

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 (1 SMT PARVAT BAI 2 SMT BASANTI DEVI 3 SRI SURAJ KUMAR SAHU 4 SRI RAJ KUMAR SAHU)	Residential	Bungalow/ Dwelling / Non Apartment	>0	1	2.00	1.00	2	-	-	-	-
			>0	1	2.00	-	-	1	1	-	-
Total							2	2		1	1

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	2	4.00
Total TwoWheeler	-	-	2	4.00
Other Parking	-	-	-	17.57
Total		37.50		63.07

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 (1 SMT PARVAT BAI 2 SMT BASANTI DEVI 3 SRI SURAJ KUMAR SAHU 4 SRI RAJ KUMAR SAHU)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise	TYPICAL - 1 & 2 FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	Residential FAR	Residential	Bungalow/ Dwelling / Non Apartment
				TERRACE FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	-	-	-
				PARKING FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	-	-	-

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.)
A (1 SMT PARVAT BAI 2 SMT BASANTI DEVI 3 SRI SURAJ KUMAR SAHU 4 SRI RAJ KUMAR SAHU)	1	213.52	55.07	142.34	16.11	158.45	158.45	02
Grand Total :	1	213.52	55.07	142.34	16.11	158.45	158.45	02

Proposal Basic Information

Proposal File No.	JNAC/BP/0058/W1/2024
Owner Name	1. Smt. Parvat Bai, 2. Smt. Basanti Devi, 3. Sri. Suraj Kumar Sahu, 4. Sri. Raj Kumar Sahu
Khata No	Sonari
Plot No	Holding No. - C/241, B/Block Sonary Area
Village Name	SONARI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT
JAMSHEDPUR NAC

VERSION NO.: 1.0.73
VERSION DATE: 16/10/2020

PROJECT DETAIL

Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious/Structure: NA
Inward_No: JNACBP/0058/W1/2024	Plot/SubPlot No: Holding No. - C/241, B/Block Sonary Area
Application Type: General Proposal	North: Plot No. - C/242
Project Type: Building Permission	South: Survey No. - OTHER PLOT
Nature of Development: New	East: Road Width - 10
Location of Development Area: Old Area	West: Survey No. - ALLEY

AREA DETAILS:

DESCRIPTION	UNIT	VALUE
AREA OF PLOT (Minimum)	(A)	111.07
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	111.07
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		13.71
Total		13.71
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	97.36
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	111.07
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	111.07

COVERAGE CHECK

Permissible Coverage area (70.00 %)	77.75
Proposed Coverage Area (64.08 %)	71.17
Total Prop. Coverage Area (64.08 %)	71.17
Balance coverage area (5.92 %)	6.58

FAR CHECK

Perm. FAR Area (2.500)	277.67
Total Perm. FAR area	277.67
Residential FAR	142.35
Proposed FAR Area	158.46
Total Proposed FAR Area	158.46
Consumed FAR (Factor)	1.43
Balance FAR Area	119.21

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	213.52
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ARCHITECT (Regd) RAM RATAN PRASAD
ENGINEER (Regd)
SUPERVISOR (Regd)

OWNER (Regd) 1. Smt. Parvat Bai, 2. Smt. Basanti Devi, 3. Sri. Suraj Kumar Sahu, 4. Sri. Raj Kumar Sahu

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)	Light Yellow

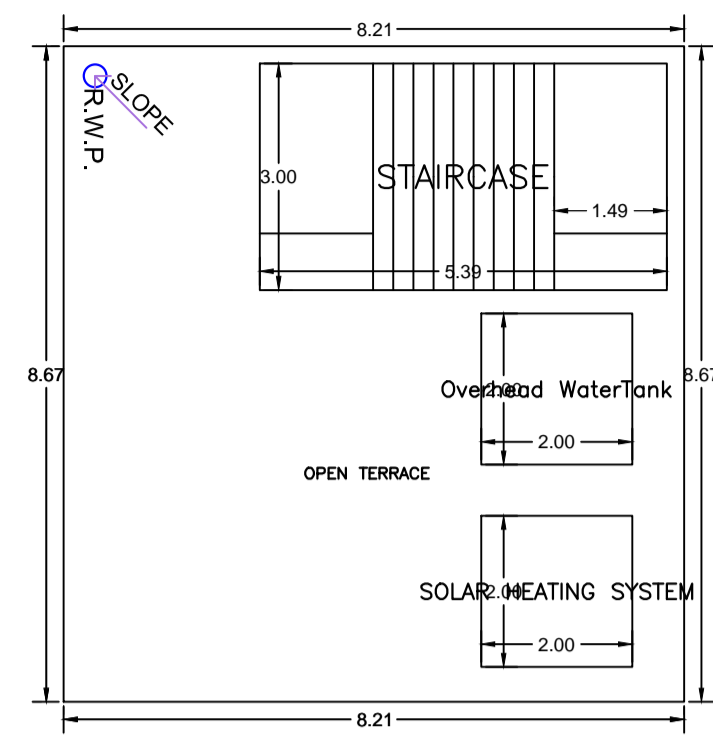
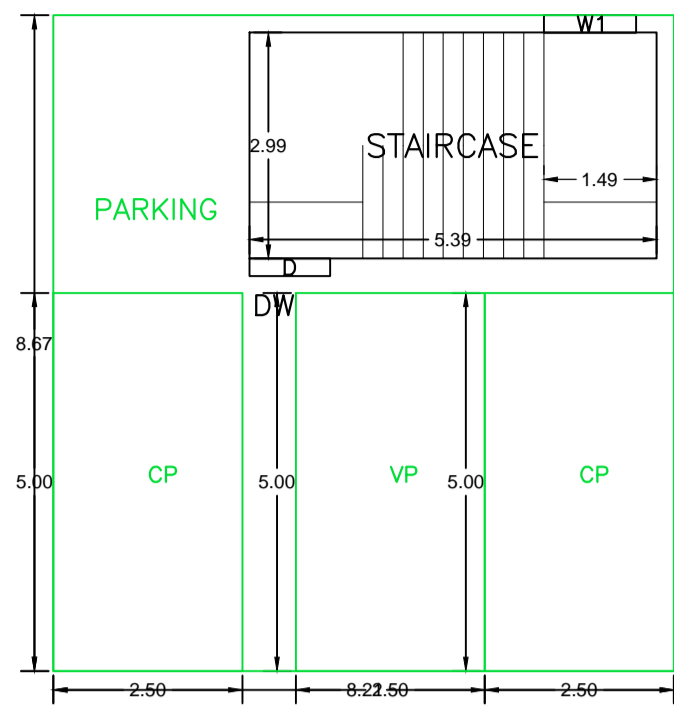
Buildingwise Floor FAR Details

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.)
Parking Floor	71.18	16.11	71.18	16.11
First Floor	71.17	71.17	71.17	71.17
Second Floor	71.17	71.17	71.17	71.17
Terrace Floor	0.00	0.00	0.00	0.00
Total	213.52	158.45	213.52	158.45

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAM RATAN PRASAD JNAC/ENG/0001/2021			

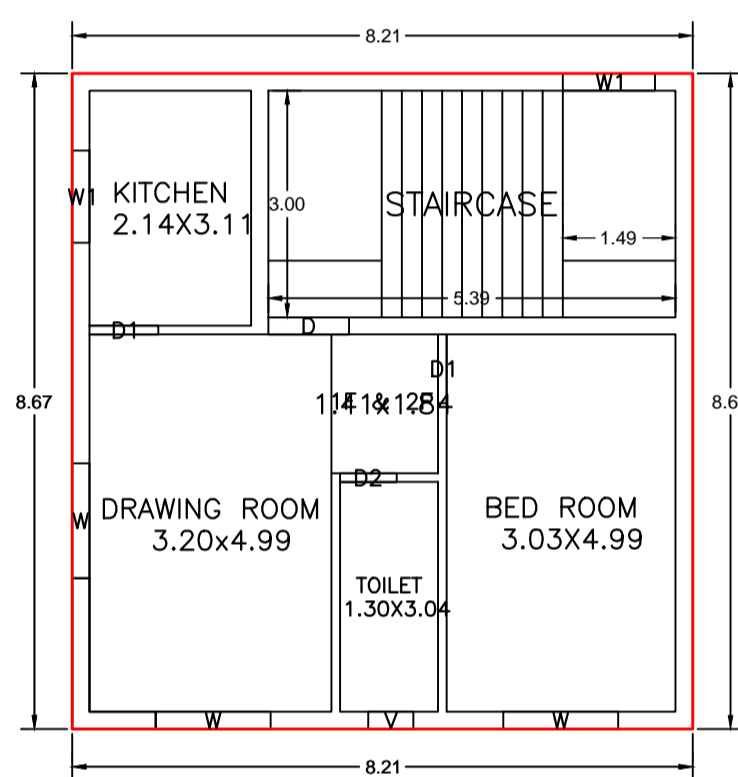
Proposal Basic Information

Proposal File No.	JNAC/BP/0058/W1/2024
Owner Name	1. Smt. Parvat Bai, 2. Smt. Basanti Devi, 3. Sri. Suraj Kumar Sahu, 4. Sri. Raj Kumar Sahu
Khata No.	Sonari
Plot No.	Holding No. - C/241, B/Block Sonary Area
Village Name	SONARI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

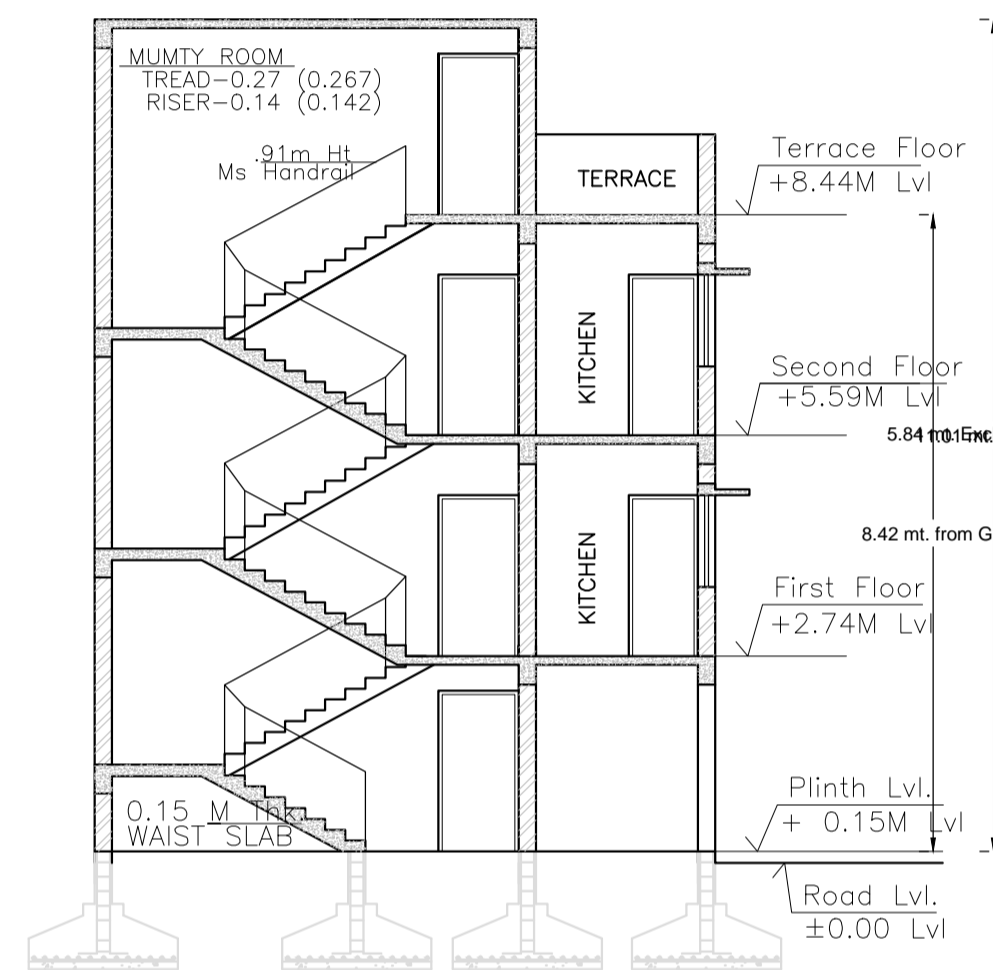


TERRACE FLOOR PLAN (SCALE 1:100)

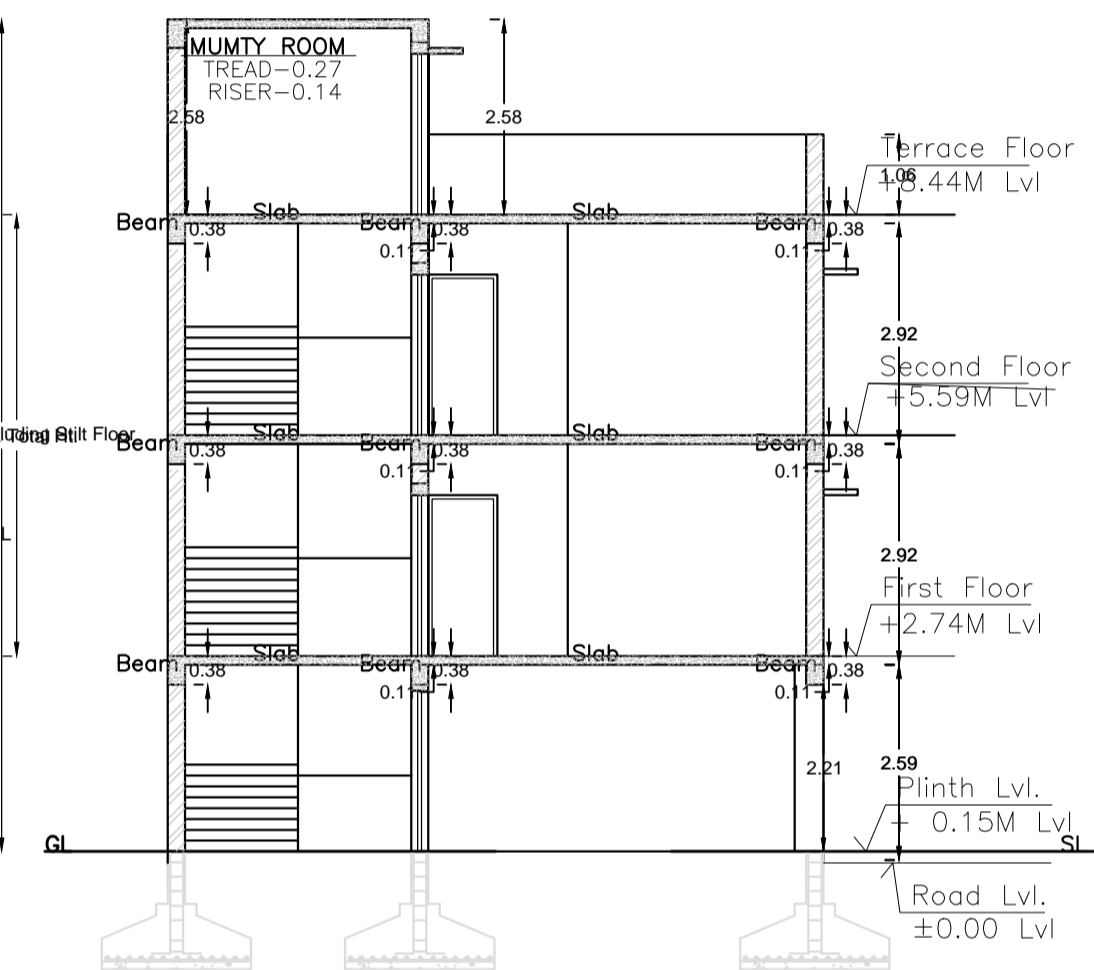
PARKING FLOOR PLAN (SCALE 1:100)



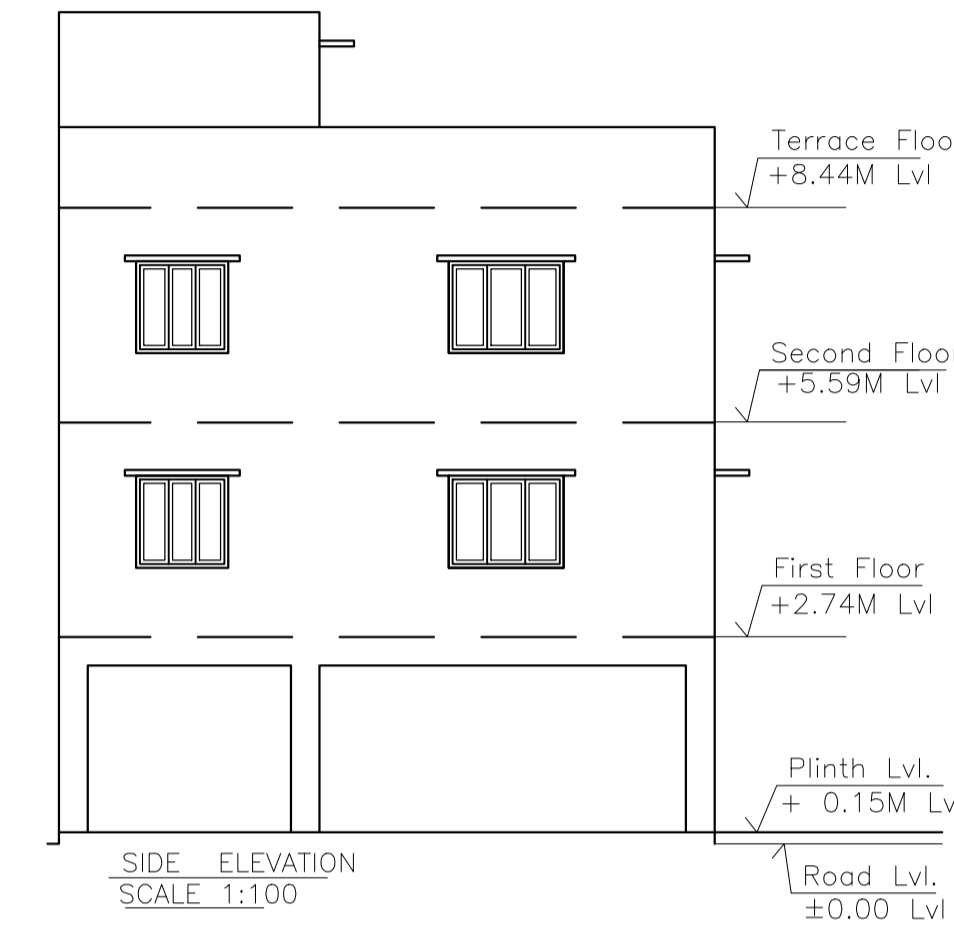
TYPICAL - 1& 2 FLOOR PLAN (Proposed) (SCALE 1:100)



SECTION AT X-X (SCALE 1:100)



SECTION AT Y-Y (SCALE 1:100)



SIDE ELEVATION (SCALE 1:100)



FRONT ELEVATION (SCALE 1:100)

UnitBUA Table for Building :A (1 SMT PARVAT BAI 2 SMT BASANTI DEVI 3 SRI SURAJ KUMAR SAHU 4 SRI RAJ KUMAR SAHU)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1& 2 FLOOR PLAN	1F & 2F	FLAT	71.17	70.52	4	2
Total:	-	-	142.35	141.04	8	2

SCHEDULE OF DOOR:

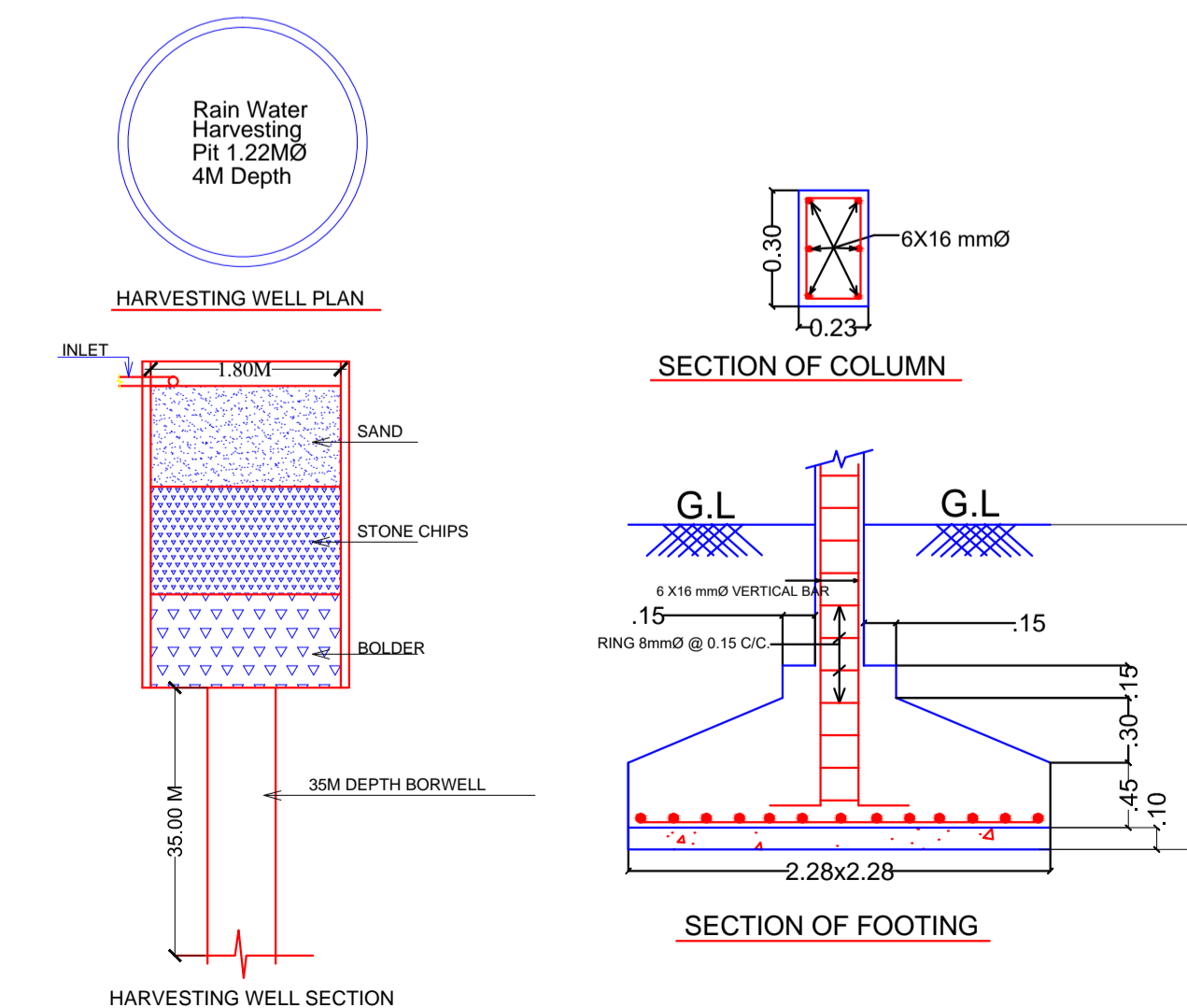
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (1 SMT PARVAT BAI 2 SMT BASANTI DEVI 3 SRI SURAJ KUMAR SAHU 4 SRI RAJ KUMAR SAHU)	D2	0.75	2.10	02
A (1 SMT PARVAT BAI 2 SMT BASANTI DEVI 3 SRI SURAJ KUMAR SAHU 4 SRI RAJ KUMAR SAHU)	D1	0.91	2.10	04
A (1 SMT PARVAT BAI 2 SMT BASANTI DEVI 3 SRI SURAJ KUMAR SAHU 4 SRI RAJ KUMAR SAHU)	D	1.07	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (1 SMT PARVAT BAI 2 SMT BASANTI DEVI 3 SRI SURAJ KUMAR SAHU 4 SRI RAJ KUMAR SAHU)	V	0.60	0.75	02
A (1 SMT PARVAT BAI 2 SMT BASANTI DEVI 3 SRI SURAJ KUMAR SAHU 4 SRI RAJ KUMAR SAHU)	W1	1.22	1.20	05
A (1 SMT PARVAT BAI 2 SMT BASANTI DEVI 3 SRI SURAJ KUMAR SAHU 4 SRI RAJ KUMAR SAHU)	W	1.52	1.20	06

Building :A (1 SMT PARVAT BAI 2 SMT BASANTI DEVI 3 SRI SURAJ KUMAR SAHU 4 SRI RAJ KUMAR SAHU)

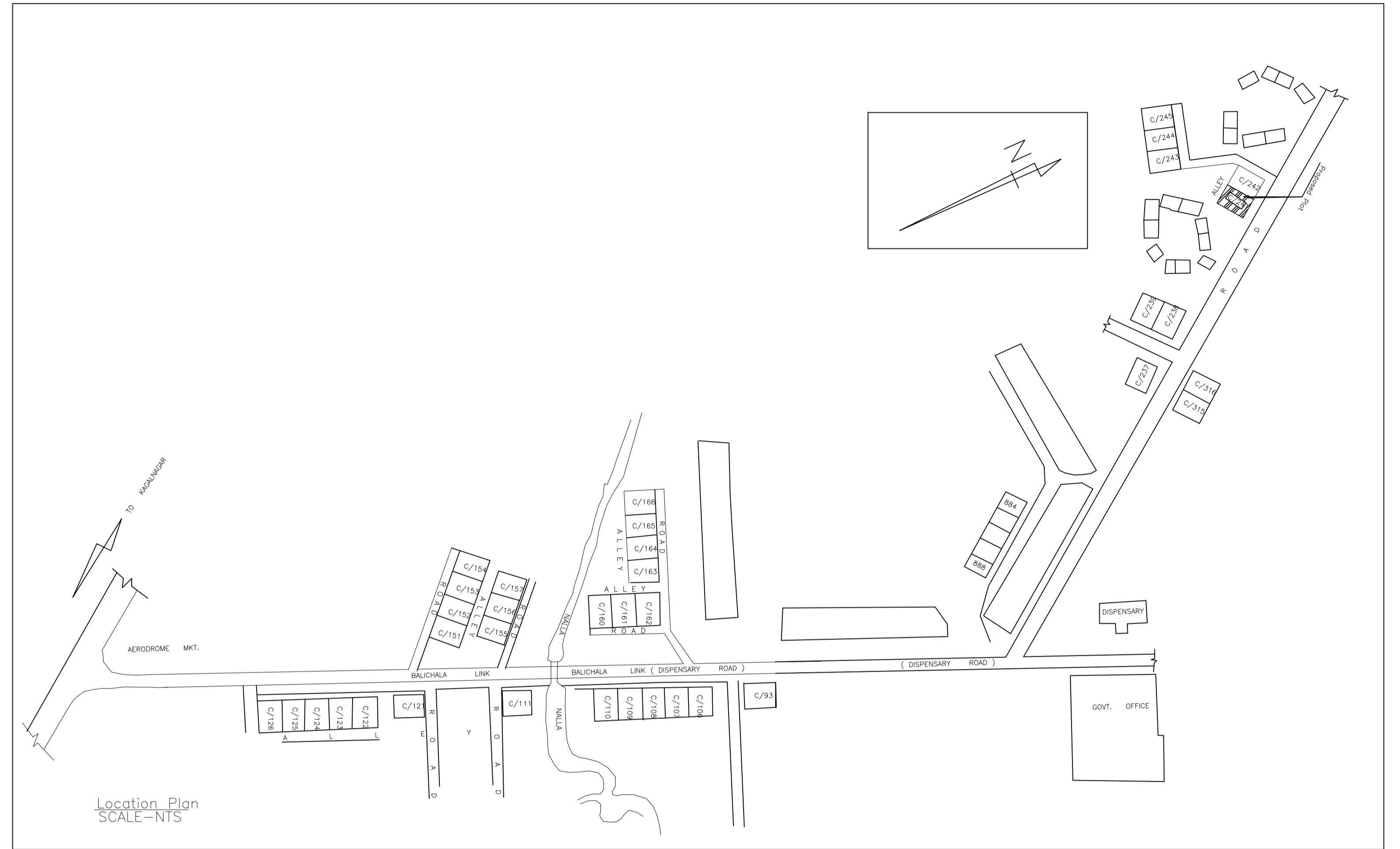
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Parking	Resi.					
Parking Floor	71.18	55.07	0.00	16.11	16.11	16.11	00	
First Floor	71.17	0.00	71.17	0.00	71.17	71.17	01	
Second Floor	71.17	0.00	71.17	0.00	71.17	71.17	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	213.52	55.07	142.34	16.11	158.45	158.45	02	
Total Number of Same Buildings :	1							
Total :	213.52	55.07	142.34	16.11	158.45	158.45	02	



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Khata No	Sonari
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Village Name	SONARI
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Location Plan
SCALE-NTS

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