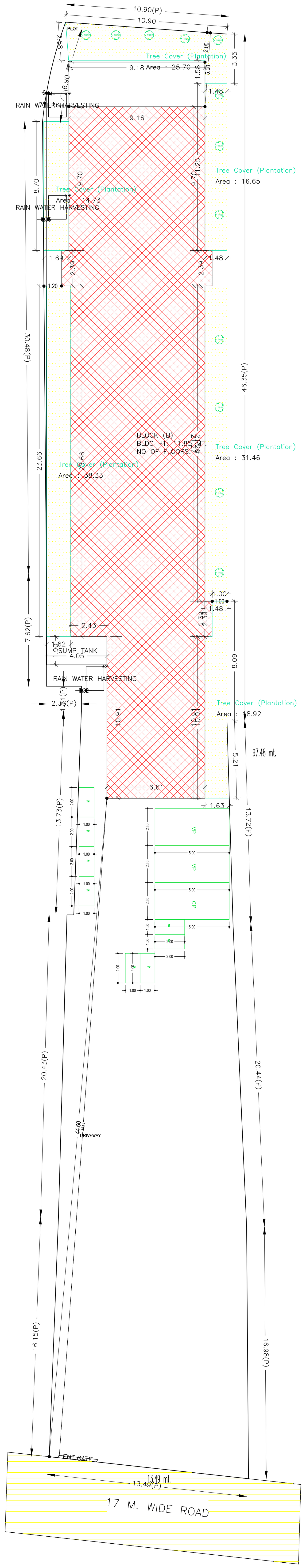
Project Title : PROPOSED B+G+3 (BLOCK-B) RESIDENTIAL BUILDING MAP OF SRI RITENDRA KUMAR SINGH AND OTHER'S

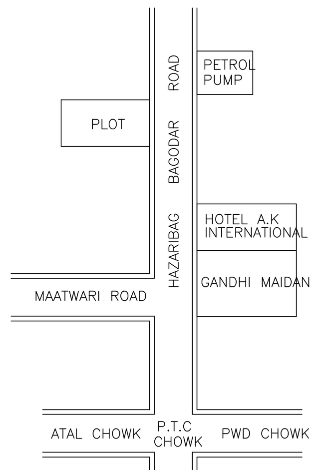
DATE	19-01-2024
SHEET NO.	1

Proposal Basic Information

Proposal File No.	HMC/BP/0044/W26/2023
Owner Name	1) RITENDRA KUMAR SINGH 2) SITENDRA KUMAR SINGH 3) JITENDRA KUMAR SINGH 4) DHARMENDRA SINGH
Khata No	7, 62
Plot No	625,627,628,629
Village Name	Korra
Use	Residential
SubUse	Residential Bldg/Apartment



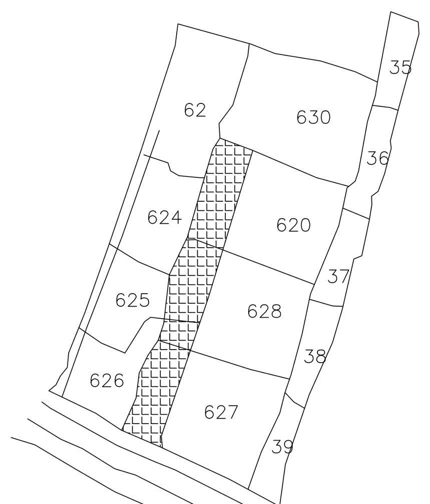
SITE PLAN



LOCATION - PLAN

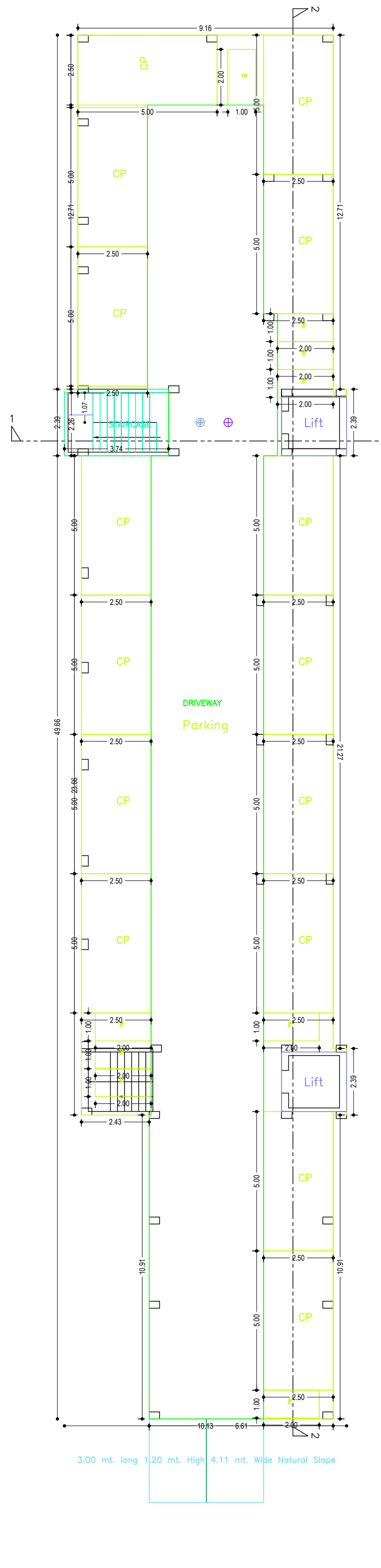
SCALE : (N.T.S)

KHATA NO	PLOT NO	AREA	SYMBOL
7	627	6.31 DEC.	
7	628	9.25 DEC.	
7	629	8.75 DEC.	
62	625	12.0 DEC.	

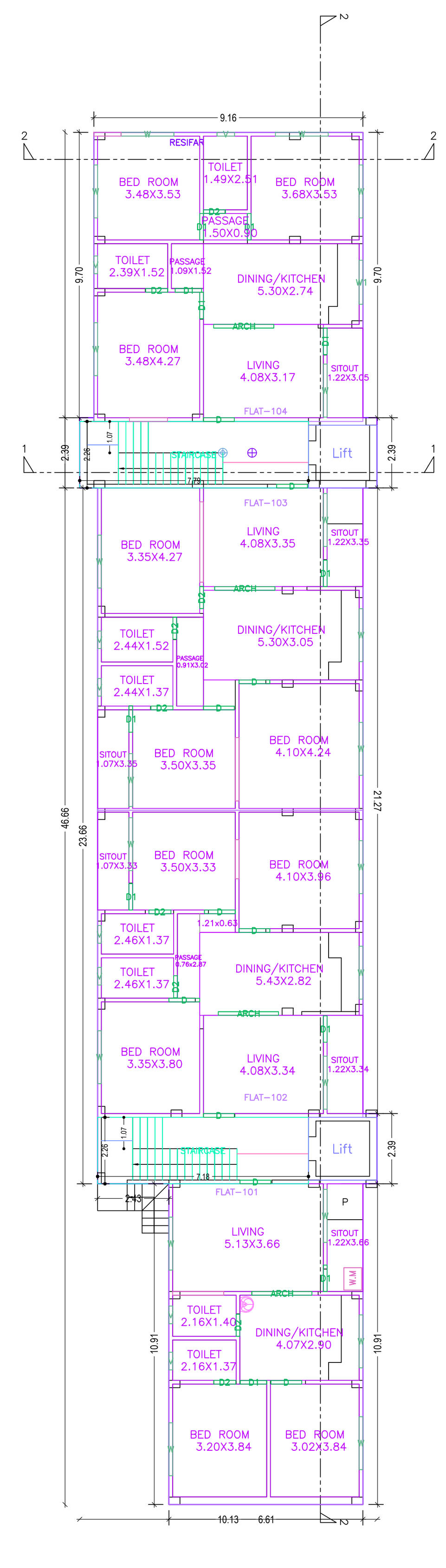


KEY - PLAN

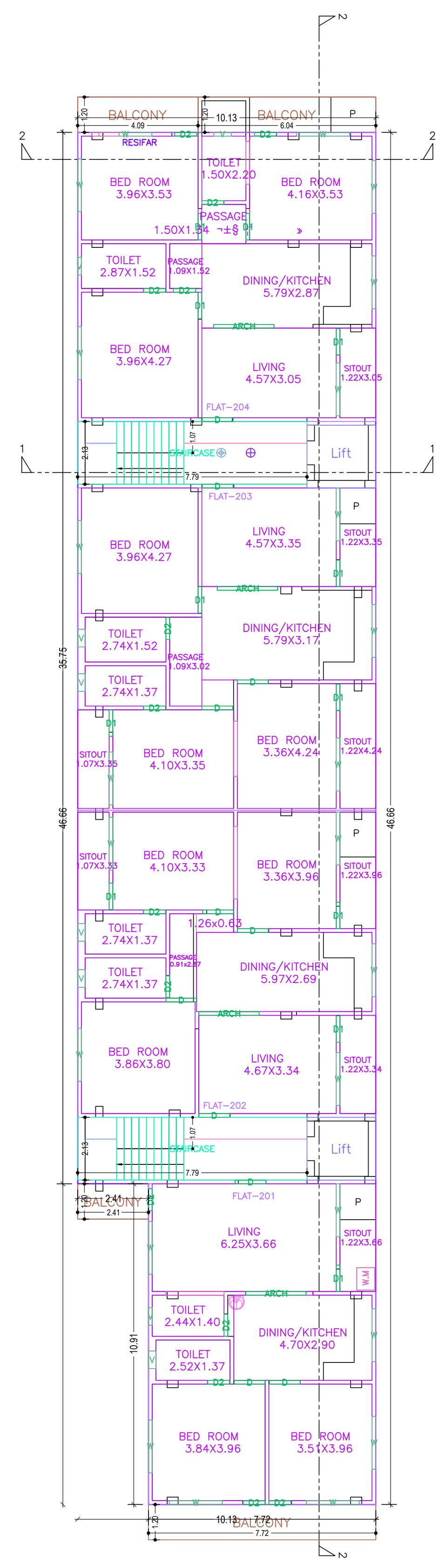
SCALE : (N.T.S)



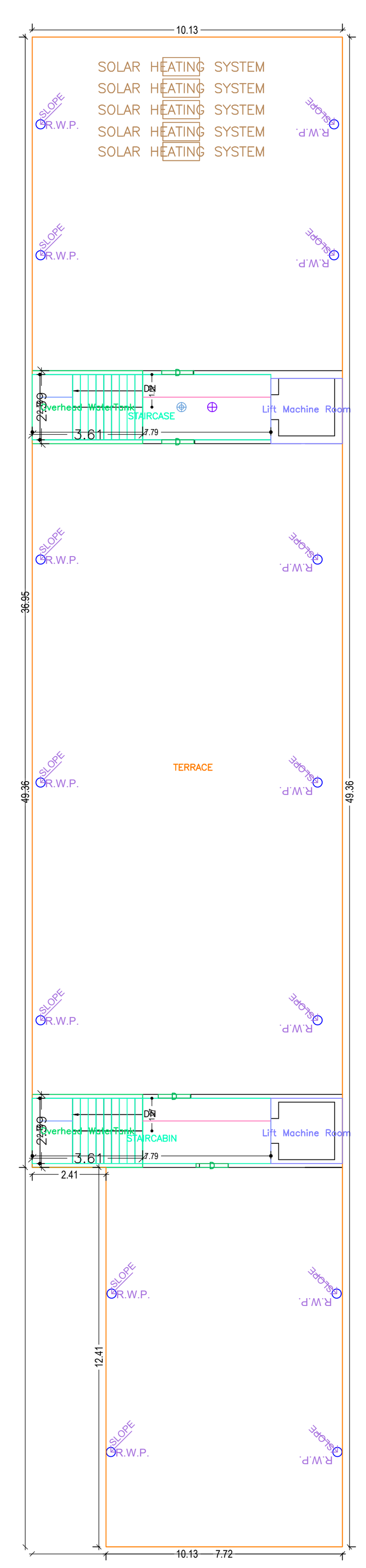
BASEMENT FLOOR PLAN
(SCALE 1:100)



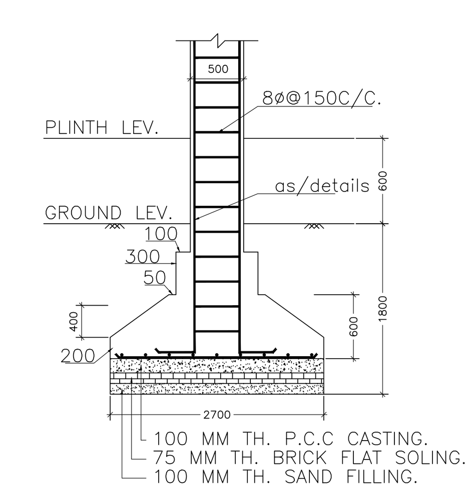
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



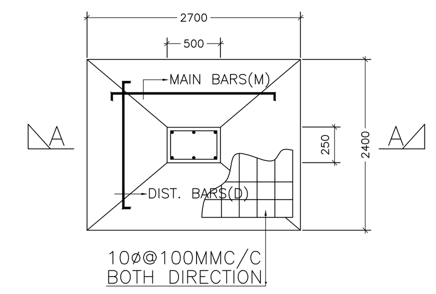
TYPICAL - 1, 2& 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)



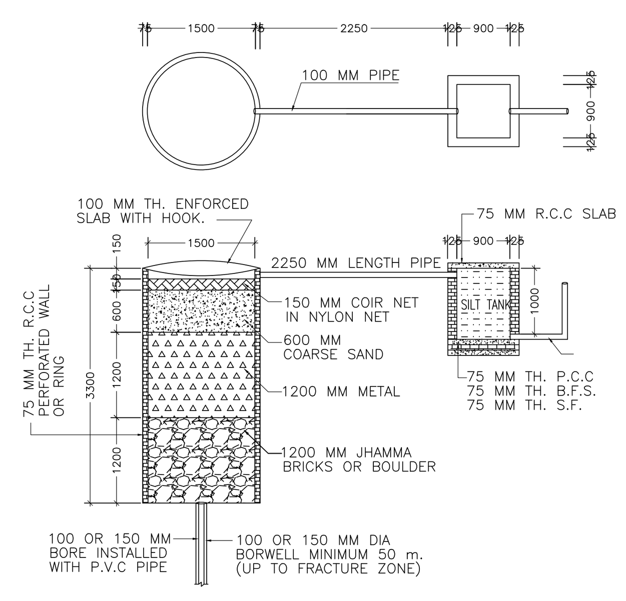
TERRACE FLOOR PLAN
(SCALE 1:100)



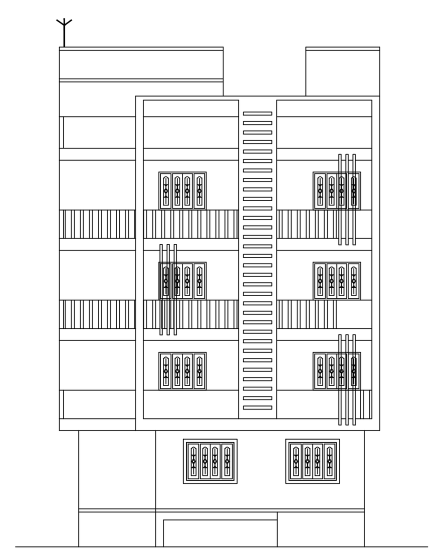
SECTION:-(A-A)



FOUNDATION PLAN OF CLOUMN



DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK



FRONT ELEVATION

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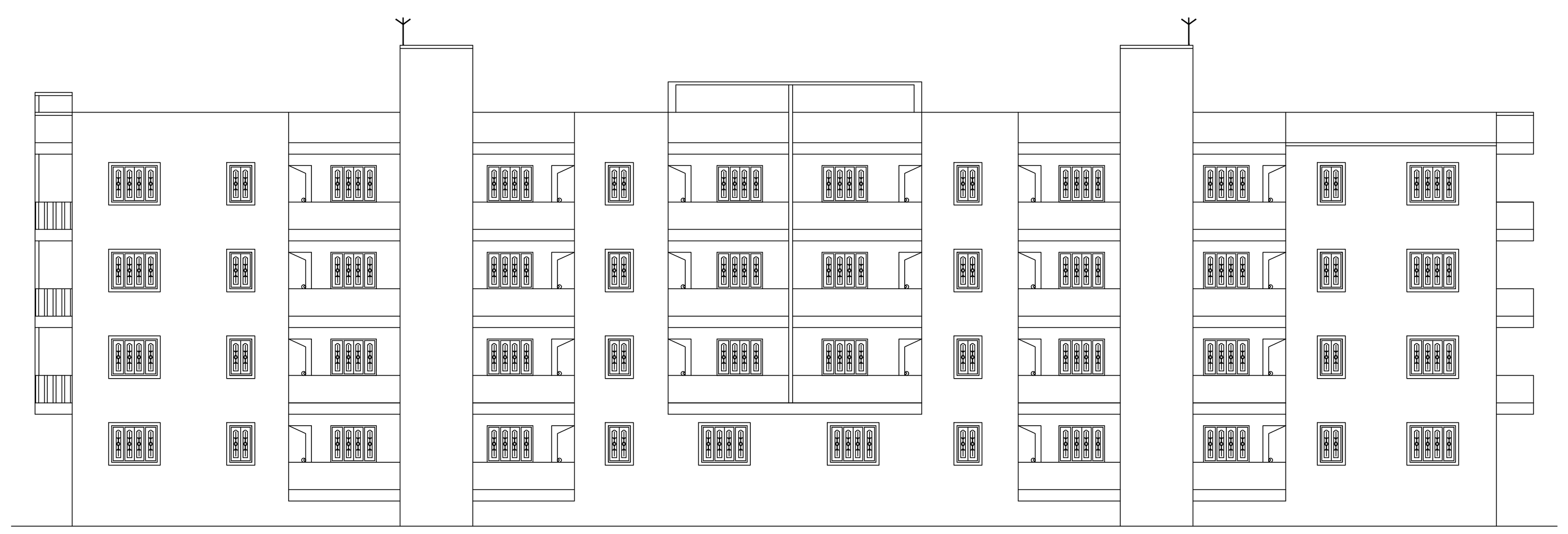
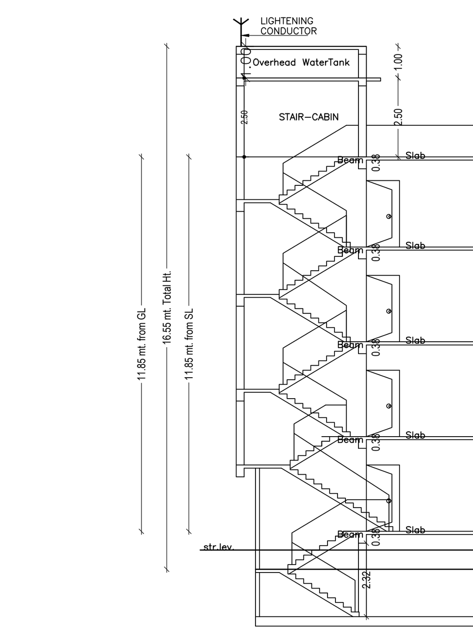


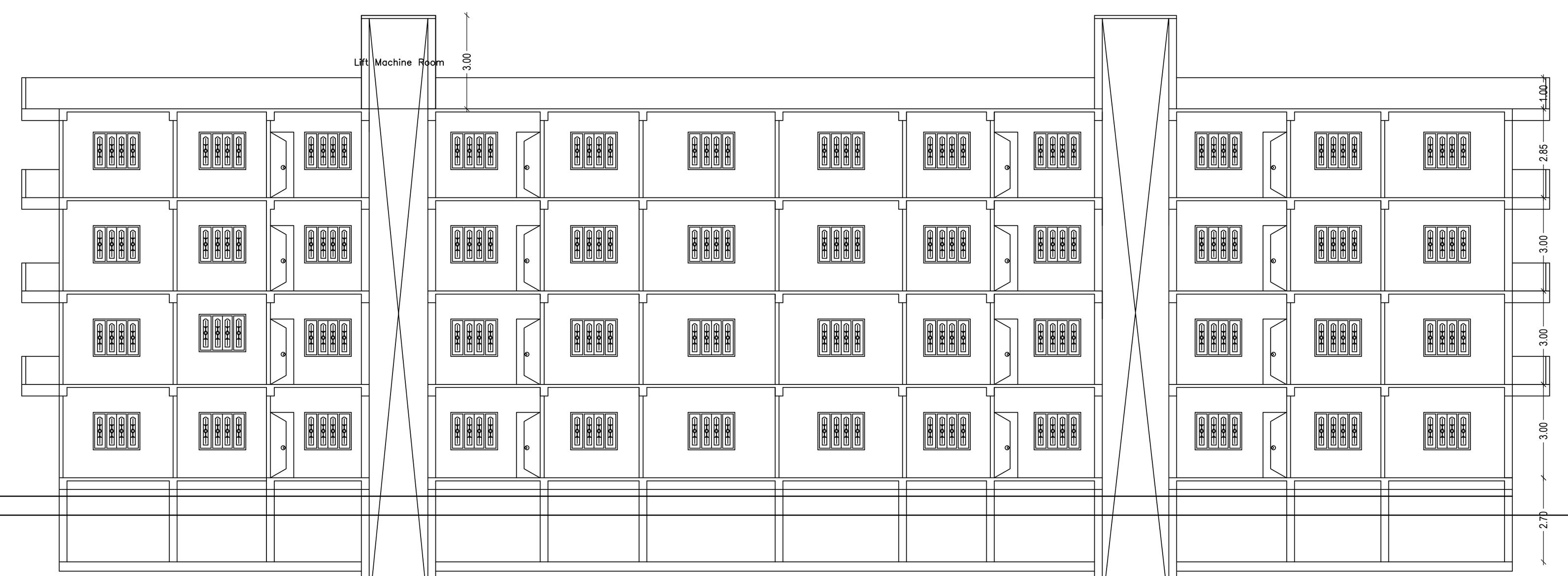
LEFT SIDE ELEVATION

SCALE : (1:100)



SECTION ON: <1-1>

SCALE : (1:100)



SECTION ON: <2-2>

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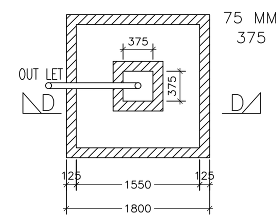
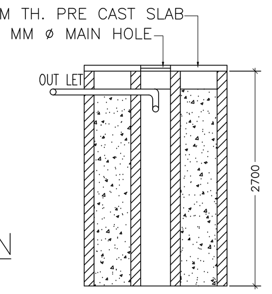
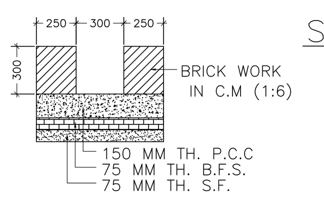


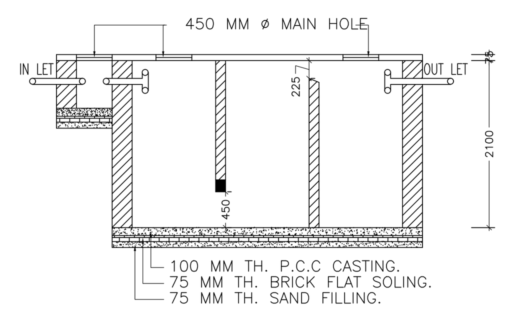
SOAK PIT PLAN



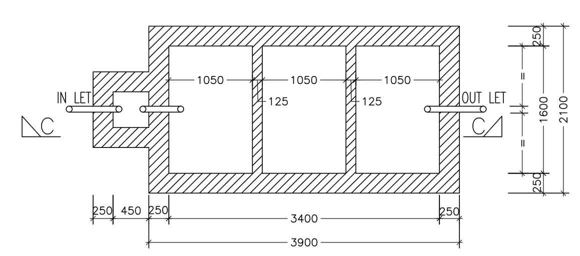
SECTION:-(D-D)



SECTION OF DRAIN



SECTION:-(C-C)



SEPTICK TANK PLAN

AREA STATEMENT HAZARIBAGH NAGAR NIGAM	VERSION NO.: 1.0.68 VERSION DATE: 16/10/2020		
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential		
District: HAZARIBAGH	Plot SubUse: Residential Bldg/Apartment		
Authority: HAZARIBAGH NAGAR NIGAM	PlotNearbyReligiousStructure: NA		
Inward_No: HMC/BP/0044/W26/2023	Plot/SubPlot No: 625,627,628,629		
Application Type: General Proposal	North: Plot No. - OTHER PLOT		
Project Type: Building Permission	South: Road Width - 17		
Nature of Development: New	East: Plot No. - OTHER PLOT		
Location of Development Area: Old Area	West: Plot No. - OTHER PLOT		
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A)		1162.61
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		1162.61
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			145.80
Total			145.80
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		1016.81
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		1162.61
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)		1162.61
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			581.30
Proposed Coverage Area (34.42 %)			400.18
Total Prop. Coverage Area (34.42 %)			400.18
Balance coverage area (15.58 %)			181.12
FAR CHECK			
Perm. FAR Area (2.500)			2906.52
Total Perm. FAR area			2906.52
Residential FAR			1745.95
Proposed FAR Area			1754.40
Total Proposed FAR Area			1754.40
Consumed FAR (Factor)			1.51
Balance FAR Area			1152.12
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			2240.06
ARCHITECT (Regd)		Rabindra kumar	
ENGGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)		1) RITENDRA KUMAR SINGH 2) SITENDRA KUMAR SINGH 3) JITENDRA KUMAR SINGH 4) DHARMENDRA SINGH	
DEVELOPMENT AUTHORITY		LOCAL BODY	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2& 3 FLOOR PLAN	1.20 X 4.09 X 1 X 3	14.70	72.87
	1.20 X 6.04 X 1 X 3	21.72	
	1.20 X 7.72 X 1 X 3	27.78	
	1.20 X 2.41 X 1 X 3	8.67	
Total	-	-	72.87

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
BLOCK (B)	Residential	Residential Bldg/Apartment	Non-Highrise

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (B)	D2	0.75	2.10	51
BLOCK (B)	D1	0.90	2.10	47
BLOCK (B)	D	1.05	2.10	43
BLOCK (B)	ARCH	2.05	2.10	16

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (B)	V	0.60	1.20	32
BLOCK (B)	W1	1.50	1.20	01
BLOCK (B)	W	1.80	1.20	93

UnitBUA Table for Building :BLOCK (B)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	FLAT-101	FLAT	72.05	71.36	7	4
	FLAT-102	FLAT	94.37	94.20	10	
	FLAT-103	FLAT	99.05	98.43	10	
	FLAT-104	FLAT	90.11	89.83	10	
TYPICAL - 1, 2& 3 FLOOR PLAN	FLAT-201	FLAT	96.38	83.52	7	12
	FLAT-202	FLAT	105.77	105.46	11	
	FLAT-203	FLAT	111.02	110.78	11	
	FLAT-204	FLAT	111.75	99.30	10	
Total:	-	-	1630.33	1550.97	154	16

Buildingwise Floor FAR Details

Floor Name	BLOCK (B) Proposed Built Up Area (Sq.mt.)	BLOCK (B) Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	427.72	8.45	427.72	8.45
Ground Floor	400.18	400.18	400.18	400.18
First Floor	470.72	448.59	470.72	448.59
Second Floor	470.72	448.59	470.72	448.59
Third Floor	470.72	448.59	470.72	448.59
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2240.06	1754.40	2240.06	1754.40

Building :BLOCK (B)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions Lift	Deductions Balcony	Deductions Parking	Proposed FAR Area (Sq.mt.) Resi.	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Basement Floor	427.72	9.89	0.00	409.38	0.00	8.45	8.45	8.45	00
Ground Floor	400.18	0.00	0.00	0.00	400.18	0.00	400.18	400.18	04
First Floor	470.72	9.98	12.15	0.00	448.59	0.00	448.59	448.59	04
Second Floor	470.72	9.98	12.15	0.00	448.59	0.00	448.59	448.59	04
Third Floor	470.72	9.98	12.15	0.00	448.59	0.00	448.59	448.59	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2240.06	39.83	36.45	409.38	1745.95	8.45	1754.40	1754.40	16
Total Number of Same Buildings :	1								
Total :	2240.06	39.83	36.45	409.38	1745.95	8.45	1754.40	1754.40	16

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions Lift	Deductions Balcony	Deductions Parking	Proposed FAR Area (Sq.mt.) Resi.	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
BLOCK (B)	1	2240.06	39.83	36.45	409.38	1745.95	8.45	1754.40	1754.40	16
Grand Total :	1	2240.06	39.83	36.45	409.38	1745.95	8.45	1754.40	1754.40	16

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.	Visitors Car Reqd./Unit	Visitors Car Reqd.	Visitors Car Prop.	TwoWheeler Reqd./Unit	TwoWheeler Reqd.	TwoWheeler Prop.
BLOCK (B)	Residential	Residential Bldg/Apartment	> 0	1	16.00	1	16	-	-	-	-	-	-	-
			> 0	1	16.00	-	-	-	-	-	-	1	16	-
			> 0	1	16.00	-	-	-	1	2	-	-	-	-
Total :			-	-	-	-	16	16	-	2	2	-	16	17

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	16	200.00
Total Car	16	200.00	16	200.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	17	34.00
Total TwoWheeler	16	32.00	17	34.00
Other Parking	-	-	-	203.88
Total	257.00		496.88	

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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Rabindra kumar HMC/ENG/0019/2017			

Name : SHAILENDRA KUMAR LAL
Designation : Municipal Commissioner
Organization : PERSONAL

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

This is system generated MAP. No need to Physically Signed.