

SITE PLAN

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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.)
AA (AA)	1	174.27	12.81	161.46	161.46	161.46	01
Grand Total :	1	174.27	12.81	161.46	161.46	161.46	01

Proposal Basic Information

Proposal File No.	JNP/IBP/0078/W28/2022
Owner Name	SMT SITA DEVI
Khata No	65
Plot No	1287
Village Name	Moriyawa
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT	VERSION NO. : 1.0.04
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/0078/W28/2022	PlotSubPlot No: 1287
Application Type: General Proposal	North: Plot No. - LAND OF VENDOR (BLOCK NO-16)
Project Type: Building Permission	South: Road Width - 3.66M WIDE KATCHA ROAD
Nature of Development: New	East: Plot No. - LAND OF VENDOR (BLOCK NO-14)
Location of Development Area: Old Area	West: Plot No. - 3.05M WIDE KATCHA ROAD
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 161.91
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 161.91
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	29.11
Total	29.11
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 132.80
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 161.91
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 161.91
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	113.34
Proposed Coverage Area (52.86 %)	85.59
Total Prop. Coverage Area (52.86 %)	85.59
Balance coverage area (17.14 %)	27.75
FAR CHECK	
Perm. FAR Area (1.50)	242.87
Incentive FAR Area (1.500)	242.86
Perm. FAR Area (3.000)	485.73
Total Perm. FAR area	485.73
Residential FAR	161.46
Proposed FAR Area	161.46
Total Proposed FAR Area	161.46
Consumed FAR (Factor)	1.00
Balance FAR Area	324.27
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	174.27
ARCHITECT (Regd)	MD SHOAB ALAM
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SMT SITA DEVI
DEVELOPMENT AUTHORITY LOCAL BODY	

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

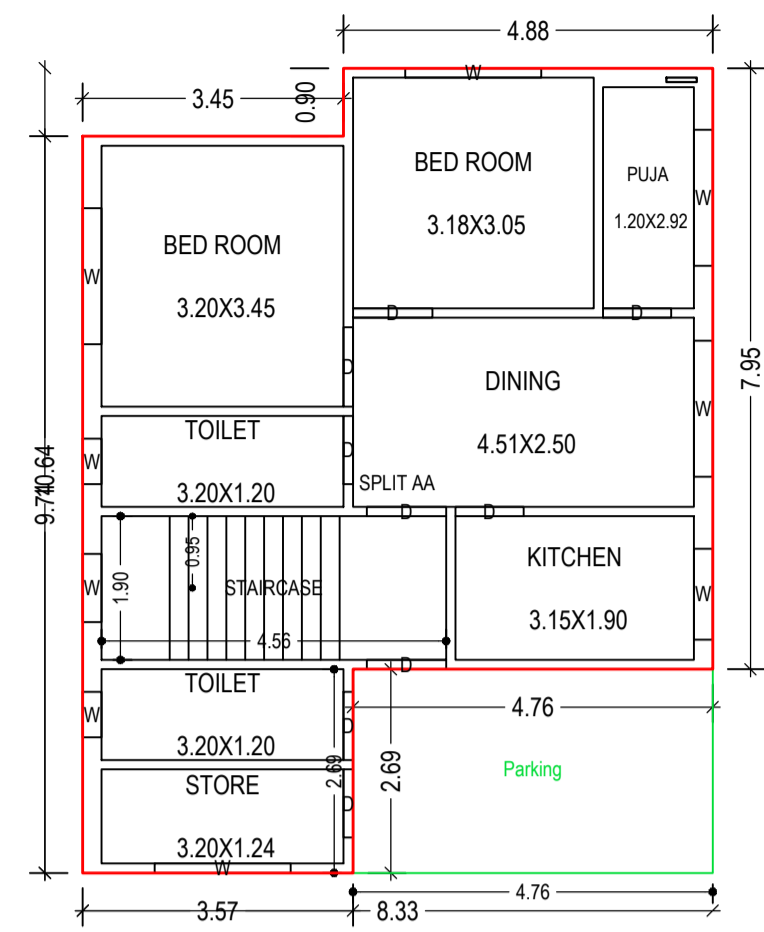
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	85.58	72.77	85.58	72.77
First Floor	88.69	88.69	88.69	88.69
Terrace Floor	0.00	0.00	0.00	0.00
Total :	174.27	161.46	174.27	161.46

Building USE/SUBUSE Details

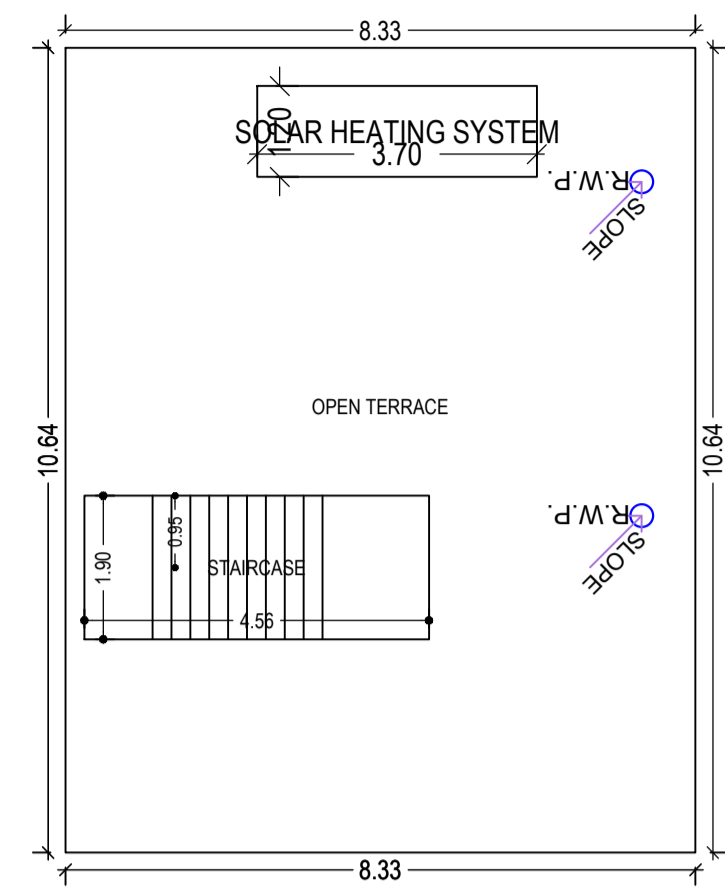
Building Name	Building Use	Building SubUse	Building Structure
AA (AA)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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

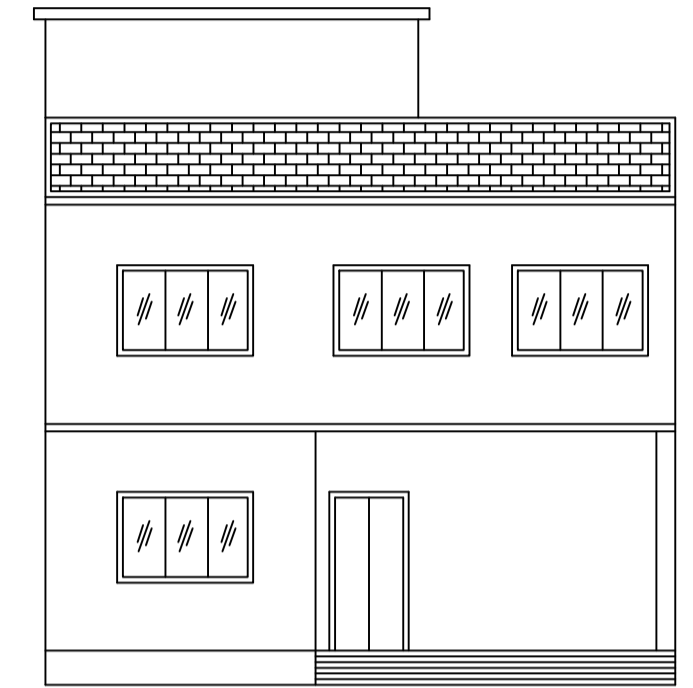
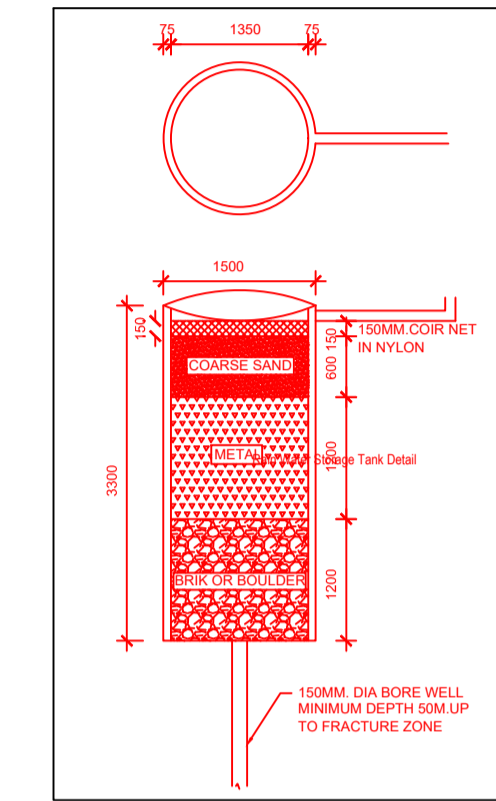
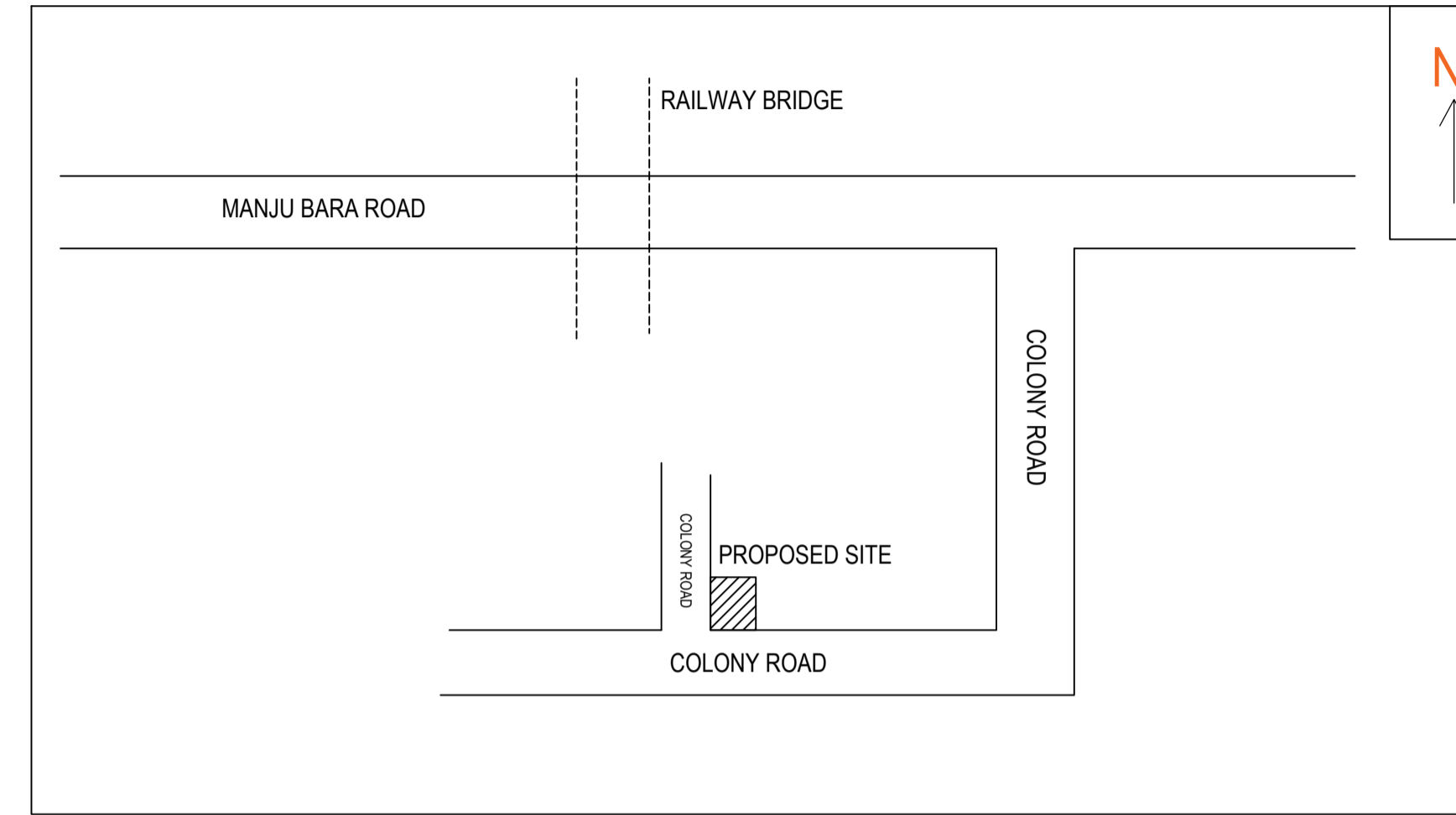
Proposal Basic Information	
Proposal File No.	JNP/IBP/0078/W28/2022
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Khata No	65
Plot No	1287
Village Name	Moriyawa
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



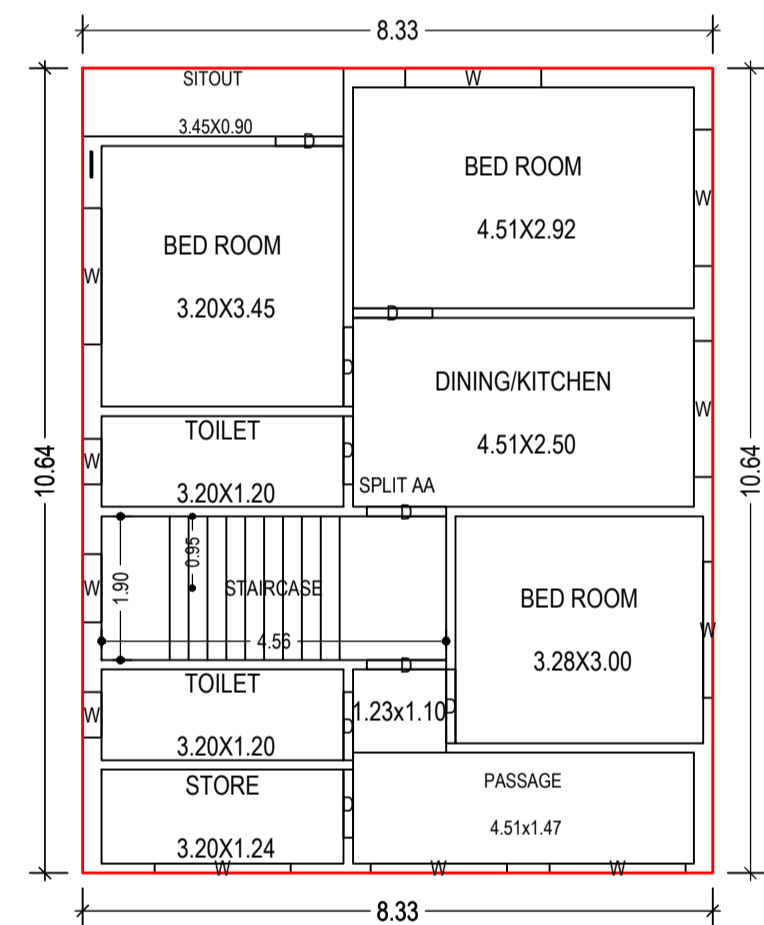
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



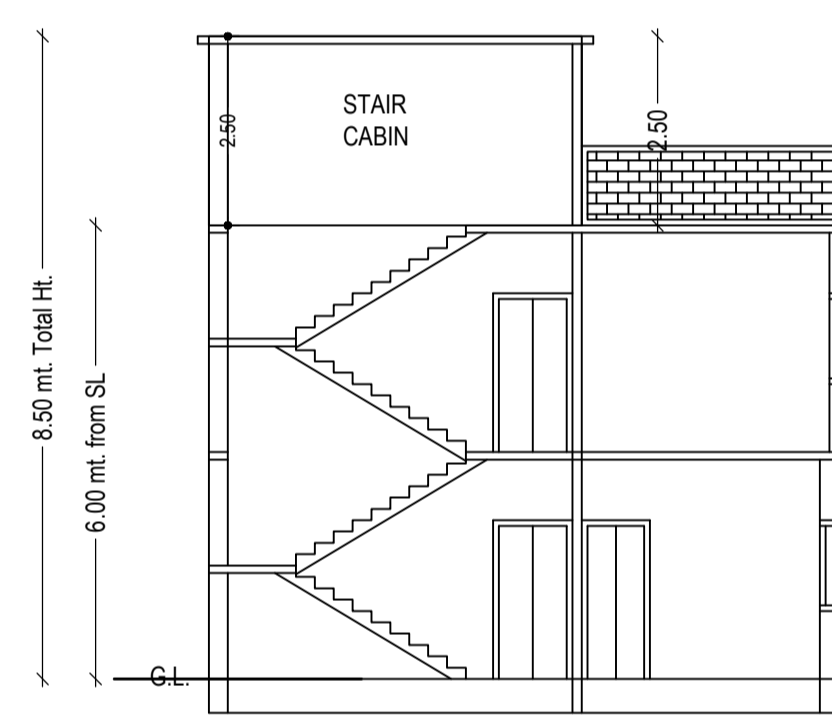
TERRACE FLOOR PLAN (SCALE 1:100)



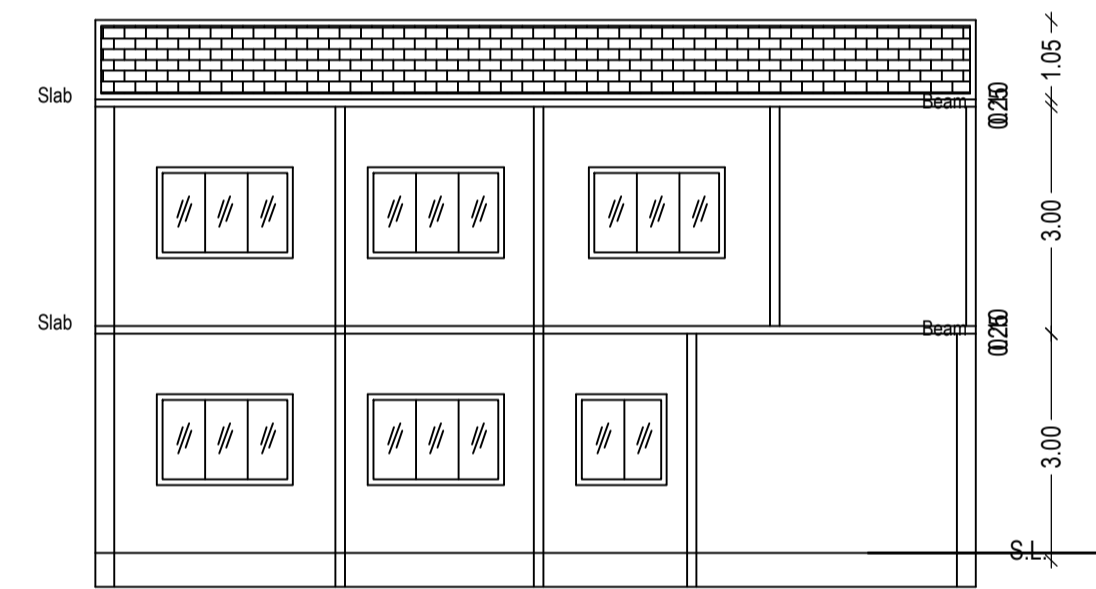
FRONT ELEVATION



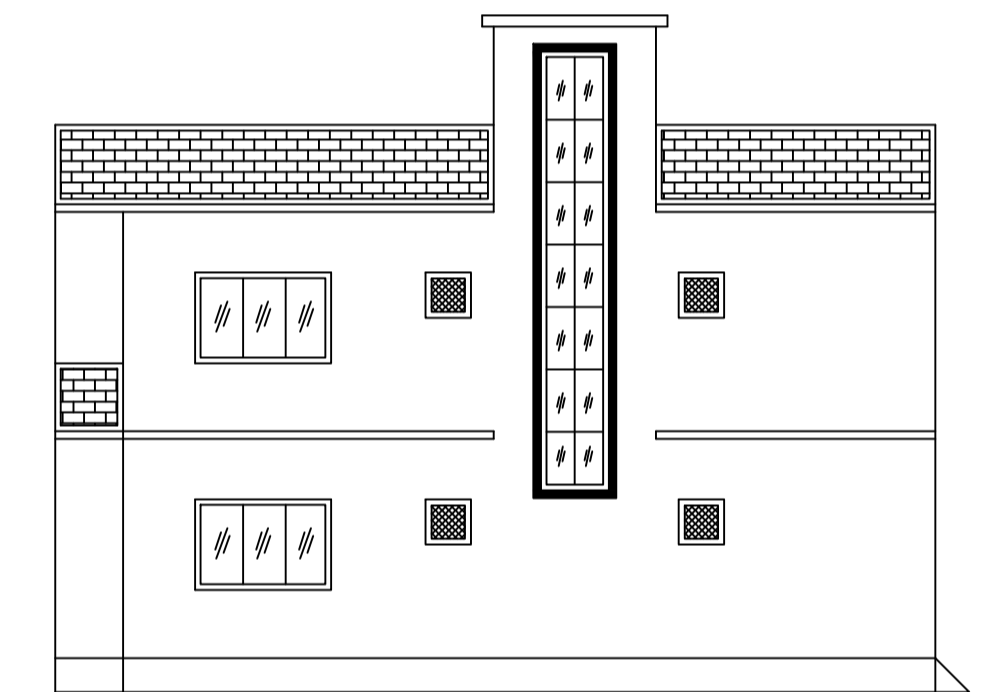
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



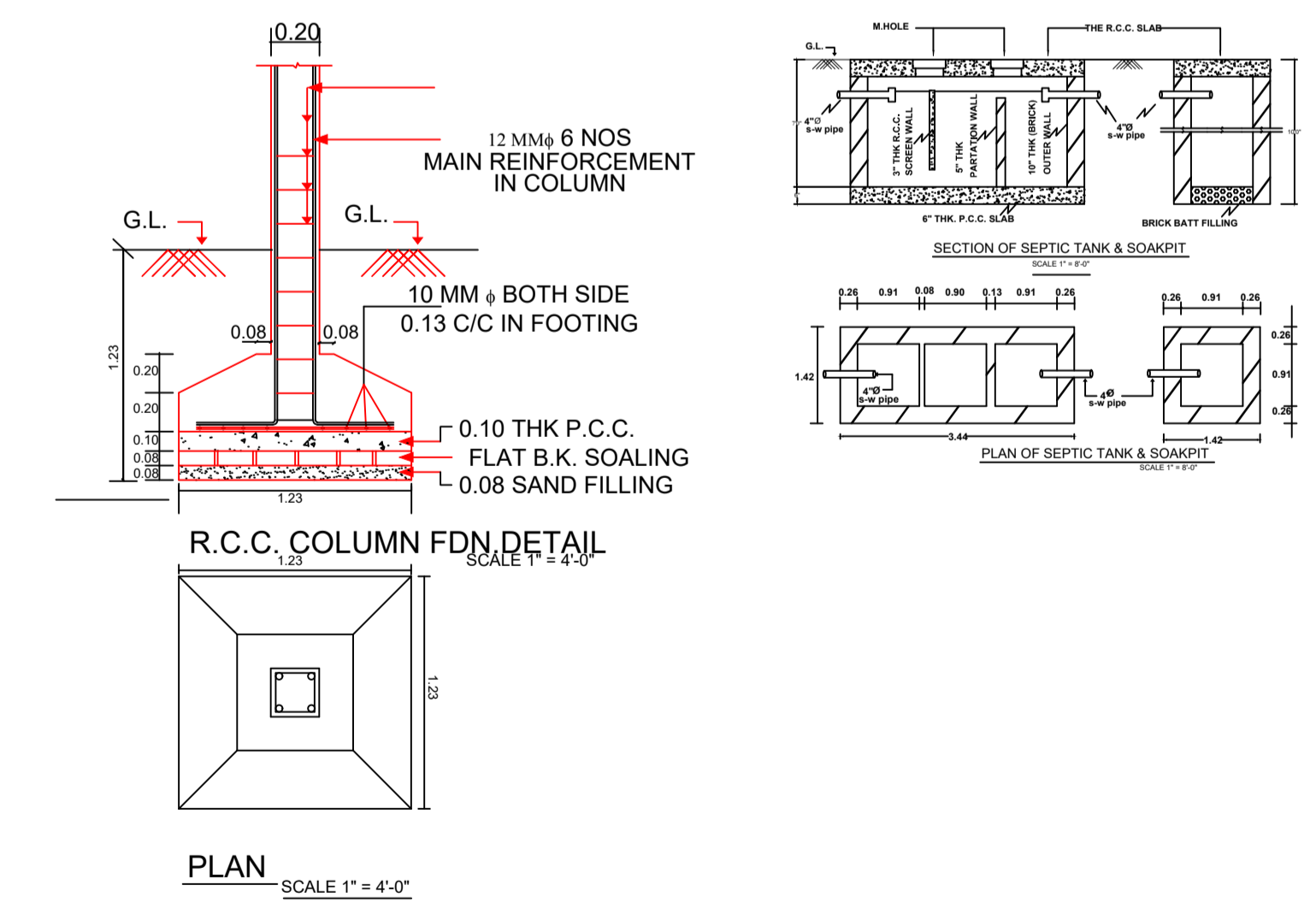
SECTION ON X-X



SECTION ON Y-Y



LEFT SIDE ELEVATION



Building :AA (AA)

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	12.81	72.77	72.77	72.77	01
First Floor	88.69	0.00	88.69	88.69	88.69	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	174.27	12.81	161.46	161.46	161.46	01
Total Number of Same Buildings	1					
Total :	174.27	12.81	161.46	161.46	161.46	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	D	0.90	2.10	09
AA (AA)	D	0.98	2.10	01
AA (AA)	D	1.05	2.10	07

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	W	0.60	1.20	04
AA (AA)	W	0.90	1.20	02
AA (AA)	W	1.20	1.20	01
AA (AA)	W	1.80	1.20	13

UnitBUA Table for Building :AA (AA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT AA	FLAT	161.46	161.43	8	1
FIRST FLOOR PLAN	SPLIT AA	FLAT	0.00	0.00	9	0
Total:	-	-	161.46	161.43	17	1

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