

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 (SARBAMANGALA ASSOCIATES)	Residential	Residential Bldg/Apartment	>0	1	19.00	1.00	19	-	-	-	-
			>0	1	19.00	-	-	-	-	1	19
			>0	1	19.00	-	-	1	2	-	-
Total:			-	-	-	-	19	20	2	3	19

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	10	125.00
Two Stack Car	-	-	10	125.00
Total Car	19	237.50	20	250.00
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	2	25.00	3	37.50
TwoWheeler	-	-	24	48.00
Total TwoWheeler	19	38.00	24	48.00
Other Parking	-	-	-	205.01
Total		300.50		588.51

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 5.60 X 2 X 1	13.44	27.16
	1.20 X 5.72 X 2 X 1	13.72	
TYPICAL - 2& 3 FLOOR PLAN	1.20 X 5.60 X 2 X 2	26.88	54.32
	1.20 X 5.72 X 2 X 2	27.44	
Total		-	81.48

UnitBUA Table for Building :A (SARBAMANGALA ASSOCIATES)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GR FL UNIT A	FLAT	75.86	71.10	8	4
	GR FL UNIT B	FLAT	74.04	69.12	8	
	GR FL UNIT C	FLAT	77.18	72.15	8	
	GR FL UNIT D	FLAT	77.18	72.38	8	
FIRST FLOOR PLAN	FIRST FL UNIT A	FLAT	82.58	71.10	8	4
	FIRST FL UNIT B	FLAT	80.76	69.12	8	
	FIRST FL UNIT C	FLAT	84.04	72.15	8	
	FIRST FL UNIT D	FLAT	84.04	72.38	8	
TYPICAL - 2& 3 FLOOR PLAN	TYP. FL UNIT A	FLAT	82.58	71.10	8	8
	TYP. FL UNIT B	FLAT	80.76	69.12	8	
	TYP. FL UNIT C	FLAT	84.04	72.15	8	
	TYP. FL UNIT D	FLAT	84.04	72.38	8	
FOURTH FLOOR PLAN	4TH. FL UNIT A	FLAT	75.86	71.10	8	3
	4TH. FL UNIT C	FLAT	54.56	50.10	7	
	4TH. FL UNIT D	FLAT	77.18	72.38	8	
Total:			1506.09	1332.54	151	19

Building :A (SARBAMANGALA ASSOCIATES)

Floor Name	Gross Builtup 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 FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
				StairCase	Lift	Balcony	Accessory Use	Parking				
Basement Floor	399.54	0.00	399.54	8.93	0.00	0.00	0.00	0.00	498.51	0.00	0.00	00
Ground Floor	342.39	3.61	338.78	24.77	0.00	0.00	0.00	0.00	314.01	314.01	314.01	04
First Floor	369.57	3.61	365.96	24.77	3.23	13.59	0.00	0.00	324.37	324.37	324.37	04
Second Floor	369.57	3.61	365.96	24.77	3.23	13.59	0.00	0.00	324.37	324.37	324.37	04
Third Floor	369.57	3.61	365.96	24.77	3.23	13.59	0.00	0.00	324.37	324.37	324.37	04
Fourth Floor	249.90	3.61	246.29	24.77	3.23	0.00	4.80	0.00	213.49	213.49	213.49	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	2100.54	18.05	2082.49	132.78	12.92	40.77	4.80	498.51	1500.61	1500.61	1500.61	19

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SARBAMANGALA ASSOCIATES)	FD3	0.75	2.10	38
A (SARBAMANGALA ASSOCIATES)	FD2	0.75	2.10	02
A (SARBAMANGALA ASSOCIATES)	FD2	0.90	2.10	110
A (SARBAMANGALA ASSOCIATES)	FD1	1.05	2.10	19

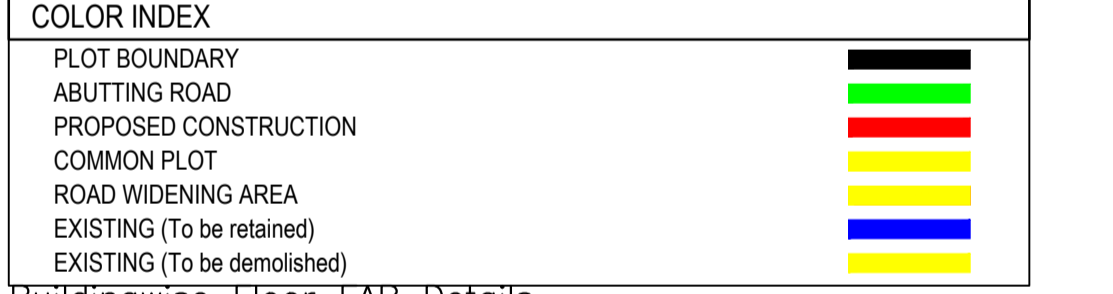
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SARBAMANGALA ASSOCIATES)	V1	0.30	1.05	09
A (SARBAMANGALA ASSOCIATES)	V1	0.41	1.05	10
A (SARBAMANGALA ASSOCIATES)	V1	0.60	1.05	18
A (SARBAMANGALA ASSOCIATES)	W1	1.50	1.20	95

Proposal Basic Information

Proposal File No.	JNAC/BP/0035/W1/2023
Owner Name	SARBAMANGALA ASSOCIATES
Khata No	477
Plot No	467
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.66	
PROJECT DETAIL:	VERSION DATE: 16/10/2020	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: Residential Bldg/Apartment	
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious/Structure: NA	
Inward_No: JNAC/BP/0035/W1/2023	Plot/SubPlot No: 467	
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)	601.09
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	601.09
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		72.46
Total		72.46
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	528.63
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	601.09
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	601.09
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		360.65
Proposed Coverage Area (52.24 %)		314.01
Total Prop. Coverage Area (52.24 %)		314.01
Balance coverage area (7.76 %)		46.64
FAR CHECK		
Perm. FAR Area (2.500)		1502.73
Total Perm. FAR area		1502.73
Residential FAR		1500.61
Proposed FAR Area		1500.61
Total Proposed FAR Area		1500.61
Consumed FAR (Factor)		2.50
Balance FAR Area		2.12
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2082.49
ARCHITECT (Regd)	SUDIPTO MUKHERJEE	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SARBAMANGALA ASSOCIATES	
DEVELOPMENT AUTHORITY	LOCAL BODY	



Buildingwise Floor FAR Details

Floor Name	Building Name A (SARBAMANGALA ASSOCIATES)		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	399.54	0.00	399.54	0.00
Ground Floor	338.78	314.01	338.78	314.01
First Floor	365.96	324.37	365.96	324.37
Second Floor	365.96	324.37	365.96	324.37
Third Floor	365.96	324.37	365.96	324.37
Fourth Floor	246.29	213.49	246.29	213.49
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2082.49	1500.61	2082.49	1500.61

Building USE/SUBUSE Details

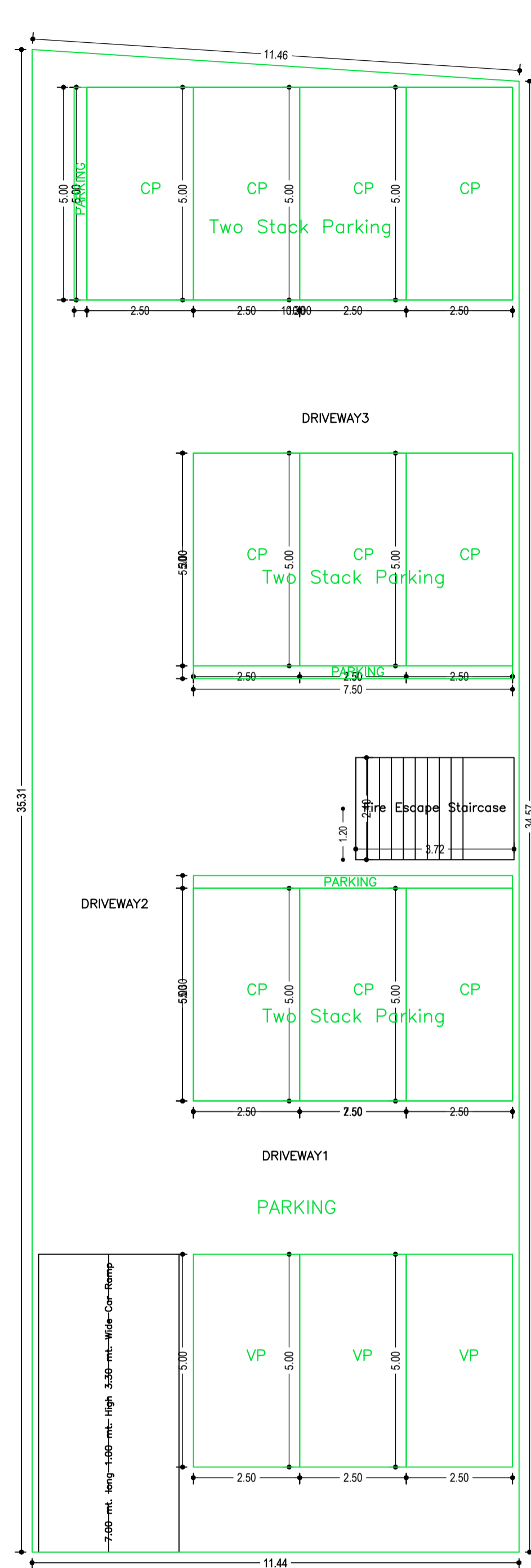
Building Name	Building Use	Building SubUse	Building Structure
A (SARBAMANGALA ASSOCIATES)	Residential	Residential Bldg/Apartment	Non-Highrise

FAR & Tenement Details (Table 4c-1)

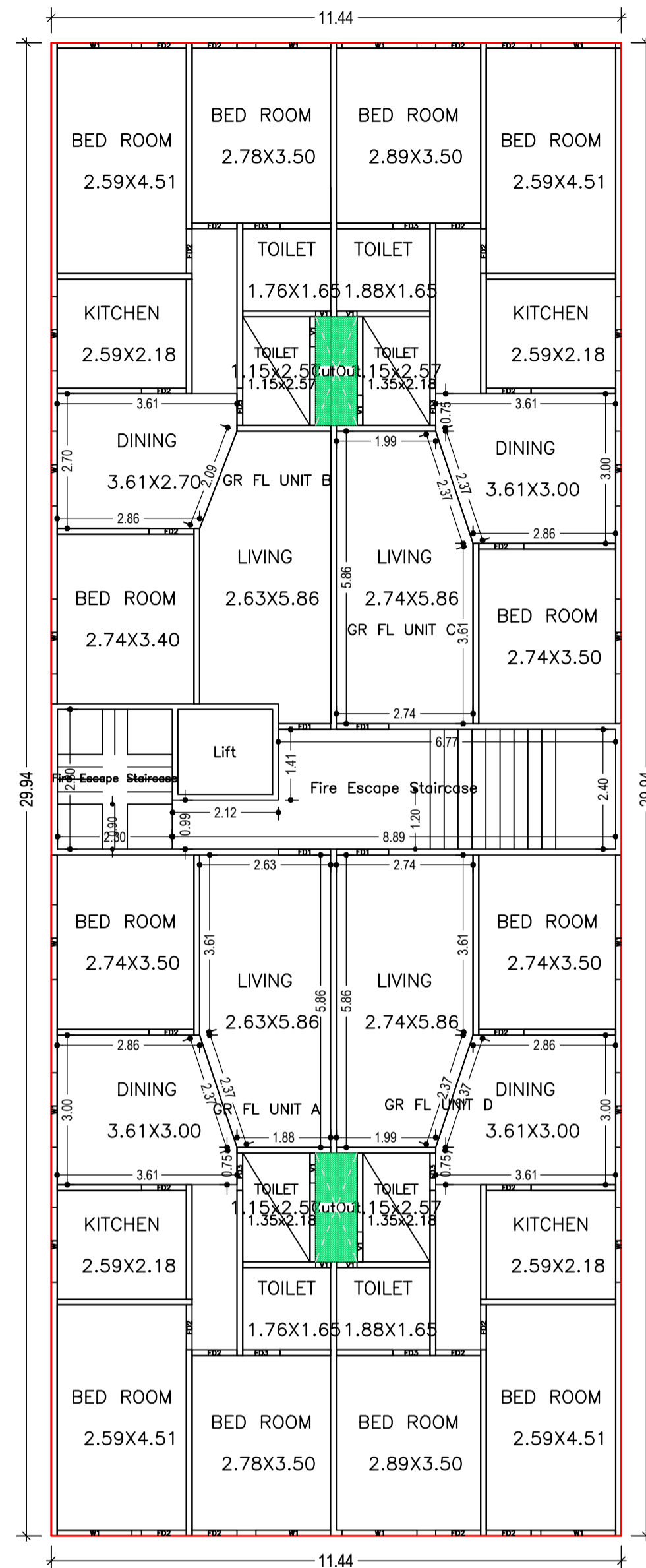
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
					StairCase	Lift	Balcony	Accessory Use	Parking				
A (SARBAMANGALA ASSOCIATES)	1	2100.54	18.05	2082.49	132.78	12.92	40.77	4.80	498.51	1500.61	1500.61	1500.61	19
Grand Total	1	2100.54	18.05	2082.49	132.78	12.92	40.77	4.80	498.51	1500.61	1500.61	1500.61	19

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

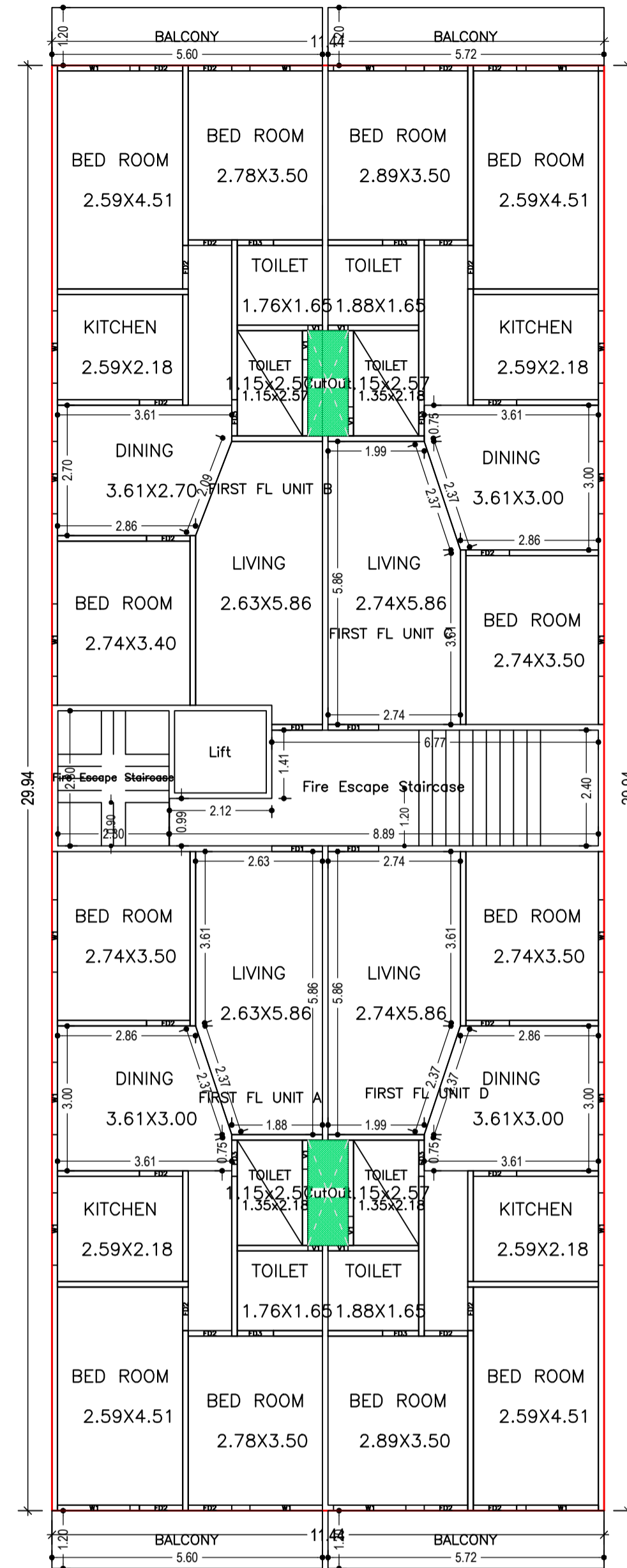
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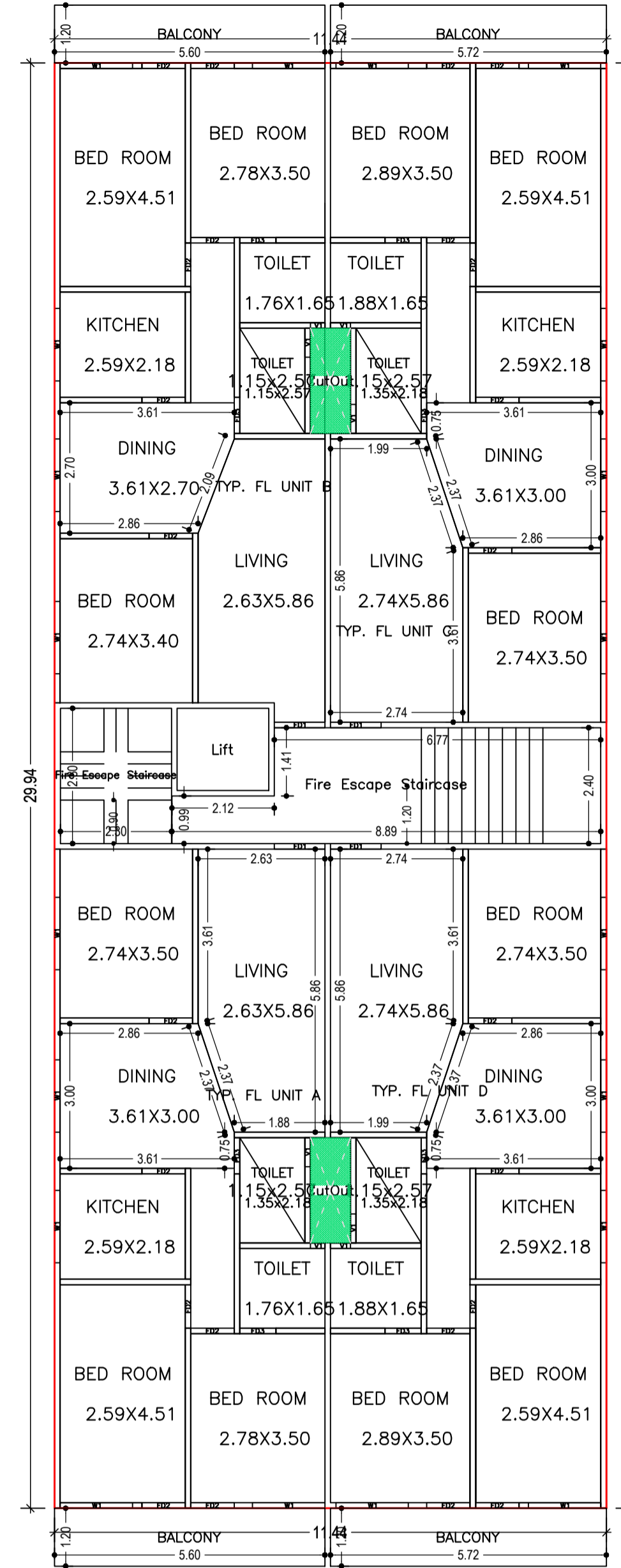
BASEMENT FLOOR PLAN
(SCALE 1:100)



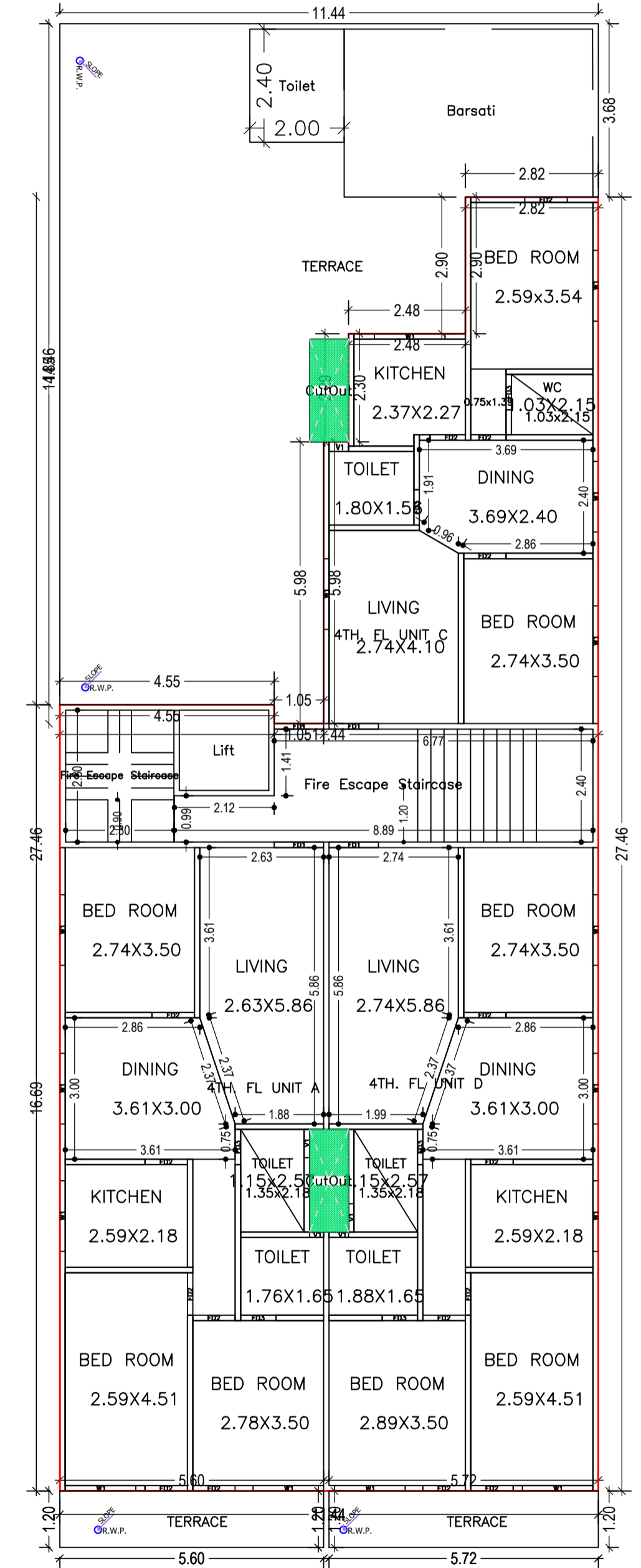
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



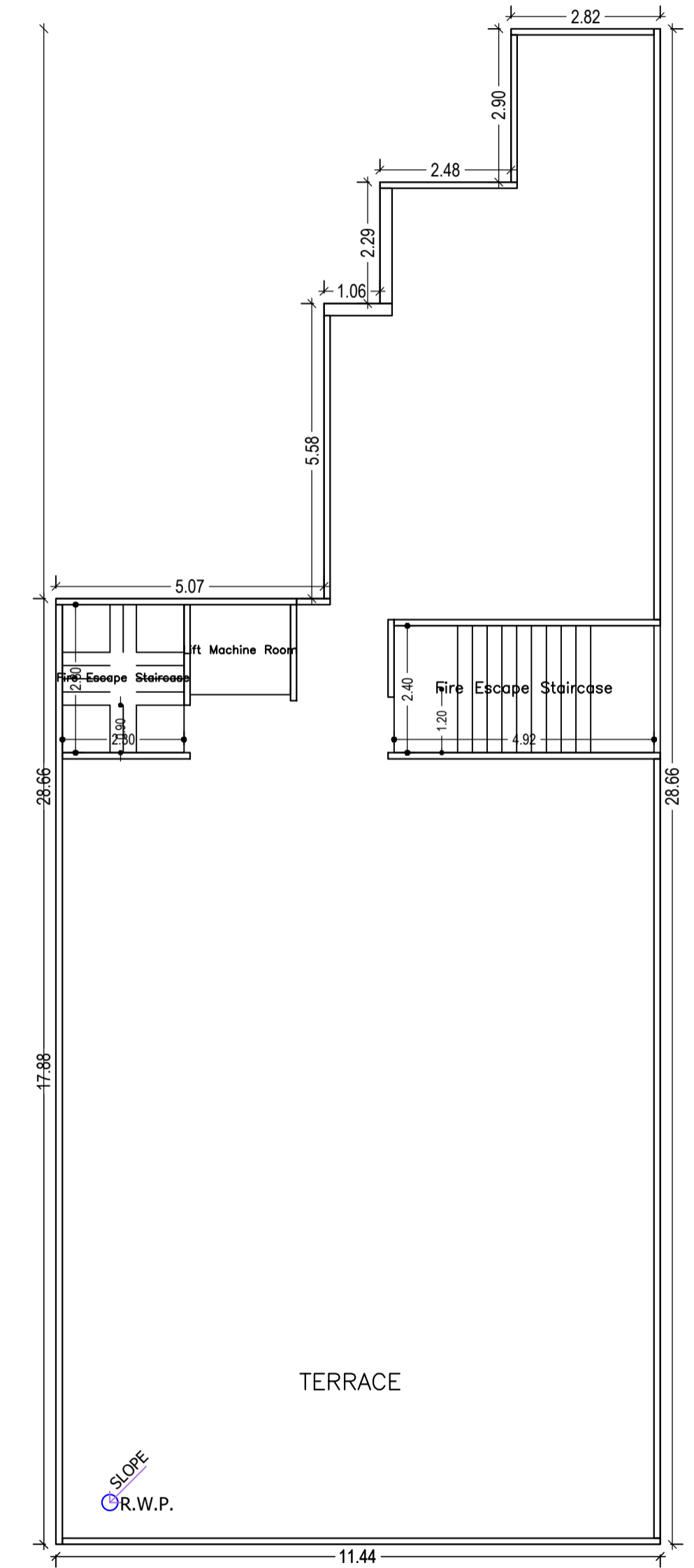
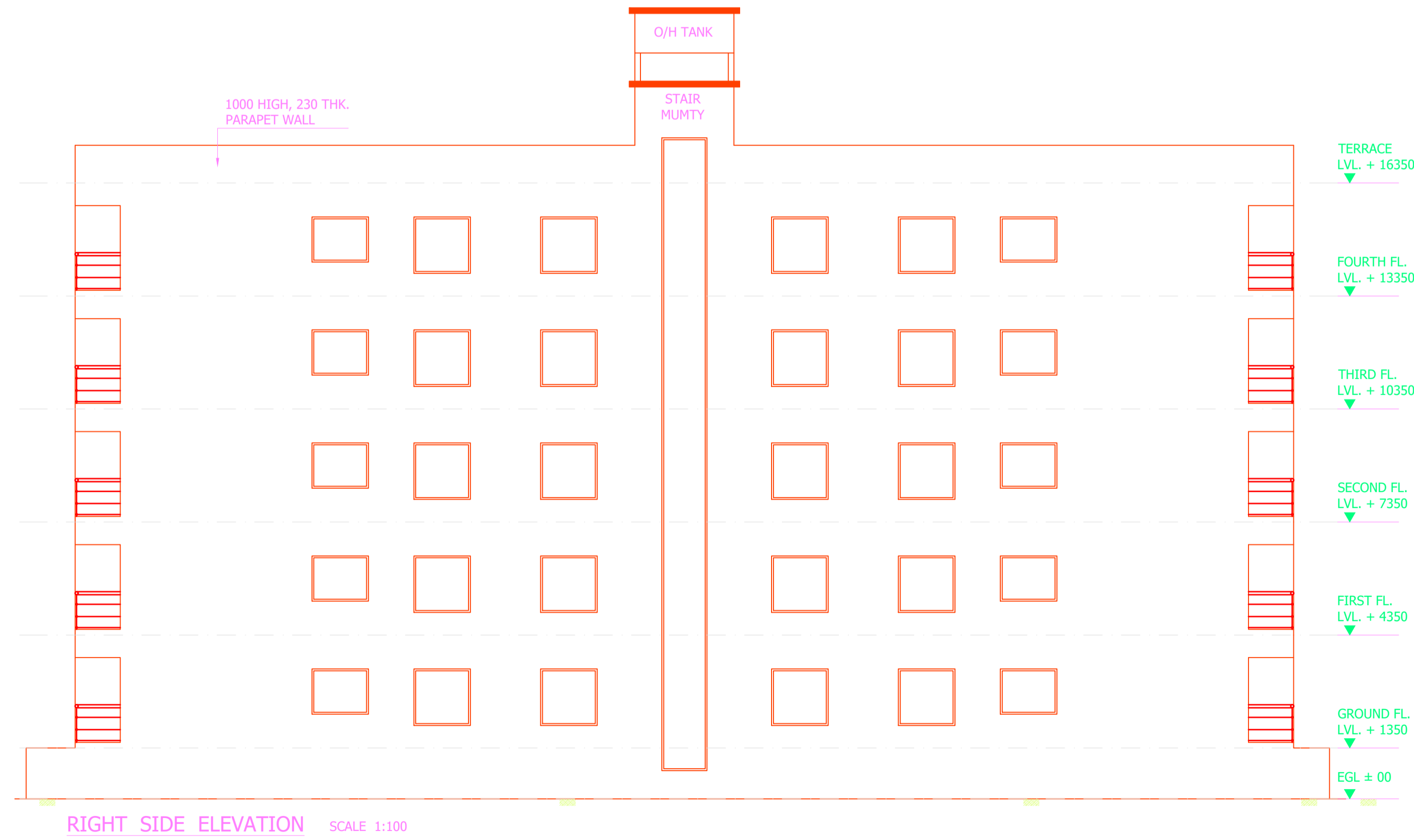
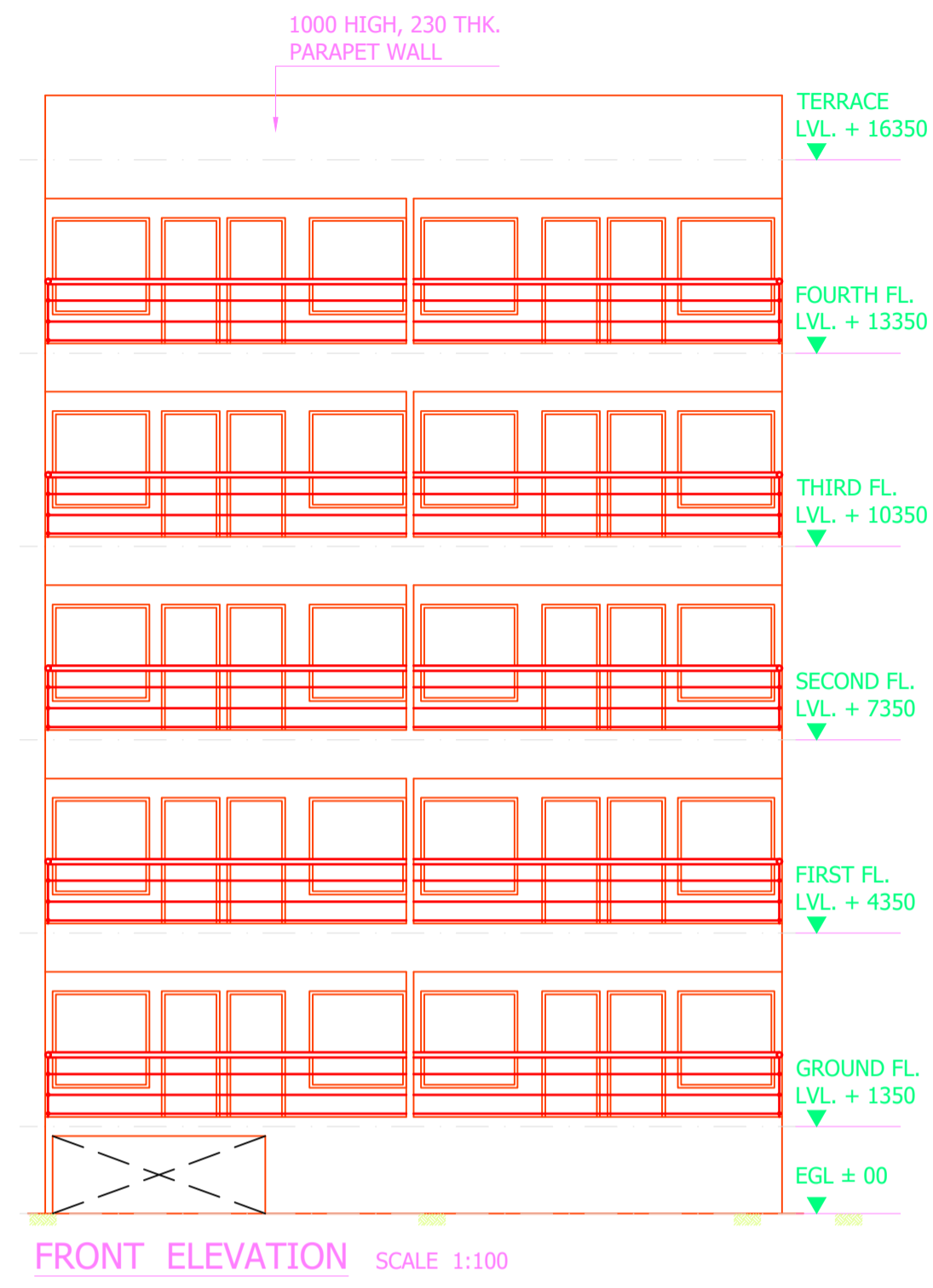
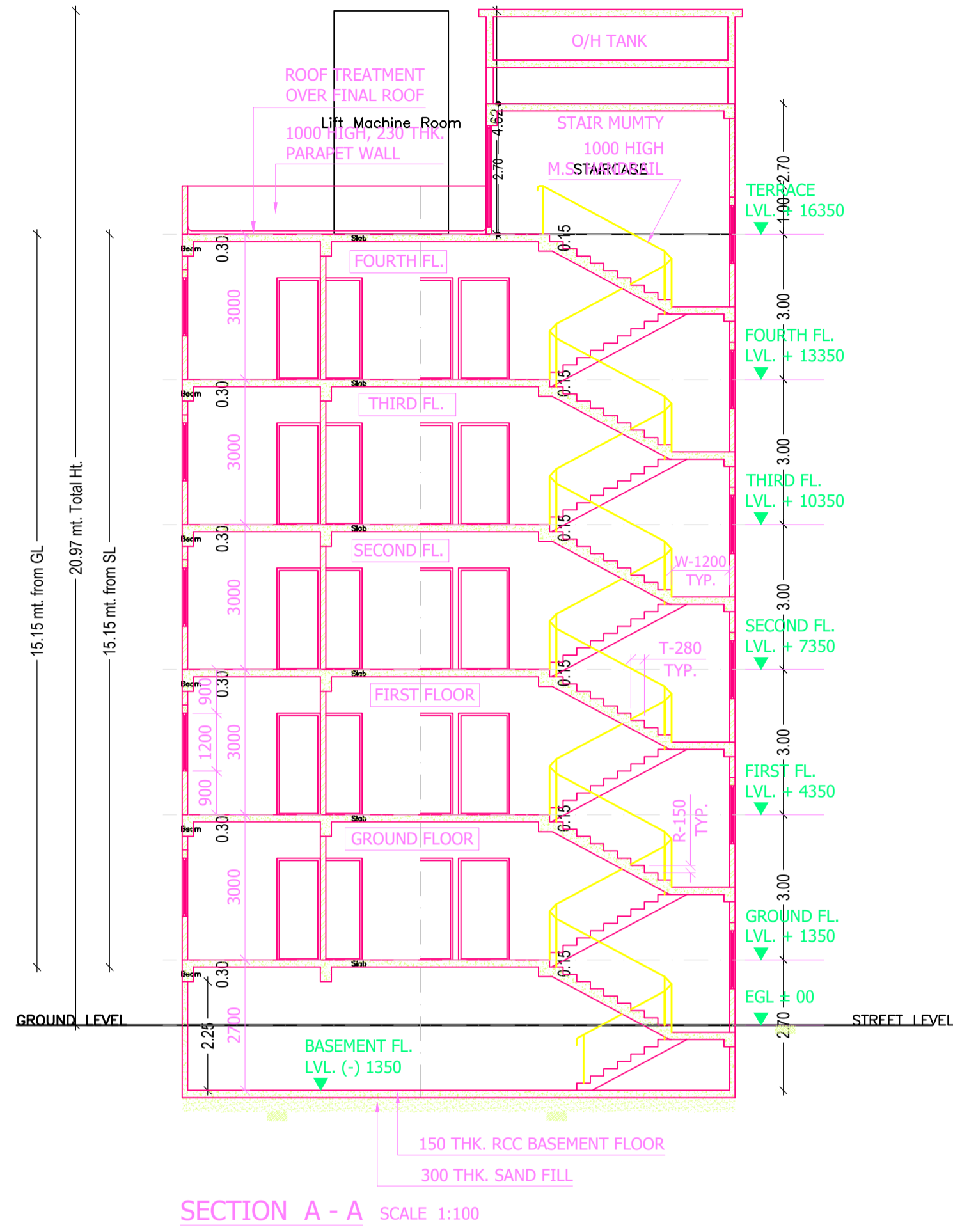
TYPICAL - 2& 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

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