

SITE PLAN

UnitBUA Table for Building :AA (AA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT AA	FLAT	152.97	152.91	8	1
FIRST FLOOR PLAN	SPLIT AA	FLAT	0.00	0.00	8	0
Total:	-	-	152.97	152.91	16	1

Proposal Basic Information

Proposal File No.	JNP/BP/0132/W07/2023
Owner Name	WASIM AKRAM
Khata No	1
Plot No	104
Village Name	Jhalpo
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

Building :AA (AA)

Floor Name	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.)
Ground Floor	76.49	76.49	76.49	76.49	01
First Floor	76.49	76.49	76.49	76.49	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	152.98	152.98	152.98	152.98	01
Total Number of Same Buildings	1				
Total:	152.98	152.98	152.98	152.98	01

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 (AA)	1	152.98	152.98	152.98	152.98	01
Grand Total :	1	152.98	152.98	152.98	152.98	01

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

Building USE/SUBUSE Details

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

AREA STATEMENT JHUMRITILAIYA NAGAR PARISHAD	VERSION NO.: 1.0.67 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	PlotNearby/ReligiousStructure: NA	
Inward No.: JNP/BP/0132/W07/2023	Plot/SubPlot No.: 104	
Application Type: General Proposal	North: Plot No. - MD JABBAR	
Project Type: Building Permission	South: Road Width - MD BASARAT ALI	
Nature of Development: New	East: Plot No. - MD BASARAT ALI	
Location of Development Area: Old Area	West: Road Width - 6.10 WIDE ROAD	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 161.84
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	161.84
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		18.41
Total		18.41
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	143.43
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	161.84
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	161.84
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		113.29
Proposed Coverage Area (47.26 %)		76.49
Total Prop. Coverage Area (47.26 %)		76.49
Balance coverage area (22.74 %)		36.80
FAR CHECK		
Perm. FAR Area (2.000)		323.68
Total Perm. FAR area		323.68
Residential FAR		152.97
Proposed FAR Area		152.97
Total Proposed FAR Area		152.97
Consumed FAR (Factor)		0.95
Balance FAR Area		170.71
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		152.98
ARCHITECT (Regd)	DEEPAK KUMAR SINHA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	WASIM AKRAM	
DEVELOPMENT AUTHORITY		LOCAL BODY

Buildingwise Floor FAR Details

Floor Name	Building Name AA (AA)		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	76.49	76.49	76.49	76.49
First Floor	76.49	76.49	76.49	76.49
Terrace Floor	0.00	0.00	0.00	0.00
Total:	152.98	152.98	152.98	152.98

SCHEDULE OF DOOR:

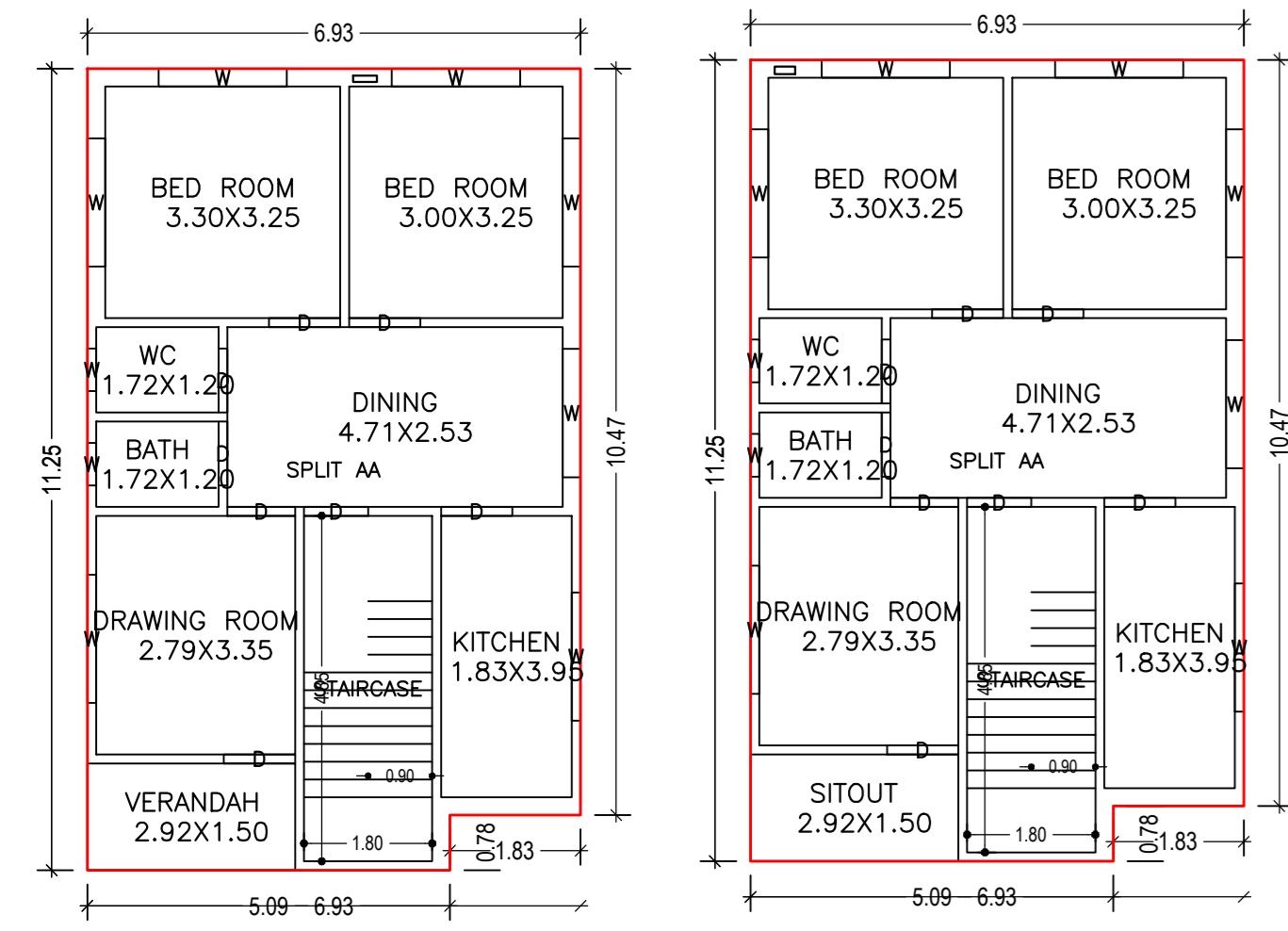
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	D	0.90	2.10	06
AA (AA)	D	0.95	2.10	02
AA (AA)	D	1.00	2.10	08

SCHEDULE OF WINDOW/VENTILATION:

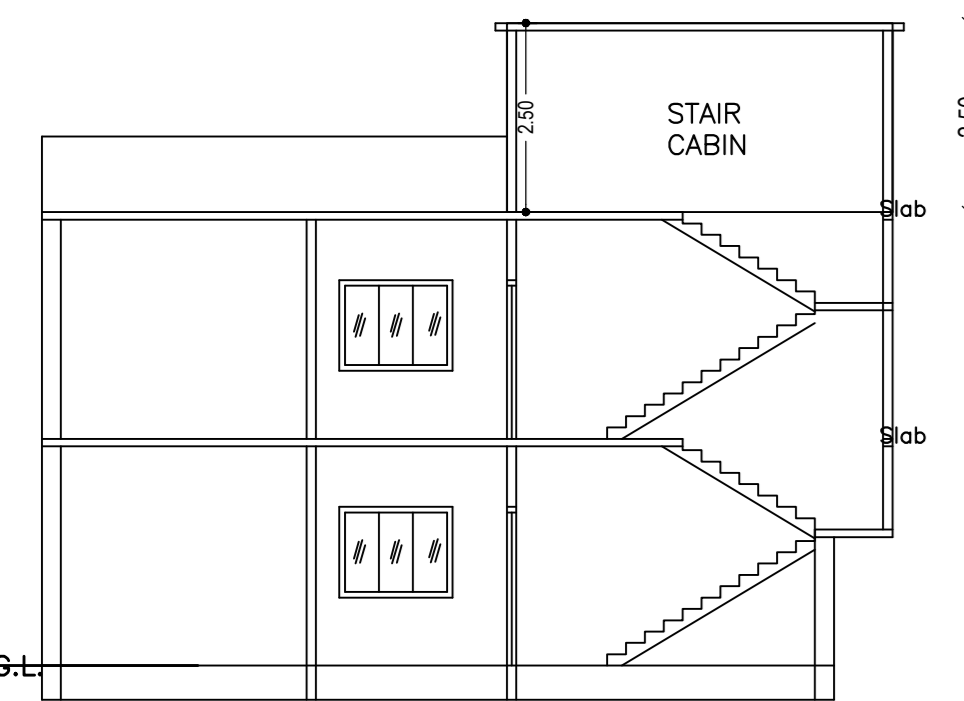
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	W	0.60	1.20	04
AA (AA)	W	1.80	1.20	14

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

DATE	08-12-2023
SHEET NO.	2
Proposal Basic Information	
Proposal File No.	JNP/EP/132/W07/2023
Owner Name	WASIM AKRAM
Khata No	1
Plot No	104
Village Name	Jhalpo
Use	Residential
SubUse	Bungalow Dwelling / Non Apartment

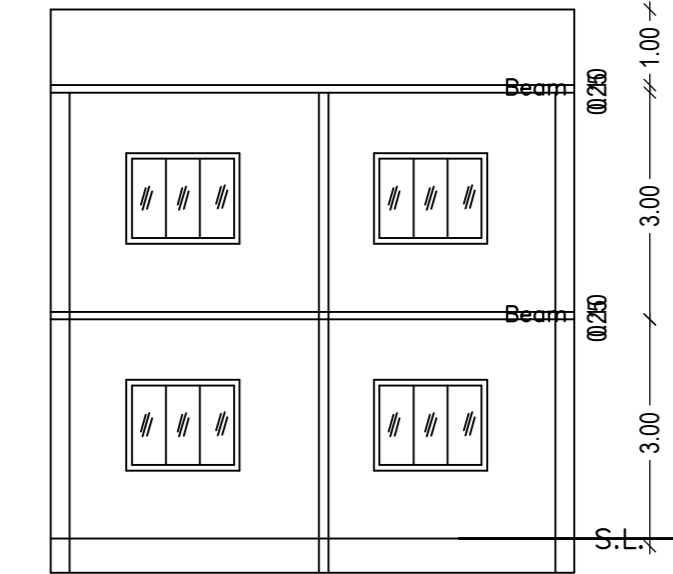


GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

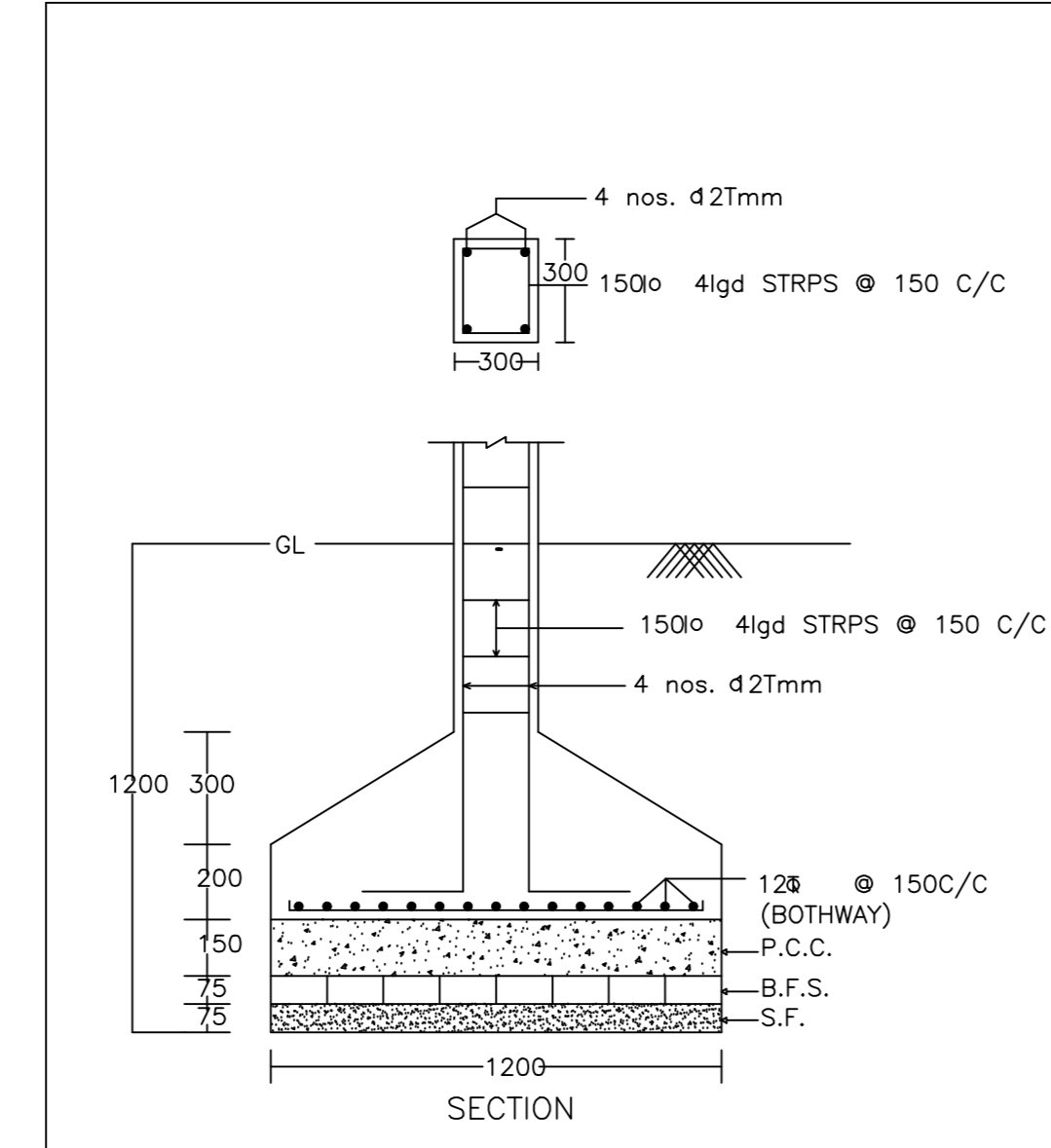


SECTION ON X-X

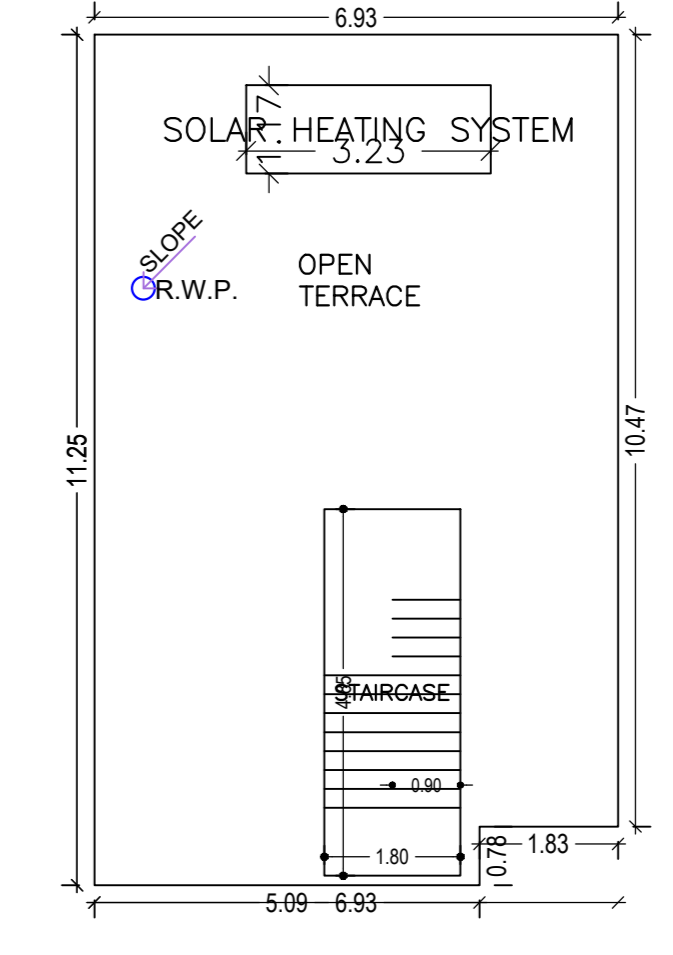
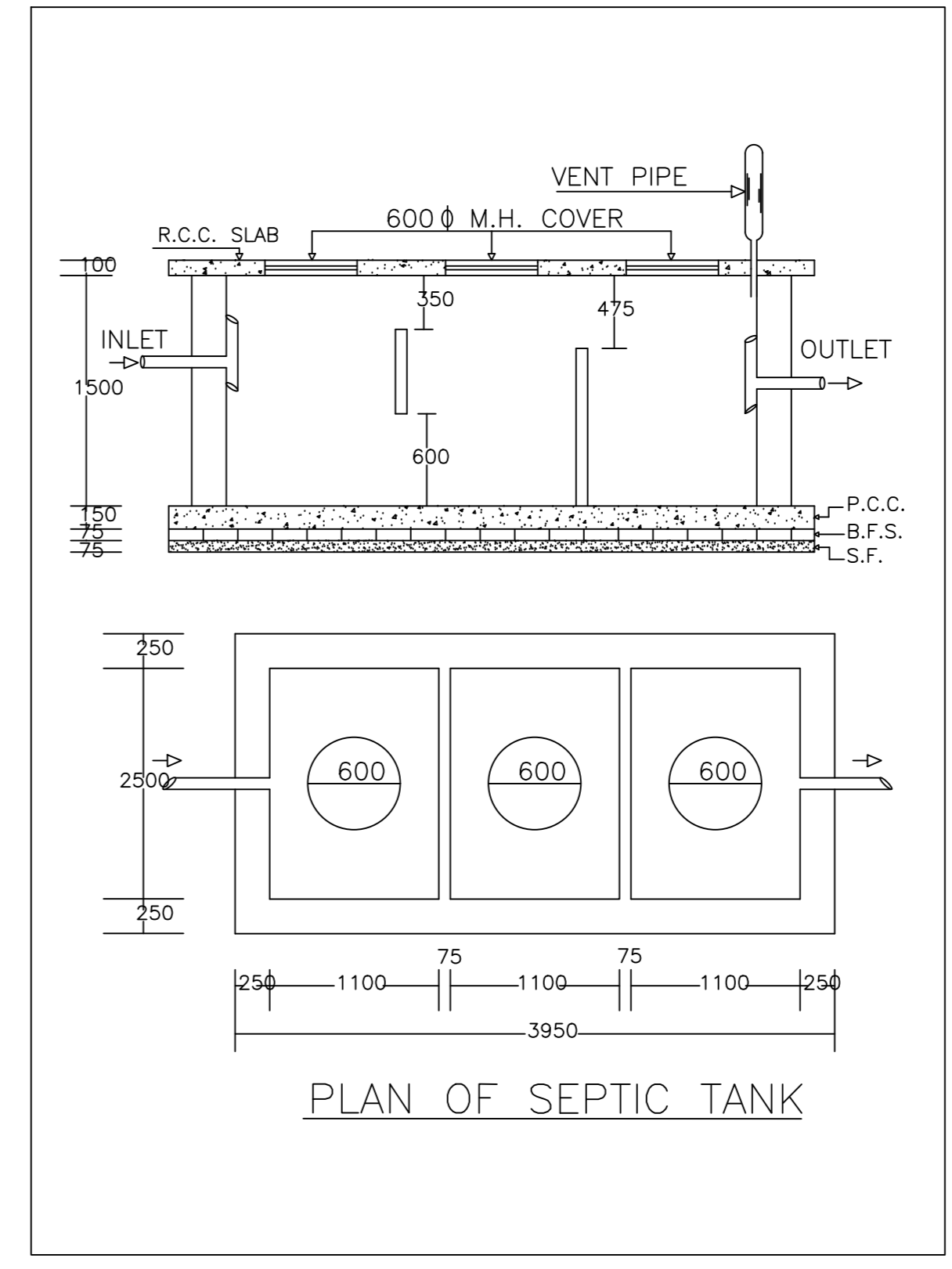
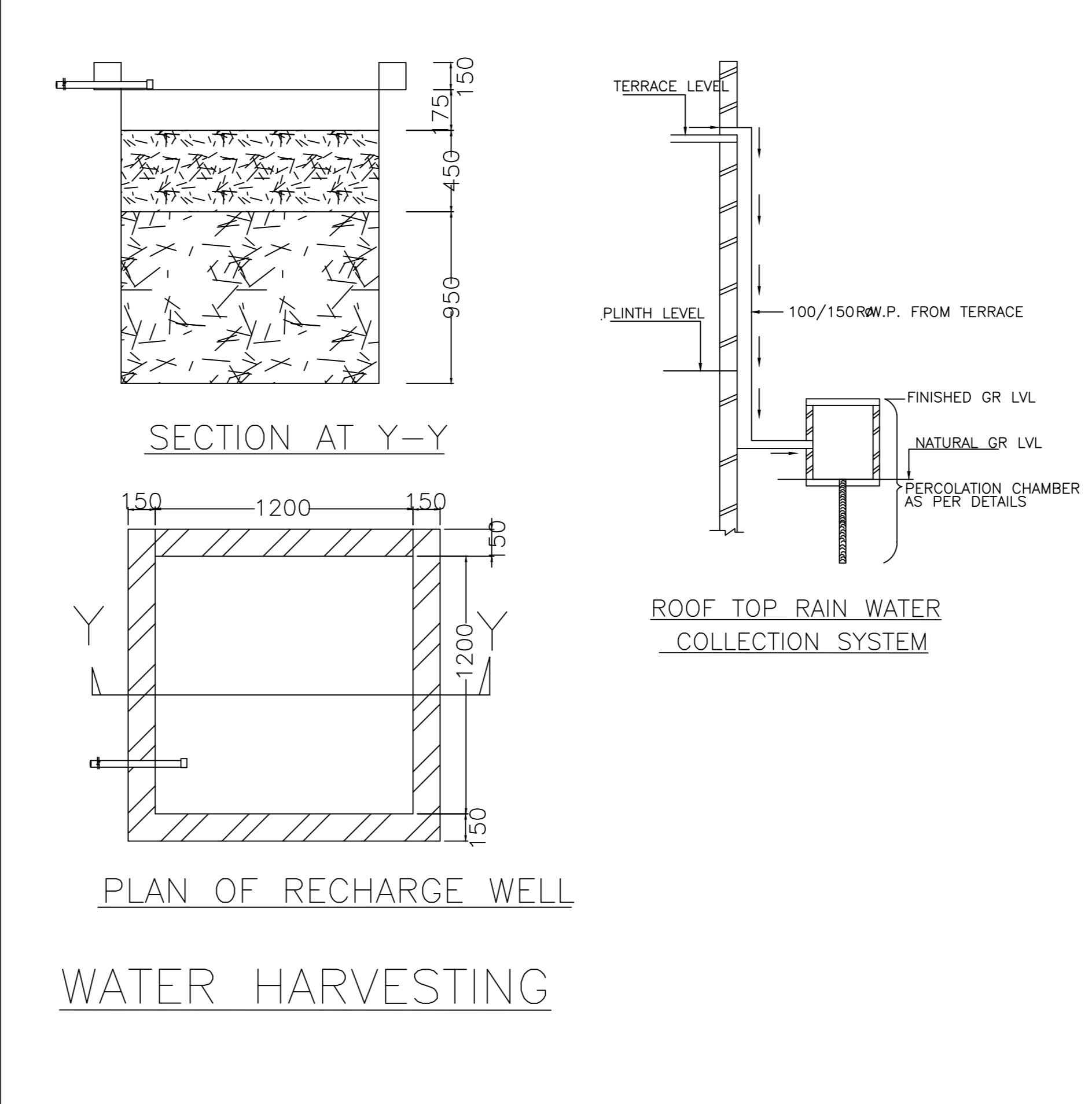
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



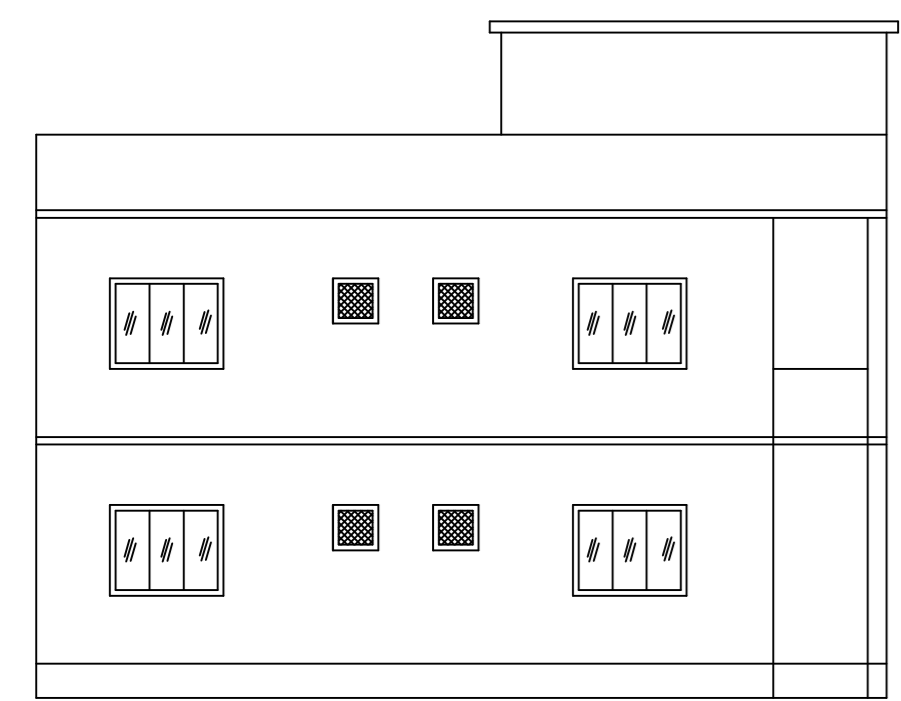
SECTION ON Y-Y



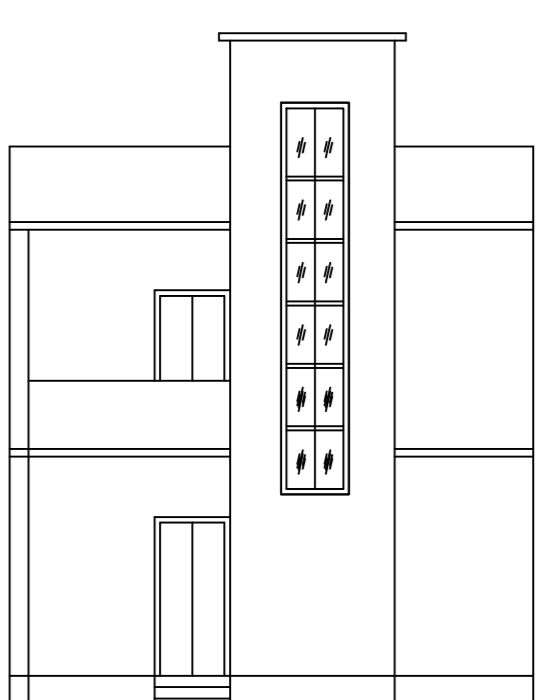
DETAIL OF COLUMNS



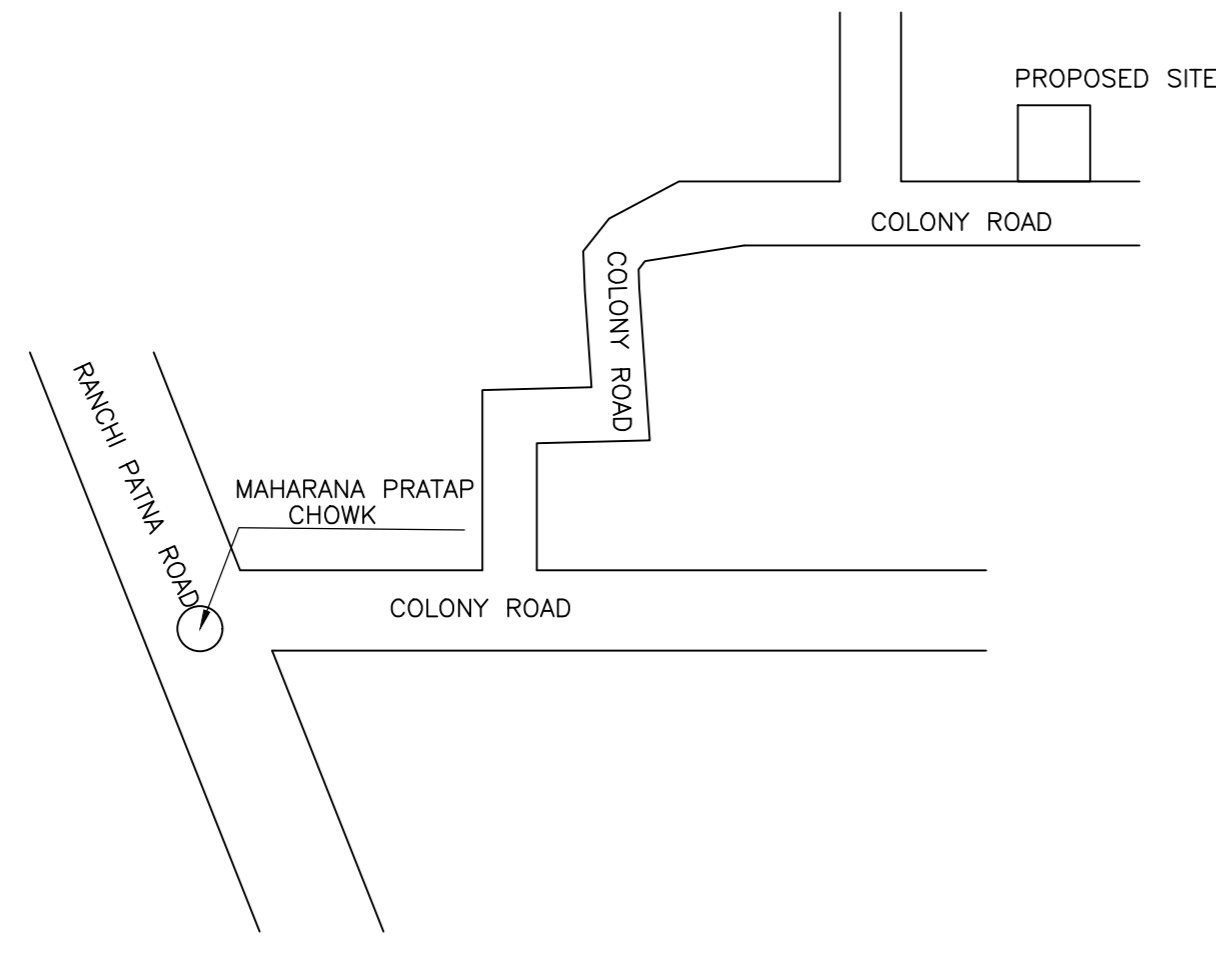
TERRACE FLOOR PLAN (SCALE 1:100)



LEFT SIDE ELEVATION



FRONT ELEVATION



KEY PLAN

BRIEF SPECIFICATION

FOUNDATION----- CEMENT CONCRETE (1:1.5:3)
 BRICK WORK IN FOUNDATION & SUPERSTRUCTURE
 FIRST CLASS BRICK WORK IN CEMENT MORTAR (1:6)
 D.P.C.-----25 D.P.C. IN CEMENT CONCRETE (1:2:4)
 FLOOR-----25 I.P.S. OVER 75 P.C.C.
 ROOF-----100 THK. R.C.C. ROOF (1:1.5:3)
 LINTEL-----150 THK. R.C.C. LINTEL (1:1.5:3)
 STAIRS----- RISE-- 150, TREAD-- 250

DETAILS OF AREA

TOTAL AREA (AS PER DEED) -----161.93-SQM.
 TOTAL AREA (AS PER SITE) -----161.84 SQM.
 GROUND FLOOR AREA-----76.48-SQM.
 FIRST FLOOR AREA-----76.48-SQM.
 TOTAL COVERED AREA-----152.96-SQM.
 % PLINTH AREA-----47.25-%
 FAR -----0.94-----

SCHEDULE

D	=	1.200X2.100	=	1.800X1.200
D1	=	1.050X2.100	=	0.900X1.200
D2	=	0.900X2.100	=	0.600X0.600

TITLE OF DRAWING

PLAN OF PROPOSED RESIDENTIAL BUILDING OF WASIM AKRAM S/O MD SALIM AT WARD NO. 7 ANSAR MOHALLA JHALPO P.O.- JHUMRI TELAIYA P.S.- TELAIYA DIST - KODERMA, UNDER MOUZA - JHALPO, NO.- 01, WARD NO. 7 KHATA NO.-01, PLOT NO.- 104 IN THE DISTT. OF KODERMA (JHARKHAND).

SIGNATURE OF OWNER

SIGNATURE OF ENGINEER

SCALE ALL DIMENSION ARE IN METRE

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