

SITE PLAN
SCALE :1:100

SITE PLAN

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)	Dark 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.)
Basement Floor	113.32	11.98	113.32	11.98
Ground Floor	63.82	63.82	63.82	63.82
First Floor	77.87	74.64	77.87	74.64
Terrace Floor	0.00	0.00	0.00	0.00
Total :	255.01	150.44	255.01	150.44

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
1118A (NEELADHRI REALTORS PVT LTD)	Residential	Residential Bldg/Apartment	Non-Highrise

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
1118A (NEELADHRI REALTORS PVT LTD)	Commercial	Shop	>0	50	45.90	1	-	-	-
Total :						1	3	2	6

Parking Check (Table 7b)

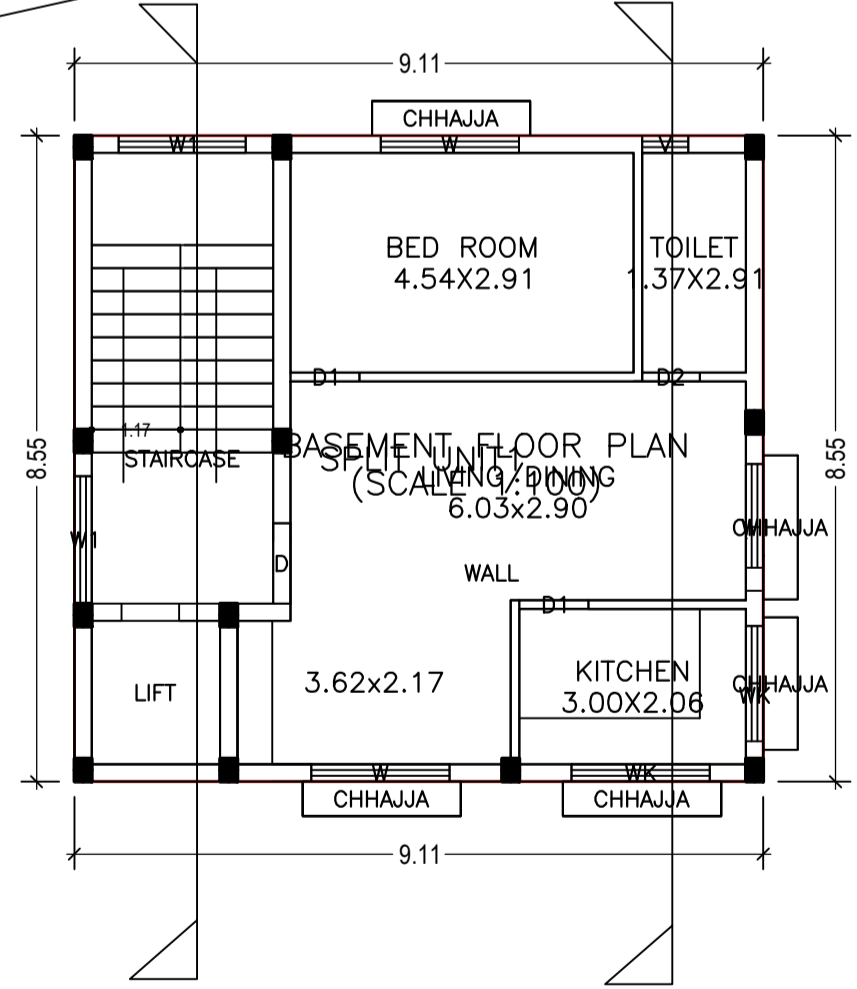
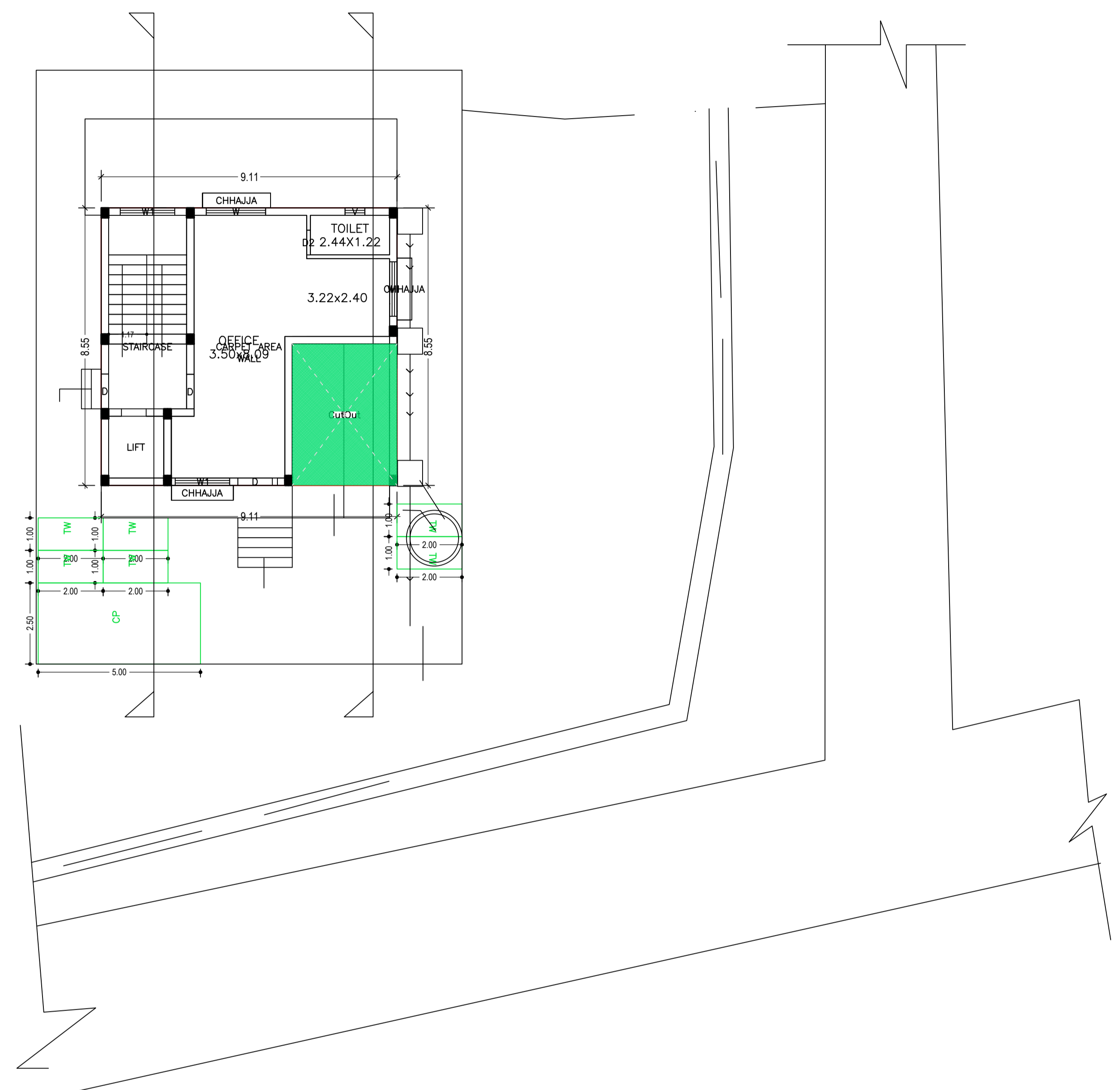
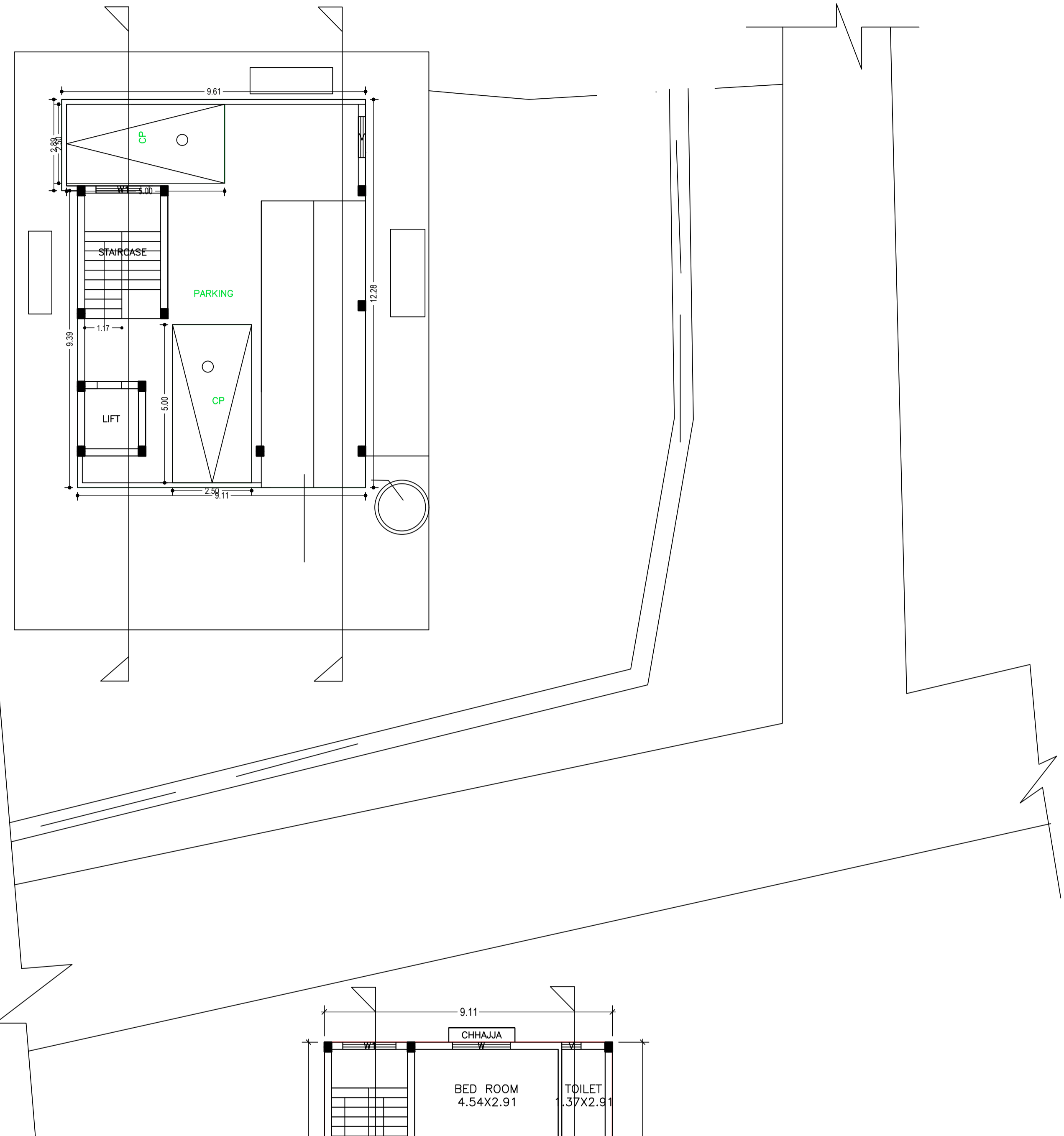
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	2	25.00	3	37.50
TwoWheeler	2	4.00	6	12.00
Other Parking	-	-	-	43.19
Total		29.00		92.69

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUIA/Area in Sq.mt.)	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.)
					Lift	Parking	Resi.	Commercial				
1118A (NEELADHRI REALTORS PVT LTD)	1	269.05	14.04	255.01	6.46	68.19	74.64	63.82	11.98	150.44	150.44	01
Grand Total	1	269.05	14.04	255.01	6.46	68.19	74.64	63.82	11.98	150.44	150.44	01

AREA STATEMENT		VERSION NO. : 1.0.23
JAMSHEDPUR NAC		VERSION DATE: 30/03/2018
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: EAST SINGBHUM	Plot SubUse: Resi+Comm	
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA	
Inward_No.: JNAC/BP/0019/W/1/2018	Plot/SubPlot No.: NIL	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	239.70
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	239.70
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		89.74
Total		89.74
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	149.96
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	239.70
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	239.70
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		143.82
Proposed Coverage Area (26.62 %)		63.82
Total Prop. Coverage Area (26.62 %)		63.82
Balance coverage area (33.38 %)		80.00
FAR CHECK		
Perm. FAR Area (3.00)		719.10
Total Perm. FAR area		719.10
Residential FAR		74.64
Commercial FAR		63.82
Proposed FAR Area		150.44
Total Proposed FAR Area		150.44
Consumed FAR (Factor)		0.63
Balance FAR Area		568.66
BUILT UP AREA CHECK		
Total Proposed Built Up Area		255.01
ARCHITECT (Regd)	LAWRENCE FRANCIS	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	M/S. NEELADHRI REALTORS PVT. LTD.	
DEVELOPMENT AUTHORITY LOCAL BODY		

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
LAWRENCE FRANCIS JNAC/ARC/0003/2016		



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

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
1118A (NEELADHRI REALTORS PVT LTD)	D2	0.76	2.10	02
1118A (NEELADHRI REALTORS PVT LTD)	D1	0.91	2.10	02
1118A (NEELADHRI REALTORS PVT LTD)	D	1.06	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

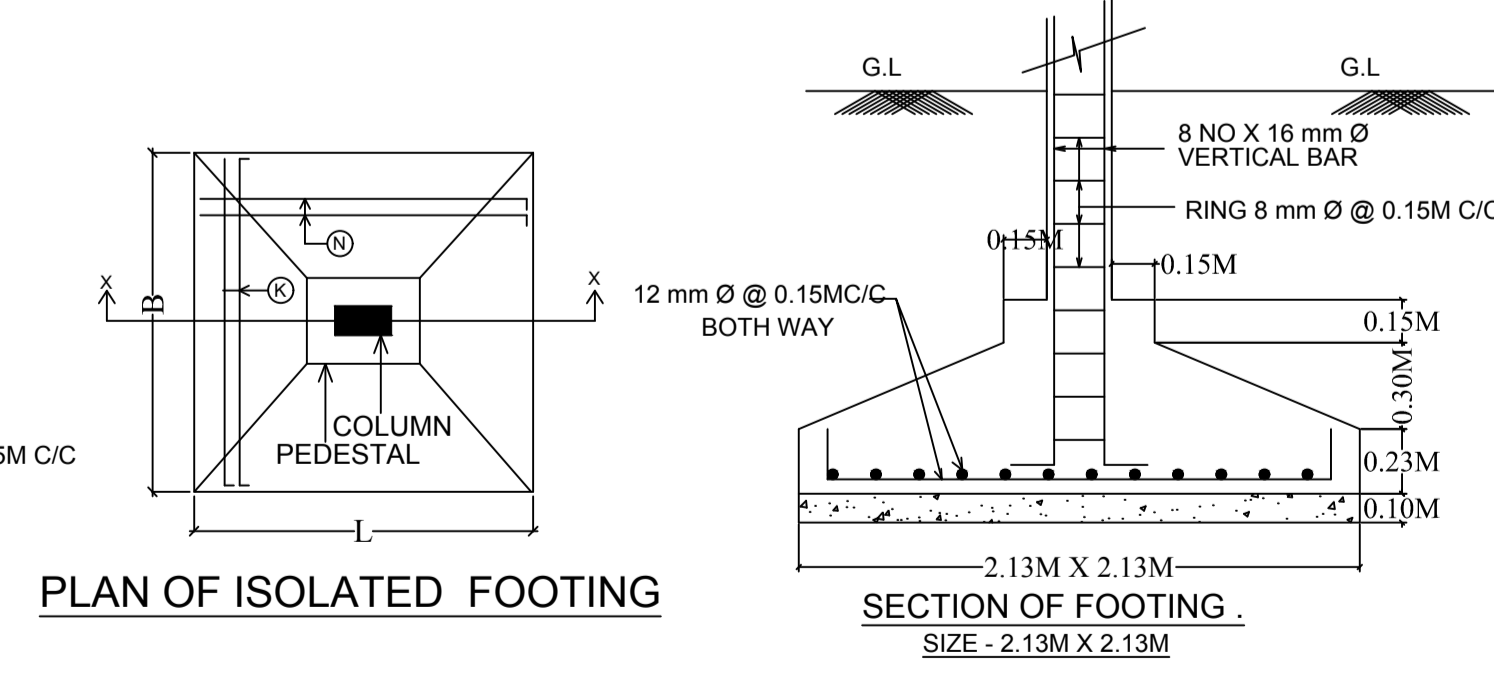
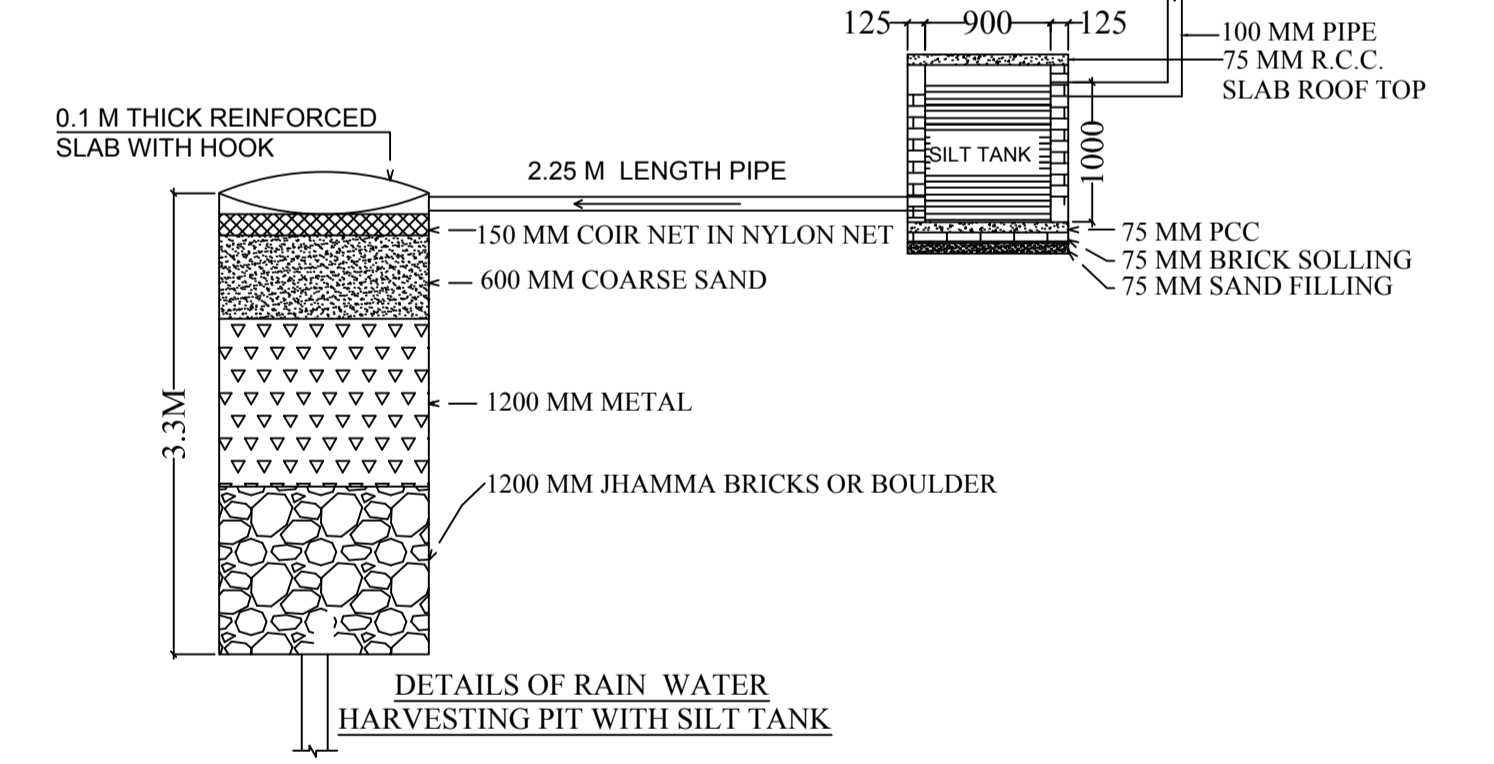
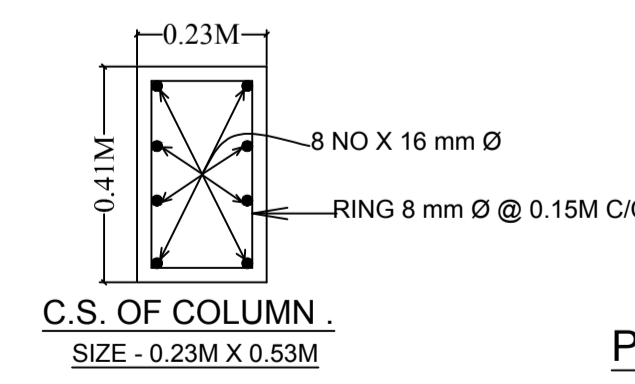
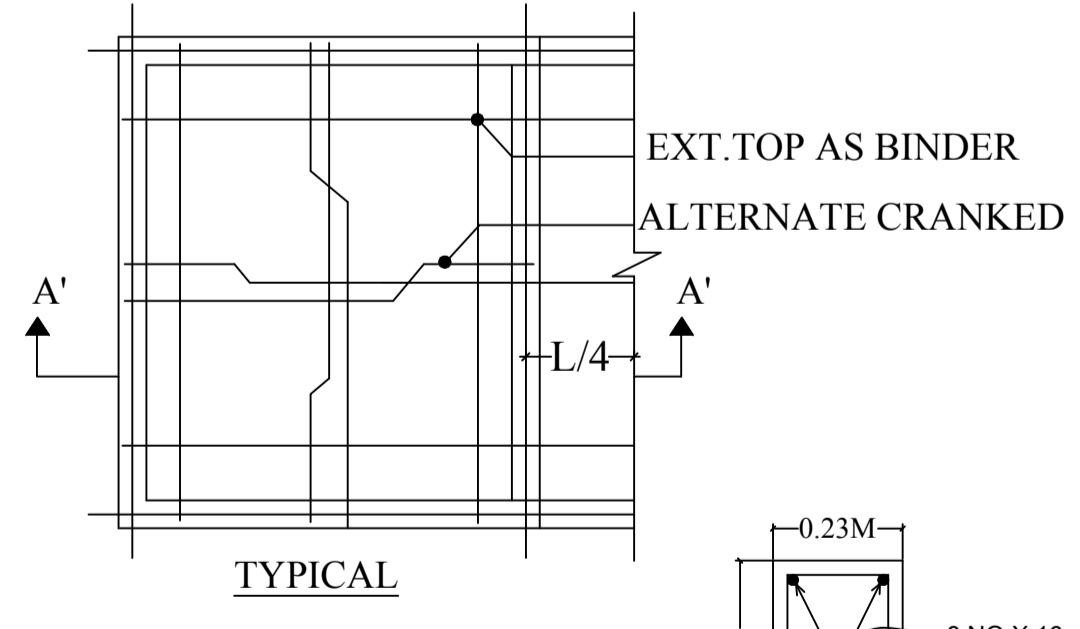
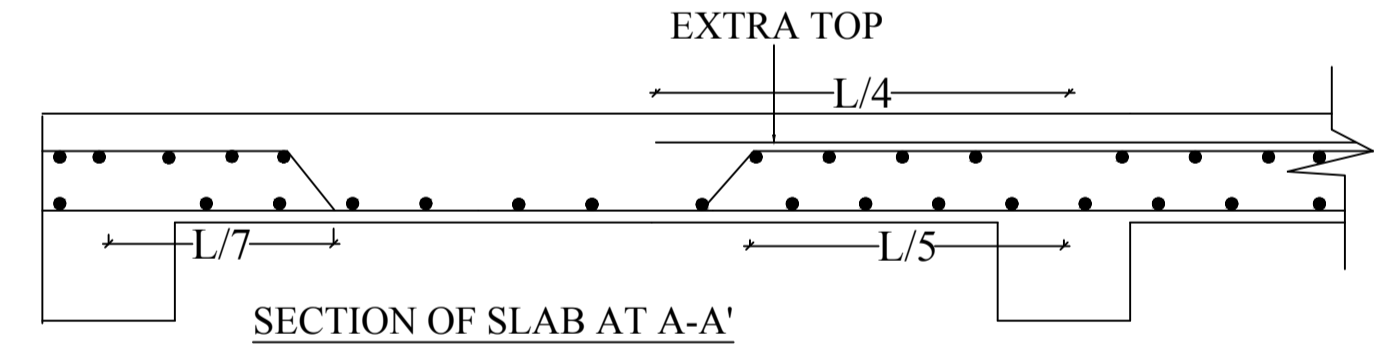
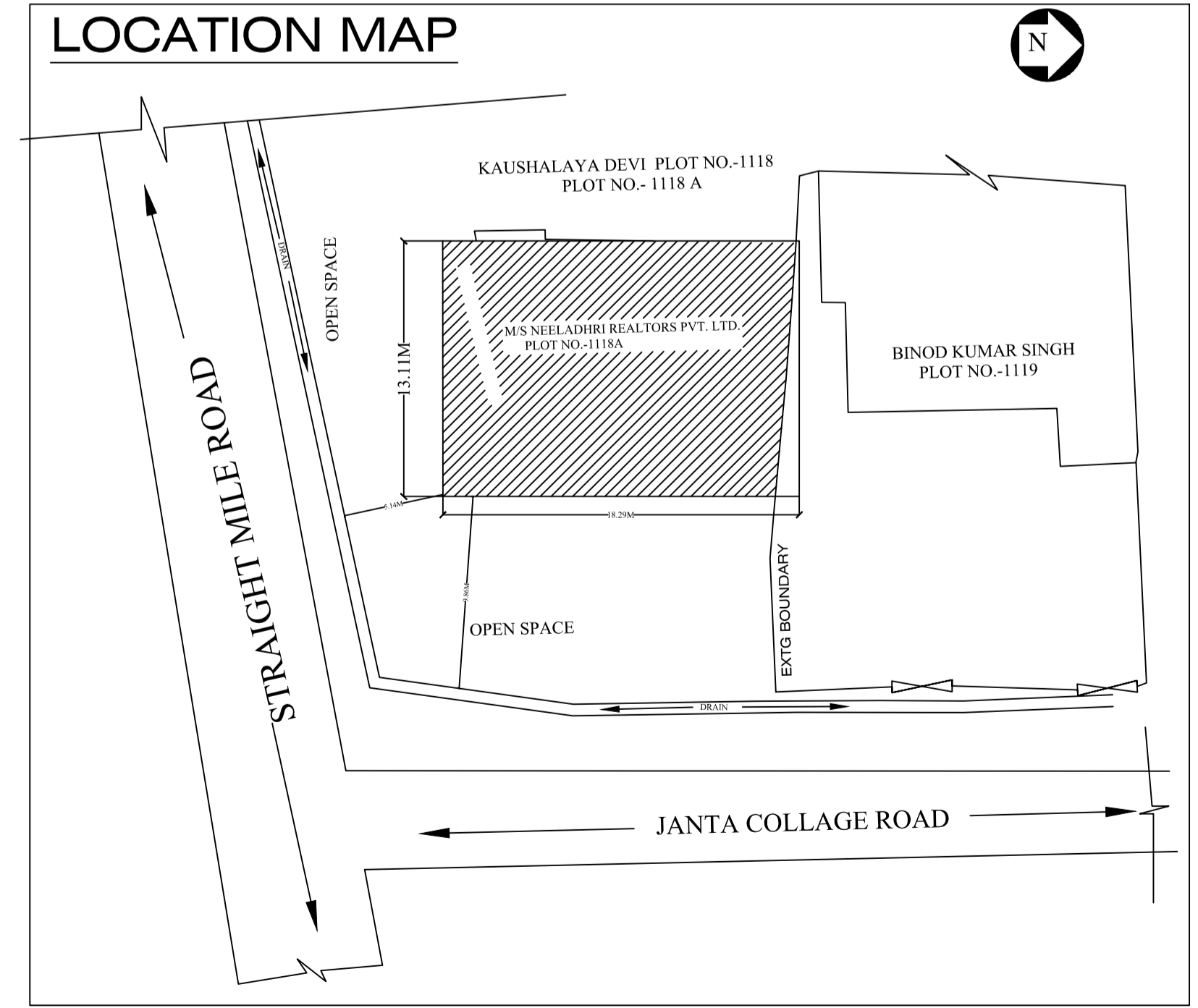
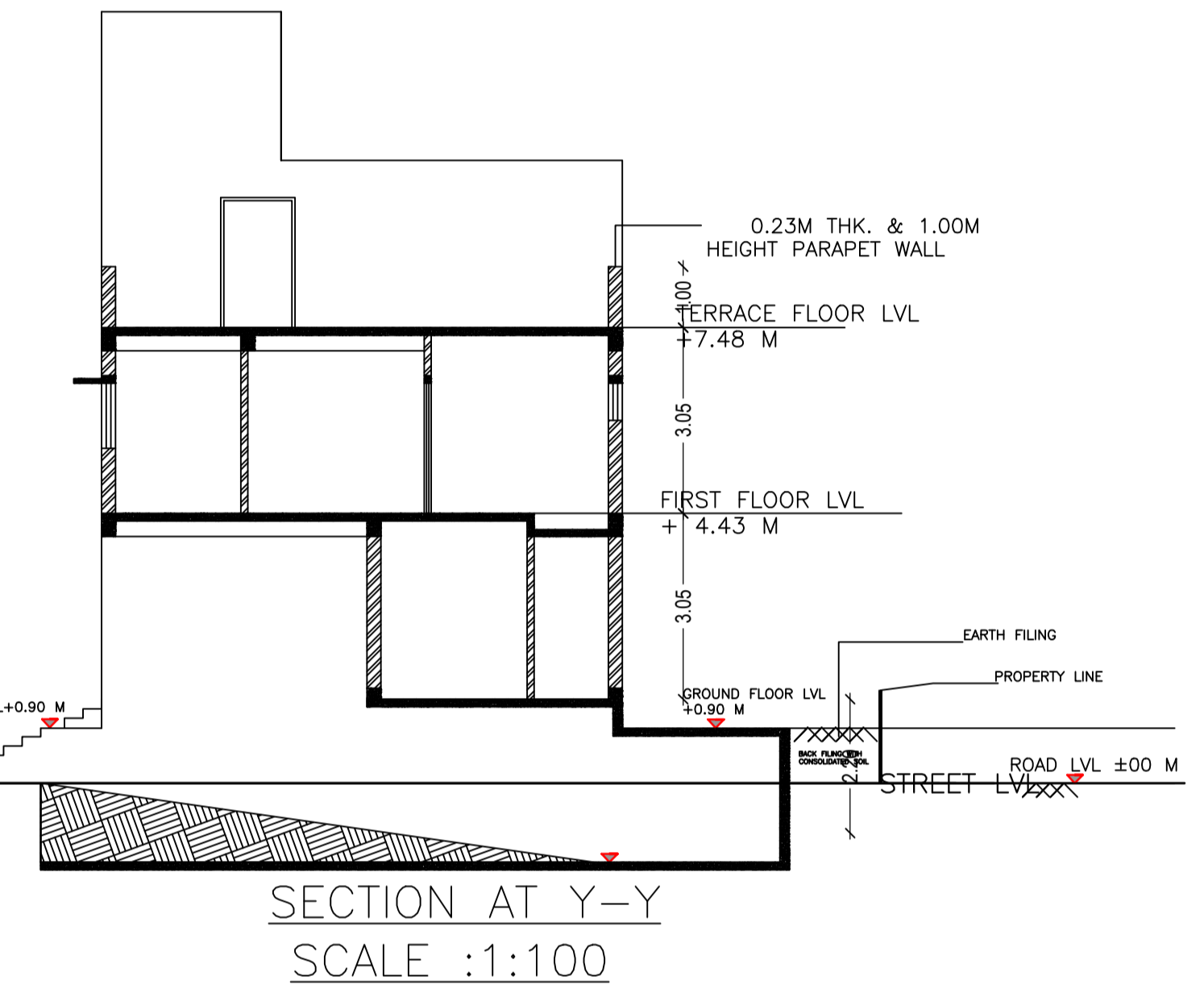
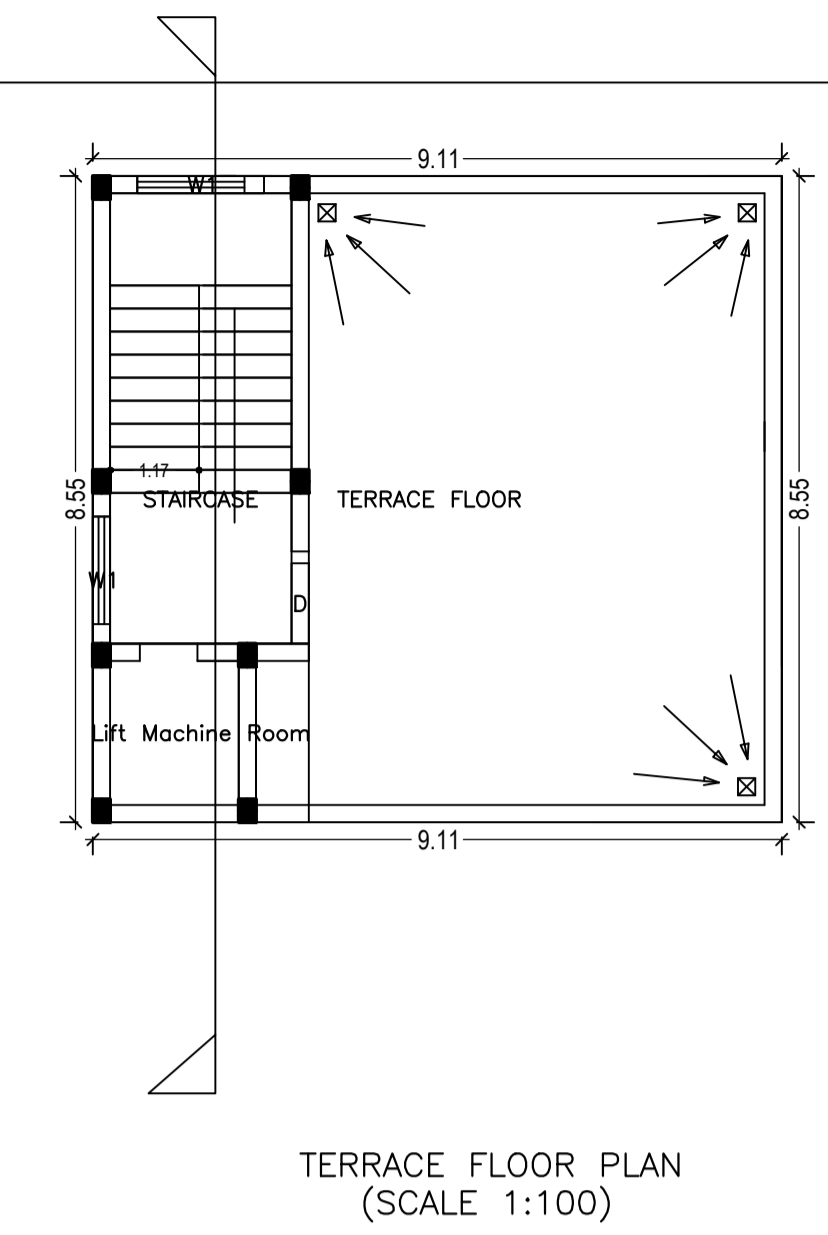
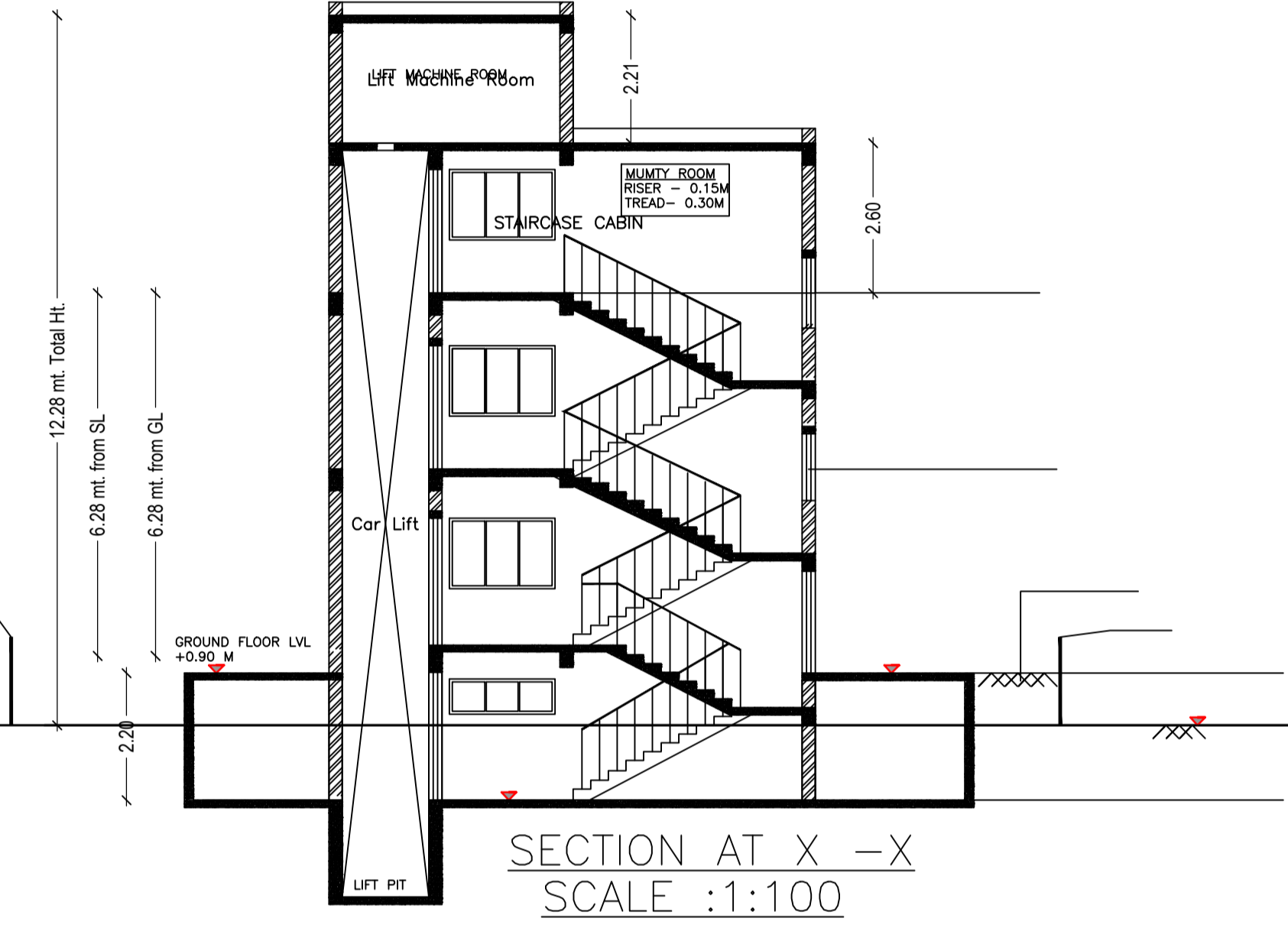
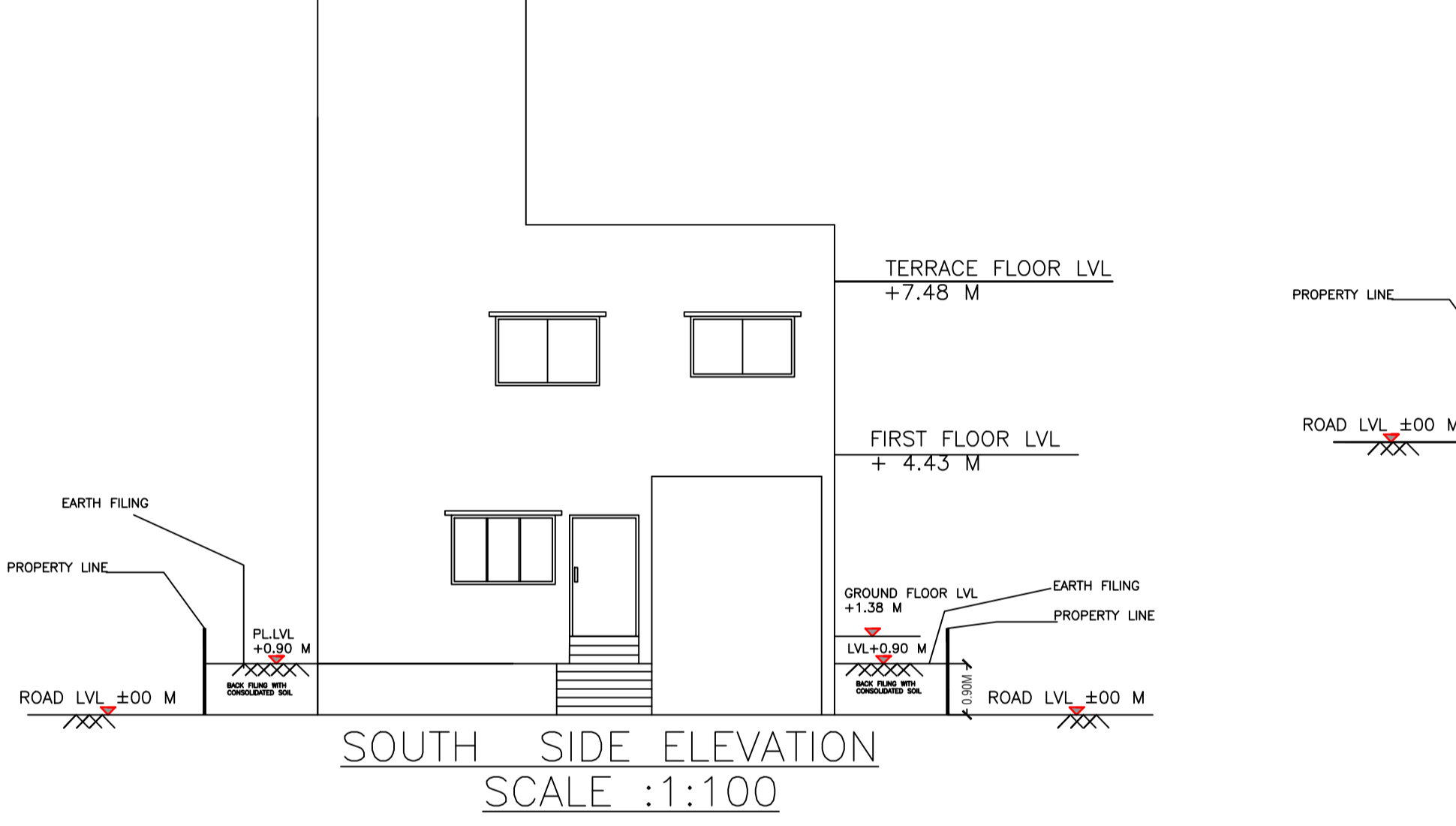
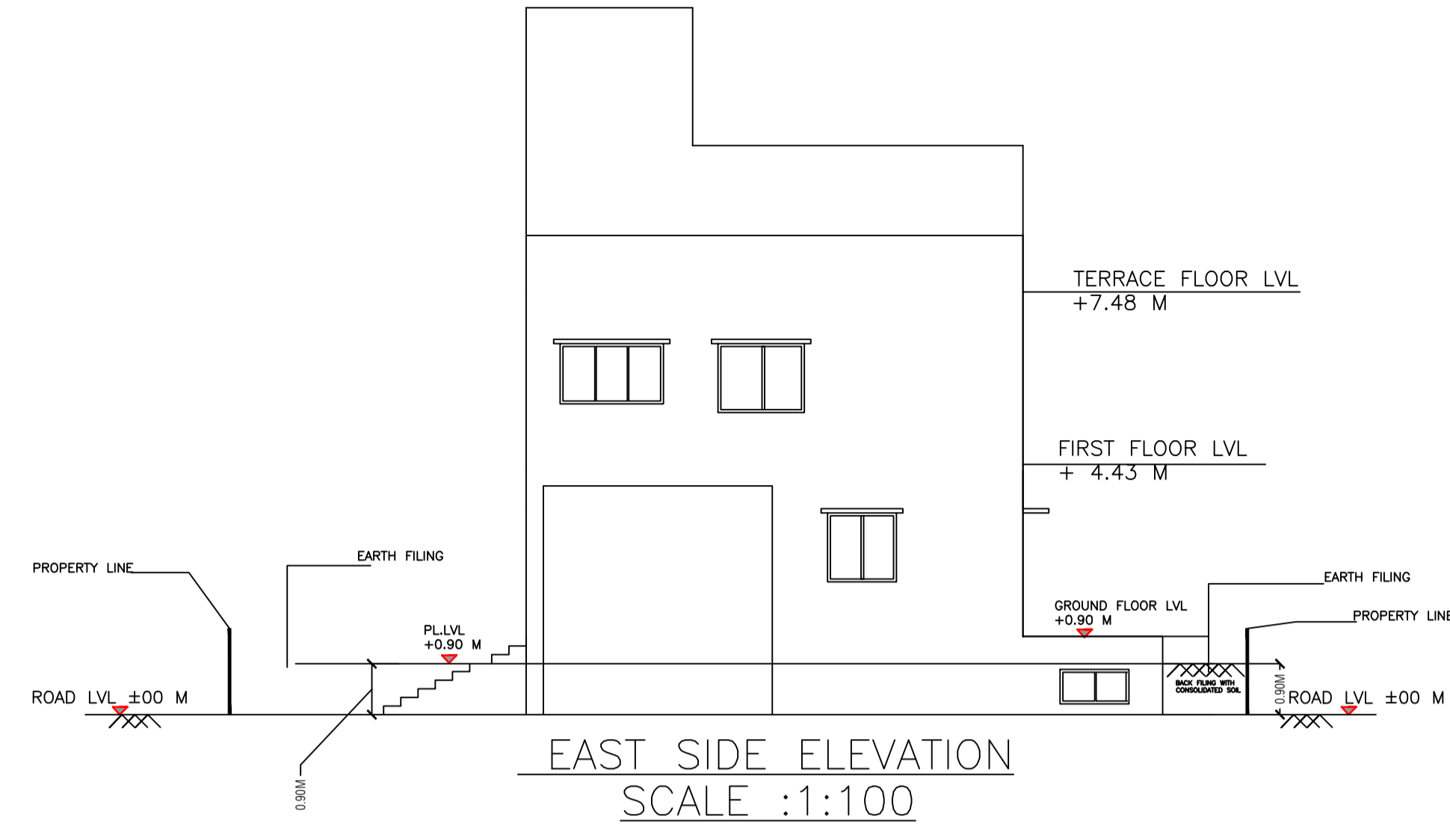
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
1118A (NEELADHRI REALTORS PVT LTD)	V	0.61	0.61	02
1118A (NEELADHRI REALTORS PVT LTD)	W1	1.68	1.20	05
1118A (NEELADHRI REALTORS PVT LTD)	WK	1.83	1.07	02
1118A (NEELADHRI REALTORS PVT LTD)	W	1.83	1.20	03

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

UnitBUA Table for Building :1118A (NEELADHRI REALTORS PVT LTD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	CARPET AREA	OFFICE	52.73	17.22	2	1
FIRST FLOOR PLAN	SPLIT UNIT1	FLAT	66.77	18.37	4	1
Total:	-	-	119.50	35.59	6	2

LTP NAME AND SIGNATURE LAWRENCE FRANCIS JNAC/ARC/0003/2016	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
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Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area in 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.)
				Lift	Parking	Resi.	Commercial				
Basement Floor	113.32	0.00	113.32	3.23	68.19	0.00	0.00	11.98	11.98	11.98	00
Ground Floor	77.86	14.04	63.82	0.00	0.00	0.00	63.82	0.00	63.82	63.82	00
First Floor	77.87	0.00	77.87	3.23	0.00	74.64	0.00	0.00	74.64	74.64	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	269.05	14.04	255.01	6.46	68.19	74.64	63.82	11.98	150.44	150.44	01
Total Number of Same Buildings	1										
Total	269.05	14.04	255.01	6.46	68.19	74.64	63.82	11.98	150.44	150.44	01

LTP NAME AND SIGNATURE LAWRENCE FRANCIS JNAC/ARC/0003/2016	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
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