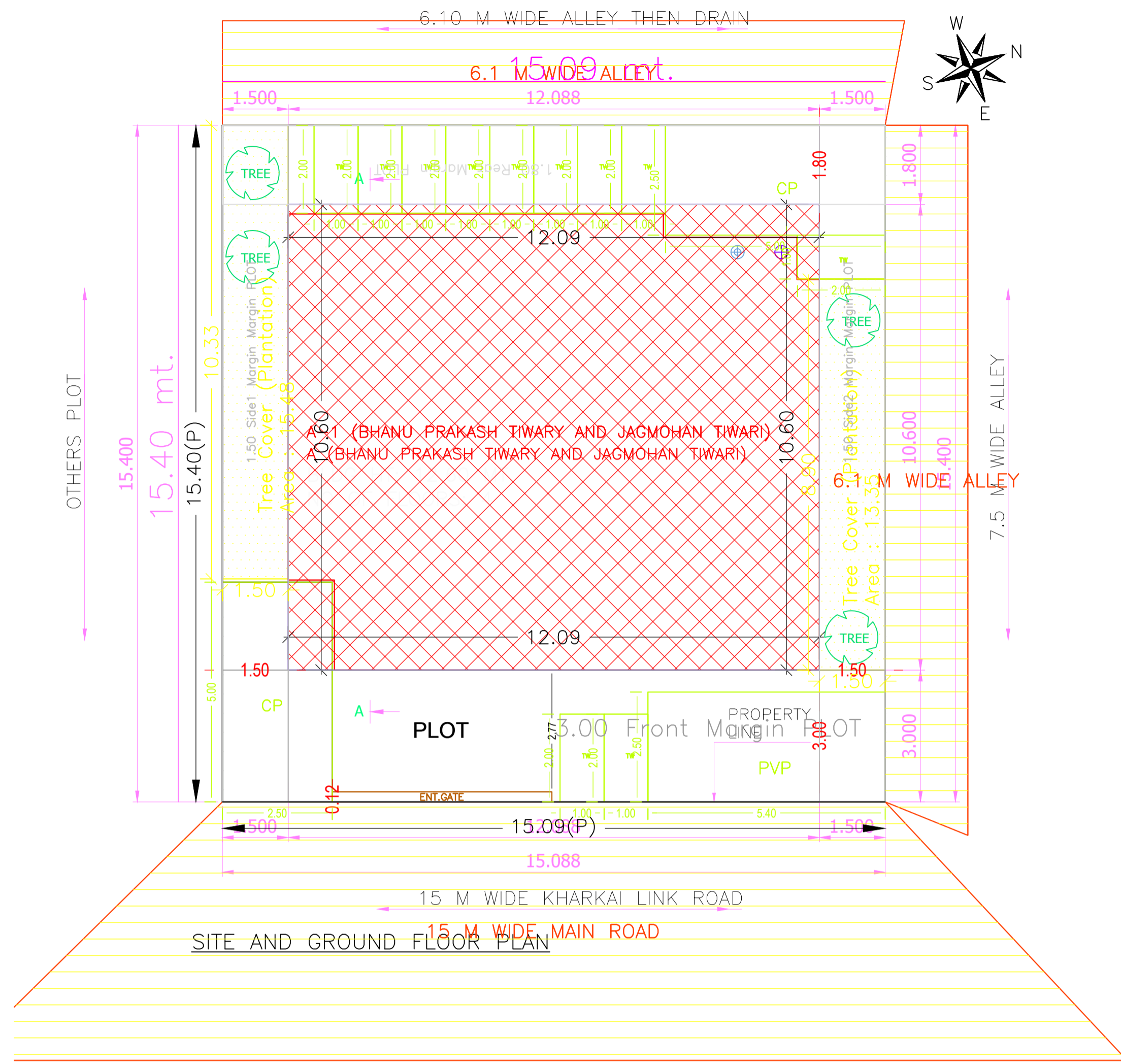


Proposal Basic Information	
Proposal File No.	JNAC/BP/0099/W3/2019
Owner Name	BHANU PRAKASH TIWARY AND JAGMOHAN TIWARY
Khata No	85
Plot No	Ho. No. 3, KHARKAI LINK ROAD
Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm



AREA STATEMENT		VERSION NO.: 1.0.42
JAMSHEDPUR NAC		VERSION DATE: 29/04/2019
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: EAST SINGHBHUM	Plot SubUse: Resi+Comm	
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA	
Inward No: JNAC/BP/0099/W3/2019	Plot/SubPlot No: Ho. No. 3, KHARKAI LINK ROAD	
Application Type: General Proposal	North: Road Width - ALLEY 6 MTRS WIDE	
Project Type: Building Permission	South: Road Width - 15	
Nature of Development: New	East: Road Width - ALLEY 6 MTRS WIDE	
Location of Development Area: Old Area	West: Plot No. - Ho. No. 2, KHARKAI LINK ROAD	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	232.35
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	232.35
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		28.83
Total		28.83
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	203.52
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	232.35
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	232.35
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		139.41
Proposed Coverage Area ( 55.15 % )		128.13
Total Prop. Coverage Area ( 55.15 % )		128.13
Balance coverage area ( 4.85 % )		11.28
FAR CHECK		
Perm. FAR Area ( 2.50 )		580.88
Total Perm. FAR area		580.88
Residential FAR		261.23
Commercial FAR		253.03
Proposed FAR Area		514.26
Total Proposed FAR Area		514.26
Consumed FAR (Factor)		2.21
Balance FAR Area		66.62
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		663.49
ARCHITECT (Regd)	SUDIPTO MUKHERJEE	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	BHANU PRAKASH TIWARY AND JAGMOHAN TIWARY	
DEVELOPMENT AUTHORITY		LOCAL BODY

SITE PLAN

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Light Blue

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.)	Trmt (No.)
			Lift	Balcony	Parking	Resi.	Commercial			
A (BHANU PRAKASH TIWARY AND JAGMOHAN TIWARY)	1	663.49	9.69	11.42	105.03	261.22	253.03	514.25	514.25	04
Grand Total	1	663.49	9.69	11.42	105.03	261.22	253.03	514.25	514.25	04

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (BHANU PRAKASH TIWARY AND JAGMOHAN TIWARY)	Commercial	Shop	> 0	50	208.86	1	3	-	-	-	-	
			> 0	50	208.86	-	-	-	-	1	9	
			> 0	1	2.00	1.00	2	-	-	-	-	
Residential	Residential Bldg/Apartment	> 0	1	2.00	-	-	-	-	-	1	2	
		> 0	1	2.00	-	-	1	1	-	-	-	
Total:			-	-	-	5	5	-	1	0	11	11

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	5	62.50
Total Car	5	62.50	5	62.50
Total Visitor Parking	1	12.50	1	13.50
Parallel Visitor's Car Parking	-	-	1	13.50
TwoWheeler	-	-	11	22.00
Total TwoWheeler	11	22.00	11	22.00
Other Parking	-	-	-	67.53
Total		97.00		201.03

Building USE/SUBUSE Details

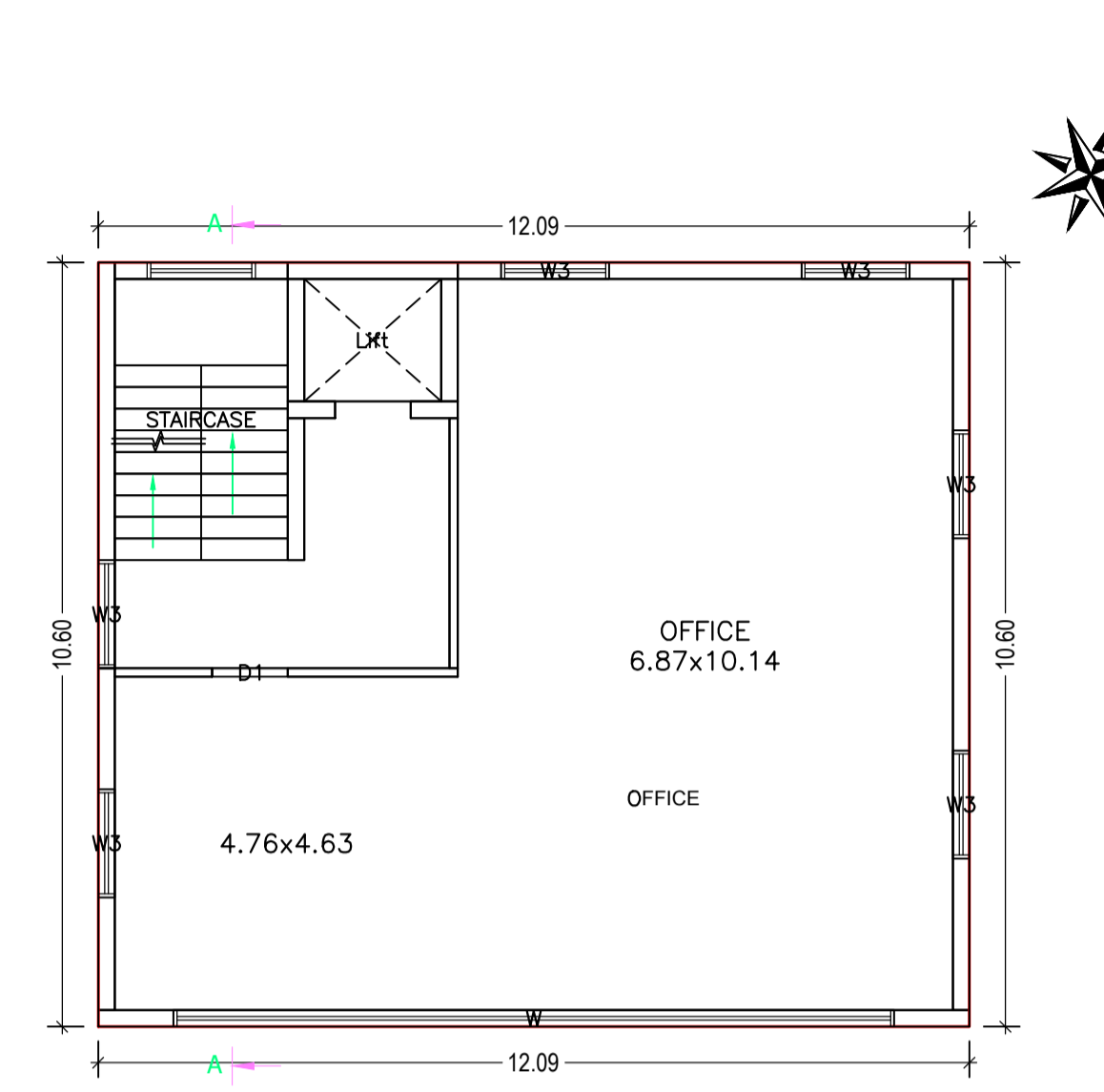
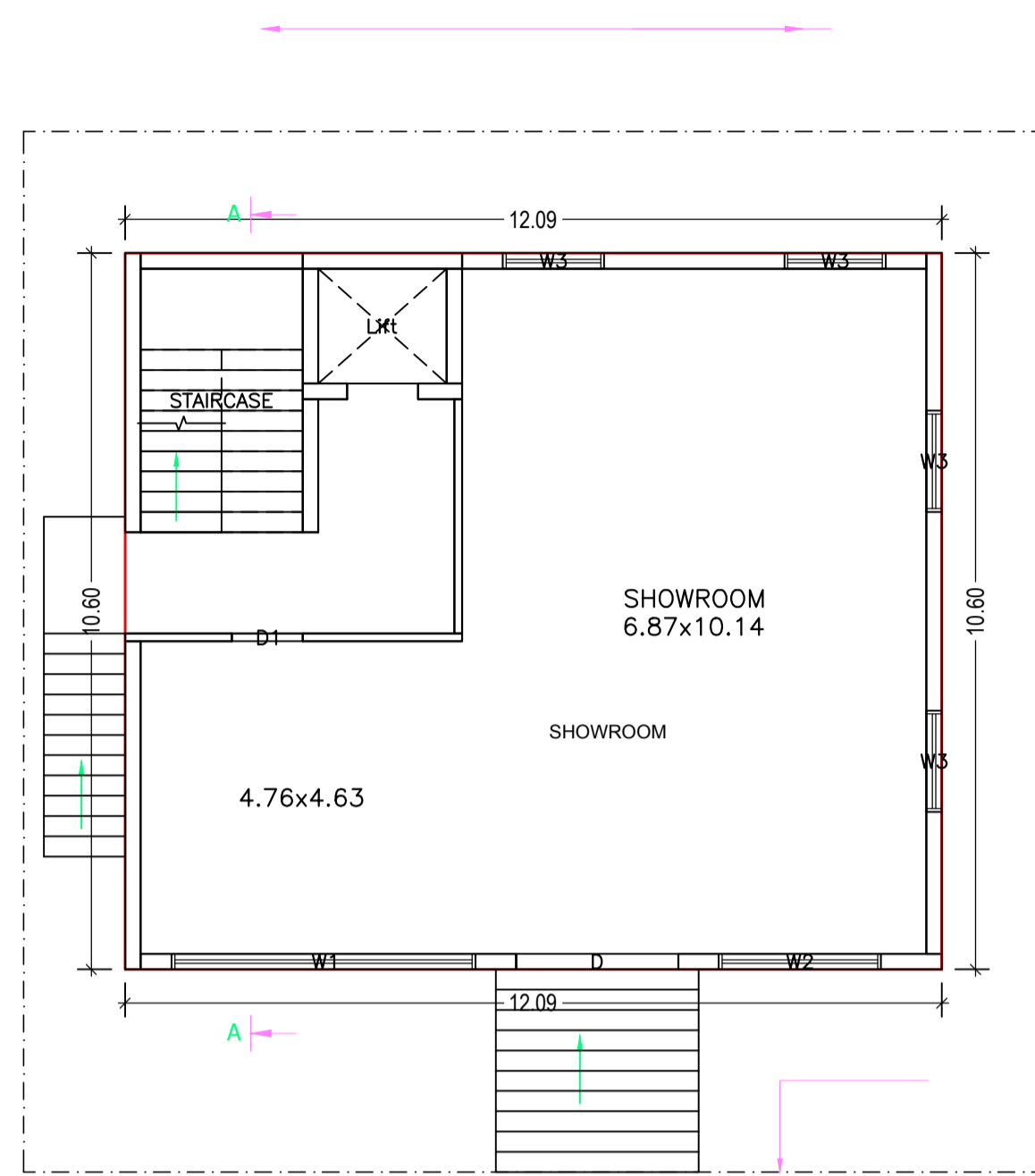
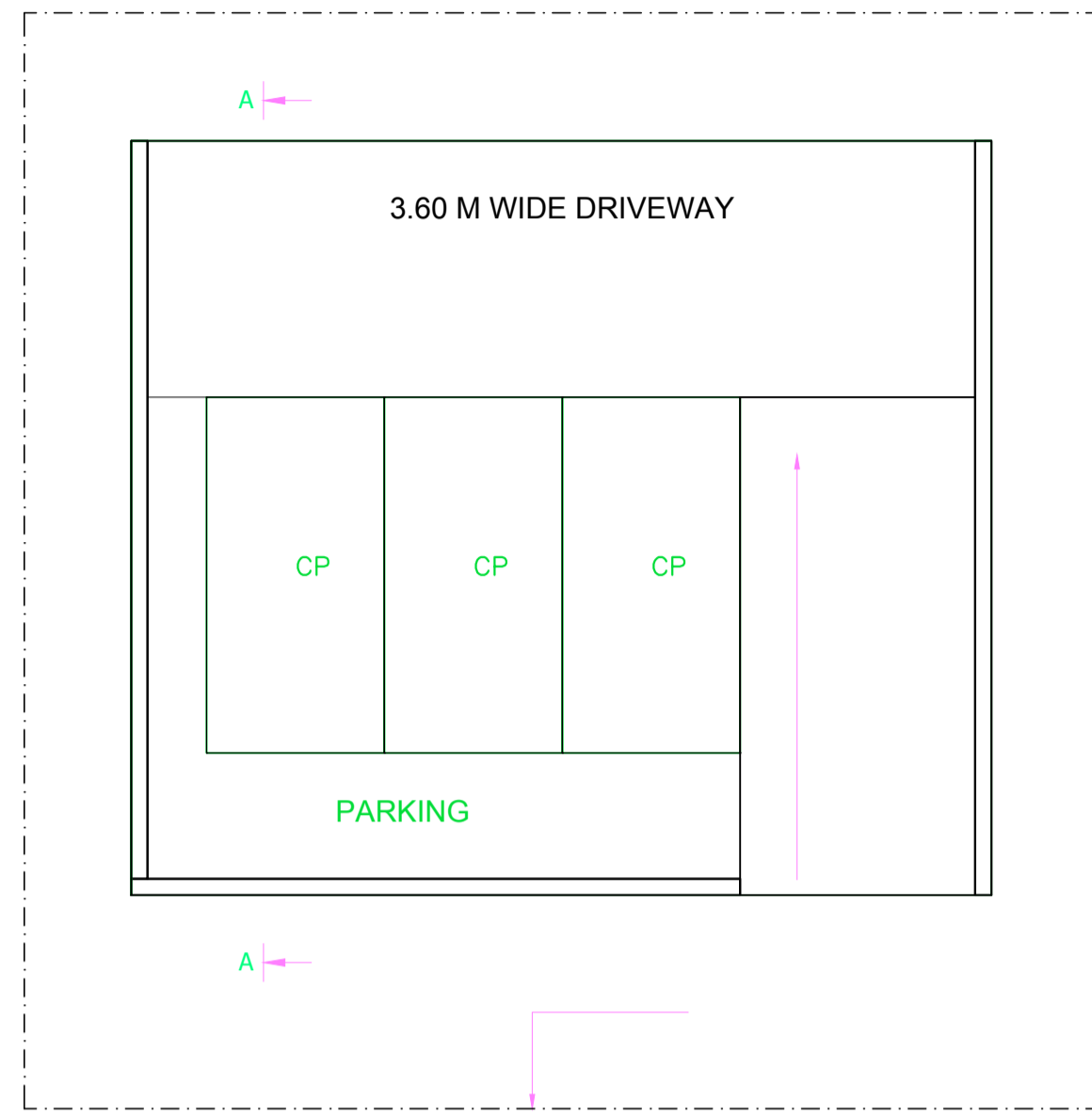
Building Name	Building Use	Building SubUse	Building Structure
A (BHANU PRAKASH TIWARY AND JAGMOHAN TIWARY)	Residential	Residential Bldg/Apartment	Non-Highrise

Buildingwise Floor FAR Details

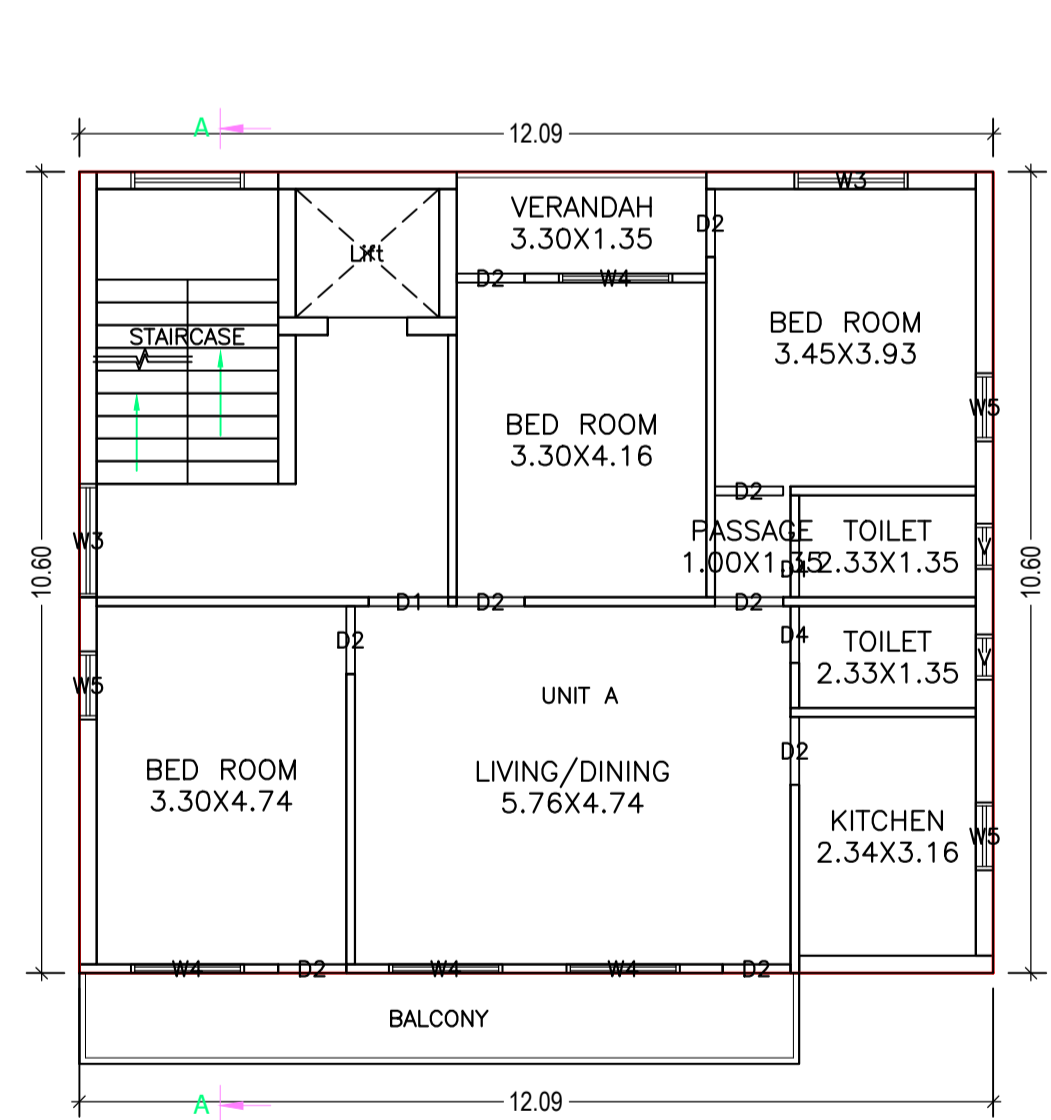
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	128.13	0.00	128.13	0.00
Ground Floor	128.13	128.13	128.13	128.13
First Floor	128.13	124.90	128.13	124.90
Second Floor	139.55	130.61	139.55	130.61
Third Floor	139.55	139.55	139.55	130.61
Terrace Floor	0.00	0.00	0.00	0.00
Total:	663.49	663.49	663.49	514.25

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG0013/2019			

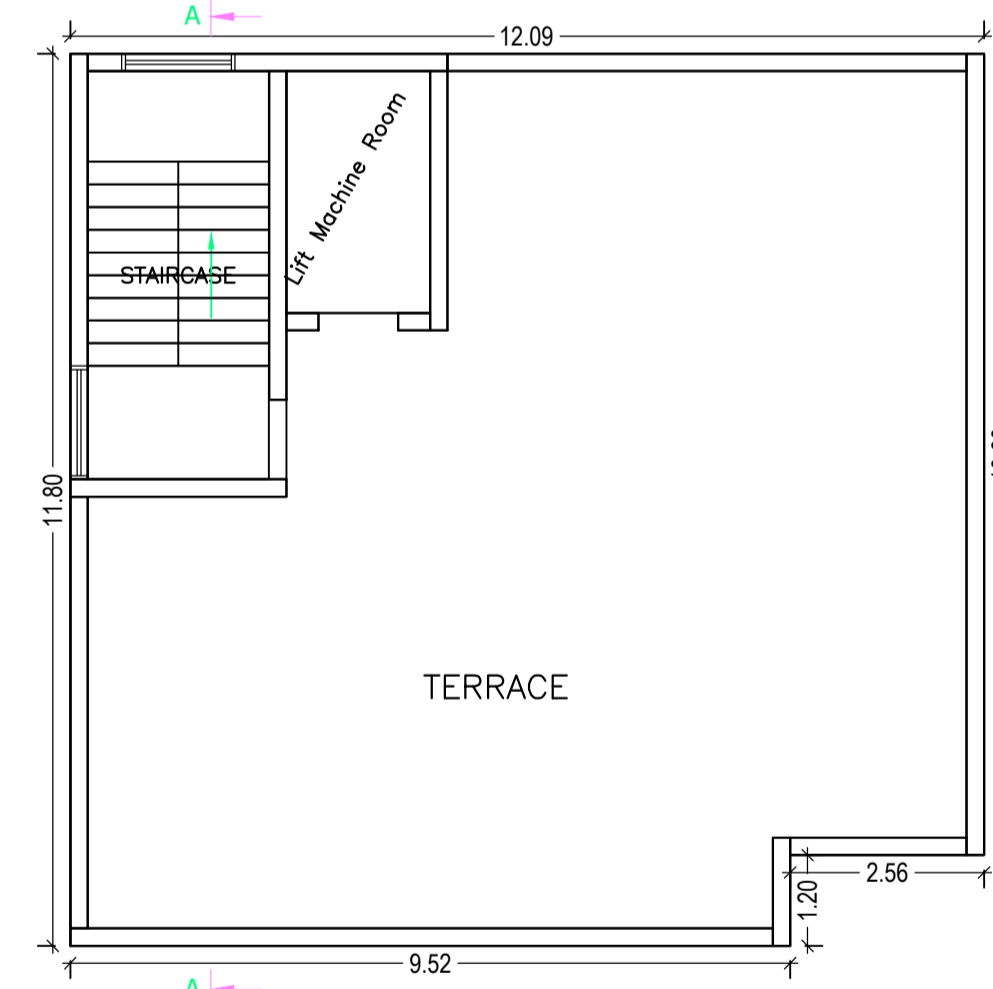
Proposal Basic Information	
Proposal File No.	JNAC/BP/0099/W3/2019
Owner Name	BHANU PRAKASH TIWARY AND JAGMOHAN TIWARY
Khata No	85
Plot No	Ho. No. 3, KHARKAI LINK ROAD
Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm



BASEMENT FLOOR PLAN  
(SCALE 1:100)



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



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

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

TERRACE FLOOR PLAN  
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			



Proposal Basic Information	
Proposal File No.	JNAC/BP/0099/W3/2019
Owner Name	BHANU PRAKASH TIWARY AND JAGMOHAN TIWARY
Khata No	85
Plot No	Ho. No. 3, KHARKAI LINK ROAD
Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm

Building :A (BHANU PRAKASH TIWARY AND JAGMOHAN TIWARI)

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.)	Trmt (No.)
		Lift	Balcony	Parking	Resi.	Commercial				
Basement Floor	128.13	0.00	0.00	105.03	0.00	0.00	0.00	0.00	0.00	00
Ground Floor	128.13	0.00	0.00	0.00	0.00	128.13	128.13	128.13	0.00	01
First Floor	128.13	3.23	0.00	0.00	0.00	124.90	124.90	124.90	0.00	01
Second Floor	139.55	3.23	5.71	0.00	130.61	0.00	130.61	130.61	0.00	01
Third Floor	139.55	3.23	5.71	0.00	130.61	0.00	130.61	130.61	0.00	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
<b>Total :</b>	<b>663.49</b>	<b>9.69</b>	<b>11.42</b>	<b>105.03</b>	<b>261.22</b>	<b>253.03</b>	<b>514.25</b>	<b>514.25</b>	<b>0.00</b>	<b>04</b>
Total Number of Same Buildings	1									
<b>Total :</b>	<b>663.49</b>	<b>9.69</b>	<b>11.42</b>	<b>105.03</b>	<b>261.22</b>	<b>253.03</b>	<b>514.25</b>	<b>514.25</b>	<b>0.00</b>	<b>04</b>

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BHANU PRAKASH TIWARY AND JAGMOHAN TIWARI)	D4	0.75	2.10	04
A (BHANU PRAKASH TIWARY AND JAGMOHAN TIWARI)	D2	0.90	2.10	18
A (BHANU PRAKASH TIWARY AND JAGMOHAN TIWARI)	D1	1.05	2.10	04
A (BHANU PRAKASH TIWARY AND JAGMOHAN TIWARI)	D	2.40	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

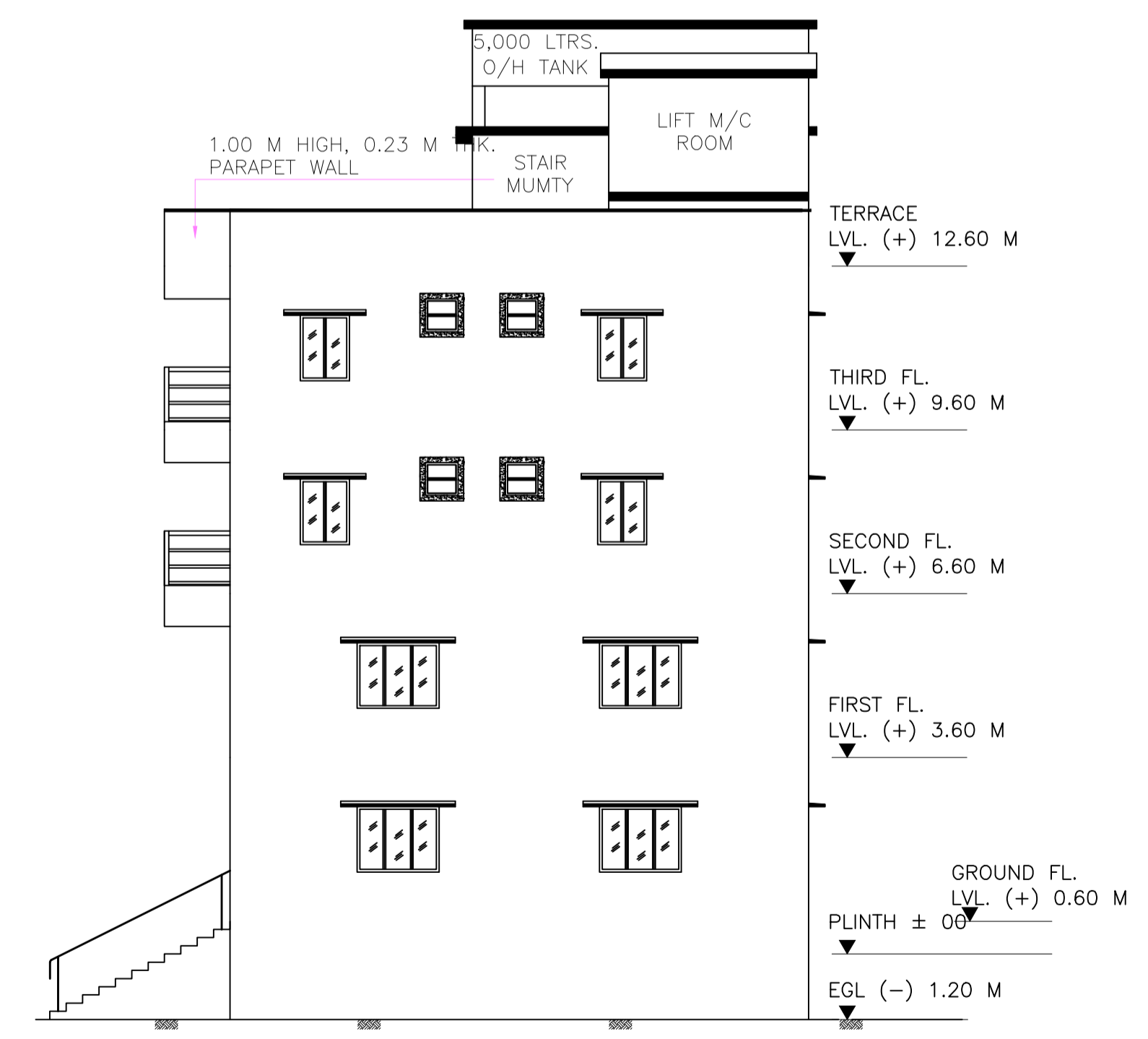
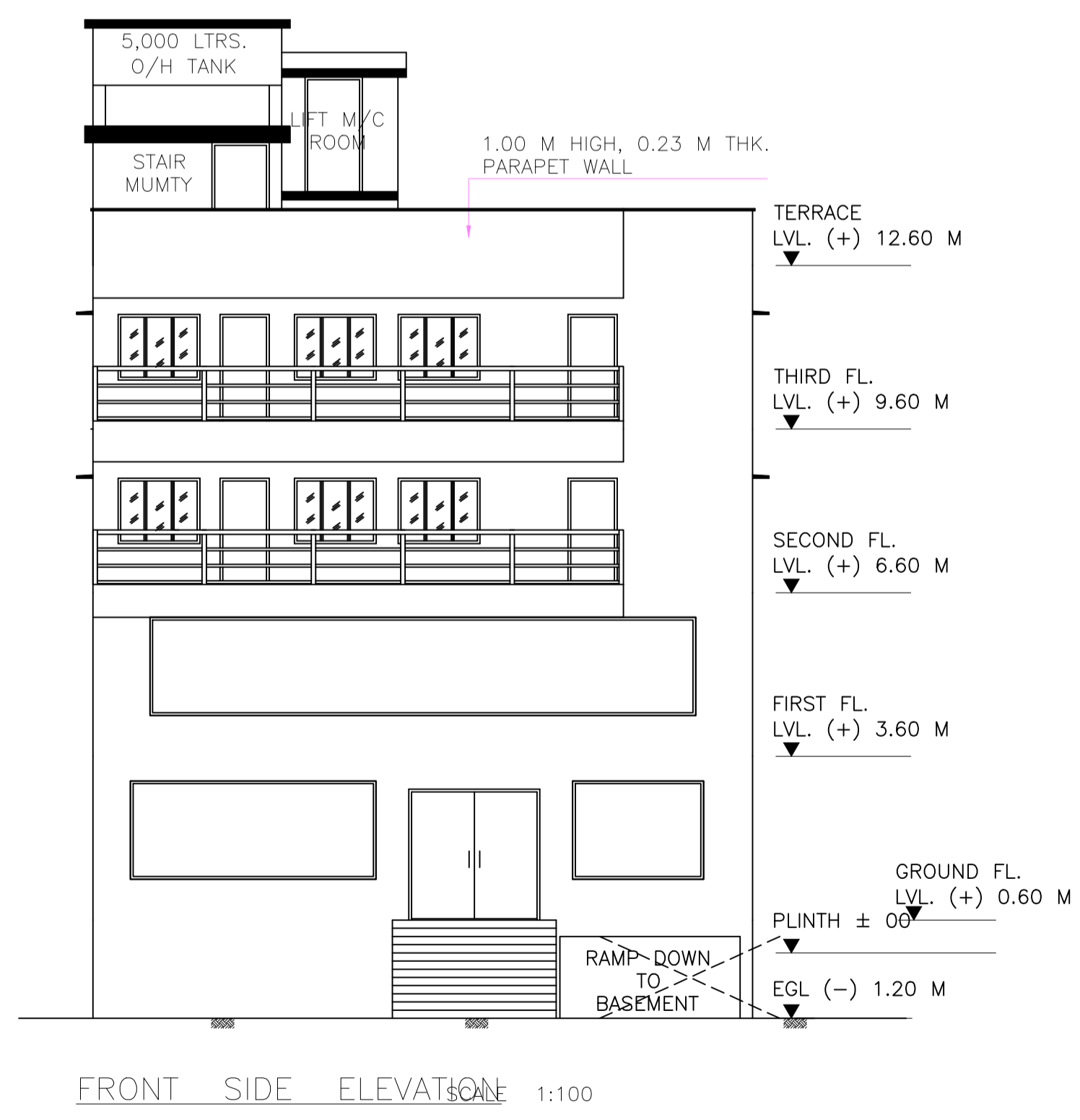
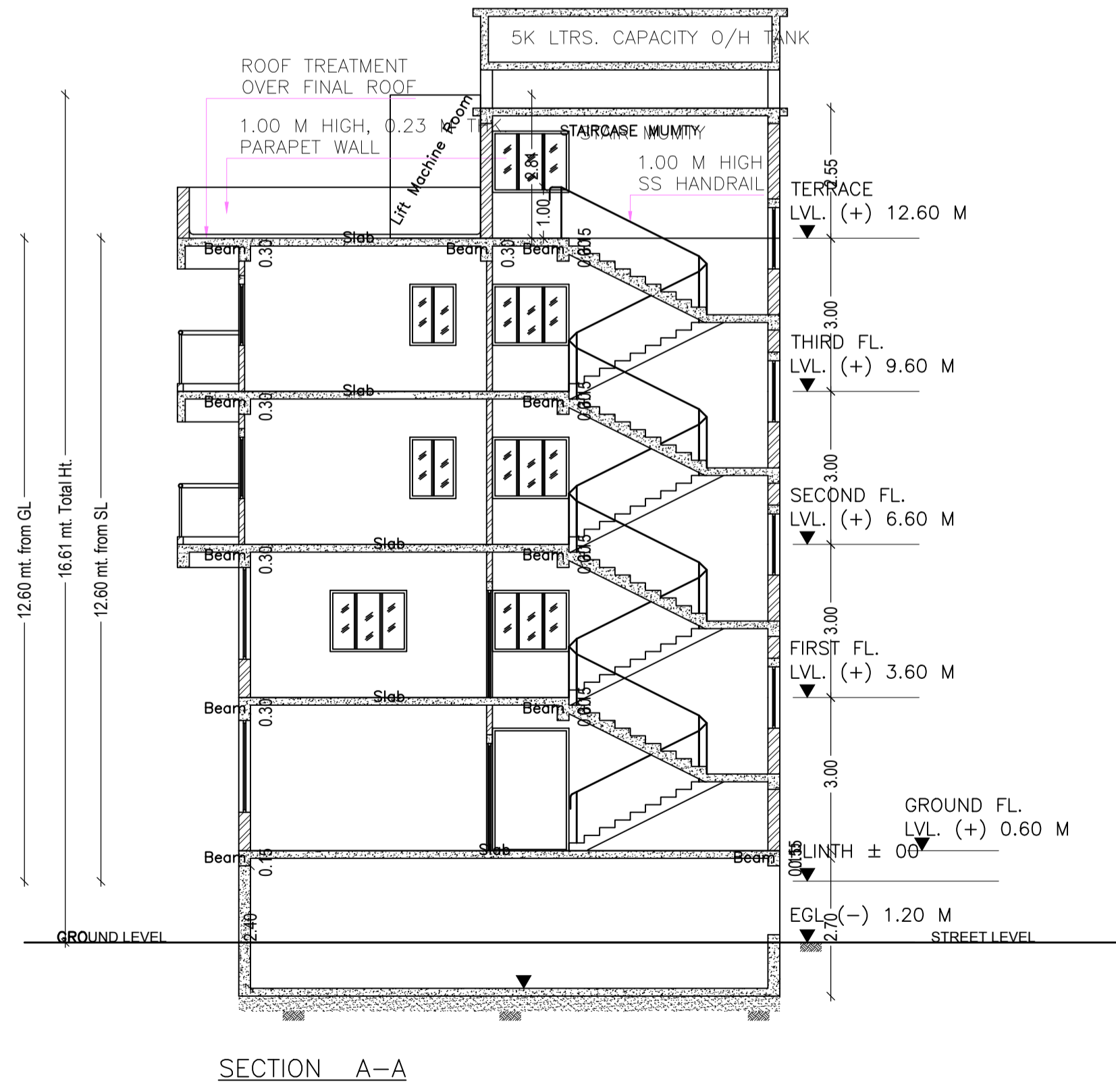
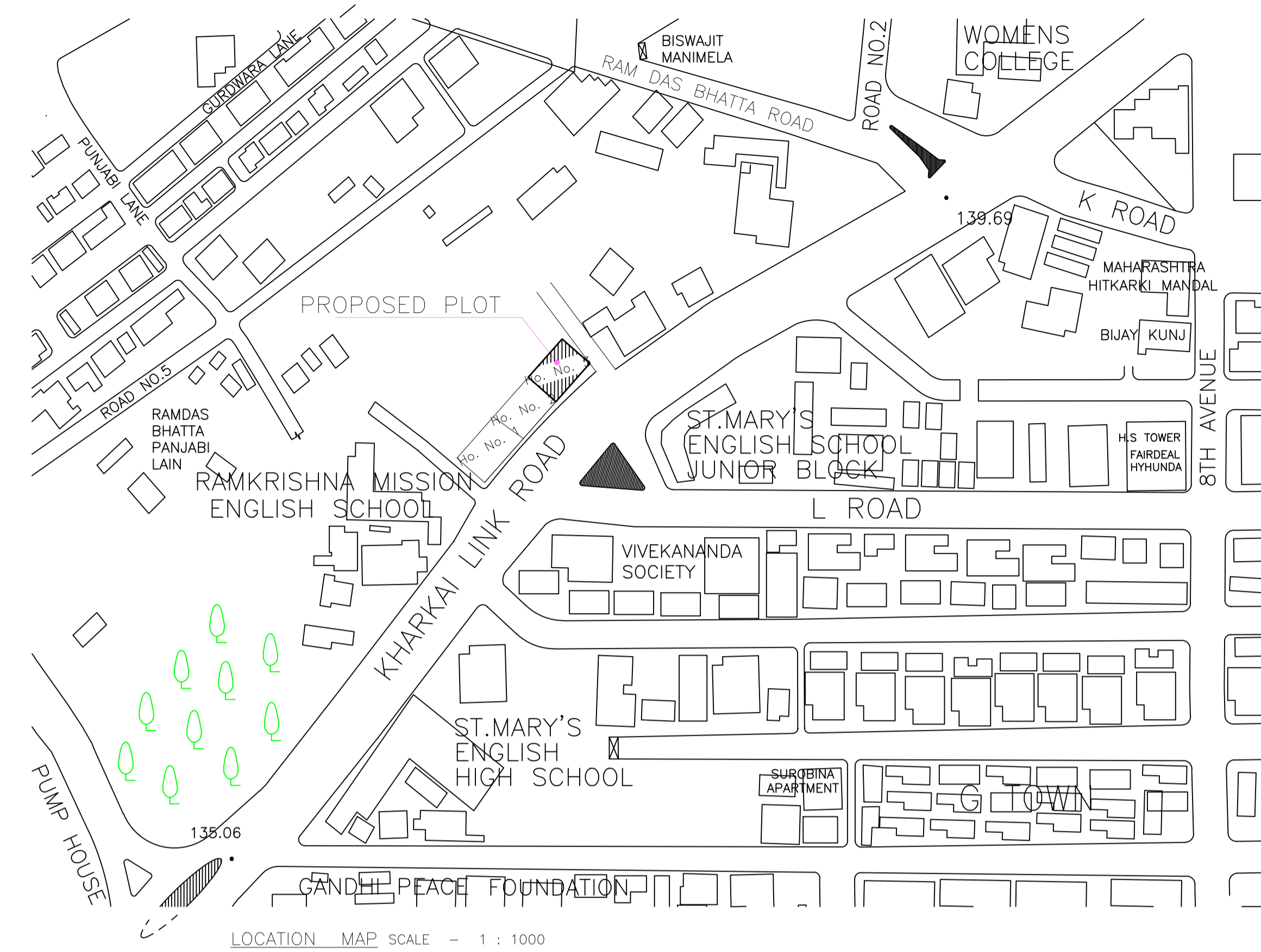
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BHANU PRAKASH TIWARY AND JAGMOHAN TIWARI)	V	0.60	0.60	04
A (BHANU PRAKASH TIWARY AND JAGMOHAN TIWARI)	W5	0.90	1.20	06
A (BHANU PRAKASH TIWARY AND JAGMOHAN TIWARI)	W3	1.50	1.20	14
A (BHANU PRAKASH TIWARY AND JAGMOHAN TIWARI)	W4	1.50	1.20	08
A (BHANU PRAKASH TIWARY AND JAGMOHAN TIWARI)	W	10.00	1.80	01
A (BHANU PRAKASH TIWARY AND JAGMOHAN TIWARI)	W2	2.40	1.80	01
A (BHANU PRAKASH TIWARY AND JAGMOHAN TIWARI)	W1	4.50	1.80	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2& 3 FLOOR PLAN	0.60 X 0.00 X 1 X 2	22.86	22.86
<b>Total</b>	-	-	22.86

UnitBUA Table for Building :A (BHANU PRAKASH TIWARY AND JAGMOHAN TIWARI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOWROOM	SHOP	100.04	92.33	1	1
FIRST FLOOR PLAN	OFFICE	OFFICE	100.04	91.77	1	1
TYPICAL - 2& 3 FLOOR PLAN	UNIT A	FLAT	111.46	102.44	9	2
<b>Total:</b>	-	-	<b>423.01</b>	<b>388.99</b>	<b>20</b>	<b>4</b>



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			