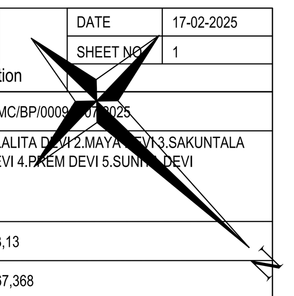
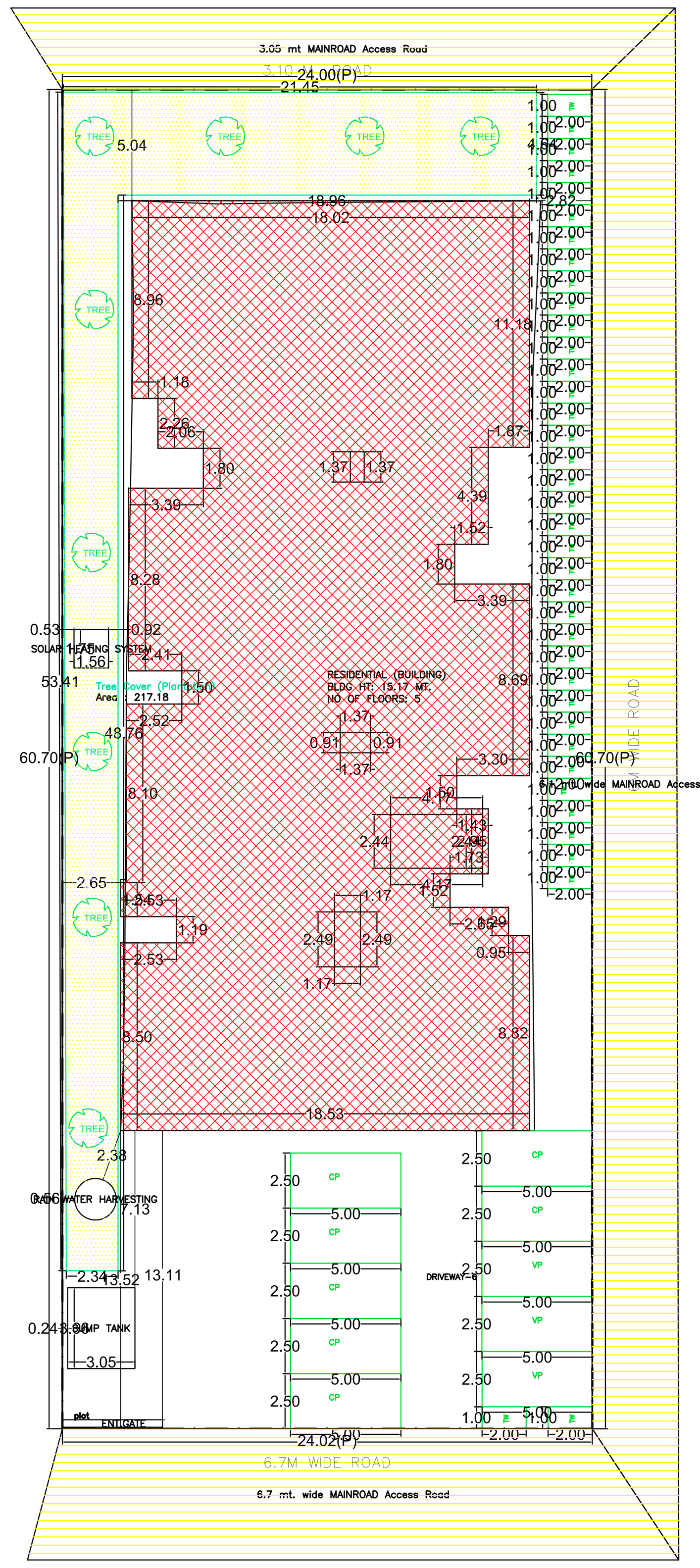
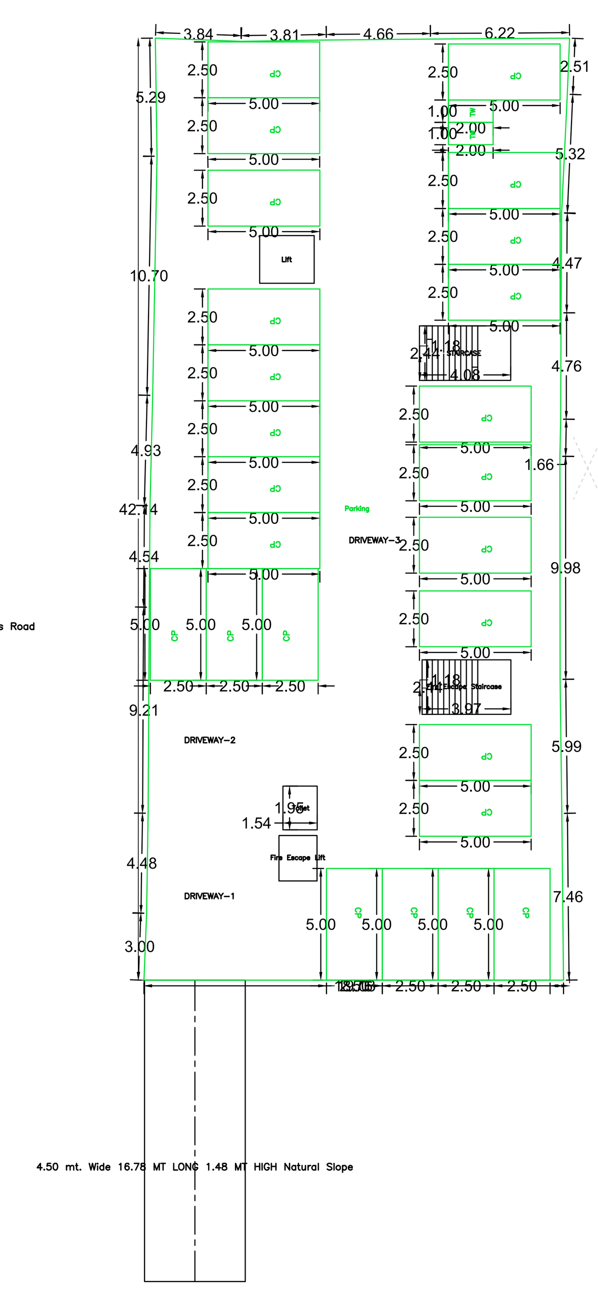
Project Title :RESIDENTIAL BUILDING

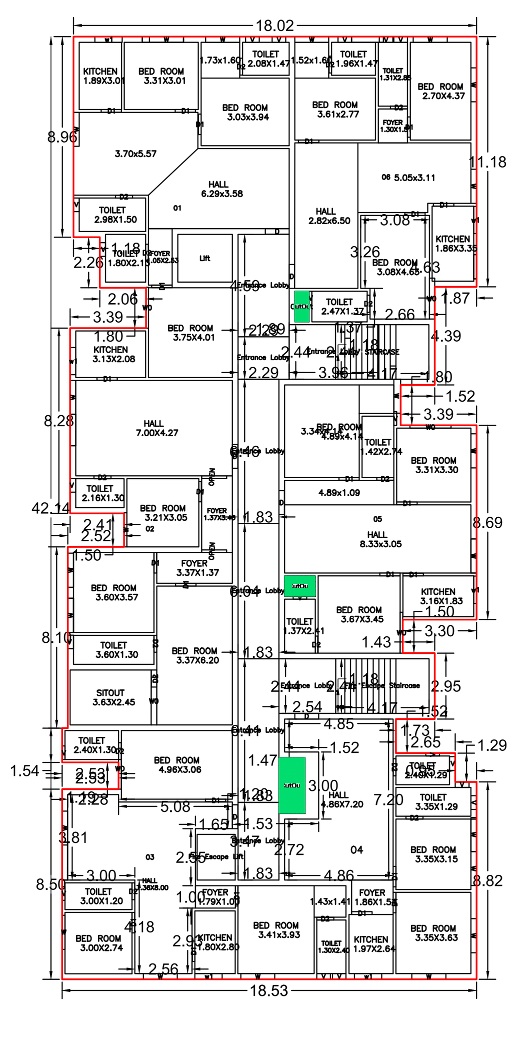
DATE	17-02-2025
SHEET NO	1



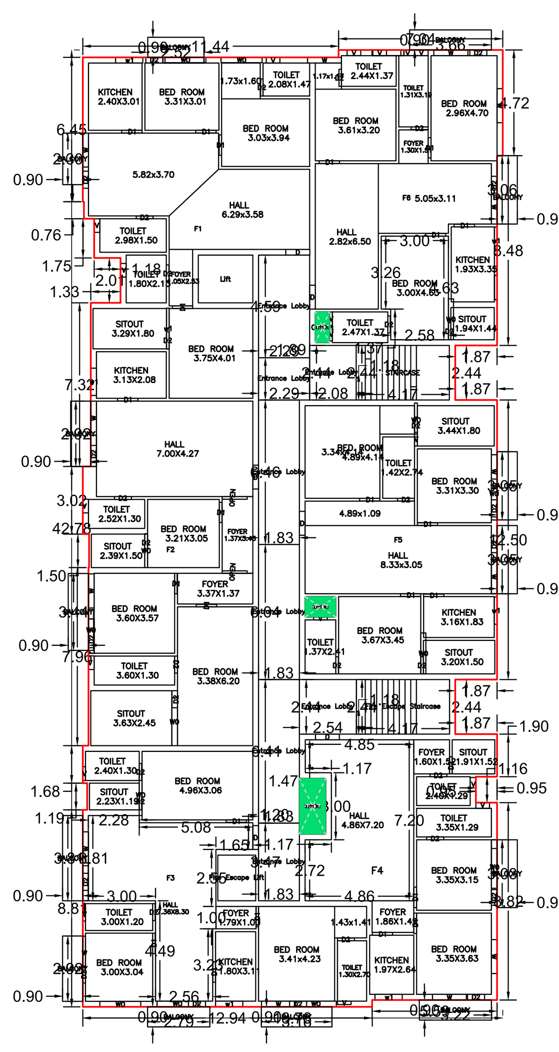




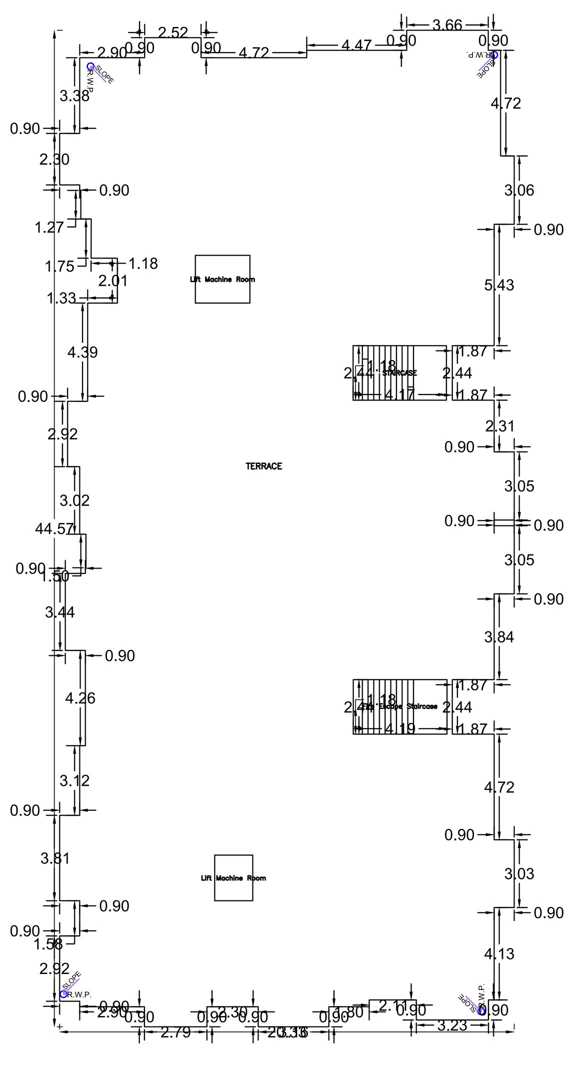
BASEMENT FLOOR PLAN
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Proposal Basic Information

Proposal File No.	HMC/BP/0009/W07/2025
Owner Name	1.LALITA DEVI 2.MAYA DEVI 3.SAKUNTALA DEVI 4.PREM DEVI 5.SUNITA DEVI
Khata No	73,13
Plot No	367,368
Village Name	Hazari
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT HAZARIBAGH NAGAR NIGAM	VERSION NO.: 1.0.74 VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: HAZARIBAGH	Plot SubUse: Residential Bldg/Apartment	
Authority: HAZARIBAGH NAGAR NIGAM	PlotNearbyReligiousStructure: NA	
Inward_No: HMC/BP/0009/W07/2025	Plot/SubPlot No: 367,368	
Application Type: General Proposal	North: Road Width - 6.7	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1457.39
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1457.39
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		217.18
Total		217.18
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1240.22
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1457.39
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	1457.39
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		728.70
Proposed Coverage Area (48.50 %)		706.80
Total Prop. Coverage Area (48.5 %)		706.80
Balance coverage area (1.50 %)		21.90
FAR CHECK		
Perm. FAR Area (2.500)		3643.48
Total Perm. FAR area		3643.48
Residential FAR		3422.71
Proposed FAR Area		3432.66
Total Proposed FAR Area		3432.66
Consumed FAR (Factor)		2.36
Balance FAR Area		210.82
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		4697.99
ARCHITECT (Regd)		Jigyashu Kumar
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		1.LALITA DEVI 2.MAYA DEVI 3.SAKUNTALA DEVI 4.PREM DEVI 5.SUNITA DEVI
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	black
ABUTTING ROAD	green
PROPOSED CONSTRUCTION	red
COMMON PLOT	yellow
ROAD WIDENING AREA	yellow
EXISTING (To be retained)	blue
EXISTING (To be demolished)	yellow

Buildingwise Floor FAR Details

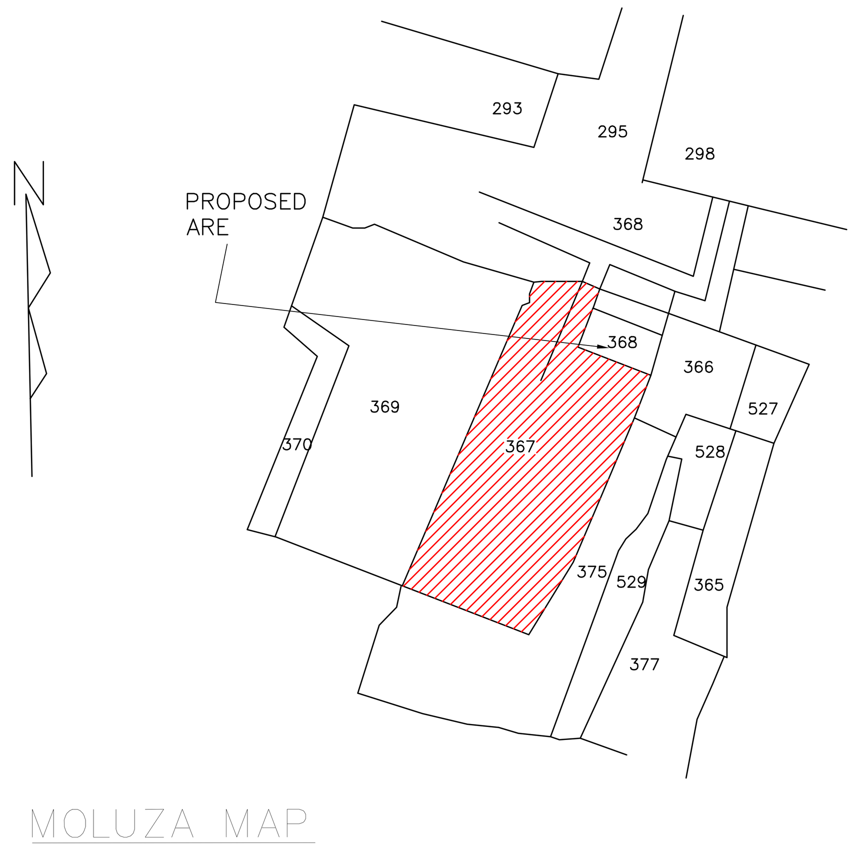
Floor Name	RESIDENTIAL (BUILDING) Proposed Built Up Area (Sq.mt.)	RESIDENTIAL (BUILDING) Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	772.78	9.95	772.78	9.95
Ground Floor	716.97	635.18	716.97	635.18
First Floor	802.06	696.88	802.06	696.88
Second Floor	802.06	696.88	802.06	696.88
Third Floor	802.06	696.88	802.06	696.88
Fourth Floor	802.06	696.88	802.06	696.88
Terrace Floor	0.00	0.00	0.00	0.00
Total :	4697.99	3432.65	4697.99	3432.65

Building USE/SUBUSE Details

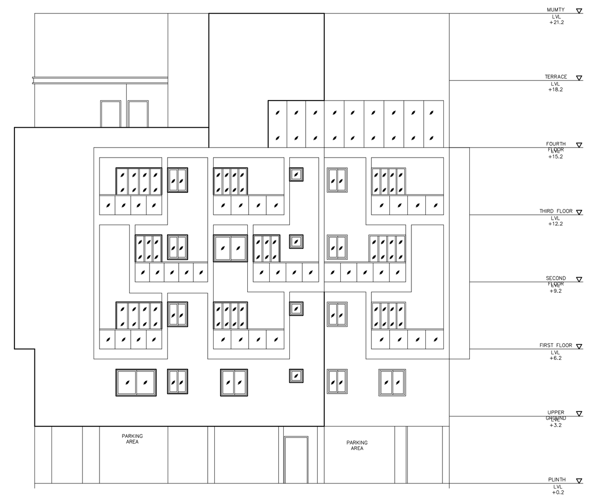
Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
RESIDENTIAL (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise	GROUND FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
				TYPICAL - 1, 2, 3& 4 FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
				TERRACE FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-
				BASEMENT FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-

Balcony Calculations Table

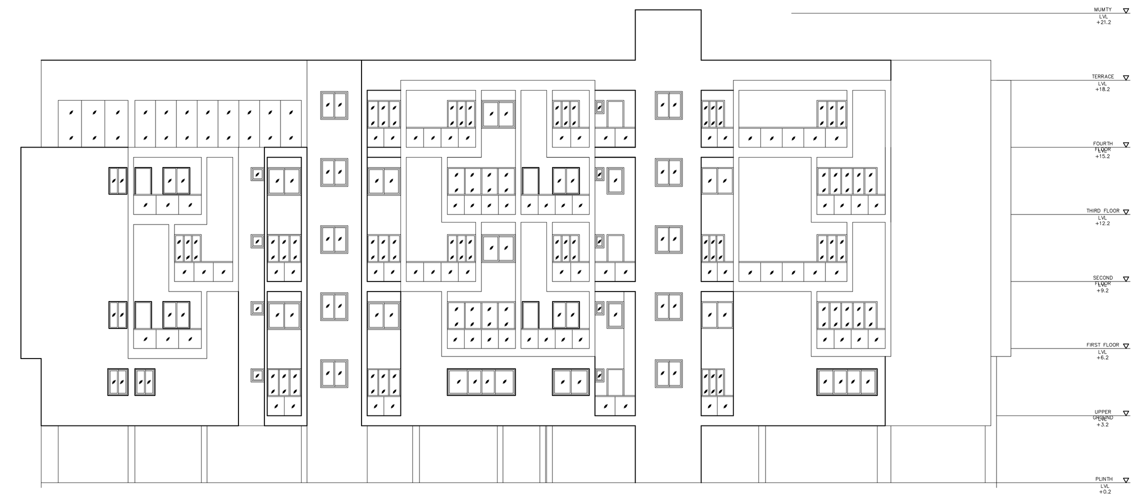
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	0.90 X 2.52 X 1 X 4	9.08	154.56
	0.90 X 3.66 X 1 X 4	13.16	
	0.90 X 3.06 X 1 X 4	11.00	
	0.90 X 3.05 X 2 X 4	22.00	
	0.90 X 3.03 X 1 X 4	10.88	
	0.90 X 3.23 X 1 X 4	11.60	
	0.90 X 3.16 X 1 X 4	11.36	
	0.90 X 2.79 X 1 X 4	10.04	
	0.90 X 2.92 X 2 X 4	21.04	
	0.90 X 3.82 X 1 X 4	13.72	
	0.90 X 3.44 X 1 X 4	12.40	
	0.90 X 2.30 X 1 X 4	8.28	
Total	-	-	154.56



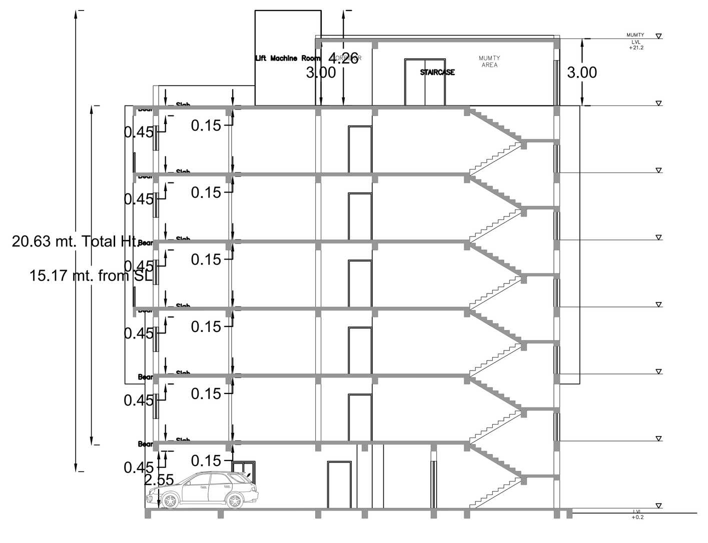
MOLUZA MAP



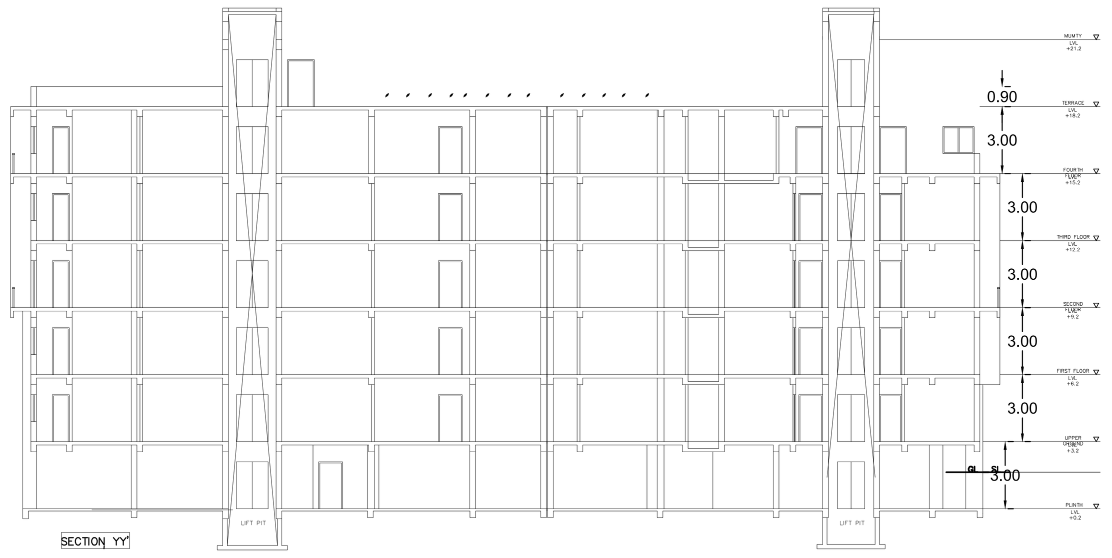
FRONT ELEVATION



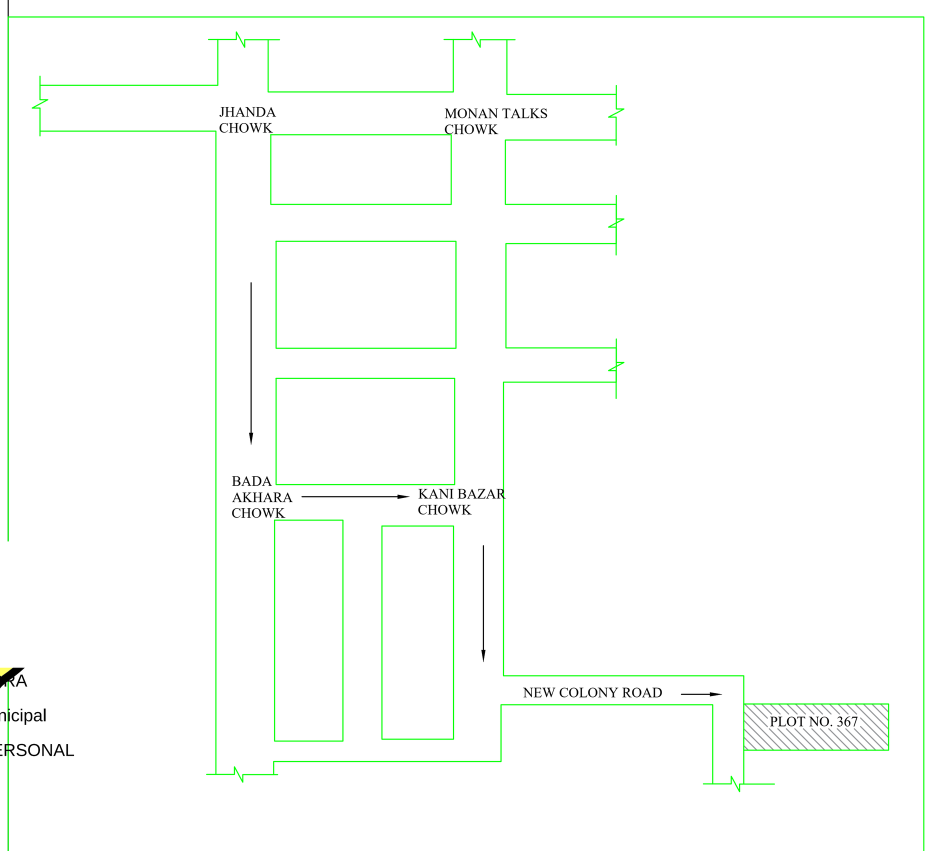
RIGHT SIDE ELEVATION



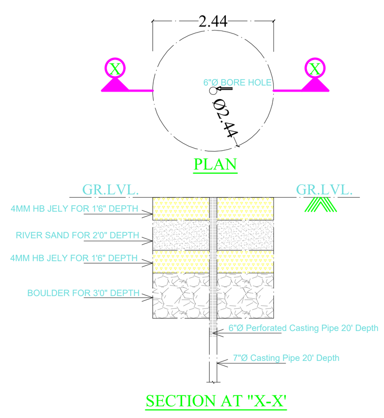
SECTION XX'

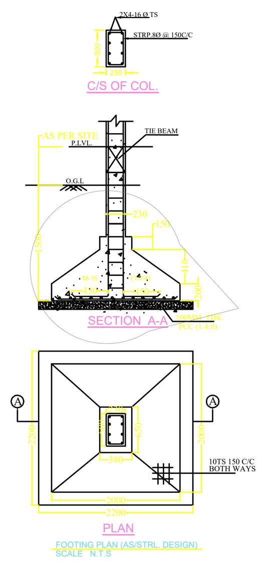


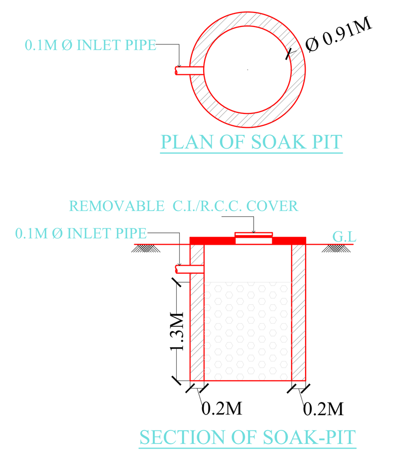
SECTION YY'



LOCATION MAP







Building :RESIDENTIAL (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Balcony	Accessory Use	Parking	Proposed FAR Area (Sq.mt.) Resi.	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Basement Floor	772.78	0.00	772.78	9.67	8.67	0.00	3.00	741.49	0.00	9.95	9.95	9.95	00
Ground Floor	722.01	5.04	716.97	10.17	0.00	0.00	71.62	0.00	635.18	0.00	635.18	635.18	06
First Floor	807.10	5.04	802.06	10.17	8.67	19.31	67.03	0.00	696.88	0.00	696.88	696.88	06
Second Floor	807.10	5.04	802.06	10.17	8.67	19.31	67.03	0.00	696.88	0.00	696.88	696.88	06
Third Floor	807.10	5.04	802.06	10.17	8.67	19.31	67.03	0.00	696.88	0.00	696.88	696.88	06
Fourth Floor	807.10	5.04	802.06	10.17	8.67	19.31	67.03	0.00	696.88	0.00	696.88	696.88	06
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	4723.19	25.20	4697.99	60.52	43.35	77.24	342.74	741.49	3422.70	9.95	3432.65	3432.65	30
Total Number of Same Buildings :	1												
Total :	4723.19	25.20	4697.99	60.52	43.35	77.24	342.74	741.49	3422.70	9.95	3432.65	3432.65	30

FAR & Tenement Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Balcony	Accessory Use	Parking	Proposed FAR Area (Sq.mt.) Resi.	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
RESIDENTIAL (BUILDING)	1	4723.19	25.20	4697.99	60.52	43.35	77.24	342.74	741.49	3422.70	9.95	3432.65	3432.65	30
Grand Total :	1	4723.19	25.20	4697.99	60.52	43.35	77.24	342.74	741.49	3422.70	9.95	3432.65	3432.65	30

UnitBUA Table for Building :RESIDENTIAL (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	01	FLAT	112.23	111.77	9	6
	02	FLAT	122.12	121.38	10	
	03	FLAT	100.65	100.23	9	
	04	FLAT	81.20	80.83	7	
	05	FLAT	96.44	96.05	7	
	06	FLAT	102.69	102.19	9	
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	F1	FLAT	126.83	122.03	10	24
	F2	FLAT	132.49	126.02	11	
	F3	FLAT	118.77	106.95	10	
	F4	FLAT	93.35	87.35	9	
	F5	FLAT	114.69	108.81	9	
	F6	FLAT	115.46	108.93	10	
Total:	-	-	3421.67	3252.77	287	30

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESIDENTIAL (BUILDING)	D2	0.76	2.13	164
RESIDENTIAL (BUILDING)	D1	0.91	2.13	115
RESIDENTIAL (BUILDING)	D	1.07	2.13	30
RESIDENTIAL (BUILDING)	OPEN	1.12	2.13	10

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESIDENTIAL (BUILDING)	V	0.61	1.22	92
RESIDENTIAL (BUILDING)	w1	1.22	1.22	30
RESIDENTIAL (BUILDING)	W	1.52	1.22	78
RESIDENTIAL (BUILDING)	W0	1.52	2.44	08
RESIDENTIAL (BUILDING)	W0	1.83	2.44	49
RESIDENTIAL (BUILDING)	w1	1.83	2.44	04
RESIDENTIAL (BUILDING)	W0	2.13	2.44	05

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.	Visitors Car Reqd./Unit	Visitors Car Reqd.	Visitors Car Prop.	TwoWheeler Reqd./Unit	TwoWheeler Reqd.	TwoWheeler Prop.
RESIDENTIAL (BUILDING)	Residential	Residential Bldg/Apartment	> 0	1	30.00	1	30	-	-	-	-	-	-	-
			> 0	1	30.00	-	-	-	-	-	-	1	30	-
			> 0	1	30.00	-	-	-	1	3	-	-	-	-
	Total :		-	-	-	-	30	32	-	3	3	-	30	40

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	32	400.00
Total Car	30	375.00	32	400.00
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	3	37.50	3	37.50
TwoWheeler	-	-	40	80.00
Total TwoWheeler	30	60.00	40	80.00
Other Parking	-	-	-	424.99
Total	472.50			1022.49

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Jigyashu Kumar HMC/ARC/0006/2016			

ame : YOGENDRA
RASAD
esignation : Municipal
ommisioner
rganization : PERSONAL

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