

SITE PLAN

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Green
EXISTING (To be demolished)	Light Yellow

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (ABDUL WAHAB ANSARI AND OTHERS)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

Proposal Basic Information

Proposal File No.	JMP/BJ/0002/W01/2021
Owner Name	ABDUL WAHAB ANSARI SO LATE MD ISMAIL AND OTHERS
Khata No	NEW-284 & OLD-375
Plot No	NEW - 590 & OLD- 530, 531
Village Name	Jugsalai
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT		VERSION NO. : 1.0.61
JUGSALAI MUNICIPALITY		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: JUGSALAI MUNICIPALITY	PlotNearby/ReligiousStructure: NA	
Inward_No: JMP/BJ/0002/W01/2021	Plot/SubPlot No: NEW - 590 & OLD- 530, 531	
Application Type: General Proposal	North: Road Width - 8.53	
Project Type: Building Permission	South: Road Width - alley	
Nature of Development: New	East: Plot No. - others plot	
Location of Development Area: Old Area	West: Plot No. - others plot	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 275.39
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	275.39
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		29.37
Total		29.37
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	246.01
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	275.39
Plot Area for FAR (Net Plot Area - Road/Widening Area)	(A-Deductions)	275.39
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		165.23
Proposed Coverage Area (59.86 %)		164.86
Total Prop. Coverage Area (59.86 %)		164.86
Balance coverage area (0.13 %)		0.37
FAR CHECK		
Perm. FAR Area (2.50)		688.48
Total Perm. FAR area		688.48
Residential FAR		484.89
Proposed FAR Area		508.91
Total Proposed FAR Area		508.91
Consumed FAR (Factor)		1.85
Balance FAR Area		179.57
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		659.44
ARCHITECT (Regd)	Gauri Shankar Sahu	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	ABDUL WAHAB ANSARI SO LATE MD ISMAIL AND OTHERS	
DEVELOPMENT AUTHORITY		LOCAL BODY

Buildingwise Floor FAR Details

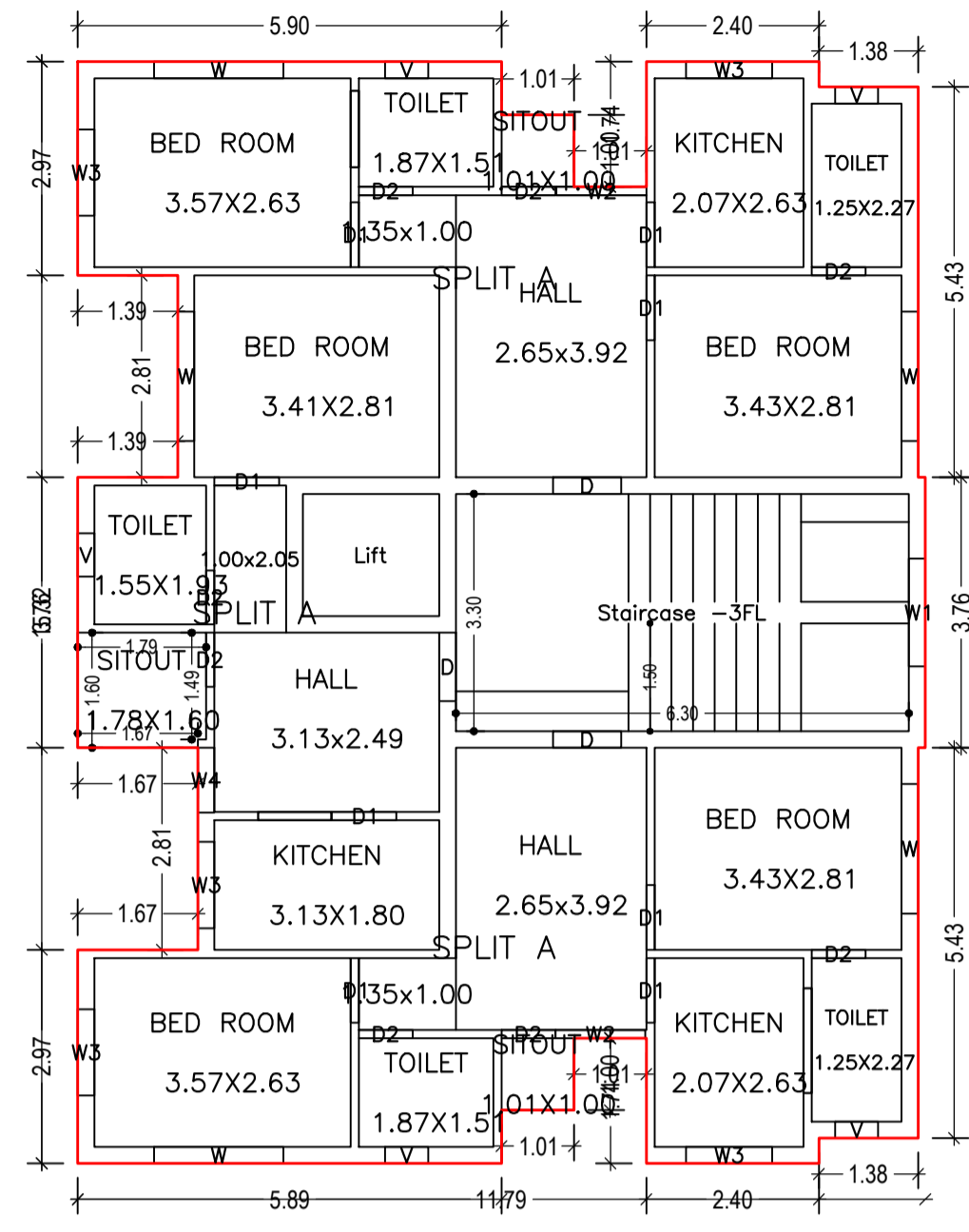
Floor Name	Building Name		Total	
	A (ABDUL WAHAB ANSARI AND OTHERS) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	164.86	24.02	164.86	24.02
First Floor	164.86	161.63	164.86	161.63
Second Floor	164.86	161.63	164.86	161.63
Third Floor	164.86	161.63	164.86	161.63
Terrace Floor	0.00	0.00	0.00	0.00
Total	659.44	508.91	659.44	508.91

FAR & Tenement Details (Table 4c-1)

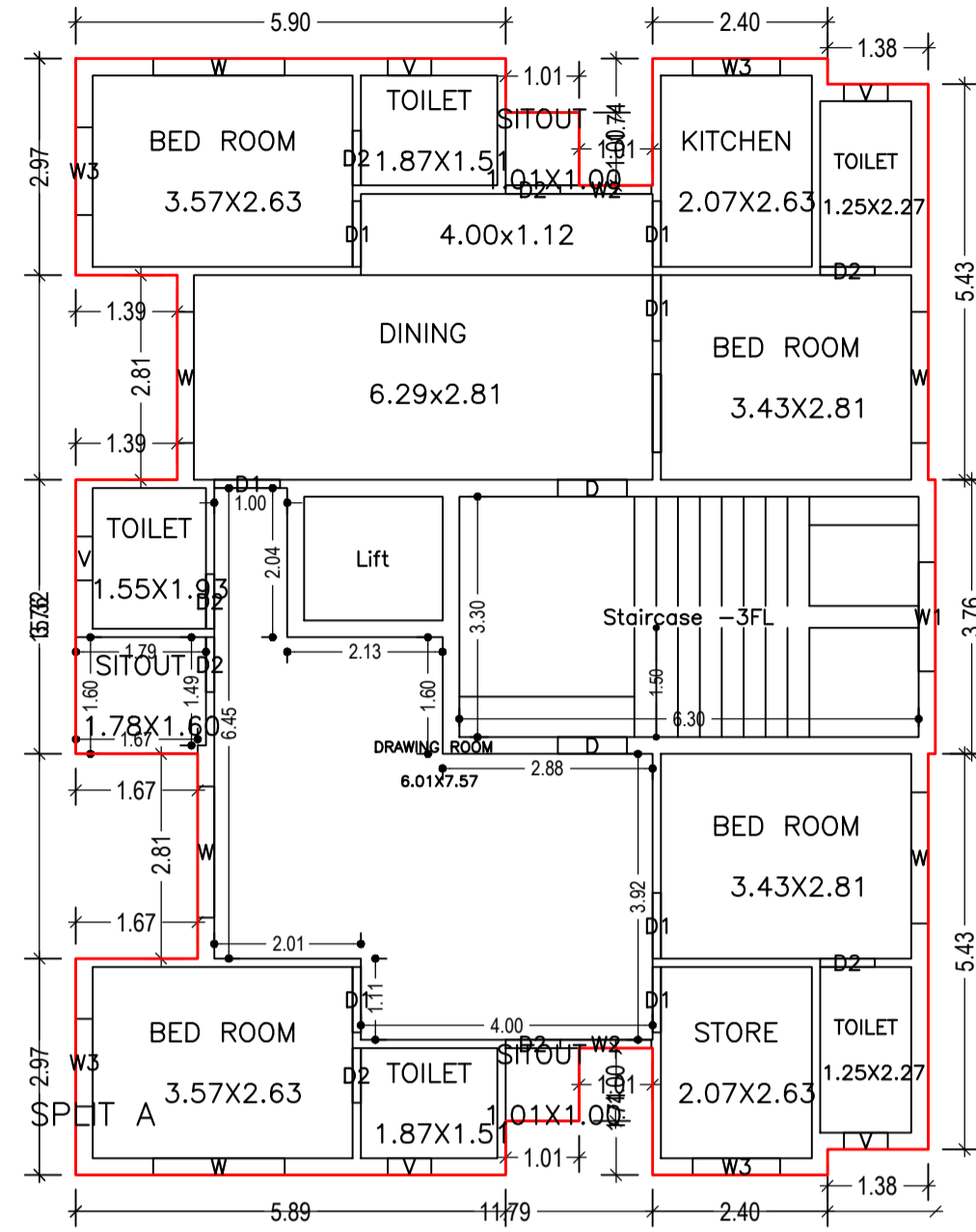
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)		Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Parking	Resi.	Stair				
A (ABDUL WAHAB ANSARI AND OTHERS)	1	659.44	9.69	140.84	484.89	20.79	508.91	508.91	01	
Grand Total	1	659.44	9.69	140.84	484.89	20.79	508.91	508.91	01	

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Gauri Shankar Sahu JMP/STU/0003/2020			

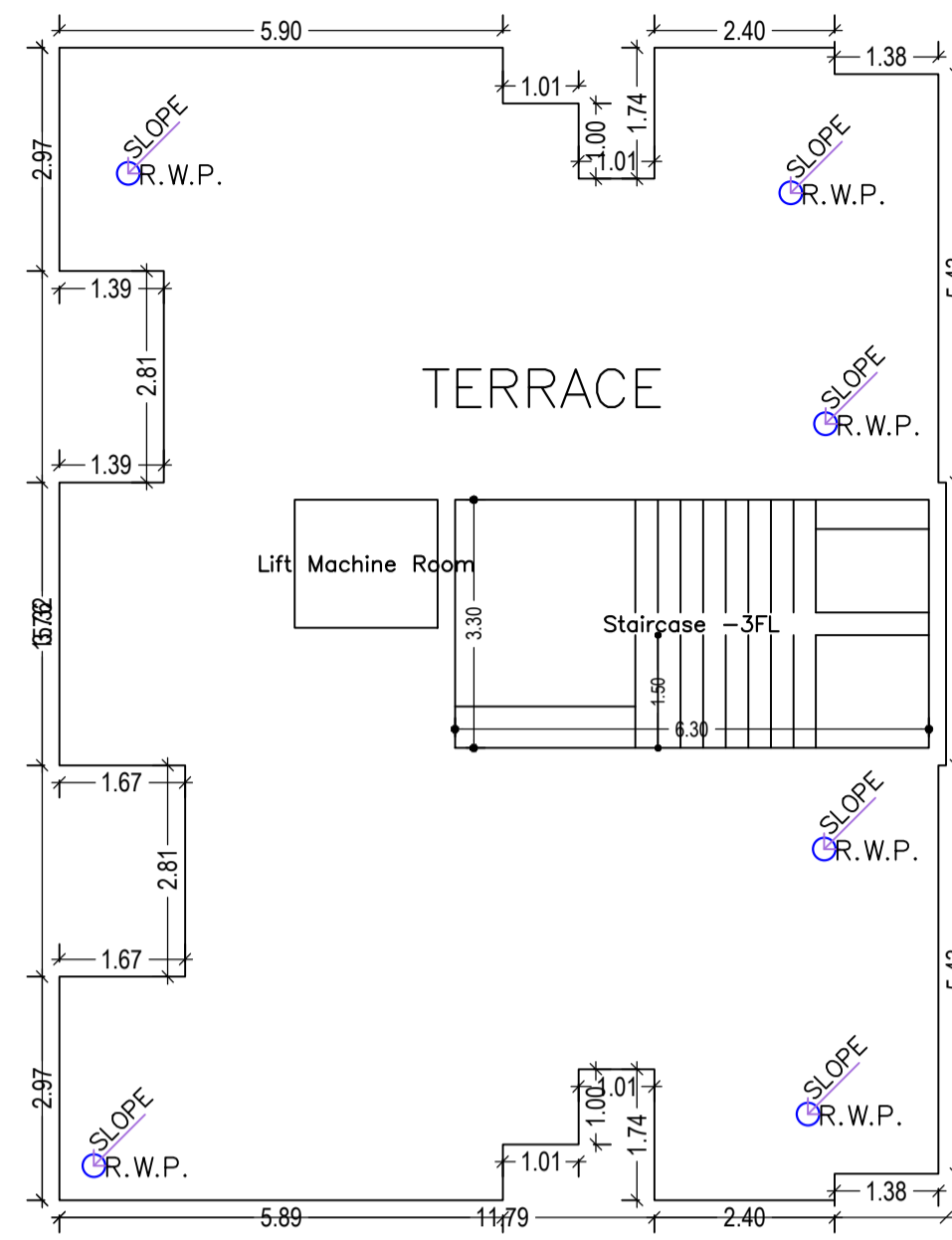
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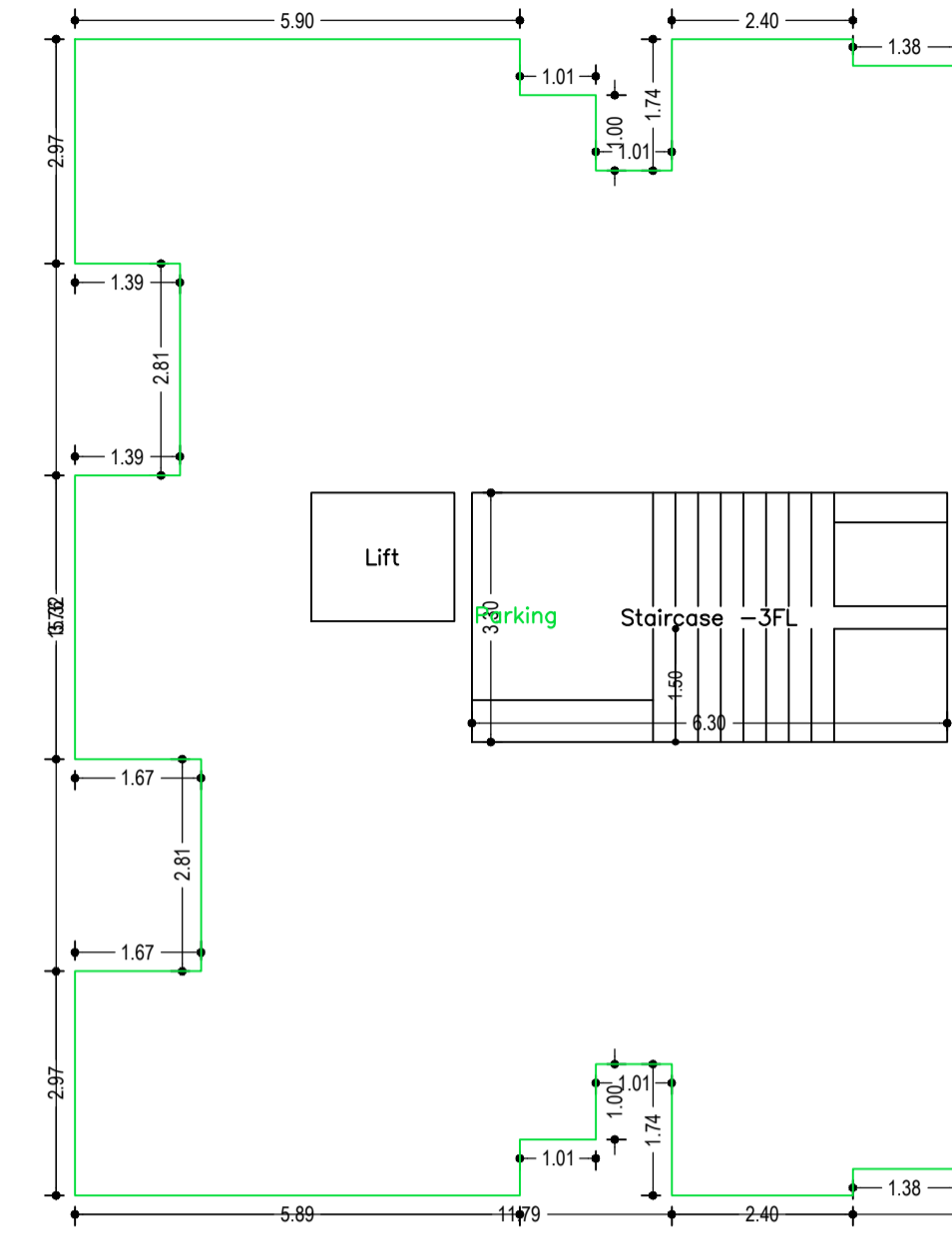
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



GROUND FLOOR PLAN
(SCALE 1:100)

Building :A (ABDUL WAHAB ANSARI AND OTHERS)

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	Parking					
Ground Floor	164.86	0.00	140.84	0.00	20.79	24.02	24.02	01
First Floor	164.86	3.23	0.00	161.63	0.00	161.63	161.63	00
Second Floor	164.86	3.23	0.00	161.63	0.00	161.63	161.63	00
Third Floor	164.86	3.23	0.00	161.63	0.00	161.63	161.63	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	659.44	9.69	140.84	484.89	20.79	508.91	508.91	01
Total Number of Same Buildings	1							
Total :	659.44	9.69	140.84	484.89	20.79	508.91	508.91	01

SCHEDULE OF DOOR:

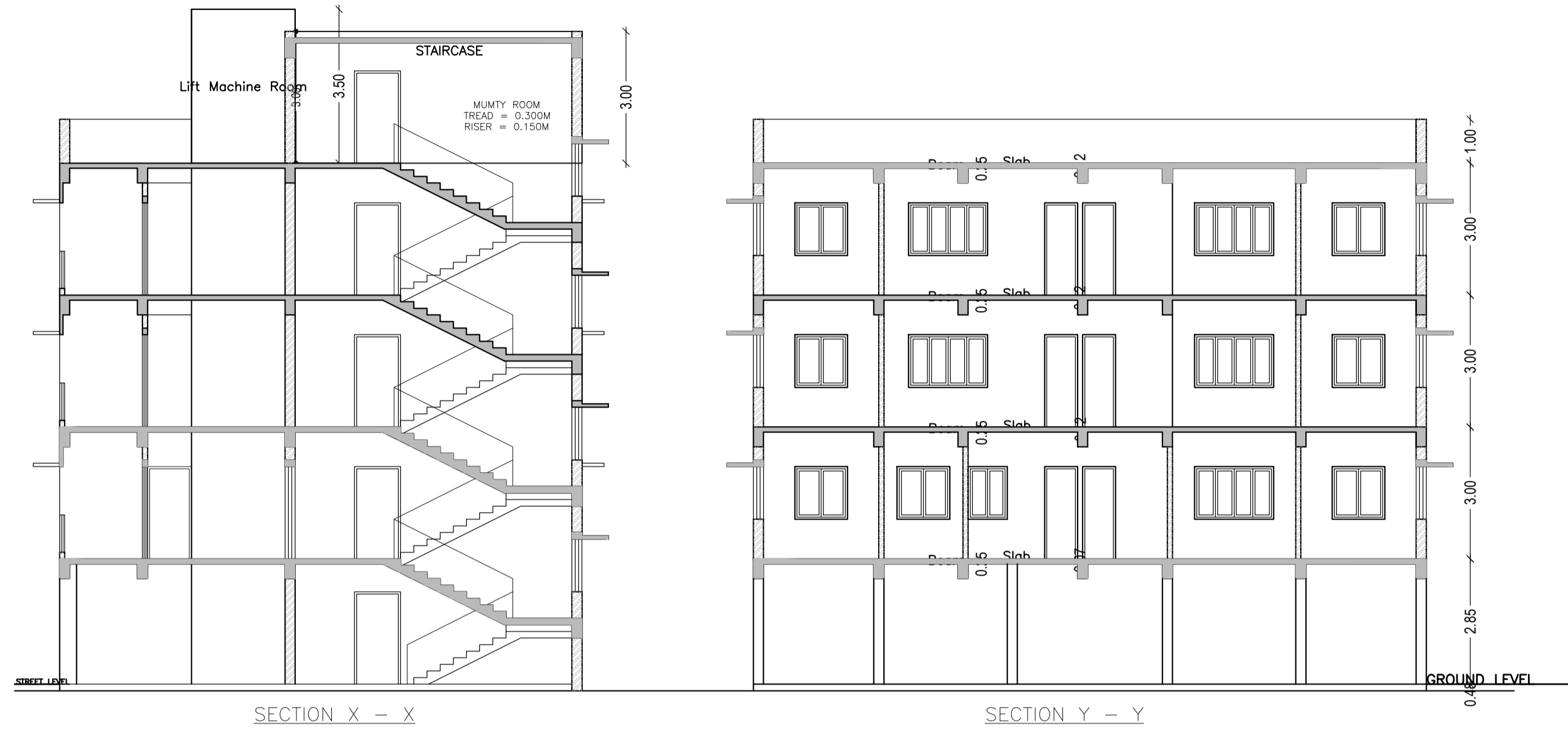
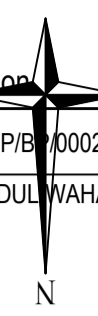
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ABDUL WAHAB ANSARI AND OTHERS)	D2	0.75	2.13	24
A (ABDUL WAHAB ANSARI AND OTHERS)	D1	0.90	2.13	22
A (ABDUL WAHAB ANSARI AND OTHERS)	D	0.95	2.13	07

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ABDUL WAHAB ANSARI AND OTHERS)	V	0.60	2.70	15
A (ABDUL WAHAB ANSARI AND OTHERS)	W4	0.90	2.70	01
A (ABDUL WAHAB ANSARI AND OTHERS)	W3	1.20	2.70	13
A (ABDUL WAHAB ANSARI AND OTHERS)	W2	1.25	2.70	06
A (ABDUL WAHAB ANSARI AND OTHERS)	W1	1.50	2.70	03
A (ABDUL WAHAB ANSARI AND OTHERS)	W	1.80	2.70	17

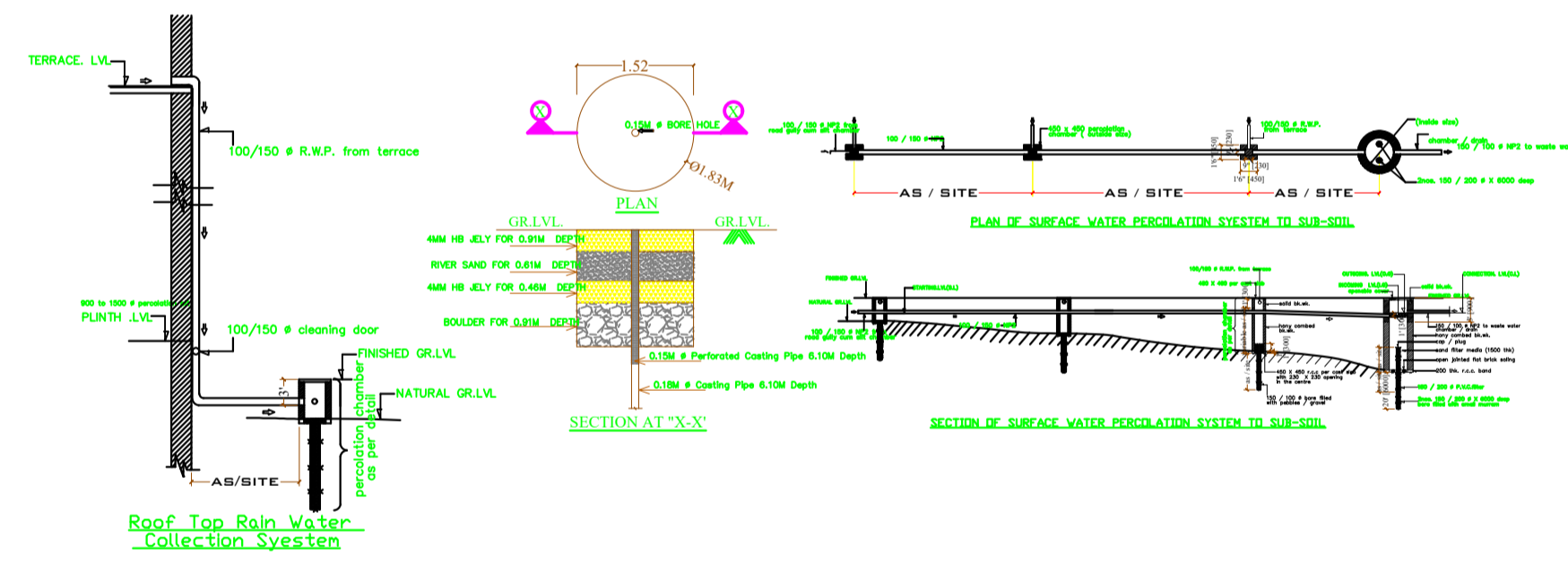
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Gauri Shankar Sahu JMP/STU/0003/2020			

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UnitBUA Table for Building :A (ABDUL WAHAB ANSARI AND OTHERS)

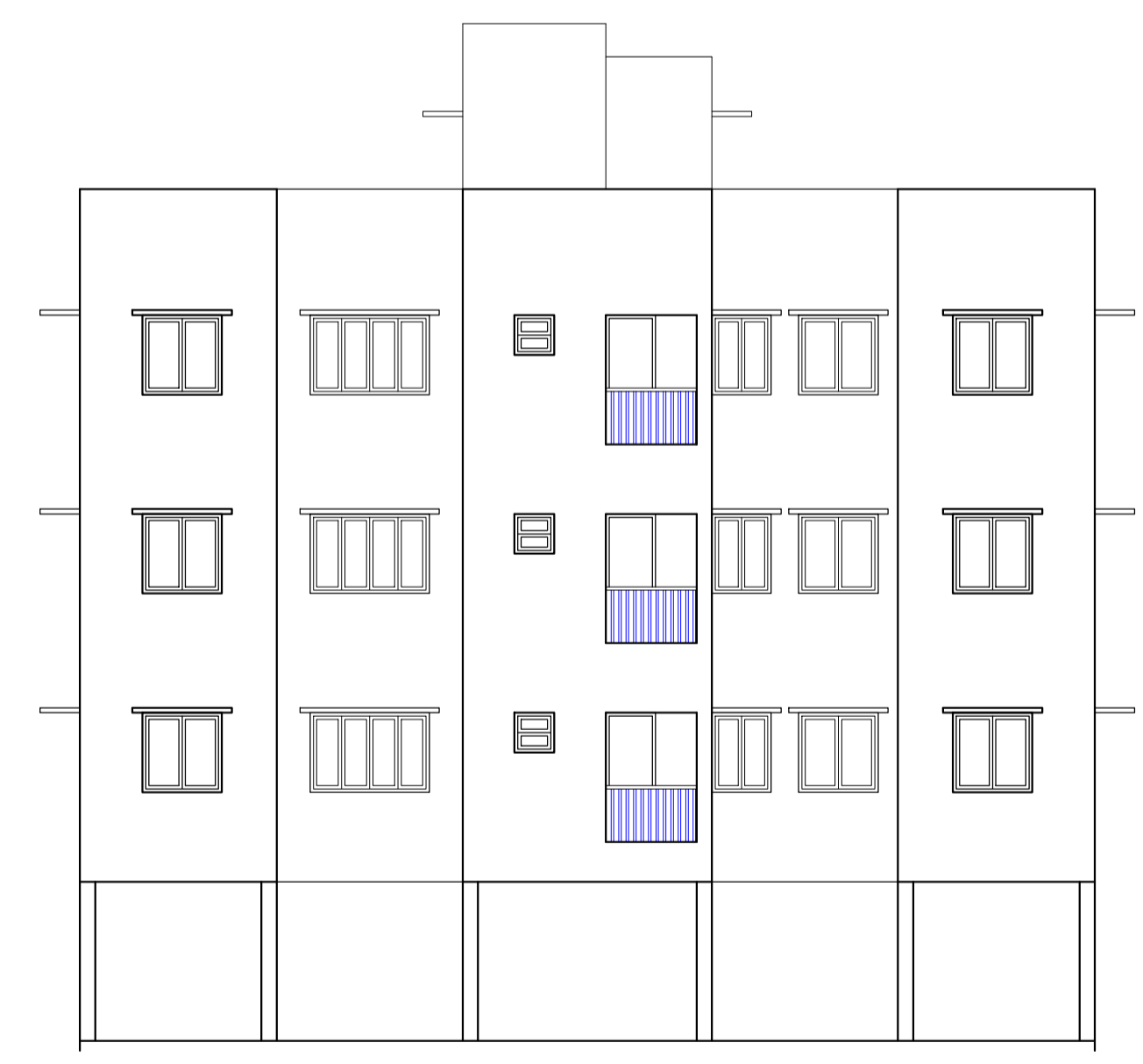
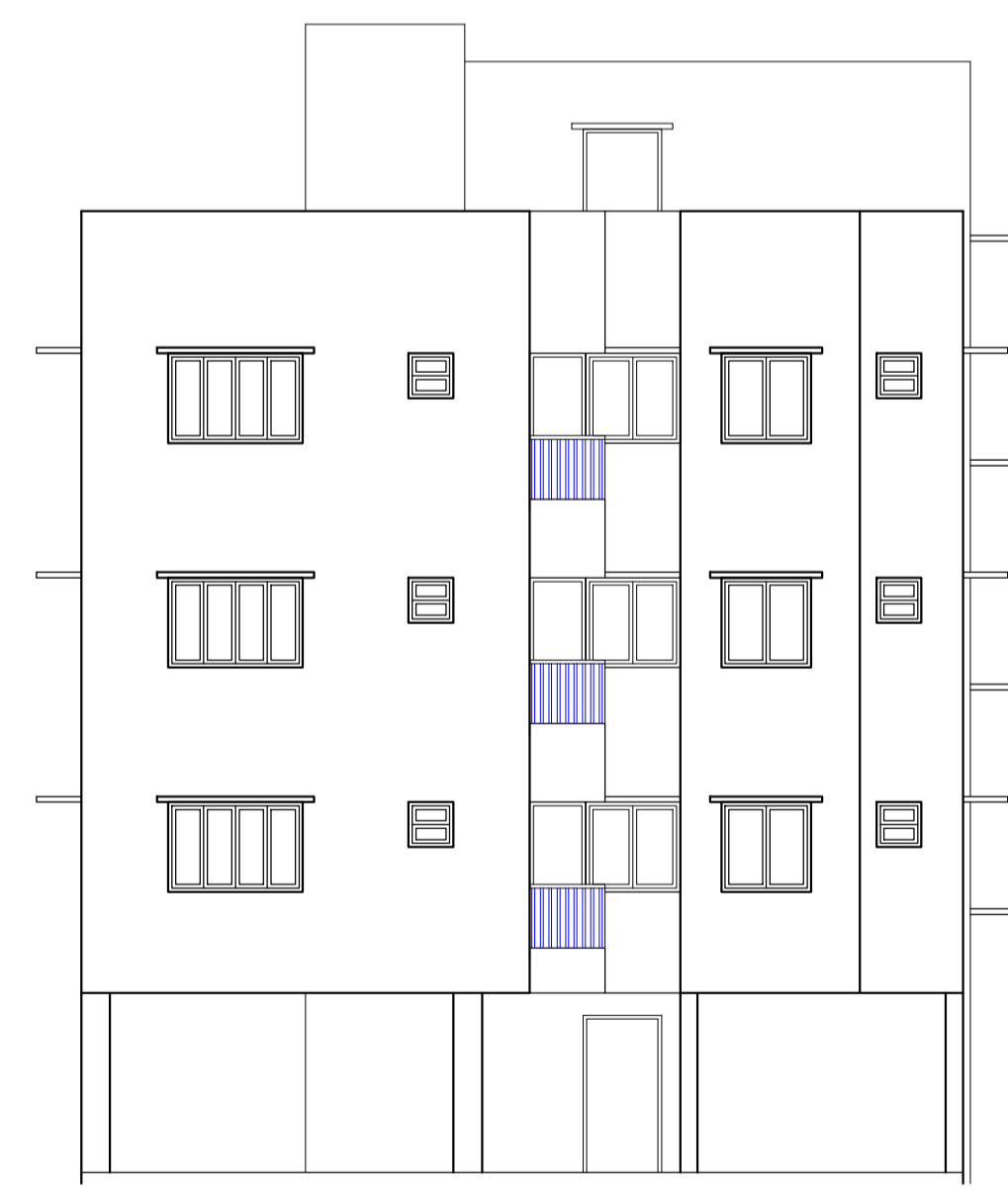
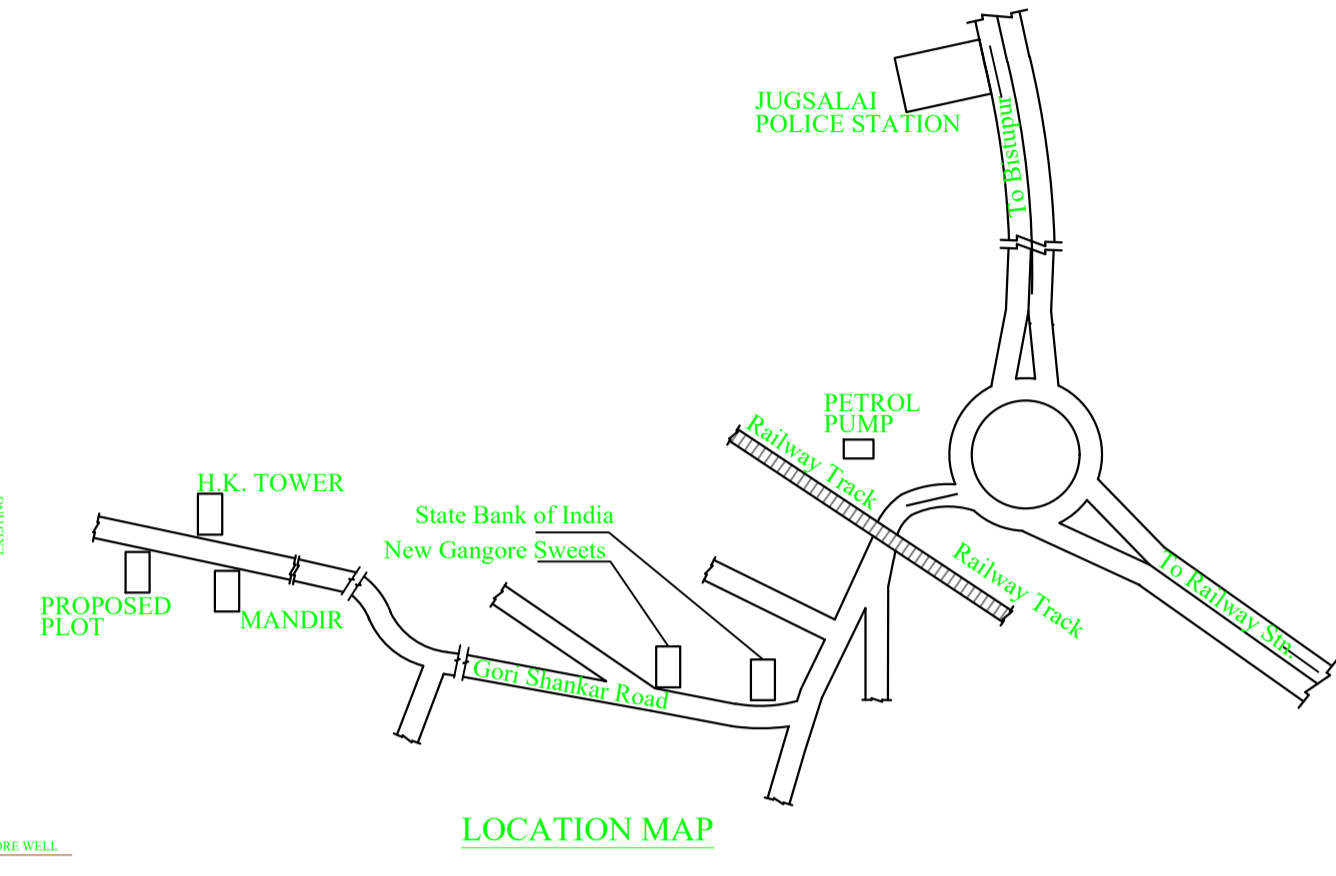
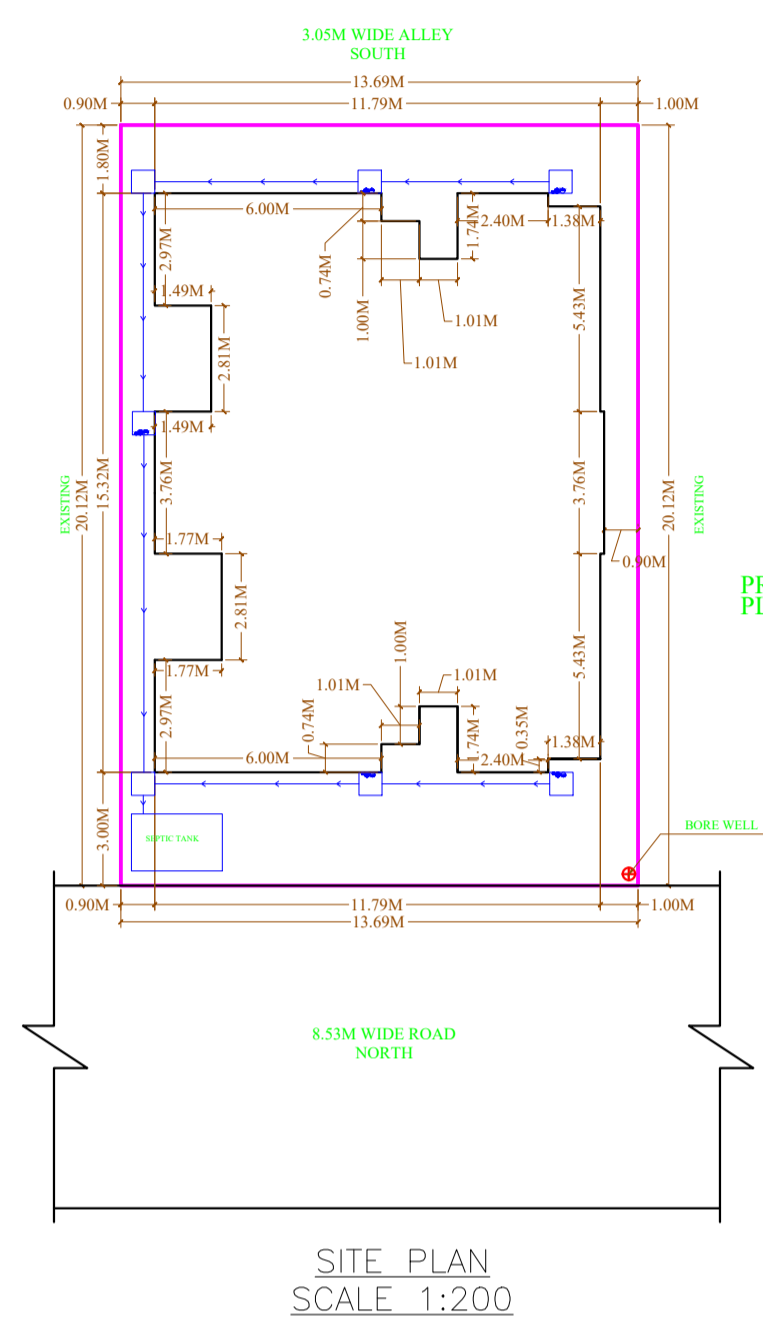
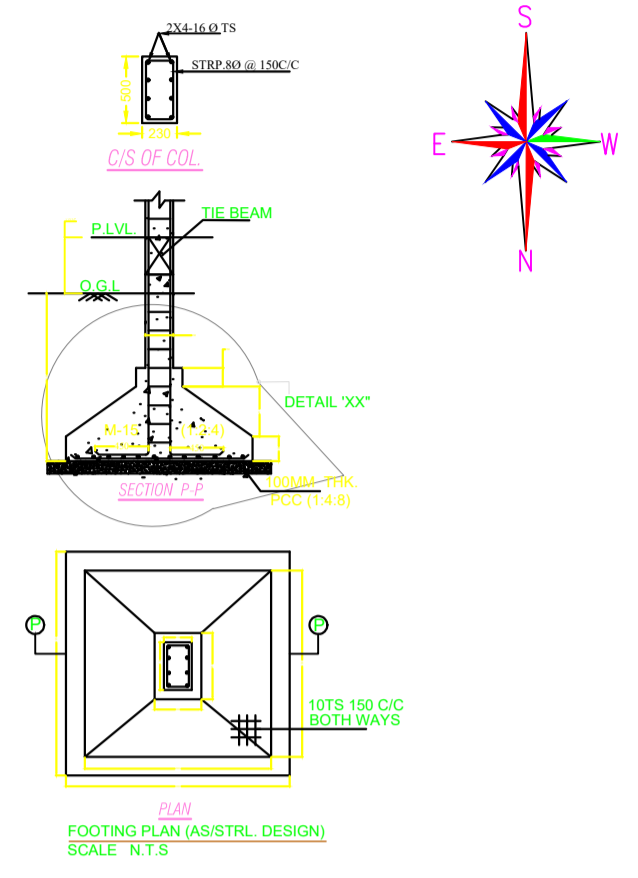
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	368.60	367.95	7	1
	SPLIT A	FLAT	0.00	0.00	5	
TYPICAL - 2 & 3 FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	7	0
	SPLIT A	FLAT	0.00	0.00	16	
Total:			368.60	367.95	51	1



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Gauri Shankar Sahu JMP/ISTU/0003/2020			

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Terrace Floor Lvl.	+12.00M
3rd Floor Lvl.	+9.00M
2nd Floor Lvl.	+6.00M
1st Floor Lvl.	+3.00M
Parking Lvl.	+0.15M
Road Lvl.	±0.00M

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