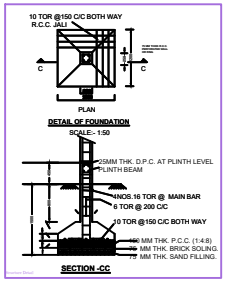
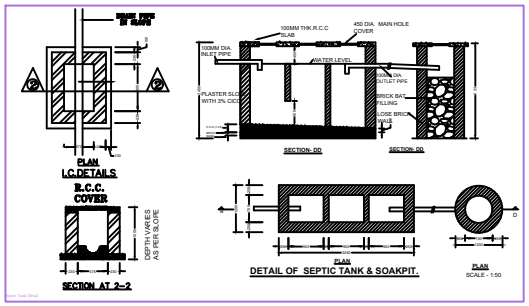
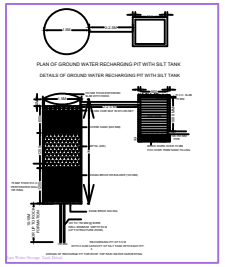
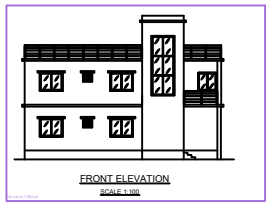
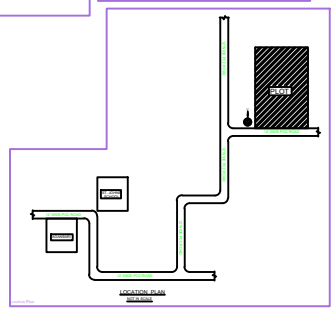
Project Title DAMIAN ROSHAN KULLU

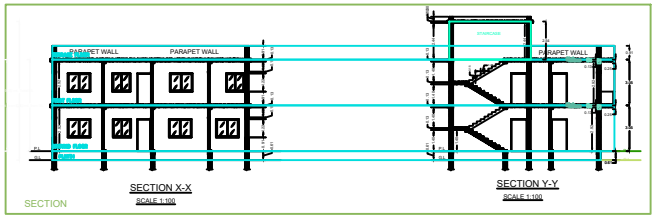


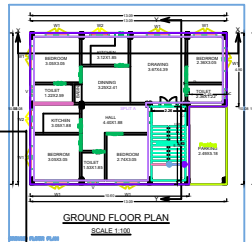


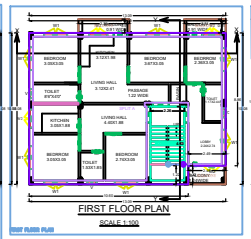


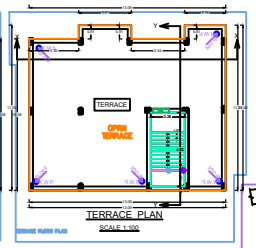


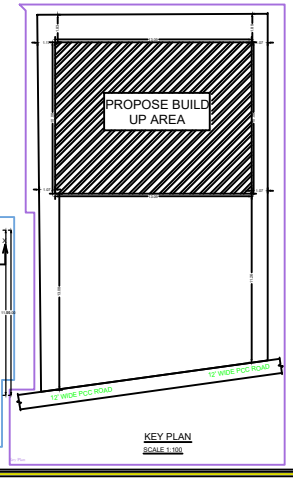


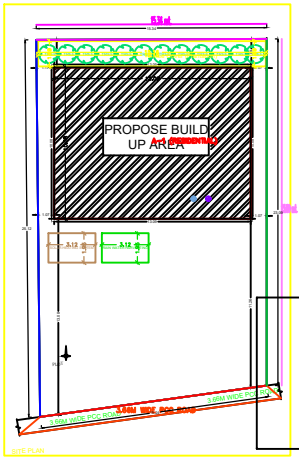












SPECIFICATIONS

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 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	1.09X2.13	Sal wood chaukhat & Gamhar wood shutter
2.	D1	0.91X2.13	Sal wood chaukhat & Gamhar wood shutter
3.	D2	0.79X2.13	Sal wood chaukhat & Gamhar wood shutter
4.	W1	1.52X1.22	Fully glazzed window
5.	W2	1.22X1.22	Fully glazzed window
7.	V	0.61X0.61	CELLING VANTILOTER
7.	V1	1.22X3.96	Fully glazzed ventilater
8.	C.G	1.22X2.13	CHANNEL GATE

SCHEDULE OF AREA

1. TOTAL PLOT AREA AS PER SITE : 366.95 SQM
2. PROPOSED AREA AT GROUND FLOOR : 131.98 SQM
2. PROPOSED AREA AT FIRST FLOOR : 137.61 SQM
3. TOTAL BUILD UP AREA : 269.59 SQM
4. COVERED AREA : 131.98X100 / 366.95 = 35.96%

PROPOSED RESIDENTIAL BUILDING FOR

SRI- DAMIAN ROSHAN KULLU
S/O - MARIYANUS KULLU
KHATA NO -256, PLOT NO -5183
RAKWA. - 9 DECIMAL.
THANA NO - 80
MOHALLA - DEPTYTOLI
MAUZA - GOTRA DEPTYTOLI
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

PLOT AREA		
(A)		366.95
Total Plot Area (Gross Plot Area — Deductions Area from Plot area)	(A–Deductions)	366.95
Deductions for Balance Plot Area (from Gross Plot Area)		
road widen area		25.42
total		25.42
Balance Plot Area (Net Plot Area)	(A–Deductions)	341.34
Coverage allowed (Ground/Floor)		
Proposed Coverage Area (Net Plot Area)	(A–Deductions)	366.95
Total Proposed FAR Area (Net Plot Area + Residential Area)	(A–Deductions)	366.95
Consumed FAR		
Proposed Dwelling Units (3BUF S)		1.00.00
Total Dwelling Units (3BUF S)		1.00.00
PAR CHECK		
Proposed Area of PAR		366.40
Total Area of PAR		366.40
VALUE OF AREA VERIFIED		
Total Proposed BUILTUP Area		366.73
PLACE / SIGN OF RECEIVING OFFICER		
DEVELOPMENT AUTHORITY	LOCAL BODY	

COLOR INDEX

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

Color Index:

PARKING CALCULATION:

Parking Type	Prop. No.	Prop. Area
Total Parking	1	12.00
Total Area	12	12.00

SETBACK DETAIL:

Building / Wing Name	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
(RESIDENTIAL)	12.00M WIDE PCC ROAD	11.00	1.00	1.07	1.07

FAR & Tenement Details (Table 4a-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions Area in (Sq.mt.) Staircase	Proposed FAR Area (Sq.mt.) Residential	Total FAR Area (Sq.mt.)	Tenet (No.)
A (RESIDENTIAL)	1	269.73	4.32	265.40	265.40	01
Total	1	269.73	4.32	265.40	265.40	01

Building : A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions Area in (Sq.mt.) Staircase	Proposed FAR Area (Sq.mt.) Residential	Total FAR Area (Sq.mt.)	Tenet (No.)
Ground Floor	110.10	0.00	110.10	110.10	01
First Floor	137.61	4.32	133.30	133.30	01
Terrace	0.00	0.00	0.00	0.00	00
Total :	269.73	4.32	265.40	265.40	01
Total Number of Same Buildings :	1				
Total :	269.73	4.32	265.40	265.40	01

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.79	2.10	06
A (RESIDENTIAL)	D1	0.91	2.10	07
A (RESIDENTIAL)	D	1.07	2.10	16
A (RESIDENTIAL)	W2	1.22	2.10	01
Total :	--	--	--	30

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.61	1.20	06
A (RESIDENTIAL)	W2	1.22	1.20	06
A (RESIDENTIAL)	W1	1.52	1.20	16
Total :	--	--	--	28

Balcony Calculations Table

FLOOR	NAME	AREA	TOTAL AREA
FIRST FLOOR PLAN	Balc A 2.74 X 1.2 = 3.29	3.29	6.58
	Balc A 2.39 X 1.2 = 2.87	2.87	
	Balc A 2.49 X 1.2 = 2.99	2.99	
Total :	--	--	6.58

UnitBUA Table for Building : A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenements
GROUND FLOOR PLAN	SPLIT A	FLAT	110.10	107.49	12	1
Total :	--	--	110.10	107.49	12	1