



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 (RESIDENCE)	1	249.84	76.78	166.56	6.50	173.06	173.06	02	
Grand Total :	1	249.84	76.78	166.56	6.50	173.06	173.06	02	

Proposal Basic Information

Proposal File No.	JNAC/BP/0101/W1/2021
Owner Name	MANGAL CHANDRA MAHATO
Khata No	32
Plot No	535
Village Name	SONARI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENCE)	Residential	Residential Bldg/Apartment	> 0	1	2.00	1.00	2	-	-	-	-
			> 0	1	2.00	-	-	-	-	1	2
			> 0	1	2.00	-	-	1	1	-	-
Total :			-	-	-	-	2	2	-	1	4

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	4	8.00
Total TwoWheeler	2	4.00	4	8.00
Other Parking	-	-	-	31.28
Total		41.50		84.78

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.62 VERSION DATE: 16/10/2020
PROJECT DETAIL:	Plot Use: Residential
Region: JHARKHAND URBAN LOCAL BODIES	Plot SubUse: Bungalow/ Dwelling / Non Apartment
District: EAST SINGHBHUM	Plot Nearby/Religious Structure: NA
Authority: JAMSHEDPUR NAC	Plot SubPlot No: 535
Inward No: JNAC/BP/0101/W1/2021	North: Plot No. - 6157
Application Type: General Proposal	South: Plot No. - 6515
Project Type: Building Permission	East: Plot No. - 16
Nature of Development: New	West: Road Width - 6.09
Location of Development Area: New Area	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 334.43
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 334.43
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	73.39
Total	73.39
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 261.05
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 334.43
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 334.43
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	200.66
Proposed Coverage Area (24.90 %)	83.28
Total Prop. Coverage Area (24.9 %)	83.28
Balance coverage area (35.10 %)	117.38
FAR CHECK	
Perm. FAR Area (2.00)	668.86
Total Perm. FAR area	668.86
Residential FAR	166.57
Proposed FAR Area	173.07
Total Proposed FAR Area	173.07
Consumed FAR (Factor)	0.52
Balance FAR Area	495.79
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	249.84
ARCHITECT (Regd)	SUMANA BASACK
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MANGAL CHANDRA MAHATO
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 (RESIDENCE)		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	83.28	6.50	83.28	6.50
First Floor	83.28	83.28	83.28	83.28
Second Floor	83.28	83.28	83.28	83.28
Terrace Floor	0.00	0.00	0.00	0.00
Total :	249.84	173.06	249.84	173.06

Building USE/SUBUSE Details

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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUMANA BASACK JNAC/ARC/0011/2017			

