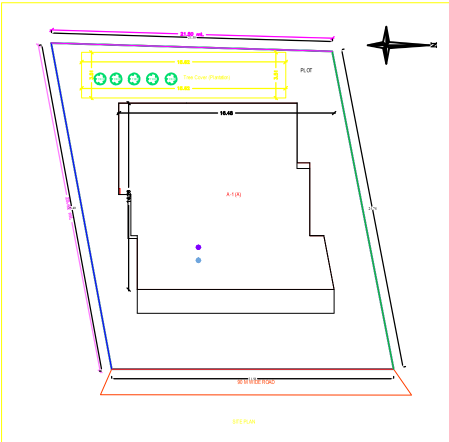
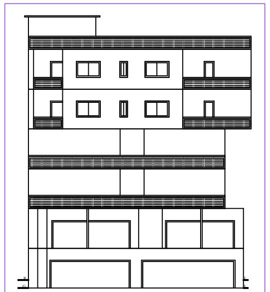
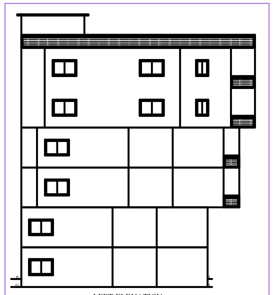




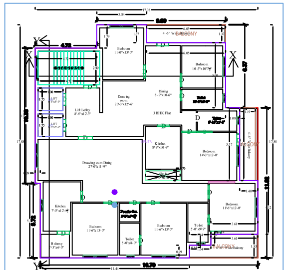
FRONT ELEVATION



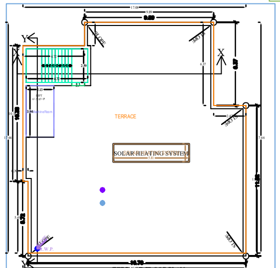
LEFT ELEVATION

SECTION ON - XX

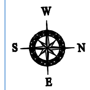
SECTION ON - YY

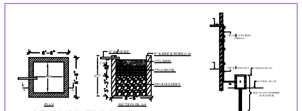


THIRD & FOURTH FLOOR PLAN



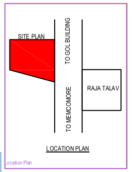
TERRACE FLOOR PLAN



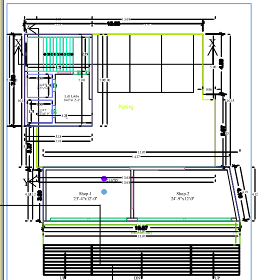


DETAILS OF WATER HARVESTING

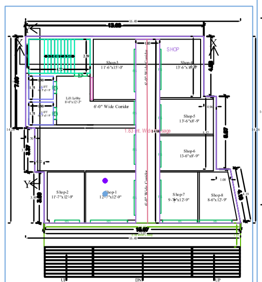
Key Plan



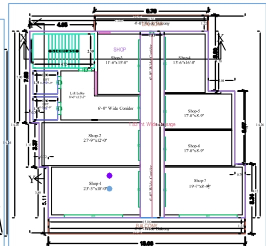
LOCATION PLAN



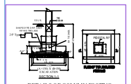
BASMENT FLOOR PLAN



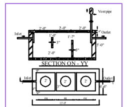
GROUND FLOOR PLAN



FIRST& SECOND FLOOR PLAN



DETAILS OF COLUMN FOOTING



DETAILS OF SEPTIC TANK

BRIEF SPECIFICATION

FOUNDATION :-R.C.C. (1:1.5:3) Column footing foundation.

PLINTH :- 12"th R.C.C. (1:1.5:3) all round on plinth level.

FLOORING :- 1.5"th I.P.S. flooring over 3"th P.C.C. (1:3:6).

SUPER STRUCTURE :- First class brick work in cement mortar (1:6)

SLAB,BEAM & LINTEL :- All R.C.C. work (1:1.5:3).

WOOD WORK :- All door & window frames of sal wood.

PLASTERING :- 0.5"th cement plaster (1:6) both side.

SCHEDULE

D-	3'-6"X7'-0"	W -	5'-0"X4'-0"
D1-	3'-0"X7'-0"	W1-	4'-0"X4'-0"
D2-	2'-6"X7'-0"	W2-	3'-0"X4'-0"
C.G-	6'-0" X 7'-0"	V -	2'-0"X1'-6"

DETAILS OF AREA

TOTAL AREA (AS PER DEED) ------------------- 5768.00 Sqft.
TOTAL AREA (AS PER SITE) ------------------- Sqft.
BASMENT FLOOR AREA ------------------- 2175.48 Sqft.
GROUND FLOOR AREA ------------------- 2175.48 Sqft.
FIRST FLOOR AREA ------------------- 2568.86 Sqft.
SECOND FLOOR AREA ------------------- 2568.86 Sqft.
THIRD FLOOR AREA ------------------- 3003.00 Sqft.
FOURTH FLOOR AREA ------------------- 3003.00 Sqft.
TOTAL COVERED AREA ------------------- 15494.68 Sqft.
% OF PLINTH AREA ------------------- 68.52%
F.A.R ------------------- 1.37

TITLE OF DRAWING

PROPOSED RESIDENTIAL BUILDING PLAN OF SRI GYAN CHAND ADWANI, S/O- SRI GURU DINOMAL ADWANI, RESIDENT OF- PARGANA -JHARIA, P.O &P.S -DHANBAD, DIST -DHANBAD, UNDER MOUZA - SABALPUR , MOUZA NO -11, NEW KHATA NO - 71, OLD KHATA NO -46, NEW PLOT NO-856,990,863,932,989, OLD PLOT NO -866,867,868, IN DIST DHANBAD (JH).

SIG. OF OWNER

SIG. OF ENGINEER

DRW. AT :-

Certificate

Region : JHARKHAND URBAN LOCAL BODIES	Plot SubUse : Commercial Bldg
District : DHANBAD	Land Use Zone : Commercial
Application Type : General Proposal	Abutting Road Width : -
Project Type : Building Permission	Plot No. : -
Nature of Development : New	Revenue Survey No/Survey No: -
Location : Old 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)	529.50
Net Plot Area (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	529.50
Deductions for Balance Plot Area (from Gross Plot Area)		
COP Area		54.83
Total		54.83
Balance Plot Area (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	474.67
Plot Area for Coverage (Net Plot Area)	(A-Deductions)	529.50
Plot Area for FSI (Net Plot Area + Road Widening Area)	(A-Deductions)	529.50
COVERAGE CHECK		
Proposed Coverage Area (38.19 %)		202.20
Total Coverage Area (38.19 %)		202.20
FAR CHECK		
Proposed Area of FAR		1236.19
Total Area of FAR		1236.19
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1485.06

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	(black)
ABUTTING ROAD	(green)
PROPOSED WORK (COVERAGE AREA)	(red)
EXISTING (To be retained)	(blue)
EXISTING (To be demolished)	(yellow)

Color Index:

PARKING CALCULATION:

Parking Type	Prop No.	Prop Area
Other Parking	1	104.28
Total Area	1	104.28

MARGIN DETAIL:

Building /Wing Name	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
A-1 (A)	90 M WIDE ROAD	6.10	4.05	2.98	3.30

BASEMENT MARGIN DETAIL:

Building /Wing Name	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
A-1 (A)	90 M WIDE ROAD	4.27	4.05	2.72	3.30

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt)					Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Balcony	Void	Accessory Use	Parking	Resi.	Commercial		
A (A)	1	1485.06	33.25	52.14	4.08	55.12	104.28	515.40	720.79	1236.19	02
Grand Total	1	1485.06	33.25	52.14	4.08	55.12	104.28	515.40	720.79	1236.19	02

Building :A (A)

Floor Name	Total Built Up Area (Sq.mt)	Deductions (Area in Sqmt)					Proposed FAR Area (Sq.mt)		Total FAR Area (Sq.mt)	Tnmt (No.)
		Lift	Balcony	Void	Accessory Use	Parking	Resi.	Commercial		
Basement Floor	228.47	6.65	0.00	0.00	27.56	104.28	0.00	89.98	89.98	00
Ground Floor	223.11	0.00	0.00	0.00	27.56	0.00	0.00	195.55	195.55	00
First Floor	238.76	6.65	14.48	0.00	0.00	0.00	0.00	217.63	217.63	00
Second Floor	238.76	6.65	14.48	0.00	0.00	0.00	0.00	217.63	217.63	00
Third Floor	277.98	6.65	11.59	2.04	0.00	0.00	257.70	0.00	257.70	01
Fourth Floor	277.98	6.65	11.59	2.04	0.00	0.00	257.70	0.00	257.70	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1485.06	33.25	52.14	4.08	55.12	104.28	515.40	720.79	1236.19	02
Total Number of Same Buildings :	1									
Total :	1485.06	33.25	52.14	4.08	55.12	104.28	515.40	720.79	1236.19	02

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D	0.76	2.10	10
A (A)	D	0.82	2.10	02
A (A)	RS	0.91	2.10	08
A (A)	D	0.91	2.10	[illegible]
A (A)	RS	0.99	2.10	[illegible]
A (A)	D	0.99	2.10	[illegible]
A (A)	D	1.07	2.10	[illegible]
A (A)	D	1.11	2.10	[illegible]
A (A)	RS	1.81	2.10	[illegible]
A (A)	RS	1.83	2.10	[illegible]
A (A)	RS	1.90	2.10	[illegible]
A (A)	RS	2.26	2.10	[illegible]
A (A)	RS	2.30	2.10	[illegible]
A (A)	RS	2.31	2.10	[illegible]
A (A)	RS	2.49	2.10	[illegible]
A (A)	RS	2.53	2.10	[illegible]
A (A)	RS	2.56	2.10	[illegible]
A (A)	RS	2.57	2.10	[illegible]
A (A)	RS	2.67	2.10	[illegible]
A (A)	RS	2.72	2.10	[illegible]
A (A)	RS	3.09	2.10	[illegible]
A (A)	RS	3.24	2.10	[illegible]
A (A)	RS	3.97	2.10	02
A (A)	RS	3.99	2.10	02
A (A)	RS	4.45	2.10	04
A (A)	D	5.84	2.10	01
A (A)	D	7.18	2.10	01
Total	-	-	-	91

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W	0.61	1.20	08
A (A)	W	0.91	1.20	02
A (A)	W	1.52	1.20	06
A (A)	W	1.83	1.20	14
Total	-	-	-	30

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2 FLOOR PLAN	1.22 X 15.06 X 1 X 2	36.72	57.94
	1.22 X 8.70 X 1 X 2	21.22	
TYPICAL - 3, 4 FLOOR PLAN	1.19 X 5.57 X 1 X 2	13.30	46.38
	1.37 X 6.05 X 1 X 2	16.62	
	1.83 X 5.25 X 1 X 2	16.46	
Total	-	-	104.32

UnitBUA Table for Building :A (A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
BASEMENT FLOOR PLAN	L	OTHER	29.61	29.48	1	2
	SHOP	OTHER	60.37	59.47	2	
GROUND FLOOR PLAN	SHOP	SHOP	169.89	169.67	10	1
TYPICAL - 1, 2 FLOOR PLAN	SHOP	SHOP	191.96	191.68	8	2
TYPICAL - 3, 4 FLOOR PLAN	SPLIT A	FLAT	257.70	257.41	17	2
Total	-	-	1159.17	1156.81	63	7