

SITE PLAN
SCALE-1:100

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.)
			Parking	Resi.					
A (PRADIP KR RAUT AND OTHERS)	1	314.97	93.74	209.98	11.25	221.23	221.23	02	
Grand Total :	1	314.97	93.74	209.98	11.25	221.23	221.23	02	

Proposal Basic Information

Proposal File No.	JNAC/BP/0040/W1/2021
Owner Name	PRADIP KUMAR RAUT AND PRAMOD KUMAR RAUT
Khata No	33
Plot No	177 AND 192
Village Name	SONARI
Use	Residential
SubUse	Semidetached

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (PRADIP KR RAUT AND OTHERS)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	2.00	1.00	2	-	-	-	-
			> 0	1	2.00	-	-	1	1	-	-
Total :							2	2	1	1	0

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	-	-	4	8.00
Other Parking	-	-	-	48.24
Total		37.50		101.74

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.61 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/0040/W1/2021	Plot/SubPlot No: 177 AND 192	
Application Type: General Proposal	North: Plot No. - B.N CHATERJEE	
Project Type: Building Permission	South: Plot No. - KRISHNA YADAV	
Nature of Development: New	East: Road Width - 10.60	
Location of Development Area: Old Area	West: Road Width - ROAD	
AREA DETAILS:	SQ.MT.	
AREA OF PLOT (Minimum)	(A)	152.84
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	152.84
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		10.63
Total		10.63
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	142.20
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	152.84
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	152.84
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		106.99
Proposed Coverage Area (68.69 %)		104.99
Total Prop. Coverage Area (68.69 %)		104.99
Balance coverage area (1.31 %)		2.00
FAR CHECK		
Perm. FAR Area (2.50)		382.10
Total Perm. FAR area		382.10
Residential FAR		209.98
Proposed FAR Area		221.23
Total Proposed FAR Area		221.23
Consumed FAR (Factor)		1.45
Balance FAR Area		160.87
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		314.97
ARCHITECT (Regd)		SHREYASHI PAUL
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		PRADIP KUMAR RAUT AND PRAMOD KUMAR RAUT
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

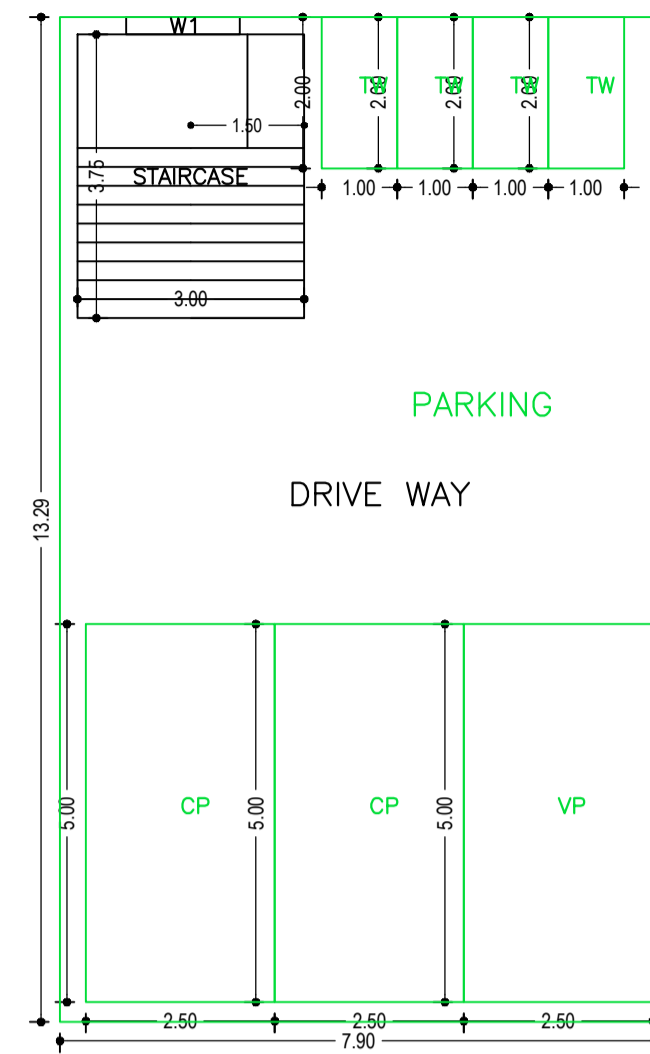
Buildingwise Floor FAR Details

Floor Name	Building Name A (PRADIP KR RAUT AND OTHERS)		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	104.99	11.25	104.99	11.25
First Floor	104.99	104.99	104.99	104.99
Second Floor	104.99	104.99	104.99	104.99
Terrace Floor	0.00	0.00	0.00	0.00
Total :	314.97	221.23	314.97	221.23

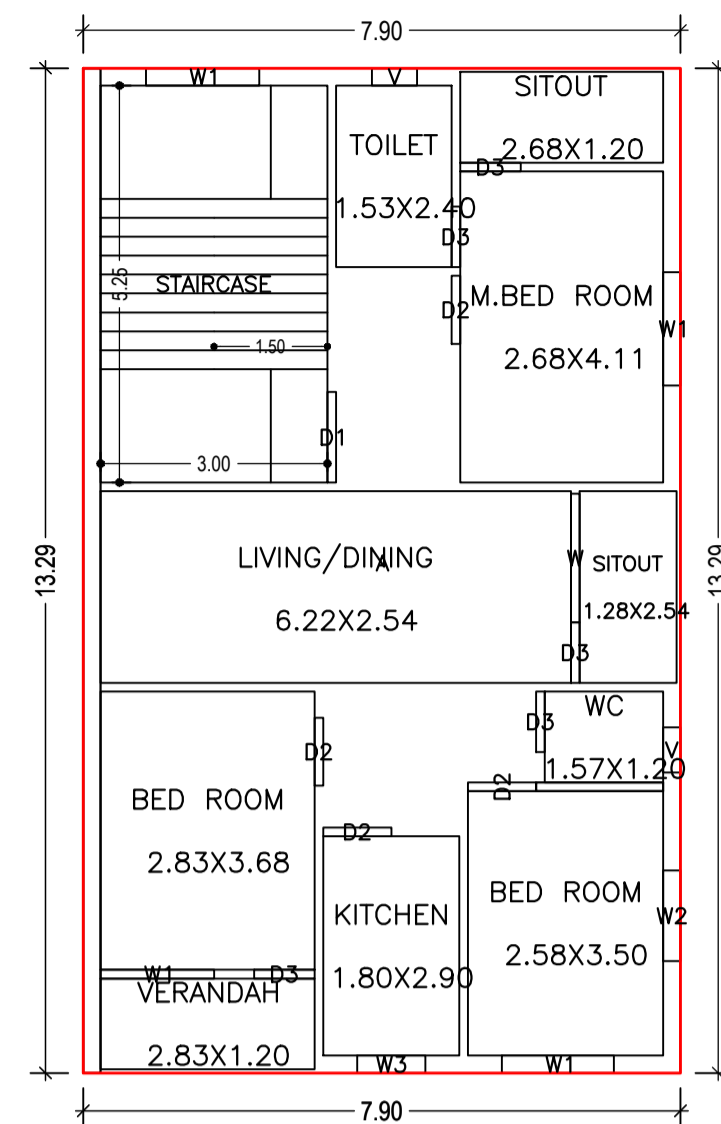
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (PRADIP KR RAUT AND OTHERS)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

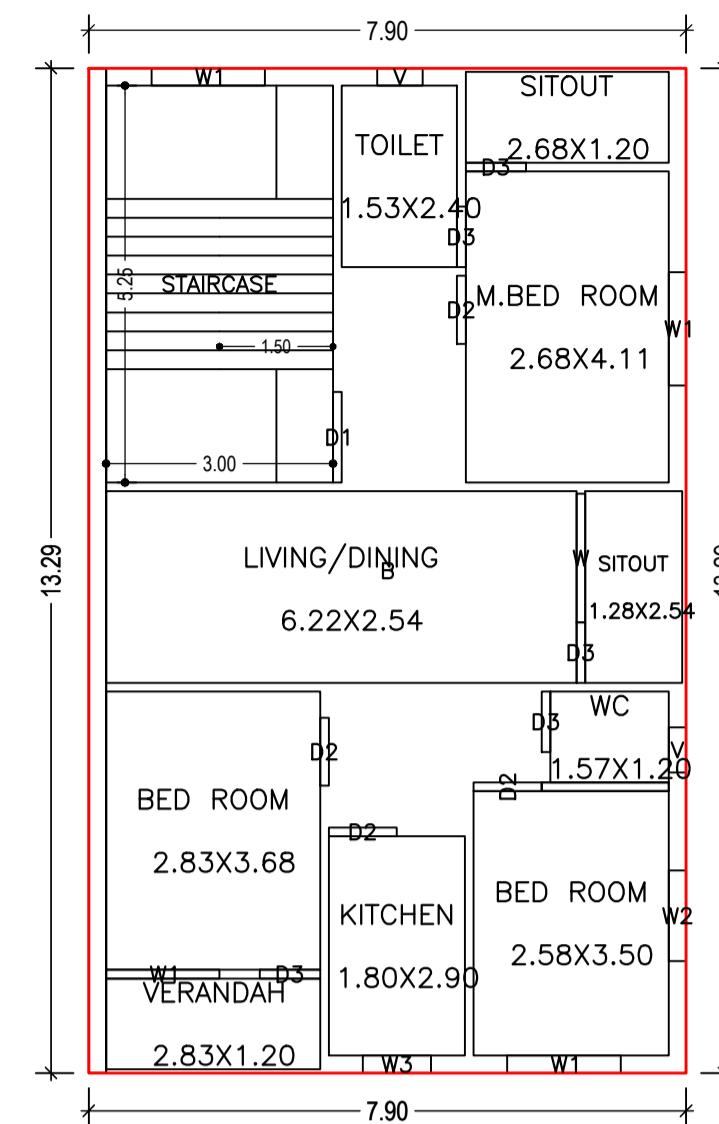
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHREYASHI PAUL JNAC/DFTMN/0009/2016			



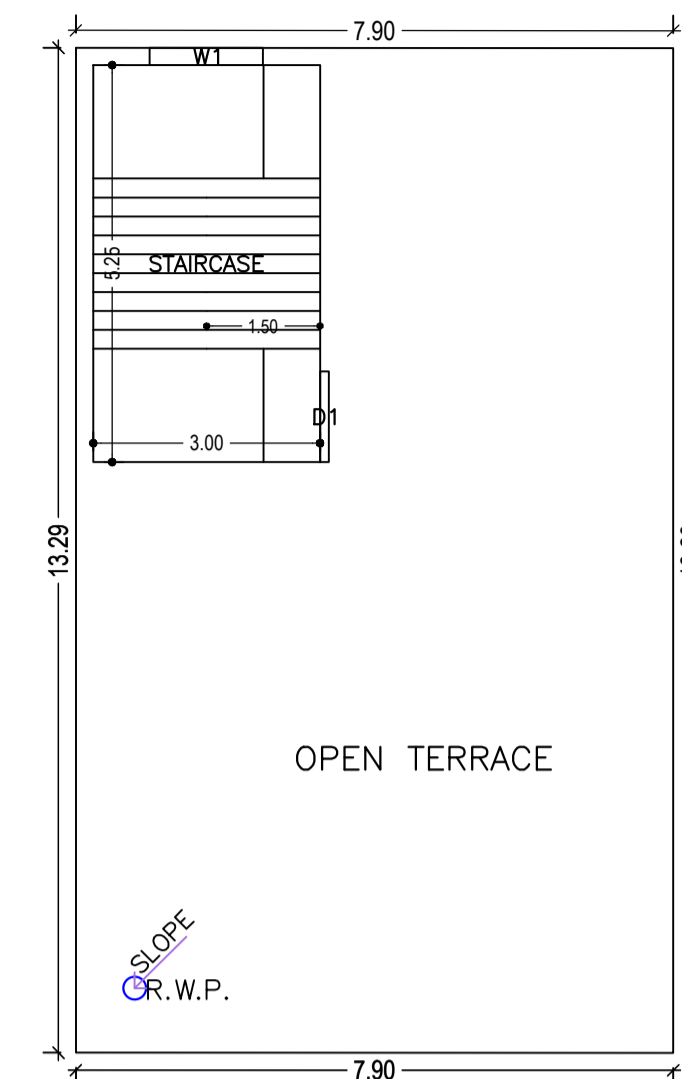
PARKING FLOOR PLAN (SCALE 1:100)



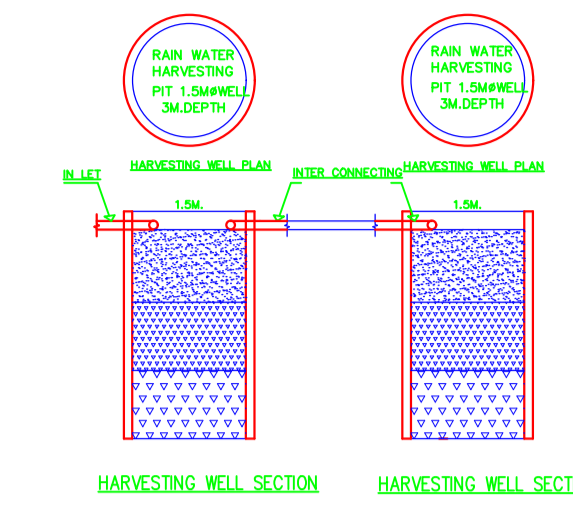
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



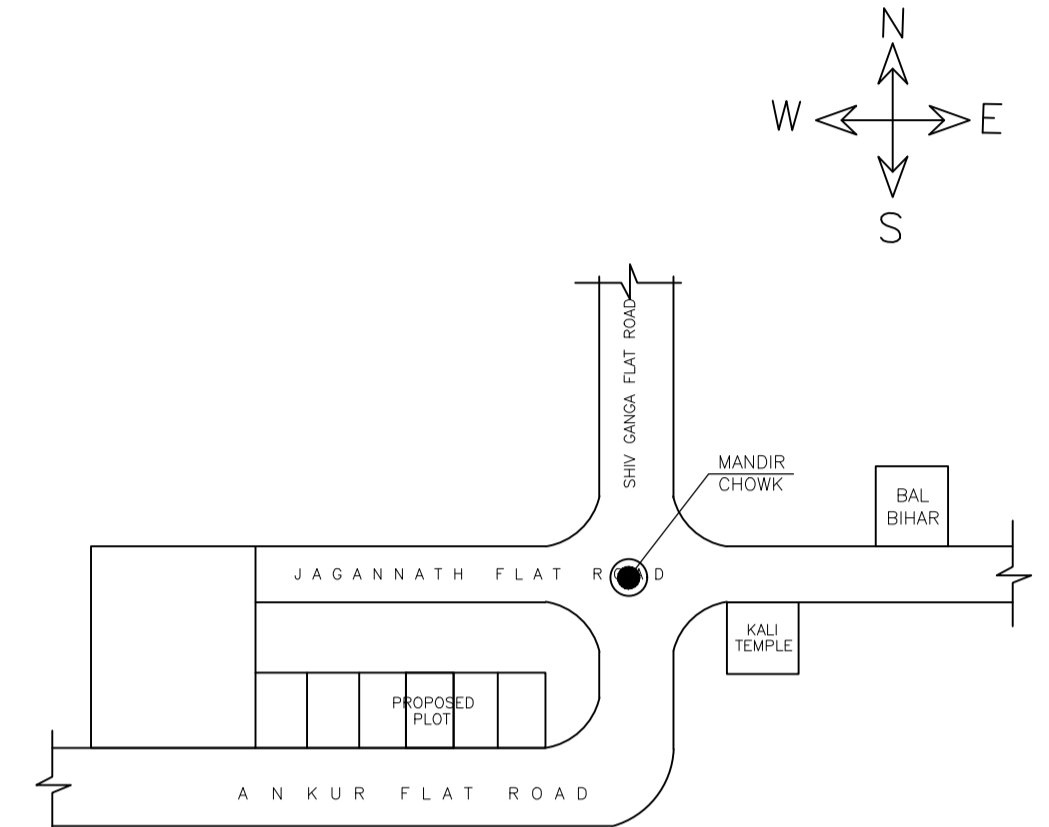
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



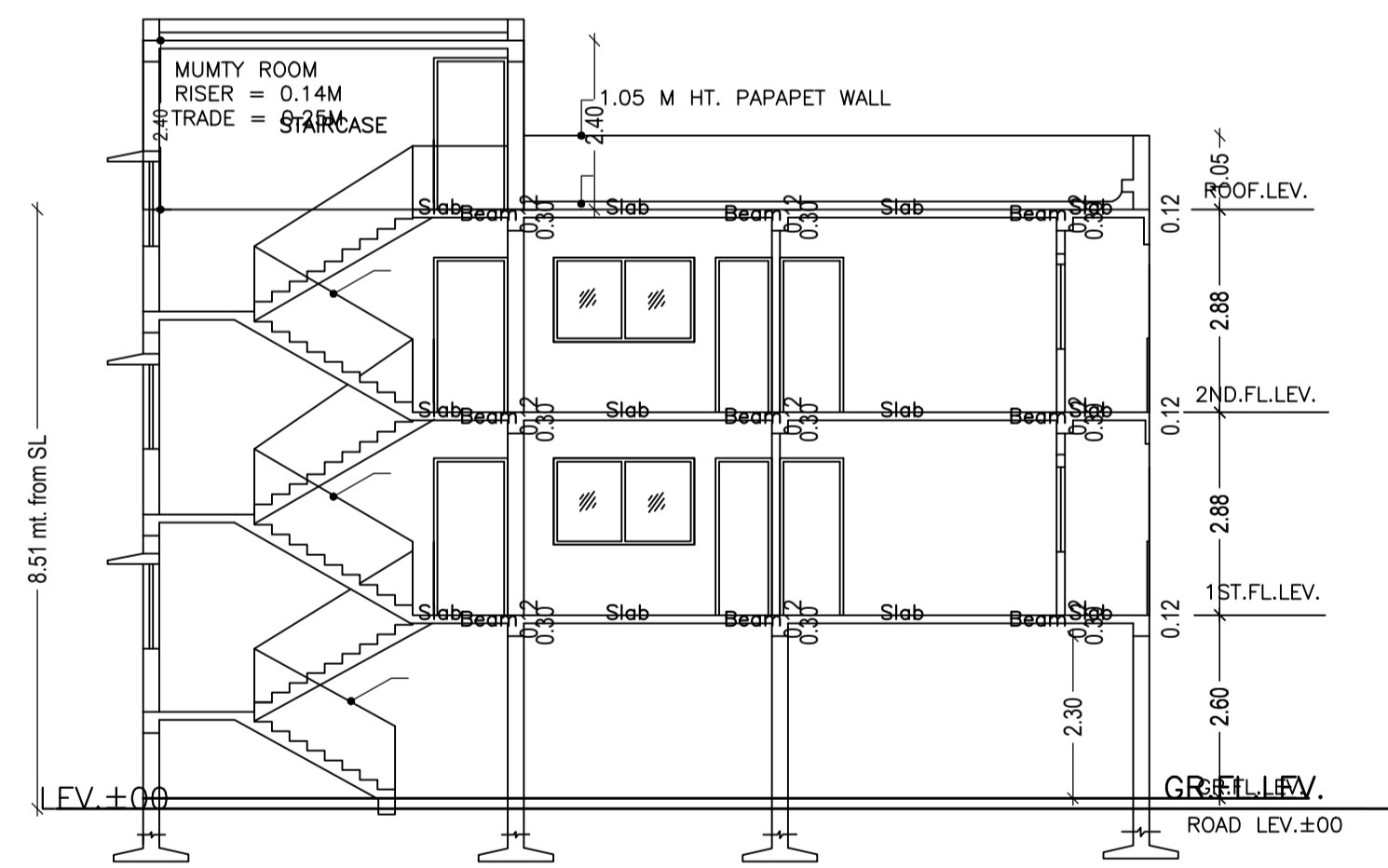
TERRACE FLOOR PLAN (SCALE 1:100)



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Village Name	SONARI
Use	Residential
SubUse	Semidetached



MOUZA PLAN NOT TO SCALE



SECTION - Y-Y (SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRADIP KR RAUT AND OTHERS)	D3	0.80	2.10	10
A (PRADIP KR RAUT AND OTHERS)	D2	0.90	2.10	08

SCHEDULE OF WINDOW/VENTILATION:

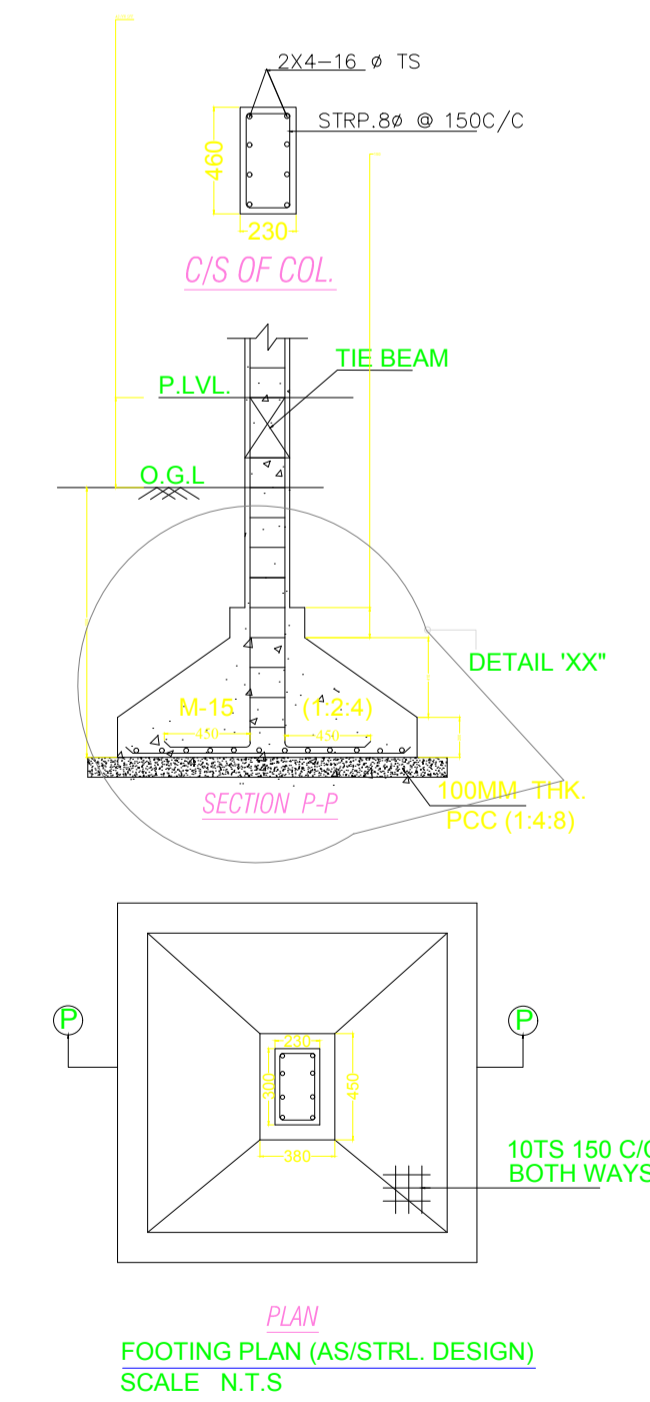
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRADIP KR RAUT AND OTHERS)	V	0.60	0.60	04
A (PRADIP KR RAUT AND OTHERS)	W3	0.90	1.20	02
A (PRADIP KR RAUT AND OTHERS)	W2	1.20	1.20	02
A (PRADIP KR RAUT AND OTHERS)	W1	1.48	1.20	01
A (PRADIP KR RAUT AND OTHERS)	W1	1.50	1.20	09
A (PRADIP KR RAUT AND OTHERS)	W	1.70	1.20	02

UnitBUA Table for Building :A (PRADIP KR RAUT AND OTHERS)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	A	FLAT	104.99	101.74	10	1
SECOND FLOOR PLAN	B	FLAT	104.99	101.74	10	1
Total:	-	-	209.98	203.48	20	2

Building :A (PRADIP KR RAUT AND OTHERS)

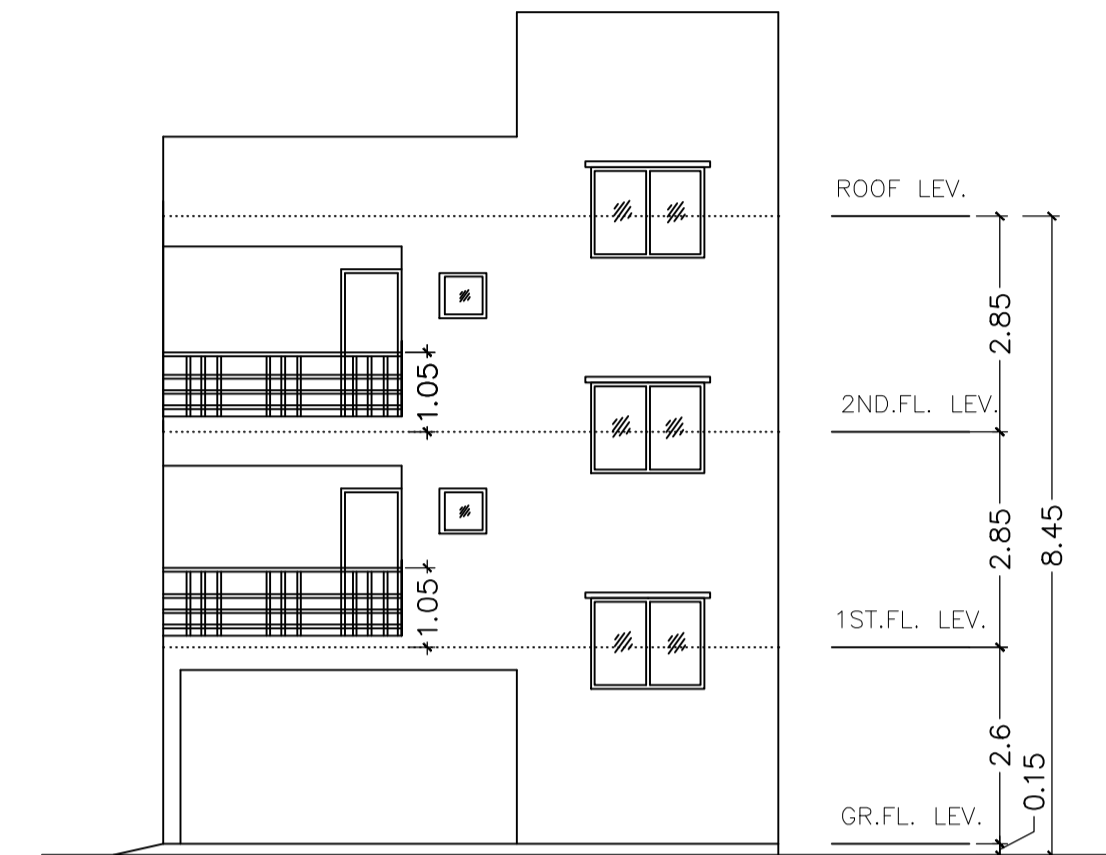
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Parking	Resi.					
Parking Floor	104.99	93.74	0.00	11.25	11.25	11.25	00	
First Floor	104.99	0.00	104.99	0.00	104.99	104.99	01	
Second Floor	104.99	0.00	104.99	0.00	104.99	104.99	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	314.97	93.74	209.98	11.25	221.23	221.23	02	
Total Number of Same Buildings	1							
Total :	314.97	93.74	209.98	11.25	221.23	221.23	02	



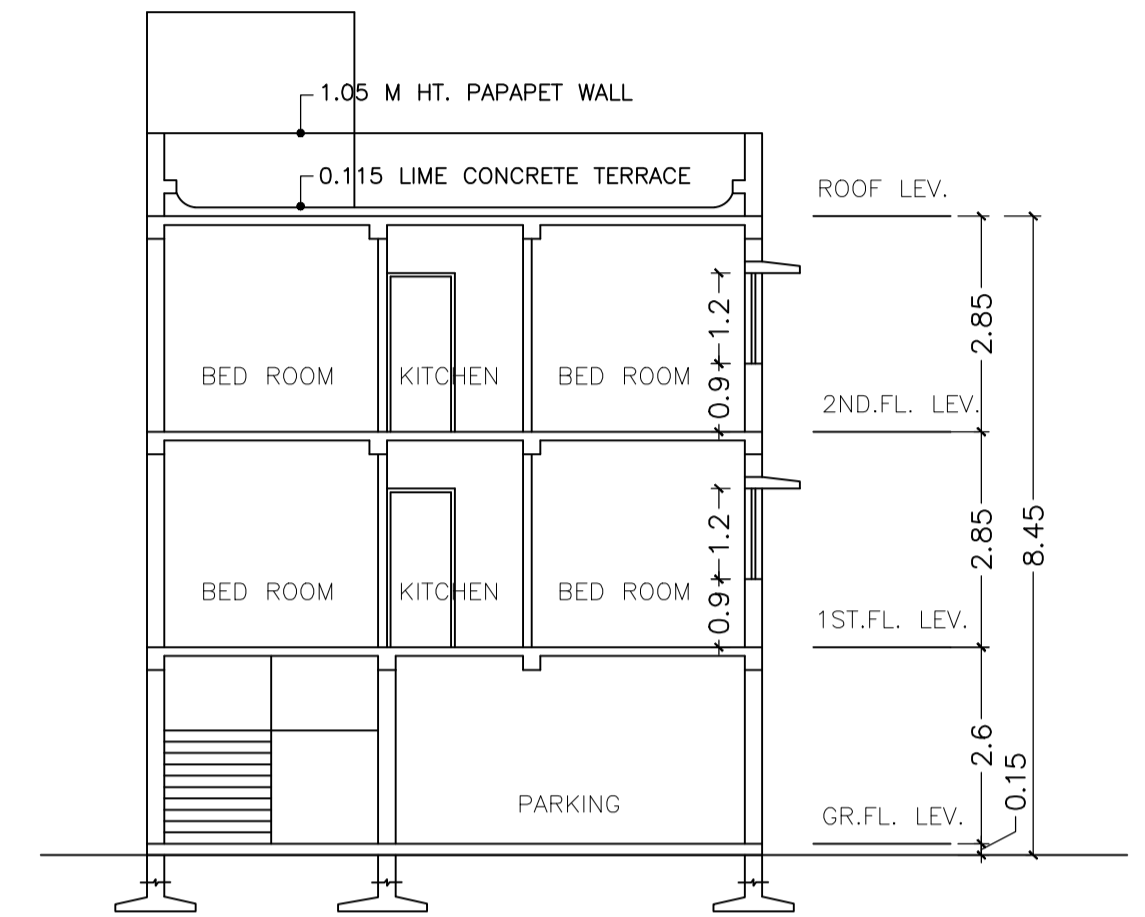
FOOTING PLAN (AS/STR.L. DESIGN) (SCALE N.T.S)

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

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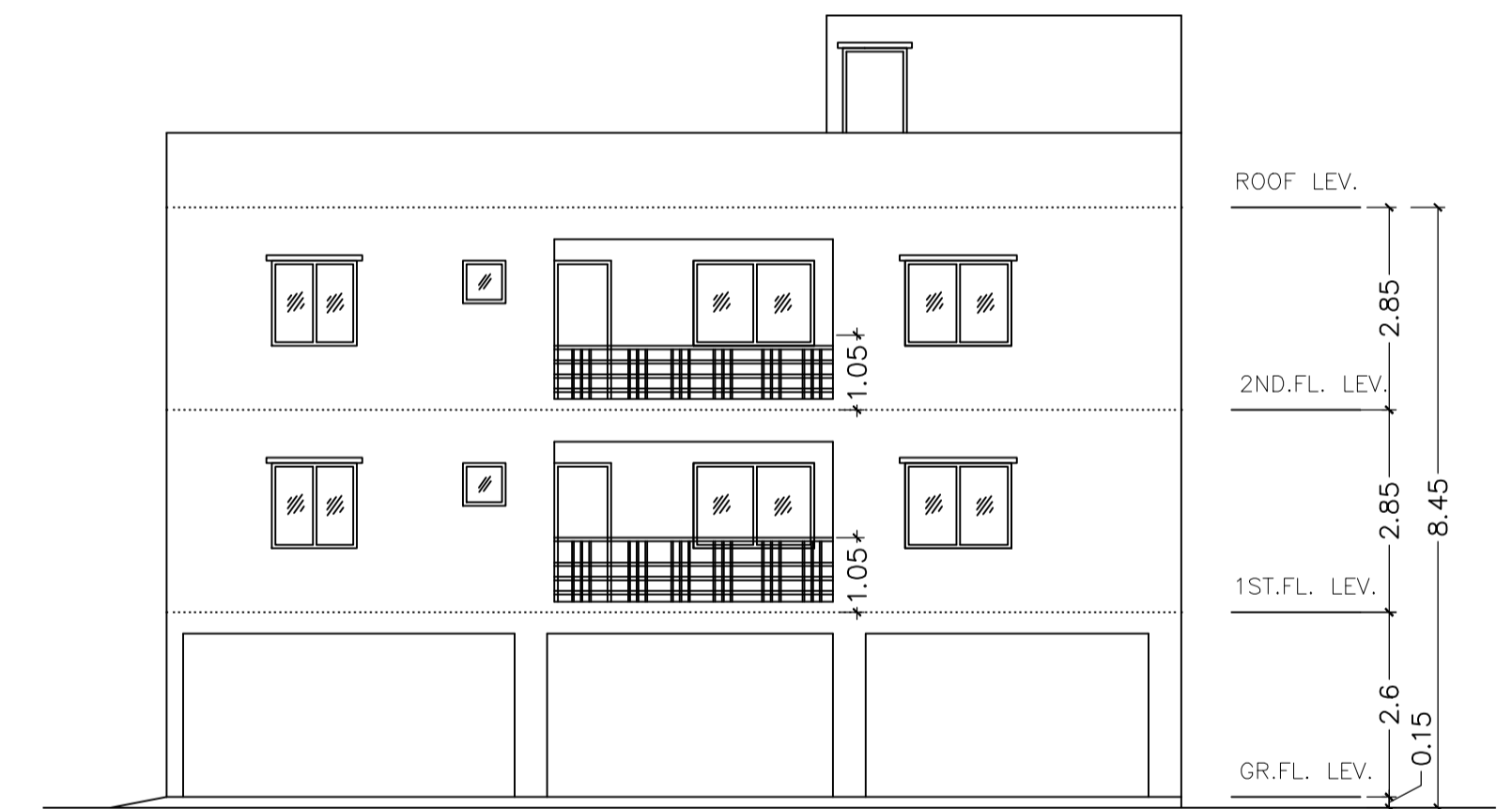
RARE SIDE ELEVATION
SCALE=1:100



SECTION - X-X
SCALE=1:100



FRONT ELEVATION
SCALE=1:100



SIDE - A ELEVATION
SCALE=1:100

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SHREYASHI PAUL JNAC/DFTMN/0009/2016			