

SITE PLAN

AREA STATEMENT	VERSION NO.: 1.0.23		
JAMSHEDPUR NAC	VERSION DATE: 30/03/2018		
PROJECT DETAIL:			
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/0009/W12/2018	Plot/SubPlot No: 523		
Application Type: General Proposal	North: Road Width - 12.20		
Project Type: Building Permission	South: CTS No. - ALLEY		
Nature of Development: New	East: Plot No. - HOLDING NO. 534		
Location of Development Area: Old Area	West: Plot No. - HOLDING NO. 531		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	SQ.MT.	108.99
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		108.99
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			13.75
Total			13.75
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		95.23
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		108.99
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		108.99
COVERAGE CHECK			
Permissible Coverage area ( 70.00 % )			76.29
Proposed Coverage Area ( 60.25 % )			65.67
Total Prop. Coverage Area ( 60.25 % )			65.67
Balance coverage area ( 9.74 % )			10.62
FAR CHECK			
Perm. FAR Area ( 2.50 )			272.47
Total Perm. FAR area			272.47
Residential FAR			131.35
Proposed FAR Area			140.91
Total Proposed FAR Area			140.91
Consumed FAR (Factor)			1.29
Balance FAR Area			131.56
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			197.01
ARCHITECT (Regd)			SATISH KUMAR
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)			UDAY LAL AND BHOLA RAM
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	65.67	9.56	65.67	9.56
First Floor	65.67	65.67	65.67	65.67
Second Floor	65.67	65.67	65.67	65.67
Terrace Floor	0.00	0.00	0.00	0.00
Total :	197.01	140.90	197.01	140.90

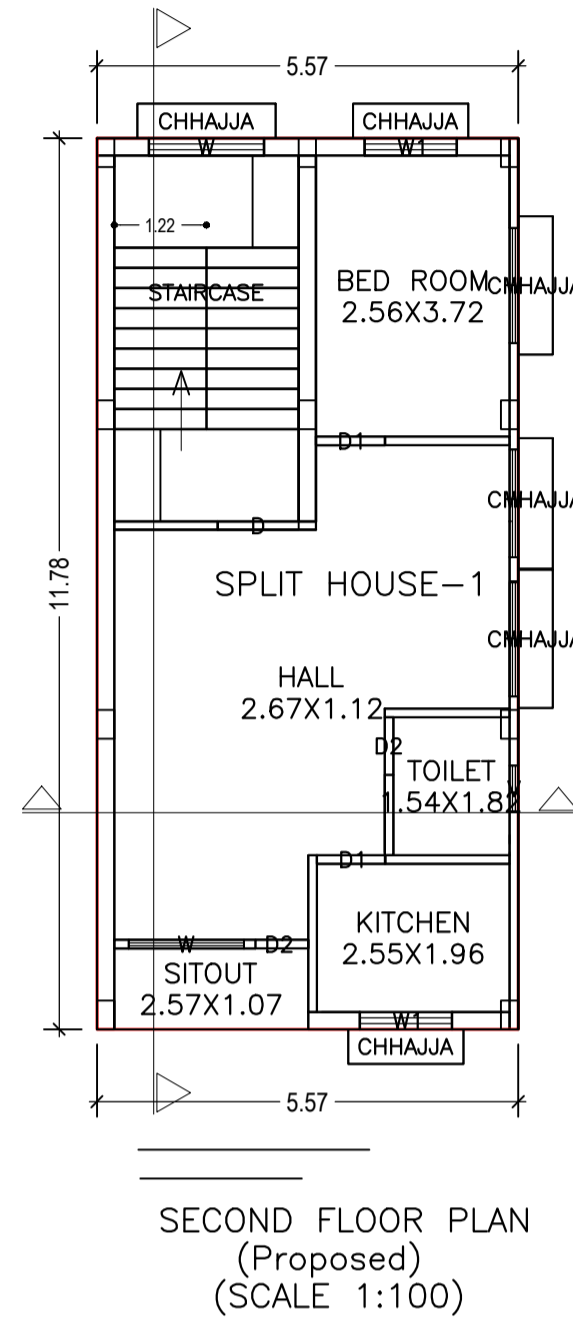
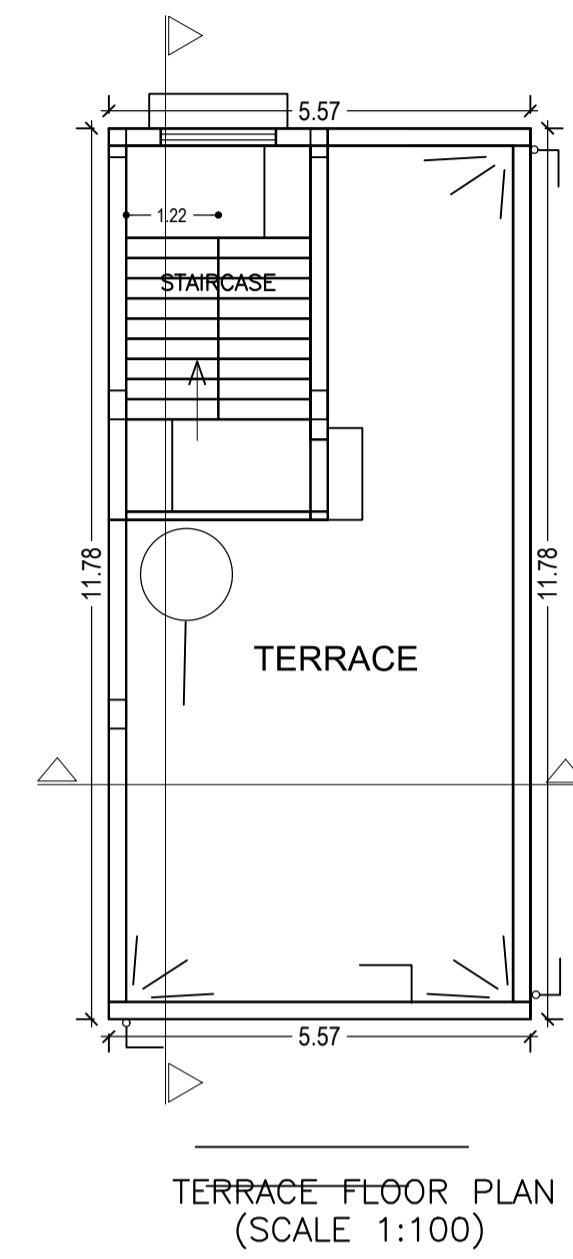
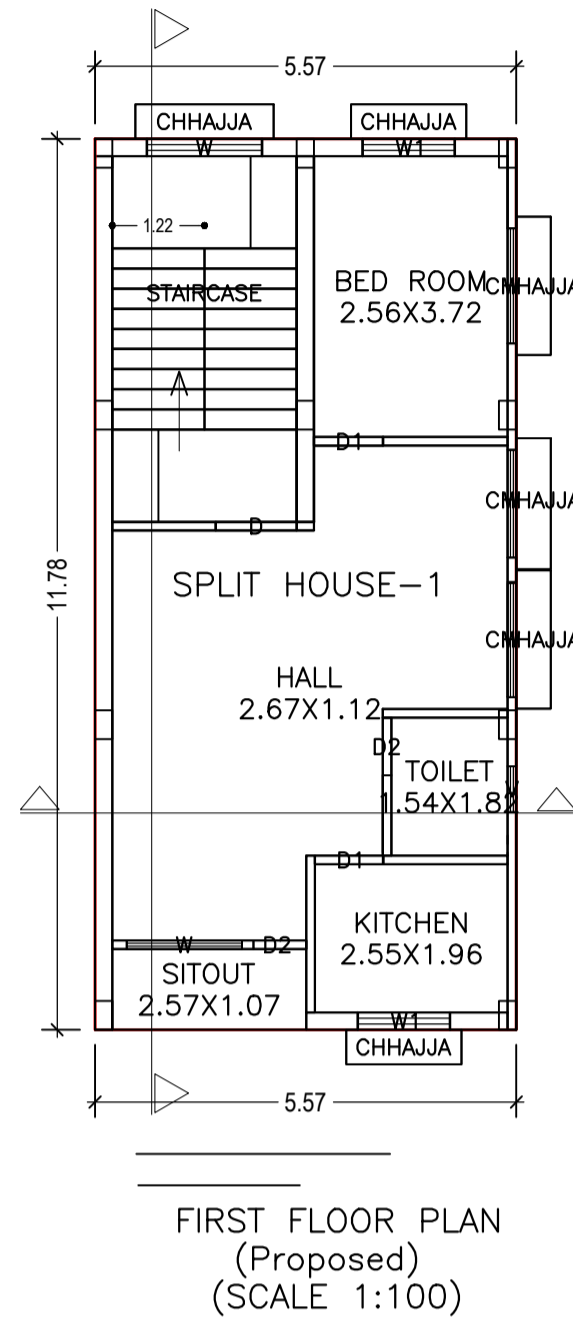
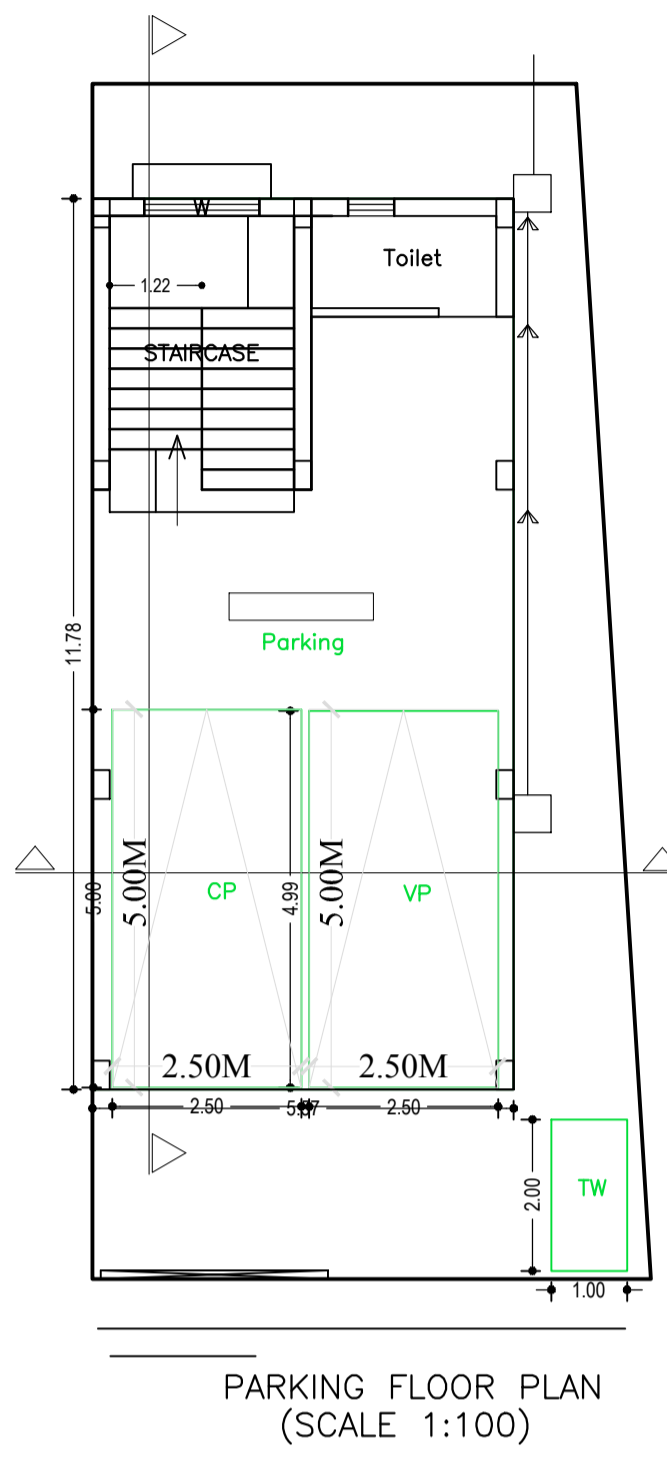
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential Bldg/Apartment	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.)	Tnmt (No.)
			Accessory Use	Parking					
A (BUILDING)	1	197.01	4.18	51.93	131.34	9.56	140.90	140.90	01
Grand Total	1	197.01	4.18	51.93	131.34	9.56	140.90	140.90	01

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



Building :A (BUILDING)

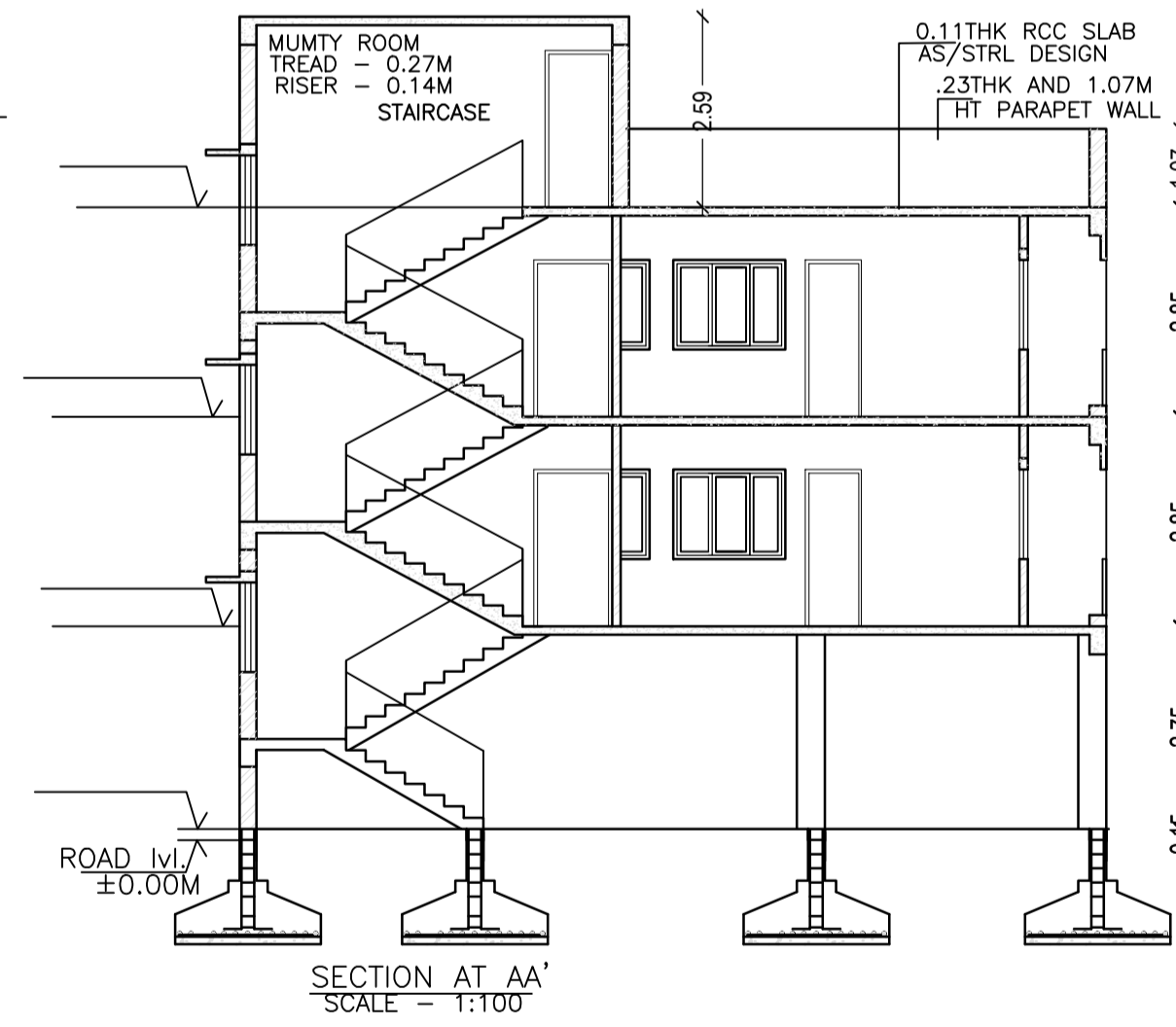
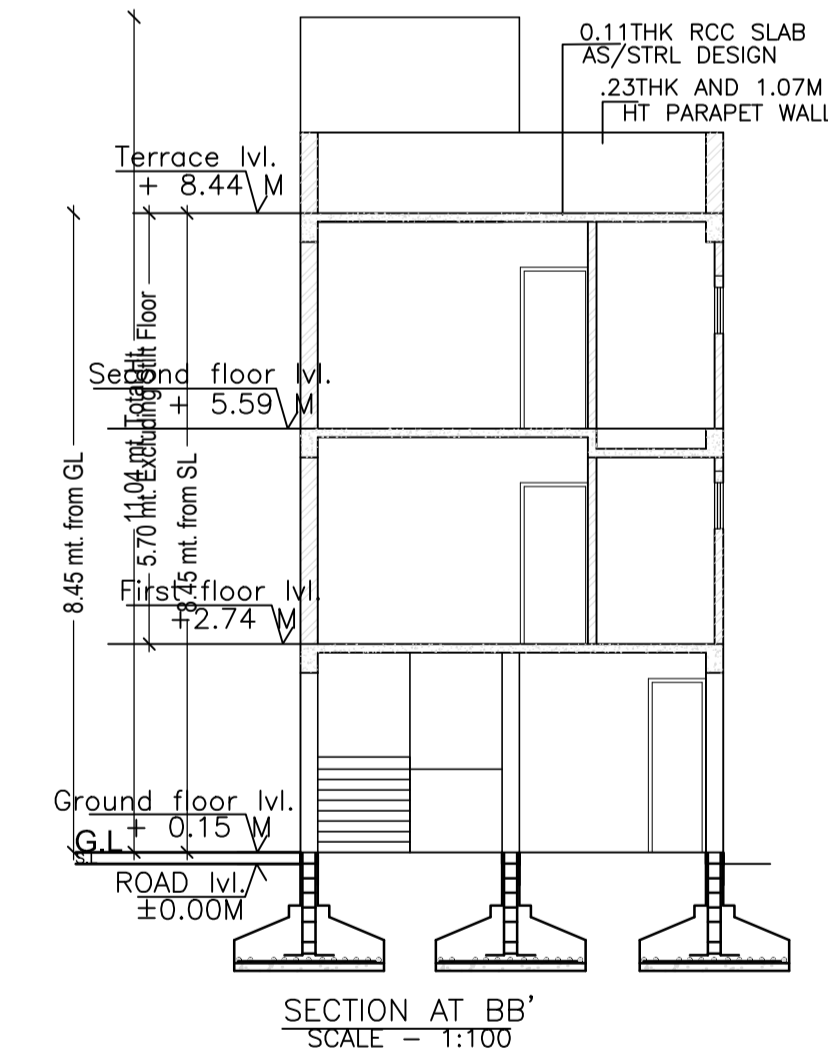
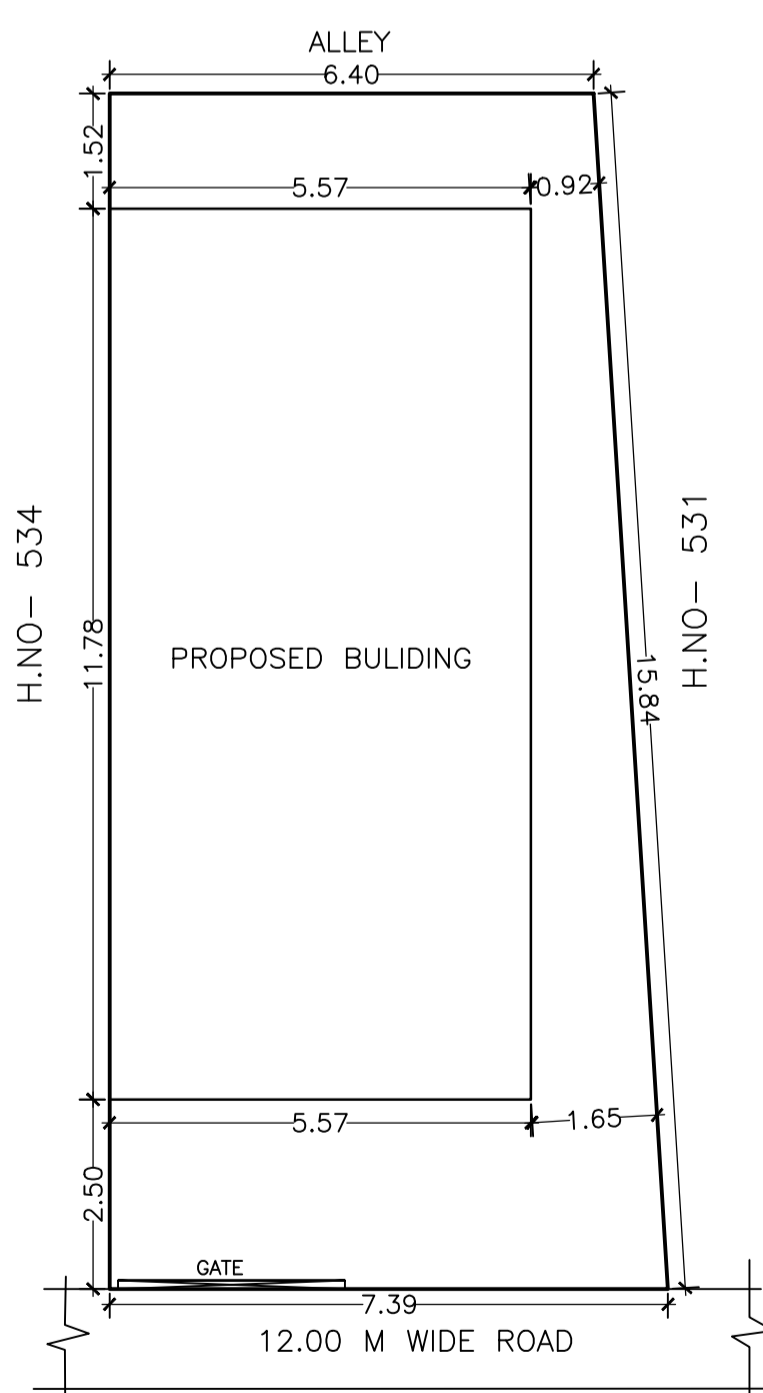
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Accessory Use	Parking					
Parking Floor	65.67	4.18	51.93	0.00	9.56	9.56	9.56	00
First Floor	65.67	0.00	0.00	65.67	0.00	65.67	65.67	01
Second Floor	65.67	0.00	0.00	65.67	0.00	65.67	65.67	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	197.01	4.18	51.93	131.34	9.56	140.90	140.90	01
Total Number of Same Buildings :	1							
Total :	197.01	4.18	51.93	131.34	9.56	140.90	140.90	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.70	2.10	02
A (BUILDING)	D2	0.76	2.10	02
A (BUILDING)	D1	0.91	2.10	04
A (BUILDING)	D	1.07	2.13	02

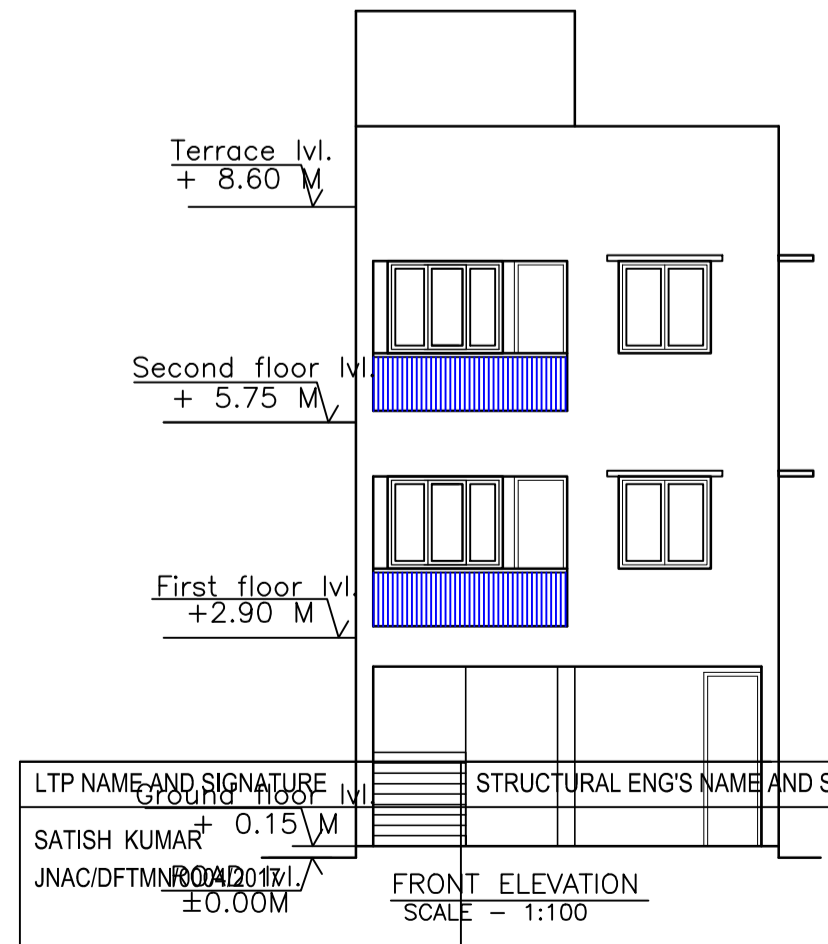
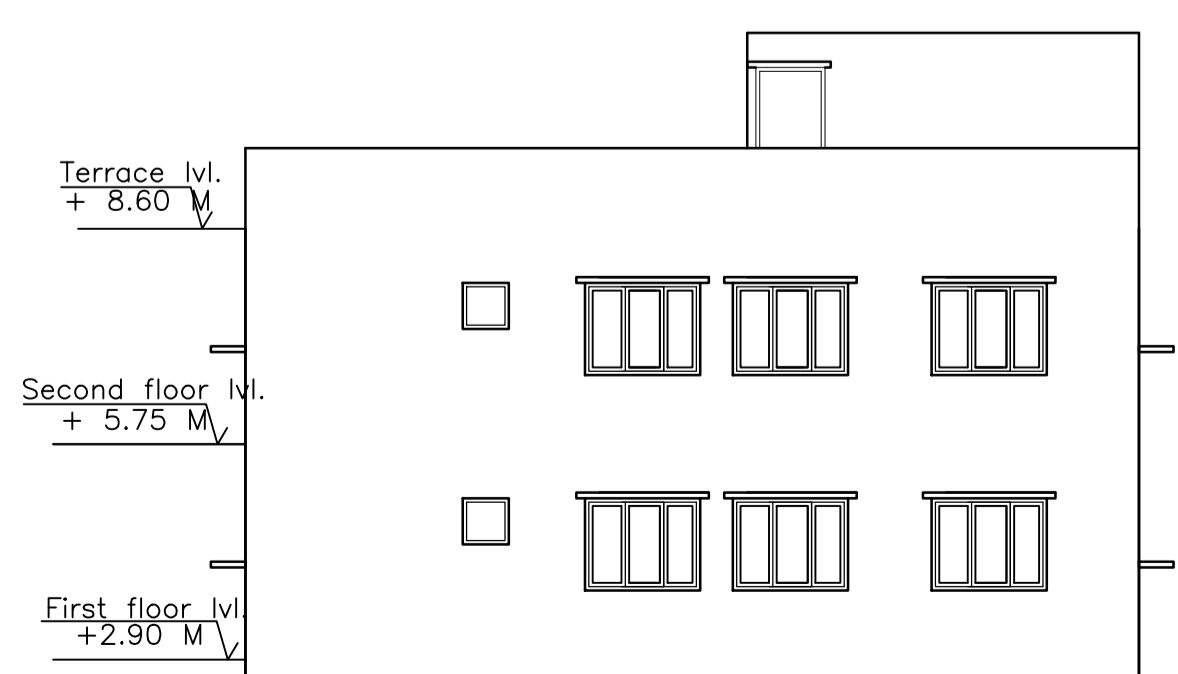
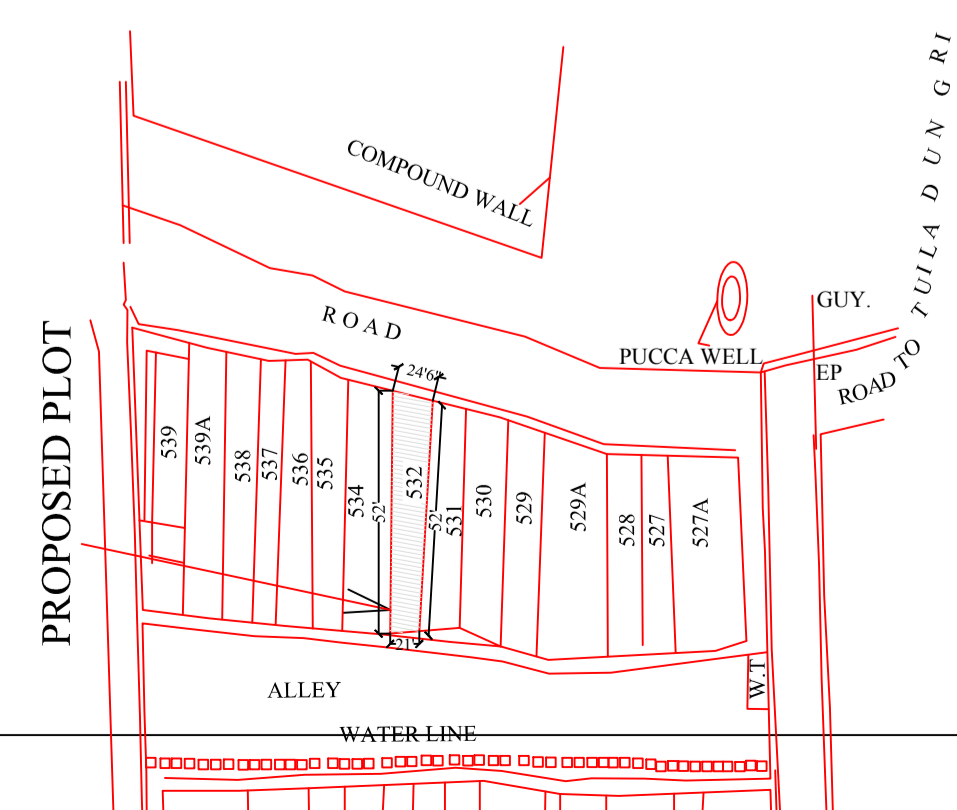
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.61	0.61	02
A (BUILDING)	W1	1.22	1.20	04
A (BUILDING)	W	1.42	1.20	02
A (BUILDING)	W	1.51	1.20	02
A (BUILDING)	W	1.52	1.20	07



UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT HOUSE-1	FLAT	131.35	113.86	5	1
SECOND FLOOR PLAN	SPLIT HOUSE-1	FLAT	0.00	0.00	5	0
Total:	-	-	131.35	113.86	10	1



LTP NAME AND SIGNATURE: SATISH KUMAR, JNAC/DFTM/ROAD/...  
 STRUCTURAL ENG'S NAME AND SIGNATURE: ...  
 BUILDER NAME AND SIGNATURE: ...