

SITE PLAN  
(Scale - 1:200)

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.)	Trmnt (No.)
			Lift	Balcony	Resi.	Commercial			
MANISH (SOOD)	1	891.50	13.68	6.58	284.34	586.90	871.24	871.24	04
Grand Total :	1	891.50	13.68	6.58	284.34	586.90	871.24	871.24	04

Proposal Basic Information

Proposal File No.	JNP/IBP/0062/W26/2023
Owner Name	MANISH SOOD
Khata No	06,25
Plot No	11,55
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	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
MANISH (SOOD)	Commercial	ResiComm Bldg	> 0	200	490.03	1	2	-	-	-	-
		Residential Bldg/Apartment	> 0	200	490.03	-	-	-	-	-	-
	Total :		> 0	1	1.00	1	1	-	-	-	-
			> 0	1	1.00	-	-	-	-	1	1
			-	-	-	-	3	4	-	1	1
			-	-	-	-	-	-	-	7	12

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Total Car	3	37.50	4	50.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	12	24.00
Total TwoWheeler	7	14.00	12	24.00
Total		64.00		110.50

AREA STATEMENT JHUMRITILAIYA NAGAR PARISHAD	VERSION NO.: 1.0.66 VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: KODERMA	Plot SubUse: Resi+Comm
Authority: JHUMRITILAIYA NAGAR PARISHAD	Plot/Nearby/Religious/Structure: NA
Inward No: JNP/IBP/0062/W26/2023	Plot/SubPlot No: 11.55
Application Type: General Proposal	North: Plot No. - RANCHI PATNA ROAD
Project Type: Building Permission	South: Plot No. - NUJ
Nature of Development: New	East: Plot No. - NUJ
Location of Development Area: Old Area	West: Road Width - 6
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 951.52
Deduction for NetPlot Area	
Surrender Free of Cost	12.80
Total	12.80
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 938.73
Deduction for Balance Plot Area (from Gross Plot Area)	
Surrender Free of Cost	12.80
Common Plot	141.92
Total	154.71
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 796.81
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 938.73
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 951.52
COVERAGE CHECK	
Permissible Coverage area ( 60.00 % )	563.24
Proposed Coverage Area ( 31.52 % )	295.92
Total Prop. Coverage Area ( 31.52 % )	295.92
Balance coverage area ( 28.48 % )	267.32
FAR CHECK	
Perm. FAR Area ( 2.000 )	1903.04
Total Perm. FAR area	1903.04
Residential FAR	284.34
Commercial FAR	586.90
Proposed FAR Area	871.25
Total Proposed FAR Area	871.25
Consumed FAR (Factor)	0.92
Balance FAR Area	1031.79
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	891.50
ARCHITECT (Regd)	DEEPAK KUMAR SINHA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MANISH SOOD
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

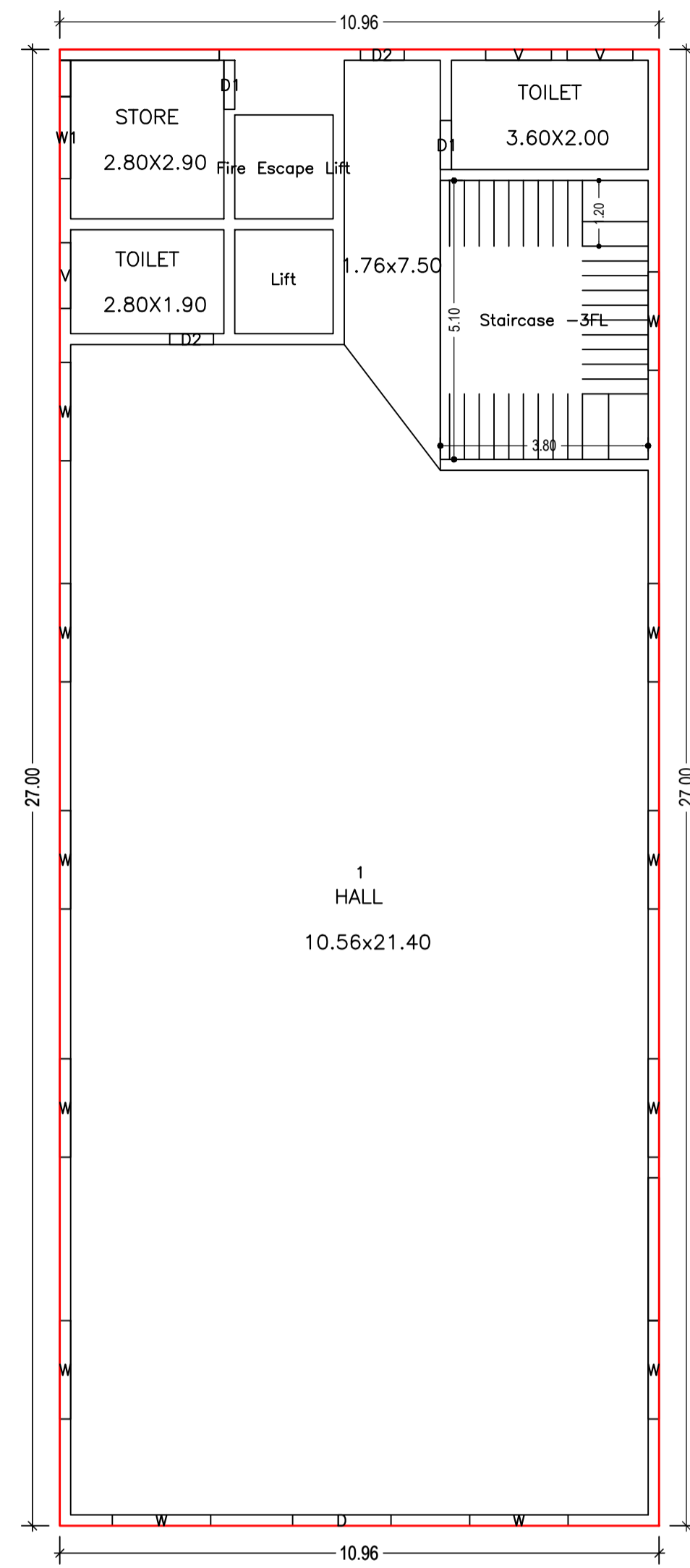
Floor Name	Building Name MANISH (SOOD)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	295.92	295.92	295.92	295.92
First Floor	297.82	290.98	297.82	290.98
Second Floor	297.76	284.34	297.76	284.34
Terrace Floor	0.00	0.00	0.00	0.00
Total :	891.50	871.24	891.50	871.24

Building USE/SUBUSE Details

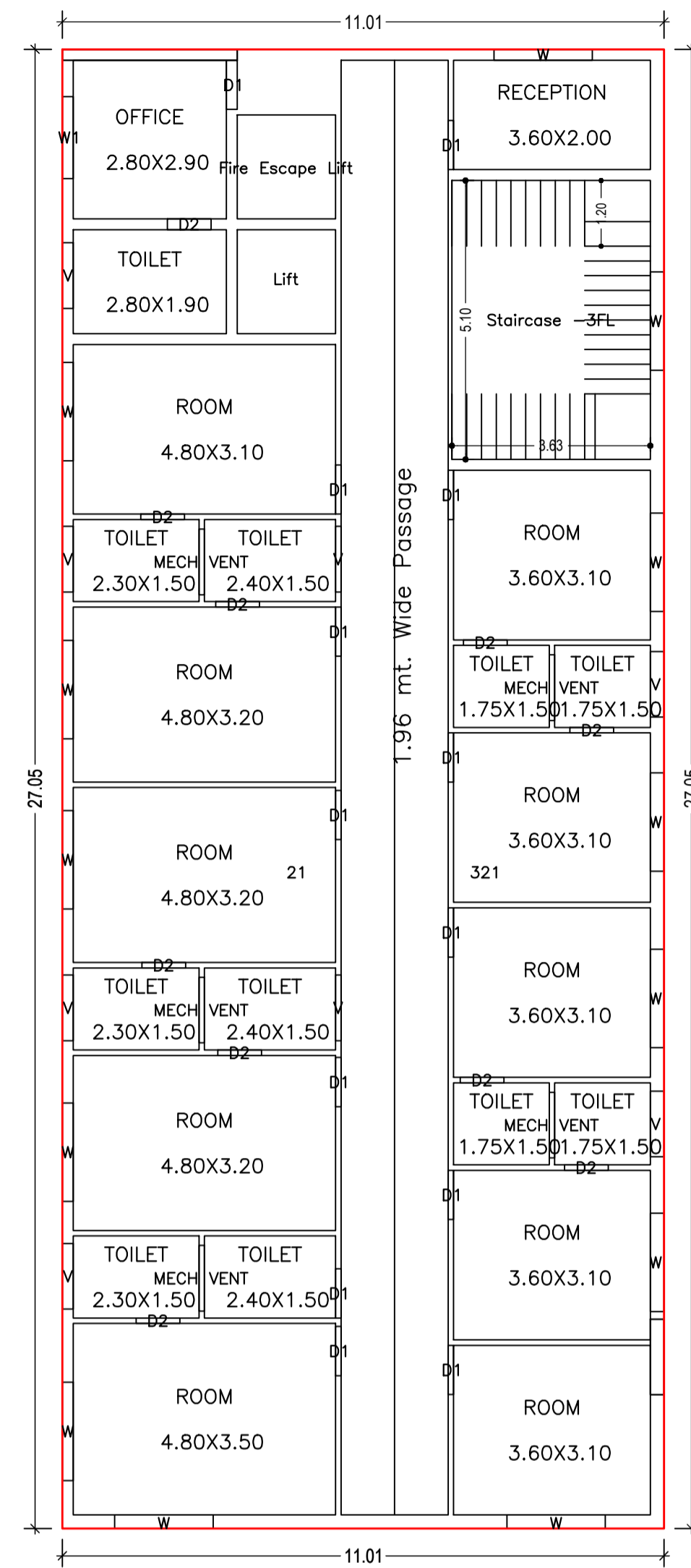
Building Name	Building Use	Building SubUse	Building Structure
MANISH (SOOD)	Commercial	ResiComm Bldg	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DEEPAK KUMAR SINHA JNP/ENG/0005/2023			

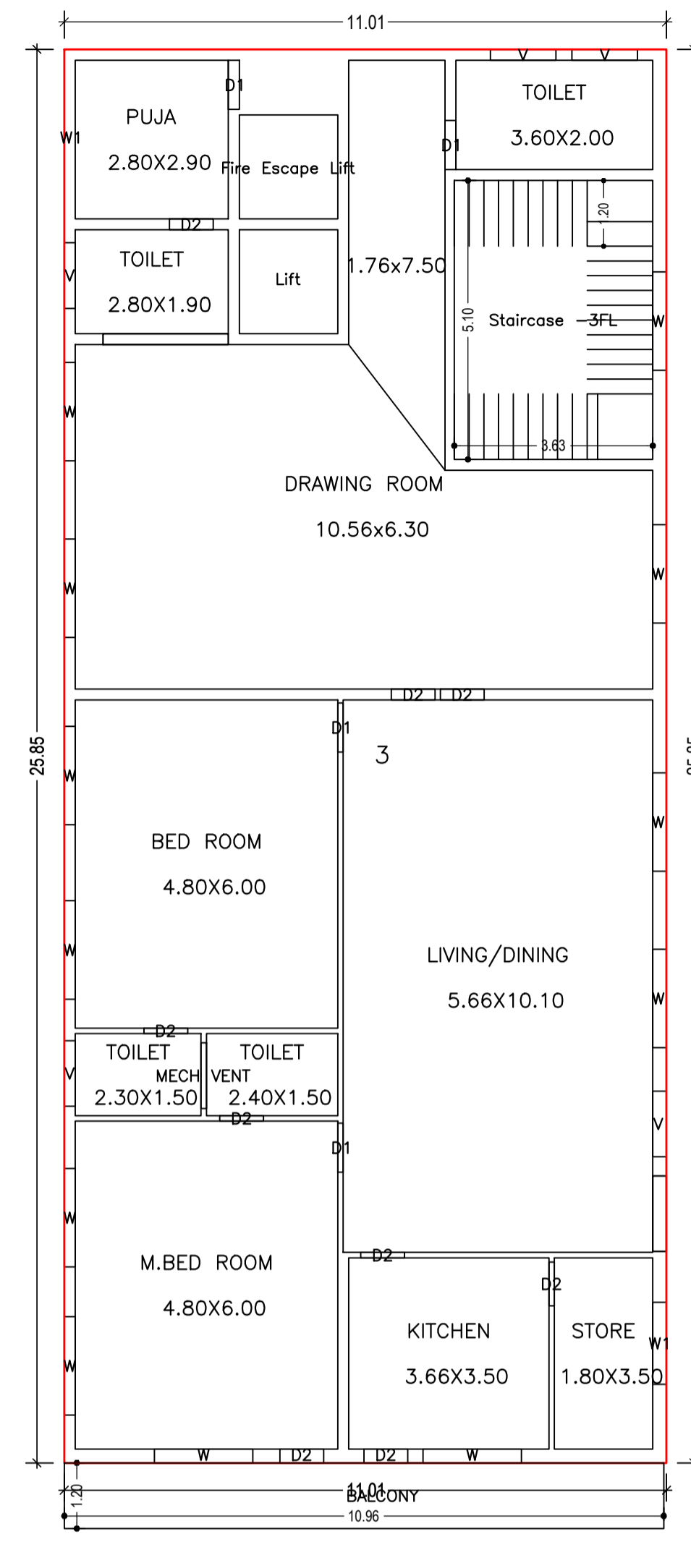
Proposal Basic Information	
Proposal File No.	JNP/IBP/0062/W26/2023
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Khata No	06,25
Plot No	11,55
Village Name	Tilaiya
Use	Mixed
SubUse	Resi+Comm



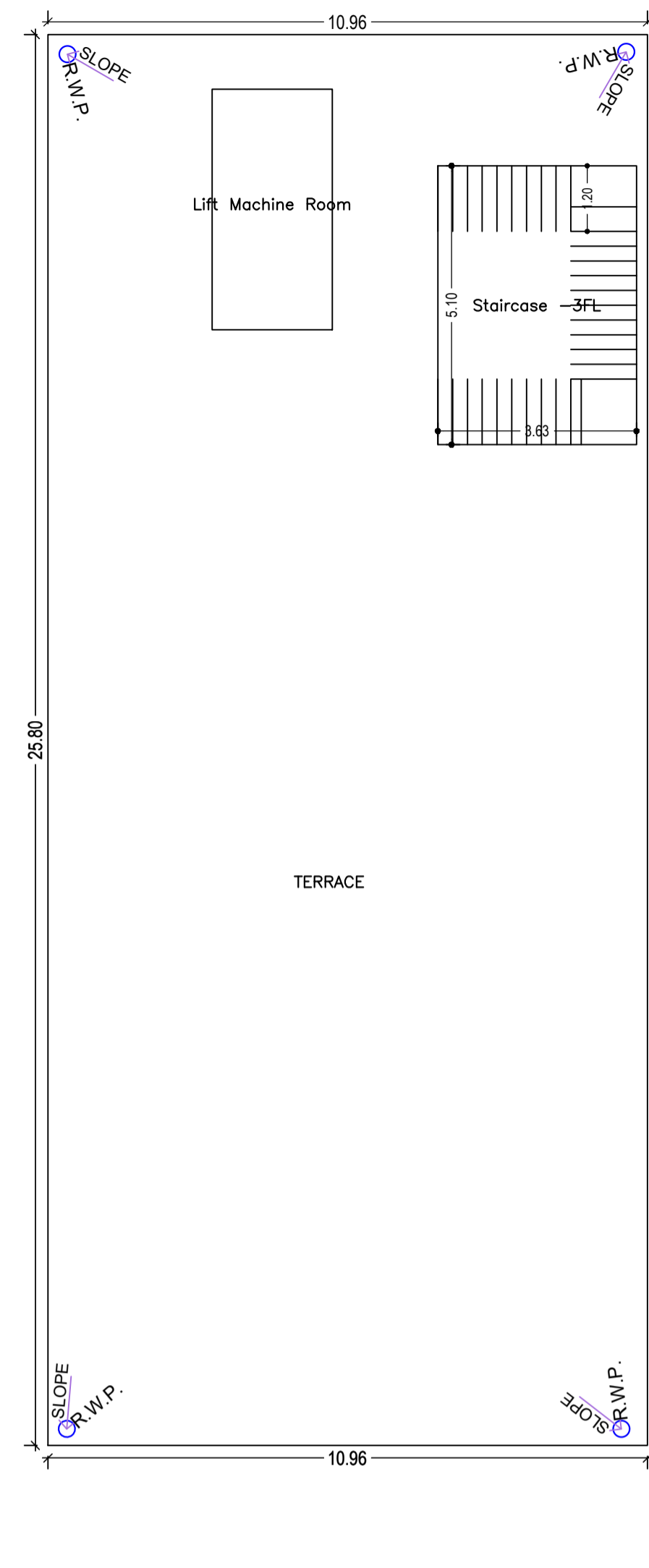
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



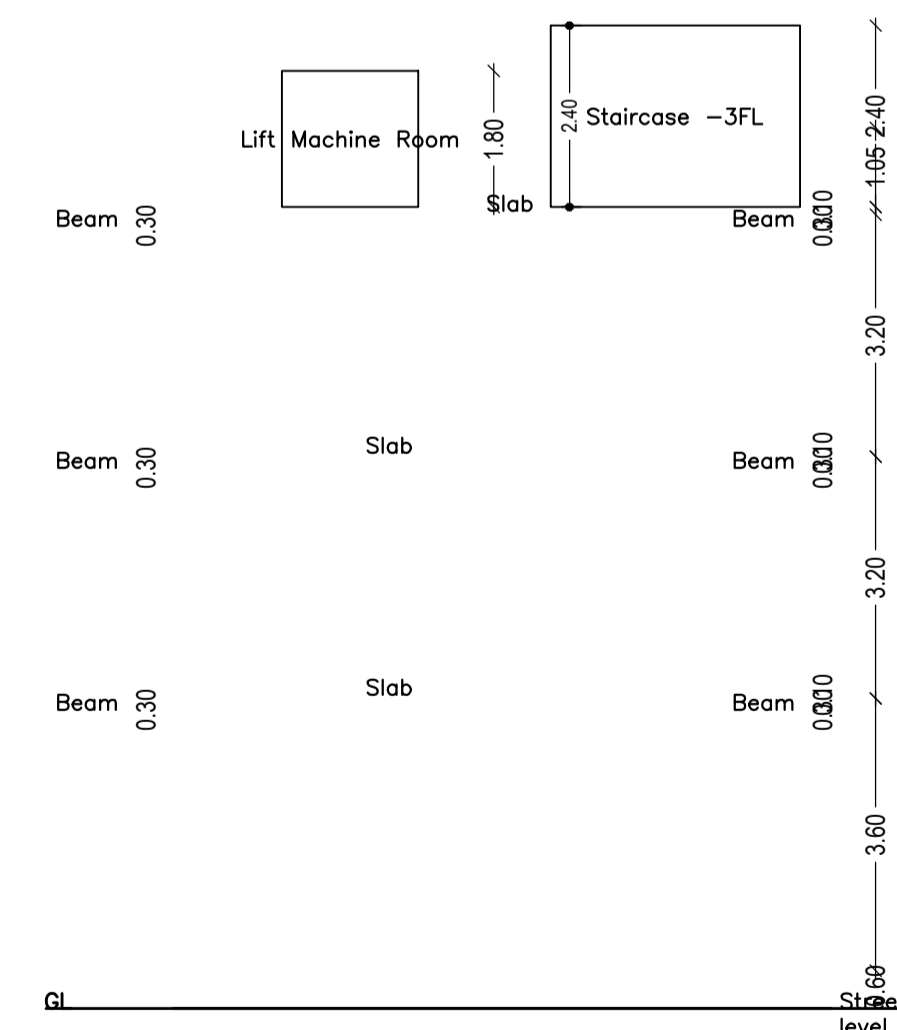
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



Building :MANISH (SOOD)

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.)	Tnmt (No.)
		Lift	Balcony	Resi.	Commercial			
Ground Floor	295.92	0.00	0.00	0.00	295.92	295.92	295.92	01
First Floor	297.82	6.84	0.00	0.00	290.98	290.98	290.98	02
Second Floor	297.76	6.84	6.58	284.34	0.00	284.34	284.34	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	891.50	13.68	6.58	284.34	586.90	871.24	871.24	04
Total Number of Same Buildings	1							
Total :	891.50	13.68	6.58	284.34	586.90	871.24	871.24	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
MANISH (SOOD)	D2	0.80	2.10	21
MANISH (SOOD)	D1	0.90	2.10	19
MANISH (SOOD)	D	1.80	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
MANISH (SOOD)	MECH VENT	1.20	0.75	06
MANISH (SOOD)	V	1.20	0.90	16
MANISH (SOOD)	W1	1.50	1.20	03
MANISH (SOOD)	W	1.80	1.50	37

UnitBUA Table for Building :MANISH (SOOD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1	OTHER	289.08	287.84	4	1
FIRST FLOOR PLAN	21	OTHER	131.12	130.48	13	2
SECOND FLOOR PLAN	321	OTHER	106.85	106.50	10	2
SECOND FLOOR PLAN	3	FLAT	263.18	262.73	11	1
Total:	-	-	790.22	787.55	38	4

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.20 X 10.96 X 1 X 1	13.15	13.15
Total	-	-	13.15

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DEEPAK KUMAR SINHA JNP/ENG/0005/2023			