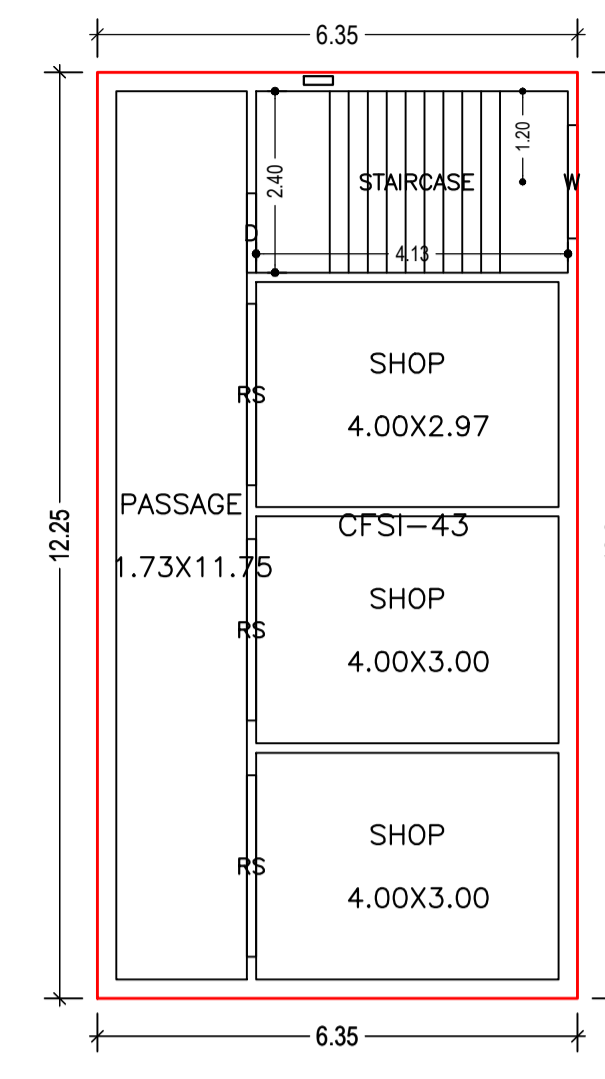
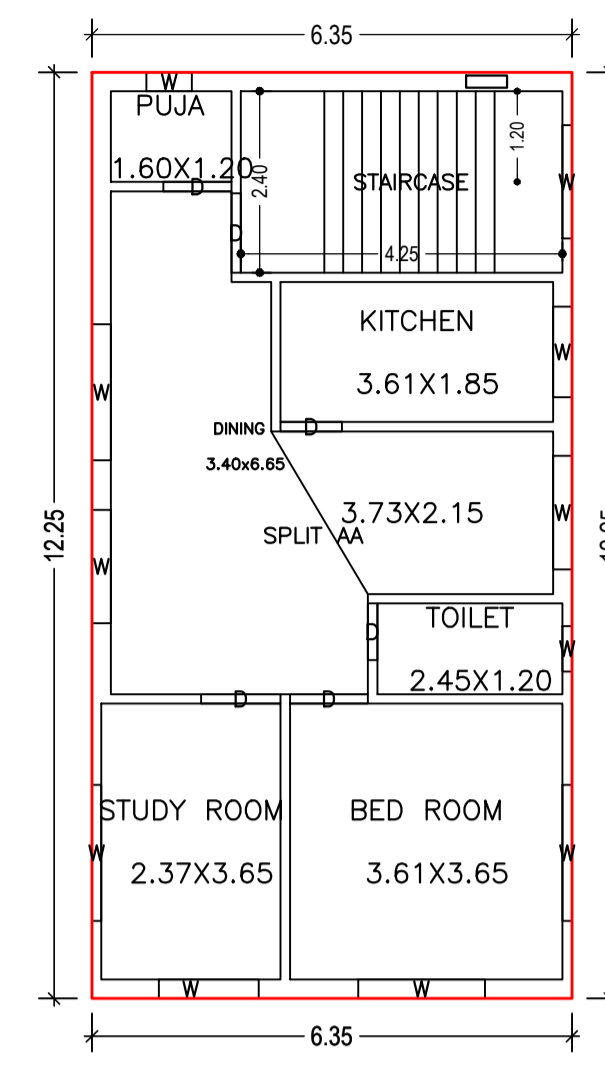


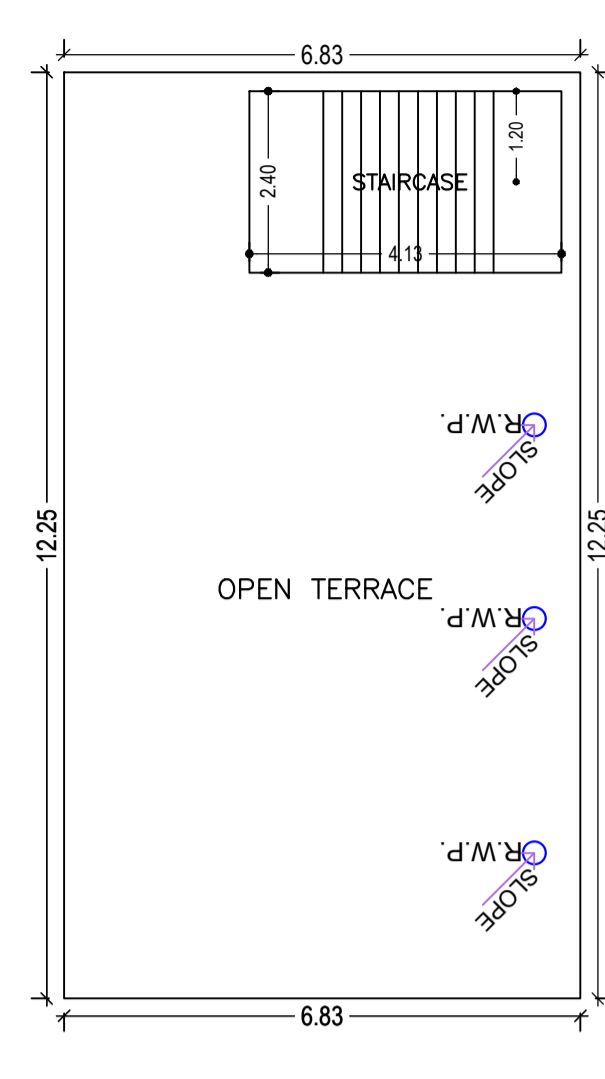
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



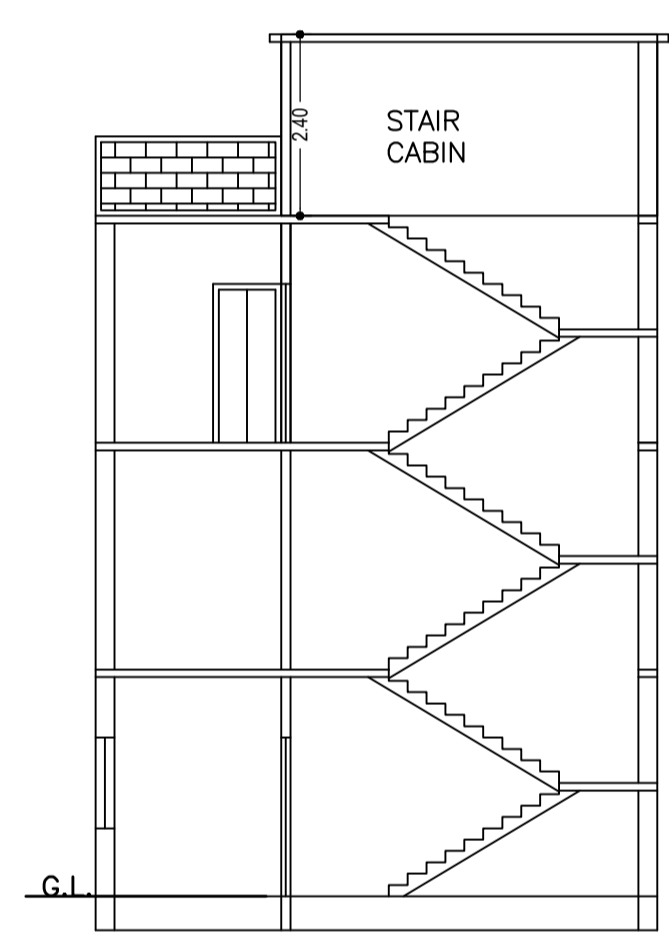
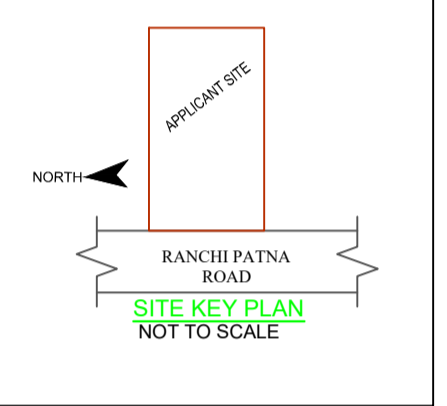
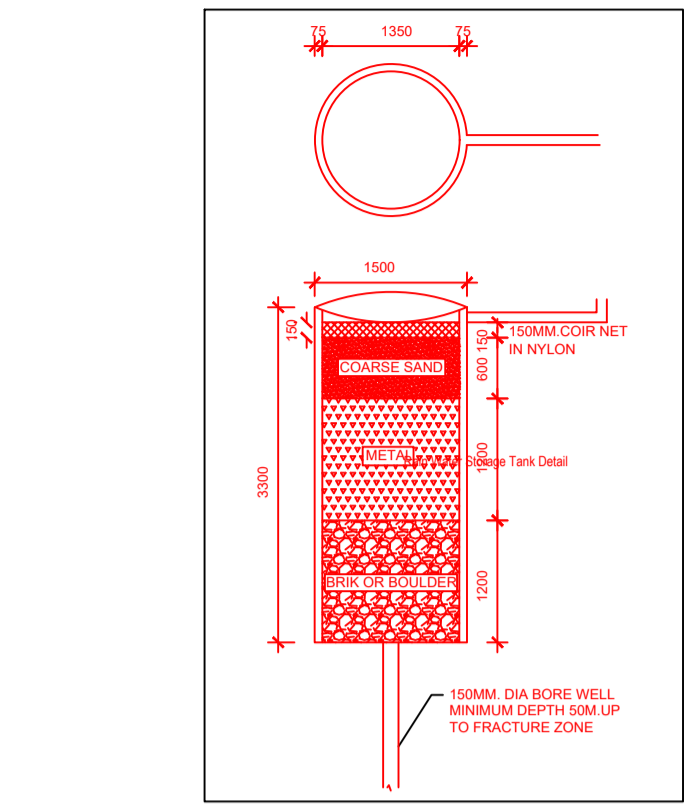
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



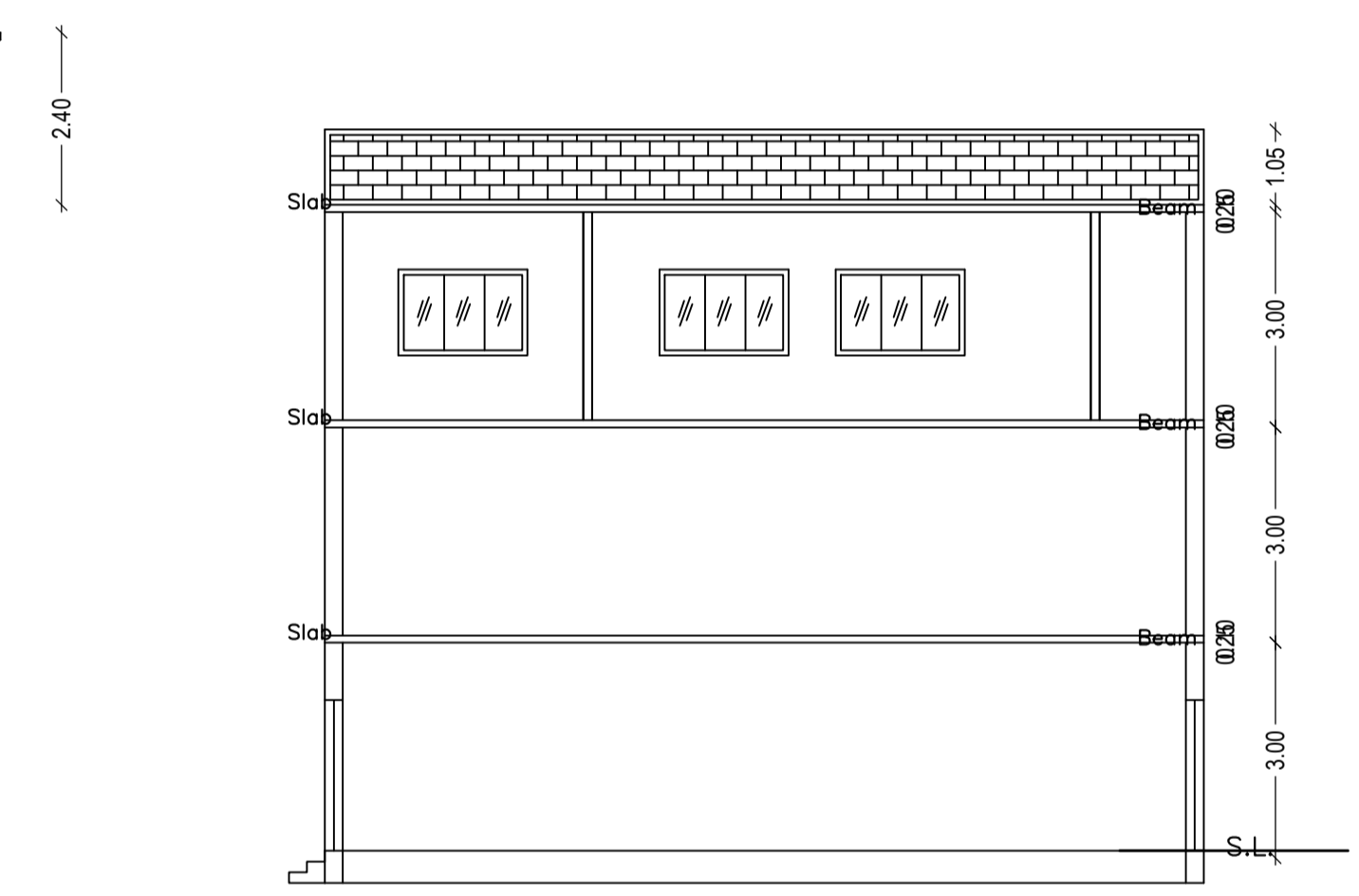
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



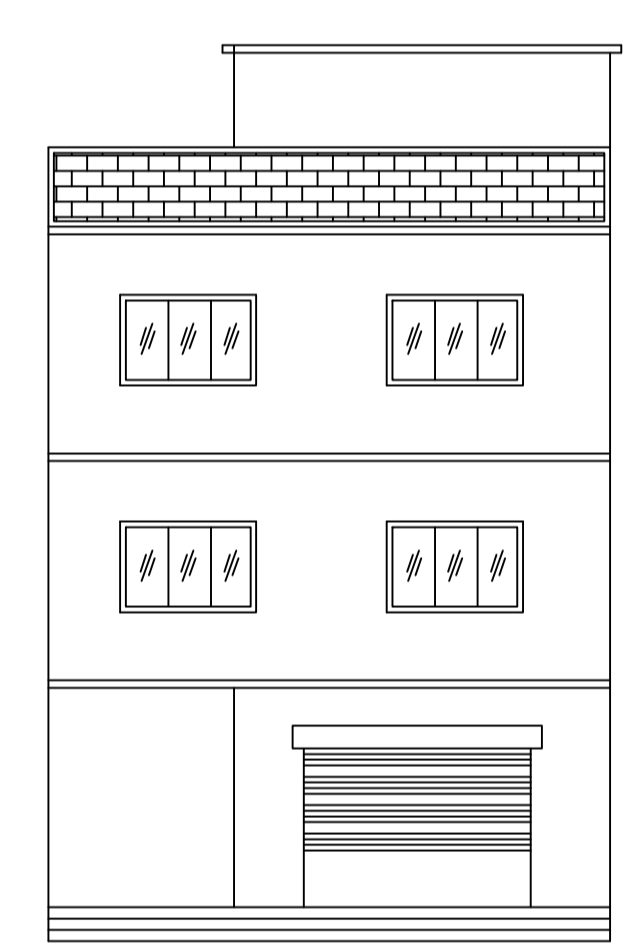
TERRACE FLOOR PLAN (SCALE 1:100)



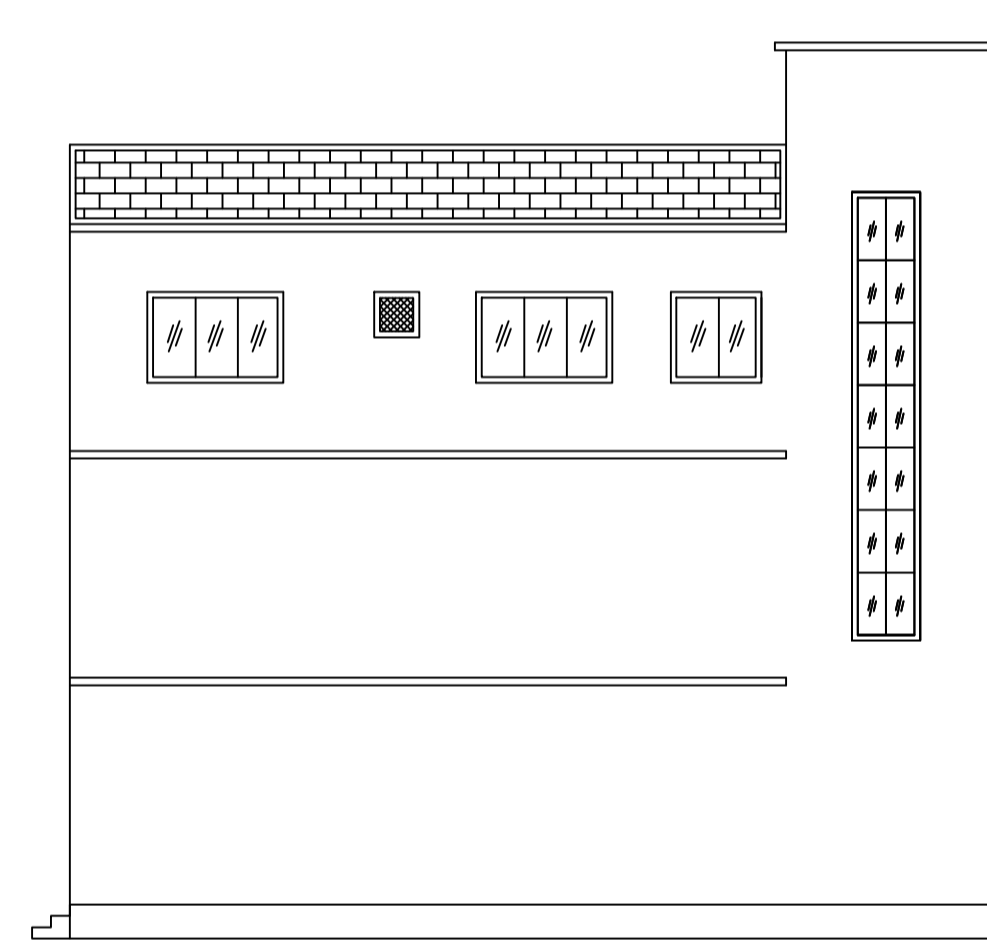
SECTION ON X-X



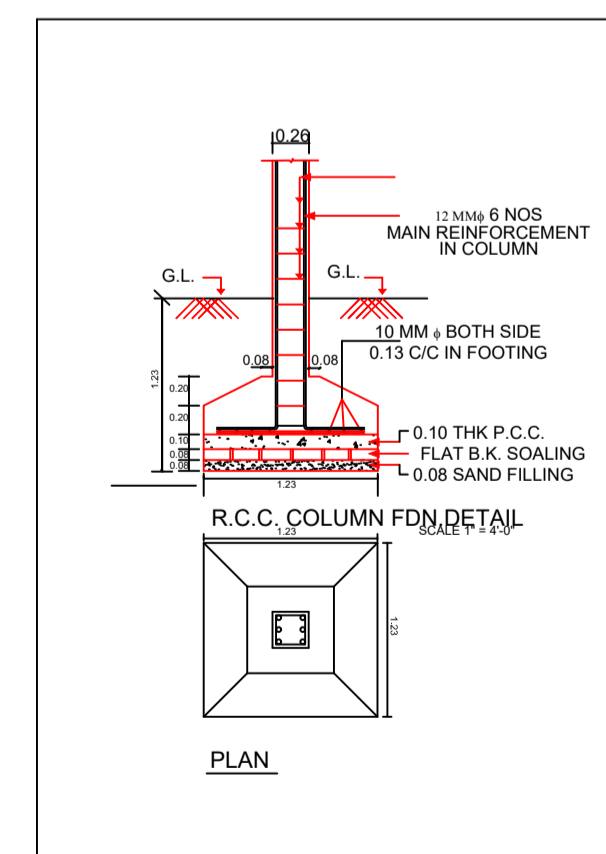
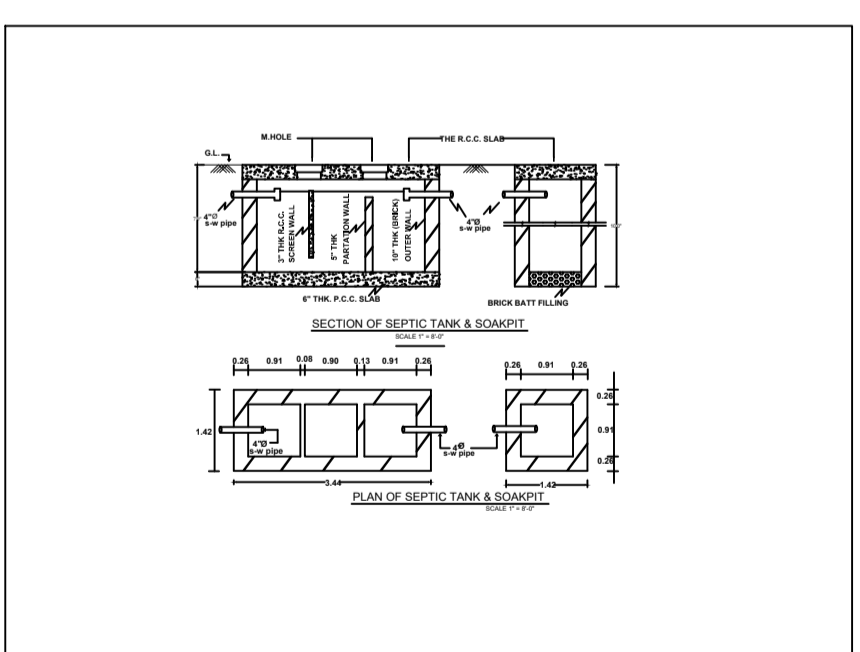
SECTION ON Y-Y



FRONT ELEVATION



RIGHT SIDE ELEVATION



SITE PLAN

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	D	0.75	2.10	01
AA (AA)	D	0.81	2.10	01
AA (AA)	D	0.90	2.10	01
AA (AA)	D	1.03	2.10	01
AA (AA)	D	1.05	2.10	04
AA (AA)	CG	1.73	2.10	02
AA (AA)	RS	2.40	2.10	07

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	W	0.60	1.20	02
AA (AA)	W	1.20	1.20	01
AA (AA)	W	1.32	1.20	01
AA (AA)	W	1.50	1.20	05
AA (AA)	W	1.68	1.20	01
AA (AA)	W	1.80	1.20	03

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
AA (AA)	Commercial	ResComm Bldg	>0	200	135.77	1	1	-	-	-	-
		Residential Bldg/Apartment	>0	200	135.77	-	-	-	-	1	2
		Total	>0	-	-	-	-	2	2	1	4

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	4	8.00
Total TwoWheeler	3	6.00	4	8.00
Total	-	43.50	-	53.50

COLOR INDEX

Color	Description
Black	PLOT BOUNDARY
Green	ABUTTING ROAD
Red	PROPOSED CONSTRUCTION
Yellow	COMMON PLOT
Blue	ROAD WIDENING AREA
Light Blue	EXISTING (To be retained)
Dark Blue	EXISTING (To be demolished)

AREA STATEMENT		VERSION NO. : 1.0.66
JHUMRITILAYA NAGAR PARISHAD		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region : JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District : KODERMA	Plot SubUse: Resi+Comm	
Authority : JHUMRITILAYA NAGAR PARISHAD	PlotNearby/ReligiousStructure: NA	
Inward No. : JNP/BP/0044/W22/2023	Plot/SubPlot No. : 1078	
Application Type: General Proposal	North: Plot No. - DASHRATH SAW	
Project Type: Building Permission	South: Plot No. - NARDESHWAR SAHAY	
Nature of Development: New	East: Plot No. - NARDESHWAR SAHAY	
Location of Development Area: Old Area	West: Road Width - 45M WIDE RANCHI PATNA ROAD	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	330.11
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	330.11
Deduction for Balance Plot Area (from Gross Plot Area)		
Total		44.54
Common Plot		44.54
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	285.57
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	330.11
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	330.11
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		198.07
Proposed Coverage Area ( 23.56 % )		77.79
Total Prop. Coverage Area ( 23.56 % )		77.79
Balance coverage area ( 36.44 % )		120.28
FAR CHECK		
Perm. FAR Area ( 2.000 )		660.22
Total Perm. FAR area		660.22
Residential FAR		77.79
Commercial FAR		155.58
Total Proposed FAR Area		233.36
Consumed FAR (Factor)		0.71
Balance FAR Area		426.86
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		233.37
ARCHITECT (Regd)		MD SHOAB ALAM
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		VIKRAM KUMAR
DEVELOPMENT AUTHORITY		LOCAL BODY

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	77.79	77.79	77.79	77.79
First Floor	77.79	77.79	77.79	77.79
Second Floor	77.79	77.79	77.79	77.79
Terrace Floor	0.00	0.00	0.00	0.00
Total :	233.37	233.37	233.37	233.37

Building :AA (AA)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Resi.	Commercial			
Ground Floor	77.79	0.00	77.79	77.79	77.79	01
First Floor	77.79	0.00	77.79	77.79	77.79	01
Second Floor	77.79	77.79	0.00	77.79	77.79	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	233.37	77.79	155.58	233.37	233.37	03

UnitBUA Table for Building :AA (AA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	CFAR-24	SHOP	77.79	77.76	4	1
FIRST FLOOR PLAN	CFAR-43	SHOP	77.79	77.74	4	1
SECOND FLOOR PLAN	SPLIT AA	FLAT	77.79	77.70	6	1
Total:	-	-	233.37	233.20	14	3

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
AA (AA)	Commercial	ResiComm Bldg	Non-Highrise

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Resi.	Commercial			
AA (AA)	1	233.37	77.79	155.58	233.37	233.37	03
Grand Total :	1	233.37	77.79	155.58	233.37	233.37	03

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
MD SHOAB ALAM JNP/ENG/0001/2017		