

SITE PLAN
SCALE :- 1=100

SITE PLAN

| Proposal Basic Information | |
|----------------------------|------------------------------------|
| Proposal File No. | JNP/IBP/0038/W19/2022 |
| Owner Name | 1.SRI RAMDEV YADAV 2. SMT UMA DEVI |
| Khata No | 10, 15 |
| Plot No | 162,163 |
| Village Name | Rajpura |
| Use | Residential |
| SubUse | Residential Bldg/Apartment |

Required Parking (Table 7a)

| Building Name | Type | SubUse | Area (Sq.mt.) | Units | | Car | | Visitors Car | | TwoWheeler | | |
|---------------------------|-------------|----------------------------|---------------|-------|-------|------------|-------|--------------|-------|------------|-------|---|
| | | | | Reqd. | Prop. | Reqd./Unit | Prop. | Reqd./Unit | Prop. | Reqd./Unit | Prop. | |
| A (RAMDEV YADAV UMA DEVI) | Residential | Residential Bldg/Apartment | > 0 | 1 | 30.00 | 1 | 30 | - | - | - | - | - |
| | | | > 0 | 1 | 30.00 | - | - | - | - | 1 | 30 | - |
| | | | > 0 | 1 | 30.00 | - | - | - | 1 | 3 | - | - |
| Total : | | | | | | 30 | 30 | - | 3 | 3 | 30 | |

Parking Check (Table 7b)

| Vehicle Type | Reqd. | | Prop. | |
|-----------------------|-------|--------|-------|--------|
| | No. | Area | No. | Area |
| Car | - | - | 30 | 375.00 |
| Total Car | 30 | 375.00 | 30 | 375.00 |
| Visitor's Car Parking | - | - | 3 | 37.50 |
| Total Visitor Parking | 3 | 37.50 | 3 | 37.50 |
| TwoWheeler | - | - | 31 | 62.00 |
| Total TwoWheeler | 30 | 60.00 | 31 | 62.00 |
| Other Parking | - | - | - | 222.61 |
| Total | | 472.50 | | 759.11 |

Building -A (RAMDEV YADAV UMA DEVI)

| Floor Name | Gross Builtup Area | Deductions From Gross BUA/Area in Sq.mt.) | 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.) | Tmmt (No.) |
|--------------------------------|--------------------|---|------------------------------|-----------------------------|------|--------------|----------------------------|--------------------------|-------------------------|---|------------|
| | | | | Cutout | Lift | Lift Machine | | | | | |
| Basement Floor | 519.48 | 0.00 | 519.48 | 0.00 | 3.52 | 513.09 | 0.00 | 6.39 | 6.39 | 00 | |
| Ground Floor | 433.16 | 47.06 | 386.10 | 0.00 | 3.52 | 0.00 | 382.58 | 0.00 | 382.58 | 06 | |
| First Floor | 433.16 | 35.10 | 398.06 | 3.52 | 0.00 | 0.00 | 394.54 | 0.00 | 394.54 | 06 | |
| Second Floor | 433.16 | 35.10 | 398.06 | 3.52 | 0.00 | 0.00 | 394.54 | 0.00 | 394.54 | 06 | |
| Third Floor | 433.16 | 35.10 | 398.06 | 3.52 | 0.00 | 0.00 | 394.54 | 0.00 | 394.54 | 06 | |
| Fourth Floor | 433.16 | 35.10 | 398.06 | 3.52 | 0.00 | 0.00 | 394.54 | 0.00 | 394.54 | 06 | |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 | |
| Total : | 2685.28 | 187.46 | 2497.82 | 14.08 | 7.04 | 513.09 | 1960.74 | 6.39 | 1967.13 | 30 | |
| Total Number of Same Buildings | 1 | | | | | | | | | | |
| Total : | 2685.28 | 187.46 | 2497.82 | 14.08 | 7.04 | 513.09 | 1960.74 | 6.39 | 1967.13 | 1967.13 | 30 |

FAR & Tenement Details (Table 4c-1)

| Building | No. of Same Bldg | Gross Builtup Area (Sq.mt.) | Deductions From Gross BUA/Area in Sq.mt.) | 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.) | Tmmt (No.) |
|---------------------------|------------------|-----------------------------|---|------------------------------|-----------------------------|------|--------------|----------------------------|--------------------------|-------------------------|---|------------|
| | | | | | Cutout | Lift | Lift Machine | | | | | |
| A (RAMDEV YADAV UMA DEVI) | 1 | 2685.28 | 187.46 | 2497.82 | 14.08 | 7.04 | 513.09 | 1960.74 | 6.39 | 1967.13 | 1967.13 | 30 |
| Grand Total | 1 | 2685.28 | 187.46 | 2497.82 | 14.08 | 7.04 | 513.09 | 1960.74 | 6.39 | 1967.13 | 1967.13 | 30 |

Building USE/SUBUSE Details

| Building Name | Building Use | Building SubUse | Building Structure |
|---------------------------|--------------|----------------------------|--------------------|
| A (RAMDEV YADAV UMA DEVI) | Residential | Residential Bldg/Apartment | Non-Highrise |

SCHEDULE OF DOOR:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------------------|------|--------|--------|-----|
| A (RAMDEV YADAV UMA DEVI) | D2 | 0.75 | 2.13 | 49 |
| A (RAMDEV YADAV UMA DEVI) | D1 | 0.80 | 2.13 | 01 |
| A (RAMDEV YADAV UMA DEVI) | D1 | 0.90 | 2.13 | 34 |
| A (RAMDEV YADAV UMA DEVI) | D | 0.90 | 2.13 | 05 |
| A (RAMDEV YADAV UMA DEVI) | D | 1.00 | 2.13 | 99 |

SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------------------|------|--------|--------|-----|
| A (RAMDEV YADAV UMA DEVI) | V | 0.60 | 0.60 | 49 |
| A (RAMDEV YADAV UMA DEVI) | W1 | 1.20 | 1.20 | 55 |
| A (RAMDEV YADAV UMA DEVI) | W | 1.50 | 1.20 | 137 |

COLOR INDEX

| | |
|-----------------------------|------------|
| PLOT BOUNDARY | Black |
| ABUTTING ROAD | Green |
| PROPOSED CONSTRUCTION | Red |
| COMMON PLOT | Yellow |
| ROAD WIDENING AREA | Blue |
| EXISTING (To be retained) | Light Blue |
| EXISTING (To be demolished) | Dark Blue |

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

| 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: Residential Bldg/Apartment | |
| Authority: JHUMRITILAIYA NAGAR PARISHAD | PlotNearby/ReligiousStructure: NA | |
| Inward No: JNP/IBP/0038/W19/2022 | Plot/SubPlot No: 162,163 | |
| Application Type: General Proposal | North: Plot No. - RAMCHANDER YADAV& RAMJAN ALI SHAH | |
| Project Type: Building Permission | South: Road Width - 7.31M WIDE ROAD | |
| Nature of Development: New | East: Plot No. - RAMJAN ALI SHAH & SANJAY PETROL PUMP | |
| Location of Development Area: Old Area | West: Plot No. - KHUBLAL YADAV & MAHAVIR YADAV | |
| AREA DETAILS: | | |
| AREA OF PLOT (Minimum) | (A) | SQ.MT. 986.04 |
| NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area) | (A-Deductions) | 986.04 |
| Deduction for Balance Plot Area(from Gross Plot Area) | | |
| Common Plot | | 101.45 |
| Total | | 101.45 |
| BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space) | (A-Deductions) | 884.59 |
| PLOT AREA FOR COVERAGE(Net Plot Area) | (A-Deductions) | 986.04 |
| Plot Area for FAR (Net Plot Area + RoadWidening Area) | (A-Deductions) | 986.04 |
| COVERAGE CHECK | | |
| Permissible Coverage area (60.00 %) | | 591.62 |
| Proposed Coverage Area (38.80 %) | | 382.58 |
| Total Prop. Coverage Area (38.8 %) | | 382.58 |
| Balance coverage area (21.20 %) | | 209.04 |
| FAR CHECK | | |
| Perm. FAR Area (2.00) | | 1972.08 |
| Total Perm. FAR area | | 1972.08 |
| Residential FAR | | 1960.74 |
| Proposed FAR Area | | 1967.13 |
| Total Proposed FAR Area | | 1967.13 |
| Consumed FAR (Factor) | | 1.99 |
| Balance FAR Area | | 4.95 |
| BUILT UP AREA CHECK | | |
| Total Proposed BuiltUp Area | | 2497.82 |
| ARCHITECT (Regd) | MD SYEED ALAM ANSARI | |
| ENGINEER (Regd) | | |
| SUPERVISOR (Regd) | | |
| OWNER (Regd) | 1.SRI RAMDEV YADAV 2. SMT UMA DEVI | |
| DEVELOPMENT AUTHORITY | | LOCAL BODY |

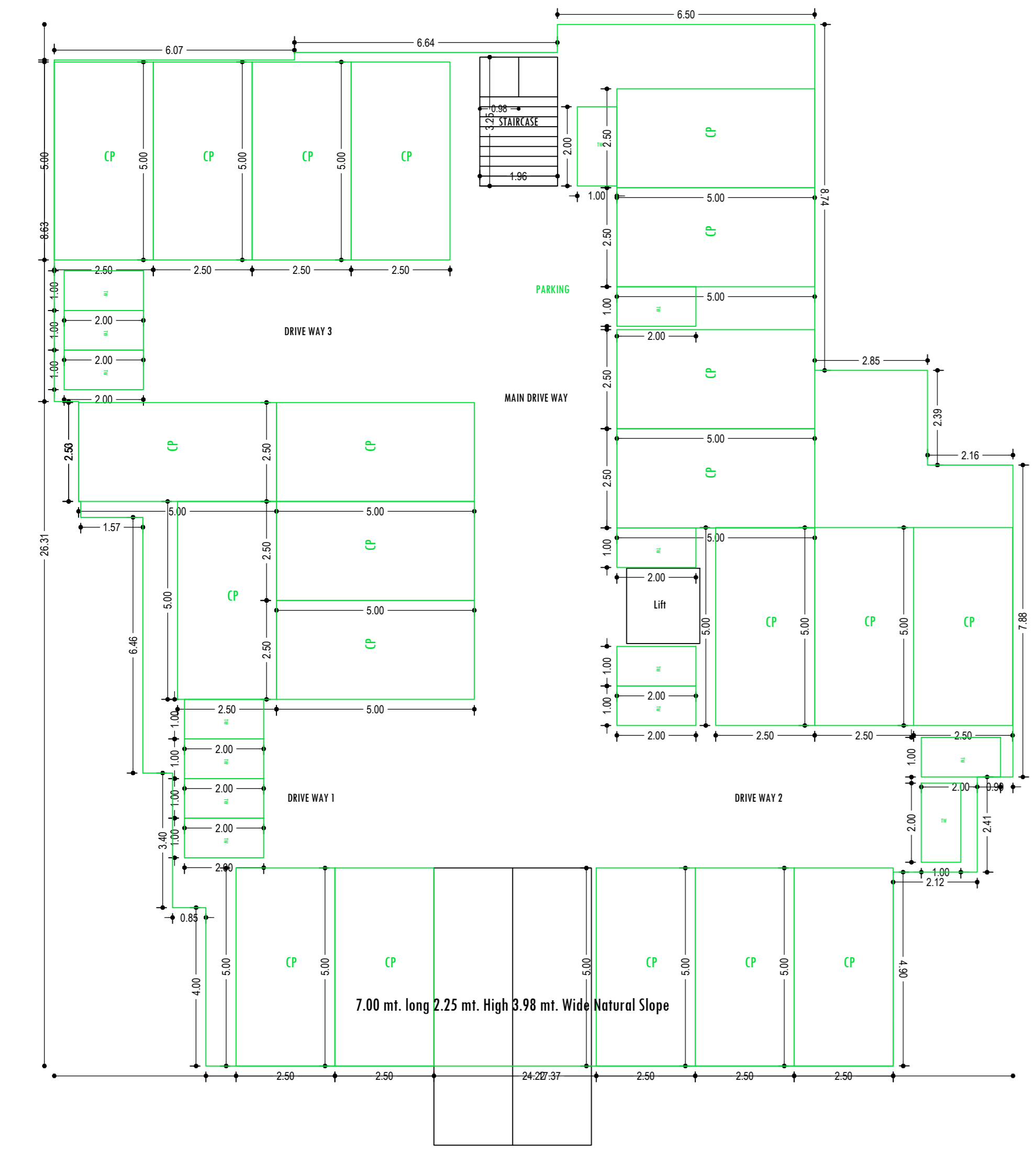
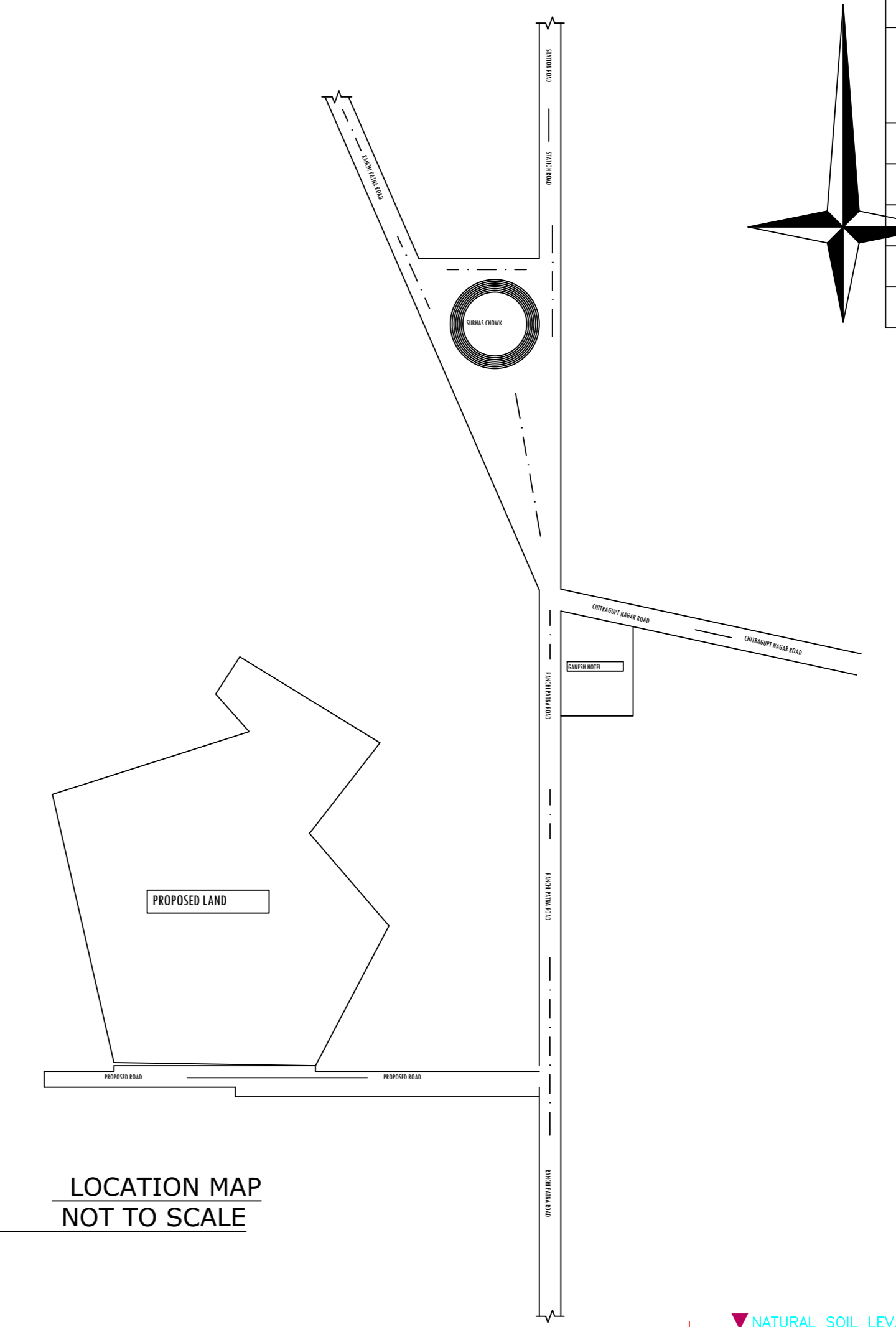
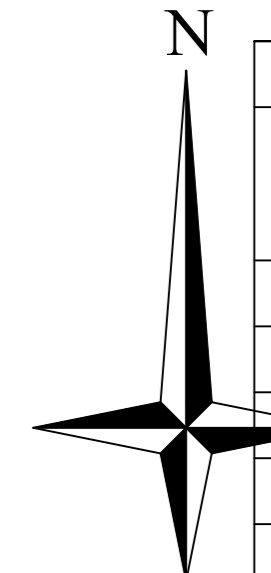
Buildingwise Floor FAR Details

| 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.) |
| Basement Floor | 519.48 | 6.39 | 519.48 | 6.39 |
| Ground Floor | 386.10 | 382.58 | 386.10 | 382.58 |
| First Floor | 398.06 | 394.54 | 398.06 | 394.54 |
| Second Floor | 398.06 | 394.54 | 398.06 | 394.54 |
| Third Floor | 398.06 | 394.54 | 398.06 | 394.54 |
| Fourth Floor | 398.06 | 394.54 | 398.06 | 394.54 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 |
| Total : | 2497.82 | 1967.13 | 2497.82 | 1967.13 |

UnitBUA Table for Building -A (RAMDEV YADAV UMA DEVI)

| FLOOR | Name | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement | | |
|---------------------------------|---------------|--------------|--------------|-------------|--------------|-----------------|-----|----|
| GROUND FLOOR PLAN | UNIT 1 | FLAT | 45.73 | 43.74 | 6 | 6 | | |
| | UNIT 2 | FLAT | 46.97 | 44.11 | 6 | | | |
| | UNIT 3 | FLAT | 49.54 | 46.68 | 6 | | | |
| | UNIT 4 | FLAT | 51.19 | 47.68 | 7 | | | |
| | UNIT 5 | FLAT | 50.50 | 47.58 | 6 | | | |
| TYPICAL - 1, 2, 3& 4 FLOOR PLAN | UNIT 6 | FLAT | 45.77 | 43.31 | 5 | 24 | | |
| | UNIT 10 | FLAT | 45.73 | 43.74 | 6 | | | |
| | UNIT 11 | FLAT | 51.19 | 47.76 | 7 | | | |
| | UNIT 12 | FLAT | 46.97 | 43.87 | 6 | | | |
| | UNIT 7 | FLAT | 64.08 | 60.71 | 7 | | | |
| | UNIT 8 | FLAT | 53.76 | 50.27 | 6 | | | |
| | UNIT 9 | FLAT | 49.54 | 46.69 | 6 | | | |
| | Total: | - | - | 1534.80 | 1445.25 | | 188 | 30 |

| Proposal Basic Information | |
|----------------------------|------------------------------------|
| Proposal File No. | JNRPB/0038/W19/2022 |
| Owner Name | 1.SRI RAMDEV YADAV 2. SMT UMA DEVI |
| Khata No. | 10, 15 |
| Plot No. | 162,163 |
| Page Name | Rajpura |
| Use | Residential |
| SubUse | Residential Bldg/Apartment |



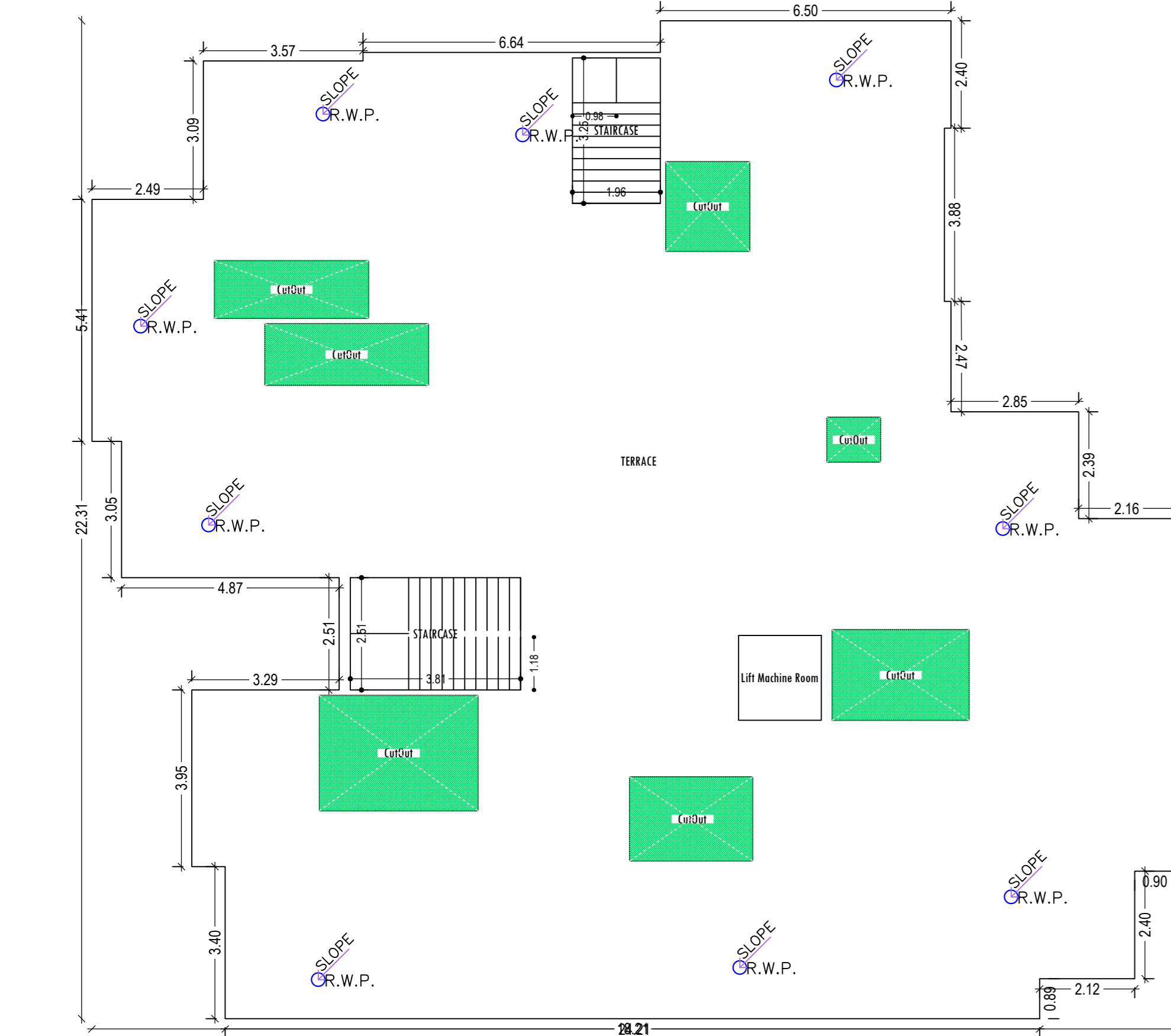
BASEMENT FLOOR PLAN (SCALE 1:100)



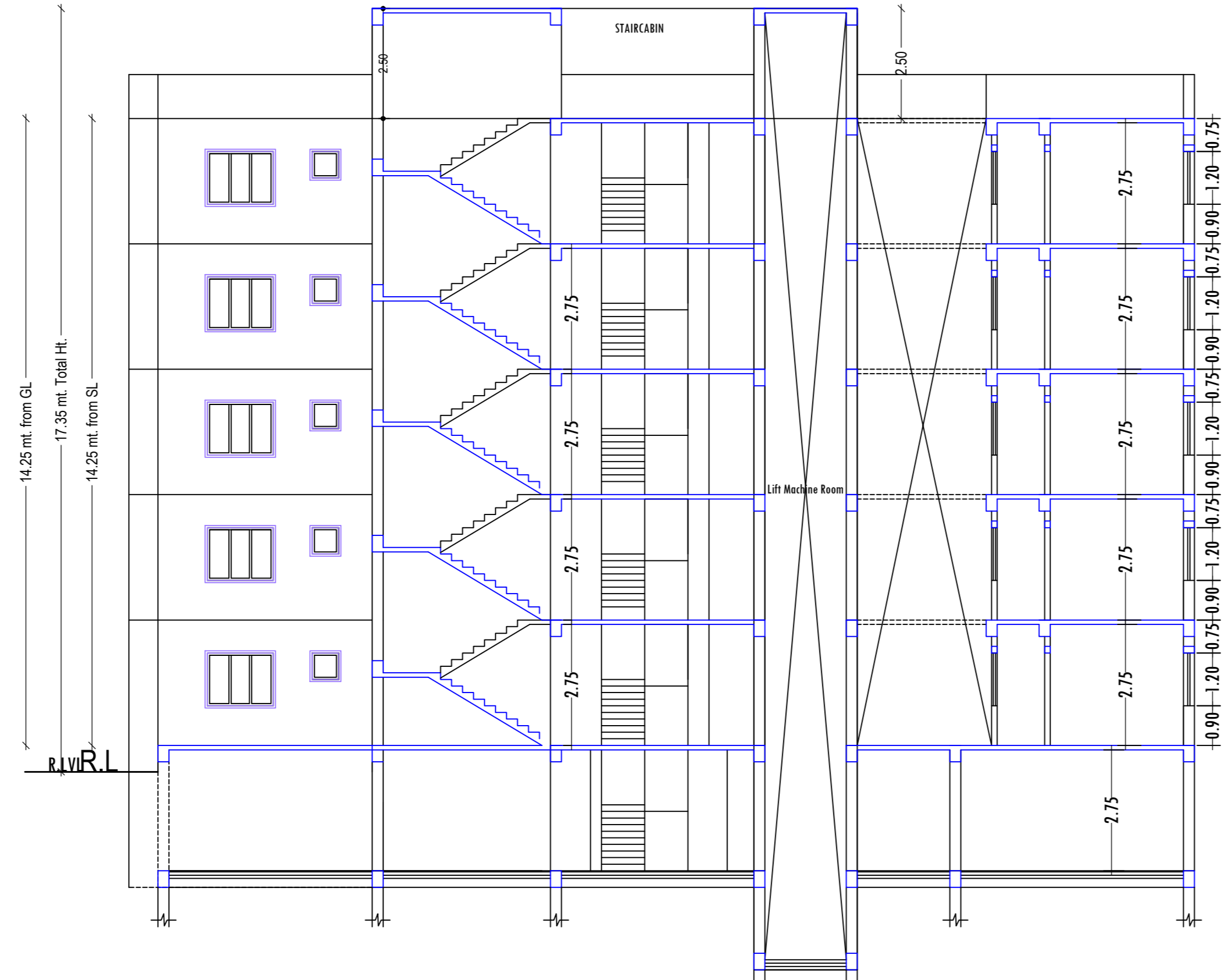
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



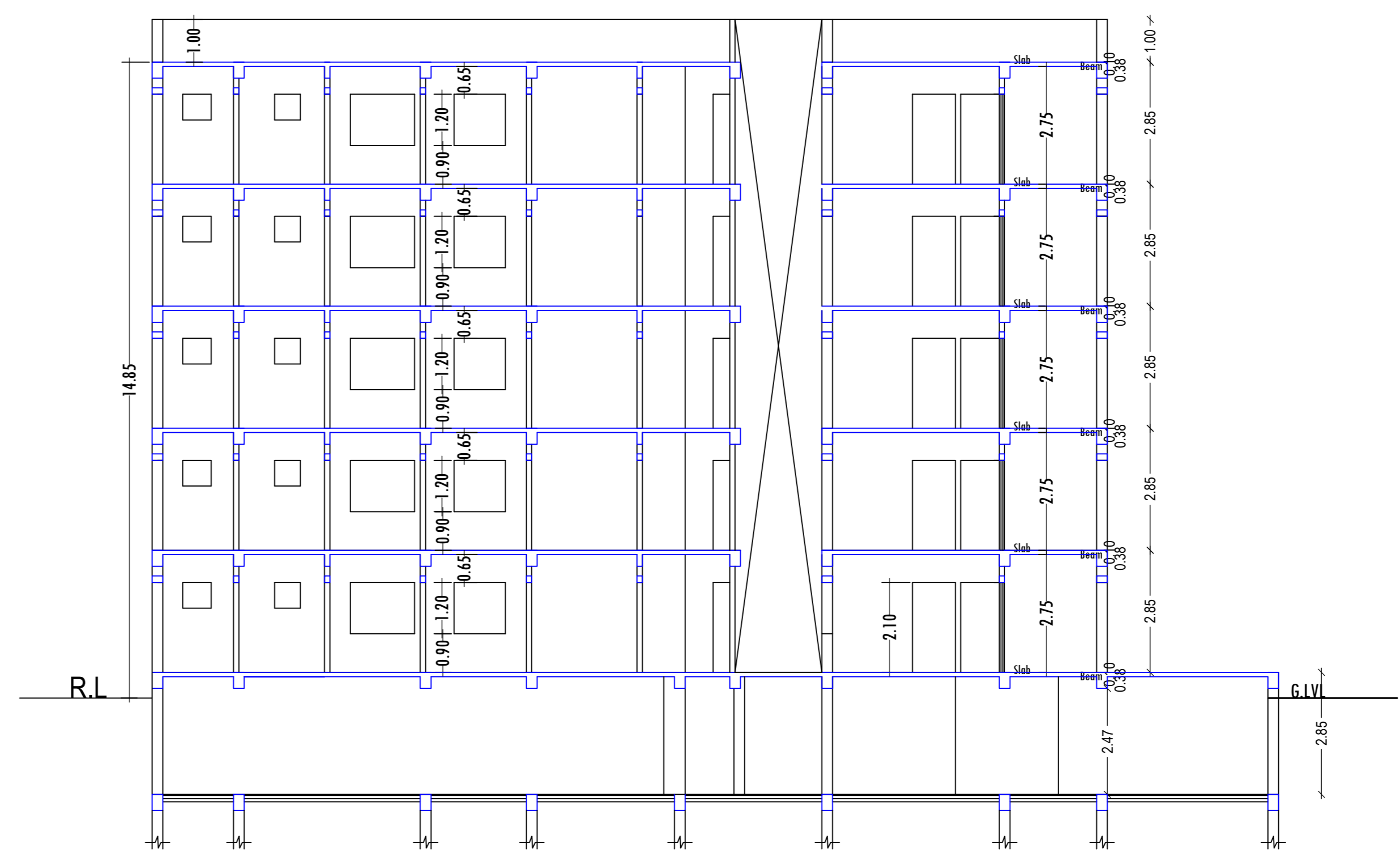
TYPICAL - 1, 2, 3 & 4 FLOOR PLAN (SCALE 1:100)



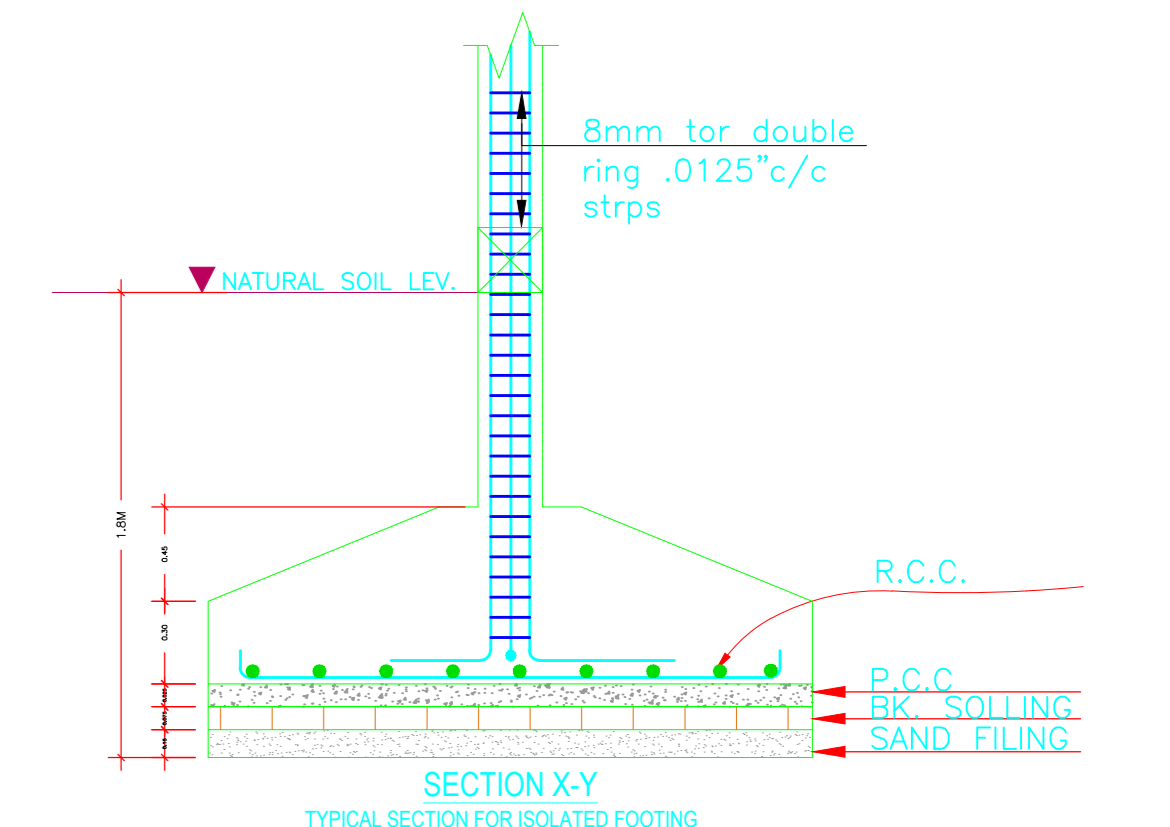
TERRACE FLOOR PLAN (SCALE 1:100)



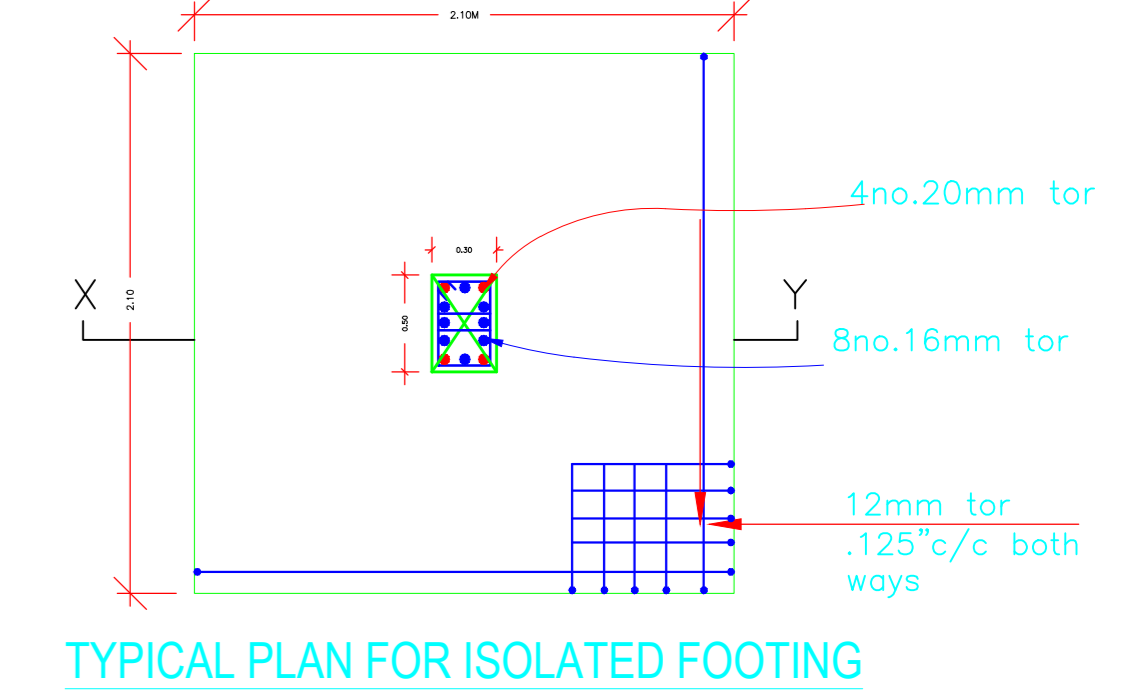
SECTION - X,X' (SCALE 1:100)



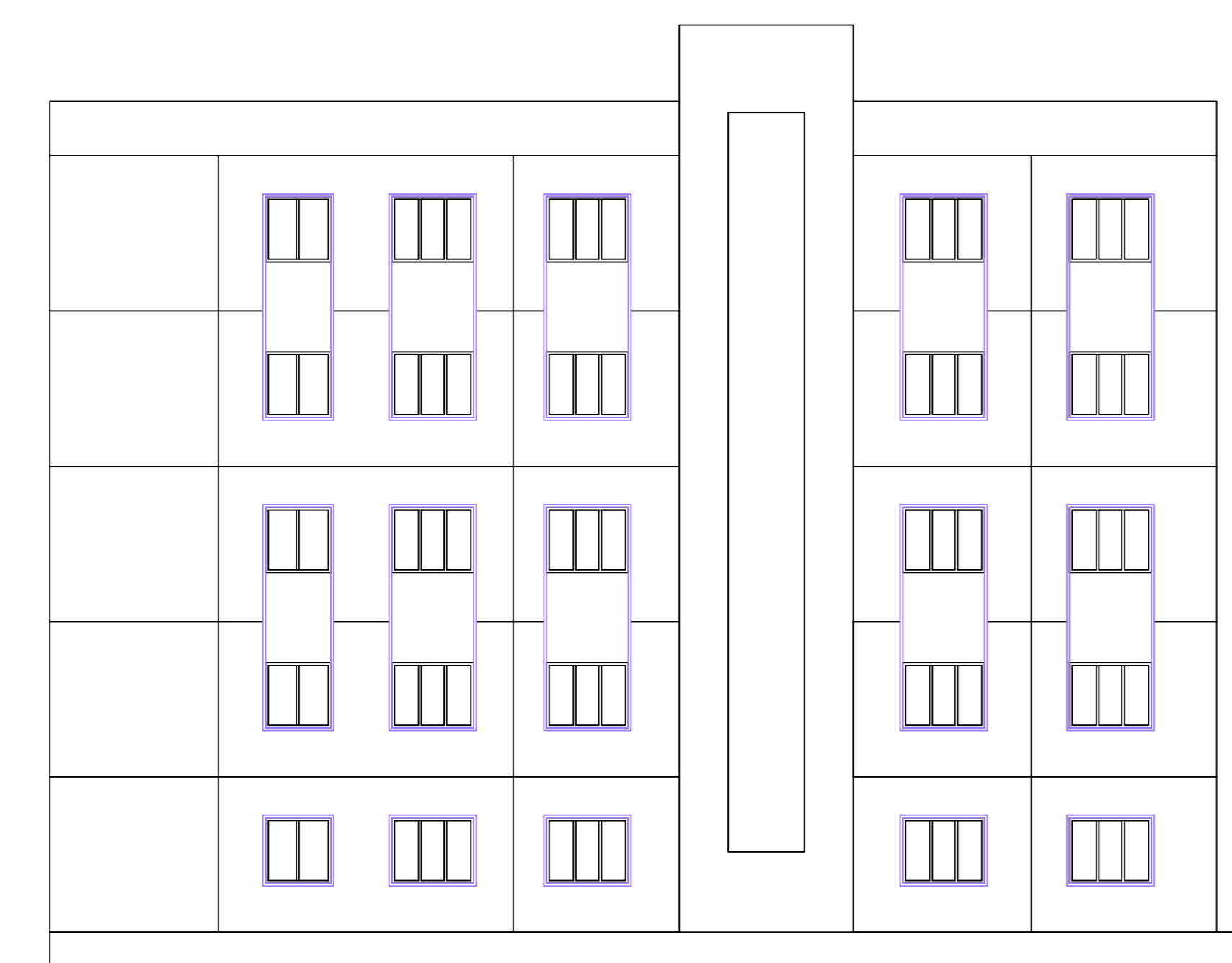
SECTION - Y,Y' (SCALE 1:100)



SECTION X-Y TYPICAL SECTION FOR ISOLATED FOOTINGS



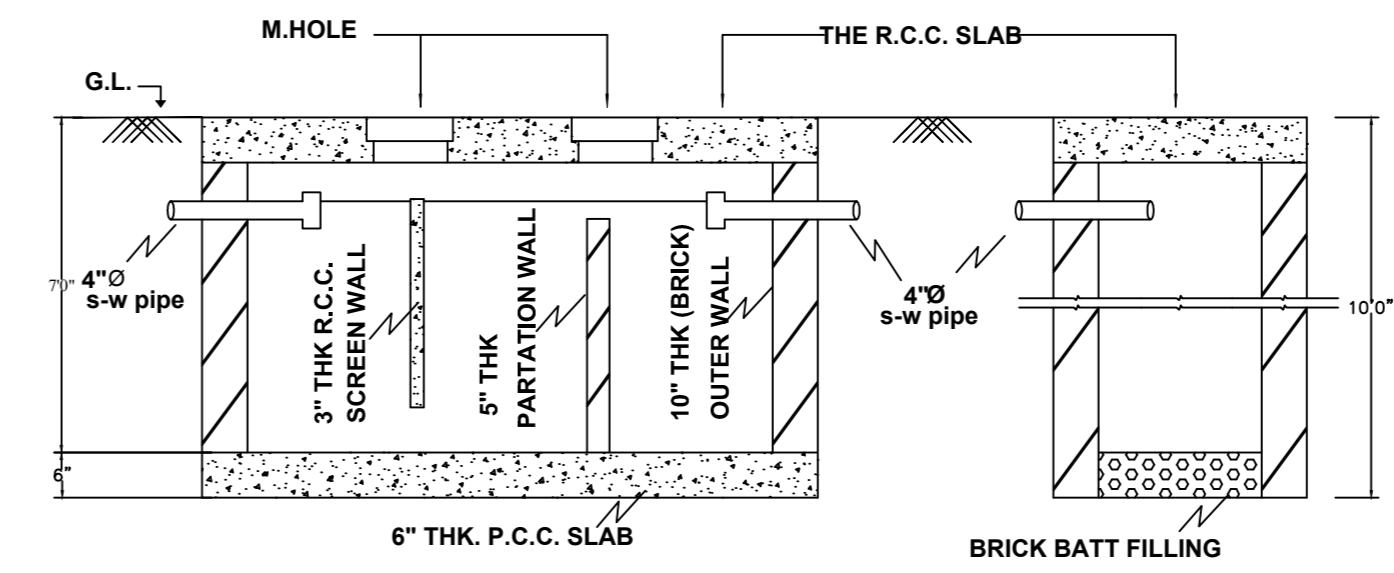
TYPICAL PLAN FOR ISOLATED FOOTING



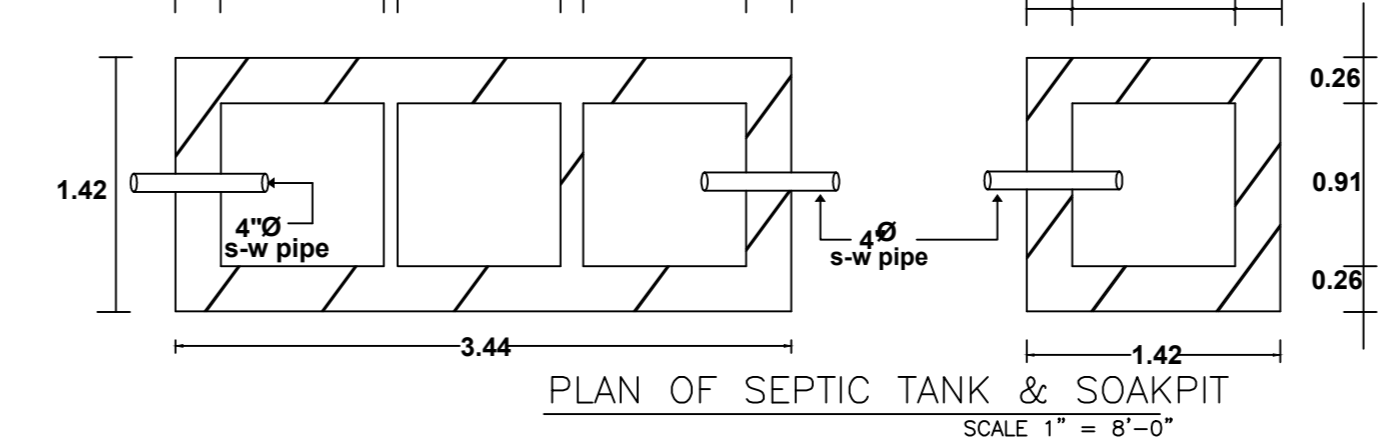
SIDE ELEVATION (SCALE 1:100)



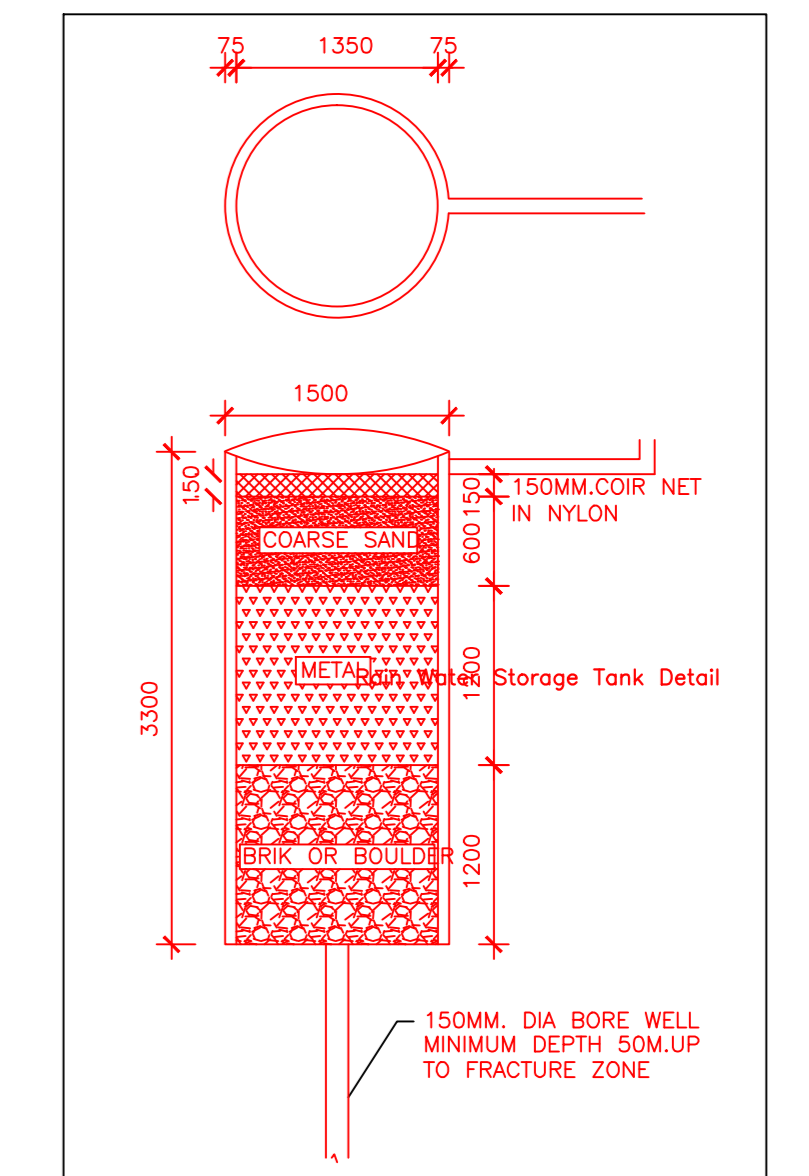
FRONT ELEVATION (SCALE 1:100)



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



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



Storage Tank Detail

| LTP NAME AND SIGNATURE | STRUCTURAL ENGS NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|--|------------------------------------|----------------------------|-------------------|
| MD SYED ALAM ANSARI JNRPB/0038/2017 | | | |