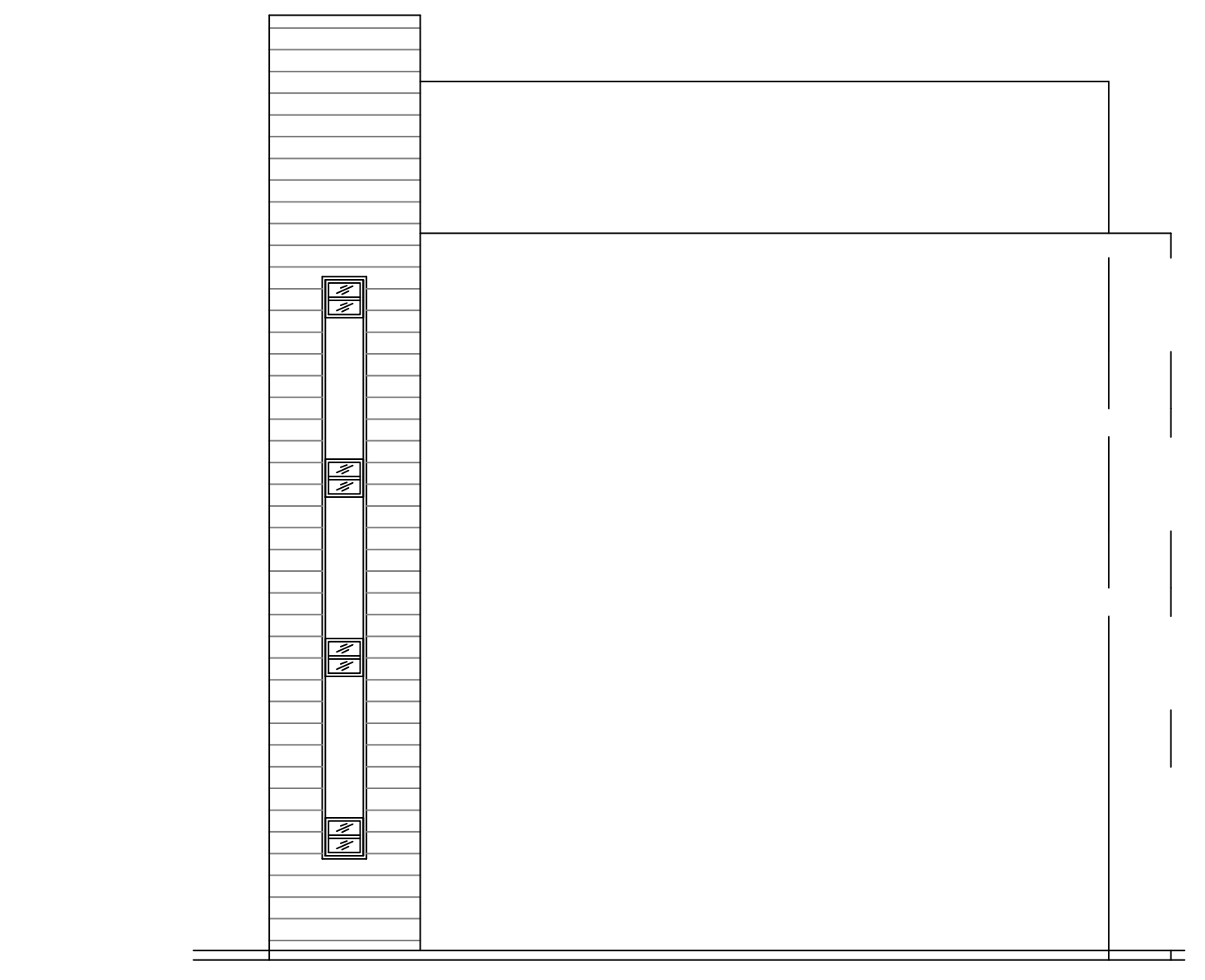


SITE PLAN



SIDE ELEVATION AT SIDE B

FAR & Tenement Details (Table 4c-1)

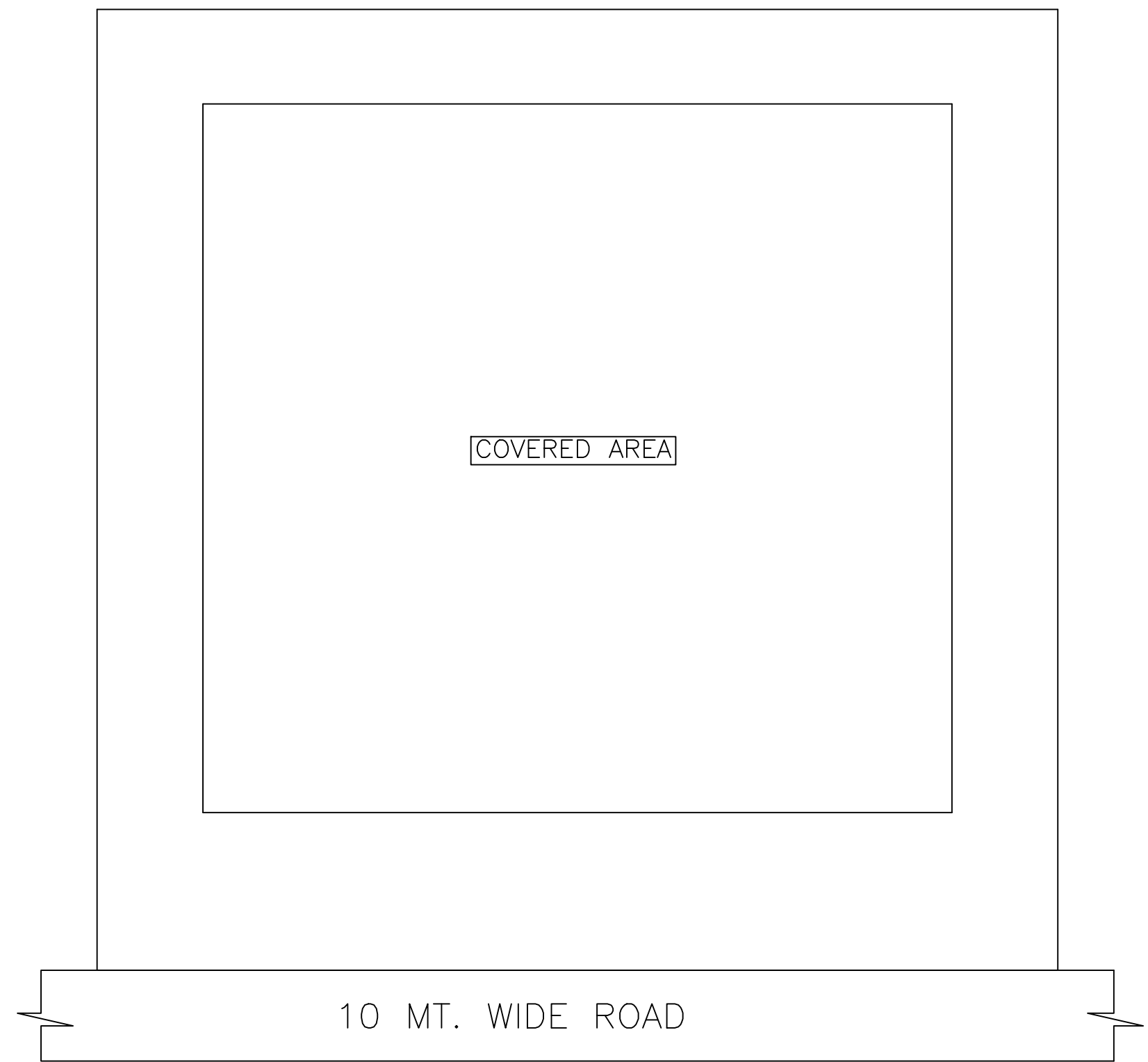
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Lift Machine	Balcony	Parking	Resi.	Commercial				
A (ARIFUDDIN AHMED AND OTHERS)	1	987.45	14.13	4.71	14.26	165.87	393.98	380.00	19.20	793.19	793.19	03
Grand Total	1	987.45	14.13	4.71	14.26	165.87	393.98	380.00	19.20	793.19	793.19	03

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 (ARIFUDDIN AHMED AND OTHERS)	Residential	ResiComm Bldg	> 0	1	1.00	1	1	-	-	-	-	-	
				> 0	1	1.00	-	-	-	-	-	-	-
				> 0	1	1.00	-	-	1	1	-	-	-
Commercial	Shop	> 0	50	336.89	1	5	-	-	-	-	-	-	
			> 0	50	336.89	-	-	-	-	-	-	-	-
			> 0	50	336.89	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	6	6	1	1	-	15	15	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.54
MultiLevel Parking System Car Capacity	-	-	2	25.00
Total Car	6	75.00	6	75.54
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	15	46.67
Total TwoWheeler	15	30.00	15	46.67
Other Parking	-	-	-	82.57
Total	117.50	-	-	263.95



KEY PLAN SCALE=1:100

Proposal Basic Information

Proposal File No.	JNAC/BP/0081/W7/2024
Owner Name	MR. ARIFUDDIN AHMED & OTHERS
Khata No	245
Plot No	1194
Village Name	SAKCHI
Use	Residential
SubUse	ResiComm Bldg

AREA STATEMENT	VERSION NO.: 1.0.73
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/Nearby/Religious Structure: NA
Inward No: JNAC/BP/0081/W7/2024	Plot/SubPlot No: 1194
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: New	East: -
Location of Development Area: Old Area	West: -
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 334.51 SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 334.51
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	36.59
Total	36.59
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 297.92
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 334.51
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 334.51
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	200.71
Proposed Coverage Area (57.51 %)	192.36
Total Prop. Coverage Area (57.51 %)	192.36
Balance coverage area (2.50 %)	8.35
FAR CHECK	
Perm. FAR Area (2.500)	836.28
Total Perm. FAR area	836.28
Residential FAR	393.99
Commercial FAR	380.00
Proposed FAR Area	793.19
Total Proposed FAR Area	793.19
Consumed FAR (Factor)	2.37
Balance FAR Area	43.09
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	987.45
ARCHITECT (Regd)	mohammad belal nasir
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MR. ARIFUDDIN AHMED & OTHERS
DEVELOPMENT AUTHORITY LOCAL BODY	

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

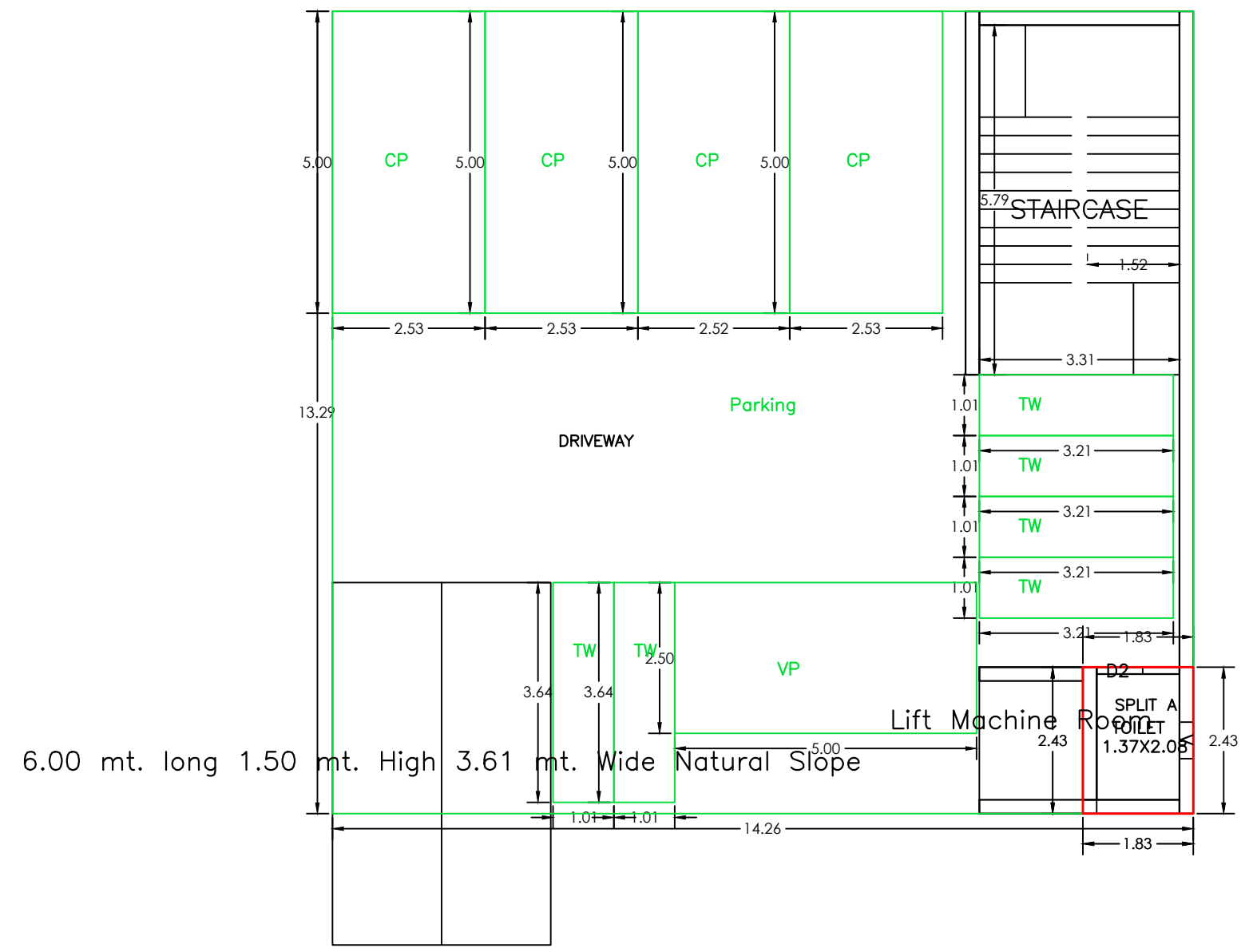
Buildingwise Floor FAR Details				
Floor Name	Building Name		Total	
	A (ARIFUDDIN AHMED AND OTHERS) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	189.51	23.64	189.51	23.64
Ground Floor	192.36	192.36	192.36	192.36
First Floor	192.36	187.65	192.36	187.65
Second Floor	206.61	194.77	206.61	194.77
Third Floor	206.61	194.77	206.61	194.77
Terrace Floor	0.00	0.00	0.00	0.00
Total	987.45	793.19	987.45	793.19

Building USE/SUBUSE Details

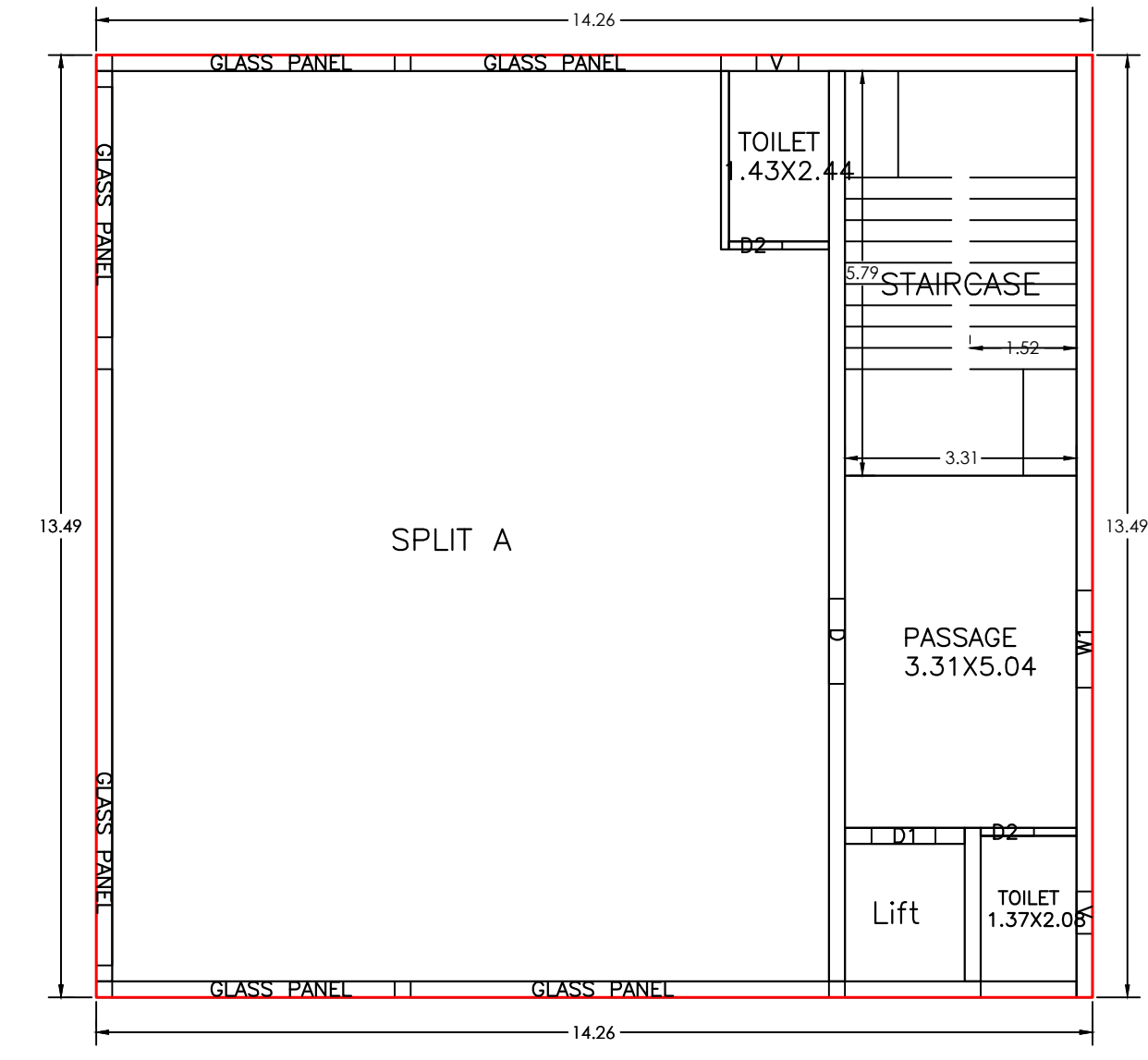
Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (ARIFUDDIN AHMED AND OTHERS)	Residential	ResiComm Bldg	Non-Highrise	BASEMENT FLOOR PLAN	Residential	ResiComm Bldg	Residential FAR	Residential	ResiComm Bldg
				GROUND FLOOR PLAN	Commercial	Shop	Commercial	Commercial	Shop
				FIRST FLOOR PLAN	Commercial	Shop	Commercial	Commercial	Shop
				SECOND FLOOR PLAN	Residential	ResiComm Bldg	Residential FAR	Residential	ResiComm Bldg
				TERRACE FLOOR PLAN	Residential	ResiComm Bldg	-	-	-
				THIRD FLOOR PLAN	Residential	ResiComm Bldg	Residential FAR	Residential	ResiComm Bldg

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
mohammad belal nasir JNAC/ENG/0013/2017			

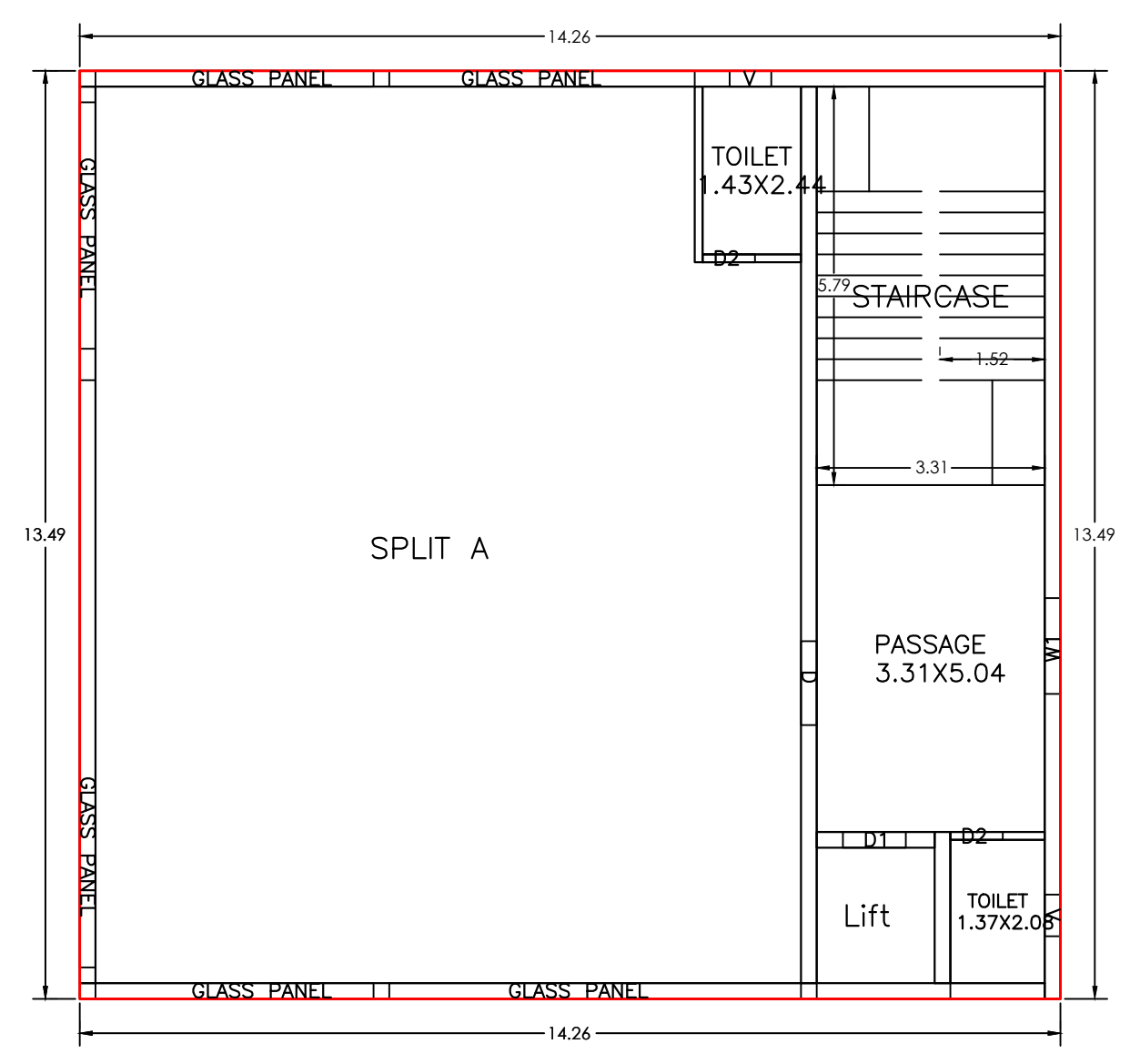
Proposal Basic Information	
Proposal File No.	JNAC/BP/0081/W/2024
Owner Name	MR. ARIFUDDIN AHMED & OTHERS
Khata No	245
Plot No	1194
Village Name	SAKCHI
Use	Residential
SubUse	ResiComm Bldg



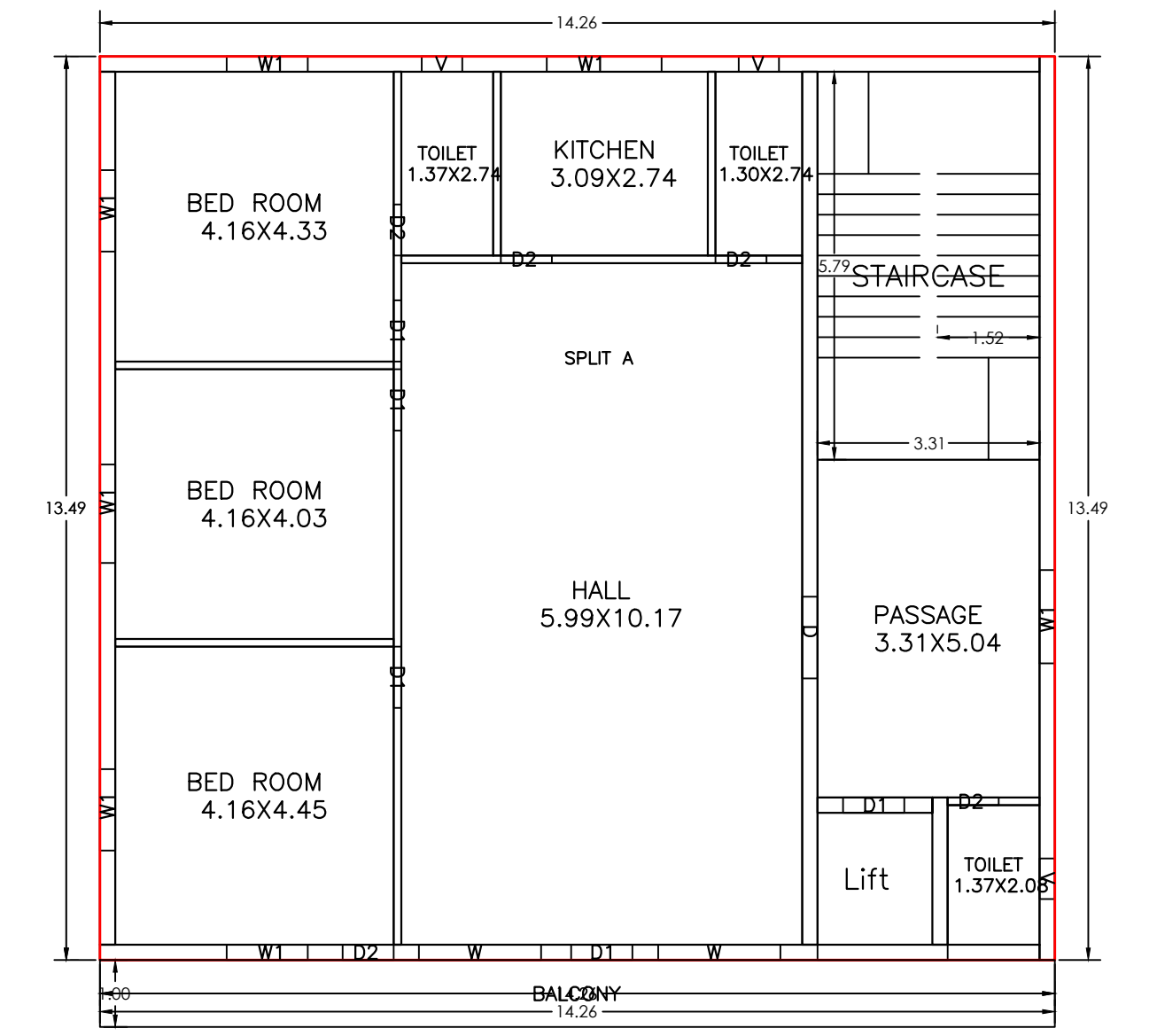
BASEMENT FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



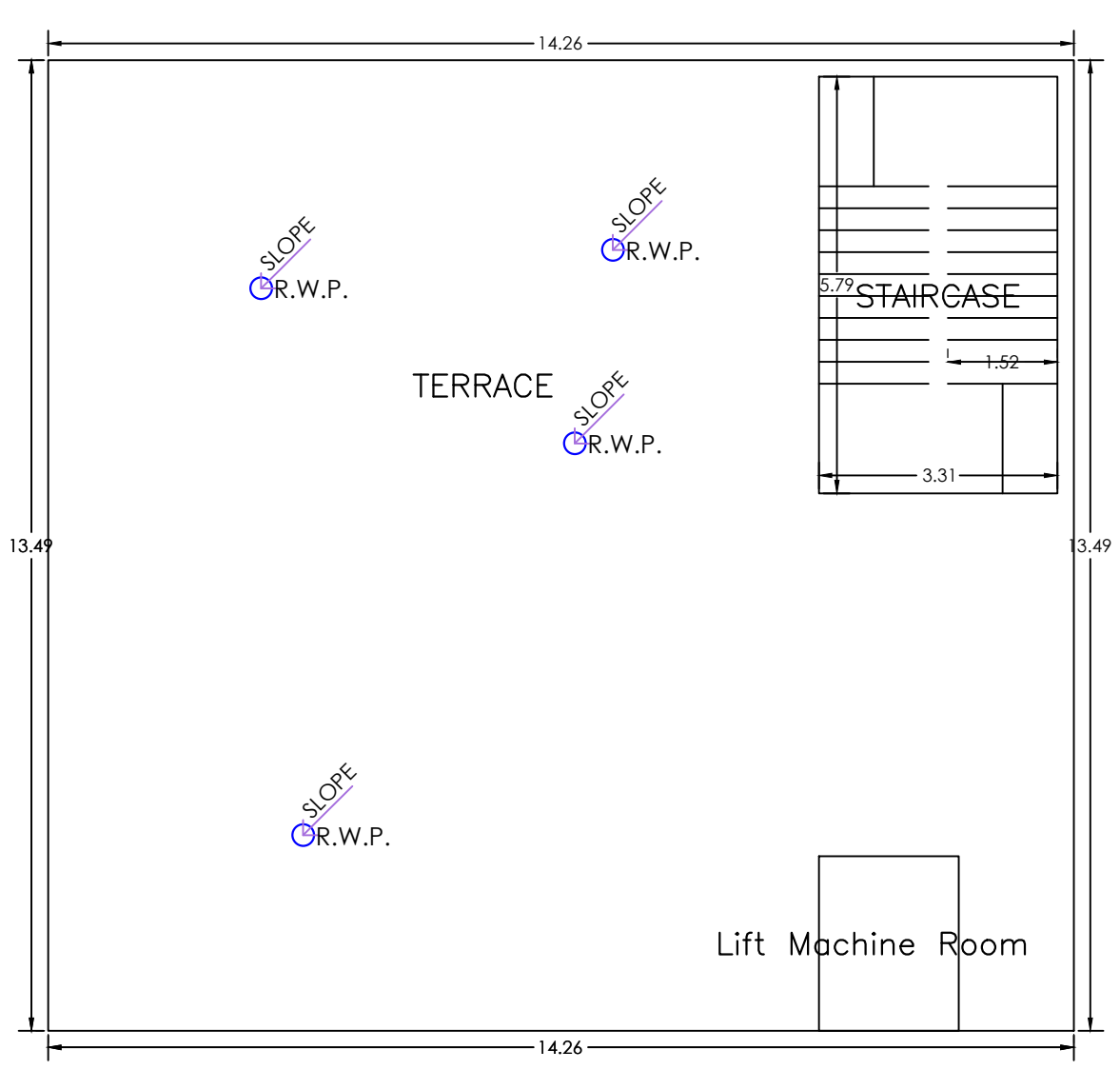
GROUND FLOOR PLAN  
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(SCALE 1:100)



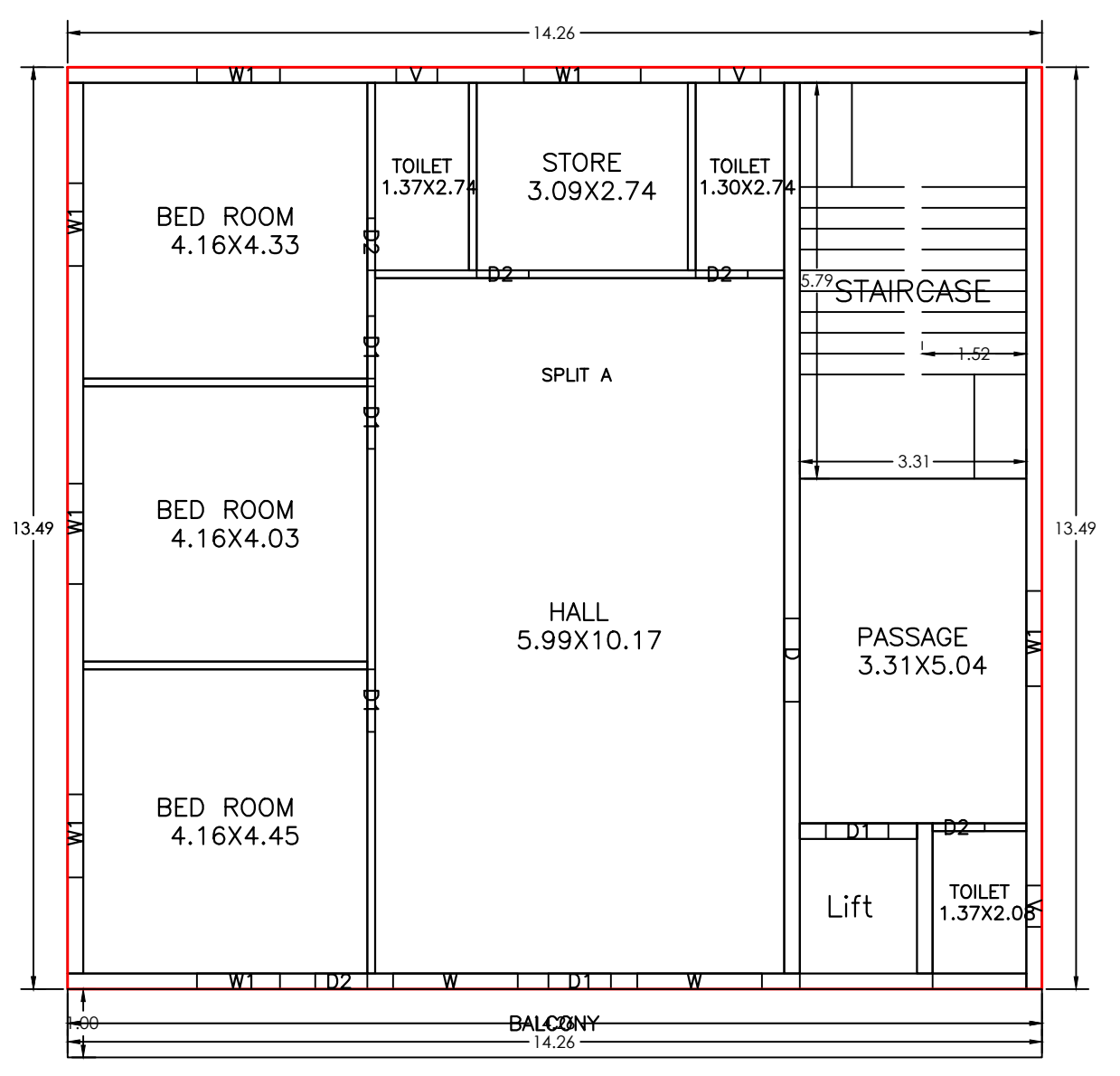
FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



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



TERRACE FLOOR PLAN  
(SCALE 1:100)



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

Building :A (ARIFUDDIN AHMED AND OTHERS)

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.)
		Lift	Lift Machine	Balcony	Parking	Resi.	Commercial				
Basement Floor	189.51	0.00	4.71	0.00	165.87	4.44	0.00	19.20	23.64	23.64	01
Ground Floor	192.36	0.00	0.00	0.00	0.00	0.00	0.00	192.36	192.36	192.36	01
First Floor	192.36	4.71	0.00	0.00	0.00	0.00	0.00	187.65	187.65	187.65	01
Second Floor	206.61	4.71	0.00	7.13	0.00	194.77	0.00	194.77	194.77	194.77	00
Third Floor	206.61	4.71	0.00	7.13	0.00	194.77	0.00	194.77	194.77	194.77	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	987.45	14.13	4.71	14.26	165.87	393.98	380.00	19.20	793.19	793.19	03
Total Number of Same Buildings :	1										
Total :	987.45	14.13	4.71	14.26	165.87	393.98	380.00	19.20	793.19	793.19	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ARIFUDDIN AHMED AND OTHERS)	D2	0.76	2.10	15
A (ARIFUDDIN AHMED AND OTHERS)	D1	0.91	2.10	12
A (ARIFUDDIN AHMED AND OTHERS)	D	1.22	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ARIFUDDIN AHMED AND OTHERS)	V	0.60	1.20	11
A (ARIFUDDIN AHMED AND OTHERS)	W1	1.21	1.20	08
A (ARIFUDDIN AHMED AND OTHERS)	W1	1.39	1.20	04
A (ARIFUDDIN AHMED AND OTHERS)	W1	1.47	1.20	02
A (ARIFUDDIN AHMED AND OTHERS)	W1	1.71	1.20	02
A (ARIFUDDIN AHMED AND OTHERS)	W	1.82	1.20	04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.00 X 14.26 X 1 X 1	14.26	14.26
THIRD FLOOR PLAN	1.00 X 14.26 X 1 X 1	14.26	14.26
Total	-	-	28.52

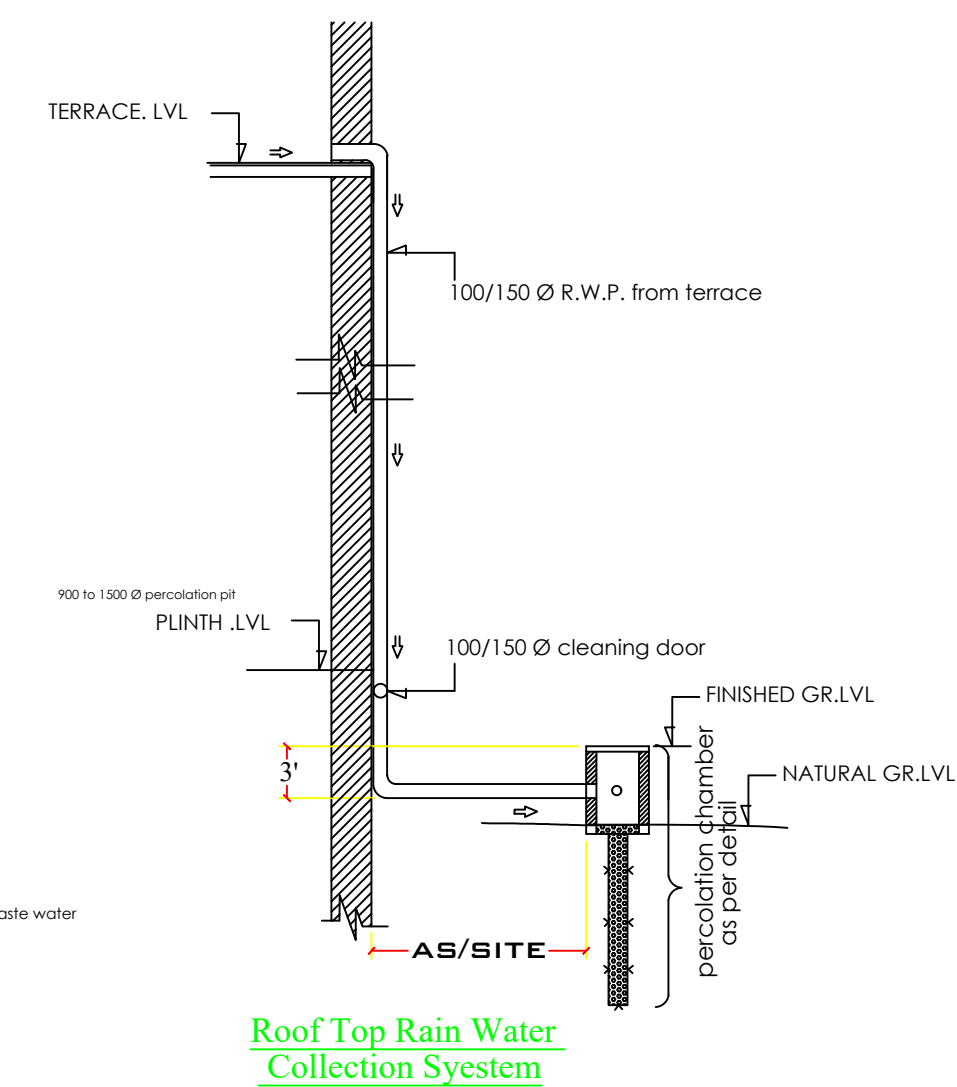
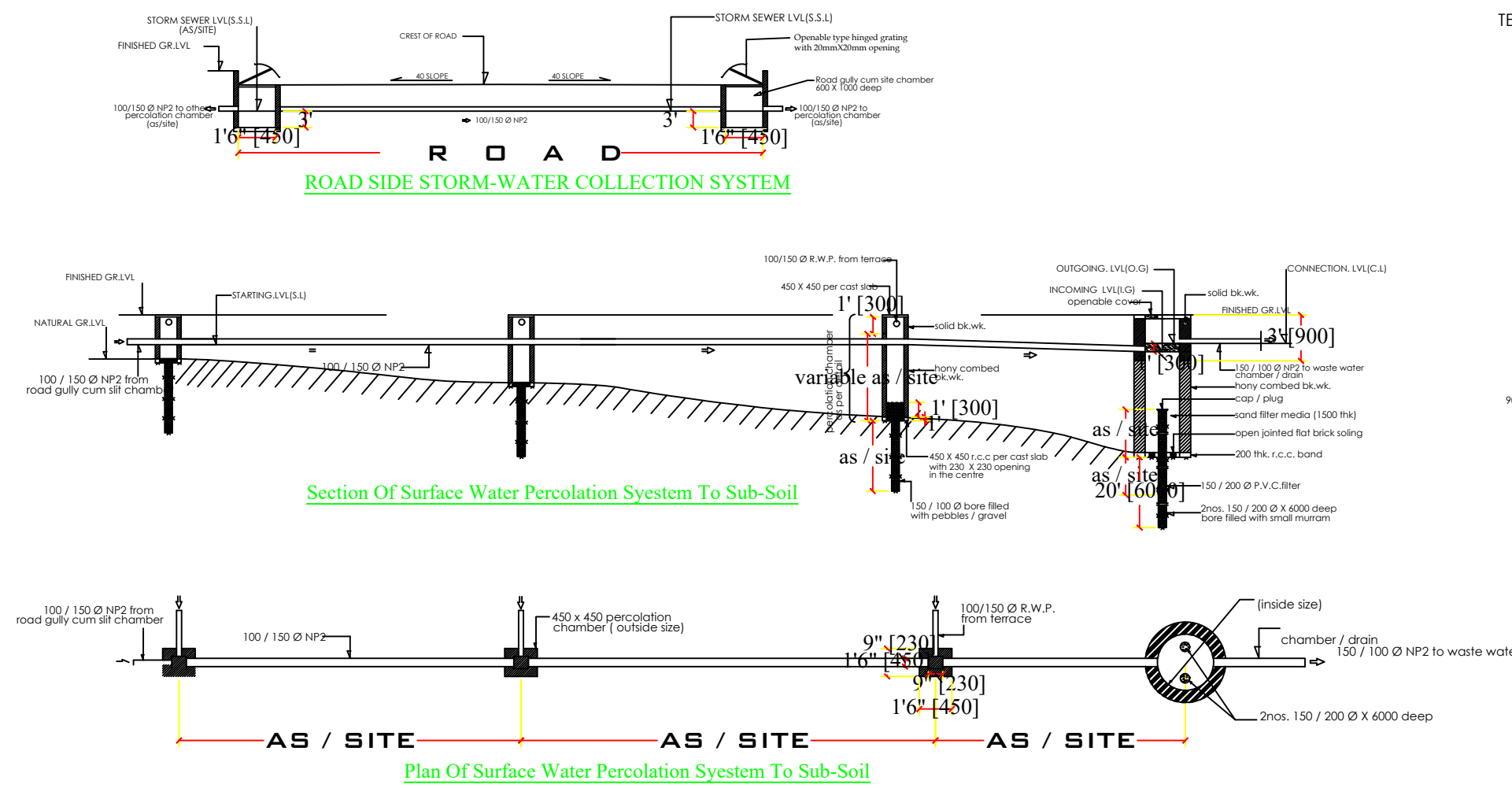
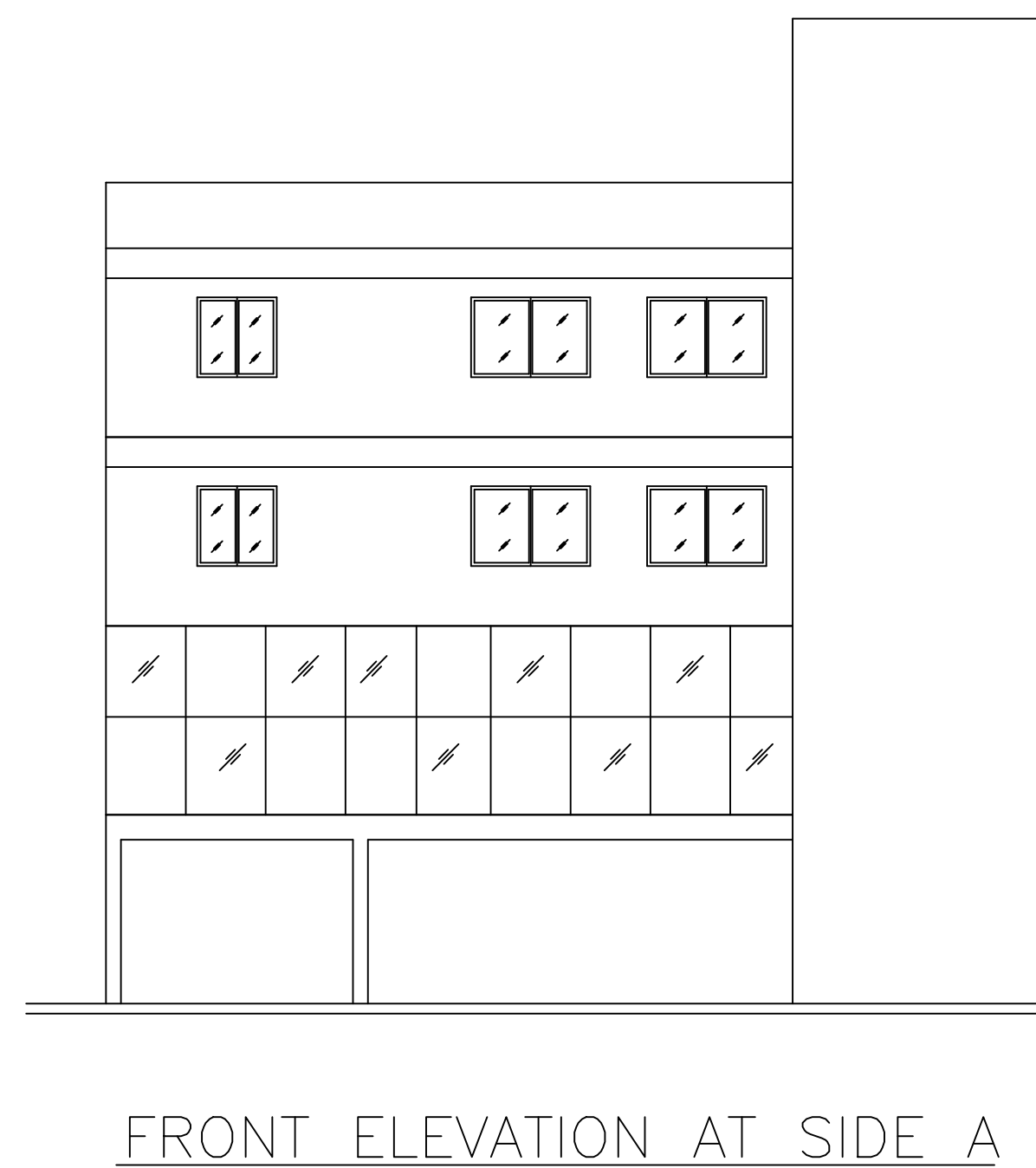
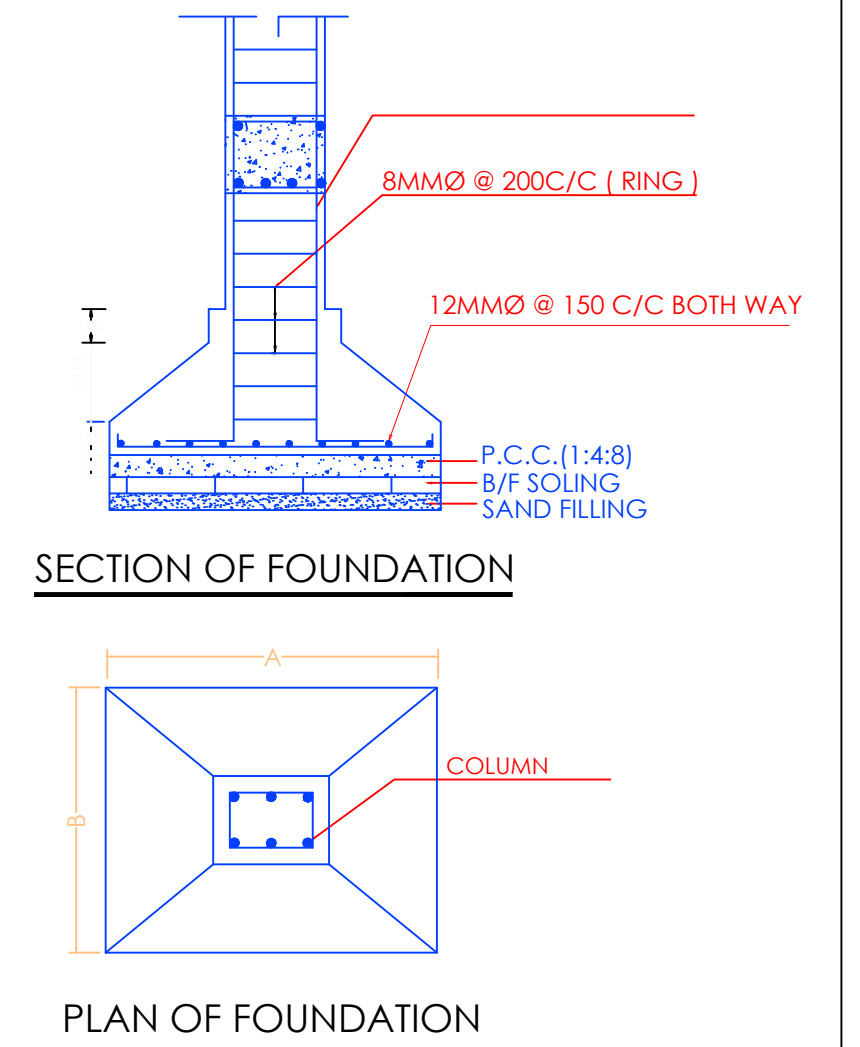
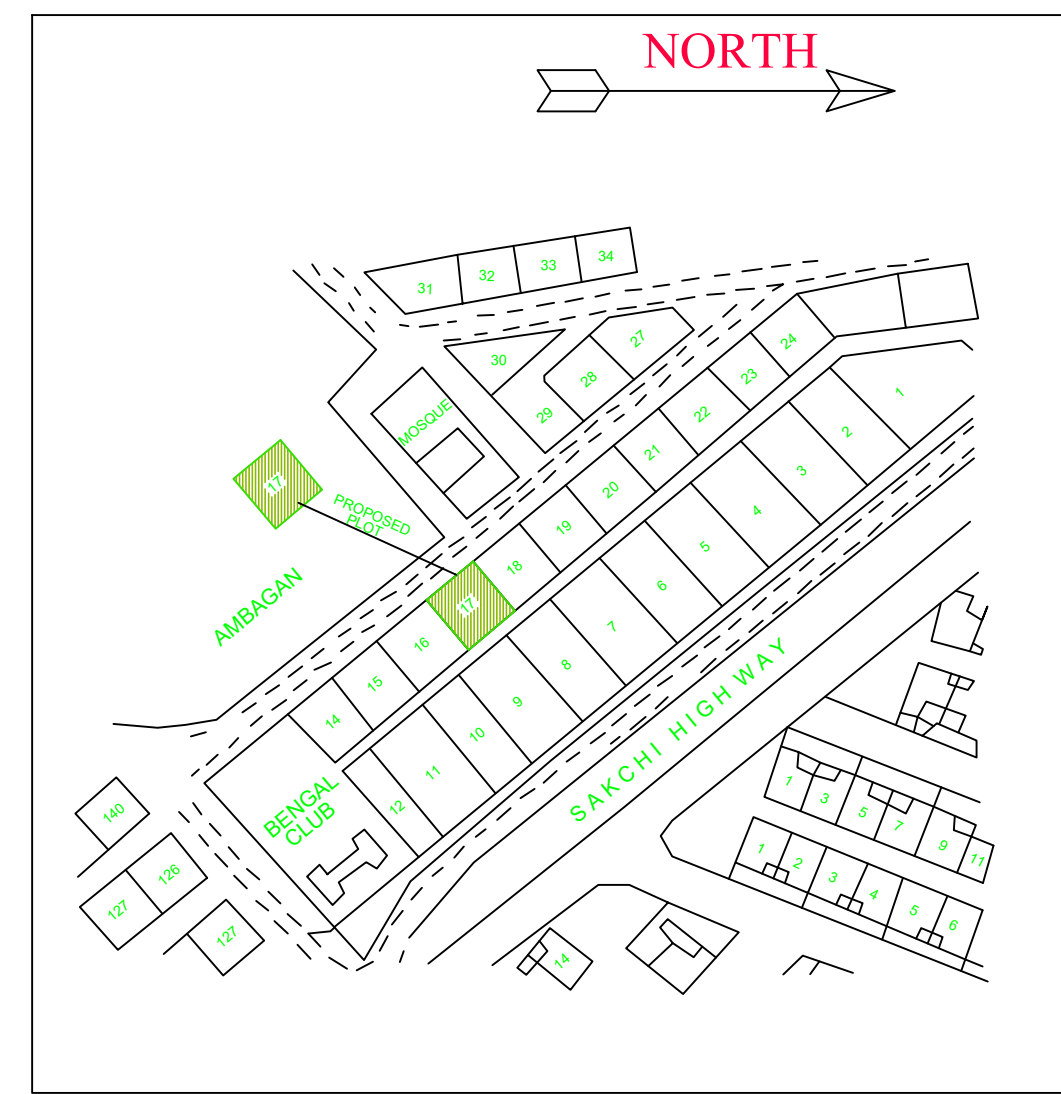
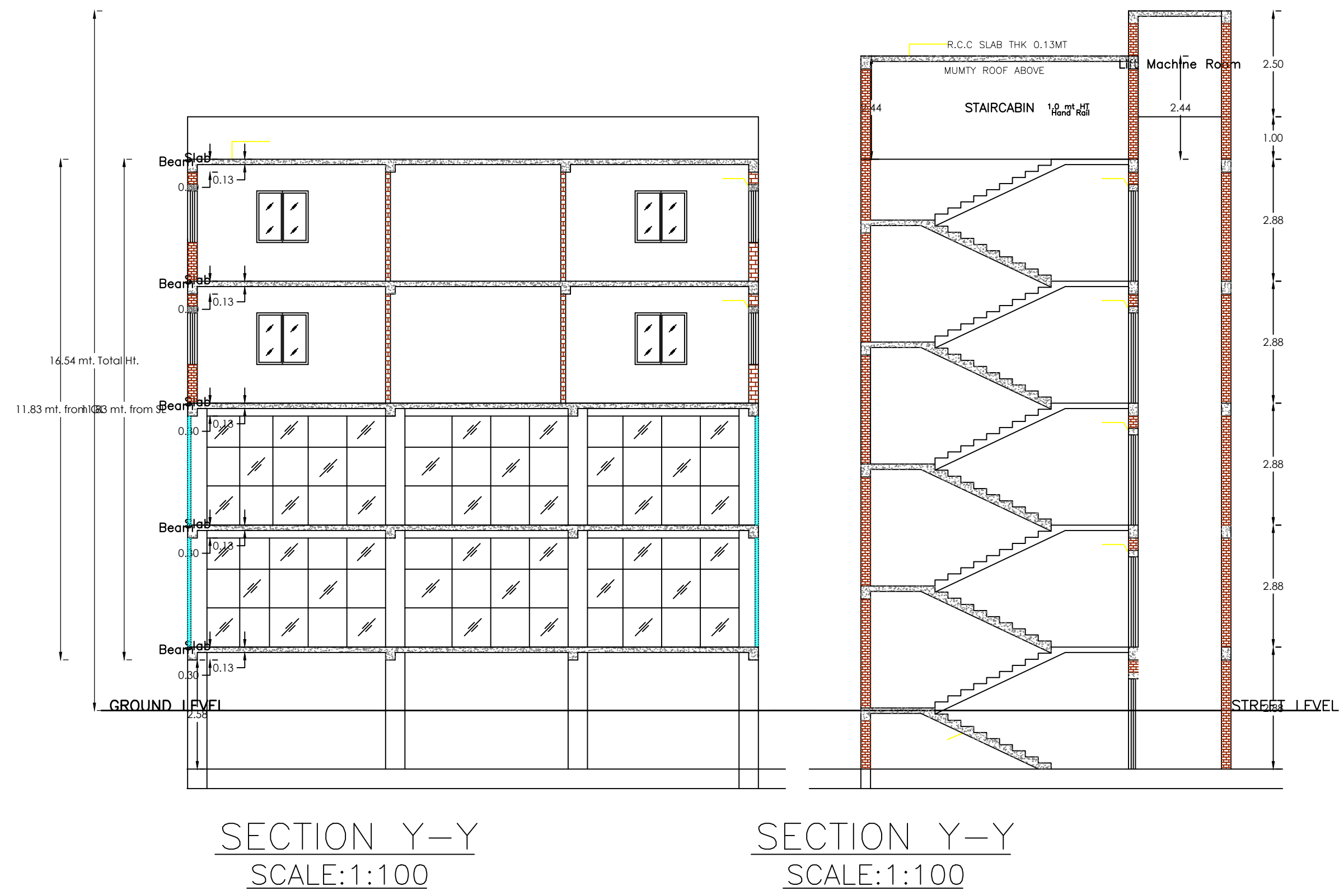
UnitBUA Table for Building :A (ARIFUDDIN AHMED AND OTHERS)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
BASEMENT FLOOR PLAN	SPLIT A	FLAT	408.25	338.54	1	1
GROUND FLOOR PLAN	SPLIT A	OTHER	187.65	170.68	3	1
FIRST FLOOR PLAN	SPLIT A	OTHER	187.65	170.68	3	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	9	0
THIRD FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	9	0
Total:	-	-	783.55	679.90	25	3

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
mohammad belal nasir JNAC/ENG/0013/2017			



Proposal Basic Information	
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SubUse	ResiComm Bldg



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