

**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.)			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				
AA (AKASH KUMAR)	1	1146.15	28.52	18.83	205.35	444.20	432.50	16.75	893.45	893.45	04
Grand Total	1	1146.15	28.52	18.83	205.35	444.20	432.50	16.75	893.45	893.45	04

Proposal Basic Information

Proposal File No.	JNP/BP/0106/W07/2022
Owner Name	AKASH KUMAR
Khata No	98
Plot No	2208
Village Name	Asana
Use	Mixed
SubUse	Resi+Comm

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.		
AA (AKASH KUMAR)	Commercial	ResiComm Bldg	> 0	200	383.42	1	2	-	-	-	-		
			> 0	200	383.42	-	-	-	-	1	4		
			> 0	1	2.00	1	2	-	-	-	-		
Mixed	Mixed	> 0	1	2.00	-	-	-	1	1	-	-		
		> 0	1	2.00	-	-	-	-	-	-			
		> 0	1	2.00	-	-	-	-	-	-			
Total :			-	-	-	4	4	-	1	1	-	4	7

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Total Car	4	50.00	4	50.00
Visitor's Car Parking	-	-	1	12.51
Total Visitor Parking	1	12.50	1	12.51
TwoWheeler	-	-	7	14.00
Total TwoWheeler	4	8.00	7	14.00
Other Parking	-	-	-	141.35
Total		70.50		231.86

AREA STATEMENT  
JHUMRITLAIYA NAGAR  
PARISHAD  
VERSION NO.: 1.0.64  
VERSION DATE: 16/10/2020

Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: KODERMA	Plot SubUse: Resi+Comm
Authority: JHUMRITLAIYA NAGAR PARISHAD	PlotNearby/ReligiousStructure: NA
Inward No: JNP/BP/0106/W07/2022	PlotSubPlot No: 2208
Application Type: General Proposal	North: Plot No. - SATYANARAYAN SINGH
Project Type: Building Permission	South: Plot No. - JAGDISH SAW & JHAGGAR TURI
Nature of Development: New	East: Plot No. - GIRDHARI TURI & SATYANARAYAN SINGH
Location of Development Area: Old Area	West: Road Width - 45M WIDE RANCHI PATNA ROAD

AREA OF PLOT (Minimum)	(A)	511.71
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	511.71

Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		52.58
Total		52.58
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	459.13
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	511.71
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	511.71

COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		307.03
Proposed Coverage Area ( 44.80 % )		229.23
Total Prop. Coverage Area ( 44.8 % )		229.23
Balance coverage area ( 15.20 % )		77.80

FAR CHECK		
Perm. FAR Area ( 2.00 )		1023.42
Incentive FAR Area ( 2.000 )		1023.42
Perm. FAR Area ( 4.000 )		2046.84
Total Perm. FAR area		2046.84
Residential FAR		444.20
Commercial FAR		432.50
Proposed FAR Area		893.45
Total Proposed FAR Area		893.45
Consumed FAR (Factor)		1.75
Balance FAR Area		1153.39

BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1146.15
ARCHITECT (Regd)	MD SHOAB ALAM	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	AKASH 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)	Light Blue
EXISTING (To be demolished)	Light Yellow

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	229.23	16.75	229.23	16.75
Ground Floor	229.23	210.40	229.23	210.40
First Floor	229.23	222.10	229.23	222.10
Second Floor	229.23	222.10	229.23	222.10
Third Floor	229.23	222.10	229.23	222.10
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1146.15	893.45	1146.15	893.45

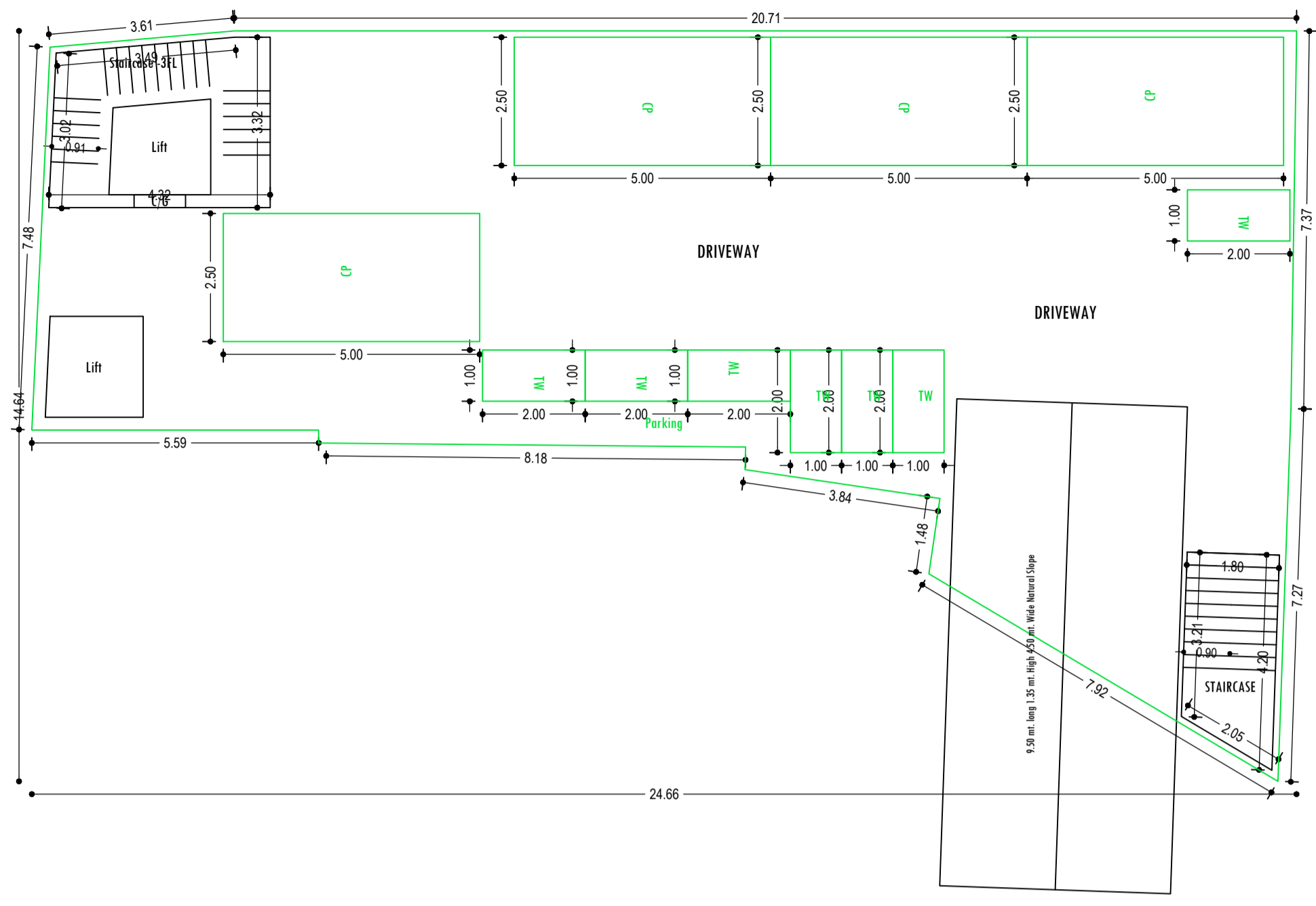
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
AA (AKASH KUMAR)	Commercial	ResiComm Bldg	Non-Highrise

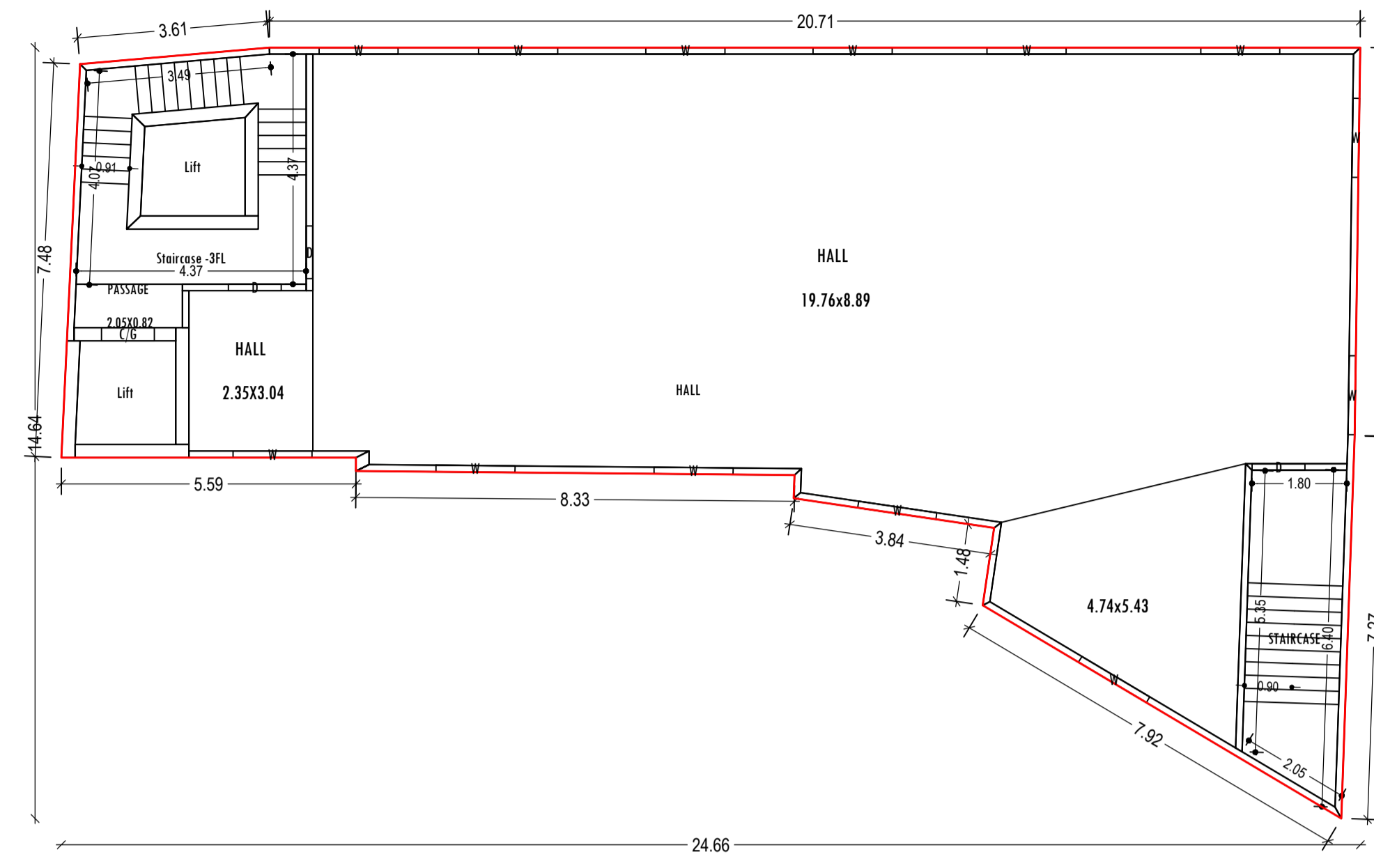
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SHOAB ALAM JNP/ENG/001/2017			



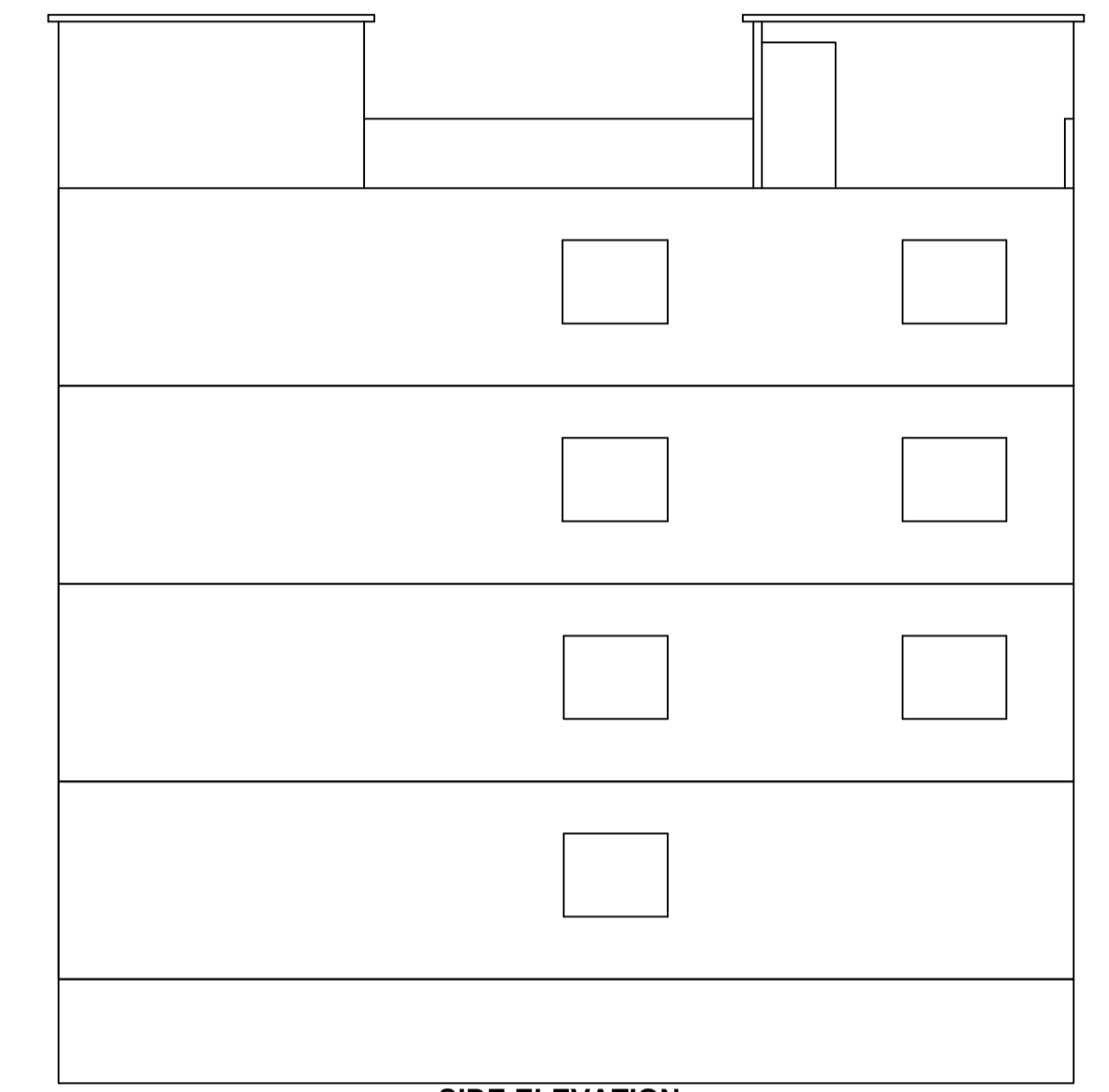
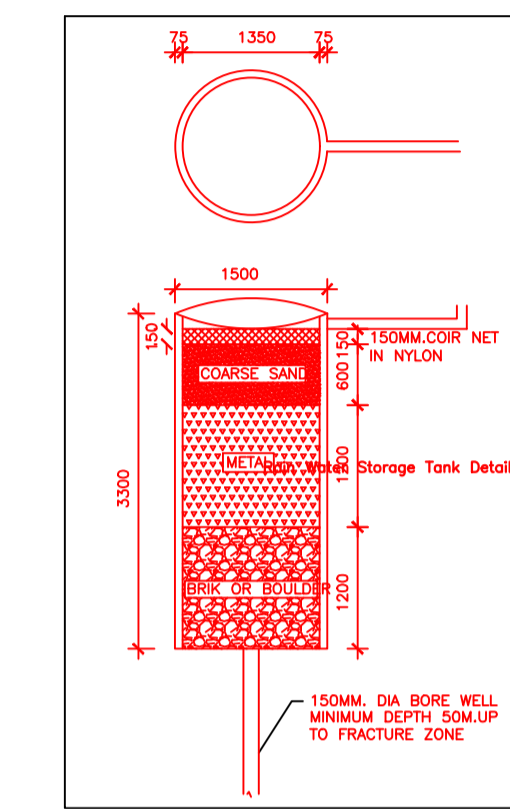
Proposal Basic Information	
Proposal File No.	JNP/IBP/0106/W07/2022
Owner Name	AKASH KUMAR
Khata No	98
Plot No	2208
Village Name	Asana
Use	Mixed
SubUse	Resi+Comm



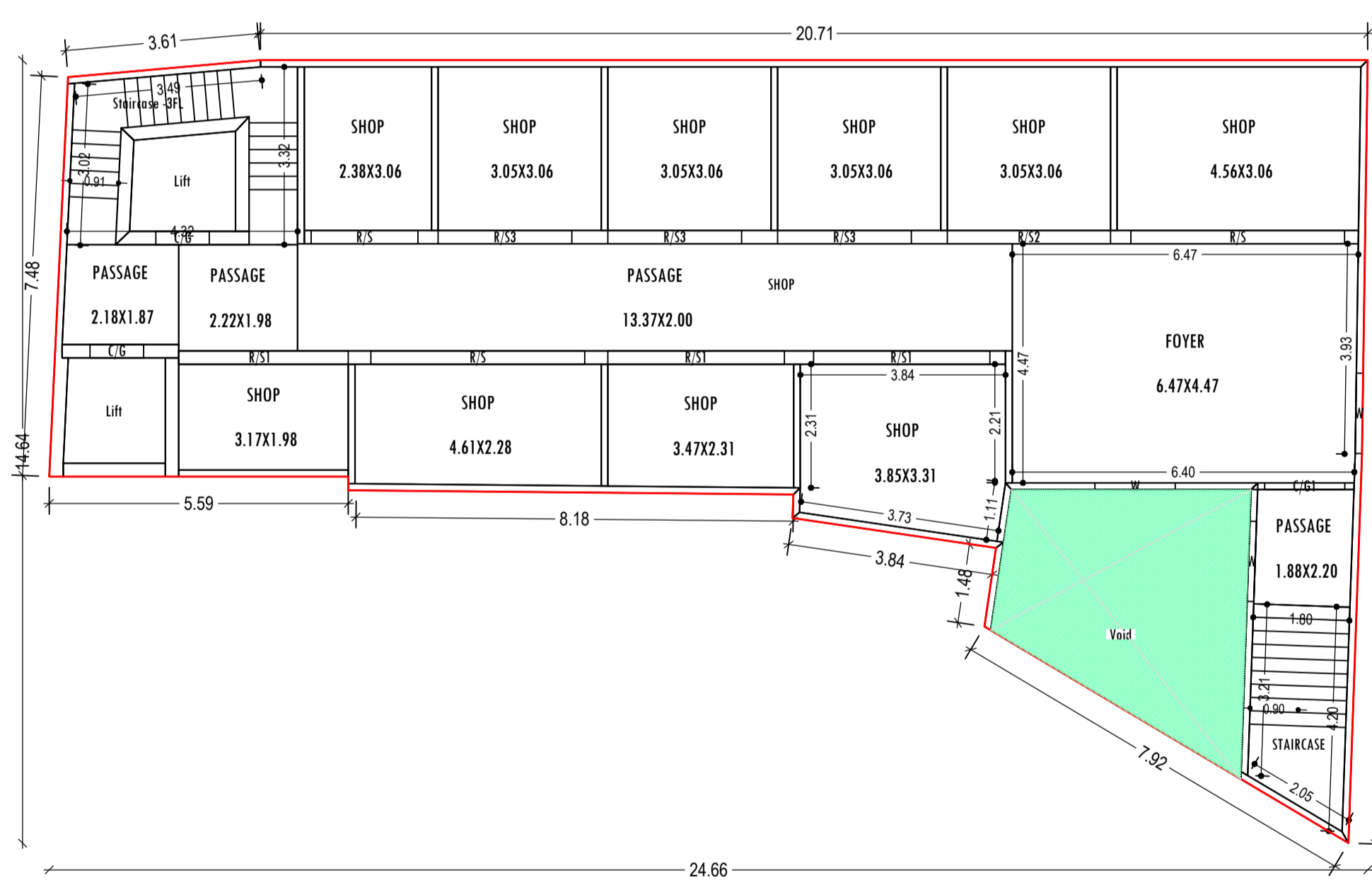
BASEMENT FLOOR PLAN (SCALE 1:100)



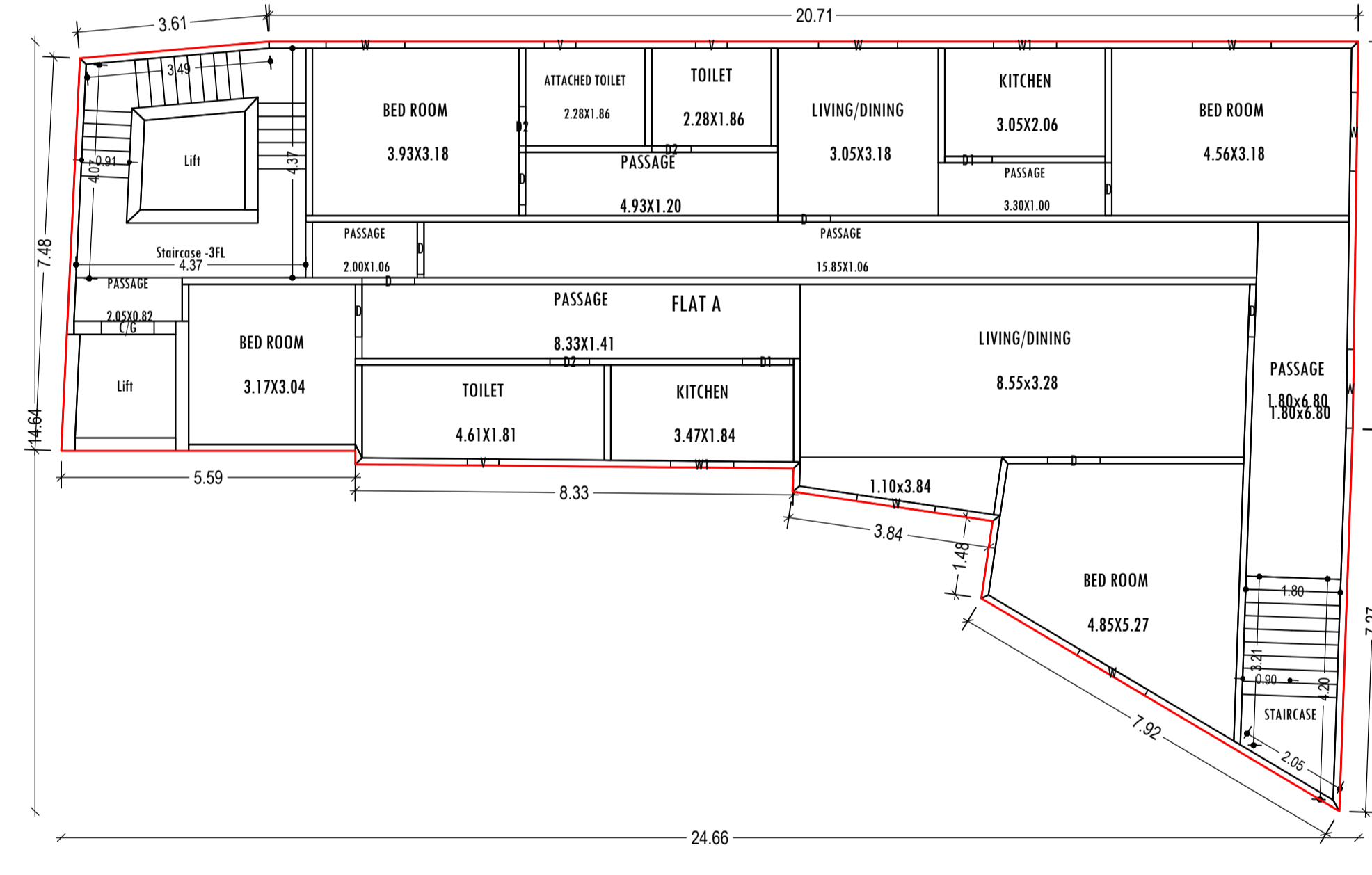
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



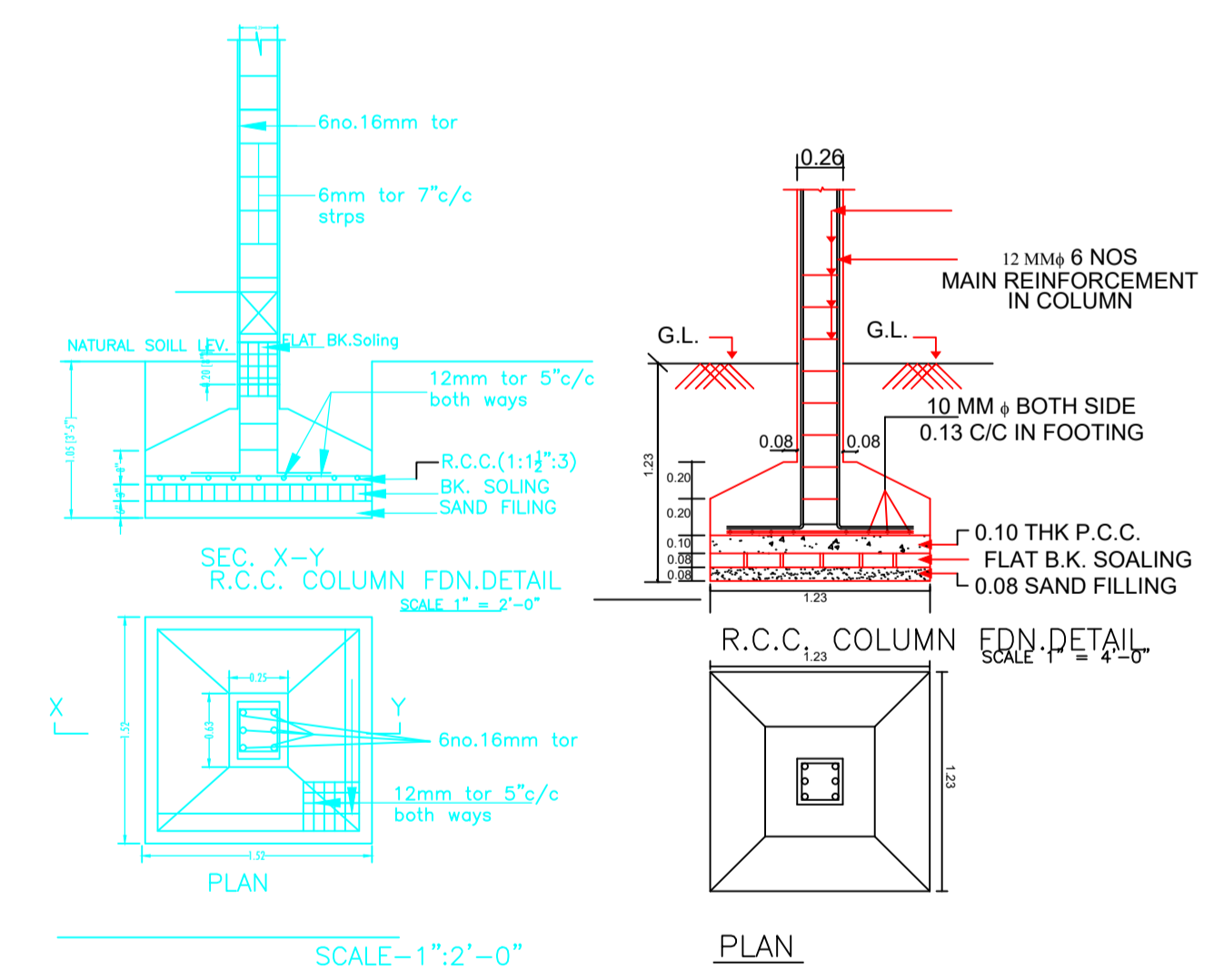
SIDE ELEVATION SCALE : 1=100



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



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



SCALE - 1"=2'-0"

Building :AA (AKASH KUMAR)

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	229.23	7.13	0.00	205.35	0.00	0.00	16.75	16.75	16.75	00
Ground Floor	229.23	0.00	18.83	0.00	0.00	210.40	0.00	210.40	210.40	01
First Floor	229.23	7.13	0.00	0.00	0.00	222.10	0.00	222.10	222.10	01
Second Floor	229.23	7.13	0.00	0.00	0.00	222.10	0.00	222.10	222.10	01
Third Floor	229.23	7.13	0.00	0.00	0.00	222.10	0.00	222.10	222.10	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1146.15	28.52	18.83	205.35	444.20	432.50	16.75	893.45	893.45	04
Total Number of Same Buildings :	1									
Total :	1146.15	28.52	18.83	205.35	444.20	432.50	16.75	893.45	893.45	04

SCHEDULE OF DOOR:

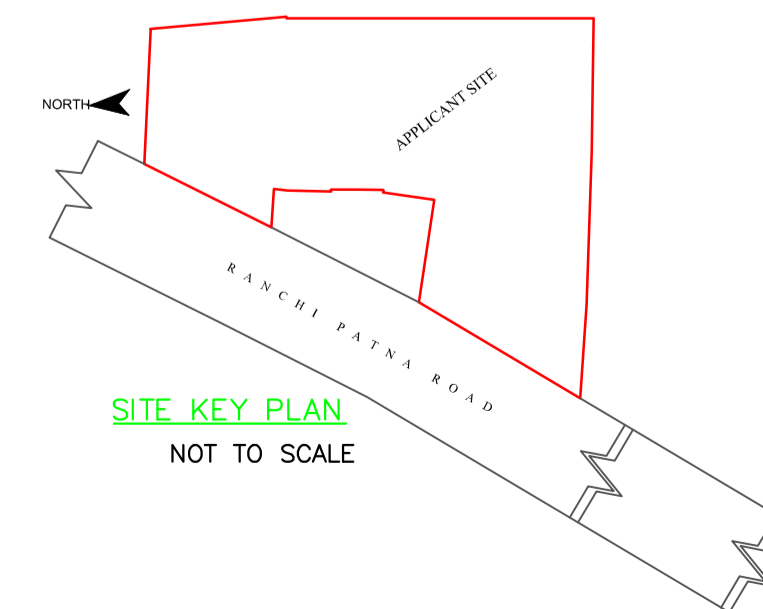
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AKASH KUMAR)	D2	0.75	2.10	06
AA (AKASH KUMAR)	D1	0.90	2.10	04
AA (AKASH KUMAR)	C/G	1.00	2.10	05
AA (AKASH KUMAR)	D	1.00	2.10	19
AA (AKASH KUMAR)	C/G1	1.50	2.10	01
AA (AKASH KUMAR)	R/S	2.00	2.40	01
AA (AKASH KUMAR)	R/S3	2.50	2.40	03
AA (AKASH KUMAR)	R/S2	3.05	2.40	01
AA (AKASH KUMAR)	R/S1	3.17	2.40	01
AA (AKASH KUMAR)	R/S1	3.30	2.40	02
AA (AKASH KUMAR)	R/S	4.00	2.40	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AKASH KUMAR)	V	0.60	0.60	06
AA (AKASH KUMAR)	W1	1.20	1.20	04
AA (AKASH KUMAR)	W	1.50	1.20	30

UnitBUA Table for Building :AA (AKASH KUMAR)

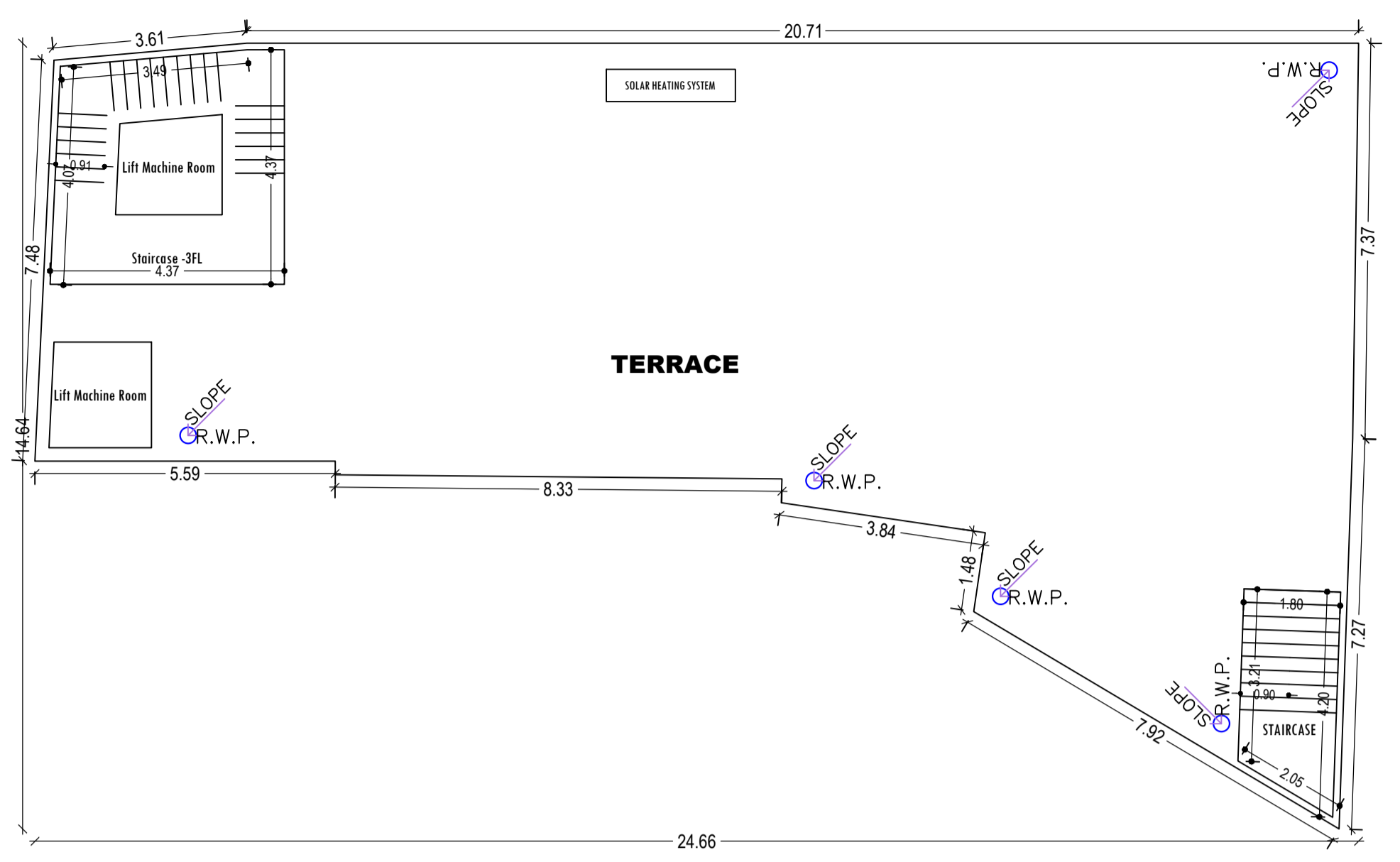
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	174.60	163.01	15	1
FIRST FLOOR PLAN	HALL	OTHER	184.62	184.24	3	1
TYPICAL - 2& 3 FLOOR PLAN	FLAT A	FLAT	189.46	181.01	18	2
Total:	-	-	738.15	709.26	54	4



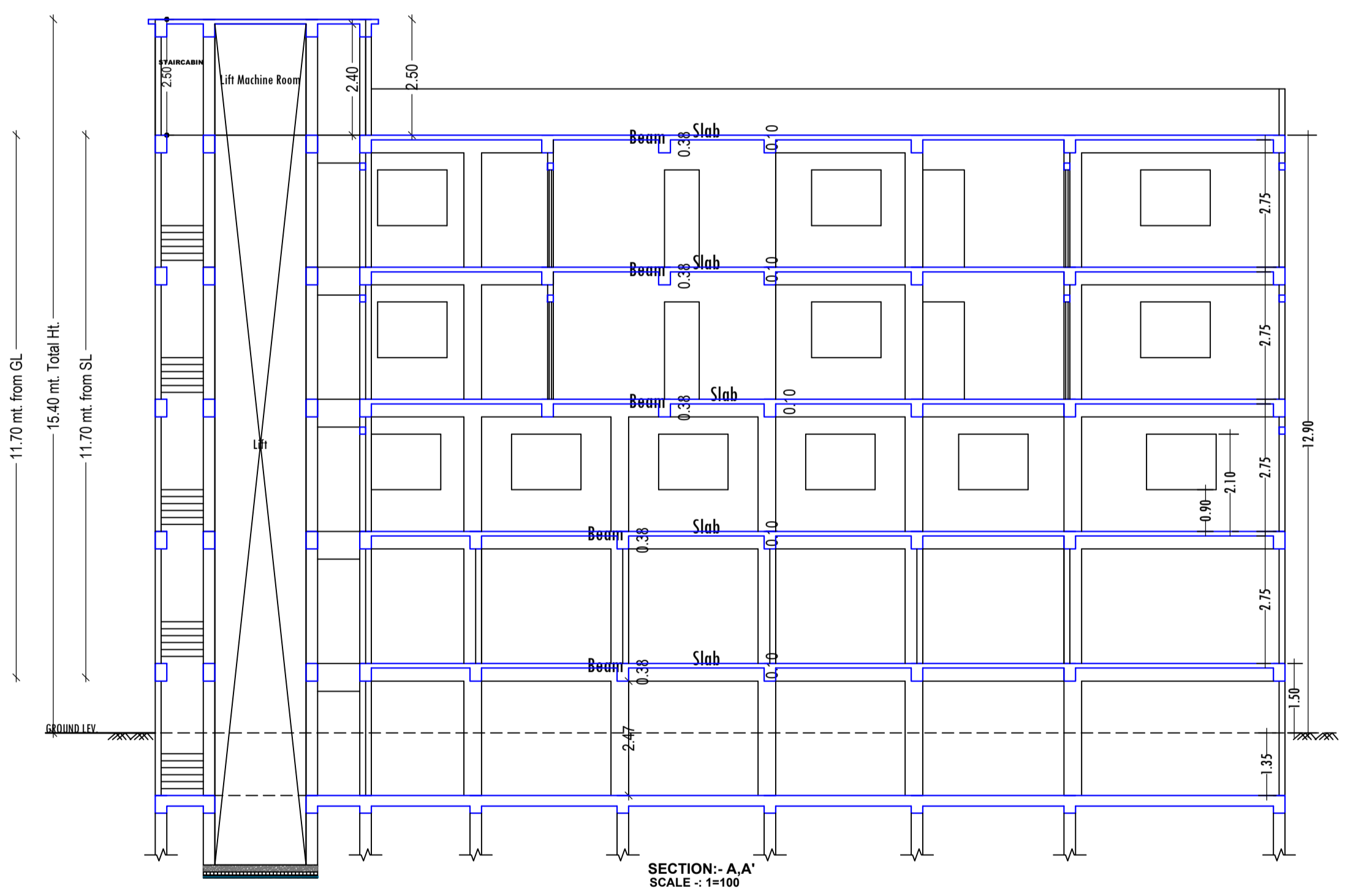
SITE KEY PLAN NOT TO SCALE

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

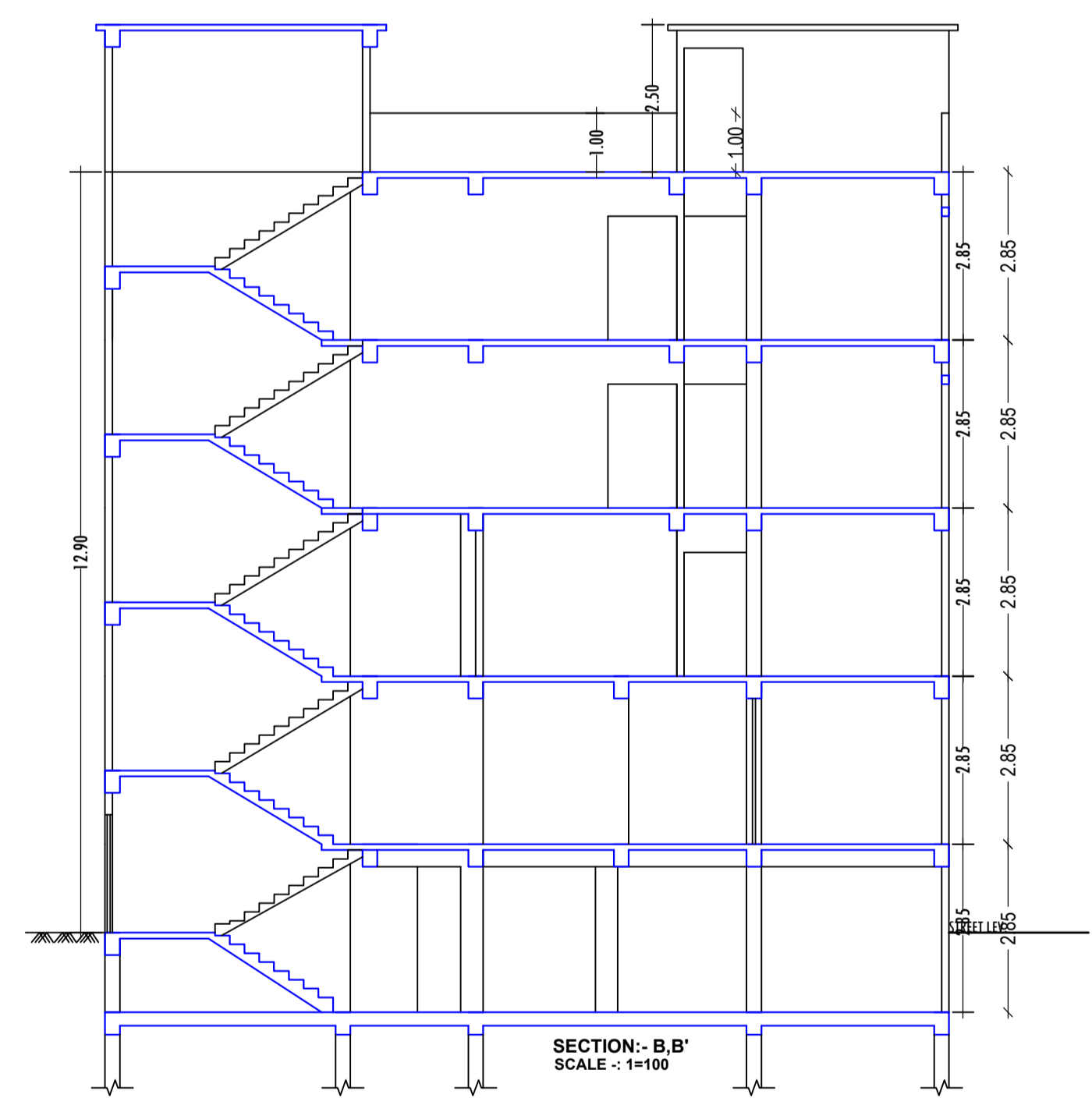
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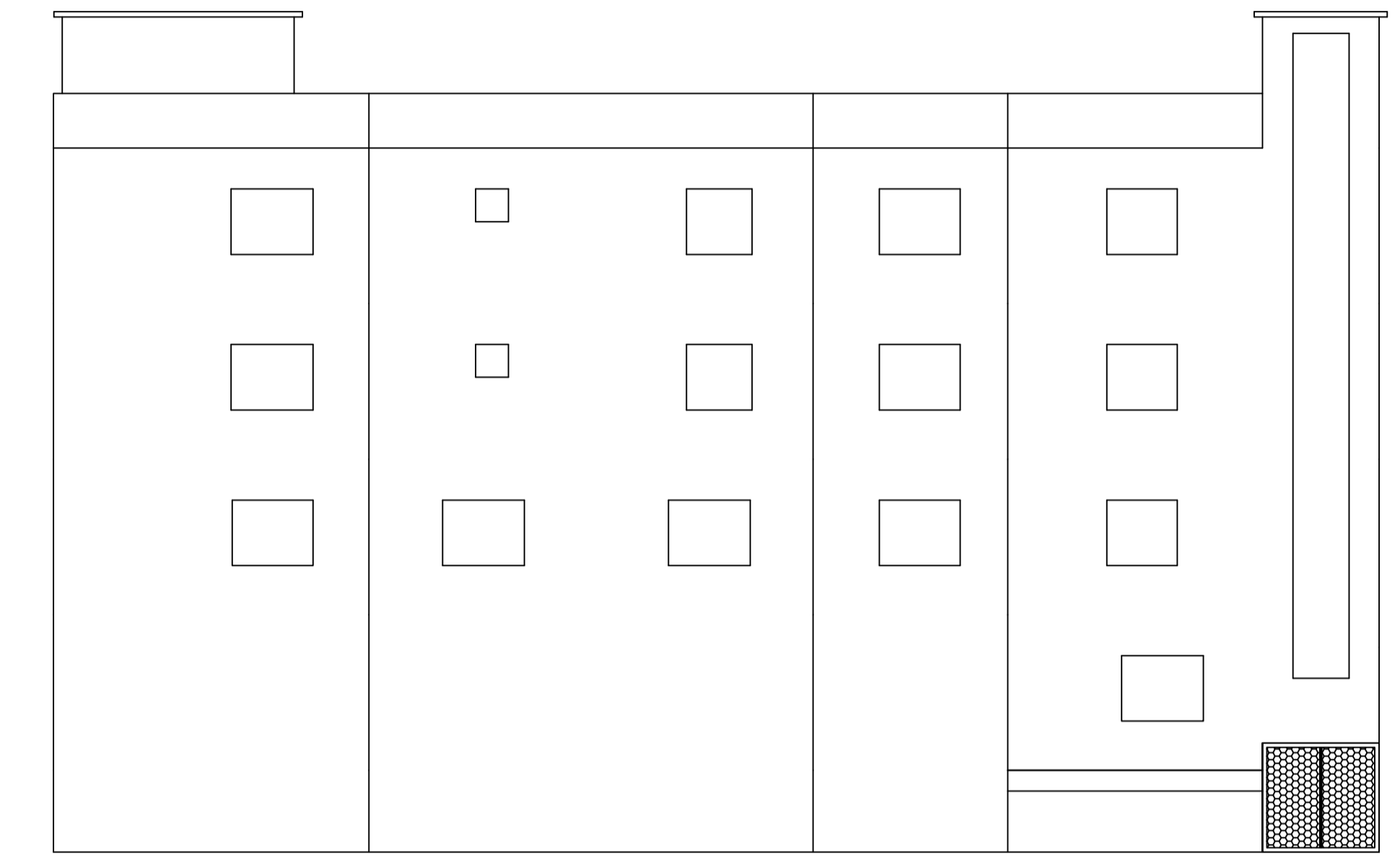
TERRACE FLOOR PLAN  
(SCALE 1:100)



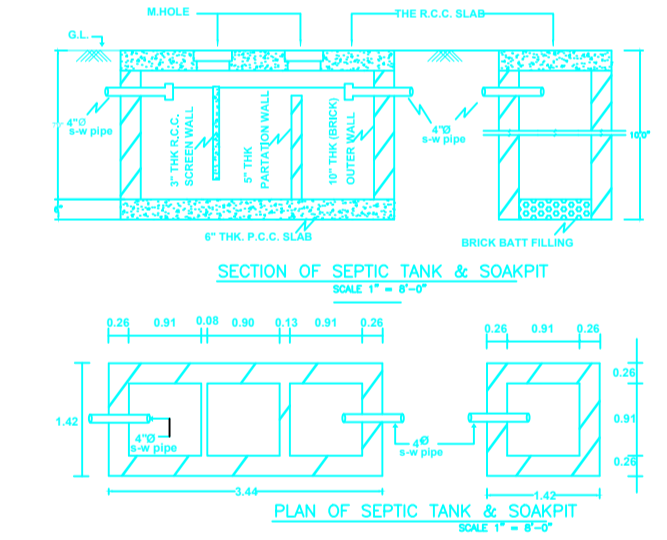
SECTION - A-A'  
SCALE : 1=100



SECTION - B-B'  
SCALE : 1=100



FRONT ELEVATION  
SCALE : 1=100



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD. SHOAIB ALAM JNP/ENG/0001/2017			