

SITE PLAN

Proposal Basic Information	
Proposal File No.	JNP/IBP/0075/W02/2024
Owner Name	(1)SMT. MADHU DEVI (2) SHIVSHANKAR YADAV
Khata No	189, 738
Plot No	3215/7887, 3215
Village Name	Tilaiya
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
AA (AA)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise	GROUND FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	Residential FAR	Residential	Bungalow/ Dwelling / Non Apartment
				FIRST FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	Residential FAR	Residential	Bungalow/ Dwelling / Non Apartment
				SECOND FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	Residential FAR	Residential	Bungalow/ Dwelling / Non Apartment
				TERRACE FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	-	-	-

AREA STATEMENT		VERSION NO. : 1.0.73
JHUMRITILAIYA NAGAR PARISHAD		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	PlotNearbyReligiousStructure: NA	
Inward No: JNP/IBP/0075/W02/2024	PlotSubPlot No: 3215/7887, 3215	
Application Type: General Proposal	North: Plot No. - SARO DEVI & DAMODAR SINGH & OTHER'S	
Project Type: Building Permission	South: Plot No. - LAND OF INDU KUMARI	
Nature of Development: New	East: Plot No. - HOUSE OF ANIL SINGH & OTHER'S	
Location of Development Area: Old Area	West: Road Width - 4.87 WIDE ROAD	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ. MT. 254.16
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	254.16
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		30.55
Total		30.55
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	223.61
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	254.16
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	254.16
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		152.50
Proposed Coverage Area (54.73 %)		139.11
Total Prop. Coverage Area (54.73 %)		139.11
Balance coverage area (5.27 %)		13.39
FAR CHECK		
Perm. FAR Area (1.800)		457.49
Total Perm. FAR area		457.49
Residential FAR		384.41
Proposed FAR Area		384.41
Total Proposed FAR Area		384.41
Consumed FAR (Factor)		1.51
Balance FAR Area		73.08
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		487.71
ARCHITECT (Regd)	DEEPAK KUMAR SINHA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	(1)SMT. MADHU DEVI (2) SHIVSHANKAR YADAV	
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)	White

Buildingwise Floor FAR Details

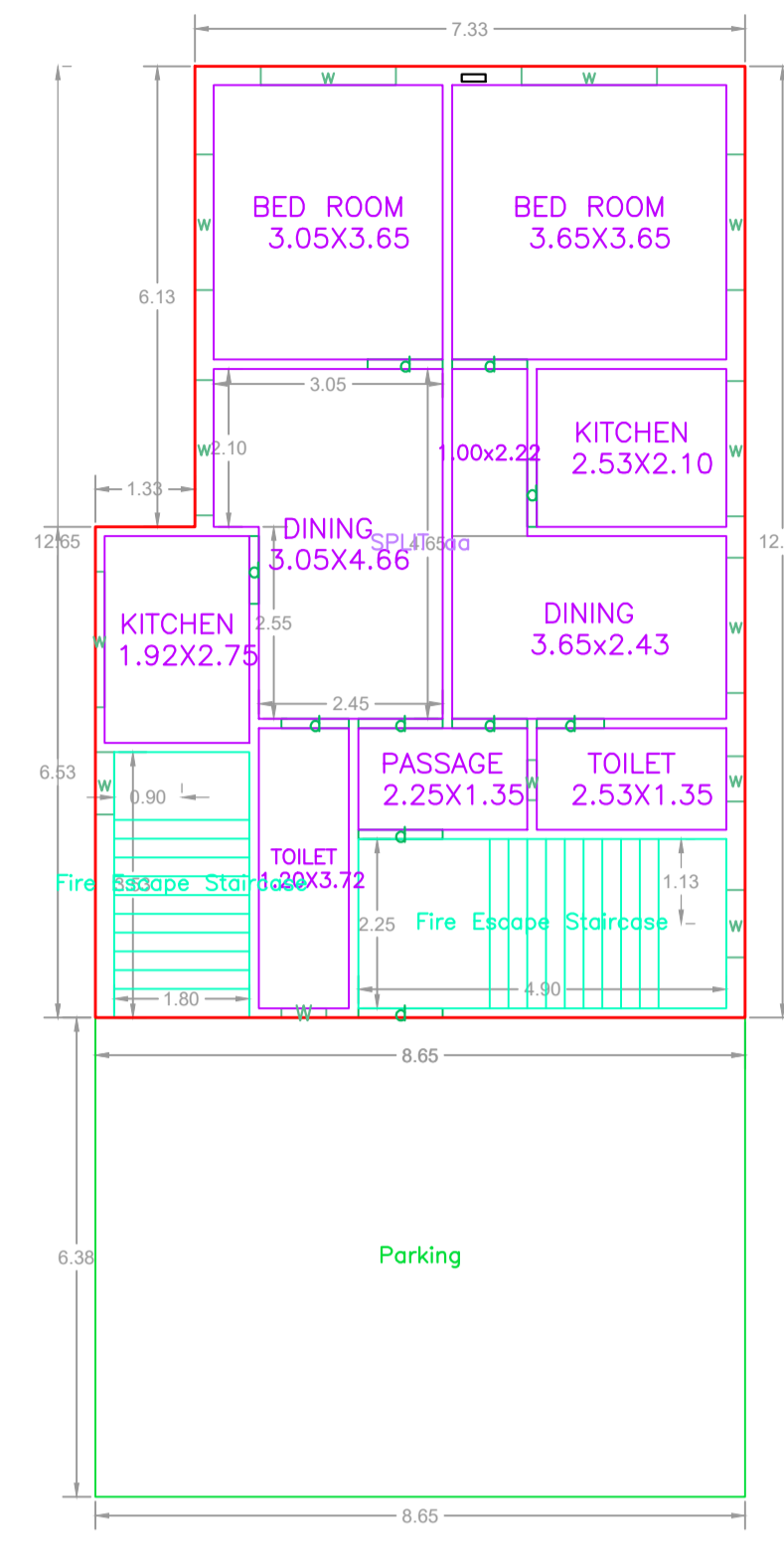
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	156.49	83.97	156.49	83.97
First Floor	165.61	150.22	165.61	150.22
Second Floor	165.61	150.22	165.61	150.22
Terrace Floor	0.00	0.00	0.00	0.00
Total :	487.71	384.41	487.71	384.41

FAR & Tenement Details (Table 4c-1)

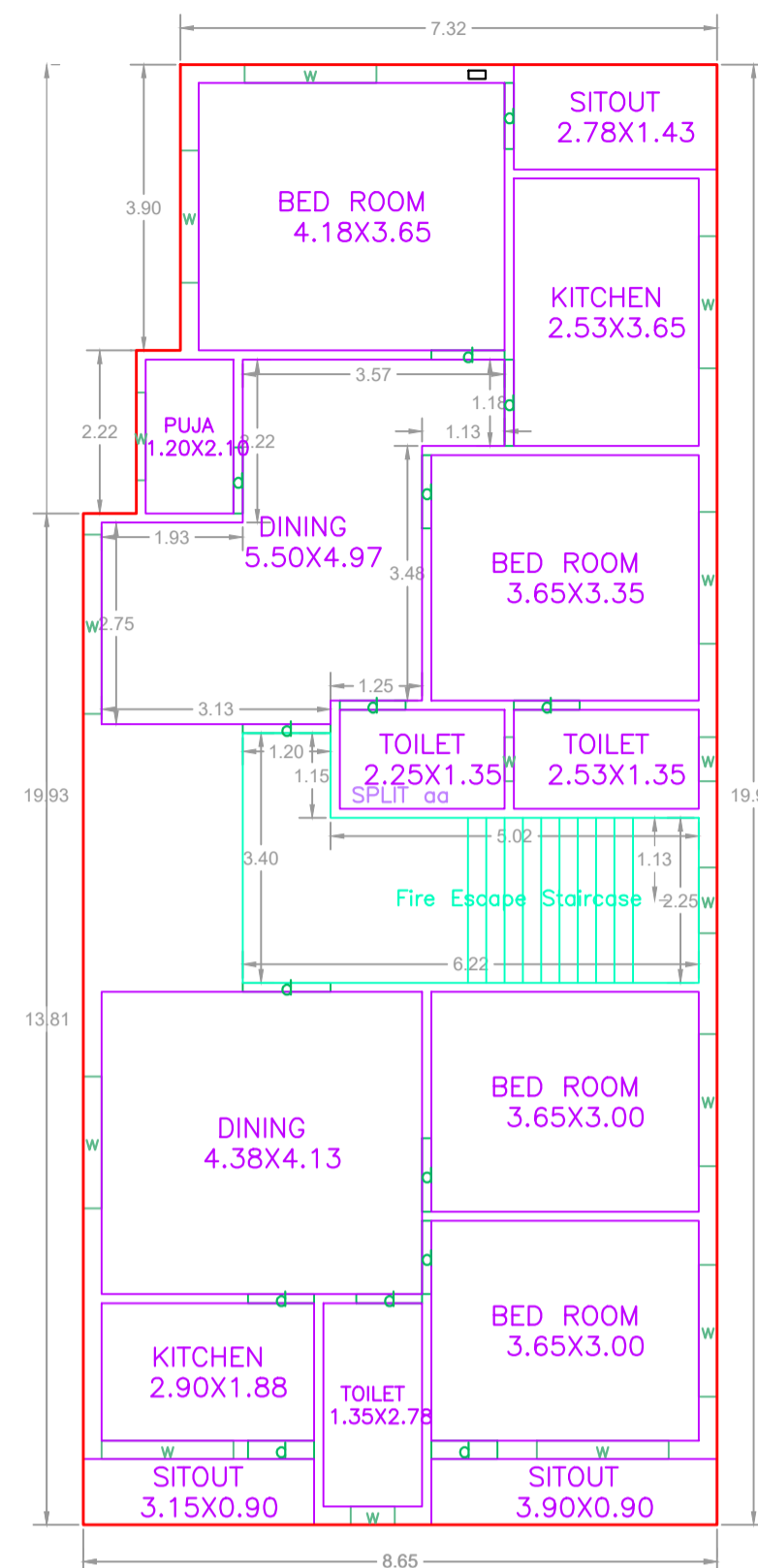
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Parking				
AA (AA)	1	487.71	48.16	55.14	384.41	384.41	384.41	01
Grand Total :	1	487.71	48.16	55.14	384.41	384.41	384.41	01

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

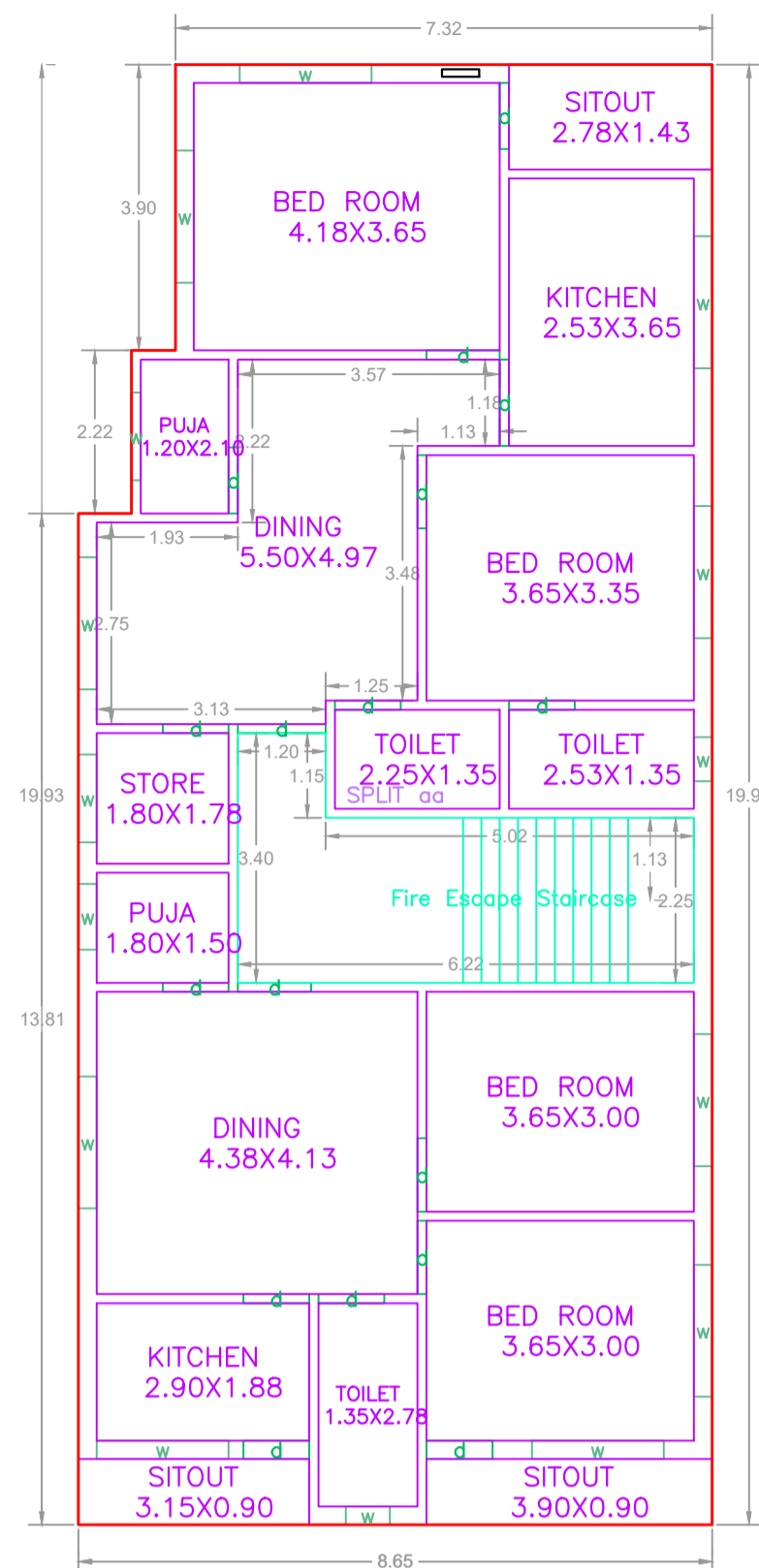
DATE 04-10-2024 SHEET NO. 2	
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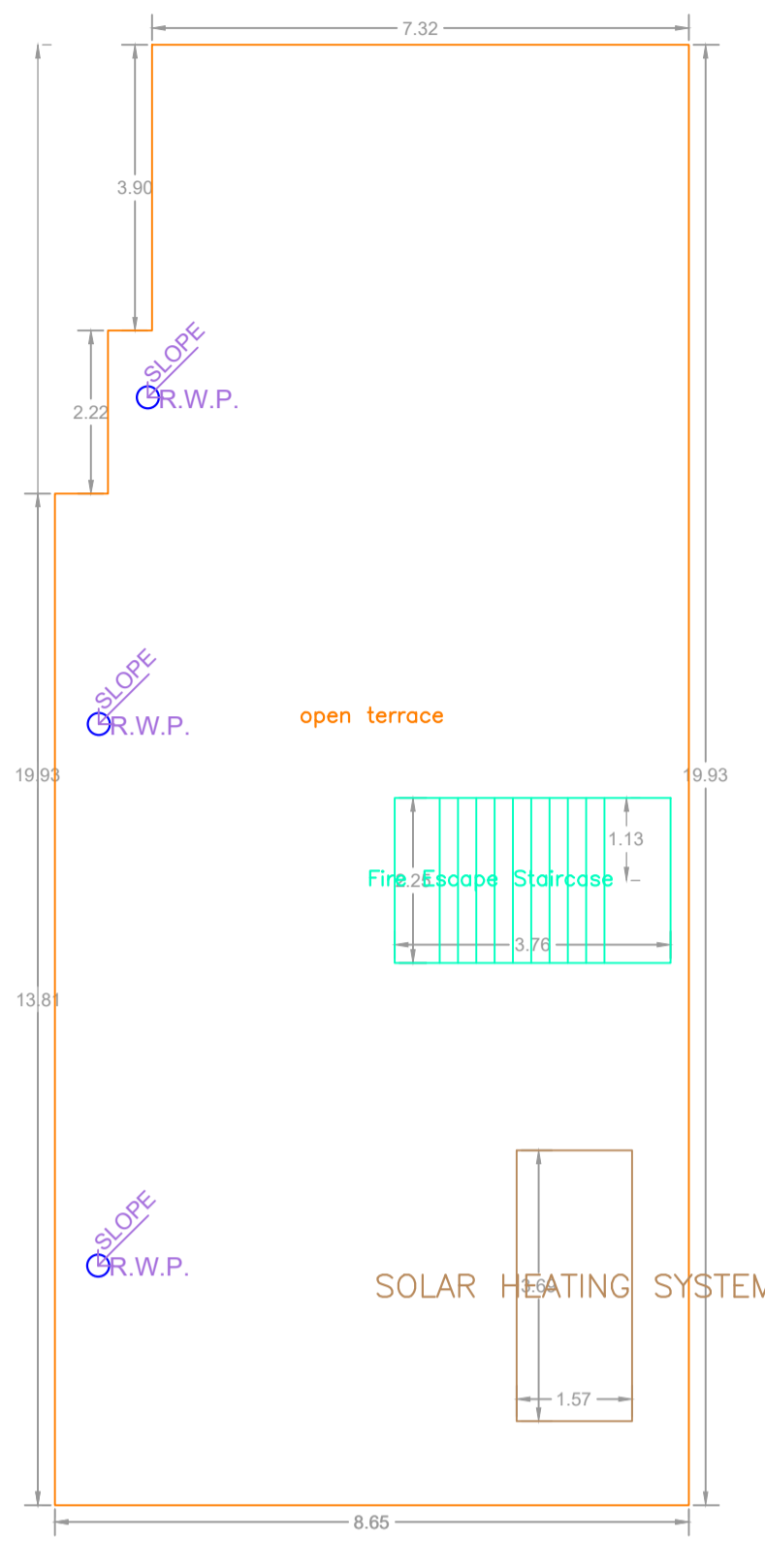
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



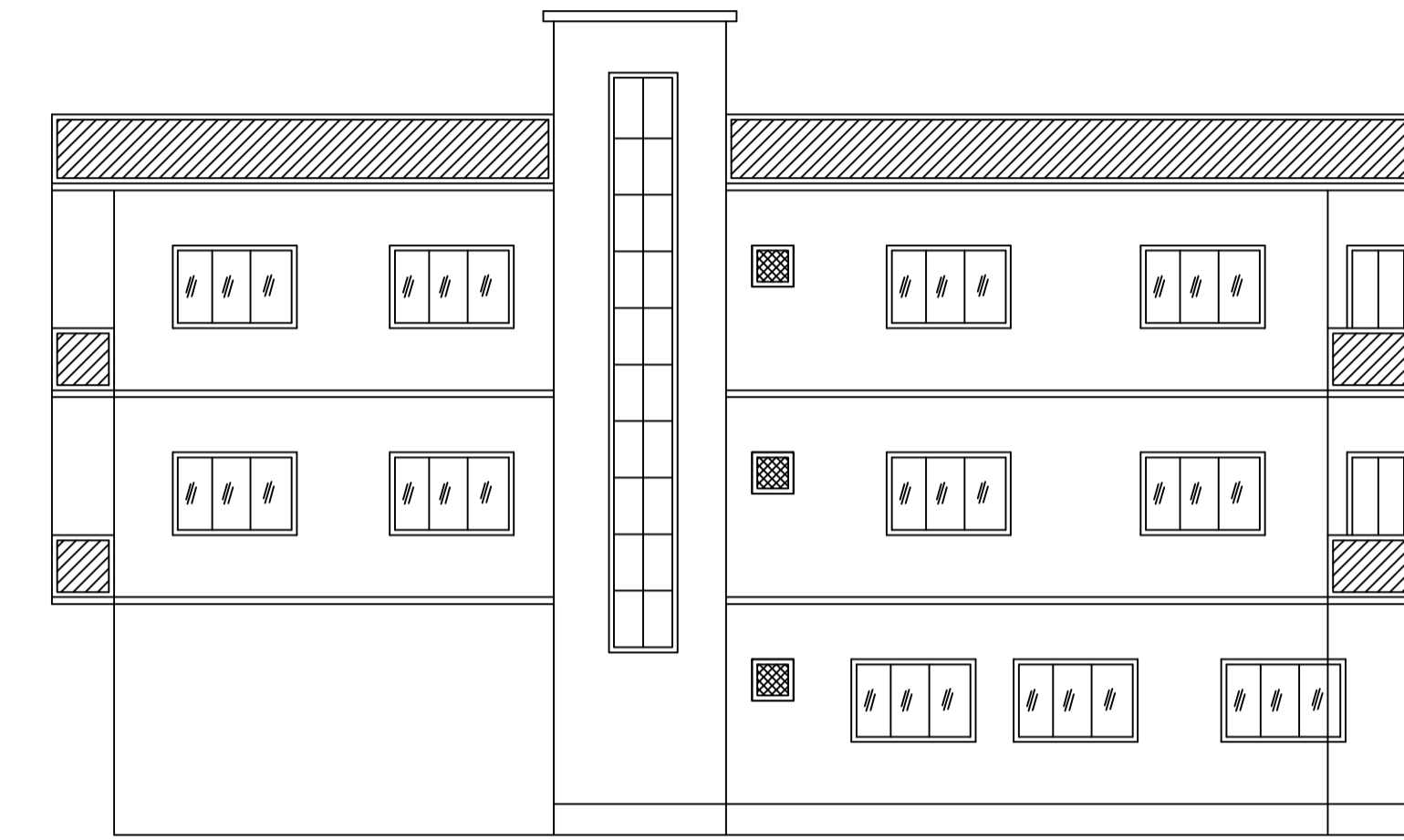
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



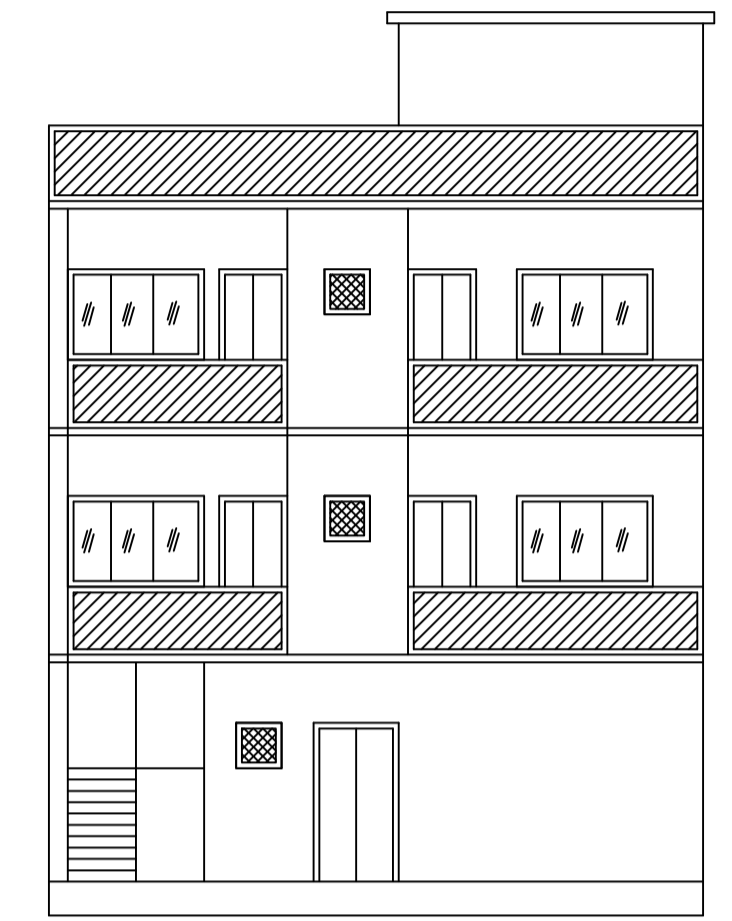
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)

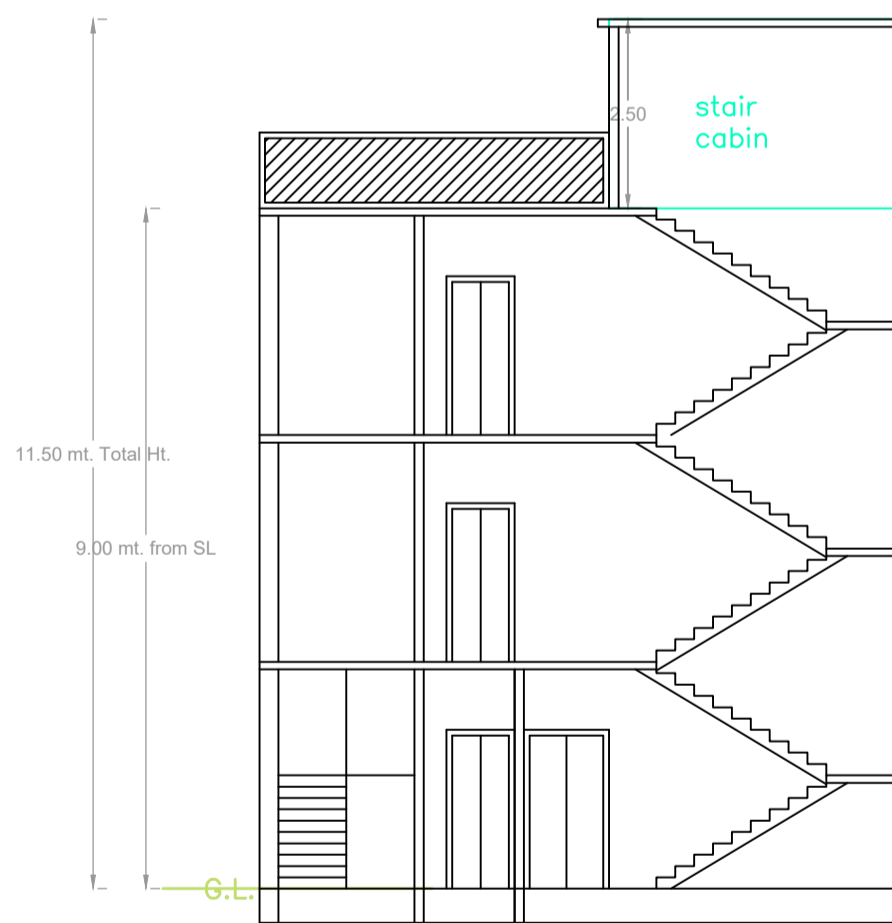


RIGHT SIDE ELEVATION

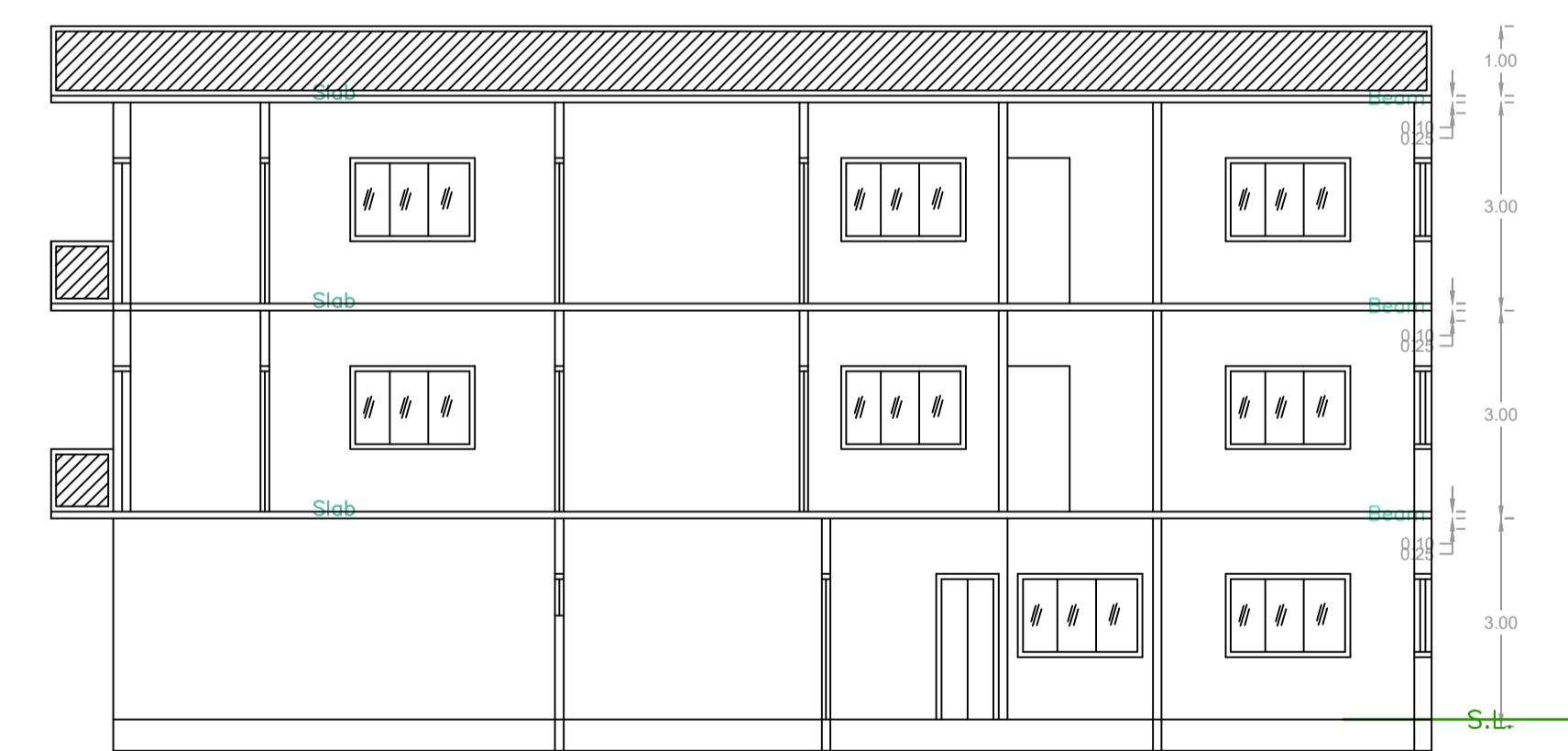


FRONT ELEVATION

BRIEF SPACEFICATION
 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



SECTION ON X-X



SECTION ON Y-Y

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	d	0.90	2.10	22
AA (AA)	d	1.00	2.10	12
AA (AA)	d	1.13	2.10	02
AA (AA)	d	1.18	2.10	02
AA (AA)	d	1.20	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	w	0.53	1.20	01
AA (AA)	w	0.60	1.20	06
AA (AA)	w	0.60	1.20	01
AA (AA)	w	0.83	1.20	01
AA (AA)	w	0.90	1.20	03
AA (AA)	w	1.20	1.20	03
AA (AA)	w	1.80	1.20	27
AA (AA)	w	2.45	1.20	01

UnitBUA Table for Building :AA (AA)

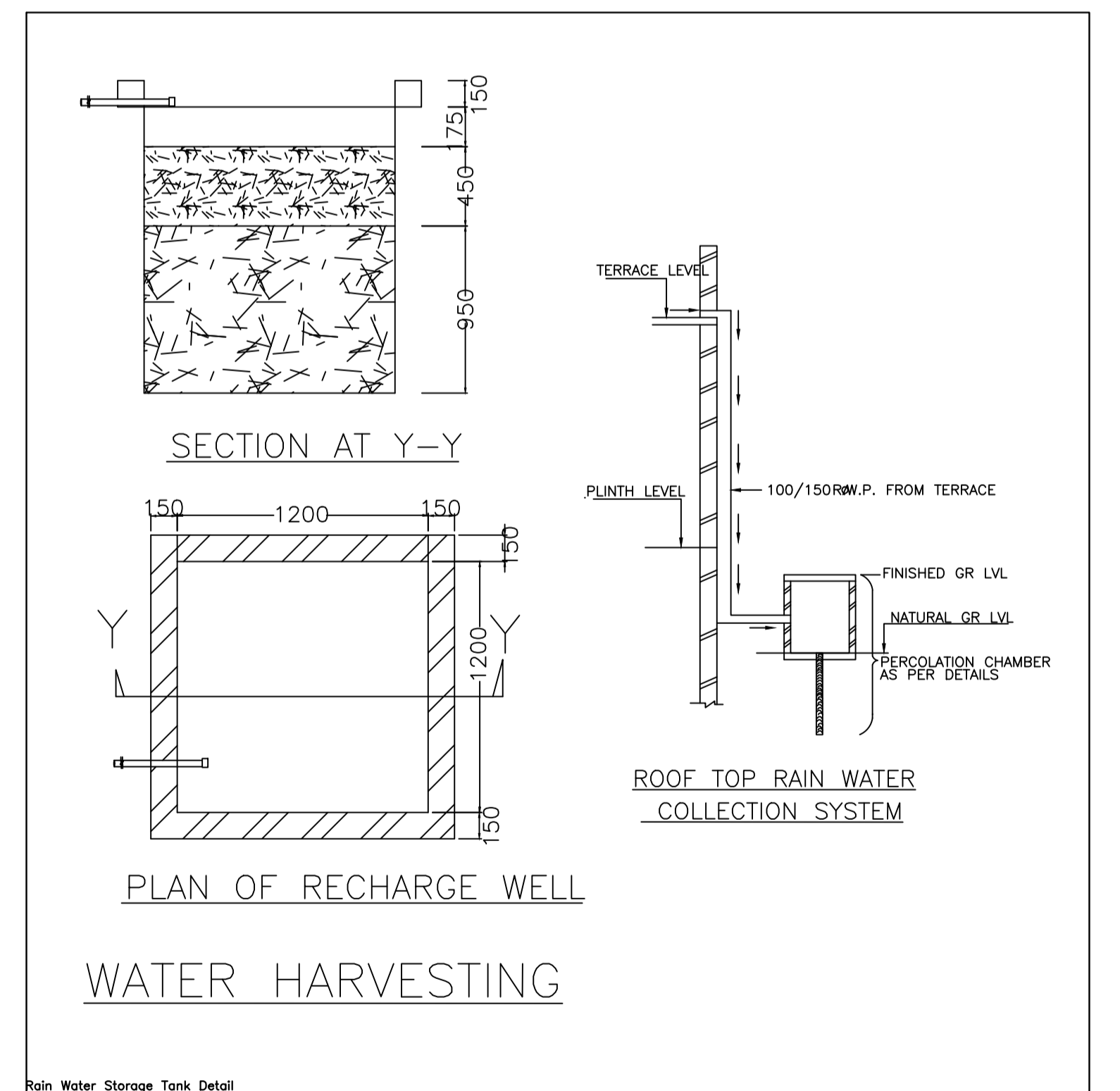
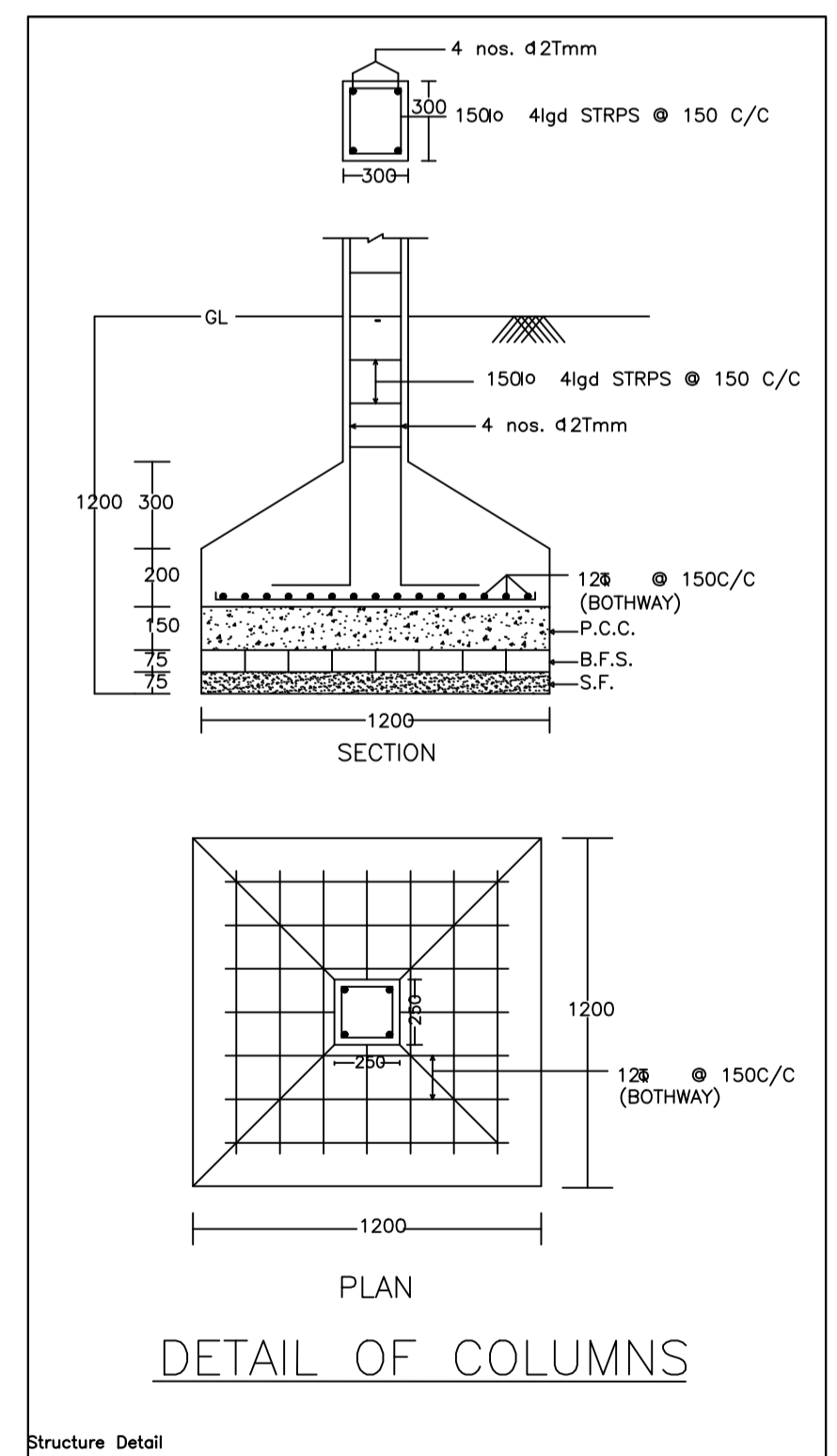
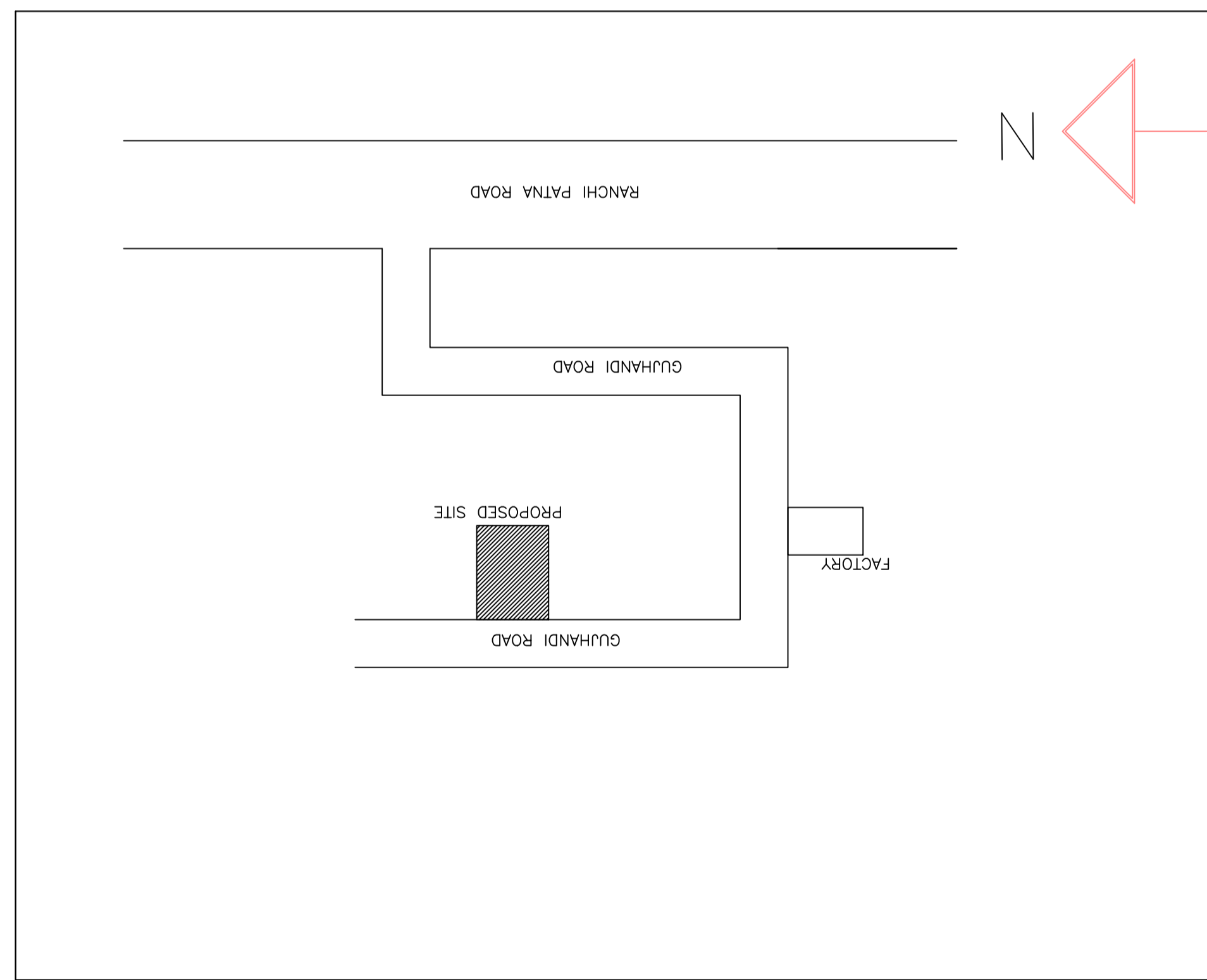
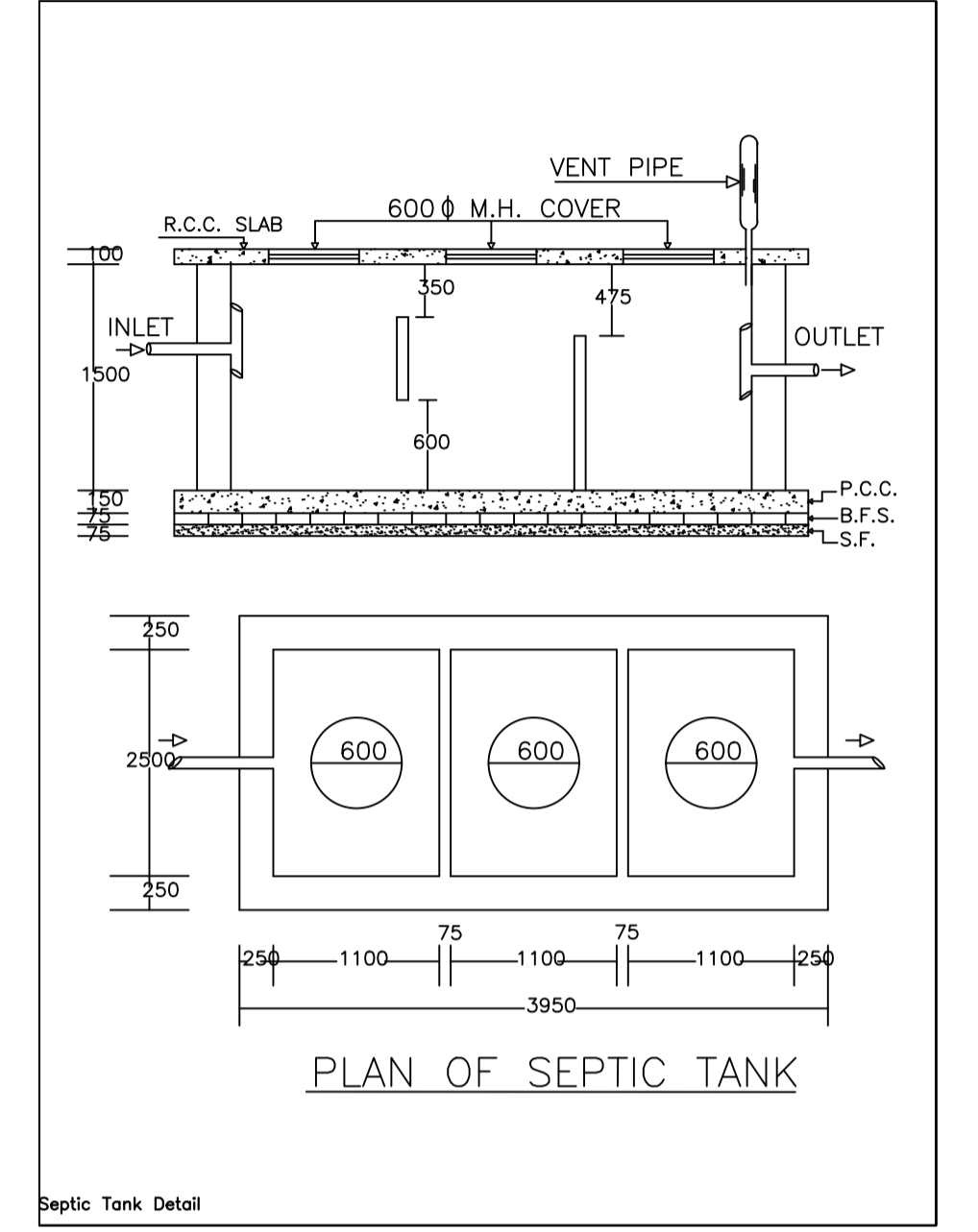
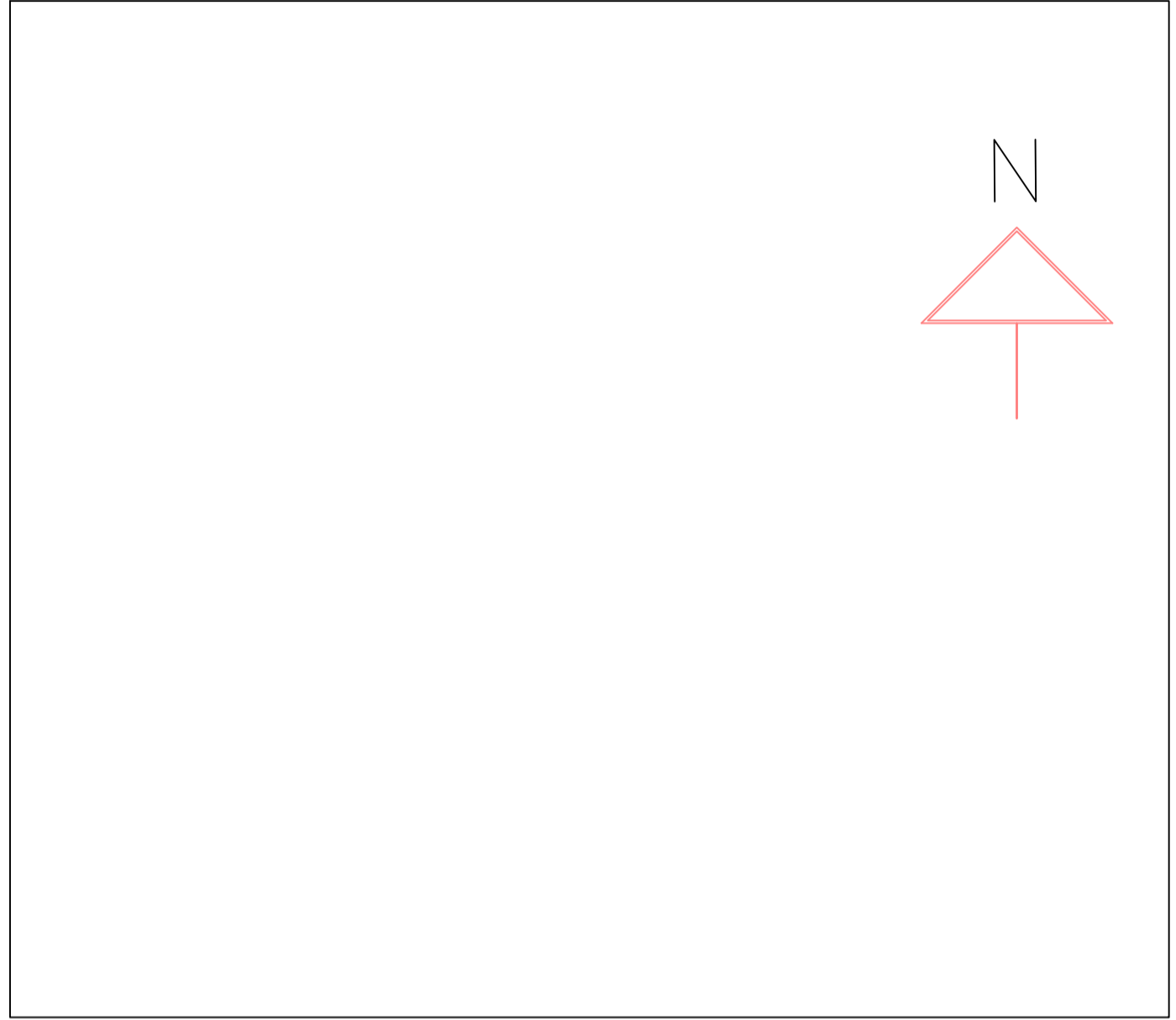
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT aa	FLAT	432.58	432.47	9	1
FIRST FLOOR PLAN	SPLIT aa	FLAT	0.00	0.00	15	0
SECOND FLOOR PLAN	SPLIT aa	FLAT	0.00	0.00	17	0
Total:	-	-	432.58	432.47	41	1

Building :AA (AA)

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.)
		StairCase	Parking	Resi.				
Ground Floor	156.49	17.38	55.14	83.97	83.97	83.97	01	
First Floor	165.61	15.39	0.00	150.22	150.22	150.22	00	
Second Floor	165.61	15.39	0.00	150.22	150.22	150.22	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	487.71	48.16	55.14	384.41	384.41	384.41	01	
Total Number of Same Buildings	1							
Total :	487.71	48.16	55.14	384.41	384.41	384.41	01	

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