

SITE PLAN

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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	469.29	469.29	469.29	469.29	01
Grand Total :	1	469.29	469.29	469.29	469.29	01

Proposal Basic Information

Proposal File No.	JNP/BI/0109/W02/2021
Owner Name	SMT. INDU KUMARI
Khata No	189,738
Plot No	3215,3215/7887
Village Name	Tilaiya
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT	VERSION NO. : 1.0.61
JHUMRITILAIYA NAGAR	VERSION DATE: 16/10/2020
PARISHAD	
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/BI/0109/W02/2021	PlotSubPlot No: 3215,3215/7887
Application Type: General Proposal	North: Plot No. - LAND OF VENDOR
Project Type: Building Permission	South: Plot No. - LAND OF PARWATI DEVI & OTHERS
Nature of Development: New	East: Plot No. - LAND OF SINGHJI
Location of Development Area: Old Area	West: Road Width - 4.87 Mtr Wide Road
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 261.30
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 261.30
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	35.41
Total	35.41
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 225.89
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 261.30
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 261.30
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	156.78
Proposed Coverage Area (59.87 %)	156.43
Total Prop. Coverage Area (59.87 %)	156.43
Balance coverage area (0.13 %)	0.35
FAR CHECK	
Perm. FAR Area (1.80)	470.34
Total Perm. FAR area	470.34
Residential FAR	469.30
Proposed FAR Area	469.30
Total Proposed FAR Area	469.30
Consumed FAR (Factor)	1.80
Balance FAR Area	1.04
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	469.29
ARCHITECT (Regd)	UPENDRA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SMT. INDU KUMARI
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

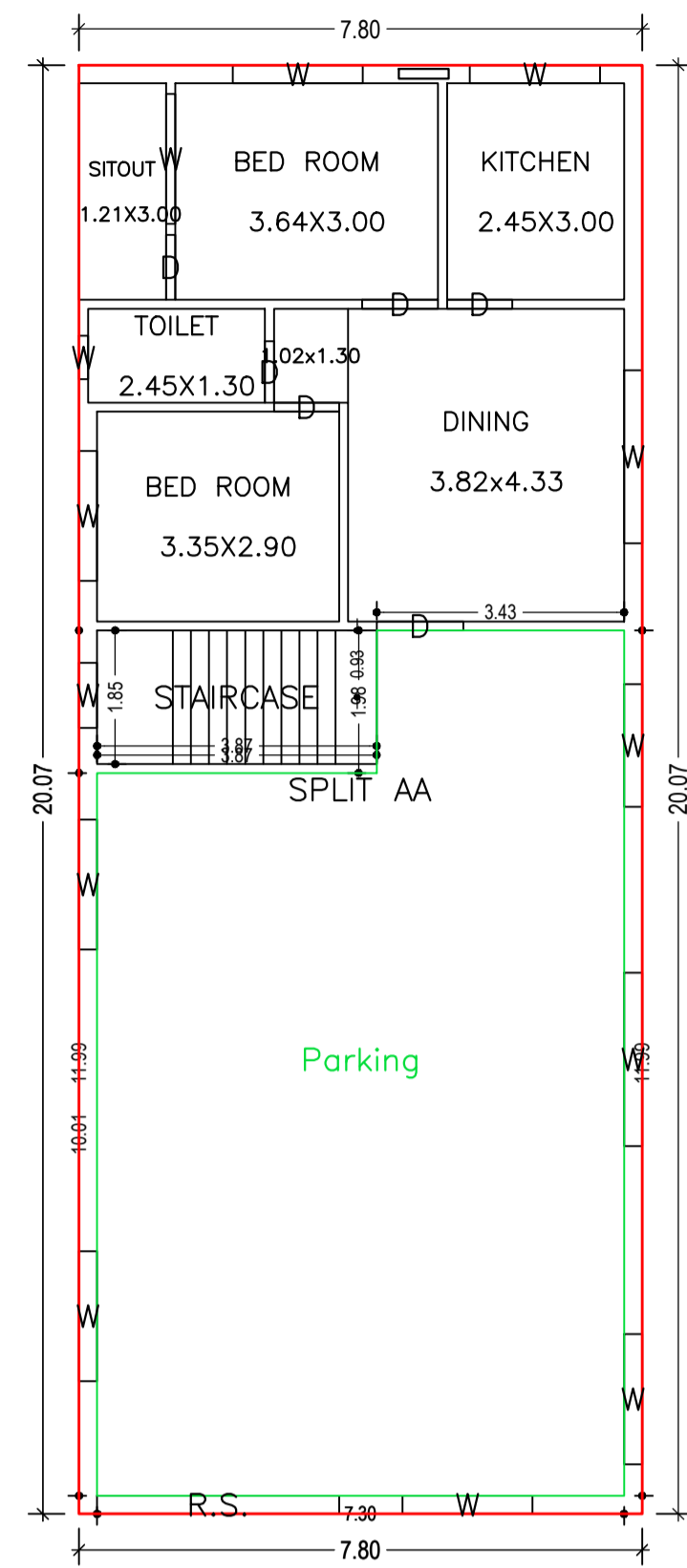
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	156.43	156.43	156.43	156.43
First Floor	156.43	156.43	156.43	156.43
Second Floor	156.43	156.43	156.43	156.43
Terrace Floor	0.00	0.00	0.00	0.00
Total :	469.29	469.29	469.29	469.29

Building USE/SUBUSE Details

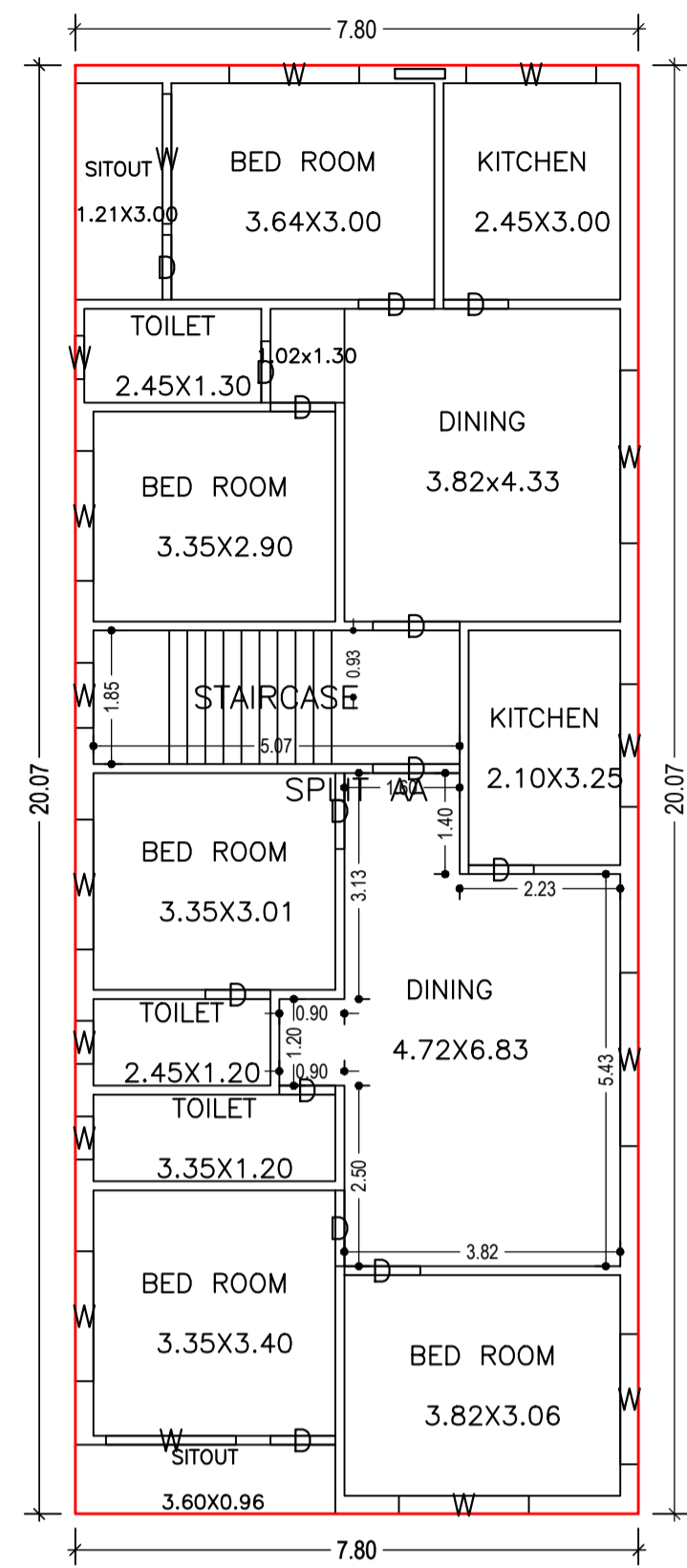
Building Name	Building Use	Building SubUse	Building Structure
AA (AA)	Residential	Residential Bldg/Apartment	Non-Highrise

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

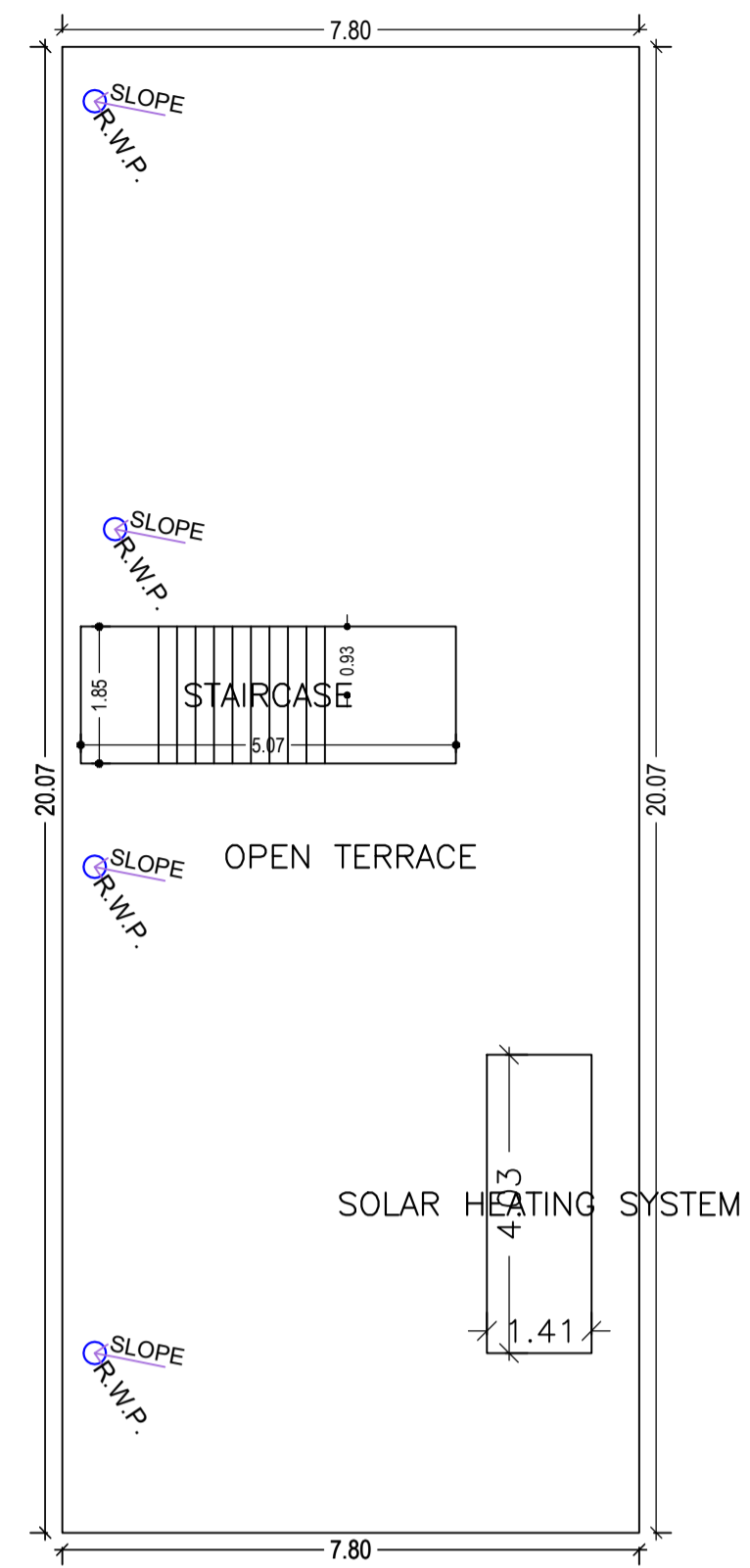
DATE 31-12-2021 SHEET NO. 2	
Proposal Basic Information	
Proposal File No.	JNP/IBP/0109/W02/2021
Owner Name	SMT. INDU KUMARI
Khata No	189,738
Plot No	3215,3215/7887
Village Name	Tilaiya
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



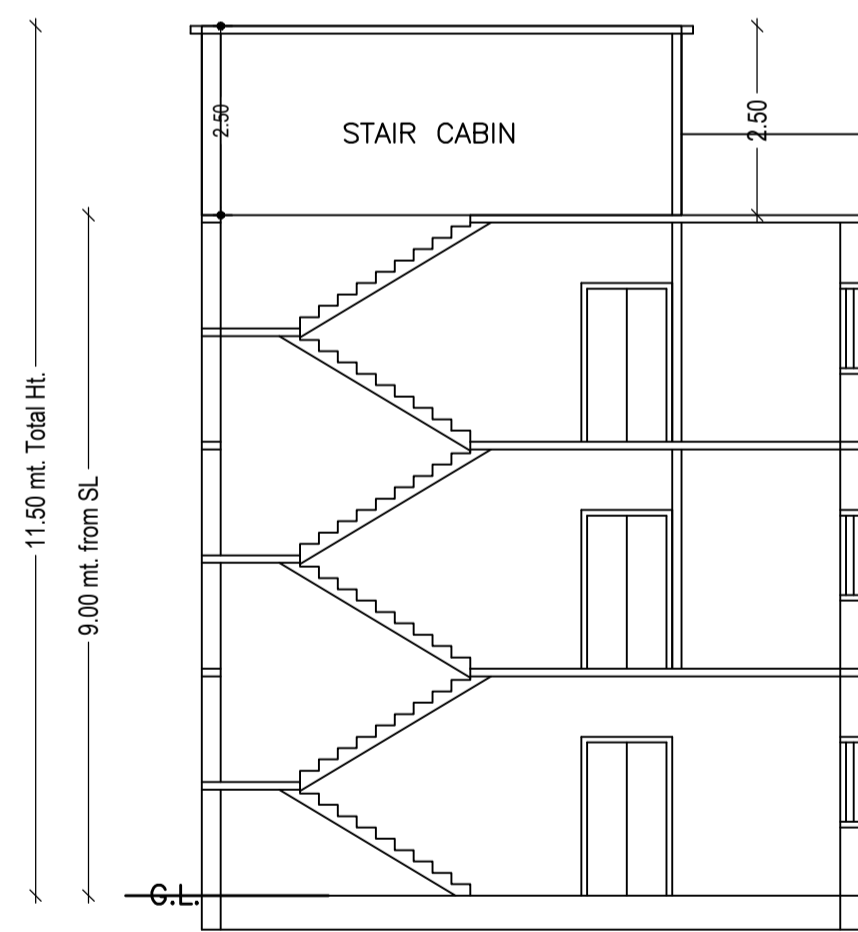
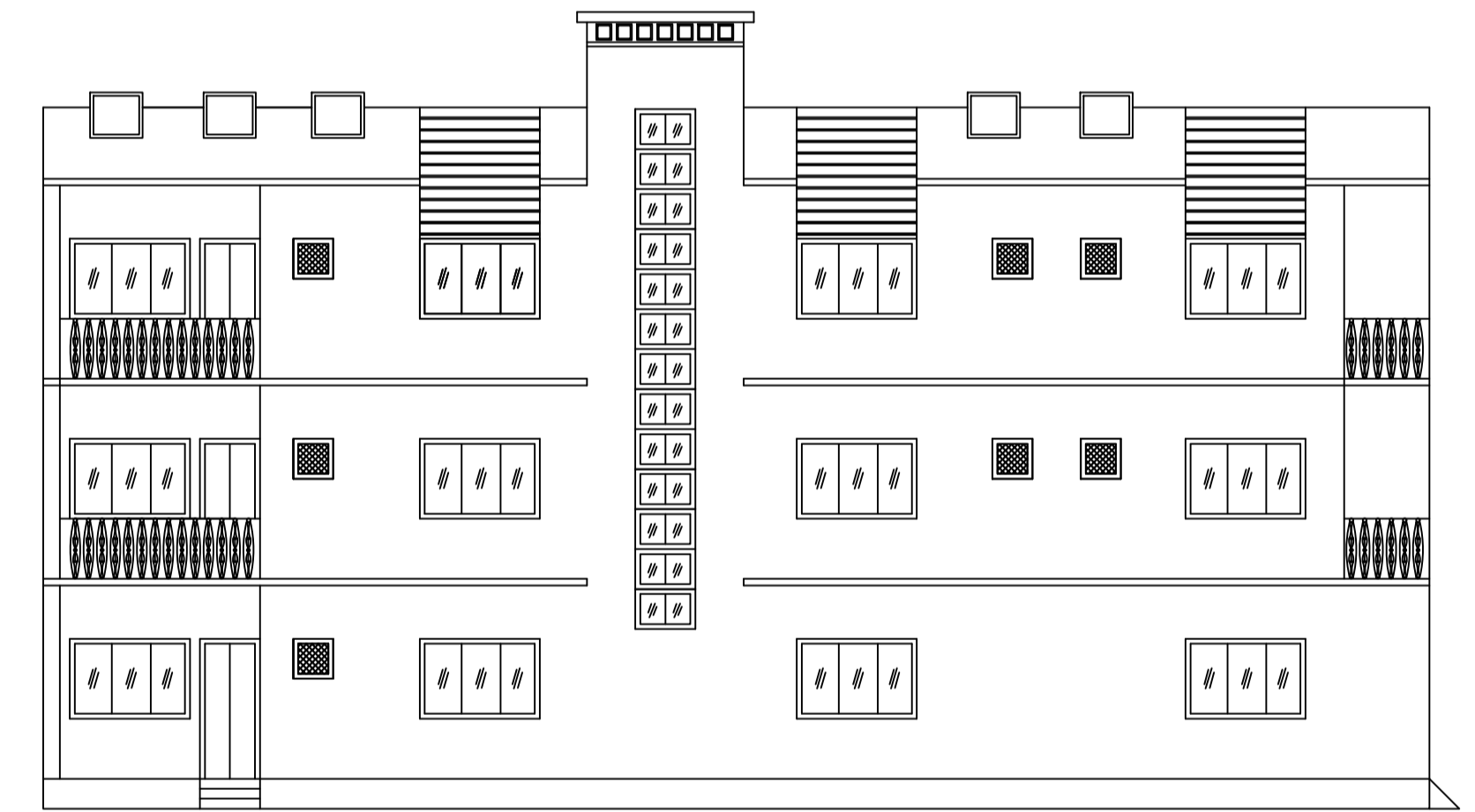
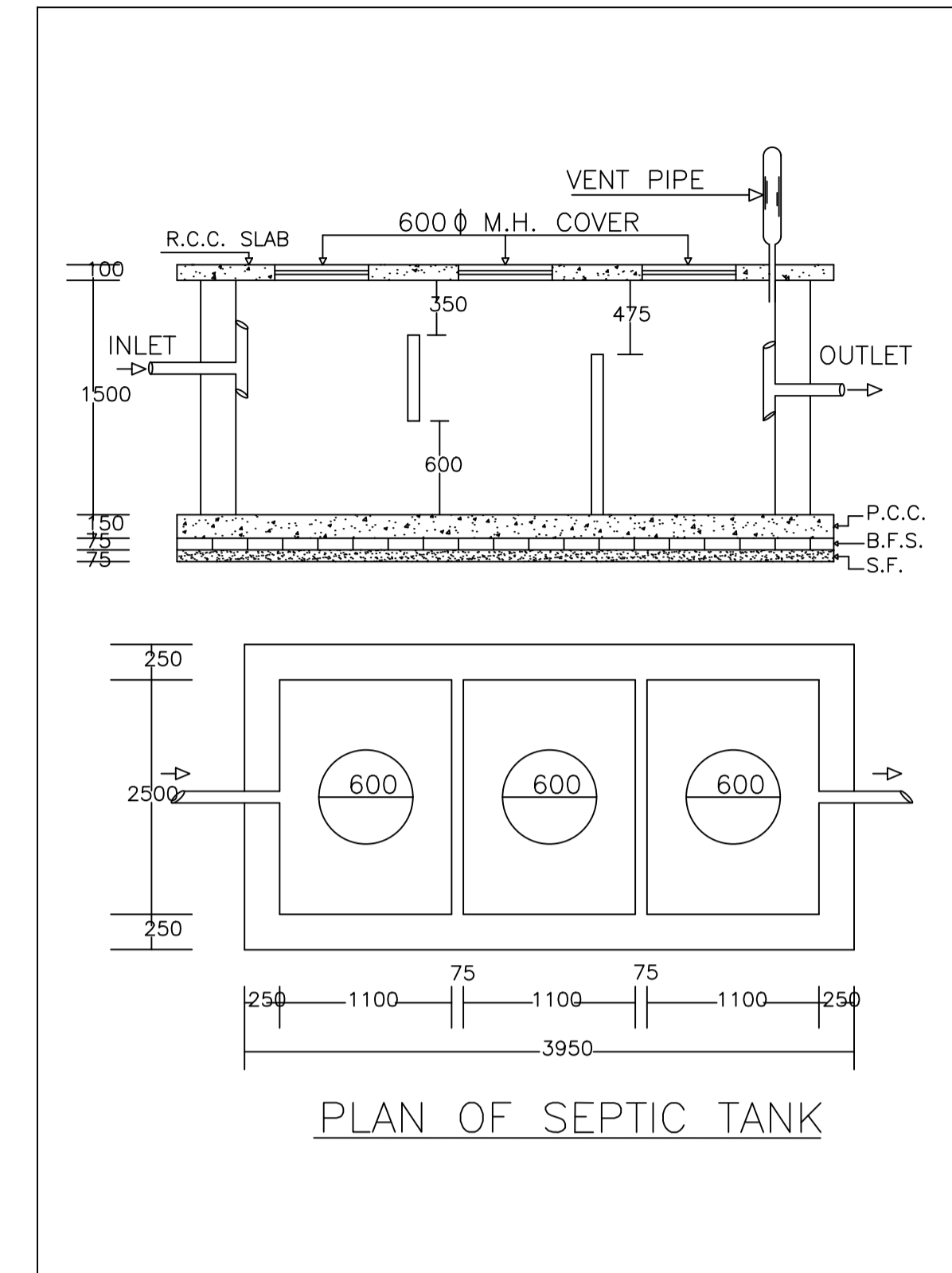
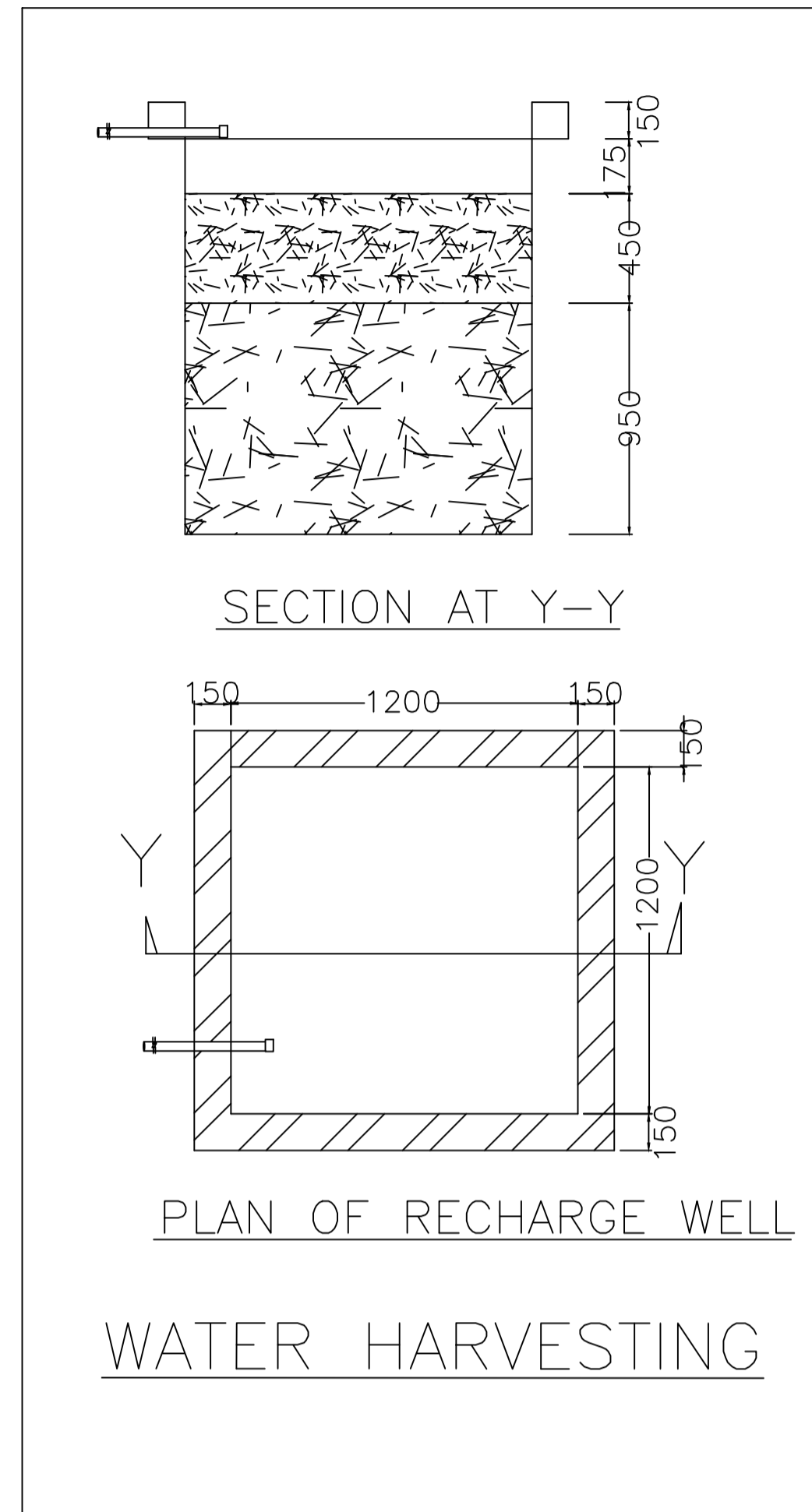
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



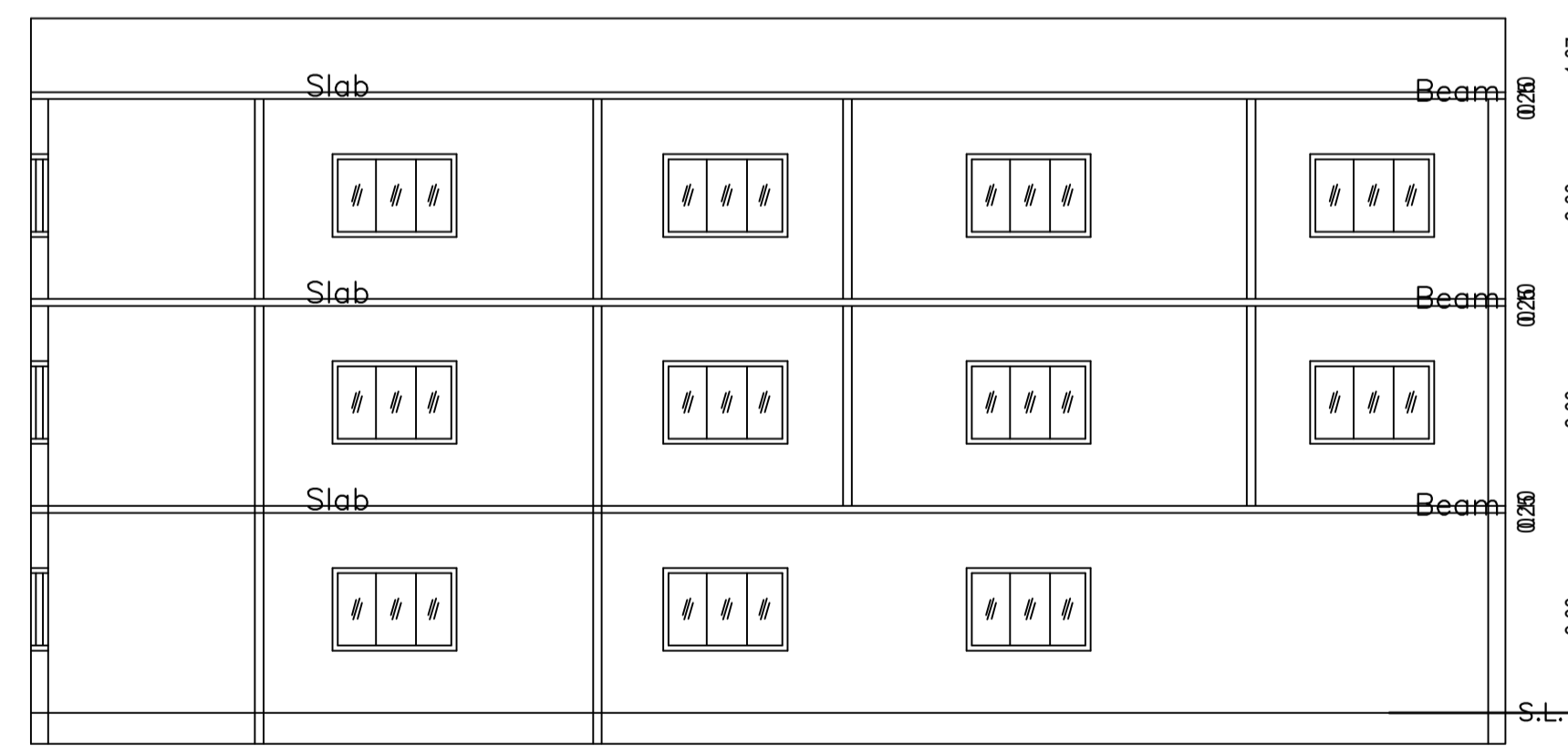
TYPICAL - 1, 2 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



SECTION ON X-X



SECTION ON Y-Y

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	D	0.78	2.10	02
AA (AA)	D	0.85	2.10	03
AA (AA)	D	0.90	2.10	15
AA (AA)	D	1.05	2.10	09
AA (AA)	D	1.20	2.10	05

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	W	0.60	1.20	07
AA (AA)	W	0.90	1.20	03
AA (AA)	W	1.70	1.20	02
AA (AA)	W	1.80	1.20	22
AA (AA)	W	2.40	1.20	05

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	469.30	469.02	6	1
TYPICAL - 1, 2 FLOOR PLAN	SPLIT AA	FLAT	0.00	0.00	14	0
Total:	-	-	469.30	469.02	34	1

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	156.43	156.43	156.43	156.43	01
First Floor	156.43	156.43	156.43	156.43	00
Second Floor	156.43	156.43	156.43	156.43	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	469.29	469.29	469.29	469.29	01
Total Number of Same Buildings	1				
Total:	469.29	469.29	469.29	469.29	01

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

DATE	31-12-2021
SHEET NO.	3
Proposal Basic Information	
Proposal File No.	JNP/IBP/0109/W02/2021
Owner Name	SMT. INDU KUMARI
Khata No	189,738
Plot No	3215,3215/7887
Village Name	Tilaiya
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

BRIEF SPACEFICATION

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) -----139.26-SQM.
 TOTAL AREA (AS PER SITE) -----261.30-SQM.
 GROUND FLOOR AREA-----156.43-SQM.-
 FIRST FLOOR AREA-----156.43-SQM.-
 FIRST FLOOR AREA-----156.43-SQM.-
 TOTAL COVERED AREA-----469.29-SQM.-
 % PLINTH AREA-----59.87-%-----
 FAR -----1.79-----

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

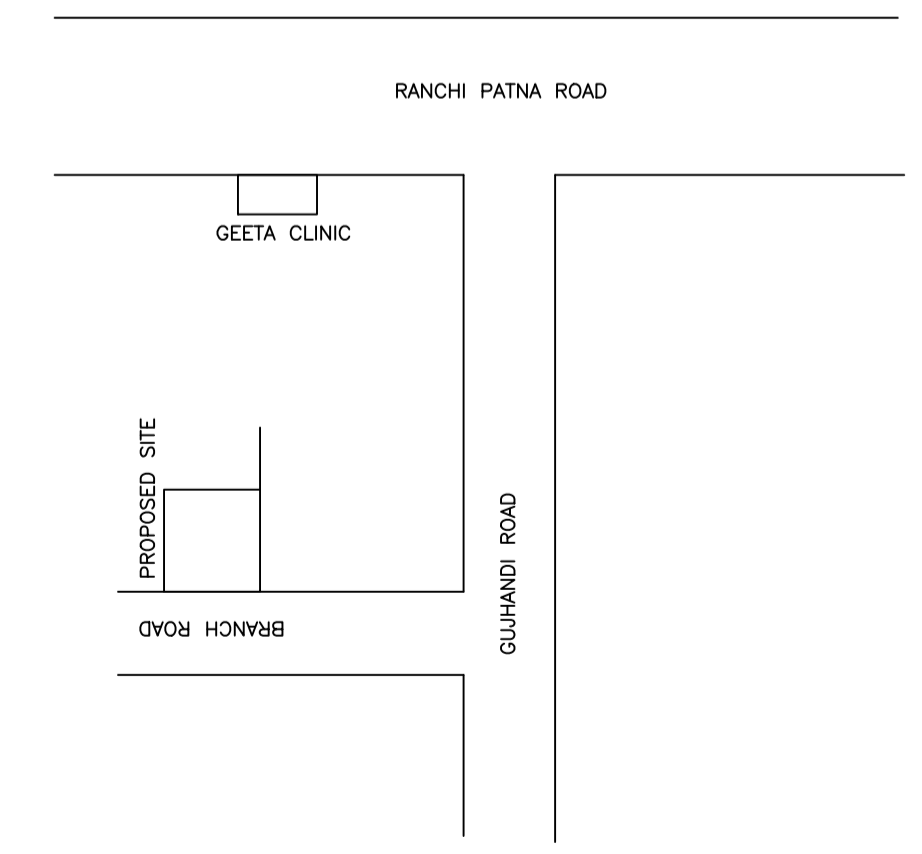
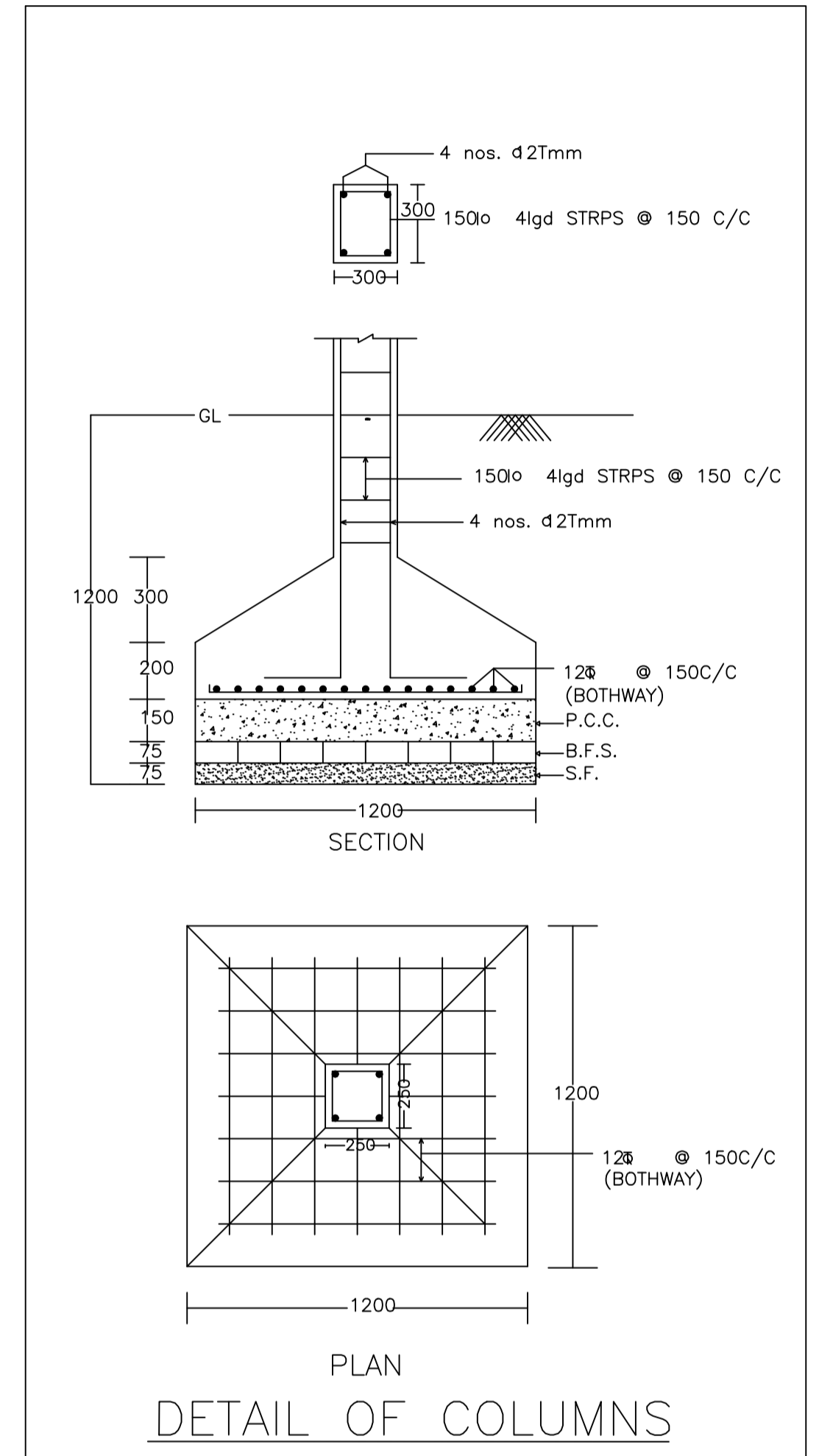
PLAN OF PROPOSED RESIDENTIAL BUILDING OF SMT INDU KUMARI W/O SRI RAJESH KUMAR OF KUSAHI P.O.- SISRATA, P.S.- NOKHA DIST. ROHTAS, BIHAR UNDER MOUZA - TALAIYA, NO.- 244, WARD NO. 2, KHATA NO.-189, 738 PLOT NO.- 3215 / 7887, 3215 IN THE DISTT. OF DHANBAD (JHARKHAND).

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
UPENDRA JNP/ENG/0012/2017			