

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.)	Trmt (No.)
			Lift	Resi.	Commercial	Resi.	Commercial			
A (A)	1	947.56	25.96	705.64	215.96	921.60	921.60	02		
Grand Total :	1	947.56	25.96	705.64	215.96	921.60	921.60	02		

AREA STATEMENT		VERSION NO. 4.17.05
JHUMRITILAIYA NAGAR PARISHAD		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	PlotNearbyReligiousStructure: NA	
Inward No: JNP/BP/0086/W19/2023	PlotSubPlot No: 788	
Application Type: General Proposal	North: Plot No. - ROAD	
Project Type: Building Permission	South: Plot No. - MAHADEV YADAV PLOT	
Nature of Development: New	East: Plot No. - AWADHKISHOR PRASAD	
Location of Development Area: Old Area	West: Plot No. - PART PLOT NO.- 2	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 639.43
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	639.43
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		71.57
Total		71.57
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	567.85
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	639.43
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	639.43
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		383.66
Proposed Coverage Area (33.77 %)		215.96
Total Prop. Coverage Area (33.77 %)		215.96
Balance coverage area (26.23 %)		167.70
FAR CHECK		
Perm. FAR Area (2.000)		1278.86
Total Perm. FAR area		1278.86
Residential FAR		705.66
Commercial FAR		215.96
Proposed FAR Area		921.61
Total Proposed FAR Area		921.61
Consumed FAR (Factor)		1.44
Balance FAR Area		357.25
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		947.56
ARCHITECT (Regd)	Sanjeev Chhabra	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	Rajeevkant Pandey	
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		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
A (A)				
Ground Floor	215.96	215.96	215.96	215.96
First Floor	182.90	176.41	182.90	176.41
Second Floor	182.90	176.41	182.90	176.41
Third Floor	182.90	176.41	182.90	176.41
Fourth Floor	182.90	176.41	182.90	176.41
Terrace Floor	0.00	0.00	0.00	0.00
Total :	947.56	921.60	947.56	921.60

Building USE/SUBUSE Details

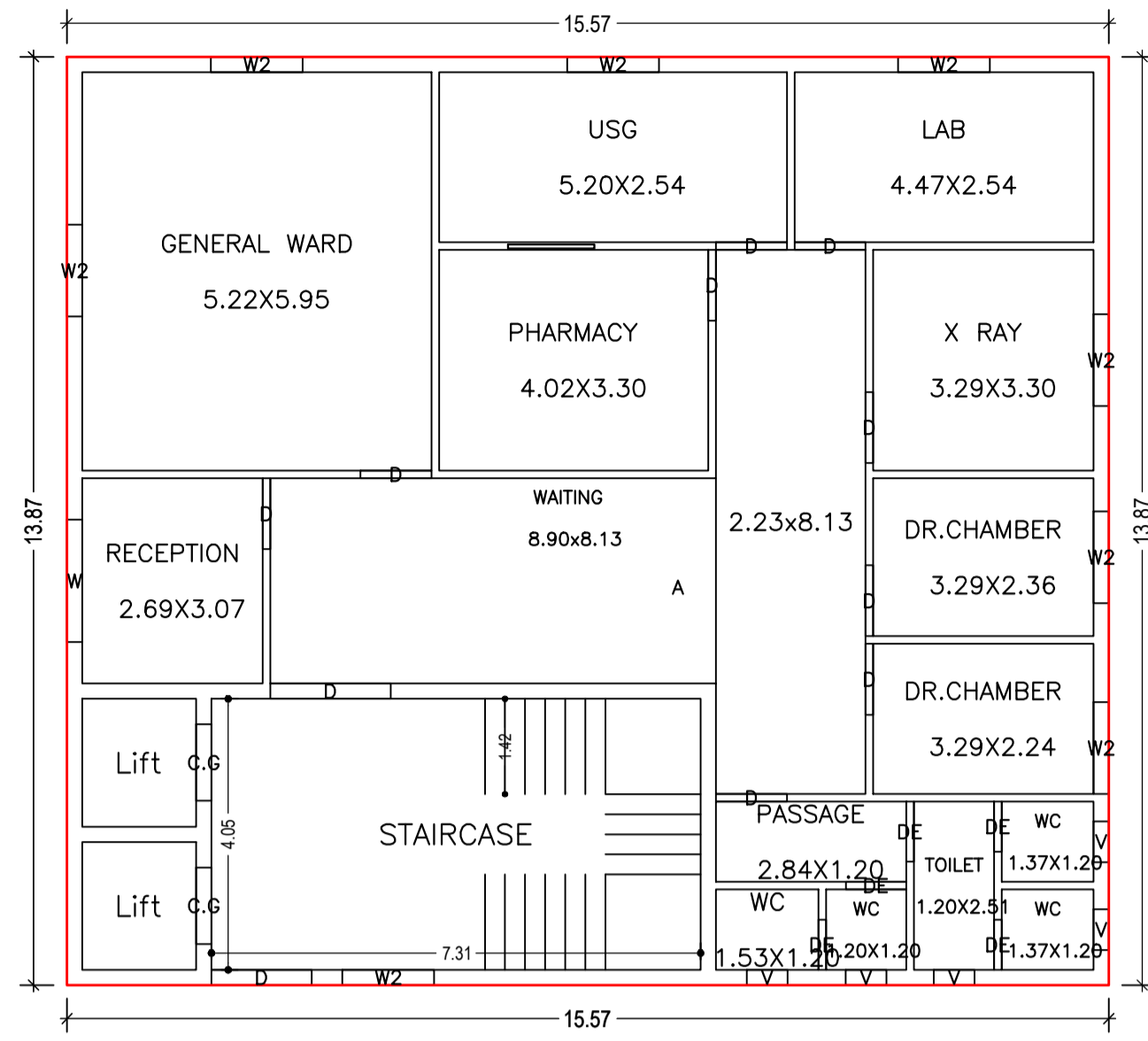
Building Name	Building Use	Building SubUse	Building Structure
A (A)	Commercial	ResiComm Bldg	Non-Highrise

Required Parking (Table 7a)

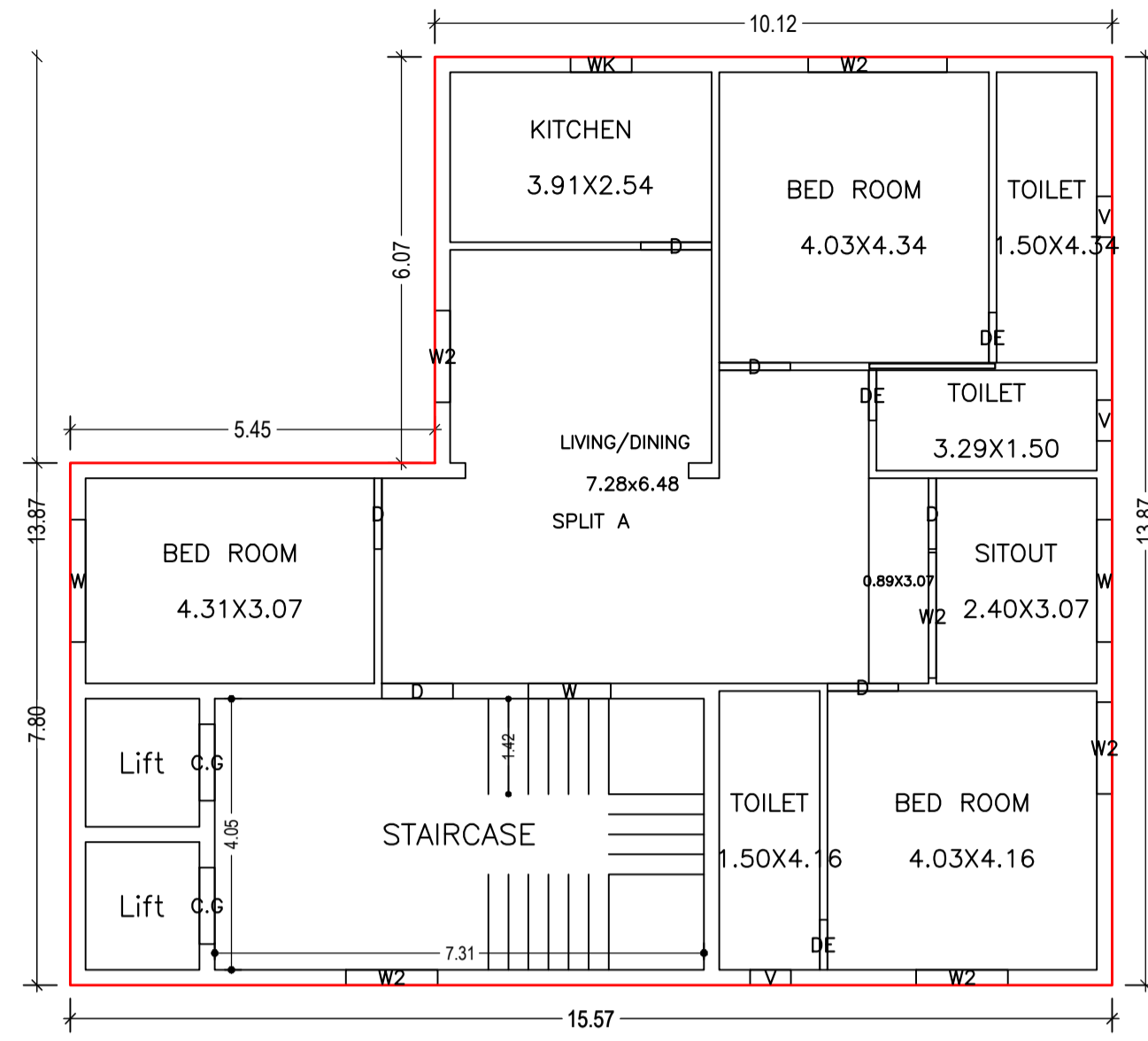
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (A)	Commercial	ResiComm Bldg	>0	200	179.86	1	1	-	-	-	-
			>0	200	179.86	-	-	-	-	1	2
	Residential	Residential Bldg/Apartment	>0	1	1.00	1	1	-	-	-	-
			>0	1	1.00	-	-	-	-	1	1
Total :			-	-	-	2	4	-	1	1	3

Parking Check (Table 7b)

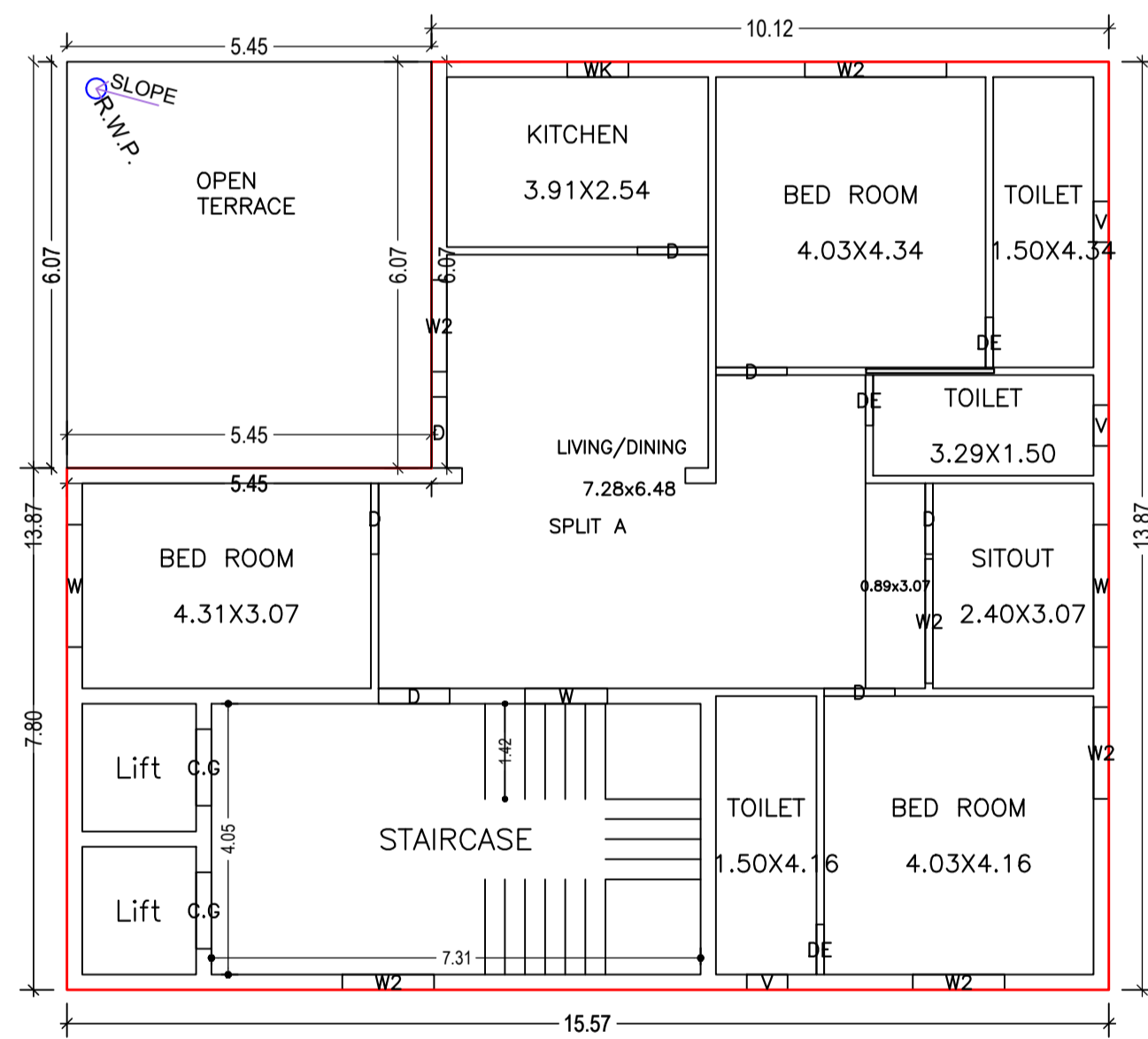
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Total Car	2	25.00	4	50.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	13	26.00
Total TwoWheeler	3	6.00	13	26.00
Total		43.50		114.50



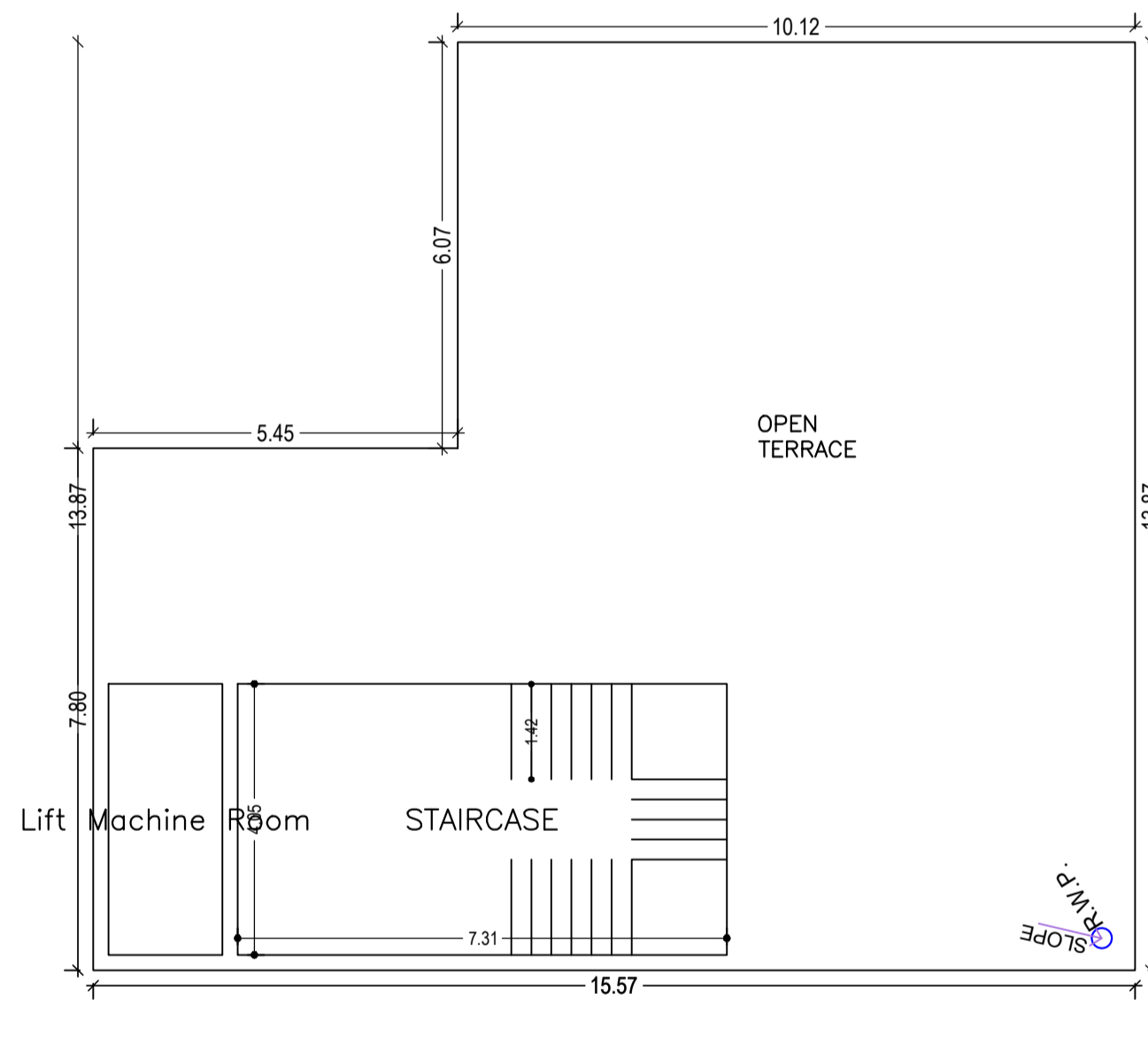
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



TYPICAL - 2, 3, 4 FLOOR PLAN (Proposed) (SCALE 1:100)

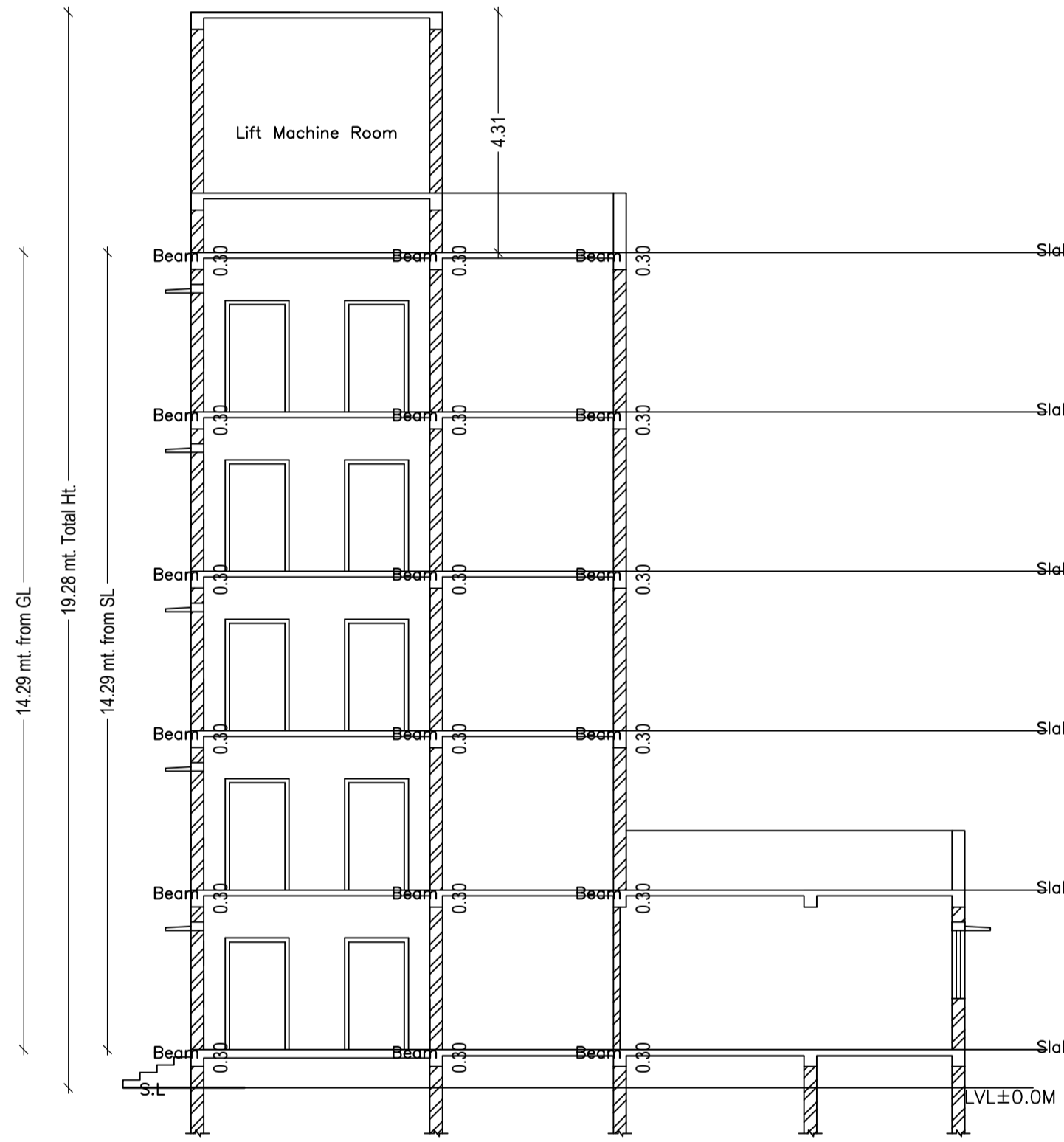
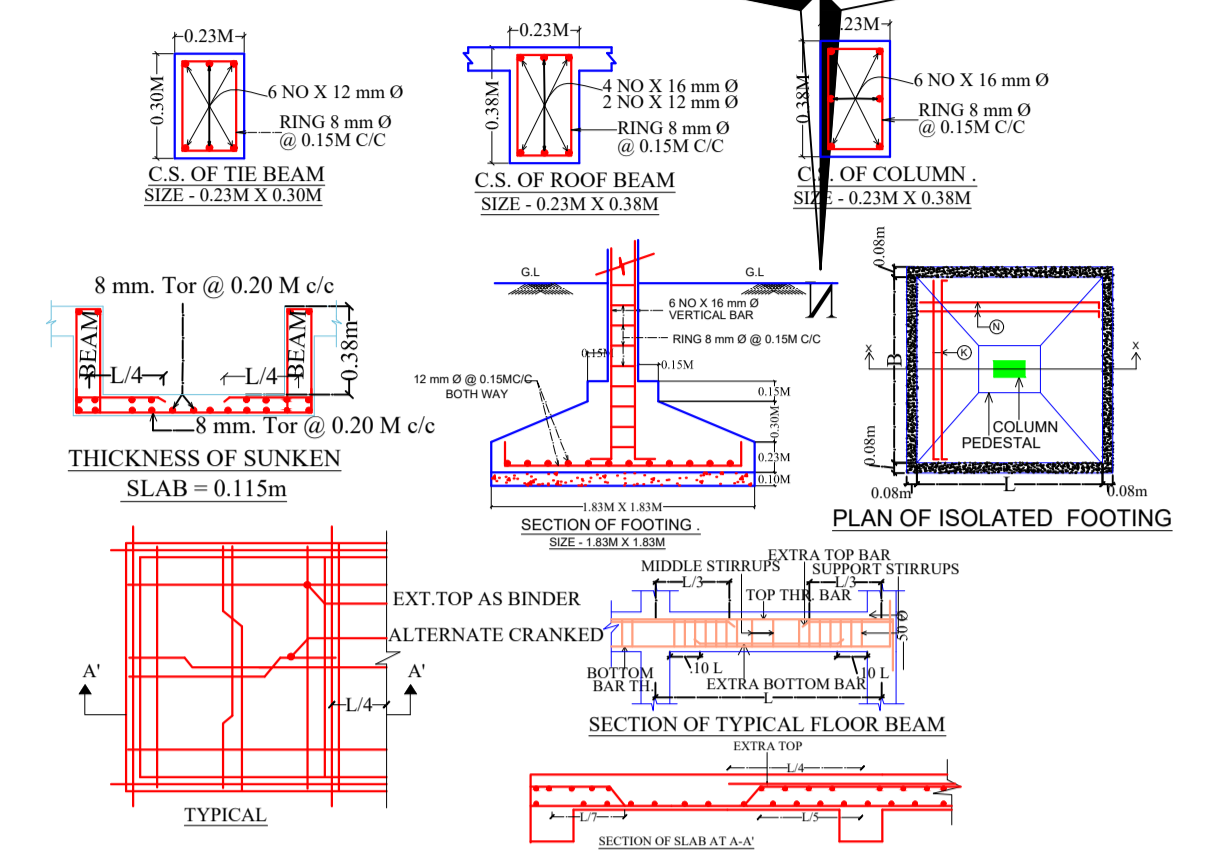


FIRST FLOOR PLAN (Proposed) (SCALE 1:100)

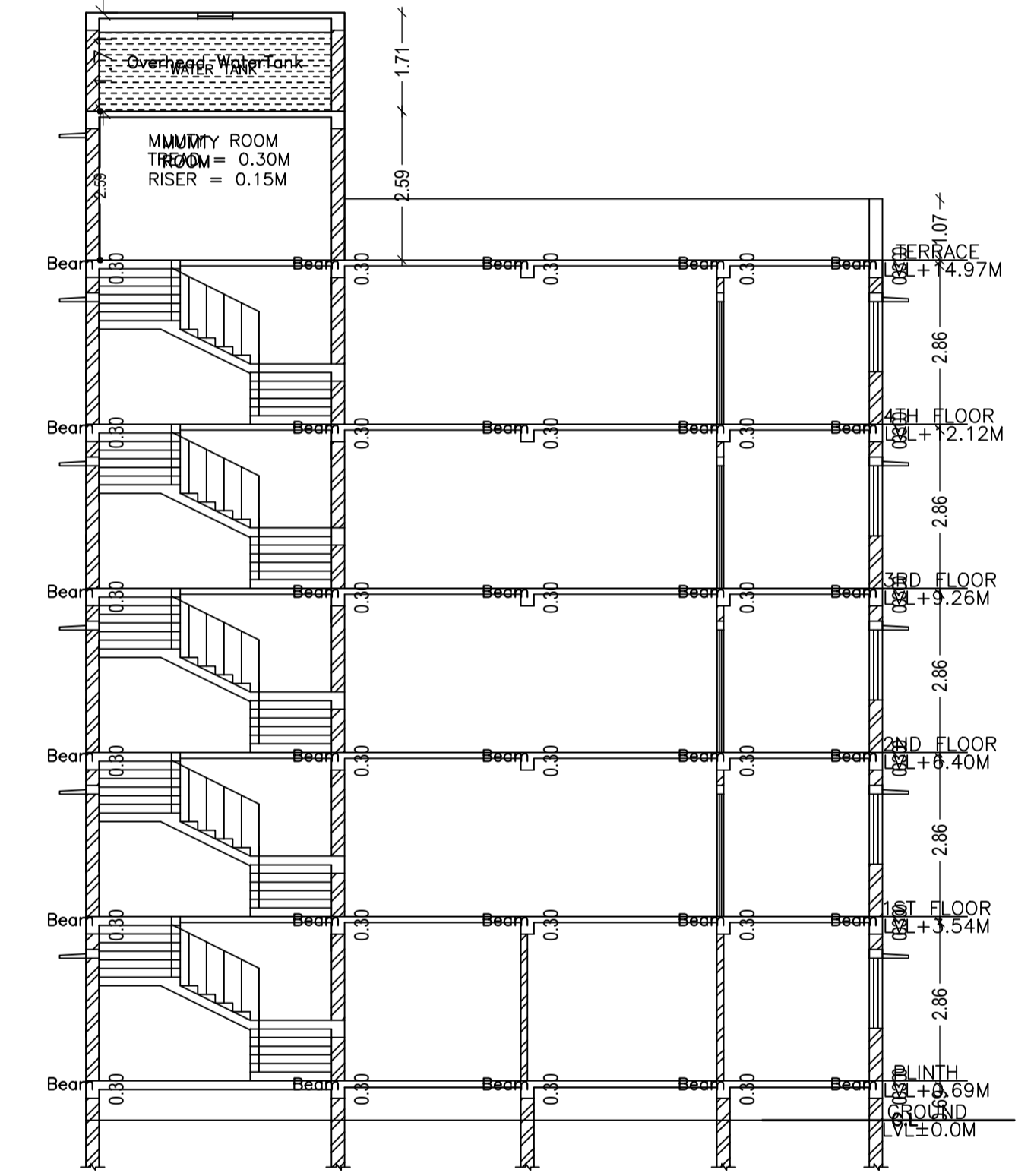


TERRACE FLOOR PLAN (SCALE 1:100)

PROPOSED BUILDING FOR
MR. RAJEEV KANTH PANDEY
S/O SHRI SHRIKANT PANDEY
PLOT NO. - 7 & 8
KHATA NO. - 8 & 9
VILLAGE - RAJPURA
WARD NO. - 19
THANA NO. - 248
PO. - JHUMRITELIYA
DIST. - KODERMA



SECTION AT Y-Y



SECTION AT X-X

Building :A (A)

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	Resi.	Commercial				
Ground Floor	215.96	0.00	0.00	215.96	215.96	0.00	01	
First Floor	182.90	6.49	176.41	0.00	176.41	176.41	01	
Second Floor	182.90	6.49	176.41	0.00	176.41	176.41	00	
Third Floor	182.90	6.49	176.41	0.00	176.41	176.41	00	
Fourth Floor	182.90	6.49	176.41	0.00	176.41	176.41	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	947.56	25.96	705.64	215.96	921.60	921.60	02	
Total Number of Same Buildings	1							
Total :	947.56	25.96	705.64	215.96	921.60	921.60	02	

SCHEDULE OF DOOR:

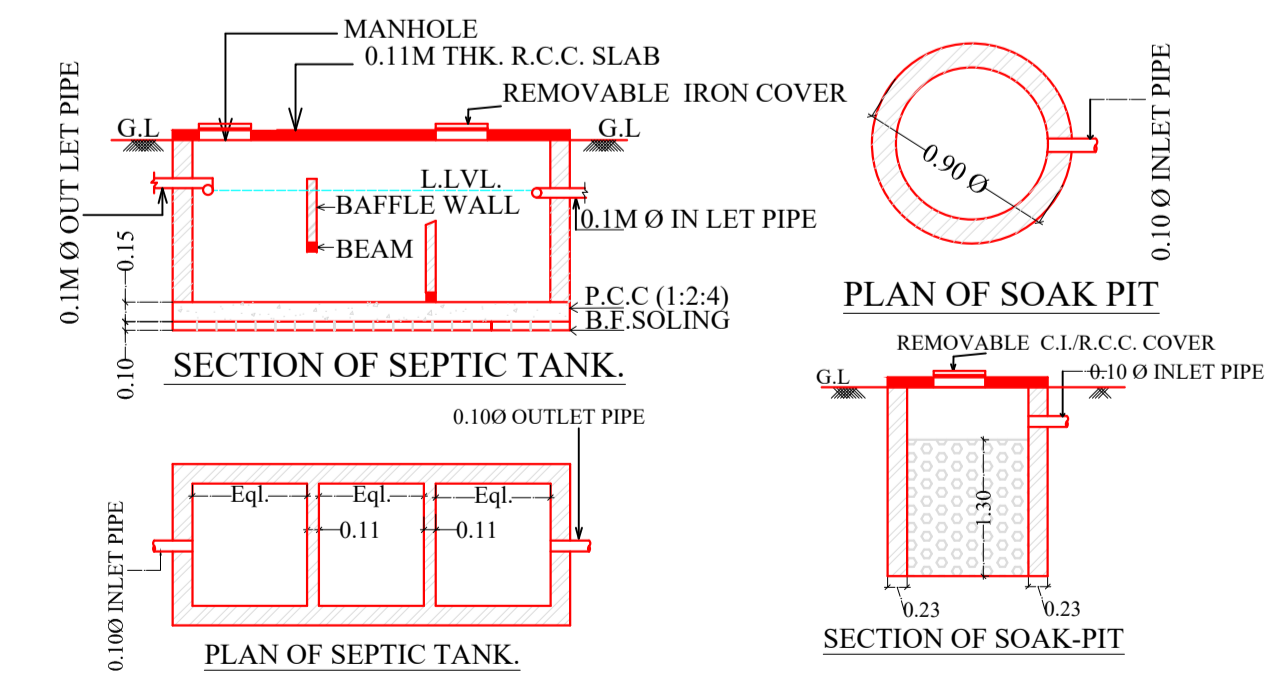
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	DE	0.75	2.10	15
A (A)	DE	0.90	2.10	02
A (A)	D	1.06	2.10	34
A (A)	D	1.80	2.10	01

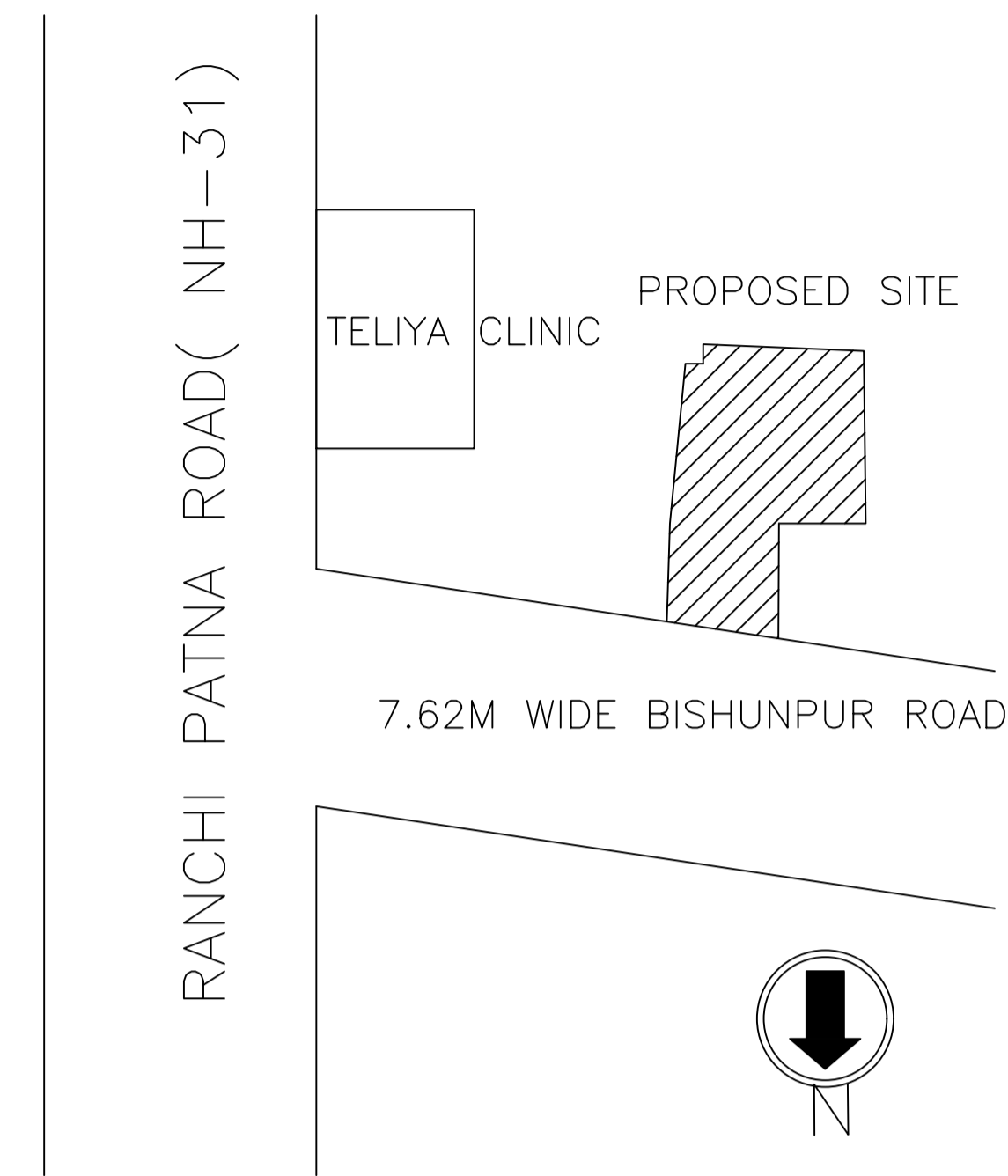
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	V	0.61	1.20	17
A (A)	WK	0.91	1.20	04
A (A)	W	1.23	1.20	04
A (A)	W2	1.37	1.20	24
A (A)	W	1.83	1.20	09
A (A)	W2	1.86	1.20	01
A (A)	W2	1.88	1.20	03
A (A)	W2	2.07	1.20	03
A (A)	W2	2.11	1.20	01

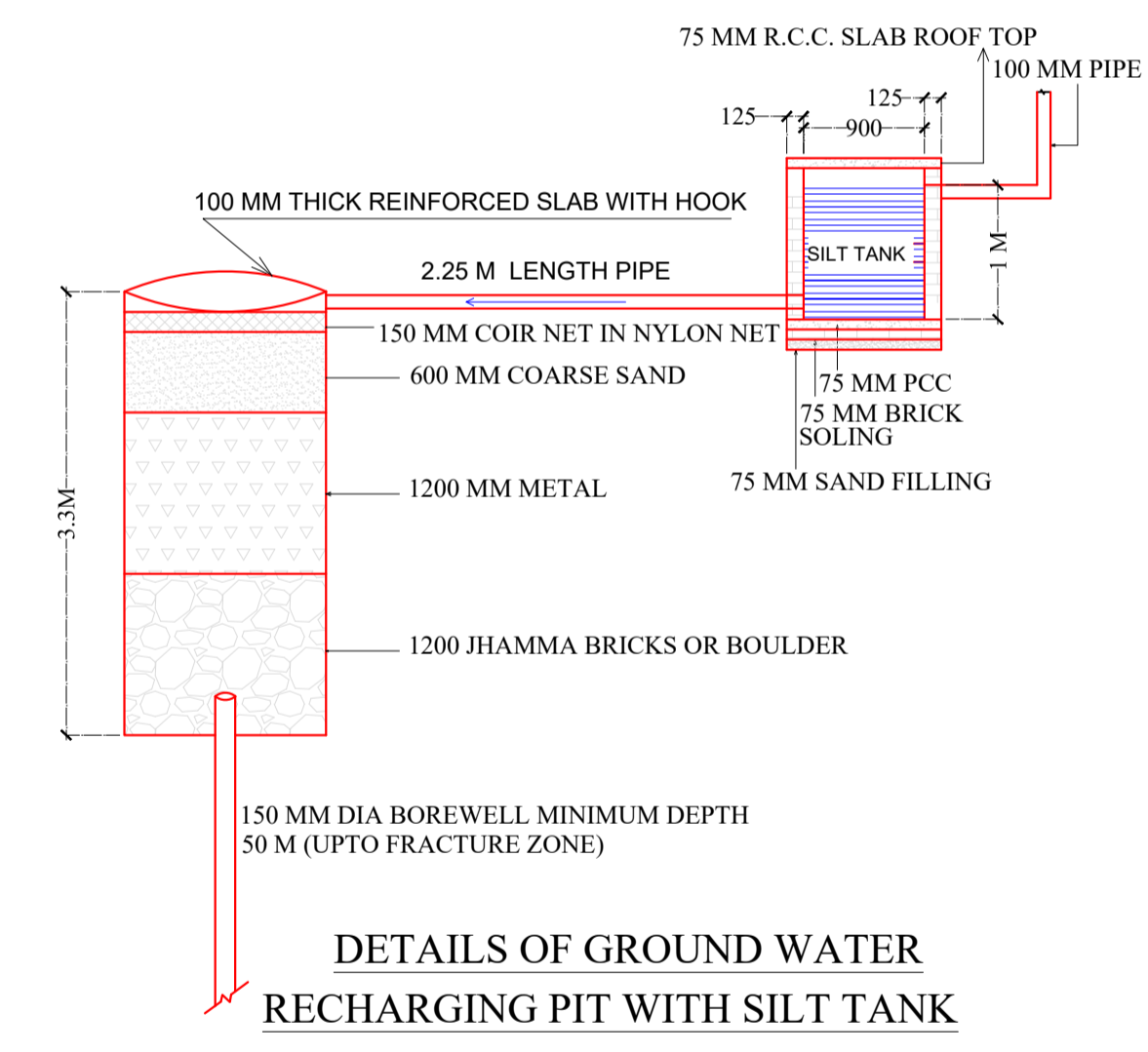
UnitBUA Table for Building :A (A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	A	OTHER	209.46	209.39	15	1
FIRST FLOOR PLAN	SPLIT A	FLAT	705.66	705.11	9	1
TYPICAL - 2, 3, 4 FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	9	0
Total:	-	-	915.12	914.50	51	2

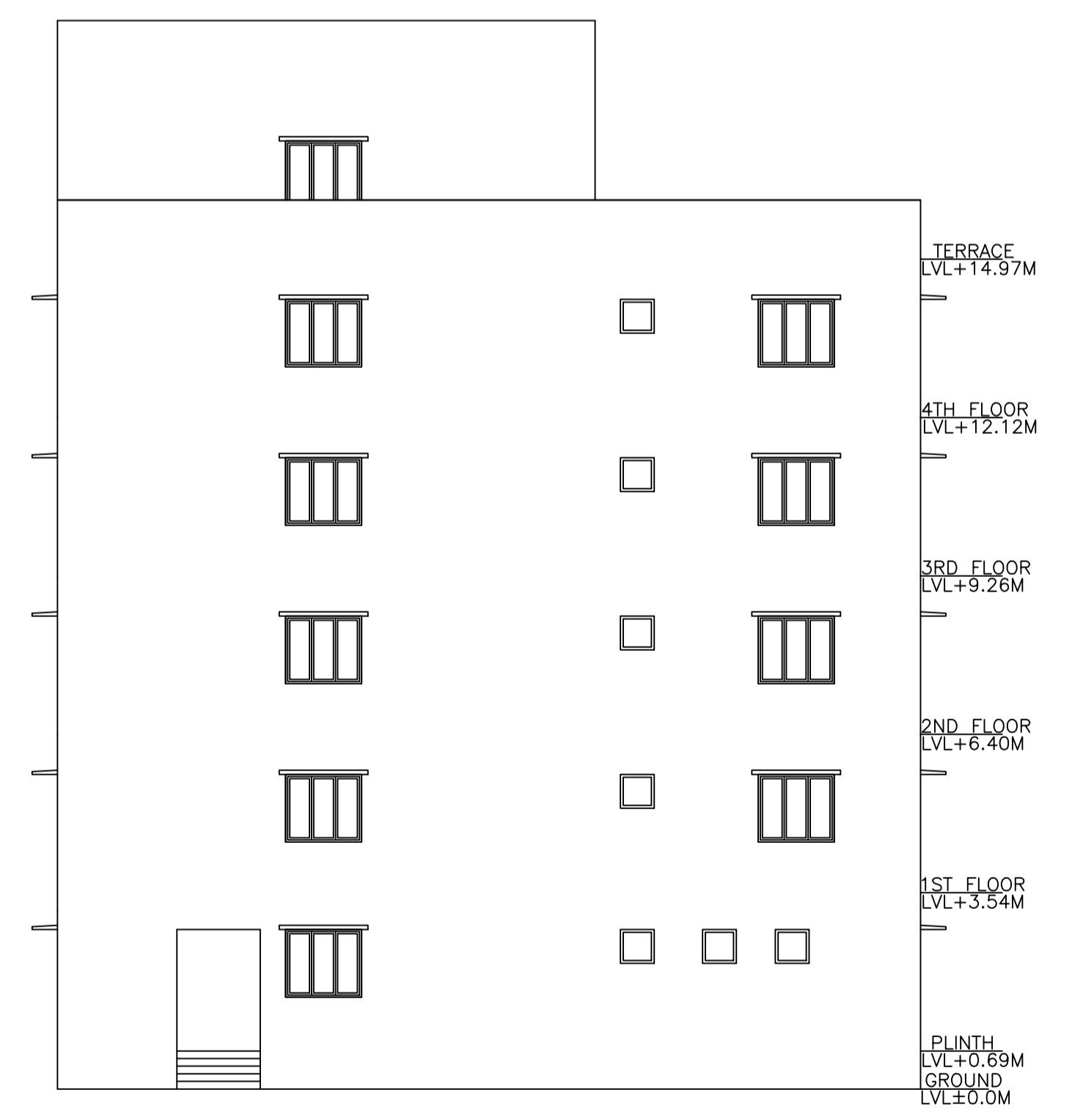




WEST SIDE ELEVATION



DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK



FRONT ELEVATION