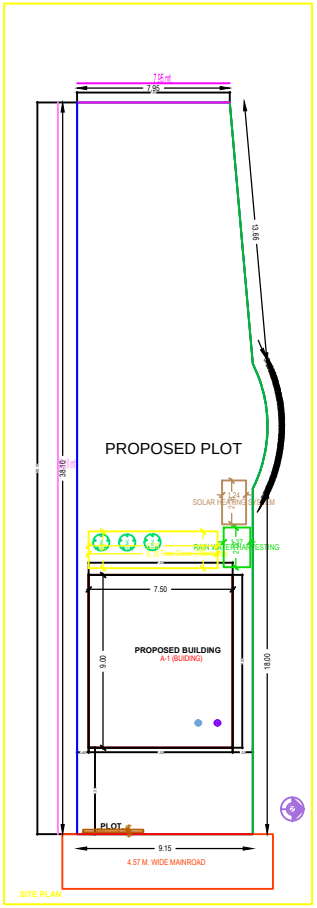
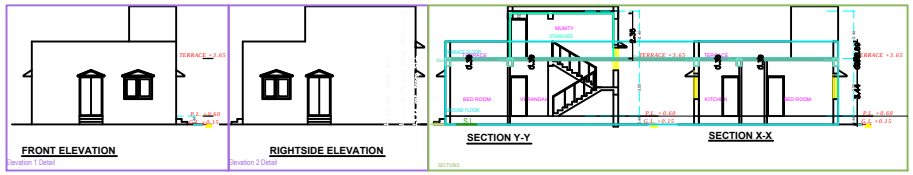
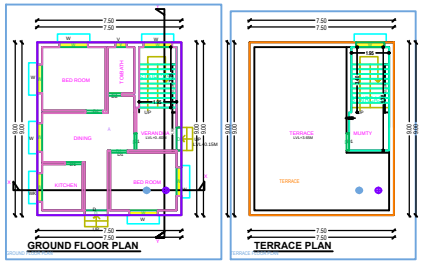
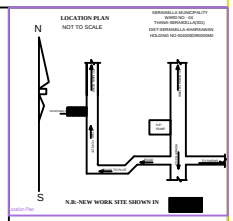
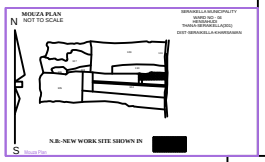










GENERAL SPECIFICATIONS

FOUNDATION : P.C.C. work should be as per design R.C.C. column footing, Column & tie beam as per design work should be as per design.

SUPERSTRUCTURE : R.C.C.column, beam & roof slab as per design should be machine mixed as per grade of concrete. Lapping in reinforcement should be 50d, 40 d for, shuttle should be provided in roof slab,if required. Cement mortar for 230mm wall is (1:6) & for (1:4) for 217mm wall . Curing must be done for proper period.

INTERNAL FINISHING : PS flooring in rooms, market/ceramic tiles flooring in kitchen & toilet, POP in internal walls & ground floor up to 2.1 mtr in walls of toilet & kitchen.

DOORS & WINDOWS : As per schedule.

SANITARY : Hygiene white sanitary ware in toilets. G.I. pipe for hot water supply & UPVC pipe for cold water supply. PVC pipes for outlet.

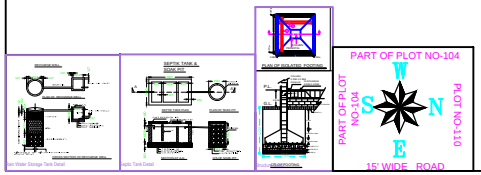
ELECTRIFICATION : Shall check required size of required gauge in wiring & pvc conduit casing. ECB to be provided for each room. Proper body earthening must be provided.

SCHEDULE OF AREA

PLOT AREA	:	354.08 Sqm
BUILT UP AREA OF GROUND FLOOR	:	67.50 Sqm
GARRAGE FOR PARKING	:	0.00 Sqm
TOTAL BUILT UP AREA	:	67.50 Sqm
COVERED AREA	:	67.50Sqm
GROSS COVERED AREA	:	67.50 X100 / 354.08 = 19.06 %
F.A.R ACHIEVED	:	67.50/354.08 = 0.19

PROPOSED RESIDENIALBUILDING FOR
SANT KUMAR PRADHAN
S/O : LATE ISHWAR PRADHAN
AT TOWN : SERAIKELLA ,
KHATA NO : 108 , PLOT NO : 104
RAKWA : 8.75 Deci , MOUJA ; WARD NO 04
THANA : SERAIKELLA , THANA NO :301
DISTRICT : SERAIKELLA-KHARSAWAN, JHARKHAND

SIGNATURE OF OWNER	SIGNATURE OF LTP
SIGNATURE OF ENGINEER NAC SERAIKELLA	SIGNATURE OF EXECUTIVE OFFICER NAC SERAIKELLA



AREA STATEMENT: SARAIKELA NAGAR PANCHAYAT	VERSION NO.: 1.0.17	
	VERSION DATE: 01/01/2019	
PROJECT DETAIL:		
Inward_No : -	Plot Use : Residential	
Region : JHARKHAND URBAN LOCAL BODIES	Plot SubUse : Bungalow Dwelling / Non Apartment	
District : SERAIKELA	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 : New 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)	343.74
Net Plot Area (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	343.74
Deductions for Balance Plot Area (from Gross Plot Area)		
OUP Area		12.87
Total		12.87
Balance Plot Area (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	330.87
Plot Area for Coverage (Net Plot Area)	(A-Deductions)	343.74
Plot Area for FSI (Net Plot Area + Road/Widening Area)	(A-Deductions)	343.74
COVERAGE CHECK		
Proposed Coverage Area (19.64 %)		67.50
Total Coverage Area (19.64 %)		67.50
FAR CHECK		
Proposed Area of FAR		67.50
Total Area of FAR		67.50
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		67.50
ADDITIONAL DISCLOSURE(If Flagd)	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:
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
A (BUIDING)	1	67.50	67.50	67.50	01
Grand Total :	1	67.50	67.50	67.50	01

Building :A (BUIDING)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor...	67.50	67.50	67.50	01
Terrace Floor...	0.00	0.00	0.00	00
Total :	67.50	67.50	67.50	01
Total Number of Same Buildings :	1			
Total :	67.50	67.50	67.50	01

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUIDING)	D	0.99	2.10	01
A (BUIDING)	D2	0.74	2.10	01
A (BUIDING)	D3	0.90	2.10	05
A (BUIDING)	D	1.20	2.10	02
A (BUIDING)	W	1.48	2.10	08
Total : -	-	-	-	17

UnitBUA Table for Building :A (BUIDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	A	FLAT	52.57	51.54	2	1
Total :	-	-	52.57	51.54	2	1