

Proposal Basic Information

Proposal File No.	JNP/RF/18/W/11/2022
Owner Name	1. SMT SHAKUNTALA DEVI 2. SRI BABUN MODI
Khata No	45,50
Plot No	1933, 134
Village Name	Asana
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT	VERSION NO.: 1.0.65
JHUMRITLAIYA NAGAR PARISHAD	VERSION DATE: 16/10/2020

PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: KODERMA	Plot SubUse: Resi+Comm
Authority: JHUMRITLAIYA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA
Inward No: JNP/BP/018/W/11/2022	Plot/SubPlot No: 1933, 134
Application Type: General Proposal	North: Road Width - 45M WIDE RANCHI PATNA ROAD
Project Type: Building Permission	South: Plot No. - LAND WITH HOUSE OF BASUKINATH SINGH
Nature of Development: New	East: Plot No. - LALITA DEVI
Location of Development Area: Old Area	West: Plot No. - LAND WITH HOUSE OF UMA SHANKAR PANDEY

AREA DETAILS:		SQ. MT.
AREA OF PLOT (Minimum)	(A)	254.67
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	254.67
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		27.43
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)		(A-Deductions) 227.24
PLOT AREA FOR COVERAGE (Net Plot Area)		(A-Deductions) 254.67
Plot Area for FAR (Net Plot Area + Road Widening Area)		(A-Deductions) 254.67

COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		152.80
Proposed Coverage Area ( 24.93 % )		63.50
Total Prop. Coverage area ( 24.93 % )		63.50
Balance coverage area ( 35.06 % )		89.30

FAR CHECK		
Perm. FAR Area ( 2.000 )		509.34
Total Perm. FAR area		509.34
Residential FAR		112.92
Commercial FAR		112.34
Proposed FAR Area		236.11
Total Proposed FAR Area		236.11
Consumed FAR (Factor)		0.93
Balance FAR Area		273.23

BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		318.71
ARCHITECT (Regd)	MD SHOAB ALAM	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	1. SMT SHAKUNTALA DEVI 2. SRI BABUN MODI	
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		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	64.71	10.85	64.71	10.85
Ground Floor	63.50	55.88	63.50	55.88
First Floor	63.50	56.46	63.50	56.46
Second Floor	63.50	56.46	63.50	56.46
Third Floor	63.50	56.46	63.50	56.46
Terrace Floor	0.00	0.00	0.00	0.00
Total :	318.71	236.11	318.71	236.11

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
AA (1 SMT SHAKUNTALA DEVI 2 SRI BABUN MODI)	Commercial	ResiComm Bldg	Non-Highrise

Required Parking (Table 7a)

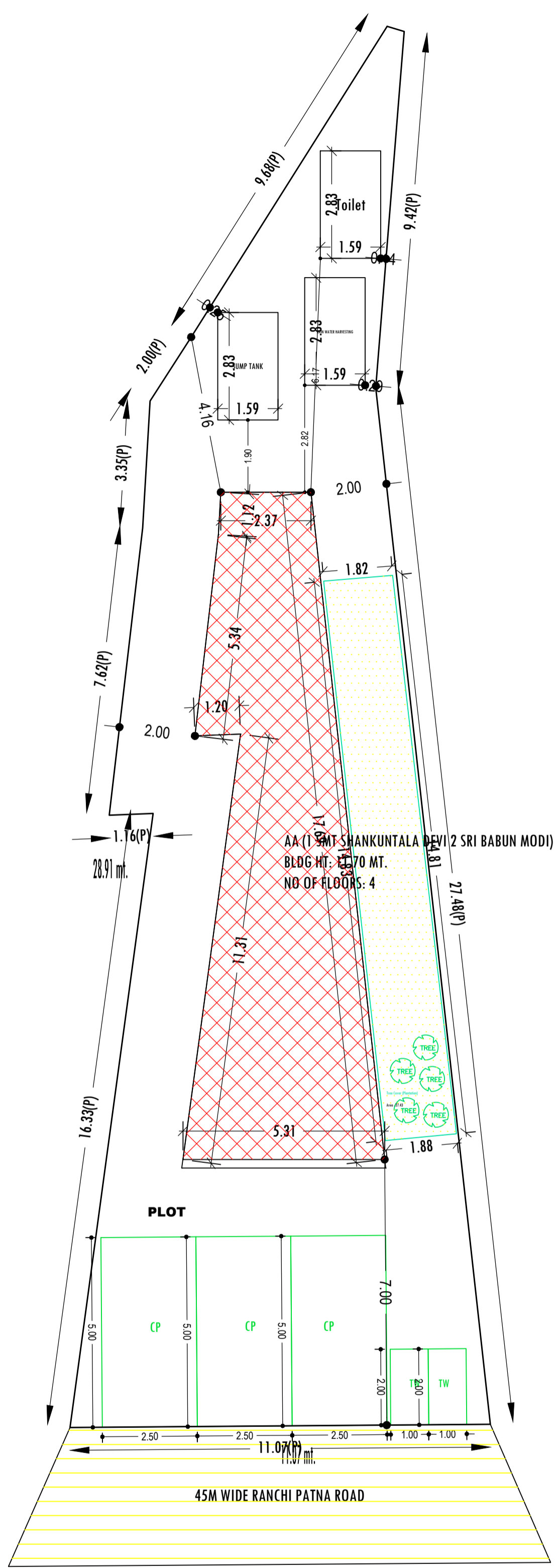
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler				
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
AA (1 SMT SHAKUNTALA DEVI 2 SRI BABUN MODI)	Commercial	ResiComm Bldg	> 0	200	83.59	1	1	-	-	-	-	-		
			> 0	200	83.59	-	-	-	-	-	1	1	-	
AA (1 SMT SHAKUNTALA DEVI 2 SRI BABUN MODI)	Mixed	Mixed	> 0	1	2.00	1	2	-	-	-	-	-		
			> 0	1	2.00	-	-	-	1	1	-	-	-	
Total :			-	-	-	-	3	3	-	1	1	-	1	3

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	3	37.50	3	37.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	3	6.00
Total TwoWheeler	1	2.00	3	6.00
Other Parking	-	-	-	32.32
Total		52.00		94.32

FAR & Tenement Details (Table 4c-1)

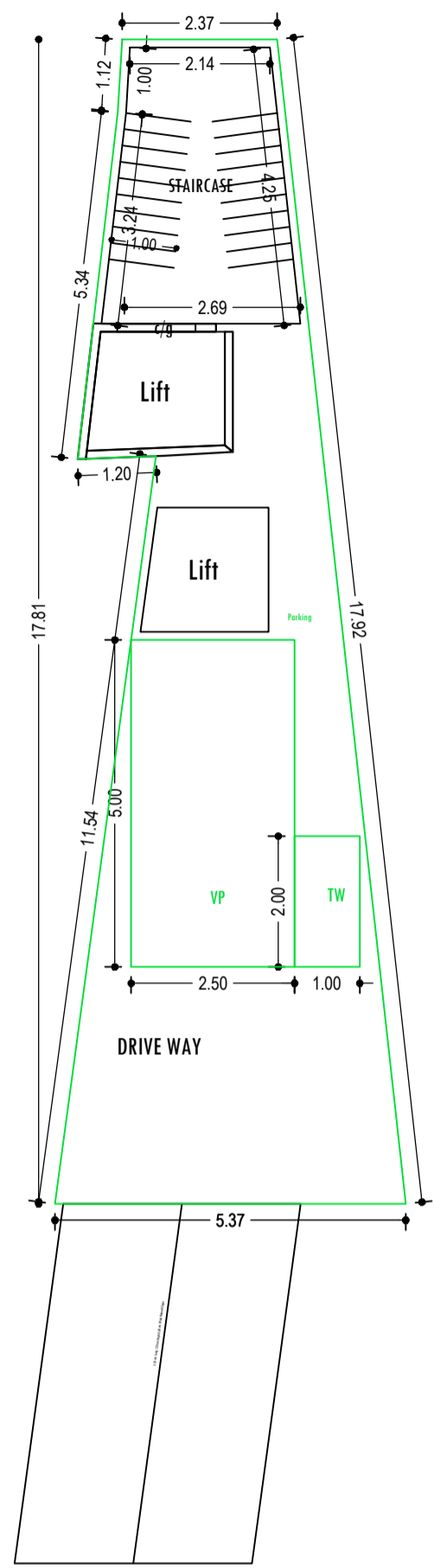
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)	
			Lift	Void	Parking	Resi.	Commercial					Stair
AA (1 SMT SHAKUNTALA DEVI 2 SRI BABUN MODI)	1	318.71	28.16	7.62	46.82	112.92	112.34	10.85	236.11	236.11	04	
Grand Total	1	318.71	28.16	7.62	46.82	112.92	112.34	10.85	236.11	236.11	04	



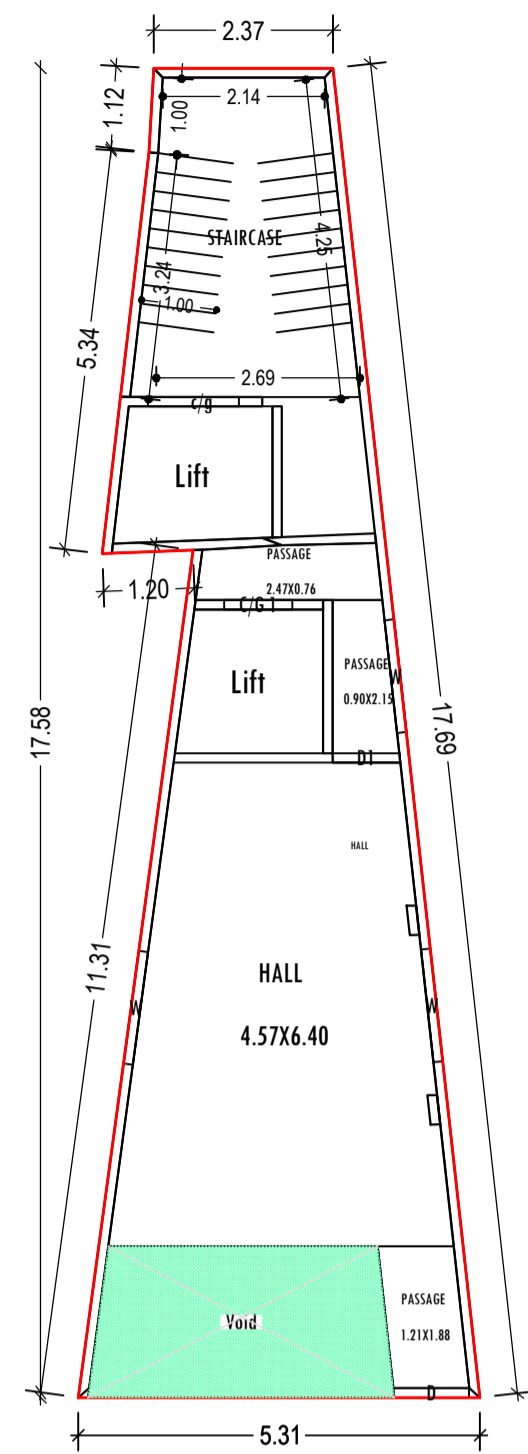
SITE PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SHOAB ALAM JNP/ENG/001/2017			

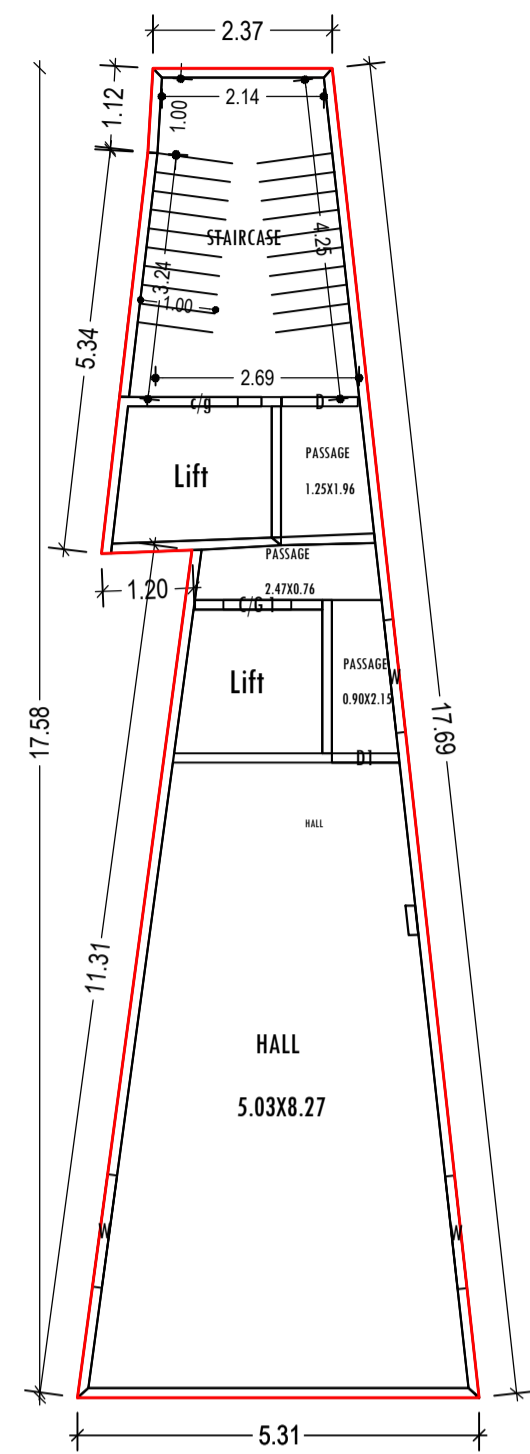
Proposal Basic Information	
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Khata No.	45.50
Plot No.	1933.134
Village Name	Asana
Use	Mixed
SubUse	Resi+Comm



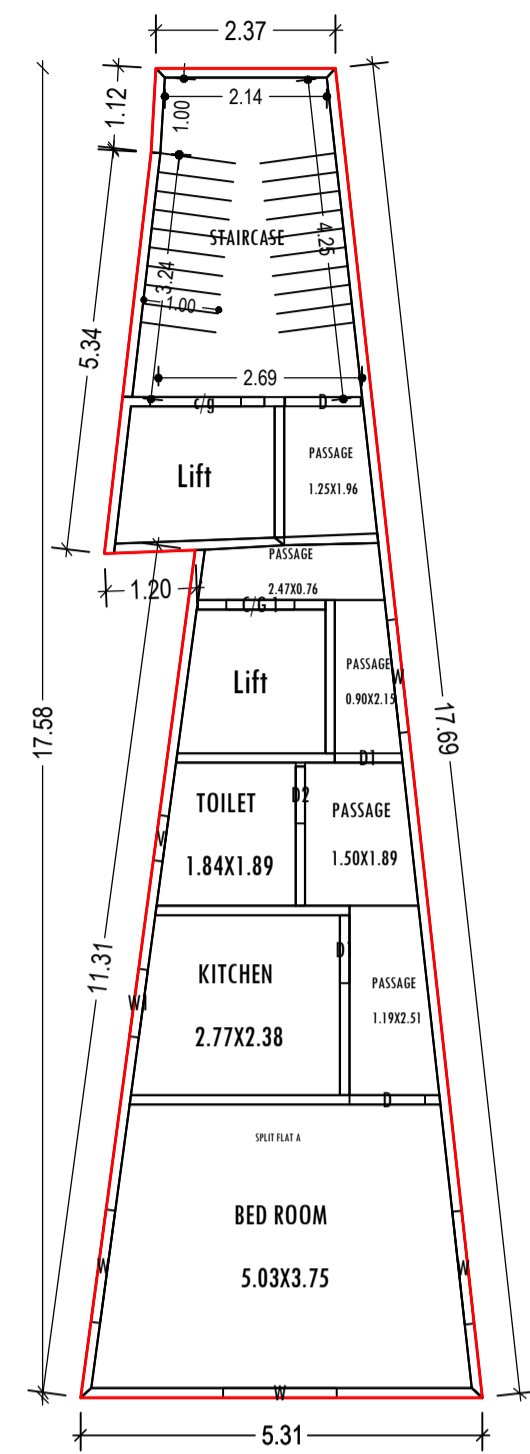
BASEMENT FLOOR PLAN (SCALE 1:100)



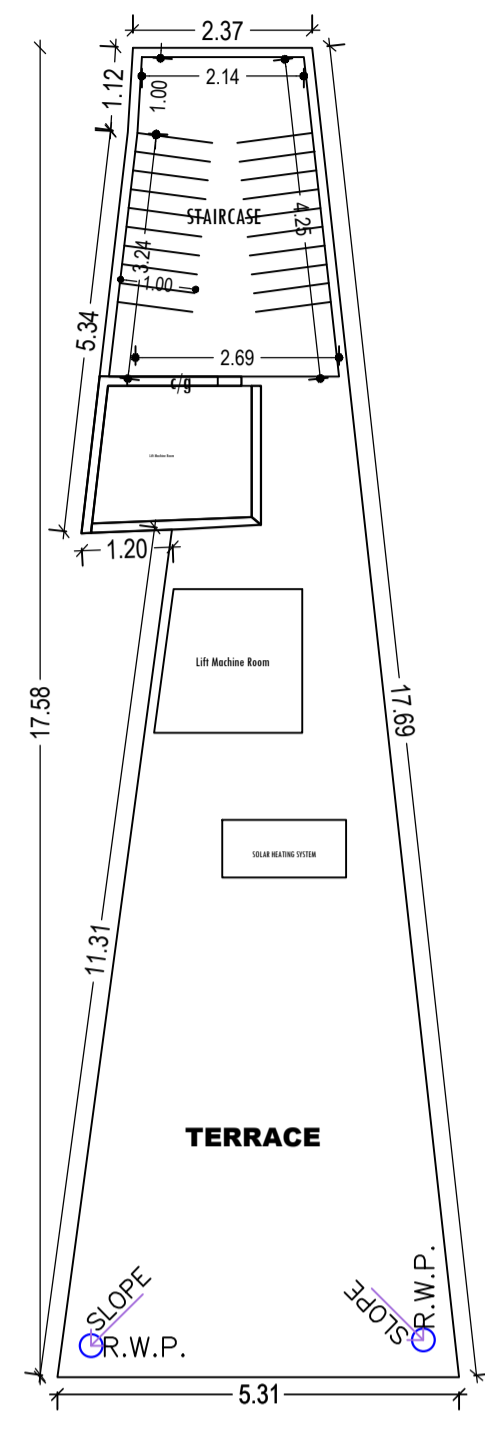
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



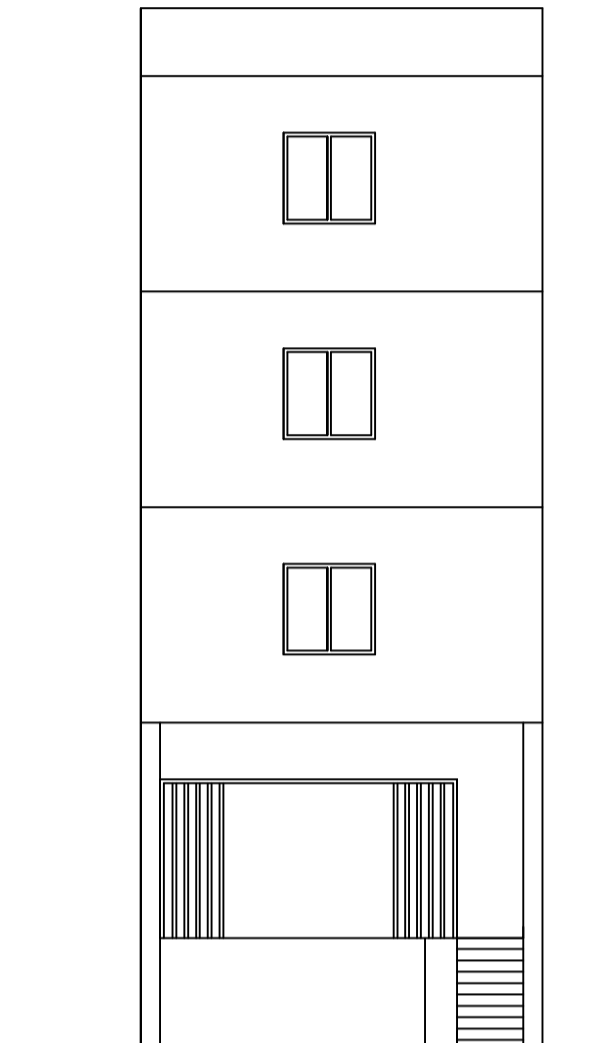
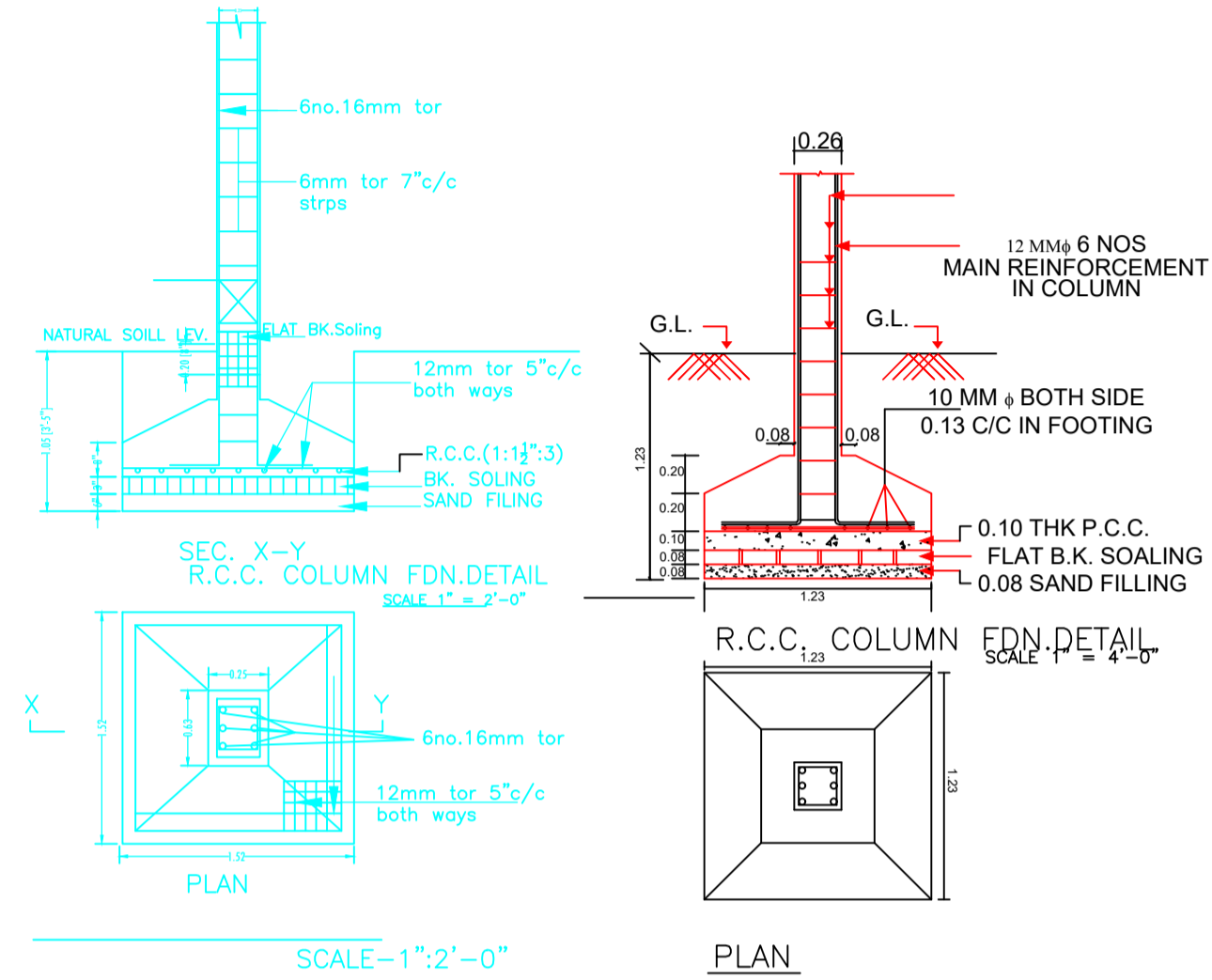
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



FRONT ELEVATION SCALE :- 1=100

Building :-AA (1 SMT SHAKUNTALA DEVI 2 SRI BABUN MODI)

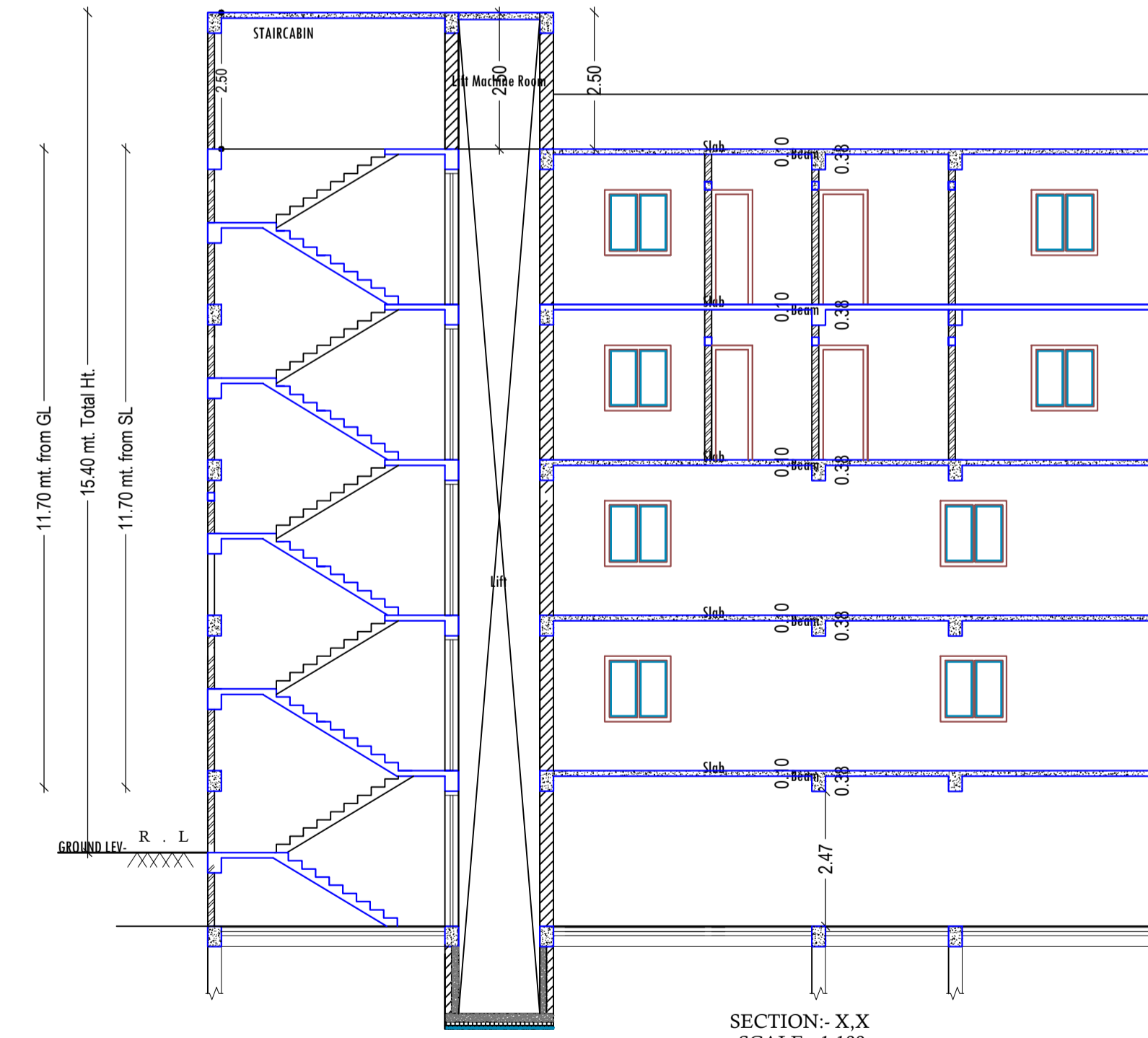
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Void	Parking	Resi.	Commercial				
Basement Floor	64.71	7.04	0.00	46.82	0.00	0.00	10.85	10.85	10.85	00
Ground Floor	63.50	0.00	7.62	0.00	55.88	0.00	55.88	55.88	55.88	01
First Floor	63.50	7.04	0.00	0.00	56.46	0.00	56.46	56.46	56.46	01
Second Floor	63.50	7.04	0.00	0.00	56.46	0.00	56.46	56.46	56.46	01
Third Floor	63.50	7.04	0.00	0.00	56.46	0.00	56.46	56.46	56.46	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	318.71	28.16	7.62	46.82	112.92	112.34	10.85	236.11	236.11	04
Total Number of Same Buildings :	1									
Total :	318.71	28.16	7.62	46.82	112.92	112.34	10.85	236.11	236.11	04

SCHEDULE OF DOOR:

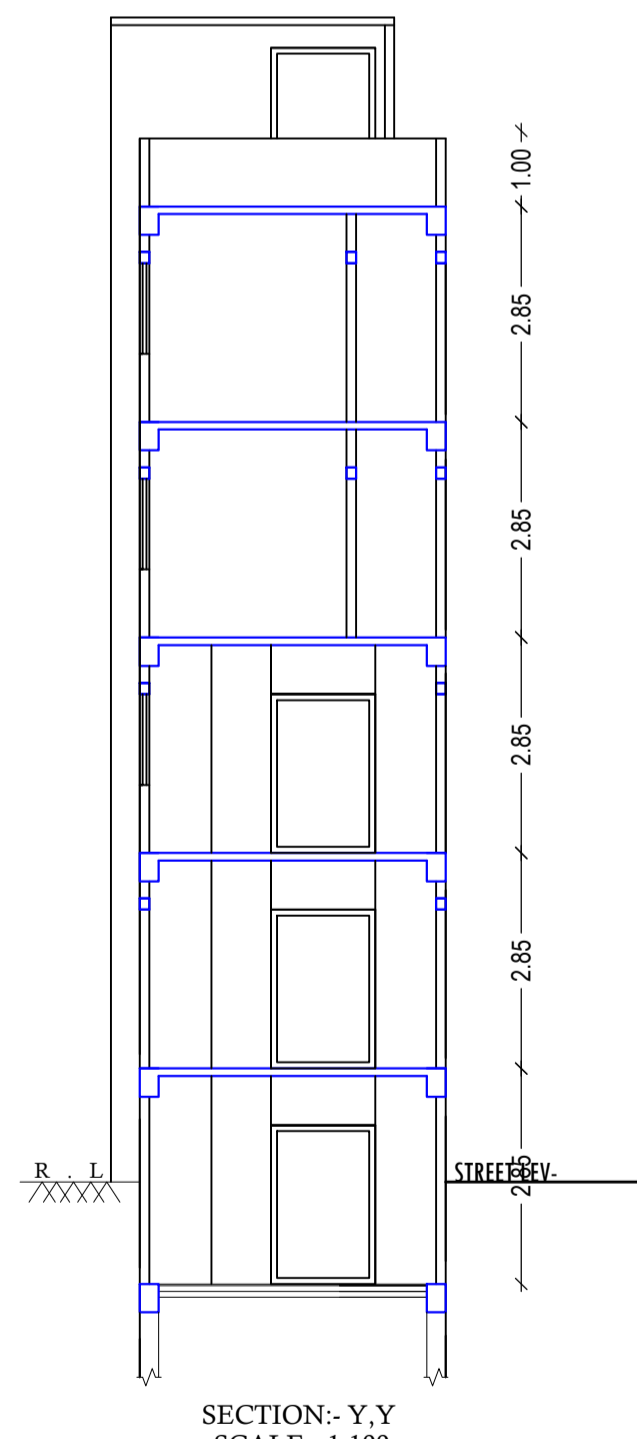
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (1 SMT SHAKUNTALA DEVI 2 SRI BABUN MODI)	D2	0.75	2.10	02
AA (1 SMT SHAKUNTALA DEVI 2 SRI BABUN MODI)	D1	0.89	2.10	04
AA (1 SMT SHAKUNTALA DEVI 2 SRI BABUN MODI)	C/G 1	0.90	2.10	04
AA (1 SMT SHAKUNTALA DEVI 2 SRI BABUN MODI)	D1	0.90	2.10	02
AA (1 SMT SHAKUNTALA DEVI 2 SRI BABUN MODI)	D	1.00	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (1 SMT SHAKUNTALA DEVI 2 SRI BABUN MODI)	V	0.60	0.60	02
AA (1 SMT SHAKUNTALA DEVI 2 SRI BABUN MODI)	W1	0.90	1.20	02
AA (1 SMT SHAKUNTALA DEVI 2 SRI BABUN MODI)	W	1.50	1.20	14



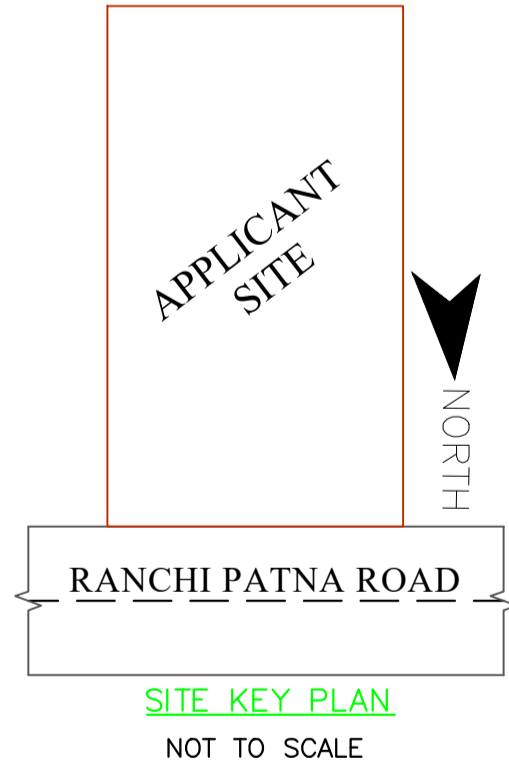
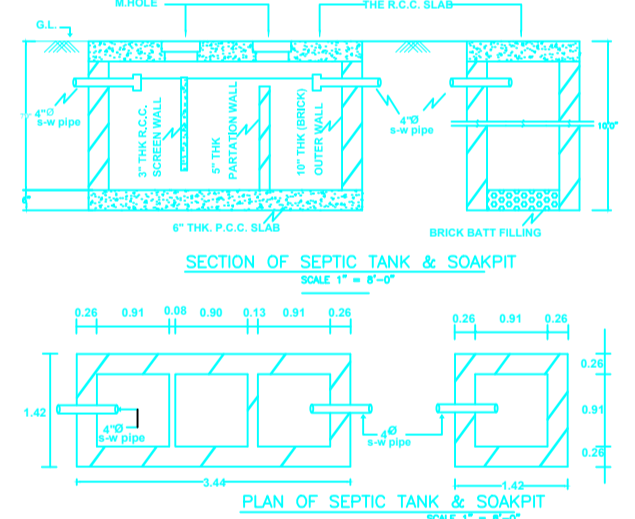
SECTION:- X.X SCALE:- 1:100



SECTION:- Y.Y SCALE:- 1:100

UnitBUA Table for Building :-AA (1 SMT SHAKUNTALA DEVI 2 SRI BABUN MODI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	HALL	OTHER	30.20	29.64	4	1
FIRST FLOOR PLAN	HALL	OTHER	39.53	39.02	4	1
TYPICAL - 2& 3 FLOOR PLAN	SPLIT FLAT A	FLAT	39.53	37.45	8	2
Total:	-	-	148.80	143.56	24	4

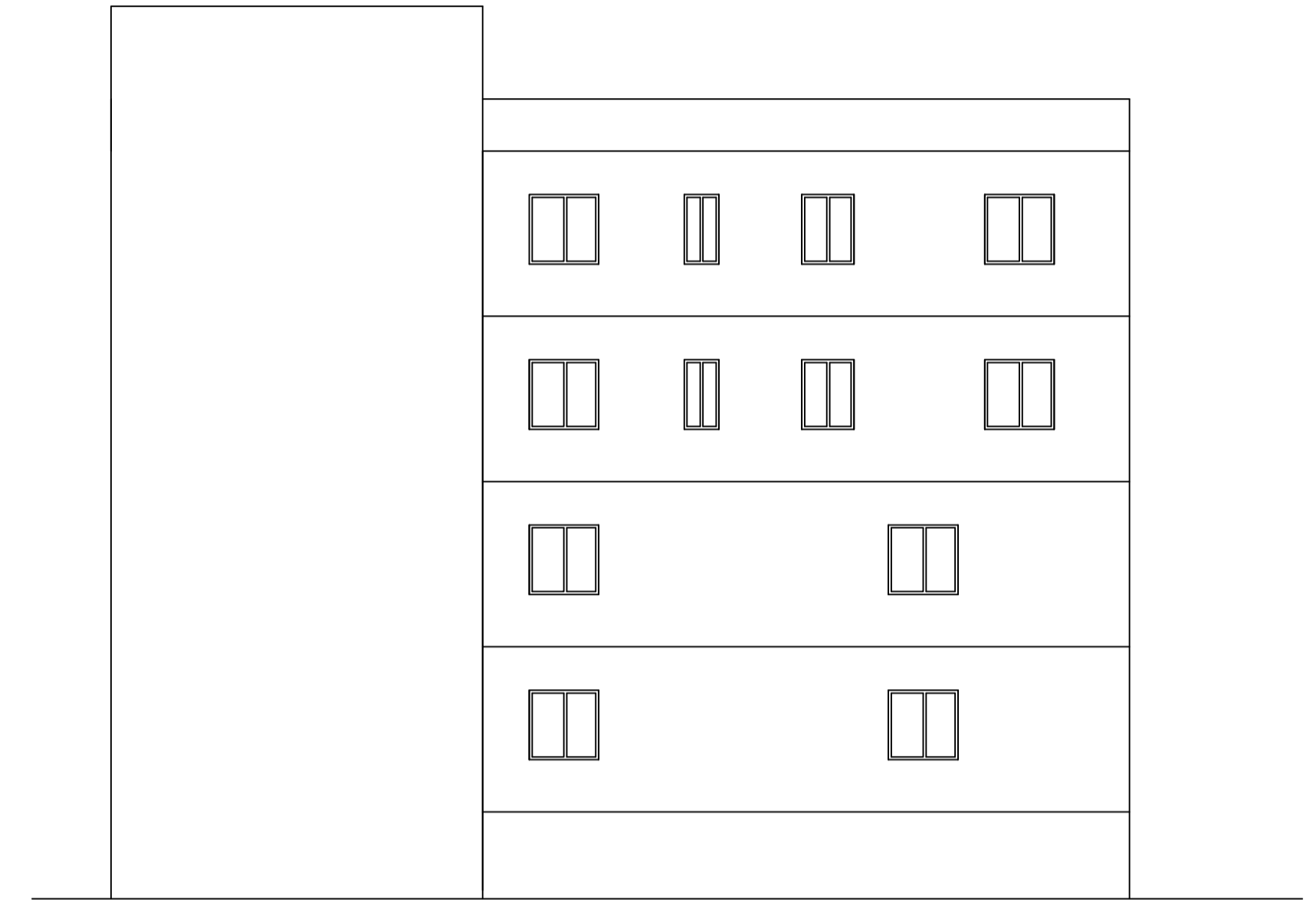


SITE KEY PLAN NOT TO SCALE

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SHOAB ALAM JNP/ENG/001/2017			

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Khata No	45,50
Plot No	1933,134
Village Name	Asana
Use	Mixed
SubUse	Resi+Comm



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

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MD. SHOAIB ALAM JNP/ENG/0001/2017			