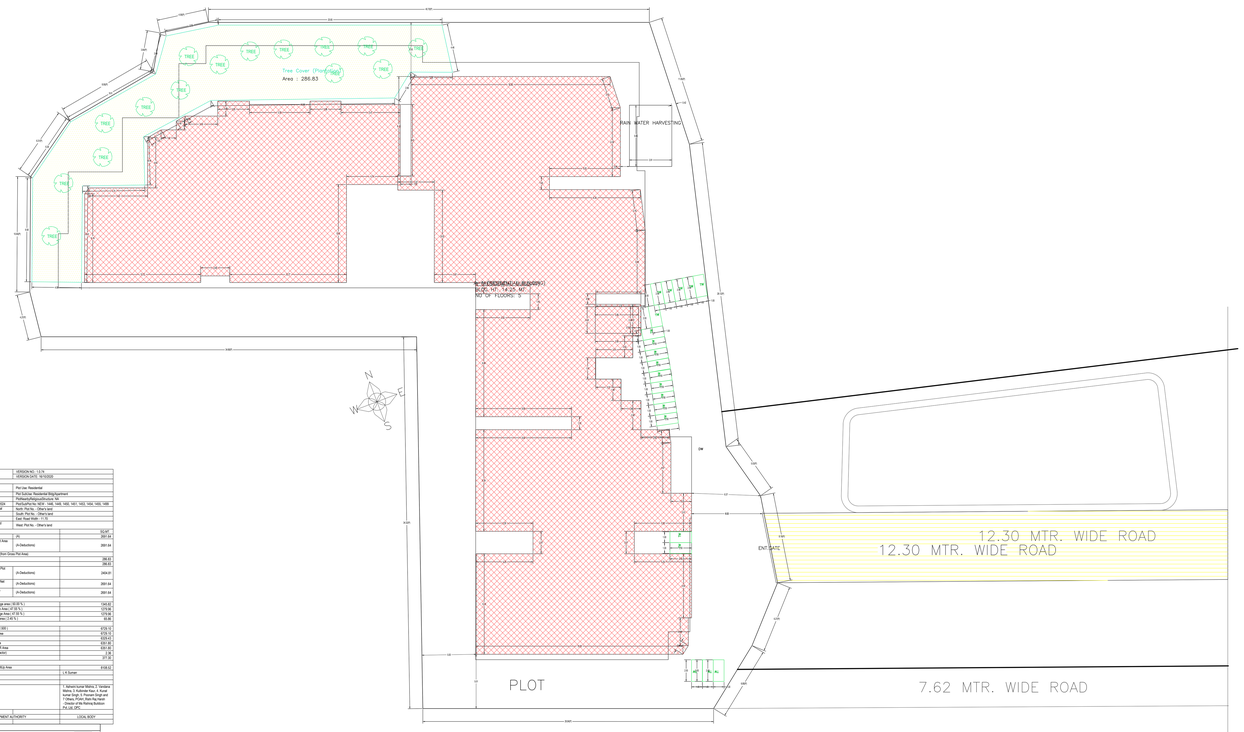
Project Title :VISHNU MAHATO & OTHERS

DATE	06-01-2025
SHEET NO	1

Proposed Basic Information

Proposal File No	JWCRP0070913/2024
Owner Name	1. Ashwini kumar Mishra, 2. Vandana Mishra, 3. Ashwini kumar Singh, 4. Kumar Gaurav Singh and 5.Tarunesh Singh and 1.Vikas, 2Vishnu Rani Raj Hasan, 3.Ashwini Kumar Mishra, 4.Vandana Mishra, 5.Shubham Mishra
Khata No	1&2:719, 40, 34, 35
Plot No	NEW - 1446, 1445, 1442, 1441, 1453, 1454, 1452, 1455
Village Name	MOHARDA
Use	Residential
SubUse	Residential Bldg/Apartment



SITE PLAN

AREA STATEMENT	VERSION NO: 1.0.76
(Residential Building)	VERSION DATE: 18/10/2018
PROJECT DETAIL	
Region: AMBERNAGE (RMA)	
District: Patna	Plot Use: Residential
Layout: NOT CHECKED	Plot SubUse: Residential Bldg/Apartment
Authority: JAMDEVEPUR NOC	Profession/Authority: Owner
Application Type: New Application	Project Type: Building Permit (BP)
Application Type: General Proposal	Apply Plot No. / Other Land:
Project Type: Building Permission	South Plot No. / Other Land:
Nature of Development: New	East Road Width:
Area of Development Land: Dhur	West Plot No. / Other Land:
AREA DETAILS	
AREA OF PLOT (Minimum)	(A) 287.24
NET AREA OF PLOT(Gross Plot Area - Deductions Area)	(A-Deductions) 287.24
Deduction for Balcony Plot Adaptive Gross Plot Area:	
Common Plot	38.02
	38.02
NET AREA OF PLOT(Gross Plot Area - Plot deduction Area)	(A-Deductions) 249.22
NET AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 249.22
Plot Area for FAR (Net Plot Area + Road Width Addition)	(A-Deductions) 249.22
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	124.61
Proposed Coverage Area (45.91 %)	114.45
Total Free Coverage Area (41.00 %)	101.84
Balance coverage area (8.91 %)	22.26
FAR CHECK	
Perm. FAR Area (2.50)	618.10
Total Perm. FAR area	618.10
Proposed FAR Area	2224.37
Proposed FAR Area	2224.37
Total Proposed FAR Area	2224.37
Consumed FAR (Factor)	8.96
Balance FAR Area	0.04
BUILT UP AREA CHECK	
Proposed Built Up Area	2228.22
DEVELOPMENT TAX	LS Survey
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	1. Ashwini Kumar Mishra, 2. Vandana Mishra, 3. Ashwini Kumar Singh, 4. Kumar Gaurav Singh and 5.Tarunesh Singh and 1.Vikas, 2Vishnu Rani Raj Hasan, 3.Ashwini Kumar Mishra, 4.Vandana Mishra, 5.Shubham Mishra
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- ROAD WIDENING
- ROAD WIDENING AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

BLU2021gn3qf FYJUY FAM CMFU5YN

Floor Name	Building Name RESIDENTIAL BUILDING		Total	
	Proposed Built Up Area (Plot)	Proposed FAR Area (Plot)	Total Proposed Built Up Area	Total FAR Area
Basement Floor	156.75	0.0	156.75	0.0
Ground Floor	1286.74	1275.37	1286.74	1275.37
First Floor	1286.74	1275.37	1286.74	1275.37
Second Floor	1286.74	1275.37	1286.74	1275.37
Third Floor	1286.74	1275.37	1286.74	1275.37
Fourth Floor	1286.74	1275.37	1286.74	1275.37
Fifth Floor	1286.74	1275.37	1286.74	1275.37
Total :	8132.22	6577.74	8132.22	6577.74

Building Use/SubUse Details

Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	Field Name	Field Use	Field SubUse
A (RESIDENTIAL BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise	TERRACE FLOOR PLAN (Terrace Level)	Residential	Residential Bldg/Apartment	-	-	-
				FIFTH FLOOR PLAN (Level : 14.25 Mtr.)	Residential	Residential Bldg/Apartment	Residential Unit	Residential	Residential Bldg/Apartment
				FOURTH FLOOR PLAN (Level : 11.25 Mtr.)	Residential	Residential Bldg/Apartment	Residential Unit	Residential	Residential Bldg/Apartment
				THIRD FLOOR PLAN (Level : 8.25 Mtr.)	Residential	Residential Bldg/Apartment	Residential Unit	Residential	Residential Bldg/Apartment
				SECOND FLOOR PLAN (Level : 5.25 Mtr.)	Residential	Residential Bldg/Apartment	Residential Unit	Residential	Residential Bldg/Apartment
				FIRST FLOOR PLAN (Level : 2.25 Mtr.)	Residential	Residential Bldg/Apartment	Residential Unit	Residential	Residential Bldg/Apartment

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.Unit	Car Reqd.	Car Prop.	Cycle/Dry Cyl Reqd.Unit	Reqd.	Prop.	Cycle/Wetc Reqd.Unit	Reqd.	Prop.
A (RESIDENTIAL BUILDING)	Residential	Residential Bldg/Apartment	> 300 - 500	> 1 - 8	8	50 - 100	8	8	-	-	-	1 - 10	1	10
			> 500	> 8	36				1	2	2	> 10	4	36
	Total :		-	-	-		16	16	-	-	-	-	10	46

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	16	400.00	16	512.00
Total Car	16	512.00	16	512.00
Visitor's Car Parking	-	-	7	87.50
Total Visitor's Car Parking	7	87.50	7	87.50
Ramp Area	-	-	36	135.00
Total Parking	23	599.50	59	732.50
Open Parking	-	-	0	0.00
Total	-	-	59	732.50

FAR & Tenement Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Add Area in Lieu Deduction (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Tenement FAR Area (Sq.mt.)	Tenement (No.)
			StairCase	Lift	Ivoid	Parking	Resi.		Resi.			
A (RESIDENTIAL BUILDING)	1	8132.22	84.66	84.66	21.36	1614.36	4539.41	22.37	4561.78	6577.74	6577.74	60
Total :	1	8132.22	84.66	84.66	21.36	1614.36	4539.41	22.37	4561.78	6577.74	6577.74	60

Building A (RESIDENTIAL BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Add Area in Lieu Deduction (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Tenement FAR Area (Sq.mt.)	Tenement (No.)
		StairCase	Lift	Ivoid	Parking	Resi.		Resi.			
Basement Floor	156.75	0.75	0.75	0.00	1614.36	0.00	22.37	22.37	22.37		00
Ground Floor	1286.74	9.78	4.39	0.00	0.00	1275.37	0.00	1275.37	1275.37		12
First Floor	1286.74	9.78	12.11	4.39	0.00	1260.46	0.00	1260.46	1260.46		12
Second Floor	1286.74	9.78	12.11	4.39	0.00	1260.46	0.00	1260.46	1260.46		12
Third Floor	1286.74	9.78	12.11	4.39	0.00	1260.46	0.00	1260.46	1260.46		12
Fourth Floor	1286.74	9.78	12.11	4.39	0.00	1260.46	0.00	1260.46	1260.46		12
Fifth Floor	1286.74	9.78	12.11	4.39	0.00	1260.46	0.00	1260.46	1260.46		12
Total :	8132.22	59.89	65.55	22.34	1614.36	6539.41	22.37	6561.78	6561.78		60
Number of Same Buildings	1										
Total :	8132.22	59.89	65.55	22.34	1614.36	6539.41	22.37	6561.78	6561.78		60

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	D	0.75	2.10	10
A (RESIDENTIAL BUILDING)	D2	0.75	2.10	286
A (RESIDENTIAL BUILDING)	D1	0.90	2.10	166
A (RESIDENTIAL BUILDING)	D	0.90	2.10	12
A (RESIDENTIAL BUILDING)	D	1.20	2.10	46

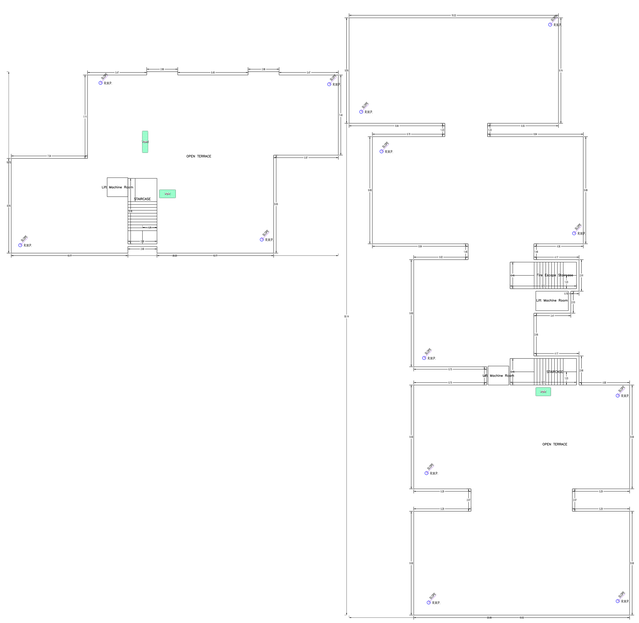
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	V	0.60	0.60	110
A (RESIDENTIAL BUILDING)	V	0.72	0.60	12
A (RESIDENTIAL BUILDING)	V	0.74	0.60	12
A (RESIDENTIAL BUILDING)	W3	0.90	1.80	110
A (RESIDENTIAL BUILDING)	W4	1.15	1.80	12
A (RESIDENTIAL BUILDING)	W4	1.20	1.80	36
A (RESIDENTIAL BUILDING)	W5	1.80	1.80	225

SYCHEDULE Table for Building :A (RESIDENTIAL BUILDING)

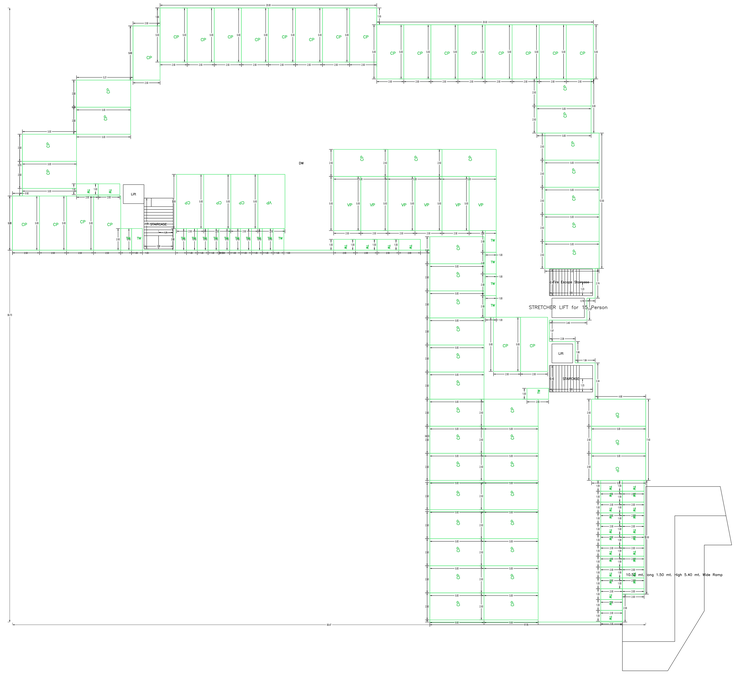
FLOOR	Name	DWELLING Type	UnitBLK Area	Carpet Area	No. of Rooms	No. of Tenements
TYPICAL – 1, 2, 3& 4 FLOOR PLAN	1	FLAT	80.00	48.45	3	12
	10	FLAT	80.00	48.00	3	
	11	FLAT	80.00	48.00	3	
	12	FLAT	87.45	47.73	3	
	2	FLAT	87.45	47.73	3	
	3	FLAT	87.45	47.73	3	
	4	FLAT	80.00	48.45	3	
	5	FLAT	80.00	48.00	3	
	6	FLAT	80.00	48.00	3	
	7	FLAT	87.45	47.73	3	
	8	FLAT	87.45	46.75	3	
	9	FLAT	80.00	48.45	3	
GROUND FLOOR PLAN	1	FLAT	70.00	76.70	3	12
	10	FLAT	70.00	76.70	3	
	11	FLAT	70.00	76.70	3	
	12	FLAT	70.00	76.70	3	
	2	FLAT	70.00	76.70	3	
	3	FLAT	70.00	76.70	3	
	4	FLAT	70.00	76.70	3	
	5	FLAT	80.00	84.00	3	
	6	FLAT	80.00	84.00	3	
	7	FLAT	87.45	47.73	3	
	8	FLAT	87.45	46.75	3	
	9	FLAT	80.00	84.00	3	
Total:	48	-	3412.00	3202.23	153	60

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



TERRACE FLOOR PLAN
(SCALE 1:100)

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



BASEMENT FLOOR PLAN
(SCALE 1:100)

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LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
L K Eurasia JWCRS0095307/0			

Authorised Signatory
Authorised Officer
Kaushal Kishor Agrawal

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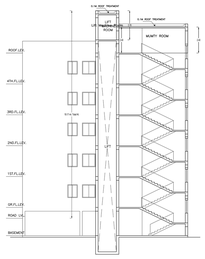
Project Title :VISHNU MAHATO & OTHERS

DATE	06-01-2025
SHEET NO	2

Proposal Basic Information	
Proposal File No	JNMCR/P/0077/P/01/2024
Owner Name	1. Ashwini kumar Mishra, 2. Vandana Mishra, 3. Vishnu Mahato, 4. Ajay kumar Singh, 5. Parveen Singh and 7 Others, PUAN: Ram Raj Hazari
Khata No	1. Ashwini kumar Mishra Khata No. 96,97,98, 40, 34, 35.
Plot No	NEW - 1446, 1445, 1452, 1451, 1453, 1454, 1455, 1456
Village Name	MOHARDA
Use	Residential
SubUse	Residential Bldg/Apartment

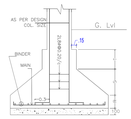
TYPICAL – 1, 2, 3& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



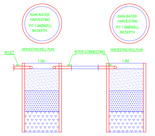
SECTION X–X

SECTION Y–Y

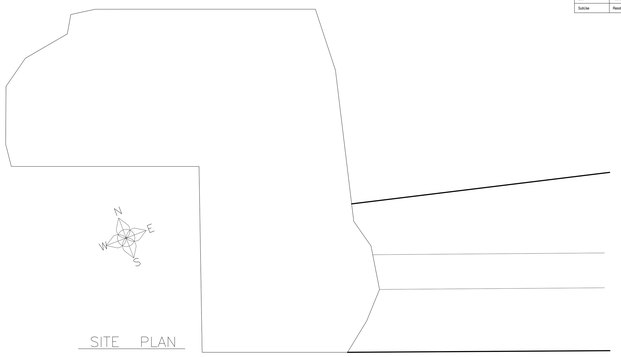
SIDE–A ELEVATION



DETAIL OF COLUMN & FOOTING

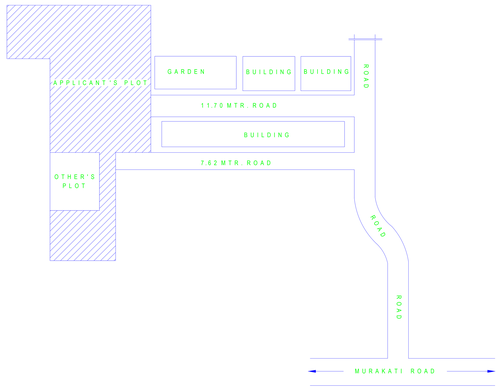


HARVESTING WELL SECTION



SITE PLAN

FRONT ELEVATION



LTP NAME AND SIGNATURE	STRUCTURAL ENGG NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
L.T.P. Esmar JNMCR/A0000/2016			

Kritika Kumari
Assistant Town Planner Officer
Amnour Municipal Council

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