

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 (B)	1	258.99	75.25	172.66	11.08	183.74	183.74	02	
Grand Total :	1	258.99	75.25	172.66	11.08	183.74	183.74	02	

Proposal Basic Information

Proposal File No.	JNAC/BP/0010/W1/2019
Owner Name	SANJAY KUMAR AGARWAL AND BINAY KUMAR AGARWAL
Khata No	4 (OLD) & 113 (NEW)
Plot No	21(OLD) & 632(NEW)
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment

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 (B)	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	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	-	-	-	35.75
Total		41.50		97.75

AREA STATEMENT	VERSION NO. : 1.0.36
JAMSHEDPUR NAC	VERSION DATE: 29/04/2019
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGHBHUM	Plot SubUse: Residential Bldg/Apartment
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA
Inward.No: JNACBP/0010/W1/2019	Plot/SubPlot No: 21(OLD) & 632(NEW)
Application Type: General Proposal	North: Road Width - 1.83M WIDE ALLEY
Project Type: Building Permission	South: Road Width - 4.88
Nature of Development: New	East: Plot No. - 21 (PORTION)
Location of Development Area: Old Area	West: Plot No. - 21 (PORTION)
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 133.78 SQ.MT.
Deduction for NetPlot Area	
Road Widening Area	5.57
Total	5.57
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 128.21
Deduction for Balance Plot Area(from Gross Plot Area)	
Road Widening Area	5.57
Common Plot	21.23
Total	26.80
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 106.98
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 128.21
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 128.21
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	89.75
Proposed Coverage Area (67.34 %)	86.33
Total Prop. Coverage Area (67.34 %)	86.33
Balance coverage area (2.67 %)	3.42
FAR CHECK	
Perm. FAR Area (1.80)	230.78
Total Perm. FAR area	230.78
Residential FAR	172.66
Proposed FAR Area	183.74
Total Proposed FAR Area	183.74
Consumed FAR (Factor)	1.43
Balance FAR Area	47.04
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	258.99
ARCHITECT (Regd)	dimple Married jain
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SANJAY KUMAR AGARWAL AND BINAY KUMAR AGARWAL
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)	Light Blue
EXISTING (To be demolished)	Light Yellow

Buildingwise Floor FAR Details

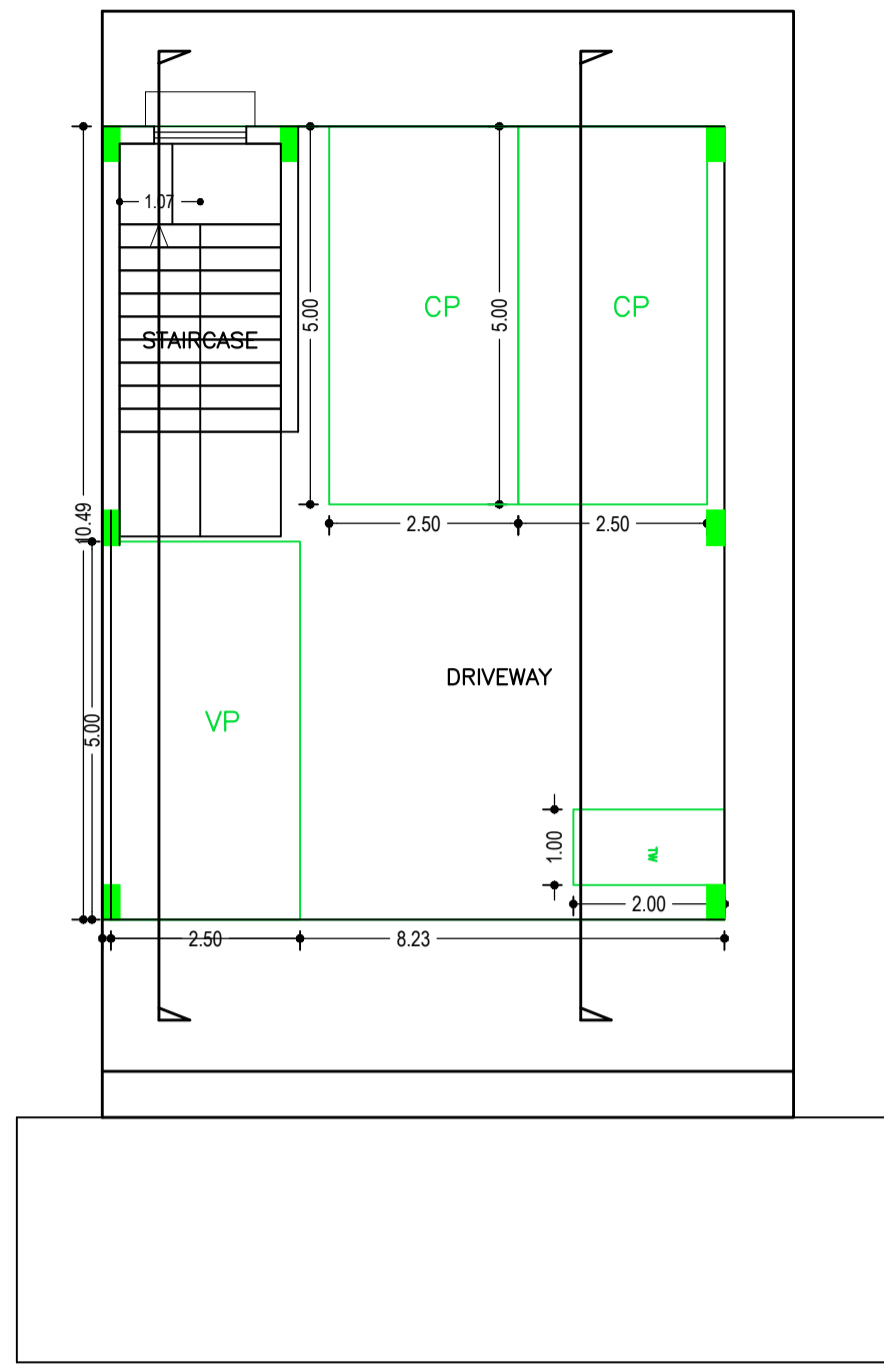
Floor Name	Building Name A (B)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	86.33	11.08	86.33	11.08
First Floor	86.33	86.33	86.33	86.33
Second Floor	86.33	86.33	86.33	86.33
Terrace Floor	0.00	0.00	0.00	0.00
Total :	258.99	183.74	258.99	183.74

Building USE/SUBUSE Details

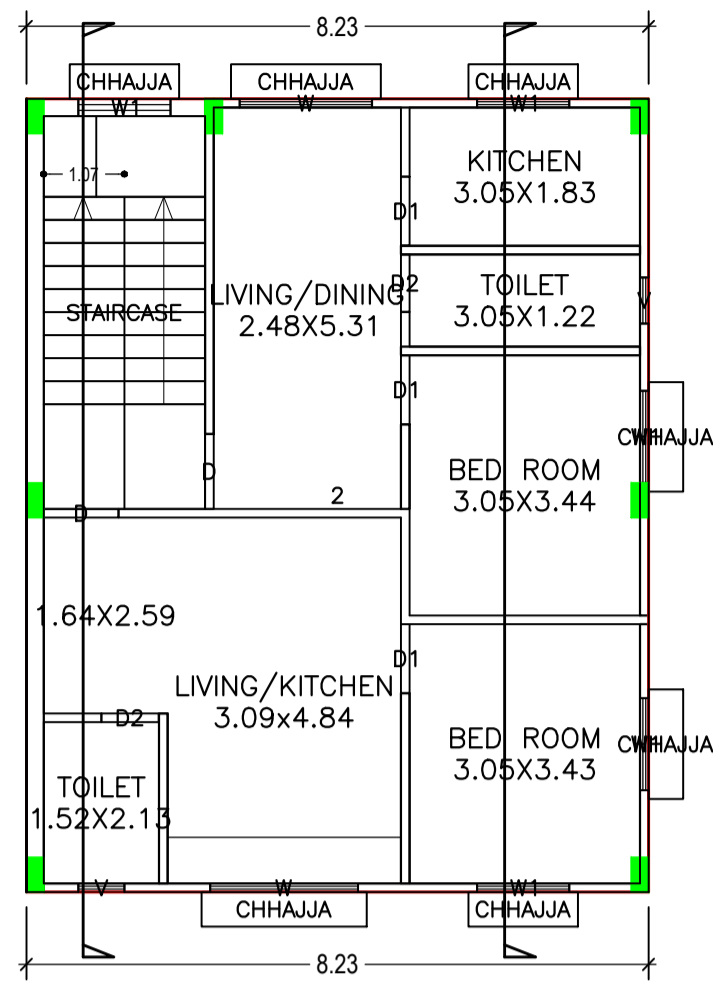
Building Name	Building Use	Building SubUse	Building Structure
A (B)	Residential	Residential Bldg/Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
dimple Married jain JNACIARC/0001/2016			

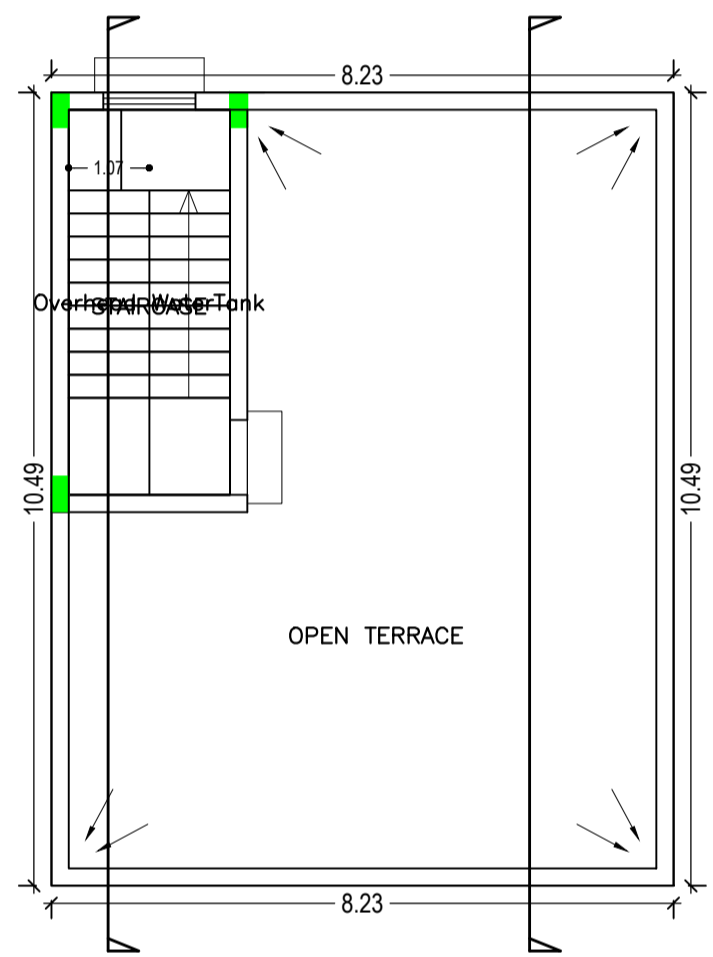
Proposal Basic Information	
Proposal File No.	JNAC/BP/0010/W1/2019
Owner Name	SANJAY KUMAR AGARWAL AND BINAY KUMAR AGARI
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Village Name	SONARI
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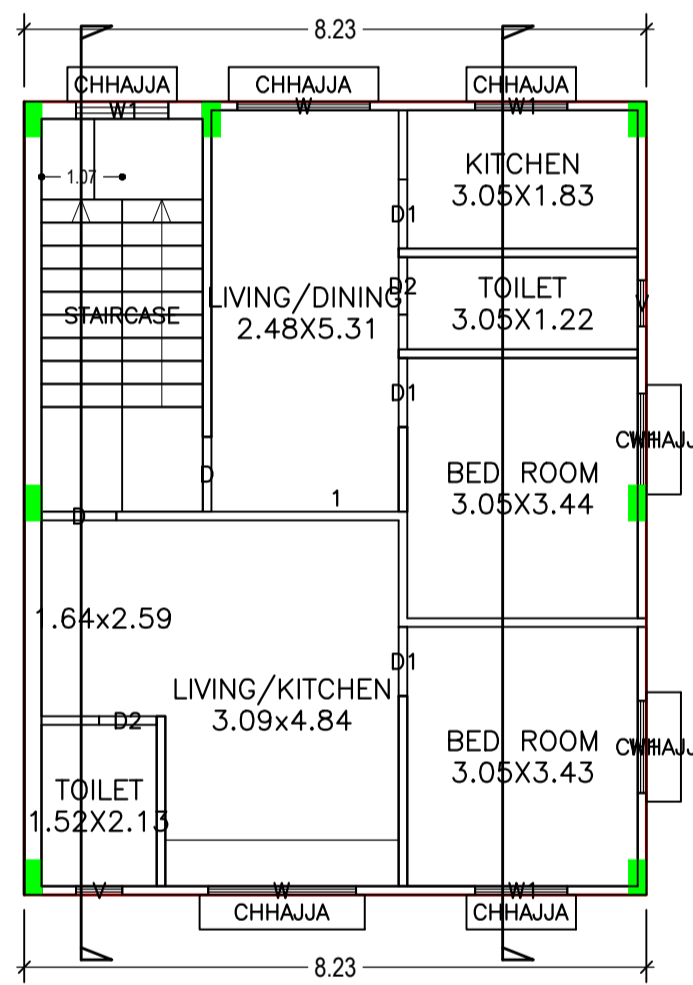
GROUND FLOOR PLAN (SCALE 1:100)



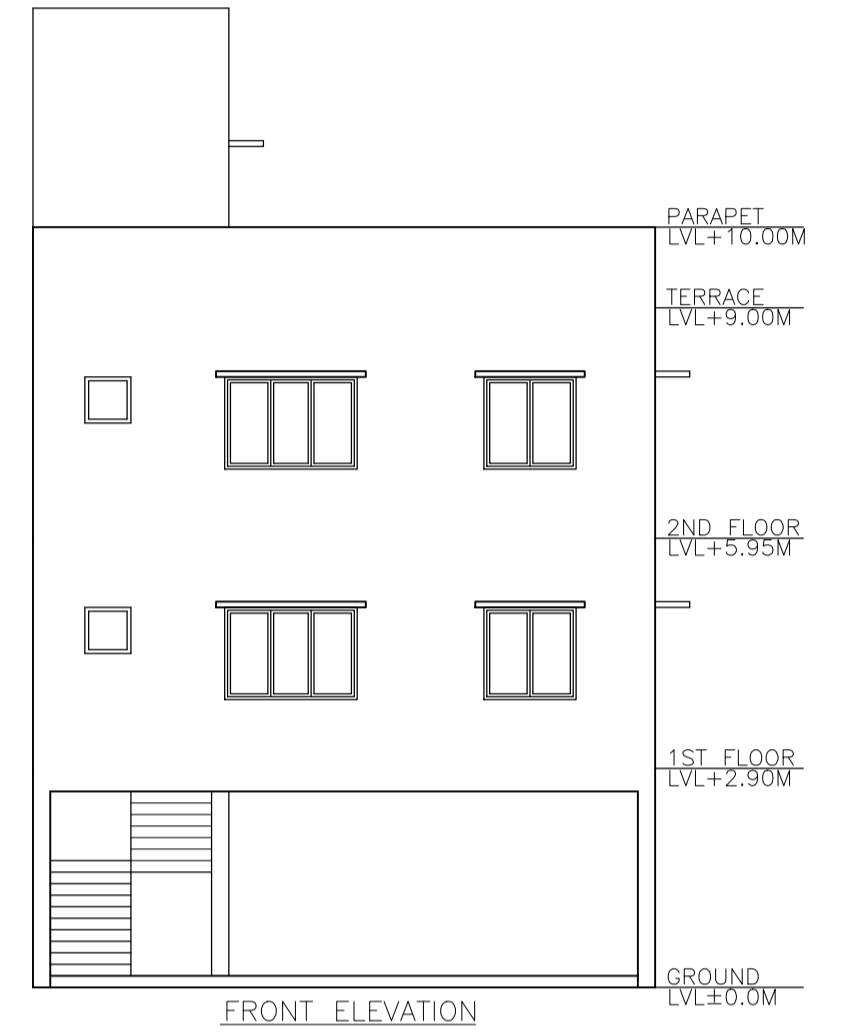
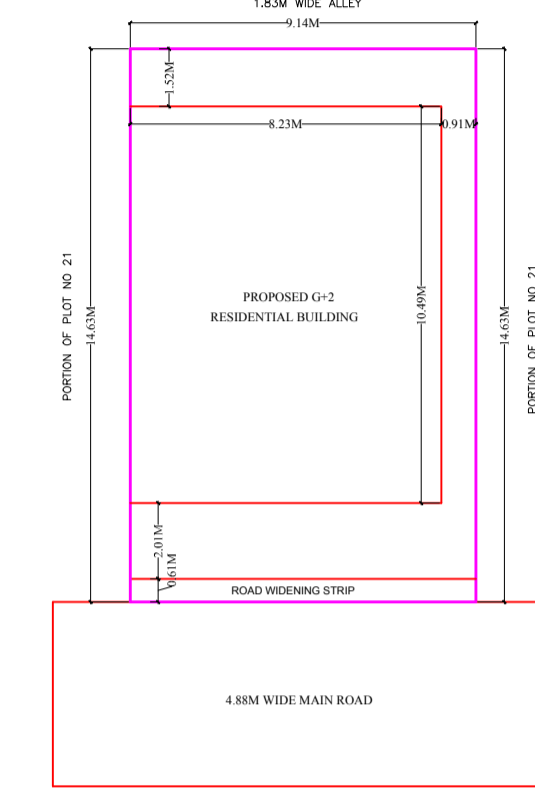
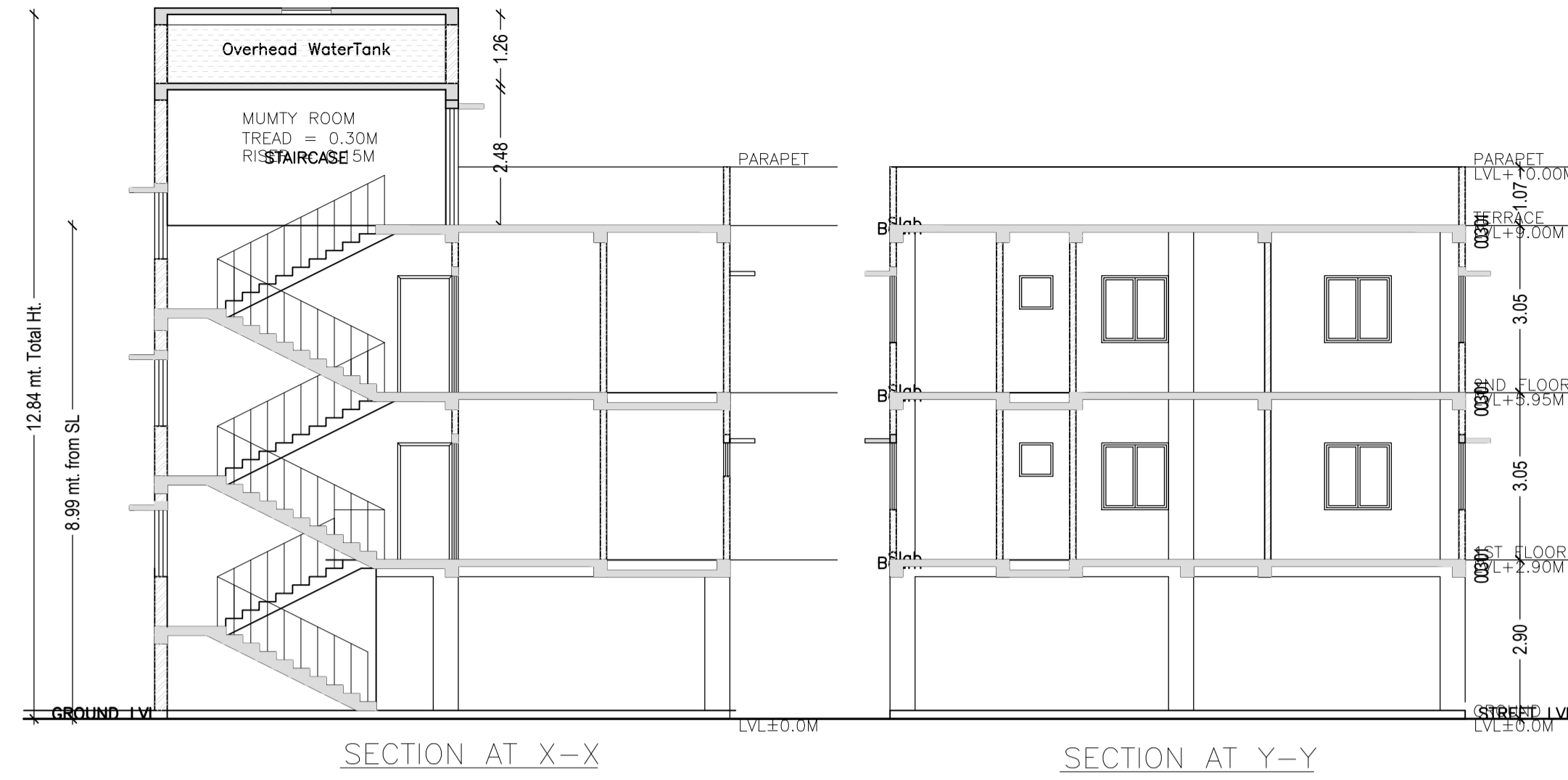
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



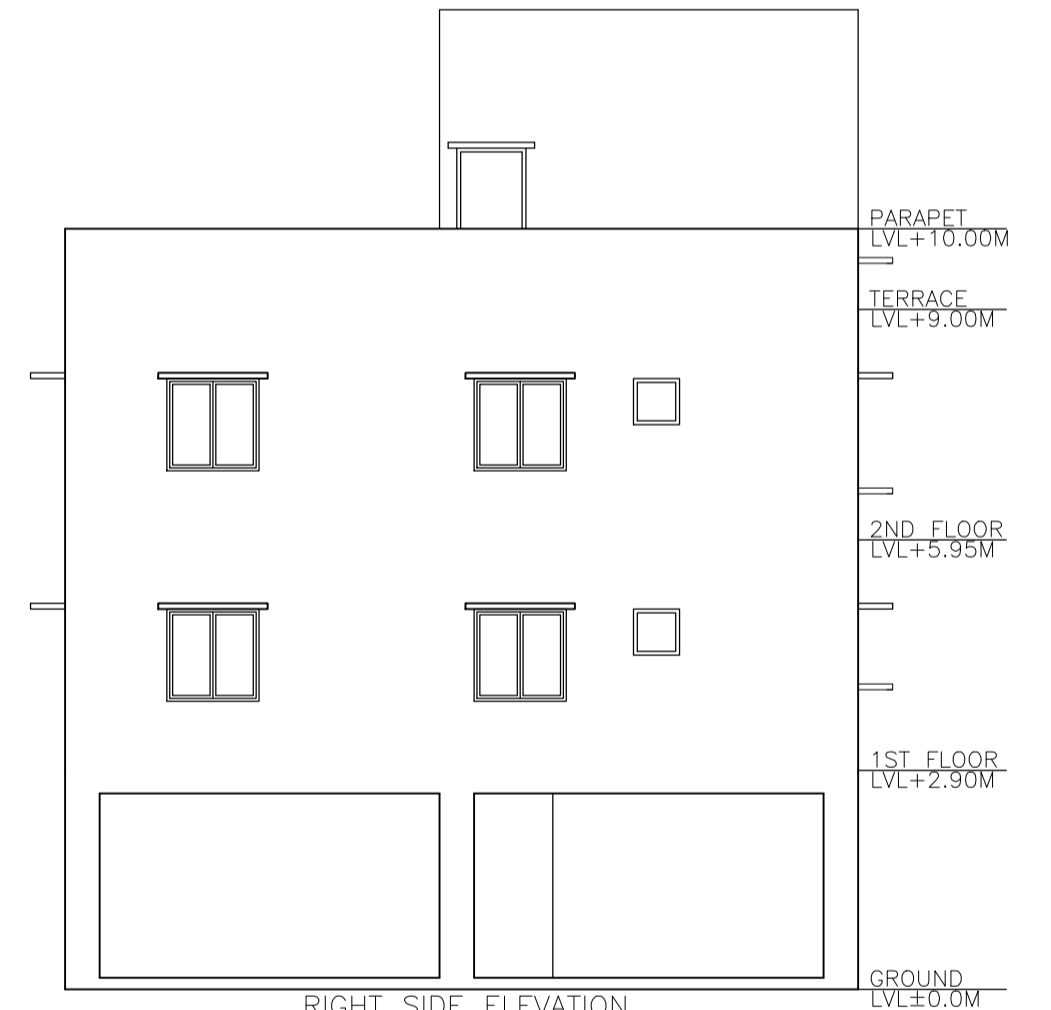
TERRACE FLOOR PLAN (SCALE 1:100)



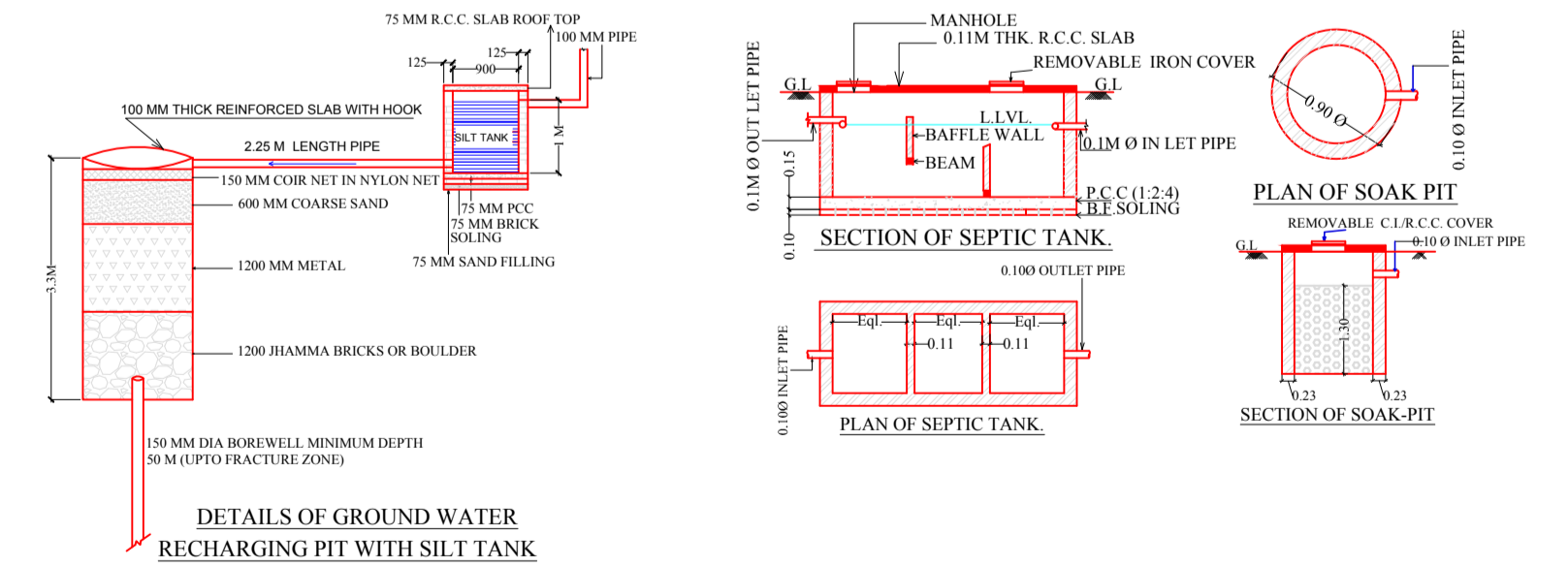
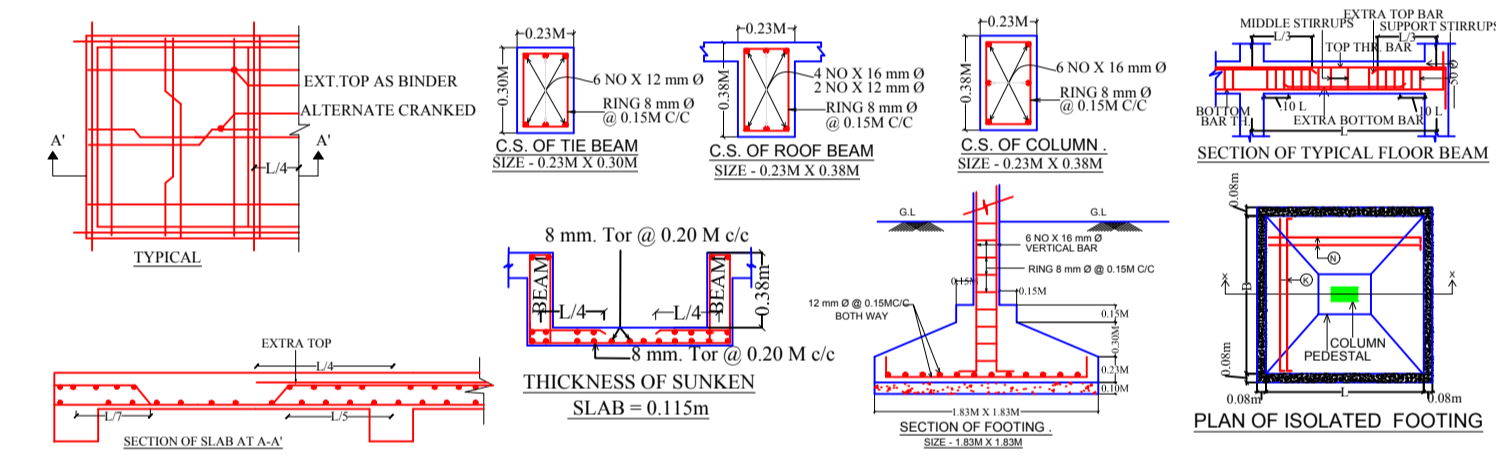
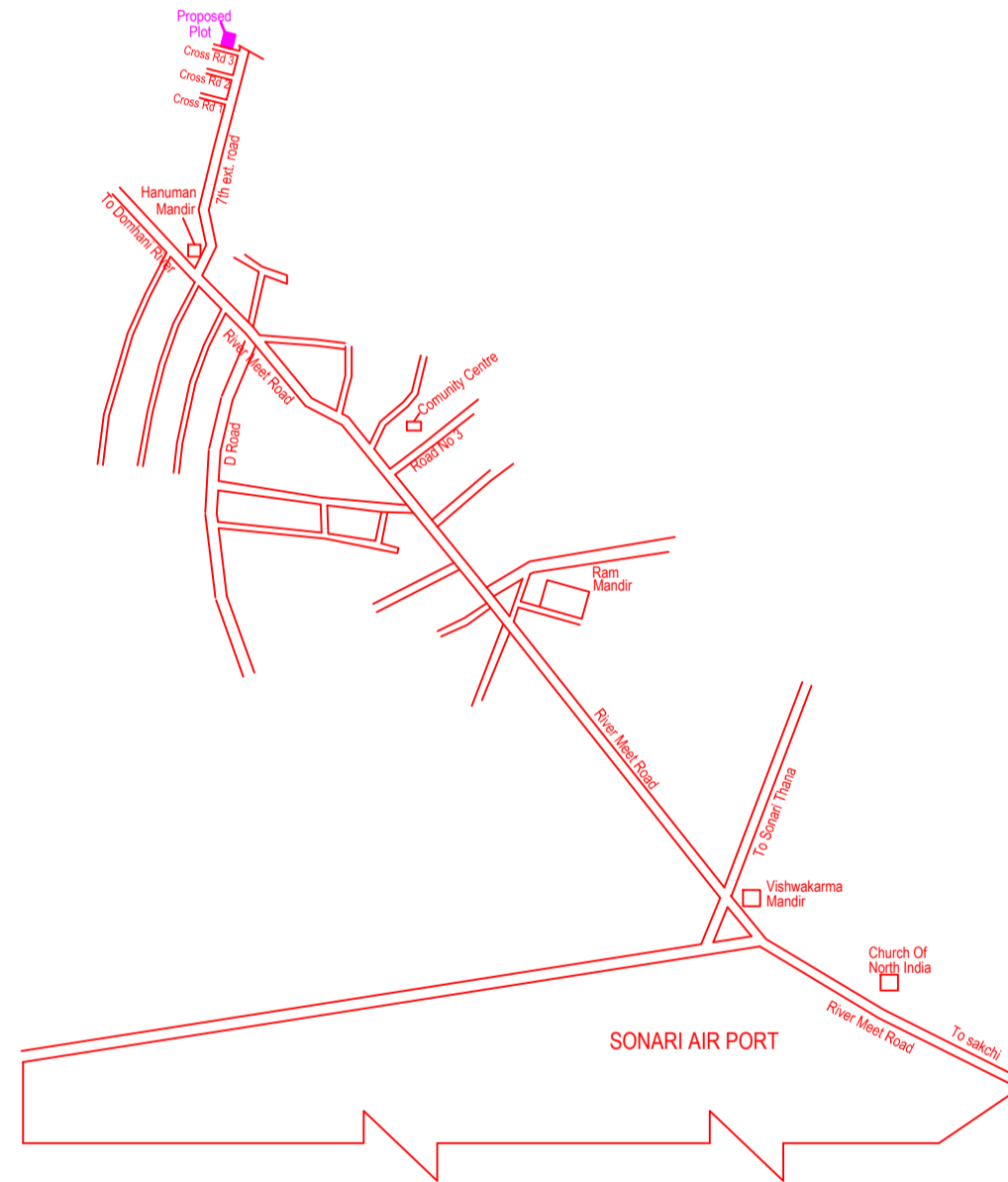
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



FRONT ELEVATION



RIGHT SIDE ELEVATION



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.)
Ground Floor	86.33	75.25	0.00	11.08	11.08	11.08	00
First Floor	86.33	0.00	86.33	0.00	86.33	86.33	01
Second Floor	86.33	0.00	86.33	0.00	86.33	86.33	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	258.99	75.25	172.66	11.08	183.74	183.74	02
Total Number of Same Buildings	1						
Total :	258.99	75.25	172.66	11.08	183.74	183.74	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.76	2.10	04
A (B)	D1	0.91	2.10	06
A (B)	D	0.99	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	0.61	1.20	04
A (B)	W1	1.22	1.20	10
A (B)	W	1.75	1.20	02
A (B)	W	1.95	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	1	FLAT	73.52	67.75	7	1
SECOND FLOOR PLAN	2	FLAT	73.52	67.75	7	1
Total:	-	-	147.04	135.50	14	2

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
dimple Married Jain JNAC/ARC/0001/2016			