

SITE PLAN

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.)	Trmnt (No.)
			Parking	Resi.					
A (WAKILUN NISA AND OTHERS)	1	177.09	40.90	59.03	18.13	136.19	136.19	02	
Grand Total :	1	177.09	40.90	59.03	18.13	136.19	136.19	02	

Proposal Basic Information

Proposal File No.	JNAC/BP/0006/W3/2022
Owner Name	WAKILUN NISA AND OTHERS
Khata No	85
Plot No	772
Village Name	BELDIH
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT	VERSION NO. : 1.0.62
JAMSHEDPUR NAC	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: EAST SINGBHUM	Plot Sub/Use: Resi+Comm
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA
Inward_No: JNAC/BP/0006/W3/2022	PlotSub/Plot No: 772
Application Type: General Proposal	North: -
Project Type: Building Permission	South: Road Width - 12.0 MTR WIDE MAIN ROAD
Nature of Development: New	East: -
Location of Development Area: Old Area	West: -

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.	Reqd./Unit	Reqd.	Prop.
A (WAKILUN NISA AND OTHERS)	Residential	Residential Bldg/Apartment	> 0	1	1.00	1	1	-	-	-	-	-	-	-
			> 0	1	1.00	-	-	-	-	-	1	1	-	-
			> 0	1	1.00	-	-	-	1	1	-	-	-	-
Total :			-	-	-	-	1	4	-	1	0	-	1	4

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Total Car	1	12.50	4	54.00
Parallel Car	-	-	4	54.00
Total Visitor Parking	1	12.50	1	13.50
Parallel Visitor's Car Parking	-	-	1	13.50
TwoWheeler	-	-	4	8.00
Total TwoWheeler	1	2.00	4	8.00
ERiksha Stand Area	-	-	4	54.00
Other Parking	-	-	-	32.90
Total		27.00		170.40

AREA OF PLOT (Minimum)	(A)	SQ.MT.	139.23
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		139.23
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			15.83
Total			15.83
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		123.40
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		139.23
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)		139.23
COVERAGE CHECK			
Permissible Coverage area (70.00 %)			97.46
Proposed Coverage Area (42.40 %)			59.03
Total Prop. Coverage Area (42.4 %)			59.03
Balance coverage area (27.60 %)			38.43
FAR CHECK			
Perm. FAR Area (2.50)			348.07
Total Perm. FAR area			348.07
Residential FAR			59.03
Commercial FAR			59.03
Proposed FAR Area			136.20
Total Proposed FAR Area			136.20
Consumed FAR (Factor)			0.98
Balance FAR Area			211.87
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			177.09
ARCHITECT (Regd)			Amarjeet Balmuchu
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)			WAKILUN NISA AND OTHERS
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)	Blue
EXISTING (To be demolished)	Yellow

Buildingwise Floor FAR Details

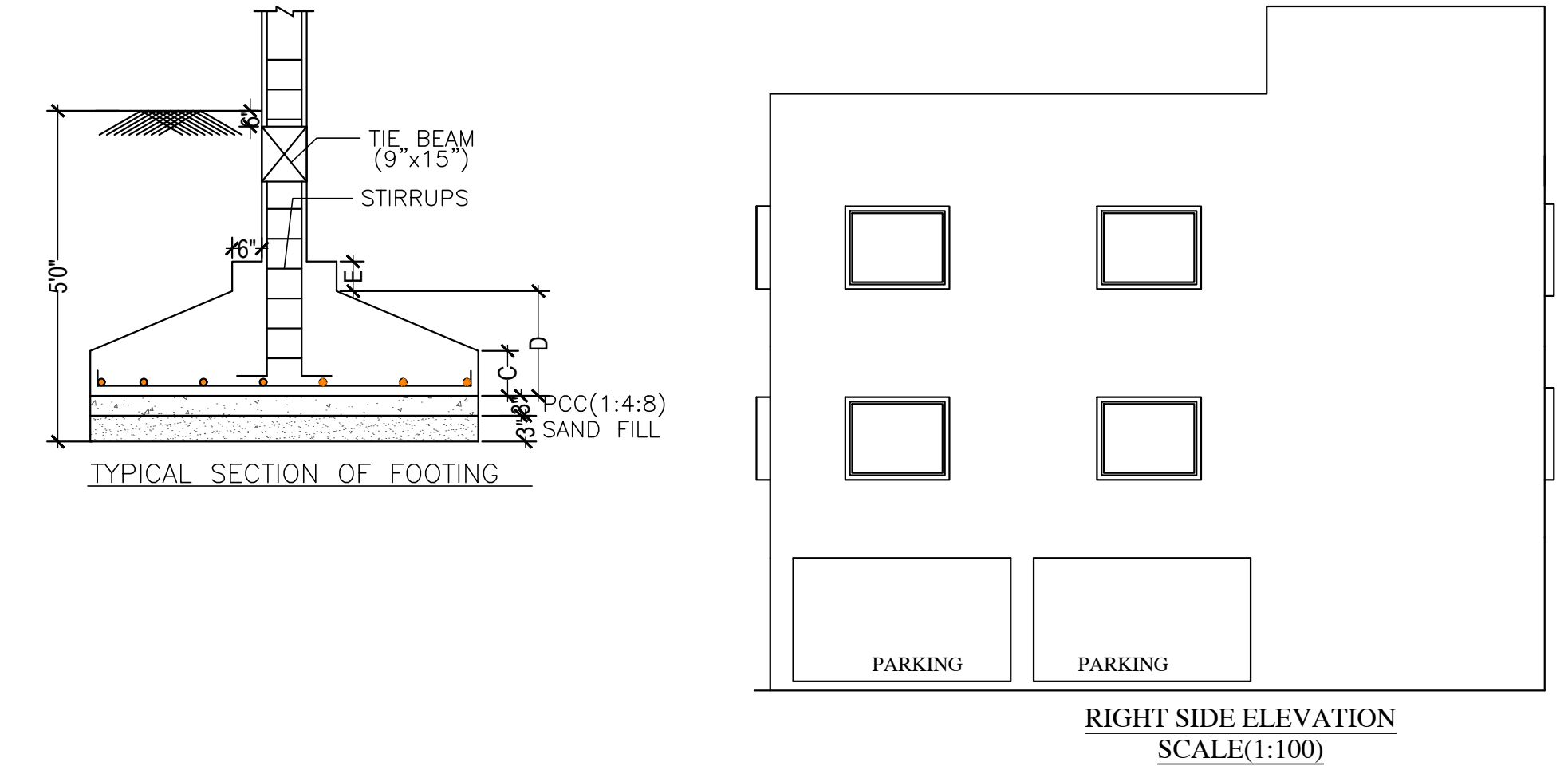
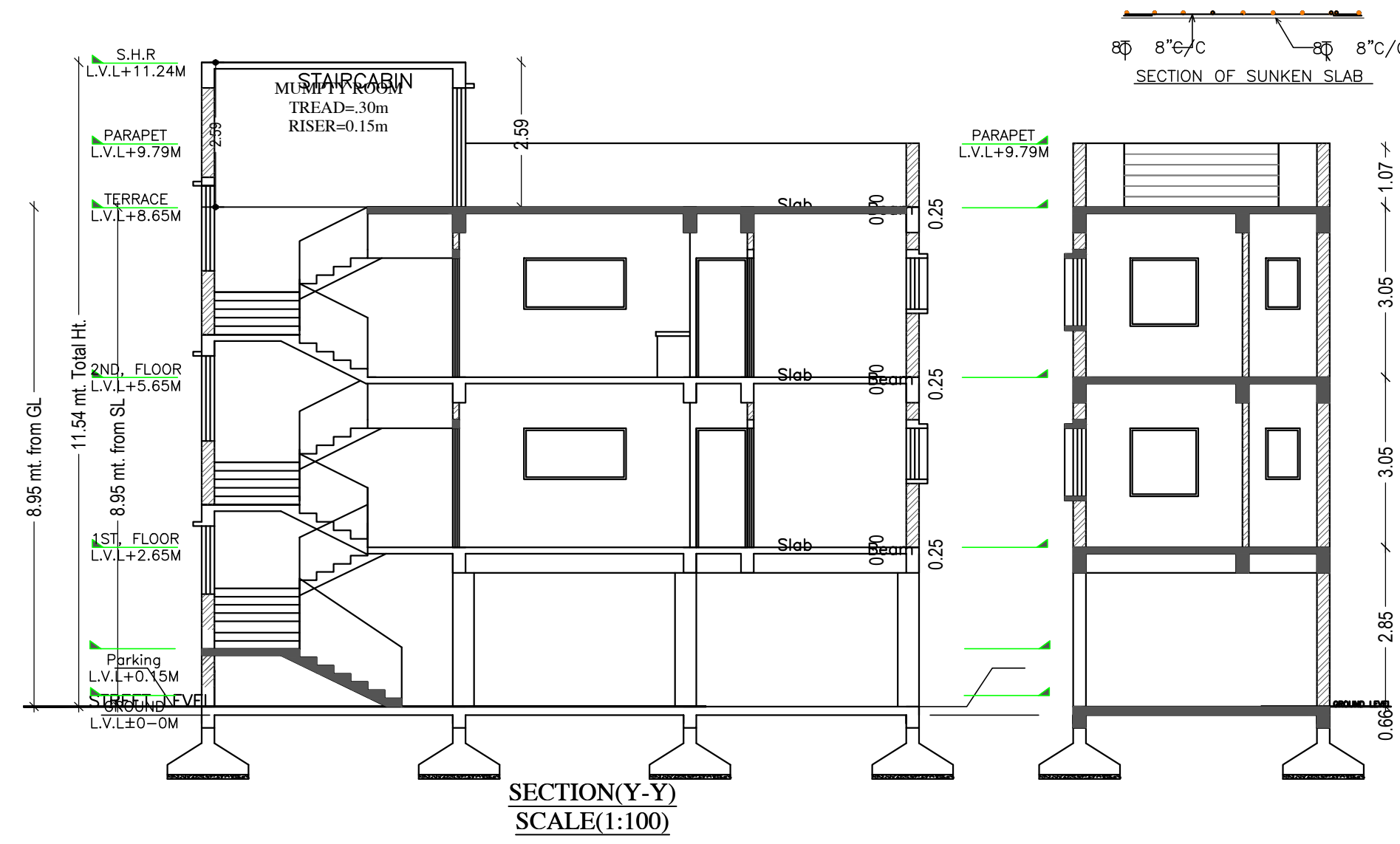
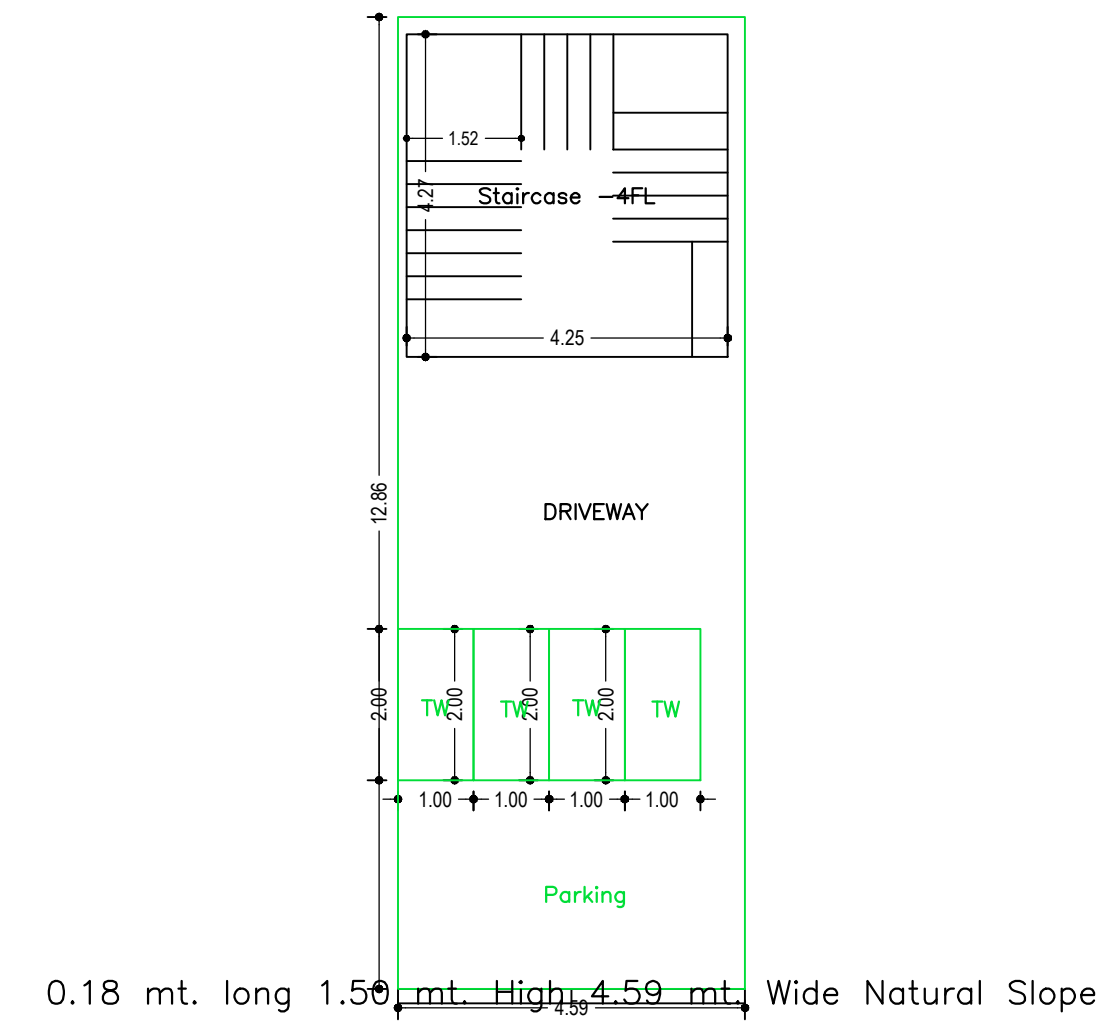
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	59.03	18.13	59.03	18.13
First Floor	59.03	59.03	59.03	59.03
Second Floor	59.03	59.03	59.03	59.03
Terrace Floor	0.00	0.00	0.00	0.00
Total :	177.09	136.19	177.09	136.19

Building USE/SUBUSE Details

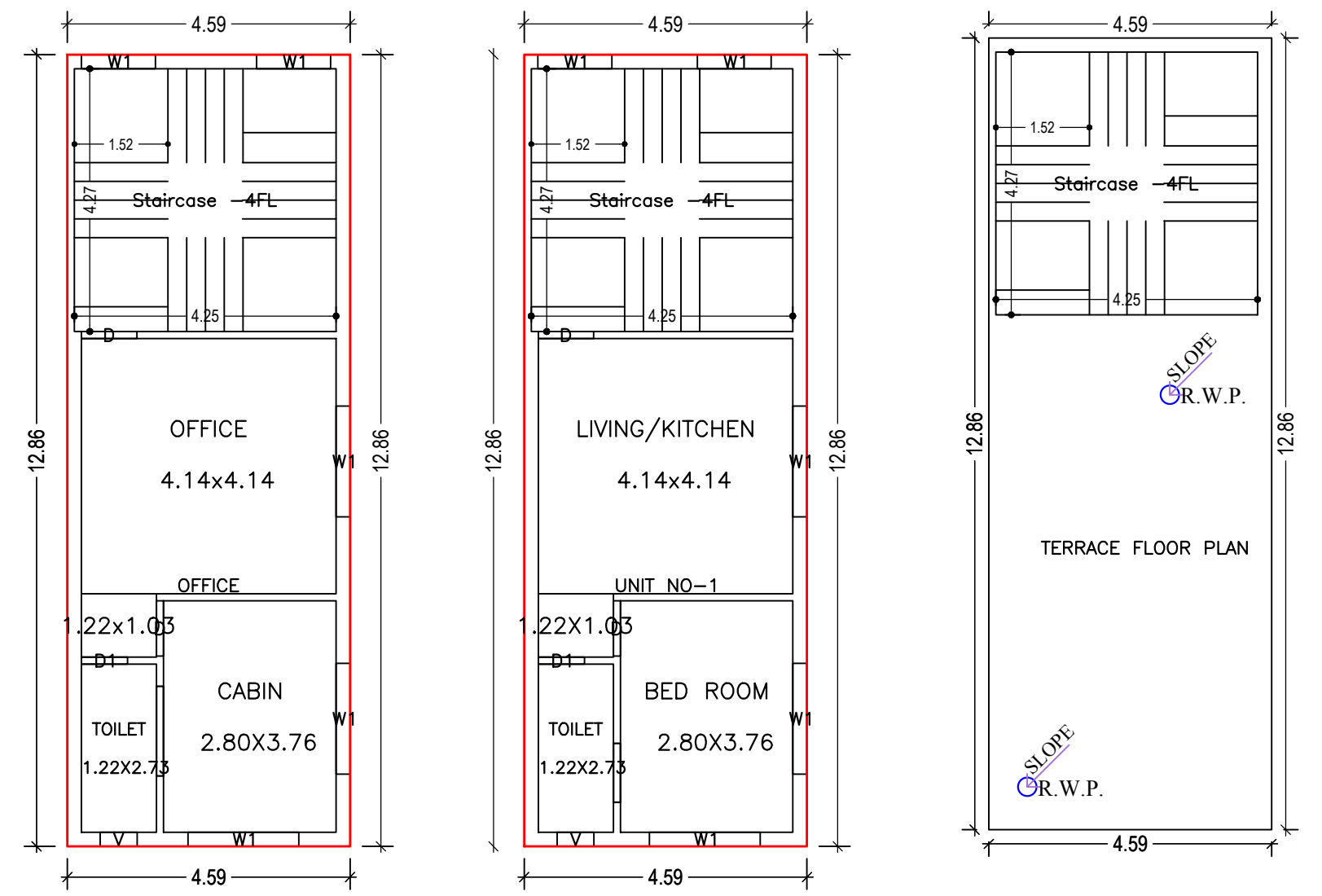
Building Name	Building Use	Building SubUse	Building Structure
A (WAKILUN NISA AND OTHERS)	Residential	Residential Bldg/Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Amarjeet Balmuchu JNAC/ARC/0008/2018			

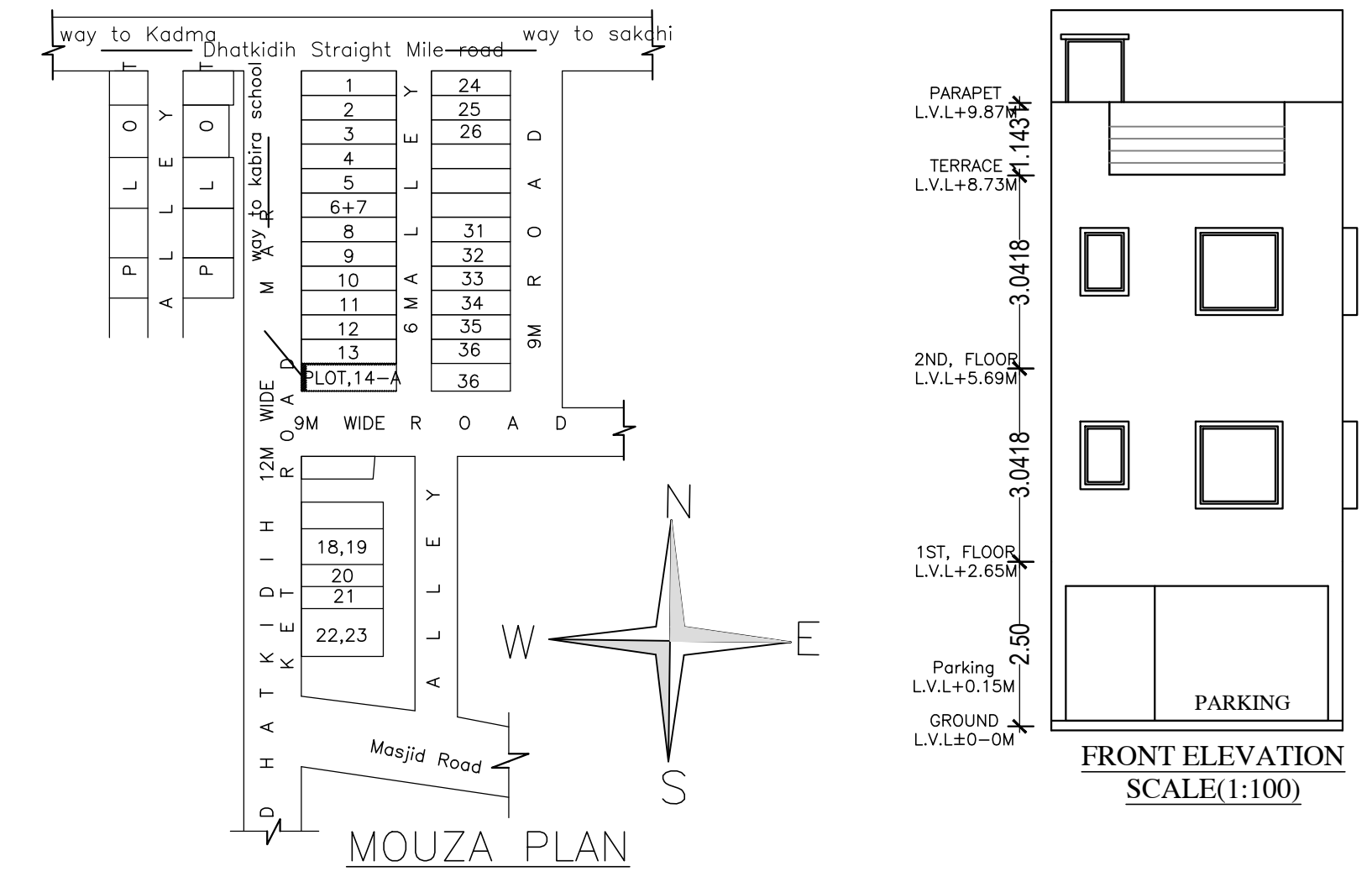
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Proposal File No.	JNAC/BP/0006/W3/2022
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GROUND FLOOR PLAN
(SCALE 1:100)



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



Building :A (WAKILUN NISA AND OTHERS)

Floor Name	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.)
		Parking	Resi.	Stair	Stair		
Ground Floor	59.03	40.90	0.00	18.13	18.13	18.13	00
First Floor	59.03	0.00	0.00	0.00	59.03	59.03	01
Second Floor	59.03	0.00	59.03	0.00	59.03	59.03	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	177.09	40.90	59.03	18.13	136.19	136.19	02
Total Number of Same Buildings	1						
Total :	177.09	40.90	59.03	18.13	136.19	136.19	02

SCHEDULE OF DOOR:

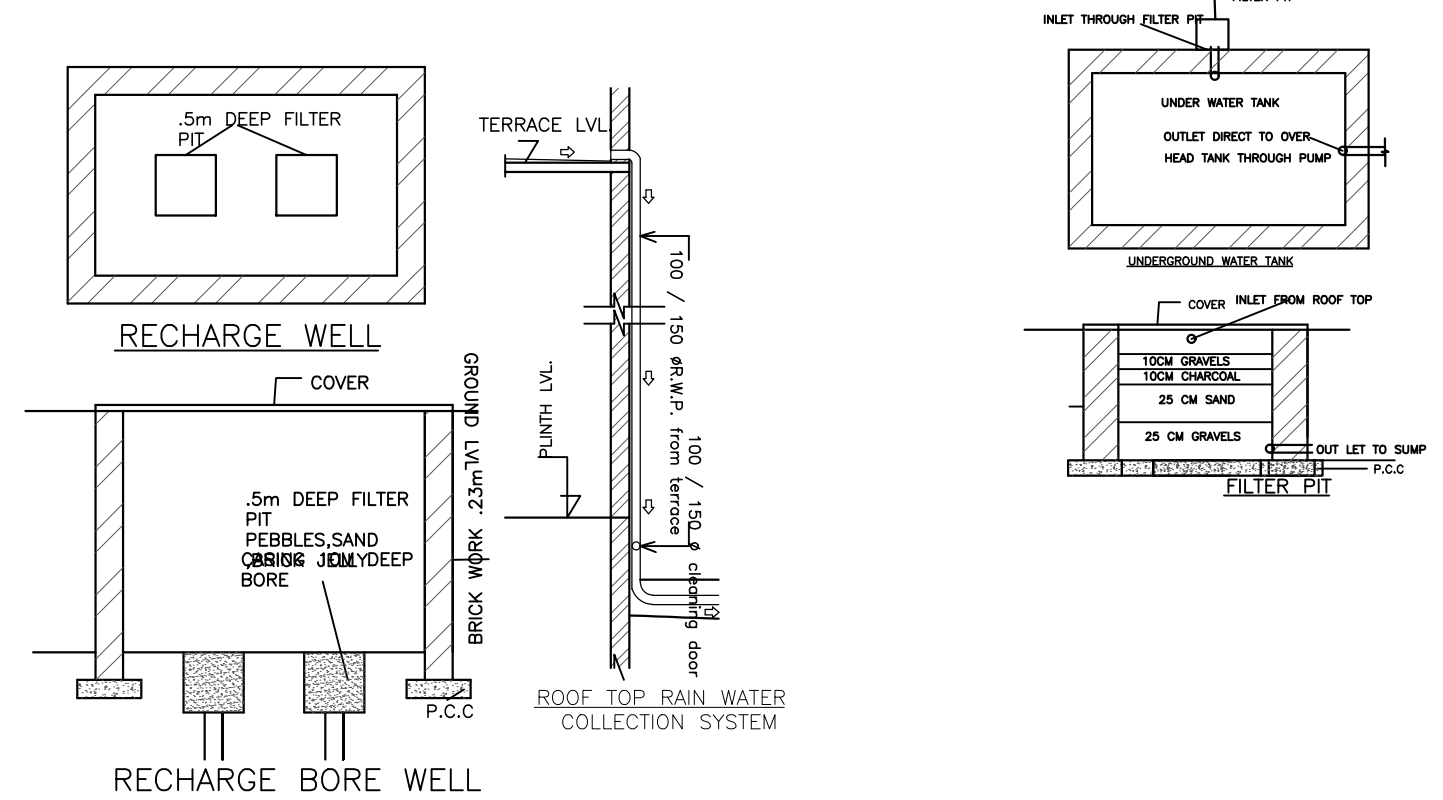
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (WAKILUN NISA AND OTHERS)	D1	0.75	2.13	02
A (WAKILUN NISA AND OTHERS)	D	0.90	2.13	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (WAKILUN NISA AND OTHERS)	V	0.60	2.70	02
A (WAKILUN NISA AND OTHERS)	W1	1.80	2.70	06

UnitBUA Table for Building :A (WAKILUN NISA AND OTHERS)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	OFFICE	OFFICE	33.15	32.98	3	1
SECOND FLOOR PLAN	UNIT NO-1	FLAT	33.15	33.04	3	1
Total:	-	-	66.30	66.02	6	2



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Amarjeet Balmochu JNAC/ARC/0008/2018			