

(Scale - 1:200)

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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (BUILDING)	1	331.88	15.90	315.98	315.98	315.98	01
Grand Total :	1	331.88	15.90	315.98	315.98	315.98	01

Proposal Basic Information

Proposal File No.	JNAC/BP/0064/W1/2019
Owner Name	MANISH KUMAR AGARWAL AND SAPNA AGARWAL
Khata No	26 (OLD) , 406 (NEW)
Plot No	675 (OLD) , 1306 (NEW)
Village Name	KADMA
Use	Residential
SubUse	Other Residential Building

AREA STATEMENT	VERSION NO. : 1.0.53		
JAMSHEDPUR NAC	VERSION DATE: 16/10/2020		
PROJECT DETAIL			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential		
District: EAST SINGBHUM	Plot SubUse: Other Residential Building		
Authority: JAMSHEDPUR NAC	PlotNearbyReligiousStructure: NA		
Inward_No: JNACBP/0064/W1/2019	Plot/SubPlot No: 675 (OLD) , 1306 (NEW)		
Application Type: General Proposal	North: Road Width - 8.23		
Project Type: Building Permission	South: CTS No. - PLOT NO. 1303		
Nature of Development: New	East: CTS No. - PLOT NO. - 1306 (PART)		
Location of Development Area: Old Area	West: CTS No. - PLOT NO. - 1392		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	SQ.MT.	162.50
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		162.50
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			24.70
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		137.80
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		162.50
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)		162.50
COVERAGE CHECK			
Permissible Coverage area (70.00 %)			113.75
Proposed Coverage Area (68.08 %)			110.63
Total Prop. Coverage Area (68.08 %)			110.63
Balance coverage area (1.92 %)			3.12
FAR CHECK			
Perm. FAR Area (2.50)			406.25
Total Perm. FAR area			406.25
Residential FAR			315.98
Proposed FAR Area			315.98
Total Proposed FAR Area			315.98
Consumed FAR (Factor)			1.94
Balance FAR Area			90.27
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			331.88
ARCHITECT (Regd)		SATISH KUMAR	
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)		MANISH KUMAR AGARWAL AND SAPNA AGARWAL	
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

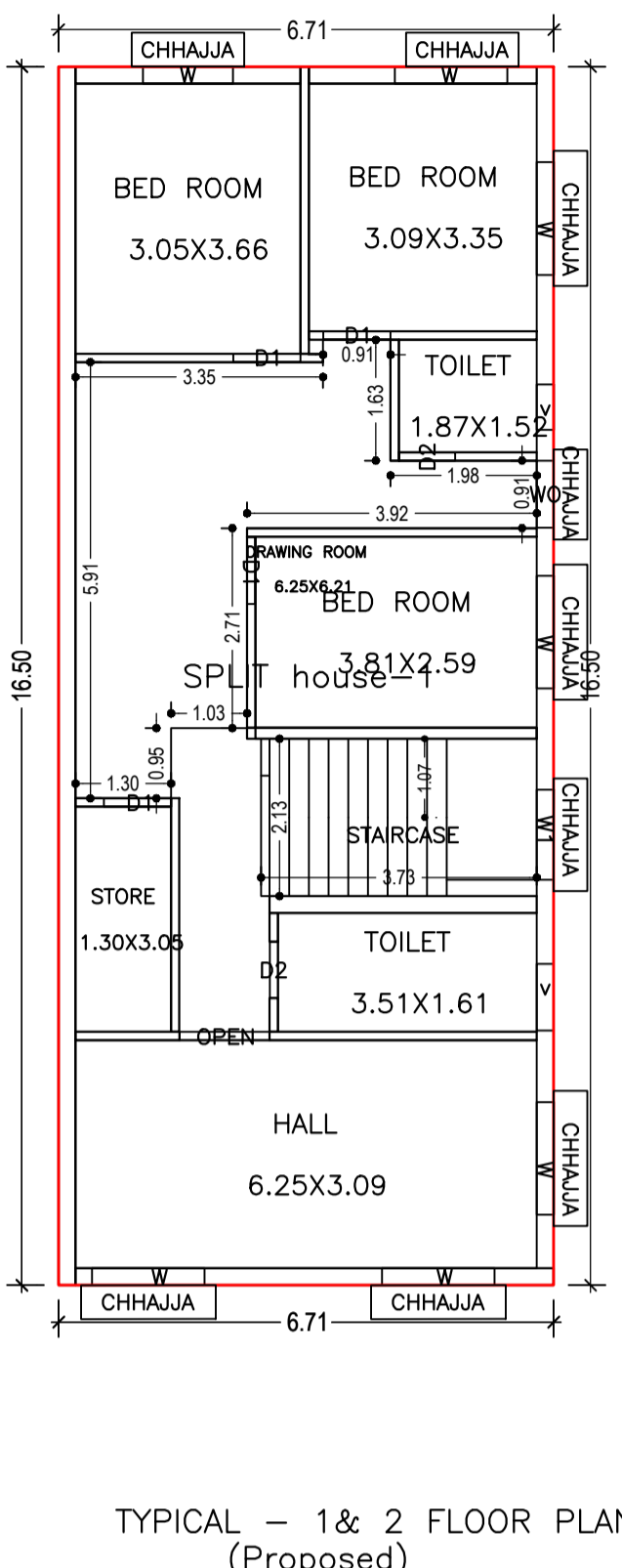
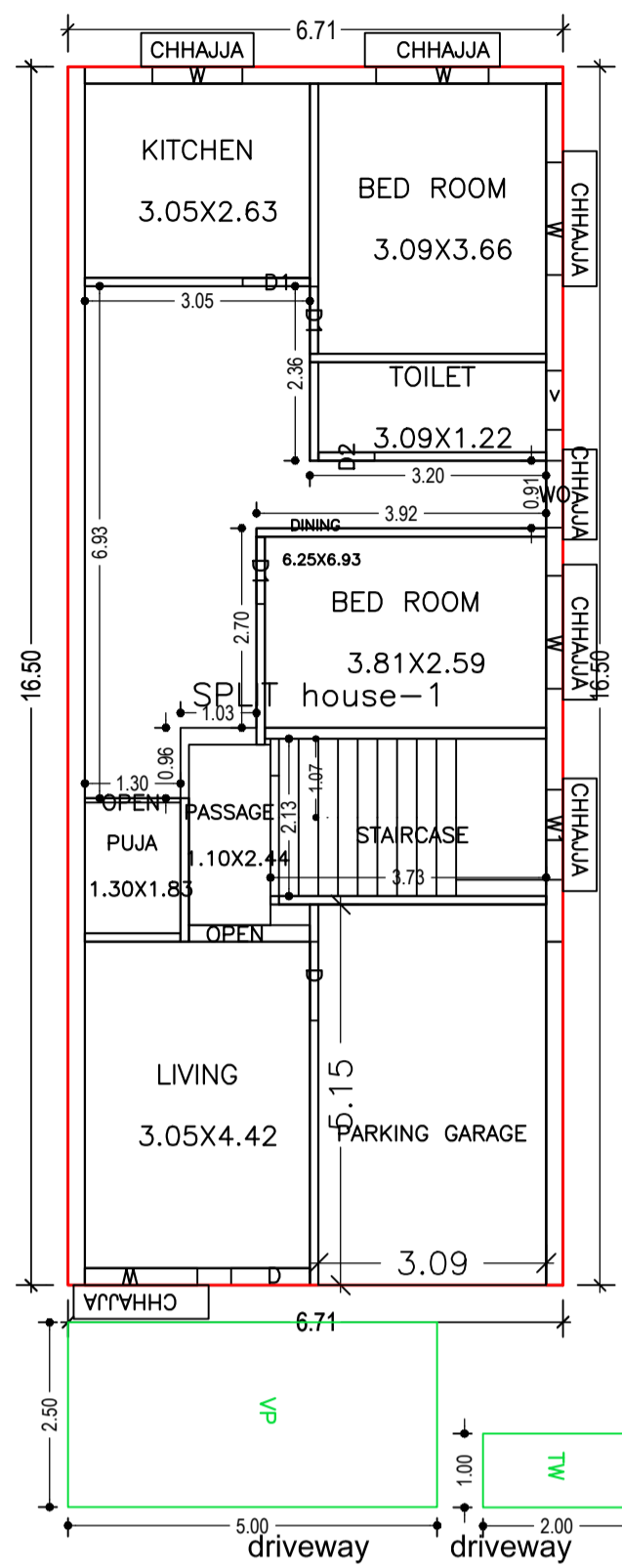
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	110.62	94.72	110.62	94.72
First Floor	110.63	110.63	110.63	110.63
Second Floor	110.63	110.63	110.63	110.63
Terrace Floor	0.00	0.00	0.00	0.00
Total :	331.88	315.98	331.88	315.98

Building USE/SUBUSE Details

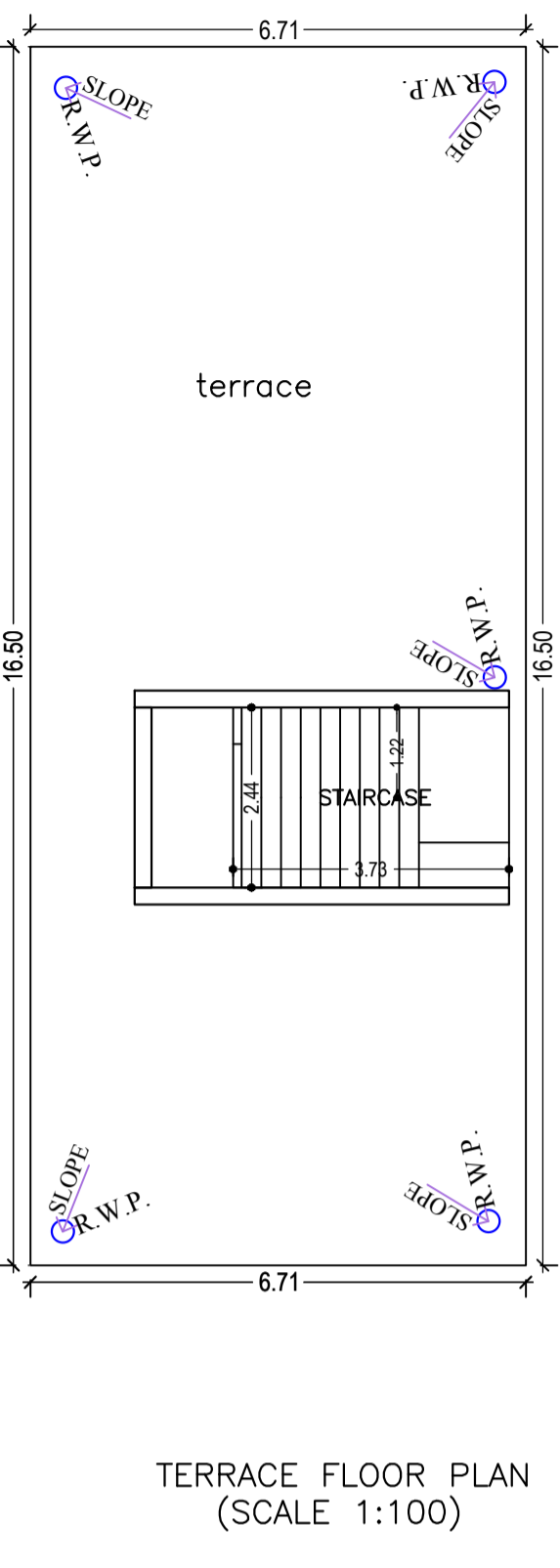
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SATISH KUMAR JNAC/DFTMN/0004/2017			

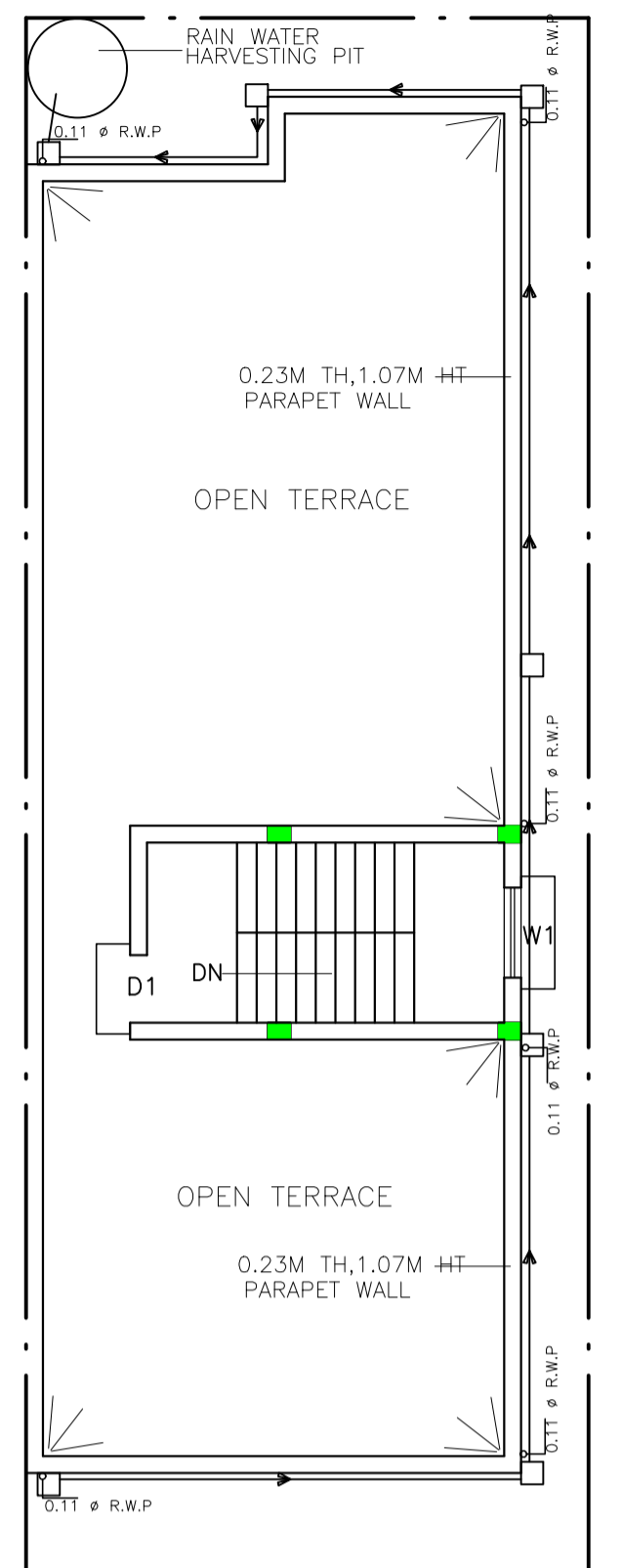
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Proposal File No.	JNAC/BP/0064/W1/2019
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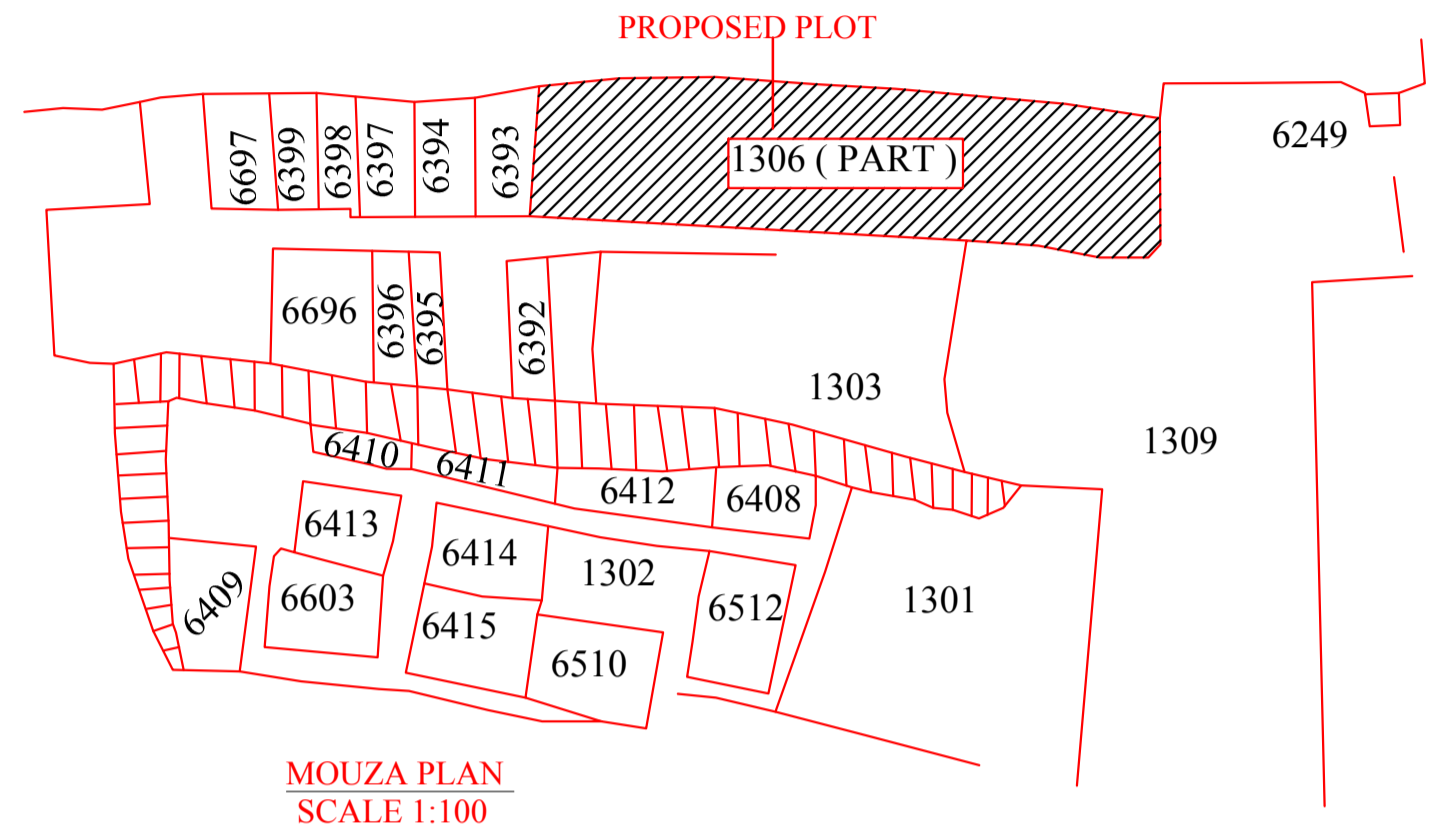
TYPICAL - 1 & 2 FLOOR PLAN (Proposed) (SCALE 1:100)



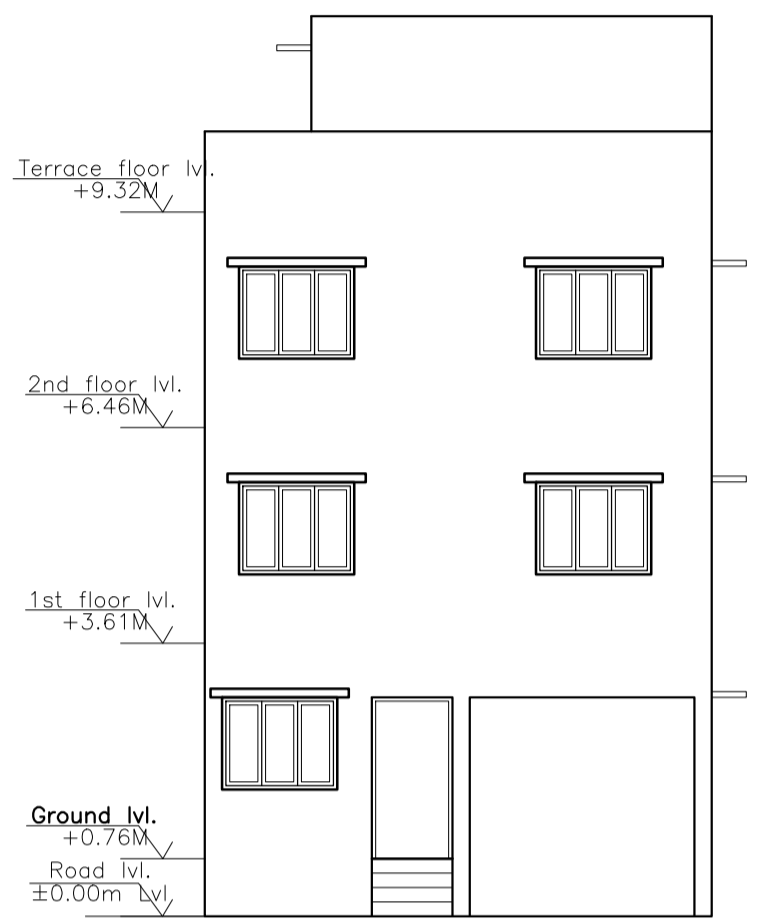
TERRACE FLOOR PLAN (SCALE 1:100)



RAIN WATER HARVESTING PLAN (SCALE 1:100)

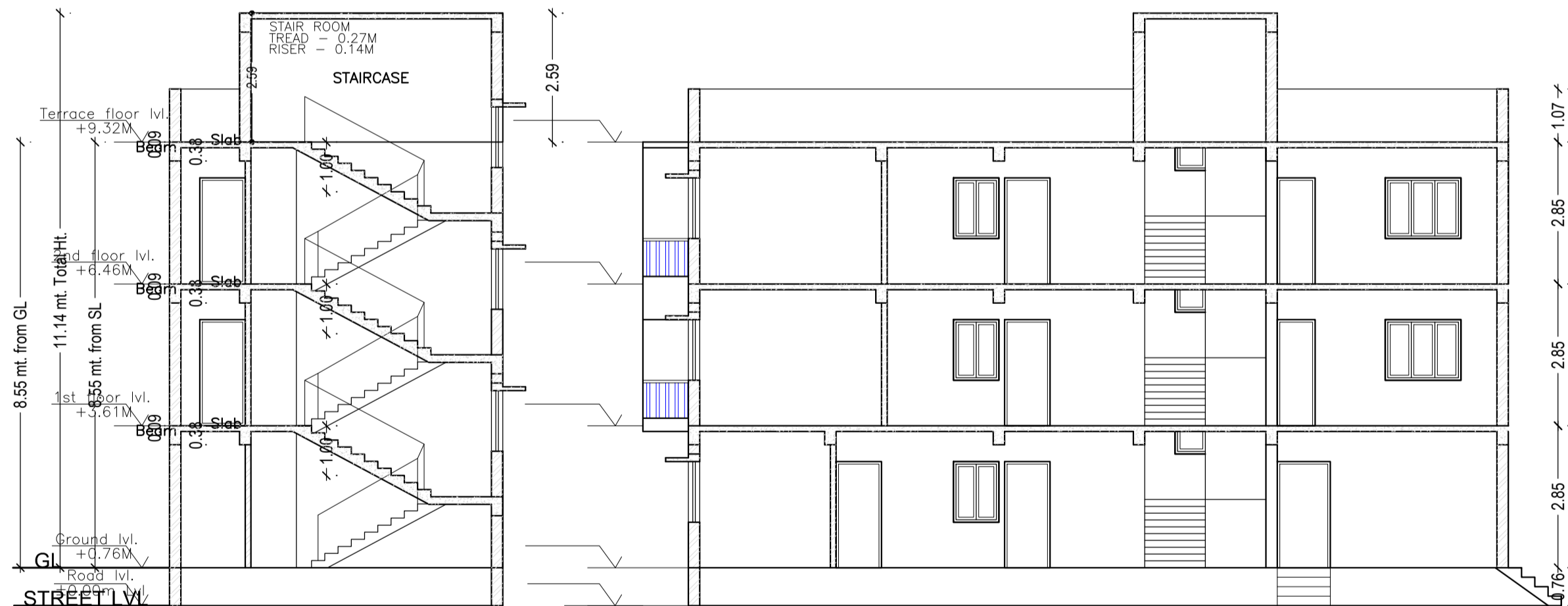


MOUZA PLAN (SCALE 1:100)



FRONT ELEVATION (SCALE 1:100)

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



SECTION AT XX (SCALE 1:100)

SECTION AT YY (SCALE 1:100)



SIDE ELEVATION (SCALE 1:100)

SITE PLAN (SCALE 1:100)

Building :A (BUILDING)

Floor Name	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.)
Ground Floor	110.62	15.90	94.72	94.72	94.72	01
First Floor	110.63	0.00	110.63	110.63	110.63	00
Second Floor	110.63	0.00	110.63	110.63	110.63	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	331.88	15.90	315.98	315.98	315.98	01
Total Number of Same Buildings :	1					
Total :	331.88	15.90	315.98	315.98	315.98	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.76	2.13	05
A (BUILDING)	D1	0.91	2.13	11
A (BUILDING)	D	1.07	2.13	02
A (BUILDING)	OPEN	1.22	2.13	02
A (BUILDING)	OPEN	1.30	2.13	01
A (BUILDING)	OPEN	1.64	2.13	01

SCHEDULE OF WINDOW/VENTILATION:

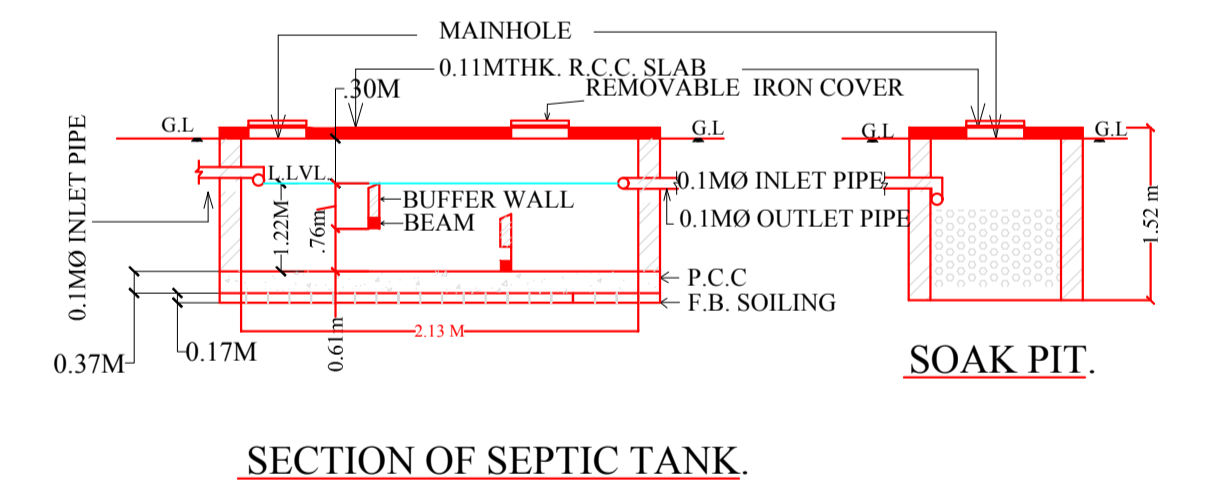
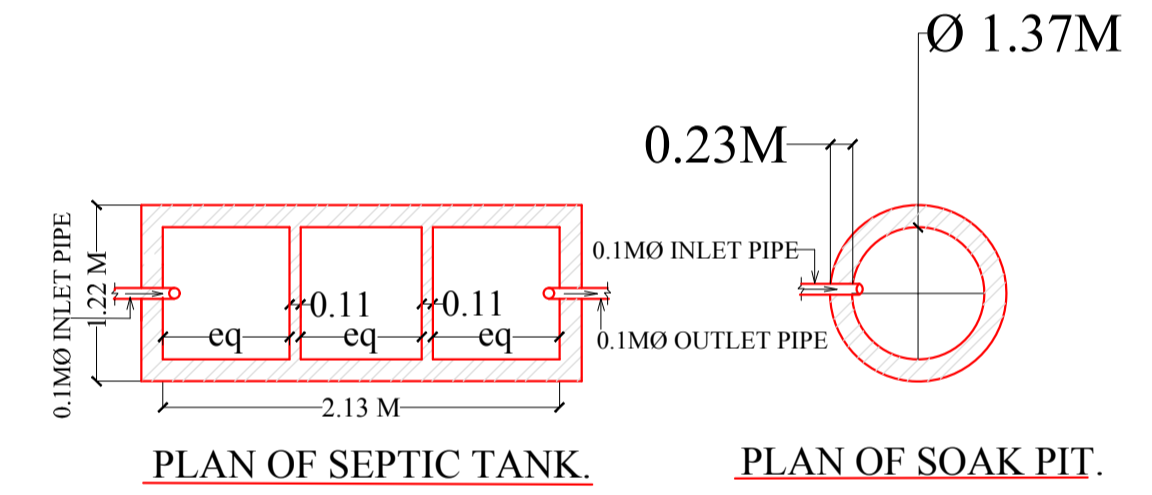
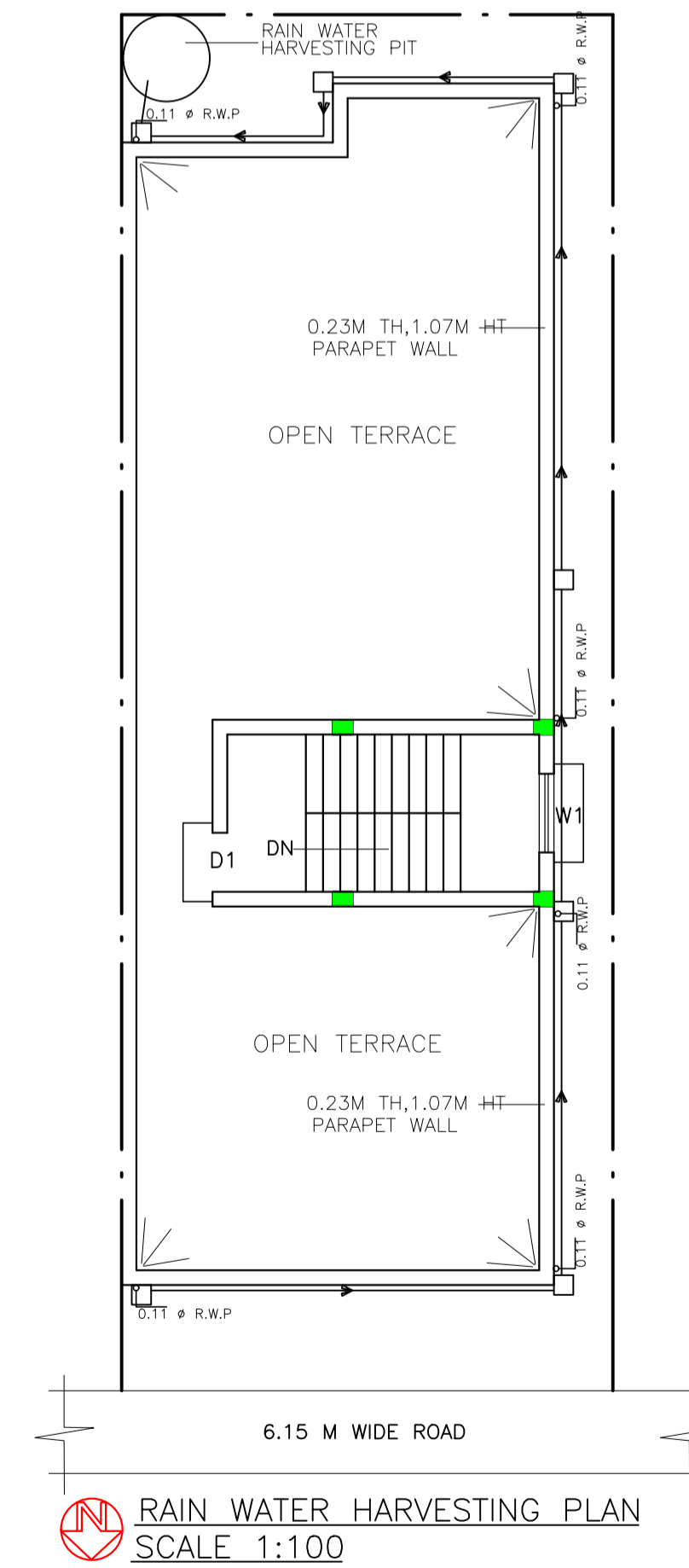
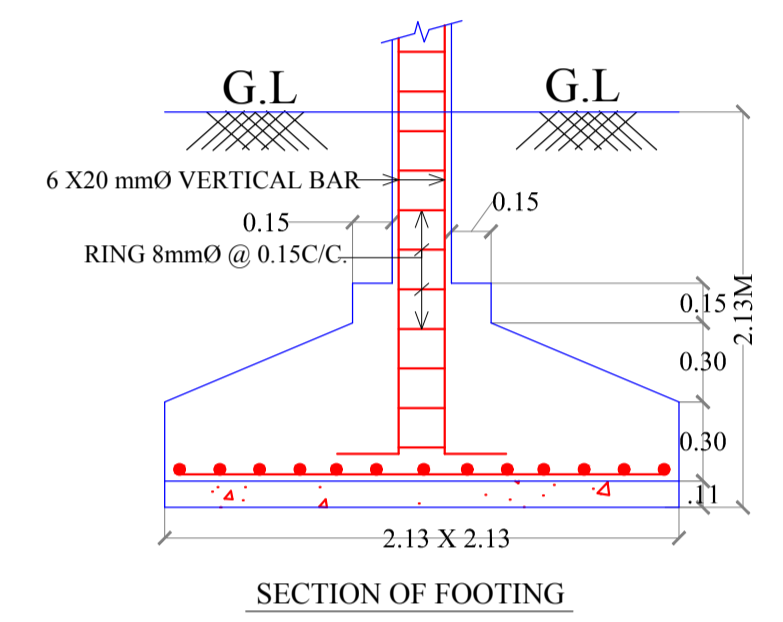
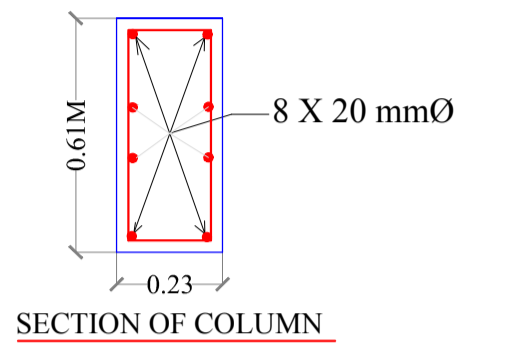
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	v	0.61	0.61	02
A (BUILDING)	v	0.80	0.61	01
A (BUILDING)	v	0.90	0.61	02
A (BUILDING)	WO	0.91	2.44	03
A (BUILDING)	W	1.22	1.22	03
A (BUILDING)	W1	1.22	1.22	03
A (BUILDING)	W	1.52	1.22	16

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT house-1	FLAT	315.98	276.28	8	1
TYPICAL - 1 & 2 FLOOR PLAN	SPLIT house-1	FLAT	0.00	0.00	8	0
Total:	-	-	315.98	276.28	24	1

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