

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	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.)	Trmnt (No.)
			Parking	Resi.					
J (K)	1	213.54	64.35	142.36	6.83	149.19	149.19	02	
Grand Total :	1	213.54	64.35	142.36	6.83	149.19	149.19	02	

Proposal Basic Information

Proposal File No.	JNAC/BP/0050/W1/2021
Owner Name	SRI K.S.N.SHARMA & SRI K. RAMA JOGA RAO
Khata No	NA
Plot No	NA
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
J (K)	Residential	Residential Bldg/Apartment	>0	1	2.00	1.00	2	-	-	-	-
			>0	1	2.00	-	-	-	-	1	2
			>0	1	2.00	-	-	1	1	-	-
Total :			-	-	-	-	2	2	-	1	2

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	2	4.00
Total TwoWheeler	2	4.00	2	4.00
Other Parking	-	-	-	26.85
Total		41.50		72.35

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO. : 1.0.57
PROJECT DETAIL:	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGHBHUM	Plot SubUse: Residential Bldg/Apartment
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA
Inward_No: JNAC/BP/0050/W1/2021	Plot/SubPlot No: NA
Application Type: General Proposal	North: Plot No. - COMPANY'S PLOT
Project Type: Building Permission	South: Plot No. - COMPANY'S PLOT
Nature of Development: New	East: Road Width - 9.14
Location of Development Area: Old Area	West: Plot No. - COMPANY'S PLOT
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 111.42
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 111.42
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	25.21
Total	25.21
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 86.21
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 111.42
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 111.42
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	77.99
Proposed Coverage Area (63.88 %)	71.18
Total Prop. Coverage Area (63.88 %)	71.18
Balance coverage area (6.11 %)	6.81
FAR CHECK	
Perm. FAR Area (2.50)	278.55
Total Perm. FAR area	278.55
Residential FAR	142.35
Proposed FAR Area	149.18
Total Proposed FAR Area	149.18
Consumed FAR (Factor)	1.34
Balance FAR Area	129.37
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	213.54
ARCHITECT (Regd)	RAIB KUMAR SAHA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SRI K.S.N.SHARMA & SRI K. RAMA JOGA RAO
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

Buildingwise Floor FAR Details

Floor Name	Building Name J (K)		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 Floor	71.18	6.83	71.18	6.83
First Floor	71.18	71.18	71.18	71.18
Second Floor	71.18	71.18	71.18	71.18
Terrace Floor	0.00	0.00	0.00	0.00
Total :	213.54	149.19	213.54	149.19

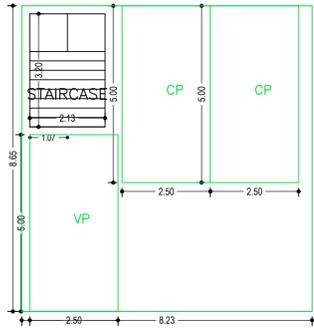
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
J (K)	Residential	Residential Bldg/Apartment	Non-Highrise

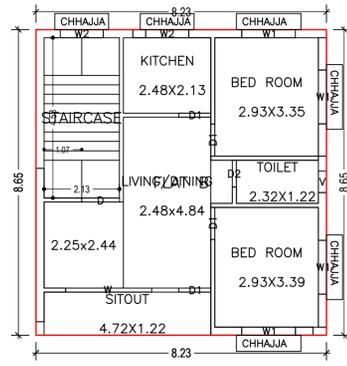
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAIB KUMAR SAHA JNAC/ARC/0012/2018			

Proposal Basic Information

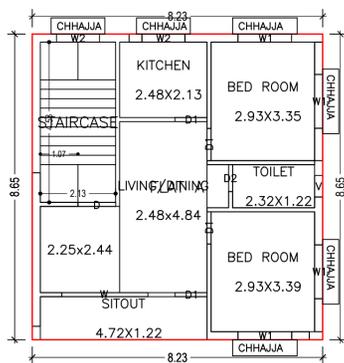
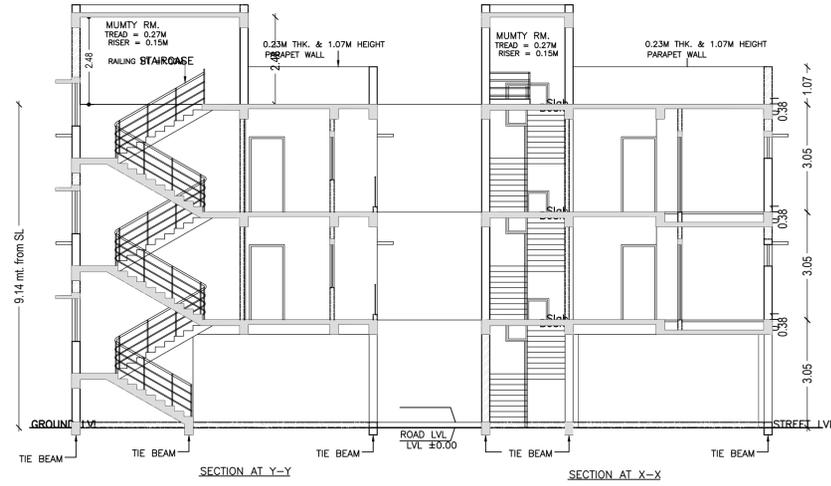
Proposal File No.	JNAC/BP/0050/W1/2021
Owner Name	SRI K.S.N.SHARMA & SRI K. RAMA JOGA RAO
Khata No	NA
Plot No	NA
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment



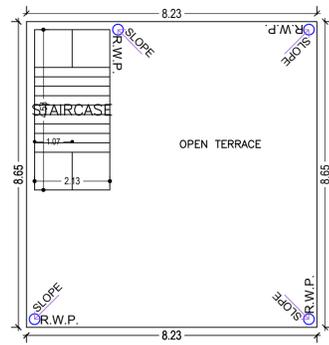
GROUND FLOOR PLAN (SCALE 1:100)



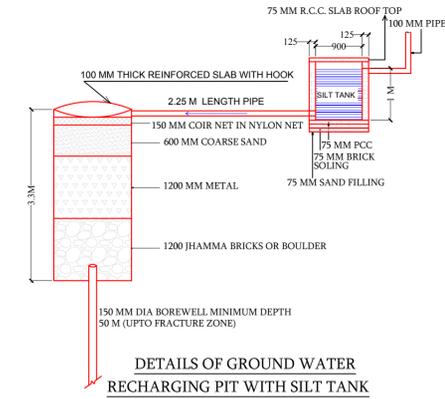
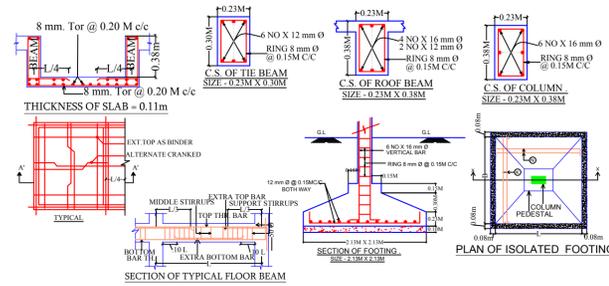
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



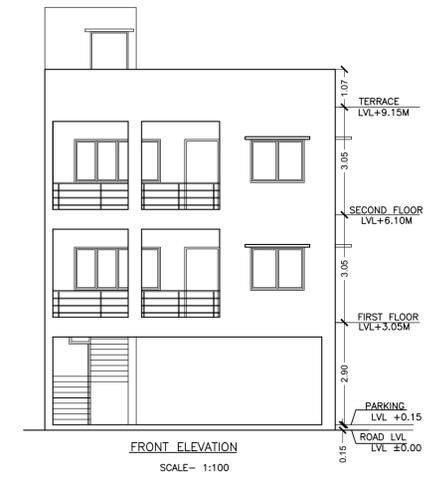
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



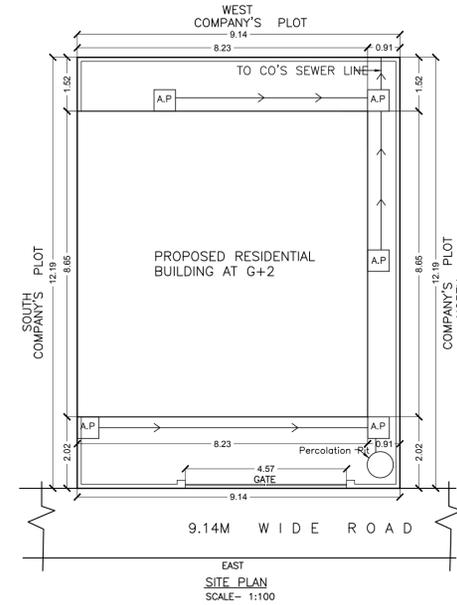
TERRACE FLOOR PLAN (SCALE 1:100)



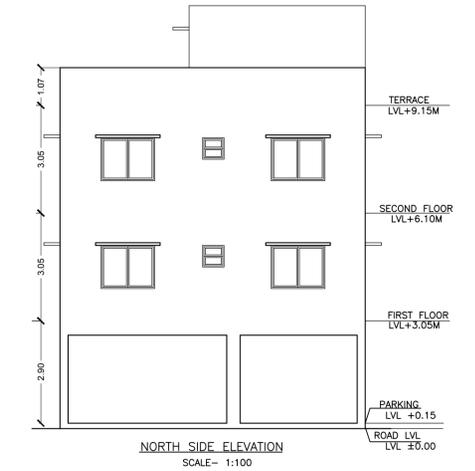
DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK



FRONT ELEVATION SCALE- 1:100



SITE PLAN SCALE- 1:100



NORTH SIDE ELEVATION SCALE- 1:100

Building :J (K)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)		Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Parking	Resi.	Stair	Stair		
Ground Floor	71.18	64.35	0.00	6.83	6.83	6.83	00
First Floor	71.18	0.00	71.18	0.00	71.18	71.18	01
Second Floor	71.18	0.00	71.18	0.00	71.18	71.18	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	213.54	64.35	142.36	6.83	149.19	149.19	02
Total Number of Same Buildings	1						
Total :	213.54	64.35	142.36	6.83	149.19	149.19	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
J (K)	D2	0.76	2.10	02
J (K)	D1	0.91	2.10	08
J (K)	D	1.07	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
J (K)	V	0.61	1.20	02
J (K)	W2	1.22	1.20	04
J (K)	W1	1.52	1.20	08
J (K)	W	2.44	1.20	02

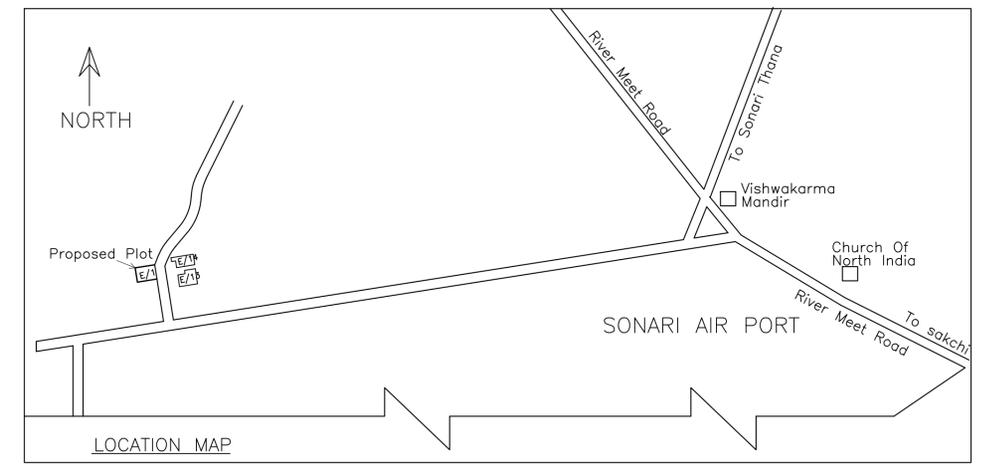
UnitBUA Table for Building :J (K)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FLAT A	FLAT	71.18	67.00	6	1
SECOND FLOOR PLAN	FLAT B	FLAT	71.18	67.00	6	1
Total:	-	-	142.36	134.00	12	2

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAIB KUMAR SAHA JNAC/ARC/0012/2018			

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