

SITE PLAN

AREA STATEMENT JHUMRILAIYA NAGAR PARISHAD	VERSION NO.: 1.0.66 VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: KODERMA	Plot SubUse: Resi+Comm
Authority: JHUMRILAIYA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA
Inward_No: JNP/BP/0100/W03/2023	PlotSubPlot No: 5256.5237.5238.5239.5255
Application Type: General Proposal	North: Plot No. - TODAY SOLD TO SMT MONI KUMARI
Project Type: Building Permission	South: Road Width - TELAIYA BASTI ROAD
Nature of Development: New	East: Road Width - 45M WIDE RANCHI PATNA BY PASS ROAD
Location of Development Area: Old Area	West: Road Width - TELAIYA BASTI ROAD
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 403.99
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 403.99
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	46.14
Total	46.14
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 357.85
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 403.99
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 403.99
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	242.39
Proposed Coverage Area (31.59 %)	127.61
Total Prop. Coverage Area (31.59 %)	127.61
Balance coverage area (28.41 %)	114.78
FAR CHECK	
Perm. FAR Area (2.000)	807.98
Total Perm. FAR area	807.98
Residential FAR	359.53
Commercial FAR	234.07
Proposed FAR Area	605.94
Total Proposed FAR Area	605.94
Consumed FAR (Factor)	1.50
Balance FAR Area	202.04
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	765.66
ARCHITECT (Regd)	MD SHOAB ALAM
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SRI BASUDEO YADAV
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)	Dark Blue

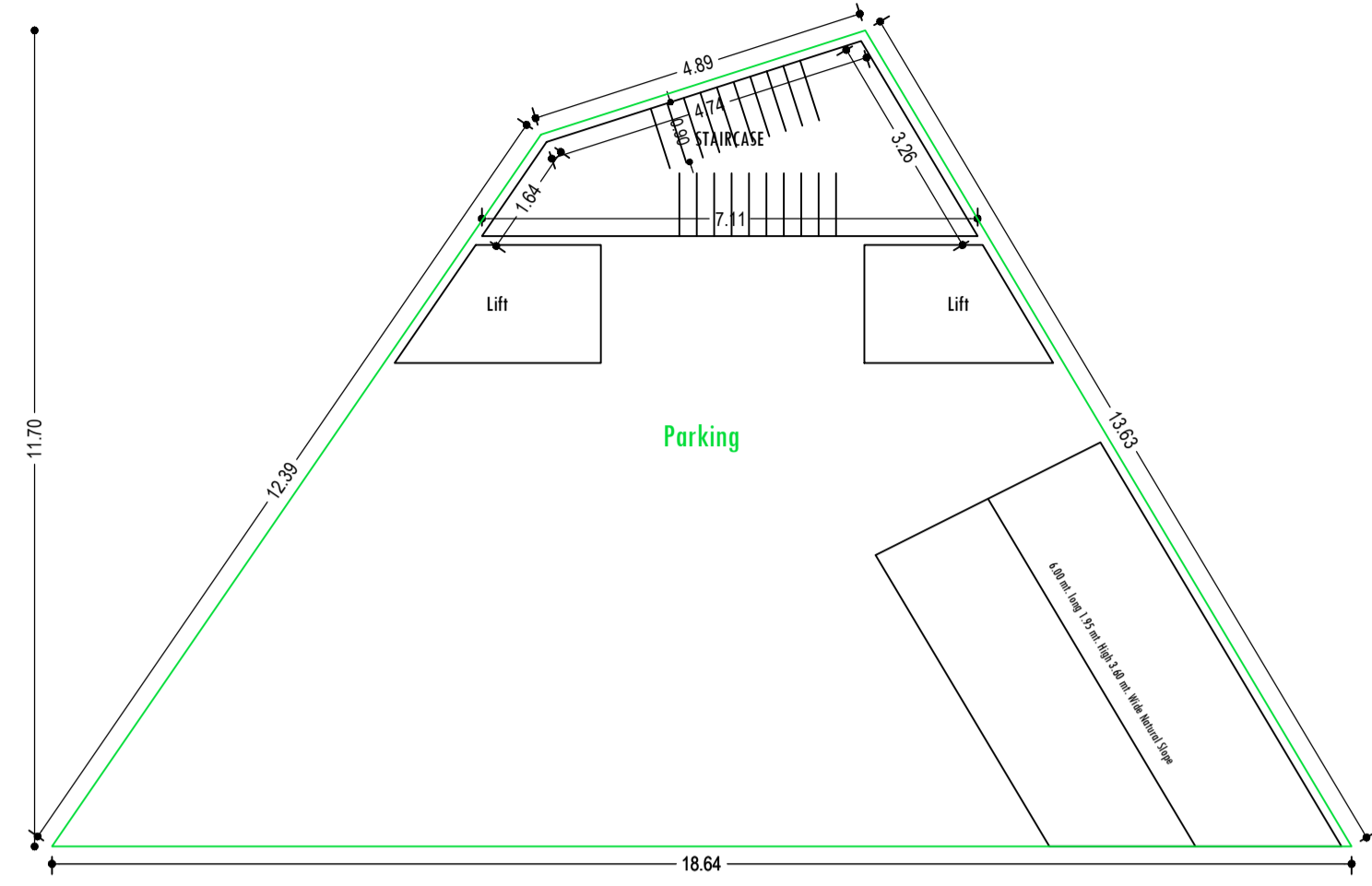
Buildingwise Floor FAR Details				
Floor Name	Building Name AA (SRI BASUDEO YADAV)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	127.61	12.33	127.61	12.33
Ground Floor	127.61	114.23	127.61	114.23
First Floor	127.61	119.84	127.61	119.84
Second Floor	127.61	119.84	127.61	119.84
Third Floor	127.61	119.84	127.61	119.84
Fourth Floor	127.61	119.84	127.61	119.84
Terrace Floor	0.00	0.00	0.00	0.00
Total :	765.66	605.92	765.66	605.92

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
AA (SRI BASUDEO YADAV)	Commercial	ResiComm Bldg	Non-Highrise

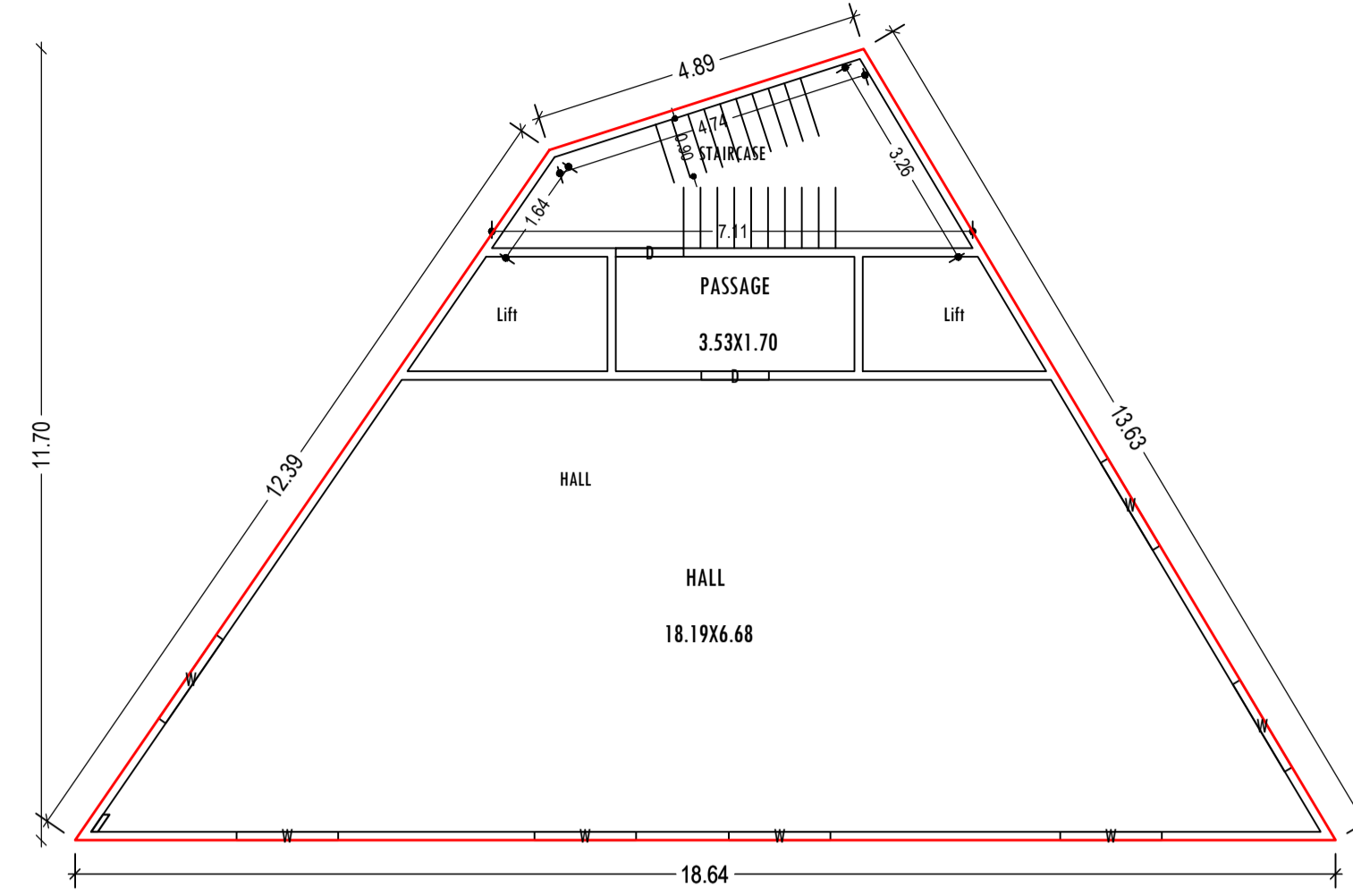
Required Parking (Table 7a)											
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
AA (SRI BASUDEO YADAV)	Commercial	ResiComm Bldg	> 0	200	201.64	1	1	-	-	-	-
			> 0	200	201.64	-	-	-	-	1	3
			> 0	1	3.00	1	3	-	-	-	-
	Mixed	Mixed	> 0	1	3.00	-	-	1	1	-	-
Total :			-	-	-	4	4	-	1	1	3

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	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	3	6.00
Total TwoWheeler	3	6.00	3	6.00
Other Parking	-	-	-	86.61
Total		68.50		161.11

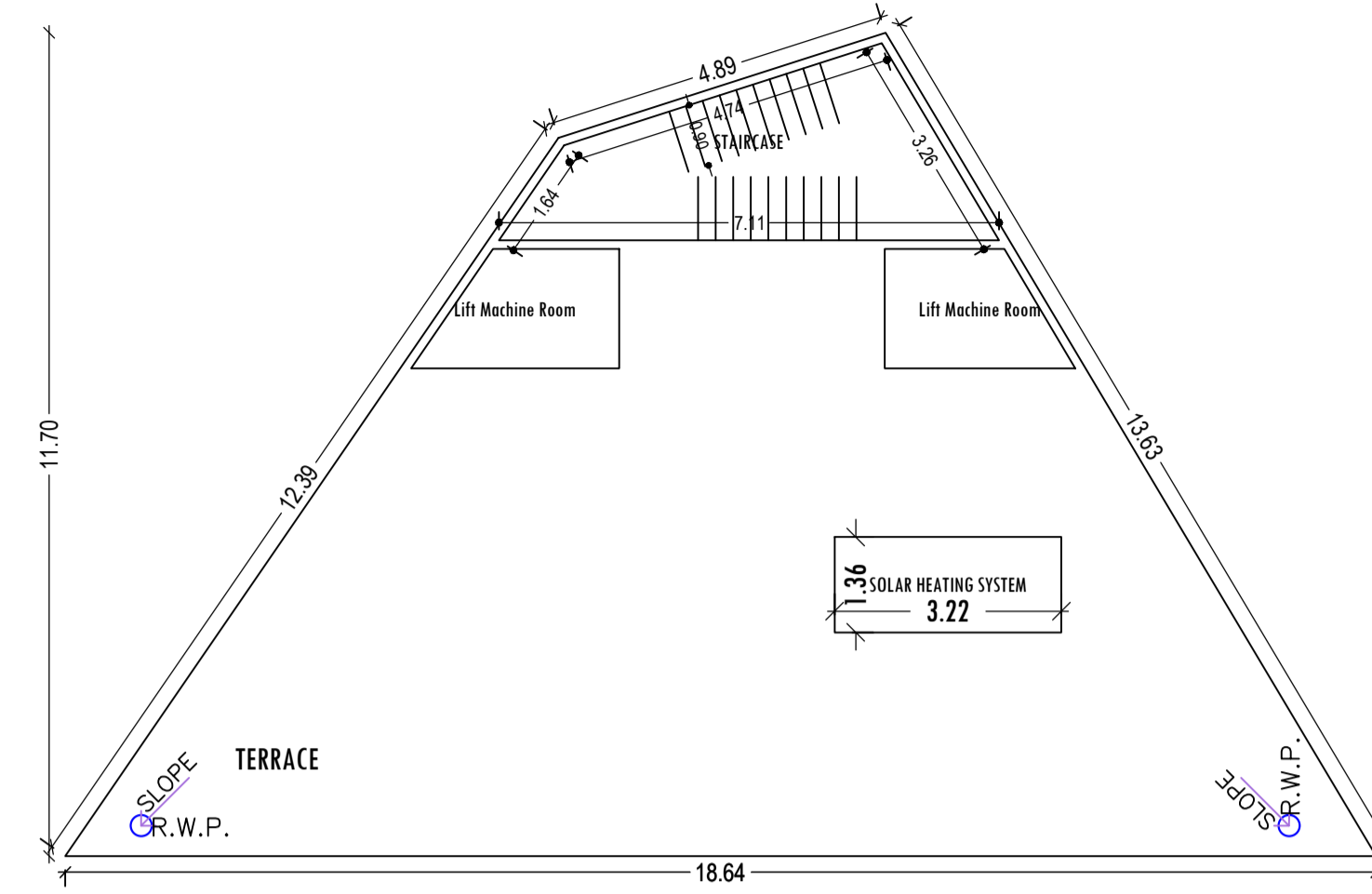
FAR & Tenement Details (Table 4c-1)										
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)			Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Void	Parking	Resi.	Commercial	Stair		
AA (SRI BASUDEO YADAV)	1	765.66	38.85	13.38	86.61	359.52	234.07	12.33	605.92	05
Grand Total	1	765.66	38.85	13.38	86.61	359.52	234.07	12.33	605.92	05



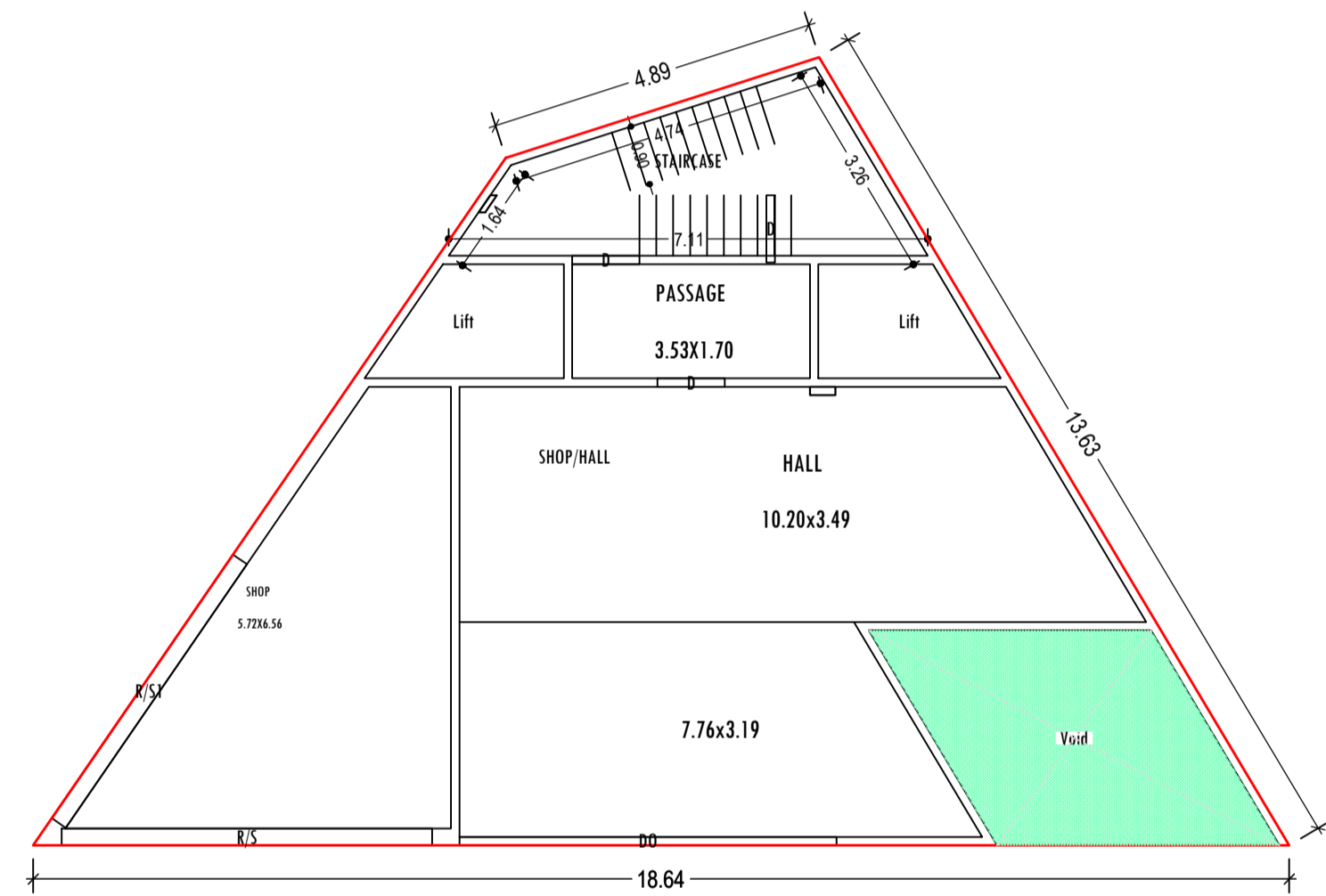
BASEMENT FLOOR PLAN
(SCALE 1:100)



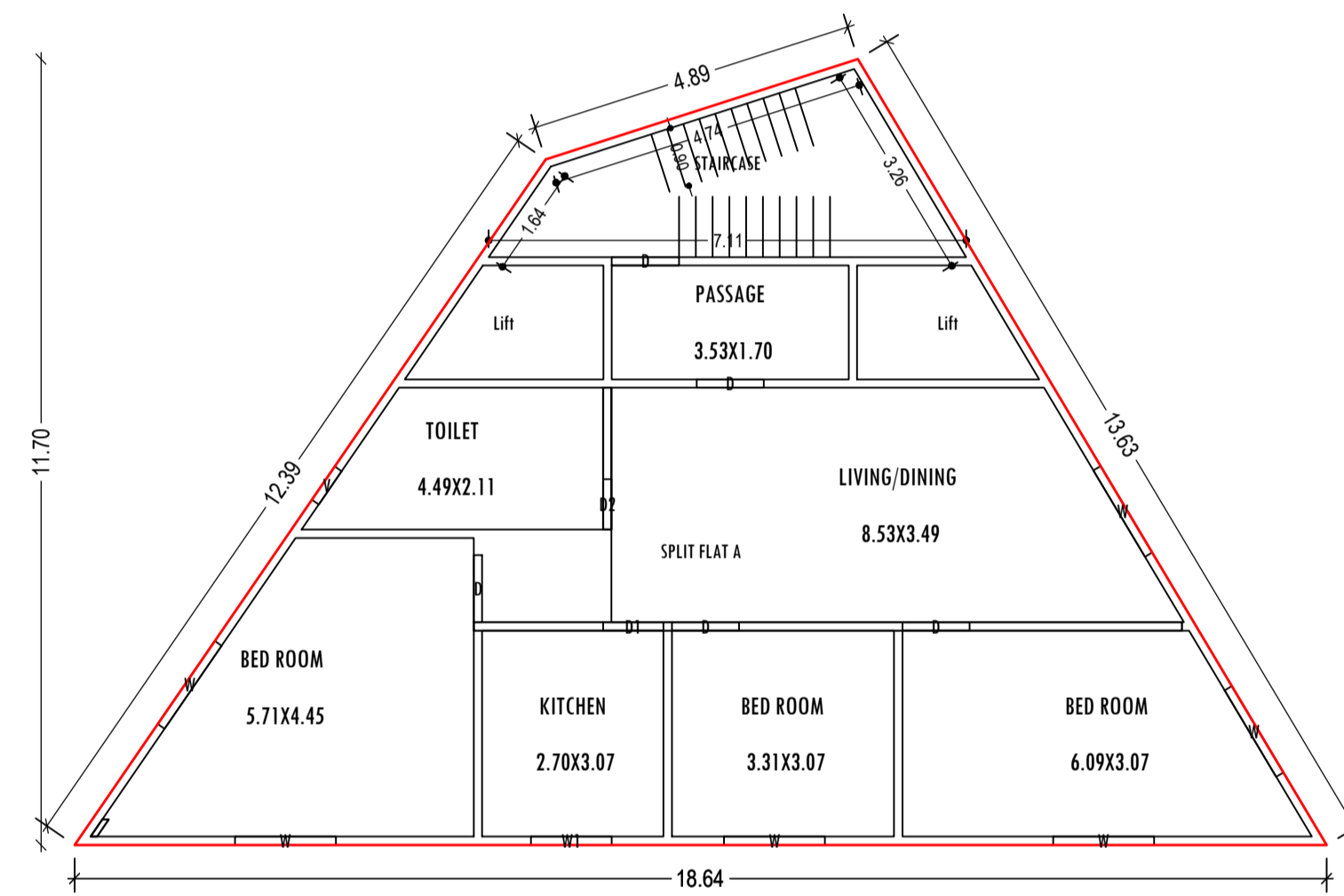
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



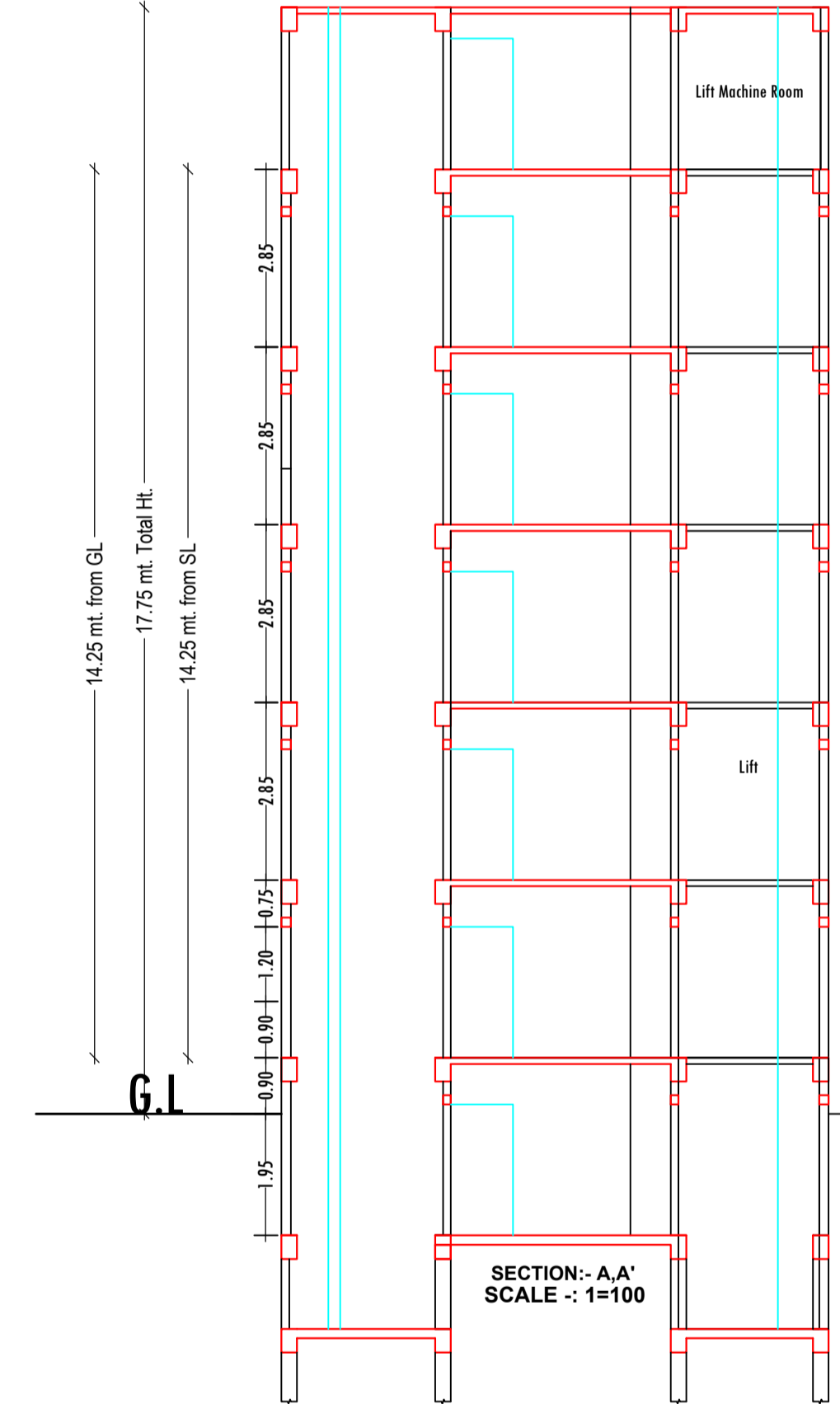
TERRACE FLOOR PLAN
(SCALE 1:100)



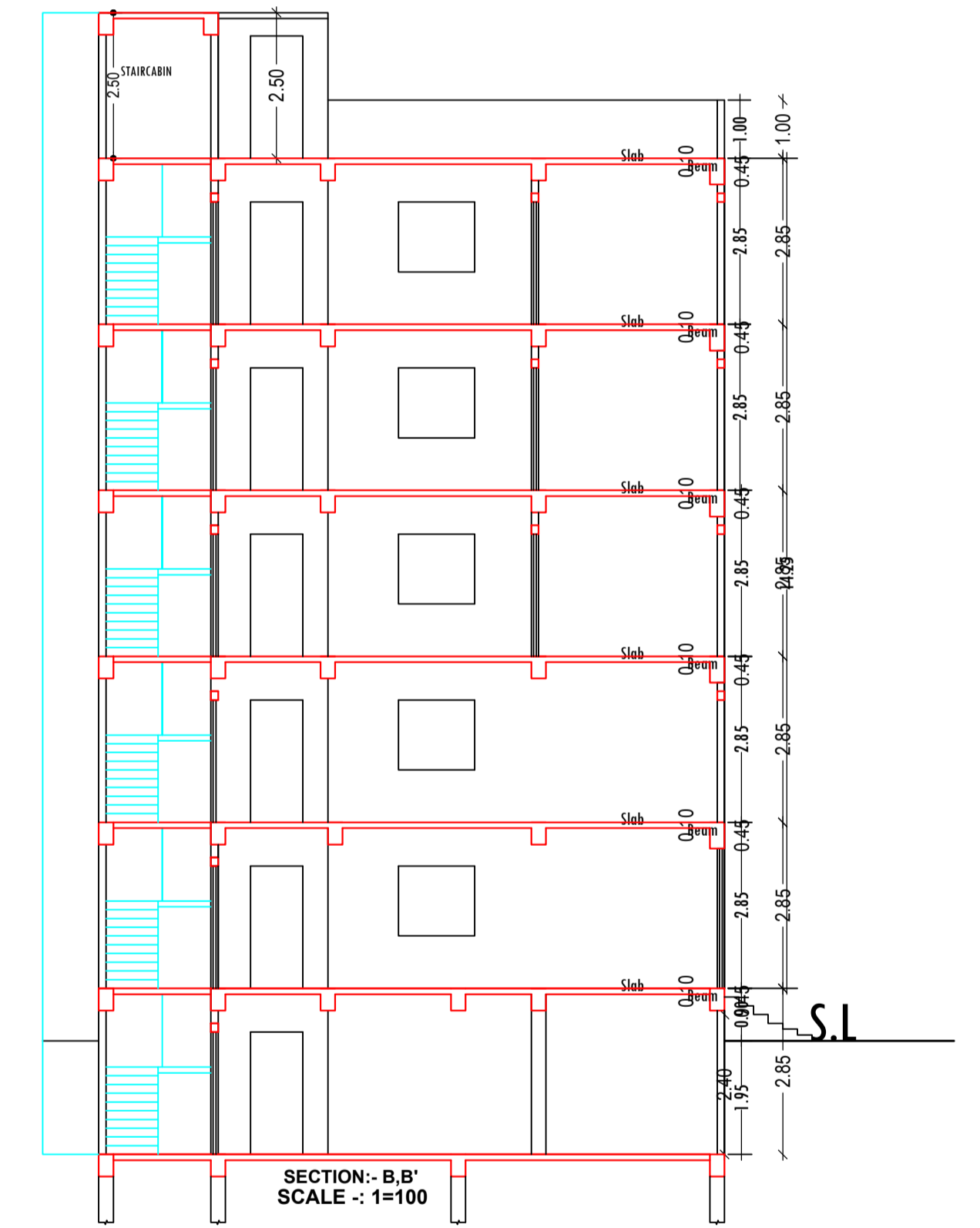
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



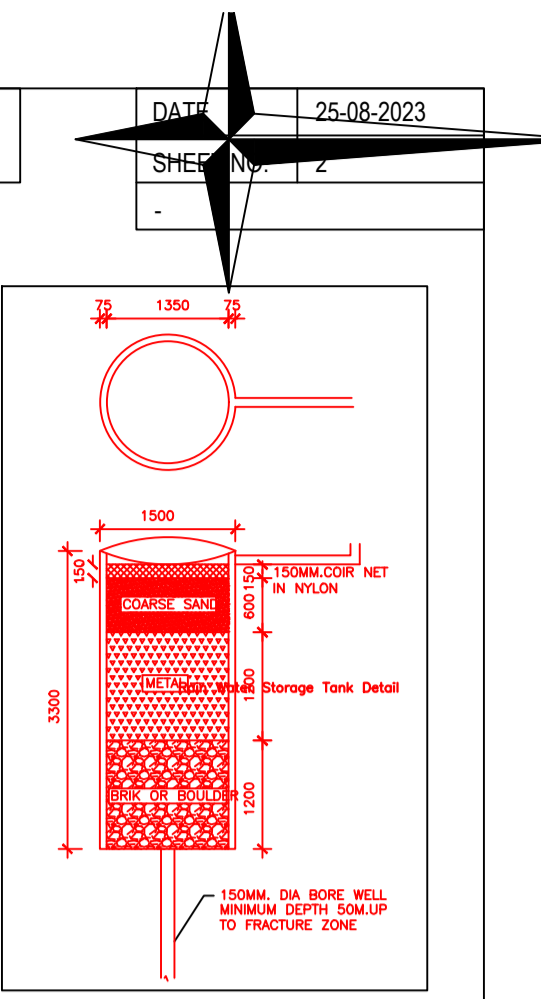
TYPICAL - 2, 3 & 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECTION - A-A
SCALE :- 1=100



SECTION - B-B
SCALE :- 1=100



Building :AA (SRI BASUDEO YADAV)

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	127.61	7.77	0.00	86.61	0.00	0.00	12.33	12.33	12.33	00
Ground Floor	127.61	0.00	13.38	0.00	0.00	114.23	0.00	114.23	114.23	01
First Floor	127.61	7.77	0.00	0.00	0.00	119.84	0.00	119.84	119.84	01
Second Floor	127.61	7.77	0.00	0.00	0.00	119.84	0.00	119.84	119.84	01
Third Floor	127.61	7.77	0.00	0.00	0.00	119.84	0.00	119.84	119.84	01
Fourth Floor	127.61	7.77	0.00	0.00	0.00	119.84	0.00	119.84	119.84	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	765.66	38.85	13.38	86.61	359.52	234.07	12.33	605.92	605.92	05
Total Number of Same Buildings	1									
Total :	765.66	38.85	13.38	86.61	359.52	234.07	12.33	605.92	605.92	05

SCHEDULE OF DOOR:

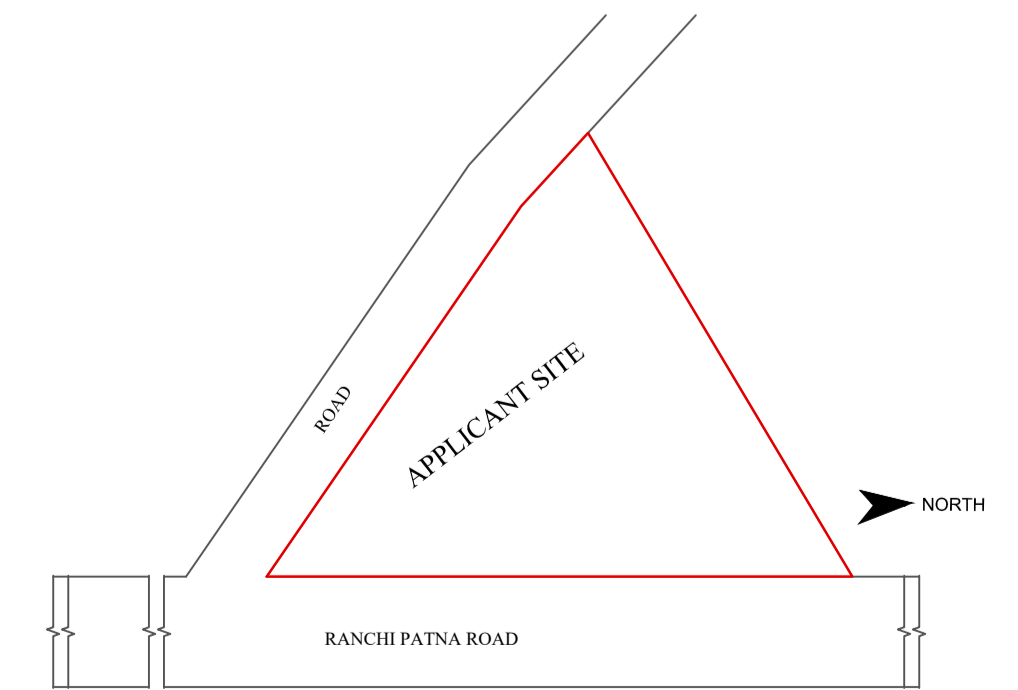
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (SRI BASUDEO YADAV)	D2	0.75	2.10	03
AA (SRI BASUDEO YADAV)	D1	0.90	2.10	03
AA (SRI BASUDEO YADAV)	D	1.00	2.10	20
AA (SRI BASUDEO YADAV)	R/S1	4.75	2.40	01
AA (SRI BASUDEO YADAV)	R/S	5.50	2.40	01
AA (SRI BASUDEO YADAV)	DO	5.60	2.40	01

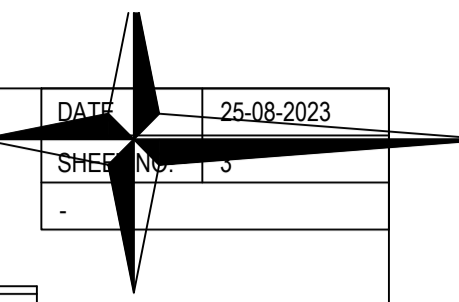
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (SRI BASUDEO YADAV)	V	0.60	0.60	03
AA (SRI BASUDEO YADAV)	W1	1.20	1.20	03
AA (SRI BASUDEO YADAV)	W	1.50	1.20	25

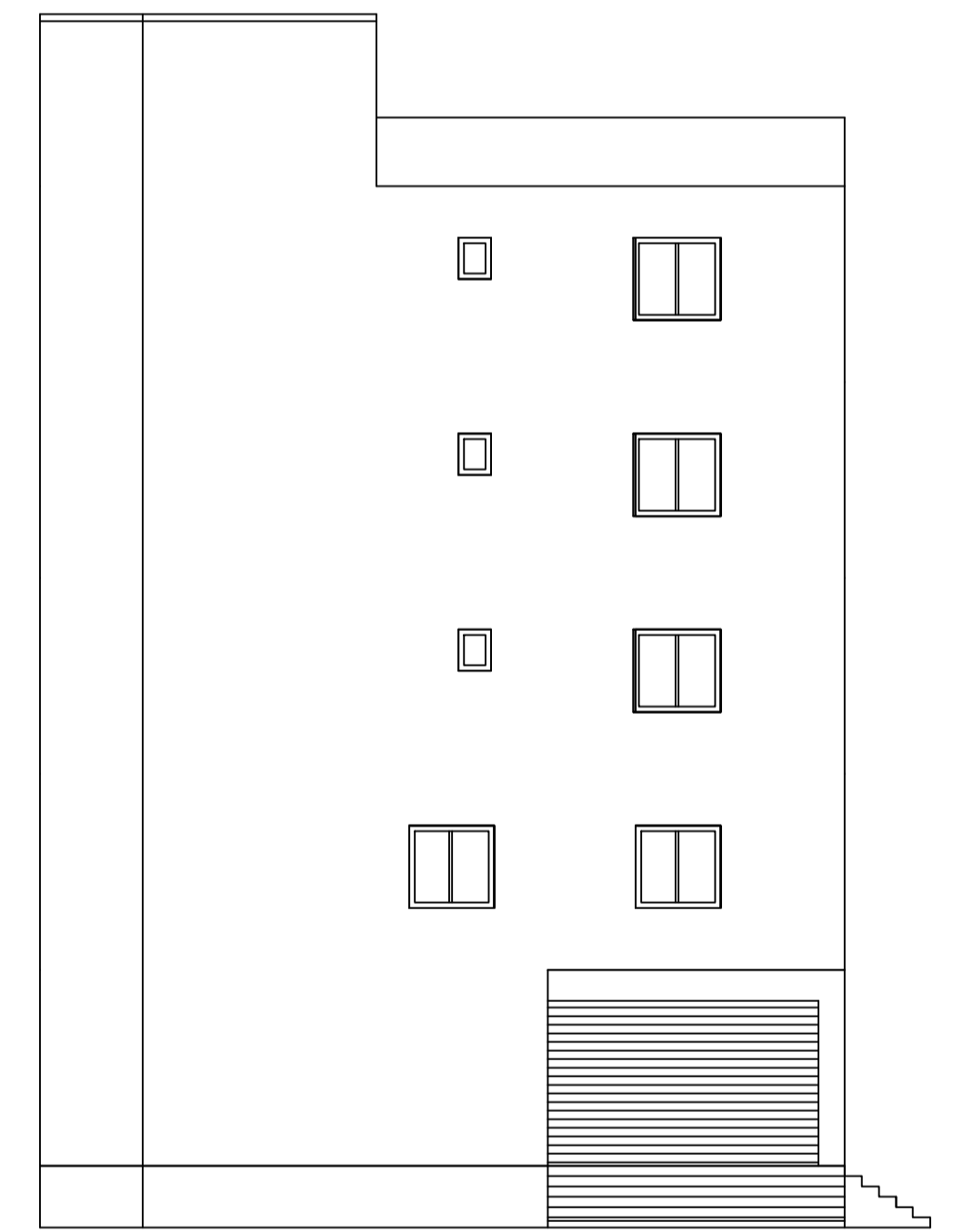
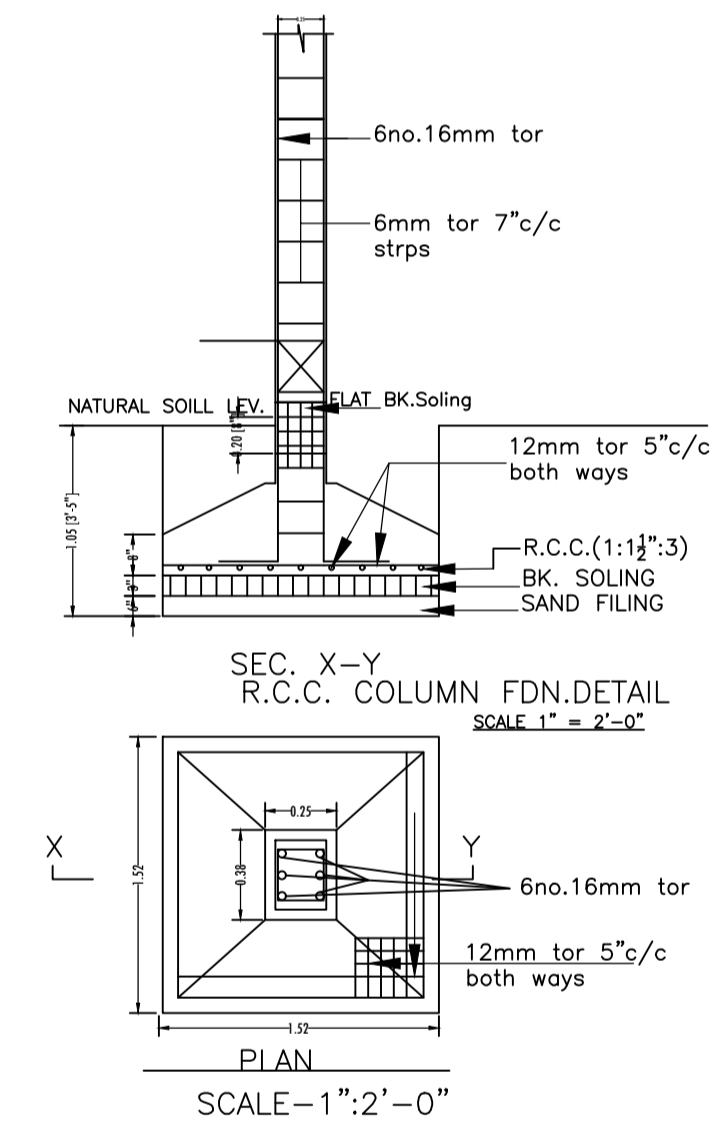
UnitBUA Table for Building :AA (SRI BASUDEO YADAV)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP/HALL	OTHER	83.73	83.68	3	1
FIRST FLOOR PLAN	HALL	OTHER	99.32	99.30	2	1
TYPICAL - 2, 3 & 4 FLOOR PLAN	SPLIT FLAT A	FLAT	99.32	97.71	7	3
Total:	-	-	481.01	476.12	26	5





FRONT ELEVATION
SCALE :- 1=100



SIDE ELEVATION
SCALE :- 1=100