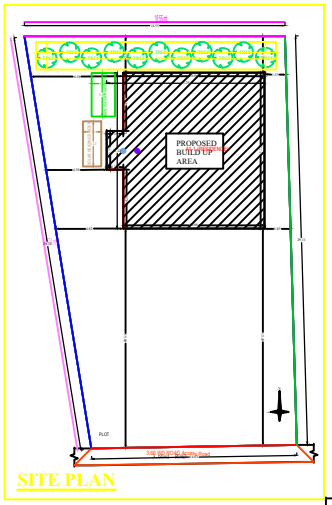

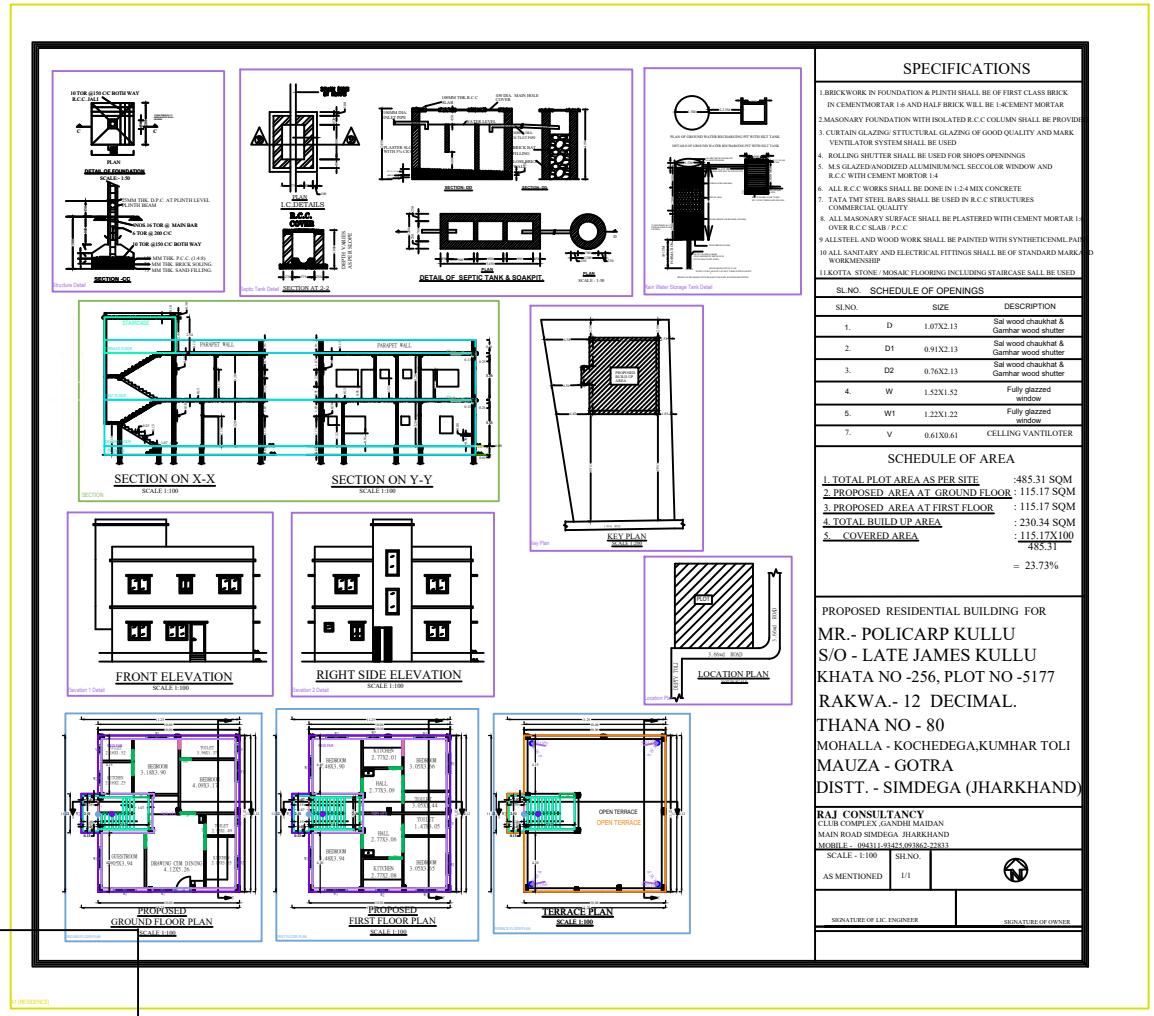

SPECIFICATIONS

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 PROVIDE

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/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 1:4 OVER R.C.C SLAB / P.C.C

9 ALLSTEEL AND WOOD WORK SHALL BE PAINTED WITH SYNTHETICENML PAI

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

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

SCHEDULE OF OPENINGS

SL.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 :485.31 SQM
2. PROPOSED AREA AT GROUND FLOOR : 115.17 SQM
3. PROPOSED AREA AT FIRST FLOOR : 115.17 SQM
4. TOTAL BUILD UP AREA : 230.34 SQM
5. COVERED AREA : 115.17X100 / 485.31 = 23.73%

PROPOSED RESIDENTIAL BUILDING FOR

MR.- POLICARP KULLU
S/O - LATE JAMES KULLU
KHATA NO -256, PLOT NO -5177
RAKWA.- 12 DECIMAL.
THANA NO - 80
MOHALLA - KOCHEDEGA,KUMHAR TOLI
MAUZA - GOTRA
DISTT. - SIMDEGA (JHARKHAND)

RAJ CONSULTANCY
CLUB COMPLEX ,GANDHI MAIDAN
MAIN ROAD SIMDEGA ,JHARKHAND
MOBILE - 094311-91425,09386?-25833

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

SIGNATURE OF LIC. ENGINEER | SIGNATURE OF OWNER

AREA STATEMENT : SIMDEGA NAGAR PANCHAYAT	VARDHAN NO. : 1.0.06
	APPLICATION NO. : BP/2/2020
PROJECT NAME	Policarp Residence
Address No	256/1294 - Kochedega
Address - JURISDICTION / MUNICIPAL WARD	Ward No.09 - Kochedega Township - Non Municipal
Address - DISTRICT	Lower Dist Jharkhand - 825
Application Type - General Proposal	Residential Building Project
Project Type - Building in Residential	Residential
Nature of Development - New	Residential Building Residential No
Location - City Name	Simdega City
Site Location - Zone	Township No
Village/Mouza Name	Mouza No
Khata No	256
Plot/Gata No	5177
Area	Area
Area of Plot	485.31
Net Plot Area (Gross Plot Area - Deductions Area Area Not Area)	485.31
Deductions for Minimum Plot Area Gross Plot Area	
Road Area	0.00
Net Area	485.31
Balance Plot Area Net Plot Area - Road/Widen/Road/Widening Area)	452.04
Net Area for Coverage Net Plot Area - Road/Widening Area)	485.31
Net Area for FAR Net Plot Area - Road/Widening Area)	485.31
MAXIMUM GROUND COVERAGE Allowed Coverage Area (45.01 %)	218.31
High Coverage Area (45.01 %)	218.31
MAXIMUM FAR Allowed FAR	230.34
Proposed Total FAR	230.34
Total Built Up Area	230.34
Total Ground Coverage	115.17
Total Ground Area (Sq.m.)	115.17
Number of Units	2
Number of Units (Residential Usage)	2
Development Authority	SIMDEGA NAGAR PANCHAYAT

COLOR INDEX

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

Color Index:
MARGIN DETAIL:

Building Name / Block	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
A1 (RESIDENCE)	9.00 Wide Pitch Road	19.42	2.00	4.00	1.50

FAR & Tenement Details (Table 4c-1)

Building	No. of Same-Bldg	Total Built Up Area (Sq.m.)	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tnmt (No.)
A1 (RESIDENCE)	1	230.34	230.34	230.34	2
Grand Total	1	230.34	230.34	230.34	2

Building A1 (RESIDENCE)

Floor Name	Total Built Up Area (Sq.m.)	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tnmt (No.)
Ground Floor	115.17	115.17	115.17	1
First Floor	115.17	115.17	115.17	1
Second Floor	0.00	0.00	0.00	0
Total:	230.34	230.34	230.34	2
Total Number of Same Buildings:	1			
Total:	230.34	230.34	230.34	2

SCHEDULE OF JOINERY:

BLK NO.NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENCE)	D	1.07	2.13	2
A1 (RESIDENCE)	D1	0.91	2.13	10
A1 (RESIDENCE)	D2	0.76	2.13	10
Total:				22

SCHEDULE OF JOINERY:

BLK NO.NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENCE)	W	1.52	1.52	2
A1 (RESIDENCE)	W1	1.22	1.22	10
A1 (RESIDENCE)	V	0.61	0.61	2
Total:				14

UnitBUA Table for Building A1 (RESIDENCE)

UNIT NO.	NAME	UNIT AREA	CARPET AREA	UNIT AREA	No. of Rooms	No. of Tenement
GROUND FLOOR	UNIT1	Flat1	91.00	91.00	4	1
FIRST FLOOR	UNIT2	Flat1	91.00	91.00	4	1
Total:			182.00	182.00	8	2