

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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lit	Resi	Commercial				
A (A)	1	507.60	33.81	115.63	358.16	473.79	473.79	04	
Grand Total :	1	507.60	33.81	115.63	358.16	473.79	473.79	04	

AREA STATEMENT		VERSION NO. : 1.0.66
JHUMRITLAIYA NAGAR PARISHAD		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN	Plot Use: Mixed	
LOCAL BODIES	Plot SubUse: Resi+Comm	
District: KODERMA	Plot Nearby/Religious Structure: NA	
Authority: JHUMRITLAIYA NAGAR PARISHAD		
Inward No: JNP/BP/0087/W22/2023	Plot SubPlot No: 5666	
Application Type: General Proposal	North: Plot No. - JASMIT SINGH KARLA PLOT	
Project Type: Building Permission	South: Plot No. - PART PLOT NO. 5666	
Nature of Development: New	East: Plot No. - CHITRAGUPT NAGAR ROAD	
Location of Development Area: Old Area	West: Road Width - 3.66	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 319.79
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	319.79
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		32.49
Total		32.49
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	287.30
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	319.79
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	319.79
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		191.87
Proposed Coverage Area ( 39.68 % )		126.90
Total Prop. Coverage Area ( 39.68 % )		126.90
Balance coverage area ( 20.32 % )		64.97
FAR CHECK		
Perm. FAR Area ( 2.000 )		639.58
Total Perm. FAR area		639.58
Residential FAR		115.63
Commercial FAR		358.16
Proposed FAR Area		473.79
Total Proposed FAR Area		473.79
Consumed FAR (Factor)		1.48
Balance FAR Area		165.79
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		507.60
ARCHITECT (Regd)	Sanjeev Chhabra	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	Bibha kumari	
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)	Light Blue
EXISTING (To be demolished)	Light 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	126.90	126.90	126.90	126.90
First Floor	126.90	115.63	126.90	115.63
Second Floor	126.90	115.63	126.90	115.63
Third Floor	126.90	115.63	126.90	115.63
Terrace Floor	0.00	0.00	0.00	0.00
Total :	507.60	473.79	507.60	473.79

Building USE/SUBUSE Details

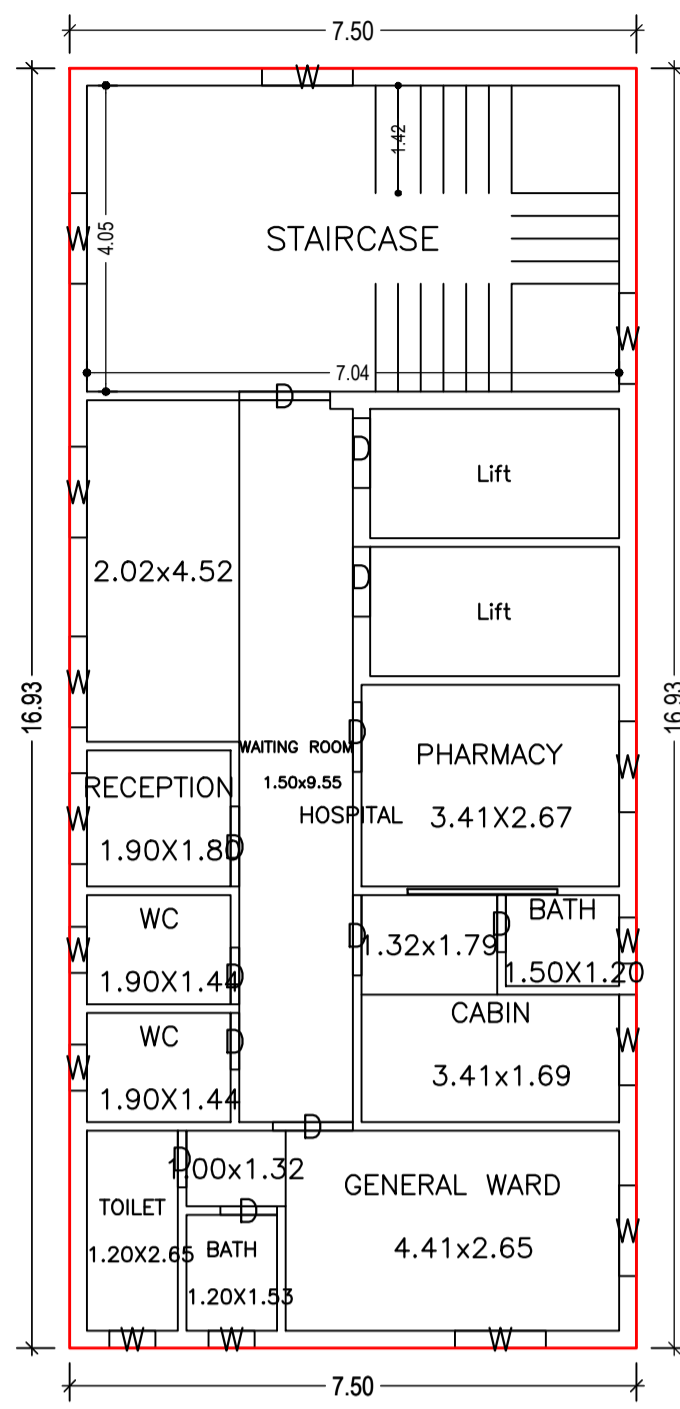
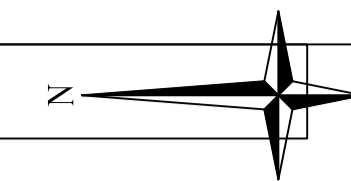
Building Name	Building Use	Building SubUse	Building Structure
A (A)	Commercial	ResiComm Bldg	Non-Highrise

Required Parking(Table 7a)

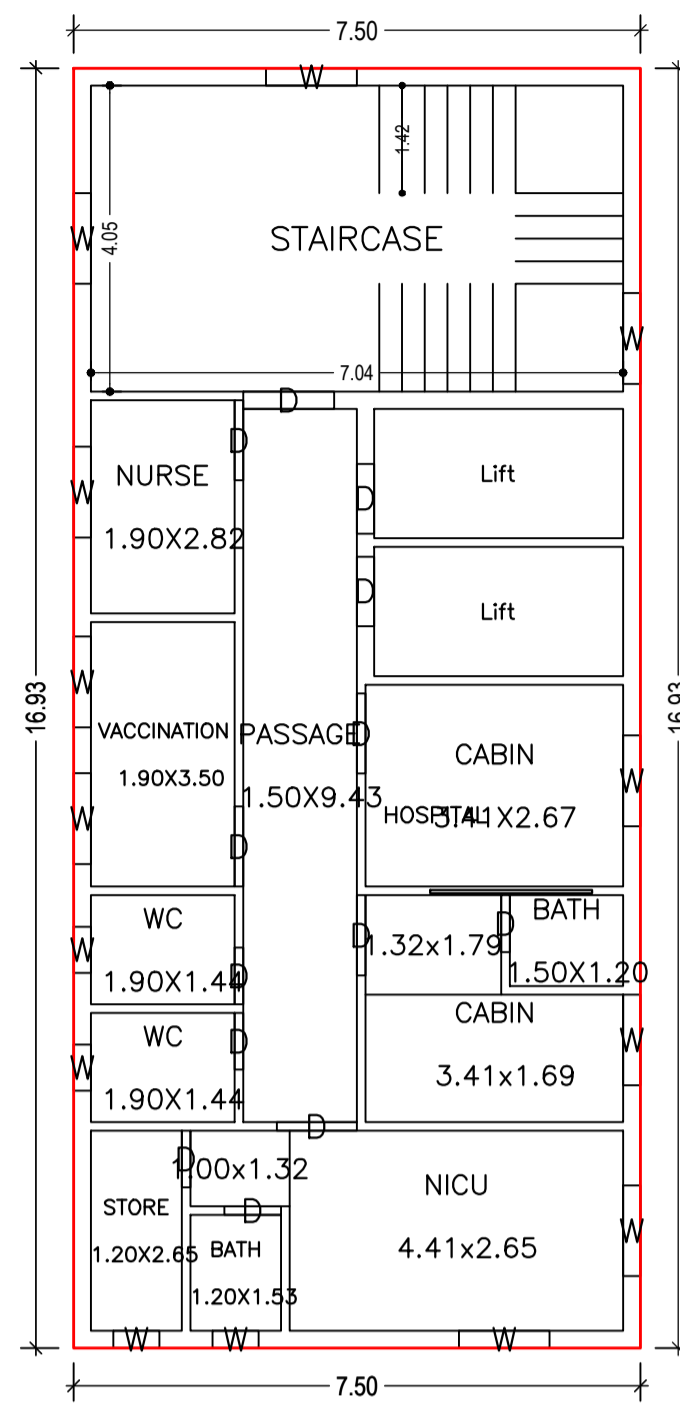
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
A (A)	Commercial	ResiComm Bldg	>0	200	261.39	1	1	-	-	-	-	-	-
			>0	200	261.39	-	-	-	-	-	-	1	3
	Residential	Residential Bldg/Apartment	>0	1	1.00	1	1	-	-	-	-	-	-
			>0	1	1.00	-	-	-	-	-	-	1	1
			>0	1	1.00	-	-	-	1	1	-	-	-
Total :			-	-	-	2	6	-	1	1	-	4	

Parking Check (Table 7b)

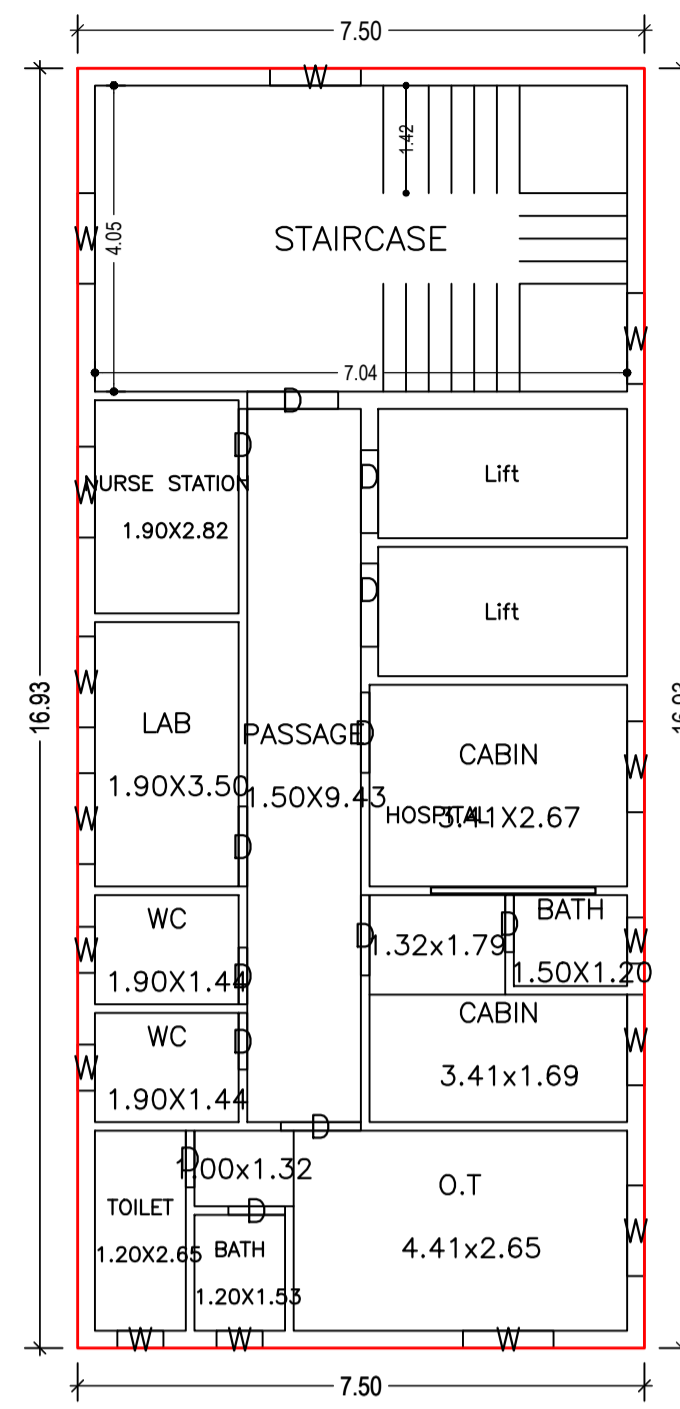
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Two Stack Car	-	-	3	37.50
Total Car	2	25.00	6	75.00
Visitor's Car Parking	-	-	1	12.50
Two Stack Visitor Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	2	25.00
TwoWheeler	-	-	8	16.00
Two Stack TwoWheeler	-	-	7	14.00
Total TwoWheeler	4	8.00	15	30.00
Total		45.50		160.00



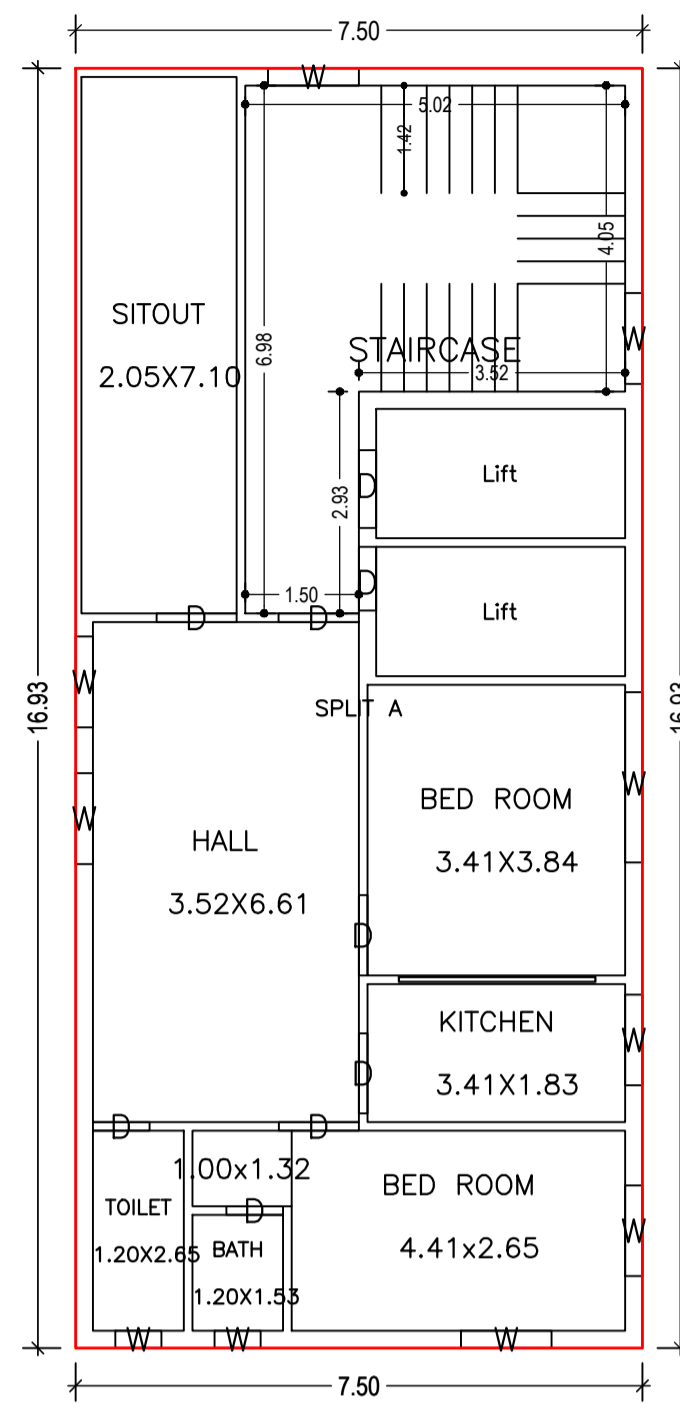
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



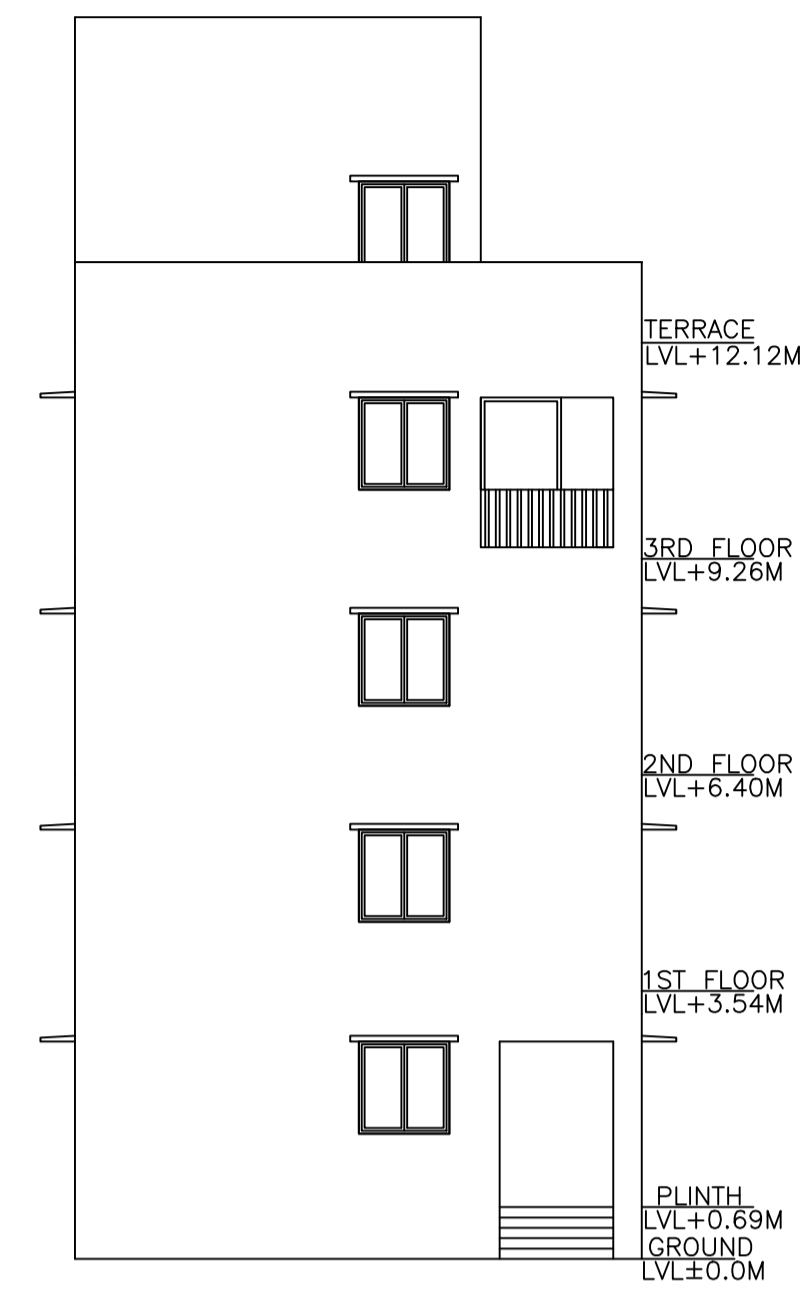
FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



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

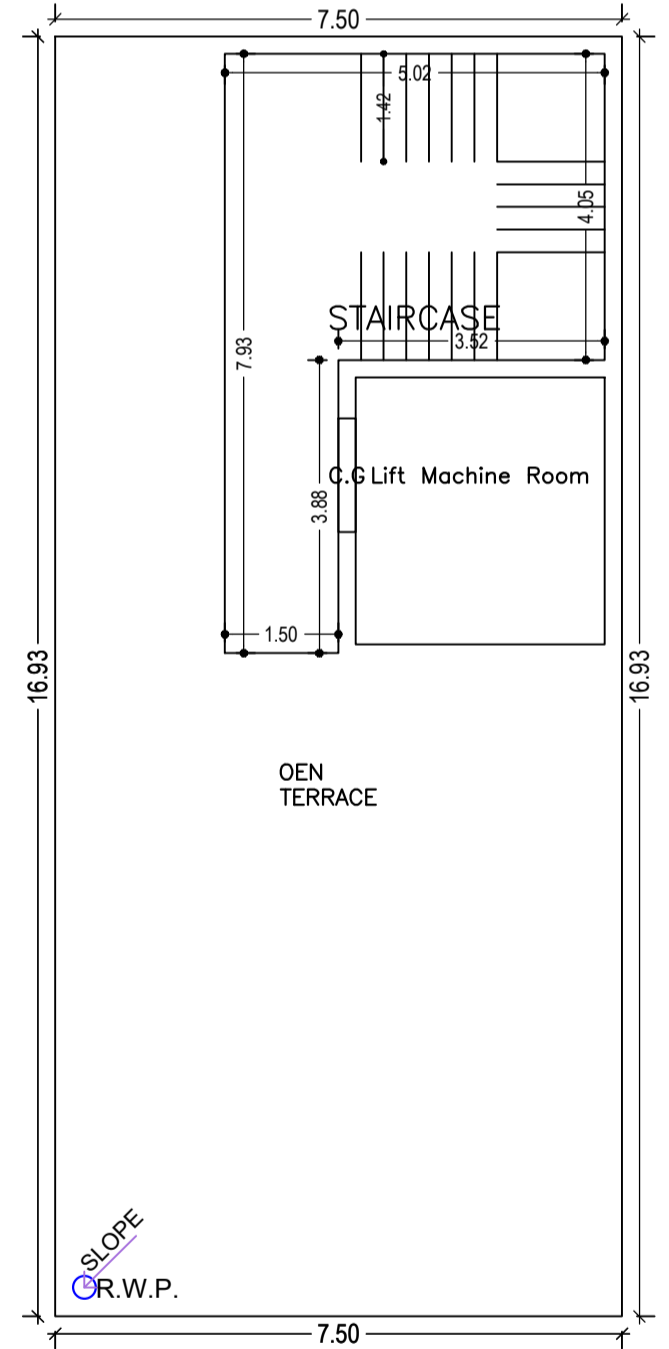
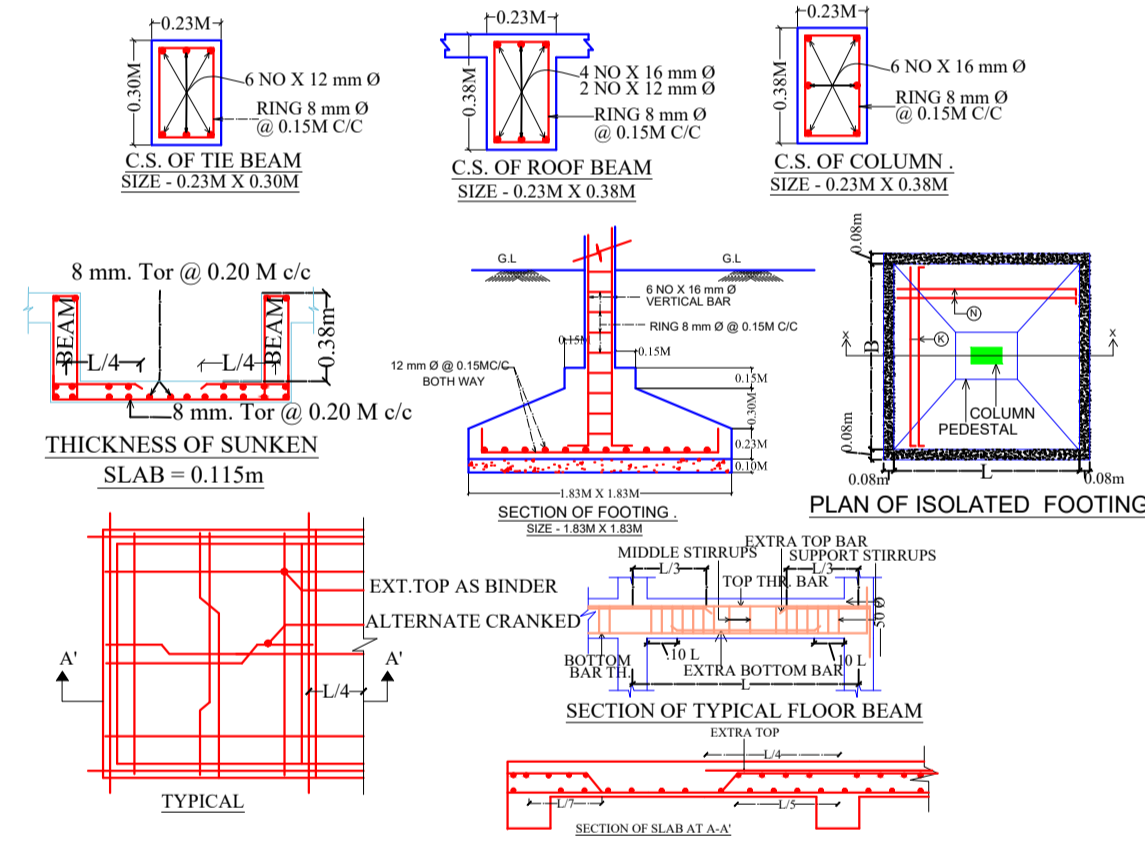


THIRD FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

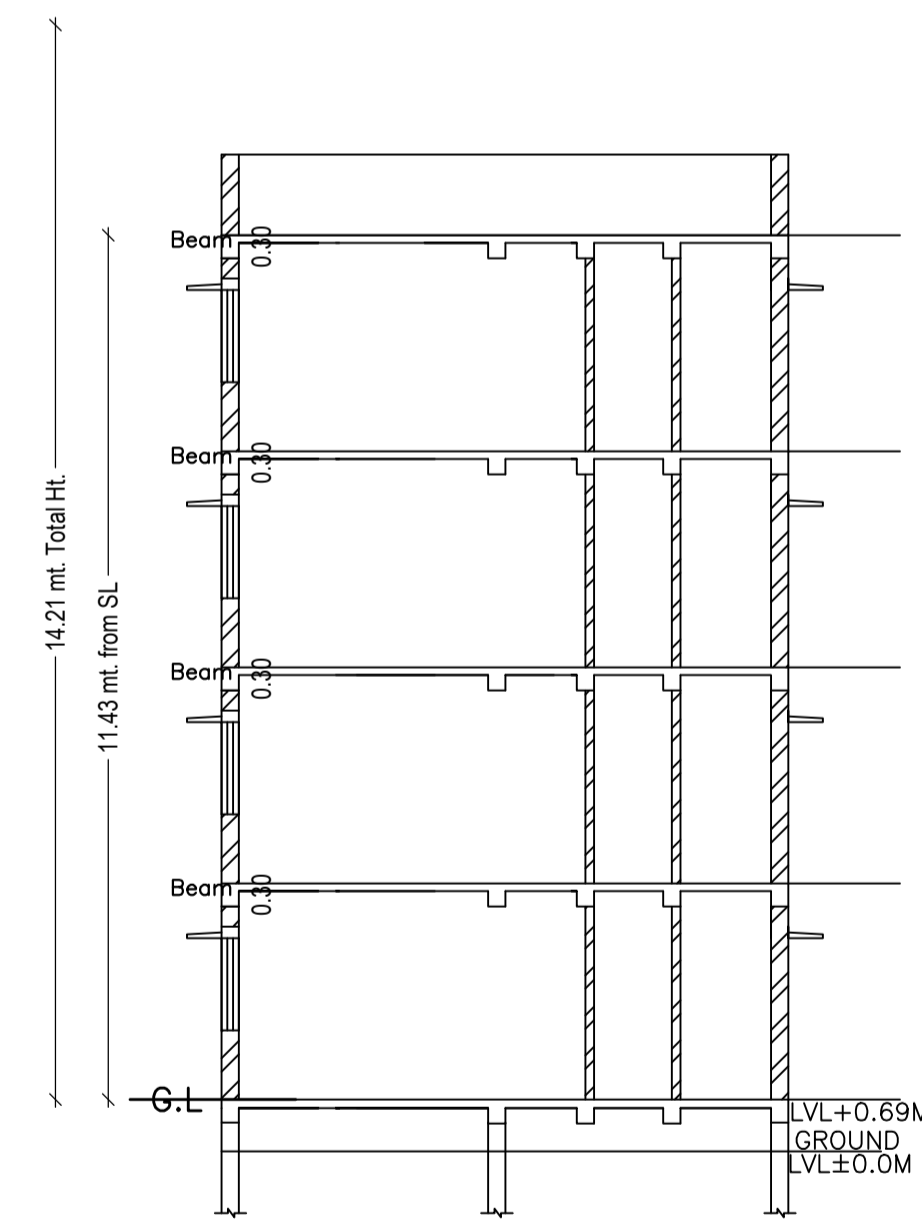


FRONT ELEVATION

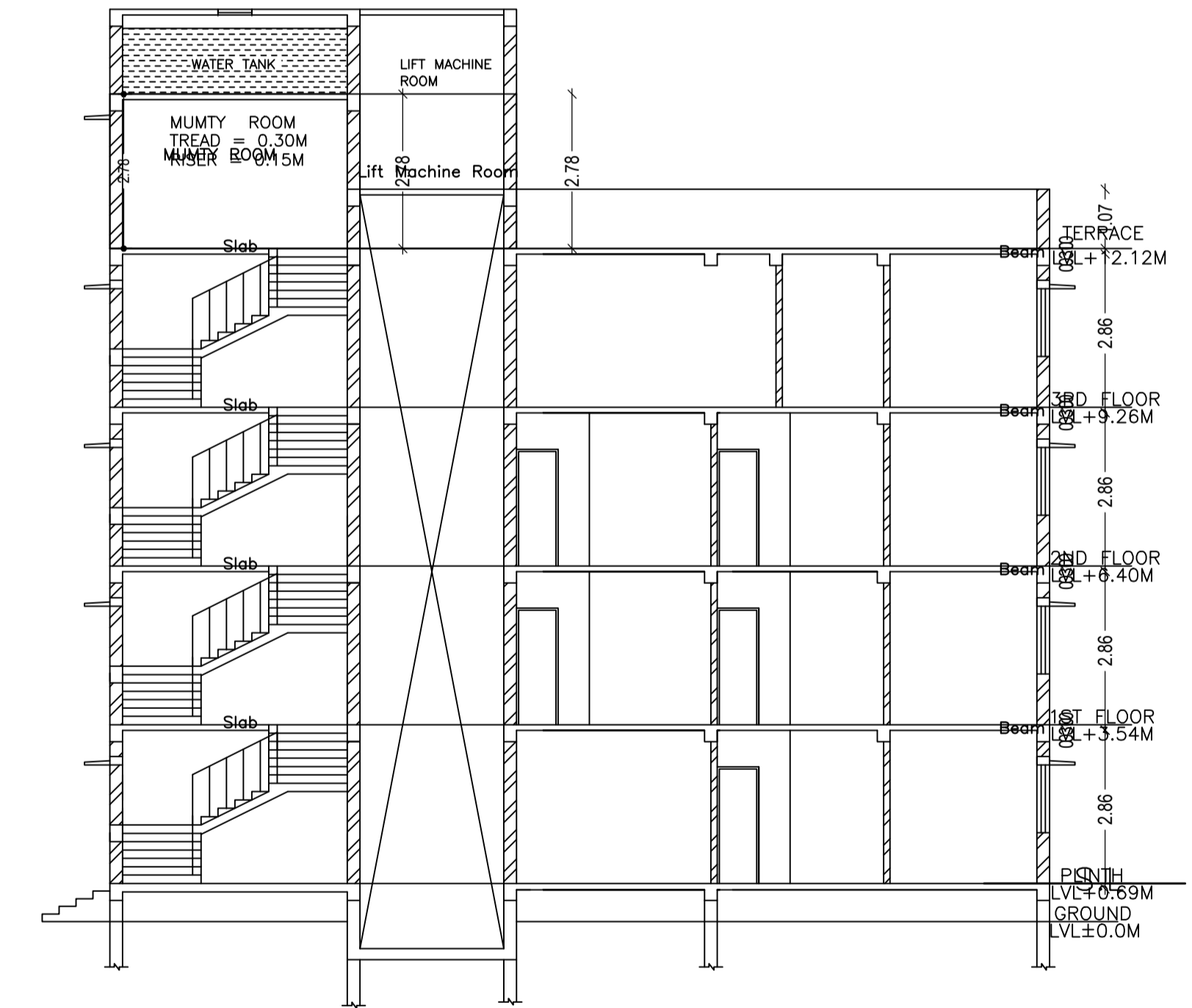
PROPOSED BUILDING FOR  
SMT. BIBHA KUMARI  
W/O DR. MANIKANT GUPTA  
PLOT NO. - 5666  
KHATA NO. - 352  
VILLAGE - GUMO  
WARD NO. - 22  
THANA NO. - 12  
PO. - JHUMRITELIYA  
DIST. - KODERMA



TERRACE FLOOR PLAN  
(SCALE 1:100)



SECTION AT Y-Y



SECTION AT X-X

Building :A (A)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Resi.	Commercial				
Ground Floor	126.90	0.00	0.00	126.90	126.90	126.90	01	
First Floor	126.90	11.27	0.00	115.63	115.63	115.63	01	
Second Floor	126.90	11.27	0.00	115.63	115.63	115.63	01	
Third Floor	126.90	11.27	115.63	0.00	115.63	115.63	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	507.60	33.81	115.63	358.16	473.79	473.79	04	
Total Number of Same Buildings	1							
Total :	507.60	33.81	115.63	358.16	473.79	473.79	04	

SCHEDULE OF DOOR:

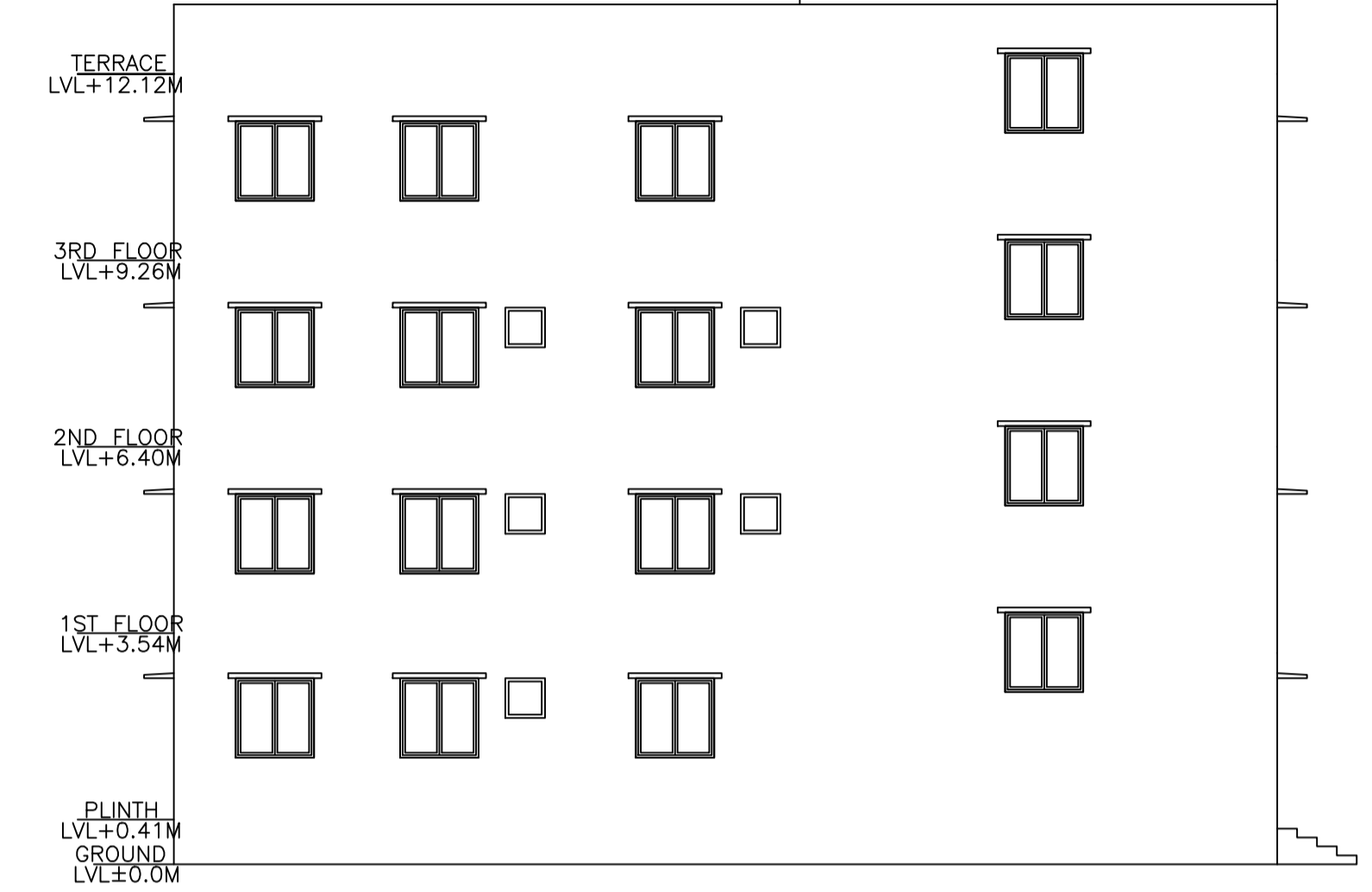
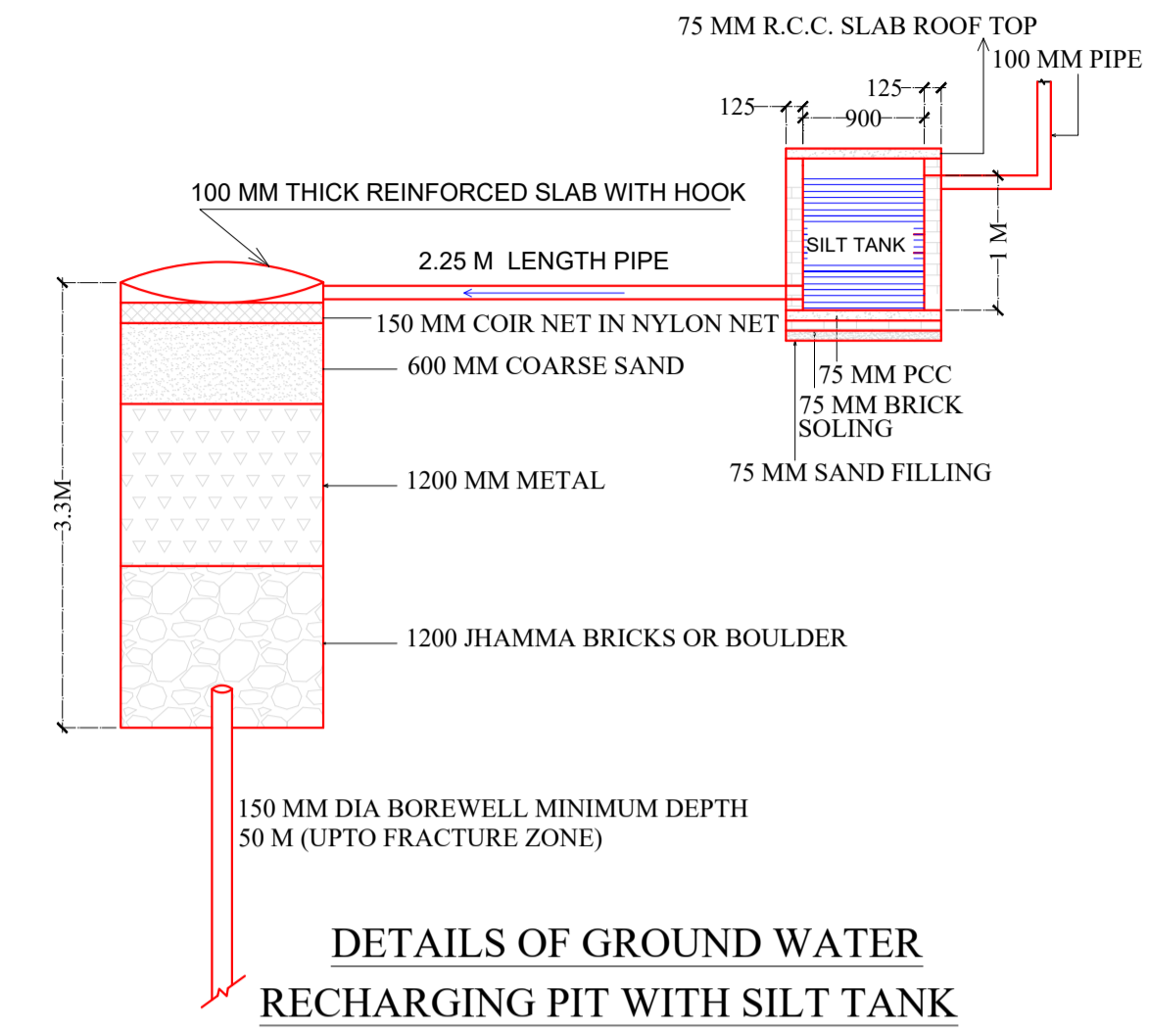
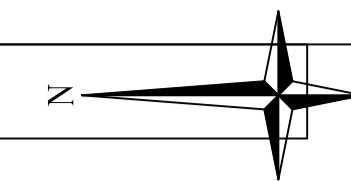
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D	0.75	2.10	17
A (A)	D	0.92	2.10	05
A (A)	D	0.95	2.10	01
A (A)	D	1.06	2.10	17
A (A)	D	1.10	2.10	02
A (A)	D	1.20	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W	0.61	1.20	16
A (A)	W	1.20	1.20	37
A (A)	W	2.25	1.20	01

UnitBUA Table for Building :A (A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	HOSPITAL	OTHER	115.63	115.50	10	1
FIRST FLOOR PLAN	HOSPITAL	OTHER	115.63	115.54	11	1
SECOND FLOOR PLAN	HOSPITAL	OTHER	115.63	115.45	11	1
THIRD FLOOR PLAN	SPLIT A	FLAT	115.63	115.46	7	1
Total:	-	-	462.52	461.95	39	4



SOUTH SIDE ELEVATION

