

EAST 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.)	Trmnt (No.)
			Parking	Resi.					
A (BUILDING)	1	323.13	98.78	215.52	8.83	224.35	224.35	04	
Grand Total :	1	323.13	98.78	215.52	8.83	224.35	224.35	04	

Proposal Basic Information

Proposal File No.	JNAC/BP/0162/W2/2018
Owner Name	SRI KALIPADA MAHATO
Khata No	928 ( NEW ) , 39 ( OLD )
Plot No	PORTION NEW PLOT NO. 2524 ( N ) , 1317 ( OLD )
Village Name	BHATIA
Use	Residential
SubUse	Other Residential Building

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	4.00	1.00	4	-	-	-	-
			> 0	1	4.00	-	-	-	-	1	4
			> 0	1	4.00	-	-	1	1	-	-
Total :			-	-	-	-	4	4	-	1	4

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	27.00
Two Stack Car	-	-	2	27.00
Total Car	4	50.00	4	54.00
Visitor's Car Parking	-	-	1	13.48
Total Visitor Parking	1	12.50	1	13.48
TwoWheeler	-	-	4	8.00
Total TwoWheeler	4	8.00	4	8.00
Other Parking	-	-	-	58.30
Total		70.50		155.26

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO: 1.0.36
PROJECT DETAIL:	VERSION DATE: 29/04/2019
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGHBHUM	Plot SubUse: Other Residential Building
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA
Inward_No: JNAC/BP/0162/W2/2018	Plot/SubPlot No: PORTION NEW PLOT NO. 2524 ( N ) , 1317 ( OLD )
Application Type: General Proposal	North: CTS No. - ANIL BHATTACHARJEE
Project Type: Building Permission	South: CTS No. - SWAPAN KUMAR MAHATO
Nature of Development: New	East: Road Width - 3.66
Location of Development Area: Old Area	West: CTS No. - HARO MOHAN MAHATO
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A)
Deduction for NetPlot Area	
Surrender Free of Cost	17.84
Total	17.84
(A-Deductions)	181.07
Deduction for Balance Plot Area(from Gross Plot Area)	
Surrender Free of Cost	17.84
Common Plot	25.14
Total	42.98
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)
	155.93
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)
	181.07
Plot Area for FAR (Net Plot Area + Road Widening Area)	
	198.91
COVERAGE CHECK	
Permissible Coverage area ( 70.00 % )	126.75
Proposed Coverage Area ( 59.43 % )	107.61
Total Prop. Coverage Area ( 59.43 % )	107.61
Balance coverage area ( 10.57 % )	19.14
FAR CHECK	
Perm. FAR Area ( 1.50 )	298.36
Total Perm. FAR area	298.36
Residential FAR	215.51
Proposed FAR Area	224.34
Total Proposed FAR Area	224.34
Consumed FAR (Factor)	1.13
Balance FAR Area	74.02
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	323.13
ARCHITECT (Regd)	SATISH KUMAR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SRI KALIPADA MAHATO
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)	White

Buildingwise Floor FAR Details

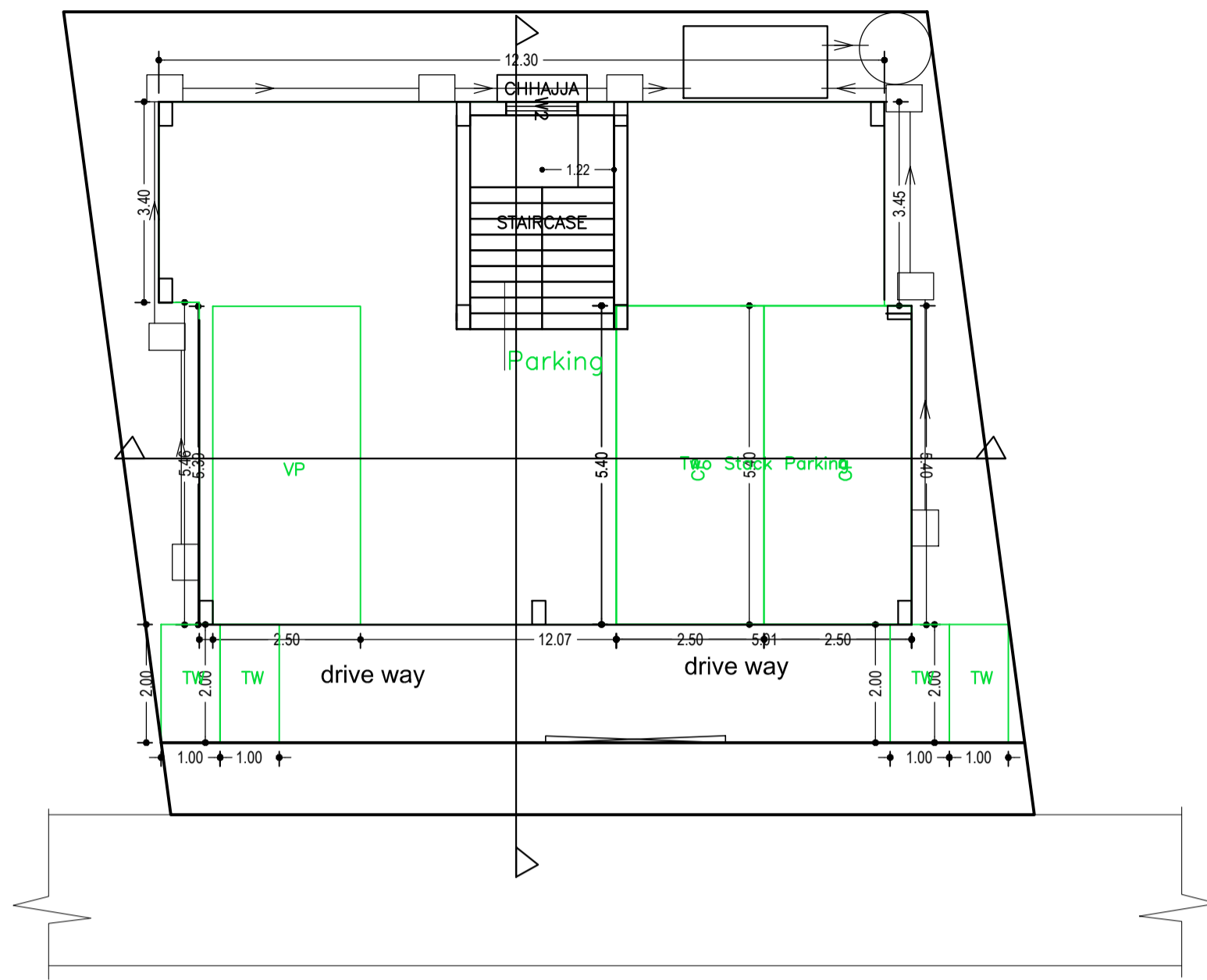
Floor Name	Building Name A (BUILDING)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Parking Floor	107.61	8.83	107.61	8.83
First Floor	107.76	107.76	107.76	107.76
Second Floor	107.76	107.76	107.76	107.76
Terrace Floor	0.00	0.00	0.00	0.00
Total :	323.13	224.35	323.13	224.35

Building USE/SUBUSE Details

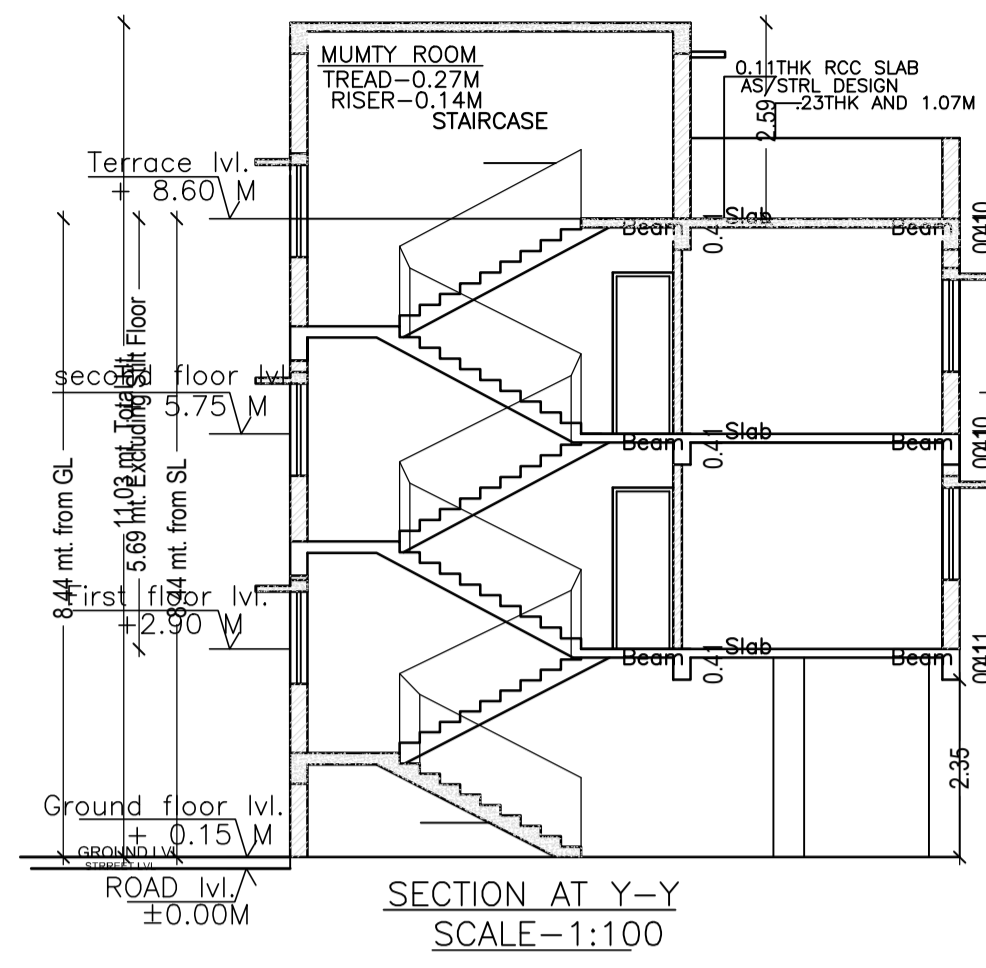
Building Name	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential Bldg/Apartment
		Non-Highrise

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

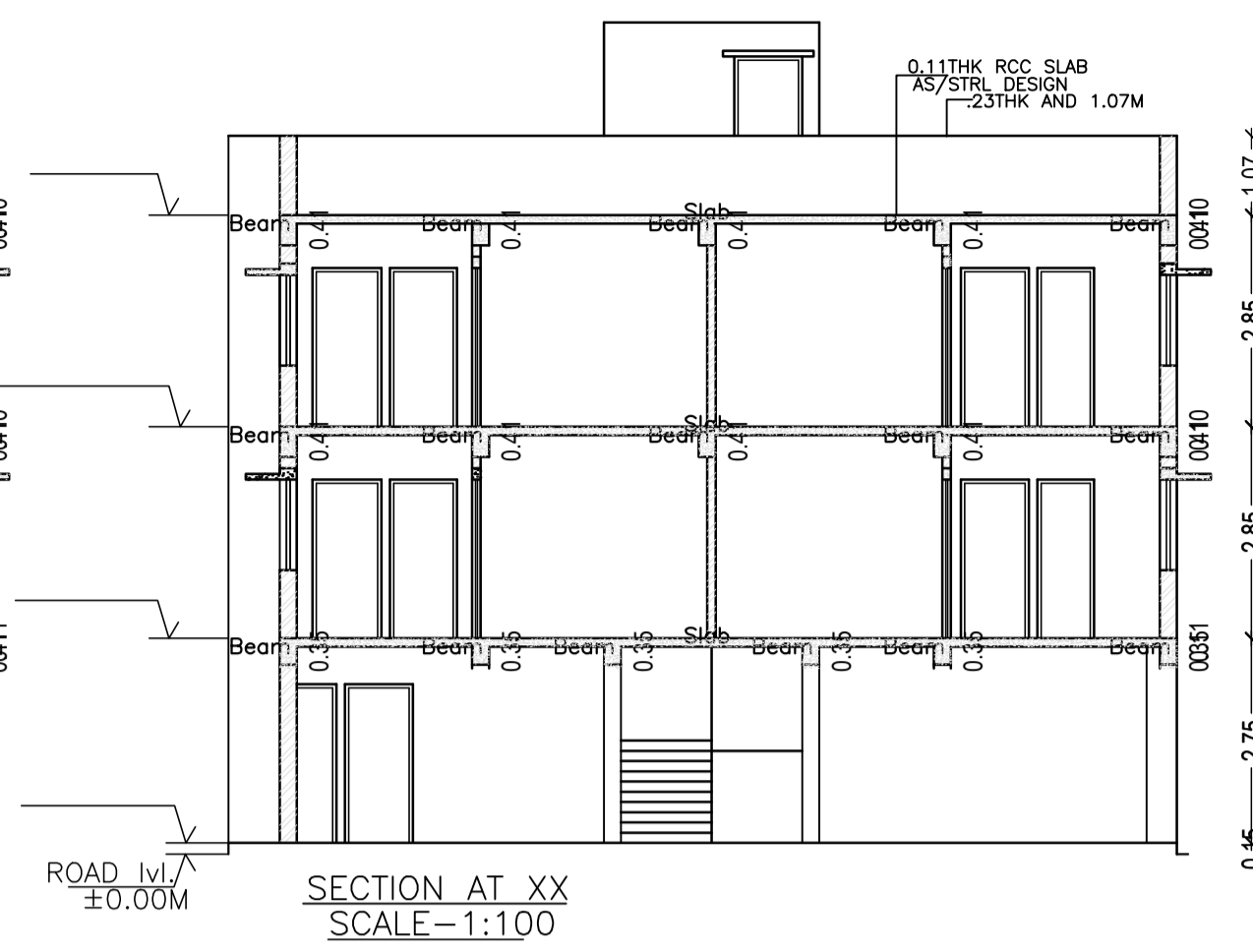
Proposal Basic Information	
Proposal File No.	JNAC/BP/0162/W2/2018
Owner Name	SRI KALIPADA MAHATO
Khata No	928 ( NEW ) , 39 ( OLD )
Plot No	PORTION NEW PLOT NO. 2524 ( N ) , 1317 ( OLD )
Village Name	BHATIA
Use	Residential
SubUse	Other Residential Building



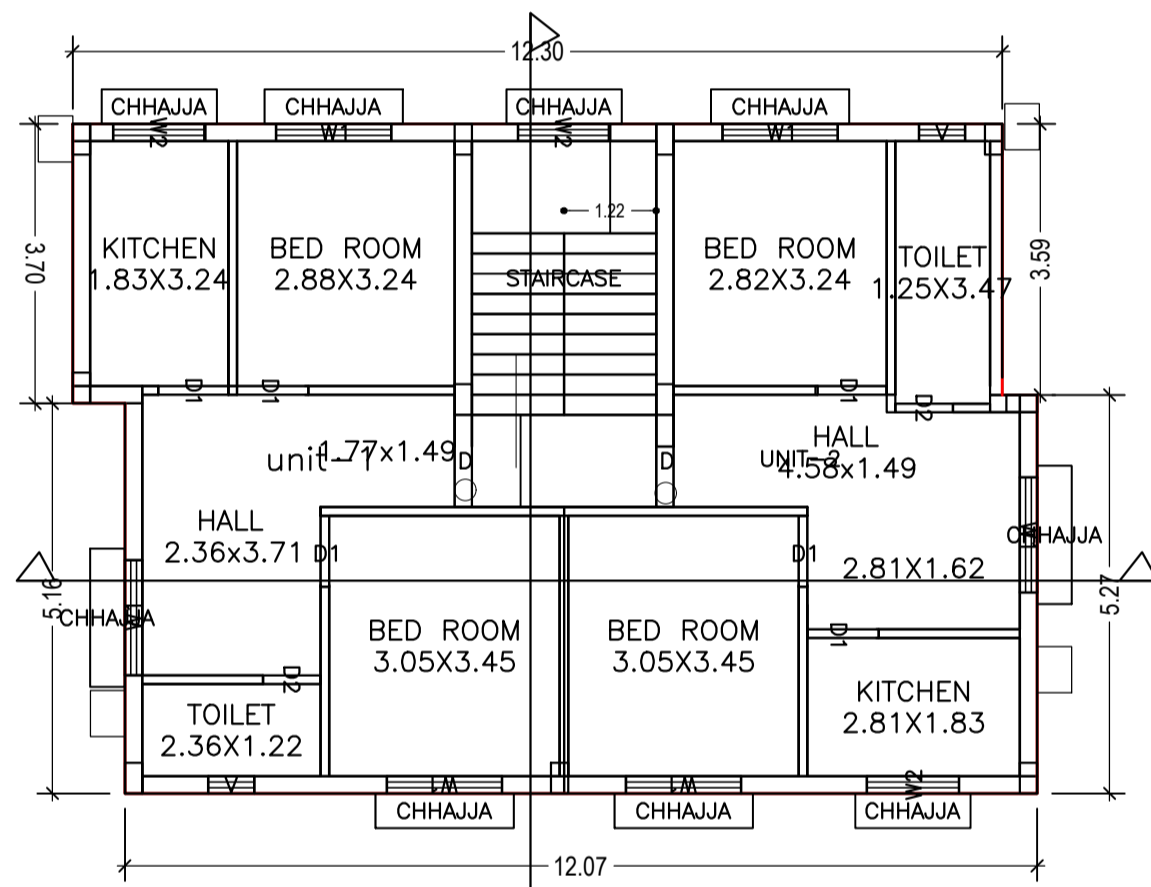
PARKING FLOOR PLAN (SCALE 1:100)



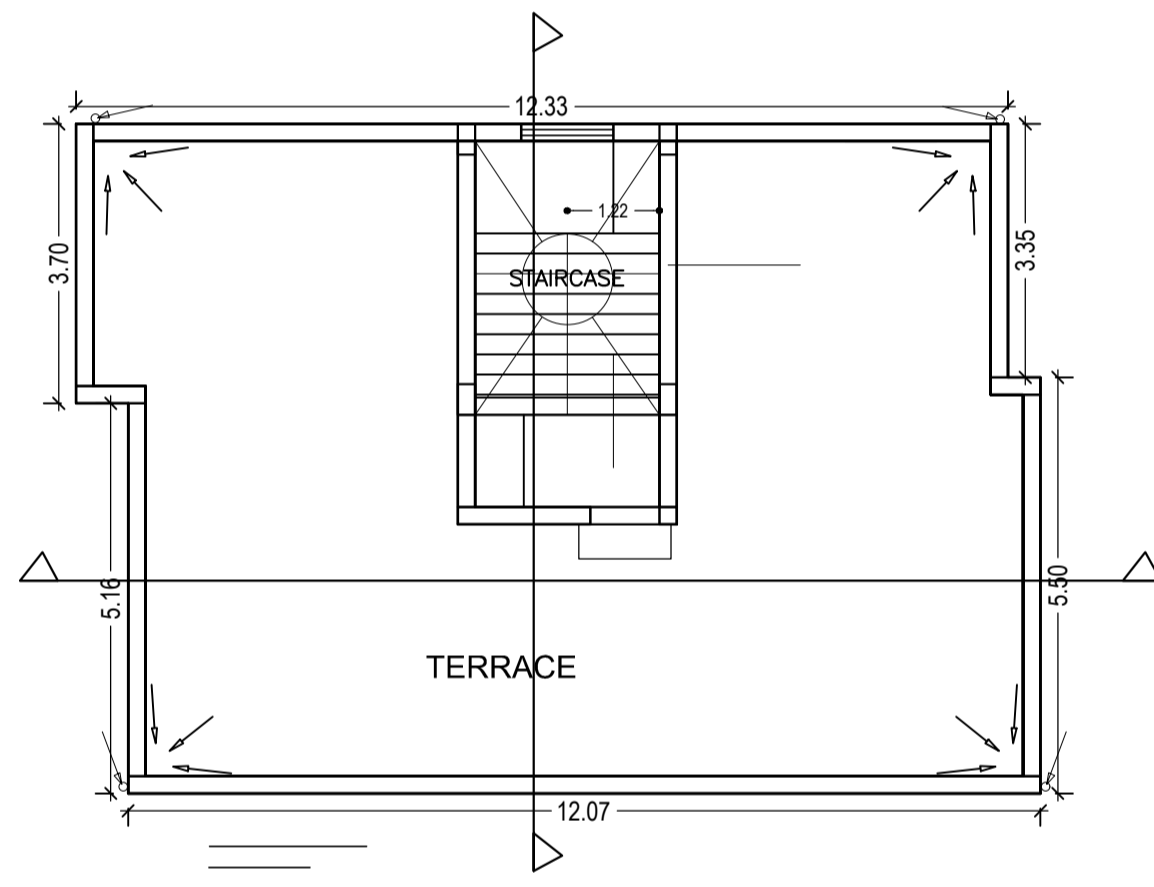
SECTION AT Y-Y SCALE=1:100



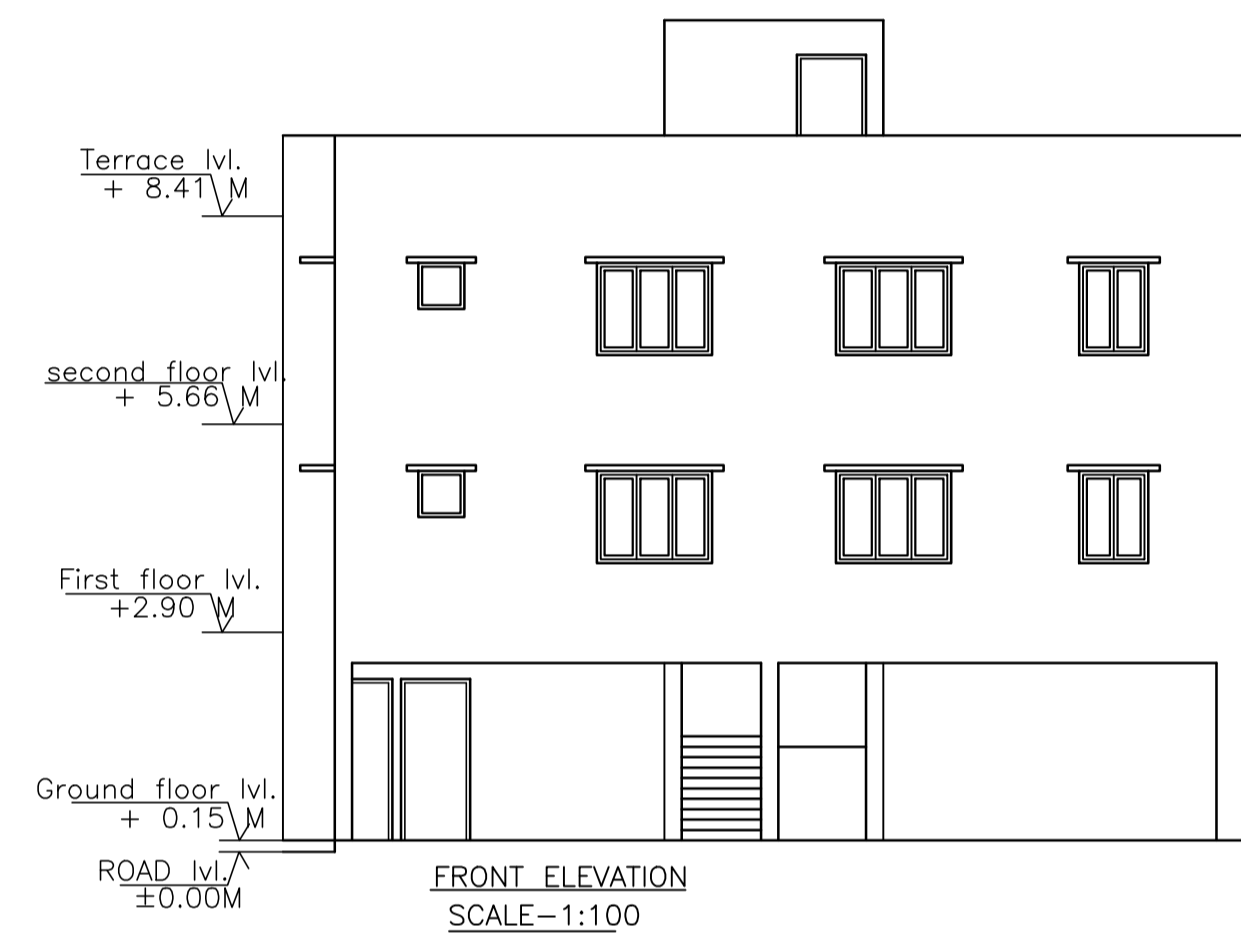
SECTION AT XX SCALE=1:100



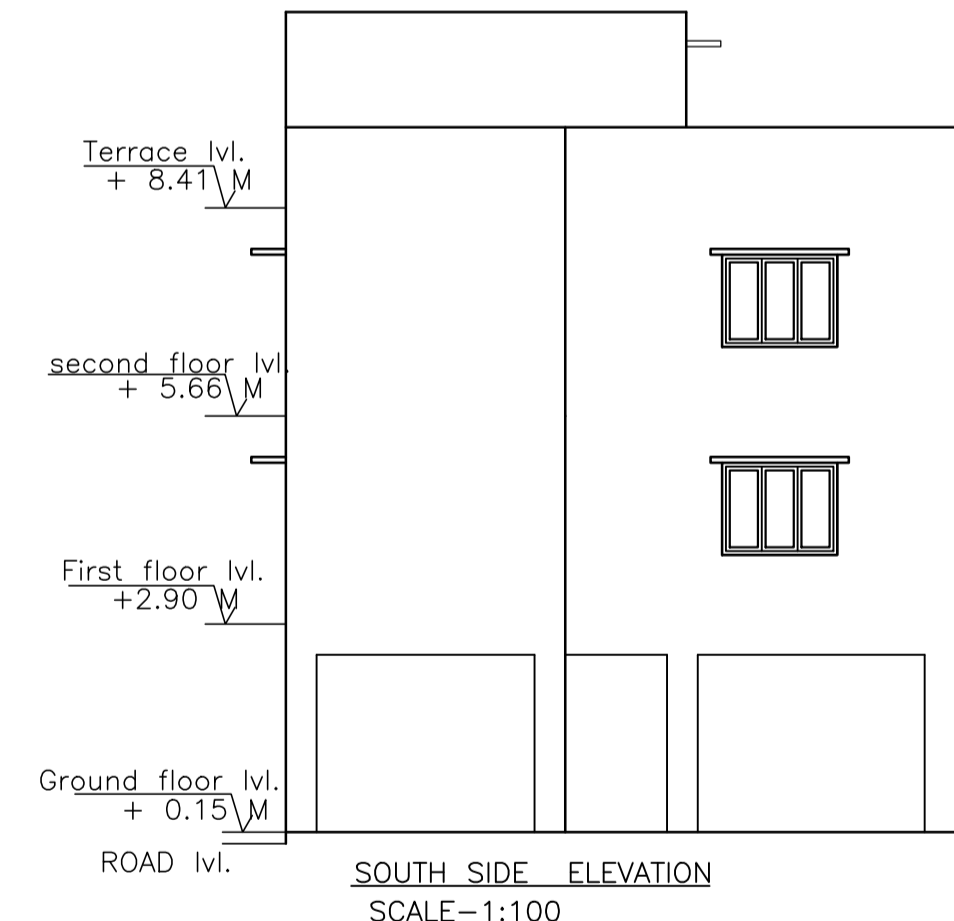
TYPICAL - 1& 2 FLOOR PLAN (Proposed) (SCALE 1:100)



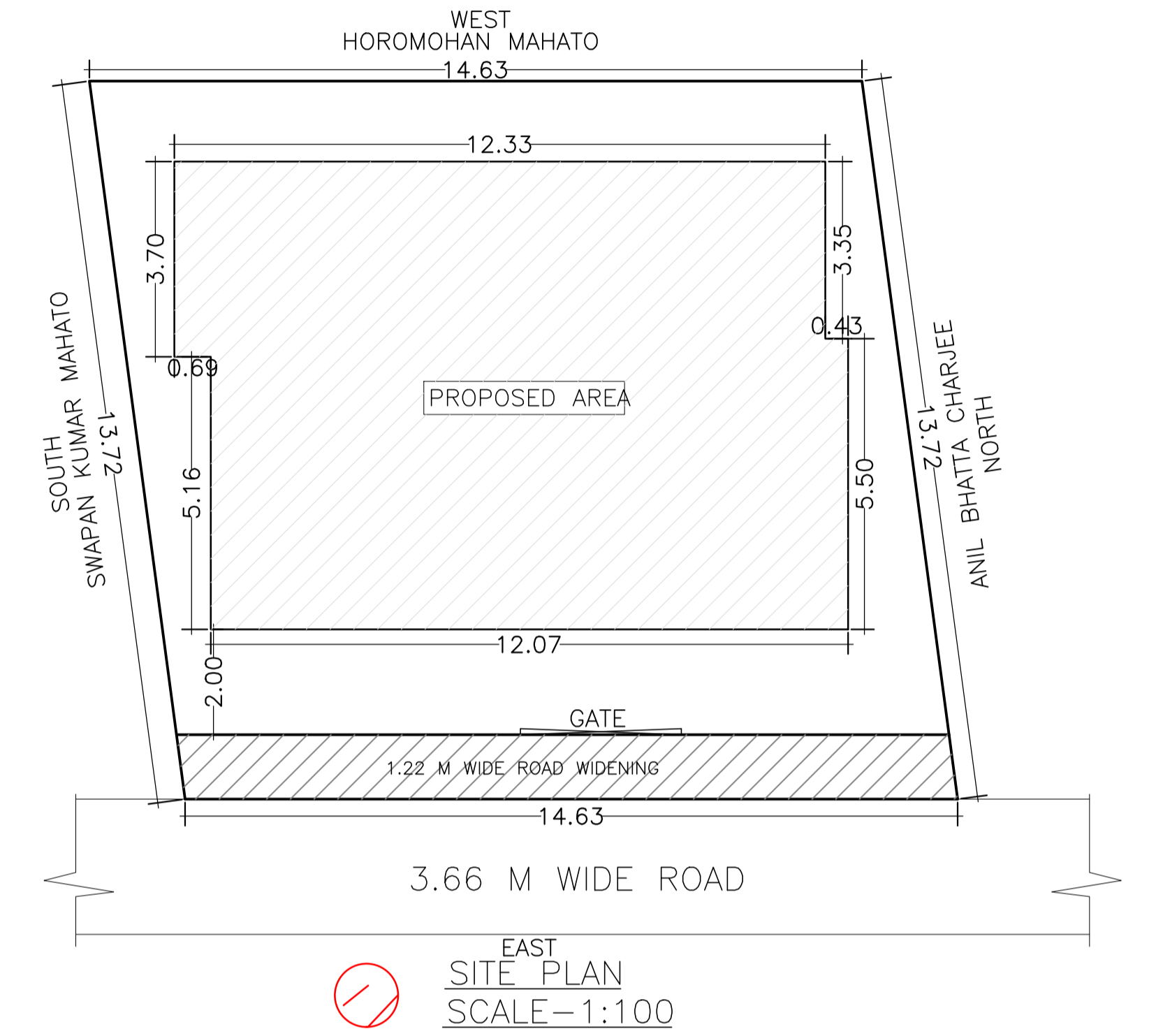
TERRACE FLOOR PLAN (SCALE 1:100)



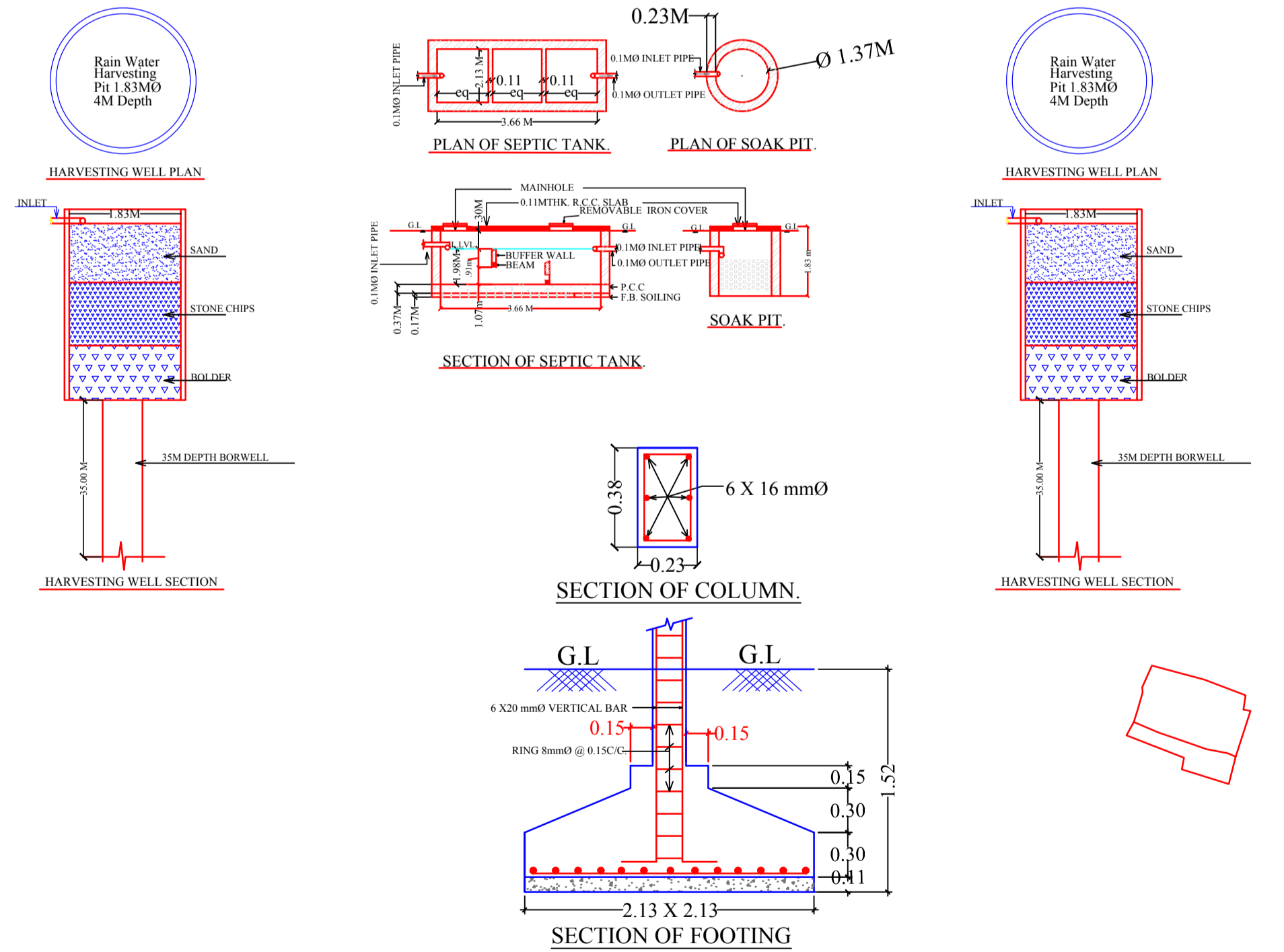
FRONT ELEVATION SCALE=1:100



SOUTH SIDE ELEVATION SCALE=1:100



EAST 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 Floor	107.61	98.78	0.00	8.83	8.83	8.83	00
First Floor	107.76	0.00	107.76	0.00	107.76	107.76	02
Second Floor	107.76	0.00	107.76	0.00	107.76	107.76	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	323.13	98.78	215.52	8.83	224.35	224.35	04
Total Number of Same Buildings	1						
Total :	323.13	98.78	215.52	8.83	224.35	224.35	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.76	2.13	04
A (BUILDING)	D1	0.93	2.13	02
A (BUILDING)	D1	0.94	2.13	10
A (BUILDING)	D	1.22	2.13	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.61	0.61	04
A (BUILDING)	W2	1.20	1.20	05
A (BUILDING)	W2	1.22	1.20	02
A (BUILDING)	W1	1.52	1.22	12

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1& 2 FLOOR PLAN	unit-1	FLAT	47.80	41.21	5	4
	UNIT-2	FLAT	47.60	40.07	5	4
Total:	-	-	190.80	162.57	20	4

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