

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.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Accessory Use	Parking					
A (COMMERCIAL)	1	1735.68	26.48	42.91	326.37	1325.92	14.00	1339.93	1339.93	03
Grand Total	1	1735.68	26.48	42.91	326.37	1325.92	14.00	1339.93	1339.93	03

AREA STATEMENT		VERSION NO. : 1.0.66
JHUMRITILAIYA NAGAR PARISHAD		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: KODERMA	Plot SubUse: Commercial Bldg	
Authority: JHUMRITILAIYA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA	
Inward No.: JNP/BP/0075/W04/2023	Plot/SubPlot No.: 6413, 6414	
Application Type: General Proposal	North: Plot No. - 6412,6415	
Project Type: Building Permission	South: Road Width - 30	
Nature of Development: New	East: Plot No. - PLOT NO. 6425	
Location of Development Area: Old Area	West: Plot No. - PART PLOT NO. 6413	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 893.59
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	893.59
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		148.23
Total		148.23
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	745.35
PLOT AREA FOR COVERGE(Net Plot Area)	(A-Deductions)	893.59
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	893.59
COVERGE CHECK		
Permissible Coverage area ( 50.00 % )		446.80
Proposed Coverage Area ( 38.83 % )		346.98
Total Prop. Coverage Area ( 38.83 % )		346.98
Balance coverage area ( 11.17 % )		99.82
FAR CHECK		
Perm. FAR Area ( 2.000 )		1787.18
Total Perm. FAR area		1787.18
Commercial FAR		1325.92
Proposed FAR Area		1339.92
Total Proposed FAR Area		1339.92
Consumed FAR (Factor)		1.50
Balance FAR Area		447.26
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1735.68
ARCHITECT (Regd)	RAJIB KUMAR SAHA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	DINESH KUMAR 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 A (COMMERCIAL)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	346.98	14.00	346.98	14.00
Ground Floor	346.98	335.78	346.98	335.78
First Floor	347.24	330.05	347.24	330.05
Second Floor	347.24	330.05	347.24	330.05
Third Floor	347.24	330.05	347.24	330.05
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1735.68	1339.93	1735.68	1339.93

Building USE/SUBUSE Details

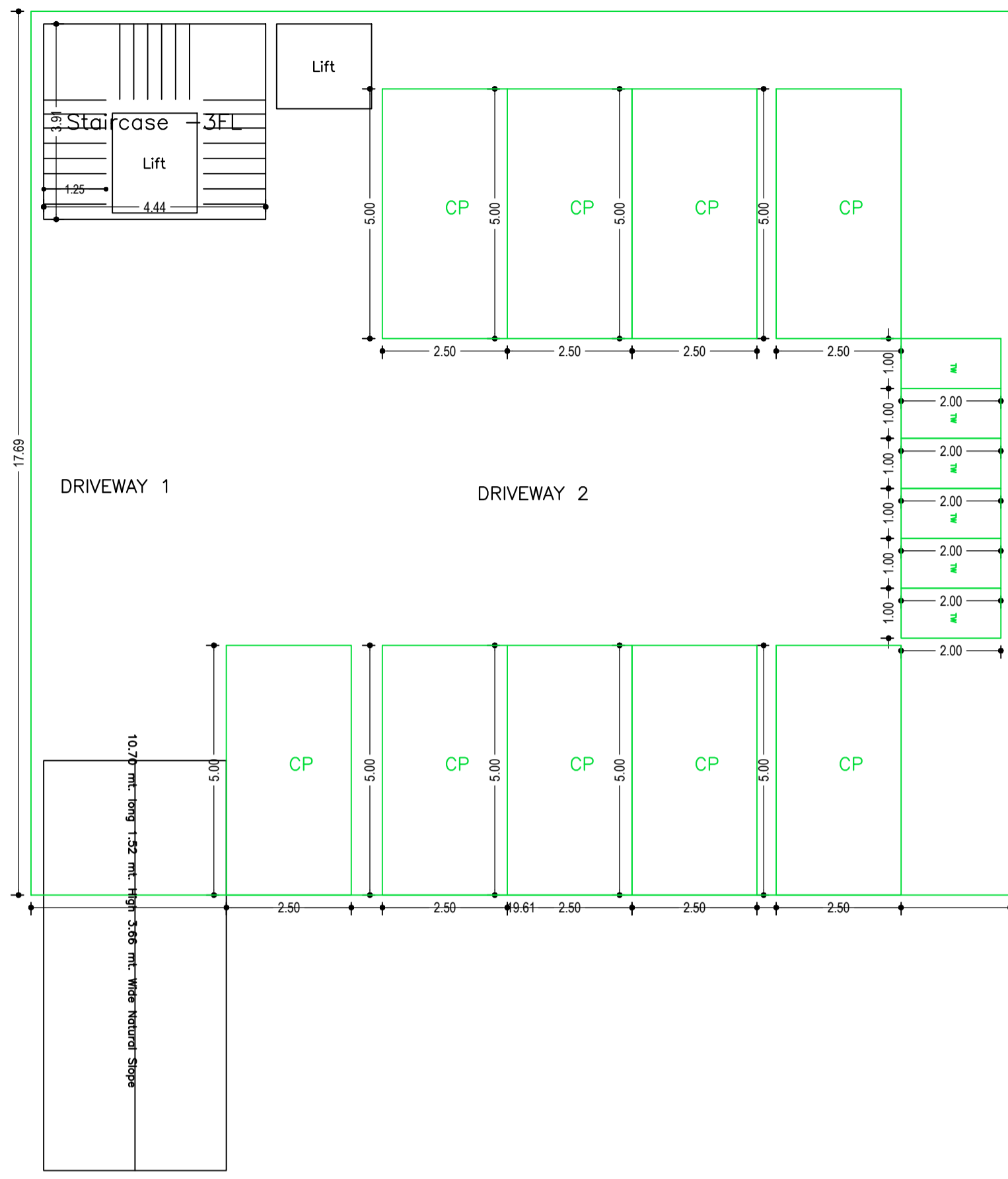
Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL)	Commercial	Commercial Bldg	Non-Highrise

Required Parking(Table 7a)

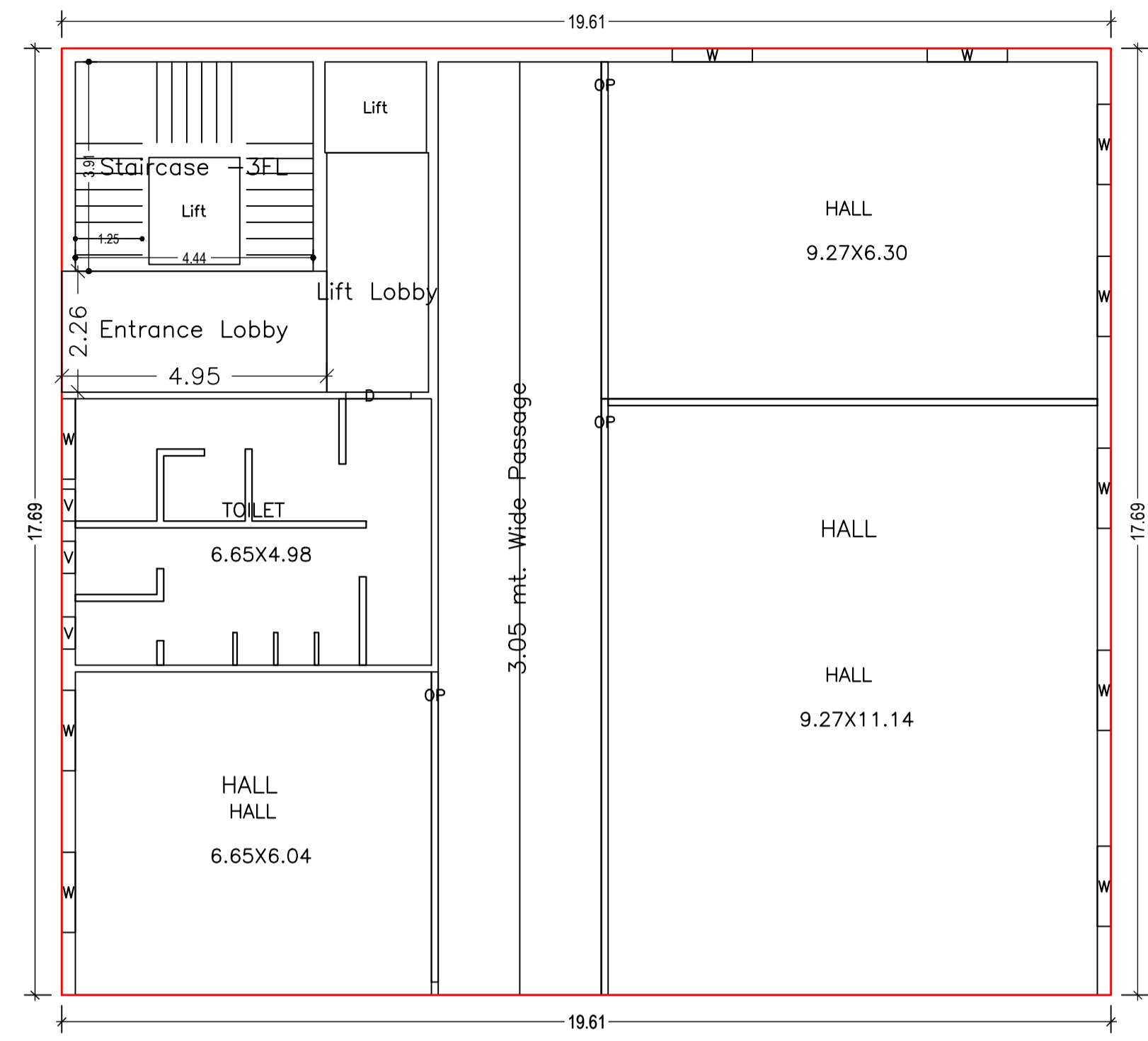
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	
A (COMMERCIAL)	Commercial	Restaurant	> 0	20	-	1	1	-	-	
			> 0	20	-	-	-	1	-	
		Commercial Bldg	> 0	200	615.10	1	3	-	-	
			> 0	200	615.10	-	-	1	7	
		Lodging	> 0	200	239.25	1	1	-	-	
			> 0	200	239.25	-	-	1	3	
Total :			-	-	-	5	9	-	10	16

Parking Check (Table 7b)

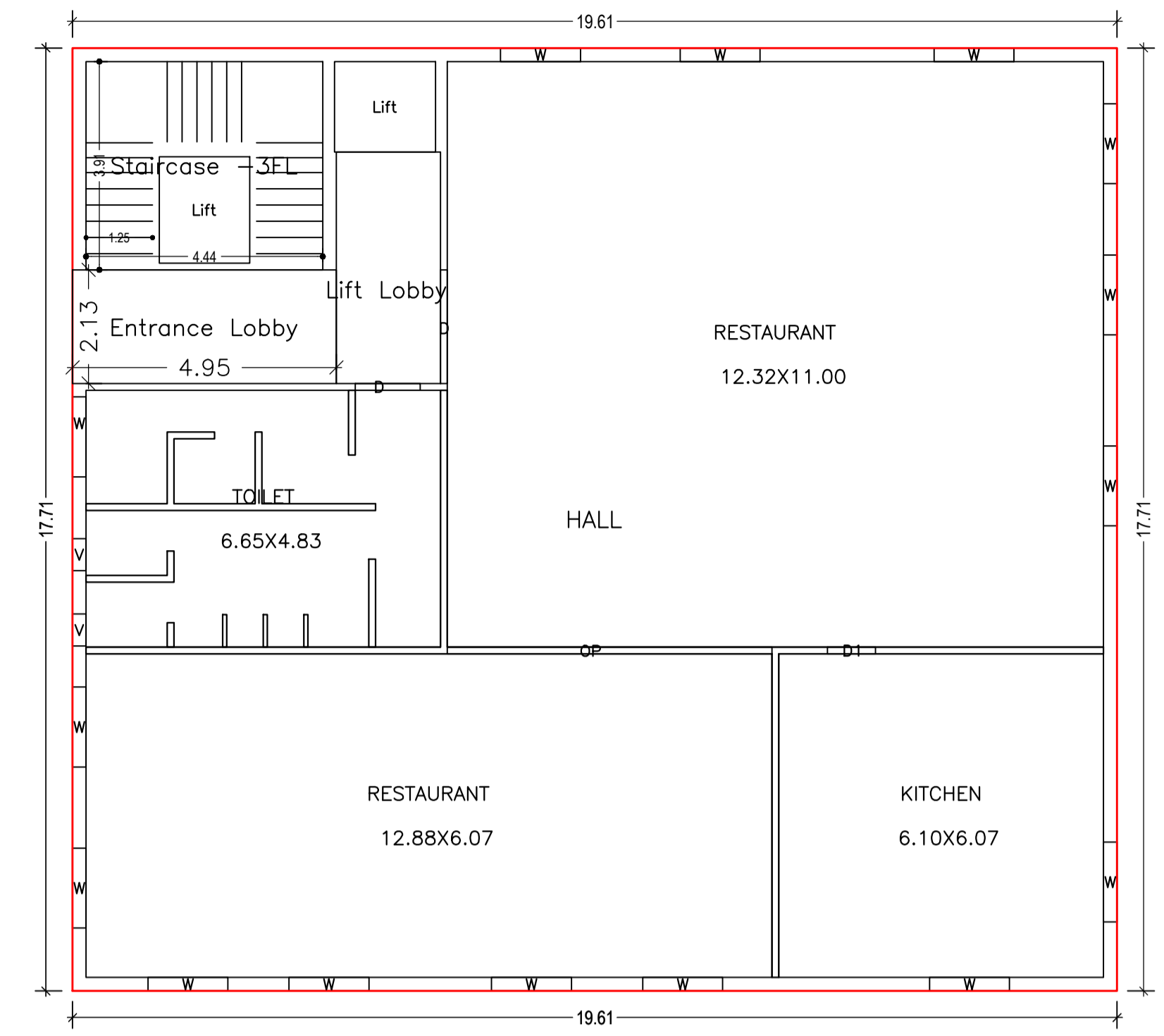
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	9	112.50
Total Car	5	62.50	9	112.50
TwoWheeler	-	-	16	32.00
Total TwoWheeler	10	20.00	16	32.00
Other Parking	-	-	-	201.87
Total	-	82.50	-	378.37



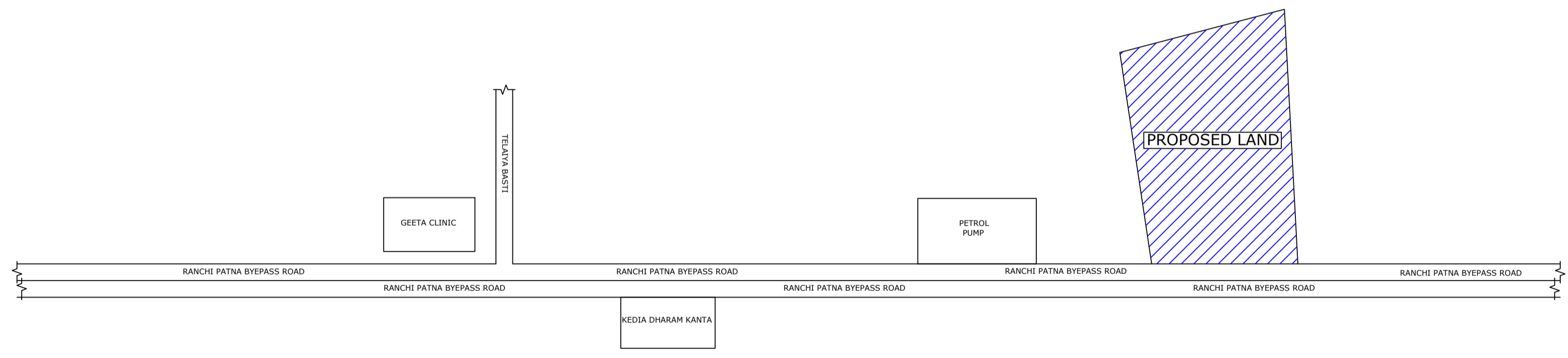
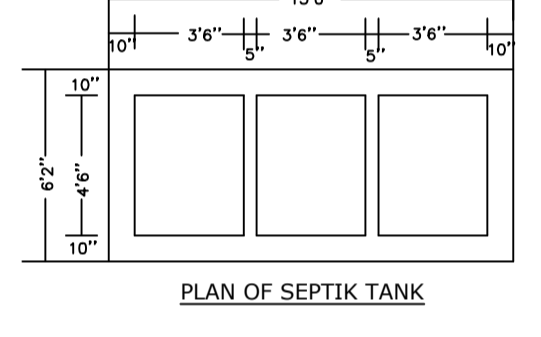
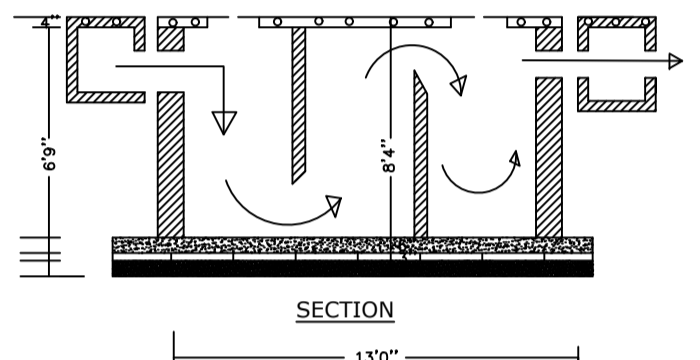
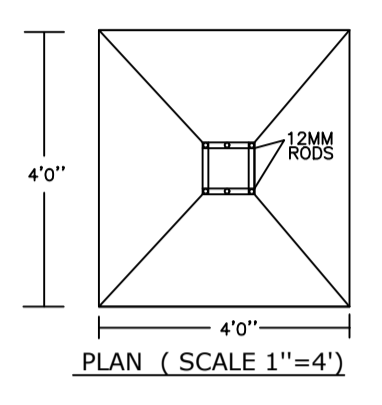
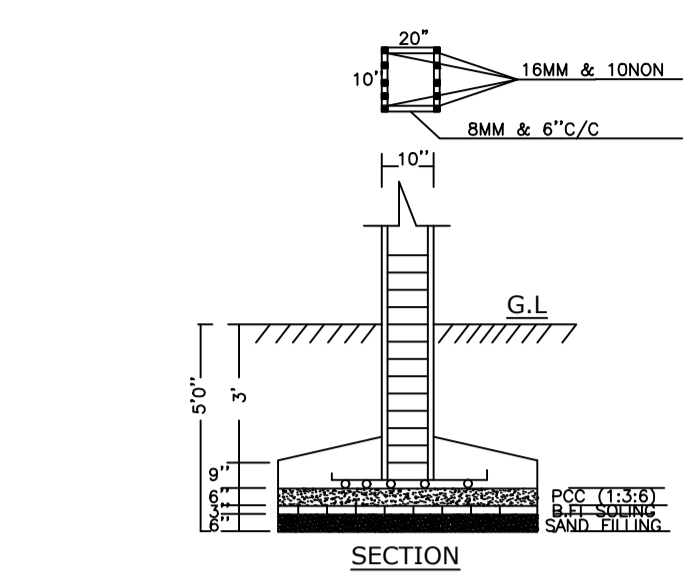
BASEMENT FLOOR PLAN (SCALE 1:100)



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



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



Building :A (COMMERCIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Lift	Accessory Use	Parking					
Basement Floor	346.98	6.62	0.00	326.37	0.00	14.00	14.00	14.00	00
Ground Floor	346.98	0.00	11.20	0.00	335.78	0.00	335.78	335.78	02
First Floor	347.24	6.62	10.57	0.00	330.05	0.00	330.05	330.05	00
Second Floor	347.24	6.62	10.57	0.00	330.05	0.00	330.05	330.05	01
Third Floor	347.24	6.62	10.57	0.00	330.05	0.00	330.05	330.05	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1735.68	26.48	42.91	326.37	1325.92	14.00	1339.93	1339.93	03
Total Number of Same Buildings :	1								
Total :	1735.68	26.48	42.91	326.37	1325.92	14.00	1339.93	1339.93	03

SCHEDULE OF DOOR:

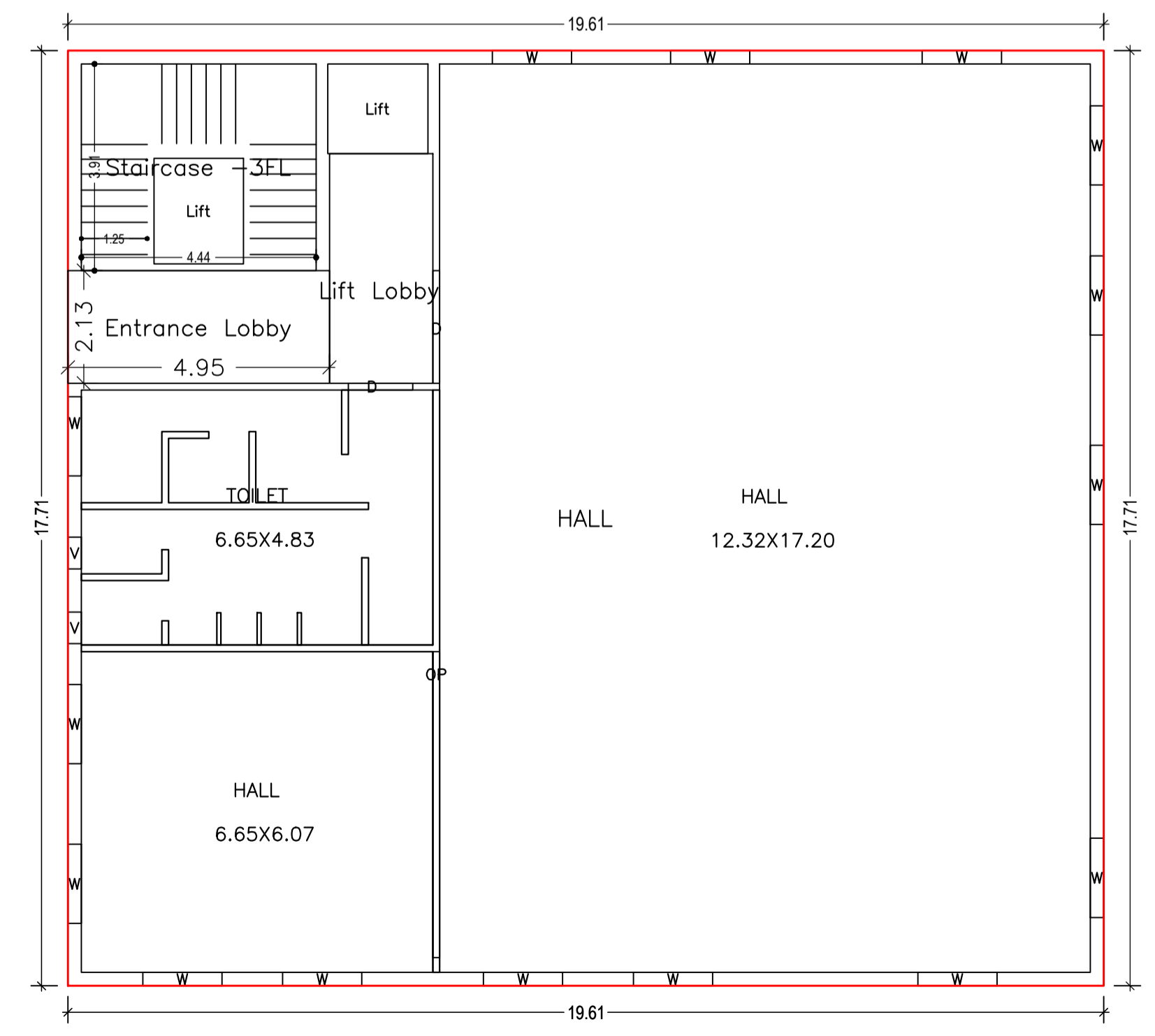
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	D2	0.75	2.10	10
A (COMMERCIAL)	D1	0.90	2.10	11
A (COMMERCIAL)	D	1.22	2.10	03
A (COMMERCIAL)	OP	11.14	2.10	01
A (COMMERCIAL)	D	2.13	2.10	02
A (COMMERCIAL)	OP	5.80	2.10	02
A (COMMERCIAL)	OP	6.10	2.10	01
A (COMMERCIAL)	OP	6.30	2.10	01

UnitBUA Table for Building :A (COMMERCIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpel Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	HALL	SHOP	161.69	160.53	2	2
SECOND FLOOR PLAN	HALL	SHOP	75.56	73.60	2	1
Total:	-	-	1027.98	1000.89	31	3

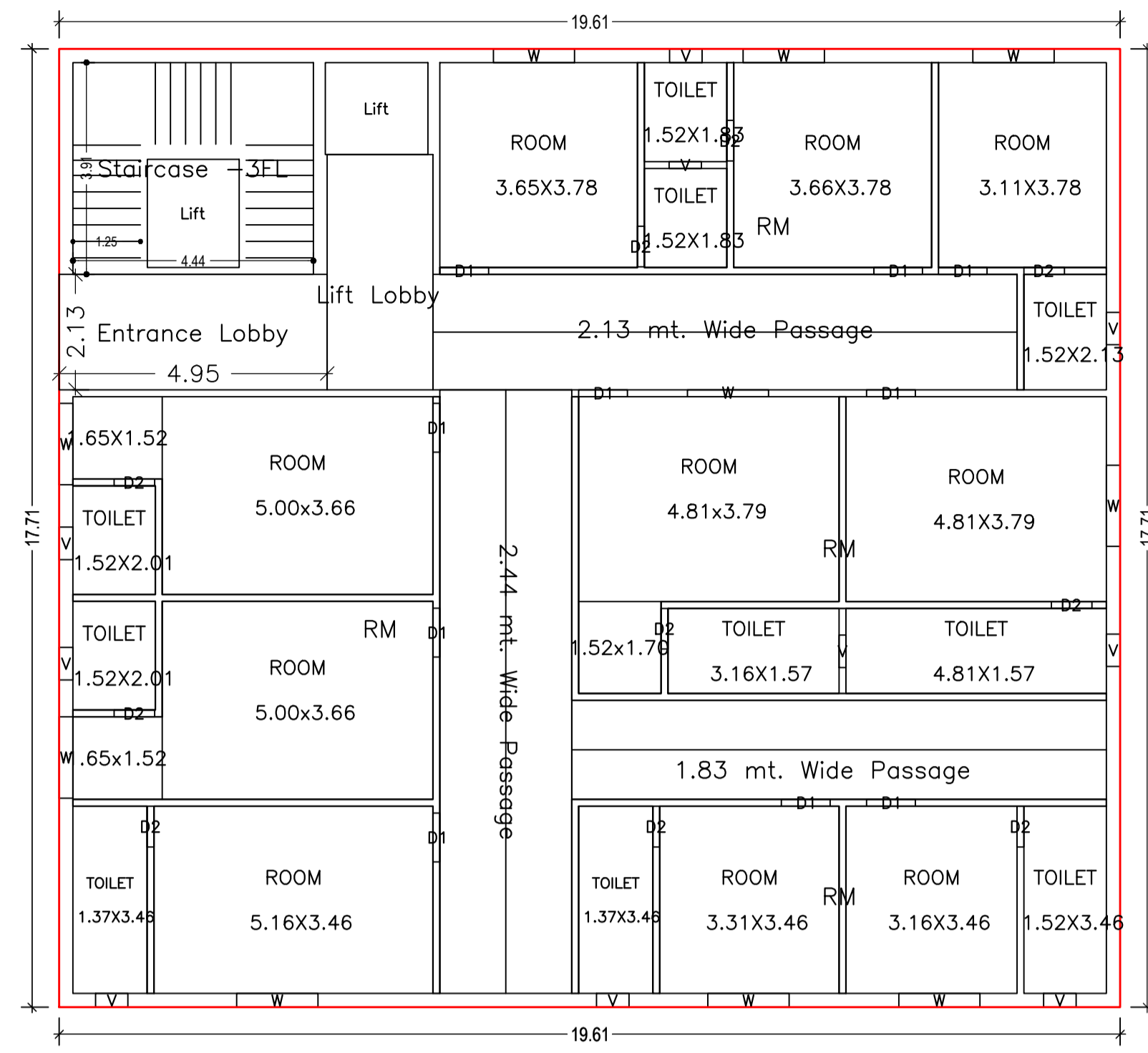
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	V	0.60	0.90	17
A (COMMERCIAL)	W	1.50	1.20	50

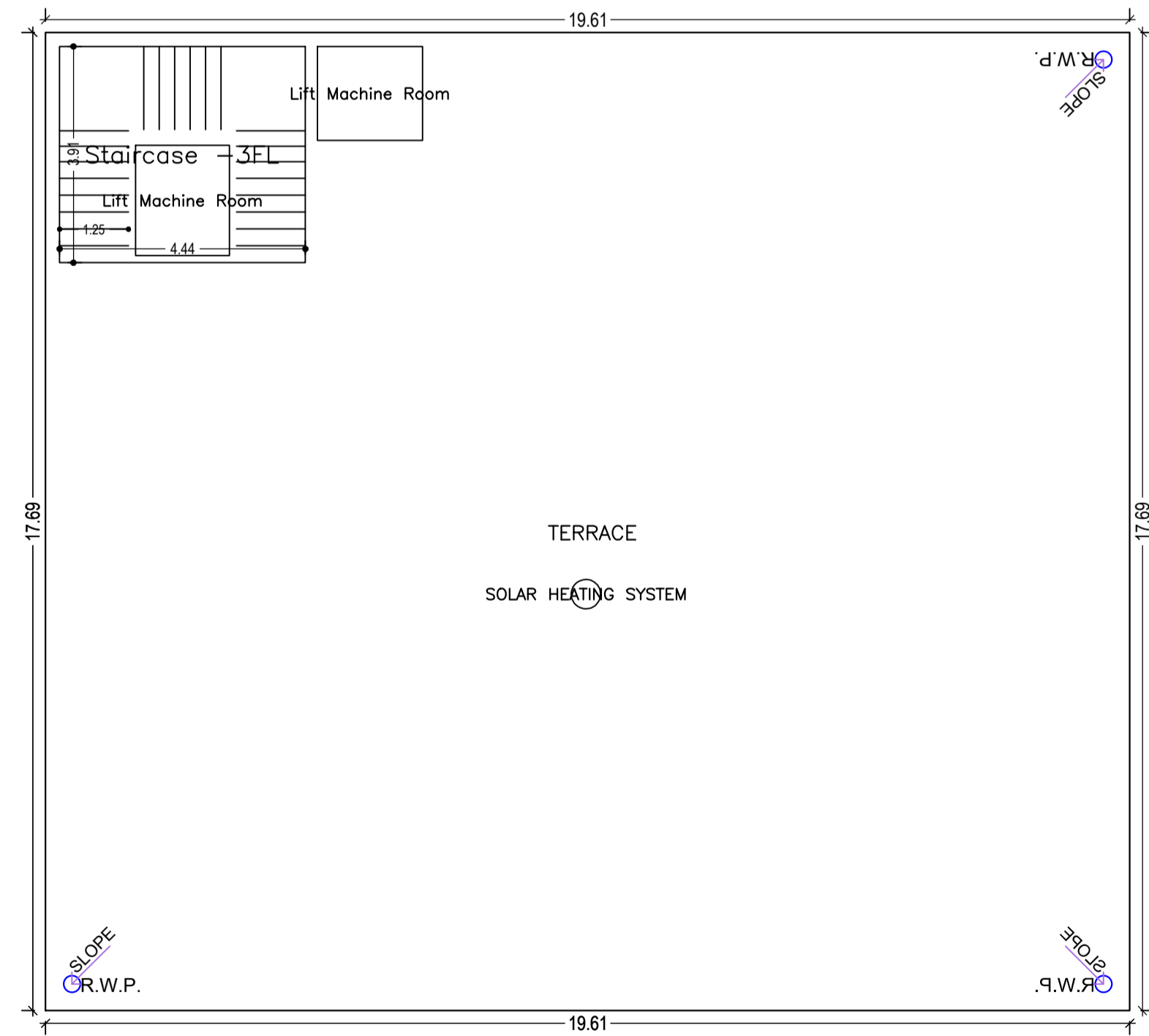


SECOND FLOOR PLAN (Proposed) (SCALE 1:100)

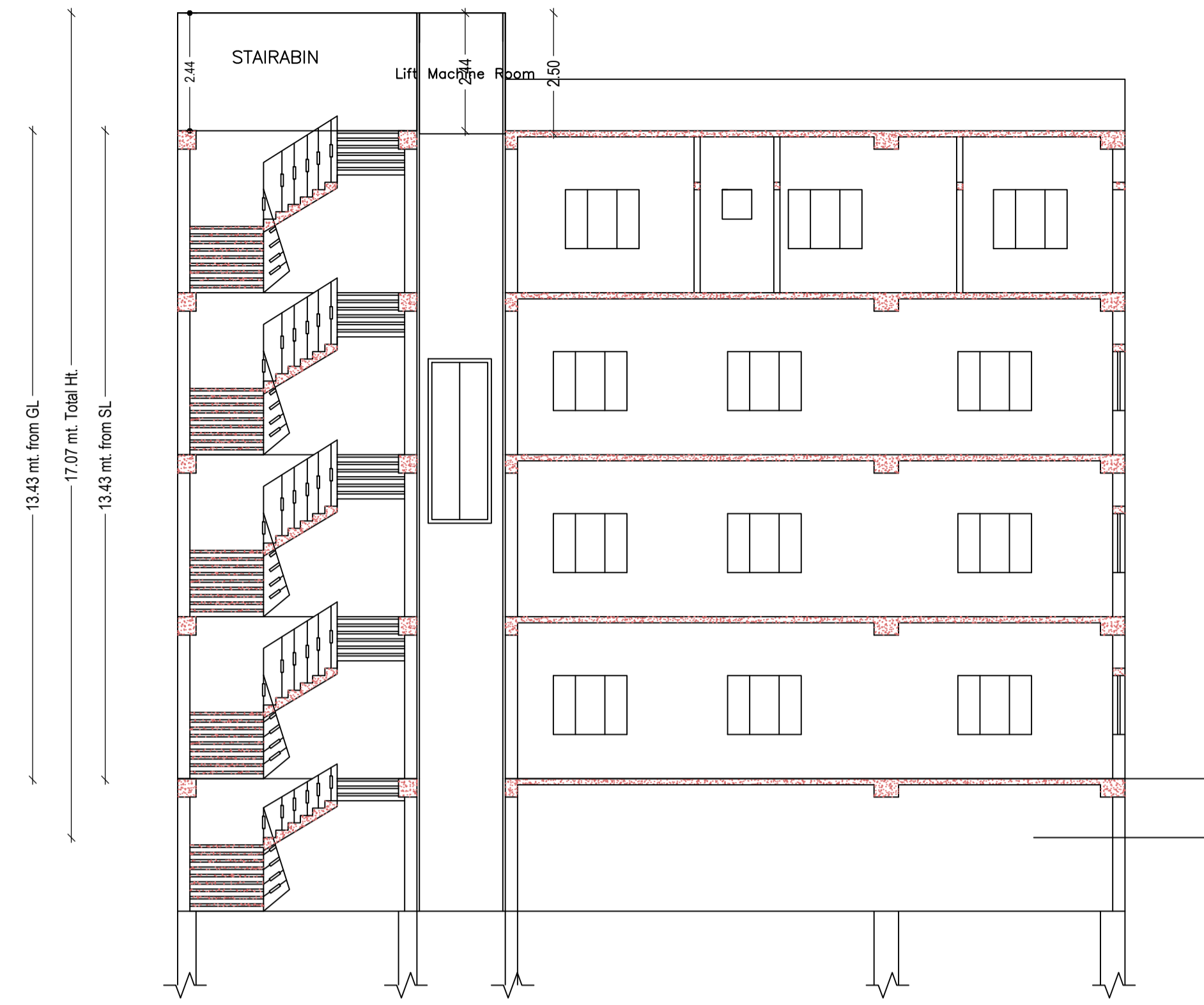




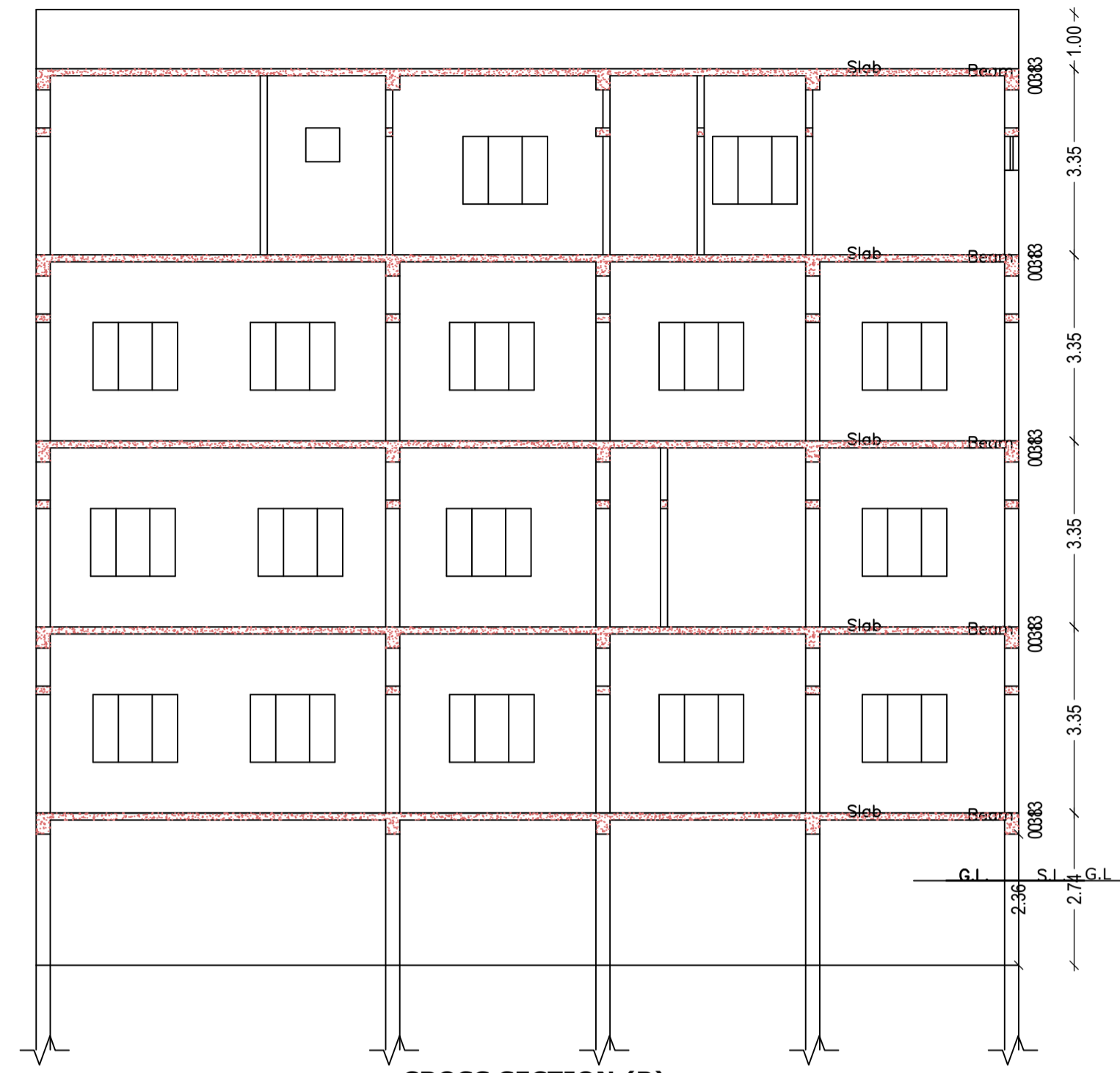
THIRD FLOOR PLAN (Proposed) (SCALE 1:100)



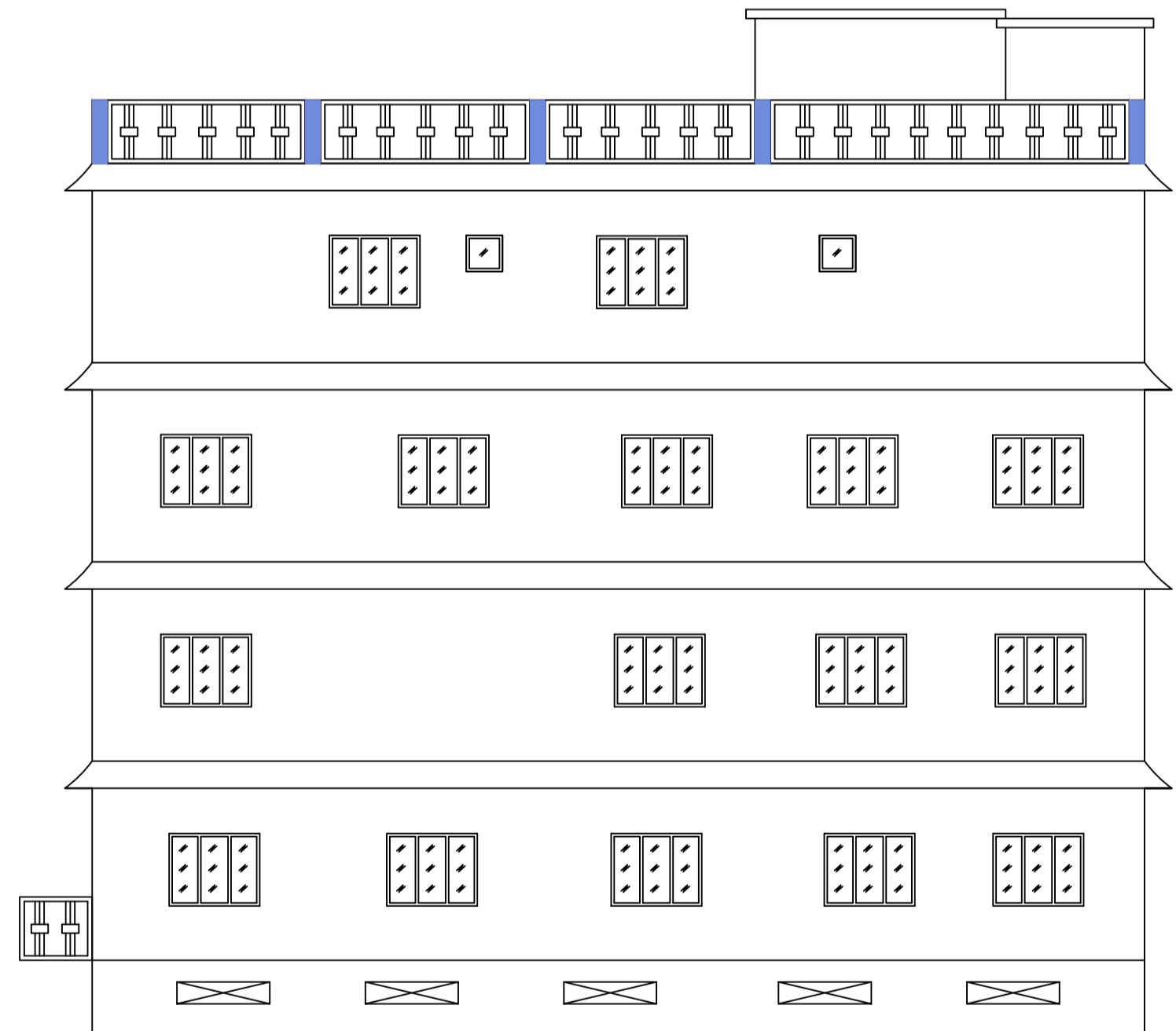
TERRACE FLOOR PLAN (SCALE 1:100)



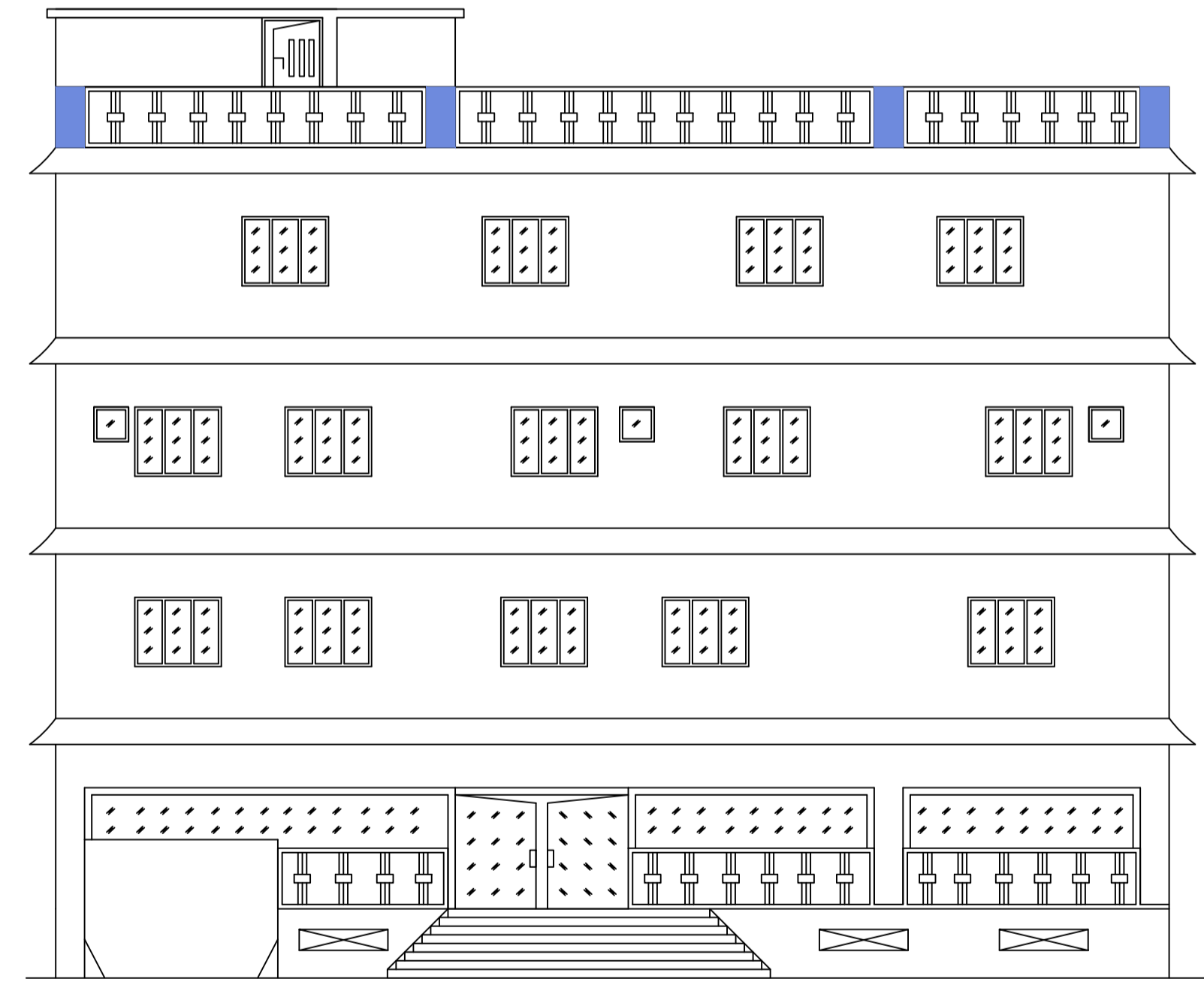
CROSS SECTION (A)



CROSS SECTION (B)



CROSS ELEVATION



FRONT ELEVATION