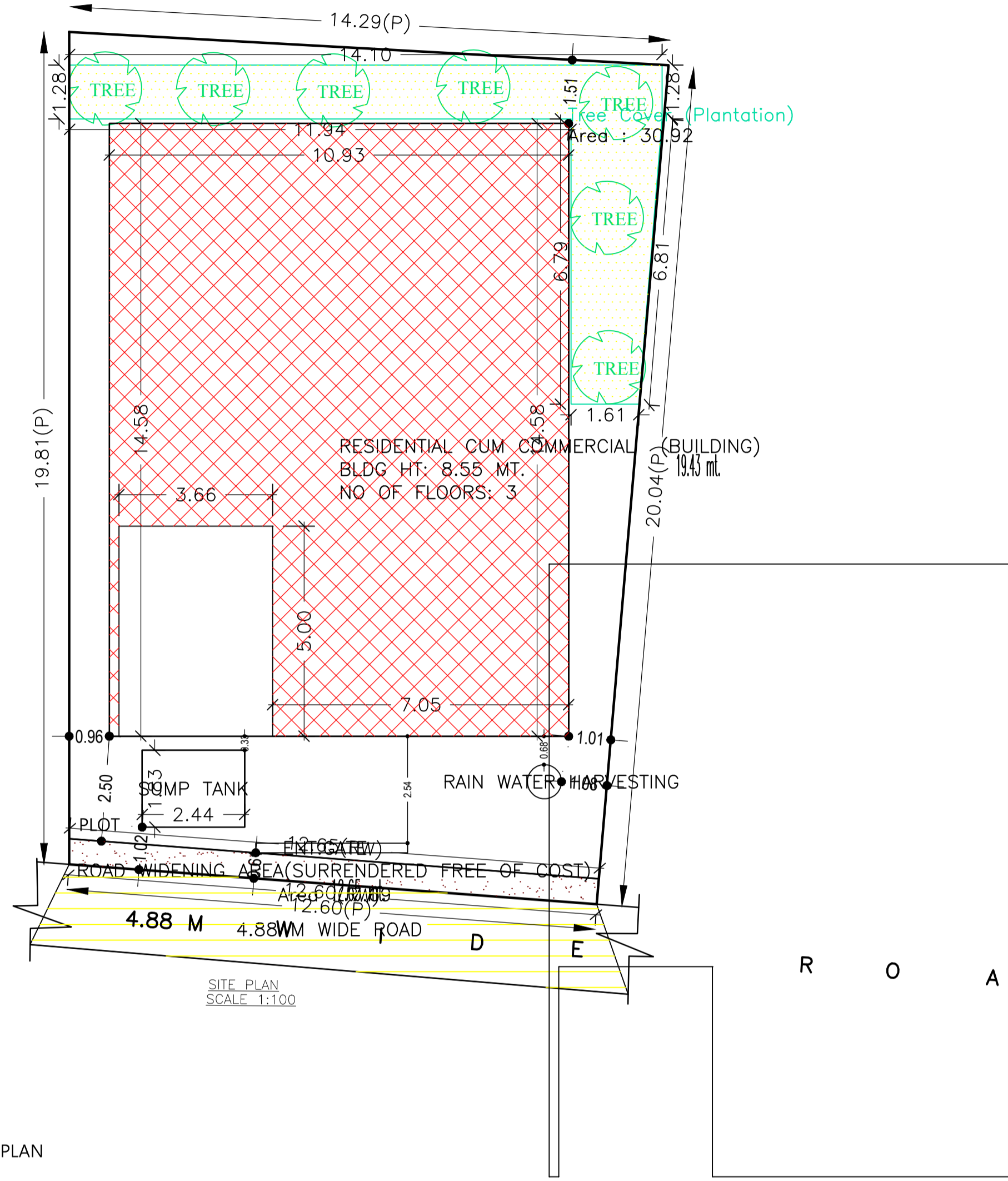


Proposal Basic Information	
Proposal File No.	JNAC/BP/0109/W1/2021
Owner Name	SMT. NAMRATA SONTHALIA AND SMT. MANISHA SONTHALIA AND SMT. ANURADHA SONTHALIA
Khata No	31 (OLD), 25 (NEW)
Plot No	725 (OLD), 1301 (NEW)
Village Name	SONARI
Use	Mixed
SubUse	Resi+Comm



AREA STATEMENT		VERSION NO. : 1.0.61
JAMSHEDPUR NAC		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: EAST SINGHBHUM	Plot SubUse: Resi+Comm	
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious/Structure: NA	
Inward No: JNAC/BP/0109/W1/2021	Plot/SubPlot No: 725 (OLD), 1301 (NEW)	
Application Type: General Proposal	North: Plot No. - ALLEY	
Project Type: Building Permission	South: Road Width - 4.88	
Nature of Development: New	East: Plot No. - VACENT LAND	
Location of Development Area: Old Area	West: Plot No. - MR. RAO'S HOUSE	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 267.52
Deduction for NetPlot Area		
Surrender Free of Cost		7.69
Total		7.69
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	259.83
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		7.69
Common Plot		30.92
Total		38.62
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	228.90
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	259.83
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	267.52
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		155.90
Proposed Coverage Area (54.33 %)		141.16
Total Prop. Coverage Area (54.33 %)		141.16
Balance coverage area (5.67 %)		14.74
FAR CHECK		
Perm. FAR Area (3.00)		802.56
Total Perm. FAR area		802.56
Residential FAR		304.18
Commercial FAR		131.15
Proposed FAR Area		435.33
Total Proposed FAR Area		435.33
Consumed FAR (Factor)		1.63
Balance FAR Area		367.23
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		619.51
ARCHITECT (Regd)		VIJAY KUMAR YADAV
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNED (Regd)		SMT. NAMRATA SONTHALIA AND SMT. MANISHA SONTHALIA AND SMT. ANURADHA SONTHALIA
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)	Orange
EXISTING (To be demolished)	Light Blue

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.)
Basement Floor	159.45	0.00	159.45	0.00
Ground Floor	141.16	131.15	141.16	131.15
First Floor	159.45	152.09	159.45	152.09
Second Floor	159.45	152.09	159.45	152.09
Terrace Floor	0.00	0.00	0.00	0.00
Total :	619.51	435.33	619.51	435.33

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
RESIDENTIAL CUM COMMERCIAL (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	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
RESIDENTIAL CUM COMMERCIAL (BUILDING)	Commercial	Shop	> 0	50	116.11	1	2	-	-	-	-
			> 0	50	116.11	-	-	-	-	1	5
	Residential	Residential Bldg/Apartment	> 0	1	4.00	1.00	4	-	-	-	-
			> 0	1	4.00	-	-	-	-	1	4
Total :			-	-	-	6	6	-	1	1	

Parking Check (Table 7b)

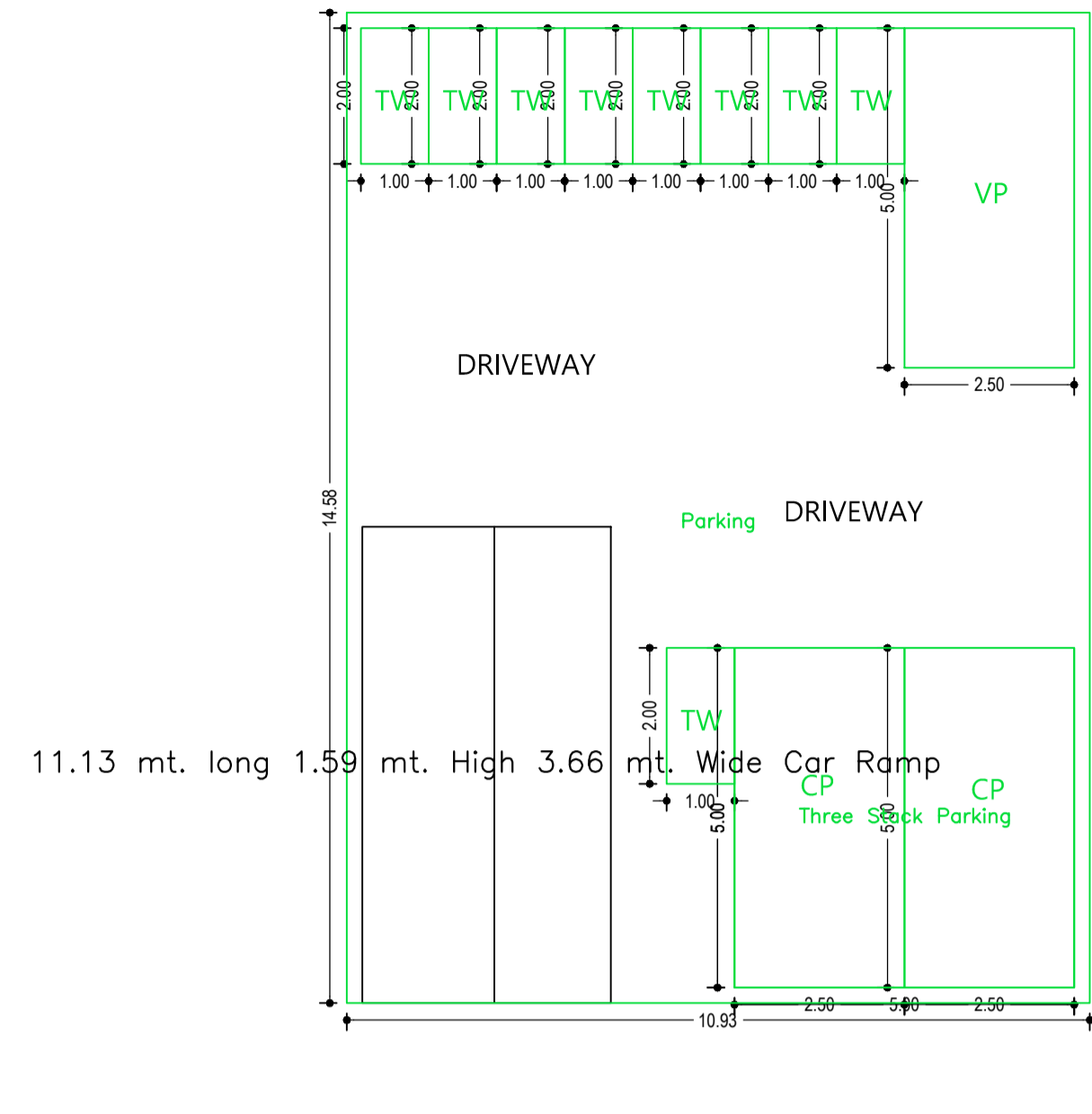
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Three Stack Car	-	-	4	50.00
Total Car	6	75.00	6	75.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	9	18.00
Total TwoWheeler	9	18.00	9	18.00
Other Parking	-	-	-	78.31
Total		105.50		201.81

FAR & Tenement Details (Table 4c-1)

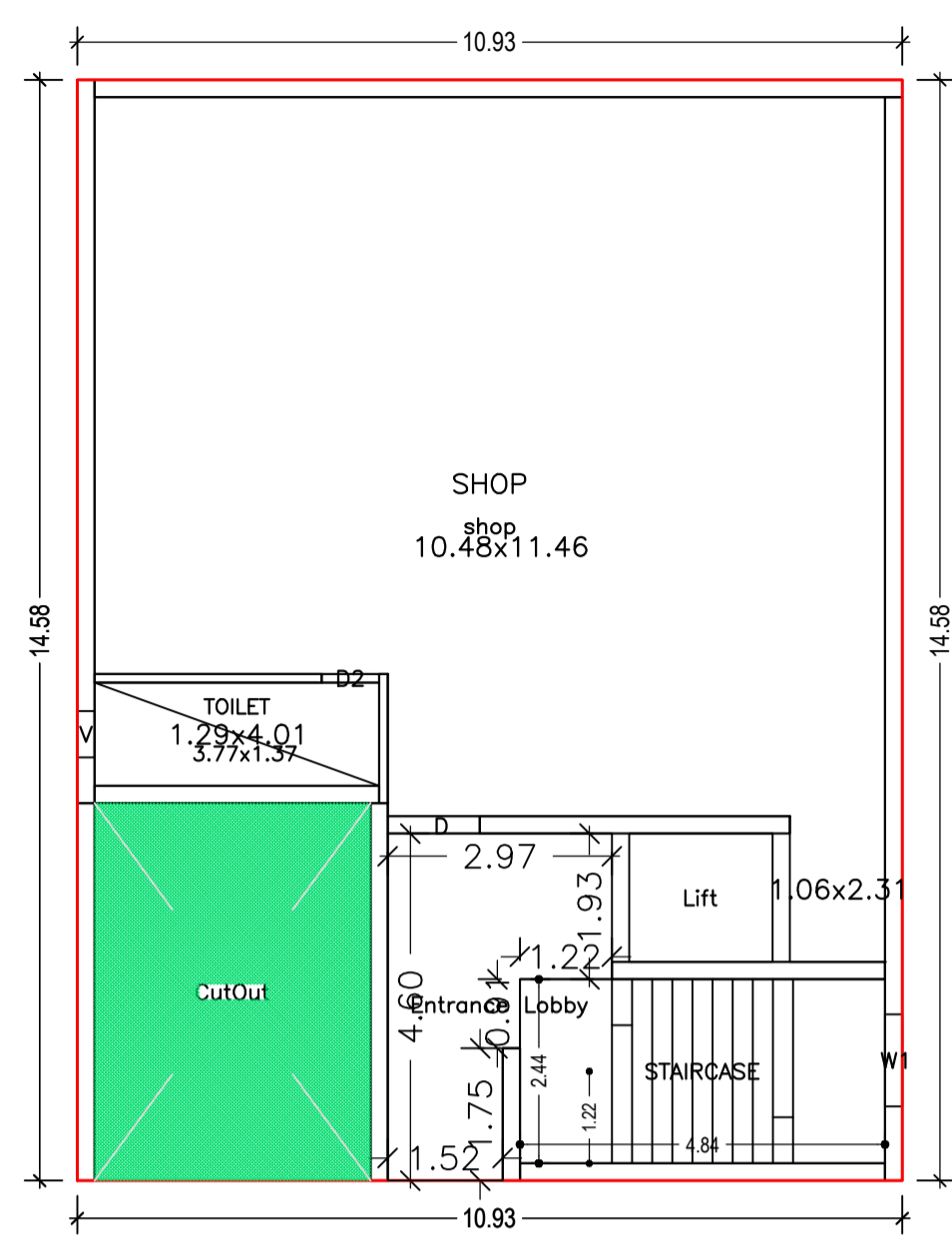
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt. Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
					Lift	Accessory Use	Parking	Resi.	Commercial			
RESIDENTIAL CUM COMMERCIAL (BUILDING)	1	637.80	18.29	619.51	6.48	18.25	133.81	304.18	131.15	435.33	435.33	05
Grand Total :	1	637.80	18.29	619.51	6.48	18.25	133.81	304.18	131.15	435.33	435.33	05

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
VIJAY KUMAR YADAV JNAC/ENG/0002/2021			

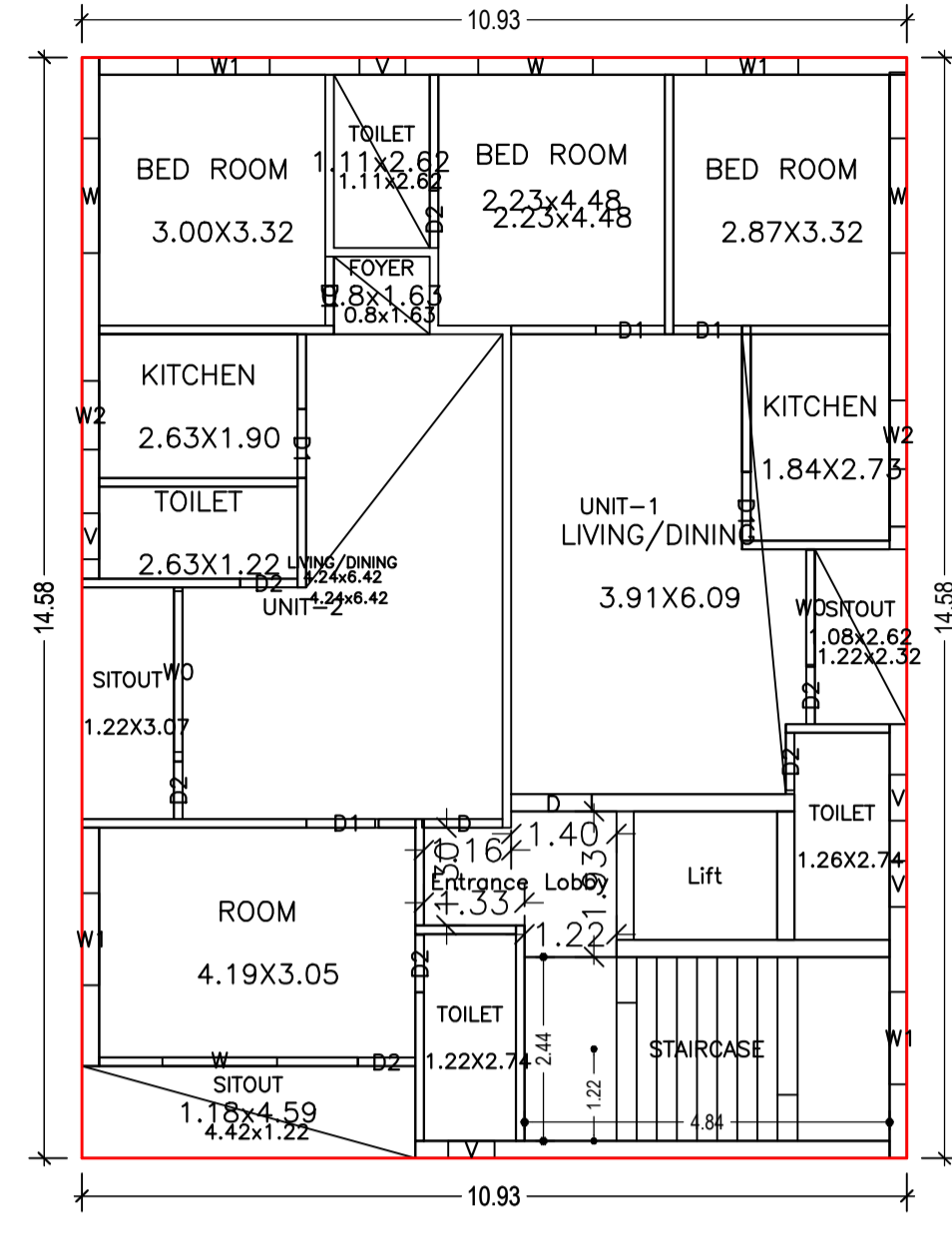
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Proposal File No.	JNAC/BP/0109/W1/2021
Owner Name	SMT. NAMRATA SONTALIA AND SMT. MANISHA SANTI AND SMT. ANURADHA SONTALIA
Khata No	31 (OLD), 25 (NEW)
Plot No	725 (OLD), 1301 (NEW)
Village Name	SONARI
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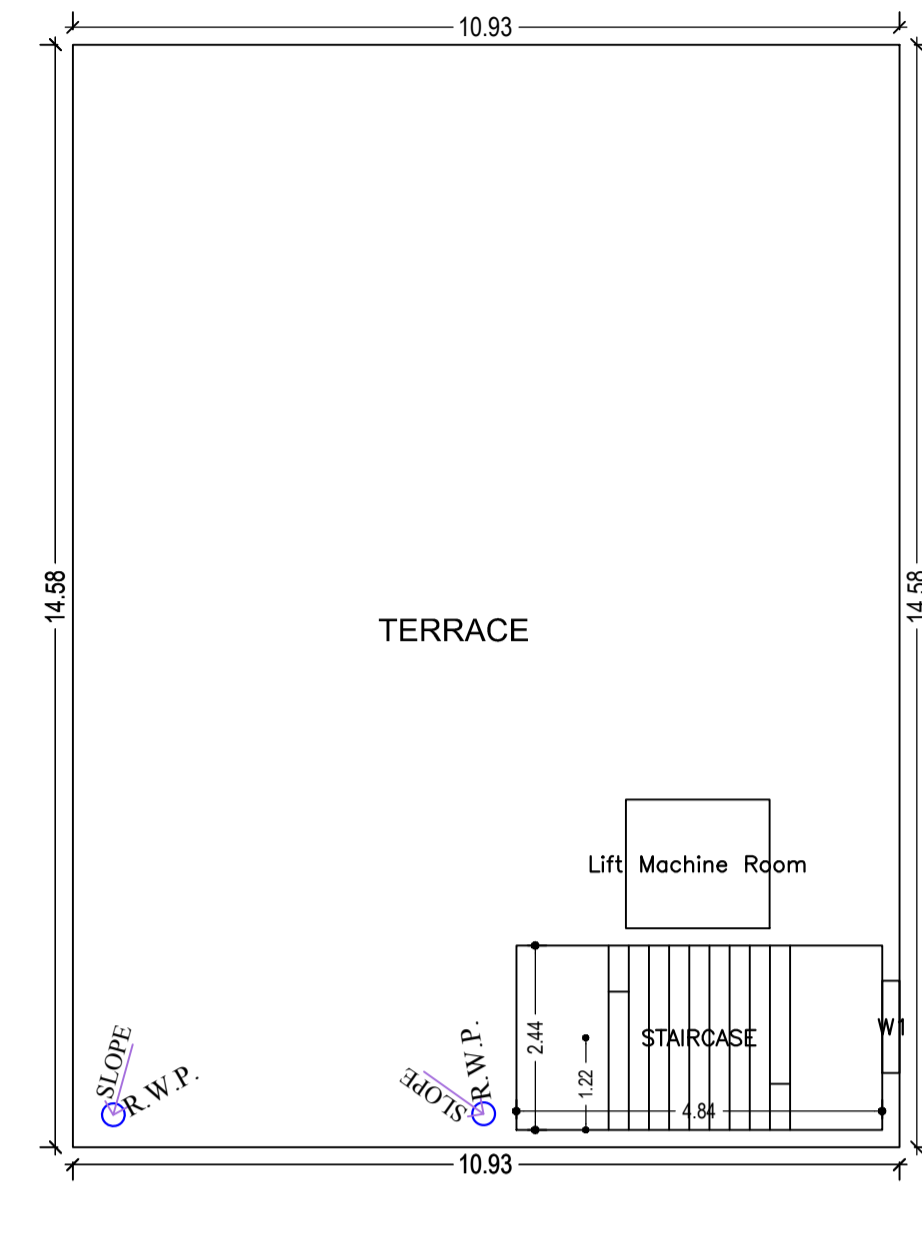
BASEMENT FLOOR PLAN (SCALE 1:100)



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



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



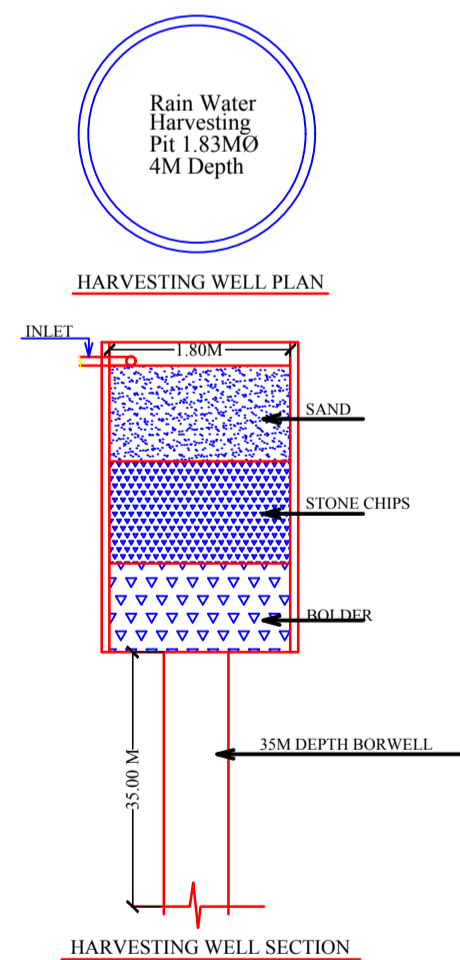
TERRACE FLOOR PLAN (SCALE 1:100)

Building :RESIDENTIAL CUM COMMERCIAL (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.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
				Lift	Accessory Use	Parking	Resi.	Commercial			
Basement Floor	159.45	0.00	159.45	0.00	0.00	133.81	0.00	0.00	0.00	0.00	00
Ground Floor	159.45	18.29	141.16	0.00	10.01	0.00	0.00	131.15	131.15	131.15	01
First Floor	159.45	0.00	159.45	3.24	4.12	0.00	152.09	0.00	152.09	152.09	02
Second Floor	159.45	0.00	159.45	3.24	4.12	0.00	152.09	0.00	152.09	152.09	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	637.80	18.29	619.51	6.48	18.25	133.81	304.18	131.15	435.33	435.33	05
Total Number of Same Buildings :	1										
Total :	637.80	18.29	619.51	6.48	18.25	133.81	304.18	131.15	435.33	435.33	05

UnitBUA Table for Building :RESIDENTIAL CUM COMMERCIAL (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	shop	SHOP	110.93	103.95	2	1
TYPICAL - 1& 2 FLOOR PLAN	UNIT-1	FLAT	63.30	59.01	7	4
	UNIT-2	FLAT	74.39	69.00	9	4
Total:	-	-	386.31	359.97	34	5



SCHEDULE OF DOOR:

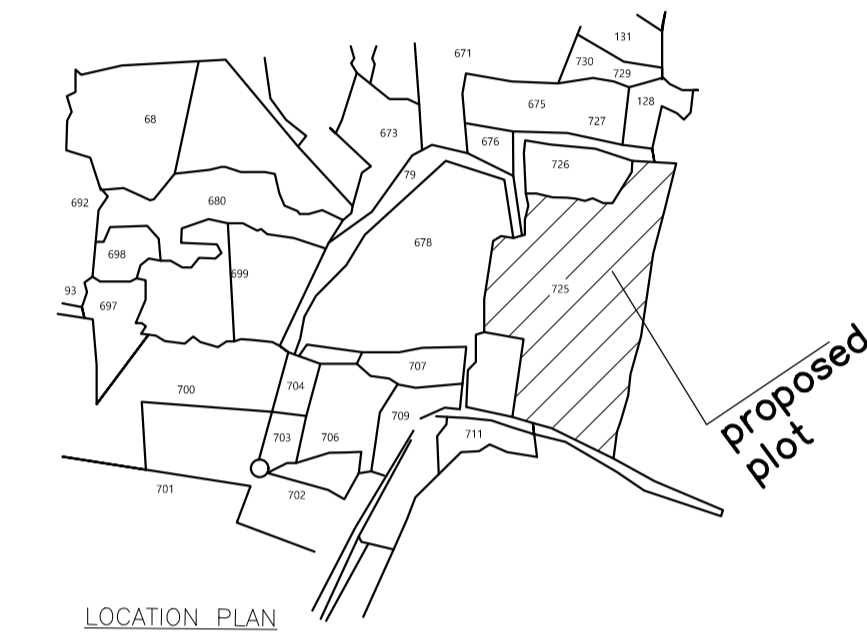
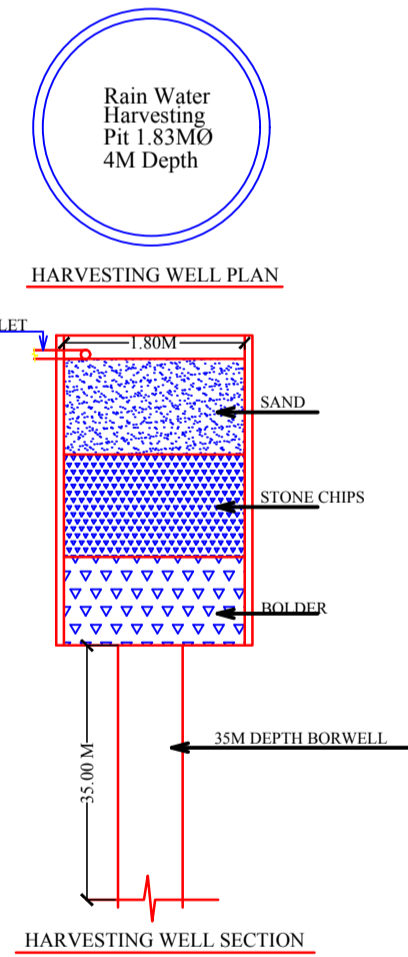
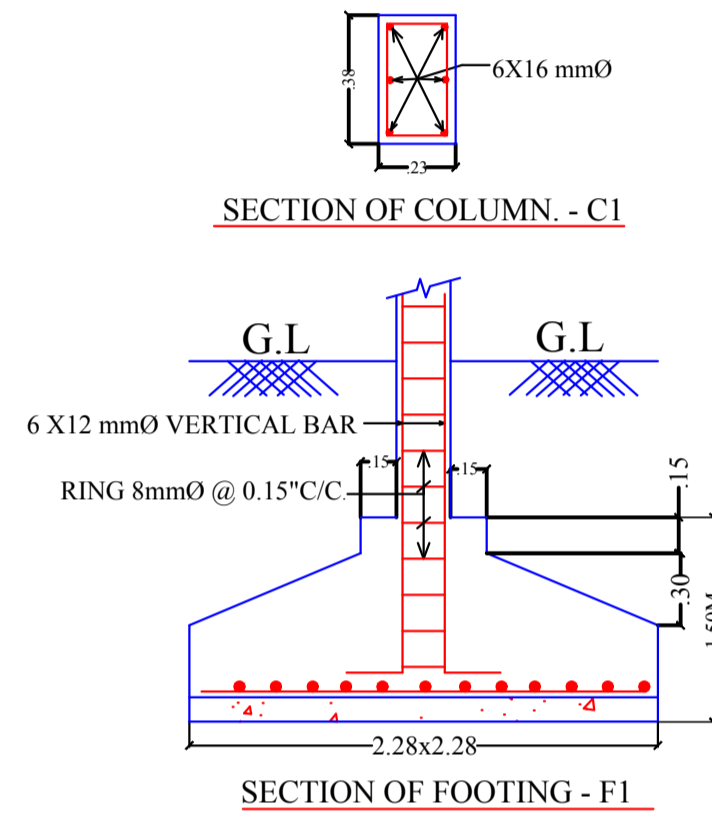
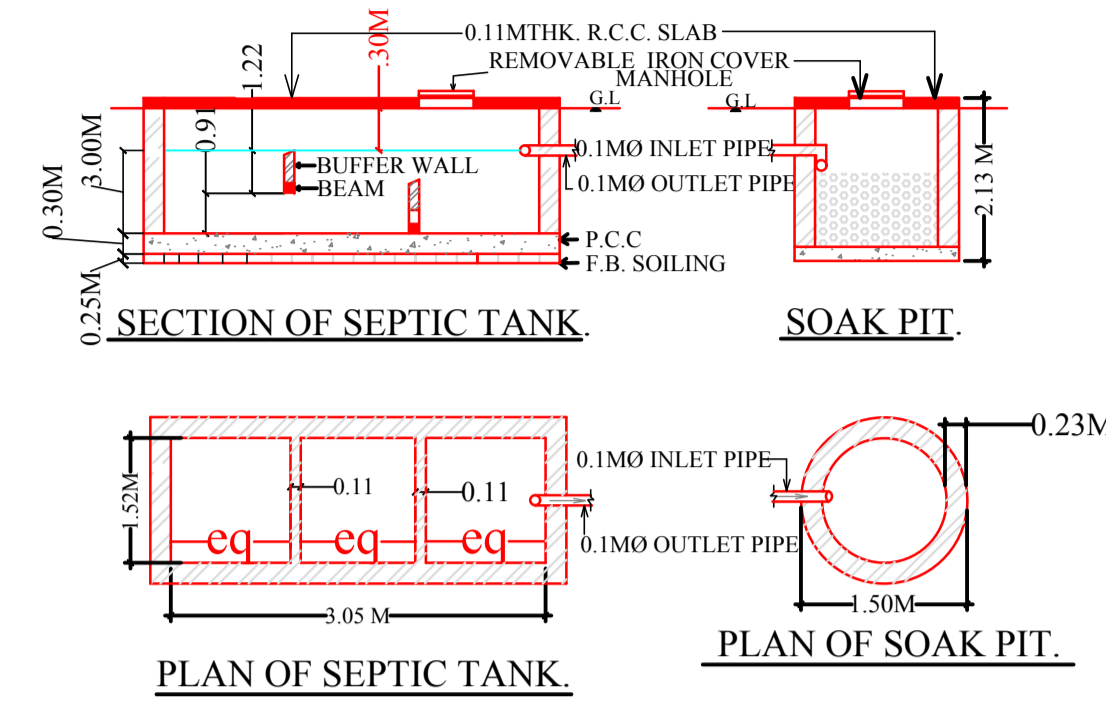
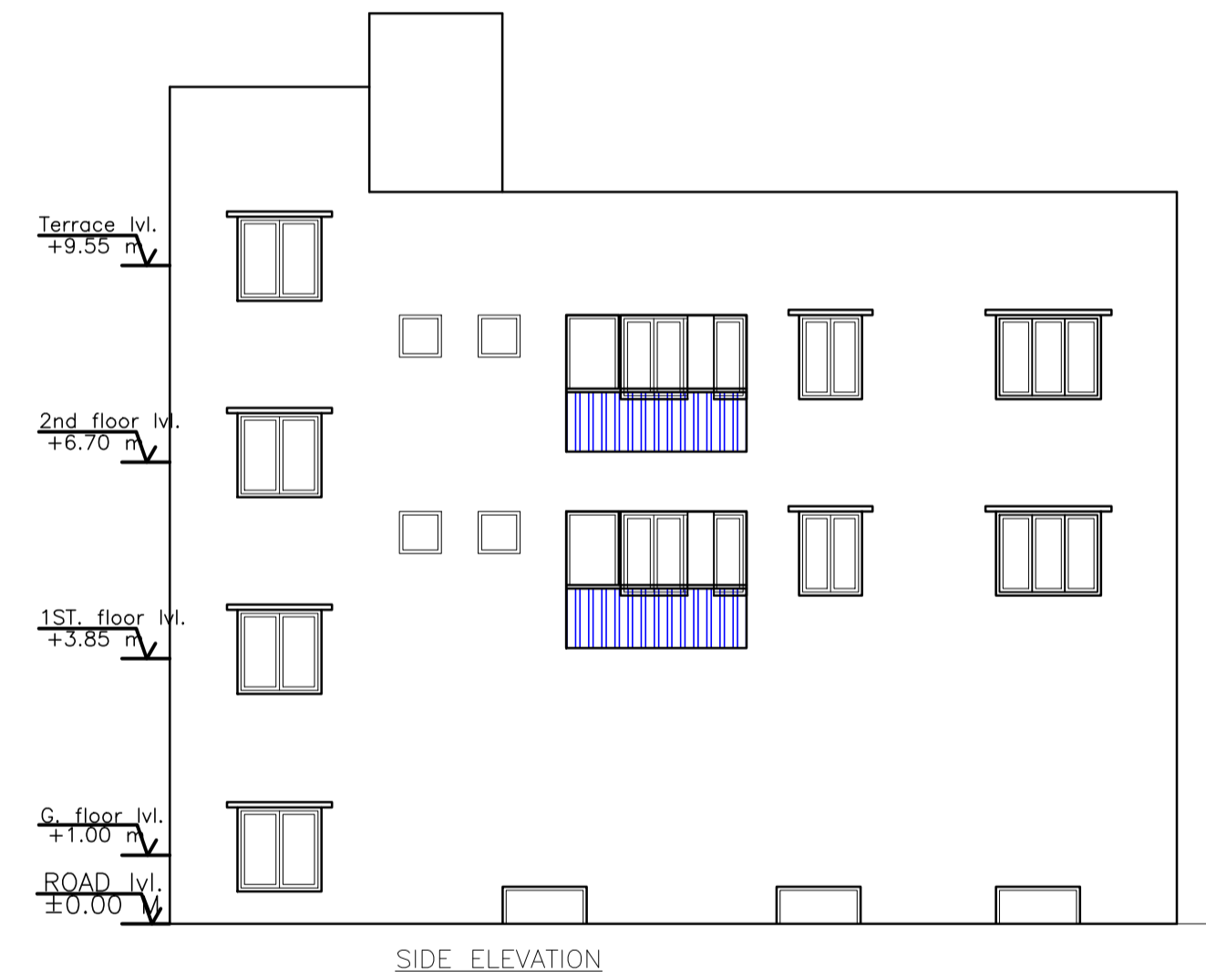
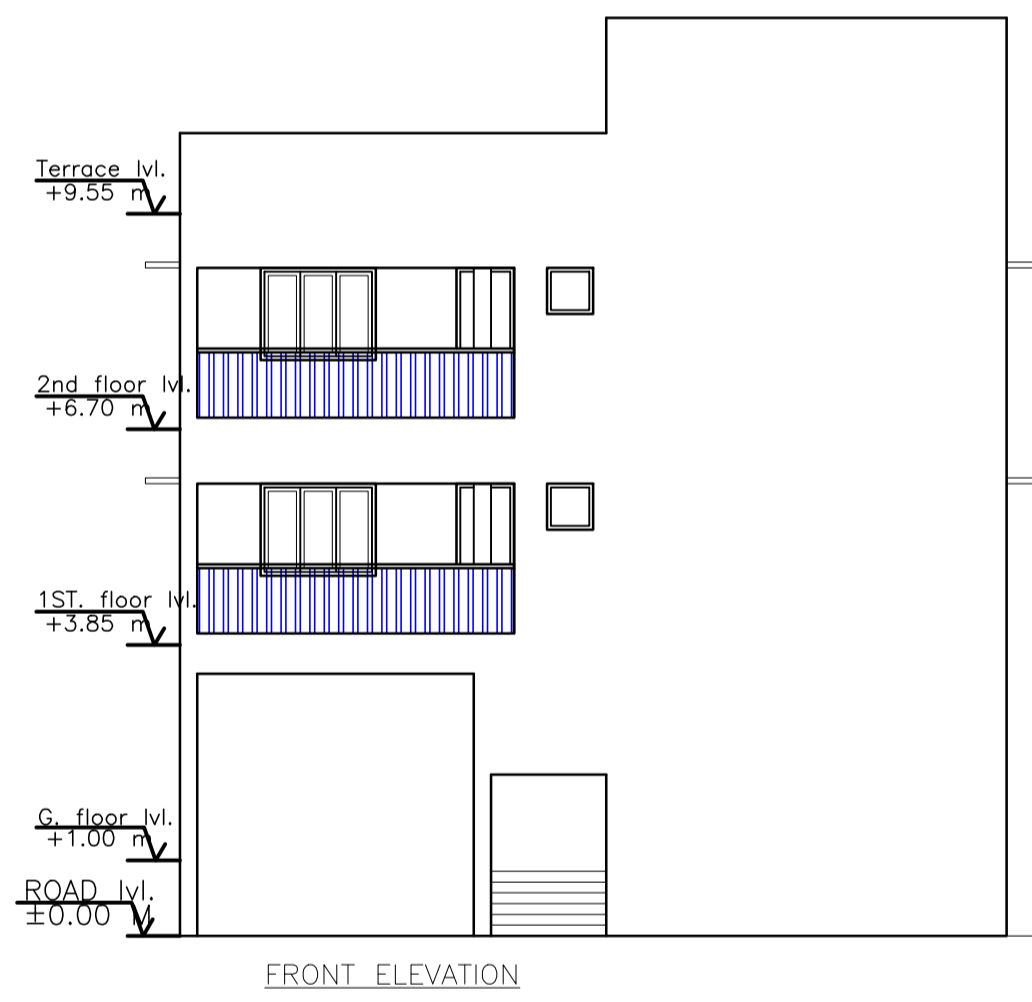
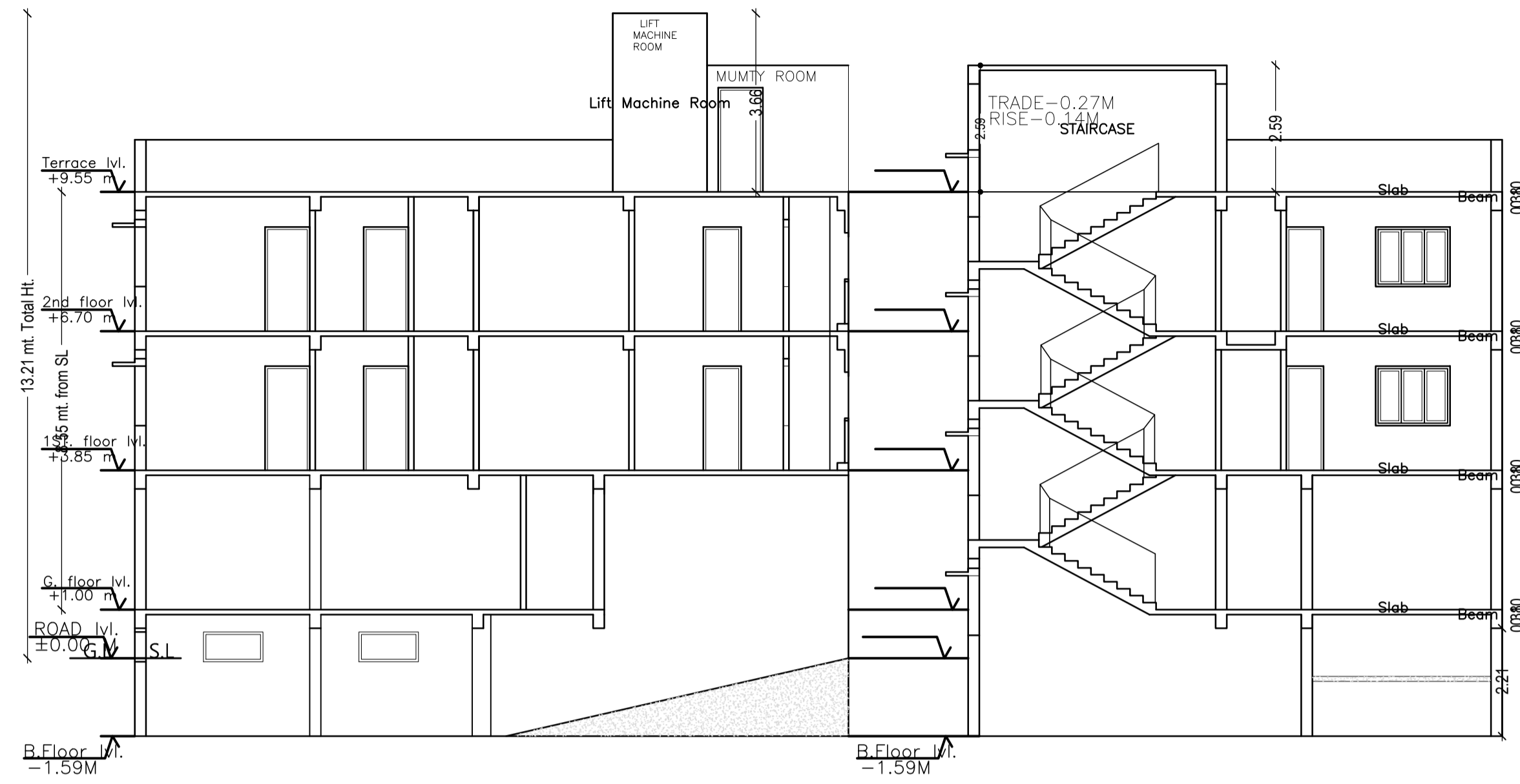
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESIDENTIAL CUM COMMERCIAL (BUILDING)	D2	0.76	2.10	15
RESIDENTIAL CUM COMMERCIAL (BUILDING)	D1	0.91	2.10	12
RESIDENTIAL CUM COMMERCIAL (BUILDING)	D	1.07	2.10	04
RESIDENTIAL CUM COMMERCIAL (BUILDING)	D	1.22	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESIDENTIAL CUM COMMERCIAL (BUILDING)	V	0.61	0.61	11
RESIDENTIAL CUM COMMERCIAL (BUILDING)	W2	0.91	1.22	04
RESIDENTIAL CUM COMMERCIAL (BUILDING)	W1	1.22	1.22	10
RESIDENTIAL CUM COMMERCIAL (BUILDING)	W	1.52	1.22	08
RESIDENTIAL CUM COMMERCIAL (BUILDING)	W0	1.52	2.44	02
RESIDENTIAL CUM COMMERCIAL (BUILDING)	W0	2.13	2.44	02

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
VIJAY KUMAR YADAV JNAC/ENG/0002/2021			

Proposal Basic Information	
Proposal File No.	JNAC/BP/1019/W1/2021
Owner Name	SMT. NAMRATA SONTALIA AND SMT. MANISHA SONTALIA AND SMT. ANURADHA SONTALIA
Khata No	31 (OLD) , 25 (NEW)
Plot No	725 (OLD) , 1301 (NEW)
Village Name	SONARI
Use	Mixed
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VIJAY KUMAR YADAV JNAC/ENG/0002/2021			