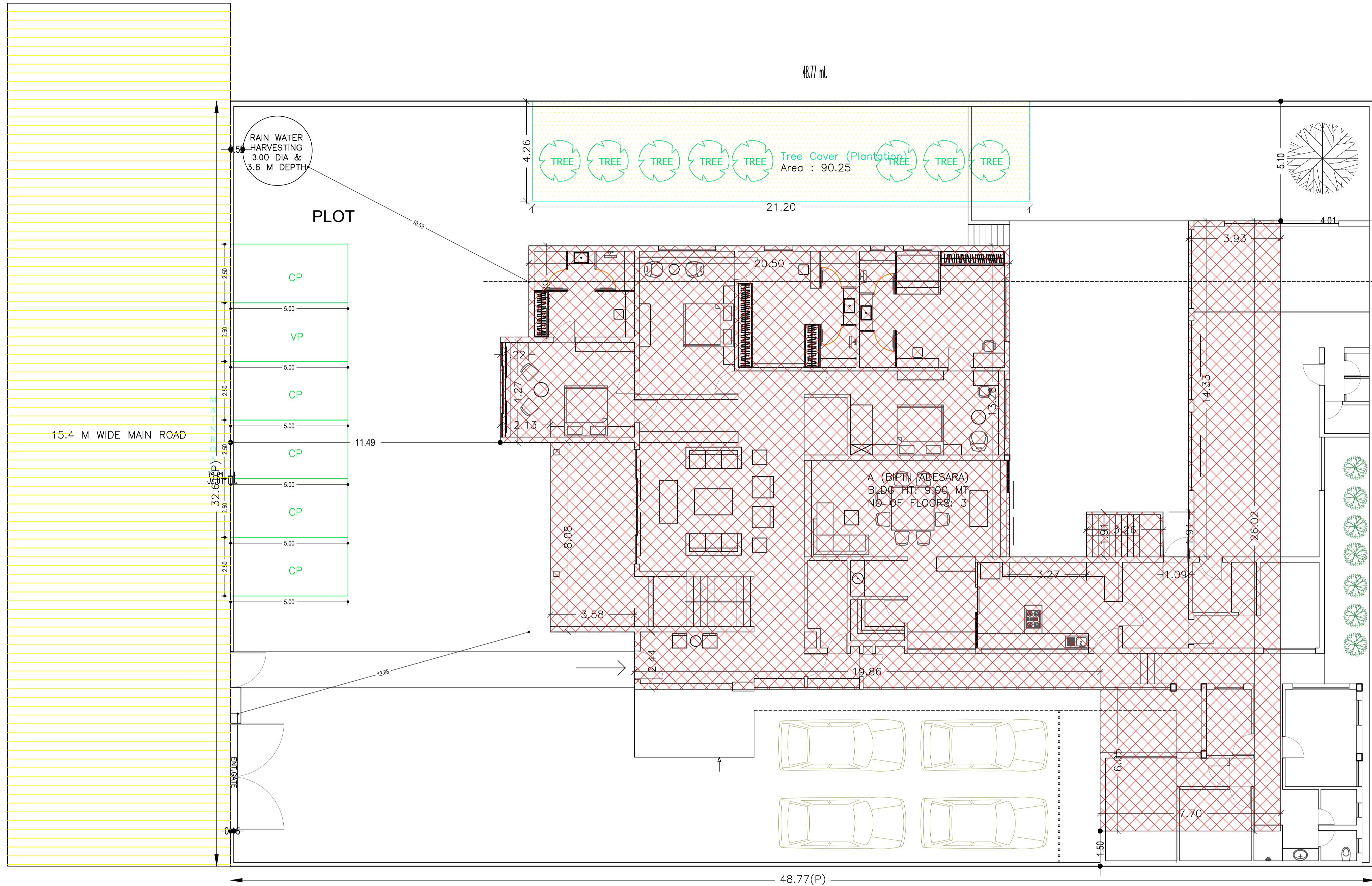


Proposal Basic Information	
Proposal File No.	JNAC/BP/0068/W6/2021
Owner Name	Mr. BIPIN ADESHRA
Khata No	2
Plot No	Ho. No. 10, CH AREA (EAST)
Village Name	Bisthupur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



AREA STATEMENT		VERSION NO. : 1.0.61
JAMSHEDPUR NAC		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious/Structure: NA	
Inward No: JNAC/EP/0068/W6/2021	Plot/SubPlot No: Ho. No. 10, CH AREA (EAST)	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: Addition or Alteration	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 1590.50
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1590.50
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		90.25
Total		90.25
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1500.25
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1590.50
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	1590.50
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		795.25
Proposed Coverage Area (34.51 %)		548.89
Total Prop. Coverage Area (34.51 %)		548.89
Balance coverage area (15.49 %)		246.36
FAR CHECK		
Perm. FAR Area (2.50)		3976.25
Total Perm. FAR area		3976.25
Residential FAR		1468.02
Proposed FAR Area		1468.02
Total Proposed FAR Area		1468.02
Consumed FAR (Factor)		0.92
Balance FAR Area		2508.23
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1534.94
ARCHITECT (Regd)	SUDIPTO MUKHERJEE	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	Mr. BIPIN ADESHRA	
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)	Light Yellow

Floor Name	Building Name A (BIPIN ADESHARA)				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.)
Ground Floor	109.58	439.32	109.57	439.32	109.58	439.32	109.57	439.32
First Floor	87.11	381.67	87.11	381.67	87.11	381.67	87.11	381.67
Second Floor	459.07	0.00	450.35	0.00	459.07	0.00	450.35	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	655.76	820.99	655.76	820.99	655.76	820.99	647.03	820.99

Building	No. of Same Bldg	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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
					Balcony	Accessory Use					
A (BIPIN ADESHARA)	1	1534.94	820.99	655.76	8.72	58.20	820.99	647.04	1468.02	1468.02	05
Grand Total	1	1534.94	820.99	655.76	8.72	58.20	820.99	647.04	1468.02	1468.02	05

Building Name	Building Use	Building SubUse	Building Structure
A (BIPIN ADESHARA)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

SITE PLAN

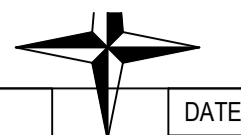
GROUND FLOOR

Required Parking (Table 7a)

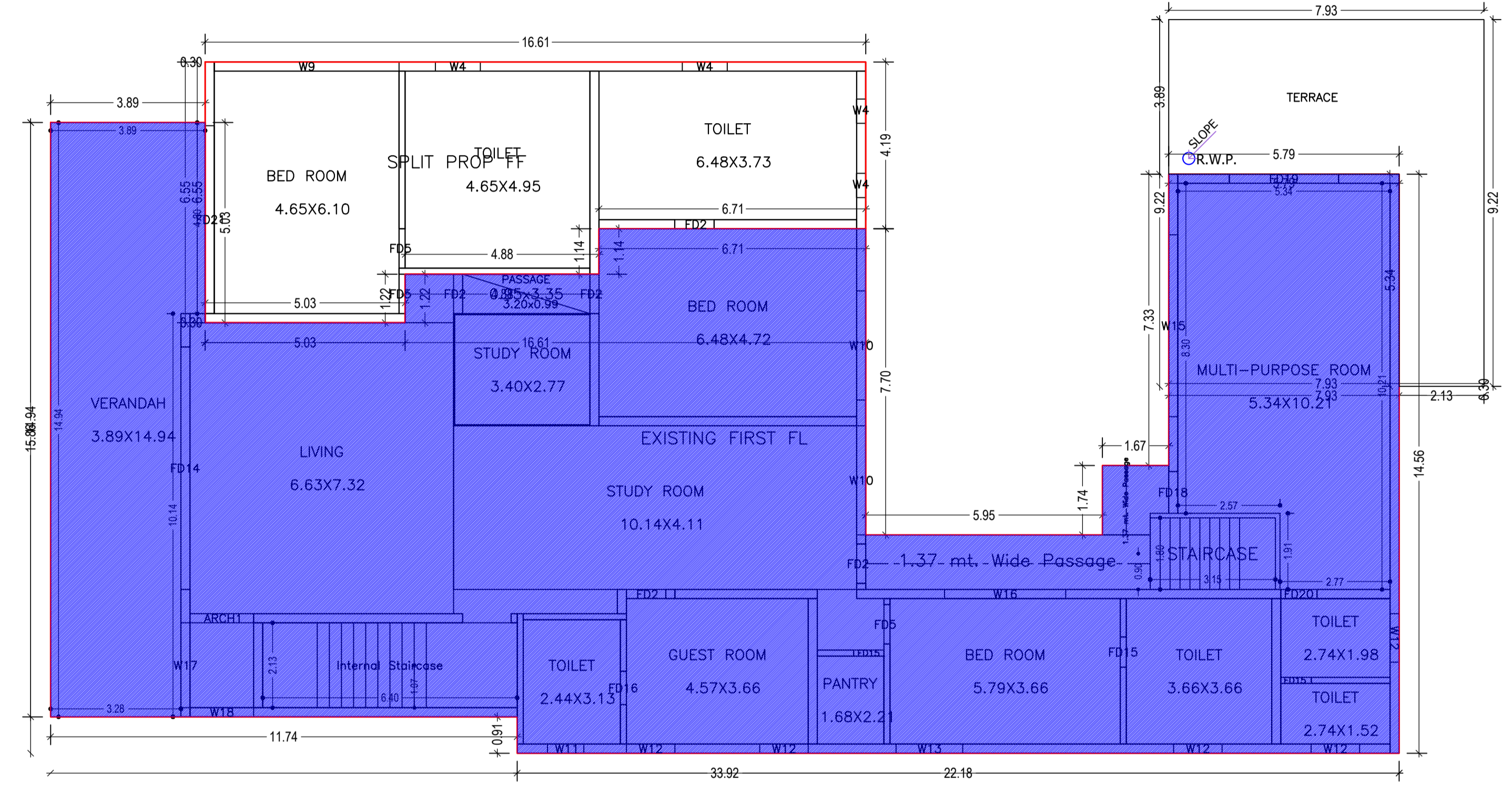
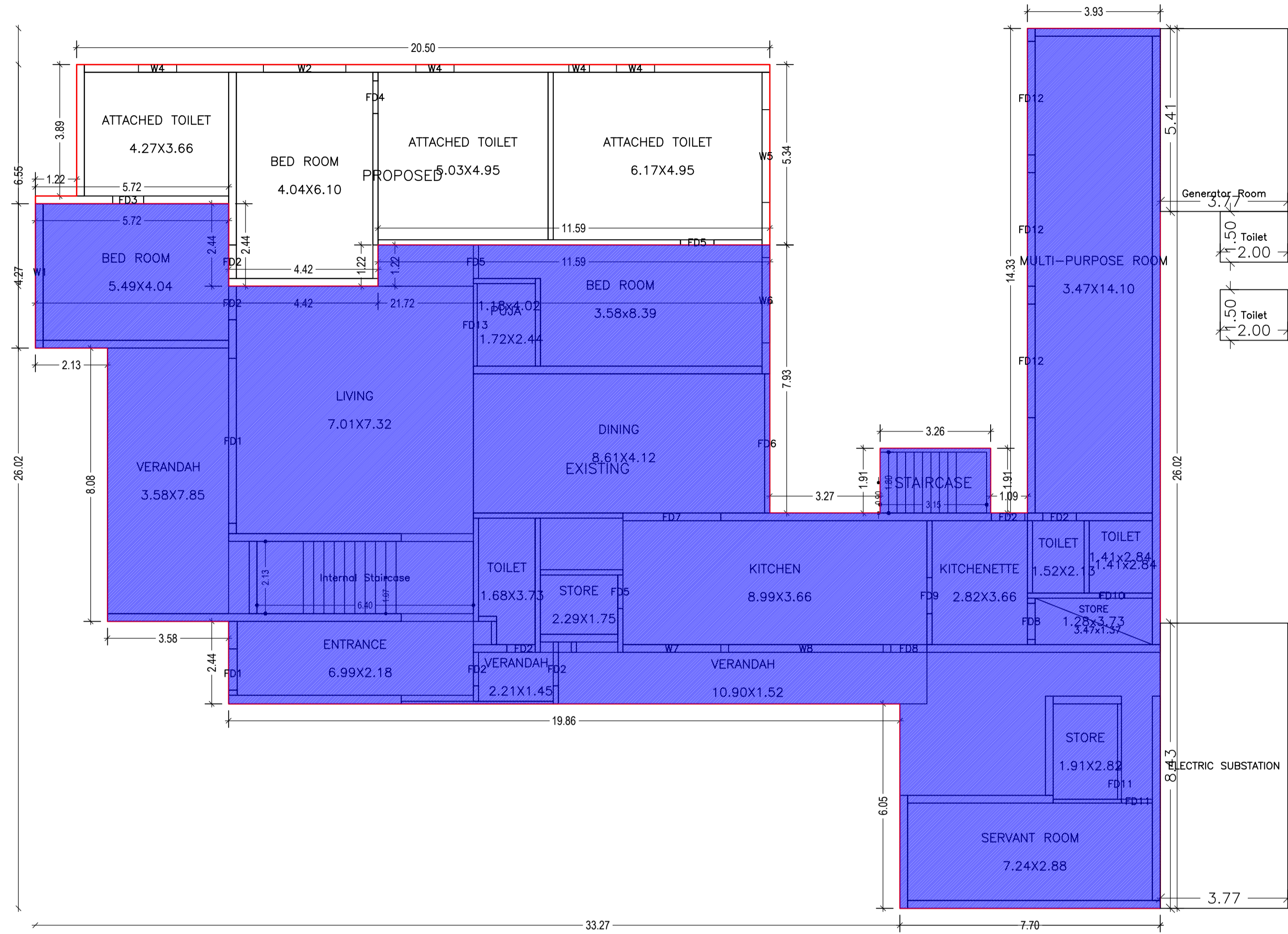
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (BIPIN ADESHARA)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	5.00	1.00	5	-	-
			> 0	1	5.00	-	-	1	1
Total :							5	5	1 1

Parking Check (Table 7b)

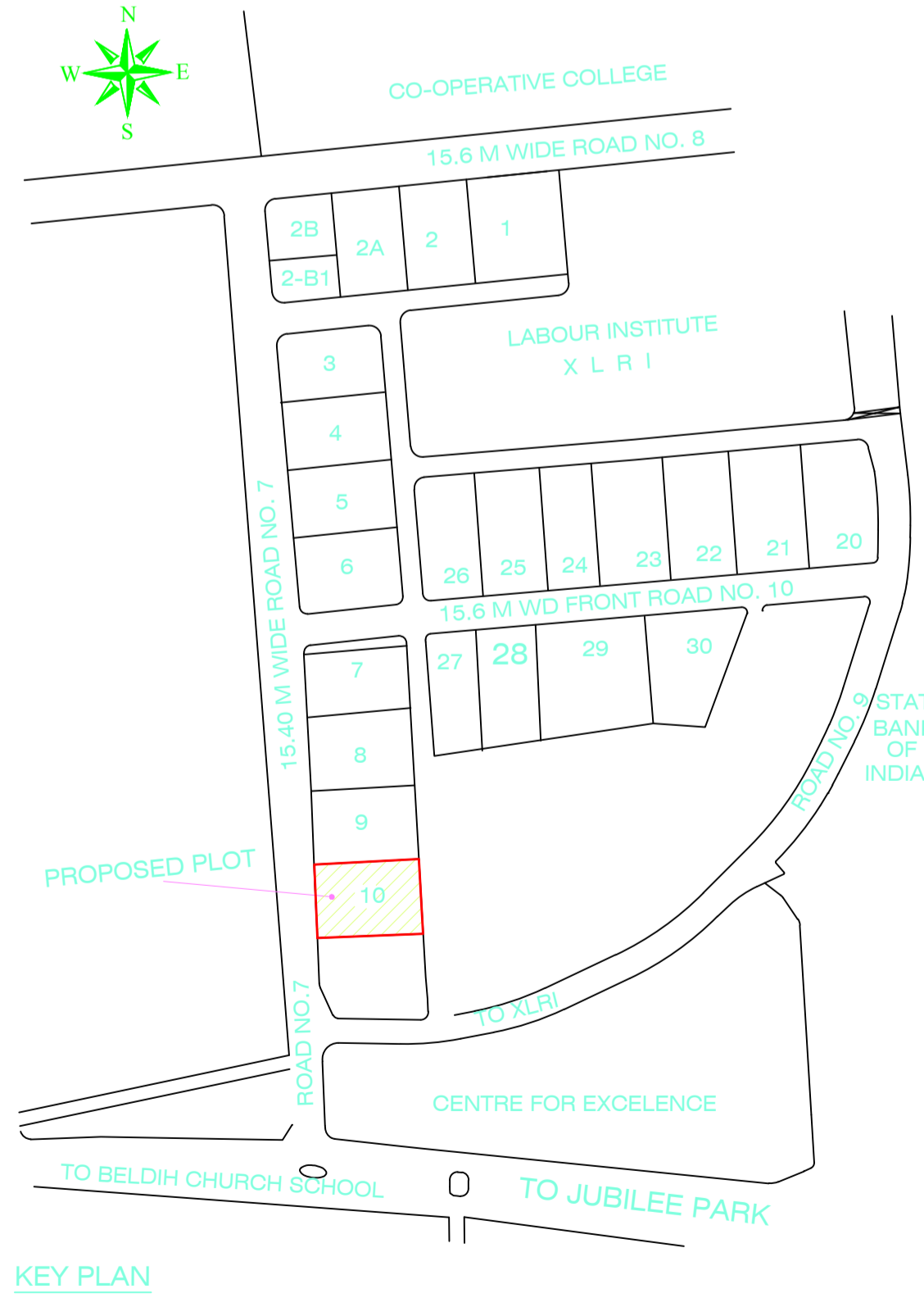
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	5	62.50
Total Car	5	62.50	5	62.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
Total		75.00		75.00



Proposal Basic Information	
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Khata No	2
Plot No	Ho. No. 10, CH AREA (EAST)
Village Name	Bisthupur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



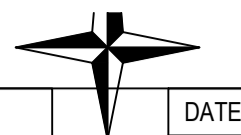
GROUND FLOOR PLAN
(Existing + Proposed)
(SCALE 1:100)



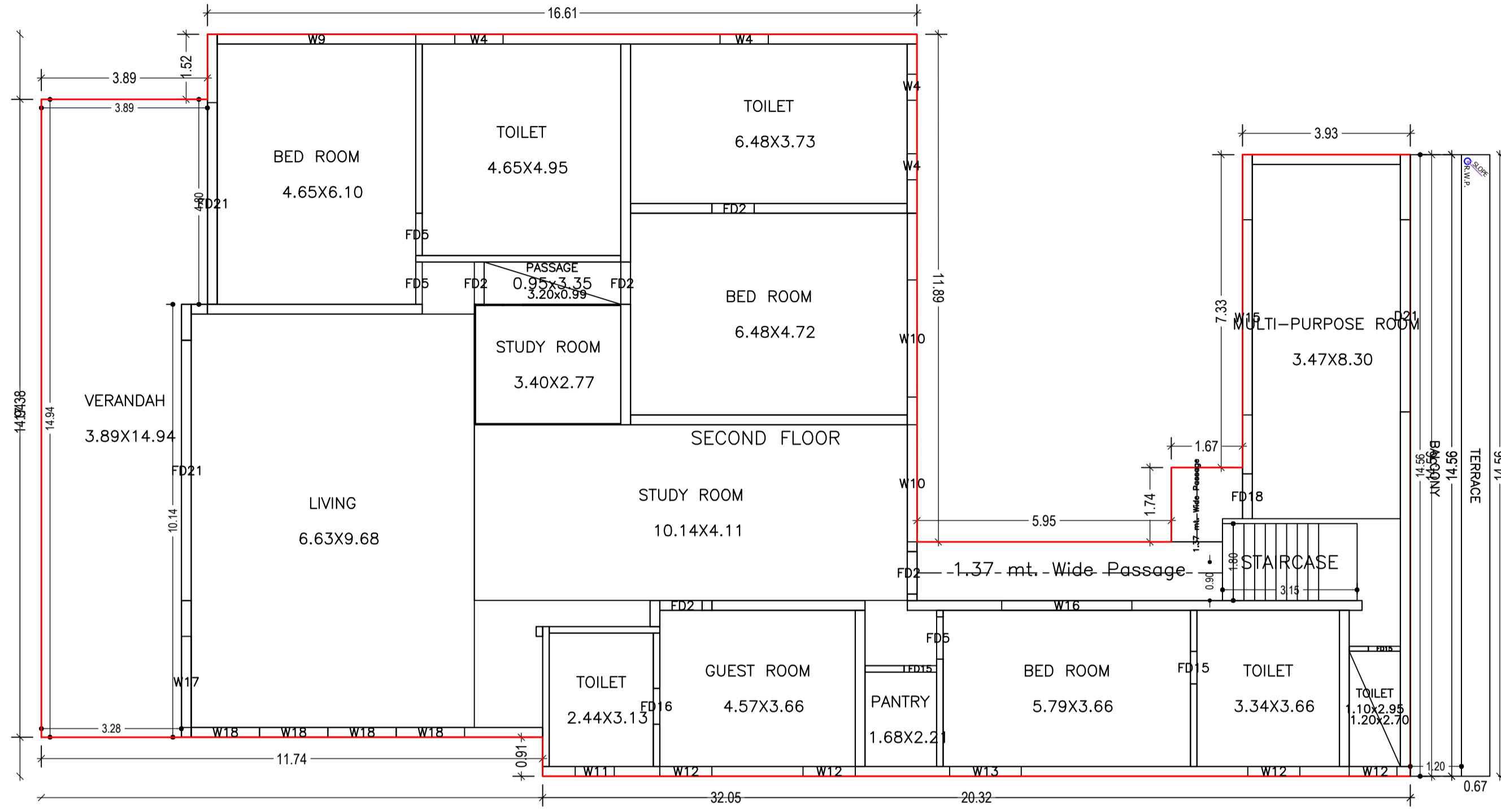
KEY PLAN

FIRST FLOOR PLAN
(Existing + Proposed)
(SCALE 1:100)

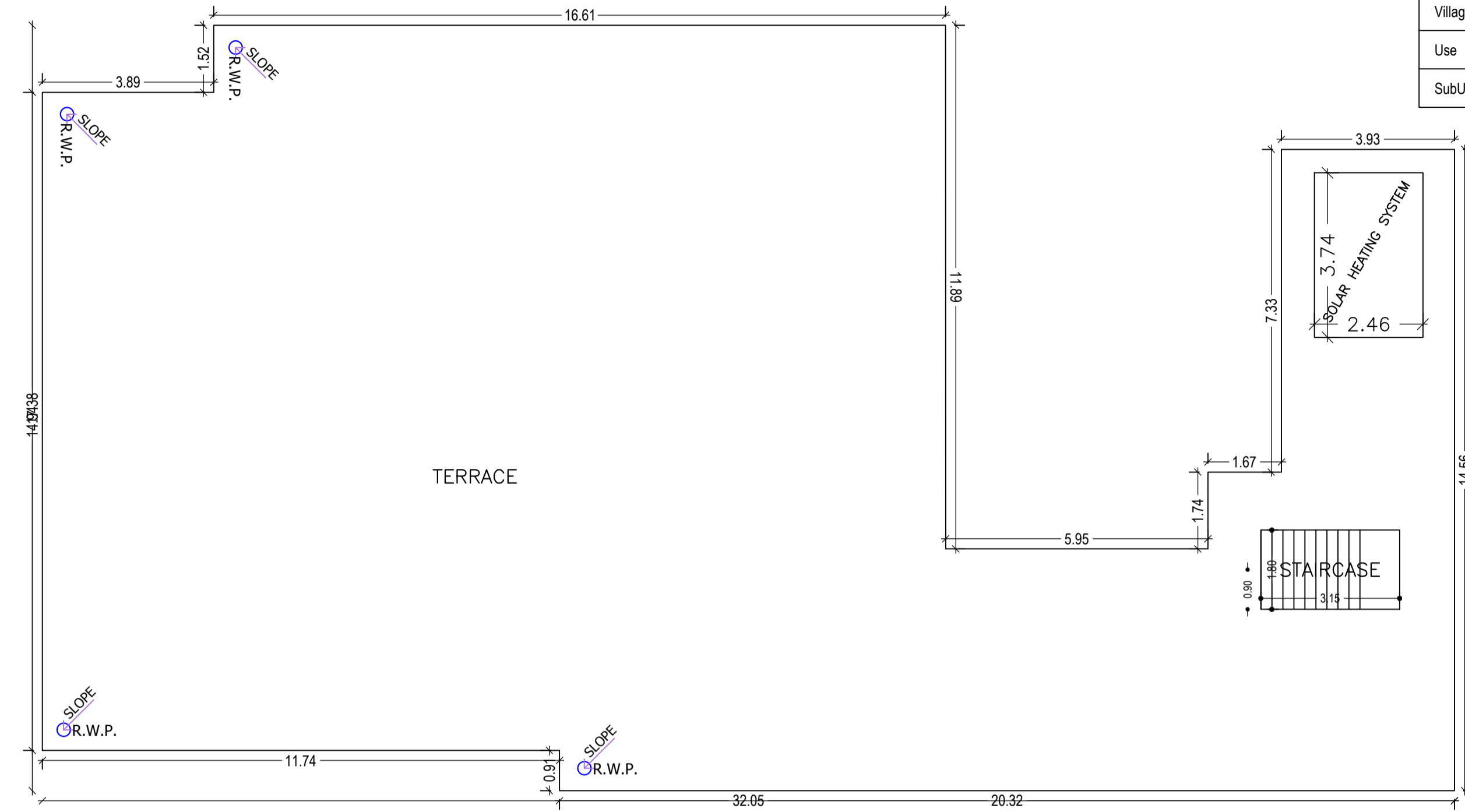
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			



Proposal Basic Information	
Proposal File No.	JNAC/BP/0068/W6/2021
Owner Name	Mr. BIPIN ADESHRA
Khata No	2
Plot No	Ho. No. 10, CH AREA (EAST)
Village Name	Bisthupur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



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



TERRACE FLOOR PLAN
(SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BIPIN ADESHARA)	FD10	0.74	0.00	01
A (BIPIN ADESHARA)	FD15	0.75	0.00	01
A (BIPIN ADESHARA)	FD15	0.76	0.00	05
A (BIPIN ADESHARA)	FD16	0.84	0.00	02
A (BIPIN ADESHARA)	FD2	0.84	0.00	01
A (BIPIN ADESHARA)	FD15	0.90	0.00	02
A (BIPIN ADESHARA)	FD20	0.91	0.00	01
A (BIPIN ADESHARA)	FD11	0.91	0.00	02
A (BIPIN ADESHARA)	FD3	0.91	2.10	01
A (BIPIN ADESHARA)	FD4	0.97	2.10	01
A (BIPIN ADESHARA)	FD2	0.99	0.00	15
A (BIPIN ADESHARA)	FD5	0.99	0.00	08
A (BIPIN ADESHARA)	FD2	0.99	2.10	01
A (BIPIN ADESHARA)	FD5	0.99	2.10	01
A (BIPIN ADESHARA)	FD18	1.05	0.00	02
A (BIPIN ADESHARA)	FD8	1.07	0.00	02
A (BIPIN ADESHARA)	FD9	1.07	0.00	01
A (BIPIN ADESHARA)	FD1	1.22	0.00	01
A (BIPIN ADESHARA)	ARCH1	1.60	0.00	01
A (BIPIN ADESHARA)	FD13	2.44	0.00	01
A (BIPIN ADESHARA)	FD19	2.74	0.00	01
A (BIPIN ADESHARA)	FD7	2.90	0.00	01
A (BIPIN ADESHARA)	FD12	3.36	0.00	03
A (BIPIN ADESHARA)	FD6	4.12	0.00	01
A (BIPIN ADESHARA)	D21	4.50	2.40	01
A (BIPIN ADESHARA)	FD21	4.73	2.40	02
A (BIPIN ADESHARA)	FD1	4.88	0.00	01
A (BIPIN ADESHARA)	FD21	6.09	2.40	01
A (BIPIN ADESHARA)	FD14	6.10	0.00	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BIPIN ADESHARA)	W4	0.61	1.80	05
A (BIPIN ADESHARA)	W11	0.91	1.20	02
A (BIPIN ADESHARA)	W12	1.12	1.20	01
A (BIPIN ADESHARA)	W4	1.13	1.80	07
A (BIPIN ADESHARA)	W12	1.22	1.20	08
A (BIPIN ADESHARA)	W18	1.60	1.20	04
A (BIPIN ADESHARA)	W13	1.68	1.20	02
A (BIPIN ADESHARA)	W17	2.13	1.20	02
A (BIPIN ADESHARA)	W2	2.44	1.80	01
A (BIPIN ADESHARA)	W6	2.52	1.20	01
A (BIPIN ADESHARA)	W10	2.74	1.20	04
A (BIPIN ADESHARA)	W5	2.74	1.80	01
A (BIPIN ADESHARA)	W7	2.90	1.20	01
A (BIPIN ADESHARA)	W16	3.05	1.20	01
A (BIPIN ADESHARA)	W1	4.04	1.20	01
A (BIPIN ADESHARA)	W15	4.57	1.20	02
A (BIPIN ADESHARA)	W8	4.57	1.20	01
A (BIPIN ADESHARA)	W9	4.65	1.80	02

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.20 X 14.56 X 1 X 1	17.44	17.44
Total	-	-	17.44

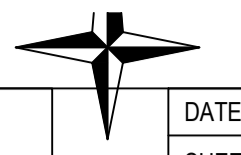
UnitBUA Table for Building :A (BIPIN ADESHARA)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	EXISTING	FLAT	Existing	433.06	398.18	19	2
	PROPOSED	FLAT	Proposed	109.58	96.64	4	
FIRST FLOOR PLAN	EXISTING	FLAT	Existing	362.87	335.42	14	2
	FIRST FL SPLIT PROP FF	FLAT	Proposed	87.11	76.15	3	
SECOND FLOOR PLAN	SECOND FLOOR	FLAT	Proposed	440.25	387.99	16	1
Total:	-	-	-	1432.87	1294.39	56	5

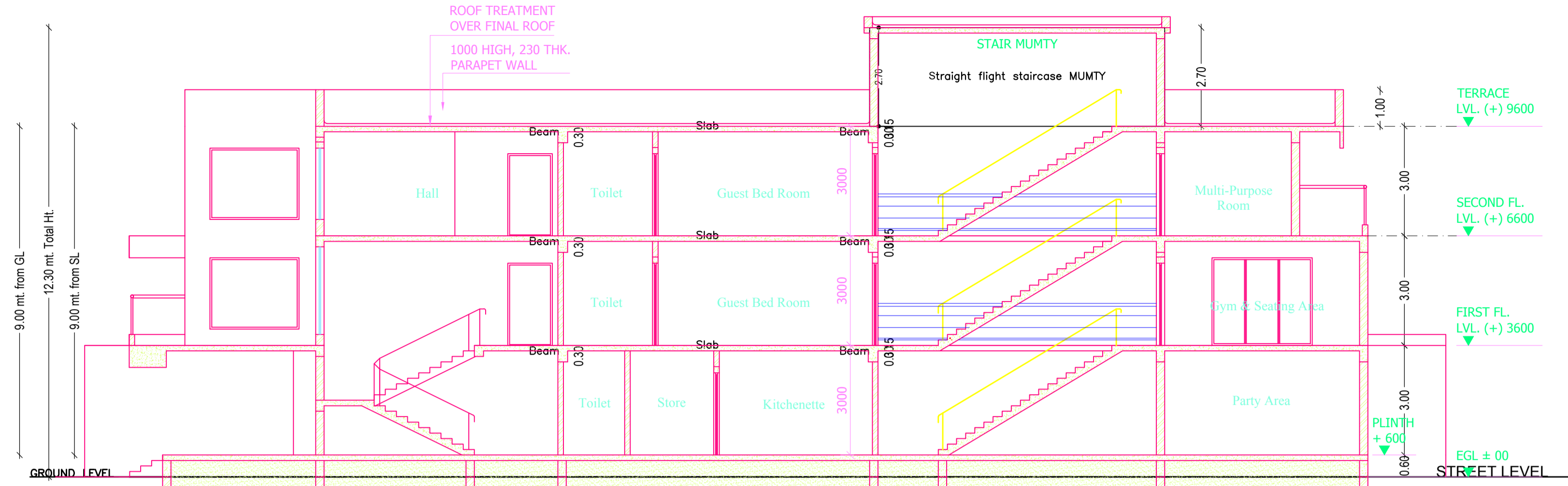
Building :A (BIPIN ADESHARA)

Floor Name	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.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Tmt (No.)
				Balcony	Accessory Use					
Ground Floor	607.09	439.32	109.58	0.00	58.20	439.32	109.58	548.89	548.89	02
First Floor	468.78	381.67	87.11	0.00	0.00	381.67	87.11	468.78	468.78	02
Second Floor	459.07	0.00	459.07	8.72	0.00	0.00	450.35	450.35	450.35	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	1534.94	820.99	655.76	8.72	58.20	820.99	647.04	1468.02	1468.02	05
Total Number of Same Buildings	1									
Total:	1534.94	820.99	655.76	8.72	58.20	820.99	647.04	1468.02	1468.02	05

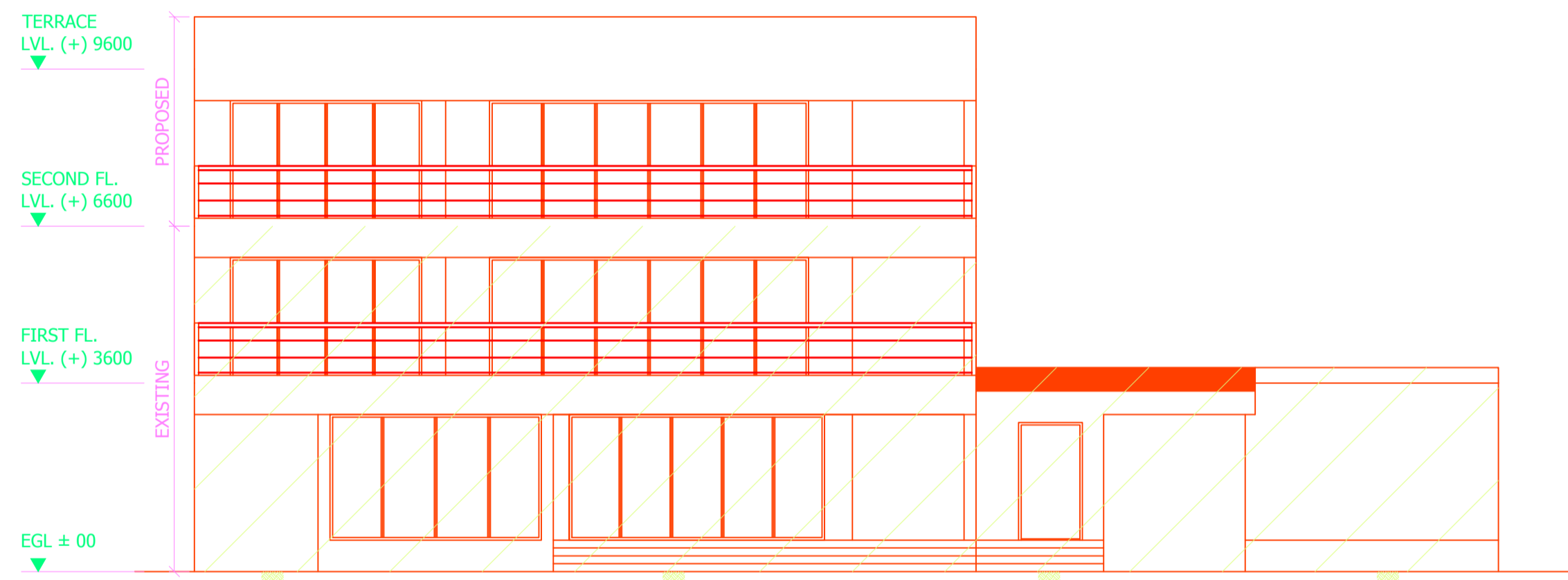
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			



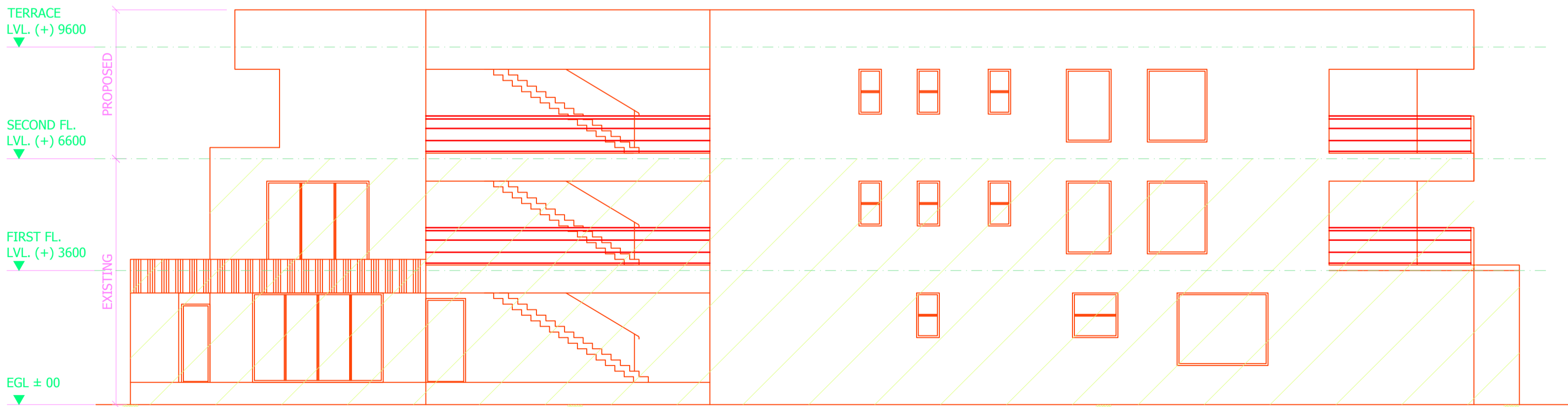
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Village Name	Bisthupur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



SECTION A-A



FRONT ELEVATION SCALE 1:100



LEFT SIDE ELEVATION SCALE 1:100

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			