

SITE PLAN  
SCALE-1:100

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.)	Tnmt (No.)
			Parking	Resi.					
A (BUILDING)	1	194.67	53.09	129.78	11.80	141.58	141.58	02	
Grand Total :	1	194.67	53.09	129.78	11.80	141.58	141.58	02	

Proposal Basic Information

Proposal File No.	JNAC/BP/0161/W1/2018
Owner Name	Sri Jharu Ram And Others
Khata No	N/A
Plot No	N/A
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment

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.
A (BUILDING)	Residential	Residential Bldg/Apartment	> 0	1	2.00	1.00	2	-	-	-	-
			> 0	1	2.00	-	-	-	-	1	2
			> 0	1	2.00	-	-	1	1	-	-
Total :			-	-	-	-	2	2	-	1	2

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	1	13.50
Two Stack Car	-	-	1	13.50
Total Car	2	25.00	2	27.00
Visitor's Car Parking	-	-	1	13.50
Total Visitor Parking	1	12.50	1	13.50
TwoWheeler	-	-	2	4.00
Total TwoWheeler	2	4.00	2	4.00
Other Parking	-	-	-	22.08
Total		41.50		84.08

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO. : 1.0.36 VERSION DATE: 29/04/2019	
PROJECT DETAIL:	Plot Use: Residential	
Region: JHARKHAND URBAN LOCAL BODIES	Plot SubUse: Residential Bldg/Apartment	
District: EAST SINGHBHUM	PlotNearby/ReligiousStructure: NA	
Authority: JAMSHEDPUR NAC	PlotSubPlot No: N/A	
Inward_No: JNAC/BP/0161/W1/2018	North: CTS No. - ALLEY	
Application Type: General Proposal	South: Road Width - 6.10	
Project Type: Building Permission	East: CTS No. - HOLDING NO. - C/152	
Nature of Development: New	West: CTS No. - HOLDING NO. - C/154	
Location of Development Area: Old Area		
AREA DETAILS:	SQ.MT.	
AREA OF PLOT (Minimum)	(A)	111.40
Deduction for NetPlot Area		
Surrender Free of Cost		7.32
Total		7.32
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	104.08
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		7.32
Common Plot		13.39
Total		20.72
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	90.68
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	104.08
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	111.40
COVERAGE CHECK		
Permissible Coverage area ( 70.00 % )		72.86
Proposed Coverage Area ( 62.35 % )		64.89
Total Prop. Coverage Area ( 62.35 % )		64.89
Balance coverage area ( 7.66 % )		7.97
FAR CHECK		
Perm. FAR Area ( 1.50 )		167.10
Total Perm. FAR area		167.10
Residential FAR		129.77
Proposed FAR Area		141.57
Total Proposed FAR Area		141.57
Consumed FAR (Factor)		1.27
Balance FAR Area		25.53
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		194.67
ARCHITECT (Regd)	SATISH KUMAR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	Sri Jharu Ram And Others	
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)	Blue
EXISTING (To be demolished)	Yellow

Buildingwise Floor FAR Details

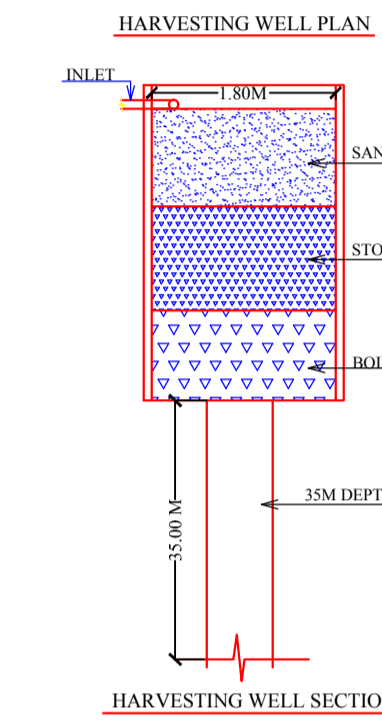
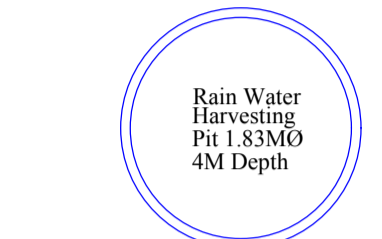
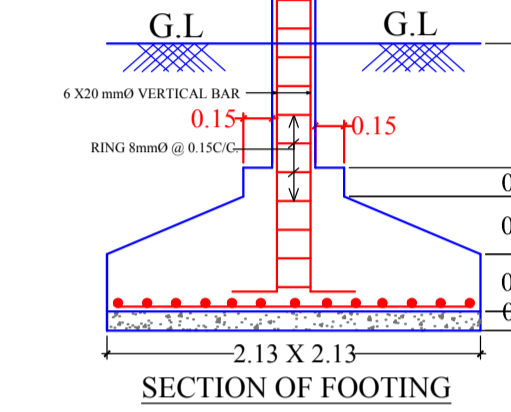
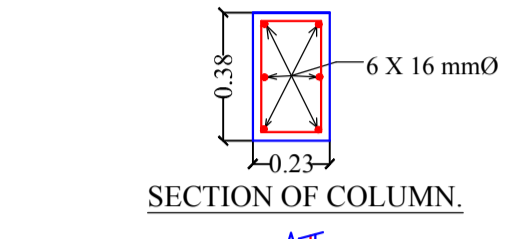
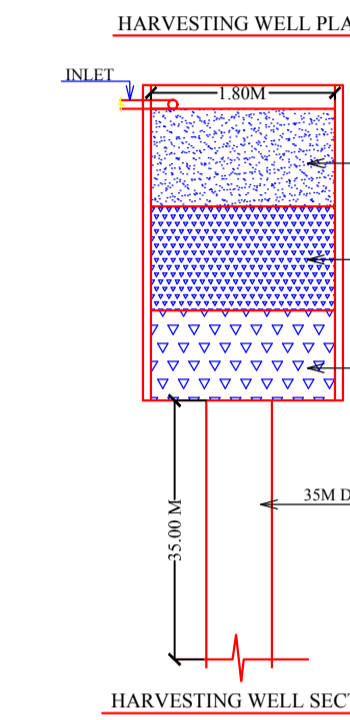
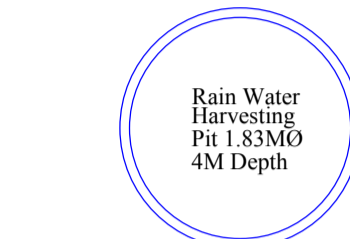
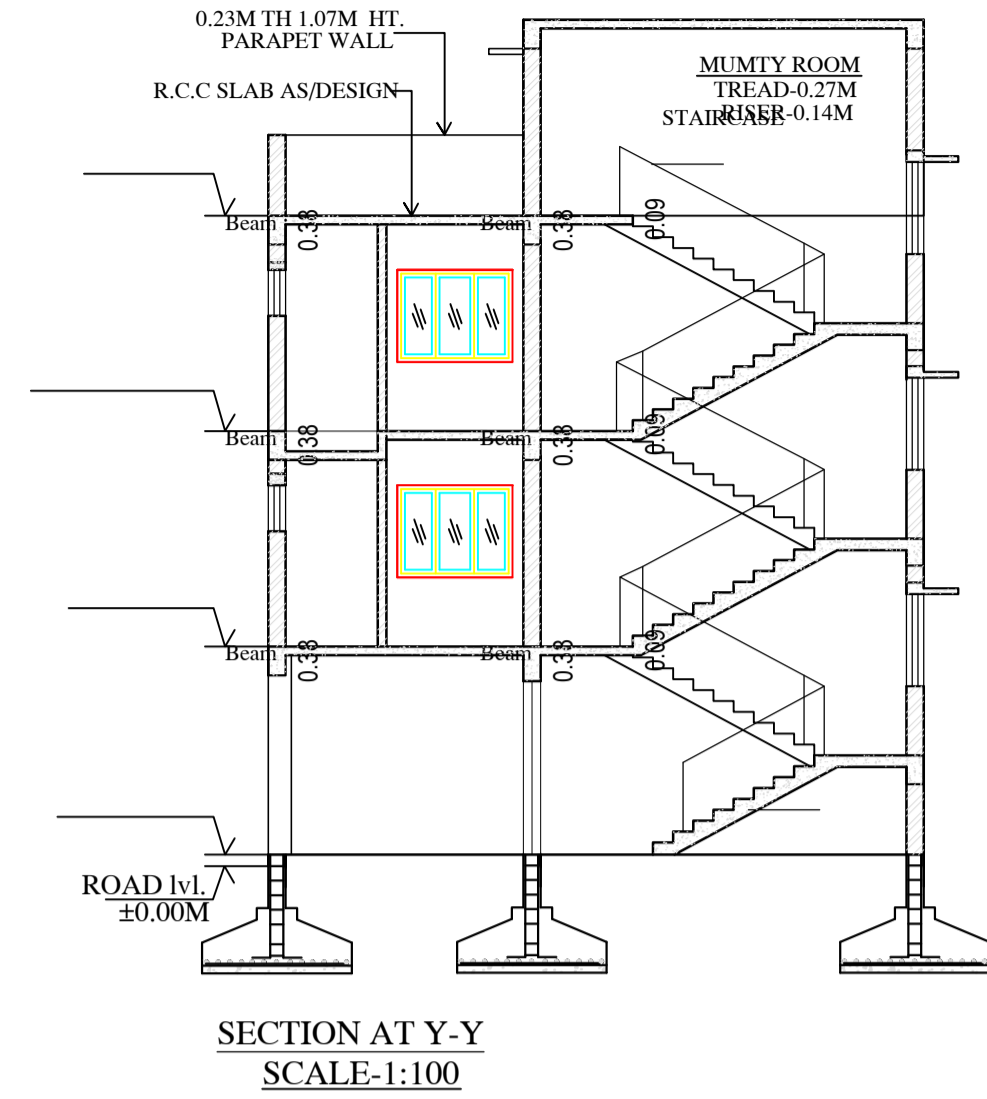
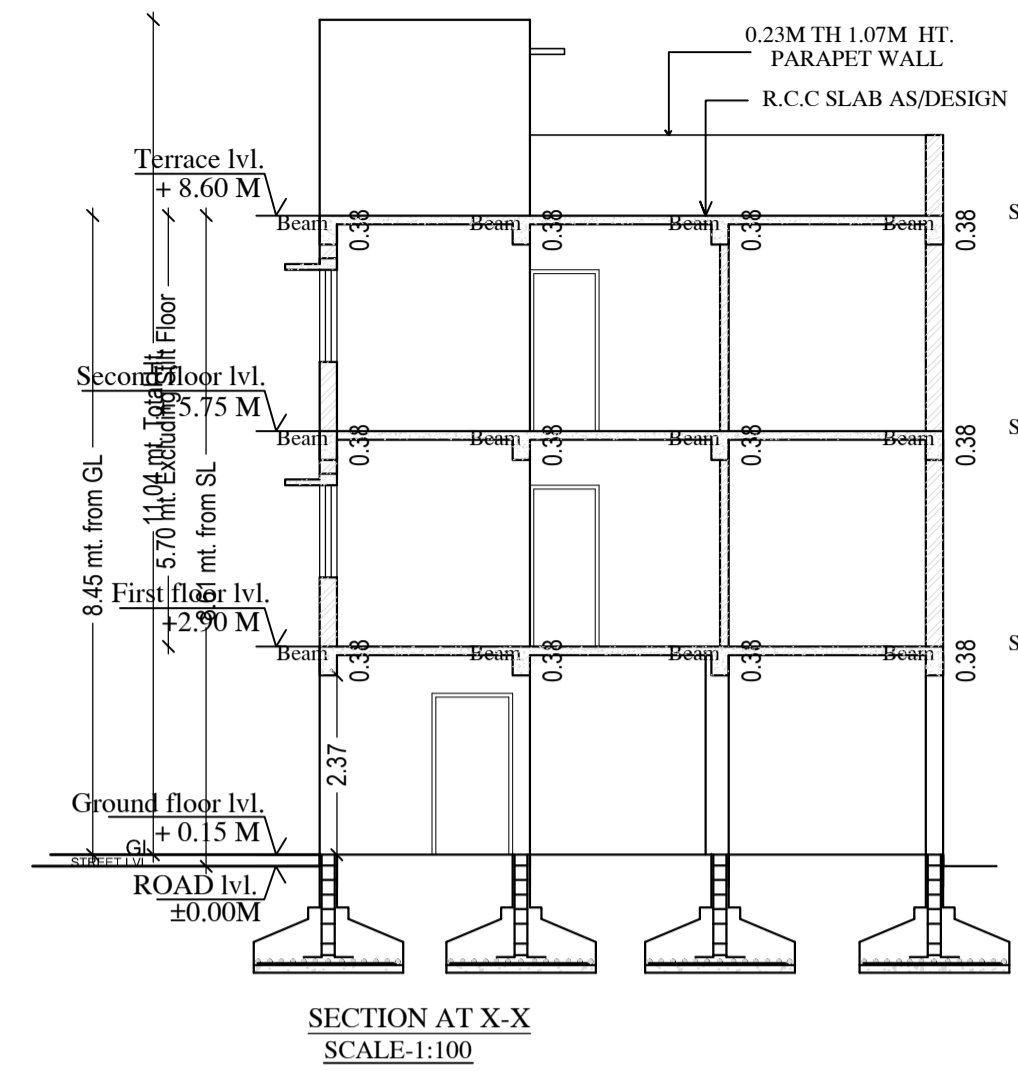
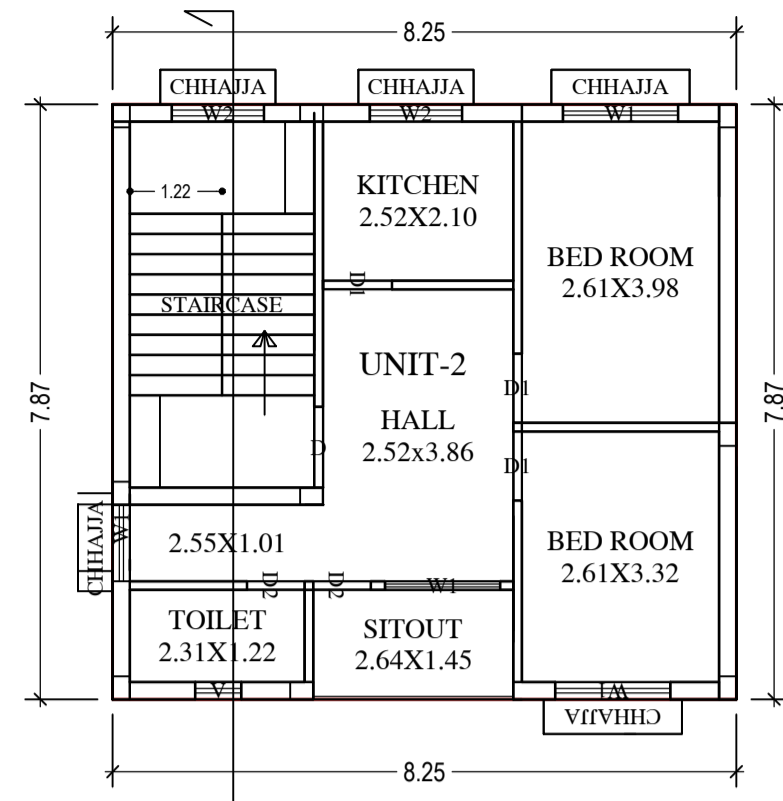
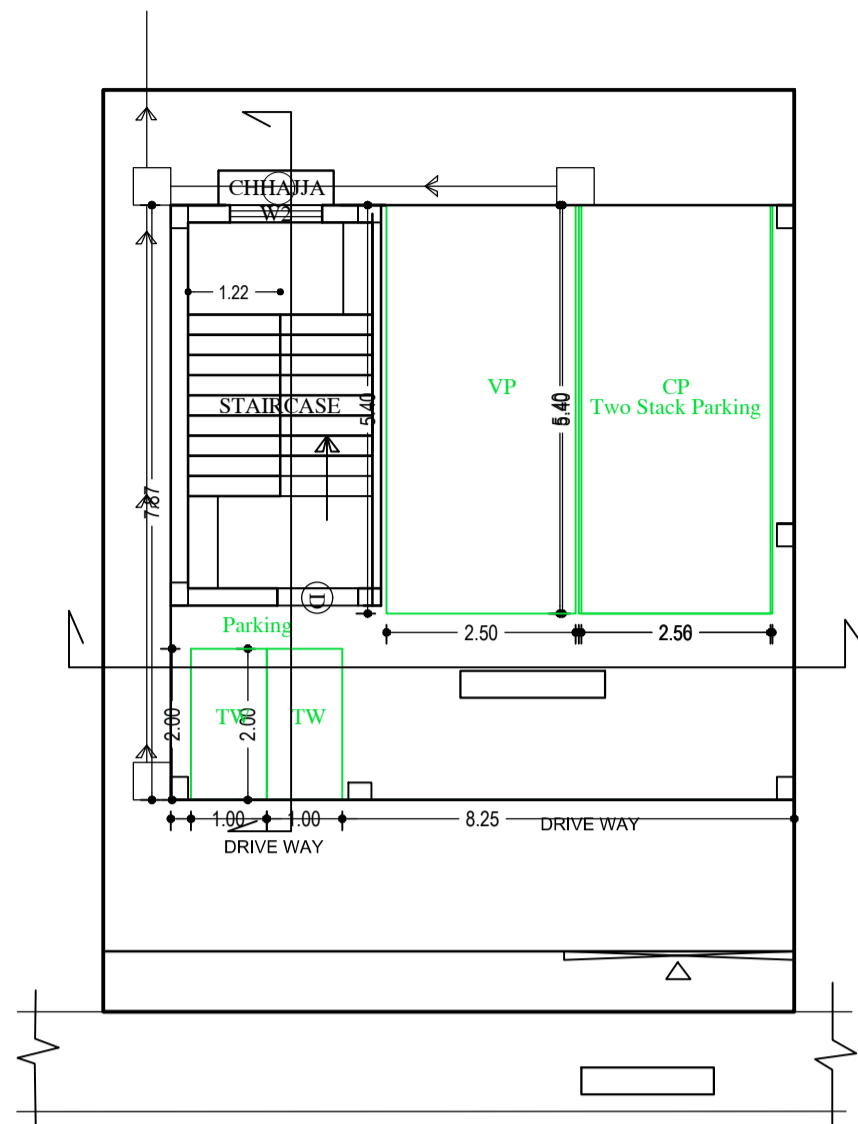
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Parking Floor	64.89	11.80	64.89	11.80
First Floor	64.89	64.89	64.89	64.89
Second Floor	64.89	64.89	64.89	64.89
Terrace Floor	0.00	0.00	0.00	0.00
Total :	194.67	141.58	194.67	141.58

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SATISH KUMAR JNAC/DFTMN/0004/2017			

Proposal Basic Information	
Proposal File No.	JNAC/BP/0161/W1/2018
Owner Name	Sri Jharu Ram And Others
Khata No	N/A
Plot No	N/A
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment



PARKING FLOOR PLAN (SCALE 1:100)

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

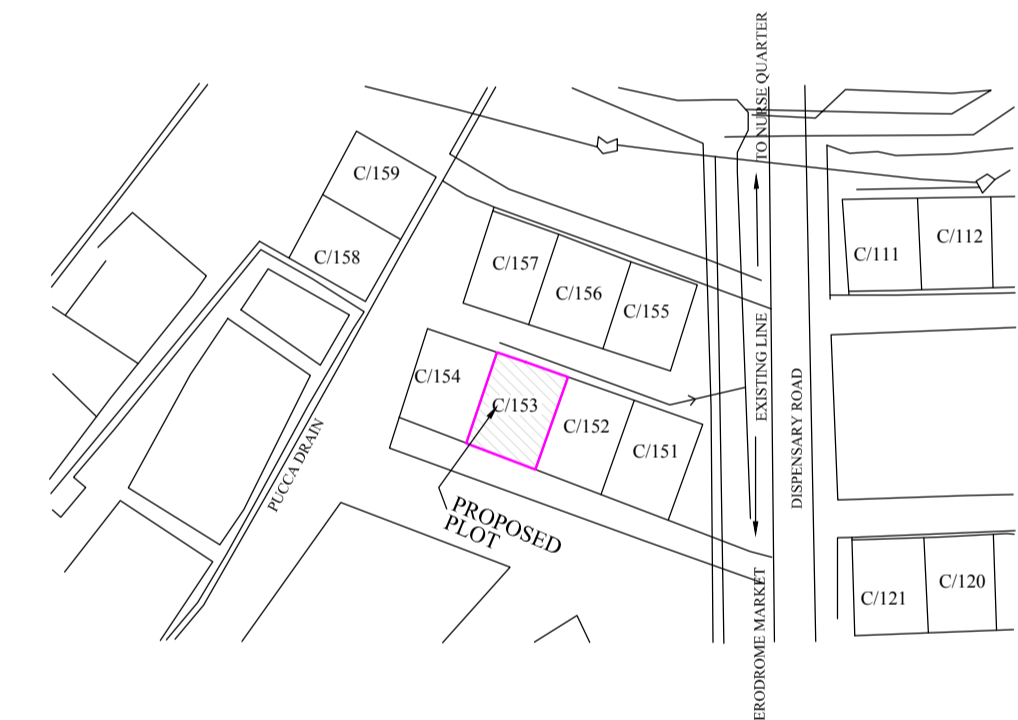
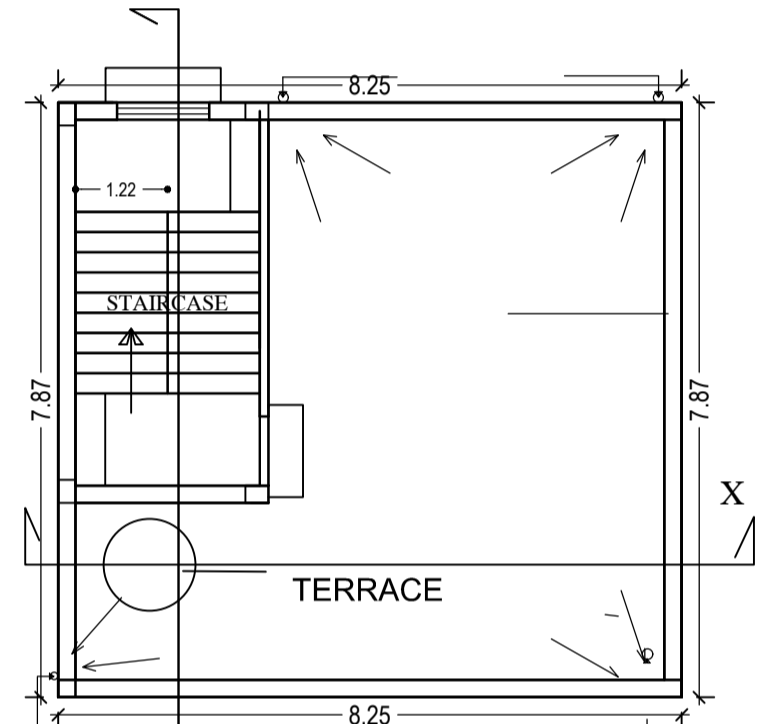
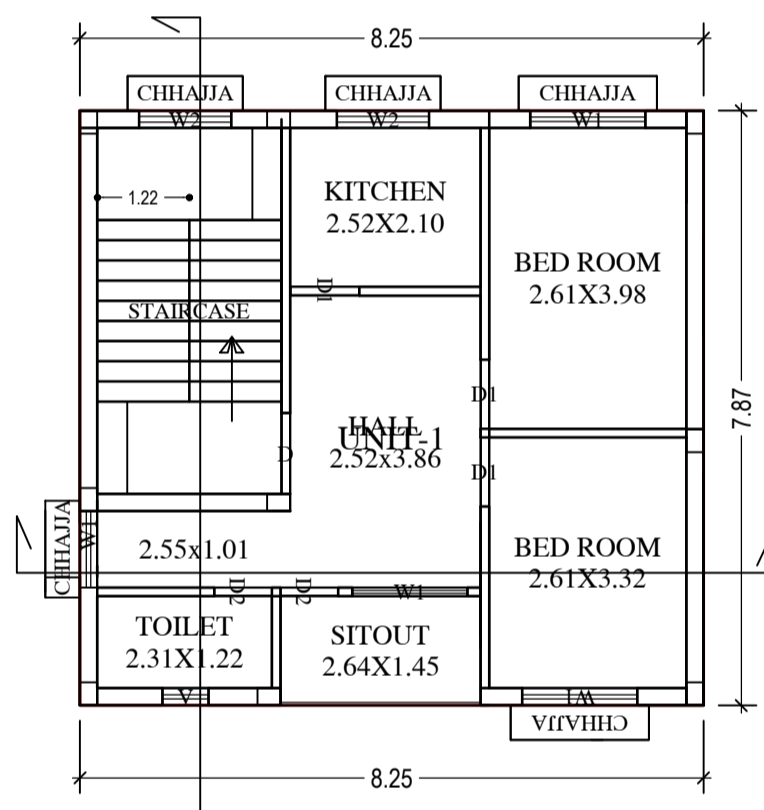
SECTION AT X-X (SCALE 1:100)

SECTION AT Y-Y (SCALE 1:100)

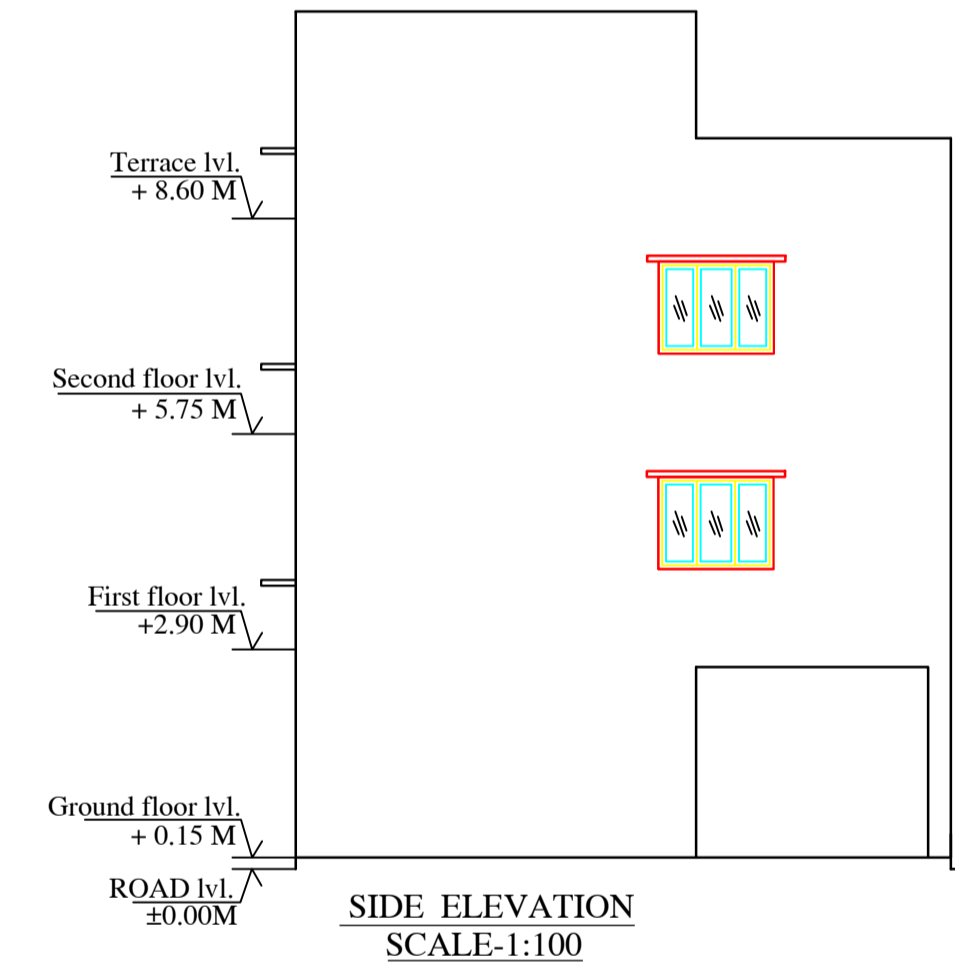
HARVESTING WELL SECTION

SECTION OF FOOTING

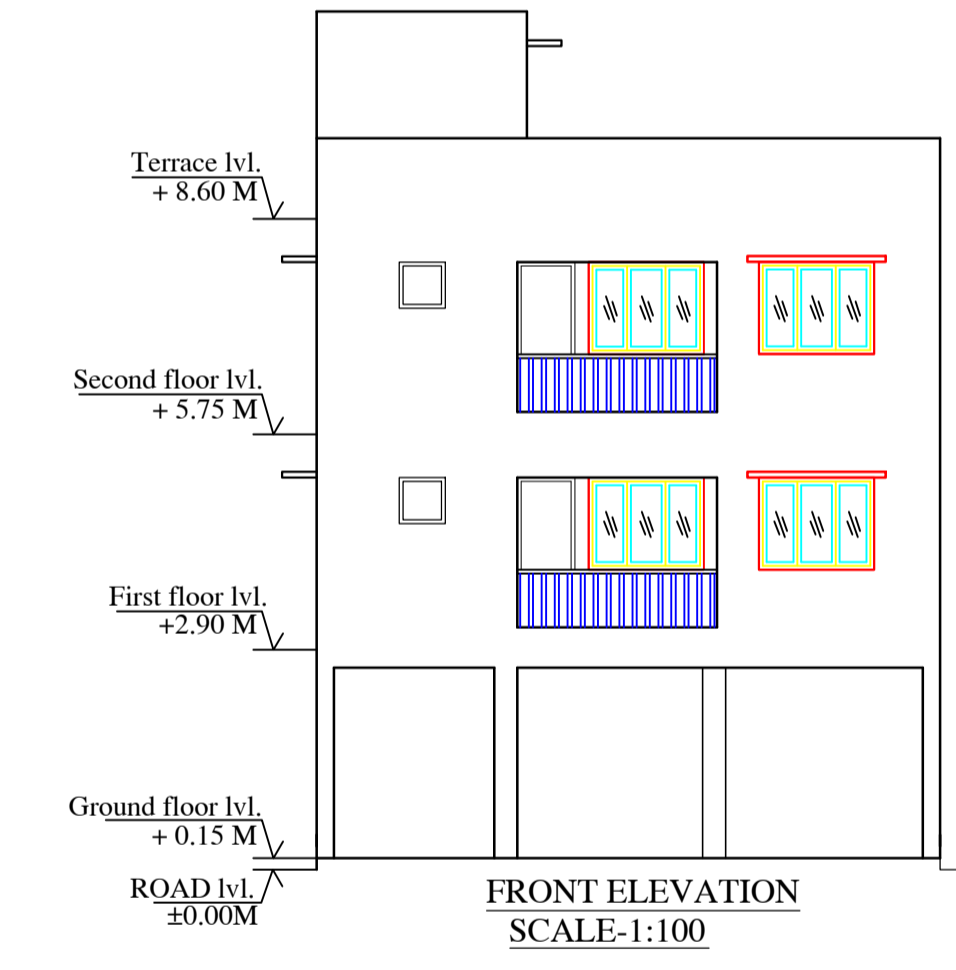
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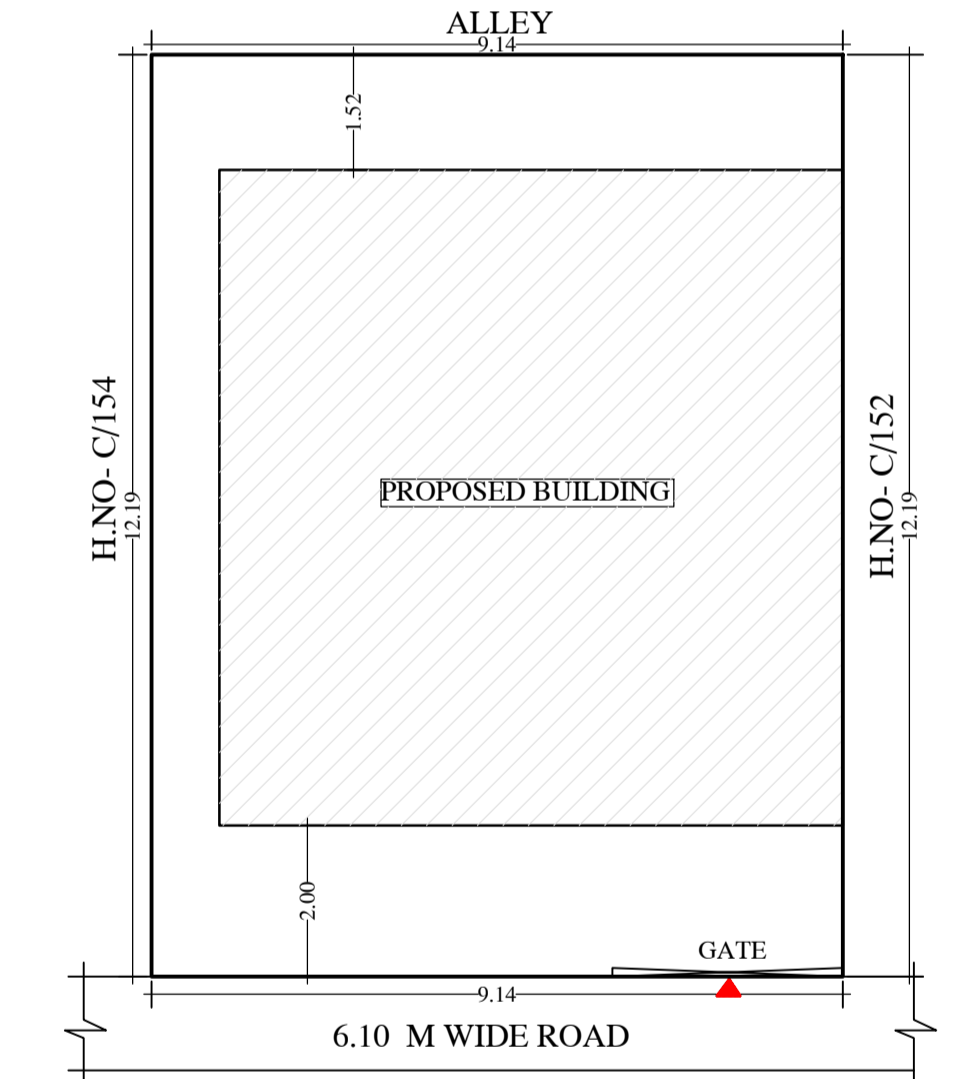
LOCATION PLAN



SIDE ELEVATION (SCALE 1:100)



FRONT ELEVATION (SCALE 1:100)



SITE PLAN (SCALE 1:100)

Building :A (BUILDING)

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.)	Trmt (No.)
		Parking	Resi.					
Parking Floor	64.89	53.09	0.00	11.80	11.80	11.80	0.00	00
First Floor	64.89	0.00	64.89	0.00	64.89	64.89	0.00	01
Second Floor	64.89	0.00	64.89	0.00	64.89	64.89	0.00	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	194.67	53.09	129.78	11.80	141.58	141.58	0.00	02
Total Number of Same Buildings	1							
Total :	194.67	53.09	129.78	11.80	141.58	141.58	0.00	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.76	2.13	04
A (BUILDING)	D1	0.91	2.13	06
A (BUILDING)	D	1.07	2.13	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.61	0.61	02
A (BUILDING)	W1	1.00	1.22	02
A (BUILDING)	W2	1.22	1.22	05
A (BUILDING)	W1	1.52	1.22	06

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	UNIT-1	FLAT	64.89	55.04	6	1
SECOND FLOOR PLAN	UNIT-2	FLAT	64.89	55.04	6	1
Total:	-	-	129.78	110.08	12	2

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SATISH KUMAR JNAC/DFTMN/0004/2017			