| FLOOR | Name | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|---|---|---|---|---|---|---|
| GROUND FLOOR PLAN | SPLIT A | FLAT | 216.90 | 216.43 | 9 | 1 |
| Total | - | - | 216.90 | 216.43 | 21 | 1 |