

SITE PLAN

AREA STATEMENT		VERSION NO.: 1.0.66
JHUMRITILAYA NAGAR PARISHAD		VERSION DATE: 16/10/2023
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: KODERMA	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: JHUMRITILAYA NAGAR PARISHAD	Plot/Nearby/ReligiousStructure: NA	
Inward No: JNP/BP/0102/W08/2023	Plot/SubPlot No: 2693, 2694,	
Application Type: General Proposal	North: Road Width - 6.10	
Project Type: Building Permission	South: Plot No. - PLOT NO - 2691, 2692	
Nature of Development: New	East: Plot No. - YUGESH YADAV AND VIJAY YADAV	
Location of Development Area: Old Area	West: Plot No. - DULARI DEVI	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	244.13
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	244.13
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		18.85
Total		18.85
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	225.27
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	244.13
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	244.13
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		146.48
Proposed Coverage Area (59.65 %)		145.61
Total Prop. Coverage Area (59.65 %)		145.61
Balance coverage area (0.36 %)		0.87
FAR CHECK		
Perm. FAR Area (2.000)		488.26
Total Perm. FAR area		488.26
Residential FAR		296.66
Proposed FAR Area		305.15
Total Proposed FAR Area		305.15
Consumed FAR (Factor)		1.25
Balance FAR Area		183.11
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		453.59
ARCHITECT (Regd)	KIRAN KUMARI	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	(1) SMT SUMITRA DEVI SRI AJAY KUMAR PANDIT	
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)	Blue
EXISTING (To be demolished)	Yellow

Buildingwise Floor FAR Details

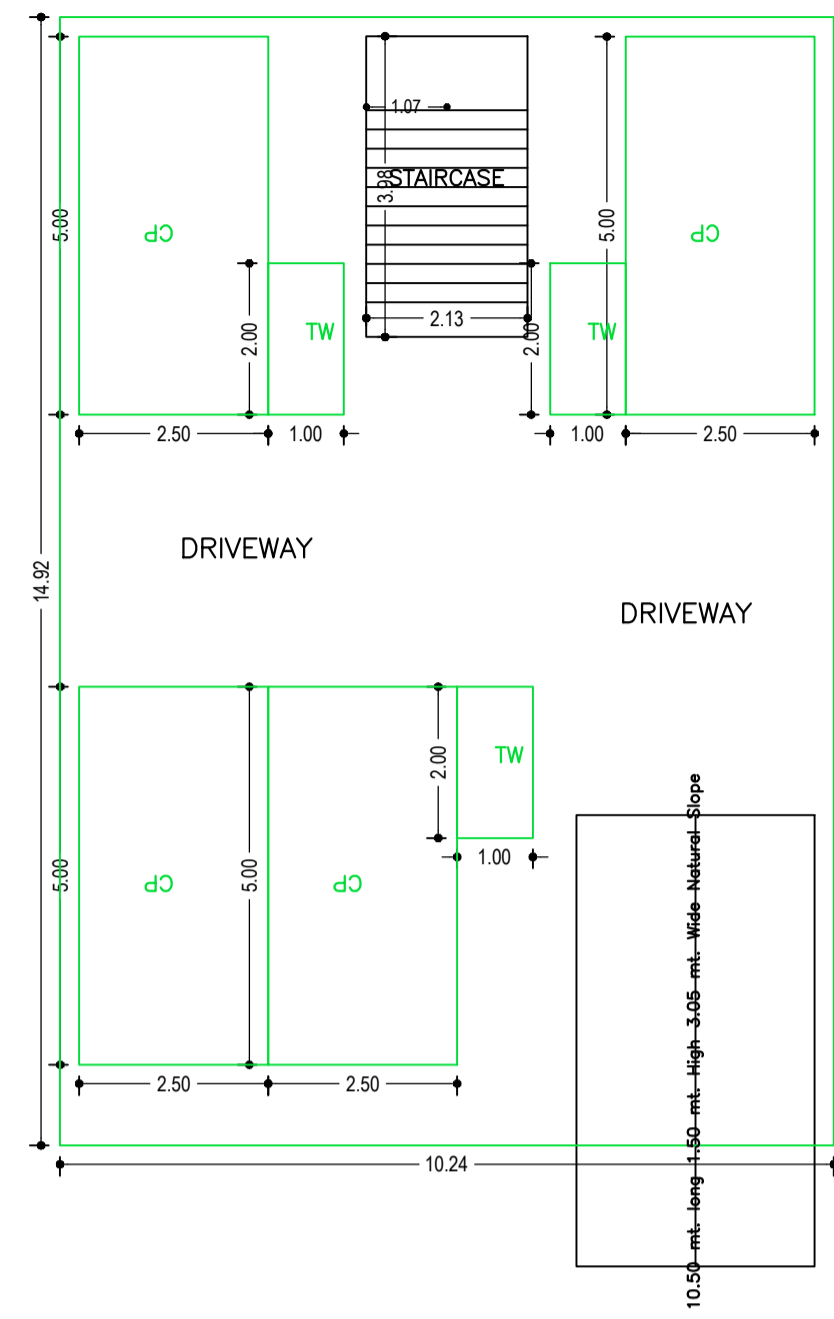
Floor Name	Building Name A (RESIDENTIAL)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	152.76	8.48	152.76	8.48
Ground Floor	145.61	141.45	145.61	141.45
First Floor	155.22	155.22	155.22	155.22
Terrace Floor	0.00	0.00	0.00	0.00
Total :	453.59	305.15	453.59	305.15

Building USE/SUBUSE Details

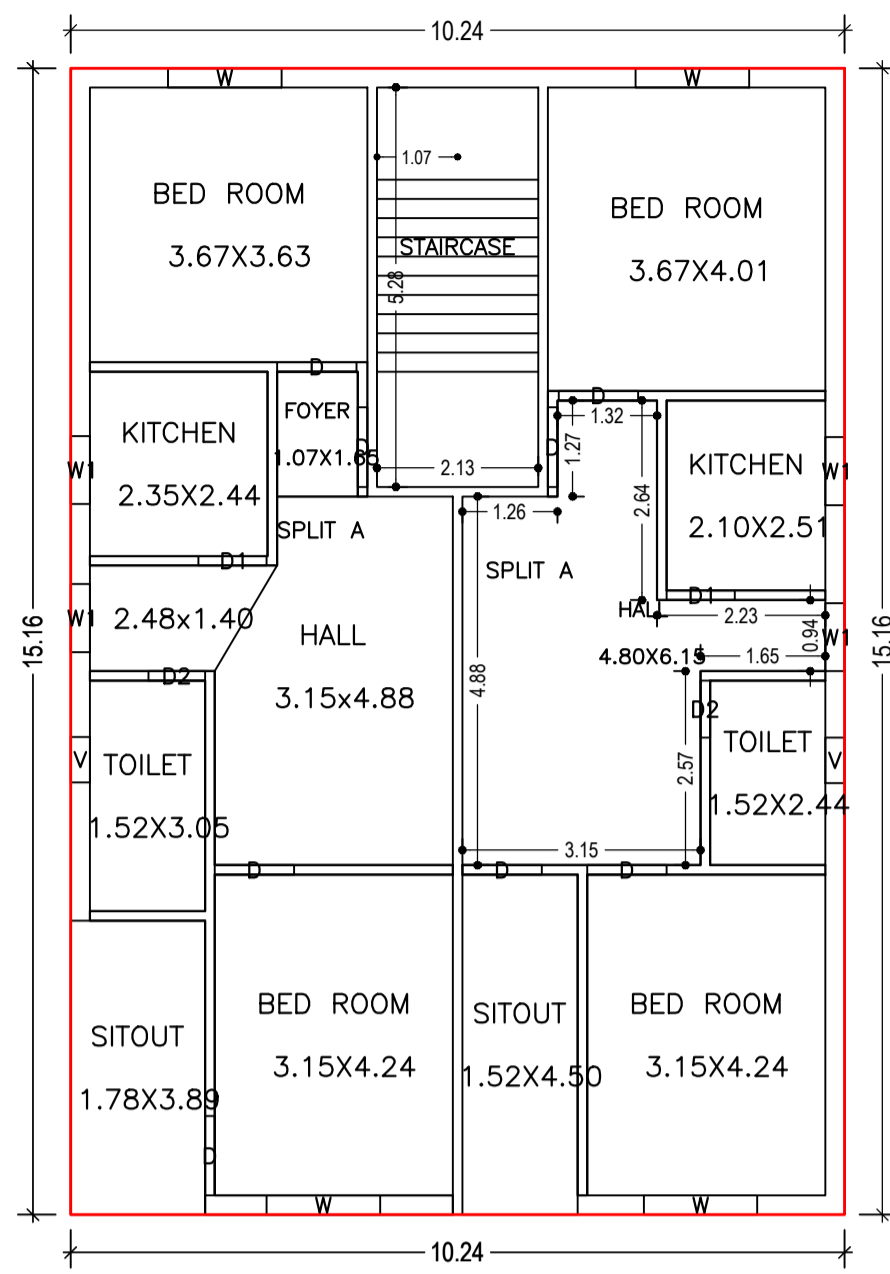
Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

FAR & Tenement Details (Table 4c-1)

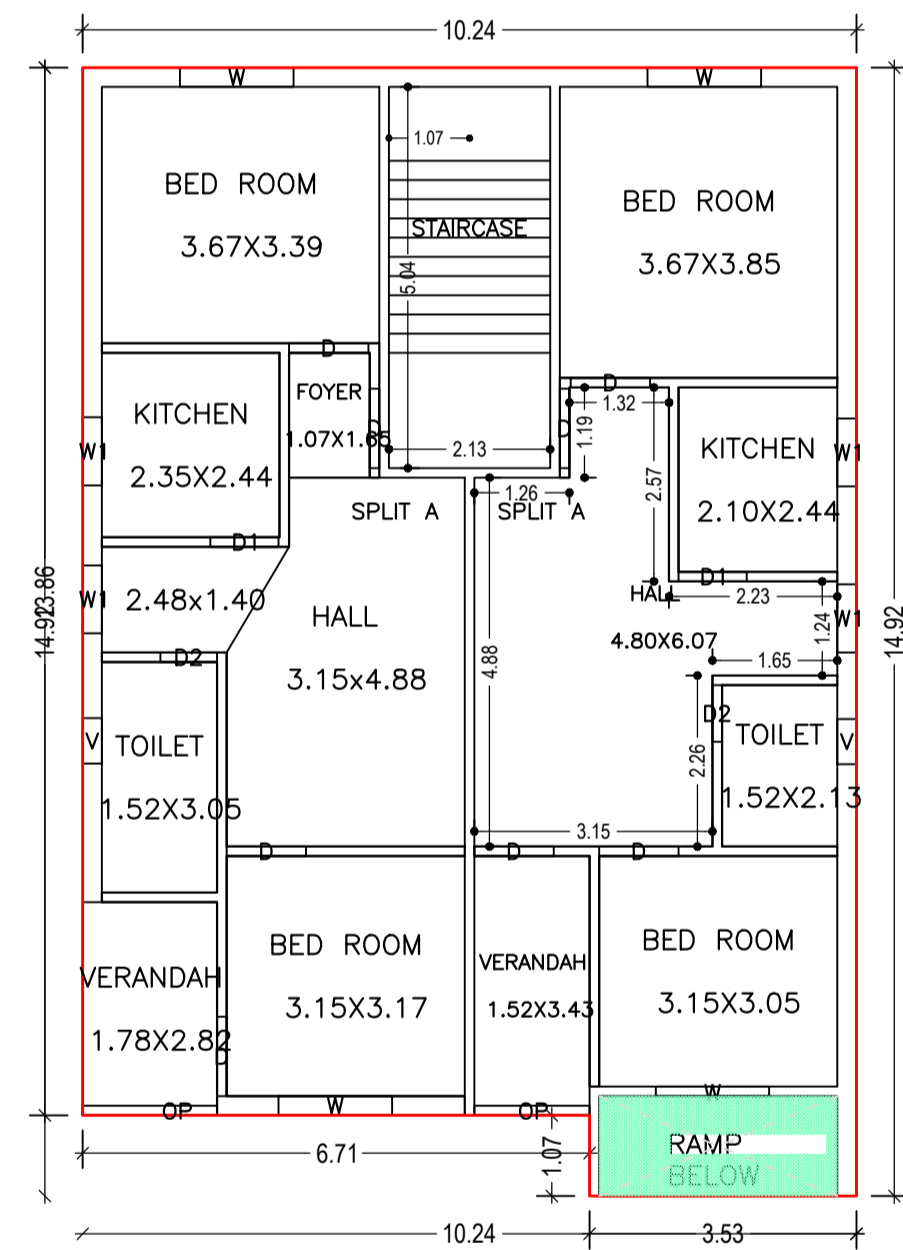
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Void	Parking					
A (RESIDENTIAL)	1	453.59	4.16	144.28	296.67	8.48	305.15	305.15	01
Grand Total :	1	453.59	4.16	144.28	296.67	8.48	305.15	305.15	01



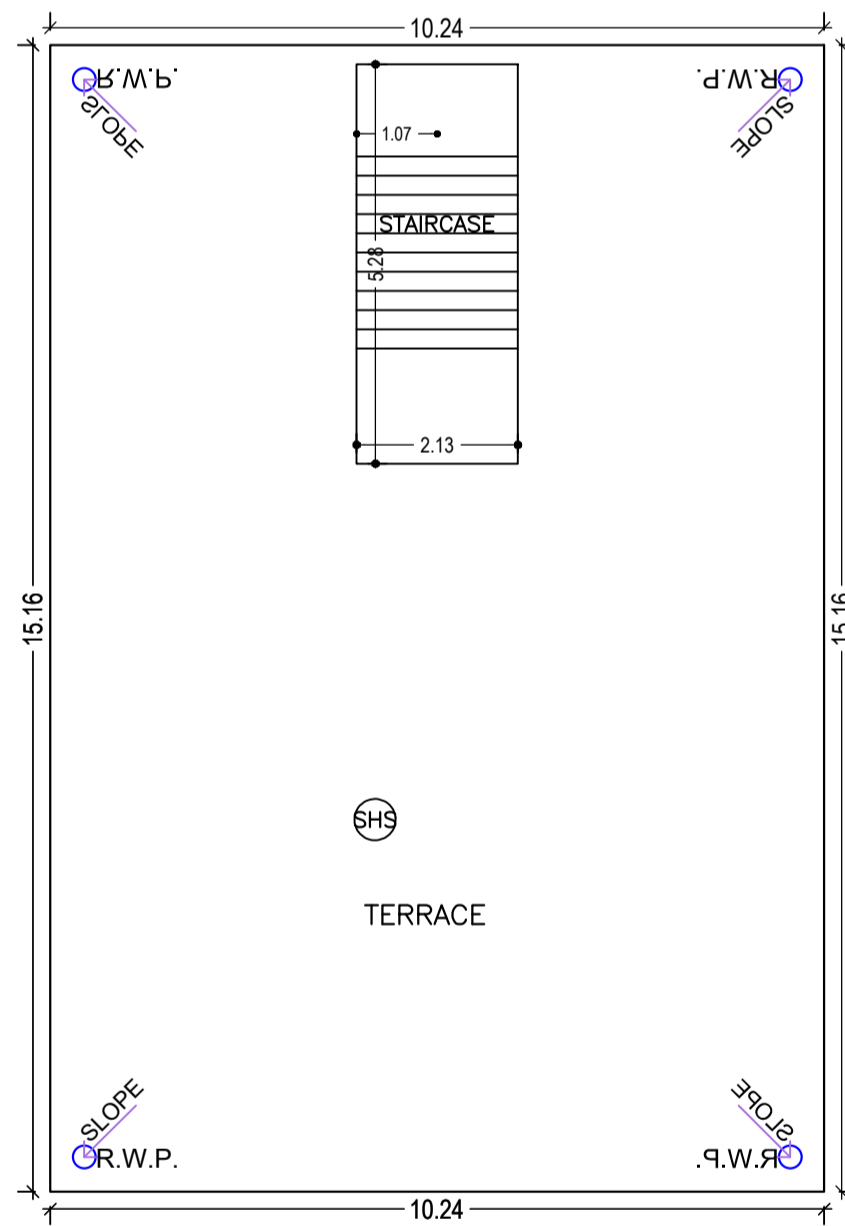
BASEMENT FLOOR PLAN (SCALE 1:100)



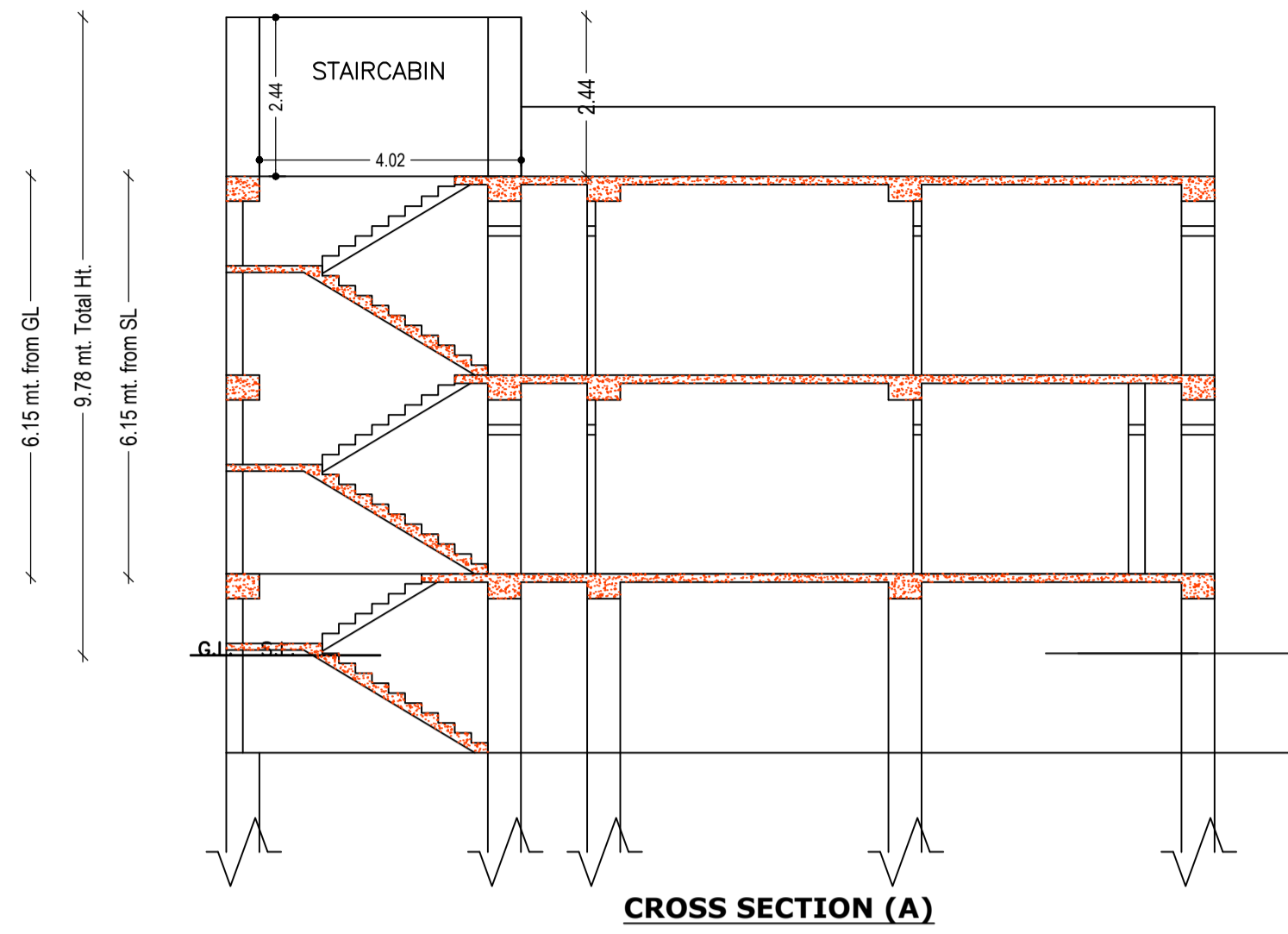
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



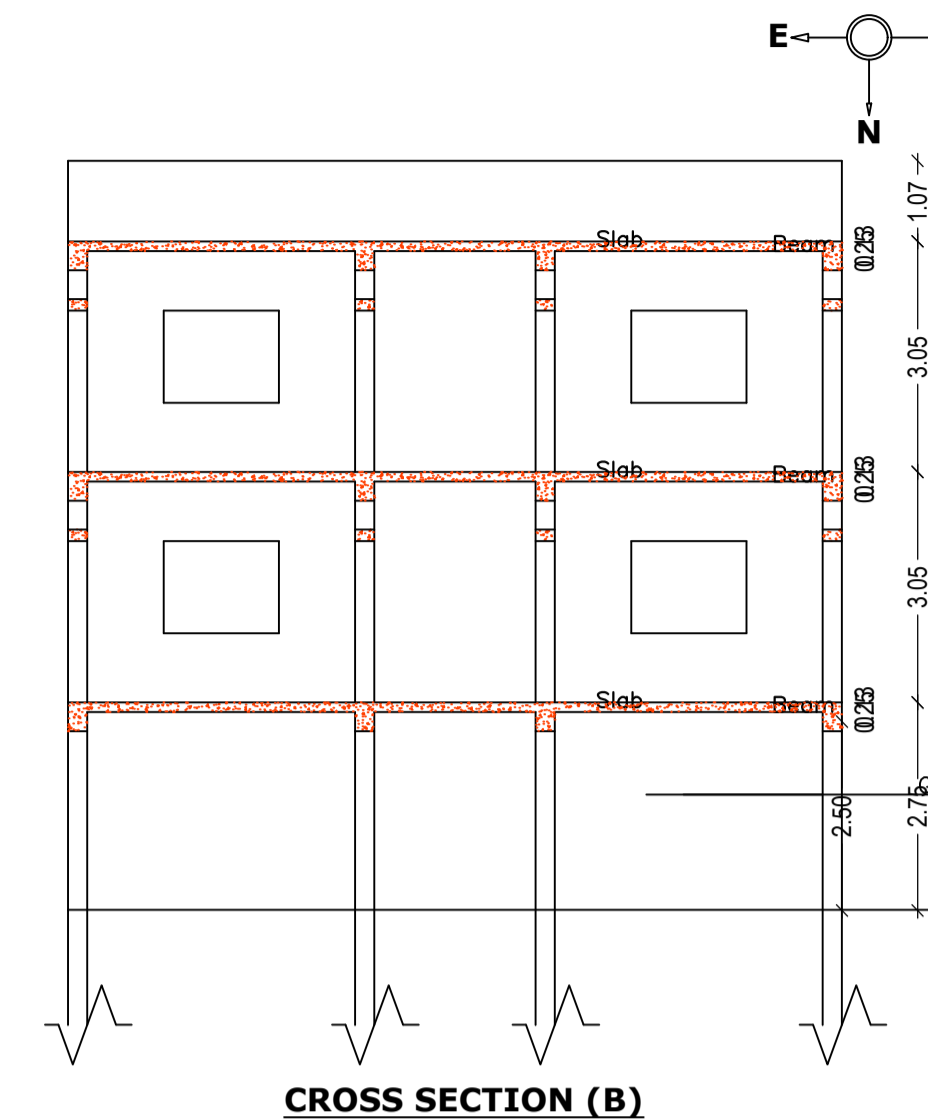
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



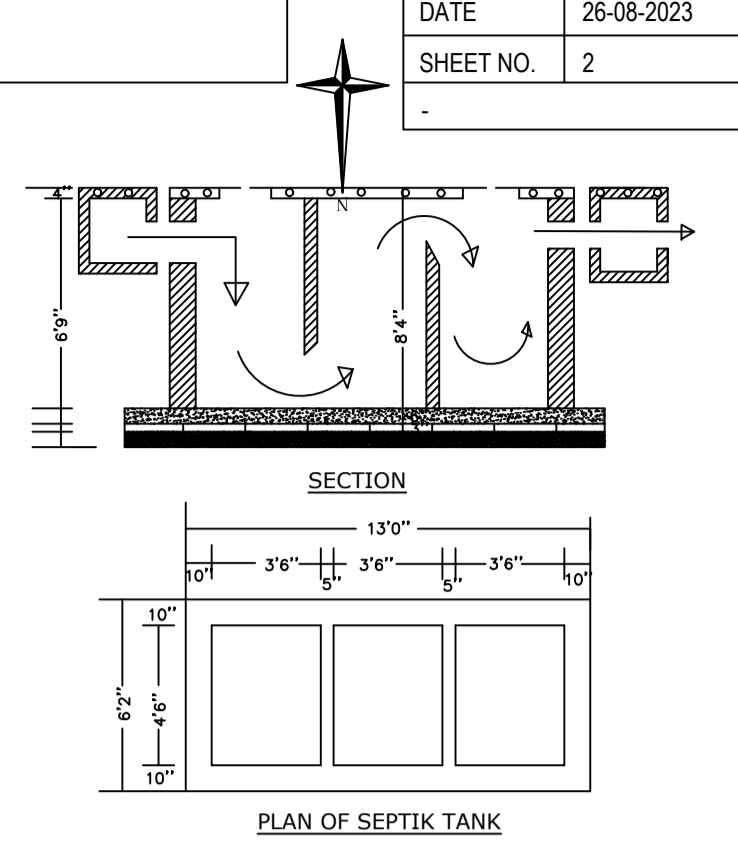
TERRACE FLOOR PLAN (SCALE 1:100)



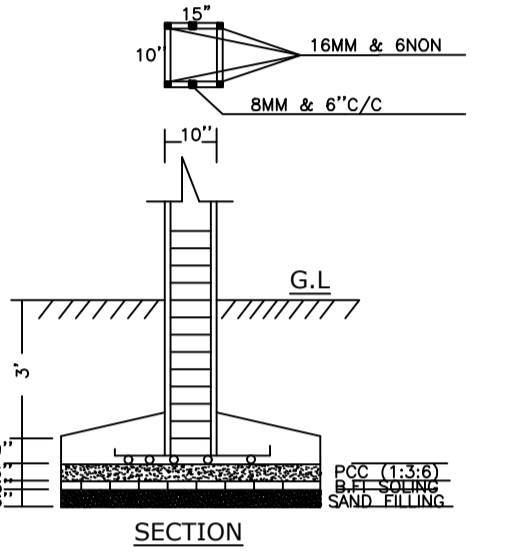
CROSS SECTION (A)



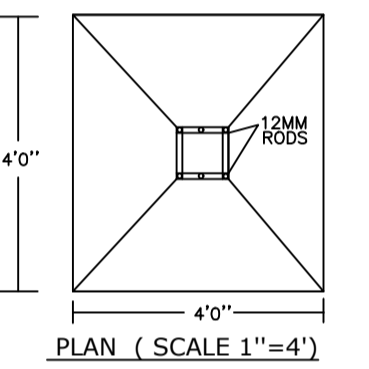
CROSS SECTION (B)



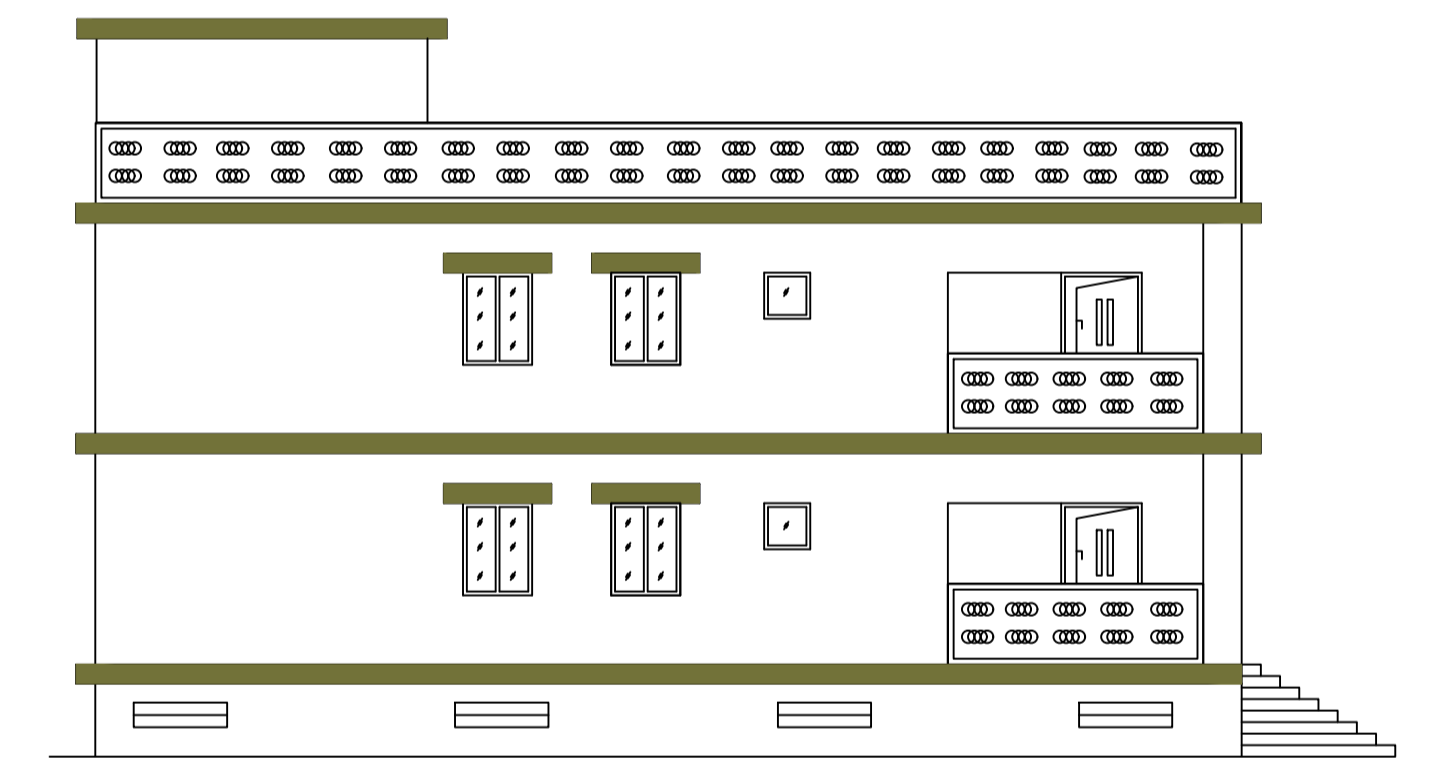
PLAN OF SEPTIK TANK



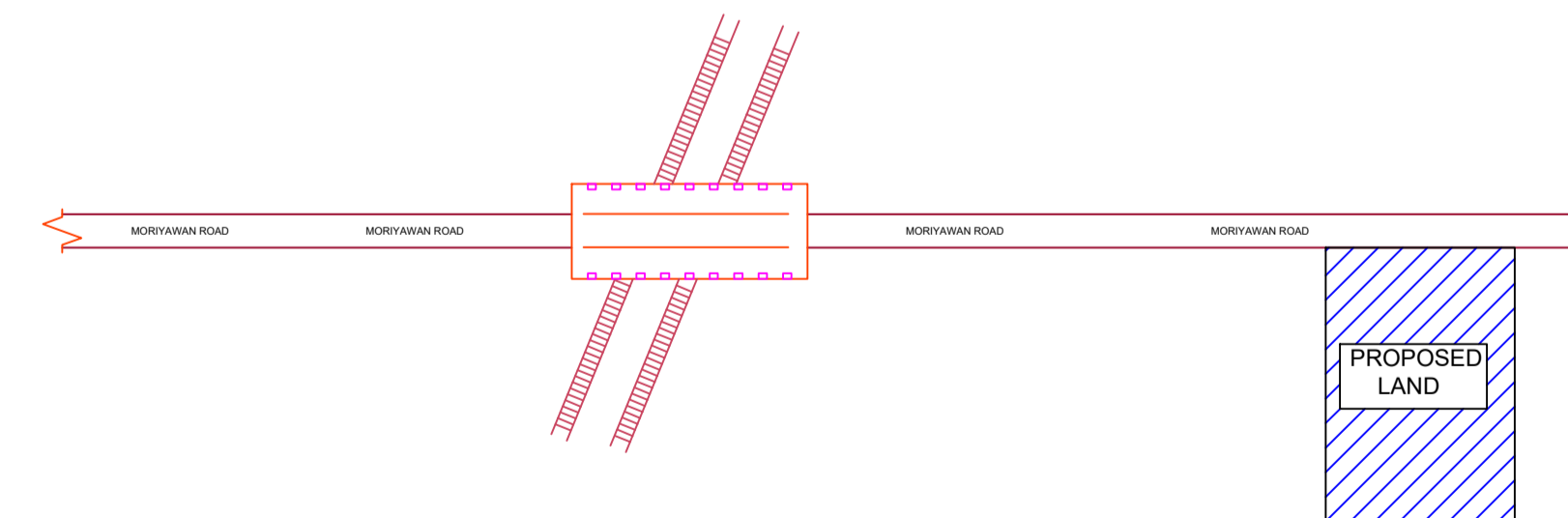
SECTION



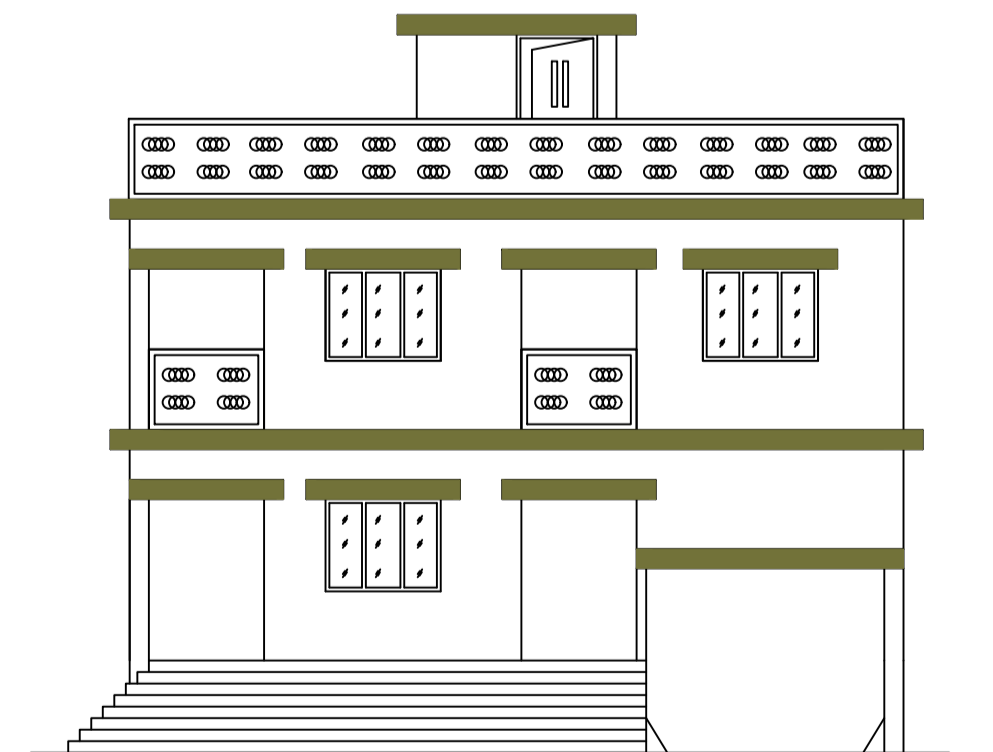
PLAN (SCALE 1''=4')



CROSS ELEVATION



LOCATION PLAN (SCALE -1''=16')



FRONT ELEVATION

Building :A (RESIDENTIAL)

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.)
		Void	Parking					
Basement Floor	152.76	0.00	144.28	0.00	8.48	8.48	8.48	00
Ground Floor	145.61	4.16	0.00	141.45	0.00	141.45	141.45	01
First Floor	155.22	0.00	0.00	155.22	0.00	155.22	155.22	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	453.59	4.16	144.28	296.67	8.48	305.15	305.15	01
Total Number of Same Buildings	1							
Total :	453.59	4.16	144.28	296.67	8.48	305.15	305.15	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	04
A (RESIDENTIAL)	D1	0.90	2.10	04
A (RESIDENTIAL)	D	1.05	2.10	16
A (RESIDENTIAL)	OP	1.52	2.10	01
A (RESIDENTIAL)	OP	1.78	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	0.90	04
A (RESIDENTIAL)	W1	0.90	1.20	08
A (RESIDENTIAL)	W	1.50	1.20	08

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	249.46	236.41	7	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	6	0
Total:	-	-	249.46	236.41	26	1