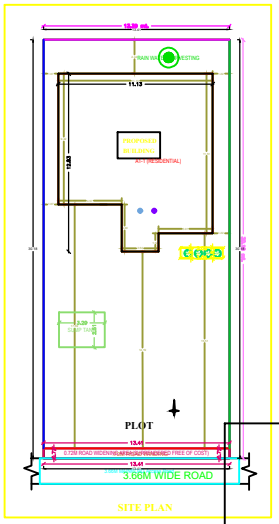

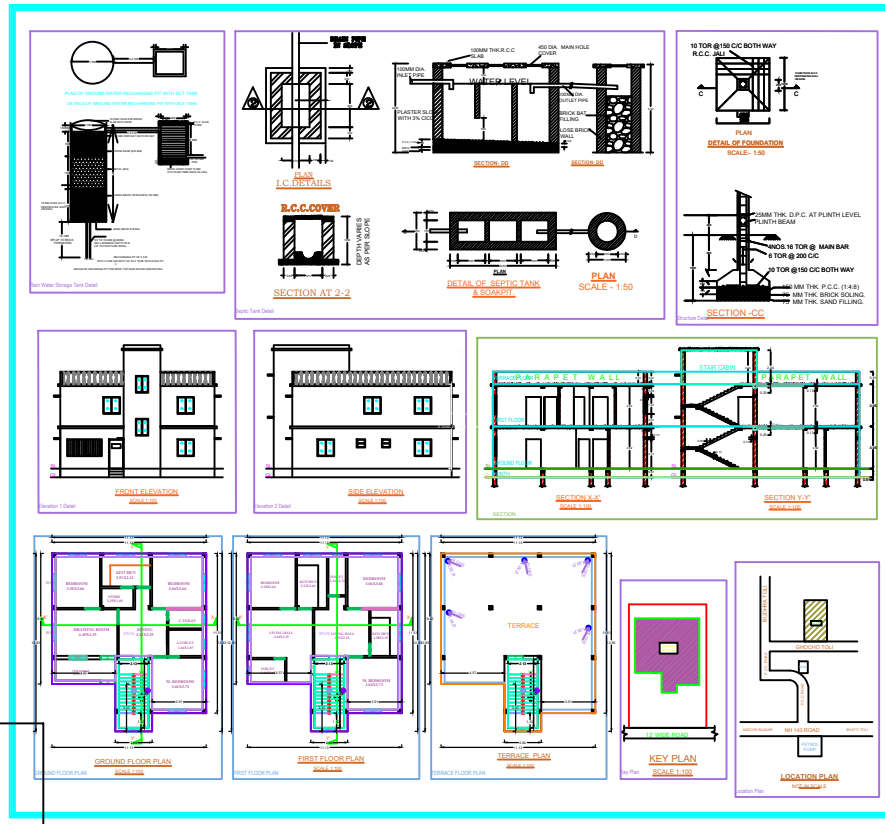

SPECIFICATIONS

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 GLAZEDANODIZED ALUMINIUMINCL 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 SYNTHETICENIL PAINT
10. ALL SANITARY AND ELECTRICAL FITTINGS SHALL BE OF STANDARD MARKAND WORMENSHIP
11. KOTTA STONE / MOSAIC FLOORING INCLUDING STAIRCASE SALL BE USED

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 : 404.69 SQM
2. PROPOSED AREA AT GROUND FLOOR : 121.98 SQM
2. PROPOSED AREA AT FIRST FLOOR : 121.98 SQM
3. TOTAL BUILD UP AREA : 243.96 SQM
4. COVERED AREA : 121.98X100 / 404.69 = 30.14%

PROPOSED RESIDENTIAL BUILDING FOR

SMT- SALIMA TIRKEY
D/O - SUBAS TIRKEY
KHATA NO -102, PLOT NO -707
RAKWA. - 10 DECIMAL.
THANA NO - 116
MOHALLA - GHOCHOTOLI
MAUZA - SIMDEGA
DISTT. - SIMDEGA (JHARKHAND)

RAJ CONSULTANCY
C/138 COMPLEX ,ZANSHI MAIDAN
MAIN ROAD SIMDEGA ,JHARKHAND
MOBILE :- 09431143425,9931627383

SCALE - 1:100 AS MENTIONED	SH.NO. 1/1	
SIGNATURE OF LIC. ENGINEER		SIGNATURE OF OWNER

AREA FOR SUBMIT - SIMDEGA MOHA PANCHAYAT	
Version No. / 1.1.0	
Version Date	2020-03-23
Project	Residential Building
Project - JHARKHAND, SIMDEGA, GHOCHOTOLI, SIMDEGA	Plot Number - Khatiyan Holding - 707, KHATA NO - 102
Applicant Name	Smt Salima Tirkey
Application Type	Building Plan Approval
Project Type	Residential Building
Nature of Development	Proposed Scheme Permanently Re-Development
Area Category	Other Area
Land Use Zone	Residential Zone
Colony/Block Name	Ghochotoli
Area No.	Area - 1
Khata No.	102
Plot/Holding No.	707
Total Area	404.69

AREA DETAILS		SQM
Area of Plot	(A)	404.69
Deduction for Street Widening		
Net Area of Plot		404.69
Total Built Up Area		243.96
Deduction from Gross Plot Area	(A-Deduction)	243.96
Deduction for Balcony and Veranda	(Not Applicable)	
Total Open Area		160.73
Ground Coverage		121.98
FAR		0.60
Internal Plot Area (Net Plot Area - Deduction for Balcony and Veranda)	(A-Deduction)	243.96
Net Ground Coverage (Net Plot Area)	(A-Deduction)	243.96
FAR Area for FAR (Net Plot Area - Deduction for Balcony and Veranda)	(A-Deduction)	404.69
Additional Coverage Area - 10.00 % - Residential Building		121.98
Total Coverage Area - 20.00 %		121.98
Parking Area		160.73
Proposed Road Line		20.00
Total Setback Area		20.00
Total Open Space		160.73
Permissible Ground Coverage		121.98
HIGHT VIEW - TOP OF TOP MOST	10.00 M	
PLOT FACING DIRECTION	LOCAL ROAD	

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

Color Index:

MARGIN DETAIL:

Building Name	Road Name	Road Margin	Rear Margin	Side1 Margin	Side2 Margin
A1 (RESIDENTIAL)	LOCAL ROAD(NOT PROVIDED/NEED FREE OF COST)	16.19	2.44	1.07	1.22

FAR & Tenement Details [Table 4c-1]

Building	No. of Same Bldg	Total Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt) Res	Total FAR Area (Sq.mt)	Tnmt (No.)
A1 (RESIDENTIAL)	1	243.96	243.96	243.96	02
Grand Total	1	243.96	243.96	243.96	02

Building :A1 (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Res.	Total FAR Area (Sq.mt.)	Dwell.Unit
Ground Floor	121.98	121.98	121.98	01
First Floor	121.98	121.98	121.98	01
Stair Room	0.00	0.00	0.00	00
Total:	243.96	243.96	243.96	02
Total Number of Same Buildings	1			
Total	243.96	243.96	243.96	02

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	D	1.09	2.13	01
A1 (RESIDENTIAL)	D1	0.91	2.13	04
A1 (RESIDENTIAL)	D2	0.79	2.13	01
A1 (RESIDENTIAL)	W1	1.52	1.22	01
A1 (RESIDENTIAL)	W2	1.22	1.22	01
A1 (RESIDENTIAL)	V	0.61	0.61	01
A1 (RESIDENTIAL)	V1	1.22	3.96	01
Total:				21

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	D	1.09	2.13	01
A1 (RESIDENTIAL)	D1	0.91	2.13	04
A1 (RESIDENTIAL)	D2	0.79	2.13	01
A1 (RESIDENTIAL)	W1	1.52	1.22	01
A1 (RESIDENTIAL)	W2	1.22	1.22	01
A1 (RESIDENTIAL)	V	0.61	0.61	01
A1 (RESIDENTIAL)	V1	1.22	3.96	01
Total:				21

UnitBUA Table for Building :A1 (RESIDENTIAL)

BLDG NAME	NAME	UNIT BUA AREA	UNIT BUA AREA	RERA AREA	NO. OF UNITS	NO. OF ROOMS
A1 (RESIDENTIAL)	UNIT-01	FLAT	189.15	189.15	1	1
A1 (RESIDENTIAL)	UNIT-02	FLAT	189.15	189.15	1	1
Total:			378.30	378.30	2	2