

SITE PLAN

AREA STATEMENT JHUMRITILAIYA NAGAR PARISHAD	VERSION NO.: 1.0.66 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/BP/0079/W11/2023	Plot/SubPlot No: 7359, 7361		
Application Type: General Proposal	North: Plot No. - BHIMNATH SIGHANIYA		
Project Type: Building Permission	South: Plot No. - NIJ		
Nature of Development: New	East: Road Width - 9.14		
Location of Development Area: Old Area	West: Plot No. - CHANDA DEVI		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	SQ.MT.	536.46
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		536.46
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			75.43
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)		(A-Deductions)	461.03
PLOT AREA FOR COVERAGE(Net Plot Area)		(A-Deductions)	536.46
Plot Area for FAR (Net Plot Area + Road Widening Area)		(A-Deductions)	536.46
COVERAGE CHECK			
Permissible Coverage area ( 60.00 % )			321.88
Proposed Coverage Area ( 51.99 % )			278.93
Total Prop. Coverage Area ( 51.99 % )			278.93
Balance coverage area ( 8.01 % )			42.95
FAR CHECK			
Perm. FAR Area ( 1.800 )			965.63
Total Perm. FAR area			965.63
Residential FAR			705.20
Proposed FAR Area			705.20
Total Proposed FAR Area			705.20
Consumed FAR (Factor)			1.31
Balance FAR Area			260.43
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			836.80
ARCHITECT (Regd)			KIRAN KUMARI
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)			SRI JAI PRAKASH NARAYAN
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

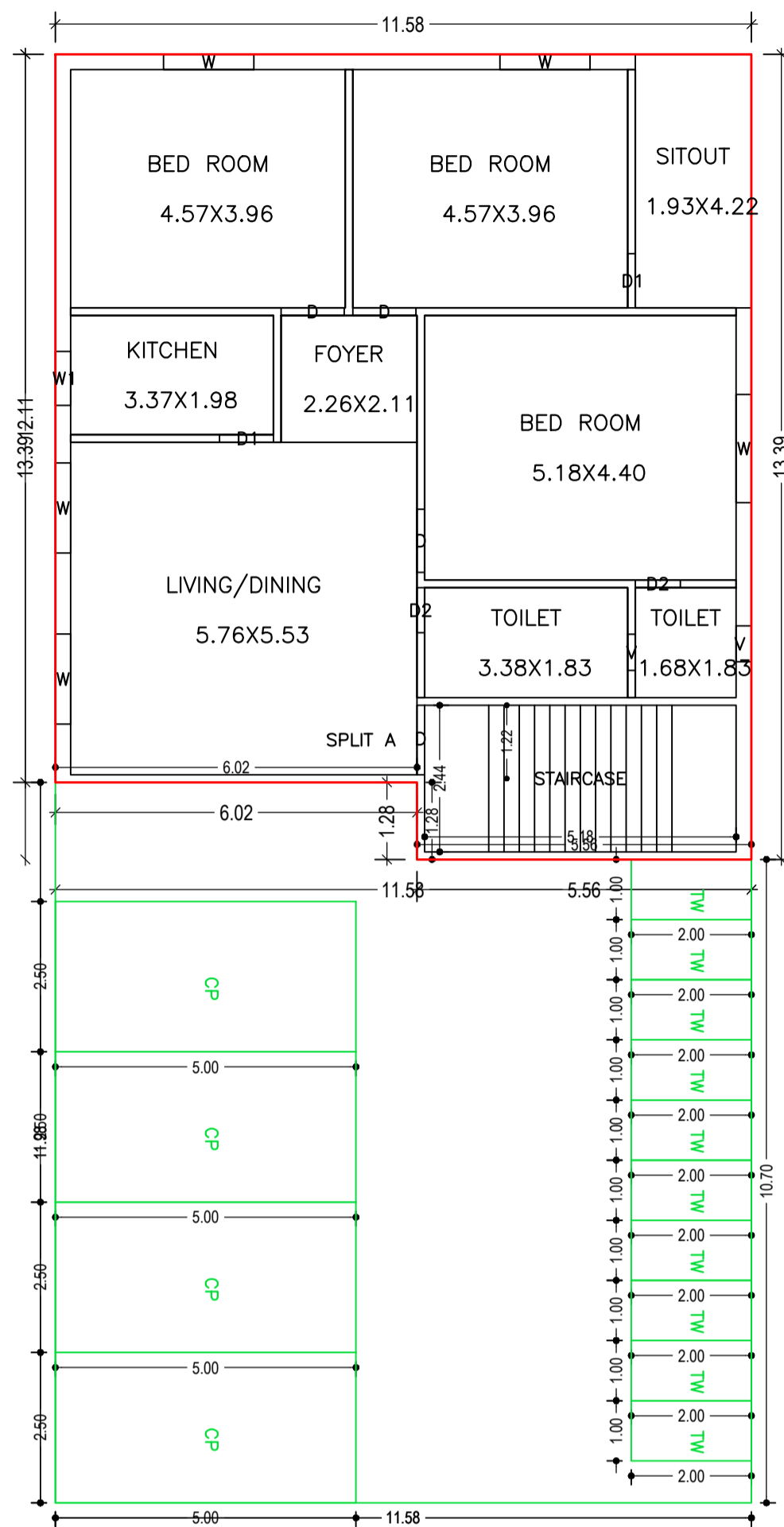
Floor Name	Building Name A (RESIDENTIAL)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	278.94	147.34	278.94	147.34
First Floor	278.93	278.93	278.93	278.93
Second Floor	278.93	278.93	278.93	278.93
Terrace Floor	0.00	0.00	0.00	0.00
Total :	836.80	705.20	836.80	705.20

Building USE/SUBUSE Details

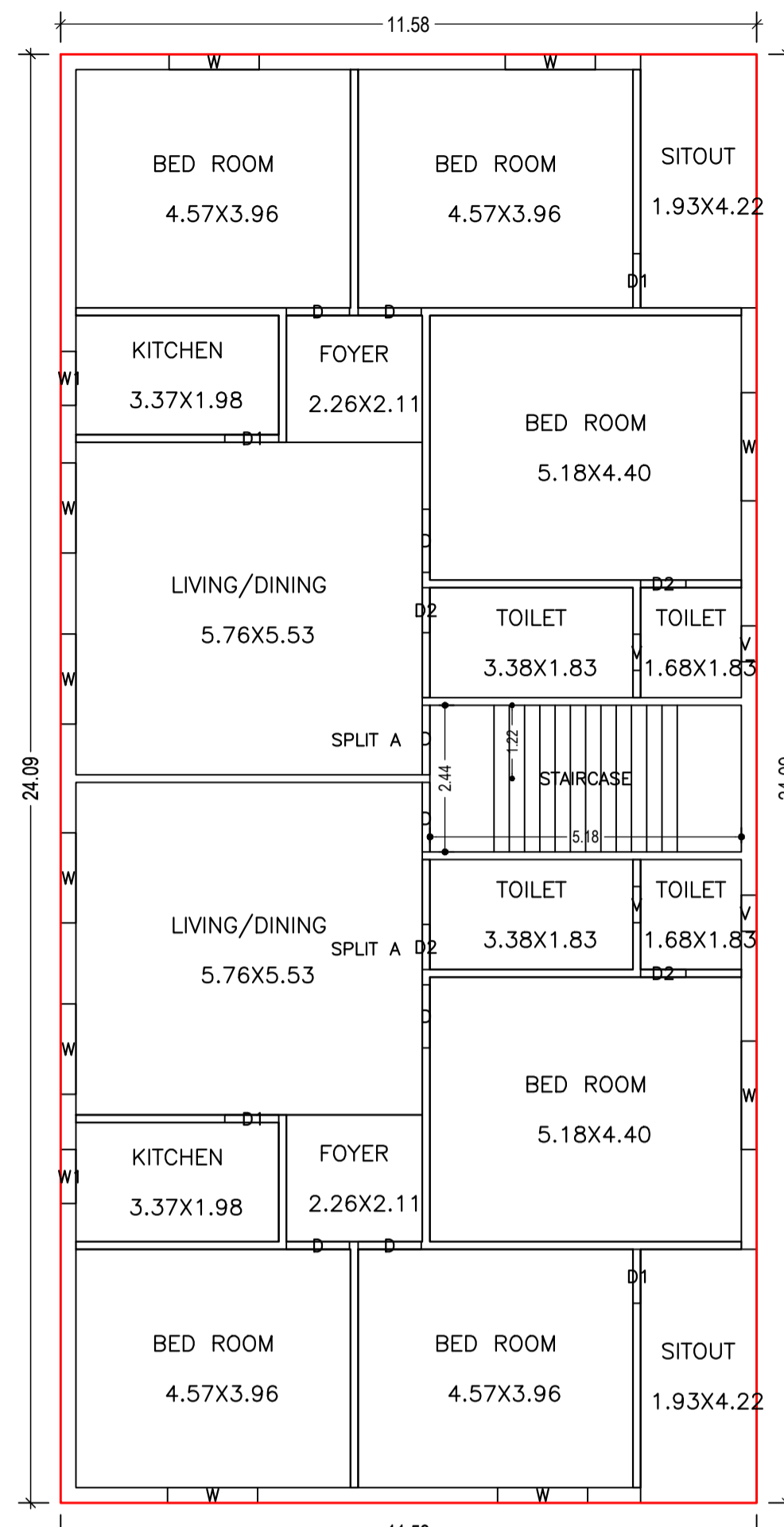
Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

FAR & Tenement Details (Table 4c-1)

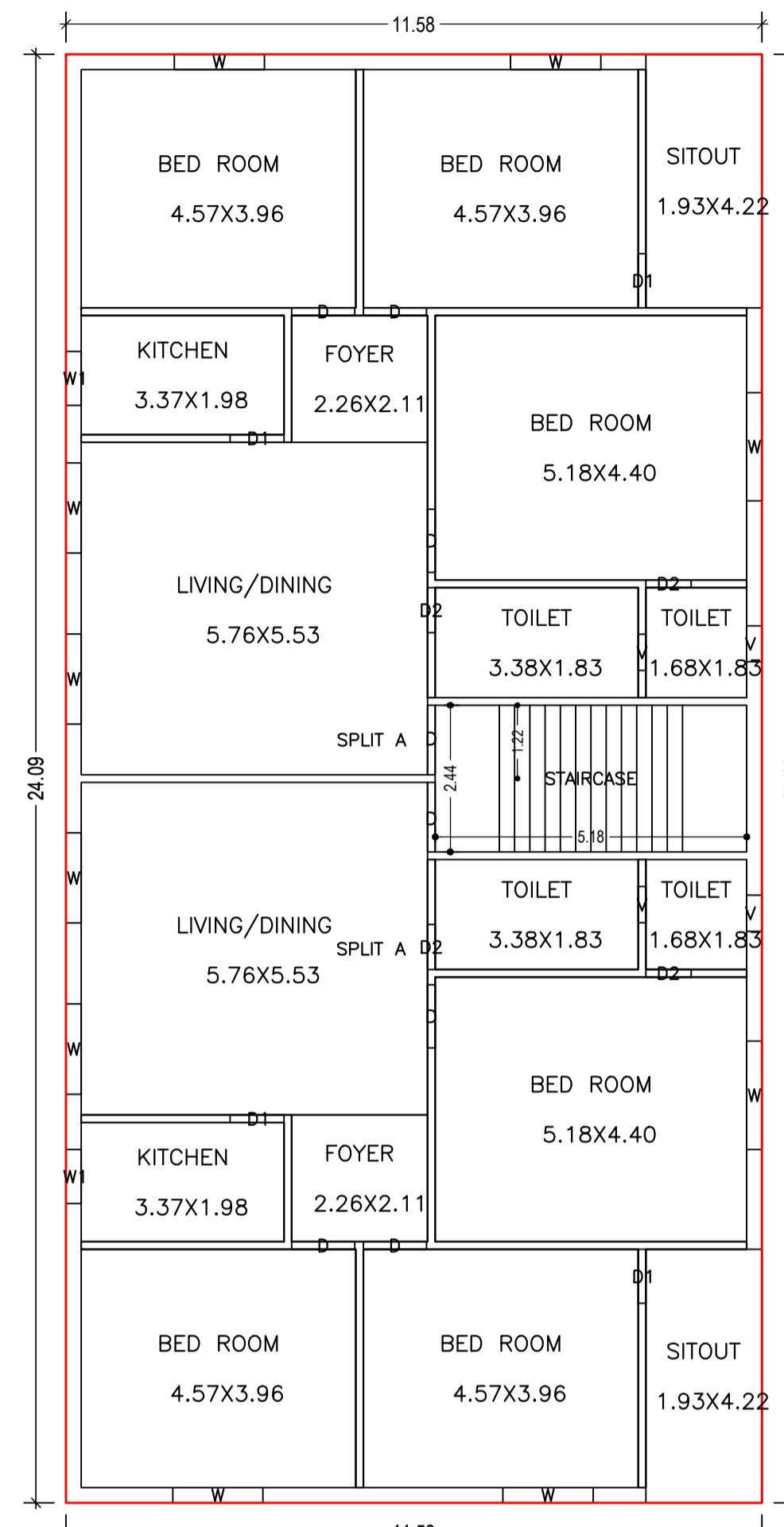
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Parking	Resi.				
A (RESIDENTIAL)	1	836.80	131.60		705.20	705.20	705.20	01
Grand Total :	1	836.80	131.60		705.20	705.20	705.20	01



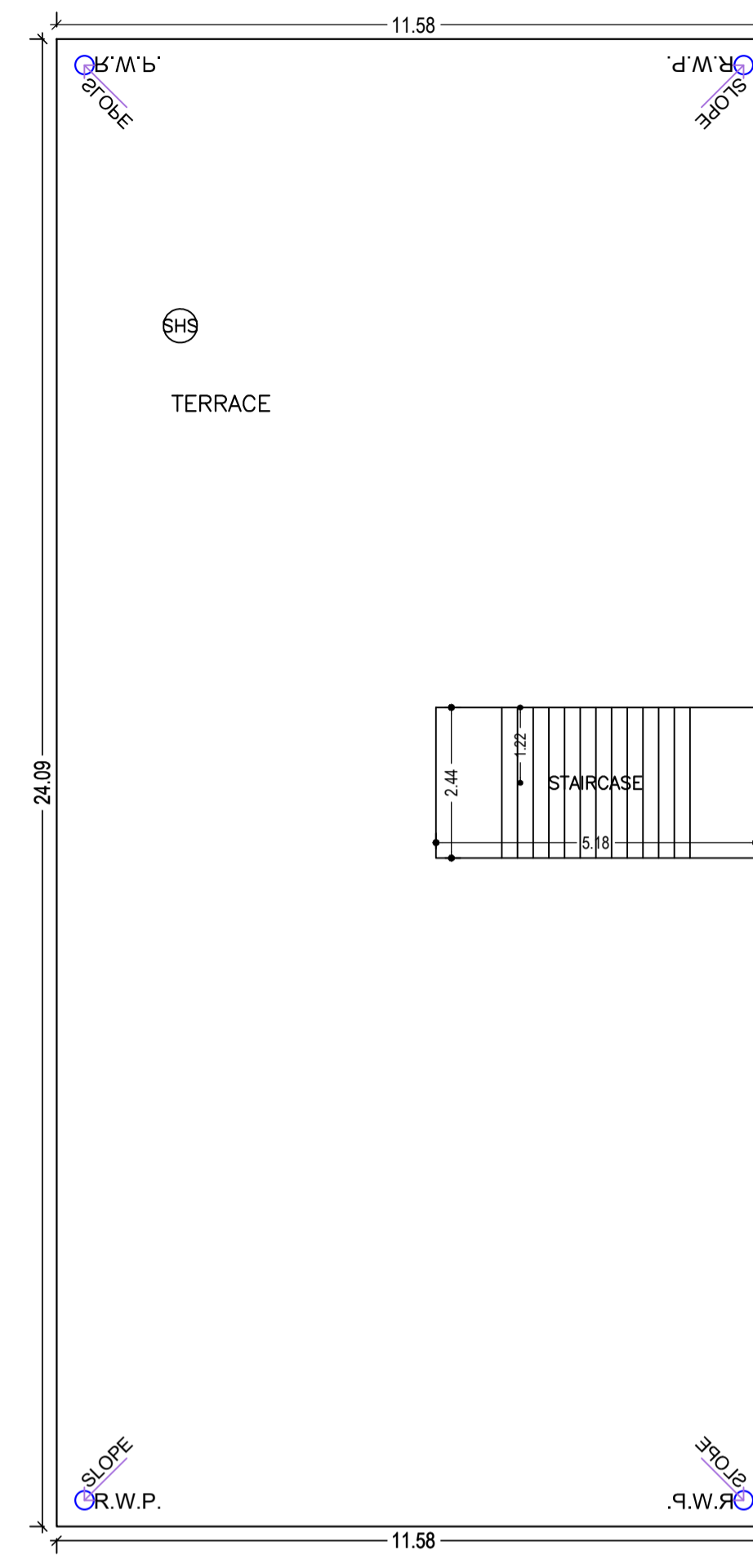
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



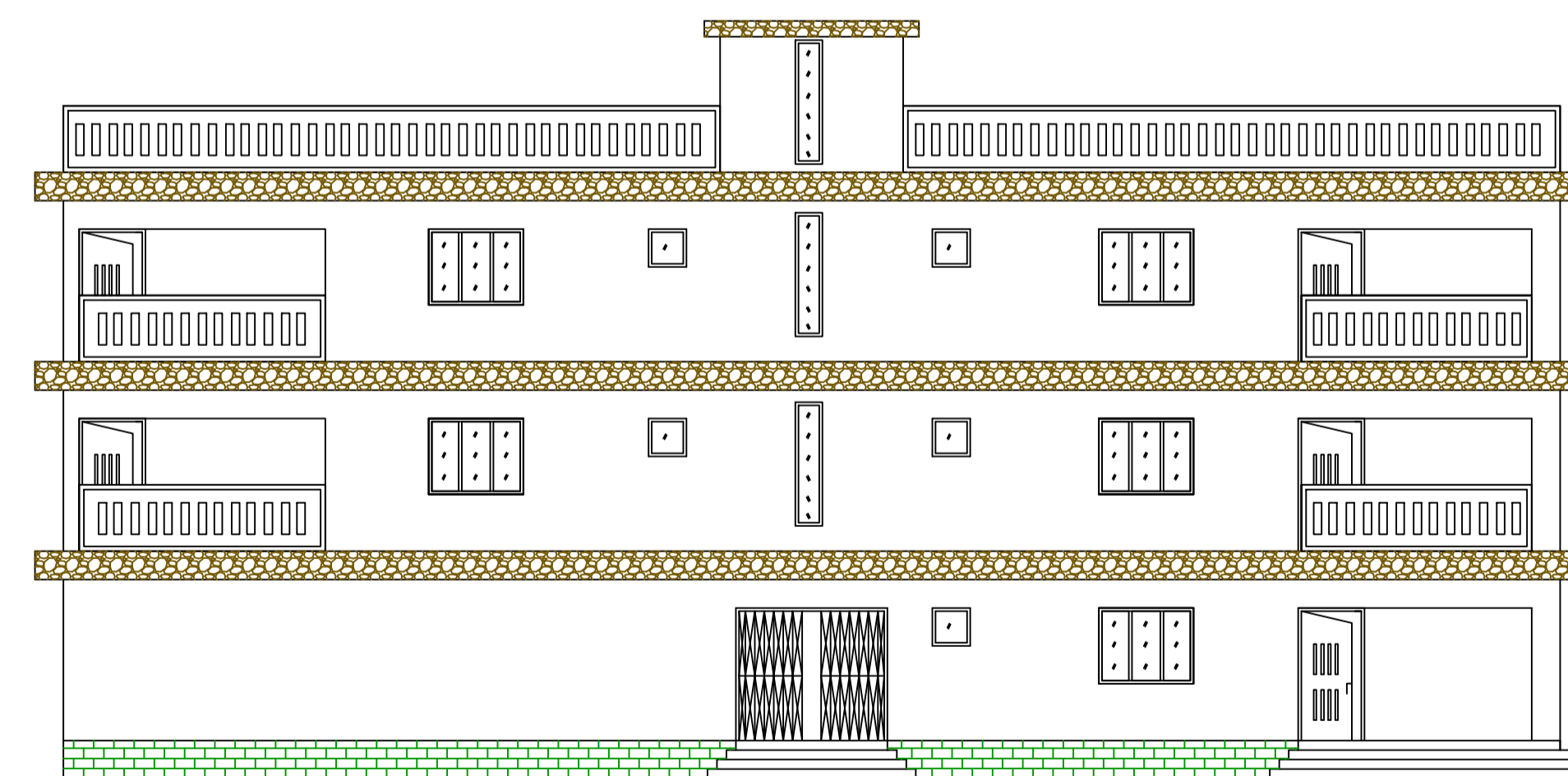
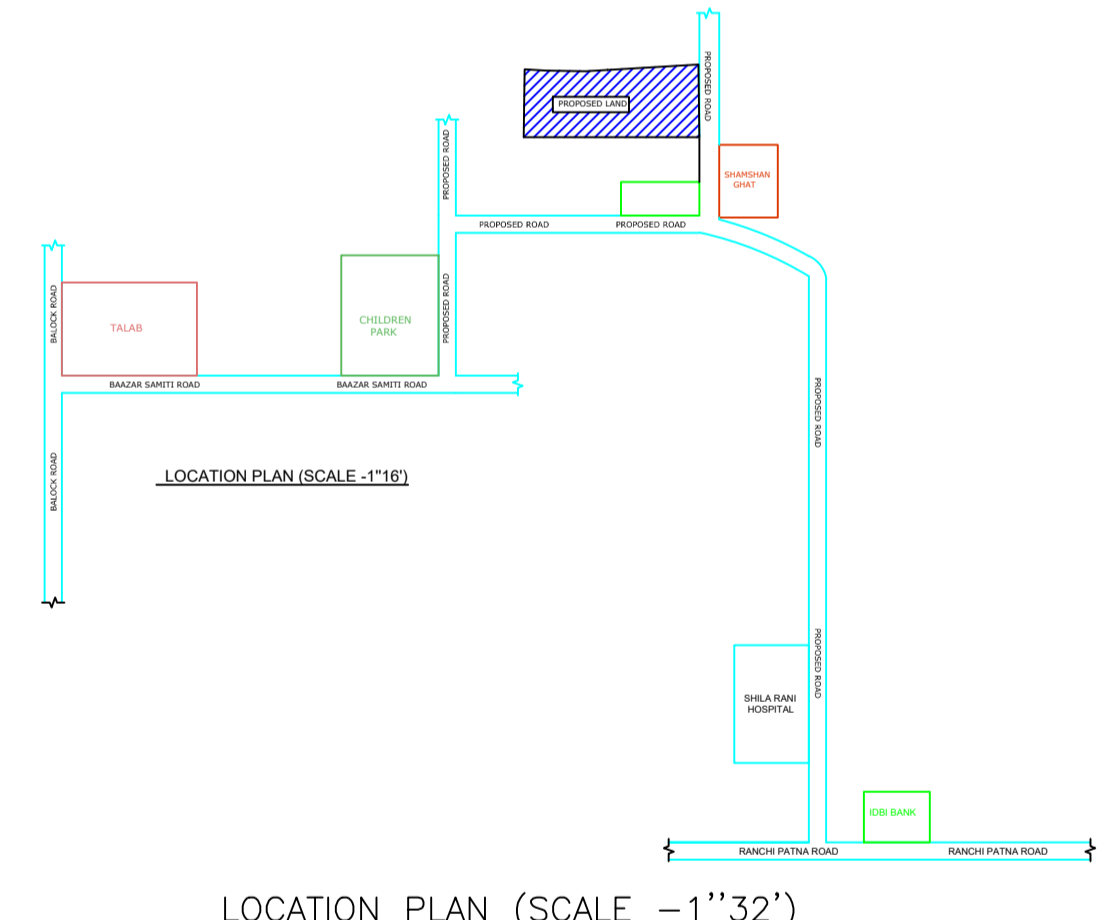
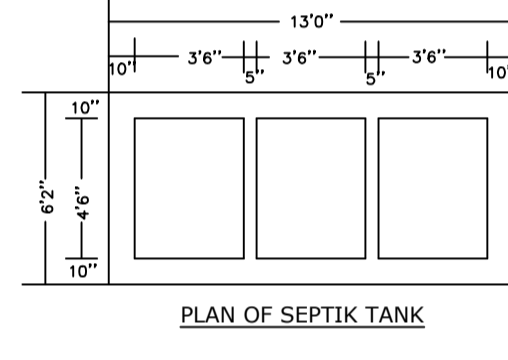
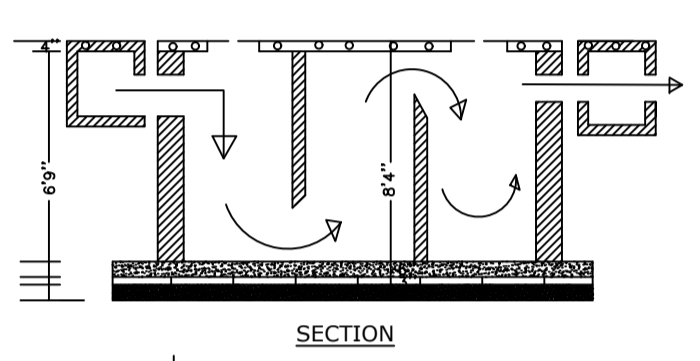
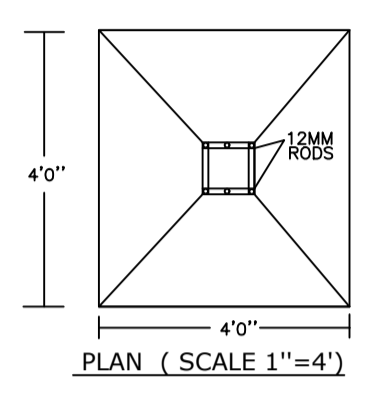
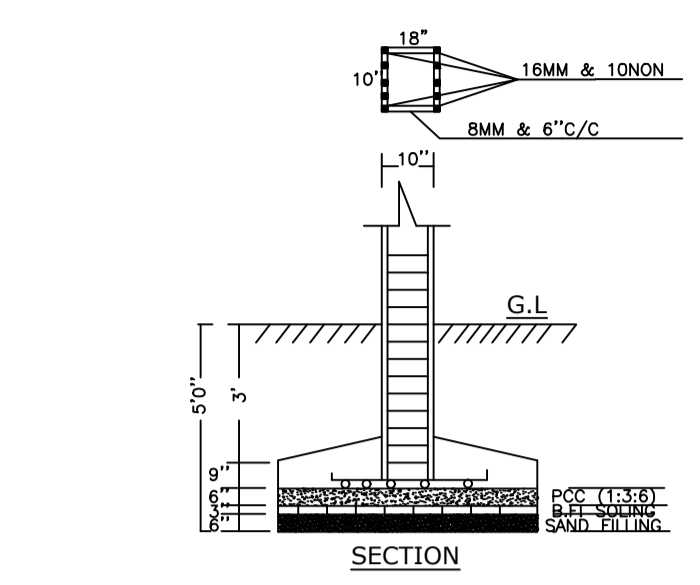
FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



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



TERRACE FLOOR PLAN  
(SCALE 1:100)



CROSS ELEVATION

Building :A (RESIDENTIAL)

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.)	Trmt (No.)
		Parking	Resi.				
Ground Floor	278.94	131.60	147.34	147.34	147.34	01	
First Floor	278.93	0.00	278.93	278.93	278.93	00	
Second Floor	278.93	0.00	278.93	278.93	278.93	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00	
Total :	836.80	131.60	705.20	705.20	705.20	01	
Total Number of Same Buildings	1						
Total :	836.80	131.60	705.20	705.20	705.20	01	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	10
A (RESIDENTIAL)	D1	0.90	2.10	10
A (RESIDENTIAL)	D	1.05	2.10	15
A (RESIDENTIAL)	D	1.16	2.10	05

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	0.90	10
A (RESIDENTIAL)	W1	0.90	1.50	05
A (RESIDENTIAL)	W	1.50	1.20	10
A (RESIDENTIAL)	W	1.50	1.50	10
A (RESIDENTIAL)	W	1.80	1.50	05

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	622.60	598.57	9	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	9	0
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	9	0
Total:	-	-	622.60	598.57	45	1



