

SITE PLAN

AREA STATEMENT JHUMRITLAIYA NAGAR PARISHAD	VERSION NO.: 1.0.66 VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN	Plot Use: Residential	
LOCAL BODIES	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
District: KODERMA	PlotNearby/ReligiousStructure: NA	
Authority: JHUMRITLAIYA NAGAR PARISHAD		
Inward_No.: JNP/BP/0014/W06/2023	Plot/SubPlot No: 2180	
Application Type: General Proposal	North: Plot No. - OWN LAND	
Project Type: Building Permission	South: Plot No. - ZAHIR MISTRY	
Nature of Development: New	East: Road Width - 45M WIDE RANCHI PATNA ROAD	
Location of Development Area: Old Area	West: Plot No. - BADRI SAW	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	128.22
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		19.56
Total		19.56
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	108.66
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	128.22
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	128.22
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		76.93
Proposed Coverage Area (31.63 %)		40.56
Total Prop. Coverage Area (31.63 %)		40.56
Balance coverage area (28.37 %)		36.37
FAR CHECK		
Perm. FAR Area (2.000)		256.44
Total Perm. FAR area		256.44
Residential FAR		162.24
Proposed FAR Area		162.24
Total Proposed FAR Area		162.24
Consumed FAR (Factor)		1.27
Balance FAR Area		94.20
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		162.24
ARCHITECT (Regd)		MD SHOAIB ALAM
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		1 MD MAKSOOD 2 MD MAHFUJ 3 AJHAR MASUD
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

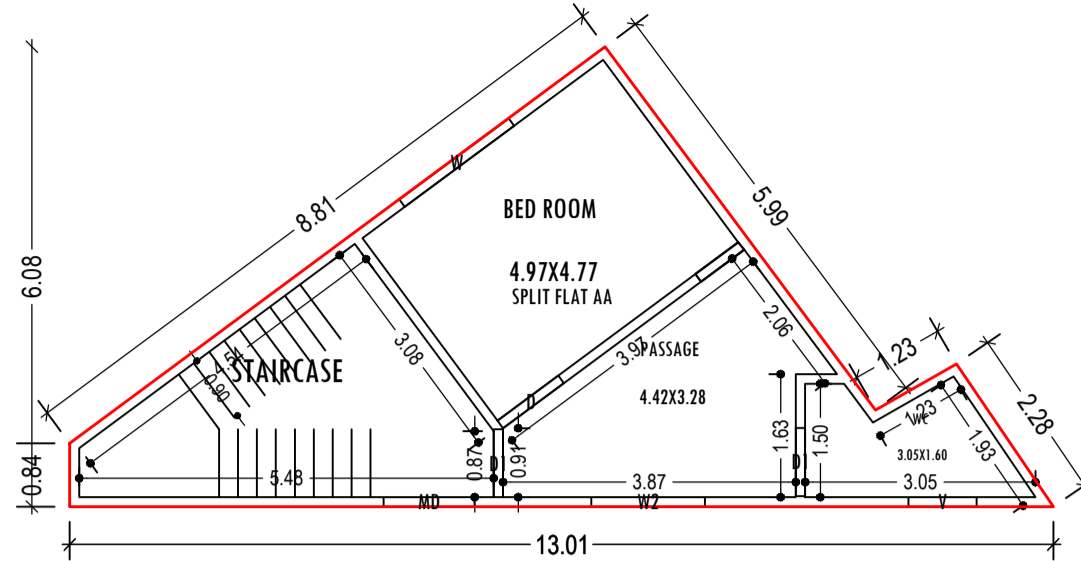
Floor Name	Building Name AA (1 MD MAKSOOD 2 MD MAHFUJ 3 AJHAR MASUD)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	40.56	40.56	40.56	40.56
First Floor	40.56	40.56	40.56	40.56
Second Floor	40.56	40.56	40.56	40.56
Third Floor	40.56	40.56	40.56	40.56
Terrace Floor	0.00	0.00	0.00	0.00
Total :	162.24	162.24	162.24	162.24

Building USE/SUBUSE Details

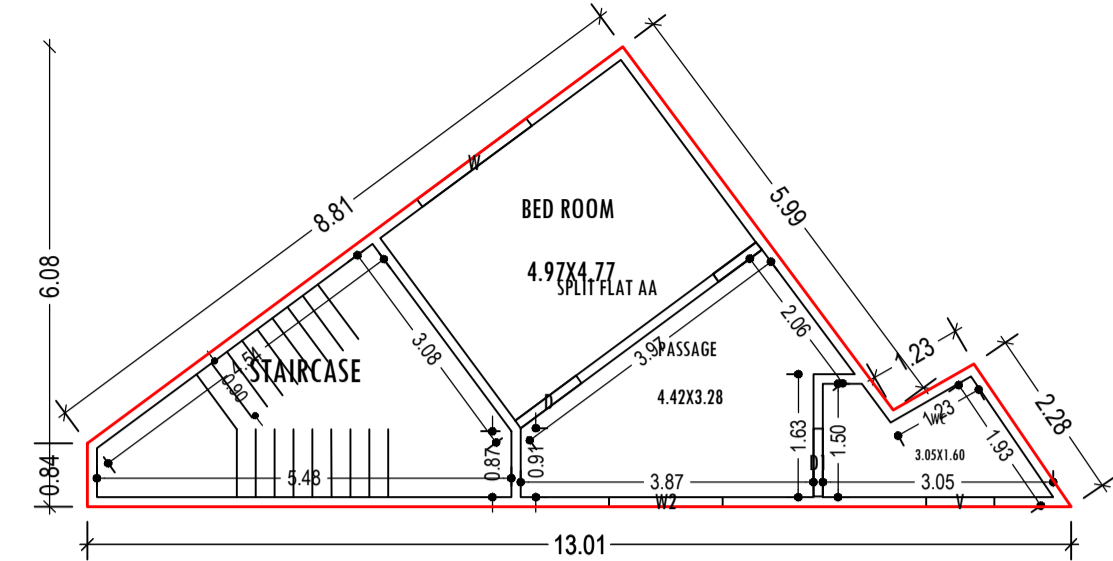
Building Name	Building Use	Building SubUse	Building Structure
AA (1 MD MAKSOOD 2 MD MAHFUJ 3 AJHAR MASUD)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

FAR & Tenement Details (Table 4c-1)

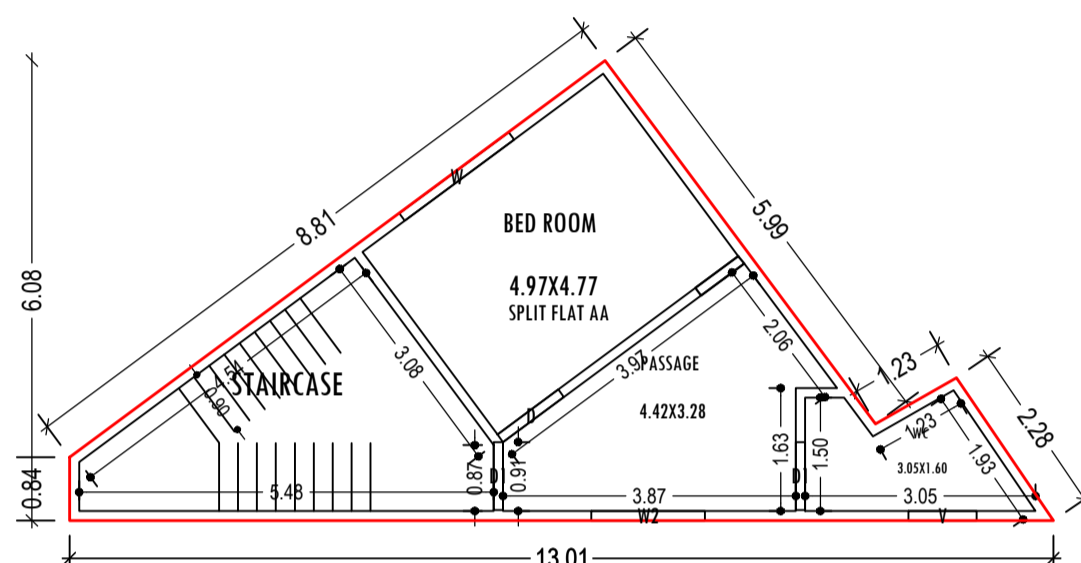
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
AA (1 MD MAKSOOD 2 MD MAHFUJ 3 AJHAR MASUD)	1	162.24	162.24	162.24	162.24	01
Grand Total :	1	162.24	162.24	162.24	162.24	01



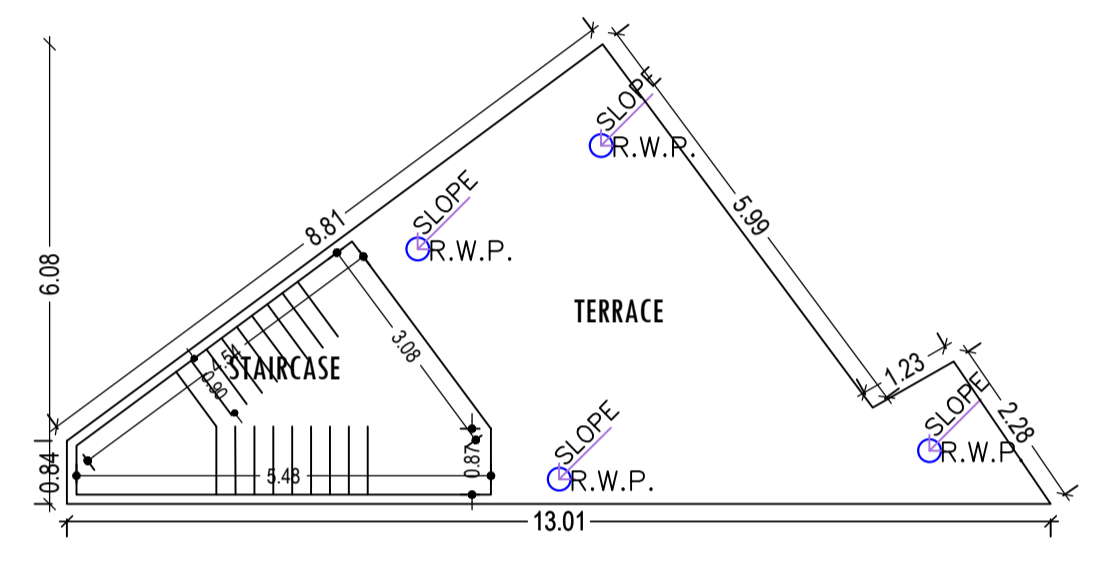
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



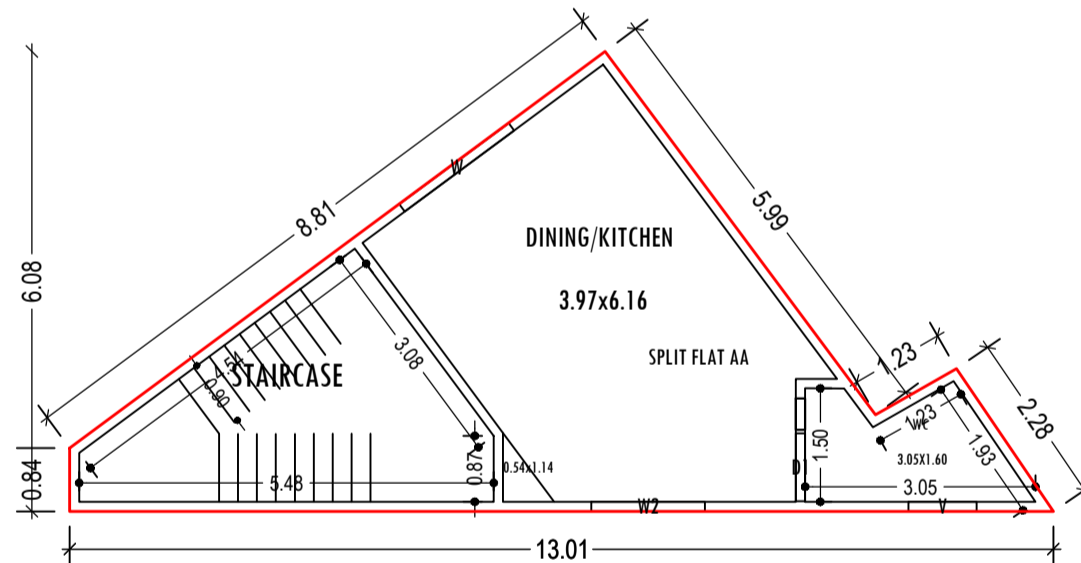
THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)



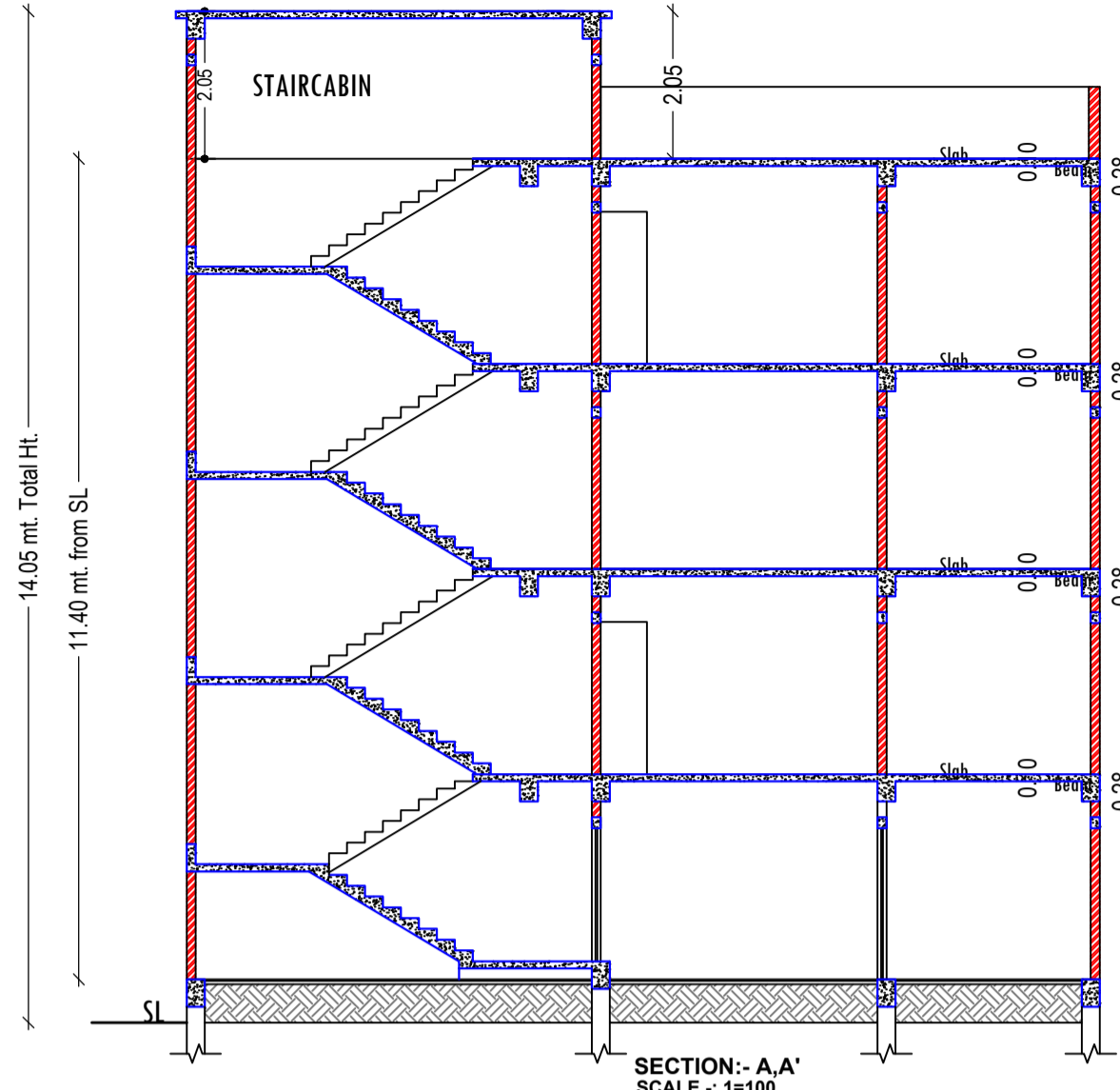
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



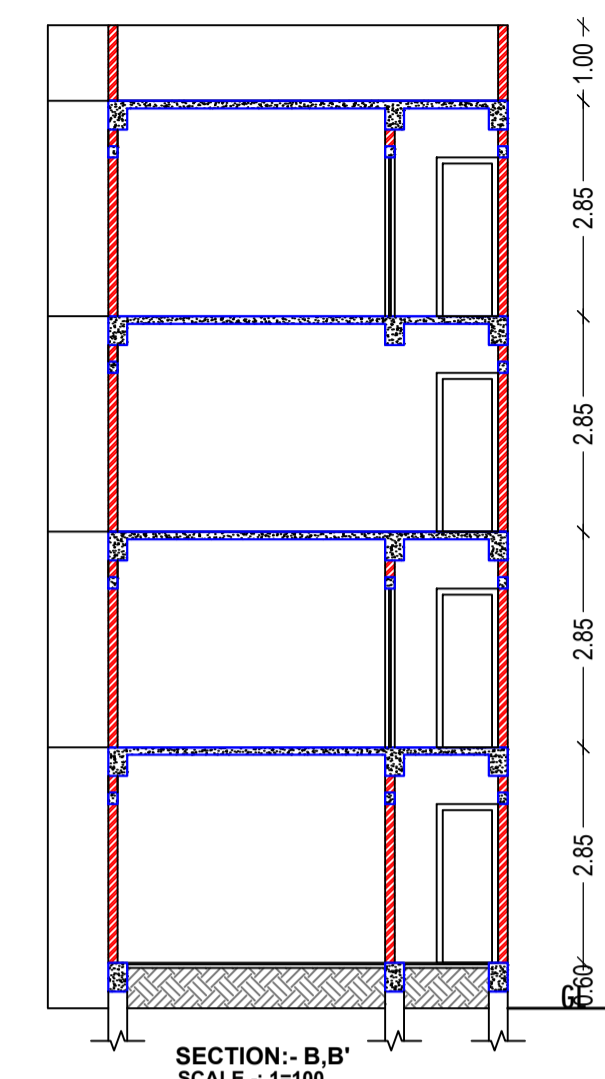
TERRACE FLOOR PLAN
(SCALE 1:100)



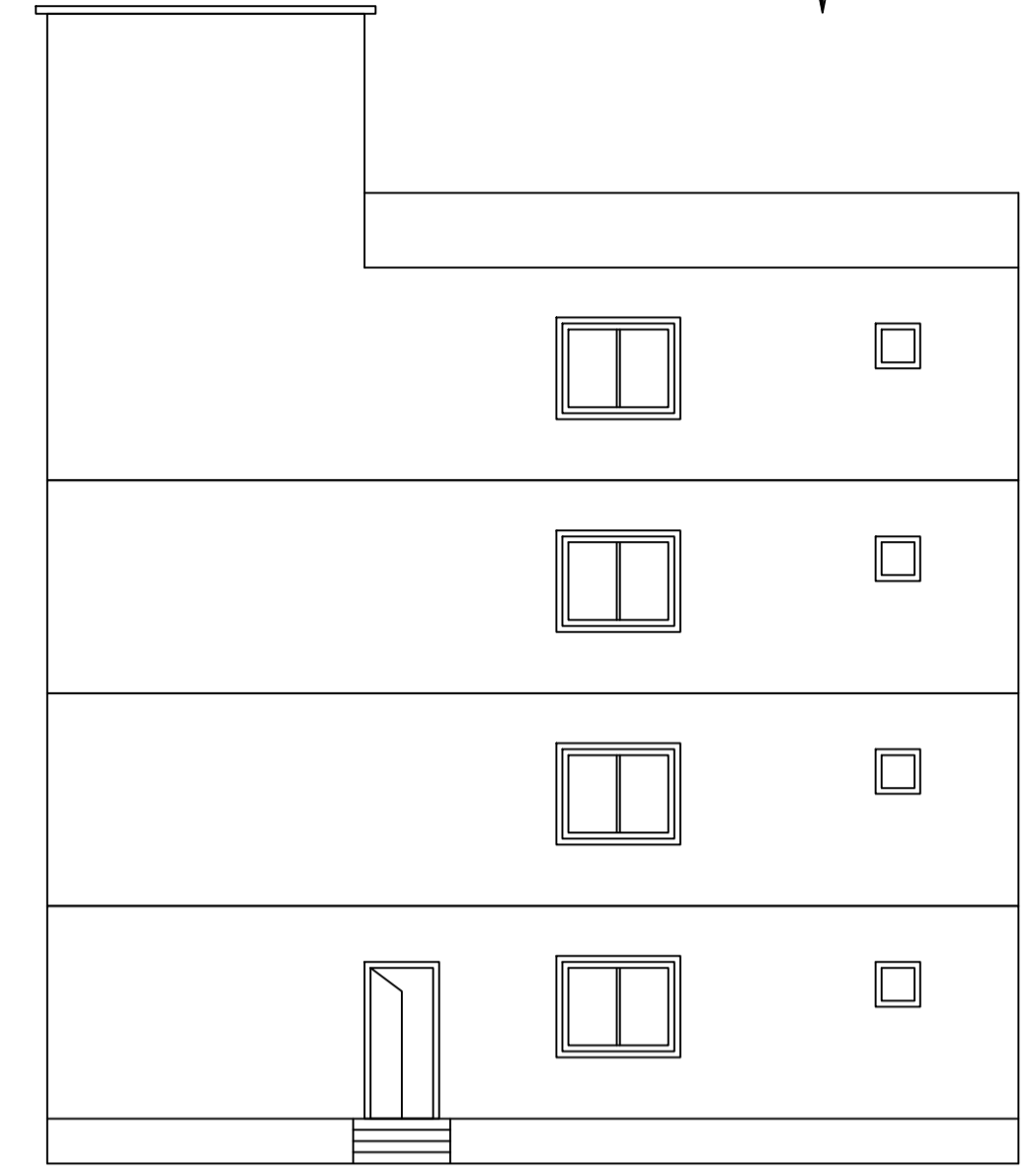
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



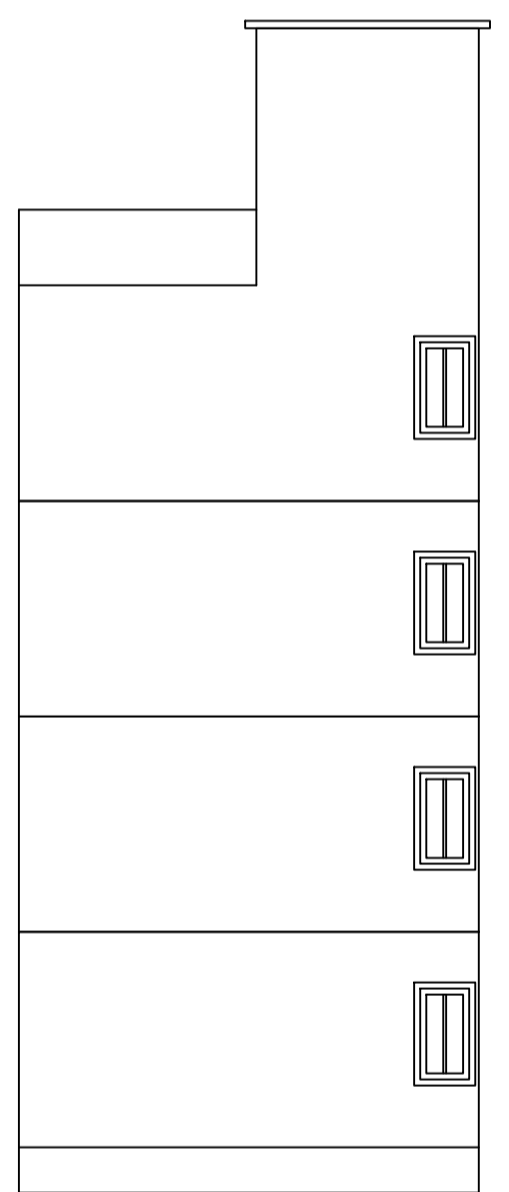
SECTION - A-A'
SCALE - 1:100



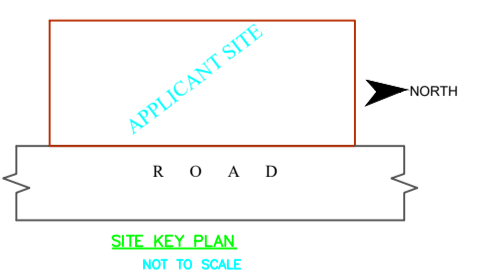
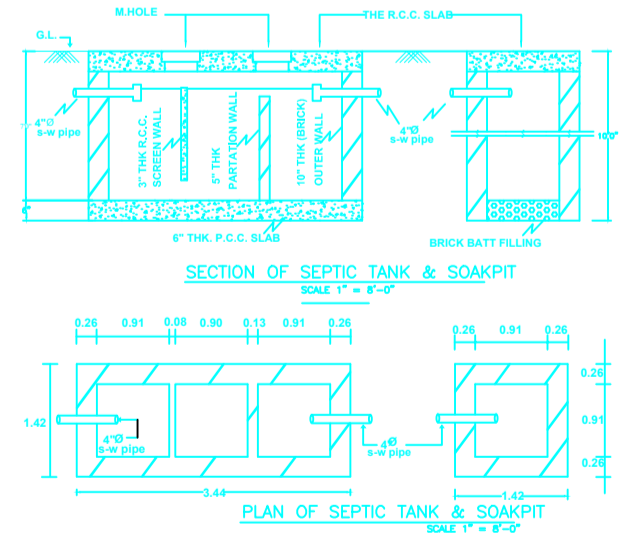
SECTION - B-B'
SCALE - 1:100



FRONT ELEVATION



SIDE ELEVATION



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (1 MD MAKSOOD 2 MD MAHFUJ 3 AJHAR MASUD)	D1	0.90	2.10	06
AA (1 MD MAKSOOD 2 MD MAHFUJ 3 AJHAR MASUD)	D	1.00	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (1 MD MAKSOOD 2 MD MAHFUJ 3 AJHAR MASUD)	V	0.90	0.90	04
AA (1 MD MAKSOOD 2 MD MAHFUJ 3 AJHAR MASUD)	W2	1.50	1.20	04
AA (1 MD MAKSOOD 2 MD MAHFUJ 3 AJHAR MASUD)	W	1.80	1.20	04

UnitBUA Table for Building :AA (1 MD MAKSOOD 2 MD MAHFUJ 3 AJHAR MASUD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT AA	FLAT	99.78	99.46	3	1
FIRST FLOOR PLAN	SPLIT FLAT AA	FLAT	0.00	0.00	3	0
SECOND FLOOR PLAN	SPLIT FLAT AA	FLAT	0.00	0.00	2	0
THIRD FLOOR PLAN	SPLIT FLAT AA	FLAT	0.00	0.00	3	0
Total:	-	-	99.78	99.46	11	1

Building :AA (1 MD MAKSOOD 2 MD MAHFUJ 3 AJHAR MASUD)

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	40.56	40.56	40.56	40.56	01
First Floor	40.56	40.56	40.56	40.56	00
Second Floor	40.56	40.56	40.56	40.56	00
Third Floor	40.56	40.56	40.56	40.56	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	162.24	162.24	162.24	162.24	01
Total Number of Same Buildings	1				
Total :	162.24	162.24	162.24	162.24	01