

SITE PLAN SCALE: 1:100

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 (RAJ OUTDOOR)	1	321.96	95.52	214.64	11.80	226.44	226.44	01	
Grand Total :	1	321.96	95.52	214.64	11.80	226.44	226.44	01	

Proposal Basic Information

Proposal File No.	JNAC/BP/0132/W1/2021
Owner Name	RAJ OUTDOOR ADERTISING PVT.LTD Directors Mr. Amit Raj Mr. Ajit Raj
Khata No	622
Plot No	1142
Village Name	ULIYAN
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

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 SINGHBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA
Inward_No: JNAC/BP/0132/W1/2021	Plot/SubPlot No: 1142
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) 170.49
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 170.49
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot Total	19.65
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 150.84
PLOT AREA FOR COVERGE(Net Plot Area)	(A-Deductions) 170.49
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 170.49
COVERGE CHECK	
Permissible Coverage area (70.00 %)	119.34
Proposed Coverage Area (62.95 %)	107.32
Total Prop. Coverage Area (62.95 %)	107.32
Balance coverage area (7.05 %)	12.02
FAR CHECK	
Perm. FAR Area (2.50)	426.23
Total Perm. FAR area	426.23
Residential FAR	214.64
Proposed FAR Area	226.44
Total Proposed FAR Area	226.44
Consumed FAR (Factor)	1.33
Balance FAR Area	199.79
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	321.96
ARCHITECT (Regd)	mohammad belal nasir
ENGGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	RAJ OUTDOOR ADERTISING PVT LTD Directors Mr. Amit Raj Mr. Ajit Raj
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

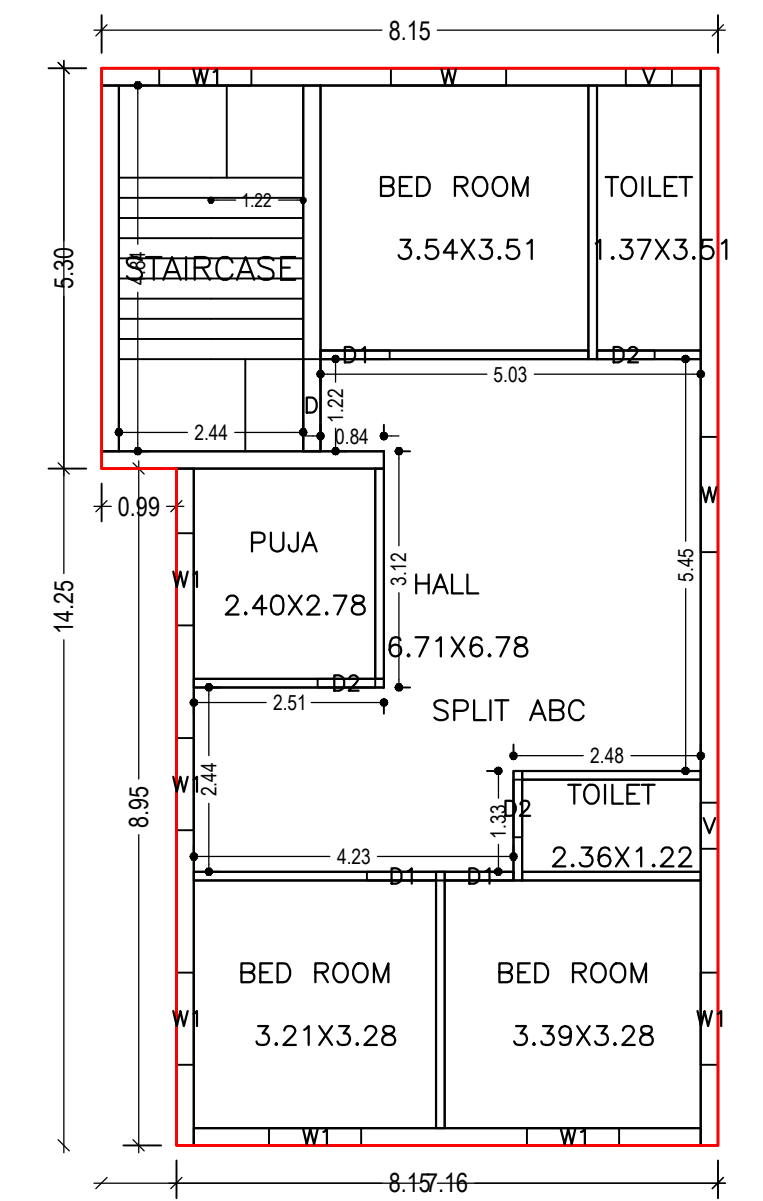
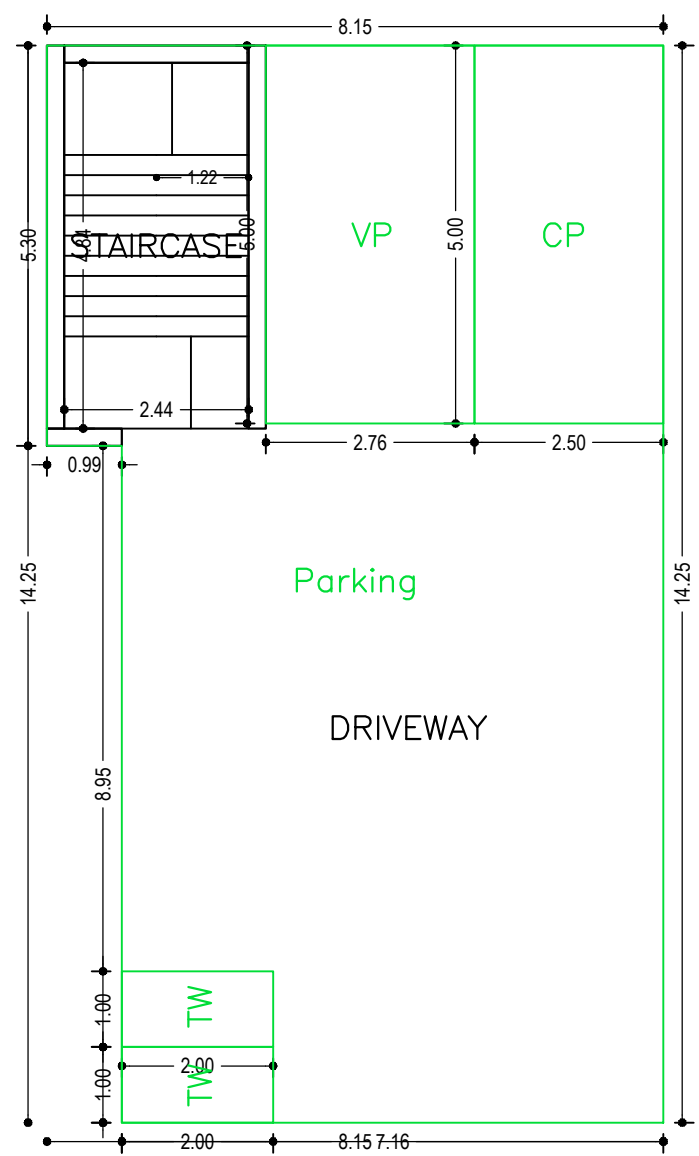
Buildingwise Floor FAR Details

Floor Name	Building Name A (RAJ OUTDOOR)		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	107.32	11.80	107.32	11.80
First Floor	107.32	107.32	107.32	107.32
Second Floor	107.32	107.32	107.32	107.32
Terrace Floor	0.00	0.00	0.00	0.00
Total :	321.96	226.44	321.96	226.44

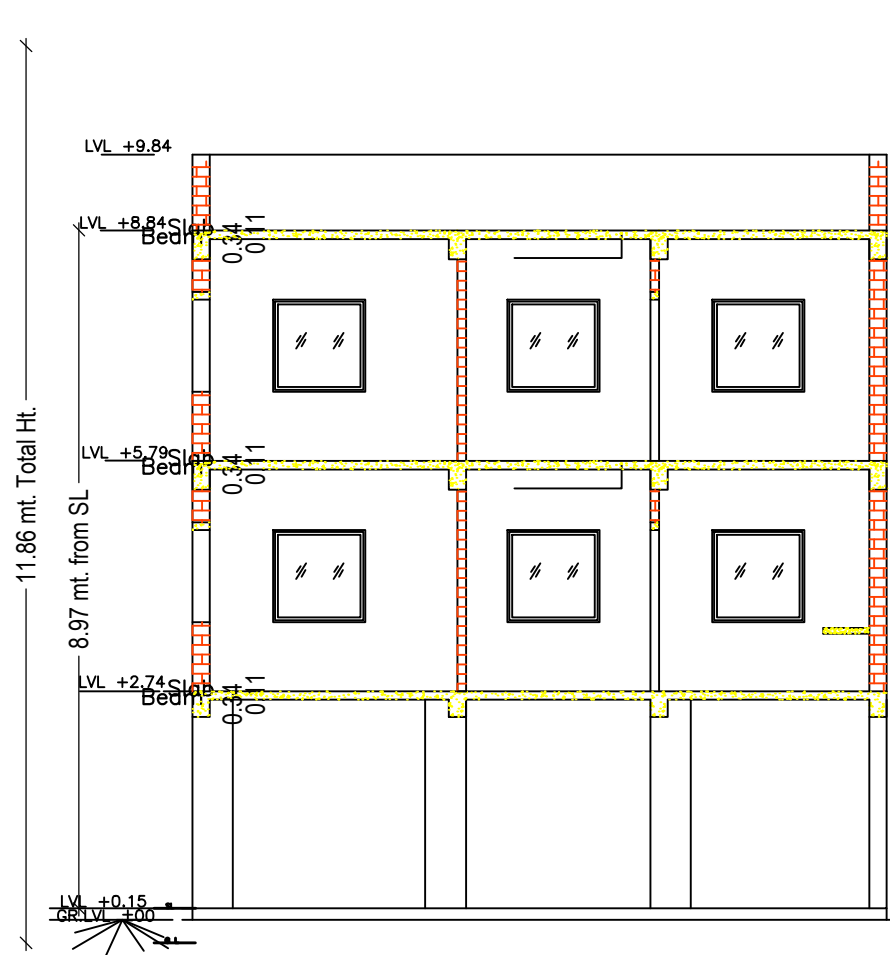
Building USE/SUBUSE Details

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

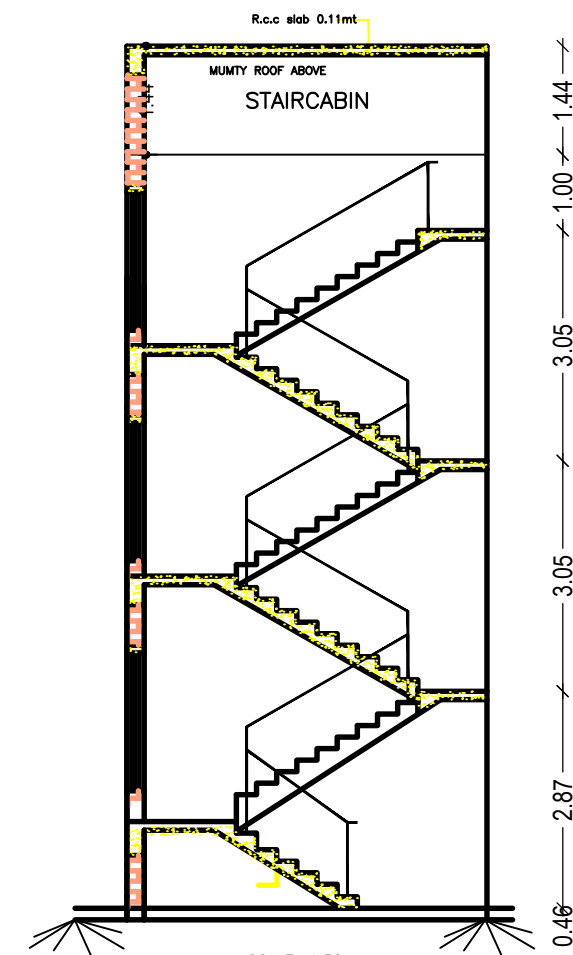
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
mohammad belal nasir JNAC/ENG/0013/2017			



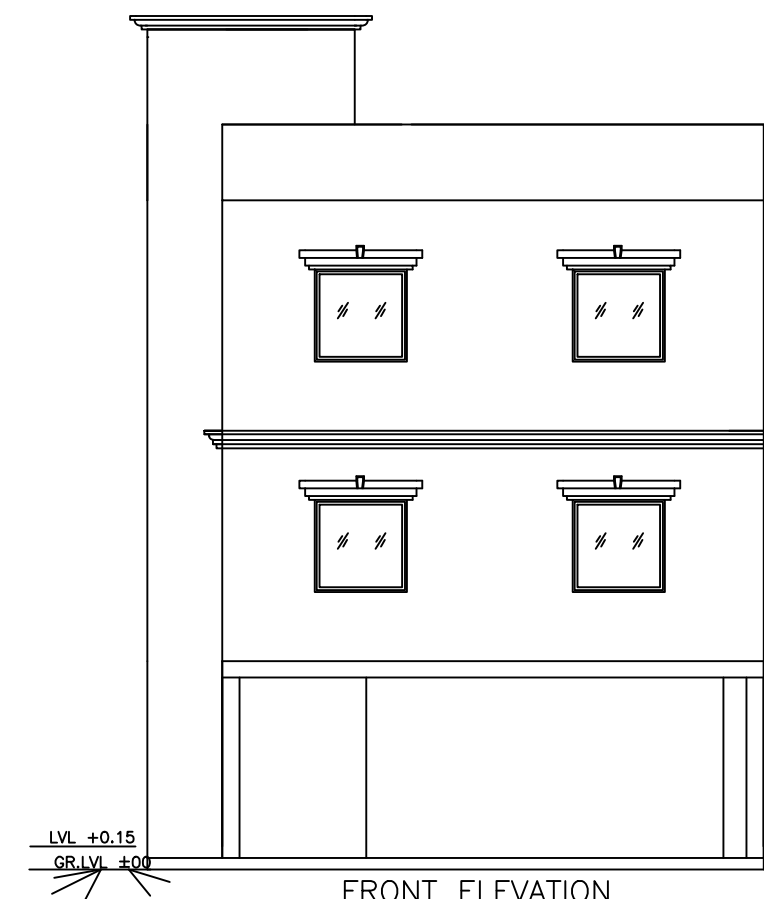
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



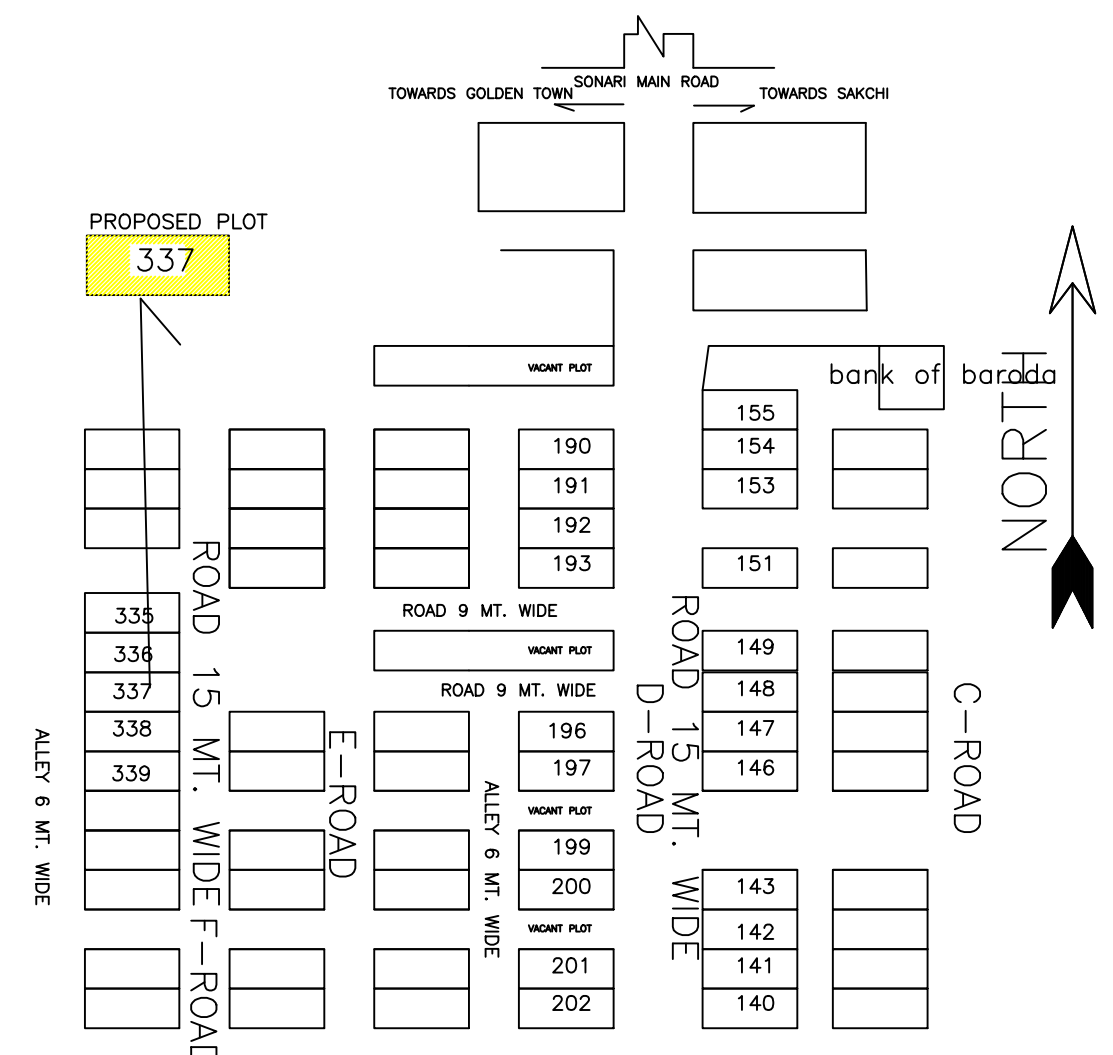
SECTIONAL ELEVATION AT AA
SCALE: 1:100



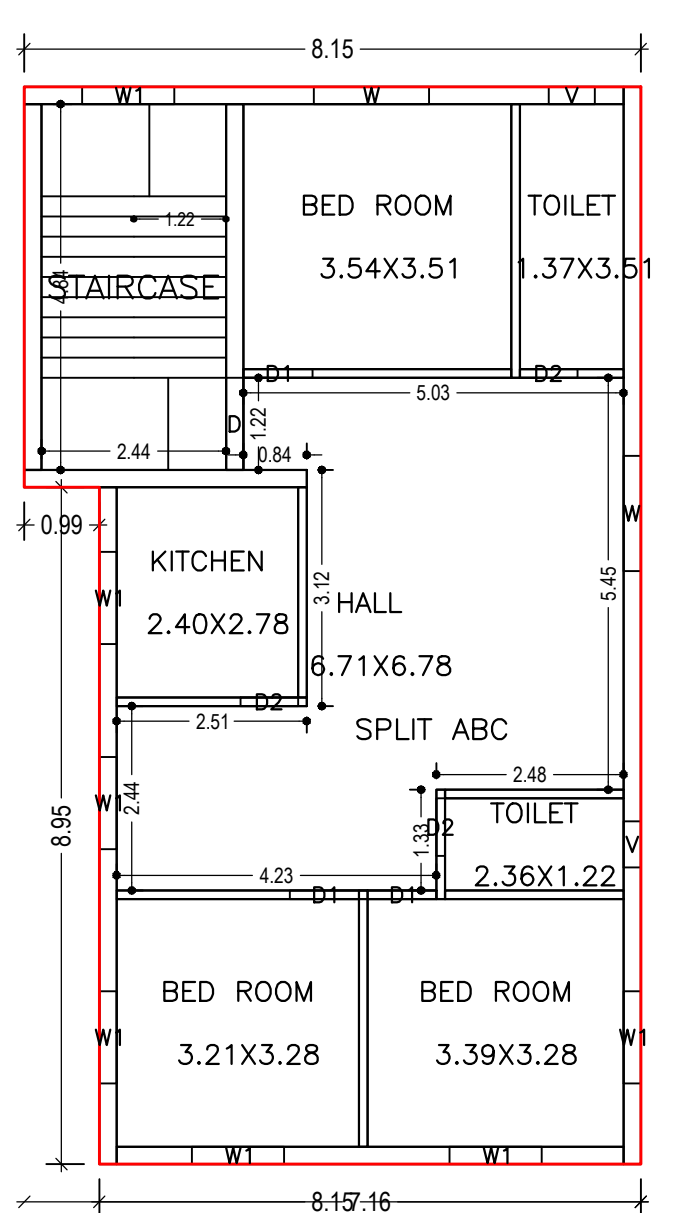
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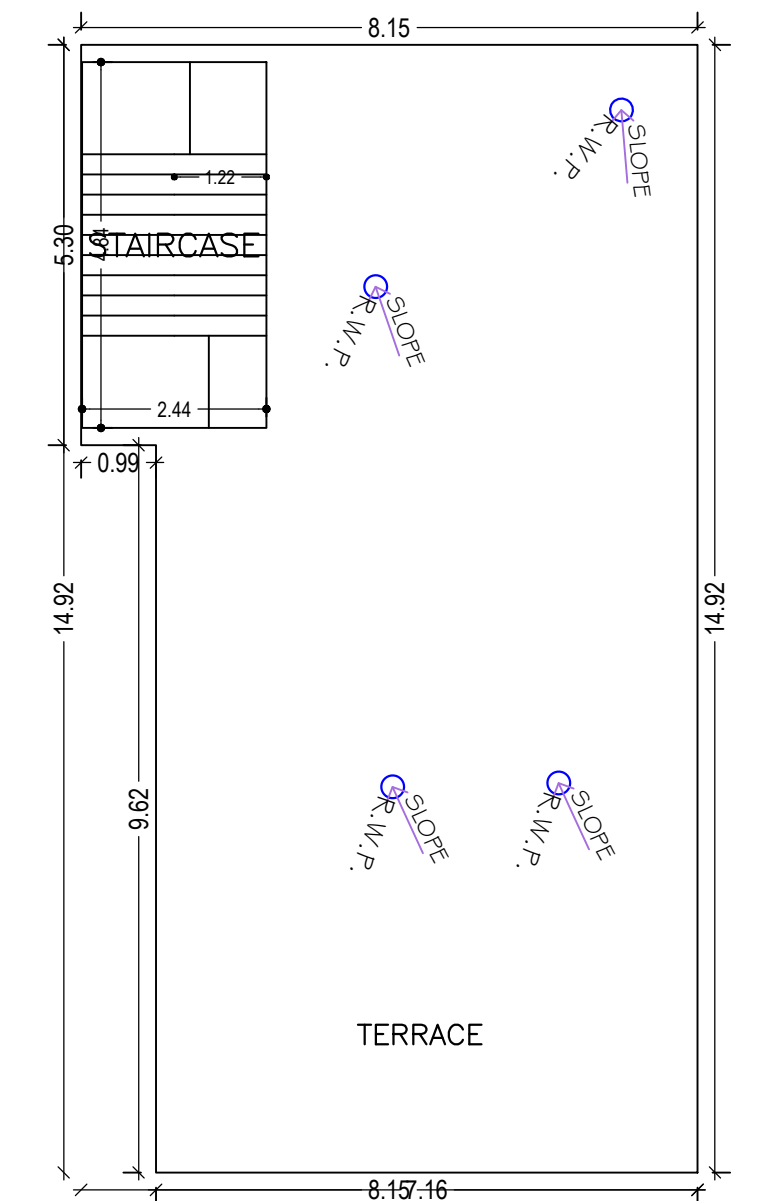
FRONT ELEVATION
SCALE: 1:100



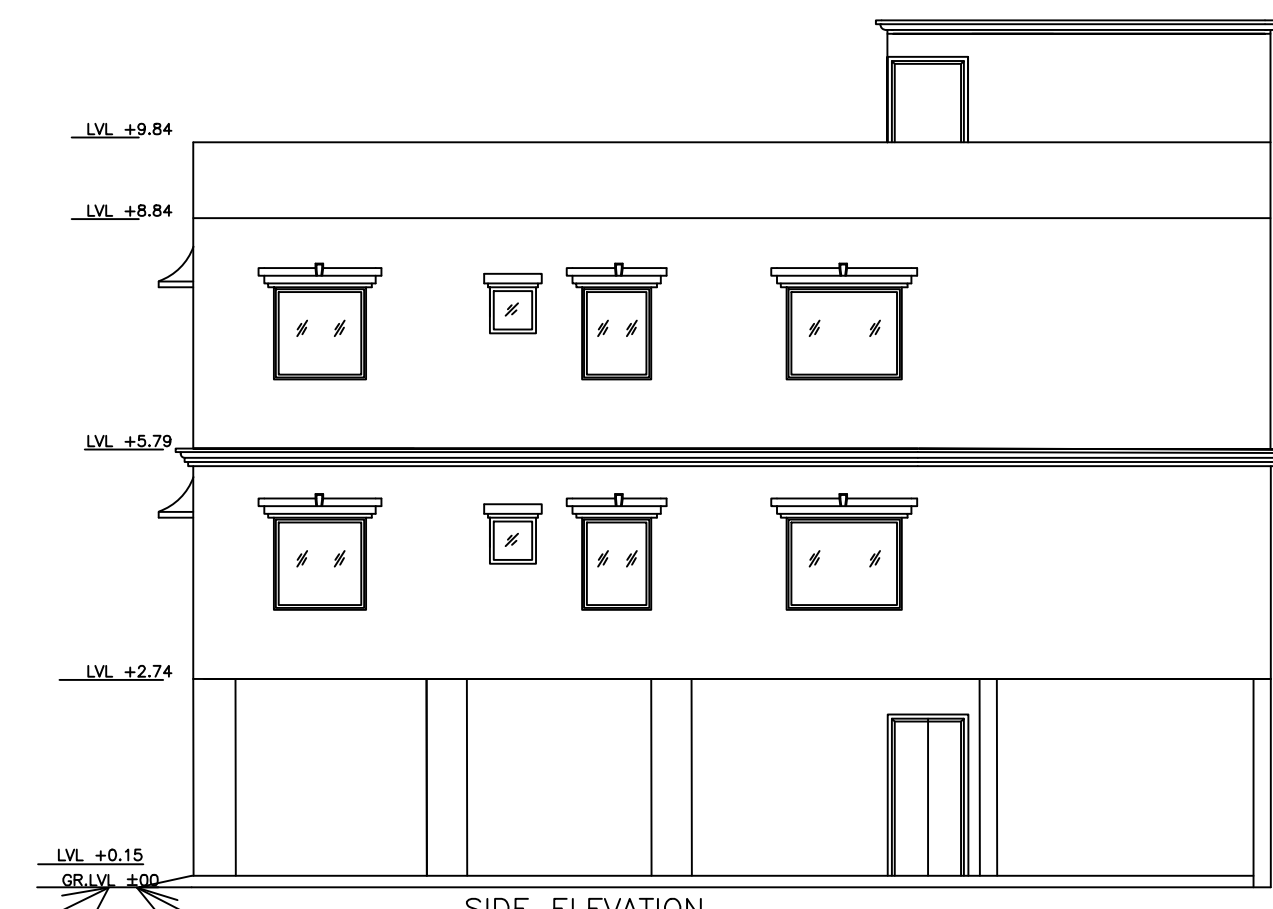
GROUND FLOOR PLAN
(SCALE 1:100)



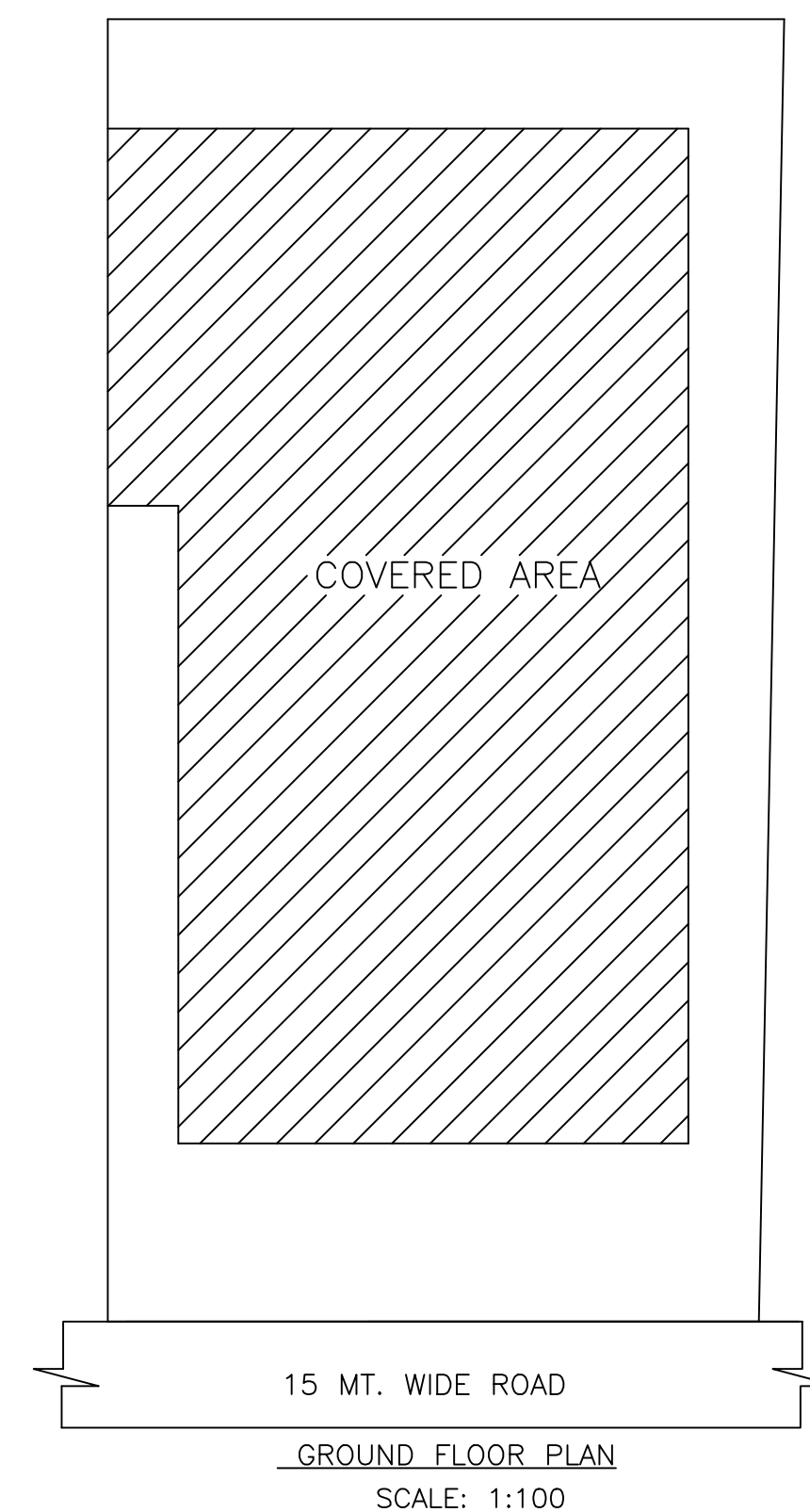
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



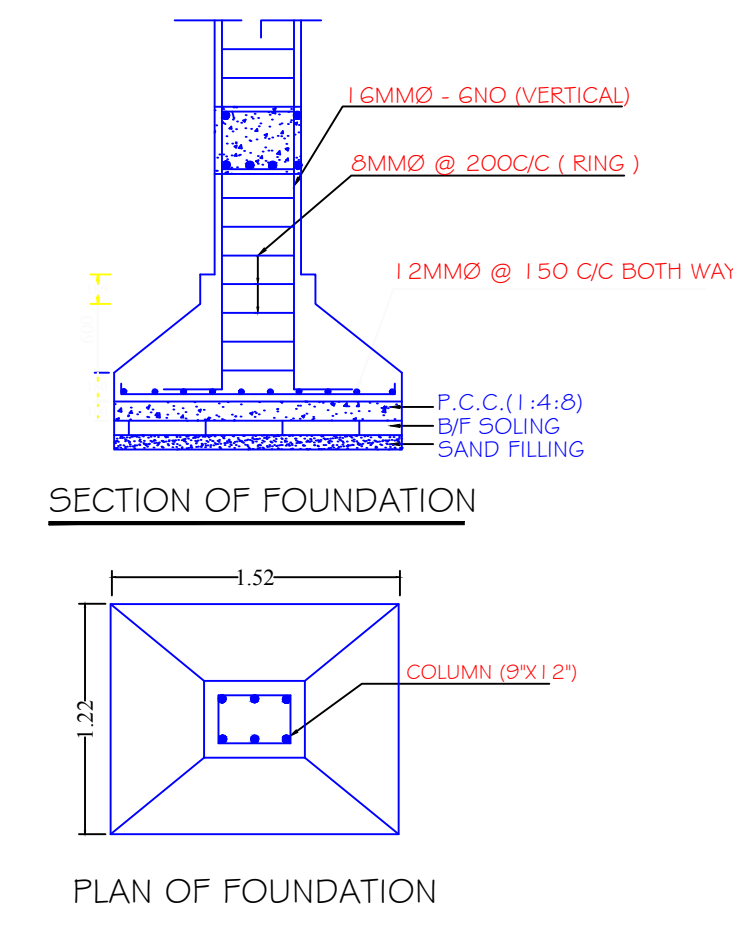
TERRACE FLOOR PLAN
(SCALE 1:100)



SIDE ELEVATION
SCALE: 1:100

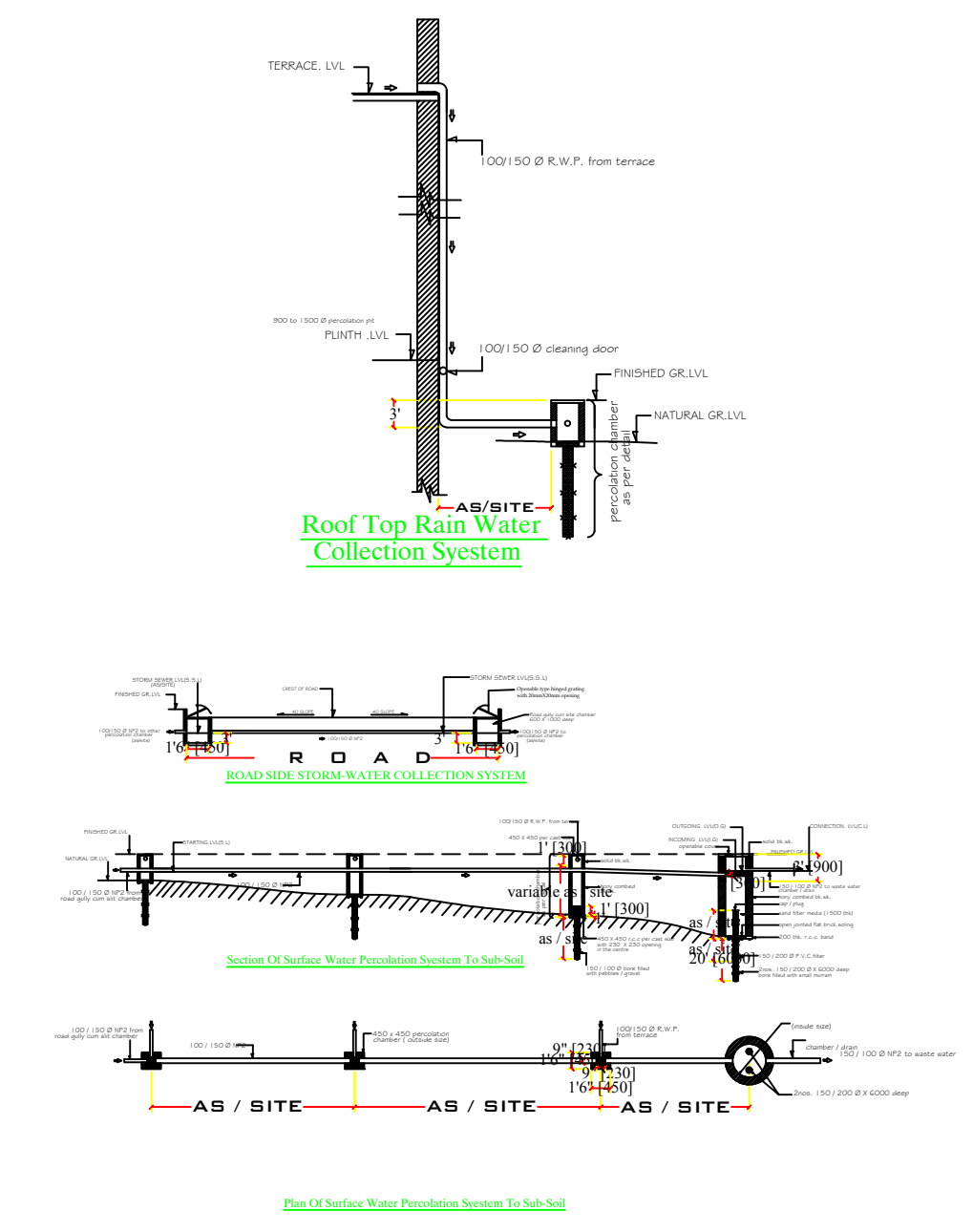


GROUND FLOOR PLAN
SCALE: 1:100



SECTION OF FOUNDATION

PLAN OF FOUNDATION



Roof Top Rain Water Collection System

Road Side Storm Water Collection System

Plan Of Surface Water Drainage System To Sub-Soil

Building :A (RAJ OUTDOOR)

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	107.32	95.52	0.00	11.80	11.80	11.80	00
First Floor	107.32	0.00	107.32	0.00	107.32	107.32	01
Second Floor	107.32	0.00	107.32	0.00	107.32	107.32	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	321.96	95.52	214.64	11.80	226.44	226.44	01
Total Number of Same Buildings	1						
Total :	321.96	95.52	214.64	11.80	226.44	226.44	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RAJ OUTDOOR)	D2	0.76	2.10	06
A (RAJ OUTDOOR)	D1	0.91	2.10	06
A (RAJ OUTDOOR)	D	1.22	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RAJ OUTDOOR)	V	0.61	1.20	04
A (RAJ OUTDOOR)	W1	1.22	1.20	14
A (RAJ OUTDOOR)	W	1.52	1.20	04

UnitBUA Table for Building :A (RAJ OUTDOOR)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT ABC	FLAT	214.64	184.90	7	1
SECOND FLOOR PLAN	SPLIT ABC	FLAT	0.00	0.00	7	0
Total:	-	-	214.64	184.90	14	1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
mohammad belal nasir JNAC/ENG/0013/2017			