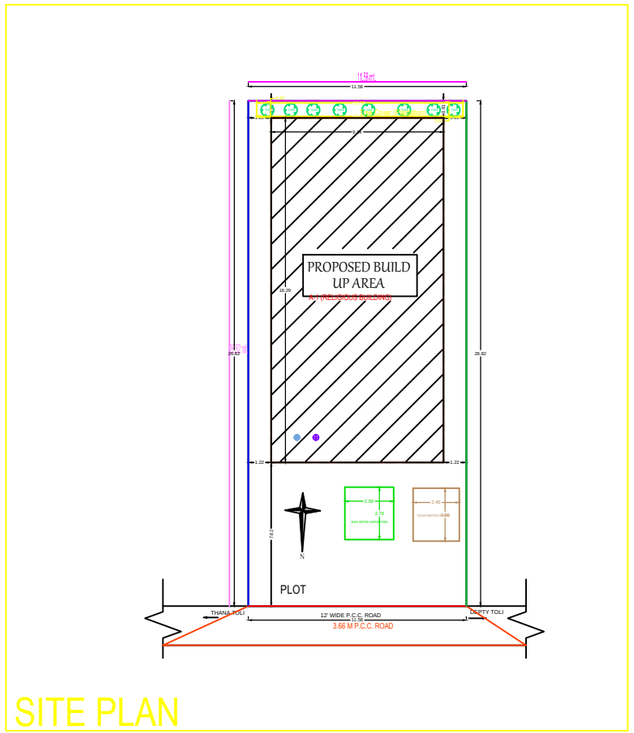
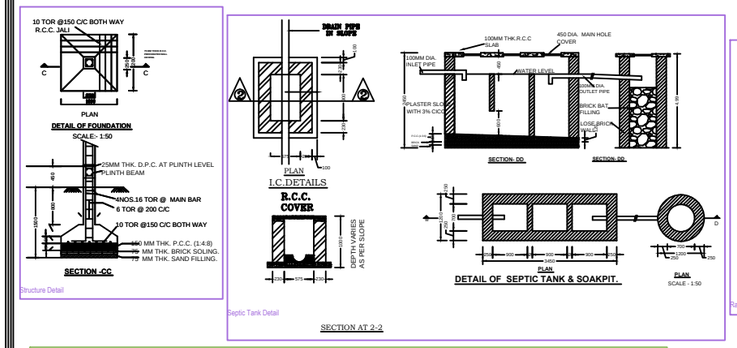
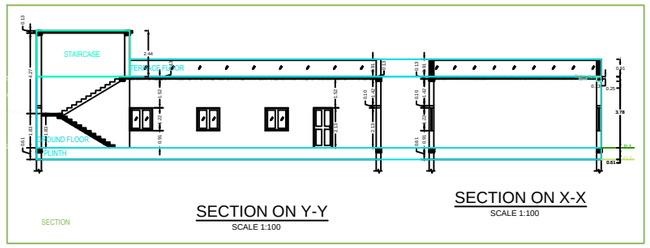
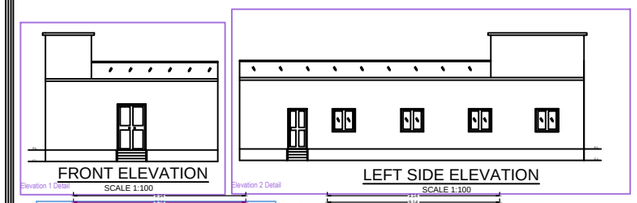
Project Title :MANORANJAN LAKRA

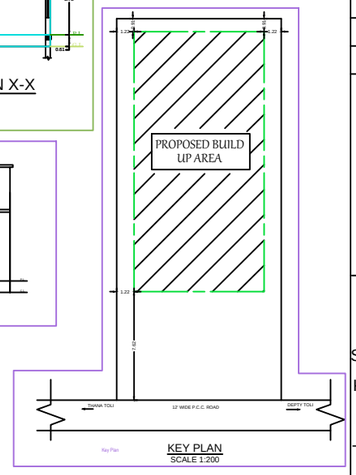


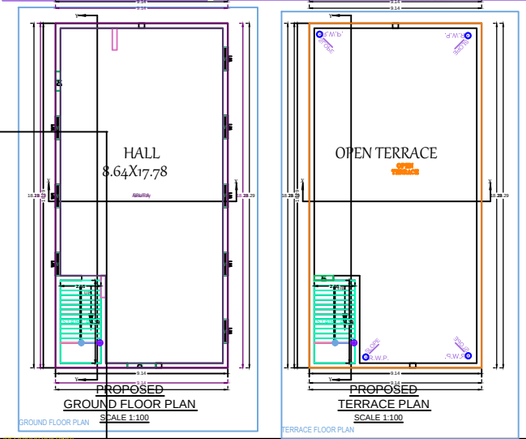

SITE PLAN

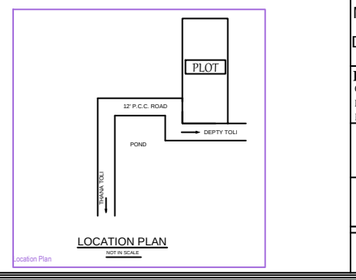



## SPECIFICATIONS

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/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

| SI.NO. | | SIZE | DESCRIPTION |
|---|---|---|---|
| 1. | D | 1.52X2.13 | Sal wood chaukhat & Gamhar wood shutter |
| 2. | D1 | 1.01X2.13 | 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 : 310.58 SQM
2. PROPOSED AREA AT GROUND FLOOR : 167.23 SQM
3. TOTAL BUILD UP AREA : 167.23 SQM
4. COVERED AREA : $\frac{167.23 \times 100}{310.58}$

= 53.84%

PROPOSED RESIDENTIAL BUILDING FOR

MR.- MANORANJAN LAKRA

S/O - LATE JOHAN LAKRA

KHATA NO -86, PLOT NO -5211

RAKWA.- 7 DECIMAL.

THANA NO - 80

MOHALLA - CLUB 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 LIC. ENGINEER | SIGNATURE OF OWNER

| AREA STATEMENT: SIMDEGA NAGAR PANCHAYAT | VERSION NO. : 1.0.36 |
|---|---|
| | VERSION DATE : 16/10/2020 |
| PROJECT DETAIL : | |
| Award_No : - | Plot Use : Assembly |
| Region : JHARKHAND URBAN LOCAL BODIES | Plot Sub Use : Religious Building |
| 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/Mauza Name : - | Khata No : - |
| Ward No : - | North : - |
| Road/Street : - | South : - |
| | East : - |
| | West : - |

| AREA DETAILS | | SQ.MT |
|---|---|---|
| AREA OF PLOT (Minimum) | (A) | 310.58 |
| Net Plot Area (Gross Plot Area - Deduction from Gross Plot areas) | (A-Deductions) | 310.58 |
| Deductions for Balance Plot Area (from Gross Plot Area) | | |
| CUP Area | | 8.97 |
| Total | | 8.97 |
| Balance Plot Area (Net Plot Area - Recreational/Amenity space) | (A-Deductions) | 301.61 |
| Plot Area for Coverage (Net Plot Area) | (A-Deductions) | 310.58 |
| Plot Area for FSI (Net Plot Area + Road Widening Area) | (A-Deductions) | 310.58 |
| COVERAGE CHECK | | |
| Proposed Coverage Area ( 53.84 % ) | | 167.23 |
| Total Coverage Area ( 53.84 % ) | | 167.23 |
| FAR CHECK | | |
| Proposed Area of FAR | | 167.23 |
| Total Area of FAR | | 167.23 |
| BUILT UP AREA CHECK | | |
| Total Proposed Builtup Area | | 167.23 |
| 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:

MARGIN DETAIL:

| Building / Wing Name | Road Name | Front Margin | Rear Margin | Side1 Margin | Side2 Margin |
|---|---|---|---|---|---|
| A (RELIGIOUS BUILDING) | 3.66 M P.C.C. ROAD | 7.62 | 9.91 | 1.22 | 1.22 |

FAR & Tenement Details (Table 4c-1)

| Building | No. of Same Bldg | Total Built Up Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) Assembly | Total FAR Area (Sq.mt.) |
|---|---|---|---|---|
| A (RELIGIOUS BUILDING) | 1 | 167.23 | 167.23 | 167.23 |
| Grand Total : | 1 | 167.23 | 167.23 | 167.23 |

Building :A (RELIGIOUS BUILDING)

| Floor Name | Total Built Up Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) Assembly | Total FAR Area (Sq.mt.) |
|---|---|---|---|
| Ground Floor.. | 167.23 | 167.23 | 167.23 |
| Terrace Floor.. | 0.00 | 0.00 | 0.00 |
| Total : | 167.23 | 167.23 | 167.23 |
| Total Number of Same Buildings : | 1 | | |
| Total : | 167.23 | 167.23 | 167.23 |

SCHEDULE OF JOINERY:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| A (RELIGIOUS BUILDING) | D1 | 1.02 | 2.10 | 02 |
| A (RELIGIOUS BUILDING) | D | 1.52 | 2.10 | 01 |
| Total : | - | - | - | 03 |

SCHEDULE OF JOINERY:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| A (RELIGIOUS BUILDING) | W1 | 1.22 | 1.20 | 08 |
| Total : | | | - | 08 |

UnitBUA Table for Building :A (RELIGIOUS BUILDING)

| FLOOR | Name | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|---|---|---|---|---|---|---|
| GROUND FLOOR PLAN | SPLIT A | OTHER | 142.33 | 142.04 | 1 | 1 |
| Total : | - | - | 142.33 | 142.04 | 1 | 1 |