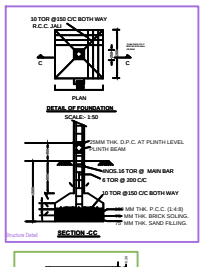
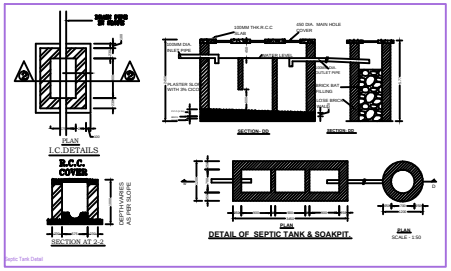
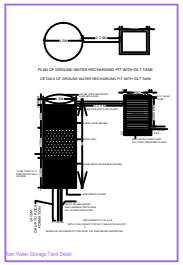
Project Title :BHUSHAN KULLU







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 ALUMINIUMNCL 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

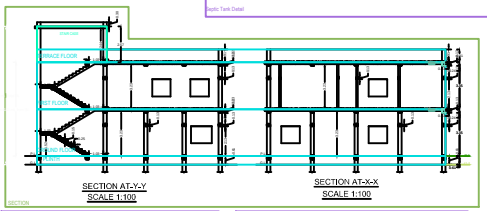
9 ALLSTEEL AND WOOD WORK SHALL BE PAINTED WITH SYNTHETICENML PAINT

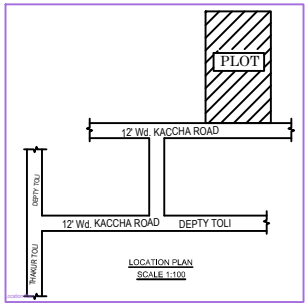
10 ALL SANITARY AND ELECTRICAL FITTINGS SHALL BE OF STANDARD MARKAND WORKMENSHIP

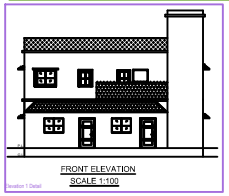
11.KOTTA STONE / MOSAIC FLOORING INCLUDING STAIRCASE SALL BE USED

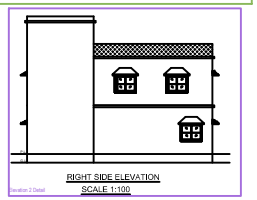
SL.NO. SCHEDULE OF OPENINGS

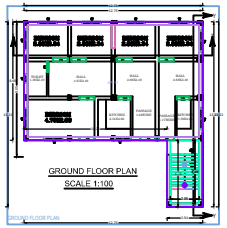
SI.NO.		SIZE	DESCRIPTION
1.	D	1.07X2.13	Sal wood chaukhat & Gamhar wood shutter
2.	D1	0.91X2.13	Sal wood chaukhat & Gamhar wood shutter
3.	D2	0.76X2.13	Sal wood chaukhat & Gamhar wood shutter
4.	W	1.52X1.52	Fully glazzed window
5.	W1	1.22X1.22	Fully glazzed window
7.	V	0.61X0.61	CELLING VANTILOTER
8.			

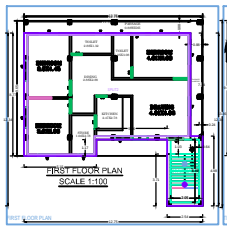


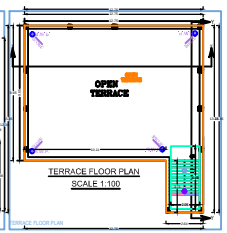


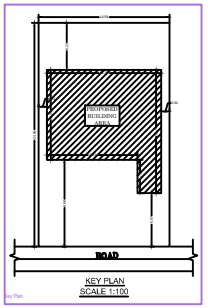


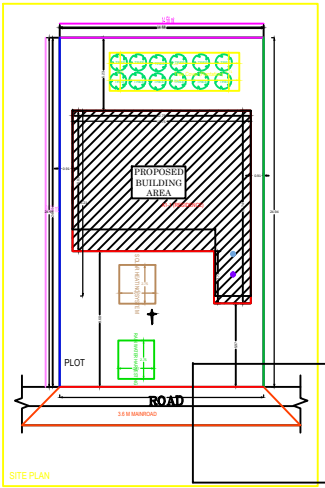












SCHEDULE OF AREA

1. TOTAL PLOT AREA AS PER SITE : 363.66 SQM

2. PROPOSED AREA AT GROUND FLOOR : 137.72 SQM

3. PROPOSED AREA AT FIRST FLOOR : 137.72 SQM

4. TOTAL BUILD UP AREA : 275.44 SQM

5. COVERED AREA : 137.72X100 / 363.66

= 37.87%

PROPOSED RESIDENTIAL BUILDING FOR
MR.-BHUSHAN KULLU
S/O -LATE JAKARIUS KULLU
KHATA NO - 50/15 , PLOT NO -3521
RAKWA.- 0.09 ACER
THANA NO - 80
MOHALLA -DEPTY TOLI
MAUZA - GOTRA
DISTT. - SIMDEGA (JHARKHAND)

RAJ CONSULTANCY
CLUB COMPLEX ,GANDHI MAIDAN
MAIN ROAD SIMDEGA ,JHARKHAND
MOBILE - 09431-8425,09382-22833

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

SIGNATURE OF LIC. ENGINEER | SIGNATURE OF OWNER

BUILDING NO. - 1 (A)	
PROPOSED FOR	RESIDENTIAL BUILDING
Province	
District	
Village / Town	City Limit - Simdega
Mauza - JAMBANI(51) CHAK(-)COL(-) SIDA(-)	Khata Number - 50/15
Plot Number	3521
Residential Type	Individual Single Unit
Plotted Type - Building Permission	Plotted Plot
Nature of development - New	Residential Building Without Lift No.
Location - Old Area	Inside MC
Land Location - Hill	Outside Hill
Village/Mohalla Name	Inside Hill
Road Width	12.00
Road Detail	Kacha
	Kacha
	Kacha
	Kacha
Area Details	
Area of Plot(Minimum)	363.66
Net Plot Area (Gross Plot Area - Deduction from Gross Plot area)	363.66
Deductions for Balance Plot Area (Net Plot Area)	
Total Area	363.66
Net	363.66
Net Plot Area Site Plot Area - Recreational/Amenity space	363.66
Net Plot Area to Coverage Plot Area	363.66
Plot Area to FAR Net Plot Area - Recreational/Amenity space	363.66
Proposed Coverage Area (with in 1 - Proposed Coverage Area / Net Coverage Area x 100 (%)	137.72
FAR Check	
Permissible FAR as per Zone	1.25
Total Allowed FAR	454.58
PLOT AREA CHECK	
Total Proposed FAR(Sq.Mtr)	275.44
Number of Floors(Ground Floor)	Floor
Maximum Ground Coverage	50.00 %

COLOR INDEX

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

Color Indexs:
MARGIN DETAIL:

Building / Wing Name	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
BLD-1 (RESIDENCE)	12.00 M MARKAND	5.00	5.00	0.87	0.87

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.Mt.)	Proposed FAR Area (Sq.Mt.) Net	Total FAR Area (Sq.Mt.)	Tnmt (No.)
A1 (RESIDENCE)		275.44	275.44	275.44	2
Grand Total	1	275.44	275.44	275.44	2

Building :A1 (RESIDENCE)

Floor Name	Total Built Up Area (Sq.Mt.)	Proposed FAR Area (Sq.Mt.) Net	Total FAR Area (Sq.Mt.)	Tnmt (No.)
Ground Floor	137.72	137.72	137.72	1
First Floor	137.72	137.72	137.72	1
Total:	275.44	275.44	275.44	2
Total Number of Same Buildings	1			
Total:	275.44	275.44	275.44	2

SCHEDULE OF JOINERY:

BLD NAME/NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENCE)	D	1.07	2.13	2
A1 (RESIDENCE)	D1	0.91	2.13	2
A1 (RESIDENCE)	D2	0.76	2.13	2
A1 (RESIDENCE)	D2	0.76	2.13	2
A1 (RESIDENCE)	D2	0.76	2.13	2
A1 (RESIDENCE)	D2	0.76	2.13	2
A1 (RESIDENCE)	D2	0.76	2.13	2
A1 (RESIDENCE)	D2	0.76	2.13	2
A1 (RESIDENCE)	D2	0.76	2.13	2
A1 (RESIDENCE)	D2	0.76	2.13	2
Total:				20

SCHEDULE OF JOINERY:

BLD NAME/NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENCE)	W	1.52	1.52	2
A1 (RESIDENCE)	W	1.52	1.52	2
A1 (RESIDENCE)	W	1.52	1.52	2
A1 (RESIDENCE)	W	1.52	1.52	2
A1 (RESIDENCE)	W	1.52	1.52	2
A1 (RESIDENCE)	W	1.52	1.52	2
A1 (RESIDENCE)	W	1.52	1.52	2
A1 (RESIDENCE)	W	1.52	1.52	2
Total:				16

UnitBUA Table for Building :A1 (RESIDENCE)

Floor	Unit Name	Unit No.	UnitBUA Type	BuiltUp Area	Carpet Area	No. of Rooms	No. of Tenements
Ground Floor	FLAT	FLAT	FLAT	137.72	97.87	3	1
First Floor	FLAT	FLAT	FLAT	137.72	97.87	3	1
Total:				275.44	195.74	6	2