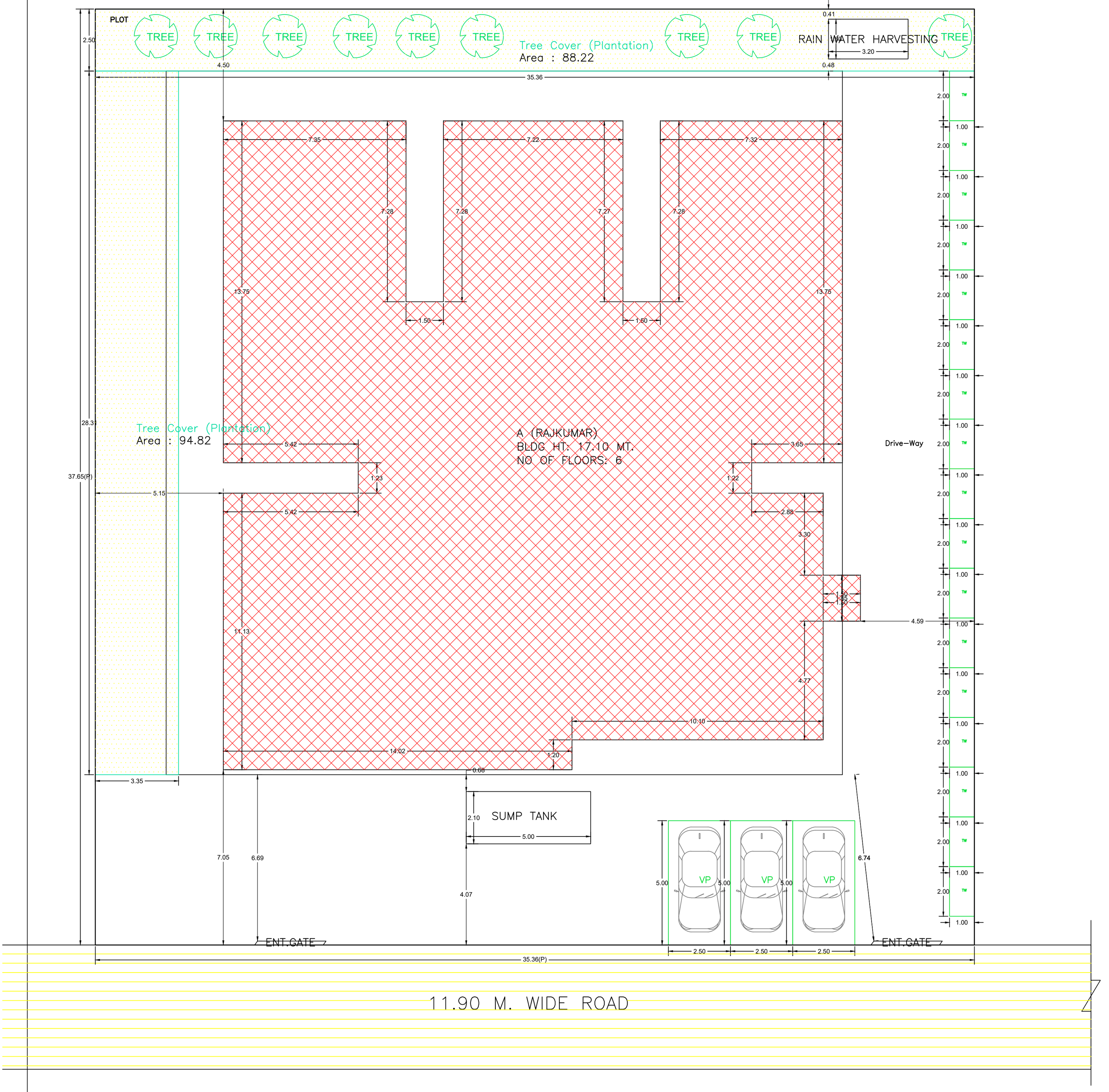
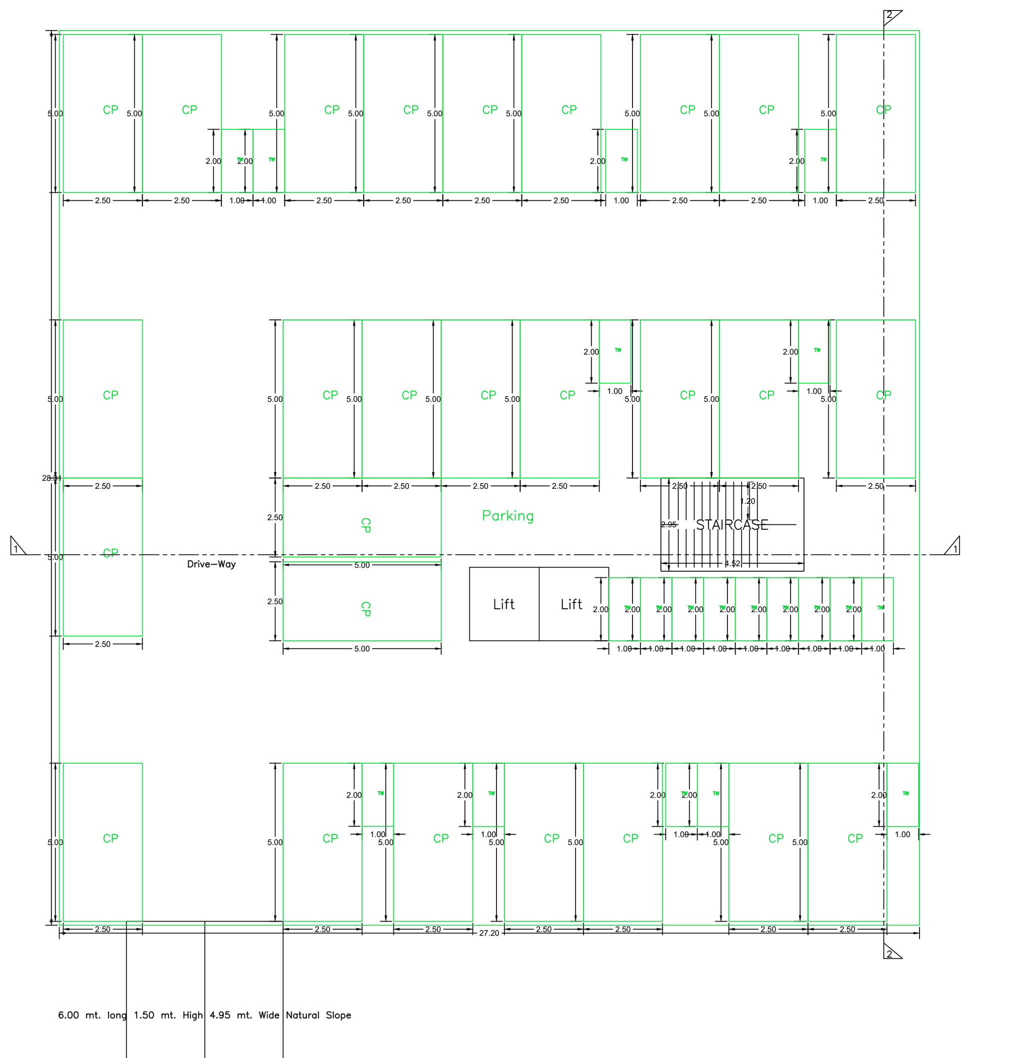
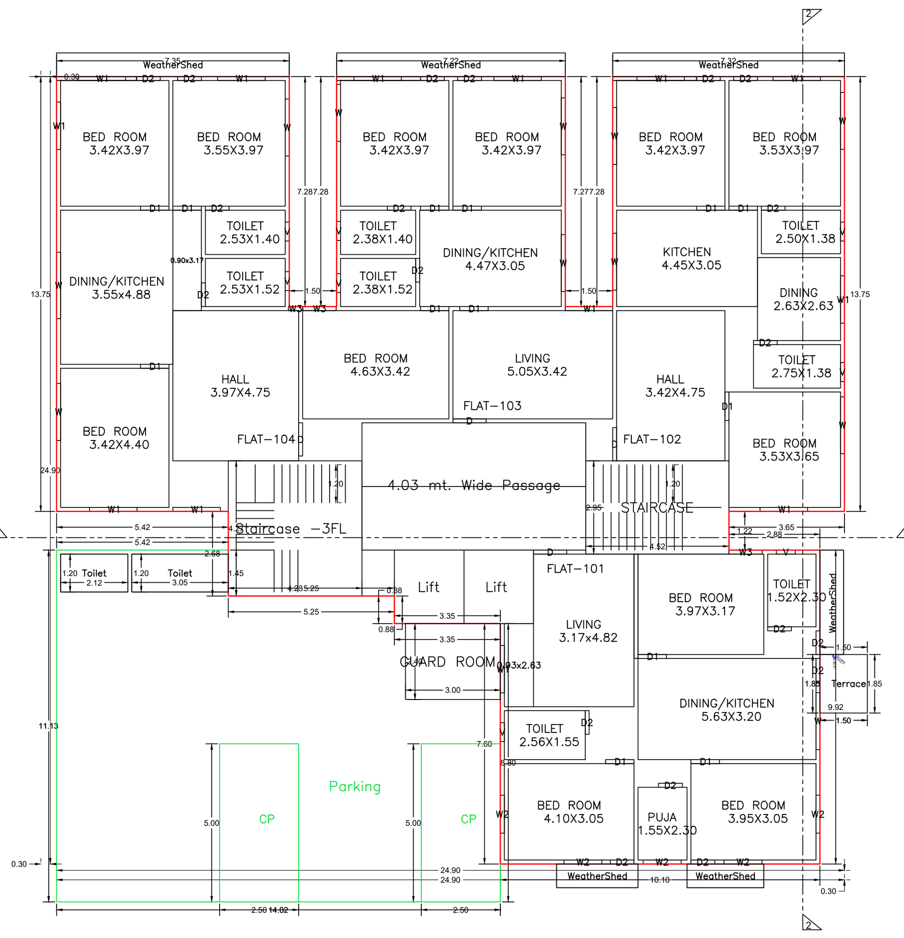
Project Title :PROPOSED RESIDENTIAL BUILDING PLAN MAP OF SRI RAJKUMAR YADAV AND OTHER'S, S/O LATE DEO NARAYAN PRASAD/YADAV.



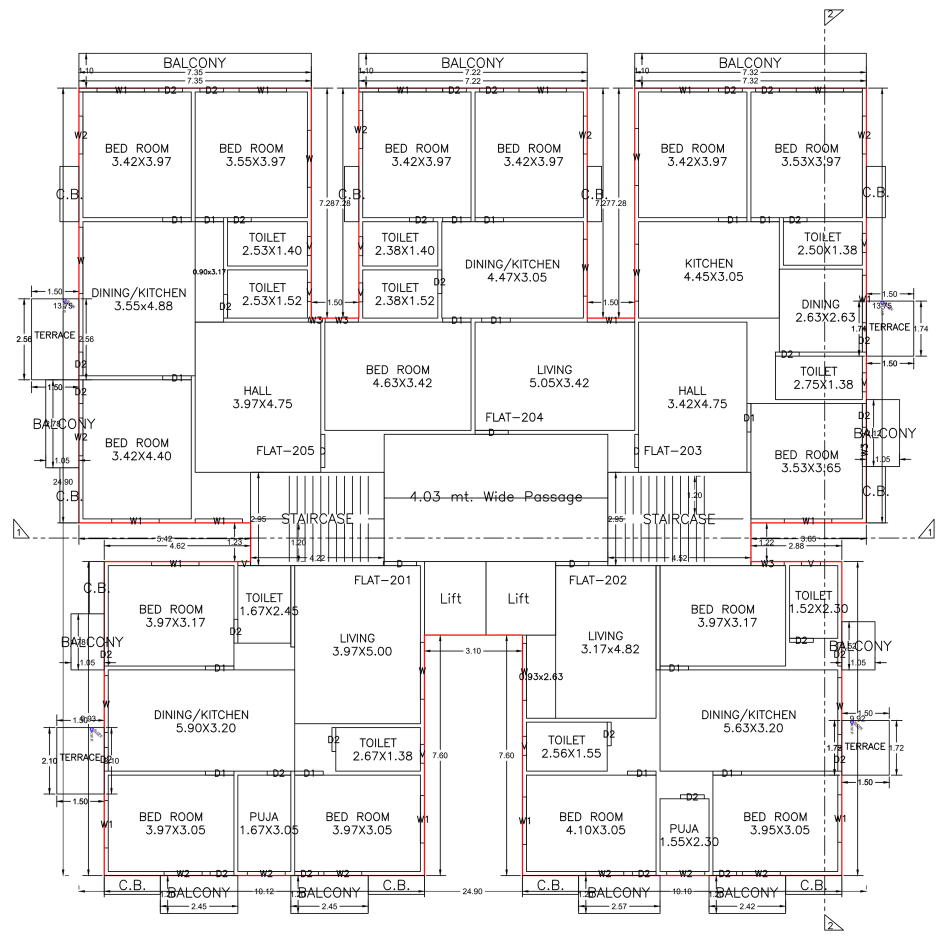
SITE–PLAN



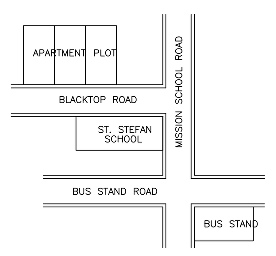
BASEMENT FLOOR PLAN
(SCALE 1:100)



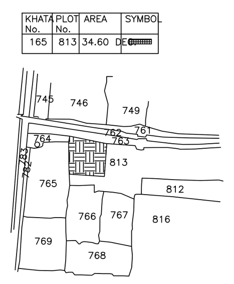
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TYPICAL – 1, 3& 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)



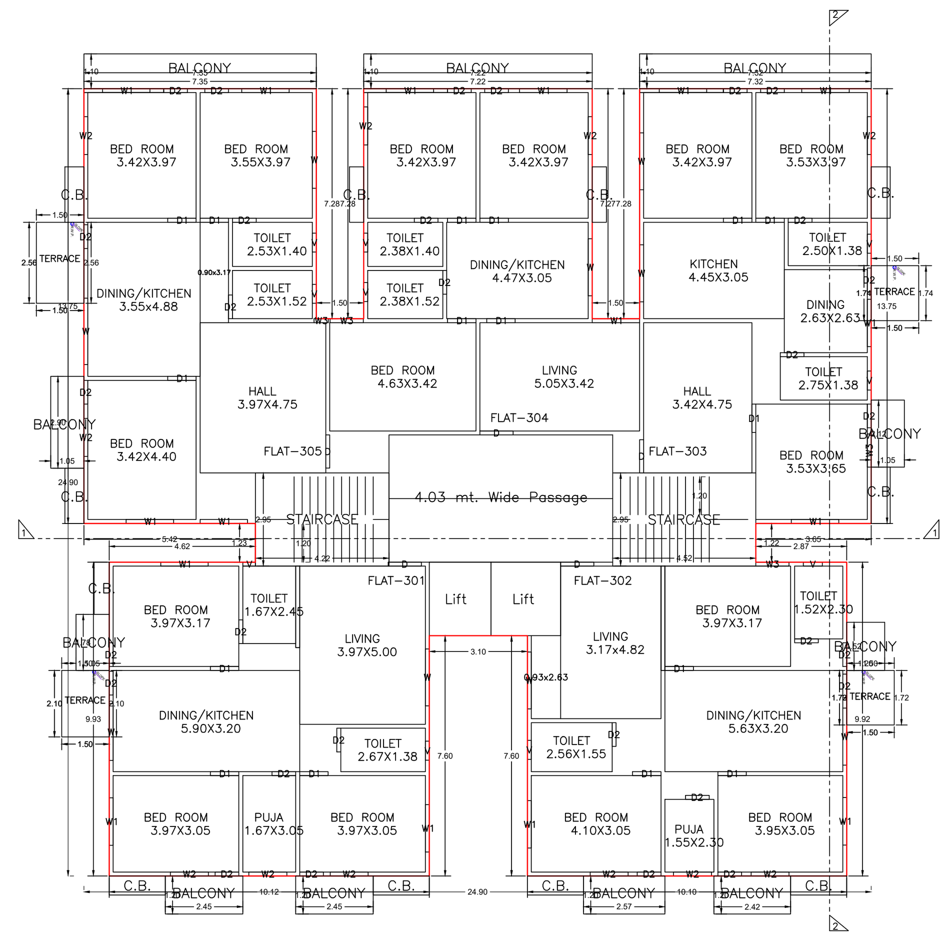
LOCATION – PLAN
SCALE : (N.T.S)



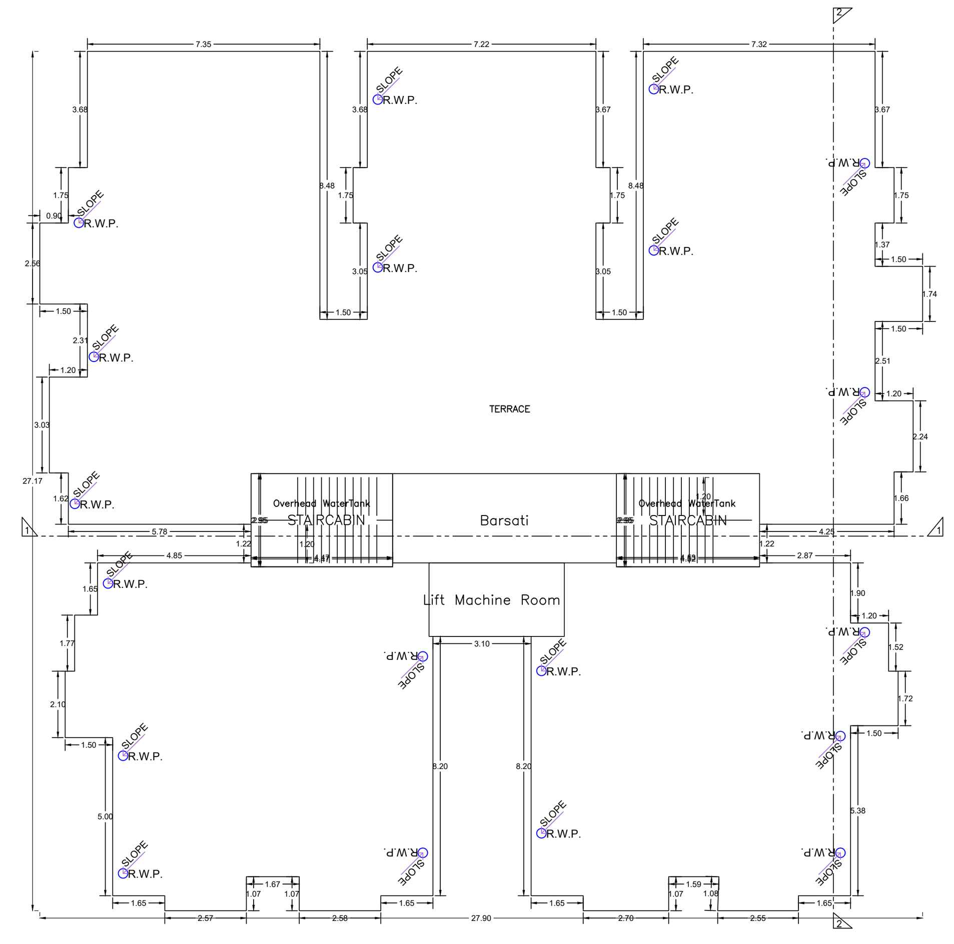
KEY – PLAN
SCALE : (N.T.S)

FRONT ELEVATION
SCALE : (1:100)

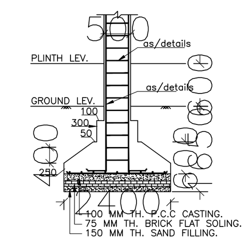
RIGHT SIDE ELEVATION
SCALE : (1:100)



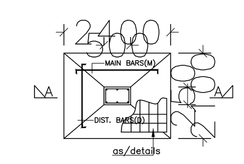
TYPICAL – 2& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



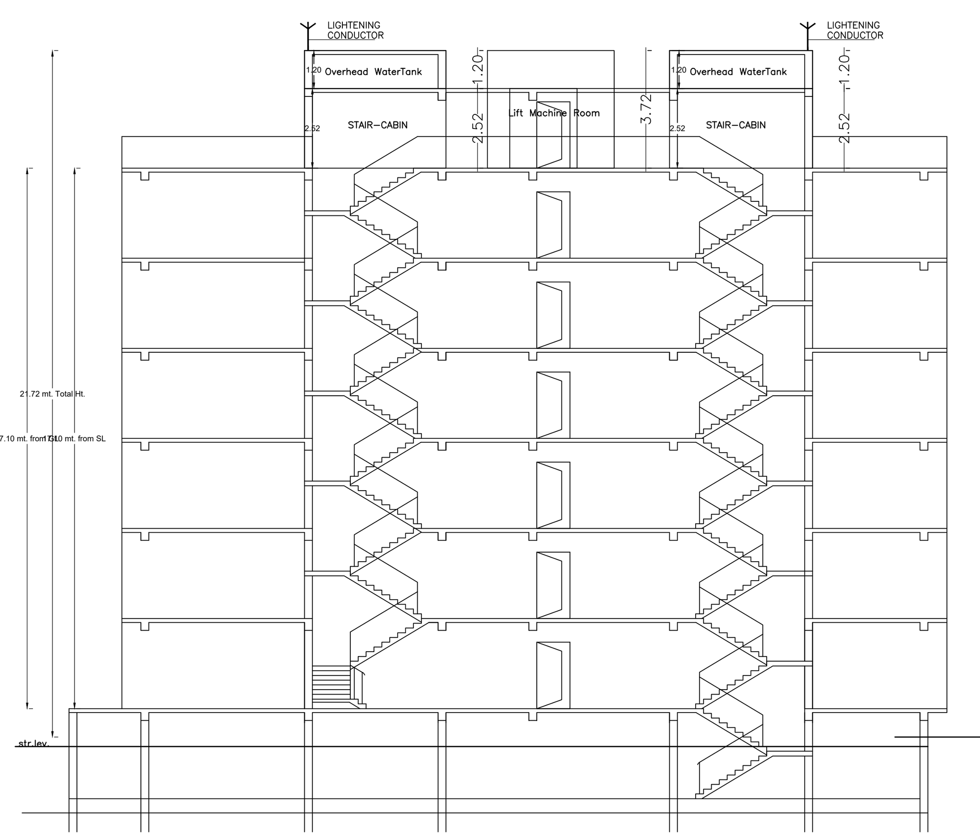
TERRACE FLOOR PLAN
(SCALE 1:100)



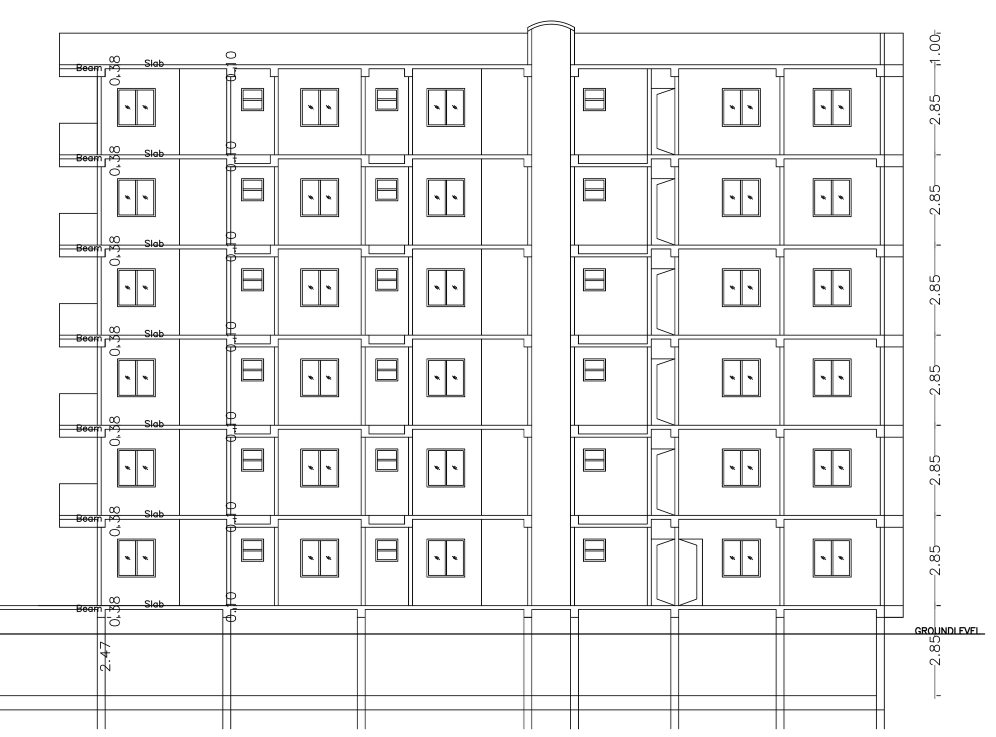
SECTION:–(A–A)



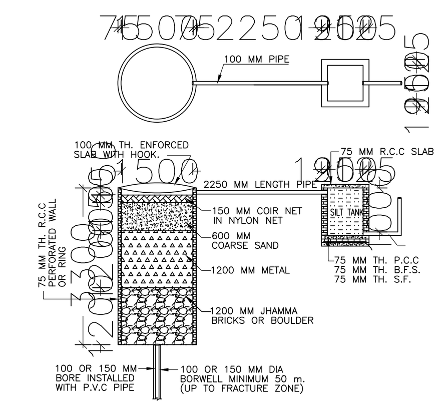
FOUNDATION PLAN
OF CLOUMN



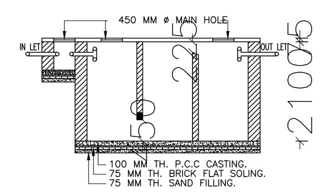
SECTION ON: <1–1>
SCALE : (1:100)



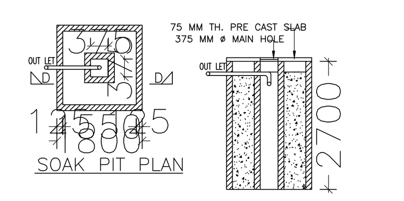
SECTION ON: <2–2>
SCALE : (1:100)



DETAIL OF GROUND WATER
RECHARGING PIT WITH SILT TANK

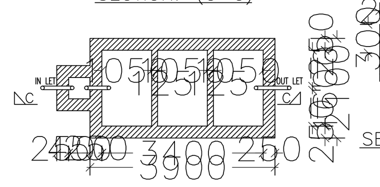


SECTION:–(C–C)

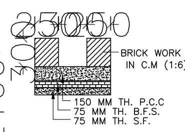


SOAK PIT PLAN

SECTION:–(D–D)



SEPTICK TANK PLAN



SECTION OF DRAIN

DATE	09-07-2024
SHEET NO.	1

Proposal Basic Information

Proposal File No.	HMC/BP/0026/W34/2024
Owner Name	RAJKUMAR YADAV AND OTHER'S
Khata No	165
Plot No	813
Village Name	Cantonement
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT HAZARIBAGH NAGAR NIGAM	VERSION NO.: 1.0.70 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/0026/W34/2024	Plot/SubPlot No: 813	
Application Type: General Proposal	North: Road Width - 11.90	
Project Type: Building Permission	South: Plot No. - OTHER PLOT	
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)	1331.30
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1331.30
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		183.04
Total		183.04
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1148.26
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1331.30
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	1331.30
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		665.65
Proposed Coverage Area (44.99 %)		598.98
Total Prop. Coverage Area (44.99 %)		598.98
Balance coverage area (5.01 %)		66.67
FAR CHECK		
Perm. FAR Area (2.500)		3328.25
Total Perm. FAR area		3328.25
Residential FAR		3312.32
Proposed FAR Area		3325.67
Total Proposed FAR Area		3325.67
Consumed FAR (Factor)		2.50
Balance FAR Area		2.58
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		4382.92
ARCHITECT (Regd)		Rabindra kumar
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		RAJKUMAR YADAV AND OTHER'S
DEVELOPMENT AUTHORITY		LOCAL BODY

Building :A (RAJKUMAR)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Balcony	Accessory Use	Parking	Resi.	Stair			
Basement Floor	769.90	10.23	0.00	0.00	746.32	0.00	13.35	13.35	13.35	00
Ground Floor	596.21	0.00	0.00	13.41	127.22	455.58	0.00	455.58	455.58	04
First Floor	603.22	9.65	22.29	0.00	0.00	571.28	0.00	571.28	571.28	05
Second Floor	603.58	9.65	22.47	0.00	0.00	571.46	0.00	571.46	571.46	05
Third Floor	603.22	9.65	22.29	0.00	0.00	571.28	0.00	571.28	571.28	05
Fourth Floor	603.58	9.65	22.47	0.00	0.00	571.46	0.00	571.46	571.46	05
Fifth Floor	603.22	9.65	22.29	0.00	0.00	571.28	0.00	571.28	571.28	05
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	4382.92	58.48	111.81	13.41	873.53	3312.34	13.35	3325.69	3325.69	29
Total Number of Same Buildings :	1									
Total :	4382.92	58.48	111.81	13.41	873.53	3312.34	13.35	3325.69	3325.69	29

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 3& 5 FLOOR PLAN	1.10 X 7.35 X 1 X 3	24.27	133.77
	1.10 X 7.23 X 1 X 3	23.85	
	1.10 X 7.33 X 1 X 3	24.18	
	1.20 X 2.43 X 1 X 3	8.73	
	1.20 X 2.58 X 1 X 3	9.27	
	1.05 X 2.78 X 1 X 3	8.76	
	1.05 X 2.12 X 1 X 3	6.69	
	1.05 X 1.53 X 1 X 3	4.80	
	1.05 X 1.78 X 1 X 3	5.58	
	1.20 X 2.45 X 2 X 3	17.64	
TYPICAL - 2& 4 FLOOR PLAN	1.10 X 7.35 X 1 X 2	16.18	89.90
	1.10 X 7.23 X 1 X 2	15.90	
	1.10 X 7.33 X 1 X 2	16.12	
	1.20 X 2.43 X 1 X 2	5.82	
	1.20 X 2.58 X 1 X 2	6.18	
	1.05 X 2.91 X 1 X 2	6.10	
	1.05 X 2.12 X 1 X 2	4.46	
	1.20 X 1.53 X 1 X 2	3.66	
	1.05 X 1.78 X 1 X 2	3.72	
	1.20 X 2.45 X 2 X 2	11.76	
Total	-	-	223.67

Buildingwise Floor FAR Details

Floor Name	Building Name A (RAJKUMAR)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	769.90	13.35	769.90	13.35
Ground Floor	596.21	455.58	596.21	455.58
First Floor	603.22	571.28	603.22	571.28
Second Floor	603.58	571.46	603.58	571.46
Third Floor	603.22	571.28	603.22	571.28
Fourth Floor	603.58	571.46	603.58	571.46
Fifth Floor	603.22	571.28	603.22	571.28
Terrace Floor	0.00	0.00	0.00	0.00
Total :	4382.93	3325.69	4382.93	3325.69

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RAJKUMAR)	D2	0.75	2.10	163
A (RAJKUMAR)	D1	0.90	2.10	93
A (RAJKUMAR)	D	1.05	2.10	29

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RAJKUMAR)	V	0.40	1.20	05
A (RAJKUMAR)	W3	0.45	1.80	06
A (RAJKUMAR)	V	0.60	1.20	53
A (RAJKUMAR)	W3	1.05	1.80	17
A (RAJKUMAR)	W2	1.20	1.20	60
A (RAJKUMAR)	W1	1.50	1.20	87
A (RAJKUMAR)	W	1.80	1.20	50
A (RAJKUMAR)	W	2.10	1.20	06

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RAJKUMAR)	Residential	Residential Bldg/Apartment	Multistoried

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.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Balcony	Accessory Use	Parking	Resi.	Stair			
A (RAJKUMAR)	1	4382.93	58.48	111.81	13.41	873.53	3312.34	13.35	3325.69	3325.69	29
Grand Total :	1	4382.93	58.48	111.81	13.41	873.53	3312.34	13.35	3325.69	3325.69	29

UnitBUA Table for Building :A (RAJKUMAR)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	FLAT-101	FLAT	96.67	96.26	8	4
	FLAT-102	FLAT	94.84	94.51	8	
	FLAT-103	FLAT	88.58	88.25	7	
	FLAT-104	FLAT	100.05	99.74	7	
TYPICAL - 1, 3& 5 FLOOR PLAN	FLAT-201	FLAT	106.97	98.90	8	15
	FLAT-202	FLAT	104.27	96.26	8	
	FLAT-203	FLAT	105.12	94.51	8	
	FLAT-204	FLAT	96.52	88.25	7	
	FLAT-205	FLAT	111.06	99.74	7	
TYPICAL - 2& 4 FLOOR PLAN	FLAT-301	FLAT	106.97	98.90	8	10
	FLAT-302	FLAT	104.50	96.26	8	
	FLAT-303	FLAT	105.12	94.51	8	
	FLAT-304	FLAT	96.52	88.25	7	
	FLAT-305	FLAT	111.19	99.74	7	
Total:	-	-	3000.58	2767.02	220	29

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.
A (RAJKUMAR)	Residential	Residential Bldg/Apartment	> 0	1	29.00	1	29	-	-	-	-	-	-	-
			> 0	1	29.00	-	-	-	-	-	-	1	29	-
			> 0	1	29.00	-	-	-	1	3	-	-	-	-
		Total :	-	-	-	-	29	29	-	3	3	-	29	37

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	29	362.50
Total Car	29	362.50	29	362.50
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	3	37.50	3	37.50
TwoWheeler	-	-	37	74.00
Total TwoWheeler	29	58.00	37	74.00
Other Parking	-	-	-	471.03
Total		458.00		1019.03

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			

e : YOGENDRA
SAD
gnation : Municipal
misioner
nization : PERSONAL

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

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