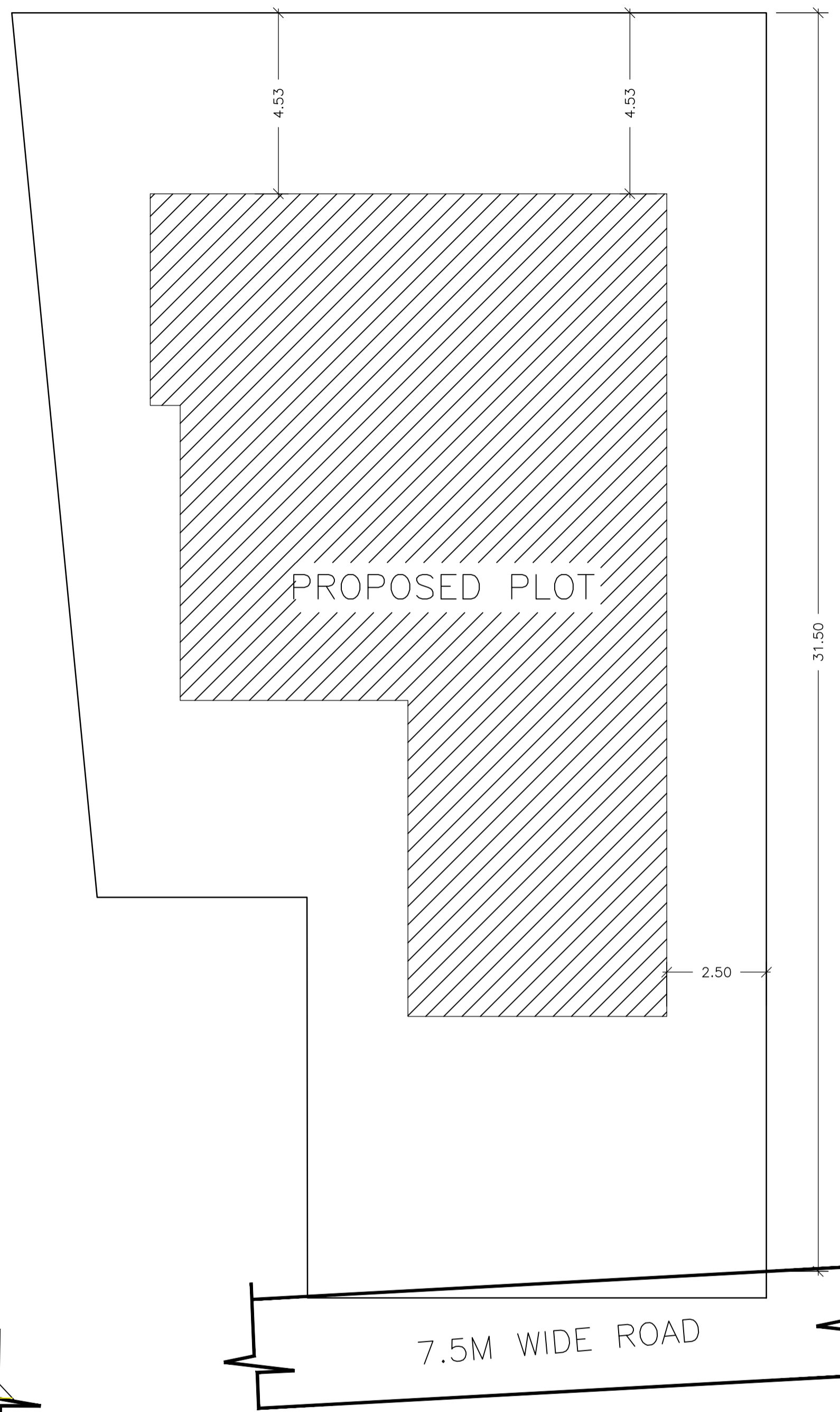


SITE PLAN SOUTH  
SITE PLAN



7.5M WIDE ROAD

SITE PLAN SOUTH

Proposal Basic Information	
Proposal File No.	JMP/BI/007/W04/2023
Owner Name	MRS INDERJEET KAUR
Khata No	64,106(N)
Plot No	534 a,b,c,d&e (N),535
Village Name	Jugsalai
Use	Commercial
SubUse	Commercial Bldg

AREA STATEMENT		VERSION NO. : 1.0.68
JUGSALAI MUNICIPALITY		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region : JHARKHAND URBAN	Plot Use: Commercial	
LOCAL BODIES:	Plot SubUse: Commercial Bldg	
District: EAST SINGHBHUM	PlotNearbyReligiousStructure: NA	
Authority: JUGSALAI MUNICIPALITY	Plot/SubPlot No: 534 a,b,c,d&e (N),535	
Inward No. JMP/BI/007/W04/2023	North: -	
Application Type: General Proposal	South: Road Width - 7.5	
Project Type: Building Permission	East: -	
Nature of Development: New	West: -	
Location of Development Area: Old Area		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 510.89
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	510.89
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		86.40
Total		86.40
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	424.49
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	510.89
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	510.89
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		255.45
Proposed Coverage Area ( 39.03 % )		199.38
Total Prop. Coverage Area ( 39.03 % )		199.38
Balance coverage area ( 10.97 % )		56.07
FAR CHECK		
Perm. FAR Area ( 2.500 )		1277.23
Total Perm. FAR area		1277.23
Commercial FAR		871.80
Proposed FAR Area		884.07
Total Proposed FAR Area		884.07
Consumed FAR (Factor)		1.73
Balance FAR Area		393.16
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1258.15
ARCHITECT (Regd)		NIKHIL SHUKLA
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		MRS INDERJEET KAUR
DEVELOPMENT AUTHORITY		LOCAL BODY

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

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	209.69	12.27	209.69	12.27
Ground Floor	209.69	187.82	209.69	187.82
First Floor	209.70	189.39	209.70	189.39
Second Floor	209.69	164.86	209.69	164.86
Third Floor	209.69	164.86	209.69	164.86
Fourth Floor	209.69	164.86	209.69	164.86
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1258.15	884.06	1258.15	884.06

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.)	Trmt (No.)
			StairCase	Lift	Void	Accessory Use	Parking					
COMMERCIAL (BUILDING)	1	1258.15	59.91	32.60	8.41	90.63	182.54	871.80	12.27	884.06	884.06	05
Grand Total	1	1258.15	59.91	32.60	8.41	90.63	182.54	871.80	12.27	884.06	884.06	05

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Reqd./Unit	Reqd.
COMMERCIAL (BUILDING)	Commercial	Commercial Bldg	>0	200	803.93	1	3	-	-
Total :			>0	200	803.93	-	-	1	9

Parking Check (Table 7b)

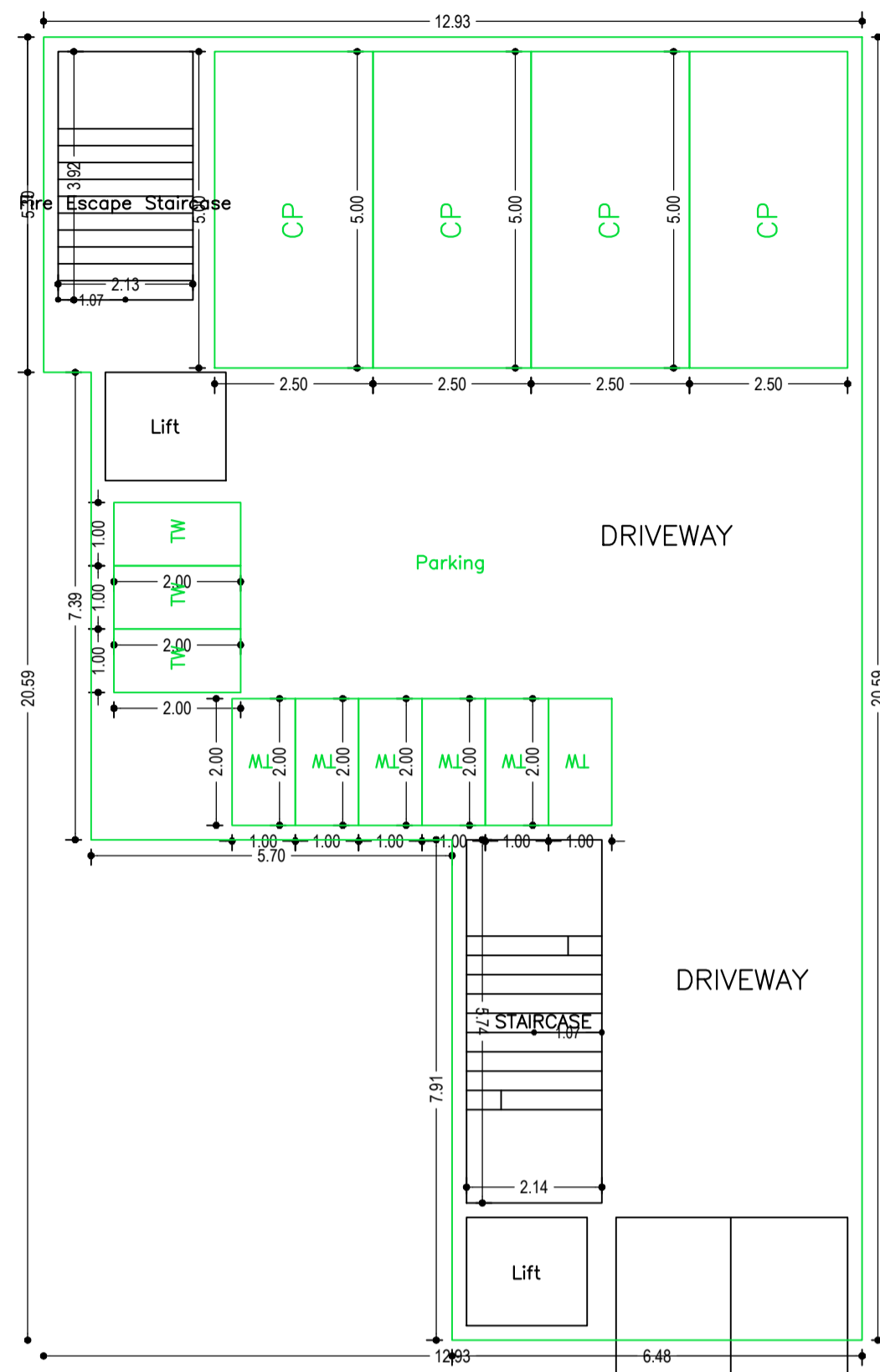
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Total Car	3	37.50	4	50.00
TwoWheeler	-	-	13	26.00
Total TwoWheeler	9	18.00	13	26.00
Other Parking	-	-	-	114.54
Total		55.50		216.54

Building USE/SUBUSE Details

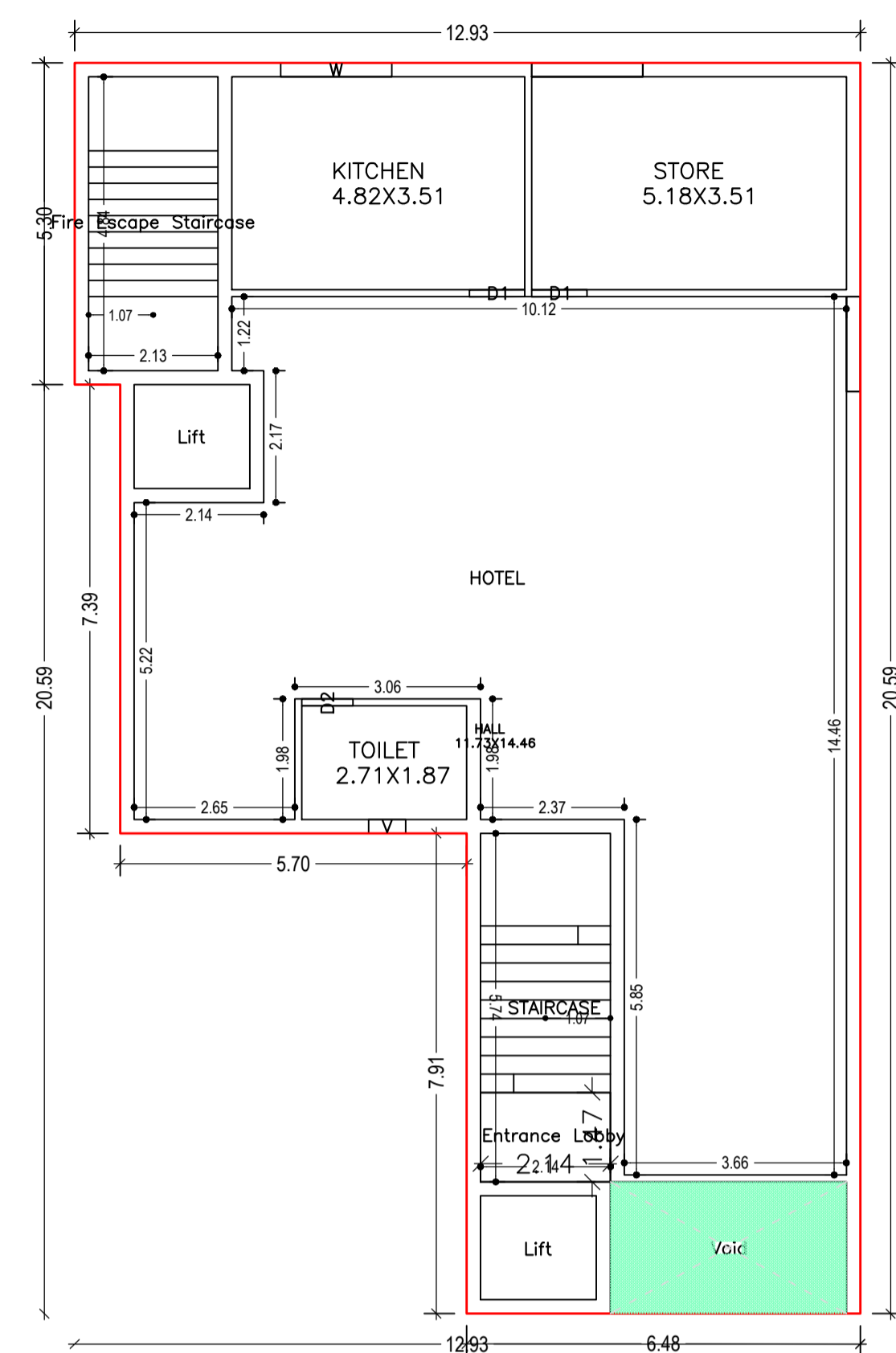
Building Name	Building Use	Building SubUse	Building Structure
COMMERCIAL (BUILDING)	Commercial	Commercial Bldg	Non-Highrise

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

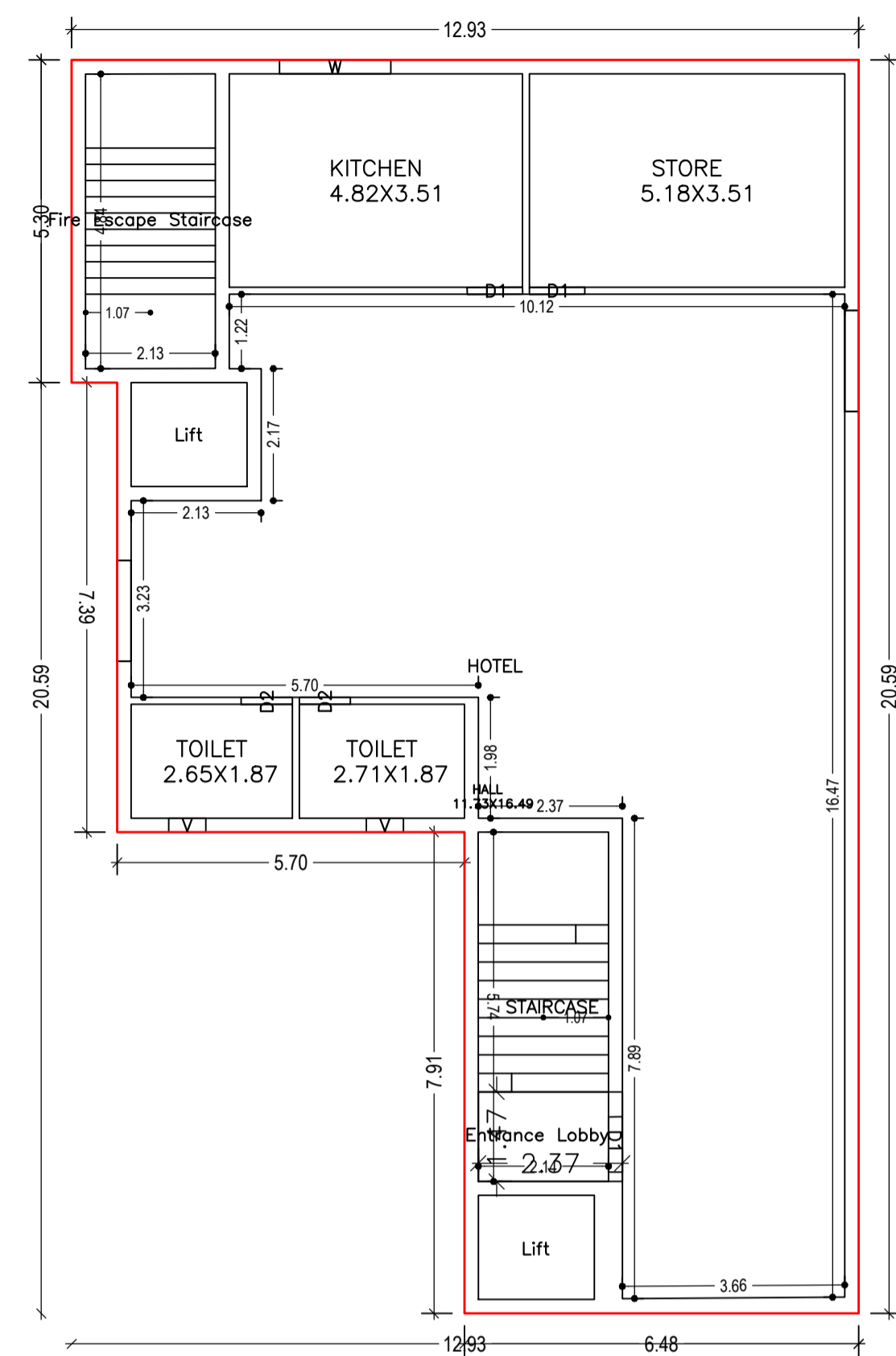
Proposal Basic Information	
Proposal File No.	JMP/BP/0007/W04/2023
Owner Name	MRS INDERJEET KAUR
Khata No	64,106(N)
Plot No	534 a,b,c,d&e (N),535
Village Name	Jugsalai
Use	Commercial
SubUse	Commercial Bldg



BASEMENT FLOOR PLAN (SCALE 1:100)

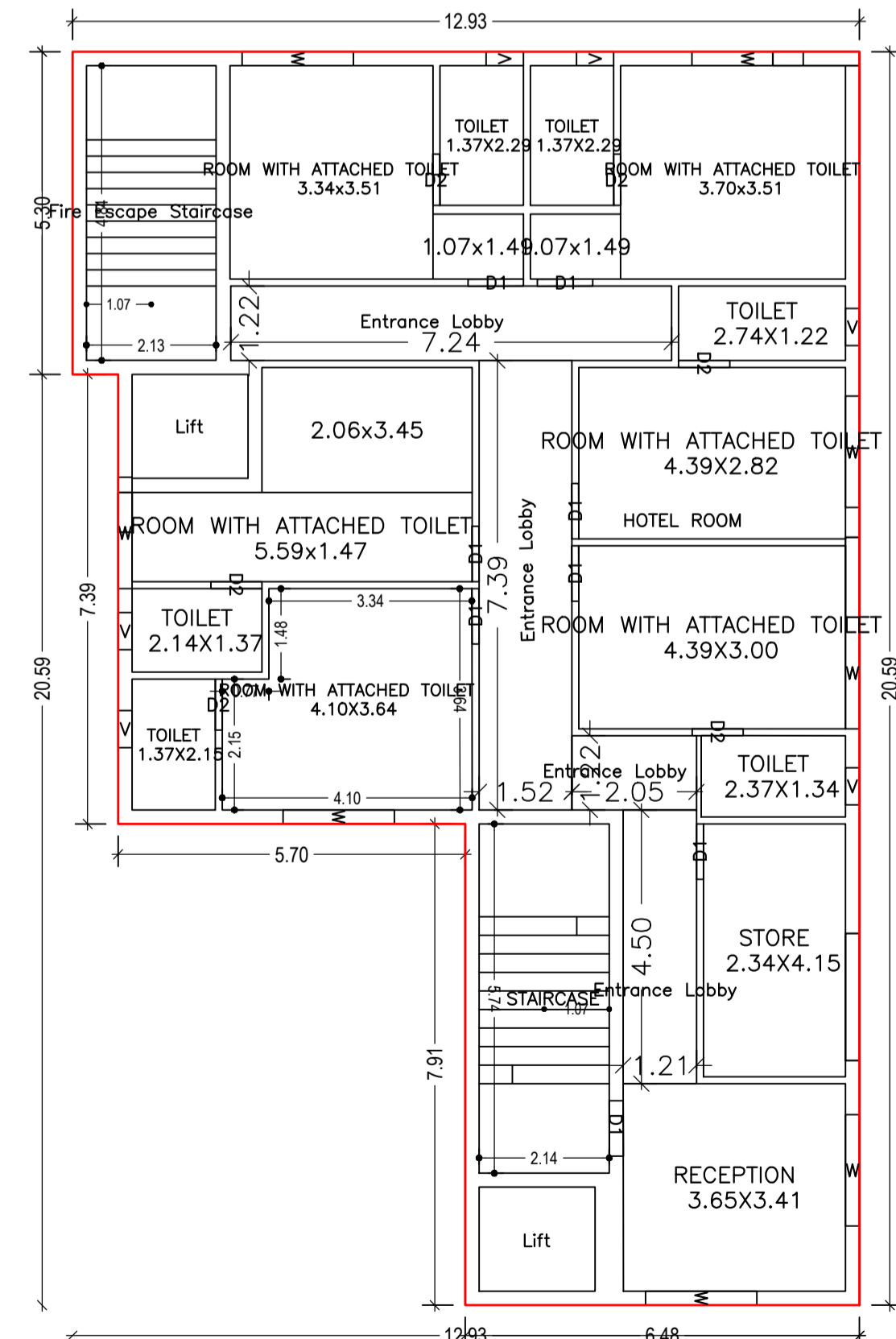


GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

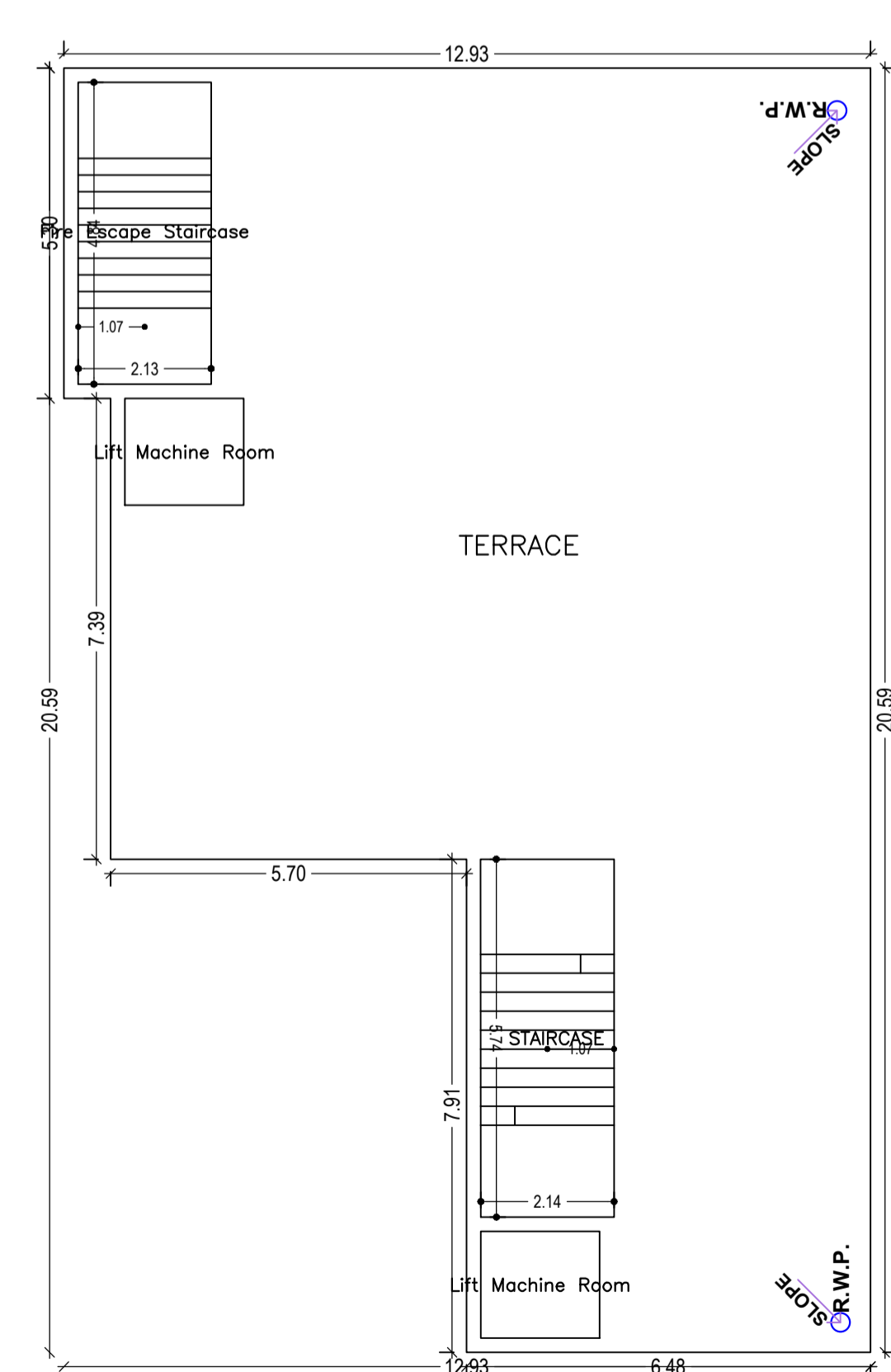


FIRST FLOOR PLAN (Proposed) (SCALE 1:100)

12.00 mt. long 1.63 mt. High 3.66 mt. Wide Natural Slope



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



TERRACE FLOOR PLAN (SCALE 1:100)

Building :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.)
		StairCase	Lift	Void	Accessory Use	Parking					
Basement Floor	209.69	8.36	6.52	0.00	0.00	182.54	0.00	12.27	12.27	00	
Ground Floor	209.69	10.31	0.00	8.41	3.15	0.00	187.82	0.00	187.82	01	
First Floor	209.70	10.31	6.52	0.00	3.48	0.00	189.39	0.00	189.39	01	
Second Floor	209.69	10.31	6.52	0.00	28.00	0.00	164.86	0.00	164.86	01	
Third Floor	209.69	10.31	6.52	0.00	28.00	0.00	164.86	0.00	164.86	01	
Fourth Floor	209.69	10.31	6.52	0.00	28.00	0.00	164.86	0.00	164.86	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	1258.15	59.91	32.60	8.41	90.63	182.54	871.80	12.27	884.06	05	
Total Number of Same Buildings	1										
Total :	1258.15	59.91	32.60	8.41	90.63	182.54	871.80	12.27	884.06	05	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
COMMERCIAL (BUILDING)	D2	0.84	2.13	21
COMMERCIAL (BUILDING)	D1	0.91	2.13	29

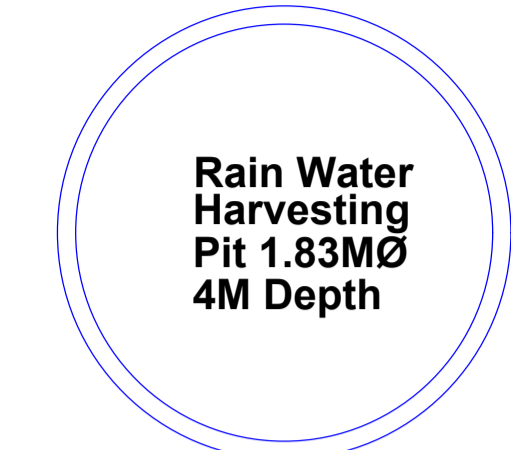
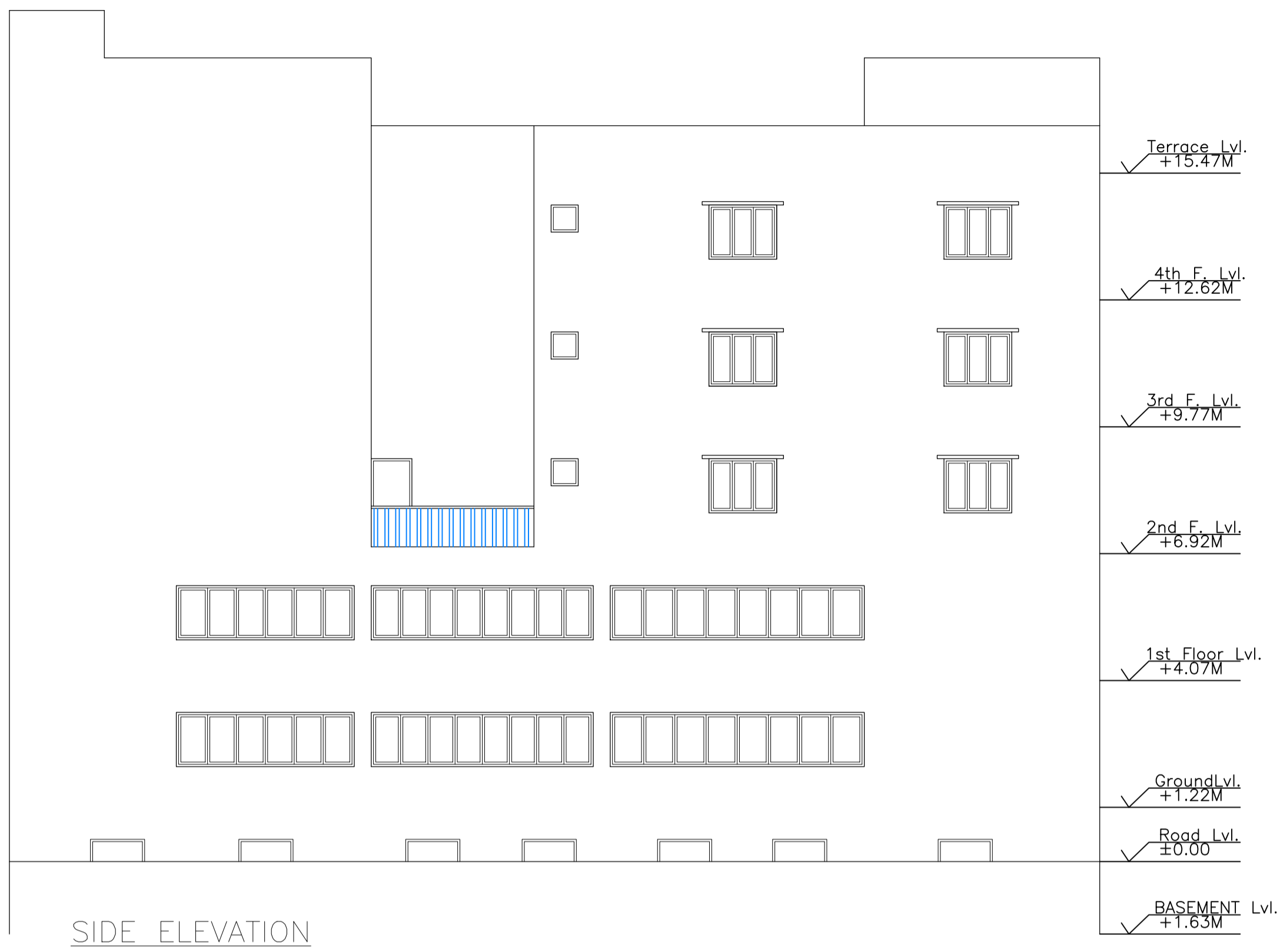
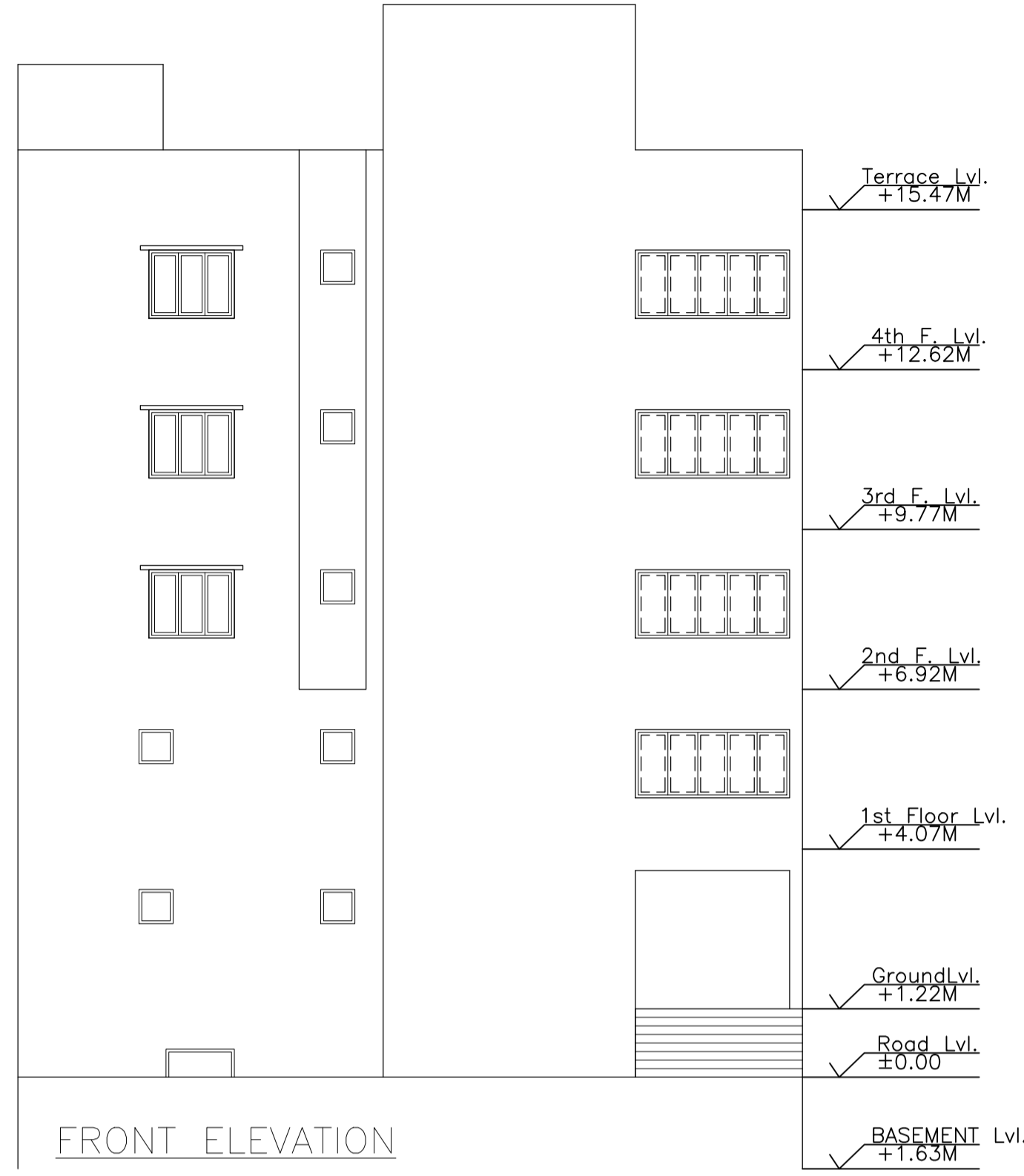
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
COMMERCIAL (BUILDING)	V	0.61	1.00	21
COMMERCIAL (BUILDING)	W	1.83	2.44	26

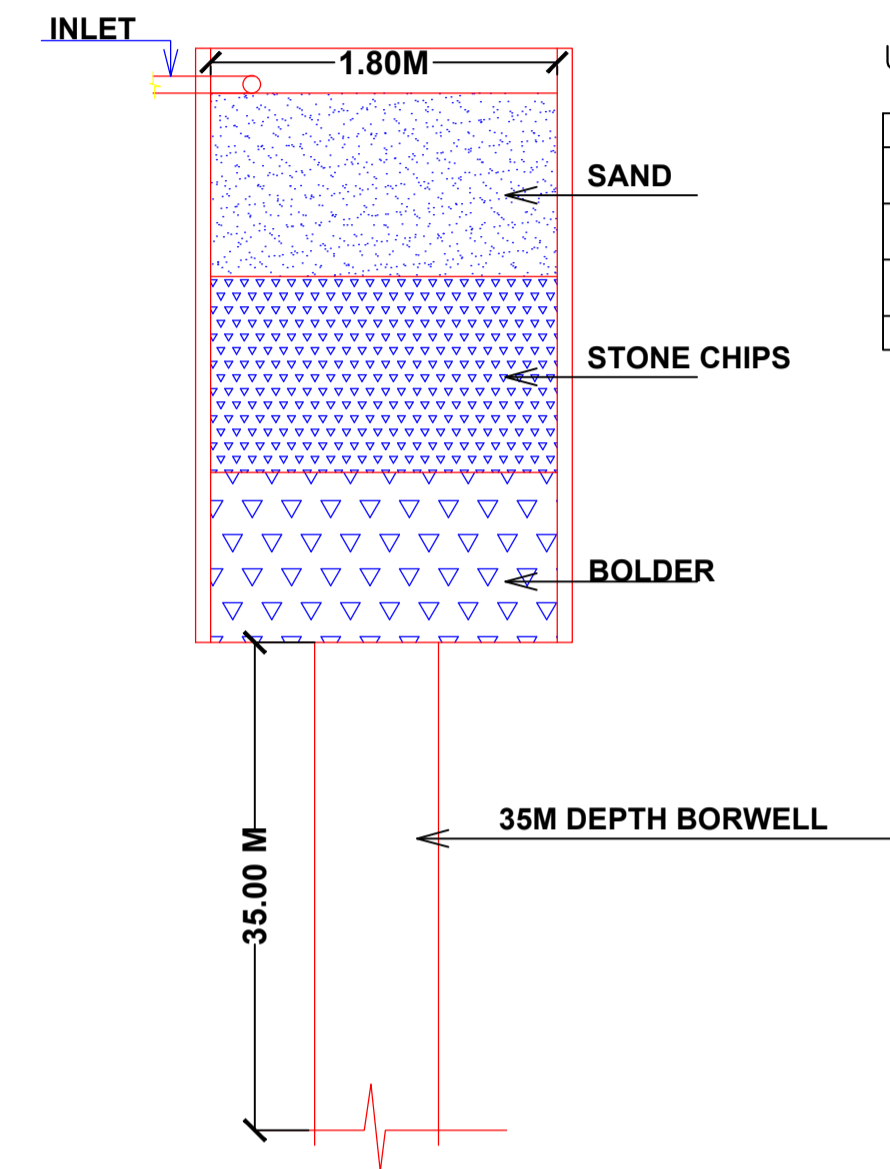
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SHUKLA JMP/ARC/0001/2018			

Proposal Basic Information

Proposal File No.	JMP/BI/0007/W04/2023
Owner Name	MRS INDERJEET KAUR
Khata No	64,106(N)
Plot No	534 a,b,c,d&e (N),535
Village Name	Jugsalai
Use	Commercial
SubUse	Commercial Bldg



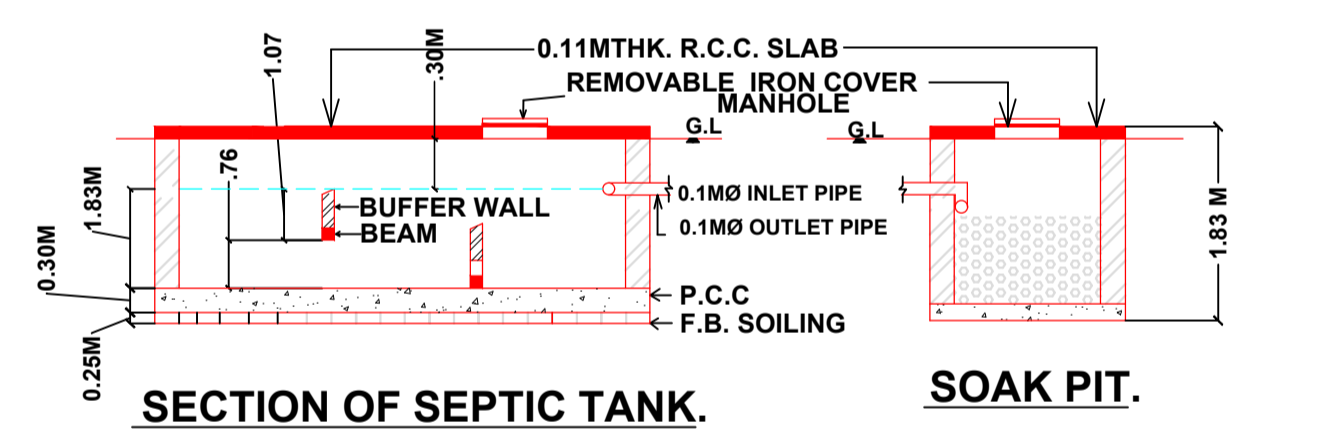
HARVESTING WELL PLAN



HARVESTING WELL SECTION

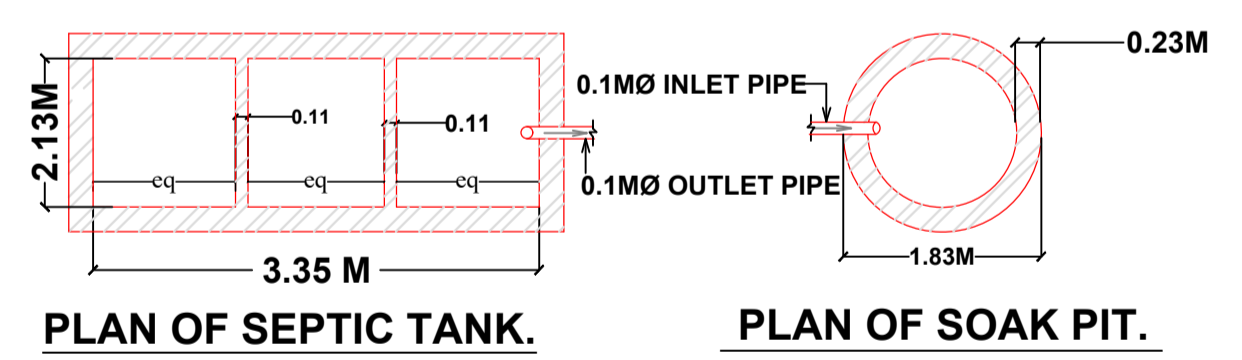
UnitBUA Table for Building :COMMERCIAL (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	HOTEL	SHOP	162.22	161.45	4	1
FIRST FLOOR PLAN	HOTEL	SHOP	171.24	170.48	5	1
TYPICAL - 2, 3& 4 FLOOR PLAN	HOTEL ROOM	OTHER	146.08	144.83	14	3
Total:	-	-	771.70	766.42	51	5



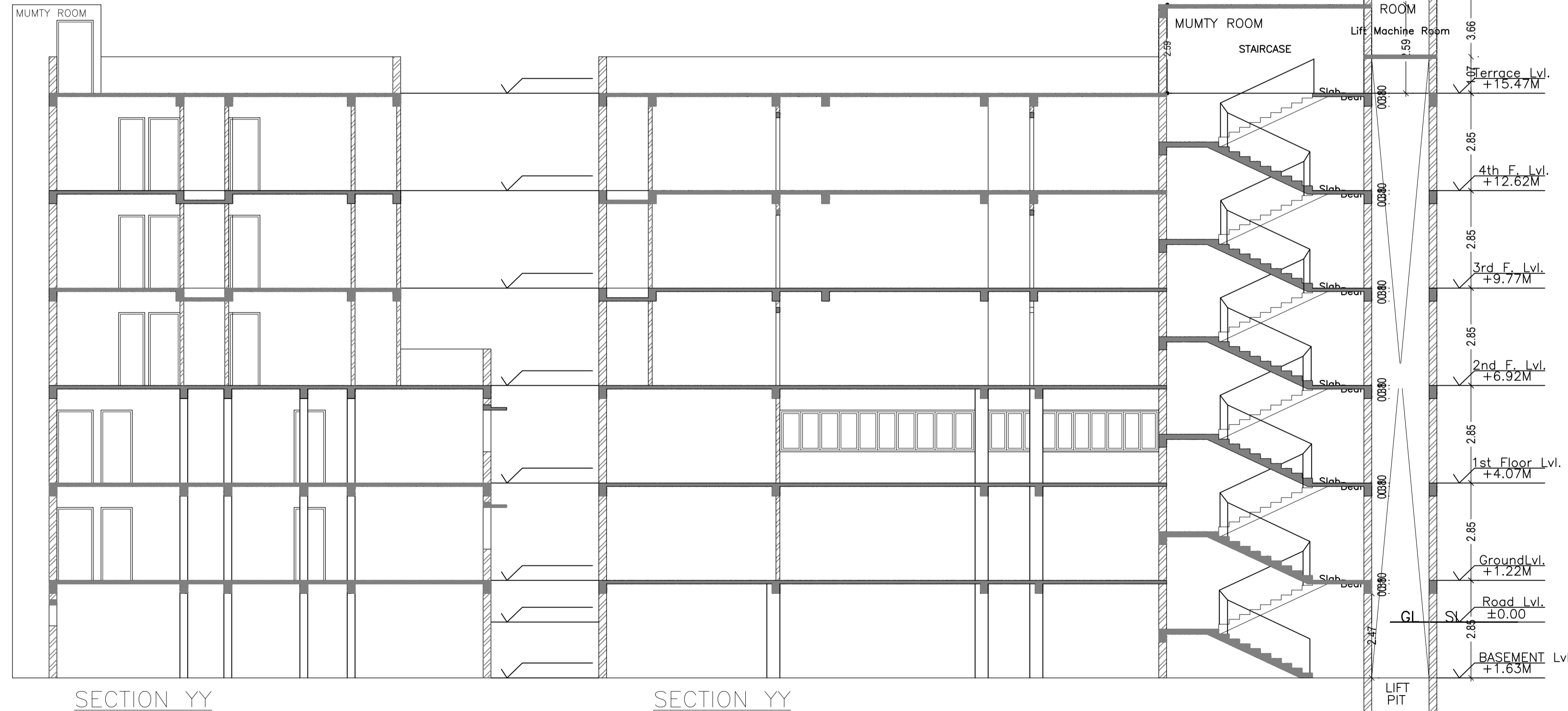
SECTION OF SEPTIC TANK.

SOAK PIT.



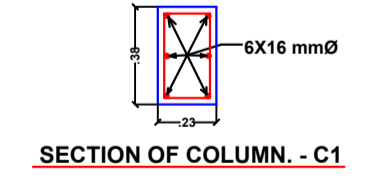
PLAN OF SEPTIC TANK.

PLAN OF SOAK PIT.

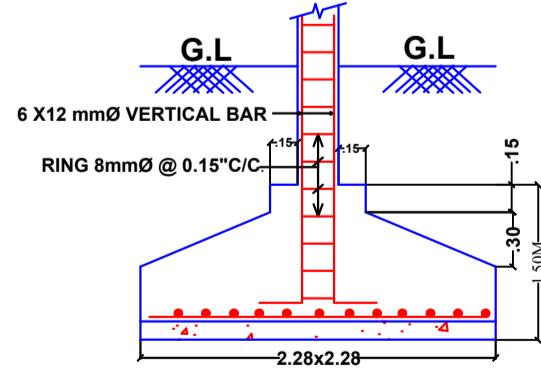


SECTION YY

SECTION YY



SECTION OF COLUMN - C1



SECTION OF FOOTING - F1

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