

SITE PLAN.

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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)	Tnmt (No.)
A (MR HARI KRISHNA DIXIT AND MR BIRENDRA KUMAR DIXIT)	1	224.43	63.65	149.62	11.16	160.78	160.78	01
Grand Total :	1	224.43	63.65	149.62	11.16	160.78	160.78	01

Proposal Basic Information

Proposal File No.	JNAC/BP/0028/W3/2021
Owner Name	HARI KRISHNA DIXIT AND BIRENDRA KUMAR DIXIT
Khata No	85
Plot No	84
Village Name	KADMA
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO: 1.0.60
PROJECT DETAIL:	VERSION DATE: 16/10/2020
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/0028/W3/2021	PlotSubPlot No: 84
Application Type: General Proposal	North: Road Width - 6.1
Project Type: Building Permission	South: Road Width - 6.1
Nature of Development: New	East: Road Width - 9.2
Location of Development Area: Old Area	West: Plot No. - 85
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 140.86
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 140.86
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot Total	17.57
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 123.29
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 140.86
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 140.86
COVERAGE CHECK	
Permissible Coverage area ( 70.00 % )	98.60
Proposed Coverage Area ( 53.11 % )	74.81
Total Prop. Coverage Area ( 53.11 % )	74.81
Balance coverage area ( 16.89 % )	23.79
FAR CHECK	
Perm. FAR Area ( 2.50 )	352.15
Total Perm. FAR area	352.15
Residential FAR	149.62
Proposed FAR Area	160.78
Total Proposed FAR Area	160.78
Consumed FAR (Factor)	1.14
Balance FAR Area	191.37
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	224.43
ARCHITECT (Regd)	GAURI SHANKAR SAHU
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	HARI KRISHNA DIXIT AND BIRENDRA KUMAR DIXIT
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

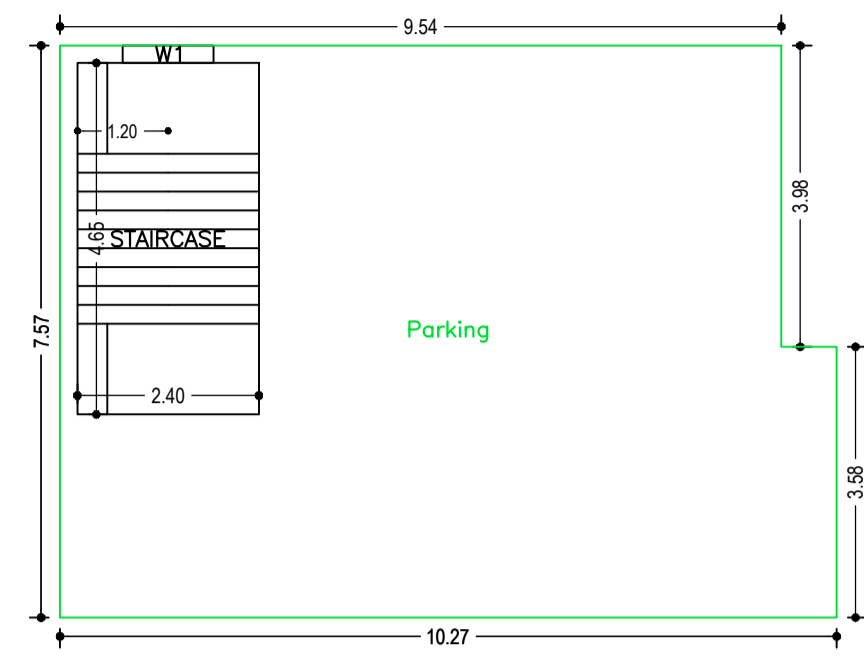
Buildingwise Floor FAR Details

Floor Name	Building Name		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	74.81	11.16	74.81	11.16
First Floor	74.81	74.81	74.81	74.81
Second Floor	74.81	74.81	74.81	74.81
Terrace Floor	0.00	0.00	0.00	0.00
Total :	224.43	160.78	224.43	160.78

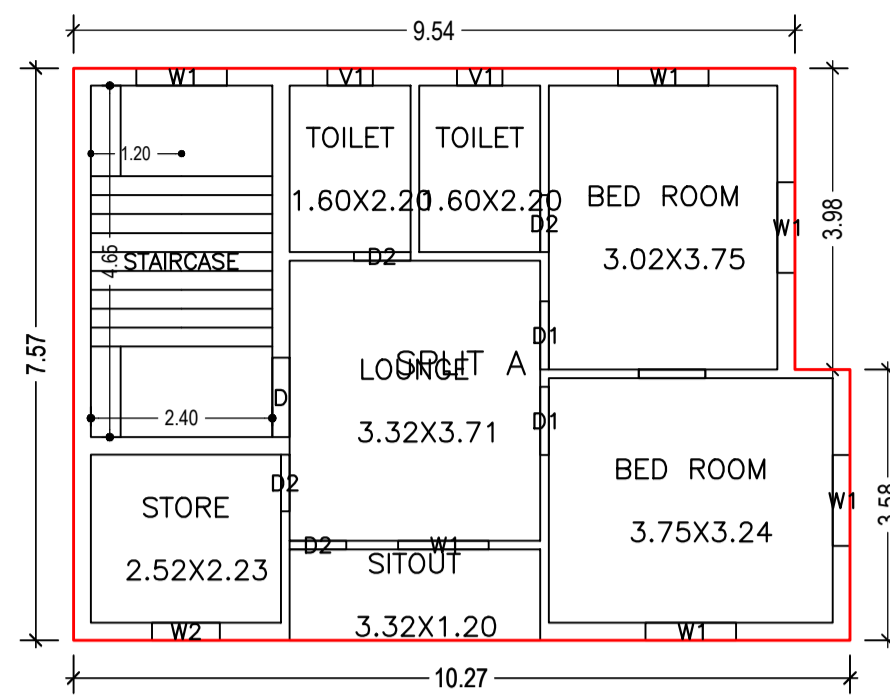
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (MR HARI KRISHNA DIXIT AND MR BIRENDRA KUMAR DIXIT)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

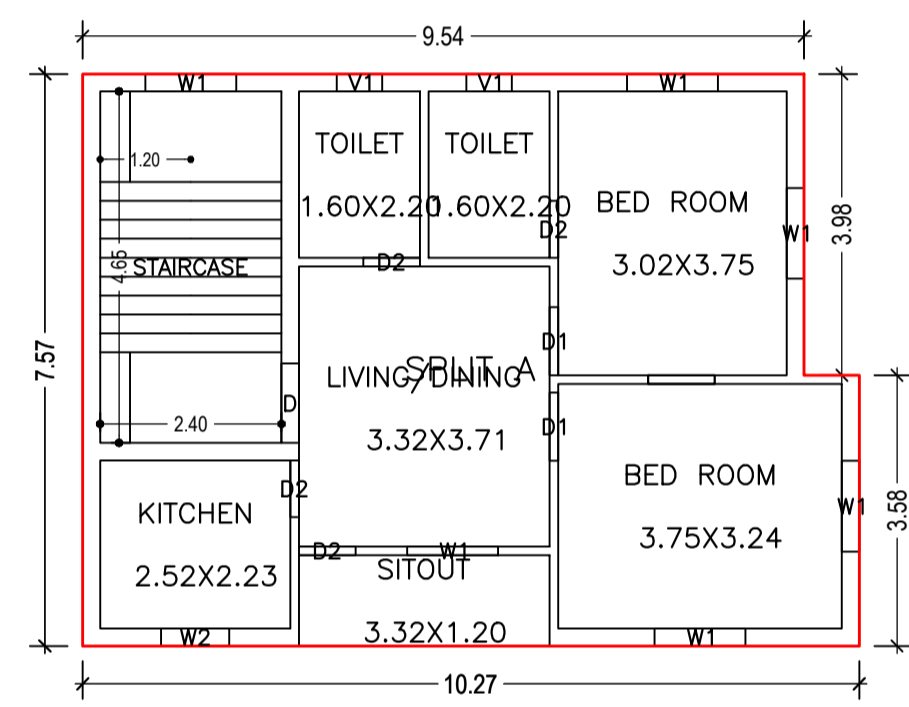
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
GAURI SHANKAR SAHU JNAC/STU/0002/2020			



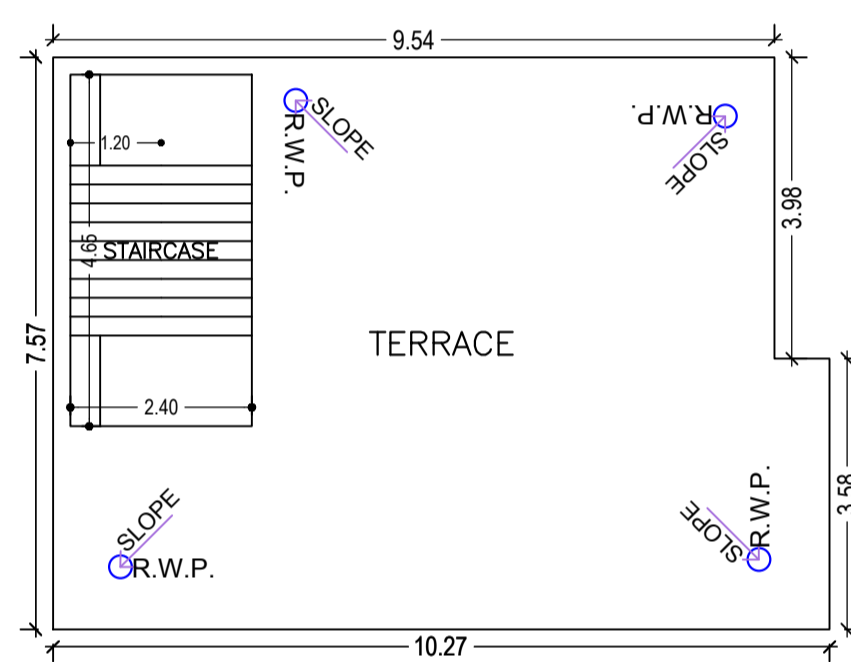
GROUND FLOOR PLAN (SCALE 1:100)



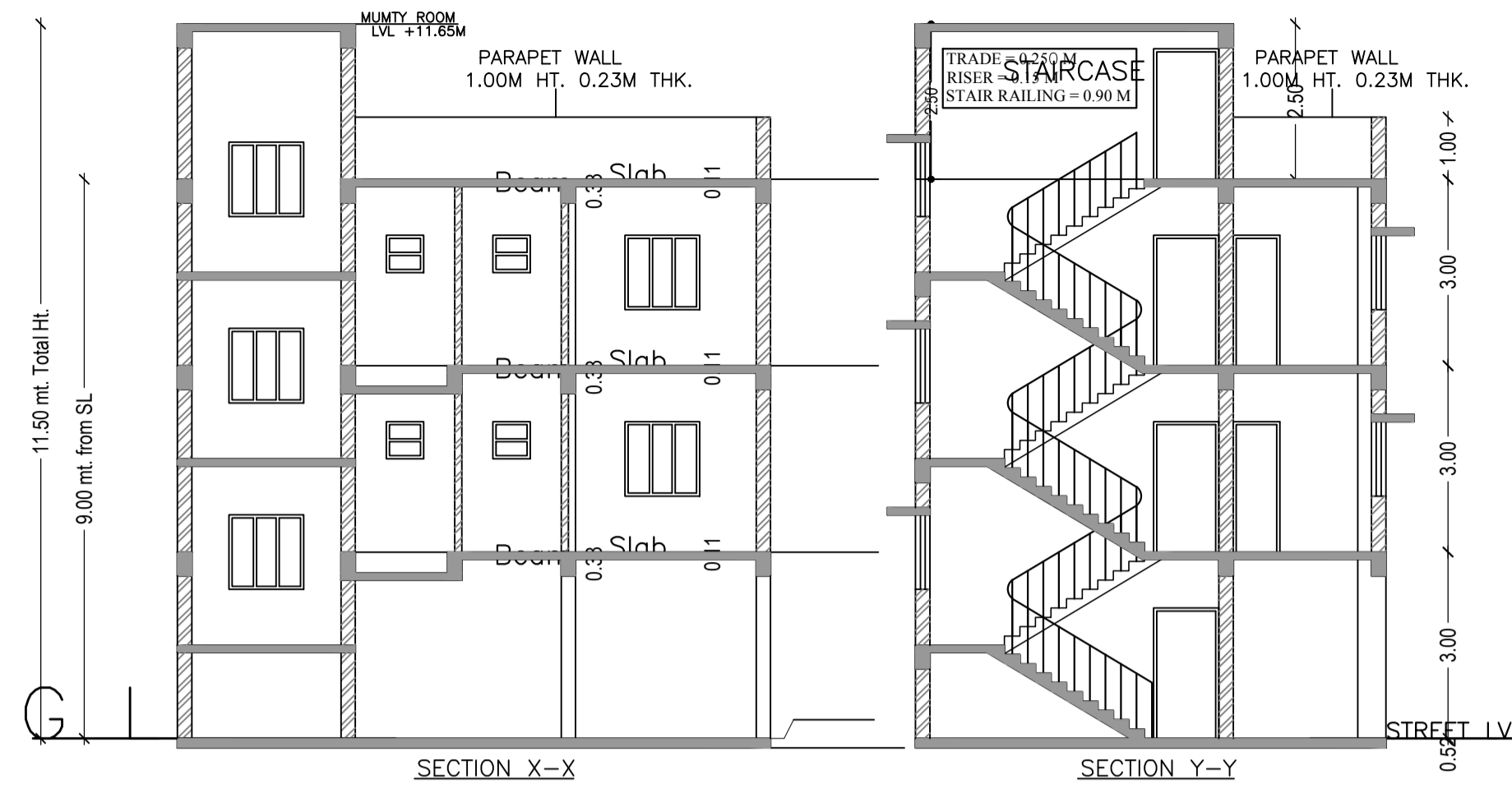
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



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

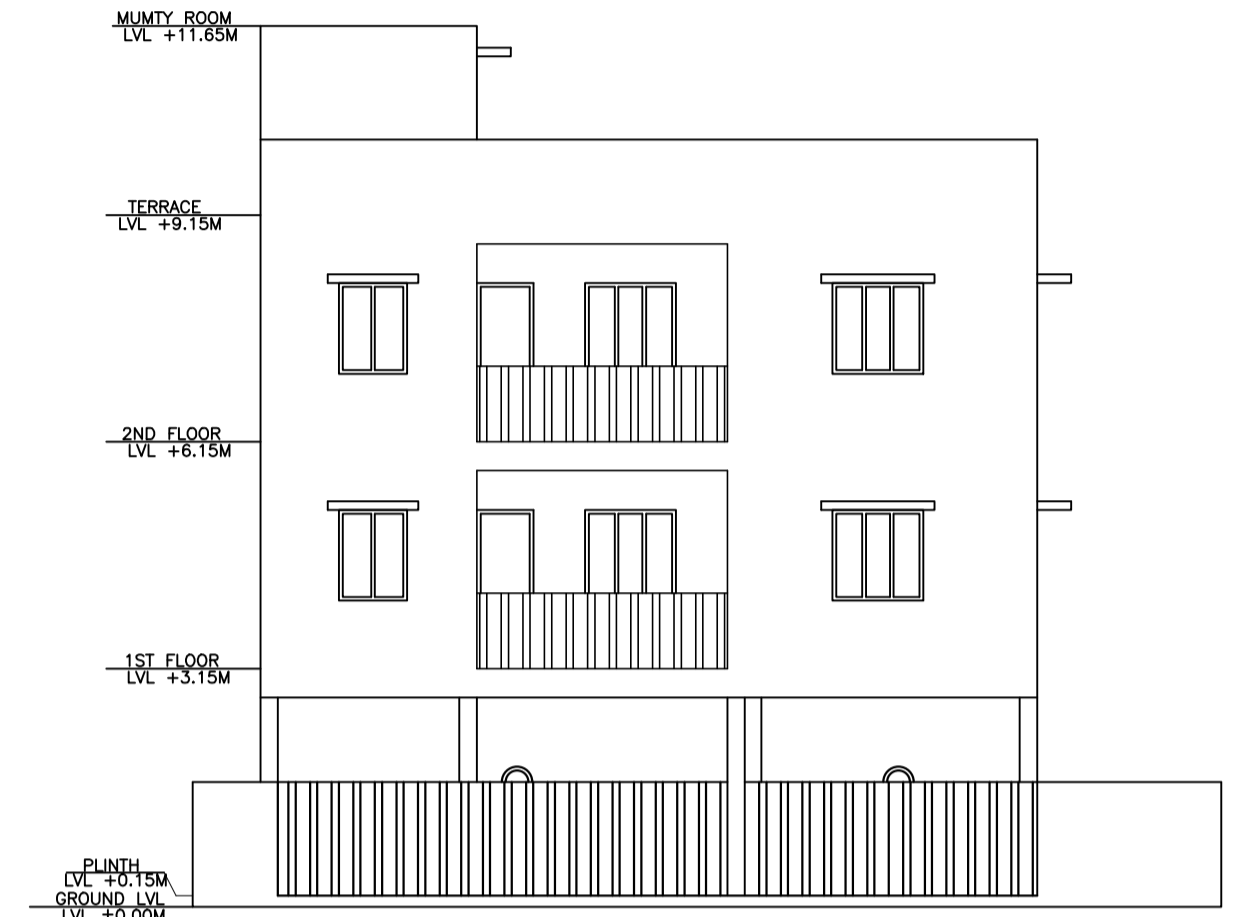


TERRACE FLOOR PLAN (SCALE 1:100)

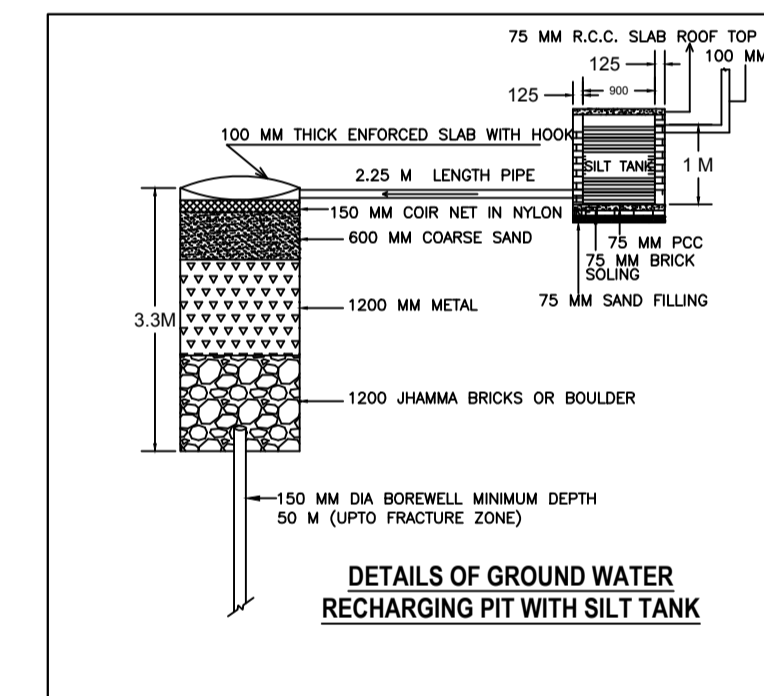
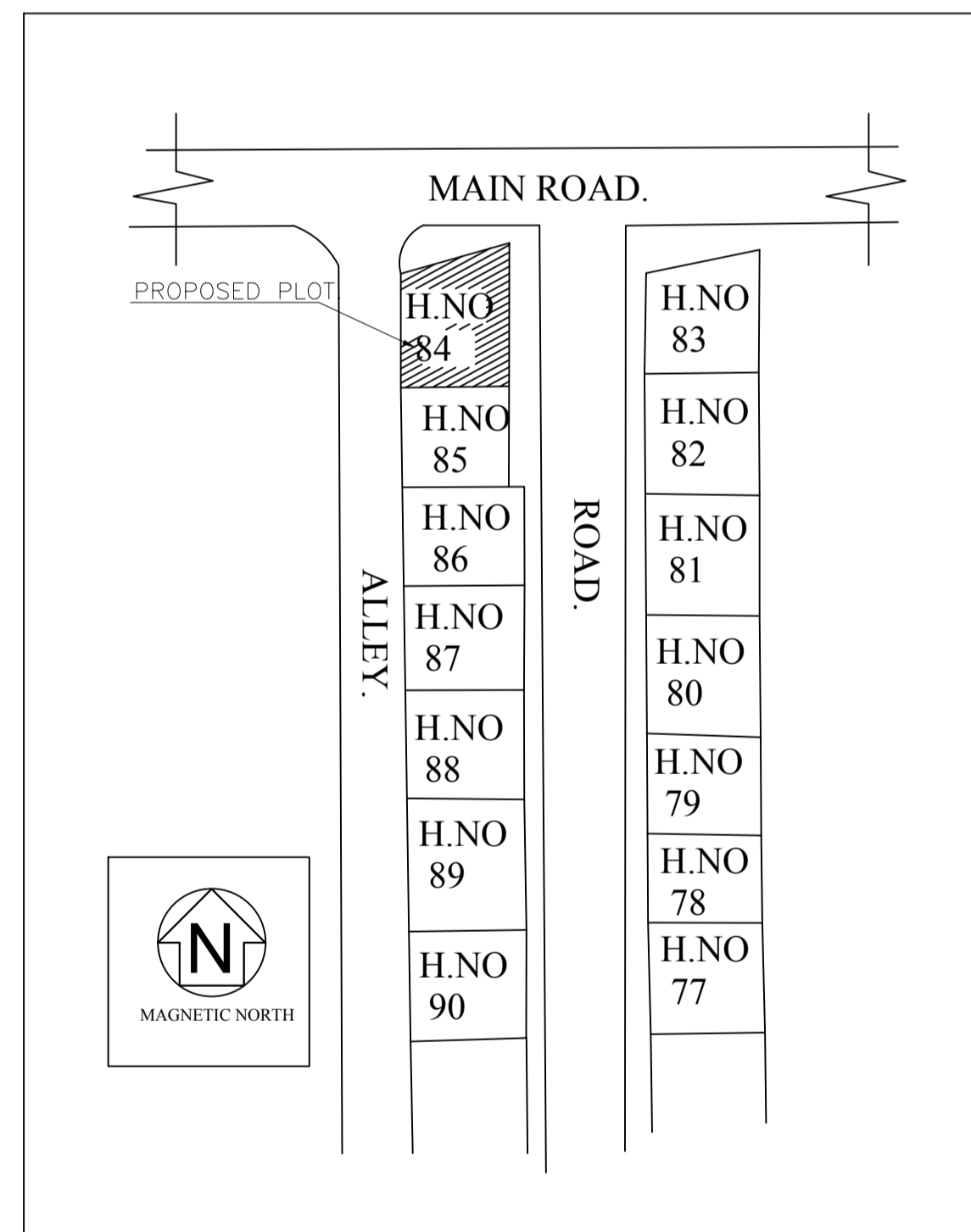


SECTION X-X

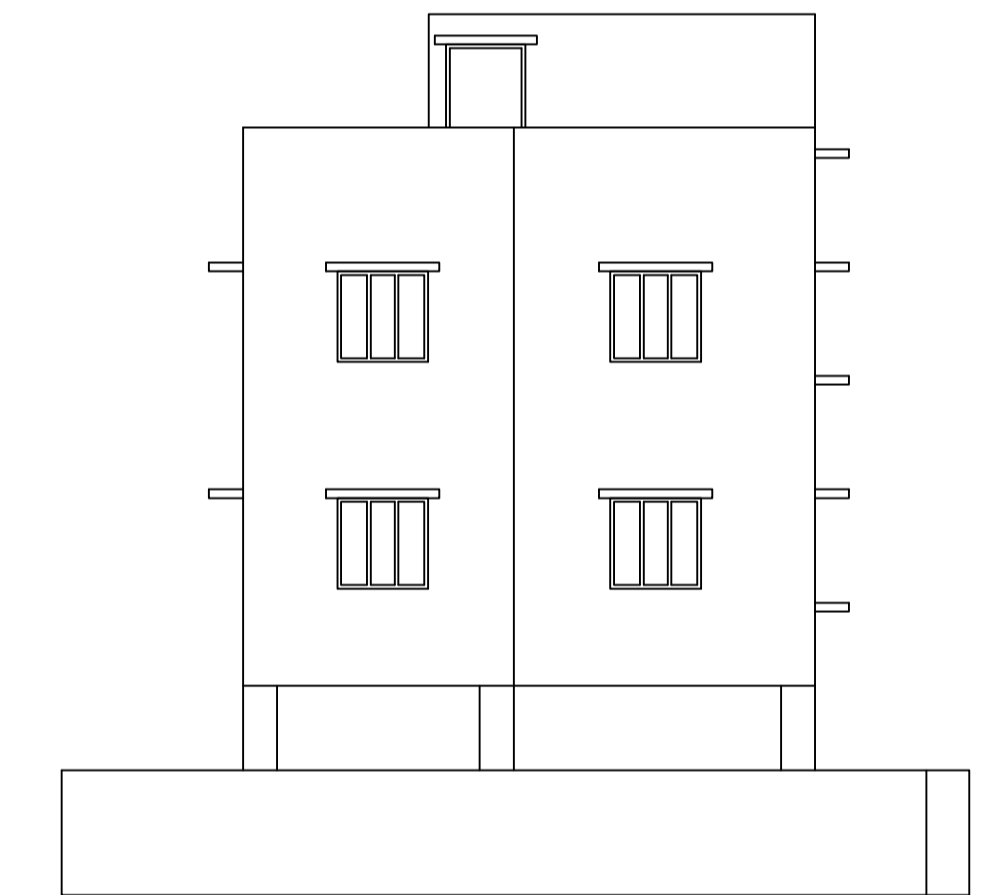
SECTION Y-Y



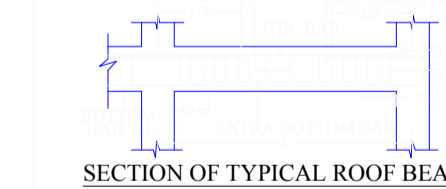
FRONT ELEVATION



DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK



SIDE ELEVATION



SECTION OF TYPICAL ROOF BEAM

Building :A (MR HARI KRISHNA DIXIT AND MR BIRENDRA KUMAR DIXIT)

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.)	Tnmt (No.)
Ground Floor	74.81	63.65	0.00	11.16	11.16	11.16	00
First Floor	74.81	0.00	74.81	0.00	74.81	74.81	01
Second Floor	74.81	0.00	74.81	0.00	74.81	74.81	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	224.43	63.65	149.62	11.16	160.78	160.78	01
Total Number of Same Buildings	1						
Total :	224.43	63.65	149.62	11.16	160.78	160.78	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MR HARI KRISHNA DIXIT AND MR BIRENDRA KUMAR DIXIT)	D2	0.75	2.10	08
A (MR HARI KRISHNA DIXIT AND MR BIRENDRA KUMAR DIXIT)	D1	0.90	2.10	04
A (MR HARI KRISHNA DIXIT AND MR BIRENDRA KUMAR DIXIT)	D	1.05	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

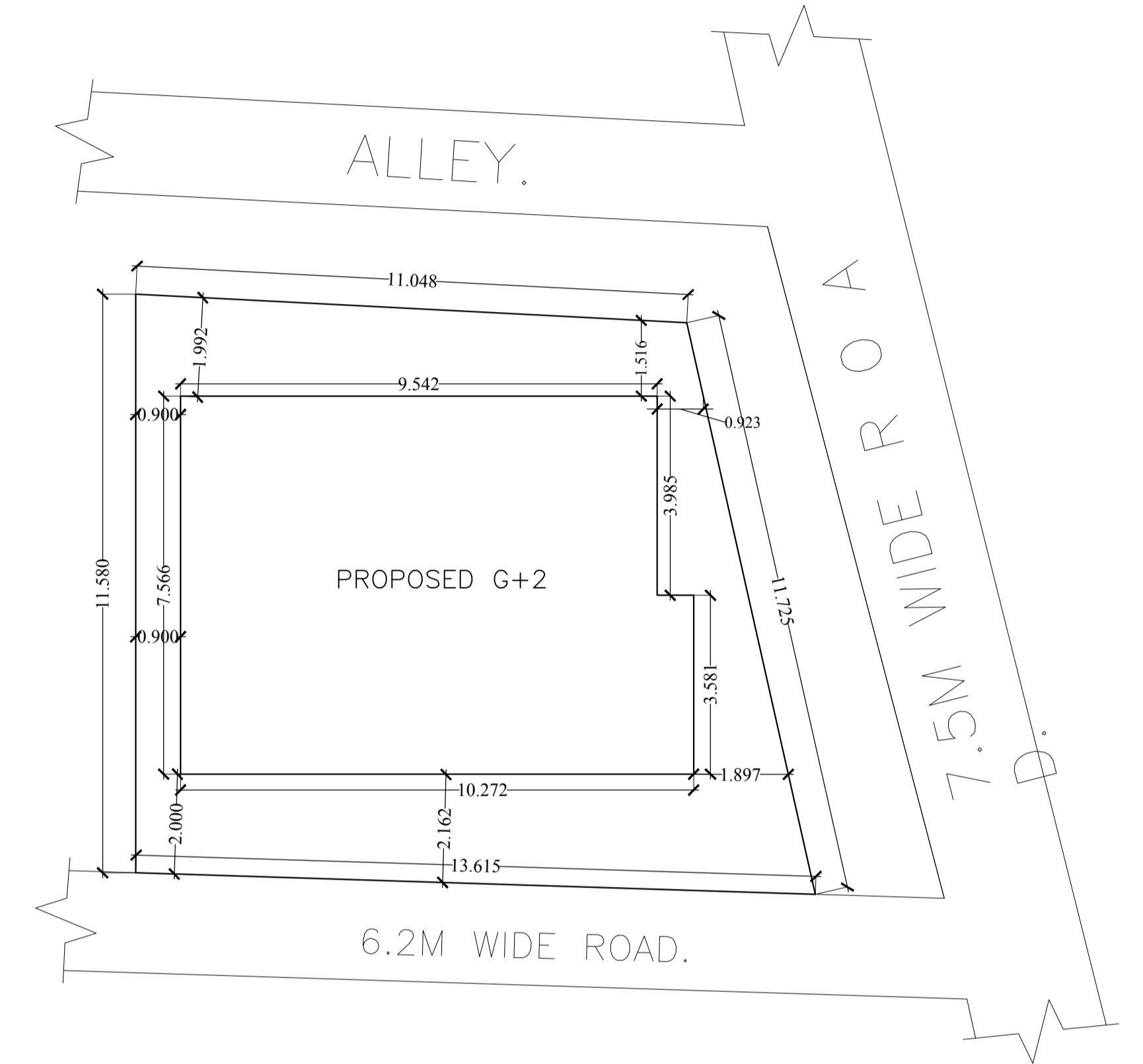
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MR HARI KRISHNA DIXIT AND MR BIRENDRA KUMAR DIXIT)	V1	0.60	0.60	04
A (MR HARI KRISHNA DIXIT AND MR BIRENDRA KUMAR DIXIT)	W2	0.90	1.20	02
A (MR HARI KRISHNA DIXIT AND MR BIRENDRA KUMAR DIXIT)	W1	1.20	1.20	13

UnitBUA Table for Building :A (MR HARI KRISHNA DIXIT AND MR BIRENDRA KUMAR DIXIT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	135.33	135.12	7	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	7	0
Total:	-	-	135.33	135.12	14	1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
GAURI SHANKAR SAHU JNAC/STU/0002/2020			

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GAURI SHANKAR SAHU JNAC/STU/0002/2020			