

SITE PLAN

(Scale - 1:200)

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.)
			Accessory Use	Parking					
A (B)	1	349.92	5.00	101.98	233.28	9.66	242.94	242.94	02
Grand Total :	1	349.92	5.00	101.98	233.28	9.66	242.94	242.94	02

Proposal Basic Information

Proposal File No.	JNAC/BP/0122/W1/2019
Owner Name	RANJAN CHAKRABORTY
Khata No	no
Plot No	NO
Village Name	SONARI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Regd.	Prop.	Regd./Unit	Prop.	Regd./Unit	Prop.	Regd./Unit	Prop.	
A (B)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	2.00	1.00	2	-	-	-	-	
			> 0	1	2.00	-	-	1	1	-	-	-
Total :			-	-	-	2	2	-	1	1	0	2

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	-	-	2	4.00
Total TwoWheeler	-	-	2	4.00
Other Parking	-	-	-	60.48
Total		37.50		118.48

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.42 VERSION DATE: 29/04/2019	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA	
Inward_No: JNAC/BP/0122/W1/2019	Plot/SubPlot No: NO	
Application Type: General Proposal	North: Plot No. - H.NO. 352 LEASED TO M. CHATTERJEE	
Project Type: Building Permission	South: Road Width - 6.10M WIDE ALLEY	
Nature of Development: New	East: Road Width - 12.19M MAIN ROAD	
Location of Development Area: Old Area	West: Road Width - 6.10M WIDE ALLEY	
AREA DETAILS:	SQ.MT.	
AREA OF PLOT (Minimum)	(A)	167.00
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	167.00
Deduction for Balance Plot Area(from Gross Plot Area)		
Total		30.21
Common Plot		30.21
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	136.79
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	167.00
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	167.00
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		116.90
Proposed Coverage Area (69.84 %)		116.64
Total Prop. Coverage Area (69.84 %)		116.64
Balance coverage area (0.16 %)		0.26
FAR CHECK		
Perm. FAR Area (2.50)		417.50
Total Perm. FAR area		417.50
Residential FAR		233.28
Proposed FAR Area		242.94
Total Proposed FAR Area		242.94
Consumed FAR (Factor)		1.45
Balance FAR Area		174.56
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		349.92
ARCHITECT (Regd)	Rahul Pandey	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	RANJAN CHAKRABORTY	
DEVELOPMENT AUTHORITY	LOCAL BODY	

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

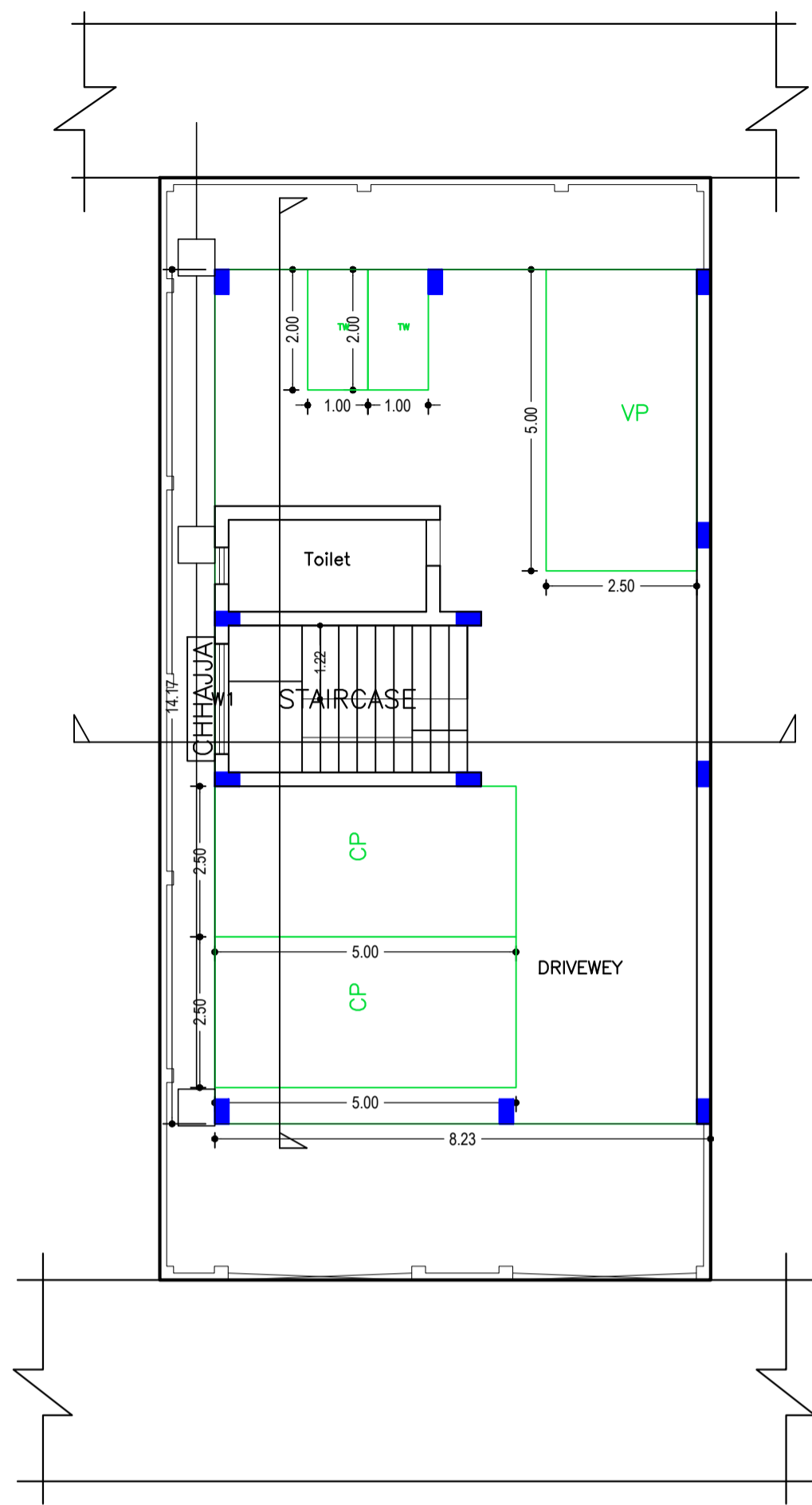
Floor Name	Building Name A (B)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	116.64	9.66	116.64	9.66
First Floor	116.64	116.64	116.64	116.64
Second Floor	116.64	116.64	116.64	116.64
Terrace Floor	0.00	0.00	0.00	0.00
Total :	349.92	242.94	349.92	242.94

Building USE/SUBUSE Details

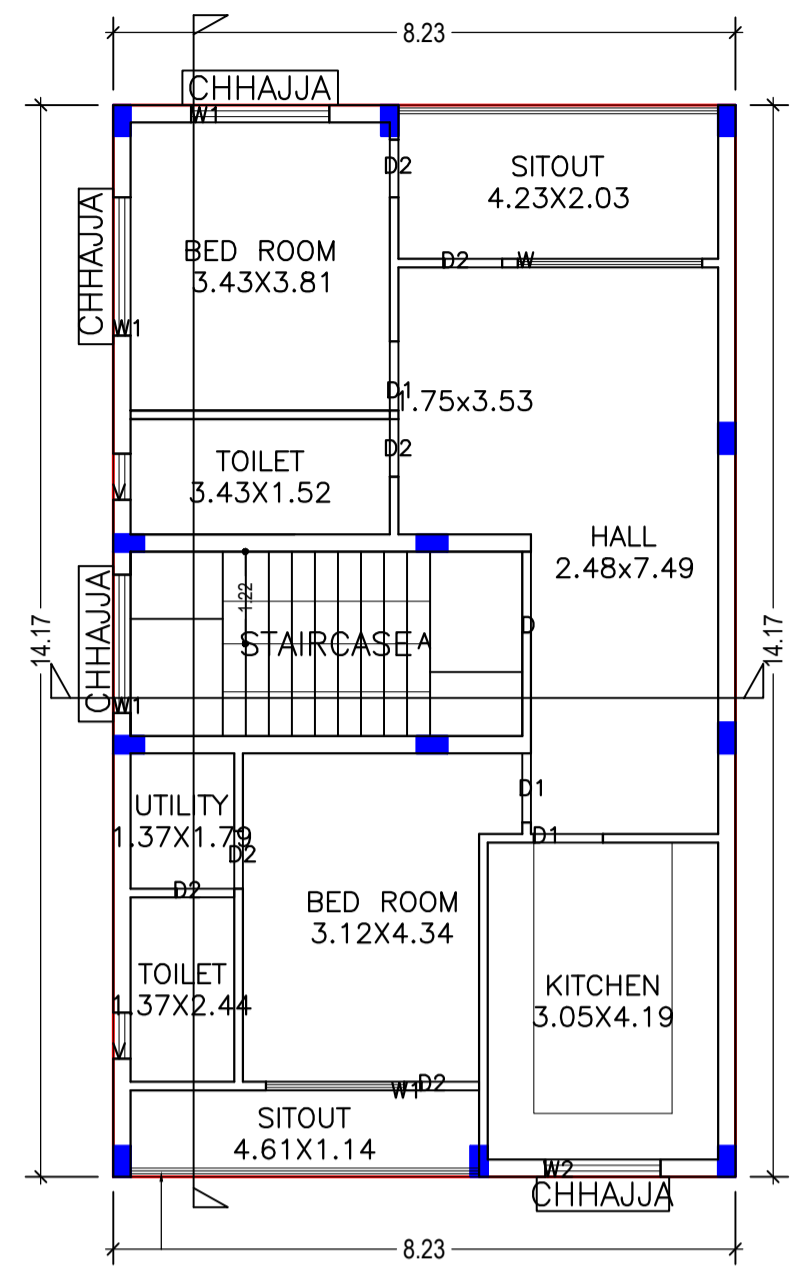
Building Name	Building Use	Building SubUse	Building Structure
A (B)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Rahul Pandey JNAC/ARC/0007/2017			

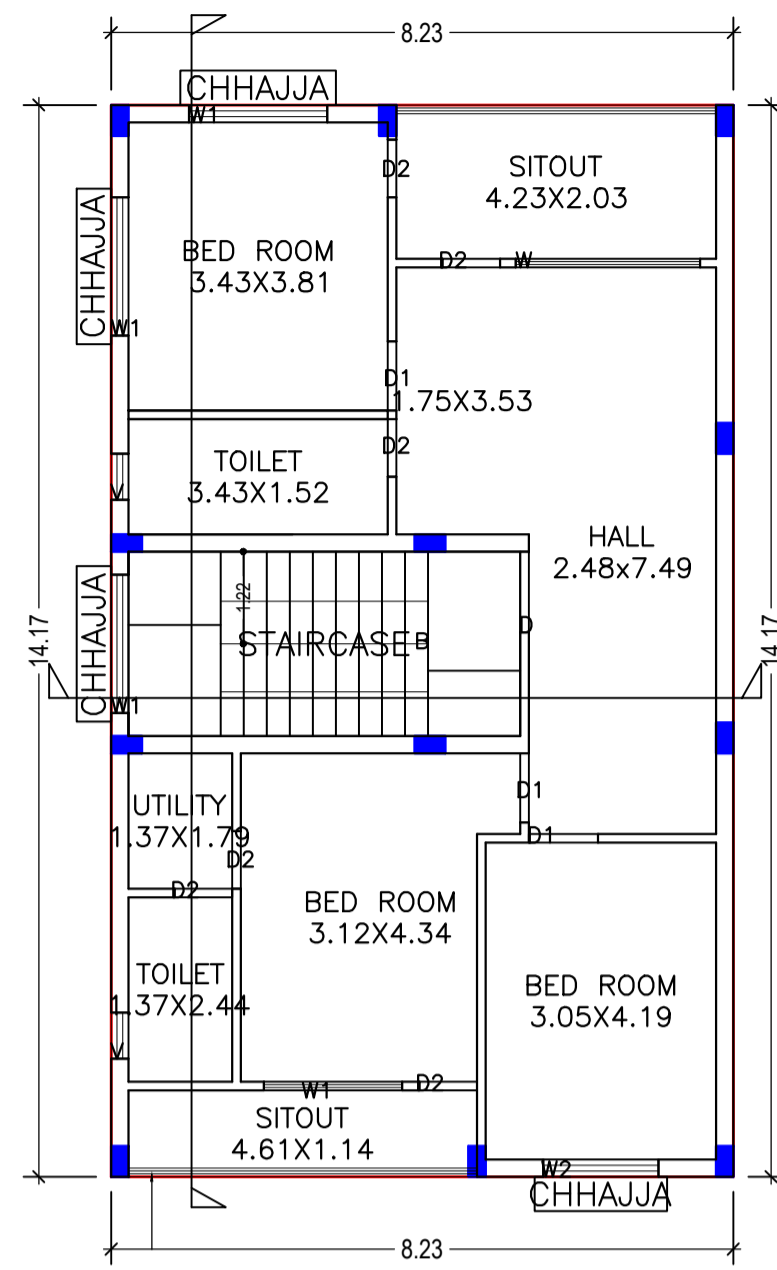
Proposal Basic Information	
Proposal File No.	JNAC/BP/0122/W1/2019
Owner Name	RANJAN CHAKRABORTY
Khata No	no
Plot No	NO
Village Name	SONARI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



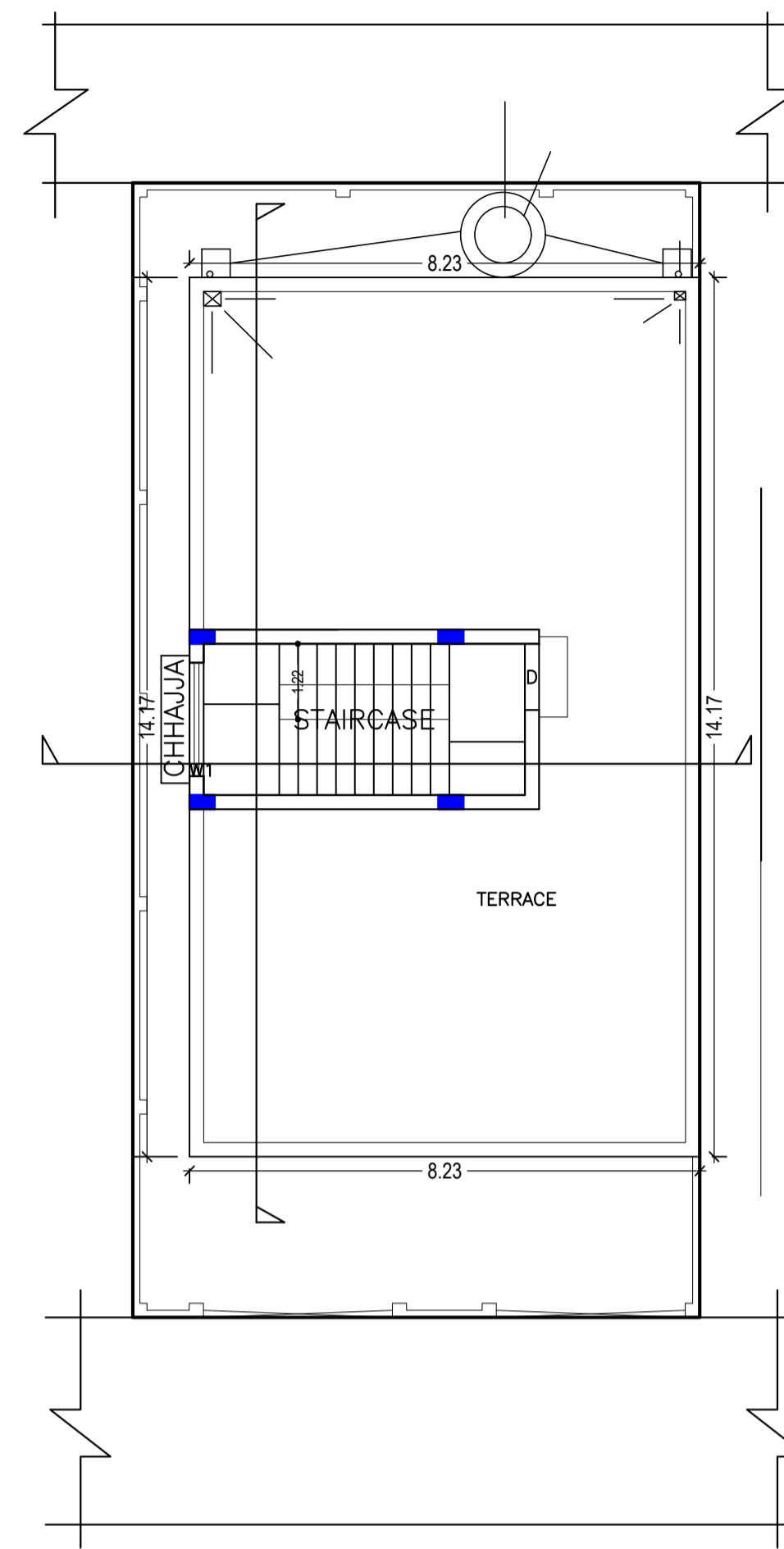
GROUND FLOOR PLAN (SCALE 1:100)



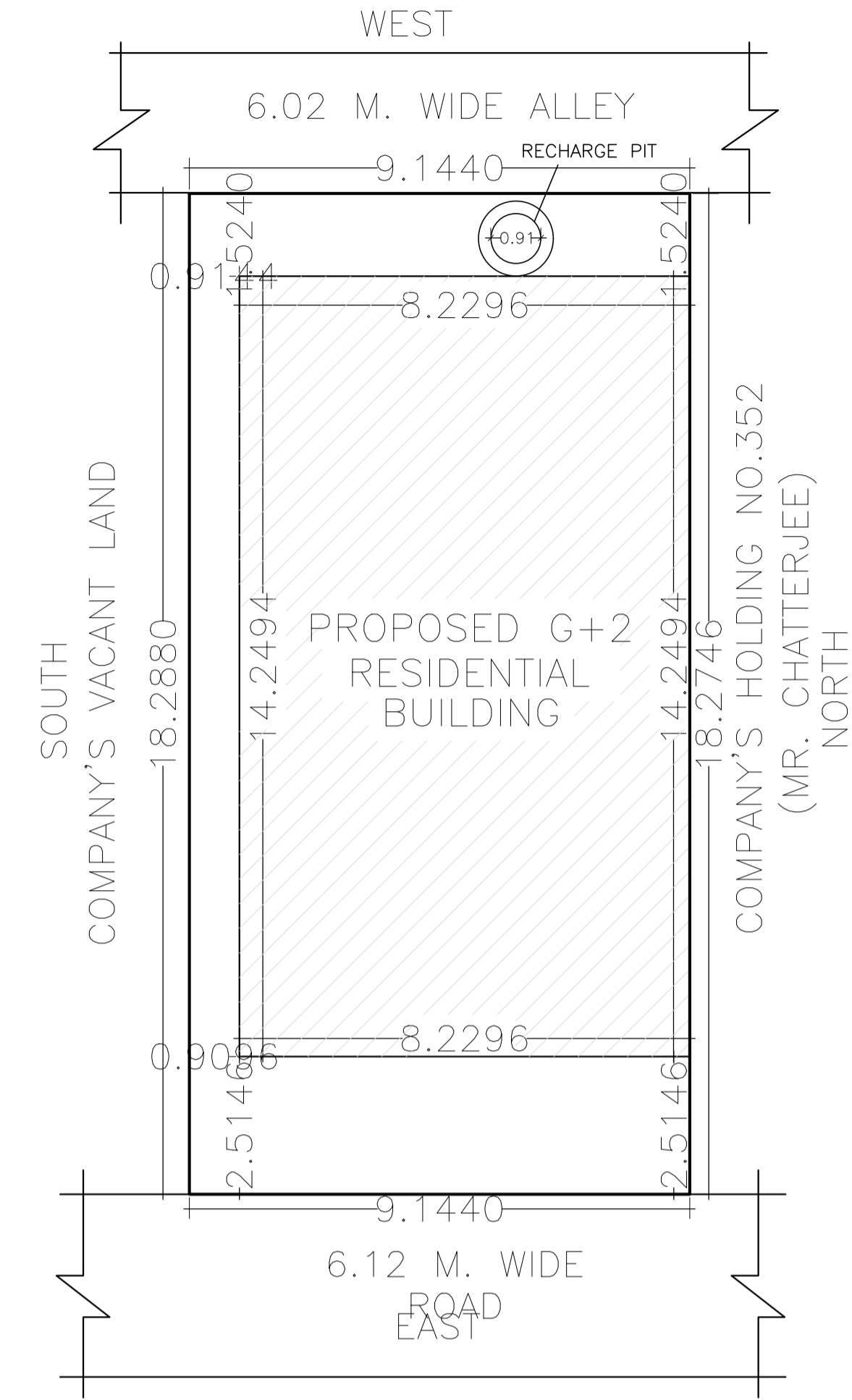
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



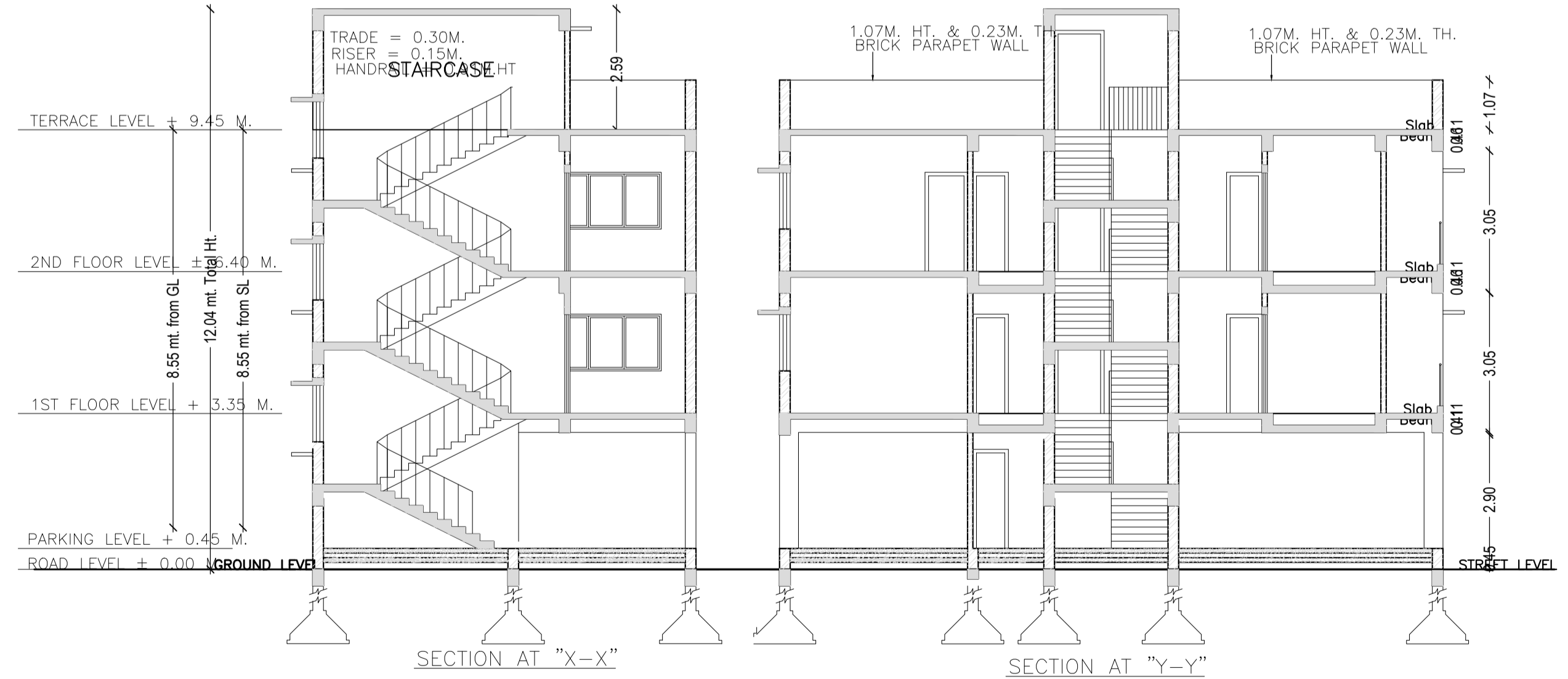
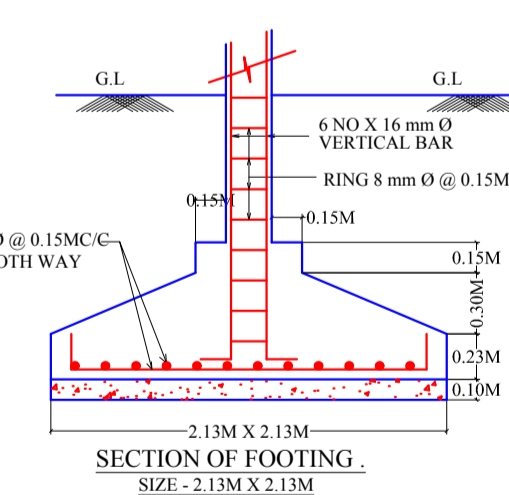
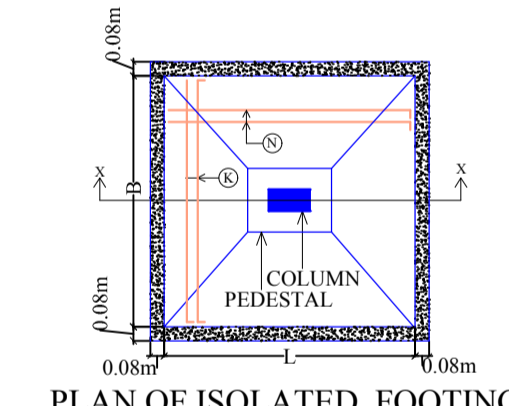
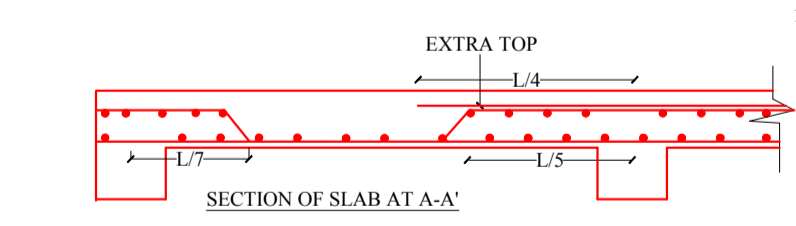
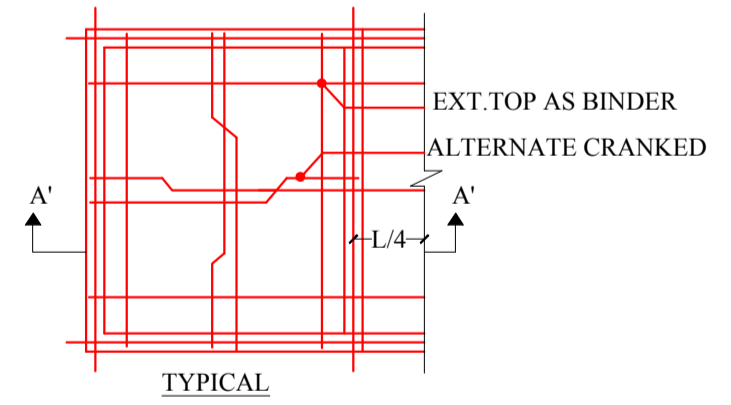
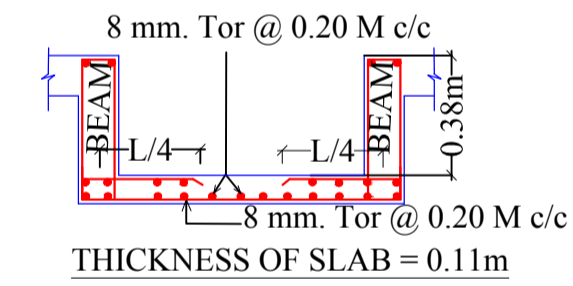
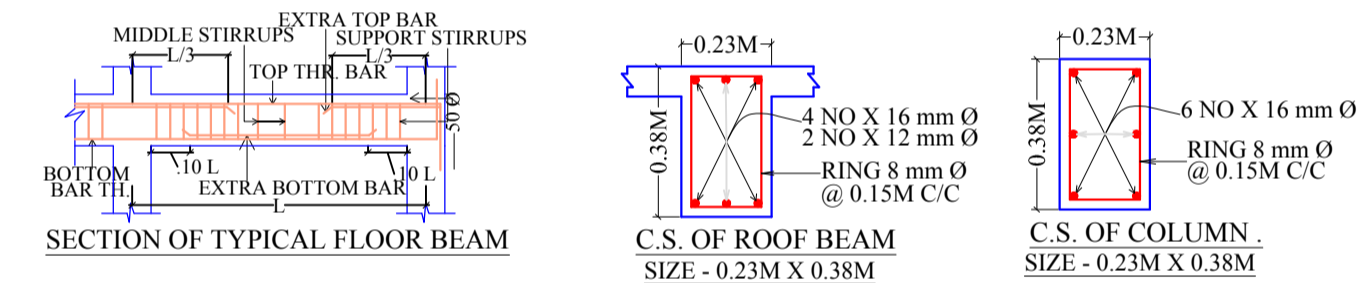
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



KEY PLAN SCALE = 1:100



Building :A (B)

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.)
		Accessory Use	Parking					
Ground Floor	116.64	5.00	101.98	0.00	9.66	9.66	9.66	00
First Floor	116.64	0.00	0.00	116.64	0.00	116.64	116.64	01
Second Floor	116.64	0.00	0.00	116.64	0.00	116.64	116.64	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	349.92	5.00	101.98	233.28	9.66	242.94	242.94	02
Total Number of Same Buildings	1							
Total:	349.92	5.00	101.98	233.28	9.66	242.94	242.94	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.76	2.10	12
A (B)	D1	0.91	2.10	06
A (B)	D	1.07	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

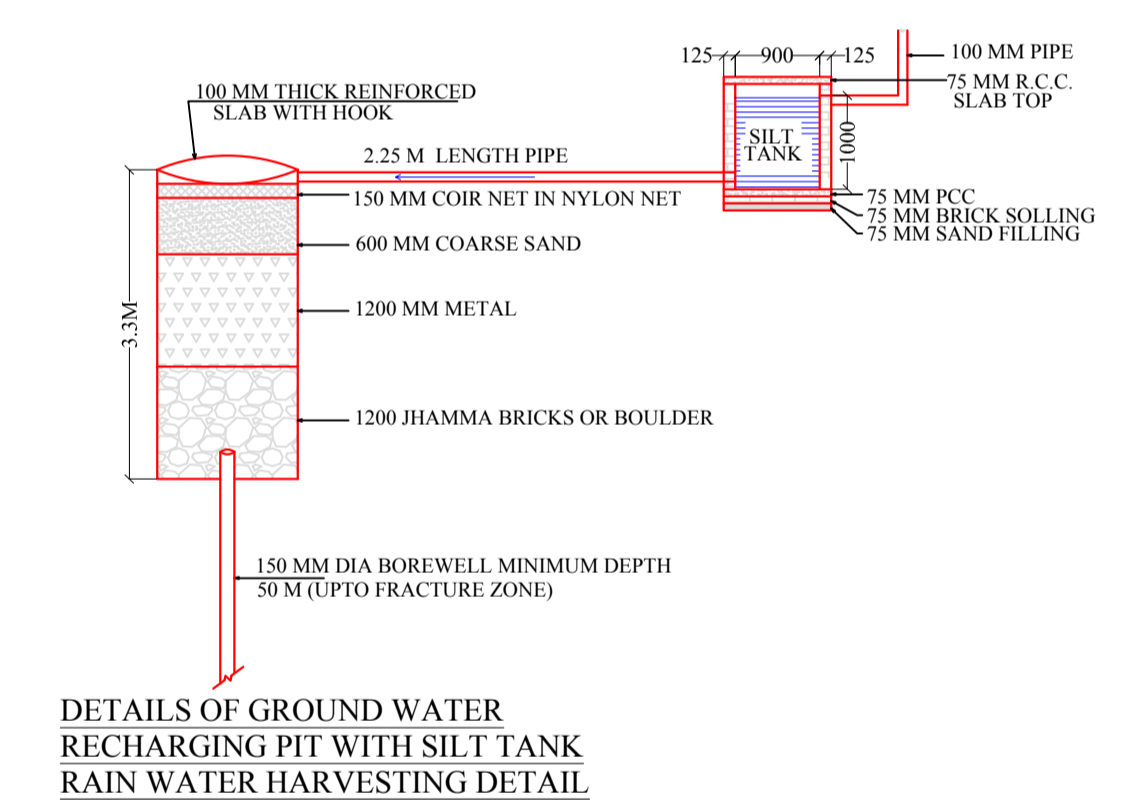
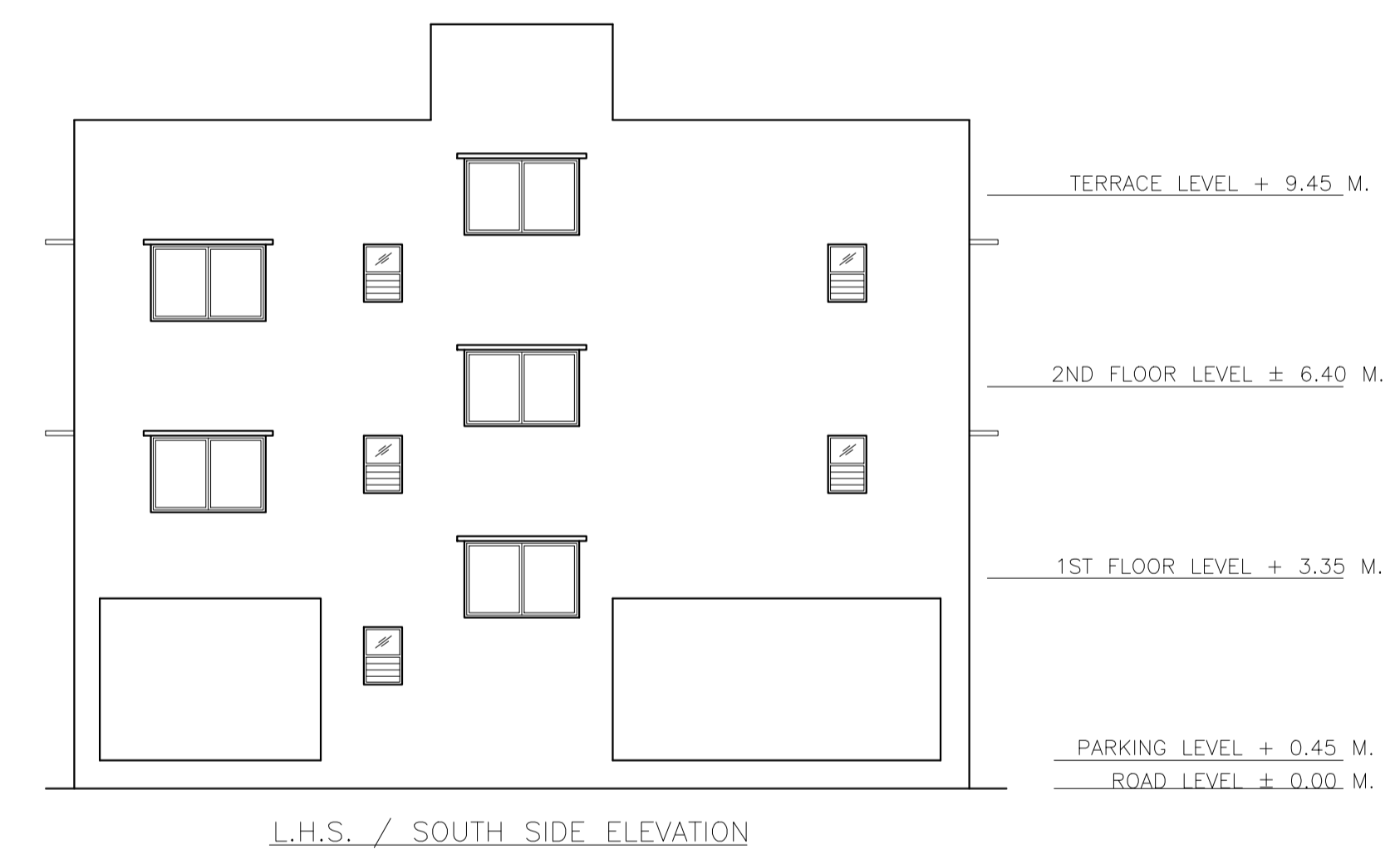
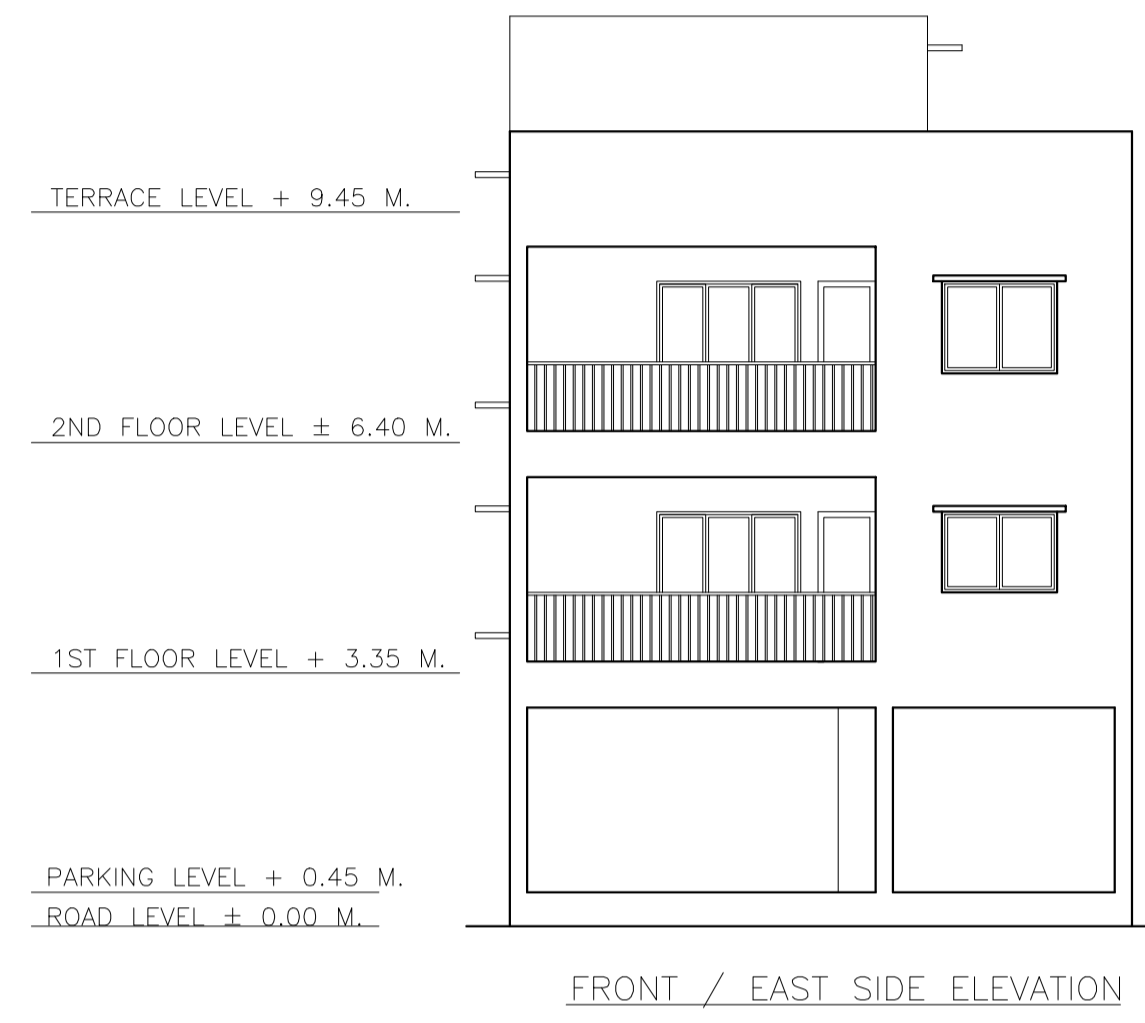
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	0.61	0.61	04
A (B)	W2	1.52	1.20	02
A (B)	W1	1.83	1.20	10
A (B)	W	2.44	1.20	02

UnitBUA Table for Building :A (B)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	A	FLAT	116.64	116.25	9	1
SECOND FLOOR PLAN	B	FLAT	116.64	116.25	9	1
Total:	-	-	233.28	232.50	18	2

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Rahul Pandey JNAC/ARC/0007/2017			

Proposal Basic Information	
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Owner Name	RANJAN CHAKRABORTY
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