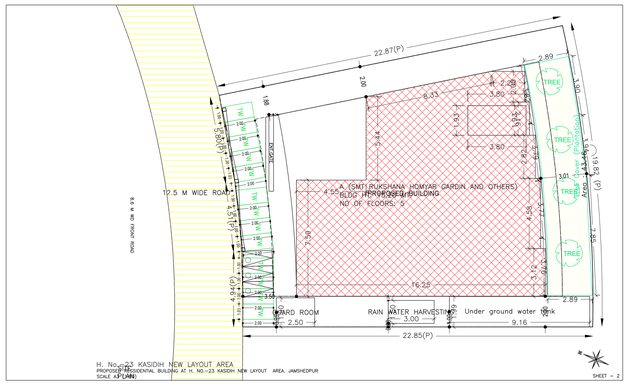
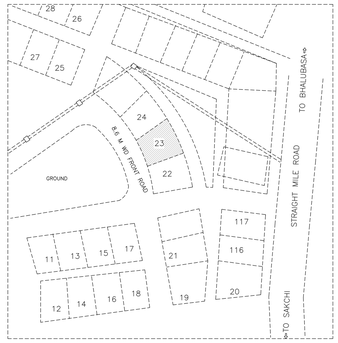
Project Title :Ho. No. 23, KASIDIH NEW LAYOUT

DATE	13-02-2024
SHEET NO.	1





LOCATION PLAN
H. No.–23 KASIDIH NEW LAYOUT AREA
PROPOSED RESIDENTIAL BUILDING AT H. NO.–23 KASIDIH NEW LAYOUT AREA, JAMSHEDPUR
SCALE A3 (1:80)

SHEET –

Proposal Basic Information

Proposal File No.	JNAC/BP/0011/W/T/2024
Owner Name	Smt. RUKSHANA HOMYAR Sri DANESH HOMYAR GARDIN AND Sri KAZIM2 HOMYAR GARDIN
Khata No	245
Plot No	Ho. No. 23, KASIDIH NEW LAYOUT
Village Name	SAKCHI
Use	Mixed
SubUse	Mixed

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.68 VERSION DATE: 16/10/2020
PROJECT DETAIL Region: JHARKHAND URBAN LOCAL BODIES District: EAST SINGHBHUM Authority: JAMSHEDPUR NAC Inward_No: JNAC/BP/0011/W/T/2024 Application Type: General Proposal Project Type: Building Permission Nature of Development: New Location of Development Area: Old Area	Plot Use: Mixed Plot SubUse: Mixed Plot/Khata/Religious/Structure: NA Plot/Sale/Patta No. Ho. No. 23, KASIDIH NEW LAYOUT North: – South: – East: – West: –

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	400.96
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	400.96
Deduction for Balance Plot Area(from Gross Plot Area)		
		43.46
Total:		43.46
BALANCE AREA OF PLOT(Net Plot Area - Recreational/+amenity space)	(A-Deductions)	357.50
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	400.96
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	400.96
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		240.58
Proposed Coverage Area (45.90 %)		184.05
Total Prop. Coverage Area (45.9 %)		184.05
Balance coverage area (14.10 %)		56.53
FAR CHECK		
Perm. FAR Area (2.500)		1002.40
Total Perm. FAR area		1002.40
Residential FAR		703.91
Commercial FAR		295.53
Total Proposed FAR Area		999.44
Total Proposed FAR Area		999.44
Consumed FAR (Factor)		2.49
Balance FAR Area		2.49
BUILT-UP AREA CHECK		
Total Proposed BuiltUp Area		1328.37
ARCHITECT (Regd)		SUDIPTO MUKHERJEE
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		Smt. RUKSHANA HOMYAR Sri DANESH HOMYAR GARDIN AND Sri KAZIM2 HOMYAR GARDIN
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD WIDENING AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

Buildingwise Floor FAR Details

Floor Name	Building Name A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)			
	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	253.75	0.00	253.75	0.00
Ground Floor	214.24	191.38	191.38	184.03
First Floor	215.03	204.45	215.03	204.45
Second Floor	234.07	234.07	213.23	213.23
Third Floor	234.07	213.23	234.07	213.23
Fourth Floor	195.57	164.99	195.57	164.99
Terrace Floor	4.50	0.00	4.50	0.00
Total	1328.37	999.93	1328.37	999.93

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	Residential	Res/Comm Bldg	Non-Highrise

Required Parking(Table 7a)

Building Name	Type	SubUse	Units			Car			Visitors Car			Two/Wheeler		
			Area (Sq.mt.)	Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	Commercial	Shop	> 50	50	251.53	1	1	8	-	-	-	1	11	-
			> 0	50	251.53	-	-	-	-	-	-	1	11	-
	Residential	Res/Comm Bldg	> 0	1	4.00	1.00	4	-	-	-	-	-	-	-
			> 0	1	4.00	-	-	-	1	1	-	1	4	-
			> 0	1	4.00	-	-	-	1	1	-	1	4	-
Total						-	8	9	1	1	1	-	15	15

Parking Check (Table 7b)

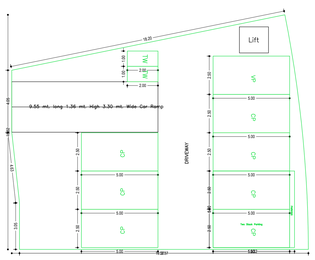
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	7	87.50
Two Stack Car	-	-	2	25.00
Total Car	8	100.00	9	112.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
Two/Wheeler	-	-	15	30.00
Total Two/Wheeler	15	30.00	15	30.00
Other Parking	-	-	-	110.01
				300.01

FAR & Tenement Details (Table 4c–1)

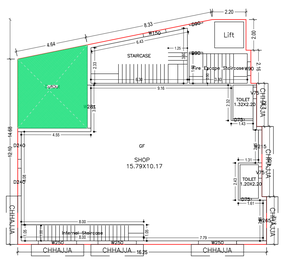
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Balcony	Accessory Use	Parking	Resi.	Commercial			
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	1	1301.03	22.66	1328.37	36.75	16.15	20.52	4.50	245.60	718.11	291.82	999.93	999.93	06
Grand Total:														
Total:	1	1301.03	22.66	1328.37	36.75	16.15	20.52	4.50	245.60	718.11	291.82	999.93	999.93	06

Building :A (SMT RUKSHANA HOMYAR GARDIN AND OTHERS)

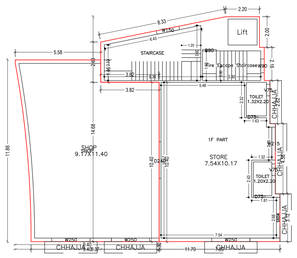
Floor Name	Gross BuiltUp Area (Sq.mt.)	Deductions From Gross BuiltUp Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Balcony	Accessory Use	Parking	Resi.	Commercial			
Basement Floor	253.75	0.00	253.75	0.00	3.23	0.00	0.00	245.60	0.00	0.00	0.00	0.00	00
Ground Floor	214.24	22.66	191.38	7.35	0.00	0.00	0.00	0.00	0.00	184.03	184.03	184.03	01
First Floor	215.03	0.00	215.03	7.35	3.23	0.00	0.00	0.00	106.66	97.79	204.45	204.45	02
Second Floor	234.07	0.00	234.07	7.35	3.23	10.26	0.00	0.00	213.23	0.00	213.23	213.23	01
Third Floor	234.07	0.00	234.07	7.35	3.23	10.26	0.00	0.00	213.23	0.00	213.23	213.23	01
Fourth Floor	195.57	0.00	195.57	7.35	3.23	0.00	0.00	0.00	164.99	0.00	164.99	164.99	01
Terrace Floor	4.50	0.00	4.50	0.00	0.00	0.00	4.50	0.00	0.00	0.00	0.00	0.00	00
Total:	1301.03	22.66	1328.37	36.75	16.15	20.52	4.50	245.60	718.11	281.82	999.93	999.93	06
Total Number of Same Buildings:	1												
Total:	1301.03	22.66	1328.37	36.75	16.15	20.52	4.50	245.60	718.11	281.82	999.93	999.93	06



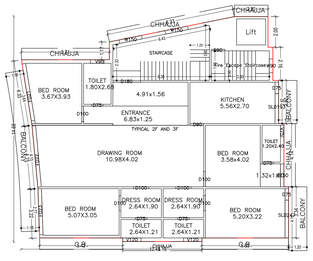
BASEMENT FLOOR PLAN
(SCALE 1:100)



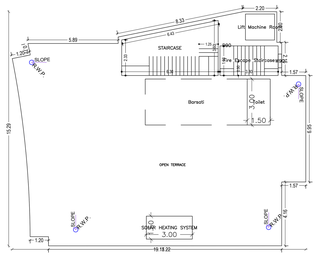
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



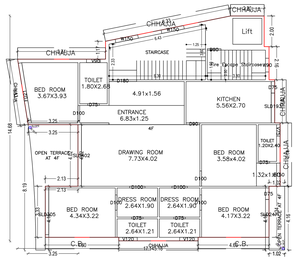
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



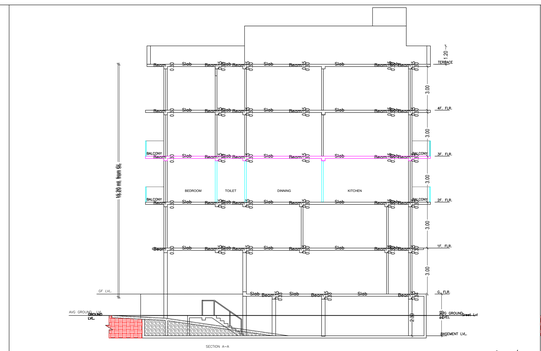
TERRACE FLOOR PLAN
(SCALE 1:100)



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

H. No.–23 KASIDIH NEW LAYOUT AREA
PROPOSED RESIDENTIAL BUILDING AT H. NO.–23 KASIDIH NEW LAYOUT AREA, JAMSHEDPUR
SCALE A3 (1:80)

SHEET – 9

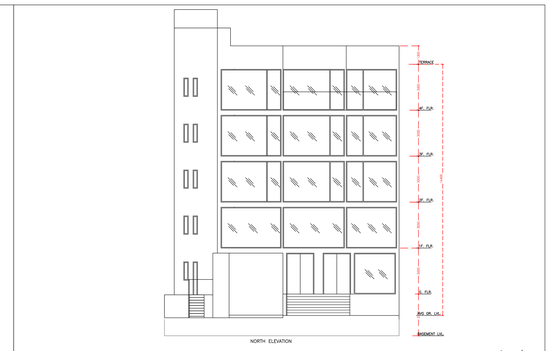


H. No.–23 KASIDIH NEW LAYOUT AREA
PROPOSED RESIDENTIAL BUILDING AT H. NO.–23 KASIDIH NEW LAYOUT AREA, JAMSHEDPUR
SCALE A3 (1:80)

SHEET – 10

H. No.–23 KASIDIH NEW LAYOUT AREA
PROPOSED RESIDENTIAL BUILDING AT H. NO.–23 KASIDIH NEW LAYOUT AREA, JAMSHEDPUR
SCALE A3 (1:80)

SHEET – 11



H. No.–23 KASIDIH NEW LAYOUT AREA
PROPOSED RESIDENTIAL BUILDING AT H. NO.–23 KASIDIH NEW LAYOUT AREA, JAMSHEDPUR
SCALE A3 (1:80)

SHEET – 12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	D75	0.75	2.10	22
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	D90	0.90	2.10	03
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	D100	1.00	2.10	18
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	D180	1.80	2.10	03
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	D240	1.81	2.10	02
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	D240	2.40	2.10	01
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	FD23	3.00	2.10	02
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	FD21	3.78	2.10	03
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	FD22	4.02	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	V75	0.75	0.75	05
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	V75	0.75	1.20	02
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	V90	0.90	0.75	03
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	W90	0.90	1.20	06
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	V120	1.20	0.75	06
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	W150	1.50	1.20	11
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	SLD150	1.95	2.10	03
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	W215	2.15	1.20	02
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	SLD247	2.47	2.10	03
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	W250	2.50	1.20	06
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	W265	2.65	1.20	02
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	W281	2.81	1.20	01
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	SLD305	3.05	2.10	01
A (SMT.RUKSHANA HOMYAR GARDIN AND OTHERS)	SLD402	4.02	2.10	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL – 2& 3 FLOOR PLAN	1.19 X 10.34,X 1 X 2	24.30	41.06
	1.20 X 4.17 X 1 X 2	10.00	
	1.20 X 2.92 X 1 X 2	6.76	
Total:			41.06

UnitBUA Table for Building :A (SMT RUKSHANA HOMYAR GARDIN AND OTHERS)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF	SHOP	188.17	187.05	3	1
FIRST FLOOR PLAN	1F PART	FLAT	114.01	113.58	3	2
TYPICAL – 2& 3 FLOOR PLAN	SHOP AND 3F	SHOP	97.79	97.47	1	
		FLAT	230.85	209.70	13	2
FOURTH FLOOR PLAN	4F	FLAT	192.34	191.72	13	1
Total:	-	- -	1054.01	1009.20	46	6

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

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

This is system generated MAP. No need to Physically Signed.