

SITE PLAN

site plan

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.)
AA (AA)	1	100.24	100.24	100.24	100.24	01
Grand Total :	1	100.24	100.24	100.24	100.24	01

Proposal Basic Information

Proposal File No.	JNP/IBP/0112/W13/2021
Owner Name	SRI HEMLAL SAW
Khata No	41
Plot No	6893
Village Name	Tilaiya
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT	VERSION NO. : 1.0.61
JHUMRITLAIYA NAGAR PARISHAD	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: KODERMA	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: JHUMRITLAIYA NAGAR PARISHAD	PlotNearby/ReligiousStructure: NA
Inward No.: JNP/IBP/0112/W13/2021	Plot/SubPlot No: 6893
Application Type: General Proposal	North: Plot No. - LAND WITH BUILDING OF SRI BHAGAWAN SINGH
Project Type: Building Permission	South: Road Width - 3.66 Mtr. wide road
Nature of Development: New	East: Plot No. - LAND OF VENDOR
Location of Development Area: Old Area	West: Plot No. - LAND WITH BUILDING OF SRI RATAN LAL LOHIYA
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 80.91
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 80.91
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	17.38
Total	17.38
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 63.53
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 80.91
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 80.91
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	56.64
Proposed Coverage Area (61.95 %)	50.12
Total Prop. Coverage Area (61.95 %)	50.12
Balance coverage area (8.06 %)	6.52
FAR CHECK	
Perm. FAR Area (1.50)	121.37
Total Perm. FAR area	121.37
Residential FAR	100.23
Proposed FAR Area	100.23
Total Proposed FAR Area	100.23
Consumed FAR (Factor)	1.24
Balance FAR Area	21.14
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	100.24
ARCHITECT (Regd)	UPENDRA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SRI HEMLAL SAW
DEVELOPMENT AUTHORITY	LOCAL BODY

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

Buildingwise Floor FAR Details

Floor Name	Building Name		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	50.12	50.12	50.12	50.12
First Floor	50.12	50.12	50.12	50.12
Terrace Floor	0.00	0.00	0.00	0.00
Total :	100.24	100.24	100.24	100.24

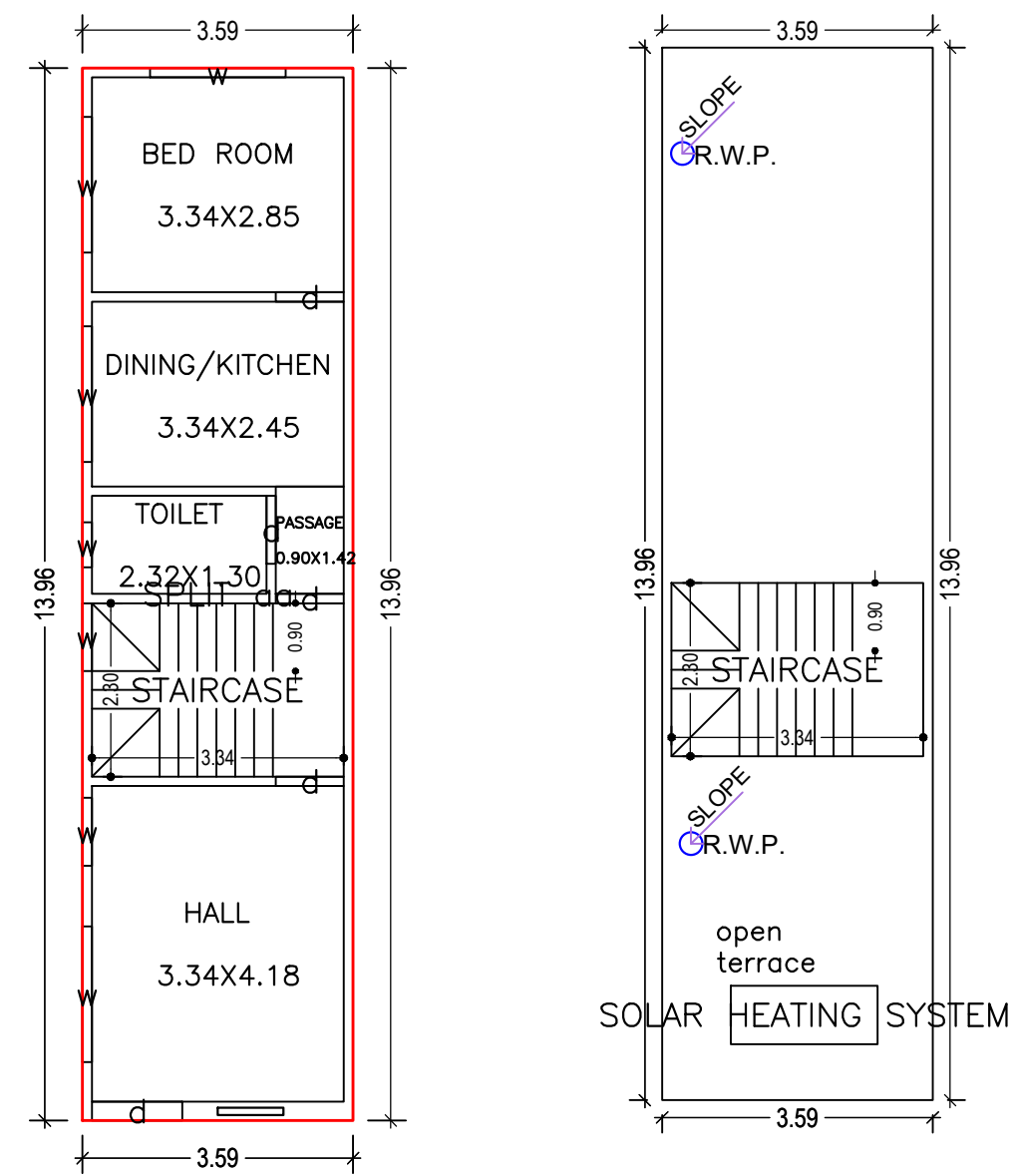
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
AA (AA)	Residential	Residential Bldg/Apartment	Non-Highrise

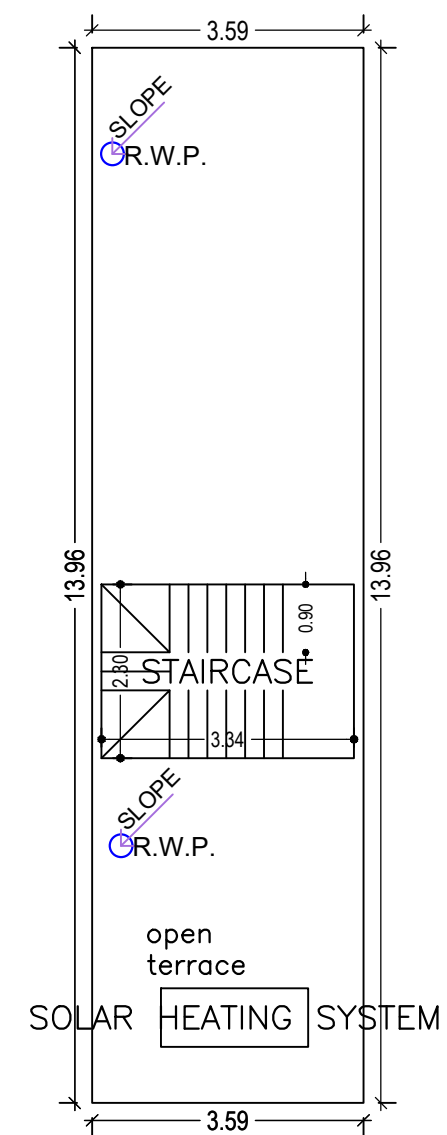
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
UPENDRA JNP/ENG/0012/2017			

Proposal Basic Information

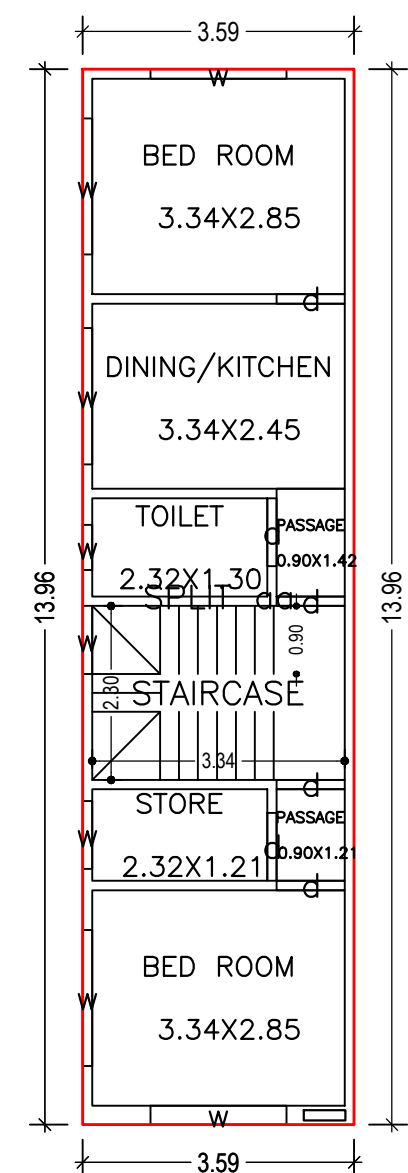
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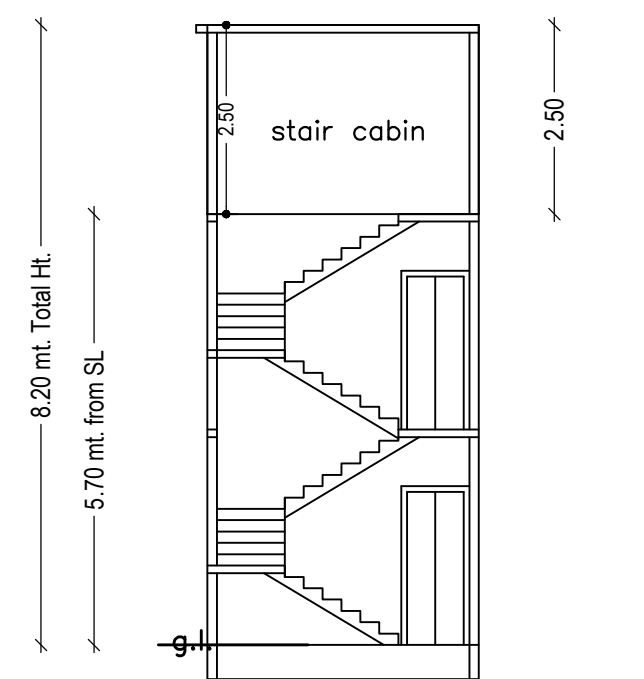
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



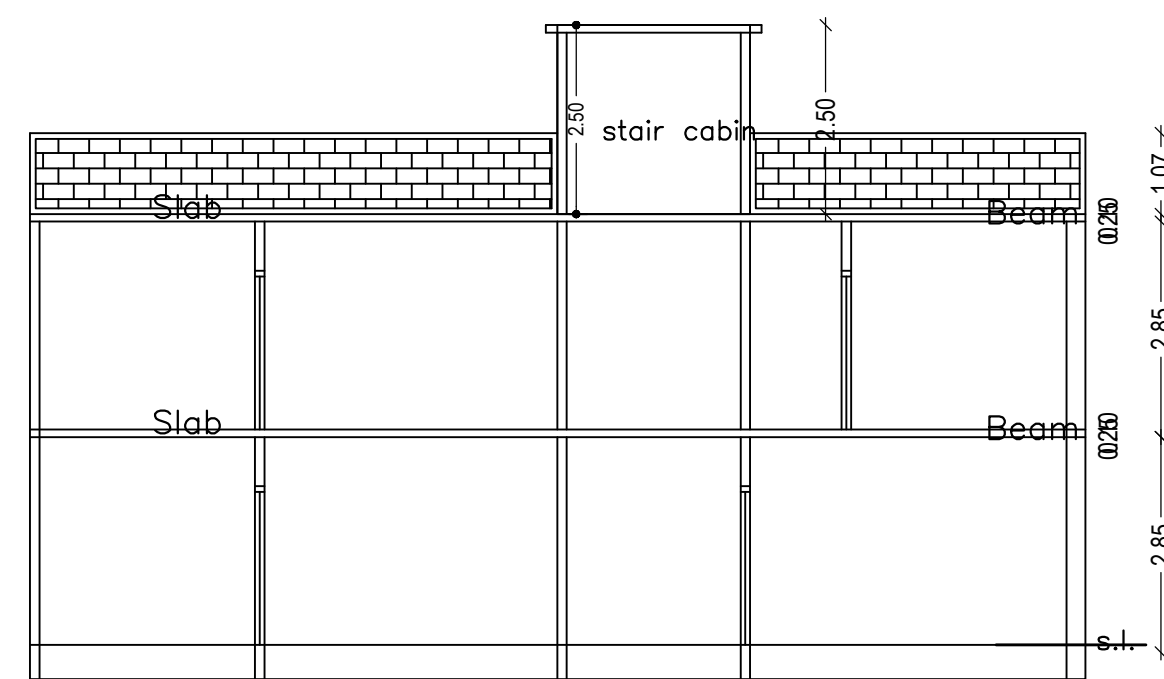
TERRACE FLOOR PLAN (SCALE 1:100)



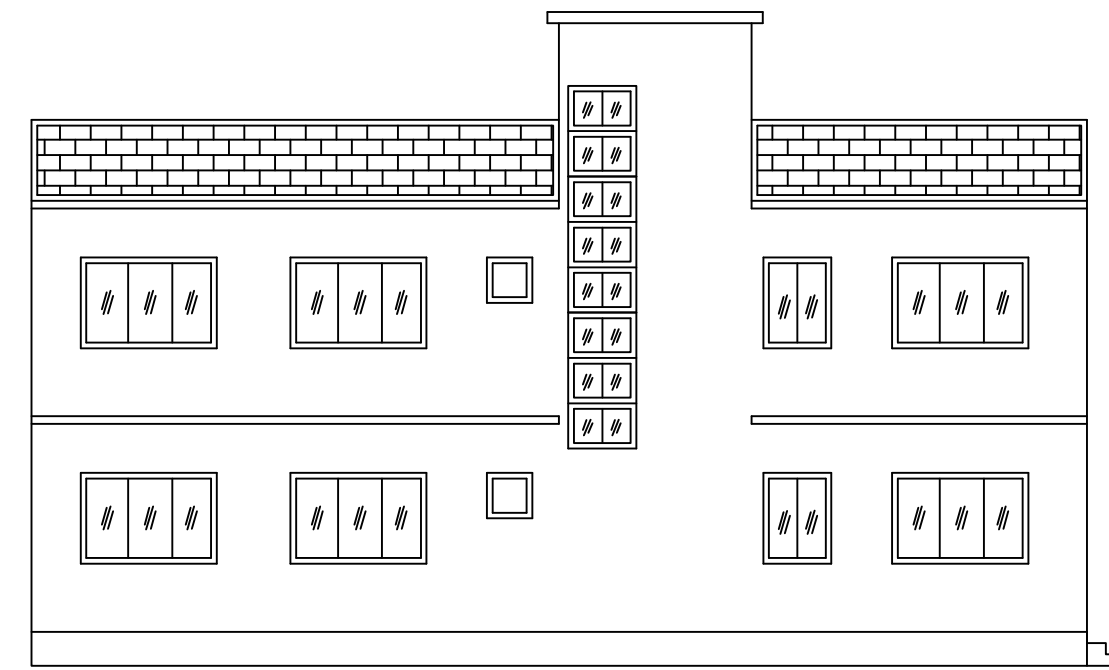
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



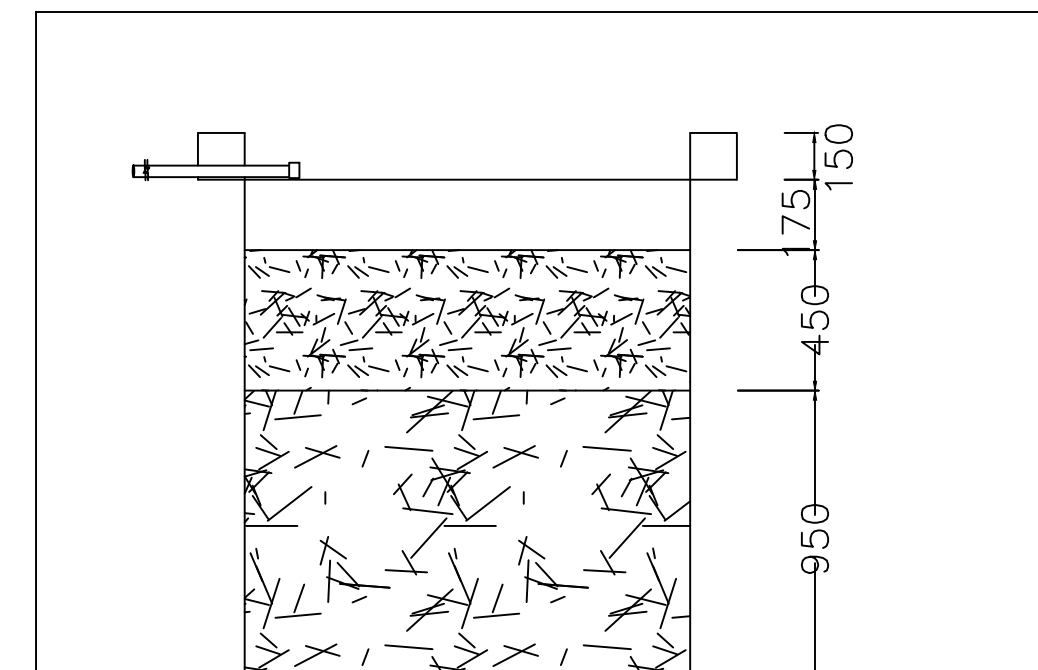
SECTION ON X-X



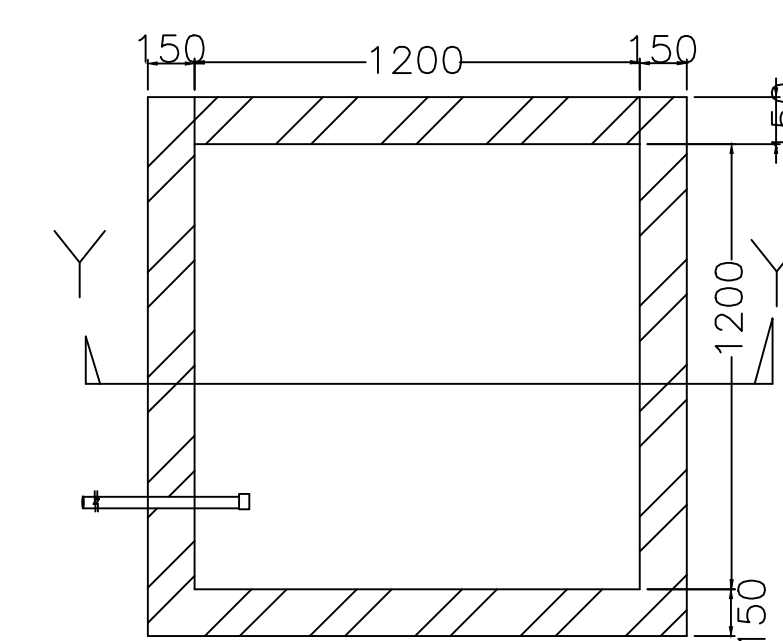
SECTION ON Y-Y



LEFT SIDE ELEVATION

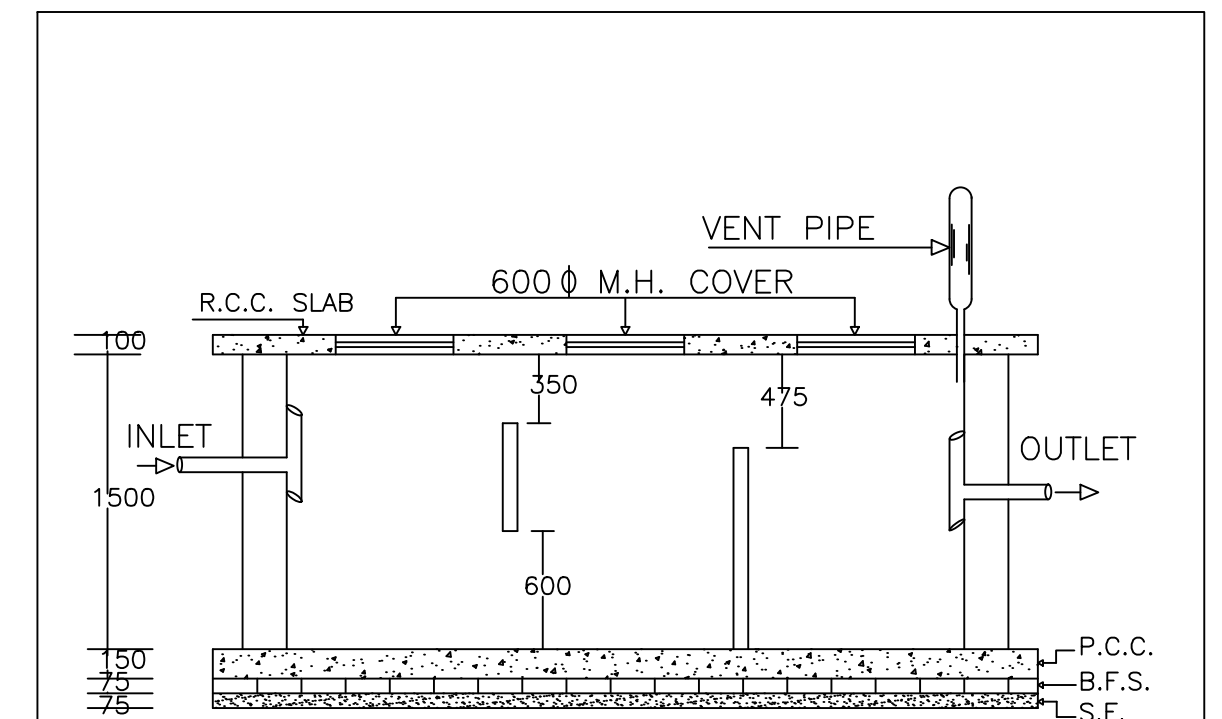


SECTION AT Y-Y

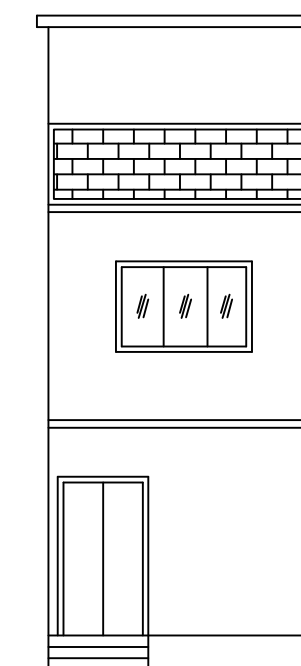


PLAN OF RECHARGE WELL

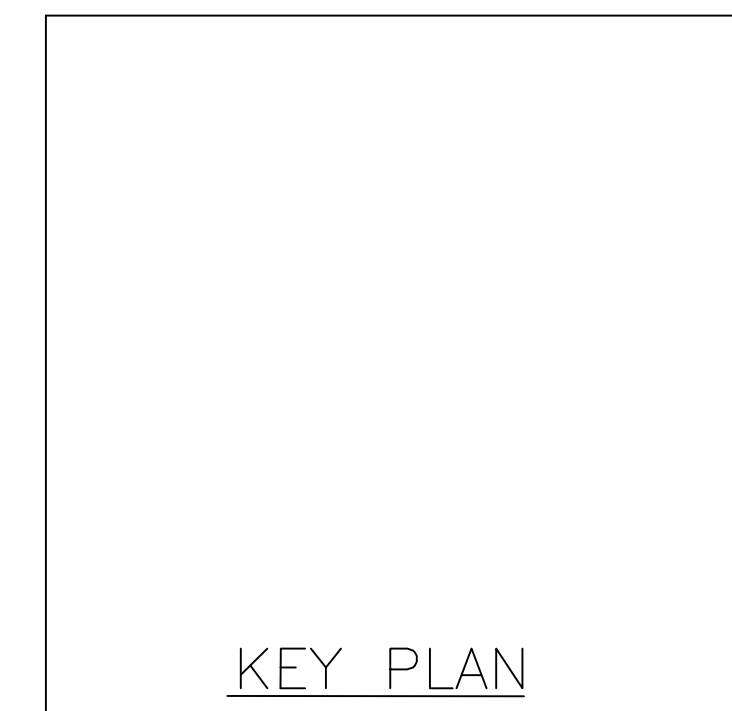
WATER HARVESTING



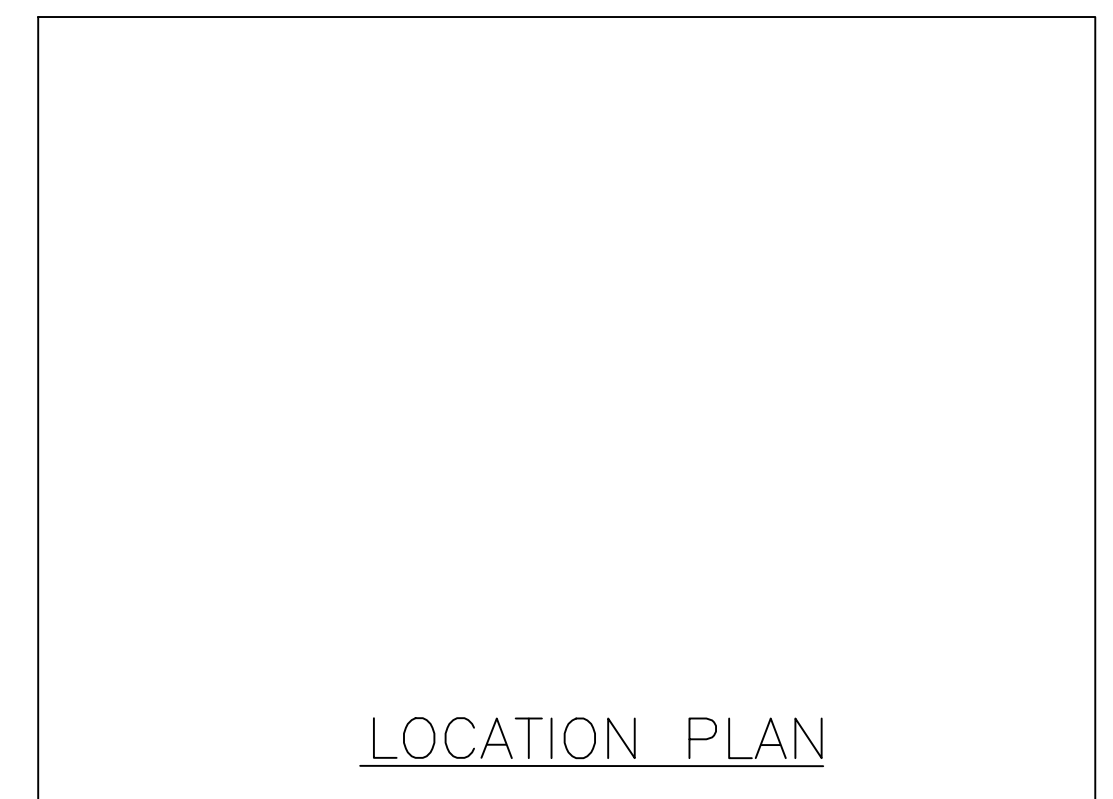
PLAN OF SEPTIC TANK



FRONT ELEVATION



KEY PLAN



LOCATION PLAN

Building :AA (AA)

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	50.12	50.12	50.12	50.12	01
First Floor	50.12	50.12	50.12	50.12	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	100.24	100.24	100.24	100.24	01
Total Number of Same Buildings	1				
Total:	100.24	100.24	100.24	100.24	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	d	0.90	2.10	10
AA (AA)	d	1.20	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	w	0.60	1.20	02
AA (AA)	w	0.90	1.20	04
AA (AA)	w	1.80	1.20	09

UnitBUA Table for Building :AA (AA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT aa	FLAT	100.23	100.08	5	1
FIRST FLOOR PLAN	SPLIT aa	FLAT	0.00	0.00	7	0
Total:	-	-	100.23	100.08	12	1

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/EP/0112/W13/2021
Owner Name	SRI HEMMAL SAW
Khata No	41
Plot No	6893
Village Name	Tilaiya
Use	Residential
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BRIEF SPECIFICATION

FOUNDATION-----CEMENT CONCRETE (1:1.5:3)
 BRICK WORK IN FOUNDATION & SUPERSTRUCTURE
 FIRST CLASS BRICK WORK IN CEMENT MORTAR (1:6)
 D.P.C.-----25 D.P.C. IN CEMENT CONCRETE (1:2:4)
 FLOOR-----25 I.P.S. OVER 75 P.C.C.
 ROOF-----100 THK. R.C.C. ROOF (1:1.5:3)
 LINTEL-----150 THK. R.C.C. LINTEL (1:1.5:3)
 STAIRS-----RISE-- 150, TREAD-- 250

DETAILS OF AREA

TOTAL AREA (AS PER DEED) -----80.97-SQM.
 TOTAL AREA (AS PER SITE) -----80.91-SQM.
 GROUND FLOOR AREA-----50.12-SQM.-
 FIRST FLOOR AREA-----50.12-SQM.-
 TOTAL COVERED AREA-----101.24-SQM.
 % PLINTH AREA-----61.94-%-----
 FAR -----1.25-----

SCHEDULE

D1 = 1.050X2.10W1 = 1.800X1.200
 D2 = 0.900X2.10W2 = 0.900X1.200
 V = 0.600X0.600

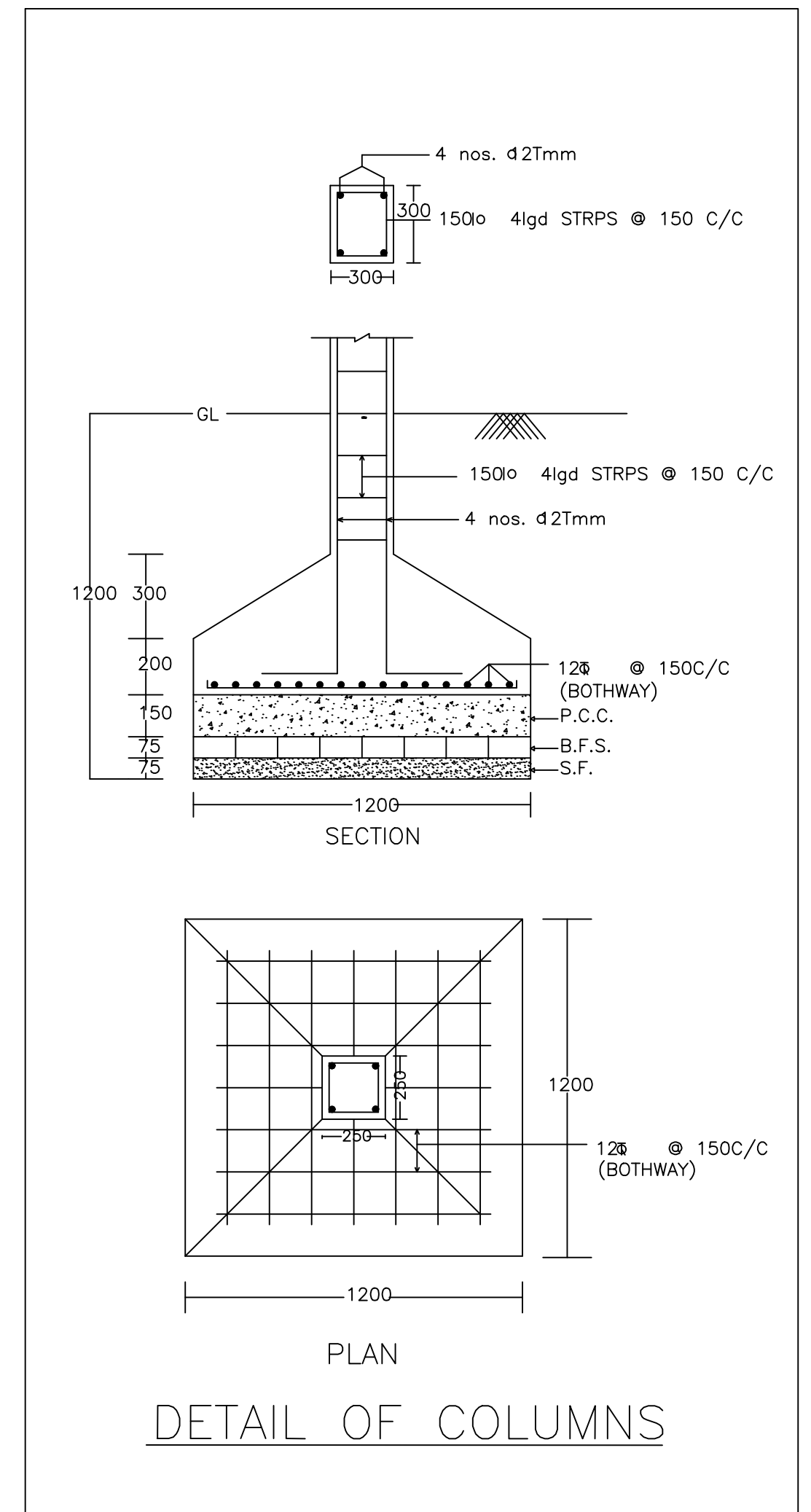
TITLE OF DRAWING

PLAN OF PROPOSED RESIDENTIAL BUILDING OF SRI HEMMAL SAW S/O SRI TEKAN SAW OF UNDER MOUZA – TELAIYA, WARD NO.- 13, NO.- 244, KHATA NO.- 41, PLOT NO.- 6893 IN THE DISTT. OF KODERMA (JHARKHAND).

SIGNATURE OF OWNER

SIGNATURE OF ENGINEER

SCALE ALL DIMENSION ARE IN METRE



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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