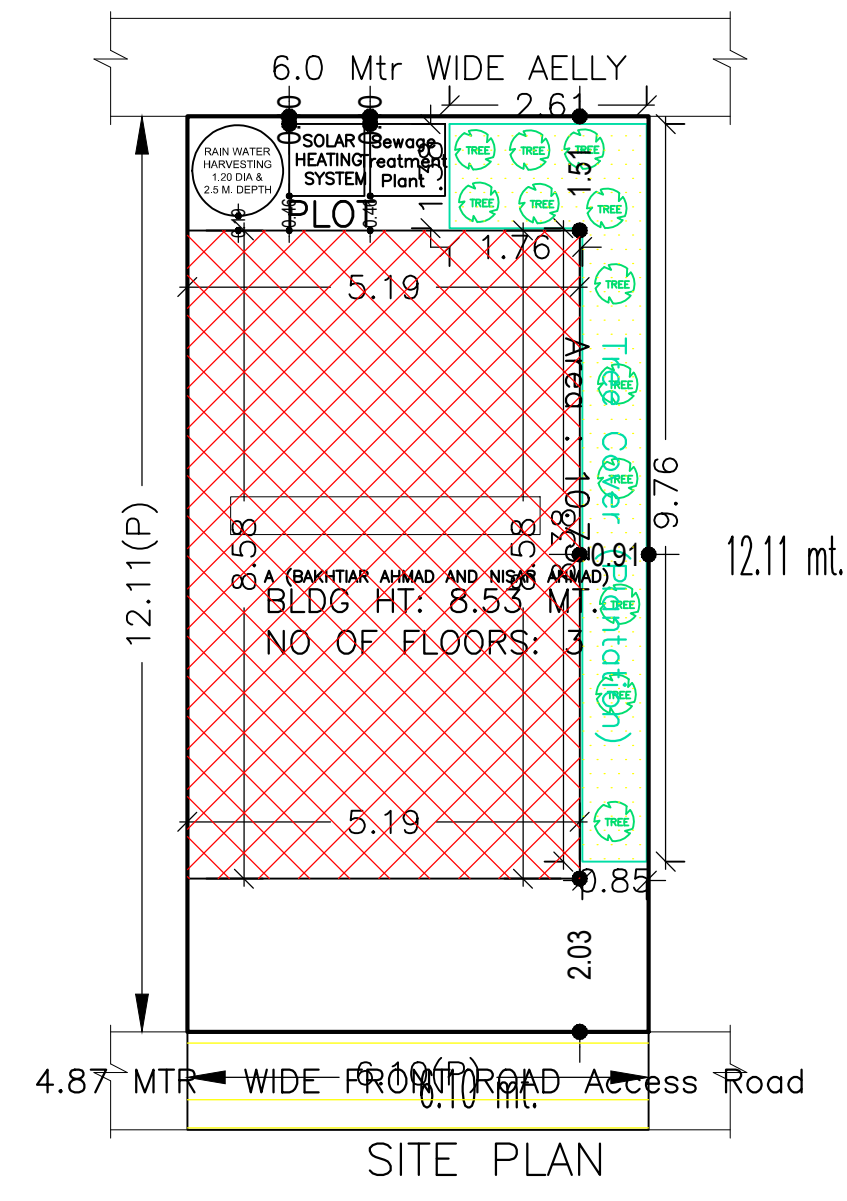


Proposal Basic Information	
Proposal File No.	JNAC/BP/0021/W3/2020
Owner Name	BAKH TIAR AHMAD AND NISAR AHMAD
Khata No	85
Plot No	897
Village Name	Bisthupur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



AREA STATEMENT		VERSION NO.: 1.0.43
JAMSHEDPUR NAC		VERSION DATE: 29/04/2019
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA	
Inward_No: JNAC/BP/0021/W3/2020	Plot/SubPlot No: 897	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 73.92
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	73.92
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		10.73
Total		10.73
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	63.19
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	73.92
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	73.92
COVERAGE CHECK		
Permissible Coverage area ( 70.00 % )		51.74
Proposed Coverage Area ( 60.20 % )		44.50
Total Prop. Coverage Area ( 60.2 % )		44.50
Balance coverage area ( 9.79 % )		7.24
FAR CHECK		
Perm. FAR Area ( 1.80 )		133.06
Total Perm. FAR area		133.06
Residential FAR		89.42
Proposed FAR Area		98.56
Total Proposed FAR Area		98.56
Consumed FAR (Factor)		1.33
Balance FAR Area		34.50
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		133.93
ARCHITECT (Regd)	NIKHIL SHUKLA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	BAKH TIAR AHMAD AND NISAR AHMAD	
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)	Orange
EXISTING (To be demolished)	Light Blue

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.)
Parking Floor	44.51	9.14	44.51	9.14
First Floor	44.50	44.50	44.50	44.50
Second Floor	44.92	44.92	44.92	44.92
Terrace Floor	0.00	0.00	0.00	0.00
Total :	133.93	98.56	133.93	98.56

Building USE/SUBUSE Details

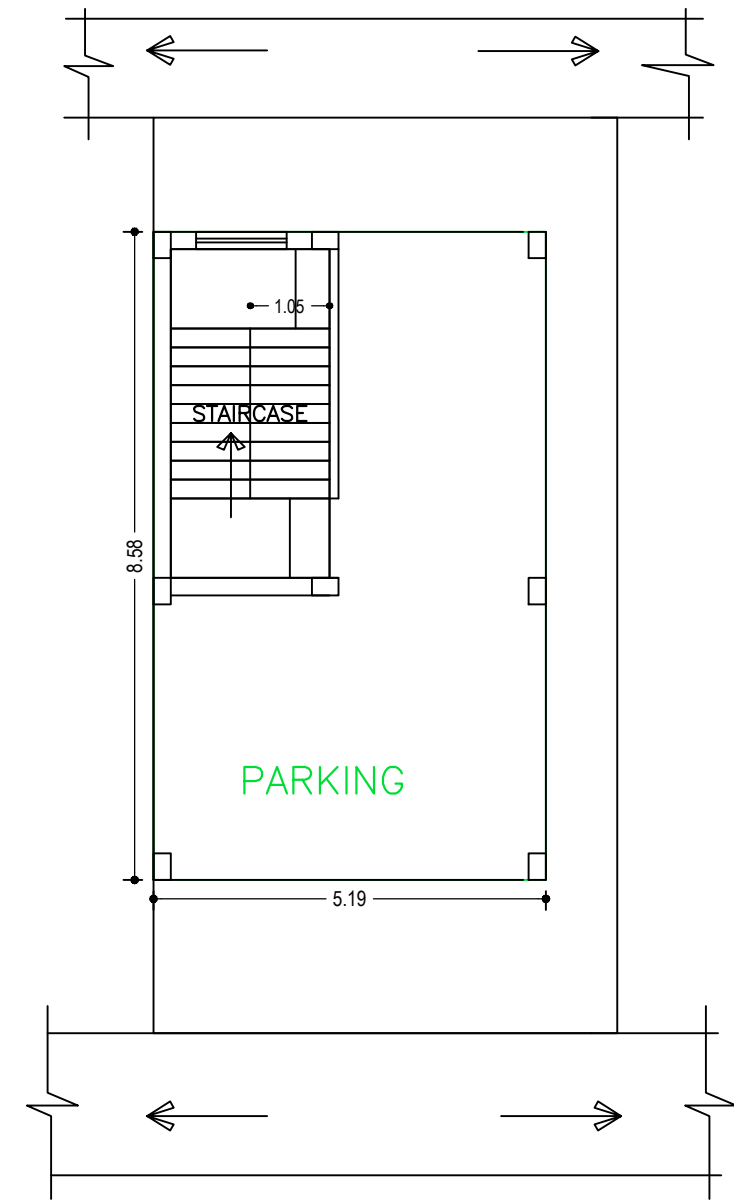
Building Name	Building Use	Building SubUse	Building Structure
A (BAKH TIAR AHMAD AND NISAR AHMAD)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

FAR & Tenement Details (Table 4c-1)

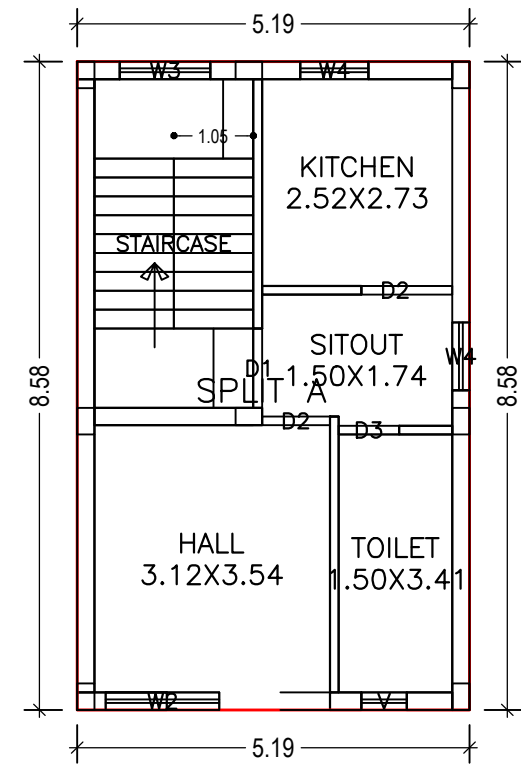
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Parking	Resi.					
A (BAKH TIAR AHMAD AND NISAR AHMAD)	1	133.93	35.37	89.42	9.14	98.56	98.56	01	
Grand Total :	1	133.93	35.37	89.42	9.14	98.56	98.56	01	

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SHUKLA JNAC/ARC/0015/2019			

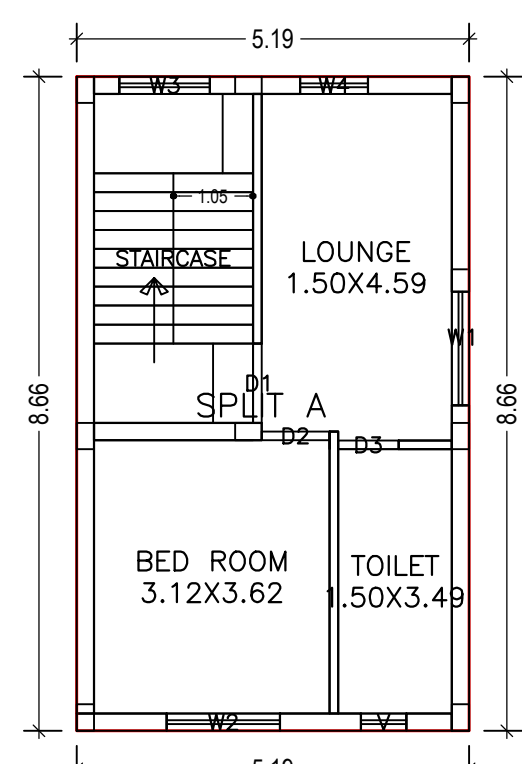
Proposal Basic Information	
Proposal File No.	JNAC/BP/0021/W3/2020
Owner Name	BAKHTIAR AHMAD AND NISAR AHMAD
Khata No	85
Plot No	897
Village Name	Bisthupur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



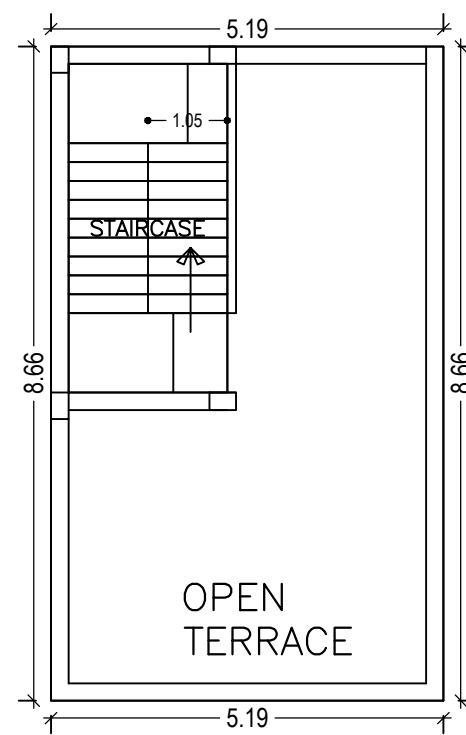
PARKING FLOOR PLAN  
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN  
(SCALE 1:100)

Building :A (BAKHTIAR AHMAD AND NISAR AHMAD)

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.)
		Parking	Resi.					
Parking Floor	44.51	35.37	0.00	9.14	9.14	9.14	0.00	00
First Floor	44.50	0.00	44.50	0.00	44.50	44.50	0.00	01
Second Floor	44.92	0.00	44.92	0.00	44.92	44.92	0.00	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	133.93	35.37	89.42	9.14	98.56	98.56	0.00	01
Total Number of Same Buildings	1							
Total :	133.93	35.37	89.42	9.14	98.56	98.56	0.00	01

SCHEDULE OF DOOR:

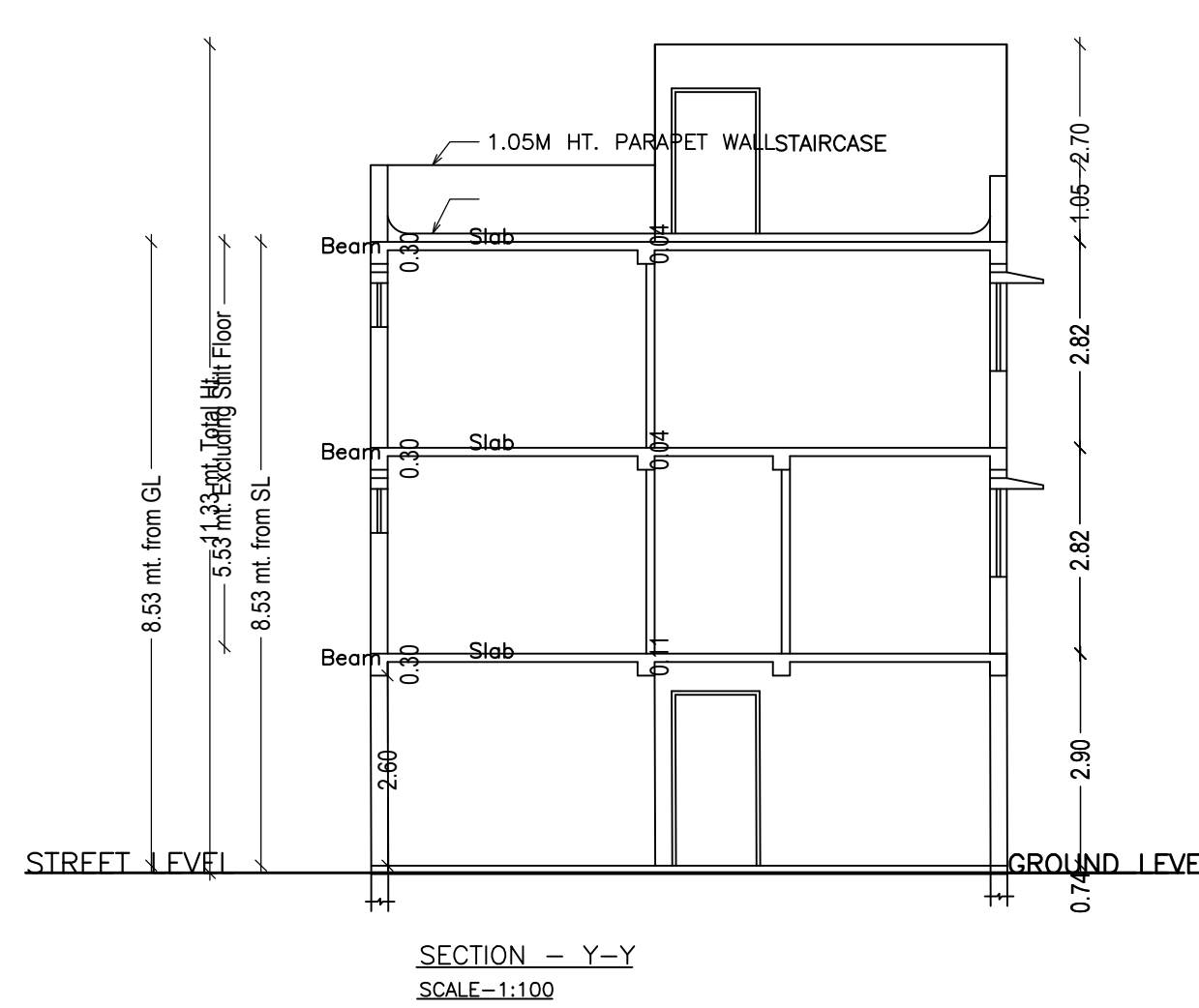
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BAKHTIAR AHMAD AND NISAR AHMAD)	D3	0.80	2.10	02
A (BAKHTIAR AHMAD AND NISAR AHMAD)	D2	0.90	2.10	02
A (BAKHTIAR AHMAD AND NISAR AHMAD)	D1	1.05	2.10	02
A (BAKHTIAR AHMAD AND NISAR AHMAD)	D2	1.20	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BAKHTIAR AHMAD AND NISAR AHMAD)	V	0.60	0.60	02
A (BAKHTIAR AHMAD AND NISAR AHMAD)	W4	0.90	1.20	03
A (BAKHTIAR AHMAD AND NISAR AHMAD)	W3	1.20	1.20	02
A (BAKHTIAR AHMAD AND NISAR AHMAD)	W2	1.50	2.10	02
A (BAKHTIAR AHMAD AND NISAR AHMAD)	W1	1.80	1.20	01

UnitBUA Table for Building :A (BAKHTIAR AHMAD AND NISAR AHMAD)

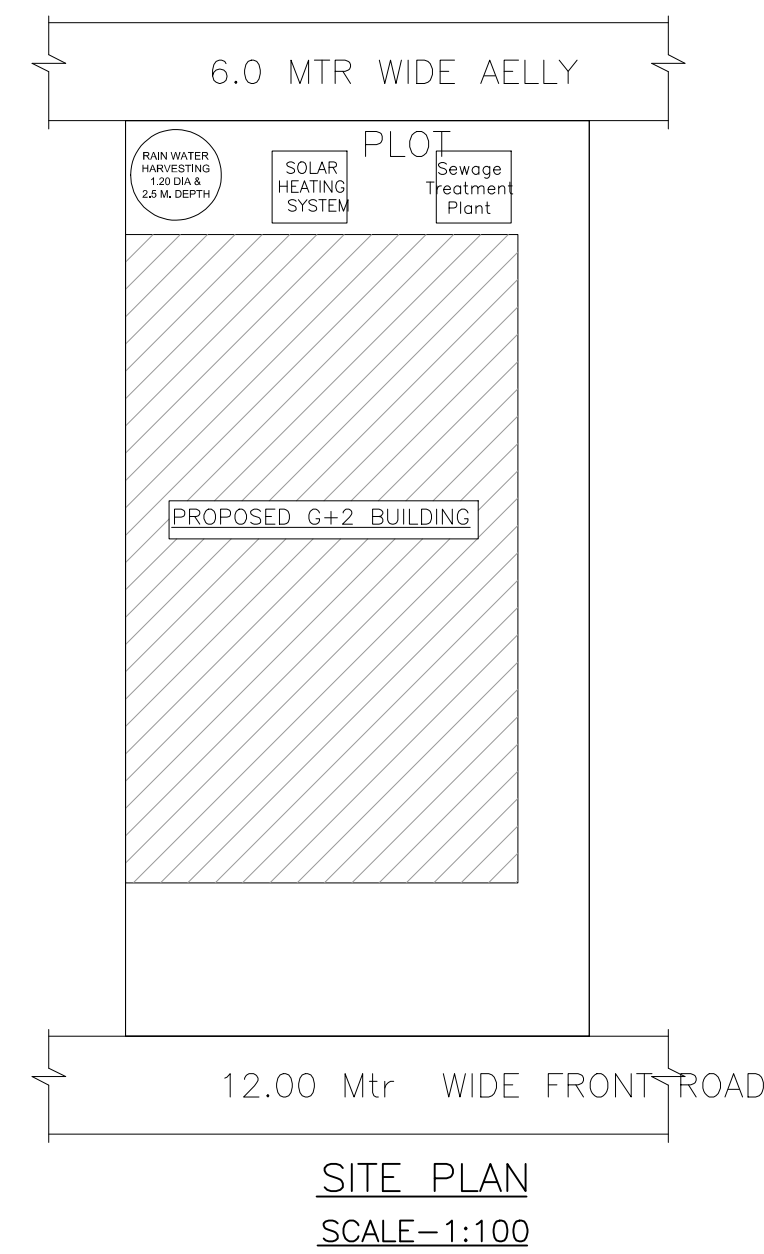
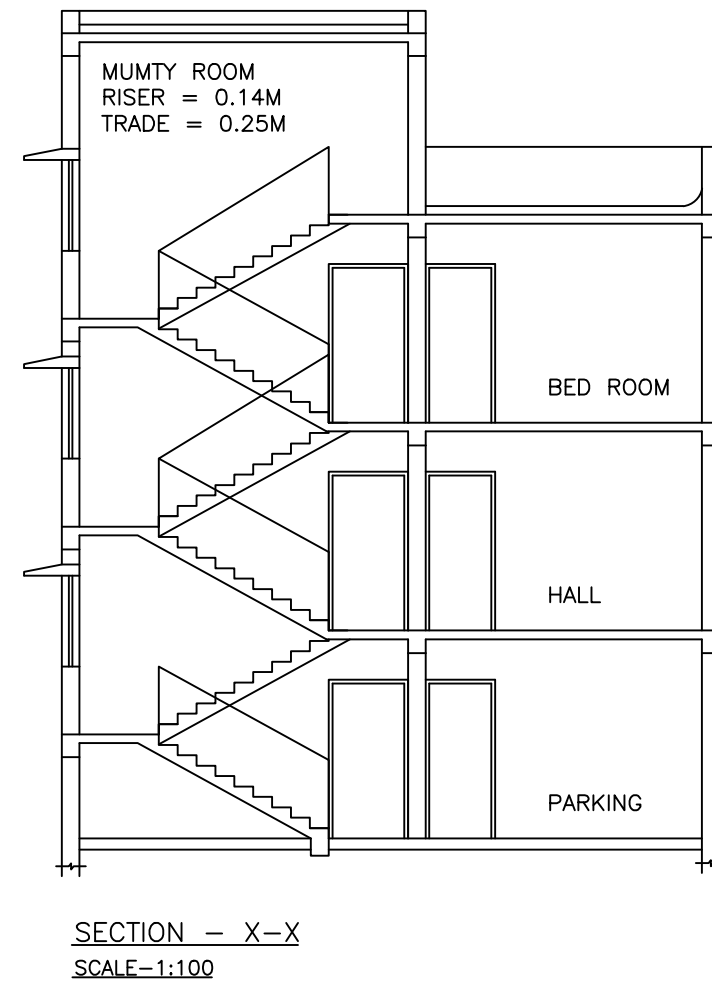
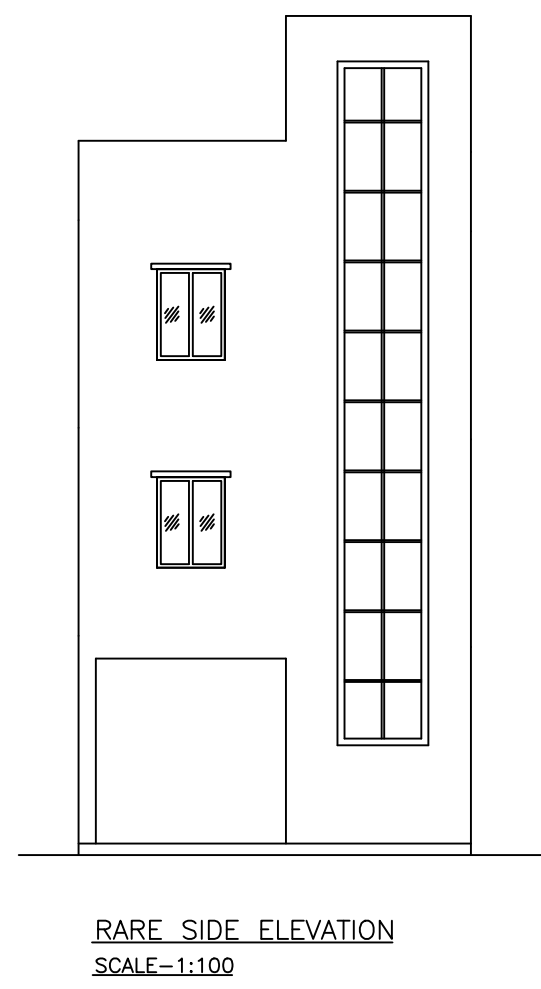
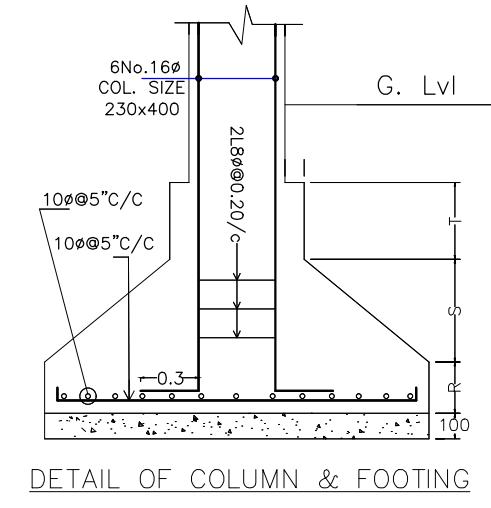
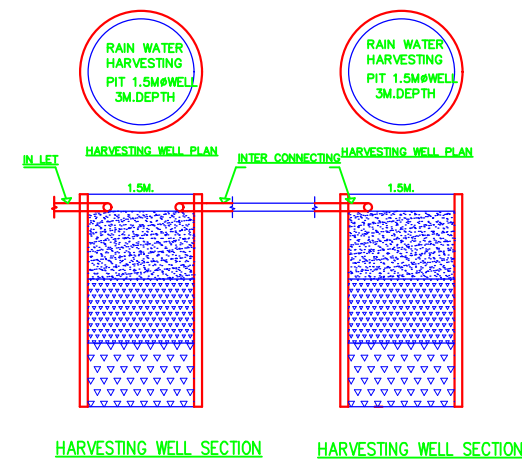
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	77.15	74.21	4	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	3	0
Total:	-	-	77.15	74.21	7	1



MOUZA PLAN  
NOT TO SCALE

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SHUKLA JNAC/ARC/0015/2019			

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Proposal File No.	JNAC/BP/0021/W3/2020
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Khata No	85
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SubUse	Bungalow/ Dwelling / Non Apartment



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SHUKLA JNAC/ARC/0015/2019			