

SITE PLAN  
SCALE:- 1:100

# SITE PLAN

AREA STATEMENT	VERSION NO.: 1.0.66
JHUMRITILAIYA NAGAR	VERSION DATE: 16/10/2020
PARISHAD	
PROJECT DETAIL:	
Region: JHARKHAND URBAN	Plot Use: Residential
LOCAL BODIES	Plot SubUse: Bungalow/ Dwelling / Non Apartment
District: KODERMA	PlotNearbyReligiousStructure: NA
Authority: JHUMRITILAIYA NAGAR	
PARISHAD	
Inward No: JNP/BP/0104/W/23/2023	Plot/SubPlot No: 5973
Application Type: General Proposal	North: Plot No. - TODAY SOLD TO AJAY KUMAR SINHA (P.N -5973/P)
Project Type: Building Permission	South: Plot No. - PLOT NO-5974
Nature of Development: New	East: Plot No. - PLOT NO-5968
Location of Development Area: Old Area	West: Road Width - 3.05M WIDE KATCHA ROAD
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 176.25
Deduction for NetPlot Area	
Road Widening Area	6.22
Total	6.22
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 170.03
Deduction for Balance Plot Area(from Gross Plot Area)	
Road Widening Area	6.22
Common Plot	14.06
Total	20.27
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 155.97
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 170.03
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 170.03
COVERAGE CHECK	
Permissible Coverage area ( 70.00 % )	119.02
Proposed Coverage Area ( 59.97 % )	101.97
Total Prop. Coverage Area ( 59.97 % )	101.97
Balance coverage area ( 10.03 % )	17.05
FAR CHECK	
Perm. FAR Area ( 1.200 )	204.04
Total Perm. FAR area	204.04
Residential FAR	203.94
Proposed FAR Area	203.94
Total Proposed FAR Area	203.94
Consumed FAR (Factor)	1.20
Balance FAR Area	0.10
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	203.94
ARCHITECT (Regd)	MD SHOAB ALAM
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SRI AJIT 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)	Orange
EXISTING (To be demolished)	Light Blue

### Buildingwise Floor FAR Details

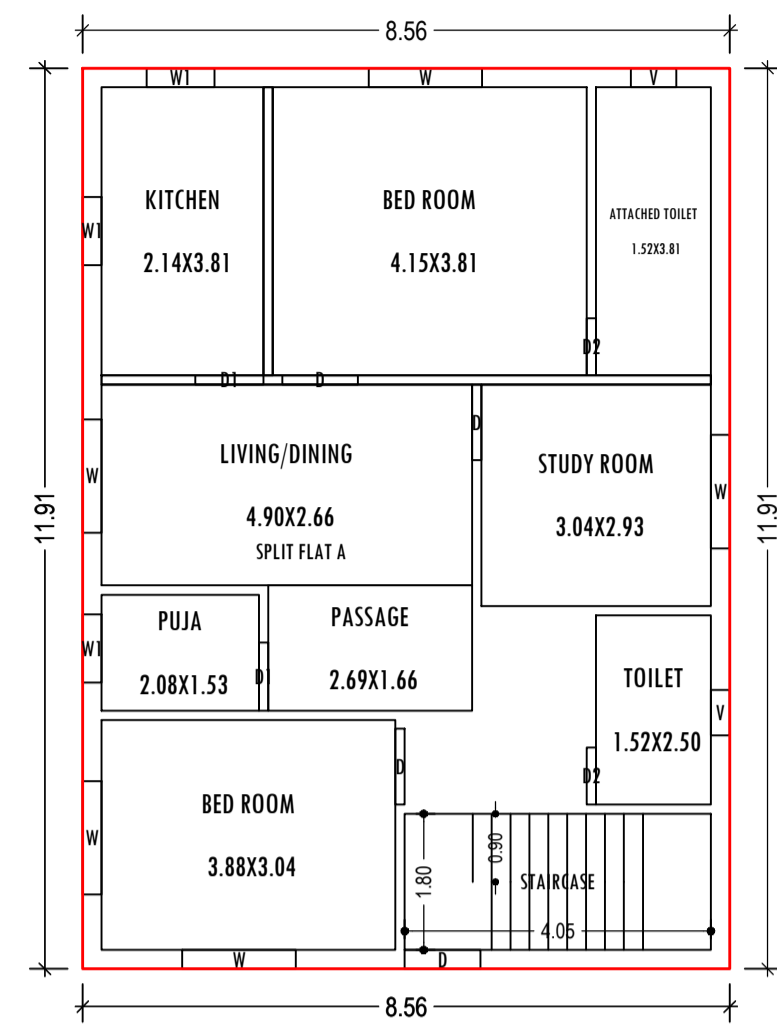
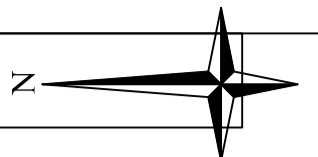
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	101.97	101.97	101.97	101.97
First Floor	101.97	101.97	101.97	101.97
Terrace Floor	0.00	0.00	0.00	0.00
Total :	203.94	203.94	203.94	203.94

### Building USE/SUBUSE Details

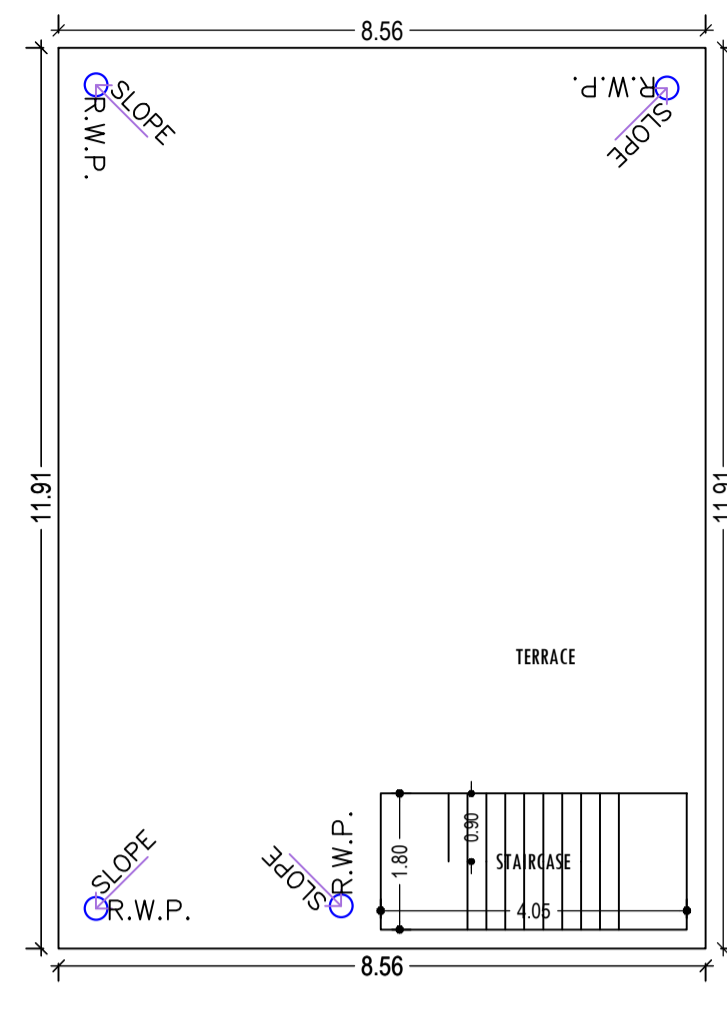
Building Name	Building Use	Building SubUse	Building Structure
AA (SRI AJIT KUMAR)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

### FAR & Tenement Details (Table 4c-1)

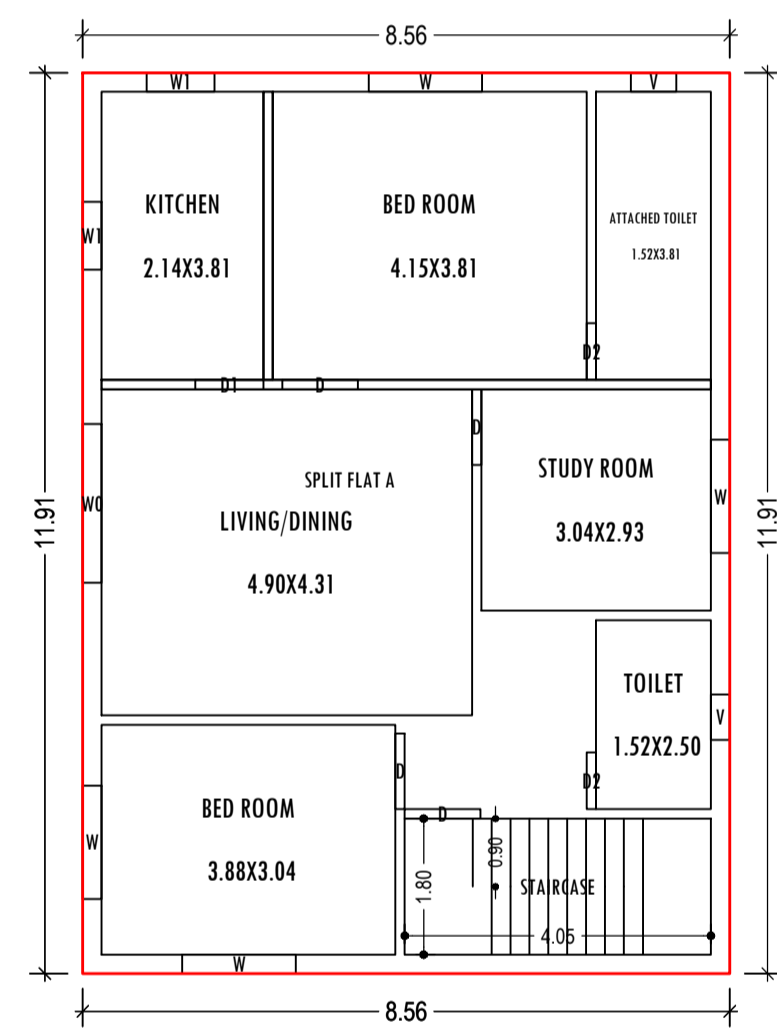
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
AA (SRI AJIT KUMAR)	1	203.94	203.94	203.94	203.94	01
Grand Total :	1	203.94	203.94	203.94	203.94	01



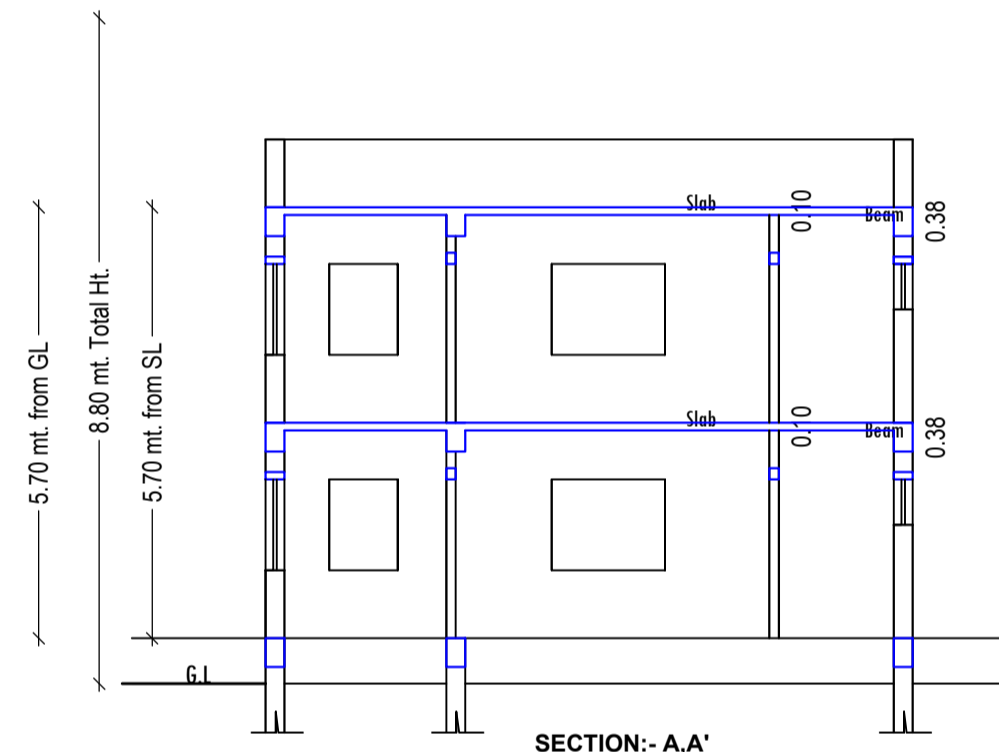
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



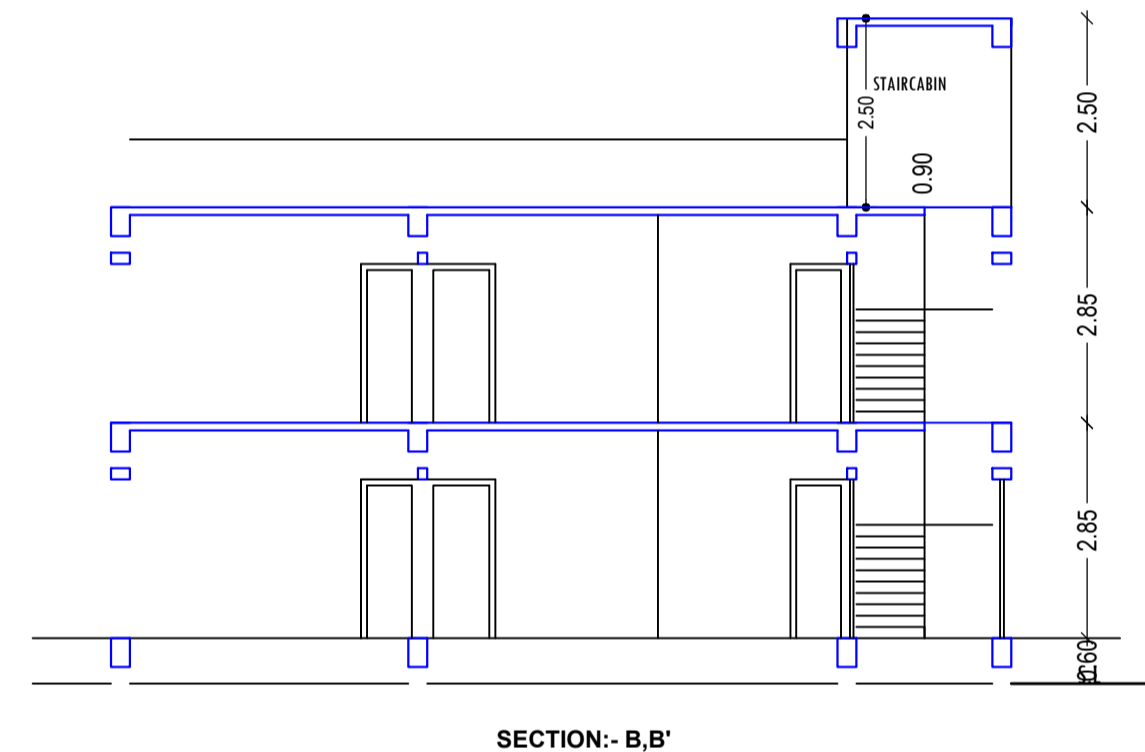
TERRACE FLOOR PLAN  
(SCALE 1:100)



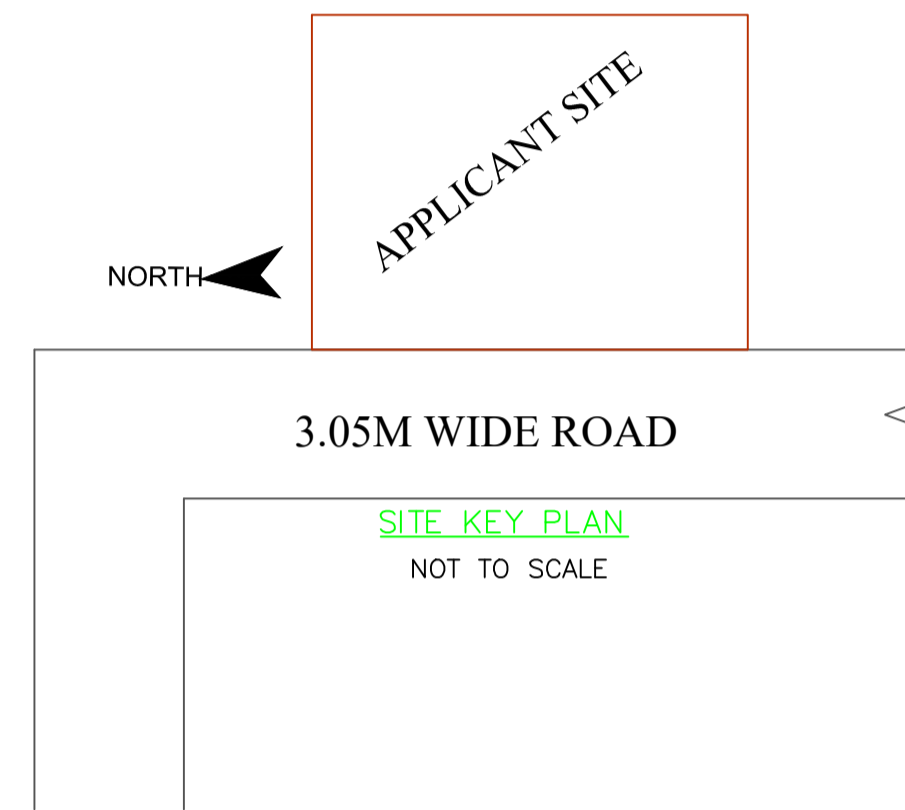
FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



SECTION- A,A'  
SCALE :- 1=100



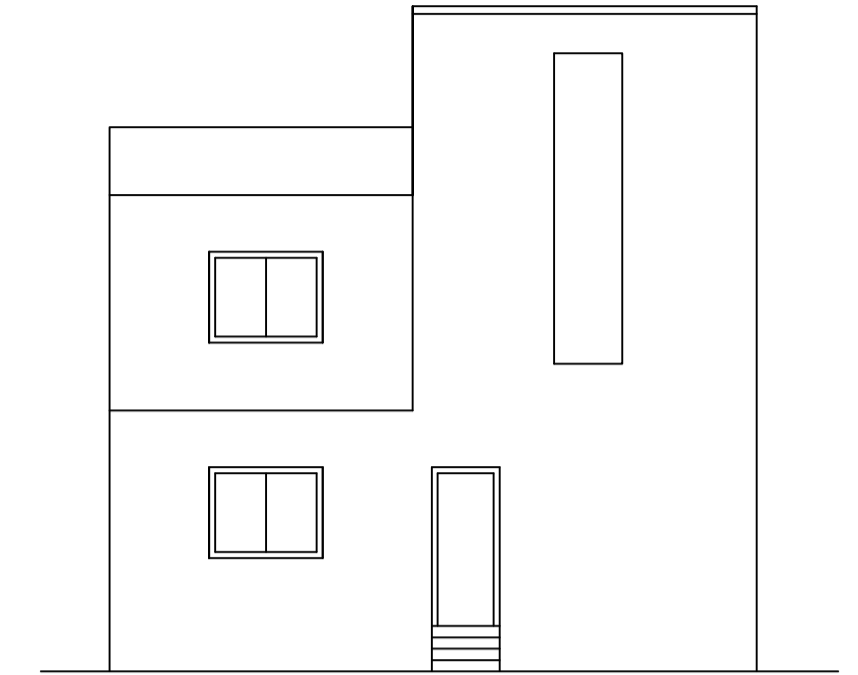
SECTION- B,B'  
SCALE :- 1=100



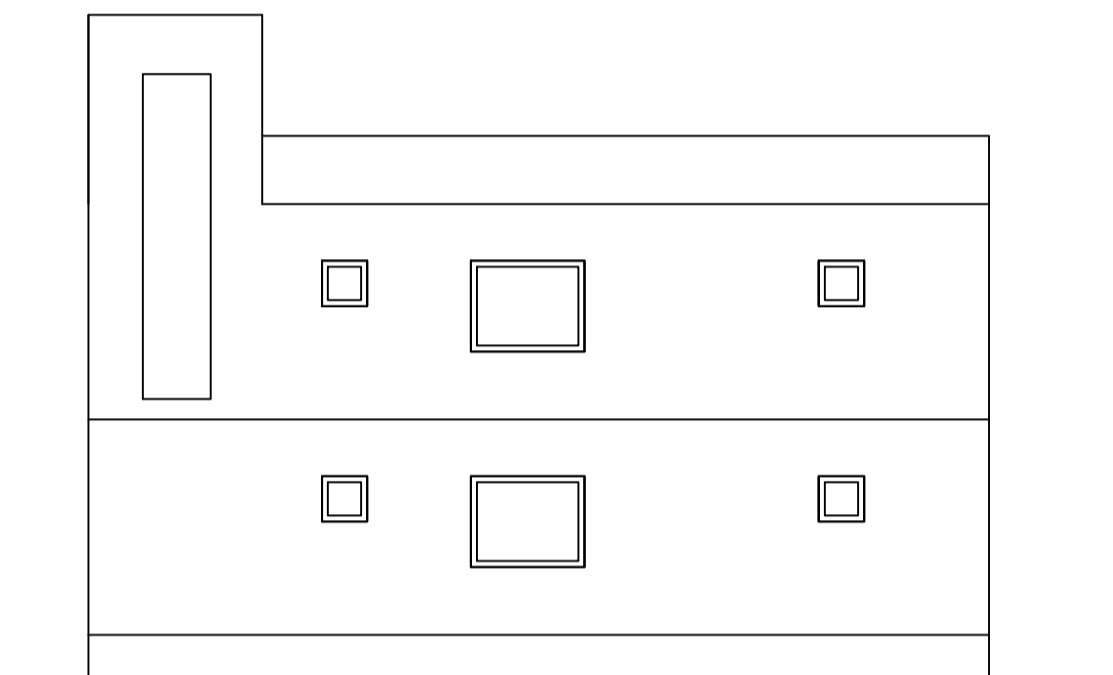
APPLICANT SITE

3.05M WIDE ROAD

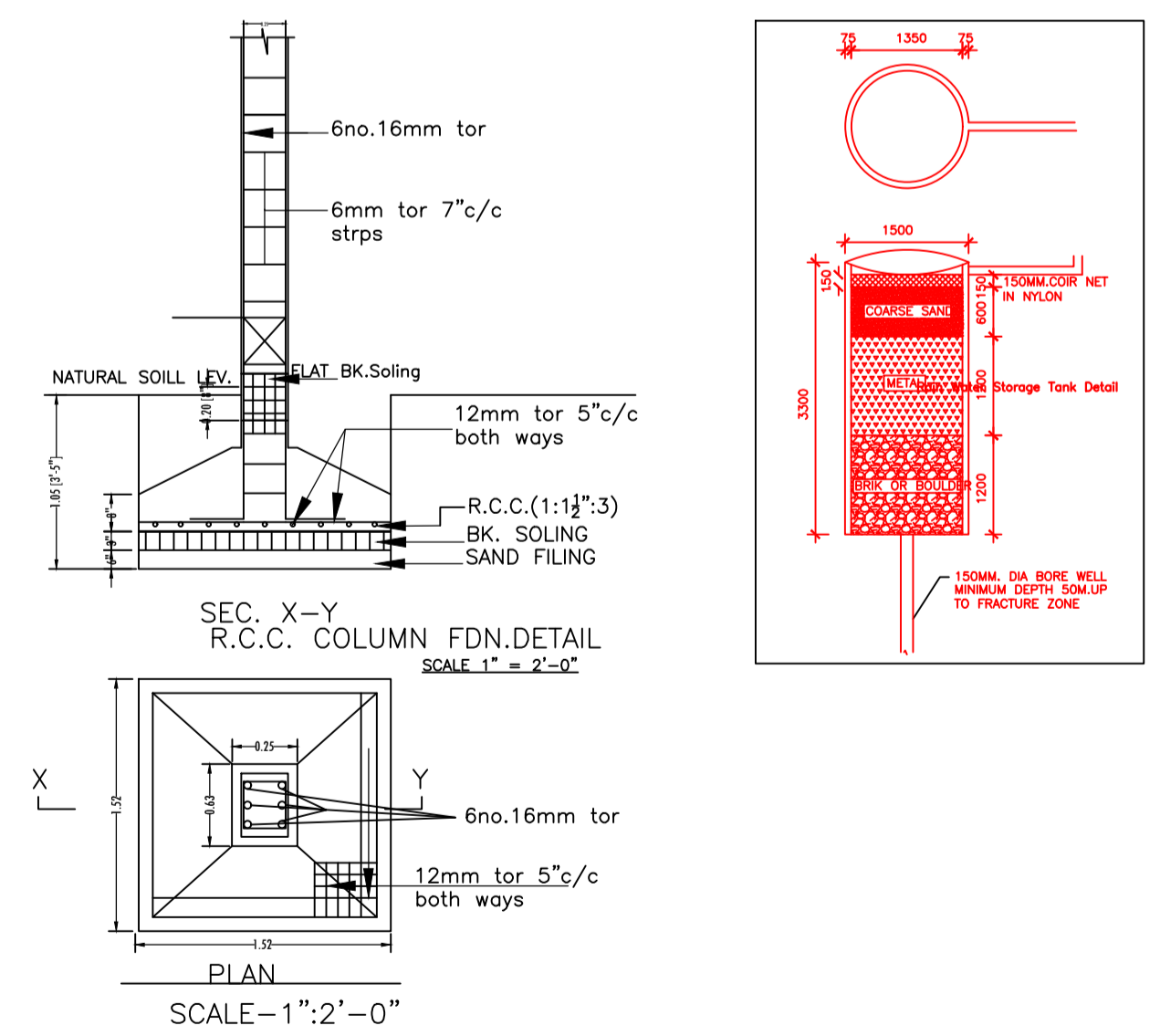
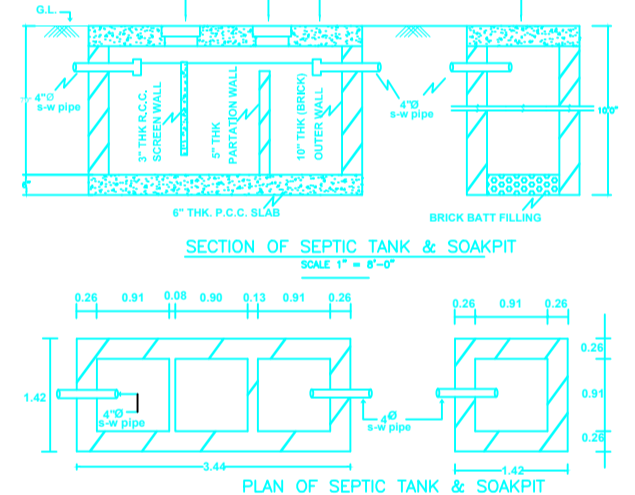
SITE KEY PLAN  
NOT TO SCALE



FRONT ELEVATION  
SCALE :- 1=100



SIDE ELEVATION  
SCALE :- 1=100



Building :AA (SRI AJIT KUMAR)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	101.97	101.97	101.97	101.97	01
First Floor	101.97	101.97	101.97	101.97	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	203.94	203.94	203.94	203.94	01
Total Number of Same Buildings	1				
Total :	203.94	203.94	203.94	203.94	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (SRI AJIT KUMAR)	D2	0.75	2.10	04
AA (SRI AJIT KUMAR)	D1	0.90	2.10	03
AA (SRI AJIT KUMAR)	D	1.00	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (SRI AJIT KUMAR)	V	0.60	0.60	04
AA (SRI AJIT KUMAR)	W1	0.90	1.20	05
AA (SRI AJIT KUMAR)	W	1.50	1.20	09
AA (SRI AJIT KUMAR)	W0	2.10	1.20	01

UnitBUA Table for Building :AA (SRI AJIT KUMAR)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT A	FLAT	167.89	164.92	9	1
FIRST FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	7	0
Total:	-	-	167.89	164.92	16	1