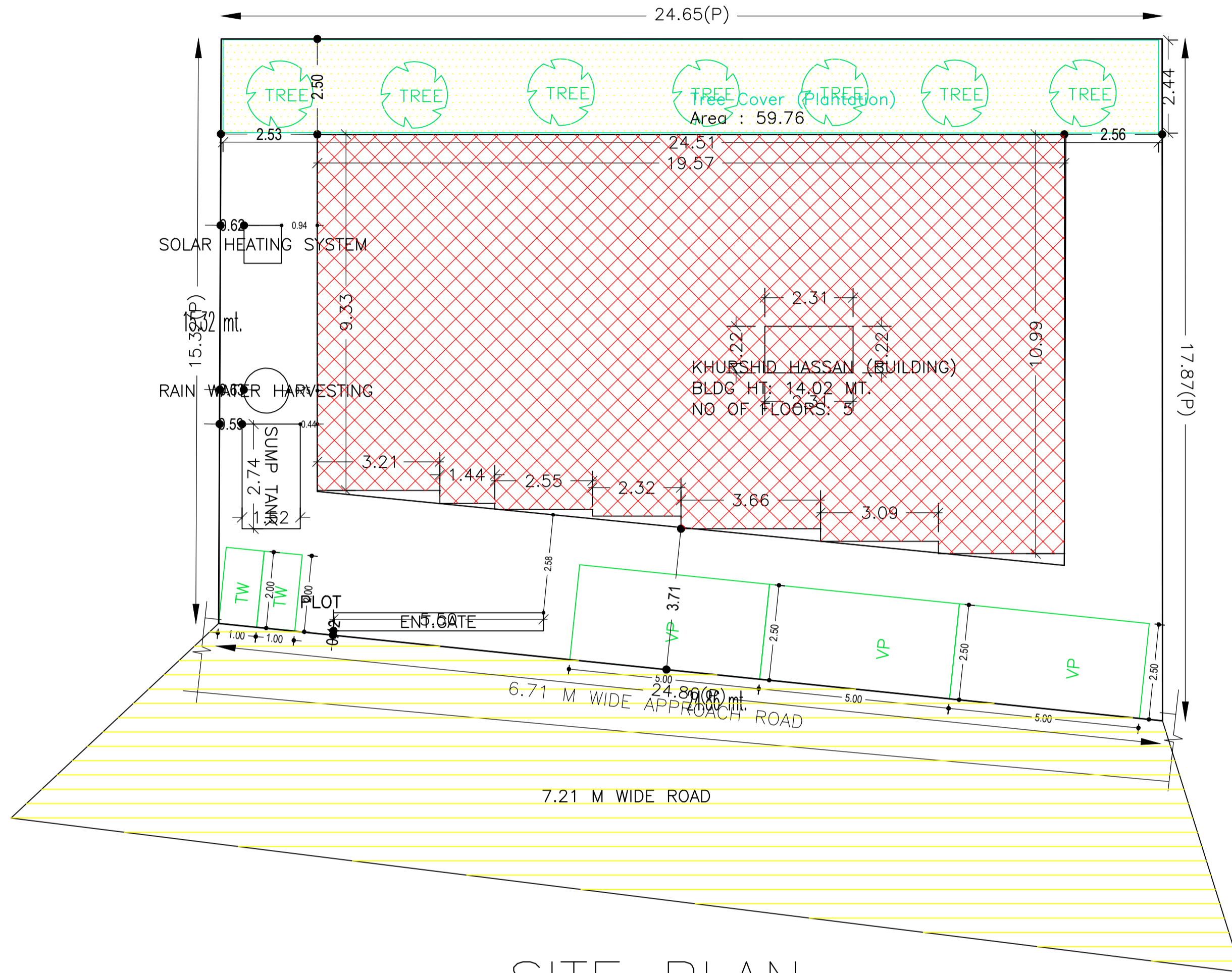


Proposal Basic Information	
Proposal File No.	JNAC/BP/0078/W1/2020
Owner Name	Mr. KHURSHID HSSAN
Khata No	15(O)&131(N)
Plot No	661(O)&1246(N)
Village Name	GUMRIYAGORA
Use	Residential
SubUse	Residential Bldg/Apartment

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Existing FAR Area (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	Accessory Use	Parking						
KHURSHID HASSAN (BUILDING)	1	1198.59	14.10	1184.49	785.48	399.01		27.25	190.03	753.90	187.98		950.91	950.91	15
Grand Total	1		14.10	1184.49	785.48	399.01	16.30	27.25		753.90	187.98	9.03	950.91	950.91	15



SITE PLAN

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.65 VERSION DATE: 16/10/2020
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/0078/W1/2020	Plot/SubPlot No: 661(O)&1246(N)
Application Type: General Proposal	North: Plot No. -
Project Type: Building Permission	South: Road Width - 7.39
Nature of Development: Addition or Alteration	East: Plot No. -
Location of Development Area: Old Area	West: Plot No. -
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 409.68
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 409.68
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	59.76
Total	59.76
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 349.92
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 409.68
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 409.68
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	245.81
Proposed Coverage Area (47.94 %)	196.38
Total Prop. Coverage Area (47.94 %)	196.38
Balance coverage area (12.07 %)	49.43
FAR CHECK	
Perm. FAR Area (2.50)	1024.20
Total Perm. FAR area	1024.20
Residential FAR	941.88
Proposed FAR Area	950.91
Total Proposed FAR Area	950.91
Consumed FAR (Factor)	2.32
Balance FAR Area	73.29
BUILT UP AREA CHECK	
Total Proposed Built Up Area	1184.49
ARCHITECT (Regd)	NIKHIL SHUKLA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	Mr. KHURSHID HSSAN
DEVELOPMENT AUTHORITY	LOCAL BODY

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.	
KHURSHID HASSAN (BUILDING)	Residential	Residential Bldg/Apartment	> 0	1	15.00	1.00	15	-	-	-	-	-
			> 0	1	15.00	-	-	-	-	1	15	-
			> 0	1	15.00	-	-	-	1	2	-	-
Total			-	-	-	15	18	-	2	3	-	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	5	62.50
Three Stack Car	-	-	4	50.00
Four Stack Car	-	-	9	112.50
Total Car	15	187.50	18	225.00
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	2	25.00	3	37.50
TwoWheeler	-	-	16	32.00
Total TwoWheeler	15	30.00	16	32.00
Other Parking	-	-	-	99.53
Total		242.50		426.03

Buildingwise Floor FAR Details

Floor Name	Building Name KHURSHID HASSAN (BUILDING)				Total			
	Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Basement Floor	202.32	0.00	9.03	0.00	202.32	0.00	9.03	0.00
Ground Floor	0.00	196.37	0.00	190.92	0.00	196.37	0.00	190.92
First Floor	0.00	196.37	0.00	187.66	0.00	196.37	0.00	187.66
Second Floor	0.00	196.37	0.00	187.66	0.00	196.37	0.00	187.66
Third Floor	0.00	196.37	0.00	187.66	0.00	196.37	0.00	187.66
Fourth Floor	196.69	0.00	187.98	0.00	196.69	0.00	187.98	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total :	399.01	785.48	197.01	753.90	399.01	785.48	197.01	753.90

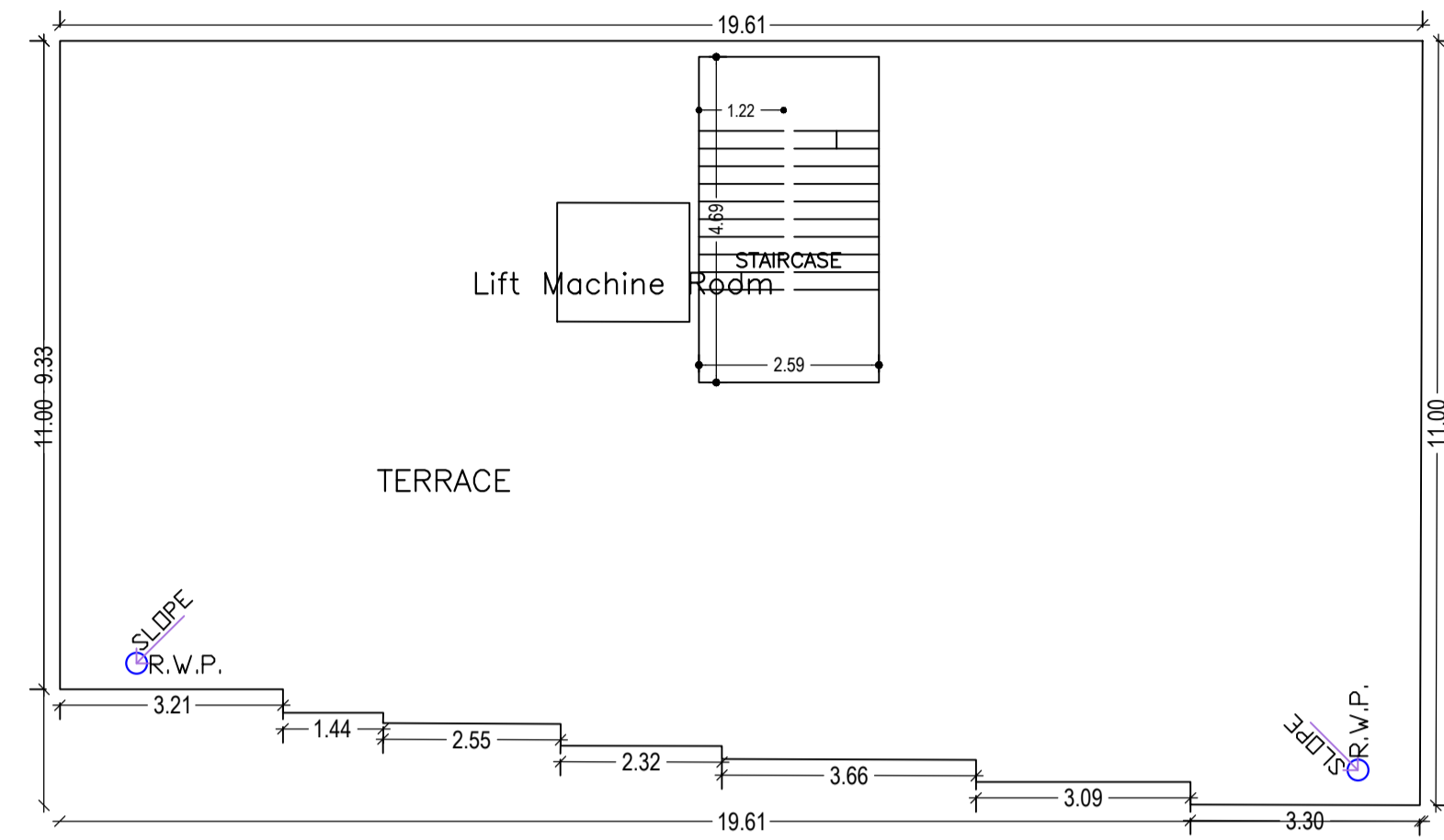
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Light Blue

Building USE/SUBUSE Details

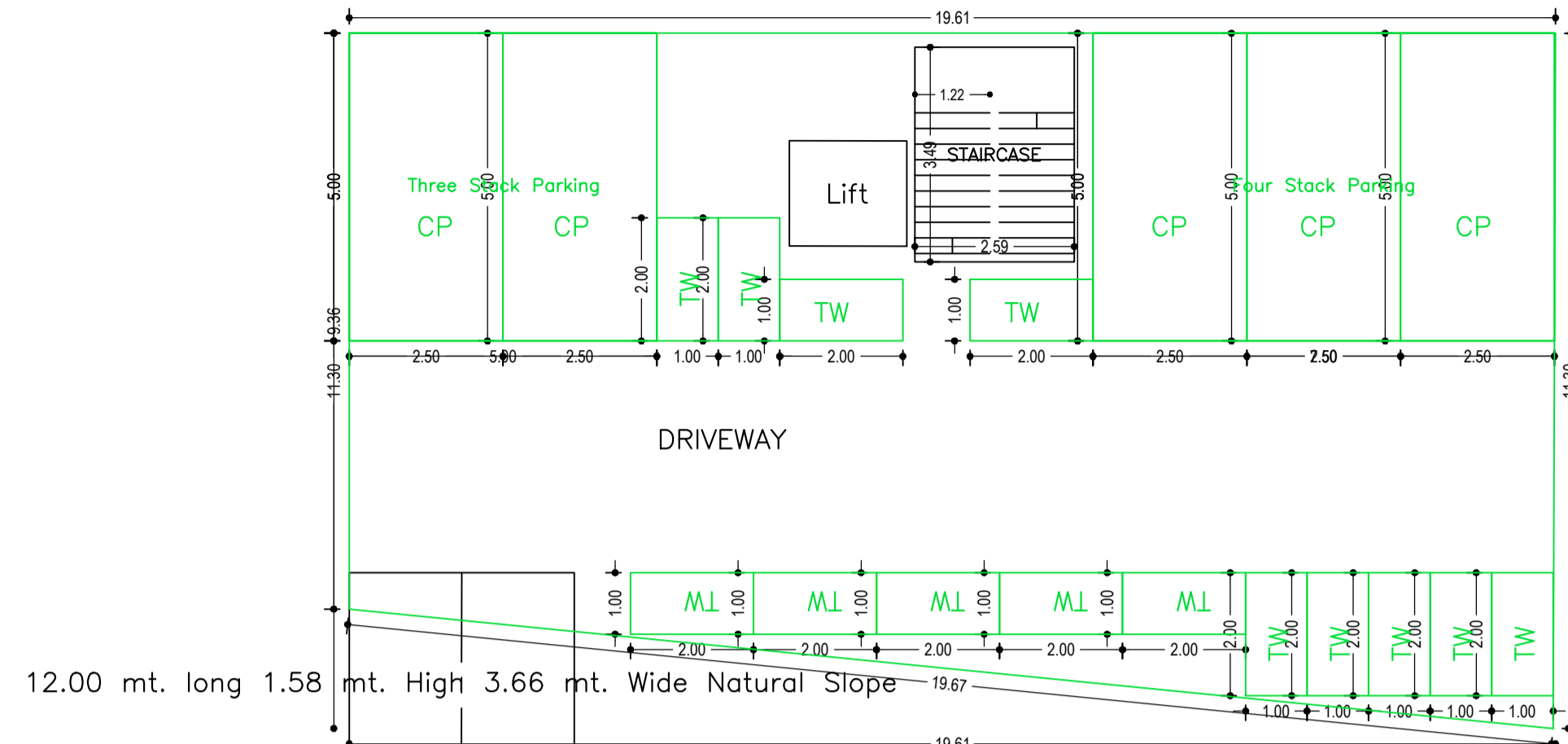
Building Name	Building Use	Building SubUse	Building Structure
KHURSHID HASSAN (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

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

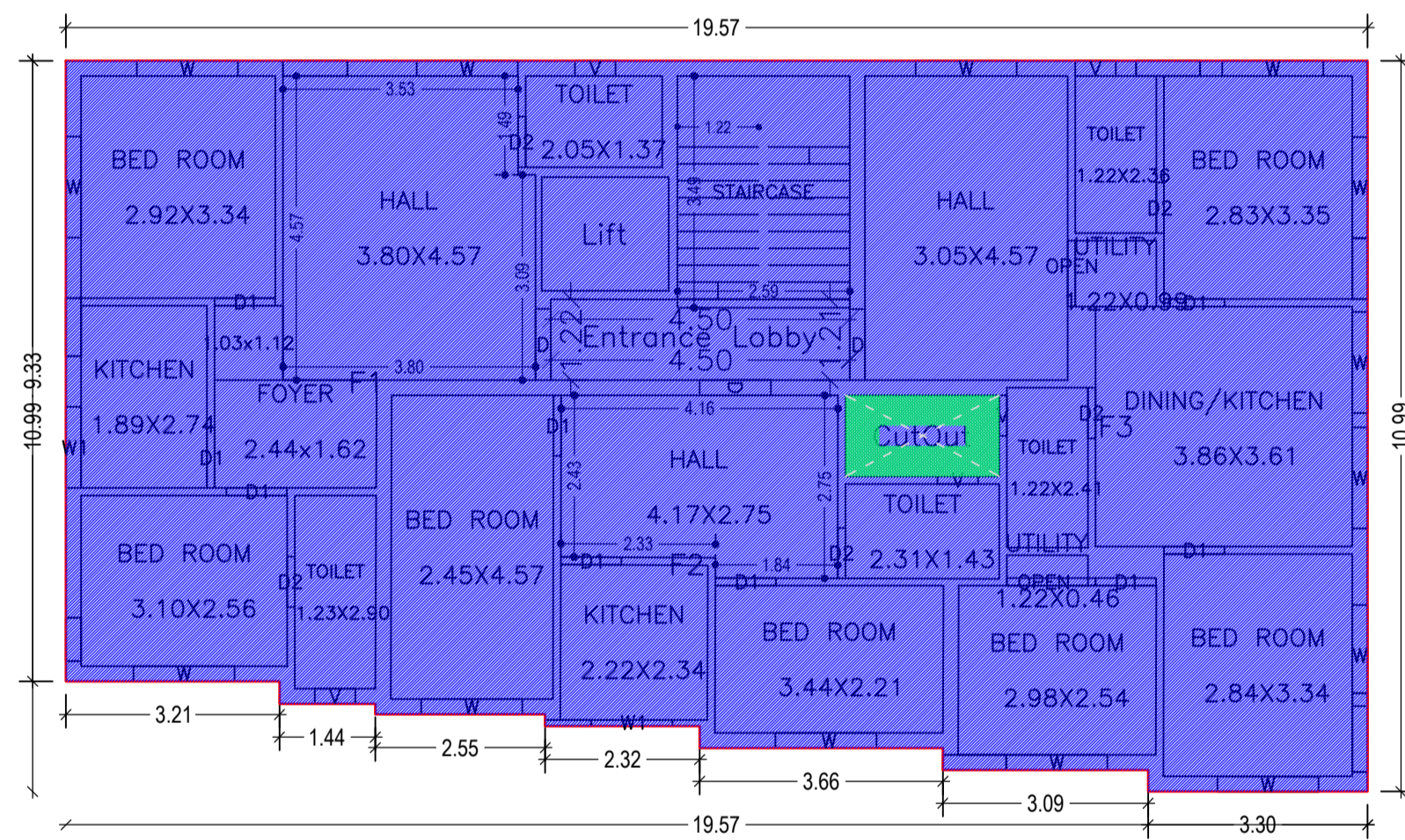
Proposal Basic Information	
Proposal File No.	JNAC/BP/0078/W1/2020
Owner Name	M. KHURSHID HSSAN
Khata No	15(O)&131(N)
Plot No	661(O)&1246(N)
Village Name	GUMRIYAGORA
Use	Residential
SubUse	Residential Bldg/Apartment



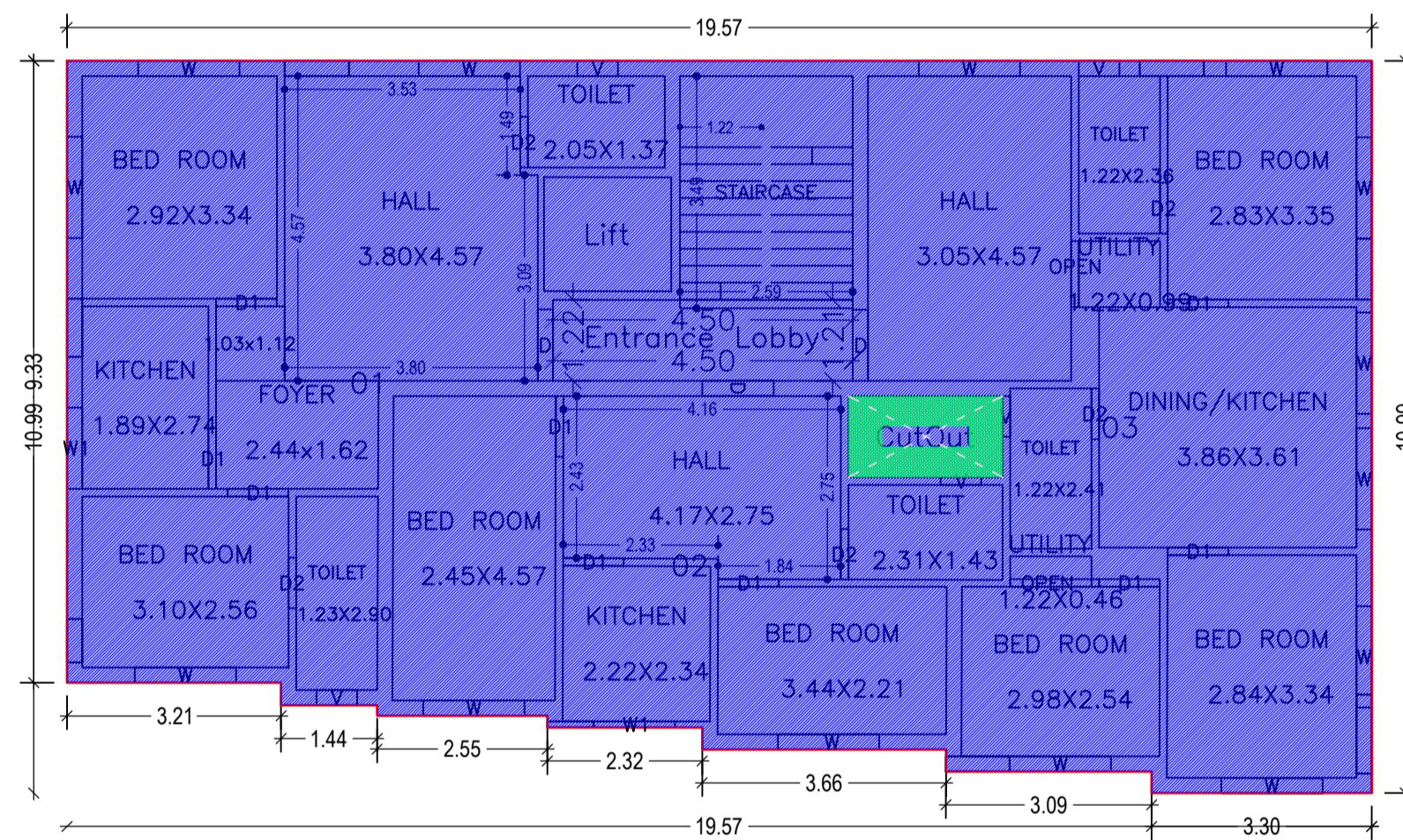
TERRACE FLOOR PLAN
(SCALE 1:100)



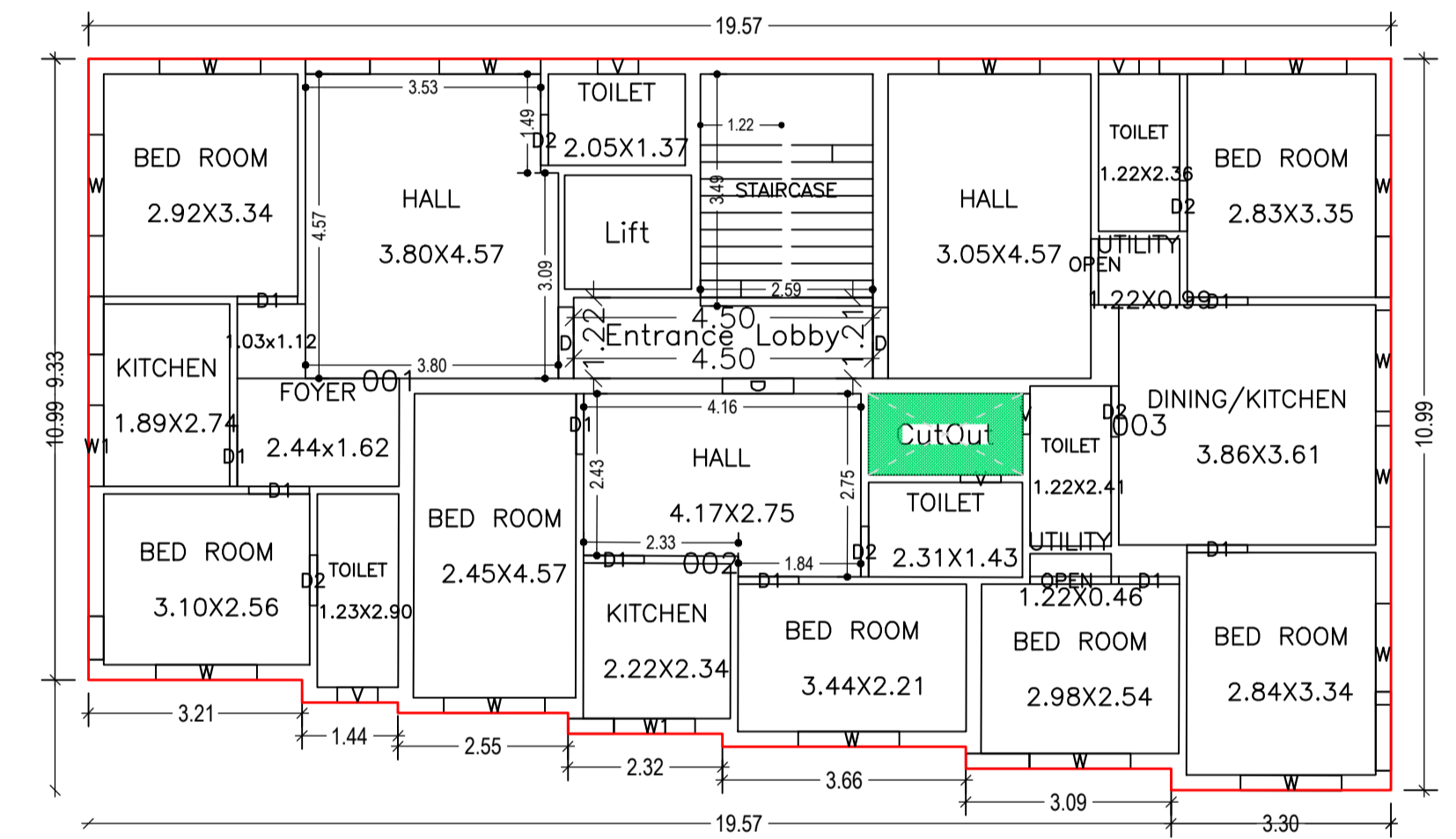
BASEMENT FLOOR PLAN
(SCALE 1:100)



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



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



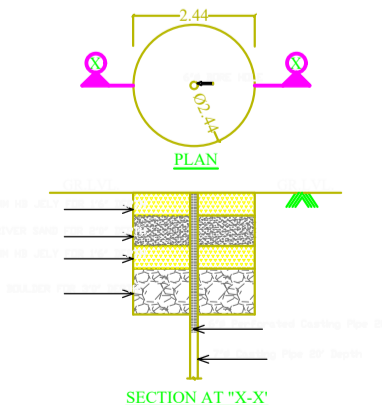
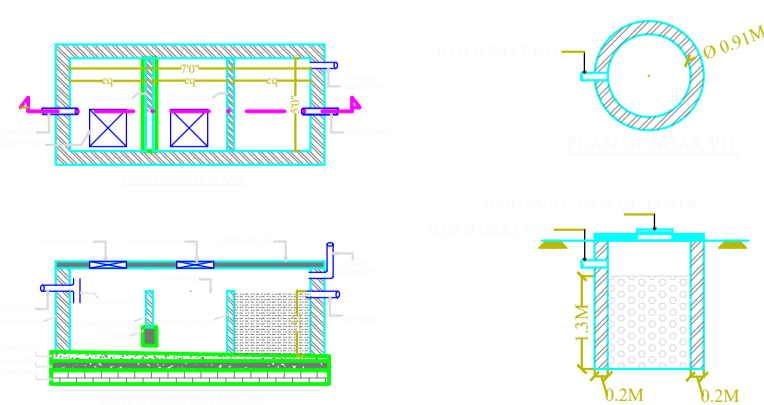
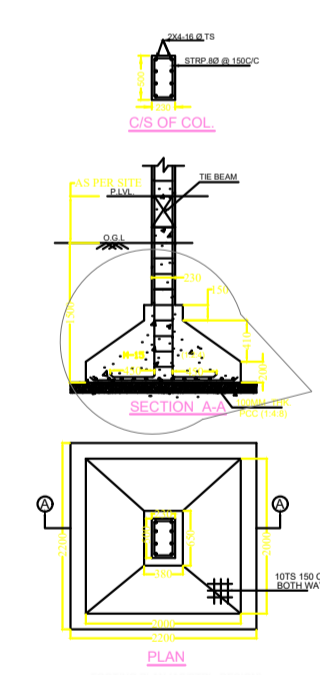
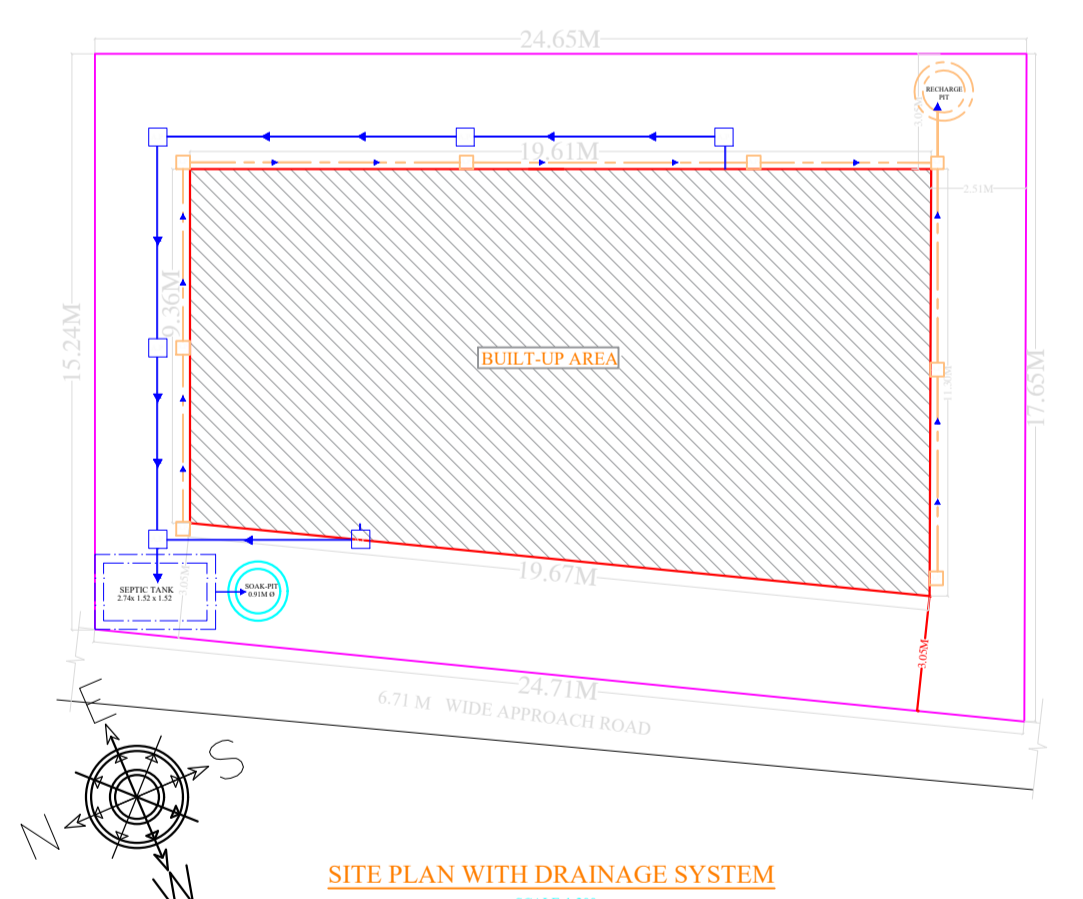
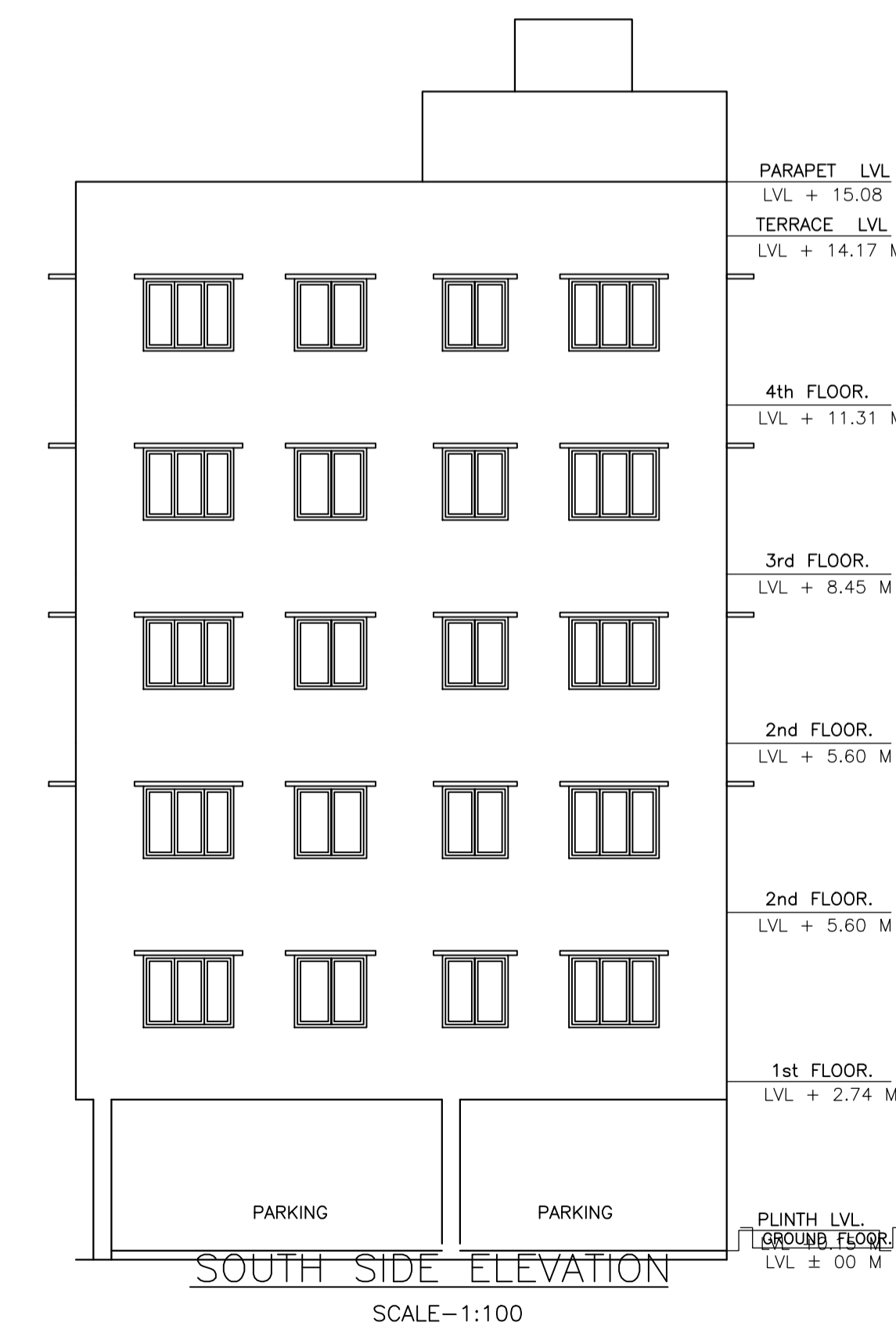
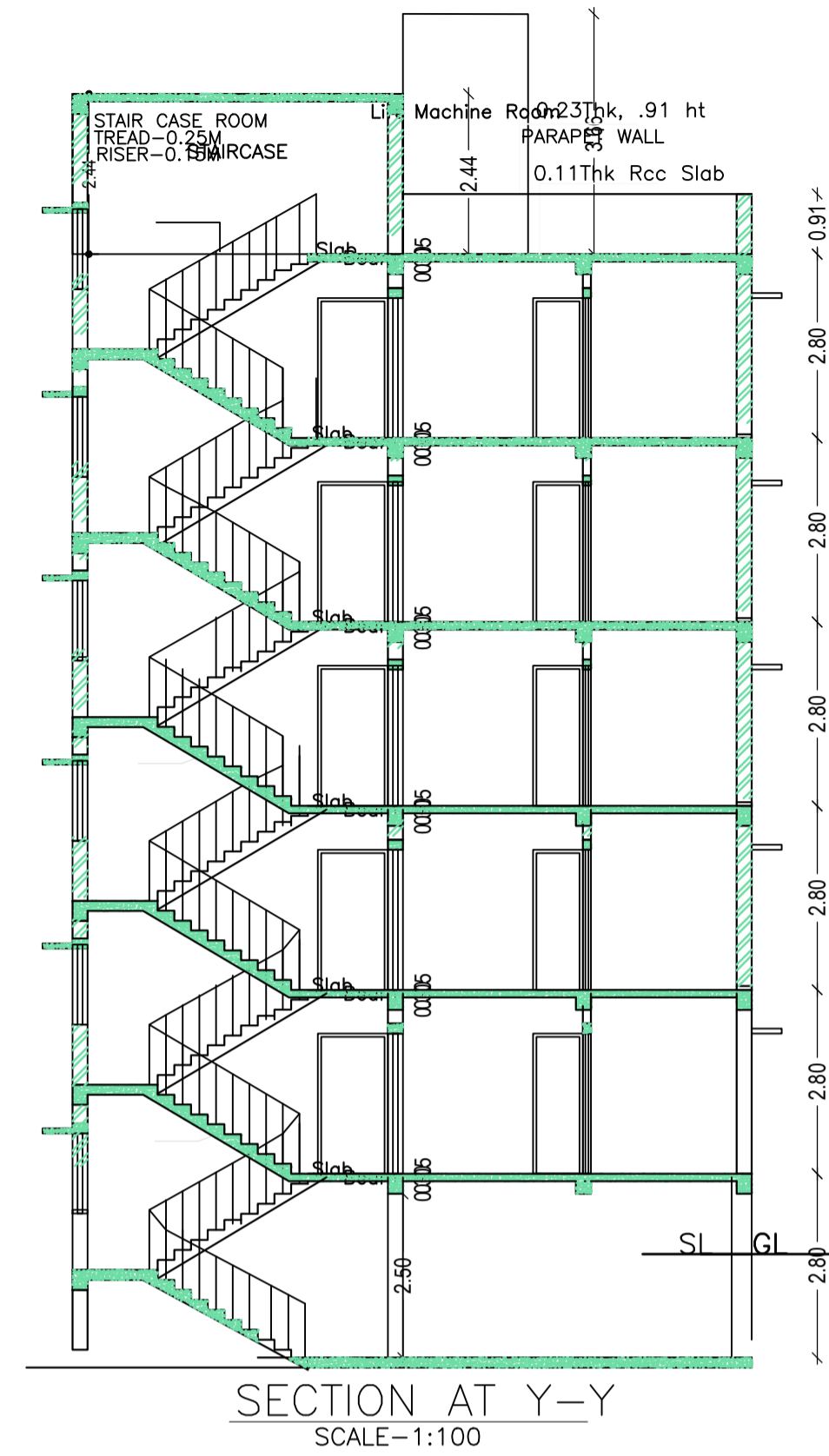
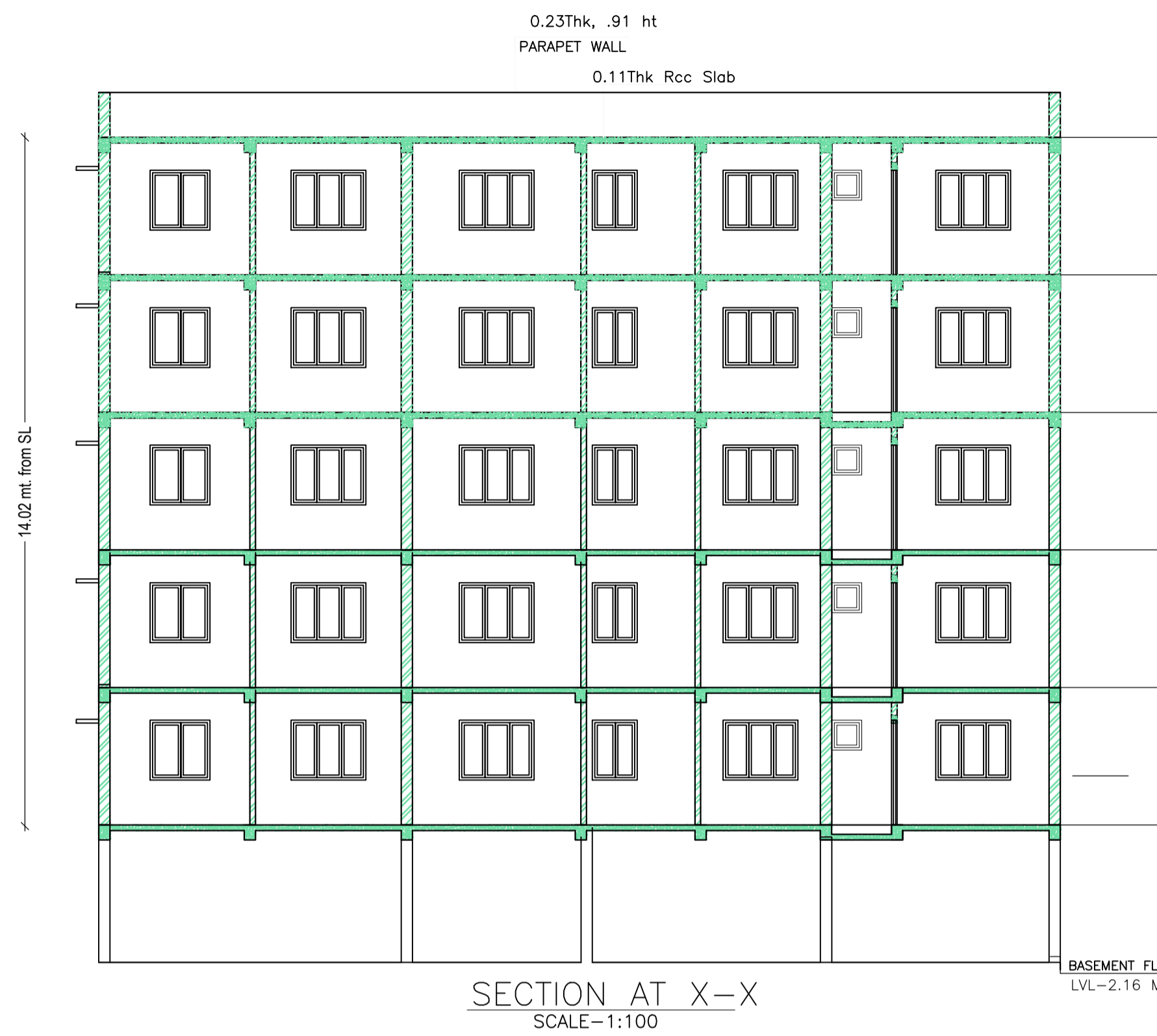
FOURTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

Building :KHURSHID HASSAN (BUILDING)

Floor Name	Gross Builtup Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Existing FAR Area (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	Accessory Use	Parking						
Basement Floor	202.32	0.00	202.32	0.00	202.32	3.26	0.00	190.03	0.00	0.00	9.03	9.03	9.03	00
Ground Floor	199.19	2.82	196.37	196.37	0.00	0.00	5.45	0.00	190.92	0.00	0.00	190.92	190.92	03
First Floor	199.19	2.82	196.37	196.37	0.00	3.26	5.45	0.00	187.66	0.00	0.00	187.66	187.66	03
Second Floor	199.19	2.82	196.37	196.37	0.00	3.26	5.45	0.00	187.66	0.00	0.00	187.66	187.66	03
Third Floor	199.19	2.82	196.37	196.37	0.00	3.26	5.45	0.00	187.66	0.00	0.00	187.66	187.66	03
Fourth Floor	199.51	2.82	196.69	0.00	196.69	3.26	5.45	0.00	0.00	187.98	0.00	187.98	187.98	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1198.59	2.82	1184.49	785.48	399.01	16.30	27.25	190.03	753.90	187.98	9.03	950.91	950.91	15
Total Number of Same Buildings :	1													
Total :	1198.59	2.82	1184.49	785.48	399.01	16.30	27.25	190.03	753.90	187.98	9.03	950.91	950.91	15

LTP NAME AND SIGNATURE NIKHIL SHUKLA JNAC/ARC/0015/2019	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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Proposal Basic Information	
Proposal File No.	JNAC/BP/0078/W1/2020
Owner Name	M. KHURSHID HSSAN
Khata No	15(O)&131(N)
Plot No	661(O)&1246(N)
Village Name	GUMRIYAGORA
Use	Residential
SubUse	Residential Bldg/Apartment



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
KHURSHID HASSAN (BUILDING)	D2	0.76	2.13	25
KHURSHID HASSAN (BUILDING)	D1	0.91	2.13	45
KHURSHID HASSAN (BUILDING)	OPEN	0.99	2.13	05
KHURSHID HASSAN (BUILDING)	D	1.07	2.13	15
KHURSHID HASSAN (BUILDING)	OPEN	1.33	2.13	05

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
KHURSHID HASSAN (BUILDING)	V	0.61	1.00	25
KHURSHID HASSAN (BUILDING)	W1	1.22	2.44	10
KHURSHID HASSAN (BUILDING)	W	1.52	2.44	70

UnitBUA Table for Building :KHURSHID HASSAN (BUILDING)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	F1	FLAT	Existing	59.90	59.33	7	3
	F2	FLAT	Existing	43.85	43.78	5	
	F3	FLAT	Existing	71.78	70.86	9	
TYPICAL - 1, 2& 3 FLOOR PLAN	01	FLAT	Existing	59.90	59.33	7	9
	02	FLAT	Existing	43.85	43.78	5	
	03	FLAT	Existing	71.78	70.86	9	
FOURTH FLOOR PLAN	001	FLAT	Proposed	59.90	59.33	7	3
	002	FLAT	Proposed	44.16	44.00	5	
	003	FLAT	Proposed	71.78	70.86	9	
Total:	-	-	-	877.93	870.08	105	15

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