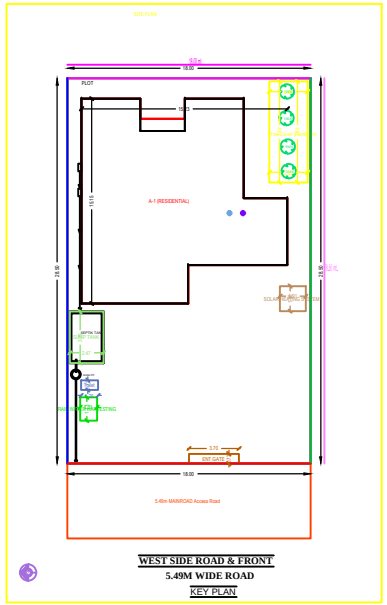
Project Title :MRS. SUDHA SINHA




**WEST SIDE ROAD & FRONT**
**5.49M WIDE ROAD**
KEY PLAN

| | |
|---|---|
| NAME OF OWNER / WORK PROPOSED | SMRITI NO. 10 & 11 PROPOSED DWL BUILDING |
| AREA OF LAND | |
| SHEET No. | Khatian, Plot/Gata |
| District : JHARKHAND KHAS MAL BIHAR | Sub-Division : Anuchal Dwelling Tata Jamshedpur |
| Village : BIDDIBELA | Land Use Zone :NA |
| Mouza Name : Village Chandan Chowkidar | Locality Name :NA |
| Jamabandi No. : Village Chandan Chowkidar | Ward No. : 10 |
| Name of Municipality / Notified Area Committee | Village Area Dwelling No. |
| Holding / Site Area | Holding No. |
| Sub-Holding / Sub | Sub-Holding No. |
| Plot Area in Sq.M. | 1000.00 |
| Road Width | 18.00 |
| Road Facing | East |
| Road Type | Pucca |
| AREA STATEMENT | BCMC |
| Gross of Plot Area | 1000.00 |
| Net Plot Area (Gross Plot Area - Deduction from Gross Plot area) | 1000.00 |
| Deduction from Gross Plot area: Road Widening Area | 0.00 |
| Net Plot Area | 1000.00 |
| Area of Plot Not Set Back for Marginal/Amenity space | 1000.00 |
| Area of Plot Not Set Back for Road Widening Area | 1000.00 |
| Area of Plot Not Set Back for Road Widening Area | 1000.00 |
| Area of Plot Not Set Back for Road Widening Area | 1000.00 |
| Net Area of Plot | 1000.00 |
| Permissible Coverage Area (75.00 %) | 750.00 |
| Proposed Coverage Area (34.68 %) | 346.78 |
| Total Built Up Area | 1246.70 |
| Proposed FAR/ FAR | 1.25 / 1.5 |
| FAR OF AREA CHECK | |
| Max Permitted FAR/ FAR | 1.50 |
| Building Density Plot Density/Average | 34.68% |
| Number of Units in Building | UNIT NO. |

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

Color Index:

PARKING CALCULATION:

| Vehicle Type | Reqd. No. | Reqd. Area |
|---|---|---|
| Car | 2 | 46.00 |
| Total Car | | 46.00 |

MARGIN DETAIL:

| Building / Wing Name | Road Name | Front Margin | Rear Margin | Side1 Margin | Side2 Margin |
|---|---|---|---|---|---|
| A (RESIDENTIAL) | 18.00 MERCAD Road Width | 11.00 | 1.00 | 1.00 | 1.00 |

FAR & Tenement Details (Table 4c-1):

| Building | No. of Same Bldg | Total Built Up Area (Sq.m.) | Existing Built Up Area (Sq.m.) | Proposed Built Up Area (Sq.m.) | Existing FAR (Sq.m/Unit) | Proposed FAR Area (Sq.m.) Deduct Area | Total FAR Area (Sq.m.) | Tnmt (No.) |
|---|---|---|---|---|---|---|---|---|
| A (RESIDENTIAL) | 1 | 1246.70 | 000.00 | 431.38 | 000.00 | 431.38 | 431.38 | 3 |
| Total : | 1 | 1246.70 | 000.00 | 431.38 | 000.00 | 431.38 | 431.38 | 3 |

Building A (RESIDENTIAL)

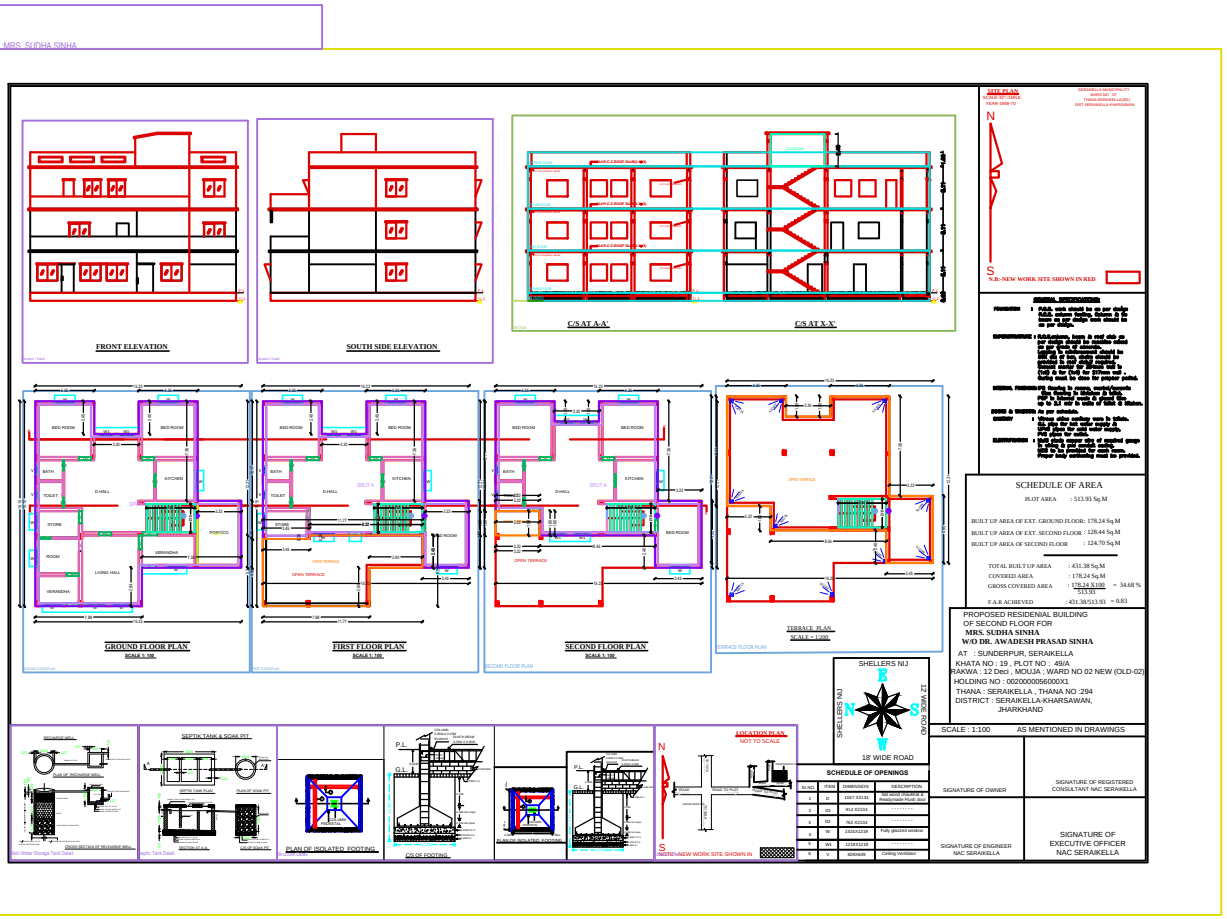
| Floor Name | Total Built Up Area (Sq.m.) | Existing Built Up Area (Sq.m.) | Proposed Built Up Area (Sq.m.) | Existing FAR Area (Sq.m.) | Proposed FAR Area (Sq.m.) Deduct Area | Total FAR Area (Sq.m.) | Tnmt (No.) |
|---|---|---|---|---|---|---|---|
| Ground | 178.14 | 178.14 | 0.00 | 178.14 | 0.00 | 178.14 | 2S |
| First Floor | 128.44 | 128.44 | 0.00 | 128.44 | 0.00 | 128.44 | 2S |
| Second Floor | 124.70 | 0.00 | 124.70 | 0.00 | 124.70 | 124.70 | 2S |
| Total : | 431.28 | 306.58 | 124.70 | 306.58 | 124.70 | 431.28 | 6 |
| Total Number of Buildings | 1 | | | | | | |
| Total : | 431.28 | 306.58 | 124.70 | 306.58 | 124.70 | 431.28 | 6 |

SCHEDULE OF JOINERY:

| BLDG NAME | NAME | DIMENSION | DESCRIPTION | NOS |
|---|---|---|---|---|
| A (RESIDENTIAL) | D | 1000 X 2100 | Flush door | 12 |
| A (RESIDENTIAL) | D1 | 900 X 2100 | Flush door | 12 |
| A (RESIDENTIAL) | D2 | 800 X 2100 | Flush door | 12 |
| A (RESIDENTIAL) | W | 1200 X 1200 | Fully glazed window | 12 |
| A (RESIDENTIAL) | V | 600 X 600 | Cooling Ventilator | 12 |

SCHEDULE OF JOINERY:

| BLDG NAME | NAME | DIMENSION | DESCRIPTION | NOS |
|---|---|---|---|---|
| A (RESIDENTIAL) | D | 1000 X 2100 | Flush door | 12 |
| A (RESIDENTIAL) | D1 | 900 X 2100 | Flush door | 12 |
| A (RESIDENTIAL) | D2 | 800 X 2100 | Flush door | 12 |
| A (RESIDENTIAL) | W | 1200 X 1200 | Fully glazed window | 12 |
| A (RESIDENTIAL) | V | 600 X 600 | Cooling Ventilator | 12 |

UnitBUA Table for Building A (RESIDENTIAL)

| FLOOR | Name | UnitBUA Type | Entity Type | UnitBUA Area | CarpetArea | No. of Rooms | Tenant Premises |
|---|---|---|---|---|---|---|---|
| GROUND FLOOR | SPLIT A | FLAT | Existing | 306.58 | 306.58 | 3 | 1 |
| Total : | | | | 306.58 | 306.58 | 3 | 1 |