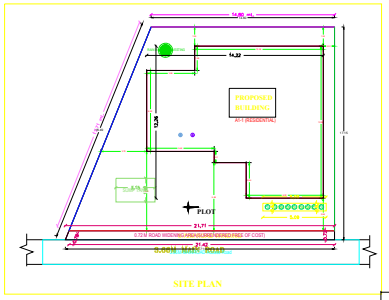

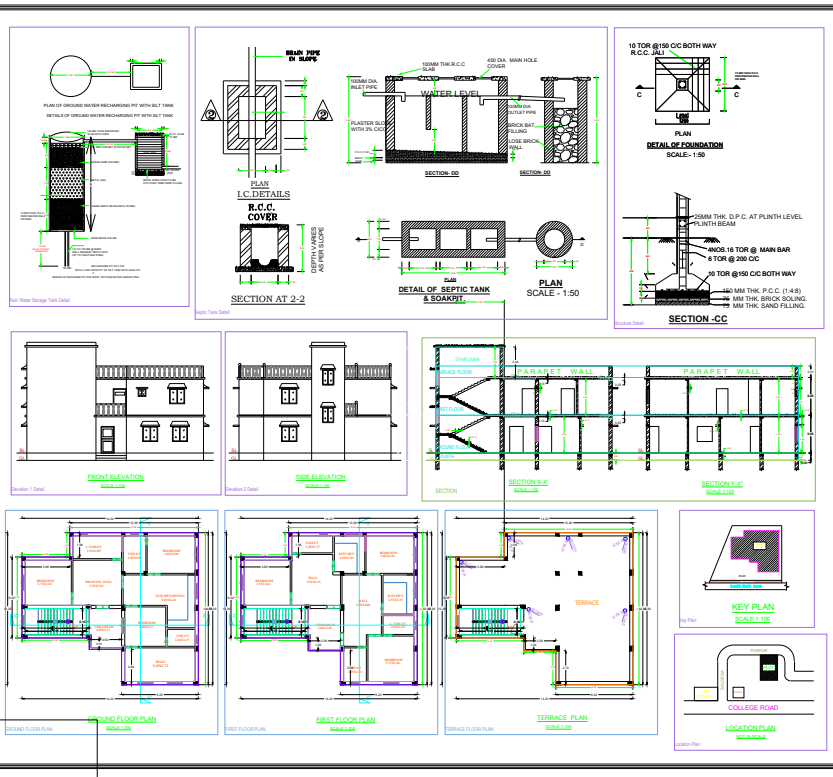

SPECIFICATIONS

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 OPENININGS
5. M.S GLAZED/ANODIZED 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 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.	W1	1.22X1.22	Fully glazzed window
5.	W2	0.91X1.22	Fully glazzed window
7.	V.	0.61X0.61	CELLING VANTILOTER
7.	V1	1.22X3.98	Fully glazzed ventilater
8.	C.G	1.22X2.13	CHANNEL GATE

SCHEDULE OF AREA

1. TOTAL PLOT AREA AS PER SITE : 312.95 SQM
2. PROPOSED AREA AT GROUND FLOOR : 138.92 SQM
2. PROPOSED AREA AT FIRST FLOOR : 138.92 SQM
3. TOTAL BUILD UP AREA : 277.84 SQM
4. COVERED AREA : 138.92X100 / 312.95 = 44.39%

PROPOSED RESIDENTIAL BUILDING FOR

SRI- NICHOLAS BAGHWAR

S/O -LATE BARNABAS BAGHWAR
KHATA NO -32, PLOT NO -2353
RAKWA. - 7.75 DECIMAL.
THANA NO - 105
MOHALLA - KHIJRI SAMTOLI
MAUZA - KHIJRI
DISTT. - SIMDEGA (JHARKHAND)

RAJ CONSULTANCY
CLUB COMPLEX ,GANDHI MAIDAN
MAIN ROAD SIMDEGA ,JHARKHAND
MOBILE :- 894311-914429,8409862-22633

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

AREA STATEMENT - SIMDEGA NAGAR PANCHAYAT	VERSION NO: 1.0.57
PROJECT DETAIL:	VERSION DATE: 18/11/2020
District: Simdega	
Project Title:	Plot Use: Residential
Nature : NEW BUILDING	Plot Sub Use: Residential Dwelling Units Apartment
Product Type : Housing	Land Use Zone : NA
Application Type : General Proposal	Building Road Width
Project Type : Building Permission	Plot No.
Approving Authority : Nagar Panchayat - Area	Khata No. (As per Revenue Survey Land Record) No.
Location : Old Area	Tehsil No.
Site Location : NA	Colony No.
Village/Mauza Name	Grade No.
Road Type	North
Road Width	South
Road Direction	East
	West

AREA DETAILS:		SQUARE METER
Area of Plot(Minimum As per Regional Plan/Zonal Plan)	(A)	312.95
Deducation Total Of Land		16.15
Net		16.15
Net Plot Area (Gross Plot Area - Deducation Total Of Land)	(A-Deduction)	296.80
Deductions for Reserve Plot Area (Gross Gross Plot Area)		
Gross Gross Plot Area		16.15
UDP Area		16.15
Net		16.15
Net Plot Area (Net Plot Area - Reserved/Amenity/Leased)	(A-Deduction)	296.80
Plot Area for Coverage (Net Plot Area)	(A-Deduction)	296.80
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deduction)	312.95
COVERAGE (Allowed)		
Proposed Coverage Area (38.21 %)		138.92
Permissible Coverage Area (50 %)		148.40
FAR (Allowed)		
Proposed Area Of FAR		278.71
Total Area of FAR		278.71
EIGHT OF AREA CHECK		
Plot Area category As per UDCR		278.71
Master Plan/ Zonal Plan/ Scheme Plan		UNDER
NOTIFIED AUTHORITY		LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	
ABUTTED ROAD	
PROPOSED WORK (GROUND AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Color Index:
MARGIN DETAIL:

Building Name	Block Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
A1 (RESIDENTIAL)	BLOCK-A (RESIDENTIAL) (REMAINING AREA OF COURT)	2.00	1.00	1.00	0.00

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed Floor Area (Deducted Area) (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
A1 (RESIDENTIAL)	1	278.71	278.71	278.71	01
Grand Total	1	278.71	278.71	278.71	01

Building A1 (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	138.92	138.92	138.92	01
First Floor	138.92	138.92	138.92	01
Terrace Floor	0.00	0.00	0.00	00
Total:	277.84	277.84	277.84	02
Total Number of Same Buildings :	1	1	1	1
Total :	277.84	277.84	277.84	02

SCHEDULE OF JOINERY:

Building Name	Name	Length	Height	Nos
A1 (RESIDENTIAL)	D	0.76	2.13	01
A1 (RESIDENTIAL)	D1	0.91	2.13	06
A1 (RESIDENTIAL)	D2	1.07	2.13	02
A1 (RESIDENTIAL)	V	0.61	0.61	01
Total :				10

SCHEDULE OF JOINERY:

Building Name	Name	Length	Height	Nos
A1 (RESIDENTIAL)	W	1.22	1.22	04
A1 (RESIDENTIAL)	W2	0.91	1.22	08
A1 (RESIDENTIAL)	W1	1.22	1.22	01
Total :				13

UnitBUA Table for Building A1 (RESIDENTIAL)

Floor	Name	UnitBUA Type	BuaBUA Area	Carpet Area	No. of Rooms	Tnmt (No.)
Ground Floor	BPUTA	FLAT	237.84	137.03	03	1
Total :			237.84	137.03	03	1