

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 (SATISH KR DUBEY AND SANJAY KR DUBEY AND RAJESH KR DUBEY)	1	206.04	57.12	137.36	11.56	148.92	148.92	01	
Grand Total :	1	206.04	57.12	137.36	11.56	148.92	148.92	01	

Proposal Basic Information

Proposal File No.	JNAC/BP/0146/W9/2021
Owner Name	SATISH KUMAR DUBEY AND SANJAY KUMAR DUBEY AND RAJESH KUMAR DUBEY
Khata No	NIL
Plot No	363
Village Name	Sitaramdera
Use	Residential
SubUse	Semidetached

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: Semidetached
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA
Inward_No: JNAC/BP/0146/W9/2021	PlotSubPlot No: 363
Application Type: General Proposal	North: Road Width - 9.0 M
Project Type: Building Permission	South: Road Width - 6.10M
Nature of Development: New	East: Plot No. - 361
Location of Development Area: Old Area	West: Plot No. - 365
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 110.82
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 110.82
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	25.54
Total	25.54
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 85.28
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 110.82
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 110.82
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	77.57
Proposed Coverage Area (61.97 %)	68.68
Total Prop. Coverage Area (61.97 %)	68.68
Balance coverage area (8.02 %)	8.89
FAR CHECK	
Perm. FAR Area (2.50)	277.05
Total Perm. FAR area	277.05
Residential FAR	137.36
Proposed FAR Area	148.92
Total Proposed FAR Area	148.92
Consumed FAR (Factor)	1.34
Balance FAR Area	128.13
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	206.04
ARCHITECT (Regd)	SHREYASHI PAUL
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SATISH KUMAR DUBEY AND SANJAY KUMAR DUBEY AND RAJESH KUMAR DUBEY
DEVELOPMENT AUTHORITY	LOCAL BODY

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

Buildingwise Floor FAR Details

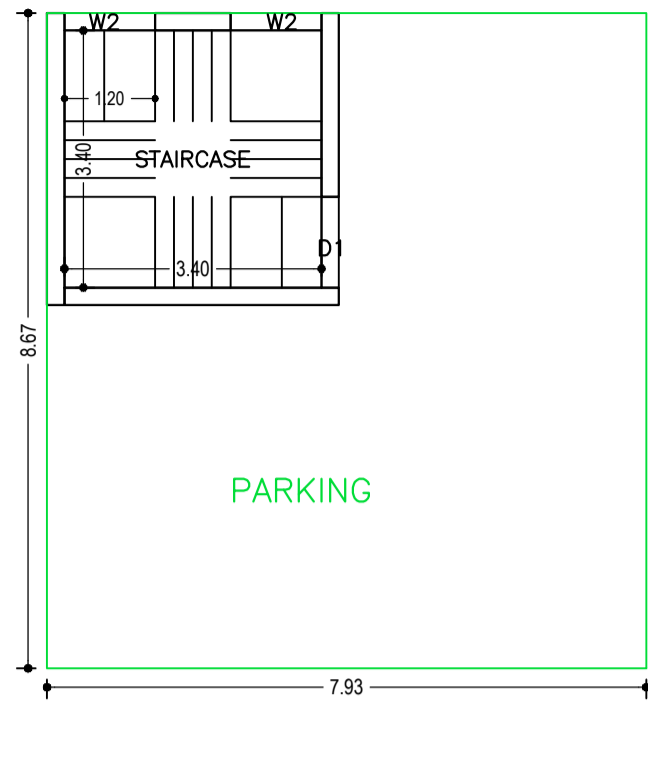
Floor Name	Building Name A (SATISH KR DUBEY AND SANJAY KR DUBEY AND RAJESH KR DUBEY)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Parking Floor	68.68	11.56	68.68	11.56
First Floor	68.68	68.68	68.68	68.68
Second Floor	68.68	68.68	68.68	68.68
Terrace Floor	0.00	0.00	0.00	0.00
Total :	206.04	148.92	206.04	148.92

Building USE/SUBUSE Details

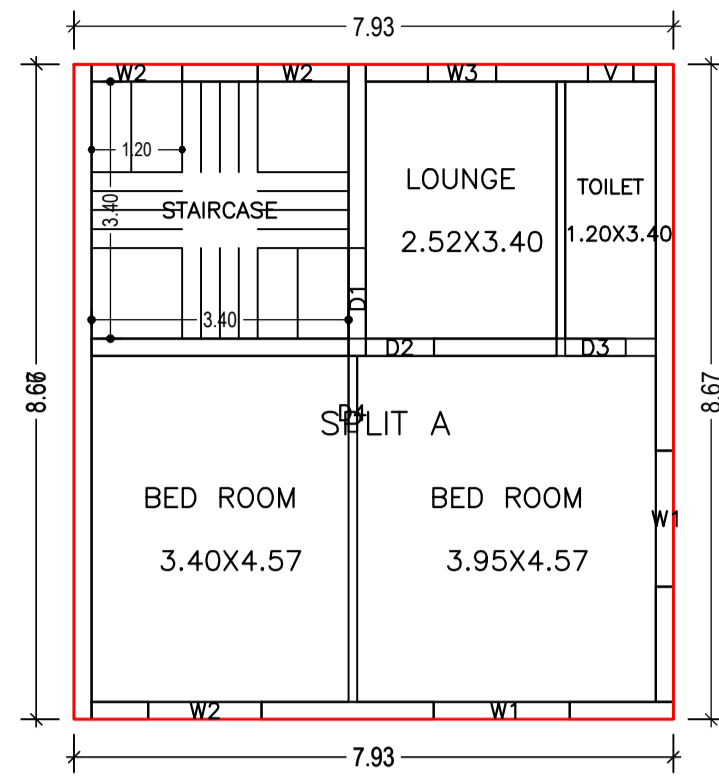
Building Name	Building Use	Building SubUse	Building Structure
A (SATISH KR DUBEY AND SANJAY KR DUBEY AND RAJESH KR DUBEY)	Residential	Semidetached	Non-Highrise

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

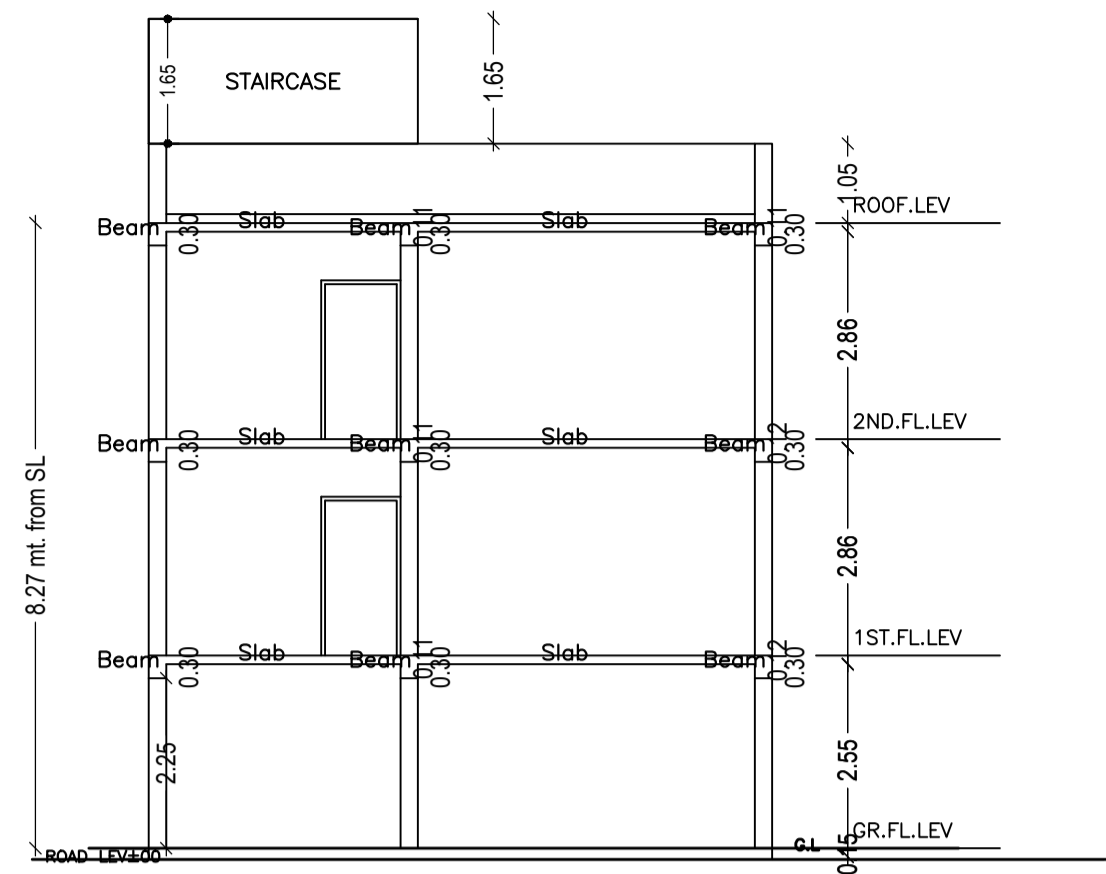
Proposal Basic Information	
Proposal File No.	JNAC/BP/0146/W9/2021
Owner Name	SATISH KUMAR DUBEY AND SANJAY KUMAR DUBEY / RAJESH KUMAR DUBEY
Khata No	NIL
Plot No	363
Village Name	Sitaramdera
Use	Residential
SubUse	Semidetached



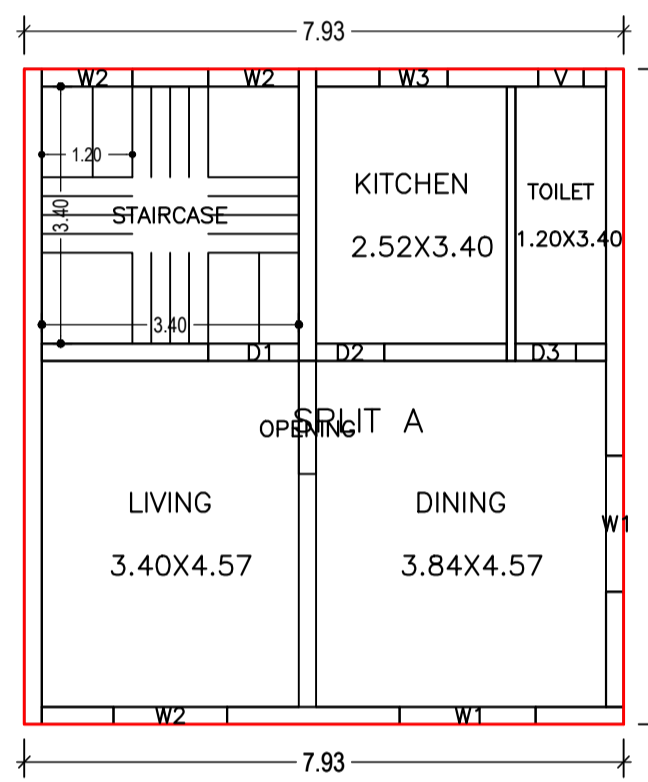
PARKING FLOOR PLAN (SCALE 1:100)



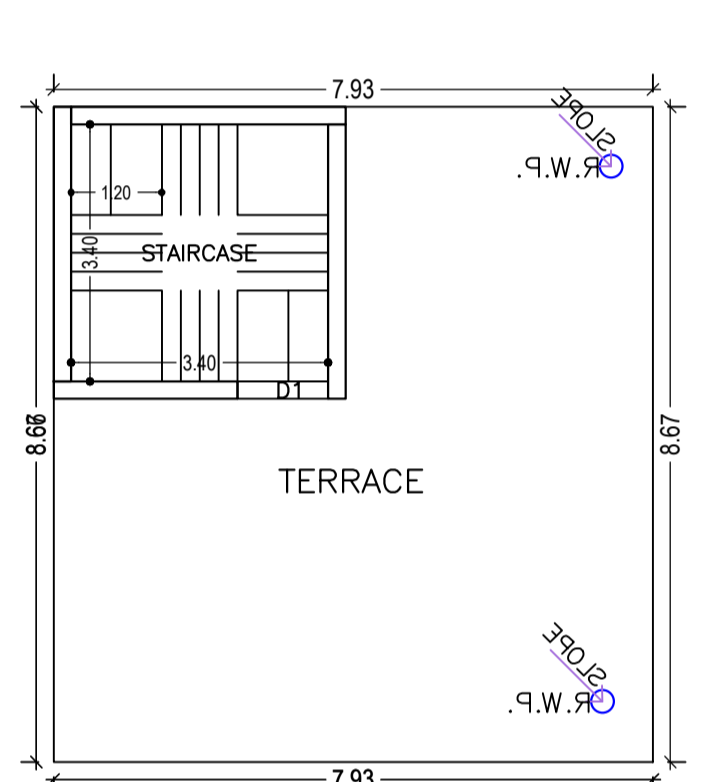
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



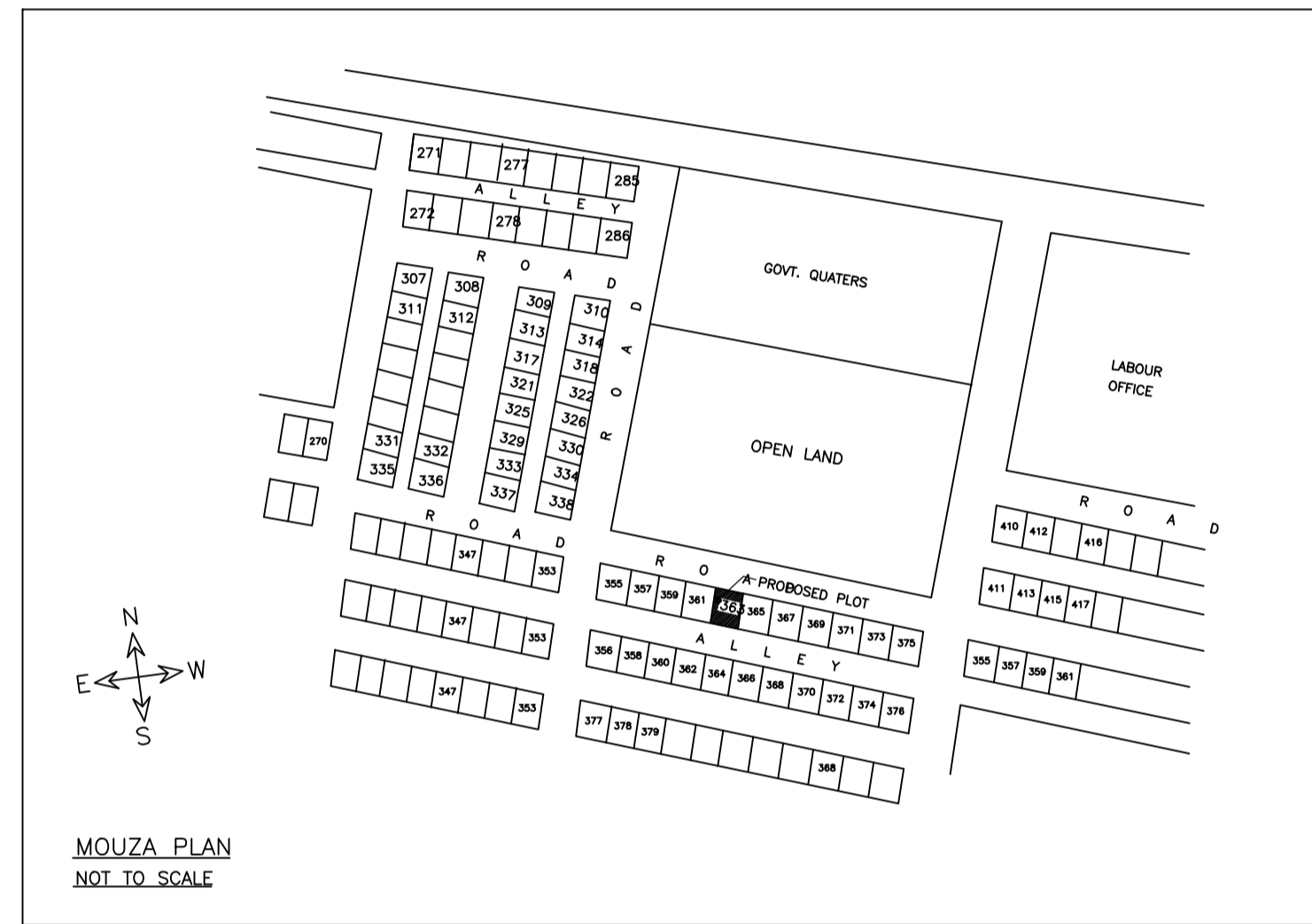
SECTION - X-X (SCALE=1:100)



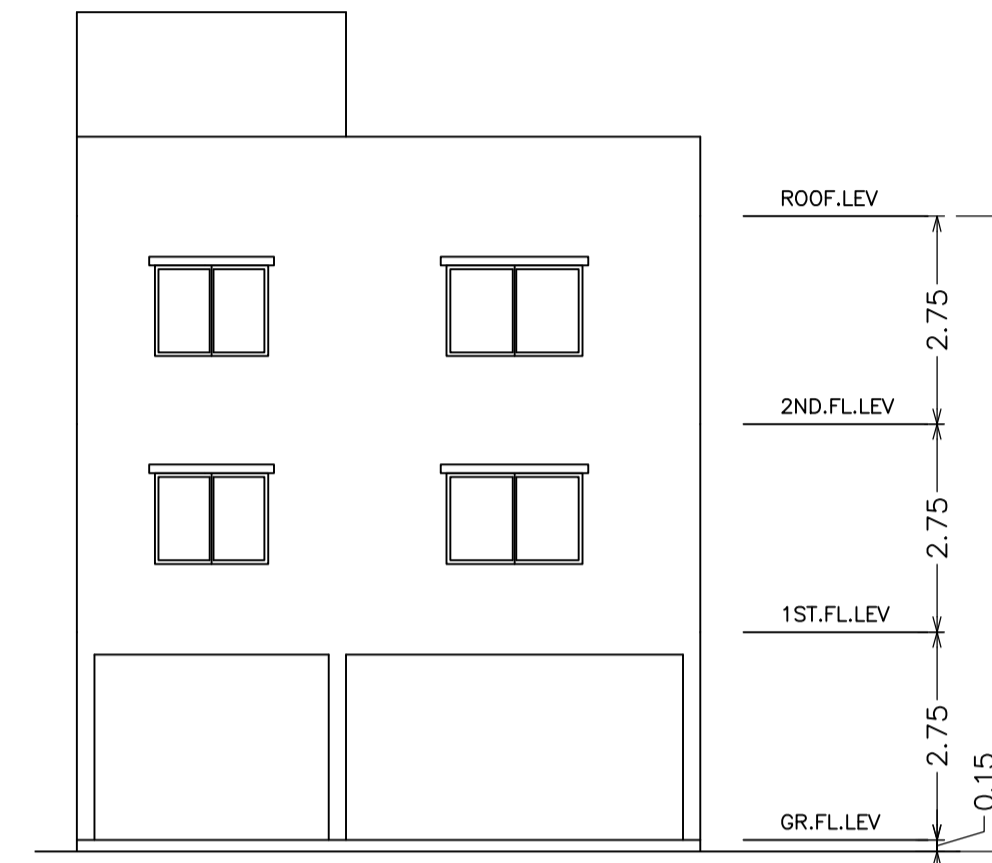
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



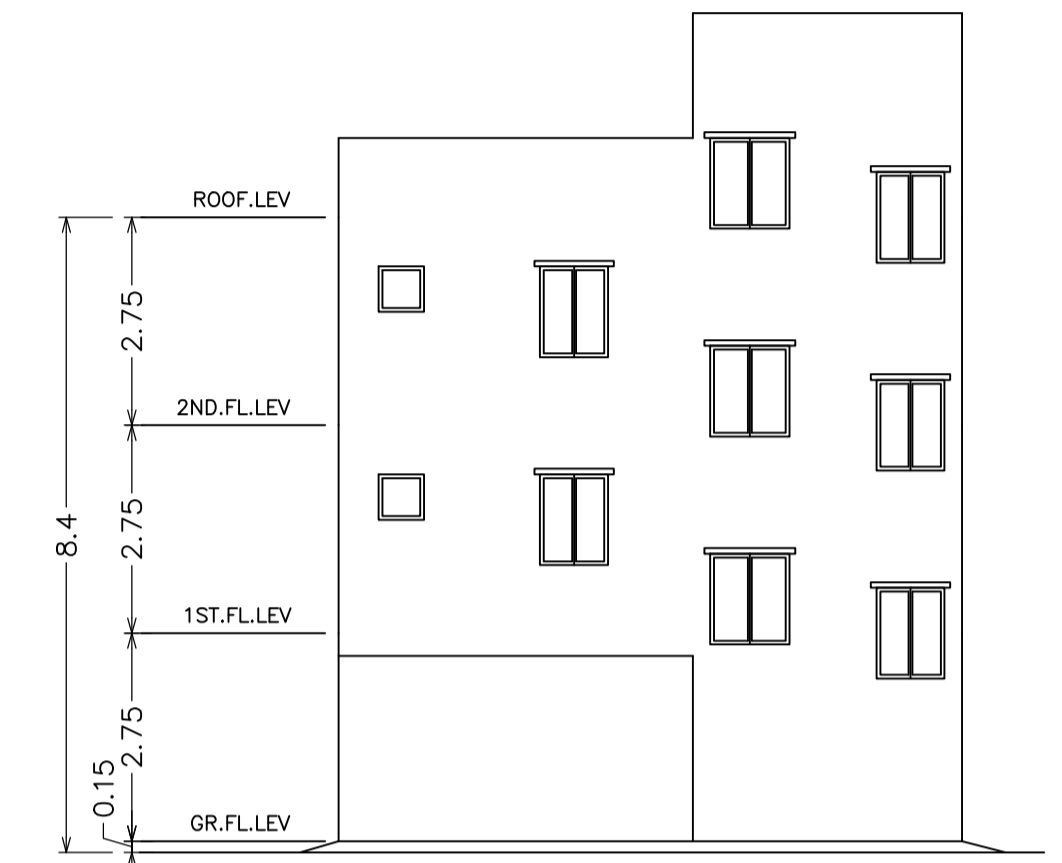
TERRACE FLOOR PLAN (SCALE 1:100)



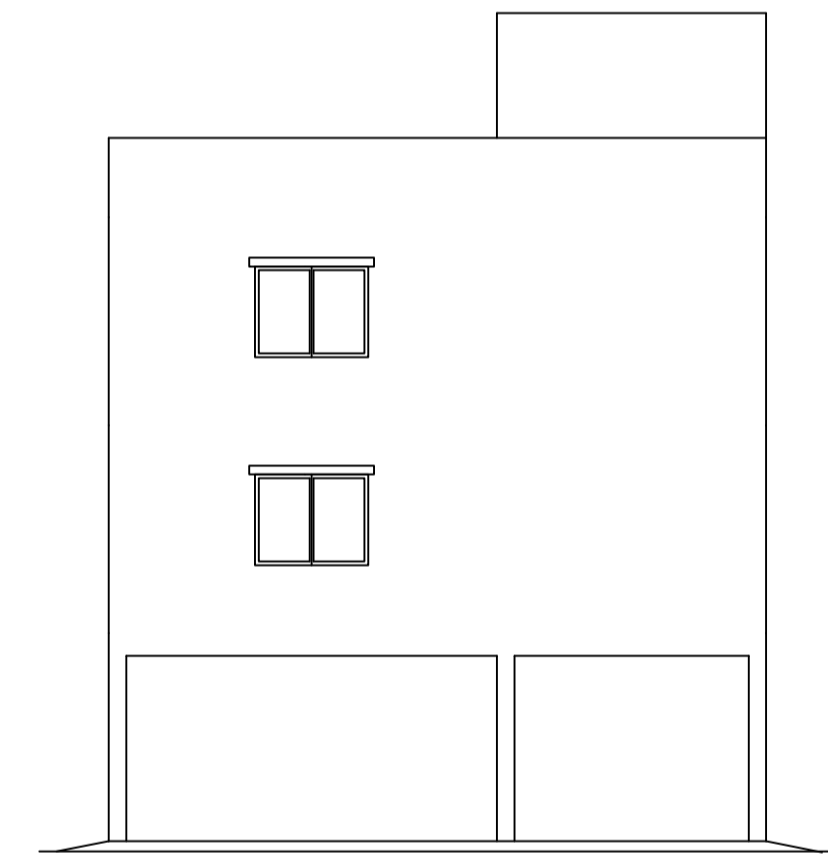
MOUZA PLAN (NOT TO SCALE)



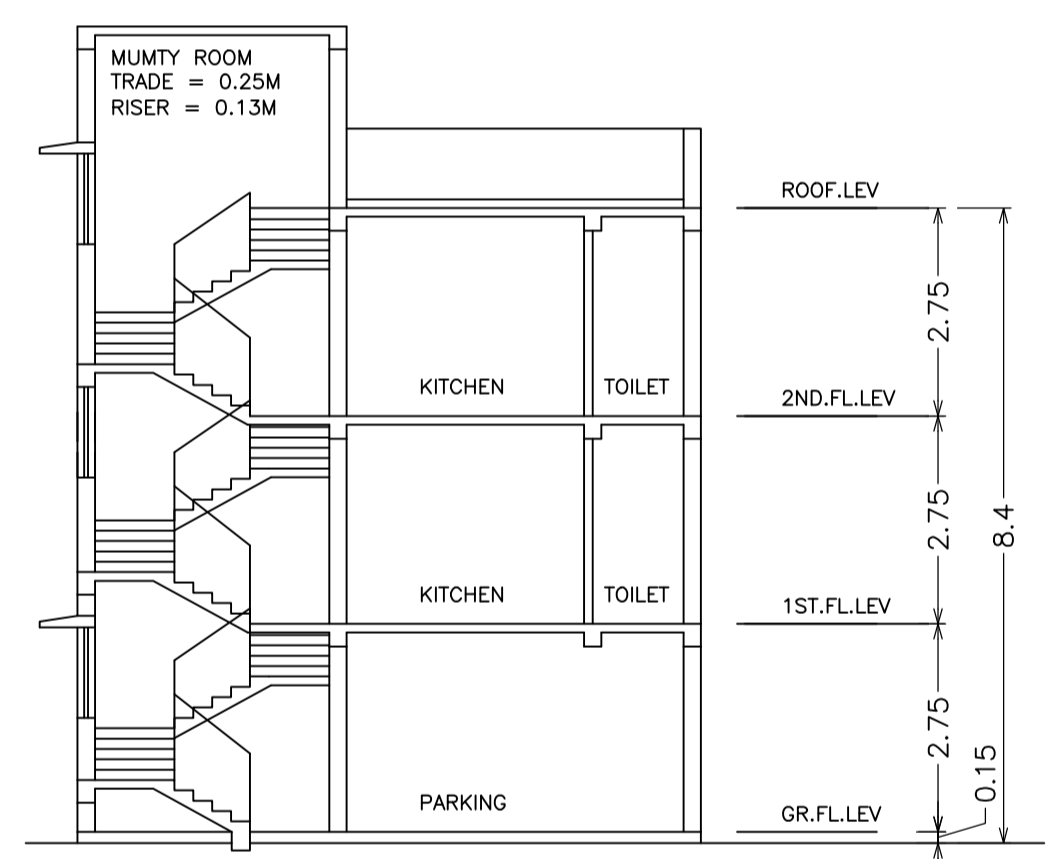
FRONT ELEVATION (SCALE=1:100)



REAR ELEVATION (SCALE=1:100)



SIDE ELEVATION (SCALE=1:100)



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SATISH KR DUBEY AND SANJAY KR DUBEY AND RAJESH KR DUBEY)	D3	0.80	2.10	02
A (SATISH KR DUBEY AND SANJAY KR DUBEY AND RAJESH KR DUBEY)	D2	0.90	2.10	02
A (SATISH KR DUBEY AND SANJAY KR DUBEY AND RAJESH KR DUBEY)	D4	1.00	2.10	01
A (SATISH KR DUBEY AND SANJAY KR DUBEY AND RAJESH KR DUBEY)	D1	1.20	2.10	02
A (SATISH KR DUBEY AND SANJAY KR DUBEY AND RAJESH KR DUBEY)	OPENING	1.50	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

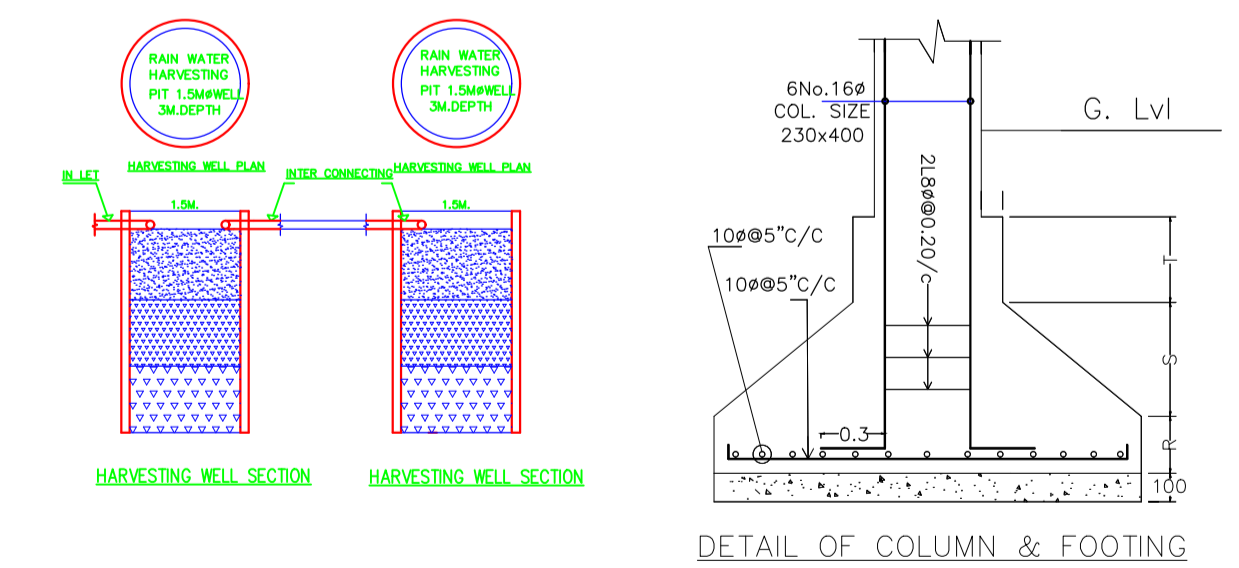
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SATISH KR DUBEY AND SANJAY KR DUBEY AND RAJESH KR DUBEY)	V	0.60	0.60	02
A (SATISH KR DUBEY AND SANJAY KR DUBEY AND RAJESH KR DUBEY)	W3	0.90	1.20	02
A (SATISH KR DUBEY AND SANJAY KR DUBEY AND RAJESH KR DUBEY)	W2	1.20	1.20	06
A (SATISH KR DUBEY AND SANJAY KR DUBEY AND RAJESH KR DUBEY)	W2	1.50	1.20	02
A (SATISH KR DUBEY AND SANJAY KR DUBEY AND RAJESH KR DUBEY)	W1	1.80	1.20	04

Building :A (SATISH KR DUBEY AND SANJAY KR DUBEY AND RAJESH KR DUBEY)

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.)
Parking Floor	68.68	57.12	0.00	11.56	11.56	11.56	00
First Floor	68.68	0.00	68.68	0.00	68.68	68.68	01
Second Floor	68.68	0.00	68.68	0.00	68.68	68.68	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	206.04	57.12	137.36	11.56	148.92	148.92	01
Total Number of Same Buildings	1						
Total :	206.04	57.12	137.36	11.56	148.92	148.92	01

UnitBUA Table for Building :A (SATISH KR DUBEY AND SANJAY KR DUBEY AND RAJESH KR DUBEY)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	122.52	119.58	4	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	4	0
Total	-	-	122.52	119.58	8	1



DETAIL OF COLUMN & FOOTING

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