

SITE PLAN

AREA STATEMENT		VERSION NO.: 1.0.34
JAMSHEDPUR NAC		VERSION DATE: 13/03/2019
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGBHUM	Plot SubUse: Row House	
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious Structure: NA	
Inward No: JNAC/BP/0114/W11/2018	Plot/SubPlot No: NIL	
Application Type: General Proposal	North: Road Width - 6.0 M	
Project Type: Building Permission	South: Road Width - 8.0 M	
Nature of Development: New	East: Plot No. - 11	
Location of Development Area: Old Area	West: Plot No. - 09	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	110.99
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	110.99
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		25.62
Total		25.62
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	85.37
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	110.99
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	110.99
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		77.69
Proposed Coverage Area (64.30 %)		71.36
Total Prop. Coverage Area (64.3 %)		71.36
Balance coverage area (5.70 %)		6.33
FAR CHECK		
Perm. FAR Area (2.50)		277.48
Total Perm. FAR area		277.48
Residential FAR		142.72
Proposed FAR Area		152.33
Total Proposed FAR Area		152.33
Consumed FAR (Factor)		1.37
Balance FAR Area		125.15
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		214.08
ARCHITECT (Regd)	Ajit Kumar Dhar	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SHANKAR BISWAS	
DEVELOPMENT AUTHORITY LOCAL BODY		

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Light Blue

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.)
Parking Floor	71.36	9.61	71.36	9.61
First Floor	71.36	71.36	71.36	71.36
Second Floor	71.36	71.36	71.36	71.36
Terrace Floor	0.00	0.00	0.00	0.00
Total :	214.08	152.33	214.08	152.33

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (SHANKAR BISWAS)	Residential	Row House	Non-Highrise

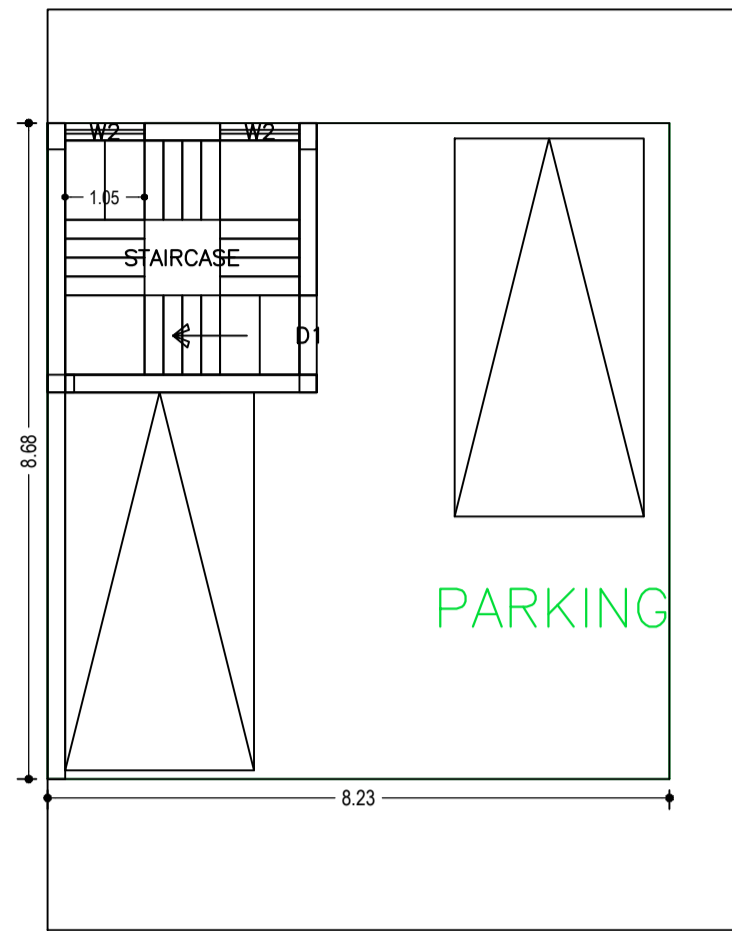
FAR & Tenement Details (Table 4c-1)

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.					
A (SHANKAR BISWAS)	1	214.08	61.75	142.72	9.61	152.33	152.33	01	
Grand Total :	1	214.08	61.75	142.72	9.61	152.33	152.33	01	

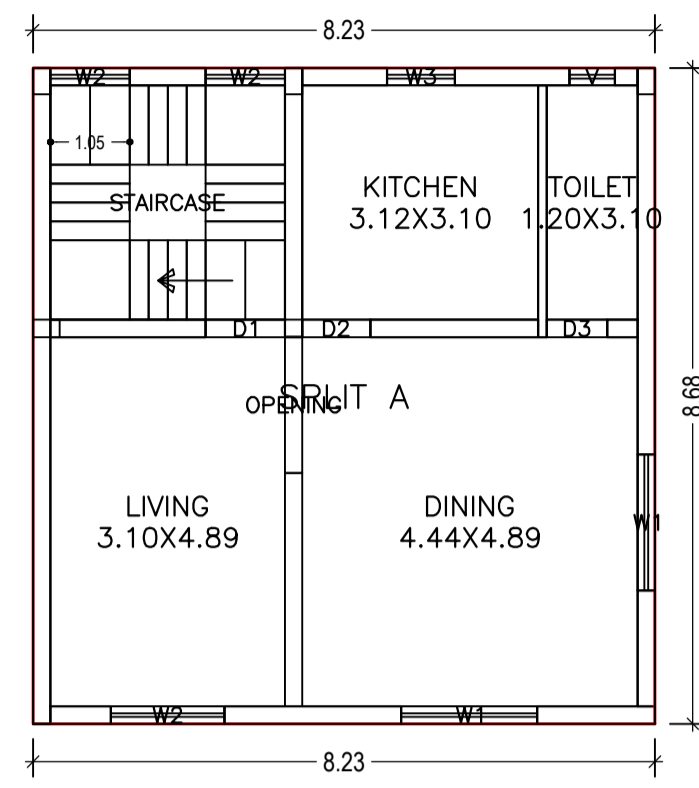
Proposal Basic Information	
Proposal File No.	JNAC/BP/0114/W11/2018
Owner Name	SHANKAR BISWAS
Khata No	52
Plot No	NIL
Village Name	Sitaramdera
Use	Residential
SubUse	Row House

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Ajit Kumar Dhar JNAC/DFTMN/0009/2017			

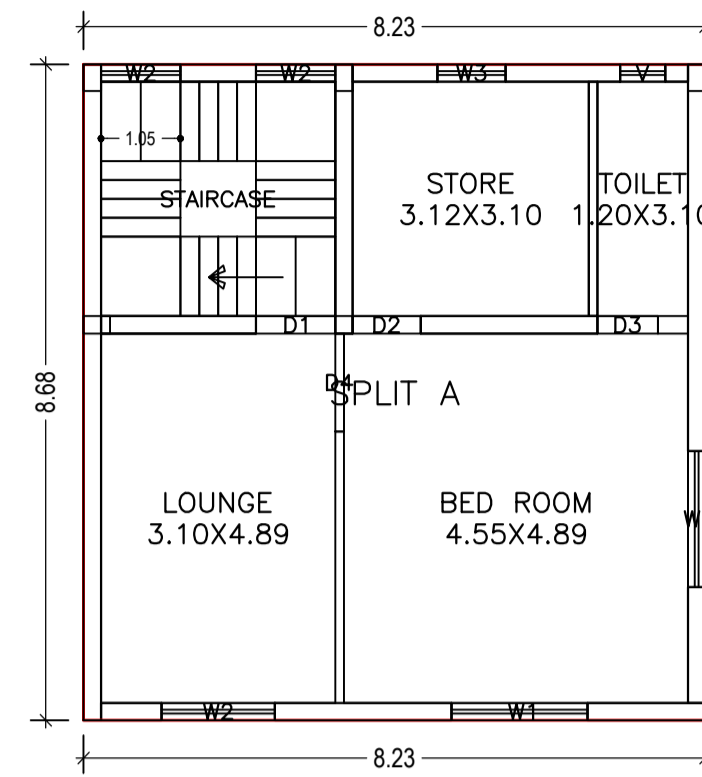
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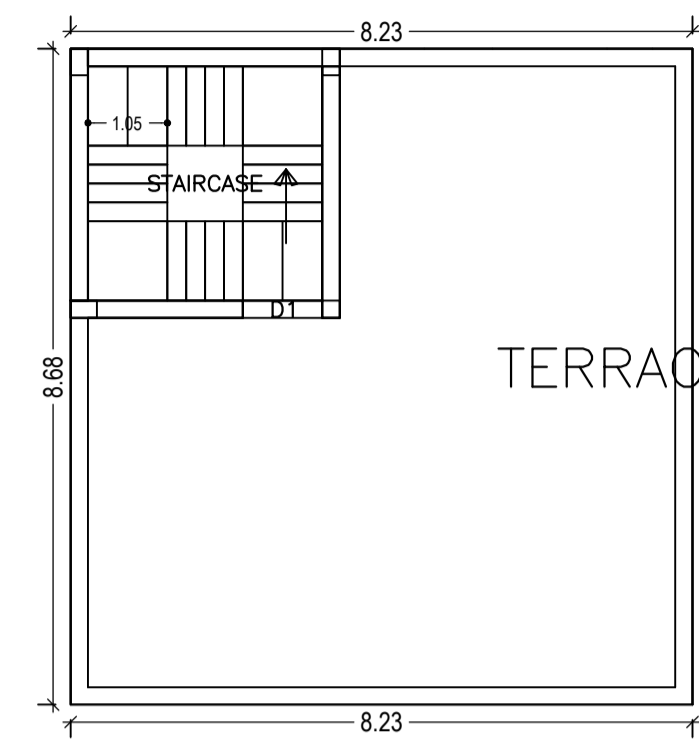
PARKING FLOOR PLAN
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

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SubUse	Row House

Building :A (SHANKAR BISWAS)

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.					
Parking Floor	71.36	61.75	0.00	9.61	9.61	9.61	0.00	00
First Floor	71.36	0.00	71.36	0.00	71.36	71.36	0.00	01
Second Floor	71.36	0.00	71.36	0.00	71.36	71.36	0.00	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	214.08	61.75	142.72	9.61	152.33	152.33	0.00	01
Total Number of Same Buildings :	1							
Total :	214.08	61.75	142.72	9.61	152.33	152.33	0.00	01

UnitBUA Table for Building :A (SHANKAR BISWAS)

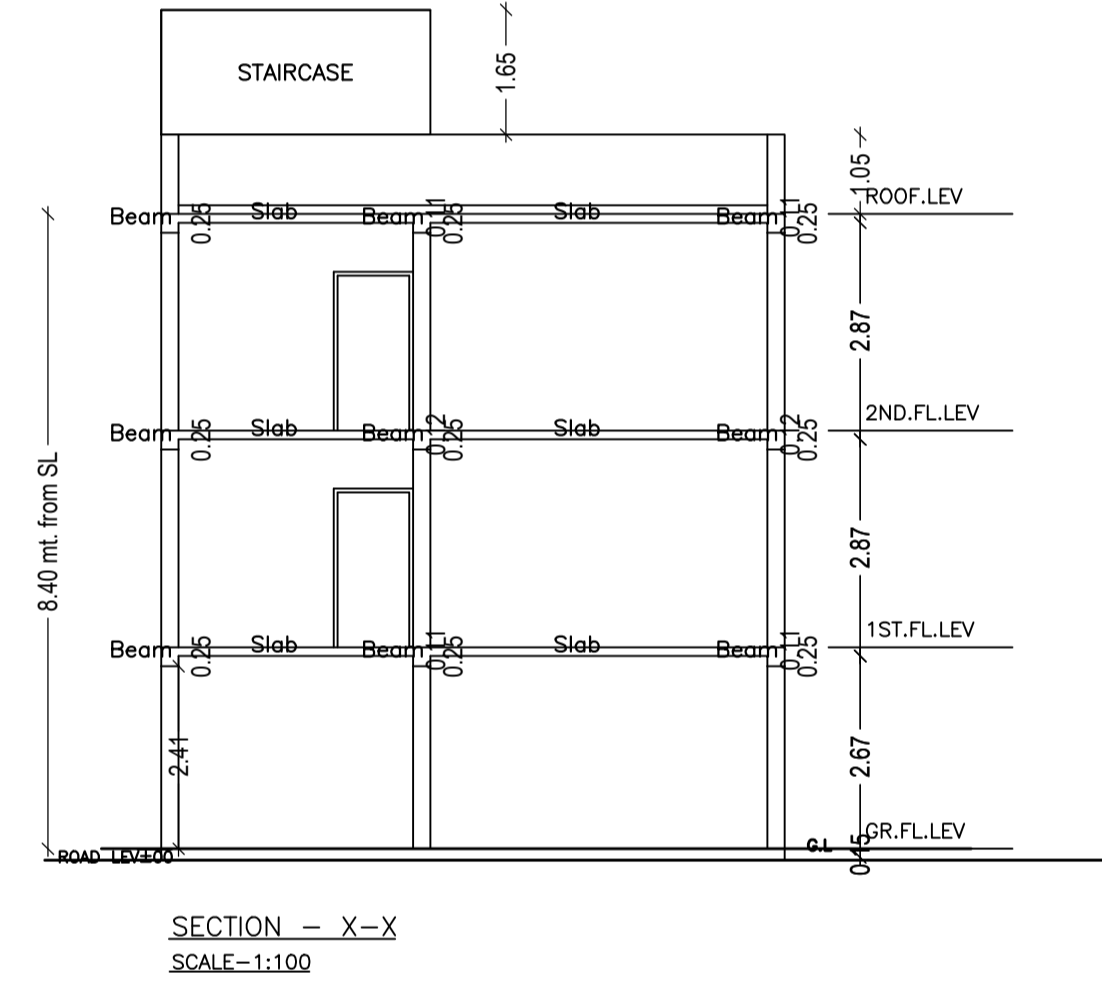
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	127.60	124.77	4	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	4	0
Total:	-	-	127.60	124.77	8	1

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SHANKAR BISWAS)	D3	0.80	2.10	02
A (SHANKAR BISWAS)	D2	0.90	2.10	02
A (SHANKAR BISWAS)	D1	1.05	2.10	02
A (SHANKAR BISWAS)	D4	1.30	2.10	01
A (SHANKAR BISWAS)	OPENING	1.80	2.10	01

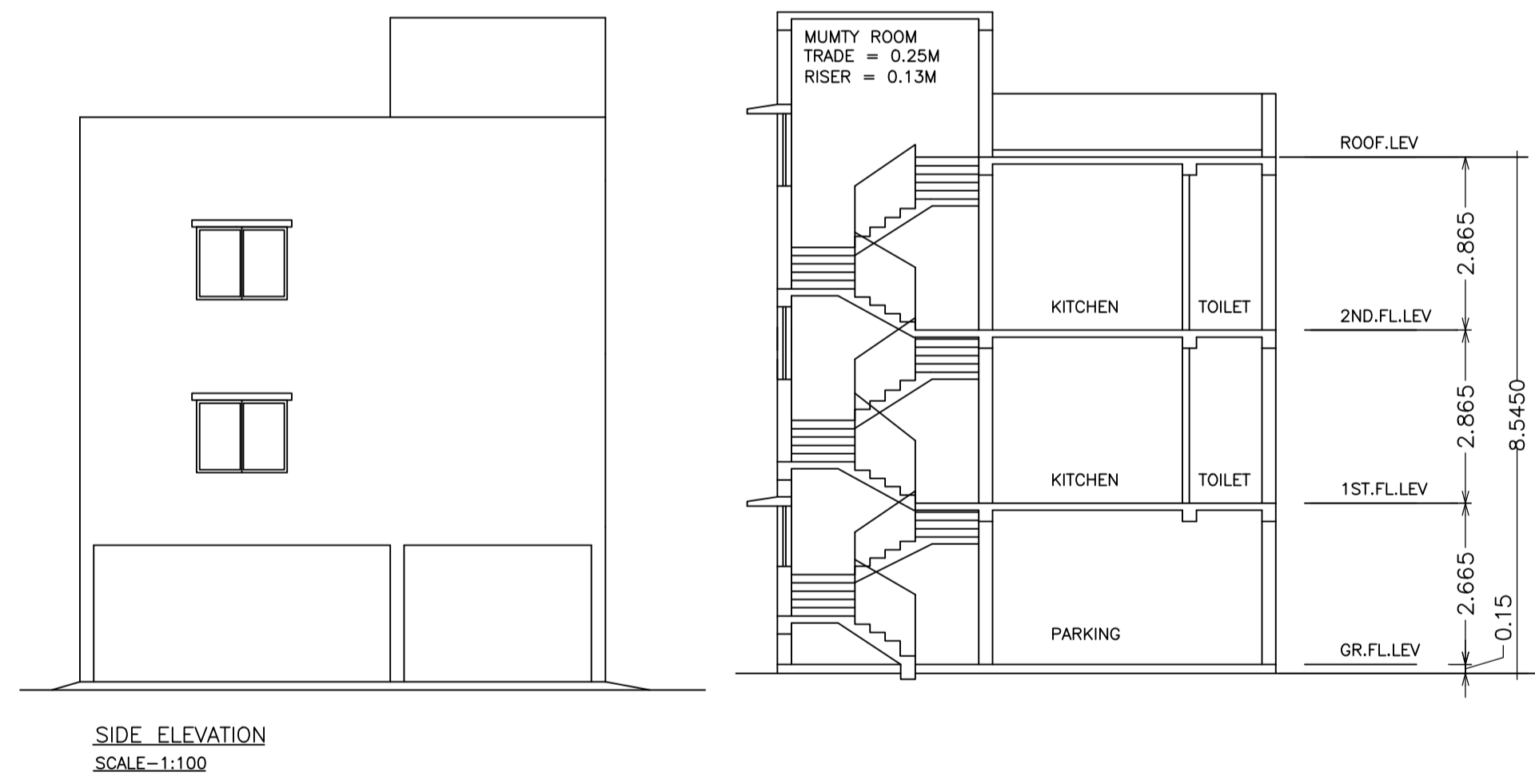
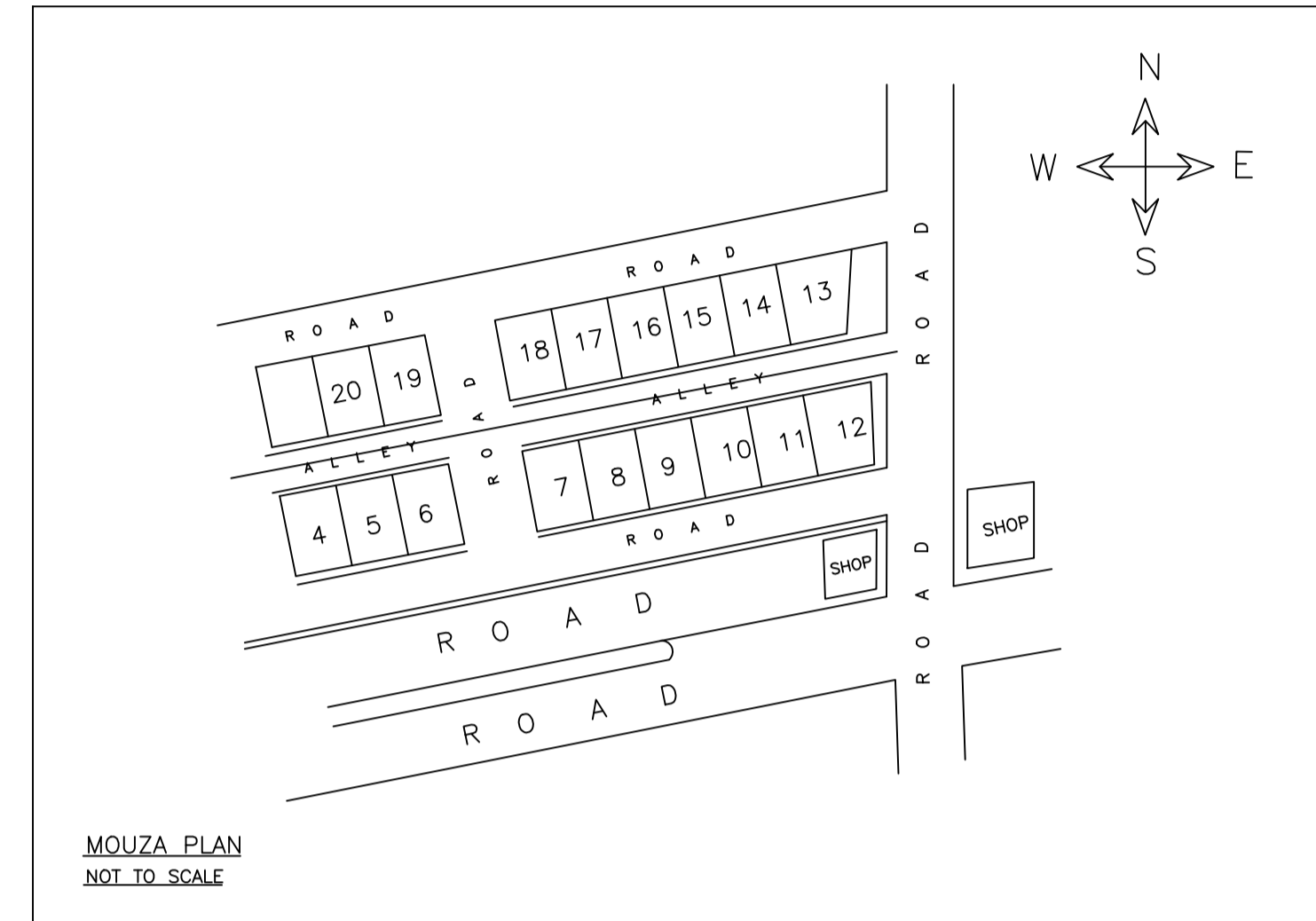
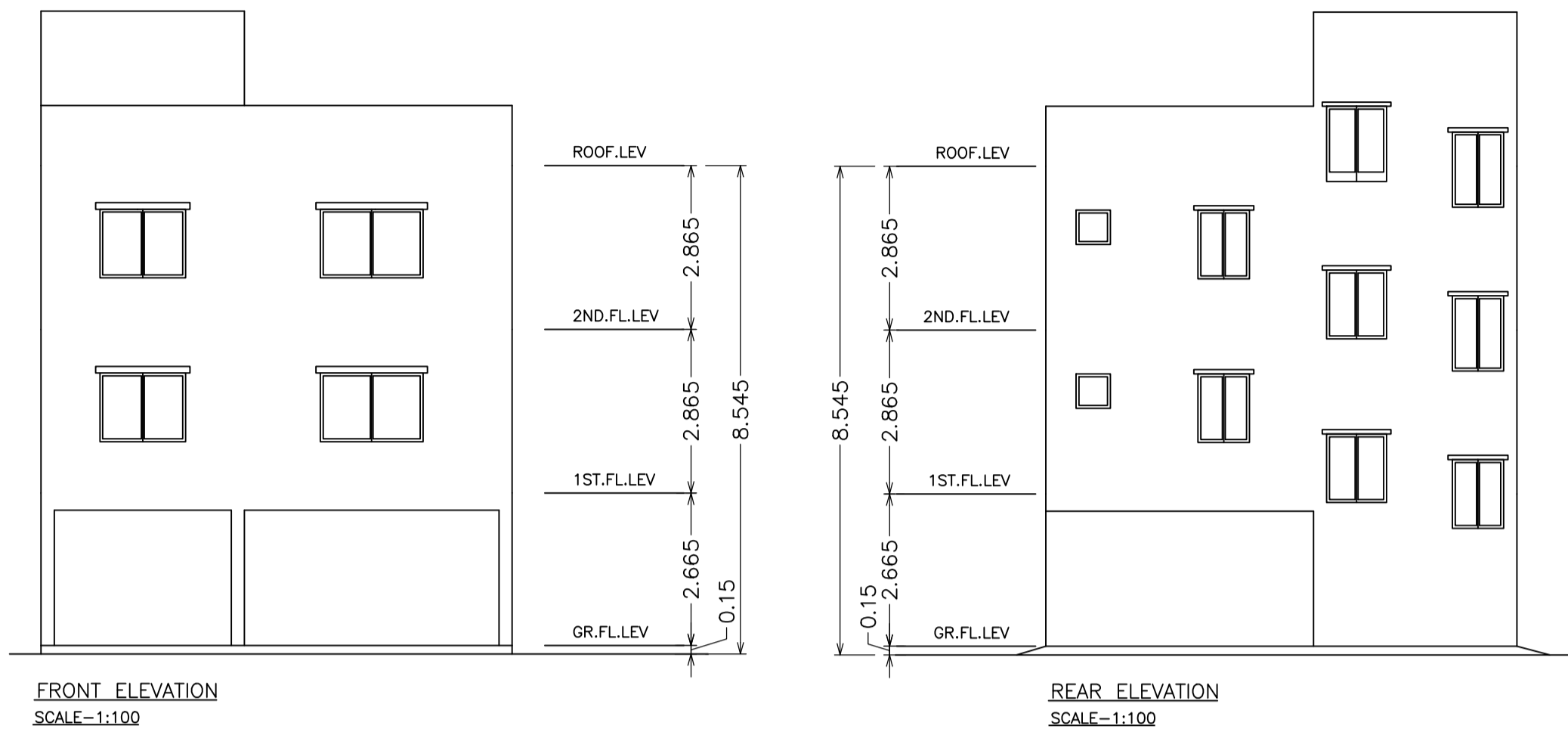
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SHANKAR BISWAS)	V	0.60	0.60	02
A (SHANKAR BISWAS)	W3	0.90	1.20	02
A (SHANKAR BISWAS)	W2	1.05	1.20	06
A (SHANKAR BISWAS)	W2	1.50	1.20	02
A (SHANKAR BISWAS)	W1	1.80	1.20	04



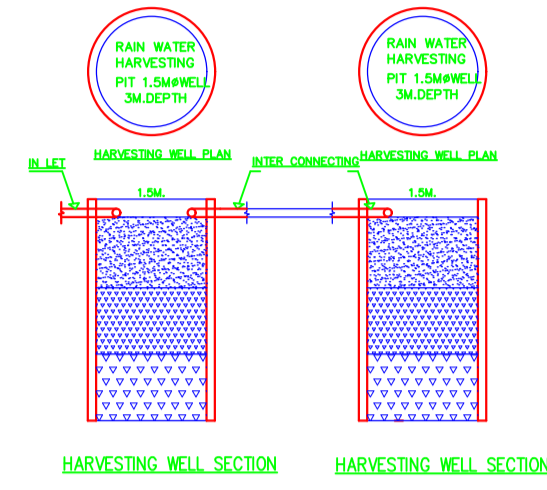
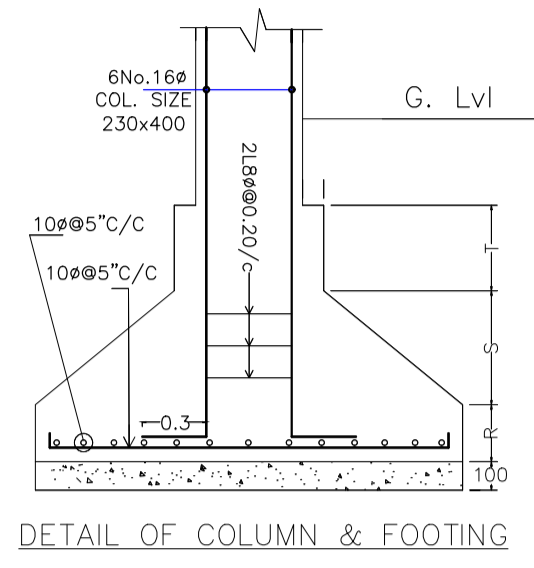
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