

Proposal Basic Information

Proposal File No.	JMP/BP/009/W12/2021
Owner Name	BALJIT SINGH GURMINDER KAUR
Khata No	97
Plot No	1331
Village Name	Jugsala
Use	Mixed
SubUse	Resi+Comm

Required Parking (Table 7a)

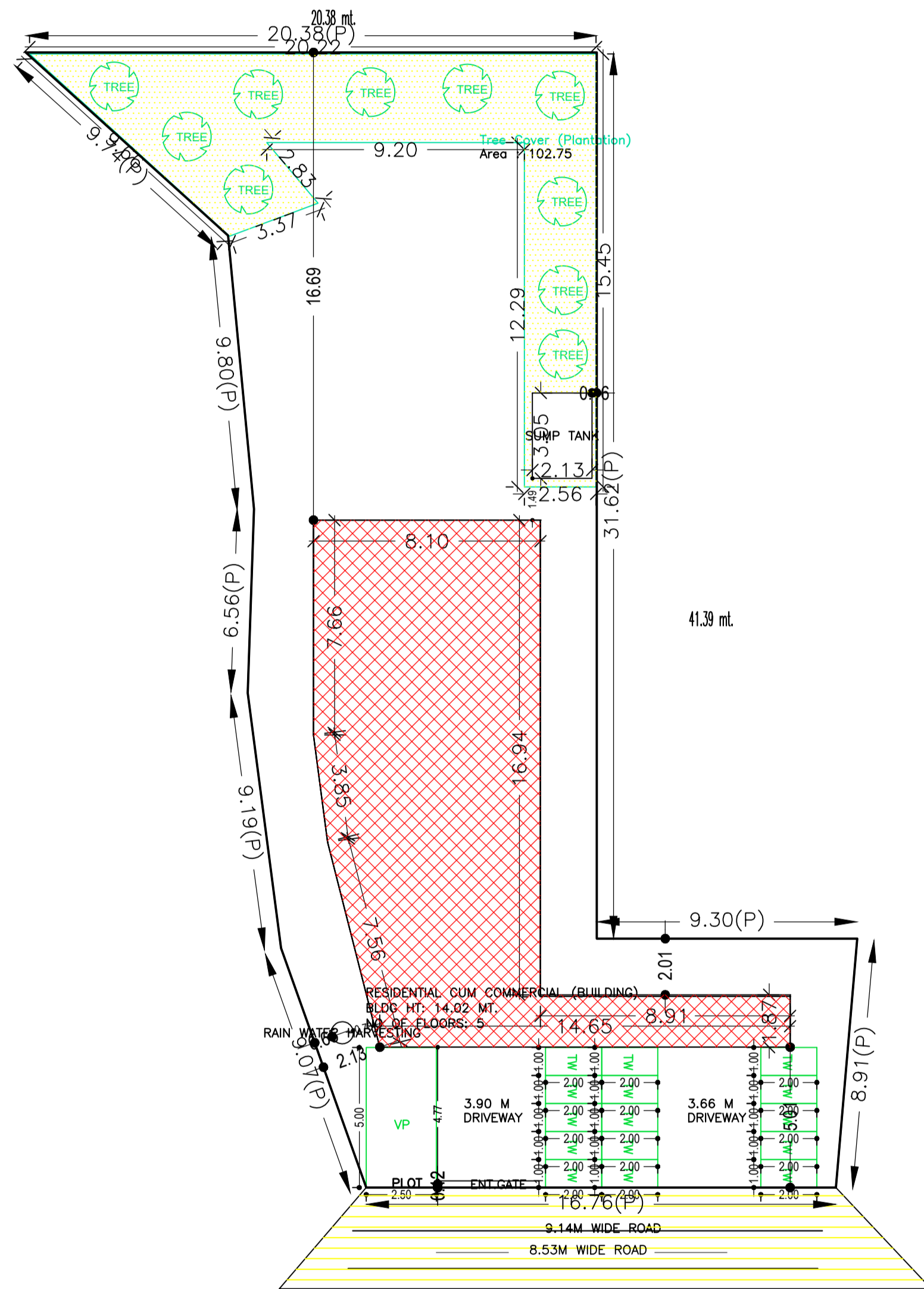
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Reqd./Unit	Reqd.	Reqd./Unit	Reqd.
RESIDENTIAL CUM COMMERCIAL (BUILDING)	Commercial	Shop	>0	50	235.31	1	4	-	-	-	-
			>0	50	235.31	-	-	-	-	1	10
	Residential	Residential Bldg/Apartment	>0	1	6.00	1	6	-	-	-	-
			>0	1	6.00	-	-	-	-	1	6
Total :			-	-	-	10	12	-	1	1	16

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Four Stack Car	-	-	9	112.50
Total Car	10	125.00	12	150.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	17	34.00
Total TwoWheeler	16	32.00	17	34.00
Other Parking	-	-	-	77.66
Total	-	169.50	-	308.16

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	Accessory Use	Parking	Resi.	Commercial				
RESIDENTIAL CUM COMMERCIAL (BUILDING)	1	944.54	16.70	98.82	119.16	421.50	253.82	7.40	682.72	682.72	10
Grand Total	1	944.54	16.70	98.82	119.16	421.50	253.82	7.40	682.72	682.72	10



BASEMENT FLOOR PLAN
SCALE - 1:100

SITE PLAN

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

AREA STATEMENT		VERSION NO. : 1.0.62
JUGSALAI MUNICIPALITY		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: EAST SINGHBHUM	Plot SubUse: Resi+Comm	
Authority: JUGSALAI MUNICIPALITY	PlotNearby/ReligiousStructure: NA	
Inward No: JMP/BP/009/W12/2021	Plot/SubPlot No: 1331	
Application Type: General Proposal	North: Road Width - 9.14	
Project Type: Building Permission	South: Plot No. -	
Nature of Development: New	East: Plot No. -	
Location of Development Area: Old Area	West: Plot No. -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 584.91
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	584.91
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		102.75
Total		102.75
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	482.17
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	584.91
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	584.91
COVERAGE CHECK:		
Permissible Coverage area (60.00 %)		350.95
Proposed Coverage Area (26.93 %)		157.50
Total Prop. Coverage Area (26.93 %)		157.50
Balance coverage area (33.07 %)		193.45
FAR CHECK:		
Perm. FAR Area (2.50)		1462.27
Total Perm. FAR area		1462.27
Residential FAR		421.50
Commercial FAR		253.82
Proposed FAR Area		682.72
Total Proposed FAR Area		682.72
Consumed FAR (Factor)		1.17
Balance FAR Area		779.55
BUILT UP AREA CHECK:		
Total Proposed Built Up Area		944.54
ARCHITECT (Regd)	NIKHIL SHUKLA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	BALJIT SINGH GURMINDER KAUR	
DEVELOPMENT AUTHORITY		LOCAL BODY

Buildingwise Floor FAR Details

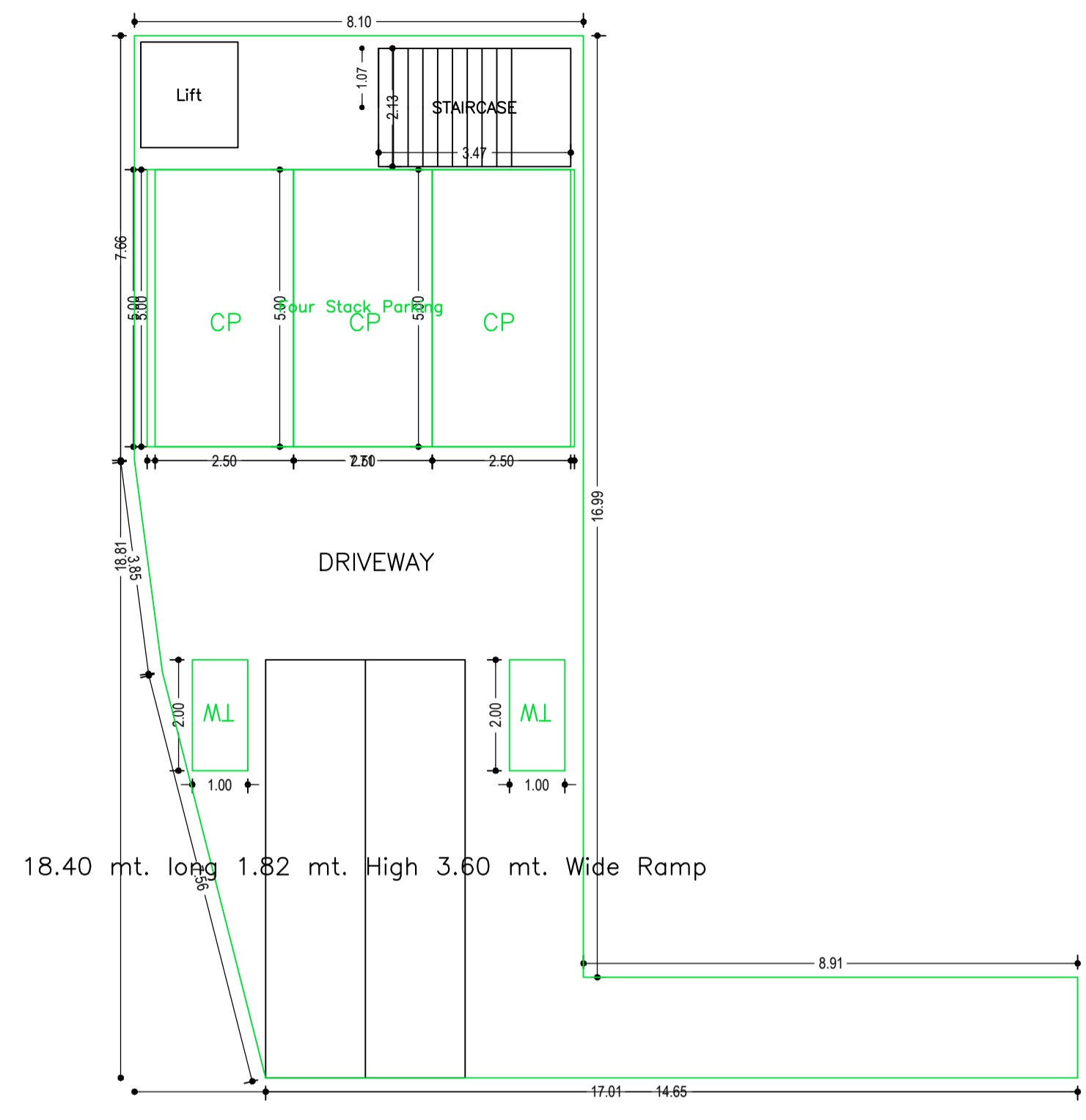
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	157.04	7.40	157.04	7.40
Ground Floor	157.50	128.58	157.50	128.58
First Floor	157.50	125.24	157.50	125.24
Second Floor	157.50	140.50	157.50	140.50
Third Floor	157.50	140.50	157.50	140.50
Fourth Floor	157.50	140.50	157.50	140.50
Terrace Floor	0.00	0.00	0.00	0.00
Total :	944.54	682.72	944.54	682.72

Building USE/SUBUSE Details

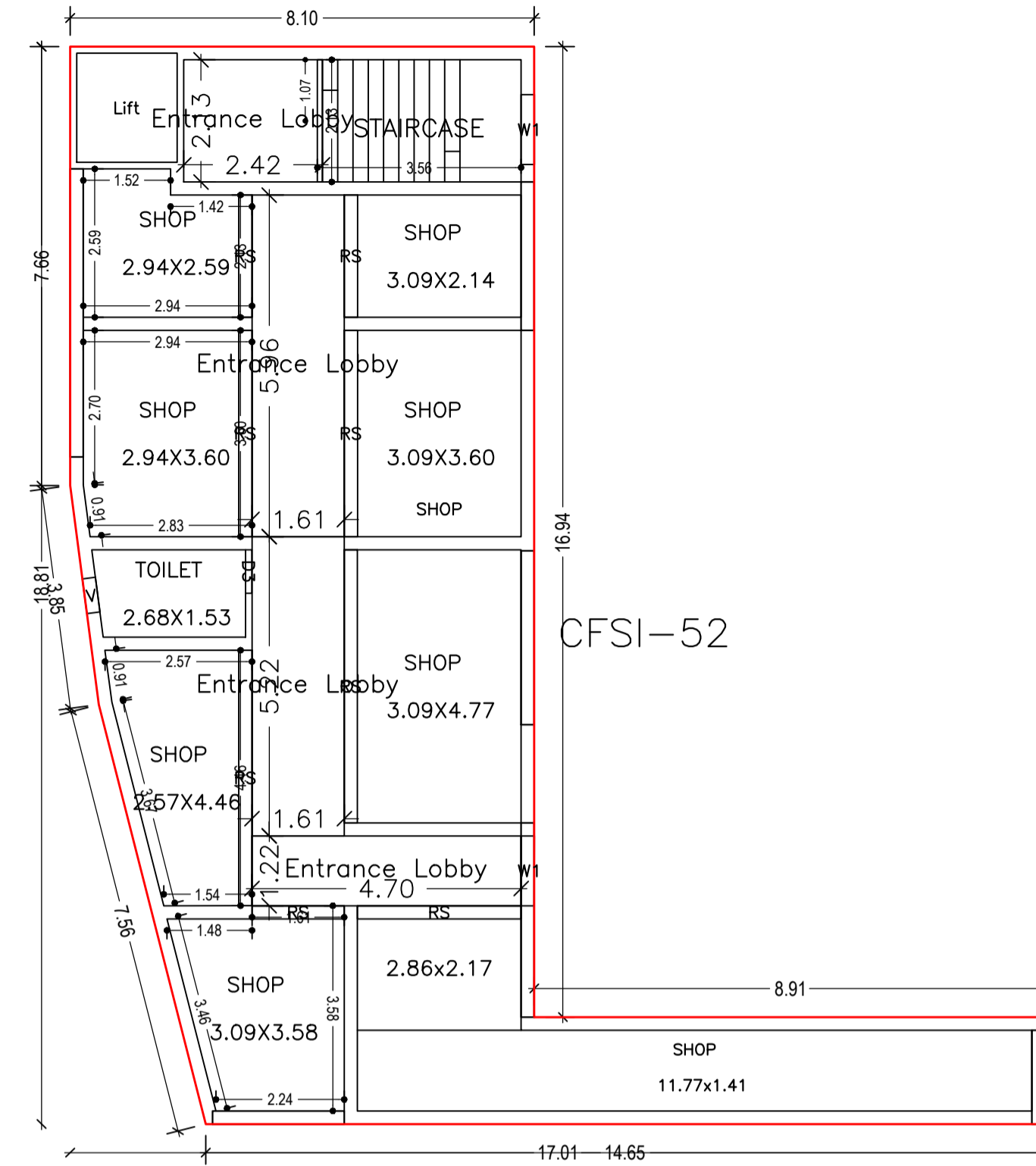
Building Name	Building Use	Building SubUse	Building Structure
RESIDENTIAL CUM COMMERCIAL (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SHUKLA JMP/ARC/001/2018			

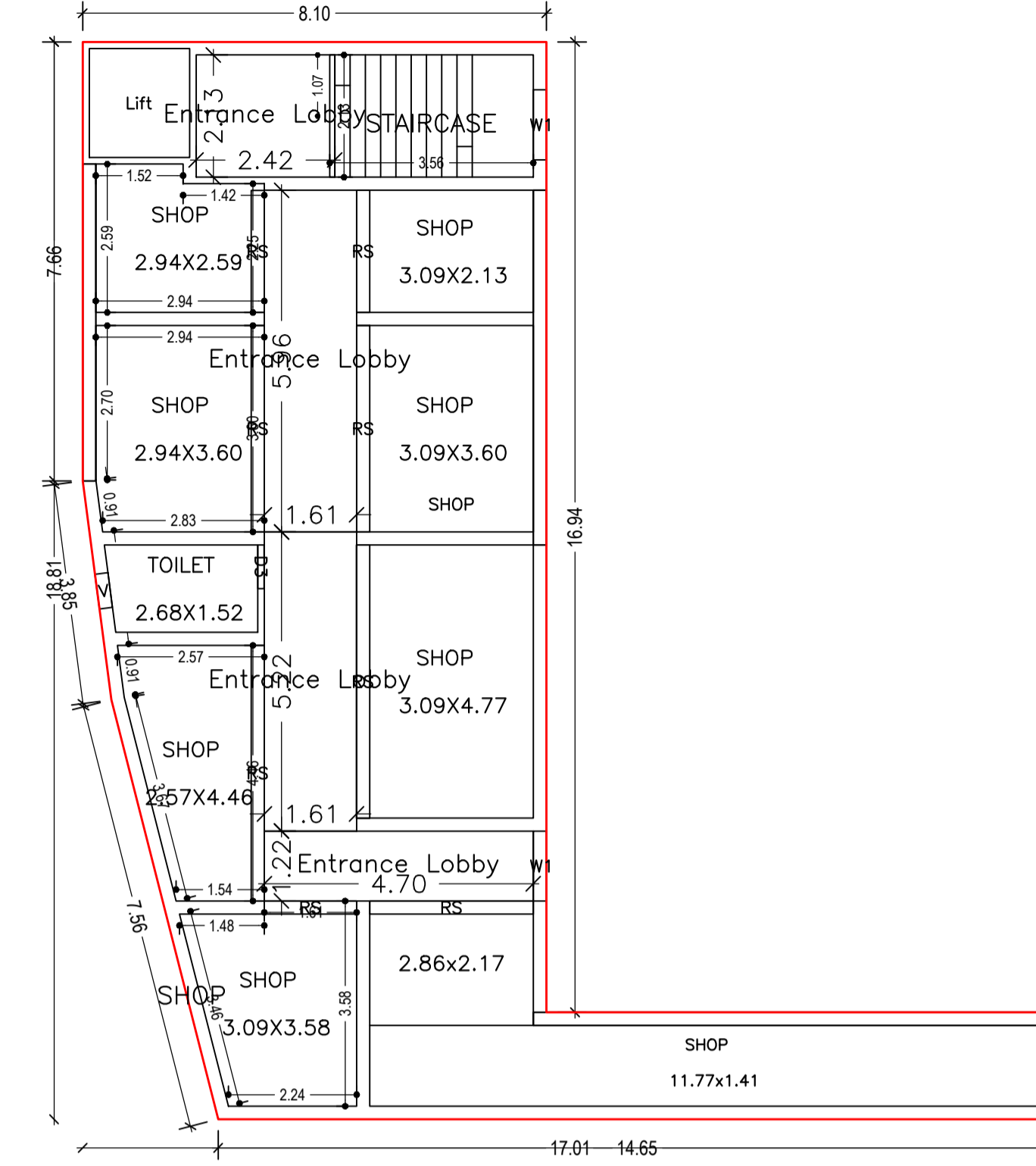
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Village Name	Jugsala
Use	Mixed
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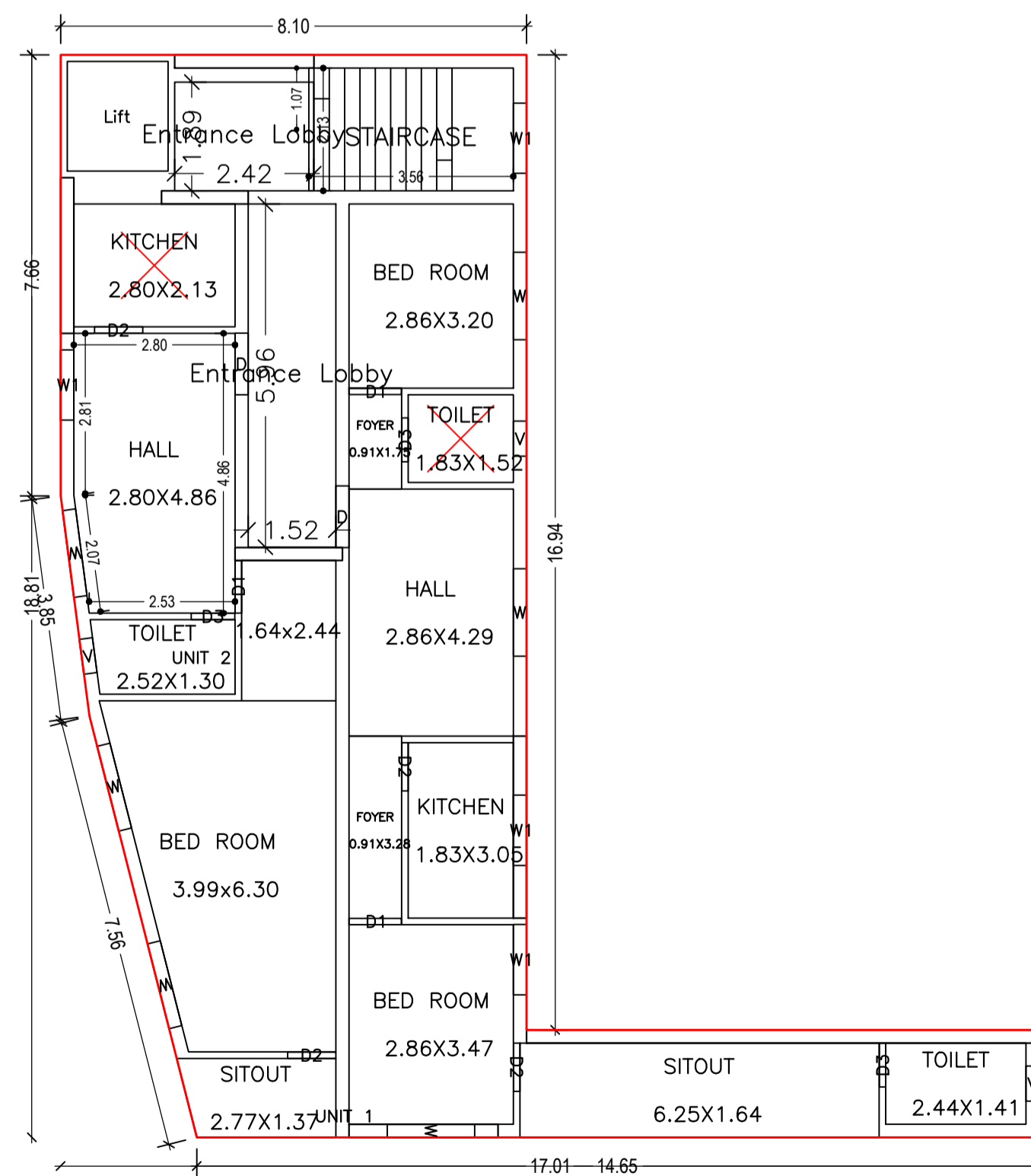
BASEMENT FLOOR PLAN (SCALE 1:100)



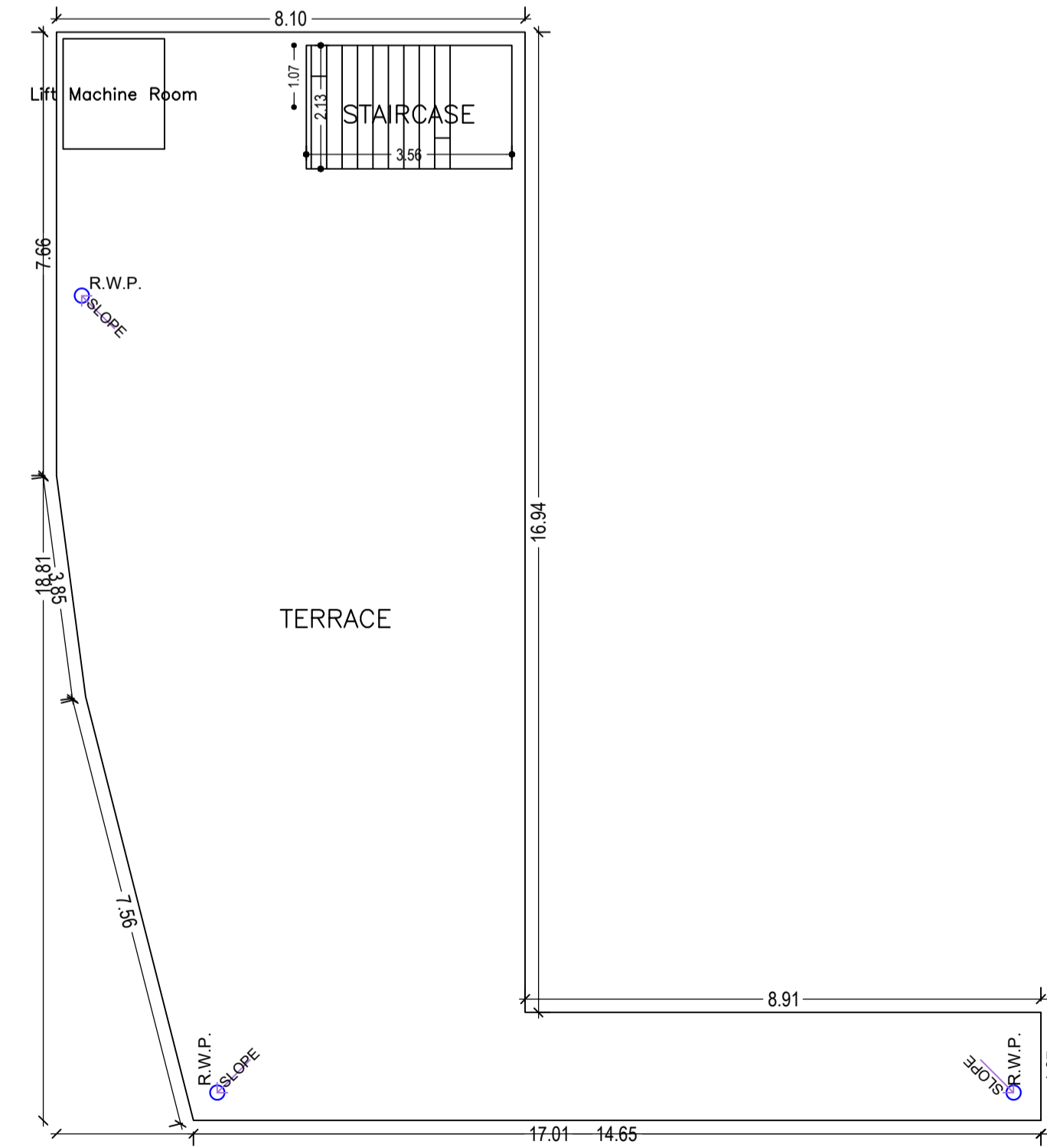
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



TYPICAL - 2, 3& 4 FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESIDENTIAL CUM COMMERCIAL (BUILDING)	D3	0.76	2.10	11
RESIDENTIAL CUM COMMERCIAL (BUILDING)	D2	0.84	2.10	12
RESIDENTIAL CUM COMMERCIAL (BUILDING)	D1	0.91	2.10	09
RESIDENTIAL CUM COMMERCIAL (BUILDING)	D	1.07	2.10	06
RESIDENTIAL CUM COMMERCIAL (BUILDING)	RS	1.61	2.10	02
RESIDENTIAL CUM COMMERCIAL (BUILDING)	RS	2.13	2.10	04
RESIDENTIAL CUM COMMERCIAL (BUILDING)	RS	2.86	2.10	02
RESIDENTIAL CUM COMMERCIAL (BUILDING)	RS	3.60	2.10	04
RESIDENTIAL CUM COMMERCIAL (BUILDING)	RS	4.46	2.10	02
RESIDENTIAL CUM COMMERCIAL (BUILDING)	RS	4.77	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESIDENTIAL CUM COMMERCIAL (BUILDING)	V	0.61	0.61	11
RESIDENTIAL CUM COMMERCIAL (BUILDING)	W1	1.22	1.20	14
RESIDENTIAL CUM COMMERCIAL (BUILDING)	W	1.52	1.20	18

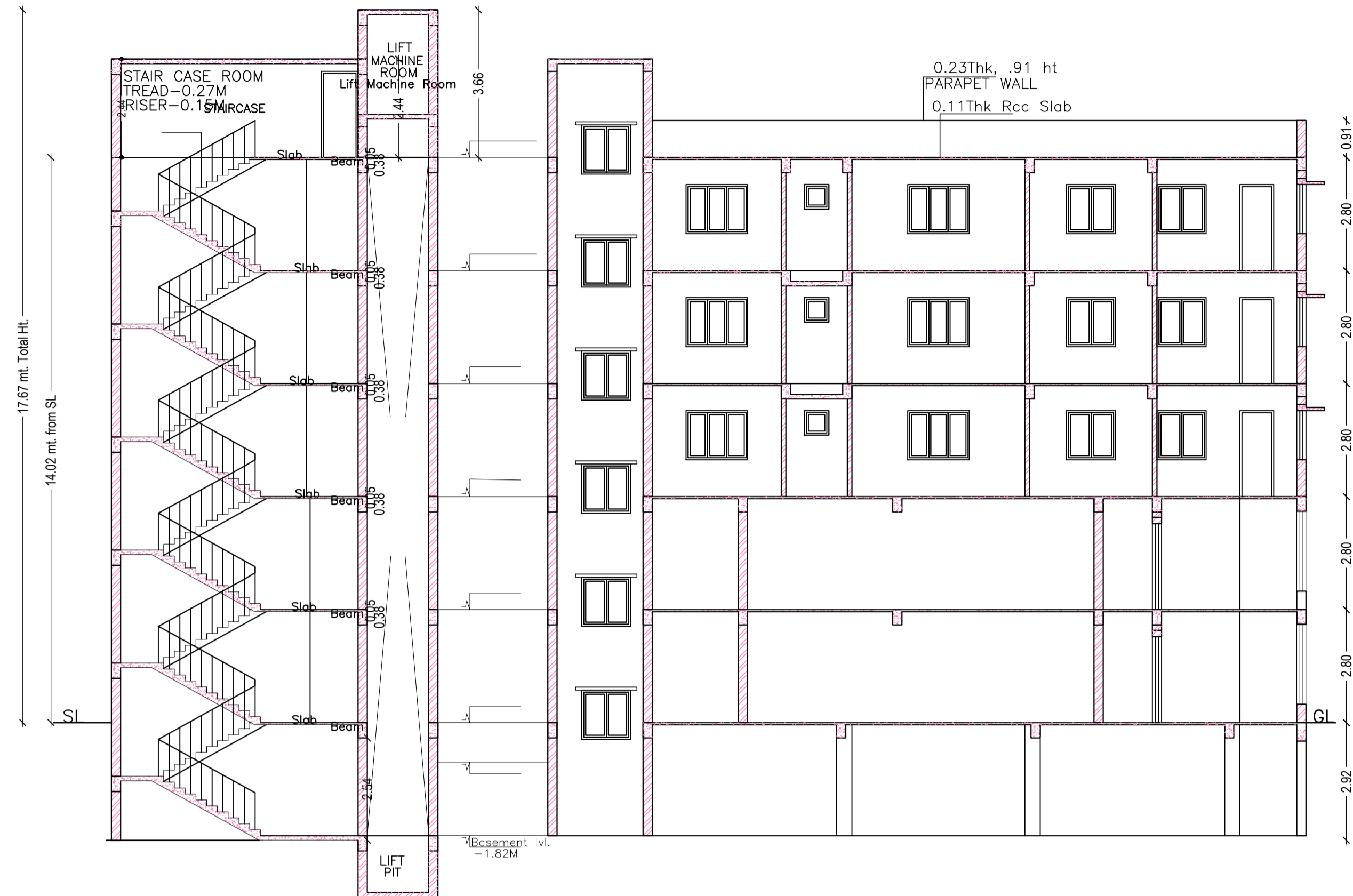
Building :RESIDENTIAL CUM COMMERCIAL (BUILDING)

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	Accessory Use	Parking	Resi.	Commercial				
Basement Floor	157.04	3.34	0.00	119.16	0.00	0.00	7.40	7.40	7.40	00
Ground Floor	157.50	0.00	28.92	0.00	0.00	128.58	0.00	128.58	128.58	02
First Floor	157.50	3.34	28.92	0.00	0.00	125.24	0.00	125.24	125.24	02
Second Floor	157.50	3.34	13.66	0.00	140.50	0.00	0.00	140.50	140.50	02
Third Floor	157.50	3.34	13.66	0.00	140.50	0.00	0.00	140.50	140.50	02
Fourth Floor	157.50	3.34	13.66	0.00	140.50	0.00	0.00	140.50	140.50	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	944.54	16.70	98.82	119.16	421.50	253.82	7.40	682.72	682.72	10
Total Number of Same Buildings :	1									
Total :	944.54	16.70	98.82	119.16	421.50	253.82	7.40	682.72	682.72	10

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NIKHIL SHUKLA JMP/ARC/001/2018			

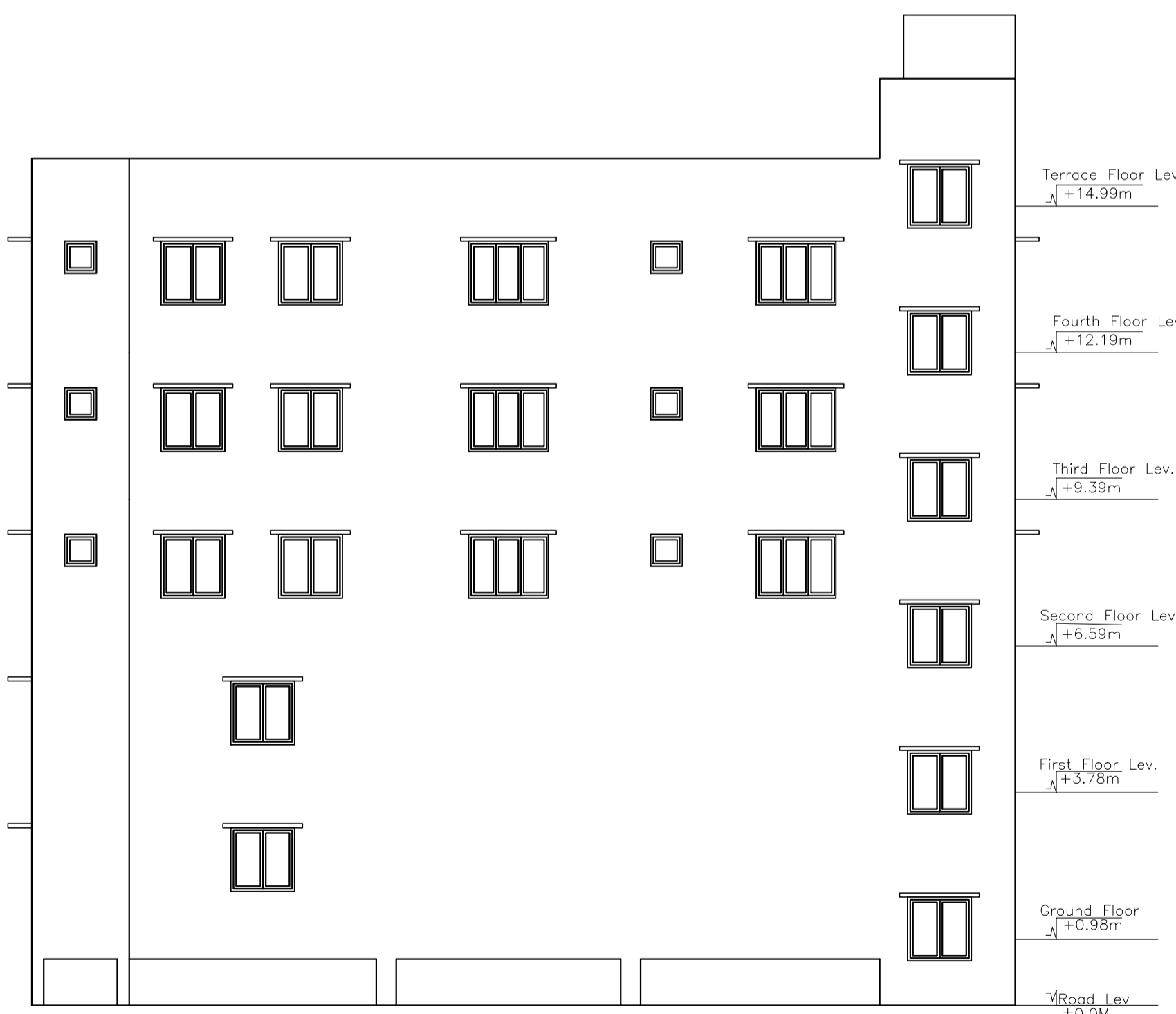
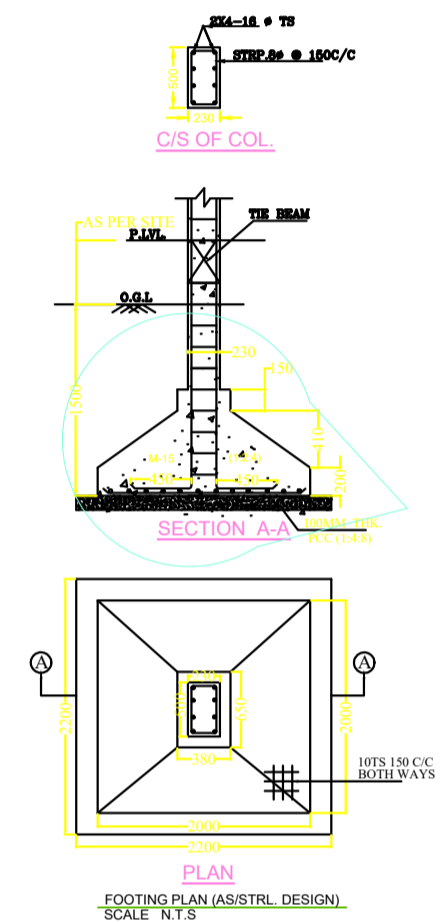
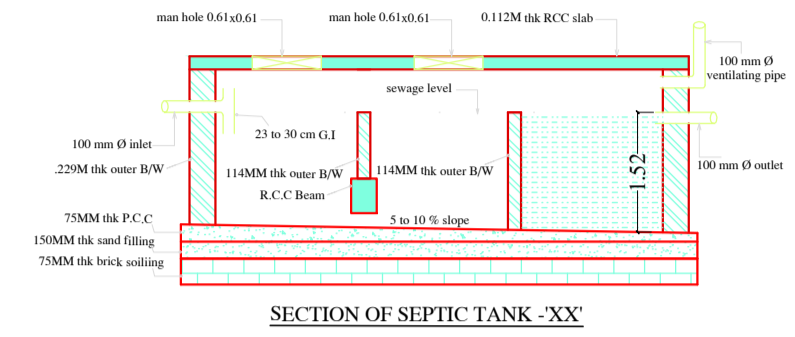
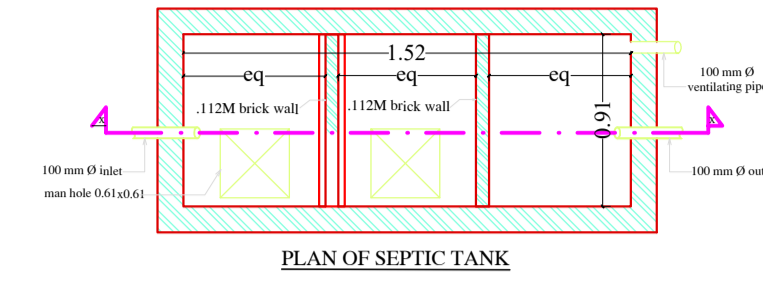
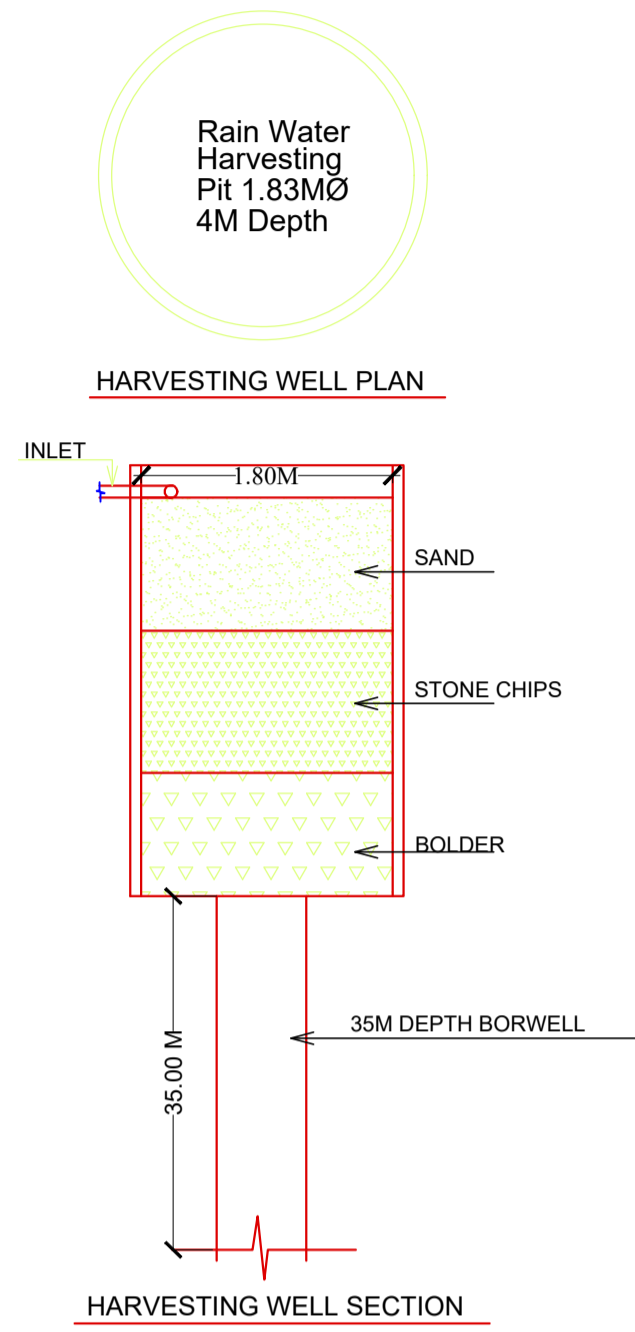
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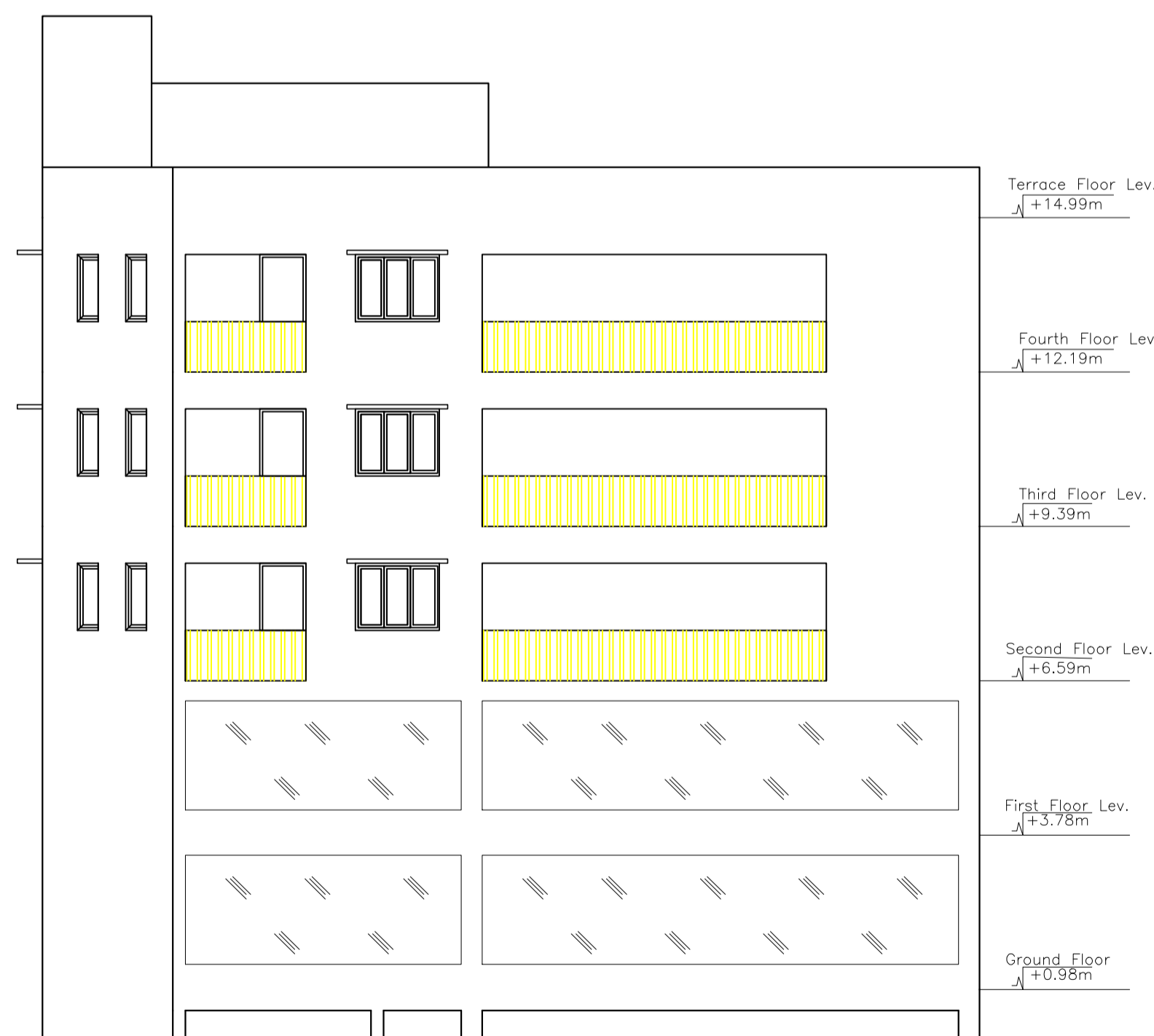


SECTION AT X-X
SCALE - 1:100

SECTION AT Y-Y
SCALE - 1:100



WEST SIDE ELEVATION
SCALE - 1:100



FRONT ELEVATION
SCALE - 1:100

UnitBUA Table for Building :RESIDENTIAL CUM COMMERCIAL (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	CFAR-S2 SHOP	SHOP	76.58	74.54	6	2
FIRST FLOOR PLAN	SHOP	SHOP	37.84	36.55	3	3
TYPICAL - 2, 3, 4 FLOOR PLAN	UNIT 1 UNIT 2	FLAT FLAT	69.93 59.45	66.58 58.07	9 5	6
Total:	-	-	616.99	594.68	60	10

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SHUKLA JMP/AR/001/2018			