

Project Title :
 PROPOSED BUILDING PLAN FOR:- SRI. SURENDRA MODI . S/O-LATE. RAMESWAR MODI . MAUZA- BHADEDIH . WARD NO- 18 . P.S- TELAIYA . P.S NO-247 .
 KHATA NO- 1 .PLOT NO- 08. DISTT-KODERMA (JHARAKHAND)

DATE 21-05-2018
 SHEET NO. 1

Proposal Basic Information	
Proposal File No.	JNP/BP/0032/W18/2018
Owner Name	SRI SURENDRA MODI
Khata No	01
Plot No	08
Village Name	Bhadedih
Use	Mixed
SubUse	Resi+Comm

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	Parking	Resi.	Commercial				
AAA (SURENDRA MODI)	1	570.65	19.32	72.31	108.94	331.62	6.10	446.65	446.65	01
Grand Total	1	570.65	19.32	72.31	108.94	331.62	6.10	446.65	446.65	01

Buildingwise Floor FAR Details

Floor Name	Building Name AAA (SURENDRA MODI)		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	115.73	6.10	115.73	6.10
Ground Floor	113.73	113.73	113.73	113.73
First Floor	113.73	108.94	113.73	108.94
Second Floor	113.73	108.94	113.73	108.94
Third Floor	113.73	108.94	113.73	108.94
Terrace Floor	0.00	0.00	0.00	0.00
Total :	570.65	446.65	570.65	446.65

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		Two Wheeler	
				Regd.	Prop.	Regd.	Prop.	Regd.	Prop.	Regd.	Prop.
AAA (SURENDRA MODI)	Commercial Bldg	Commercial	>0	200	200.22	1	1	-	-	-	-
Total:	-	-	-	-	-	1	2	-	0	2	-

Parking Check (Table 7b)

Vehicle Type	Regd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitors Car Parking	-	-	2	25.00
Two Wheeler	4	8.00	5	10.00
Other Parking	-	-	-	22.87
Total	-	33.00	-	82.87

AREA STATEMENT

JHUMRITILAIYA NAGAR PARISHAD		VERSION NO.: 1.0.27
PROJECT DETAIL:		VERSION DATE: 18/05/2018
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: KODERMA	Plot SubUse: Resi+Comm	
Authority: JHUMRITILAIYA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA	
Inward No: JNP/BP/0032/W18/2018	Plot/SubPlot No: 08	
Application Type: General Proposal	North: Road Width - 3.04M WIDE ROAD	
Project Type: Building Permission	South: Road Width - 30M WIDE ROAD	
Nature of Development: New	East: Plot No. - 3.34M WIDE ROAD	
Location of Development Area: Old Area	West: Plot No. - RAJENDRA MODI & RENU PD BARNWAL	

AREA DETAILS:

Area	Area (Sq.mt.)	SQ.MT.
AREA OF PLOT (Minimum)	(A)	230.20
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	230.20
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		28.16
Total		28.16
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	202.04
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	230.20
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	230.20

COVERAGE CHECK

Permissible Coverage area (60.00 %)	138.12
Proposed Coverage Area (49.41 %)	113.73
Total Prop. Coverage Area (49.41 %)	113.73
Balance coverage area (10.60 %)	24.39

FAR CHECK

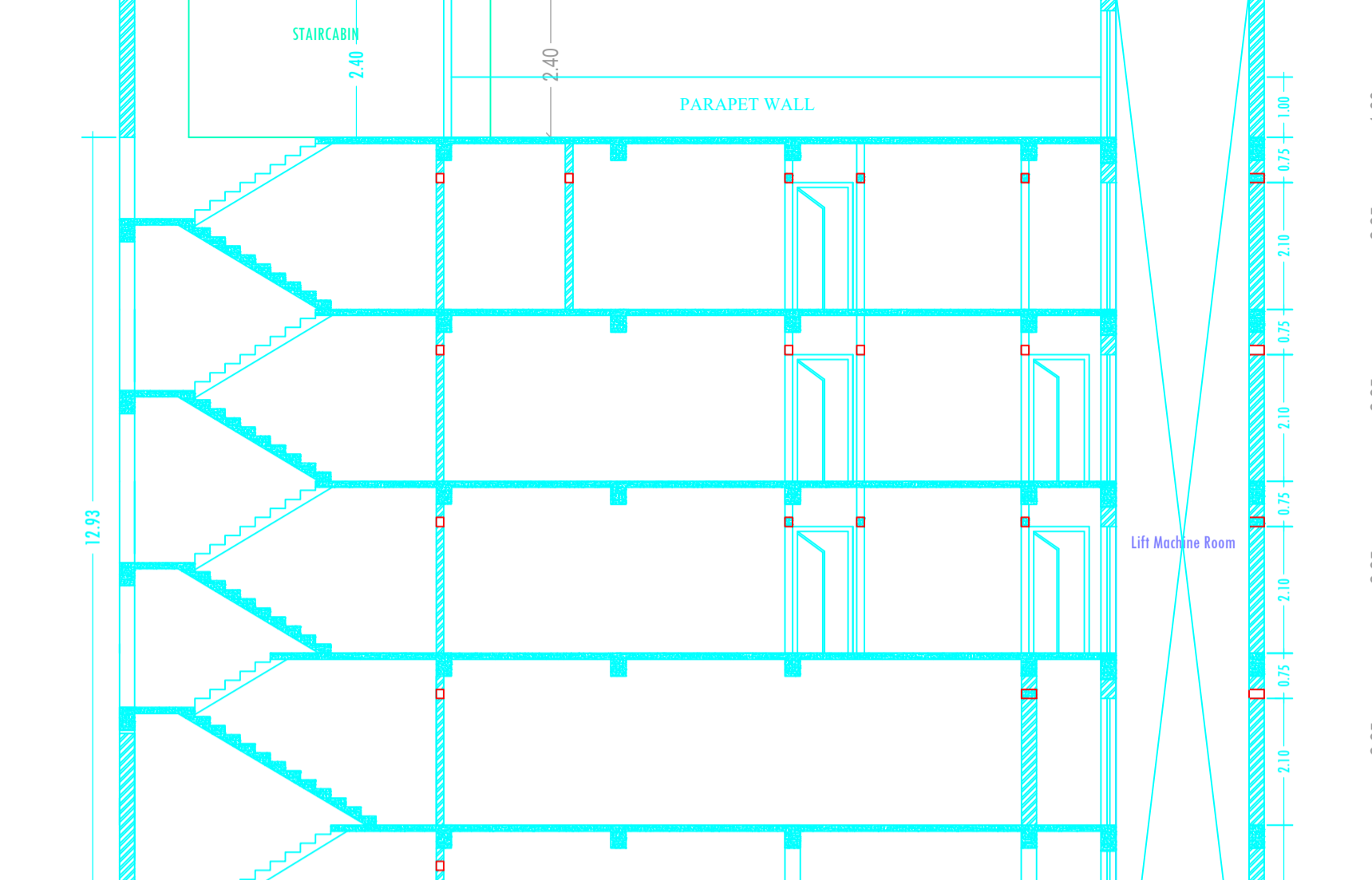
Perm. FAR Area (2.00)	460.40
Total Perm. FAR area	460.40
Residential FAR	108.94
Commercial FAR	331.62
Proposed FAR Area	446.66
Total Proposed FAR Area	446.66
Consumed FAR (Factor)	1.94
Balance FAR Area	13.74

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	570.65
ARCHITECT (Regd)	RAJIVA RANJAN SANDHWAR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SRI SURENDRA MODI

DEVELOPMENT AUTHORITY

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
RAJIVA RANJAN SANDHWAR JNP/ENG/0002/2018		

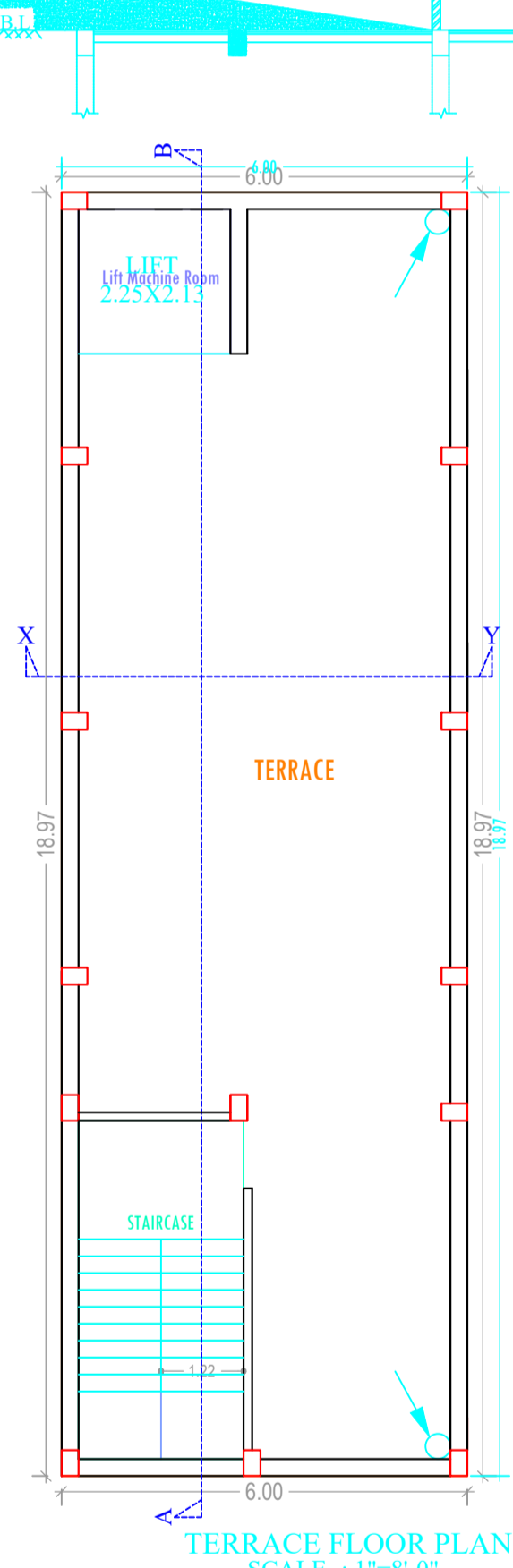
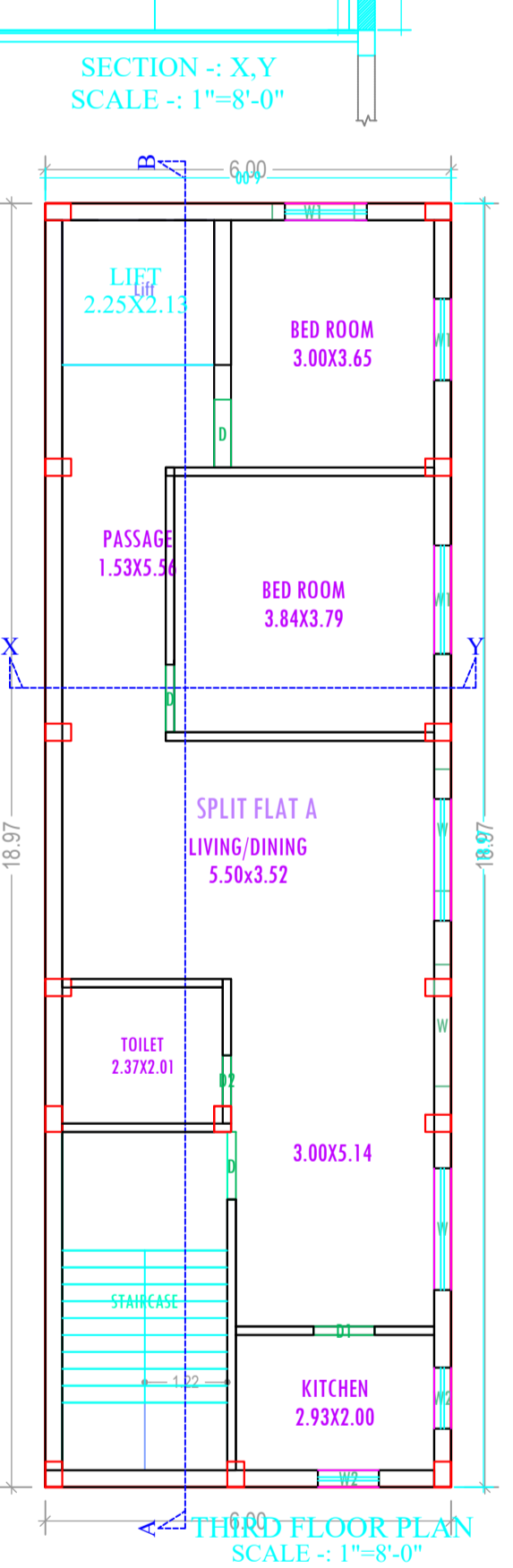
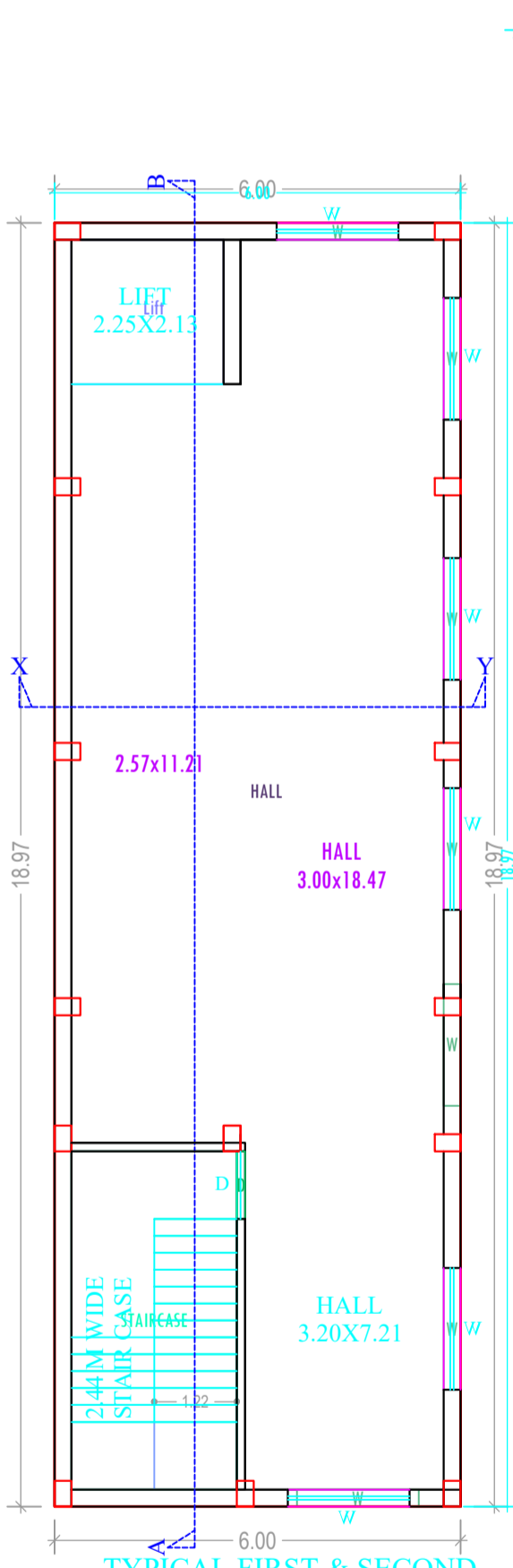
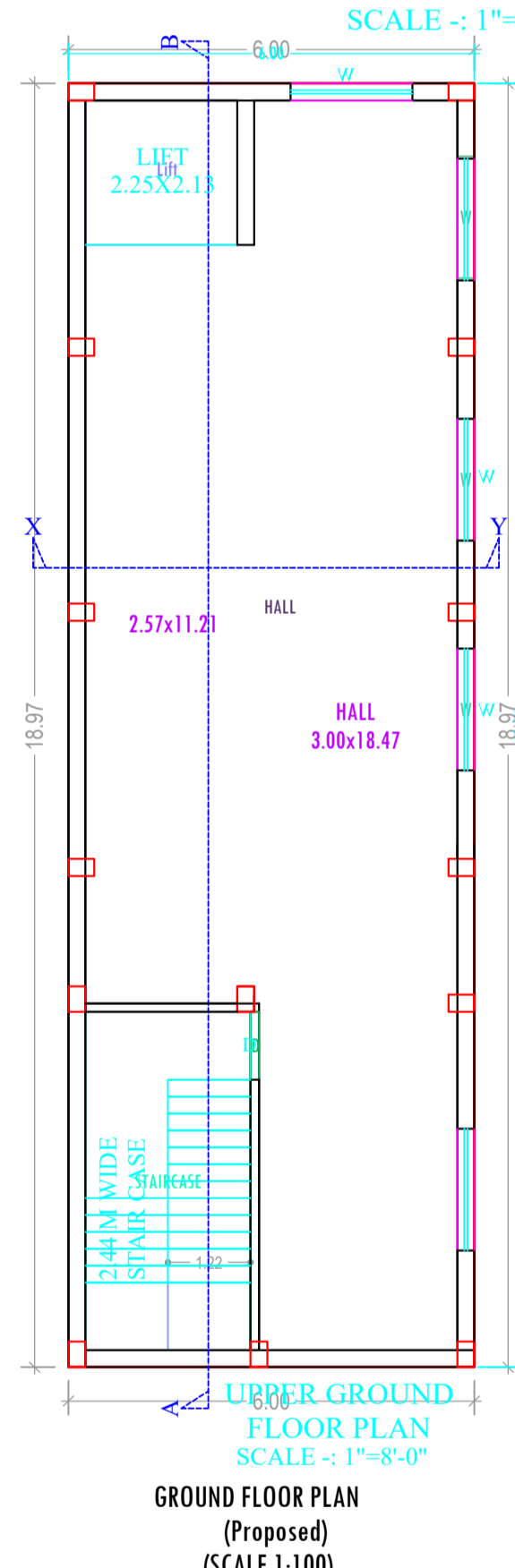
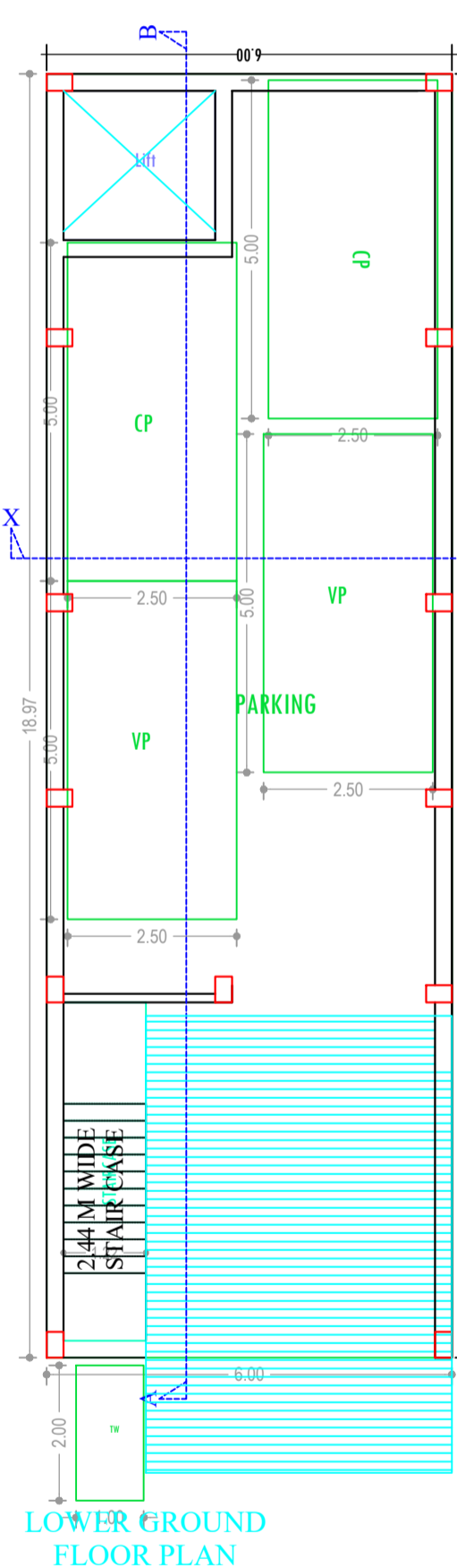


FRONT ELEVATION SCALE :- 1"=8'-0"

SIDE ELEVATION SCALE :- 1"=8'-0"

SECTION :- X,Y SCALE :- 1"=8'-0"

SECTION :- A,B SCALE :- 1"=8'-0"

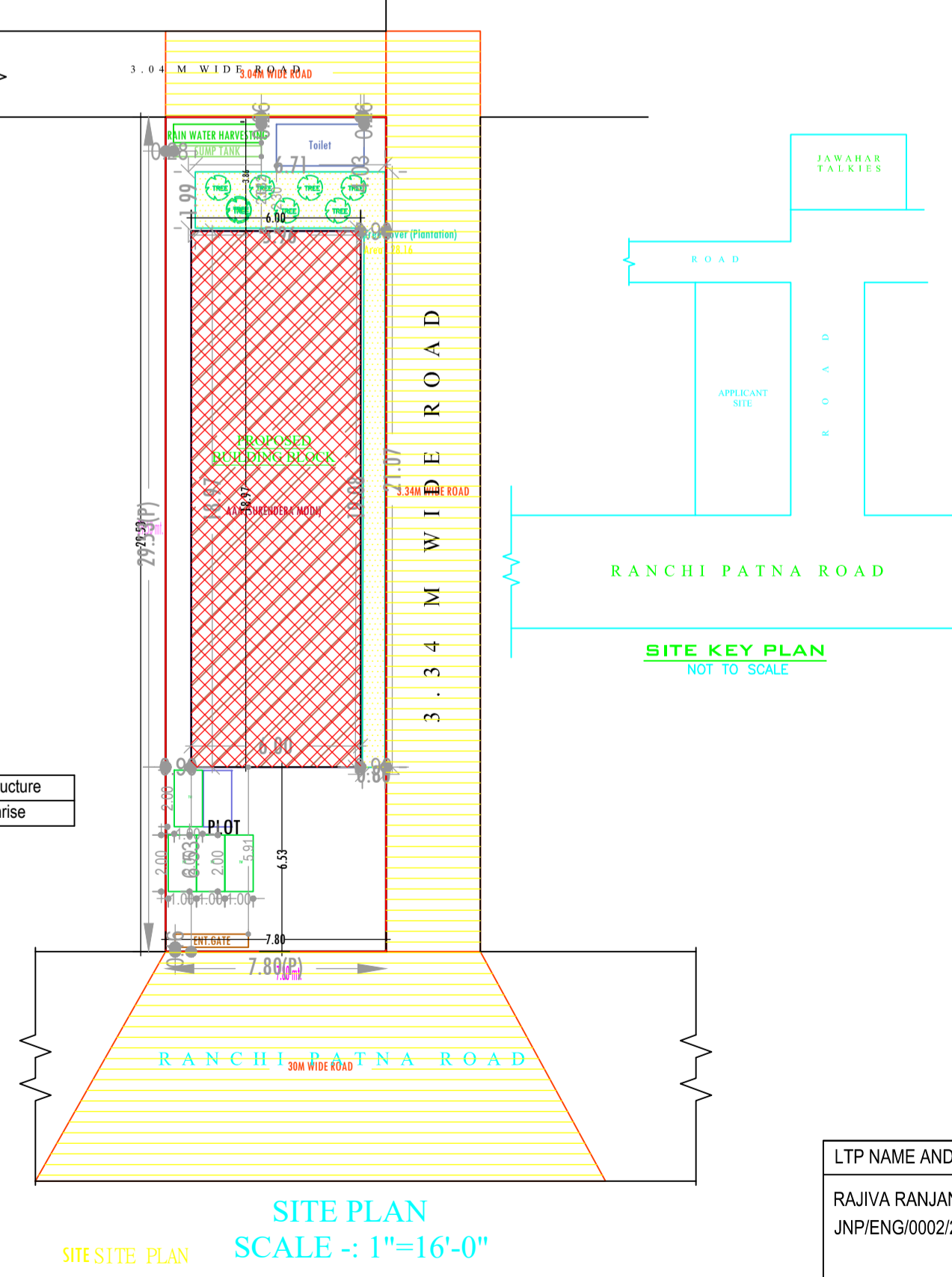


COLOR INDEX

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

UnitBUA Table for Building :AAA (SURENDRA MODI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	HALL	OTHER	91.26	86.64	1	1
TYPICAL - 1& 2 FLOOR PLAN	HALL	OTHER	91.61	91.29	1	2
THIRD FLOOR PLAN	SPLIT FLAT A	FLAT	83.88	80.24	5	1
Total:	-	-	358.37	349.47	8	4



Building :AAA (SURENDRA MODI) (Proposed) (SCALE 1:100)

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.)	Tnmt (No.)
		Lift	Parking	Resi.	Commercial				
Basement Floor	115.73	4.95	72.31	0.00	0.00	6.10	6.10	6.10	00
Ground Floor	113.73	0.00	0.00	0.00	113.73	0.00	113.73	113.73	00
First Floor	113.73	4.79	0.00	0.00	108.94	0.00	108.94	108.94	00
Second Floor	113.73	4.79	0.00	0.00	108.94	0.00	108.94	108.94	00
Third Floor	113.73	4.79	0.00	0.00	108.94	0.00	108.94	108.94	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	570.65	19.32	72.31	108.94	331.62	6.10	446.65	446.65	01

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
AAA (SURENDRA MODI)	Residential	Residential Bldg/Apartment	Non-Highrise

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (SURENDRA MODI)	D2	0.75	2.10	01
AAA (SURENDRA MODI)	D1	0.90	2.10	01
AAA (SURENDRA MODI)	D	1.00	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (SURENDRA MODI)	W2	0.90	1.20	02
AAA (SURENDRA MODI)	W1	1.21	1.20	02
AAA (SURENDRA MODI)	W1	1.61	1.20	01
AAA (SURENDRA MODI)	W	1.80	1.20	20