

Project Title :

PROPOSED BUILDING PLAN FOR:- (1) SRI SUBHASH KUMAR MODI S/O SRI NAND KISHOR MODI (2) SMT PINKI MODI
W/O SRI SUBHASH KUMAR MODI . MAUZA-TELAIYA, WARD NO-14, P.S-TELAIYA,P.S NO- 244, KHATA NO:-381 , PLOT NO:-7109 .
DISTT- KODERMA (JHARAKHAND)

DATE	25-09-2019
SHEET NO.	1

Proposal Basic Information

Proposal File No.	JNP/EP/0053/W14/2019
Owner Name	(1) SRI SUBHASH KUMAR MODI (2). SMT PINKI MODI
Khata No	381
Plot No	7109
Village Name	Tilaiya
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

FAR & Tenement Details (Table 4c-1)

Building	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (SUBHASH MODI)	178.10	178.10	178.10	178.10	01
Grand Total :	178.10	178.10	178.10	178.10	01

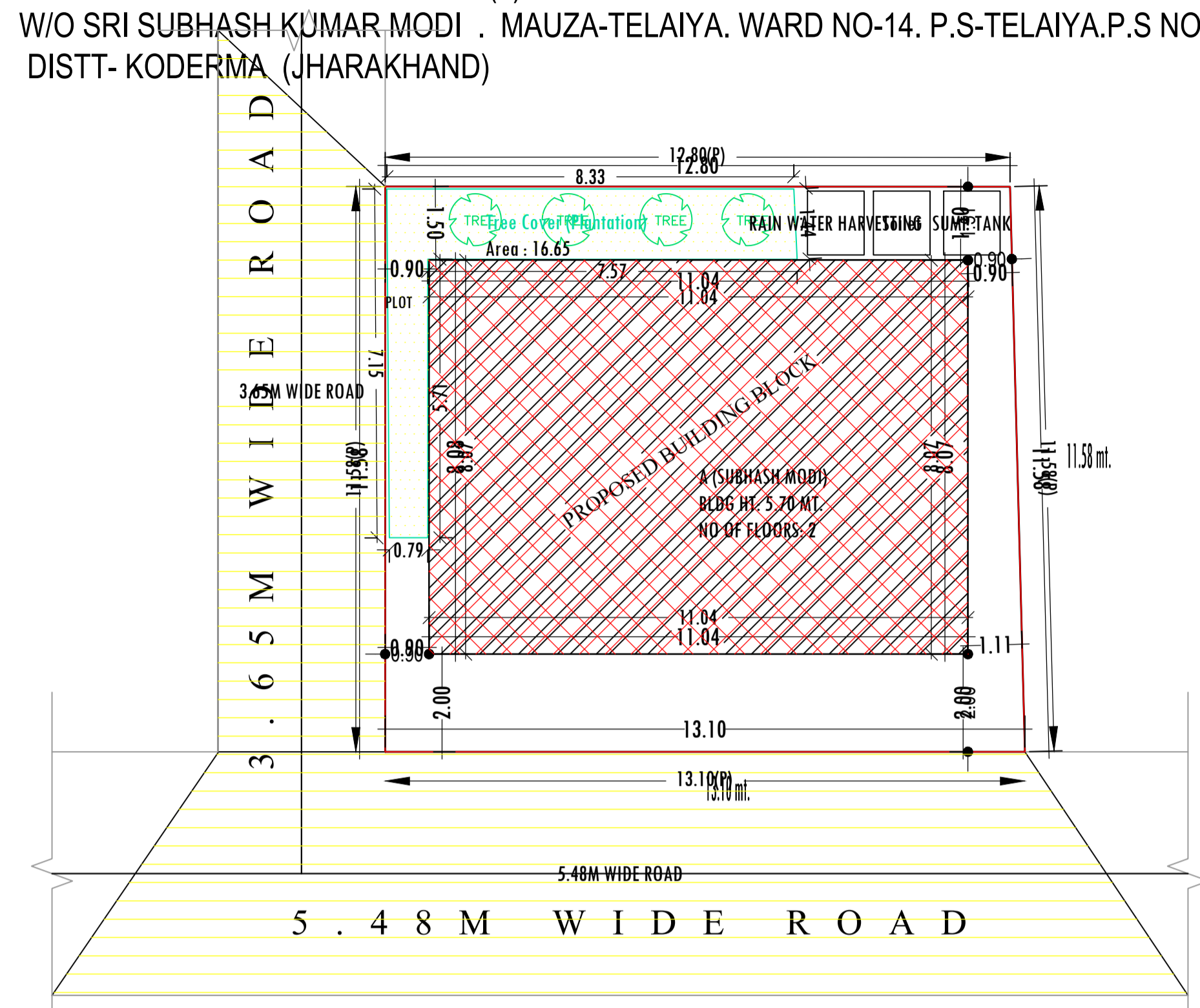
AREA STATEMENT JHUMRITILAIYA NAGAR PARISHAD VERSION NO.: 1.0.41
VERSION DATE: 29/04/2019

Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: KODERMA	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: JHUMRITILAIYA NAGAR PARISHAD	PlotNearby/ReligiousStructure: NA
Inward No: JNP/EP/0053/W14/2019	Plot/SubPlot No: 7109
Application Type: General Proposal	North: Plot No. - HOUSE OF SHANKAR BIHARI
Project Type: Building Permission	South: Road Width - 3.65M WIDE ROAD
Nature of Development: New	East: Road Width - 5.48M WIDE ROAD
Location of Development Area: Old Area	West: Plot No. - LAND OF JAGESHWAR RAM

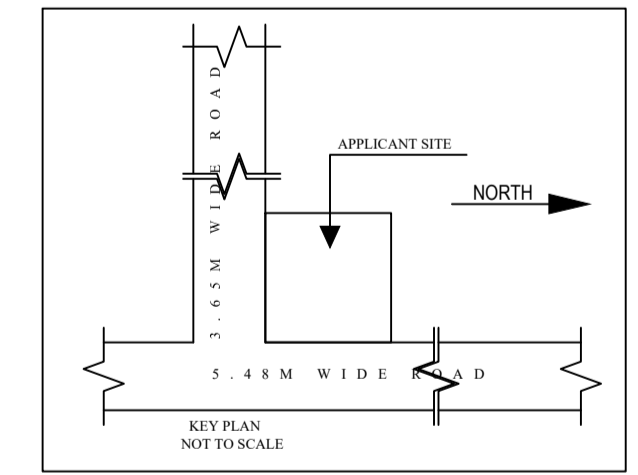
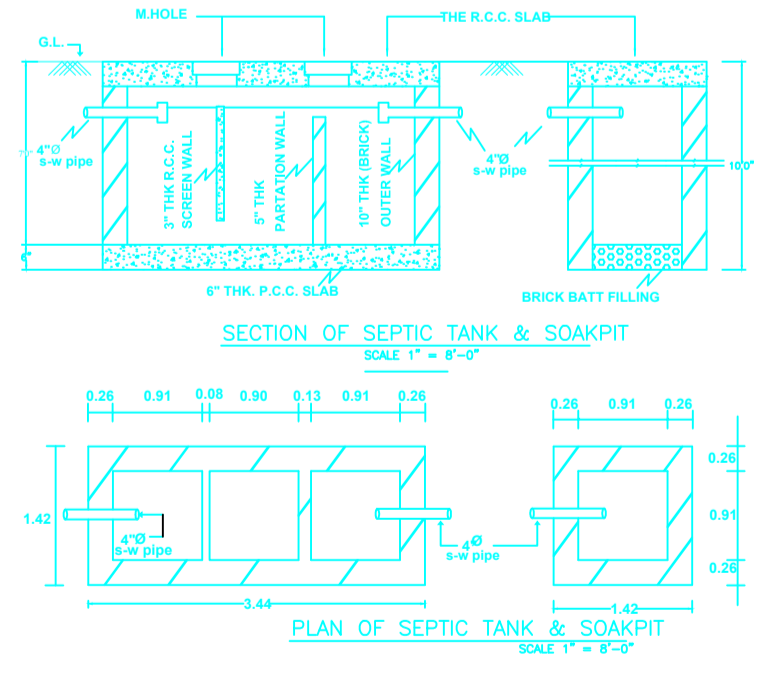
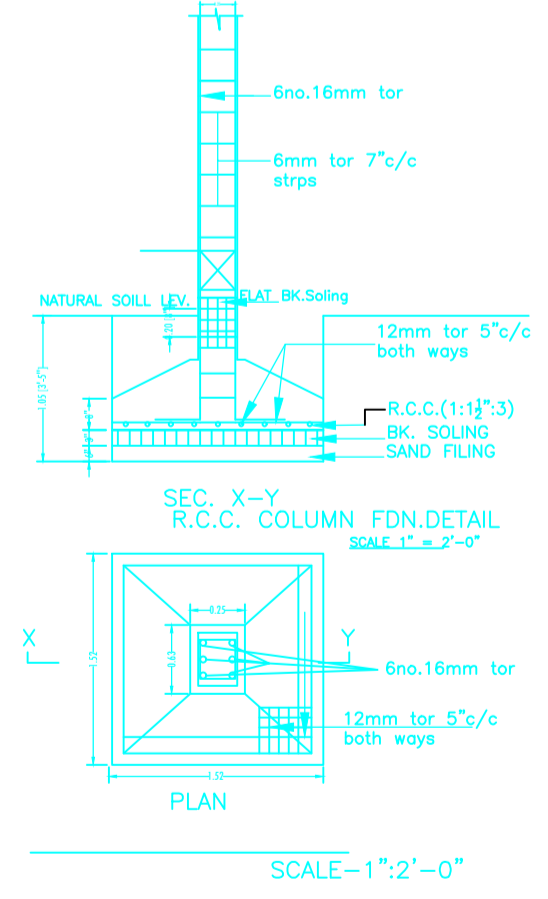
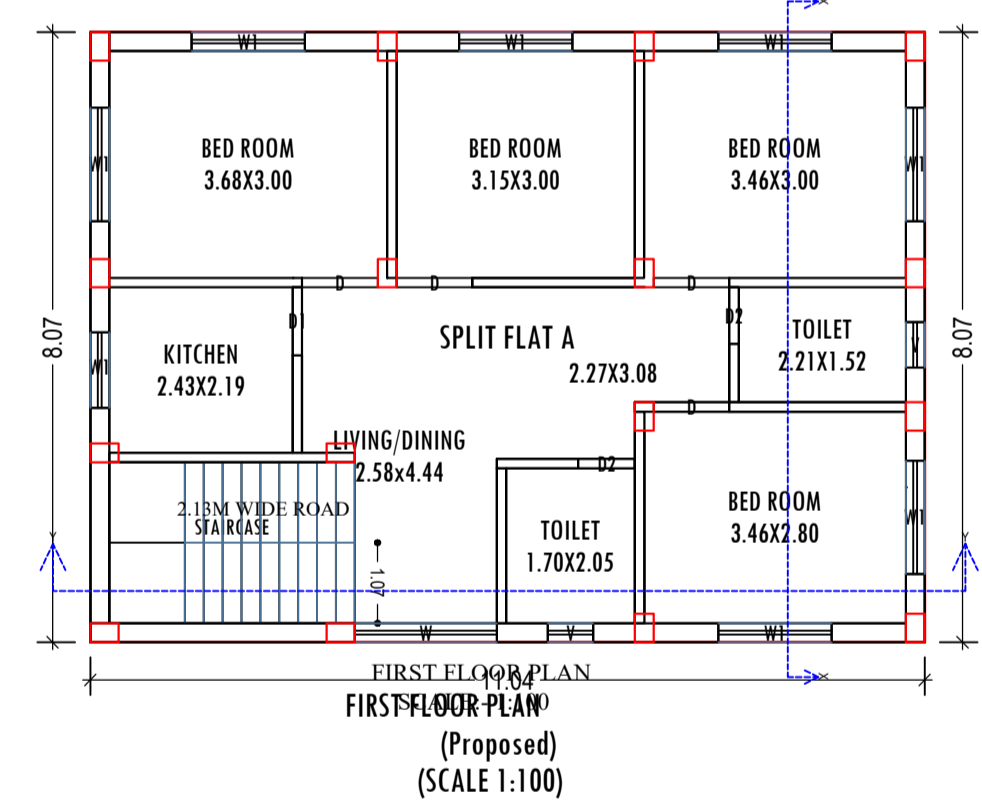
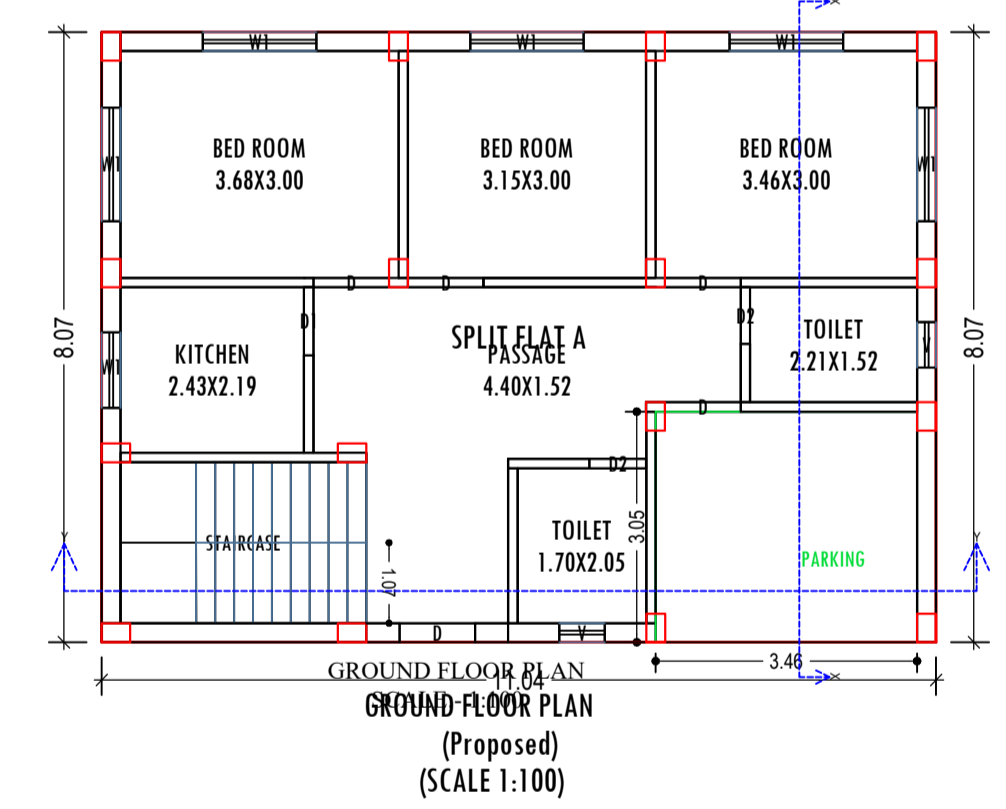
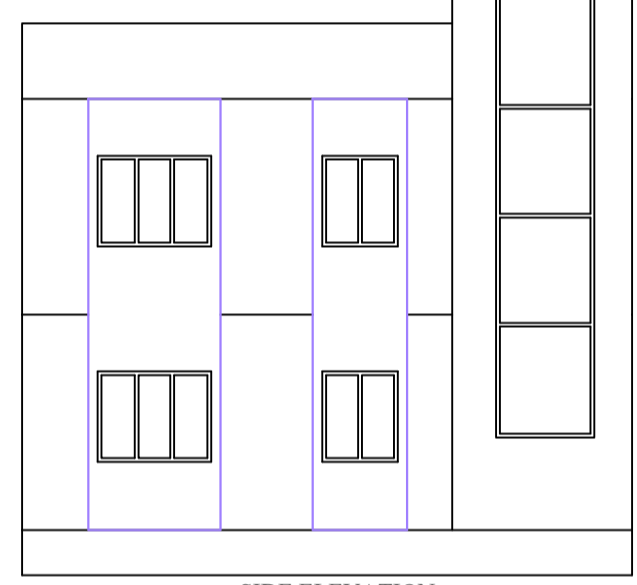
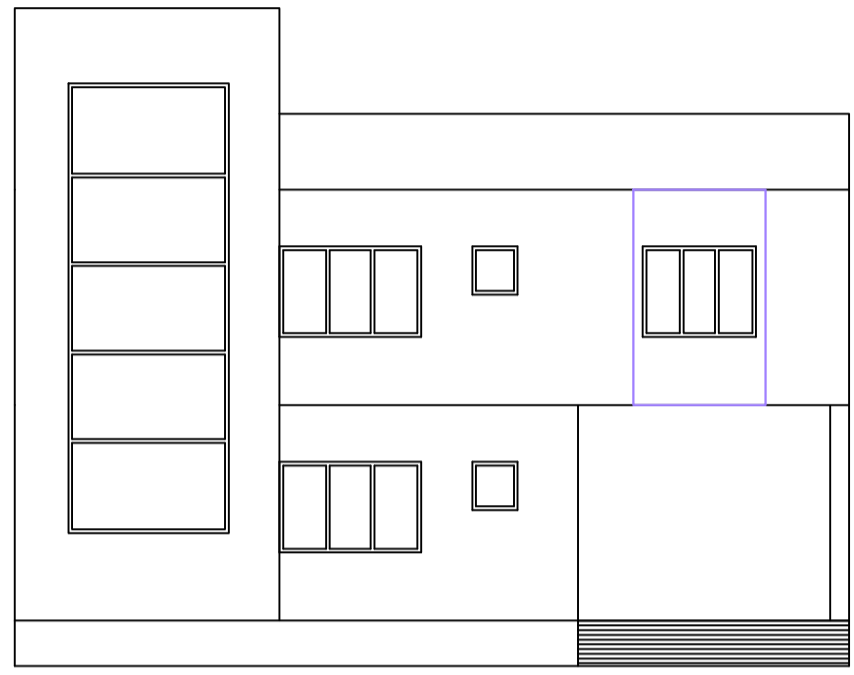
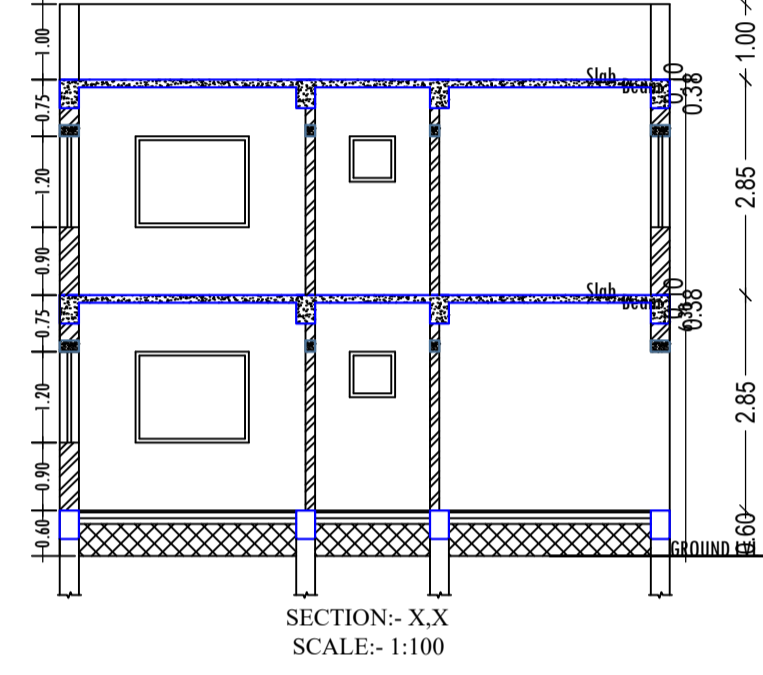
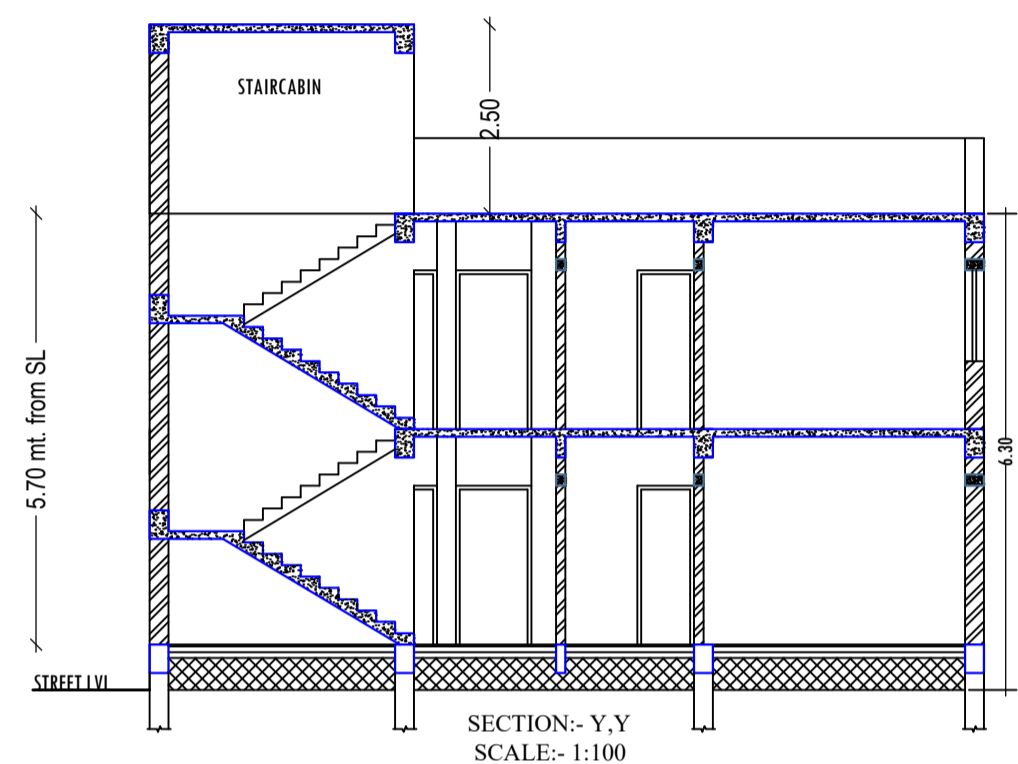
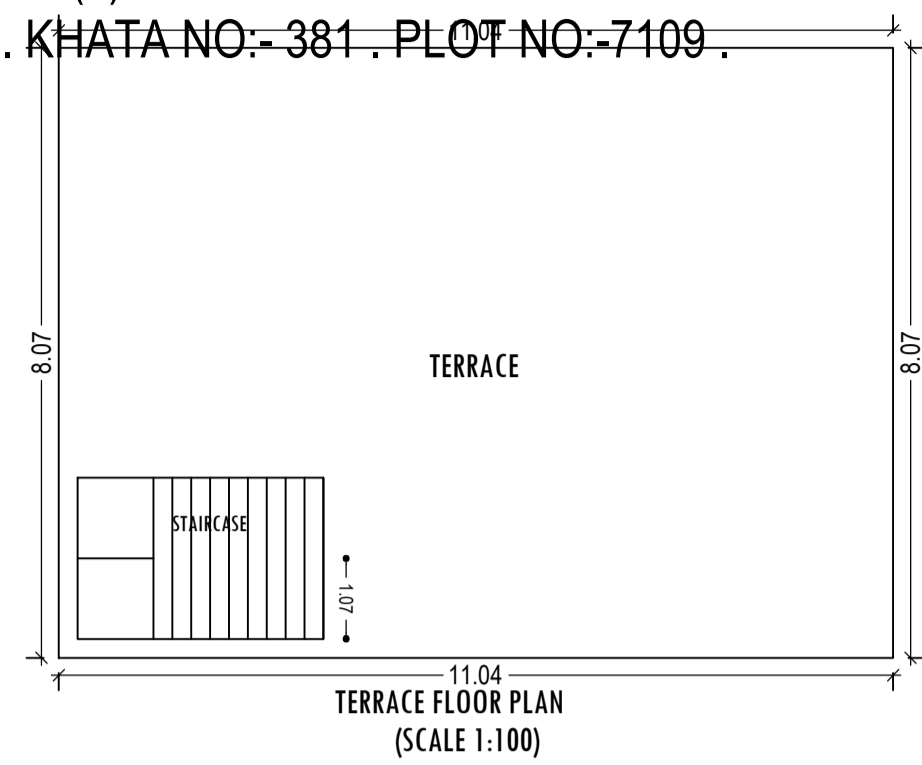
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	149.91
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	149.91
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		16.65
Total		16.65
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	133.26
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	149.91
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	149.91
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		104.94
Proposed Coverage Area (59.40 %)		89.05
Total Prop. Coverage Area (59.4 %)		89.05
Balance coverage area (10.60 %)		15.89

FAR CHECK		
Perm. FAR Area (1.80)		269.84
Total Perm. FAR area		269.84
Residential FAR		178.09
Proposed FAR Area		178.09
Total Proposed FAR Area		178.09
Consumed FAR (Factor)		1.19
Balance FAR Area		91.75
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		178.10
ARCHITECT (Regd)		MD SHOAB ALAM
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		(1) SRI SUBHASH KUMAR MODI (2) SMT PINKI MODI
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)	Purple



SITE PLAN
SCALE:- 1:100



Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	89.05	89.05	89.05	89.05	01
First Floor	89.05	89.05	89.05	89.05	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	178.10	178.10	178.10	178.10	01
Total Number of Same Buildings	1				
Total :	178.10	178.10	178.10	178.10	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SUBHASH MODI)	D2	0.75	2.13	04
A (SUBHASH MODI)	D1	0.90	2.13	02
A (SUBHASH MODI)	D	1.00	2.13	08

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SUBHASH MODI)	V	0.60	0.60	04
A (SUBHASH MODI)	W1	1.00	1.20	02
A (SUBHASH MODI)	W1	1.50	1.20	12
A (SUBHASH MODI)	W	1.88	1.20	01

UnitBUA Table for Building -A (SUBHASH MODI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT A	FLAT	135.96	128.84	7	1
FIRST FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	8	0
Total:	-	-	135.96	128.84	15	1

Buildingwise Floor FAR Details

Floor Name	Building Name A (SUBHASH 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.)
Ground Floor	89.05	89.05	89.05	89.05
First Floor	89.05	89.05	89.05	89.05
Terrace Floor	0.00	0.00	0.00	0.00
Total :	178.10	178.10	178.10	178.10

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	
A (SUBHASH MODI)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SHOAB ALAM JNP/ENG/0001/2017			