

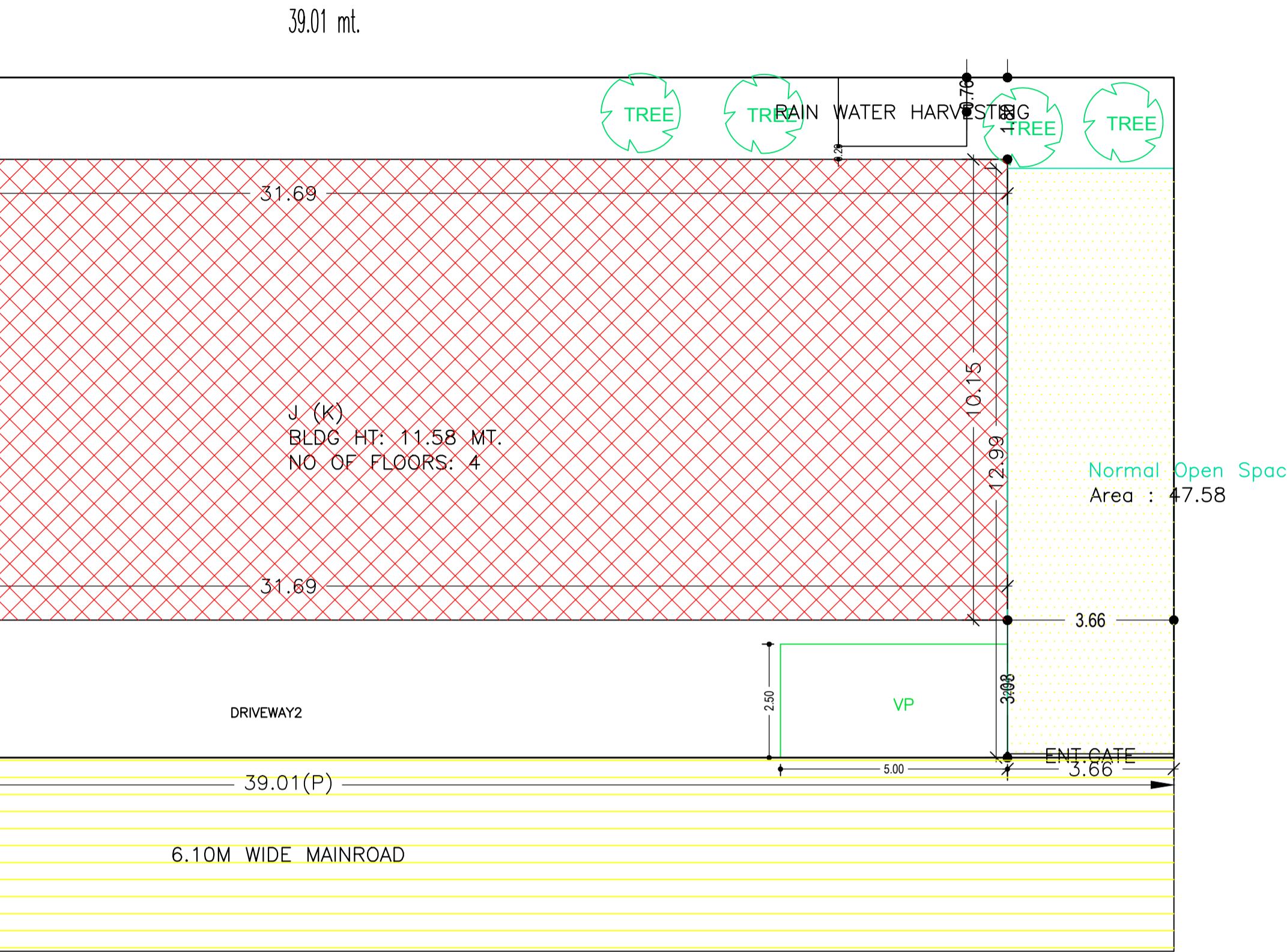
Proposal Basic Information	
Proposal File No.	JNAC/BP/0049/W1/2020
Owner Name	KEDAR NATH AGARWAL
Khata No	95, 53(NEW) & 26 (OLD)
Plot No	1306/6401, 1306/6400(NEW) & 675(R.S.)
Village Name	GUMRIYAGORA
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.46 VERSION DATE: 22/06/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGHBHUM	Plot SubUse: Residential Bldg/Apartment
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious Structure: NA
Inward_No: JNAC/BP/0049/W1/2020	Plot/SubPlot No: 1306/6401, 1306/6400(NEW) & 675(R.S.)
Application Type: General Proposal	North: Plot No. - LAND OF GAURI DEVI
Project Type: Building Permission	South: Road Width - 6.10
Nature of Development: New	East: Plot No. - PORTION OF NEW PLOT NO 1306,
Location of Development Area: Old Area	West: Plot No. - LAND OF VANDEE
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 584.67 SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 584.67
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	95.16
Total	95.16
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 489.51
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 584.67
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 584.67
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	350.80
Proposed Coverage Area (55.03 %)	321.73
Total Prop. Coverage Area (55.03 %)	321.73
Balance coverage area (4.97 %)	29.07
FAR CHECK	
Perm. FAR Area (2.50)	1461.67
Total Perm. FAR area	1461.67
Residential FAR	945.34
Proposed FAR Area	957.88
Total Proposed FAR Area	957.88
Consumed FAR (Factor)	1.64
Balance FAR Area	503.79
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	1349.04
ARCHITECT (Regd)	RAIB KUMAR SAHA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	KEDAR NATH AGARWAL
DEVELOPMENT AUTHORITY LOCAL BODY	

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Buildingwise Floor FAR Details

Floor Name	Building Name J (K)		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	321.73	12.54	321.73	12.54
First Floor	321.73	304.76	321.73	304.76
Second Floor	352.79	320.29	352.79	320.29
Third Floor	352.79	320.29	352.79	320.29
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1349.04	957.88	1349.04	957.88



SITE PLAN

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
J (K)	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	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
J (K)	Residential	Residential Bldg/Apartment	> 0	1	12.00	1.00	12	-	-	-	-	-	
			> 0	1	12.00	-	-	-	-	-	1	12	-
			> 0	1	12.00	-	-	-	1	2	-	-	-
Total :			-	-	-	12	14	-	2	2	12	13	

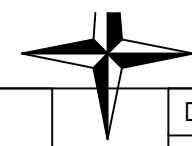
Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	14	175.00
Total Car	12	150.00	14	175.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	13	26.00
Total TwoWheeler	12	24.00	13	26.00
Other Parking	-	-	-	108.19
Total		199.00		385.19

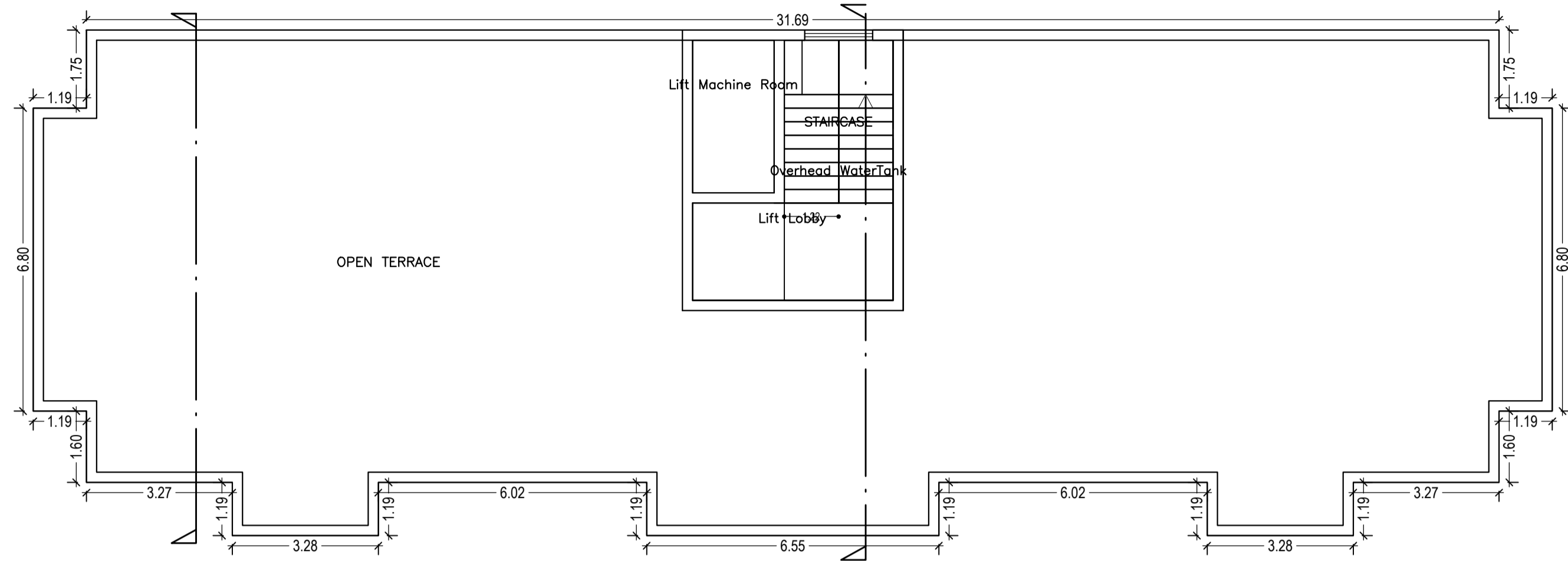
FAR & Tenement Details (Table 4c-1)

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.)	Trmt (No.)
			Lift	Lift Lobby	Balcony	Parking					
J (K)	1	1349.04	10.86	40.05	31.06	309.19	945.34	8.92	3.62	957.88	12
Grand Total :	1	1349.04	10.86	40.05	31.06	309.19	945.34	8.92	3.62	957.88	12

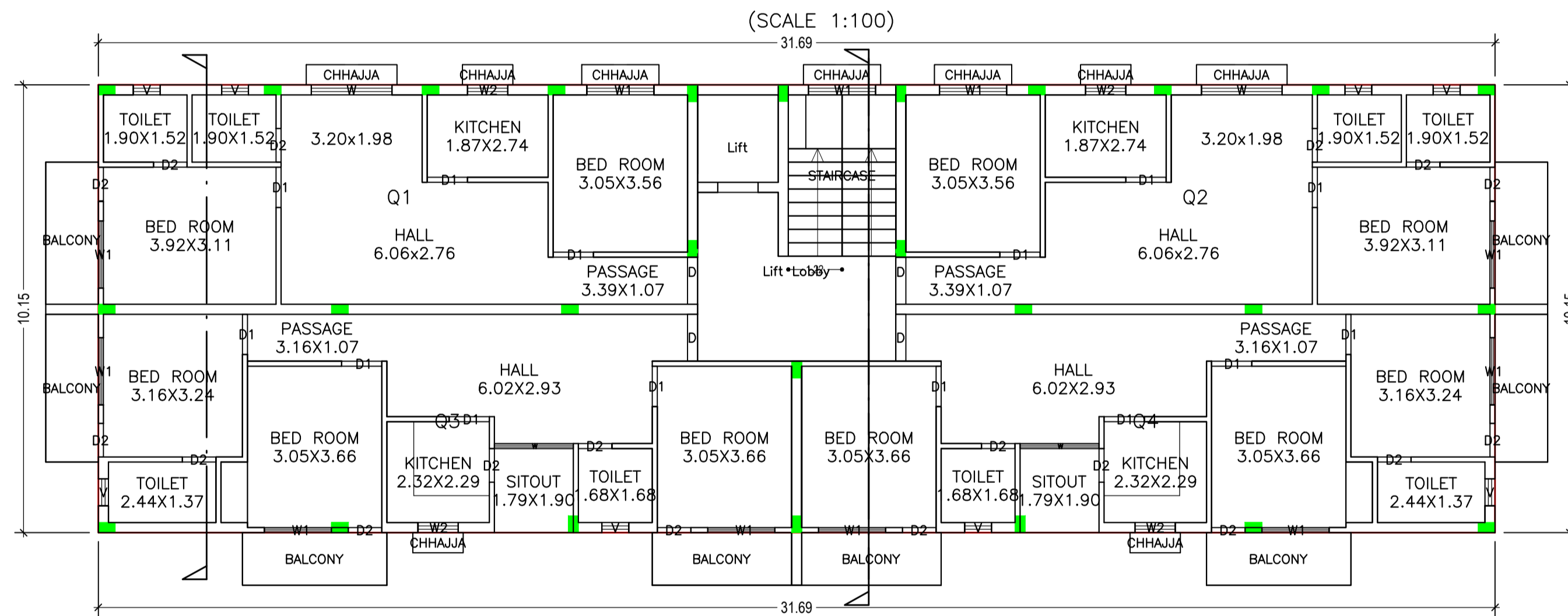
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RAIB KUMAR SAHA JNAC/ARC/0012/2018			



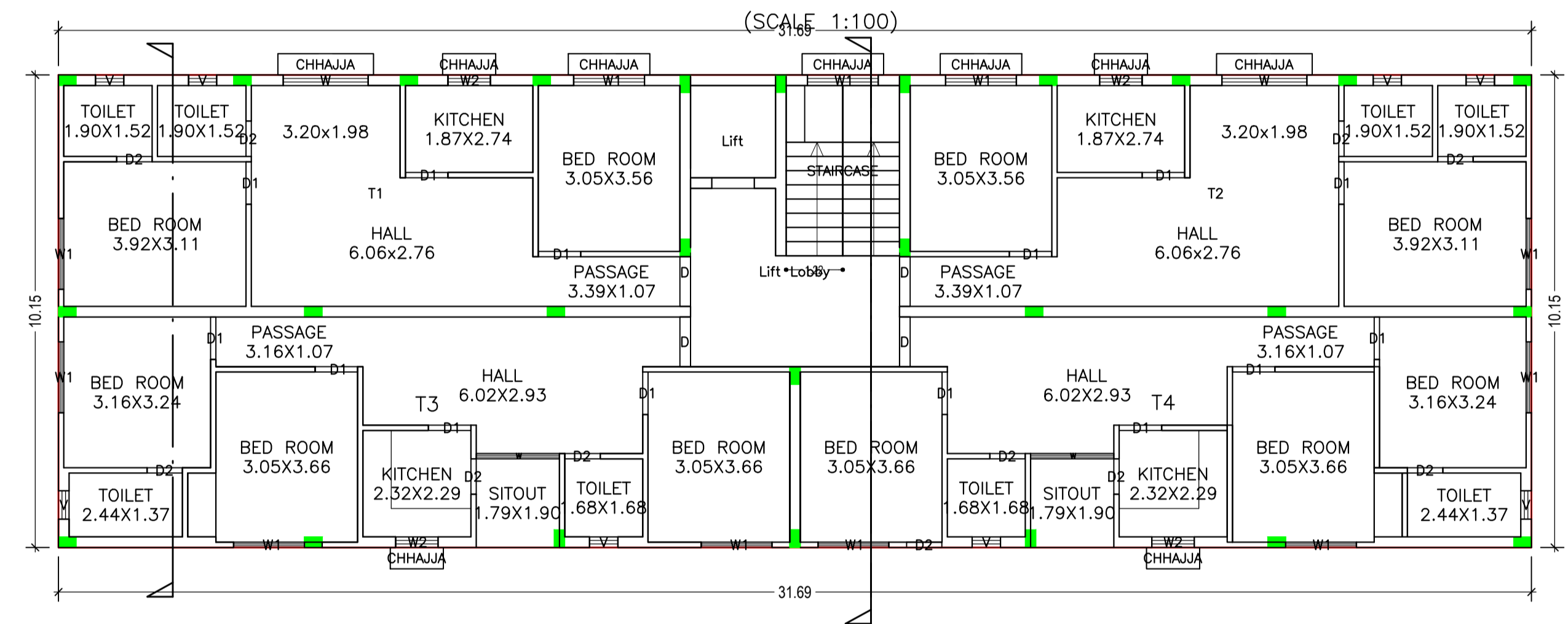
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TERRACE FLOOR PLAN
(SCALE 1:100)

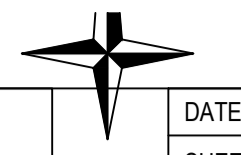


TYPICAL - 2, 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)

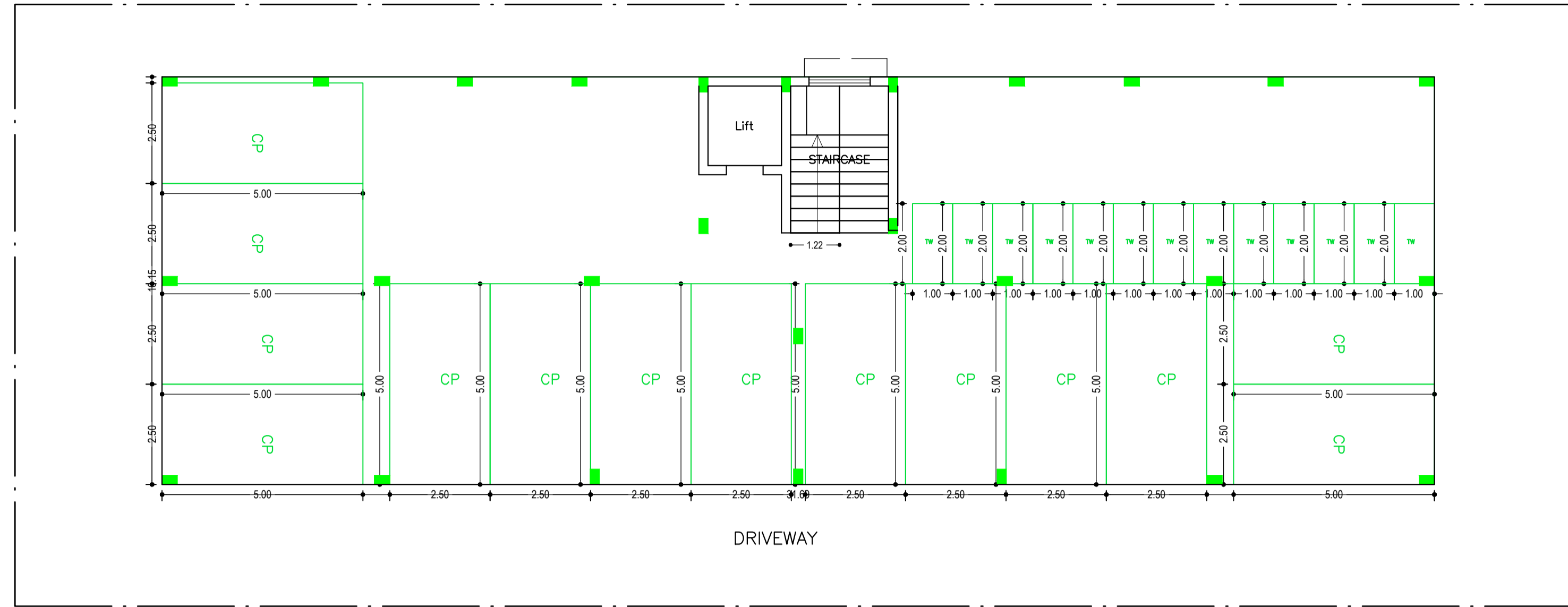


FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

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GROUND FLOOR PLAN
(SCALE 1:100)

Building :J (K)

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.)
		Lift	Lift Lobby	Balcony	Parking		Resi.	Stair			
Ground Floor	321.73	0.00	0.00	0.00	309.19	0.00	8.92	3.62	12.54	12.54	00
First Floor	321.73	3.62	13.35	0.00	0.00	304.76	0.00	0.00	304.76	304.76	04
Second Floor	352.79	3.62	13.35	15.53	0.00	320.29	0.00	0.00	320.29	320.29	04
Third Floor	352.79	3.62	13.35	15.53	0.00	320.29	0.00	0.00	320.29	320.29	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1349.04	10.86	40.05	31.06	309.19	945.34	8.92	3.62	957.88	957.88	12
Total Number of Same Buildings :	1										
Total :	1349.04	10.86	40.05	31.06	309.19	945.34	8.92	3.62	957.88	957.88	12

UnitBUA Table for Building :J (K)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 2, 3 FLOOR PLAN	Q1	FLAT	72.99	65.68	7	8
	Q2	FLAT	72.99	65.68	7	
	Q3	FLAT	89.32	74.90	9	
	Q4	FLAT	89.32	74.90	9	
FIRST FLOOR PLAN	T1	FLAT	69.15	66.86	7	4
	T2	FLAT	69.15	67.89	7	
	T3	FLAT	77.63	74.08	9	
	T4	FLAT	77.63	76.69	9	
Total:	-	-	942.80	847.86	96	12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
J (K)	D2	0.76	2.10	47
J (K)	D1	0.91	2.10	42
J (K)	D	1.07	2.10	06

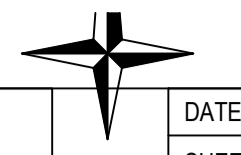
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
J (K)	V	0.61	0.61	24
J (K)	W2	0.91	1.20	12
J (K)	W1	1.52	1.20	33
J (K)	W	1.79	1.20	06
J (K)	W	1.83	1.20	06

Balcony Calculations Table

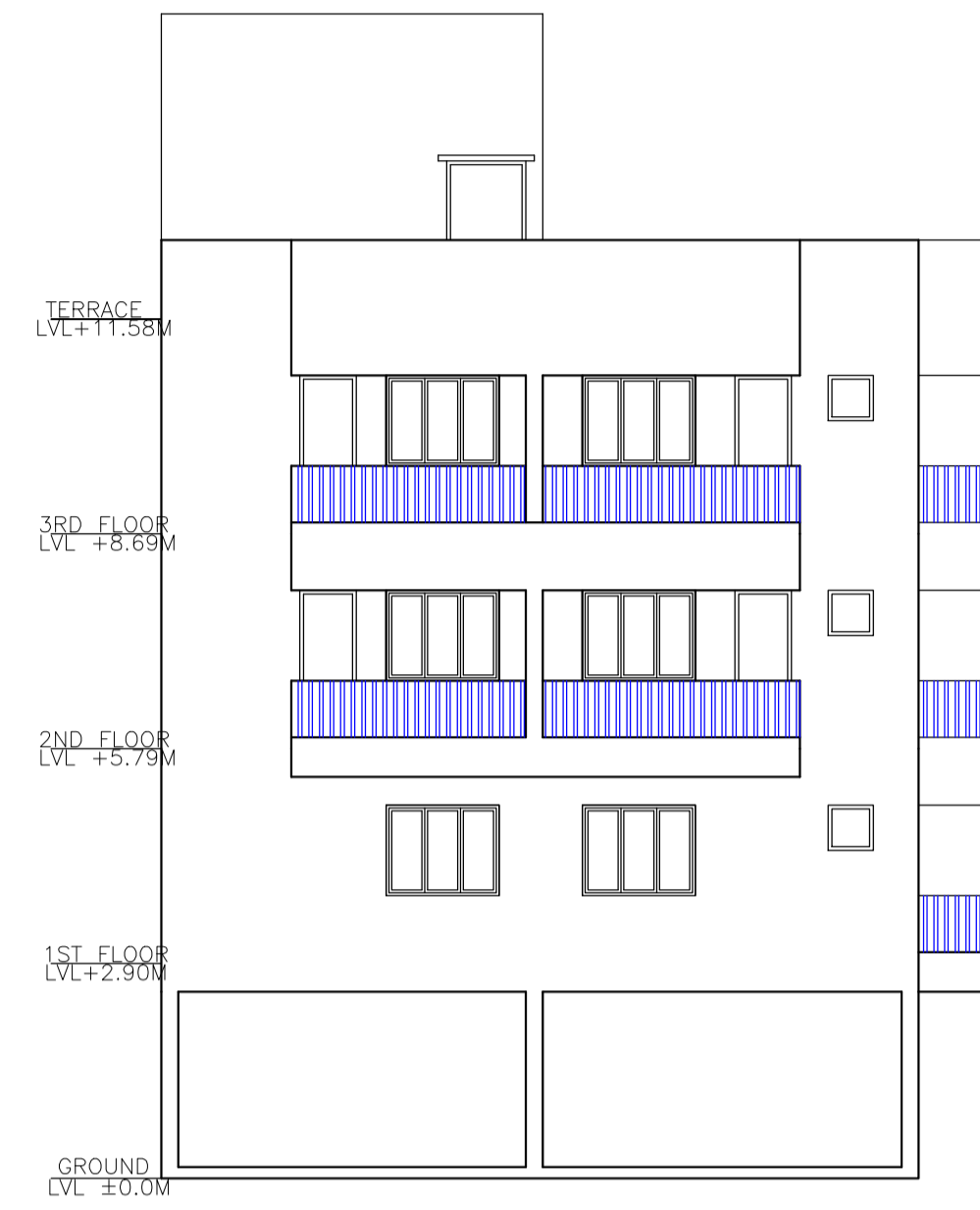
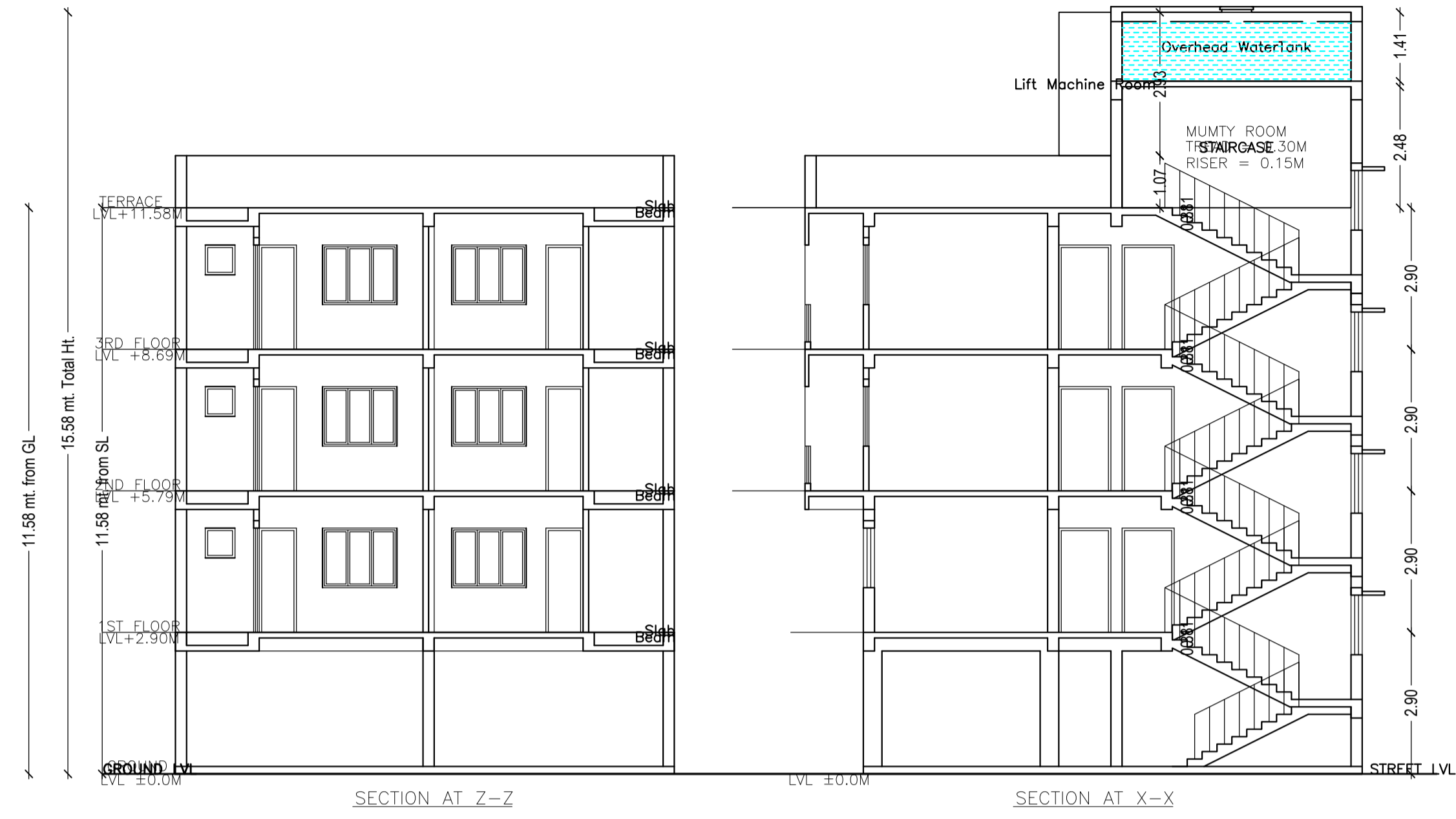
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3 FLOOR PLAN	1.17 X 0.00 X 4 X 2	30.24	62.24
	1.19 X 0.00 X 4 X 2	32.00	
Total	-	-	62.24

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAIB KUMAR SAHA JNACIARC/0012/2018			



DATE	26-08-2020
SHEET NO.	4

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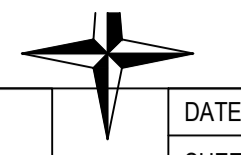


SIDE ELEVATION

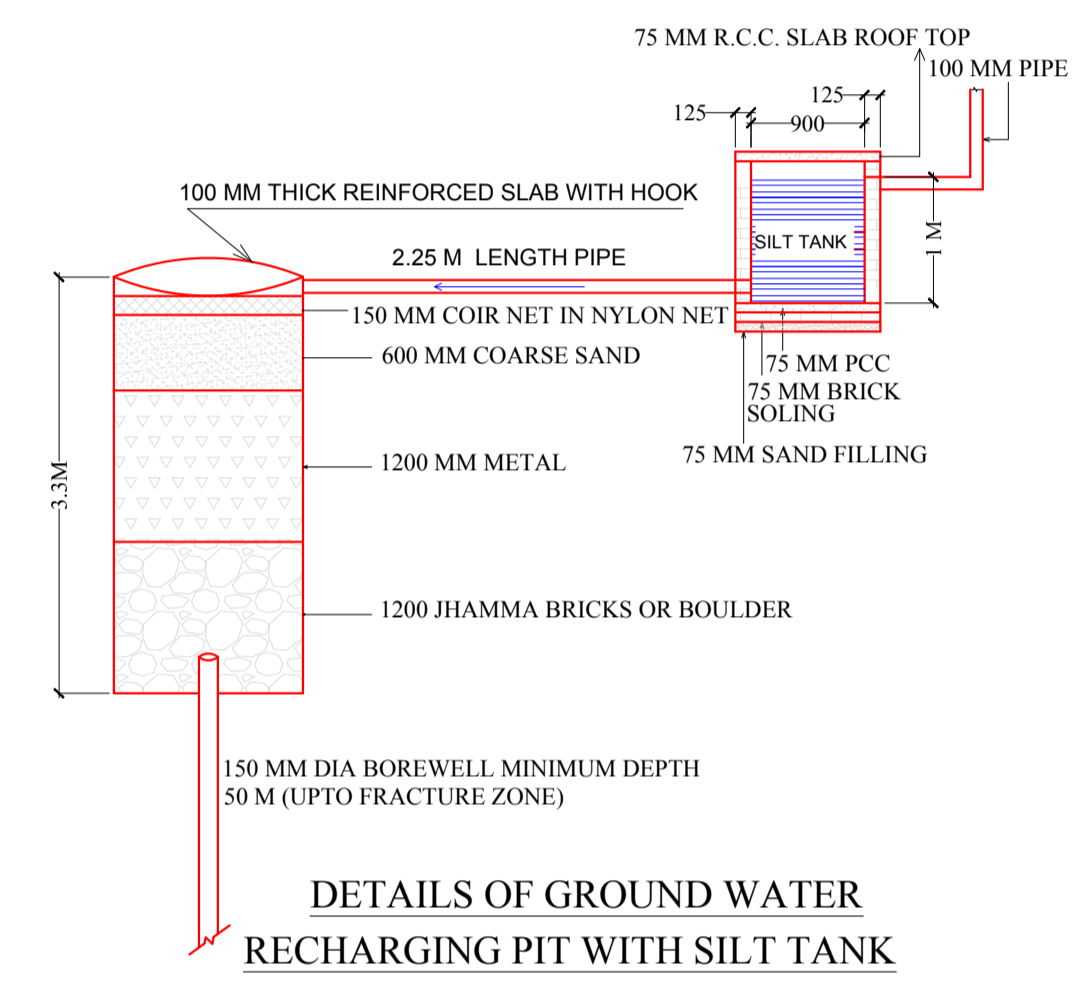
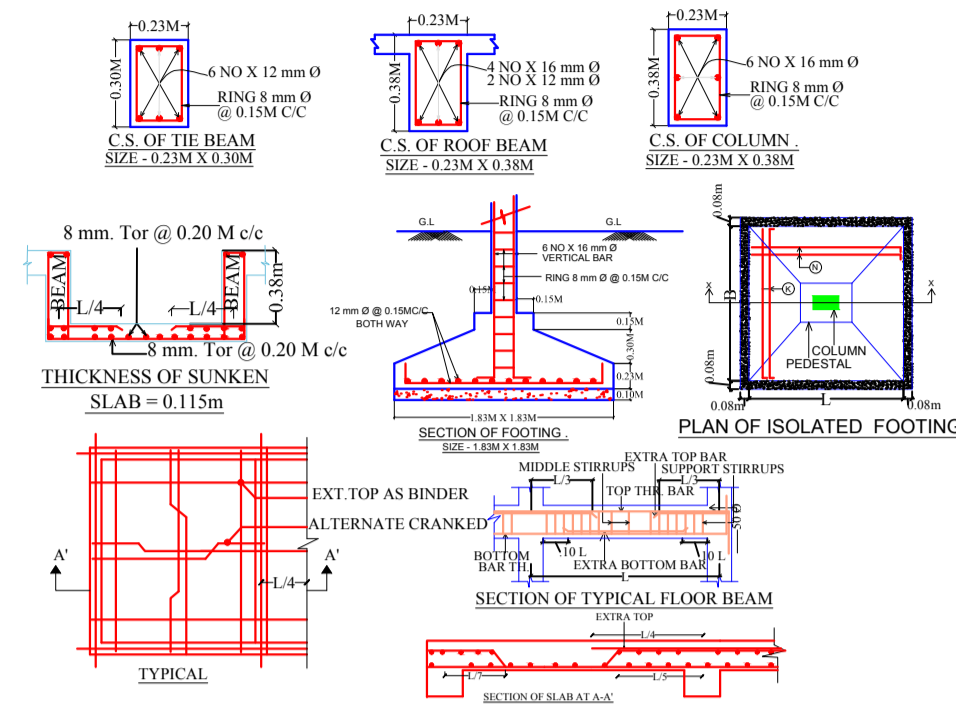


FRONT ELEVATION

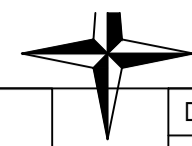
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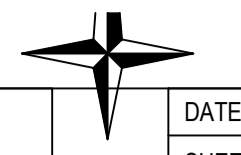
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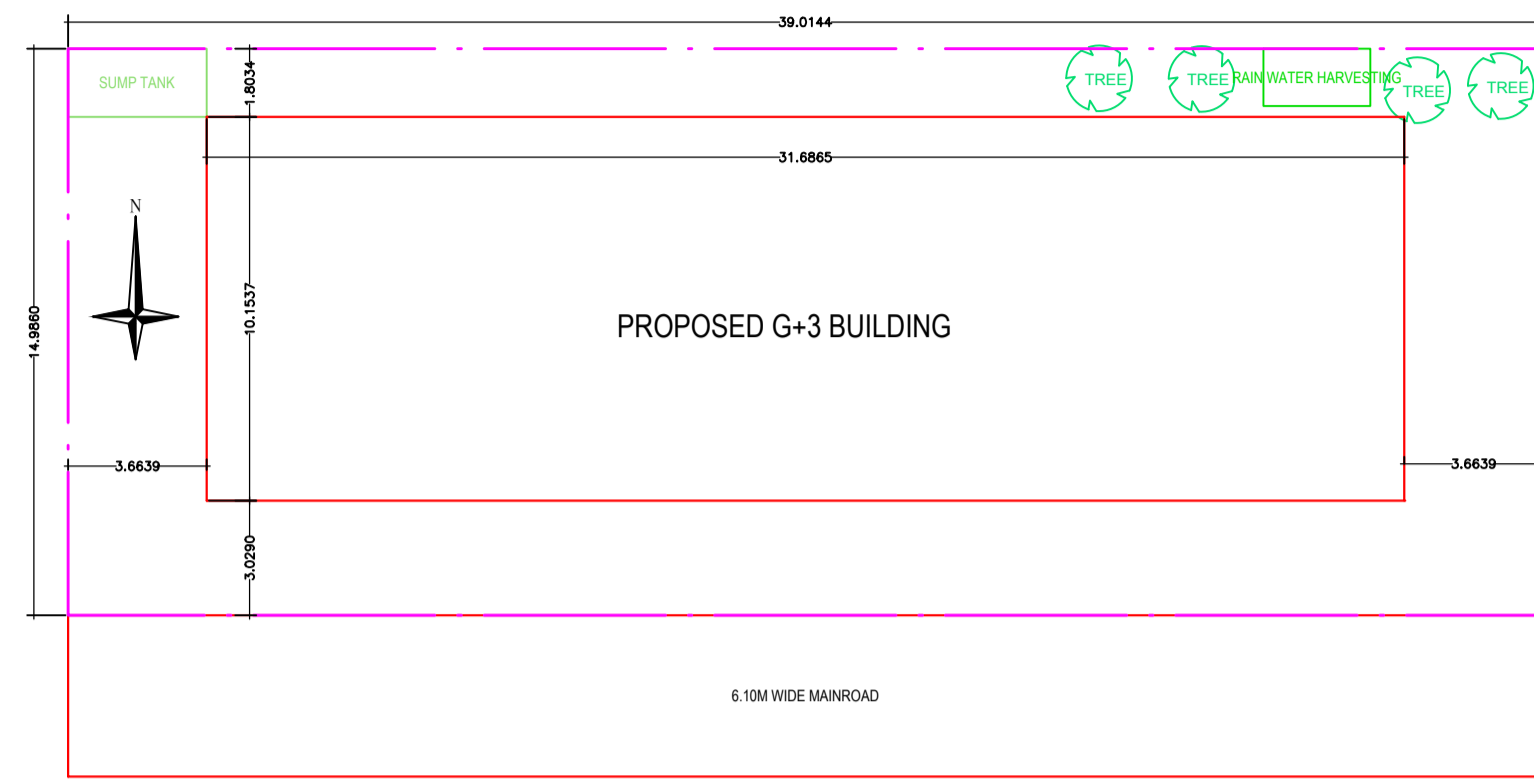
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LOCATION MAP

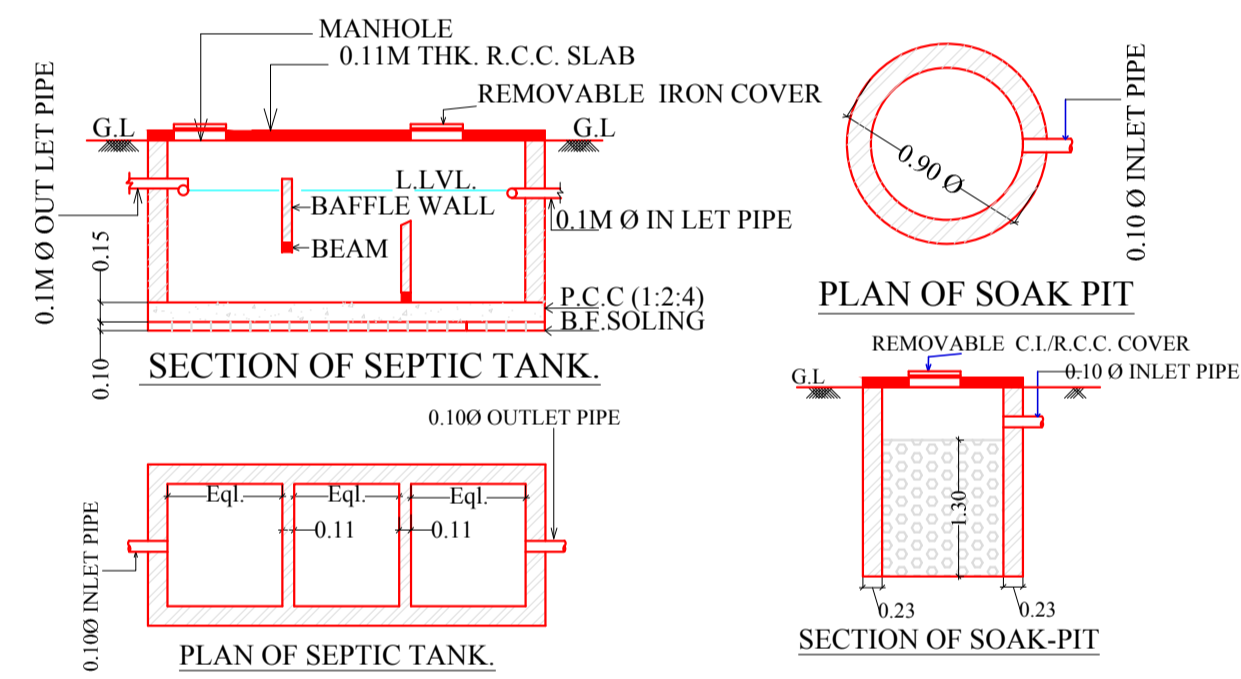
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KEY PLAN



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