

Proposal Basic Information	
Proposal File No.	JNAC/GH053/W17/2021
Owner Name	MS GREEN BHOOM HOMES
Khata No.	21,11,16(New) & 11.6.13 (Old)
Plot No.	PORTION OF 699.081.080.694.713.717.668.670 (NEW) & 4600-4647-4691-4651-4654-4698(R.6)
Village Name	MOHARDA
Use	Residential
SubUse	Group Housing

AREA STATEMENT	VERSION NO. 1.0.69	VERISON DATE: 16/08/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN	Plot Use: Residential	
District: EAST SINGBHUJUM	Plot SubUse: Group Housing	
Authority: JANSHEPUR NAC	Plot/Neary/Religious/Structure: NA	
Inward No. JNAC/GH053/W17/2021	Plot/Neary/Religious/Structure: NA	
Application Type: General Proposal	North Plot No. - 713(P/668(P/186(P) & OTHERS)	
Project Type: Group Development	South Plot No. - 713(P/668(P/186(P) & OTHERS)	
Scheme	East Road Width: 9.14	
Nature of Development: New	West Plot No. - 668(P) & OTHERS	
Location of Development Area: Old	West Plot No. - 668(P) & OTHERS	
Area		SQ.MT
AREA OF PLOT (Minimum)	(A)	6251.32
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	6251.32
Deduction for Balance Plot Area(from Gross Plot Area)		859.93
Common Plot		859.93
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	5391.39
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	6251.32
Plot Area for FAR (Net Plot Area - Road/Widening Area)	(A-Deductions)	6251.32
COVERAGE CHECK		
Permissible Coverage area (33.00%)		2187.96
Proposed Coverage Area (33.88%)		2118.24
Total Prop. Coverage Area (33.88%)		2118.24
Balance coverage area (1.12%)		69.72
FAR CHECK		
Form: FAR Area (2.50)		15628.30
Total Perm. FAR area		15628.30
Residential FAR		4066.53
Commercial FAR		30.53
Special FAR		148.51
Proposed FAR Area		4535.48
Total Proposed FAR Area		4535.48
Consumed FAR (Factor)		0.13
Balance FAR Area		11092.85
BUILT UP AREA CHECK		
Total Proposed Built Up Area		6354.73
ARCHITECT (Regd)		
ARCHITECT (Regd)		Rahul Pandey
ENGINEER (Regd)		
ENGINEER (Regd)		
SUPERVISOR (Regd)		
SUPERVISOR (Regd)		MS GREEN BHOOM HOMES
OWNER (Regd)		
OWNER (Regd)		
DEVELOPMENT AUTHORITY		
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

Buildingwise Floor FAR Details										
Floor Name	B (DUPELEX)			C (BLOCK)			A (DUPELEX)			Total
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		
Ground Floor	1455.85	192.05	74.76	50.53	587.60	76.80	2118.21	319.38		
First Floor	1455.85	1445.66	74.76	74.76	587.64	587.64	2118.25	2108.05		
Second Floor	1455.85	1445.66	74.76	74.76	587.64	587.64	2118.25	2108.05		
Roof Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Total	4367.55	3083.35	224.28	200.05	1762.88	1252.08	6354.71	4535.48		

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
B (DUPELEX)	Residential	Bungalow/Dwelling / Non Apartment	Non-Highrise
C (BLOCK)	Public Utility	Health Club	Non-Highrise
A (DUPELEX)	Residential	Bungalow/Dwelling / Non Apartment	Non-Highrise

Required Parking (Table 7a)														
Building Name	Type	SubUse	Area (Sq.mt.)			Units			Car			Visitor Car		
			Rept.	Prop.	Rept./Unit	Rept.	Prop.	Rept./Unit	Rept.	Prop.	Rept./Unit	Rept.	Prop.	
B (DUPELEX)	Residential	Bungalow/Dwelling / Non Apartment	> 140.0	1	20.00	1.50	30	-	-	-	-	-	-	-
			> 140.0	1	20.00	-	-	-	-	-	-	-	-	-
			> 140.0	1	20.00	-	-	-	-	-	-	-	-	-
			0.0 - 30	1	-	-	-	-	-	-	-	-	-	-
			0.0 - 30	1	-	-	-	-	-	-	-	-	-	-
			0.0 - 30	1	-	-	-	-	-	-	-	-	-	-
			0.0 - 30	1	-	-	-	-	-	-	-	-	-	-
			0.0 - 30	1	-	-	-	-	-	-	-	-	-	-
			0.0 - 30	1	-	-	-	-	-	-	-	-	-	-
			0.0 - 30	1	-	-	-	-	-	-	-	-	-	-
C (BLOCK)	Commercial	Retail Shop	> 0	10	20.00	1	1.33	-	-	-	-	-	-	
			> 0	10	20.00	-	-	-	-	-	-	-	-	
			> 0	100	74.76	1	1	-	-	-	-	-	-	
			> 0	100	74.76	-	-	-	-	-	-	-	-	
A (DUPELEX)	Residential	Bungalow/Dwelling / Non Apartment	> 140.0	1	8.00	1.50	12	-	-	-	-	-	-	
			> 140.0	1	8.00	-	-	-	-	-	-	-	-	
			> 140.0	1	8.00	-	-	-	-	-	-	-	-	
			0.0 - 30	1	-	-	-	-	-	-	-	-	-	
			0.0 - 30	1	-	-	-	-	-	-	-	-	-	
			0.0 - 30	1	-	-	-	-	-	-	-	-	-	
			0.0 - 30	1	-	-	-	-	-	-	-	-	-	
			0.0 - 30	1	-	-	-	-	-	-	-	-	-	
			0.0 - 30	1	-	-	-	-	-	-	-	-	-	
			0.0 - 30	1	-	-	-	-	-	-	-	-	-	
Total			-	-	-	-	-	46	46	-	2	3	-	

Parking Check (Table 7b)					
Vehicle Type	No.	Rept.		Prop.	
		Area	No.	Area	No.
Car	46	575.00	46	575.00	
Visitor Car Parking	-	-	3	37.50	
Total Visitor Parking	2	25.00	3	37.50	
Tacti/heater	-	-	37	74.00	
Total Tacti/heater	37	74.00	37	74.00	
Other Parking	-	-	-	1368.62	
Total	81.00	-	-	2129.12	

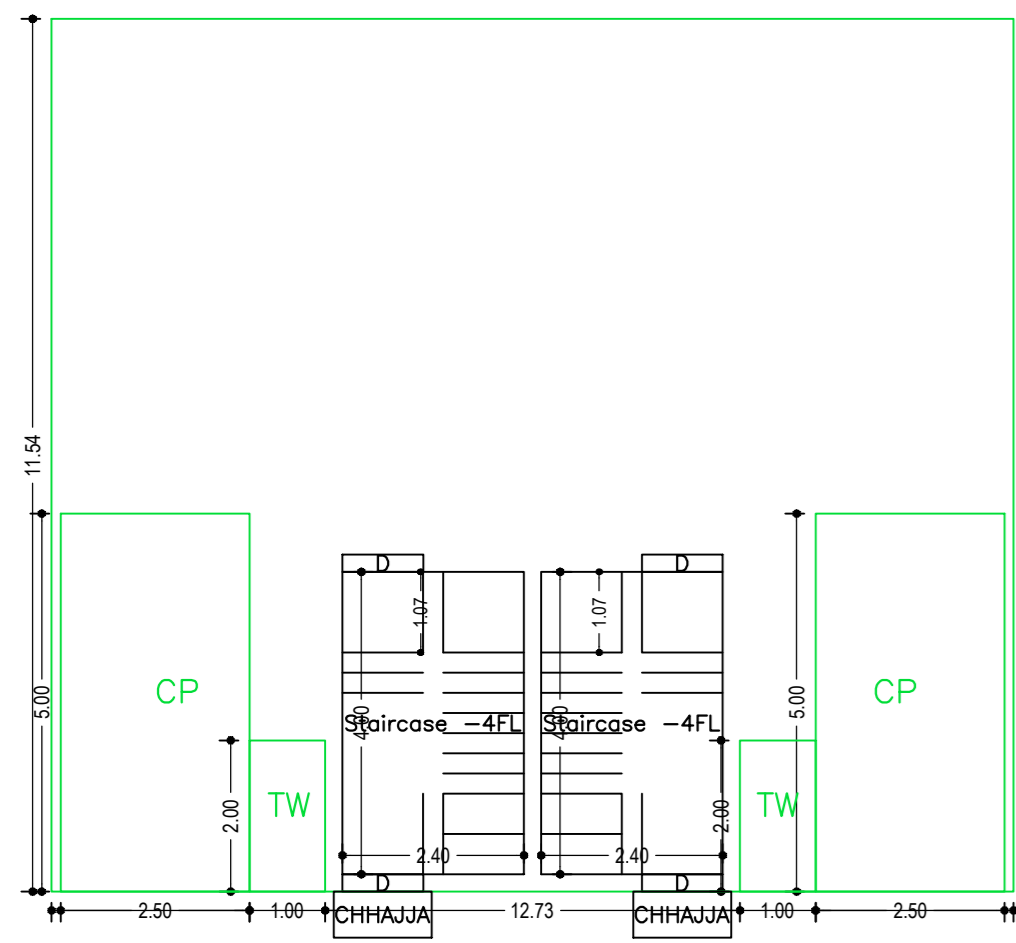
FAR & Tenement Details (Table 4c-1)												
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)				Total Consumed FAR Area (Sq.mt.)	Tenmt (No.)	
			Void	Accessory Use	Parking	Resi.	Commercial	Assembly	Public Utility			Star
B (DUPELEX)	5	4367.55	20.40	0.00	1263.82	2891.30	0.00	0.00	192.05	3083.35	3083.35	20
C (BLOCK)	1	224.28	0.00	24.23	0.00	0.00	50.53	74.76	74.76	200.05	200.05	03
A (DUPELEX)	4	1762.88	0.00	0.00	510.80	1175.28	0.00	0.00	0.00	76.80	1252.08	08
Grand Total	10	6354.71	20.40	24.23	1774.62	4066.58	50.53	74.76	268.85	4535.48	4535.48	31



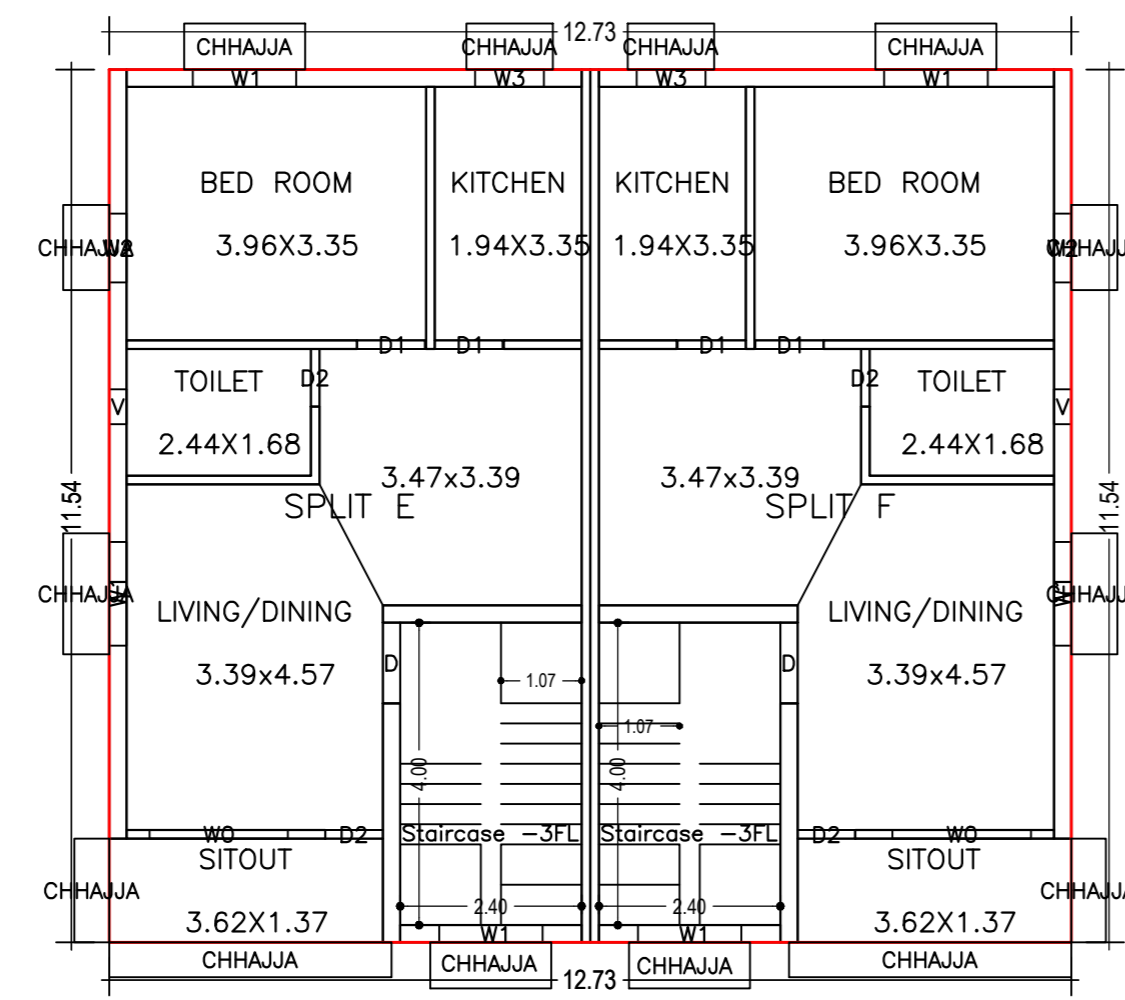
SITE PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Rahul Pandey JNAC/HR00007/2017			

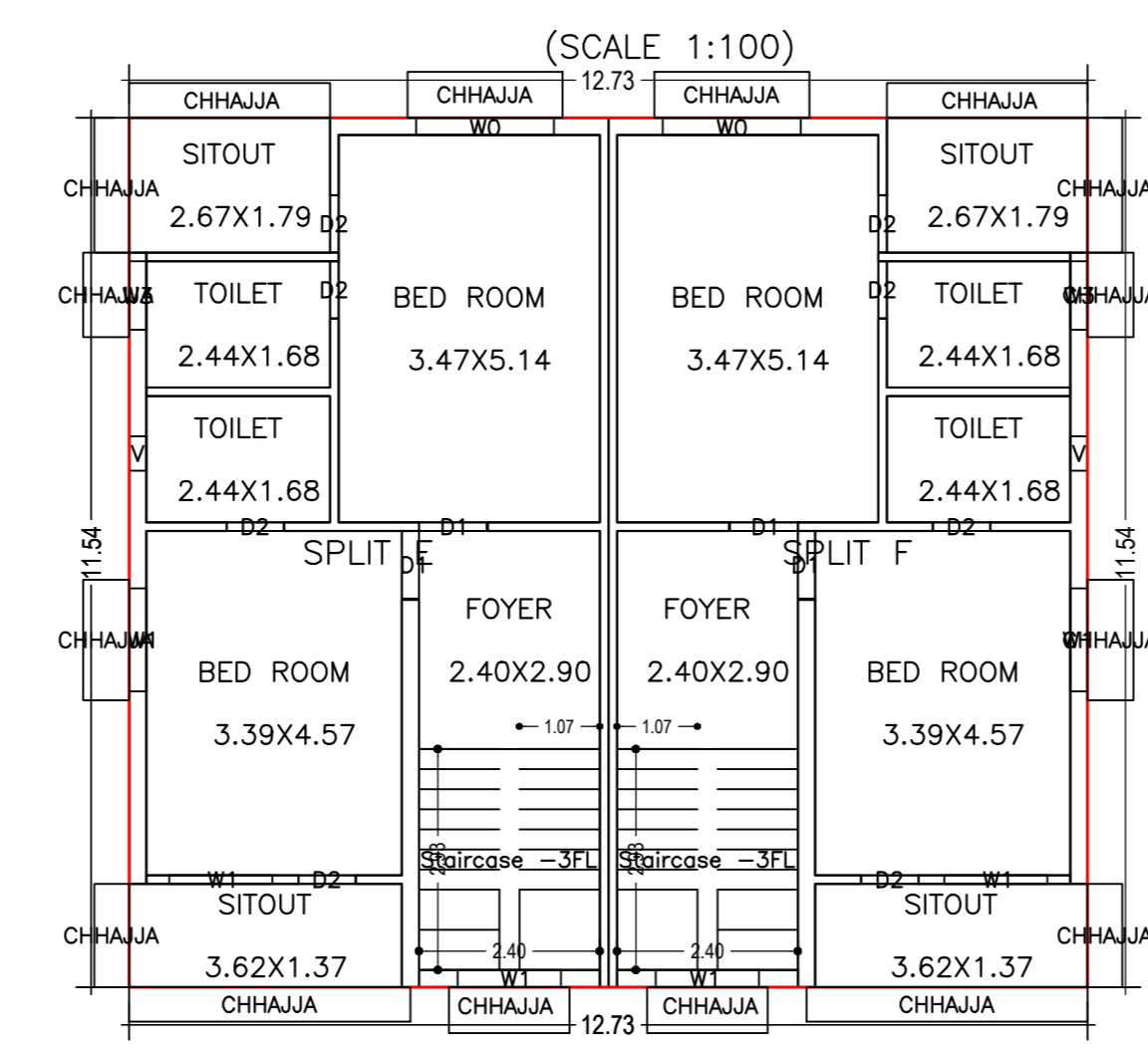
Proposal Basic Information	
Proposal File No.	JNAC/GH053/W17/2021
Owner Name	MS GREEN BHOOMI HOMES
Khata No	21,11,16(New) & 11,6,13 (Old)
Plot No	PORTION OF 659,651,655,654,713,717,658,670 & 4650-4647-4641-4651-4654-4596(R-3)
Village Name	MOHARDA
Use	Residential
SubUse	Group Housing



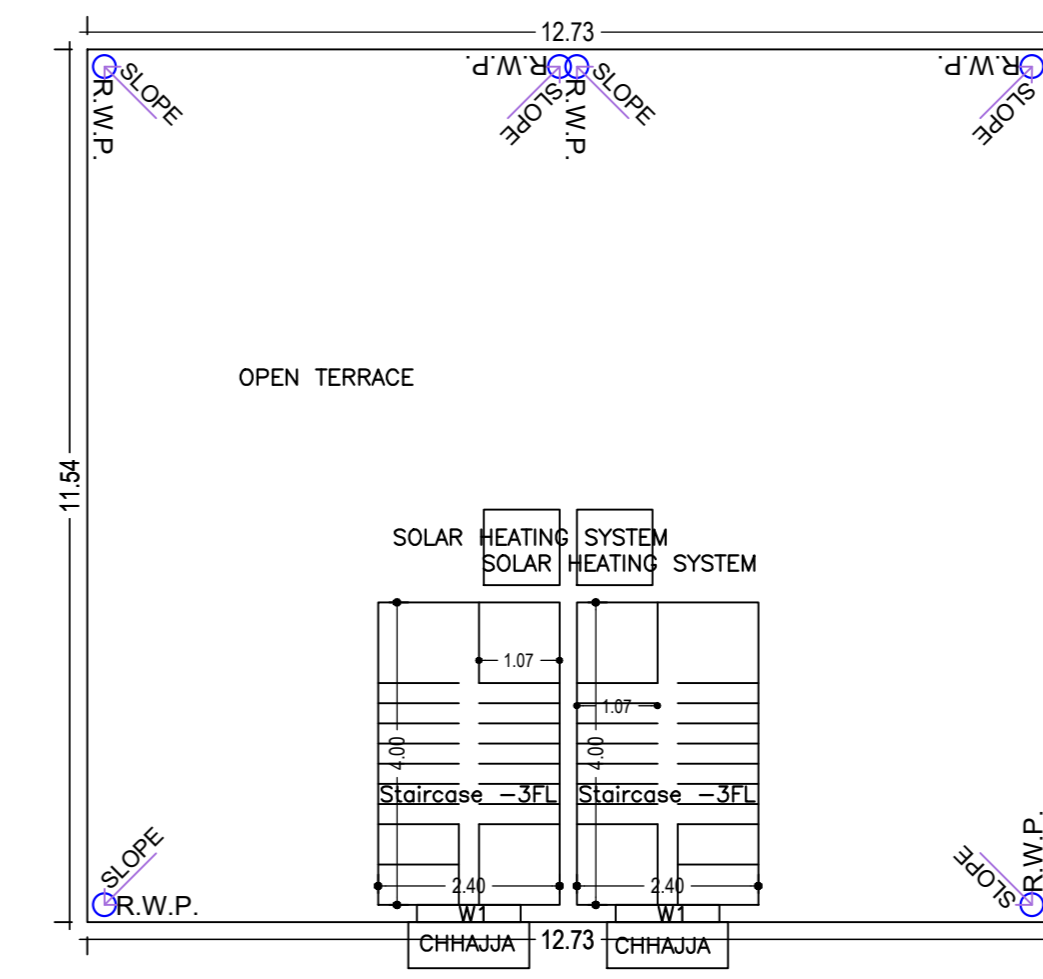
GROUND FLOOR PLAN (SCALE 1:100)



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

Building :A (DUPEX)

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)	Total Trmt (No.)
Ground Floor	146.90	127.70	0.00	19.20	19.20	19.20	00
First Floor	146.91	0.00	146.91	0.00	146.91	146.91	02
Second Floor	146.91	0.00	146.91	0.00	146.91	146.91	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
<b>Total</b>	<b>440.72</b>	<b>127.70</b>	<b>293.82</b>	<b>19.20</b>	<b>313.02</b>	<b>313.02</b>	<b>02</b>
Total Number of Same Buildings	4						
<b>Total</b>	<b>1762.88</b>	<b>510.80</b>	<b>1175.28</b>	<b>76.80</b>	<b>1252.08</b>	<b>1252.08</b>	<b>08</b>

SCHEDULE OF DOOR:

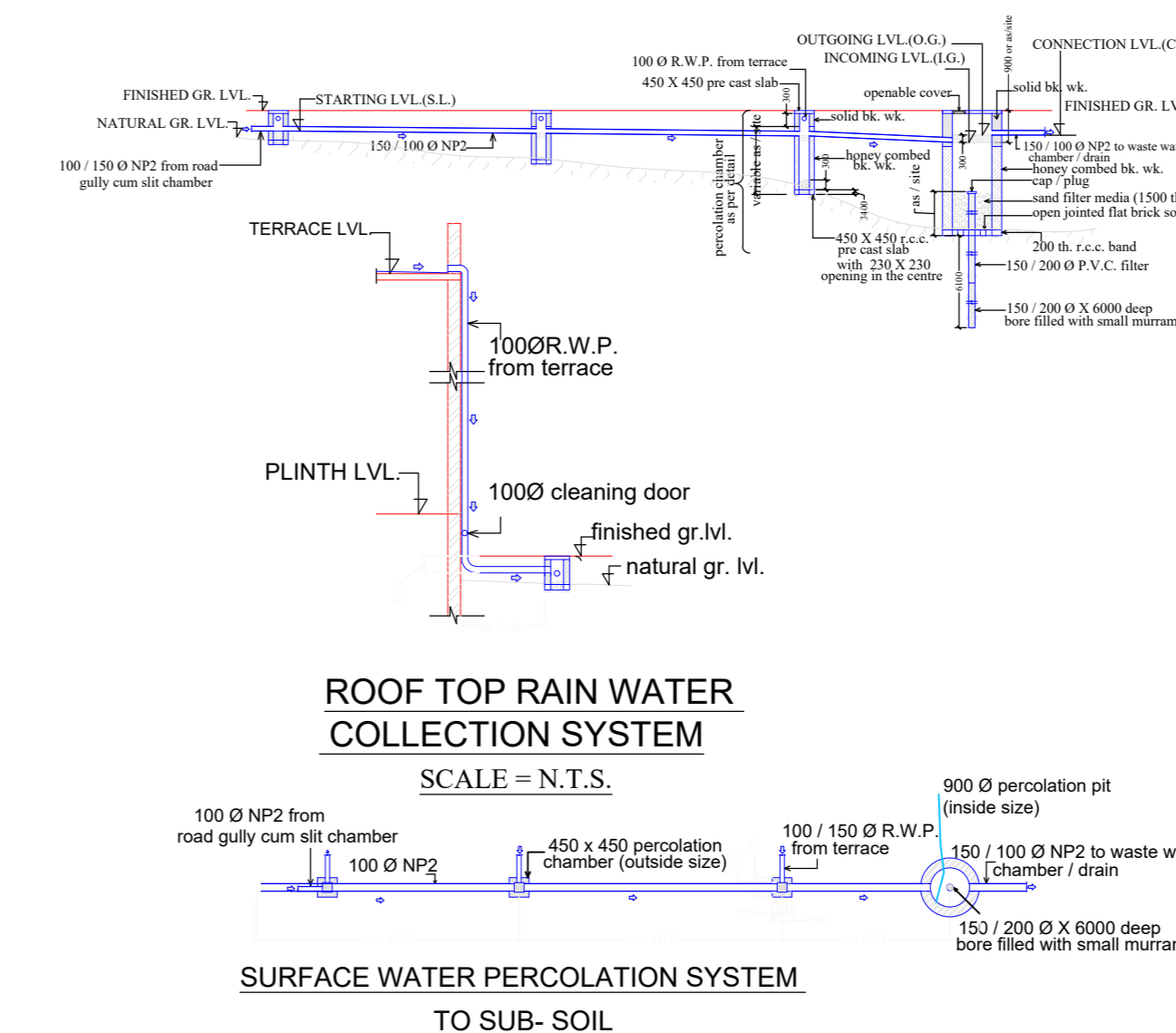
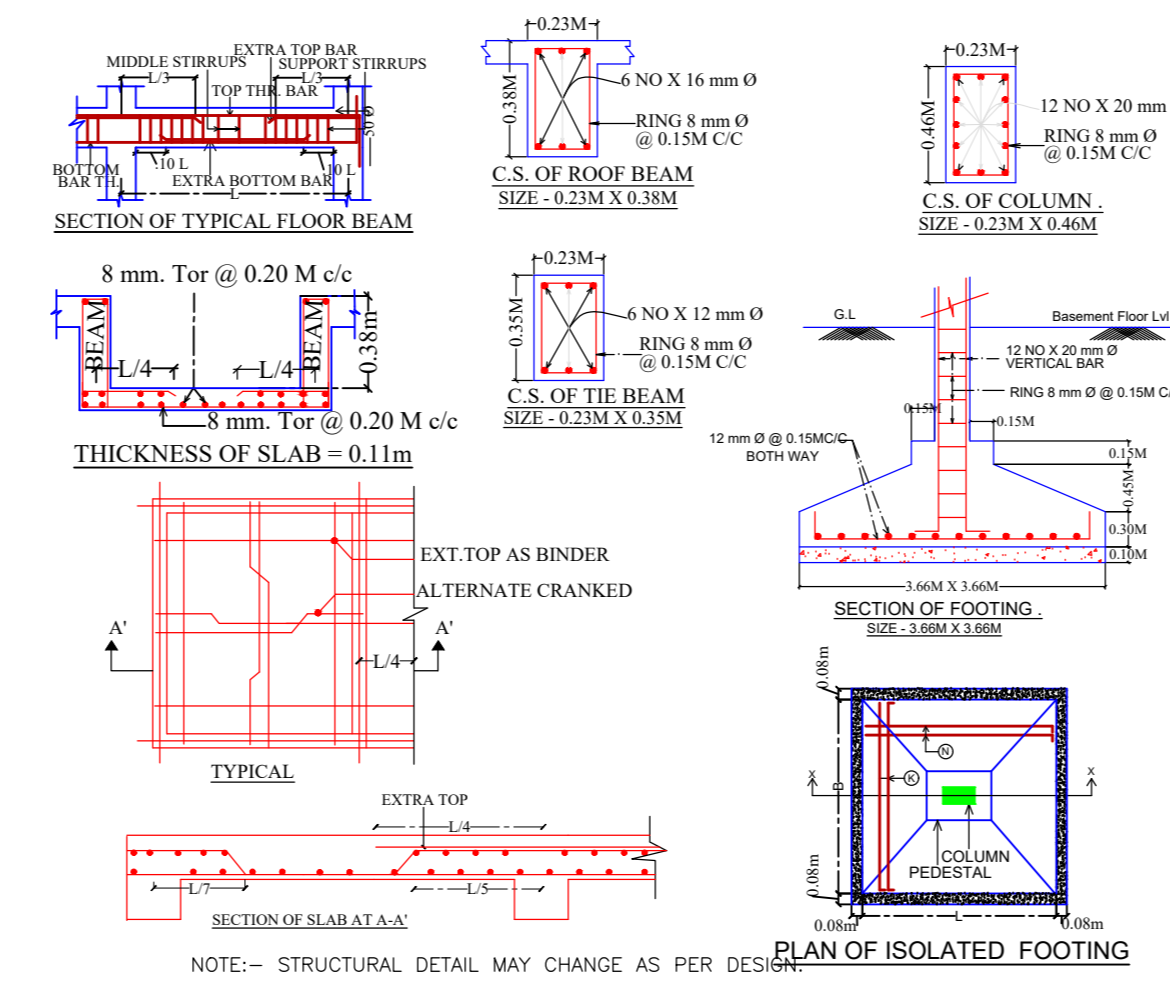
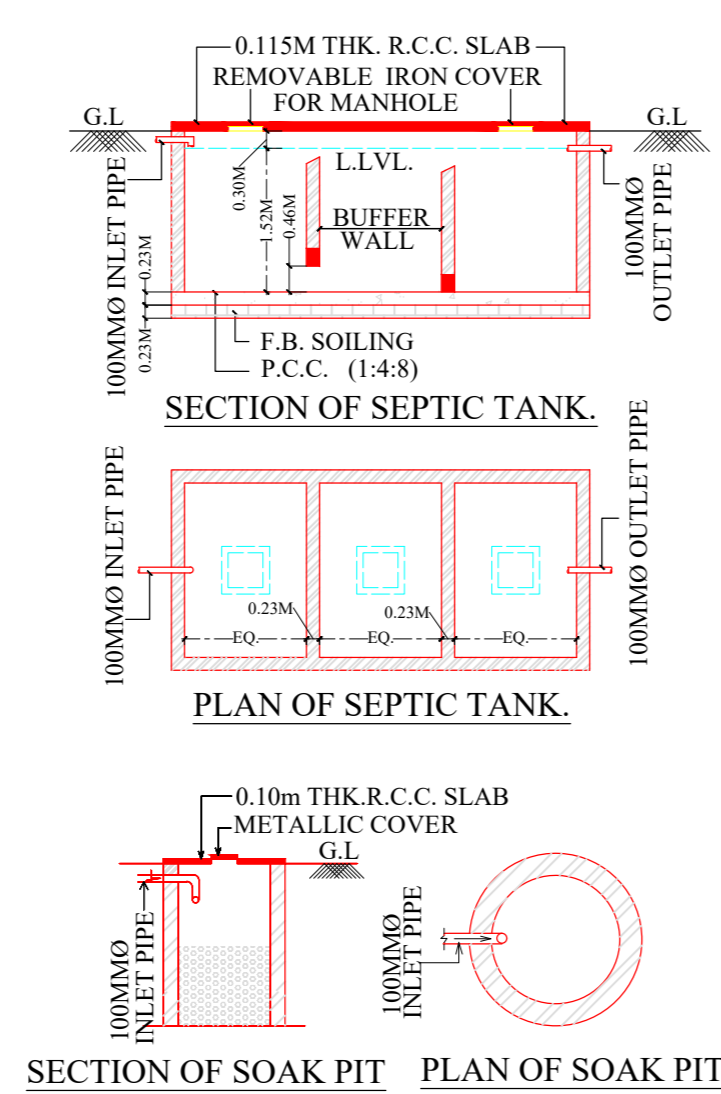
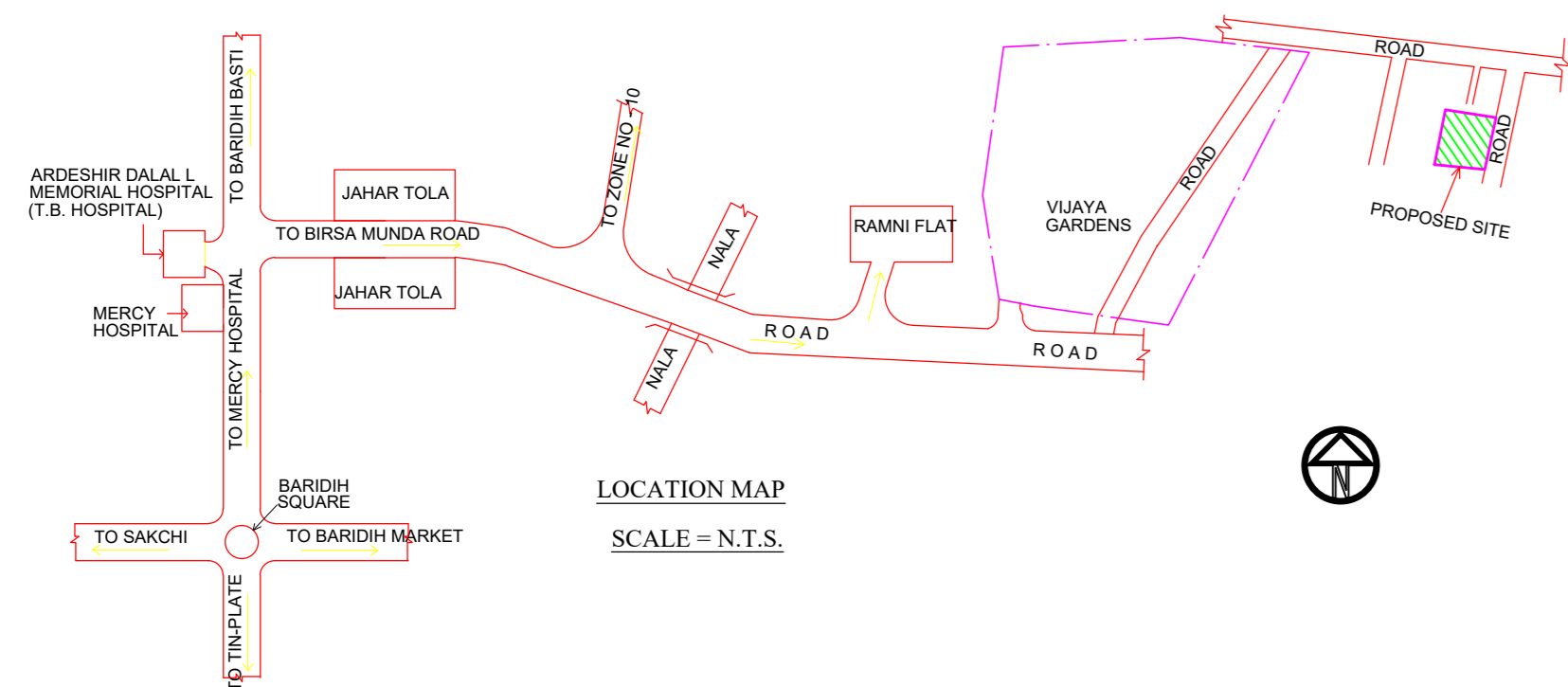
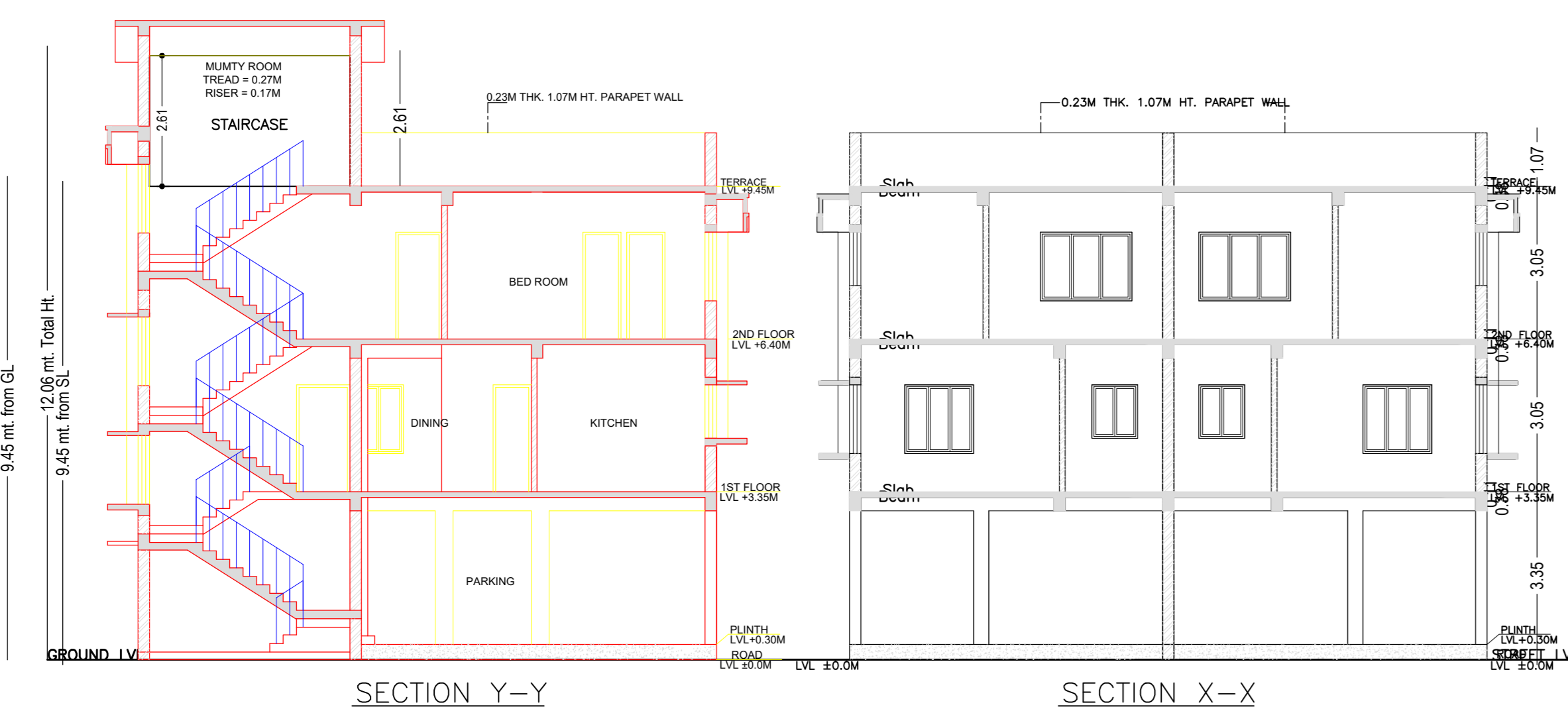
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (DUPEX)	D1	0.76	2.13	12
A (DUPEX)	D2	0.90	2.13	08
A (DUPEX)	D	1.07	2.13	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (DUPEX)	V	0.46	0.91	04
A (DUPEX)	W3	0.91	1.07	04
A (DUPEX)	W2	0.91	1.37	02
A (DUPEX)	W1	1.37	1.37	14
A (DUPEX)	W0	1.63	1.37	04

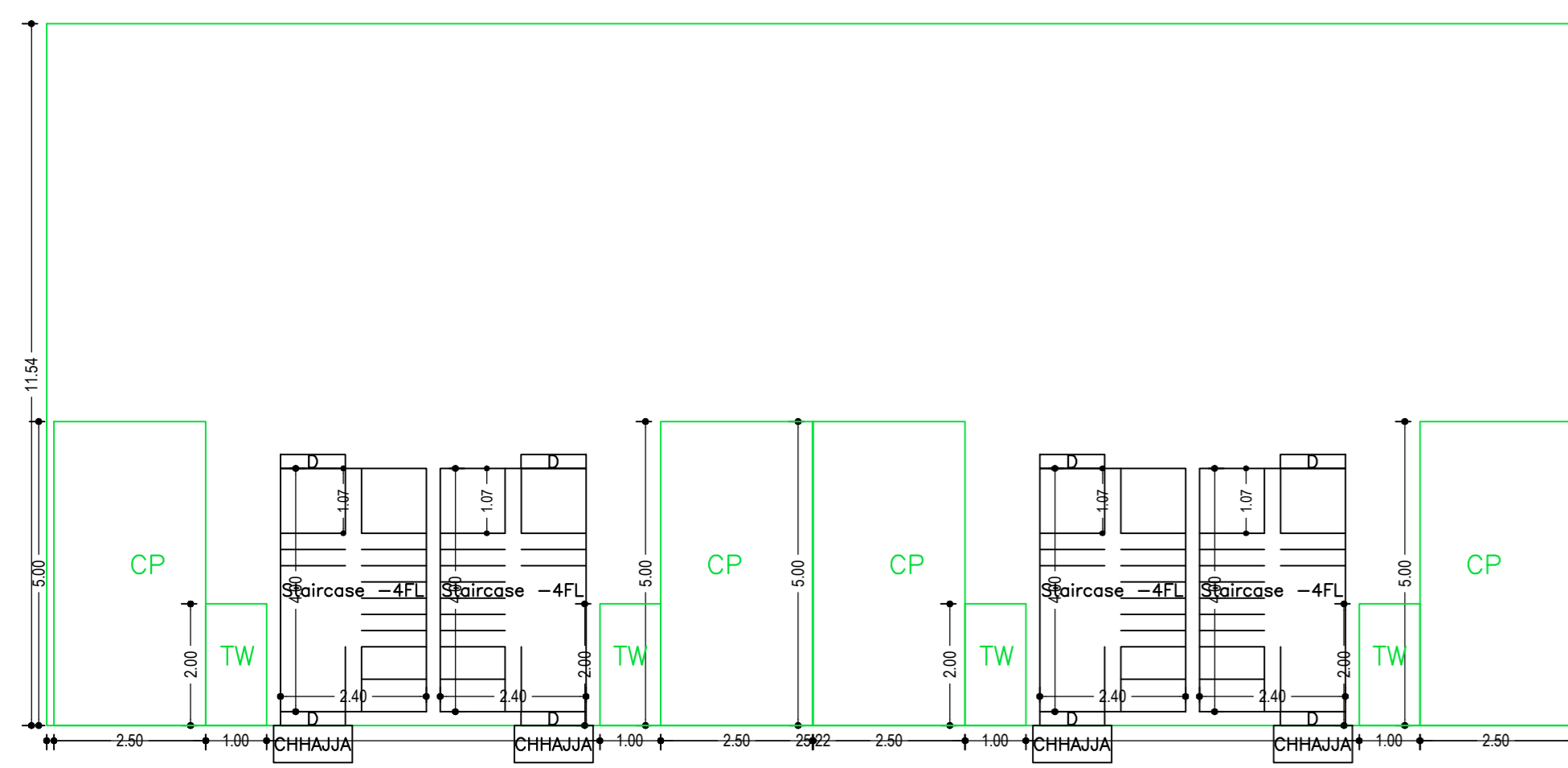
UnitBUA Table for Building :A (DUPEX)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR	SPLIT E	FLAT	146.91	130.91	5	2
FIRST FLOOR	SPLIT F	FLAT	146.91	130.91	5	2
SECOND FLOOR	SPLIT E	FLAT	0.00	0.00	7	0
SECOND FLOOR	SPLIT F	FLAT	0.00	0.00	7	0
<b>Total</b>			<b>293.81</b>	<b>261.81</b>	<b>24</b>	<b>2</b>

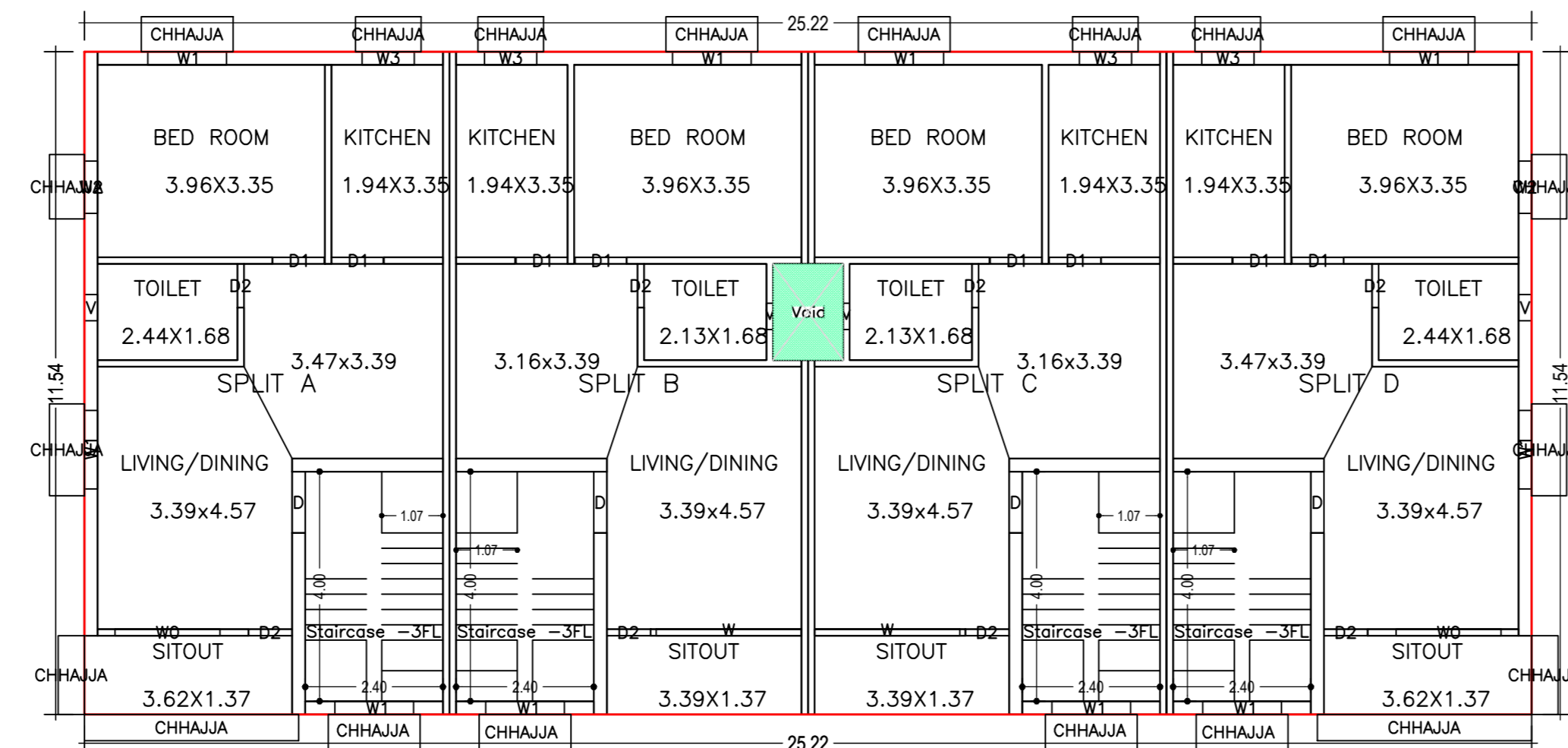


LTP NAME AND SIGNATURE Rahul Pandey JNAC/HR0001/2017	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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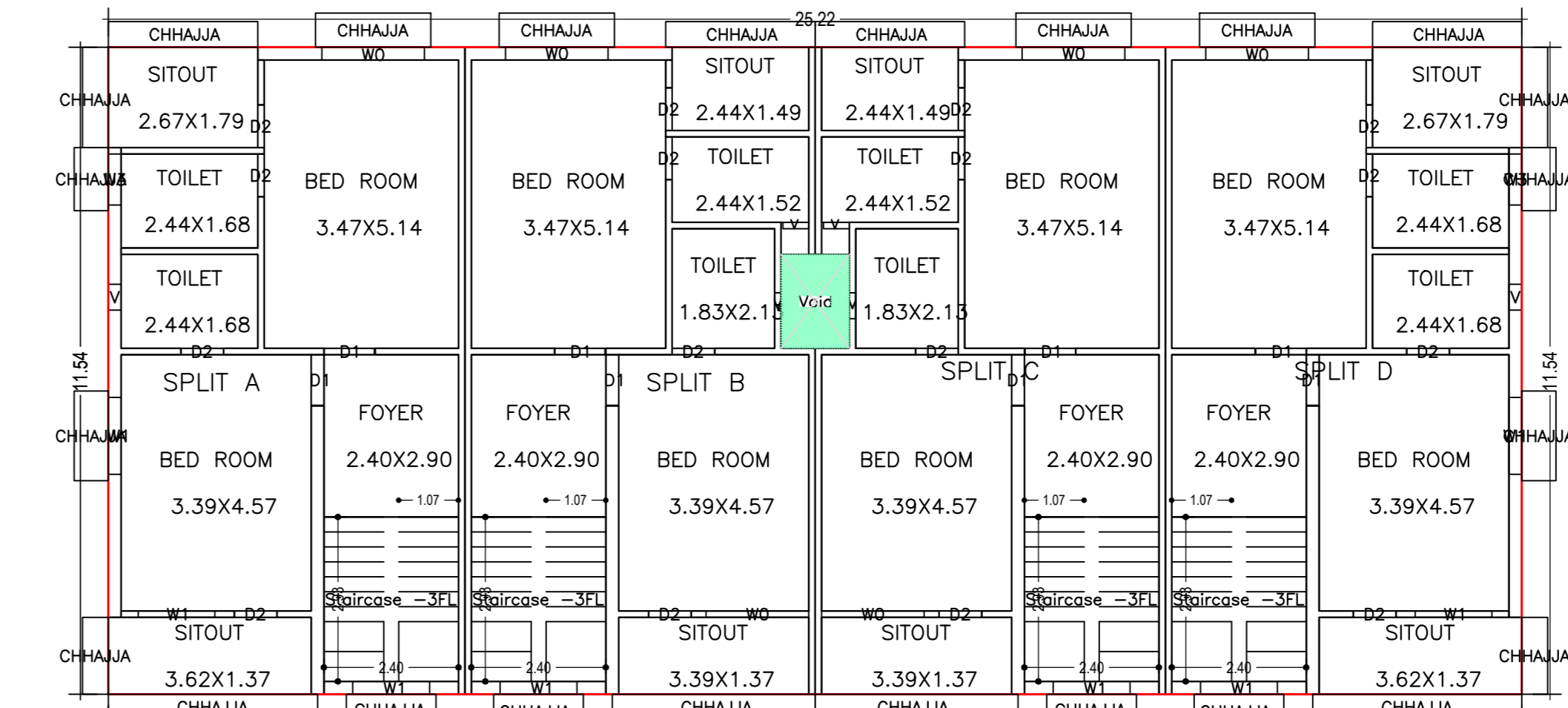
Proposal Basic Information	
Proposal File No.	JNAC/GH003/W17/2021
Owner Name	MS GREEN BHOOMI HOMES
Khata No	21,11,16(New) & 11.6,13 (Old)
Plot No	PORTION OF 659,681,680,682,713,717,658,670 & 4650-4641-4661-4654-4656(R)-6 (NEW)
Village Name	MOHARDA
Use	Residential
SubUse	Group Housing



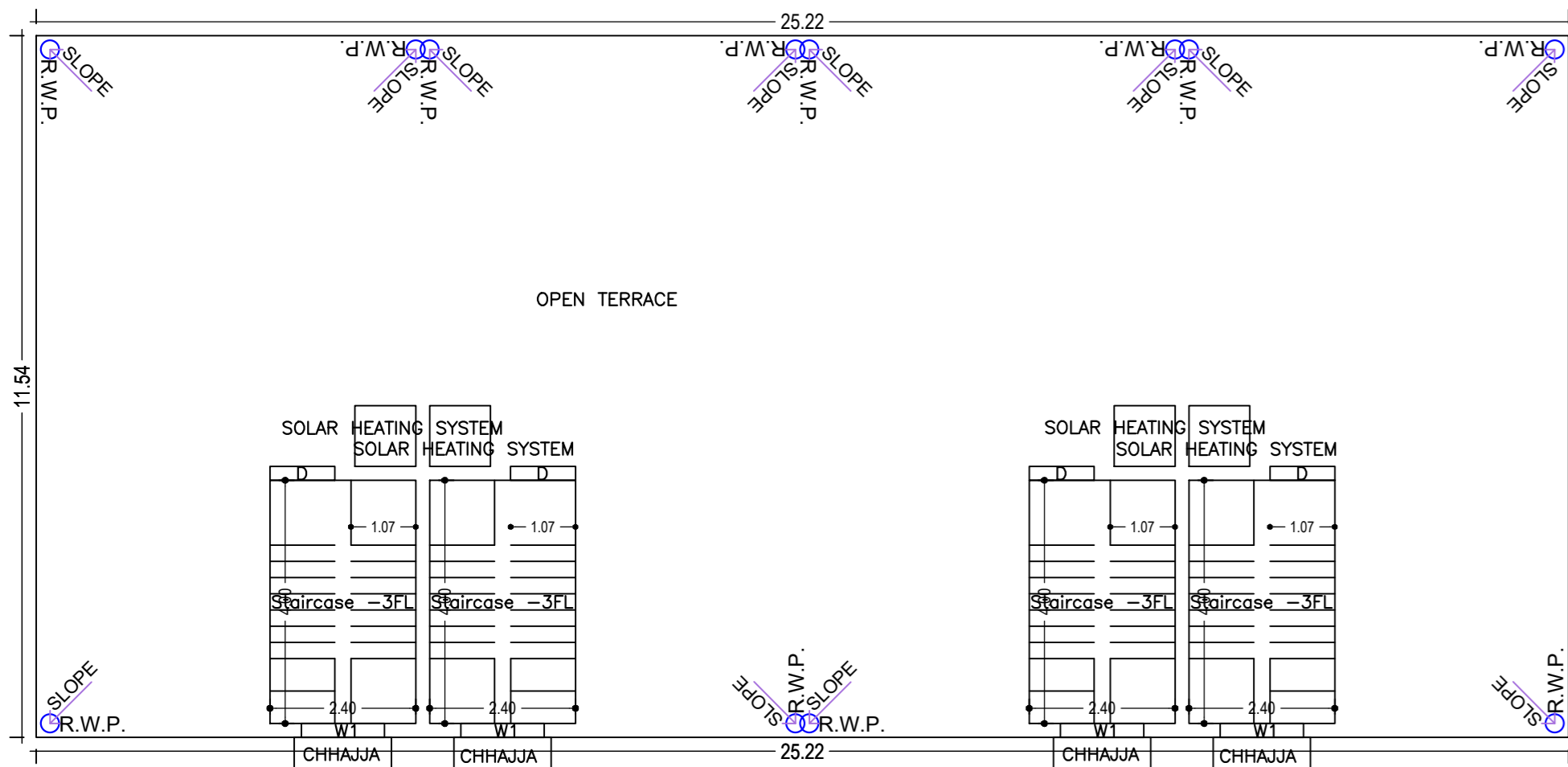
GROUND FLOOR PLAN (SCALE 1:100)



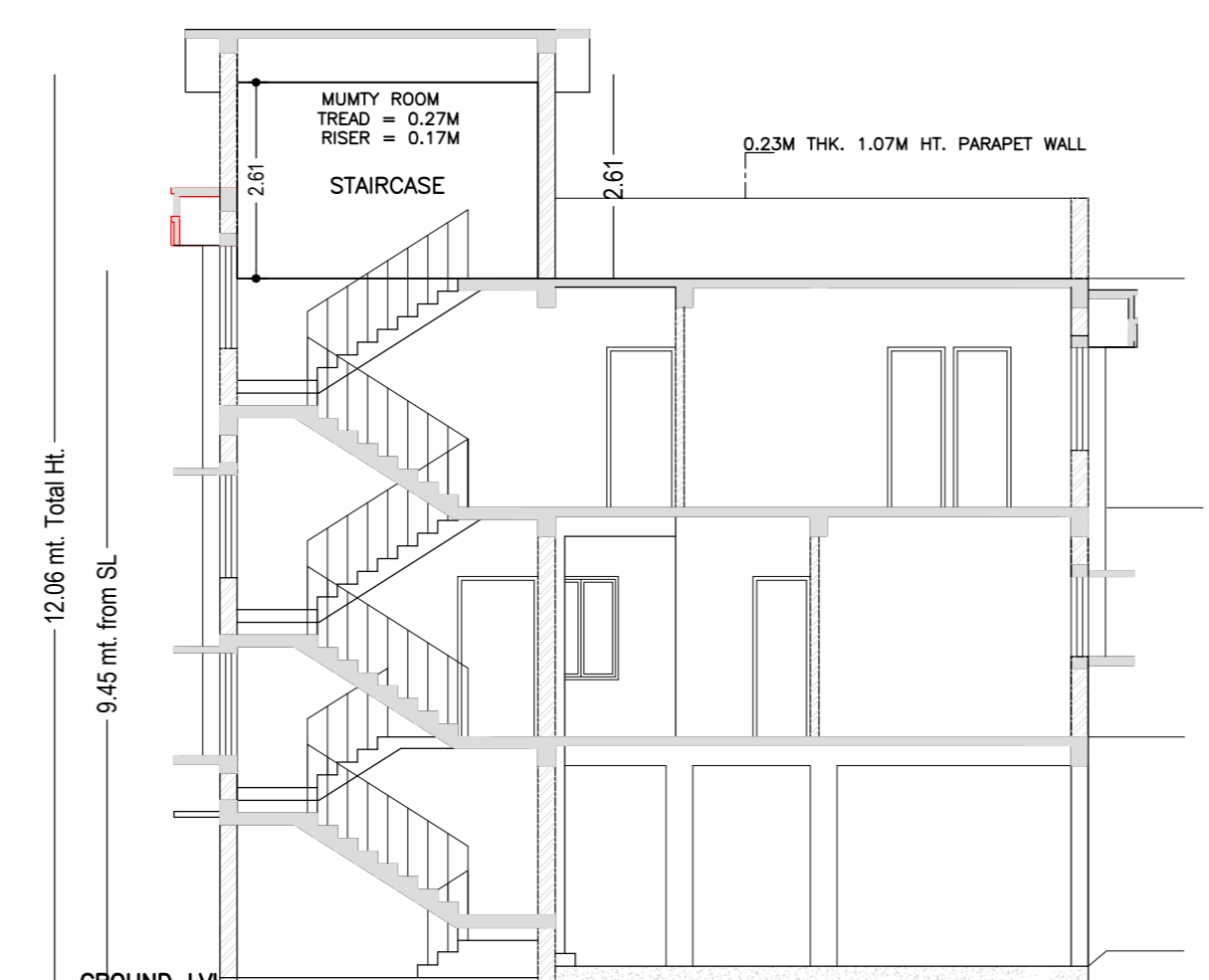
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



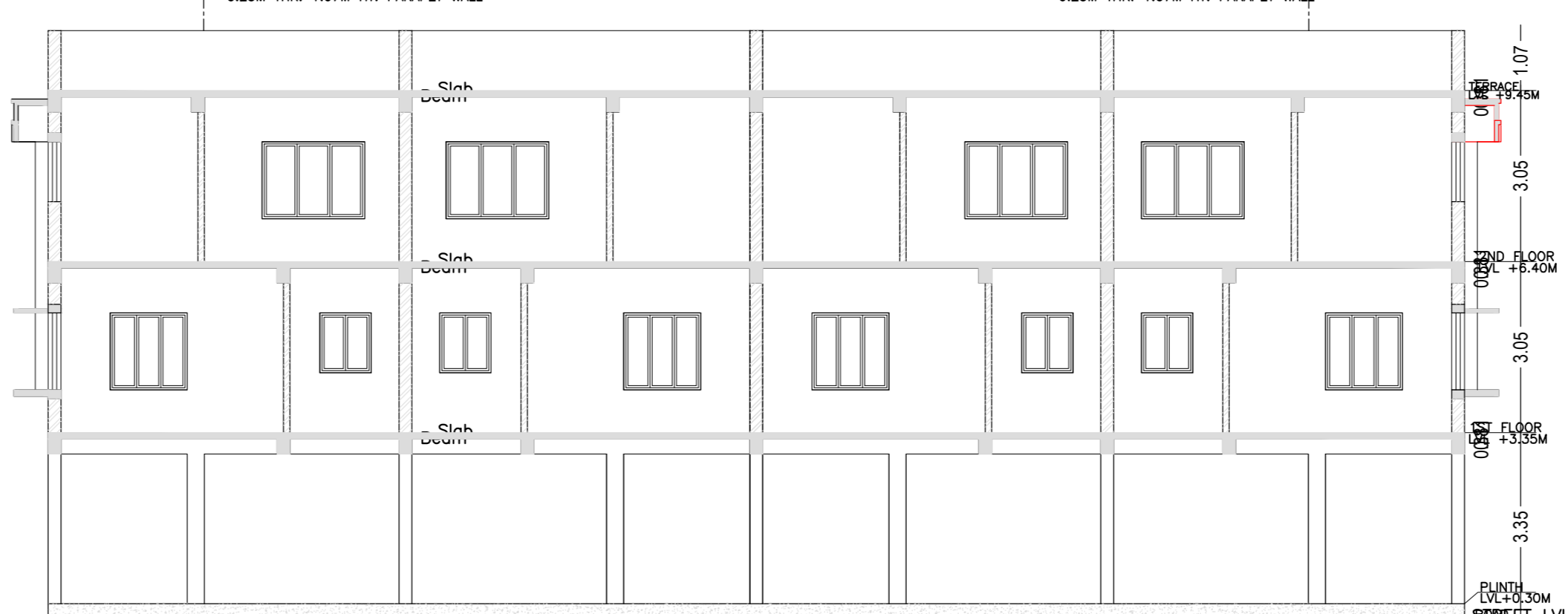
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



SECTION Y-Y



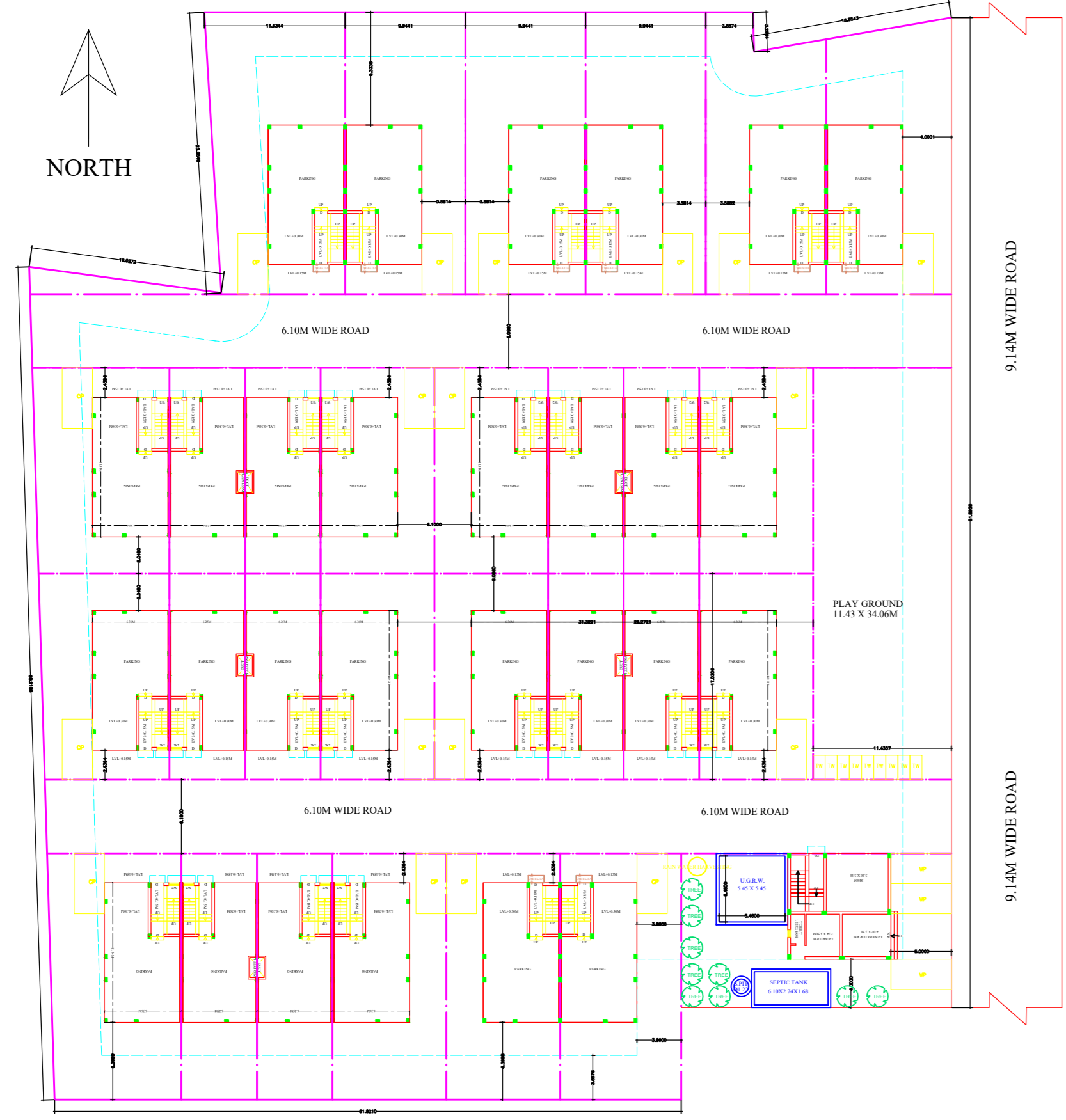
SECTION AT X-X



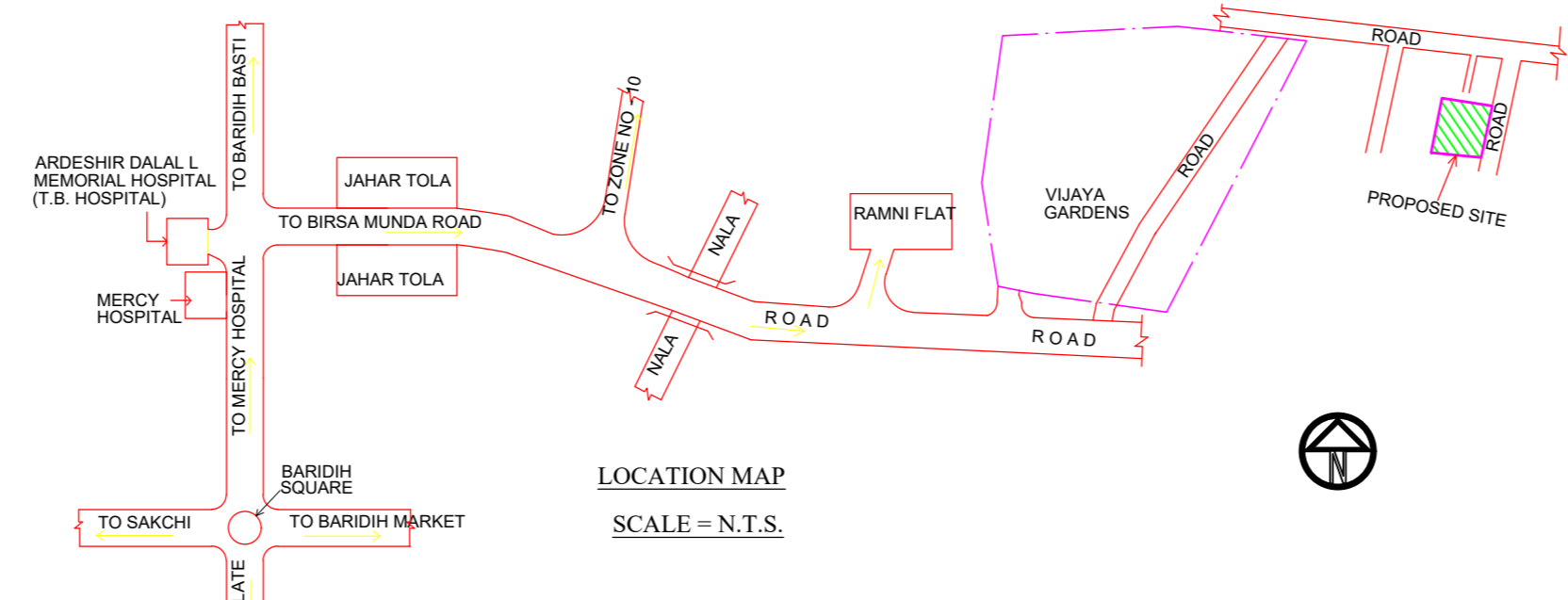
SIDE ELEVATION



FRONT ELEVATION



SITE PLAN



LOCATION MAP SCALE = N.T.S.

Building :B (DUPLEX)

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 FAR Area (Sq.mt.)	Tenmt (No.)
Ground Floor	291.17	0.00	292.76	0.00	38.41	38.41	00
First Floor	291.17	2.04	0.00	289.13	0.00	289.13	04
Second Floor	291.17	2.04	0.00	289.13	0.00	289.13	00
Terrace	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	873.51	4.08	292.76	289.13	38.41	616.67	04

SCHEDULE OF DOOR:

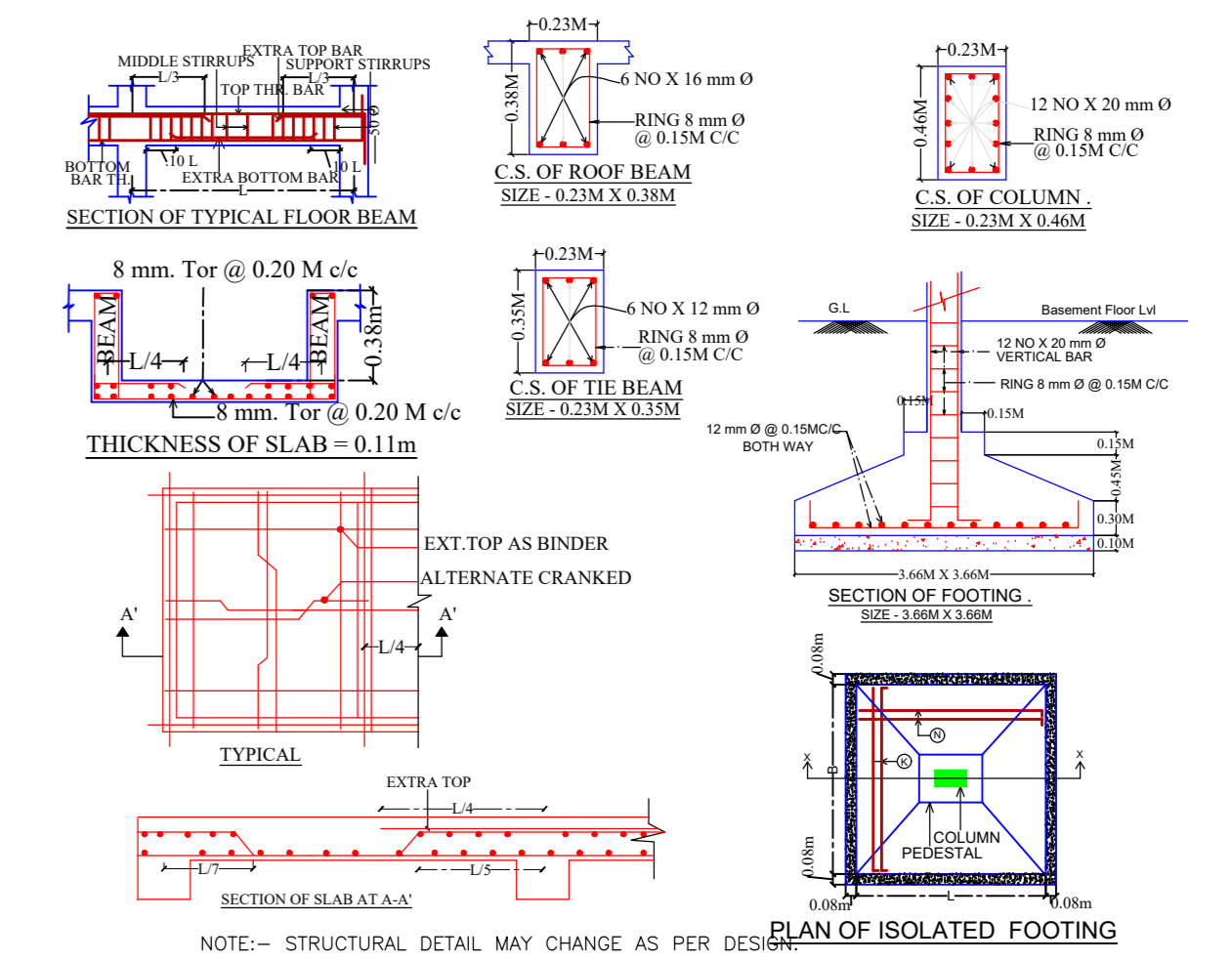
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (DUPLEX)	D2	0.78	2.13	24
B (DUPLEX)	D1	0.90	2.13	16
B (DUPLEX)	D	1.07	2.13	04

SCHEDULE OF WINDOW/VENTILATION:

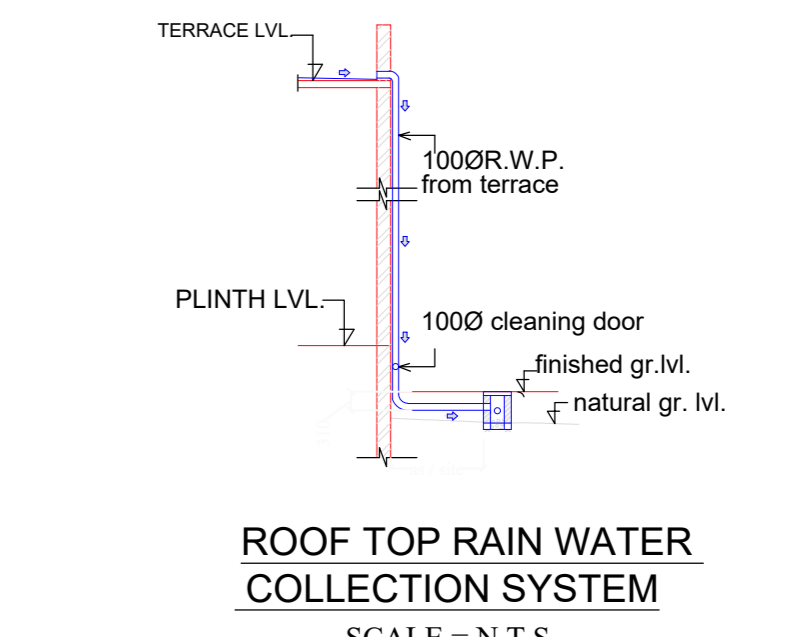
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (DUPLEX)	W	0.91	0.91	10
B (DUPLEX)	W3	0.91	1.07	06
B (DUPLEX)	W2	0.91	1.37	02
B (DUPLEX)	W1	1.37	1.37	22
B (DUPLEX)	W0	1.83	1.37	08
B (DUPLEX)	W	2.53	1.37	02

UR/BUA Table for Building :B (DUPLEX)

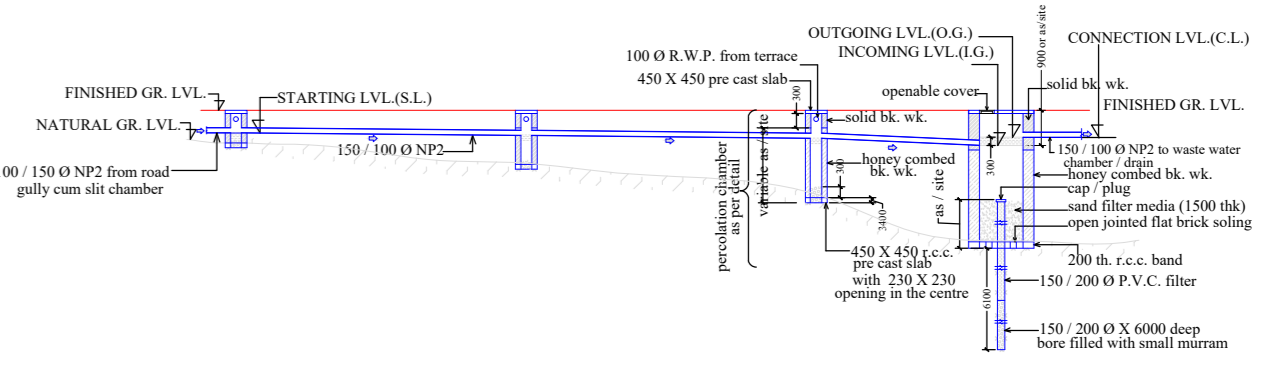
FLOOR	Name	UR/BUA Type	UR/BUA Area	Carpet Area	No. of Rooms	No. of Tenment
FIRST FLOOR PLAN	SPLIT A	FLAT	148.91	130.91	5	4
	SPLIT B	FLAT	142.00	127.57	5	
	SPLIT C	FLAT	142.00	127.57	5	
	SPLIT D	FLAT	148.91	130.91	5	
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	7	0
	SPLIT B	FLAT	0.00	0.00	7	
	SPLIT C	FLAT	0.00	0.00	7	
	SPLIT D	FLAT	0.00	0.00	7	
Total			577.80	516.95	48	4



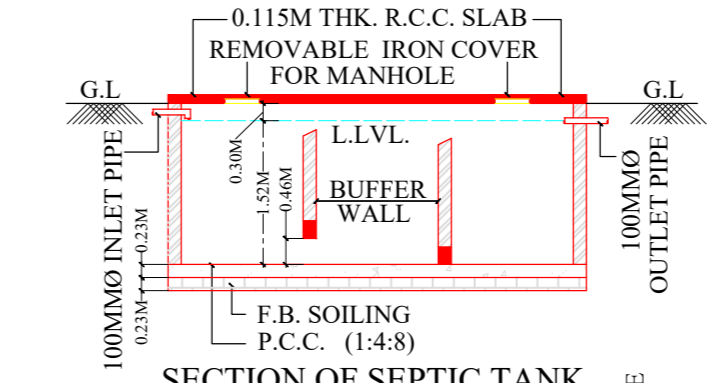
NOTE:- STRUCTURAL DETAIL MAY CHANGE AS PER DESIGNER'S PLAN OF ISOLATED FOOTING



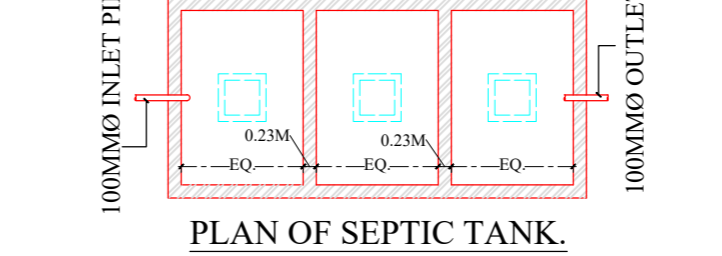
ROOF TOP RAIN WATER COLLECTION SYSTEM SCALE = N.T.S.



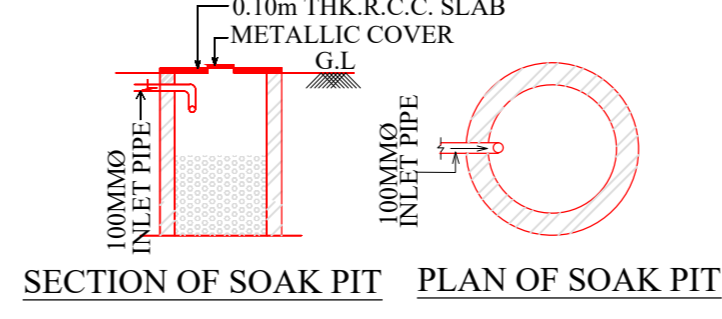
SURFACE WATER PERCOLATION SYSTEM TO SUB-SOIL



SECTION OF SEPTIC TANK



PLAN OF SEPTIC TANK



SECTION OF SOAK PIT

PLAN OF SOAK PIT

Proposal Basic Information	
Proposal File No.	JNAC/GR0053/W17/2021
Owner Name	MS GREEN BHOOOM HOMES
Khata No	21,11,16(New) & 11,6,13 (Old)
Plot No	PORTION OF 659,681,688,694,713,717,658,670 & 4650-4647-4691-4691-4654-4654-4598(R16)
Village Name	MOHARDA
Use	Residential
SubUse	Group Housing

Building :C (BLOCK)

Floor Name	Total Built Up Area (Sq.mt)	Inclusions (Area in Sq.m)	Proposed FAR Area (Sq.m)			Total FAR Area (Sq.m)	Total Consumed FAR Area (Sq.m)	Tent (No.)
			Commercial	Assembly	Public Utility			
Ground Floor	74.76	24.23	50.53	0.00	0.00	50.53	50.53	01
First Floor	74.76	0.00	0.00	0.00	0.00	74.76	74.76	01
Second Floor	74.76	0.00	0.00	0.00	0.00	74.76	74.76	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	224.28	24.23	50.53	74.76	74.76	200.05	200.05	03
Total Number of Same Buildings	1							
Total	224.28	24.23	50.53	74.76	74.76	200.05	200.05	03

SCHEDULE OF DOOR:

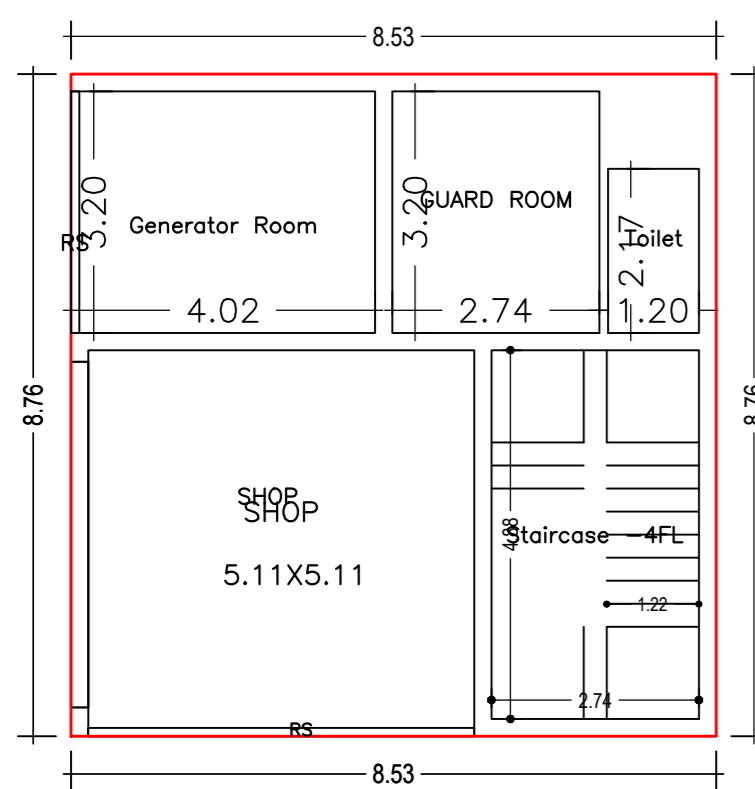
BUILDING NAME	NAME	LENGTH	HEIGHT	NGS
C (BLOCK)	D2	0.75	2.10	02
C (BLOCK)	D1	0.91	2.10	02
C (BLOCK)	D	1.07	2.13	02
C (BLOCK)	RS	5.11	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

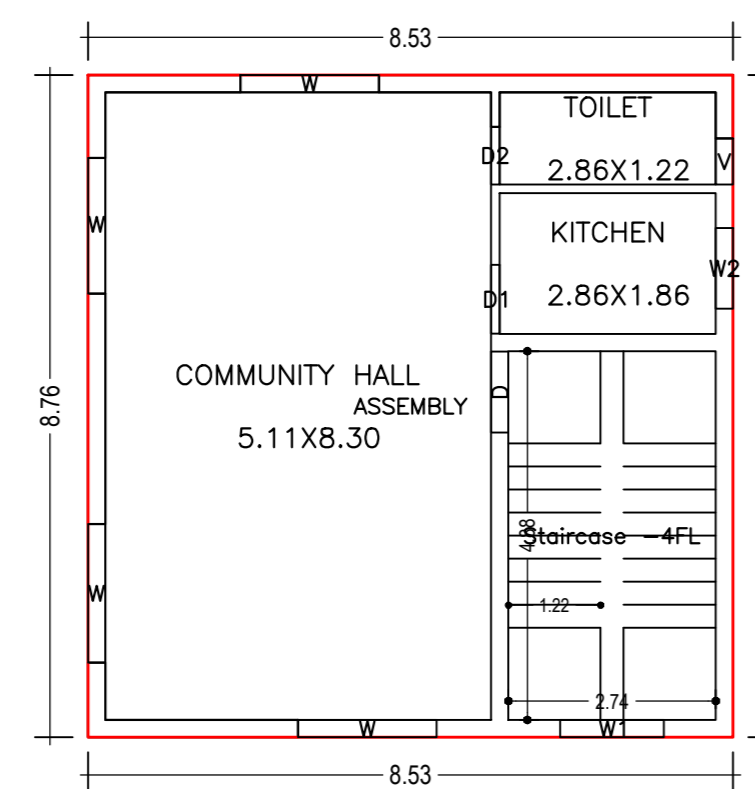
BUILDING NAME	NAME	LENGTH	HEIGHT	NGS
C (BLOCK)	V	0.61	0.91	02
C (BLOCK)	W2	1.07	1.97	02
C (BLOCK)	W1	1.37	1.37	02
C (BLOCK)	W	1.79	1.37	02
C (BLOCK)	W	1.83	1.37	06

UnitBUA Table for Building :C (BLOCK)

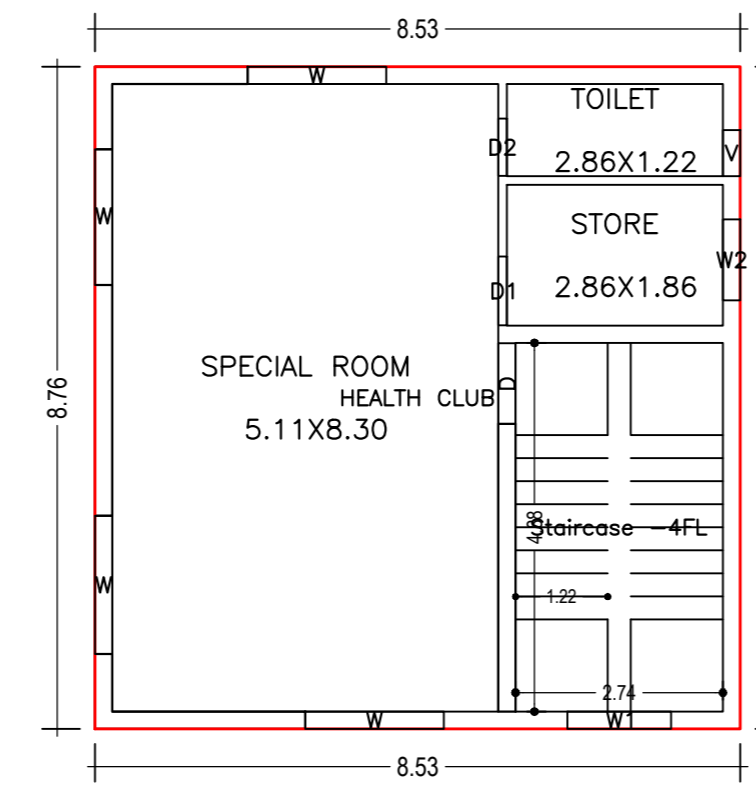
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	29.67	28.63	1	1
FIRST FLOOR PLAN	ASSEMBLY	OTHER	74.76	71.33	3	1
SECOND FLOOR PLAN	HEALTH CLUB	Public Utility Area	74.76	71.72	3	1
Total			179.19	171.68	7	3



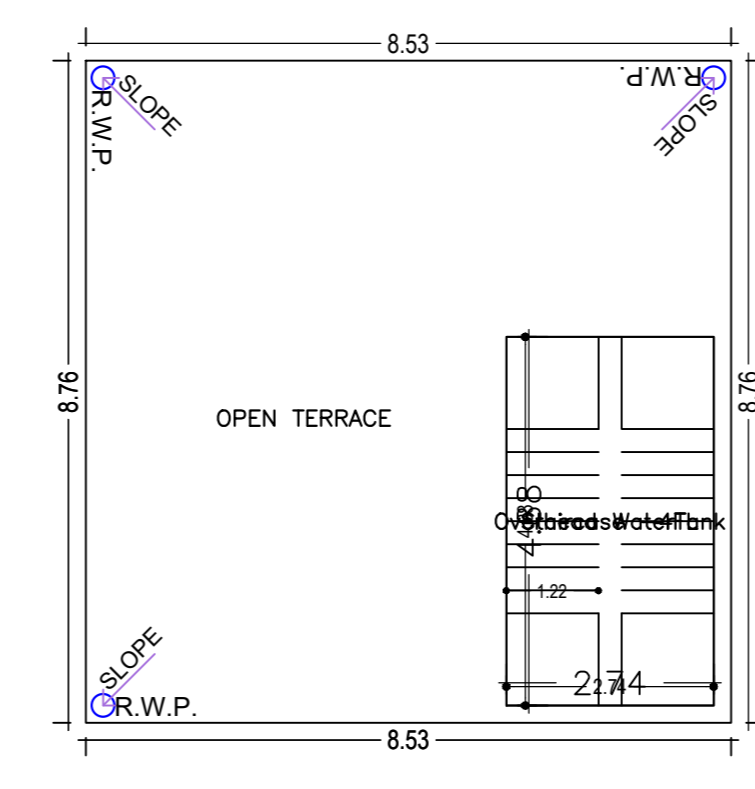
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



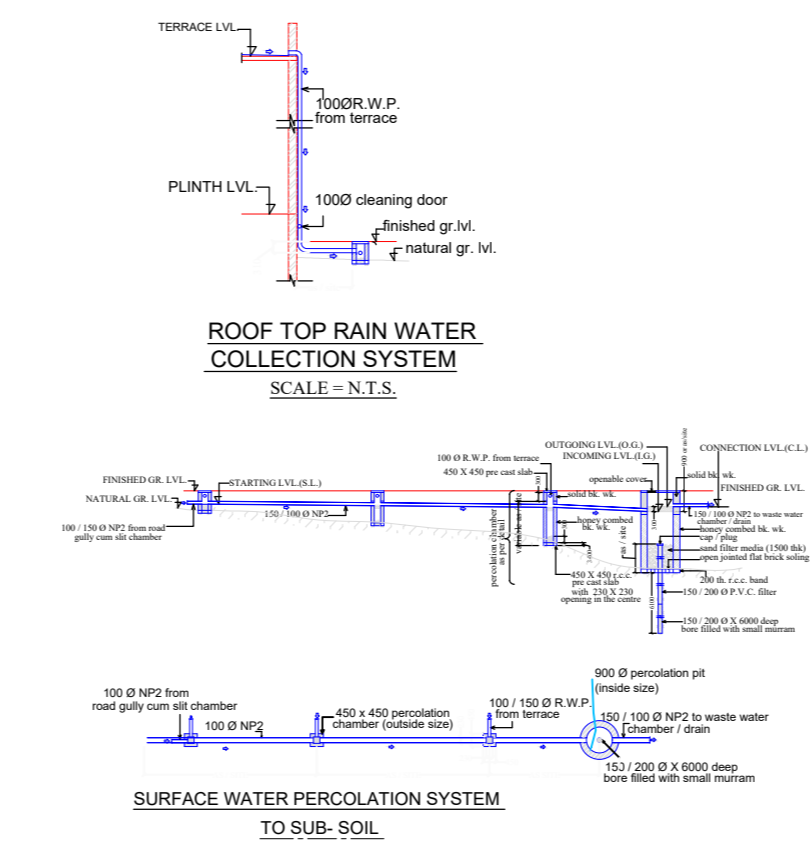
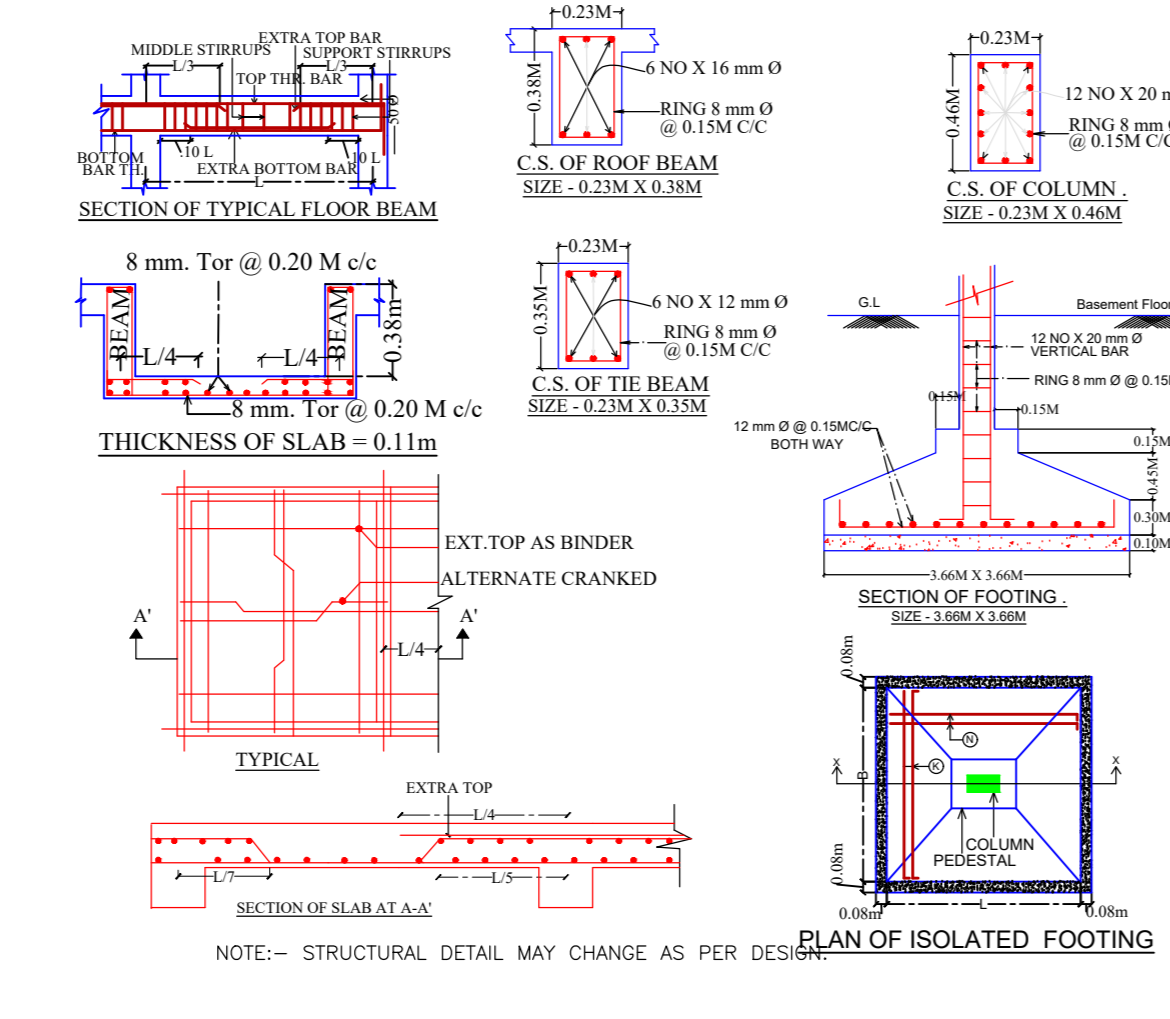
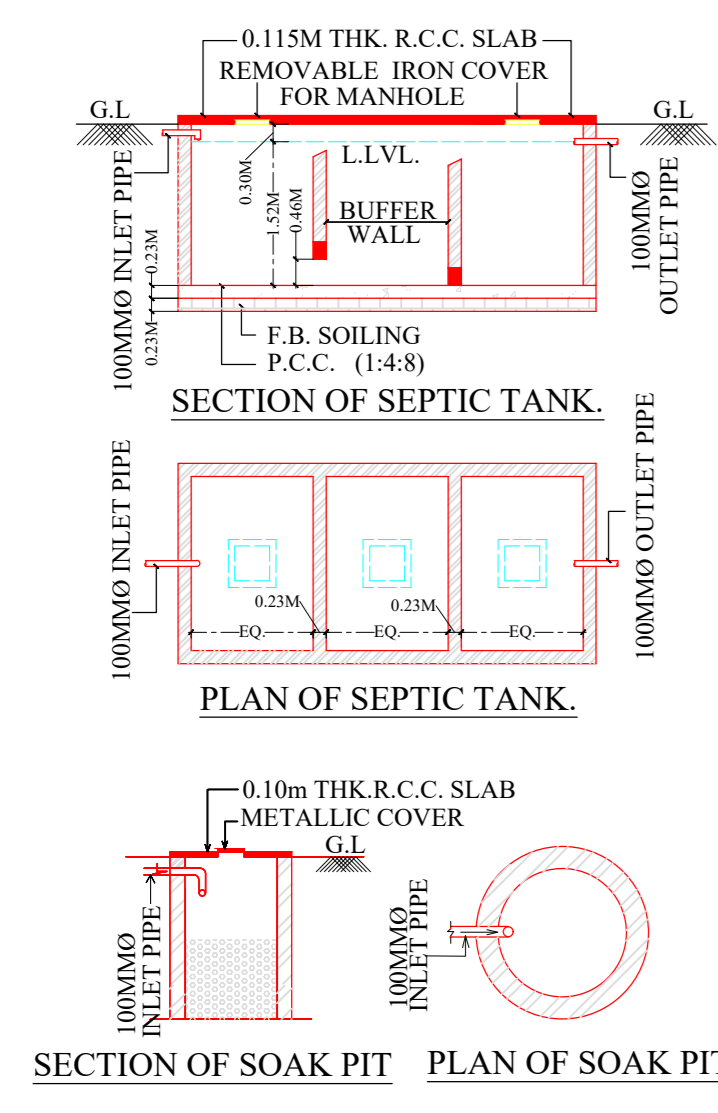
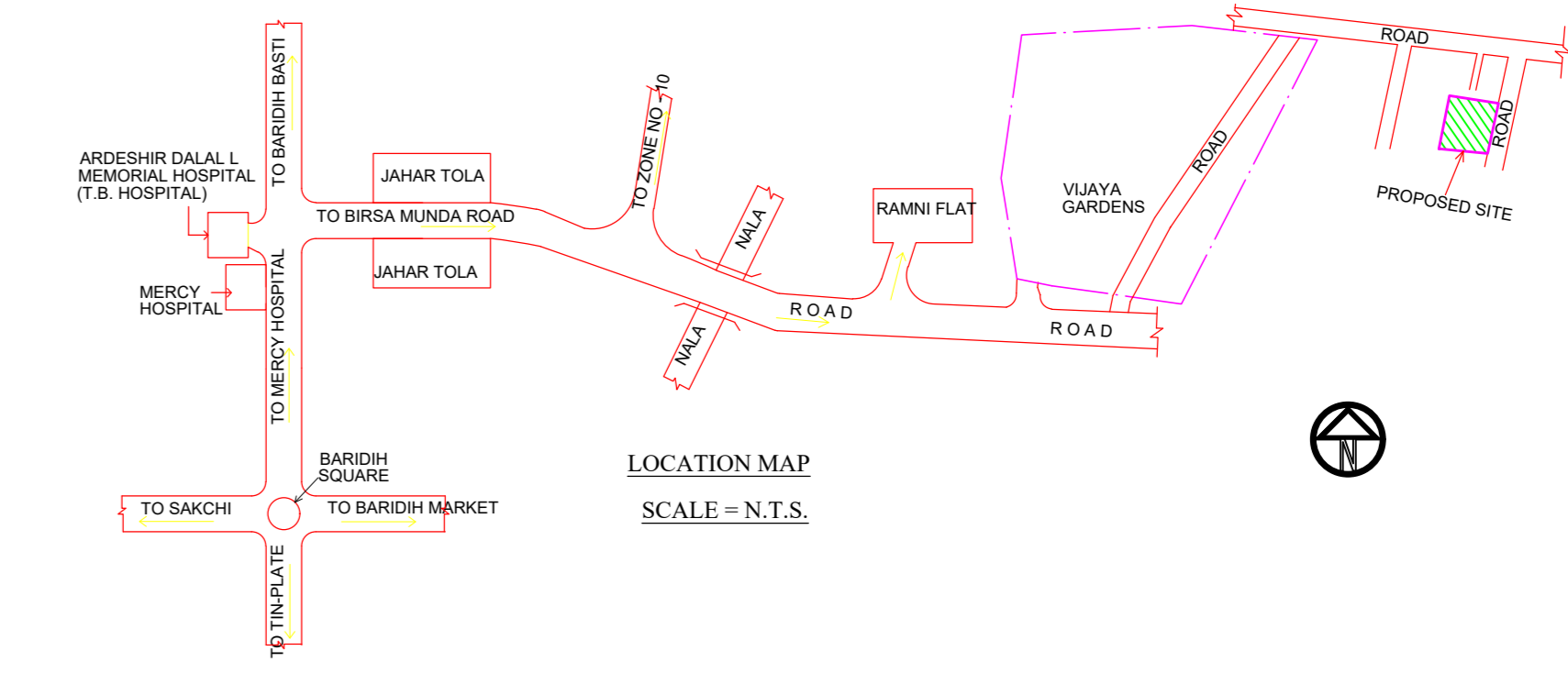
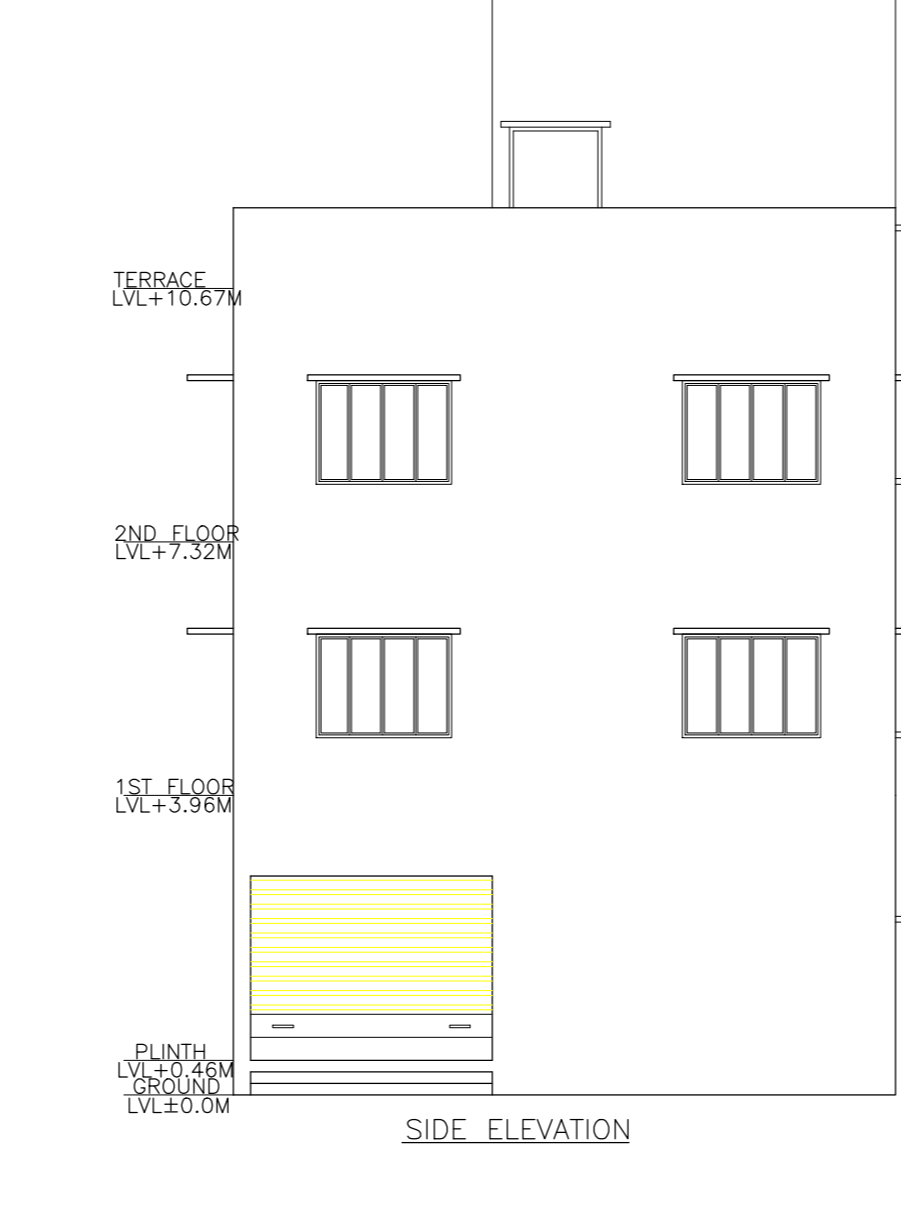
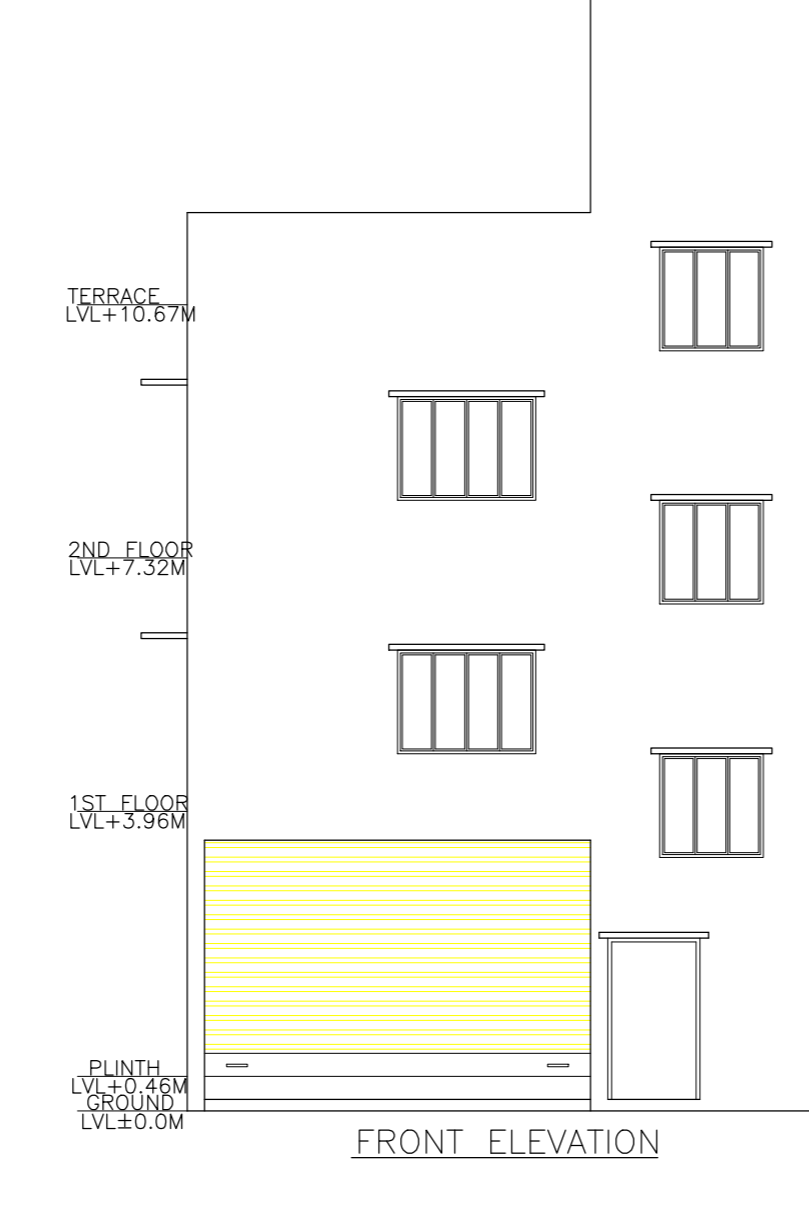
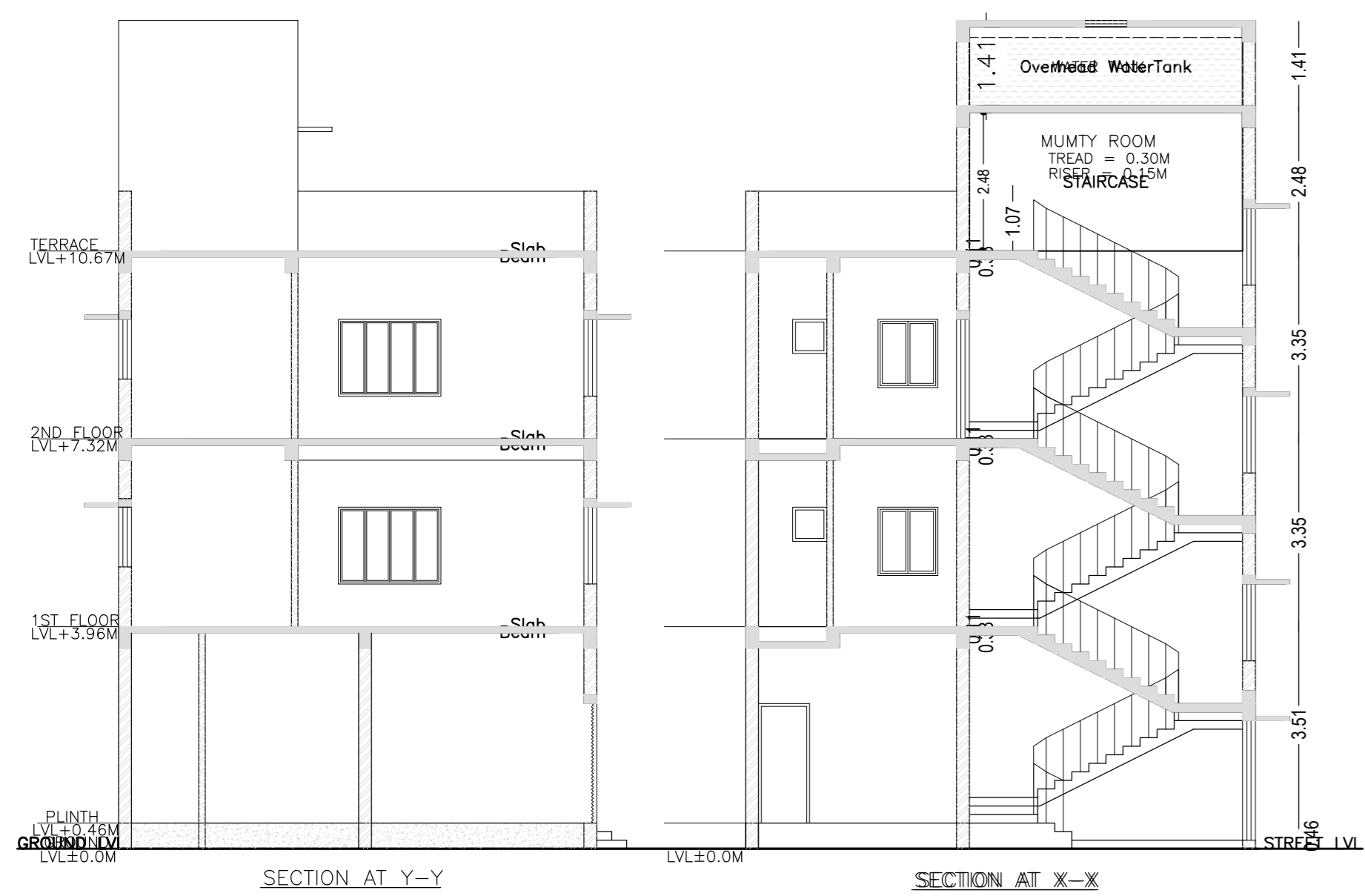
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Rahul Pandey JNAC/RC/0007/2017			