

SITE PLAN

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 (AA)	1	116.74	116.74	116.74	116.74	01
<b>Grand Total :</b>	<b>1</b>	<b>116.74</b>	<b>116.74</b>	<b>116.74</b>	<b>116.74</b>	<b>01</b>

Proposal Basic Information

Proposal File No.	JNP/IBP/0015/W22/2023
Owner Name	SRI RAJEEV RANJAN
Khata No	352
Plot No	5634
Village Name	Gomo
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT	VERSION NO.: 1.0.66
JHUMRITILAIYA NAGAR PARISHAD	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: KODERMA	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: JHUMRITILAIYA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA
Inward No: JNP/IBP/0015/W22/2023	Plot/SubPlot No: 5634
Application Type: General Proposal	North: Plot No. - PLOT NO-5635
Project Type: Building Permission	South: Plot No. - KATCHA RASTA THEN AFTER BINDESWAR YADAV
Nature of Development: New	East: Survey No. - RANA JEE
Location of Development Area: Old Area	West: Road Width - 3.06M WIDE RASTA
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 100.49
Deduction for NetPlot Area	
Surrender Free of Cost	3.16
Total	3.16
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 97.33
Deduction for Balance Plot Area(from Gross Plot Area)	
Surrender Free of Cost	3.16
Common Plot	12.88
Total	16.04
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 84.45
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 97.33
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 100.49
COVERAGE CHECK	
Permissible Coverage area ( 70.00 % )	68.13
Proposed Coverage Area ( 59.97 % )	58.37
Total Prop. Coverage Area ( 59.97 % )	58.37
Balance coverage area ( 10.03 % )	9.76
FAR CHECK	
Perm. FAR Area ( 1.200 )	120.59
Total Perm. FAR area	120.59
Residential FAR	116.74
Proposed FAR Area	116.74
Total Proposed FAR Area	116.74
Consumed FAR (Factor)	1.16
Balance FAR Area	3.85
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	116.74
ARCHITECT (Regd)	MD SHOAB ALAM
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SRI RAJEEV RANJAN
DEVELOPMENT AUTHORITY	LOCAL BODY

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

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	58.37	58.37	58.37	58.37
First Floor	58.37	58.37	58.37	58.37
Terrace Floor	0.00	0.00	0.00	0.00
<b>Total :</b>	<b>116.74</b>	<b>116.74</b>	<b>116.74</b>	<b>116.74</b>

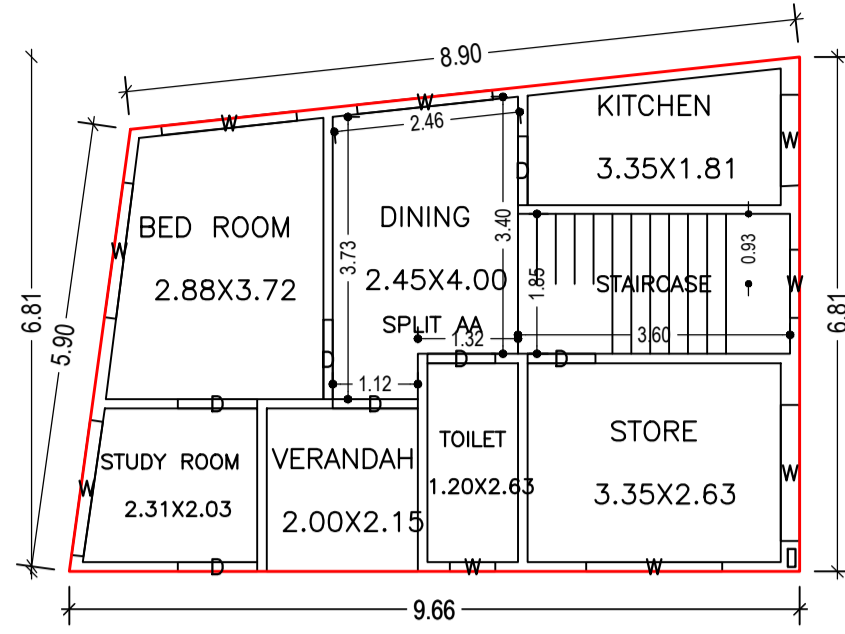
Building USE/SUBUSE Details

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

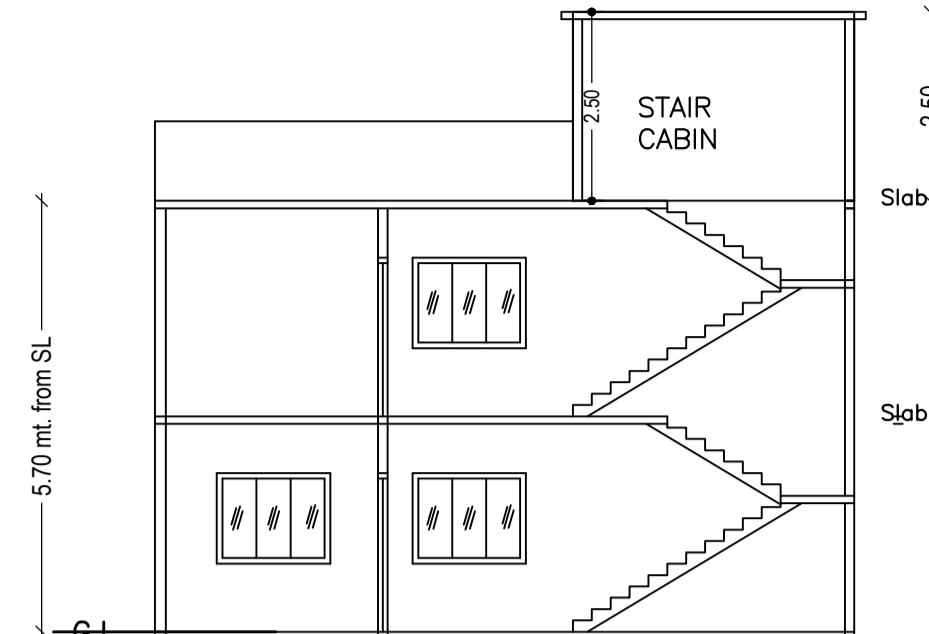
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SHOAB ALAM JNP/ENG/001/2017			

Proposal Basic Information

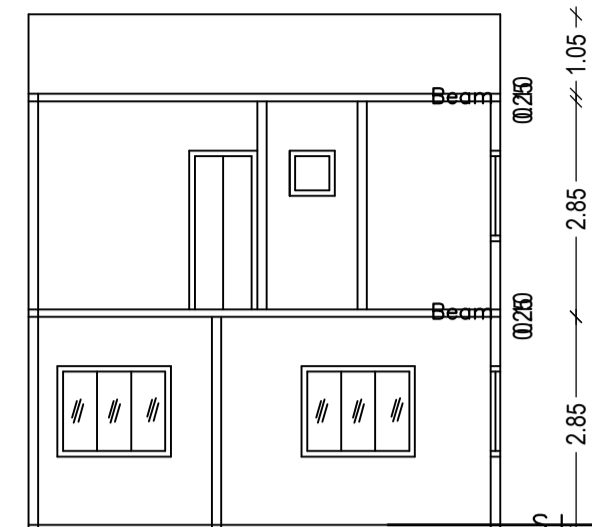
Proposal File No.	JNP/BP/0015/W22/2023
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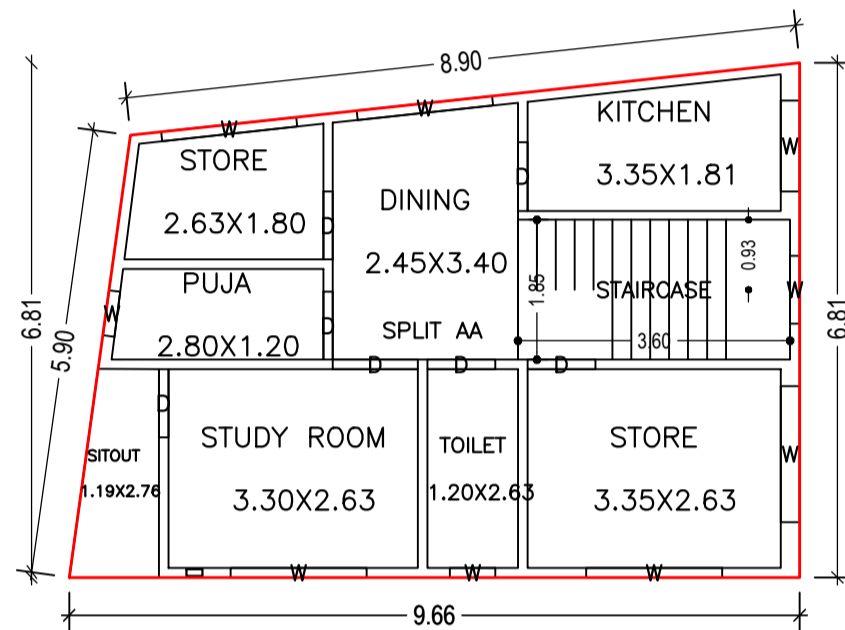
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



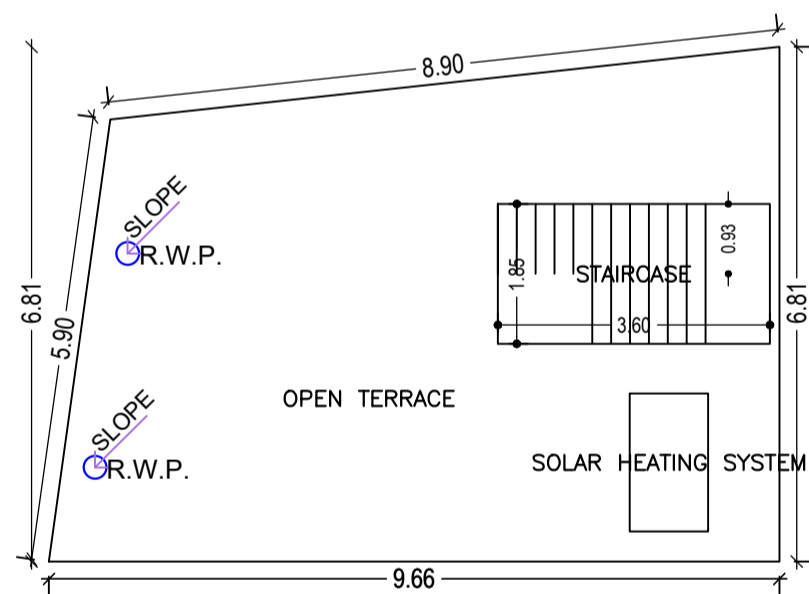
SECTION ON X-X



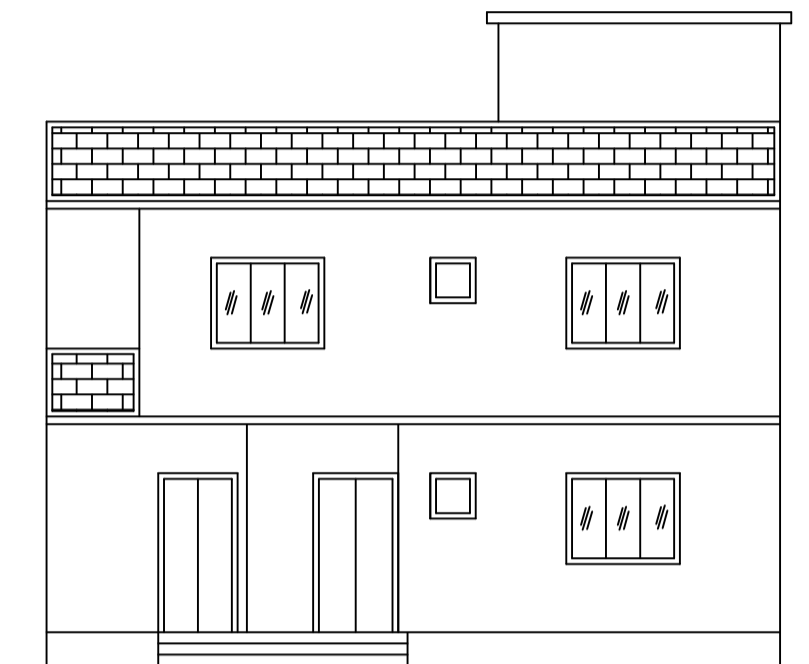
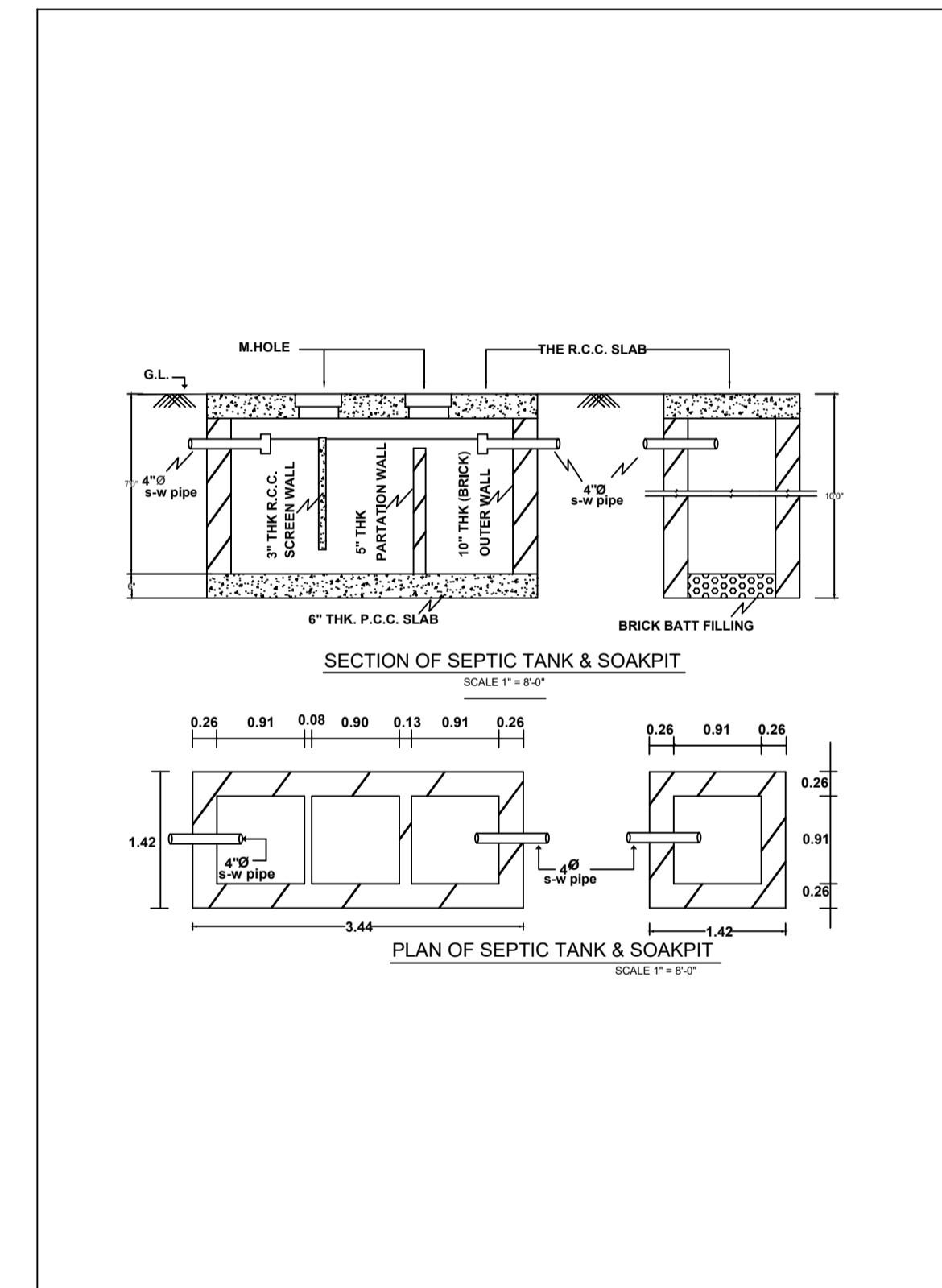
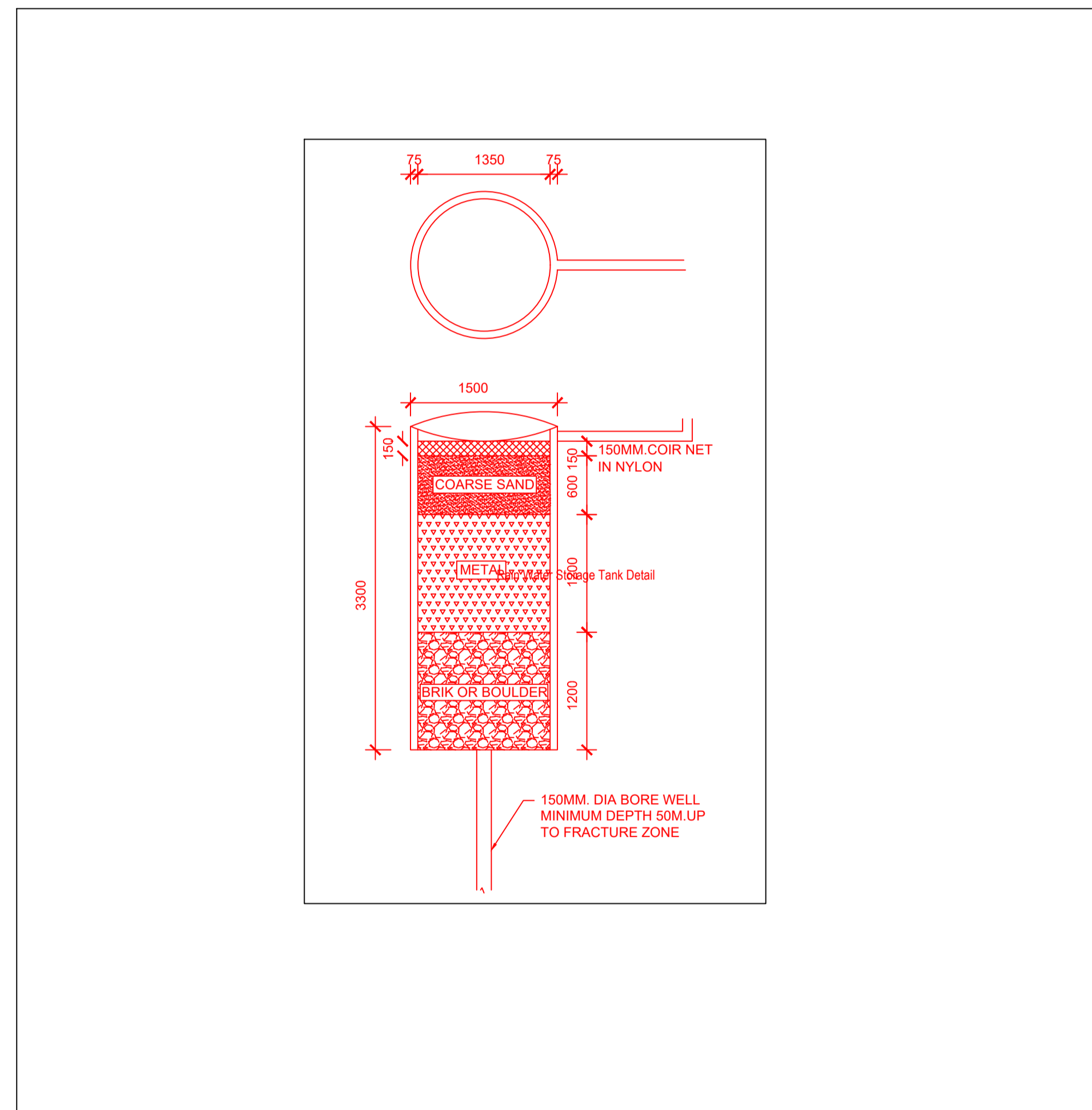
SECTION ON Y-Y



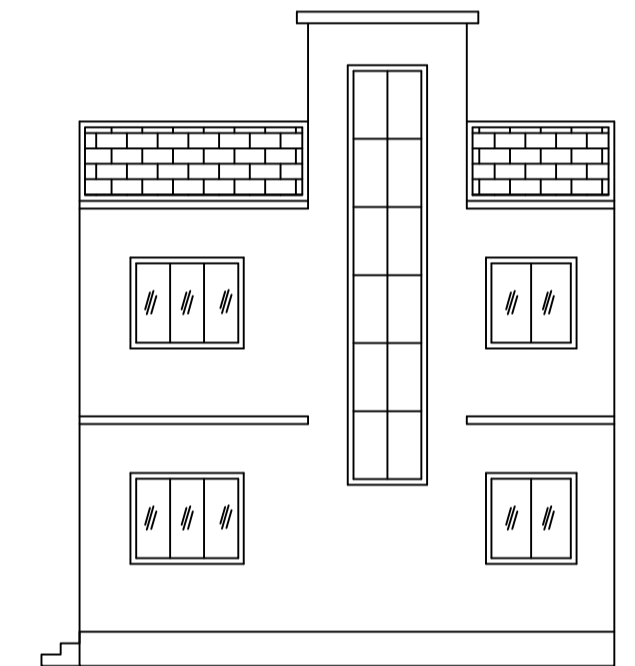
FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



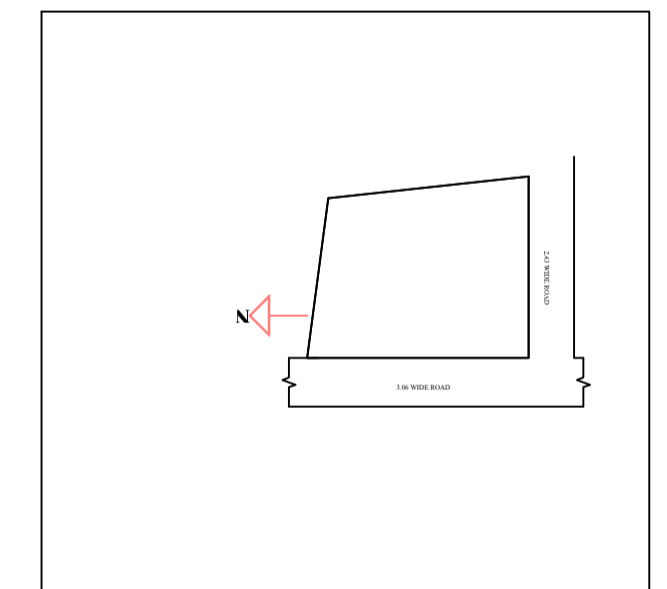
TERRACE FLOOR PLAN  
(SCALE 1:100)



FRONT ELEVATION



RIGHT SIDE ELEVATION



Building :AA (AA)

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	58.37	58.37	58.37	58.37	01
First Floor	58.37	58.37	58.37	58.37	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	116.74	116.74	116.74	116.74	01
Total Number of Same Buildings	1				
Total :	116.74	116.74	116.74	116.74	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	D	0.90	2.10	07
AA (AA)	D	0.91	2.10	02
AA (AA)	D	1.05	2.10	03
AA (AA)	D	1.13	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	W	0.60	1.20	03
AA (AA)	W	0.90	1.20	02
AA (AA)	W	1.20	1.20	01
AA (AA)	W	1.21	1.20	01
AA (AA)	W	1.80	1.20	11

UnitBUA Table for Building :AA (AA)

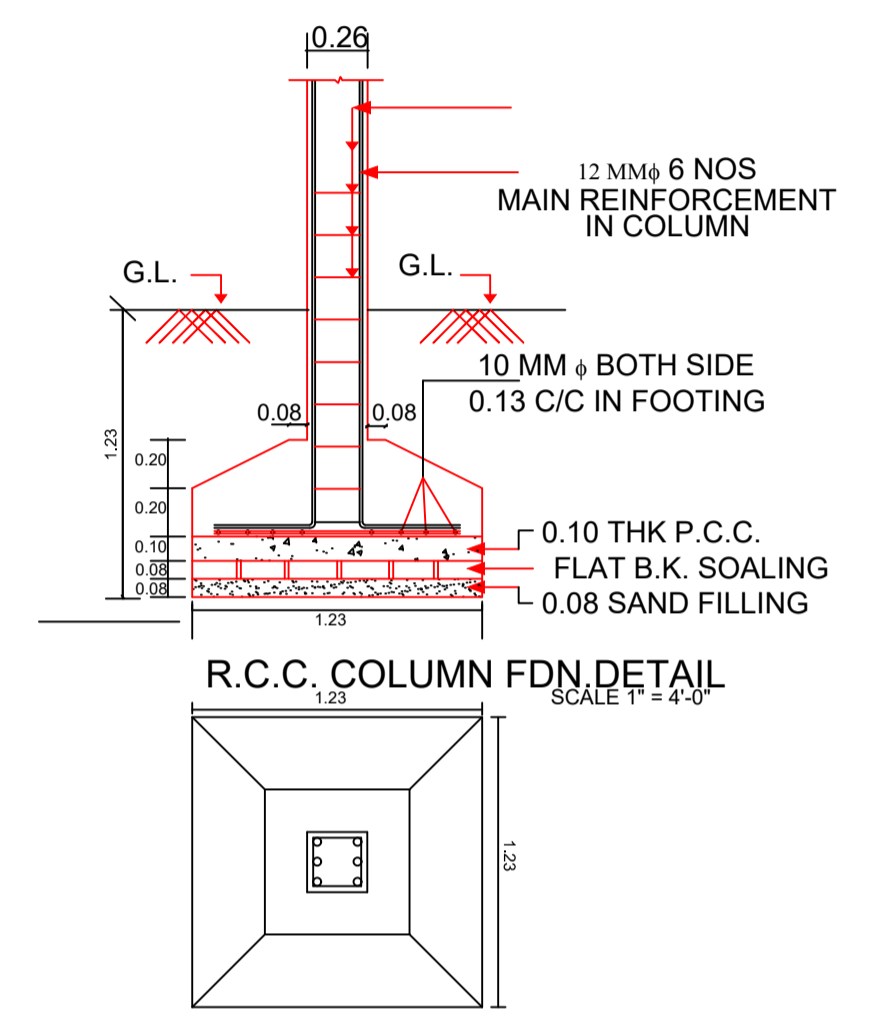
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT AA	FLAT	116.74	116.70	7	1
FIRST FLOOR PLAN	SPLIT AA	FLAT	0.00	0.00	8	0
Total:	-	-	116.74	116.70	15	1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SHOAIB ALAM JNP/ENG/001/2017			



DATE	13-04-2023
SHEET NO.	3

Proposal Basic Information	
Proposal File No.	JNP/BP/0015/W22/2023
Owner Name	SRI RAJEEV RANJAN
Khata No	352
Plot No	5634
Village Name	Gomo
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



R.C.C. COLUMN FDN DETAIL  
SCALE = 4:10

PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD. SHOAIB ALAM JNP/ENG/0001/2017			