

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	05-02-2020
SHEET NO.	1

Proposal Basic Information

Proposal File No.	JNP/IBP/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	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Parking	Proposed FAR Area (Sq.mt.) Resi.	Add Area in FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmnt (No.)
Grand Total	1	356.19	10.54	345.65	82.12	256.60	6.92	263.52	263.52	01

AREA STATEMENT	VERSION NO.: 1.0.43
JHUMRITILAIYA NAGAR PARISHAD	VERSION DATE: 29/04/2019
PROJECT DETAIL:	
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/IBP/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: Revision	East: Road Width - 5.48M WIDE ROAD
Revise Case Type: Before 15th Sept 2004	West: Plot No. - LAND OF JAGESHWAR RAM
AREA DETAILS:	
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 (52.36 %)	78.50
Total Prop. Coverage Area (52.36 %)	78.50
Balance coverage area (17.64 %)	26.44
FAR CHECK	
Total Perm. FAR area	269.84
Residential FAR	
Proposed FAR Area	263.52
Total Proposed FAR Area	263.52
Balance FAR Area	6.32
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	345.65
ARCHITECT (Regd)	MD SHOAB ALAM
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	(1). SRI SUBHASH KUMAR MODI (2). SMT PINKI MODI
DEVELOPMENT AUTHORITY	LOCAL BODY

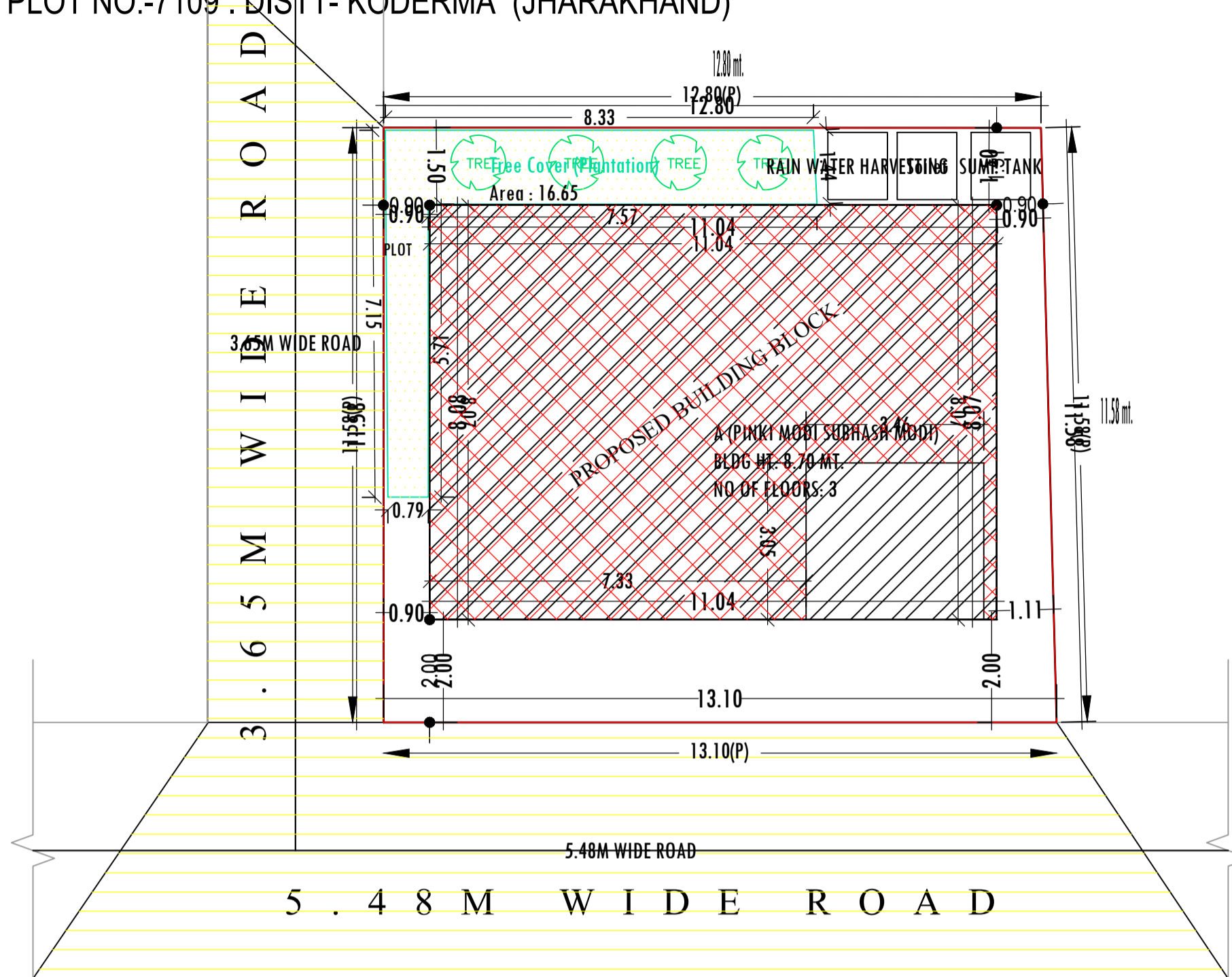
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

Floor Name	Building Name A (PINKI MODI 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.)
Basement Floor	89.05	6.92	89.05	6.92
Ground Floor	78.50	78.50	78.50	78.50
First Floor	89.05	89.05	89.05	89.05
Second Floor	89.05	89.05	89.05	89.05
Terrace Floor	0.00	0.00	0.00	0.00
Total :	345.65	263.52	345.65	263.52

Building USE/SUBUSE Details

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



SITE PLAN
SITE PLAN
 SCALE:- 1:100

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

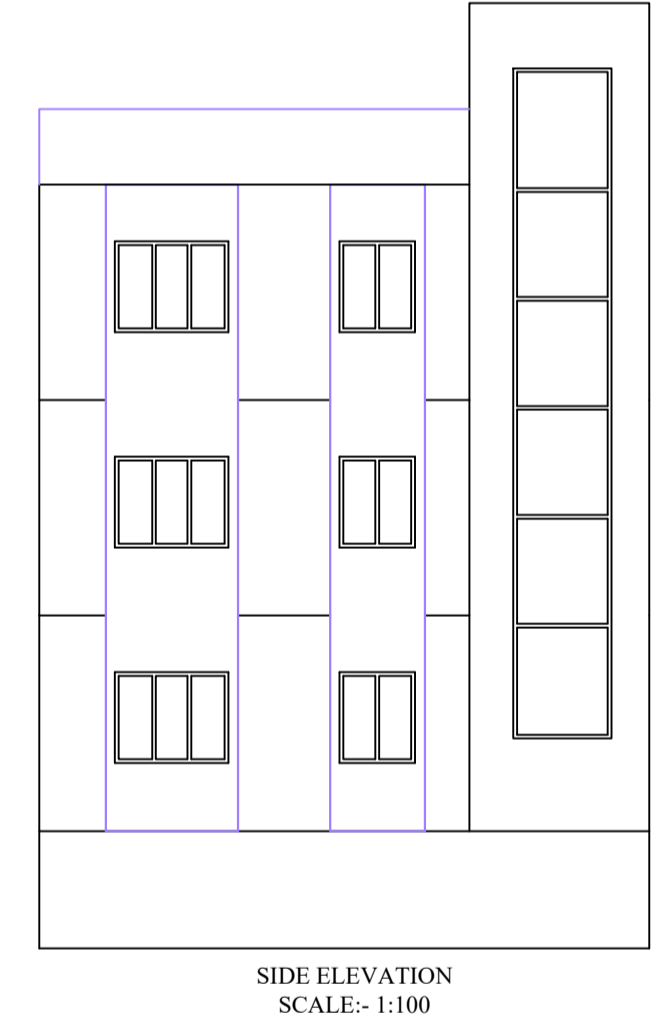
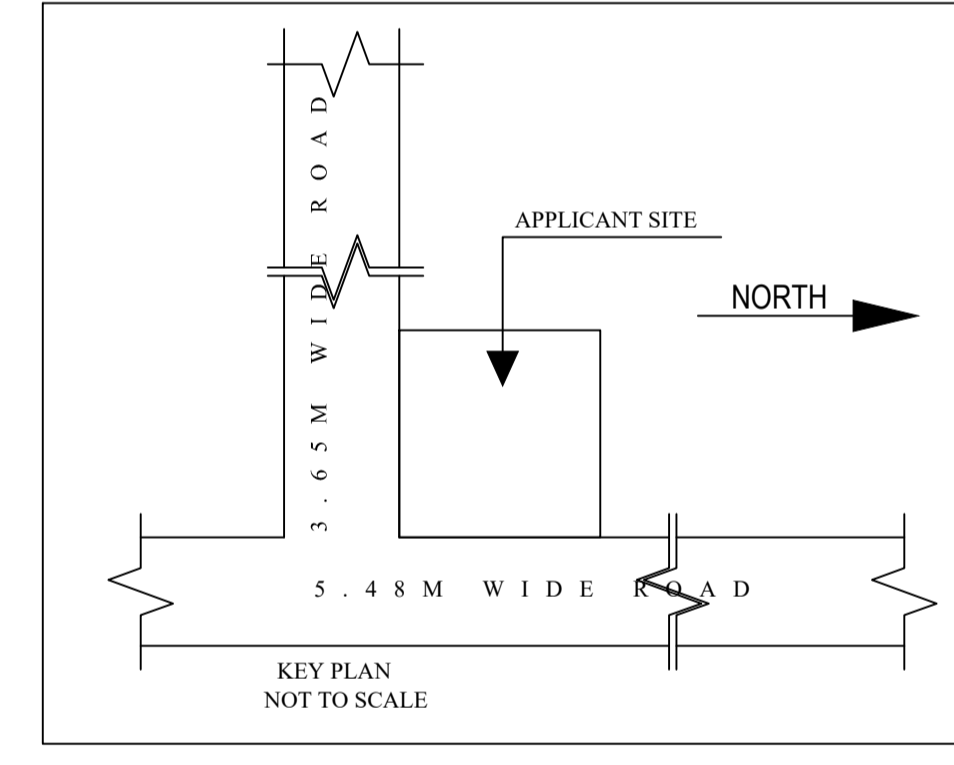
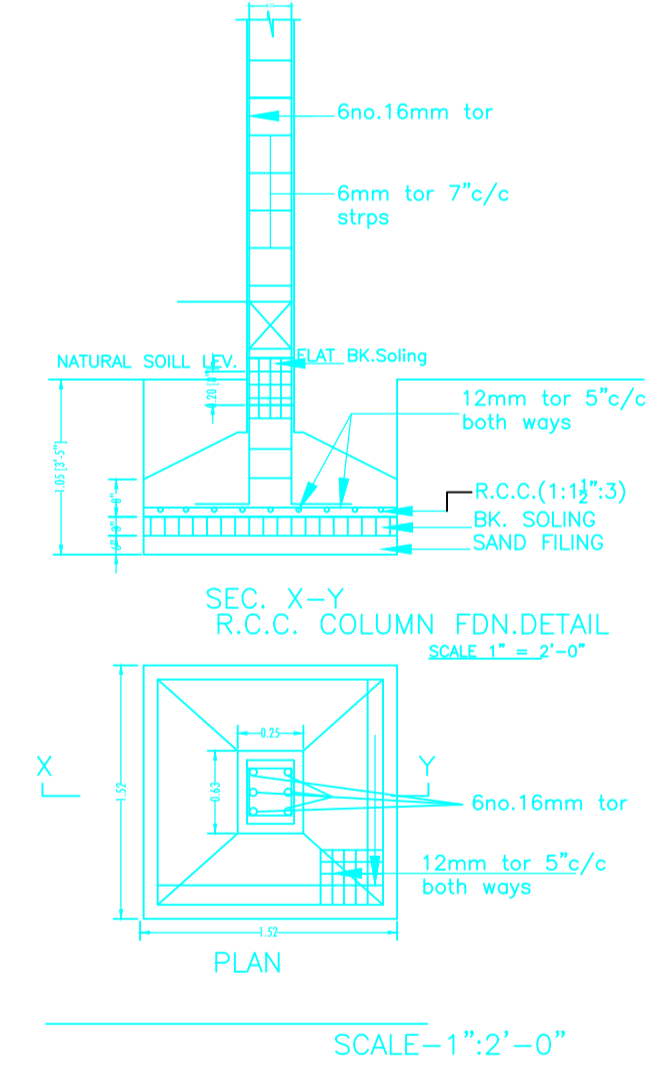
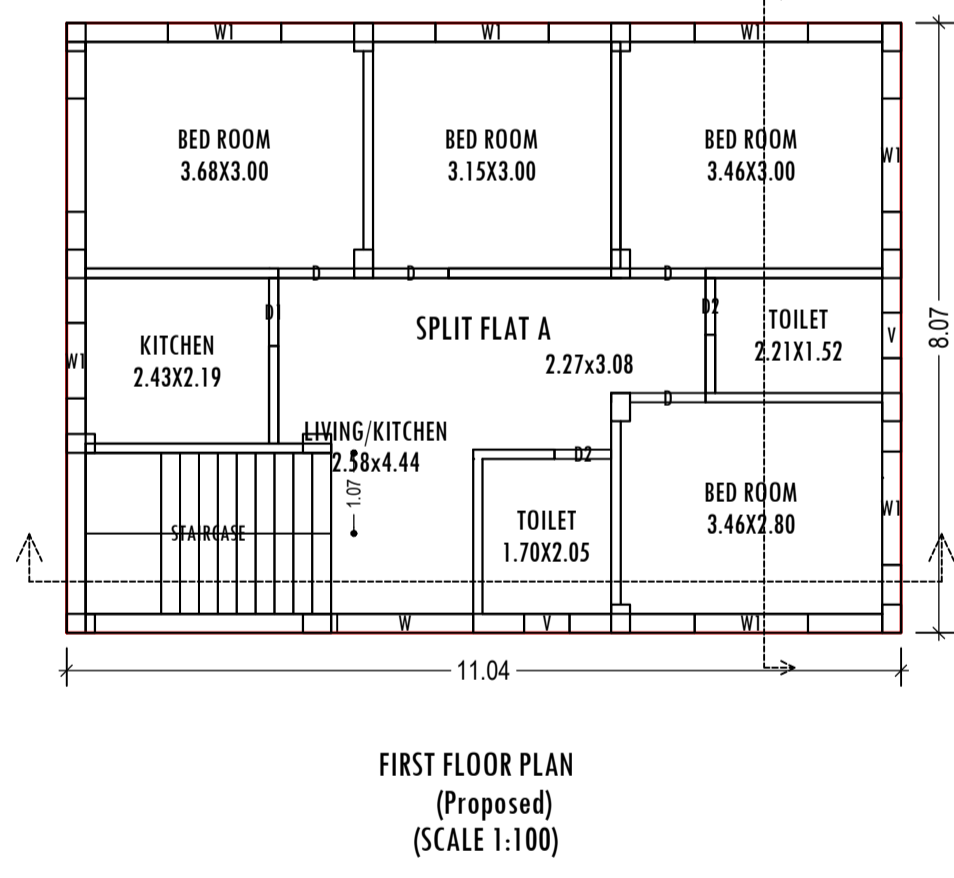
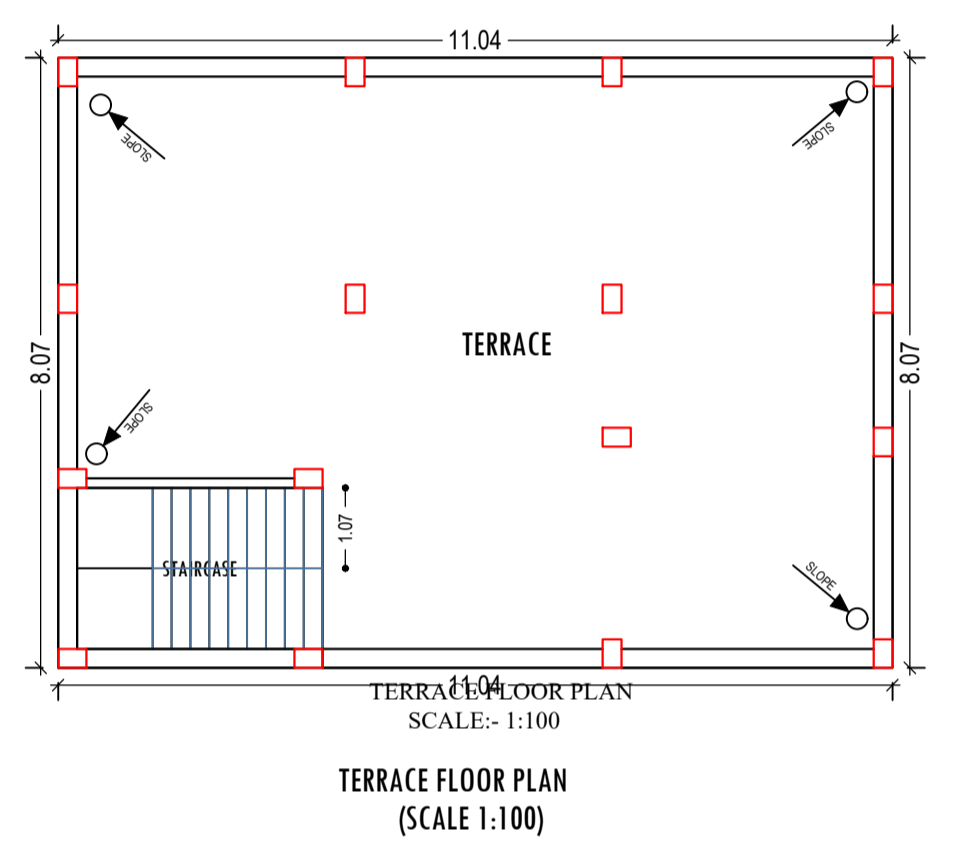
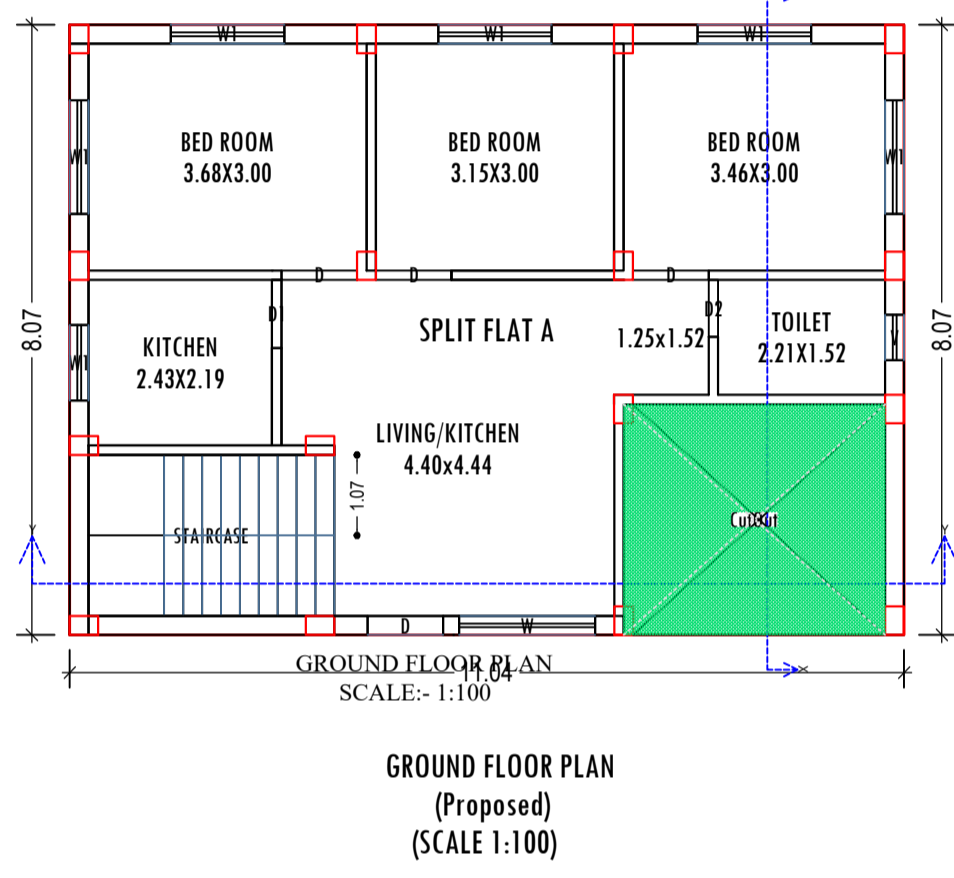
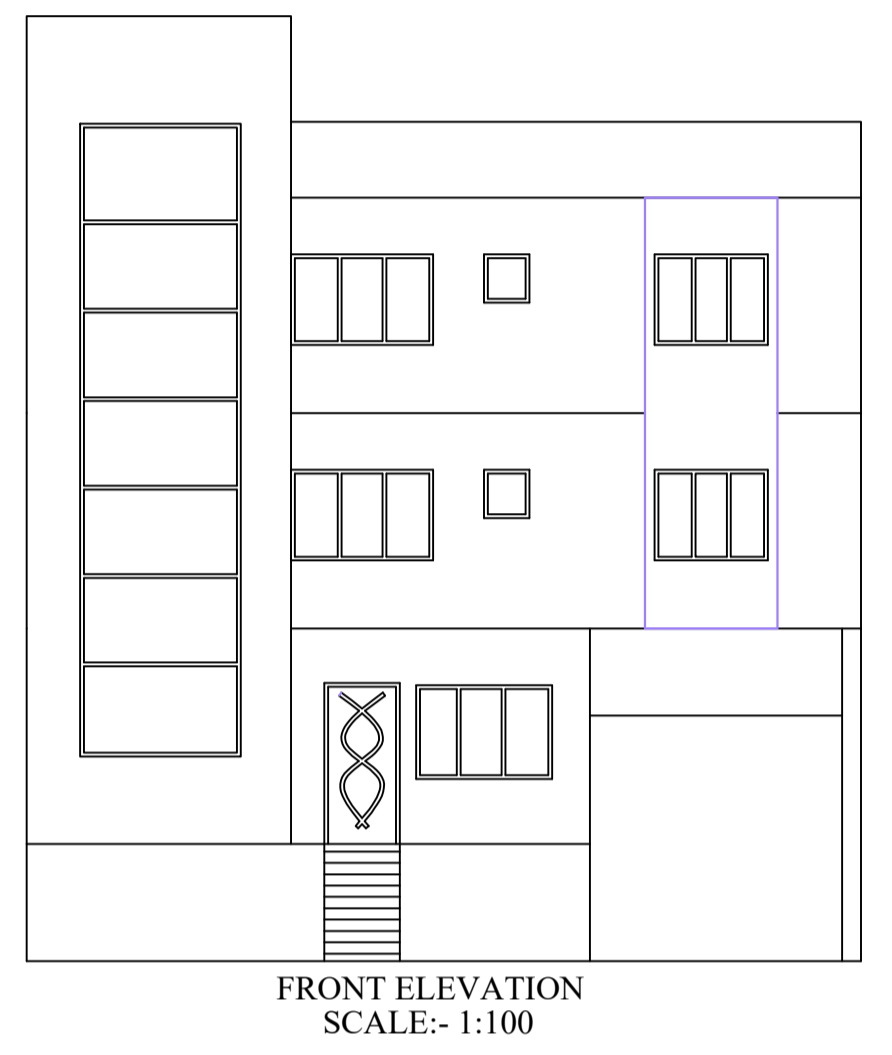
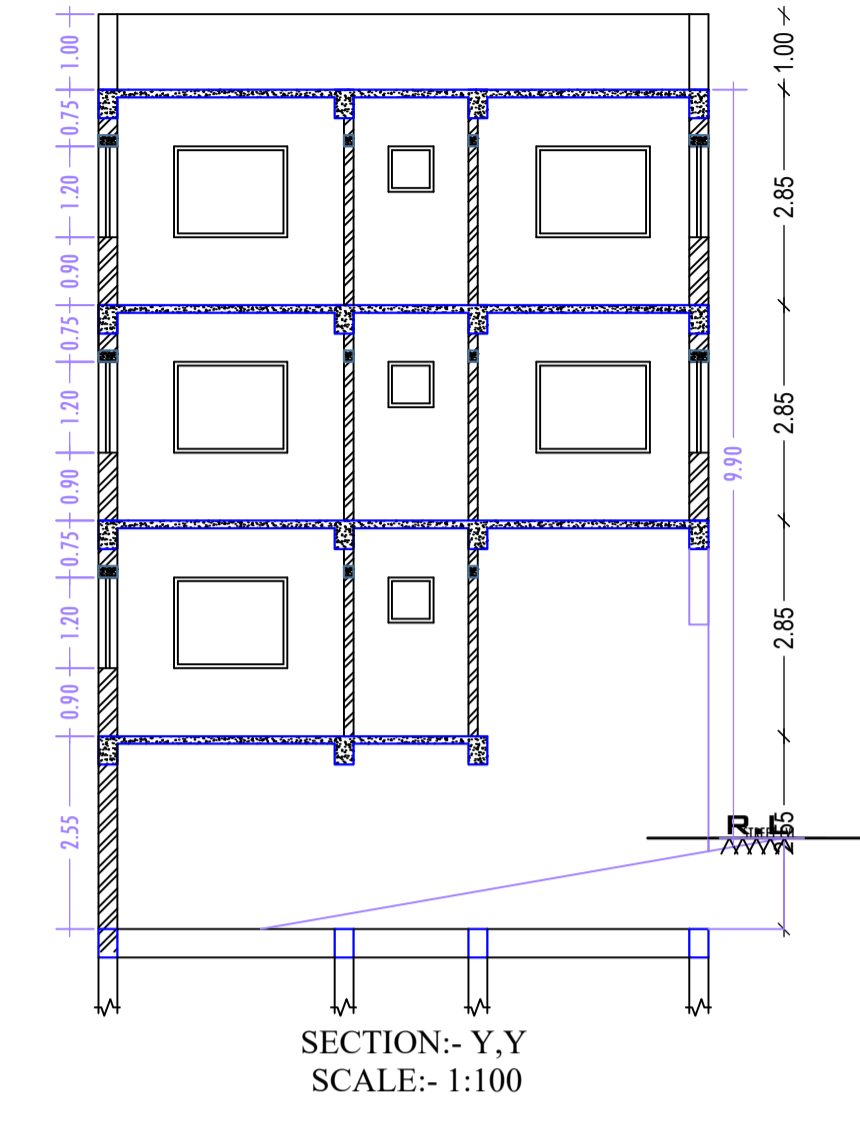
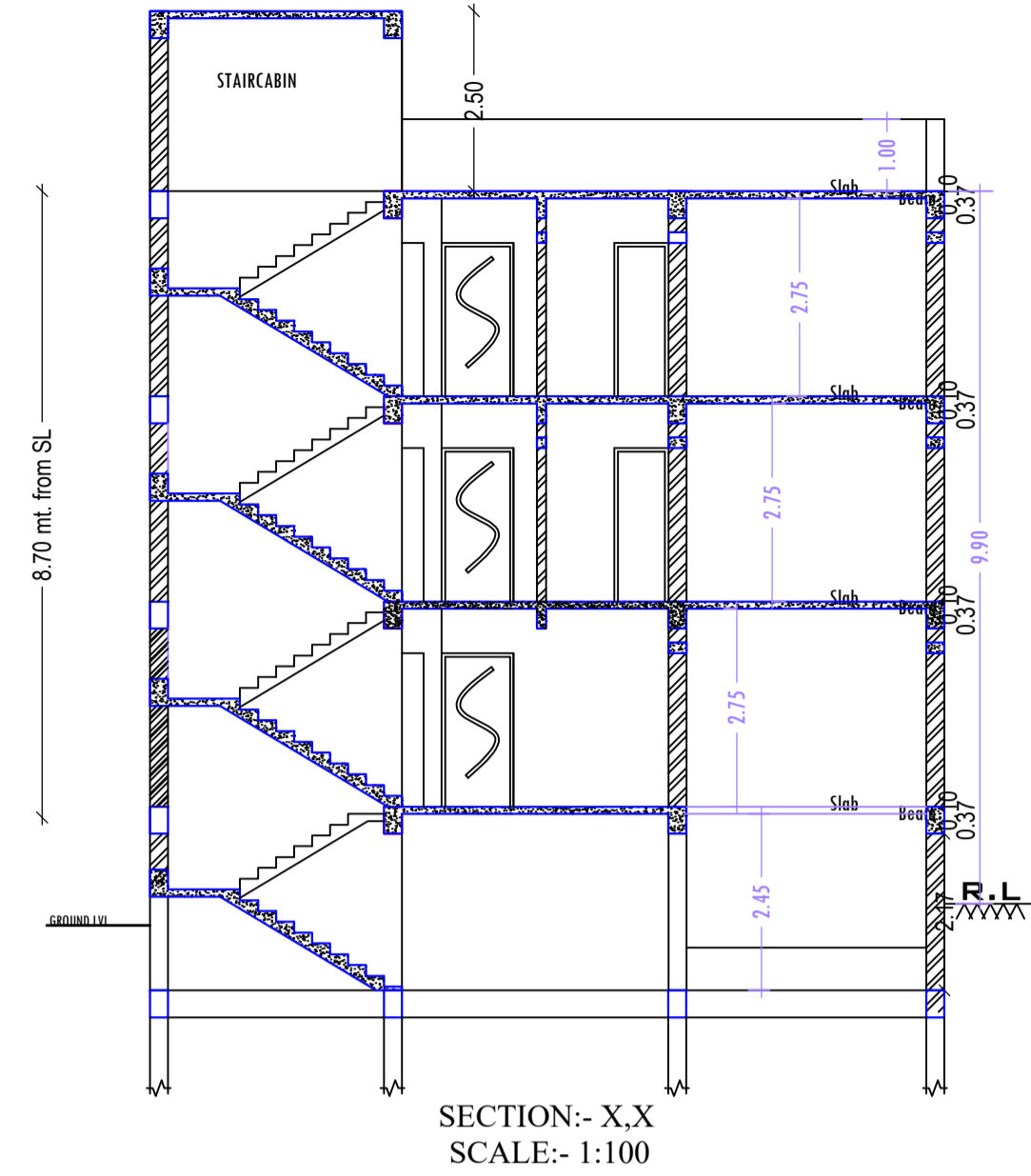
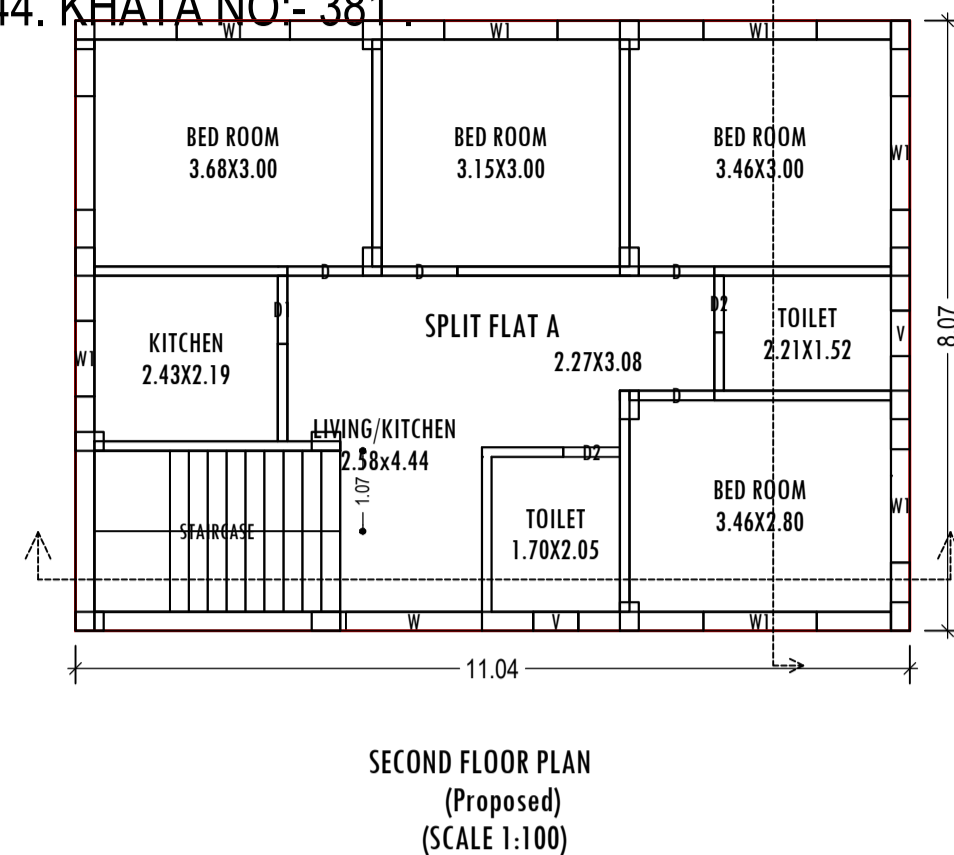
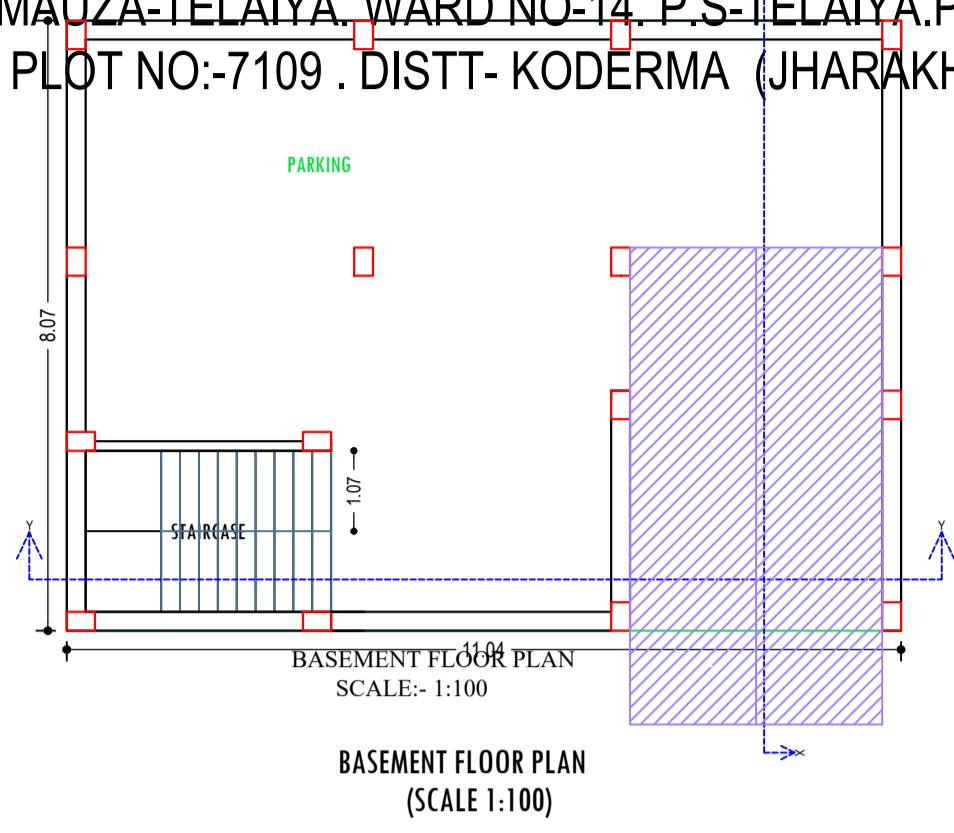
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 PLOT NO:-7109 . DISTT- KODERMA (JHARAKHAND)

DATE	05-02-2020
SHEET NO.	2

Proposal Basic Information

Proposal File No.	JNP/IBP/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



Building -A (PINKI MODI SUBHASH MODI)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.		Total Built Up Area (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.)	Trmt (No.)
		Outout	Parking		Resi.	Stair				
Basement Floor	89.05	0.00	89.05	82.12	0.00	6.92	6.92	6.92	00	
Ground Floor	89.04	10.54	78.50	0.00	78.50	0.00	78.50	78.50	01	
First Floor	89.05	0.00	89.05	0.00	89.05	0.00	89.05	89.05	00	
Second Floor	89.05	0.00	89.05	0.00	89.05	0.00	89.05	89.05	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	356.19	10.54	345.65	82.12	256.60	6.92	263.52	263.52	01	
Total Number of Same Buildings	1									
Total :	356.19	10.54	345.65	82.12	256.60	6.92	263.52	263.52	01	

SCHEDULE OF DOOR:

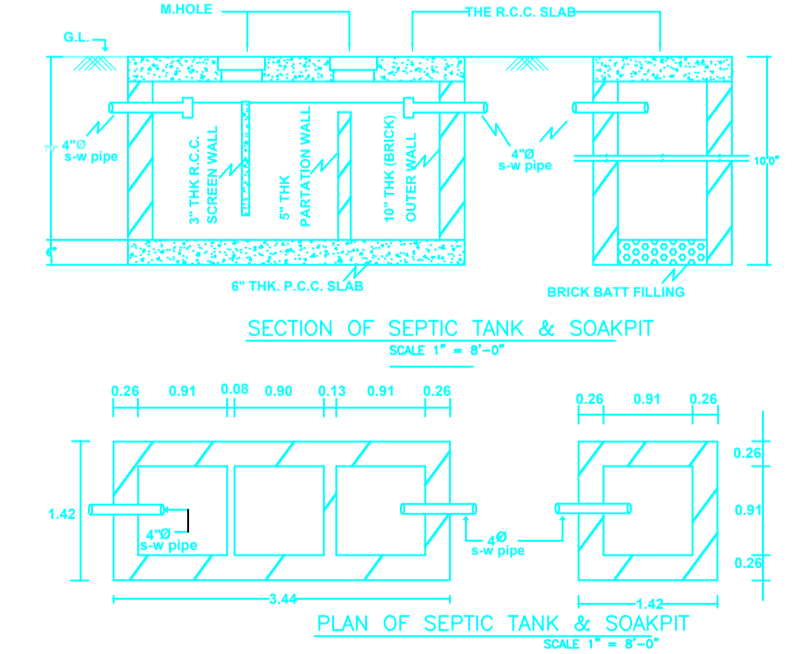
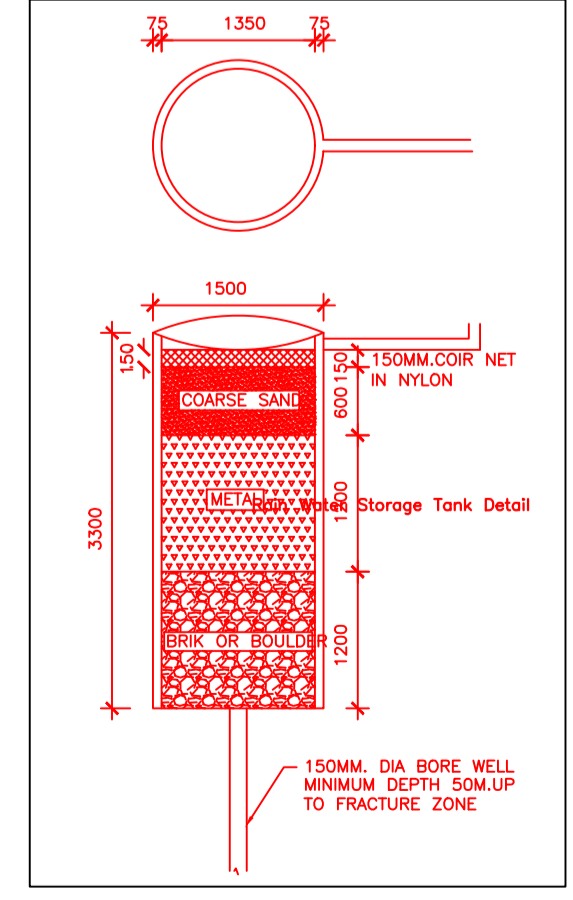
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PINKI MODI SUBHASH MODI)	D2	0.75	2.13	05
A (PINKI MODI SUBHASH MODI)	D1	0.90	2.13	03
A (PINKI MODI SUBHASH MODI)	D	1.00	2.13	12

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PINKI MODI SUBHASH MODI)	V	0.60	0.60	05
A (PINKI MODI SUBHASH MODI)	W1	1.00	1.20	03
A (PINKI MODI SUBHASH MODI)	W1	1.50	1.20	17
A (PINKI MODI SUBHASH MODI)	W	1.80	1.20	03

UnitBUA Table for Building -A (PINKI MODI SUBHASH MODI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT A	FLAT	208.79	201.06	6	1
FIRST FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	8	0
SECOND FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	8	0
Total:	-	-	208.79	201.06	22	1



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