

Proposal Basic Information

Proposal File No.	JMP/BI/0008/W12/2021
Owner Name	AKHILESH KUMAR DUBEYAJAY KUMAR DUBEY SATISH KUMAR DUBEY
Khata No	40,315
Plot No	767,768
Village Name	Jugsalai
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

Buildingwise Floor FAR Details

Floor Name	Building Name RESIDENTIAL CUM COMMERCIAL (BUILDING)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground And Parking Floor	123.15	15.07	123.15	15.07
First Floor	123.16	119.88	123.16	119.88
Second Floor	123.16	119.88	123.16	119.88
Third Floor	123.16	119.88	123.16	119.88
Terrace Floor	0.00	0.00	0.00	0.00
Total :	492.63	374.71	492.63	374.71

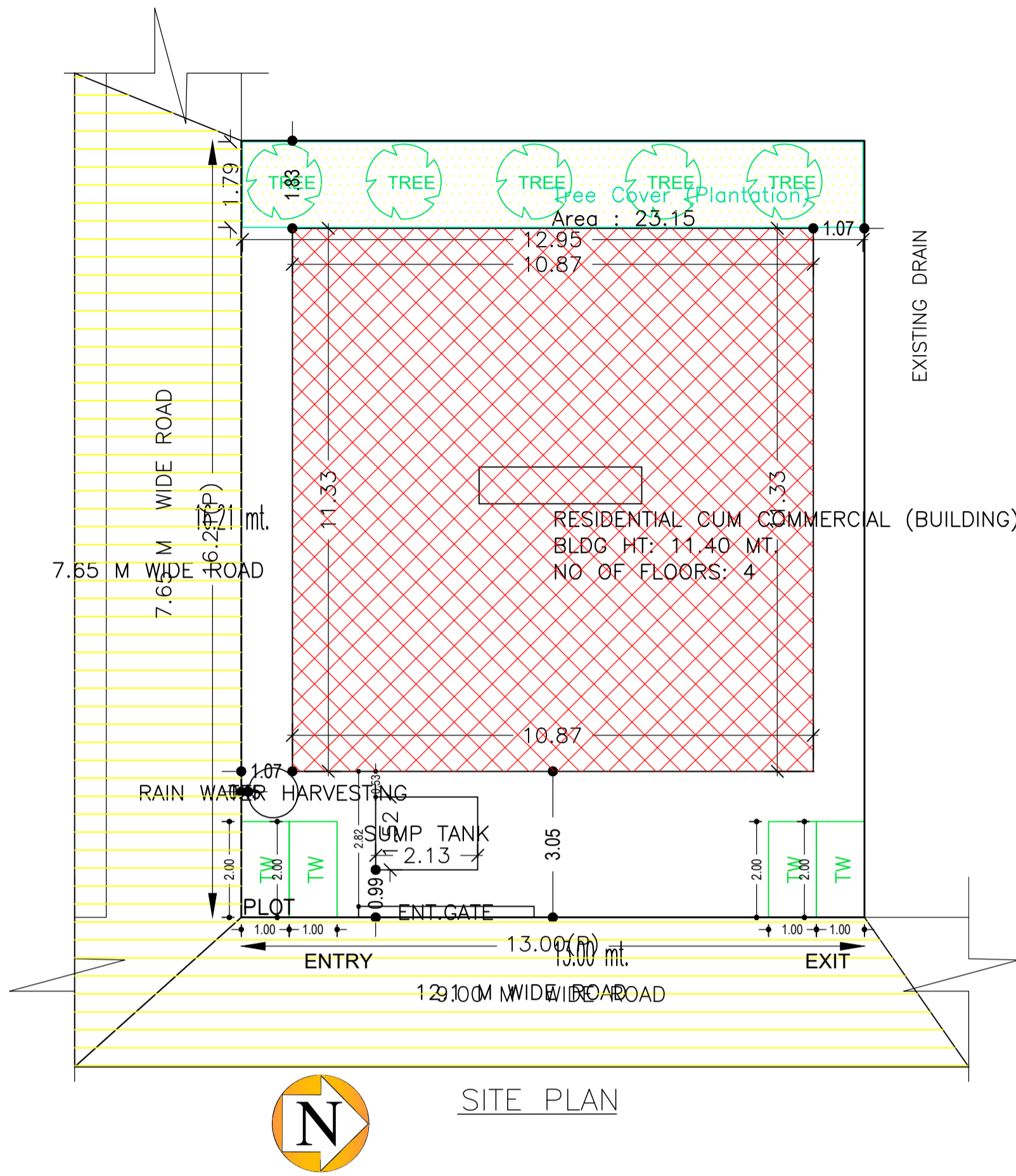
FAR & Tenement Details (Table 4c-1)

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.)
			Lit	Parking	Resi.	Commercial				
RESIDENTIAL CUM COMMERCIAL (BUILDING)	1	492.63	9.84	108.08	239.76	119.88	11.80	374.71	374.71	03
Grand Total	1	492.63	9.84	108.08	239.76	119.88	11.80	374.71	374.71	03

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
RESIDENTIAL CUM COMMERCIAL (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

AREA STATEMENT		VERSION NO.: 1.0.62
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/BI/0008/W12/2021	Plot/SubPlot No: 767,768	
Application Type: General Proposal	North: Plot No. -	
Project Type: Building Permission	South: Road Width - 12.14	
Nature of Development: New	East: Road Width - 9.14	
Location of Development Area: Old Area	West: Plot No. -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	210.75
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	210.75
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		23.15
Total		23.15
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	187.59
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	210.75
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	210.75
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		126.45
Proposed Coverage Area (58.44 %)		123.15
Total Prop. Coverage Area (58.44 %)		123.15
Balance coverage area (1.57 %)		3.30
FAR CHECK		
Perm. FAR Area (2.50)		526.88
Total Perm. FAR area		526.88
Residential FAR		239.76
Commercial FAR		119.88
Proposed FAR Area		374.71
Total Proposed FAR Area		374.71
Consumed FAR (Factor)		1.78
Balance FAR Area		152.17
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		492.63
ARCHITECT (Regd)	NIKHIL SHUKLA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	AKHILESH KUMAR DUBEYAJAY KUMAR DUBEY SATISH KUMAR DUBEY	
DEVELOPMENT AUTHORITY		LOCAL BODY



SITE PLAN

SITE PLAN

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

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler				
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
RESIDENTIAL CUM COMMERCIAL (BUILDING)	Commercial	Shop	> 0	50	108.08	1	2	-	-	-	-	-		
			> 0	50	108.08	-	-	-	-	-	1	5	-	
	Residential	Residential Bldg/Apartment	> 0	1	2.00	1	2	-	-	-	-	-		
			> 0	1	2.00	-	-	-	-	-	1	2	-	
Total :			-	-	-	-	4	4	-	1	1	-	7	8

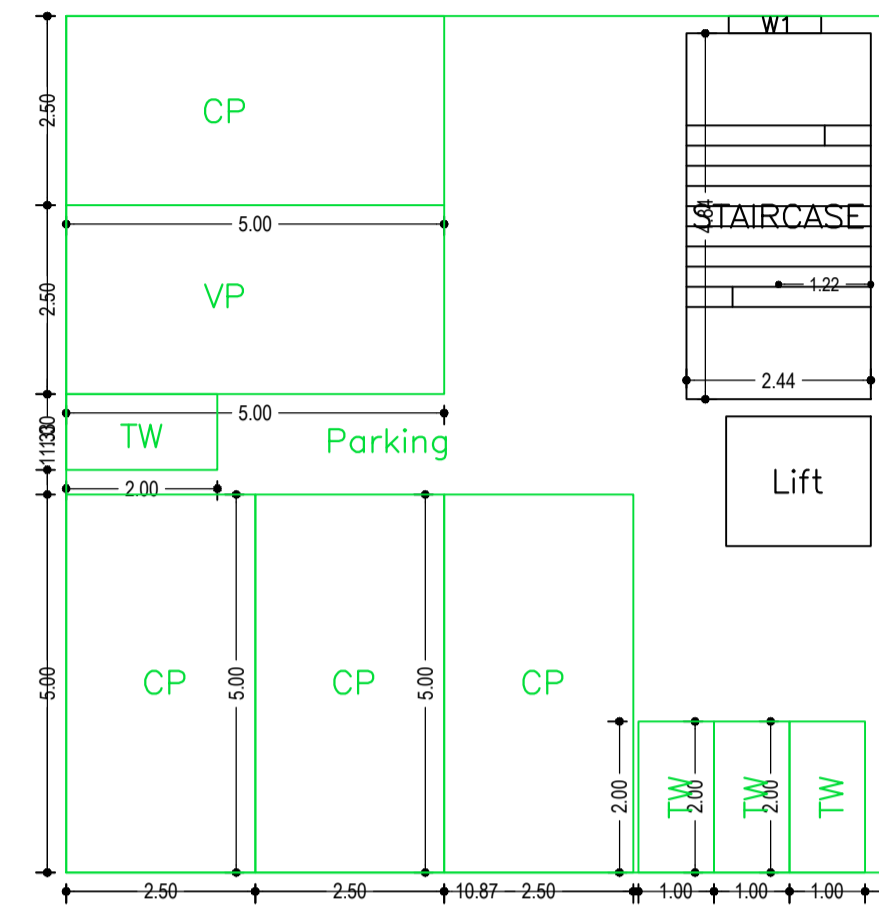
Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Total Car	4	50.00	4	50.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	8	16.00
Total TwoWheeler	7	14.00	8	16.00
Other Parking	-	-	-	37.58
Total	76.50	-	-	132.08

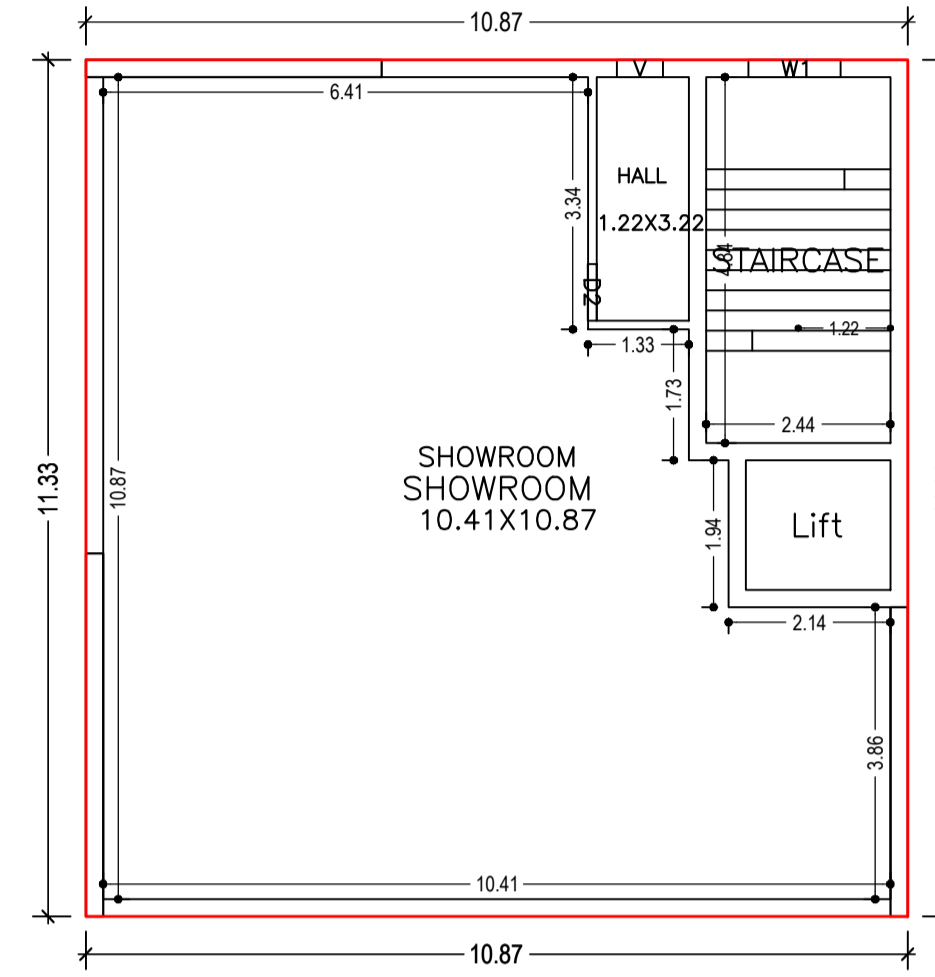
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SHUKLA JMP/ARC/0001/2018			

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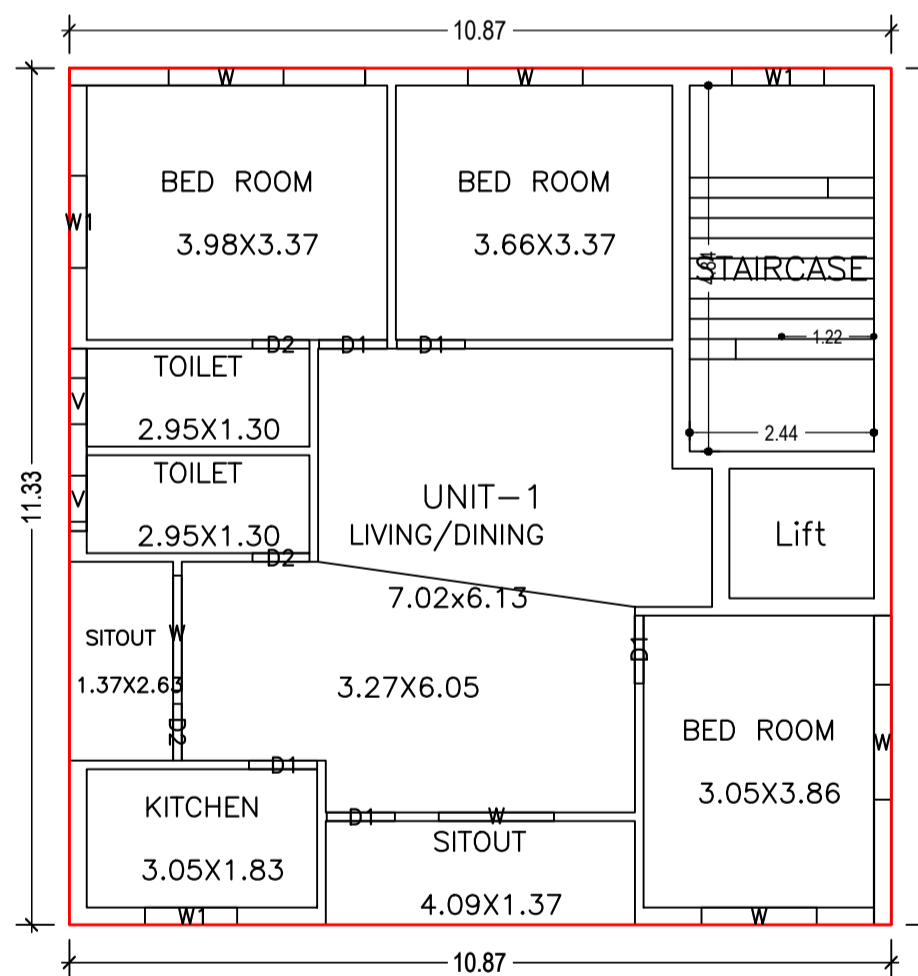
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Village Name	Jugsalai
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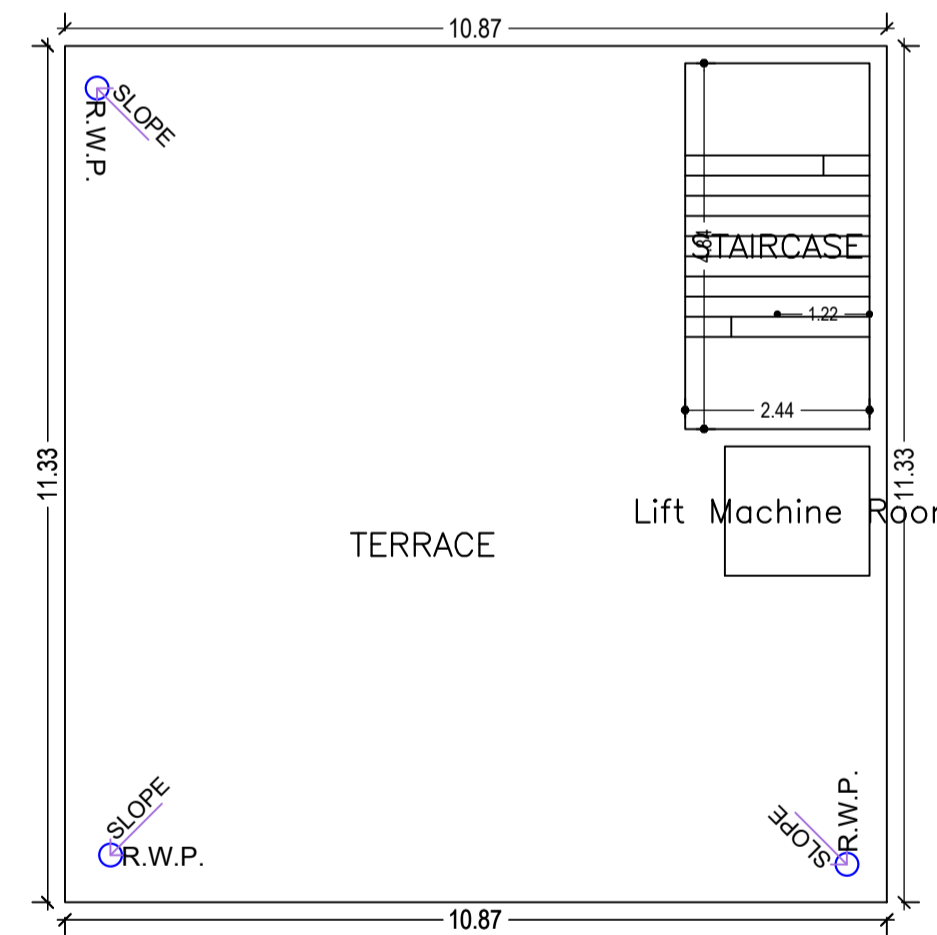
GROUND AND PARKING FLOOR PLAN (SCALE 1:100)



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

Building :RESIDENTIAL CUM COMMERCIAL (BUILDING)

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.)	Trmt (No.)
		Lift	Parking	Resi.	Commercial				
Ground And Parking Floor	123.15	0.00	108.08	0.00	0.00	11.80	15.07	15.07	00
First Floor	123.16	3.28	0.00	0.00	119.88	0.00	119.88	119.88	01
Second Floor	123.16	3.28	0.00	119.88	0.00	0.00	119.88	119.88	01
Third Floor	123.16	3.28	0.00	119.88	0.00	0.00	119.88	119.88	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	492.63	9.84	108.08	239.76	119.88	11.80	374.71	374.71	03
Total Number of Same Buildings :	1								
Total :	492.63	9.84	108.08	239.76	119.88	11.80	374.71	374.71	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESIDENTIAL CUM COMMERCIAL (BUILDING)	D2	0.75	2.13	07
RESIDENTIAL CUM COMMERCIAL (BUILDING)	D1	0.90	2.13	10

SCHEDULE OF WINDOW/VENTILATION:

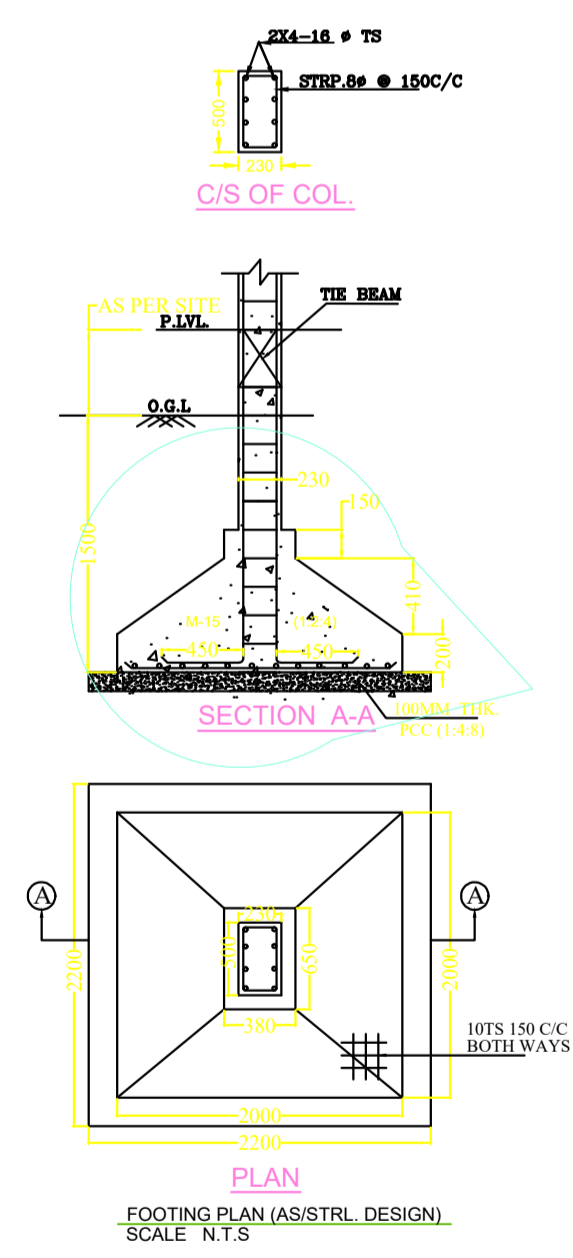
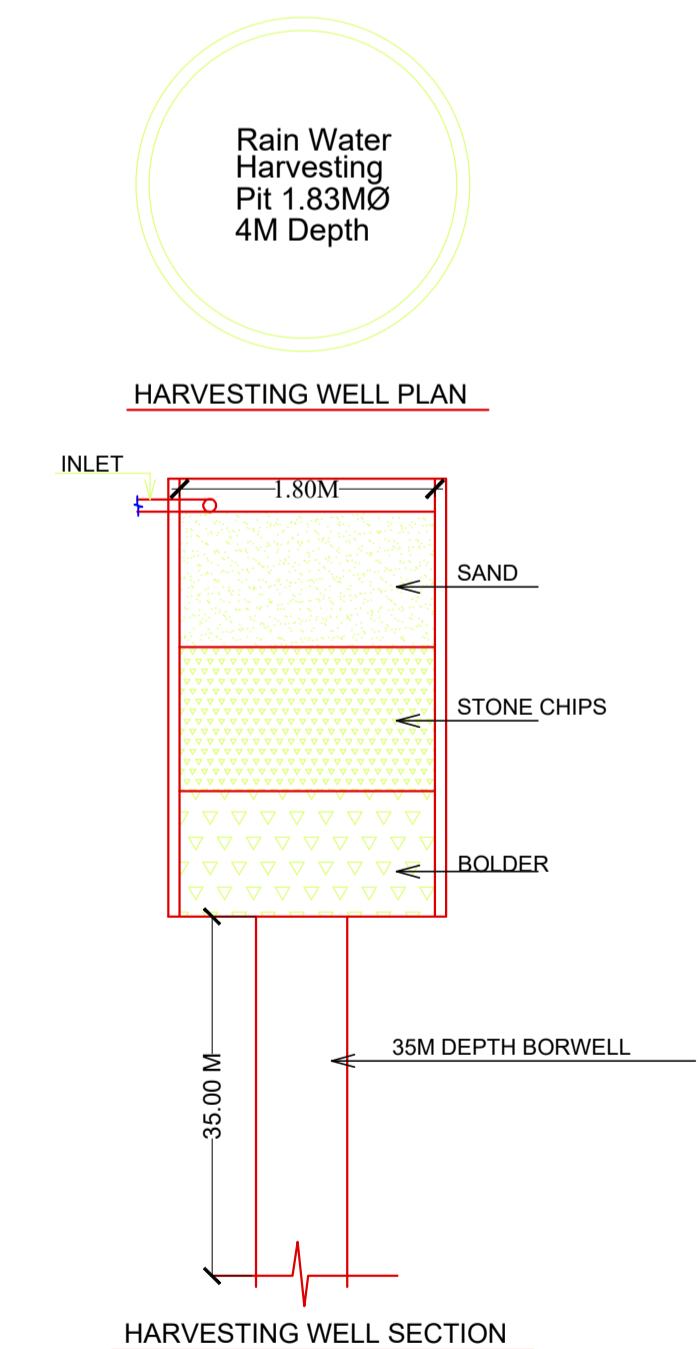
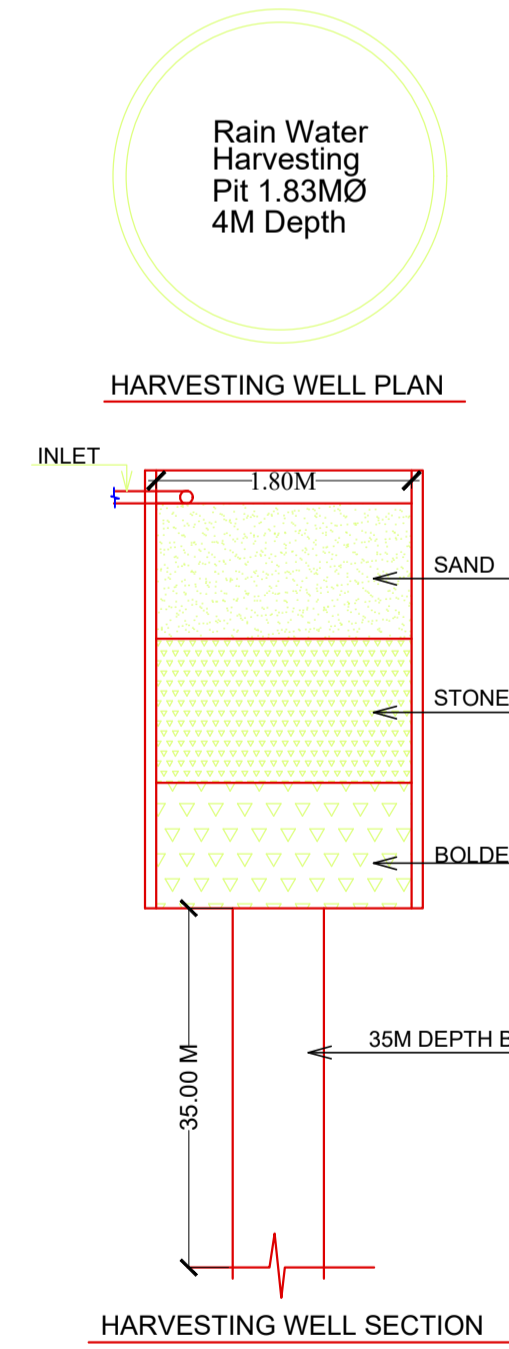
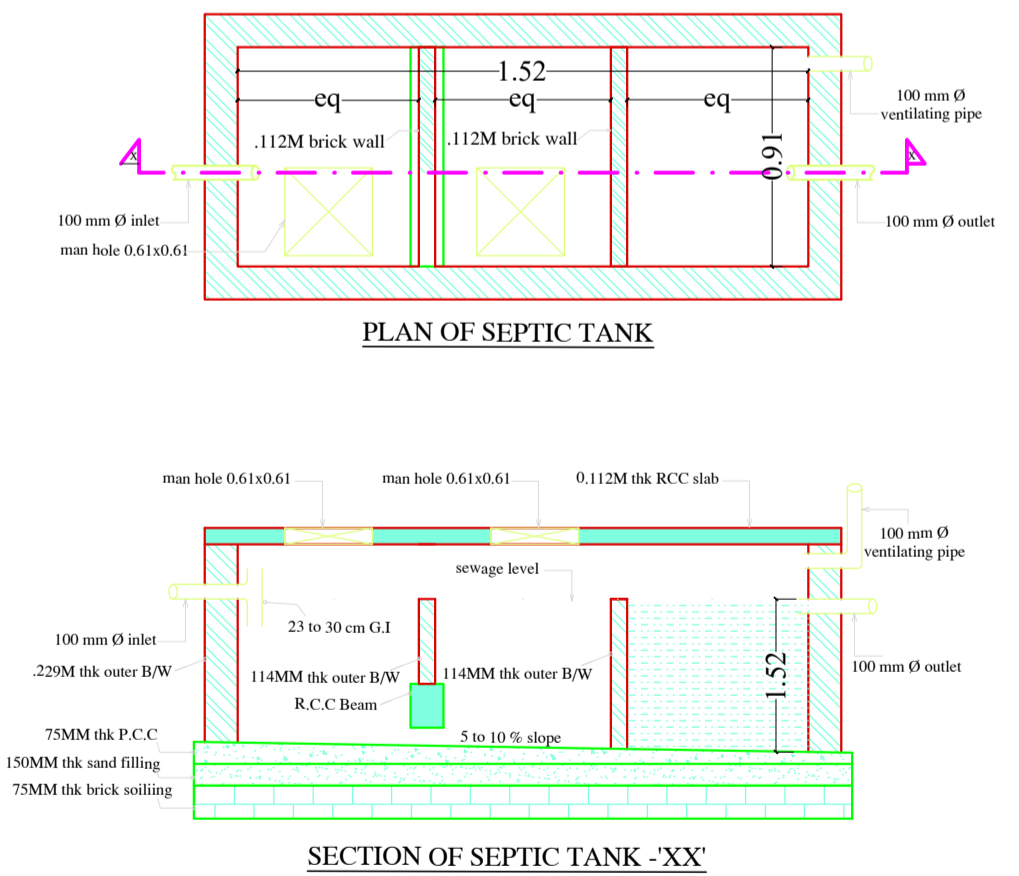
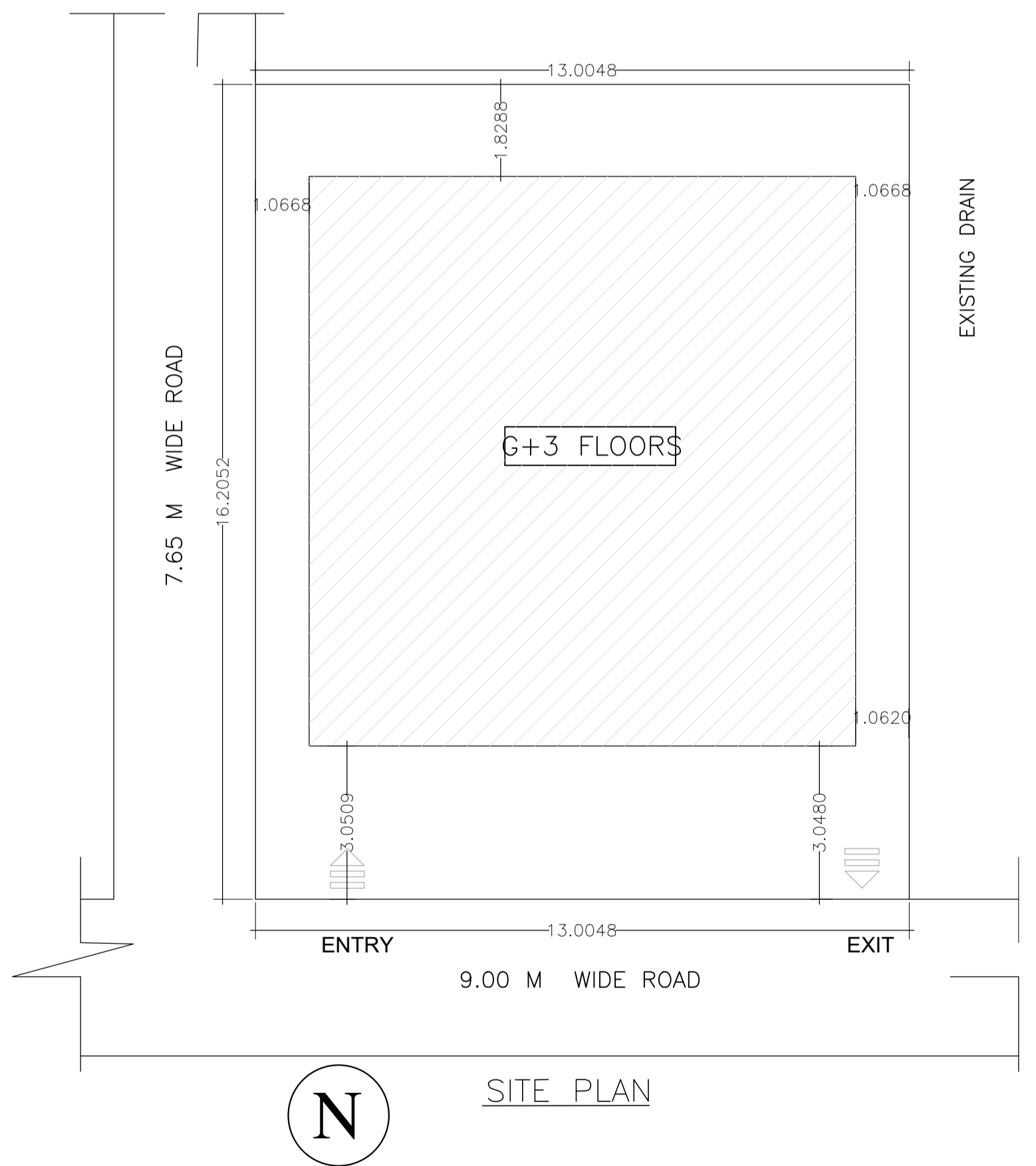
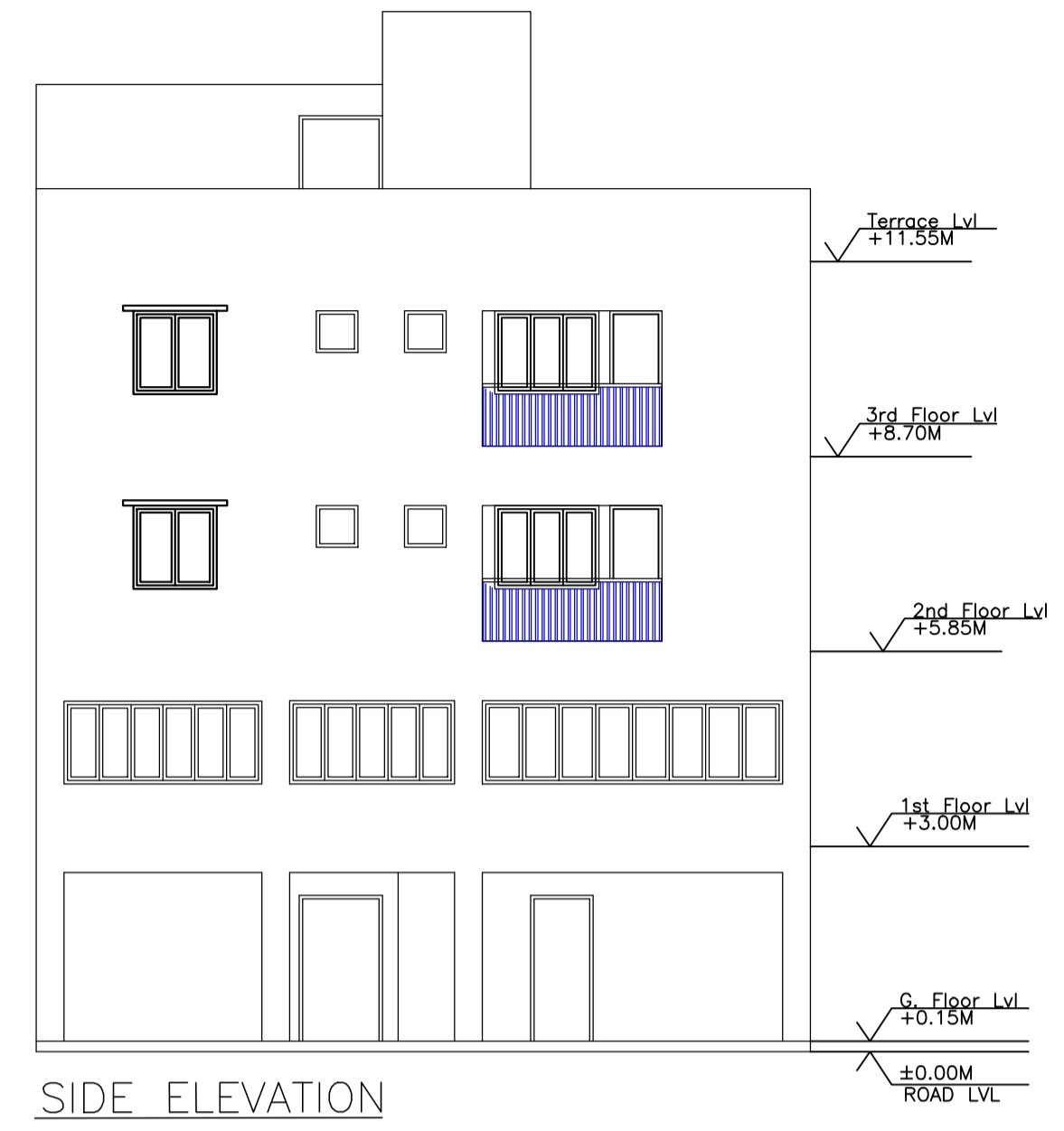
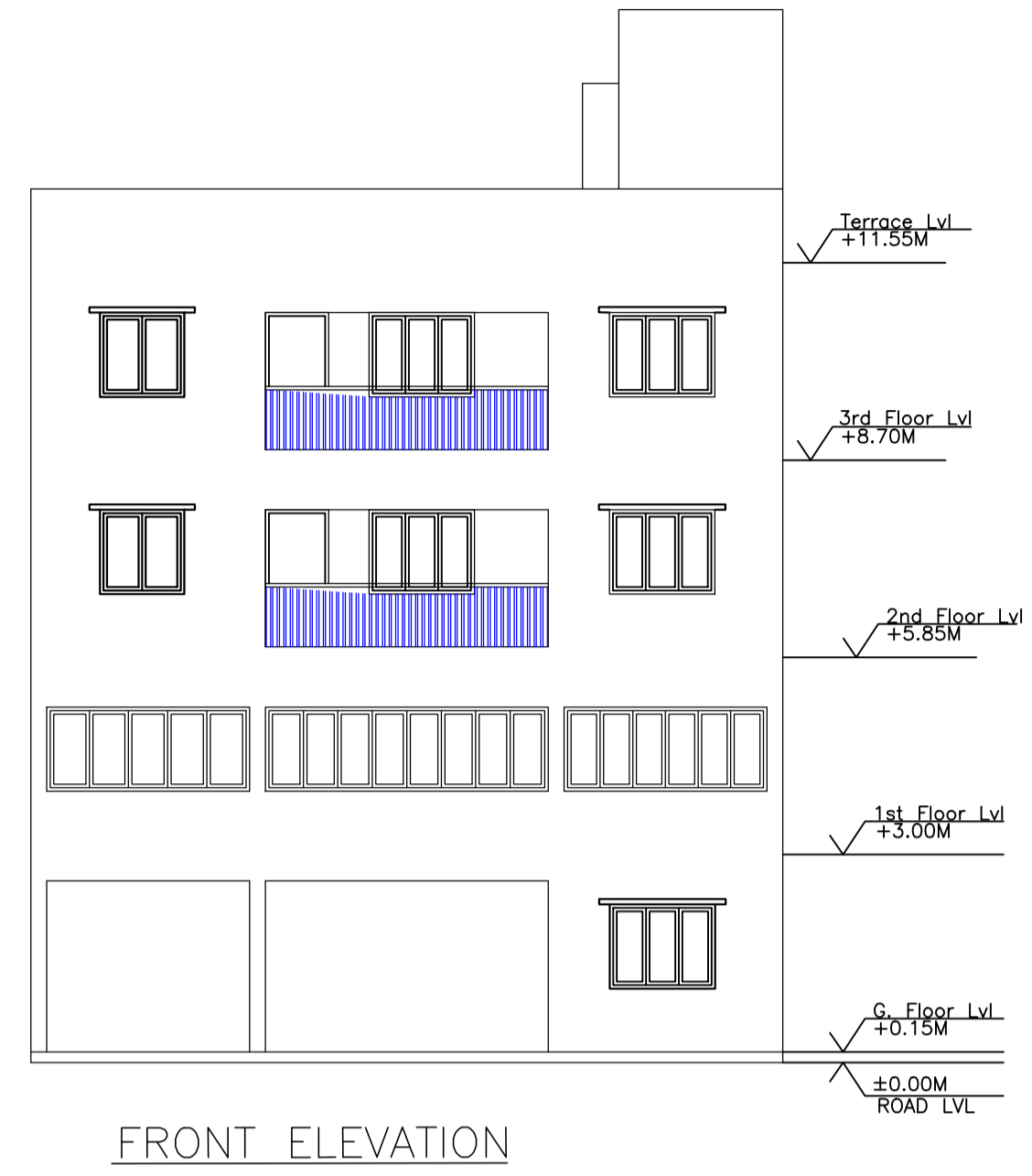
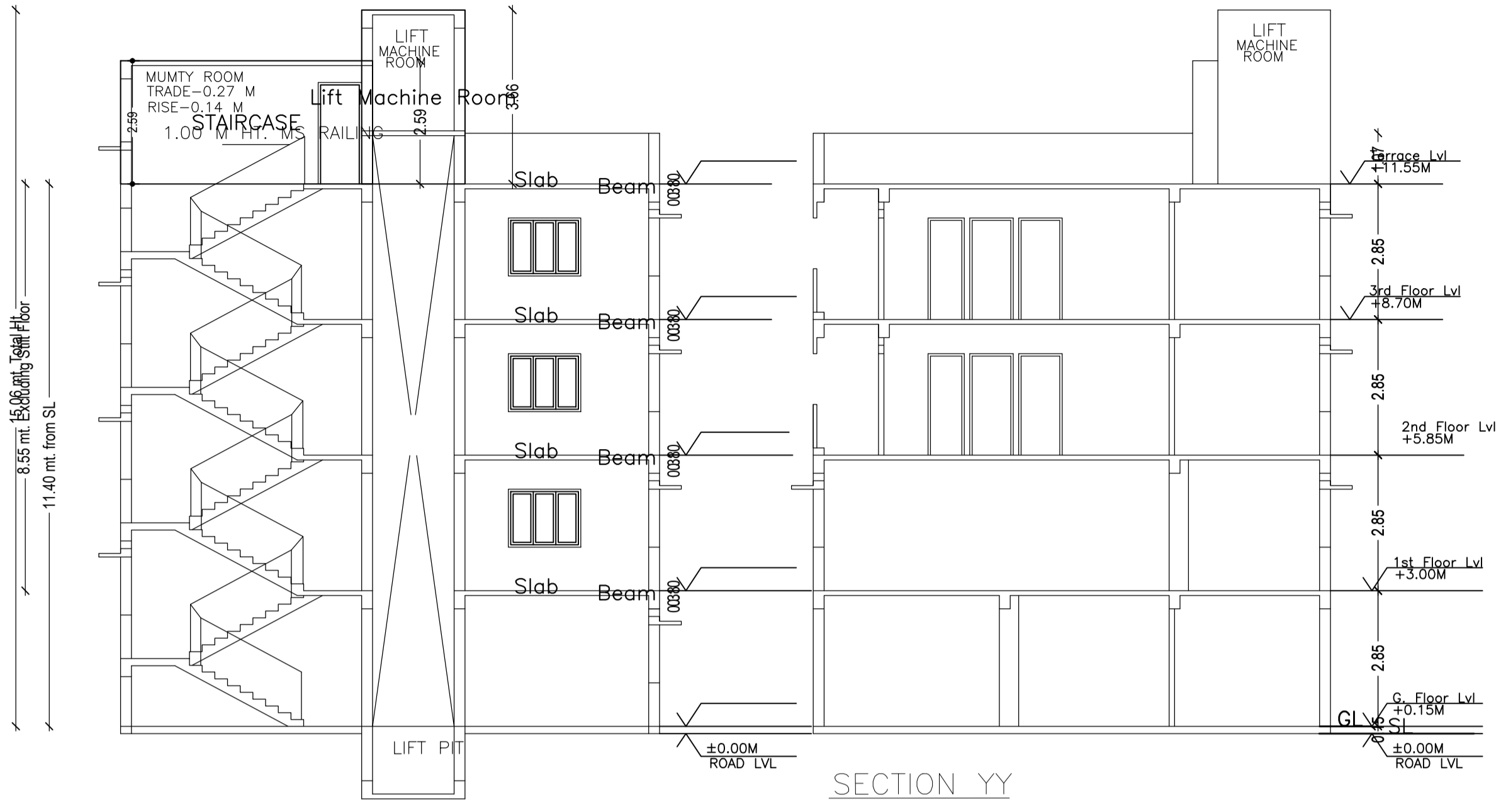
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESIDENTIAL CUM COMMERCIAL (BUILDING)	V	0.61	0.61	05
RESIDENTIAL CUM COMMERCIAL (BUILDING)	W1	1.22	1.22	08
RESIDENTIAL CUM COMMERCIAL (BUILDING)	W	1.52	1.22	12

UnitBUA Table for Building :RESIDENTIAL CUM COMMERCIAL (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SHOWROOM	SHOP	103.22	100.29	2	1
TYPICAL - 2& 3 FLOOR PLAN	UNIT-1	FLAT	119.88	117.50	9	2
Total:	-	-	342.98	335.28	20	3

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SHUKLA JMP/ARC/0001/2018			

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