

SITE PLAN

(Scale - 1:200)

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tenmt (No.)
			Resi.	Stair			
A (KAUSHIK VAGADIA AND OTHERS)	1	192.00	180.84	11.16	192.00	192.00	01
<b>Grand Total :</b>	<b>1</b>	<b>192.00</b>	<b>180.84</b>	<b>11.16</b>	<b>192.00</b>	<b>192.00</b>	<b>01</b>

Proposal Basic Information

Proposal File No.	JNAC/BP/0079/W2/2019
Owner Name	KAUSHIK VAGADIA AND DHARAM VAGADIA AND JYOTSANA VAGADIA
Khata No	459
Plot No	1969 (NEW)
Village Name	ULIYAN
Use	Residential
SubUse	Semidetached

AREA STATEMENT	VERSION NO. : 1.0.46	
JAMSHEDPUR NAC	VERSION DATE: 22/06/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: Semidetached	
Authority: JAMSHEDPUR NAC	PlotNearbyReligiousStructure: NA	
Inward_No: JNAC/BP/0079/W2/2019	Plot/SubPlot No: 1969 (NEW)	
Application Type: General Proposal	North: Plot No. - MOHAN SAHU	
Project Type: Building Permission	South: Road Width - ALLEY	
Nature of Development: New	East: Road Width - 4.75 M	
Location of Development Area: Old Area	West: Plot No. - NABIN KUMAR BHAKAT	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 132.84
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	132.84
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		17.66
Total		17.66
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	115.19
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	132.84
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	132.84
COVERAGE CHECK		
Permissible Coverage area ( 70.00 % )		92.99
Proposed Coverage Area ( 68.07 % )		90.42
Total Prop. Coverage Area ( 68.07 % )		90.42
Balance coverage area ( 1.93 % )		2.57
FAR CHECK		
Perm. FAR Area ( 1.50 )		199.26
Total Perm. FAR area		199.26
Residential FAR		180.84
Proposed FAR Area		192.00
Total Proposed FAR Area		192.00
Consumed FAR (Factor)		1.45
Balance FAR Area		7.26
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		192.00
ARCHITECT (Regd)	Shreyashi Haldar	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	KAUSHIK VAGADIA AND DHARAM VAGADIA AND JYOTSANA VAGADIA	
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

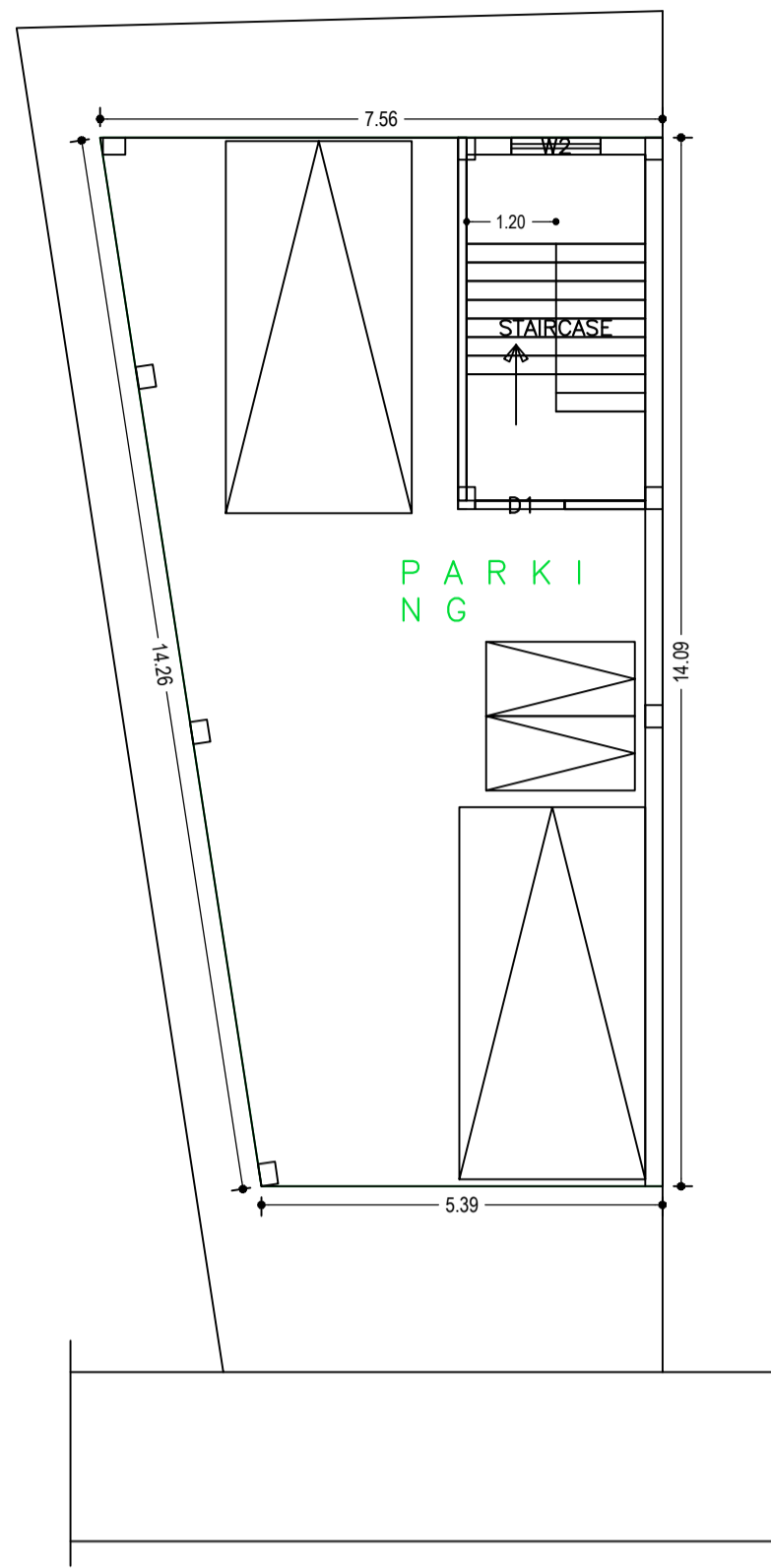
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Parking Floor	11.16	11.16	11.16	11.16
First Floor	90.42	90.42	90.42	90.42
Second Floor	90.42	90.42	90.42	90.42
Terrace Floor	0.00	0.00	0.00	0.00
<b>Total :</b>	<b>192.00</b>	<b>192.00</b>	<b>192.00</b>	<b>192.00</b>

Building USE/SUBUSE Details

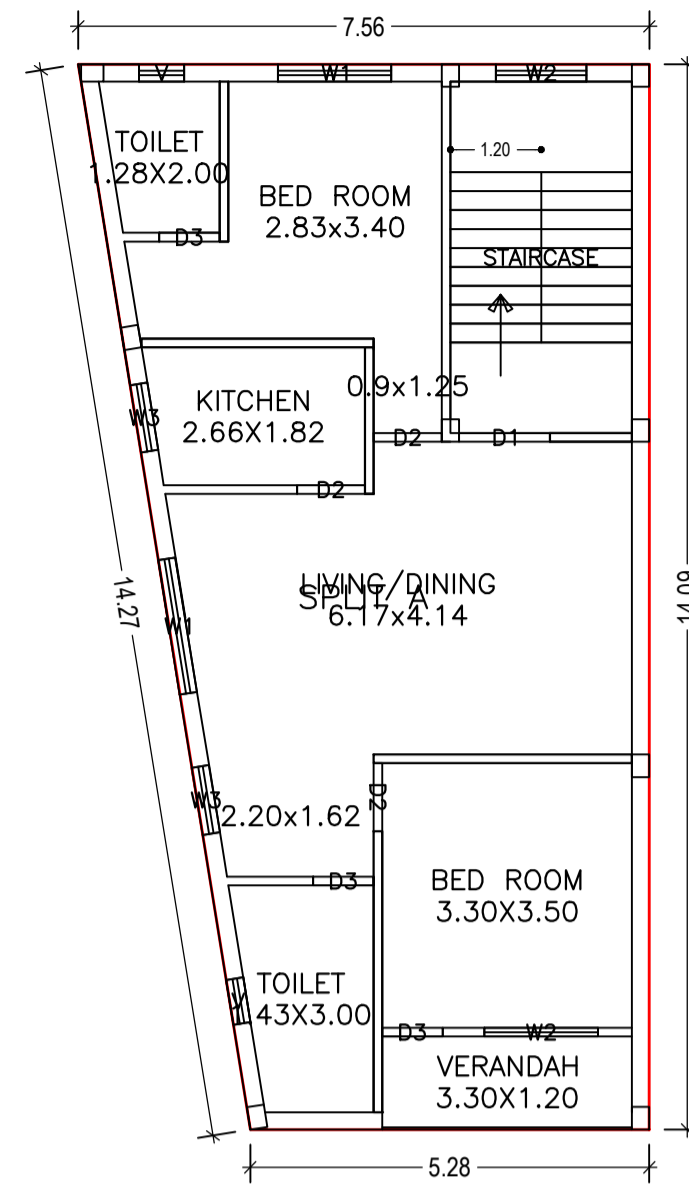
Building Name	Building Use	Building SubUse	Building Structure
A (KAUSHIK VAGADIA AND OTHERS)	Residential	Semidetached	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Shreyashi Haldar JNAC/DFTMN/0009/2016			

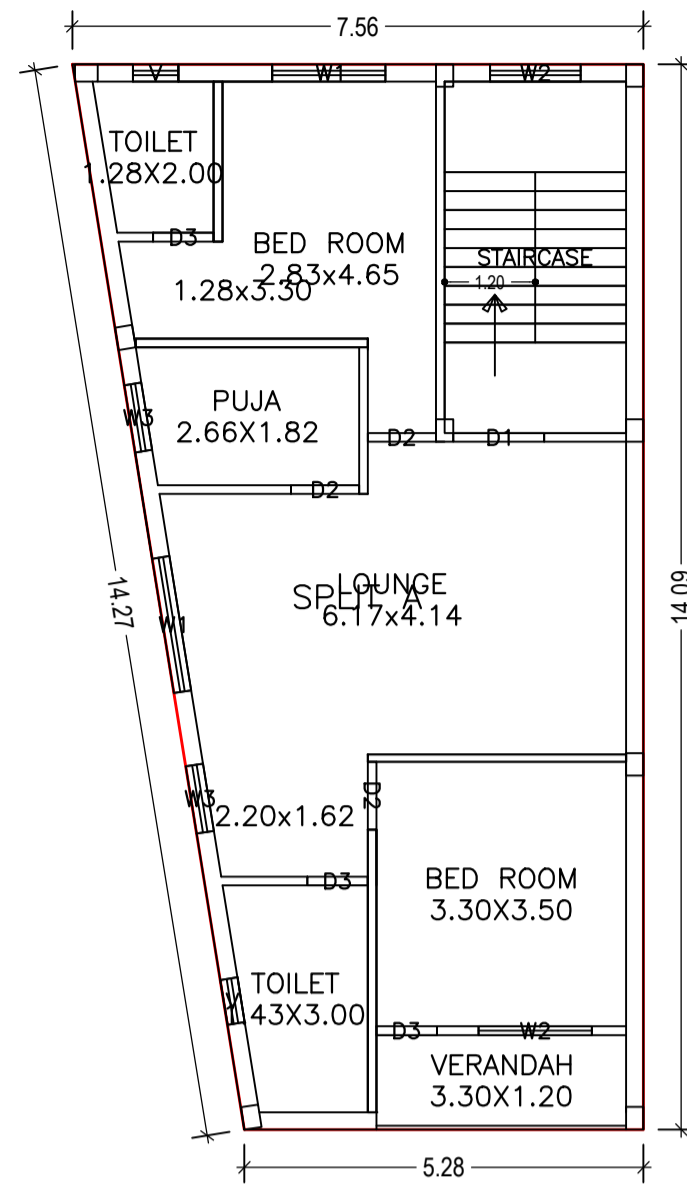
Proposal Basic Information	
Proposal File No.	JNAC/BP/0079/W2/2019
Owner Name	KAUSHIK VAGADIA AND DHARAM VAGADIA AND JYOT VAGADIA
Khata No	459
Plot No	1969 (NEW)
Village Name	ULIYAN
Use	Residential
SubUse	Semidetached



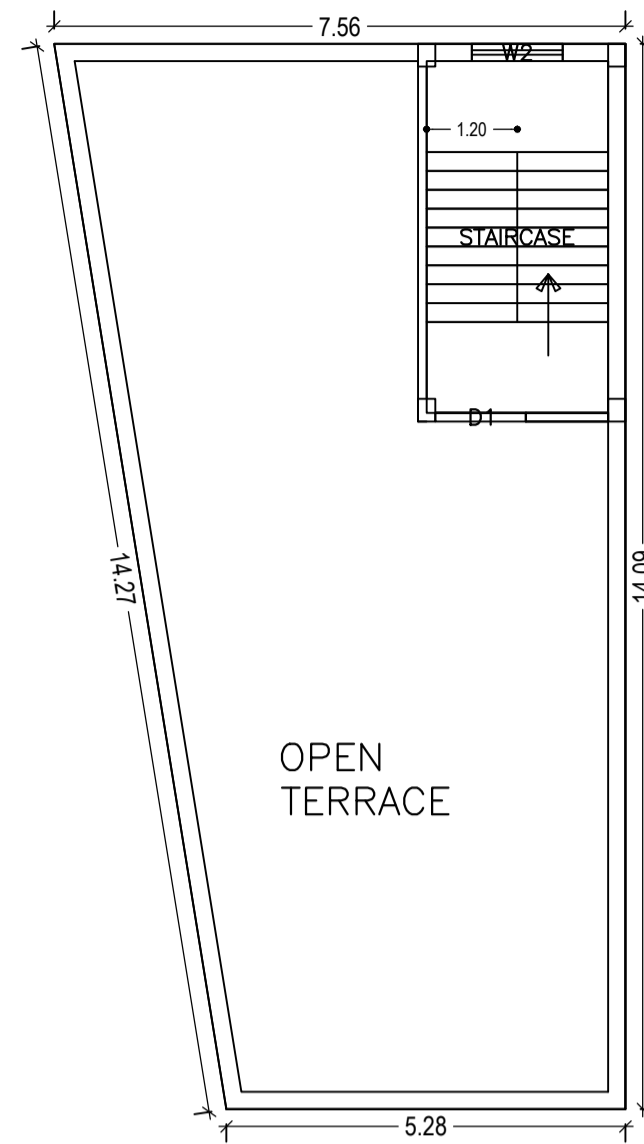
PARKING FLOOR PLAN (SCALE 1:100)



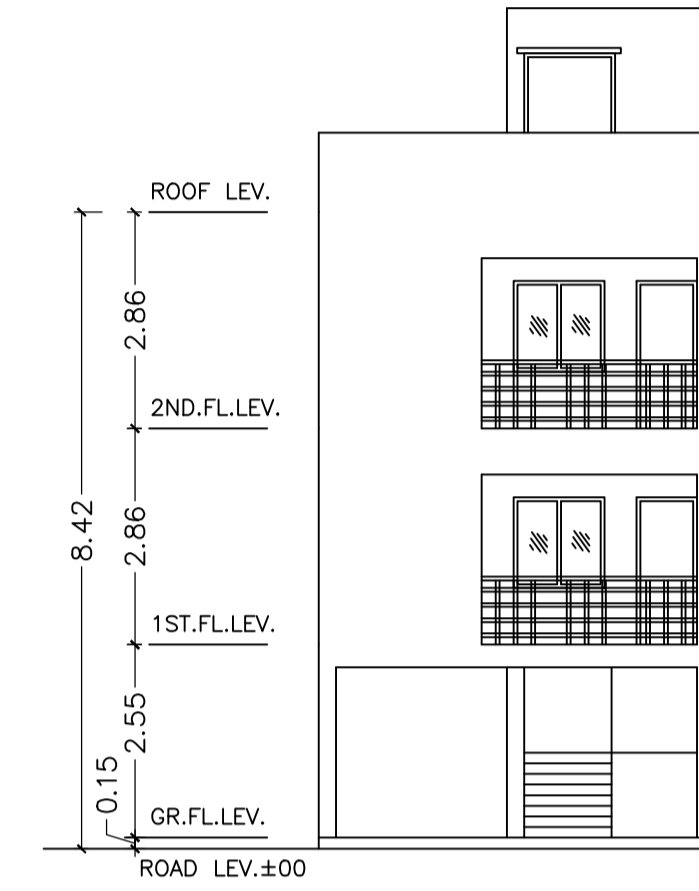
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



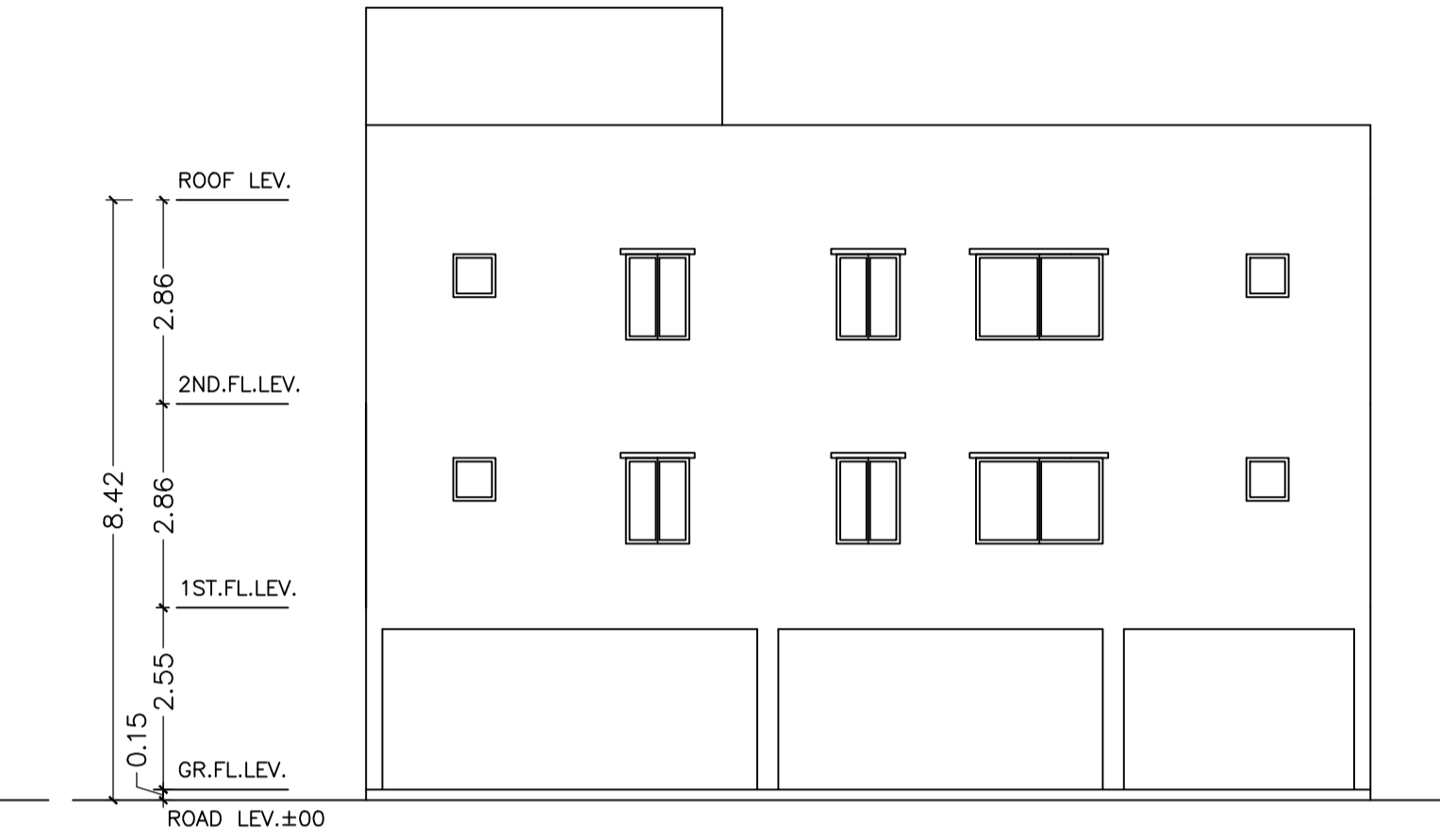
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



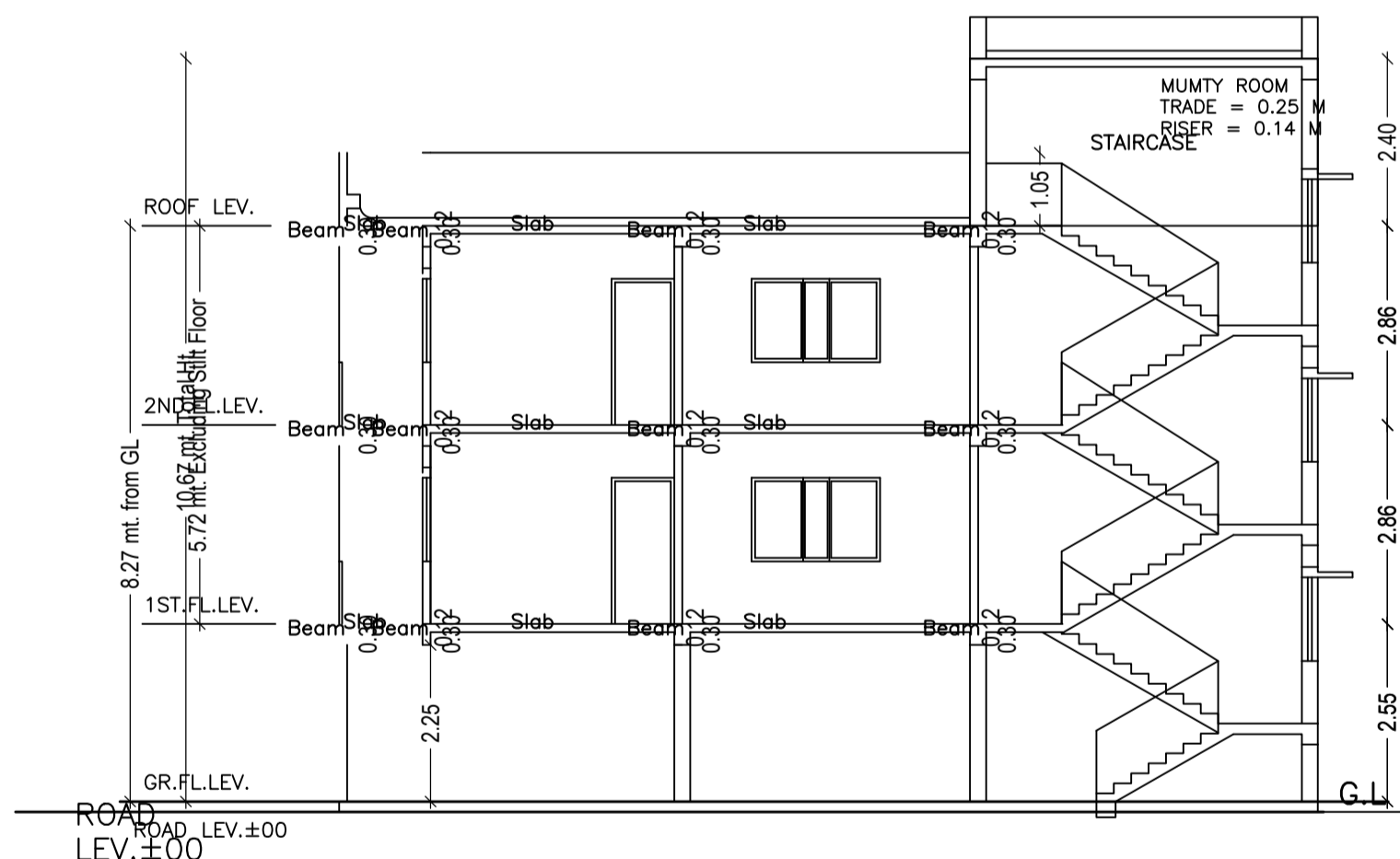
TERRACE FLOOR PLAN (SCALE 1:100)



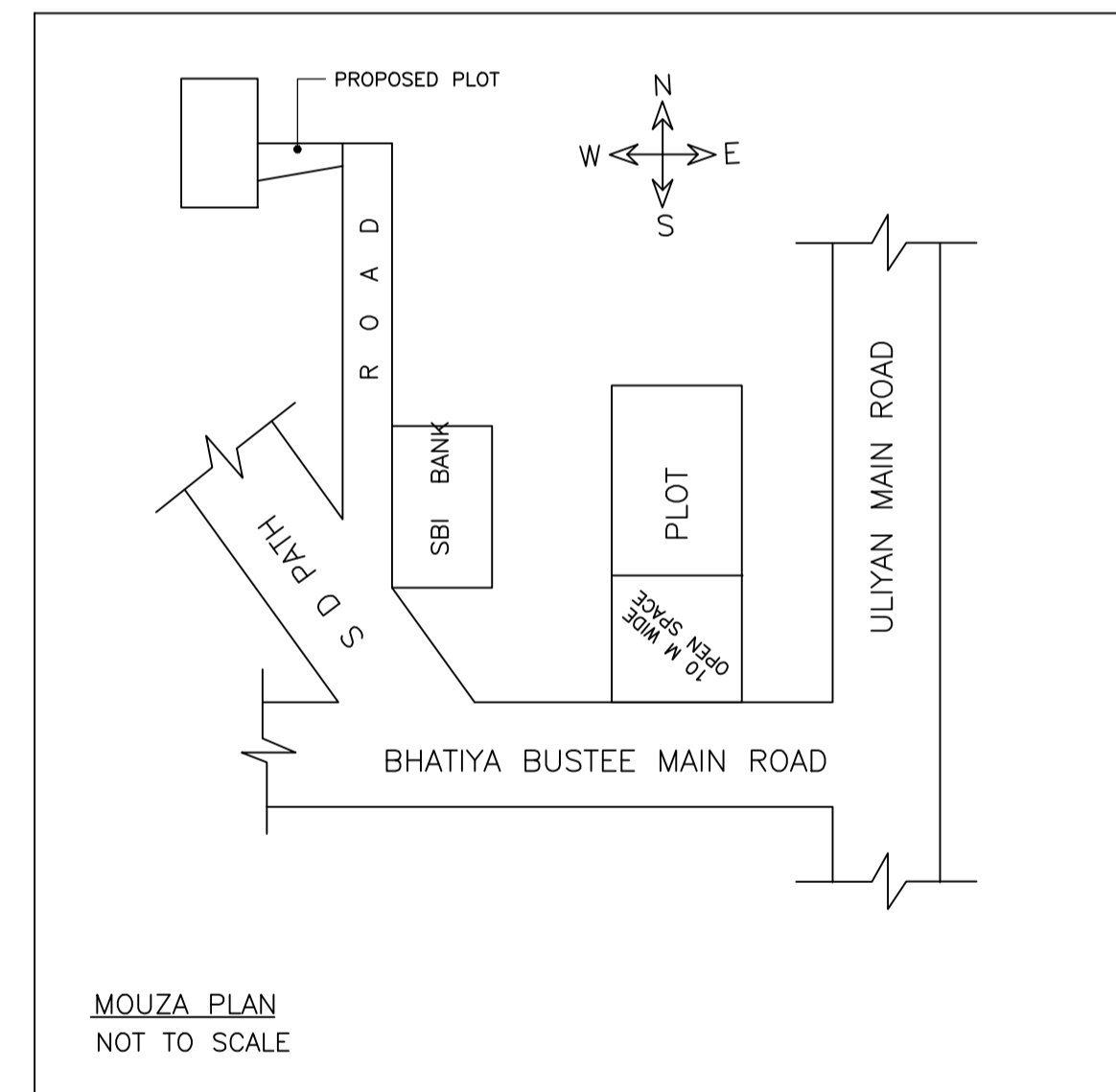
FRONT ELEVATION (SCALE-1:100)



SIDE ELEVATION (SCALE-1:100)



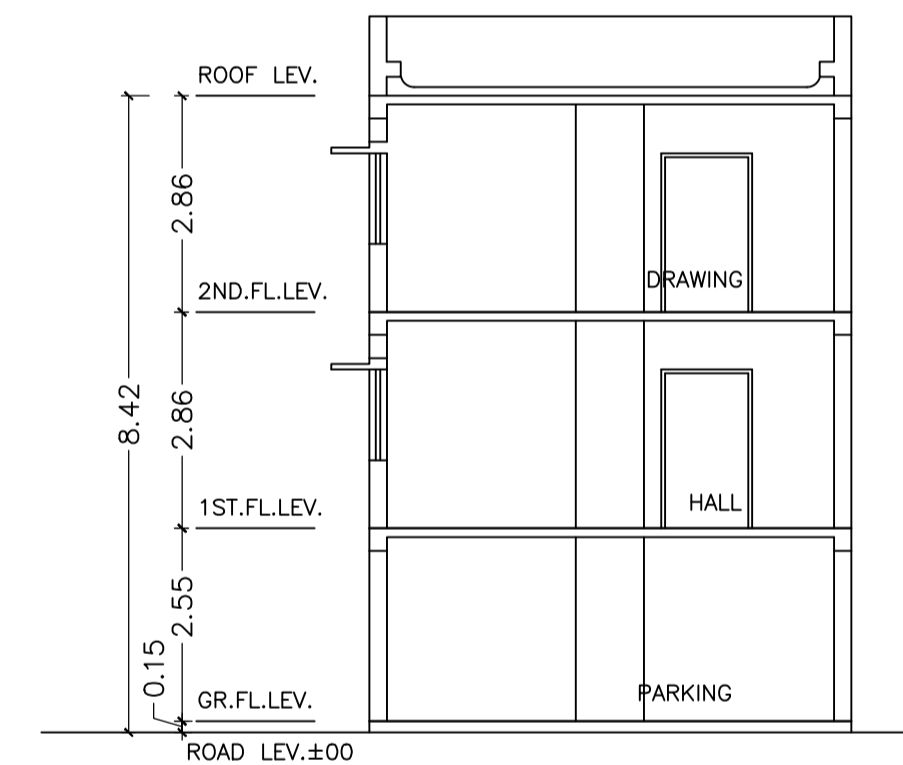
SECTION - Y-Y (SCALE : 1:100)



MOUZA PLAN (NOT TO SCALE)



REAR ELEVATION (SCALE-1:100)



SECTION - X-X (SCALE : 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (KAUSHIK VAGADIA AND OTHERS)	D3	0.80	2.10	06
A (KAUSHIK VAGADIA AND OTHERS)	D2	0.90	2.10	06
A (KAUSHIK VAGADIA AND OTHERS)	D1	1.20	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

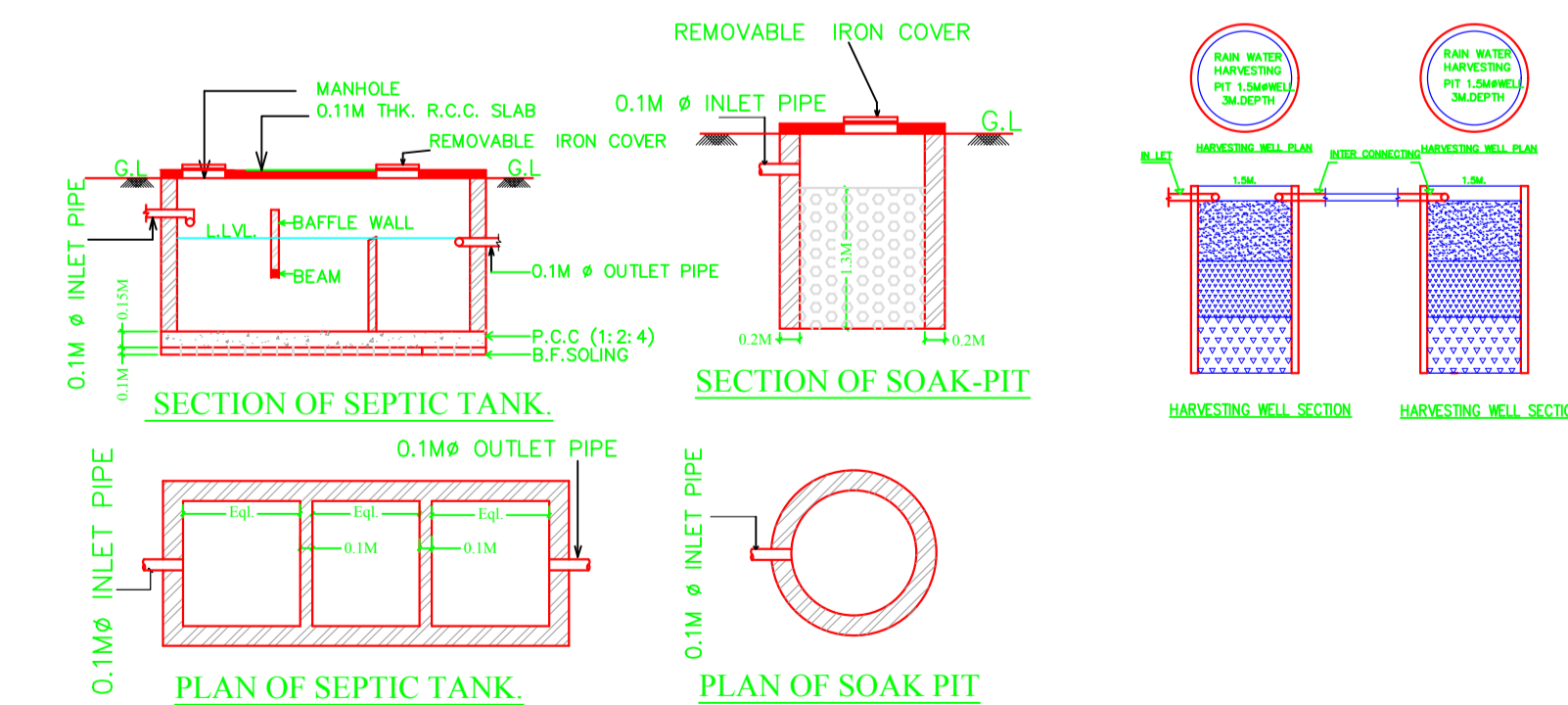
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (KAUSHIK VAGADIA AND OTHERS)	V	0.60	1.20	04
A (KAUSHIK VAGADIA AND OTHERS)	W3	0.90	1.20	04
A (KAUSHIK VAGADIA AND OTHERS)	W2	1.20	1.20	04
A (KAUSHIK VAGADIA AND OTHERS)	W1	1.50	1.20	02
A (KAUSHIK VAGADIA AND OTHERS)	W2	1.50	1.20	02
A (KAUSHIK VAGADIA AND OTHERS)	W1	1.80	1.20	02

UnitBUA Table for Building :A (KAUSHIK VAGADIA AND OTHERS)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	7	0
FIRST FLOOR PLAN	SPLIT A	FLAT	180.84	177.44	7	1
Total:	-	-	180.84	177.44	14	1

Building :A (KAUSHIK VAGADIA AND OTHERS)

Floor Name	Total Built Up Area (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 Floor	11.16	0.00	11.16	11.16	11.16	00
First Floor	90.42	90.42	0.00	90.42	90.42	01
Second Floor	90.42	90.42	0.00	90.42	90.42	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	192.00	180.84	11.16	192.00	192.00	01
Total Number of Same Buildings	1					
Total :	192.00	180.84	11.16	192.00	192.00	01



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Shreyashni Haldar JNAC/DFT/MN/0009/2016			