

(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.)		Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmnt (No.)
			Lift	Parking	Resi.	Commercial				
A (BUILDING)	1	916.03	12.92	293.21	12.37	582.54	8.52	609.90	609.90	03
Grand Total	1	916.03	12.92	293.21	12.37	582.54	8.52	609.90	609.90	03

Proposal Basic Information

Proposal File No.	PZP/BP/0033/2023
Owner Name	Devmati Devi
Khata No	17
Plot No	185,185B
Village Name	BELA
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.	
A (BUILDING)	Commercial	Shop	>0	50	565.50	1	8	-	-	-	-	
			>0	50	565.50	-	-	-	-	1	24	
	Residential	ResiComm Bldg	>0	1	1.00	1	1	-	-	-	-	
			>0	1	1.00	-	-	-	-	1	1	
Total :			-	-	-	9	15	-	1	1	25	44

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	15	187.50
Total Car	9	112.50	15	187.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	44	88.00
Total TwoWheeler	25	50.00	44	88.00
Other Parking	-	-	-	55.21
Total		175.00		431.21

AREA STATEMENT PALAMU ZILA PARISHAD	VERSION NO : 1.0.65
PROJECT DETAIL:	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: PALAMU	Plot SubUse: Resi+Comm
Authority: PALAMU ZILA PARISHAD	PlotNearby/ReligiousStructure: NA
Inward_No: PZP/BP/0033/2023	PlotSubPlot No: 185,185B
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: New	East: -
Location of Development Area: Old Area	West: -
AREA DETAILS:	SQ.MT.
NET AREA OF PLOT (Minimum)	(A) 515.00
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 515.00
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	65.00
Total	65.00
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 450.00
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 515.00
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 515.00
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	309.00
Proposed Coverage Area (59.84 %)	308.20
Total Prop. Coverage Area (59.84 %)	308.20
Balance coverage area (0.16 %)	0.80
FAR CHECK	
Perm. FAR Area (2.000)	1030.00
Total Perm. FAR area	1030.00
Residential FAR	12.37
Commercial FAR	582.54
Proposed FAR Area	609.89
Total Proposed FAR Area	609.89
Consumed FAR (Factor)	1.18
Balance FAR Area	420.11
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	916.03
ARCHITECT (Regd)	RANJIT KUMAR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	Devmati Devi
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)	Blue
EXISTING (To be demolished)	Yellow

Buildingwise Floor FAR Details

Floor Name	Building Name A (BUILDING)		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	308.19	14.98	308.19	14.98
First Floor	308.20	301.74	308.20	301.74
Second Floor	299.64	293.18	299.64	293.18
Terrace Floor	0.00	0.00	0.00	0.00
Total :	916.03	609.90	916.03	609.90

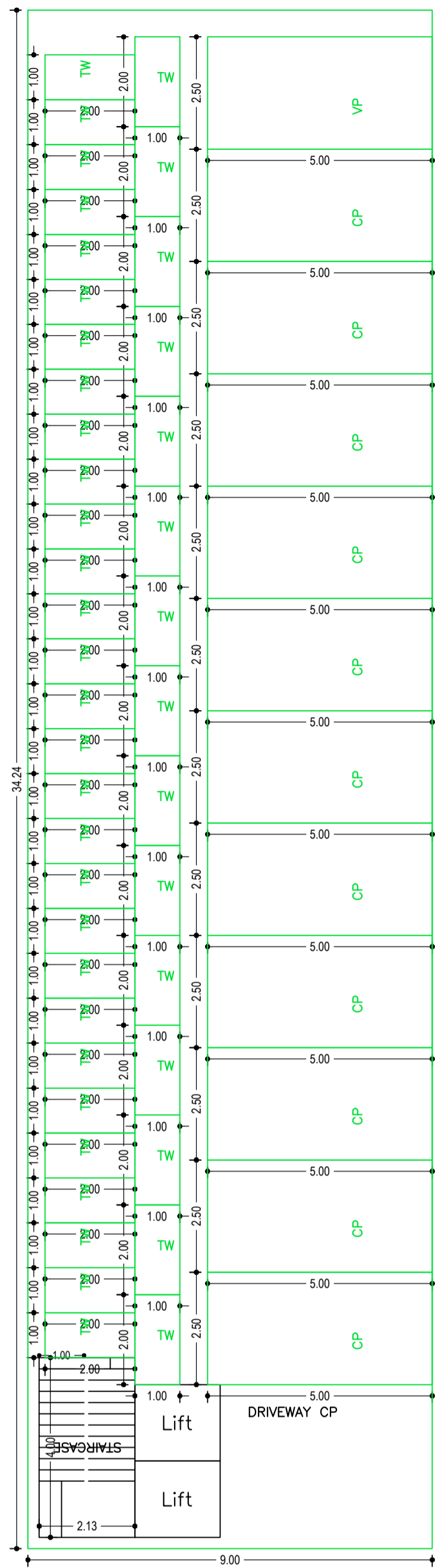
Building USE/SUBUSE Details

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

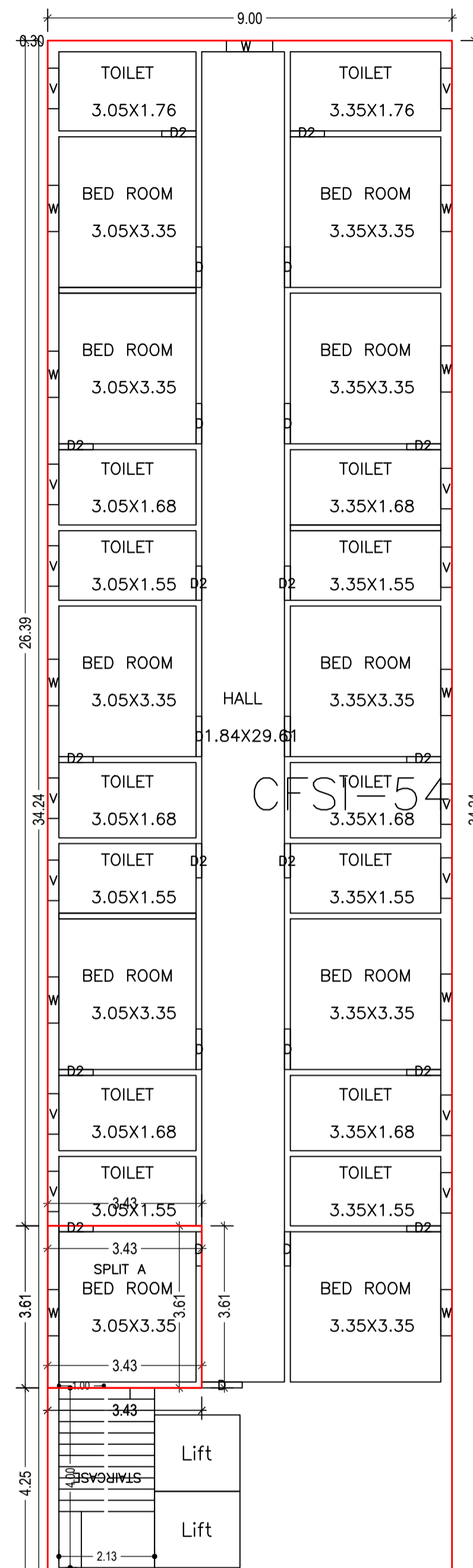
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RANJIT KUMAR PZP/ENG/0002/2018			

Proposal Basic Information

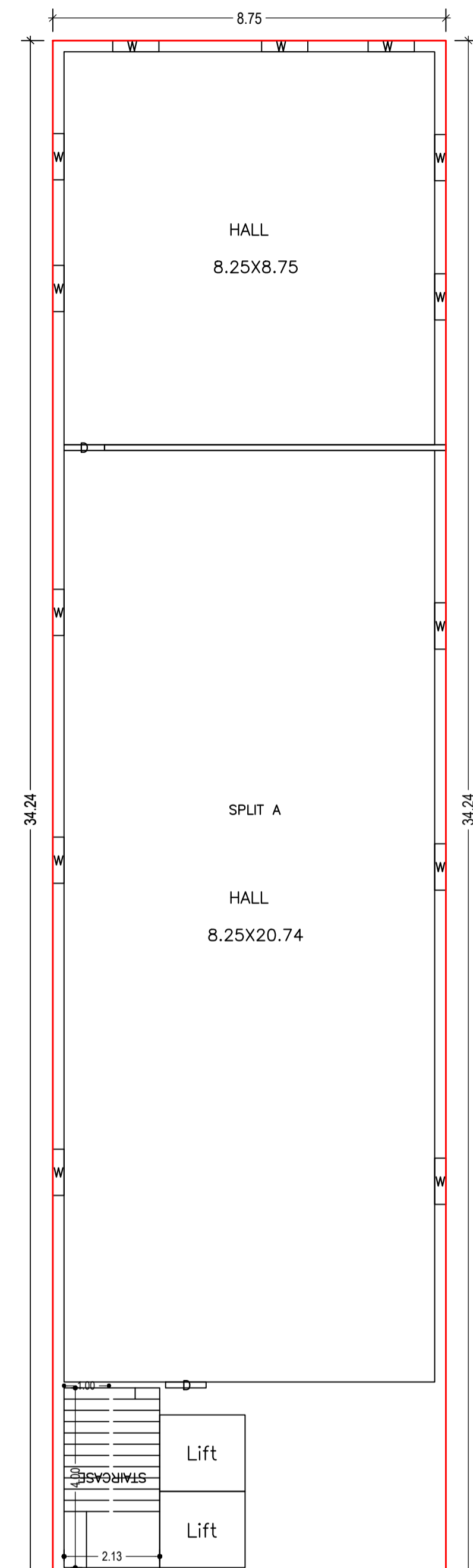
Proposal File No.	PZP/BP/0033/2023
Owner Name	Devmati Devi
Khata No	17
Plot No	185,185B
Village Name	BELA
Use	Mixed
SubUse	Resi+Comm



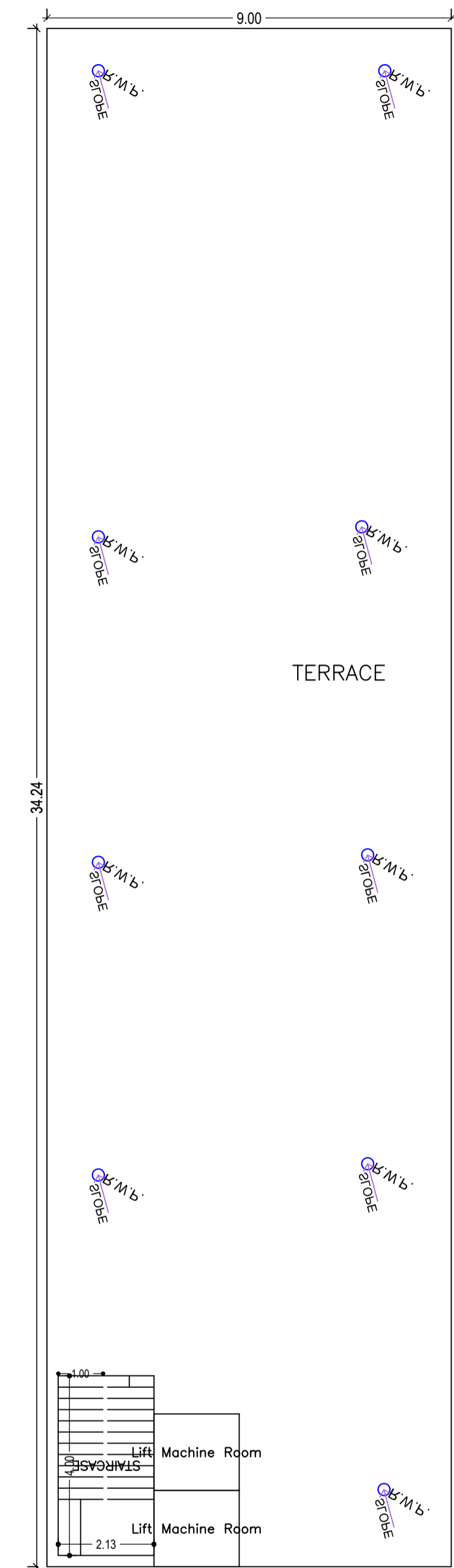
GROUND FLOOR PLAN (SCALE 1:100)



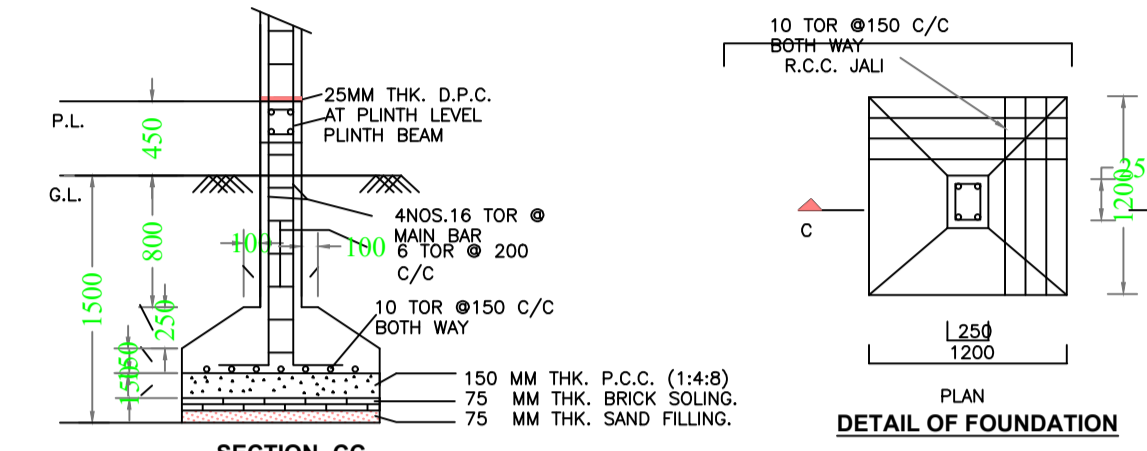
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



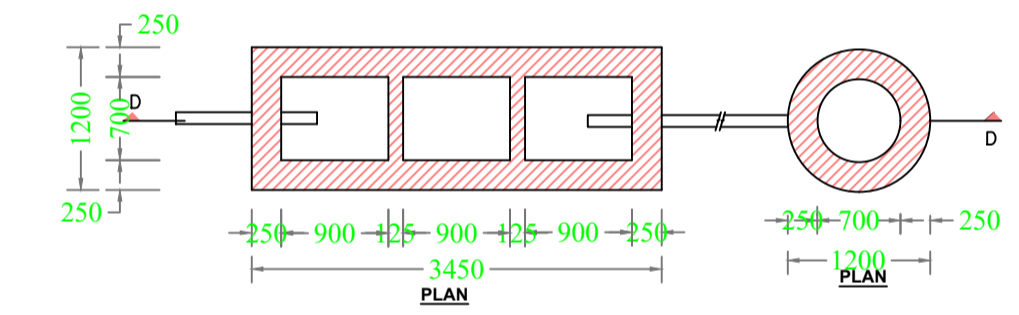
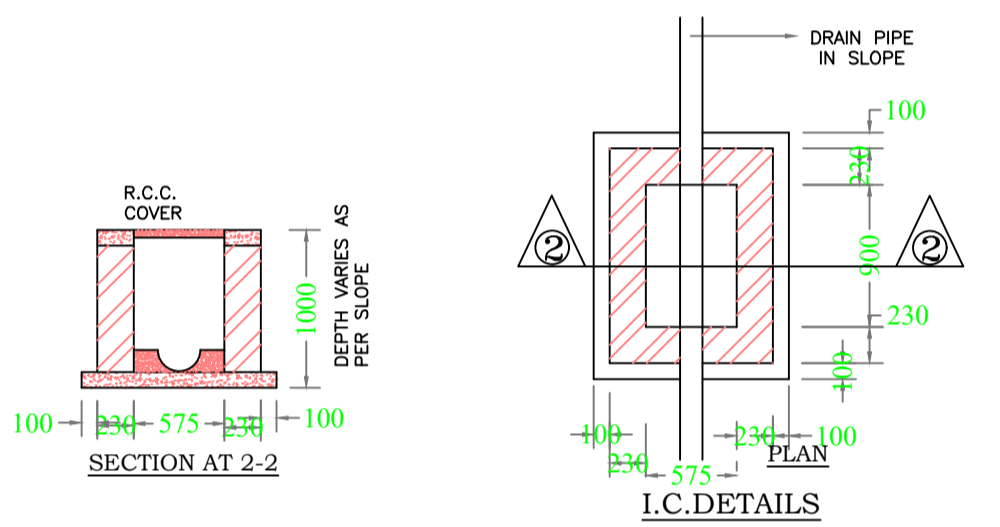
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



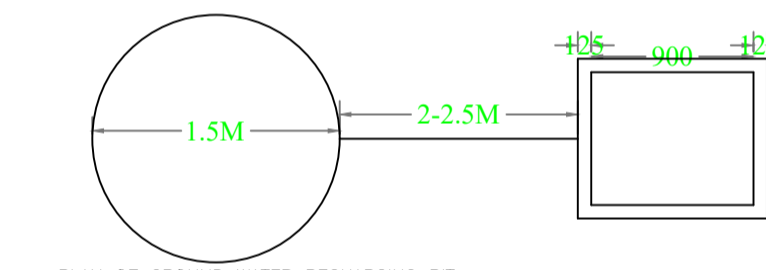
TERRACE FLOOR PLAN (SCALE 1:100)



STRUCTURAL DETAIL

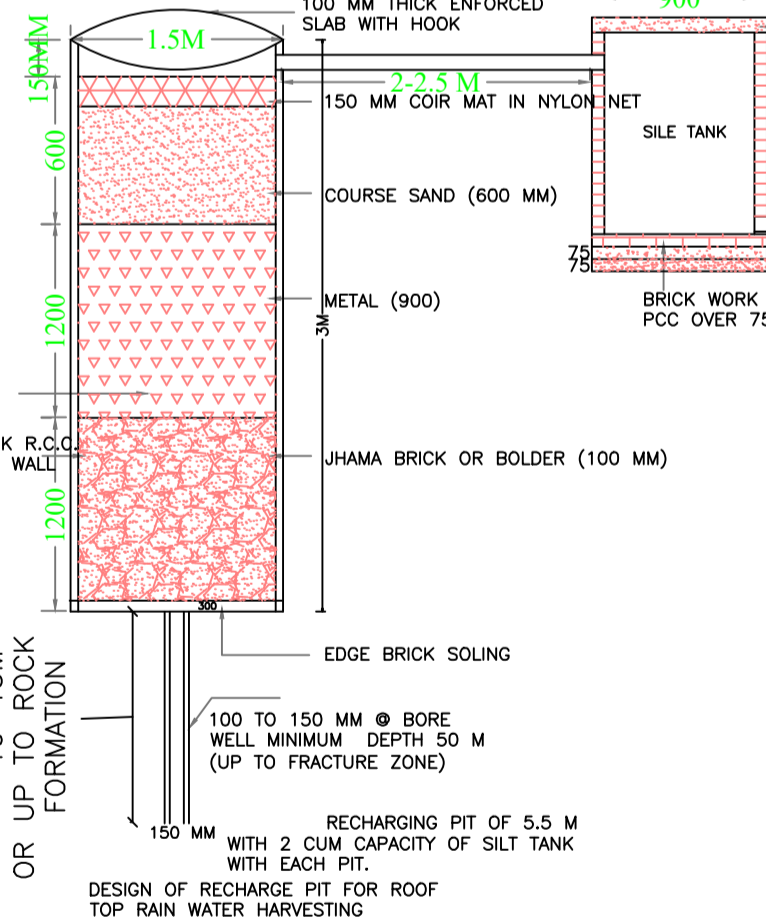


DETAIL OF SEPTIC TANK & SOAKPIT.



PLAN OF GROUND WATER RECHARGING PIT WITH SILT TANK

DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK



RAIN WATER STORAGE TANK DETAIL

Building :A (BUILDING)

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.)	Tnmt (No.)
		Lift	Parking	Res.	Commercial				
Ground Floor	308.19	0.00	293.21	0.00	0.00	8.52	14.98	14.98	00
First Floor	308.20	6.46	0.00	12.37	289.37	0.00	301.74	301.74	02
Second Floor	299.64	6.46	0.00	0.00	293.18	0.00	293.18	293.18	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	916.03	12.92	293.21	12.37	582.54	8.52	609.90	609.90	03
Total Number of Same Buildings	1								
Total :	916.03	12.92	293.21	12.37	582.54	8.52	609.90	609.90	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D	0.76	2.10	02
A (BUILDING)	D2	0.76	2.10	14
A (BUILDING)	D	0.90	2.10	11

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.90	0.60	14
A (BUILDING)	W	1.03	1.20	24

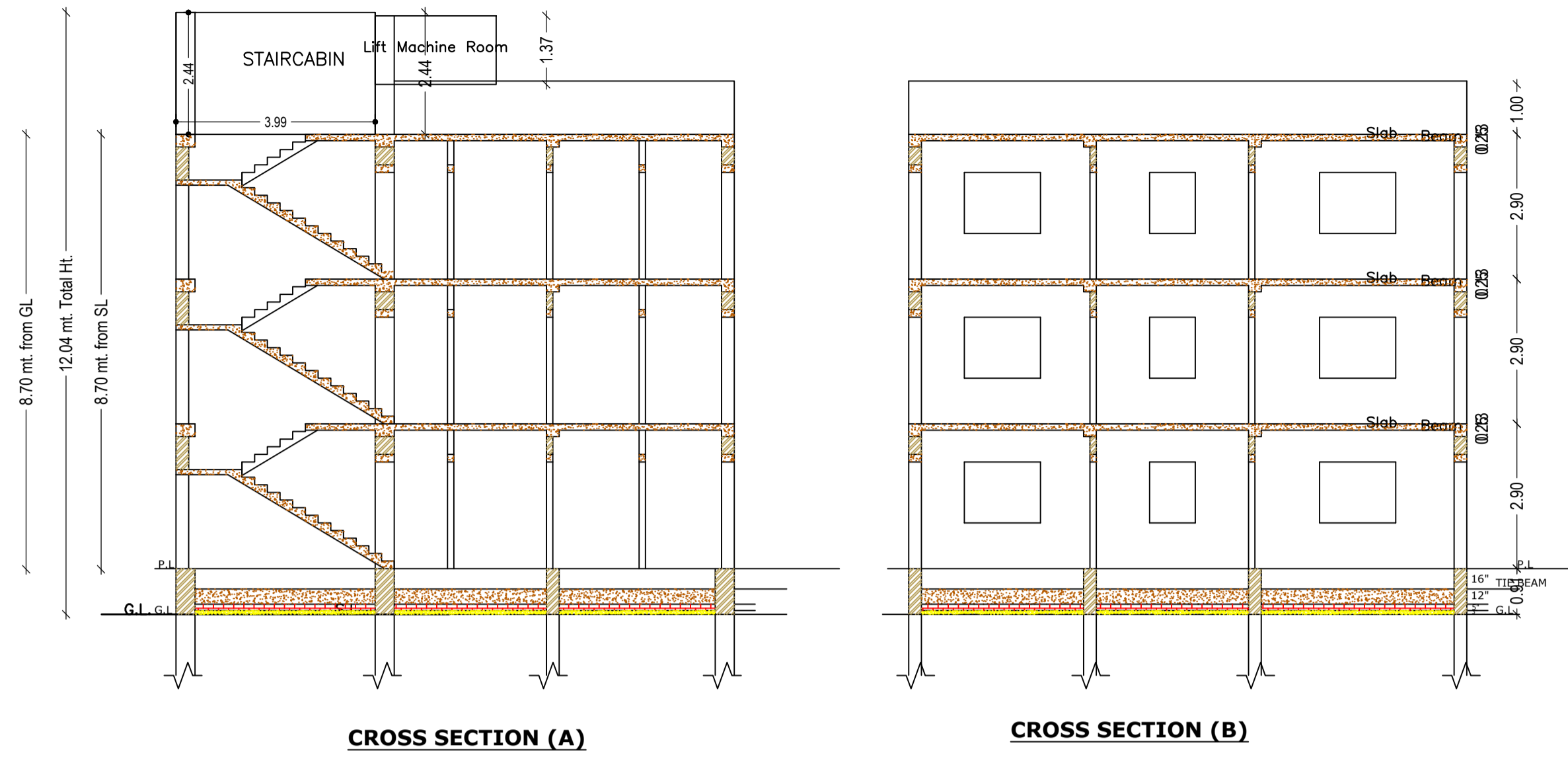
UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
SECOND FLOOR PLAN	SPLIT A	SHOP	283.06	282.07	2	1
FIRST FLOOR PLAN	CFAR-54	SHOP	279.25	278.02	24	2
FIRST FLOOR PLAN	SPLIT A	FLAT	12.37	11.47	1	2
Total:	-	-	574.68	571.56	27	3

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RANJIT KUMAR PZP/ENG/0002/2018			

Proposal Basic Information

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