

SITE PLAN

Proposal Basic Information	
Proposal File No.	JNP/BP/0098/W27/2024
Owner Name	RINKI SINGH
Khata No	08
Plot No	25
Village Name	Belatar
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 (RINKI SINGH)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise	BASEMENT FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	-	-	-
				GROUND FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	Residential FAR	Residential	Bungalow/ Dwelling / Non Apartment
				TYPICAL - 1& 2 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
JHUMRITLAIYA 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: JHUMRITLAIYA NAGAR PARISHAD	PlotNearby/Religious/Structure: NA	
Inward No: JNP/BP/0098/W27/2024	Plot/SubPlot No: 25	
Application Type: General Proposal	North: Plot No. - sanjay singh and madhubala singh	
Project Type: Building Permission	South: Road Width - 6.10	
Nature of Development: New	East: Plot No. - dharamchand joshi and other	
Location of Development Area: Old Area	West: Plot No. - surendera pd barahpuria and other	
AREA DETAILS:		SQ. MT.
AREA OF PLOT (Minimum)	(A)	161.31
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	161.31
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		13.37
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	147.94
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	161.31
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	161.31
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		112.92
Proposed Coverage Area (61.87 %)		99.80
Total Prop. Coverage Area (61.87 %)		99.80
Balance coverage area (8.13 %)		13.12
FAR CHECK		
Perm. FAR Area (2.000)		322.62
Total Perm. FAR area		322.62
Residential FAR		290.24
Proposed FAR Area		295.50
Total Proposed FAR Area		295.50
Consumed FAR (Factor)		1.83
Balance FAR Area		27.12
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		399.20
ARCHITECT (Regd)	MD SYEED ALAM ANSARI	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	RINKI SINGH	
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

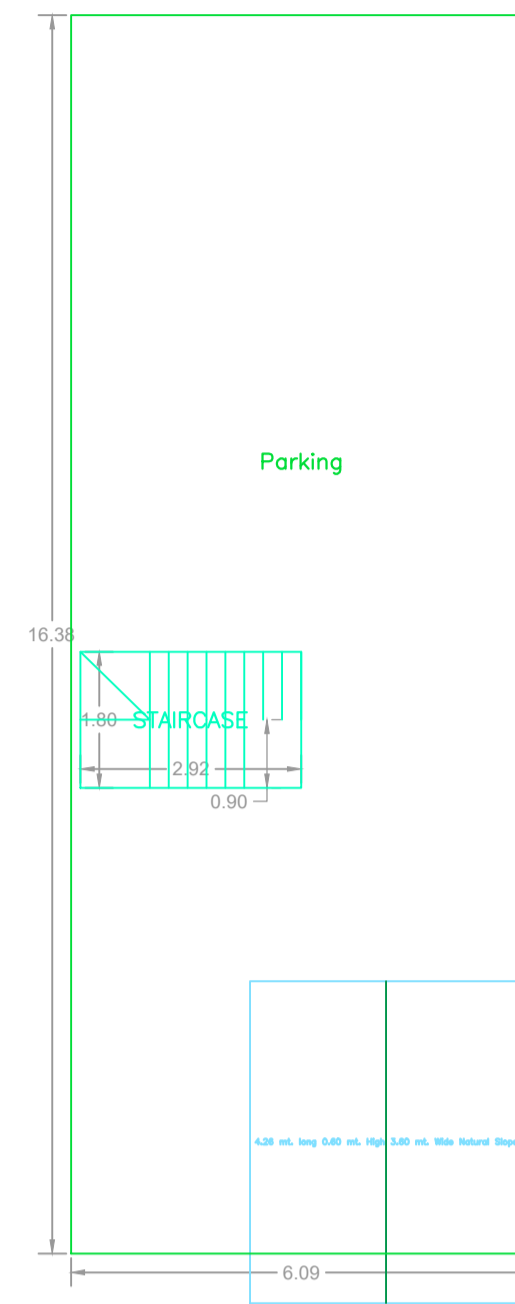
Floor Name	Building Name AA (RINKI SINGH)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	99.80	5.25	99.80	5.25
Ground Floor	99.80	96.75	99.80	96.75
First Floor	99.80	96.75	99.80	96.75
Second Floor	99.80	96.75	99.80	96.75
Terrace Floor	0.00	0.00	0.00	0.00
Total :	399.20	295.50	399.20	295.50

FAR & Tenement Details (Table 4c-1)

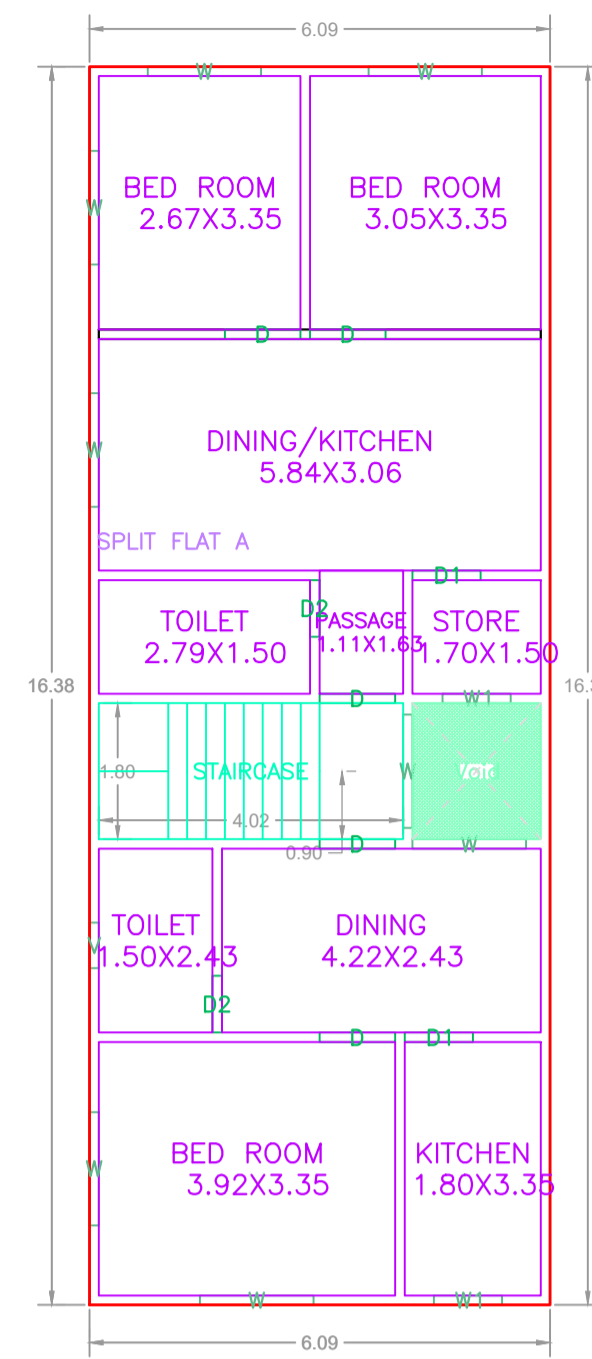
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Void	Parking		Resi.	Stair			
AA (RINKI SINGH)	1	399.20	9.15	94.55	290.25	5.25	295.50	295.50	01	
Grand Total :	1	399.20	9.15	94.55	290.25	5.25	295.50	295.50	01	

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SYEED ALAM ANSARI JNP/ARC/0003/2017			

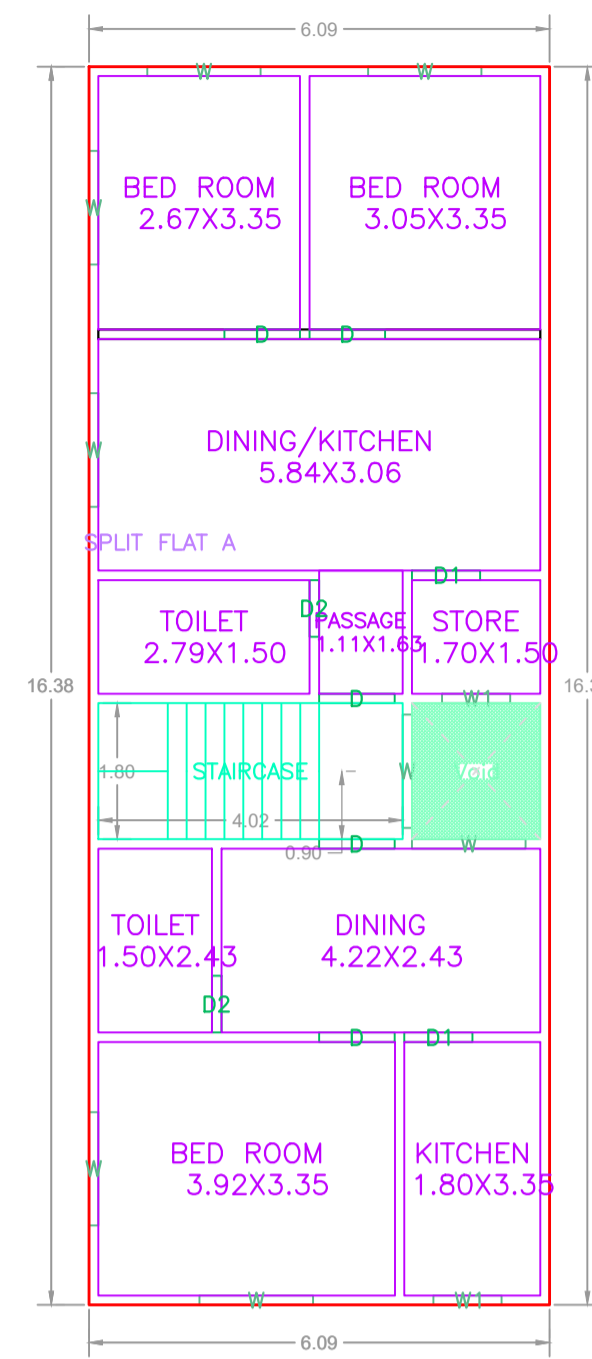
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Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



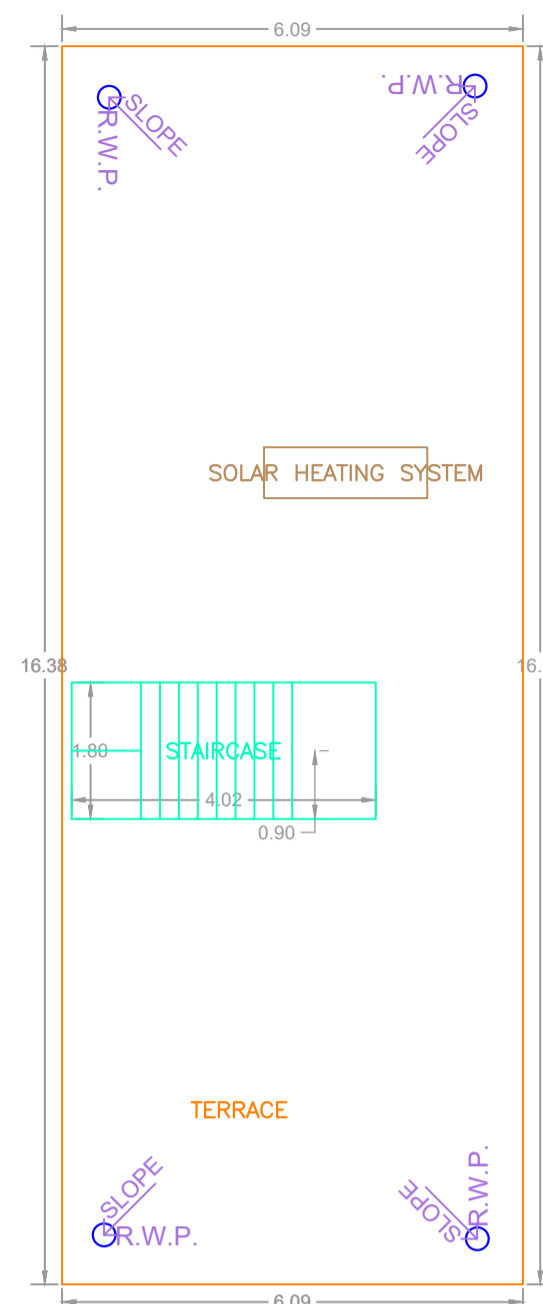
BASEMENT FLOOR PLAN (SCALE 1:100)



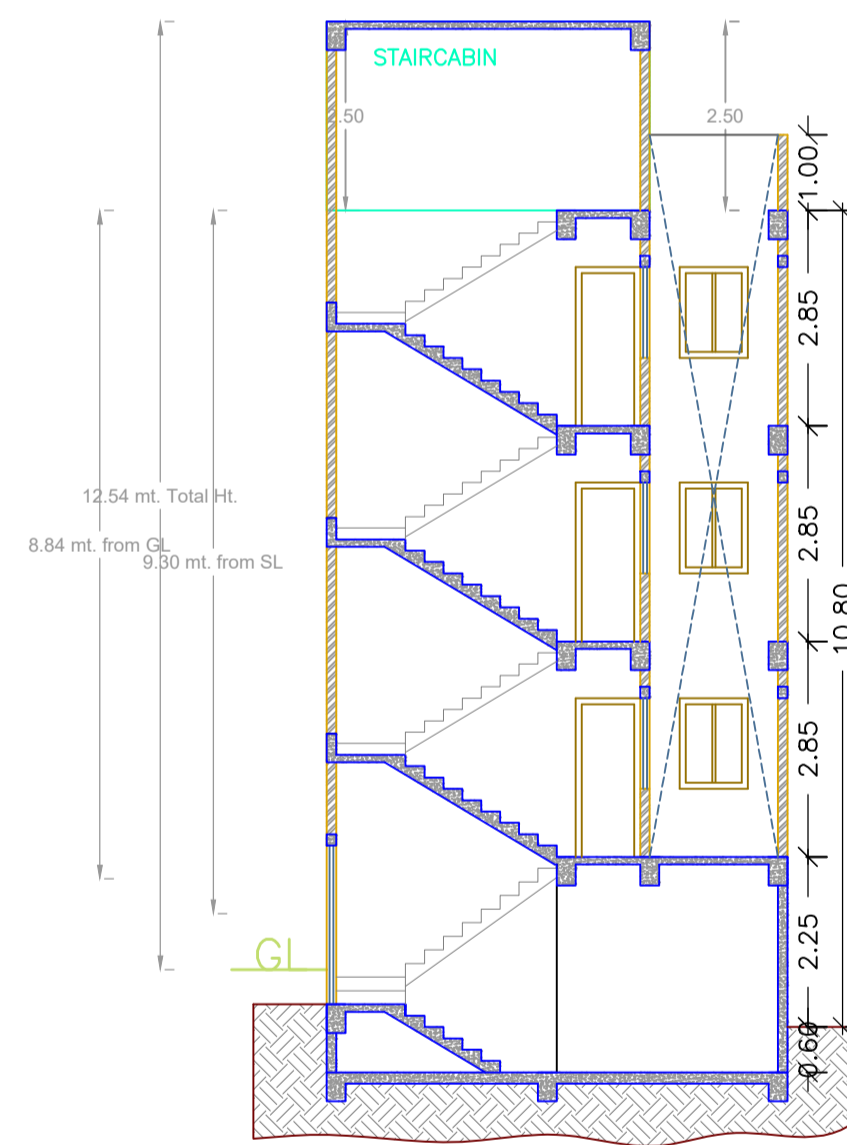
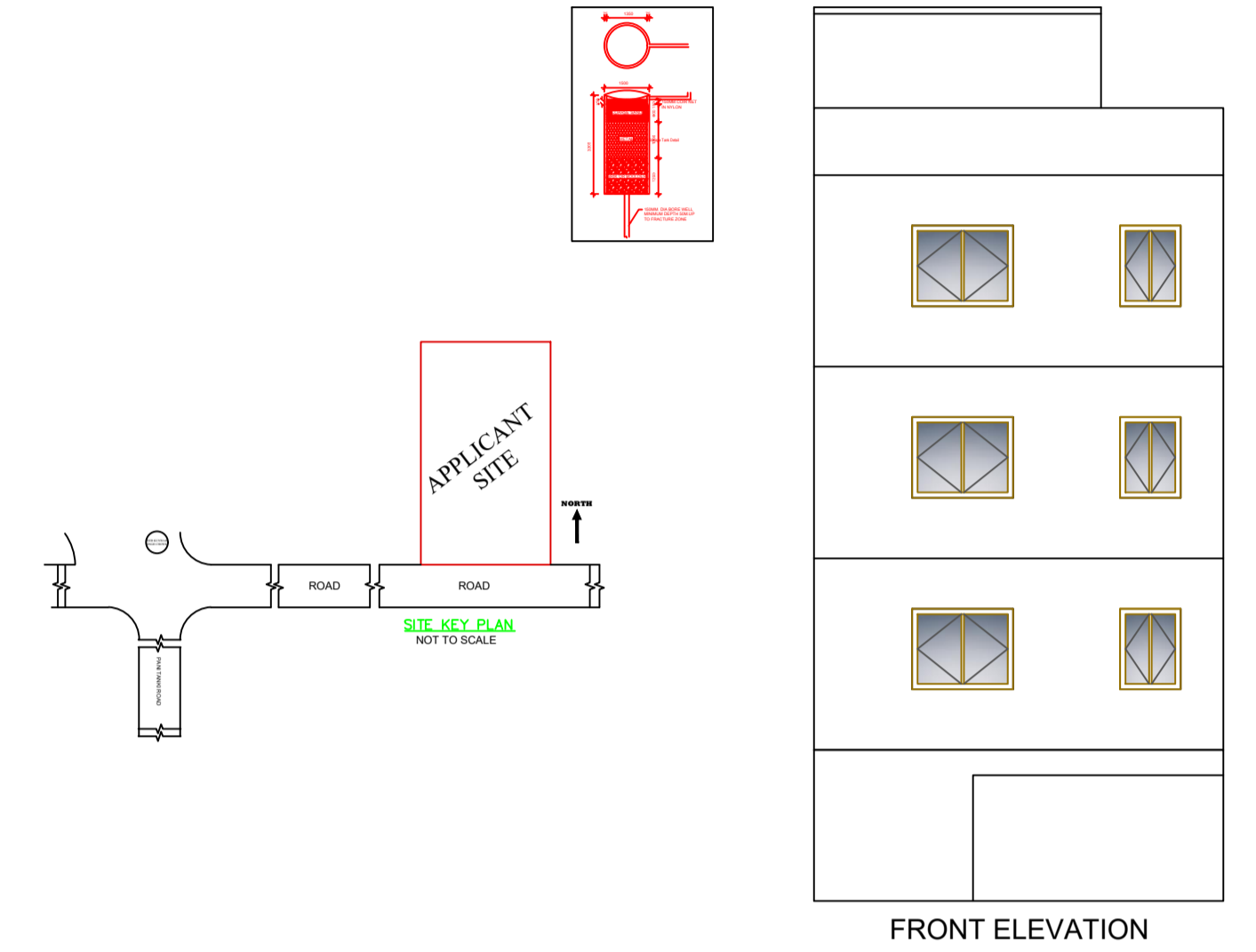
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



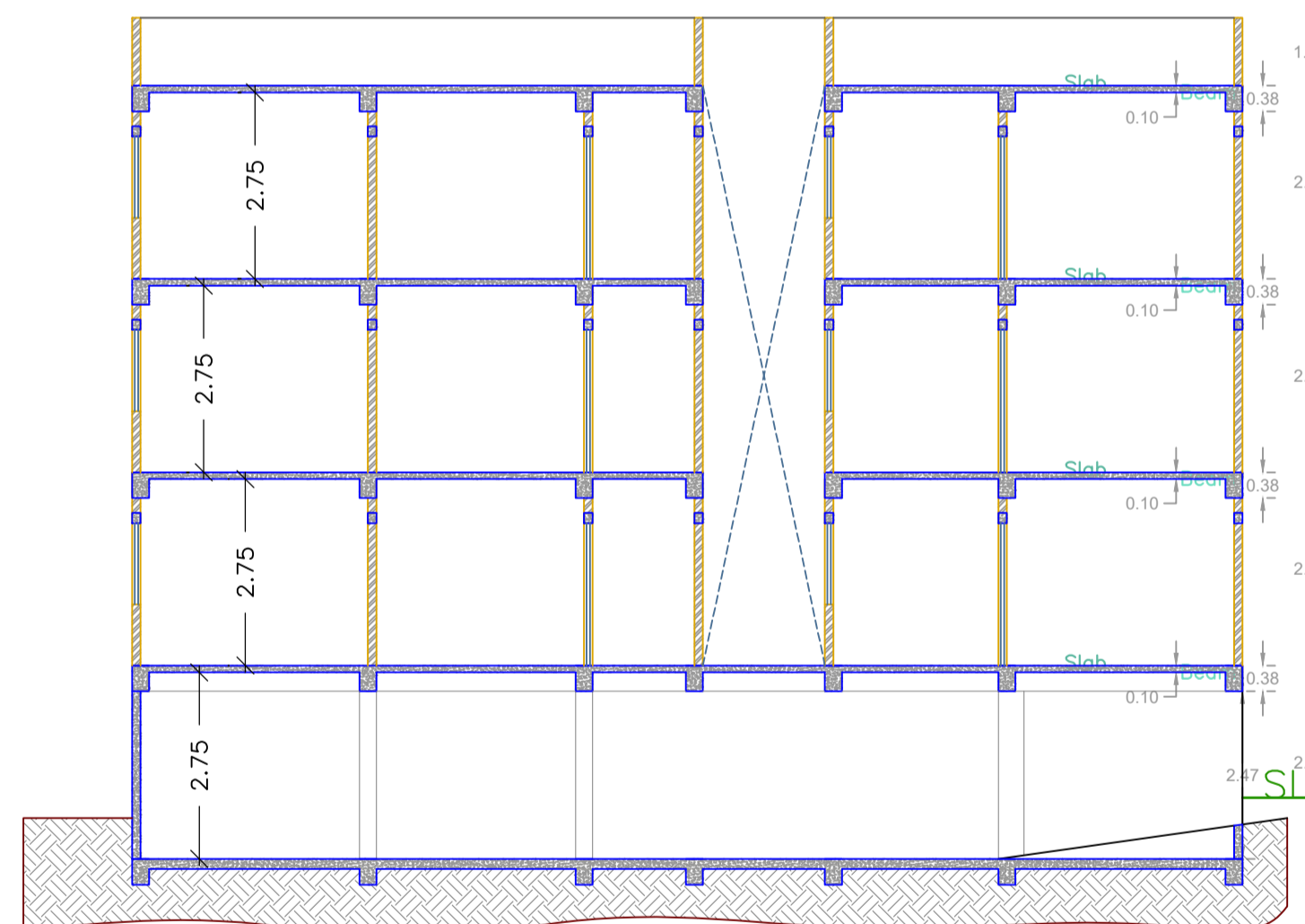
TYPICAL - 1& 2 FLOOR PLAN (Proposed) (SCALE 1:100)



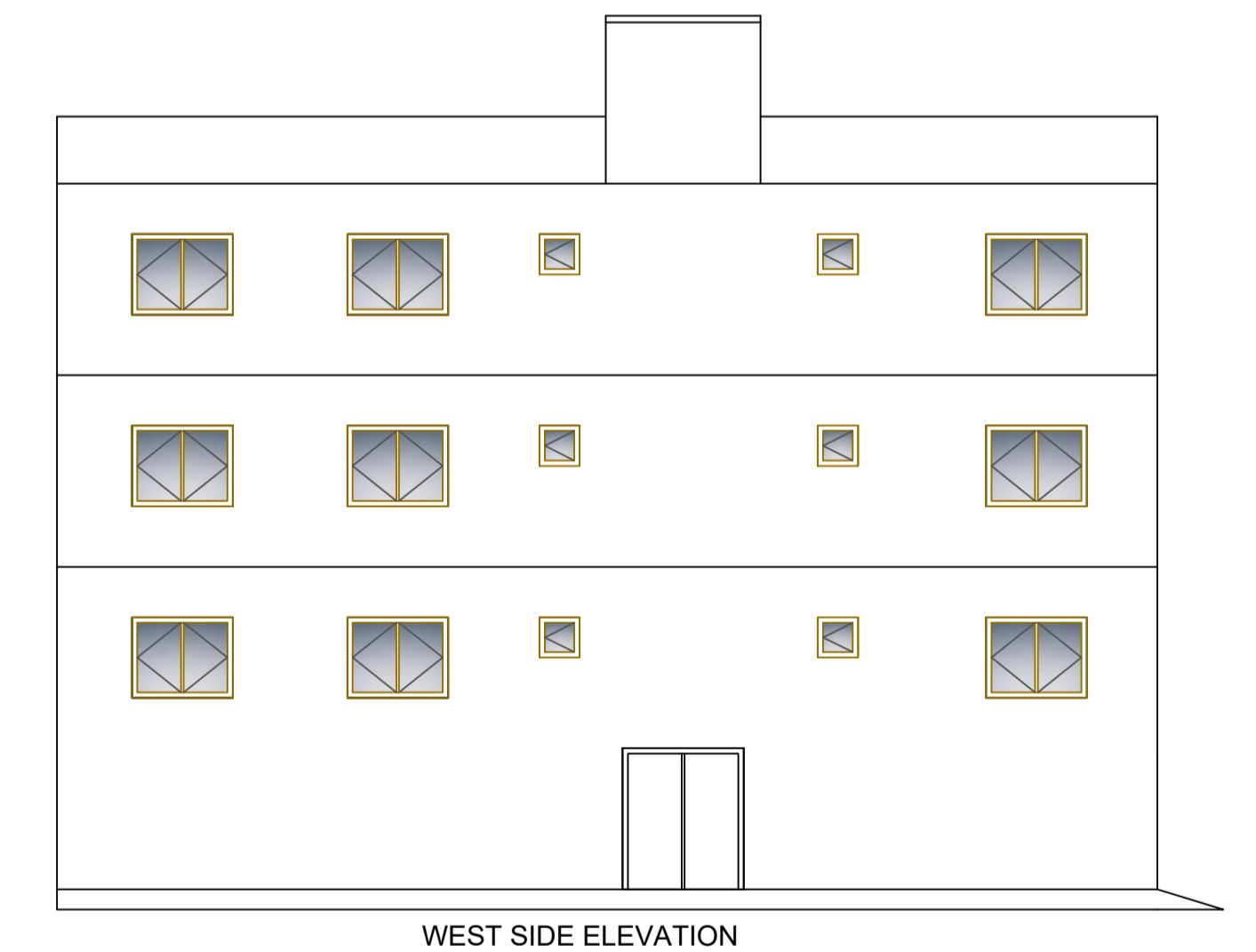
TERRACE FLOOR PLAN (SCALE 1:100)



SECTION AT-A,A'



SECTION AT-B,B'



WEST SIDE ELEVATION

Building :AA (RINKI SINGH)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Void	Parking					
Basement Floor	99.80	0.00	94.55	0.00	5.25	5.25	0.00	00
Ground Floor	99.80	3.05	0.00	96.75	0.00	96.75	96.75	01
First Floor	99.80	3.05	0.00	96.75	0.00	96.75	96.75	00
Second Floor	99.80	3.05	0.00	96.75	0.00	96.75	96.75	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	399.20	9.15	94.55	290.25	5.25	295.50	295.50	01
Total Number of Same Buildings	1							
Total :	399.20	9.15	94.55	290.25	5.25	295.50	295.50	01

SCHEDULE OF DOOR:

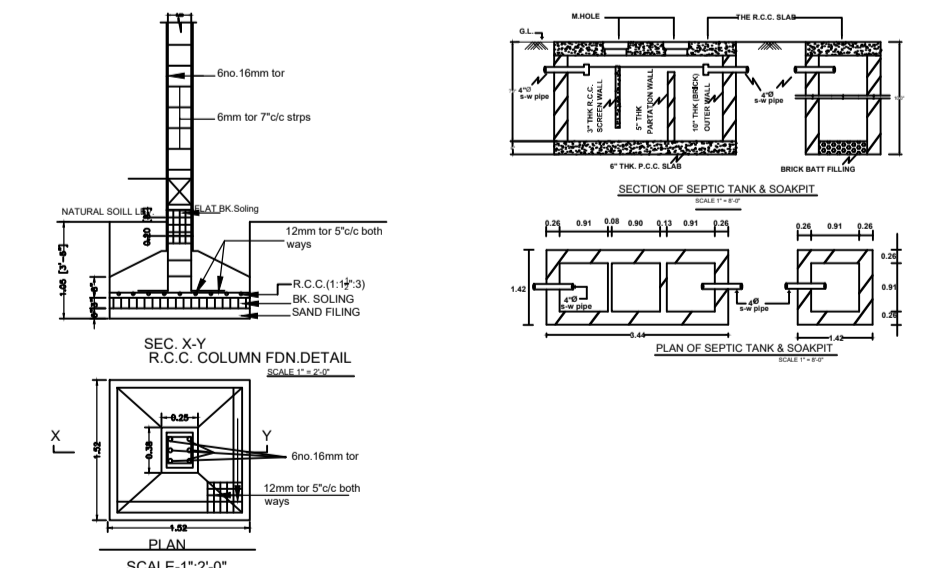
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (RINKI SINGH)	D2	0.75	2.10	06
AA (RINKI SINGH)	D1	0.90	2.10	06
AA (RINKI SINGH)	D	1.00	2.10	15

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (RINKI SINGH)	V	0.60	0.60	01
AA (RINKI SINGH)	W1	0.90	1.20	06
AA (RINKI SINGH)	W	1.50	1.20	24

UnitBUA Table for Building :AA (RINKI SINGH)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT A	FLAT	248.07	245.87	10	1
TYPICAL - 1& 2 FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	10	0
Total:	-	-	248.07	245.87	30	1



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SYEED ALAM ANSARI JNP/ARC/003/2017			