

SITE PLAN

Proposal Basic Information

Proposal File No.	JNAC/BP/0012/W17/2021
Owner Name	MS BADRINATH DEVELOPERS
Khata No	16 (New) & 13 (R.S.)
Plot No	PORTION OF 657,658,660,668(NEW) & 4598(R.S.)
Village Name	MOHARDA
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT JAMSHEDPUR NAC

VERSION NO. : 1.0.55
VERSION DATE: 16/10/2020

PROJECT DETAIL:
Region: JHARKHAND URBAN LOCAL BODIES
District: EAST SINGHBHUM
Authority: JAMSHEDPUR NAC
Inward No.: JNAC/BP/0012/W17/2021
Application Type: General Proposal
Project Type: Building Permission
Nature of Development: New
Location of Development Area: Old Area

Plot Use: Residential
Plot SubUse: Bungalow/ Dwelling / Non Apartment
PlotNearby/ReligiousStructure: NA
Plot/SubPlot No: PORTION OF 657,658,660,668(NEW) & 4598(R.S.)
North: Plot No. - 658(P)
South: Plot No. - 660(P) AND 668(P)
East: Plot No. - 673(P) AND 672
West: Road Width - 12.50

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	SQ.MT.	2181.25
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		2181.25
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			209.26
Total			209.26
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		1971.98
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		2181.25
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)		2181.25

COVERAGE CHECK

Permissible Coverage area (50.00 %)	1090.63
Proposed Coverage Area (35.70 %)	778.75
Total Prop. Coverage Area (35.7 %)	778.75
Balance coverage area (14.30 %)	311.88

FAR CHECK

Perm. FAR Area (2.50)	5453.13
Total Perm. FAR area	5453.13
Residential FAR	1553.42
Proposed FAR Area	1649.44
Total Proposed FAR Area	1649.44
Consumed FAR (Factor)	0.76
Balance FAR Area	3803.69

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	2336.25
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ARCHITECT (Regd) Rahul Pandey
ENGINEER (Regd)
SUPERVISOR (Regd)
OWNER (Regd) MS BADRINATH DEVELOPERS

DEVELOPMENT AUTHORITY LOCAL BODY

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
TYPE B (DUPLEX)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	4.00	1.00	4	-	-	-
TYPE C (DUPLEX)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	2.00	1.00	2	-	-	-
TYPE A (DUPLEX)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	4.00	1.00	-	-	-	-
Total :			-	-	-	-	10	12	-	3

Parking Check (Table 7b)

Vehicle Type	Reqd.		Area	
	No.	Area	No.	Area
Car	-	-	-	150.00
Total Car	10	125.00	12	150.00
Visitor's Car Parking	-	-	4	50.00
Total Visitor Parking	3	37.50	4	50.00
Other Parking	-	-	-	532.73
Total		162.50		732.73

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 FAR Area (Sq.mt.)	Tnmt (No.)
			Void	Parking					
TYPE B (DUPLEX)	2	881.44	0.00	255.40	587.64	38.40	626.04	626.04	04
TYPE C (DUPLEX)	1	581.30	0.00	174.56	387.54	19.20	406.74	406.74	02
TYPE A (DUPLEX)	1	873.51	4.08	252.76	578.26	38.41	616.67	616.67	04
Grand Total	4	2336.25	4.08	682.73	1553.44	96.01	1649.45	1649.45	10

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)	Orange

Buildingwise Floor FAR Details

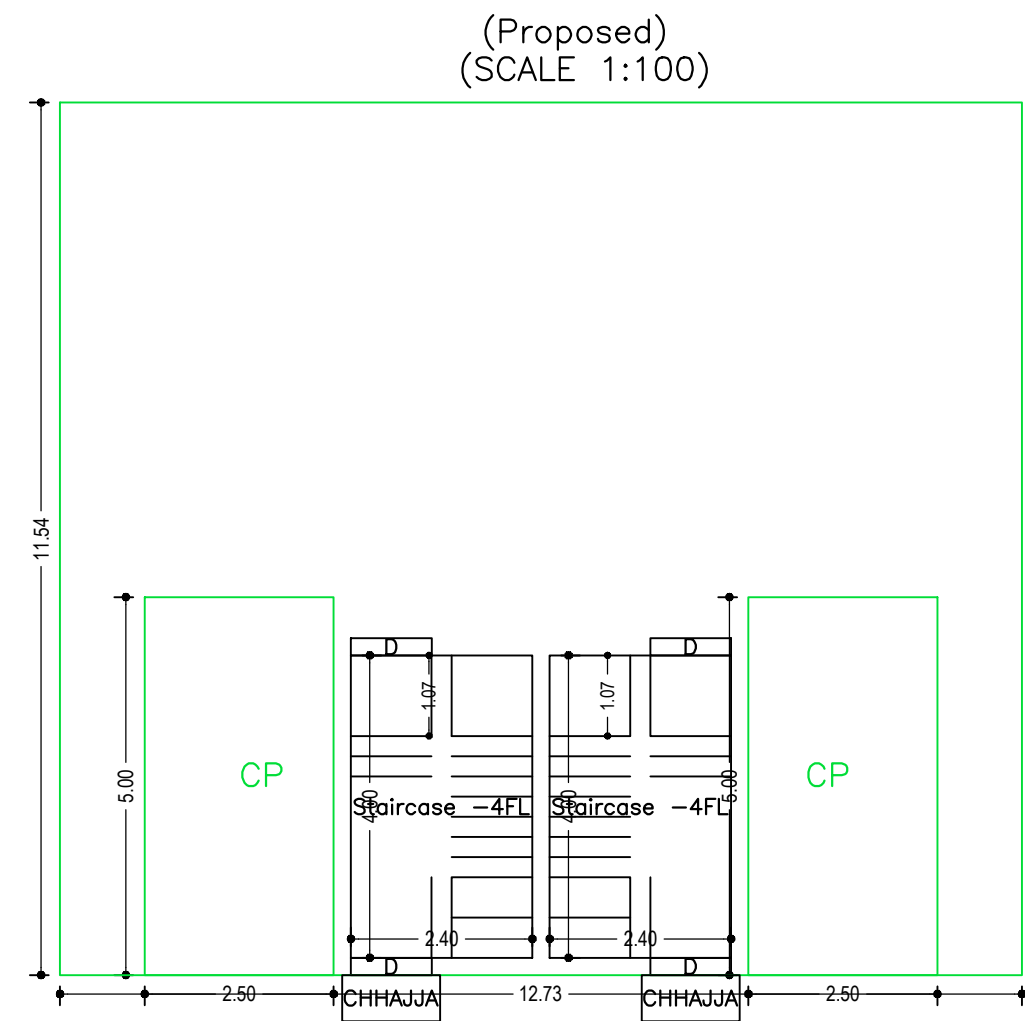
Floor Name	Building Name						Total	
	TYPE B (DUPLEX)	TYPE C (DUPLEX)	TYPE A (DUPLEX)	TYPE C (DUPLEX)	TYPE A (DUPLEX)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	
Ground Floor	293.80	38.40	193.76	19.20	291.17	38.41	96.01	
First Floor	293.82	293.82	193.77	193.77	291.17	289.13	778.76	
Second Floor	293.82	293.82	193.77	193.77	291.17	289.13	778.76	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total :	881.44	626.04	581.30	406.74	873.51	616.67	2336.25	

Building USE/SUBUSE Details

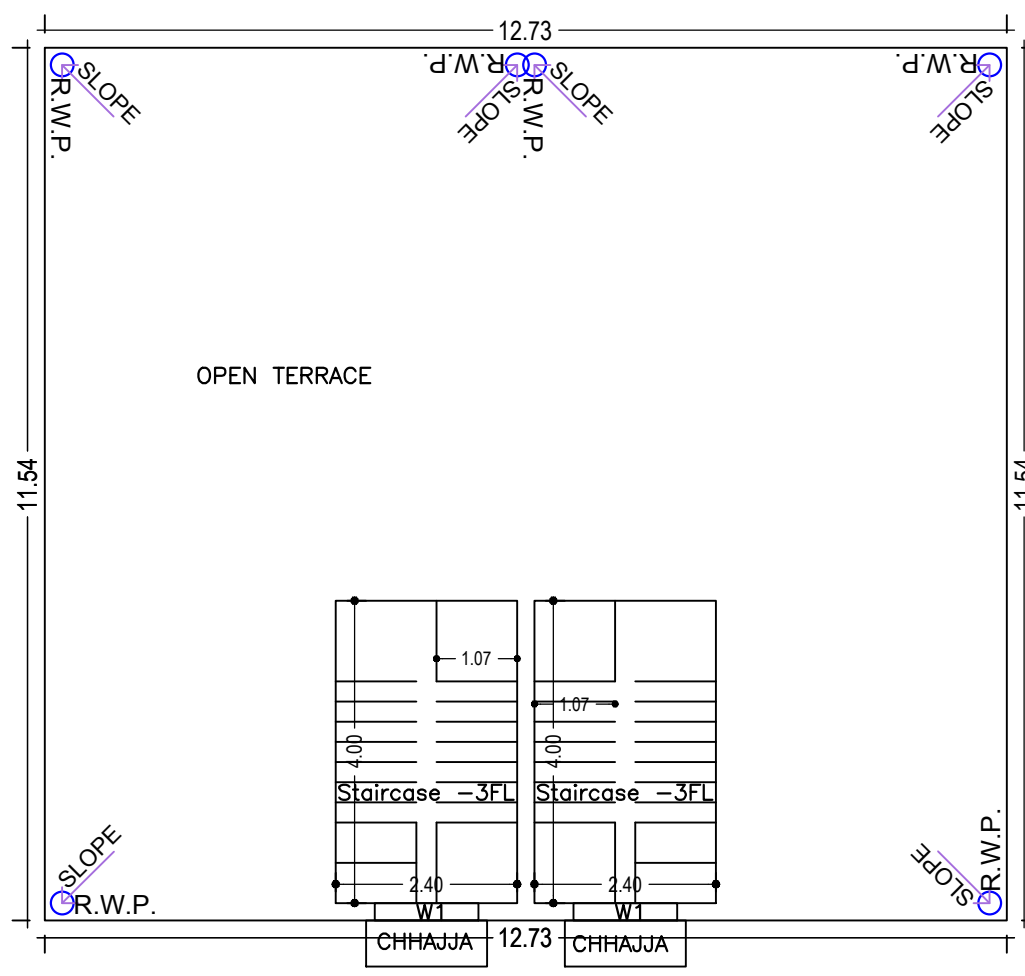
Building Name	Building Use	Building SubUse	Building Structure
TYPE B (DUPLEX)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise
TYPE C (DUPLEX)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise
TYPE A (DUPLEX)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Rahul Pandey JNAC/ARC/0007/2017			

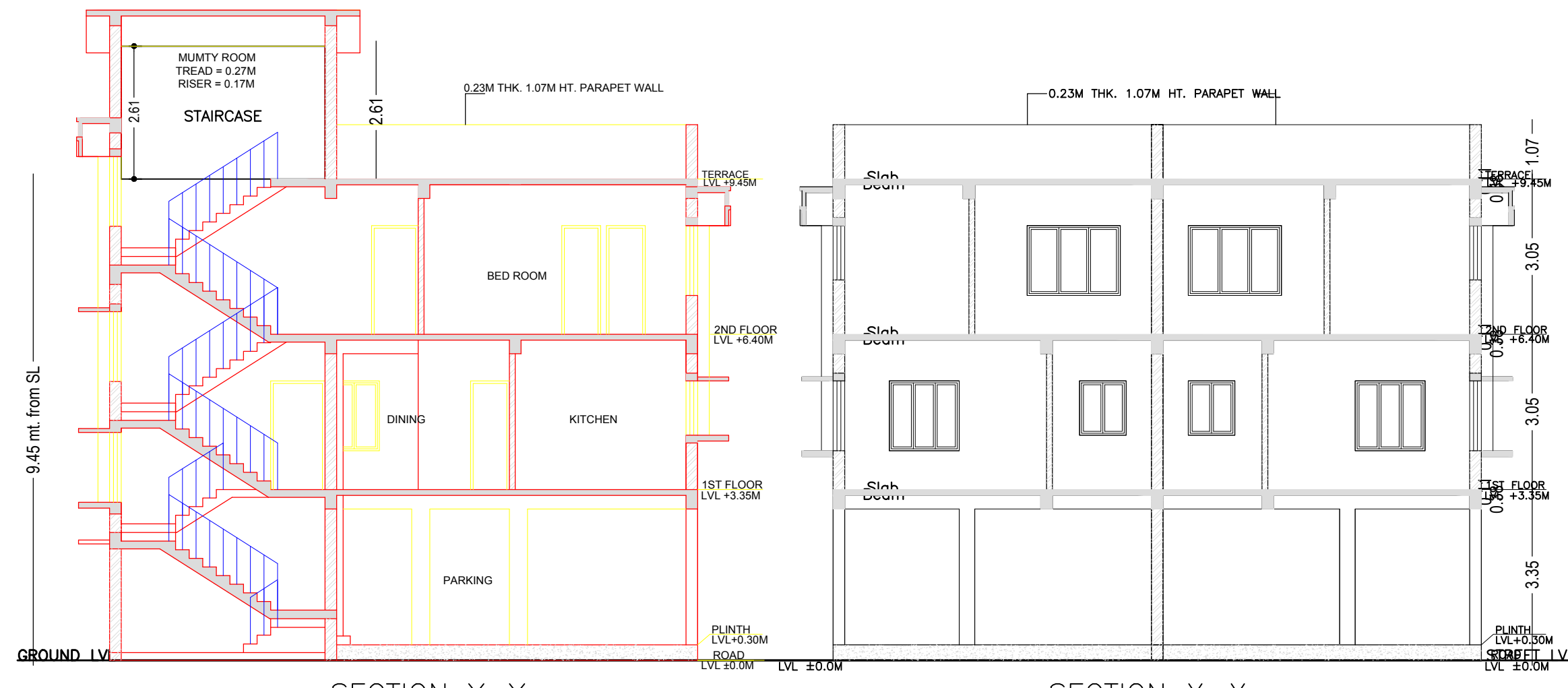
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GROUND FLOOR PLAN (SCALE 1:100)

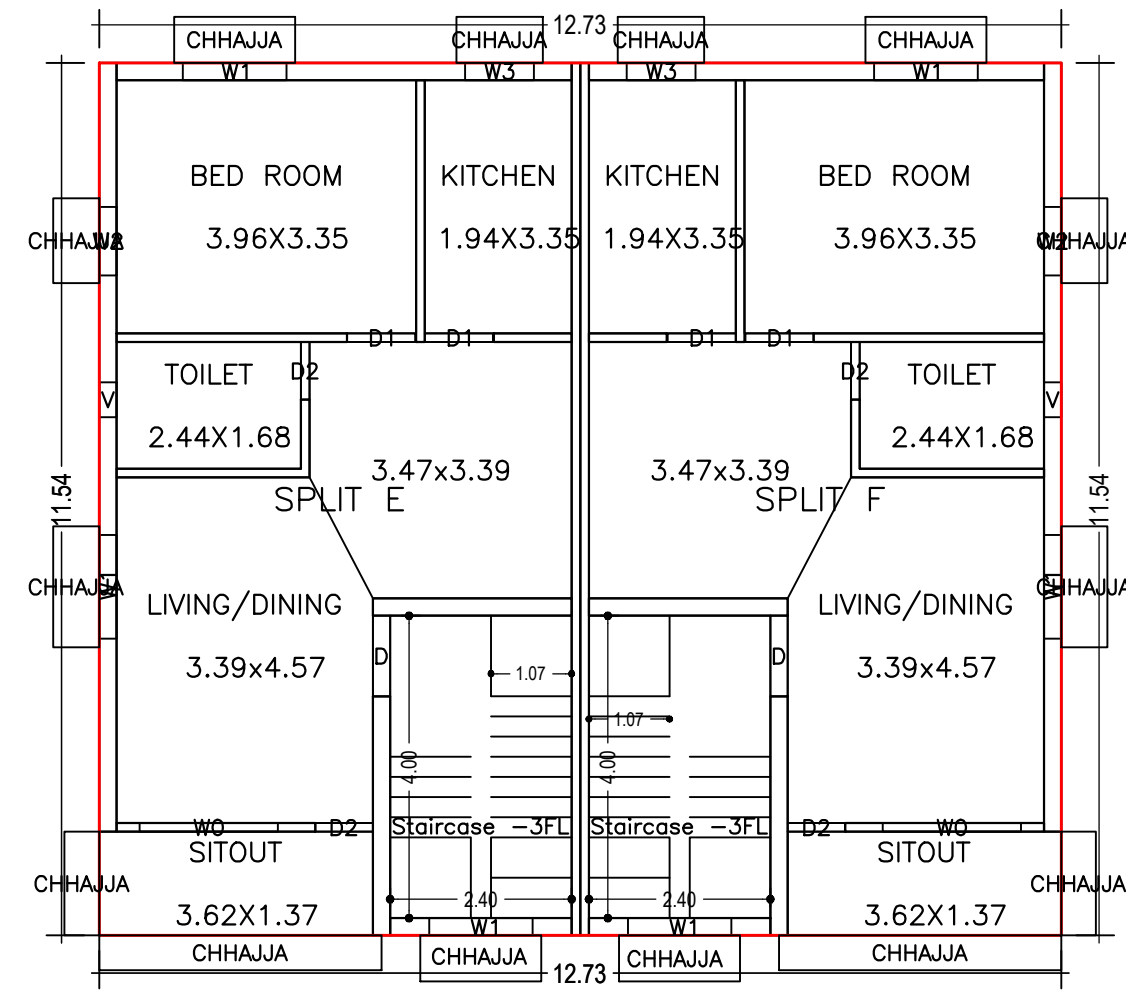


TERRACE FLOOR PLAN (SCALE 1:100)

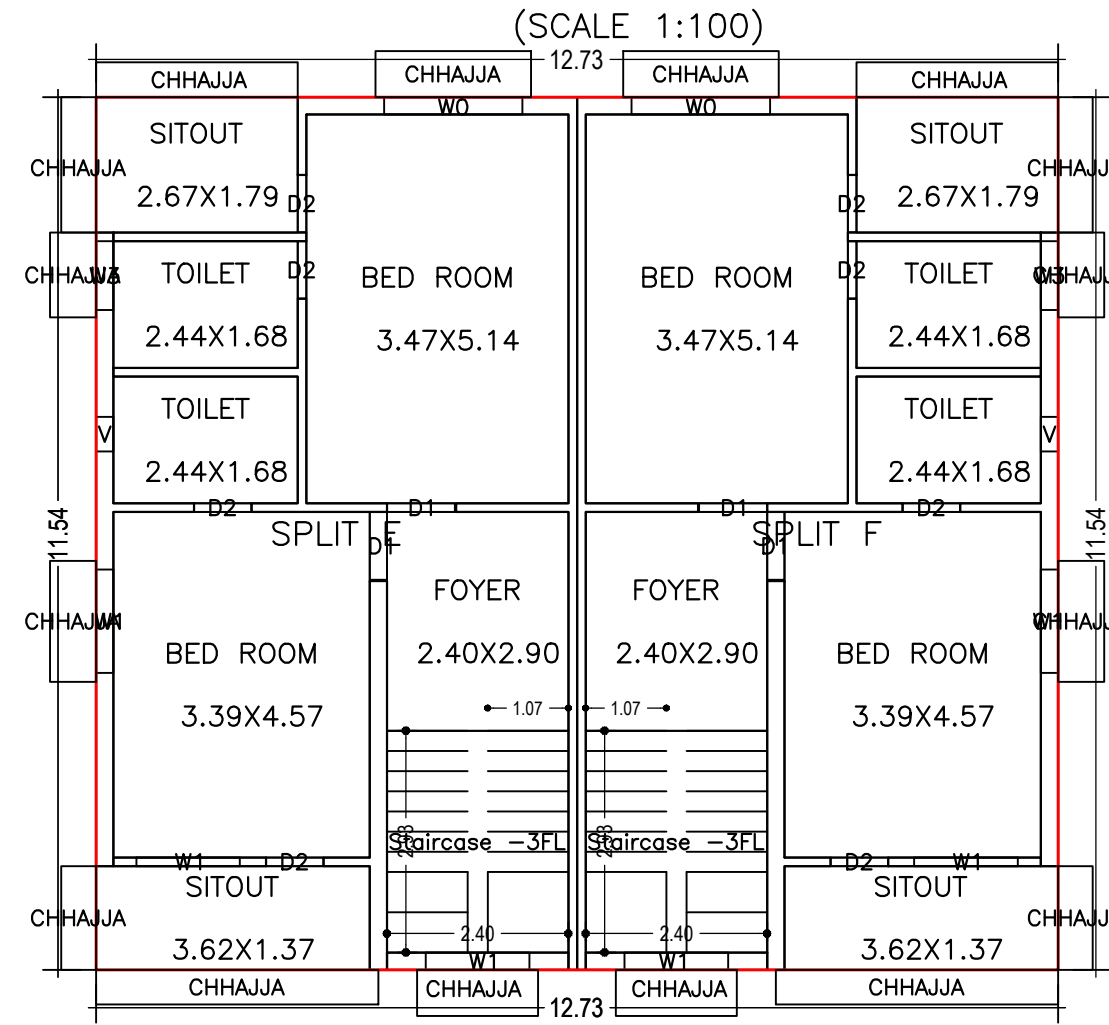


SECTION Y-Y

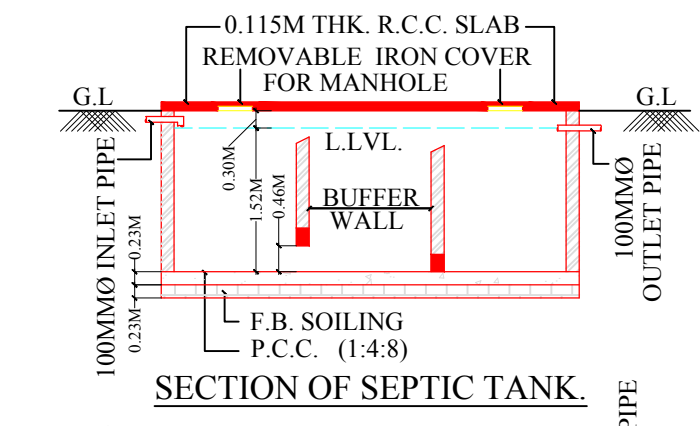
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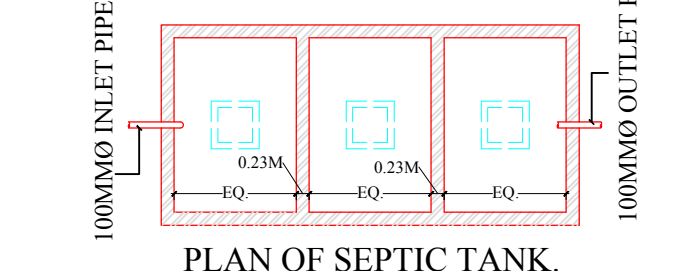
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



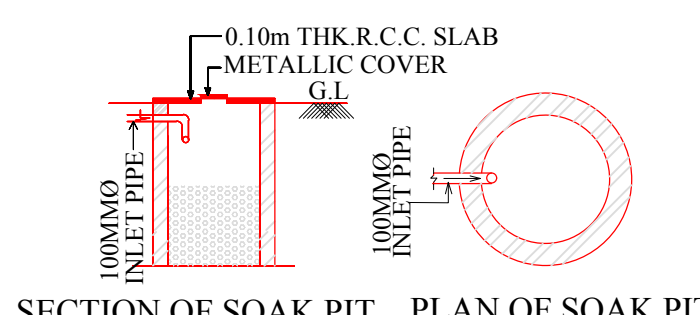
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



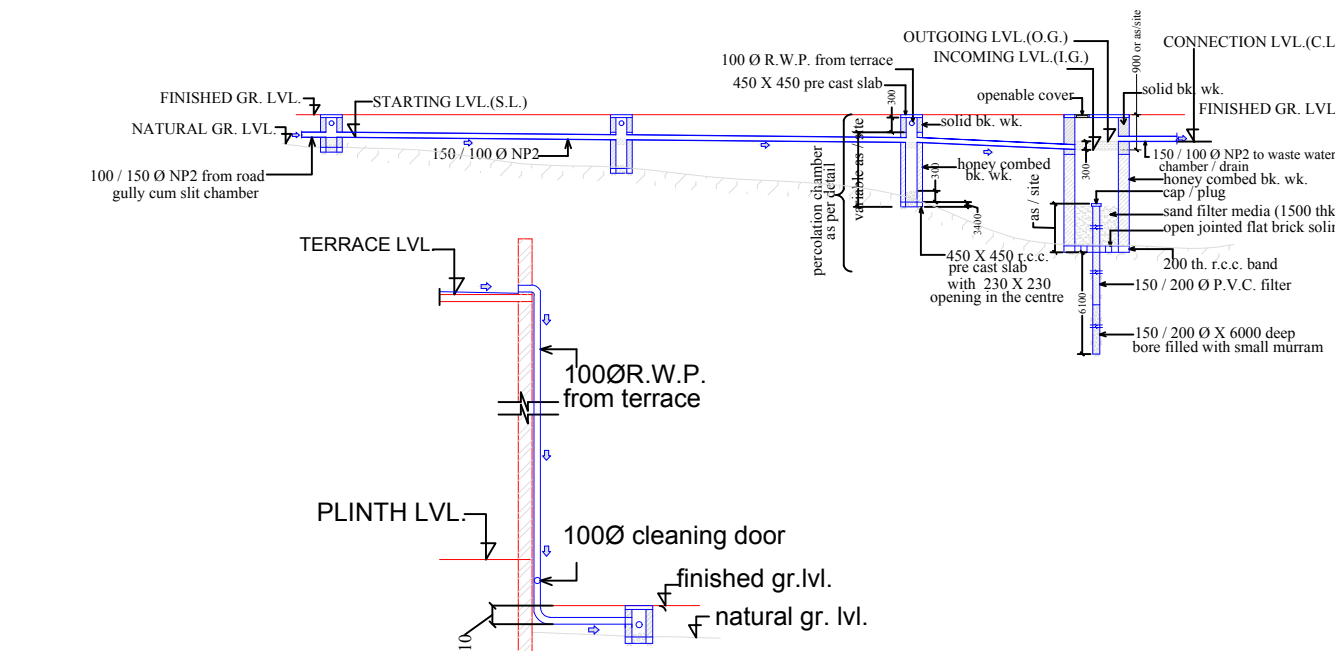
SECTION OF SEPTIC TANK



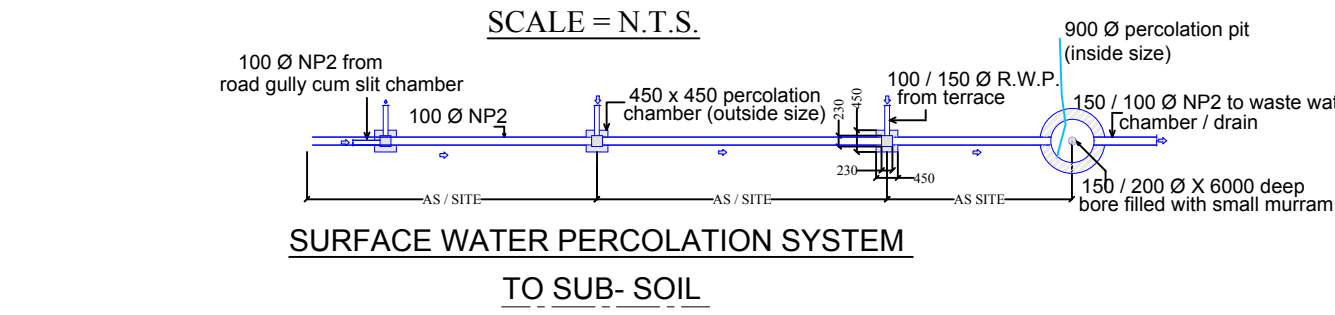
PLAN OF SEPTIC TANK



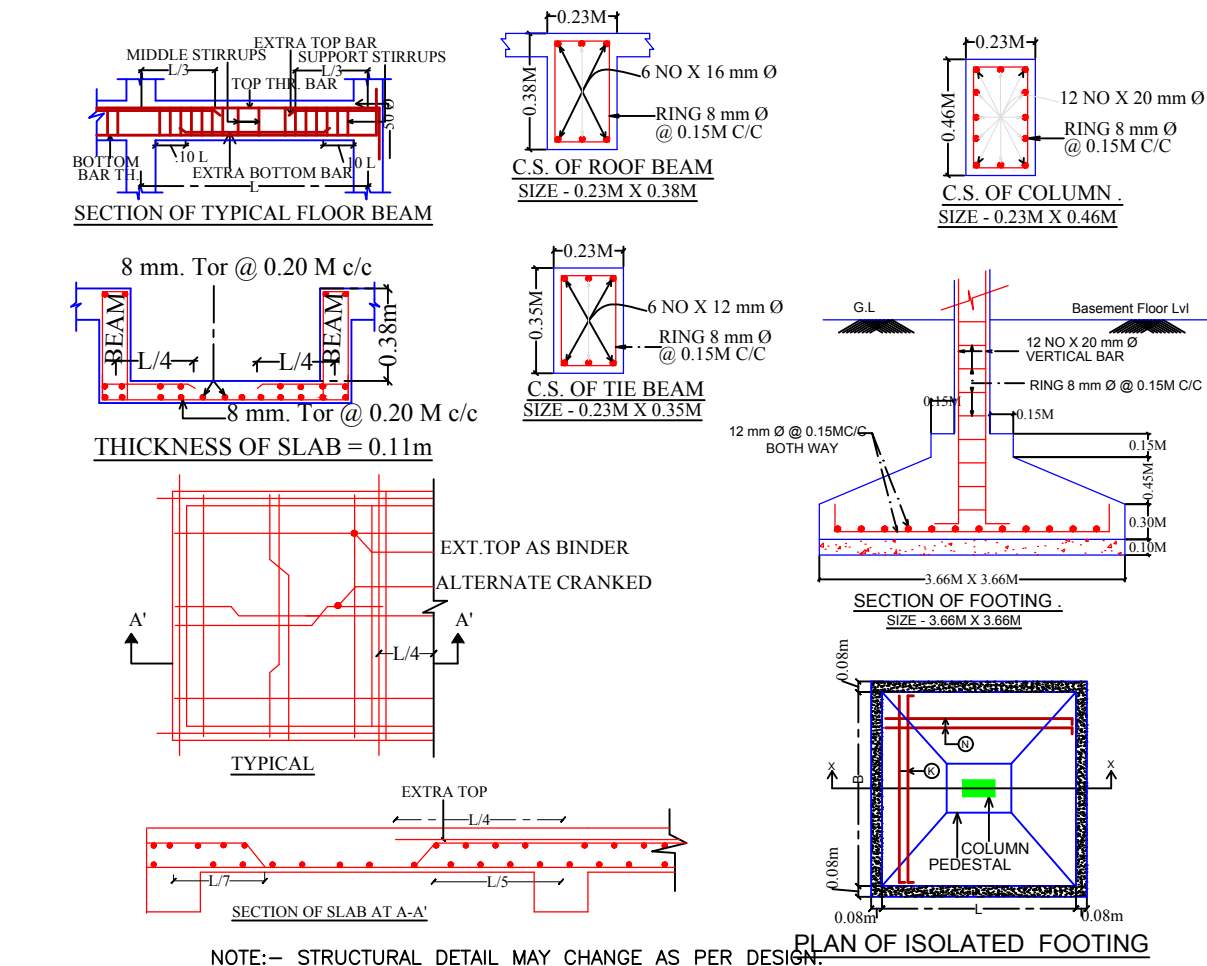
SECTION OF SOAK PIT PLAN OF SOAK PIT



ROOF TOP RAIN WATER COLLECTION SYSTEM (SCALE = N.T.S.)



SURFACE WATER PERCOLATION SYSTEM TO SUB-SOIL



NOTE:- STRUCTURAL DETAIL MAY CHANGE AS PER DESIGN.

Building :TYPE B (DUPLEX)

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	Resi.					
Ground Floor	146.90	127.70	0.00	19.20	19.20	19.20	0.00	00
First Floor	146.91	0.00	146.91	0.00	146.91	146.91	0.00	02
Second Floor	146.91	0.00	146.91	0.00	146.91	146.91	0.00	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	440.72	127.70	293.82	19.20	313.02	313.02	0.00	02
Total Number of Same Buildings	2							
Total :	881.44	255.40	587.64	38.40	626.04	626.04	0.00	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TYPE B (DUPLEX)	D2	0.76	2.13	12
TYPE B (DUPLEX)	D1	0.90	2.13	08
TYPE B (DUPLEX)	D	1.07	2.13	02

SCHEDULE OF WINDOW/VENTILATION:

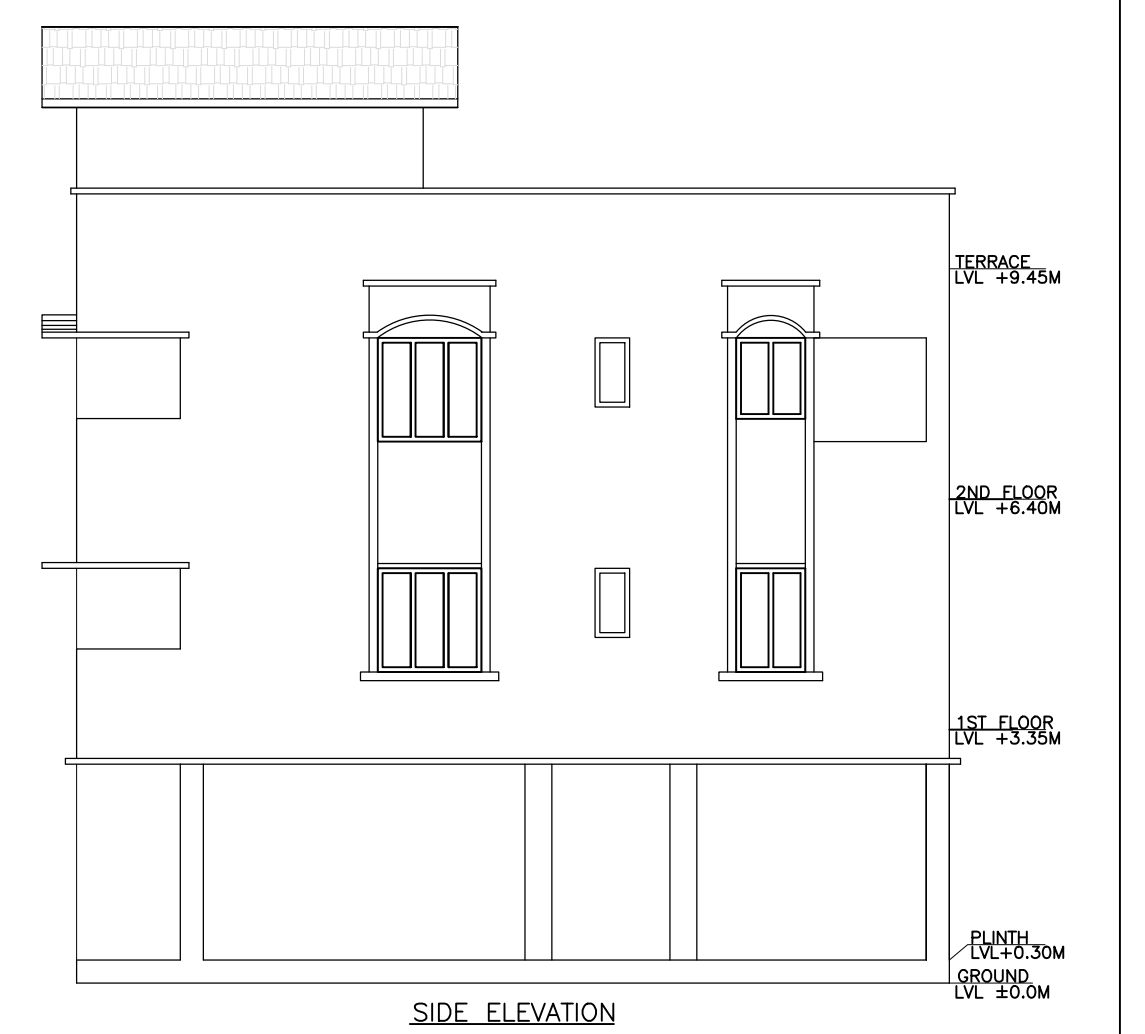
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TYPE B (DUPLEX)	V	0.46	0.91	04
TYPE B (DUPLEX)	W3	0.91	1.07	04
TYPE B (DUPLEX)	W2	0.91	1.37	02
TYPE B (DUPLEX)	W1	1.37	1.37	14
TYPE B (DUPLEX)	W0	1.83	1.37	04

UnitBUA Table for Building :TYPE B (DUPLEX)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT E	FLAT	146.91	130.91	5	2
	SPLIT F	FLAT	146.91	130.91	5	
SECOND FLOOR PLAN	SPLIT E	FLAT	0.00	0.00	7	0
	SPLIT F	FLAT	0.00	0.00	7	
Total:	-	-	293.81	261.81	24	2

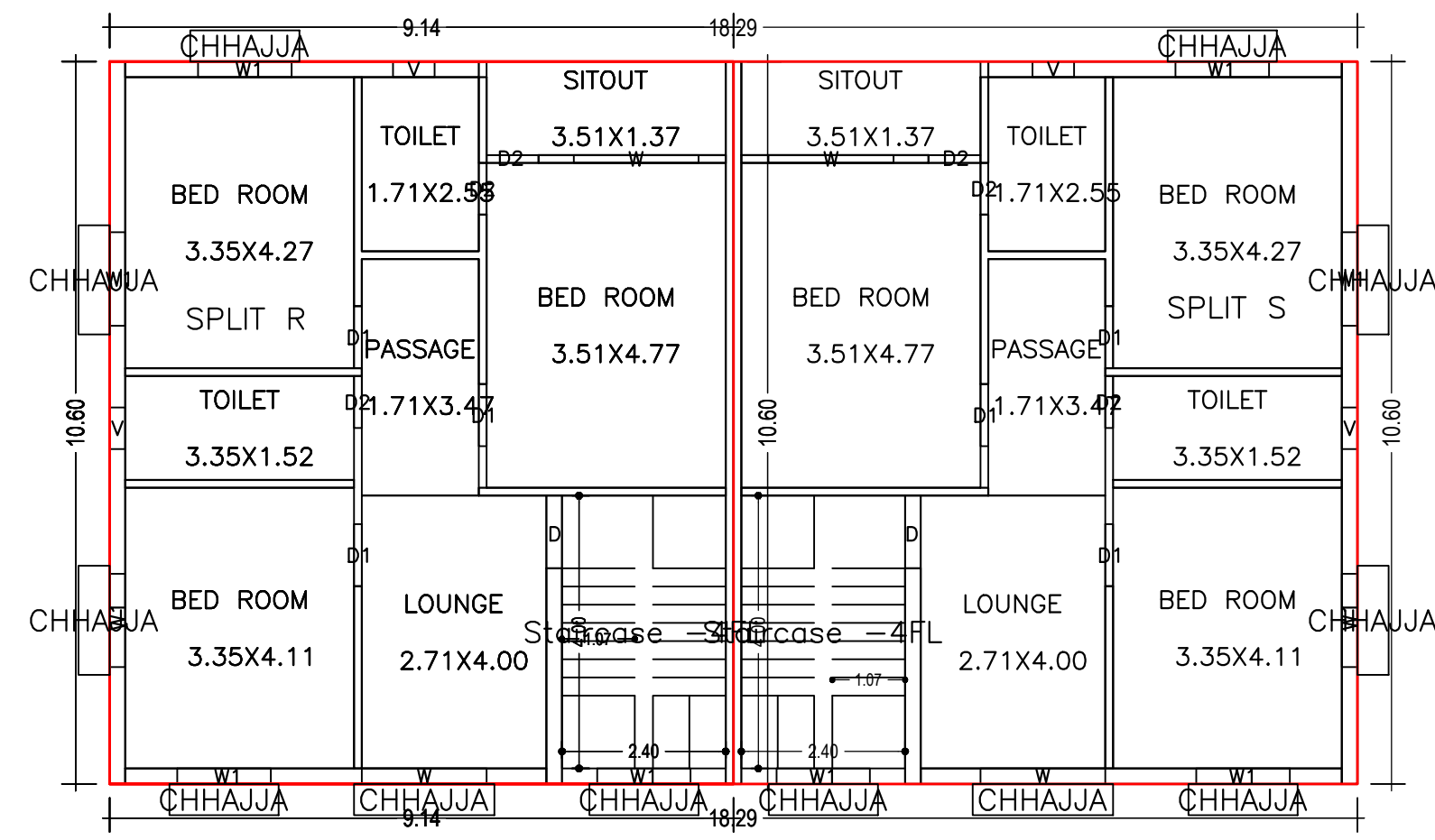
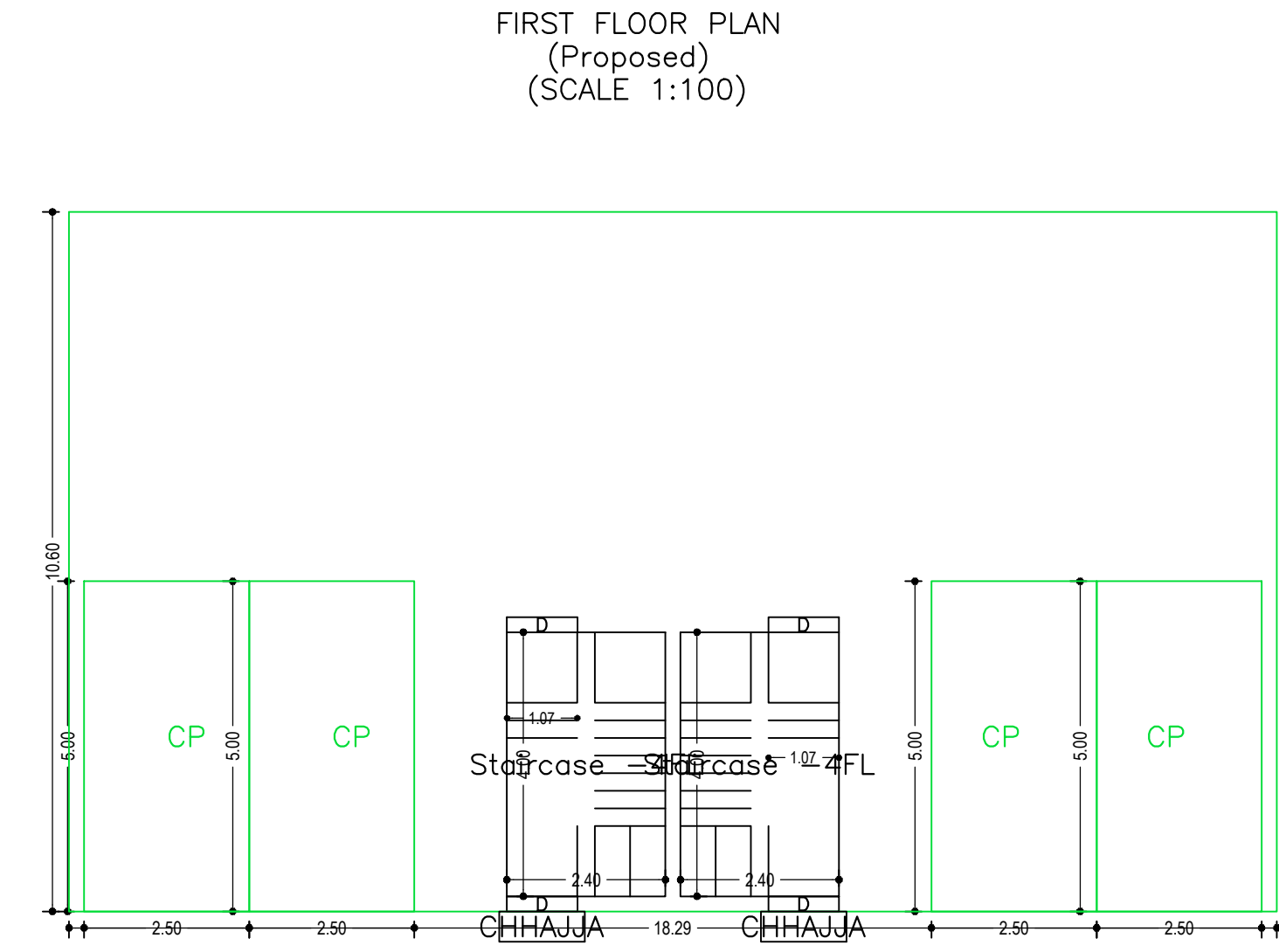
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Rahul Pandey JNAC/ARC/0007/2017			

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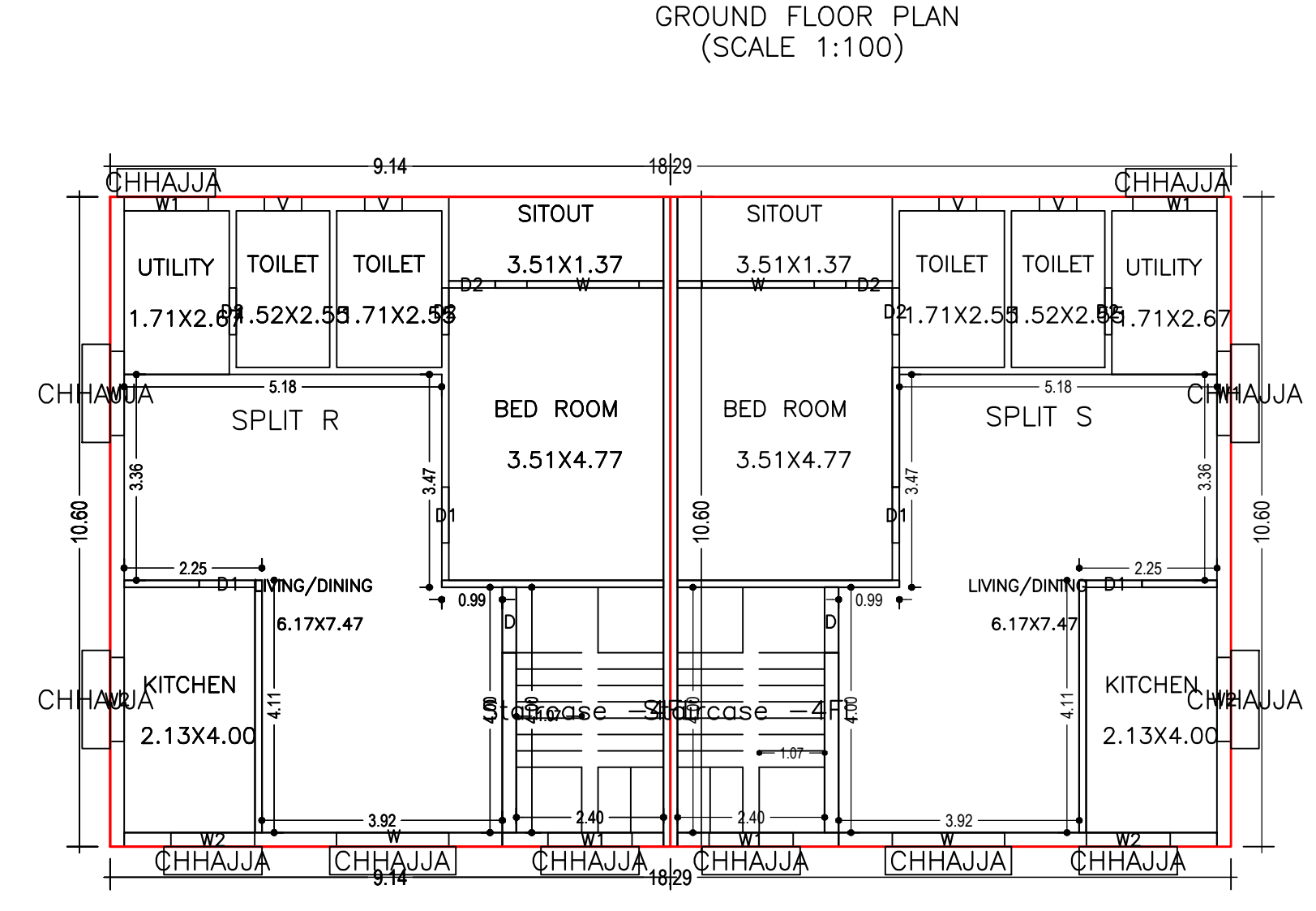
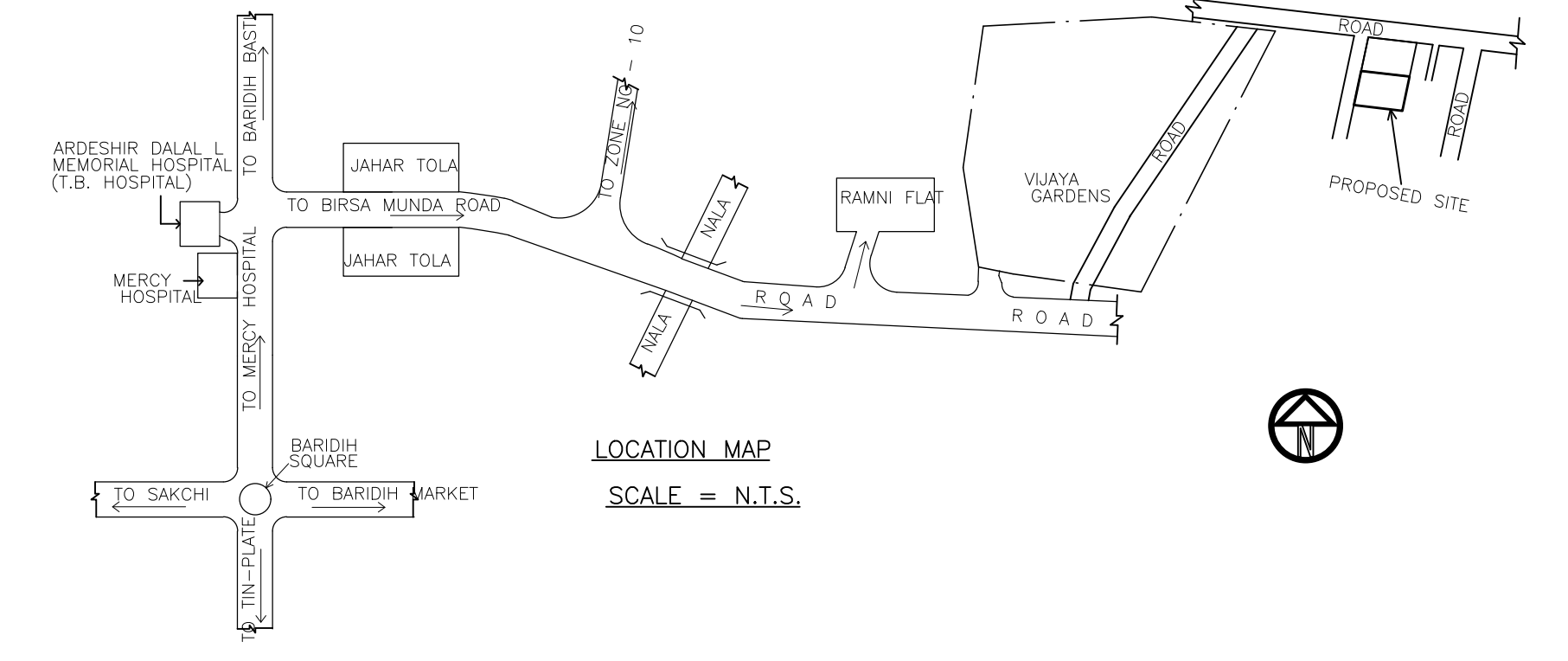
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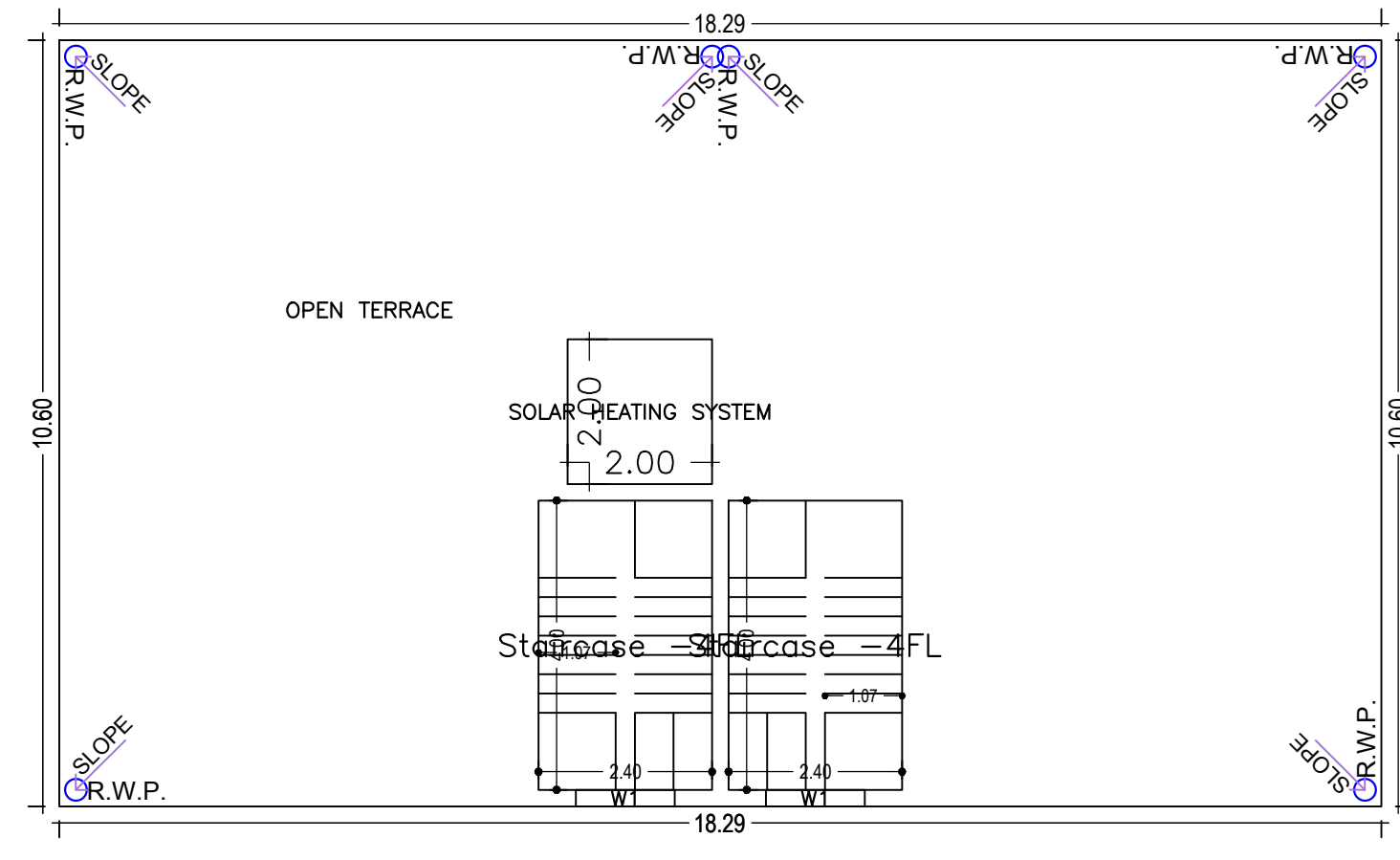


SECOND FLOOR PLAN (Proposed) (SCALE 1:100)

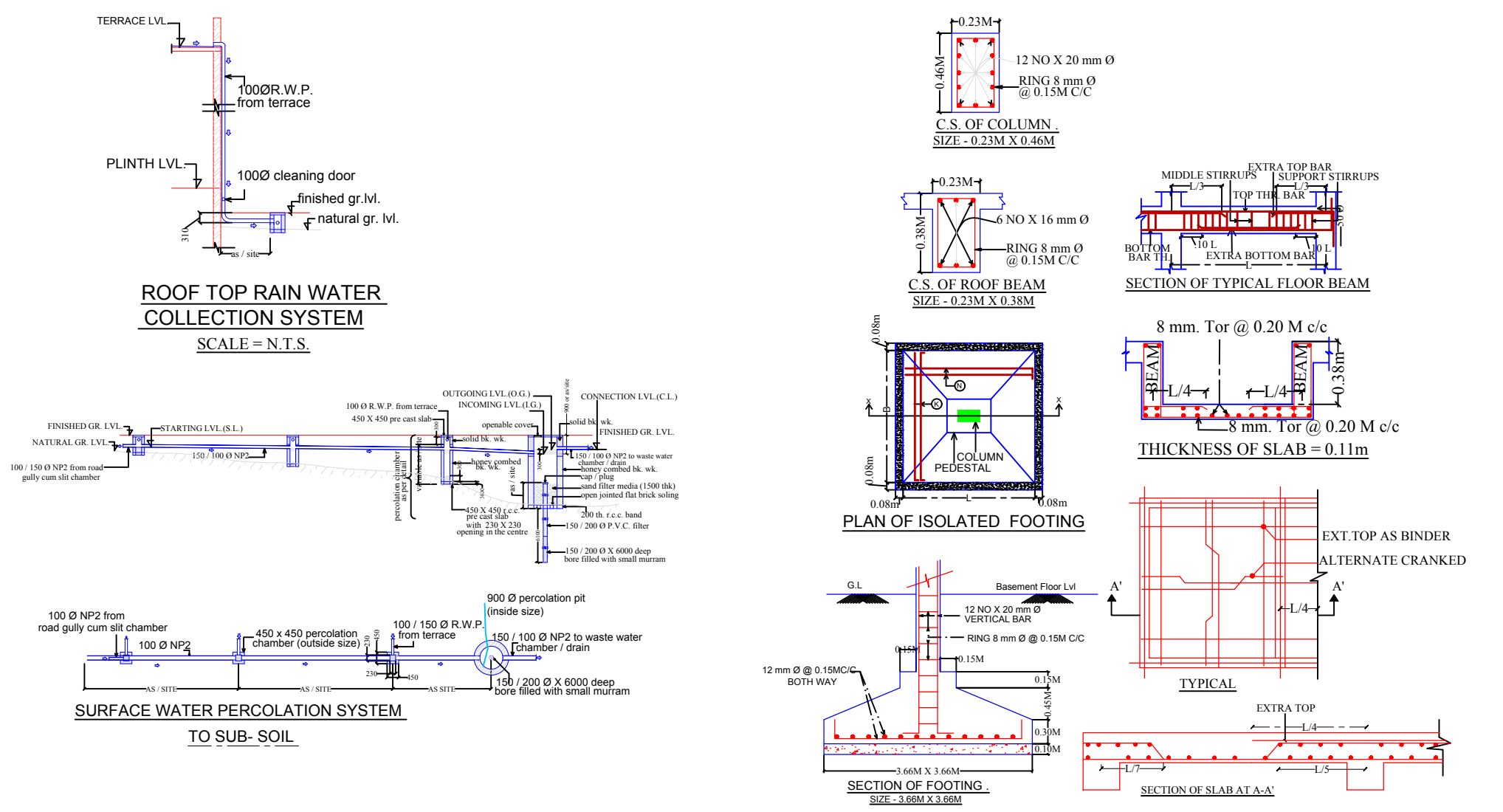
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



Building :TYPE C (DUPLEX)

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	193.76	174.56	0.00	19.20	19.20	19.20	00
First Floor	193.77	0.00	193.77	0.00	193.77	193.77	02
Second Floor	193.77	0.00	193.77	0.00	193.77	193.77	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	581.30	174.56	387.54	19.20	406.74	406.74	02
Total Number of Same Buildings	1						
Total :	581.30	174.56	387.54	19.20	406.74	406.74	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TYPE C (DUPLEX)	D2	0.76	2.13	12
TYPE C (DUPLEX)	D1	0.91	2.13	10
TYPE C (DUPLEX)	D	1.07	2.13	04

SCHEDULE OF WINDOW/VENTILATION:

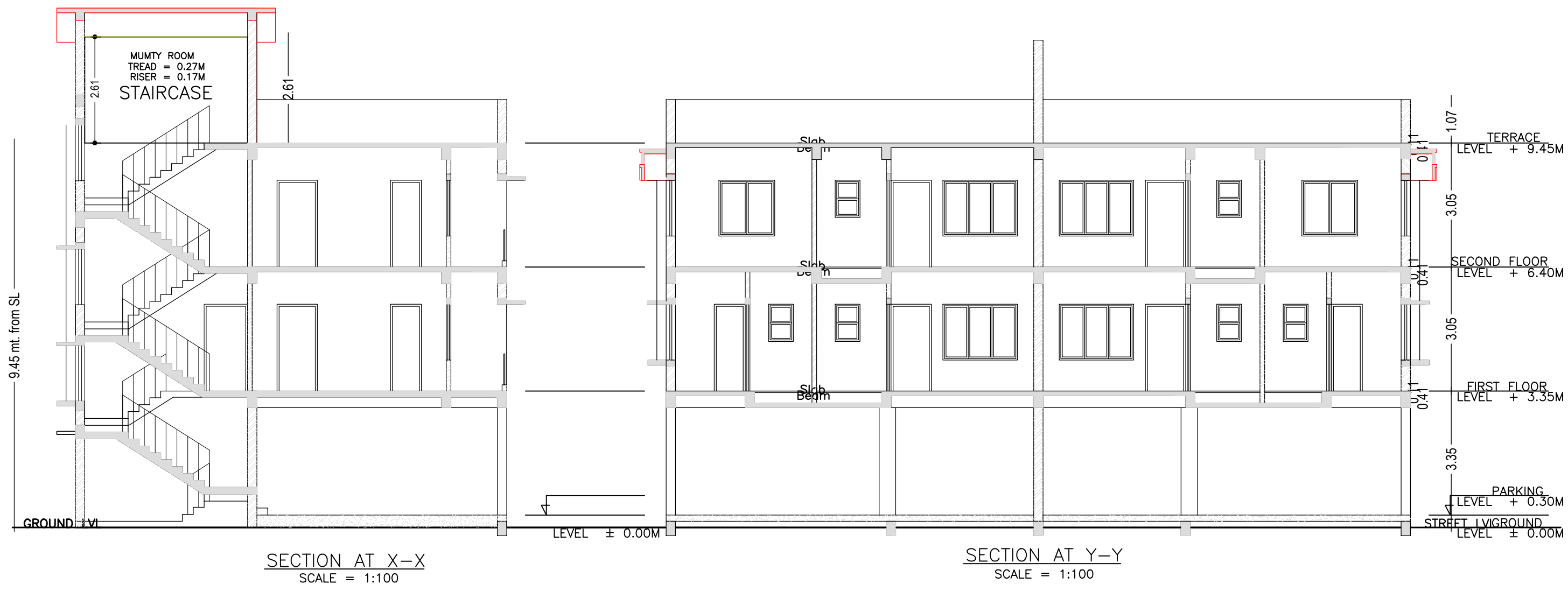
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TYPE C (DUPLEX)	V	0.61	0.91	08
TYPE C (DUPLEX)	W2	1.37	1.07	04
TYPE C (DUPLEX)	W1	1.37	1.37	18
TYPE C (DUPLEX)	W	1.83	1.37	08

UnitBUA Table for Building :TYPE C (DUPLEX)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT R	FLAT	387.53	357.53	7	2
	SPLIT S	FLAT	0.00	0.00	7	
	SPLIT S	FLAT	193.77	178.54	7	
SECOND FLOOR PLAN	SPLIT R	FLAT	0.00	0.00	8	0
	SPLIT R	FLAT	0.00	0.00	8	
	SPLIT S	FLAT	0.00	0.00	8	
Total:	-	-	581.30	536.07	45	2

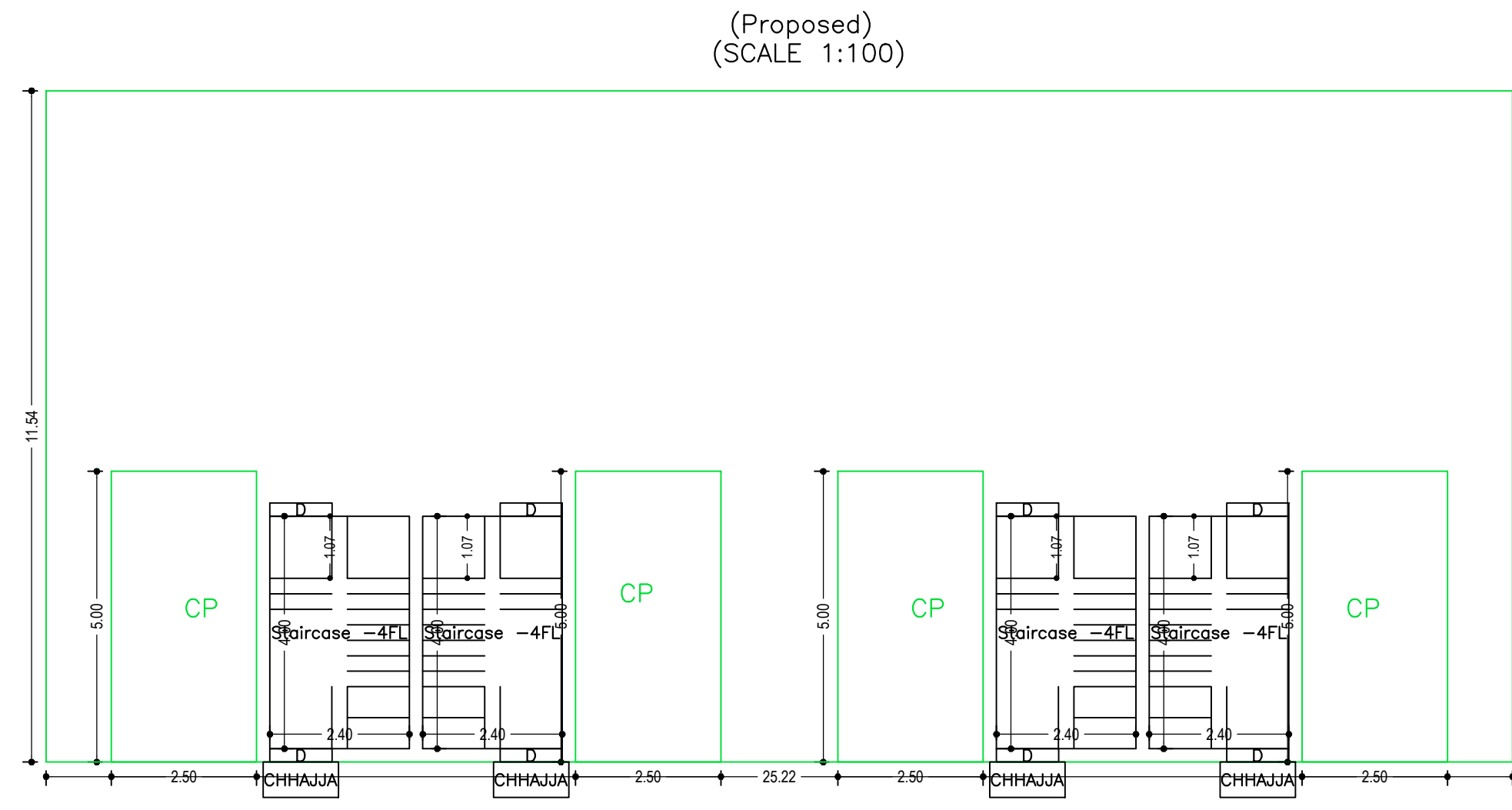
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Rahul Pandey JNAC/ARC/0007/2017			

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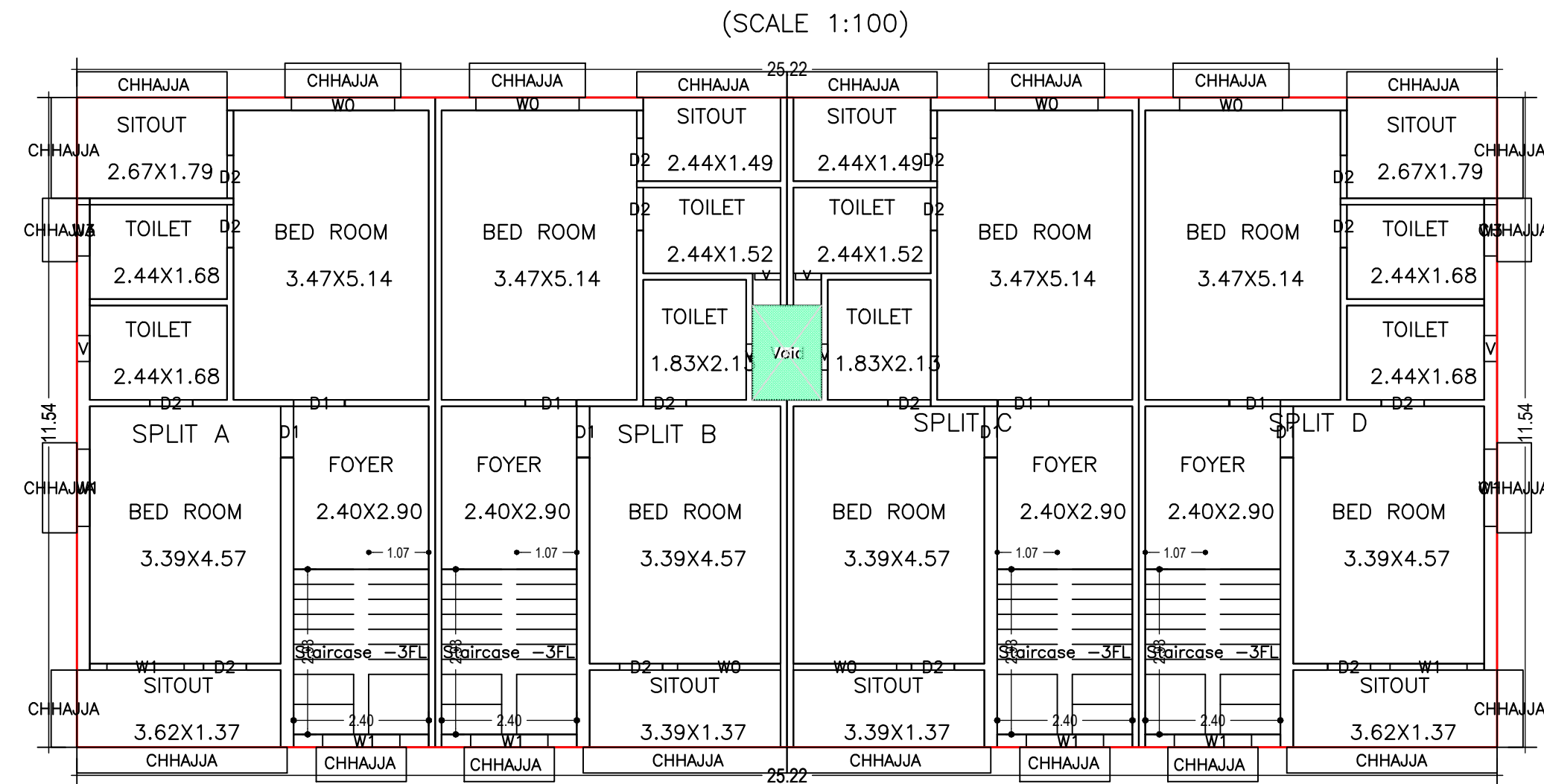


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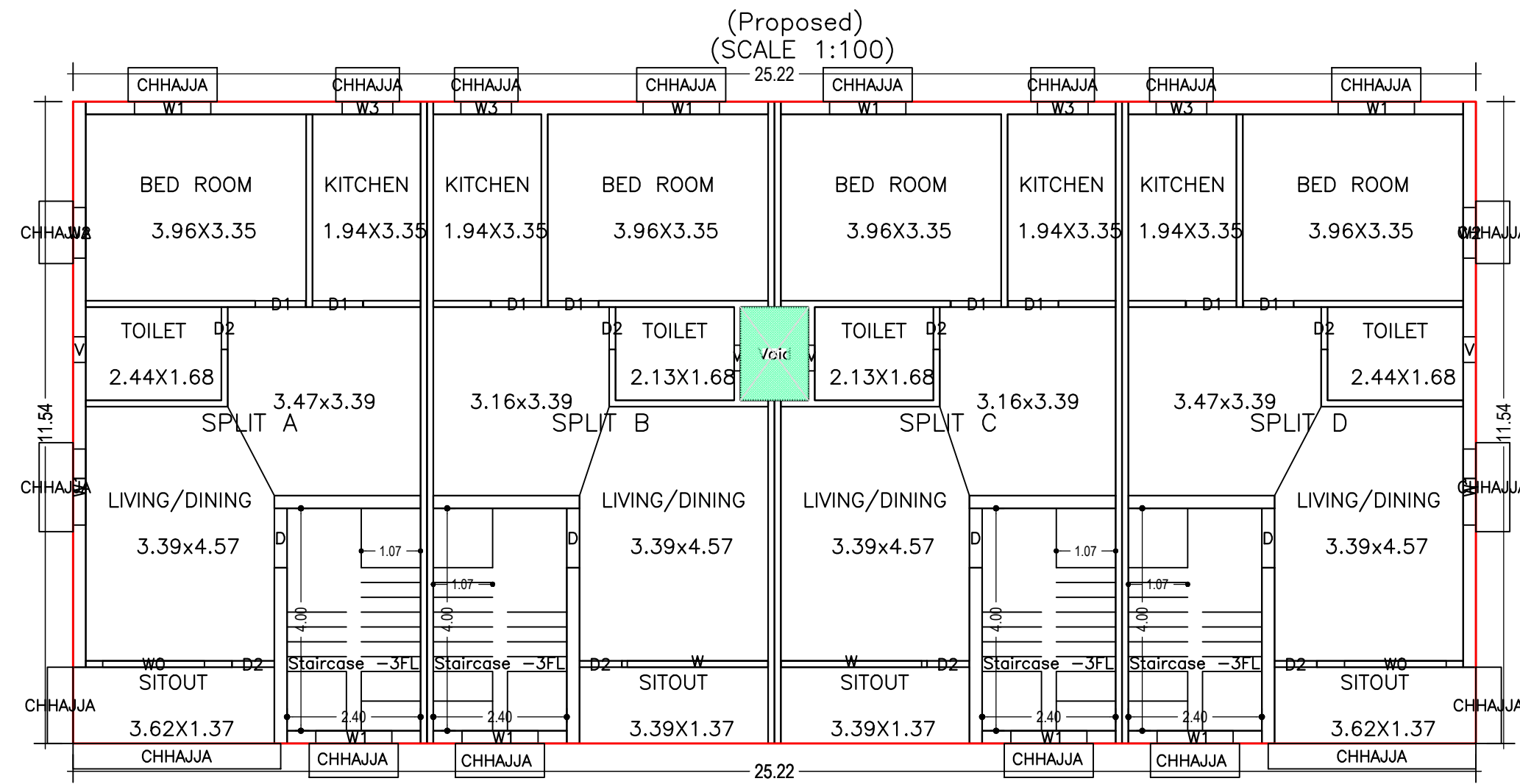
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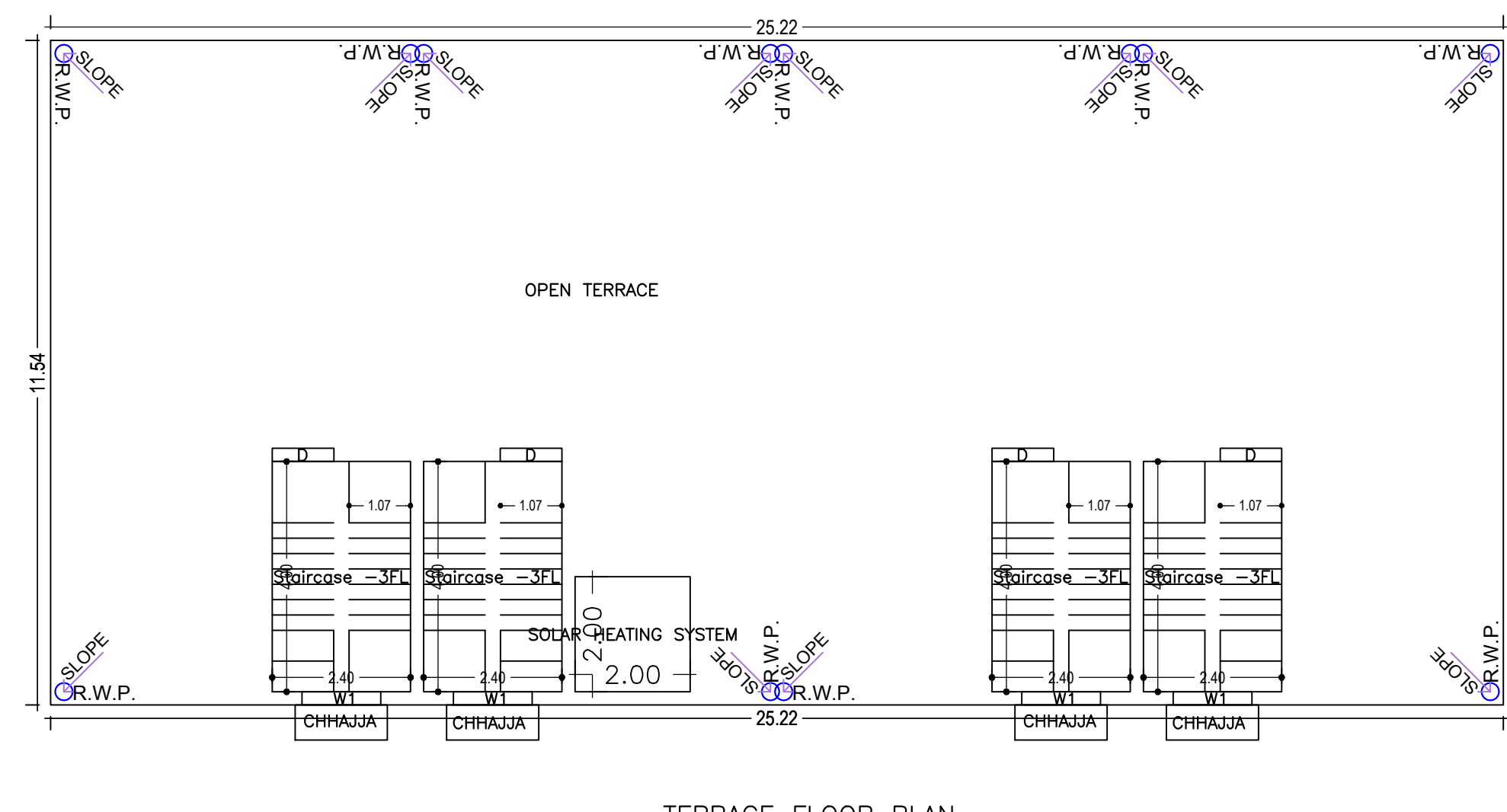
GROUND FLOOR PLAN
(SCALE 1:100)



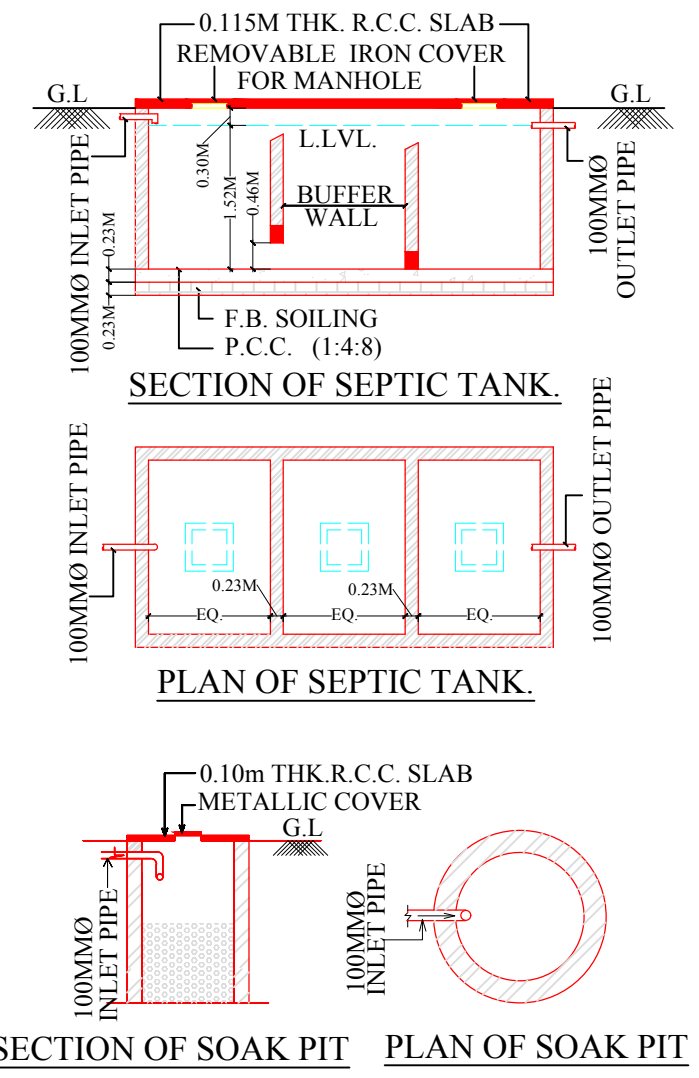
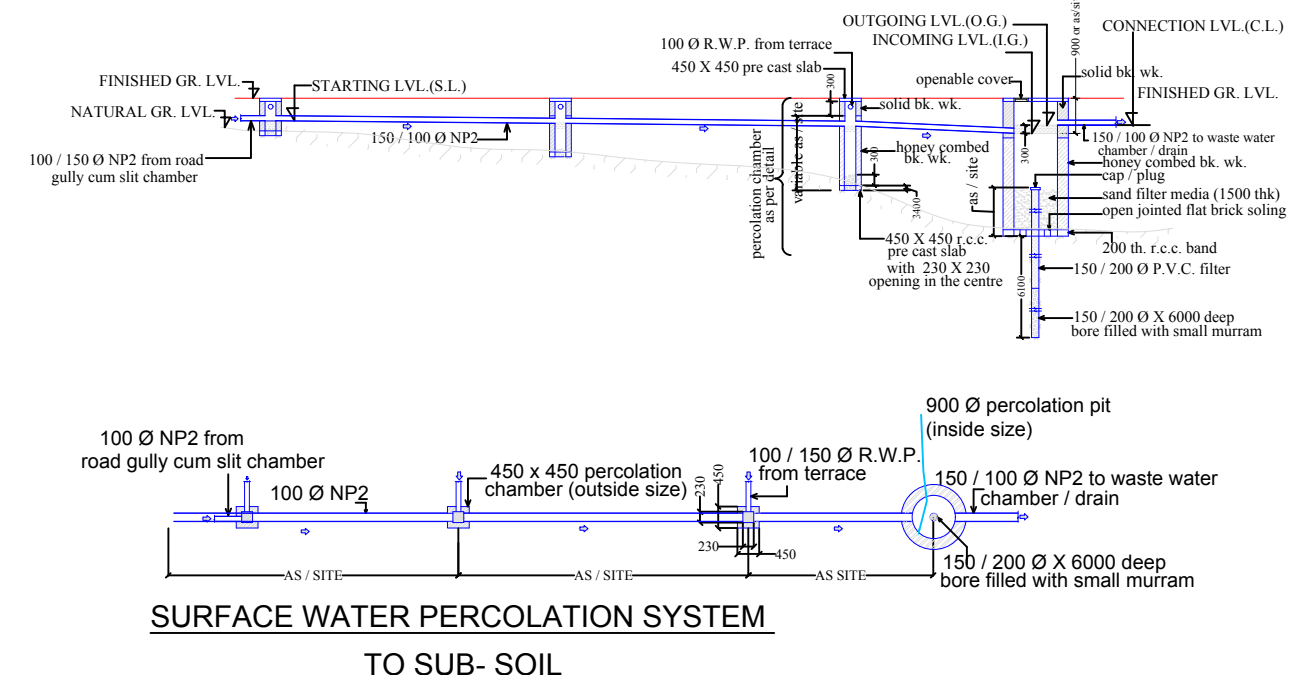
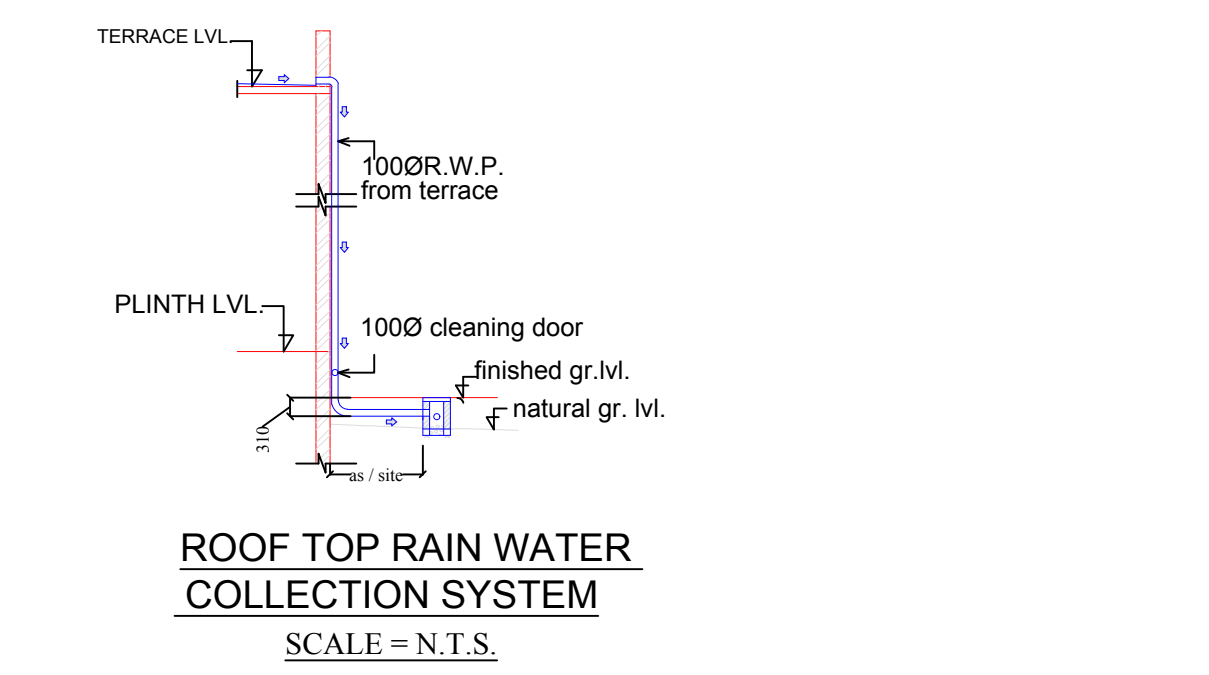
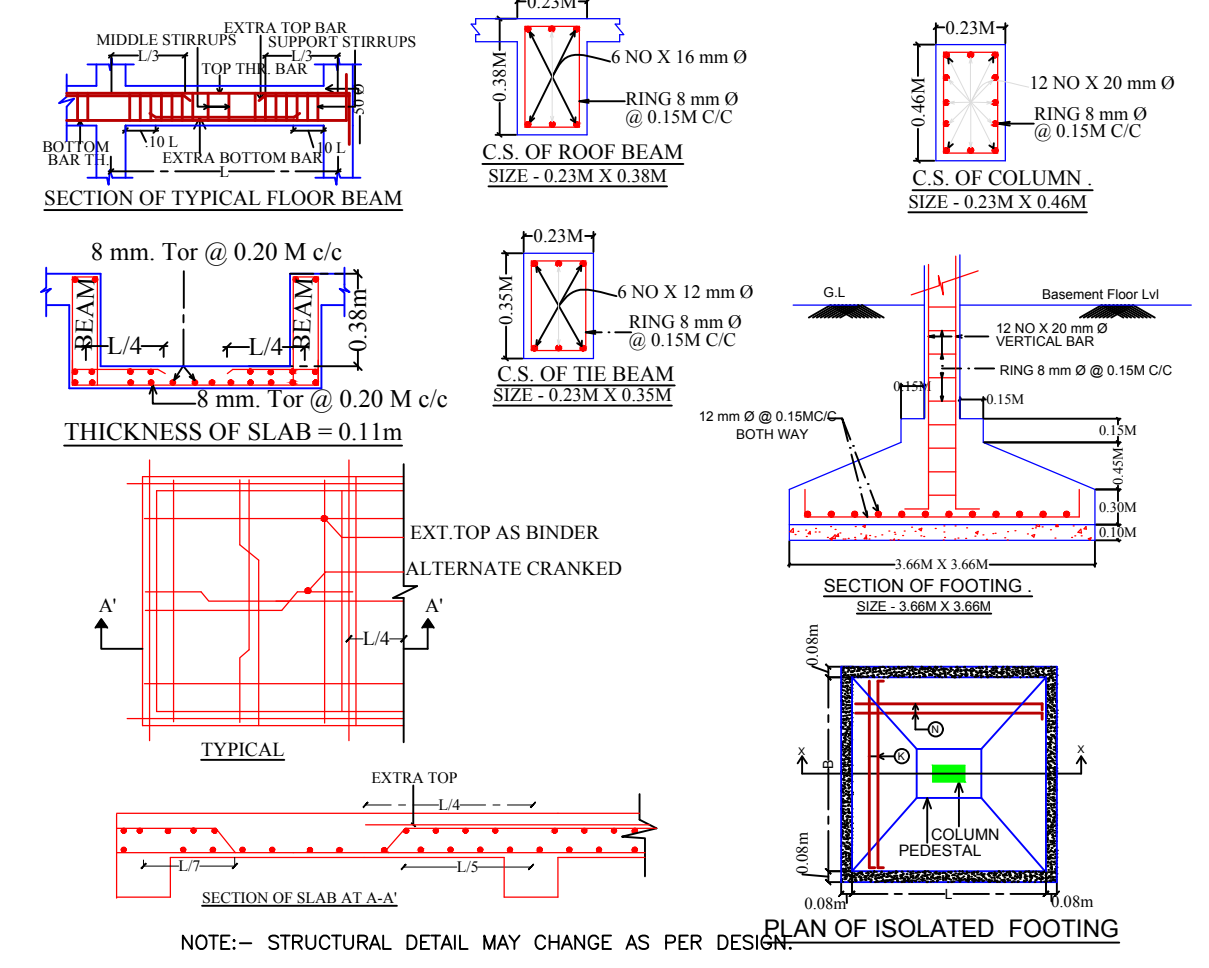
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



Building :TYPE A (DUPLEX)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Add Area In (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Void	Parking	Resi.	Stair			
Ground Floor	291.17	0.00	252.76	0.00	38.41	38.41	38.41	00
First Floor	291.17	2.04	0.00	289.13	0.00	289.13	289.13	04
Second Floor	291.17	2.04	0.00	289.13	0.00	289.13	289.13	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	873.51	4.08	252.76	578.26	38.41	616.67	616.67	04
Total Number of Same Buildings	1							
Total :	873.51	4.08	252.76	578.26	38.41	616.67	616.67	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TYPE A (DUPLEX)	D2	0.76	2.13	24
TYPE A (DUPLEX)	D1	0.90	2.13	16
TYPE A (DUPLEX)	D	1.07	2.13	04

SCHEDULE OF WINDOW/VENTILATION:

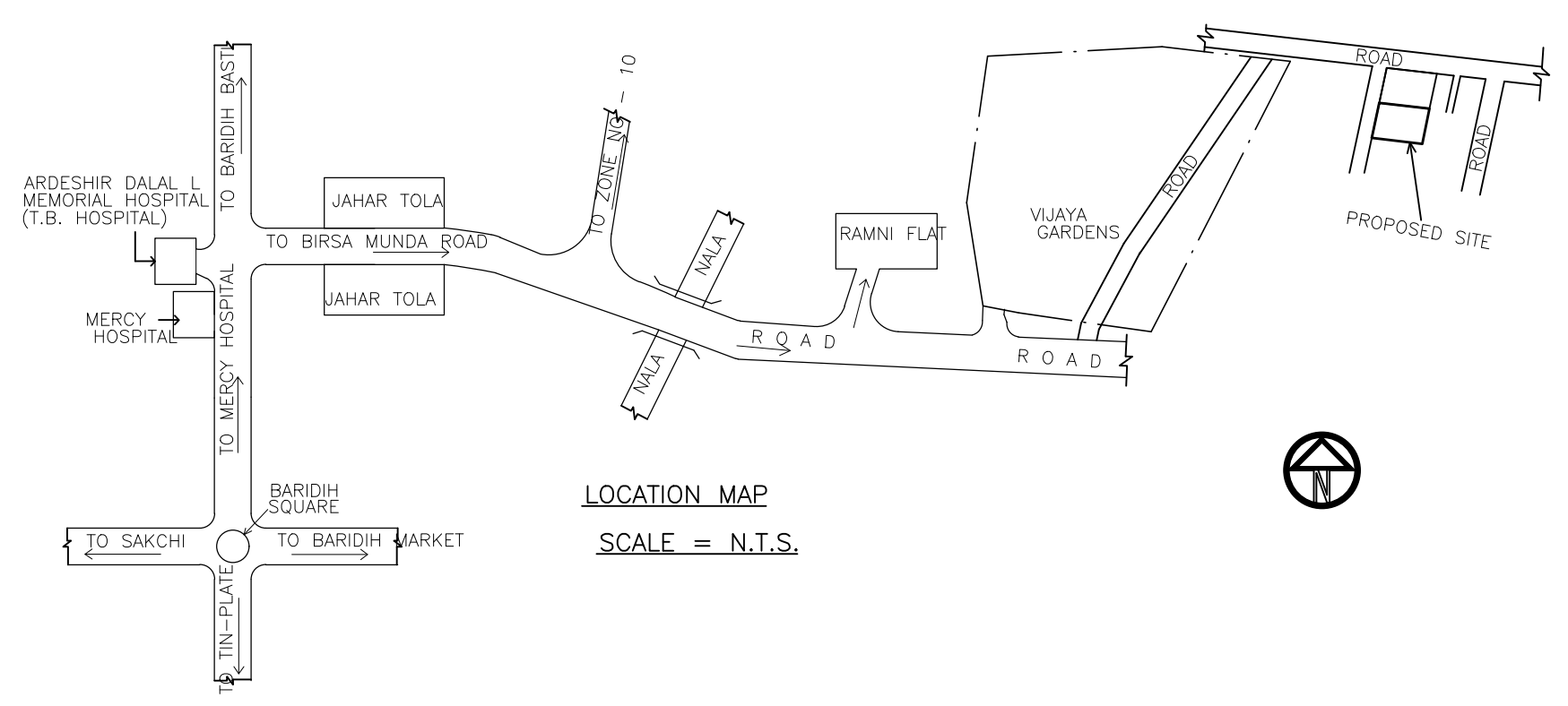
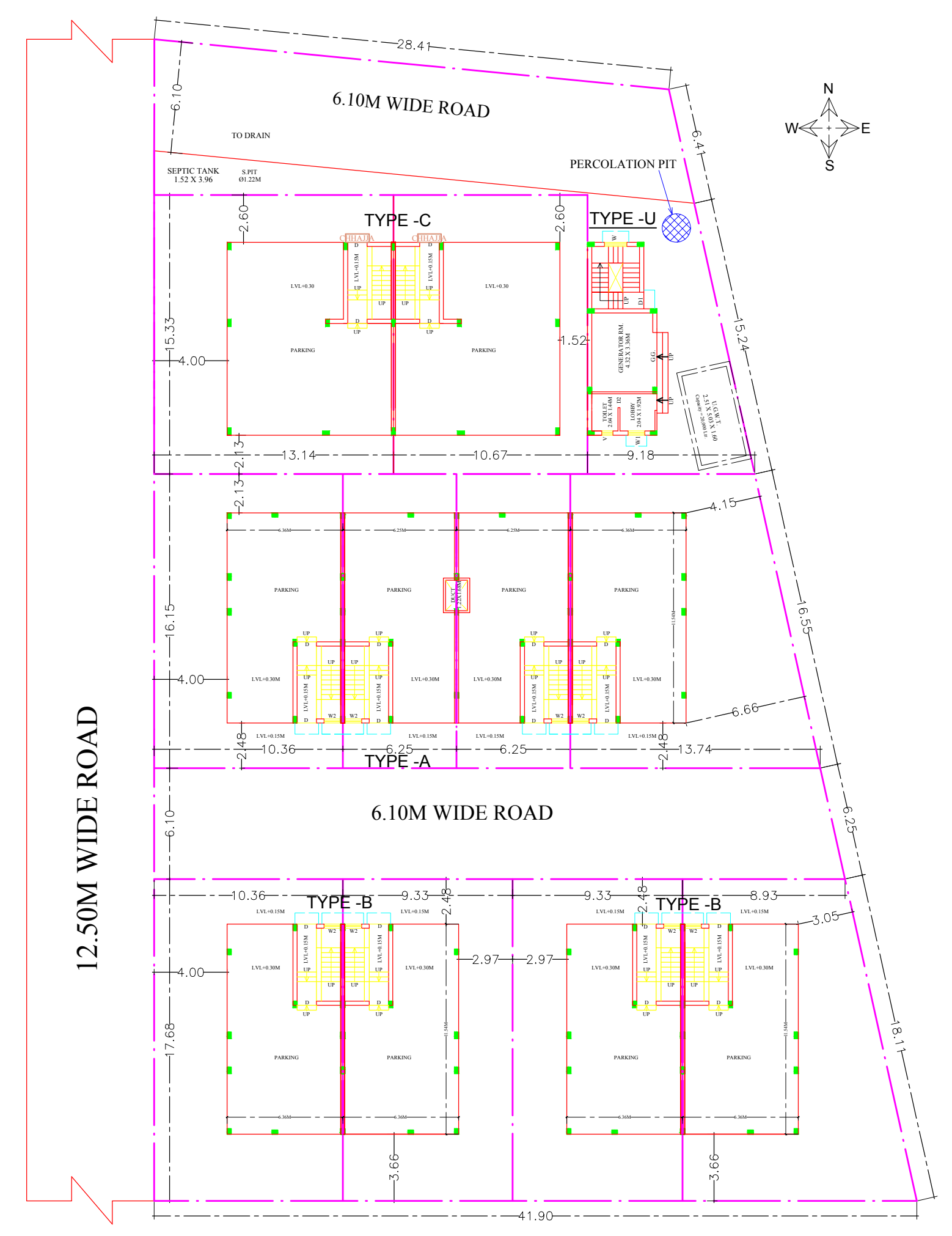
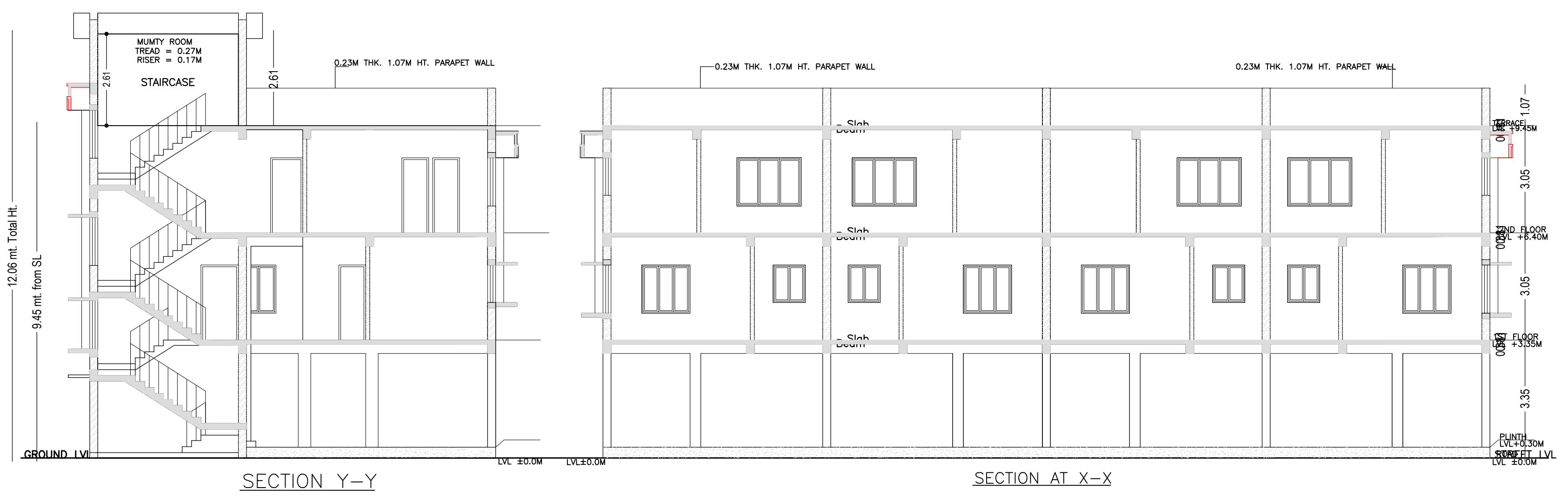
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TYPE A (DUPLEX)	V	0.46	0.91	10
TYPE A (DUPLEX)	W3	0.91	1.07	06
TYPE A (DUPLEX)	W2	0.91	1.37	02
TYPE A (DUPLEX)	W1	1.37	1.37	22
TYPE A (DUPLEX)	W0	1.83	1.37	08
TYPE A (DUPLEX)	W	2.53	1.37	02

UnitBUA Table for Building :TYPE A (DUPLEX)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	146.91	130.91	5	4
	SPLIT B	FLAT	142.00	127.57	5	
	SPLIT C	FLAT	146.91	130.91	5	
	SPLIT D	FLAT	146.91	130.91	5	
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	7	0
	SPLIT B	FLAT	0.00	0.00	7	
	SPLIT C	FLAT	0.00	0.00	7	
	SPLIT D	FLAT	0.00	0.00	7	
Total:	-	-	577.80	516.95	48	4

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Rahul Pandey JNAC/ARC/0007/2017			

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Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



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