

SITE PLAN
SCALE 1:100

Proposal Basic Information	
Proposal File No.	JNAC/BP/0096/W1/2024
Owner Name	SRI DINENDRA NATH SARKAR AND OTHERS
Khata No	H.NO. 161
Plot No	H.NO. 161
Village Name	SONARI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

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 (SRI DINENDRA NATH SARKAR AND OTHERS)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise	GROUND FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	-	-	-
				FIRST FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	Residential FAR	Residential	Bungalow/ Dwelling / Non Apartment
				TERRACE FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	-	-	-
				SECOND FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	Residential FAR	Residential	Bungalow/ Dwelling / Non Apartment

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: Bungalow/ Dwelling / Non Apartment	
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious Structure: NA	
Inward_No.: JNAC/BP/0096/W1/2024	Plot/SubPlot No: H.NO. 161	
Application Type: General Proposal	North: Road Width -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: Road Width - 9.0 MTR WIDE MAIN ROAD	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 213.20
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	213.20
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		22.94
Total		22.94
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	190.26
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	213.20
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	213.20
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		149.24
Proposed Coverage Area (69.61 %)		148.41
Total Prop. Coverage Area (69.61 %)		148.41
Balance coverage area (0.39 %)		0.83
FAR CHECK		
Perm. FAR Area (2.500)		533.00
Total Perm. FAR area		533.00
Residential FAR		296.82
Proposed FAR Area		311.39
Total Proposed FAR Area		311.39
Consumed FAR (Factor)		1.46
Balance FAR Area		221.61
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		445.22
ARCHITECT (Regd)	Amarjeet Balmuchu	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SRI DINENDRA NATH SARKAR 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)	Light Yellow

Buildingwise Floor FAR Details

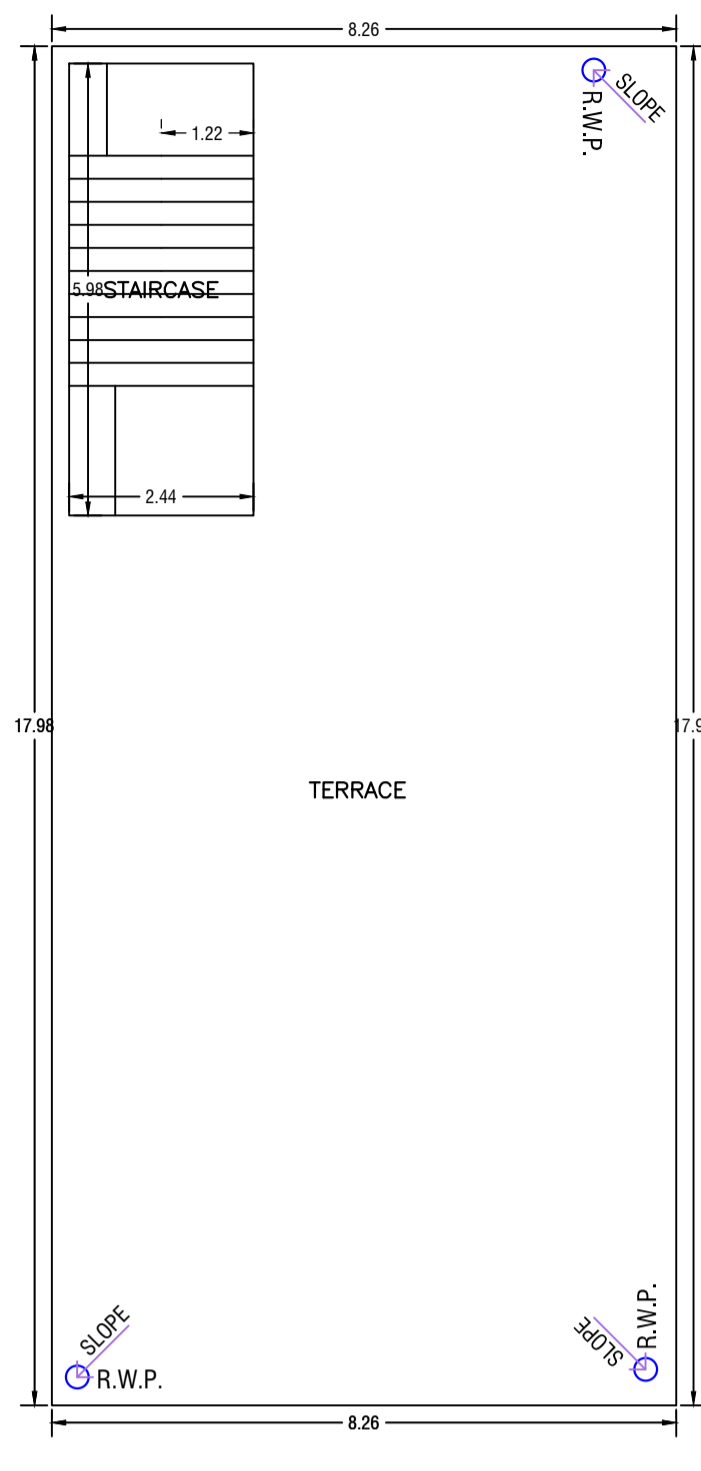
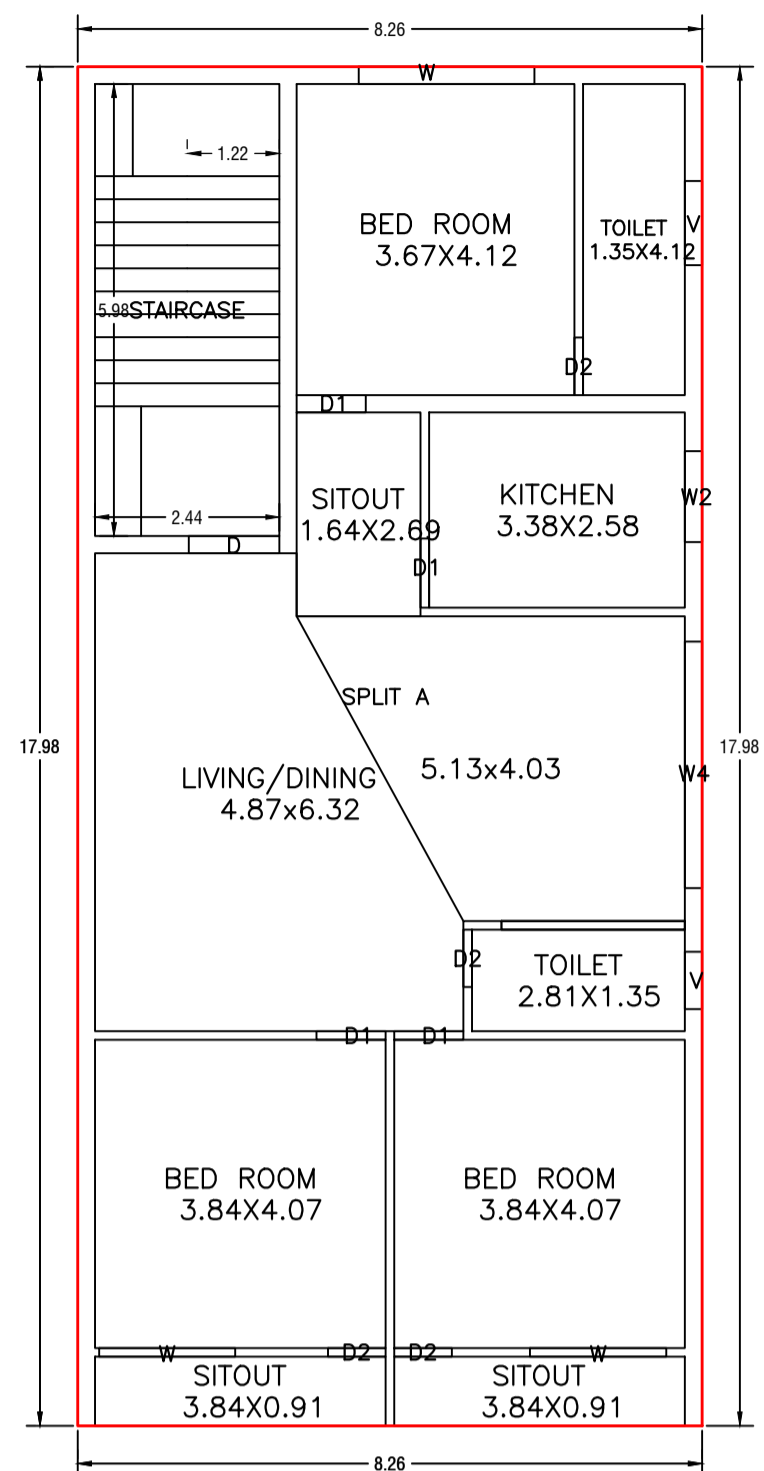
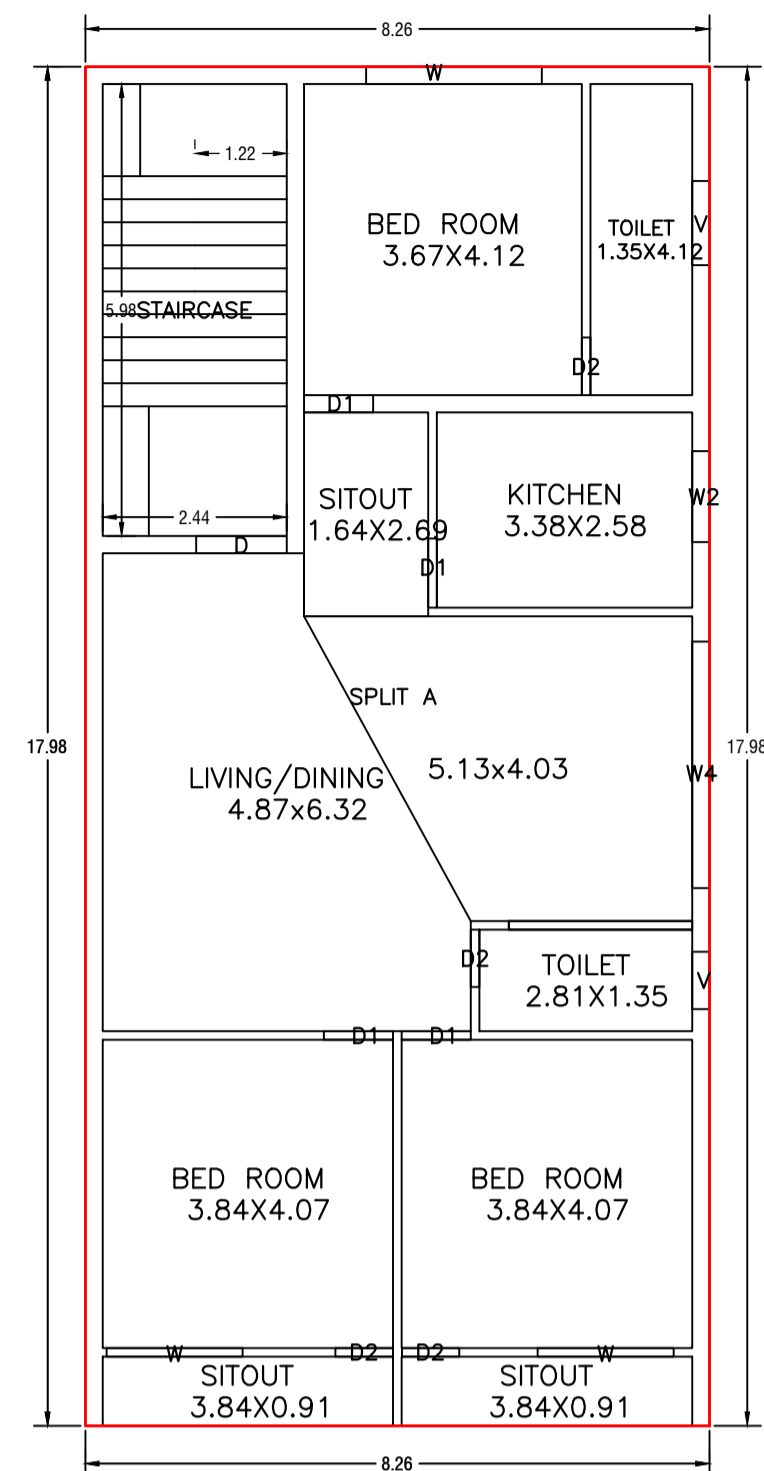
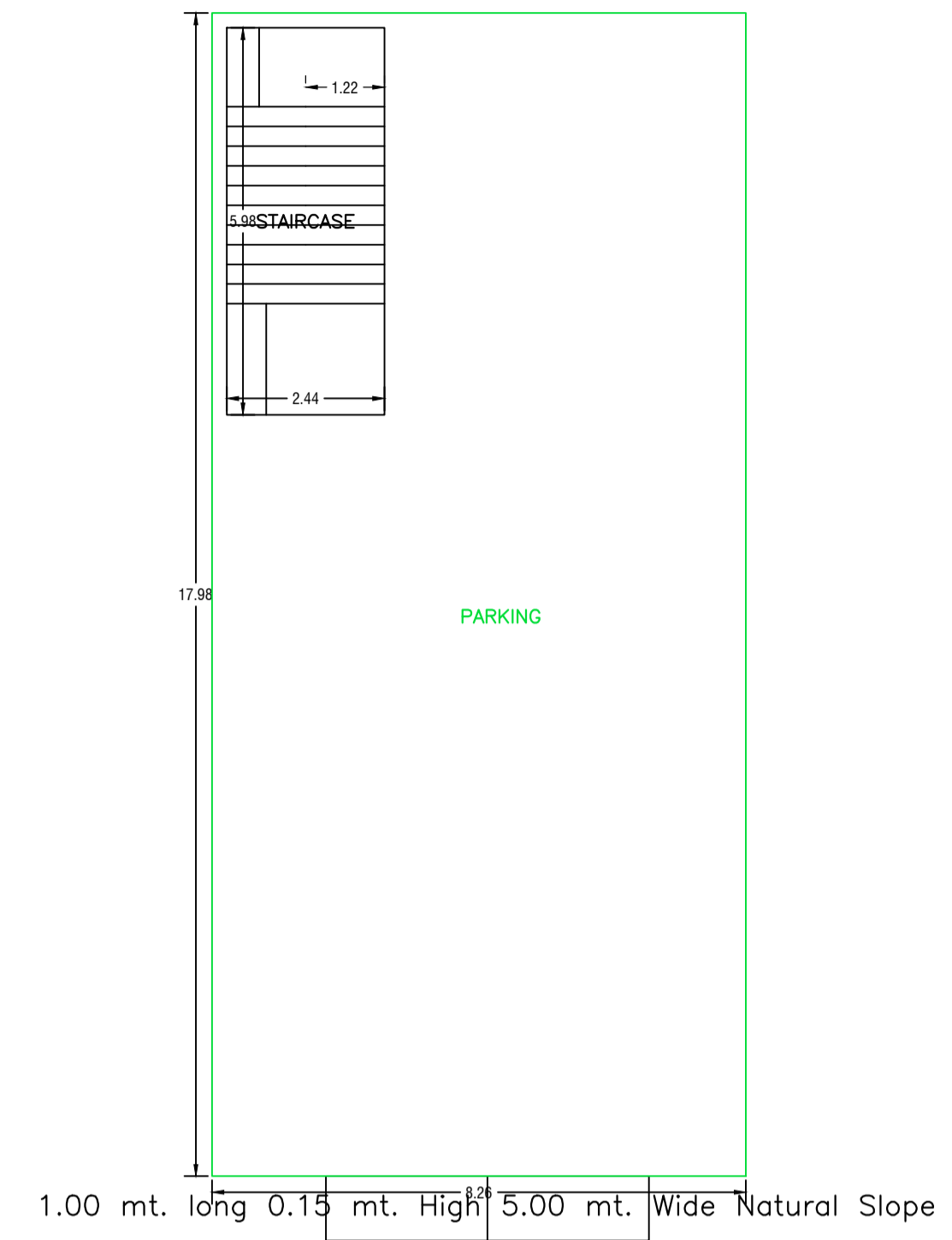
Floor Name	Building Name		Total	
	A (SRI DINENDRA NATH SARKAR AND OTHERS)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	148.40	14.57	148.40	14.57
First Floor	148.41		148.41	148.41
Second Floor	148.41		148.41	148.41
Terrace Floor	0.00	0.00	0.00	0.00
Total:	445.22	311.39	445.22	311.39

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.)	Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Parking	Resi.		Stair				
A (SRI DINENDRA NATH SARKAR AND OTHERS)	1	445.22	133.83	296.82	14.57		311.39	311.39	01	
Grand Total :	1	445.22	133.83	296.82	14.57		311.39	311.39	01	

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Amarjeet Balmuchu JNAC/ARC/0008/2018			

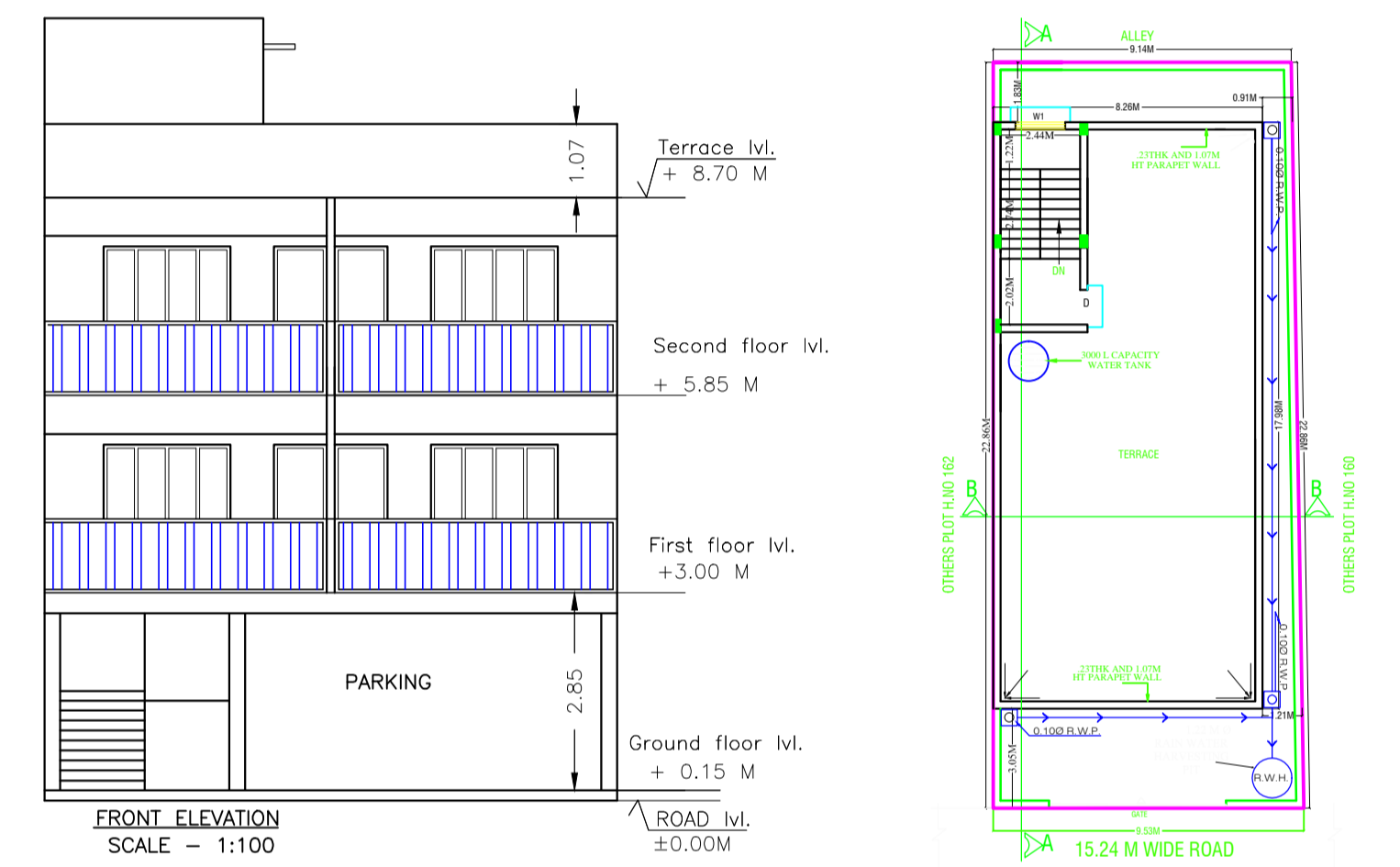
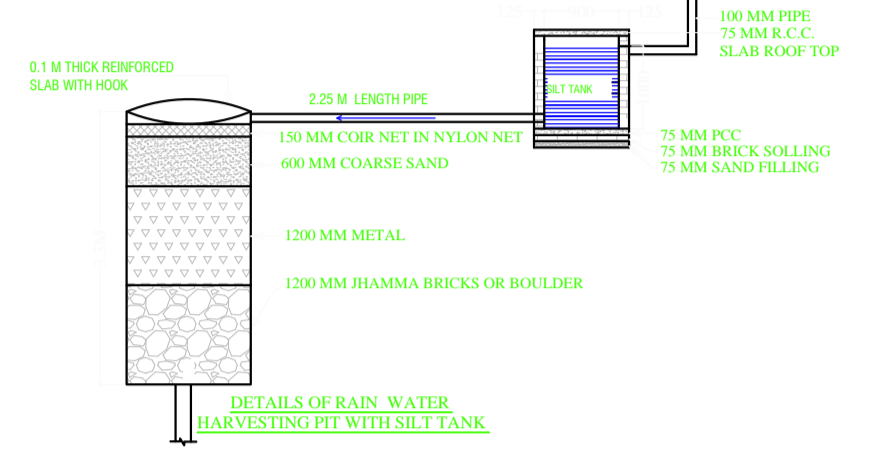
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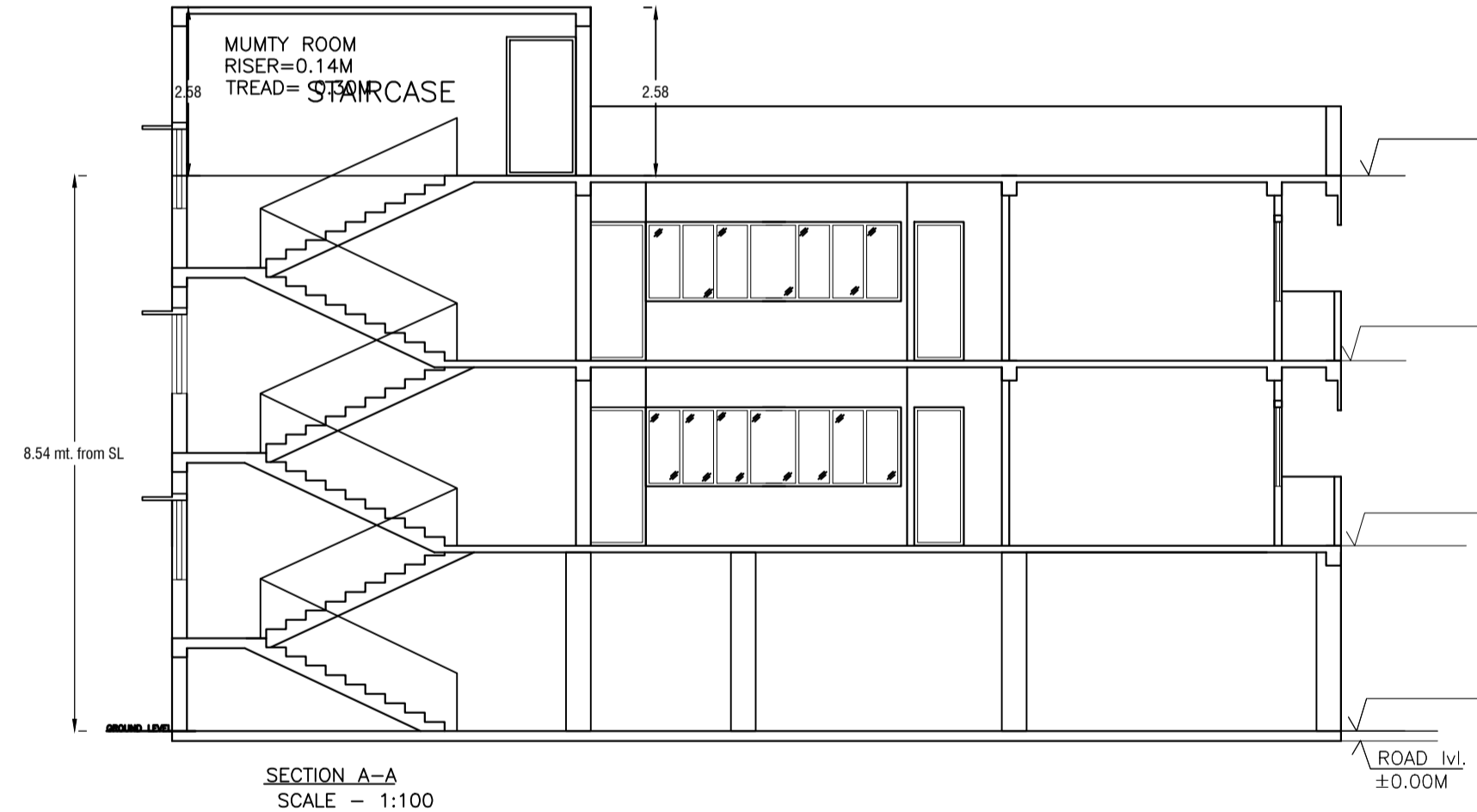
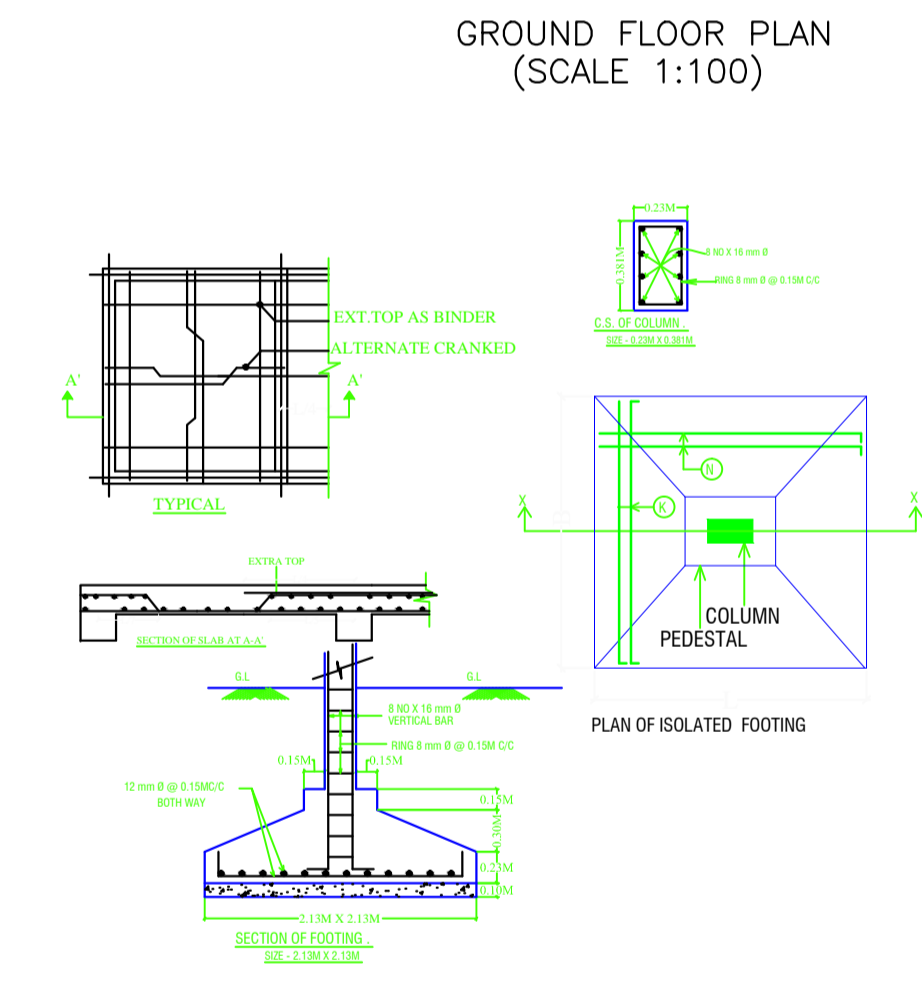
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)

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

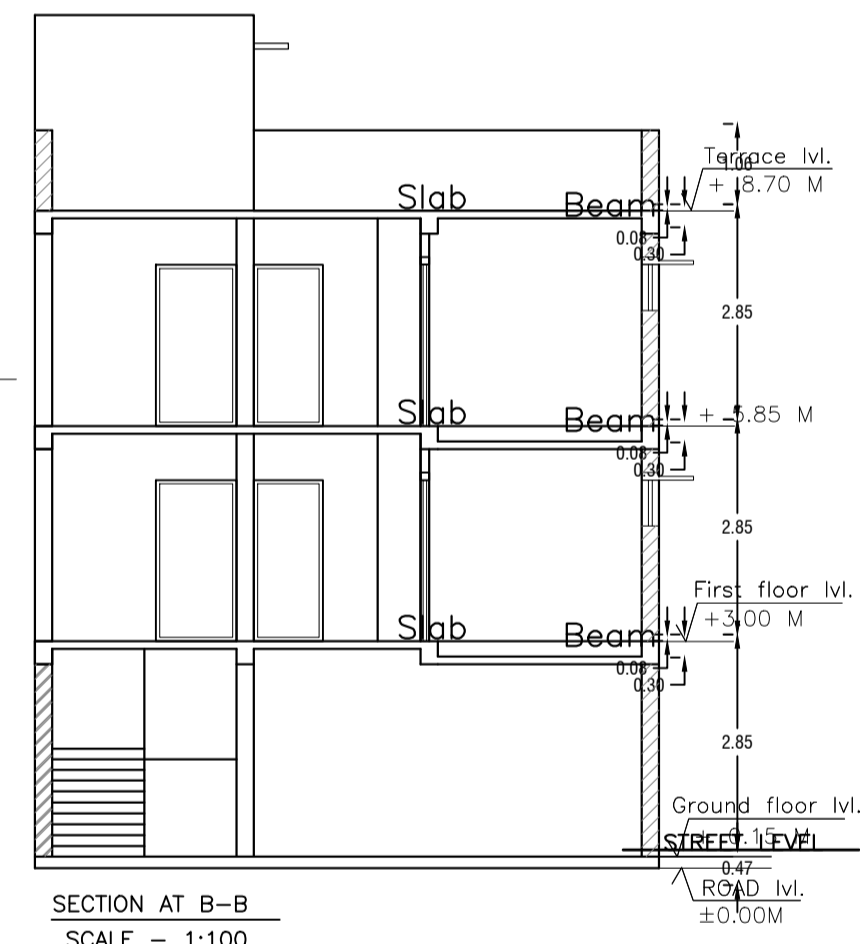
TERRACE FLOOR PLAN (SCALE 1:100)



FRONT ELEVATION (SCALE 1:100)



SECTION A-A (SCALE 1:100)



SECTION B-B (SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SRI DINENDRA NATH SARKAR AND OTHERS)	D2	0.76	2.10	08
A (SRI DINENDRA NATH SARKAR AND OTHERS)	D1	0.91	2.10	08
A (SRI DINENDRA NATH SARKAR AND OTHERS)	D	1.20	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SRI DINENDRA NATH SARKAR AND OTHERS)	V	0.76	1.20	02
A (SRI DINENDRA NATH SARKAR AND OTHERS)	V	1.11	1.20	02
A (SRI DINENDRA NATH SARKAR AND OTHERS)	W2	1.20	1.20	02
A (SRI DINENDRA NATH SARKAR AND OTHERS)	W	1.80	1.20	04
A (SRI DINENDRA NATH SARKAR AND OTHERS)	W	2.33	1.20	02
A (SRI DINENDRA NATH SARKAR AND OTHERS)	W4	3.26	2.10	02

UnitBUA Table for Building :A (SRI DINENDRA NATH SARKAR AND OTHERS)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	243.73	243.18	10	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	10	0
Total:	-	-	243.73	243.18	20	1

Building :A (SRI DINENDRA NATH SARKAR AND OTHERS)

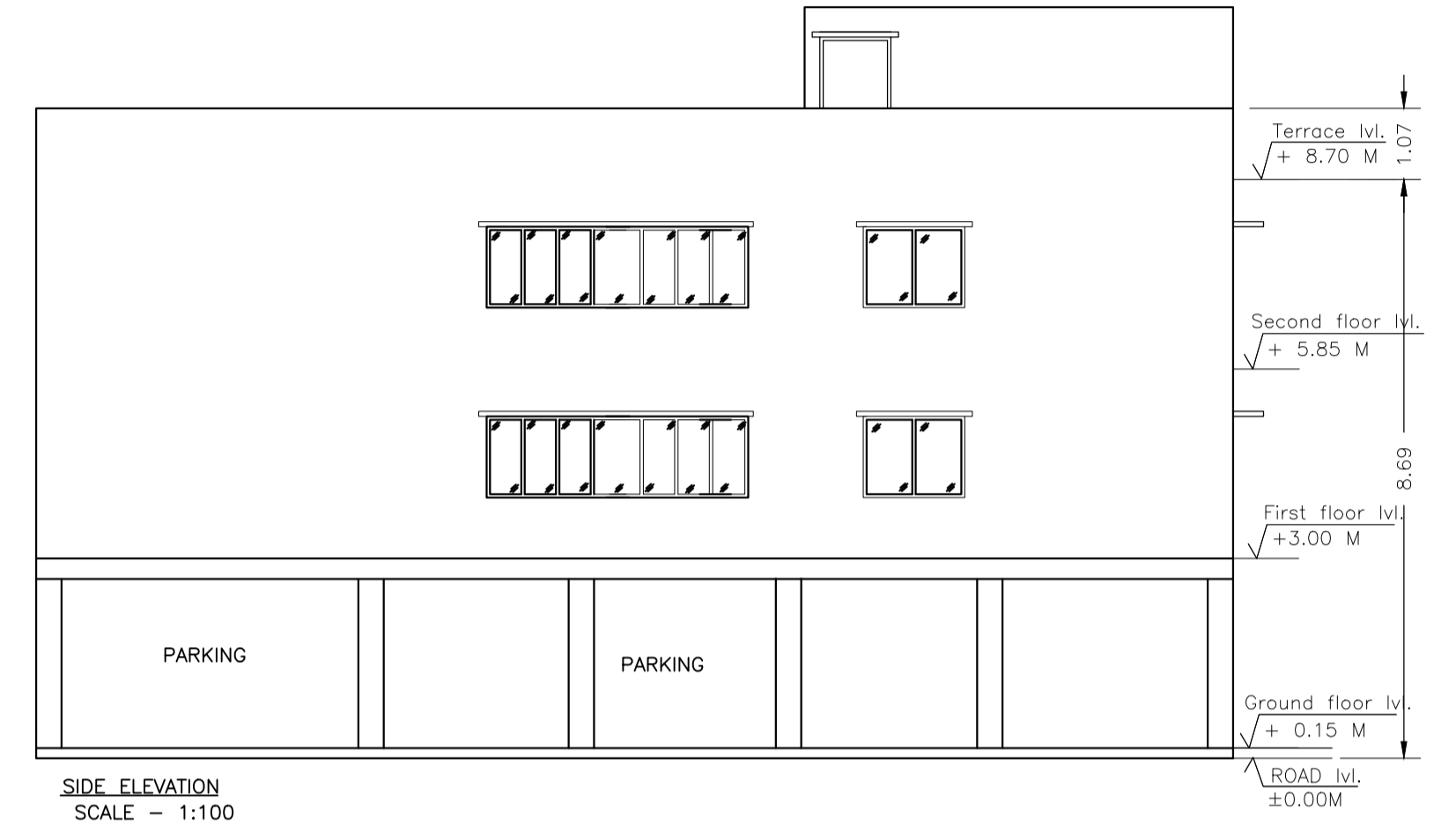
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
Ground Floor	148.40	133.83	0.00	14.57	14.57	14.57	00
First Floor	148.41	0.00	148.41	0.00	148.41	148.41	01
Second Floor	148.41	0.00	148.41	0.00	148.41	148.41	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	445.22	133.83	296.82	14.57	311.39	311.39	01
Total Number of Same Buildings	1						
Total :	445.22	133.83	296.82	14.57	311.39	311.39	01



LOCATION PLAN (SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Amarjeet Balmuchu JNAC/ARC/0008/2018			

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