



SITE PLAN
SCALE :- 1=100

SITE PLAN

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
AA (SRI MAHESH KUMAR)	1	197.31	35.60	161.71	161.71	161.71	01
Grand Total :	1	197.31	35.60	161.71	161.71	161.71	01

Proposal Basic Information

Proposal File No.	JNP/IBP/0063/W14/2022
Owner Name	SRI MAHESH KUMAR
Khata No	266
Plot No	7031
Village Name	Tilaiya
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	PlotNearbyReligiousStructure: NA
Inward No: JNP/IBP/0063/W14/2022	Plot/SubPlot No: 7031
Application Type: General Proposal	North: Plot No. - SIMA SINGH
Project Type: Building Permission	South: Road Width - 4.57M WIDE ROAD
Nature of Development: New	East: Plot No. - SMT MINA DEVI
Location of Development Area: Old Area	West: Road Width - 3.66M WIDE ROAD
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 111.02
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 111.02
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	11.08
Total	11.08
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 99.93
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 111.02
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 111.02
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	77.71
Proposed Coverage Area (59.24 %)	65.77
Total Prop. Coverage Area (59.24 %)	65.77
Balance coverage area (10.76 %)	11.94
FAR CHECK	
Perm. FAR Area (1.50)	166.53
Incentive FAR Area (1.500)	166.53
Perm. FAR Area (3.000)	333.06
Total Perm. FAR area	333.06
Residential FAR	161.72
Proposed FAR Area	161.72
Total Proposed FAR Area	161.72
Consumed FAR (Factor)	1.46
Balance FAR Area	171.34
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	197.31
ARCHITECT (Regd)	MD SYEED ALAM ANSARI
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SRI MAHESH KUMAR
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 AA (SRI MAHESH KUMAR)		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	65.77	30.17	65.77	30.17
First Floor	65.77	65.77	65.77	65.77
Second Floor	65.77	65.77	65.77	65.77
Terrace Floor	0.00	0.00	0.00	0.00
Total :	197.31	161.71	197.31	161.71

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
AA (SRI MAHESH KUMAR)	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			

