

**BRIEF SPECIFICATION**

FOUNDATION :-R.C.C. (1:1.5:3) Column footing foundation.  
 PLINTH :- 12"th R.C.C. (1:1.5:3) all round on plinth level.  
 FLOORING :- 1.5"th I.P.S. flooring over 3"th P.C.C. (1:3:6).  
 SUPER STRUCTURE :- First class brick work in cement mortar (1:6 )  
 SLAB,BEAM & LINTEL :- All R.C.C. work (1:1.5:3).  
 WOOD WORK :- All door & window frames of sal wood.  
 PLASTERING :- 0.5"th cement plaster (1:6) both side.

**SCHEDULE**


**DETAILS OF AREA**

TOTAL AREA (AS PER DEED)	-----	335.64 Sqmt.
TOTAL AREA (AS PER SITE)	-----	330.17 Sqmt.
BASMENT FLOOR AREA	-----	161.97 Sqmt.
GROUND FLOOR AREA	-----	161.97 Sqmt.
FIRST FLOOR AREA	-----	161.97 Sqmt.
SECOND FLOOR AREA	-----	161.97 Sqmt.
THIRD FLOOR AREA	-----	161.97 Sqmt.
TOTAL COVERED AREA	-----	971.82 Sqmt.
% OF PLINTH AREA	-----	49.05%
F.A.R	-----	2.94

**TITLE OF DRAWING**

PROPOSED RESIDENTIAL BUILDING PLAN OF SMT PUNAM KUMARI , W/O -D.R ASHISH CHAND ,R/O -GUMO JHUMRITELIYA KODERMA  
 SCHEDULE:- MOUZA- GUMO, THANA NO -12, KHATA NO - 154, PLOT NO

SIG. OF OWNER

SIG. OF ENGINEER

DRW. AT :-

**SCHEDULE OF DOOR:**

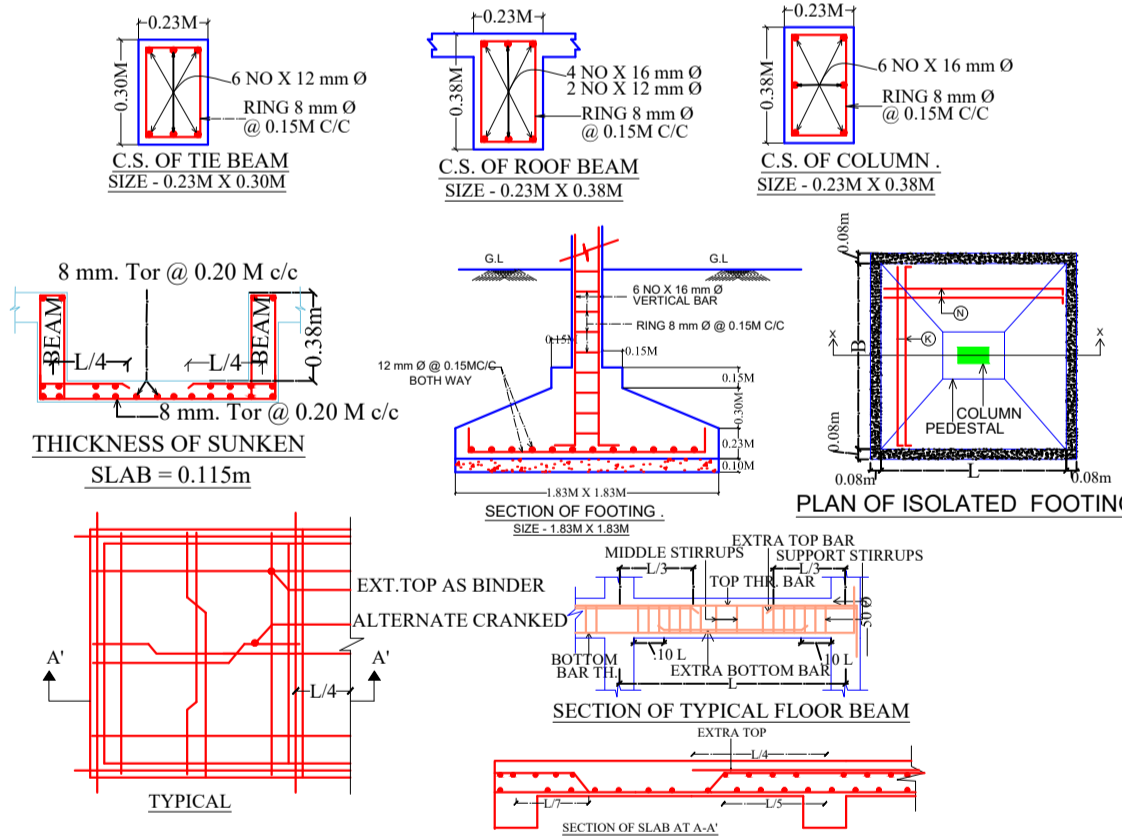
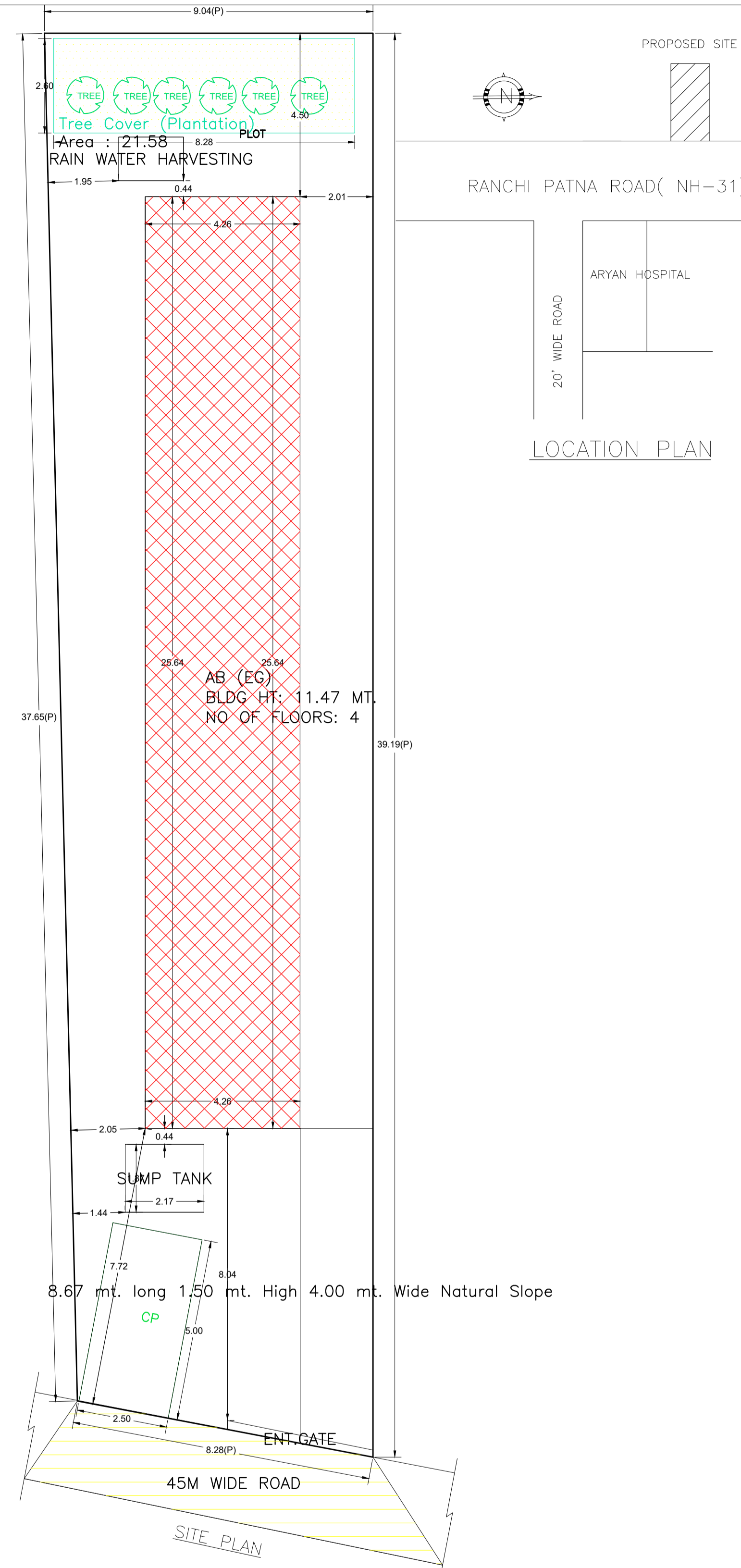
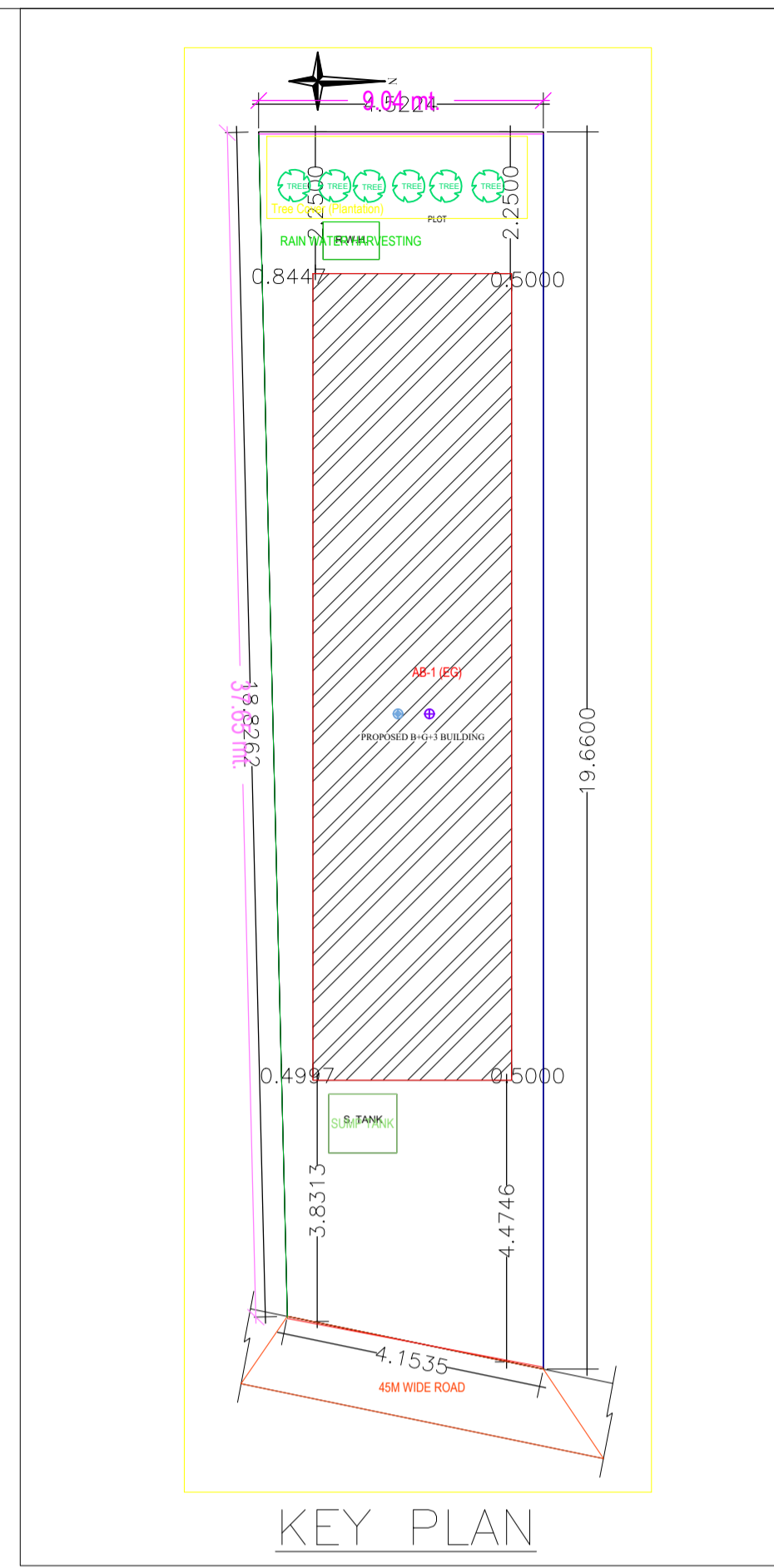
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AB (EG)	D	0.73	2.10	10
AB (EG)	D	0.75	2.10	10
AB (EG)	D	1.06	2.10	03
AB (EG)	D	1.12	2.10	01
AB (EG)	D	1.18	2.10	01
AB (EG)	D	1.22	2.10	02
AB (EG)	D	1.27	2.10	08
AB (EG)	D	1.29	2.10	02
AB (EG)	D	1.42	2.10	01
AB (EG)	D	1.52	2.10	01

**SCHEDULE OF WINDOW/VENTILATION:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AB (EG)	W	0.61	1.20	11
AB (EG)	W	0.75	1.20	02
AB (EG)	W	1.20	1.20	45
AB (EG)	W	1.65	1.20	01
AB (EG)	W	2.01	1.20	01
AB (EG)	W	2.02	1.20	01

**Building :AB (EG)**

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.)	Trmt (No.)
		Lift	Parking	Resi.	Medical				
Basement Floor	109.31	8.46	85.45	0.00	0.00	15.41	15.41	15.41	00
Ground Floor	109.31	0.00	0.00	0.00	109.31	0.00	109.31	109.31	00
First Floor	109.32	8.46	0.00	0.00	100.86	0.00	100.86	100.86	00
Second Floor	109.32	8.46	0.00	100.86	0.00	0.00	100.86	100.86	01
Third Floor	89.22	8.46	0.00	80.76	0.00	0.00	80.76	80.76	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	526.48	33.84	85.45	181.62	210.17	15.41	407.20	407.20	01
Total Number of Same Buildings :	1								
Total :	526.48	33.84	85.45	181.62	210.17	15.41	407.20	407.20	01



**Proposal Basic Information**

Proposal File No.	JNP/BP/0140/W/19/2023
Owner Name	Punam kumari
Khata No	154
Plot No	1047
Village Name	Gorno
Use	Medical
SubUse	Nursing Home

**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.)	Trmt (No.)
			Lift	Parking	Resi.	Medical				
AB (EG)	1	526.48	33.84	85.45	181.62	210.17	15.41	407.20	407.20	01
Grand Total :	1	526.48	33.84	85.45	181.62	210.17	15.41	407.20	407.20	01

**Building USE/SUBUSE Details**

Building Name	Building Use	Building SubUse	Building Structure
AB (EG)	Medical	Nursing Home	Non-Highrise

**Buildingwise Floor FAR Details**

Floor Name	Building Name AB (EG)		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	109.31	15.41	109.31	15.41
Ground Floor	109.31	109.31	109.31	109.31
First Floor	109.32	100.86	109.32	100.86
Second Floor	109.32	100.86	109.32	100.86
Third Floor	89.22	80.76	89.22	80.76
Terrace Floor	0.00	0.00	0.00	0.00
Total :	526.48	407.20	526.48	407.20

**COLOR INDEX**

PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	White
EXISTING (To be demolished)	Grey

**AREA STATEMENT**

JHUMRITILAIYA NAGAR PARISHAD	VERSION NO.: 1.0.70	VERSION DATE: 16/10/2020
PROJECT DETAIL:	LOCAL BODIES	Plot Use: Medical
Region: JHARKHAND URBAN LOCAL BODIES	District: KODERMA	Plot SubUse: Nursing Home
Authority: JHUMRITILAIYA NAGAR PARISHAD	Inward No: JNP/BP/0140/W/19/2023	Plot/SubPlot No: 1047
Application Type: General Proposal	Project Type: Building Permission	North: Plot No. - Land of jayant khandve
Nature of Development: New	Location of Development Area: Old Area	South: Plot No. - Land of surendra prasad mahto
Location of Development Area: Old Area	West: Plot No. - Land of surendra prasad mahto	East: Road Width - 45
AREA DETAILS:	AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	329.64
Deduction for Balance Plot Area(from Gross Plot Area)	Common Plot	21.58
Balance AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	308.07
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	329.64
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	329.64
COVERAGE CHECK	Permissible Coverage area ( 60.00 % )	197.76
Proposed Coverage Area ( 33.16 % )	Total Prop. Coverage Area ( 33.16 % )	109.31
Balance coverage area ( 26.84 % )		88.47
FAR CHECK	Perm. FAR Area ( 2.000 )	659.28
Total Perm. FAR area	Residential FAR	181.61
Special FAR	Proposed FAR Area	210.17
Total Proposed FAR Area	Consumed FAR (Factor)	407.19
Balance FAR Area	BUILT UP AREA CHECK	526.48
ARCHITECT (Regd)	Sanjeev Chhabra	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	Punam kumari	
DEVELOPMENT AUTHORITY	LOCAL BODY	

**Required Parking (Table 7a)**

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd.	Prop.	Reqd./Unit	Prop.
AB (EG)	Medical	Nursing Home	> 0	10	-	1	1	-	-	-	-
Total :			-	-	-	1	3	-	0	1	-

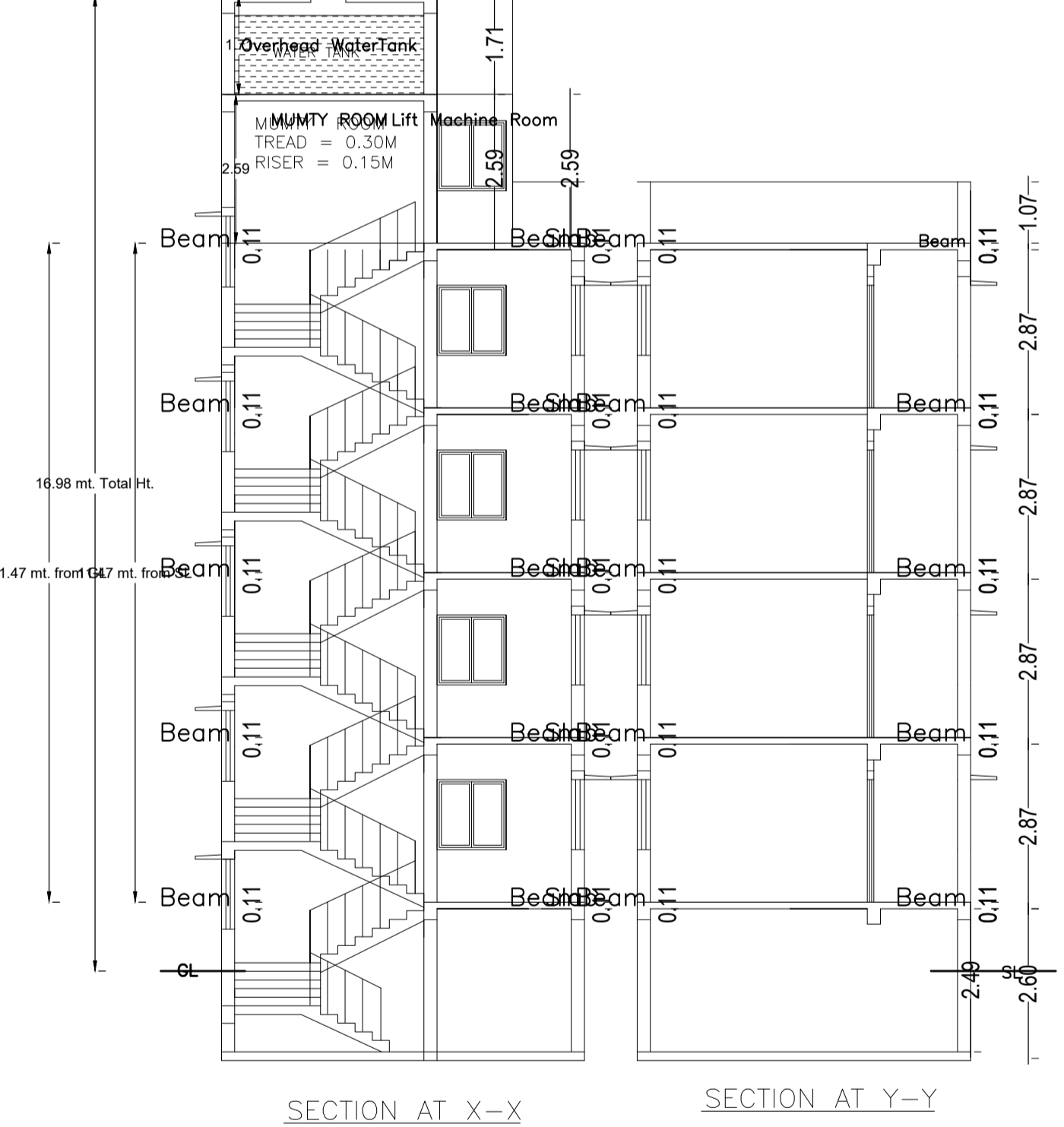
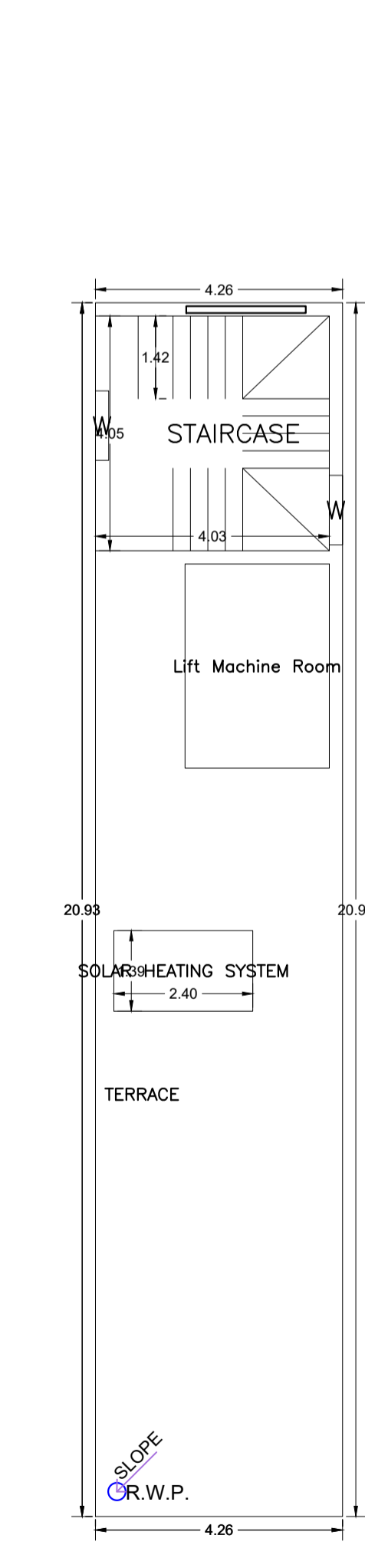
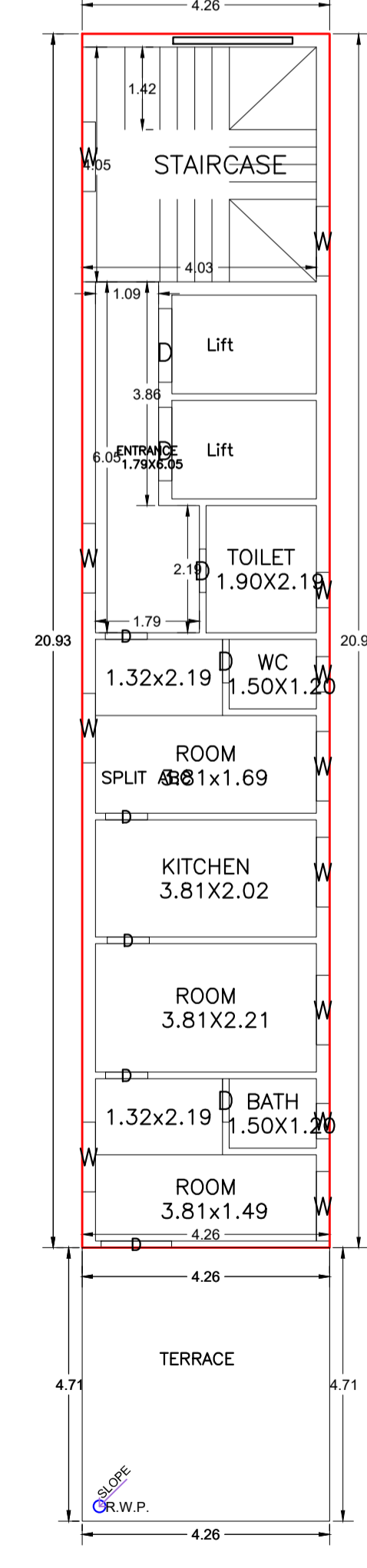
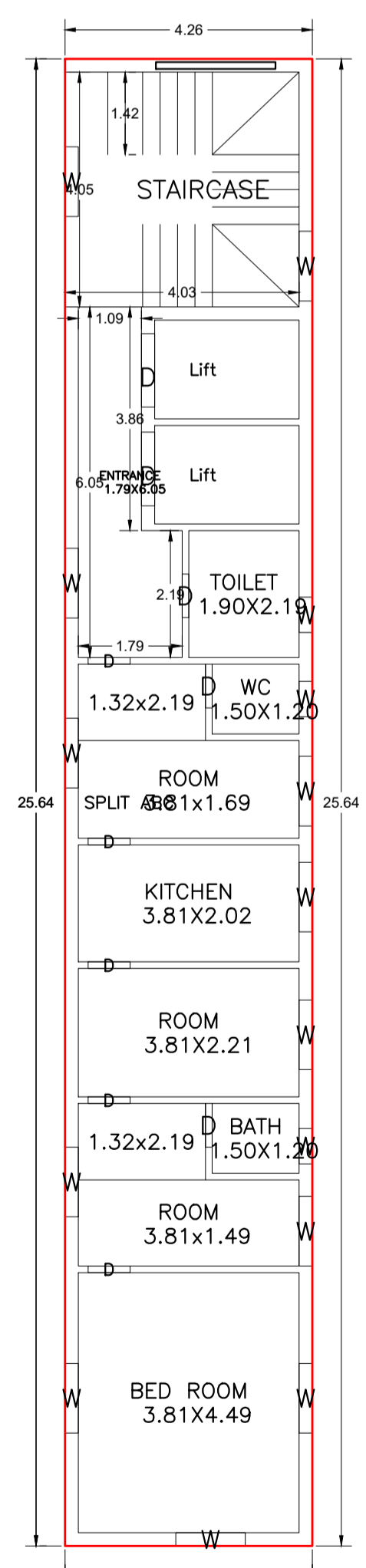
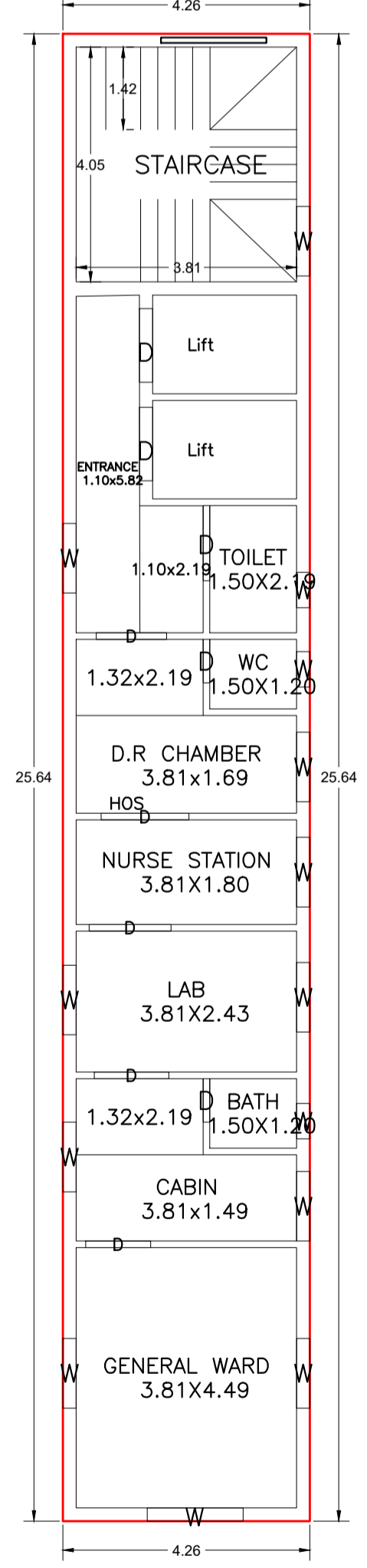
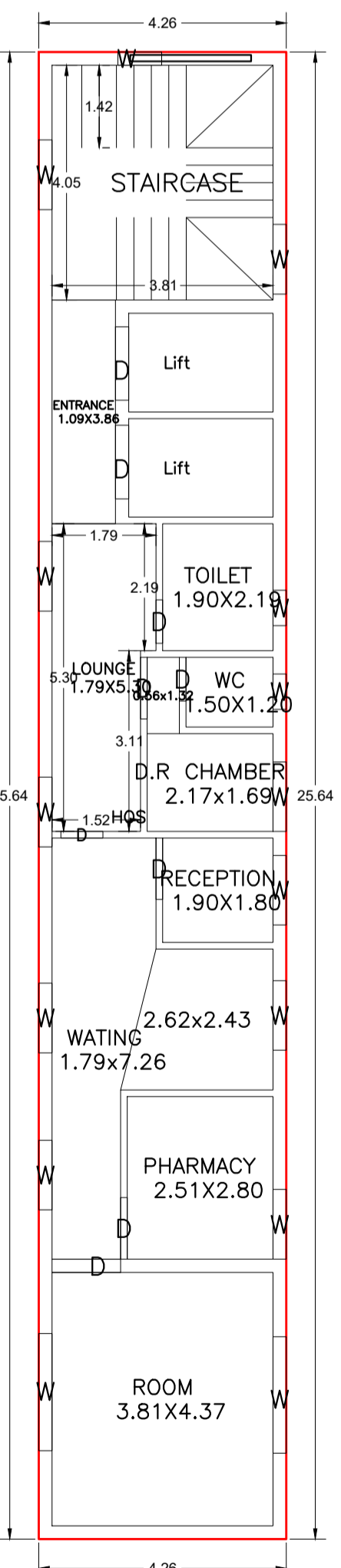
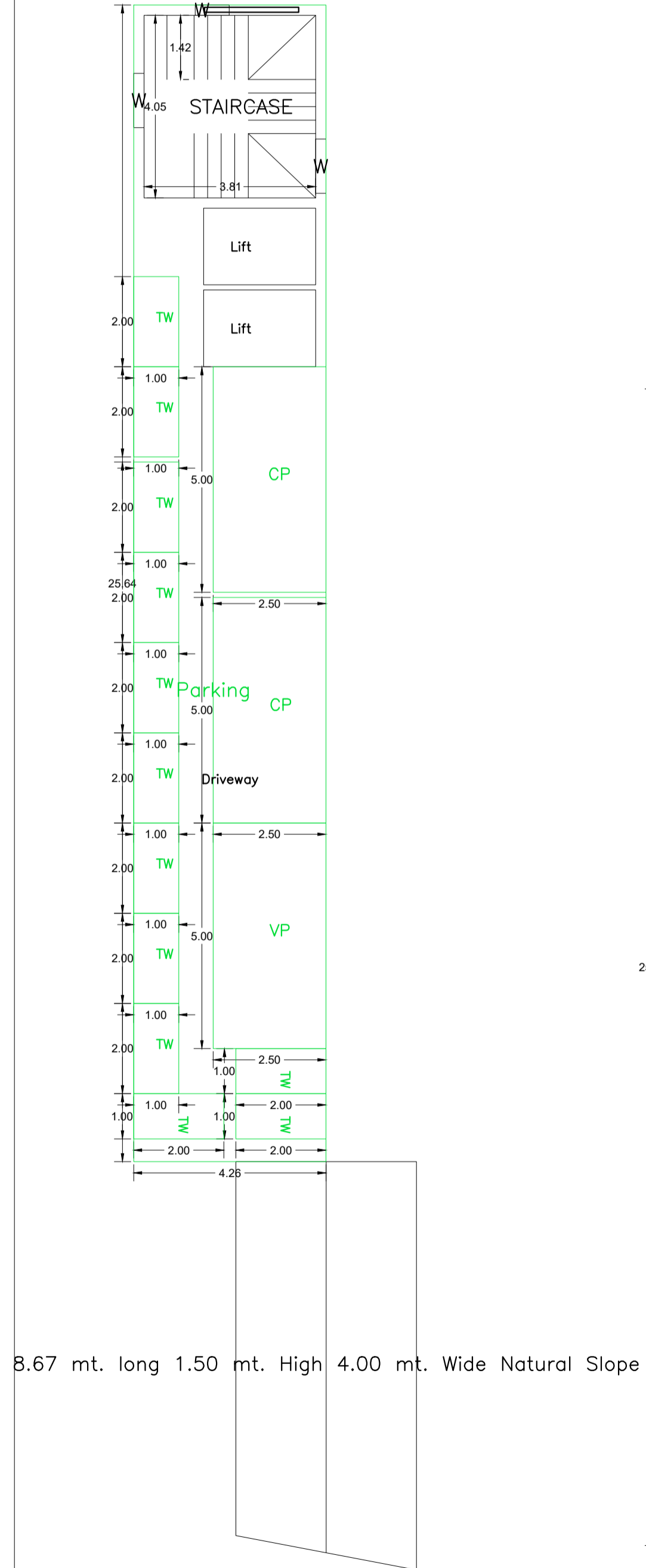
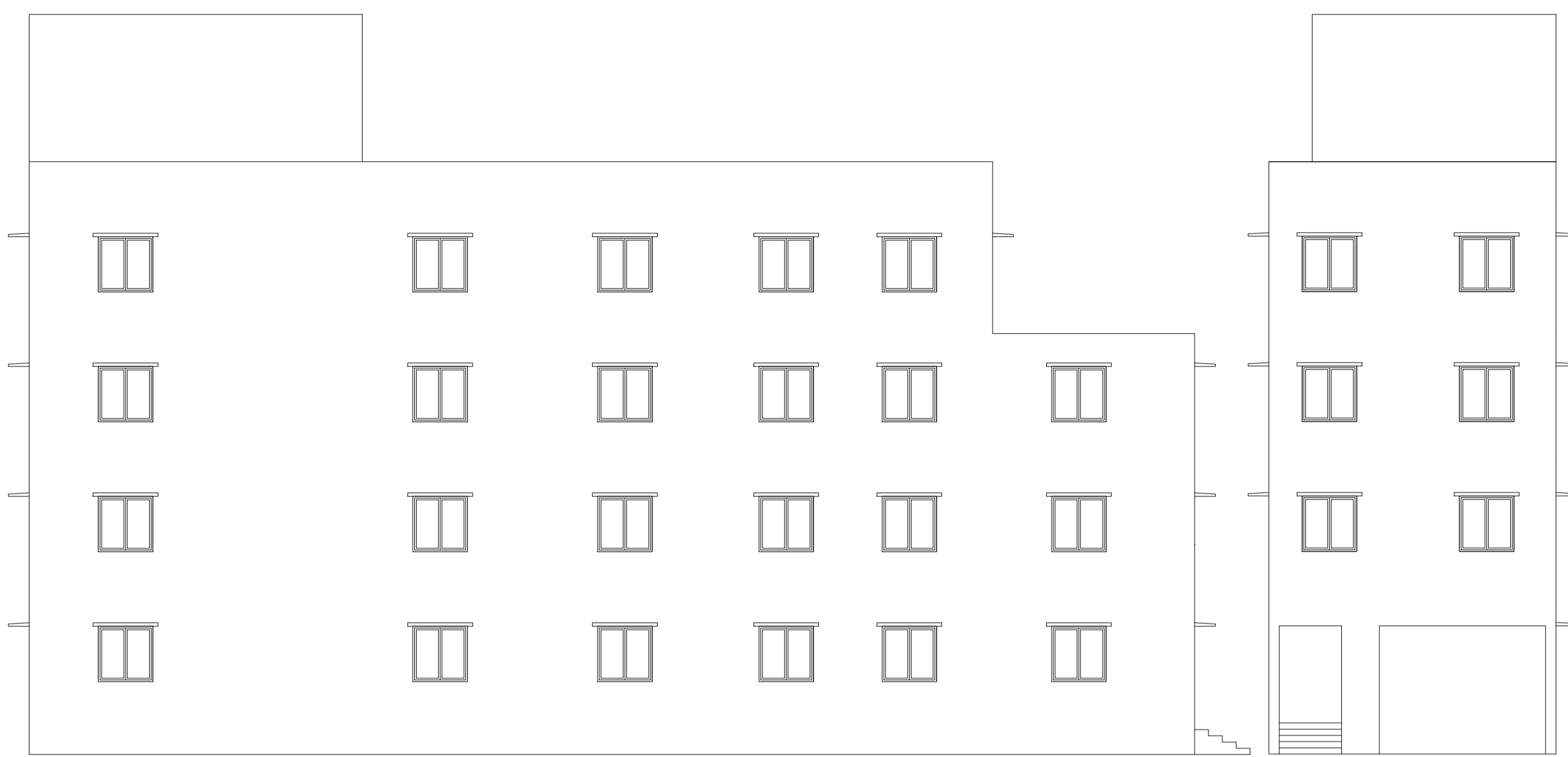
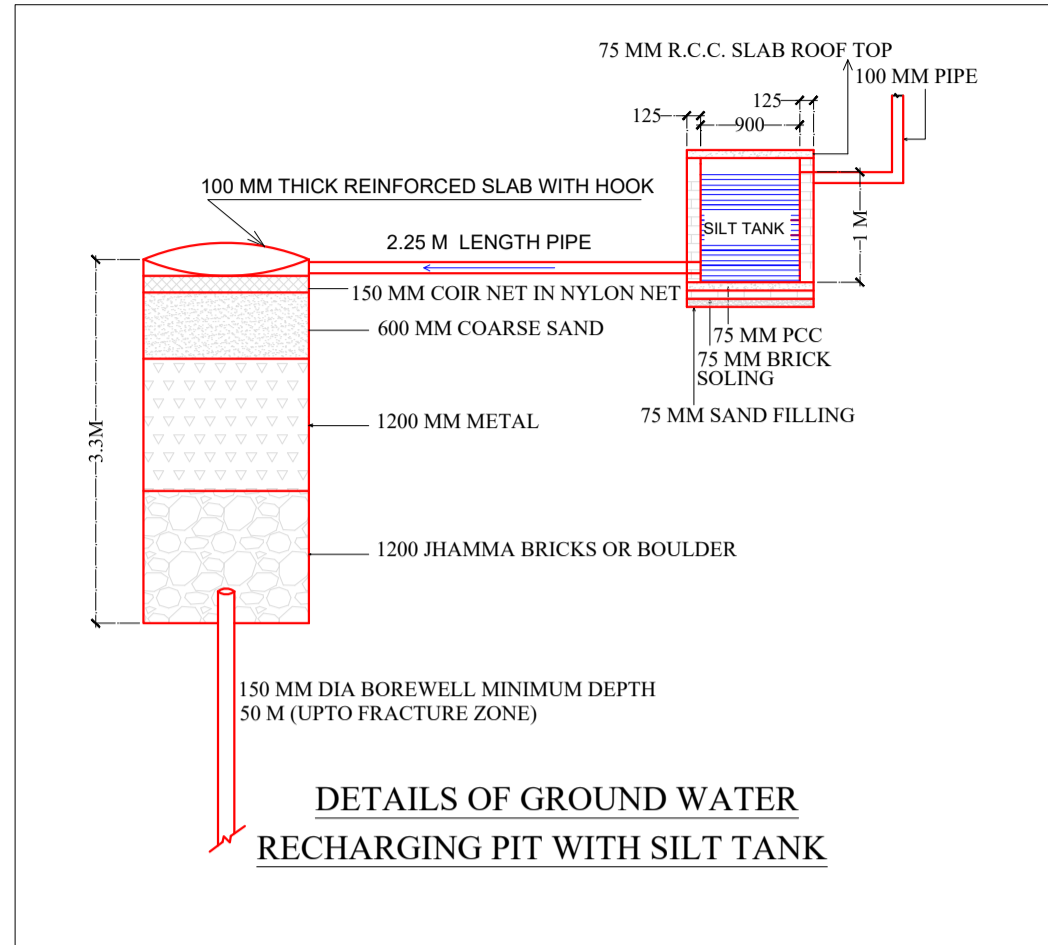
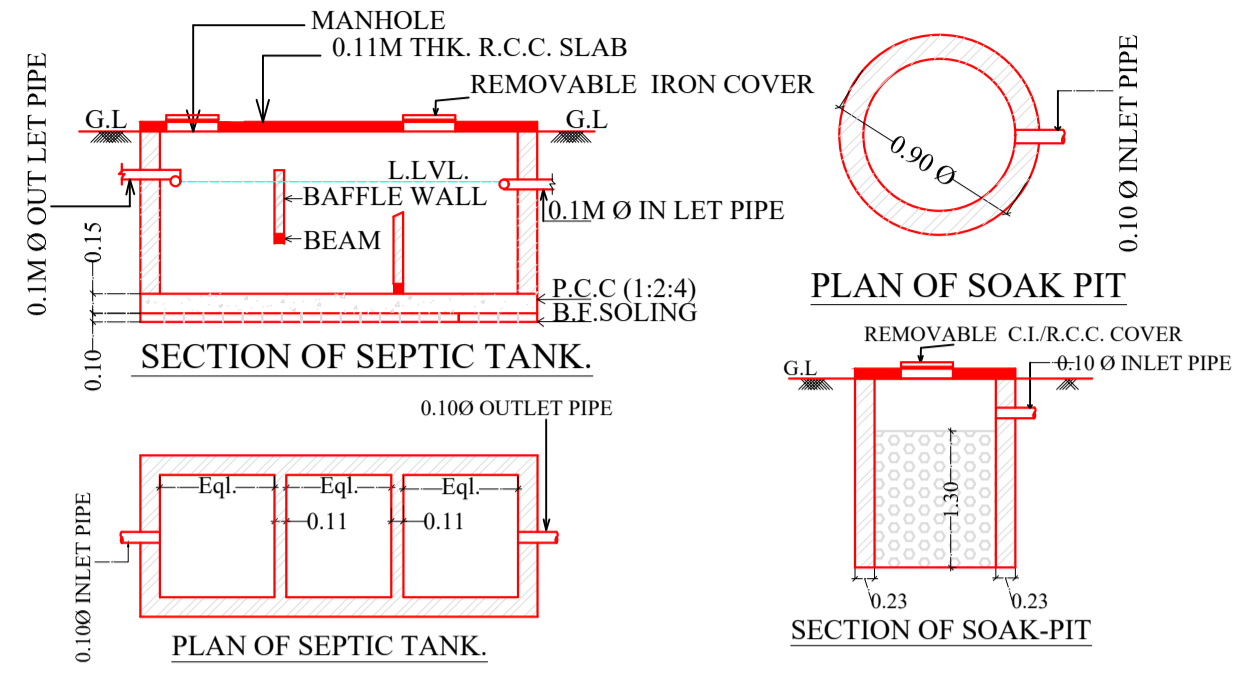
**Parking Check (Table 7b)**

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Visitor's Car Parking	-	-	1	12.50
TwoWheeler	-	-	12	24.00
Other Parking	-	-	-	23.95
Total	39.50		121.95	

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Sanjeev Chhabra JNP/ARC/003/2022			



Proposal Basic Information	
Proposal File No.	JNP/BP/0140/W19/2023
Owner Name	Punam kumari
Khata No	154
Plot No	1047
Village Name	Gorno
Use	Medical
SubUse	Nursing Home



UnitBUA Table for Building :AB (EG)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
SECOND FLOOR PLAN	SPLIT ABC	FLAT	181.61	181.13	9	1
THIRD FLOOR PLAN	SPLIT ABC	FLAT	0.00	0.00	8	0
Total:	-	-	383.33	382.45	35	1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Sanjeev Chhabra JNP/ARC/0003/2022			