

SITE PLAN  
(SCALE=1:100)

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (RESICOMM BUILDING)	Commercial	Showroom	>0	100	743.09	1	5	-	-	-	-
		Residential Bldg/Apartment	>0	1	9.00	-	-	-	-	-	-
	Residential	>0	1	9.00	-	-	-	-	-	-	
Total:			>0	-	-	-	14	16	1	1	25

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	12	150.00
Two Stack Car	-	-	4	50.00
Total Car	14	175.00	16	200.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	25	50.00
Total TwoWheeler	25	50.00	25	50.00
Other Parking	-	-	-	231.00
Total		237.50		543.50

Proposal Basic Information

Proposal File No.	JNAC/BP/0103/W1/2023
Owner Name	SRI AMIT KUMAR MUKHERJEE AND OTHERS
Khata No.	NIL
Plot No.	H. NO. - 29, CONTRACTOR'S AREA
Village Name	Bisthupur
Use	Residential
SubUse	ResiComm Bldg

AREA STATEMENT	VERSION NO.: 1.0 68	
JAMSHEDPUR NAC	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	Plot/Nearyby/Religious/Structure: NA	
Inward_No: JNAC/BP/0103/W1/2023	Plot/SubPlot No: H. NO. - 29, CONTRACTOR'S AREA	
Application Type: General Proposal	North: Plot No. - H. NO. - 28	
Project Type: Building Permission	South: Road Width - 12	
Nature of Development: New	East: Plot No. - H. NO. - 22	
Location of Development Area: Old Area	West: Road Width - 12	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	821.91
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		82.38
Total		82.38
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	739.53
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	821.91
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	821.91
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		493.15
Proposed Coverage Area ( 48.88 % )		401.77
Total Prop. Coverage Area ( 48.88 % )		401.77
Balance coverage area ( 11.12 % )		91.38
FAR CHECK		
Perm. FAR Area ( 2500 )		2054.77
Total Perm. FAR area		2054.77
Residential FAR		1169.25
Commercial FAR		781.86
Proposed FAR Area		1964.81
Total Proposed FAR Area		1964.81
Consumed FAR (Factor)		2.39
Balance FAR Area		89.96
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2504.44
ARCHITECT (Regd)		L K Suman
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SRI AMIT KUMAR MUKHERJEE 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)	Light Blue
EXISTING (To be demolished)	White

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.)	Trmt (No.)	
			StairCase	Lift	Balcony	Void	Accessory Use	Parking	Resi.					Commercial
A (RESICOMM BUILDING)	1	2504.44	52.72	16.15	11.85	56.68	3.23	399.00	1169.25	781.86	13.70	1964.80	1964.80	11
Grand Total	1	2504.44	52.72	16.15	11.85	56.68	3.23	399.00	1169.25	781.86	13.70	1964.80	1964.80	11

Building :A (RESICOMM 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.)	Trmt (No.)	
		StairCase	Lift	Balcony	Void	Accessory Use	Parking	Resi.					Commercial
Basement Floor	426.19	7.02	3.23	0.00	0.00	3.23	399.00	0.00	0.00	13.70	13.70	13.70	00
Ground Floor	410.91	9.14	0.00	0.00	9.23	0.00	0.00	392.54	0.00	392.54	392.54	01	
First Floor	410.91	9.14	3.23	0.00	9.23	0.00	0.00	389.31	0.00	389.31	389.31	01	
Second Floor	418.81	9.14	3.23	3.95	12.74	0.00	0.00	389.75	0.00	389.75	389.75	03	
Third Floor	418.81	9.14	3.23	3.95	12.74	0.00	0.00	389.75	0.00	389.75	389.75	03	
Fourth Floor	418.81	9.14	3.23	3.95	12.74	0.00	0.00	389.75	0.00	389.75	389.75	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	2504.44	52.72	16.15	11.85	56.68	3.23	399.00	1169.25	781.86	13.70	1964.80	1964.80	11
Total Number of Same Buildings	1												

SITE PLAN

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESICOMM BUILDING)	D2	0.75	2.10	40
A (RESICOMM BUILDING)	D1	0.90	2.10	36
A (RESICOMM BUILDING)	D	1.20	2.10	13
A (RESICOMM BUILDING)	FD	2.40	2.10	02
A (RESICOMM BUILDING)	FD1	2.40	2.10	03
A (RESICOMM BUILDING)	FD	3.00	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESICOMM BUILDING)	V	0.60	0.60	31
A (RESICOMM BUILDING)	W3	0.90	1.20	03
A (RESICOMM BUILDING)	W4	1.20	1.20	08
A (RESICOMM BUILDING)	W5	1.50	1.20	03
A (RESICOMM BUILDING)	W6	1.80	1.20	41
A (RESICOMM BUILDING)	W8	2.40	1.20	18
A (RESICOMM BUILDING)	W6	2.40	1.20	03
A (RESICOMM BUILDING)	W10	3.00	1.20	05

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3& 4 FLOOR PLAN	1.00 X 3.80 X 1 X 3	11.40	23.73
Total	1.00 X 4.11 X 1 X 3	12.33	23.73

UnitBUA Table for Building :A (RESICOMM BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SHOW ROOM	OTHER	398.45	388.42	4	1
TYPICAL - 2, 3& 4 FLOOR PLAN	A	FLAT	120.25	110.90	11	9
	B	FLAT	111.29	103.23	9	
	C	FLAT	127.29	117.00	11	
GROUND FLOOR PLAN	SHOW ROOM	OTHER	398.45	388.42	4	1
Total:			1873.40	1770.24	101	11

Buildingwise Floor FAR Details

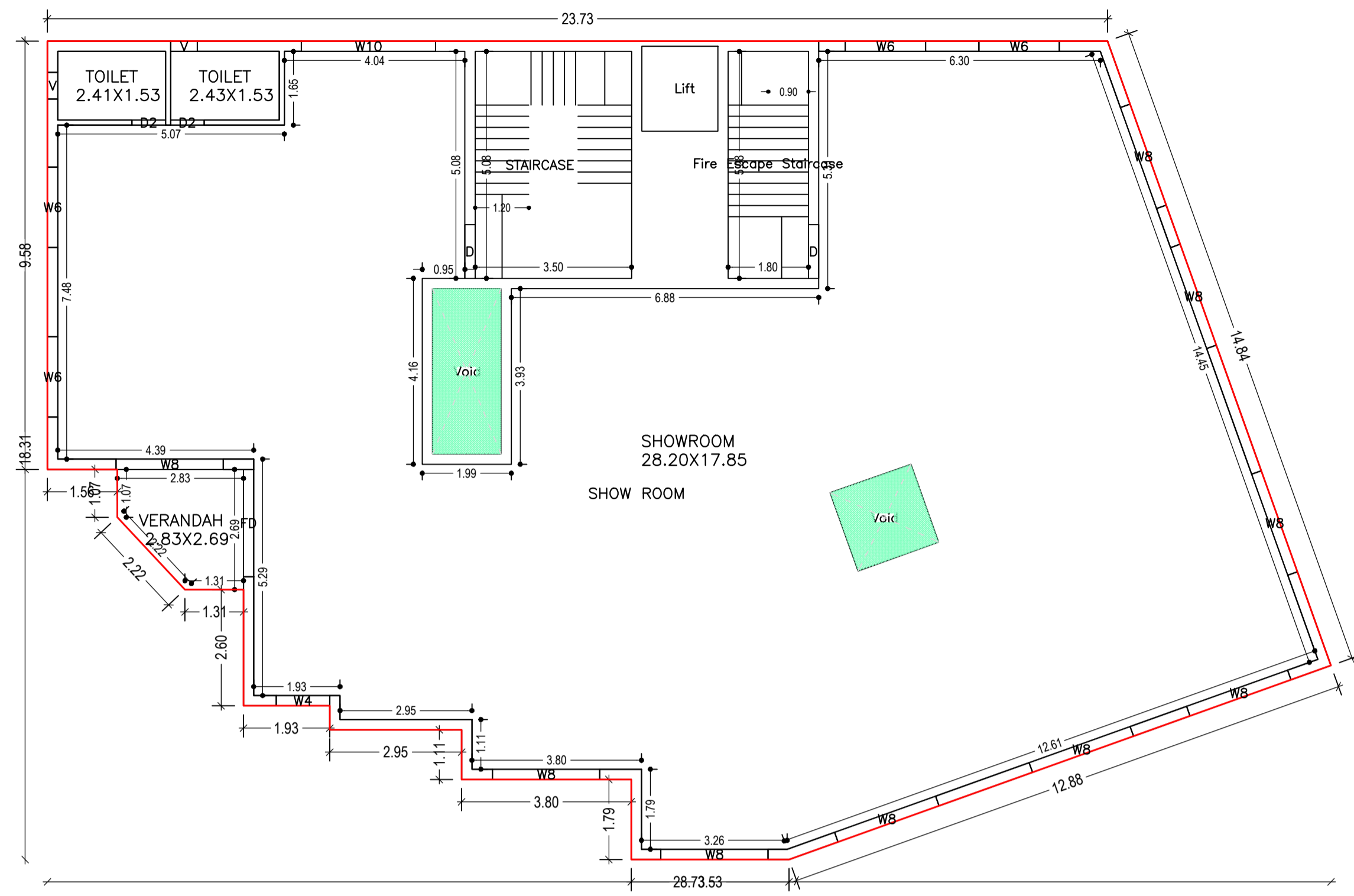
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	426.19	13.70	426.19	13.70
Ground Floor	410.91	392.54	410.91	392.54
First Floor	410.91	389.31	410.91	389.31
Second Floor	418.81	389.75	418.81	389.75
Third Floor	418.81	389.75	418.81	389.75
Fourth Floor	418.81	389.75	418.81	389.75
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2504.44	1964.80	2504.44	1964.80

Building USE/SUBUSE Details

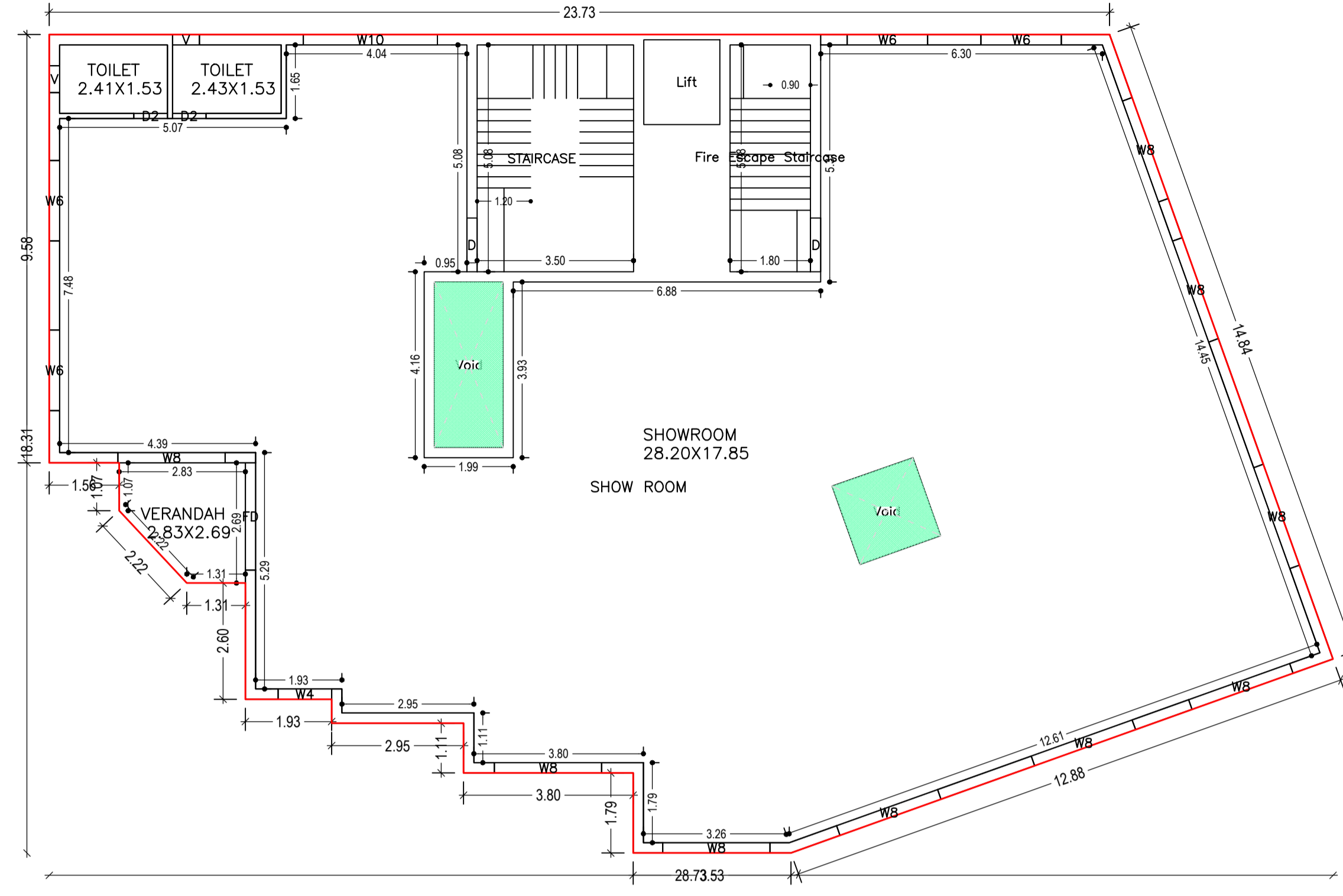
Building Name	Building Use	Building SubUse	Building Structure
A (RESICOMM BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

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

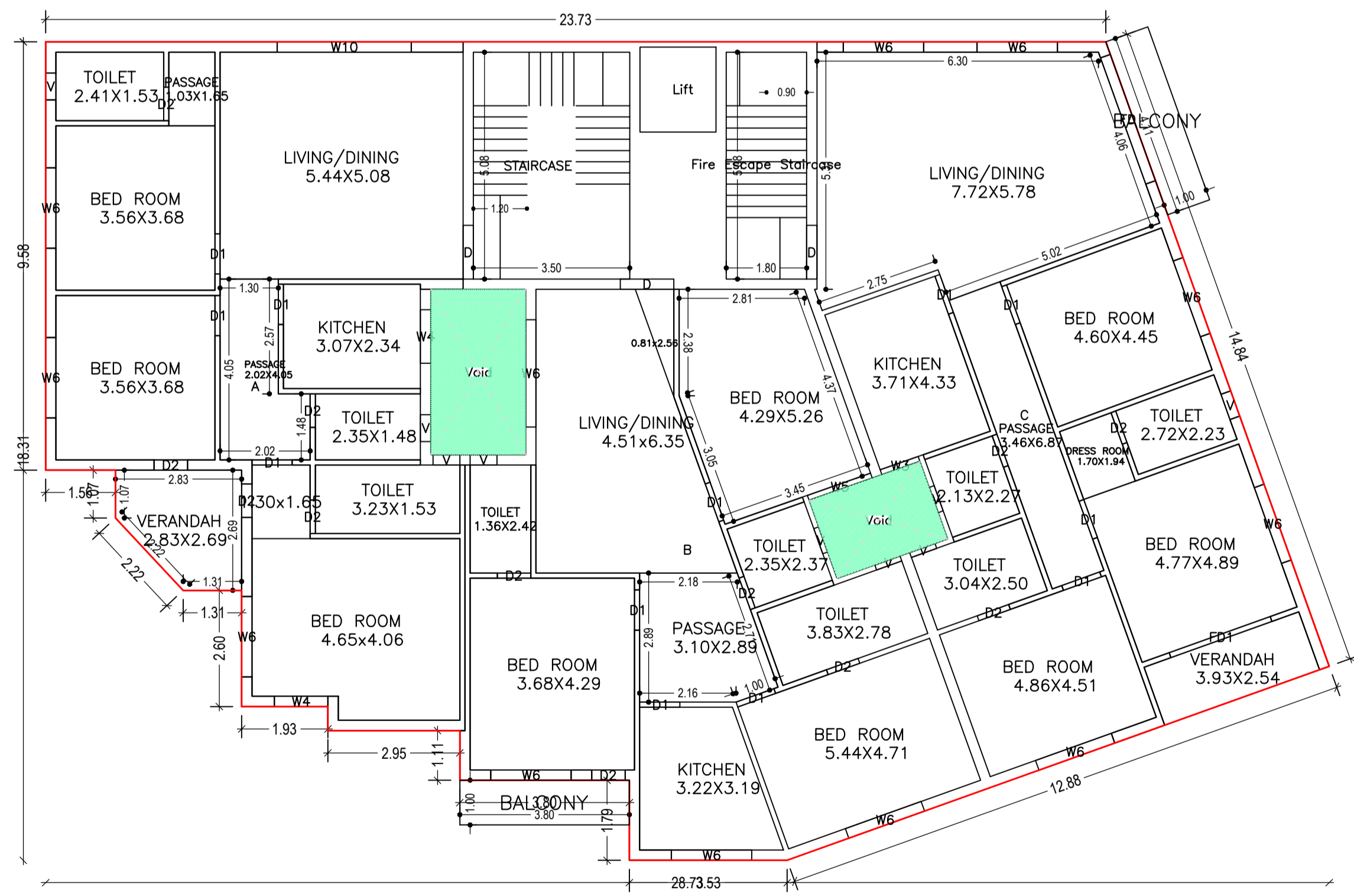
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Khata No	NIL
Plot No	H. NO. - 29, CONTRACTOR'S AREA
Village Name	Bisthupur
Use	Residential
SubUse	ResiComm Bldg



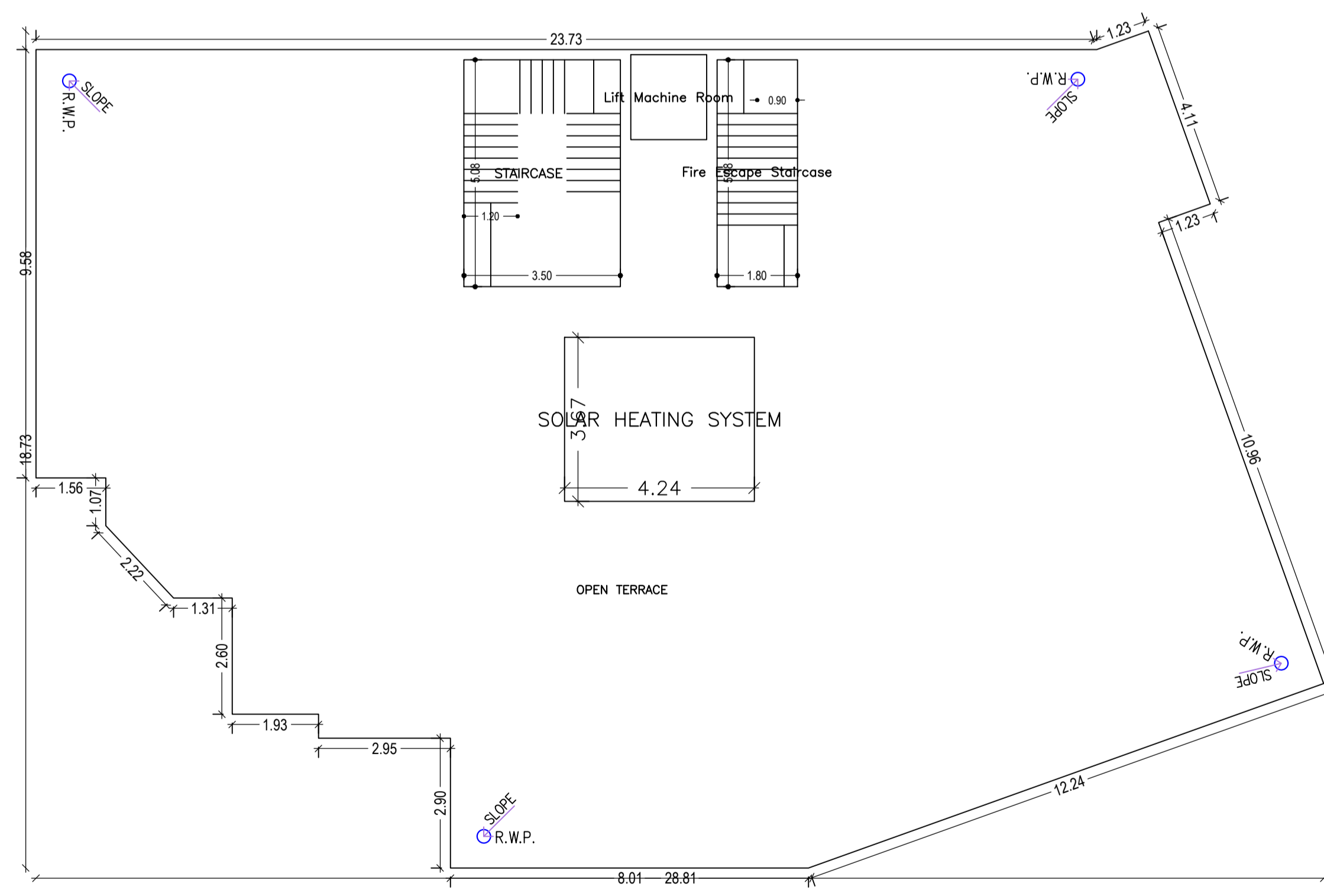
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



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



TYPICAL - 2, 3 & 4 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



TERRACE FLOOR PLAN  
(SCALE 1:100)

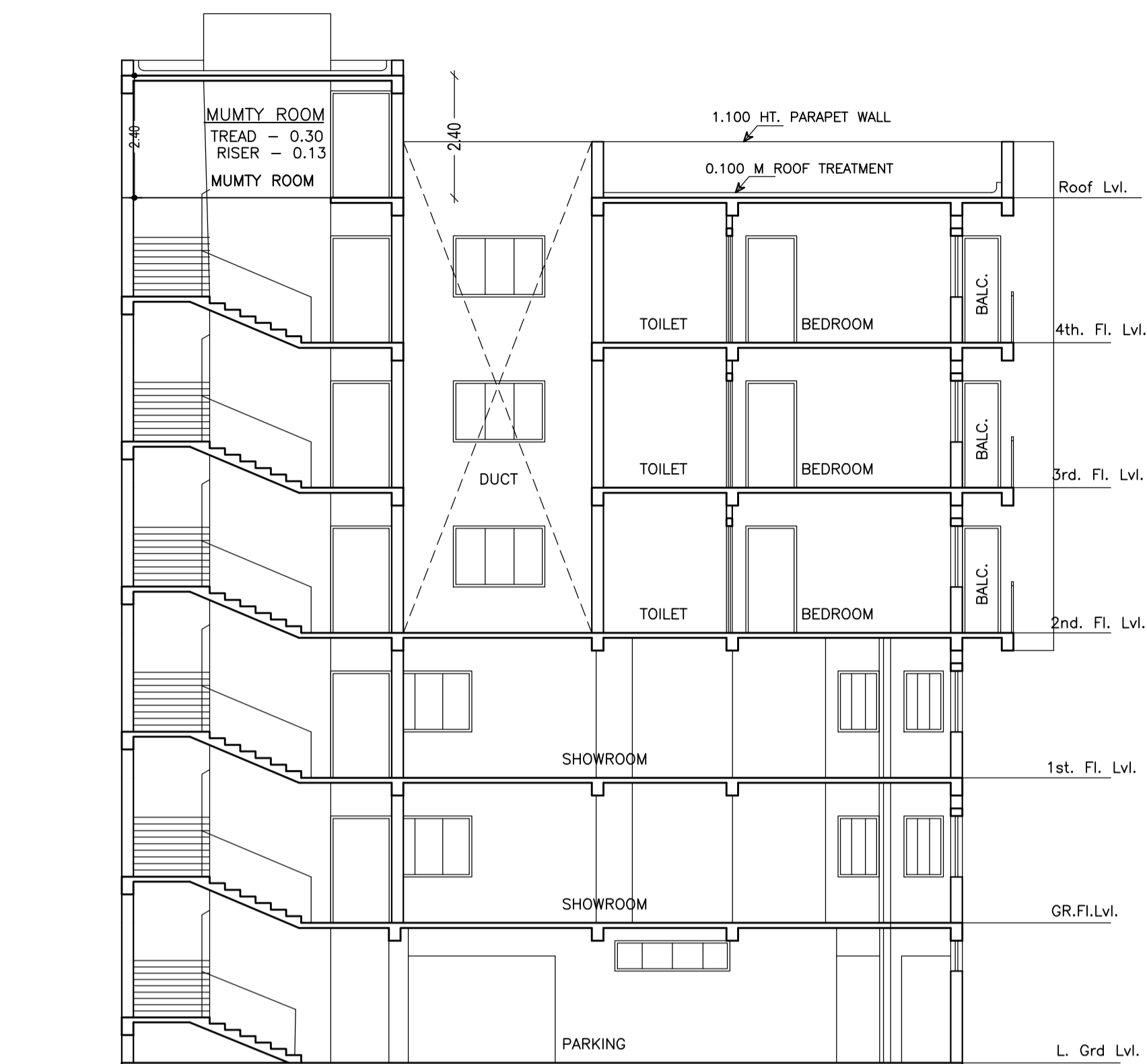
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L K Suman JNAC/ENG/0006/2016			

Proposal Basic Information

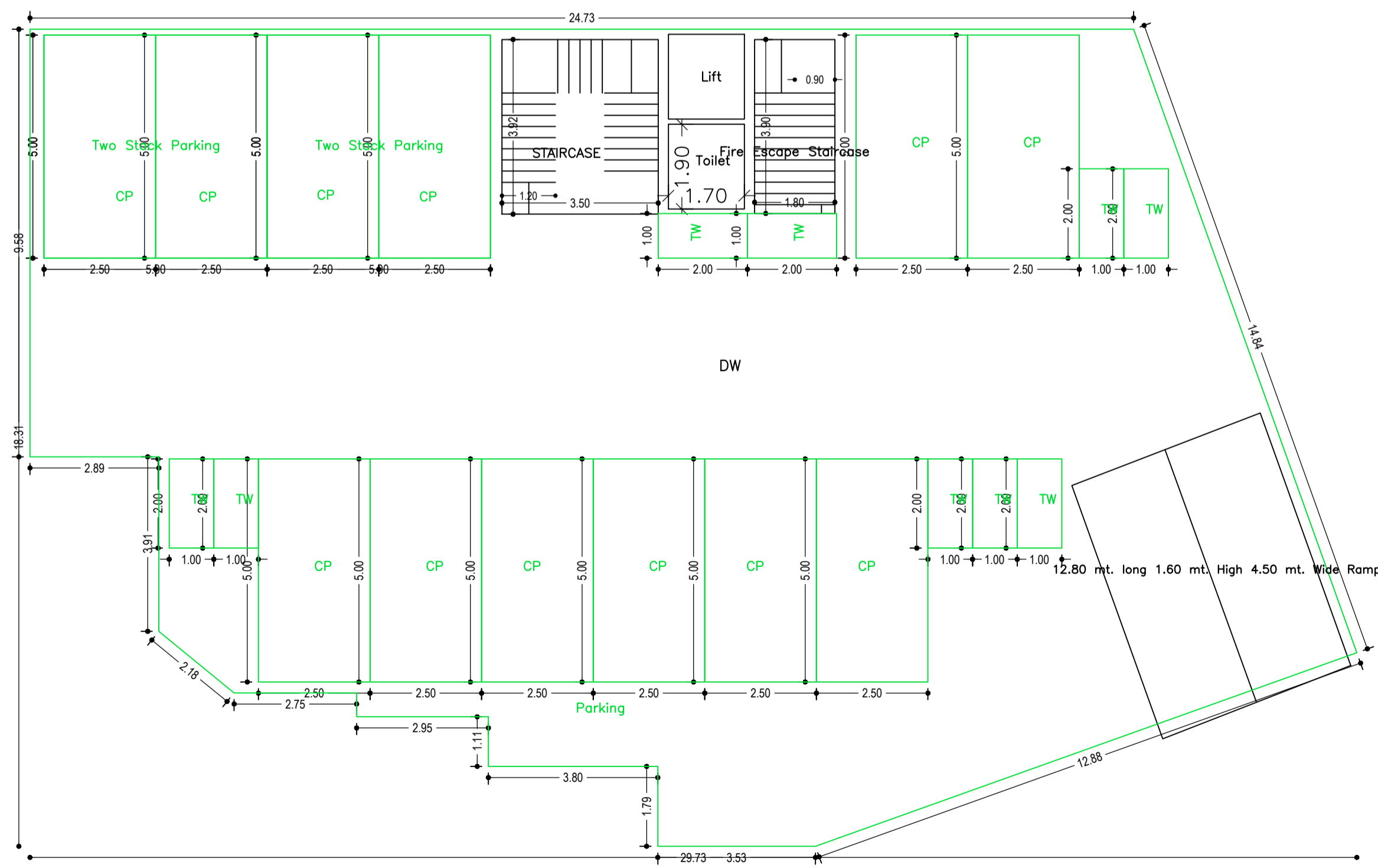
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Village Name	Bisthupur
Use	Residential
SubUse	ResiComm Bldg



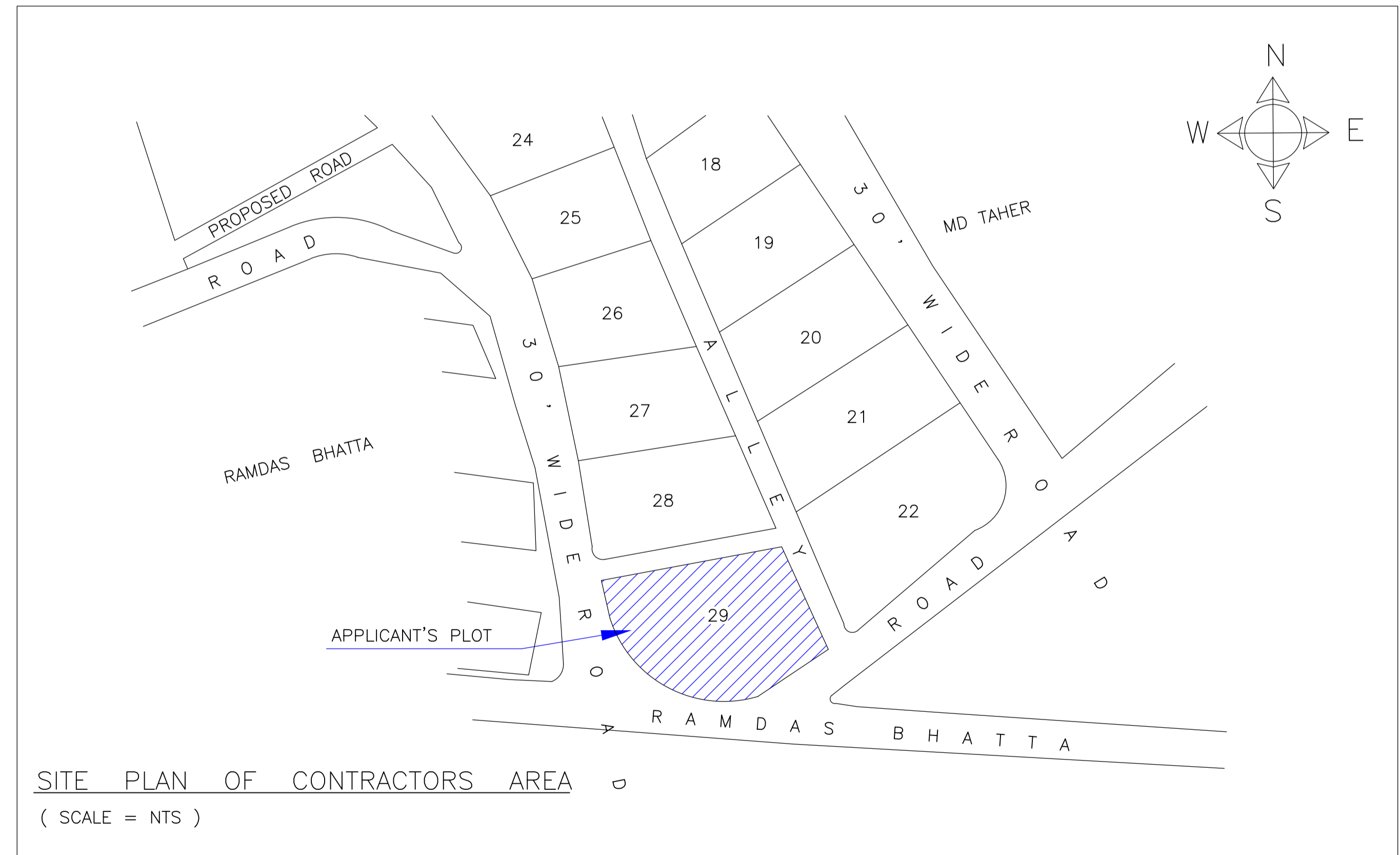
SECTION X-X PLAN  
(SCALE=1:100)



SECTION Y-Y PLAN  
(SCALE=1:100)



BASEMENT FLOOR PLAN  
(SCALE 1:100)



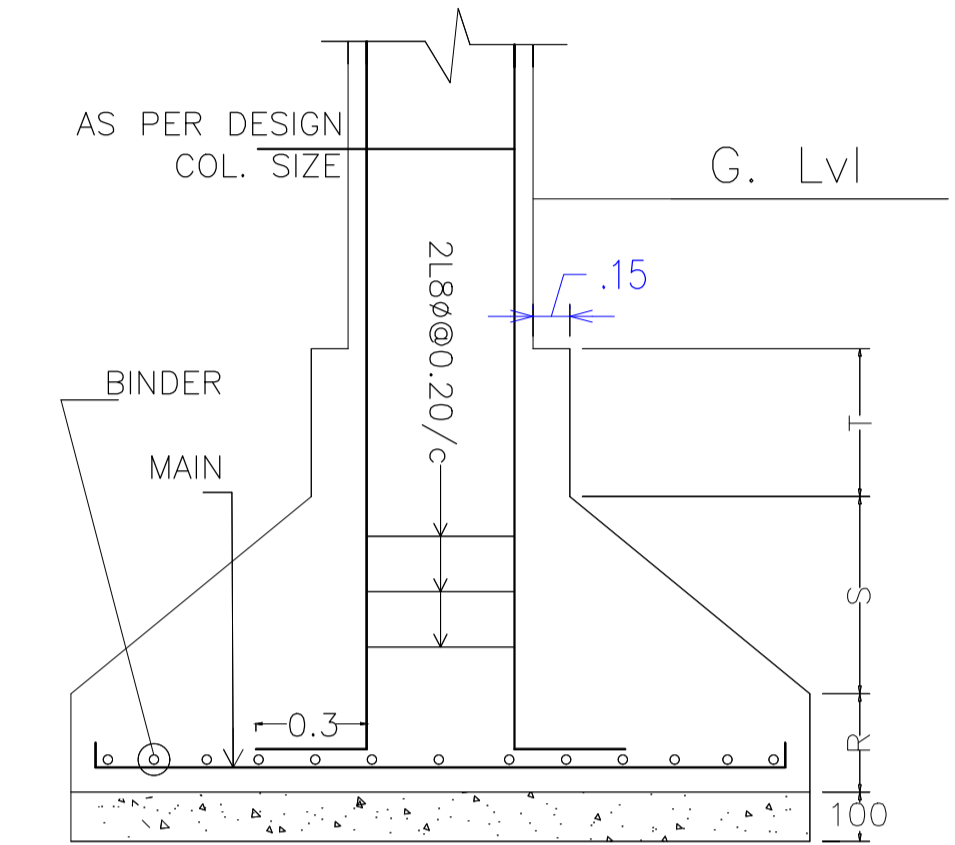
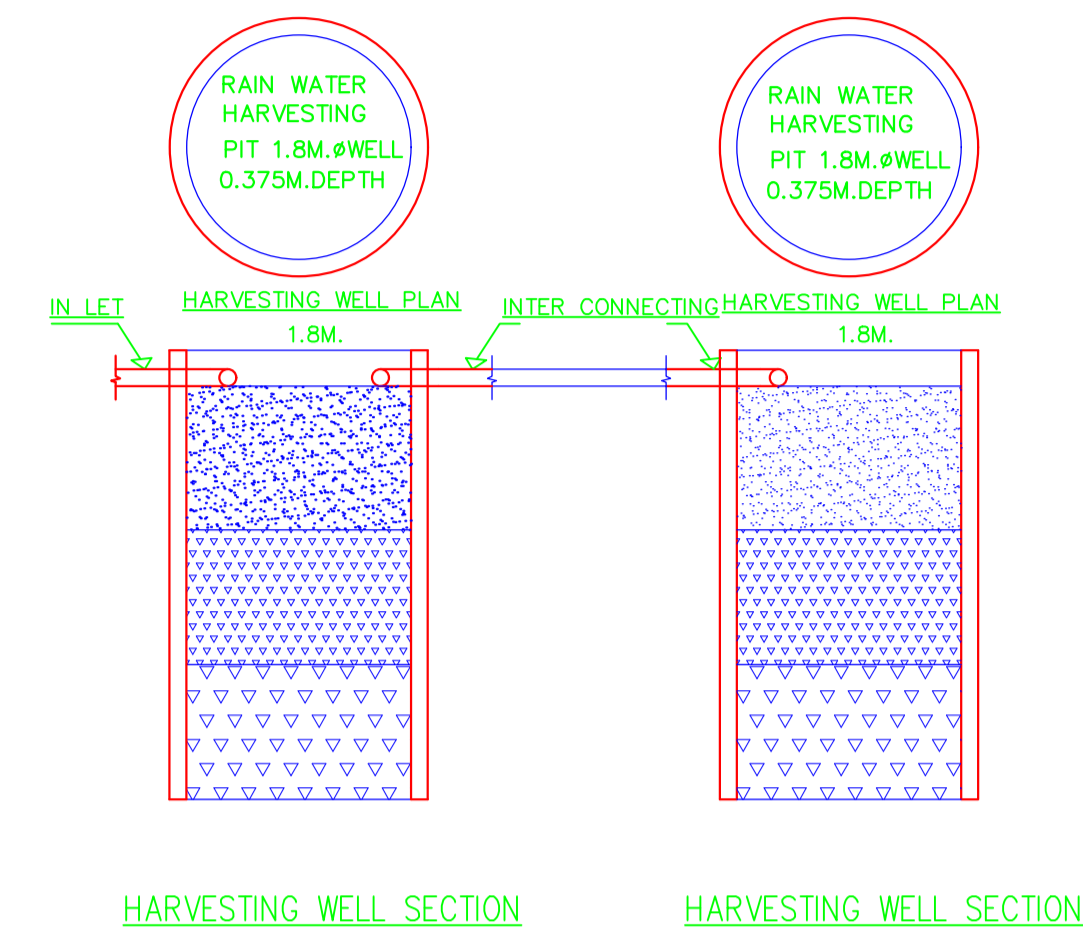
SITE PLAN OF CONTRACTORS AREA  
( SCALE = NTS )

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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Khata No	NIL
Plot No	H. NO. - 29, CONTRACTOR'S AREA
Village Name	Bishupur
Use	Residential
SubUse	ResiComm Bldg



SIDE-2 ELEVATION  
(SCALE=1:100)



DETAIL OF COLUMN & FOOTING



REAR ELEVATION  
(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			