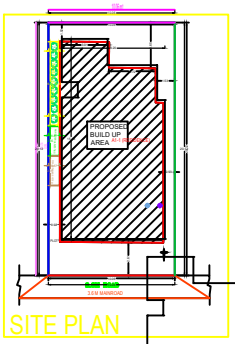

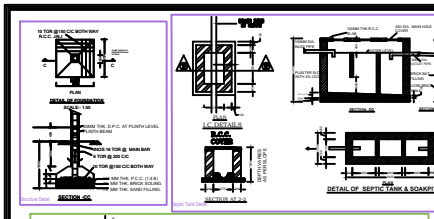

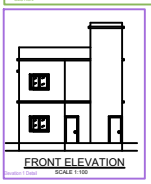

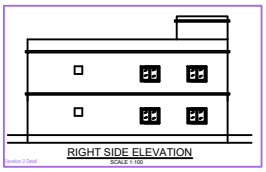

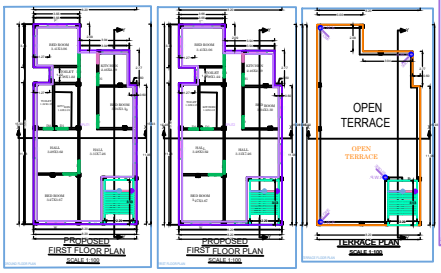

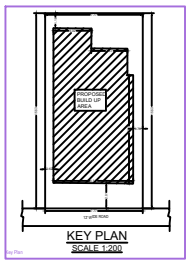

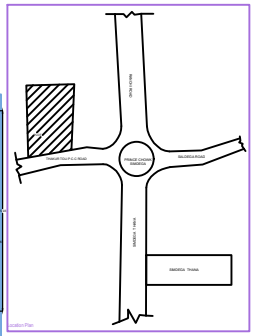

SPECIFICATIONS

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

5. CURTAIN GLAZING/ STTUCTURAL GLAZING OF GOOD QUALITY AND MARK VENTILATOR SYSTEM SHALL BE USED

4. ROLLING SHUTTER SHALL BE USED FOR SHOPS OPENININGS

5. M.S GLAZEDANDDUZED ALUMINUMINCL 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 COMMERICAL 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 SYNTHETICENIML PAINT

10 ALL SANITARY AND ELECTRICAL FITTINGS SHALL BE OF STANDARD MARKAND WORKMENSHIP

11.KOTTA STONE / MOSAIC FLOORING INCLUDING STAIRCASE SALL BE USED

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 : 620.69 SQM
2. PROPOSED AREA AT GROUND FLOOR : 102.52 SQM
3. PROPOSED AREA AT FIRST FLOOR : 124.72 SQM
3. PROPOSED AREA AT SECOND FLOOR : 124.72SQM
4. TOTAL BUILD UP AREA : 351.96 SQM
5. COVERED AREA : $\frac{102.52 \times 100}{620.69}$

= 16.52%

PROPOSED RESIDENTIAL BUILDING FOR

MR.- AJAY KUMAR
S/O - SURESH TIWARI
KHATA NO - 226, PLOT NO -5021
RAKWA.- 5 DECIMAL.
THANA NO - 80
MOHALLA - THAKUR TOLI
MAUZA - GOTRA
DISTT. - SIMDEGA (JHARKHAND)

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

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

SIGNATURE OF L.IC. ENGINEER

SIGNATURE OF OWNER

Building: A1 (RESIDENCE)

Floor Name	Total Built Up Area (Sq.m.)	Deducted FAR Area (Sq.m.)		Total FAR Area (Sq.m.)	Tenant(No.)
		Mandatory	Other		
Ground Floor	102.52	0.00	0.00	102.52	1
First Floor	124.72	0.00	0.00	124.72	1
Second Floor	124.72	0.00	0.00	124.72	1
Total	351.96	0.00	0.00	351.96	3
Total Number of Same Buildings	1				
Total	351.96	0.00	0.00	351.96	3

SCHEDULE OF JOINERY:

Unique Name	Width	Height	Unit	Nos
MAIN DOOR	1.07	2.13	M	1
BATHROOM D	0.76	2.13	M	1
BATHROOM D	0.76	2.13	M	1
BATHROOM D	0.76	2.13	M	1
BATHROOM D	0.76	2.13	M	1
BATHROOM D	0.76	2.13	M	1
BATHROOM D	0.76	2.13	M	1
BATHROOM D	0.76	2.13	M	1
BATHROOM D	0.76	2.13	M	1
Total				9

SCHEDULE OF JOINERY:

Unique Name	Width	Height	Unit	Nos
W	1.52	1.52	M	3
W1	1.22	1.22	M	3
Total				6

UnBUA Table for Building: A1 (RESIDENCE)

Floor Name	Height (In Meter)	Mezzanine Floor	Area (In Sq.Mtr.)	Tot. Occupants	Tot. Parking
GROUND FLOOR	3.05	NOT	102.52	51.26	0	1
FIRST FLOOR	3.05	NOT	124.72	62.36	0	1
Total:			227.24	113.62	0	2

Site Area (Sq.mtr.) [illegible] PROPOSED

Building Use	Residential
Building Type	Residential Building
Occupancy	Group - Residential
Plot Area - Sq.mtr.	620.69
Plot Area - Sq.ft.	6681.00
Road Type	Other Road (Other Road Width 12 M)
Road Width - Sq.mtr.	12.00
Building Height - Sq.mtr.	9.15
Number of Floors	3
Type of Construction	Building As Per Schedule 1 Table 1
Type of Area	Plotted Area
Land Use Zone	Residential
Area Calculation Method	Code Wise

Area Details		Area
Total Built Up Area		351.96
Deductable Area		
Deductable Area Group Dwelling Units	(A-Deductable)	20.14
Deductable Area Exterior Wall Area Green Wall Area		0.00
Total Deductable Area		20.14
Net Area		331.82
Total Plot Area Site Plot Area	(A-Deductable)	74.18
Deductable Area		
Total Non Coverage Site Open Space	(A-Deductable)	20.14
Total Deductable Area		20.14
Net Non Coverage Site Open Space		54.04
Permissible Coverage		
Allowed Coverage Area (40.0 %)		248.28
Proposed Coverage Area (16.52 %)		102.52
Free Coverage		
Allowable Area FAR		620.69
Proposed Area FAR		351.96
Number of Units		
Allowable Units		3.00
Proposed Units		3.00
Parking Area Required		
Parking Area Required	Code Wise	
Parking Area Provided	Code Wise	

COLOR INDEX

PROPOSED	
EXISTING	
MUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
PROPOSED WORK	
EXISTING (To be demolished)	

Color Index:

MARGIN DETAIL:

Margin - Name	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
Margin	12.0 M MUNICIPAL	3.00	1.00	1.00	1.00

FAR & Tenement Details (Table-6c-1)

Floors	No. of Same Floor	Total Built Up Area (Sq.m.)	Deduct FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tenant (No.)
LEGENDS			Mandatory	Other	
Grand Total	1	351.96	0.00	0.00	3