

Proposal Basic Information	
Proposal File No.	JNAC/BP/0081/W6/2019
Owner Name	VIKASH NAGELIA AND DIRECTOR AGORISE MERCHANTS PRIVATE LIMITED
Khata No	N/A
Plot No	HOLDING NO. - 6, CIRCUIT HOUSE AREA ( N-E)
Village Name	BELDIH
Use	Residential
SubUse	Residential Bldg/Apartment

Building USE/SUBUSE Details

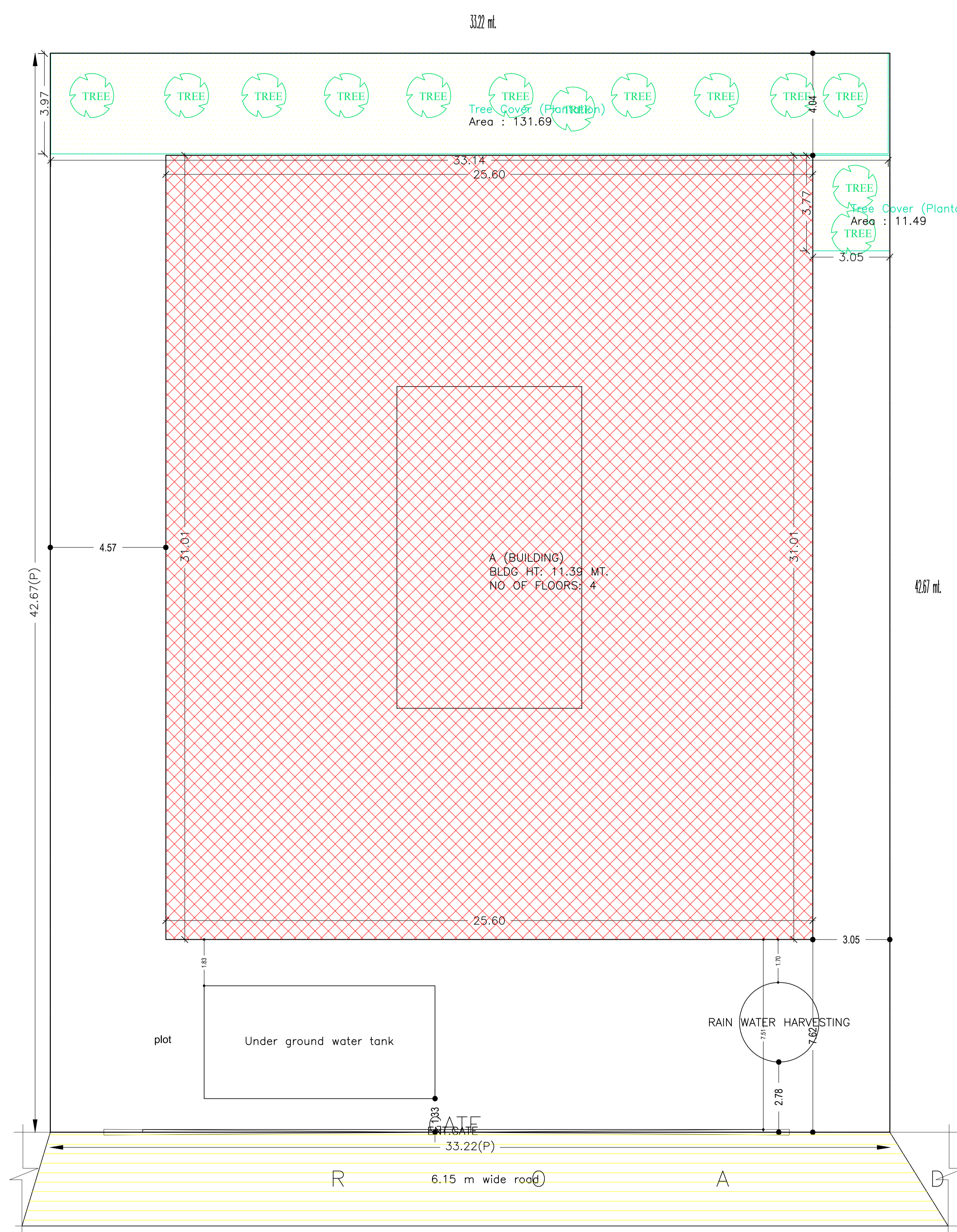
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

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	15.00	1.00	15	-	-	-	-	-
			> 0	1	15.00	-	-	-	-	-	1	15
			> 0	1	15.00	-	-	-	1	2	-	-
Total :			-	-	-	15	16	-	2	2	15	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	16	216.06
Total Car	15	187.50	16	216.06
Visitor's Car Parking	-	-	2	27.01
Total Visitor Parking	2	25.00	2	27.01
TwoWheeler	-	-	15	30.00
Total TwoWheeler	15	30.00	15	30.00
Other Parking	-	-	-	489.18
Total	-	242.50	-	819.26

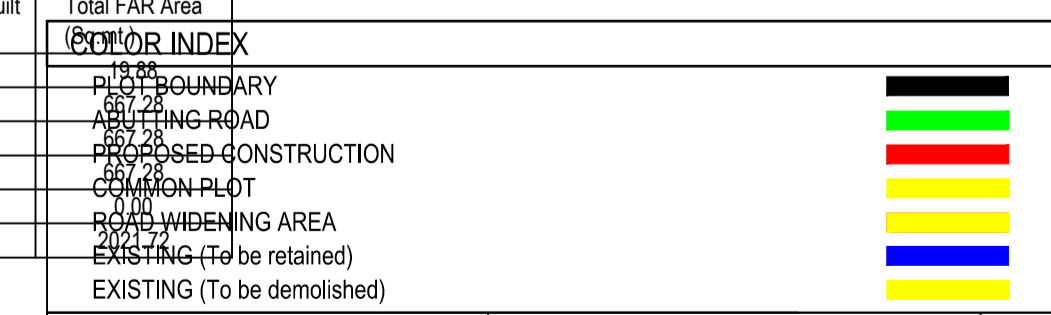


SITE PLAN SCALE-1:100

AREA STATEMENT		VERSION NO. : 1.0.41
JAMSHEDPUR NAC		VERSION DATE: 29/04/2019
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: Residential Bldg/Apartment	
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA	
Inward_No: JNAC/BP/0081/W6/2019	Plot/SubPlot No: HOLDING NO. - 6, CIRCUIT HOUSE AREA ( N-E)	
Application Type: General Proposal	North: Plot No. - HOLDING NO. - 5	
Project Type: Building Permission	South: Plot No. - HOLDING NO. - 7	
Nature of Development: New	East: CTS No. - 2.5 M WIDE ALLEY	
Location of Development Area: Old Area	West: Road Width - 7.62	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 1416.14
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1416.14
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		143.18
Total		143.18
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1272.96
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1416.14
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	1416.14
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		708.07
Proposed Coverage Area ( 49.50 % )		700.95
Total Prop. Coverage Area ( 49.5 % )		700.95
Balance coverage area ( 0.50 % )		7.12
FAR CHECK		
Perm. FAR Area ( 2.50 )		3540.35
Total Perm. FAR area		3540.35
Residential FAR		2001.83
Proposed FAR Area		2021.71
Total Proposed FAR Area		2021.71
Consumed FAR (Factor)		1.43
Balance FAR Area		1518.64
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2803.89
ARCHITECT (Regd)		
ARCHITECT (Regd)	MUKESH KUMAR	
ENGINEER (Regd)		
ENGINEER (Regd)		
SUPERVISOR (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		
OWNER (Regd)	VIKASH NAGELIA AND DIRECTOR AGORISE MERCHANTS PRIVATE LIMITED	
DEVELOPMENT AUTHORITY		
DEVELOPMENT AUTHORITY	LOCAL BODY	

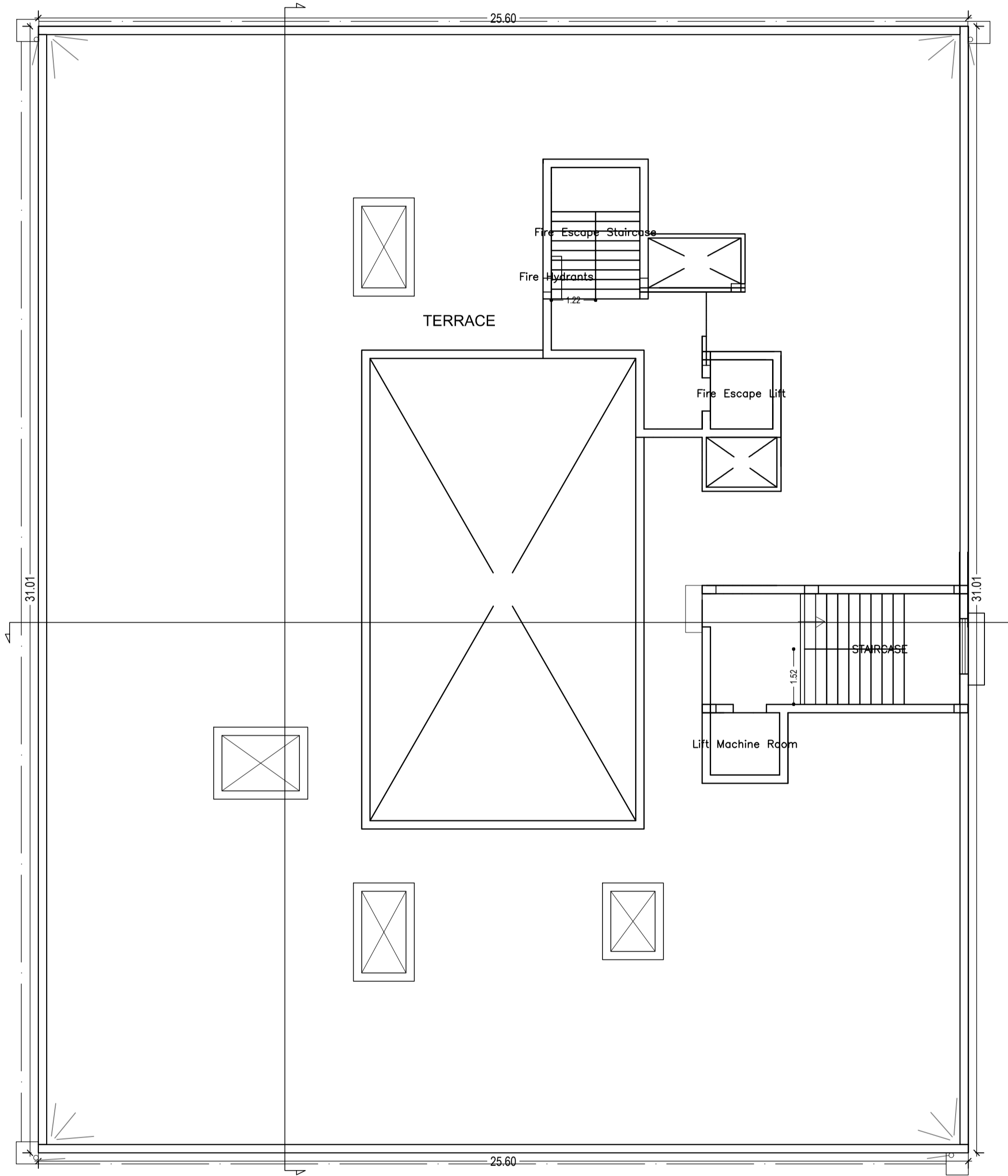
Buildingwise Floor FAR Details

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
Parking Floor	700.95	19.88	700.95	
First Floor	700.98	667.28	700.98	
Second Floor	700.98	667.28	700.98	
Third Floor	700.98	667.28	700.98	
Terrace Floor	0.00	0.00	0.00	
Total :	2803.89	2021.72	2803.89	

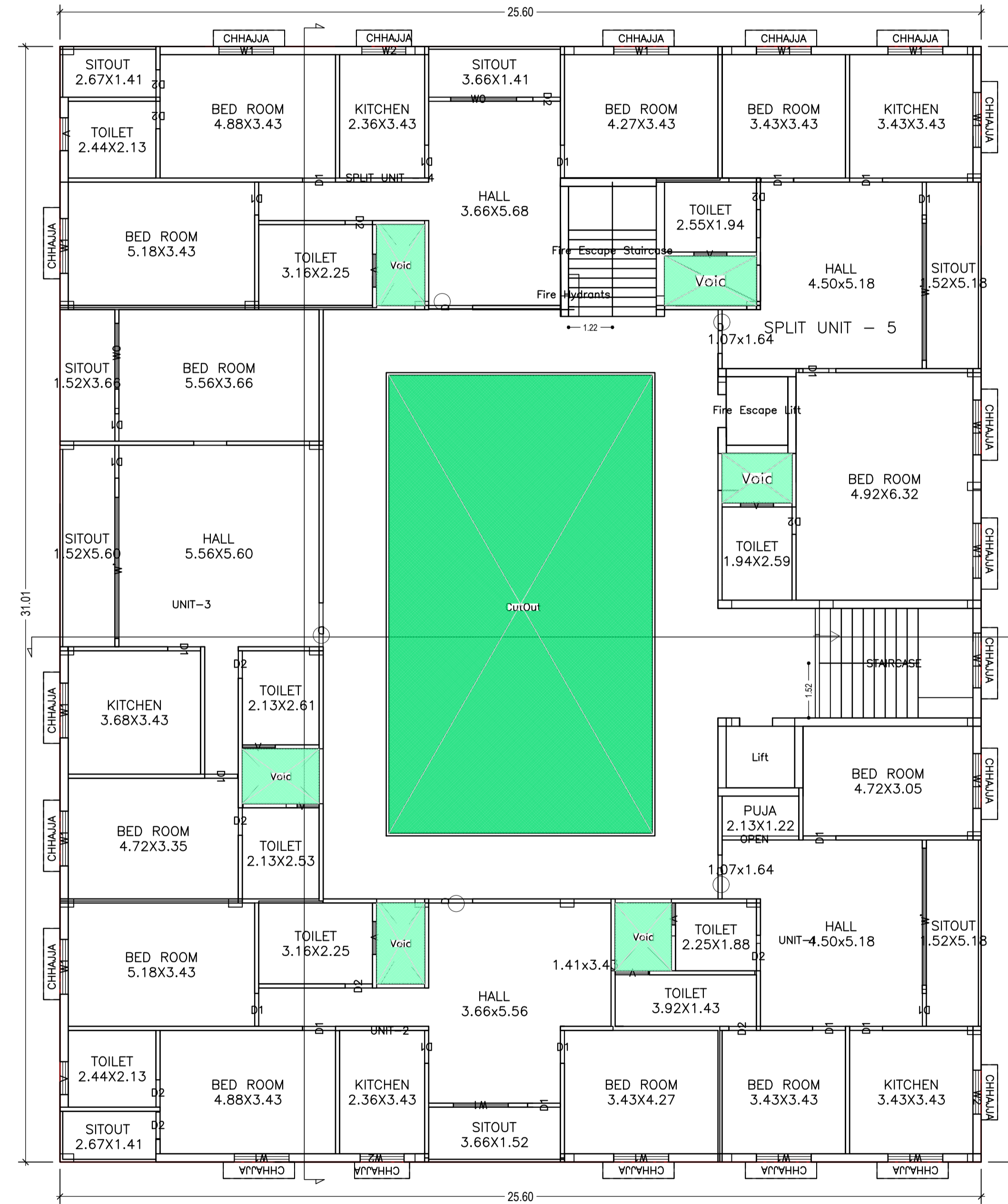


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR JNAC/ENG/0003/2017			

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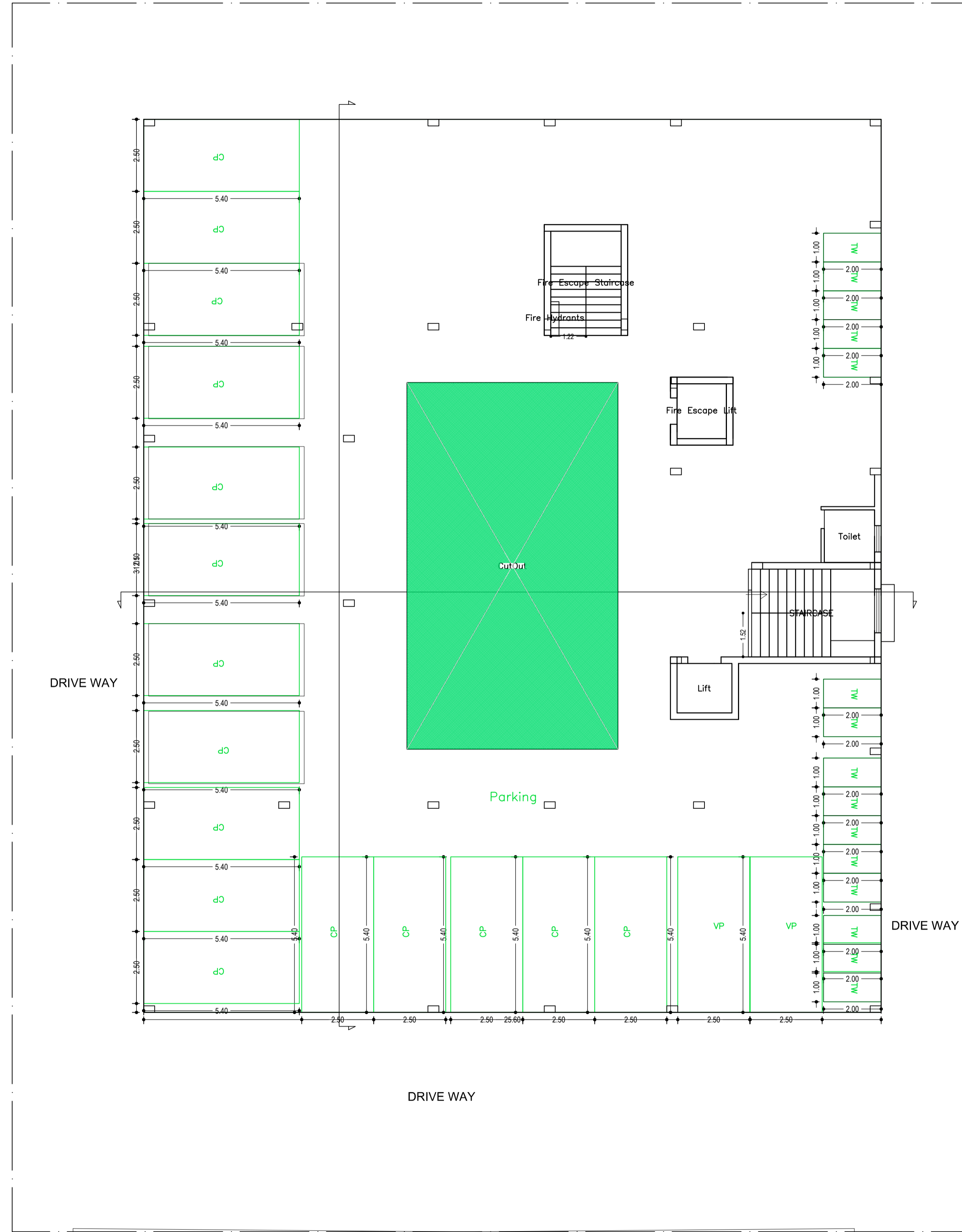
TERRACE FLOOR PLAN  
(SCALE 1:100)



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

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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.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
				StairCase	Lift	Void	Accessory Use	Parking					
Parking Floor	794.04	93.09	700.95	8.83	0.00	0.00	3.19	669.05	0.00	13.36	19.88	19.88	00
First Floor	794.07	93.09	700.98	8.83	6.52	18.35	0.00	0.00	667.28	0.00	667.28	667.28	05
Second Floor	794.07	93.09	700.98	8.83	6.52	18.35	0.00	0.00	667.28	0.00	667.28	667.28	05
Third Floor	794.07	93.09	700.98	8.83	6.52	18.35	0.00	0.00	667.28	0.00	667.28	667.28	05
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	3176.25	372.36	2803.89	35.32	19.56	55.05	3.19	669.05	2001.84	13.36	2021.72	2021.72	15
Total Number of Same Buildings :	1												
Total :	3176.25	372.36	2803.89	35.32	19.56	55.05	3.19	669.05	2001.84	13.36	2021.72	2021.72	15

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.76	2.13	39
A (BUILDING)	D1	0.91	2.13	63
A (BUILDING)	D	1.22	2.13	15
A (BUILDING)	OPEN	2.13	2.13	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.91	0.61	30
A (BUILDING)	W2	1.22	1.22	09
A (BUILDING)	W1	1.52	1.22	54
A (BUILDING)	W0	1.82	1.22	03
A (BUILDING)	W0	1.83	1.22	03
A (BUILDING)	W	3.92	1.22	09

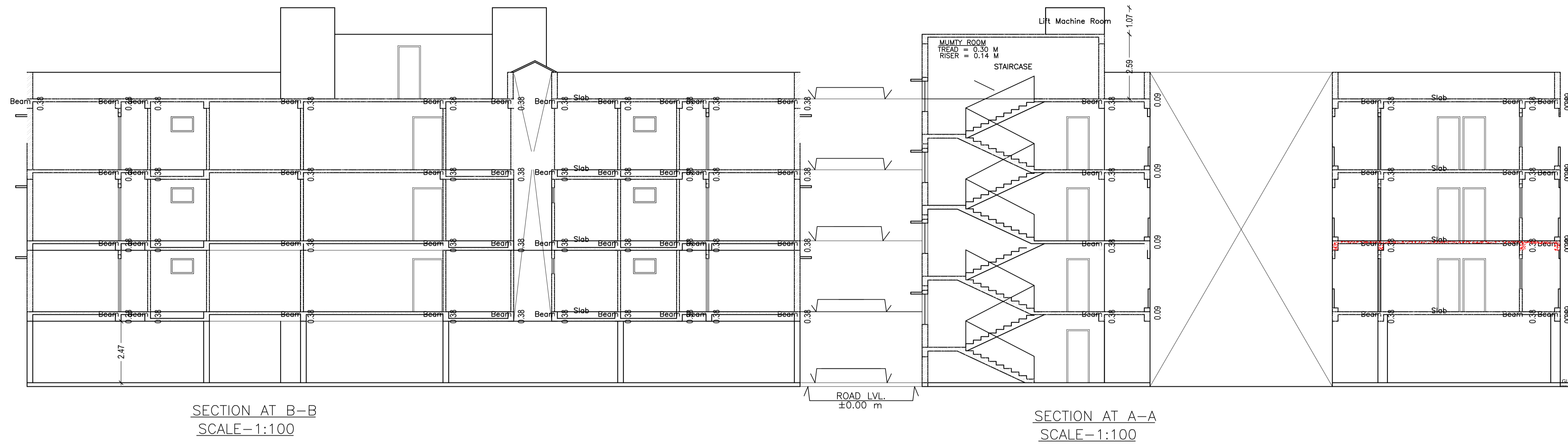
UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2 & 3 FLOOR PLAN	SPLIT UNIT - 4	FLAT	115.78	106.02	9	15
	SPLIT UNIT - 5	FLAT	109.20	99.85	7	
	UNIT-1	FLAT	93.23	83.71	8	
	UNIT-2	FLAT	119.99	109.97	9	
	UNIT-3	FLAT	117.28	109.56	8	
Total:	-	-	1666.47	1527.32	123	15

PARKING FLOOR PLAN (SCALE 1:100)

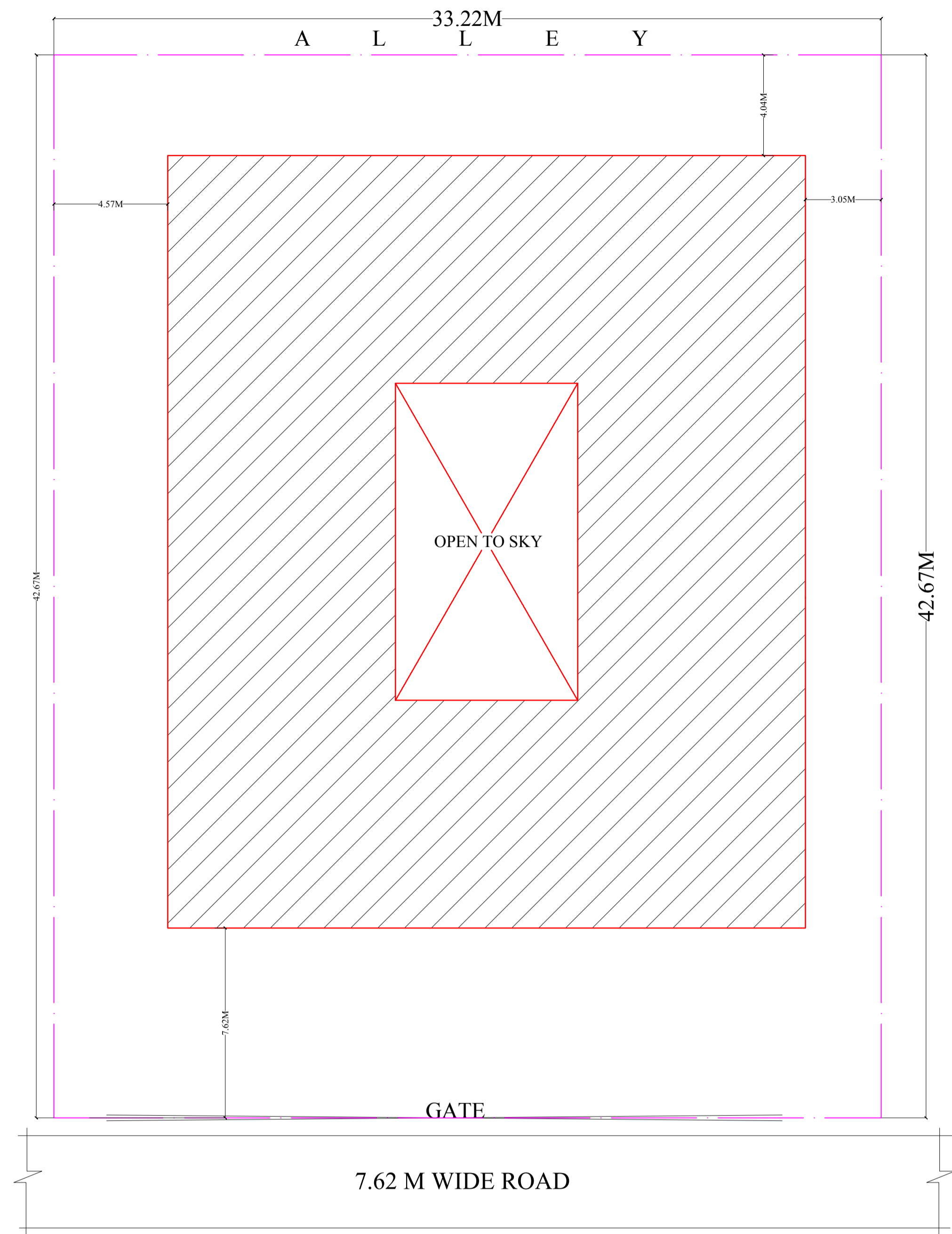
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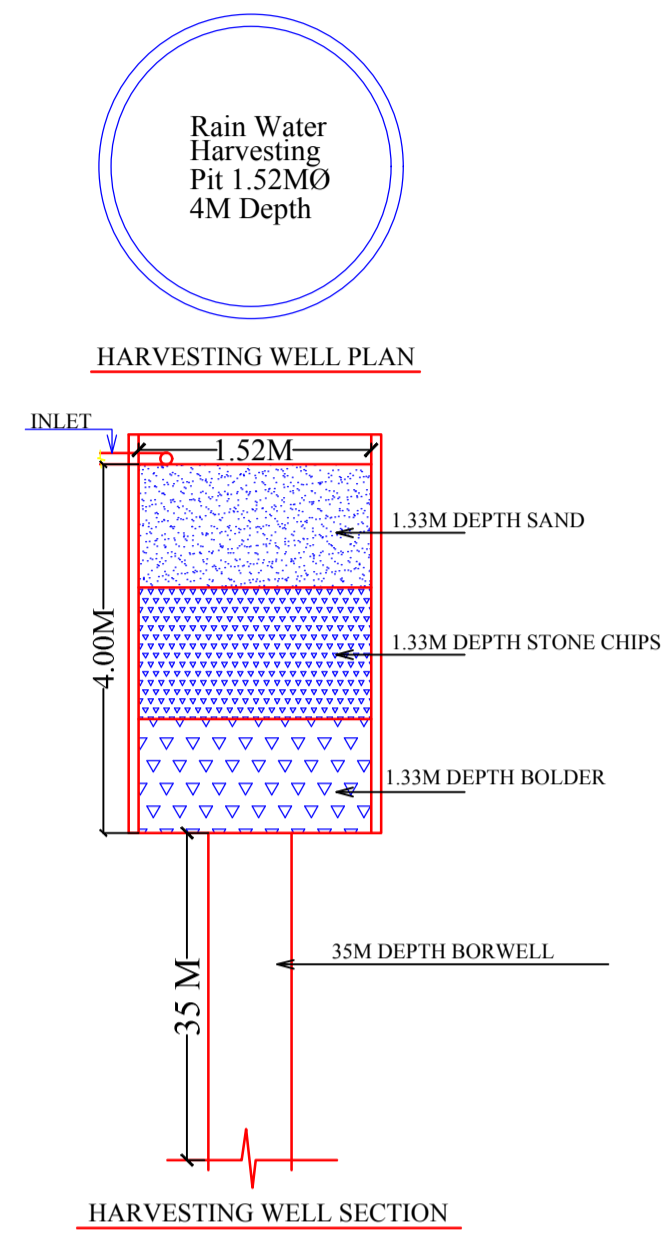


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SITE PLAN  
SCALE - 1:133



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SIDE ELEVATION  
SCALE=1:100

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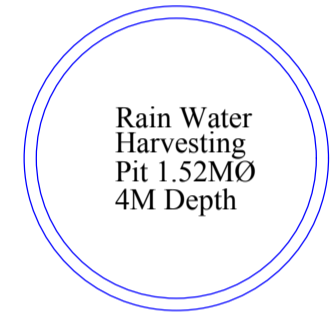
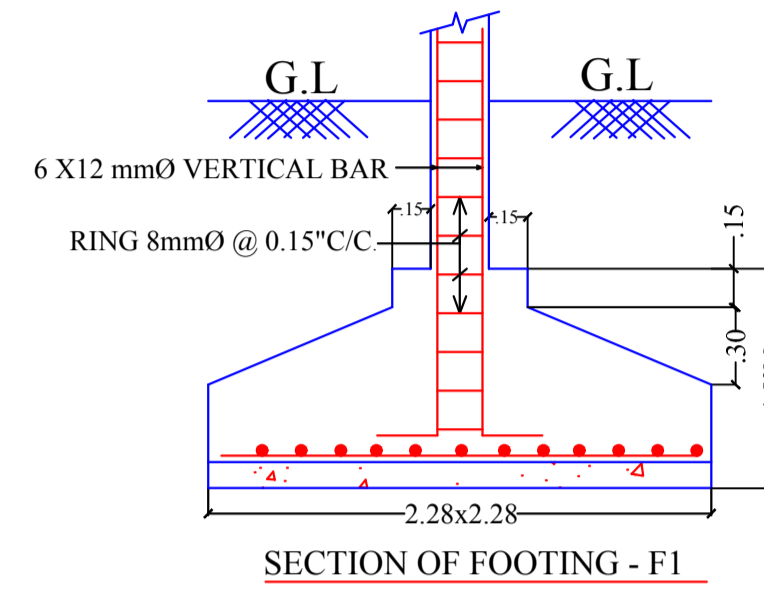
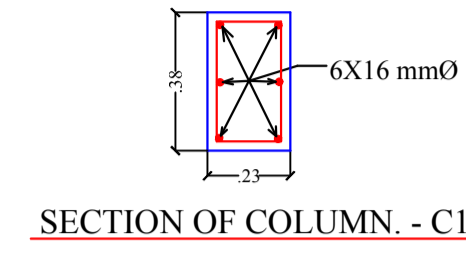
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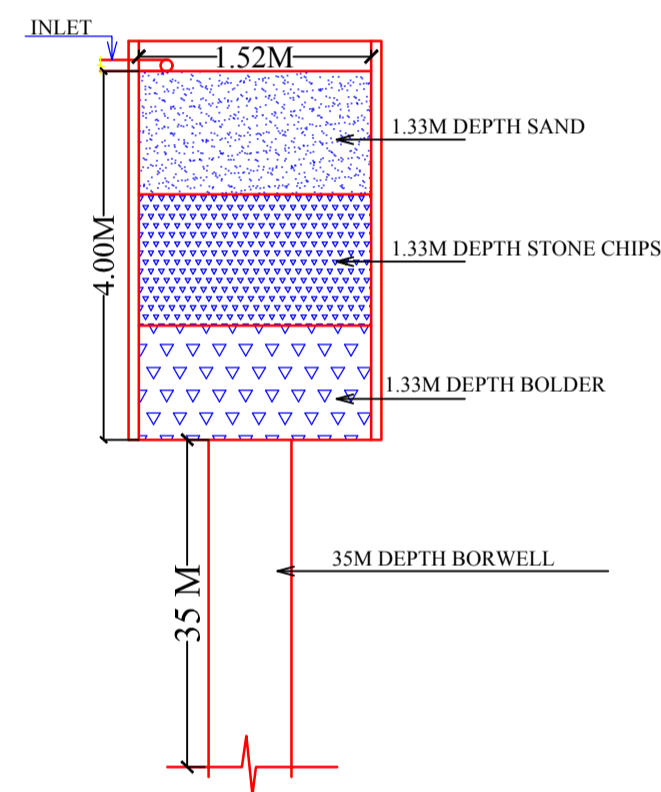
FRONT ELEVATION  
SCALE - 1:100

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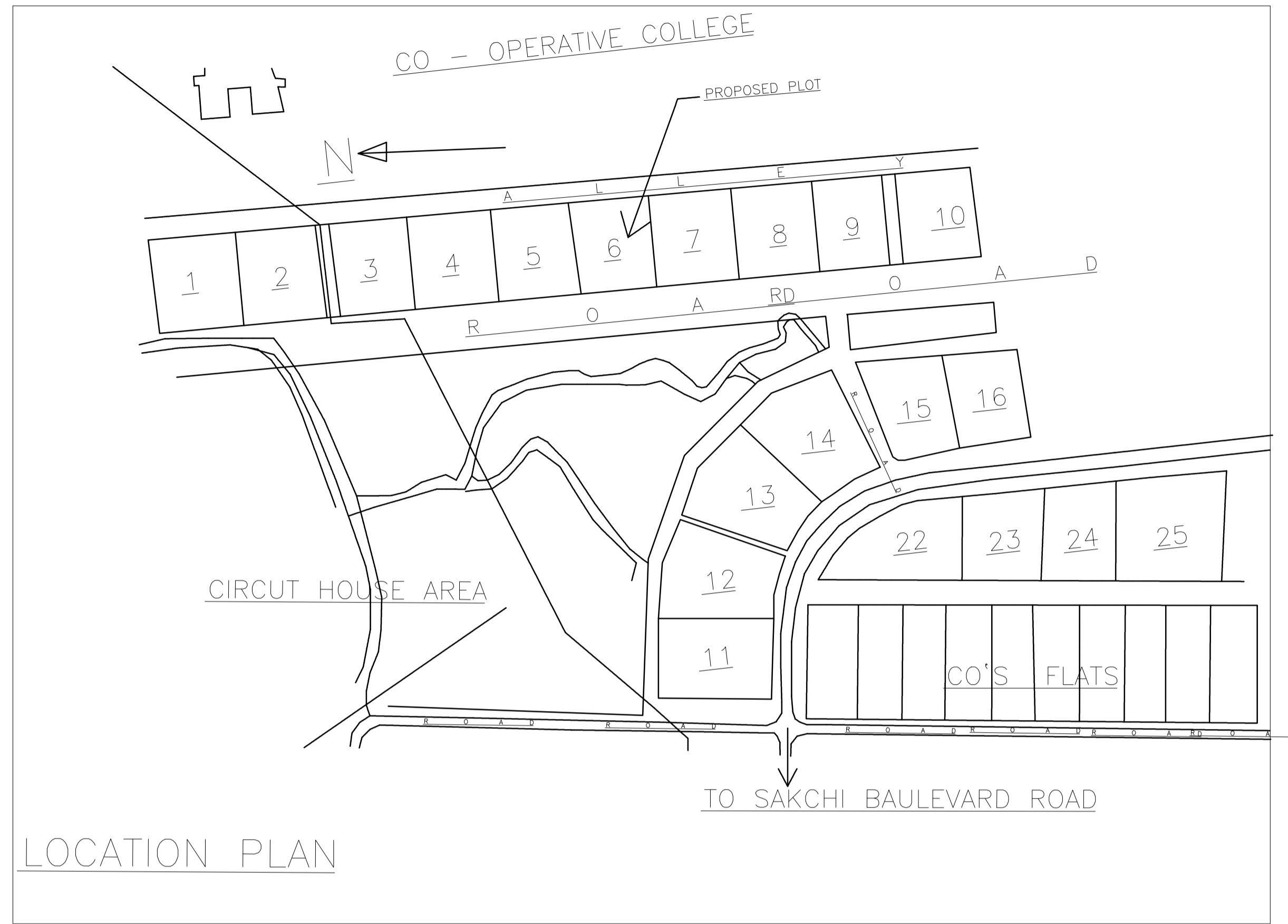
HARVESTING WELL PLAN



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LOCATION PLAN

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