

SITE PLAN SCALE - 1 : 300

SITE PLAN

(Scale - 1:200)

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	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.)
					Stair/Case	Lift	Accessory Use					
A (124 SANJAY ROAD)	1	1054.08	20.70	1033.38	27.50	31.30	8.58	121.72	796.58	11.70	808.28	05
Grand Total	1	1054.08	20.70	1033.38	27.50	31.30	8.58	121.72	796.58	11.70	808.28	5.00

11559.549 m² sq.mt.

AREA STATEMENT (JAMSHEDPUR NAC)		VERSION NO. 10-11	DATE
PROJECT DETAIL :		VERSION DATE: 04/05/2017	DATE
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential		
District: EAST SINGHBHUM	Plot SubUse: Residential Bldg/Apartment		
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious Structure: NA		
Inward_No: JNAC/BP/0007/W/7/2017	Plot/SubPlot No: 1162		
Application Type: General Proposal	North: Plot No. - 1161		
Project Type: Building Permission	South: Plot No. - 1163		
Nature of Development: New	East: Road Width - 12.5		
Location of Development Area: Old Area	West: Road Width - 7.5 (alley)		
AREA DETAILS :		SQ.MT.	
NET AREA OF PLOT (Minimum)	(A)	334.60	
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	334.60	
Deduction for Balance Plot Area (from Gross Plot Area)			
Common Plot		36.05	
Total		36.05	
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	298.55	
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	334.60	
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	334.60	
COVERAGE CHECK			
Permissible Coverage area (60.00 %)		200.76	
Proposed Coverage Area (44.67 %)		149.48	
Total Prop. Coverage Area (44.67 %)		149.48	
Balance coverage area (15.33 %)		51.28	
FAR CHECK			
Perm. FAR Area (2.50)		836.50	
Total Perm. FAR area		836.50	
Residential FAR		796.58	
Proposed FAR Area		808.28	
Total Proposed FAR Area		808.28	
Consumed FAR (Factor)		2.42	
Balance FAR Area		28.24	
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area		1033.38	
ARCHITECT (Regd)		Kunal Sinha Mahapatra	
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)		Tapan Kumar Sarkar	
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)	Light Blue
EXISTING (To be demolished)	Light Yellow

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.)
Basement Floor	175.68	11.70	175.68	11.70
Ground Floor	154.98	140.90	154.98	140.90
First Floor	175.68	163.92	175.68	163.92
Second Floor	175.68	163.92	175.68	163.92
Third Floor	175.68	163.92	175.68	163.92
Fourth Floor	175.68	163.92	175.68	163.92
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1033.38	808.28	1033.38	808.28

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (124 SANJAY ROAD)	Residential	Residential Bldg/Apartment	Non-Highrise

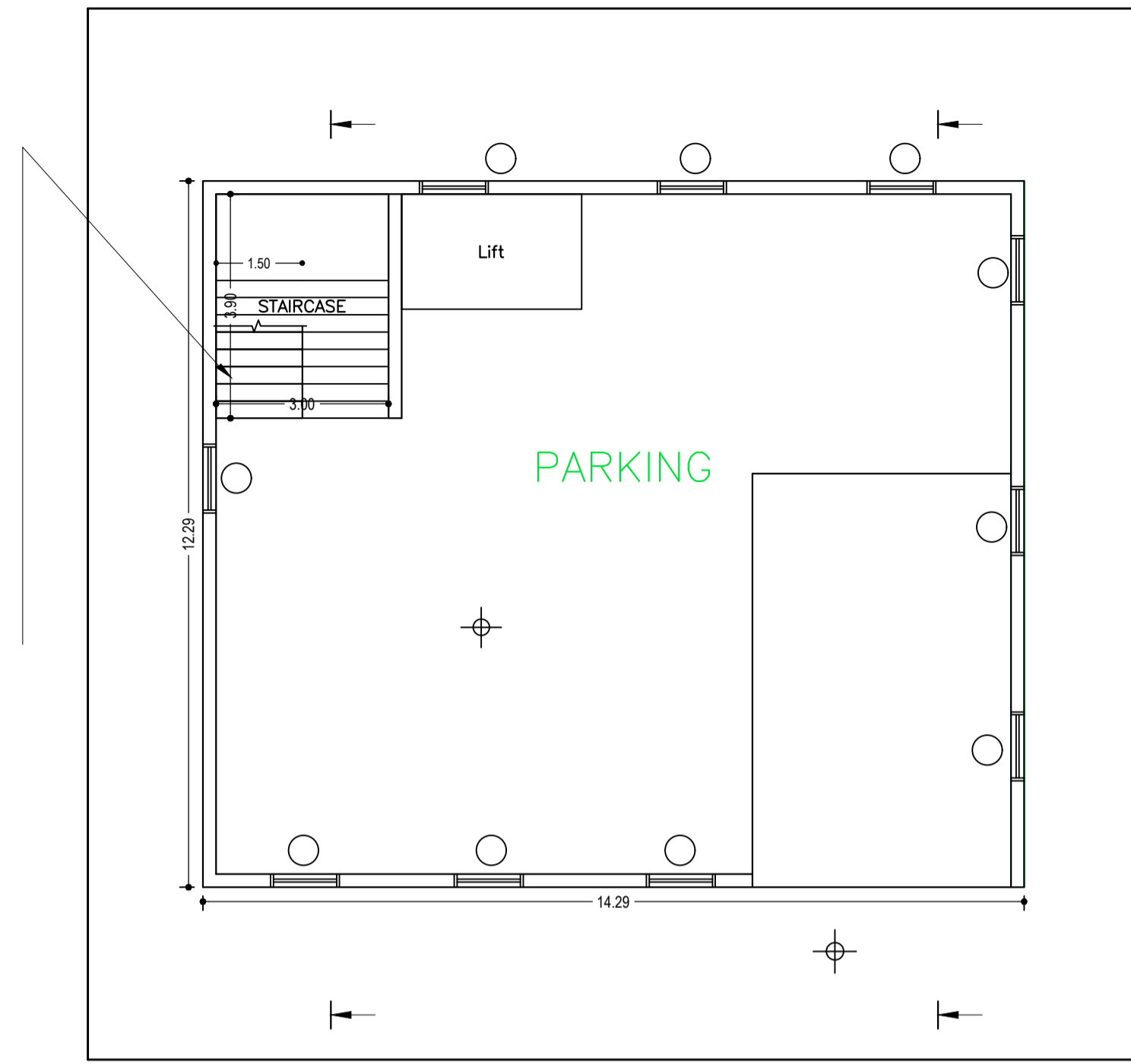
Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		
				Reqd.	Prop.	Reqd./Unit
A (124 SANJAY ROAD)	Residential	Residential Bldg/Apartment	0 - 140	1	5.00	1
			> 140	1.5	-	1
Total :			-	-	-	5

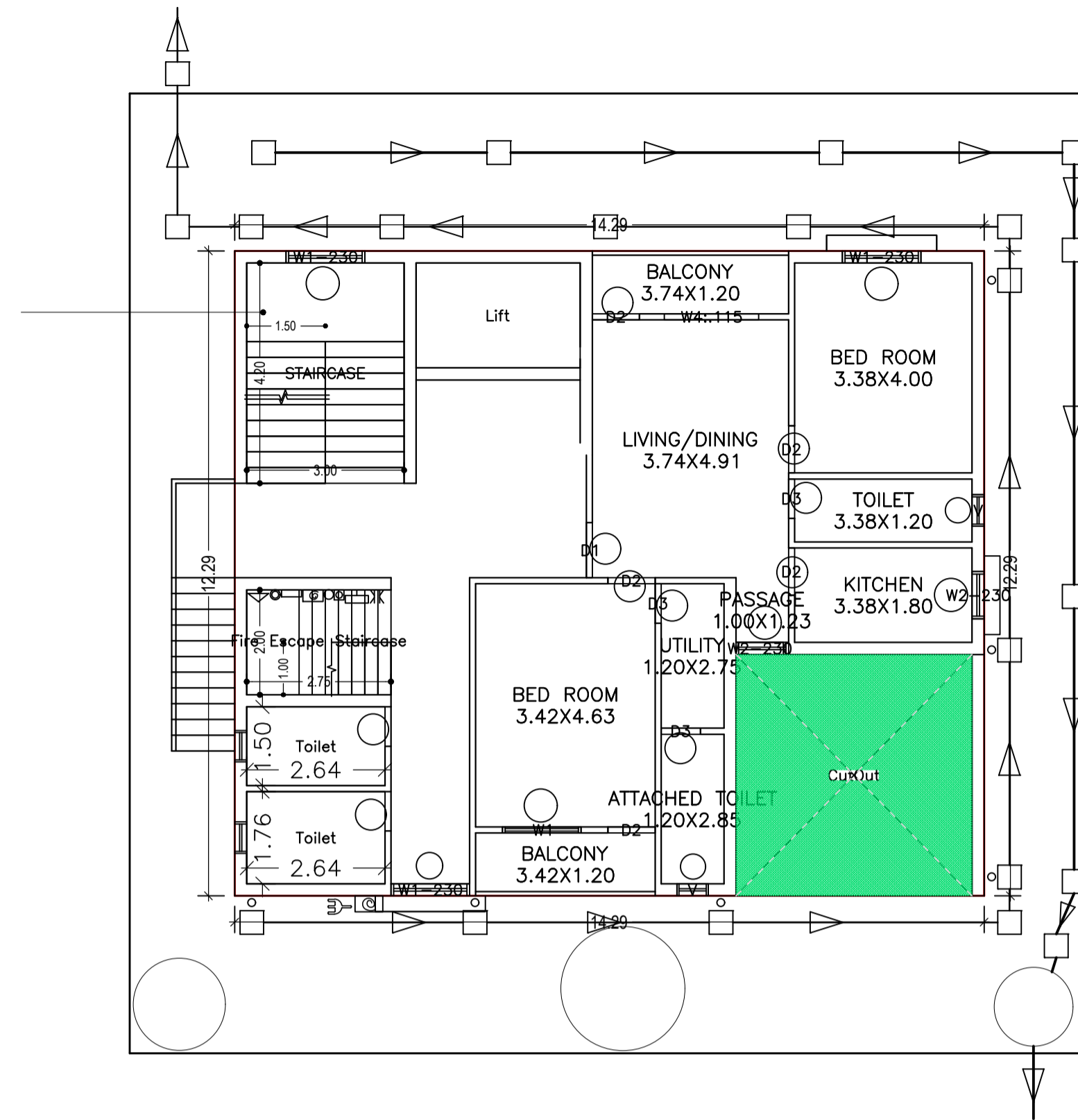
Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	5	57.60	0	0.00
Other Parking	-	-	-	121.72
Total		57.60		121.72

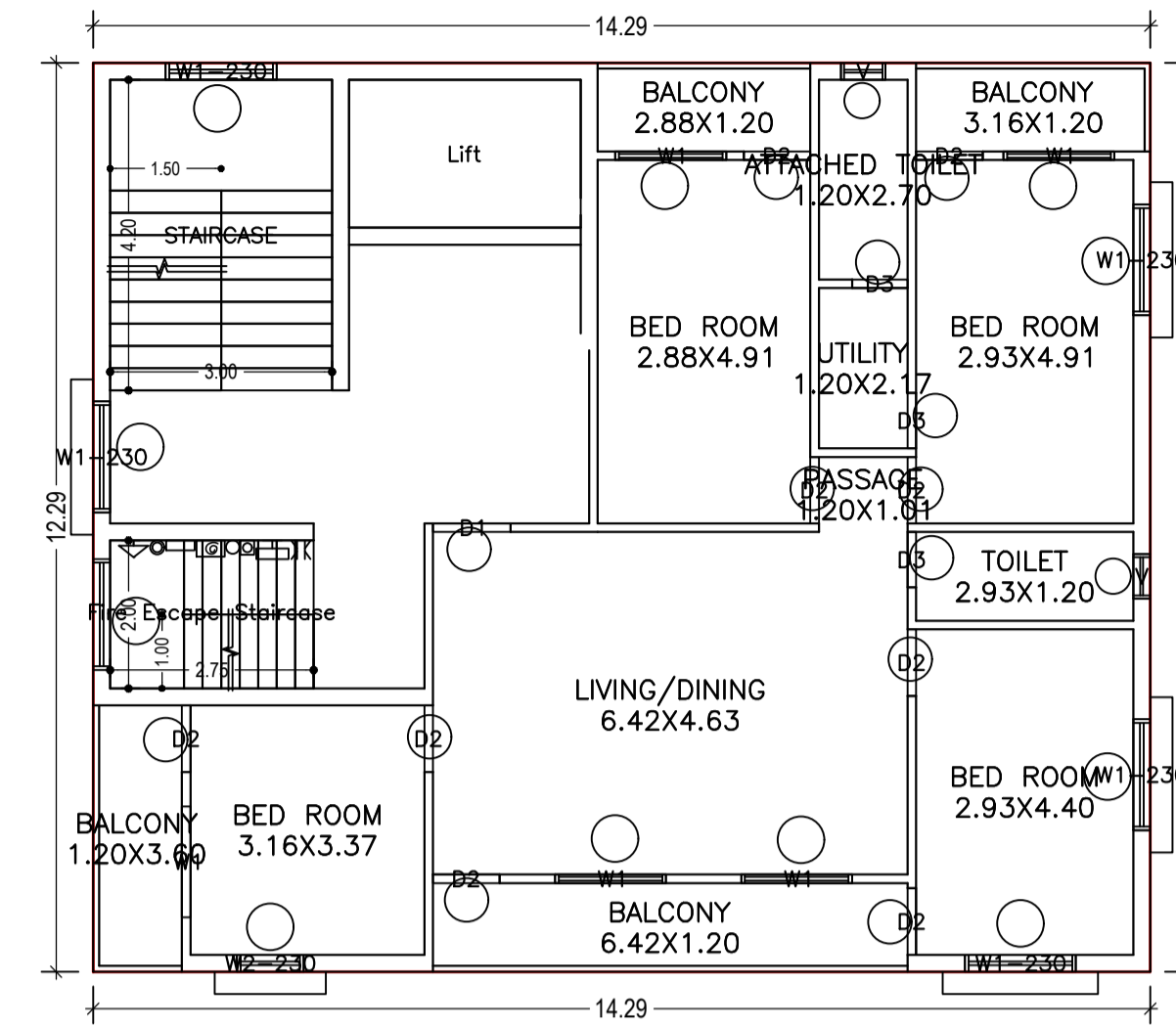
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
Kunal Sinha Mahapatra JNAC/ENG/0002/2017		



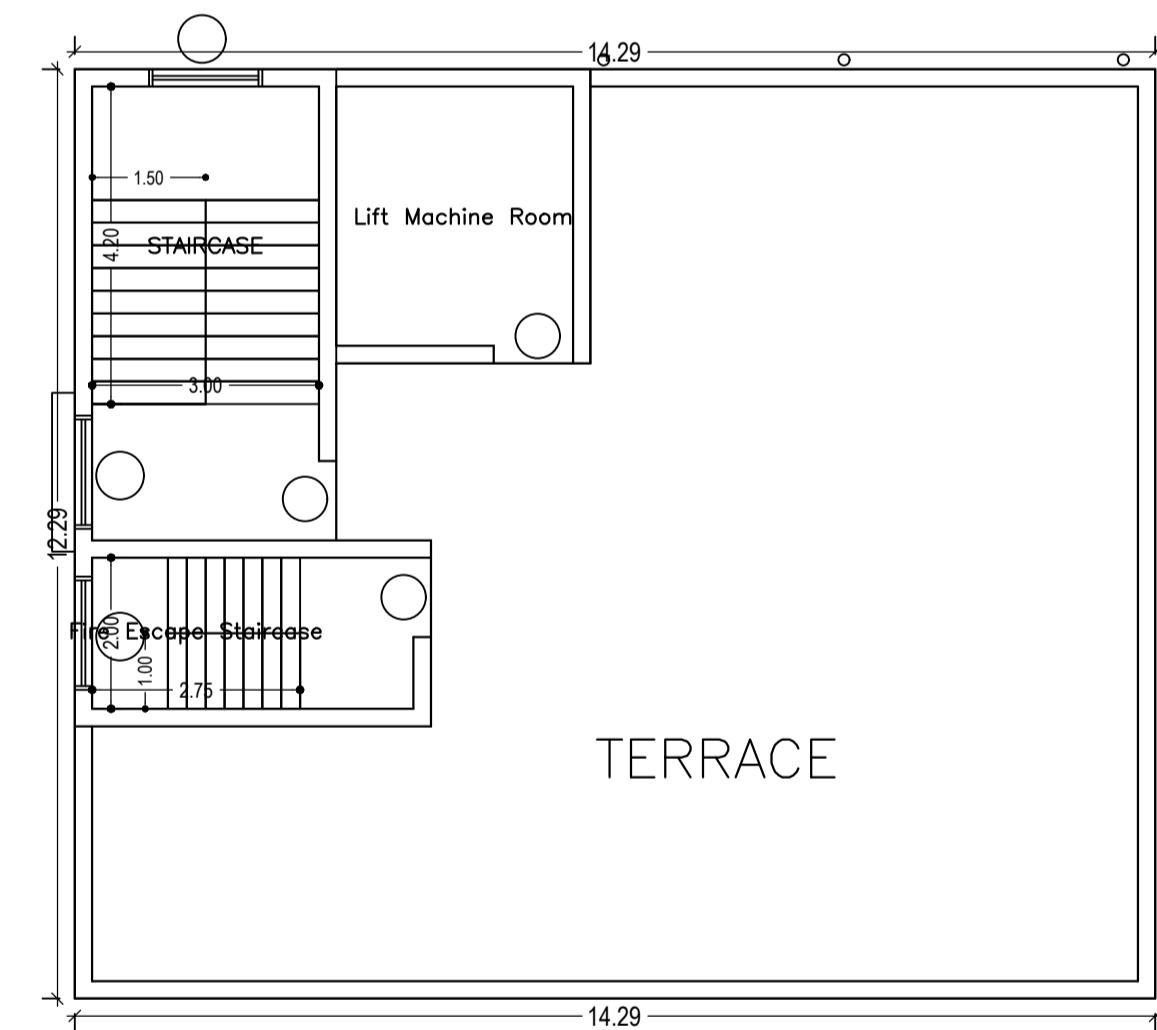
BASEMENT FLOOR PLAN
(SCALE 1:100)



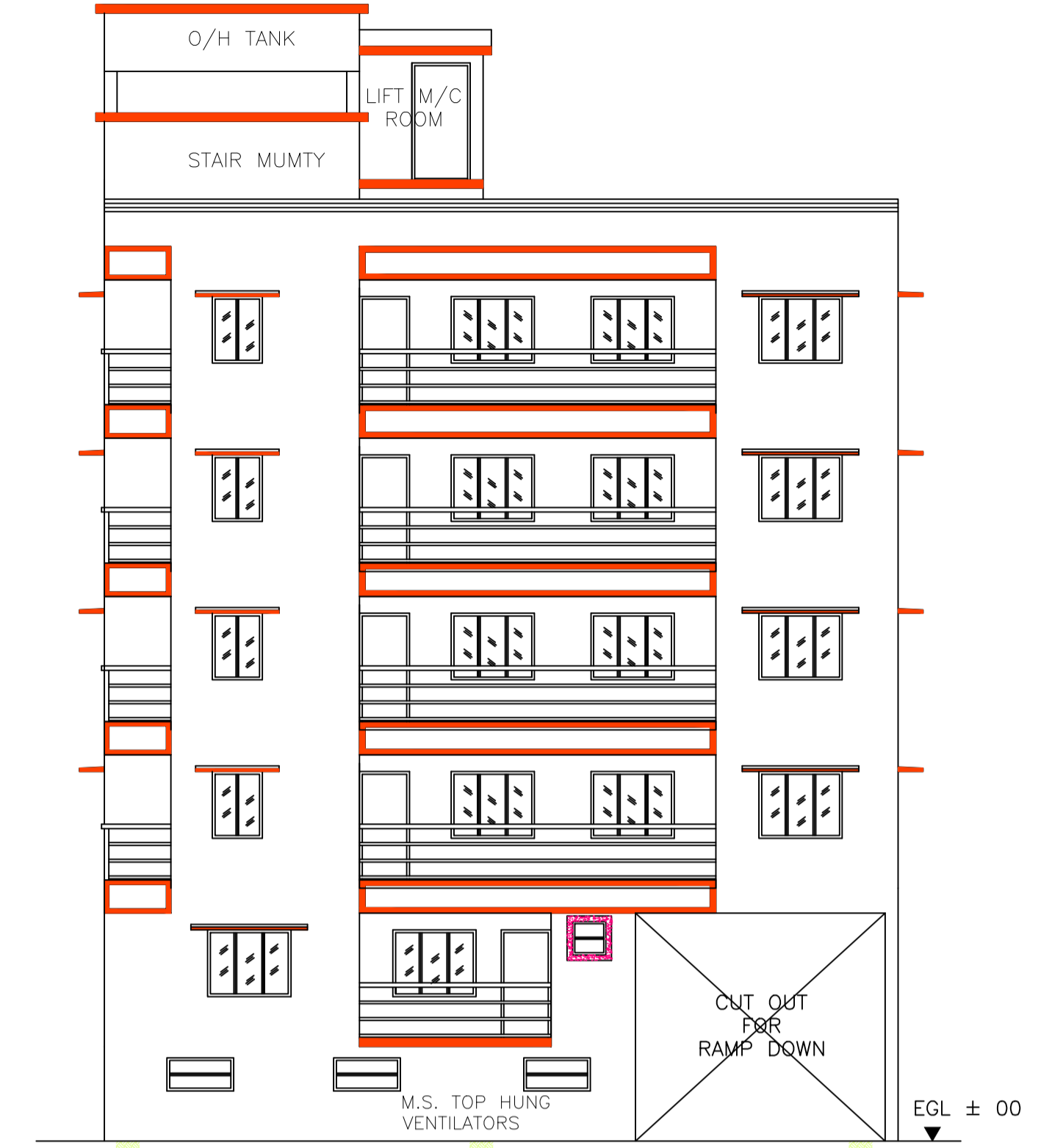
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



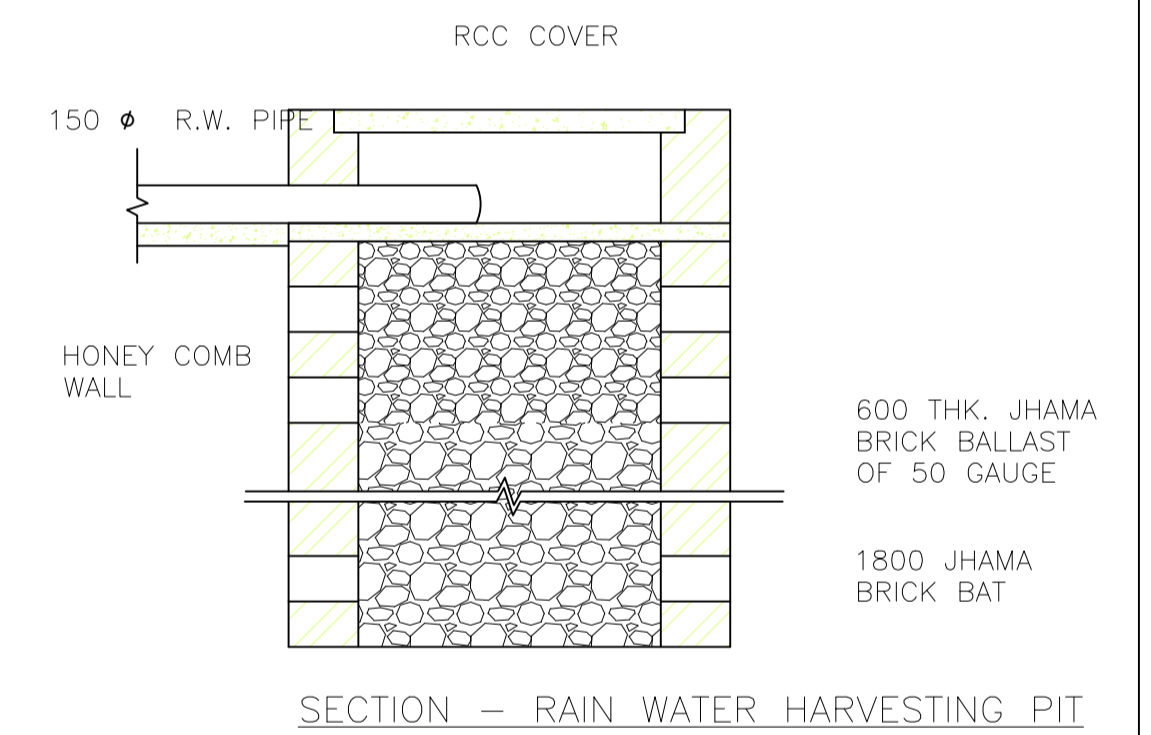
TYPICAL - 1, 2, 3 & 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



FRONT SIDE ELEVATION
(SCALE 1:100)



SECTION - RAIN WATER HARVESTING PIT

Building :A (124 SANJAY ROAD)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in 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.)
			Cutout	StairCase	Lift	Accessory Use					
Basement Floor	175.68	0.00	175.68	0.00	6.26	0.00	121.72	0.00	11.70	11.70	00
Ground Floor	175.68	20.70	154.98	5.50	0.00	8.58	0.00	140.90	0.00	140.90	01
First Floor	175.68	0.00	175.68	5.50	6.26	0.00	0.00	163.92	0.00	163.92	01
Second Floor	175.68	0.00	175.68	5.50	6.26	0.00	0.00	163.92	0.00	163.92	01
Third Floor	175.68	0.00	175.68	5.50	6.26	0.00	0.00	163.92	0.00	163.92	01
Fourth Floor	175.68	0.00	175.68	5.50	6.26	0.00	0.00	163.92	0.00	163.92	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	1054.08	20.70	1033.38	27.50	31.30	8.58	121.72	796.58	11.70	808.28	05
Total Number of Same Buildings	1										
Total:	1054.08	20.70	1033.38	27.50	31.30	8.58	121.72	796.58	11.70	808.28	05

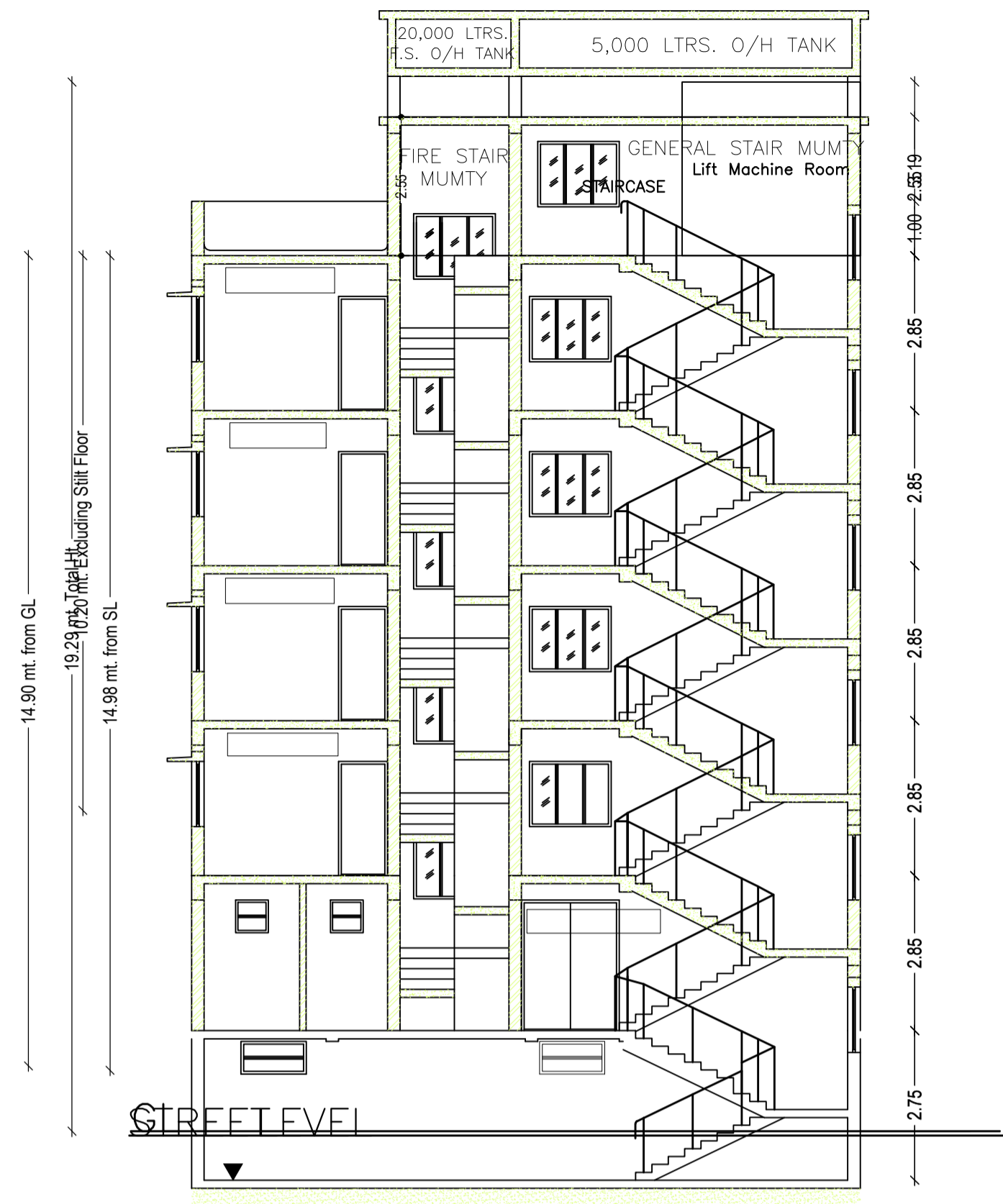
SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (124 SANJAY ROAD)	D3	0.75	2.10	15
A (124 SANJAY ROAD)	D2	0.90	2.10	41
A (124 SANJAY ROAD)	D1	1.05	2.10	05

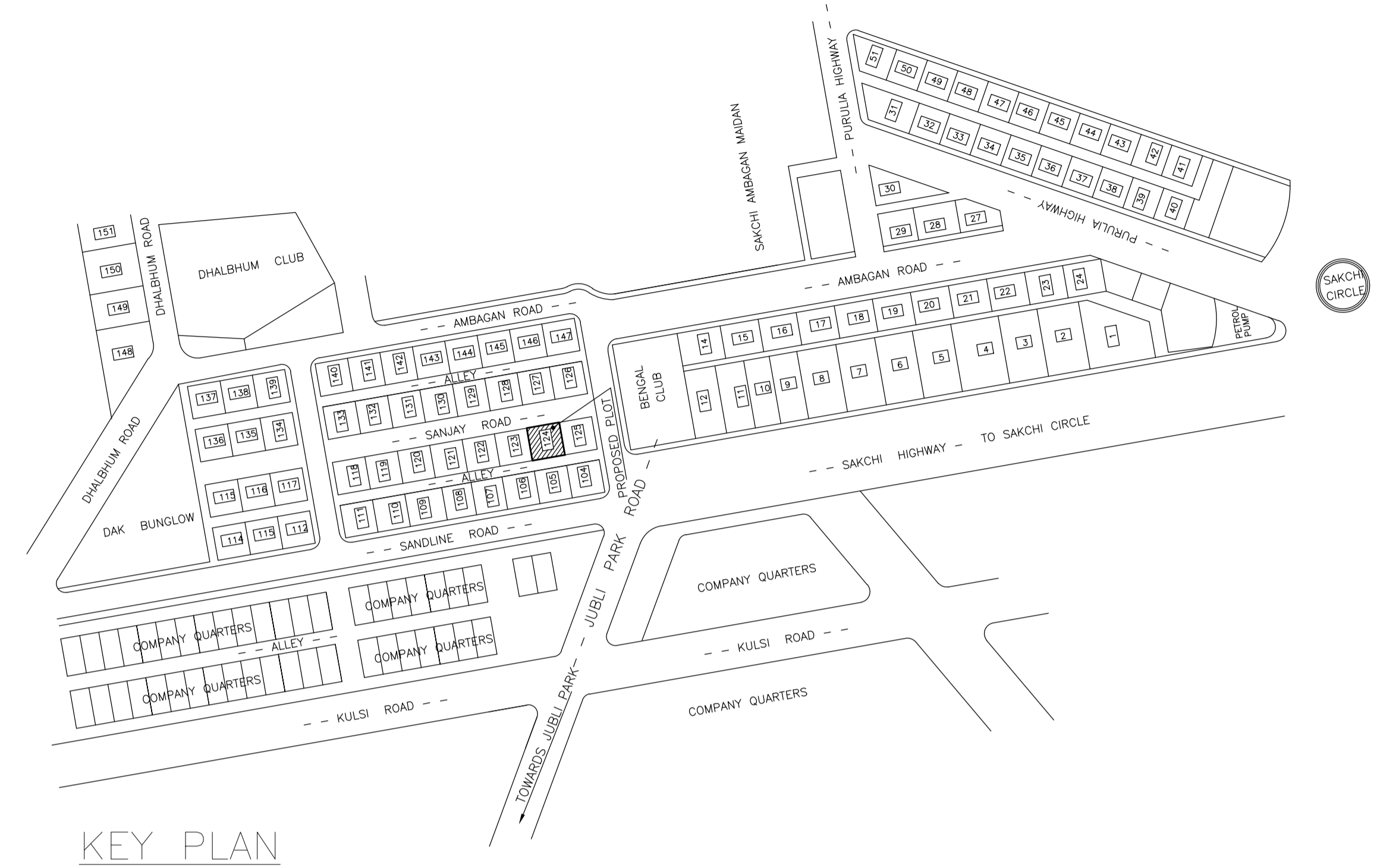
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (124 SANJAY ROAD)	V	0.60	0.60	10
A (124 SANJAY ROAD)	W2-230	0.90	1.20	06
A (124 SANJAY ROAD)	W1	1.50	1.20	21
A (124 SANJAY ROAD)	W1-230	1.50	1.20	23
A (124 SANJAY ROAD)	W4-115	1.80	1.20	01

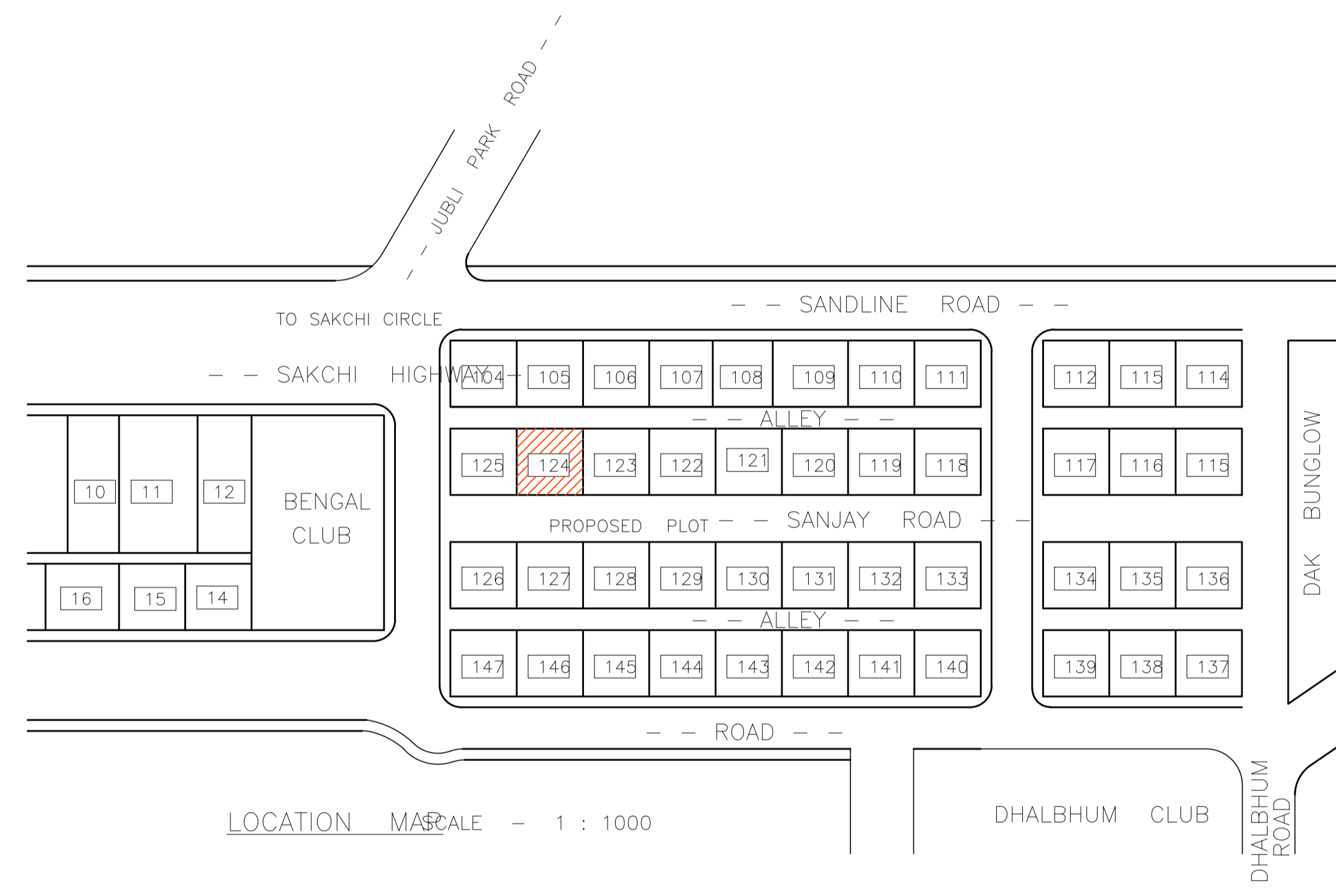
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
Kunal Sinha Mahapatra JNAC/ENG/0002/2017		



SECTION A SCALE 1:100



KEY PLAN



LOCATION MAP SCALE - 1 : 1000



RIGHT SIDE ELEVATION SCALE 1:100

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
Kunal Sinha Mahapatra JNAC/ENG/0002/2017		