

SITE PLAN

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.)	Trmt (No.)
			Parking	Resi.					
BLOCK A (SRI AJAY AGARWAL)	1	1843.17	335.38	1492.68	10.00	1507.79	1507.79	08	
BLOCK B (SRI AJAY AGARWAL)	1	2126.85	389.11	1722.63	10.00	1737.74	1737.74	08	
<b>Grand Total :</b>	<b>2</b>	<b>3970.02</b>	<b>724.50</b>	<b>3215.31</b>	<b>20.00</b>	<b>3245.53</b>	<b>3245.53</b>	<b>16.00</b>	

AREA STATEMENT (JAMSHEDPUR NAC)		VERSION NO.: 1.0.14 VERSION DATE: 11/07/2017	
<b>PROJECT DETAIL :</b>			
Region: JHARKHAND URBAN	Plot Use: Residential		
LOCAL BODIES	Plot SubUse: Residential Bldg/Apartment		
District: EAST SINGHBHUM	Plot/ReligiousStructure: NA		
Authority: JAMSHEDPUR NAC	Plot/SubPlot No: 28		
Inward No: JNAC/EP/0026/V/6/2017	North: -		
Application Type: General Proposal	South: Road Width - 16		
Project Type: Building Permission	East: -		
Nature of Development: New	West: -		
Location of Development Area: Old Area			
<b>AREA DETAILS :</b>			
AREA OF PLOT (Minimum)	(A)	1744.19	
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1744.19	
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot		376.43	
Total		376.43	
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1367.76	
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1744.19	
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	1744.19	
<b>COVERAGE CHECK</b>			
Permissible Coverage area ( 50.00 % )		872.09	
Proposed Coverage Area ( 43.27 % )		754.71	
Total Prop. Coverage Area ( 43.27 % )		754.71	
Balance coverage area ( 6.73 % )		117.38	
<b>FAR CHECK</b>			
Perm. FAR Area ( 2.50 )		4360.47	
Total Perm. FAR area		4360.47	
Residential FAR		3215.33	
Proposed FAR Area		3245.54	
Total Proposed FAR Area		3245.54	
Consumed FAR (Factor)		1.86	
Balance FAR Area		1114.93	
<b>BUILT UP AREA CHECK</b>			
Total Proposed BuiltUp Area		3970.02	
ARCHITECT (Regd)	Anoop Kumar		
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)	SRI. AJAY AGARWAL		
<b>DEVELOPMENT AUTHORITY</b>			
	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	
	BLOCK A (SRI AJAY AGARWAL)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	BLOCK B (SRI AJAY AGARWAL)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)
Ground Floor	350.49	15.11	404.22	15.11	754.71	30.22
First Floor	350.49	350.49	404.22	404.22	754.71	754.71
Second Floor	380.73	380.73	439.47	439.47	820.20	820.20
Third Floor	380.73	380.73	439.47	439.47	820.20	820.20
Fourth Floor	380.73	380.73	439.47	439.47	820.20	820.20
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total :</b>	<b>1843.17</b>	<b>1507.79</b>	<b>2126.85</b>	<b>1737.74</b>	<b>3970.02</b>	<b>3245.53</b>

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
BLOCK A (SRI AJAY AGARWAL)	Residential	Residential Bldg/Apartment	Non-Highrise
BLOCK B (SRI AJAY AGARWAL)	Residential	Residential Bldg/Apartment	Non-Highrise

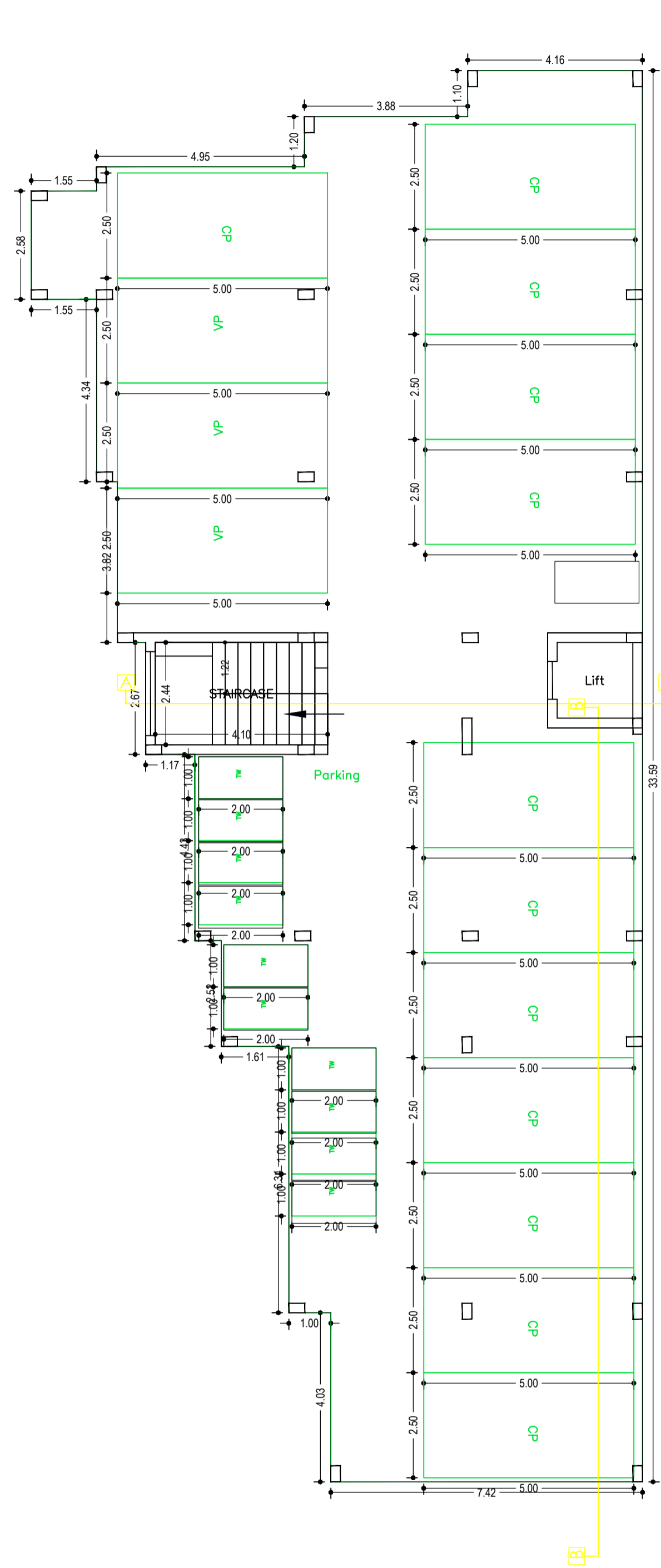
Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.		
BLOCK A (SRI AJAY AGARWAL)	Residential	Residential Bldg/Apartment	> 0	1	32.00	0.25	8	-	-	-	-	-	
			> 0	1	32.00	-	-	-	-	-	1	8	
			> 0	1	32.00	-	-	-	-	1	1	-	-
			> 0	1	32.00	0.25	8	-	-	-	-	-	-
			> 0	1	32.00	-	-	-	-	-	-	1	8
<b>Total :</b>						16	24	-	2	5	16		

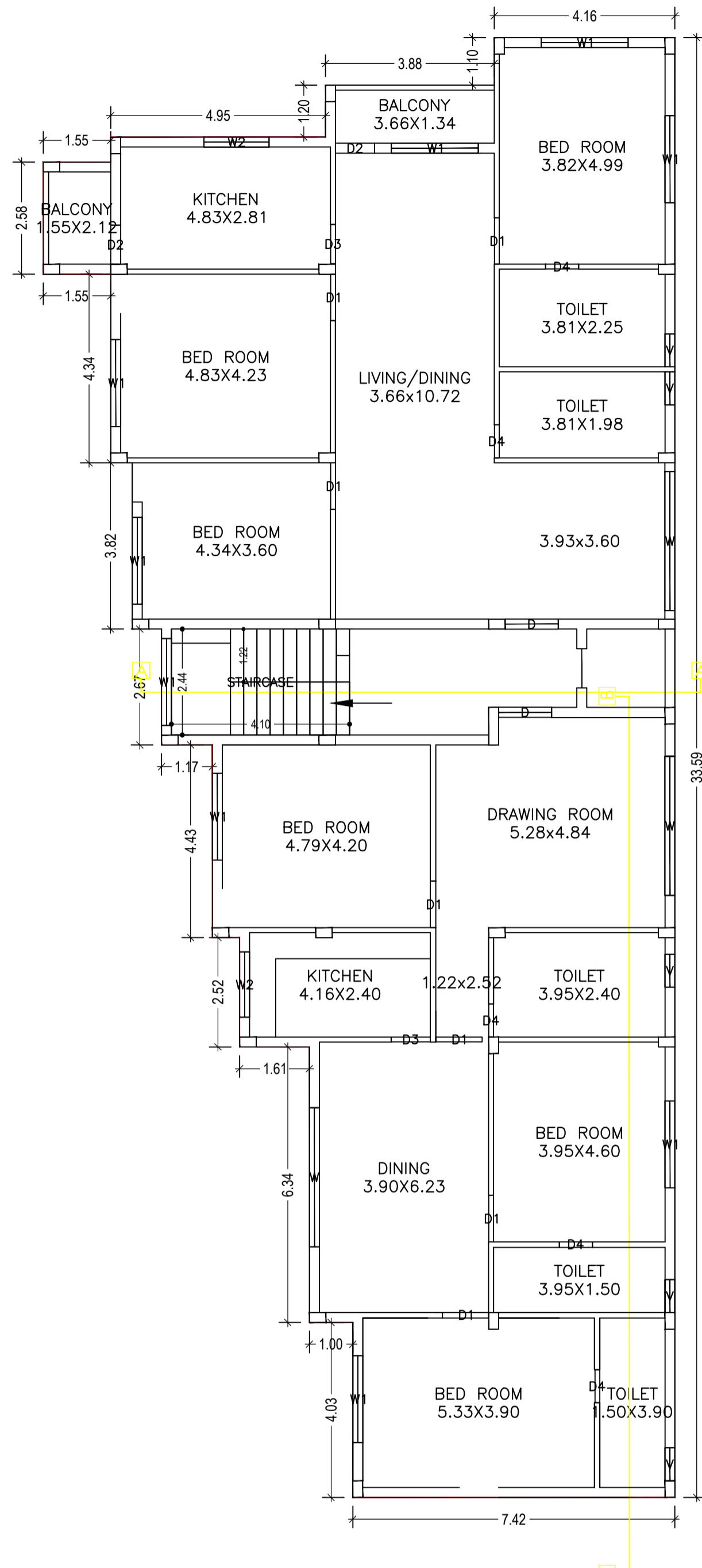
Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	16	200.00	24	300.00
Visitor's Car Parking	2	25.00	5	62.50
TwoWheeler	16	32.00	20	40.00
Other Parking	-	-	-	322.00
<b>Total</b>		257.00		724.50

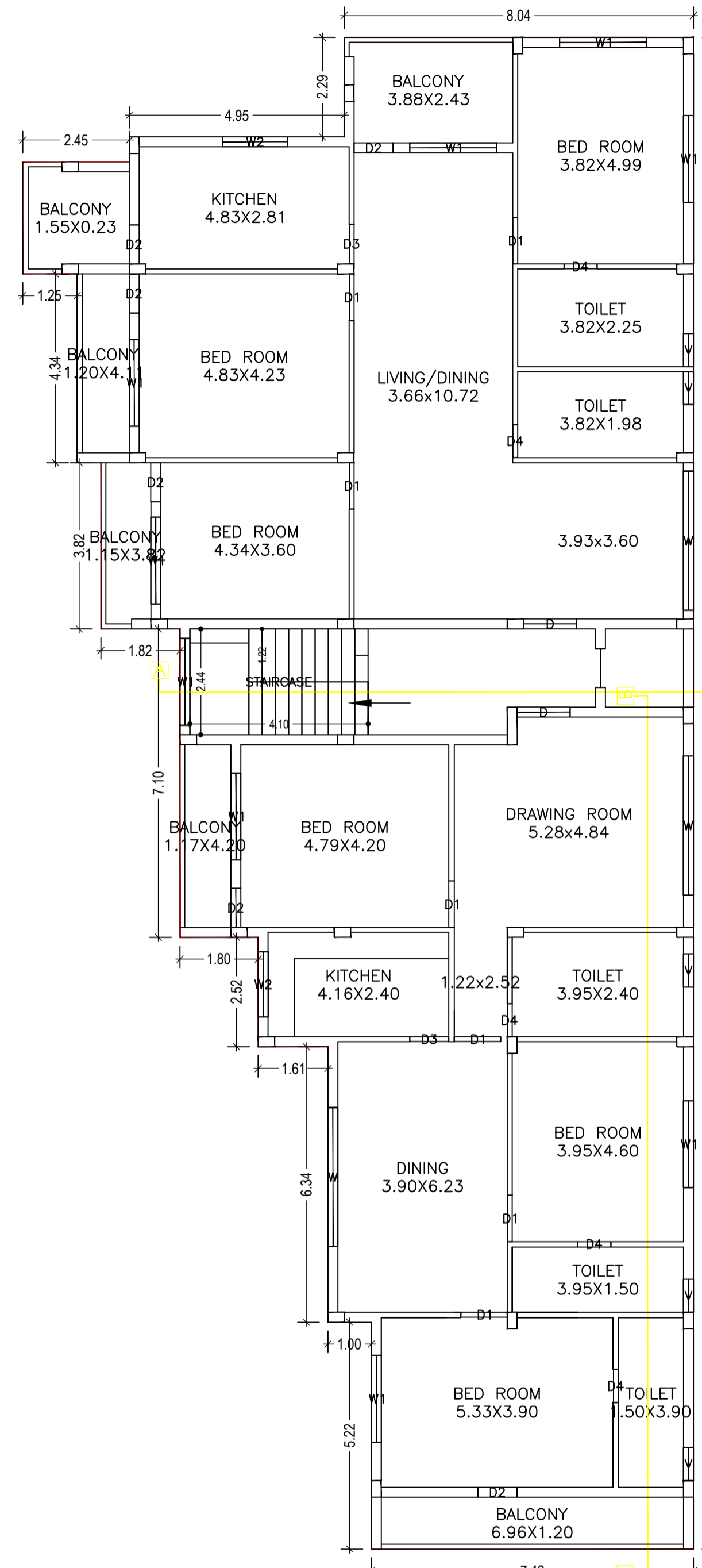
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
Anoop Kumar JNAC/ENG/0005/2016		



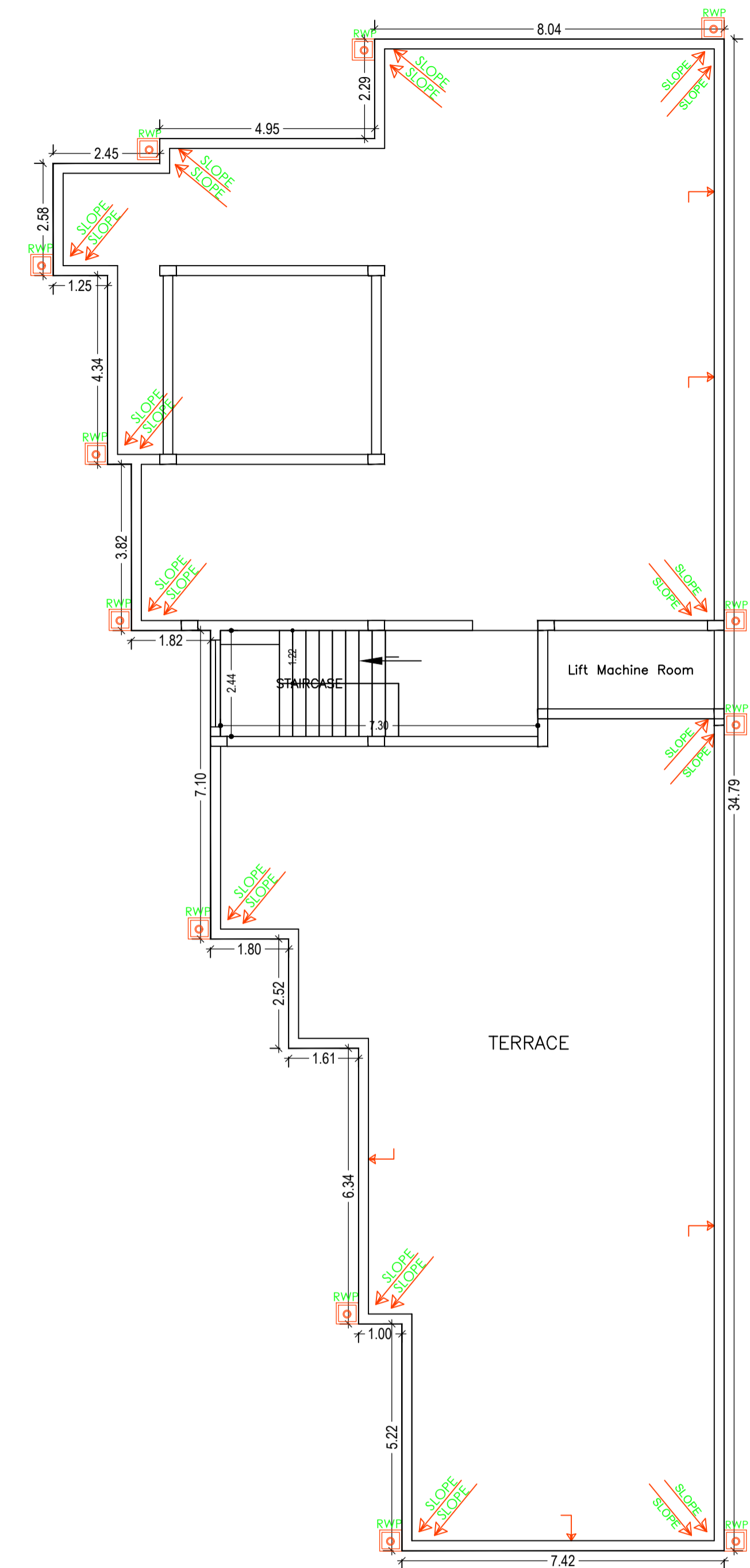
GROUND FLOOR PLAN  
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN  
(SCALE 1:100)

Building :BLOCK A (SRI AJAY AGARWAL)

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.)
		Parking	Resi.					
Ground Floor	350.49	335.38	0.00	10.00	15.11	15.11	00	
First Floor	350.49	0.00	350.49	0.00	350.49	350.49	02	
Second Floor	380.73	0.00	380.73	0.00	380.73	380.73	02	
Third Floor	380.73	0.00	380.73	0.00	380.73	380.73	02	
Fourth Floor	380.73	0.00	380.73	0.00	380.73	380.73	02	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	1843.17	335.38	1492.68	10.00	1507.79	1507.79	08	
Total Number of Same Buildings	1							
Total :	1843.17	335.38	1492.68	10.00	1507.79	1507.79	08	

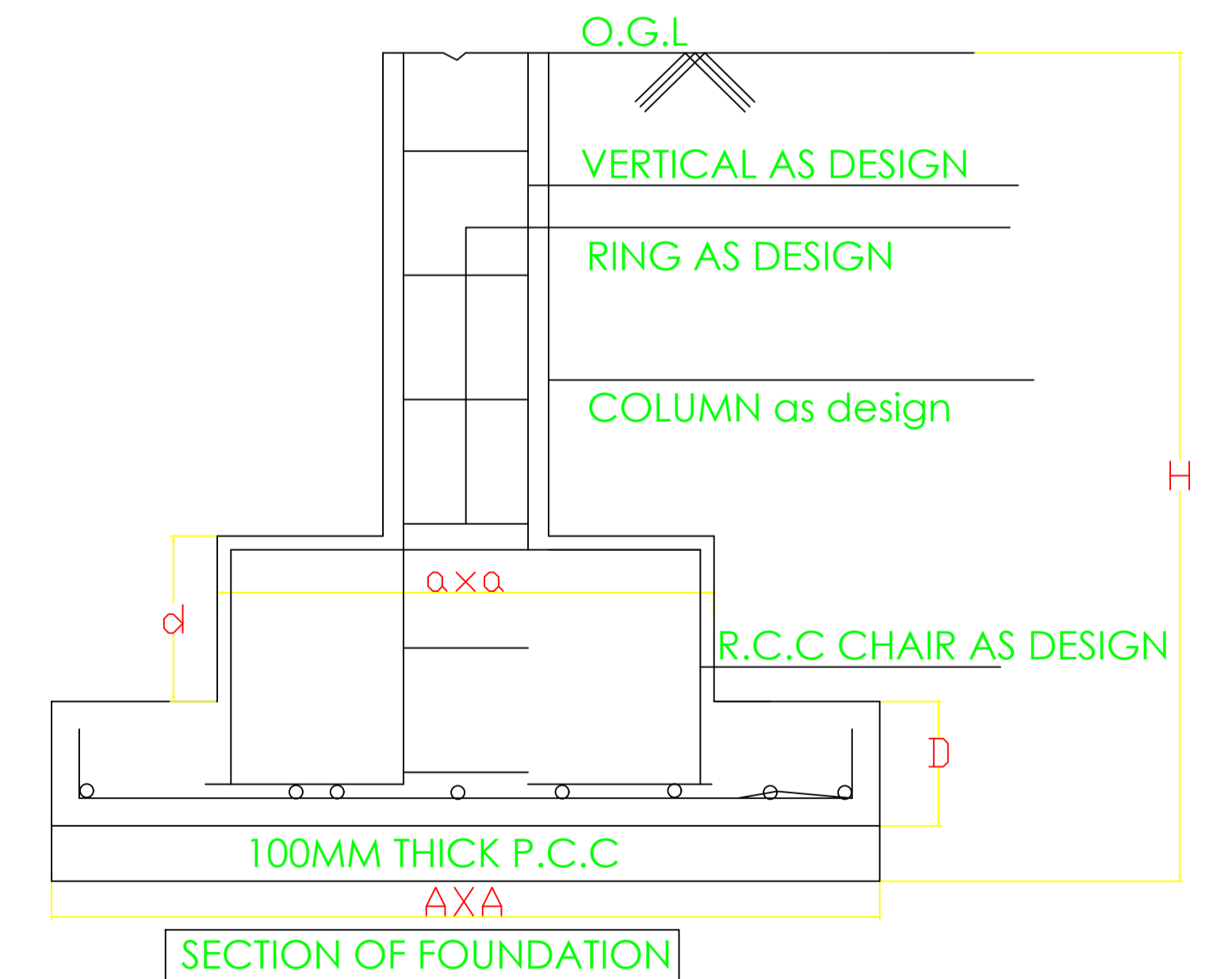
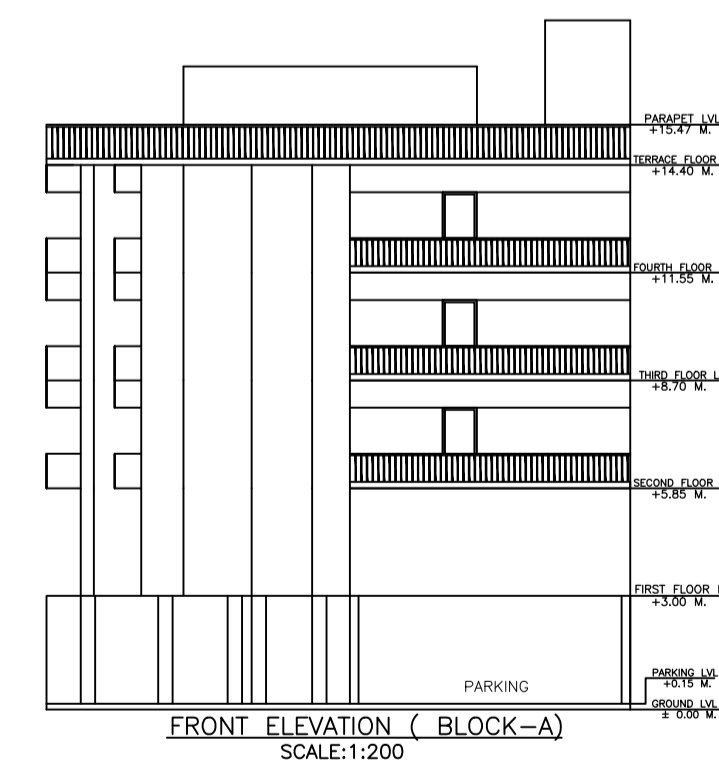
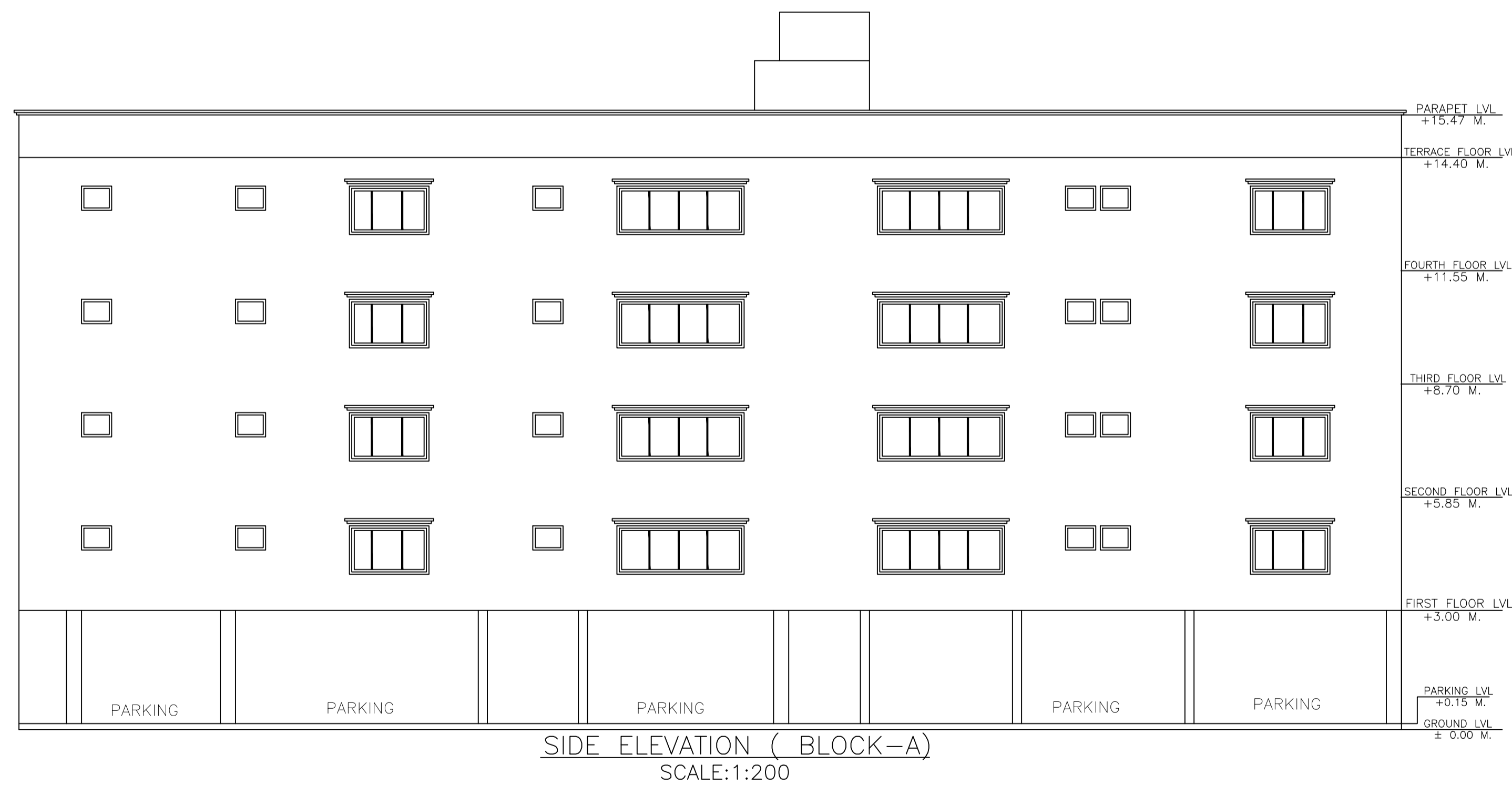
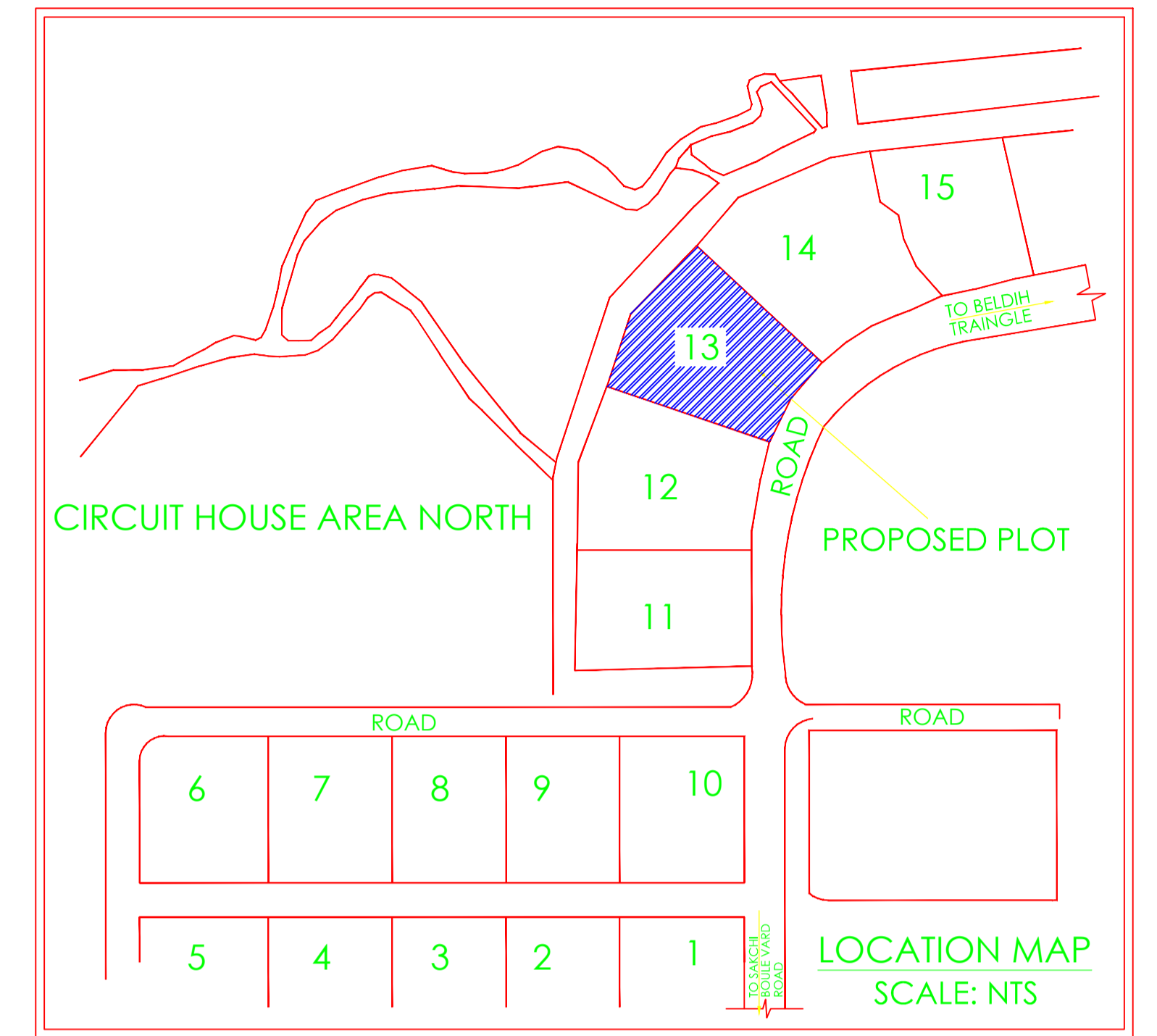
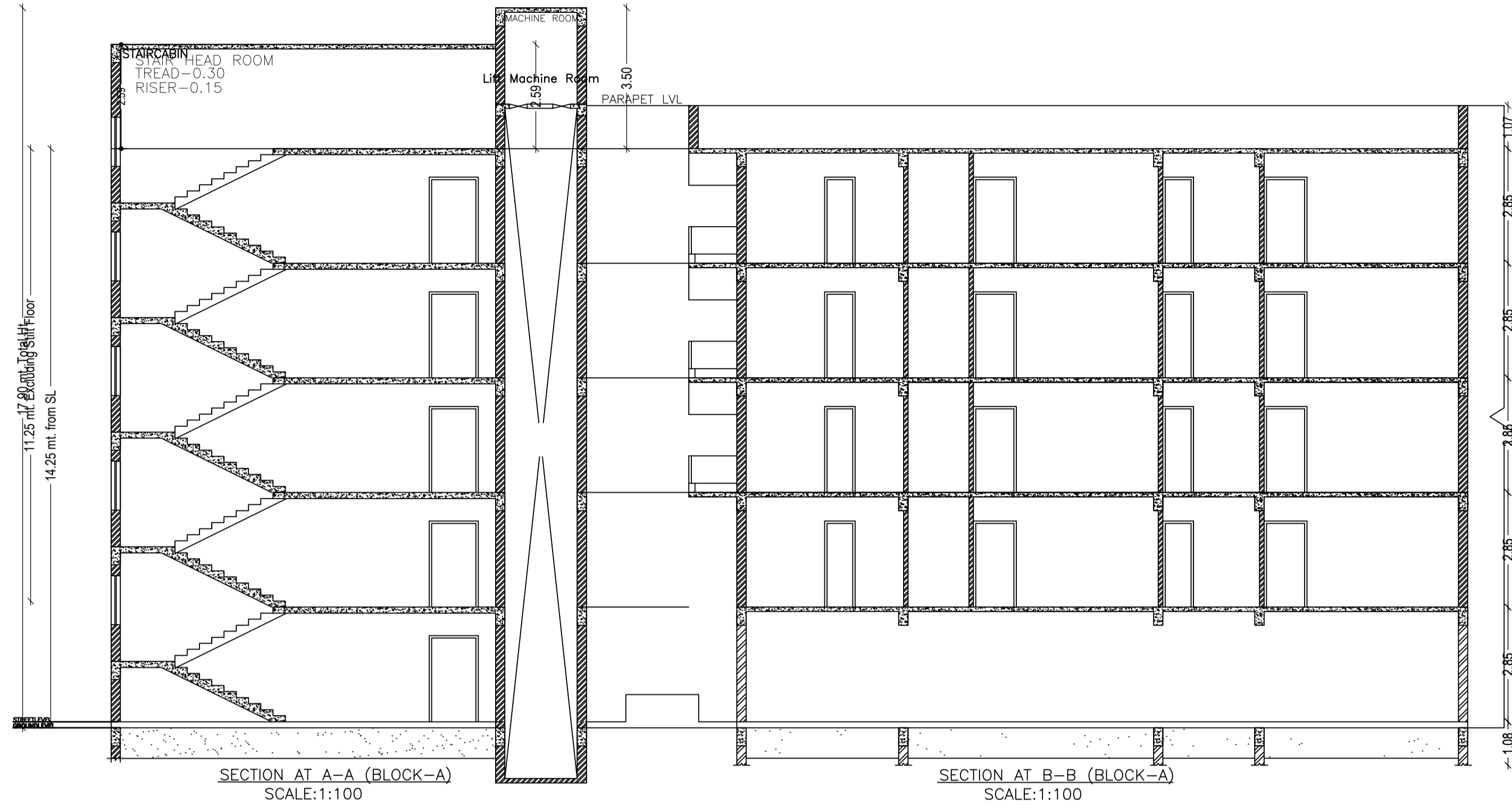
SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (SRI AJAY AGARWAL)	D4	0.76	2.13	20
BLOCK A (SRI AJAY AGARWAL)	D2	0.90	2.13	20
BLOCK A (SRI AJAY AGARWAL)	D3	0.90	2.13	08
BLOCK A (SRI AJAY AGARWAL)	D1	1.07	2.13	28
BLOCK A (SRI AJAY AGARWAL)	D	1.22	2.13	08

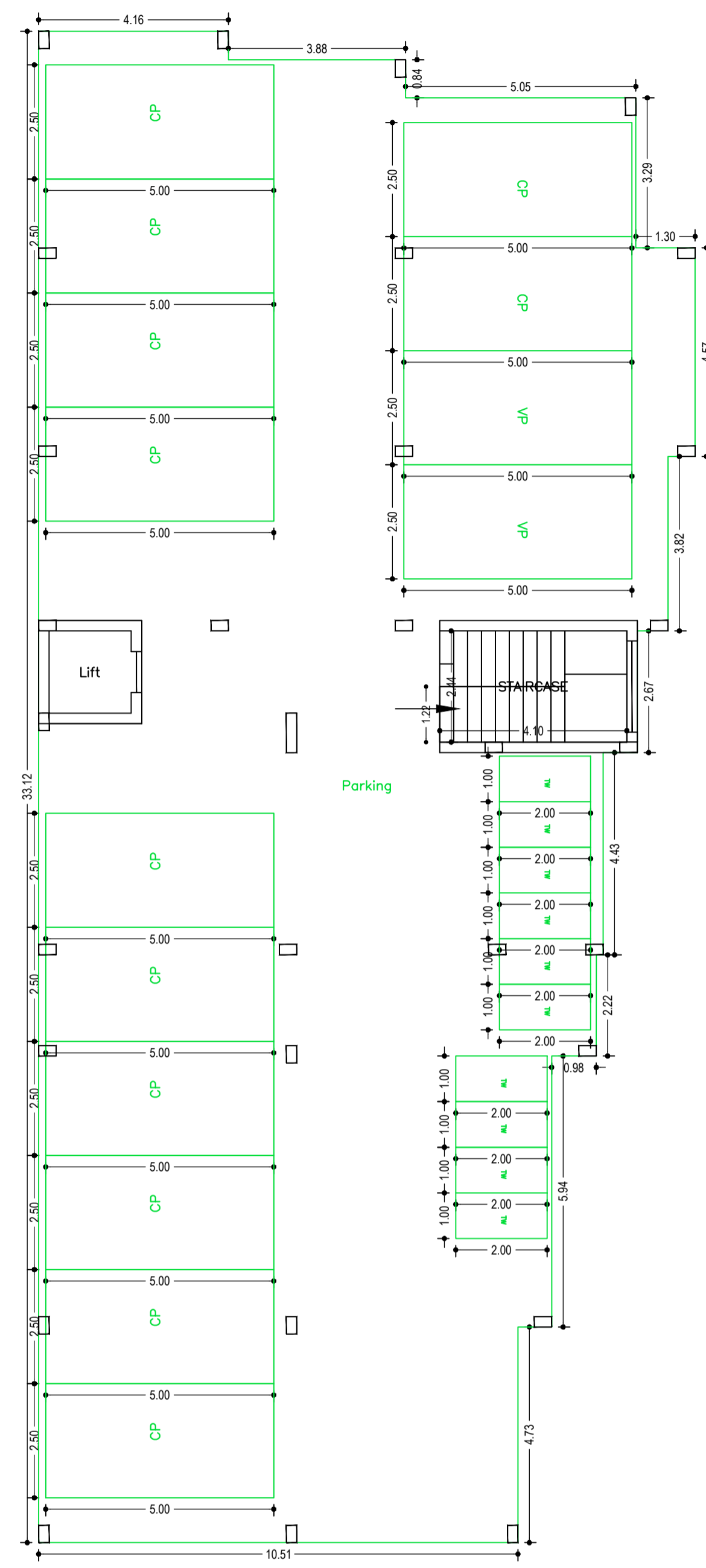
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (SRI AJAY AGARWAL)	V	0.76	2.13	20
BLOCK A (SRI AJAY AGARWAL)	W2	1.50	2.50	08
BLOCK A (SRI AJAY AGARWAL)	W1	2.00	2.50	36
BLOCK A (SRI AJAY AGARWAL)	W	3.20	2.50	12

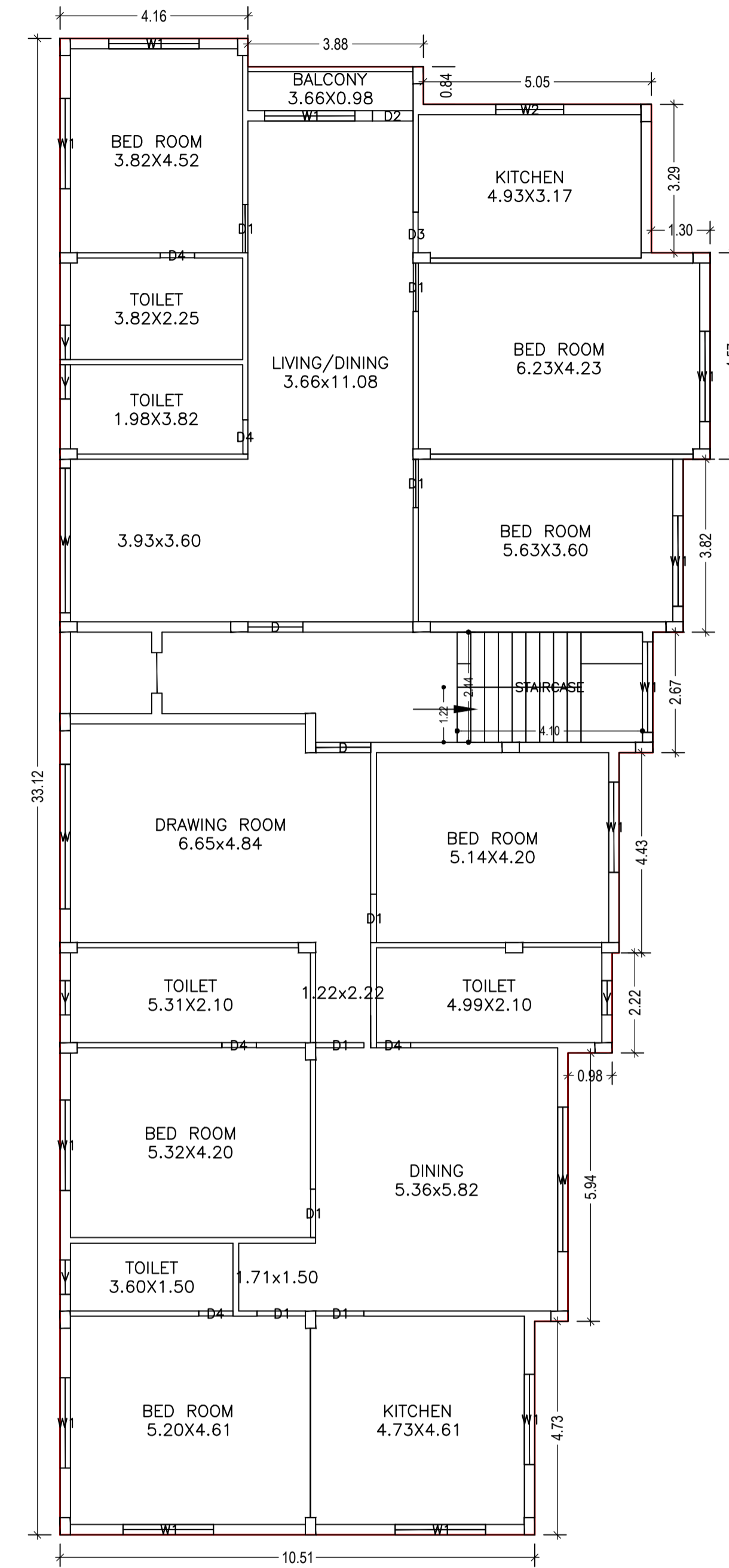
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
Anoop Kumar JNAC/ENG/0005/2016		



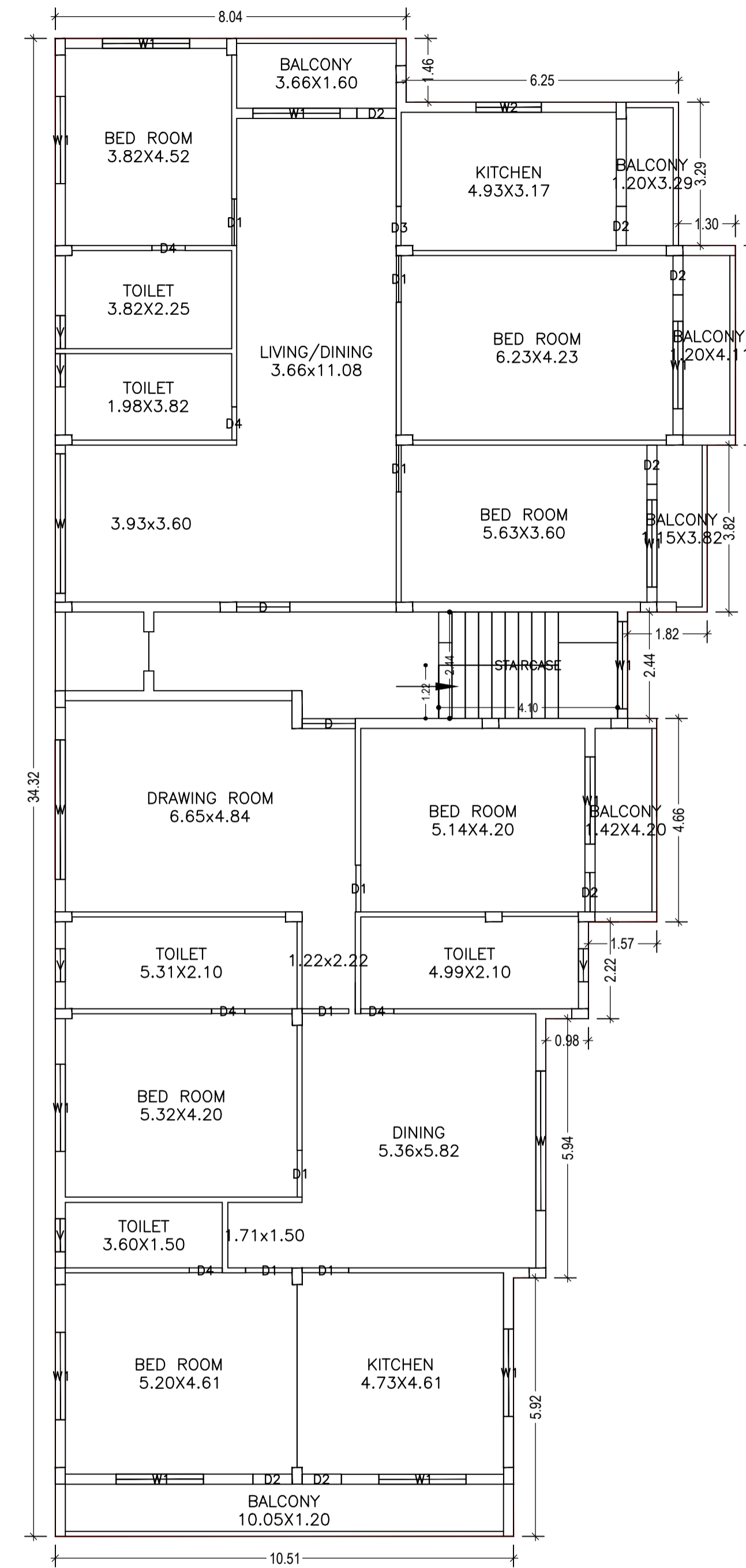
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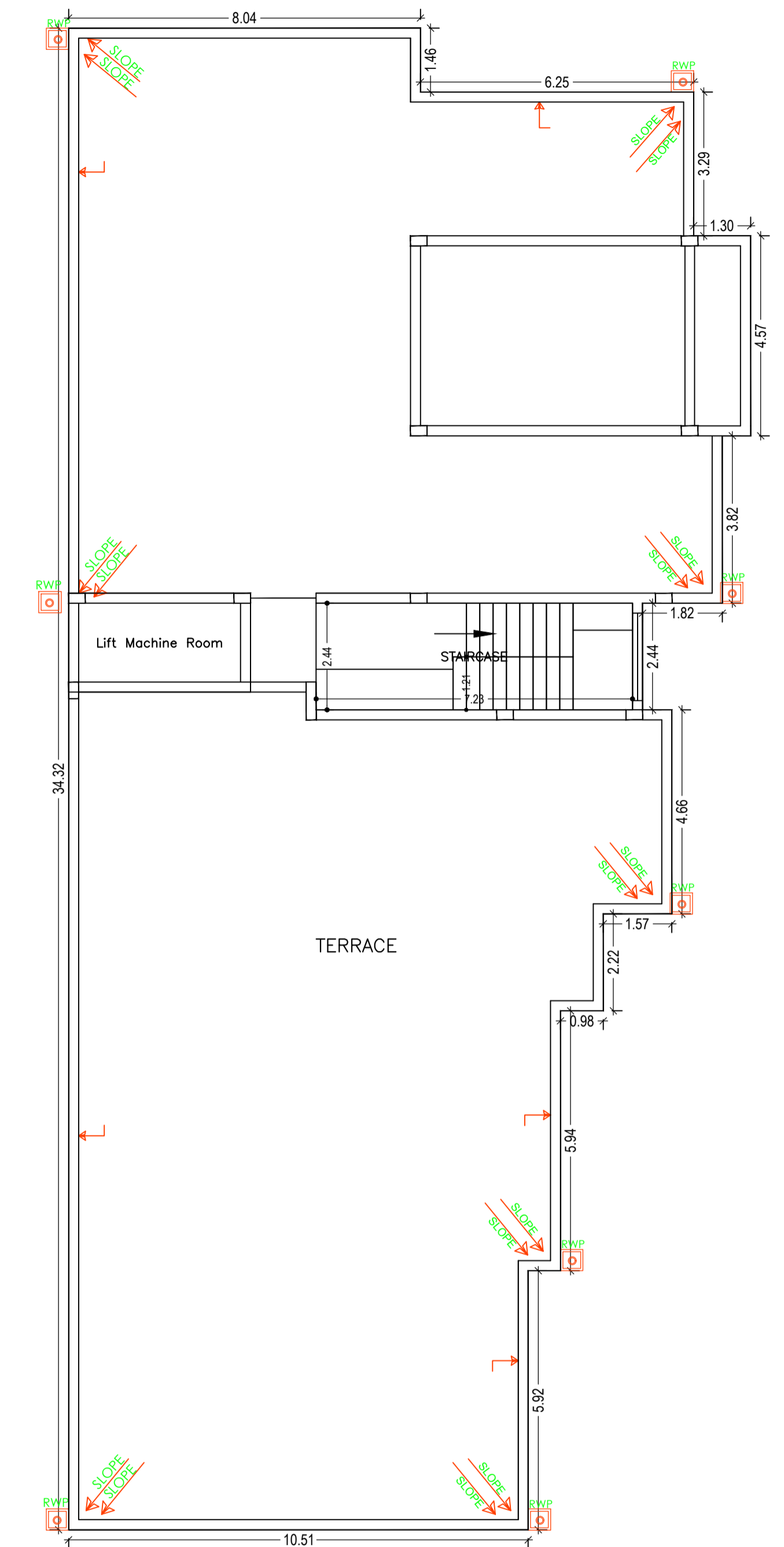
GROUND FLOOR PLAN  
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN  
(SCALE 1:100)

Building :BLOCK B (SRI AJAY AGARWAL)

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.)	Tmnt (No.)
		Parking	Resi.					
Ground Floor	404.22	0.00	0.00	404.22	0.00	404.22	15.11	00
First Floor	404.22	0.00	404.22	0.00	404.22	404.22	0.00	02
Second Floor	439.47	0.00	439.47	0.00	439.47	439.47	0.00	02
Third Floor	439.47	0.00	439.47	0.00	439.47	439.47	0.00	02
Fourth Floor	439.47	0.00	439.47	0.00	439.47	439.47	0.00	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	2126.85	389.11	1722.63	10.00	1737.74	1737.74	0.00	08
Total Number of Same Buildings	1							
Total:	2126.85	389.11	1722.63	10.00	1737.74	1737.74	0.00	08

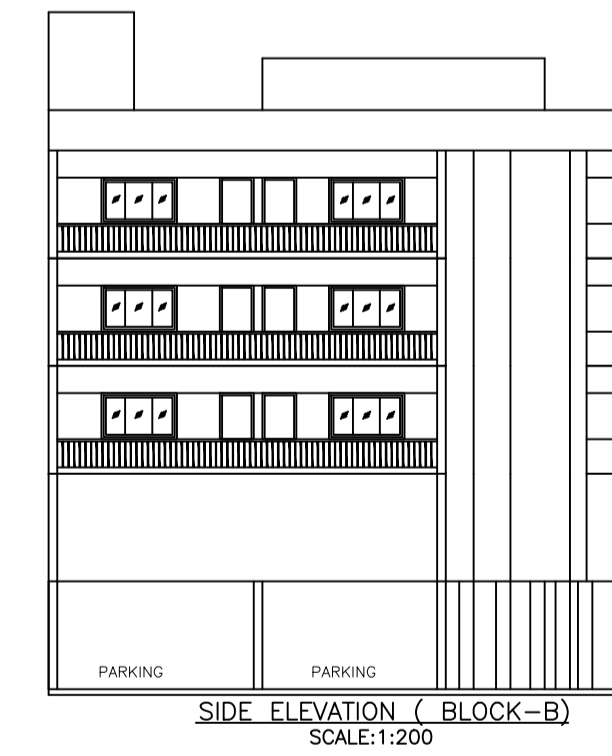
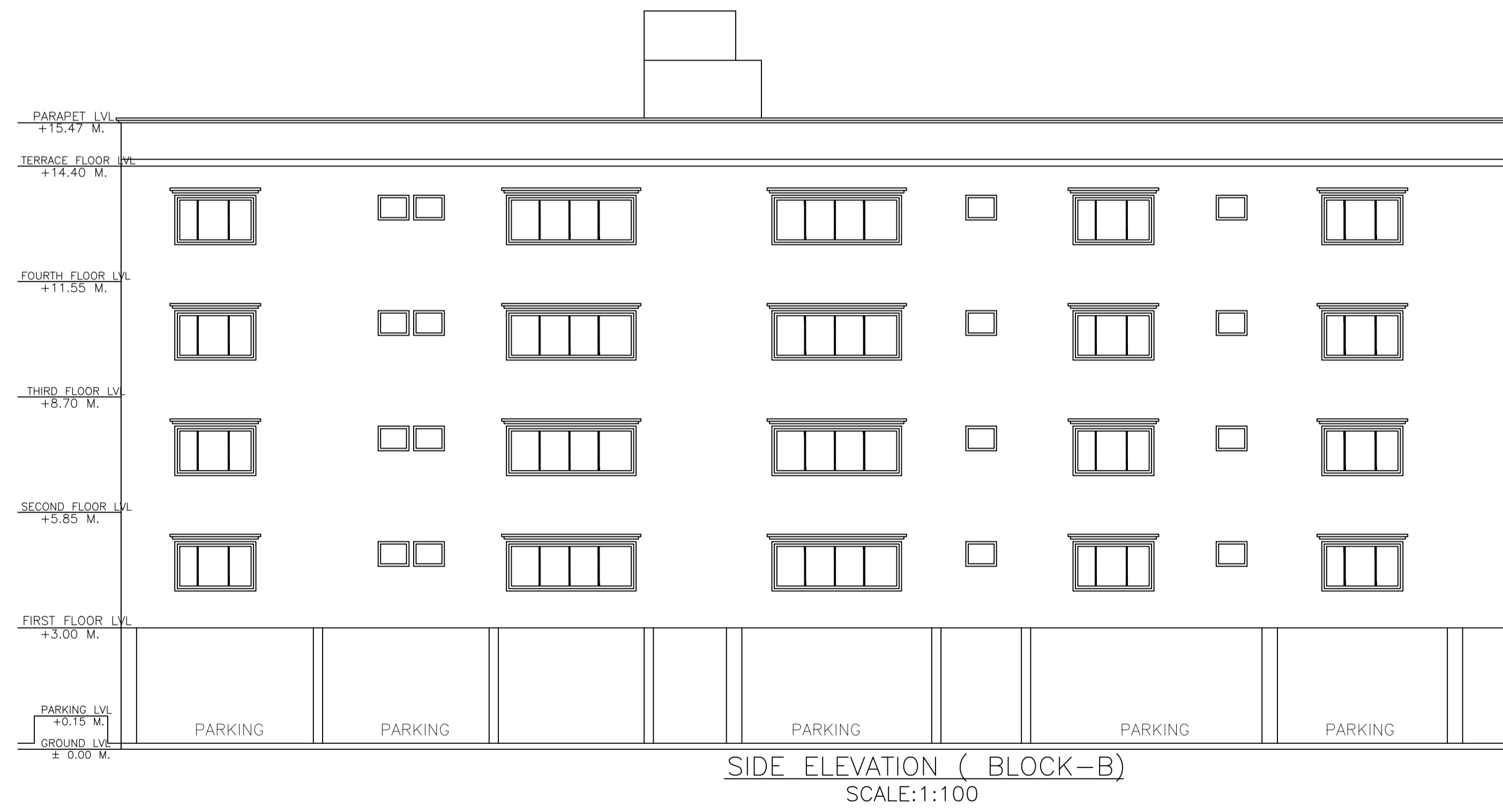
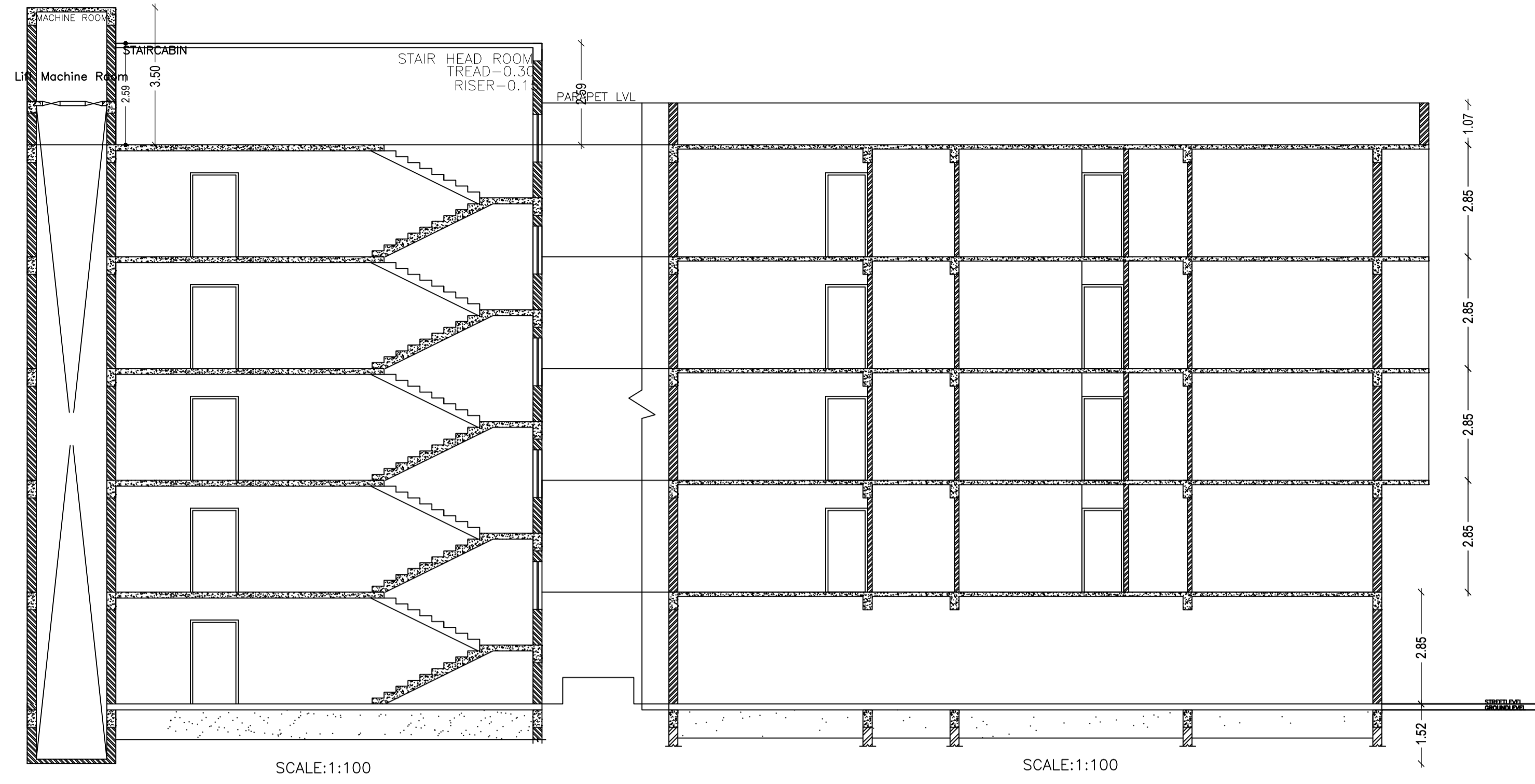
SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (SRI AJAY AGARWAL)	D4	0.76	2.13	20
BLOCK B (SRI AJAY AGARWAL)	D3	0.90	2.13	04
BLOCK B (SRI AJAY AGARWAL)	D2	0.90	2.13	22
BLOCK B (SRI AJAY AGARWAL)	D1	1.07	2.13	32
BLOCK B (SRI AJAY AGARWAL)	D	1.22	2.13	08

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (SRI AJAY AGARWAL)	V	0.76	0.76	20
BLOCK B (SRI AJAY AGARWAL)	W2	1.50	2.50	04
BLOCK B (SRI AJAY AGARWAL)	W1	2.00	2.50	48
BLOCK B (SRI AJAY AGARWAL)	W	3.20	2.50	12

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
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LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
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