

SITE PLAN
SCALE :- 1=100

SITE PLAN

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
AA (SMT MANJU DEVI)	1	242.85	242.85	242.85	242.85	01
Grand Total :	1	242.85	242.85	242.85	242.85	01

Proposal Basic Information

Proposal File No.	JNP/IBP/0054/W19/2023
Owner Name	SMT MANJU DEVI
Khata No	170
Plot No	714
Village Name	Gomo
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT	VERSION NO. : 1.0.66
JHUMRITILAIYA NAGAR PARISHAD	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/IBP/0054/W19/2023	Plot/SubPlot No: 714
Application Type: General Proposal	North: Plot No. - NIZ LAND OF VENDER & CHHOTU KAHAR
Project Type: Building Permission	South: Plot No. - LAND OF MAJID HUSSAIN & SHAIKH DHANNU
Nature of Development: New	East: Road Width - 30 M WIDE RANCHI PATNA ROAD
Location of Development Area: Old Area	West: Plot No. - LAND OF SHAIKH HAMID & OTHERS
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 161.83
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 161.83
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	16.43
Total	16.43
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 145.40
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 161.83
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 161.83
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	113.28
Proposed Coverage Area (50.02 %)	80.95
Total Prop. Coverage Area (50.02 %)	80.95
Balance coverage area (19.98 %)	32.33
FAR CHECK	
Perm. FAR Area (2.000)	323.66
Total Perm. FAR area	323.66
Residential FAR	242.86
Proposed FAR Area	242.86
Total Proposed FAR Area	242.86
Consumed FAR (Factor)	1.50
Balance FAR Area	80.80
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	242.85
ARCHITECT (Regd)	MD SHOAB ALAM
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SMT MANJU DEVI
DEVELOPMENT AUTHORITY	LOCAL BODY

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

Buildingwise Floor FAR Details

Floor Name	Building Name AA (SMT MANJU 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	80.95	80.95	80.95	80.95
First Floor	80.95	80.95	80.95	80.95
Second Floor	80.95	80.95	80.95	80.95
Terrace Floor	0.00	0.00	0.00	0.00
Total :	242.85	242.85	242.85	242.85

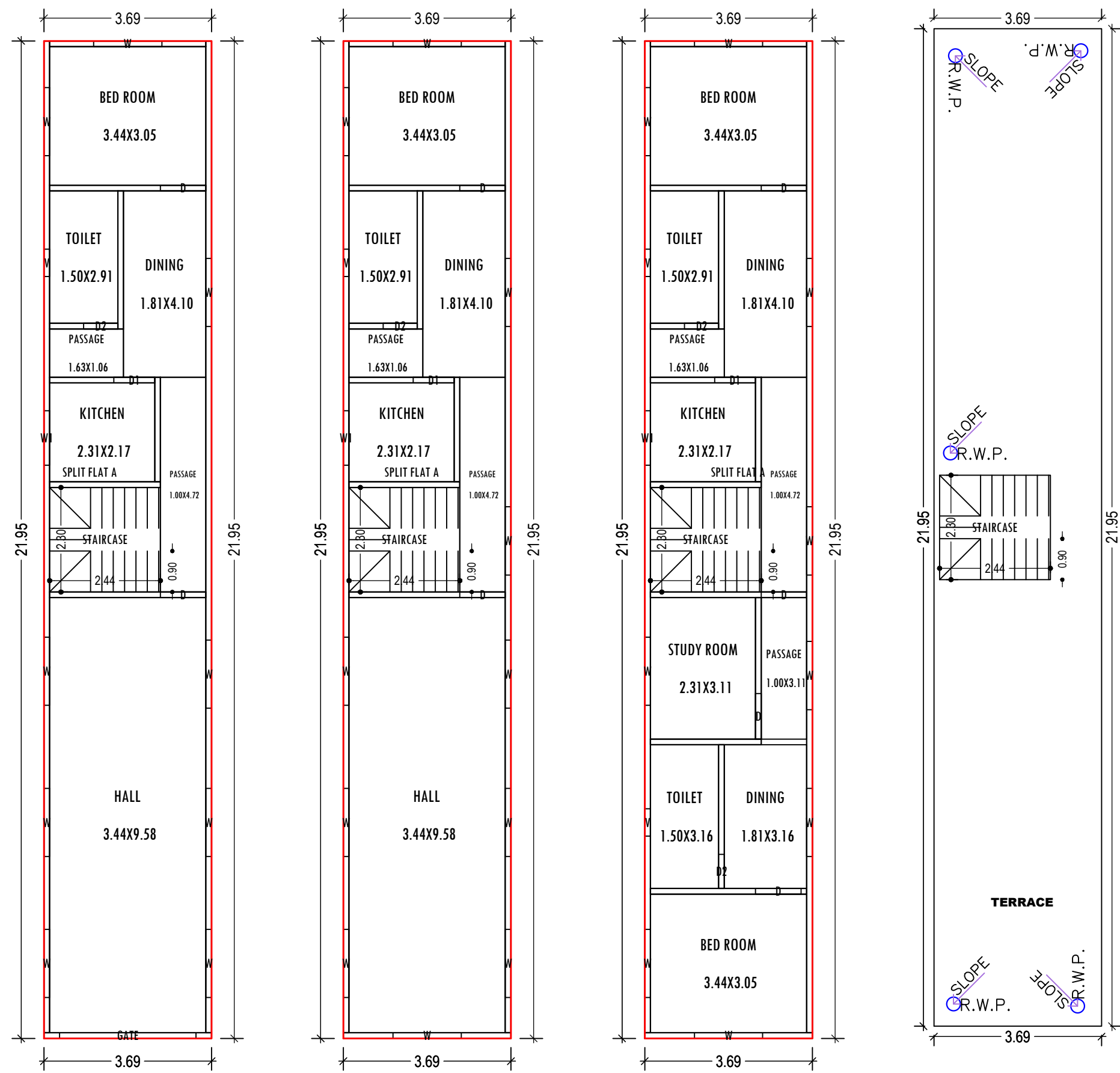
Building USE/SUBUSE Details

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

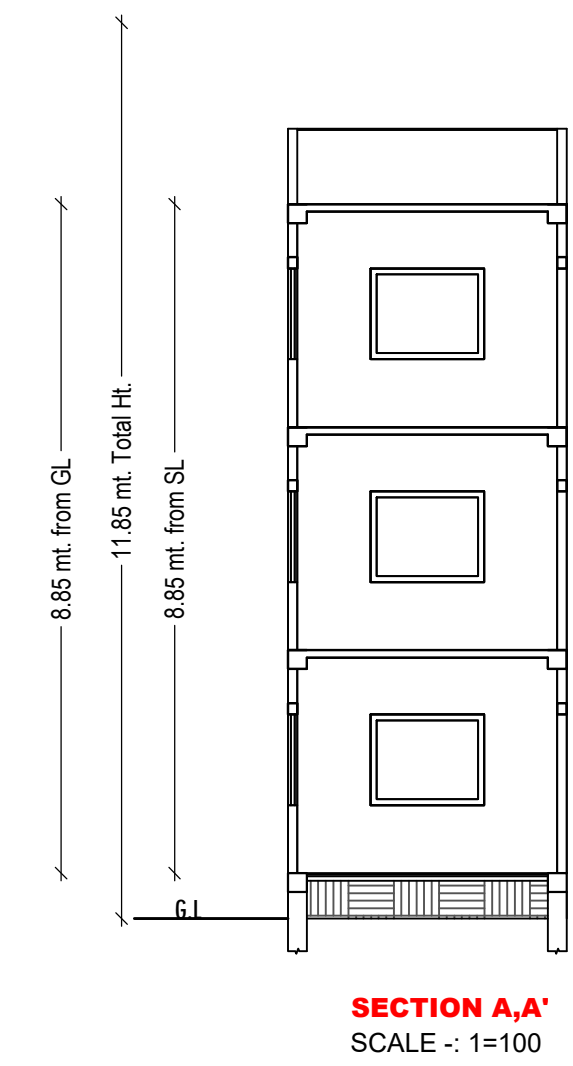
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SHOAB ALAM JNP/ENG/0001/2017			

Proposal Basic Information

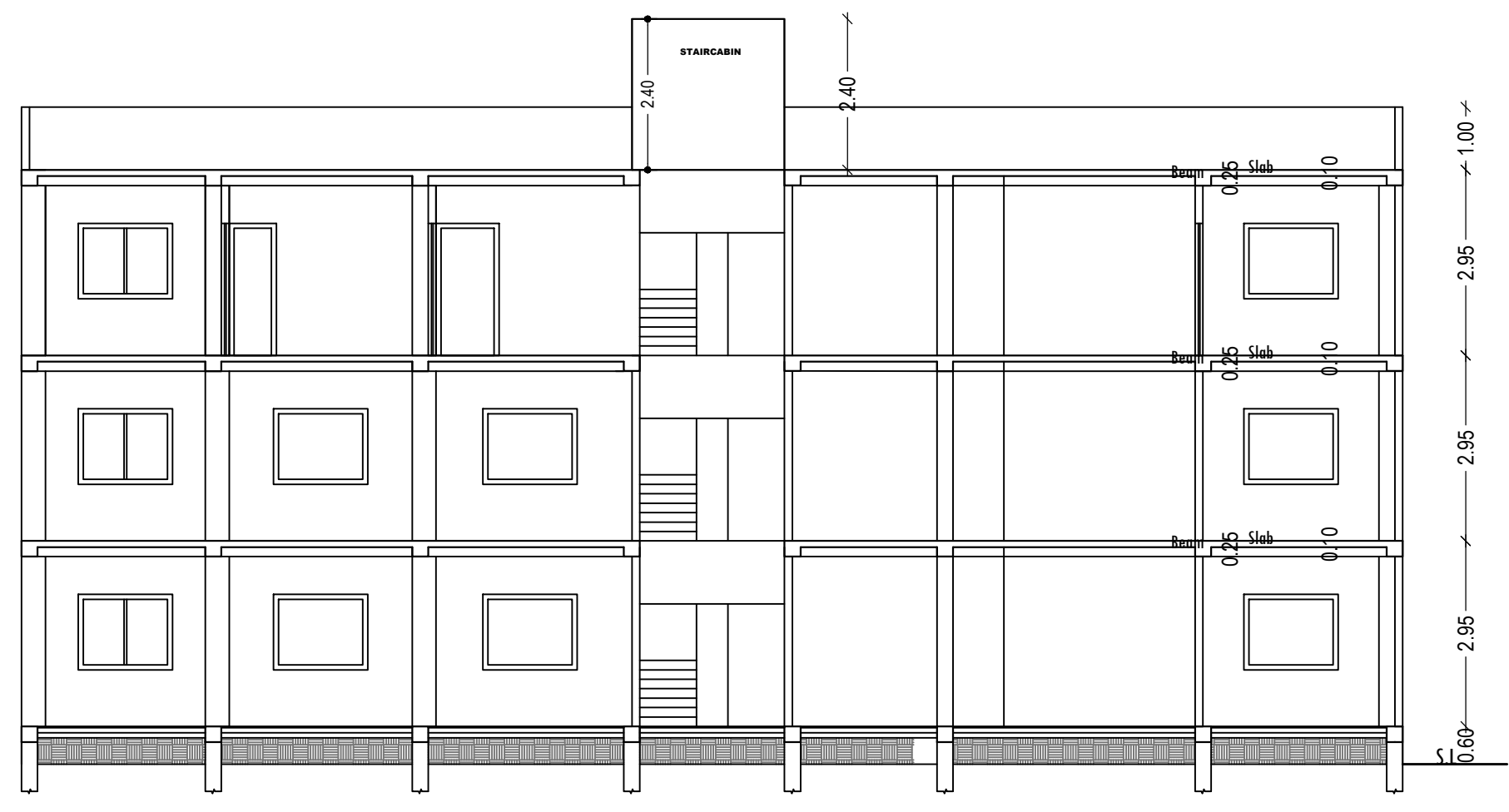
Proposal File No.	JNP/BI/0054/W19/2023
Owner Name	SMT MANJU DEVI
Khata No	170
Plot No	714
Village Name	Gomo
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



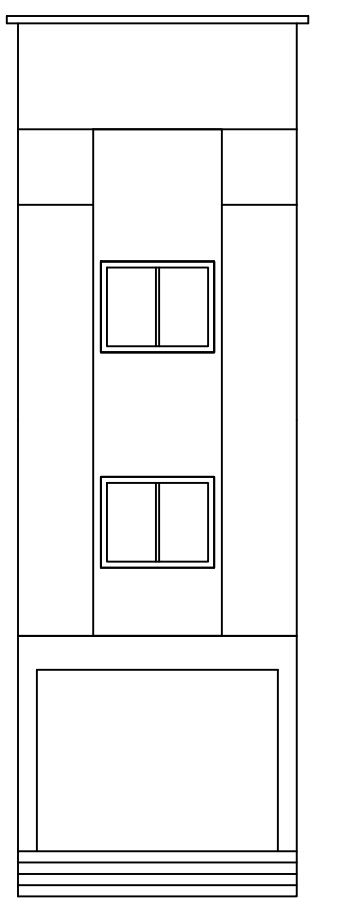
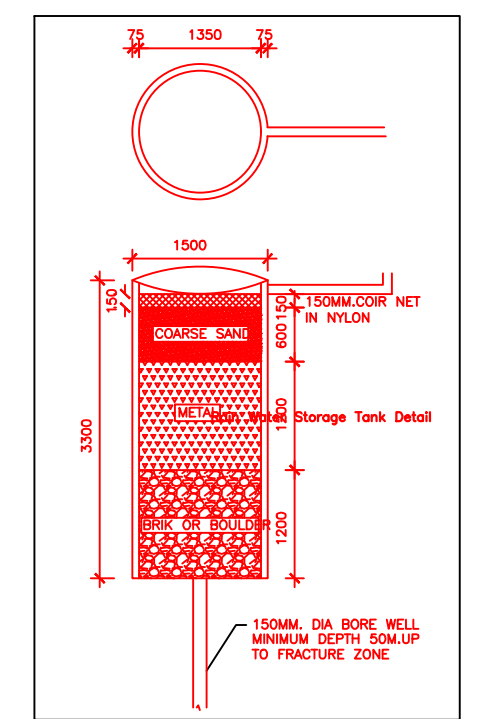
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)
TERRACE FLOOR PLAN (SCALE 1:100)



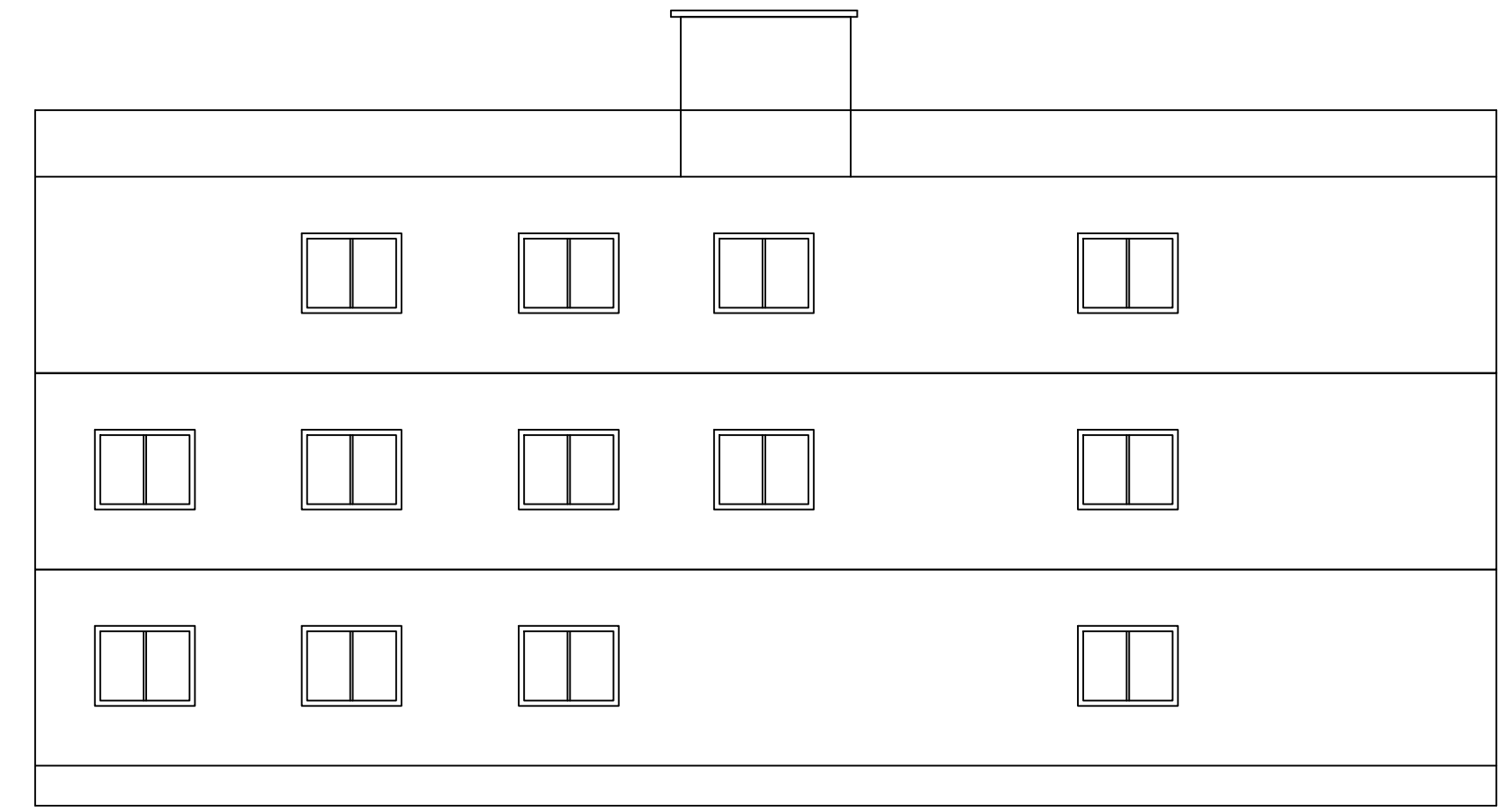
SECTION A,A' SCALE :- 1=100



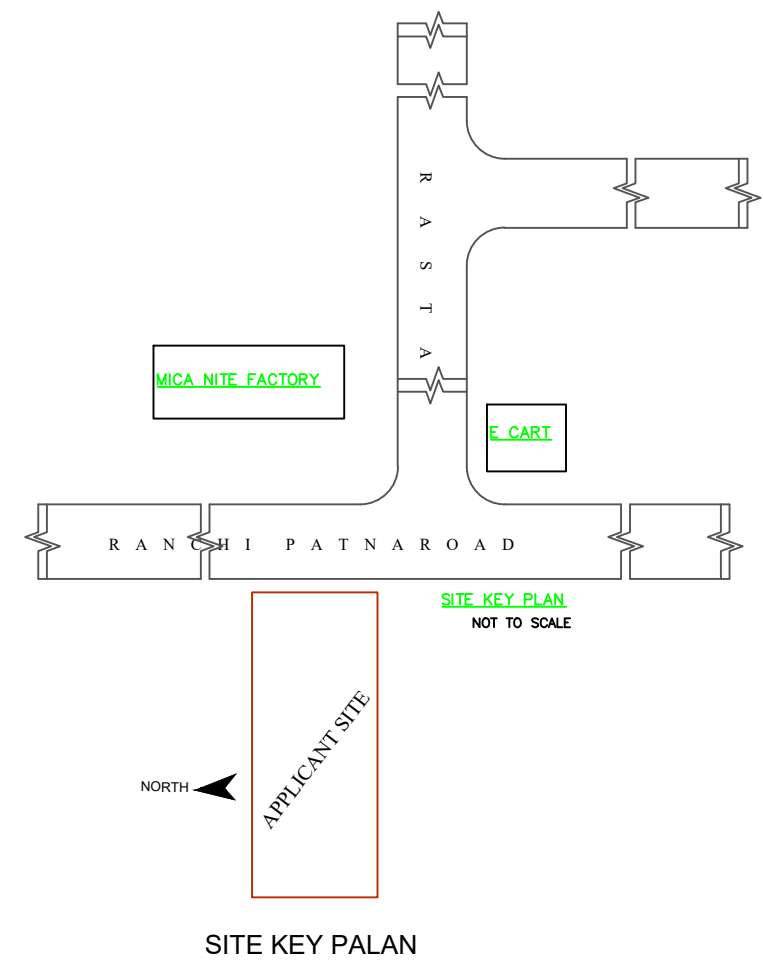
SECTION B,B' SCALE :- 1=100



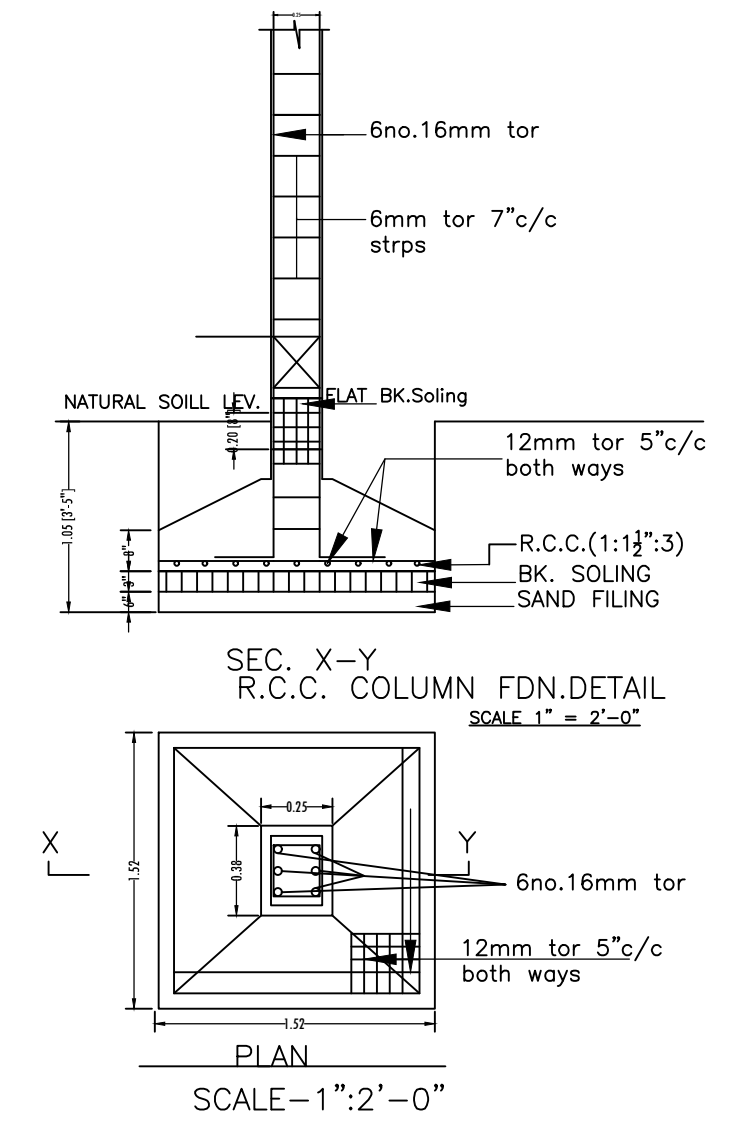
FRONT ELEVATION SCALE :- 1=100



SIDE ELEVATION SCALE :- 1=100



SITE KEY PALAN



SCALE-1":2'-0"

Building -AA (SMT MANJU DEVI)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	80.95	80.95	80.95	80.95	01
First Floor	80.95	80.95	80.95	80.95	00
Second Floor	80.95	80.95	80.95	80.95	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	242.85	242.85	242.85	242.85	01
Total Number of Same Buildings	1				
Total:	242.85	242.85	242.85	242.85	01

SCHEDULE OF DOOR:

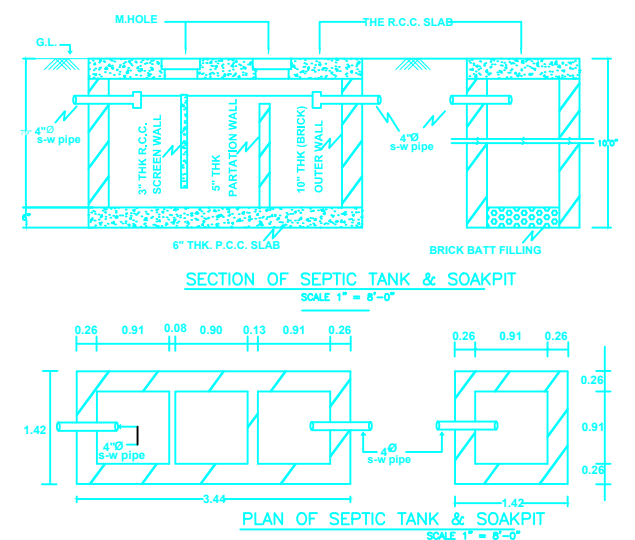
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (SMT MANJU DEVI)	D2	0.75	2.10	04
AA (SMT MANJU DEVI)	D1	0.90	2.10	03
AA (SMT MANJU DEVI)	D	1.00	2.10	08
AA (SMT MANJU DEVI)	GATE	3.00	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (SMT MANJU DEVI)	V	0.60	0.60	04
AA (SMT MANJU DEVI)	W1	1.20	1.20	03
AA (SMT MANJU DEVI)	W	1.50	1.20	29

UnitBUA Table for Building -AA (SMT MANJU DEVI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT A	FLAT	205.17	198.93	7	1
FIRST FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	7	0
SECOND FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	11	0
Total:	-	-	205.17	198.93	25	1



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SHOAB ALAM JNP/ENG/0001/2017			