

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	134.80	134.80	134.80	134.80	01
Grand Total :	1	134.80	134.80	134.80	134.80	01

Proposal Basic Information

Proposal File No.	JNP/IB/0102/W06/2021
Owner Name	SMT. BASANTI DEVI
Khata No	21/124
Plot No	1301
Village Name	Asana
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	PlotNearbyReligiousStructure: NA	
Inward No: JNP/IB/0102/W06/2021	Plot/SubPlot No: 1301	
Application Type: General Proposal	North: Road Width - 3.66 Mtr. WIDE ROAD	
Project Type: Building Permission	South: Plot No. - JAMIR MASTER AND RASID MASTER	
Nature of Development: New	East: Plot No. - SARITA DEVI	
Location of Development Area: Old Area	West: Plot No. - PAKKA BUILDING OF MAJID MIYA	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	107.22
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	107.22
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		14.98
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	92.24
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	107.22
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	107.22
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		75.05
Proposed Coverage Area (62.86 %)		67.40
Total Prop. Coverage Area (62.86 %)		67.40
Balance coverage area (7.13 %)		7.65
FAR CHECK		
Perm. FAR Area (1.50)		160.83
Total Perm. FAR area		160.83
Residential FAR		134.80
Proposed FAR Area		134.80
Total Proposed FAR Area		134.80
Consumed FAR (Factor)		1.26
Balance FAR Area		26.03
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		134.80
ARCHITECT (Regd)	UPENDRA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SMT. BASANTI DEVI	
DEVELOPMENT AUTHORITY	LOCAL BODY	

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

Buildingwise Floor FAR Details

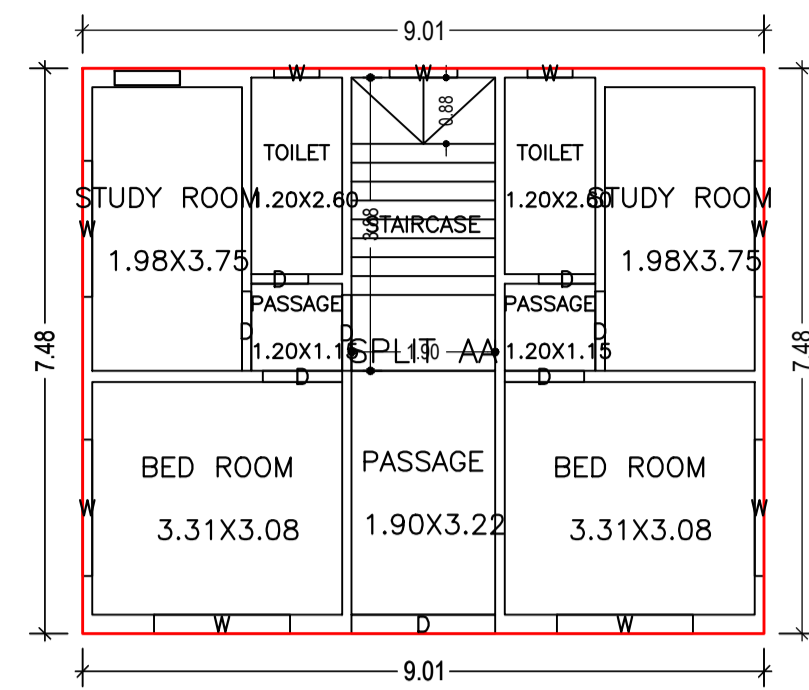
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	67.40	67.40	67.40	67.40
First Floor	67.40	67.40	67.40	67.40
Terrace Floor	0.00	0.00	0.00	0.00
Total :	134.80	134.80	134.80	134.80

Building USE/SUBUSE Details

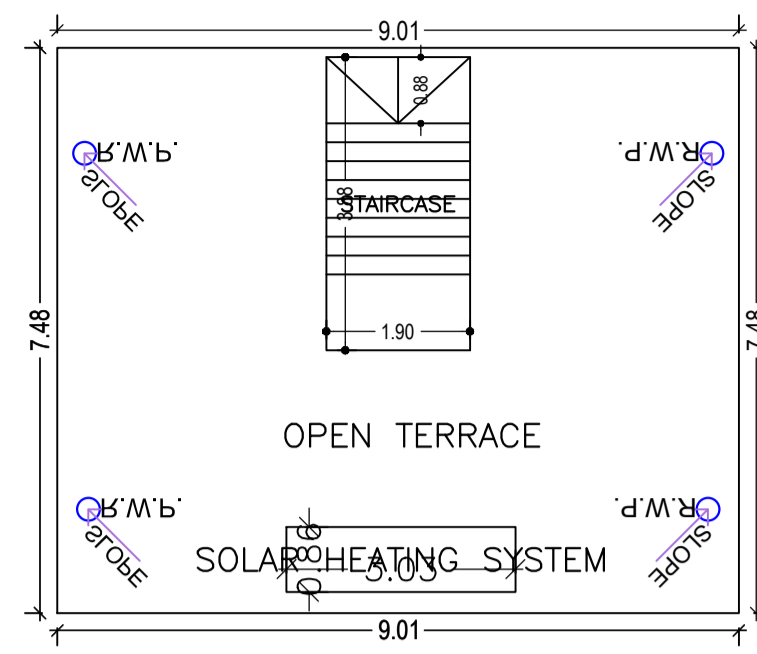
Building Name	Building Use	Building SubUse	Building Structure
AA (AA)	Residential	Residential Bldg/Apartment	Non-Highrise

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

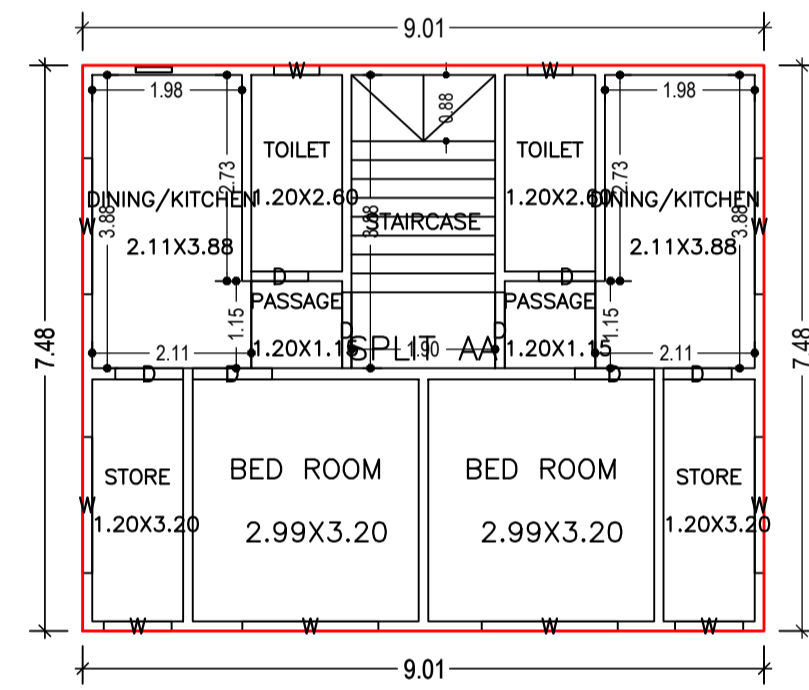
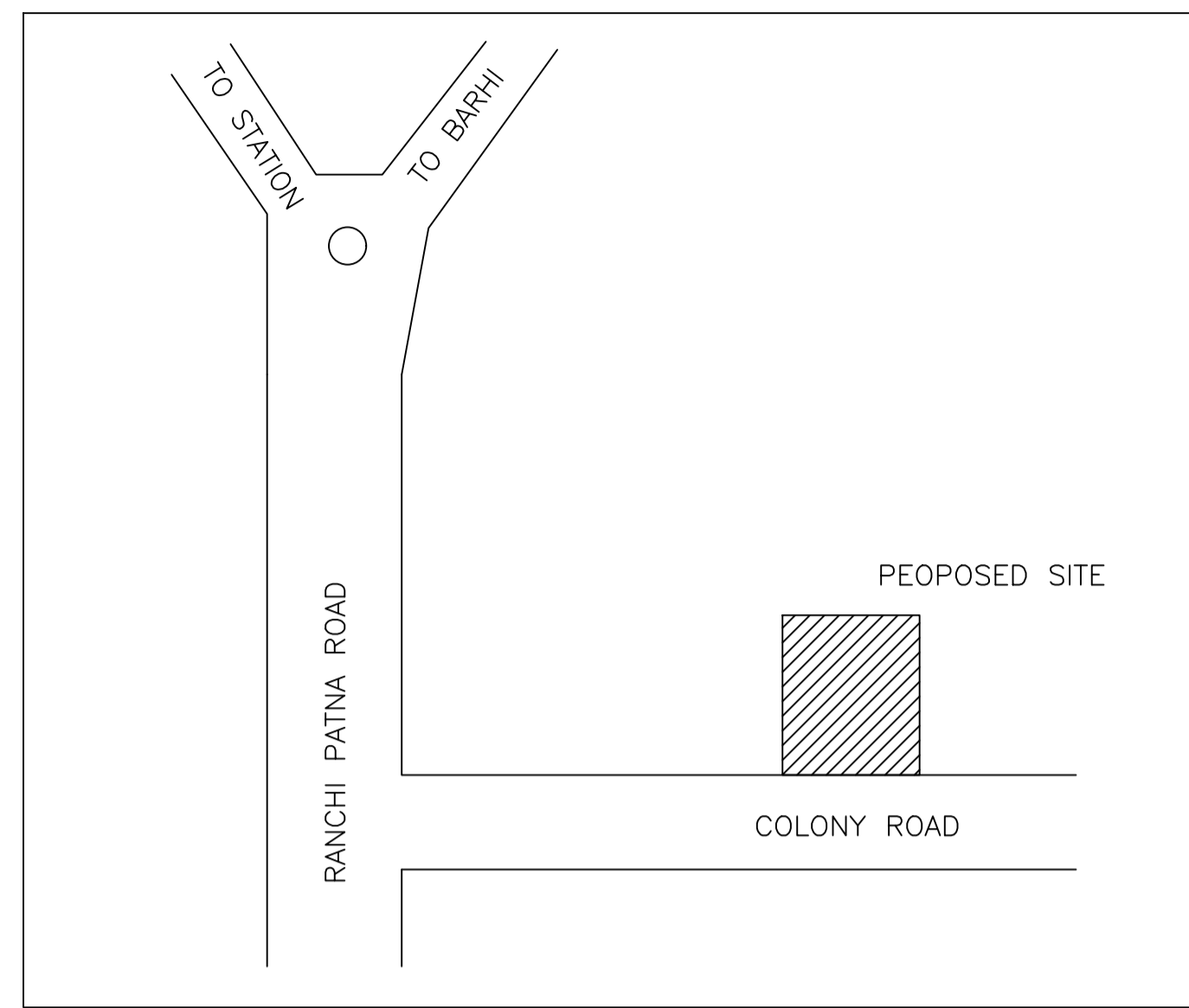
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Proposal File No.	JNP/IB/0102/W06/2021
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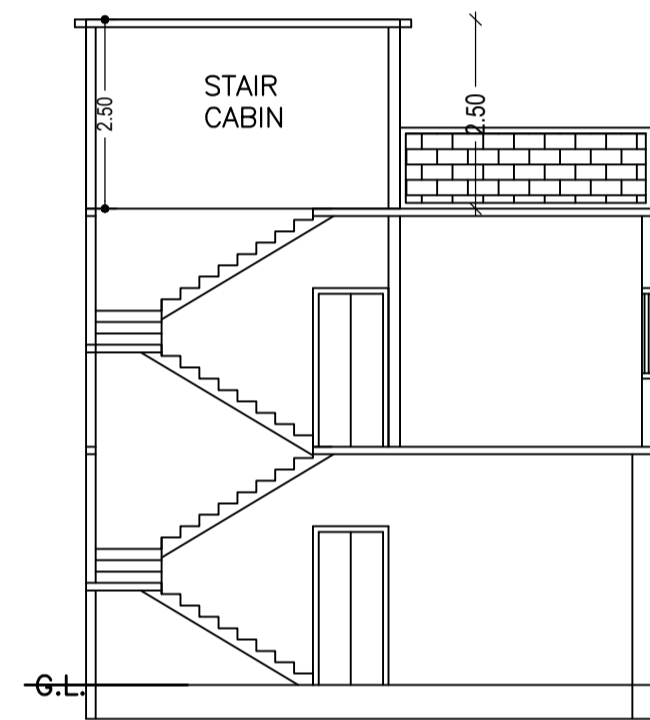
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



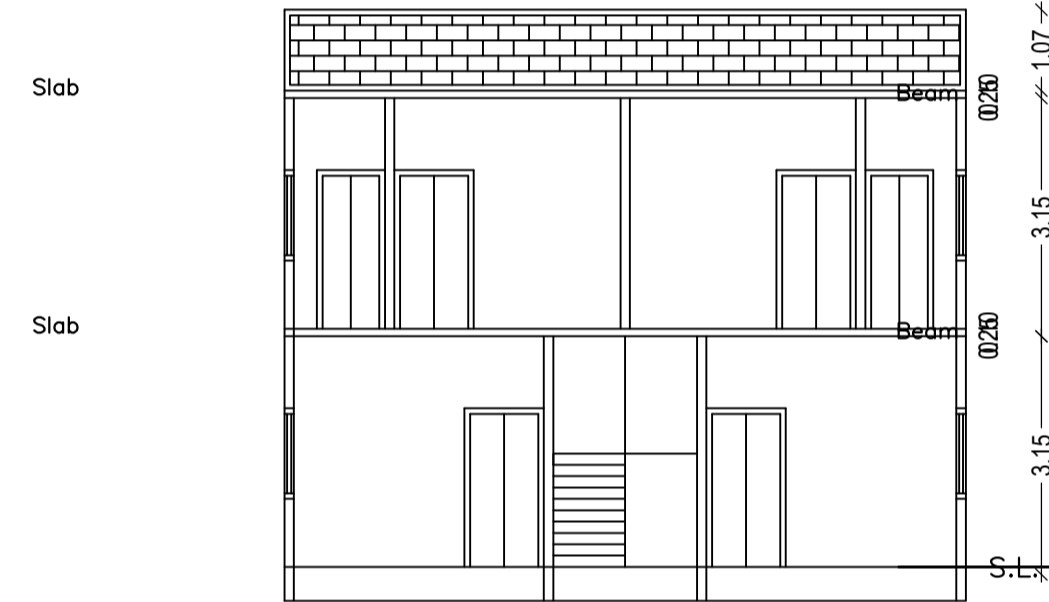
TERRACE FLOOR PLAN
(SCALE 1:100)



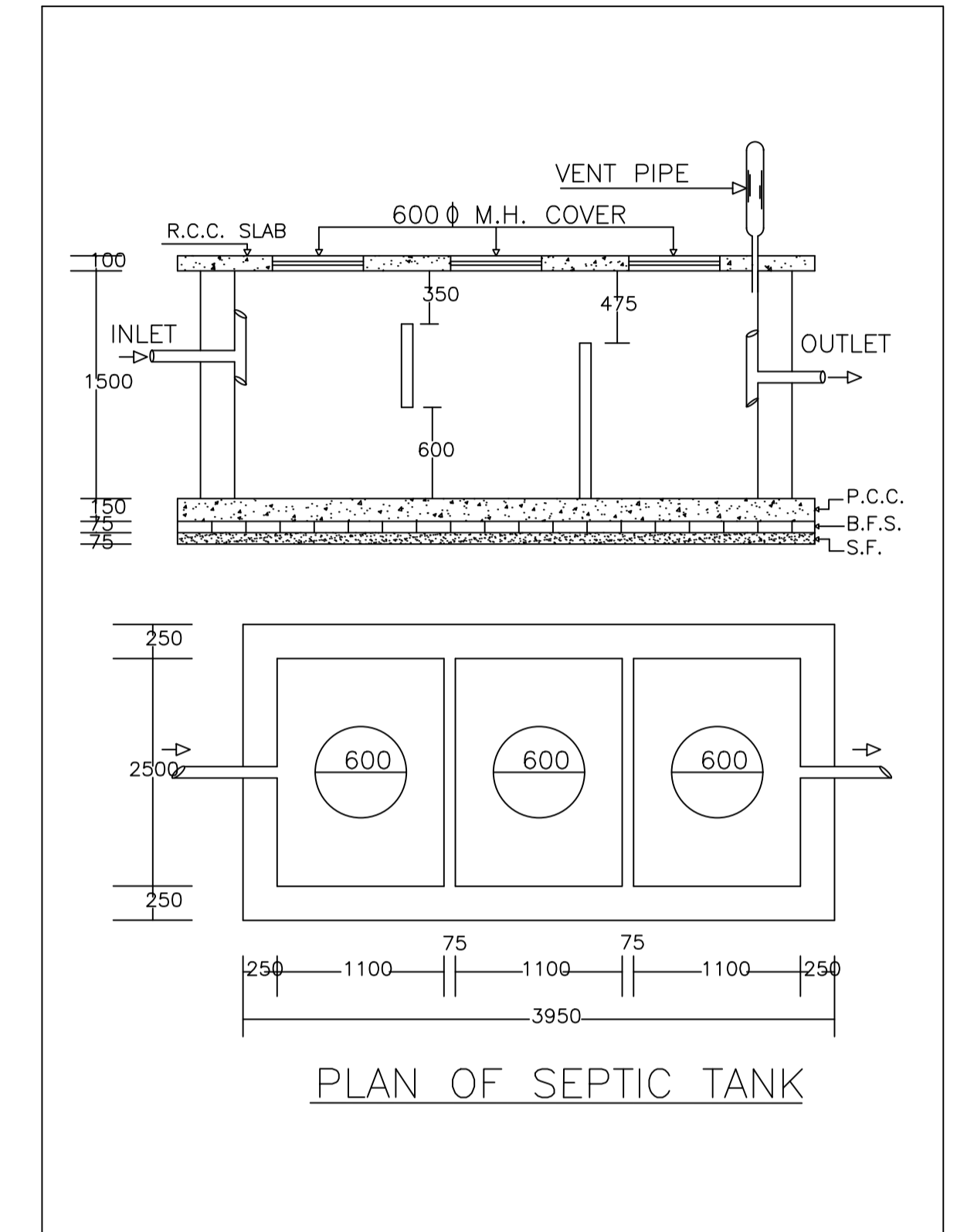
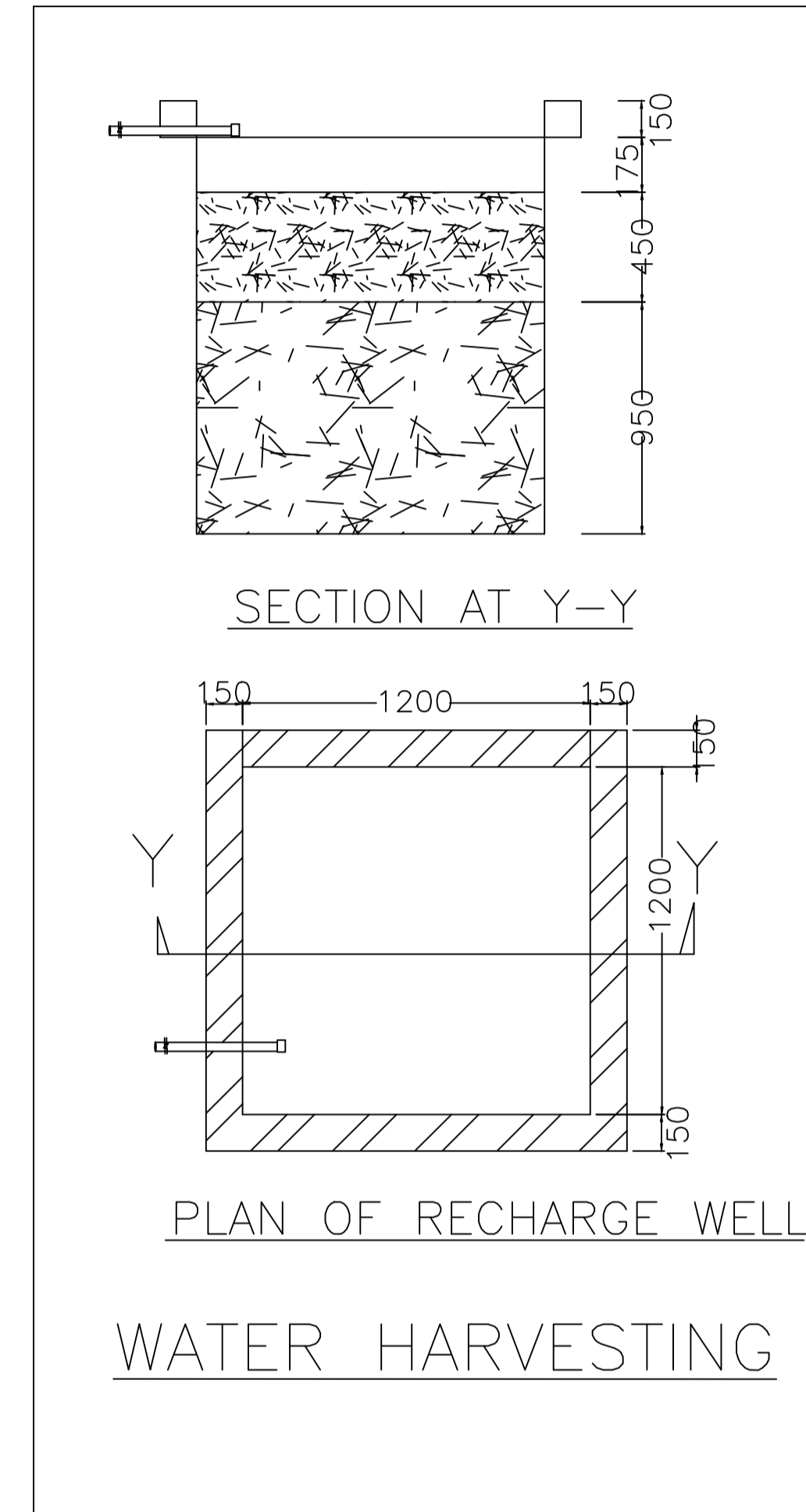
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECTION ON X-X



SECTION ON Y-Y



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	67.40	67.40	67.40	67.40	01
First Floor	67.40	67.40	67.40	67.40	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	134.80	134.80	134.80	134.80	01
Total Number of Same Buildings	1				
Total:	134.80	134.80	134.80	134.80	01

SCHEDULE OF DOOR:

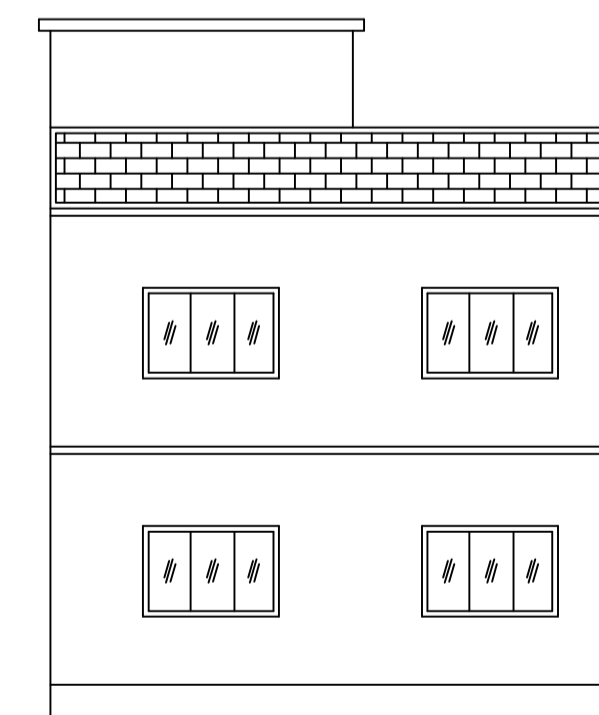
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	D	0.75	2.10	04
AA (AA)	D	0.90	2.10	02
AA (AA)	D	1.00	2.10	03
AA (AA)	D	1.05	2.10	06
AA (AA)	D	1.90	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

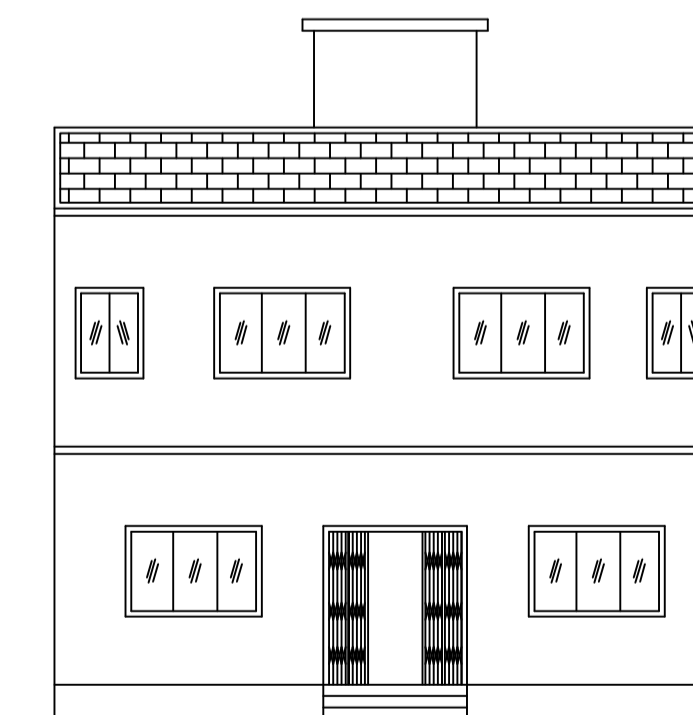
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	W	0.60	1.20	04
AA (AA)	W	0.90	1.20	03
AA (AA)	W	1.80	1.20	12

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	134.80	134.60	9	1
FIRST FLOOR PLAN	SPLIT AA	FLAT	0.00	0.00	10	0
Total:	-	-	134.80	134.60	19	1



LEFT SIDE ELEVATION



FRONT ELEVATION

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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) -----107.28-SQM.
 TOTAL AREA (AS PER SITE) -----107.22-SQM.
 GROUND FLOOR AREA-----67.40-SQM.-
 FIRST FLOOR AREA-----67.40-SQM.-
 TOTAL COVERED AREA-----134.80-SQM.
 % PLINTH AREA-----62.86-%-----
 FAR -----1.26-----

SCHEDULE

D1 = 1.050X2.100_W = 1.800X1.200
 D2 = 0.900X2.100_{W2} = 0.900X1.200
 D3 = 0.750X2.100_V = 0.600X0.600

TITLE OF DRAWING

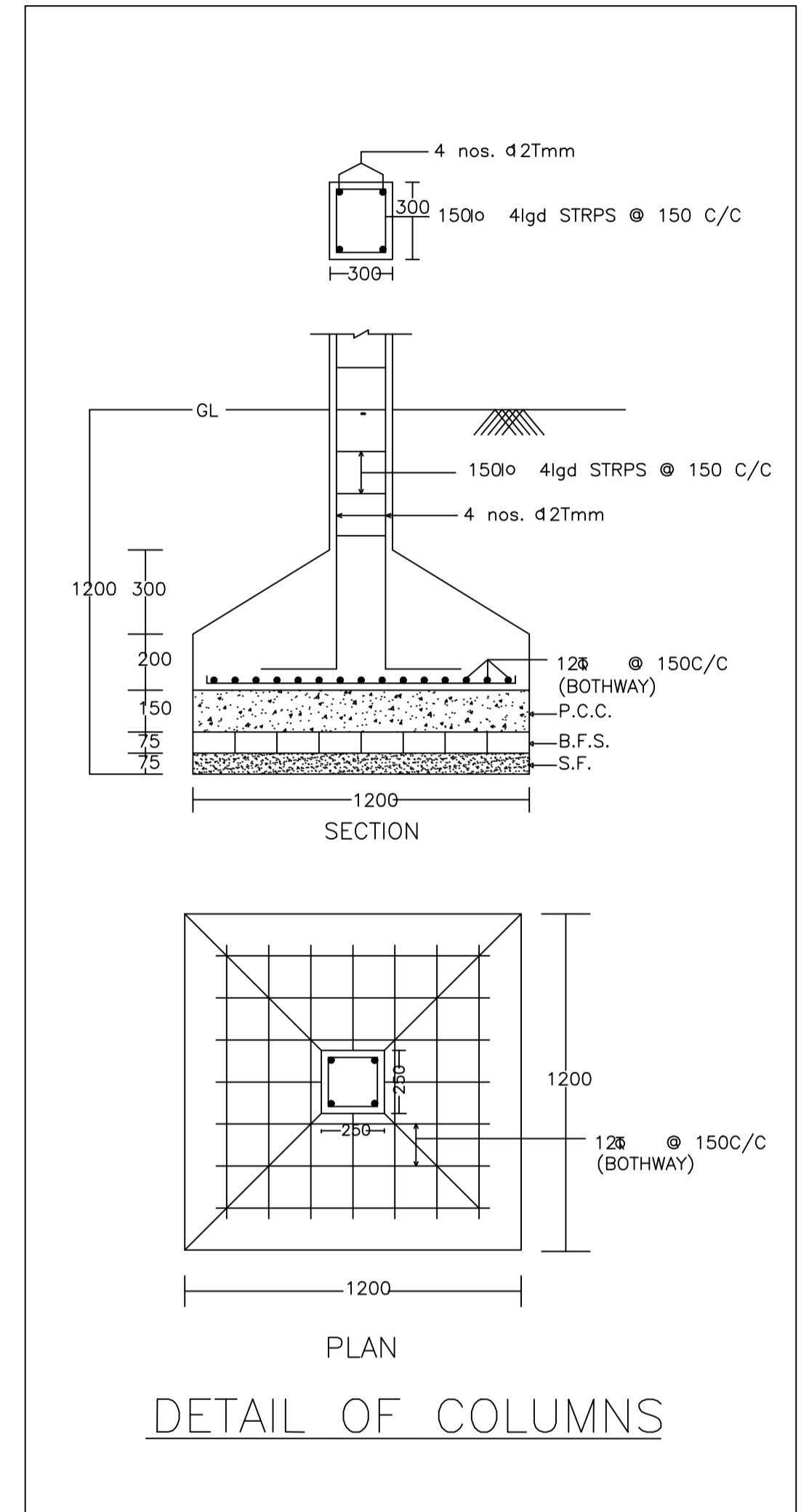
PLAN OF PROPOSED RESIDENTIAL BUILDING OF SMT BASANTI DEVI W/O SRI SAHDEV YADAV OF ASNABAD WARD NO.- 06, P.O.- KARMA, P.S.- TELAIYA DIST- KODERMA, UNDER MOUZA - ASNA, NO.-245, KHATA NO.- 21 / 124, PLOT NO.- 1301 IN THE DISTT. OF DHANBAD (JHARKHAND).

SIGNATURE OF OWNER

SIGNATURE OF ENGINEER

SCALE

ALL DIMENSION ARE IN METRE



DETAIL OF COLUMNS

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