

SITE PLAN
SCALE-1:100

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.)	Tnmt (No.)
			Lift	Void	Parking					
A (RINA ADHIKARI AND OTHERS)	1	532.90	6.62	5.70	155.79	354.78	6.70	364.79	364.79	06
Grand Total	1	532.90	6.62	5.70	155.79	354.78	6.70	364.79	364.79	06

Proposal Basic Information

Proposal File No.	JNAC/BP/0147/W2/2021
Owner Name	RINA ADHIKARI AND OTHERS Legal hires of Dhirendranath Adhikary
Khata No	33 (OLD), 370 (NEW)
Plot No	R.S/M.S - 1299 (3153)
Village Name	KADMA
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
A (RINA ADHIKARI AND OTHERS)	Residential	Bungalow/ Dwelling / Non Apartment	>0	1	6.00	1.00	6	-	-	-
			>0	1	6.00	-	-	1	1	-
Total			-	-	-	-	6	6	1	1

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	6	75.00
Total Car	6	75.00	6	75.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
Other Parking	-	-	-	93.29
Total	-	-	-	180.79

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO: 1.0.62	VERSION DATE: 16/10/2020
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/0147/W2/2021	PlotSubPlotNo: R.S/M.S - 1299 (3153)
	Application Type: General Proposal	North: Plot No. - 2433
	Project Type: Building Permission	South: Road Width - 4.5
	Nature of Development: New	East: Plot No. - 3281
	Location of Development Area: Old Area	West: Plot No. - 3152
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	301.00
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	301.00
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		21.30
Total		21.30
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	279.70
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	301.00
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	301.00
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		180.60
Proposed Coverage Area (55.08 %)		165.80
Total Prop. Coverage Area (55.08 %)		165.80
Balance coverage area (4.92 %)		14.80
FAR CHECK		
Perm. FAR Area (1.50)		451.50
Total Perm. FAR area		451.50
Residential FAR		354.77
Proposed FAR Area		364.78
Total Proposed FAR Area		364.78
Consumed FAR (Factor)		1.21
Balance FAR Area		86.72
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		532.90
ARCHITECT (Regd)		SHREYASHI PAUL
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		RINA ADHIKARI AND OTHERS Legal hires of Dhirendranath Adhikary
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

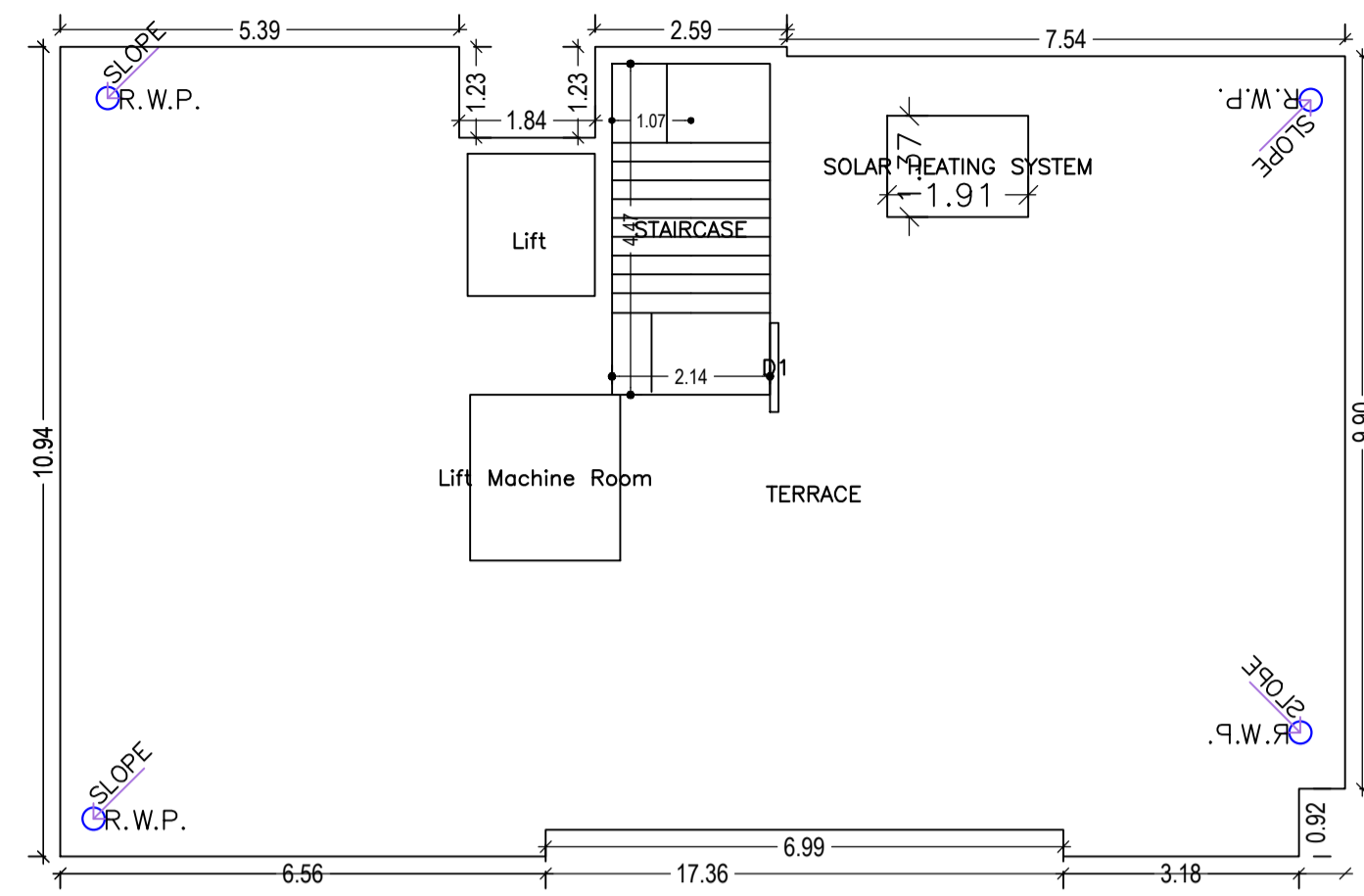
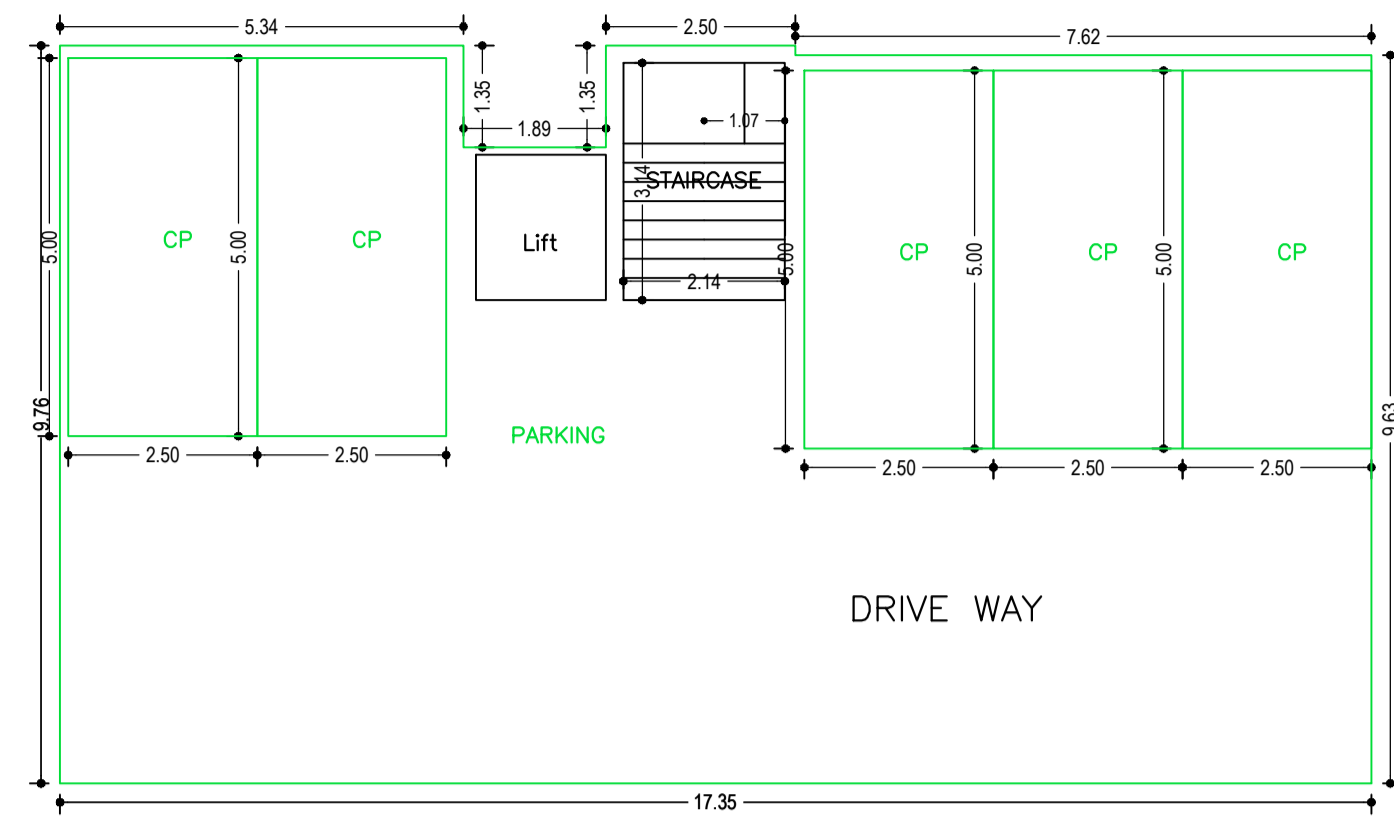
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Parking Floor	165.80	10.01	165.80	10.01
First Floor	183.55	177.39	183.55	177.39
Second Floor	183.55	177.39	183.55	177.39
Terrace Floor	0.00	0.00	0.00	0.00
Total	532.90	364.79	532.90	364.79

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RINA ADHIKARI AND OTHERS)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

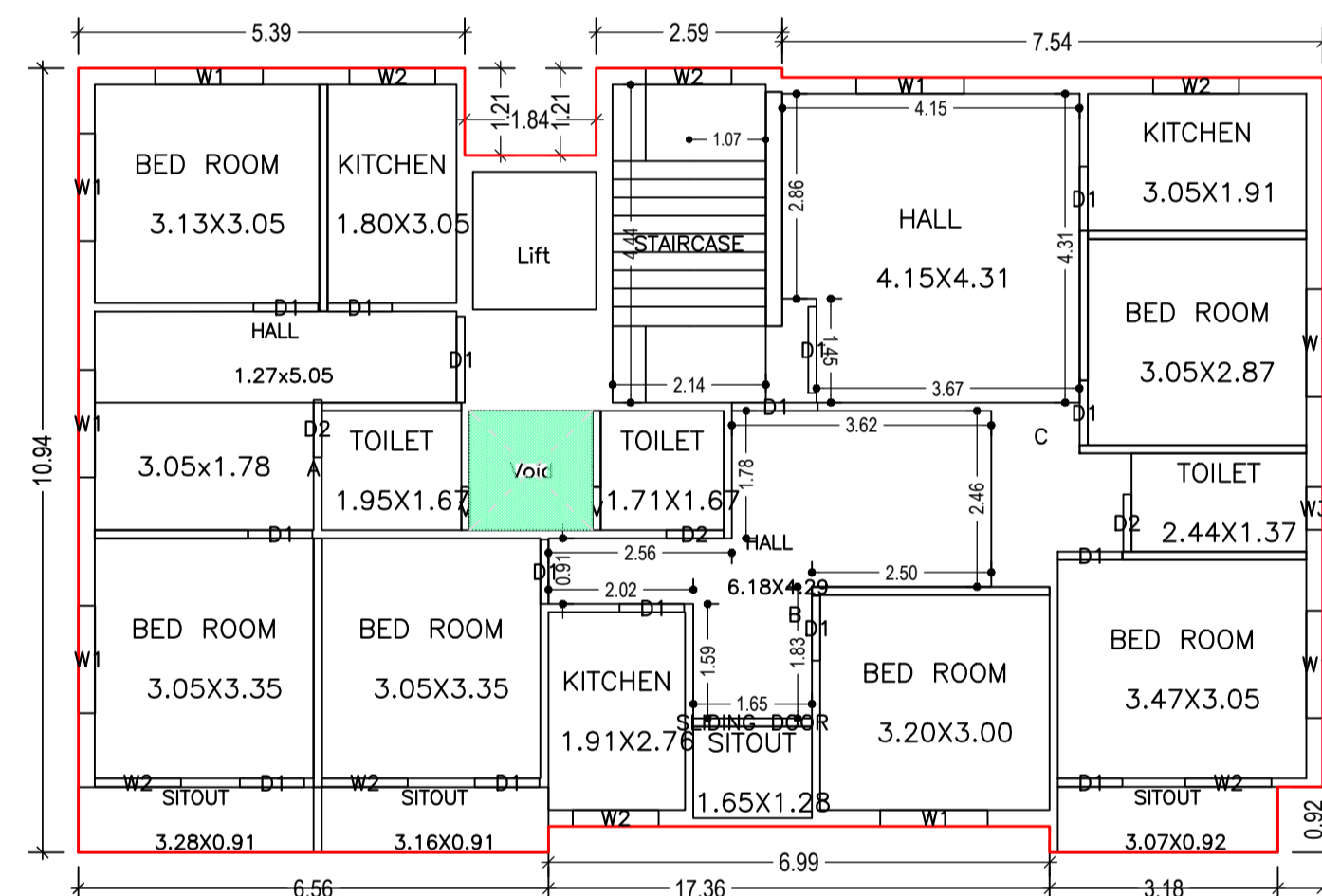
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHREYASHI PAUL JNAC/DFTMN/0009/2016			

Proposal Basic Information	
Proposal File No.	JNAC/BP/0147/W2/2021
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Khata No	33 (OLD), 370 (NEW)
Plot No	R.S/M.S - 1299 (3153)
Village Name	KADMA
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

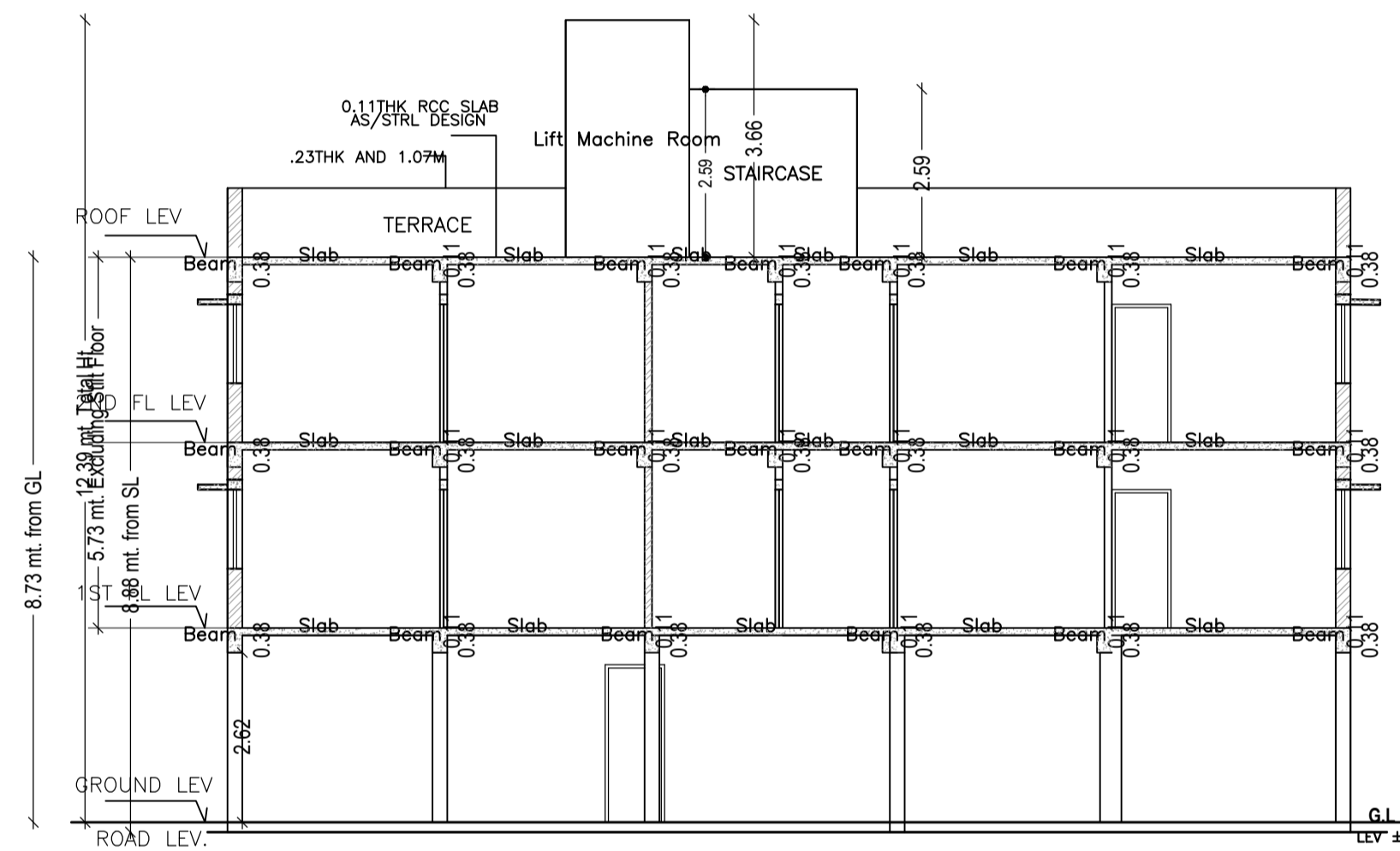


PARKING FLOOR PLAN (SCALE 1:100)

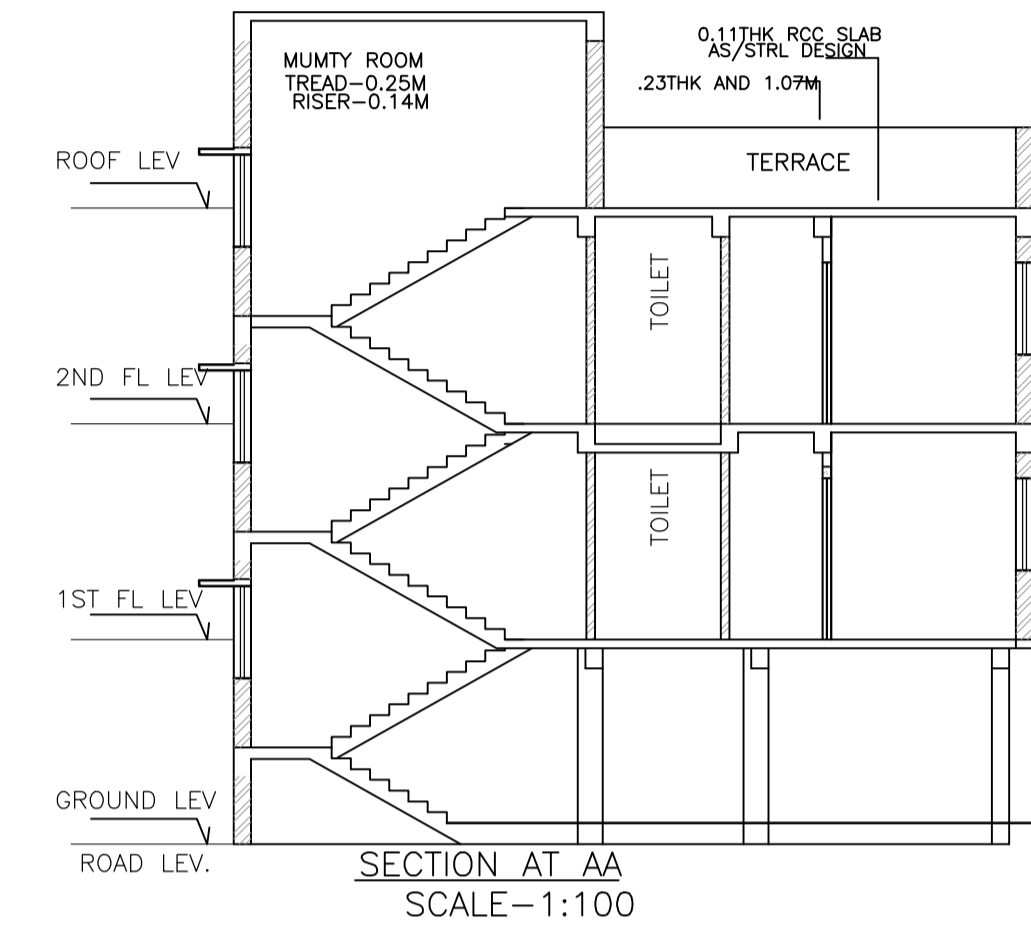
TERRACE FLOOR PLAN (SCALE 1:100)



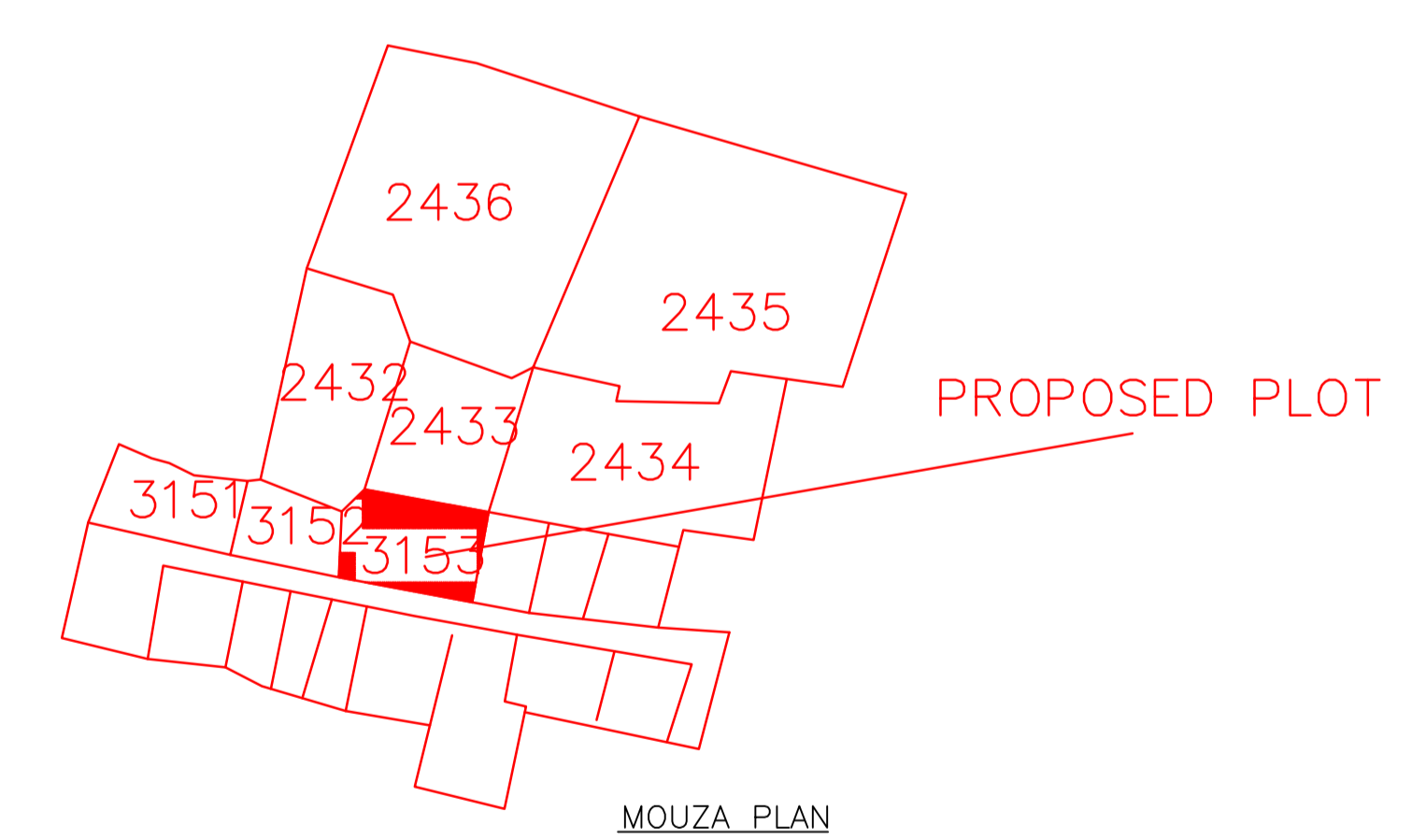
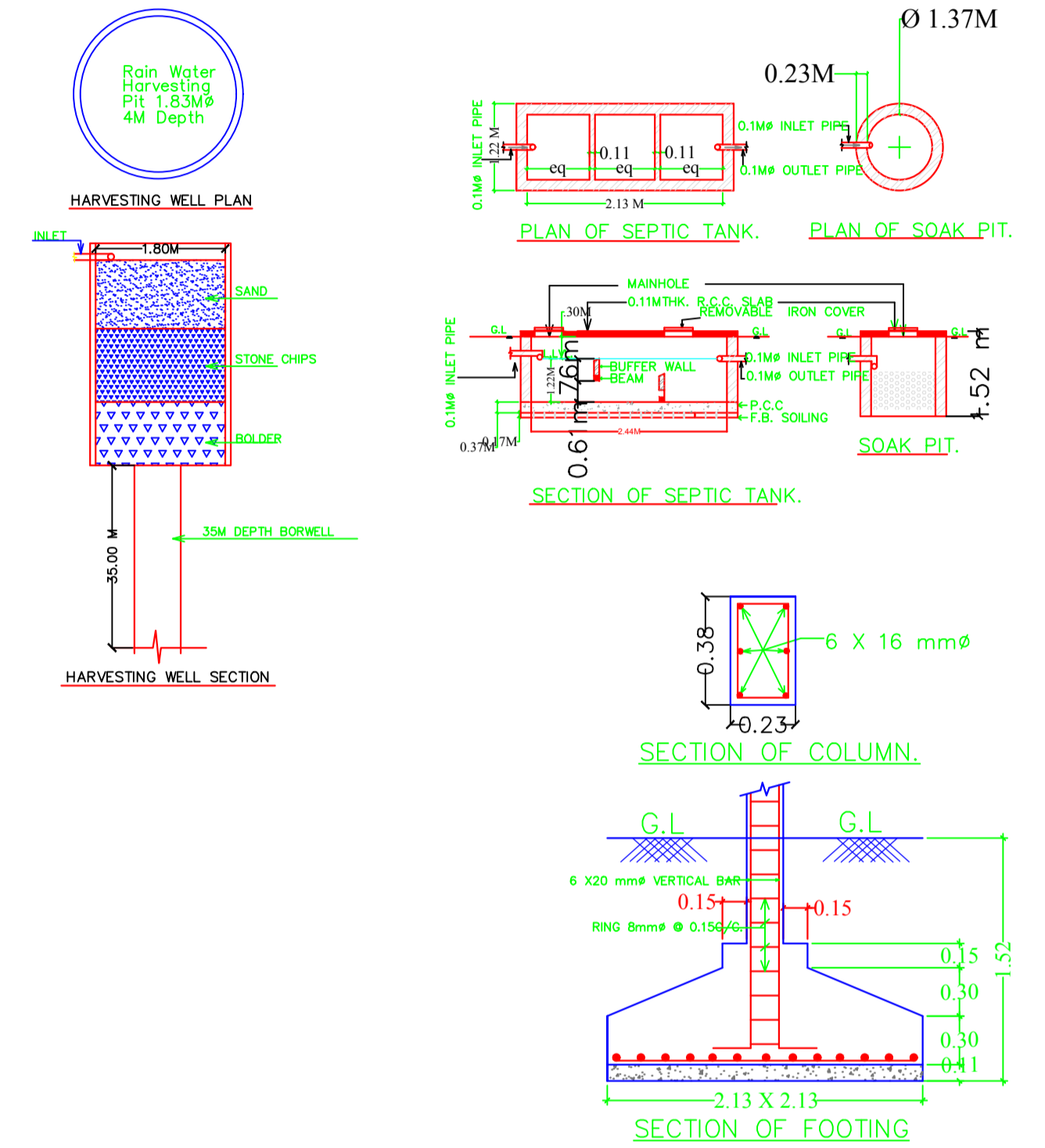
TYPICAL - 1& 2 FLOOR PLAN (Proposed) (SCALE 1:100)



SECTION AT BB (SCALE 1:100)



SECTION AT AA (SCALE 1:100)



Building :A (RINA ADHIKARI AND OTHERS)

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.)
		Lift	Void	Parking					
Parking Floor	165.80	0.00	0.00	155.79	0.00	6.70	10.01	00	
First Floor	183.55	3.31	2.85	0.00	177.39	0.00	177.39	03	
Second Floor	183.55	3.31	2.85	0.00	177.39	0.00	177.39	03	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	532.90	6.62	5.70	155.79	354.78	6.70	364.79	06	
Total Number of Same Buildings	1								
Total :	532.90	6.62	5.70	155.79	354.78	6.70	364.79	06	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RINA ADHIKARI AND OTHERS)	D2	0.80	2.10	06
A (RINA ADHIKARI AND OTHERS)	D1	0.90	2.10	24
A (RINA ADHIKARI AND OTHERS)	D1	1.20	2.10	06
A (RINA ADHIKARI AND OTHERS)	SLIDING DOOR	1.65	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

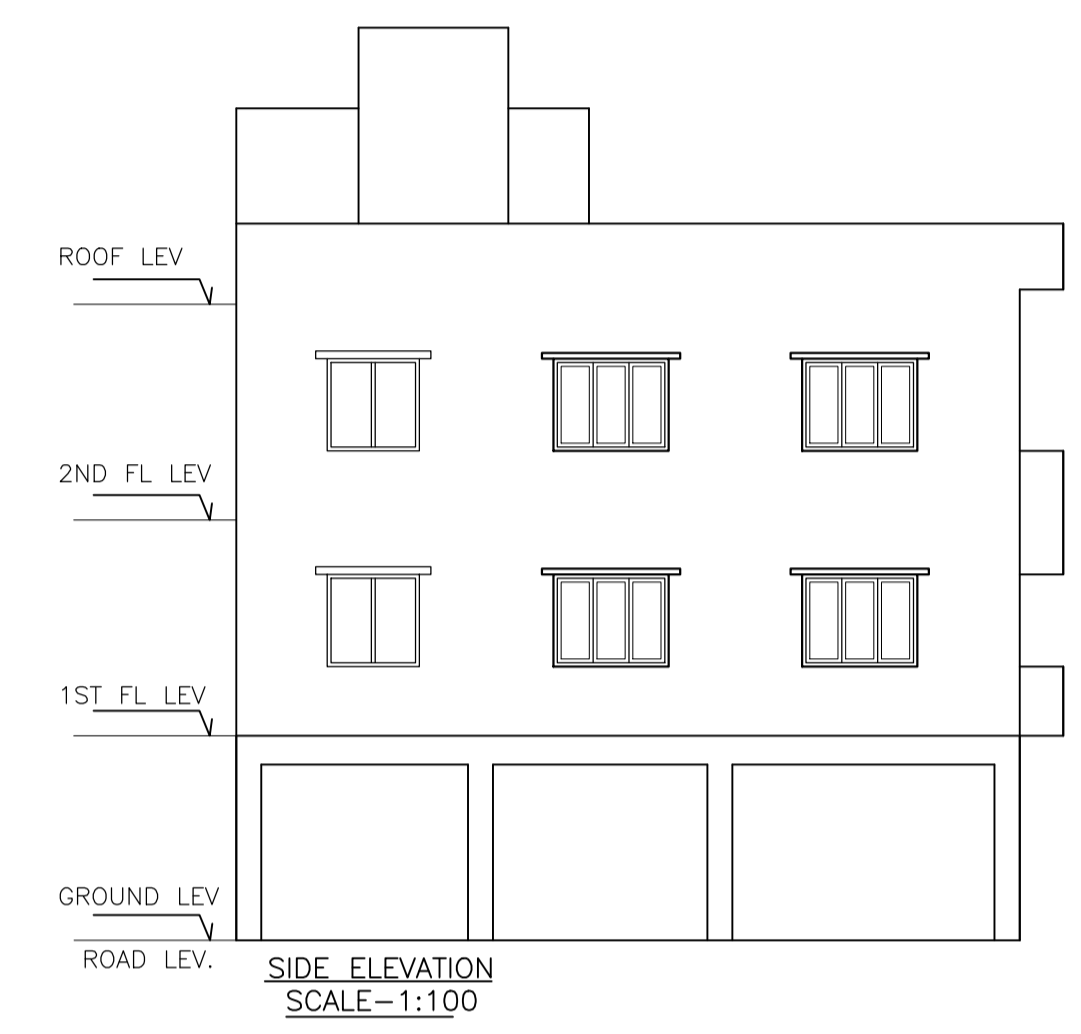
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RINA ADHIKARI AND OTHERS)	V	0.60	0.60	04
A (RINA ADHIKARI AND OTHERS)	W3	0.60	1.20	02
A (RINA ADHIKARI AND OTHERS)	W2	1.20	1.20	14
A (RINA ADHIKARI AND OTHERS)	W1	1.50	1.20	16

UnitBUA Table for Building :A (RINA ADHIKARI AND OTHERS)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL -1& 2 FLOOR PLAN	A	FLAT	60.25	59.03	8	6
	B	FLAT	37.36	36.98	5	
	C	FLAT	54.28	53.03	6	
Total:	-	-	303.77	298.07	38	6

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHREYASHI PAUL JNAC/DFTMN/0009/2016			

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