

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 LOCAL BODIES	Plot Use: Residential	
District: KODERMA	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: JHUMRITILAIYA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA	
Inward No: JNP/BP/0048/W14/2023	PlotSubPlot No: 6812	
Application Type: General Proposal	North: Plot No. - LAND OF MAHADEV RANA & OTHERS	
Project Type: Building Permission	South: Road Width - 3.66M WIDE ROAD	
Nature of Development: New	East: Plot No. - LAND OF BODHI RANA	
Location of Development Area: Old Area	West: Plot No. - TODAY SOLD TO RAJESH KUMAR	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	79.68
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	79.68
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		10.03
Total		10.03
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	69.64
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	79.68
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	79.68
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		55.78
Proposed Coverage Area (61.27 %)		48.82
Total Prop. Coverage Area (61.27 %)		48.82
Balance coverage area (8.74 %)		6.96
FAR CHECK		
Perm. FAR Area (1.500)		119.52
Total Perm. FAR area		119.52
Residential FAR		81.42
Proposed FAR Area		81.42
Total Proposed FAR Area		81.42
Consumed FAR (Factor)		1.02
Balance FAR Area		38.10
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		97.64
ARCHITECT (Regd)		MD SHOAB ALAM
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SMT SHAKUNTALA DEVI
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Yellow
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Yellow

Buildingwise Floor FAR Details

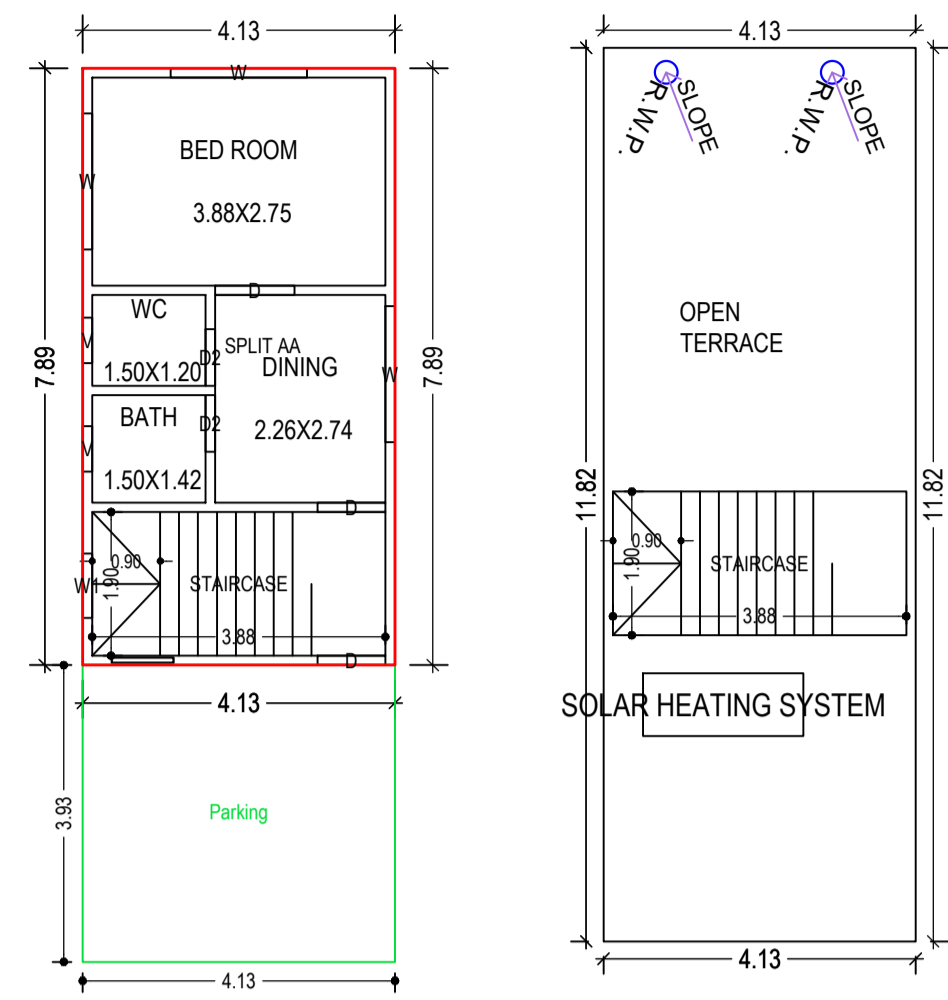
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	48.82	32.61	48.82	32.61
First Floor	48.82	48.82	48.82	48.82
Terrace Floor	0.00	0.00	0.00	0.00
Total :	97.64	81.43	97.64	81.43

Building USE/SUBUSE Details

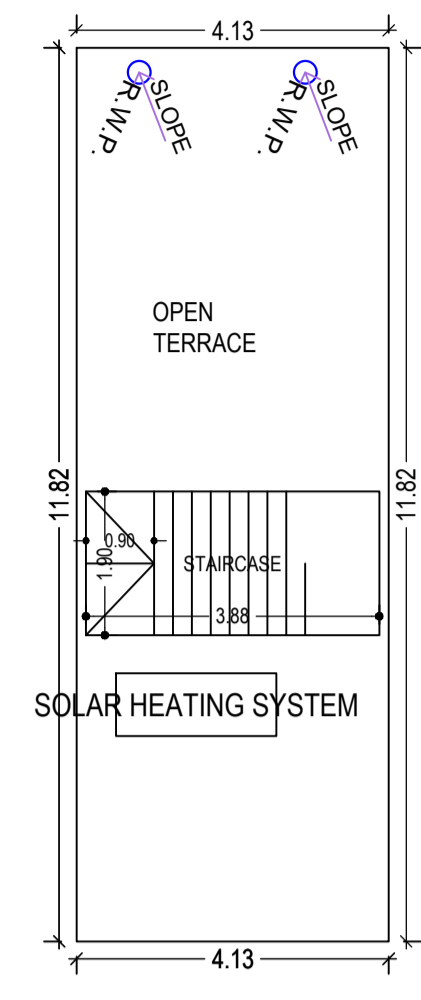
Building Name	Building Use	Building SubUse	Building Structure
AA (AA)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

FAR & Tenement Details (Table 4c-1)

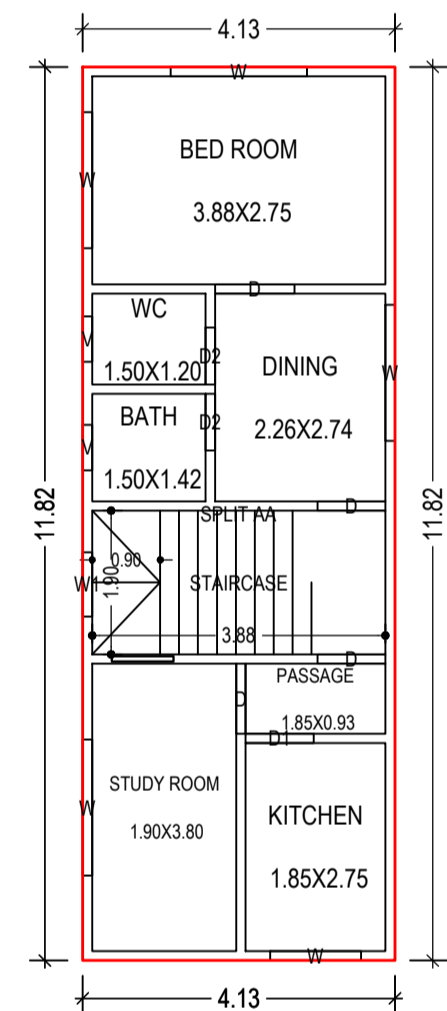
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
AA (AA)	1	97.64	Parking	16.21	81.43	81.43	01
Grand Total :	1	97.64	16.21	81.43	81.43	81.43	01



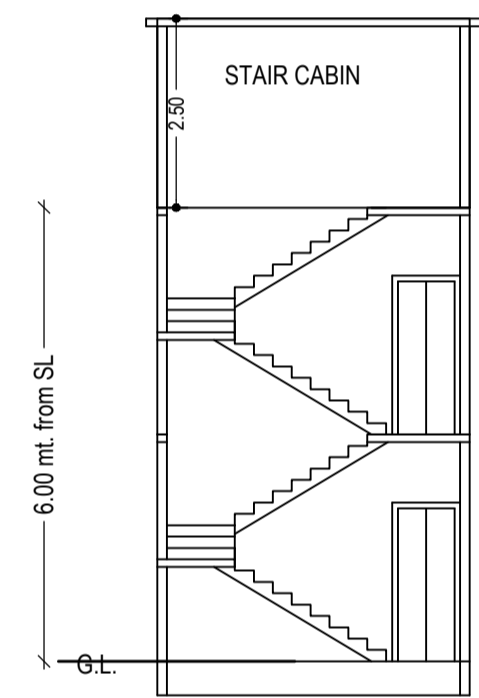
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



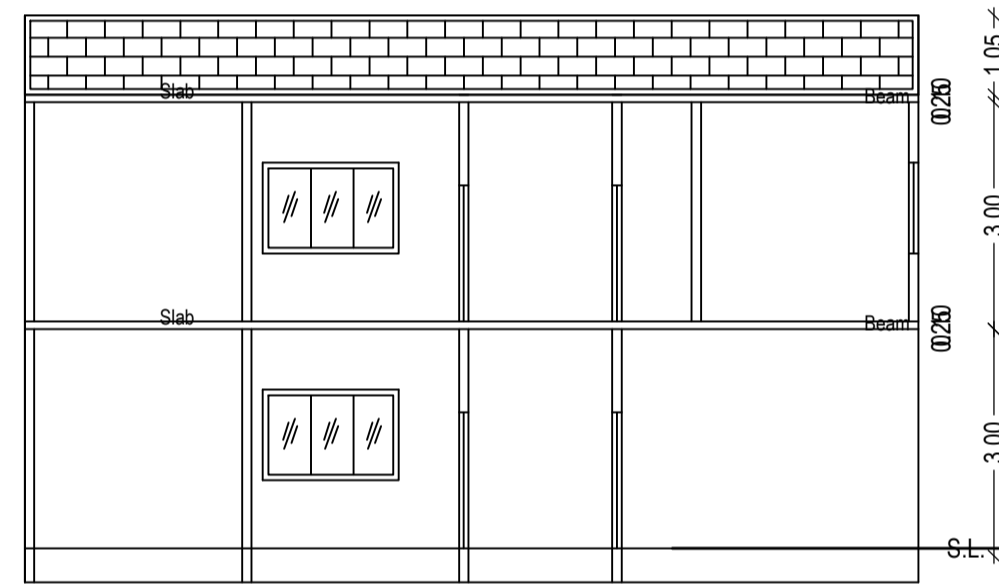
TERRACE FLOOR PLAN (SCALE 1:100)



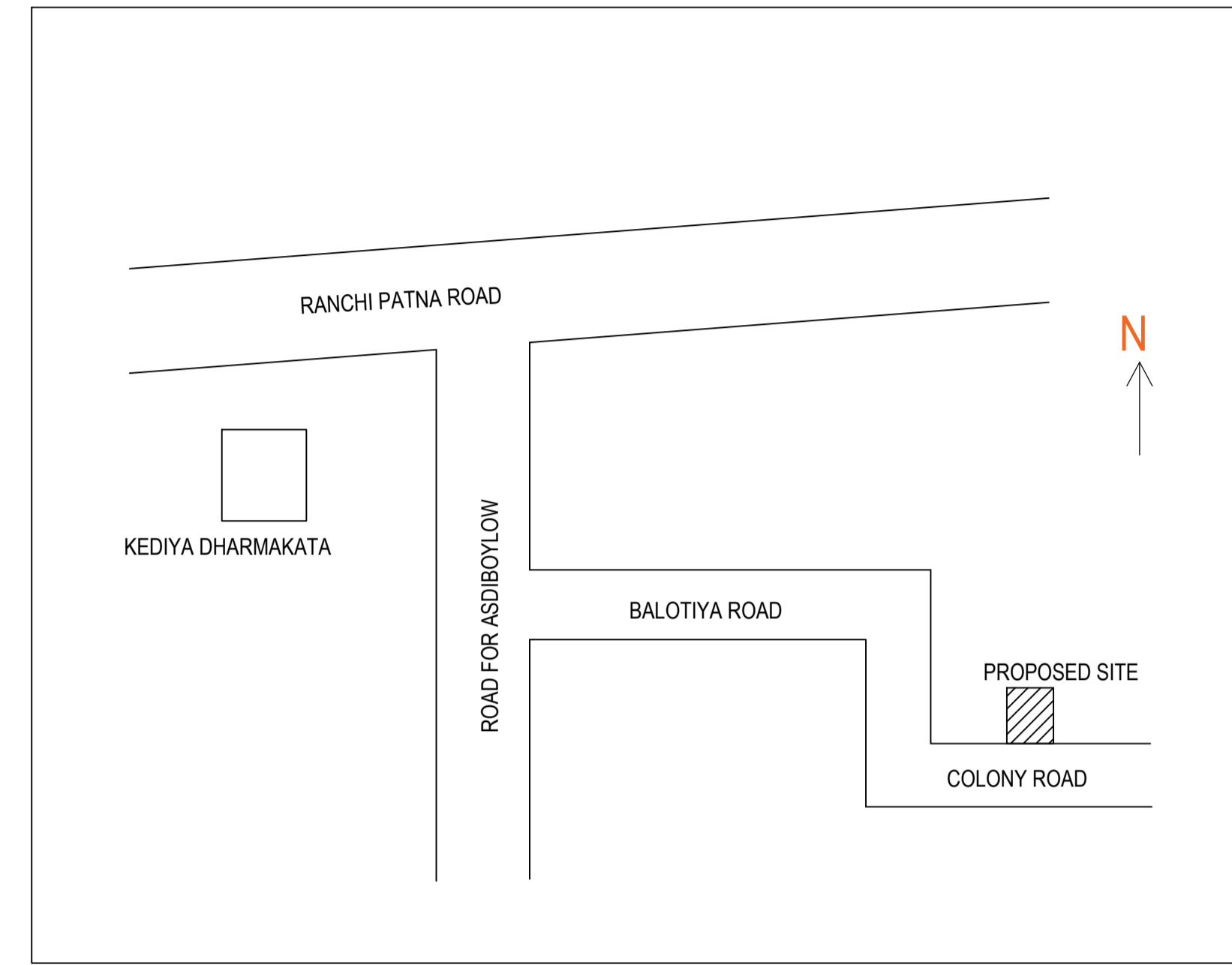
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



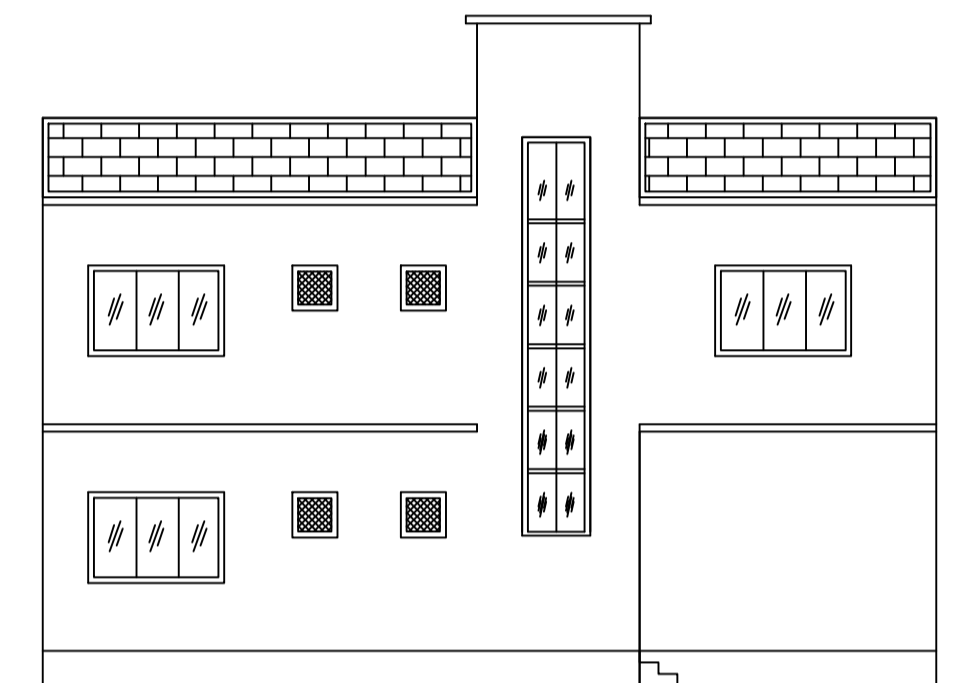
SECTION ON X-X



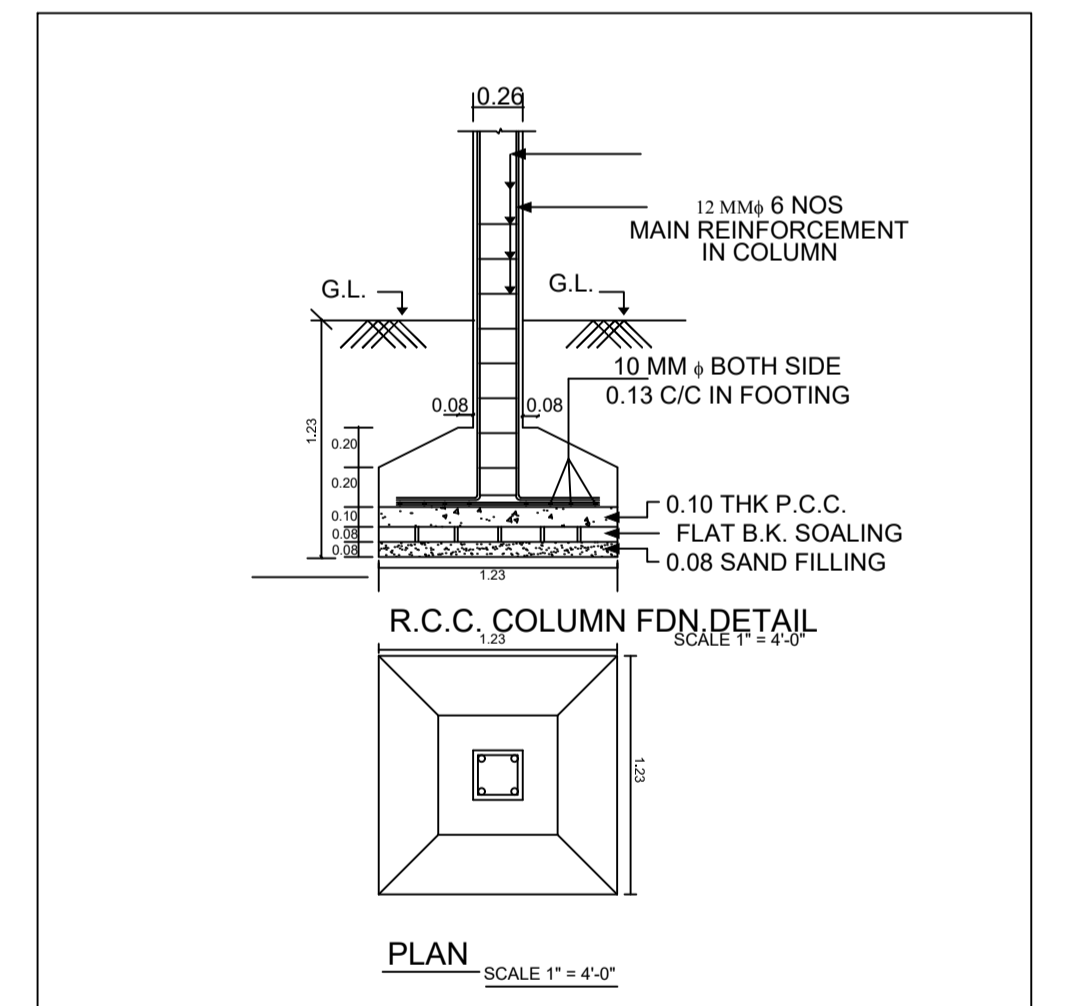
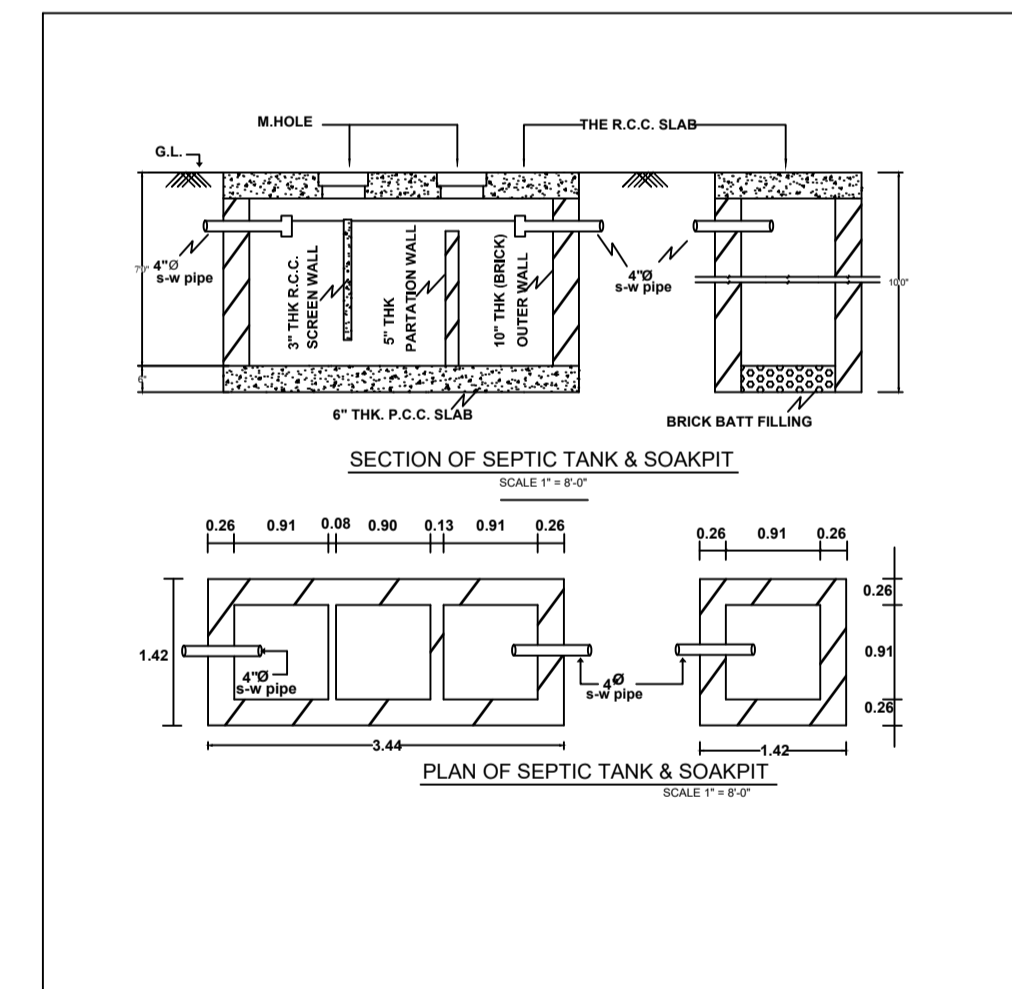
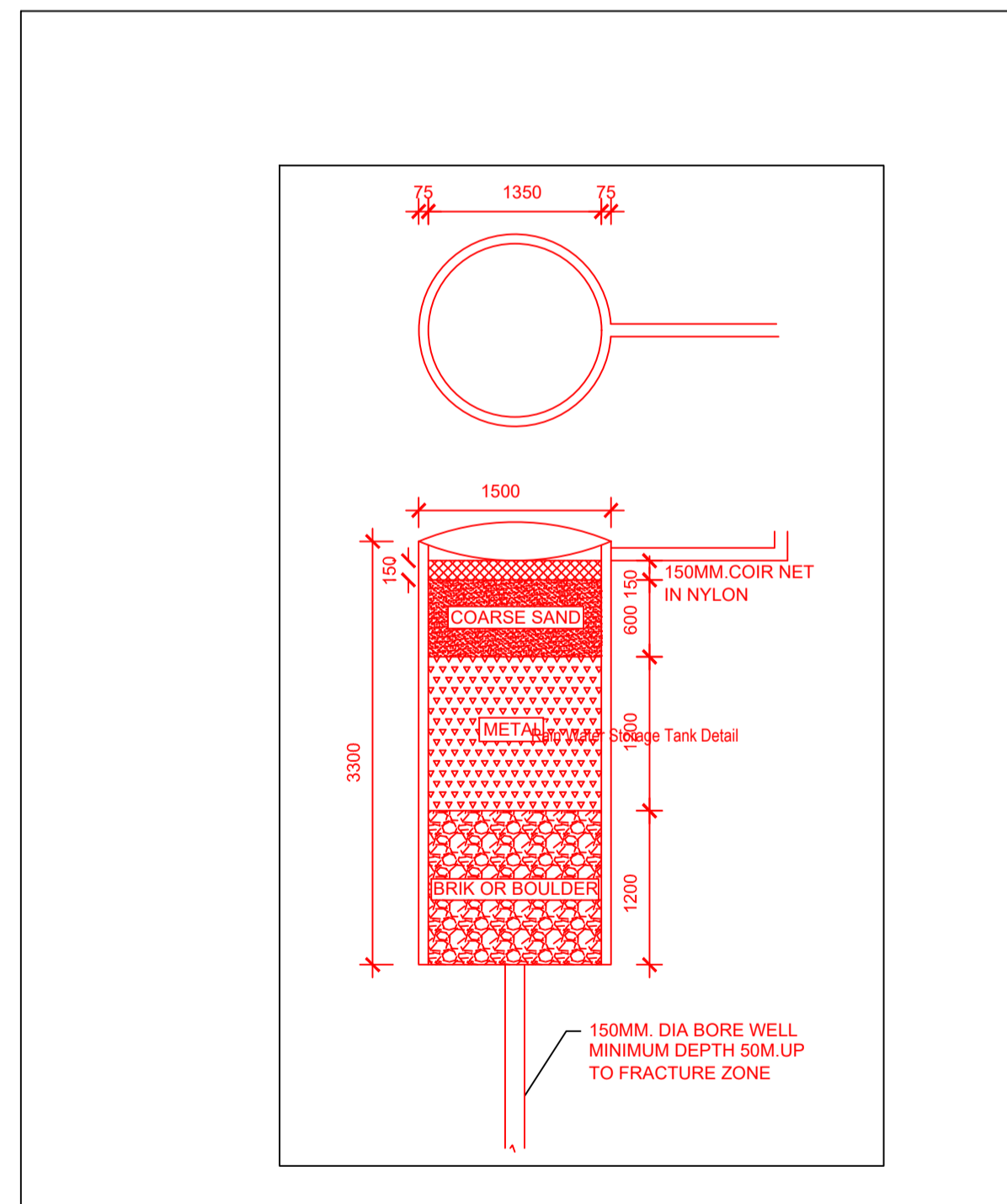
SECTION ON Y-Y



FRONT ELEVATION



LEFT SIDE ELEVATION



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	D2	0.75	2.10	04
AA (AA)	D	0.90	2.10	03
AA (AA)	D1	0.90	2.10	01
AA (AA)	D	0.93	2.10	01
AA (AA)	D	1.05	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	V	0.60	1.20	04
AA (AA)	W1	0.85	1.20	02
AA (AA)	W	1.20	1.20	01
AA (AA)	W	1.80	1.20	07

UnitBUA Table for Building :AA (AA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT AA	FLAT	81.42	81.31	4	1
FIRST FLOOR PLAN	SPLIT AA	FLAT	0.00	0.00	7	0
Total:	-	-	81.42	81.31	11	1

Building :AA (AA)

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.)
Ground Floor	48.82	16.21	32.61	32.61	32.61	01
First Floor	48.82	0.00	48.82	48.82	48.82	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	97.64	16.21	81.43	81.43	81.43	01
Total Number of Same Buildings	1					
Total :	97.64	16.21	81.43	81.43	81.43	01