

KEY PLAN
SCALE-1:200
SITE PLAN

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.43 VERSION DATE: 29/04/2019
PROJECT DETAIL:	
Region: JHARKHAND URBAN	Plot Use: Residential
LOCAL BODIES	Plot SubUse: Residential Bldg/Apartment
District: EAST SINGHBHUM	Plot/Nearby/Religious/Structure: NA
Authority: JAMSHEDPUR NAC	Plot/SubPlot No: 322
Inward_No.: JNAC/BP/0115/W11/2019	North: Plot No. - 318
Application Type: General Proposal	South: Plot No. - 326
Project Type: Building Permission	East: Road Width - 6.5
Nature of Development: New	West: Road Width - 2.4
Location of Development Area: New Area	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 111.42
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 111.42
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	34.91
Total	34.91
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 76.51
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 111.42
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 111.42
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	77.99
Proposed Coverage Area (64.29 %)	71.63
Total Prop. Coverage Area (64.29 %)	71.63
Balance coverage area (5.71 %)	6.36
FAR CHECK	
Perm. FAR Area (2.00)	222.84
Total Perm. FAR area	222.84
Residential FAR	143.26
Proposed FAR Area	151.42
Total Proposed FAR Area	151.42
Consumed FAR (Factor)	1.36
Balance FAR Area	71.42
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	214.89
ARCHITECT (Regd)	SUMANA BASACK
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	Junul Topno
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 (RESIDENCE)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	71.63	8.16	71.63	8.16
First Floor	71.63	71.63	71.63	71.63
Second Floor	71.63	71.63	71.63	71.63
Terrace Floor	0.00	0.00	0.00	0.00
Total :	214.89	151.42	214.89	151.42

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENCE)	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.	Reqd./Unit	Reqd.
A (RESIDENCE)	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	-	2	3

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	-	-	-	19.97
Total		41.50		81.97

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Parking	Proposed FAR Area (Sq.mt.) Resi.	Add Area In FAR (Sq.mt.) Stair	Total FAR (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (RESIDENCE)	1	214.89	63.47	143.26	8.16	151.42	151.42	02
Grand Total :	1	214.89	63.47	143.26	8.16	151.42	151.42	02

Proposal Basic Information

Proposal File No.	JNAC/BP/0115/W11/2019
Owner Name	Junul Topno
Khata No	Nil
Plot No	322
Village Name	Sitaramdera
Use	Residential
SubUse	Residential Bldg/Apartment

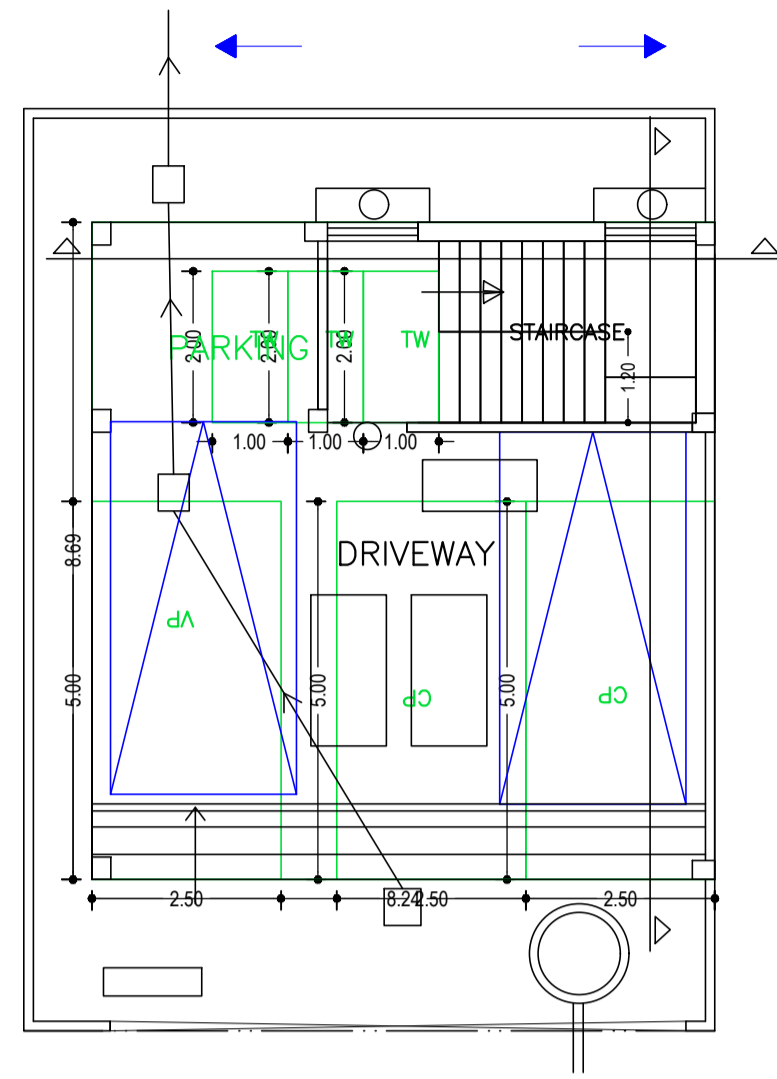
LTP NAME AND SIGNATURE SUMANA BASACK JNAC/ARC/0011/2017	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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Proposal Basic Information

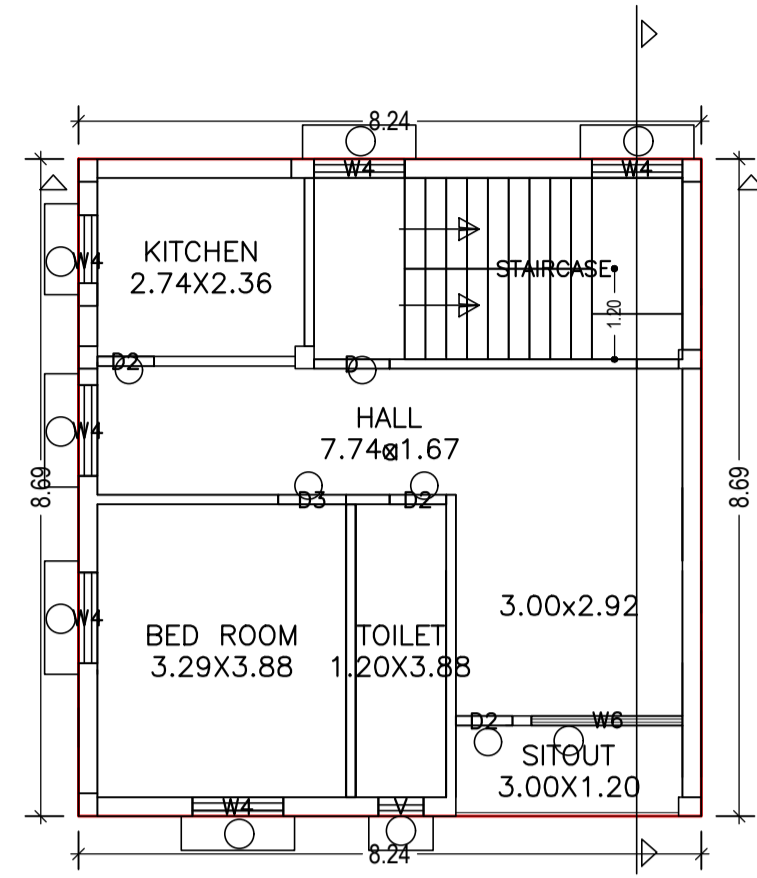
Proposal File No.	JNAC/BP/0115/W11/2019
Owner Name	Junul Topno
Khata No.	Nil
Plot No.	322
Village Name	Sitaramdera
SubUse	Residential Bldg/Apartment

Building :A (RESIDENCE)

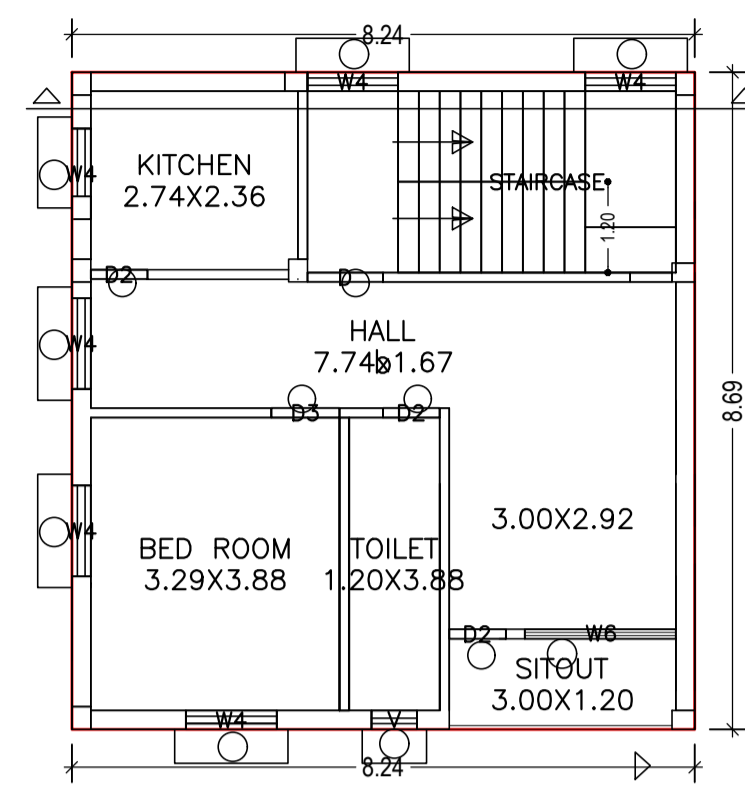
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Parking	Resi.					
Ground Floor	71.63	63.47	0.00	8.16	8.16	8.16	0.00	02
First Floor	71.63	0.00	71.63	0.00	71.63	71.63	71.63	01
Second Floor	71.63	0.00	71.63	0.00	71.63	71.63	71.63	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	214.89	63.47	143.26	8.16	151.42	151.42	151.42	02
Total Number of Same Buildings :	1							
Total :	214.89	63.47	143.26	8.16	151.42	151.42	151.42	02



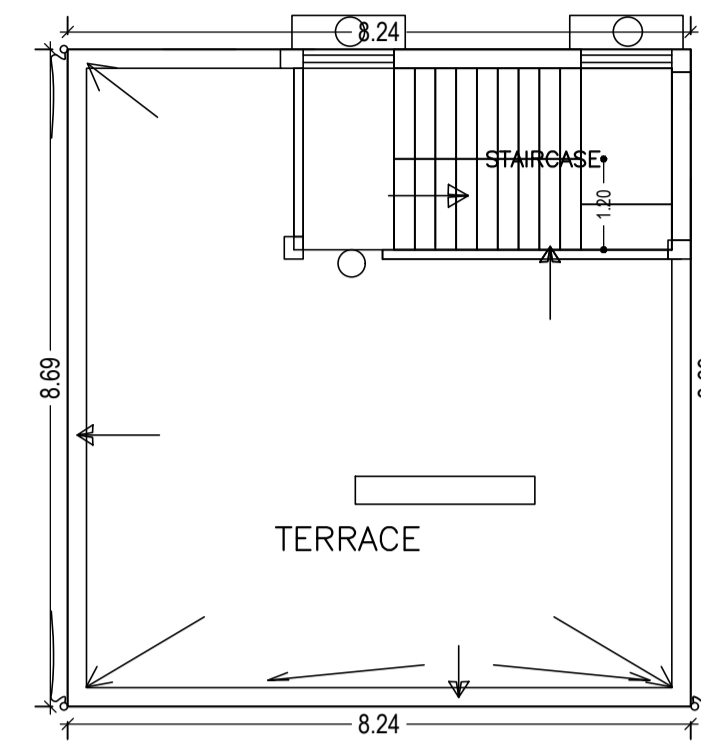
GROUND FLOOR PLAN (SCALE 1:100)



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUMANA BASACK JNAC/ARC/0011/2017			

Proposal Basic Information	
Proposal File No.	JNAC/BP/0115/W11/2019
Owner Name	Junul Topno
Khata No	Nil
Plot No	322
Village Name	Sitaramdera
Use	Residential
SubUse	Residential Bldg/Apartment

SCHEDULE OF DOOR:

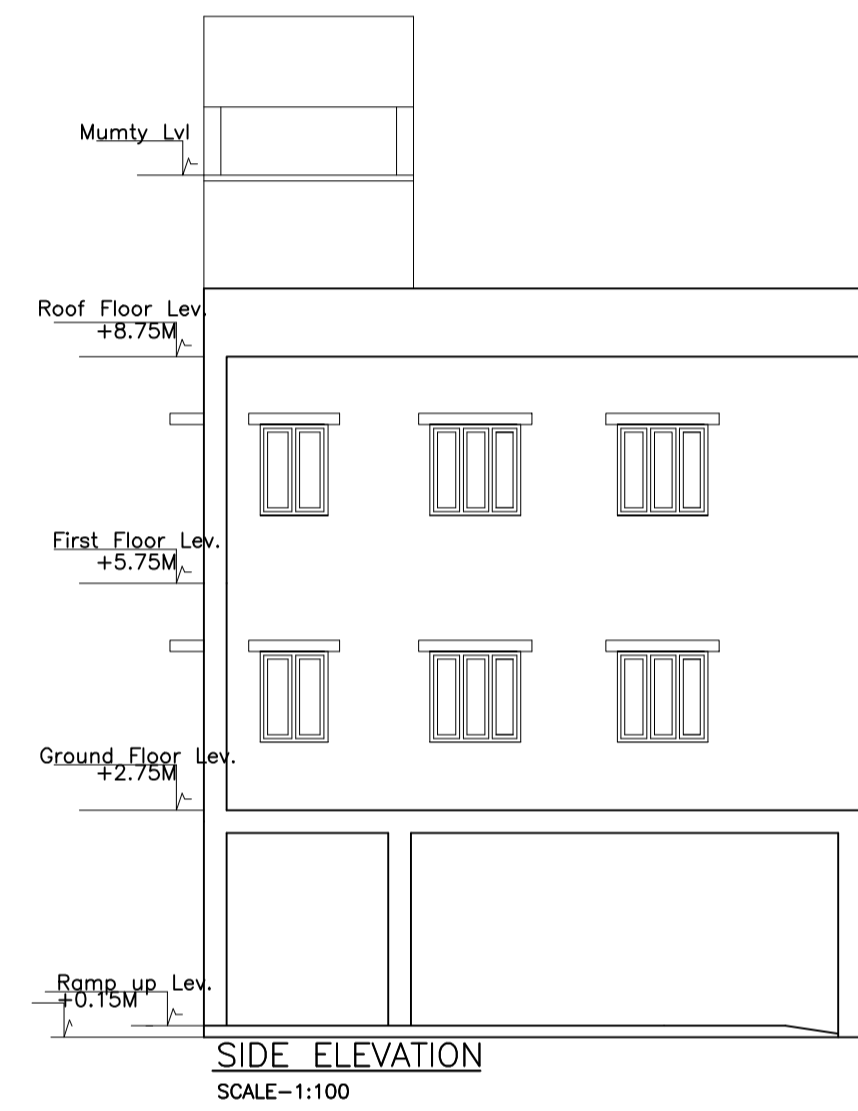
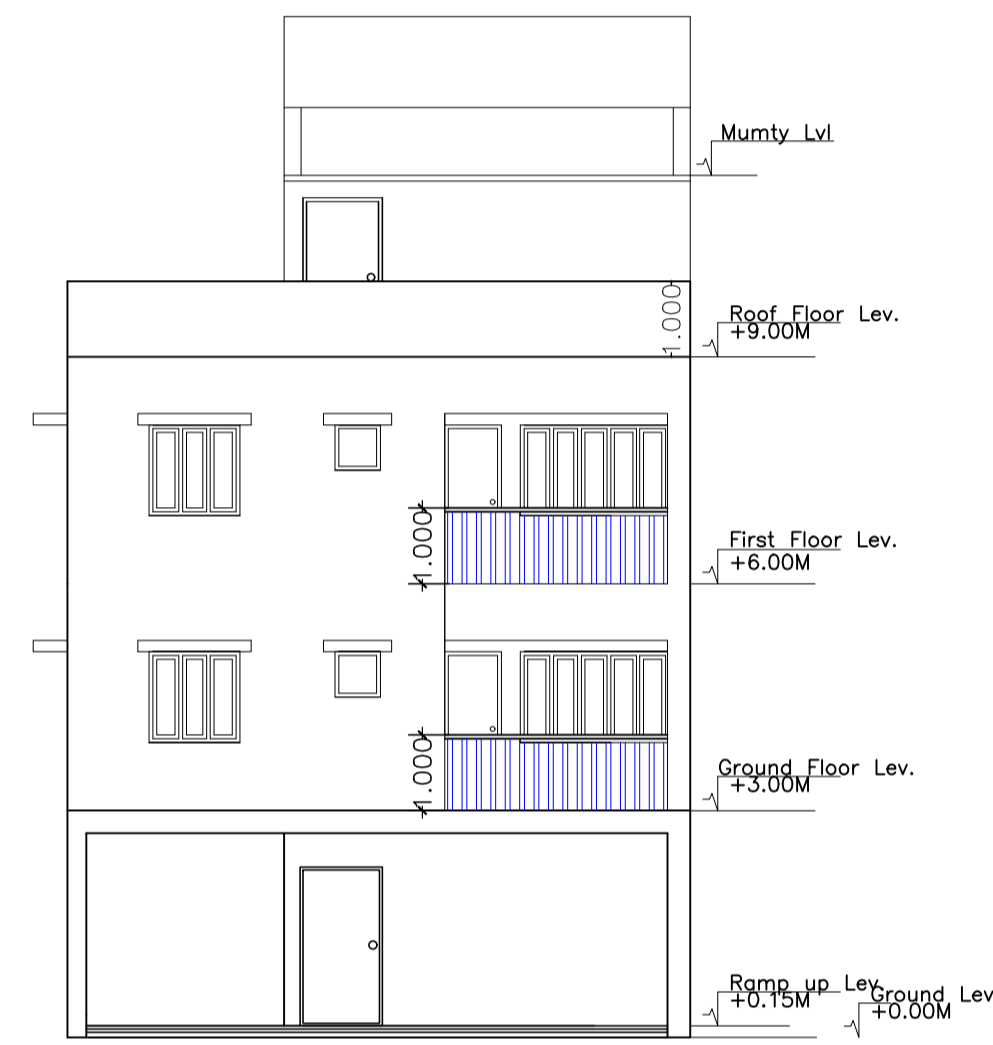
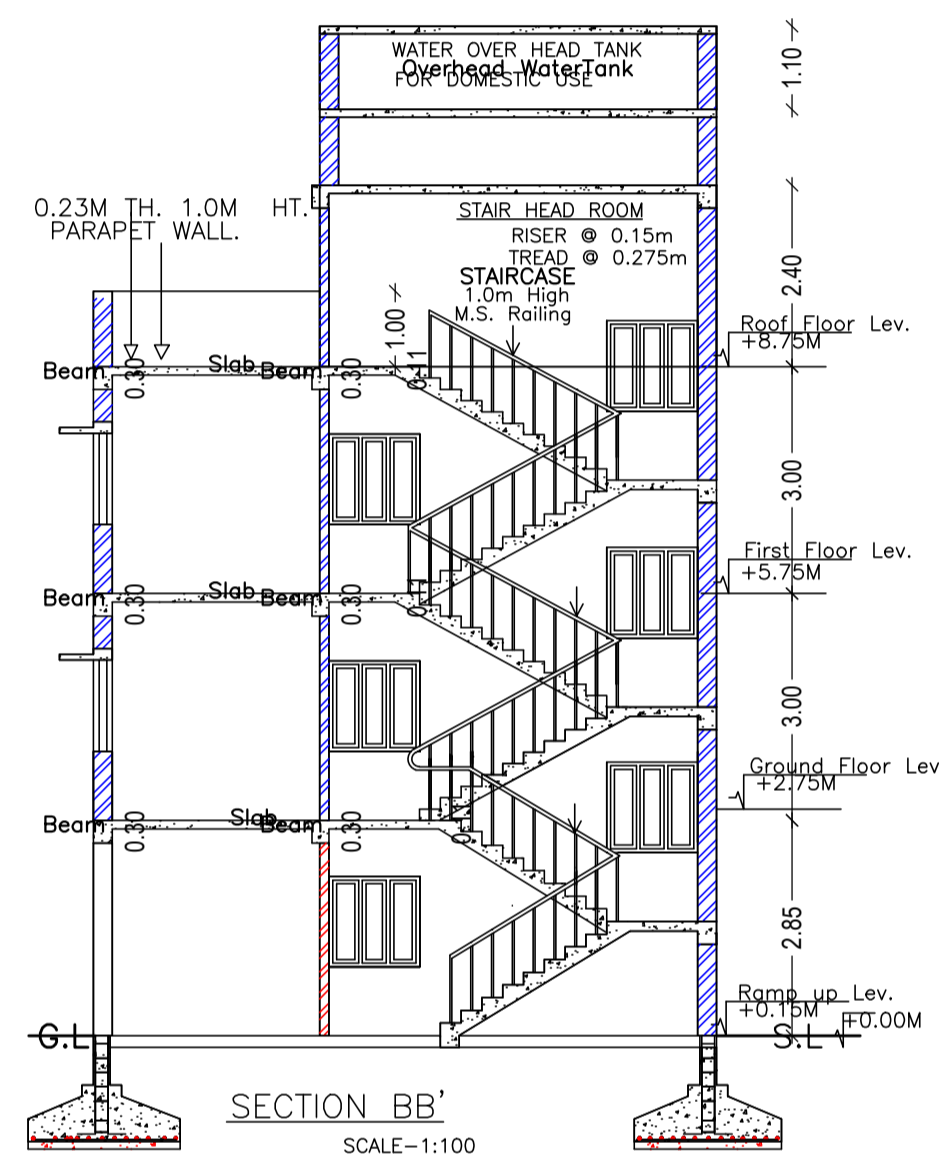
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	D2	0.75	2.10	06
A (RESIDENCE)	D3	0.90	2.10	02
A (RESIDENCE)	D	1.00	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	V	0.60	0.60	02
A (RESIDENCE)	W4	1.20	1.20	10
A (RESIDENCE)	W6	2.00	1.20	02

UnitBUA Table for Building :A (RESIDENCE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	a	FLAT	71.63	71.15	5	1
SECOND FLOOR PLAN	b	FLAT	71.63	71.15	5	1
Total:	-	-	143.26	142.30	10	2



THE LOCATION MAP



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUMANA BASACK JNAC/ARC/0011/2017			