

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

Proposal Basic Information	
Proposal File No.	JNAC/BP/0053/W7/2022
Owner Name	NAGHMI AFREEN AND MASTER ARQUAM SANDANI
Khata No	NIL
Plot No	335, BHALUBASA AREA, JAMSHEDPUR
Village Name	Sitaramdera
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

SITE PLAN  
SCALE-1:100

AREA STATEMENT		VERSION NO.: 1.0.02
JAMSHEDPUR NAC		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: HARKHAND 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/0053/W7/2022	Plot/SubPlot No: 335, BHALUBASA AREA, JAMSHEDPUR	
Application Type: General Proposal	North: Survey No. - 334	
Project Type: Building Permission	South: Survey No. - 336	
Nature of Development: New	East: Road Width - 6.10	
Location of Development Area: Old Area	West: Survey No. - ALLEY	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	111.26
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	111.26
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		13.49
Total		13.49
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	97.77
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	111.26
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	111.26
COVERAGE CHECK		
Permissible Coverage area ( 70.00 % )		77.88
Proposed Coverage Area ( 63.19 % )		70.31
Total Prop. Coverage Area ( 63.19 % )		70.31
Balance coverage area ( 6.80 % )		7.57
FAR CHECK		
Perm. FAR Area ( 2.50 )		278.15
Total Perm. FAR area		278.15
Residential FAR		140.62
Proposed FAR Area		154.11
Total Proposed FAR Area		154.11
Consumed FAR (Factor)		1.39
Balance FAR Area		124.04
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		210.93
ARCHITECT (Regd)	L K Suman	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	NAGHMI AFREEN AND MASTER ARQUAM SANDANI	
DEVELOPMENT AUTHORITY		LOCAL BODY

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.)
Parking Floor	70.31	13.49	70.31	13.49
First Floor	70.31	70.31	70.31	70.31
Second Floor	70.31	70.31	70.31	70.31
Terrace Floor	0.00	0.00	0.00	0.00
Total :	210.93	154.11	210.93	154.11

FAR & Tenement Details (Table 4c-1)

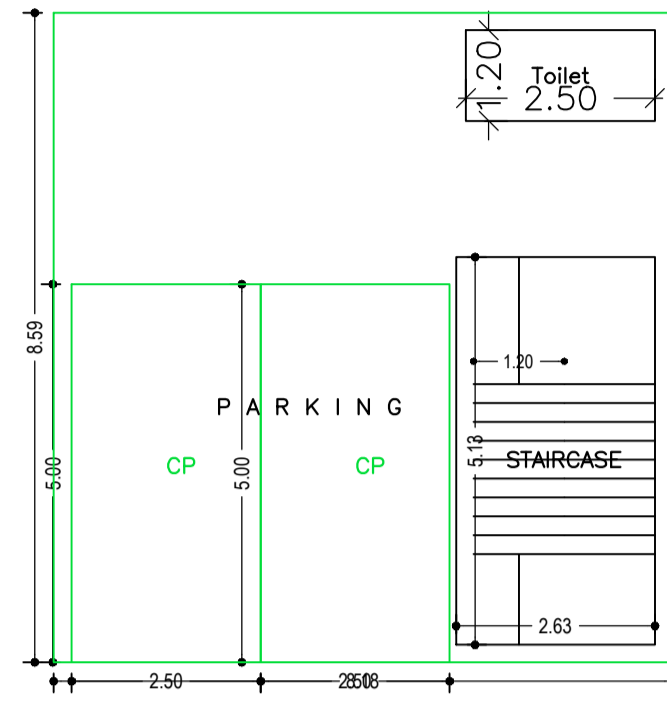
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Accessory Use	Parking					
A (RESI) BUILDING	1	210.93	3.00	53.82	140.62	13.49	154.11	154.11	01
Grand Total	1	210.93	3.00	53.82	140.62	13.49	154.11	154.11	01

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESI) BUILDING	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
L K Suman JNAC/ENG/0006/2016			

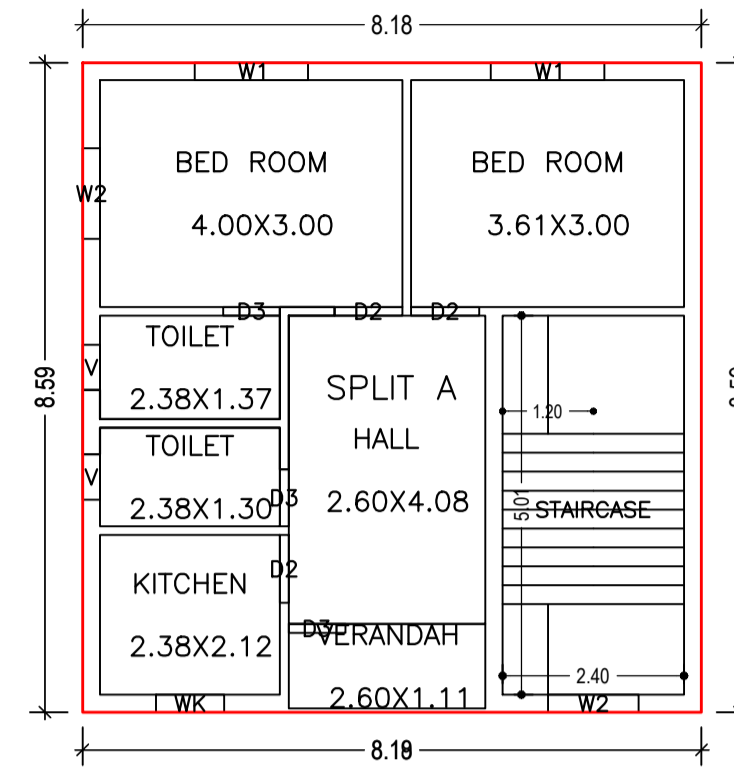
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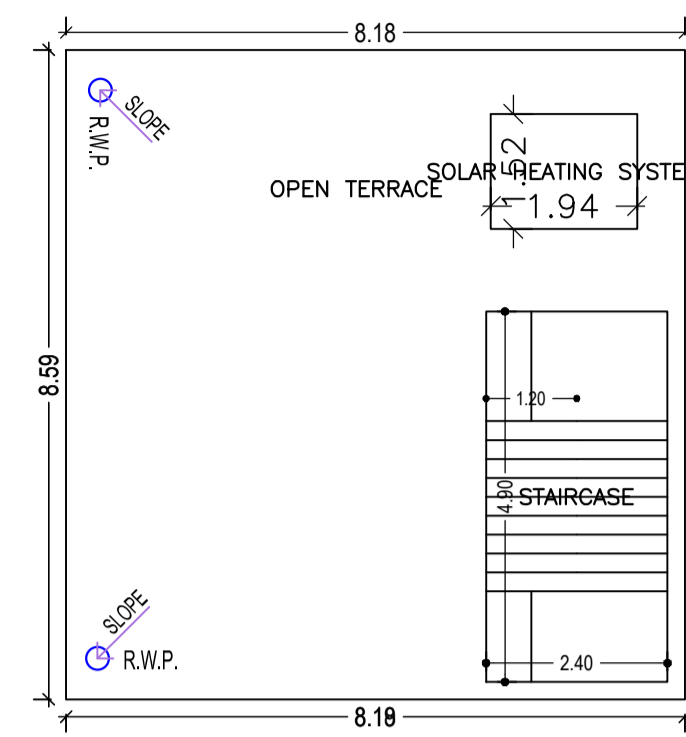
PARKING FLOOR PLAN  
(SCALE 1:100)

Building :A (RESI BUILDING)

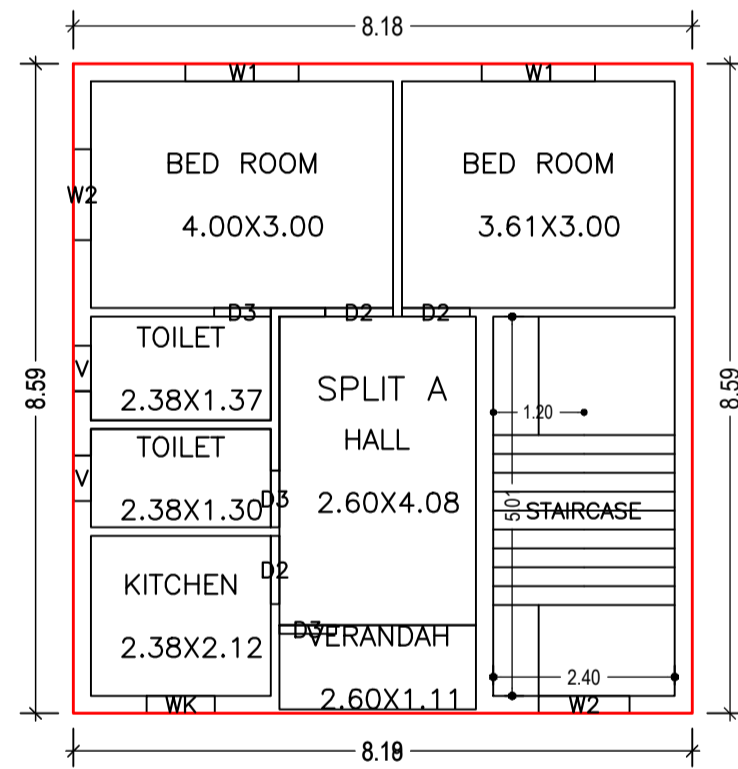
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trnmt (No.)
		Accessory Use	Parking	Resi.					
Parking Floor	70.31	3.00	53.82	0.00	13.49	13.49	13.49	00	
First Floor	70.31	0.00	0.00	70.31	0.00	70.31	70.31	01	
Second Floor	70.31	0.00	0.00	70.31	0.00	70.31	70.31	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	210.93	3.00	53.82	140.62	13.49	154.11	154.11	01	
Total Number of Same Buildings	1								
Total :	210.93	3.00	53.82	140.62	13.49	154.11	154.11	01	



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



TERRACE FLOOR PLAN  
(SCALE 1:100)



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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
L K Suman JNAC/ENG/0006/2016			

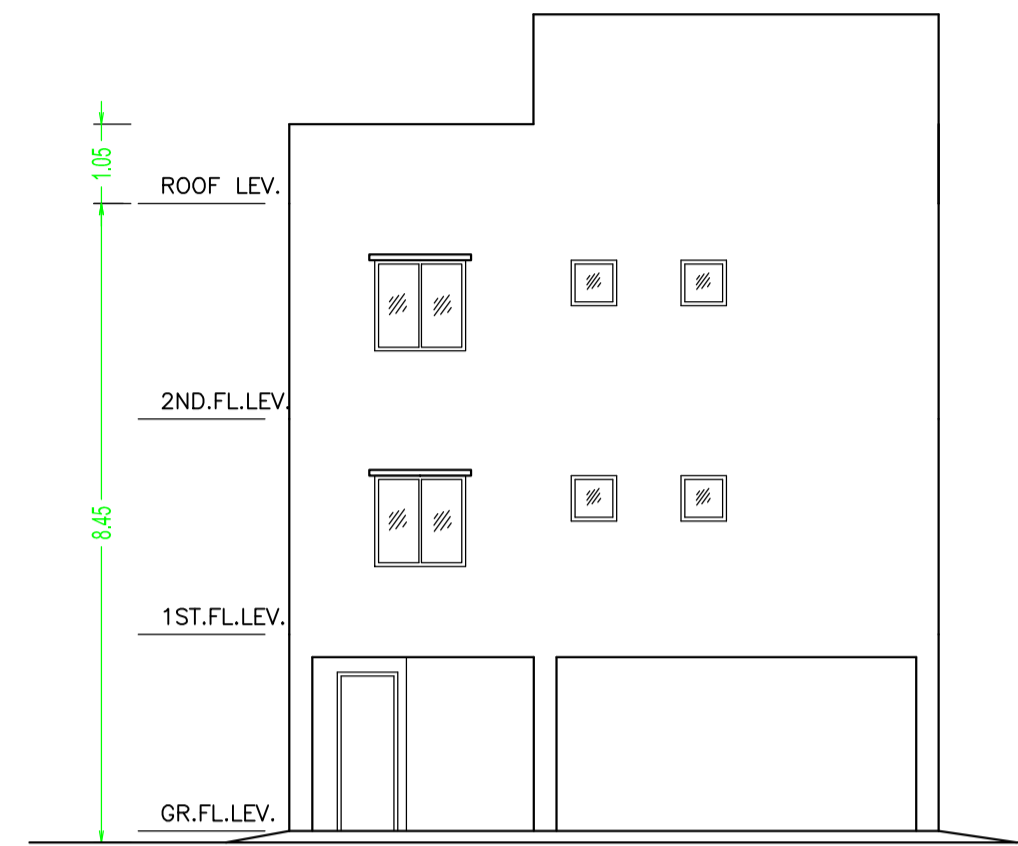
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SCHEDULE OF DOOR:

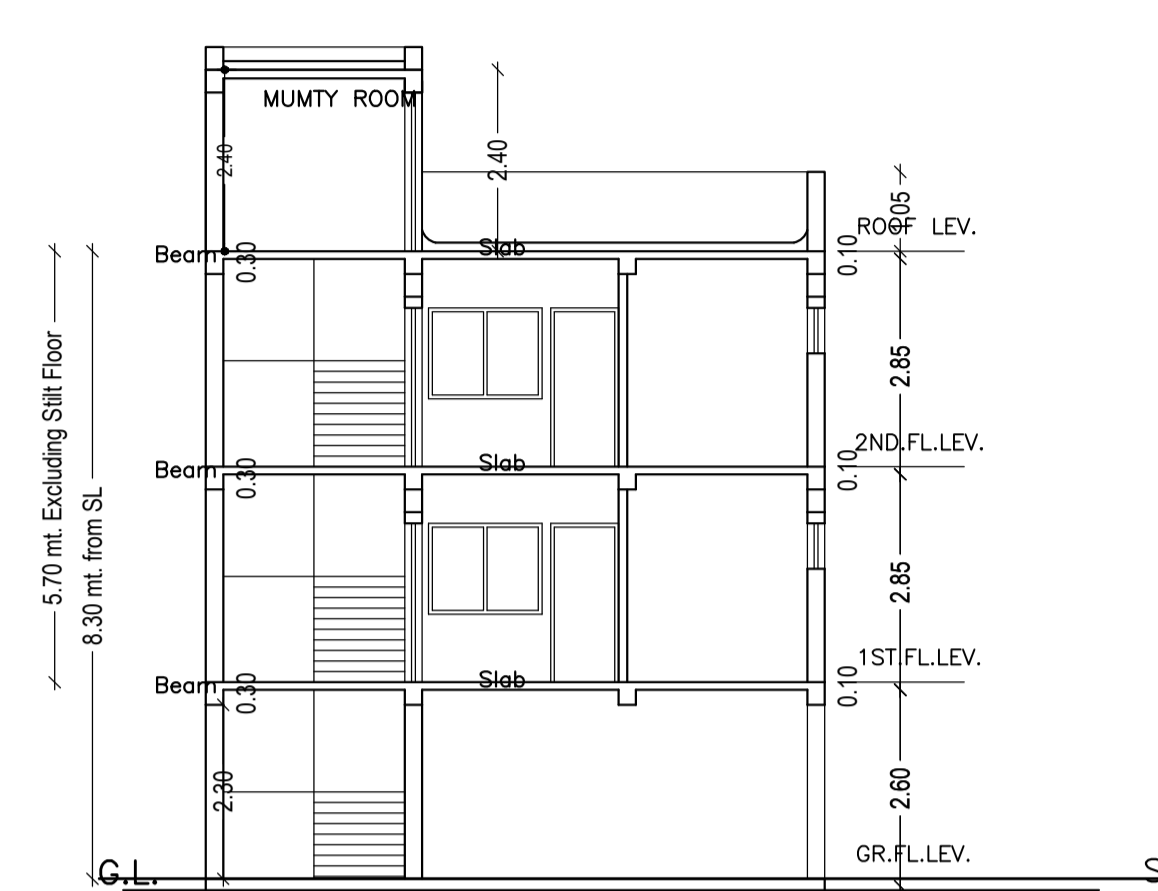
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI BUILDING)	D3	0.75	2.10	06
A (RESI BUILDING)	D2	0.90	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

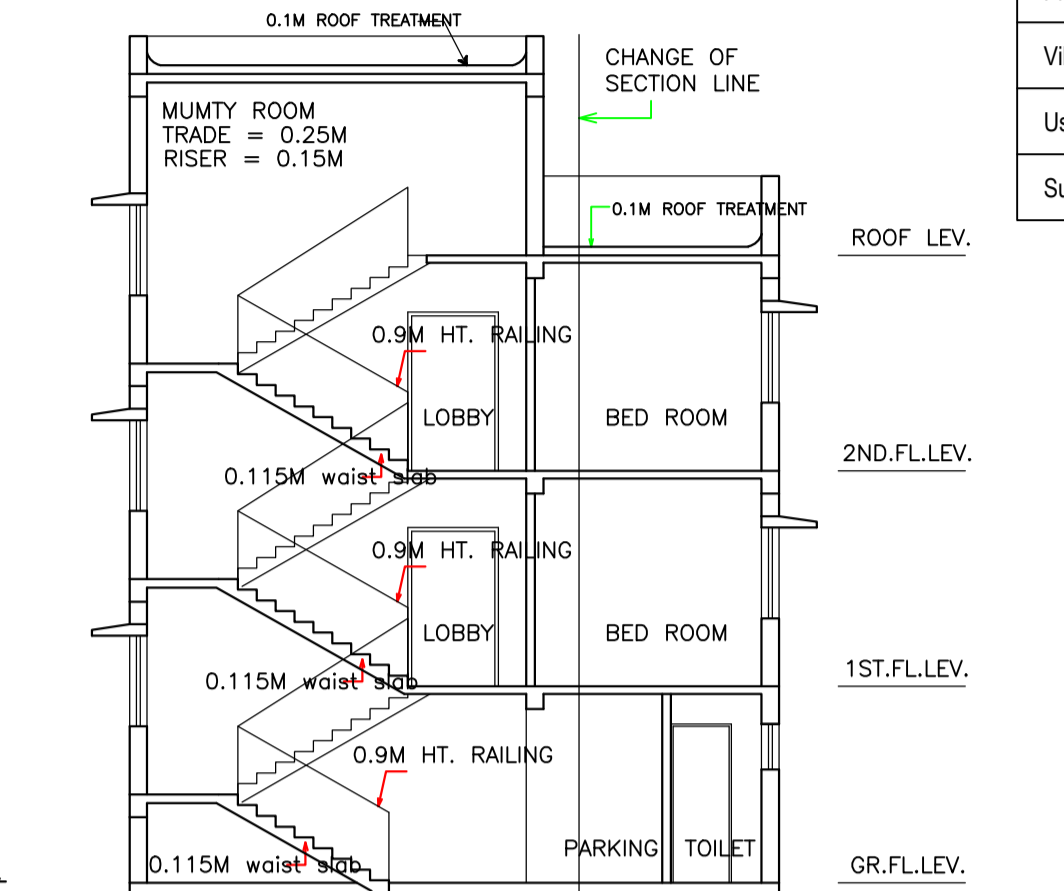
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI BUILDING)	V	0.60	0.60	04
A (RESI BUILDING)	WK	0.90	1.20	02
A (RESI BUILDING)	W2	1.20	1.20	04
A (RESI BUILDING)	W1	1.50	1.20	04



SIDE - A ELEVATION  
SCALE=1:100



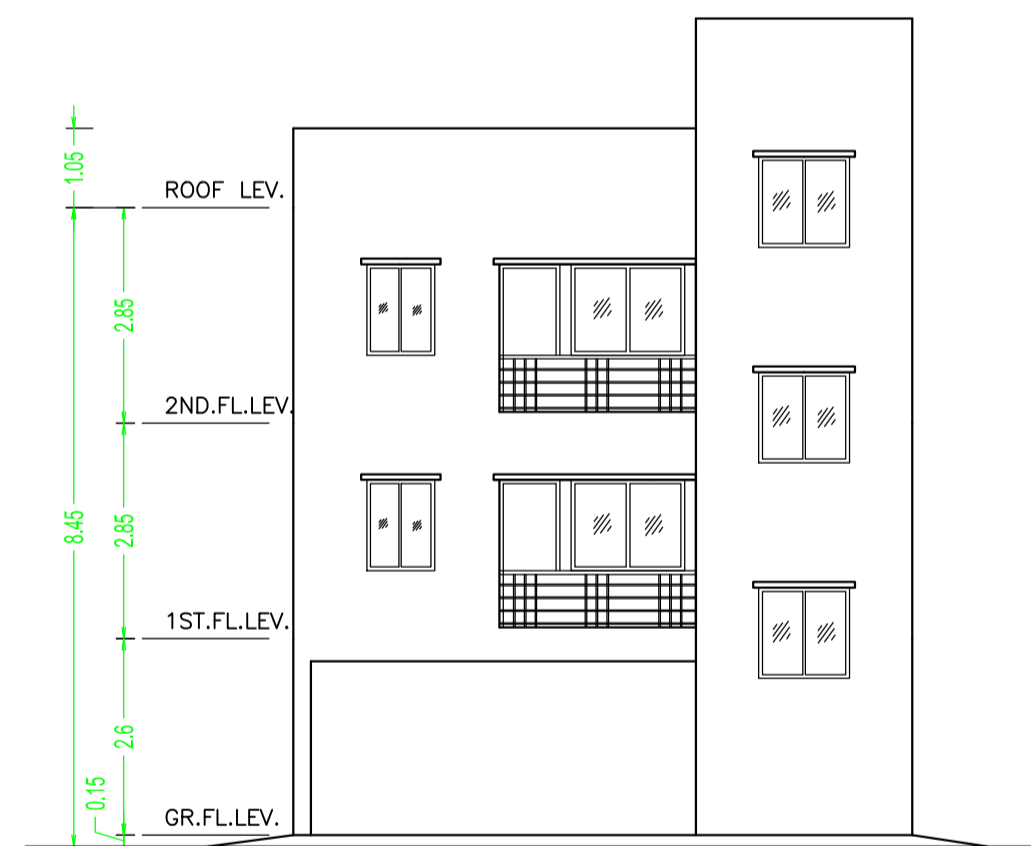
SECTION - Y-Y  
SCALE=1:100



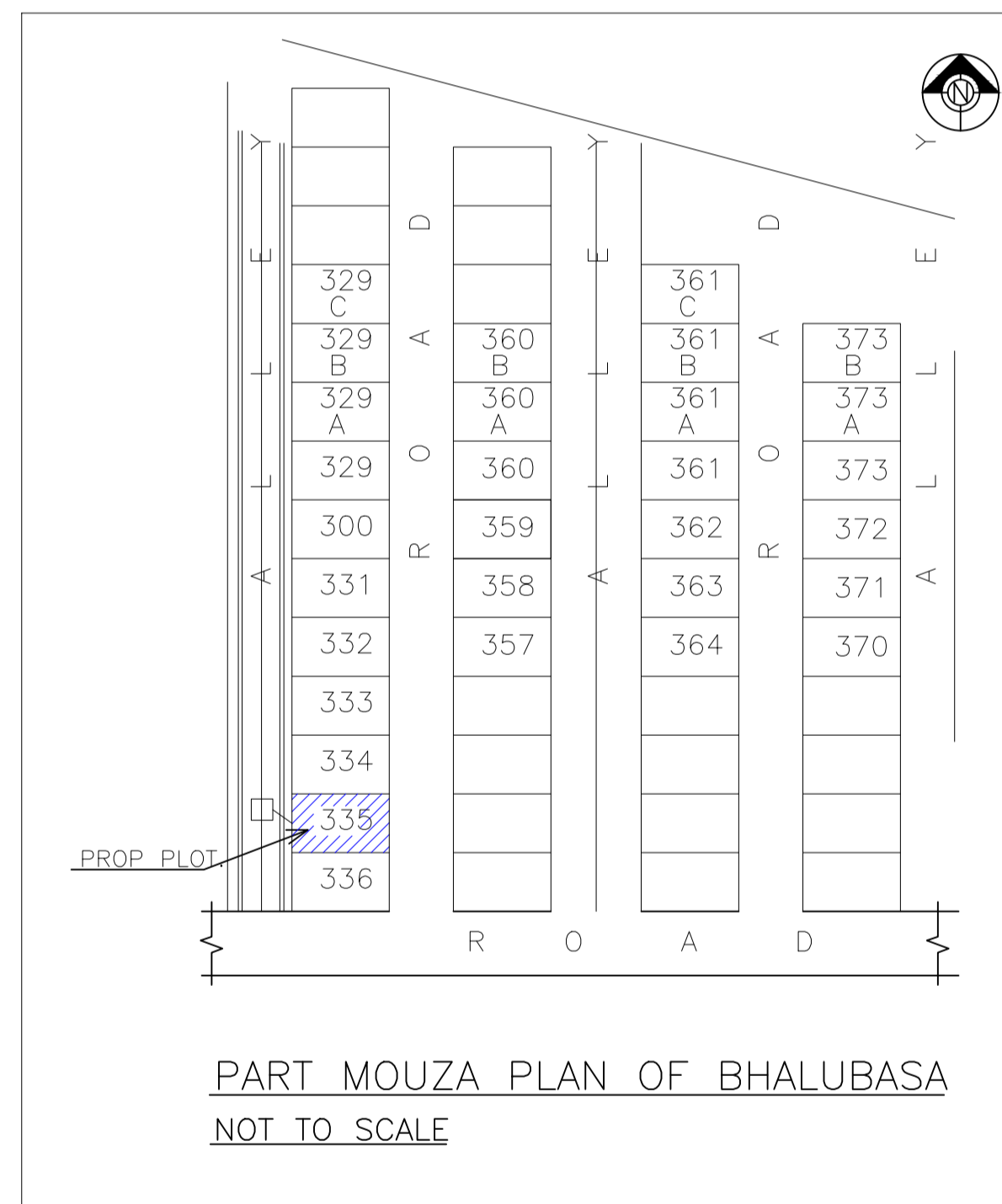
SECTION - Y-Y  
SCALE=1:100

UnitBUA Table for Building :A (RESI BUILDING)

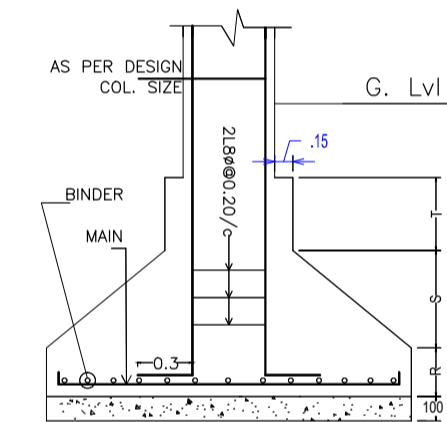
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	140.62	139.05	7	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	7	0
Total:	-	-	140.62	139.05	14	1



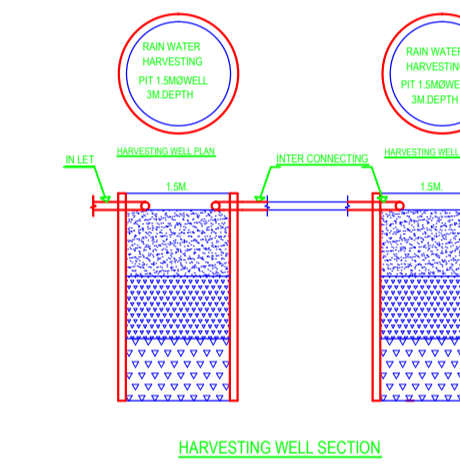
FRONT ELEVATION  
SCALE=1:100



PART MOUZA PLAN OF BHALUBASA  
NOT TO SCALE



DETAIL OF COLUMN & FOOTING



HARVESTING WELL SECTION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
L K Suman JNAC/ENG/0006/2016			