

SITE PLAN  
**SITE PLAN**  
SCALE :- 1=100

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.)
AAA (SHANTI PD)	1	275.70	30.42	245.28	245.28	245.28	01
Grand Total :	1	275.70	30.42	245.28	245.28	245.28	01

Proposal Basic Information

Proposal File No.	JNP/IBP/0032/W23/2022
Owner Name	SMT SHANTI PRASAD
Khata No	116
Plot No	5862
Village Name	Gomo
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT	VERSION NO. : 1.0.62
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/0032/W23/2022	Plot/SubPlot No: 5862
Application Type: General Proposal	North: Plot No. - LAND OF MUKHTI BARNWAL & OTHERS
Project Type: Building Permission	South: Road Width - 3.65M WIDE KATCHA RASTA
Nature of Development: New	East: Plot No. - LAND OF TULSI MODI
Location of Development Area: Old Area	West: Plot No. - LAND OF SMT KAVITA KUMARI W/O SRI ANIL BARNWAL
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 163.52
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 163.52
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	17.00
Total	17.00
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 146.51
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 163.52
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 163.52
COVERAGE CHECK	
Permissible Coverage area ( 70.00 % )	114.46
Proposed Coverage Area ( 52.34 % )	85.58
Total Prop. Coverage Area ( 52.34 % )	85.58
Balance coverage area ( 17.66 % )	28.88
FAR CHECK	
Perm. FAR Area ( 1.50 )	245.28
Total Perm. FAR area	245.28
Residential FAR	245.27
Proposed FAR Area	245.27
Total Proposed FAR Area	245.27
Consumed FAR (Factor)	1.50
Balance FAR Area	0.01
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	275.70
ARCHITECT (Regd)	MD SYEED ALAM ANSARI
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SMT SHANTI PRASAD
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 AAA (SHANTI PD)		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	85.58	55.16	85.58	55.16
First Floor	95.06	95.06	95.06	95.06
Second Floor	95.06	95.06	95.06	95.06
Terrace Floor	0.00	0.00	0.00	0.00
Total :	275.70	245.28	275.70	245.28

Building USE/SUBUSE Details

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

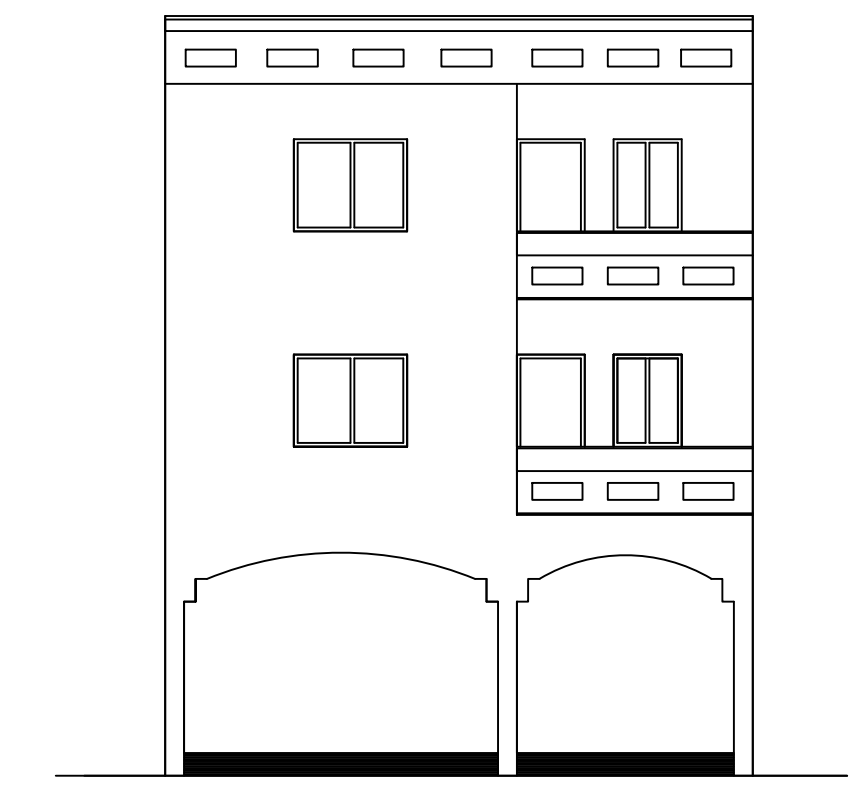
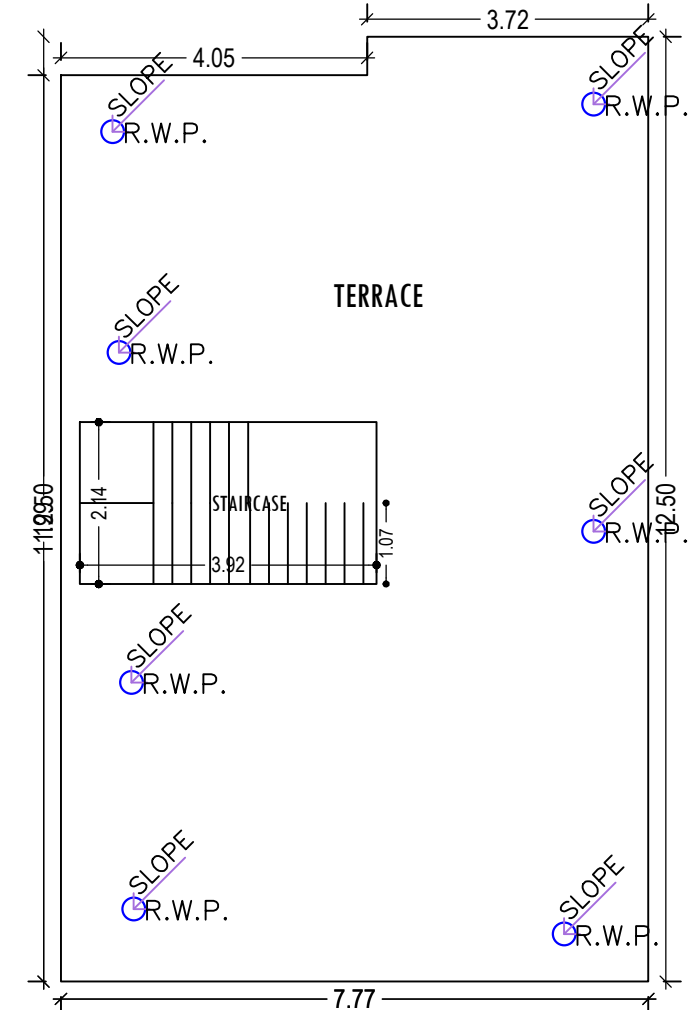
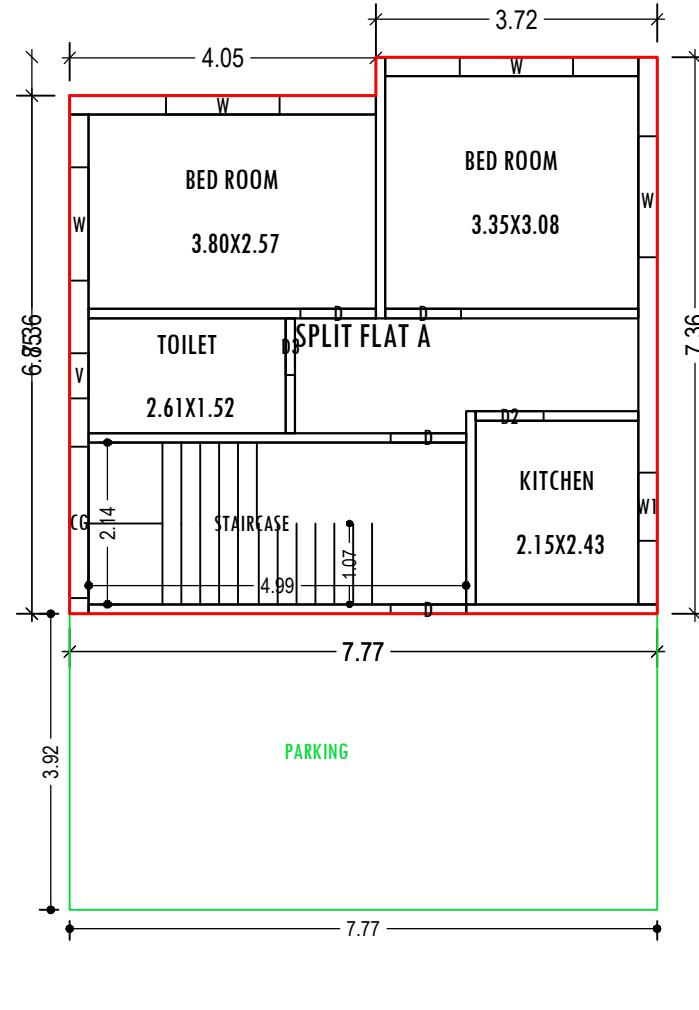
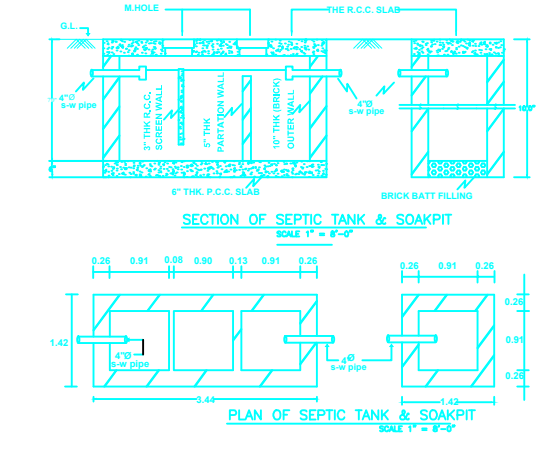
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SYEED ALAM ANSARI JNP/ARC/0003/2017			

Project Title :PROPOSED BUILDING PLAN FOR:- SMT. SHANTI PRASAD. W/O - SRI. RAJESHWAR PRASAD THAKUR. MAUZA-GUMO  
WARD.NO- 23 P.S-TELAIPA, P.S NO- 12. KHATA NO- 116. PLOT NO- 5862. DISTT-KODERMA (JHARAKHAND)



DATE	31-03-2022
SHEET NO.	2

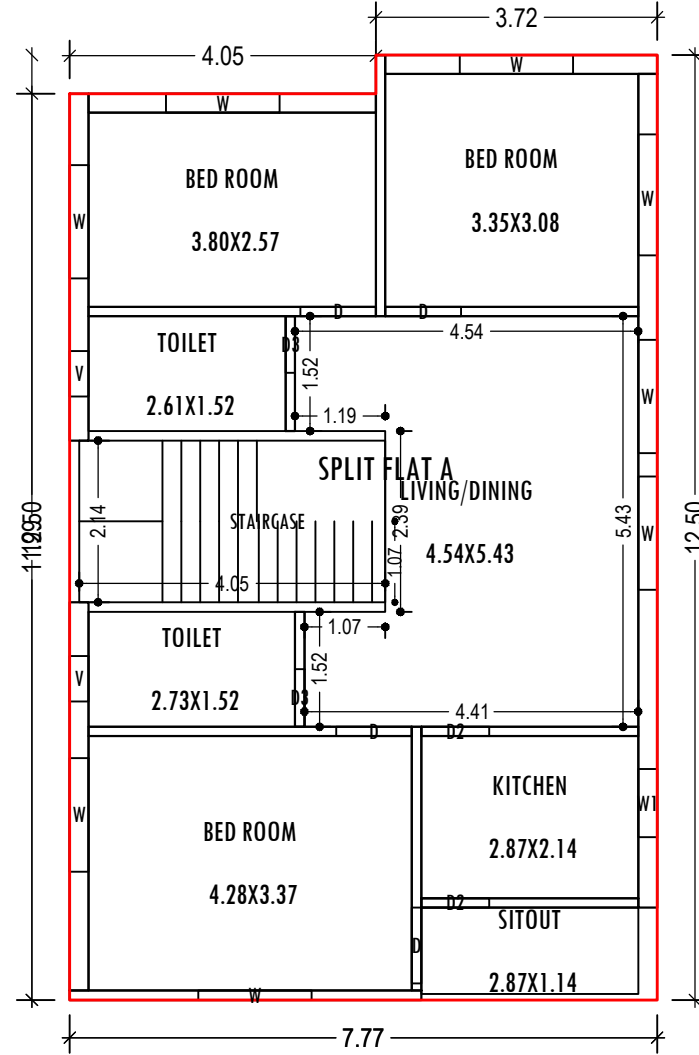
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Proposal File No.	JNP/IBP/0032/W23/2022
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Khata No	116
Plot No	5862
Village Name	Gomo
Use	Residential
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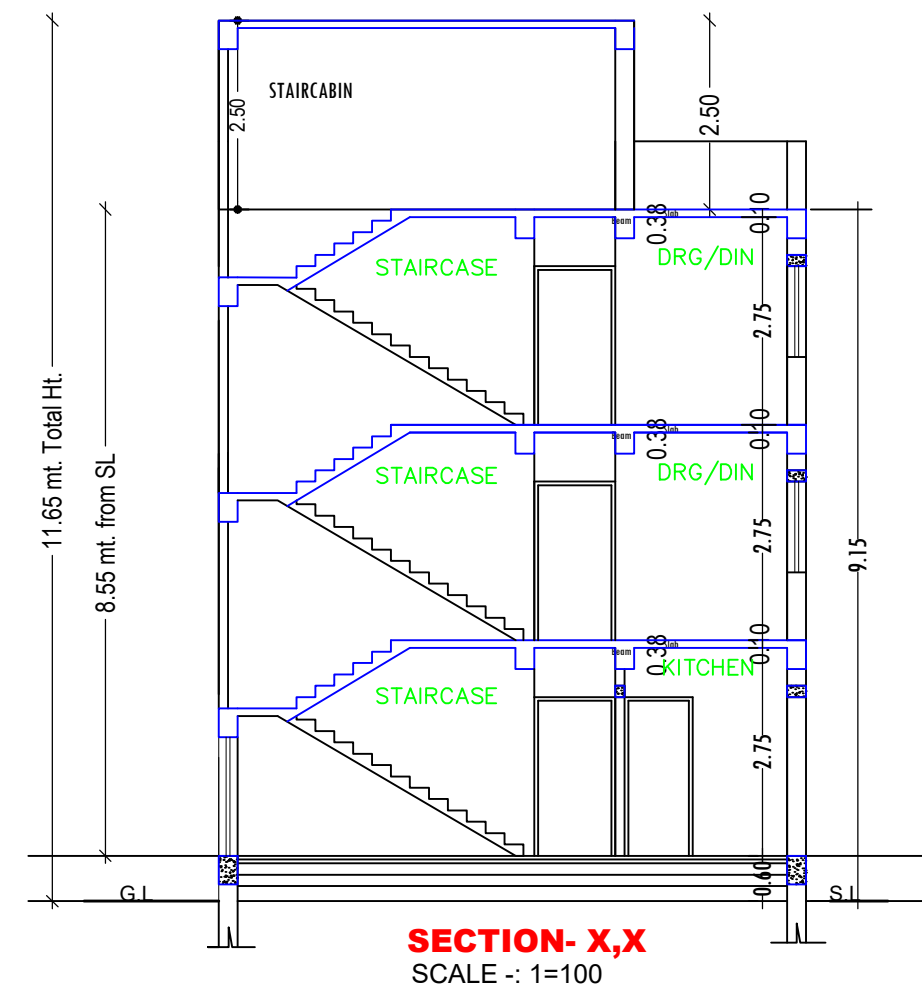
**FRONT ELEVATION**  
SCALE :- 1=100

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

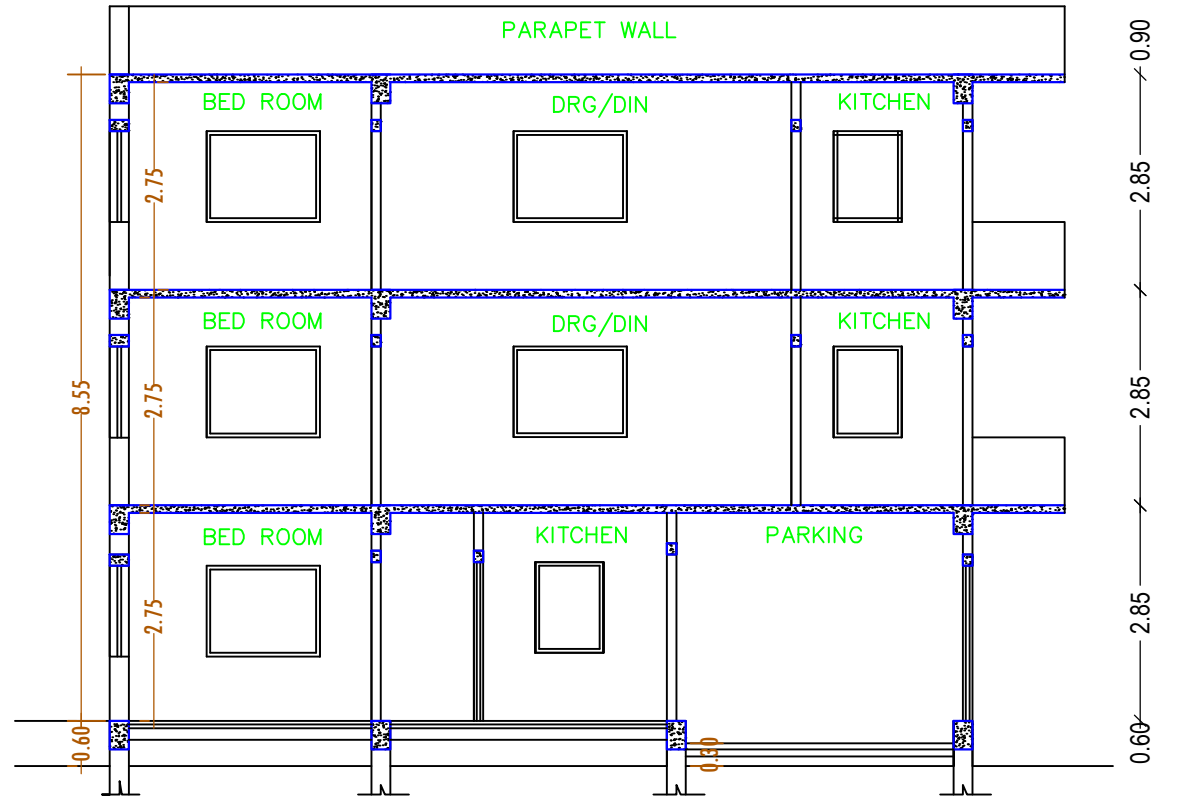
**TERRACE FLOOR PLAN**  
(SCALE 1:100)



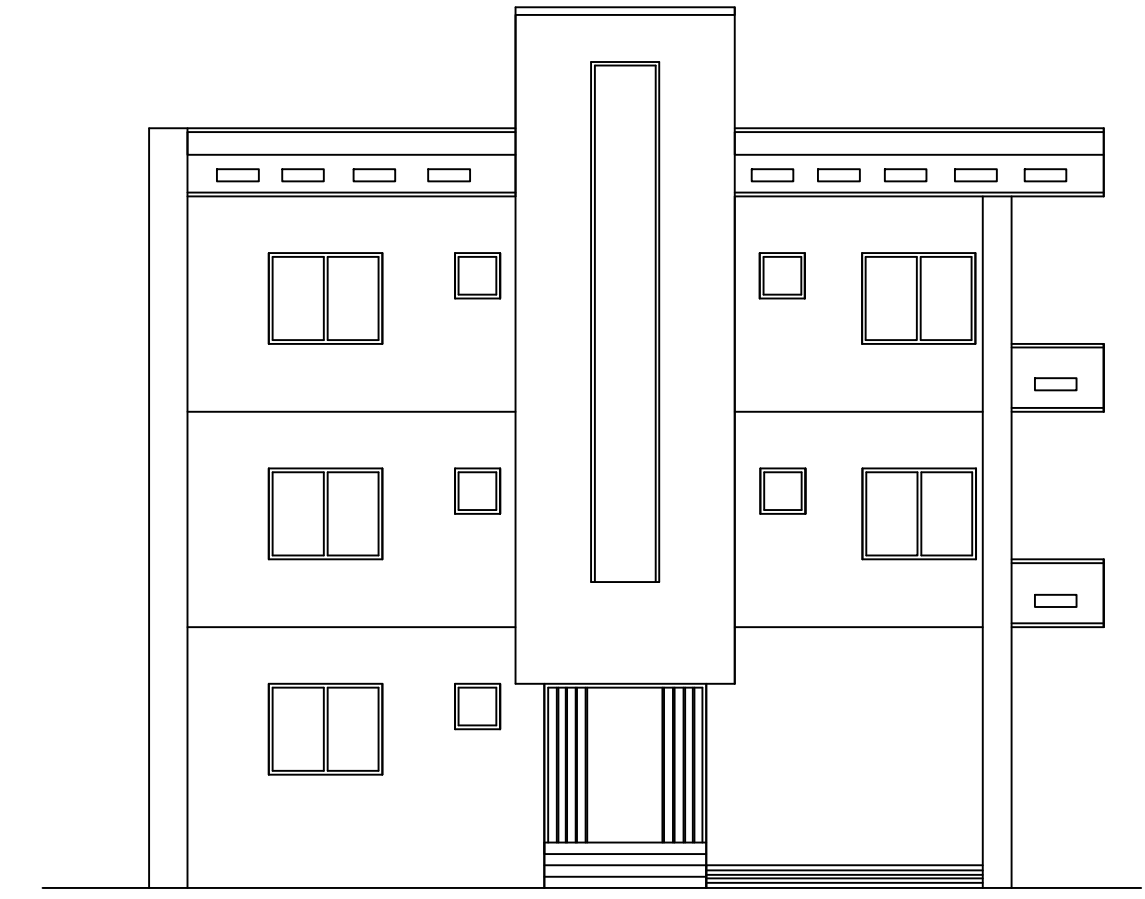
**TYPICAL - 1 & 2 FLOOR PLAN**  
(Proposed)  
(SCALE 1:100)



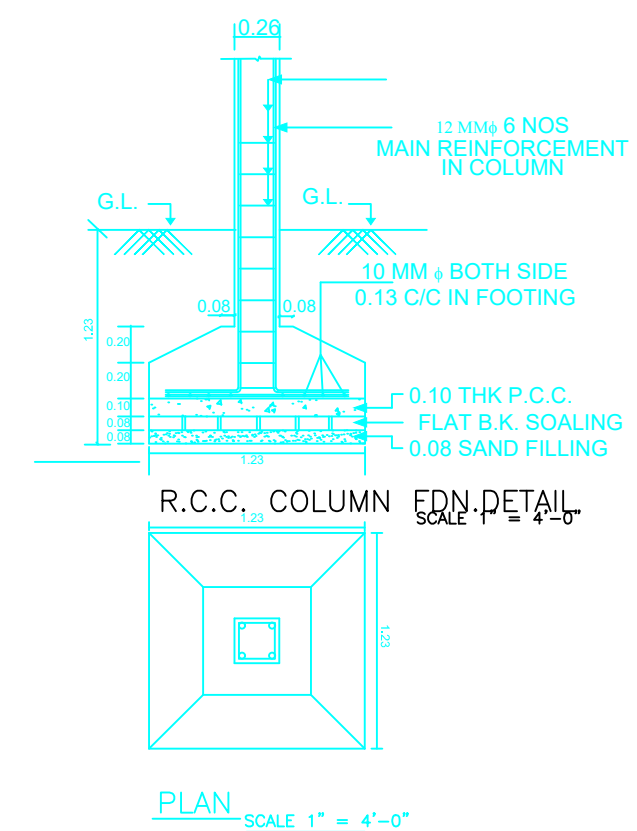
**SECTION- X,X**  
SCALE :- 1=100



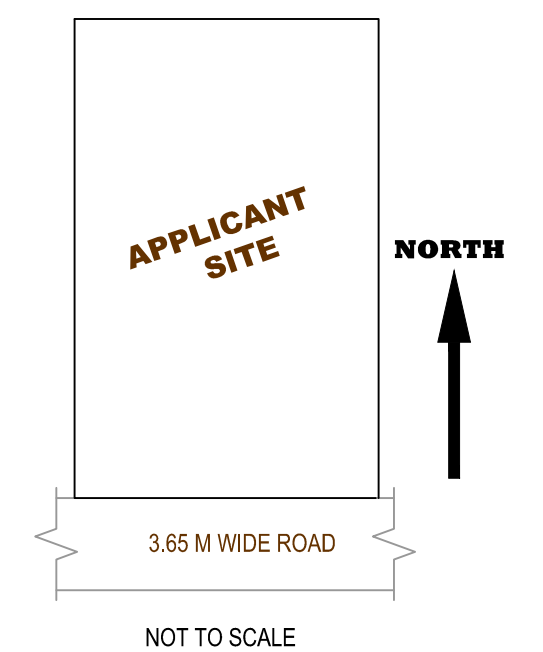
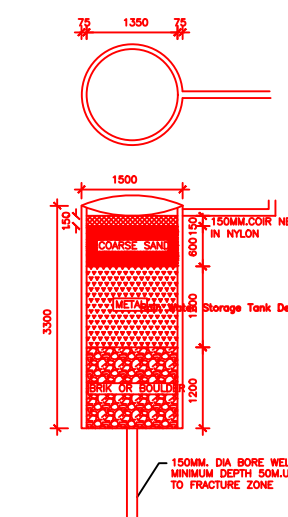
**SECTION- Y,Y**  
SCALE :- 1=100



**SIDE ELEVATION**  
SCALE :- 1=100



**PLAN** SCALE 1" = 4'-0"



Building :AAA (SHANTI PD)

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.)
Ground Floor	85.58	30.42	55.16	55.16	55.16	01
First Floor	95.06	0.00	95.06	95.06	95.06	00
Second Floor	95.06	0.00	95.06	95.06	95.06	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	275.70	30.42	245.28	245.28	245.28	01
Total Number of Same Buildings	1					
Total :	275.70	30.42	245.28	245.28	245.28	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (SHANTI PD)	D3	0.75	2.10	03
AAA (SHANTI PD)	D3	0.76	2.10	02
AAA (SHANTI PD)	D2	0.90	2.10	05
AAA (SHANTI PD)	D	1.00	2.10	10

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (SHANTI PD)	V	0.60	0.60	05
AAA (SHANTI PD)	W1	0.90	1.20	03
AAA (SHANTI PD)	W	1.50	1.20	17
AAA (SHANTI PD)	W	1.60	1.20	03

UnitBUA Table for Building :AAA (SHANTI PD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT A	FLAT	191.02	183.75	4	1
AAA (SHANTI PD)	TYPICAL - 1 & 2 FLOOR PLAN	FLAT	0.00	0.00	8	0
Total:	-	-	191.02	183.75	20	1

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