

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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
AA (AA)	1	150.28	150.28	150.28	150.28	01
Grand Total :	1	150.28	150.28	150.28	150.28	01

Proposal Basic Information

Proposal File No.	JNP/IB/0111/W07/2021
Owner Name	SMT. NIRMALA DEVI
Khata No	02
Plot No	291
Village Name	Jhalpo
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT	VERSION NO. : 1.0.61
JHUMRITILAIYA 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: JHUMRITILAIYA NAGAR PARISHAD	Plot/Nearby/Religious/Structure: NA
Inward No: JNP/IB/0111/W07/2021	Plot/SubPlot No: 291
Application Type: General Proposal	North: Plot No. - LAND OF SADDAM HUSSAIN
Project Type: Building Permission	South: Plot No. - LAND OF SMT. KIRAN DEVI
Nature of Development: New	East: Road Width - 3.66 Mtr. WIDE ROAD
Location of Development Area: Old Area	West: Plot No. - LAND OF MEHANDI HUSSAIN
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 121.17
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 121.17
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	19.73
Total	19.73
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 101.45
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 121.17
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 121.17
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	84.82
Proposed Coverage Area (62.01 %)	75.14
Total Prop. Coverage Area (62.01 %)	75.14
Balance coverage area (7.99 %)	9.68
FAR CHECK	
Perm. FAR Area (1.50)	181.76
Total Perm. FAR area	181.76
Residential FAR	150.27
Proposed FAR Area	150.27
Total Proposed FAR Area	150.27
Consumed FAR (Factor)	1.24
Balance FAR Area	31.49
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	150.28
ARCHITECT (Regd)	UPENDRA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SMT. NIRMALA DEVI
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)	Blue
EXISTING (To be demolished)	Yellow

Buildingwise Floor FAR Details

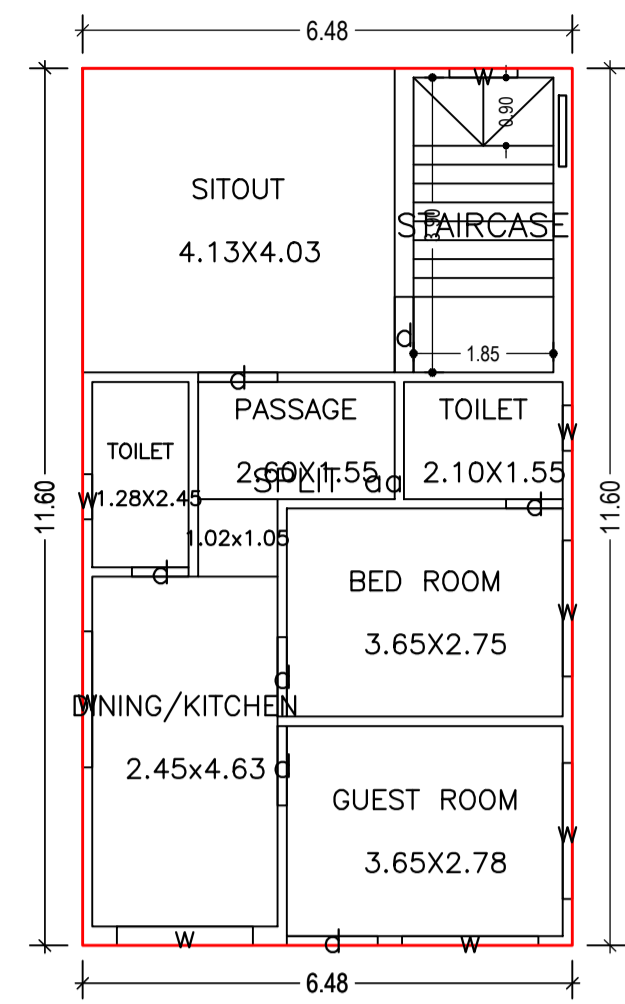
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	75.14	75.14	75.14	75.14
First Floor	75.14	75.14	75.14	75.14
Terrace Floor	0.00	0.00	0.00	0.00
Total :	150.28	150.28	150.28	150.28

Building USE/SUBUSE Details

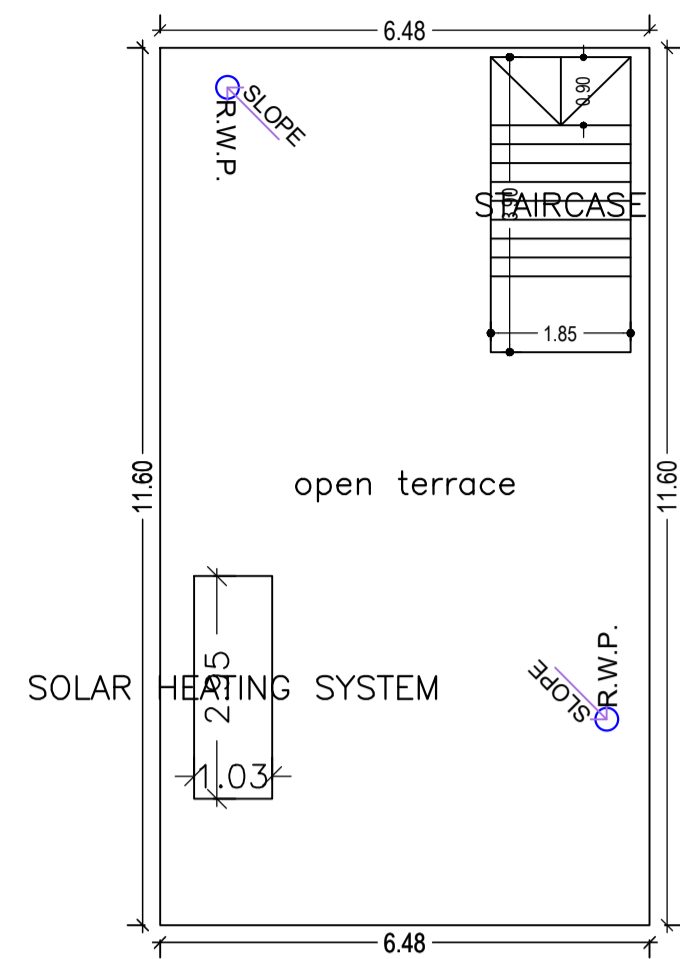
Building Name	Building Use	Building SubUse	Building Structure
AA (AA)	Residential	Residential Bldg/Apartment	Non-Highrise

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

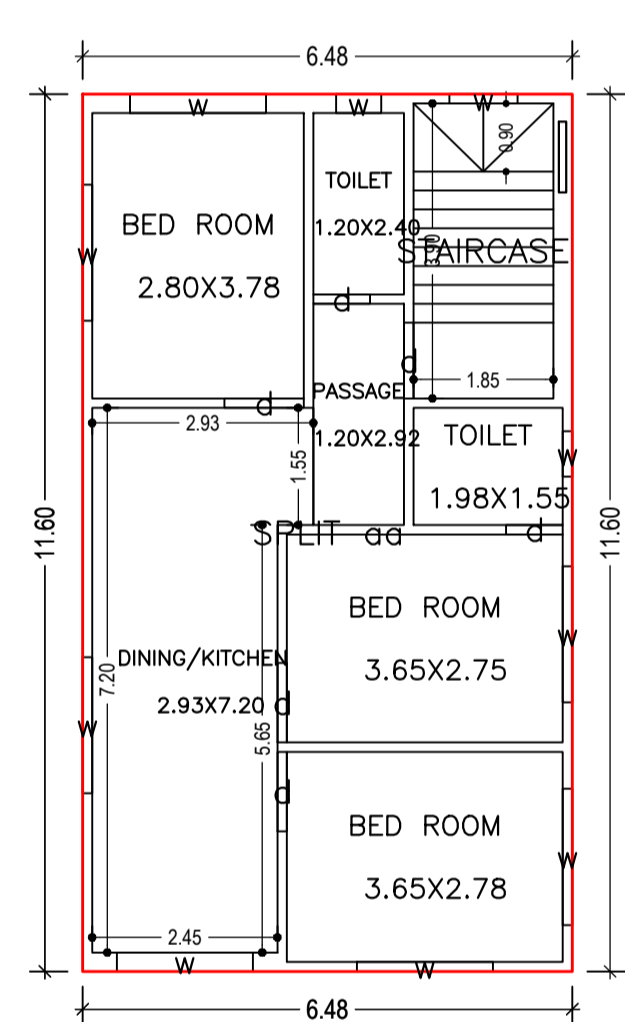
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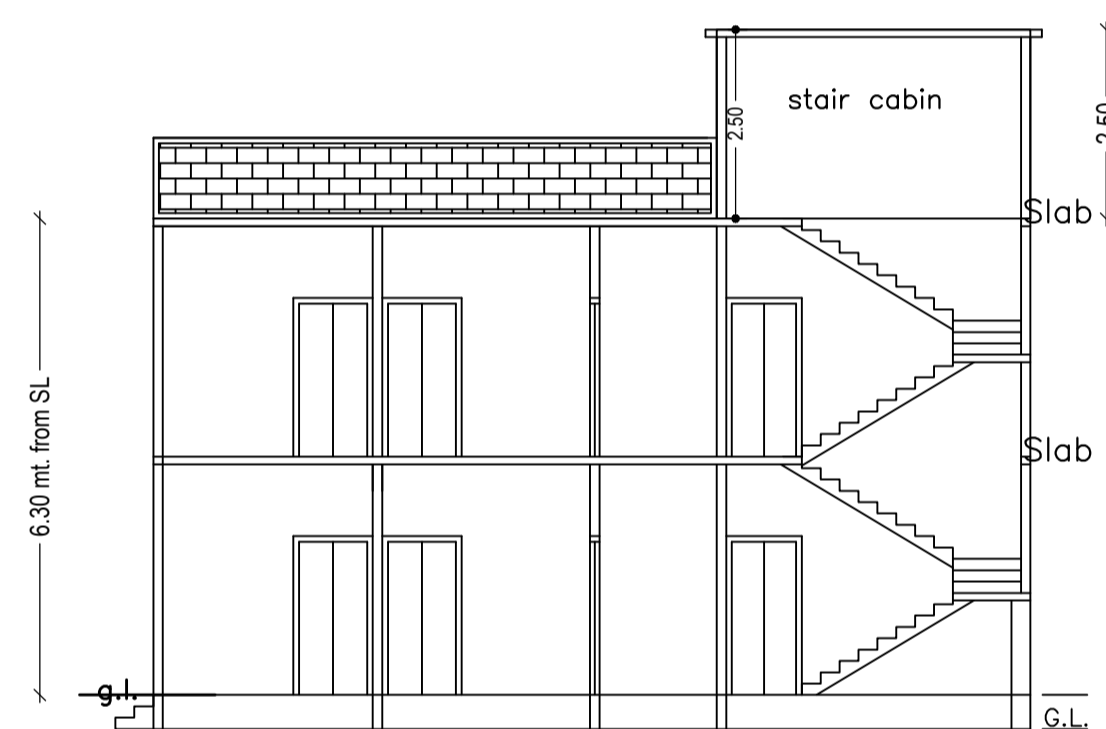
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



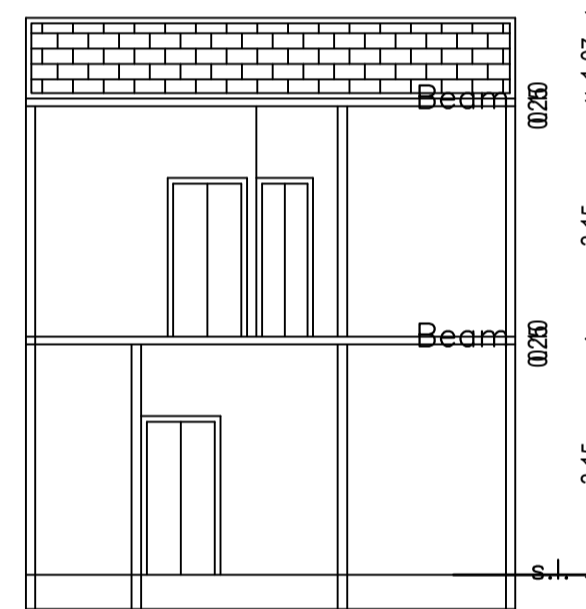
TERRACE FLOOR PLAN (SCALE 1:100)



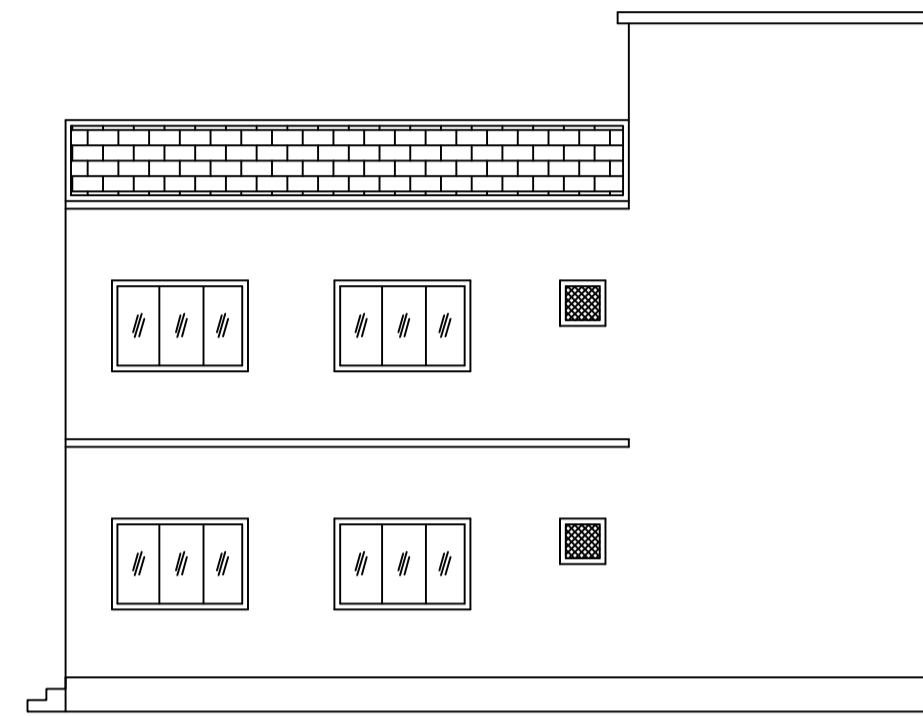
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



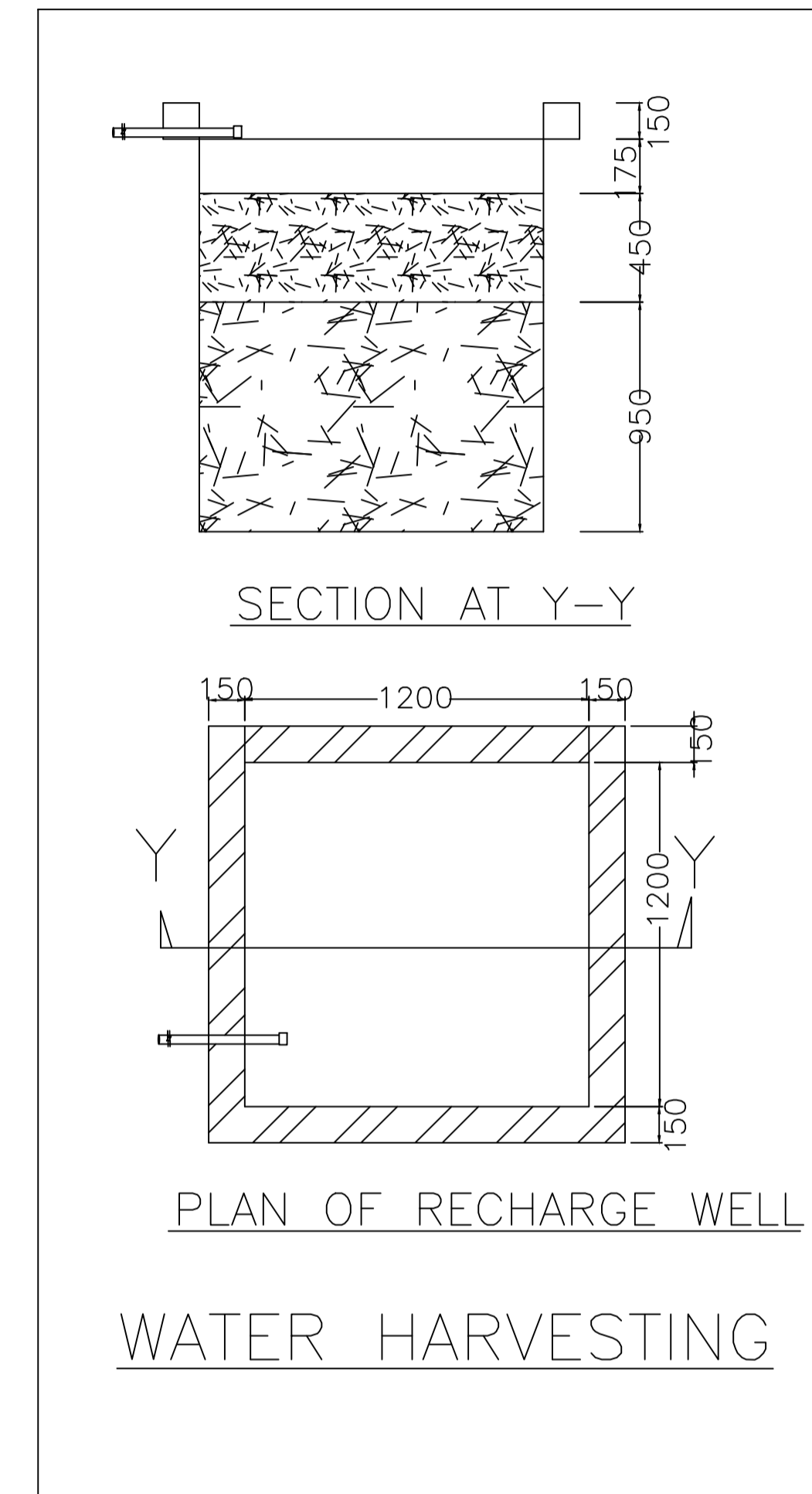
SECTION ON X-X



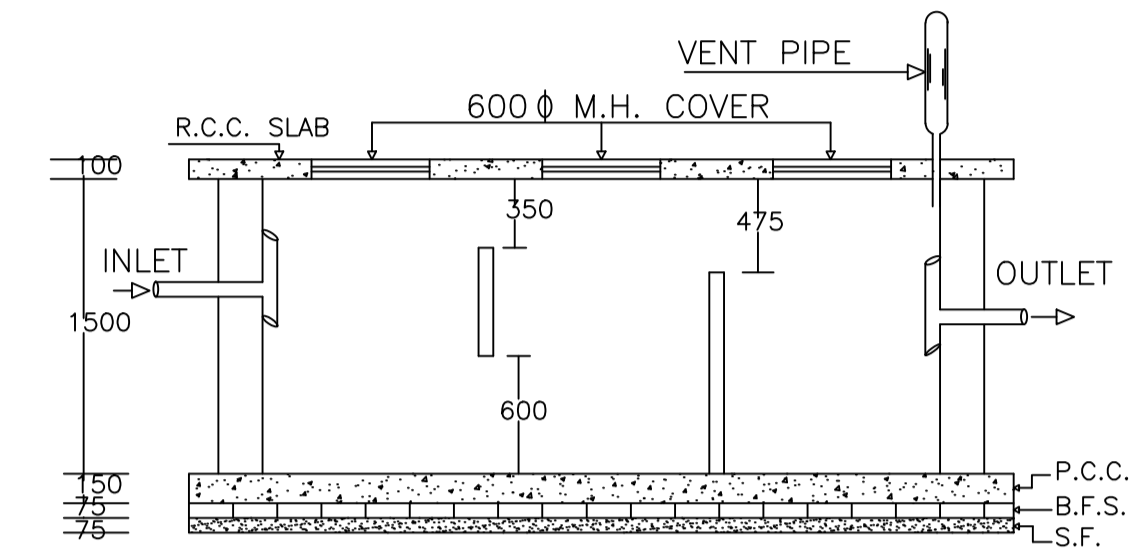
SECTION ON Y-Y



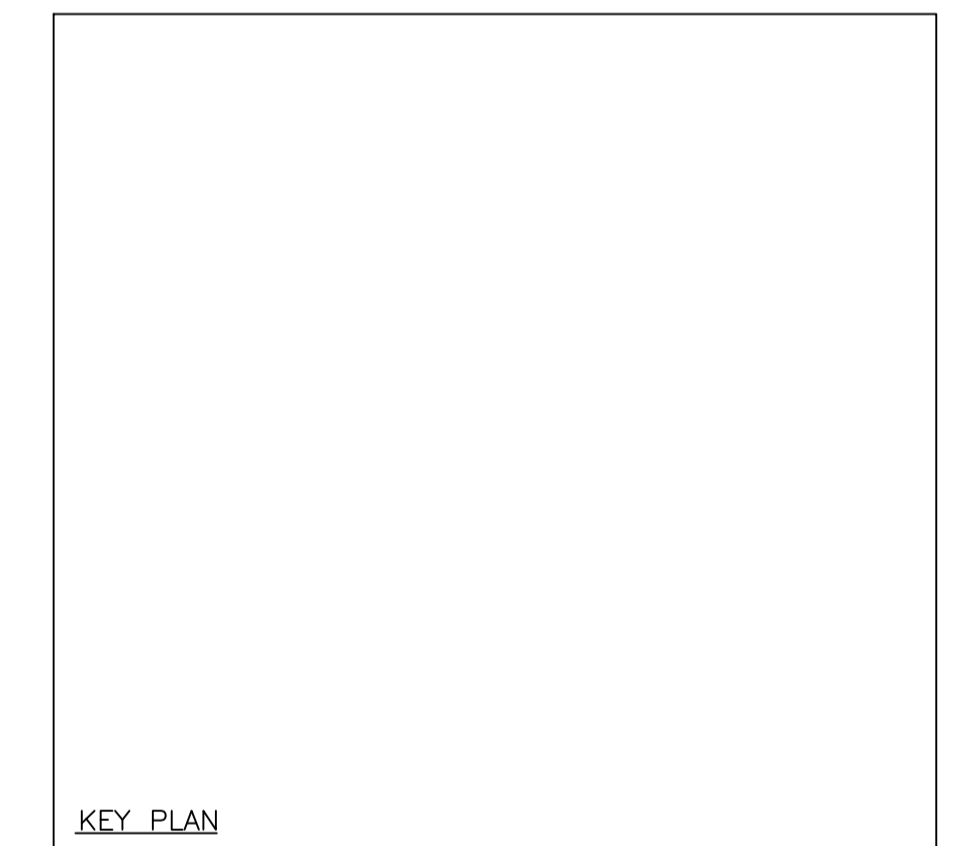
RIGHT SIDE ELEVATION



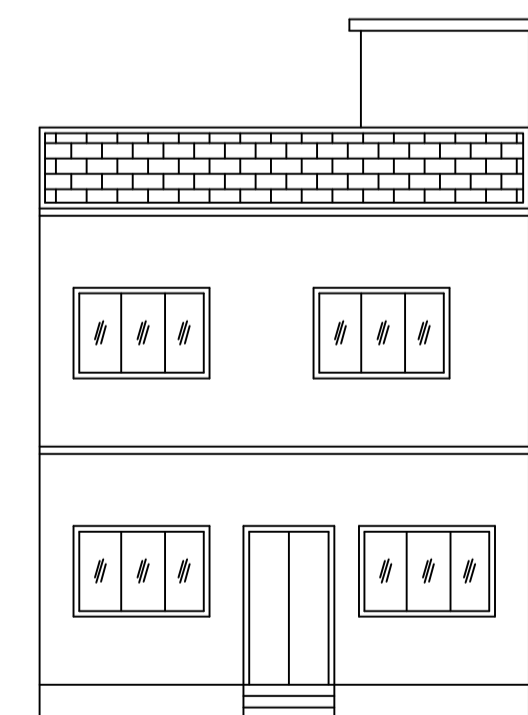
PLAN OF RECHARGE WELL WATER HARVESTING



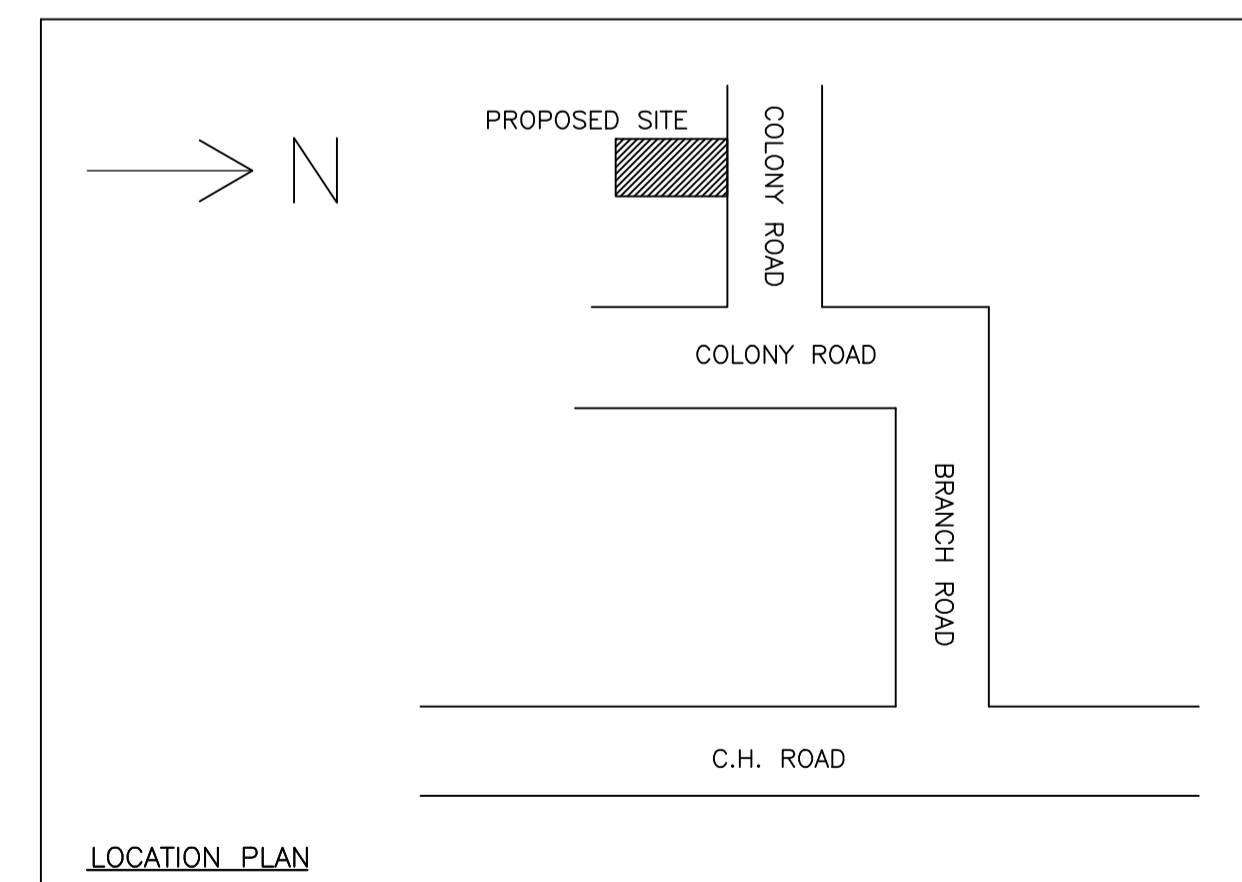
PLAN OF SEPTIC TANK



KEY PLAN



FRONT ELEVATION



LOCATION PLAN

Building :AA (AA)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	75.14	75.14	75.14	75.14	01
First Floor	75.14	75.14	75.14	75.14	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	150.28	150.28	150.28	150.28	01
Total Number of Same Buildings	1				
Total :	150.28	150.28	150.28	150.28	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	d	0.75	2.10	04
AA (AA)	d	1.00	2.10	02
AA (AA)	d	1.05	2.10	06
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	04
AA (AA)	w	0.90	1.20	02
AA (AA)	w	1.80	1.20	12

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	150.27	150.09	7	1
FIRST FLOOR PLAN	SPLIT aa	FLAT	0.00	0.00	7	0
Total:	-	-	150.27	150.09	14	1

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

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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) -----125.84-SQM.
 TOTAL AREA (AS PER SITE) -----121.17-SQM.
 GROUND FLOOR AREA-----75.14-SQM. -
 FIRST FLOOR AREA-----75.14-SQM. -
 TOTAL COVERED AREA-----150.28-SQM.
 % PLINTH AREA-----62.01-%-----
 FAR -----1.24-----

SCHEDULE

D	=	1.200X2.100	=	1.800X1.200
D1	=	1.050X2.100/2	=	0.900X1.200
D2	=	0.900X2.100	=	0.600X0.600

TITLE OF DRAWING

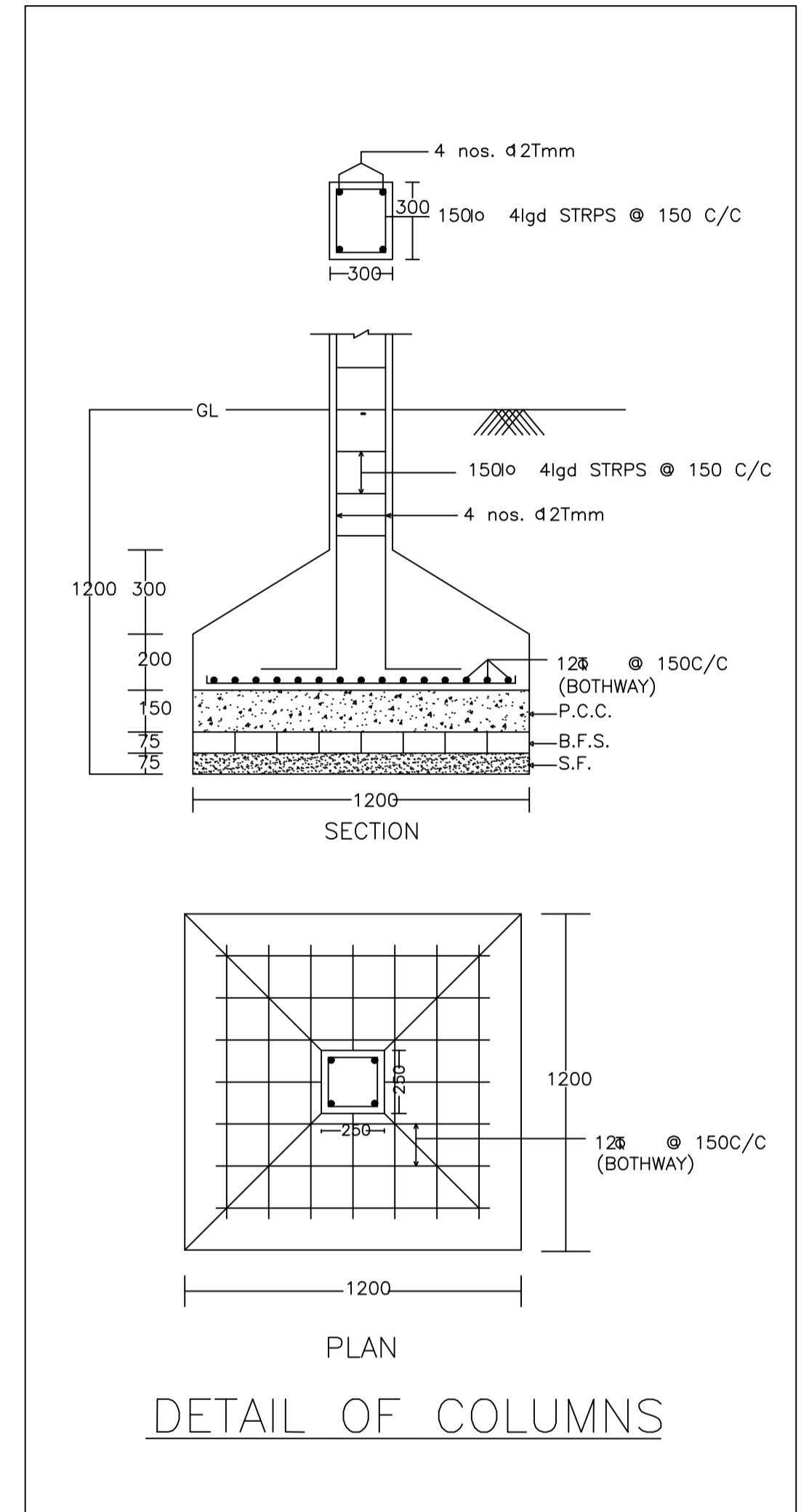
PLAN OF PROPOSED RESIDENTIAL BUILDING OF SMT. NIRMALA DEVI W/O SRI ARUN KUMAR SINGH OF H.N. - 317, VIDYAPURI P.O.- JHUMRI TELAIYA, P.S.- TELAIYA, DIST.- KODERMA, UNDER MOUZA - JHALPO, NO.- 01, WARD NO.- 07, KHATA NO.-02, PLOT NO.- 291 IN THE DISTT. OF KODERMA (JHARKHAND).

SIGNATURE OF OWNER

SIGNATURE OF ENGINEER

SCALE

ALL DIMENSION ARE IN METRE



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UPENDRA JNP/ENG/0012/2017			