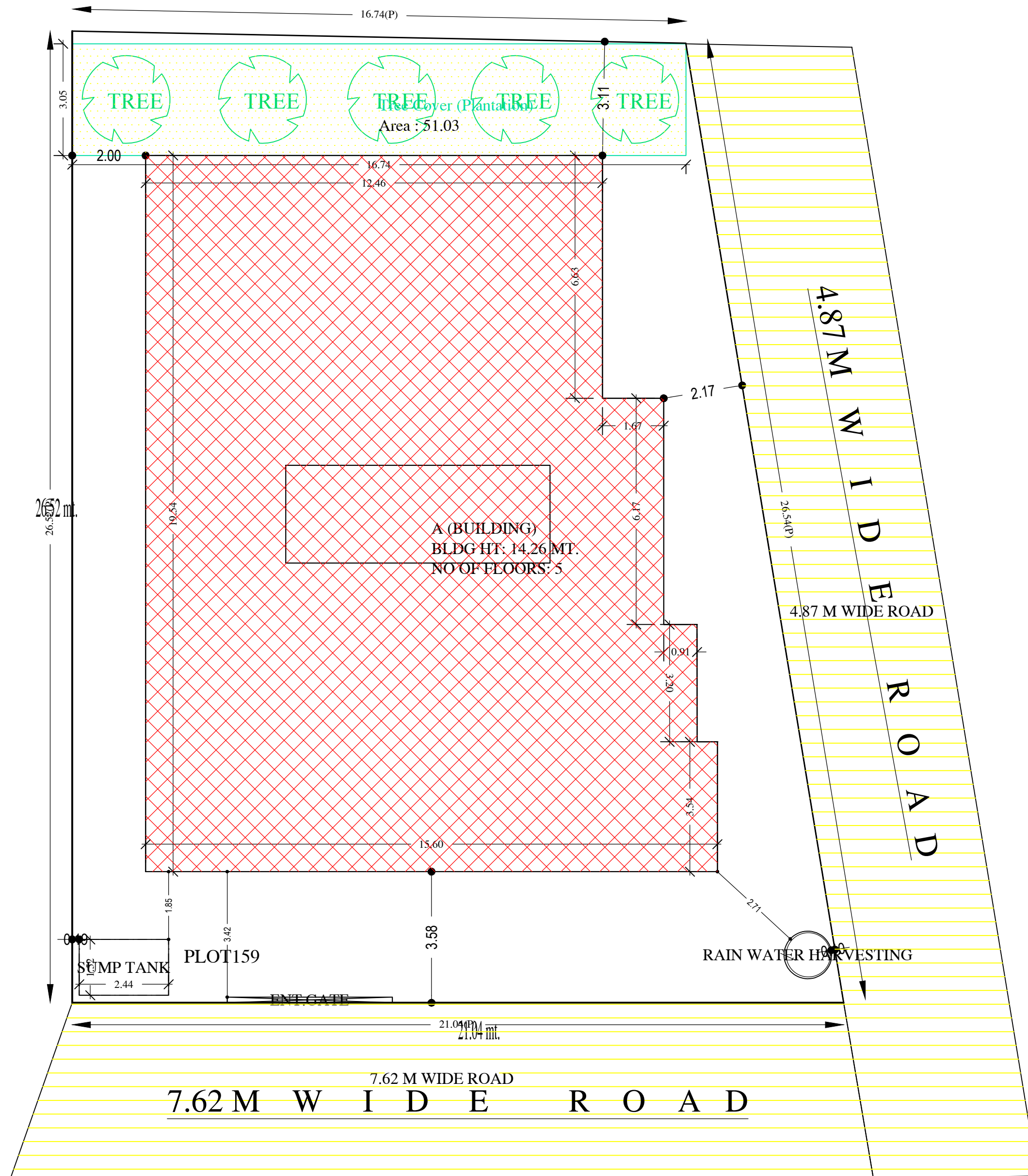


Proposal Basic Information	
Proposal File No.	JNAC/BP/0117/W17/2020
Owner Name	AWTAR SINGH AND BIRENDER MAHATO
Khata No	6 ( OLD ) , 40 ( NEW )
Plot No	4252 , 4253( PART ) ( OLD ) , 159 ( PART ) ( NEW )
Village Name	MURAKATI
Use	Residential
SubUse	Residential Bldg/Apartment



**SITE PLAN**  
SCALE 1:100

**SITE PLAN**

AREA STATEMENT		VERSION NO.: 1.0.62
JAMSHEDPUR NAC		VERSION DATE: 16/10/2020
<b>PROJECT DETAIL:</b>		
Region: JHARKHAND URBAN	Plot Use: Residential	
LOCAL BODIES	Plot SubUse: Residential Bldg/Apartment	
District: EAST SINGHBHUM	PlotNearby/ReligiousStructure: NA	
Authority: JAMSHEDPUR NAC	Plot/SubPlot No: 4252 , 4253( PART ) ( OLD ) , 159 ( PART ) ( NEW )	
Inward_No: JNAC/BP/0117/W17/2020	North: CTS No. - BOUNDRY WALL OF VIJAY GARDEN	
Application Type: General Proposal	South: Road Width - 7.62	
Project Type: Building Permission	East: CTS No. - BOUNDRY WALL OF RAMANI FLAT	
Nature of Development: New	West: CTS No. - OTHERS PLOT	
Location of Development Area: Old Area		
<b>AREA DETAILS:</b>		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 497.37
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	497.37
<b>Deduction for Balance Plot Area(from Gross Plot Area)</b>		
Common Plot		51.03
Total		51.03
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	446.34
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	497.37
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	497.37
<b>COVERAGE CHECK</b>		
Permissible Coverage area ( 60.00 % )		298.42
Proposed Coverage Area ( 54.94 % )		273.26
Total Prop. Coverage Area ( 54.94 % )		273.26
Balance coverage area ( 5.06 % )		25.16
<b>FAR CHECK</b>		
Perm. FAR Area ( 2.50 )		1243.43
Total Perm. FAR area		1243.43
Residential FAR		1066.48
Proposed FAR Area		1083.11
Total Proposed FAR Area		1083.11
Consumed FAR (Factor)		2.18
Balance FAR Area		160.32
<b>BUILT UP AREA CHECK</b>		
Total Proposed BuiltUp Area		1400.54
ARCHITECT (Regd)	MUKESH KUMAR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	AWTAR SINGH AND BIRENDER MAHATO	
<b>DEVELOPMENT AUTHORITY</b>		
	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)	White

**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	273.26	16.63	273.26	16.63
First Floor	281.82	266.62	281.82	266.62
Second Floor	281.82	266.62	281.82	266.62
Third Floor	281.82	266.62	281.82	266.62
Fourth Floor	281.82	266.62	281.82	266.62
Terrace Floor	0.00	0.00	0.00	0.00
<b>Total :</b>	<b>1400.54</b>	<b>1083.11</b>	<b>1400.54</b>	<b>1083.11</b>

**Building USE/SUBUSE Details**

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	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.	Prop.
A (BUILDING)	Residential	Residential Bldg/Apartment	> 0	1	12.00	1.00	12	-	-	-	-	-	-	-
			> 0	1	12.00	-	-	-	-	1	12	-	-	-
<b>Total :</b>			-	-	-	-	12	12	-	2	2	-	12	12

**Parking Check (Table 7b)**

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	6	75.17
Two Stack Car	-	-	6	75.17
Total Car	12	150.00	12	150.34
Visitor's Car Parking	-	-	2	25.06
Total Visitor Parking	2	25.00	2	25.06
TwoWheeler	-	-	12	24.00
Total TwoWheeler	12	24.00	12	24.00
Other Parking	-	-	-	132.42
<b>Total</b>		199.00		355.82

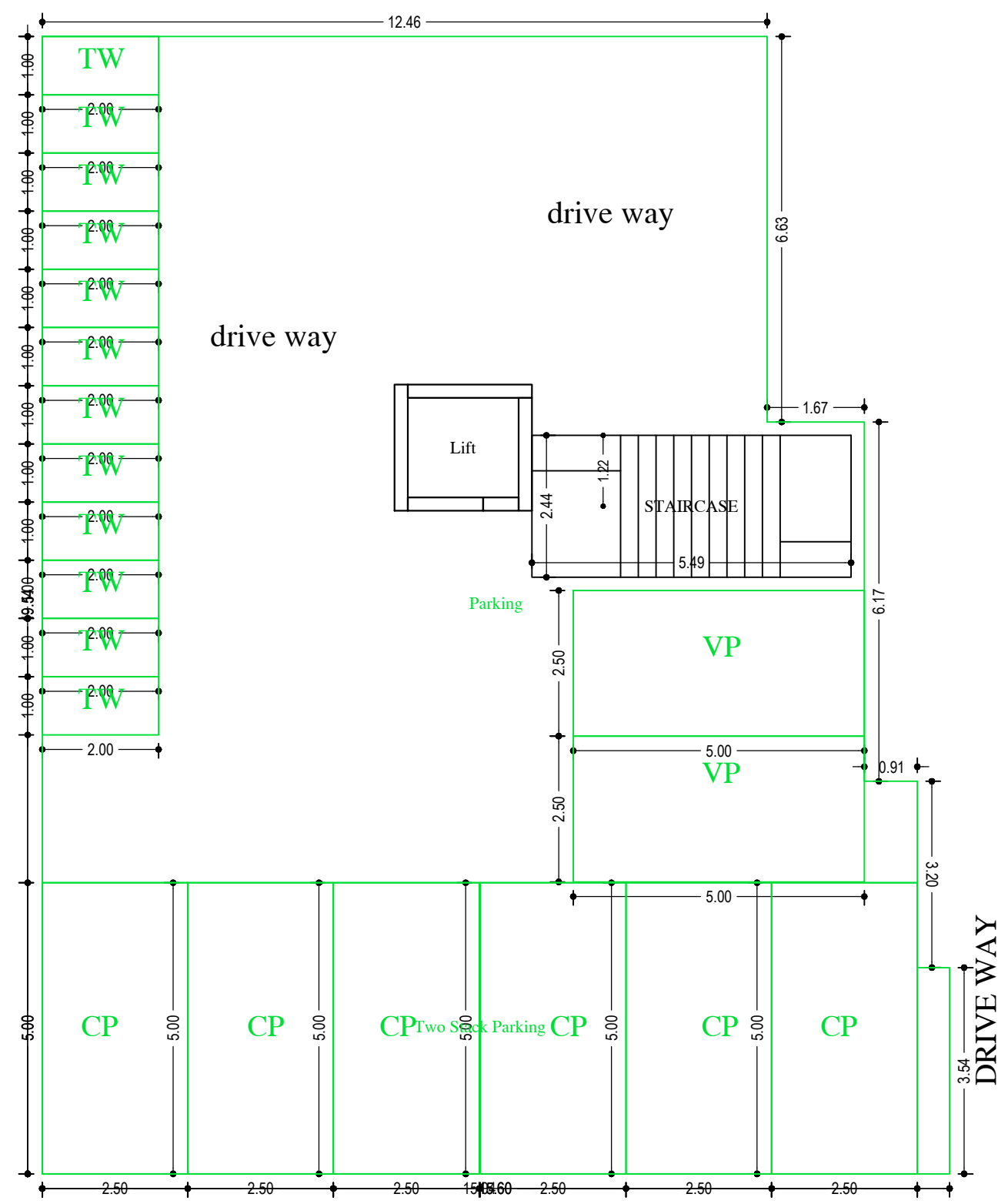
**FAR & Tenement Details (Table 4c-1)**

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.)	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	Balcony	Accessory Use	Parking					
A (BUILDING)	1	1425.82	25.28	1400.54	13.04	38.00	9.76	256.63	1066.48	13.37	1083.11	1083.11	12
<b>Grand Total</b>	1	1425.82	25.28	1400.54	13.04	38.00	9.76	256.63	1066.48	13.37	1083.11	1083.11	12

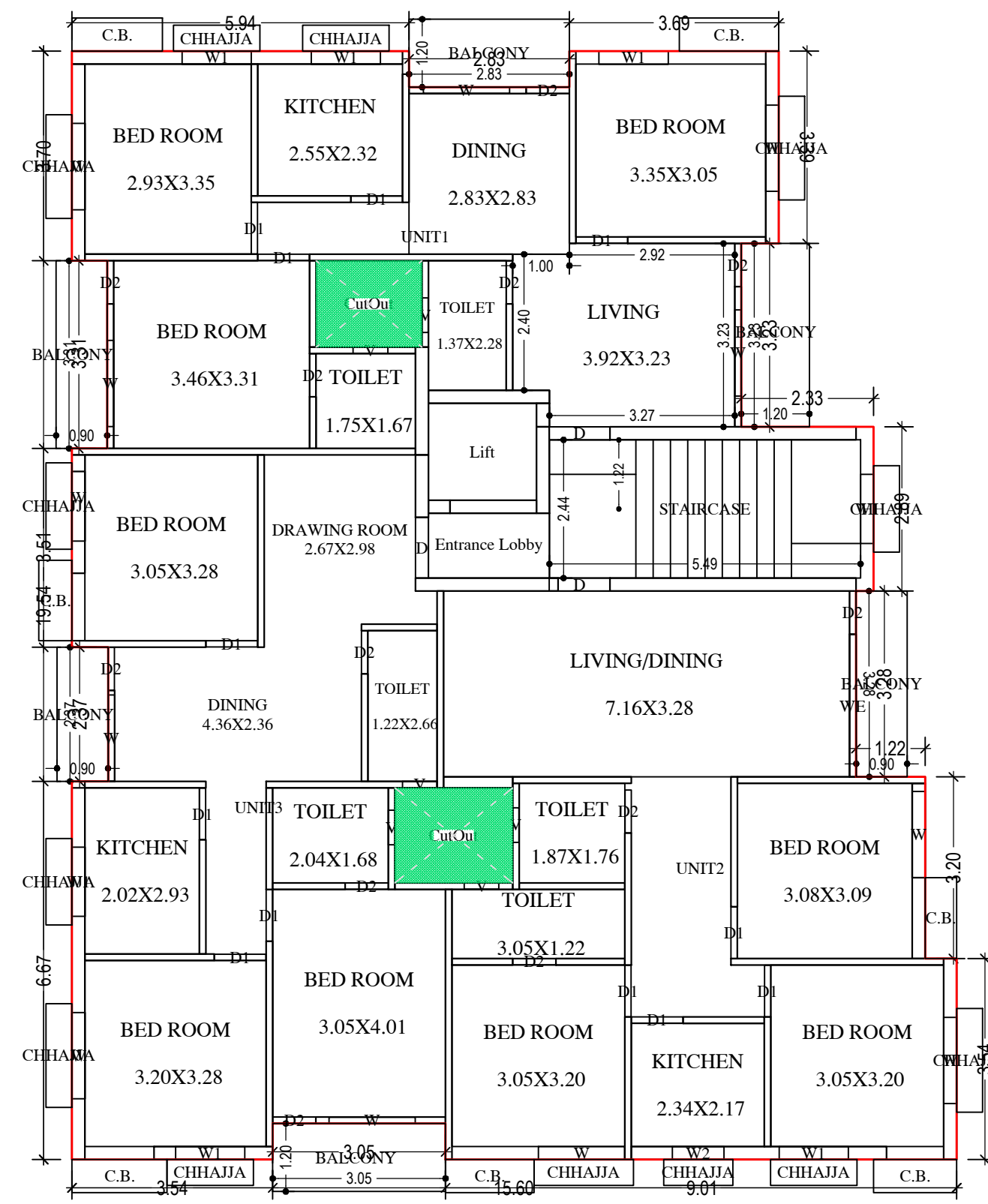
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR JNAC/ENG/0003/2017			

Proposal Basic Information

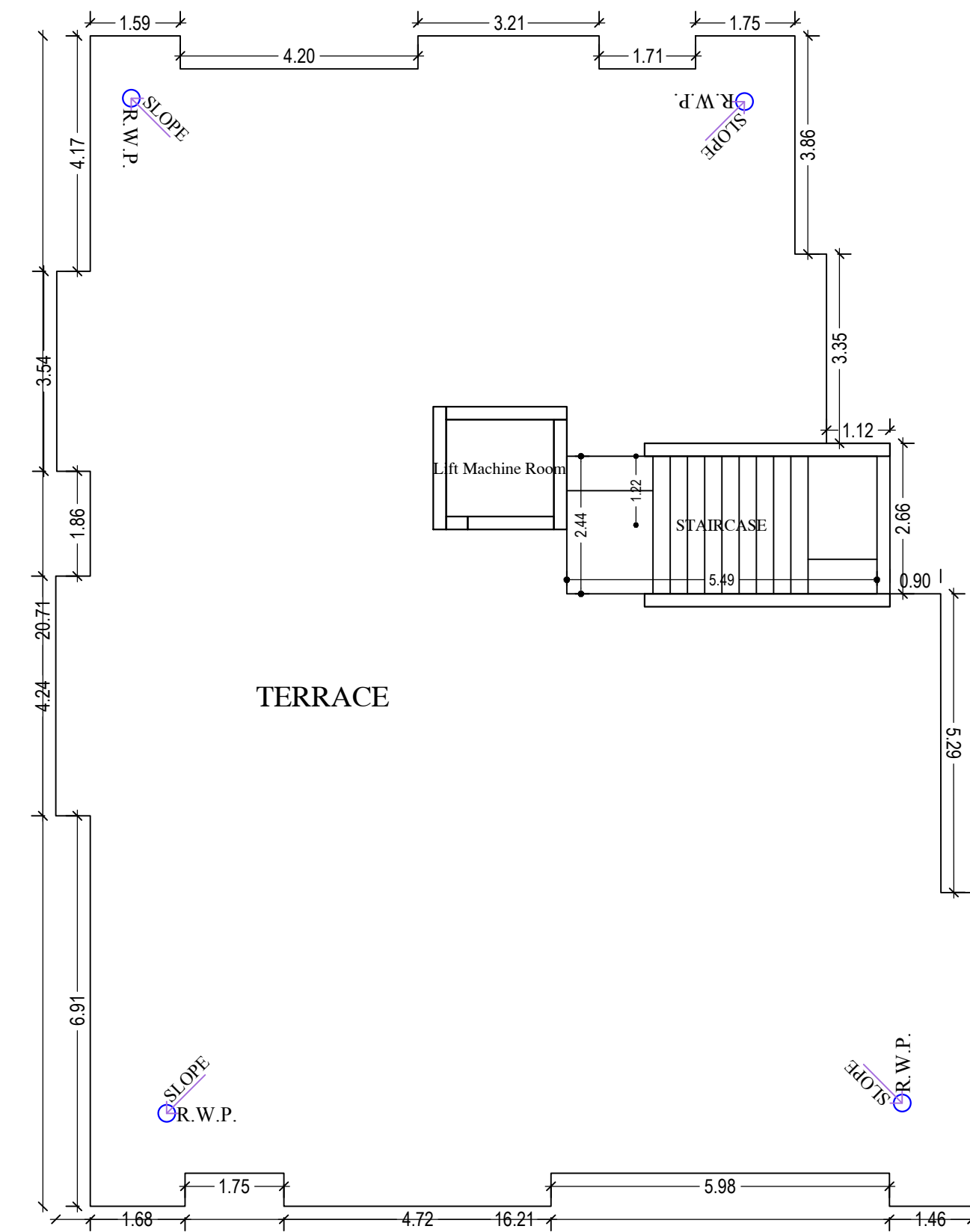
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Village Name	MURAKATI
Use	Residential
SubUse	Residential Bldg/Apartment



PARKING FLOOR PLAN  
(SCALE 1:100)



TYPICAL - 1, 2, 3 & 4 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



TERRACE FLOOR PLAN  
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR JNAC/ENG/0003/2017			



Proposal Basic Information

Proposal File No.	JNAC/BP/0117/W17/2020
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Use	Residential
SubUse	Residential Bldg/Apartment

Building :A (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	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	Balcony	Accessory Use	Parking					
Parking Floor	273.26	0.00	273.26	0.00	0.00	0.00	256.63	0.00	13.37	16.63	16.63	00
First Floor	288.14	6.32	281.82	3.26	9.50	2.44	0.00	266.62	0.00	266.62	266.62	03
Second Floor	288.14	6.32	281.82	3.26	9.50	2.44	0.00	266.62	0.00	266.62	266.62	03
Third Floor	288.14	6.32	281.82	3.26	9.50	2.44	0.00	266.62	0.00	266.62	266.62	03
Fourth Floor	288.14	6.32	281.82	3.26	9.50	2.44	0.00	266.62	0.00	266.62	266.62	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	00
Total :	1425.82	25.28	1400.54	13.04	38.00	9.76	256.63	1066.48	13.37	1083.11	1083.11	12
Total Number of Same Buildings	1											
Total :	1425.82	25.28	1400.54	13.04	38.00	9.76	256.63	1066.48	13.37	1083.11	1083.11	12

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	0.90 X 3.31 X 1 X 4	11.92	76.00
	1.20 X 3.24 X 1 X 4	15.52	
	1.20 X 3.05 X 1 X 4	14.64	
	1.20 X 2.83 X 1 X 4	13.56	
	0.90 X 2.37 X 1 X 4	8.52	
	0.91 X 3.28 X 1 X 4	11.84	
Total	-	-	76.00

UnitBUA Table for Building :A (BUILDING)

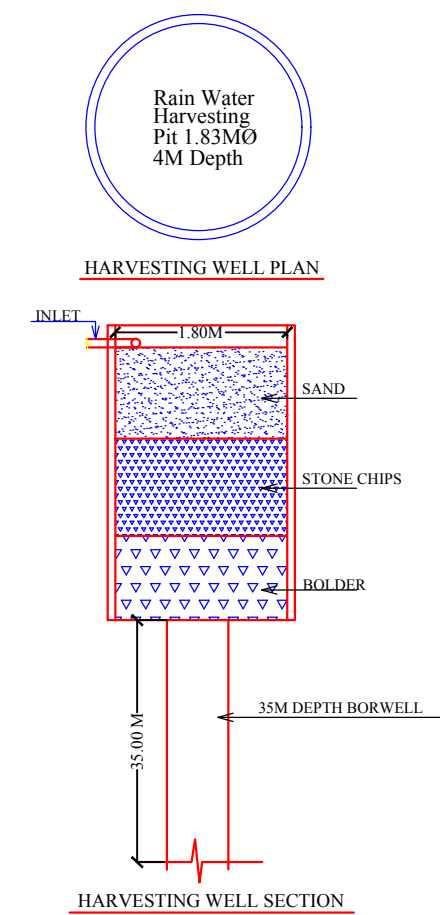
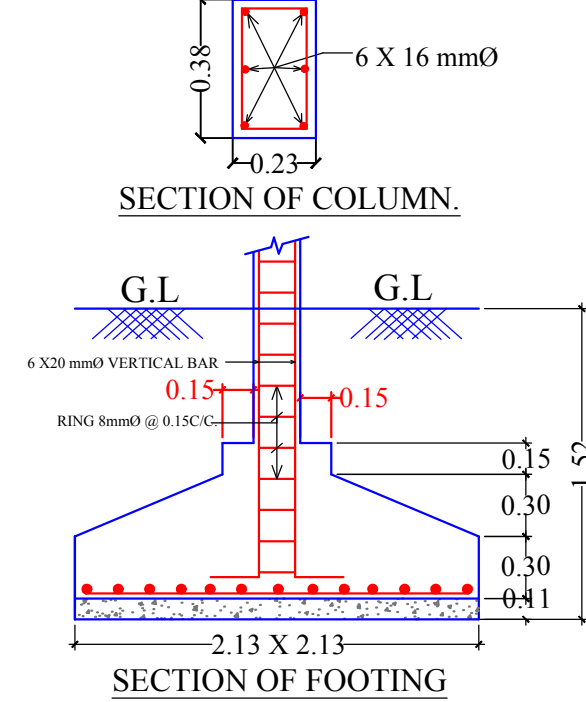
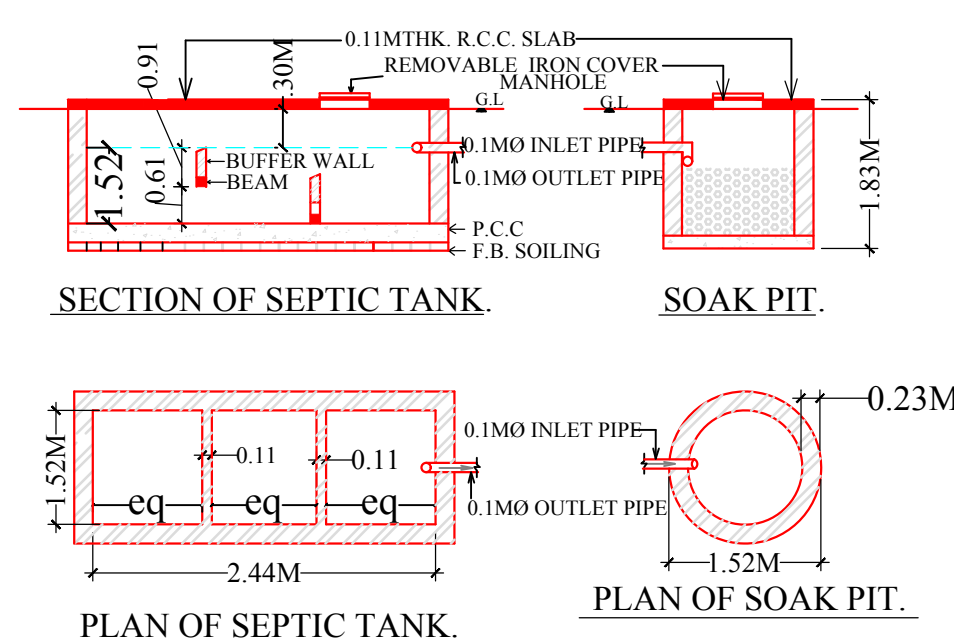
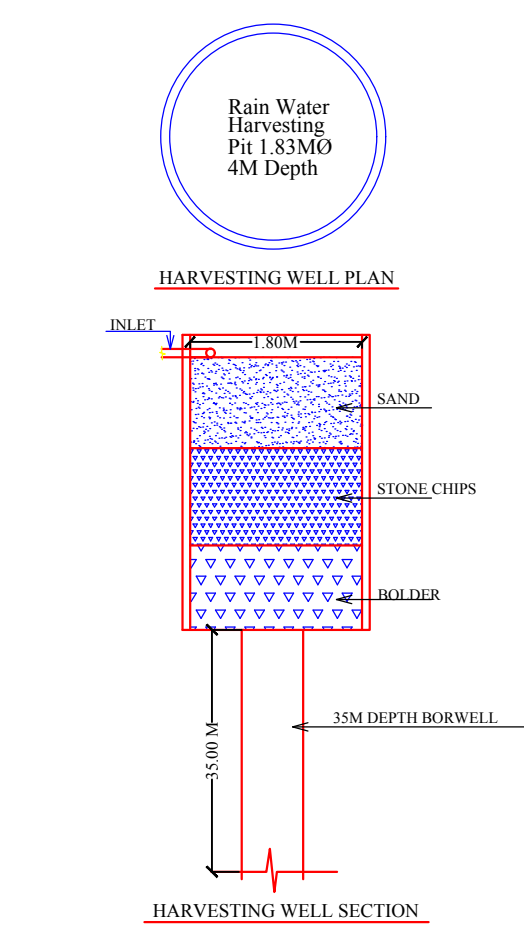
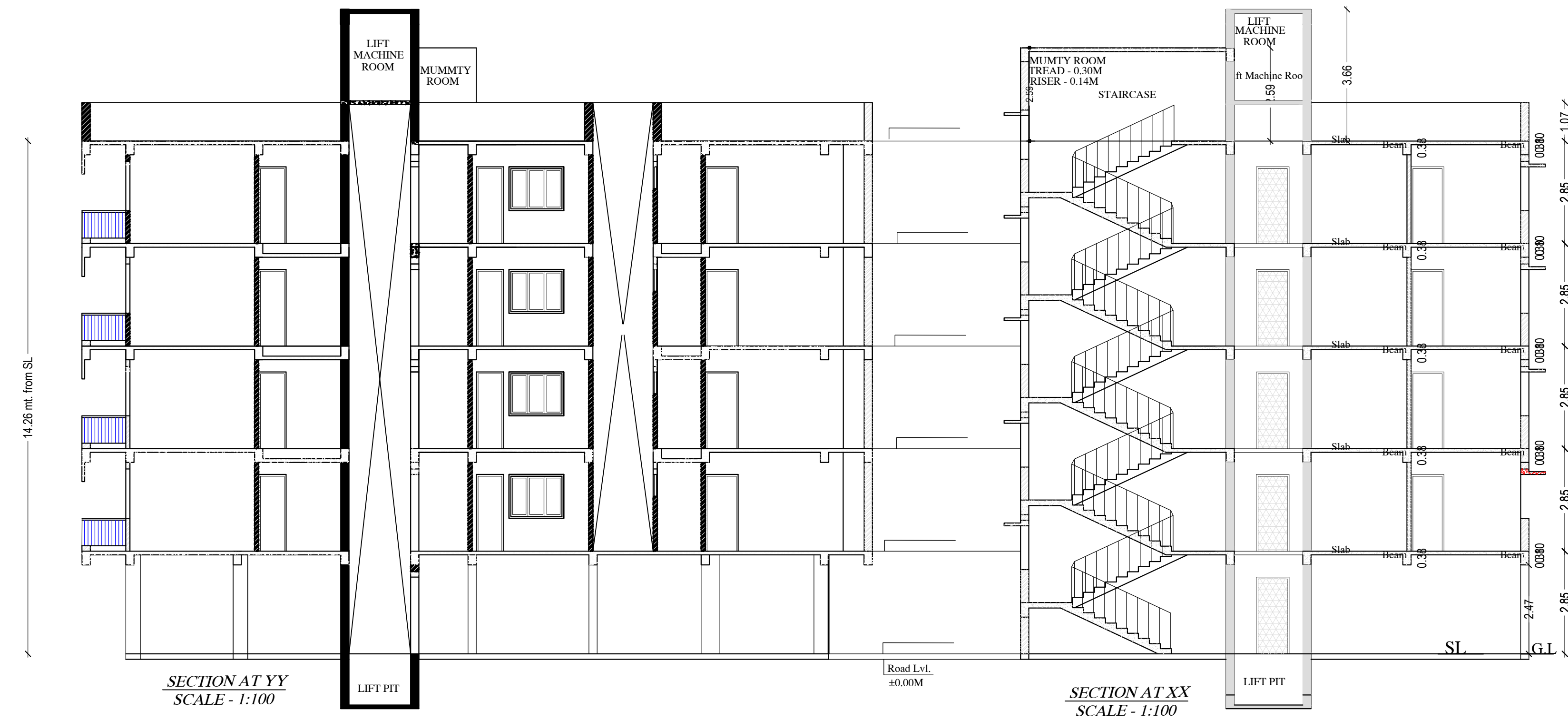
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	UNIT1	FLAT	86.24	68.27	8	12
	UNIT2	FLAT	89.58	74.61	7	
	UNIT3	FLAT	81.47	69.53	6	
Total:	-	-	1029.16	849.66	84	12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.76	2.10	44
A (BUILDING)	D1	0.91	2.10	48
A (BUILDING)	D	1.07	2.10	08

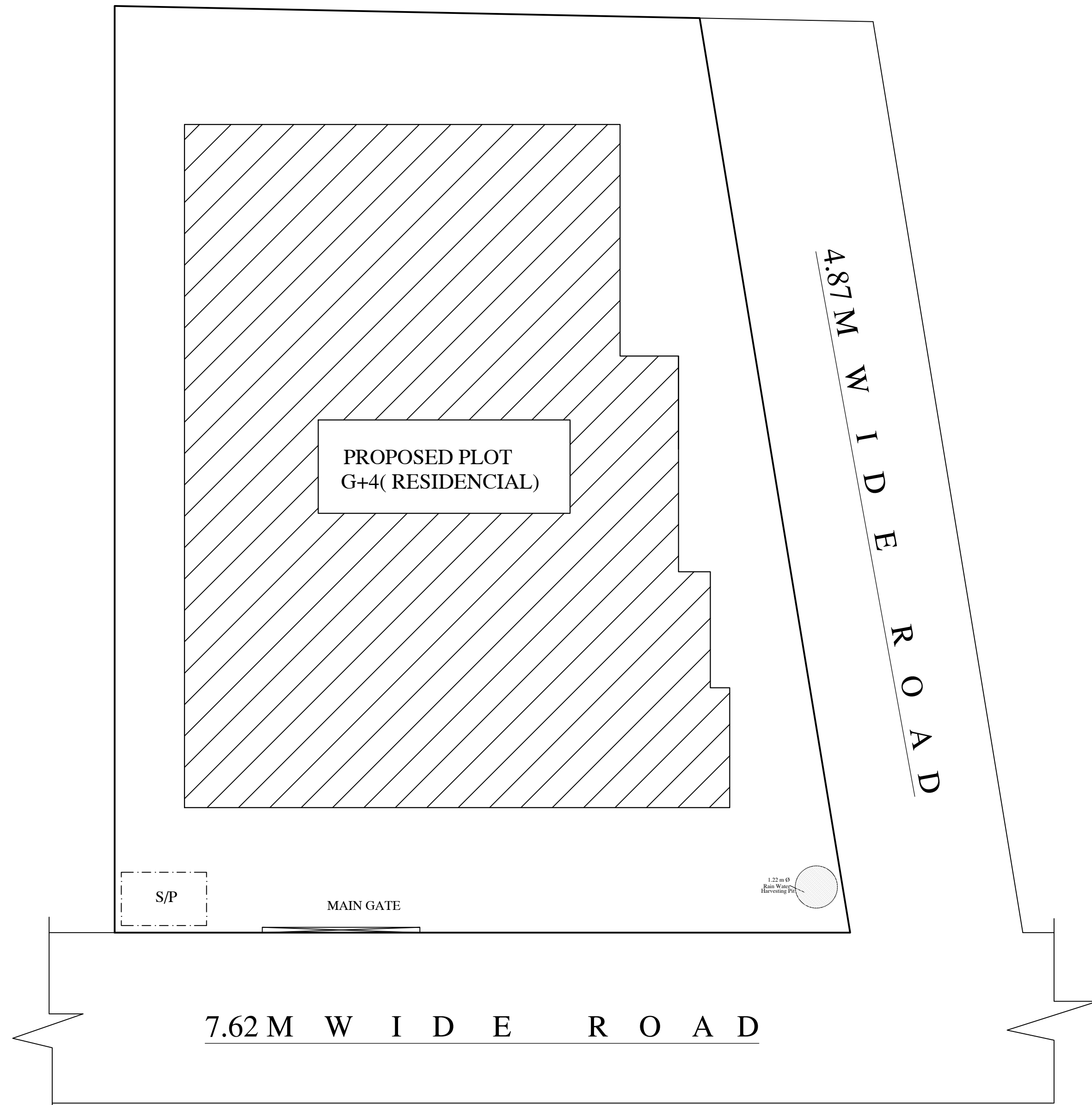
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.61	0.61	24
A (BUILDING)	W2	0.91	1.20	04
A (BUILDING)	W1	1.22	1.20	28
A (BUILDING)	W	1.52	1.20	44
A (BUILDING)	WE	2.51	2.40	04



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MUKESH KUMAR JNAC/ENG/0003/2017			

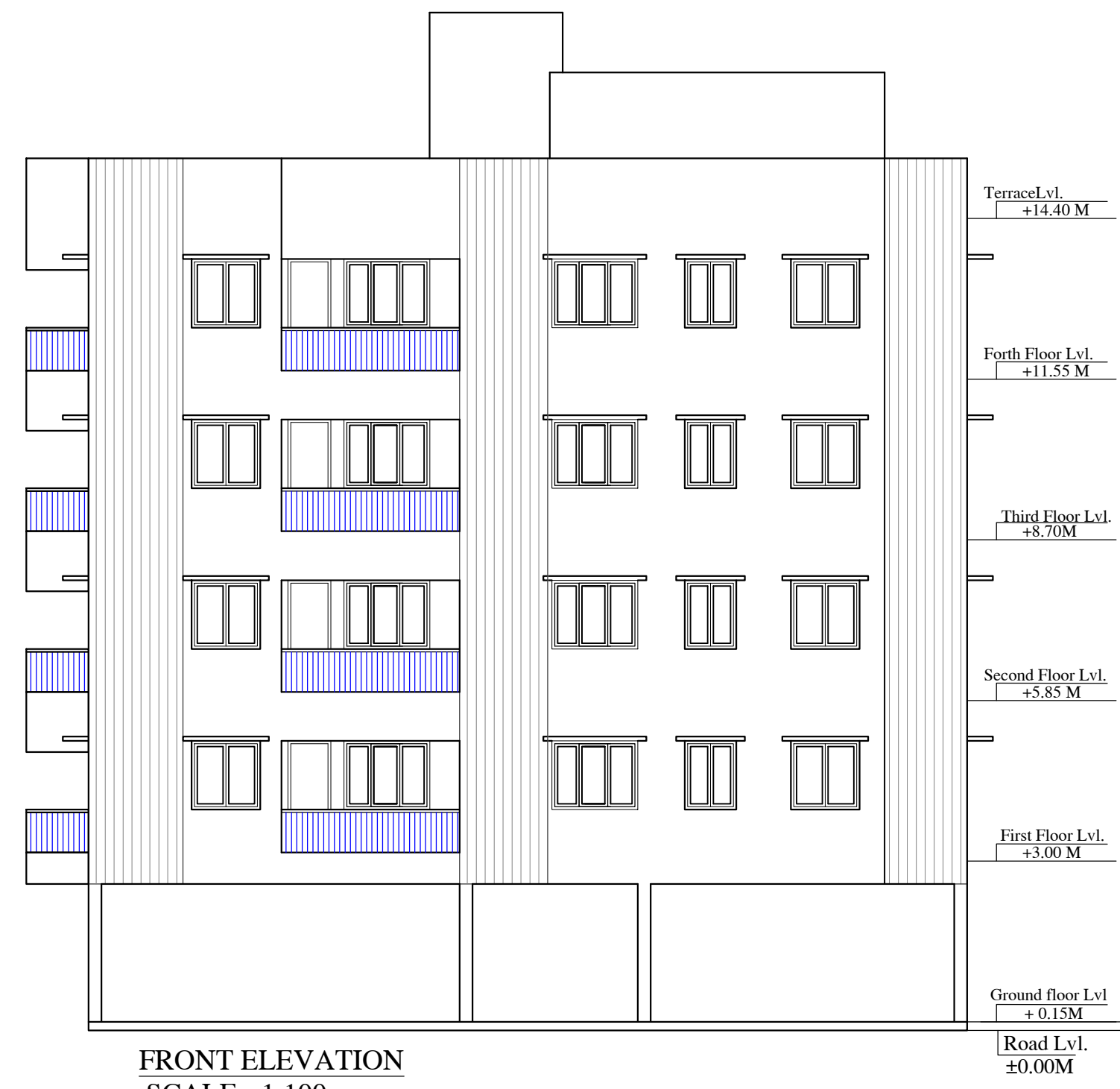
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SubUse	Residential Bldg/Apartment



 **SITE PLAN**  
SCALE 1:100

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