

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
PLOT NO 11 (BUILDING)	1	155.82	155.82	155.82	155.82	01
Grand Total :	1	155.82	155.82	155.82	155.82	01

Proposal Basic Information

Proposal File No.	JNAC/BP/0084/W17/2021
Owner Name	NISHANT KUMAR
Khata No	23
Plot No	4689
Village Name	MOHARDA
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT JAMSHEDPUR NAC

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/0084/W17/2021	PlotSubPlotNo: 4689
Application Type: General Proposal	North: Plot No. -
Project Type: Building Permission	South: Plot No. -
Nature of Development: New	East: Road Width - 6.10
Location of Development Area: Old Area	West: Plot No. -

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	104.05
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot Total		15.65
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	88.40
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	104.05
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	104.05

COVERAG CHECK

Permissible Coverage area (70.00 %)	72.83
Proposed Coverage Area (58.20 %)	60.56
Total Prop. Coverage Area (58.2 %)	60.56
Balance coverage area (11.79 %)	12.27

FAR CHECK

Perm. FAR Area (1.50)	156.08
Total Perm. FAR area	156.08
Residential FAR	155.83
Proposed FAR Area	155.83
Total Proposed FAR Area	155.83
Consumed FAR (Factor)	1.50
Balance FAR Area	0.25

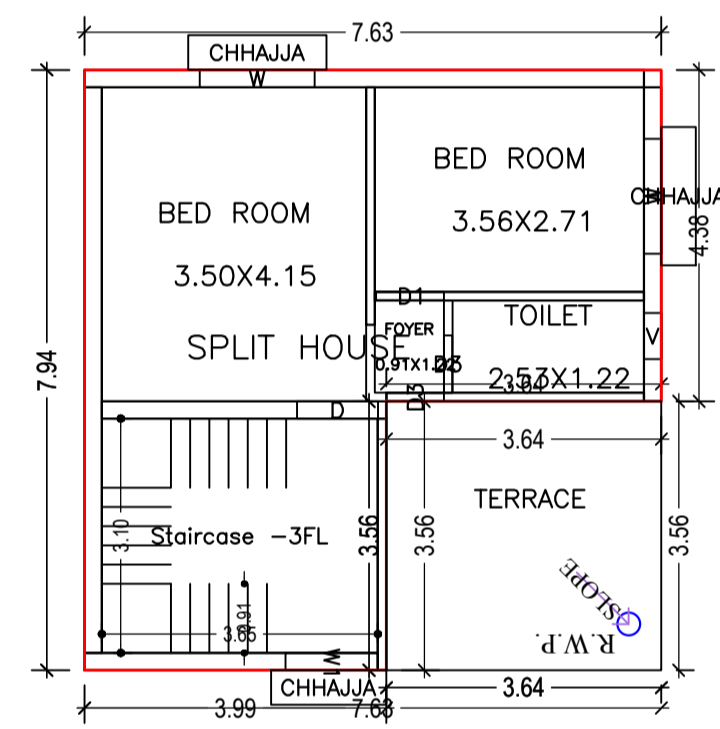
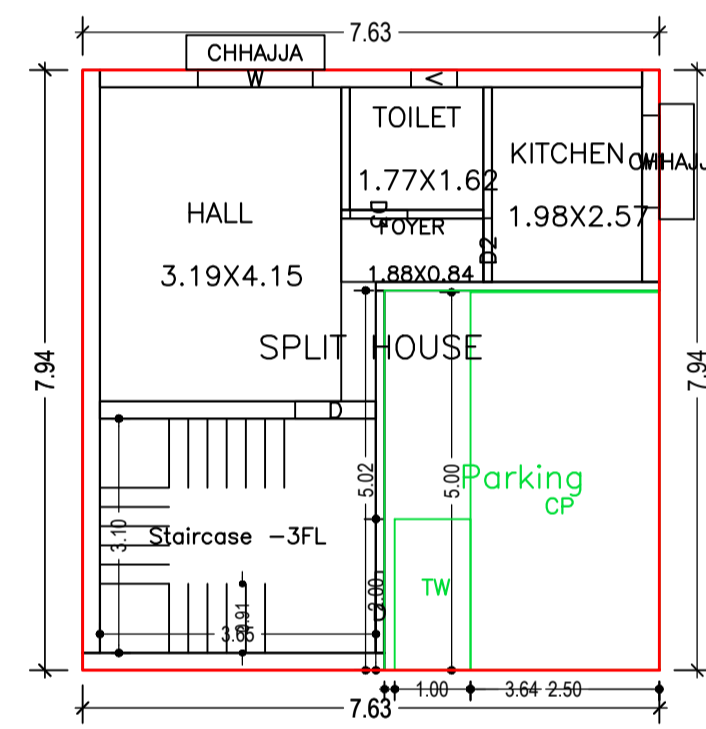
BUILT UP AREA CHECK

Total Proposed BuiltUp Area	155.82
ARCHITECT (Regd)	NIKHIL SHUKLA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	NISHANT KUMAR
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX

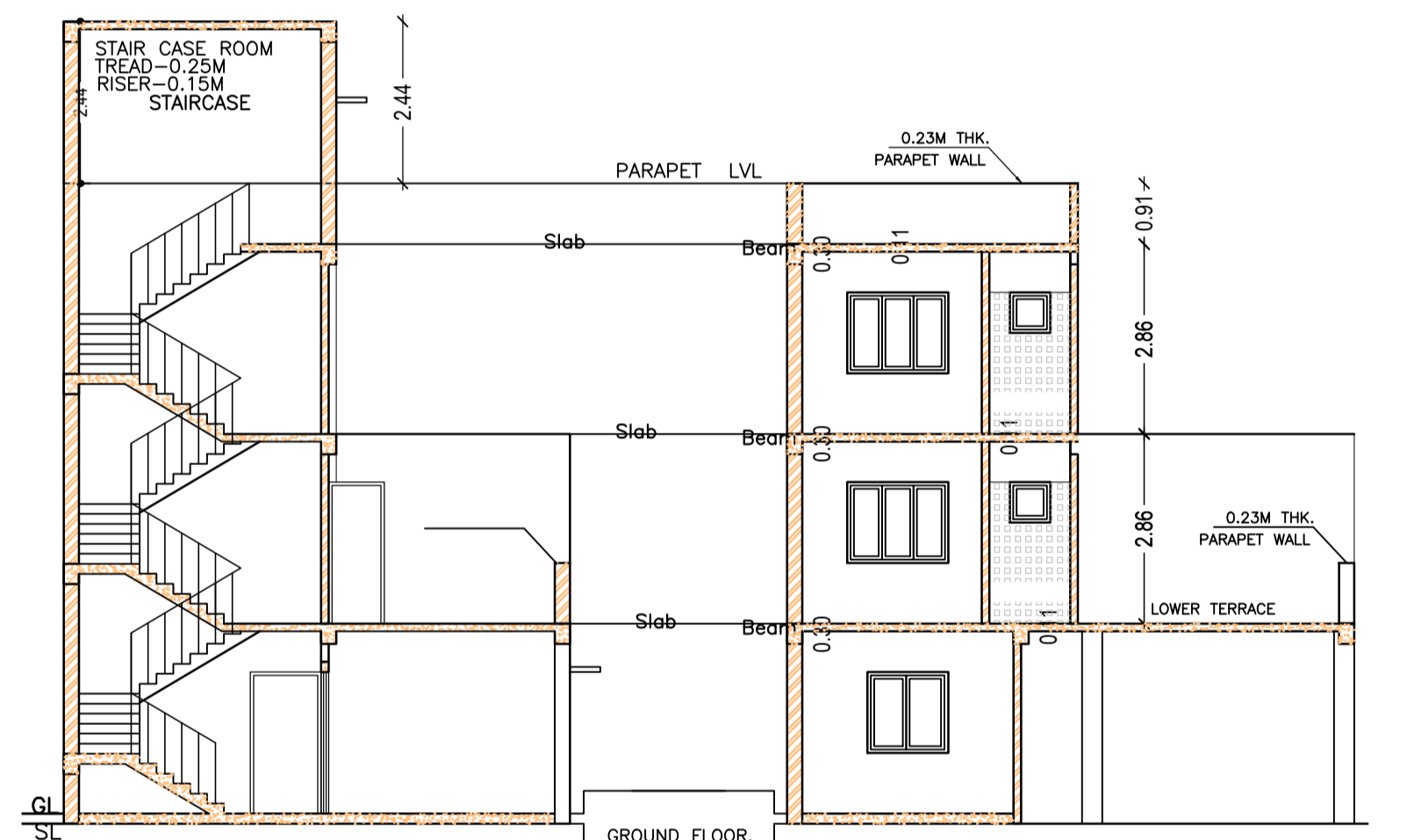
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Orange

SITE PLAN



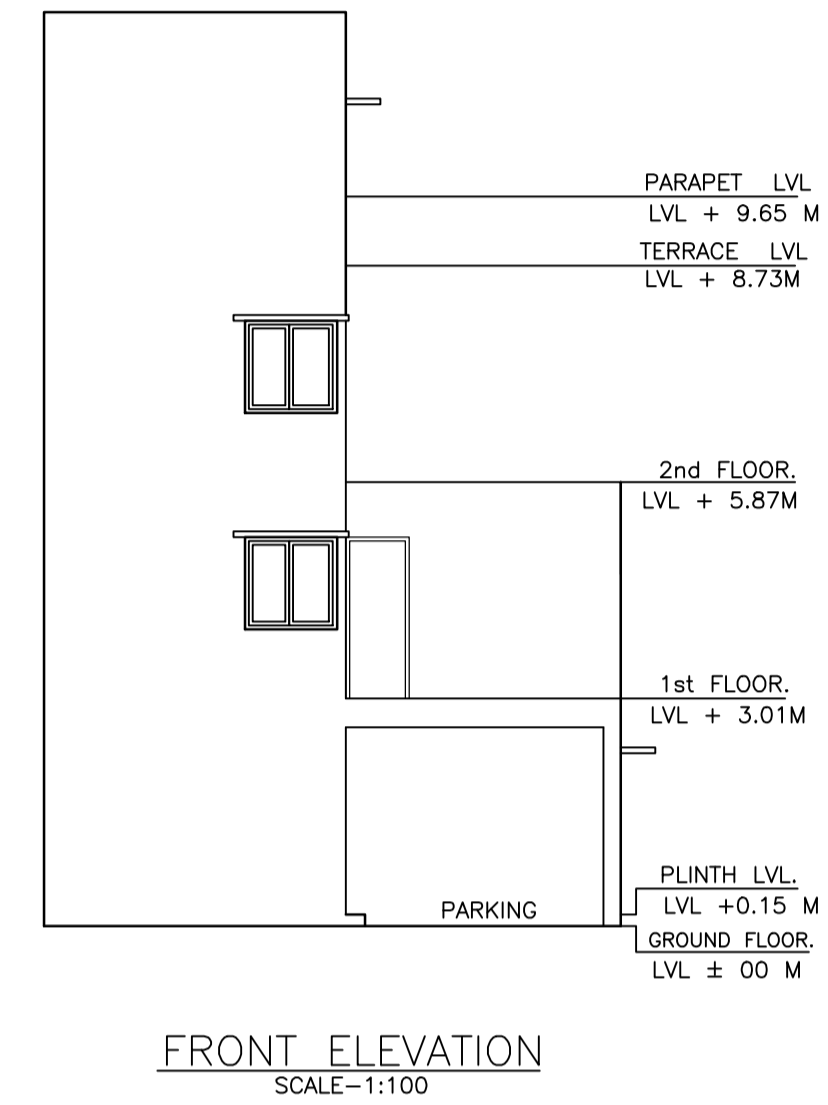
TYPICAL - 1& 2 FLOOR PLAN (Proposed) (SCALE 1:100)

GROUND AND PARKING FLOOR PLAN (Proposed) (SCALE 1:100)

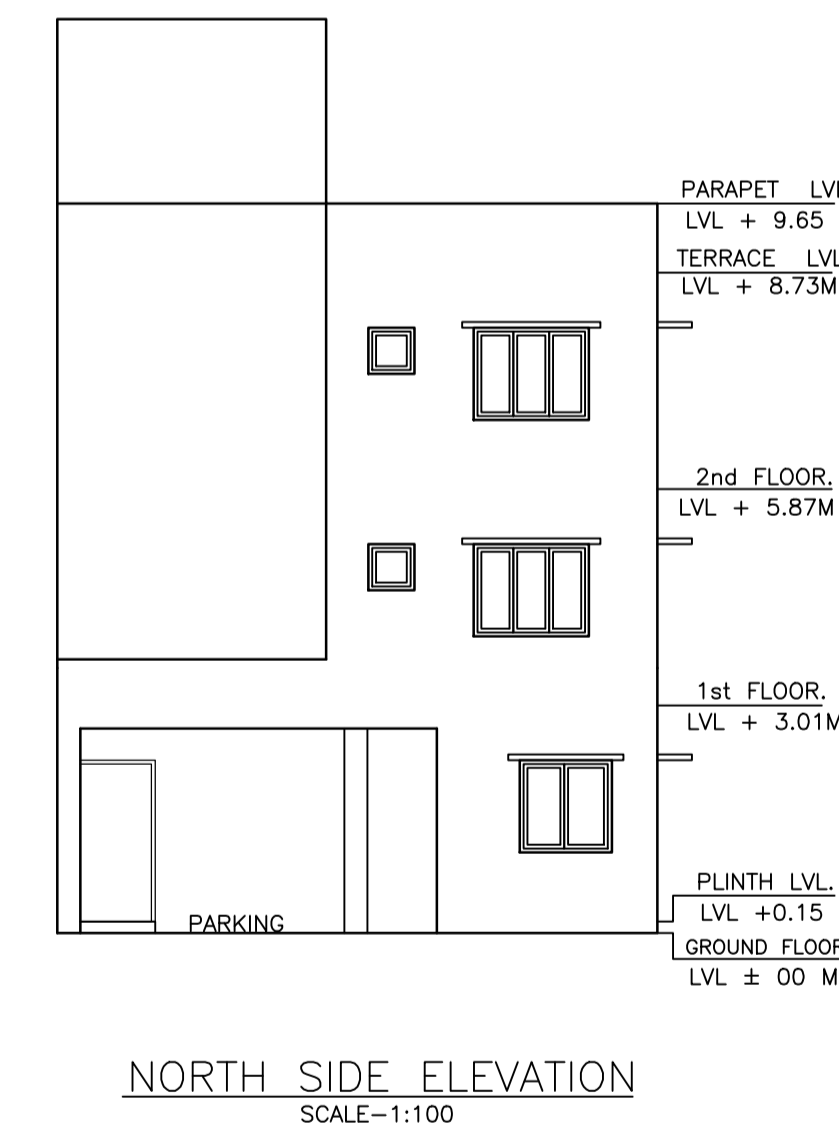


SECTION AT XX (SCALE=1:100)

SECTION AT YY (SCALE=1:100)



FRONT ELEVATION (SCALE=1:100)



NORTH SIDE ELEVATION (SCALE=1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT NO 11 (BUILDING)	D3	0.76	2.10	05
PLOT NO 11 (BUILDING)	D2	0.84	2.10	01
PLOT NO 11 (BUILDING)	D1	0.90	2.10	02
PLOT NO 11 (BUILDING)	D	1.07	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT NO 11 (BUILDING)	V	0.61	0.61	03
PLOT NO 11 (BUILDING)	W1	1.22	1.20	03
PLOT NO 11 (BUILDING)	W	1.52	1.20	05

UnitBUA Table for Building :PLOT NO 11 (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND AND PARKING FLOOR PLAN	SPLIT HOUSE	FLAT	137.57	114.84	4	1
TYPICAL - 1& 2 FLOOR PLAN	SPLIT HOUSE	FLAT	0.00	0.00	4	0
Total:	-	-	137.57	114.84	12	1

Building :PLOT NO 11 (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground And Parking Floor	60.56	60.56	60.56	60.56	01
First Floor	47.63	47.63	47.63	47.63	00
Second Floor	47.63	47.63	47.63	47.63	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	155.82	155.82	155.82	155.82	01
Total Number of Same Buildings	1				
Total :	155.82	155.82	155.82	155.82	01

Buildingwise Floor FAR Details

Floor Name	Building Name PLOT NO 11 (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 And Parking Floor	60.56	60.56	60.56	60.56
First Floor	47.63	47.63	47.63	47.63
Second Floor	47.63	47.63	47.63	47.63
Terrace Floor	0.00	0.00	0.00	0.00
Total :	155.82	155.82	155.82	155.82

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
PLOT NO 11 (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			