

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.)
AAA (BINITA KUMARI)	1	317.75	89.18	228.57	228.57	228.57	01
Grand Total :	1	317.75	89.18	228.57	228.57	228.57	01

Proposal Basic Information

Proposal File No.	JNP/IBP/0065/W23/2022
Owner Name	SMT BINITA KUMARI
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	PlotNearbyReligiousStructure: NA
Inward No: JNP/IBP/0065/W23/2022	PlotSubPlot No: 5909/6328
Application Type: General Proposal	North: Plot No. - PLOT NO 5909/6328(P)
Project Type: Building Permission	South: Road Width - 3.05M WIDE ROAD
Nature of Development: New	East: Road Width - 3.65M WIDE KATCHA ROAD
Location of Development Area: Old Area	West: Plot No. - LAND OF RAJA SINGH
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 161.65
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 161.65
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	17.30
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 144.35
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 161.65
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 161.65
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	113.15
Proposed Coverage Area (65.52 %)	105.92
Total Prop. Coverage Area (65.52 %)	105.92
Balance coverage area (4.47 %)	7.23
FAR CHECK	
Perm. FAR Area (1.50)	242.47
Incentive FAR Area (1.500)	242.48
Perm. FAR Area (3.000)	484.95
Total Perm. FAR area	484.95
Residential FAR	228.56
Proposed FAR Area	228.56
Total Proposed FAR Area	228.56
Consumed FAR (Factor)	1.41
Balance FAR Area	256.39
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	317.75
ARCHITECT (Regd)	MD SYEED ALAM ANSARI
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SMT BINITA KUMARI
DEVELOPMENT AUTHORITY LOCAL BODY	

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

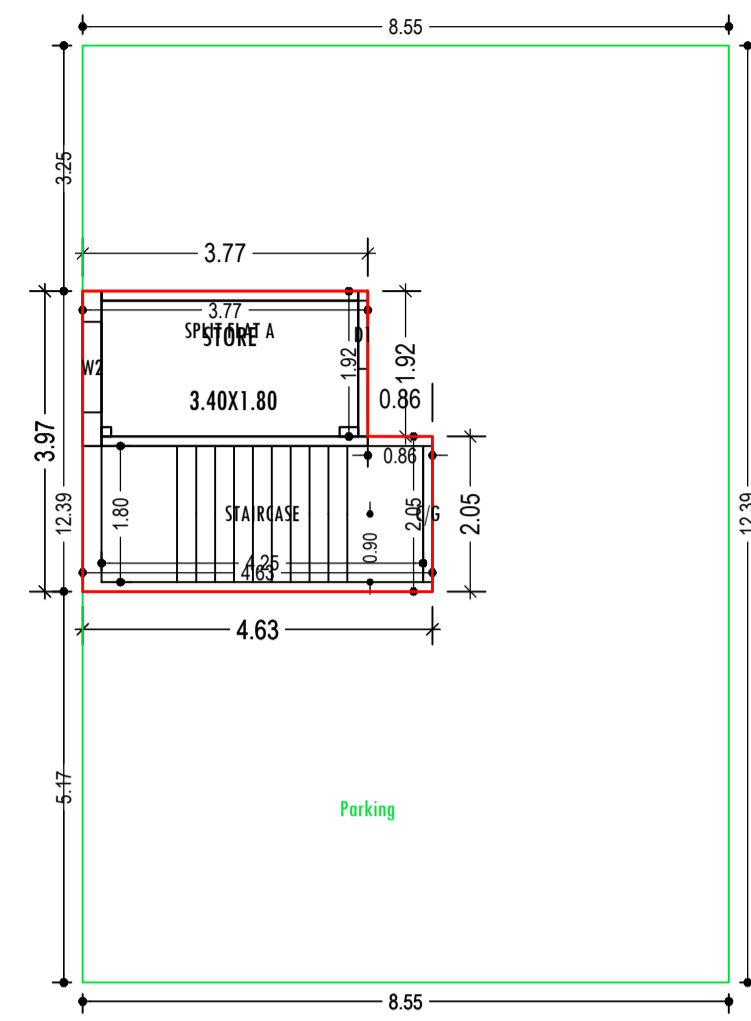
Buildingwise Floor FAR Details

Floor Name	Building Name AAA (BINITA KUMARI)		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	105.91	16.73	105.91	16.73
First Floor	105.92	105.92	105.92	105.92
Second Floor	105.92	105.92	105.92	105.92
Terrace Floor	0.00	0.00	0.00	0.00
Total :	317.75	228.57	317.75	228.57

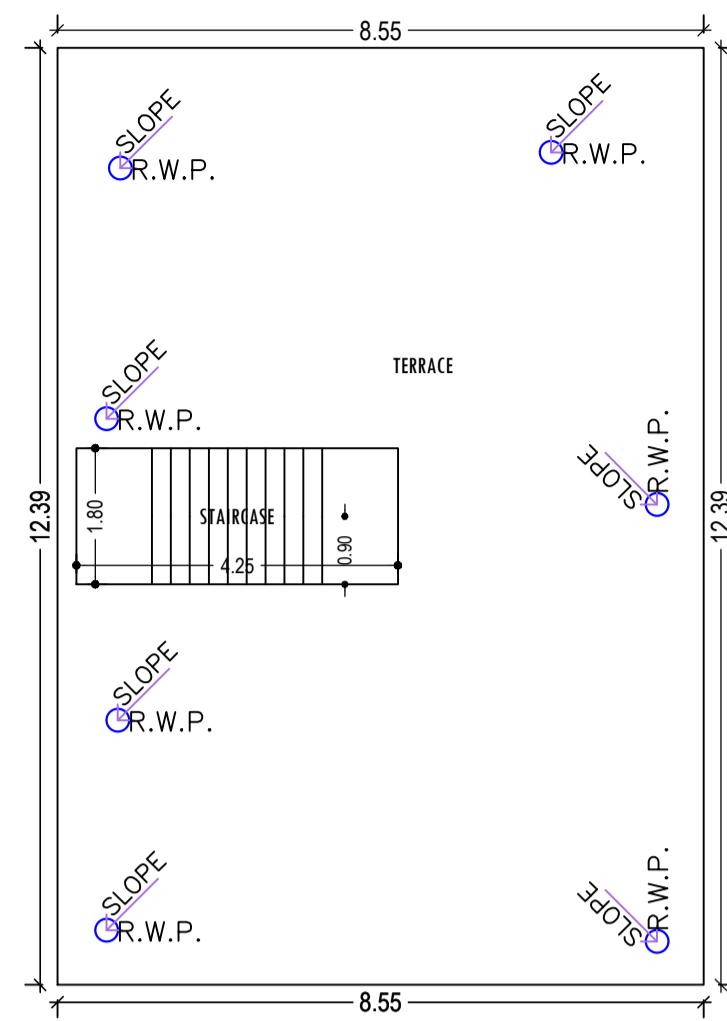
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
AAA (BINITA KUMARI)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

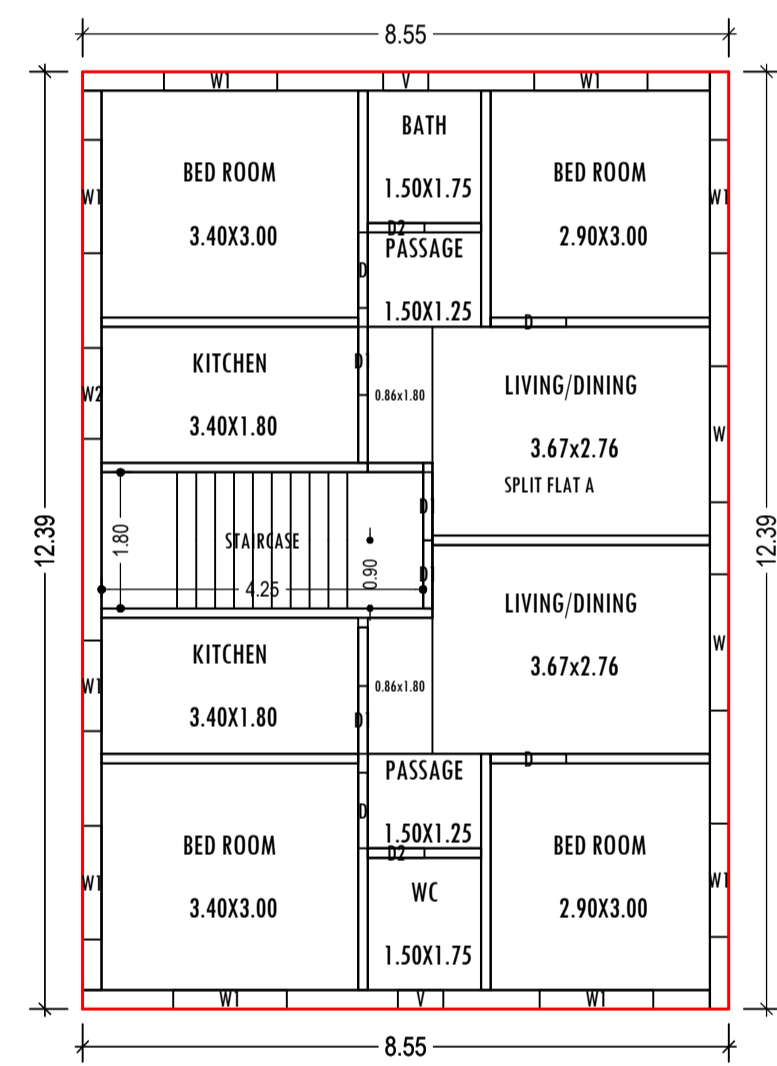
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SYEED ALAM ANSARI JNP/ARC/0003/2017			



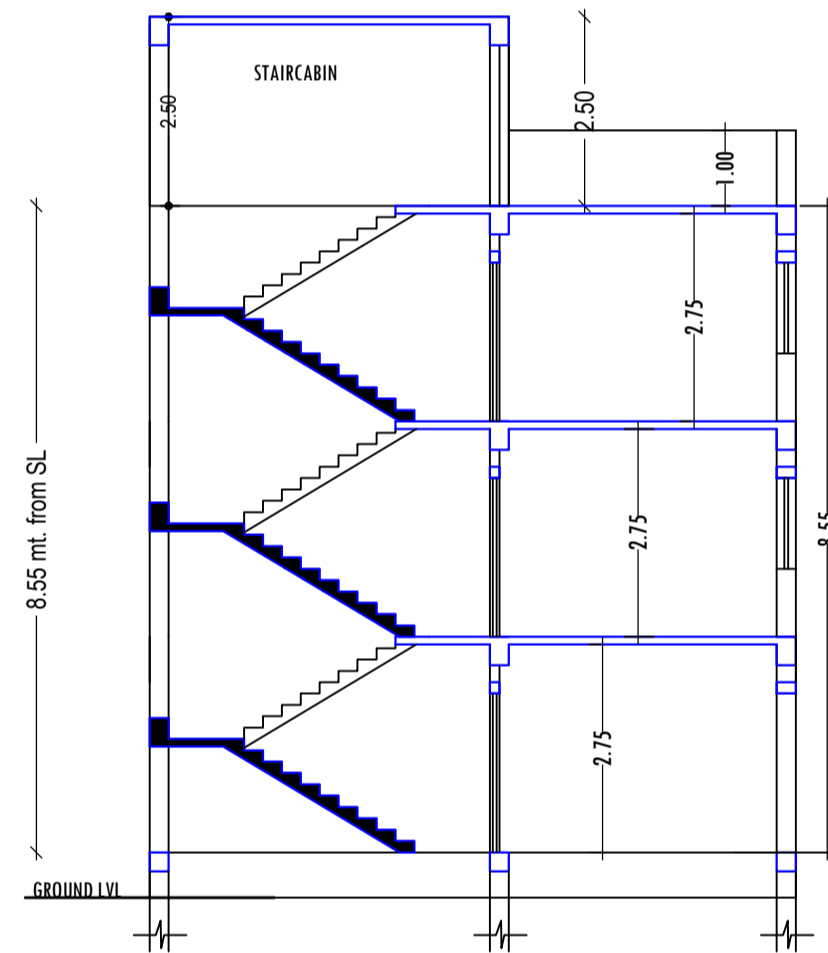
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



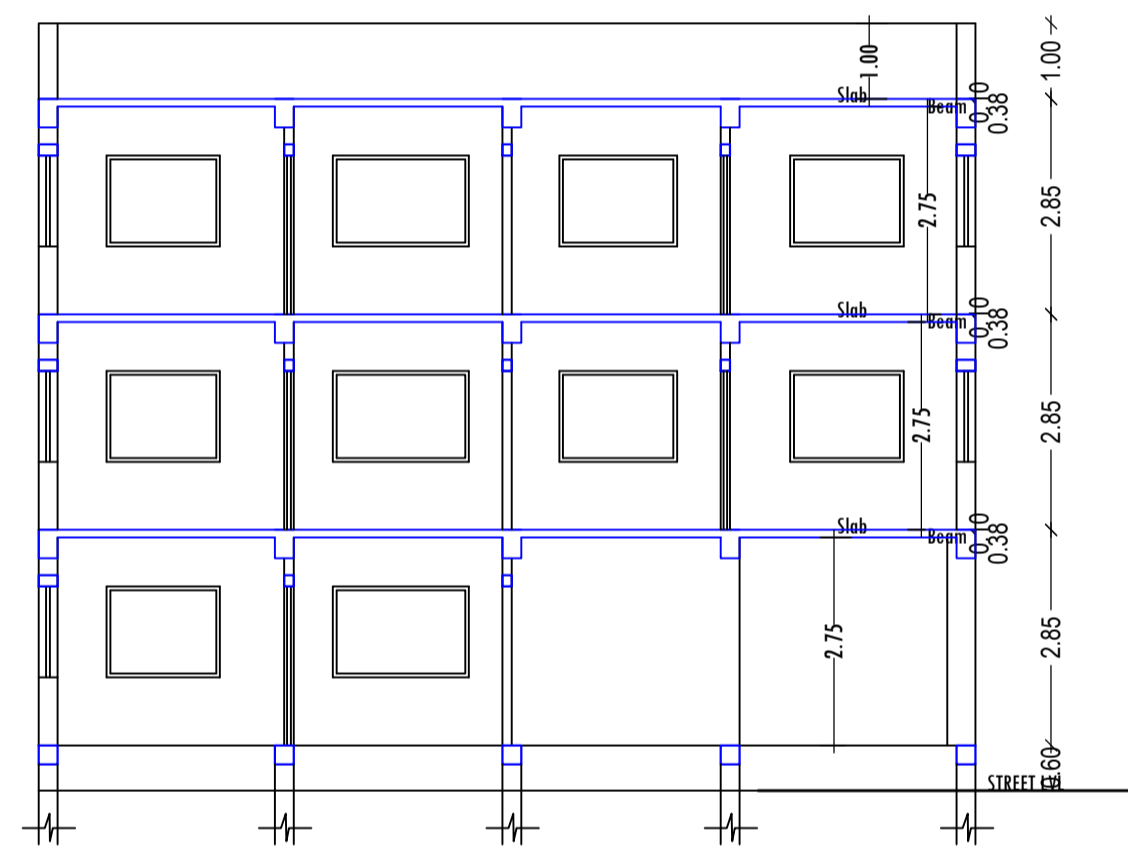
TERRACE FLOOR PLAN (SCALE 1:100)



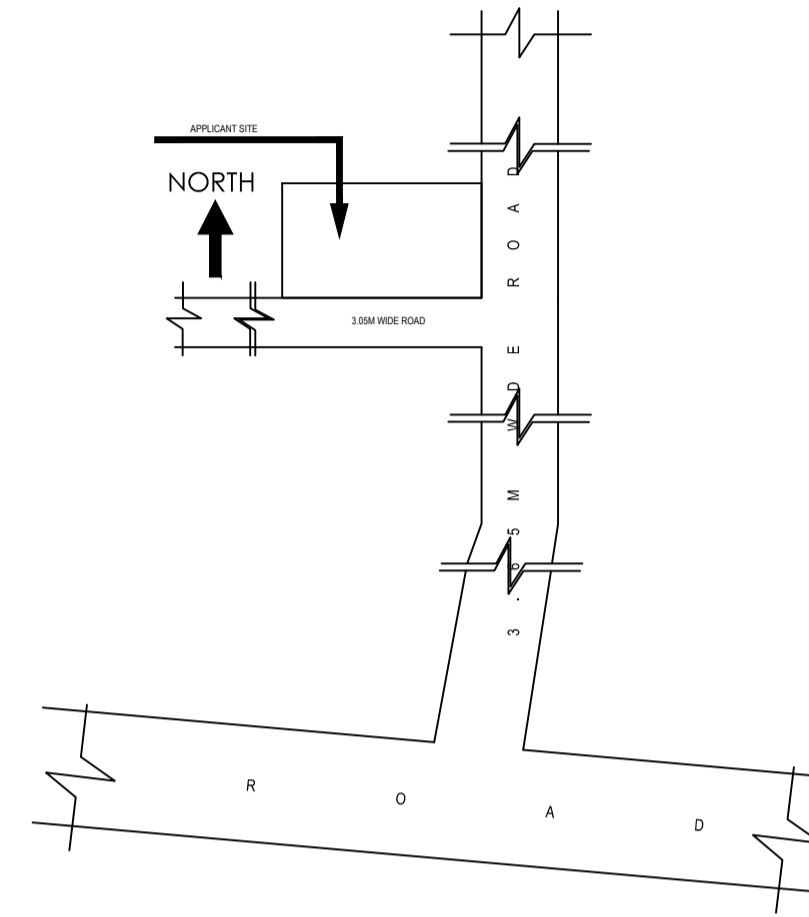
TYPICAL - 1 & 2 FLOOR PLAN (Proposed) (SCALE 1:100)



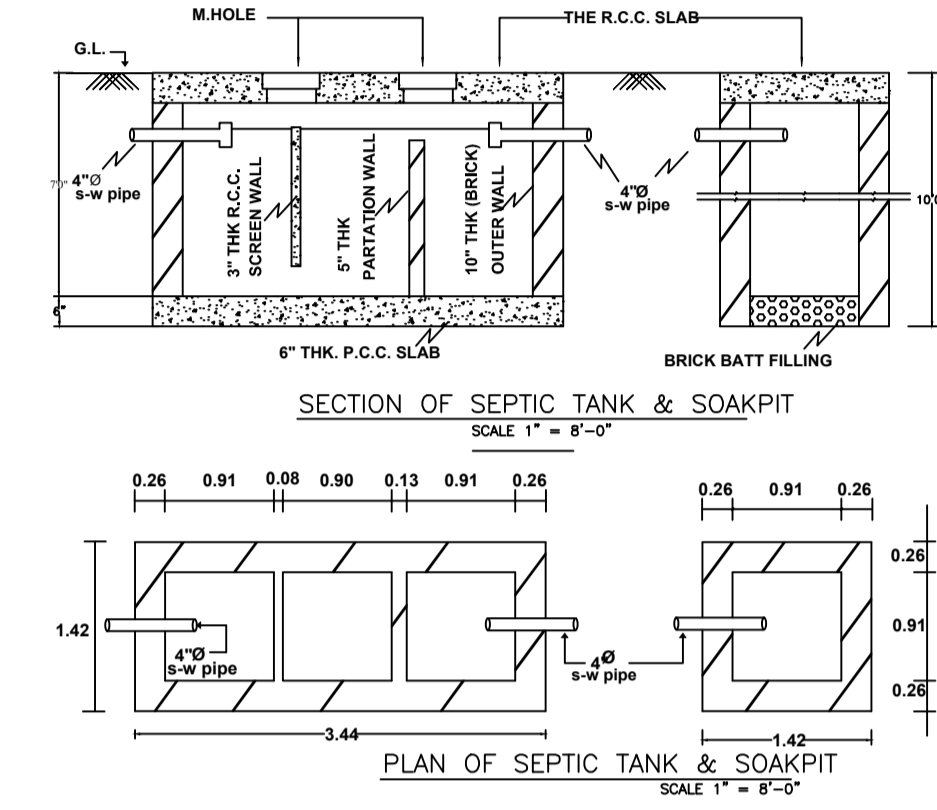
SECTION:- X,X' (SCALE:- 1:100)



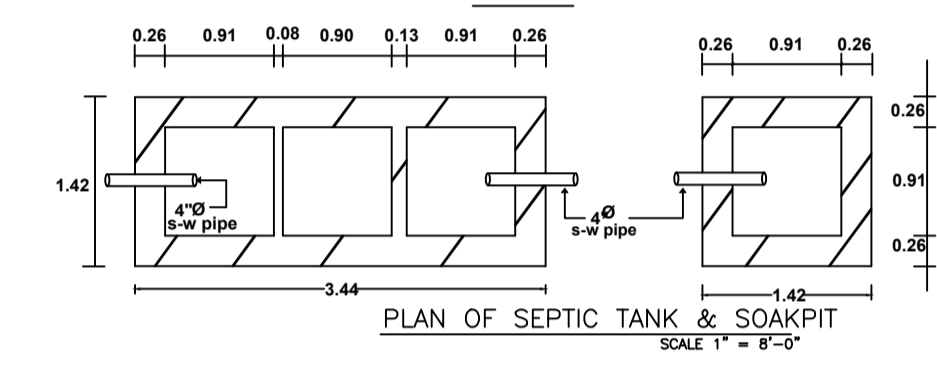
SECTION:- Y,Y' (SCALE:- 1:100)



SITE KEY PLAN NOT TO SCALE



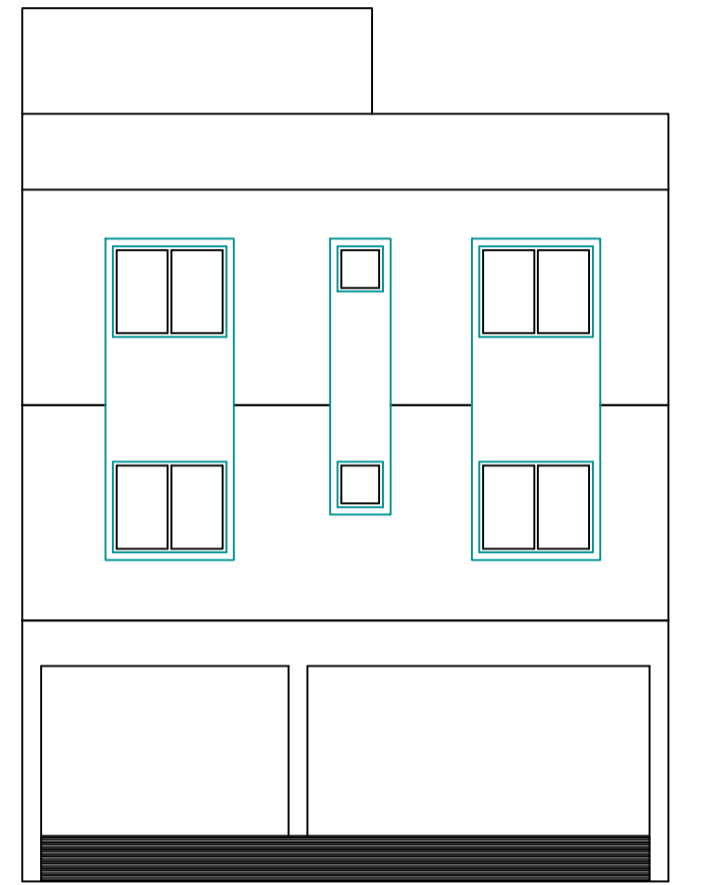
SECTION OF SEPTIC TANK & SOAKPIT (SCALE 1" = 8'-0")



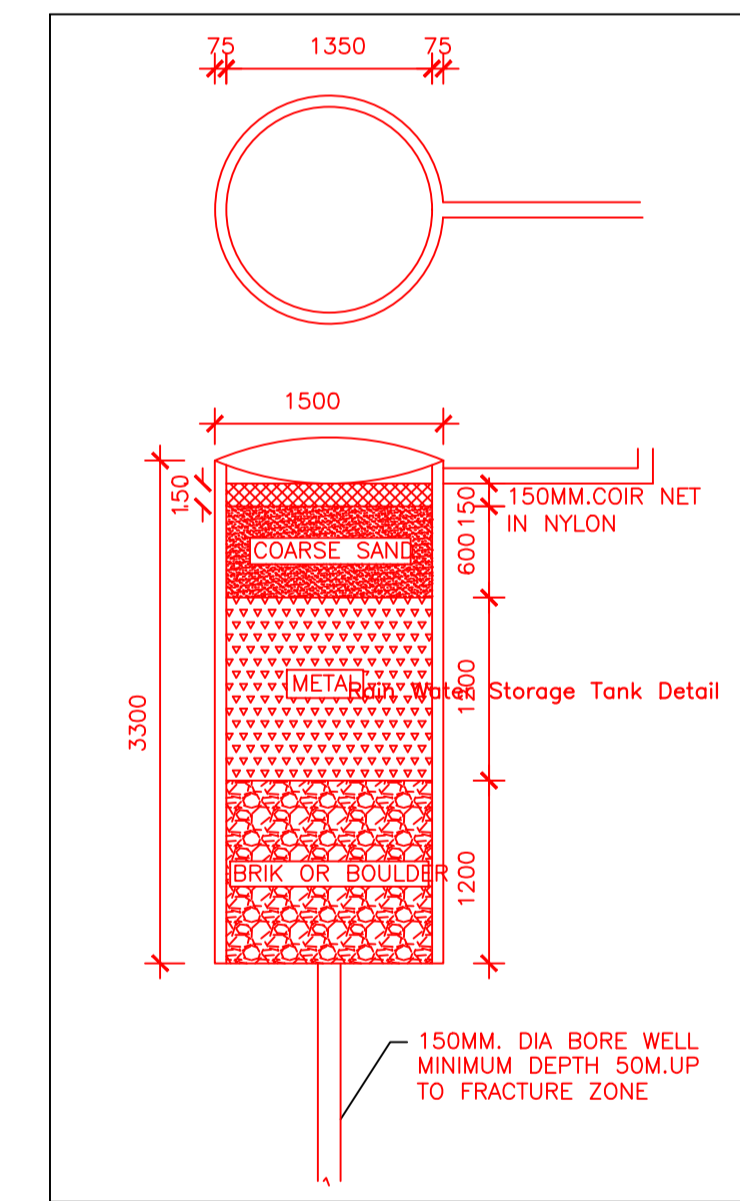
PLAN OF SEPTIC TANK & SOAKPIT (SCALE 1" = 8'-0")

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Khata No	102
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FRONT ELEVATION (SCALE:- 1:100)



Storage Tank Detail



SIDE ELEVATION (SCALE:- 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (BINITA KUMARI)	D2	0.75	2.13	04
AAA (BINITA KUMARI)	D1	0.90	2.10	09
AAA (BINITA KUMARI)	D	1.00	2.13	08

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (BINITA KUMARI)	V	0.60	0.60	04
AAA (BINITA KUMARI)	W1	1.20	1.20	02
AAA (BINITA KUMARI)	W2	1.20	1.20	03
AAA (BINITA KUMARI)	W1	1.50	1.20	16
AAA (BINITA KUMARI)	W	1.80	1.20	04

UnitBUA Table for Building -AAA (BINITA KUMARI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT A	FLAT	179.55	170.70	1	1
TYPICAL - 1 & 2 FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	12	0
Total:	-	-	179.55	170.70	25	1

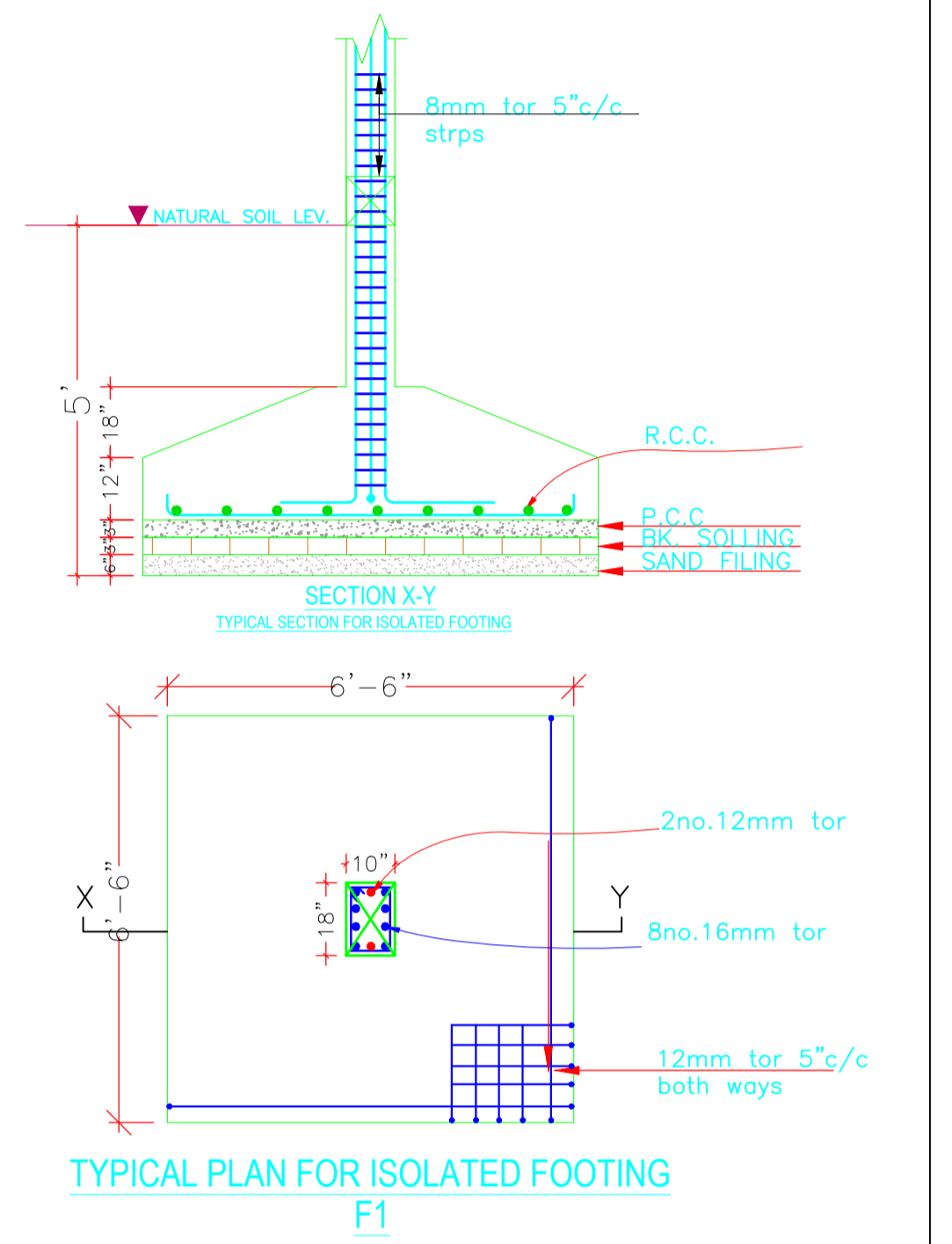
Building -AAA (BINITA KUMARI)

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.)	Trnmt (No.)
Ground Floor	105.91	89.18	16.73	16.73	16.73	01
First Floor	105.92	0.00	105.92	105.92	105.92	00
Second Floor	105.92	0.00	105.92	105.92	105.92	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	317.75	89.18	228.57	228.57	228.57	01
Total Number of Same Buildings	1					
Total :	317.75	89.18	228.57	228.57	228.57	01

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