

SITE PLAN

AREA STATEMENT JHUMRITILAIYA NAGAR PARISHAD	VERSION NO.: 1.0.66 VERSION DATE: 16/10/2020		
PROJECT DETAIL:			
Region: JHARKHAND URBAN	Plot Use: Residential		
LOCAL BODIES District: KODERMA	Plot SubUse: Bungalow/ Dwelling / Non Apartment		
Authority: JHUMRITILAIYA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA		
Inward No: JNP/BP/0099/W01/2023	PlotSubPlot No: 4035		
Application Type: General Proposal	North: Plot No. - PART OF PLOT NO - 4035		
Project Type: Building Permission	South: Road Width - 6.71		
Nature of Development: Addition or Alteration	East: Road Width - 4.88		
Location of Development Area: Old Area	West: Plot No. - PLOT NO - 4035		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	SQ.MT.	170.01
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		170.01
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			13.94
Total			13.94
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		156.07
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		170.01
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		170.01
COVERAGE CHECK			
Permissible Coverage area (70.00 %)			119.01
Proposed Coverage Area (68.78 %)			116.94
Total Prop. Coverage Area (68.78 %)			116.94
Balance coverage area (1.22 %)			2.07
FAR CHECK			
Perm. FAR Area (2.000)			340.02
Total Perm. FAR area			340.02
Residential FAR			233.88
Proposed FAR Area			233.88
Total Proposed FAR Area			233.88
Consumed FAR (Factor)			1.38
Balance FAR Area			106.14
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			233.88
ARCHITECT (Regd)		KIRAN KUMARI	
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)		SMT NILAM GUPTA	
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

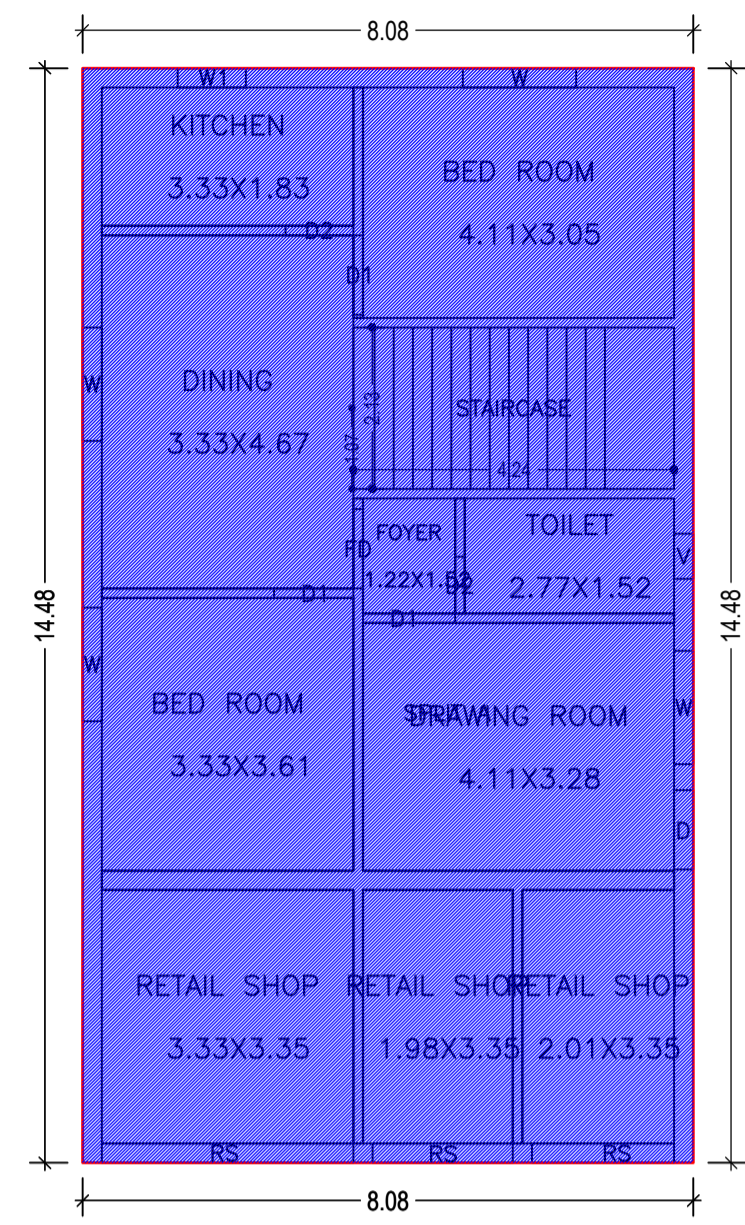
Floor Name	Building Name A (RESIDENTIAL)				Total			
	Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Ground Floor	0.00	116.94	0.00	116.94	0.00	116.94	0.00	116.94
First Floor	116.94	0.00	116.94	0.00	116.94	0.00	116.94	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total :	116.94	116.94	116.94	116.94	116.94	116.94	116.94	116.94

Building USE/SUBUSE Details

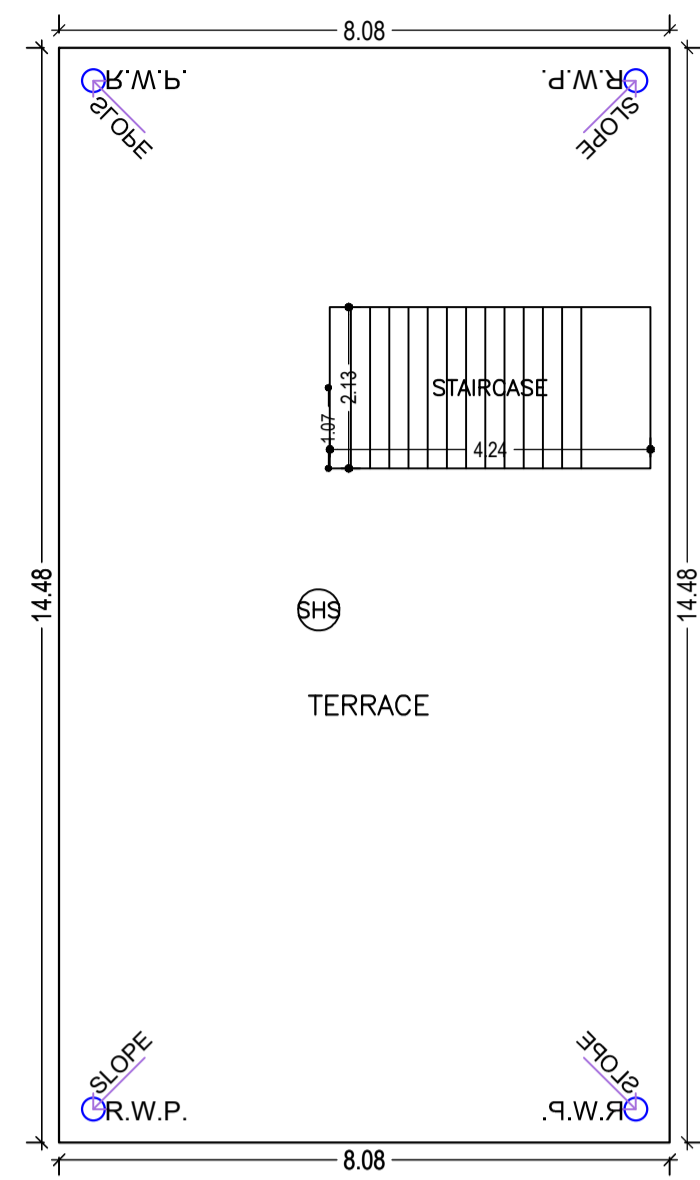
Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

FAR & Tenement Details (Table 4c-1)

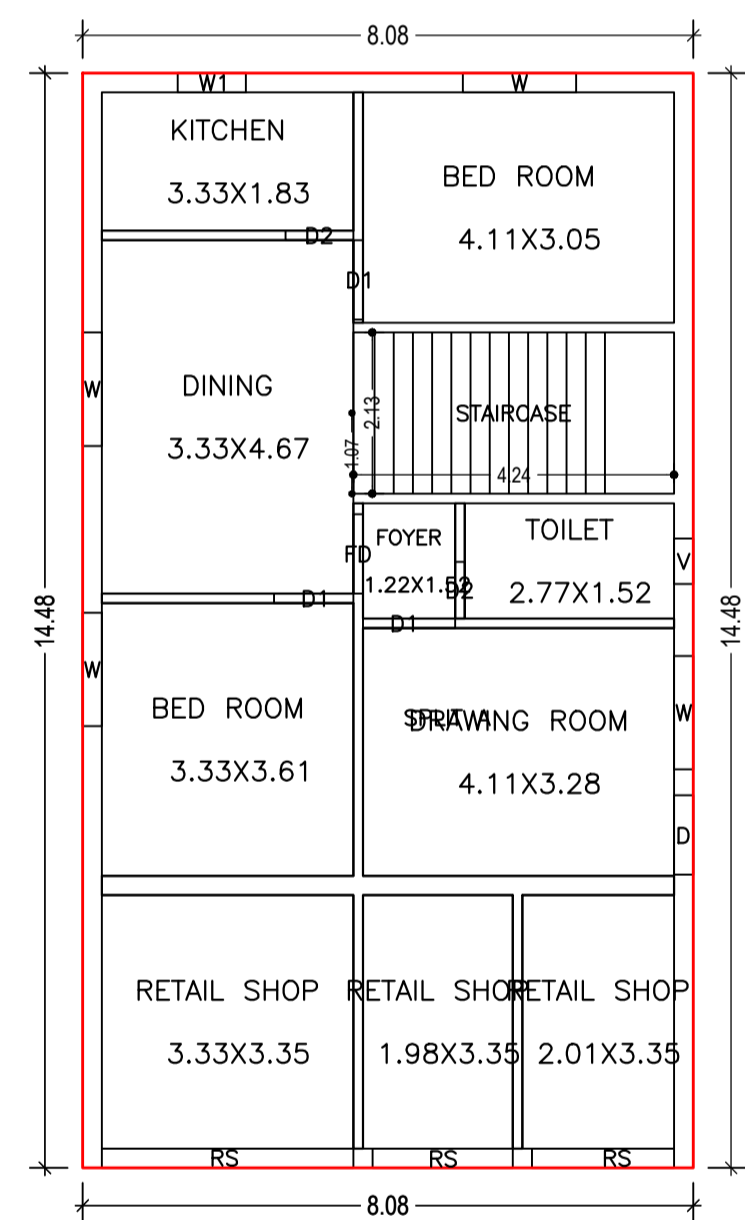
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (RESIDENTIAL)	1	233.88	116.94	116.94	116.94	116.94	233.88	233.88	01
Grand Total	1	233.88	116.94	116.94	116.94	116.94	233.88	233.88	01



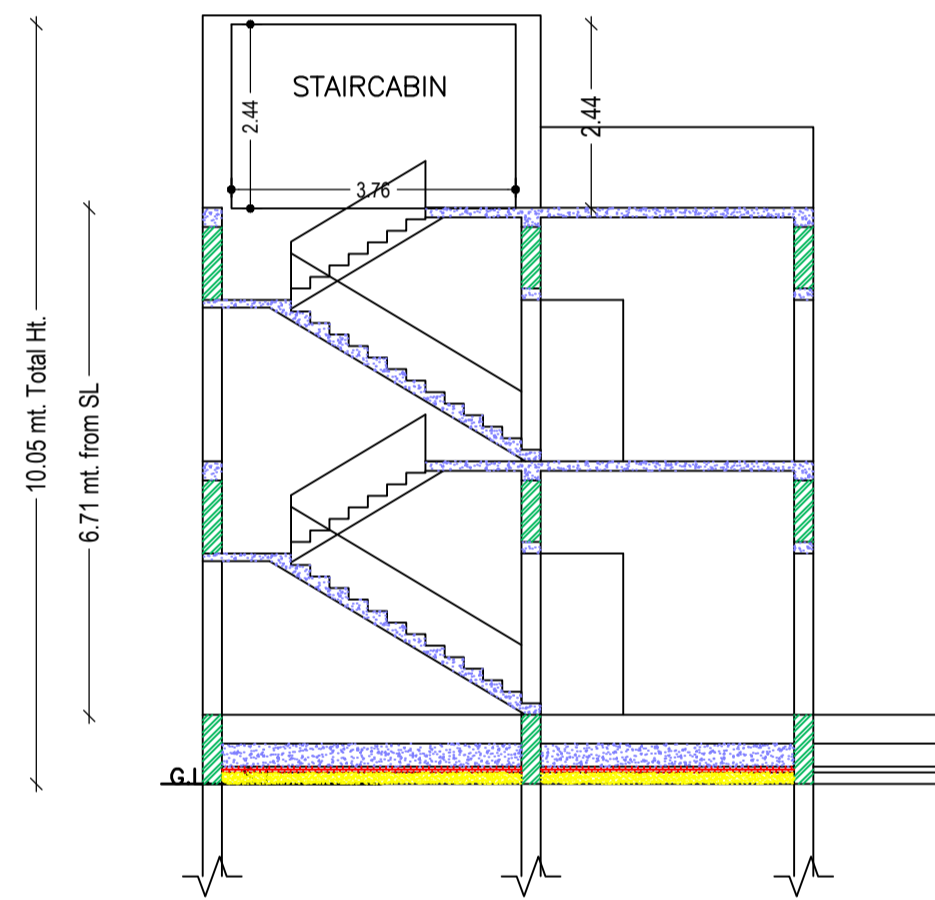
GROUND FLOOR PLAN (Existing) (SCALE 1:100)



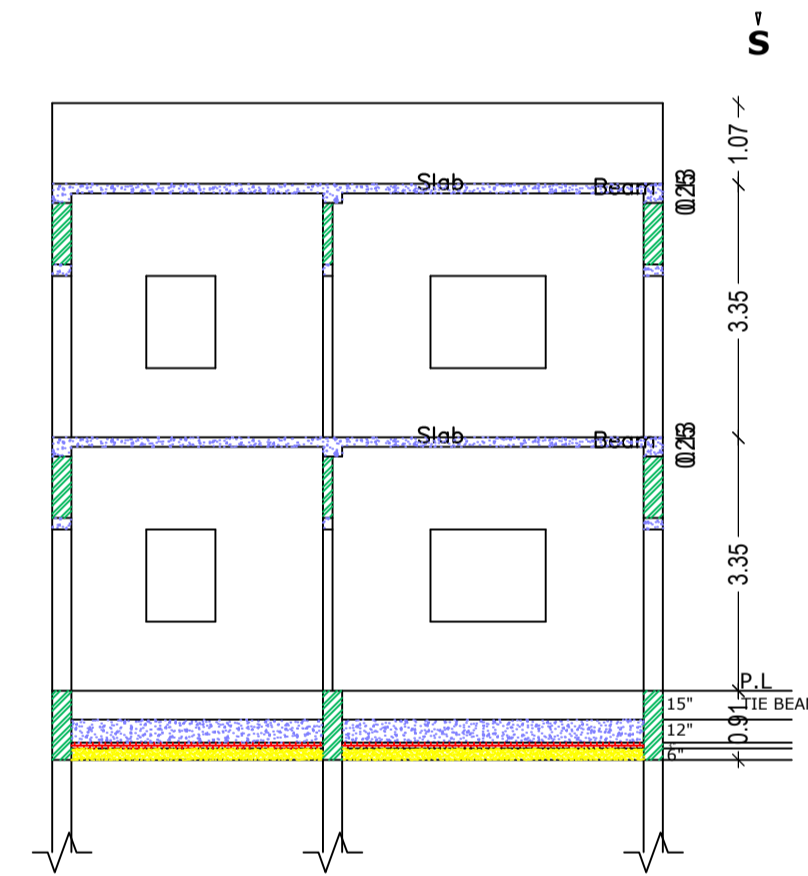
TERRACE FLOOR PLAN (SCALE 1:100)



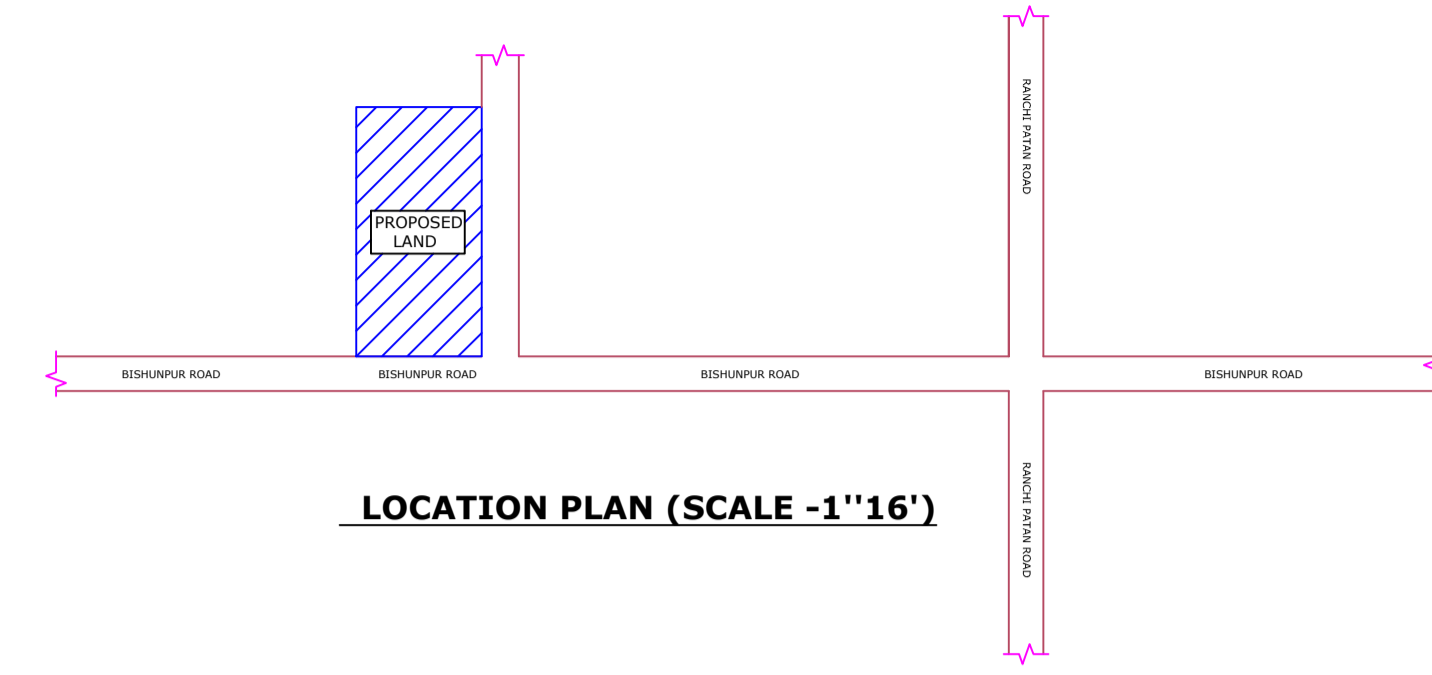
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



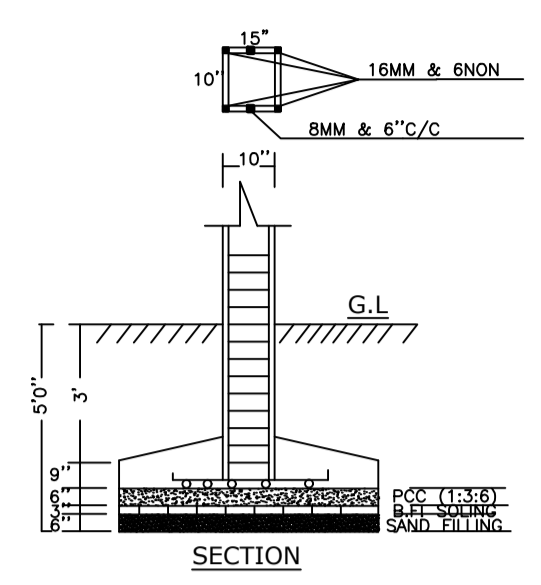
CROSS SECTION (A)



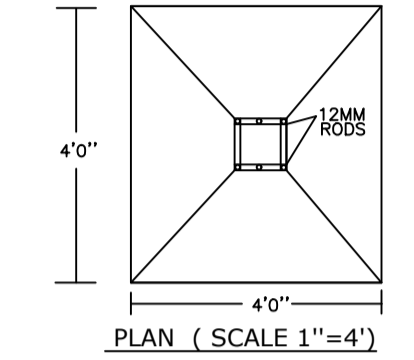
CROSS SECTION (B)



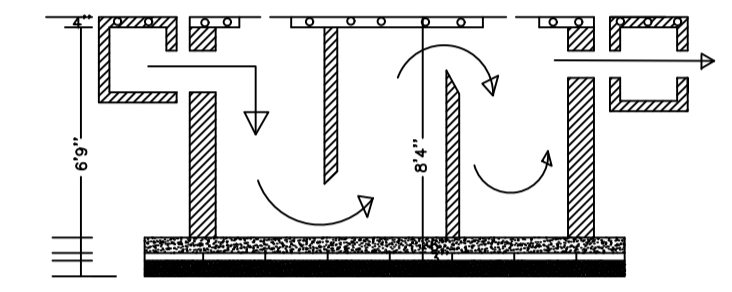
LOCATION PLAN (SCALE -1"=16')



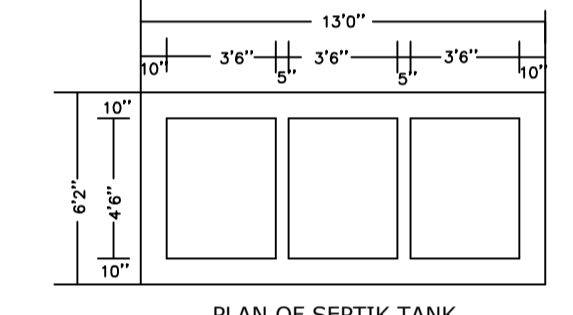
SECTION



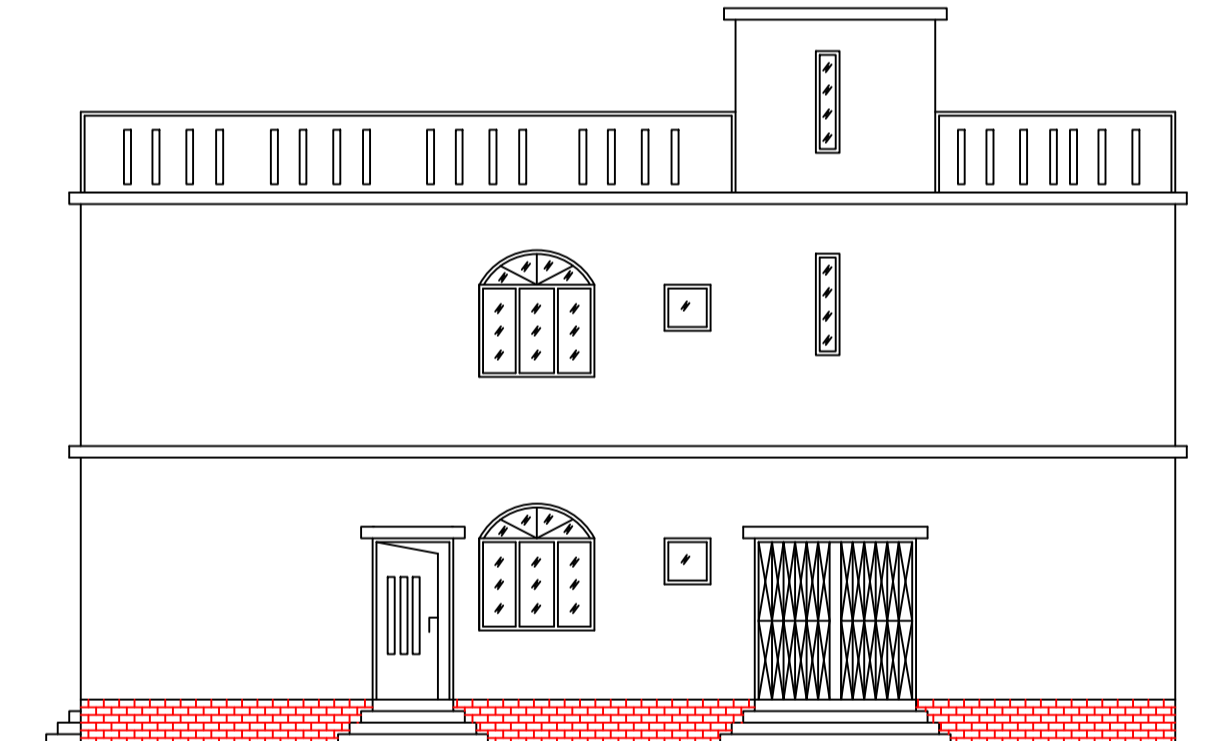
PLAN (SCALE 1"=4')



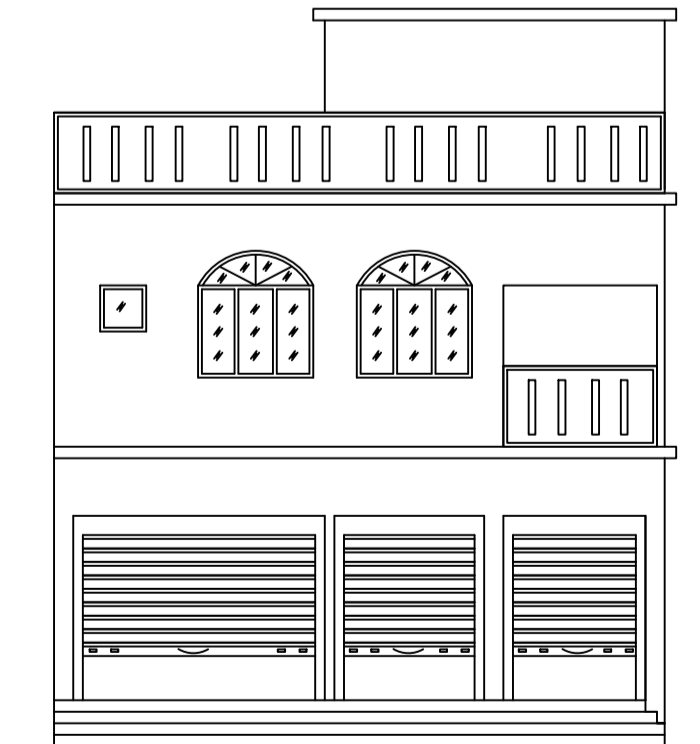
SECTION



PLAN OF SEPTIC TANK



CROSS ELEVATION



FRONT ELEVATION

Building :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	116.94	116.94	0.00	116.94	0.00	116.94	116.94	01
First Floor	116.94	0.00	116.94	0.00	116.94	116.94	116.94	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	233.88	116.94	116.94	116.94	116.94	233.88	233.88	01
Total Number of Same Buildings	1							
Total :	233.88	116.94	116.94	116.94	116.94	233.88	233.88	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	02
A (RESIDENTIAL)	D2	0.90	2.10	02
A (RESIDENTIAL)	D1	1.05	2.10	04
A (RESIDENTIAL)	FD	1.05	2.10	02
A (RESIDENTIAL)	D	1.05	2.10	02
A (RESIDENTIAL)	D1	1.22	2.10	02
A (RESIDENTIAL)	RS	1.85	2.10	02
A (RESIDENTIAL)	RS	1.88	2.10	02
A (RESIDENTIAL)	RS	3.33	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	0.90	02
A (RESIDENTIAL)	W1	0.90	1.20	02
A (RESIDENTIAL)	W	1.50	1.20	08

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	Existing	191.23	180.53	10	1
FIRST FLOOR PLAN	SPLIT A	FLAT	Proposed	0.00	0.00	10	0
Total:	-	-	-	191.23	180.53	20	1