

SITE PLAN

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.)	Tnmt (No.)
					Cutout	Lift Parking					
A (KHURSHID HASSAN)	1	1012.65	8.64	1004.01	13.52	188.46	789.30	12.73	802.03	802.03	12
Grand Total	1	1012.65	8.64	1004.01	13.52	188.46	789.30	12.73	802.03	802.03	12

Proposal Basic Information

Proposal File No.	JNAC/BP/0031/W1/2019
Owner Name	MR. KHURSHID HASSAN
Khata No	15 (OLD) & 131 (NEW)
Plot No	661 (OLD) & 1246 (NEW)
Village Name	GUMRIYAGORA
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	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (KHURSHID HASSAN)	Residential	Residential Bldg/Apartment	> 0	1	12.00	1.00	12	-	-	-	-
			> 0	1	12.00	-	-	-	-	1	12
			> 0	1	12.00	-	-	1	2	-	-
Total			-	-	-	-	12	12	2	1	12

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Three Stack Car	-	-	8	100.00
Total Car	12	150.00	12	150.00
Visitor's Car Parking	-	-	1	12.50
Three Stack Visitor Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	3	37.50
TwoWheeler	-	-	16	32.00
Total TwoWheeler	12	24.00	16	32.00
Other Parking	-	-	-	113.96
Total		199.00		402.96

AREA STATEMENT JAMSHEDPUR NAC

VERSION NO: 1.0.36
VERSION DATE: 29/04/2019

PROJECT DETAIL:

Region: JHARKHAND URBAN LOCAL BODIES
District: EAST SINGBHMUM
Authority: JAMSHEDPUR NAC
Inward No: JNAC/BP/0031/W1/2019

Plot Use: Residential
Plot SubUse: Residential Bldg/Apartment
PlotNearby/ReligiousStructure: NA
PlotSubPlot No: 661 (OLD) & 1246 (NEW)

Project Type: Building Permission
Nature of Development: New
Location of Development Area: Old Area

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	404.61
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	404.61
Deduction for Balance Plot Area(from Gross Plot Area)		
Total Common Plot		69.22
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	335.39
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	404.61
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	404.61

COVERAGE CHECK

Permissible Coverage area (60.00 %)	242.77
Proposed Coverage Area (49.40 %)	199.86
Total Prop. Coverage Area (49.4 %)	199.86
Balance coverage area (10.61 %)	42.91

FAR CHECK

Perm. FAR Area (2.50)	1011.52
Total Perm. FAR area	1011.52
Residential FAR	789.31
Proposed FAR Area	802.04
Total Proposed FAR Area	802.04
Consumed FAR (Factor)	1.98
Balance FAR Area	209.48

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	1004.01
ARCHITECT (Regd)	Anil Kumar Marandi
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MR. KHURSHID HASSAN
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

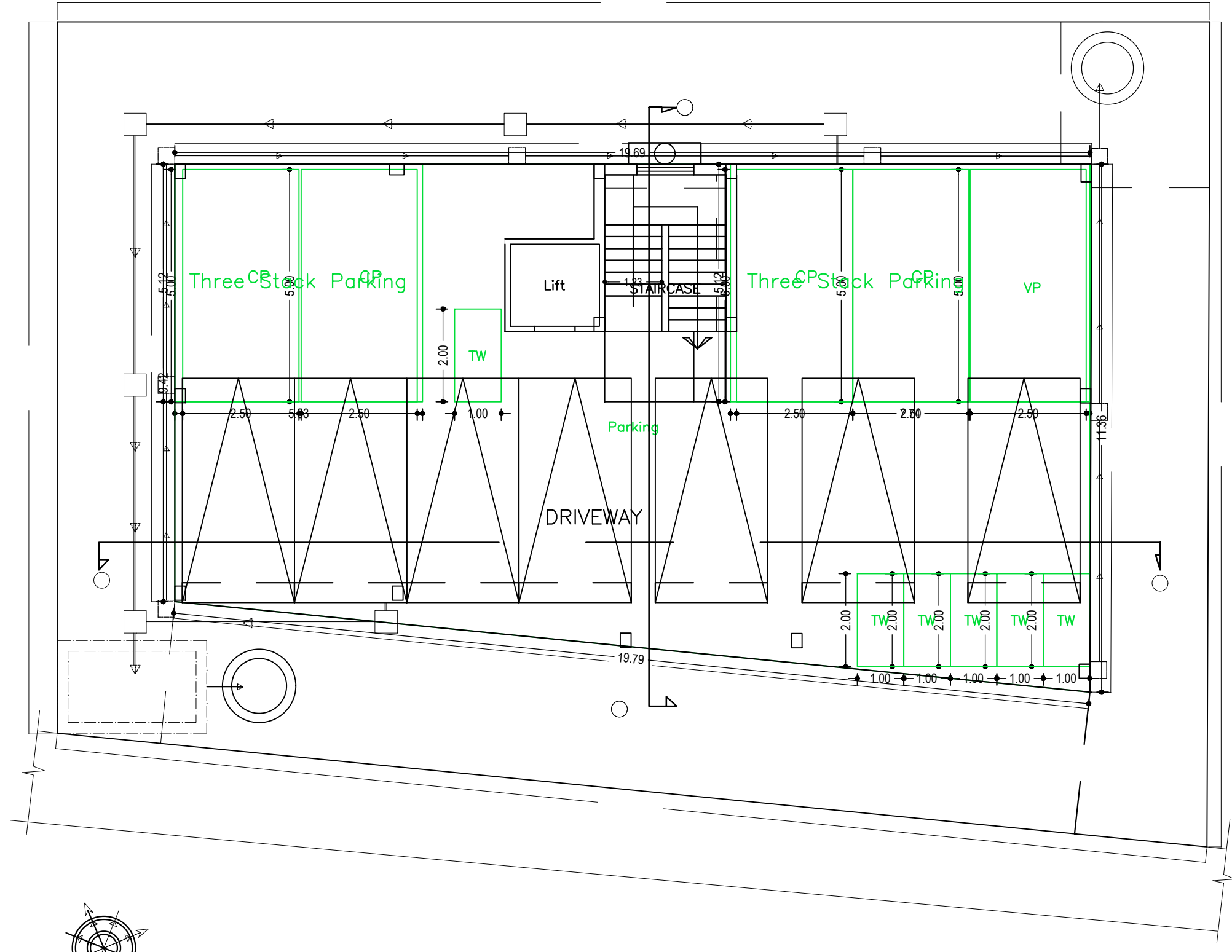
Floor Name	Building Name A (KHURSHID HASSAN)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Lower Ground Floor	204.57	12.73	204.57	12.73
First Floor	199.86	199.86	199.86	199.86
Second Floor	199.86	196.48	199.86	196.48
Third Floor	199.86	196.48	199.86	196.48
Fourth Floor	199.86	196.48	199.86	196.48
Terrace Floor	0.00	0.00	0.00	0.00
Total	1004.01	802.03	1004.01	802.03

Building USE/SUBUSE Details

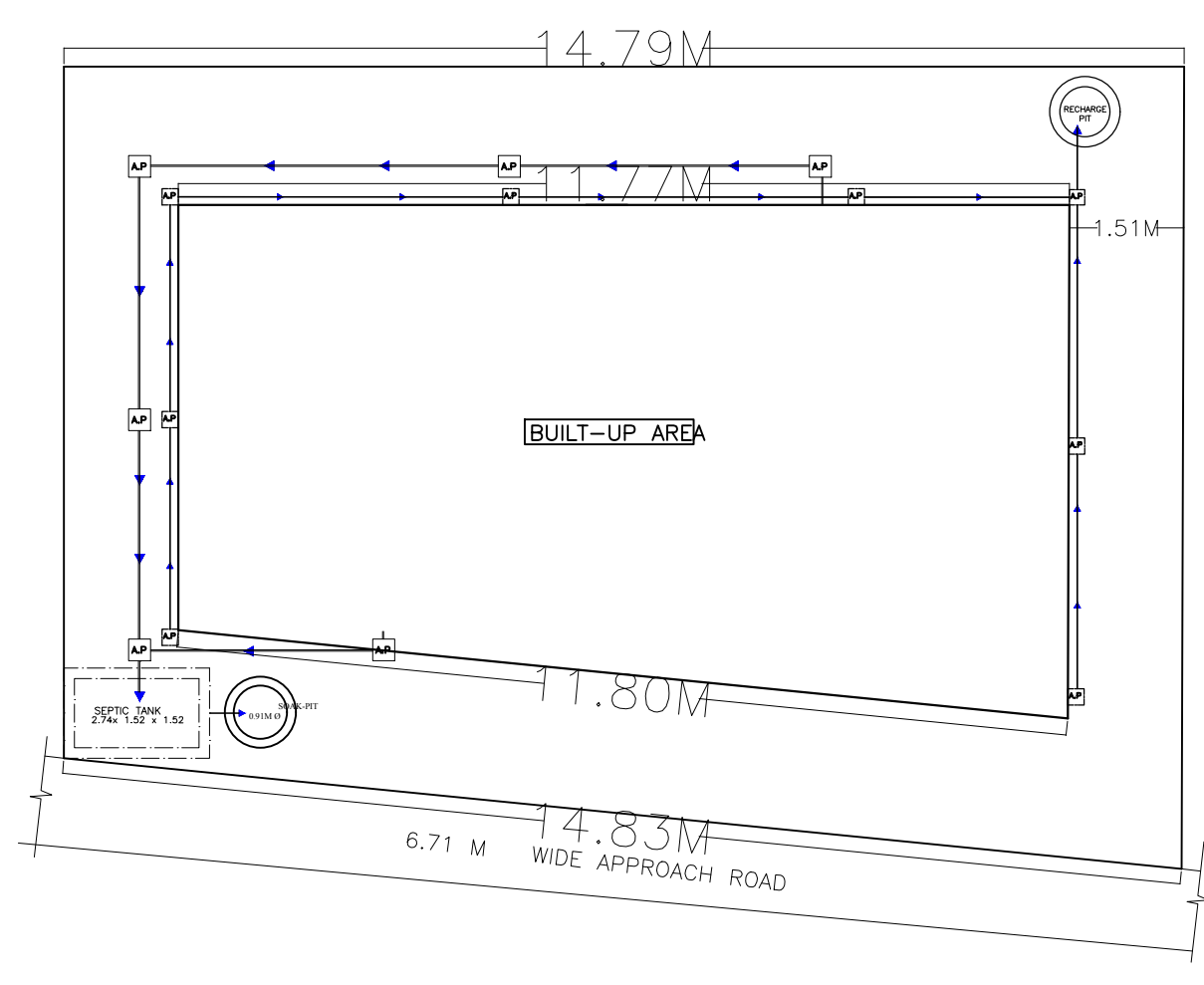
Building Name	Building Use	Building SubUse	Building Structure
A (KHURSHID HASSAN)	Residential	Residential Bldg/Apartment	Non-Highrise

LTP NAME AND SIGNATURE Anil Kumar Marandi JNAC/ARC/0008/2017	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE Name: KRISHIN KUMAR Designation: Executive Officer Organization: Personal
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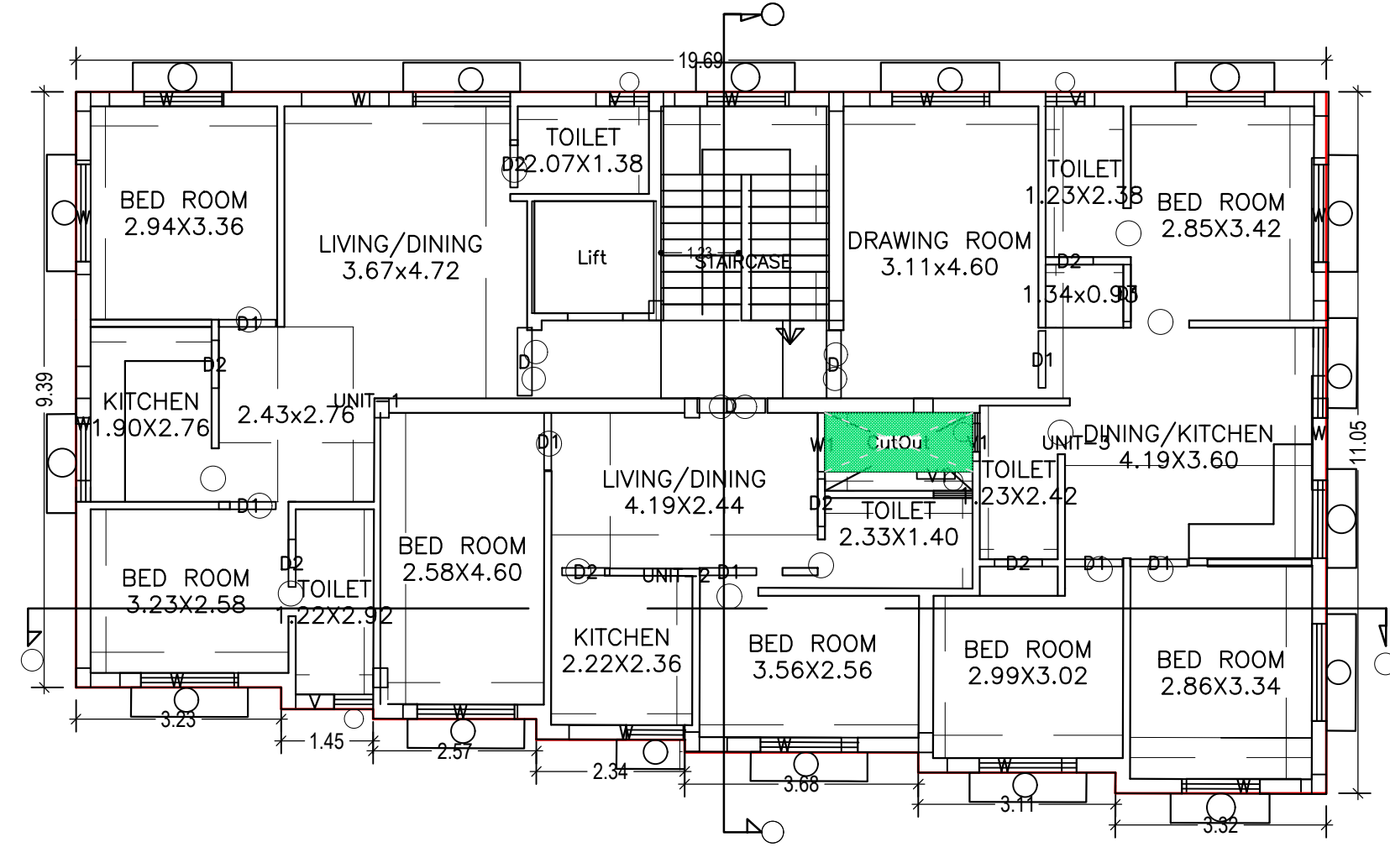
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Proposal File No.	JNAC/BP/0031/W1/2019
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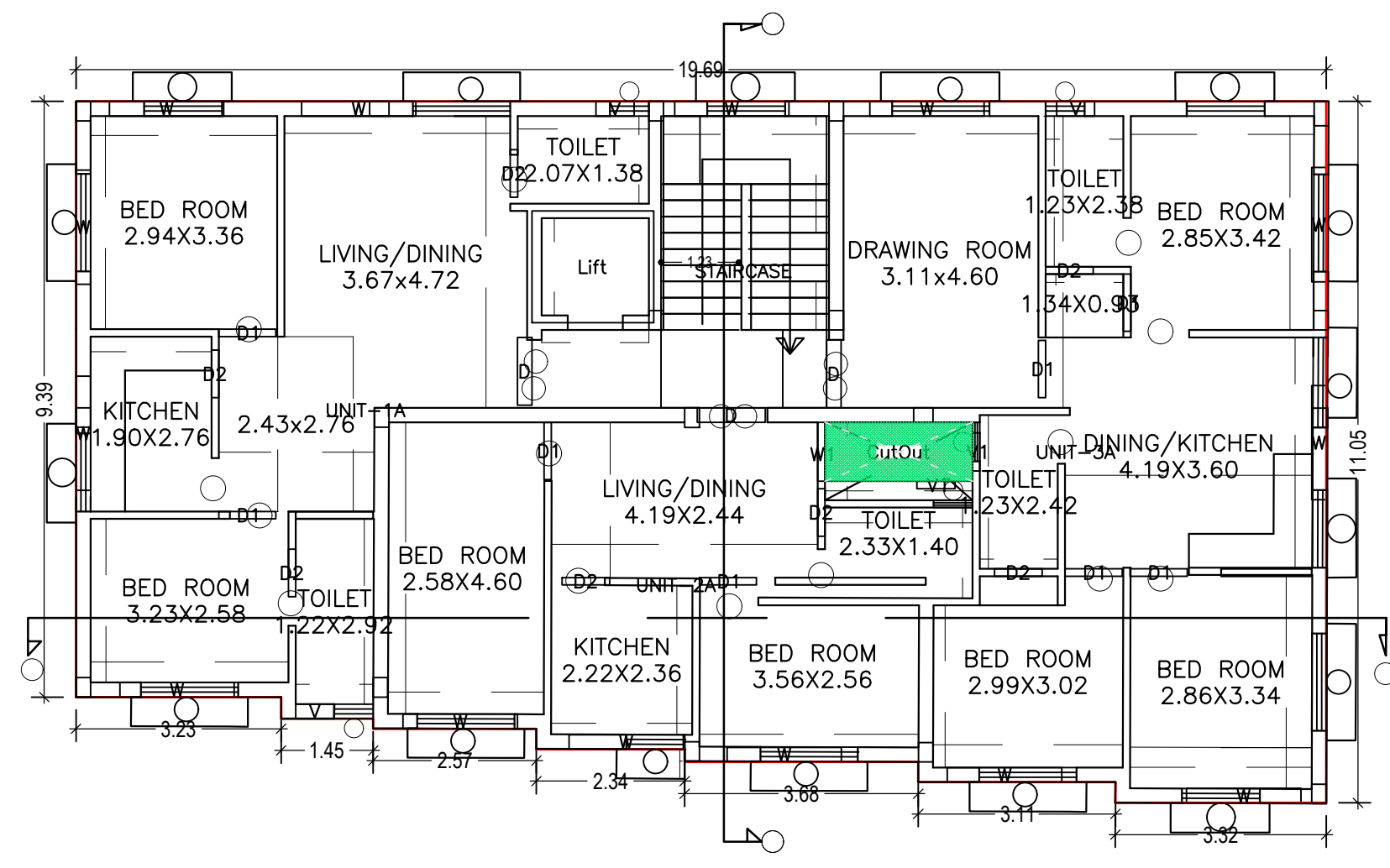
LOWER GROUND FLOOR PLAN (SCALE 1:100)



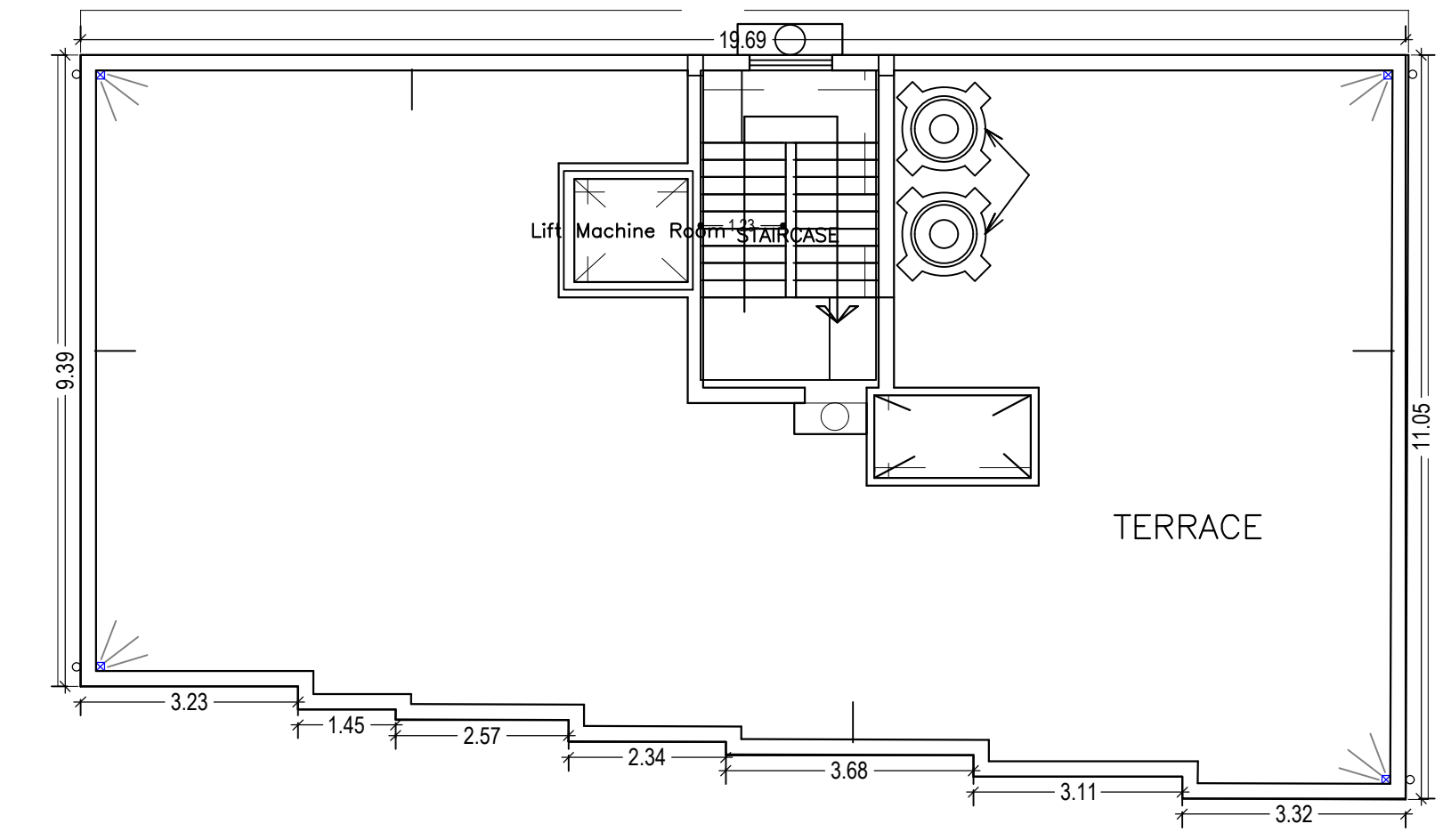
SITE PLAN WITH DRAINAGE SYSTEM (SCALE 1:200)



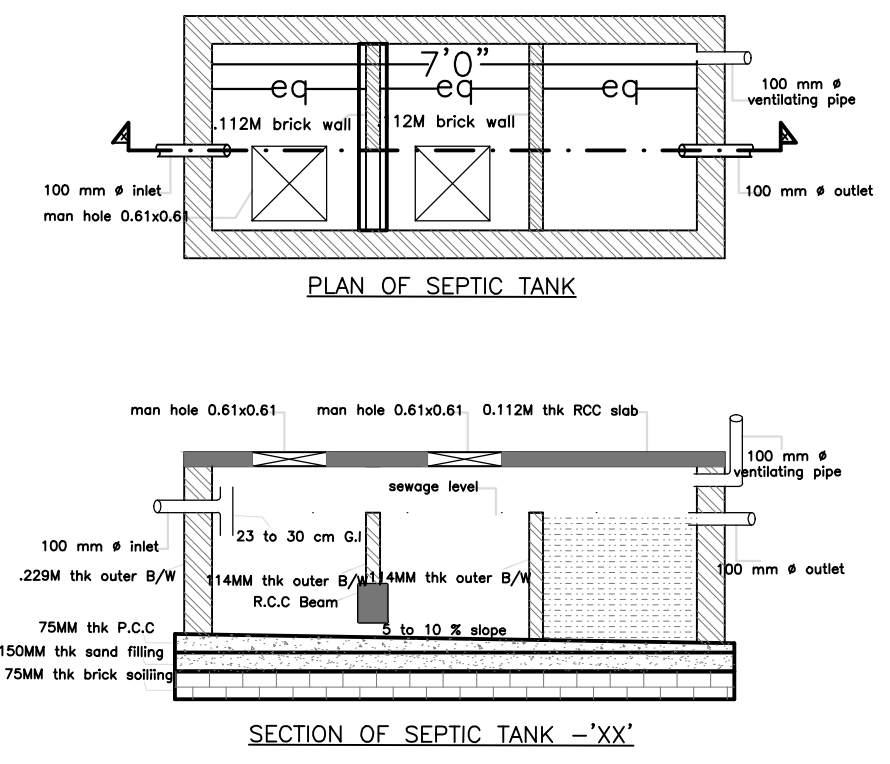
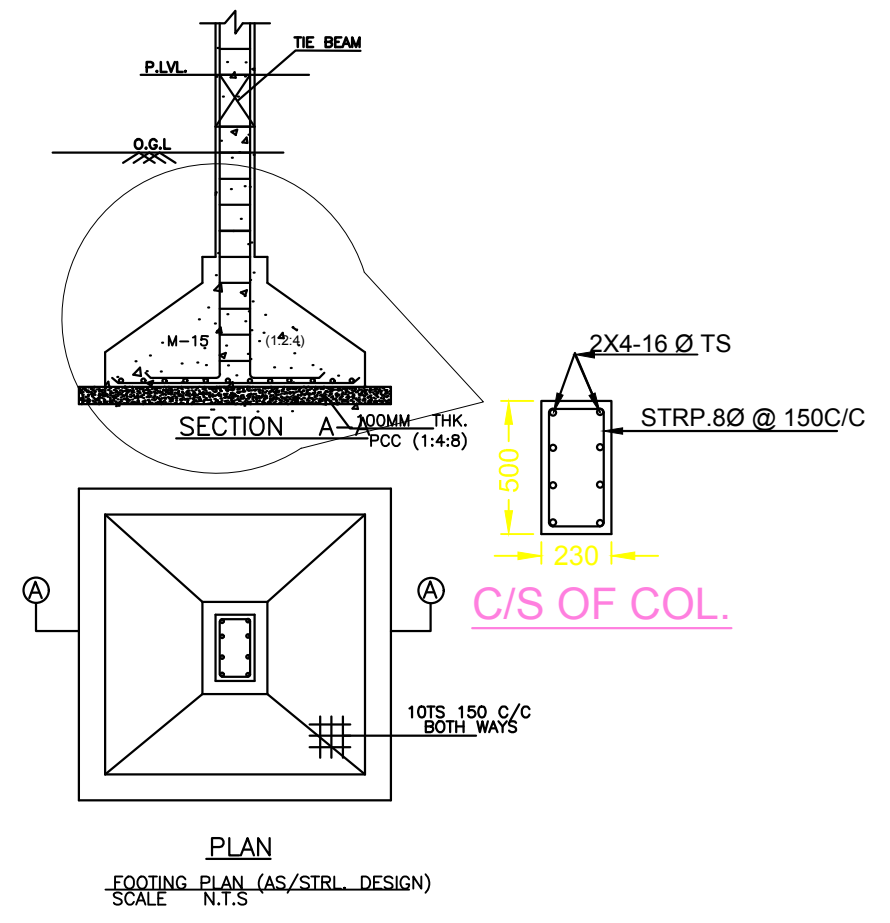
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



TYPICAL - 2, 3 & 4 FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



Building :A (KHURSHID HASSAN)

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.)	Tnmt (No.)
				Lift	Parking					
Lower Ground Floor	204.57	0.00	204.57	3.38	188.46	0.00	12.73	12.73	12.73	00
First Floor	202.02	2.16	199.86	0.00	0.00	199.86	0.00	199.86	199.86	03
Second Floor	202.02	2.16	199.86	3.38	0.00	196.48	0.00	196.48	196.48	03
Third Floor	202.02	2.16	199.86	3.38	0.00	196.48	0.00	196.48	196.48	03
Fourth Floor	202.02	2.16	199.86	3.38	0.00	196.48	0.00	196.48	196.48	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1012.65	8.64	1004.01	13.52	188.46	789.30	12.73	802.03	802.03	12
Total Number of Same Buildings	1									
Total :	1012.65	8.64	1004.01	13.52	188.46	789.30	12.73	802.03	802.03	12

SCHEDULE OF DOOR:

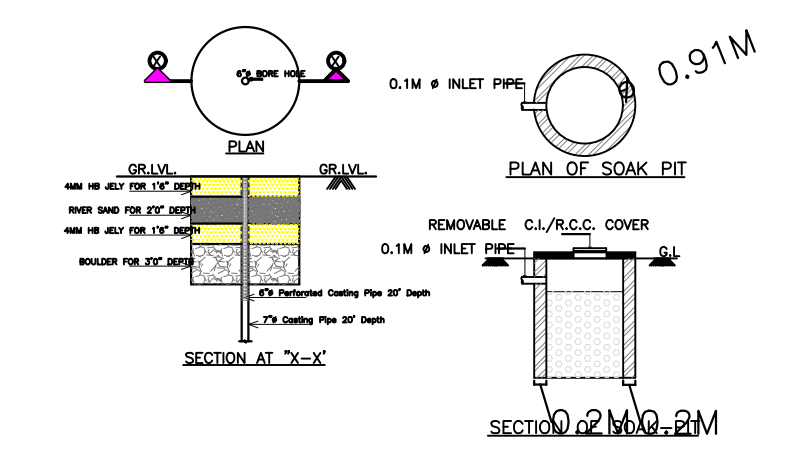
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (KHURSHID HASSAN)	D2	0.75	2.13	28
A (KHURSHID HASSAN)	D1	0.90	2.13	32
A (KHURSHID HASSAN)	D	1.07	2.13	12

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (KHURSHID HASSAN)	V	0.60	2.70	12
A (KHURSHID HASSAN)	V1	0.60	2.70	08
A (KHURSHID HASSAN)	W1	0.93	2.70	04
A (KHURSHID HASSAN)	W	1.80	2.70	56

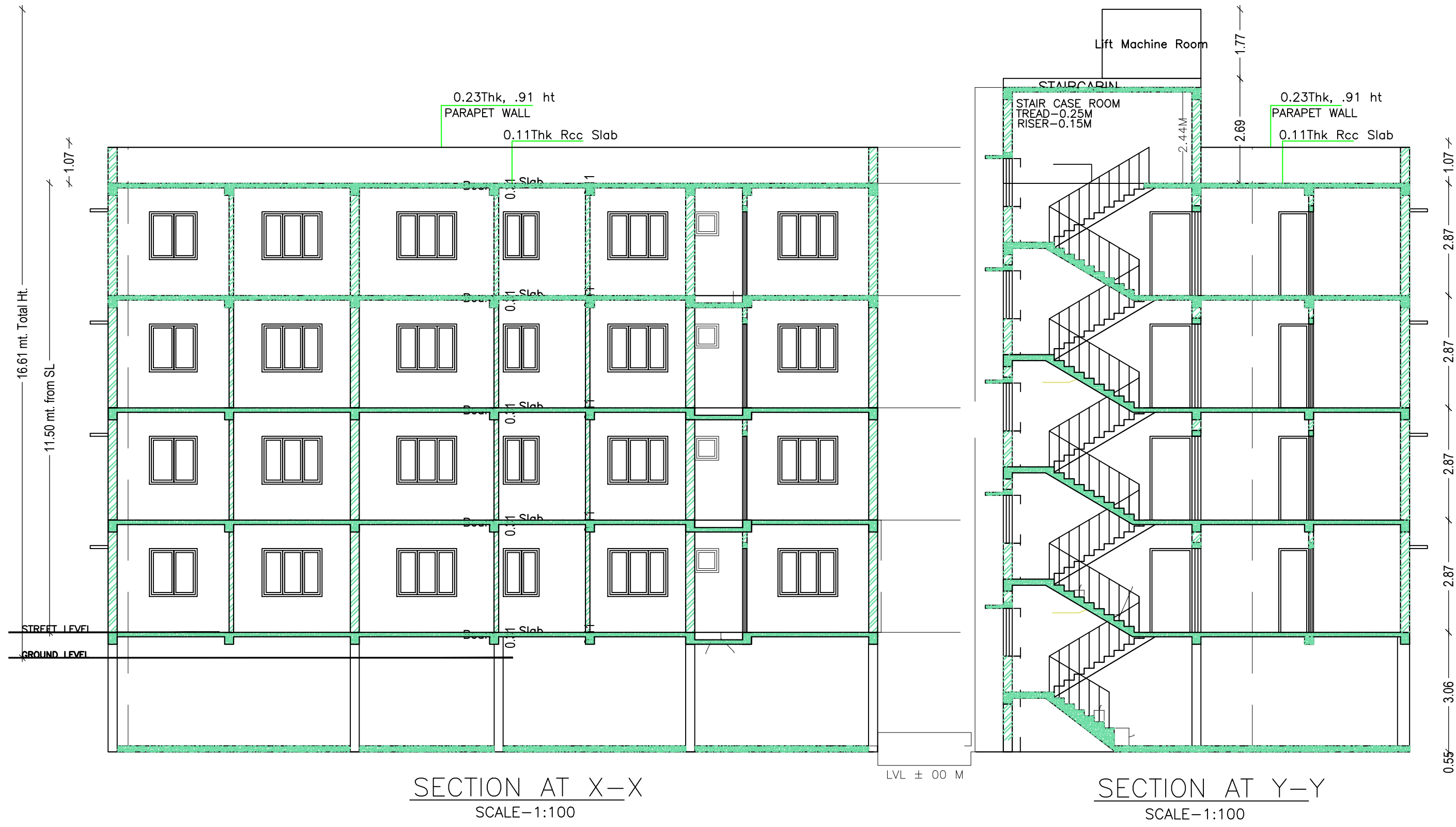
UnitBUA Table for Building :A (KHURSHID HASSAN)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	UNIT-1	LIG UNIT	54.00	53.78	6	3
	UNIT-2	LIG UNIT	41.36	41.30	5	
	UNIT-3	MIG UNIT	66.77	66.59	7	
TYPICAL - 2, 3 & 4 FLOOR PLAN	UNIT-1A	LIG UNIT	54.00	53.86	6	9
	UNIT-2A	LIG UNIT	41.36	41.09	5	
	UNIT-3A	MIG UNIT	66.77	66.61	7	
Total:	-	-	648.55	646.34	72	12



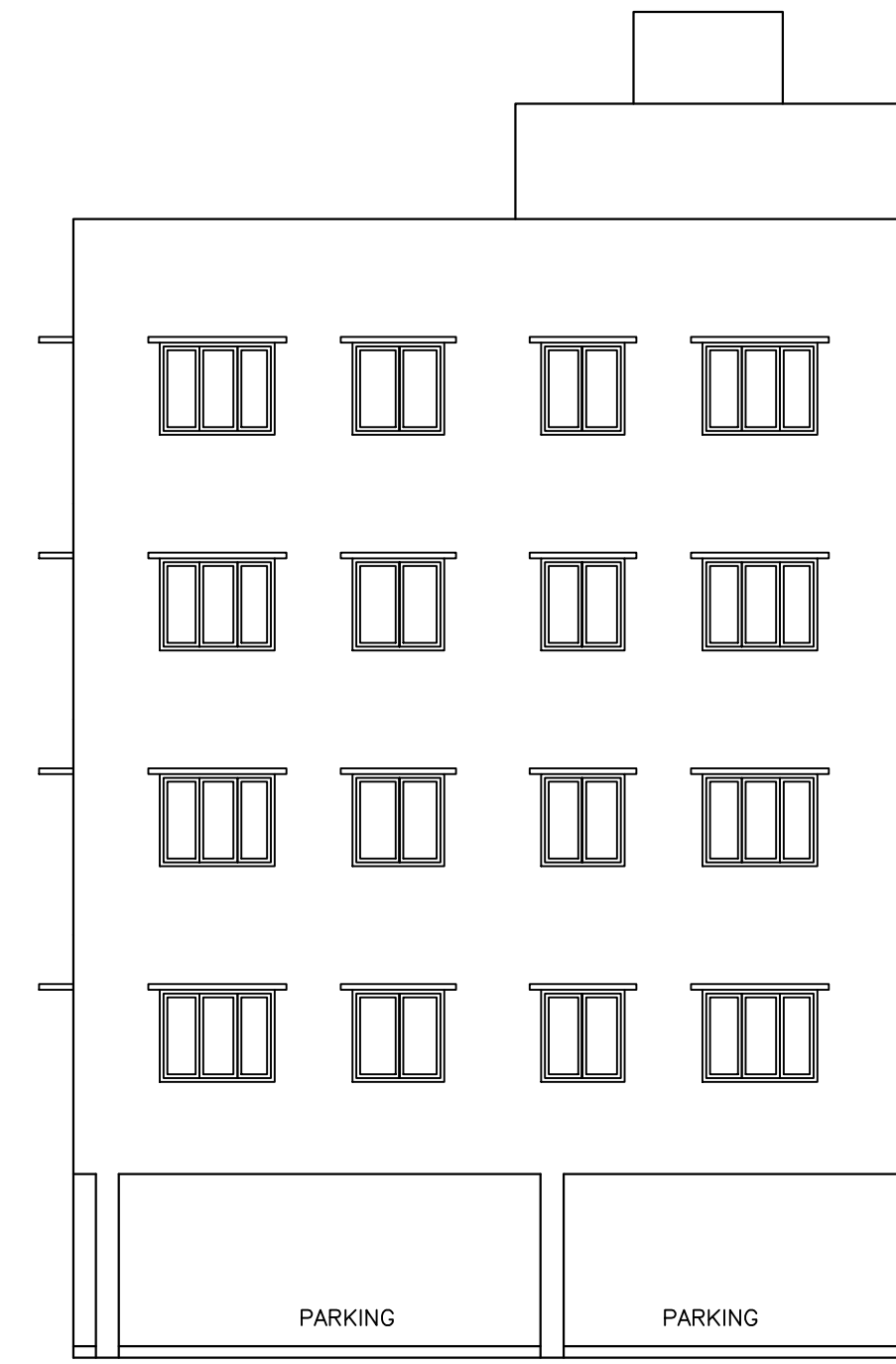
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
Anil Kumar Marandi JNACIARC/0008/2017		Name: KRISHIN KUMAR Designation: Executive Officer Organization: Personal

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Village Name	GUMRIYAGORA
Use	Residential
SubUse	Residential Bldg/Apartment



SECTION AT X-X
SCALE-1:100

SECTION AT Y-Y
SCALE-1:100



SOUTH SIDE ELEVATION
SCALE-1:100



FRONT ELEVATION
SCALE-1:100

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DESIGNER NAME AND SIGNATURE
Anil Kumar Marandi JNACIARC/0008/2017			Name : KRISHN KUMAR Designation : Executive Officer Organization : Personal