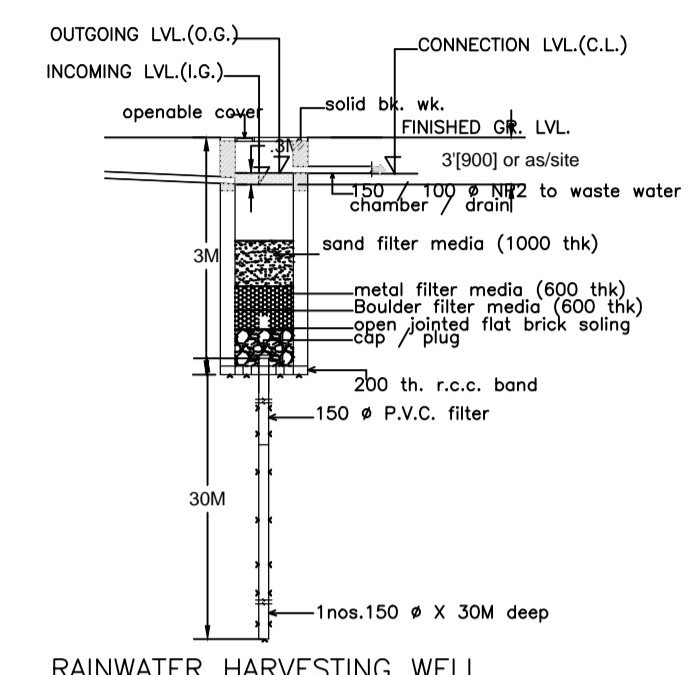
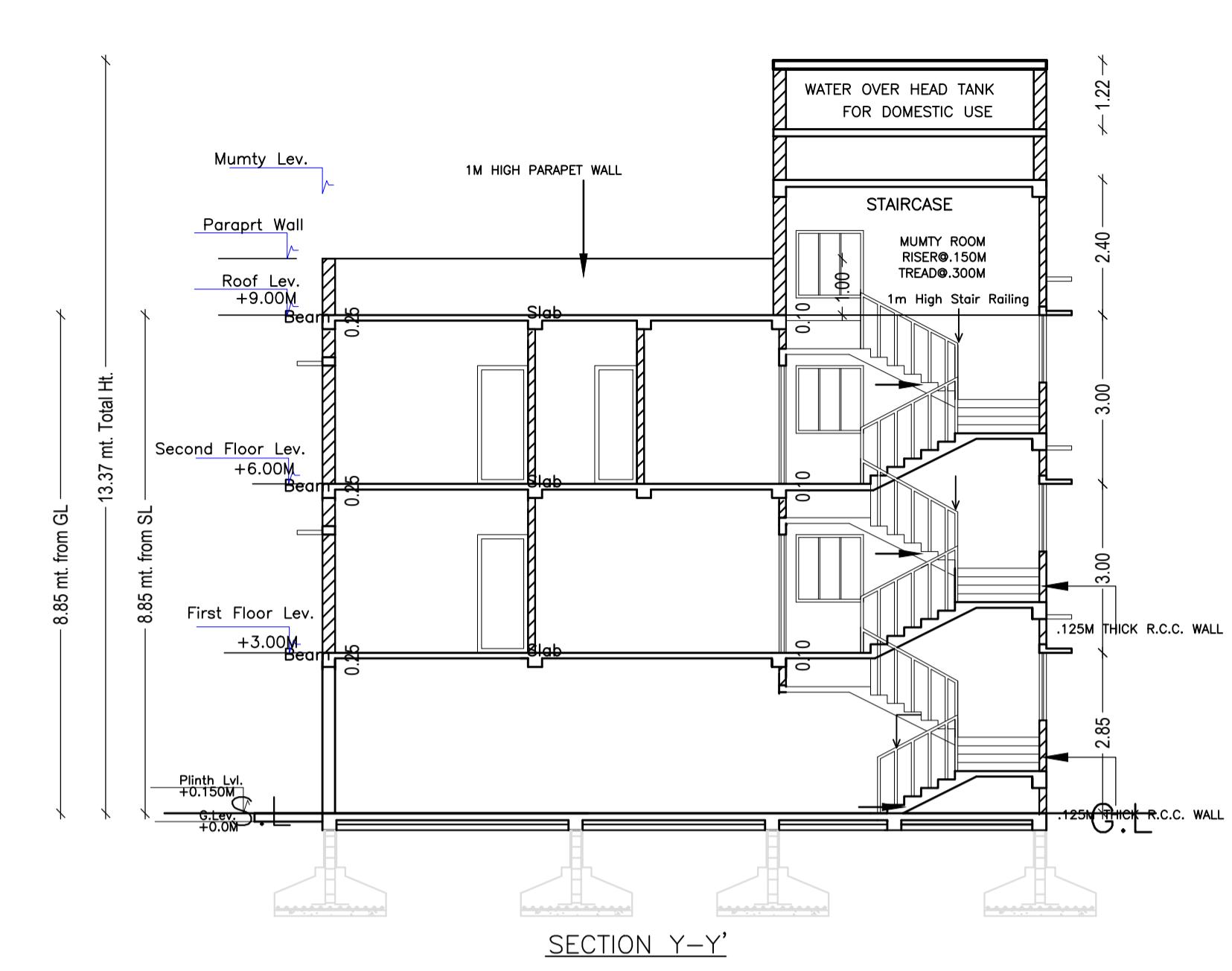
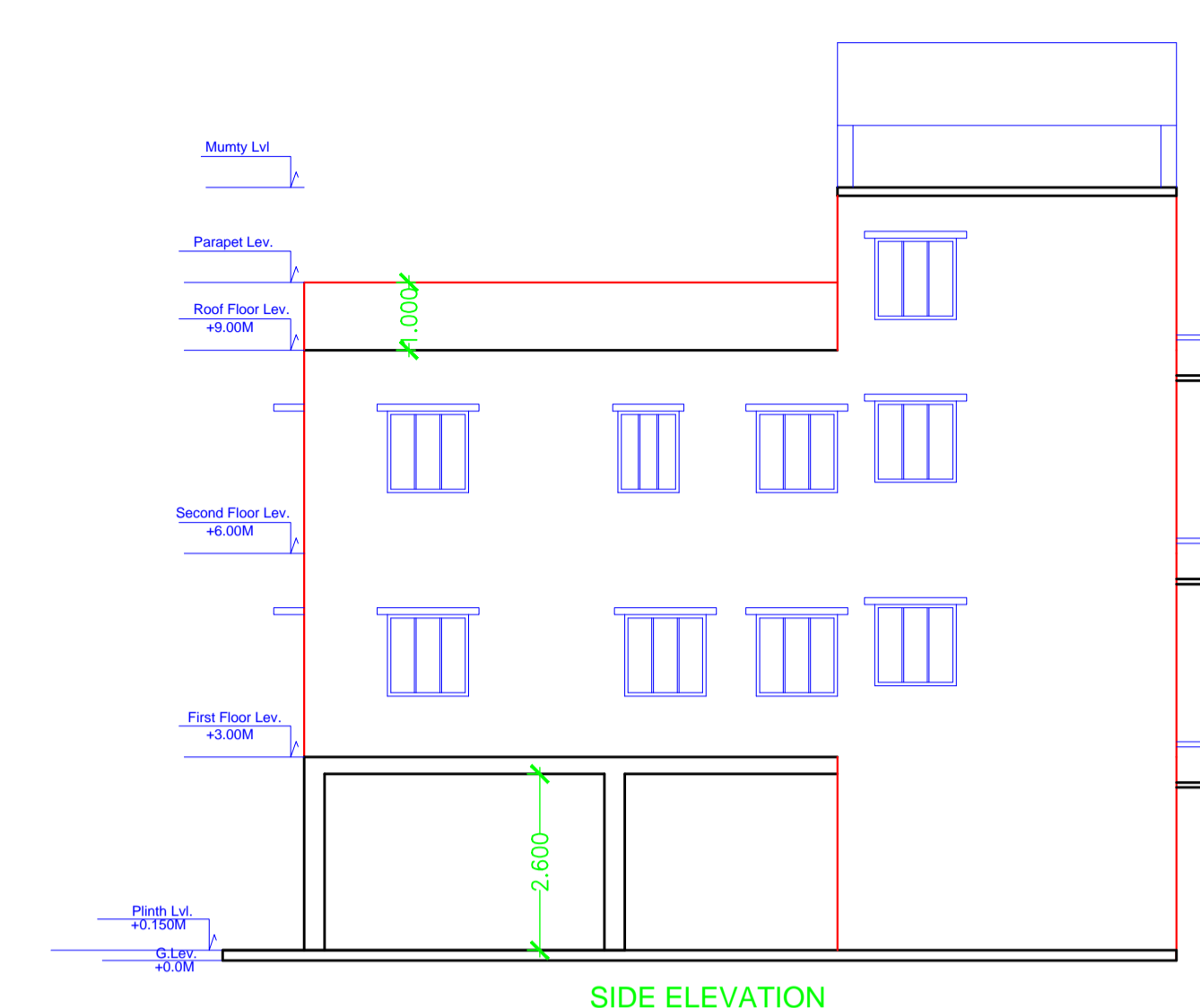
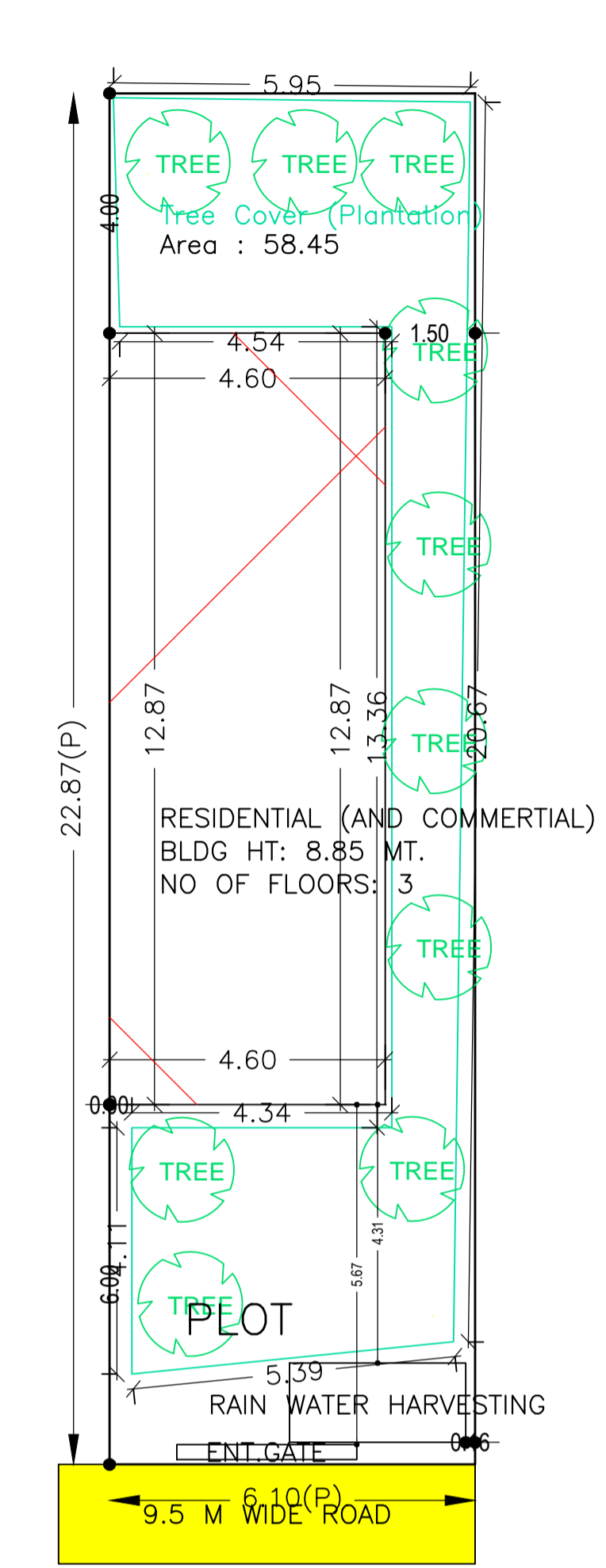
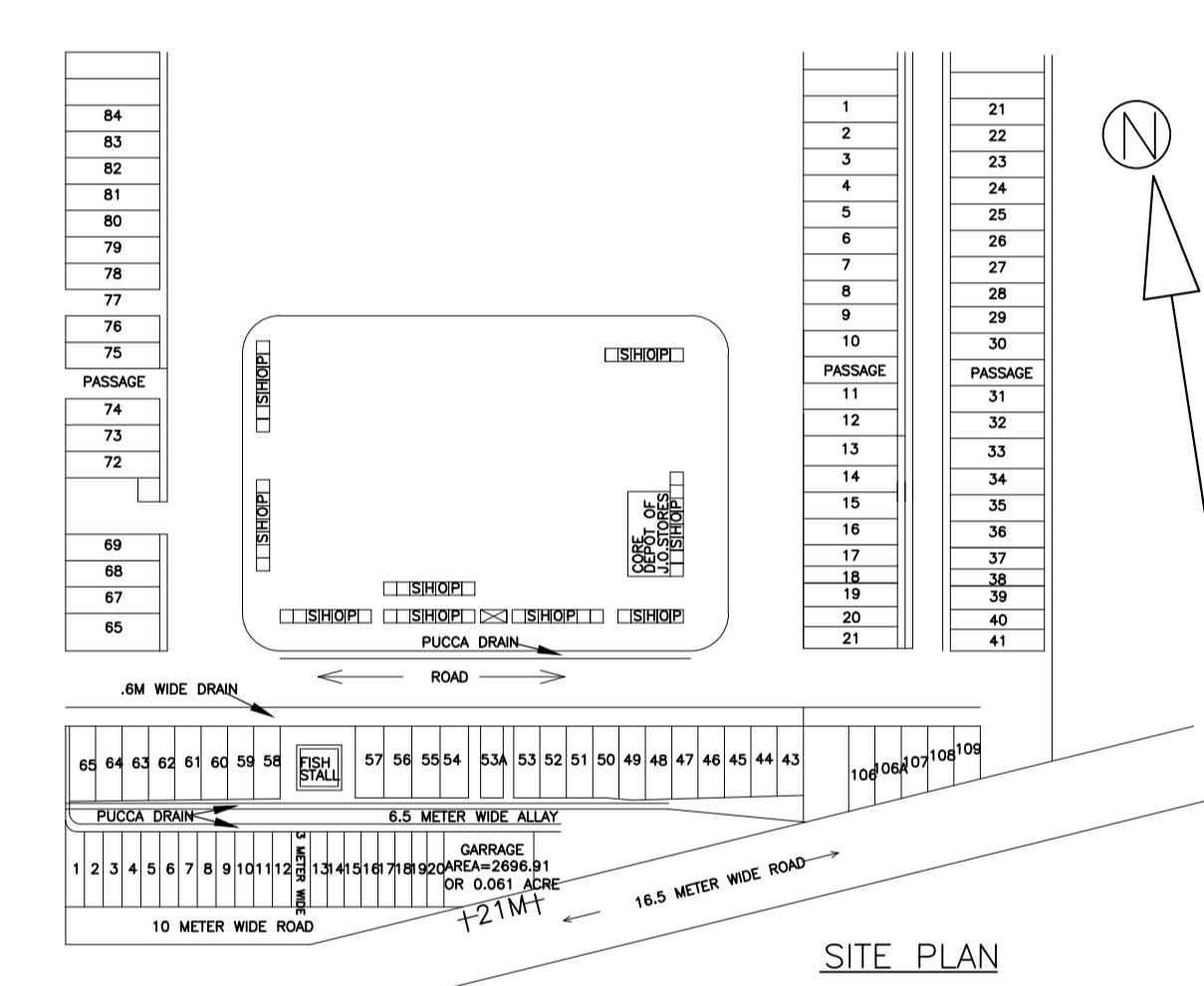
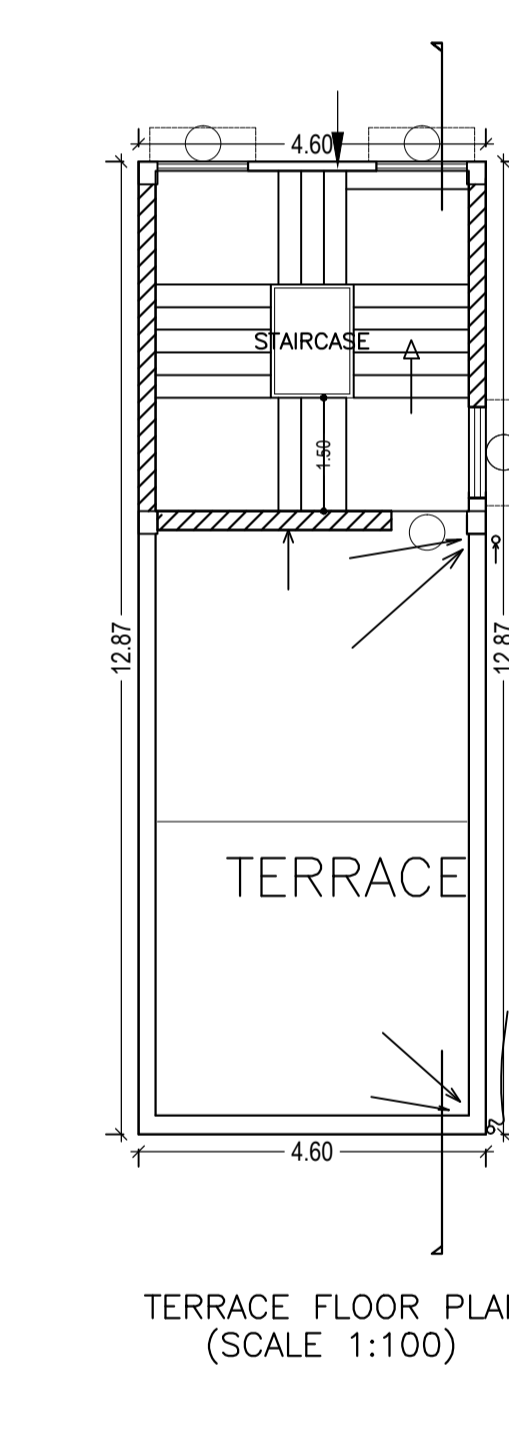
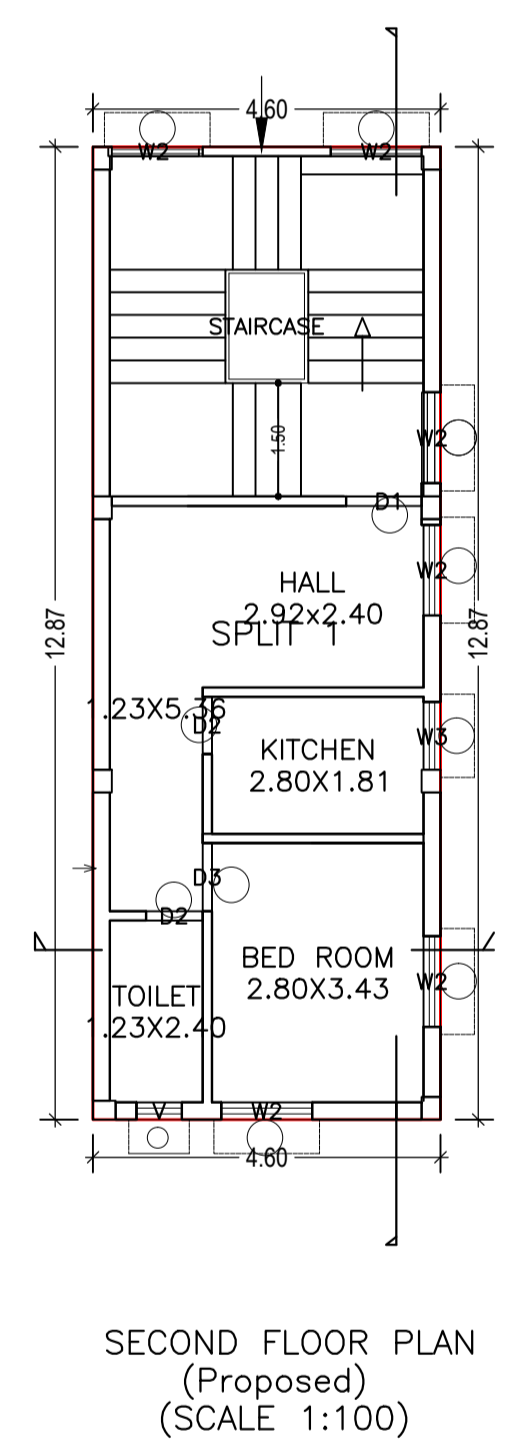
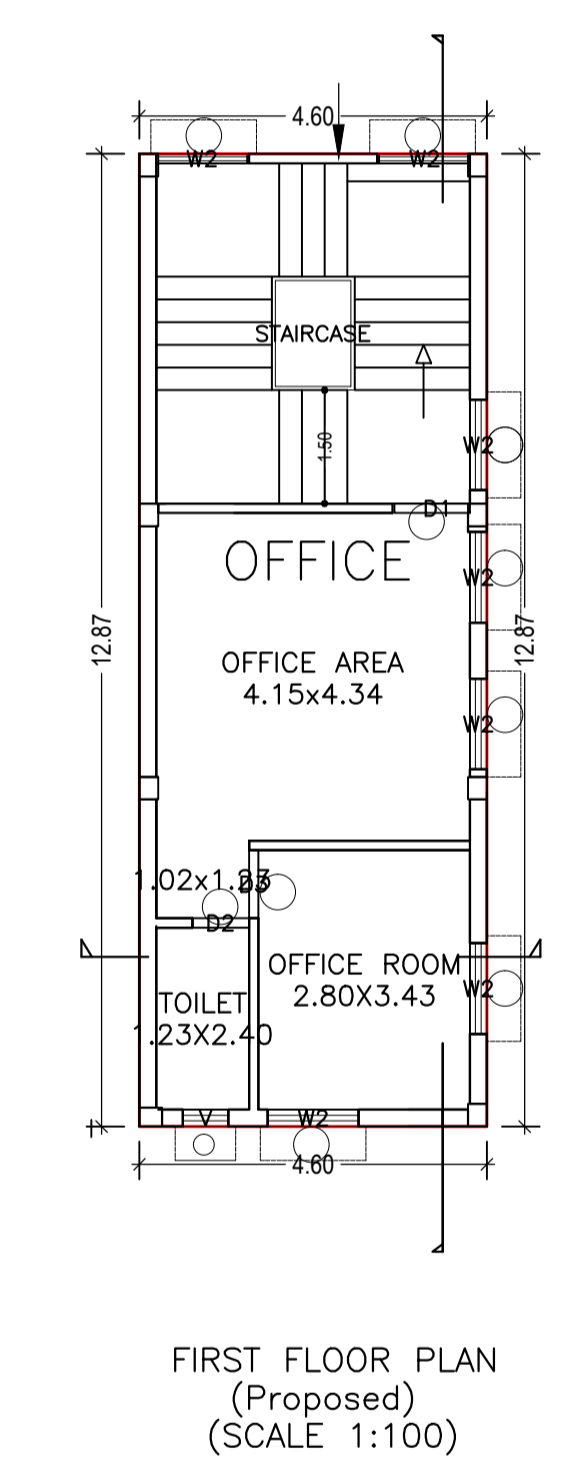
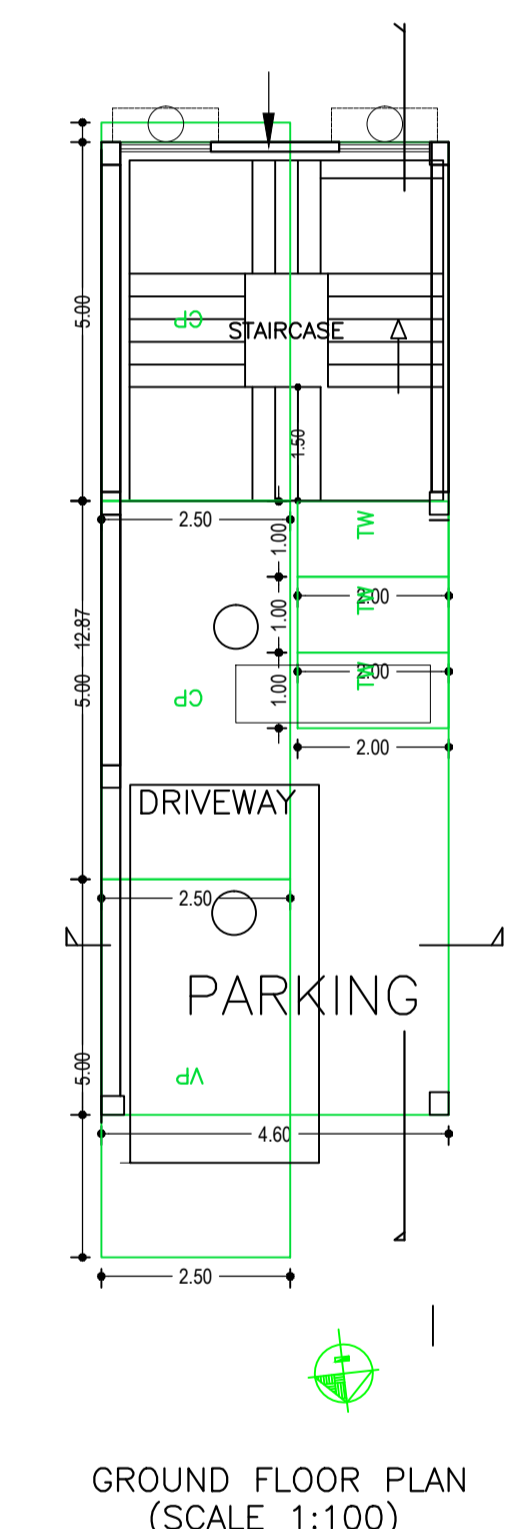


Proposal Basic Information

Proposal File No.	JNAC/EP/0011/W12/2020
Owner Name	Sri Rakesh Kumar Sablok & Sikha Sablok
Khata No	Nil
Plot No	56
Village Name	GOLMURI
Use	Mixed
SubUse	Residential Bldg/Apartment



SITE PLAN



AREA STATEMENT	VERSION NO. 1.0.43	SQ.MT.
JAMSHEDPUR NAC	VERSION DATE: 29/04/2019	
PROJECT DETAIL:	Plot Use: Mixed	
Region: JHARKHAND URBAN LOCAL BODIES	Plot SubUse: Residential Bldg/Apartment	
District: EAST SINGHBHUM	Plot/Nearby/Religious/Structure: NA	
Authority: JAMSHEDPUR NAC	Plot/SubPlot No. 56	
Inward No. JNAC/EP/0011/W12/2020	North: Road Width - 9.5	
Application Type: General Proposal	South: Road Width - 6.5	
Project Type: Building Permission	East: Plot No. - Holding No. 55	
Nature of Development: New	West: Plot No. - Holding No. 57	
Location of Development Area: New Area		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	138.39
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	138.39
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		58.45
Total		58.45
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	79.94
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	138.39
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	138.39
COVERAGE CHECK		
Permissible Coverage area ( 70.00 % )		96.87
Proposed Coverage Area ( 42.73 % )		59.13
Total Prop. Coverage Area ( 42.73 % )		59.13
Balance coverage area ( 27.27 % )		37.74
FAR CHECK		
Perm. FAR Area ( 2.50 )		345.98
Additional FAR		86.50
Total Perm. FAR area		432.48
Residential FAR		59.13
Commercial FAR		59.13
Proposed FAR Area		136.91
Total Proposed FAR Area		136.91
Consumed FAR (Factor)		0.99
Balance FAR Area		295.57
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		177.39
ARCHITECT (Regd)	SUMANA BASACK	
ENGINEER (Regd)		
SUPERVISOR (Regd)	Sri Rakesh Kumar Sablok & Sikha Sablok	
OWNER (Regd)		
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)	Dark Blue

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	RESIDENTIAL (AND COMMERTIAL)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)
Ground Floor	59.13	18.66	59.13	18.66
First Floor	59.13	59.13	59.13	59.13
Second Floor	59.13	59.13	59.13	59.13
Terrace Floor	0.00	0.00	0.00	0.00
Total :	177.39	136.92	177.39	136.92

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.	Reqd./Unit	Prop.
RESIDENTIAL (AND COMMERTIAL)	Commercial	Shop	> 0	50	40.47	1	1	-	-	-	-	-
			> 0	50	40.47	-	-	-	-	-	1	2
	Residential	Bldg/Apartment	> 0	1	1.00	1	1	-	-	-	-	-
Total :			-	-	-	-	2	2	-	1	3	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	3	6.00
Total TwoWheeler	3	6.00	3	6.00
Other Parking	-	-	-	21.97
Total	-	43.50	-	83.97

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.)	Trnmt (No.)
				Parking	Resi.	Commercial				
RESIDENTIAL (AND COMMERTIAL)	1	177.39	40.47	59.13	59.13	18.66	136.92	136.92	02	
Grand Total	1	177.39	40.47	59.13	59.13	18.66	136.92	136.92	02	

Building :RESIDENTIAL (AND COMMERTIAL)

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.)	Trnmt (No.)
			Parking	Resi.	Commercial				
Ground Floor	59.13	40.47	0.00	0.00	18.66	18.66	18.66	00	
First Floor	59.13	0.00	0.00	59.13	0.00	59.13	59.13	01	
Second Floor	59.13	0.00	59.13	0.00	0.00	59.13	59.13	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	177.39	40.47	59.13	59.13	18.66	136.92	136.92	02	
Total Number of Same Buildings :	1							02	
Total :	177.39	40.47	59.13	59.13	18.66	136.92	136.92	02	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESIDENTIAL (AND COMMERTIAL)	D2	0.75	2.10	03
RESIDENTIAL (AND COMMERTIAL)	D3	0.90	2.10	02
RESIDENTIAL (AND COMMERTIAL)	D1	1.00	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESIDENTIAL (AND COMMERTIAL)	V	0.60	0.60	02
RESIDENTIAL (AND COMMERTIAL)	W3	0.90	1.20	01
RESIDENTIAL (AND COMMERTIAL)	W2	1.20	1.20	13

UnitBUA Table for Building :RESIDENTIAL (AND COMMERTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	OFFICE	OFFICE	59.13	58.76	3	1
SECOND FLOOR PLAN	SPLIT 1	FLAT	59.13	58.76	4	1
Total:	-	-	118.26	117.52	7	2

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
RESIDENTIAL (AND COMMERTIAL)	Residential	Residential Bldg/Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUMANA BASACK JNAC/ARC/0011/2017			