

SITE PLAN  
SCALE:- 1:100

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.)
			Void	Parking	Resi.	Commercial				
AA (BINOD KUMAR BHADANI)	1	191.48	7.52	41.11	95.74	40.35	6.77	142.86	142.86	02
<b>Grand Total</b>	<b>1</b>	<b>191.48</b>	<b>7.52</b>	<b>41.11</b>	<b>95.74</b>	<b>40.35</b>	<b>6.77</b>	<b>142.86</b>	<b>142.86</b>	<b>02</b>

Proposal Basic Information

Proposal File No.	JNP/IBP/0038/W11/2023
Owner Name	BINOD KUMAR BHADANI
Khata No	582
Plot No	7404
Village Name	Tilaiya
Use	Mixed
SubUse	Resi+Comm

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.
AA (BINOD KUMAR BHADANI)	Commercial	ResiComm Bldg	> 0	200	33.59	1	1	-	-	-	-
		Mixed	> 0	200	33.59	-	-	-	-	1	1
		Mixed	> 0	1	1.00	1	1	-	-	-	-
<b>Total</b>			-	-	-	2	2	-	1	1	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	1	2.00
Total TwoWheeler	1	2.00	1	2.00
Other Parking	-	-	-	26.61
<b>Total</b>		<b>39.50</b>		<b>68.11</b>

AREA STATEMENT

JHUMRITILAIYA NAGAR PARISHAD	VERSION NO. : 1.0.66
PROJECT DATE: 16/10/2020	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: KODERMA	Plot SubUse: Resi+Comm
Authority: JHUMRITILAIYA NAGAR PARISHAD	PlotNearby/ReligiousStructure: NA
Inward No: JNP/IBP/0038/W11/2023	PlotSubPlot No: 7404
Application Type: General Proposal	North: Plot No. - RAJESH KUMAR BHADANI
Project Type: Building Permission	South: Plot No. - PRADEEP HISARIYA
Nature of Development: New	East: Plot No. - SRI BHAGWAT LAL MODI
Location of Development Area: Old Area	West: Road Width - 15.20M WIDE BLOCK ROAD
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 120.88
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 120.88
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	12.68
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 108.20
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 120.88
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 120.88
COVERAGE CHECK	
Permissible Coverage area ( 70.00 % )	84.62
Proposed Coverage Area ( 39.60 % )	47.87
Total Prop. Coverage Area ( 39.6 % )	47.87
Balance coverage area ( 30.40 % )	36.75
FAR CHECK	
Perm. FAR Area ( 2.000 )	241.76
Total Perm. FAR area	241.76
Residential FAR	95.75
Commercial FAR	40.35
Proposed FAR Area	142.87
Total Proposed FAR Area	142.87
Consumed FAR (Factor)	1.18
Balance FAR Area	98.89
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	191.48
ARCHITECT (Regd)	MD SHOAB ALAM
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	BINOD KUMAR BHADANI
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

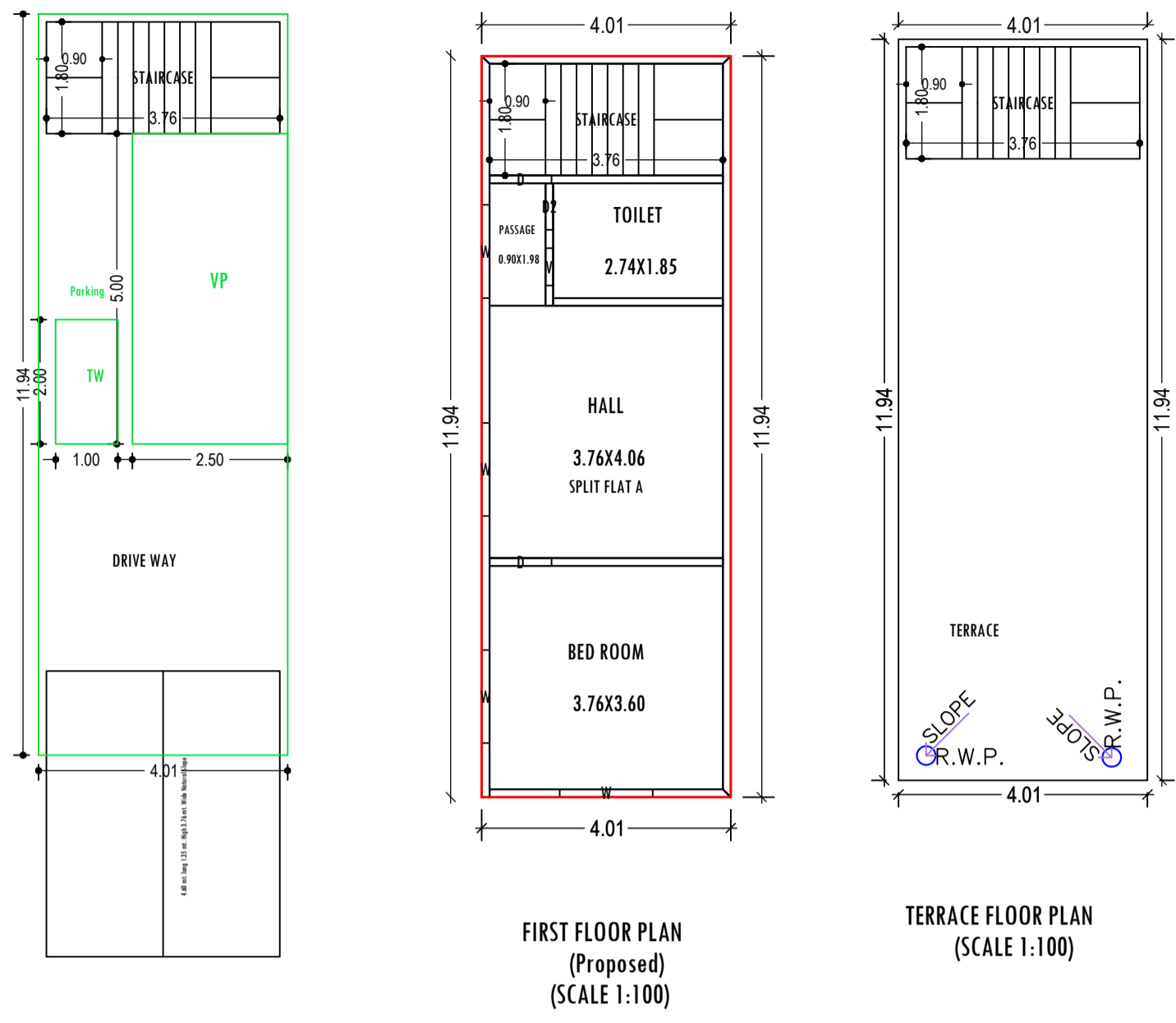
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	47.87	6.77	47.87	6.77
Ground Floor	47.87	40.35	47.87	40.35
First Floor	47.87	47.87	47.87	47.87
Second Floor	47.87	47.87	47.87	47.87
Terrace Floor	0.00	0.00	0.00	0.00
<b>Total</b>	<b>191.48</b>	<b>142.86</b>	<b>191.48</b>	<b>142.86</b>

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
AA (BINOD KUMAR BHADANI)	Commercial	ResiComm Bldg	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SHOAB ALAM JNP/ENG/001/2017			

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Proposal File No.	JNP/EP/0038/W11/2023
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Khata No	582
Plot No	7404
Village Name	Tilaiya
Use	Mixed
SubUse	Resi+Comm



**Building :AA (BINOD KUMAR BHADANI)**

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.)
		Void	Parking	Resi.	Commercial				
Basement Floor	47.87	0.00	41.11	0.00	0.00	6.77	6.77	6.77	00
Ground Floor	47.87	7.52	0.00	0.00	40.35	0.00	40.35	40.35	01
First Floor	47.87	0.00	0.00	47.87	0.00	0.00	47.87	47.87	01
Second Floor	47.87	0.00	0.00	47.87	0.00	0.00	47.87	47.87	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
<b>Total :</b>	<b>191.48</b>	<b>7.52</b>	<b>41.11</b>	<b>95.74</b>	<b>40.35</b>	<b>6.77</b>	<b>142.86</b>	<b>142.86</b>	<b>02</b>
Total Number of Same Buildings	1								
<b>Total :</b>	<b>191.48</b>	<b>7.52</b>	<b>41.11</b>	<b>95.74</b>	<b>40.35</b>	<b>6.77</b>	<b>142.86</b>	<b>142.86</b>	<b>02</b>

**SCHEDULE OF DOOR:**

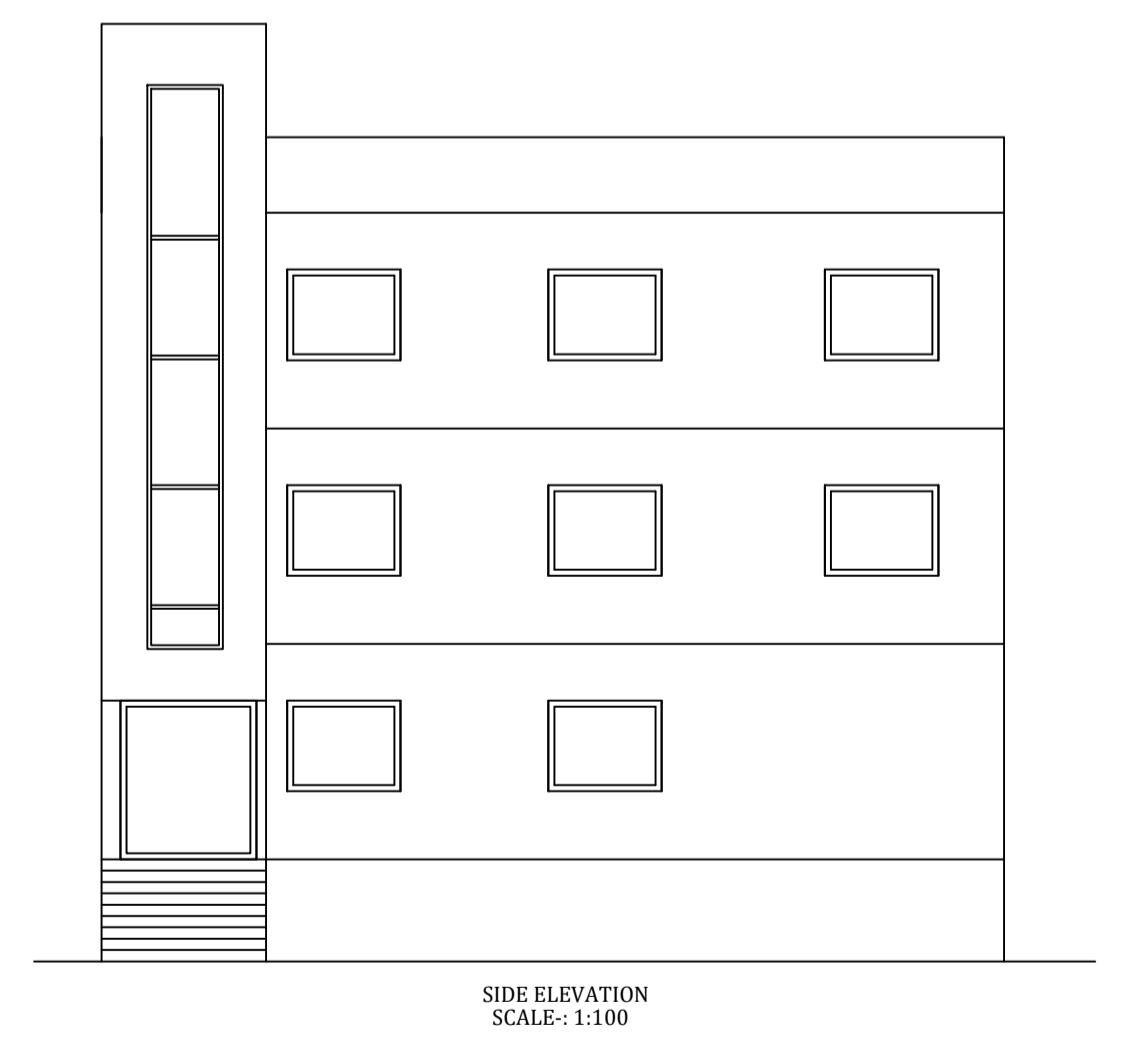
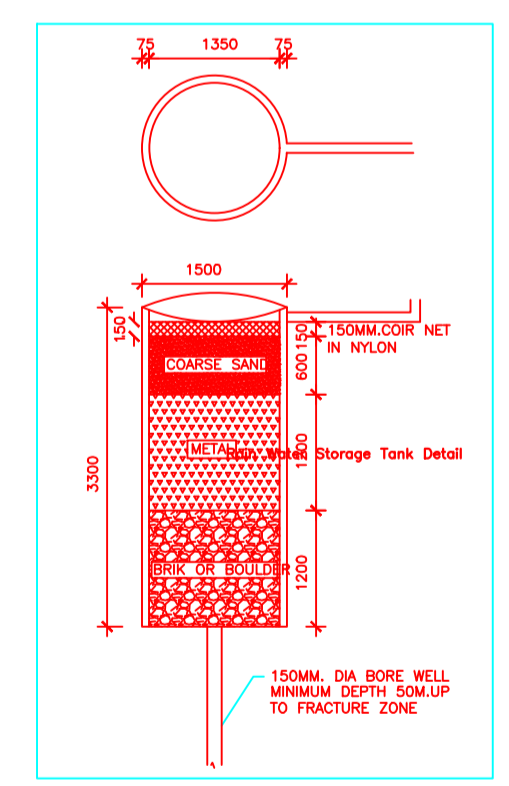
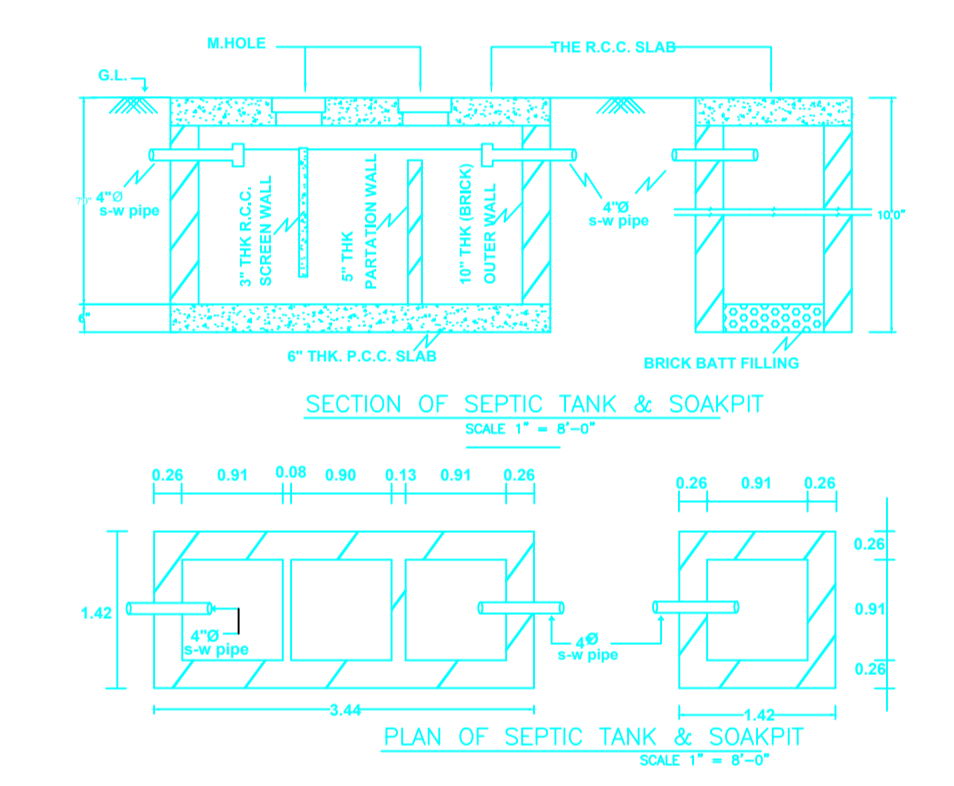
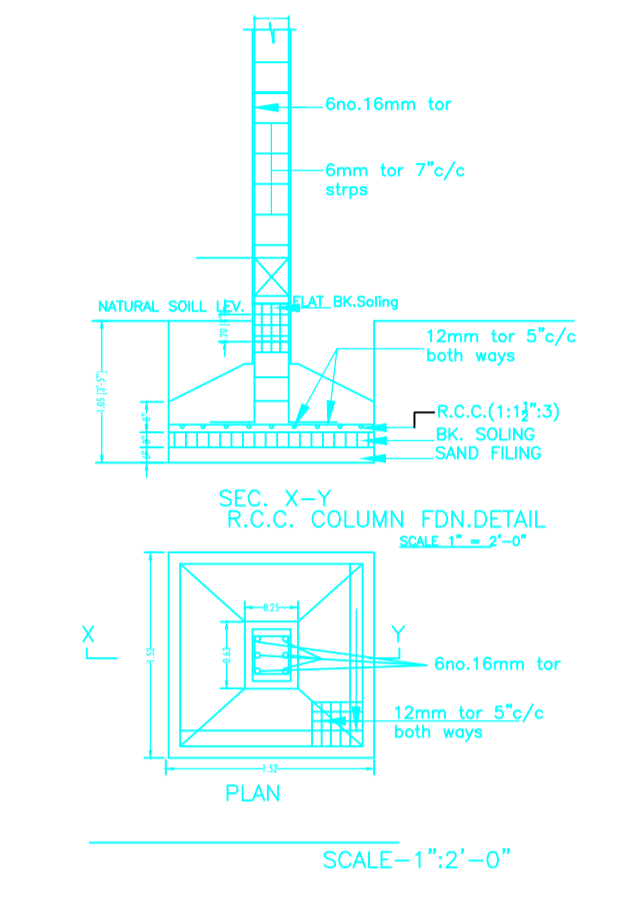
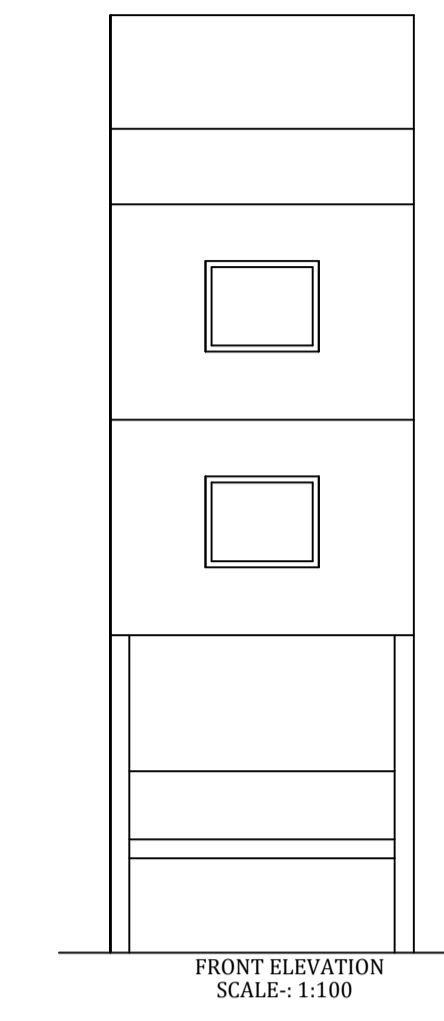
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (BINOD KUMAR BHADANI)	D2	0.75	2.10	01
AA (BINOD KUMAR BHADANI)	D1	0.90	2.10	01
AA (BINOD KUMAR BHADANI)	D	1.00	2.10	05

**SCHEDULE OF WINDOW/VENTILATION:**

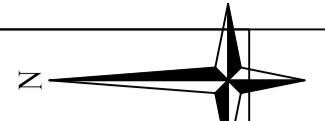
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (BINOD KUMAR BHADANI)	V	0.60	1.20	01
AA (BINOD KUMAR BHADANI)	W1	0.90	1.20	01
AA (BINOD KUMAR BHADANI)	W	1.50	1.20	10

**UnitBUA Table for Building :AA (BINOD KUMAR BHADANI)**

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	HALL	OTHER	29.66	29.63	2	1
FIRST FLOOR PLAN	SPLIT FLAT A	FLAT	73.42	71.30	4	1
SECOND FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	4	0
<b>Total:</b>	-	-	<b>103.08</b>	<b>100.93</b>	<b>10</b>	<b>2</b>

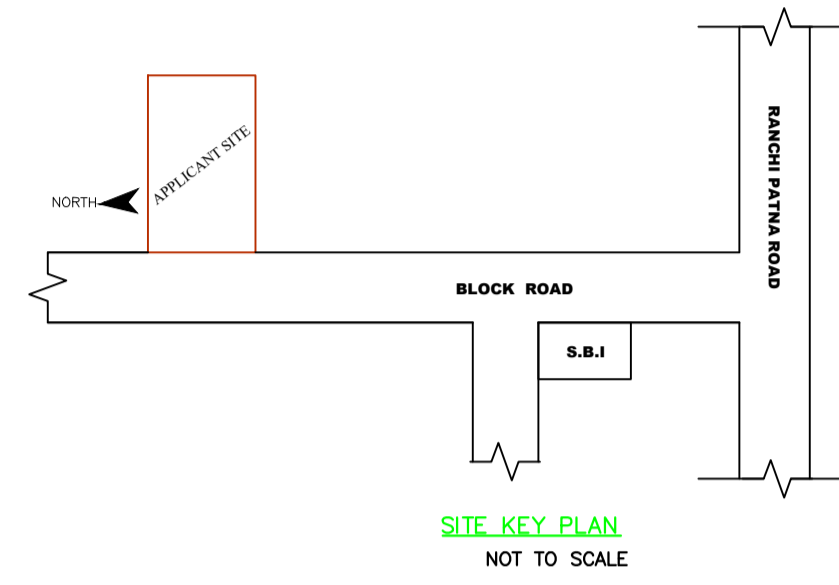


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MD SHOAIB ALAM JNP/ENG/001/2017			



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