

SITE PLAN

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: 179
Inward No: JNP/BP/0085/W08/2023	North: Road Width - 1.68
Application Type: General Proposal	South: Plot No. - 184
Project Type: Building Permission	East: Road Width - 4.88
Nature of Development: New	West: Plot No. - BABUL RAJGADIYA
Location of Development Area: Old Area	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 272.32
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 272.32
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	49.21
Total	49.21
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 223.11
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 272.32
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 272.32
COVERAGE CHECK	
Permissible Coverage area ( 60.00 % )	163.39
Proposed Coverage Area ( 55.08 % )	149.99
Total Prop. Coverage Area ( 55.08 % )	149.99
Balance coverage area ( 4.92 % )	13.40
FAR CHECK	
Perm. FAR Area ( 1.800 )	490.18
Total Perm. FAR area	490.18
Residential FAR	245.15
Proposed FAR Area	245.15
Total Proposed FAR Area	245.15
Consumed FAR (Factor)	0.90
Balance FAR Area	245.03
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	301.83
ARCHITECT (Regd)	KIRAN KUMARI
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SRI RAMCHANDRA GOP
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

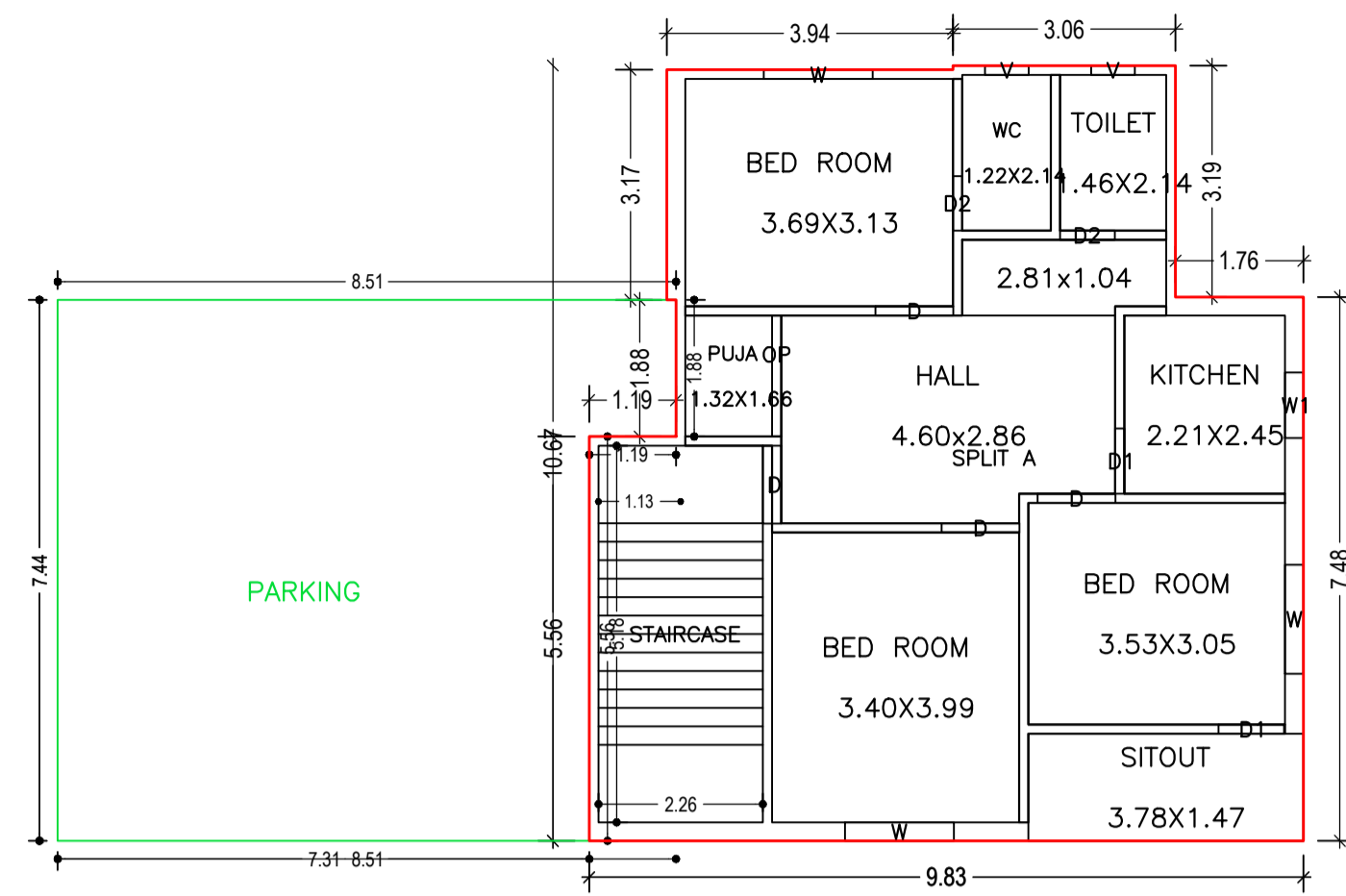
Floor Name	Building Name A (RESIDENTIAL)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	149.99	93.31	149.99	93.31
First Floor	151.84	151.84	151.84	151.84
Terrace Floor	0.00	0.00	0.00	0.00
Total :	301.83	245.15	301.83	245.15

Building USE/SUBUSE Details

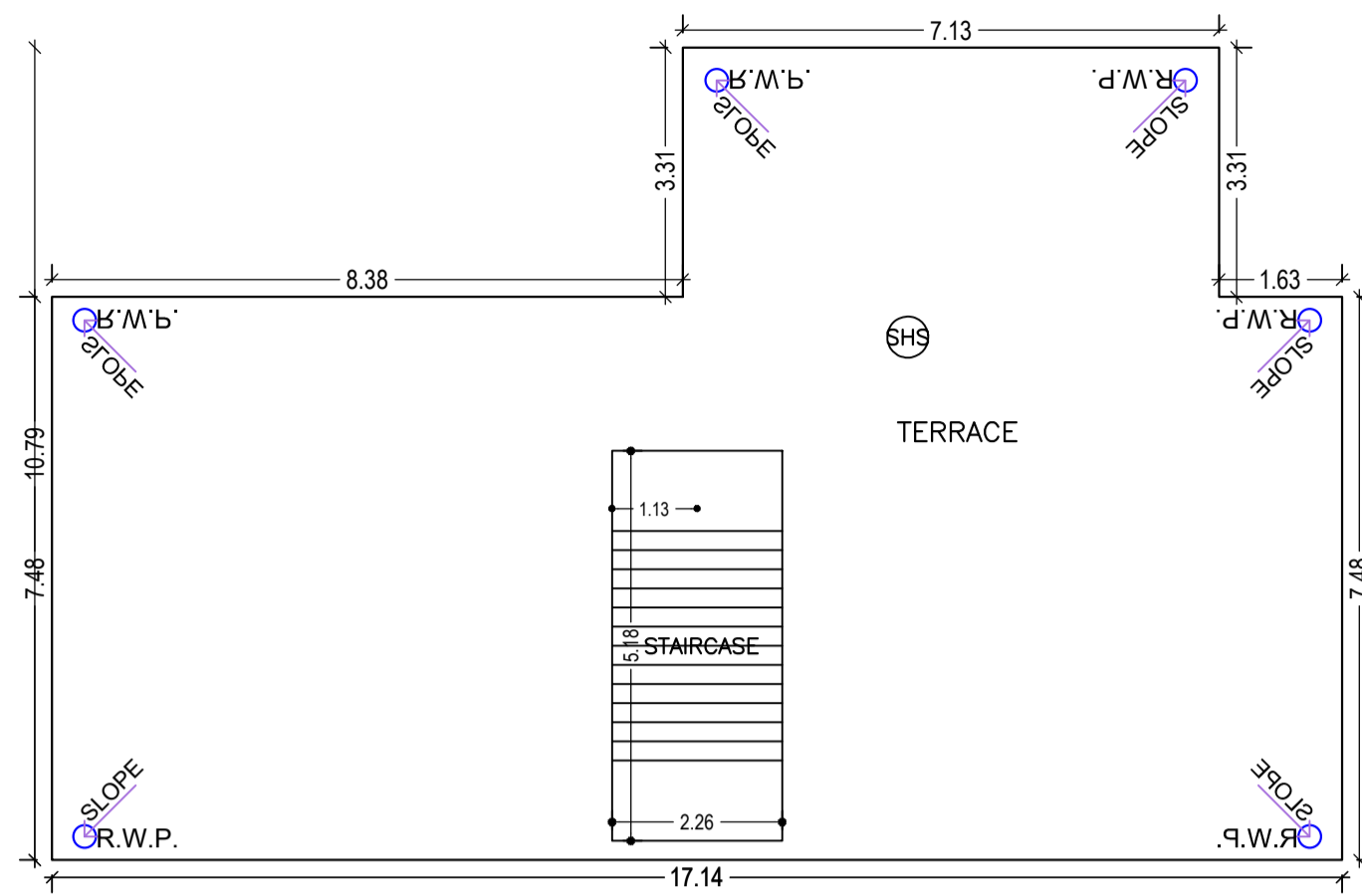
Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

FAR & Tenement Details (Table 4c-1)

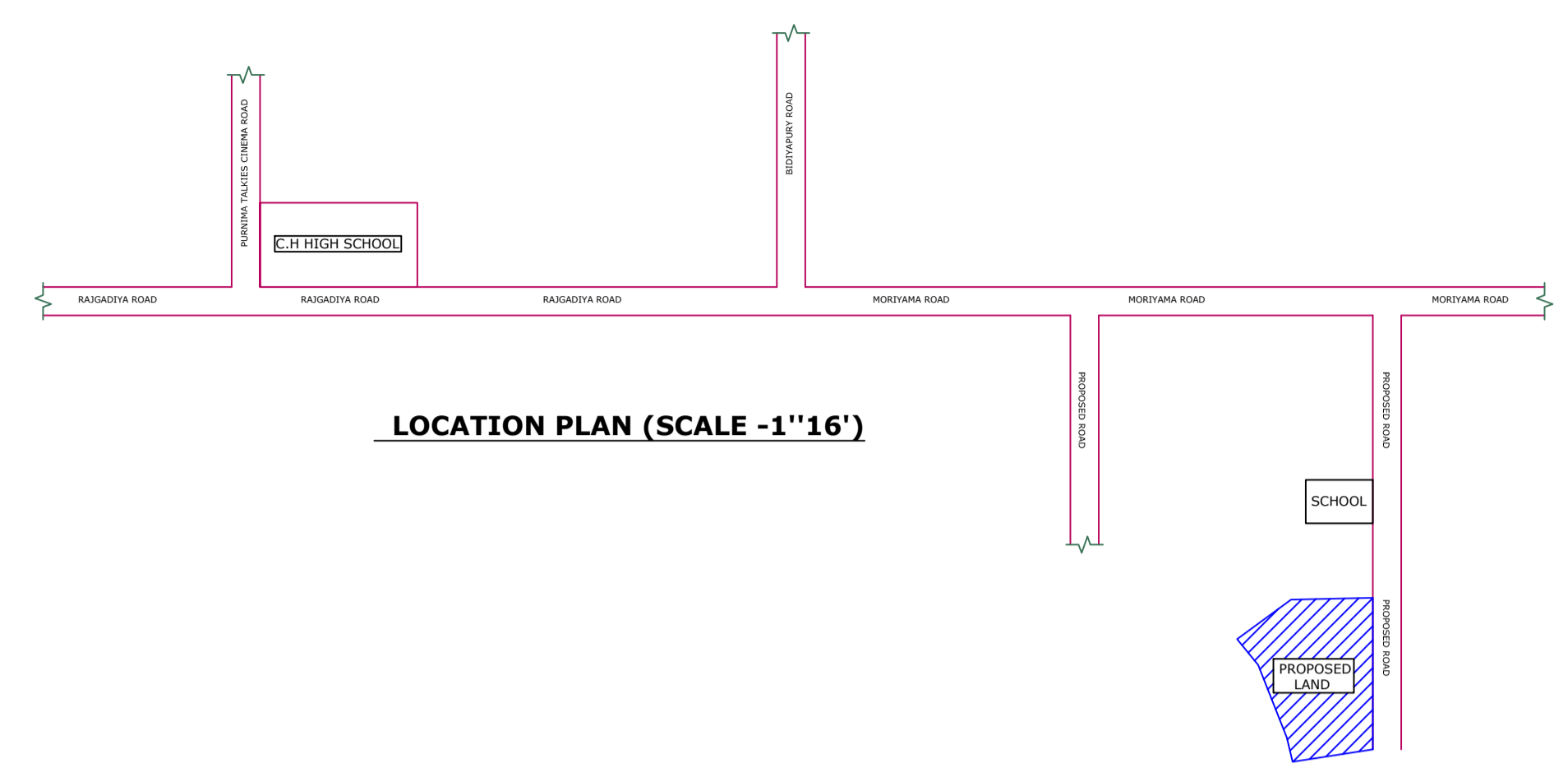
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Parking	Resi.				
A (RESIDENTIAL)	1	301.83	56.68	245.15	245.15	245.15	01	
Grand Total :	1	301.83	56.68	245.15	245.15	245.15	01	



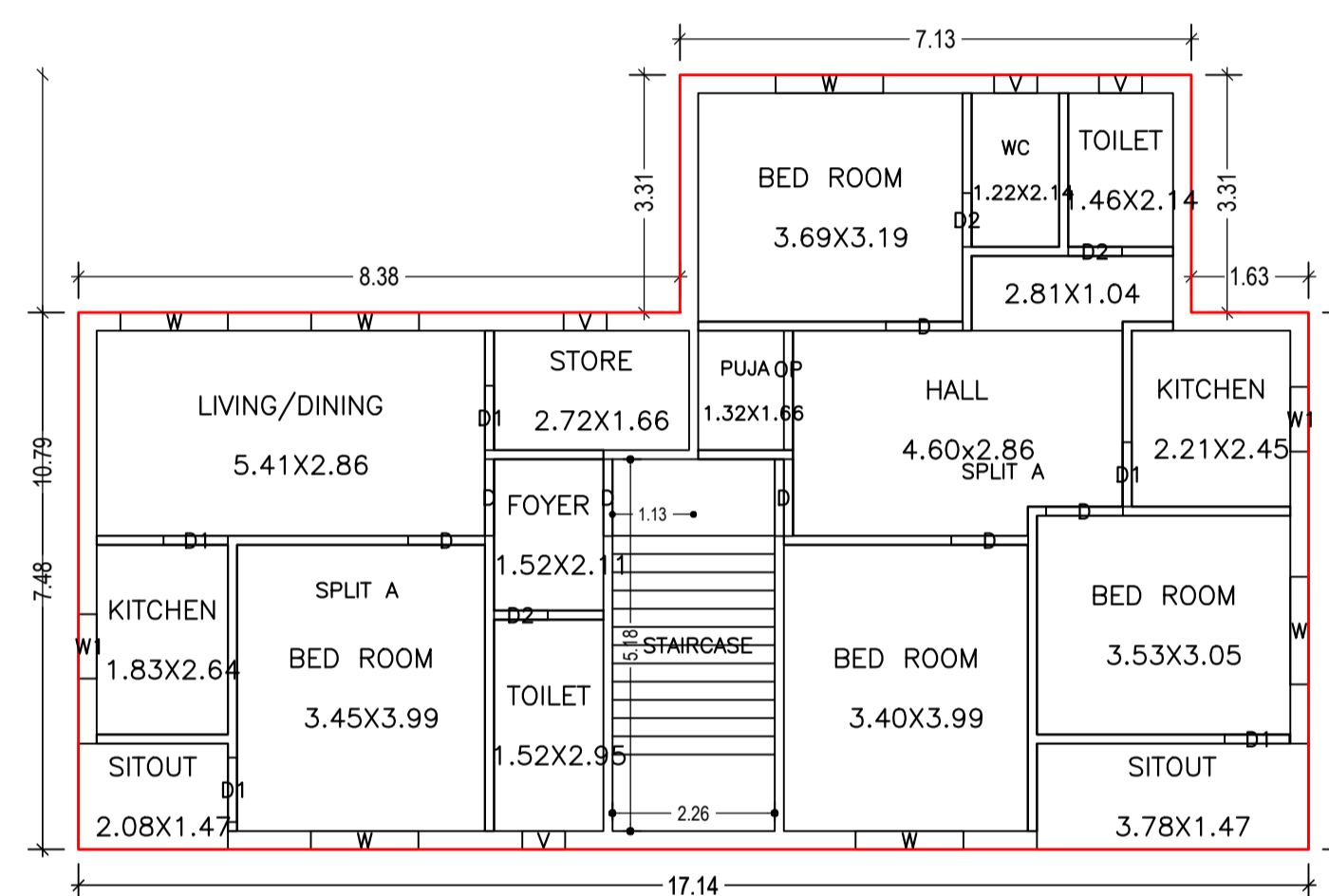
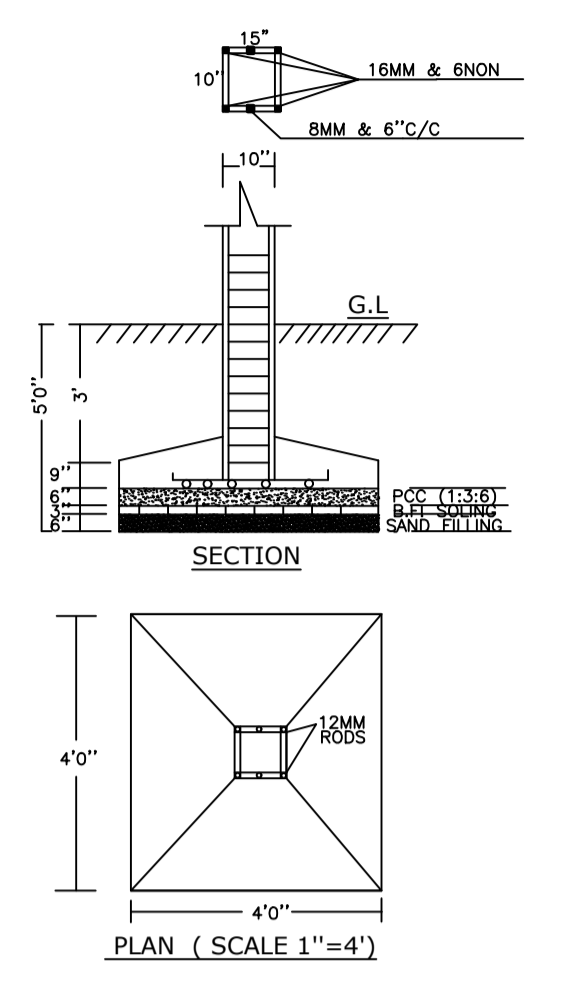
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



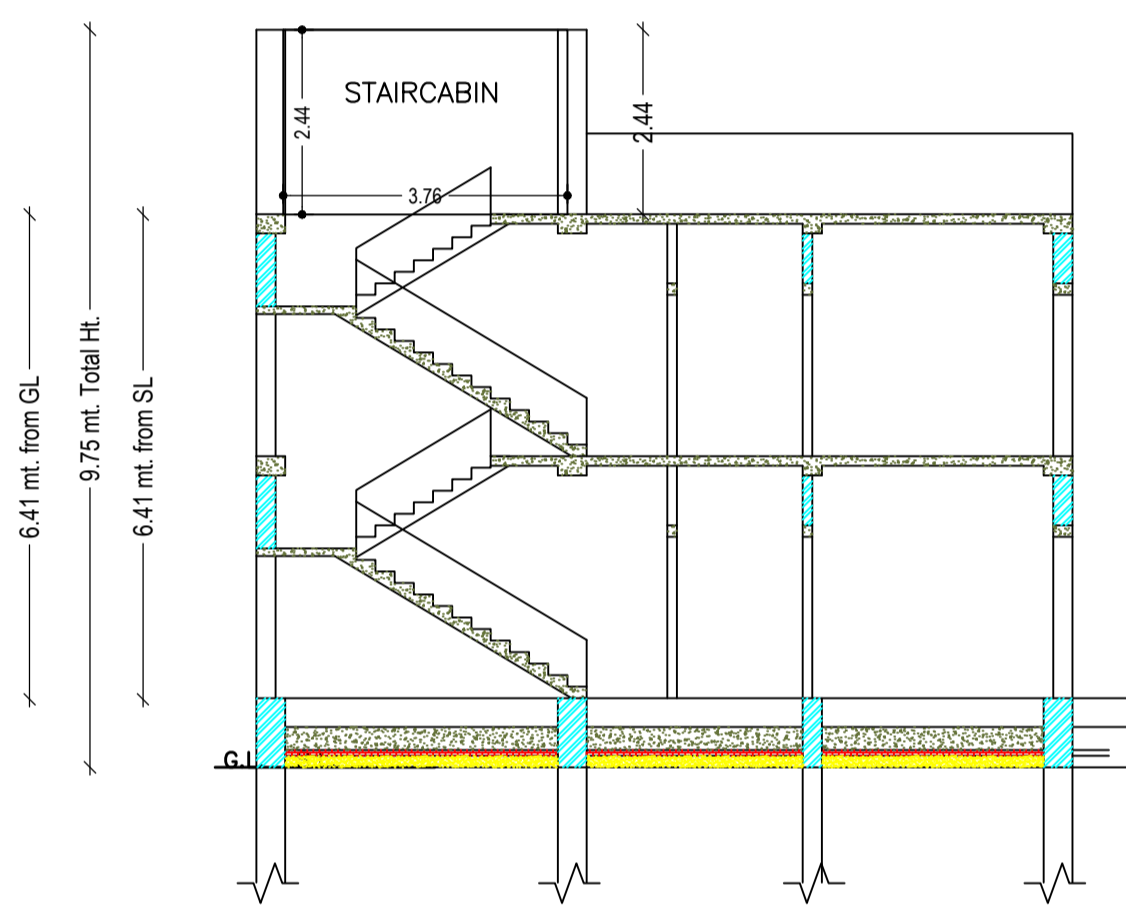
TERRACE FLOOR PLAN  
(SCALE 1:100)



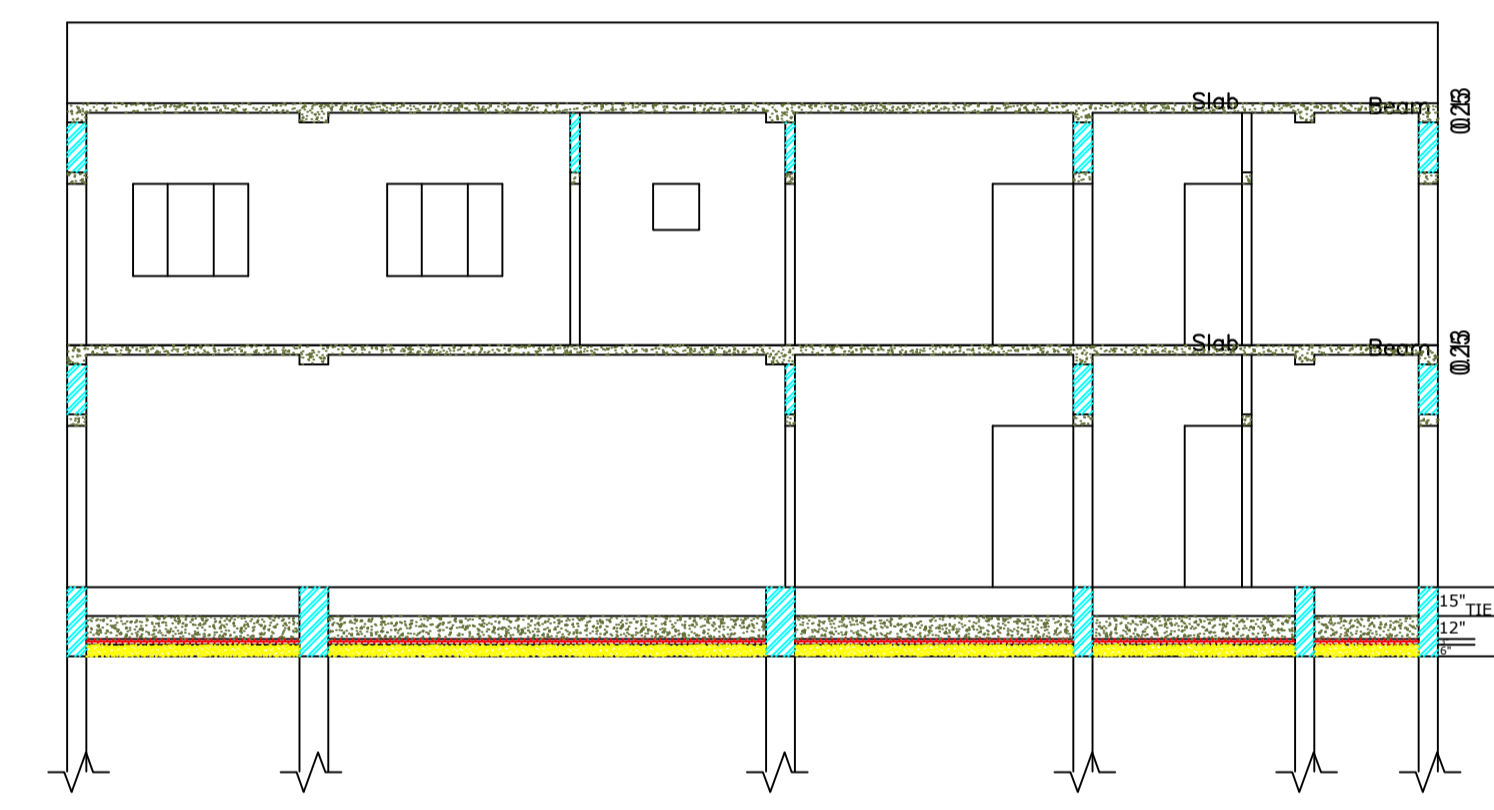
LOCATION PLAN (SCALE -1''16')



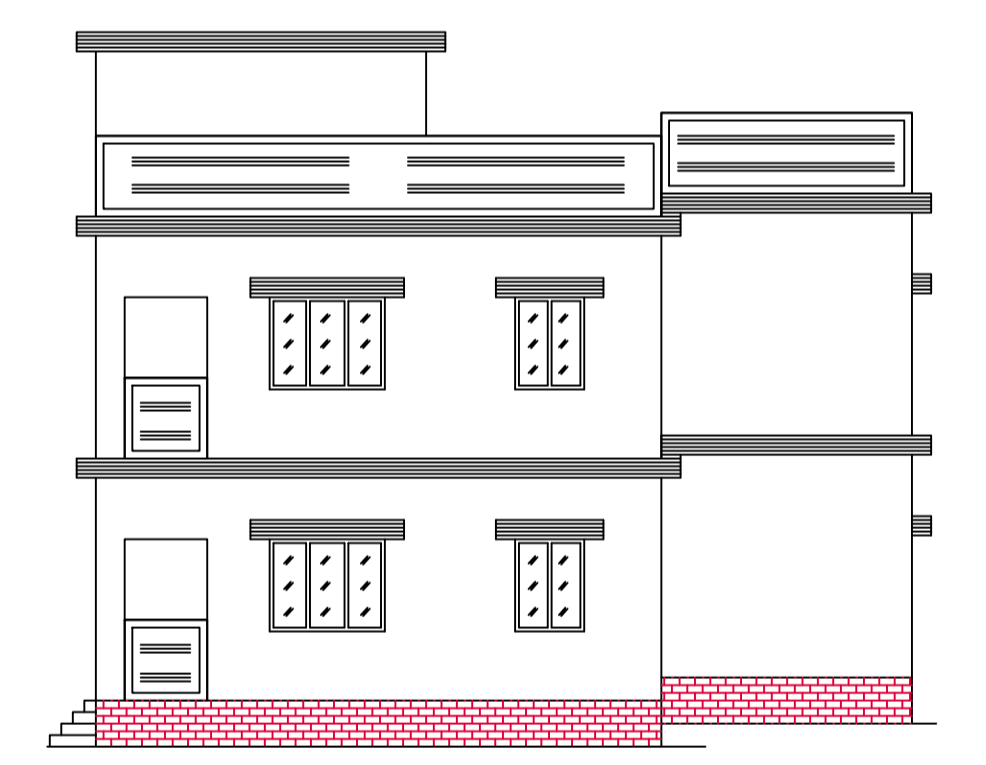
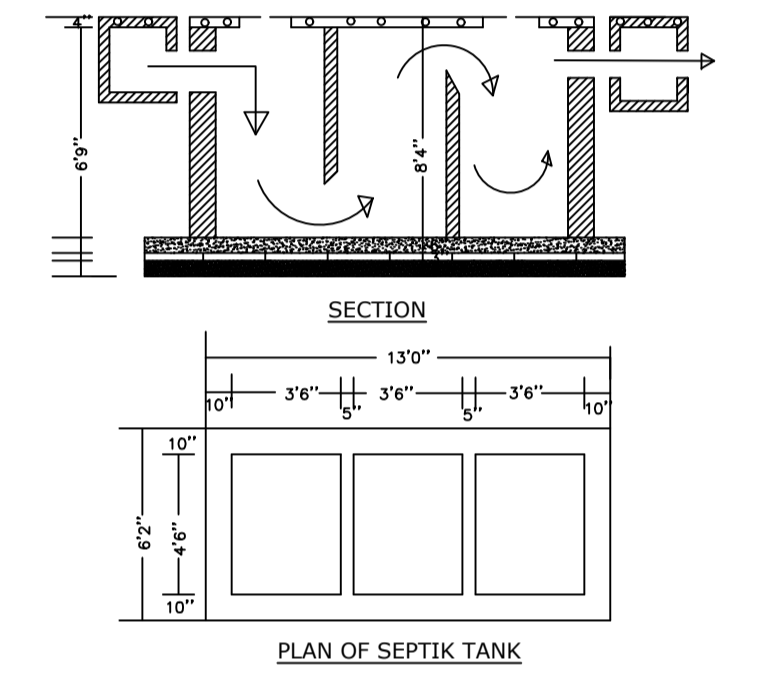
FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



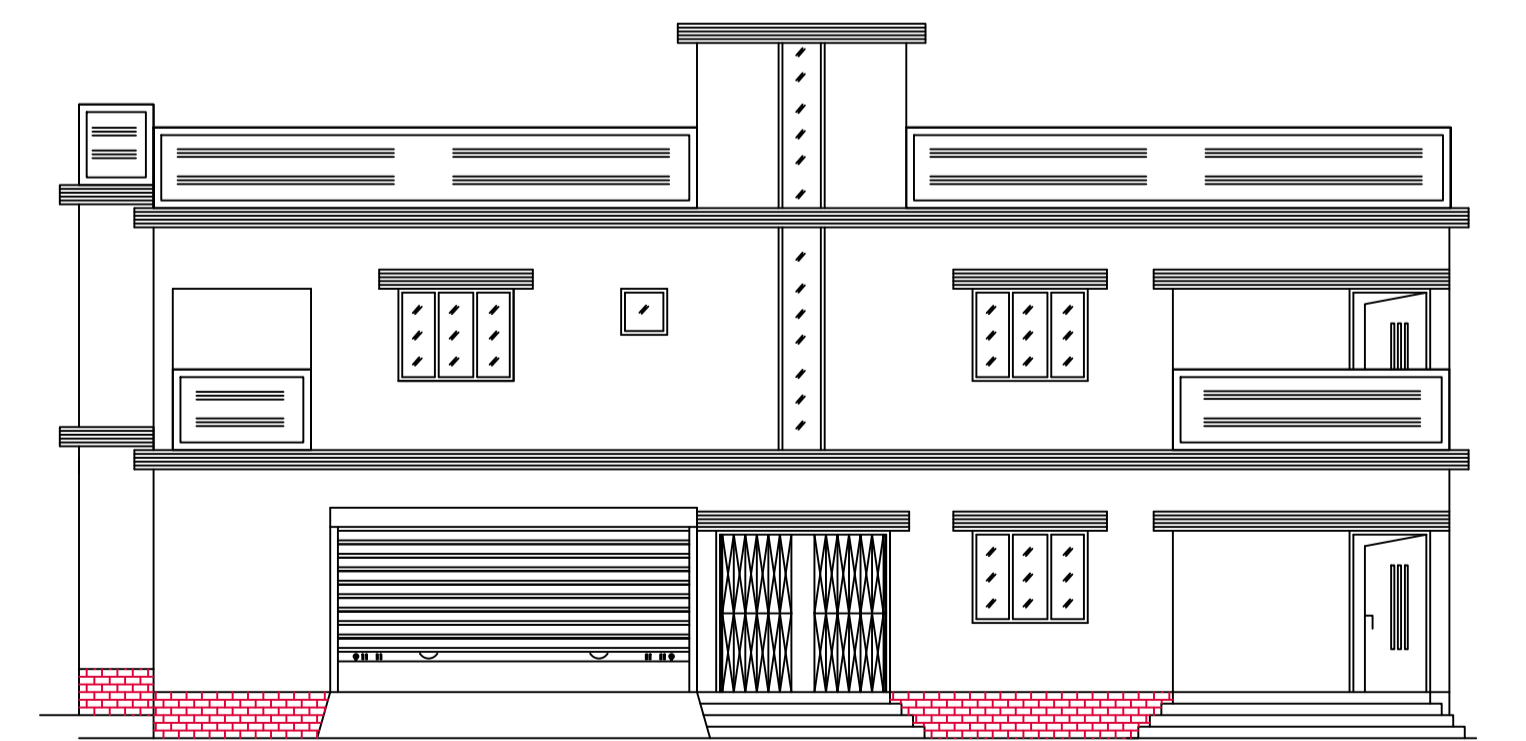
CROSS SECTION (A)



CROSS SECTION (B)



CROSS ELEVATION



FRONT ELEVATION

Building :A (RESIDENTIAL)

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	149.99	56.68	93.31	93.31	93.31	01
First Floor	151.84	0.00	151.84	151.84	151.84	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	301.83	56.68	245.15	245.15	245.15	01
Total Number of Same Buildings :	1					
Total :	301.83	56.68	245.15	245.15	245.15	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	05
A (RESIDENTIAL)	D1	0.90	2.10	07
A (RESIDENTIAL)	D	1.07	2.10	11
A (RESIDENTIAL)	OP	1.66	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	0.90	06
A (RESIDENTIAL)	W1	0.90	1.20	03
A (RESIDENTIAL)	W	1.50	1.20	09

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	200.95	190.01	9	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	7	0
PLAN	SPLIT A	FLAT	0.00	0.00	9	0
Total:	-	-	200.95	190.01	25	1