

SITE PLAN

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.57 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	Plot/Nearby/Religious/Structure: NA
Inward No: JNAC/BP/0059/W6/2021	Plot/SubPlot No: Ho. No. 5, ROAD No. 7, CH AREA (EAST)
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: Addition or Alteration	East: -
Location of Development Area: Old Area	West: -
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 1456.51
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 1456.51
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	148.17
Total	148.17
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 1308.34
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 1456.51
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 1456.51
COVERAGE CHECK	
Permissible Coverage area ( 50.00 % )	728.26
Proposed Coverage Area ( 33.69 % )	490.64
Total Prop. Coverage Area ( 33.69 % )	490.64
Balance coverage area ( 16.31 % )	237.62
FAR CHECK	
Perm. FAR Area ( 2.50 )	3641.27
Total Perm. FAR area	3641.27
Residential FAR	1426.20
Proposed FAR Area	1443.10
Total Proposed FAR Area	1443.10
Consumed FAR (Factor)	0.99
Balance FAR Area	2198.17
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	1712.78
ARCHITECT (Regd)	SUDIPTO MUKHERJEE
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	M/S ARDENT DEALERS PVT. LTD.
DEVELOPMENT AUTHORITY LOCAL BODY	

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
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 A (ARDENT DEALERS PVT LTD)				Total			
	Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Basement Floor	282.98	0.00	16.91	0.00	282.98	0.00	16.91	0.00
Ground Floor	0.00	490.64	0.00	490.64	0.00	490.64	0.00	490.64
First Floor	0.00	469.58	0.00	469.58	0.00	469.58	0.00	469.58
Second Floor	469.58	0.00	465.98	0.00	469.58	0.00	465.98	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	752.56	960.22	482.89	960.22	752.56	960.22	482.89	960.22

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (ARDENT DEALERS PVT LTD)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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 (ARDENT DEALERS PVT LTD)	Residential	Bungalow/ Dwelling / Non Apartment	>0	1	3.00	1.00	3	-	-	-	-
				>0	1	3.00	-	-	1	1	-
Total :				-	-	-	3	4	-	1	1

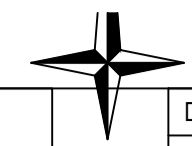
Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Total Car	3	37.50	4	50.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	3	6.00
Total TwoWheeler	-	-	3	6.00
Other Parking	-	-	-	239.38
Total		50.00		313.88

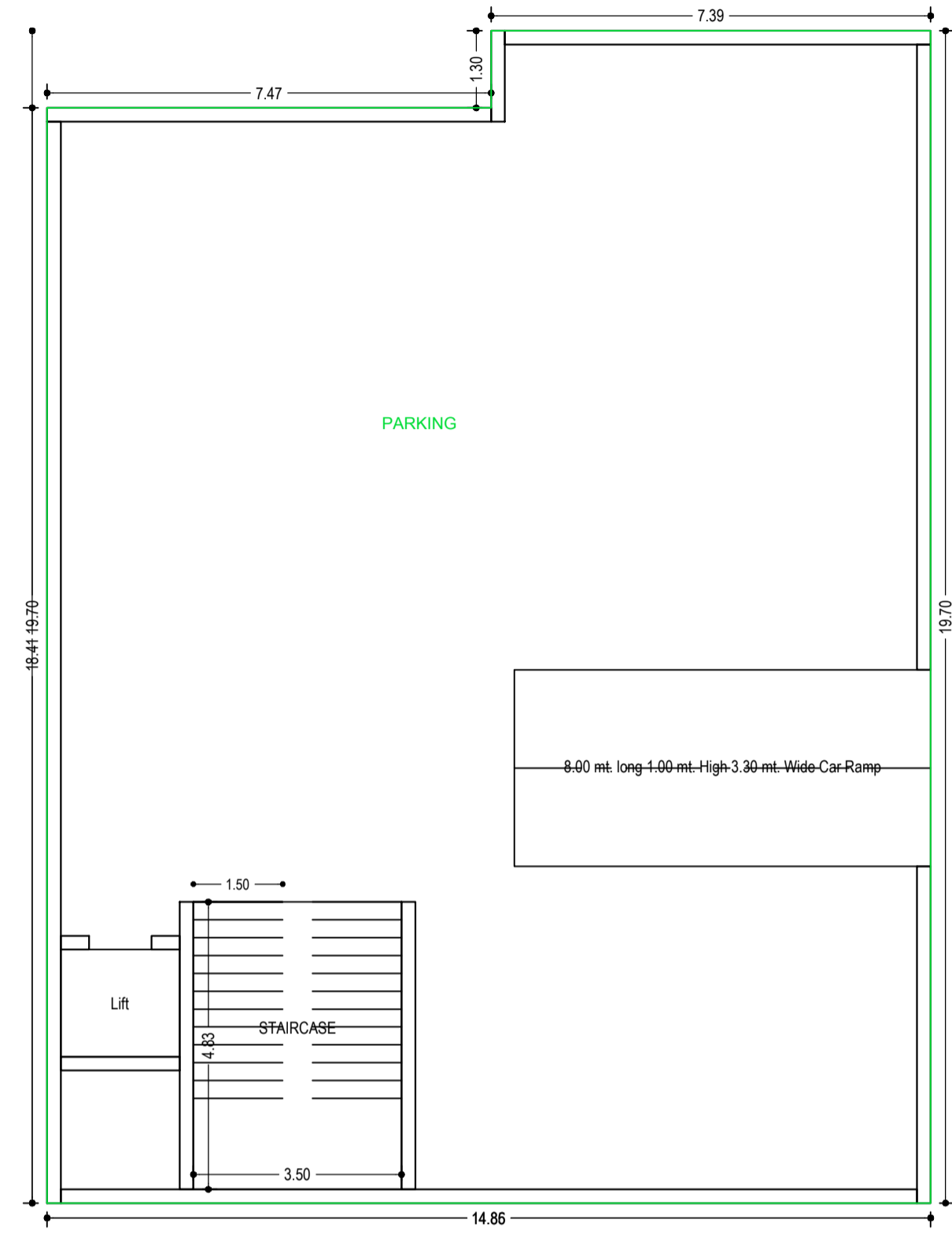
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Existing FAR Area (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.)	Tmmt (No.)
							Lift	Parking						
A (ARDENT DEALERS PVT LTD)	1	1873.34	160.56	1712.78	960.22	752.56	7.20	239.38	960.22	465.98	16.91	1443.11	1443.11	03
Grand Total :	1	1873.34	160.56	1712.78	960.22	752.56	7.20	239.38	960.22	465.98	16.91	1443.11	1443.11	03

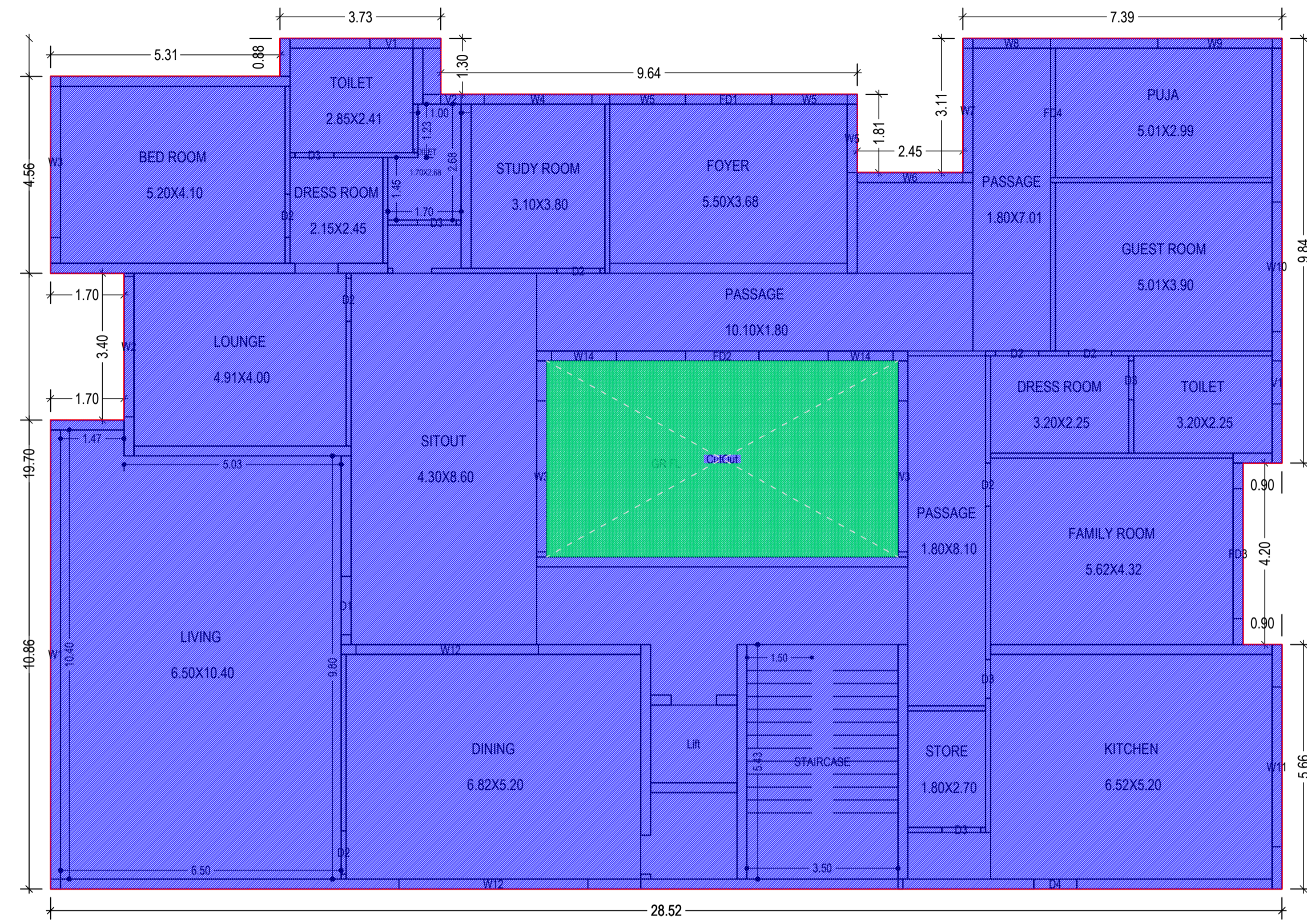
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			



Proposal Basic Information	
Proposal File No.	JNAC/BP/0059/W6/2021
Owner Name	M/S ARDENT DEALERS PVT. LTD.
Khata No	2
Plot No	Ho. No. 5, ROAD No. 7, CH AREA (EAST)
Village Name	Bisthupur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

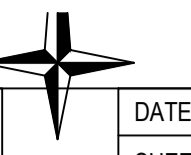


BASEMENT FLOOR PLAN  
(SCALE 1:100)

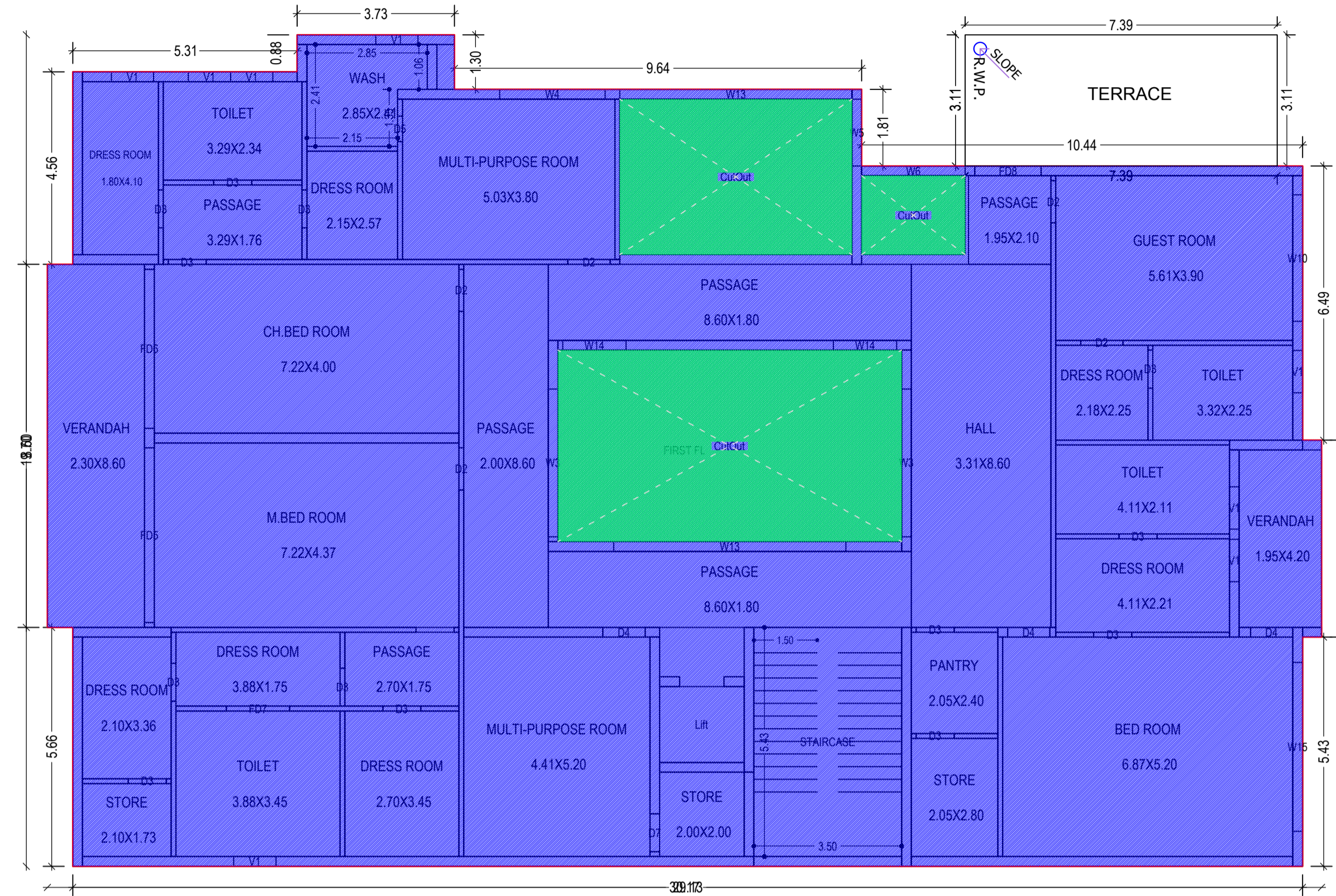


GROUND FLOOR PLAN  
(Existing)  
(SCALE 1:100)

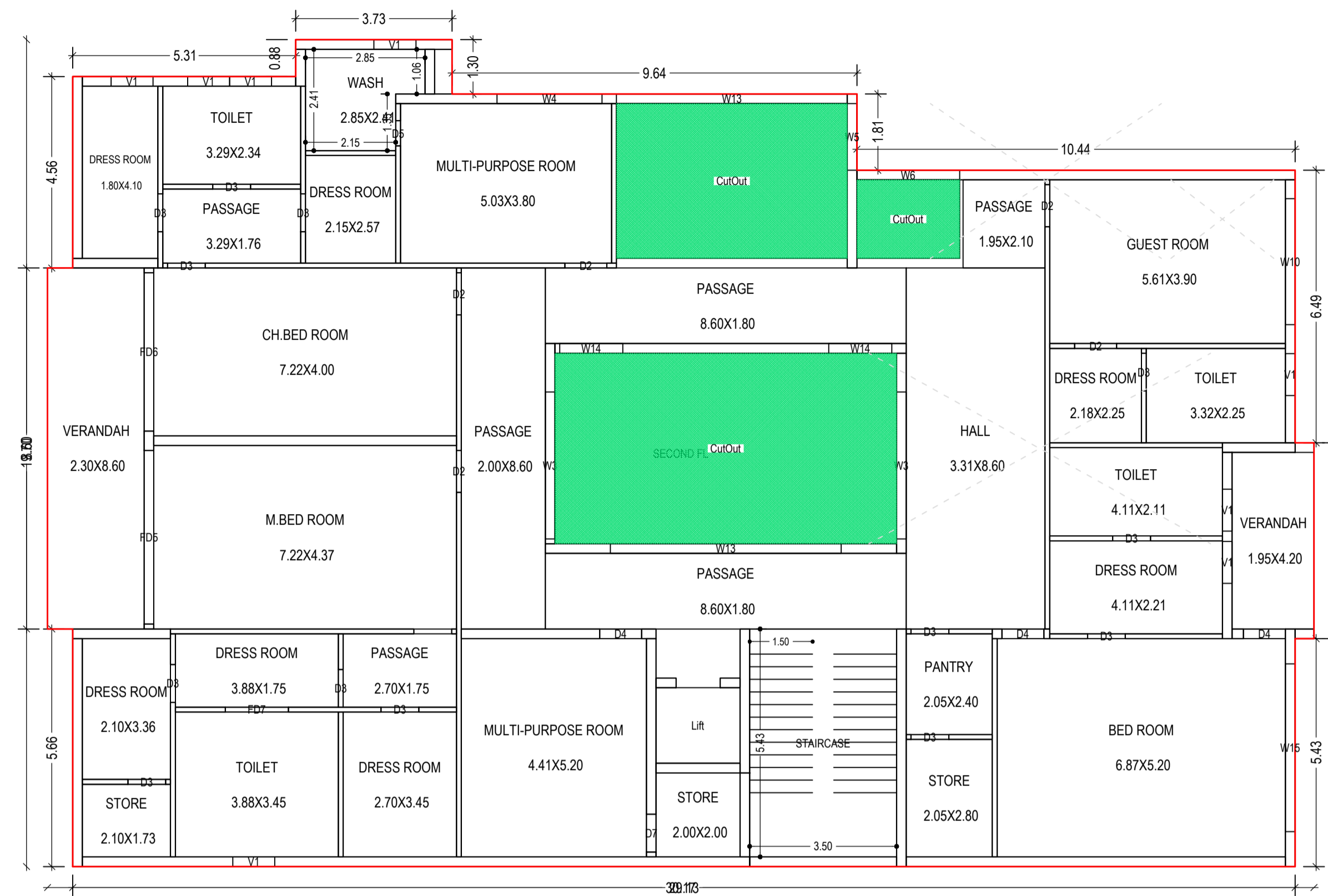
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Use	Residential
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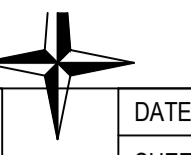
FIRST FLOOR PLAN  
(Existing)  
(SCALE 1:100)



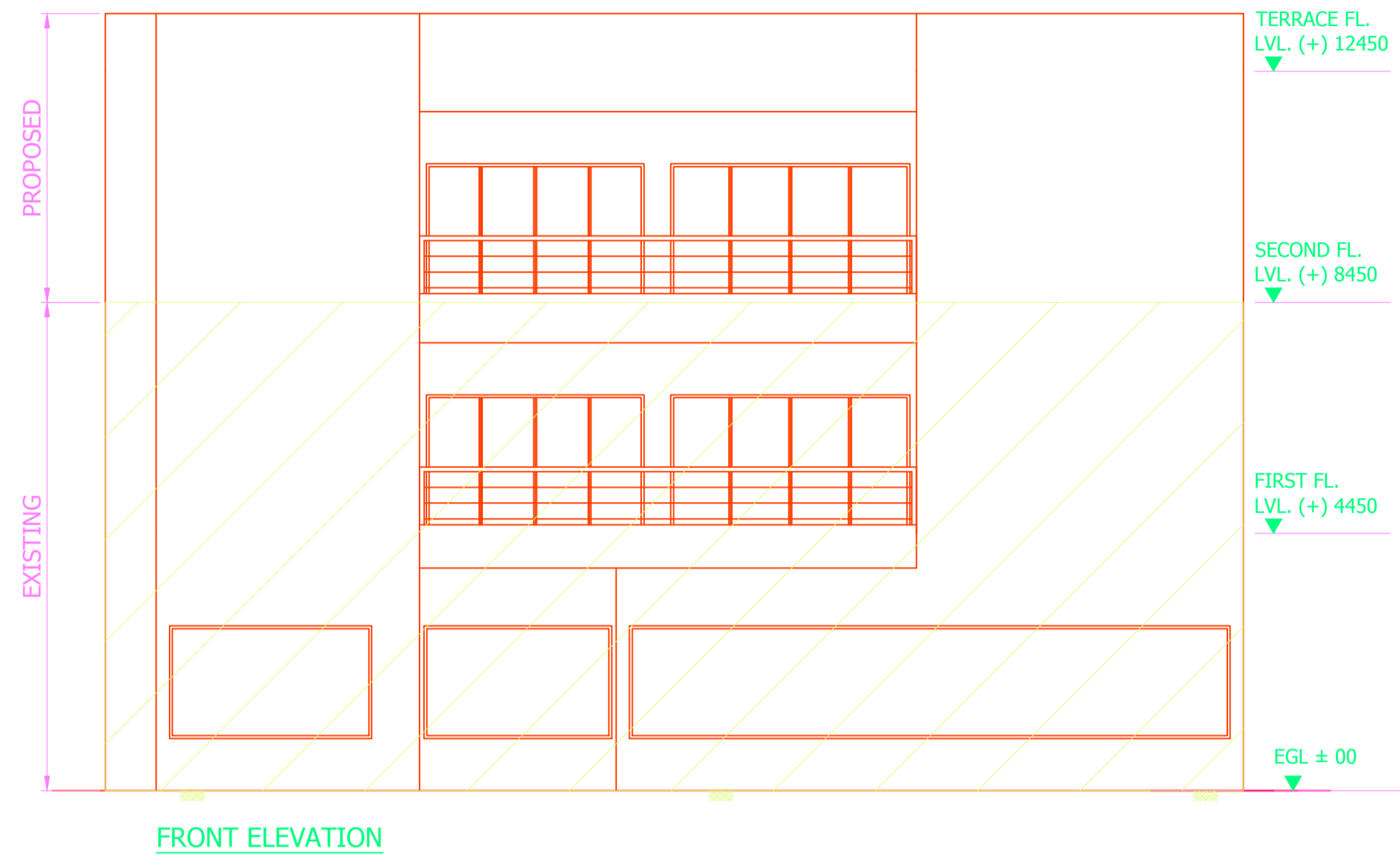
SECOND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

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SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

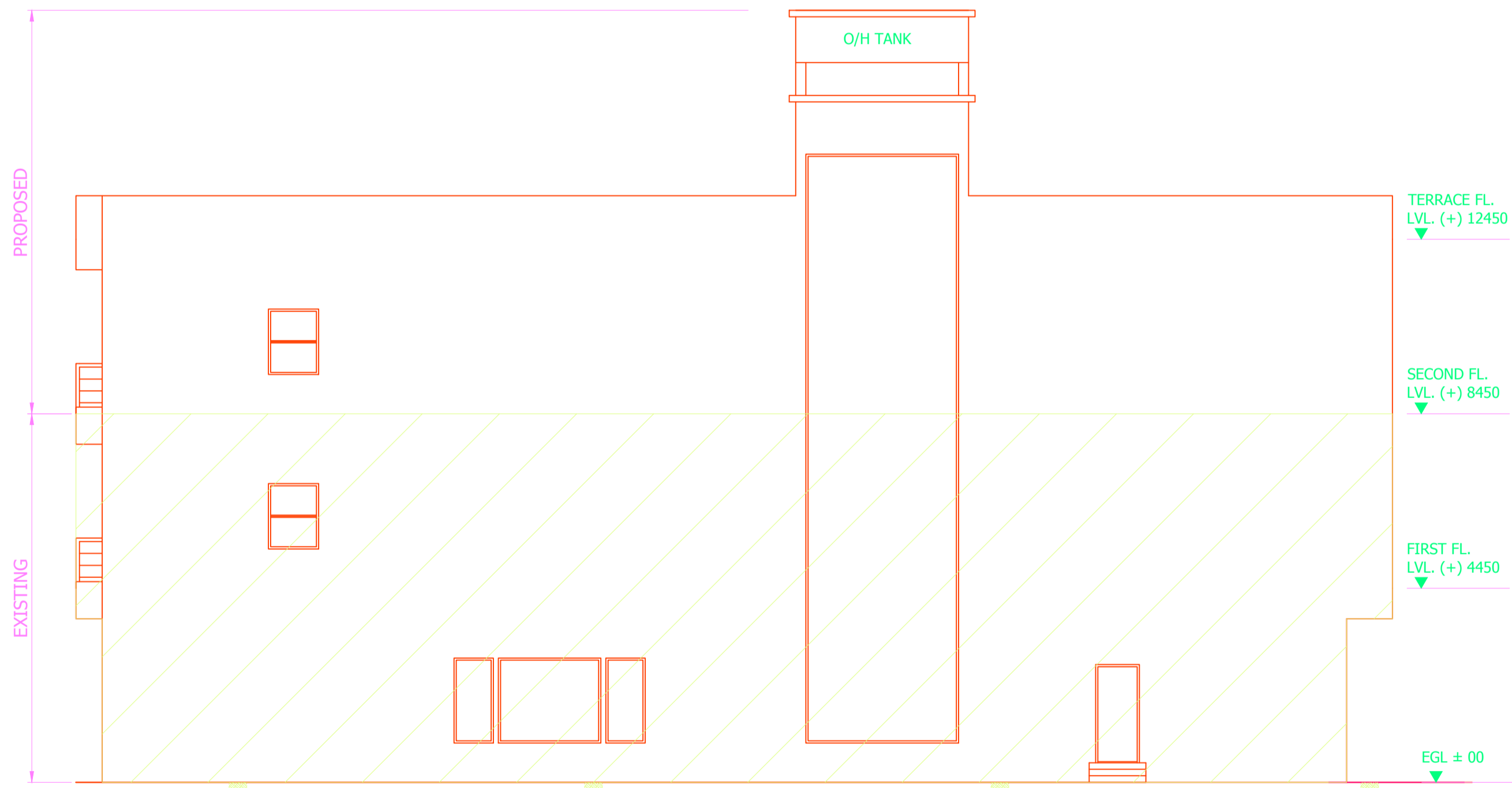




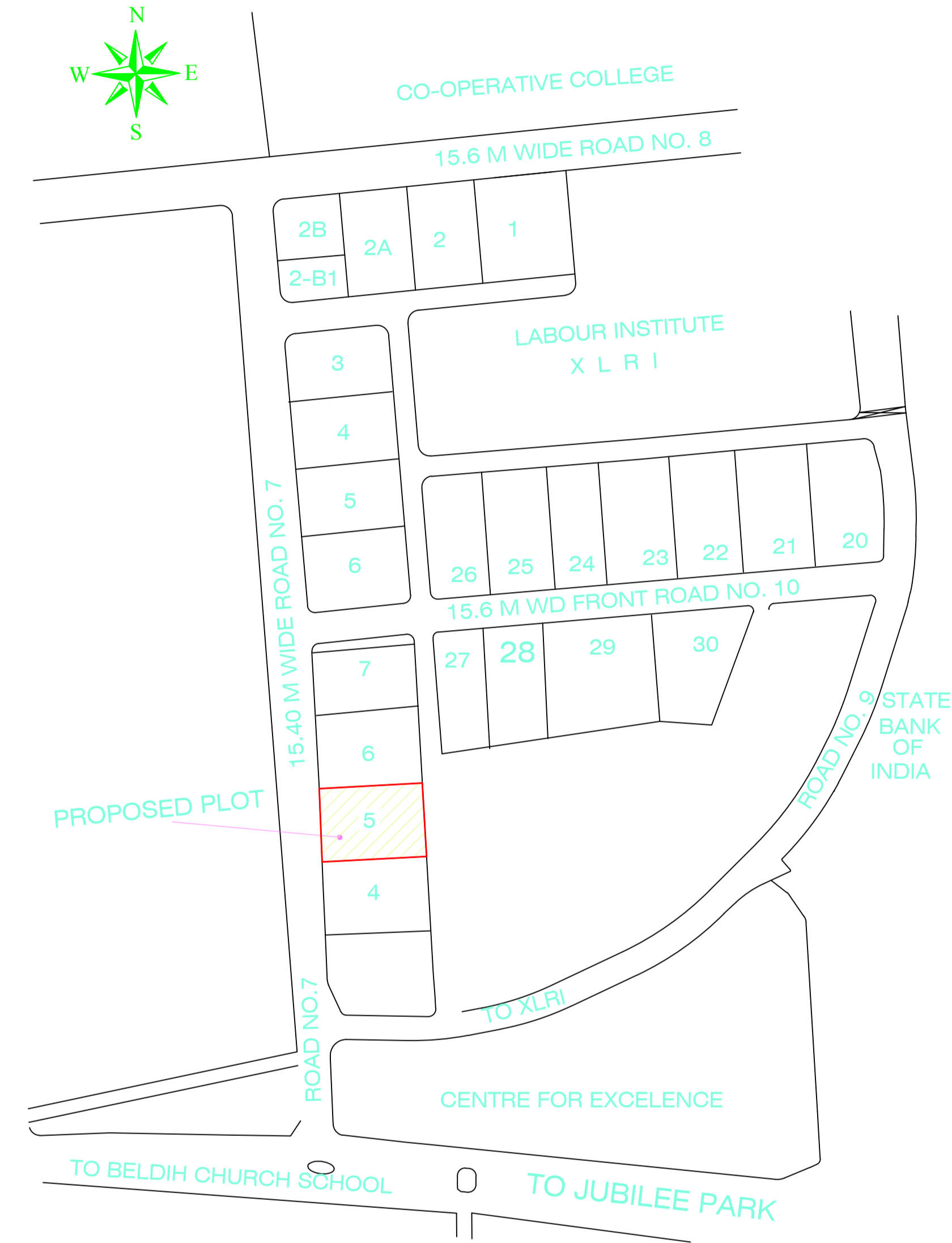
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Khata No	2
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Village Name	Bishupur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



FRONT ELEVATION



SOUTH SIDE ELEVATION



KEY PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			