

SITE PLAN

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 (8 BALUCHELA GODOWN AREA)	Residential	ResiComm Bldg	>0	1	19.00	1.00	19	-	-	-	-	-
			>0	1	19.00	-	-	-	-	-	1	19
	Commercial	Shop	>0	50	11.77	1	1	-	-	-	-	-
			>0	50	11.77	-	-	-	-	-	1	1
Total :			-	-	-	-	20	23	-	2	2	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	13	162.50
Two Stack Car	-	-	10	125.00
Total Car	20	250.00	23	287.50
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	21	42.00
Total TwoWheeler	20	40.00	21	42.00
Other Parking	-	-	-	228.38
Total	-	315.00	-	624.88

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (8 BALUCHELA GODOWN AREA)	FD3	0.75	2.10	38
A (8 BALUCHELA GODOWN AREA)	FD2	0.90	2.10	67
A (8 BALUCHELA GODOWN AREA)	FD1	1.05	2.10	19
A (8 BALUCHELA GODOWN AREA)	FD1	1.50	2.10	29
A (8 BALUCHELA GODOWN AREA)	RS1	2.40	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (8 BALUCHELA GODOWN AREA)	V1	0.60	1.05	22
A (8 BALUCHELA GODOWN AREA)	V2	0.60	1.05	16
A (8 BALUCHELA GODOWN AREA)	W2	0.90	1.20	17
A (8 BALUCHELA GODOWN AREA)	W11	1.20	1.50	12
A (8 BALUCHELA GODOWN AREA)	W1	1.50	1.50	41

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.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)	
					StairCase	Lift	Balcony	Parking	Resi	Commercial			
A (8 BALUCHELA GODOWN AREA)	1	2421.95	54.11	2367.84	183.07	16.15	51.12	579.64	1658.64	11.77	1670.41	1670.41	20
Grand Total	1	2421.95	54.11	2367.84	183.07	16.15	51.12	579.64	1658.64	11.77	1670.41	1670.41	20

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2&3 FLOOR PLAN	1.20 X 14.19 X 2 X 2	68.12	102.24
	0.90 X 4.73 X 2 X 2	17.04	
	0.90 X 4.45 X 1 X 2	8.02	
	0.90 X 5.03 X 1 X 2	9.06	
Total	-	-	102.24

UnitBUA Table for Building :A (8 BALUCHELA GODOWN AREA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GR1	FLAT	72.57	66.62	8	5
	GR2	FLAT	78.97	71.87	7	
	GR3	FLAT	92.13	83.42	9	
	GR4	FLAT	84.34	76.63	9	
	OFFICE SHOP		11.77	10.45	1	
FIRST FLOOR PLAN	FF1	FLAT	84.34	76.63	9	4
	FF2	FLAT	78.97	71.87	7	
	FF3	FLAT	92.13	83.42	9	
	FF4	FLAT	84.34	76.63	9	
TYPICAL - 2&3 FLOOR PLAN	TYP1	FLAT	105.63	76.63	9	8
	TYP2	FLAT	100.01	71.87	7	
	TYP3	FLAT	113.69	83.42	9	
	TYP4	FLAT	105.63	76.63	9	
FOURTH FLOOR PLAN	FOURTH1	FLAT	85.38	76.74	7	3
	FOURTH2	FLAT	60.88	56.07	6	
	FOURTH3	FLAT	60.88	56.07	6	
	Total	-	-	1736.63	1423.50	

Building :A (8 BALUCHELA GODOWN AREA)

Floor Name	Gross Built Up Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)	
				StairCase	Lift	Balcony	Parking	Resi	Commercial			
Basement Floor	462.45	0.00	462.45	12.13	3.23	0.00	579.64	0.00	0.00	0.00	00	
Ground Floor	398.58	10.76	387.82	34.30	0.00	0.00	341.75	11.77	353.52	353.52	05	
First Floor	398.58	10.76	387.82	34.30	3.23	0.00	350.29	0.00	350.29	350.29	04	
Second Floor	449.70	10.76	438.94	34.30	3.23	25.56	375.85	0.00	375.85	375.85	04	
Third Floor	449.70	10.76	438.94	34.30	3.23	25.56	375.85	0.00	375.85	375.85	04	
Fourth Floor	262.94	11.07	251.87	33.74	3.23	0.00	214.90	0.00	214.90	214.90	03	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	2421.95	54.11	2367.84	183.07	16.15	51.12	579.64	1658.64	11.77	1670.41	1670.41	20

Proposal Basic Information

Proposal File No.	JNAC/BP/0105/W1/2022
Owner Name	BISHANJ S. TAUNK
Khata No	NA
Plot No	Ho. No. 8, BALUCHELA GODOWN AREA, SONARI
Village Name	SONARI
Use	Residential
SubUse	ResiComm Bldg

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO. : 1.0.66	VERSION DATE: 16/10/2020
PROJECT DETAIL:	Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGHBHUM	Plot SubUse: ResiComm Bldg	
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA	
Inward No: JNAC/BP/0105/W1/2022	Plot/SubPlot No: Ho. No. 8, BALUCHELA GODOWN AREA, SONARI	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	669.14
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	669.14
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		69.51
Total		69.51
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	599.63
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	669.14
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	669.14
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		401.48
Proposed Coverage Area (52.83 %)		353.52
Total Prop. Coverage Area (52.83 %)		353.52
Balance coverage area (7.17 %)		47.96
FAR CHECK		
Perm. FAR Area (2.500)		1672.85
Total Perm. FAR area		1672.85
Residential FAR		1658.65
Commercial FAR		11.77
Proposed FAR Area		1670.43
Total Proposed FAR Area		1670.43
Consumed FAR (Factor)		2.50
Balance FAR Area		2.42
BUILT UP AREA CHECK		
Total Proposed Built Up Area		2367.84
ARCHITECT (Regd)	SUDIPTO MUKHERJEE	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	BISHANJ S. TAUNK	
DEVELOPMENT AUTHORITY	LOCAL BODY	

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Light Blue

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.)
Basement Floor	462.45	0.00	462.45	0.00
Ground Floor	387.82	353.52	387.82	353.52
First Floor	387.82	350.29	387.82	350.29
Second Floor	438.94	375.85	438.94	375.85
Third Floor	438.94	375.85	438.94	375.85
Fourth Floor	251.87	214.90	251.87	214.90
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2367.84	1670.41	2367.84	1670.41

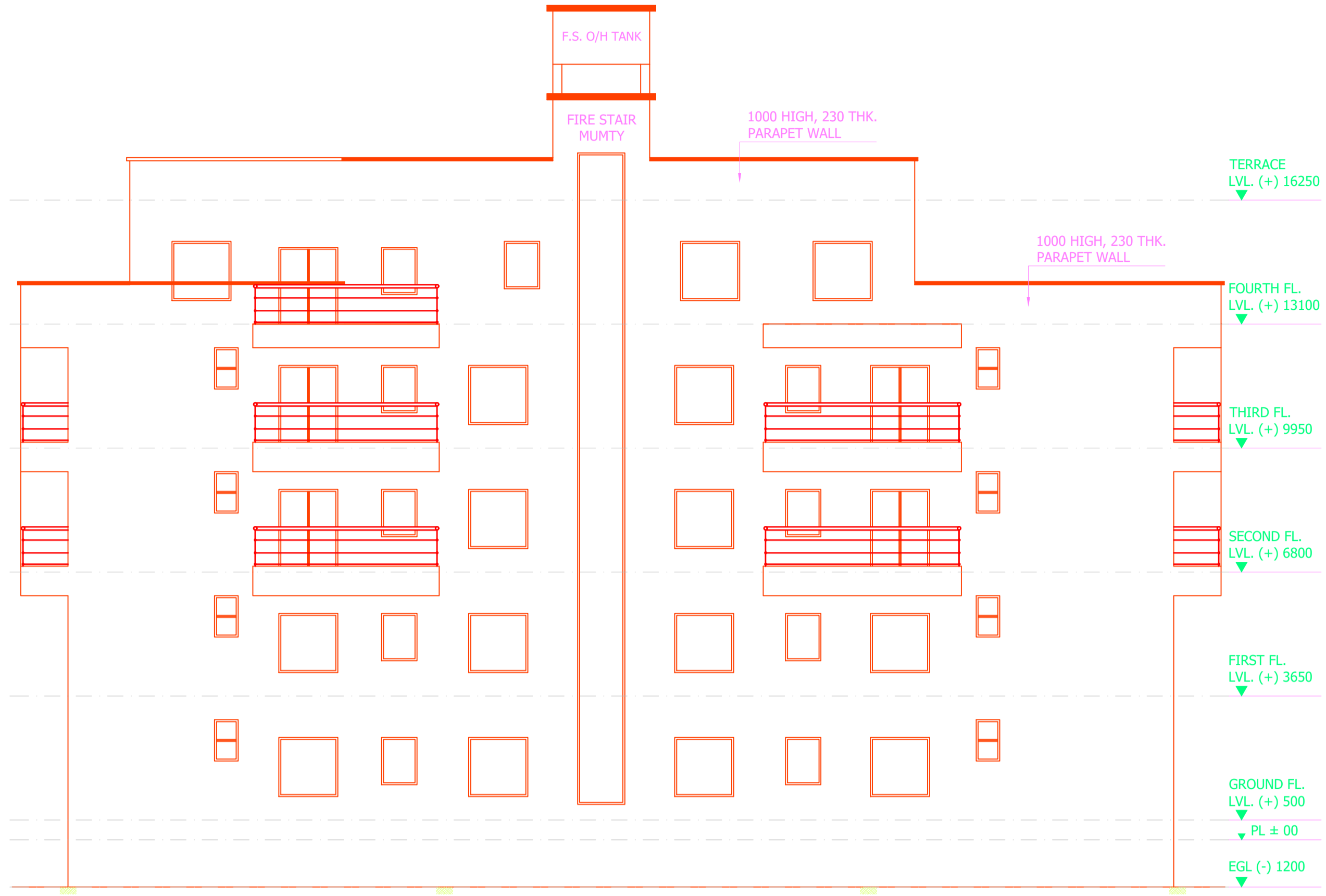
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (8 BALUCHELA GODOWN AREA)	Residential	ResiComm Bldg	Non-Highrise

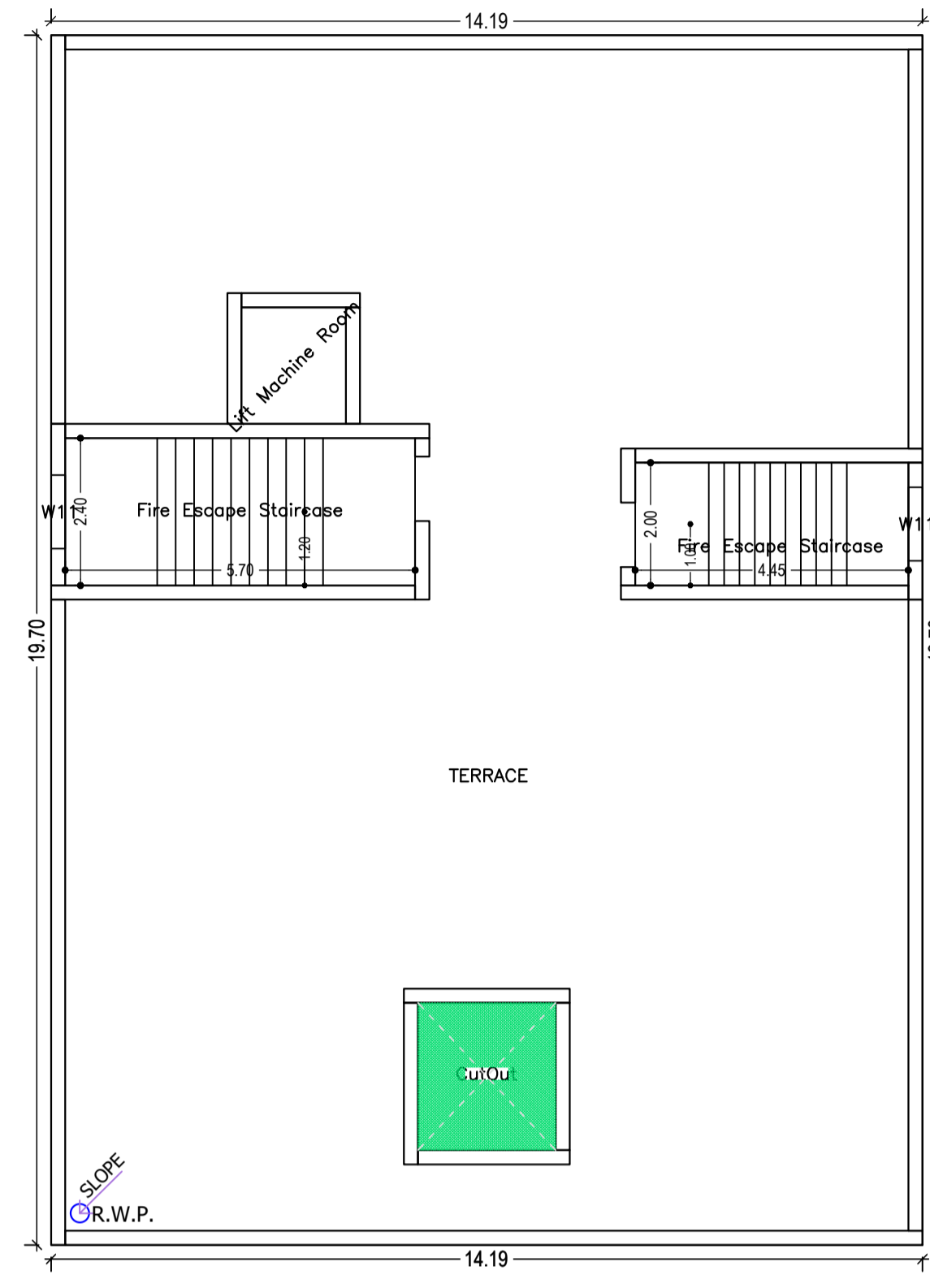
LTP NAME AND SIGNATURE SUDIPTO MUKHERJEE JNAC/ENG/0013/2019	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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Proposal Basic Information

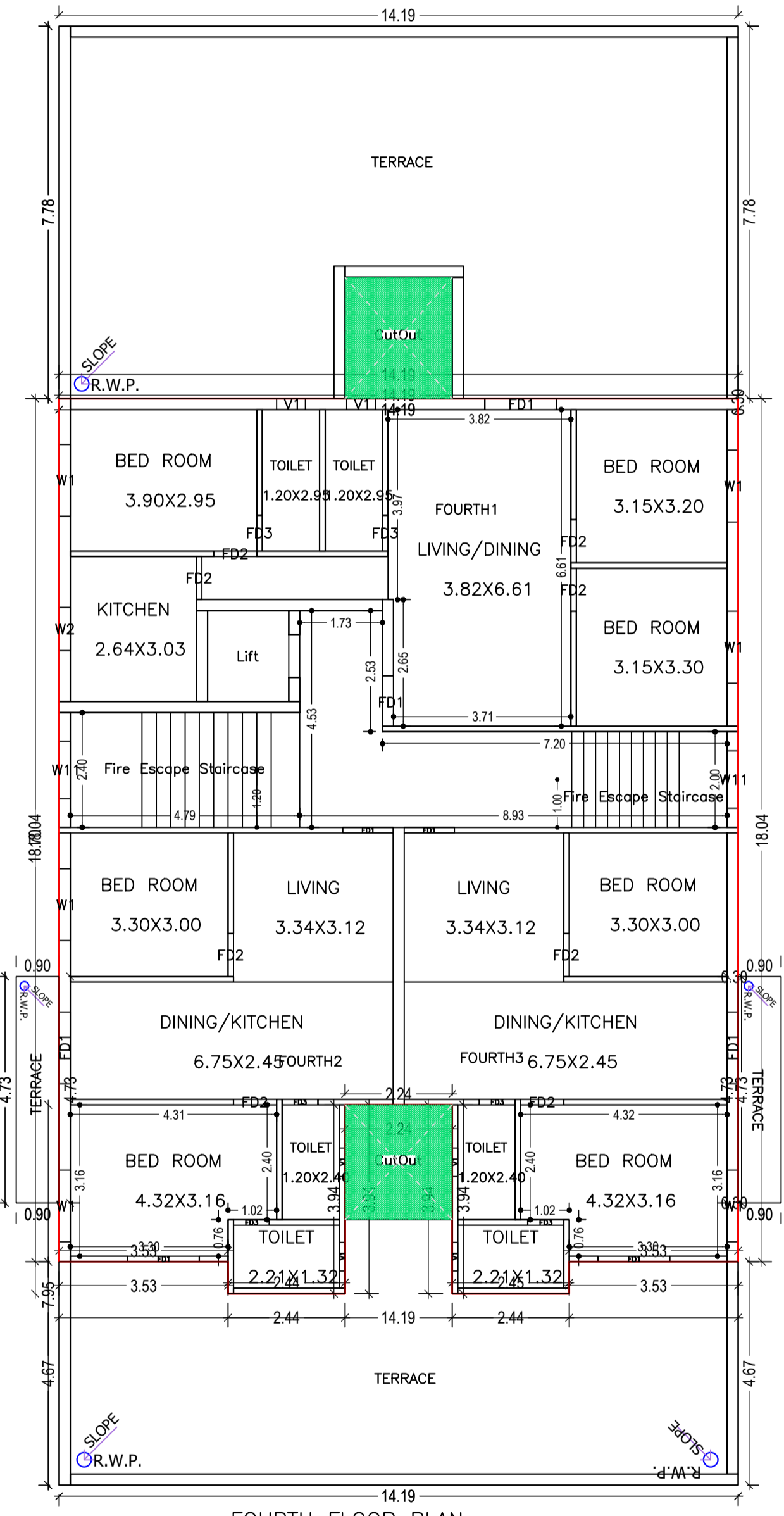
Proposal File No.	JNAC/BP/105/W1/2022
Owner Name	BISHANJI S. TAUNK
Khata No	NA
Plot No	Ho. No. 8, BALUCHELA GODOWN AREA, SONARI
Village Name	SONARI
Use	Residential
SubUse	ResiComm Bldg



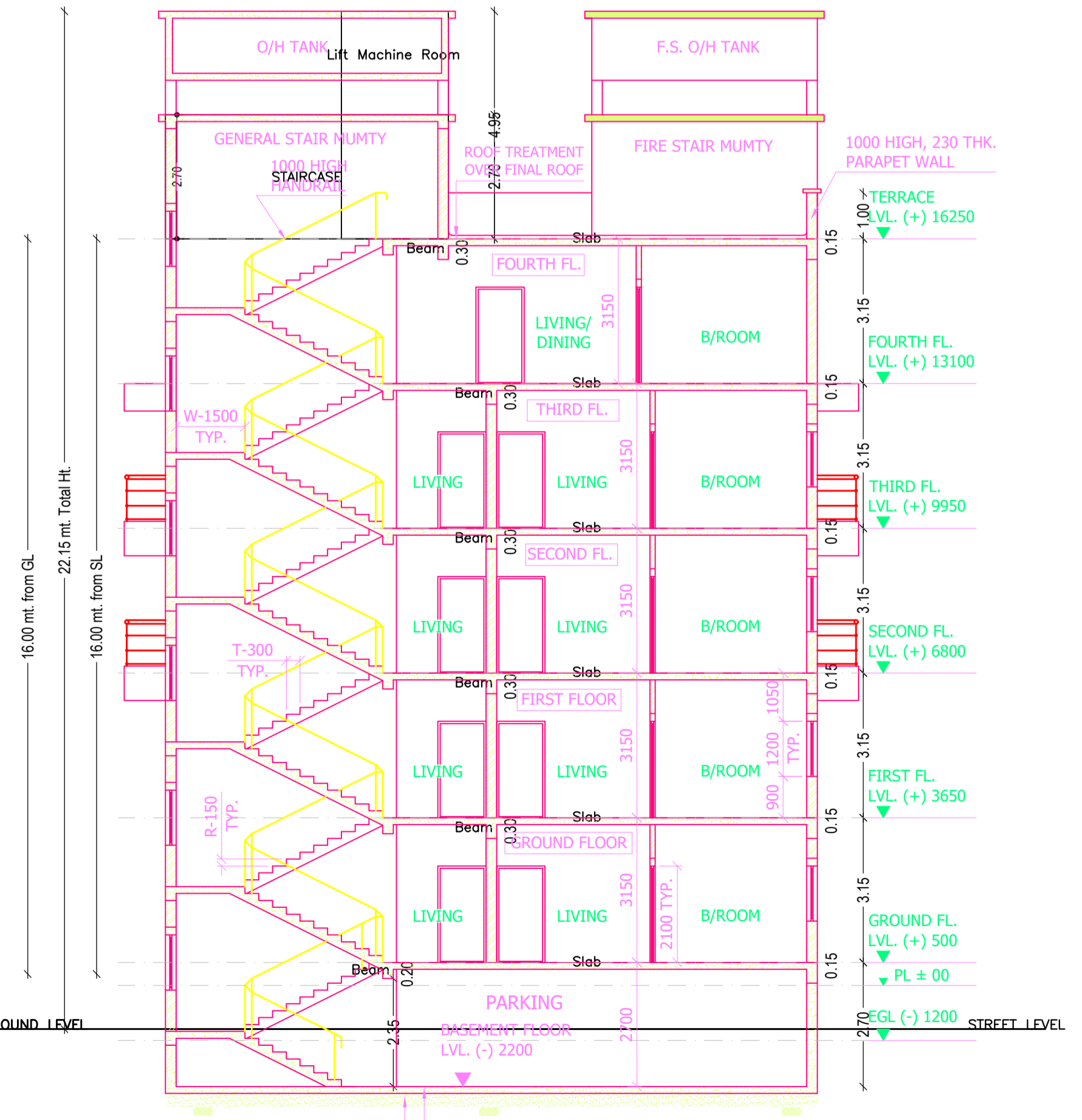
RIGHT SIDE ELEVATION SCALE 1:100



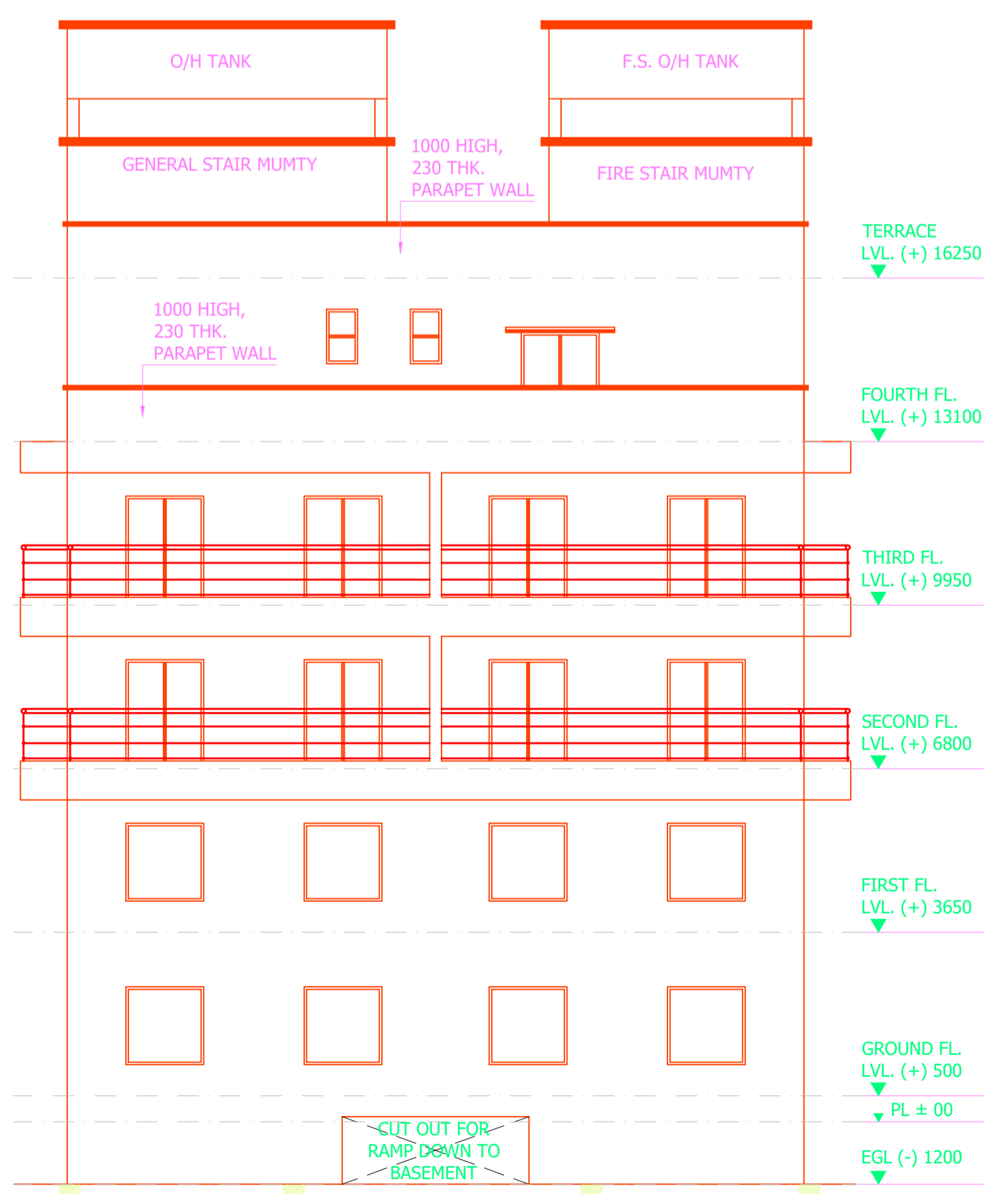
TERRACE FLOOR PLAN (SCALE 1:100)



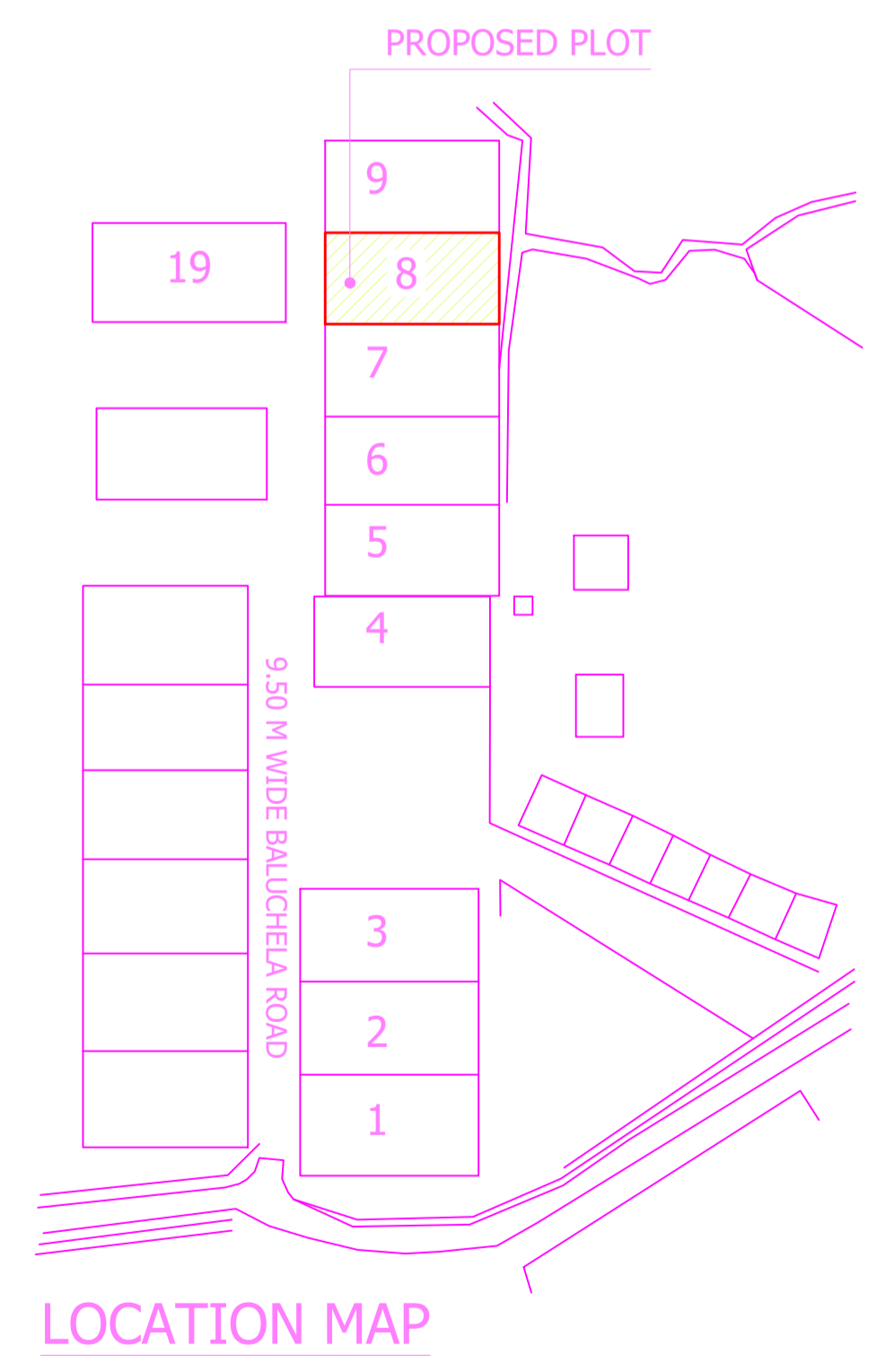
FOURTH FLOOR PLAN (Proposed) (SCALE 1:100)



SECTION A - A SCALE 1:100



FRONT ELEVATION SCALE 1:100



LOCATION MAP

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