

SITE PLAN

Proposal Basic Information	
Proposal File No.	JNAC/RC/0013/W7/2020
Owner Name	SRI BINOD KUMAR SINGH
Khata No	245
Plot No	513(P)
Village Name	SAKCHI
Use	Mixed
SubUse	Res+Comm

AREA STATEMENT		VERSION NO. : 1.0.43
PROJECT DETAIL		VERSION DATE: 29/04/2019
Region	JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District	EAST SINGHBHUM	Plot SubUse: Res+Comm
Authority	JAMSHEDPUR NAC	PlotNeatly/ReligiousStructure: NA
Invaid No.	JNAC/SP/0013/W7/2020	PlotSubPlot No: 513(P)
Application Type	General Proposal	North: -
Project Type	Building Permission	South: -
Nature of Development	New	East: -
Location of Development Area	Old Area	West: -
AREA DETAILS		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	361.25
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		62.06
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)		
(A-Deductions)		299.19
PLOT AREA FOR COVERAGE (Net Plot Area)		
(A-Deductions)		361.25
PLOT AREA FOR FAR (Net Plot Area + Road/Widening Area)		
(A-Deductions)		361.25
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		216.75
Proposed Coverage Area (45.70 %)		165.08
Total Prop. Coverage Area (45.7 %)		165.08
Balance coverage area (14.30 %)		51.67
FAR CHECK		
Perm. FAR Area (2.50)		903.13
Total Perm. FAR area		151.57
Residential FAR		582.02
Commercial FAR		747.14
Total Proposed FAR Area		747.14
Consumed FAR (Factor)		2.07
Balance FAR Area		155.99
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1170.51
ARCHITECT (Regd)		NIKHIL SHUKLA
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SRI BINOD KUMAR SINGH
DEVELOPMENT AUTHORITY		LOCAL BODY

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

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.)
Basement Floor	189.56	13.54	189.56	13.54
Ground Floor	179.75	127.30	179.75	127.30
First Floor	200.30	151.57	200.30	151.57
Second Floor	200.30	151.57	200.30	151.57
Third Floor	200.30	151.57	200.30	151.57
Fourth Floor	200.30	151.57	200.30	151.57
Terrace Floor	0.00	0.00	0.00	0.00
Total	1170.51	747.12	1170.51	747.12

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (SRI BINOD KUMAR SINGH)	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	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (SRI BINOD KUMAR SINGH)	Residential	Residential Bldg/Apartment	>0	1	1.00	1	1	-	-	-	-
			>0	1	1.00	-	-	-	-	1	1
			>0	1	1.00	-	-	1	1	-	-
Total			-	-	-	1	7	-	1	2	9

Parking Check (Table 7b)

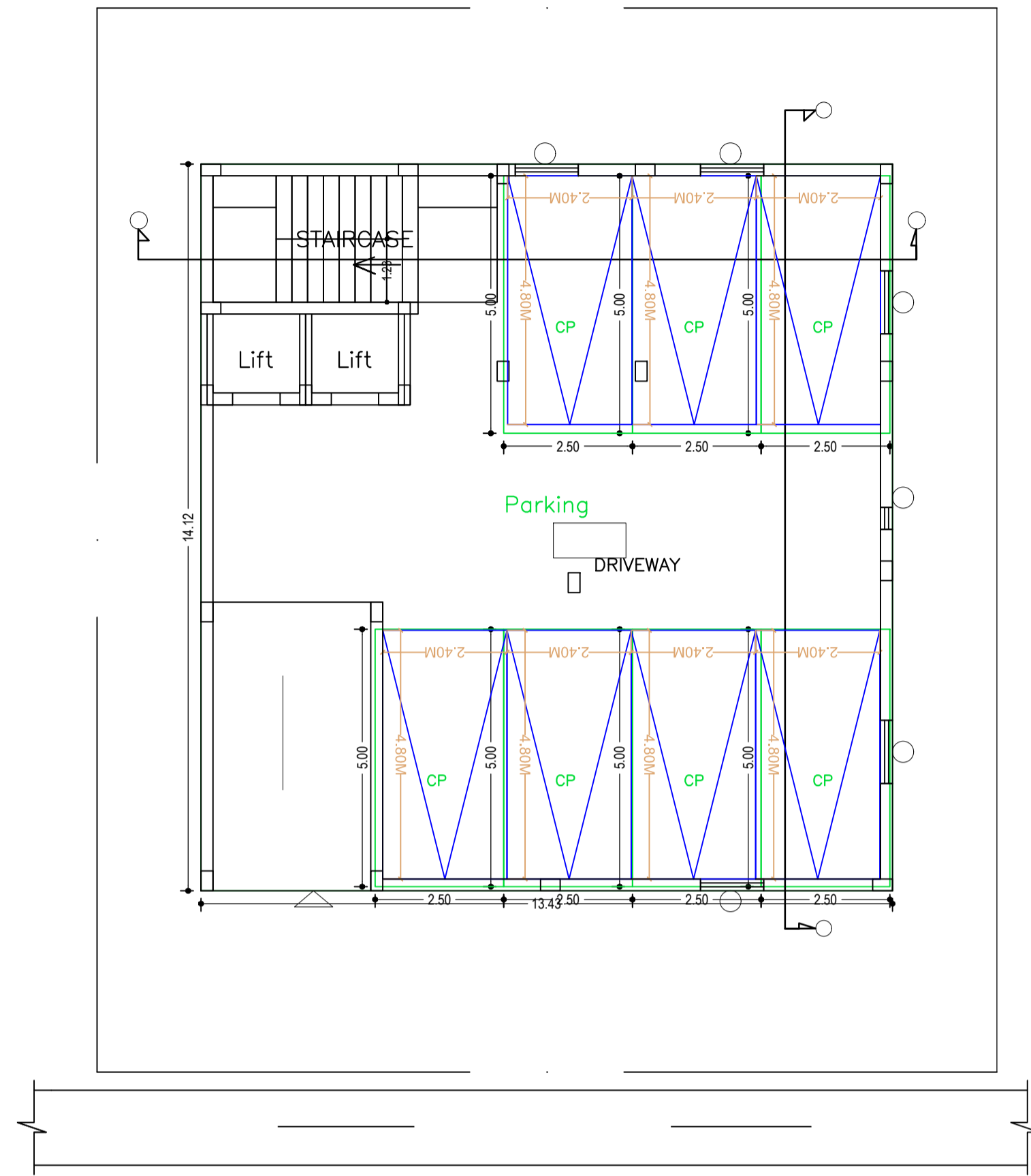
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	7	87.50
Total Car	1	12.50	7	87.50
Visitors Car Parking	-	-	2	25.00
Total Visitor Parking	1	12.50	2	25.00
TwoWheeler	-	-	9	18.00
Total TwoWheeler	1	2.00	9	18.00
Other Parking	-	-	-	64.57
Total	-	27.00	-	238.07

FAR & Tenement Details (Table 4c-1)

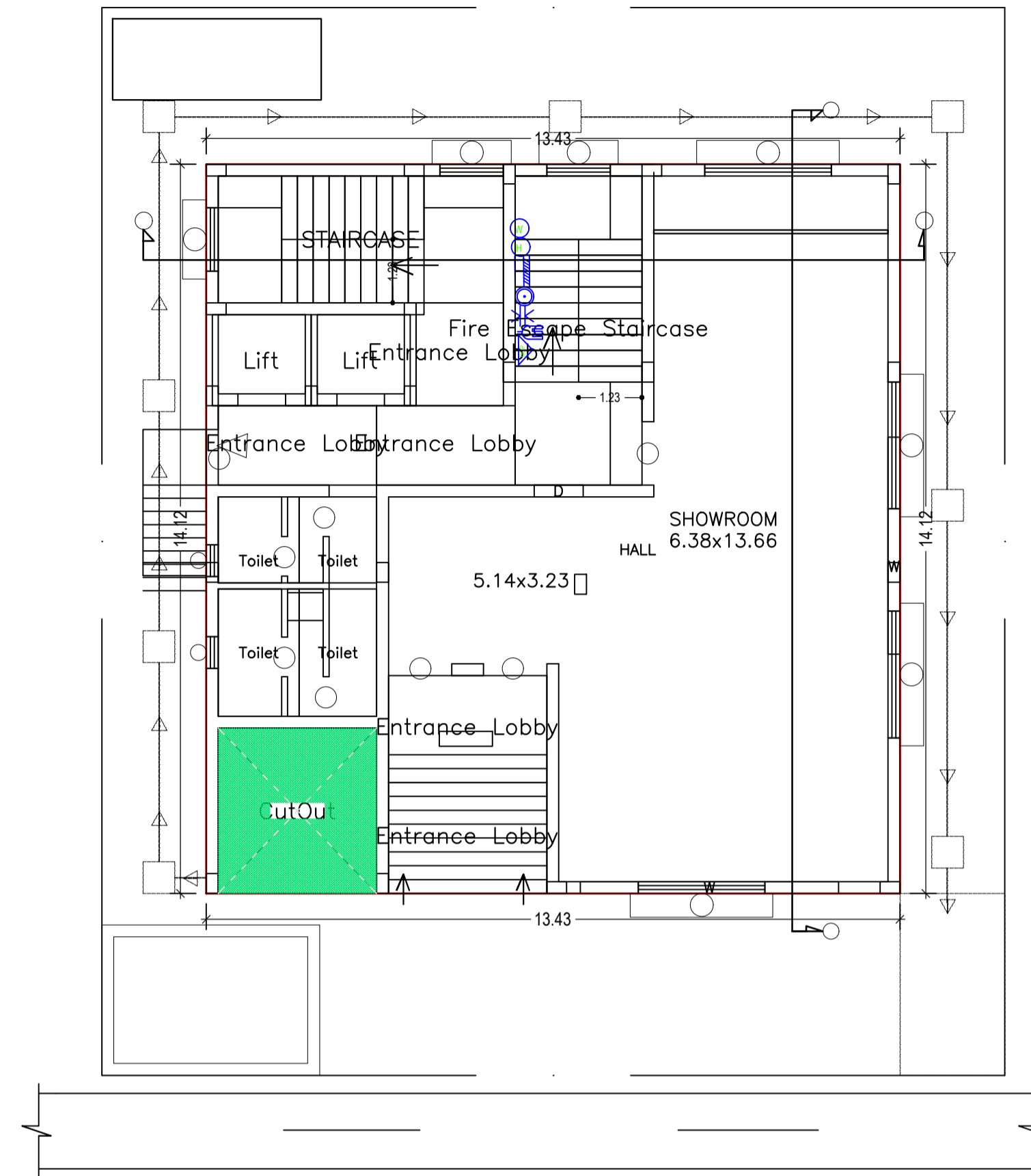
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add. Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tent (No.)
					Stair/Case	Lift	Accessory Use	Parking					
A (SRI BINOD KUMAR SINGH)	1	1180.32	9.81	1170.51	73.35	33.80	146.98	152.07	151.57	13.54	747.12	747.12	05
Grand Total	1	1180.32	9.81	1170.51	73.35	33.80	146.98	152.07	151.57	13.54	747.12	747.12	05

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SHUKLA JNAC/RC/0015/2019			

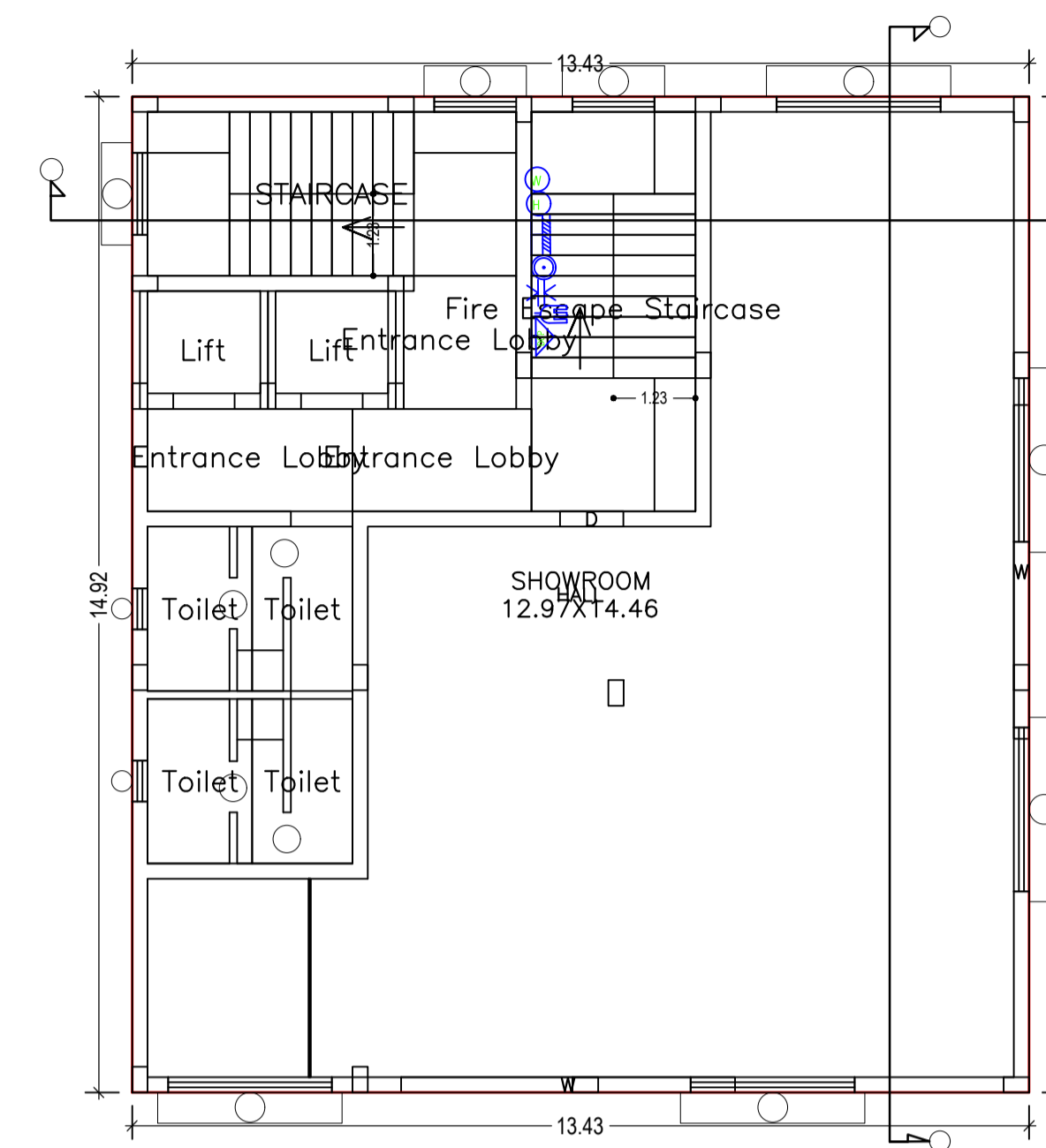
Proposal Basic Information	
Proposal File No.	JNAC/BP/0013/W7/2020
Owner Name	SRI BINOD KUMAR SINGH
Khata No	245
Plot No	513(P)
Village Name	SAKCHI
Use	Mixed
SubUse	Resi+Comm



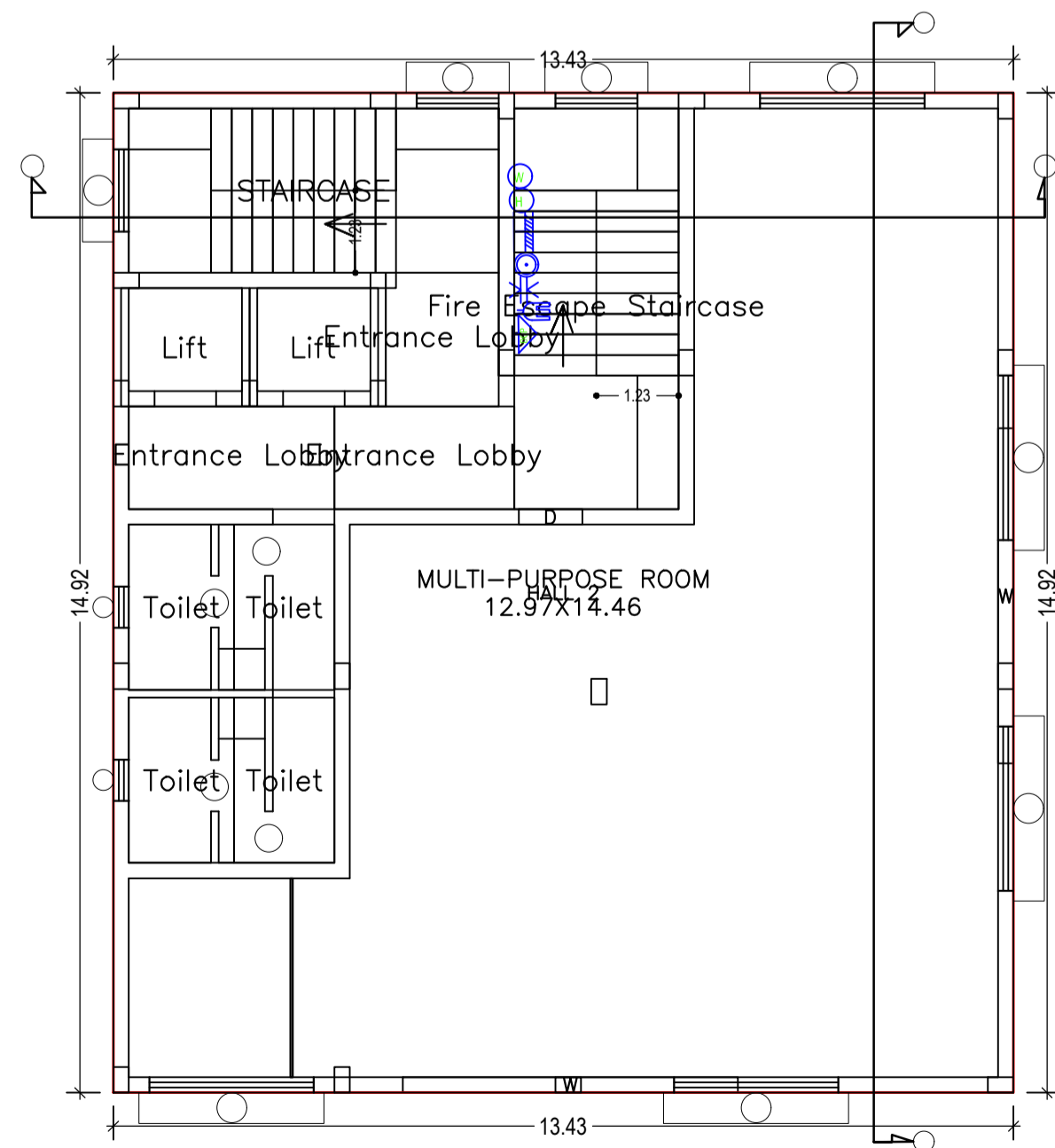
BASEMENT FLOOR PLAN (SCALE 1:100)



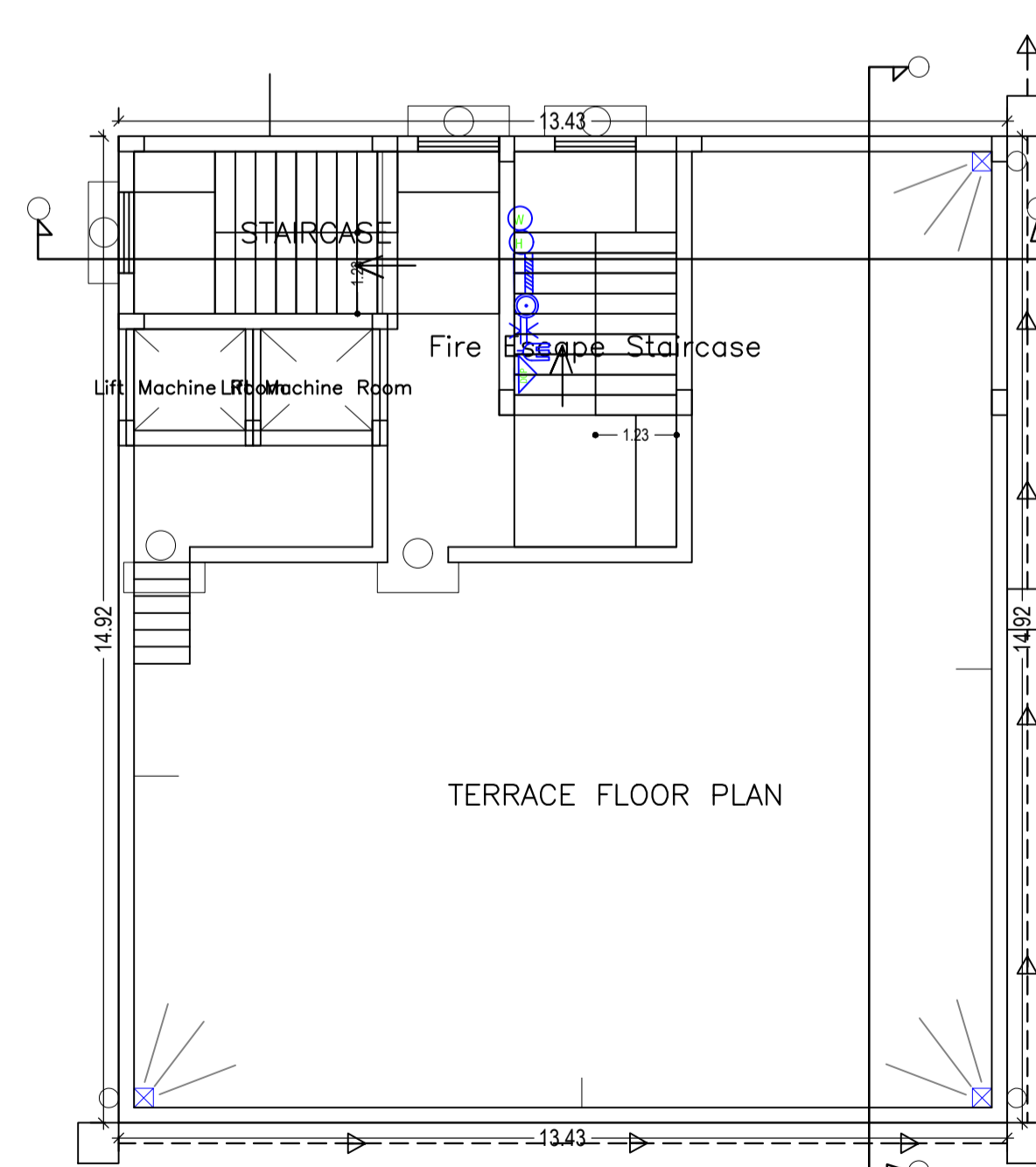
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



TYPICAL - 1, 2 & 3 FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SRI BINOD KUMAR SINGH)	D	0.95	2.13	05

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SRI BINOD KUMAR SINGH)	W	4.20	2.70	01
A (SRI BINOD KUMAR SINGH)	W	5.00	2.70	09

UnitBUA Table for Building :A (SRI BINOD KUMAR SINGH)

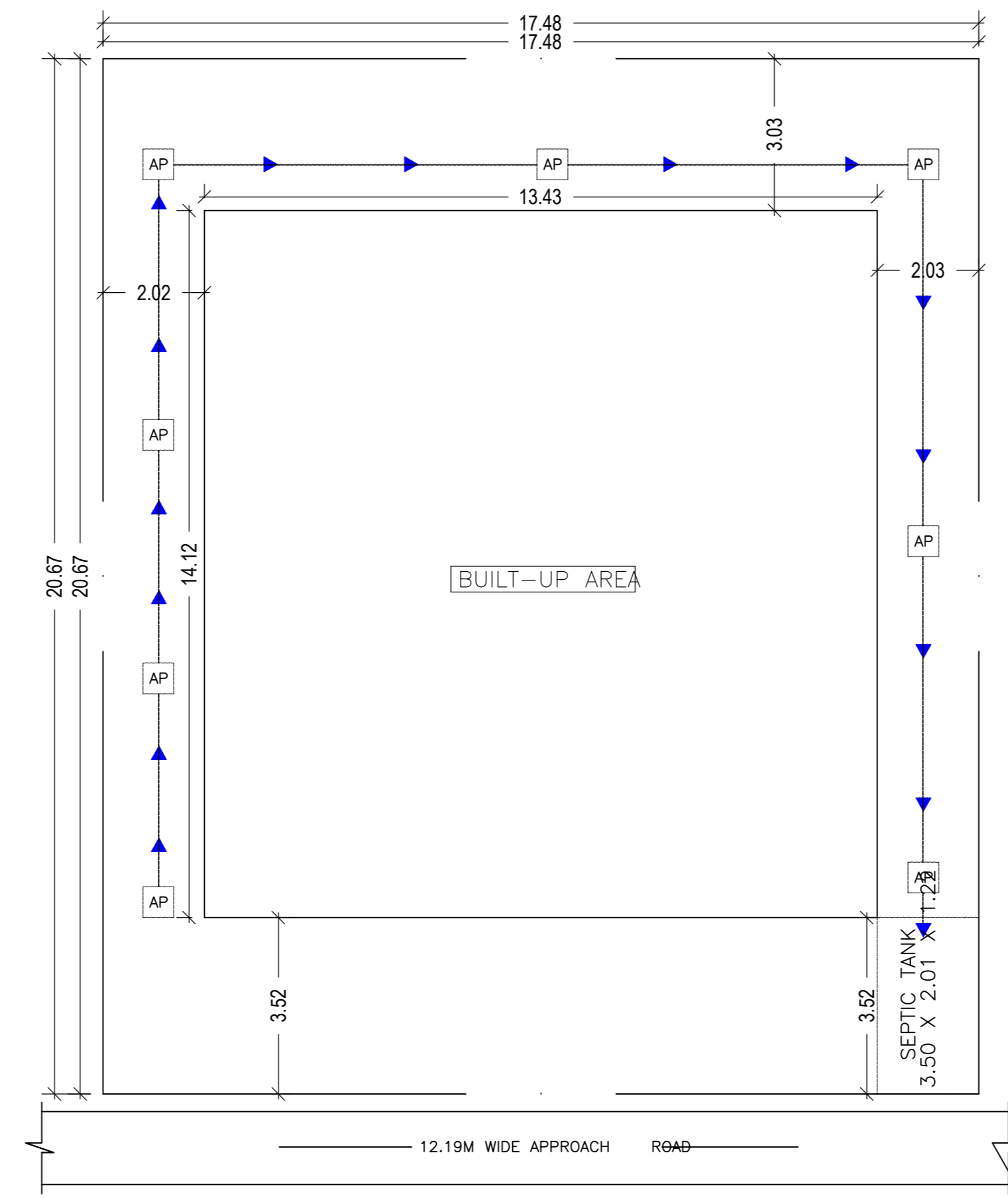
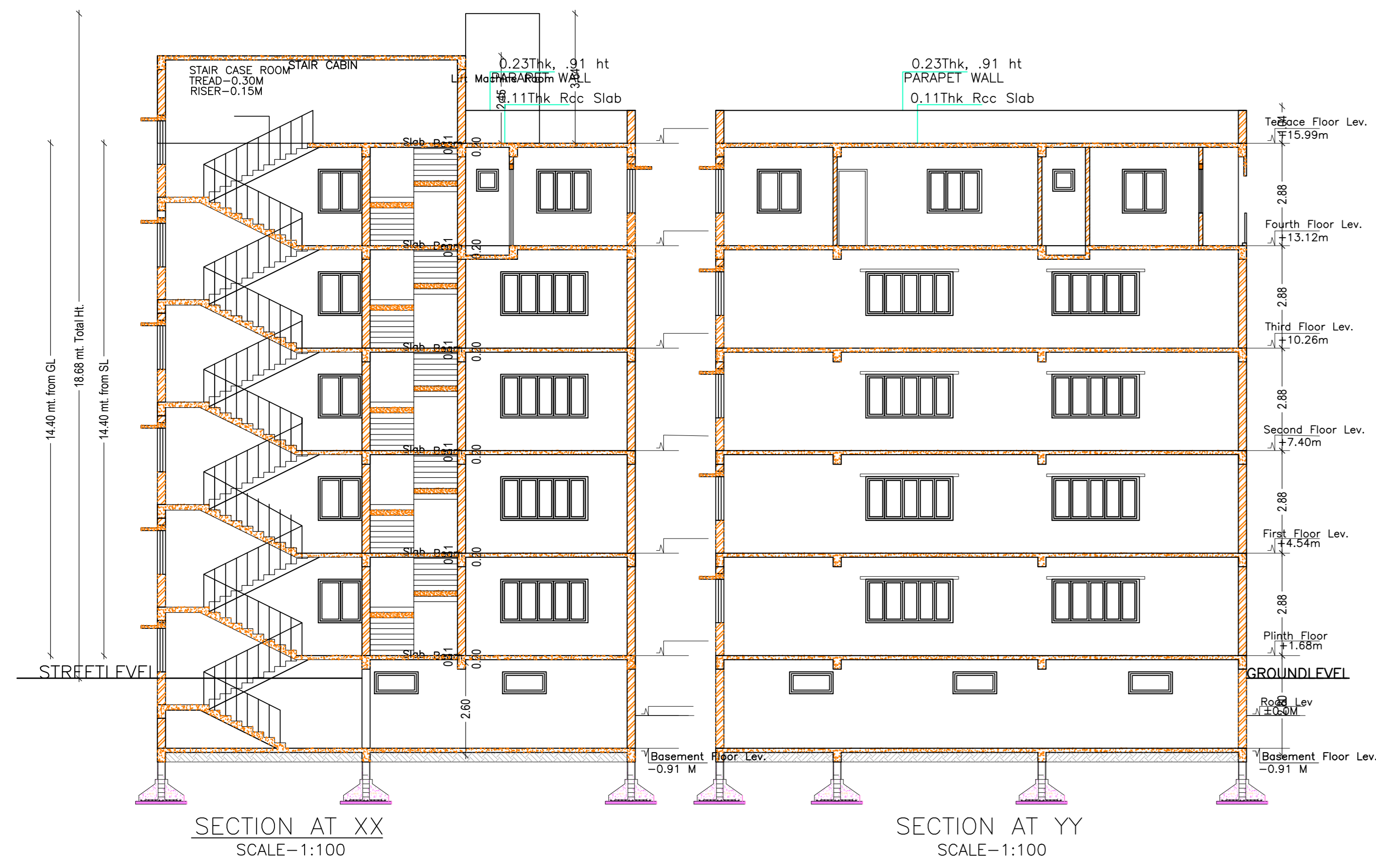
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	HALL	OFFICE	86.29	85.97	1	1
TYPICAL - 1, 2 & 3 FLOOR PLAN	HALL	OFFICE	117.71	117.62	1	3
FOURTH FLOOR PLAN	HALL 2	FLAT	117.71	117.62	1	1
Total:	-	-	557.13	556.45	5	5

Building :A (SRI BINOD KUMAR SINGH)

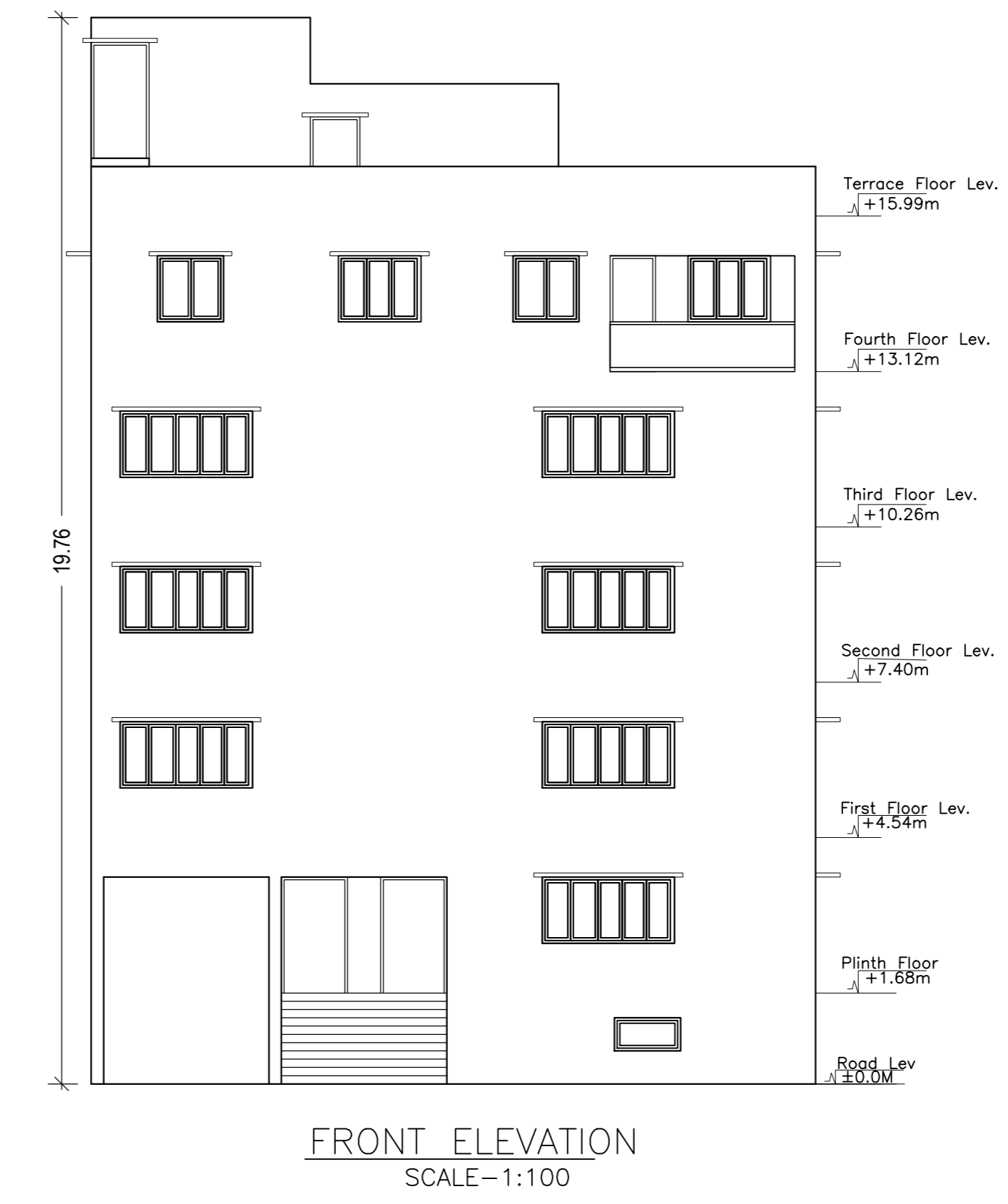
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
				StairCase	Lift	Accessory Use	Parking					
Basement Floor	189.56	0.00	189.56	0.00	6.76	0.00	152.07	0.00	13.54	13.54	13.54	00
Ground Floor	189.56	9.81	179.75	14.67	0.00	37.78	0.00	0.00	0.00	127.30	127.30	01
First Floor	200.30	0.00	200.30	14.67	6.76	27.30	0.00	0.00	0.00	151.57	151.57	01
Second Floor	200.30	0.00	200.30	14.67	6.76	27.30	0.00	0.00	0.00	151.57	151.57	01
Third Floor	200.30	0.00	200.30	14.67	6.76	27.30	0.00	0.00	0.00	151.57	151.57	01
Fourth Floor	200.30	0.00	200.30	14.67	6.76	27.30	0.00	151.57	0.00	151.57	151.57	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	1180.32	9.81	1170.51	73.35	33.80	146.98	152.07	151.57	13.54	747.12	747.12	05
Total Number of Same Buildings :	1											
Total :	1180.32	9.81	1170.51	73.35	33.80	146.98	152.07	151.57	13.54	747.12	747.12	05

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SHUKLA JNAC/ARC/0015/2019			

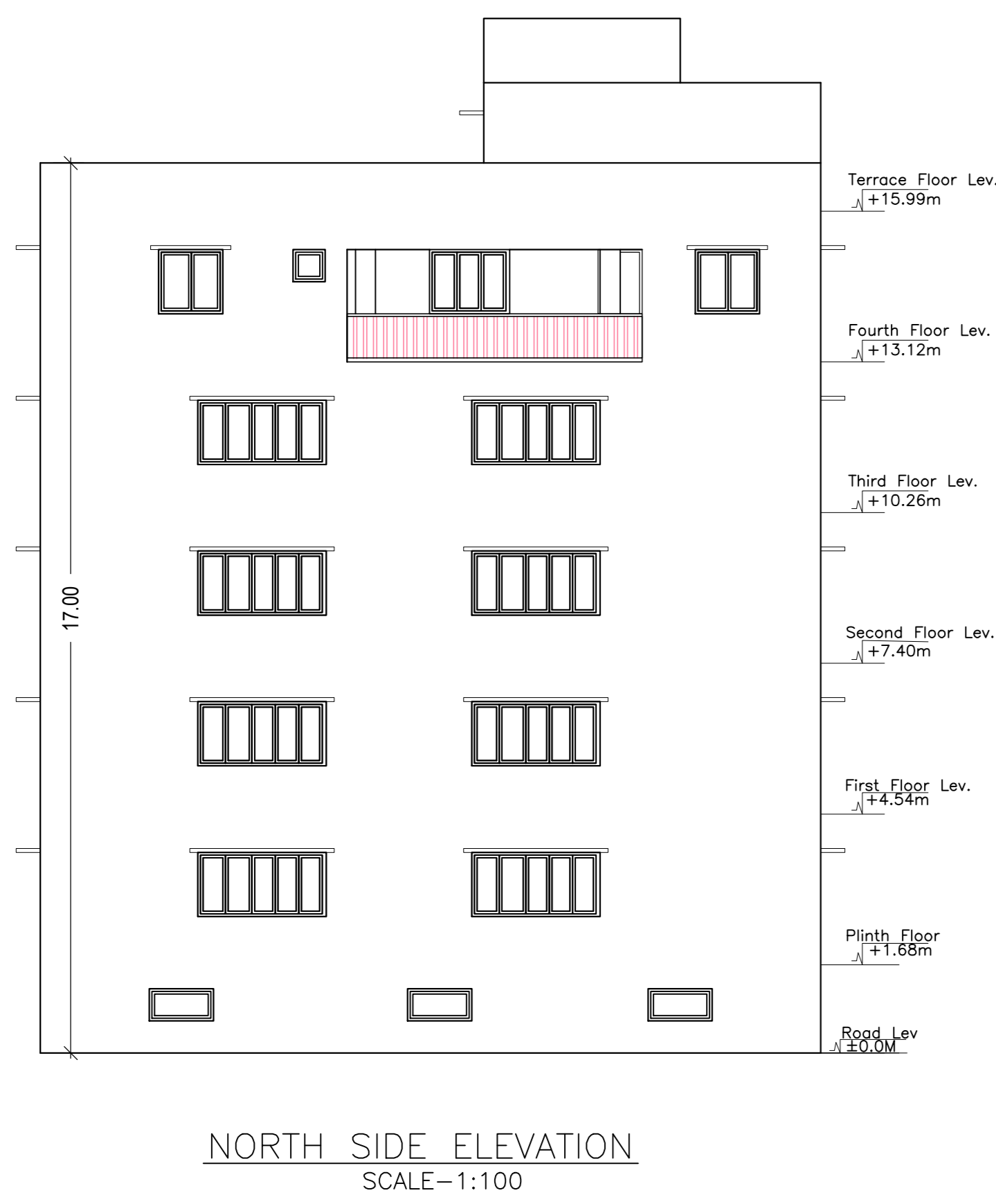
Proposal Basic Information	
Proposal File No.	JNAC/BI/0013/W/2020
Owner Name	SRI BINOD KUMAR SINGH
Khata No	245
Plot No	513(P)
Village Name	SAKCHI
Use	Mixed
SubUse	Res+Comm



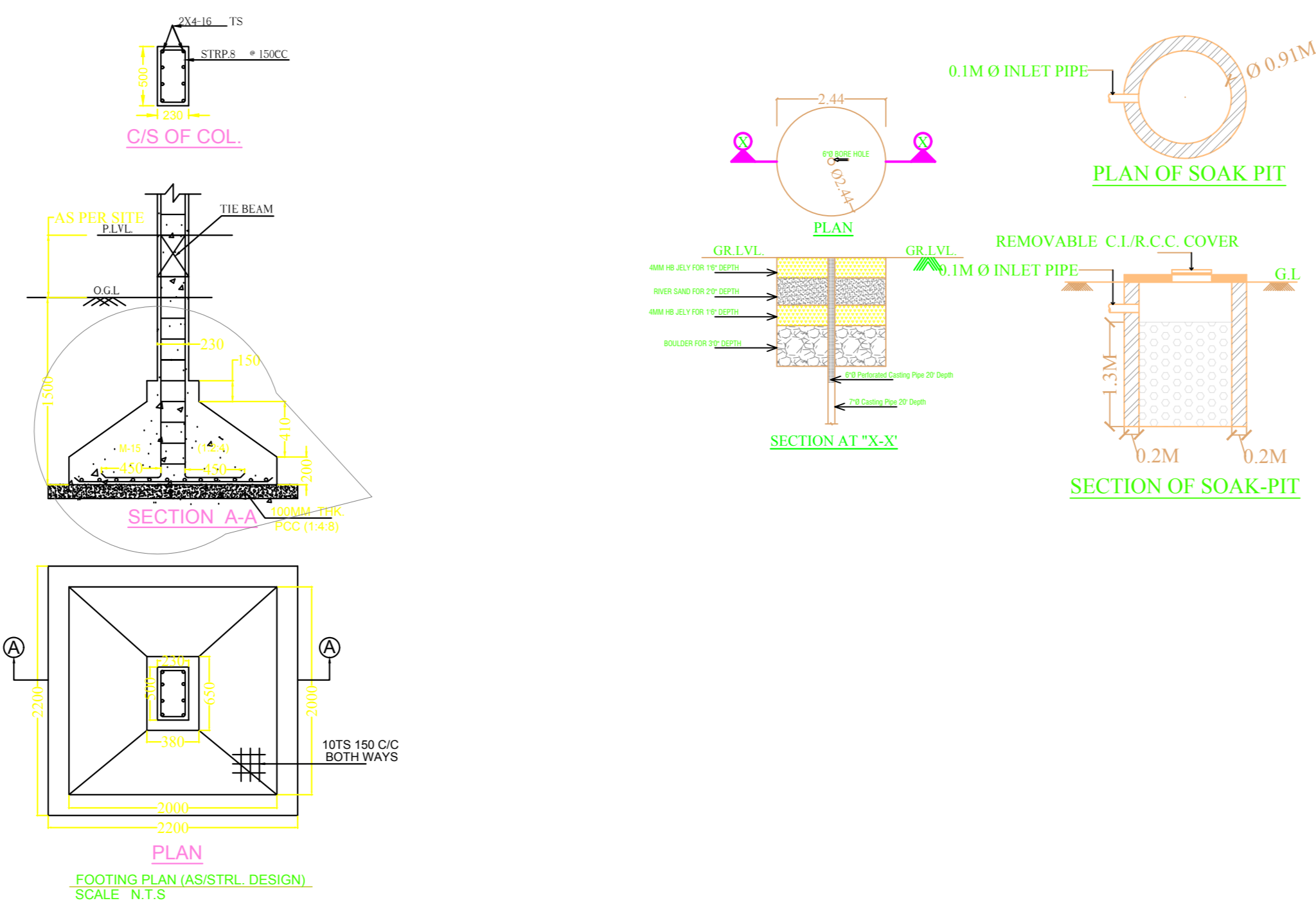
SITE PLAN
SCALE = 1:100



FRONT ELEVATION
SCALE=1:100



NORTH SIDE ELEVATION
SCALE=1:100



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NRIH, SHUKLA JNAC/HRC/0015/2019			