

**SITE PLAN**  
SCALE :- 1=100

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.)	Trmt (No.)
AA (RANJIT SINGH)	1	158.37	158.37	158.37	158.37	01
<b>Grand Total :</b>	<b>1</b>	<b>158.37</b>	<b>158.37</b>	<b>158.37</b>	<b>158.37</b>	<b>01</b>

**Proposal Basic Information**

Proposal File No.	JNP/IBP/0011/W14/2023
Owner Name	SRI RANJIT SINGH
Khata No	381
Plot No	7160,7166
Village Name	Tilaiya
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT	VERSION NO. : 1.0.65
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/0011/W14/2023	Plot/SubPlot No: 7160,7166
Application Type: General Proposal	North: Plot No. - SMT KULDEEP KAJUR
Project Type: Building Permission	South: Road Width - 9.14M WIDE ADDIBANGLOW ROAD
Nature of Development: New	East: Plot No. - MADHUSUDAN DARUKA
Location of Development Area: Old Area	West: Plot No. - RAMAKANT PD GUPTA & GOPAL KUMAR
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 85.29
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 85.29
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	6.81
Total	6.81
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 78.47
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 85.29
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 85.29
COVERAGE CHECK	
Permissible Coverage area ( 70.00 % )	59.70
Proposed Coverage Area ( 61.89 % )	52.79
Total Prop. Coverage Area ( 61.89 % )	52.79
Balance coverage area ( 8.10 % )	6.91
FAR CHECK	
Perm. FAR Area ( 2.000 )	170.58
Total Perm. FAR area	170.58
Residential FAR	158.38
Proposed FAR Area	158.38
Total Proposed FAR Area	158.38
Consumed FAR (Factor)	1.86
Balance FAR Area	12.20
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	158.37
ARCHITECT (Regd)	MD SHOAB ALAM
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SRI RANJIT SINGH
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**

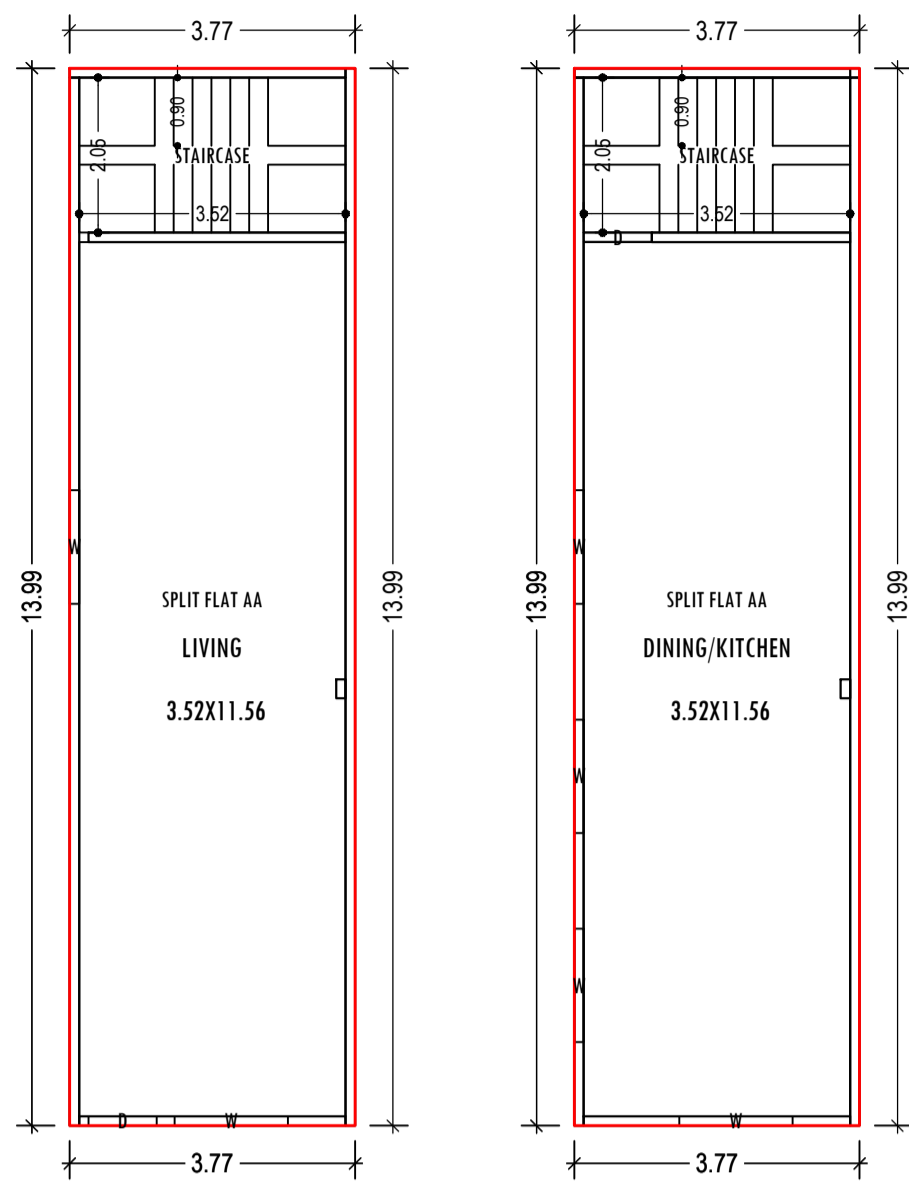
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	52.79	52.79	52.79	52.79
First Floor	52.79	52.79	52.79	52.79
Second Floor	52.79	52.79	52.79	52.79
Terrace Floor	0.00	0.00	0.00	0.00
<b>Total :</b>	<b>158.37</b>	<b>158.37</b>	<b>158.37</b>	<b>158.37</b>

**Building USE/SUBUSE Details**

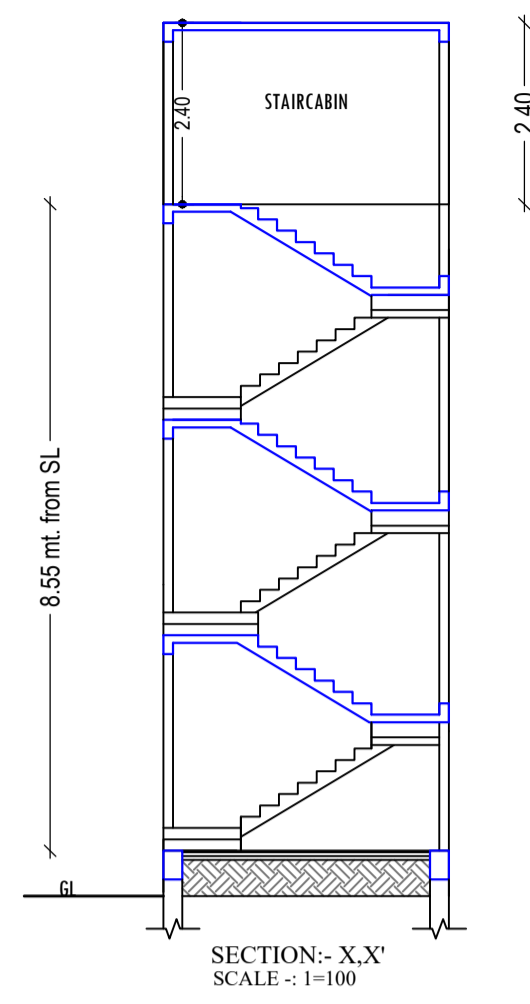
Building Name	Building Use	Building SubUse	Building Structure
AA (RANJIT SINGH)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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

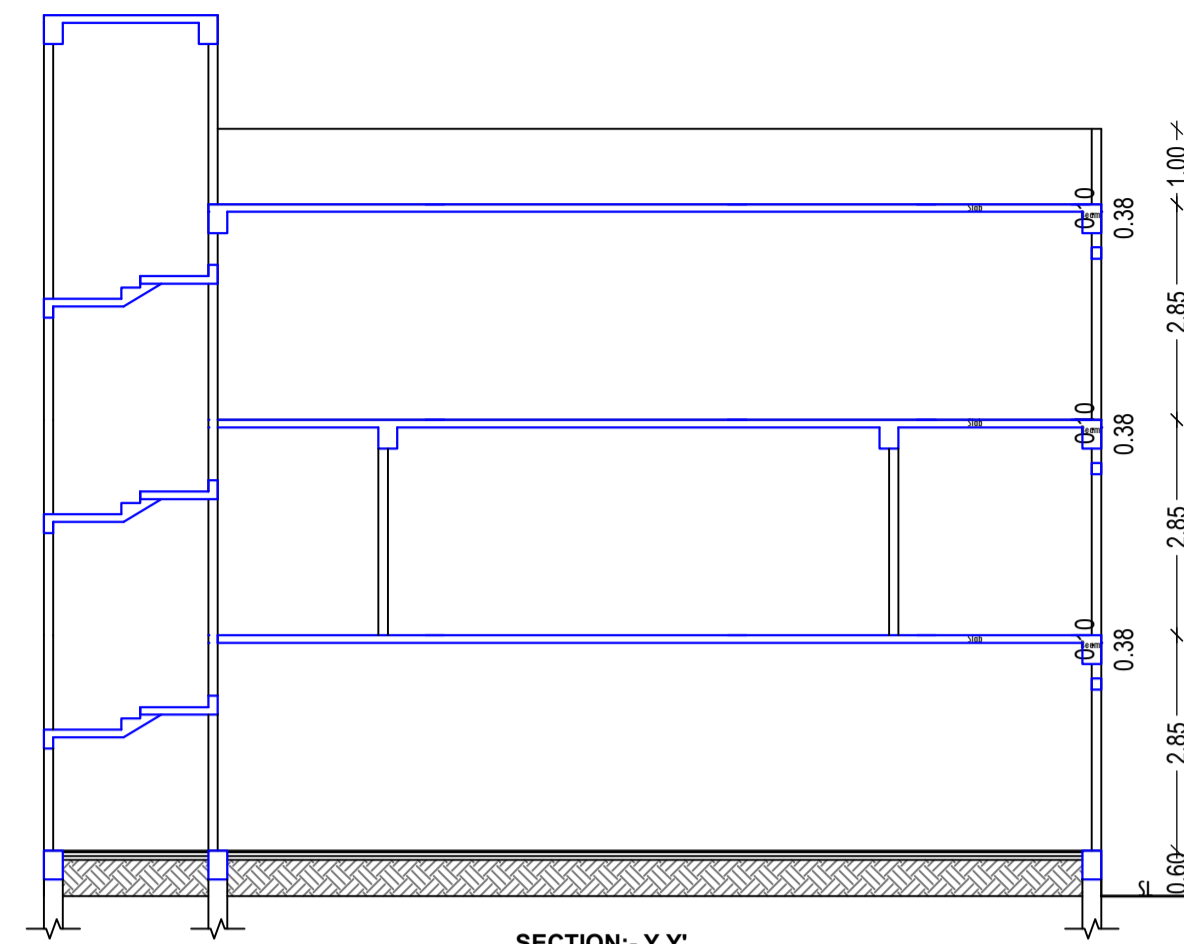
Proposal Basic Information	
Proposal File No.	JNP/BP/0011/W14/2023
Owner Name	SRI RANJIT SINGH
Khata No	381
Plot No	7160,7166
Village Name	Tilaiya
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



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

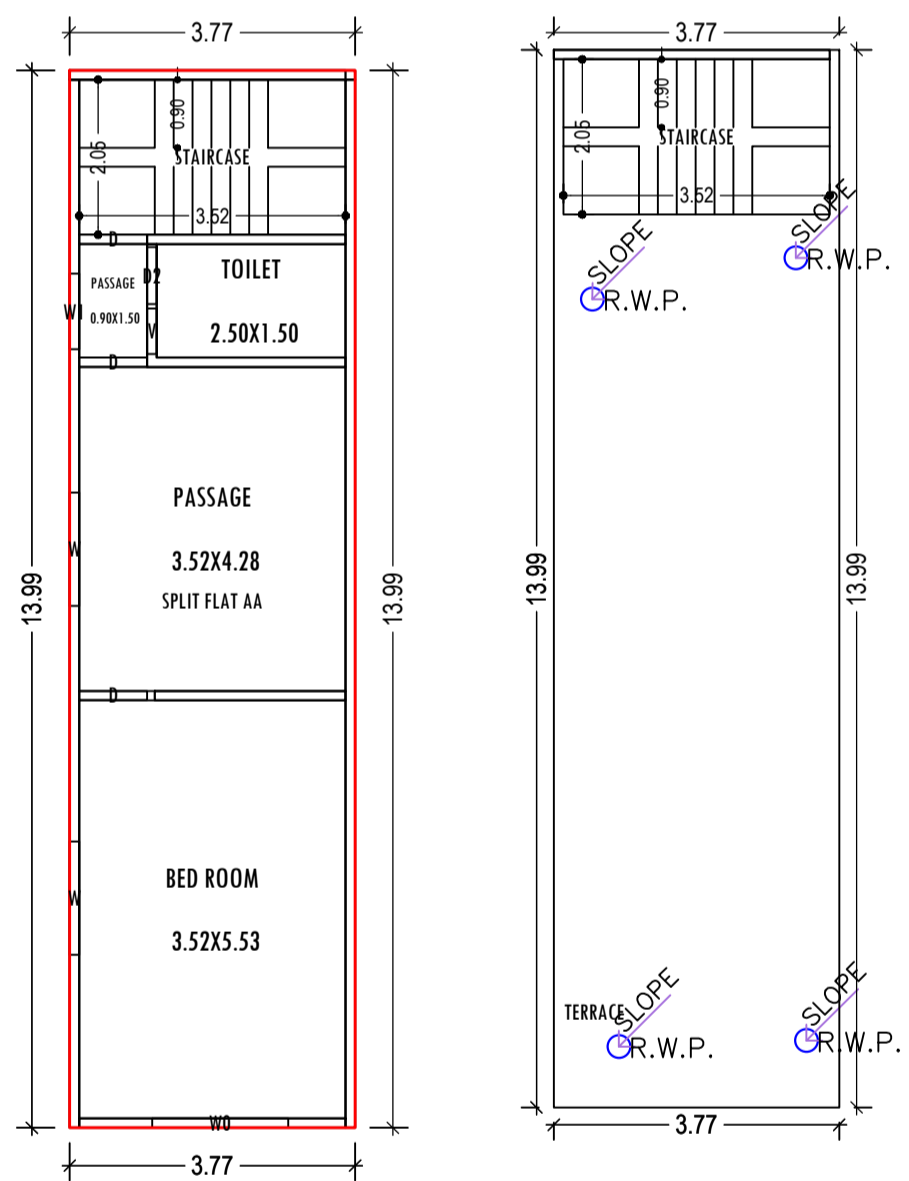


SECTION:- X,X'  
SCALE :- 1=100



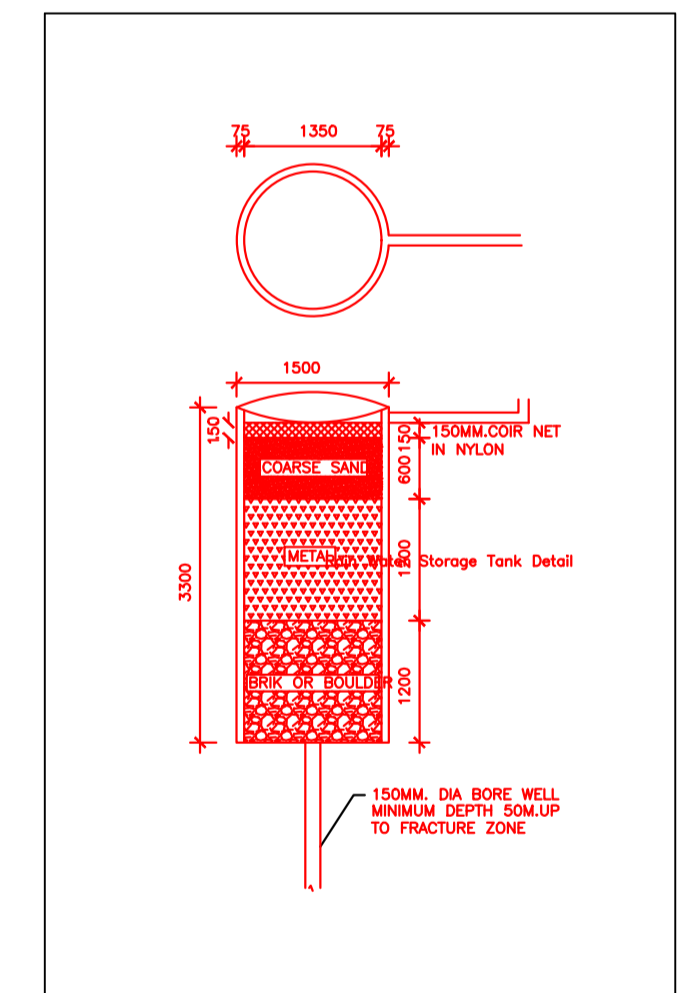
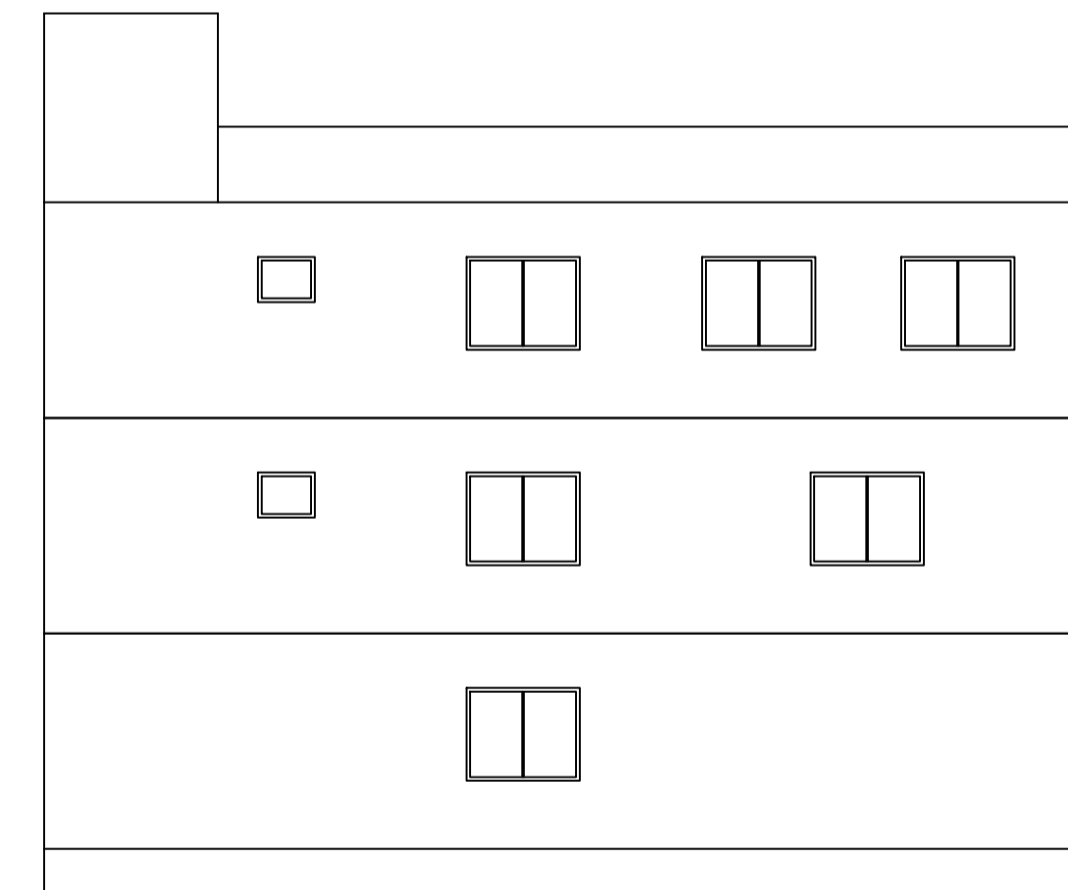
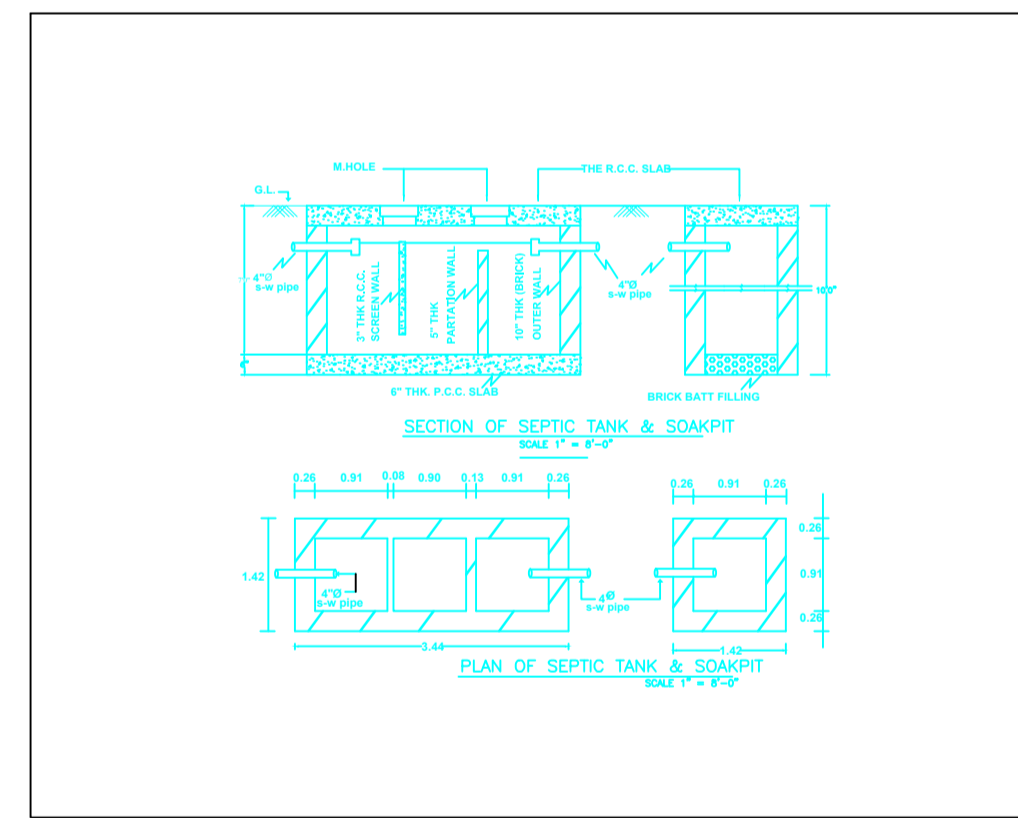
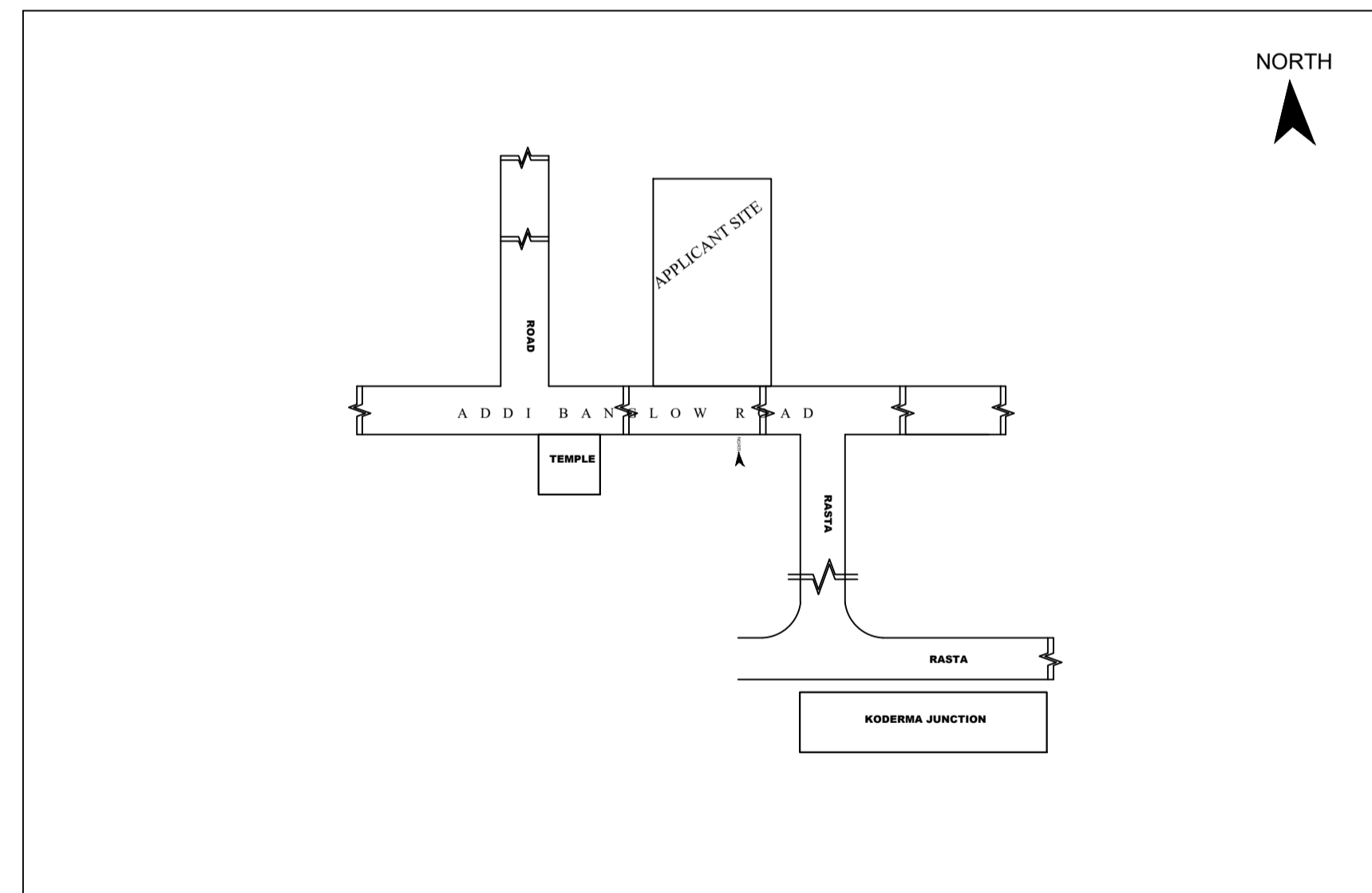
SECTION:- Y,Y'  
SCALE :- 1=100

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



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

TERRACE FLOOR PLAN  
(SCALE 1:100)



Building :-AA (RANJIT SINGH)

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.)
Ground Floor	52.79	52.79	52.79	52.79	01
First Floor	52.79	52.79	52.79	52.79	00
Second Floor	52.79	52.79	52.79	52.79	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	158.37	158.37	158.37	158.37	01
Total Number of Same Buildings	1				
Total :	158.37	158.37	158.37	158.37	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (RANJIT SINGH)	D2	0.75	2.10	01
AA (RANJIT SINGH)	D	0.90	2.10	05

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (RANJIT SINGH)	V	0.60	0.60	01
AA (RANJIT SINGH)	W1	1.00	1.20	01
AA (RANJIT SINGH)	W	1.50	1.20	08
AA (RANJIT SINGH)	W0	1.80	1.20	01

UnitBUA Table for Building :-AA (RANJIT SINGH)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT AA	FLAT	122.25	121.36	1	1
FIRST FLOOR PLAN	SPLIT FLAT AA	FLAT	0.00	0.00	4	0
SECOND FLOOR PLAN	SPLIT FLAT AA	FLAT	0.00	0.00	1	0
Total:	-	-	122.25	121.36	6	1

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