

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.)
			Lift	Parking					
A (BUILDING)	1	242.38	6.70	66.91	154.90	10.52	168.77	168.77	02
Grand Total	1	242.38	6.70	66.91	154.90	10.52	168.77	168.77	02

Proposal Basic Information

Proposal File No.	JNAC/BP/0051/W3/2020
Owner Name	SRI GURUSHARAN SINGH MARWAH AND SRI.RANJIT SINGH AND SRI GURUCHARAN SINGH
Khata No	85
Plot No	3010 (P)
Village Name	Bisthupur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

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.	Prop.	
A (BUILDING)	Residential	Residential Bldg/Apartment	>0	1	2.00	1.00	2	-	-	-	-	-	-	-	
			>0	1	2.00	-	-	-	-	-	-	1	2	-	-
			>0	1	2.00	-	-	-	1	1	-	-	-	-	-
Total :			-	-	-	2	2	-	1	1	-	2	2		

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	-	-	2	4.00
Total TwoWheeler	2	4.00	2	4.00
Other Parking	-	-	-	25.41
Total	-	41.50	-	70.91

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.49	
PROJECT DETAIL:	VERSION DATE: 22/06/2020	
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/0051/W3/2020	Plot/SubPlot No: 3010 (P)	
Application Type: General Proposal	North: Plot No. - OTHER PLOT	
Project Type: Building Permission	South: Road Width - 9.10 TR WIDE ROAD	
Nature of Development: New	East: Plot No. - OTHER PLOT	
Location of Development Area: Old Area	West: Plot No. - OTHER PLOT	
AREA DETAILS:	SQ.MT.	
AREA OF PLOT (Minimum)	(A)	148.68
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	148.68
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		18.08
Total		18.08
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	130.60
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	148.68
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	148.68
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		104.08
Proposed Coverage Area (54.33 %)		80.78
Total Prop. Coverage Area (54.33 %)		80.78
Balance coverage area (15.67 %)		23.30
FAR CHECK		
Perm. FAR Area (2.50)		371.70
Total Perm. FAR area		371.70
Residential FAR		154.90
Proposed FAR Area		168.77
Total Proposed FAR Area		168.77
Consumed FAR (Factor)		1.14
Balance FAR Area		202.93
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		242.38
ARCHITECT (Regd)	NIKHIL SHUKLA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SRI GURUSHARAN SINGH MARWAH AND SRI.RANJIT SINGH AND SRI GURUCHARAN SINGH	
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

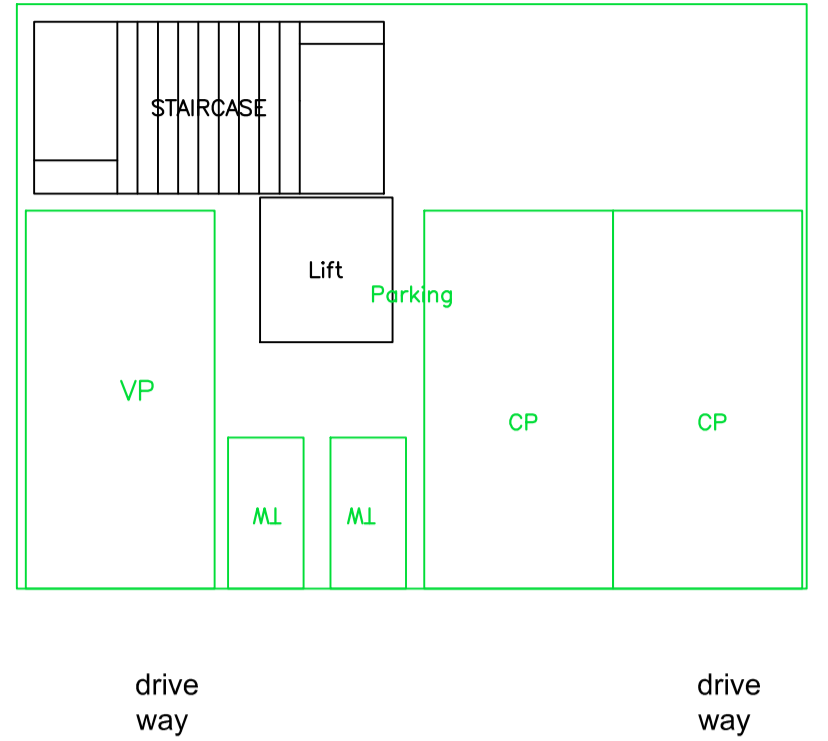
Floor Name	Building Name A (BUILDING)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	80.78	13.87	80.78	13.87
First Floor	80.80	77.45	80.80	77.45
Second Floor	80.80	77.45	80.80	77.45
Terrace Floor	0.00	0.00	0.00	0.00
Total	242.38	168.77	242.38	168.77

Building USE/SUBUSE Details

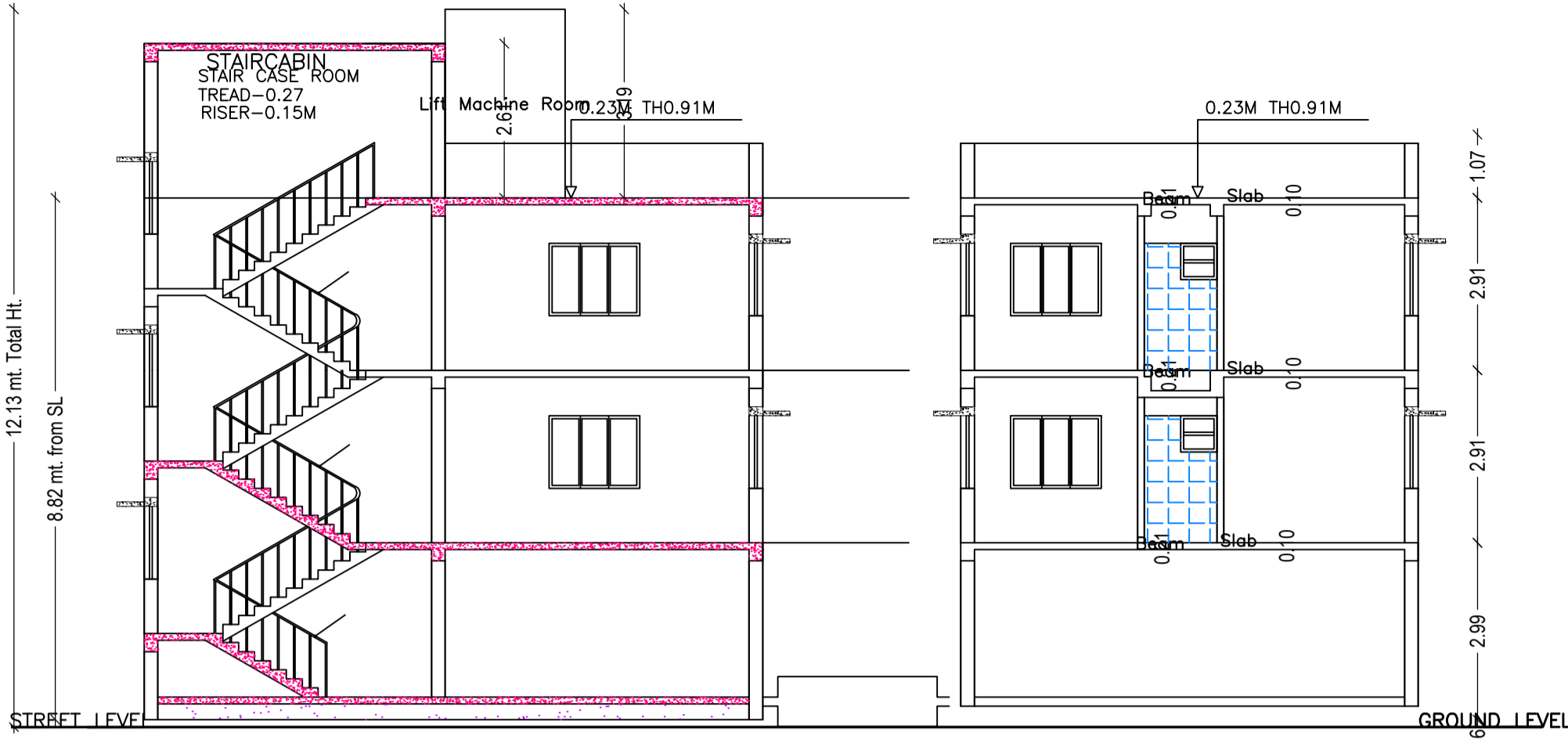
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

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

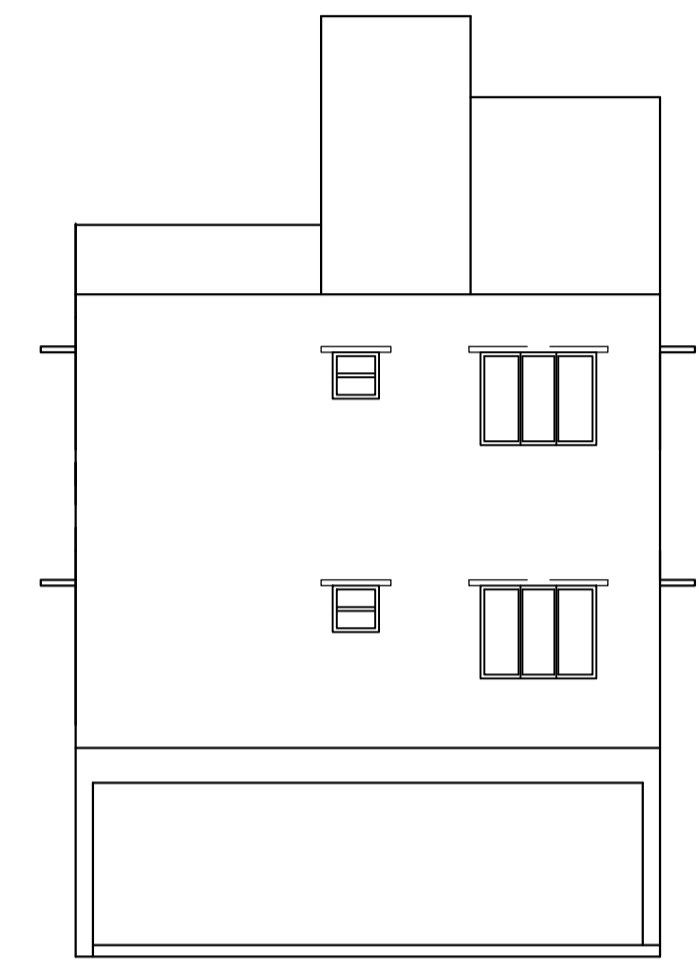
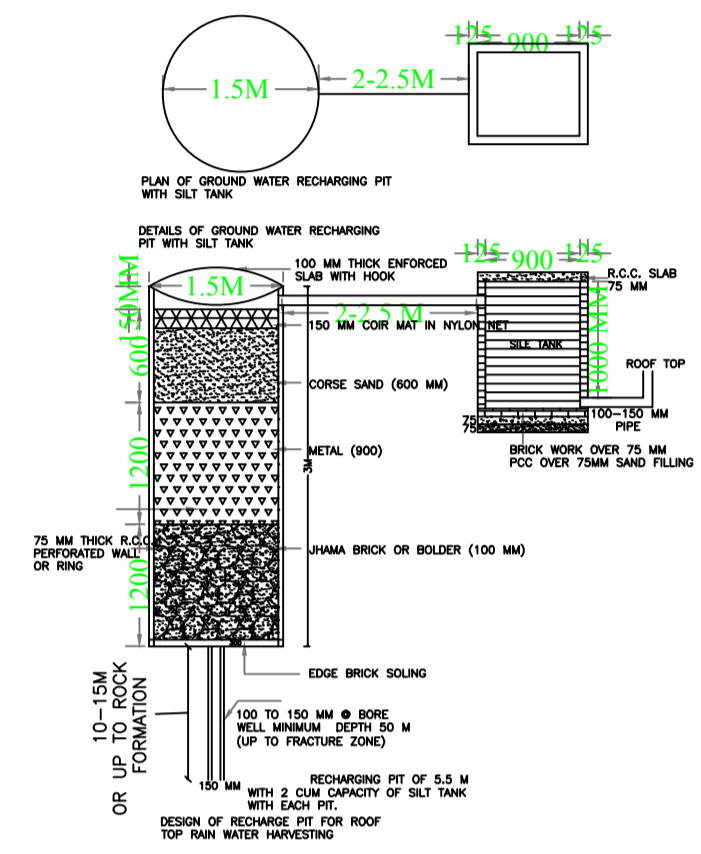
Proposal Basic Information	
Proposal File No.	JNAC/BP/0051/W3/2020
Owner Name	SRI GURUSHARAN SINGH MARWAH AND SRI.RANJIT SINGH AND SRI GURUCHARAN SINGH
Khata No	85
Plot No	3010 (P)
Village Name	Bisthupur
Use	Residential
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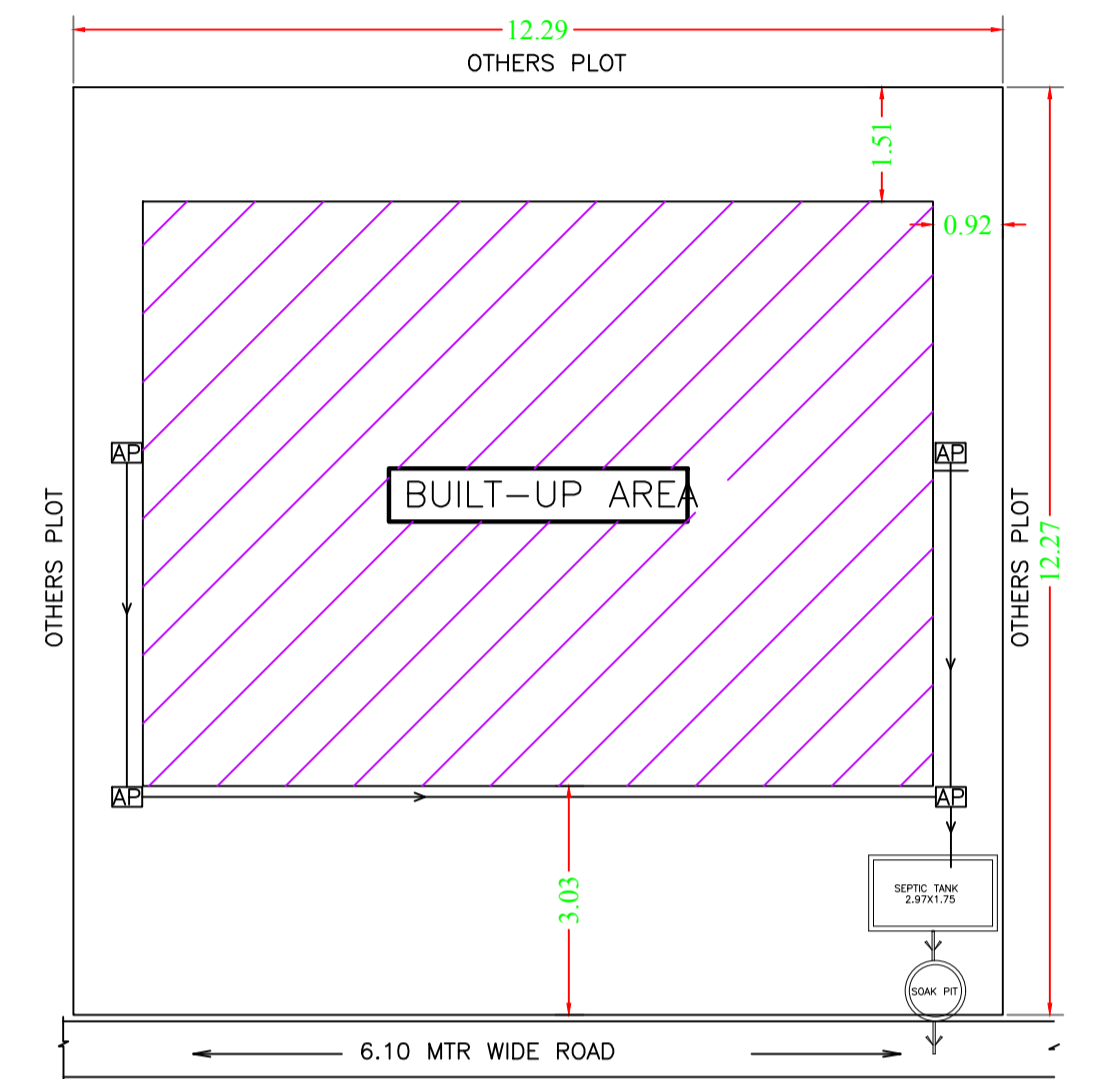
GROUND FLOOR PLAN (SCALE 1:100)



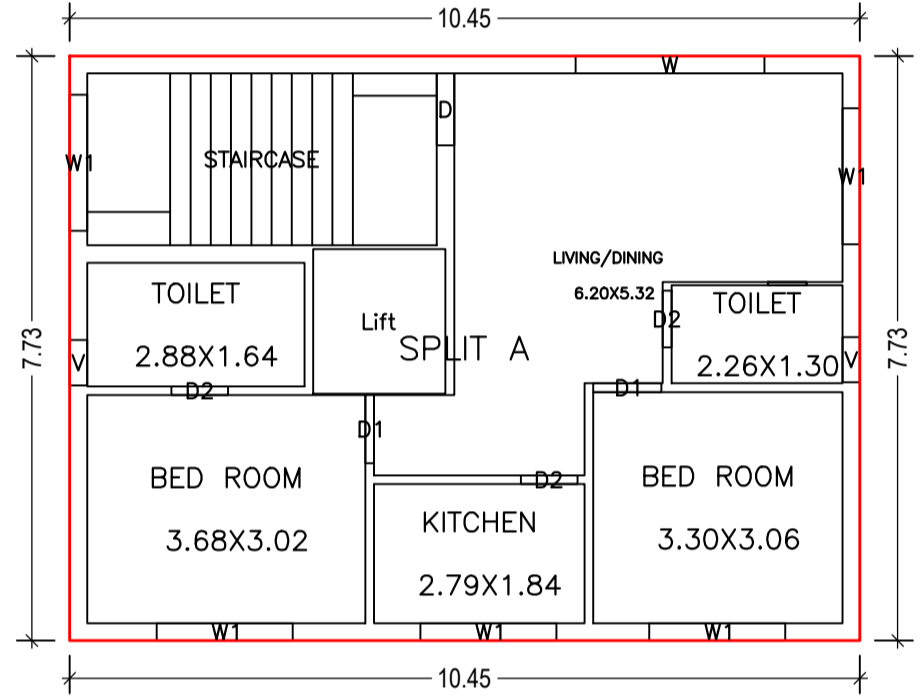
SECTION AT XX SECTION AT YY SCALE 1:100



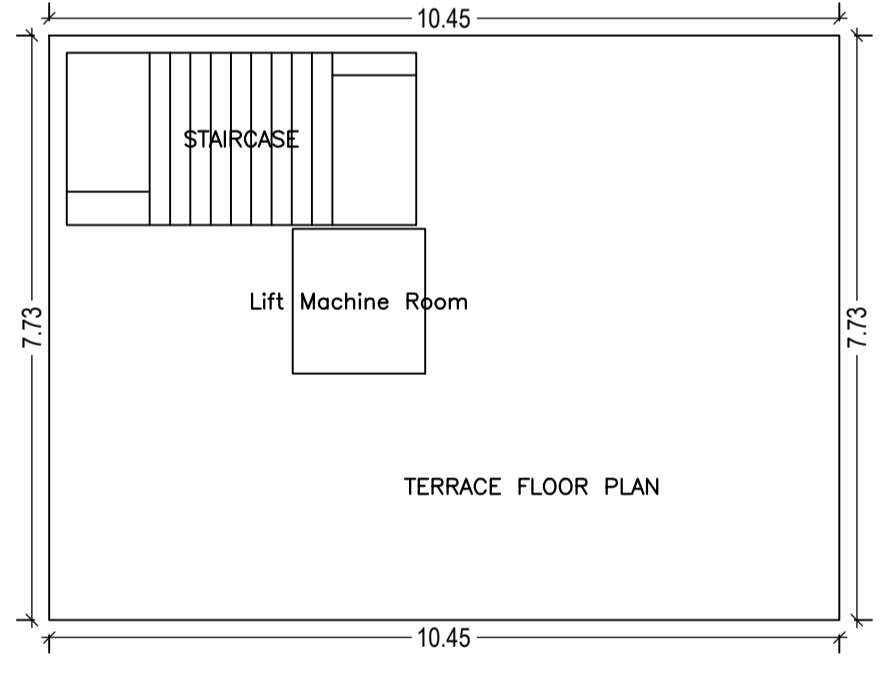
SIDE ELEVATION SCALE - 1:100



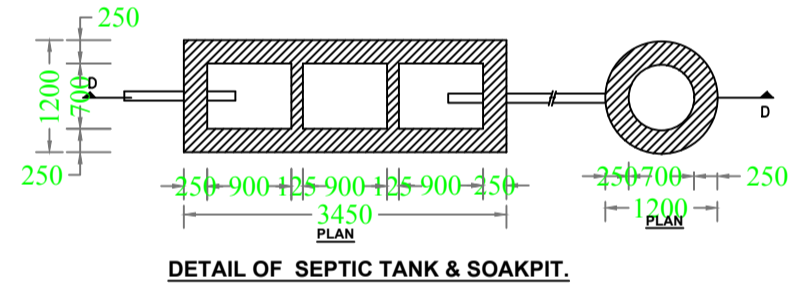
SITE PLAN SCALE - 1:100



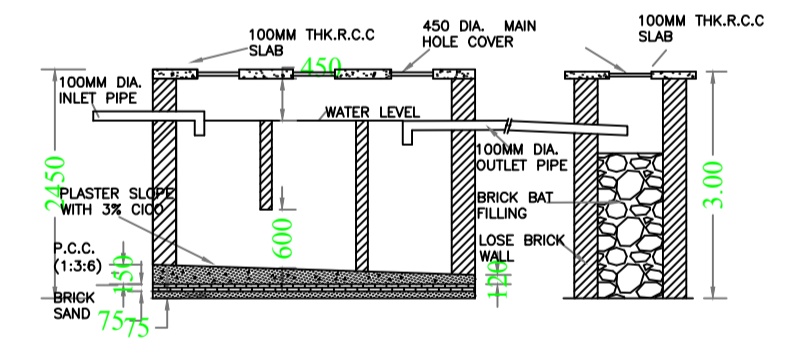
TYPICAL - 1& 2 FLOOR PLAN (Proposed) (SCALE 1:100)



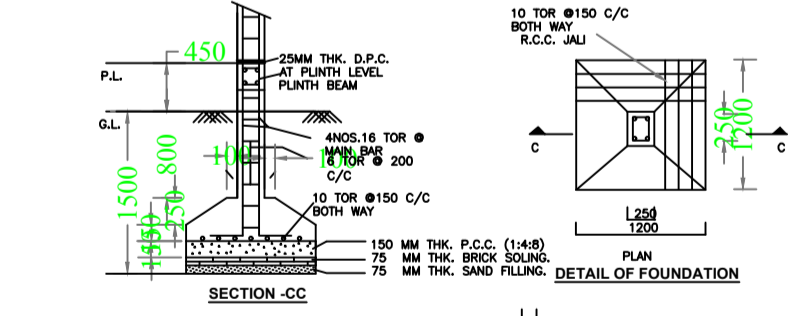
TERRACE FLOOR PLAN (SCALE 1:100)



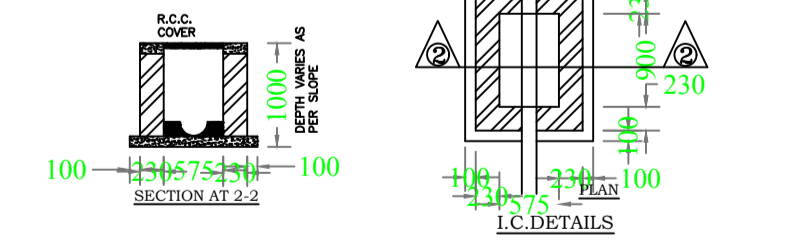
DETAIL OF SEPTIC TANK & SOAKPIT.



SECTION-CC



SECTION-AT-2-2



I.C. DETAILS



FRONT ELEVATION SCALE - 1:100

Building :A (BUILDING)

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	Parking	Resl.					
Ground Floor	80.78	0.00	66.91	0.00	10.52	13.87	0.00	00	
First Floor	80.80	3.35	0.00	77.45	0.00	77.45	77.45	01	
Second Floor	80.80	3.35	0.00	77.45	0.00	77.45	77.45	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	242.38	6.70	66.91	154.90	10.52	168.77	168.77	02	
Total Number of Same Buildings	1								
Total :	242.38	6.70	66.91	154.90	10.52	168.77	168.77	02	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.13	06
A (BUILDING)	D1	0.90	2.13	04
A (BUILDING)	D	0.95	2.13	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	2.70	04
A (BUILDING)	W1	1.80	2.70	10
A (BUILDING)	W	2.50	2.70	02

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1& 2 FLOOR PLAN	SPLIT A	FLAT	57.02	57.00	6	2
Total	-	-	114.04	114.00	12	2

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