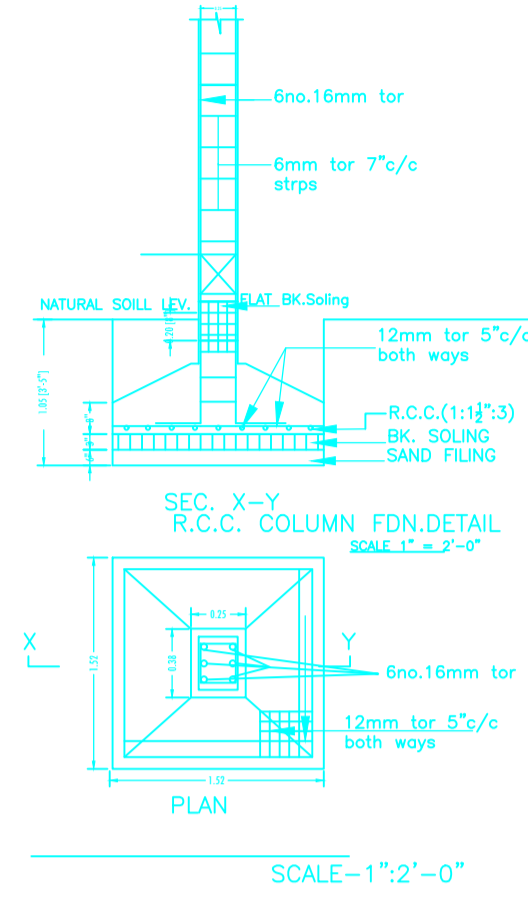
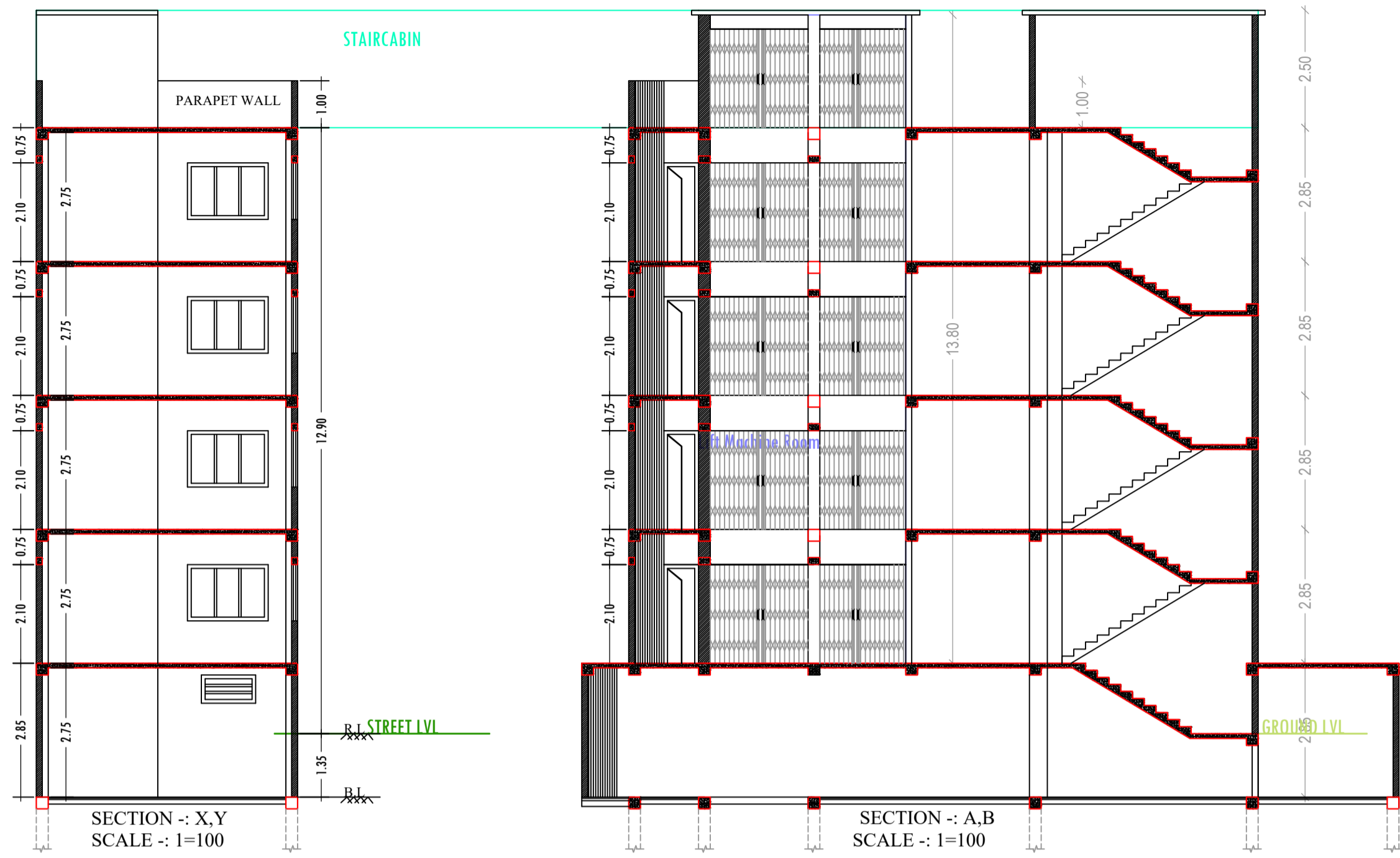


Project Title :
 PROPOSED BUILDING PLAN FOR (1)SMT VARSHA SHARMA .W/O- SRI RAKESH KUMAR .
 (2) SMT. MALTI RANA. W/O - SRI. ASHOK RANA .MAUZA- TELAIYA . WARD NO- 09. P.S-TELAIIYA . P.S NO-244.
 KHATA NO-216,(OLD -216),(NEW-38) .PLOTNO- (OLD-3452),(NEW-7742) . DISTT-KODERMA (JHARAKHAND)

DATE 21-12-2018
 SHEET NO. 1

Proposal Basic Information	
Proposal File No.	JNP/IBP/0078/W09/2018
Owner Name	1.SMT VARSHA SHARMA 2. SMT MALTI RANA
Khata No	(OLD) 216 (NEW) 38
Plot No	(OLD) 3452 (NEW) 7742
Village Name	Tilaiya
Use	Commercial
SubUse	Shop



Building -A (VARSHA SHARMA MALTI RANA)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.m.	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)	Proposed FAR Area (Sq.m.)	Add Area In FAR (Sq.m.)	Total FAR Area (Sq.m.)	Total Consumed Additional FAR Area (Sq.m.)
Basement Floor	93.24	0.00	93.24	0.00	0.00	5.17	5.17	5.17
Ground Floor	71.23	11.79	59.44	0.00	59.44	0.00	59.44	59.44
First Floor	71.23	0.00	71.23	9.93	61.30	0.00	61.30	61.30
Second Floor	71.23	0.00	71.23	9.93	61.30	0.00	61.30	61.30
Third Floor	71.23	0.00	71.23	9.93	61.30	0.00	61.30	61.30
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	378.16	11.79	366.37	29.79	88.07	243.34	5.17	248.51

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

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (VARSHA SHARMA MALTI RANA)		0.56	2.10	04

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (VARSHA SHARMA MALTI RANA)	V	0.60	0.60	04
A (VARSHA SHARMA MALTI RANA)	W	1.80		04

UnitBUA Table for Building -A (VARSHA SHARMA MALTI RANA)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	HALL	OTHER	33.05	32.44	2	1
TYPICAL - 1, 2 & 3 FLOOR PLAN	HALL	OTHER	46.00	44.84	2	3
Total:	-	-	171.05	166.96	8	4

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (VARSHA SHARMA MALTI RANA)	Commercial	Shop	Non-Highrise

FAR & Tenement Details (Table 4c-1)									
Building	No. of Same Bldg	Gross Built Up Area (Sq.m.)	Deductions From Gross BUA/Area in Sq.m.	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)	Proposed FAR Area (Sq.m.)	Add Area In FAR (Sq.m.)	Total FAR Area (Sq.m.)	Total Consumed Additional FAR Area (Sq.m.)
A (VARSHA SHARMA MALTI RANA)	1	378.16	11.79	366.37	29.79	88.07	243.34	5.17	248.51
Grand Total	1	378.16	11.79	366.37	29.79	88.07	243.34	5.17	248.51

Required Parking (Table 7a)									
Building Name	Type	SubUse	Area (Sq.m.)	Units	Car	TwoWheeler			
A (VARSHA SHARMA MALTI RANA)	Commercial	Shop	> 0	50	191.03	1			
Total	-	-	-	-	3	3			

Parking Check (Table 7b)					
Vehicle Type	Reqd.	Prop.	Reqd.	Prop.	Reqd.
Car	-	-	3	37.50	-
TwoWheeler	8	16.00	9	18.00	-
Other Parking	-	-	-	36.57	-
Total	53.50	53.50	92.07	92.07	92.07

Buildingwise Floor FAR Details				
Floor Name	Proposed Built Up Area (Sq.m.)	Proposed FAR Area (Sq.m.)	Total Proposed Built Up Area (Sq.m.)	Total FAR Area (Sq.m.)
Basement Floor	93.24	5.17	93.24	5.17
Ground Floor	59.44	59.44	59.44	59.44
First Floor	71.23	61.30	71.23	61.30
Second Floor	71.23	61.30	71.23	61.30
Third Floor	71.23	61.30	71.23	61.30
Terrace Floor	0.00	0.00	0.00	0.00
Total	366.37	248.51	366.37	248.51

AREA STATEMENT		VERSION NO.:	1.0.30
JHUMRITILAIYA NAGAR PARISHAD		VERSION DATE:	30/06/2018
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial		
District: KODERMA	Plot SubUse: Shop		
Authority: JHUMRITILAIYA NAGAR PARISHAD	PlotNearby/ReligiousStructure: NA		
Inward No. JNP/IBP/0078/W09/2018	Plot/SubPlot No. (OLD) 3452 (NEW) 7742		
Application Type: General Proposal	North: Road Width - 30M WIDE RANCHI PATNA ROAD		
Project Type: Building Permission	South: Plot No. - NALA		
Nature of Development: New	East: Plot No. - LATE TARKESHWER SINGH		
Location of Development Area: Old Area	West: Plot No. - SMT URMILA DEVI & SMT NIRMALA DEVI		

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	165.91
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	165.91
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		17.52
Total		17.52
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	148.40
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	165.91
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	165.91

COVERAGE CHECK		
Permissible Coverage area (50.00 %)		82.96
Proposed Coverage Area (35.83 %)		59.44
Total Prop. Coverage Area (35.83 %)		59.44
Balance coverage area (14.18 %)		23.52

FAR CHECK		
Perm. FAR Area (2.00)		331.82
Total Perm. FAR area		331.82
Commercial FAR		243.34
Proposed FAR Area		248.51
Total Proposed FAR Area		248.51
Consumed FAR (Factor)		1.50
Balance FAR Area		83.31

BUILT UP AREA CHECK			
Total Proposed BuiltUp Area		366.37	
ARCHITECT (Regd)		MD SHOAIB ALAM	
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)		1.SMT VARSHA SHARMA 2. SMT MALTI RANA	
DEVELOPMENT AUTHORITY		LOCAL BODY	

