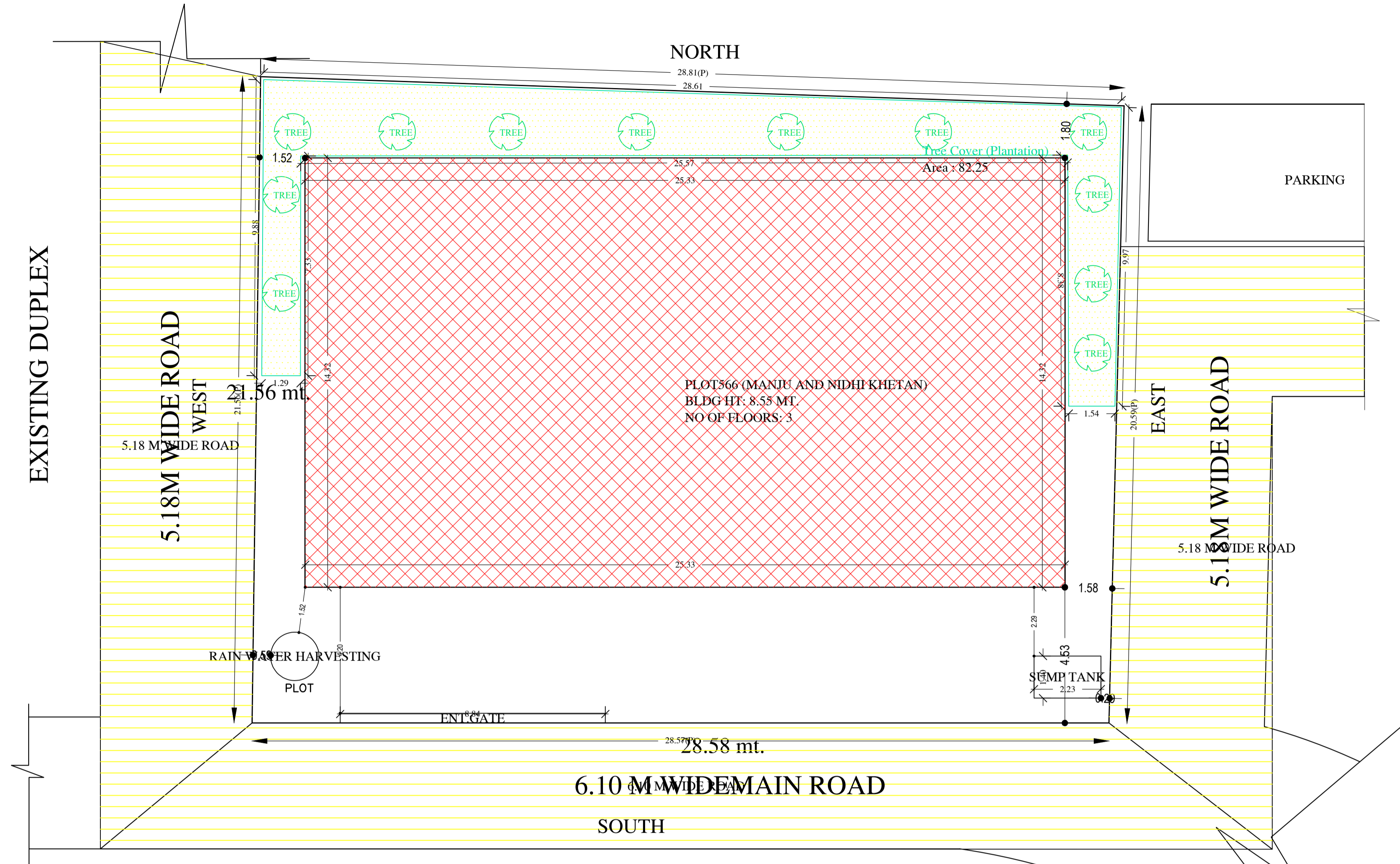


Proposal Basic Information	
Proposal File No.	JNAC/BP/0156/W1/2021
Owner Name	MANJU KHETAN AND SHALU KHETAN AND NIDHI KHE
Khata No.	03
Plot No.	566 (OLD) , 70 (PART) (NEW)
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT		VERSION NO. : 1.0.66
JAMSHEDPUR NAC		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
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/0156/W1/2021	Plot/SubPlot No: 566 (OLD) , 70 (PART) (NEW)	
Application Type: General Proposal	North: Plot No. - ASHINA GARDEN SUB PLOT NO. - XX118X1V	
Project Type: Building Permission	South: Plot No. - COMPLEX ROAD BELONGING TO ASHIANA GARDEN	
Nature of Development: New	East: Plot No. - COMPLEX ROAD BELONGING TO ASHIANA GARDEN	
Location of Development Area: Old Area	West: Plot No. - REMAINING PORTION OF SUB PLOT NO. XXIII , SILD TO KISHORE GOLCHHA	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 604.63
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	604.63
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		82.25
Total		82.25
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	522.38
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	604.63
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	604.63
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		362.78
Proposed Coverage Area (60.00 %)		362.77
Total Prop. Coverage Area (60 %)		362.77
Balance coverage area (- %)		0.01
FAR CHECK		
Perm. FAR Area (2.500)		1511.57
Total Perm. FAR area		1511.57
Residential FAR		788.85
Proposed FAR Area		788.85
Total Proposed FAR Area		788.85
Consumed FAR (Factor)		1.30
Balance FAR Area		722.72
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1081.40
ARCHITECT (Regd)	MUKESH KUMAR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MANJU KHETAN AND SHALU KHETAN AND NIDHI KHETAN	
DEVELOPMENT AUTHORITY		LOCAL BODY



SITE PLAN
SCALE - 1:100

SIDE PLAN

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

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.		
PLOT566 (MANJU AND NIDHI KHETAN)	Residential	Other Residential Building	> 0	1	3.00	1.00	3	-	-	-	-	-	
			> 0	1	3.00	-	-	-	-	-	1	3	
			> 0	1	3.00	-	-	1	1	-	-	-	
Total :			-	-	-	3	9	-	1	2	-	3	9

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	9	112.50
Total Car	3	37.50	9	112.50
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	1	12.50	2	25.00
TwoWheeler	-	-	9	18.00
Total TwoWheeler	3	6.00	9	18.00
Other Parking	-	-	-	130.59
Total	-	56.00	-	304.09

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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Parking				
PLOT566 (MANJU AND NIDHI KHETAN)	1	1081.40	6.46	286.09	788.85	788.85	788.85	03
Grand Total :	1	1081.40	6.46	286.09	788.85	788.85	788.85	03

Building :PLOT566 (MANJU AND NIDHI KHETAN)

Floor Name	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	Parking				
Ground And Parking Floor	362.77	0.00	286.09	76.68	76.68	76.68	01
First Floor	362.99	3.23	0.00	359.76	359.76	359.76	02
Second Floor	355.64	3.23	0.00	352.41	352.41	352.41	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1081.40	6.46	286.09	788.85	788.85	788.85	03
Total Number of Same Buildings :	1						
Total :	1081.40	6.46	286.09	788.85	788.85	788.85	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT566 (MANJU AND NIDHI KHETAN)	D2	0.76	2.13	20
PLOT566 (MANJU AND NIDHI KHETAN)	D1	0.90	2.13	14
PLOT566 (MANJU AND NIDHI KHETAN)	D	1.20	2.13	04
PLOT566 (MANJU AND NIDHI KHETAN)	open	1.56	2.13	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT566 (MANJU AND NIDHI KHETAN)	V	0.61	0.61	05
PLOT566 (MANJU AND NIDHI KHETAN)	V1	0.91	0.61	04
PLOT566 (MANJU AND NIDHI KHETAN)	W2	0.91	1.20	01
PLOT566 (MANJU AND NIDHI KHETAN)	W1	1.22	1.20	08
PLOT566 (MANJU AND NIDHI KHETAN)	W	1.52	1.20	27
PLOT566 (MANJU AND NIDHI KHETAN)	W	1.70	1.20	04

UnitBUA Table for Building :PLOT566 (MANJU AND NIDHI KHETAN)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpent Area	No. of Rooms	No. of Tenement
GROUND AND PARKING FLOOR PLAN	SPLIT UNIT-1	FLAT	51.63	45.86	5	1
	SPLIT UNIT-2	FLAT	332.84	309.29	11	2
	SPLIT UNIT-3	FLAT	340.19	316.55	10	2
SECOND FLOOR PLAN	SPLIT UNIT-2	FLAT	0.00	0.00	10	0
	SPLIT UNIT-3	FLAT	0.00	0.00	9	0
	Total:	-	724.66	671.71	45	3

Buildingwise Floor FAR Details

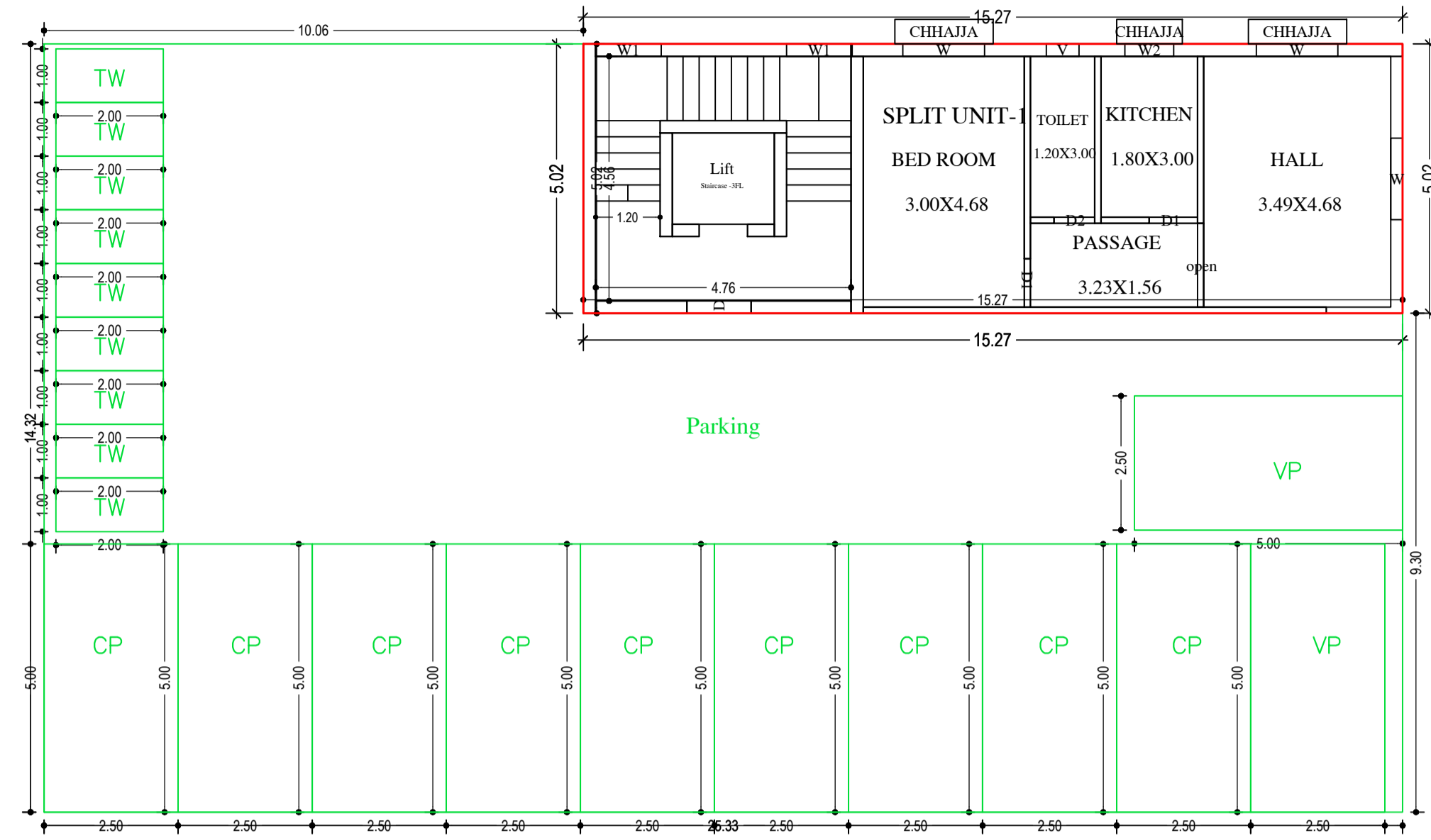
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground And Parking Floor	362.77	76.68	362.77	76.68
First Floor	362.99	359.76	362.99	359.76
Second Floor	355.64	352.41	355.64	352.41
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1081.40	788.85	1081.40	788.85

Building USE/SUBUSE Details

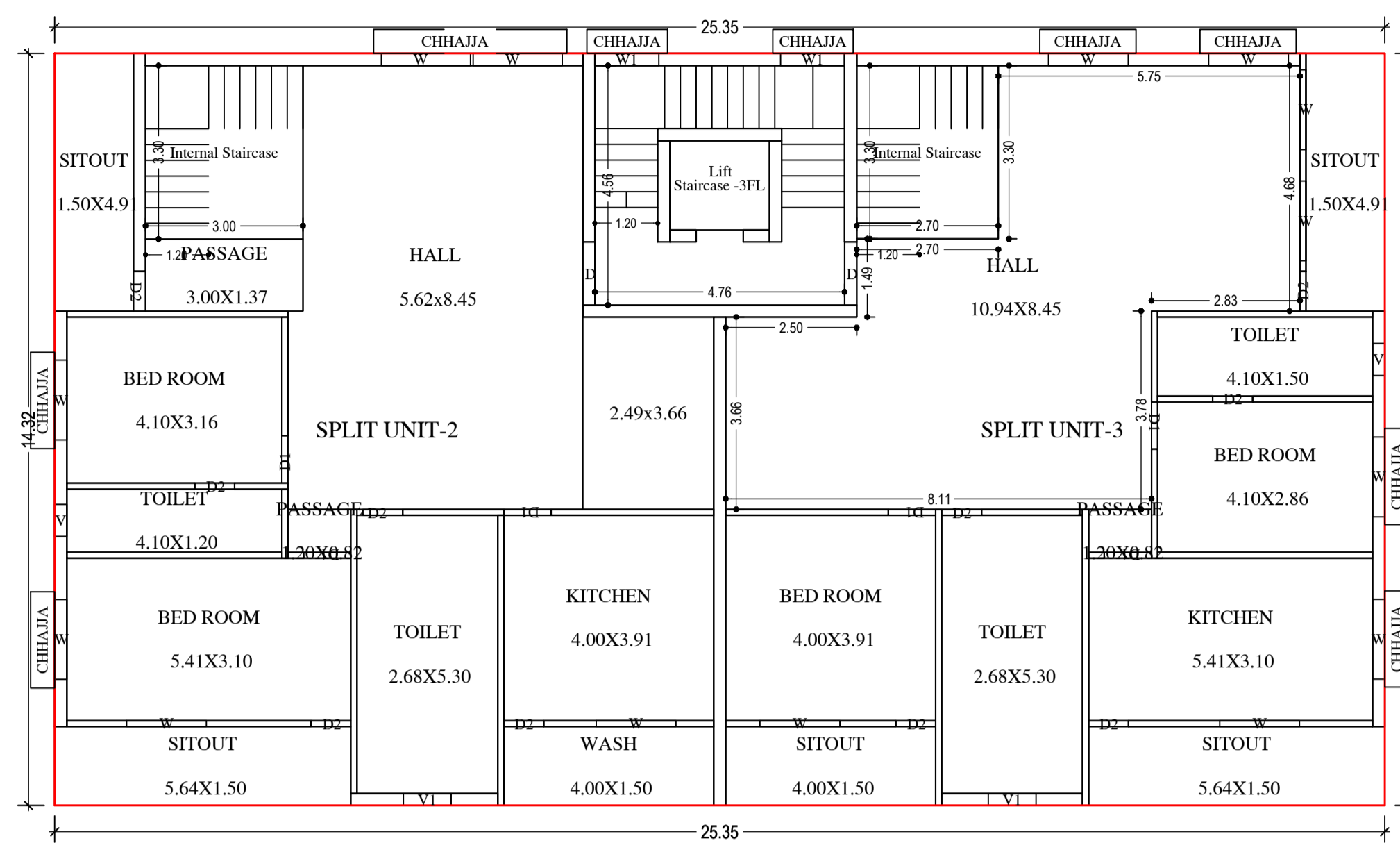
Building Name	Building Use	Building SubUse	Building Structure
PLOT566 (MANJU AND NIDHI KHETAN)	Residential	Other Residential Building	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR JNAC/ENG/0003/2017			

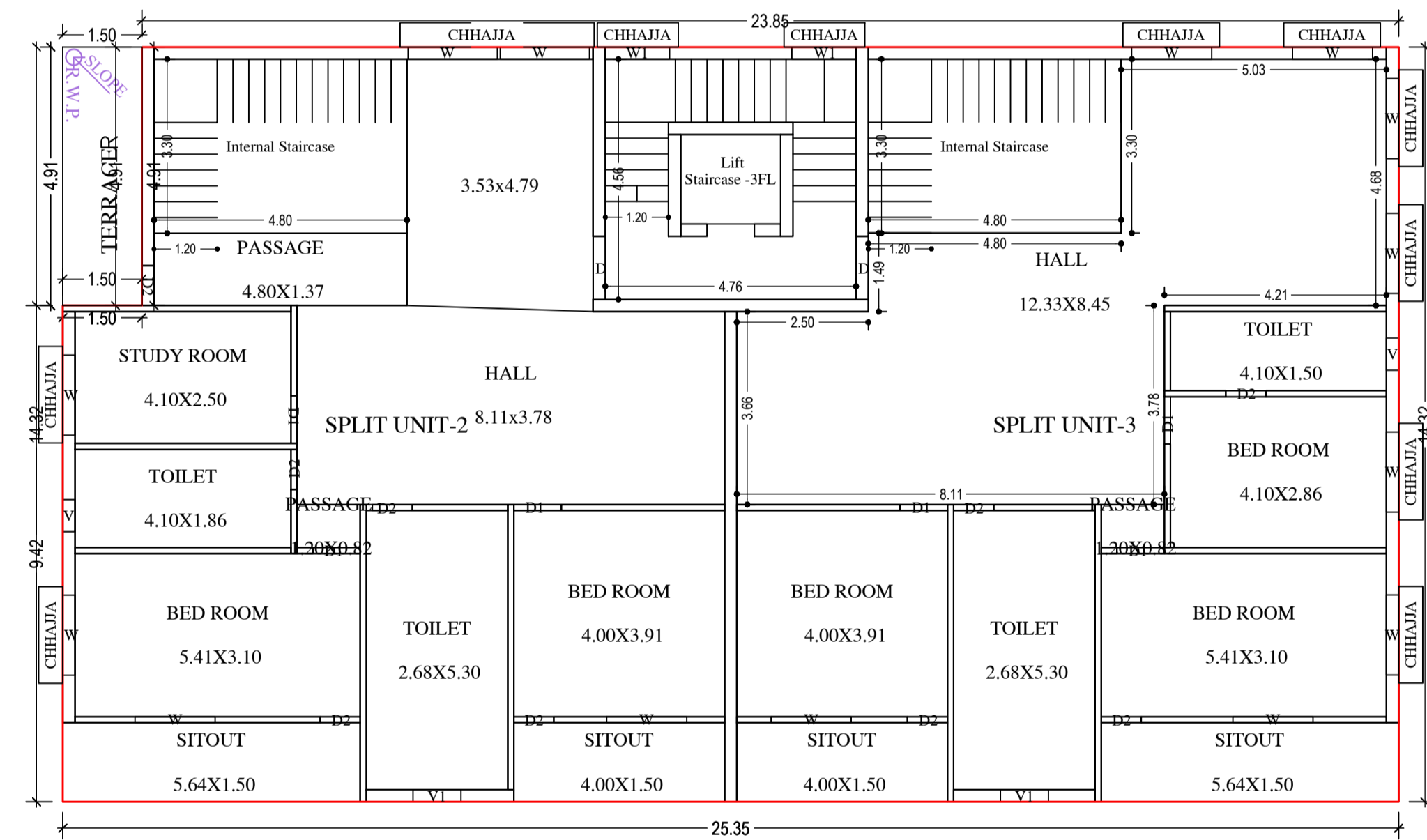
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Proposal File No.	JNAC/BP/0156/W1/2021
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Khata No	03
Plot No	566 (OLD) , 70 (PART) (NEW)
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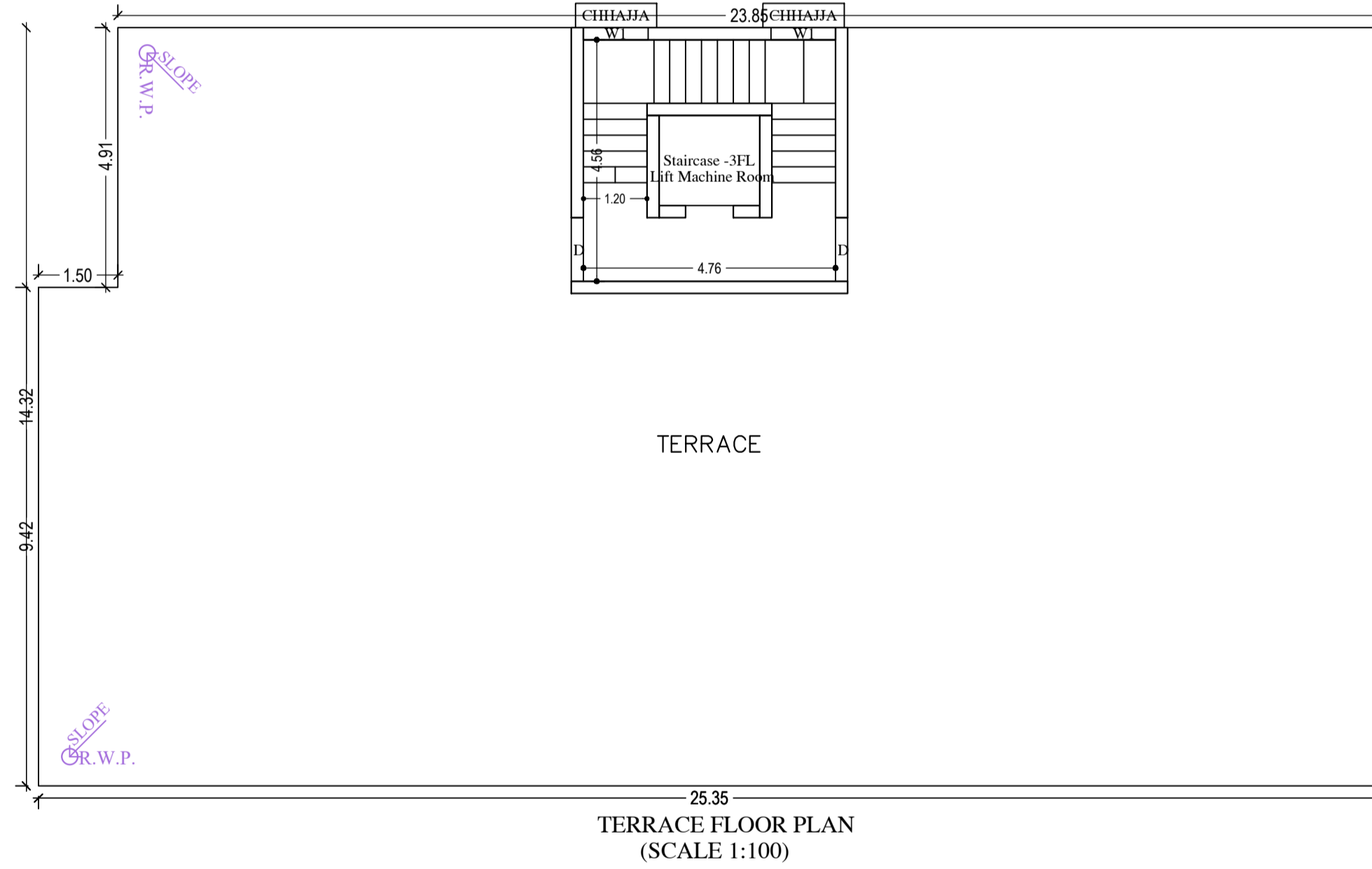
GROUND AND PARKING FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



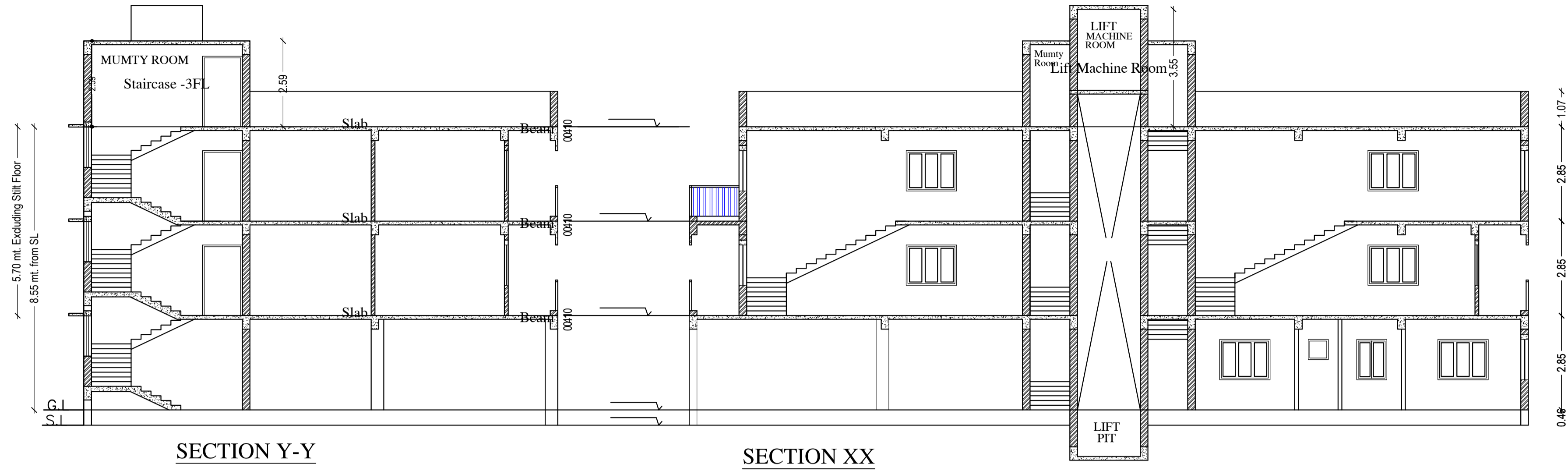
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

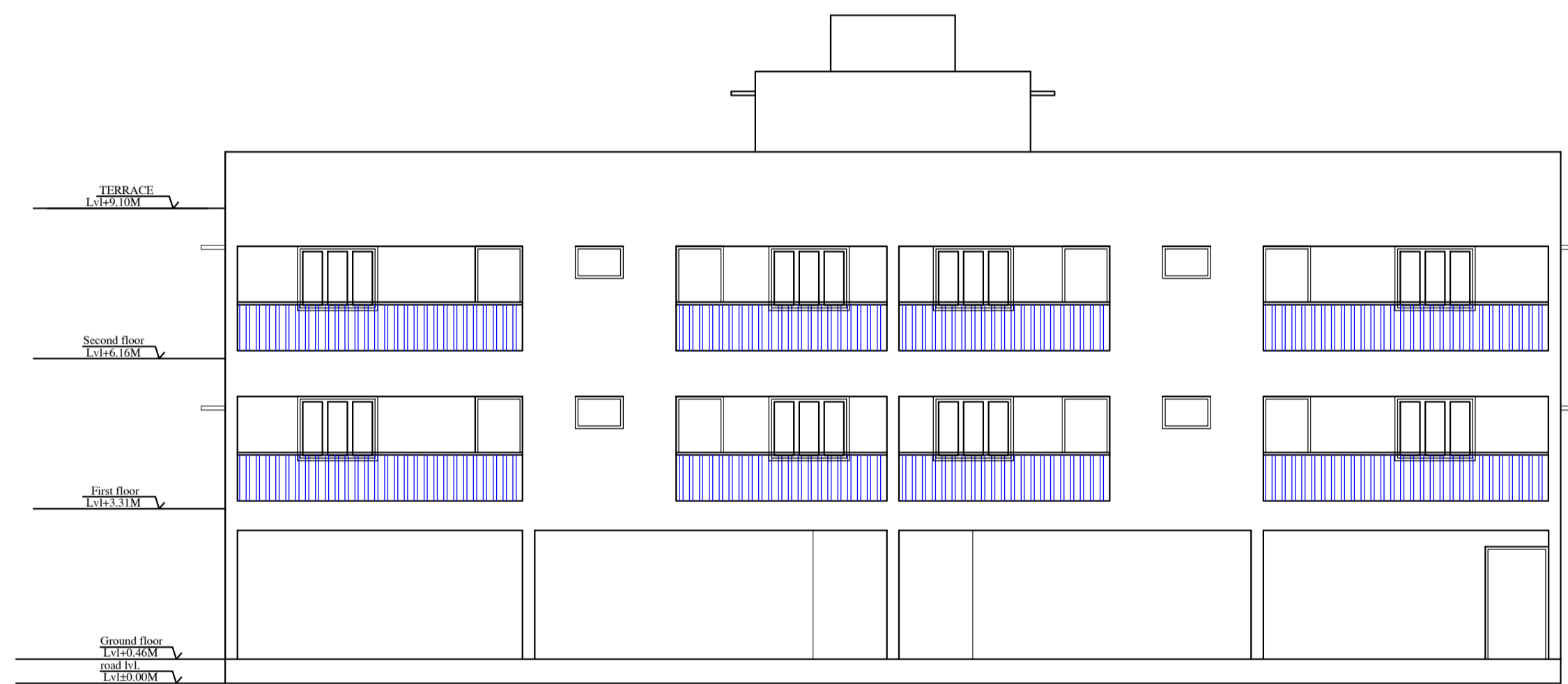
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MUKESH KUMAR JNAC/ENG/0003/2017			

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Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment



SECTION Y-Y

SECTION XX



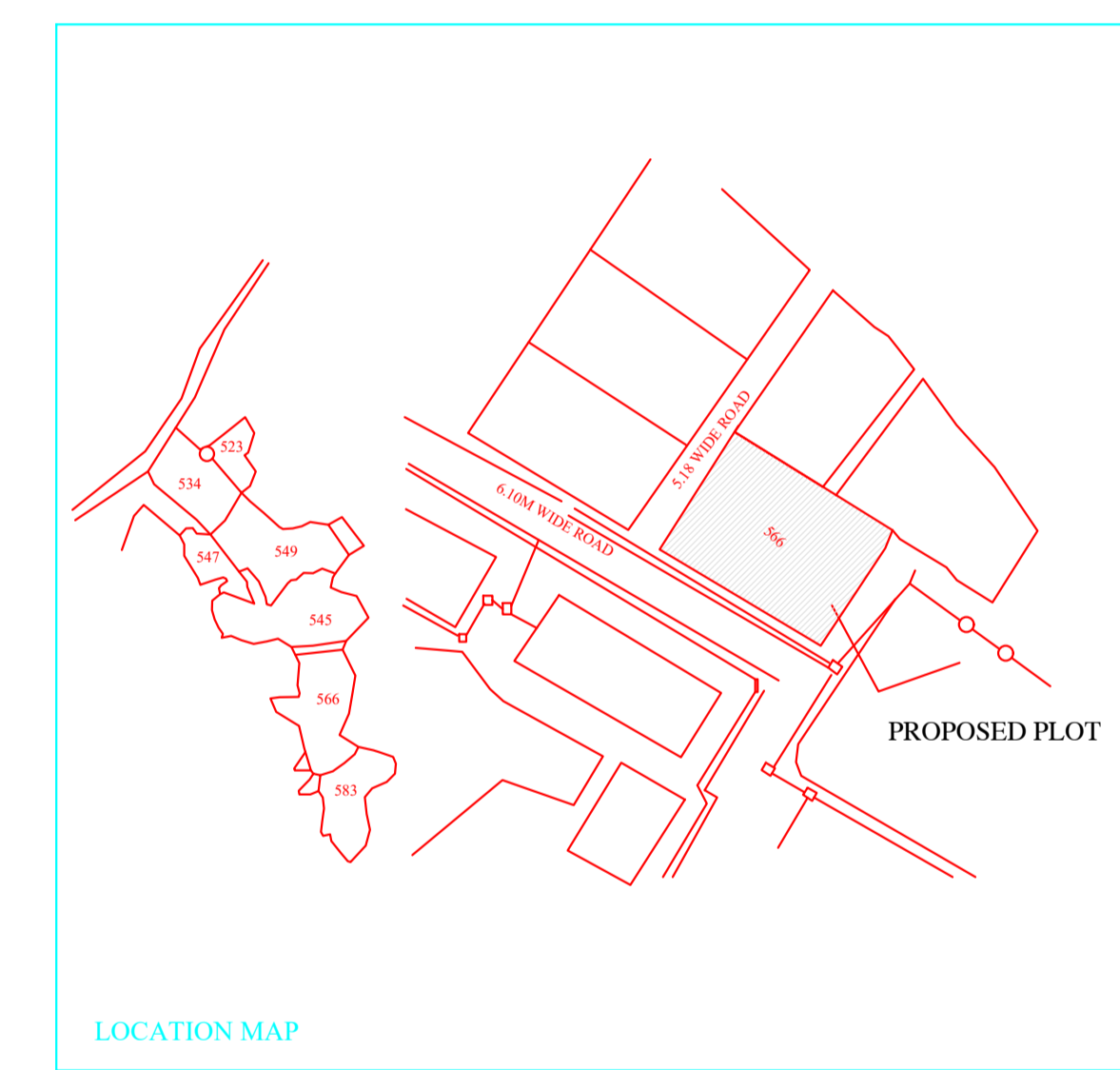
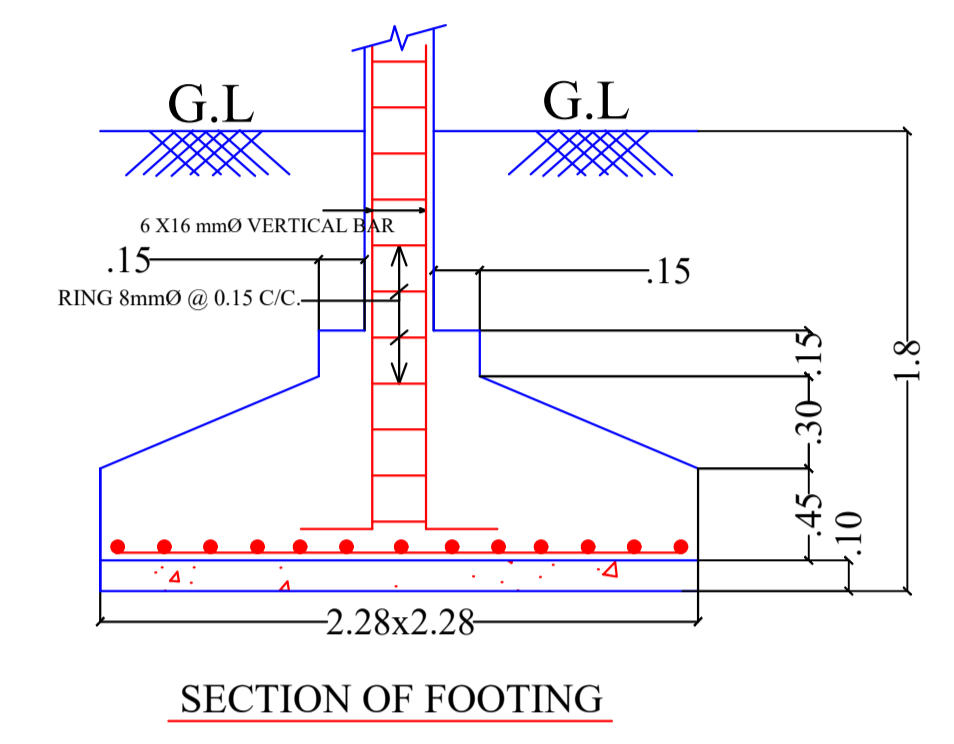
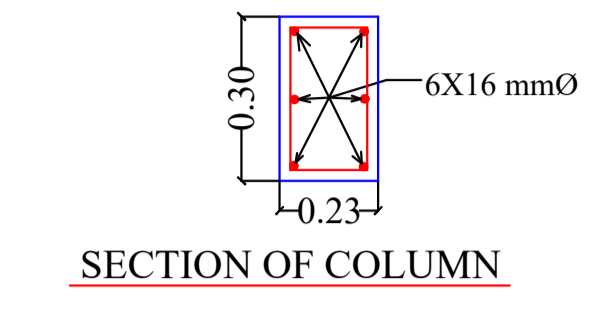
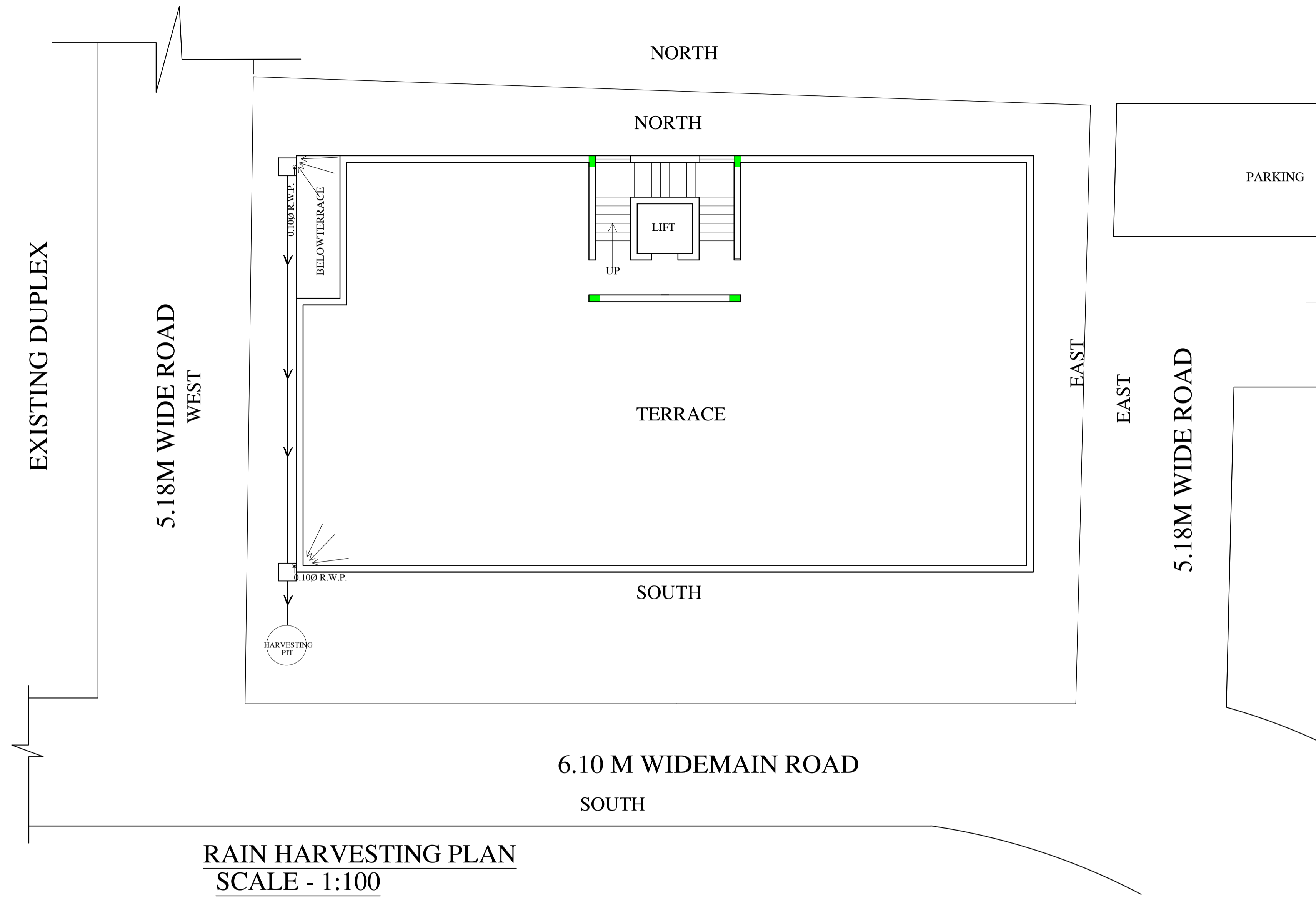
FRONT ELEVATION



EAST SIDE ELEVATION

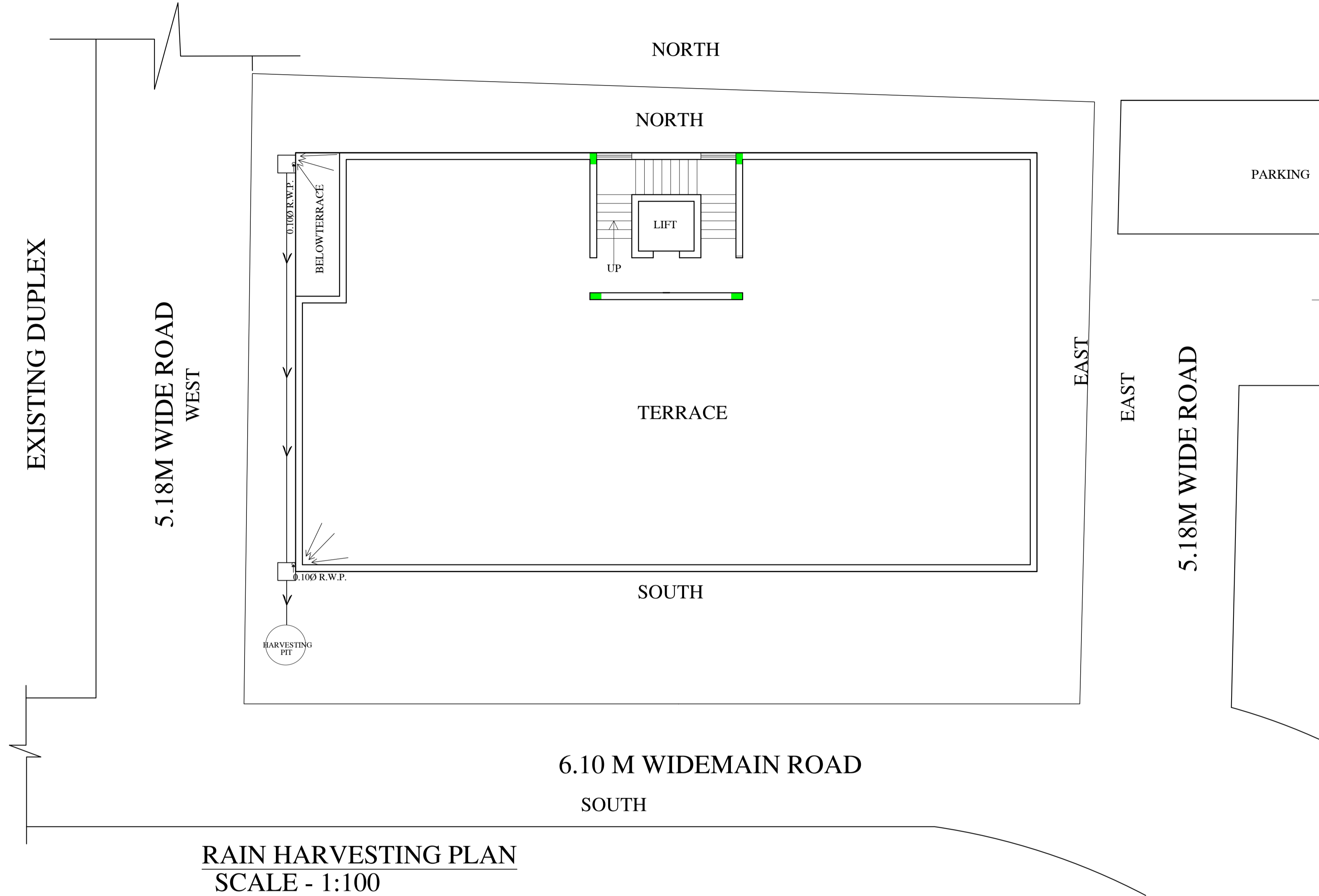
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MUKESH KUMAR JNAC/ENG/0003/2017			

Proposal Basic Information	
Proposal File No.	JNAC/BP/0156/W1/2021
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Khata No	03
Plot No	566 (OLD) , 70 (PART) (NEW)
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR JNAC/ENG/0003/2017			

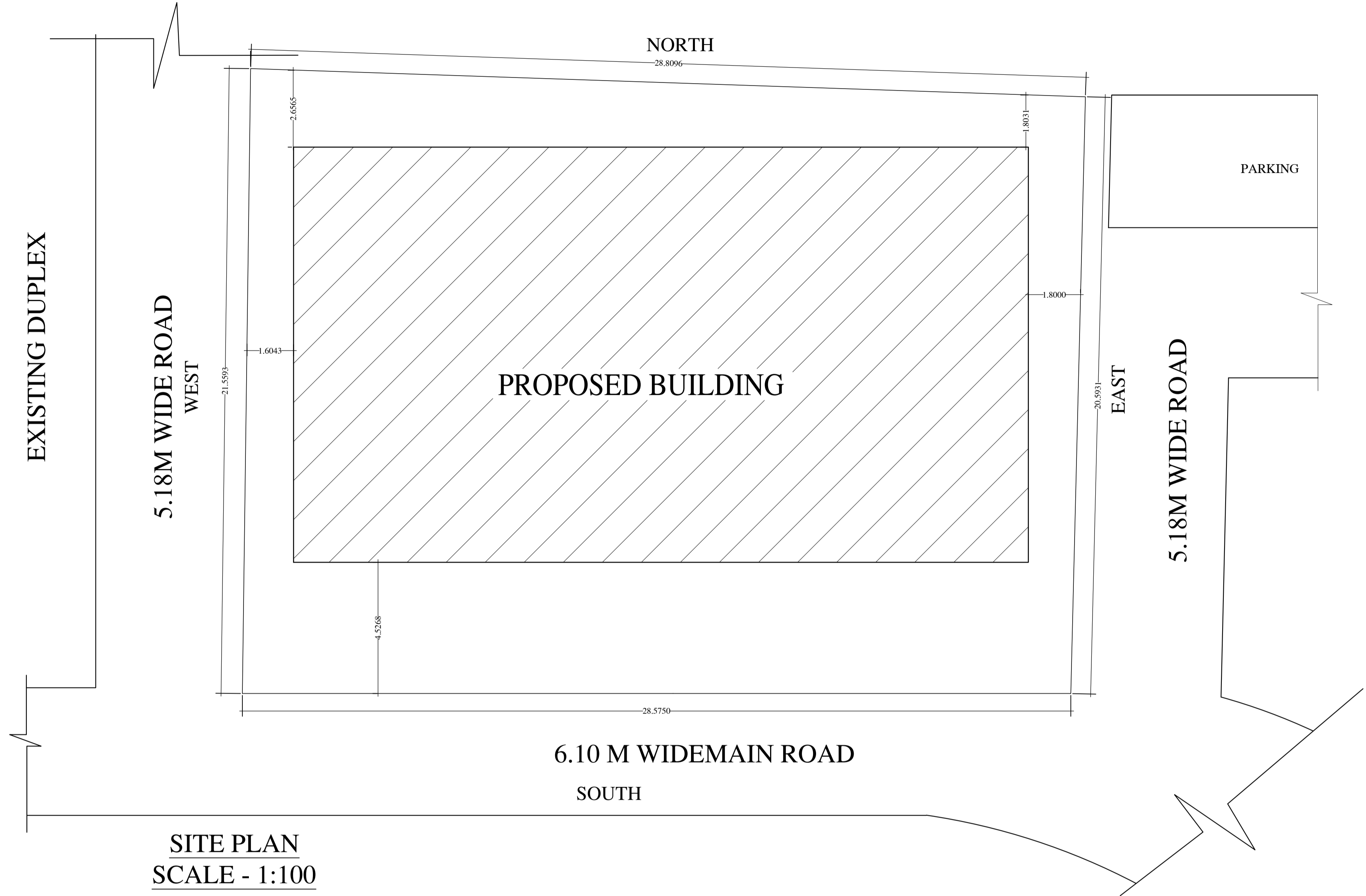
Proposal Basic Information	
Proposal File No.	JNAC/BP/0156/W1/2021
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Khata No	03
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Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment



RAIN HARVESTING PLAN
SCALE - 1:100

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR JNAC/ENG/0003/2017			

Proposal Basic Information	
Proposal File No.	JNAC/BPI/0156/W1/2021
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SubUse	Residential Bldg/Apartment



SITE PLAN
SCALE - 1:100

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR JNAC/ENG/0003/2017			