

SITE PLAN

SITE PLAN SCALE-1:100

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 (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise	PARKING FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-
				TYPICAL - 1, 2, 3, 4 & 5 FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
				TERRACE FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-
					Residential	Residential Bldg/Apartment	-	-	-

Building :A (BUILDING)

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.)	Tnmt (No.)
				Stair/Case	Lift	Parking				
Parking Floor	465.81	0.00	465.81	10.09	0.00	447.49	0.00	8.23	8.23	00
First Floor	473.55	8.35	465.20	14.47	8.23	0.00	442.50	442.50	442.50	04
Second Floor	473.55	8.35	465.20	14.47	8.23	0.00	442.50	442.50	442.50	04
Third Floor	473.55	8.35	465.20	14.47	8.23	0.00	442.50	442.50	442.50	04
Fourth Floor	473.55	8.35	465.20	14.47	8.23	0.00	442.50	442.50	442.50	04
Fifth Floor	473.55	8.35	465.20	14.47	8.23	0.00	442.50	442.50	442.50	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2833.56	41.75	2791.81	82.44	41.15	447.49	2212.50	2220.73	2220.73	20

SCHEDULE OF DOOR

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.63	2.10	05
A (BUILDING)	D2	0.70	2.10	05
A (BUILDING)	D	0.74	2.10	05
A (BUILDING)	D2	0.75	2.10	75
A (BUILDING)	D2	0.76	2.10	10
A (BUILDING)	D2	0.77	2.10	05
A (BUILDING)	D1	0.90	2.10	90
A (BUILDING)	D	0.91	2.10	10
A (BUILDING)	D1	0.91	2.10	45
A (BUILDING)	D	1.15	2.10	05
A (BUILDING)	D	1.22	2.10	05

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.61	1.20	50
A (BUILDING)	V	0.74	1.20	05
A (BUILDING)	W0	0.76	1.20	05
A (BUILDING)	W	0.87	1.20	05
A (BUILDING)	V	0.89	1.20	05
A (BUILDING)	W2	0.97	1.20	10
A (BUILDING)	W0	0.97	1.20	05
A (BUILDING)	W2	1.09	1.20	05
A (BUILDING)	W	1.11	1.20	05
A (BUILDING)	W1	1.22	1.20	35
A (BUILDING)	W	1.22	1.20	10
A (BUILDING)	W4	1.22	1.20	05
A (BUILDING)	W2	1.22	1.20	05
A (BUILDING)	W3	1.27	1.20	05
A (BUILDING)	W5	1.33	1.20	05
A (BUILDING)	W2	1.33	1.20	05
A (BUILDING)	W	1.47	1.20	05
A (BUILDING)	W	1.52	1.20	10
A (BUILDING)	W	1.53	1.20	45
A (BUILDING)	W	1.75	1.20	05
A (BUILDING)	W	1.85	1.20	05

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3, 4 & 5 FLOOR PLAN	SPLIT unit-2	FLAT	53.31	53.10	8	20
	SPLIT unit-3	FLAT	64.92	64.82	8	
	unit-1	FLAT	128.96	128.84	17	
	unit-4	FLAT	141.96	141.83	21	
Total:	-	-	1945.87	1942.97	270	20

FAR & Tenement Details

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.)
					Stair/Case	Lift	Parking				
A (BUILDING)	1	2833.56	41.75	2791.81	82.44	41.15	447.49	2212.50	2220.73	2220.73	20
Grand Total :	1	2833.56	41.75	2791.81	82.44	41.15	447.49	2212.50	2220.73	2220.73	20

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 (BUILDING)	Residential	Residential Bldg/Apartment	> 0	1	20.00	1.00	20	-	-	-	-	-	
			> 0	1	20.00	-	-	-	-	-	1	20	-
			> 0	1	20.00	-	-	-	1	2	-	-	-
Total :	-	-	-	-	-	20	21	-	2	3	20	22	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	21	262.50
Total Car	20	250.00	21	262.50
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	2	25.00	3	37.50
TwoWheeler	-	-	22	44.00
Total TwoWheeler	20	40.00	22	44.00
Other Parking	-	-	-	185.00
Total	-	315.00	-	573.00

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUMANA BASACK JNAC/ARC/0011/2017			

Proposal Basic Information

Proposal File No.	JNAC/BP/0092/W1/2024
Owner Name	GAYATRI MANDALBIKRAMADITYA MANDALBHOLA NATH MANDAL PRATIMA MANDAL
Khata No	113 NEW, 4 OLD
Plot No	632 new,21 old
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment

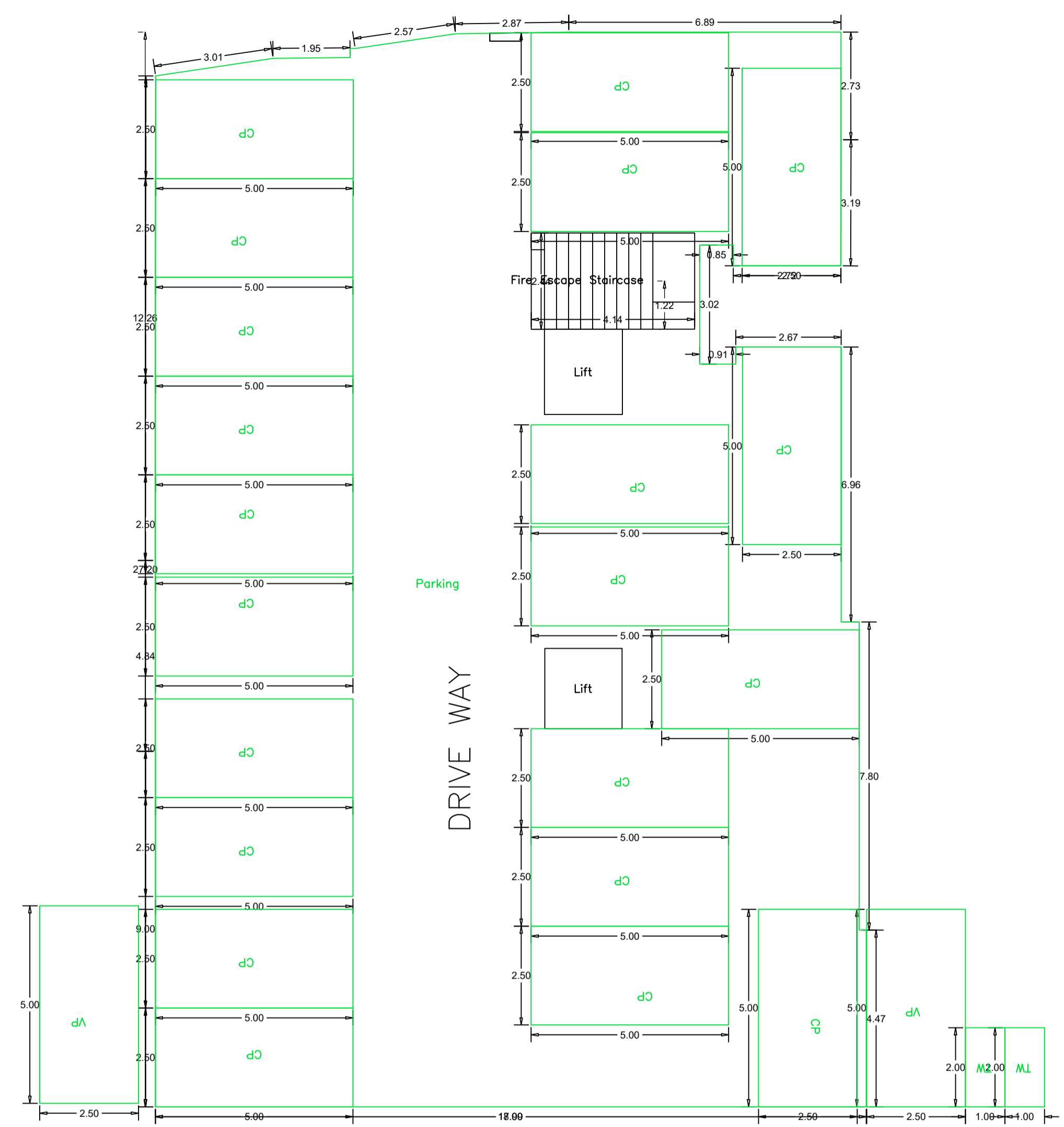
AREA STATEMENT		VERSION NO. : 1.0.74
JAMSHEDPUR NAC		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGBHM	Plot SubUse: Residential Bldg/Apartment	
Authority: JAMSHEDPUR NAC	Plot/Neary/ReligiousStructure: NA	
Inward_No: JNAC/BP/0092/W1/2024	Plot/SubPlot No: 632 new,21 old	
Application Type: General Proposal	North: Road Width - 6.00	
Project Type: Building Permission	South: Road Width - 7.5	
Nature of Development: New	East: Plot No. - 631	
Location of Development Area: Old Area	West: Road Width - 4.8	
AREA OF PLOT (Minimum) (A) 1064.95 SQ.MT.		
Deduction for NetPlot Area		
Surrender Free of Cost		16.73
Total		16.73
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area) (A-Deductions) 1048.22		
Deduction for Balance Plot Area (from Gross Plot Area)		
Surrender Free of Cost		16.73
Common Plot		128.22
Total		144.95
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space) (A-Deductions) 920.00		
PLOT AREA FOR COVERAGE (Net Plot Area) (A-Deductions) 1048.22		
Plot Area for FAR (Net Plot Area + Road Widening Area) (A-Deductions) 1064.95		
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		524.11
Proposed Coverage Area (44.44 %)		465.81
Total Prop. Coverage Area (44.44 %)		465.81
Balance coverage area (5.56 %)		58.30
FAR CHECK		
Perm. FAR Area (2.500)		2662.38
Total Perm. FAR area		2662.38
Residential FAR		2212.49
Proposed FAR Area		2220.73
Total Proposed FAR Area		2220.73
Consumed FAR (Factor)		2.09
Balance FAR Area		441.65
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2791.81
ARCHITECT (Regd) SUMANA BASACK		
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd) GAYATRI MANDALBIKRAMADITYA MANDALBHOLA NATH MANDAL PRATIMA MANDAL		
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)	

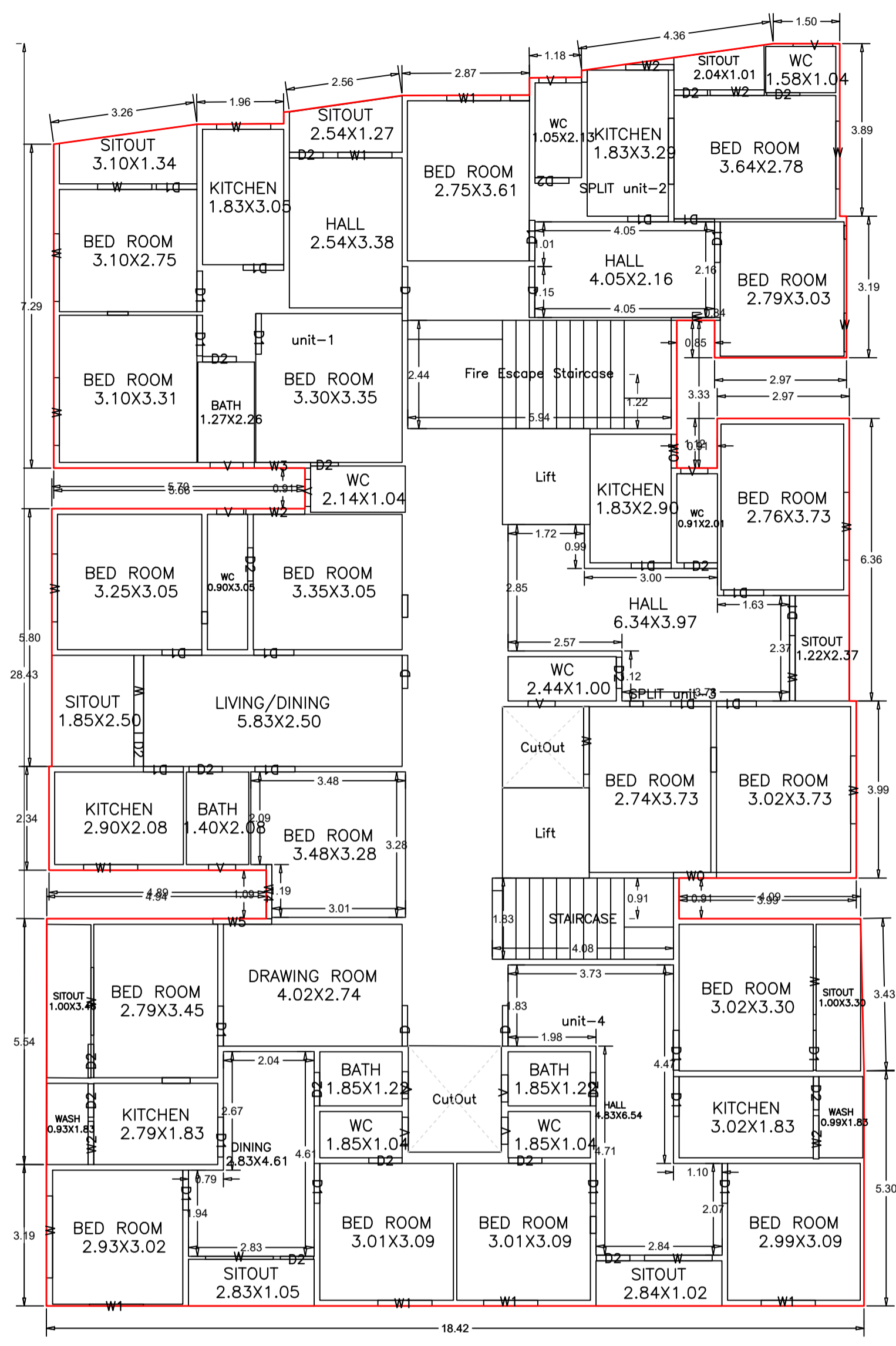
Buildingwise Floor FAR Details

Floor Name	Building Name		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	465.81	8.23	465.81	8.23
First Floor	465.20	442.50	465.20	442.50
Second Floor	465.20	442.50	465.20	442.50
Third Floor	465.20	442.50	465.20	442.50
Fourth Floor	465.20	442.50	465.20	442.50
Fifth Floor	465.20	442.50	465.20	442.50
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2791.81	2220.73	2791.81	2220.73

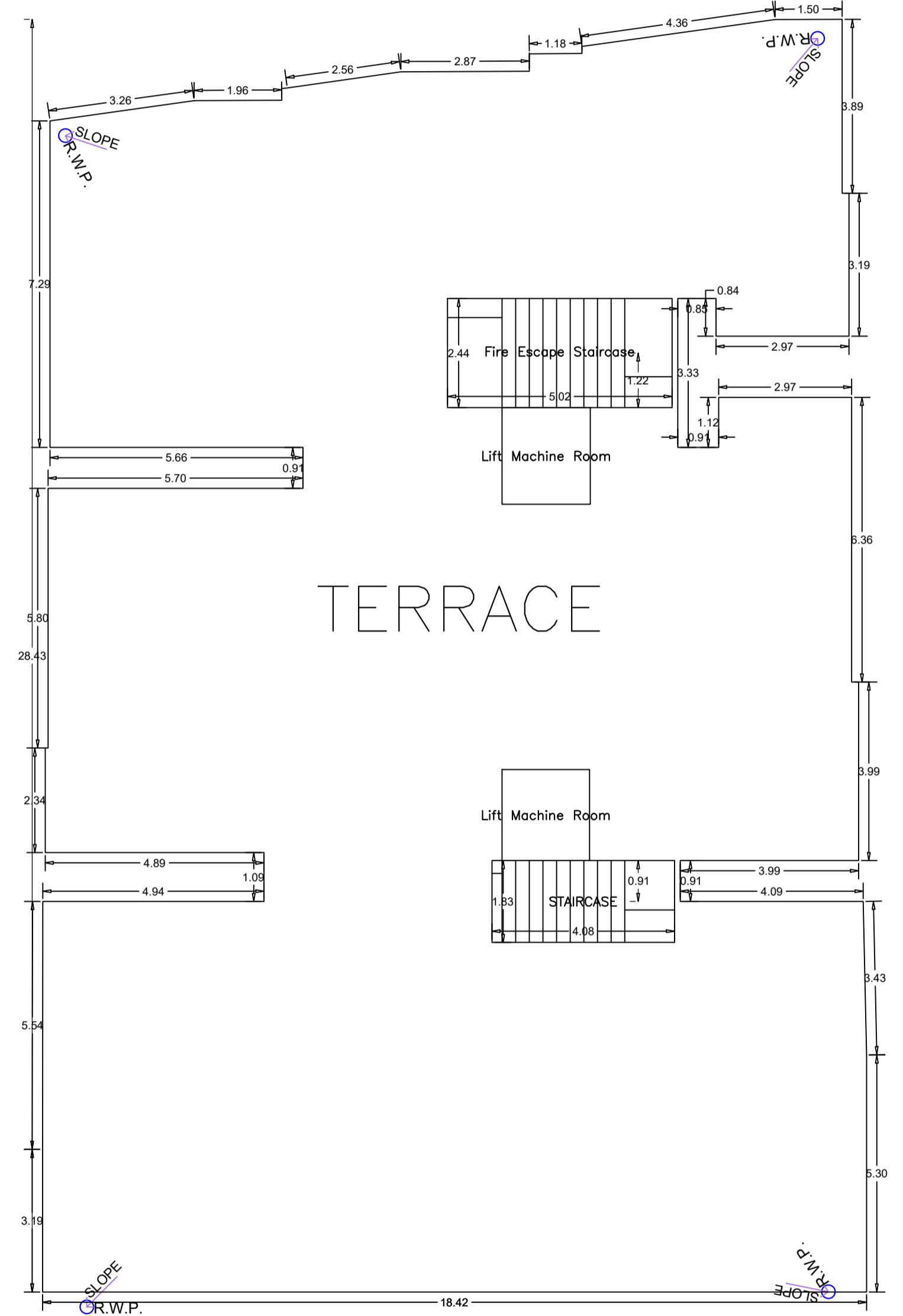
Proposal Basic Information	
Proposal File No.	JNAC/BP/0092/W1/2024
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Khata No	113 NEW, 4 OLD
Plot No	632 new.21 old
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment



PARKING FLOOR PLAN (SCALE 1:100)

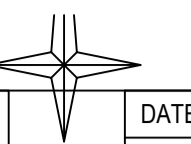


TYPICAL - 1- 2, 3, 4 & 5 FLOOR PLAN (Proposed) (SCALE 1:100)

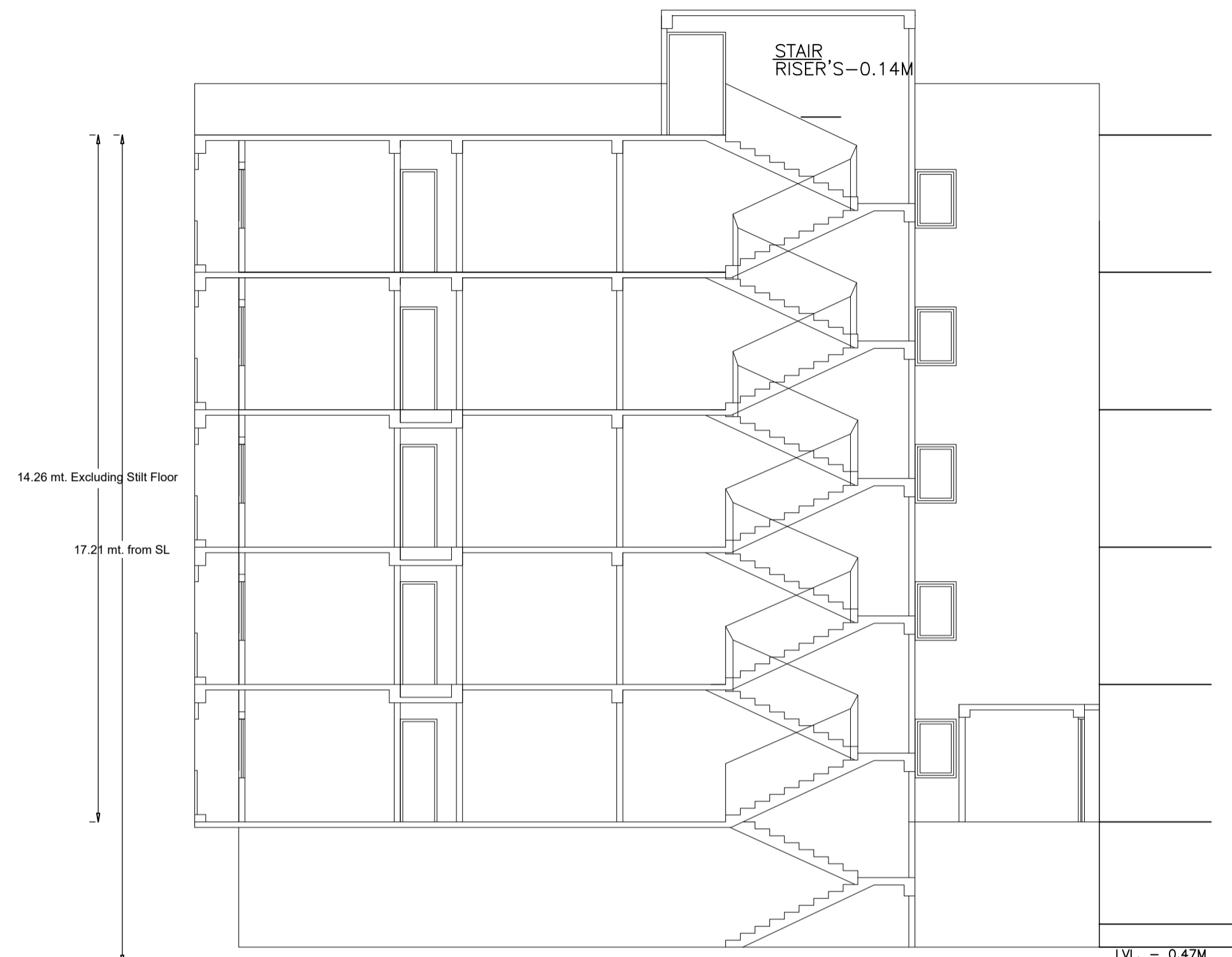


TERRACE FLOOR PLAN (SCALE 1:100)

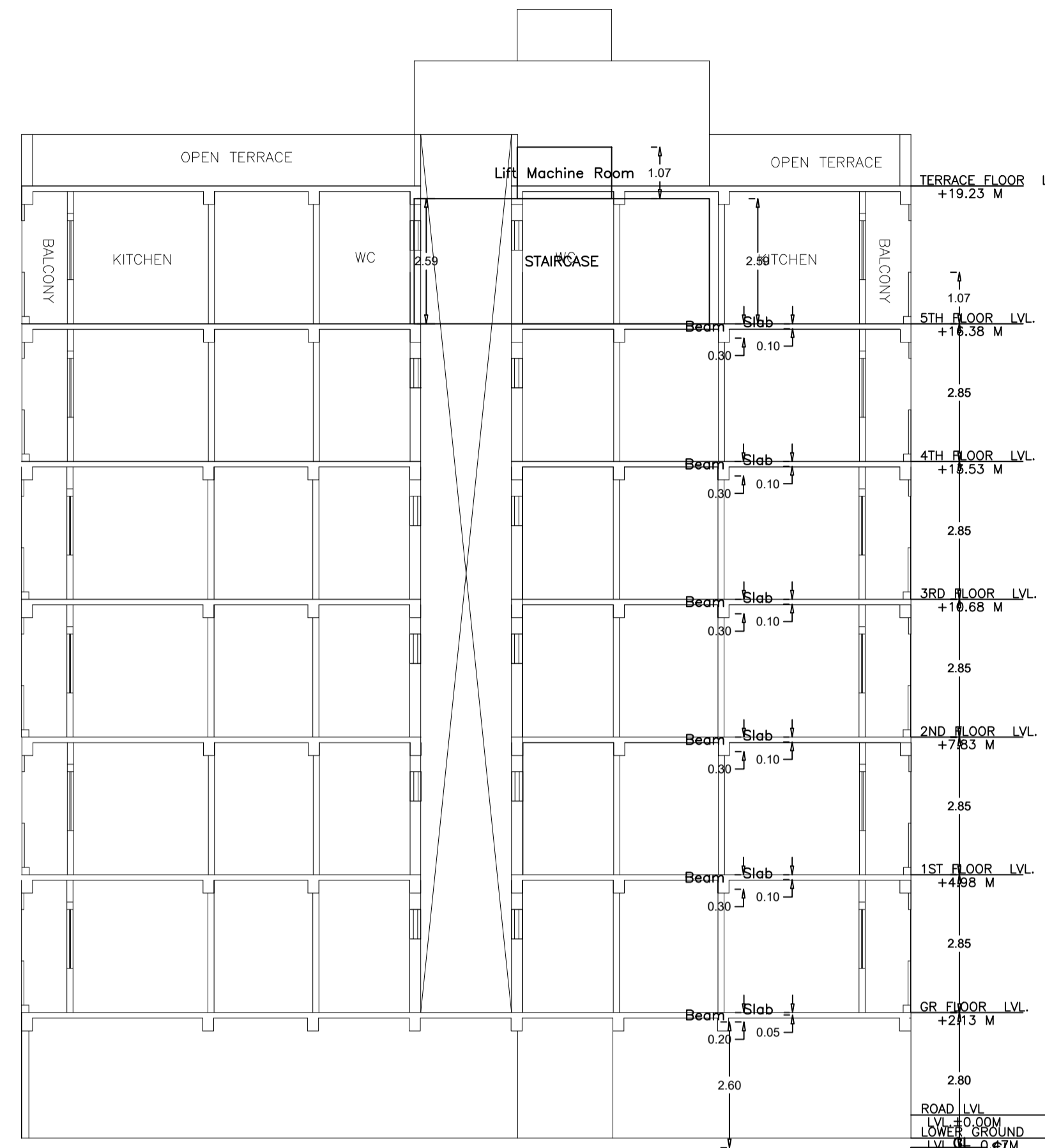
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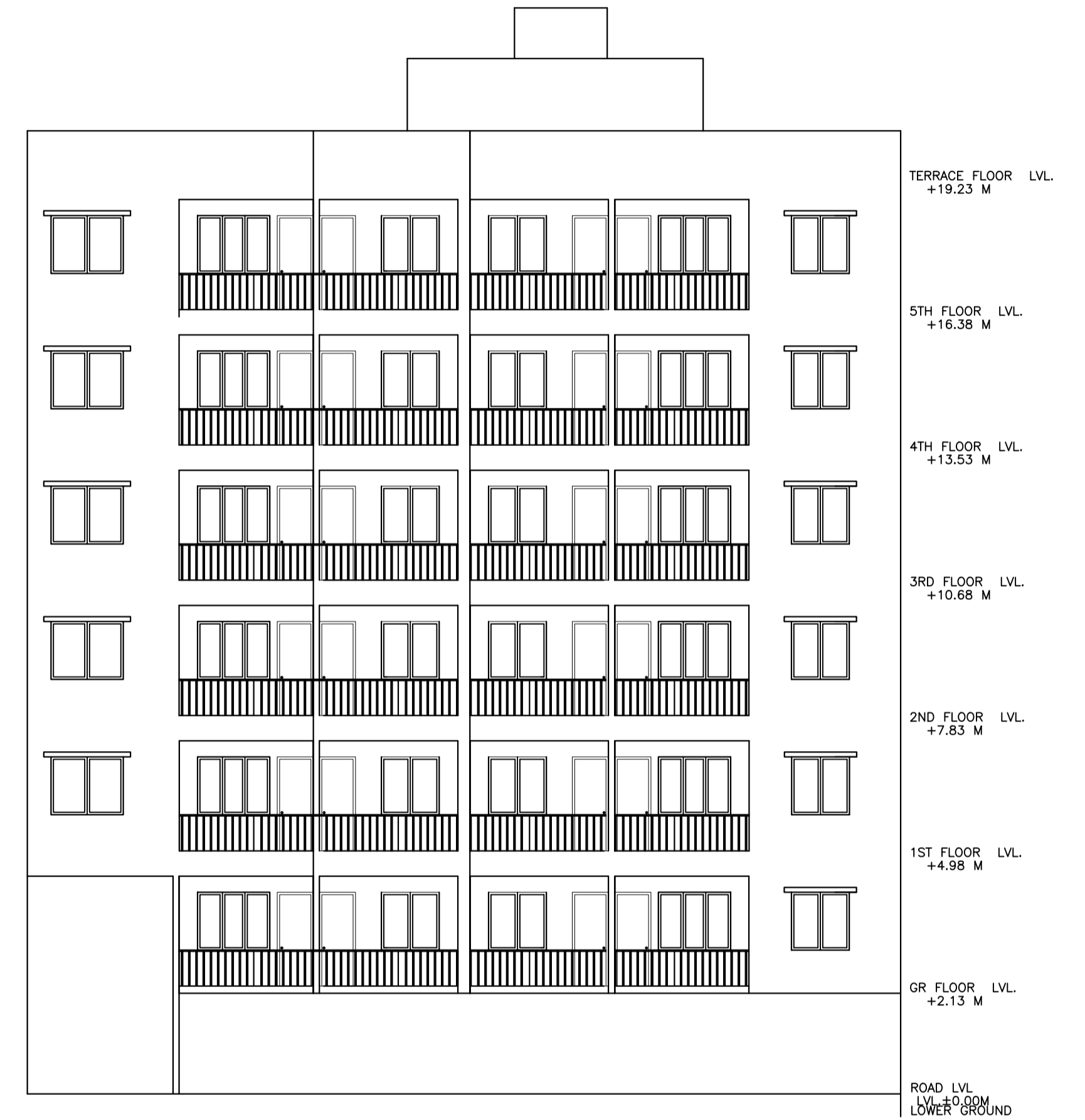
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Khata No	113 NEW, 4 OLD
Plot No	632 new,21 old
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment



SECTION THRO. AA
SCALE-1:100



SECTION THRO. B-B
SCALE-1:100



SIDE ELEVATION
SCALE-1:100

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SUMANA BASACK JNAC/ARC/0011/2017			