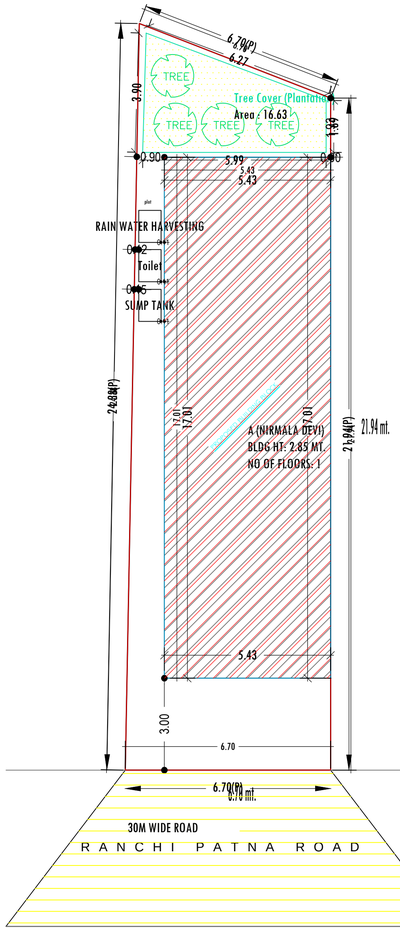
Project Title :

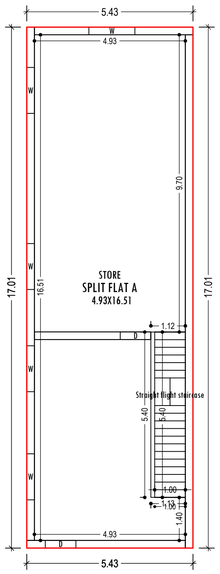
PROPOSED BUILDING PLAN FOR:- SMT. NIRMALA DEVI. W/O - LATE-SUDHIR PRASAD SINHA . MAUZA-GUMO .
WARD NO-19. P.S-TELAIYA. P.S NO- 12 . KHATA NO- 170 .
PLOT NO- 714. DISTT-KODERMA (JHARAKHAND)

DATE	19-05-2021
SHEET NO.	1

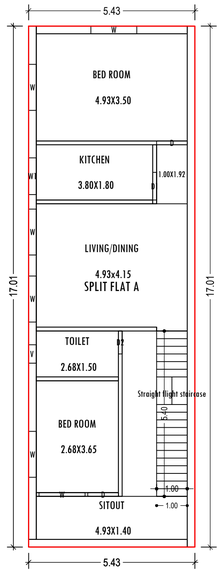


SITE PLAN
SCALE -: 1=100

SITE PLAN



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



GROUND FLOOR PLAN
(Proposed)
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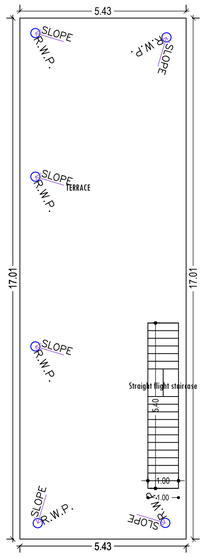

TERRACE FLOOR PLAN
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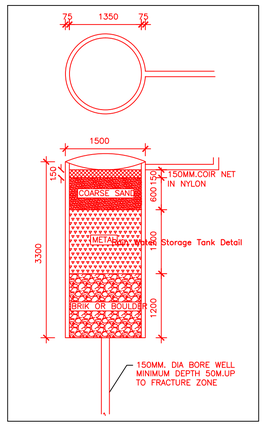
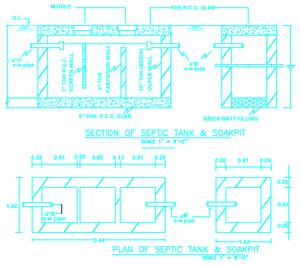
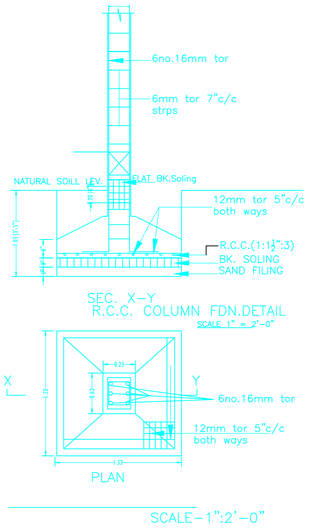






Proposal Basic Information

Proposal File No.	JNP/BP/0036/W19/2021
Owner Name	SMT NIRMALA DEVI
Khata No	170
Plot No	714
Village Name	Gomo
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

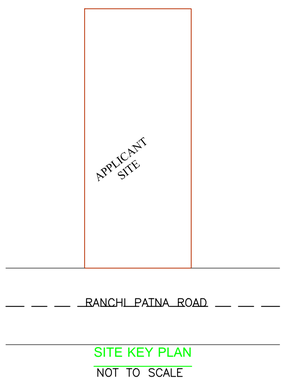
AREA STATEMENT JHUMRITILAIYA NAGAR PARISHAD	VERSION NO.: 1.0.55	
	VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: KODERMA	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: JHUMRITILAIYA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA	
Inward_No: JNP/BP/0036/W19/2021	Plot/SubPlot No: 714	
Application Type: General Proposal	North: Plot No. - SMT DUDHIYA DEVI	
Project Type: Building Permission	South: Plot No. - SMT URMILA DEVI	
Nature of Development: New	East: Road Width - 30M WIDE RANCHI PATNA ROAD	
Location of Development Area: Old Area	West: Plot No. - BHAIRO MODI & SEKH AMIR	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	150.20
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	150.20
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		16.63
Total		16.63
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	133.57
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	150.20
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	150.20
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		105.14
Proposed Coverage Area (61.46 %)		92.31
Total Prop. Coverage Area (61.46 %)		92.31
Balance coverage area (8.54 %)		12.83
FAR CHECK		
Perm. FAR Area (2.00)		300.40
Total Perm. FAR area		300.40
Residential FAR		184.62
Proposed FAR Area		190.02
Total Proposed FAR Area		190.02
Consumed FAR (Factor)		1.27
Balance FAR Area		110.38
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		190.02
ARCHITECT (Regd)		MD SHOAIB ALAM
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SMT NIRMALA DEVI
DEVELOPMENT AUTHORITY		LOCAL BODY

Buildingwise Floor FAR Details

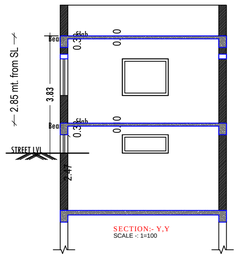
Floor Name	Building Name A (NIRMALA DEVI) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	92.31	92.31	92.31	92.31
Ground Floor	92.31	92.31	92.31	92.31
Terrace Floor	5.40	5.40	5.40	5.40
Total :	190.02	190.02	190.02	190.02

Building USE/SUBUSE Details

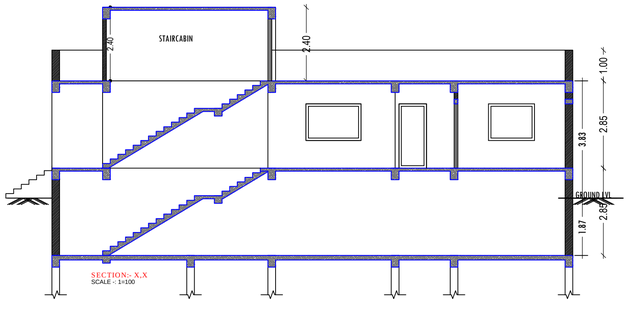
Building Name	Building Use	Building SubUse	Building Structure
A (NIRMALA DEVI)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise



SITE KEY PLAN
NOT TO SCALE



SECTION:-Y.Y
SCALE - 1=100



SECTION:-X.X
SCALE - 1=100

UnitBUA Table for Building :A (NIRMALA DEVI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
BASEMENT FLOOR PLAN	SPLIT FLAT A	FLAT	151.89	147.77	1	1
GROUND FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	6	0
Total:	-	-	151.89	147.77	7	1

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (NIRMALA DEVI)	D2	0.75	2.13	01
A (NIRMALA DEVI)	D1	0.90	2.13	01
A (NIRMALA DEVI)	D	1.00	2.10	02
A (NIRMALA DEVI)	D	1.00	2.13	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (NIRMALA DEVI)	V	0.60	0.60	01
A (NIRMALA DEVI)	W1	1.20	1.20	01
A (NIRMALA DEVI)	W	1.50	1.20	11

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	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 (NIRMALA DEVI)	1	190.02	184.62	190.02	190.02	01
Grand Total :	1	190.02	184.62	190.02	190.02	01

Building :A (NIRMALA DEVI)

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.)
Basement Floor	92.31	92.31	92.31	92.31	01
Ground Floor	92.31	92.31	92.31	92.31	00
Terrace Floor	5.40	0.00	5.40	5.40	00
Total :	190.02	184.62	190.02	190.02	01
Total Number of Same Buildings :	1				
Total :	190.02	184.62	190.02	190.02	01

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD WIDENING AREA
EXISTING (To be retained)
EXISTING (To be demolished)

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

ISO_A1_(841.00_x_594.00_MM)

This is system generated MAP. No need to Physically Signed.