

Proposal Basic Information	
Proposal File No.	JNP/BP/0025/W15/2018
Owner Name	SMT. SHAKUNTALA DEVI
Khata No	381
Plot No	2038(OLD),5523,5524(NEW)
Village Name	Tilaiya
Use	Commercial
SubUse	Commercial Bldg

Buildingwise Floor FAR Details

Floor Name	Building Name A (COMMERCIAL)		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	122.18	10.66	122.18	10.66
Ground Floor	112.91	112.91	112.91	112.91
First Floor	119.60	115.87	119.60	115.87
Terrace Floor	0.00	0.00	0.00	0.00
Total :	354.69	239.44	354.69	239.44

UnitBUA Table for Building :A (COMMERCIAL)

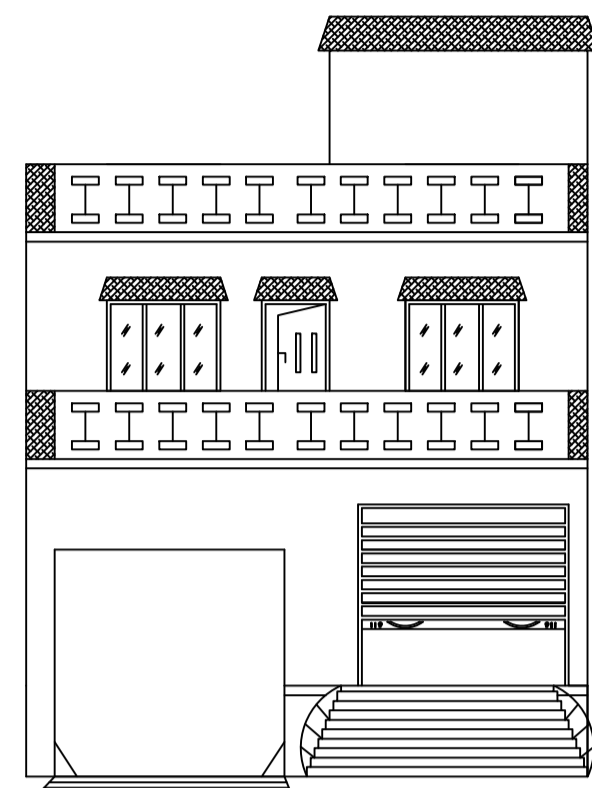
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP-1	SHOP	7.65	7.37	1	4
	SHOP-2	SHOP	7.75	7.47	1	
	SHOP-3	SHOP	13.52	13.24	1	
	SHOP-4	SHOP	23.26	22.86	2	
FIRST FLOOR PLAN	HALL	OFFICE	95.00	94.60	6	1
	Total :	-	-	147.18	145.53	11

Building USE/SUBUSE Details

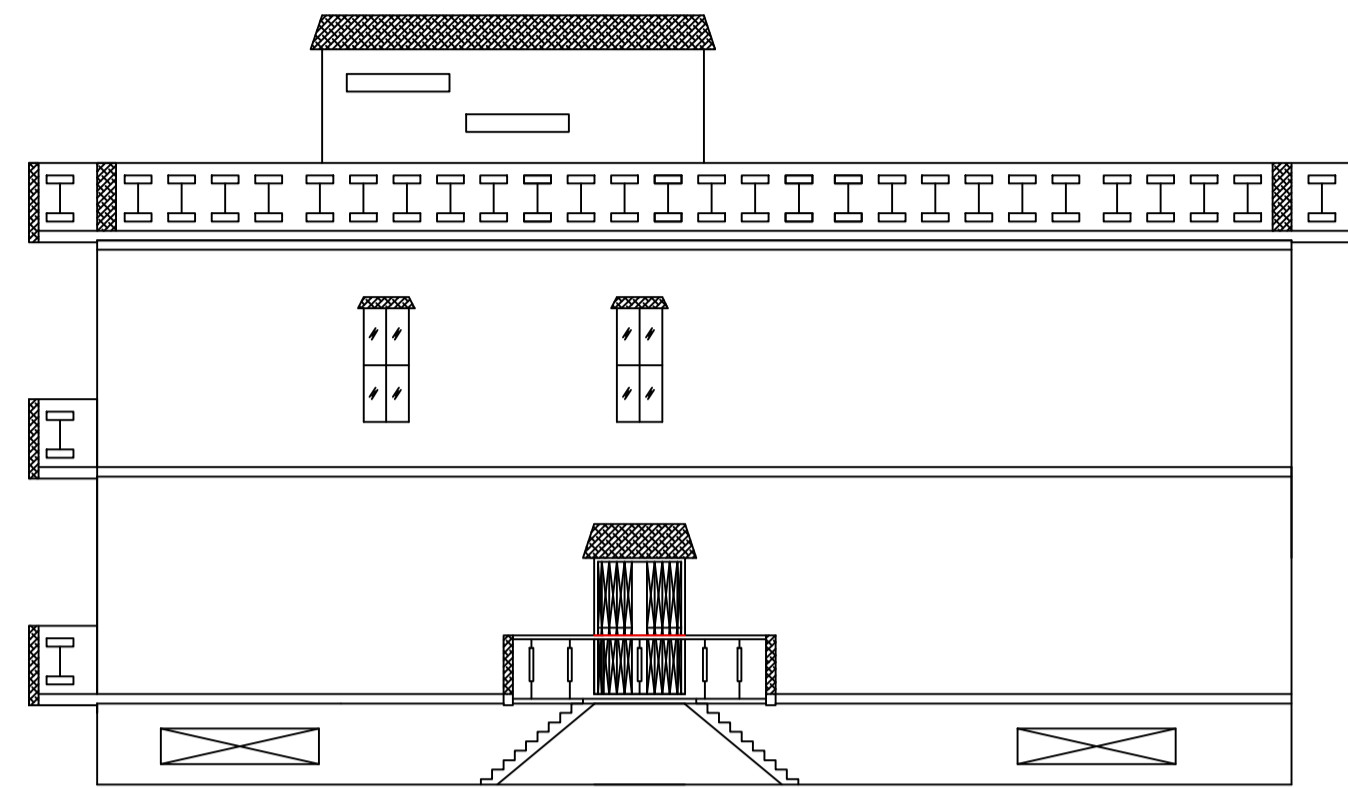
Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL)	Commercial	Commercial Bldg	Non-Highrise

FAR & Tenement Details (Table 4c-1)

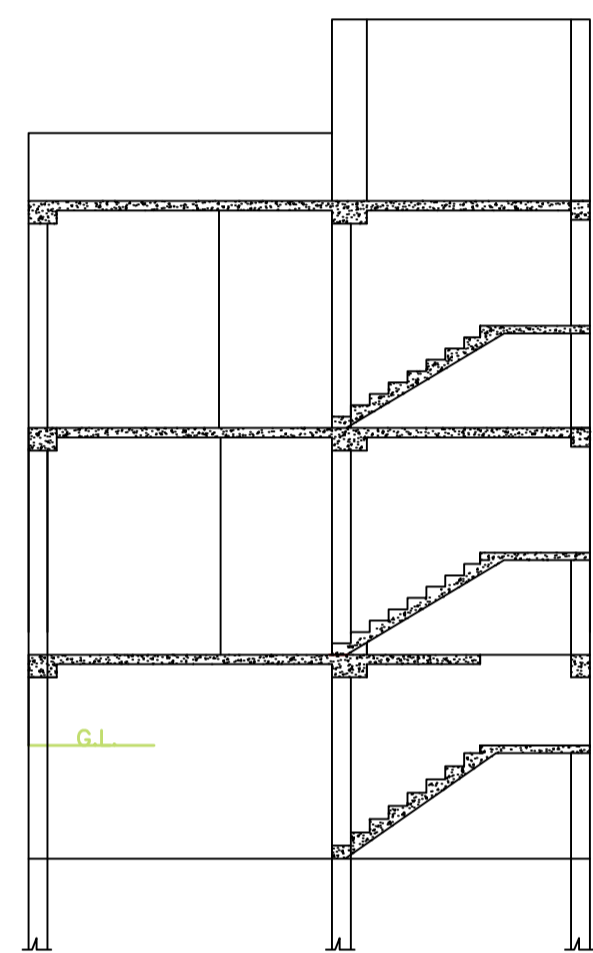
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)
			Lift	Parking				
A (COMMERCIAL)	1	354.69	7.46	69.78	228.78	10.66	239.44	239.44
Grand Total :	1	354.69	7.46	69.78	228.78	10.66	239.44	239.44



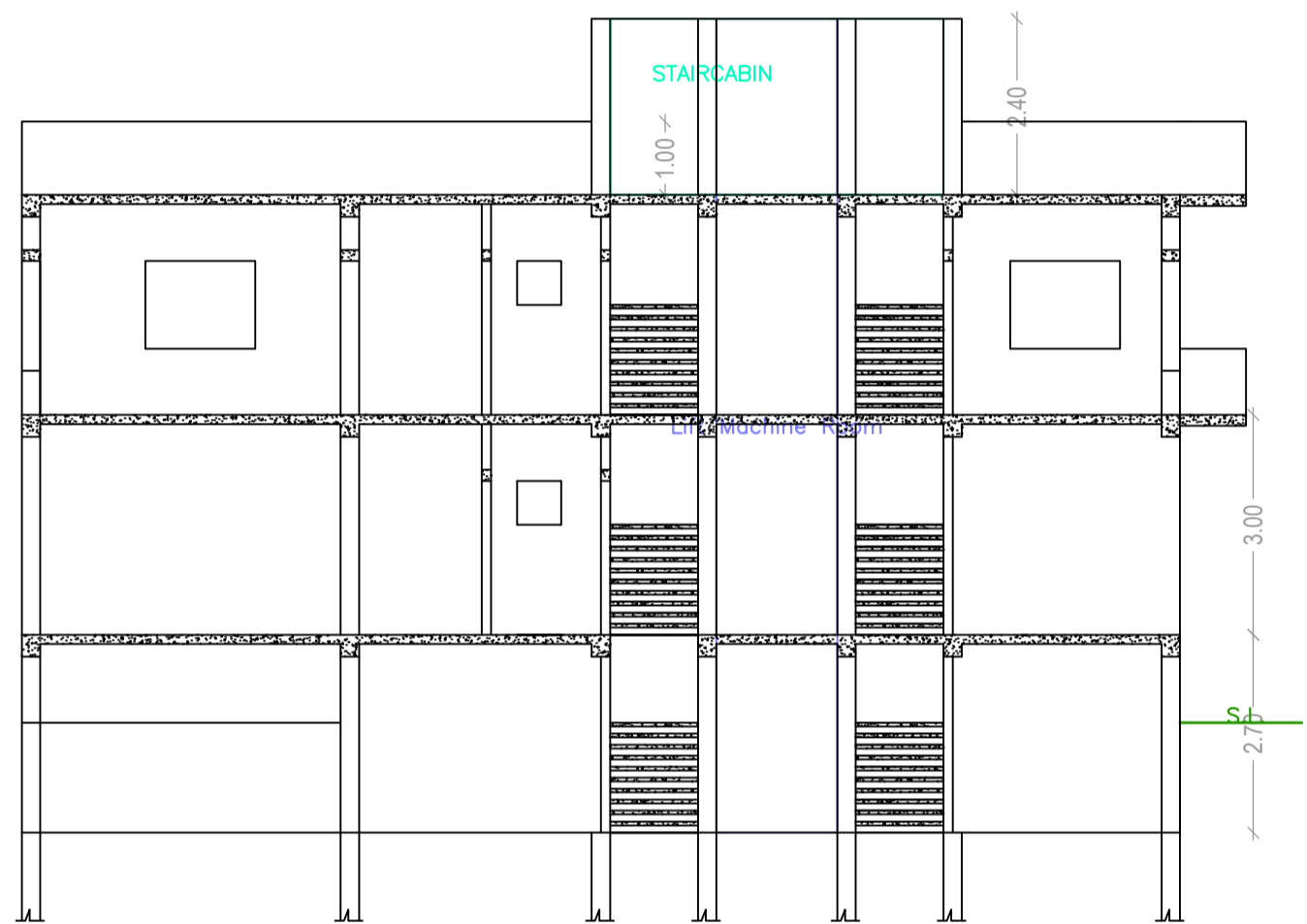
FRONT ELEVATION



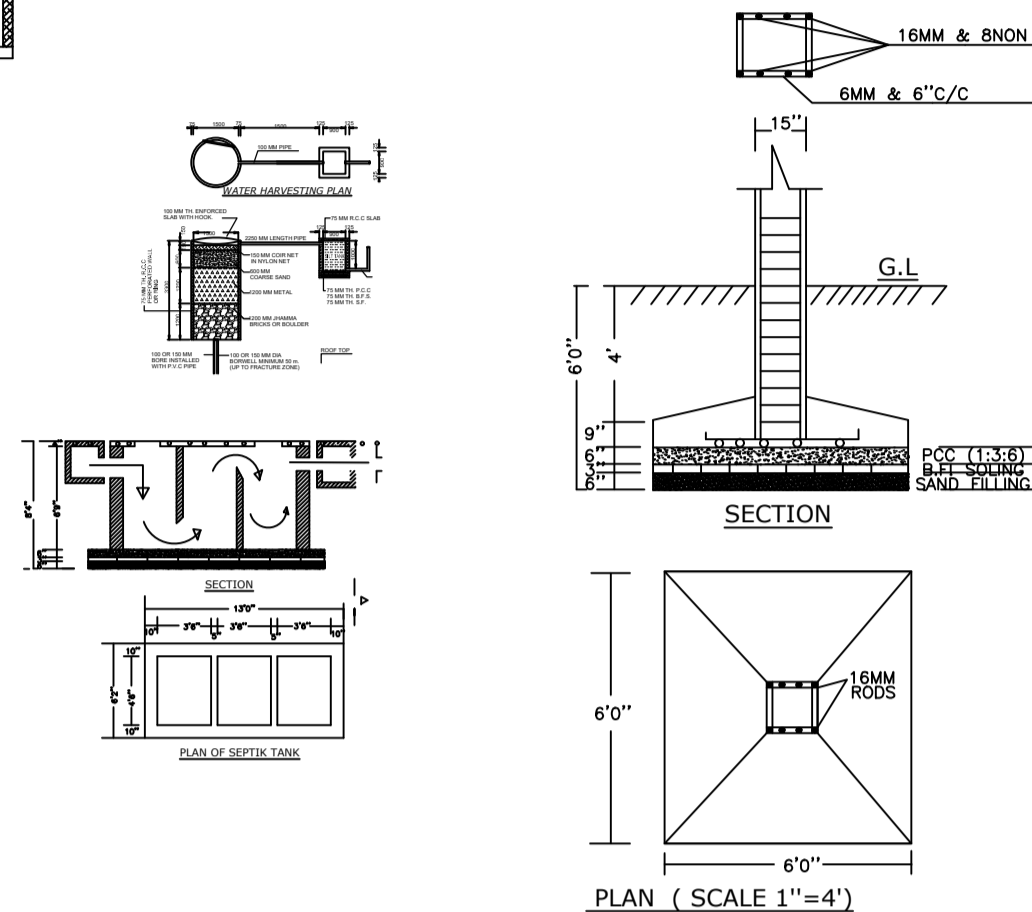
CROSS ELEVATION



CROSS SECTION (B)



CROSS SECTION (A)



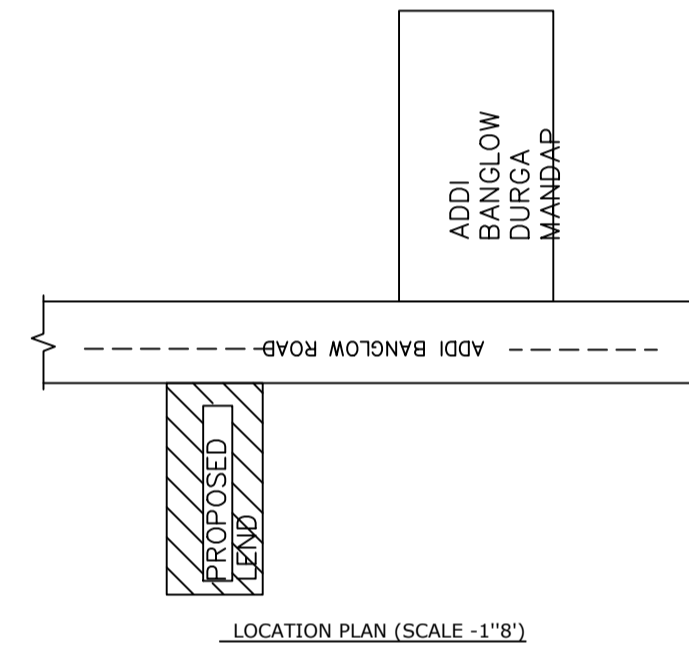
PLAN (SCALE 1"=4')

SCHEDULE OF DOOR:

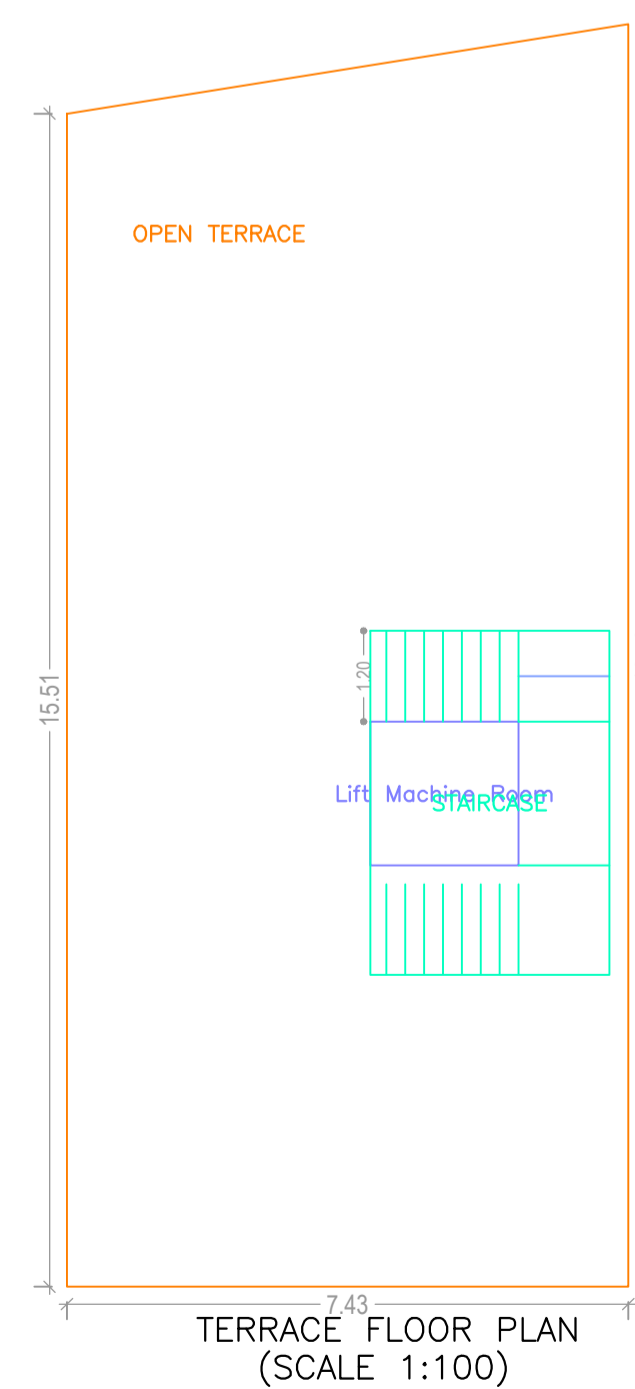
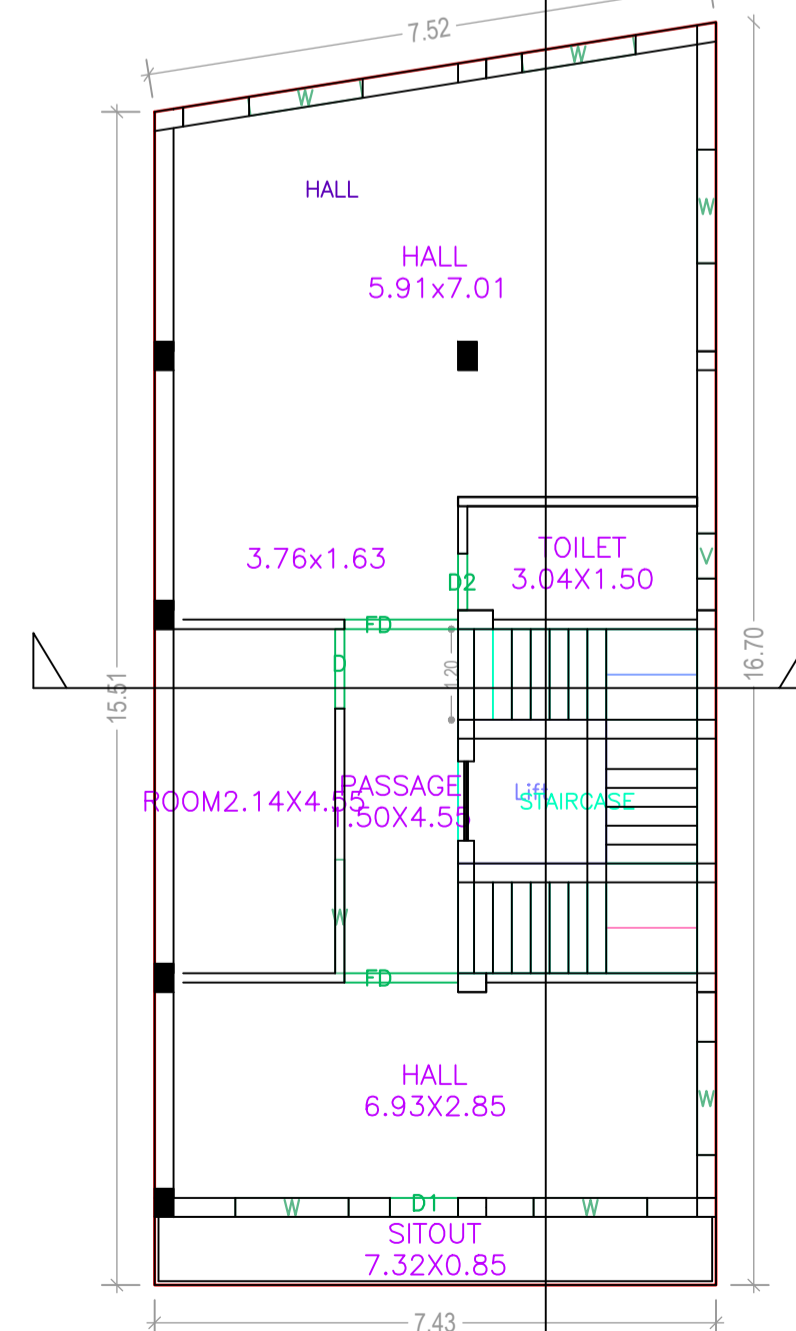
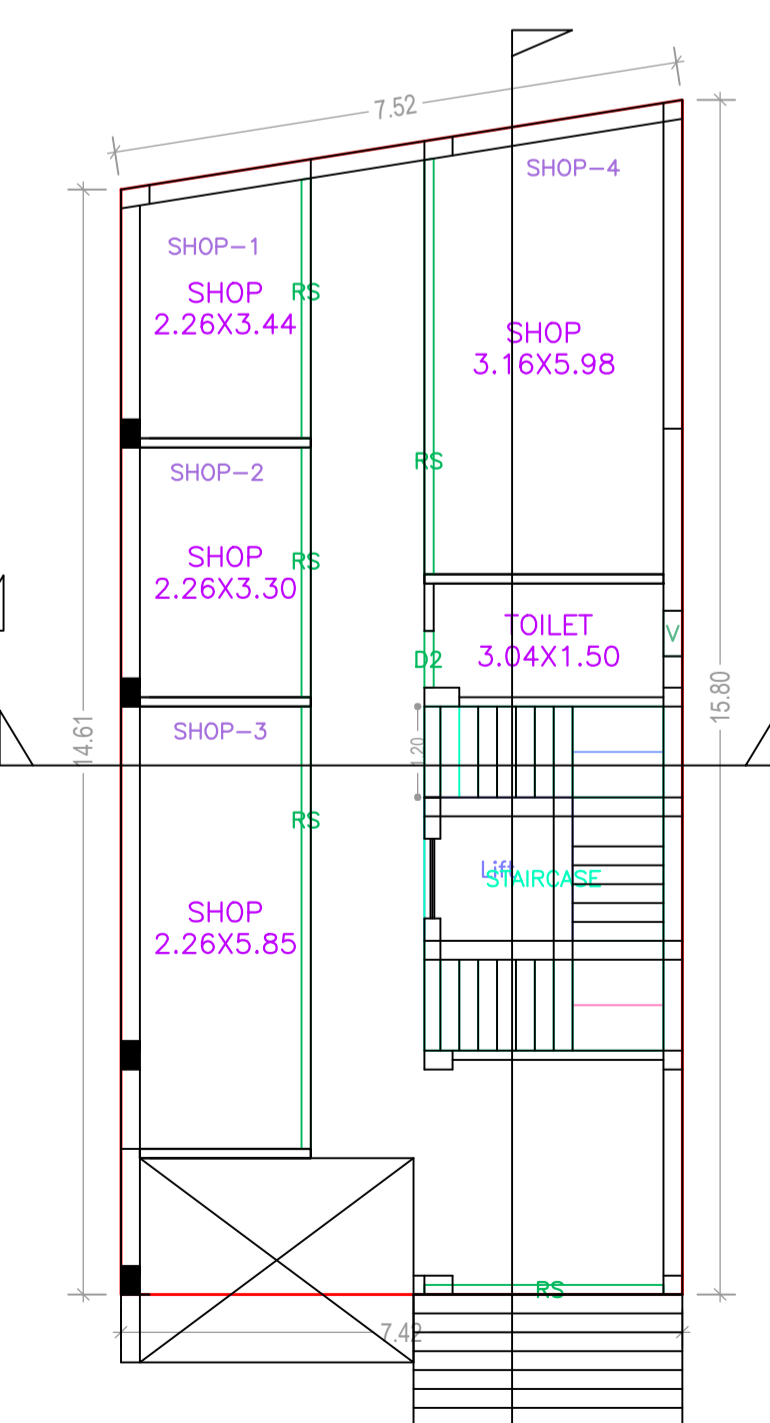
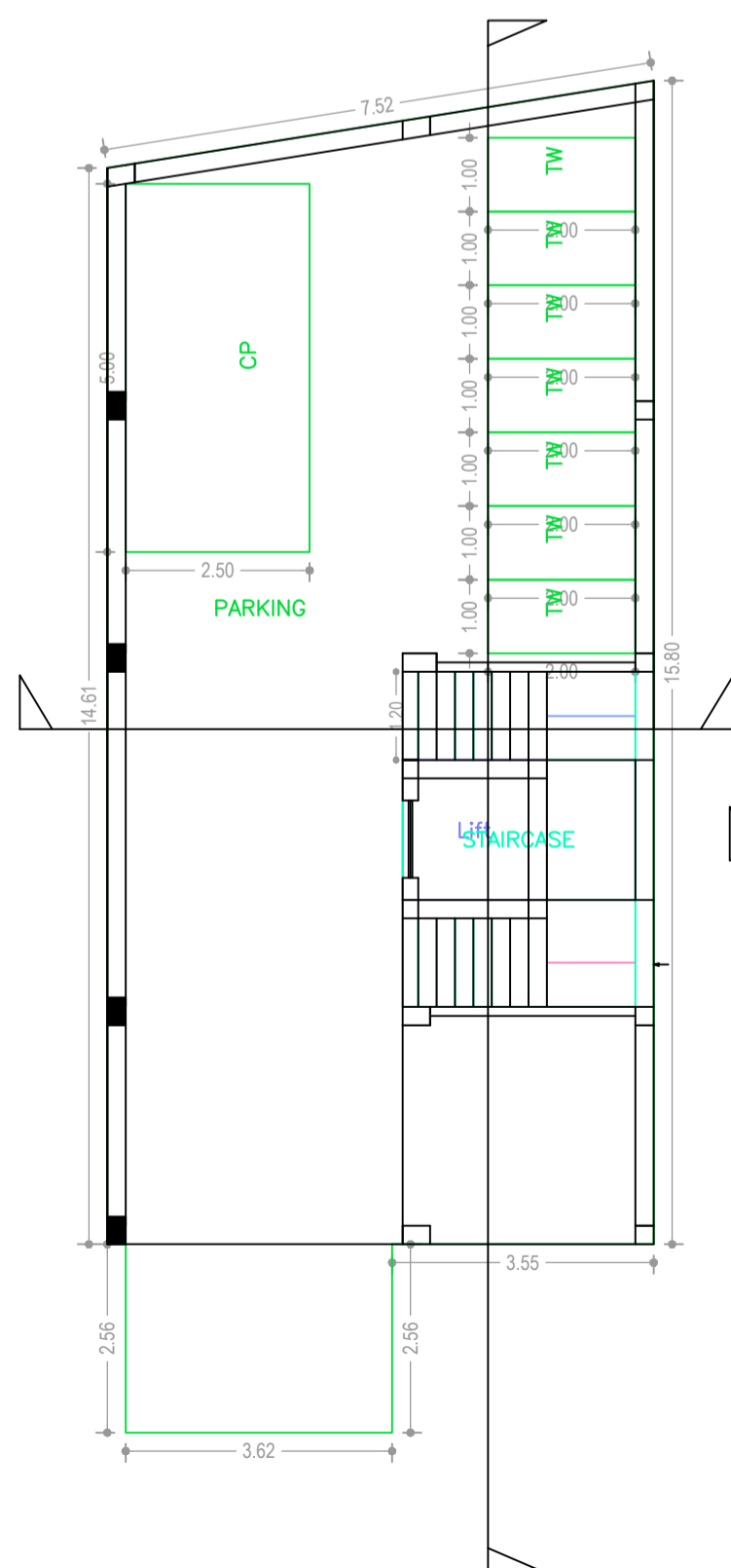
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	D2	0.75	2.10	02
A (COMMERCIAL)	D1	0.90	2.10	01
A (COMMERCIAL)	D	1.05	2.10	01
A (COMMERCIAL)	FD	1.50	2.10	02
A (COMMERCIAL)	RS	3.30	2.10	01
A (COMMERCIAL)	RS	3.44	2.10	01
A (COMMERCIAL)	RS	5.50	2.10	01
A (COMMERCIAL)	RS	5.85	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

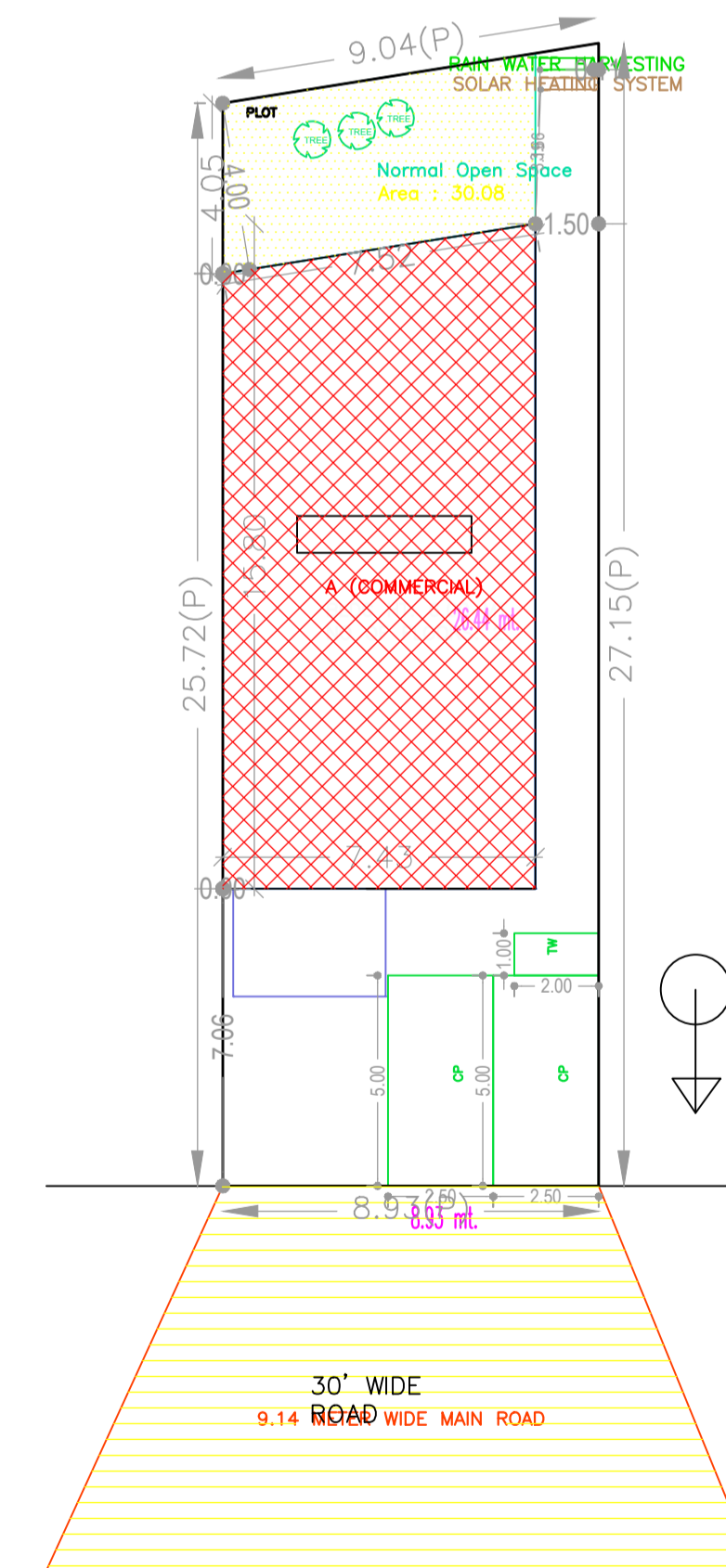
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	V	0.80	0.60	02
A (COMMERCIAL)	W	1.50	1.20	07



LOCATION PLAN (SCALE -1"=8')



TERRACE FLOOR PLAN (SCALE 1:100)



SITE PLAN

AREA STATEMENT		VERSION NO. : 1.0.26
JHUMRITILAIYA NAGAR		VERSION DATE: 10/05/2018
PROJECT DETAIL:		
Region: JHARKHAND URBAN	Plot Use: Commercial	
Local Bodies: KODERMA	Plot SubUse: Commercial Bldg	
Authority: JHUMRITILAIYA NAGAR PARISHAD	PlotNearby/ReligiousStructure: NA	
Inward No: JNP/BP/0025/W15/2018	Plot/SubPlot No: 2038(OLD),5523,5524(NEW)	
Application Type: General Proposal	North: Road Width - 9.14	
Project Type: Building Permission	South: Plot No. - SRI BIRENDRA KUMAR JAN	
Nature of Development: New	East: Plot No. - SMT. PARVATI DEVI	
Location of Development Area: Old Area	West: Plot No. - NIJ VENDER	
AREA DETAIL S:		SQ. MT.
AREA OF PLOT (Minimum)	(A)	235.95
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	235.95
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		30.08
Total		30.08
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	205.88
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	235.95
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	235.95
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		117.98
Proposed Coverage Area (47.85 %)		112.91
Total Prop. Coverage Area (47.85 %)		112.91
Balance coverage area (2.15 %)		5.07
FAR CHECK		
Perm. FAR Area (2.00)		471.91
Total Perm. FAR area		471.91
Commercial FAR		228.78
Proposed FAR Area		239.44
Total Proposed FAR Area		239.44
Consumed FAR (Factor)		1.01
Balance FAR Area		232.47
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		354.69
ARCHITECT (Regd)	RAJIB KUMAR SAHA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SMT. SHAKUNTALA DEVI	
DEVELOPMENT AUTHORITY		LOCAL BODY

Building :A (COMMERCIAL)

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.)
		Lift	Parking				
Basement Floor	122.18	3.73	69.78	0.00	10.66	10.66	10.66
Ground Floor	112.91	0.00	0.00	112.91	0.00	112.91	112.91
First Floor	119.60	3.73	0.00	115.87	0.00	115.87	115.87
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total :	354.69	7.46	69.78	228.78	10.66	239.44	239.44
Total Number of Same Buildings :	1						
Total :	354.69	7.46	69.78	228.78	10.66	239.44	239.44

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
RAJIB KUMAR SAHA JNP/ARC/0004/2017		