

SITE PLAN

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AREA STATEMENT JHUMRITILAIYA NAGAR PARISHAD		VERSION NO.: 1.0.66 VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN	Plot Use: Residential	
LOCAL BODIES	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
District: KODERMA	PlotNearbyReligiousStructure: NA	
Authority: JHUMRITILAIYA NAGAR PARISHAD	PlotSubPlot No: 4062.4165	
Inward No: JNP/BP/0077/W17/2023	North: Plot No. - JITENDRA CHOUDHARY	
Application Type: General Proposal	South: Plot No. - HAL KHARIDDAR	
Project Type: Building Permission	East: Road Width - 3.66M WIDE ROAD	
Nature of Development: New	West: Plot No. - BHIKHAN RANA AND BYPASS ROAD	
Location of Development Area: Old Area		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	324.92
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	324.92
Deduction for Balance Plot Area(from Gross Plot Area)		
Total		32.28
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)		
(A-Deductions)		292.66
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	324.92
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	324.92
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		194.95
Proposed Coverage Area (59.75 %)		194.13
Total Prop. Coverage Area (59.75 %)		194.13
Balance coverage area (0.25 %)		0.82
FAR CHECK		
Perm. FAR Area (1.500)		487.38
Total Perm. FAR area		487.38
Residential FAR		402.38
Proposed FAR Area		416.67
Total Proposed FAR Area		416.67
Consumed FAR (Factor)		1.28
Balance FAR Area		70.71
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		582.39
ARCHITECT (Regd)		MD SHOAB ALAM
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SMT SABITA DEVI
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

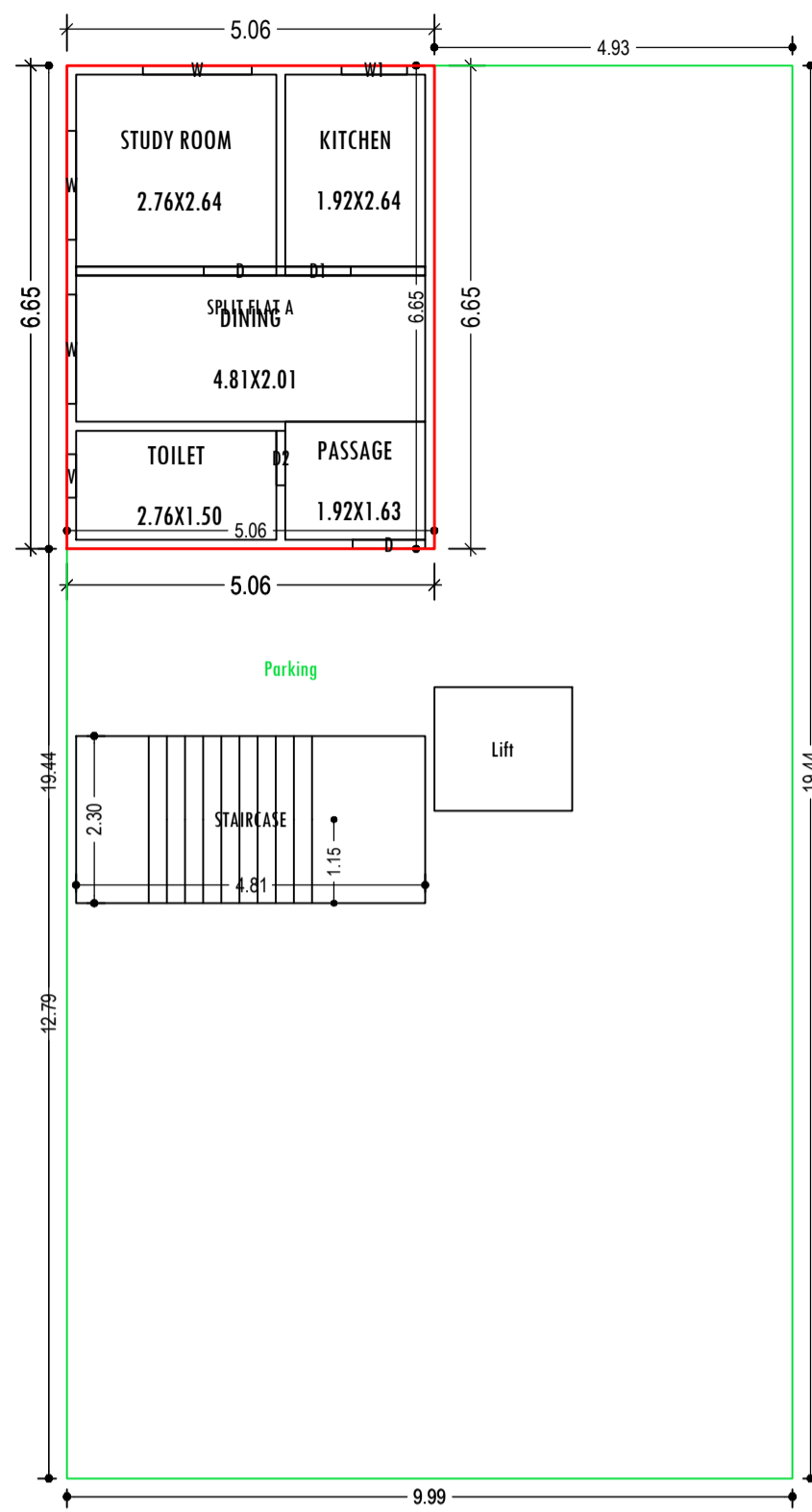
Floor Name	Building Name AA (SMT SABITA DEVI)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	194.13	47.91	194.13	47.91
First Floor	194.13	184.38	194.13	184.38
Second Floor	194.13	184.38	194.13	184.38
Terrace Floor	0.00	0.00	0.00	0.00
Total :	582.39	416.67	582.39	416.67

Building USE/SUBUSE Details

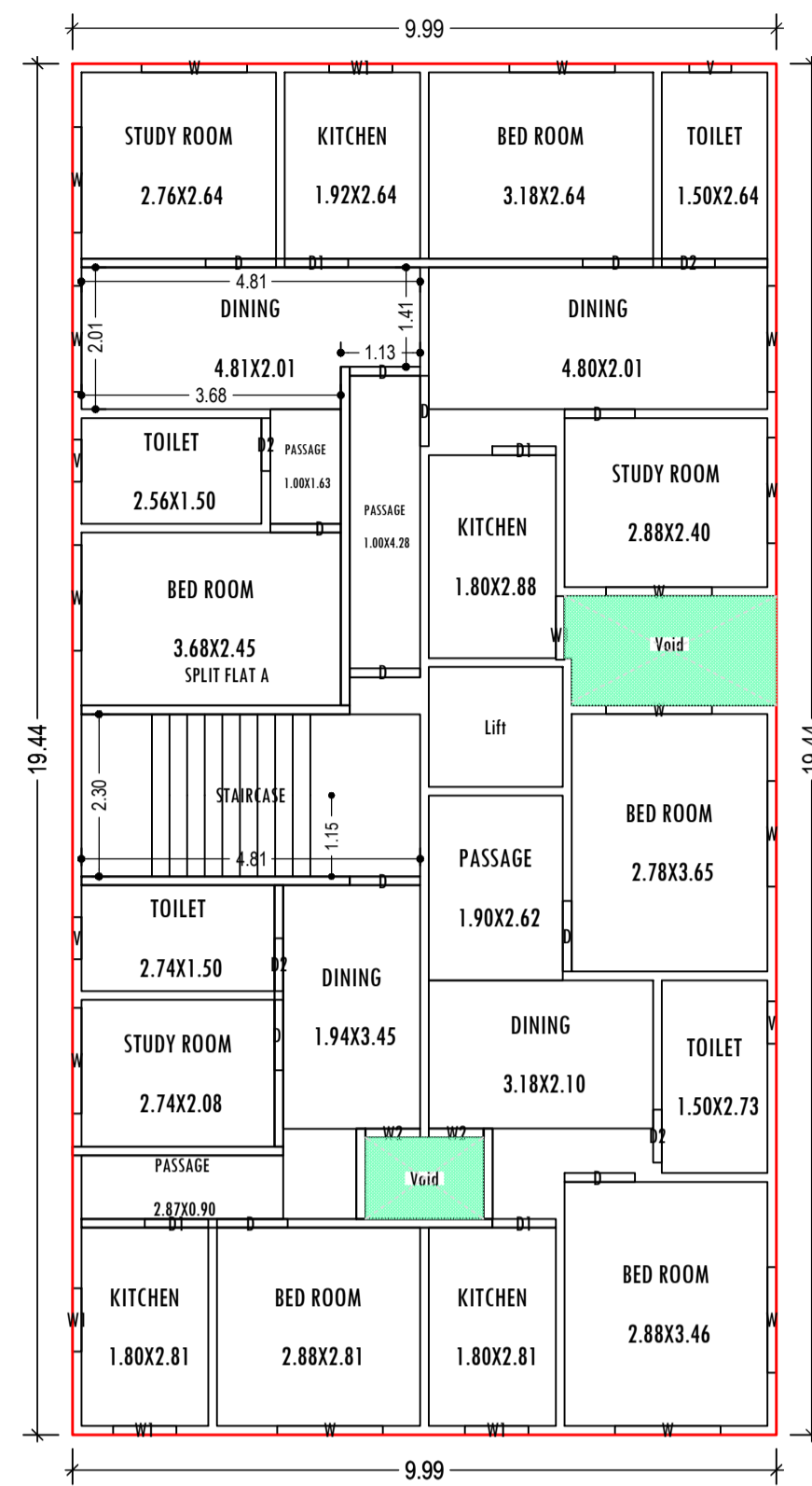
Building Name	Building Use	Building SubUse	Building Structure
AA (SMT SABITA DEVI)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

FAR & Tenement Details (Table 4c-1)

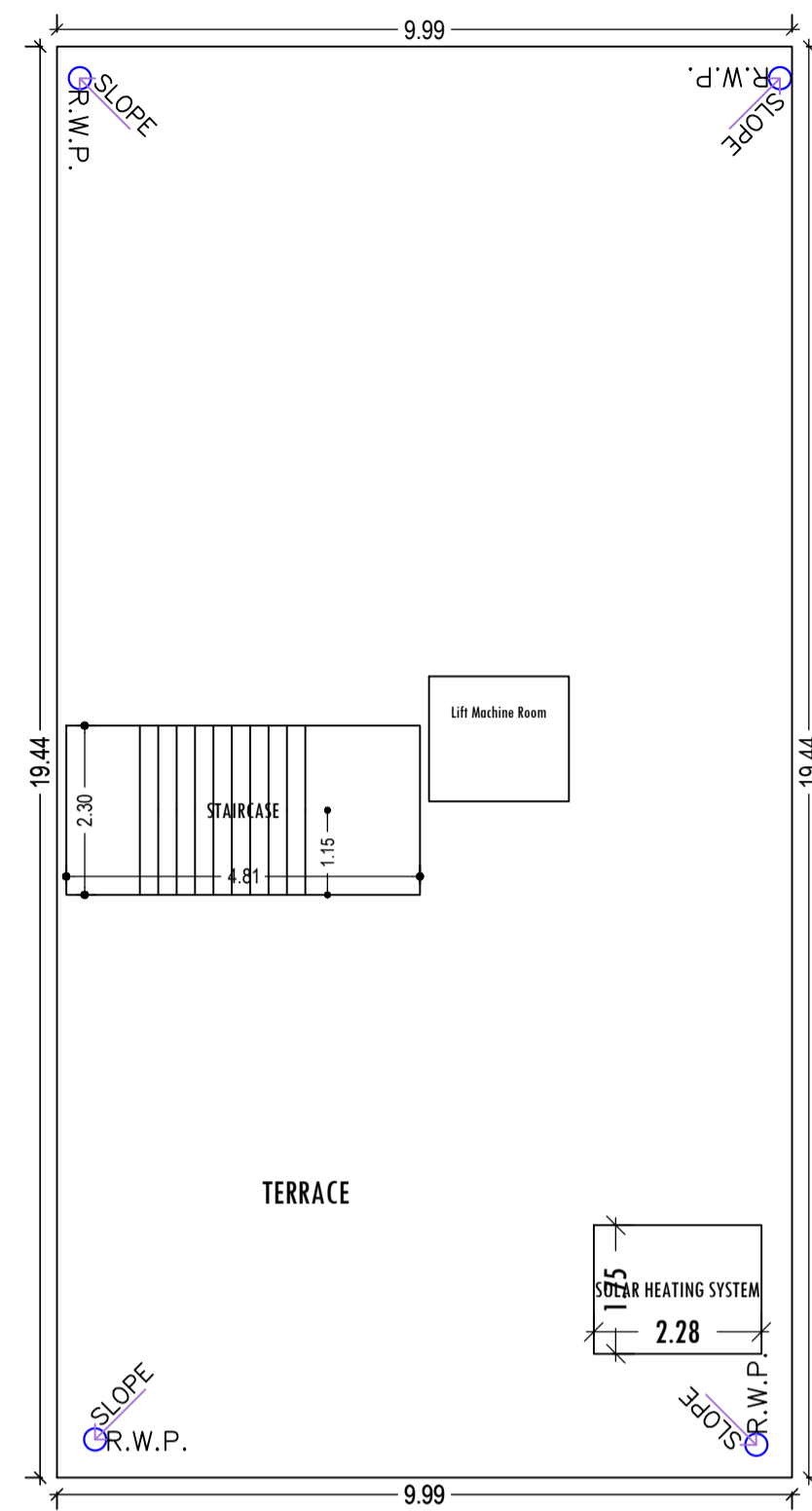
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Void	Parking					
AA (SMT SABITA DEVI)	1	582.39	6.46	13.04	146.22	402.38	11.05	416.67	416.67	01
Grand Total :	1	582.39	6.46	13.04	146.22	402.38	11.05	416.67	416.67	01



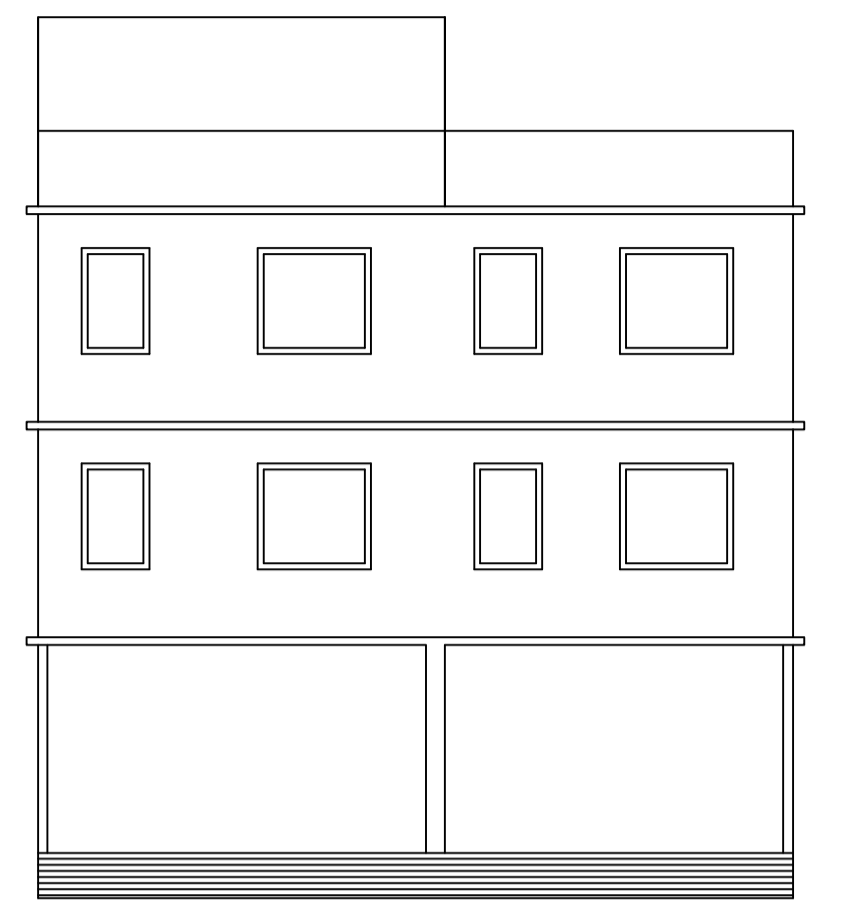
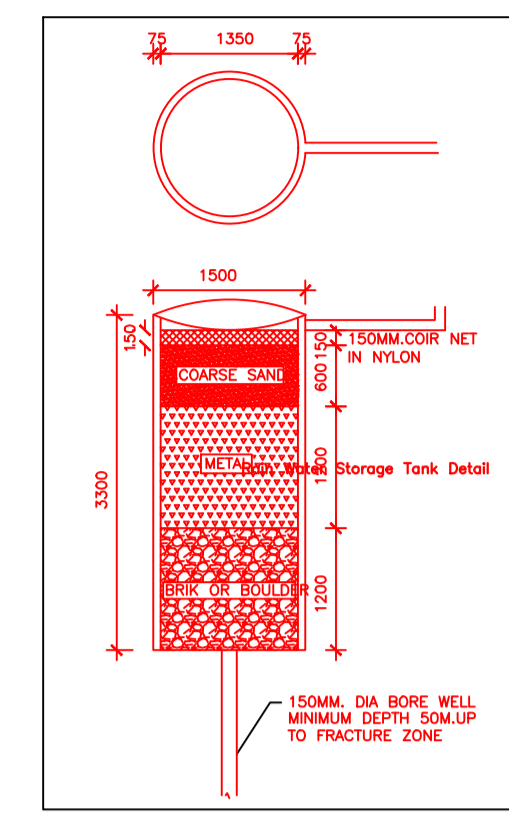
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



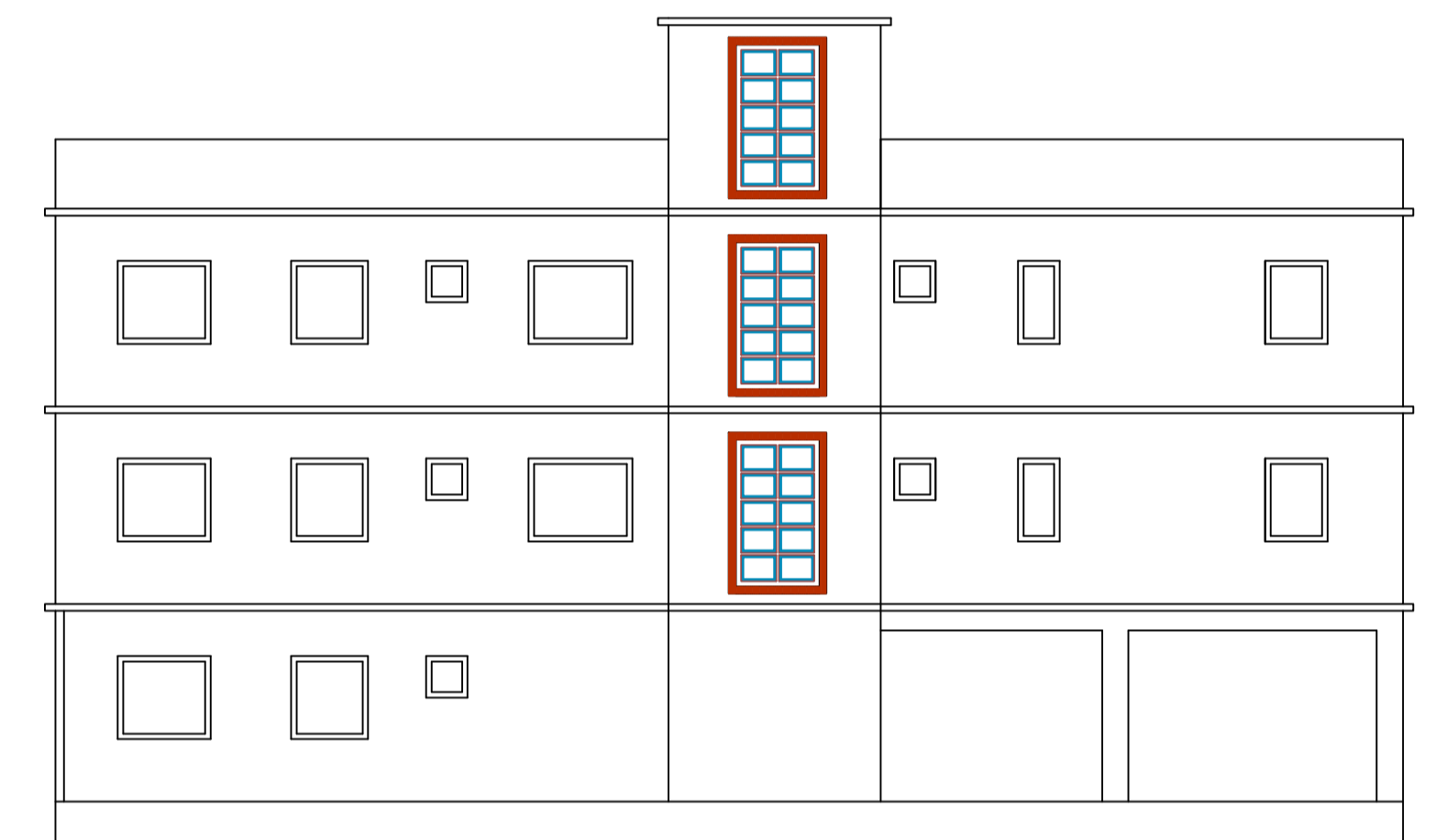
TYPICAL - 1 & 2 FLOOR PLAN
(Proposed)
(SCALE 1:100)



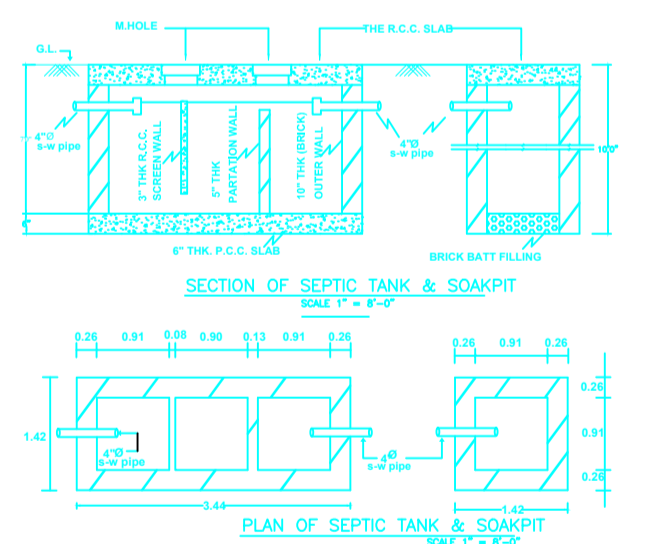
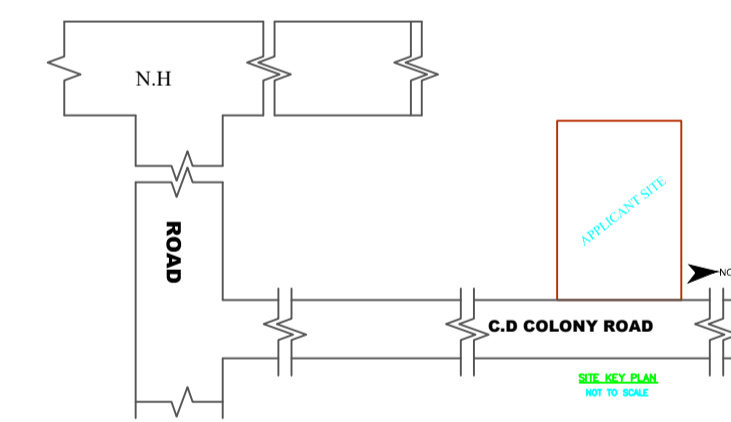
TERRACE FLOOR PLAN
(SCALE 1:100)



FRONT ELEVATION



SOUTH SIDE ELEVATION



Building :AA (SMT SABITA DEVI)

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.)	Tnmt (No.)
		Lift	Void	Parking					
Ground Floor	194.13	0.00	0.00	146.22	33.62	11.05	47.91	47.91	01
First Floor	194.13	3.23	6.52	0.00	184.38	0.00	184.38	184.38	00
Second Floor	194.13	3.23	6.52	0.00	184.38	0.00	184.38	184.38	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	582.39	6.46	13.04	146.22	402.38	11.05	416.67	416.67	01
Total Number of Same Buildings	1								
Total :	582.39	6.46	13.04	146.22	402.38	11.05	416.67	416.67	01

SCHEDULE OF DOOR:

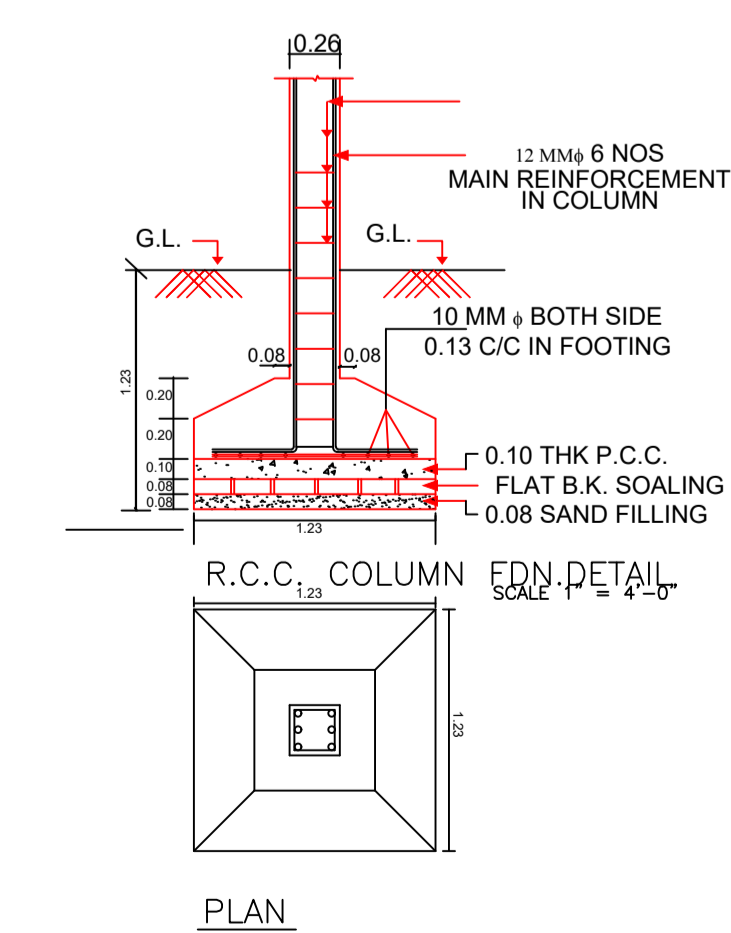
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (SMT SABITA DEVI)	D2	0.75	2.10	09
AA (SMT SABITA DEVI)	D1	0.90	2.10	09
AA (SMT SABITA DEVI)	D	1.00	2.10	26

SCHEDULE OF WINDOW/VENTILATION:

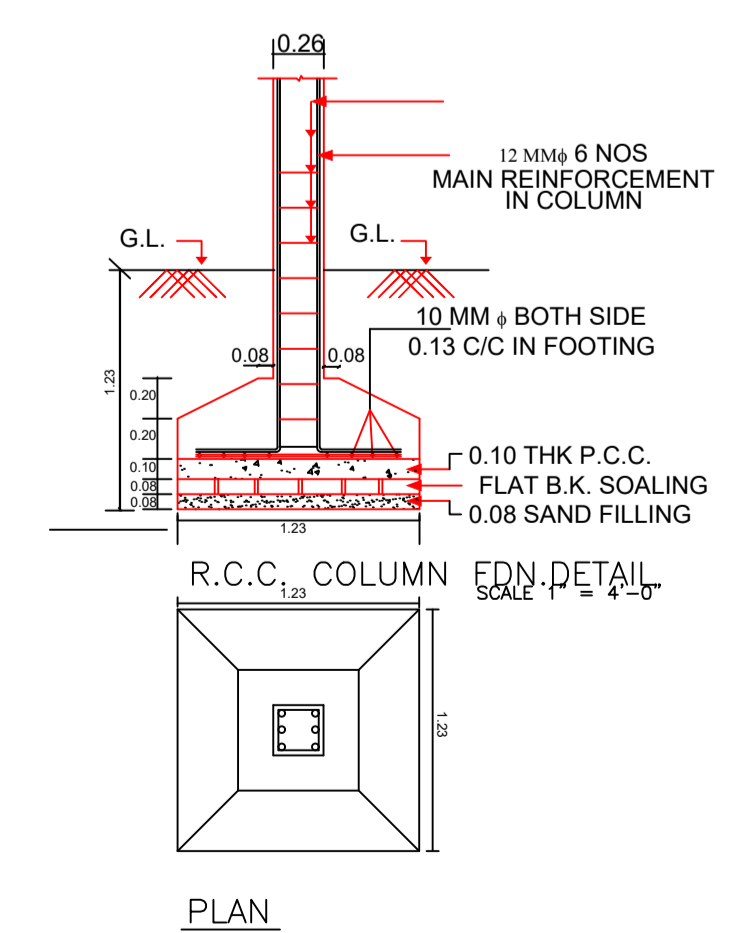
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (SMT SABITA DEVI)	V	0.60	0.60	09
AA (SMT SABITA DEVI)	W2	0.78	1.20	04
AA (SMT SABITA DEVI)	W1	0.90	1.20	11
AA (SMT SABITA DEVI)	W	1.50	1.20	31

UnitBUA Table for Building :AA (SMT SABITA DEVI)

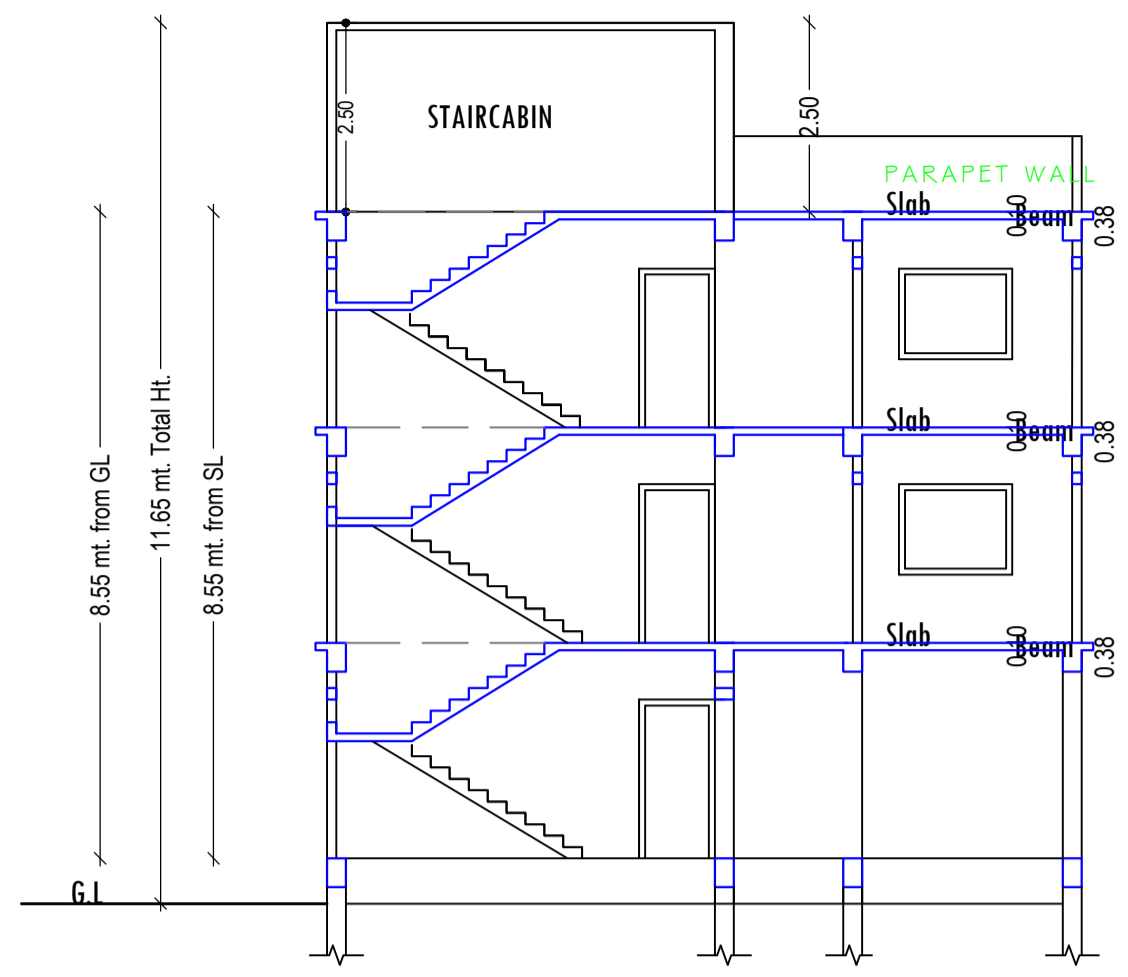
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT A	FLAT	361.29	353.05	5	1
TYPICAL - 1 & 2 FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	24	0
Total:	-	-	361.29	353.05	53	1



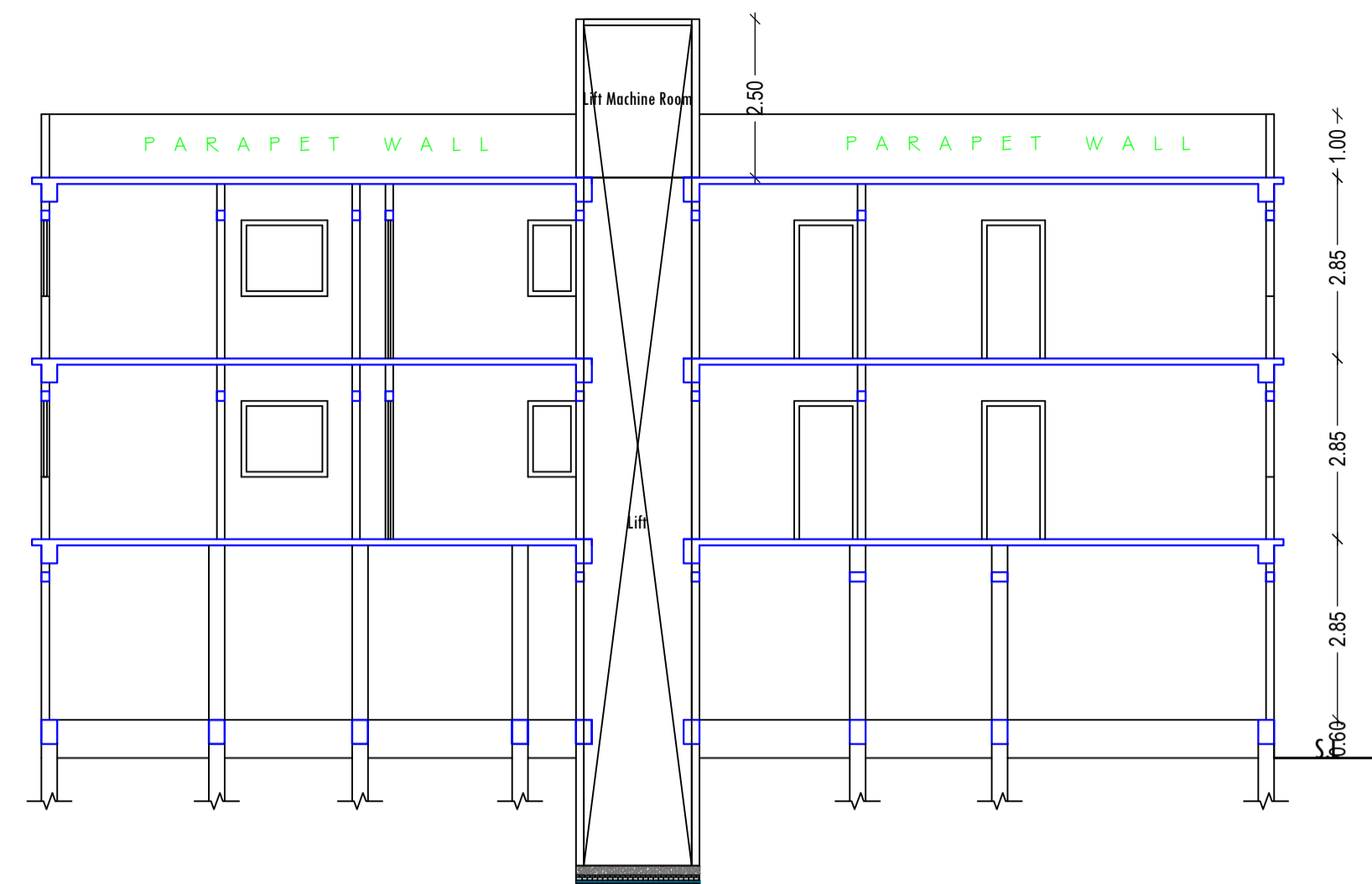
PLAN



PLAN



SECTION :: A,A'



SECTION :: B,B'