

SITE PLAN
SCALE :- 1=100

SITE PLAN

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.)
			Parking	Resi.				
AA (1 SMT PREMA DEVI K MODI 2 SRI MODI KISHOR CHHOTU)	1	363.87	15.68		348.19	348.19	348.19	01
Grand Total :	1	363.87	15.68		348.19	348.19	348.19	01

Proposal Basic Information

Proposal File No.	JNP/BI/0059/W08/2023
Owner Name	1 SMT PREMA DEVI K MODI 2 SRI MODI KISHOR CHHOTU
Khata No	25,4
Plot No	129,131
Village Name	Moriyawa
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT	VERSION NO. : 1.0.66
JHUMRITLAIYA NAGAR	VERSION DATE: 16/10/2020
PARISHAD	
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: KODERMA	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: JHUMRITLAIYA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA
Inward_No: JNP/BI/0059/W08/2023	Plot/SubPlot No: 129,131
Application Type: General Proposal	North: Plot No. - LAND OF MAHADEV YADAV
Project Type: Building Permission	South: Plot No. - LAND OF SMT FULMATI DEVI
Nature of Development: New	East: Plot No. - 1.83M WIDE LANE THEN COMMON PASSAGE
Location of Development Area: Old Area	West: Road Width - 4.58M WIDE ROAD
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 242.63
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 242.63
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	13.61
Total	13.61
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 229.02
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 242.63
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 242.63
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	145.58
Proposed Coverage Area (49.99 %)	121.29
Total Prop. Coverage Area (49.99 %)	121.29
Balance coverage area (10.01 %)	24.29
FAR CHECK	
Perm. FAR Area (1.500)	363.95
Total Perm. FAR area	363.95
Residential FAR	348.18
Proposed FAR Area	348.18
Total Proposed FAR Area	348.18
Consumed FAR (Factor)	1.44
Balance FAR Area	15.77
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	363.87
ARCHITECT (Regd)	MD SHOAB ALAM
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	1 SMT PREMA DEVI K MODI 2 SRI MODI KISHOR CHHOTU
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)	Orange
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

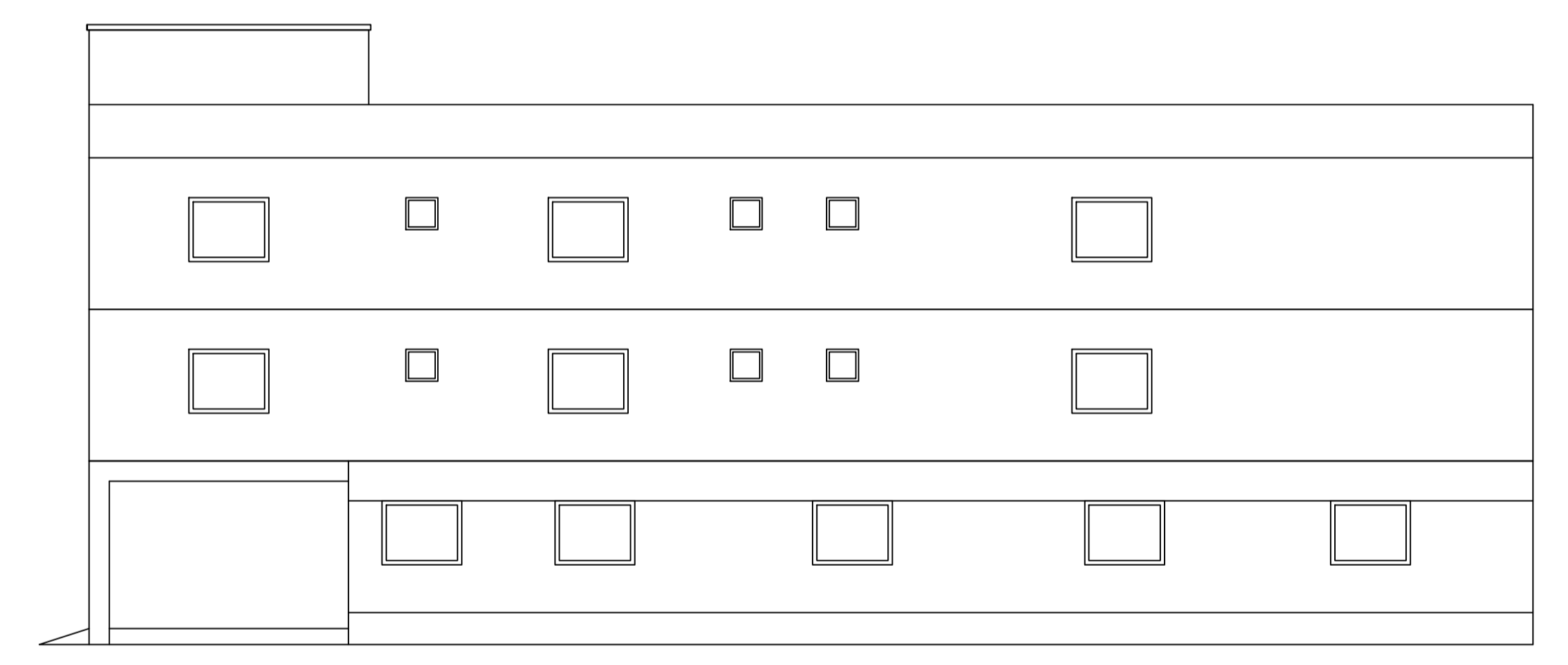
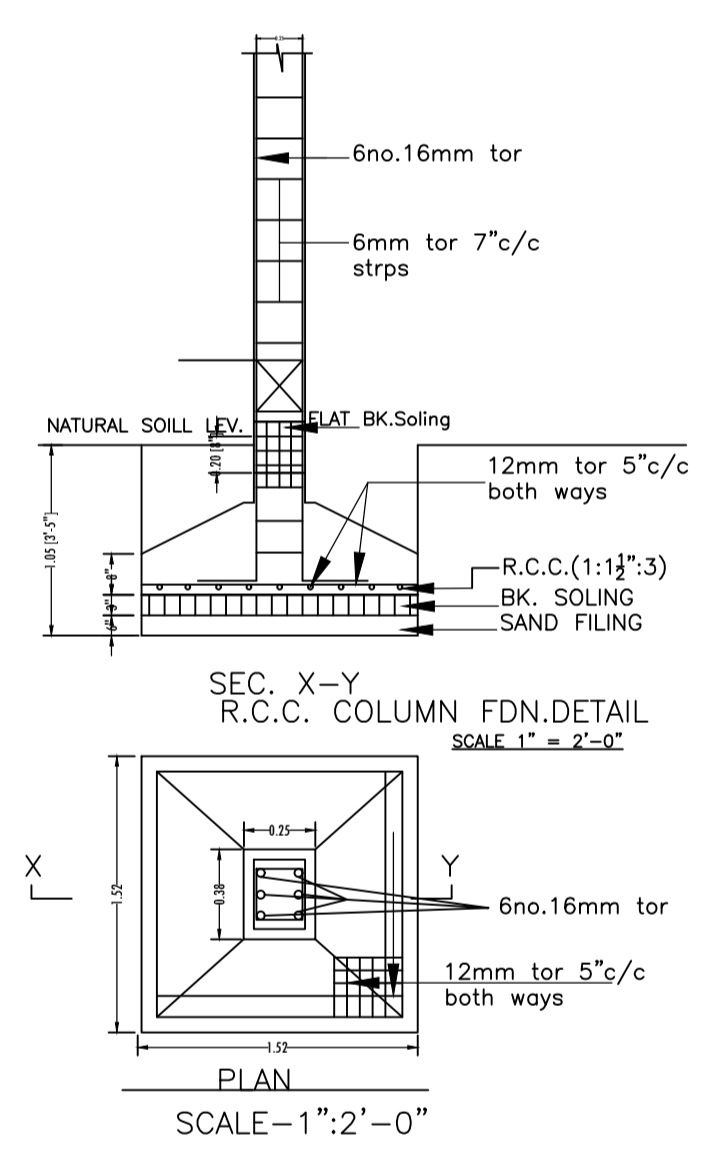
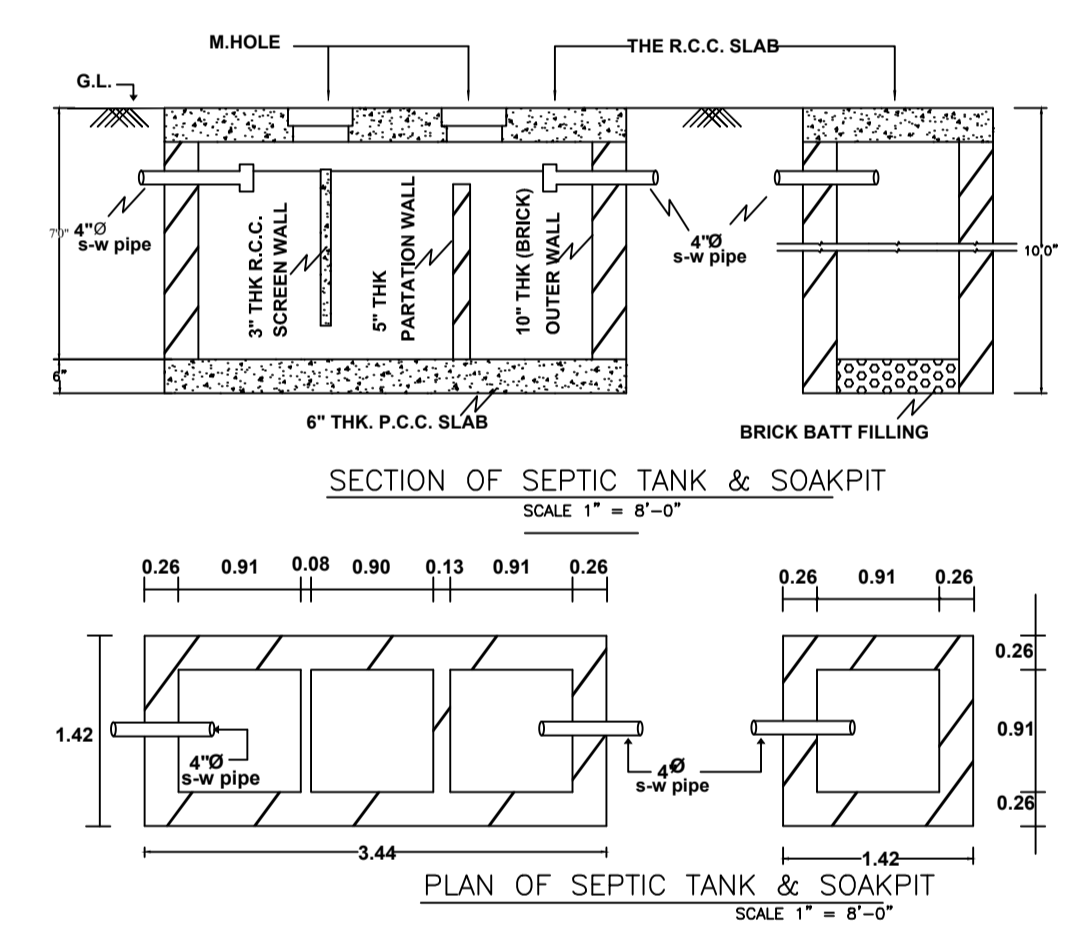
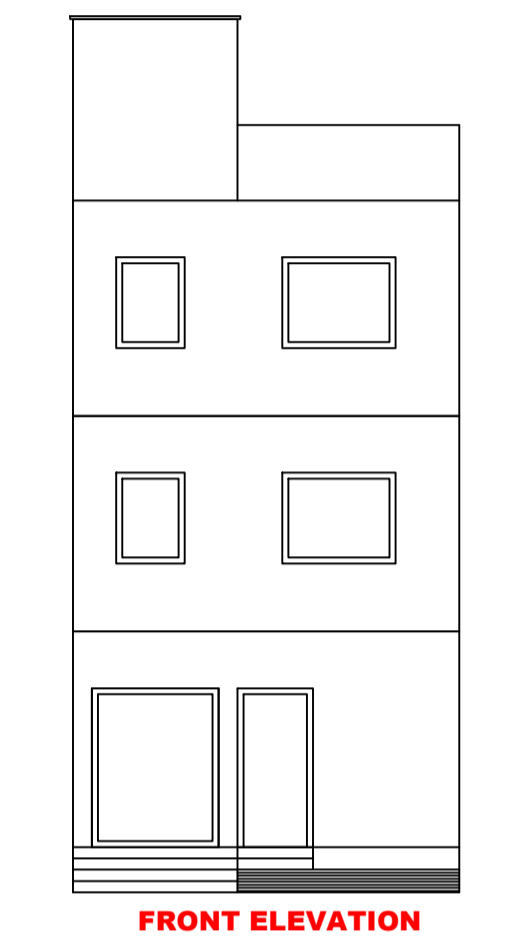
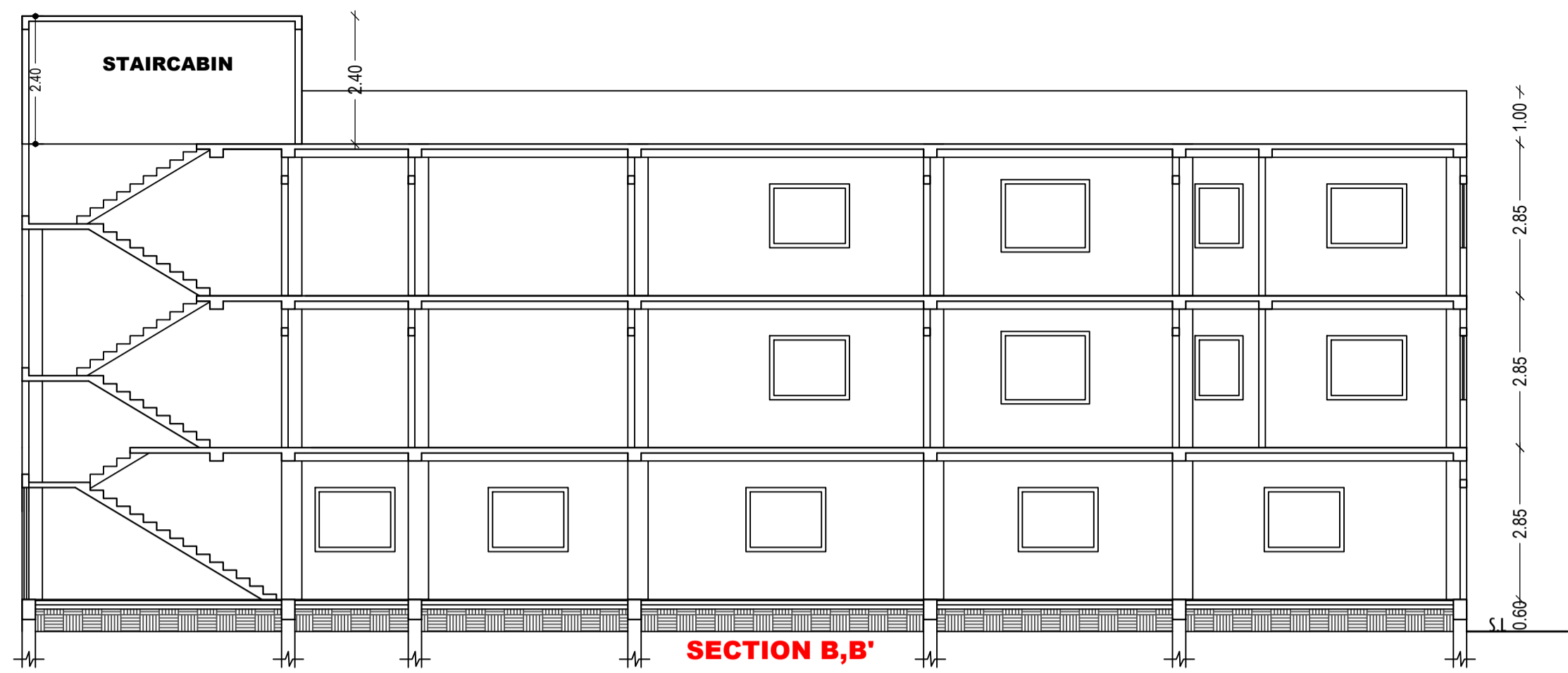
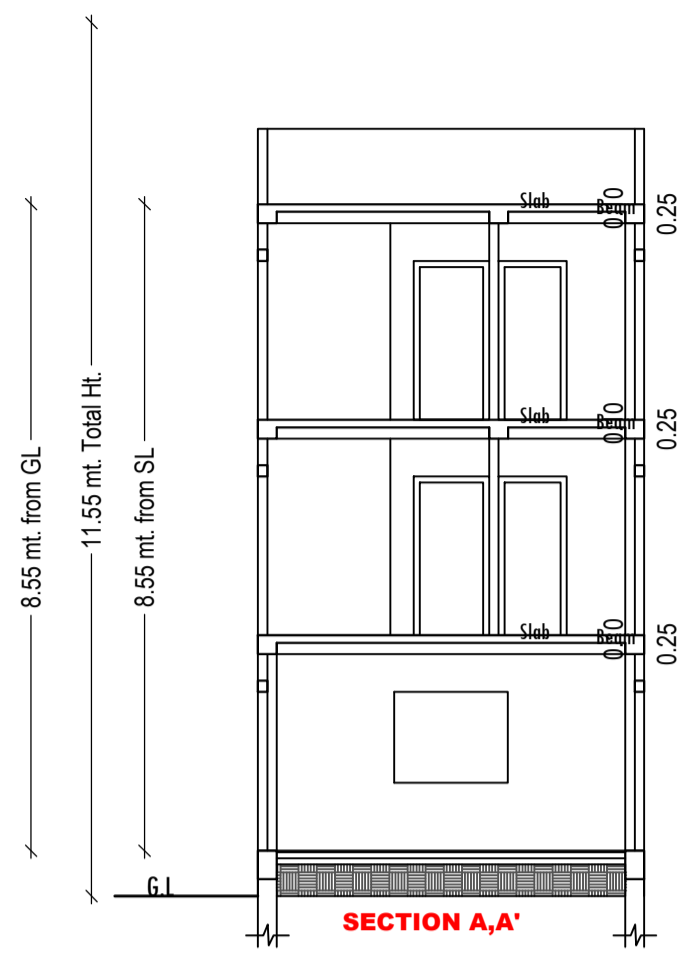
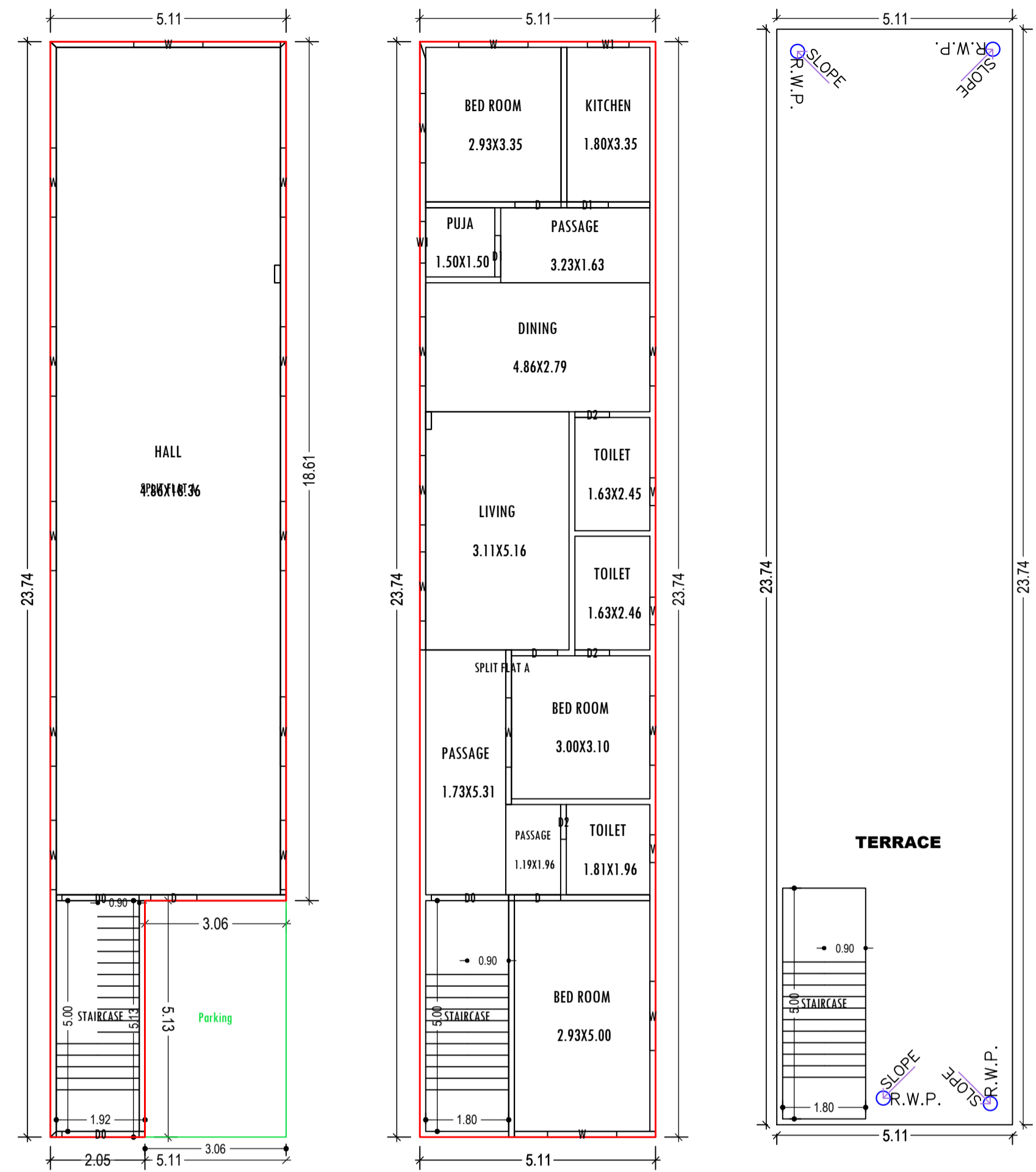
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	121.29	105.61	121.29	105.61
First Floor	121.29	121.29	121.29	121.29
Second Floor	121.29	121.29	121.29	121.29
Terrace Floor	0.00	0.00	0.00	0.00
Total :	363.87	348.19	363.87	348.19

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
AA (1 SMT PREMA DEVI K MODI 2 SRI MODI KISHOR CHHOTU)	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/001/2017			

DATE: 24-05-2023 SHEET NO.: 2	
Proposal Basic Information	
Proposal File No.	JNP/BP/0059/W08/2023
Owner Name	1 SMT PREMA DEVI K MODI 2 SRI MODI KISHOR CHHOTU
Khata No	25,4
Plot No	129,131
Village Name	Moriyawa
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



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

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

TERRACE FLOOR PLAN (SCALE 1:100)

SECTION OF SEPTIC TANK & SOAKPIT (SCALE 1" = 8'-0")

PLAN OF SEPTIC TANK & SOAKPIT (SCALE 1" = 8'-0")

SEC. X-Y R.C.C. COLUMN FDN. DETAIL (SCALE 1" = 2'-0")

PLAN (SCALE 1" = 2'-0")

SIDE ELEVATION

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (1 SMT PREMA DEVI K MODI 2 SRI MODI KISHOR CHHOTU)	D2	0.75	2.10	06
AA (1 SMT PREMA DEVI K MODI 2 SRI MODI KISHOR CHHOTU)	D1	0.90	2.10	04
AA (1 SMT PREMA DEVI K MODI 2 SRI MODI KISHOR CHHOTU)	D	1.00	2.10	07
AA (1 SMT PREMA DEVI K MODI 2 SRI MODI KISHOR CHHOTU)	D0	1.67	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

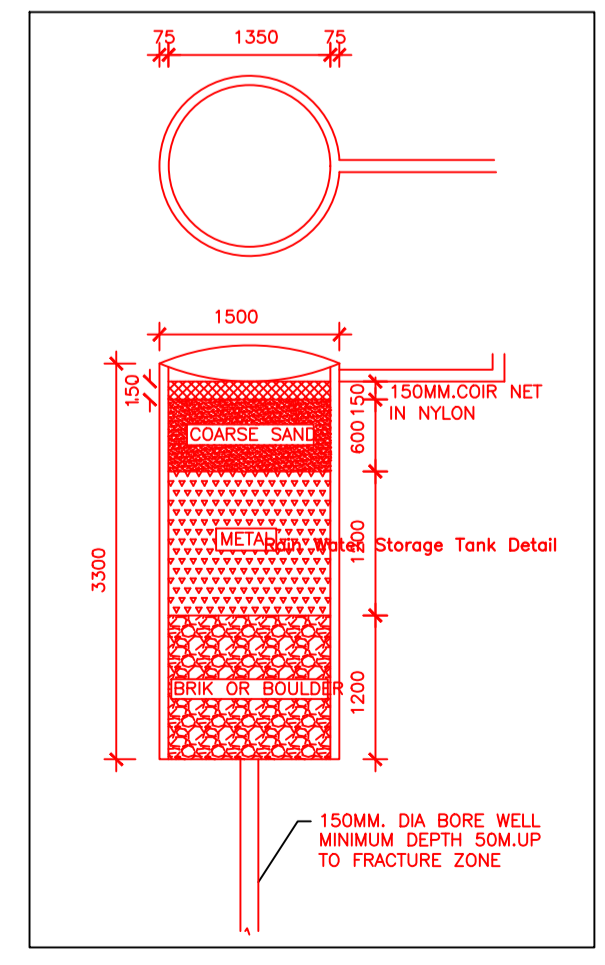
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (1 SMT PREMA DEVI K MODI 2 SRI MODI KISHOR CHHOTU)	V	0.60	0.60	06
AA (1 SMT PREMA DEVI K MODI 2 SRI MODI KISHOR CHHOTU)	W1	0.90	1.20	04
AA (1 SMT PREMA DEVI K MODI 2 SRI MODI KISHOR CHHOTU)	W	1.50	1.20	31

UnitBUA Table for Building -AA (1 SMT PREMA DEVI K MODI 2 SRI MODI KISHOR (CHHOTU)

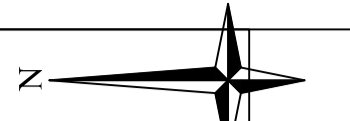
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT A	FLAT	297.77	294.74	1	1
TYPICAL - 1, 2 FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	13	0
Total:	-	-	297.77	294.74	27	1

Building -AA (1 SMT PREMA DEVI K MODI 2 SRI MODI KISHOR CHHOTU)

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	121.29	15.68	105.61	105.61	105.61	01
First Floor	121.29	0.00	121.29	121.29	121.29	00
Second Floor	121.29	0.00	121.29	121.29	121.29	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total:	363.87	15.68	348.19	348.19	348.19	01
Total Number of Same Buildings	1					
Total:	363.87	15.68	348.19	348.19	348.19	01

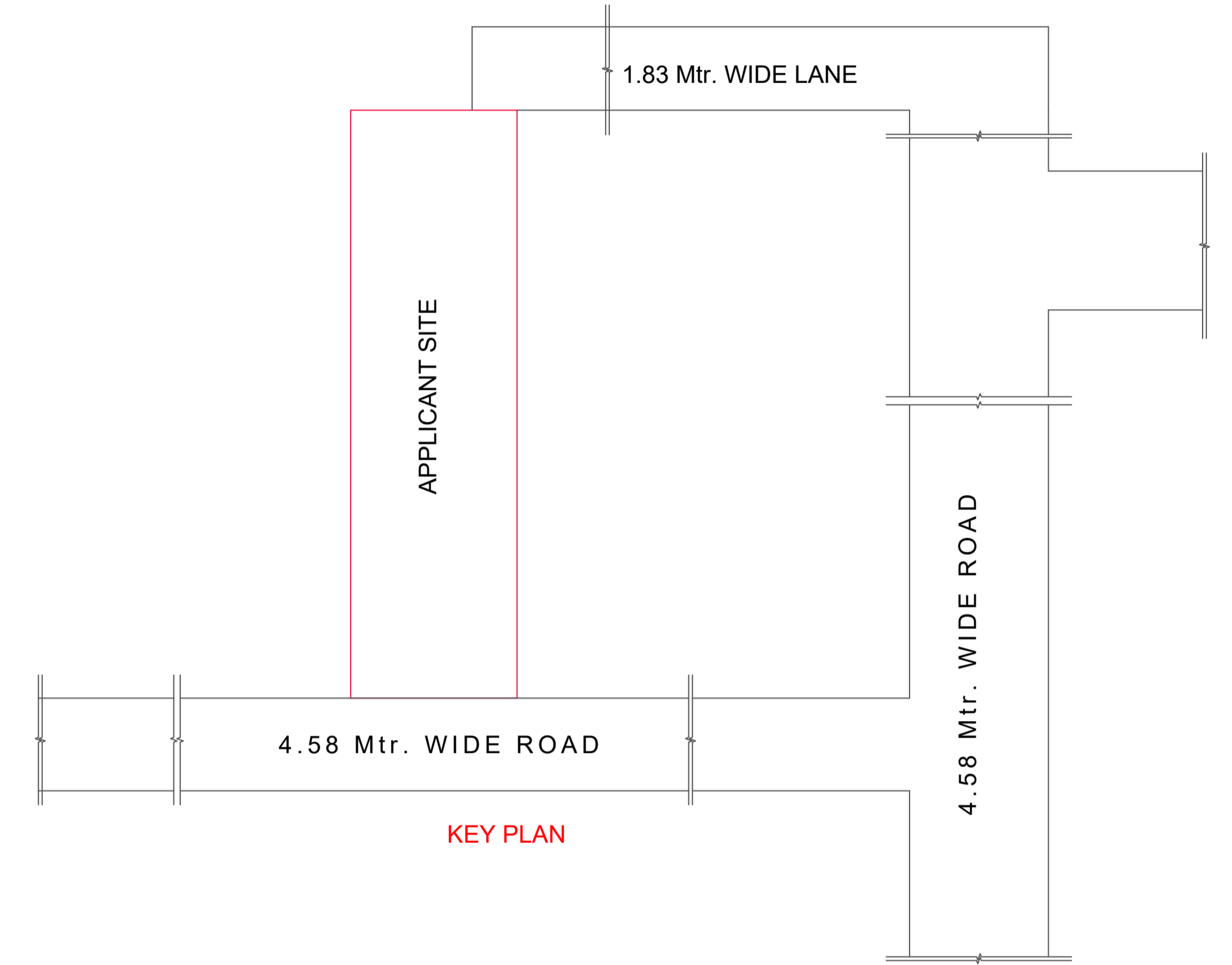


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