

SITE PLAN
SCALE 1:100
SITE PLAN
SCALE- 1:100

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO: 1.0.35	VERSION DATE: 13/03/2019
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/0034/W1/2018	Plot/SubPlot No: NIL	
Application Type: General Proposal	North: Plot No. -	
Project Type: Building Permission	South: Plot No. -	
Nature of Development: New	East: Road Width -	
Location of Development Area: Old Area	West: Plot No. -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	111.41 SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	111.41
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		21.51
Total		21.51
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	89.90
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	111.41
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	111.41
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		77.99
Proposed Coverage Area (64.21 %)		71.54
Total Prop. Coverage Area (64.21 %)		71.54
Balance coverage area (5.79 %)		6.45
FAR CHECK		
Perm. FAR Area (2.50)		278.53
Total Perm. FAR area		278.53
Residential FAR		143.08
Proposed FAR Area		166.93
Total Proposed FAR Area		166.93
Consumed FAR (Factor)		1.50
Balance FAR Area		111.60
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		214.62
ARCHITECT (Regd)	Abhishek Tewari	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SRI P. LAKSMAN RAO	
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)	Orange
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

Floor Name	Building Name A (P LAKSHMAN RAO)		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	71.54	23.85	71.54	23.85
First Floor	71.54	71.54	71.54	71.54
Second Floor	71.54	71.54	71.54	71.54
Terrace Floor	0.00	0.00	0.00	0.00
Total :	214.62	166.93	214.62	166.93

Building USE/SUBUSE Details

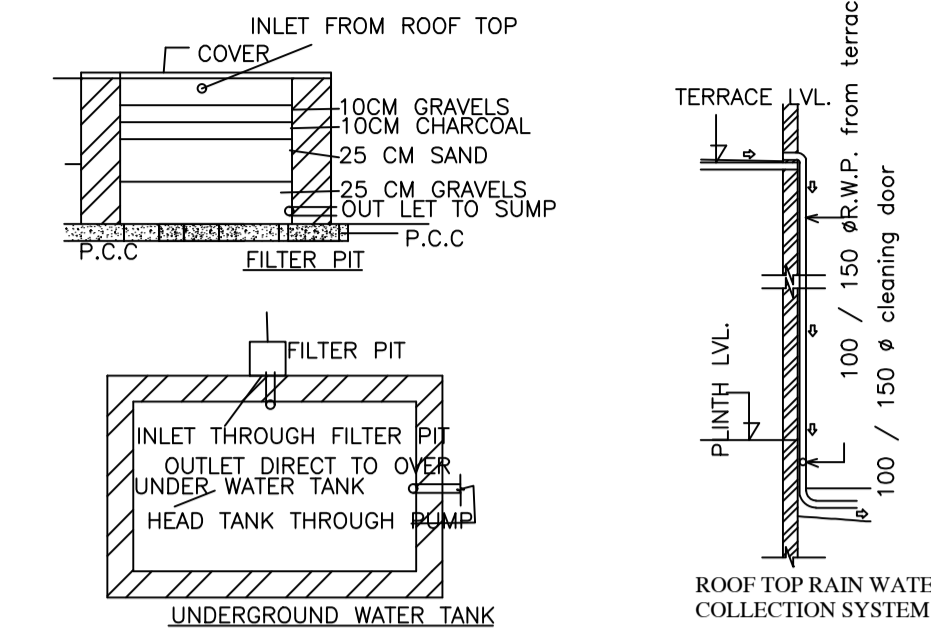
Building Name	Building Use	Building SubUse	Building Structure
A (P LAKSHMAN RAO)	Residential	Residential Bldg/Apartment	Non-Highrise

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.	
A (P LAKSHMAN RAO)	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	1	-	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	3	6.00
Total TwoWheeler	2	4.00	3	6.00
Other Parking	-	-	-	10.19
Total	-	41.50	-	72.19



UnitBUA Table for Building :A (P LAKSHMAN RAO)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FLAT A	FLAT	64.02	63.37	4	1
SECOND FLOOR PLAN	FLAT B	FLAT	64.02	63.37	4	1
Total:	-	-	128.04	126.74	8	2

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 (P LAKSHMAN RAO)	1	214.62	47.69	143.08	23.85	166.93	166.93	02	
Grand Total :	1	214.62	47.69	143.08	23.85	166.93	166.93	02	

Building :A (P LAKSHMAN RAO)

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	71.54	47.69	0.00	23.85	23.85	23.85	00	
First Floor	71.54	0.00	0.00	71.54	71.54	71.54	01	
Second Floor	71.54	0.00	0.00	71.54	71.54	71.54	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	214.62	47.69	143.08	23.85	166.93	166.93	02	
Total Number of Same Buildings :	1							
Total :	214.62	47.69	143.08	23.85	166.93	166.93	02	

SCHEDULE OF DOOR:

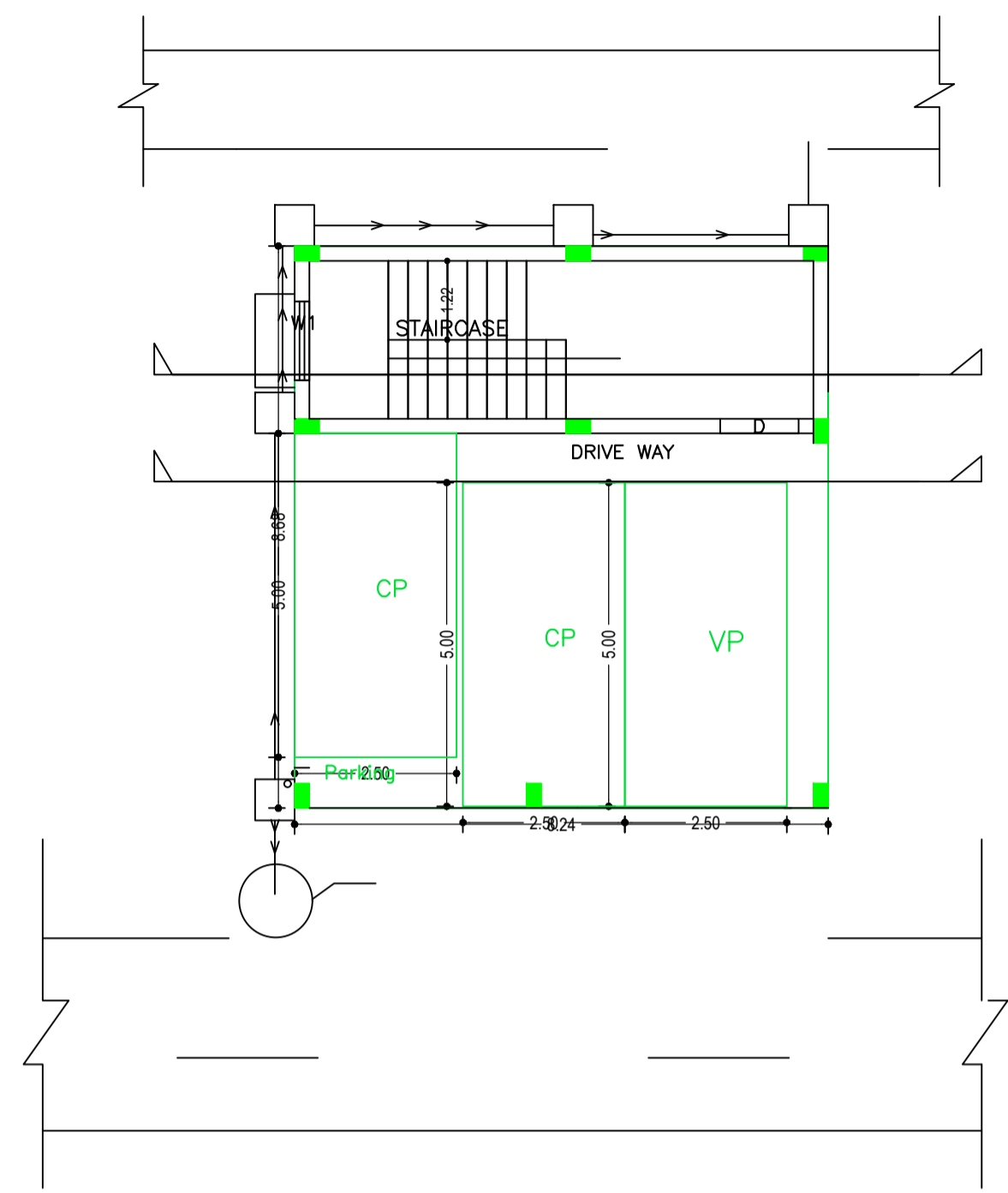
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (P LAKSHMAN RAO)	D2	0.76	2.10	02
A (P LAKSHMAN RAO)	D1	0.91	2.10	04
A (P LAKSHMAN RAO)	D	1.21	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

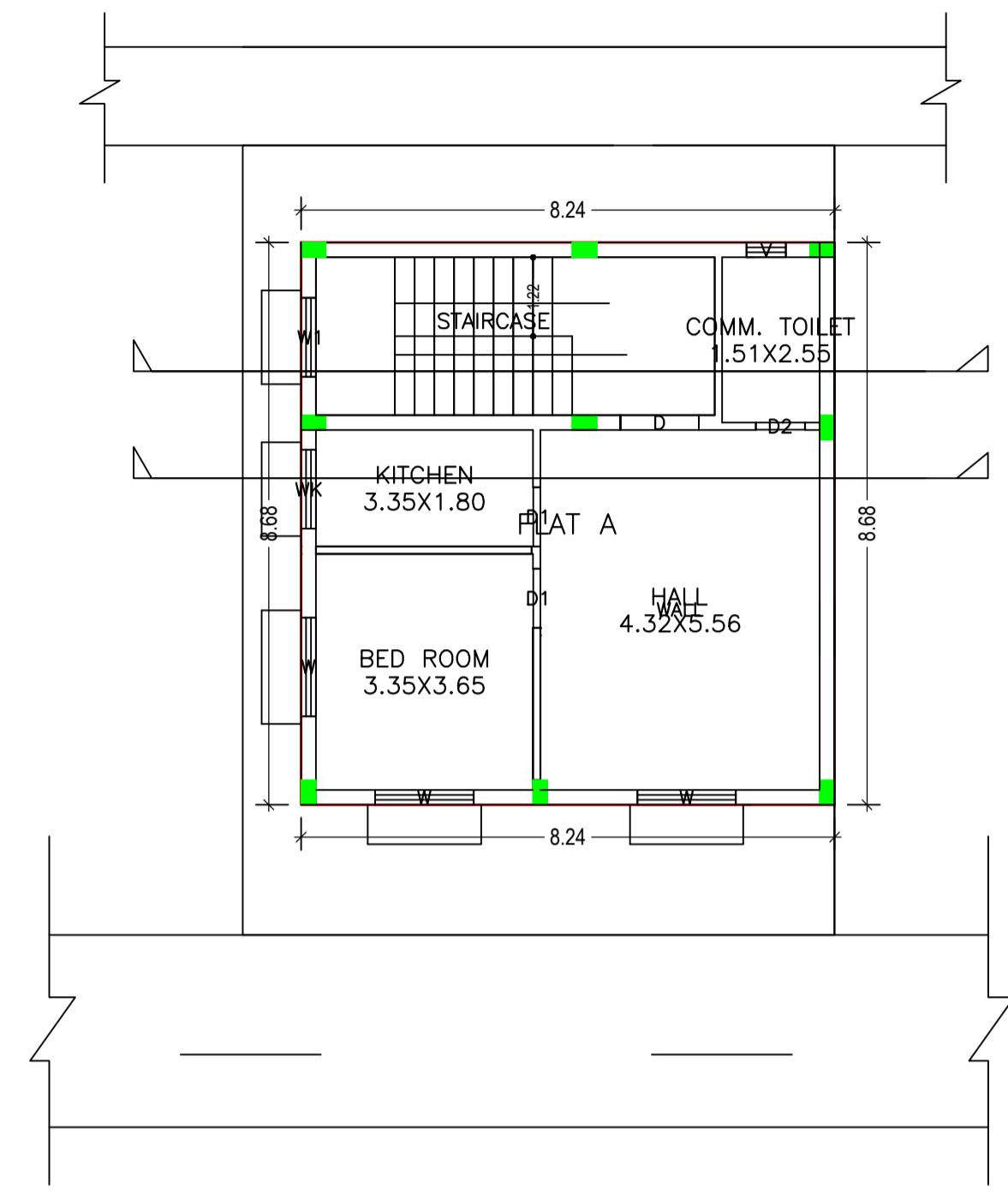
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (P LAKSHMAN RAO)	V	0.61	1.52	02
A (P LAKSHMAN RAO)	WK	1.22	1.20	02
A (P LAKSHMAN RAO)	W1	1.22	1.20	04
A (P LAKSHMAN RAO)	W	1.52	1.20	06

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Abhishek Tewari JNAC/ARC/0007/2016			

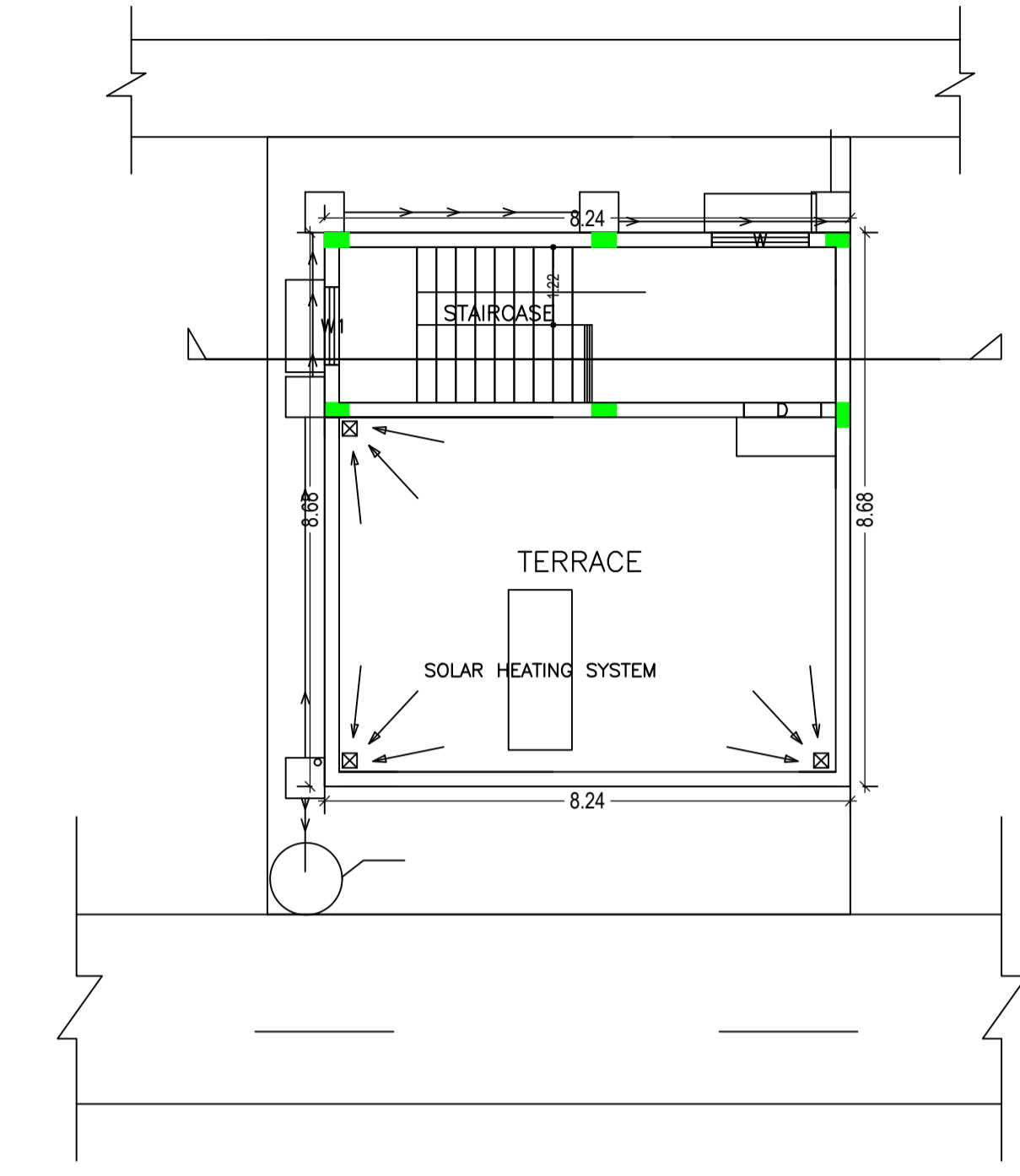
Proposal Basic Information	
Proposal File No.	JNAC/BP/0034/W1/2018
Owner Name	SRI P. LAKSHMAN RAO
Khata No	NIL
Plot No	NIL
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment



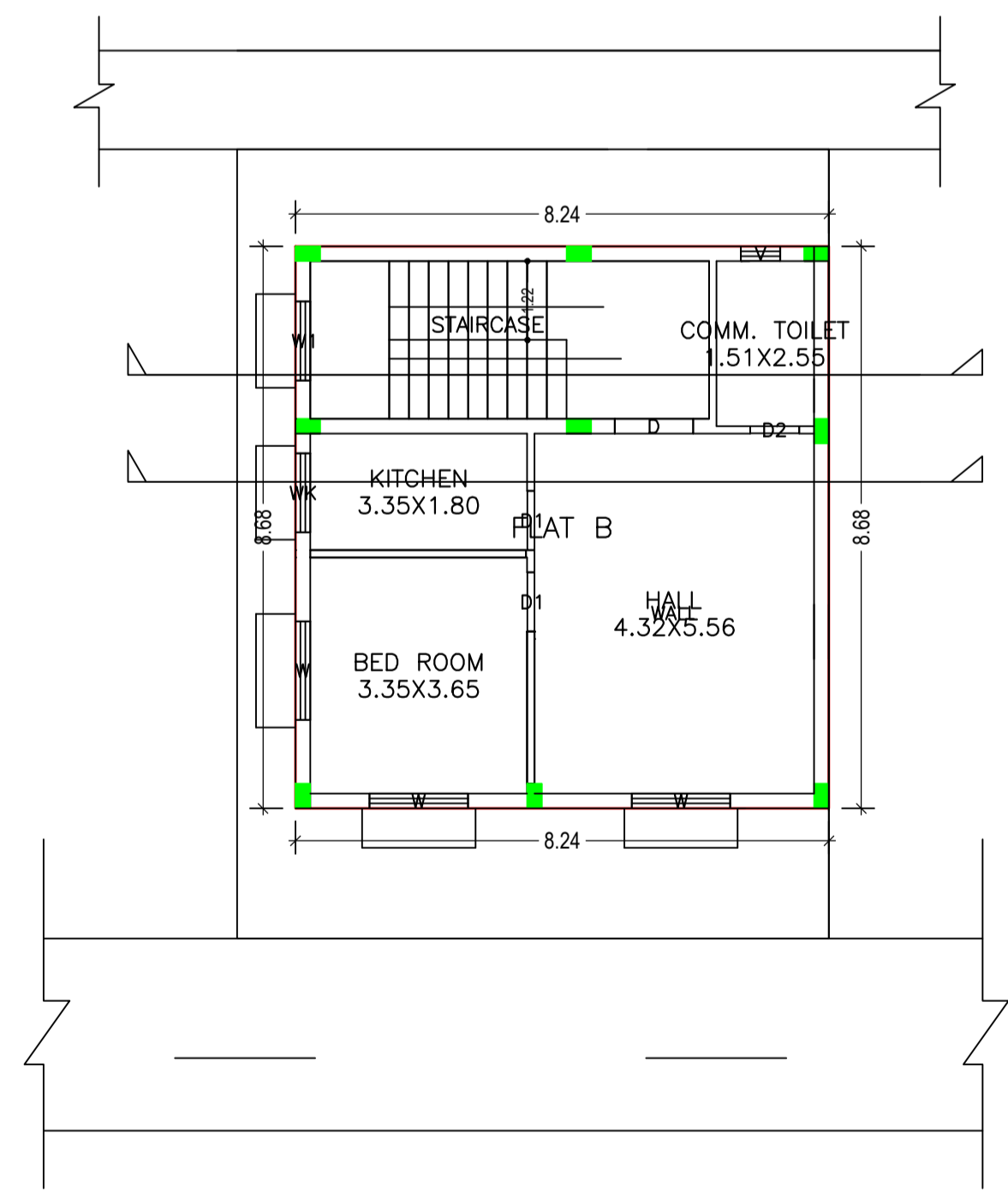
PARKING FLOOR PLAN
(SCALE 1:100)



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



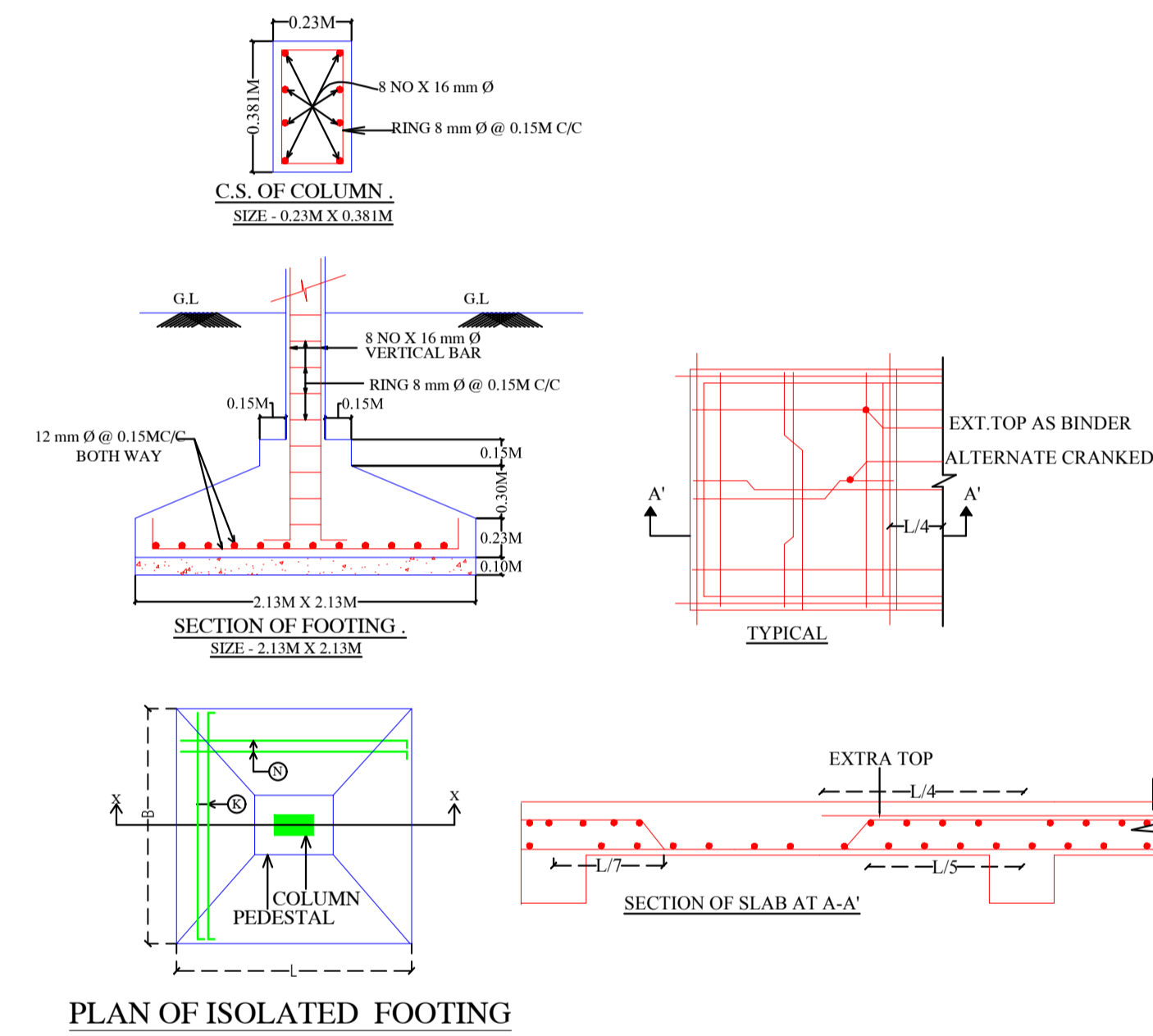
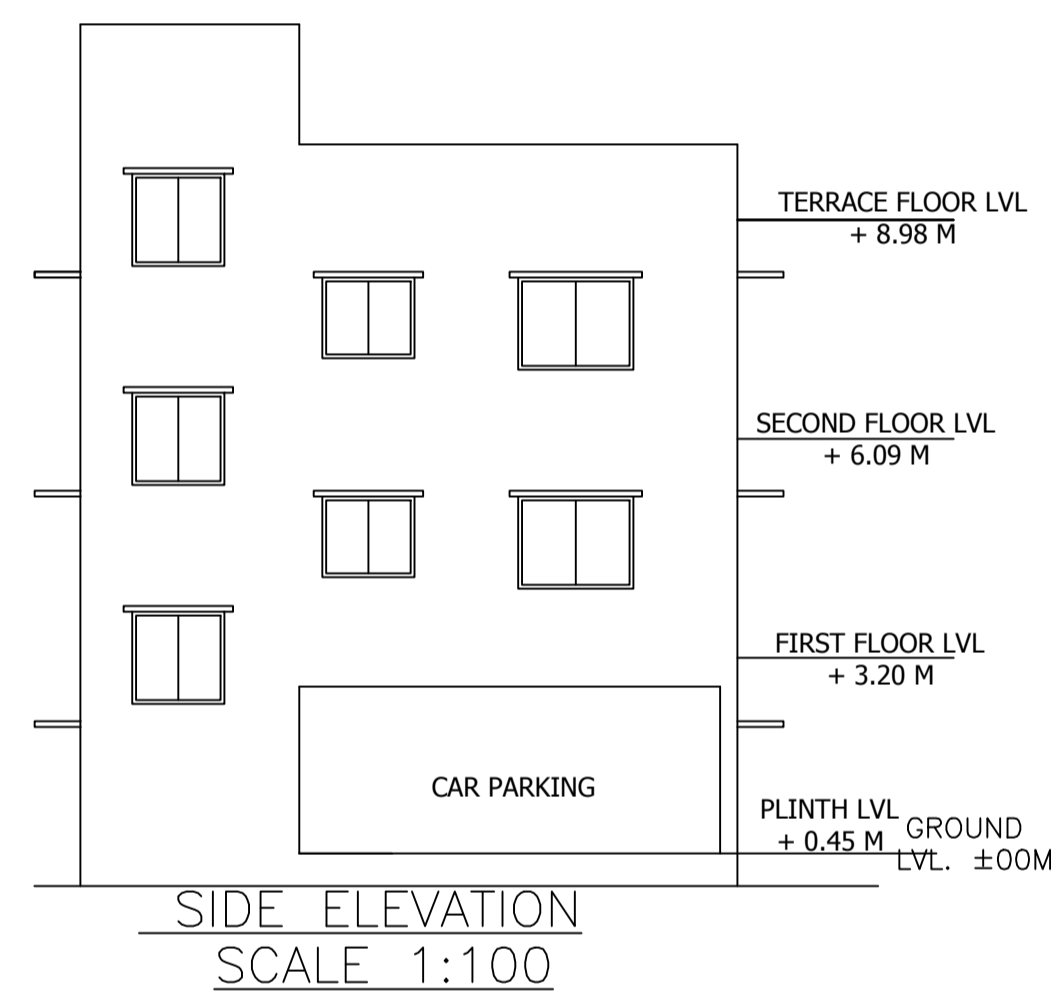
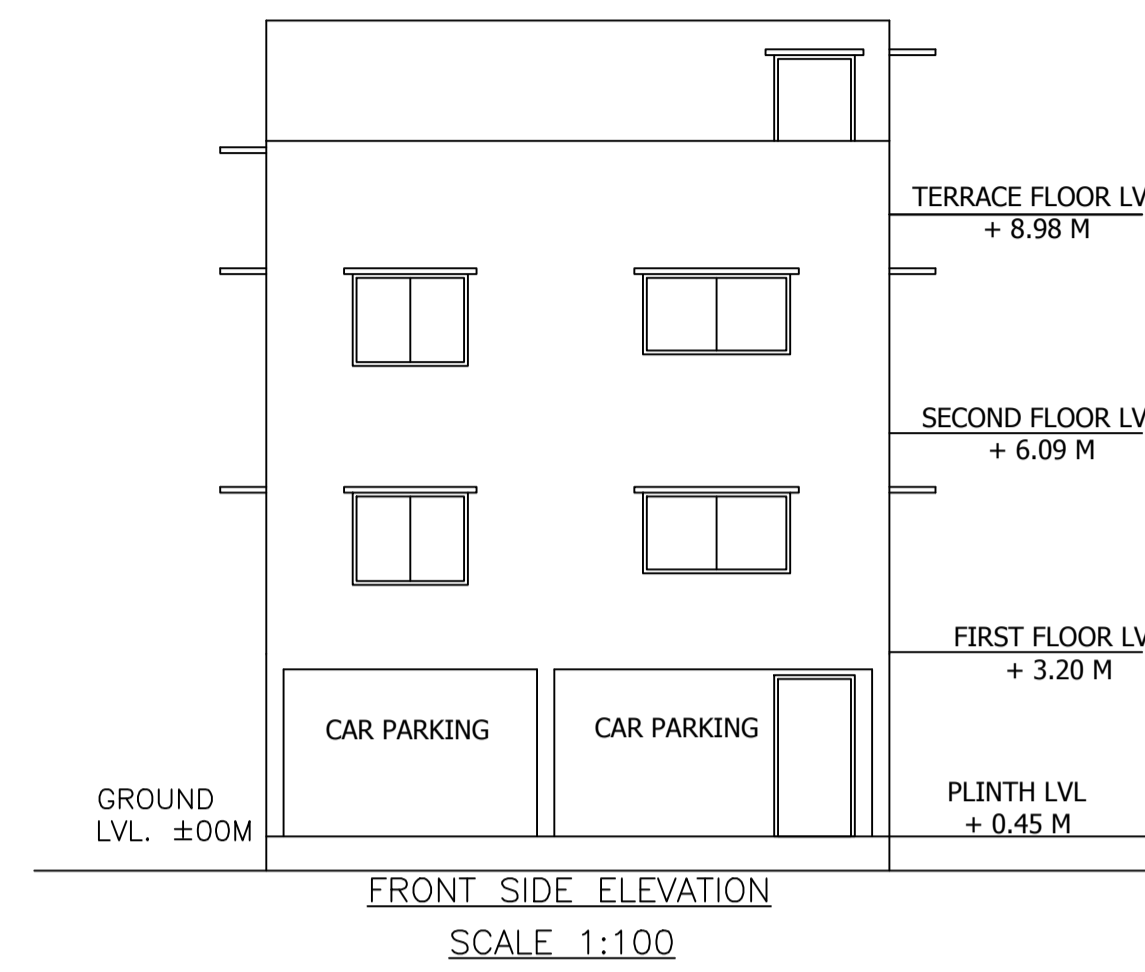
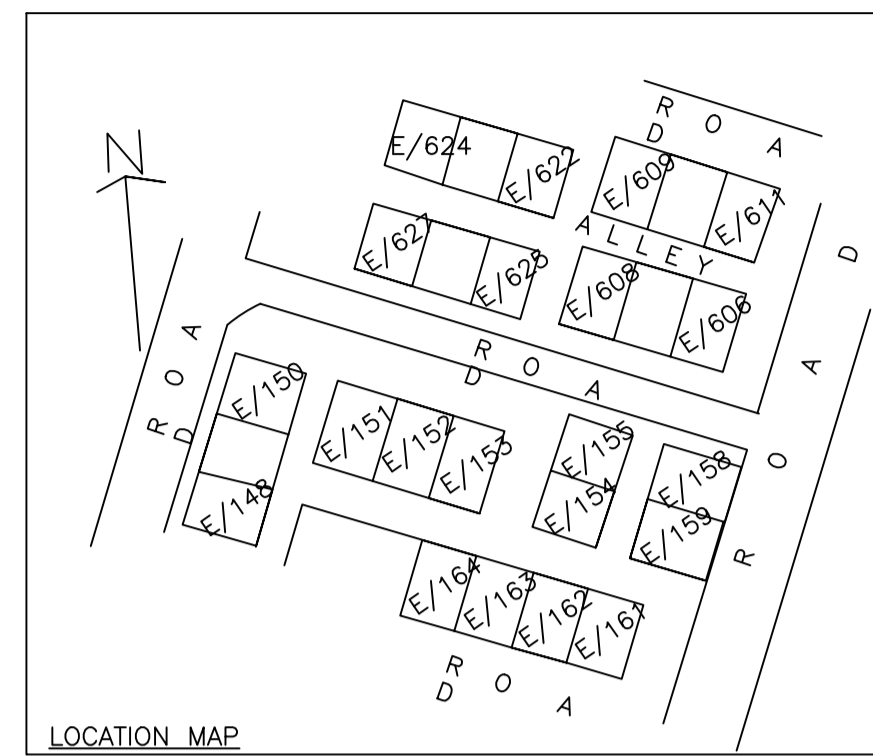
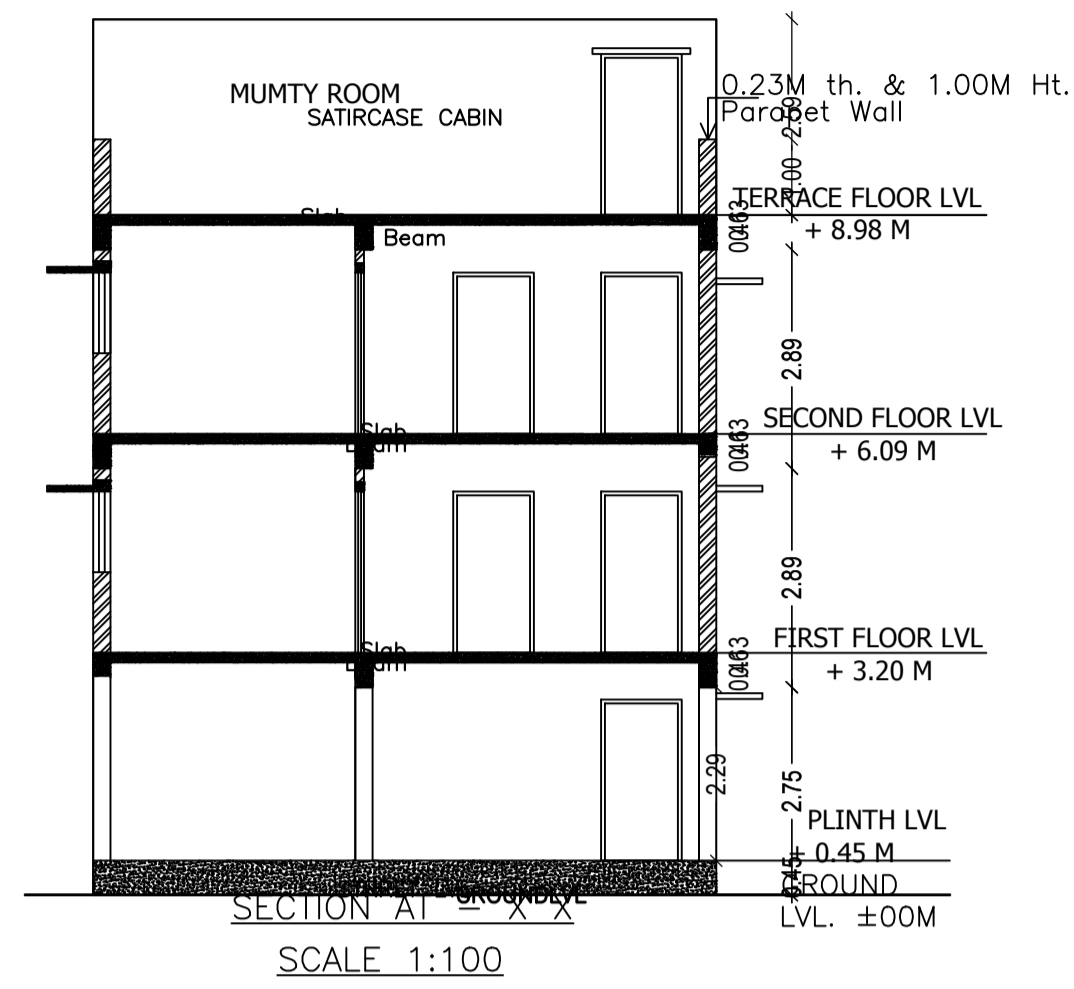
TERRACE FLOOR PLAN
(SCALE 1:100)



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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Abhishek Tewari JNACIARC/0007/2016			

Proposal Basic Information	
Proposal File No.	JNAC/BP/0034/W1/2018
Owner Name	SRI P. LAKSHMAN RAO
Khata No	NIL
Plot No	NIL
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Abhishek Tewari JNAC/ARC/0007/2016			