

SITE PLAN
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FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
AA (AA)	1	371.97	13.37	358.60	358.60	358.60	01
Grand Total :	1	371.97	13.37	358.60	358.60	358.60	01

Proposal Basic Information

Proposal File No.	JNP/IBP/0071/W23/2022
Owner Name	SMT USHA SINHA
Khata No	102
Plot No	5909/6328
Village Name	Gomo
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT	VERSION NO. : 1.0.64
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/IBP/0071/W23/2022	Plot/SubPlot No: 5909/6328
Application Type: General Proposal	North: Plot No. - 5907
Project Type: Building Permission	South: Road Width - 3.05M WIDE RASTA
Nature of Development: New	East: Plot No. - MANGAR MAHTO & PLOT NO-5909
Location of Development Area: Old Area	West: Plot No. - SHARDA DEVI
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 404.00 SQ.MT.
Deduction for NetPlot Area	
Road Widening Area	4.47
Total	4.47
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 399.53
Deduction for Balance Plot Area(from Gross Plot Area)	
Road Widening Area	4.47
Total	46.54
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 352.99
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 399.53
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 399.53
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	239.72
Proposed Coverage Area (45.49 %)	181.76
Total Prop. Coverage Area (45.49 %)	181.76
Balance coverage area (14.51 %)	57.96
FAR CHECK	
Perm. FAR Area (1.20)	479.44
Incentive FAR Area (1.200)	479.43
Perm. FAR Area (2.400)	958.87
Total Perm. FAR area	958.87
Residential FAR	358.60
Proposed FAR Area	358.60
Total Proposed FAR Area	358.60
Consumed FAR (Factor)	0.90
Balance FAR Area	600.27
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	371.97
ARCHITECT (Regd)	MD SYEED ALAM ANSARI
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SMT USHA SINHA
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

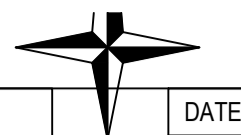
Buildingwise Floor FAR Details

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	181.76	168.39	181.76	168.39
First Floor	190.21	190.21	190.21	190.21
Terrace Floor	0.00	0.00	0.00	0.00
Total :	371.97	358.60	371.97	358.60

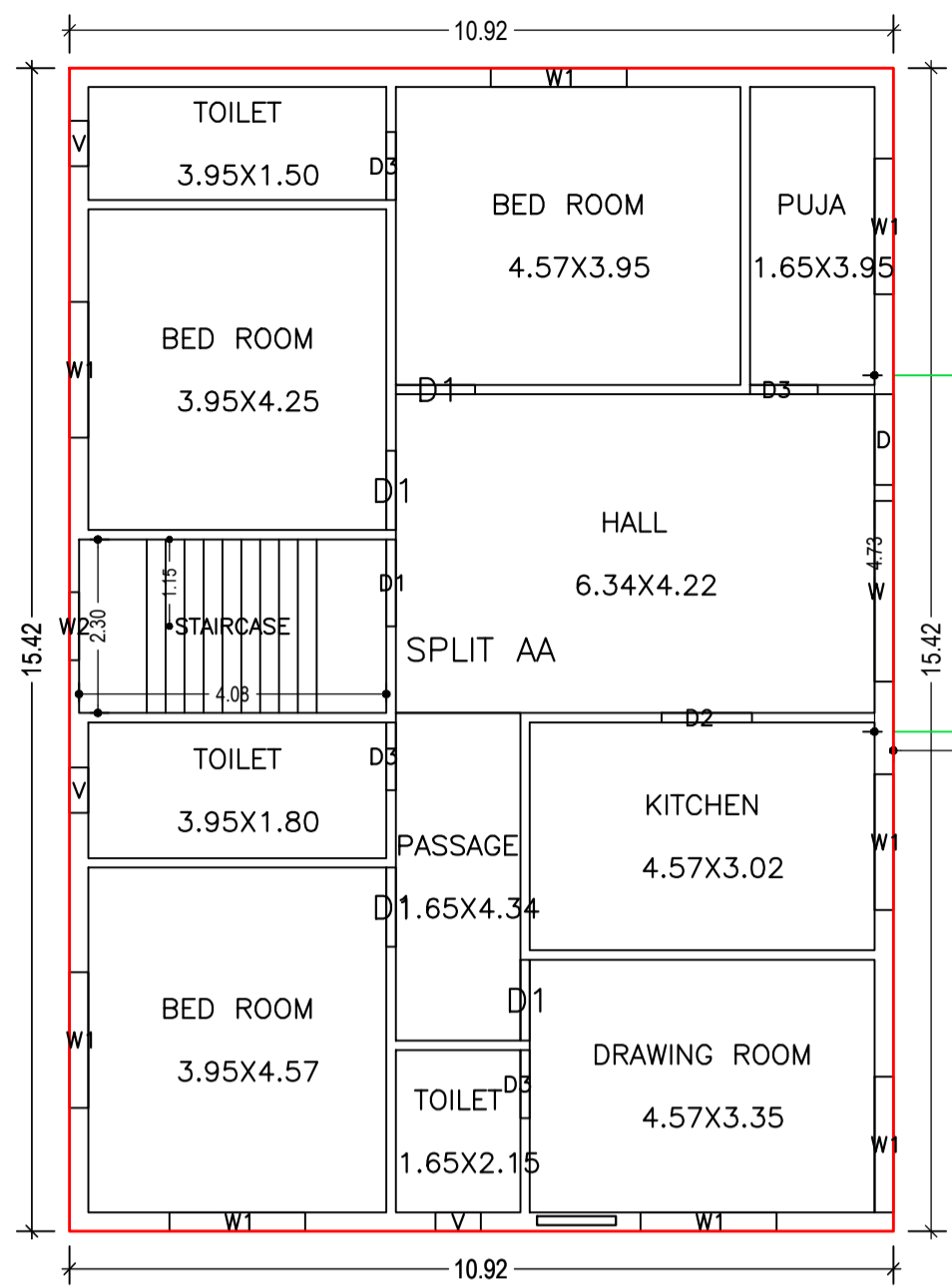
Building USE/SUBUSE Details

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

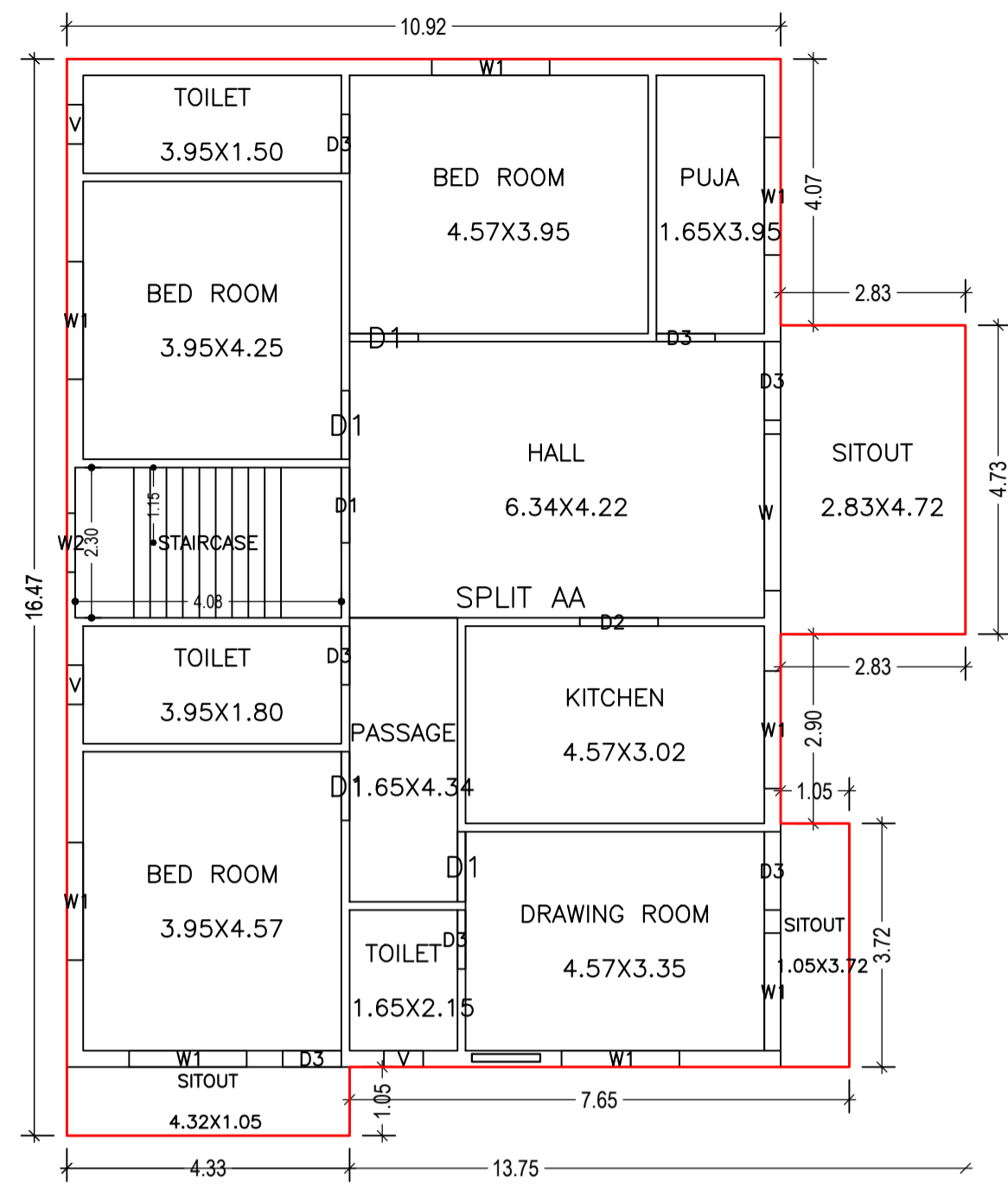
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SYEED ALAM ANSARI JNP/ARC/0003/2017			



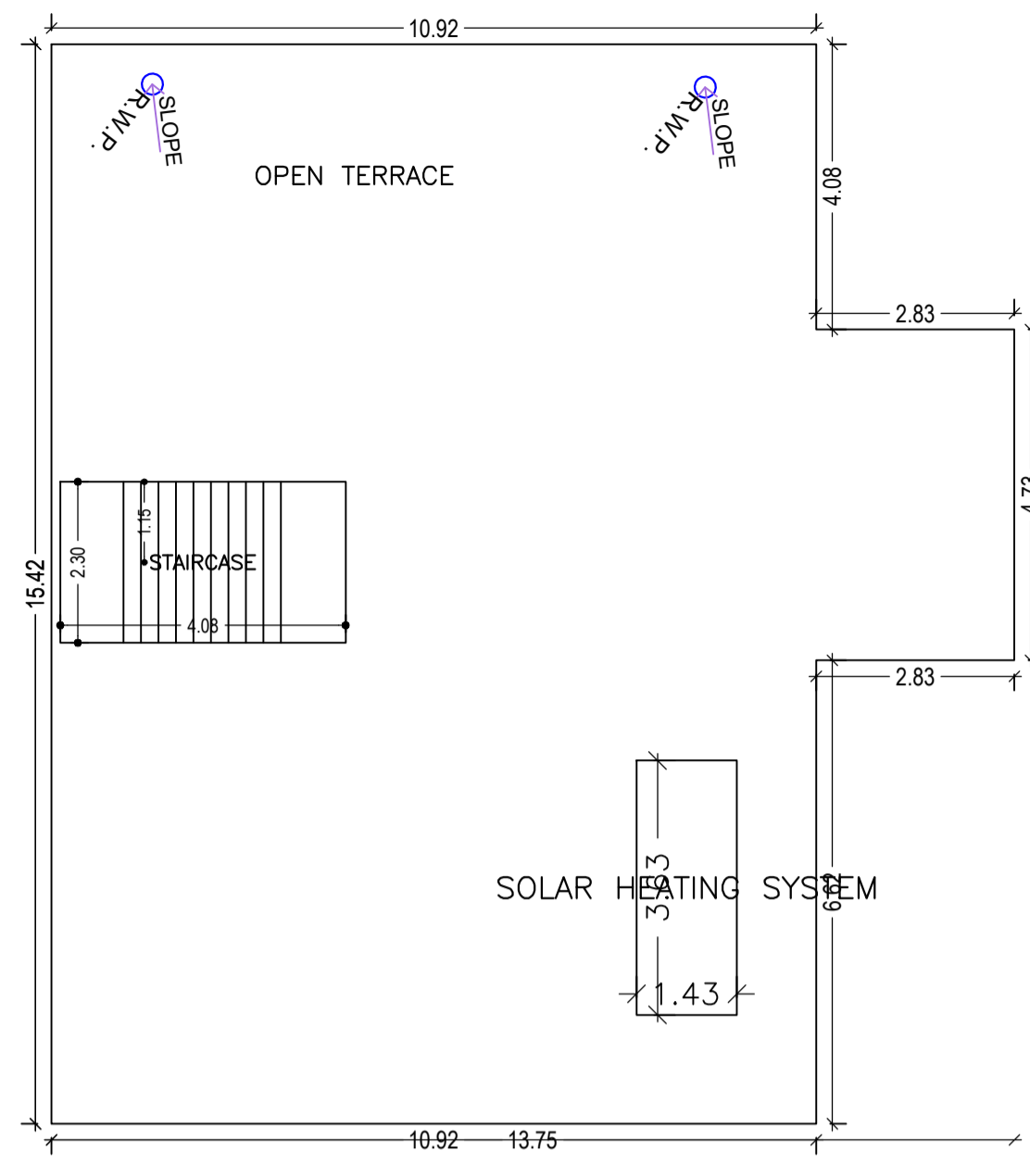
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Khata No	102
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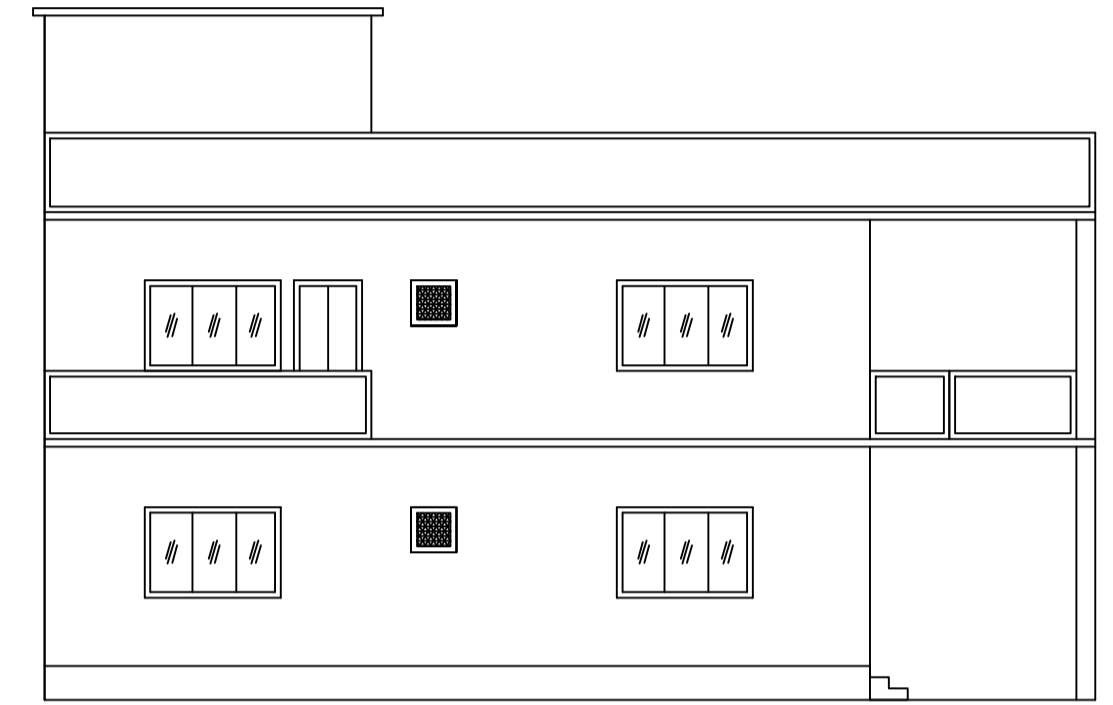
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



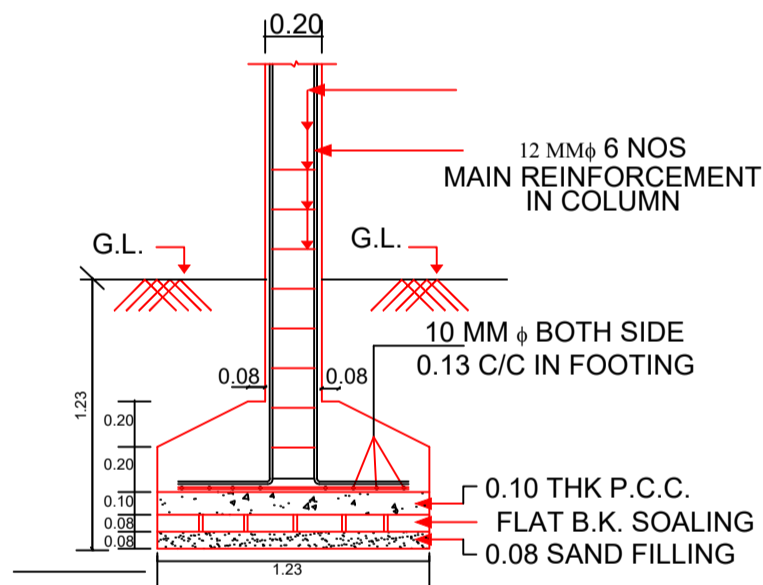
TERRACE FLOOR PLAN
(SCALE 1:100)



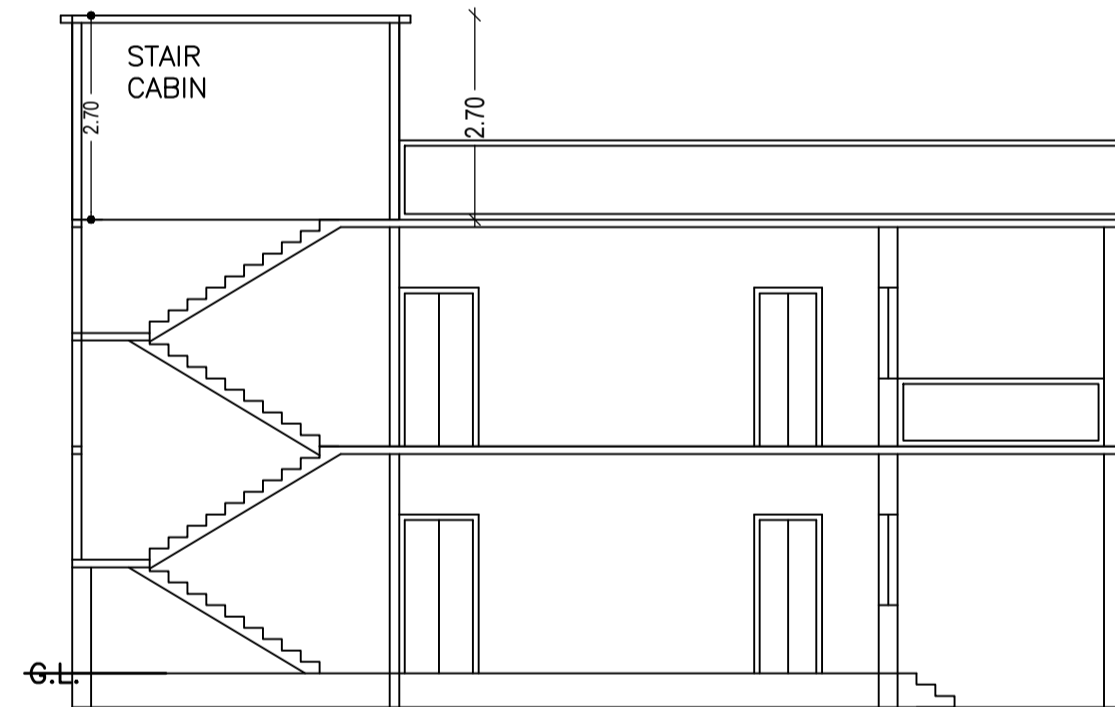
FRONT ELEVATION



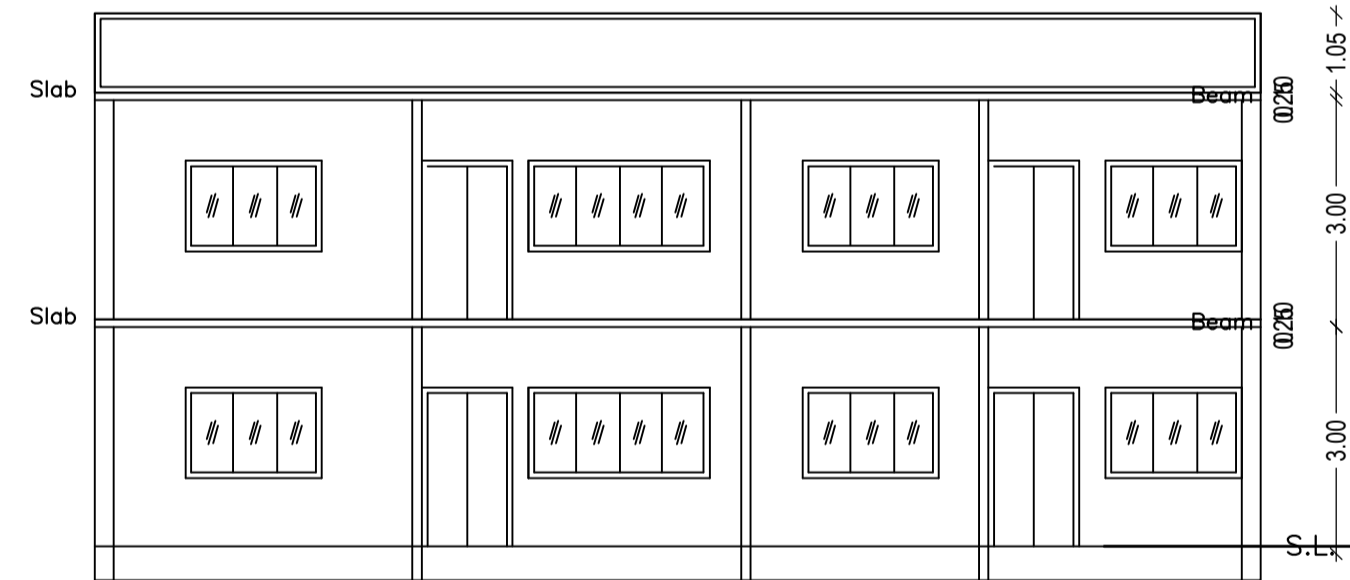
RIGHT SIDE ELEVATION



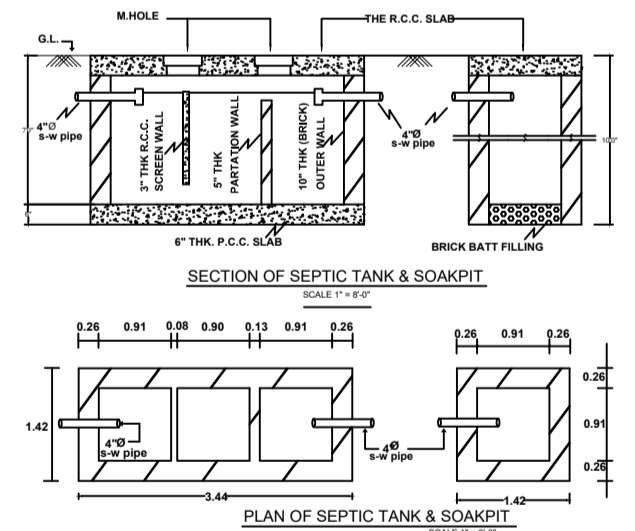
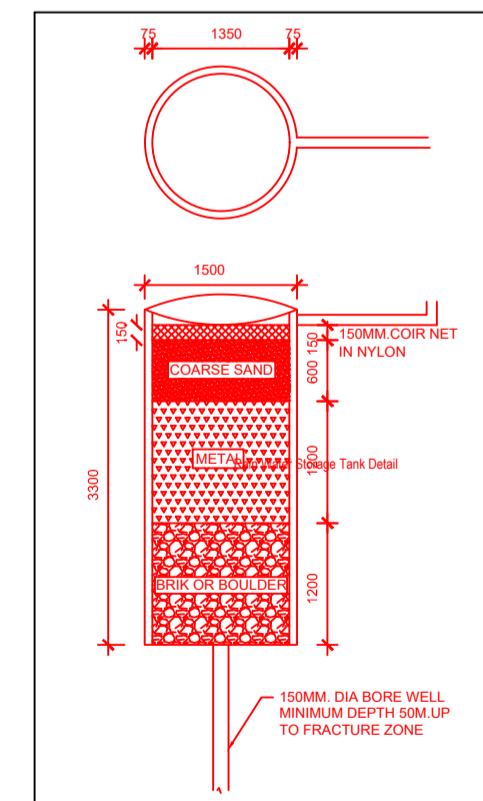
PLAN
SCALE 1" = 4'-0"



SECTION ON X-X



SECTION ON Y-Y



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	D3	0.90	2.10	09
AA (AA)	D1	1.05	2.10	06
AA (AA)	D1	1.08	2.10	02
AA (AA)	D1	1.15	2.10	02
AA (AA)	D2	1.20	2.10	02
AA (AA)	D3	1.20	2.10	02
AA (AA)	D	1.20	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	V	0.60	1.20	06
AA (AA)	W2	0.90	1.20	02
AA (AA)	W1	1.80	1.20	16
AA (AA)	W	2.40	1.20	02

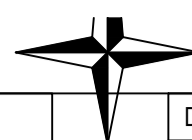
UnitBUA Table for Building :AA (AA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT AA	FLAT	358.60	358.35	11	1
FIRST FLOOR PLAN	SPLIT AA	FLAT	0.00	0.00	14	0
Total:	-	-	358.60	358.35	25	1

Building :AA (AA)

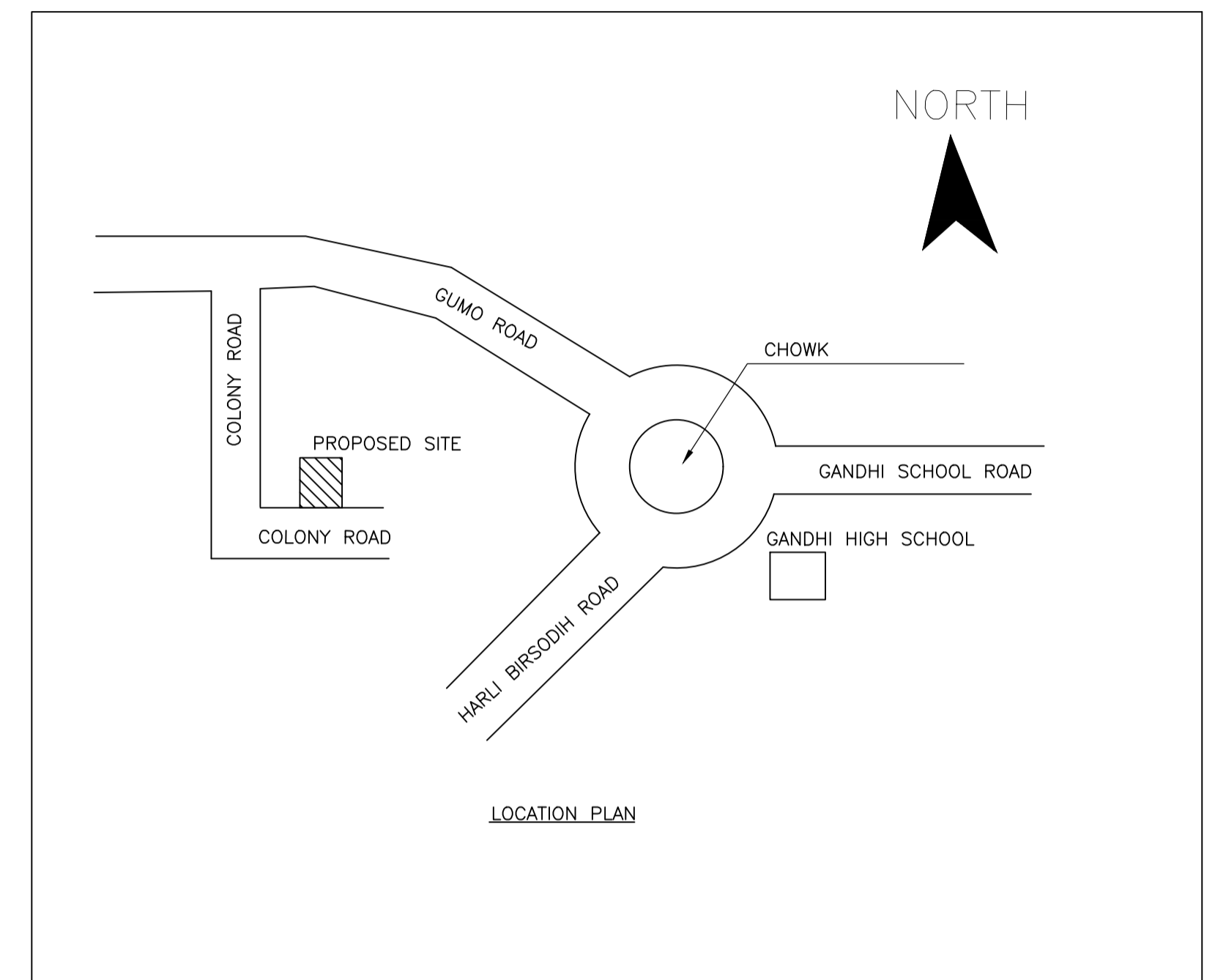
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
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Total Number of Same Buildings	1					
Total :	371.97	13.37	358.60	358.60	358.60	01

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