

SITE PLAN / KEY PLAN

Proposal Basic Information

Proposal File No.	JNAC/BP/0154/W15/2022
Owner Name	M/S TATA MOTORS LTD.
Khata No	05
Plot No	1305
Village Name	NILDIH
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.68 VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN	Plot Use: Residential
LOCAL BODIES	Plot SubUse: Bungalow/ Dwelling / Non Apartment
District: EAST SINGHBHUM	PlotNearbyReligiousStructure: NA
Authority: JAMSHEDPUR NAC	PlotNearbyReligiousStructure: NA
Inward No: JNAC/BP/0154/W15/2022	Plot/SubPlot No: 1305
Application Type: General Proposal	North: Plot No. - 1305 (NIJ LAND)
Project Type: Building Permission	South: Plot No. - 1305 (NIJ LAND)
Nature of Development: New	East: Road Width - 7.50
Location of Development Area: Old Area	West: Plot No. - 1305 (NIJ LAND)
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 701.23
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 701.23
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	95.82
Total	95.82
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 605.41
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 701.23
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 701.23
COVERAGE CHECK	
Permissible Coverage area ( 60.00 % )	420.74
Proposed Coverage Area ( 49.70 % )	348.50
Total Prop. Coverage Area ( 49.7 % )	348.50
Balance coverage area ( 10.30 % )	72.24
FAR CHECK	
Perm. FAR Area ( 2.500 )	1753.07
Total Perm. FAR area	1753.07
Residential FAR	401.89
Proposed FAR Area	423.18
Total Proposed FAR Area	423.18
Consumed FAR (Factor)	0.60
Balance FAR Area	1329.89
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	423.18
ARCHITECT (Regd)	Rahul Pandey
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	M/S TATA MOTORS LTD.
DEVELOPMENT AUTHORITY LOCAL BODY	

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

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	348.50	348.50	348.50	348.50
First Floor	74.68	74.68	74.68	74.68
Total:	423.18	423.18	423.18	423.18

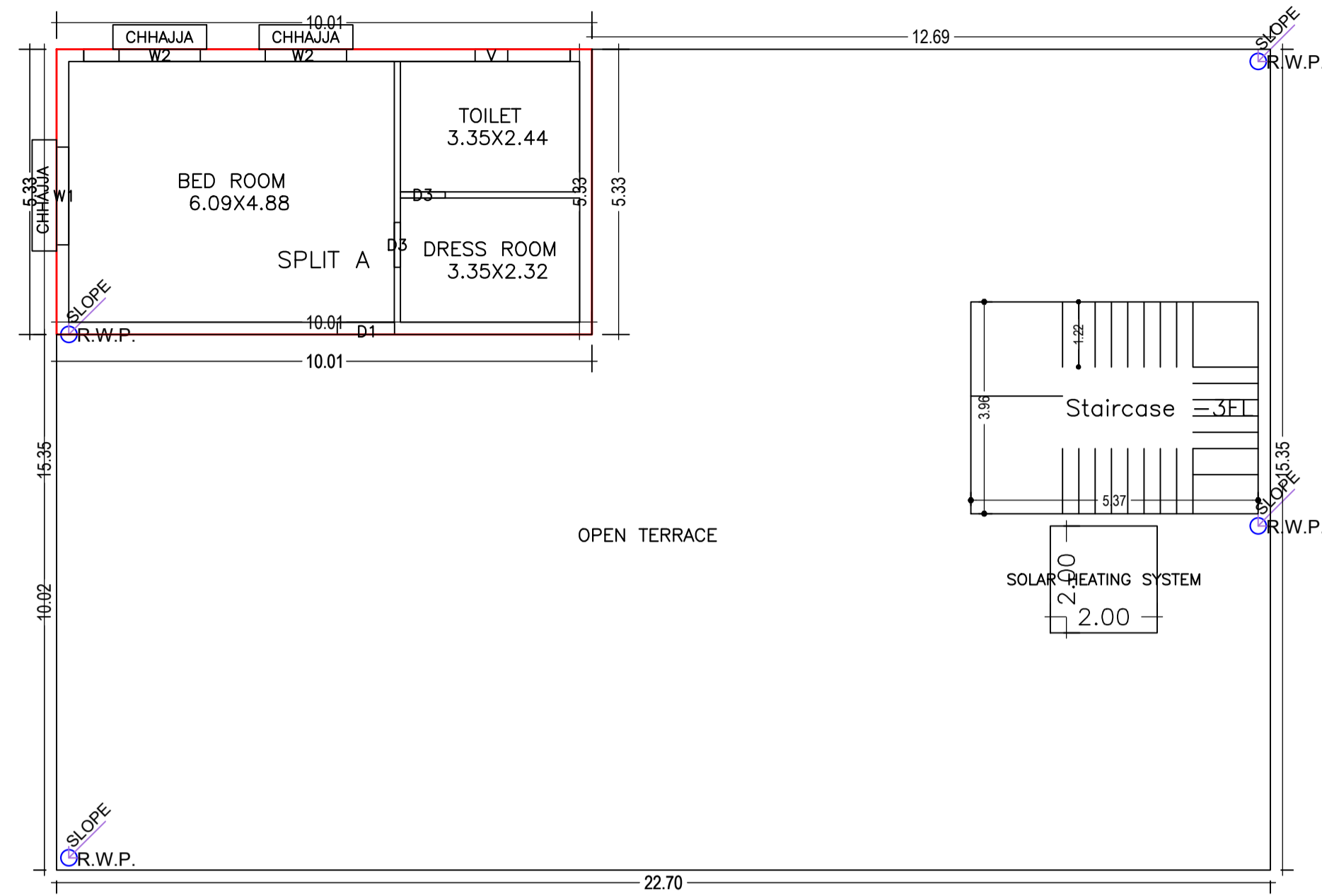
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
J (RESIDENCE)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

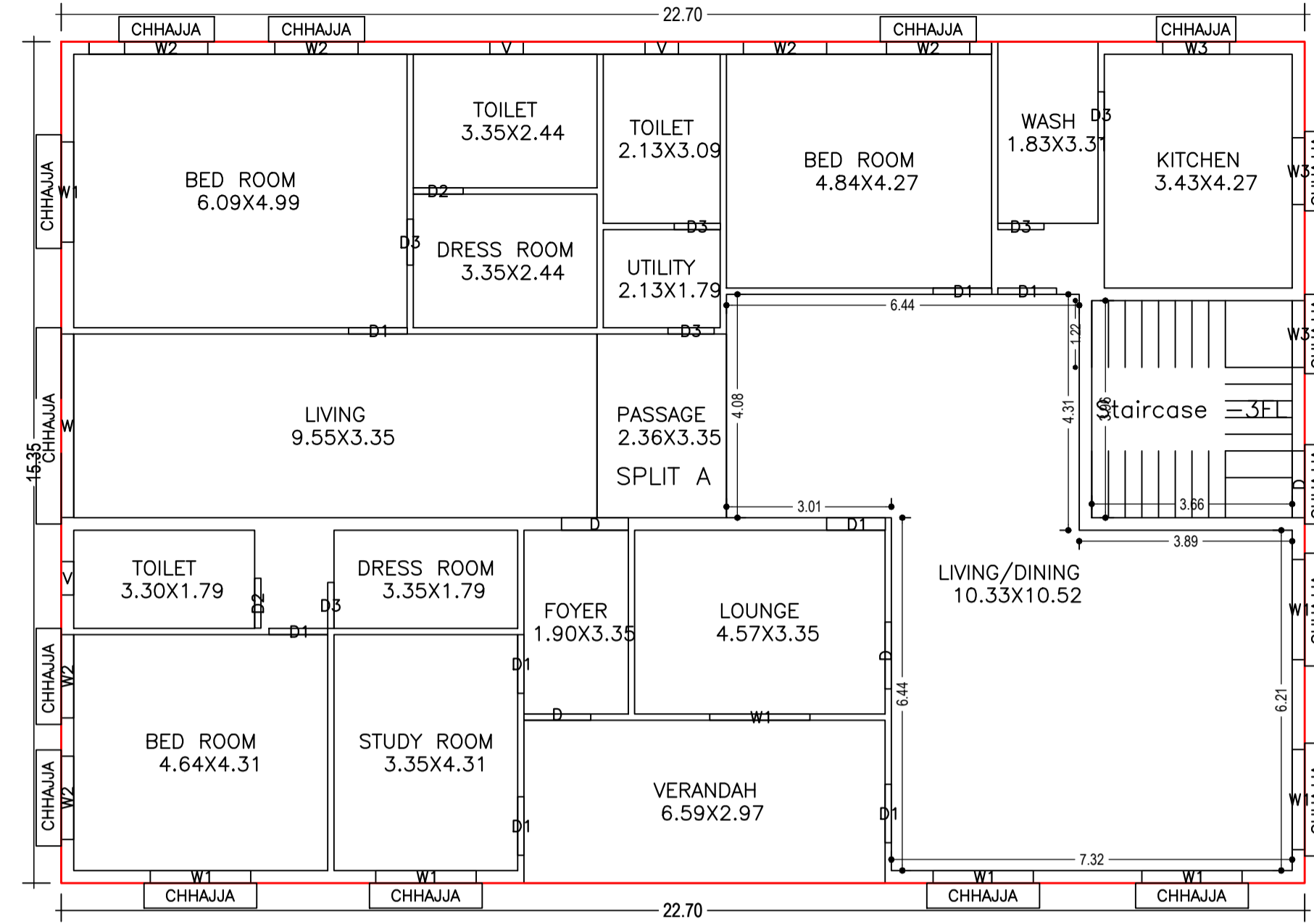
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (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.)
J (RESIDENCE)	1	423.18	401.89	21.29	423.18	423.18	01
Grand Total:	1	423.18	401.89	21.29	423.18	423.18	01

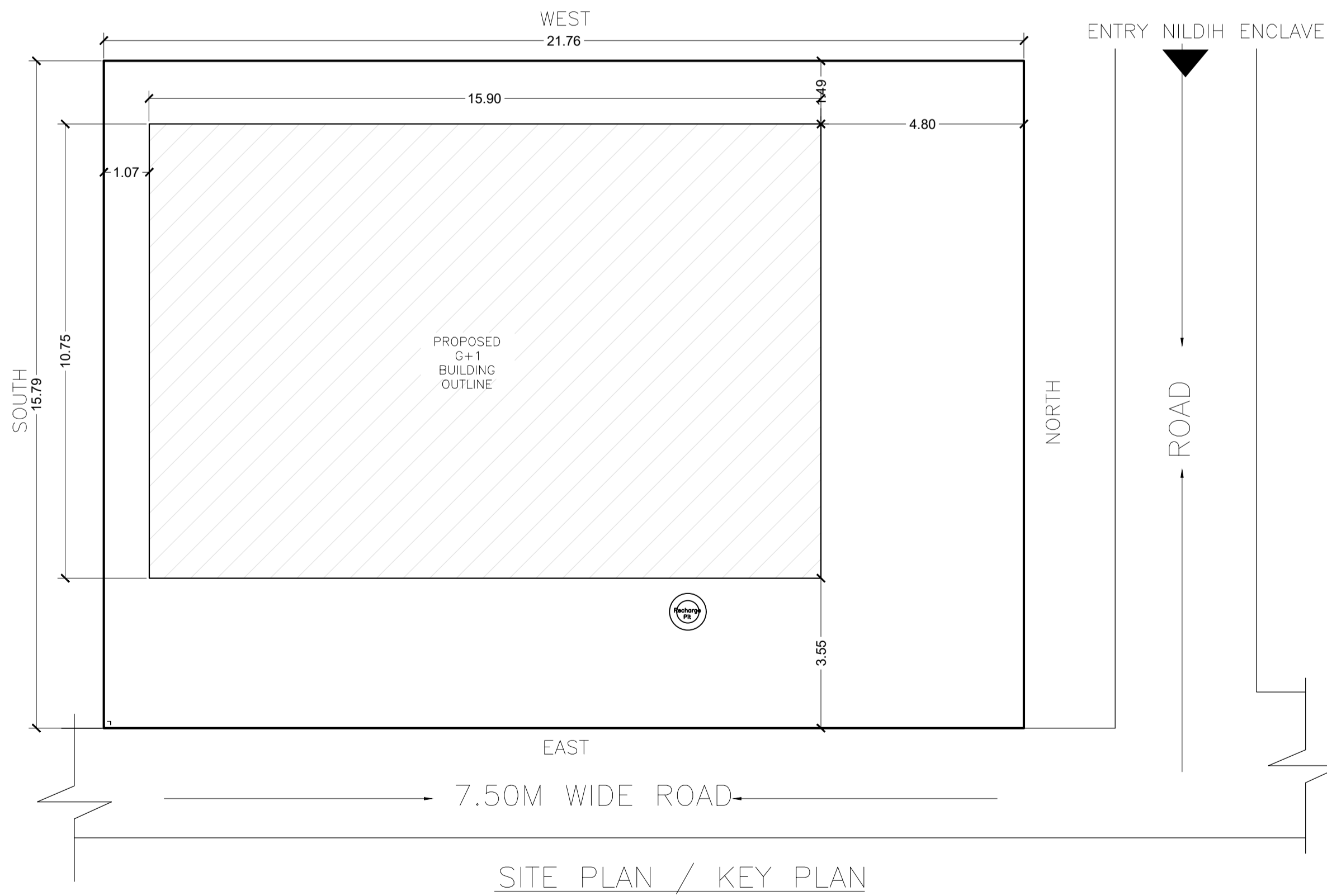
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Rahul Pandey JNAC/ARC/0007/2017			



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



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



SITE PLAN / KEY PLAN

Building :J (RESIDENCE)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	348.50	348.50	0.00	348.50	348.50	01
First Floor	74.68	53.39	21.29	74.68	74.68	00
Total :	423.18	401.89	21.29	423.18	423.18	01
Total Number of Same Buildings :	1					

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
J (RESIDENCE)	D3	0.84	2.10	08
J (RESIDENCE)	D2	0.91	2.10	02
J (RESIDENCE)	D1	1.07	2.10	09
J (RESIDENCE)	D	1.22	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
J (RESIDENCE)	V	0.61	0.61	04
J (RESIDENCE)	W3	1.22	1.20	03
J (RESIDENCE)	W2	1.52	1.20	08
J (RESIDENCE)	W1	1.83	1.20	09
J (RESIDENCE)	W	3.35	1.20	01

UnitBUA Table for Building :J (RESIDENCE)

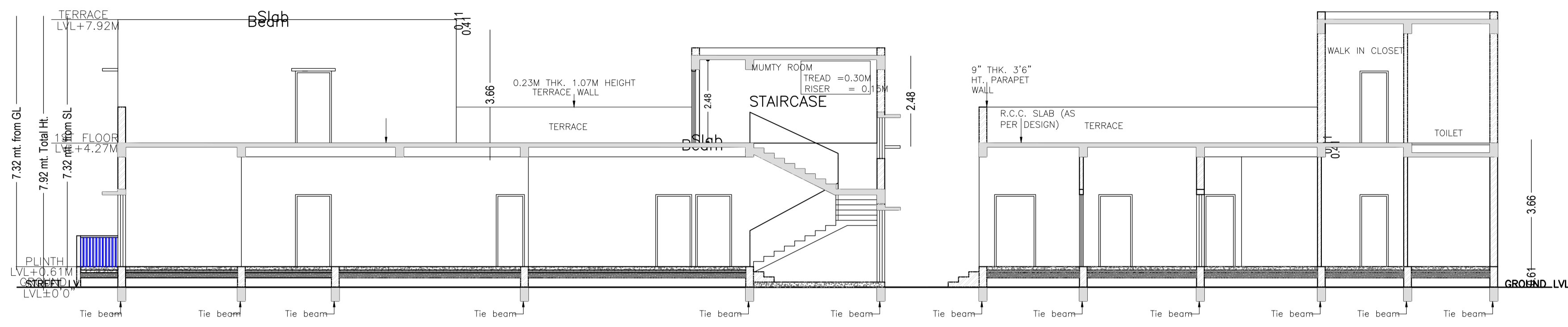
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	3	0
GROUND FLOOR PLAN	SPLIT A	FLAT	401.89	396.05	18	1
Total	-	-	401.89	396.05	21	1

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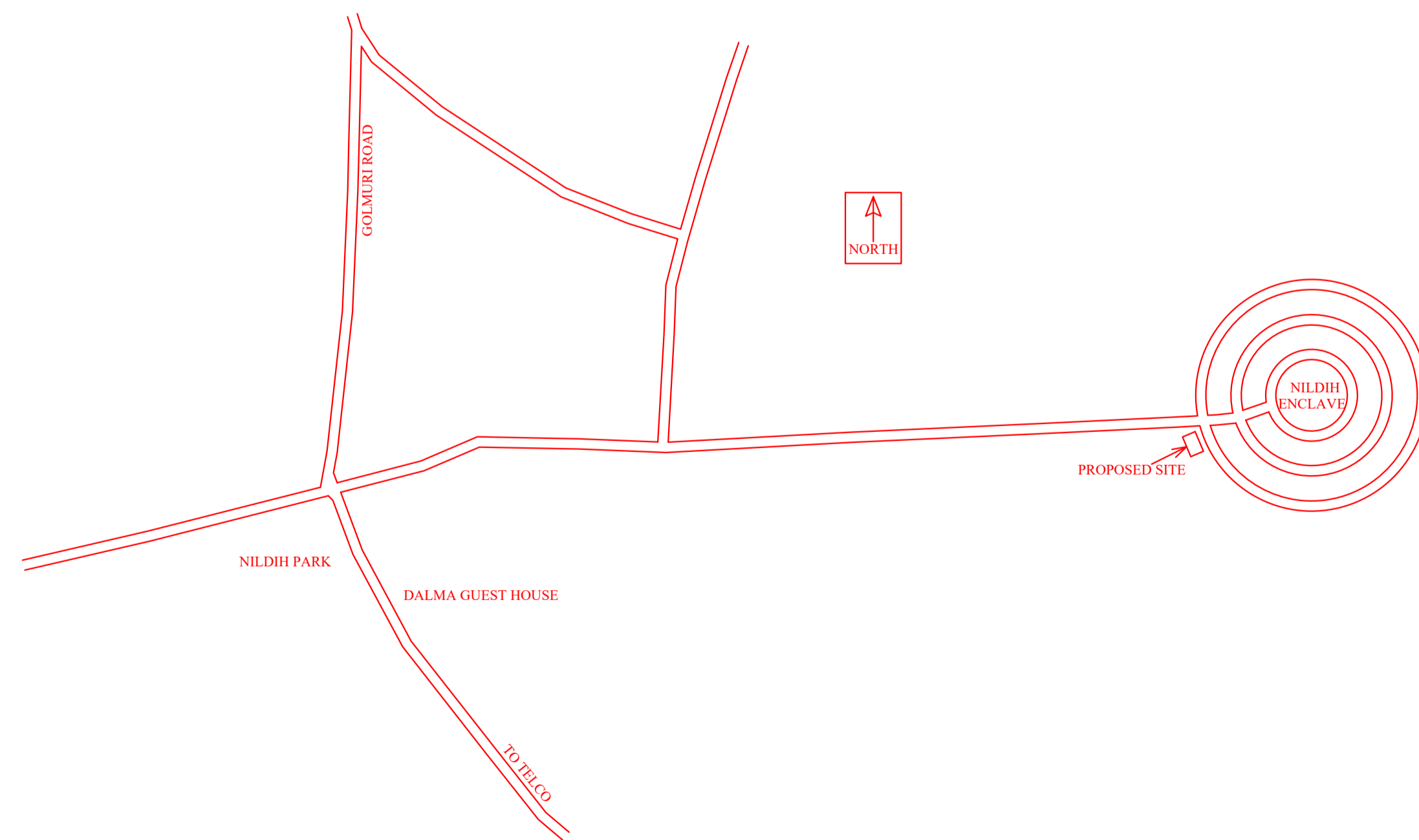
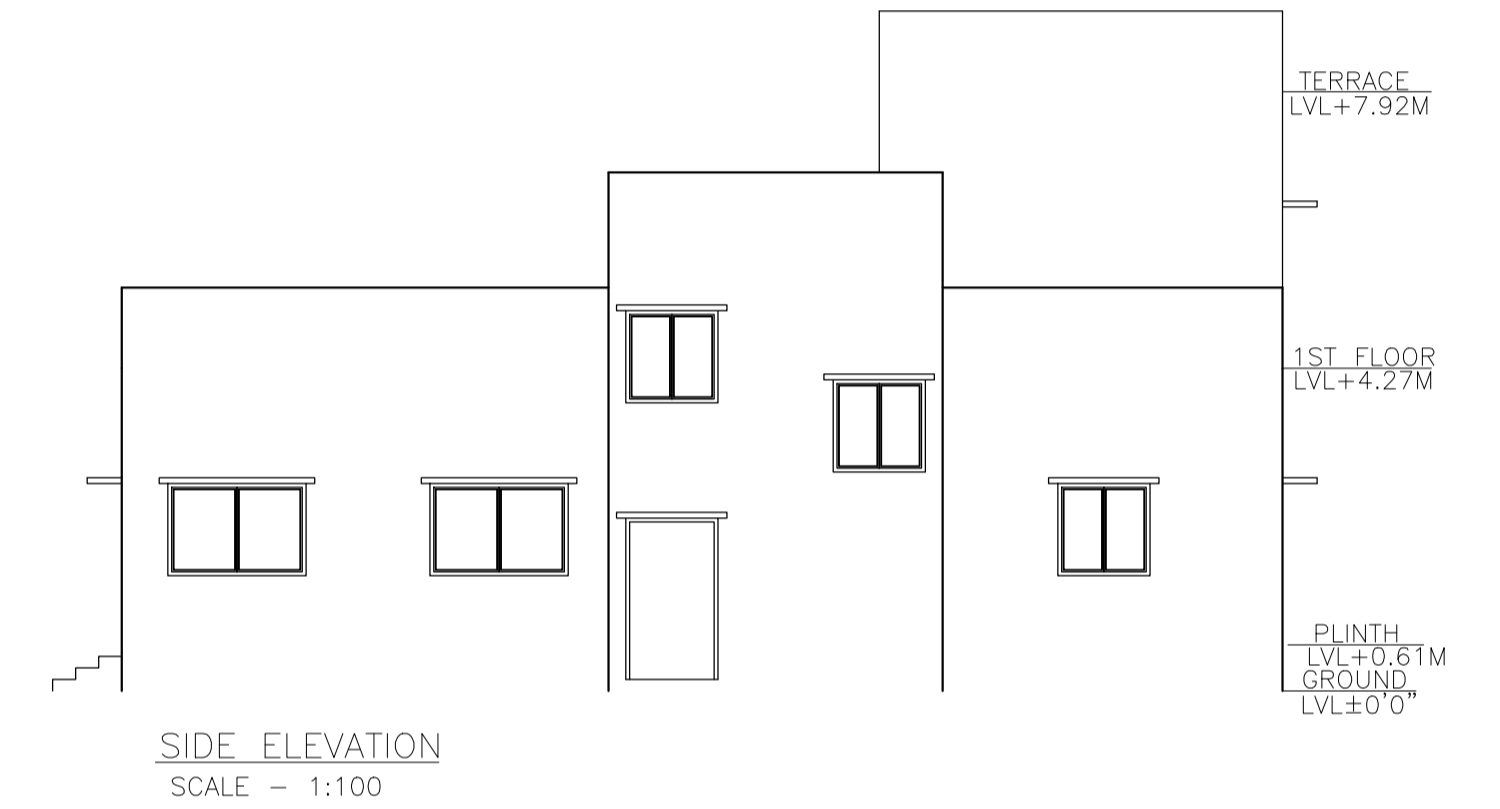
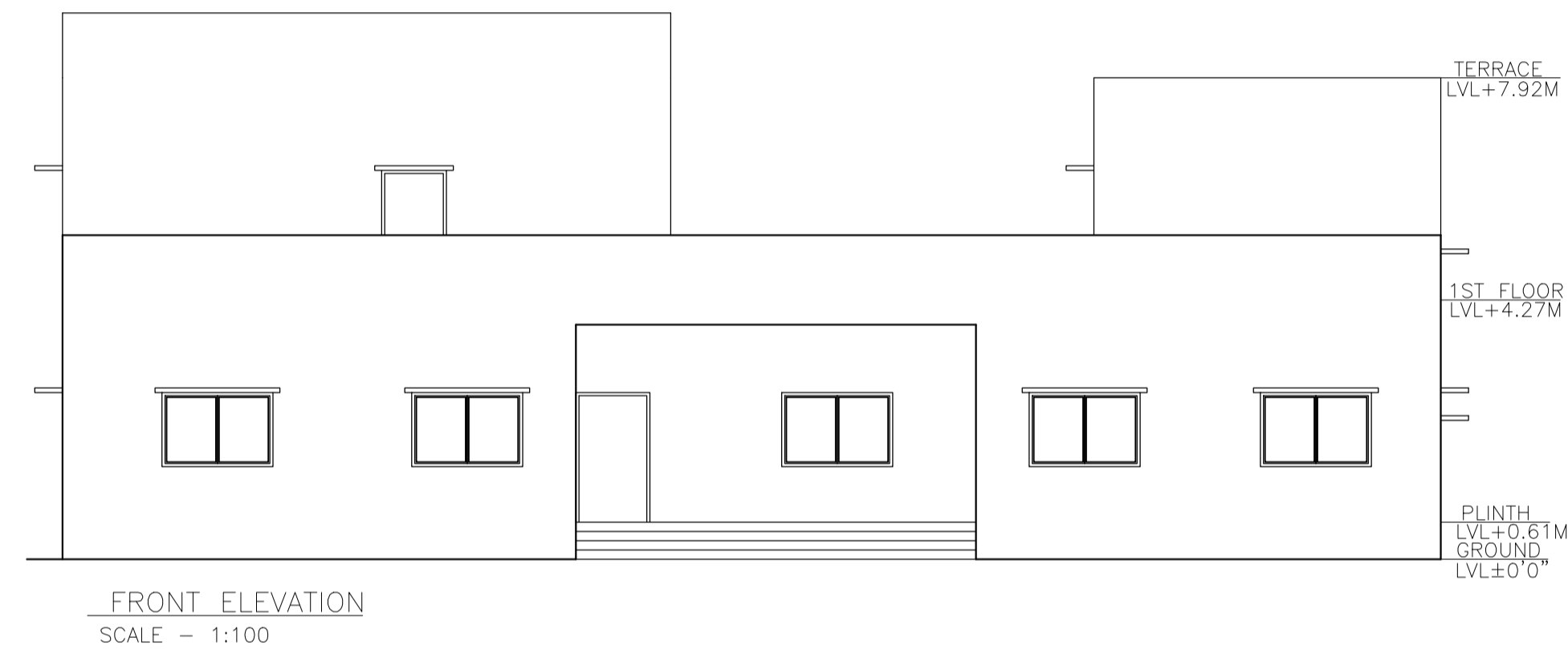
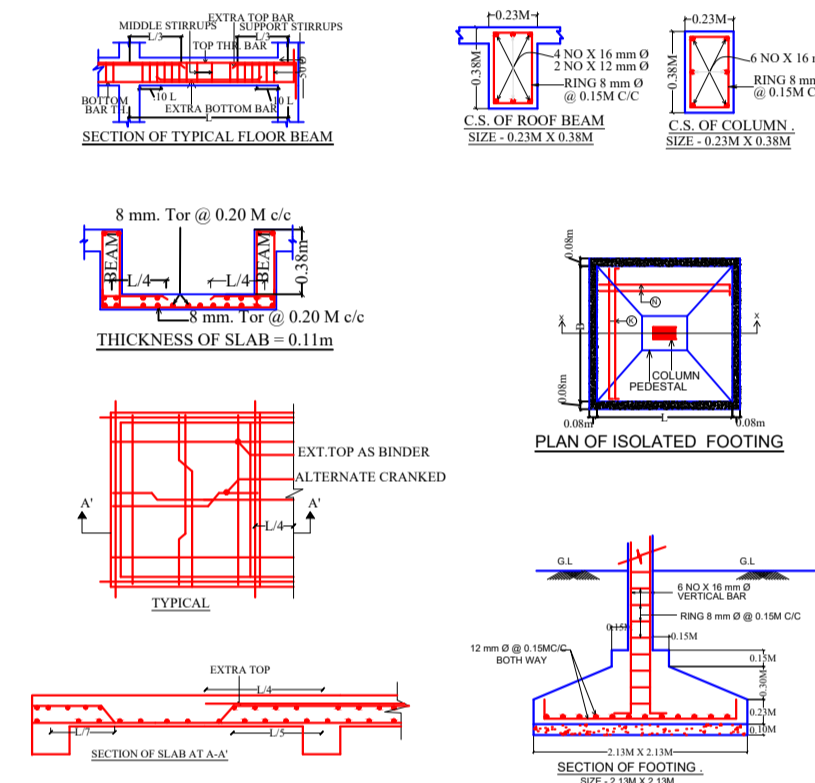
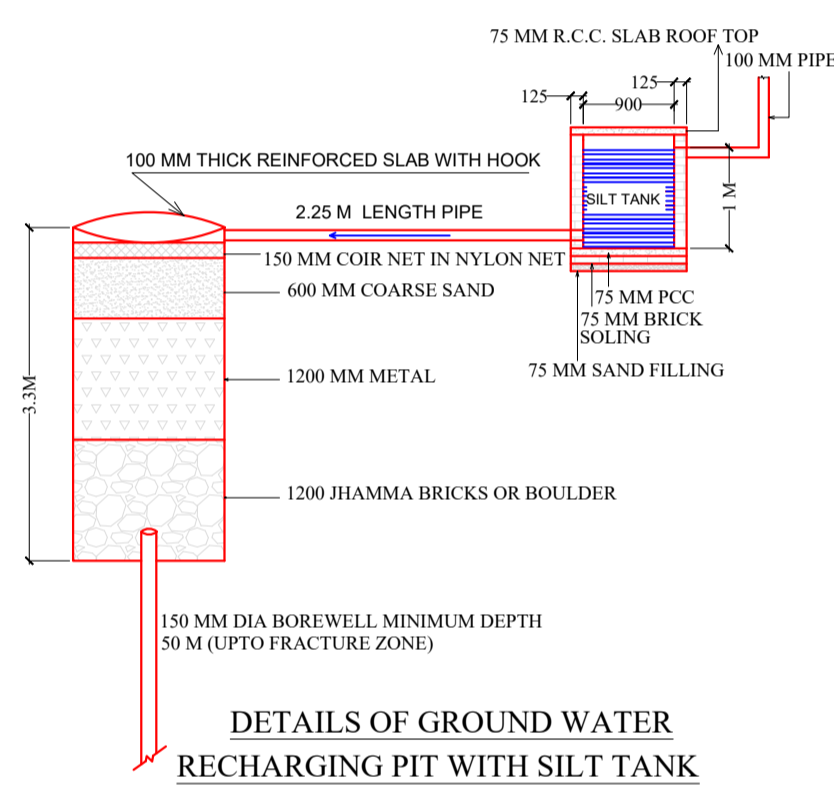
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SECTION AT X-X

SECTION AT Y-Y



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Rahul Pandey JNAC/ARC/0007/2017			