

SITE PLAN

(Scale - 1:200)

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (STONAGE PVT LTD)	1	869.00	868.98	869.00	869.00	05
Grand Total :	1	869.00	868.98	869.00	869.00	05

Proposal Basic Information

Proposal File No.	JNP/IBP/0025/W14/2019
Owner Name	M/S STONAGE REALTY PRIVATE LIMITED
Khata No	381, 382
Plot No	7158,7159,7160,7161 & 7162
Village Name	Tilaiya
Use	Commercial
SubUse	Shop and Office

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
Commercial	Shop and Office	> 0	200	777.54	1	3	-	-	-
Total :						3	7	9	18

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	7	87.50
Total Car	3	37.50	7	87.50
TwoWheeler	-	-	18	36.00
Total TwoWheeler	9	18.00	18	36.00
Total		55.50		159.50

AREA STATEMENT

JHUMRITILAIYA NAGAR PARISHAD	VERSION NO. : 1.0.37
PROJECT DETAIL:	VERSION DATE: 29/04/2019
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: KODERMA	Plot SubUse: Shop and Office
Authority: JHUMRITILAIYA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA
Inward No: JNP/IBP/0025/W14/2019	Plot/SubPlot No: 7158,7159,7160,7161 & 7162
Application Type: General Proposal	North: Plot No. - PRAVIN SUKHANI(Plot No -7162(P)
Project Type: Building Permission	South: Road Width - 12.50
Nature of Development: New	East: Plot No - NAWAL KISHOR DARUKA & OTHERS(Plot No -7160 & 7162(P)
Location of Development Area: Old Area	West: Plot No. - PLOT No -7157 & 7146
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 1459.94
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 1459.94
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	145.95
Total	145.95
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 1313.99
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 1459.94
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 1459.94
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	729.97
Proposed Coverage Area (11.90 %)	173.80
Total Prop. Coverage Area (11.9 %)	173.80
Balance coverage area (38.10 %)	556.17
FAR CHECK	
Perm. FAR Area (2.00)	2919.88
Total Perm. FAR area	2919.88
Commercial FAR	868.98
Proposed FAR Area	868.98
Total Proposed FAR Area	868.98
Consumed FAR (Factor)	0.60
Balance FAR Area	2050.90
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	869.00
ARCHITECT (Regd)	UPENDRA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	M/S STONAGE REALTY PRIVATE LIMITED
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)	Light Blue
EXISTING (To be demolished)	Light Yellow

Buildingwise Floor FAR Details

Floor Name	Building Name A (STONAGE PVT LTD)		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	173.80	173.80	173.80	173.80
Ground Floor	173.80	173.80	173.80	173.80
First Floor	173.80	173.80	173.80	173.80
Second Floor	173.80	173.80	173.80	173.80
Third Floor	173.80	173.80	173.80	173.80
Terrace Floor	0.00	0.00	0.00	0.00
Total :	869.00	869.00	869.00	869.00

Building USE/SUBUSE Details

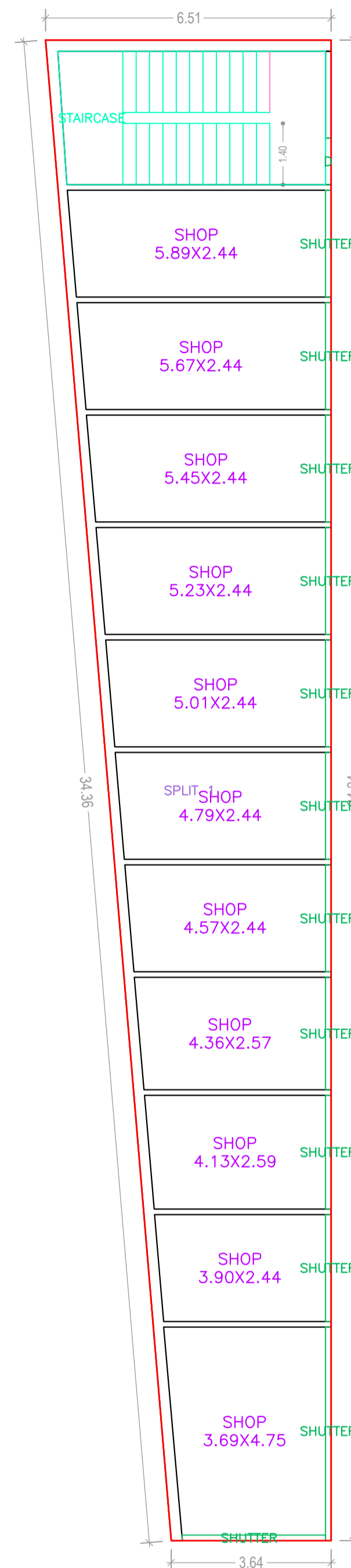
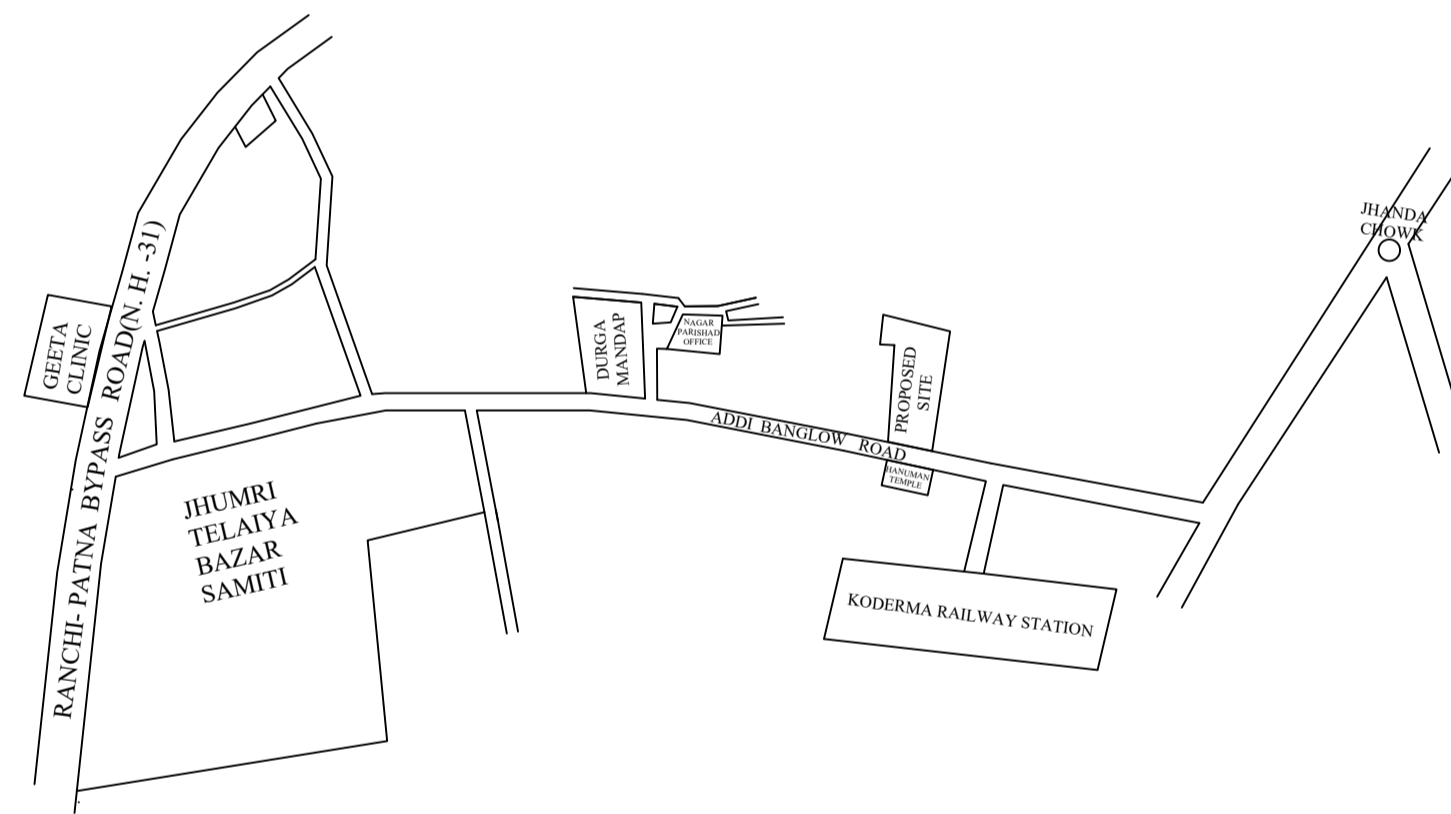
Building Name	Building Use	Building SubUse	Building Structure
A (STONAGE PVT LTD)	Commercial	Shop and Office	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
UPENDRA JNP/ENG/0012/2017			

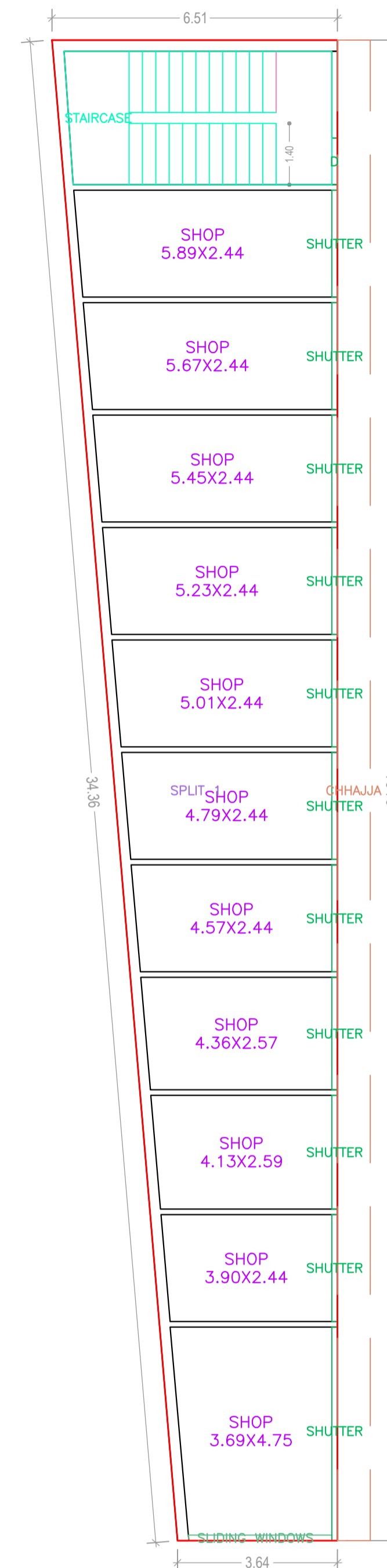
Proposal Basic Information	
Proposal File No.	JNP/BP/0025/W14/2019
Owner Name	M/S STONAGE REALTY PRIVATE LIMITED
Khata No	381, 382
Plot No	7158,7159,7160,7161 & 7162
Village Name	Tilaiya
Use	Commercial
SubUse	Shop and Office



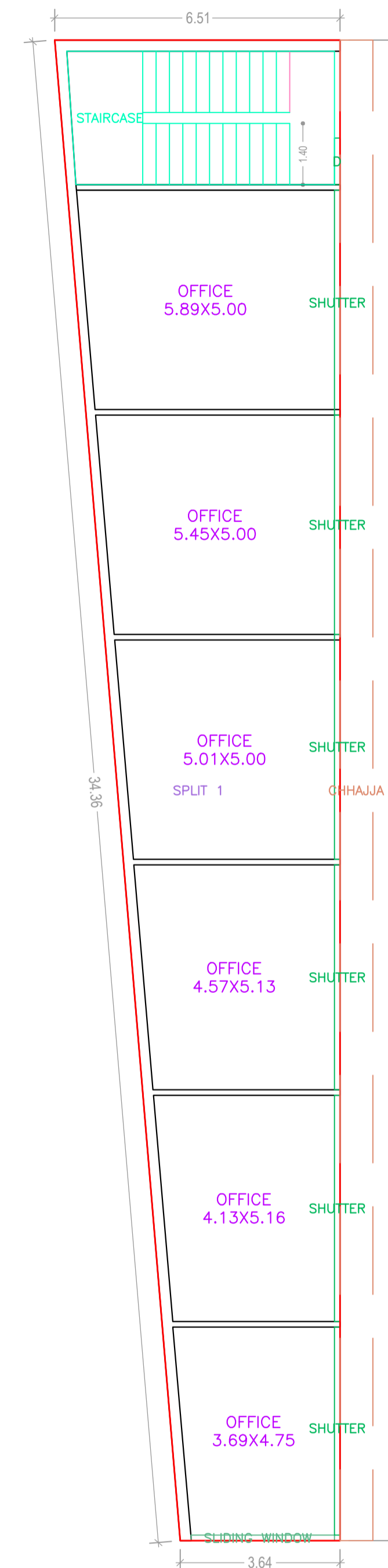
FRONT ELEVATION



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



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



TYPICAL - SECOND & THIRD FLOOR PLAN (Proposed) (SCALE 1:100)

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

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (STONAGE PVT LTD)	SHUTTER	2.44	2.10	16
A (STONAGE PVT LTD)	SHUTTER	2.57	2.10	02
A (STONAGE PVT LTD)	SHUTTER	2.59	2.10	02
A (STONAGE PVT LTD)	SHUTTER	3.27	2.10	02
A (STONAGE PVT LTD)	SHUTTER	4.88	2.10	02
A (STONAGE PVT LTD)	SHUTTER	5.13	2.10	06
A (STONAGE PVT LTD)	SHUTTER	5.16	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

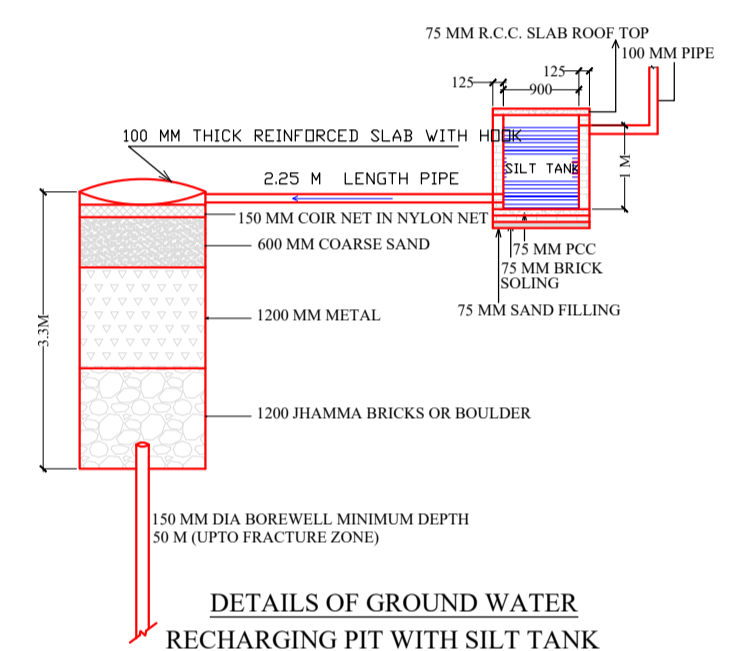
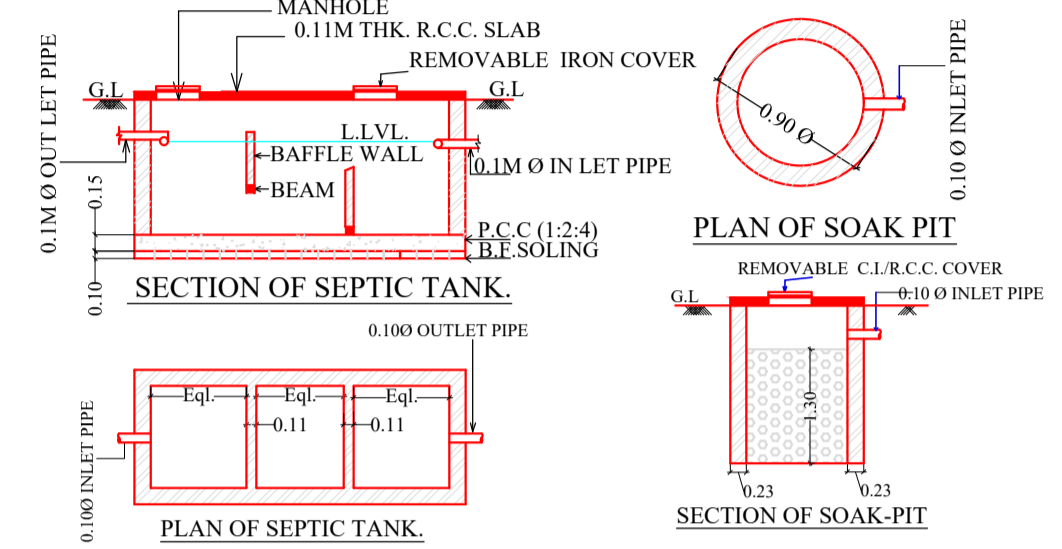
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (STONAGE PVT LTD)	SLIDING WINDOWS	3.27	1.20	01
A (STONAGE PVT LTD)	SLIDING WINDOW	3.27	1.20	02

UnitBUA Table for Building :A (STONAGE PVT LTD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	SHOP	173.80	157.18	11	1
FIRST FLOOR PLAN	SPLIT 1	SHOP	173.80	157.18	11	1
TYPICAL - SECOND & THIRD FLOOR PLAN	SPLIT 1	SHOP	173.80	159.79	6	2
BASIMENT FLOOR PLAN	SPLIT 1	SHOP	173.80	159.50	0	1
Total:	-	-	868.99	793.44	34	5

Building :A (STONAGE PVT LTD)

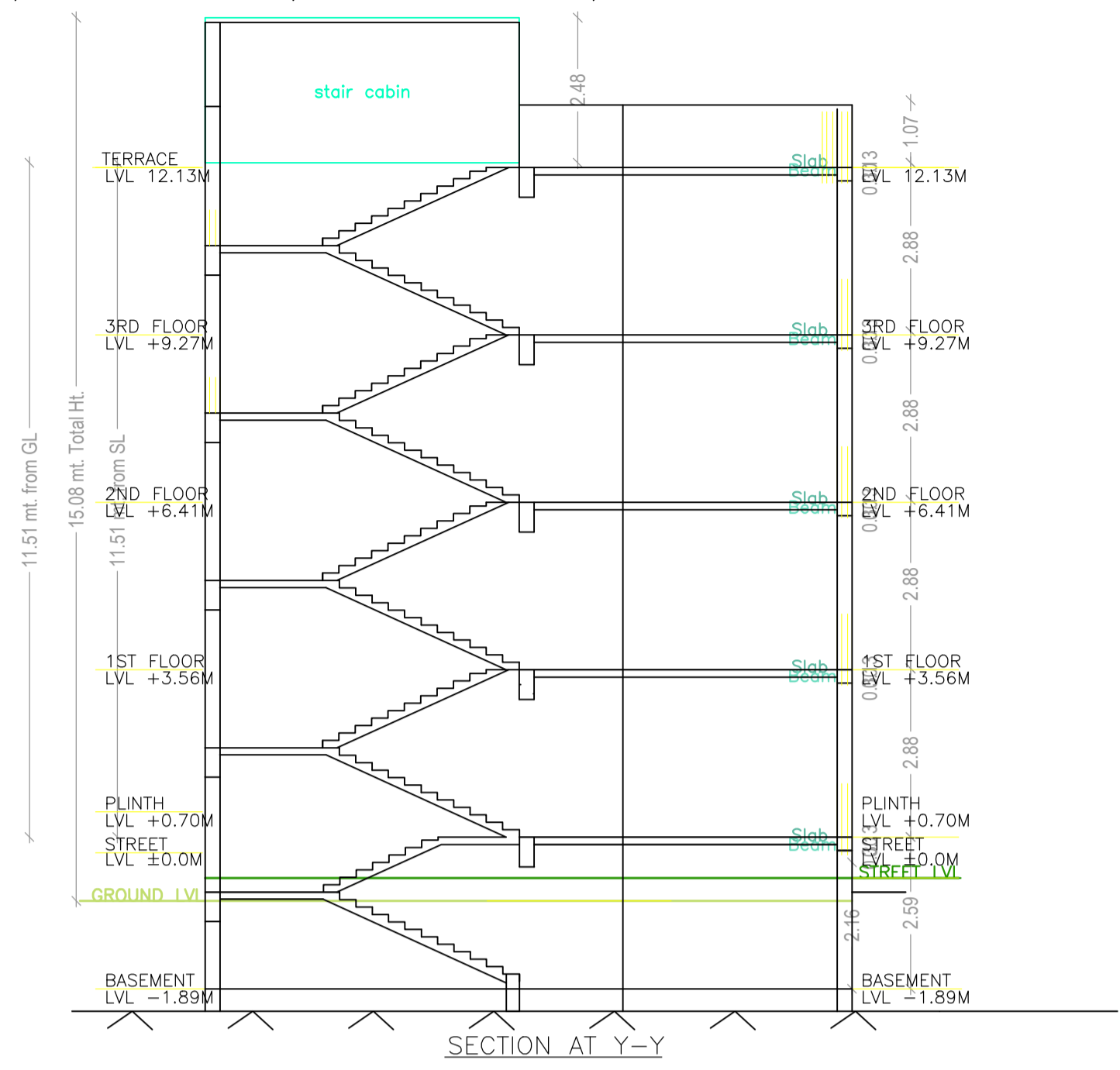
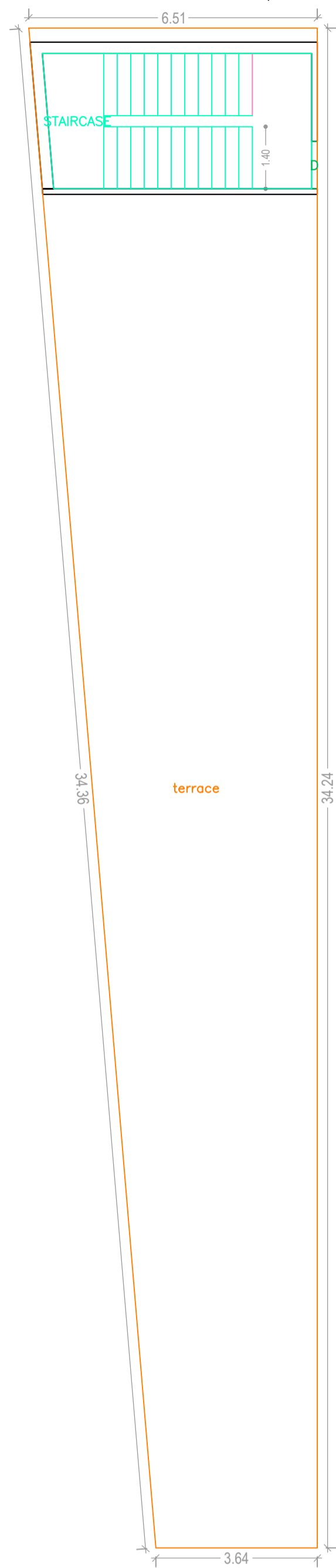
Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Basement Floor	173.80	173.80	173.80	173.80	01
Ground Floor	173.80	173.80	173.80	173.80	01
First Floor	173.80	173.80	173.80	173.80	01
Second Floor	173.80	173.80	173.80	173.80	01
Third Floor	173.80	173.80	173.80	173.80	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	869.00	868.98	869.00	869.00	05
Total Number of Same Buildings	1				
Total:	868.98	868.98	869.00	869.00	



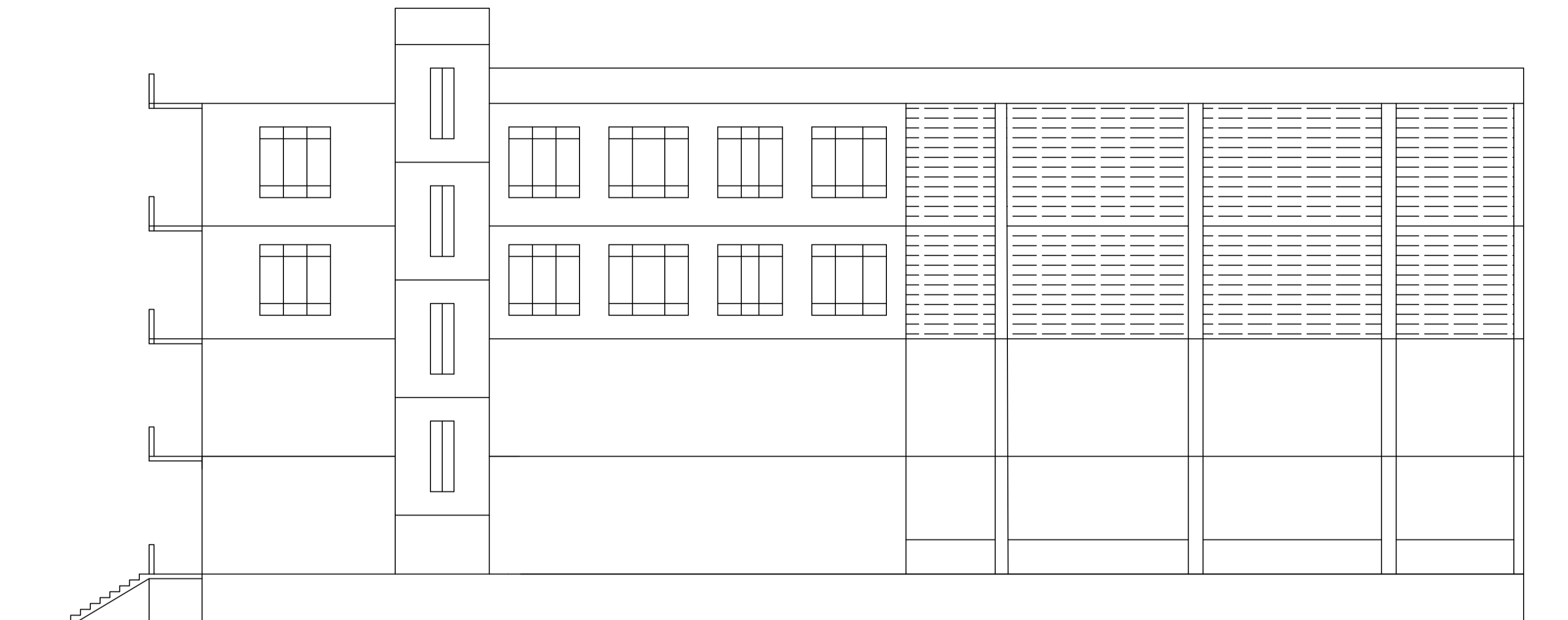
DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
UPENDRA JNP/ENG/0012/2017			

Proposal Basic Information	
Proposal File No.	JNP/IBP/0025/W14/2019
Owner Name	M/S STONAGE REALTY PRIVATE LIMITED
Khata No	381, 382
Plot No	7158,7159,7160,7161 & 7162
Village Name	Tilaiya
Use	Commercial
SubUse	Shop and Office

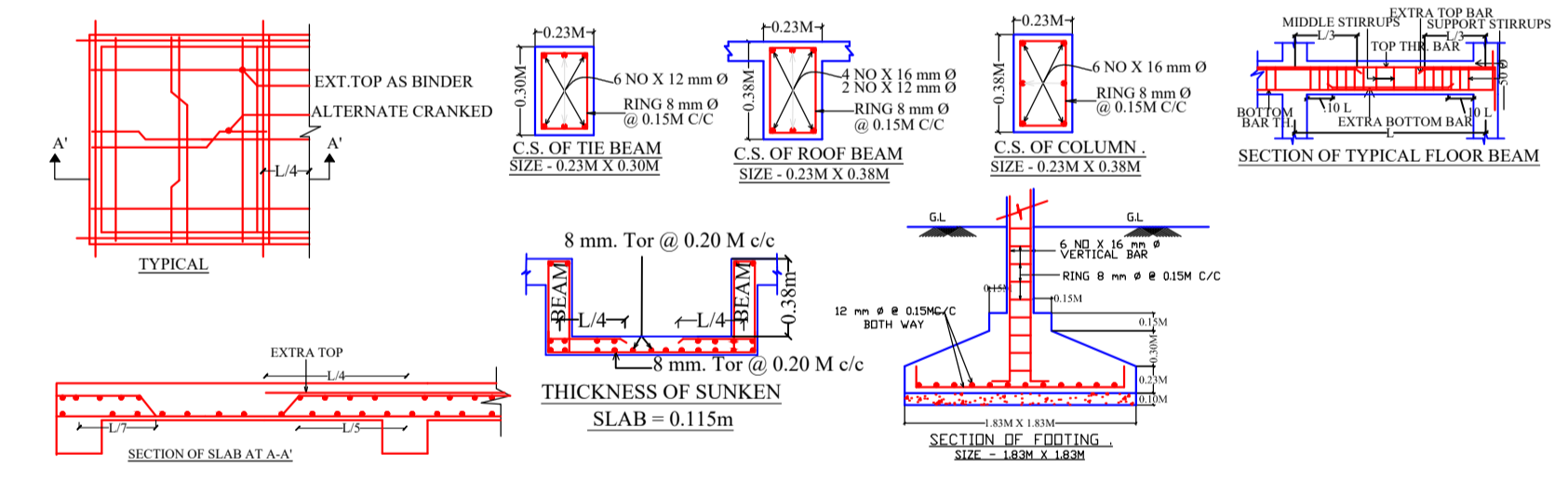


CROSS SECTION



RIGHT SIDE ELEVATION

TERRACE FLOOR PLAN
(SCALE 1:100)



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
UPENDRA JNP/ENG/0012/2017			