

Proposal Basic Information

Proposal File No.	SKZP/0043/2023
Owner Name	MARKAZI DARUL QIRAT WELFARE SOCIETY REPRESENTED BY ITS GENERAL SECRETARY MR. GULAM ARBI
Khata No.	1725454
Plot No.	890/894/895
Village Name	TAMOLIA
Use	Educational
SubUse	School

AREA STATEMENT	VERSION NO: 1.0.68
PROJECT DETAIL	VERSION DATE: 16/10/2020
Region: SARAWAK URBAN LOCAL BODIES	Plot Use: Educational
District: SERAWAK	Plot SubUse: School
Authority: SARAWAK KHARAWAN ZILA PARISHAD	Primary/Religious/Structure: NA
Invest. No: SKZP/0043/2023	Project/Plot No: 890/894/895
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: New	East: -
Location of Development Area (Old Area)	West: -
AREA DETAILS	
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)
Deduction for Balance Plot Area/From Gross Plot Area	
Total	8212.95
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)
Plot Area for FAR (Net Plot Area + Road/Watering Area)	(A-Deductions)
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	7215.25
Proposed Coverage Area (15.55 %)	2244.16
Total Prop. Coverage Area (15.55 %)	2244.16
Balance coverage area (34.45 %)	4971.09
FAR CHECK	
Perm FAR Area (2.500)	28951.02
Total Perm. FAR area	28951.02
Commercial FAR	416.74
Special FAR	9887.03
Proposed FAR Area	10303.77
Total Proposed FAR Area	10303.77
Consumed FAR (Factor)	0.71
Balance FAR Area	18587.25
BUILT UP AREA CHECK	
Total Proposed Builtup Area	10330.30
ARCHITECT (Regd)	MOHAMMAD BELAL NASIR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MARKAZI DARUL QIRAT WELFARE SOCIETY REPRESENTED BY ITS GENERAL SECRETARY MR. GULAM ARBI
DEVELOPMENT AUTHORITY	LOCAL BODY

Buildingwise Floor FAR Details					
Floor Name	A (MARKAZI GIRLS SCHOOL)		B (BLOCK)		Total Proposed Built Up Area (Sq.mt)
	Proposed Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Proposed Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	
Ground Floor	1985.12	259.04	259.04	259.04	2244.16
First Floor	1954.87	157.70	157.70	2112.57	2106.94
Second Floor	1945.39	0.00	0.00	1954.89	1945.39
Third Floor	2009.29	0.00	0.00	2009.29	2002.66
Fourth Floor	2009.29	0.00	0.00	2009.29	2002.66
Terrace	0.00	0.00	0.00	0.00	0.00
Total	9913.56	9887.04	416.74	10330.30	10303.78

Required Parking (Table 7a)											
Building Name	Type	SubUse	Area (Sq.mt)	Units		Car		TwoWheeler		Total	
				Reqd.	Prop.	Reqd./Unit	Prop./Unit	Reqd.	Prop.	Reqd./Unit	Prop./Unit
A (MARKAZI GIRLS SCHOOL)	Educational	School	>0	150	-	1	-	-	-	-	-
B (BLOCK)	Commercial	Office	>0	200	383.84	1	2	-	-	1	4
Total	-	-	-	-	-	2	12	-	-	4	32

Parking Check (Table 7b)					
Vehicle Type	No.	Reqd.		Prop.	
		Area	No.	Area	No.
Car	-	-	12	-	151.18
Total Car	2	25.00	12	-	151.18
TwoWheeler	-	-	32	-	64.72
Total TwoWheeler	4	8.00	32	-	64.72
Heavy Vehicle	-	-	4	-	105.00
Total	-	33.00	44	-	385.62

FAR & Tenement Details (Table 4c-1)									
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt)	Deductions From Gross BUA Area (in Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Consumed FAR Area (Sq.mt)	Tenement (No.)
A (MARKAZI GIRLS SCHOOL)	1	1069.94	1046.38	9913.56	26.52	0.00	9887.03	9887.04	05
B (BLOCK)	1	491.85	75.11	416.74	0.00	416.74	416.74	416.74	00
Grand Total	2	11451.79	1121.49	10330.30	26.52	416.74	9887.03	10303.78	05

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (MARKAZI GIRLS SCHOOL)	Educational	School	Multi-storied
B (BLOCK)	Commercial	Office	Non-Highrise

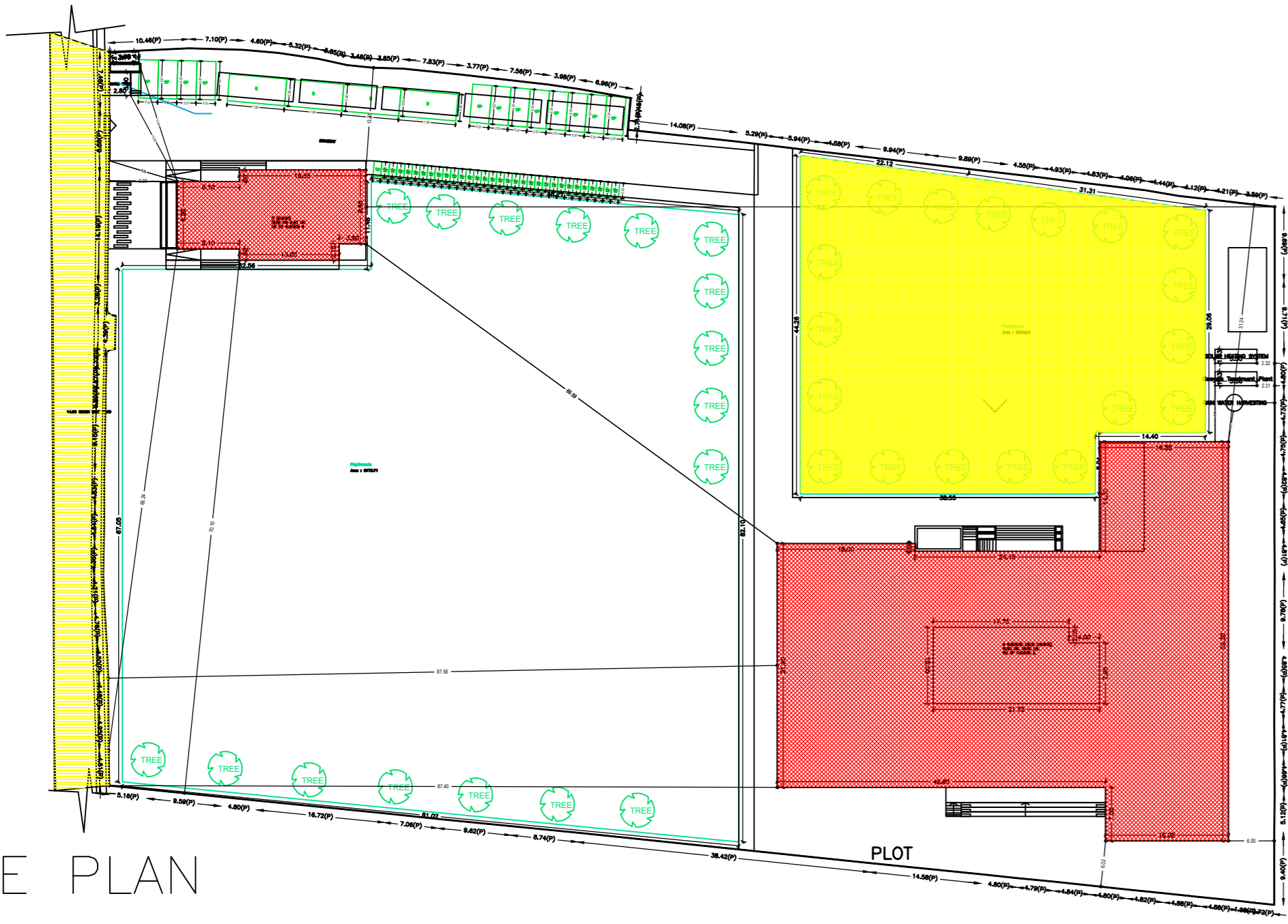
SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS.
B (BLOCK)	D14	0.90	2.10	04
B (BLOCK)	D13	1.05	2.10	09
B (BLOCK)	D12	2.00	2.10	02

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS.
B (BLOCK)	W6	0.75	1.20	03
B (BLOCK)	W8	1.00	1.20	08
B (BLOCK)	W7	1.45	1.20	01
B (BLOCK)	W7	1.80	1.20	08
B (BLOCK)	W10	2.45	1.20	01
B (BLOCK)	W9	2.45	1.20	01

Building :B (BLOCK)					
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area (in Sq.mt)	Total Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)
Ground Floor	266.57	7.53	259.04	259.04	259.04
First Floor	225.28	61.58	157.70	157.70	157.70
Terrace Floor	0.00	0.00	0.00	0.00	0.00
Total	491.85	75.11	416.74	416.74	416.74
Total Number of Same Buildings	1				
Total	491.85	75.11	416.74	416.74	416.74

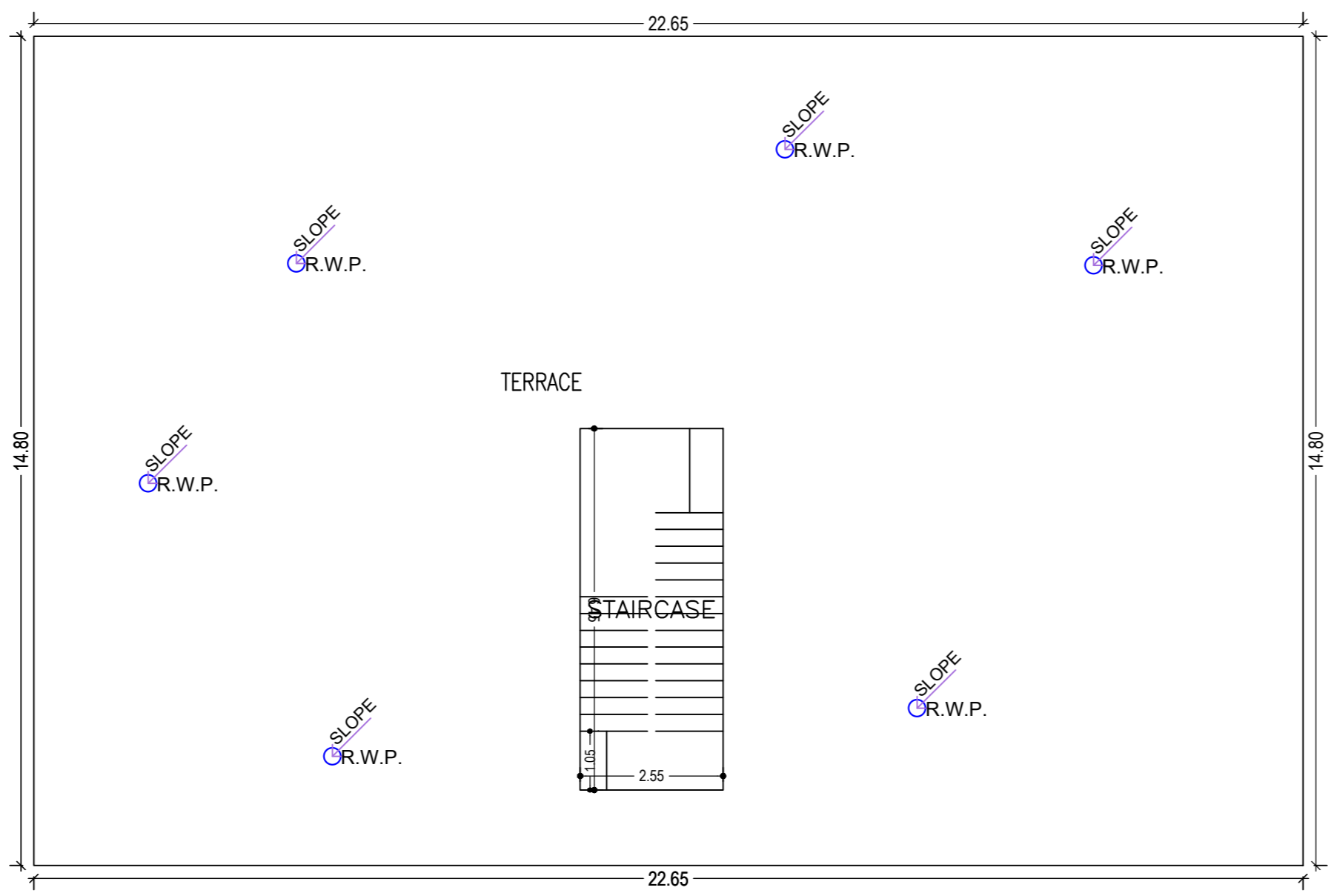
COLOR INDEX			
PLOT BOUNDARY			
ADJUTING ROAD			
PROPOSED CONSTRUCTION			
COMMON PLOT			
ROAD WIDENING AREA			
EXISTING (To be retained)			
EXISTING (To be demolished)			

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MOHAMMAD BELAL NASIR SKZP/ENG0001/2020			

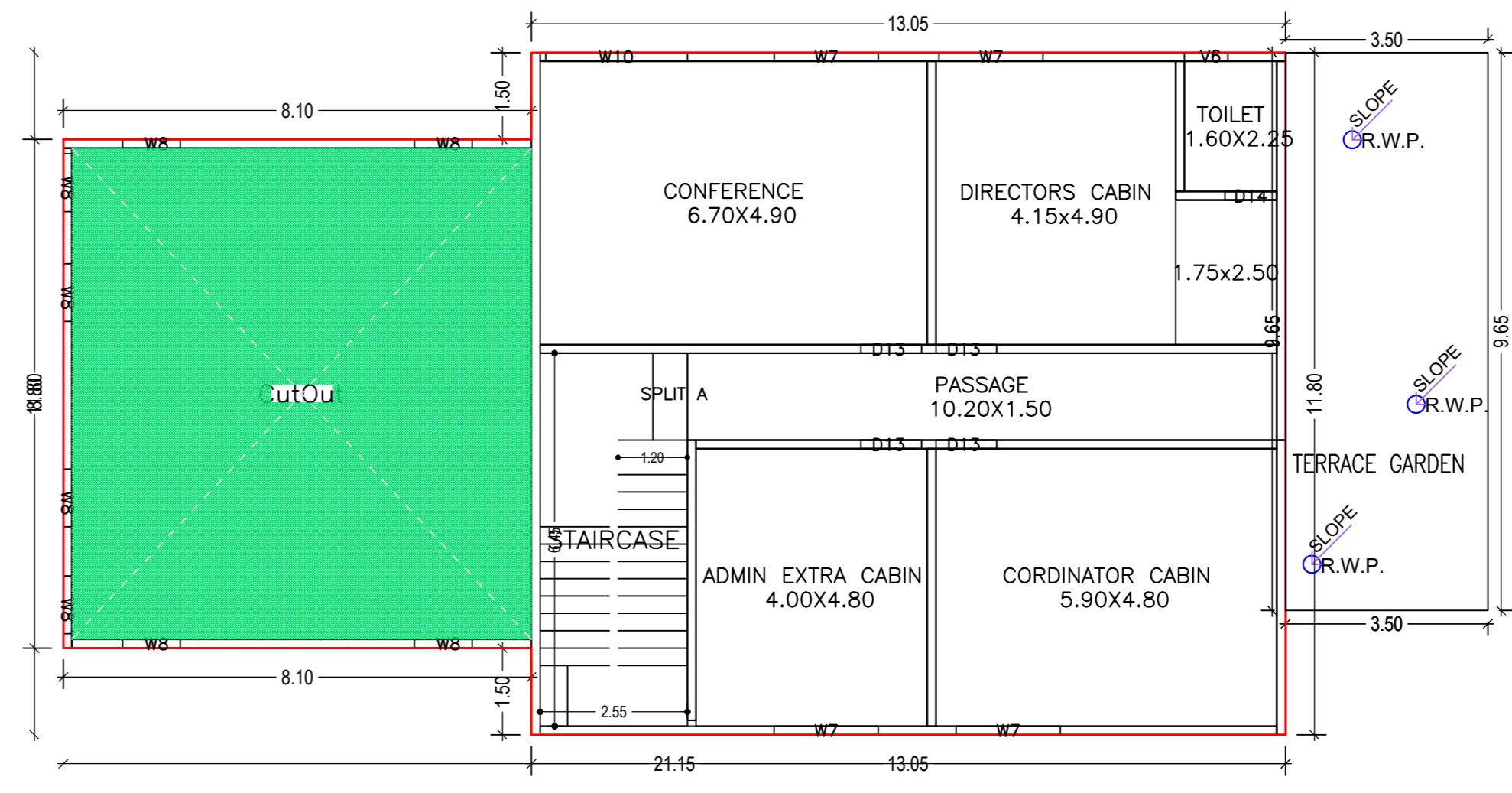


SITE PLAN

SITE PLAN



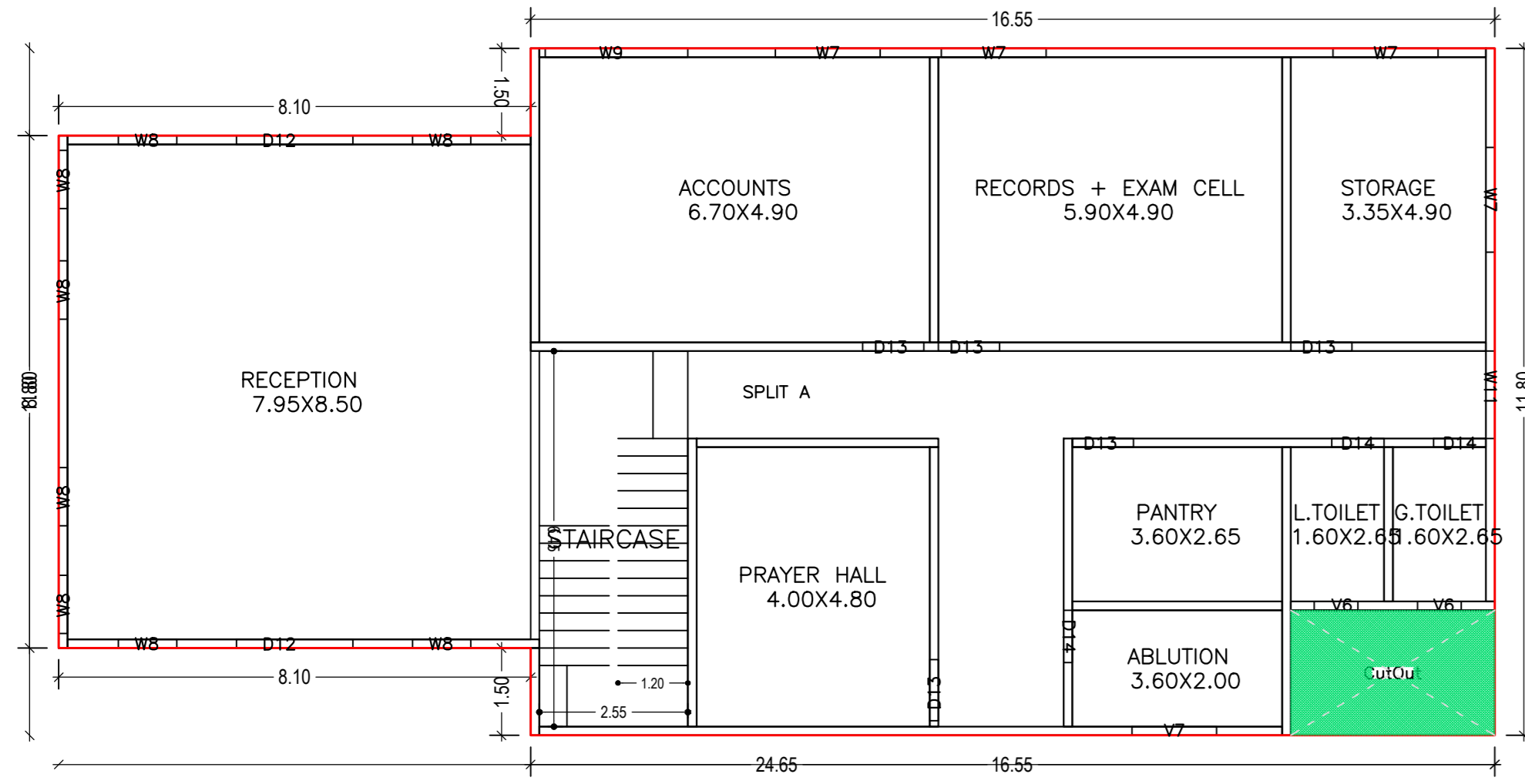
TERRACE FLOOR PLAN (SCALE 1:100)



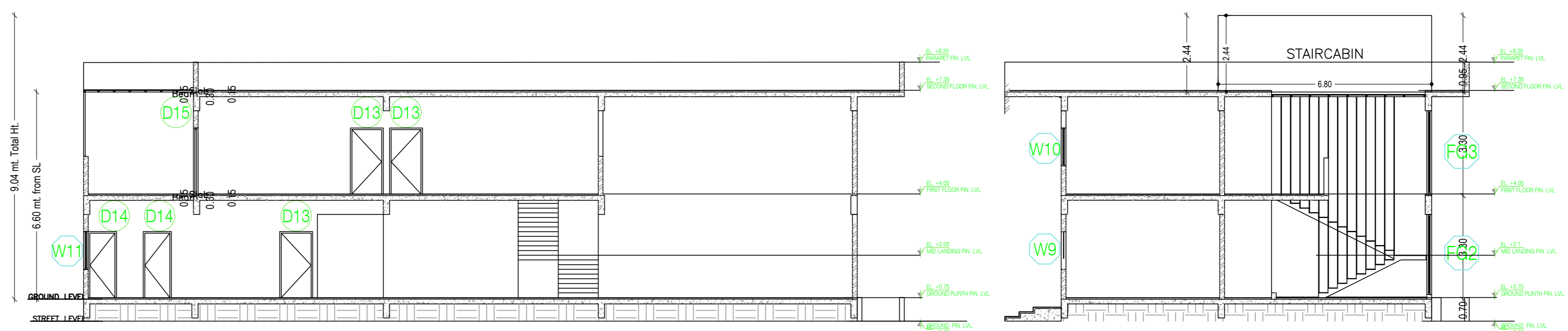
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)

UnitBUA Table for Building :B (BLOCK)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
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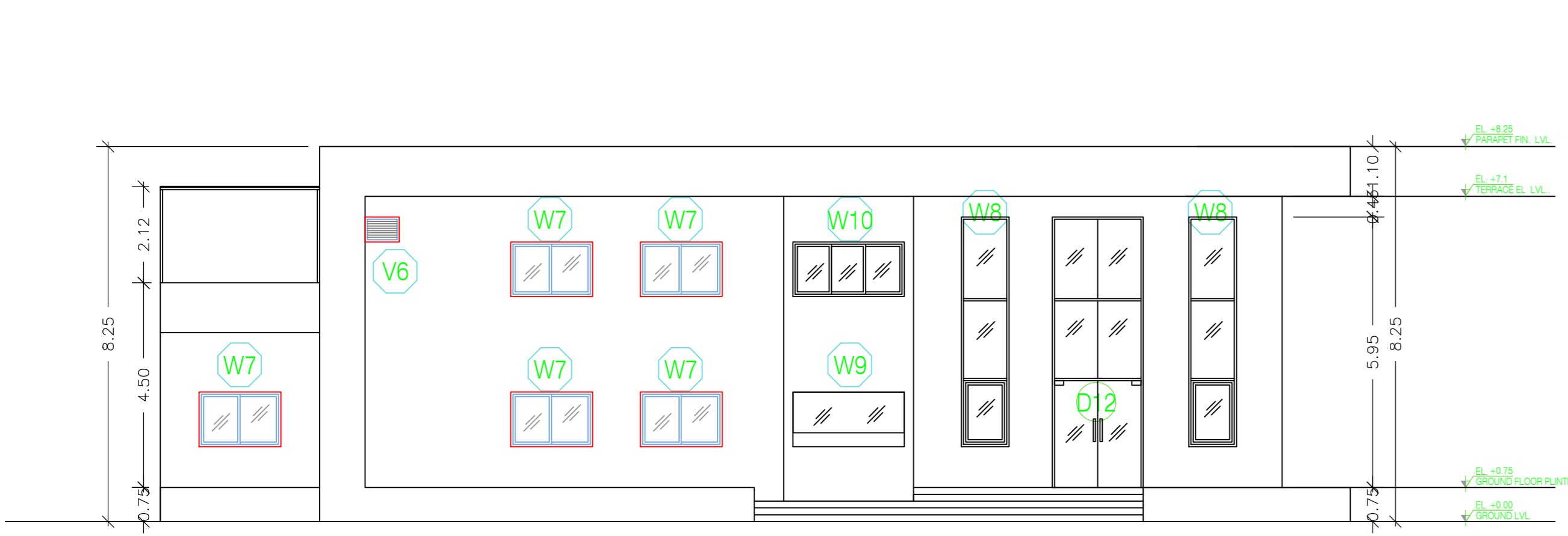


GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

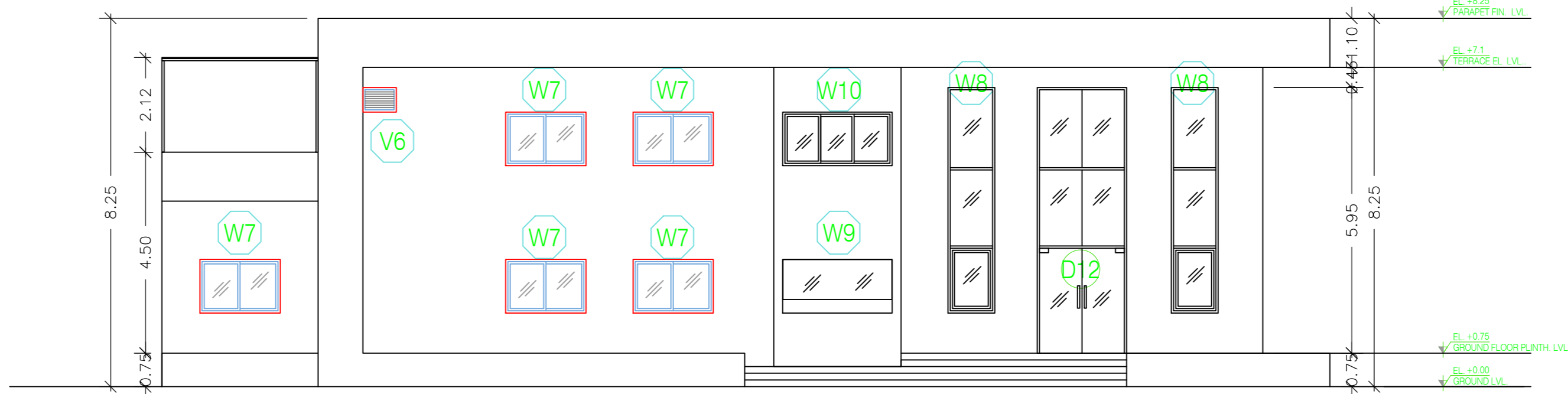


SECTION BB'

SECTION AA'



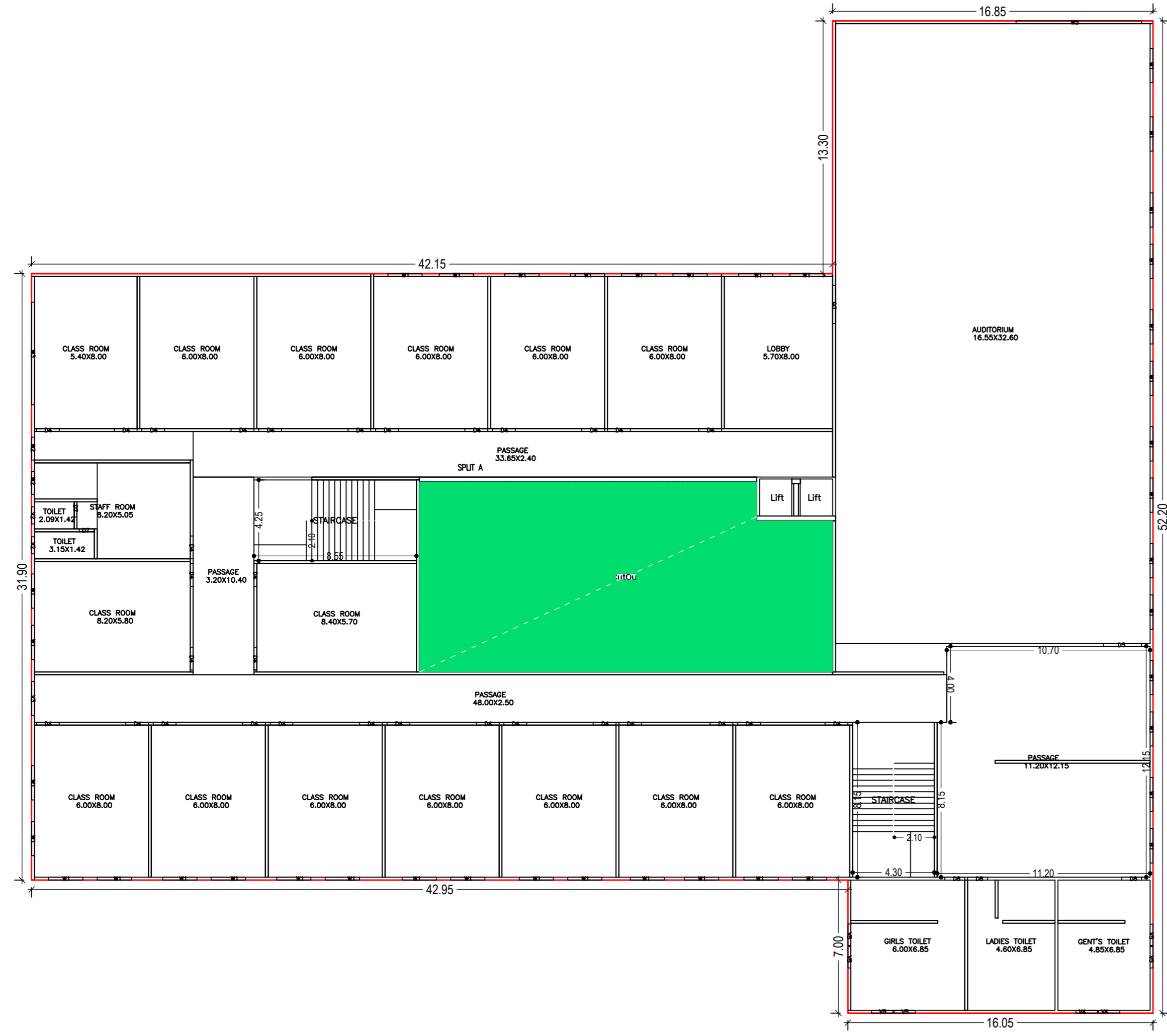
ELEVATION Y



ELEVATION Y

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Khata No.	1725454
Plot No.	890/894/895
Village Name	TAMOLIA
Use	Educational
SubUse	School



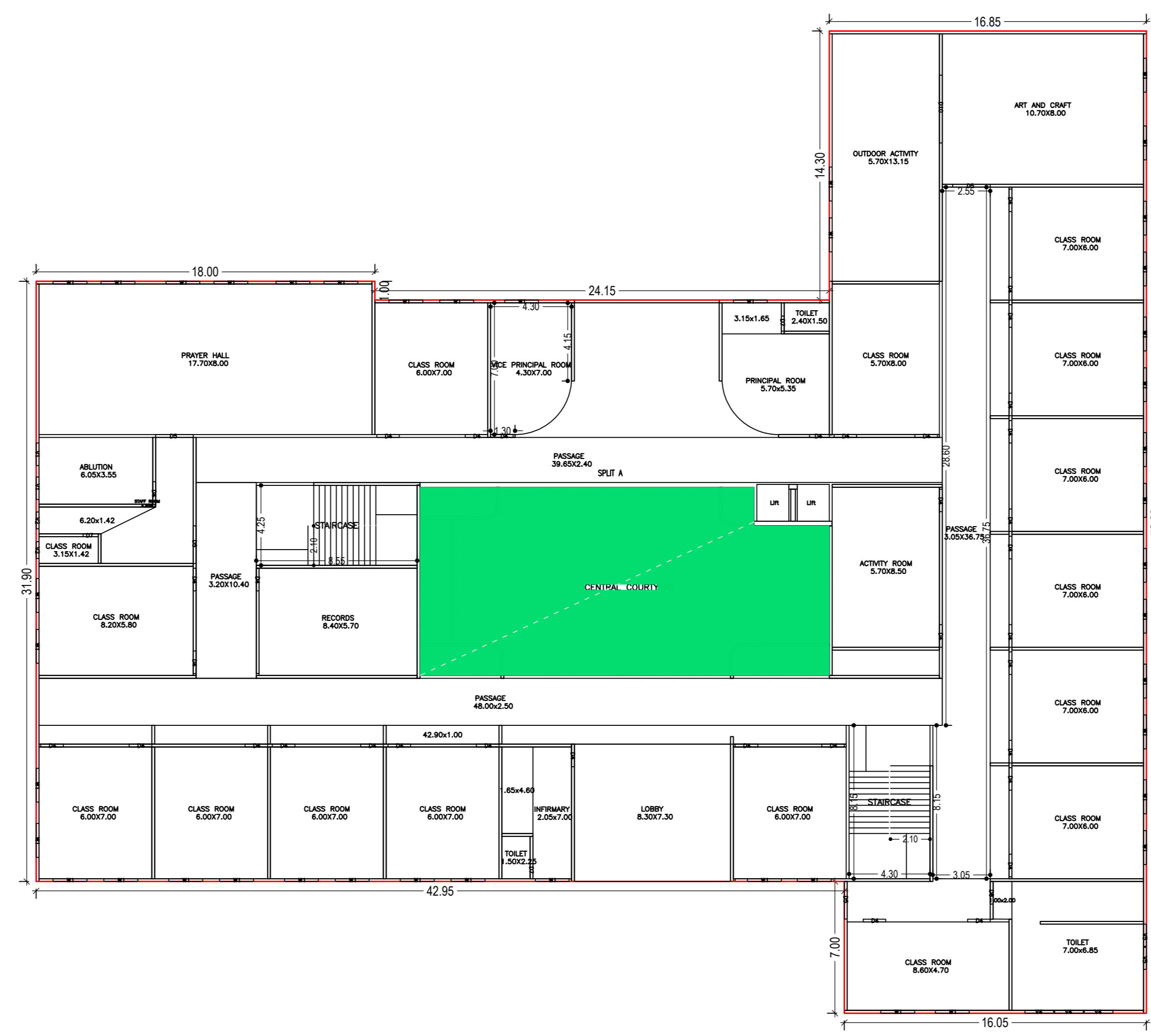
FOURTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



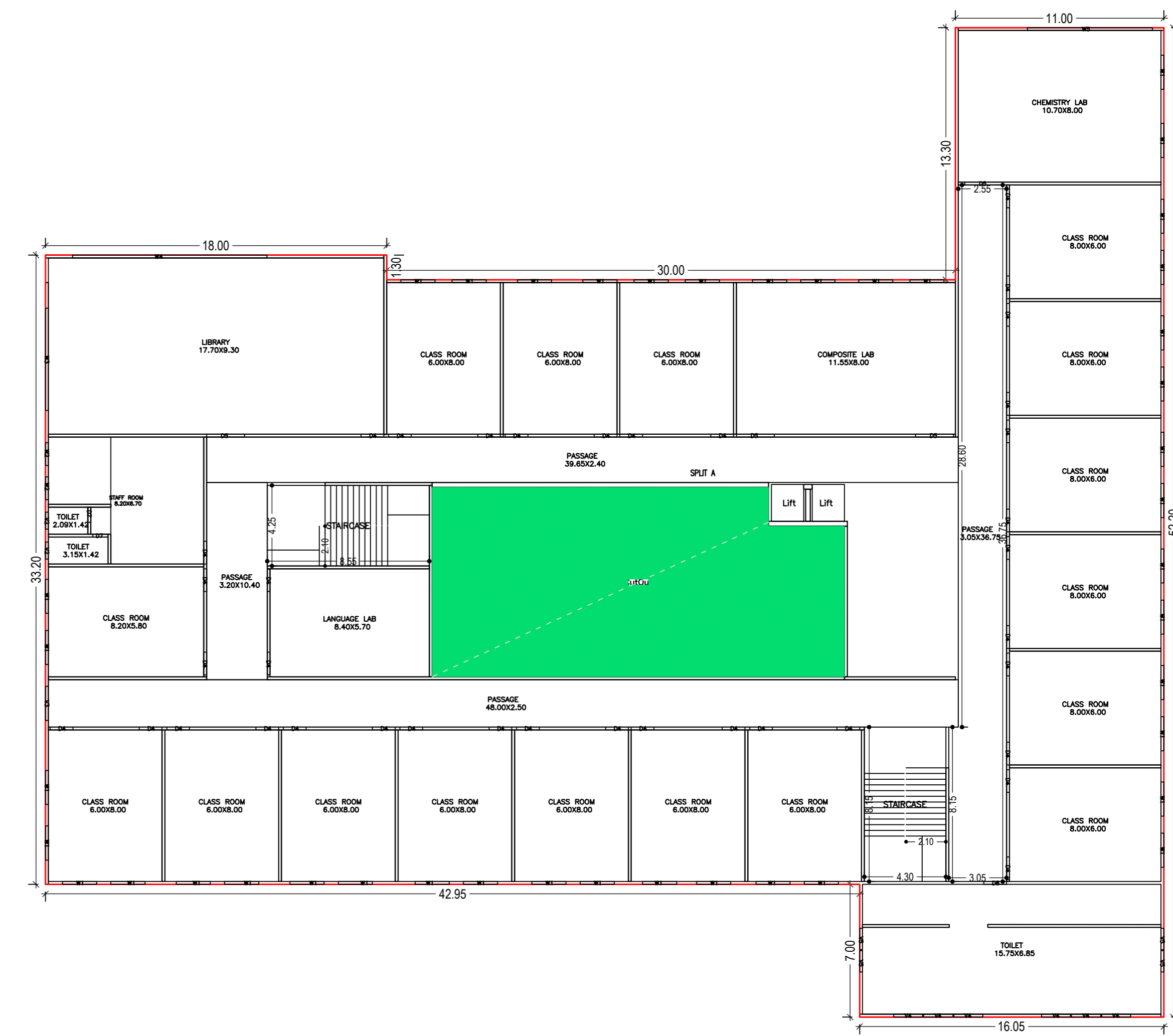
THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MOHAMMAD BELAL NASIR SKZP/ENG0001/2020			

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Khata No.	1725454
Plot No.	890/894/895
Village Name	TAMOLIA
Use	Educational
SubUse	School

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MARKAZI GIRLS SCHOOL)	D7	0.80	2.10	11
A (MARKAZI GIRLS SCHOOL)	D8	1.05	2.10	03
A (MARKAZI GIRLS SCHOOL)	D4	1.05	2.10	01
A (MARKAZI GIRLS SCHOOL)	D4	1.20	2.10	190
A (MARKAZI GIRLS SCHOOL)	D8	1.20	2.10	04
A (MARKAZI GIRLS SCHOOL)	D5	2.00	2.10	14
A (MARKAZI GIRLS SCHOOL)	D10	3.60	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

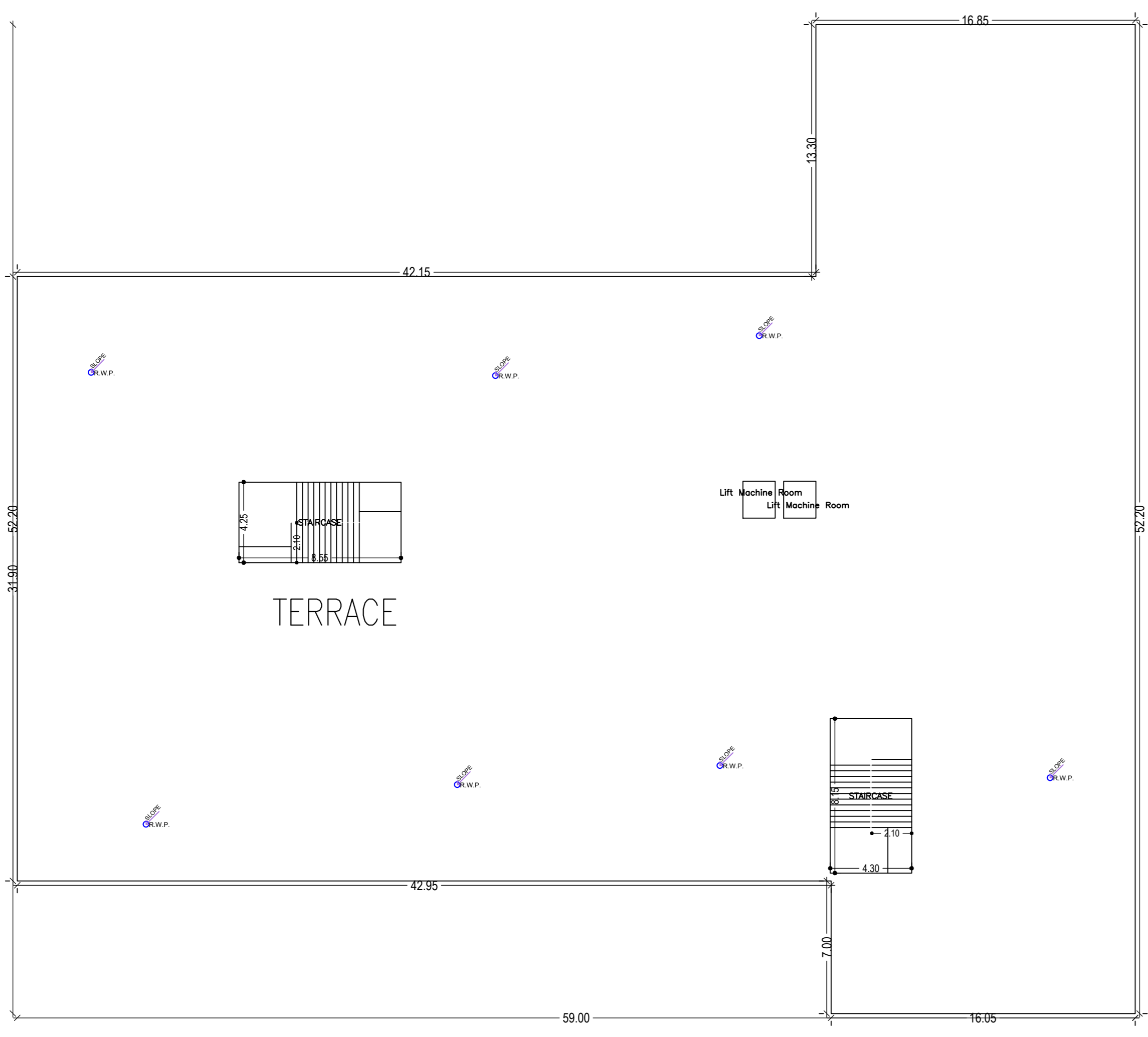
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MARKAZI GIRLS SCHOOL)	V2	0.90	1.20	10
A (MARKAZI GIRLS SCHOOL)	V5	1.13	1.20	18
A (MARKAZI GIRLS SCHOOL)	V4	1.13	1.20	02
A (MARKAZI GIRLS SCHOOL)	V5	1.18	1.20	02
A (MARKAZI GIRLS SCHOOL)	W2	1.20	1.20	06
A (MARKAZI GIRLS SCHOOL)	V1	1.20	1.20	02
A (MARKAZI GIRLS SCHOOL)	V4	1.53	1.20	15
A (MARKAZI GIRLS SCHOOL)	V4	1.55	1.20	06
A (MARKAZI GIRLS SCHOOL)	W1	1.80	1.20	221
A (MARKAZI GIRLS SCHOOL)	V3	1.80	1.20	04
A (MARKAZI GIRLS SCHOOL)	W4	10.25	1.20	01
A (MARKAZI GIRLS SCHOOL)	W3	5.40	1.20	03
A (MARKAZI GIRLS SCHOOL)	W1	5.40	1.20	01
A (MARKAZI GIRLS SCHOOL)	W5	6.00	1.20	01
A (MARKAZI GIRLS SCHOOL)	W5	6.60	1.20	04

Building :A (MARKAZI GIRLS SCHOOL)

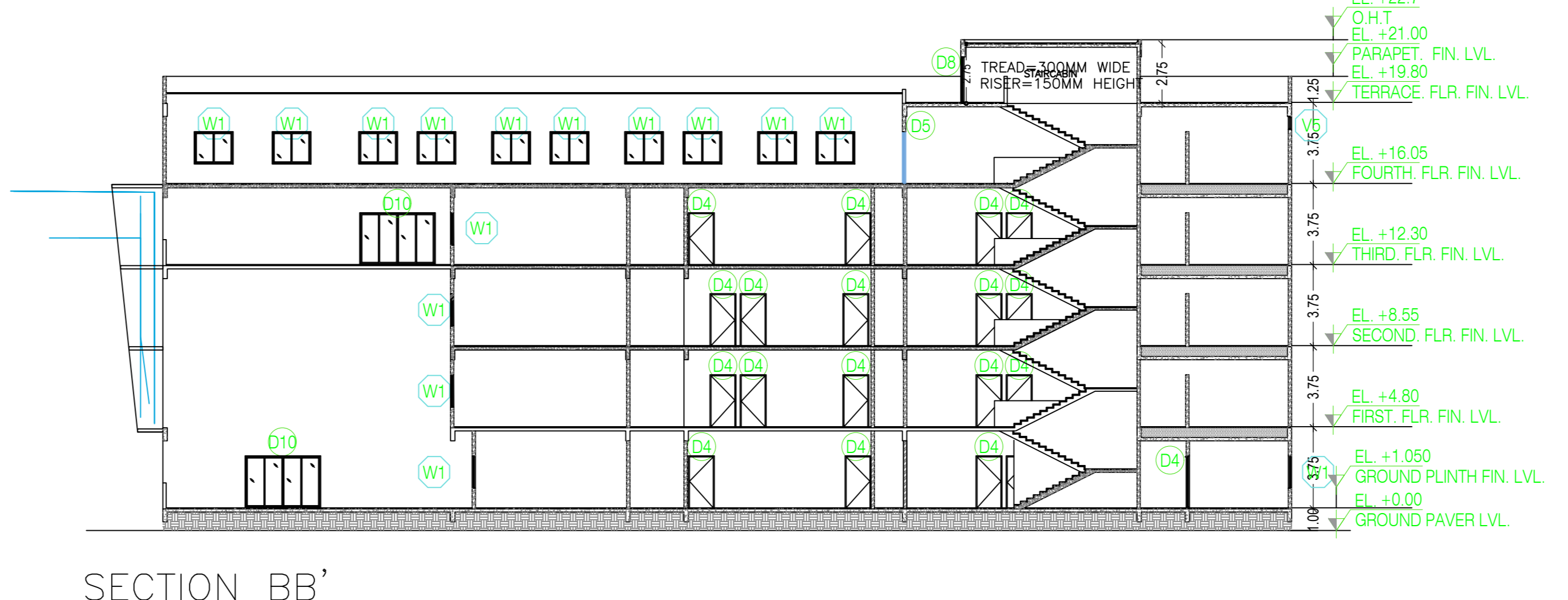
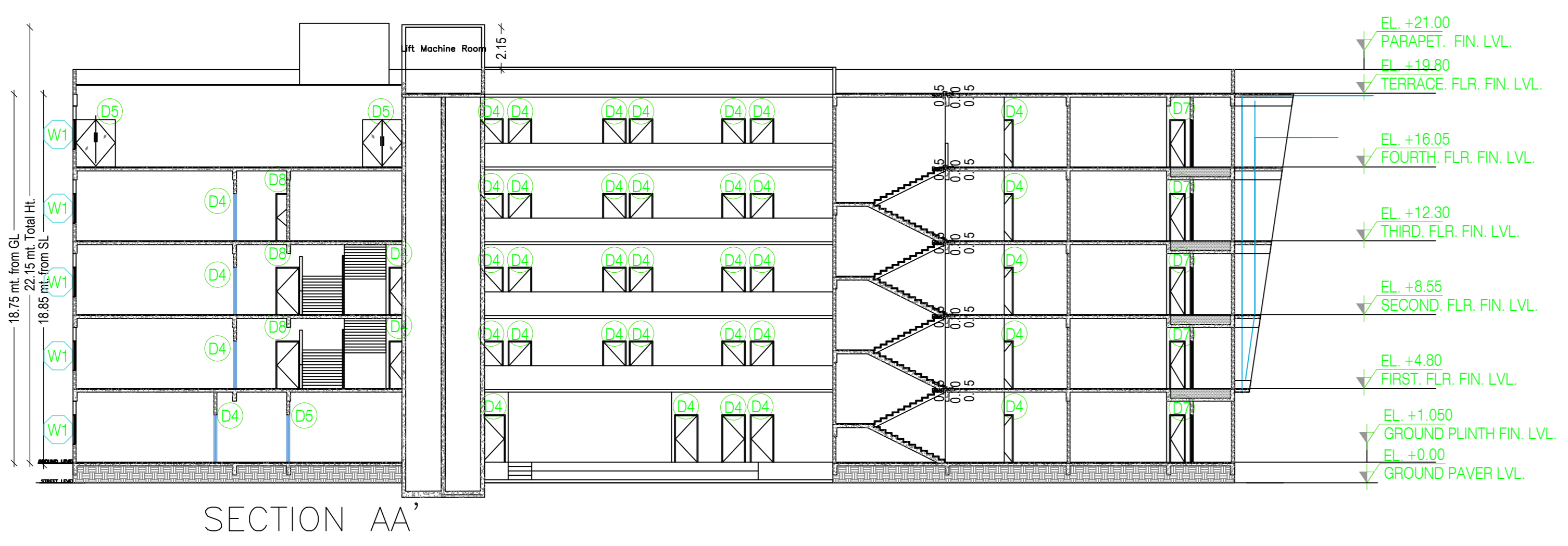
Floor Name	Gross Builtup Area	Deductions From Gross Builtup Area in Sq.m	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Total Consumed FAR Area (Sq.m)	Trmt (No.)
Ground Floor	2194.41	209.29	1985.12	0.00	1985.12	1985.12	1985.12	01
	2184.15	209.28	1954.87	6.63	1948.24	1948.24	1948.24	01
First Floor	2184.26	209.27	1954.99	6.63	1948.36	1948.36	1948.36	01
	2219.58	209.27	2009.39	6.63	2002.66	2002.66	2002.66	01
Third Floor	2218.58	209.27	2009.39	6.63	2002.66	2002.66	2002.66	01
Fourth Floor	2218.58	209.27	2009.39	6.63	2002.66	2002.66	2002.66	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	10959.94	1046.38	9913.56	26.52	9887.03	9887.04	9887.04	05
Total Number of Same Buildings	1							
Total	10959.94	1046.38	9913.56	26.52	9887.03	9887.04	9887.04	05

UnitBUA Table for Building :A (MARKAZI GIRLS SCHOOL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FOURTH FLOOR PLAN	SPLIT A	CLASS ROOM	2002.66	1926.69	27	1
	SPLIT A	CLASS ROOM	1948.36	1843.54	31	1
THIRD FLOOR PLAN	SPLIT A	CLASS ROOM	2002.66	1887.37	34	1
GROUND FLOOR PLAN	SPLIT A	CLASS ROOM	1978.49	1884.63	34	1
FIRST FLOOR PLAN	SPLIT A	CLASS ROOM	1948.24	1862.96	29	1
Total			9880.41	9405.39	155	5



GIRLS SCHOOL BLOCK:



GIRLS SCHOOL BLOCK:



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MOHAMMAD BEAL NASIR SKZP/ENG/001/2020			