

Project Title :
 PROPOSED BUILDING PLAN FOR:- SRI SURESH KUMAR PILANIA .S/O -LT.MANGI LAL PILANIA. MAUZA-TELAIYA .WARD NO-11 . P.S-TELAIYA. P.S NO- 244 . KHATA NO- 582 .
 PLOT NO- 7405. DISTT-KODERMA, JHARKHAND

DATE 21-04-2022
 SHEET NO. 1

Proposal Basic Information	
Proposal File No.	JNP/IBP/0018/W11/2022
Owner Name	SRI SURESH KUMAR PILANIA
Khata No	582
Plot No	7405
Village Name	Tilaiya
Use	Commercial
SubUse	Commercial Bldg

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.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Void	Parking					
AA (SRI SURESH KUMAR PILANIA)	1	558.67	32.25	3.28	123.77	392.09	7.30	399.38	399.38	05
Grand Total :	1	558.67	32.25	3.28	123.77	392.09	7.30	399.38	399.38	05

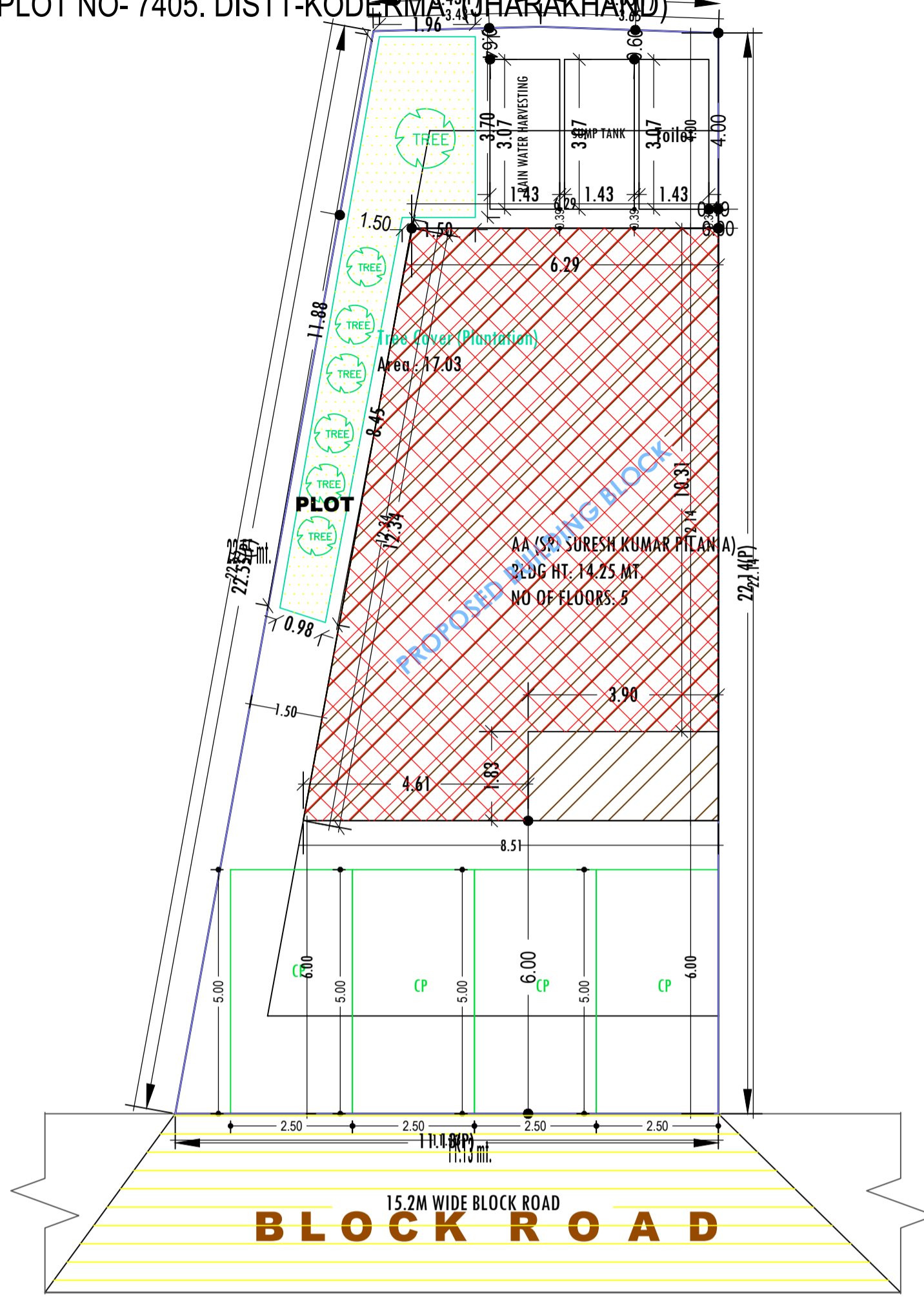
Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
AA (SRI SURESH KUMAR PILANIA)	Commercial	Shop	> 0	50	343.17	1	5	-	-	-	-
			> 0	50	343.17	-	-	-	1	15	-
Total :			-	-	-	-	5	5	-	15	15

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	5	62.50
Total Car	5	62.50	5	62.50
TwoWheeler	-	-	15	30.00
Total TwoWheeler	15	30.00	15	30.00
Other Parking	-	-	-	81.27
Total		92.50		203.77

AREA STATEMENT	VERSION NO. : 1.0.62
JHUMRITILAIYA NAGAR	VERSION DATE: 16/10/2020
PARISHAD	
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: KODERMA	Plot SubUse: Commercial Bldg
Authority: JHUMRITILAIYA NAGAR PARISHAD	PlotNearby/ReligiousStructure: NA
Inward No: JNP/IBP/0018/W11/2022	PlotSubPlot No: 7405
Application Type: General Proposal	North: Plot No. - LAND OF VENDOR
Project Type: Building Permission	South: Plot No. - LAND OF SRI MANOJ BHADANI & BROTHERS
Nature of Development: New	East: Plot No. - LAND OF LT BHAGWAT LAL MODI
Location of Development Area: Old Area	West: Road Width - 15.23M WIDE BLOCK ROAD
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 202.13
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 202.13
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	17.03
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 185.10
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 202.13
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 202.13
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	101.07
Proposed Coverage Area (40.90 %)	82.67
Total Prop. Coverage Area (40.9 %)	82.67
Balance coverage area (9.10 %)	18.40
FAR CHECK	
Perm. FAR Area (2.00)	404.26
Total Perm. FAR area	404.26
Commercial FAR	392.09
Proposed FAR Area	399.38
Total Proposed FAR Area	399.38
Consumed FAR (Factor)	1.98
Balance FAR Area	4.88
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	558.67
ARCHITECT (Regd)	MD SYEED ALAM ANSARI
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SRI SURESH KUMAR PILANIA
DEVELOPMENT AUTHORITY	LOCAL BODY



SITE PLAN
 SCALE :- 1=100

SITE PLAN

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

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	AA (SRI SURESH KUMAR PILANIA)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	137.51	7.30	137.51	7.30
Ground Floor	82.67	82.67	82.67	82.67
First Floor	89.80	83.35	89.80	83.35
Second Floor	89.80	83.35	89.80	83.35
Third Floor	89.80	81.71	89.80	81.71
Fourth Floor	69.09	61.00	69.09	61.00
Terrace Floor	0.00	0.00	0.00	0.00
Total :	558.67	399.38	558.67	399.38

Building USE/SUBUSE Details

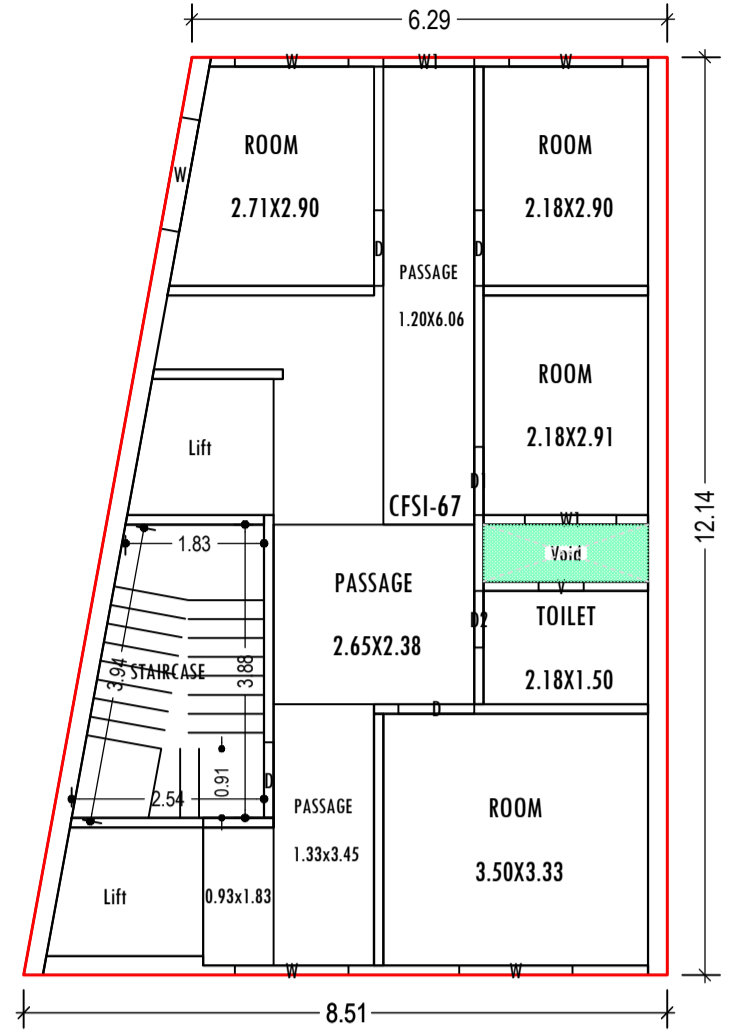
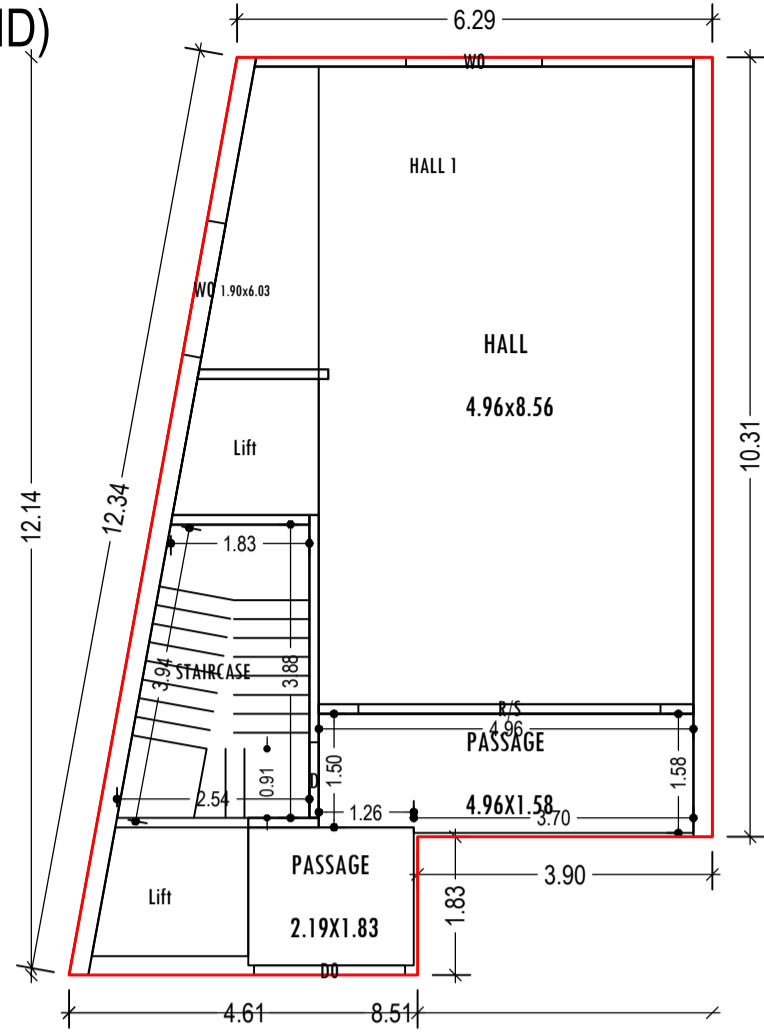
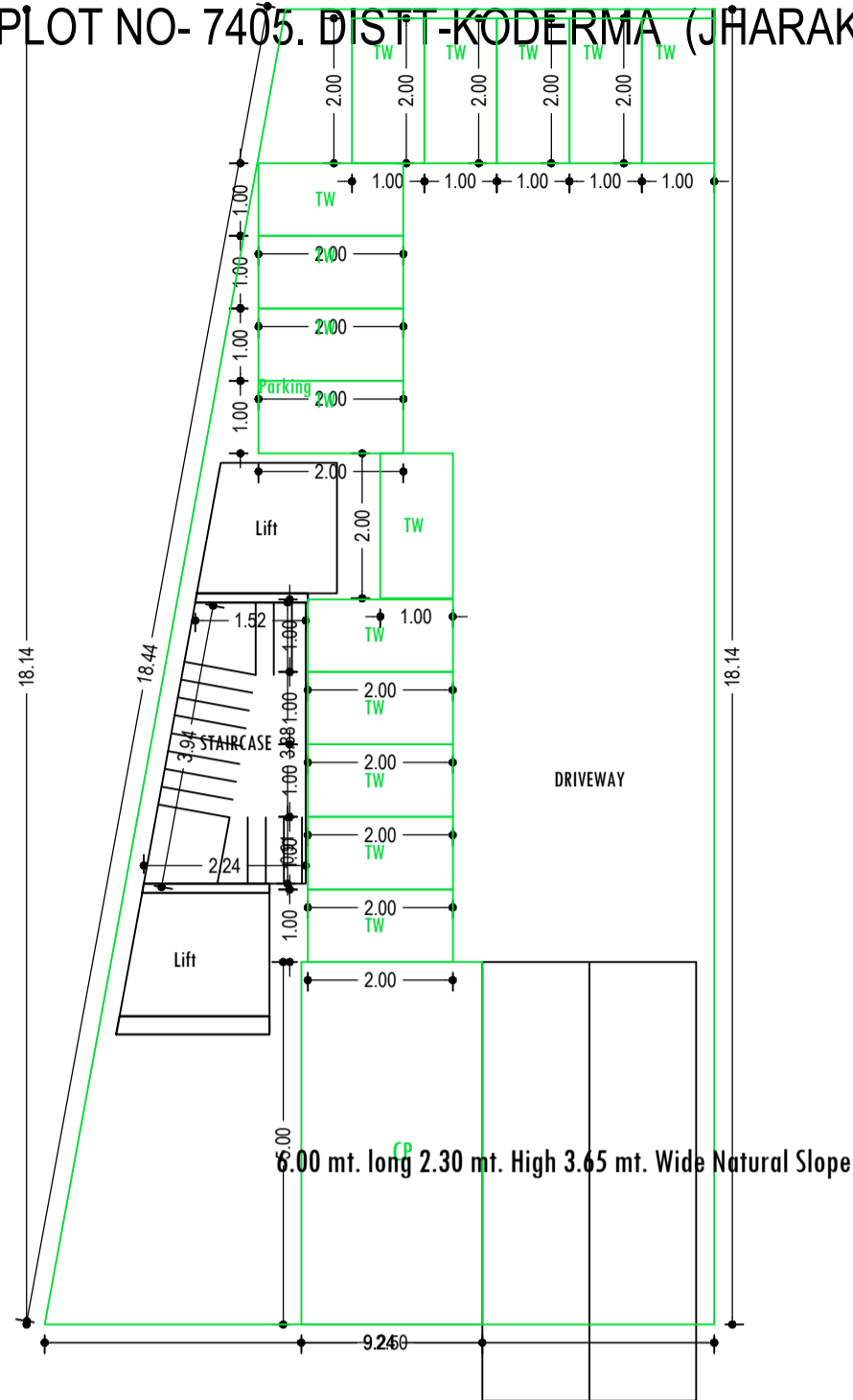
Building Name	Building Use	Building SubUse	Building Structure
AA (SRI SURESH KUMAR PILANIA)	Commercial	Shop	Non-Highrise

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

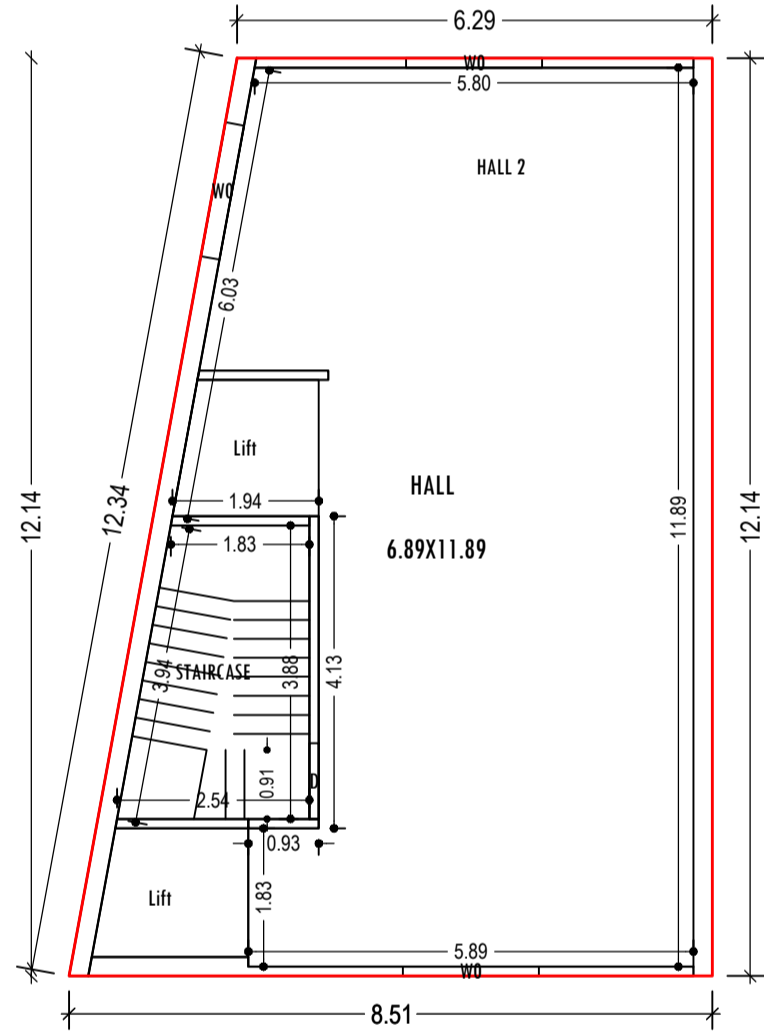
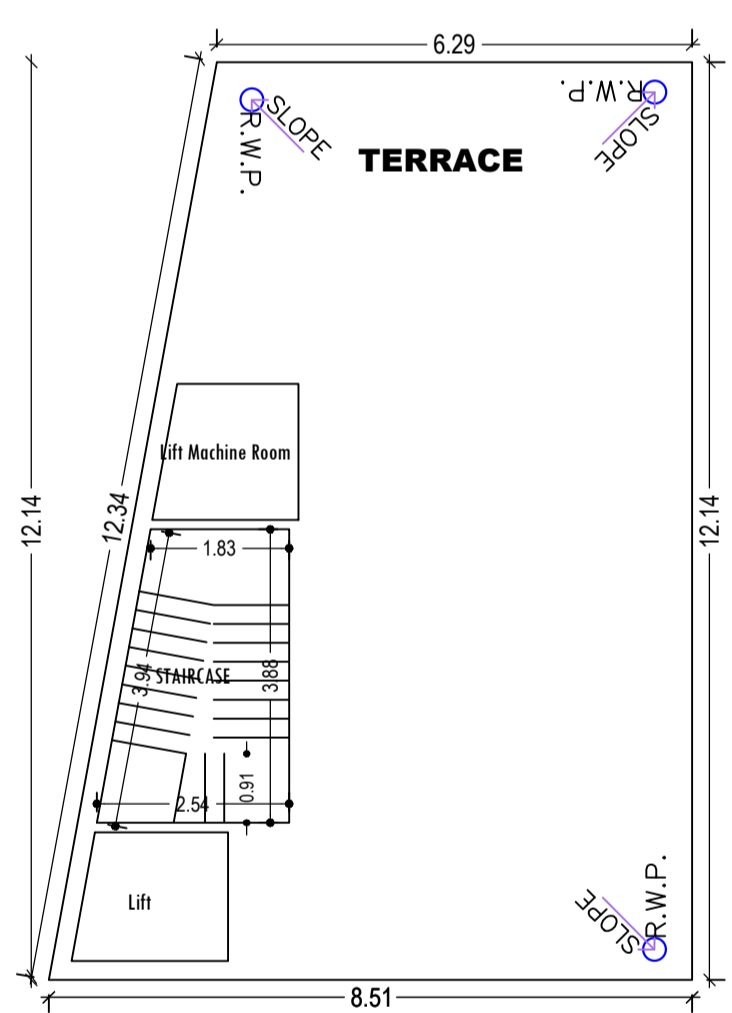
Project Title :
 PROPOSED BUILDING PLAN FOR:- SRI SURESH KUMAR PILANIA .S/O -LT.MANGI LAL PILANIA. MAUZA-TELAIYA .WARD NO-11 . P.S-TELAIYA. P.S NO- 244 . KHATA NO- 582 .
 PLOT NO- 7405. DIST- KODERMA (JHARKHAND)

DATE	21-04-2022
SHEET NO.	2

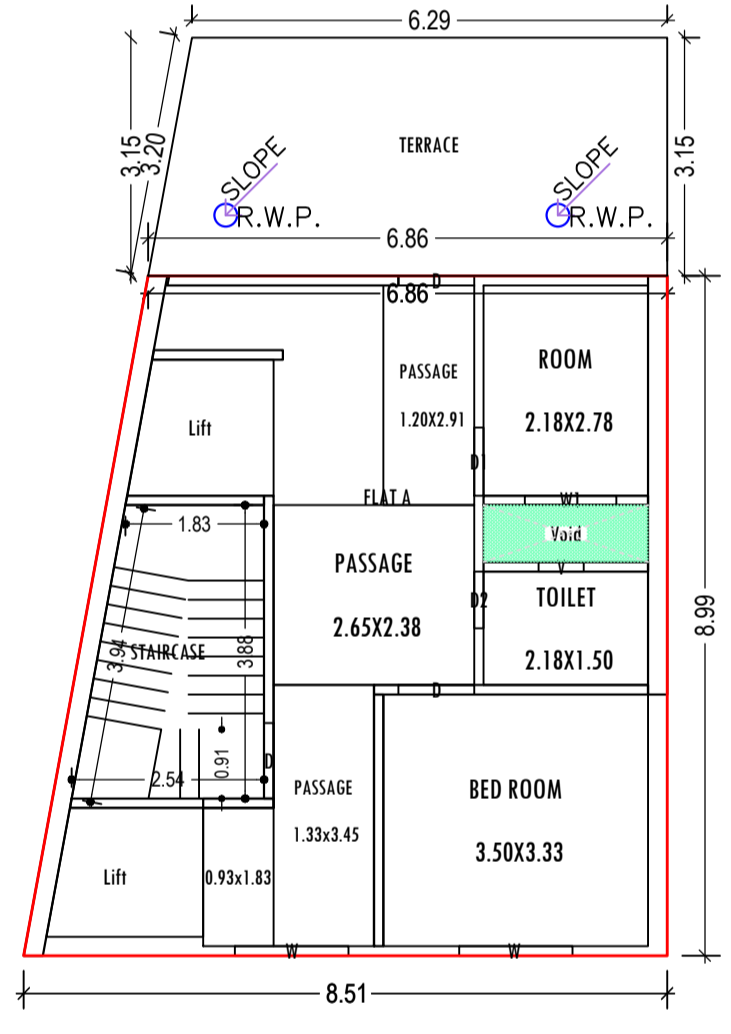
Proposal Basic Information	
Proposal File No.	JNP/BP/0018/W11/2022
Owner Name	SRI SURESH KUMAR PILANIA
Khata No	582
Plot No	7405
Village Name	Tilaiya
Use	Commercial
SubUse	Commercial Bldg



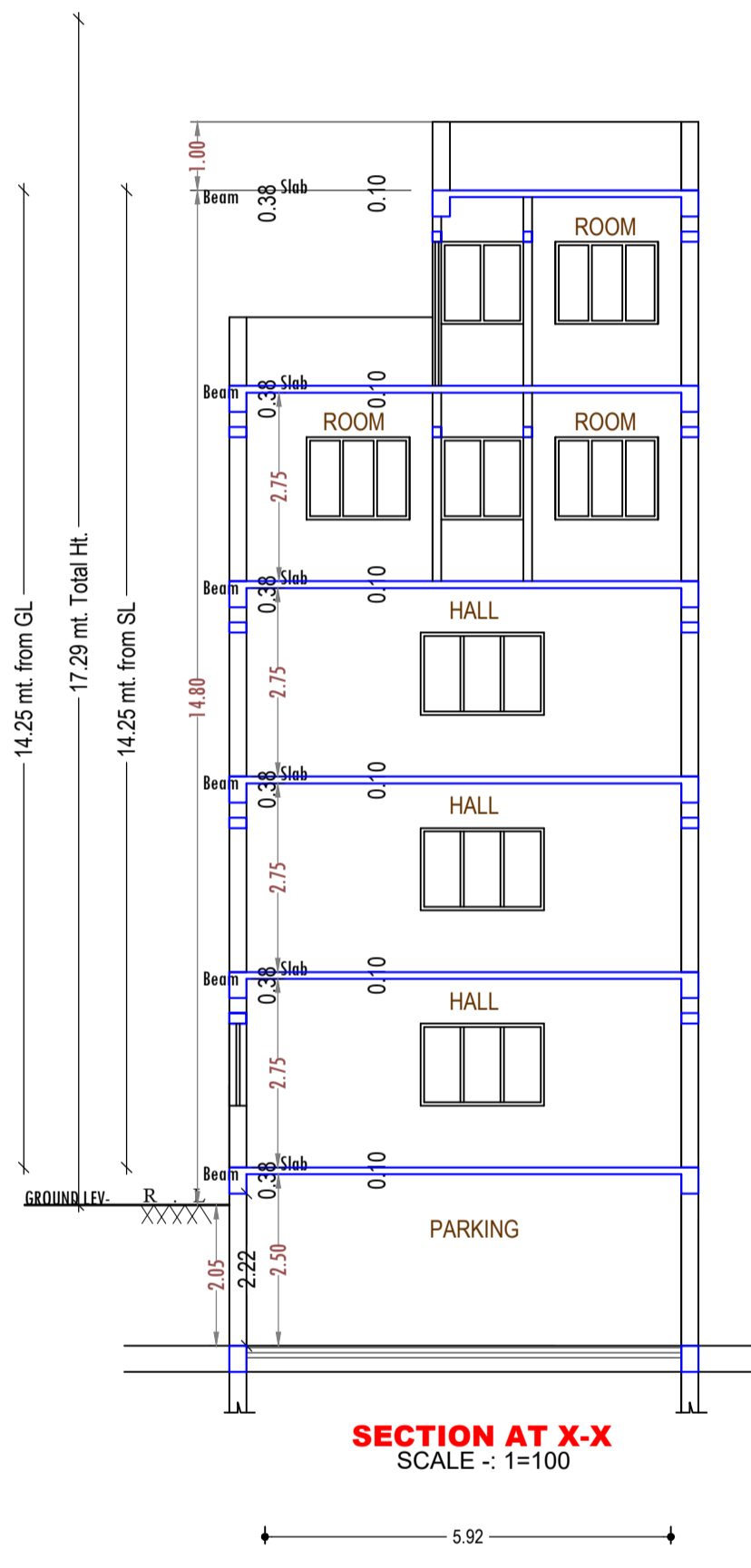
BASEMENT FLOOR PLAN (SCALE 1:100)



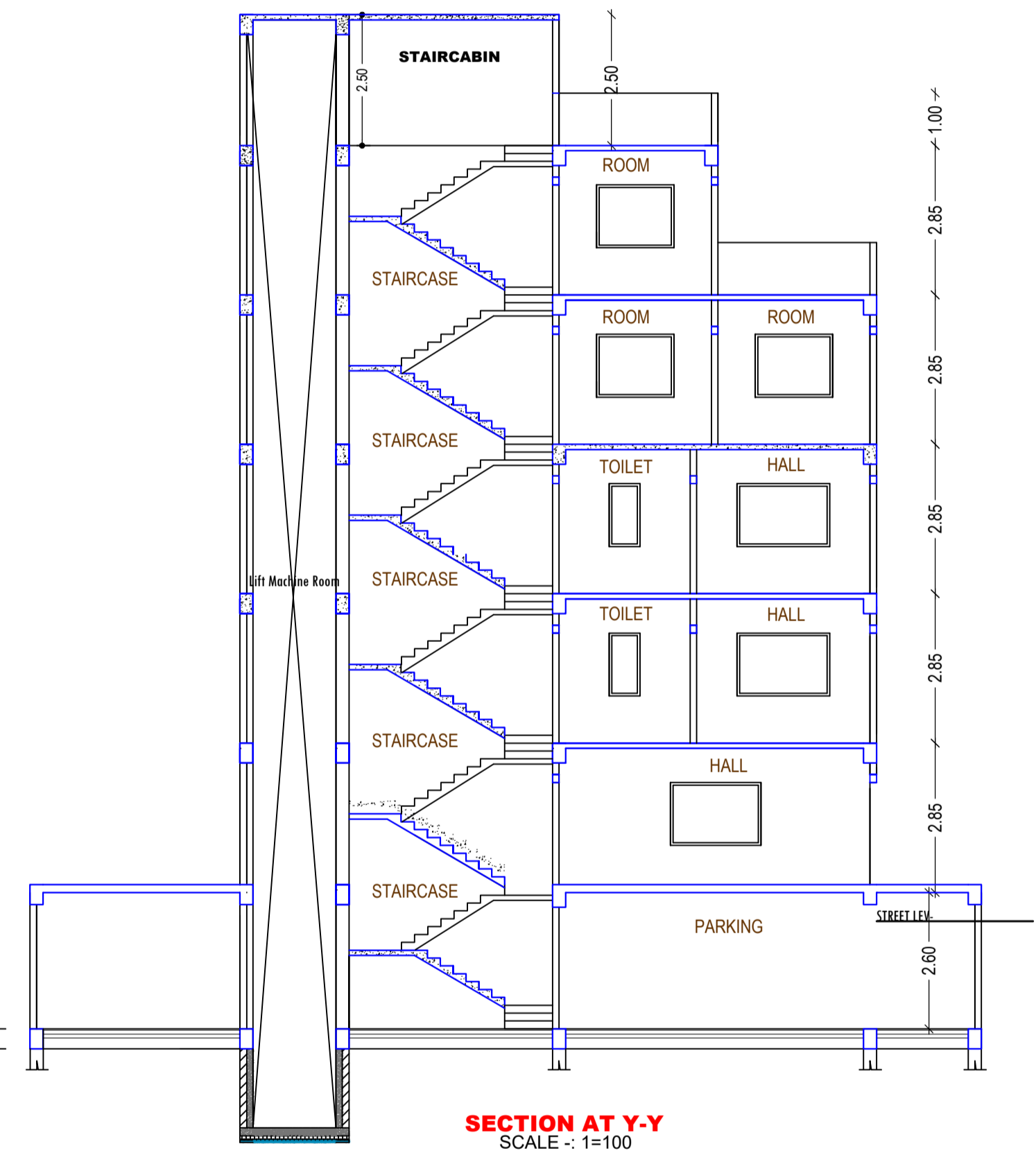
TYPICAL - 1 & 2 FLOOR PLAN (Proposed) (SCALE 1:100)



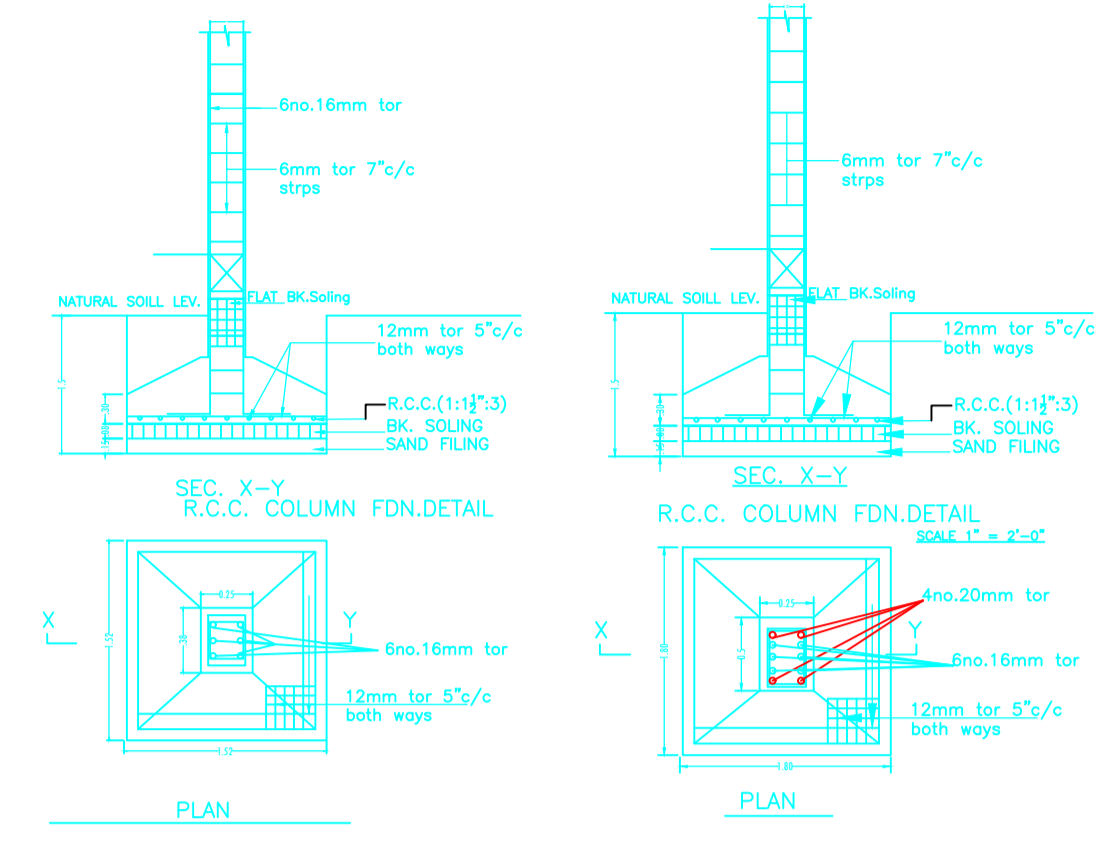
FOURTH FLOOR PLAN (Proposed) (SCALE 1:100)



SECTION AT X-X (SCALE 1:100)



SECTION AT Y-Y (SCALE 1:100)



Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Void	Parking					
Basement Floor	137.51	6.45	0.00	123.77	0.00	7.30	7.30	00	
Ground Floor	82.67	0.00	0.00	0.00	82.67	0.00	82.67	01	
First Floor	89.80	6.45	0.00	0.00	83.35	0.00	83.35	01	
Second Floor	89.80	6.45	0.00	0.00	83.35	0.00	83.35	01	
Third Floor	89.80	6.45	1.64	0.00	81.71	0.00	81.71	01	
Fourth Floor	69.09	6.45	1.64	0.00	61.00	0.00	61.00	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	558.67	32.25	3.28	123.77	392.09	7.30	399.38	399.38	05
Total Number of Same Buildings :	1								
Total :	558.67	32.25	3.28	123.77	392.09	7.30	399.38	399.38	05

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (SRI SURESH KUMAR PILANIA)	D2	0.75	2.10	02
AA (SRI SURESH KUMAR PILANIA)	D1	0.90	2.10	02
AA (SRI SURESH KUMAR PILANIA)	D	1.00	2.10	10
AA (SRI SURESH KUMAR PILANIA)	D0	2.00	2.10	01
AA (SRI SURESH KUMAR PILANIA)	R/S	4.00	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (SRI SURESH KUMAR PILANIA)	V	0.60	0.60	02
AA (SRI SURESH KUMAR PILANIA)	W1	1.20	1.20	01
AA (SRI SURESH KUMAR PILANIA)	W1	1.21	1.20	02
AA (SRI SURESH KUMAR PILANIA)	W	1.50	1.20	07
AA (SRI SURESH KUMAR PILANIA)	W0	1.80	1.20	08

UnitBUA Table for Building -AA (SRI SURESH KUMAR PILANIA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	HALL 1	OTHER	59.47	58.64	3	1
TYPICAL - 1& 2 FLOOR PLAN	HALL 2	OTHER	65.69	65.48	1	2
THIRD FLOOR PLAN	CFAR-67	OTHER	64.05	60.75	8	1
FOURTH FLOOR PLAN	FLAT A	OTHER	44.86	43.23	6	1
Total:	-	-	299.76	293.57	19	5

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SYEED ALAM ANSARI JNP/AR/C/003/2017			

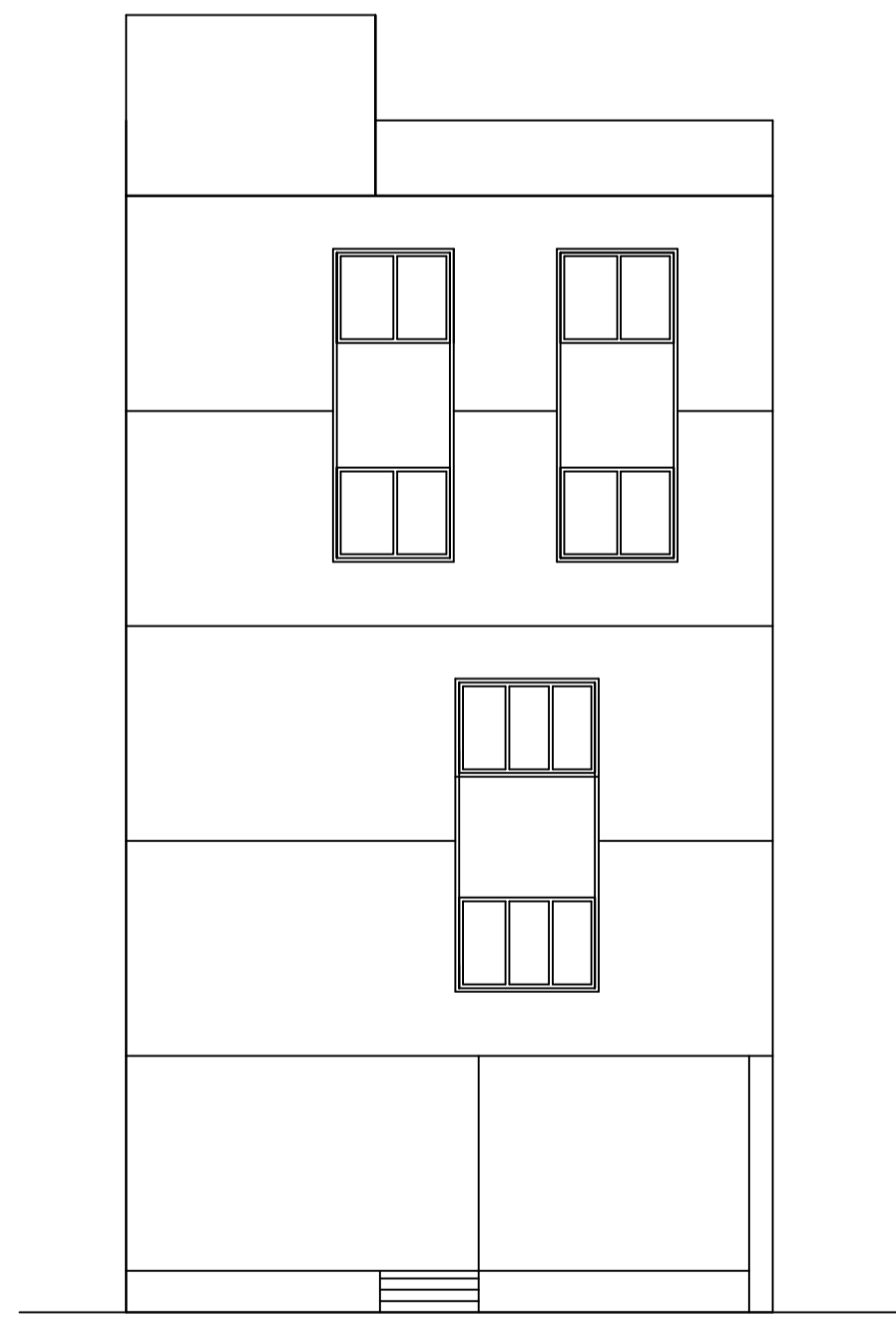
Project Title :
 PROPOSED BUILDING PLAN FOR:- SRI SURESH KUMAR PILANIA .S/O -LT.MANGI LAL PILANIA. MAUZA-TELAIYA .WARD NO-11 . P.S-TELAIYA. P.S NO- 244 . KHATA NO- 582 .
 PLOT NO- 7405. DISTT-KODERMA (JHARAKHAND)

DATE	21-04-2022
SHEET NO.	3
-	

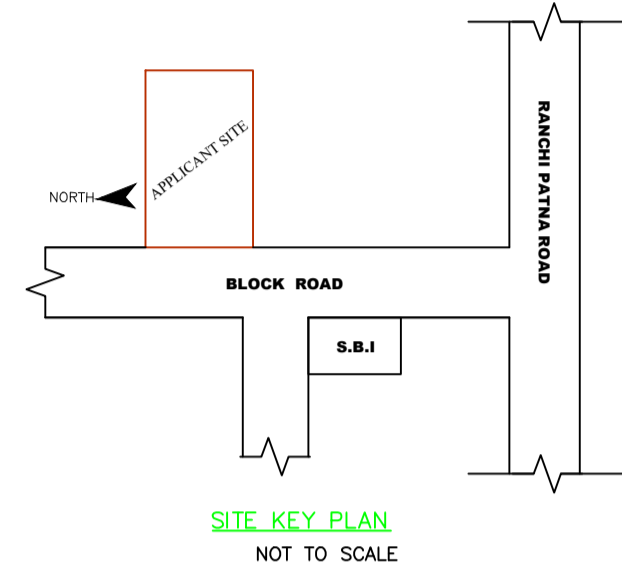
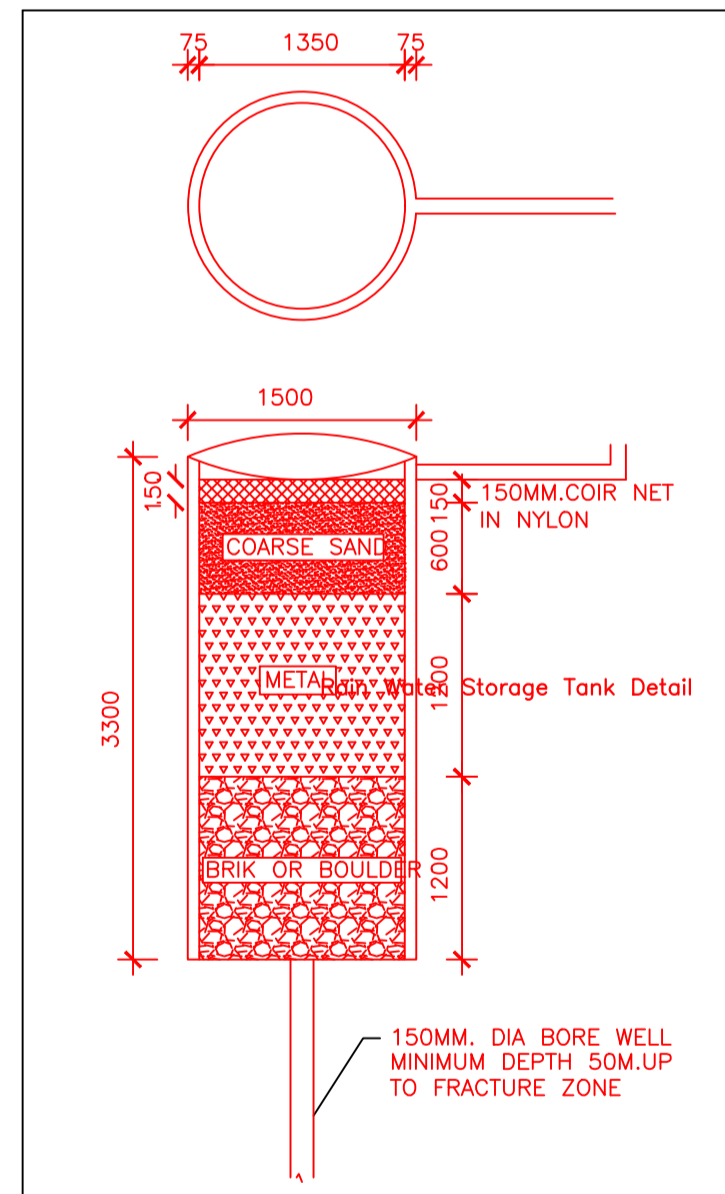
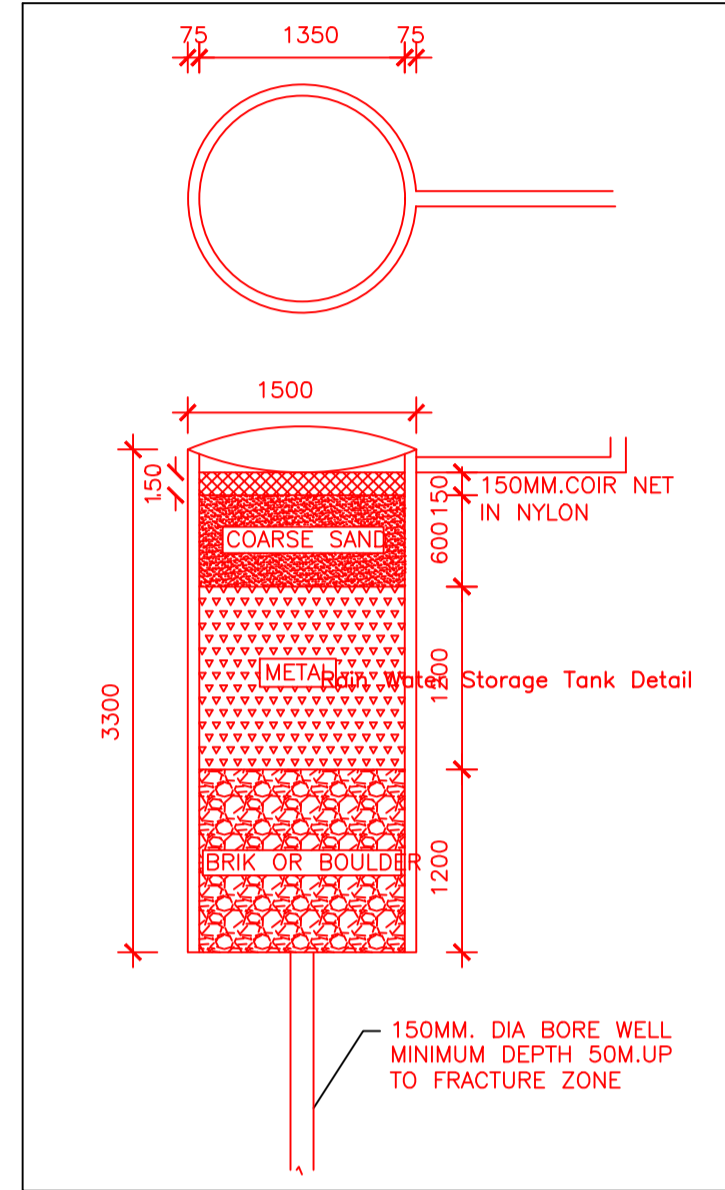
Proposal Basic Information	
Proposal File No.	JNP/BP/0018/W11/2022
Owner Name	SRI SURESH KUMAR PILANIA
Khata No	582
Plot No	7405
Village Name	Tilaiya
Use	Commercial
SubUse	Commercial Bldg



SIDE ELEVATION
 SCALE :- 1=100



FRONT ELEVATION
 SCALE :- 1=100



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SYEED ALAM ANSARI JNP/ARC/003/2017			