

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 25 (BUILDING)	1	155.89	155.89	155.89	155.89	01
Grand Total :	1	155.89	155.89	155.89	155.89	01

Proposal Basic Information

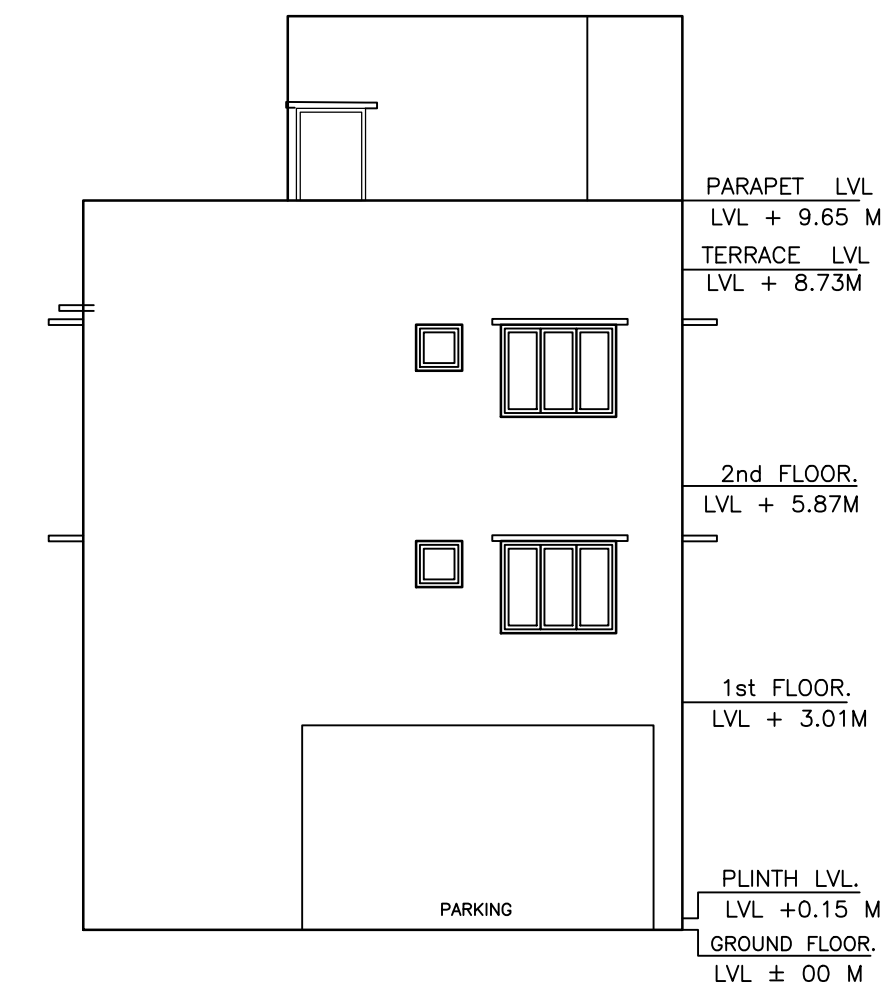
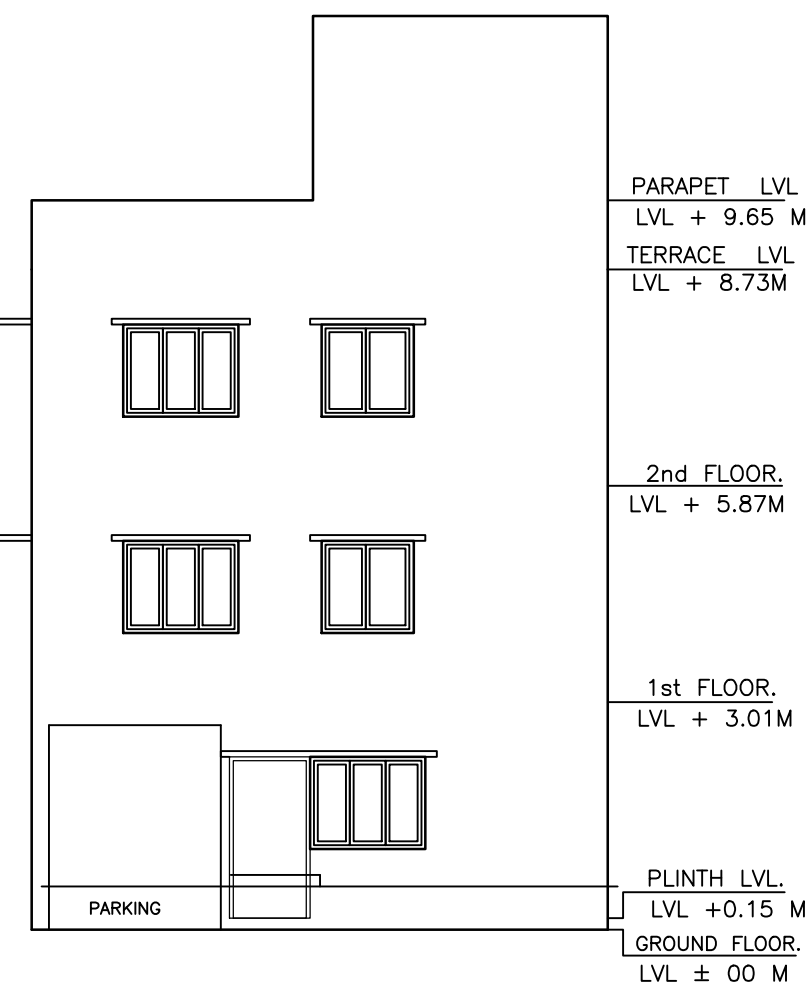
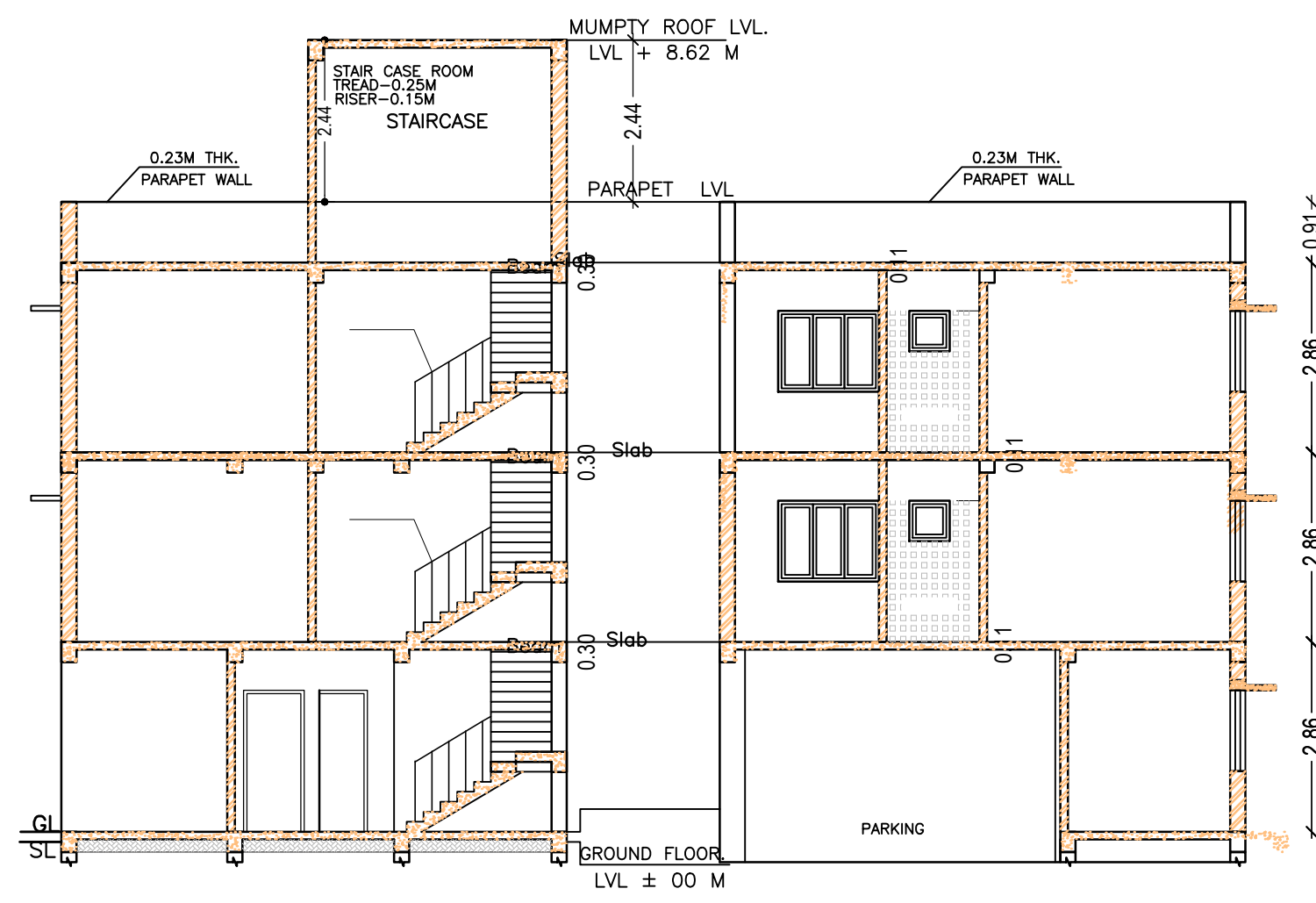
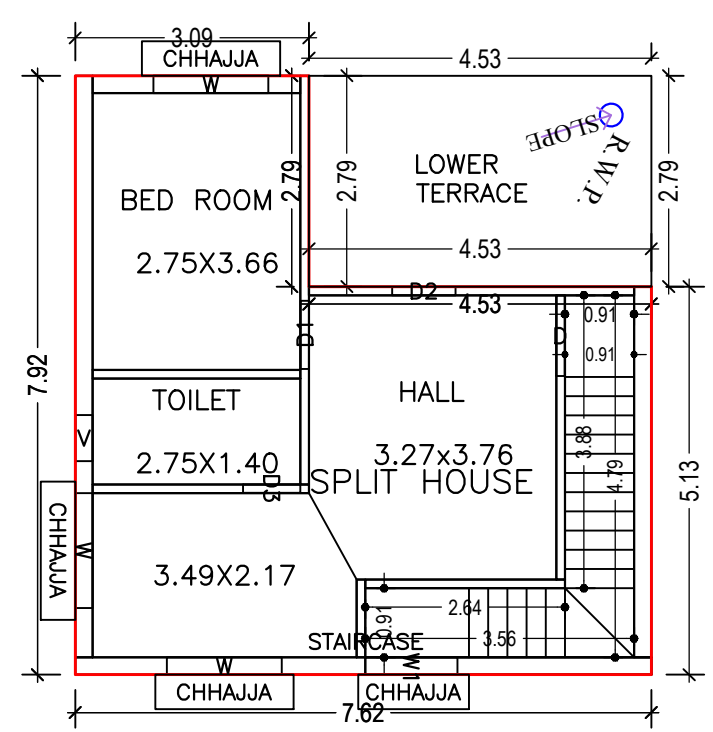
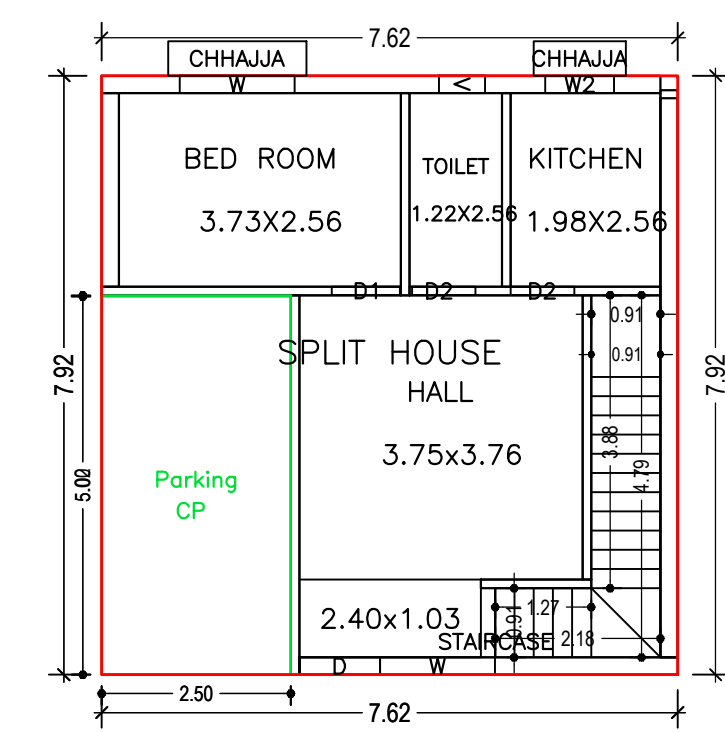
Proposal File No.	JNAC/BP/0085/W17/2021
Owner Name	RAJIV KUMAR SINHA
Khata No	23
Plot No	4689
Village Name	MOHARDA
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT JAMSHEDPUR NAC

VERSION NO: 1.0.61
VERSION DATE: 16/10/2020

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		14.97
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	89.08
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	104.05
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	104.05
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		72.83
Proposed Coverage Area (58.04 %)		60.39
Total Prop. Coverage Area (58.04 %)		60.39
Balance coverage area (11.96 %)		12.44
FAR CHECK		
Perm. FAR Area (1.50)		156.08
Total Perm. FAR area		156.08
Residential FAR		155.89
Proposed FAR Area		155.89
Total Proposed FAR Area		155.89
Consumed FAR (Factor)		1.50
Balance FAR Area		0.19
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		155.89
ARCHITECT (Regd)	NIKHIL SHUKLA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	RAJIV KUMAR SINHA	
DEVELOPMENT AUTHORITY		LOCAL BODY

SITE PLAN



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)	Light Yellow

Buildingwise Floor FAR Details

Floor Name	Building Name PLOT NO 25 (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	60.39		60.39	60.39
First Floor	47.75	47.75	47.75	47.75
Second Floor	47.75	47.75	47.75	47.75
Terrace Floor	0.00	0.00	0.00	0.00
Total :	155.89	155.89	155.89	155.89

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
PLOT NO 25 (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT NO 25 (BUILDING)	D3	0.76	2.10	02
PLOT NO 25 (BUILDING)	D2	0.84	2.10	04
PLOT NO 25 (BUILDING)	D1	0.90	2.10	03
PLOT NO 25 (BUILDING)	D	1.07	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT NO 25 (BUILDING)	V	0.61	0.61	03
PLOT NO 25 (BUILDING)	W2	0.91	1.20	01
PLOT NO 25 (BUILDING)	W1	1.22	1.20	02
PLOT NO 25 (BUILDING)	W	1.52	1.20	08

UnitBUA Table for Building :PLOT NO 25 (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND AND PARKING FLOOR PLAN	SPLIT HOUSE	FLAT	155.89	129.03	4	1
TYPICAL - 1& 2 FLOOR PLAN	SPLIT HOUSE	FLAT	0.00	0.00	3	0
Total:	-	-	155.89	129.03	10	1

Building :PLOT NO 25 (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	60.39	60.39	60.39	60.39	01
First Floor	47.75	47.75	47.75	47.75	00
Second Floor	47.75	47.75	47.75	47.75	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	155.89	155.89	155.89	155.89	01
Total Number of Same Buildings	1				
Total :	155.89	155.89	155.89	155.89	01

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