

Proposal Basic Information	
Proposal File No.	JNAC/BP/0101/W11/2018
Owner Name	Smt. Kaushalya Devi
Khata No	Nil
Plot No	H.No-460
Village Name	Sitaramdera
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

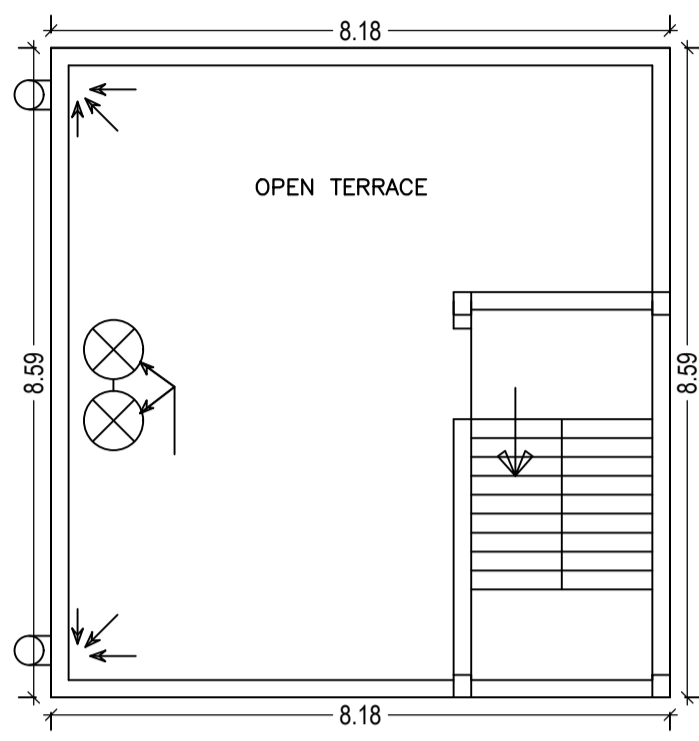
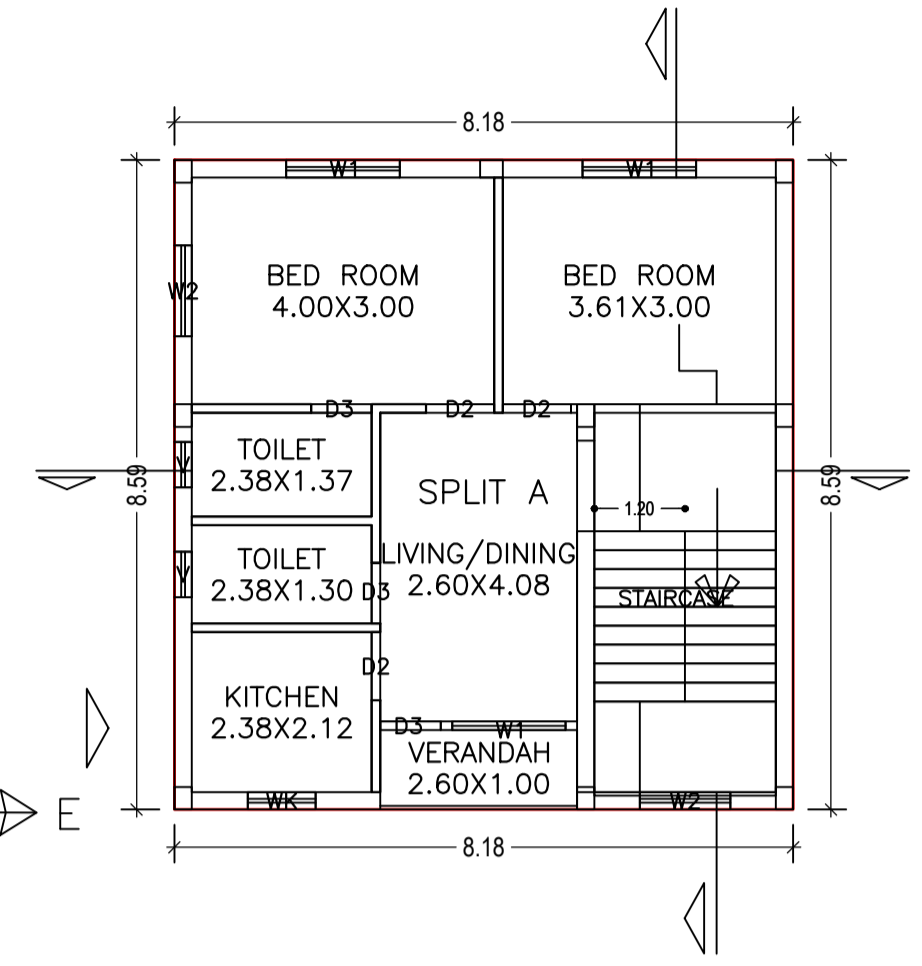
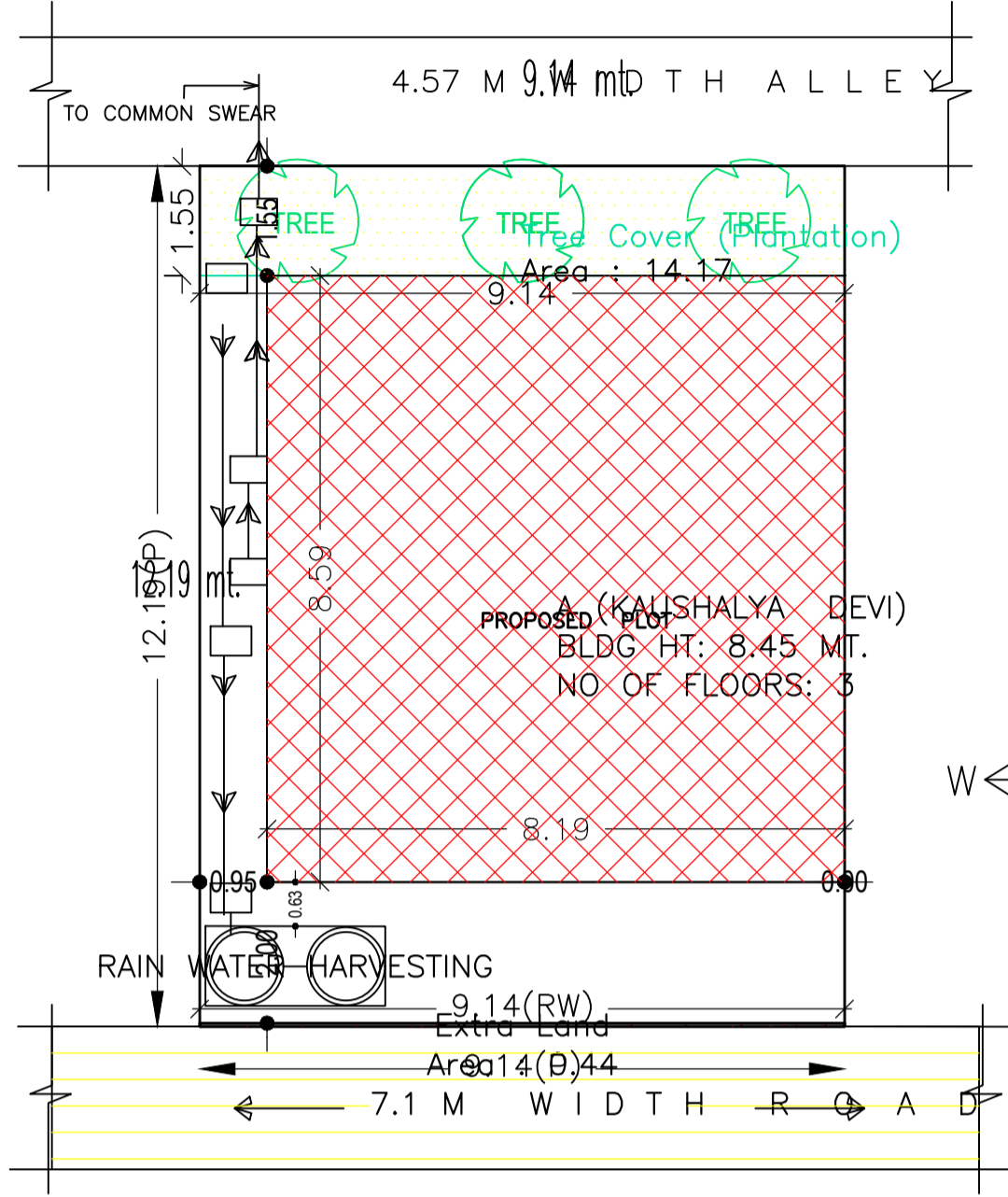
AREA STATEMENT		VERSION NO. : 1.0.28	
JAMSHEDPUR NAC		VERSION DATE: 30/06/2018	
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential		
District: EAST SINGHBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment		
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious/Structure: NA		
Inward No: JNAC/BP/0101/W11/2018	Plot/SubPlot No: H.No-460		
Application Type: General Proposal	North: Survey No. - Alley		
Project Type: Building Permission	South: Road Width - 7.10		
Nature of Development: New	East: Plot No. - 459		
Location of Development Area: Old Area	West: Plot No. - 461		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	SQ.MT.	111.40
Deduction for NetPlot Area			
Extra Land Area			0.44
Total			0.44
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		110.96
Deduction for Balance Plot Area(from Gross Plot Area)			
Extra Land Area			0.44
Common Plot			14.17
Total			14.61
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		96.79
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		110.96
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)		110.96
COVERAGE CHECK			
Permissible Coverage area (70.00 %)			77.67
Proposed Coverage Area (63.37 %)			70.31
Total Prop. Coverage Area (63.37 %)			70.31
Balance coverage area (6.63 %)			7.36
FAR CHECK			
Perm. FAR Area (2.50)			277.40
Total Perm. FAR area			277.40
Residential FAR			140.62
Proposed FAR Area			154.11
Total Proposed FAR Area			154.11
Consumed FAR (Factor)			1.39
Balance FAR Area			123.29
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			210.93
ARCHITECT (Regd)	L K Suman		
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)	Smt. Kaushalya Devi		
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)	Orange

Floor Name	Building Name A (KAUSHALYA DEVI)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	70.31	13.49	70.31	13.49
First Floor	70.31	70.31	70.31	70.31
Second Floor	70.31	70.31	70.31	70.31
Terrace Floor	0.00	0.00	0.00	0.00
Total :	210.93	154.11	210.93	154.11

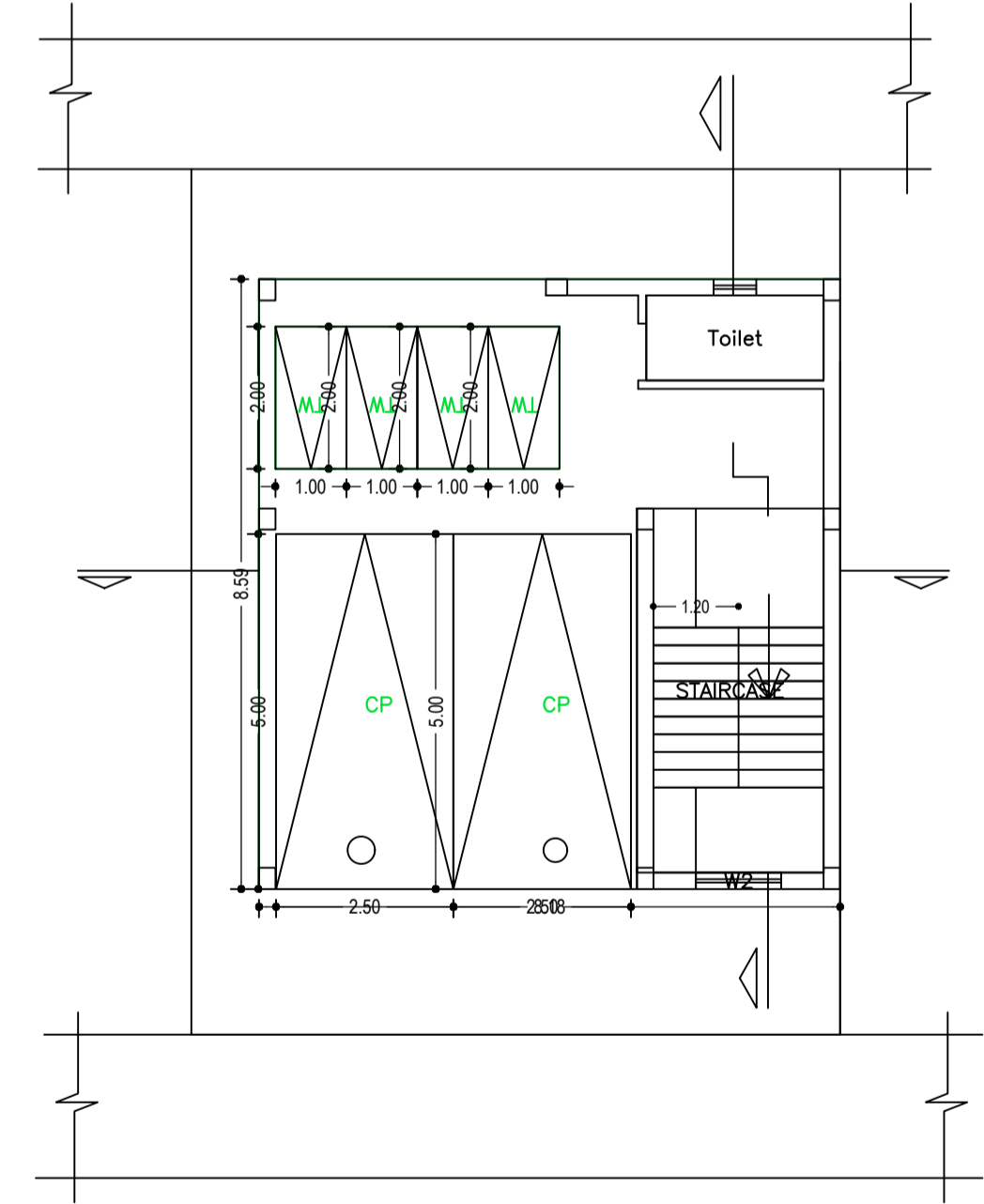
Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (KAUSHALYA DEVI)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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.)	Tnmt (No.)
			Accessory Use	Parking					
A (KAUSHALYA DEVI)	1	210.93	3.00	53.82	140.62	13.49	154.11	154.11	01
Grand Total :	1	210.93	3.00	53.82	140.62	13.49	154.11	154.11	01



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

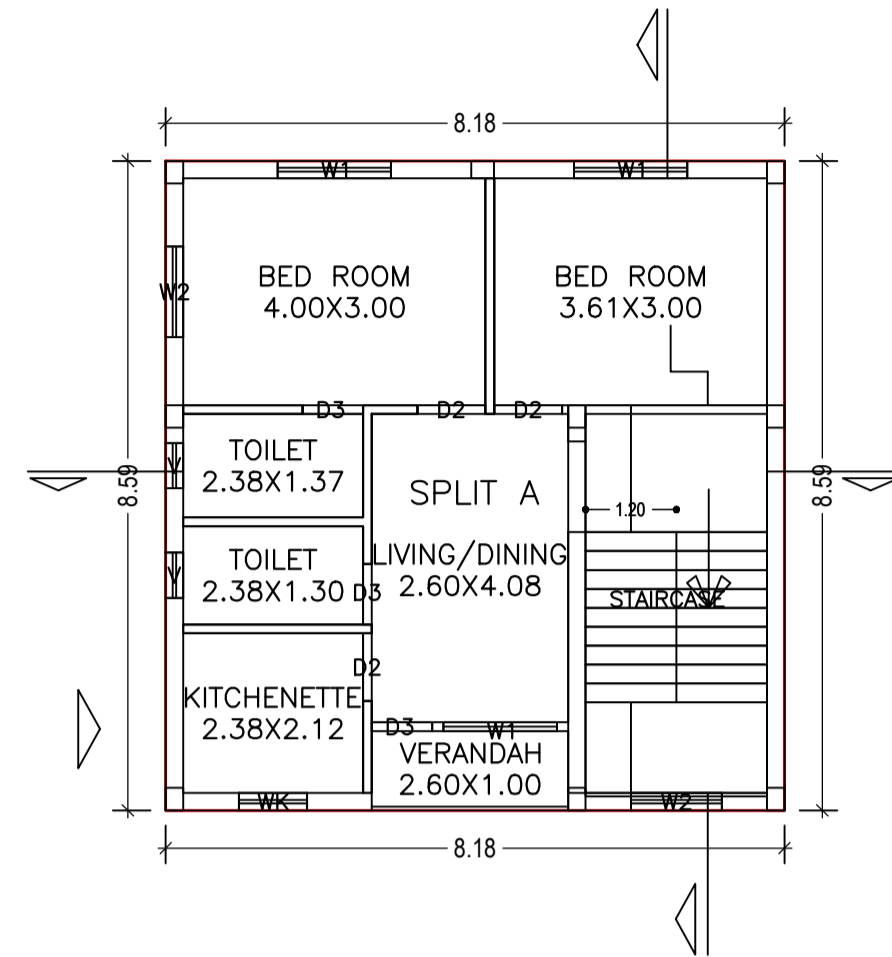
TERRACE FLOOR PLAN (SCALE 1:100)



GROUND FLOOR PLAN (SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
L K Suman JNAC/ENG/0006/2016		

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Building :A (KAUSHALYA DEVI)

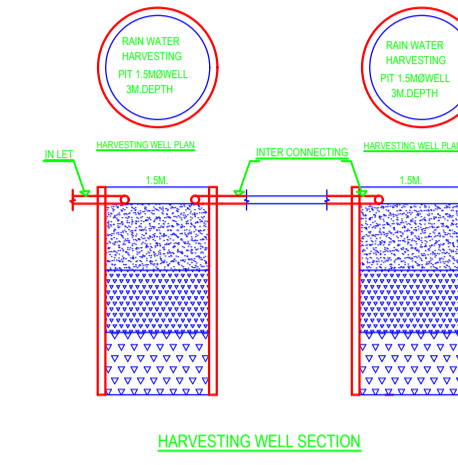
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)		Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Accessory Use	Parking	Resi.	Stair				
Ground Floor	70.31	3.00	53.82	0.00	13.49	13.49	13.49	00	
First Floor	70.31	0.00	0.00	70.31	0.00	70.31	70.31	01	
Second Floor	70.31	0.00	0.00	70.31	0.00	70.31	70.31	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	210.93	3.00	53.82	140.62	13.49	154.11	154.11	01	
Total Number of Same Buildings :	1								
Total :	210.93	3.00	53.82	140.62	13.49	154.11	154.11	01	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (KAUSHALYA DEVI)	D3	0.80	2.10	06
A (KAUSHALYA DEVI)	D2	0.90	2.10	06

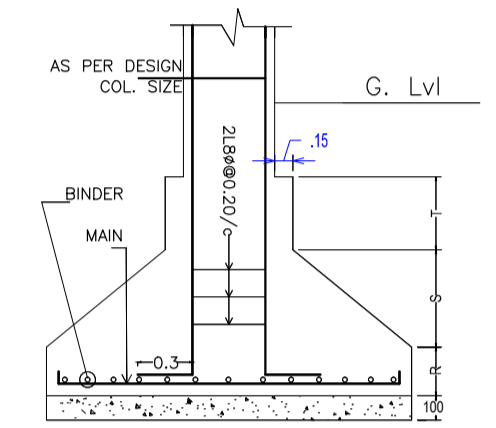
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (KAUSHALYA DEVI)	V	0.60	0.60	04
A (KAUSHALYA DEVI)	WK	0.90	1.20	02
A (KAUSHALYA DEVI)	W2	1.20	1.20	05
A (KAUSHALYA DEVI)	W1	1.50	1.20	06

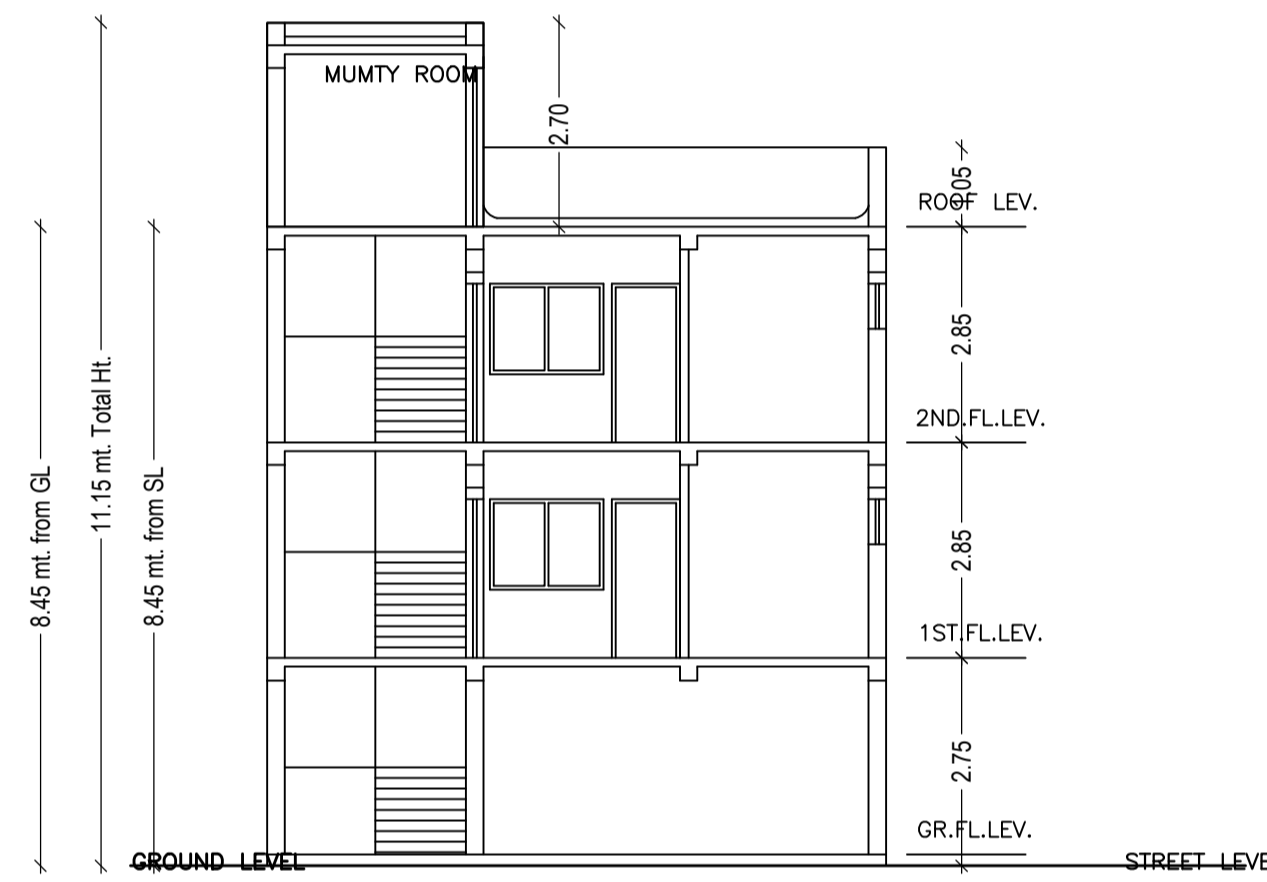
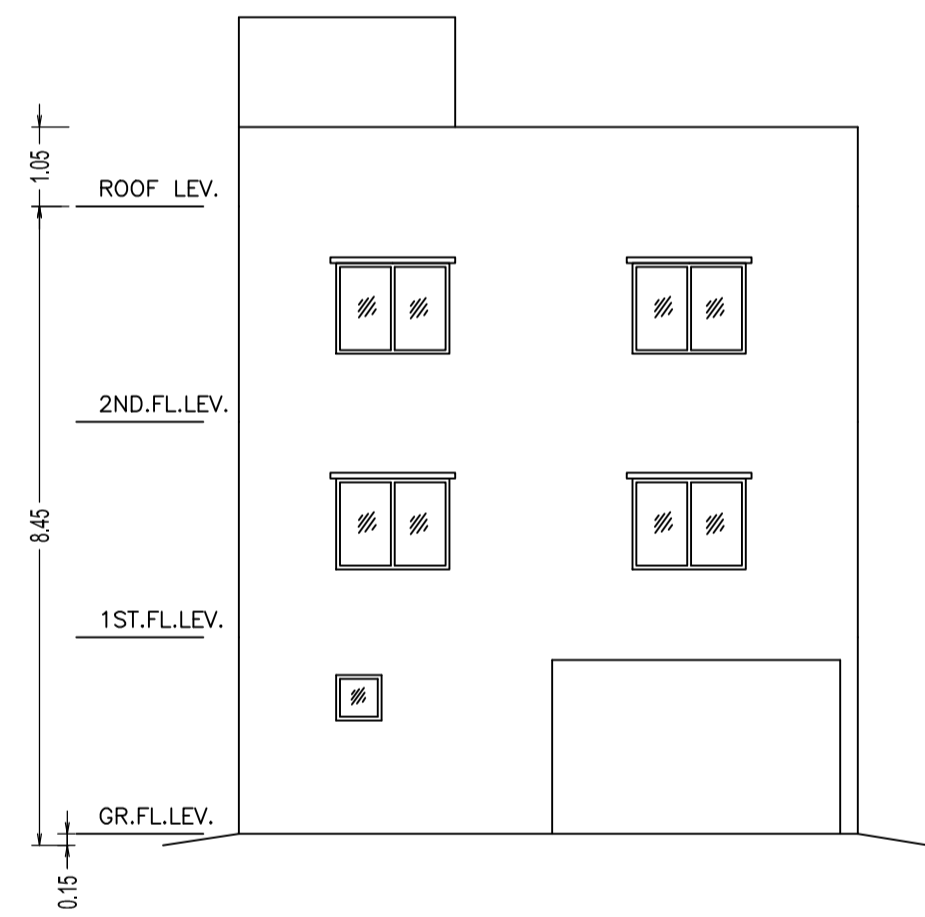


UnitBUA Table for Building :A (KAUSHALYA DEVI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	126.54	123.44	7	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	7	0
Total:	-	-	126.54	123.44	14	1



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

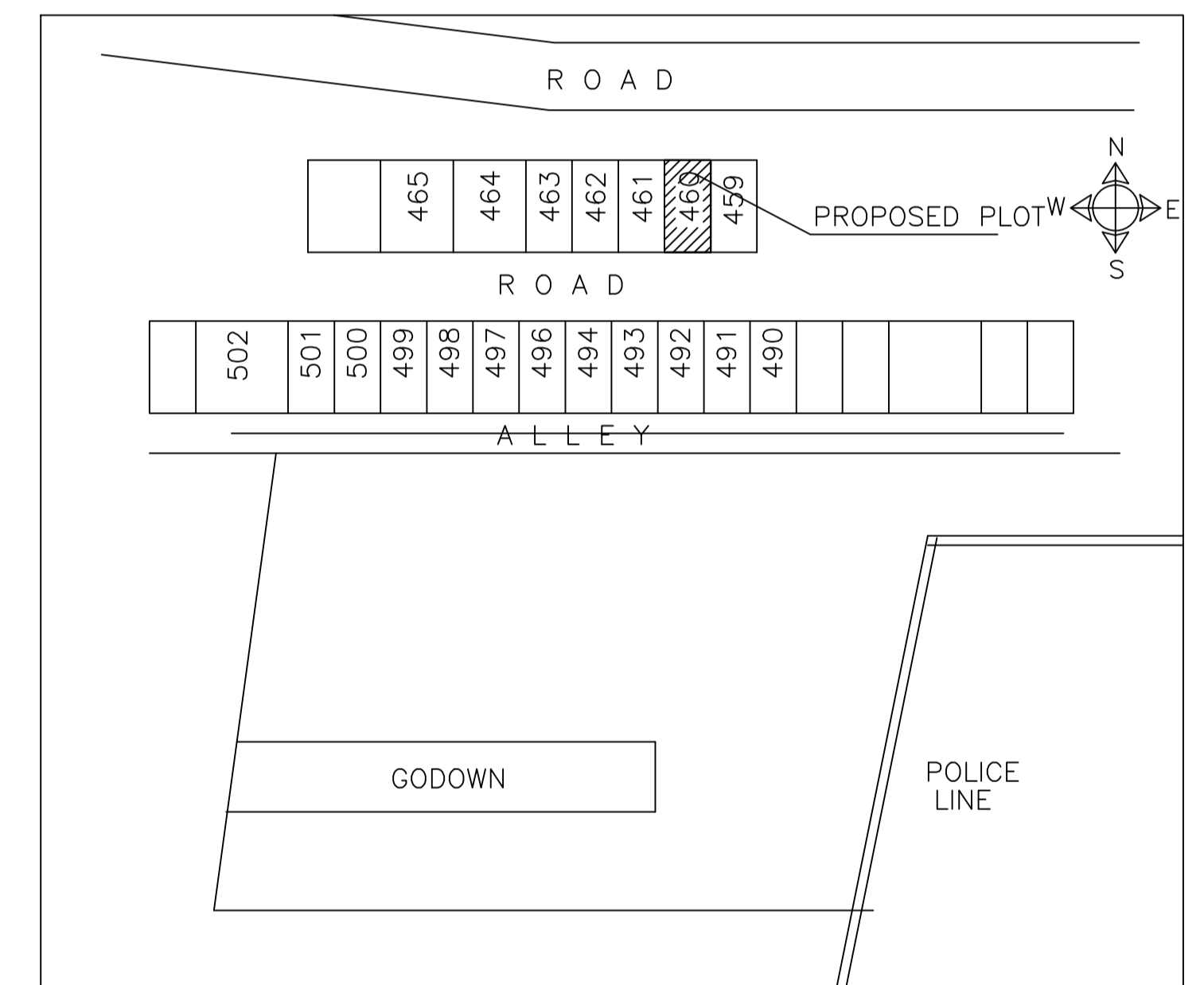


SCALE-1:100



FRONT ELEVATION (SCALE-1:100)

SIDE - A ELEVATION (SCALE-1:100)



PART SITE PLAN OF SITARAMDERA OLD AREA (SCALE : NTS)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
L K Suman JNAC/ENG/0006/2016		