

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3 & 4 FLOOR PLAN	1.07 X 3.45 X 1 X 4	14.72	52.28
	1.07 X 2.54 X 1 X 4	10.84	
	1.07 X 3.18 X 1 X 4	13.56	
	0.90 X 3.65 X 1 X 4	13.16	
Total			52.28

UnitBUA Table for Building :A (B)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3 & 4 FLOOR PLAN	UNIT-1	FLAT	61.44	48.17	5	8
	UNIT-2	FLAT	55.96	43.23	5	8
Total:			469.59	365.63	40	8

Required Parking(Table 7a)

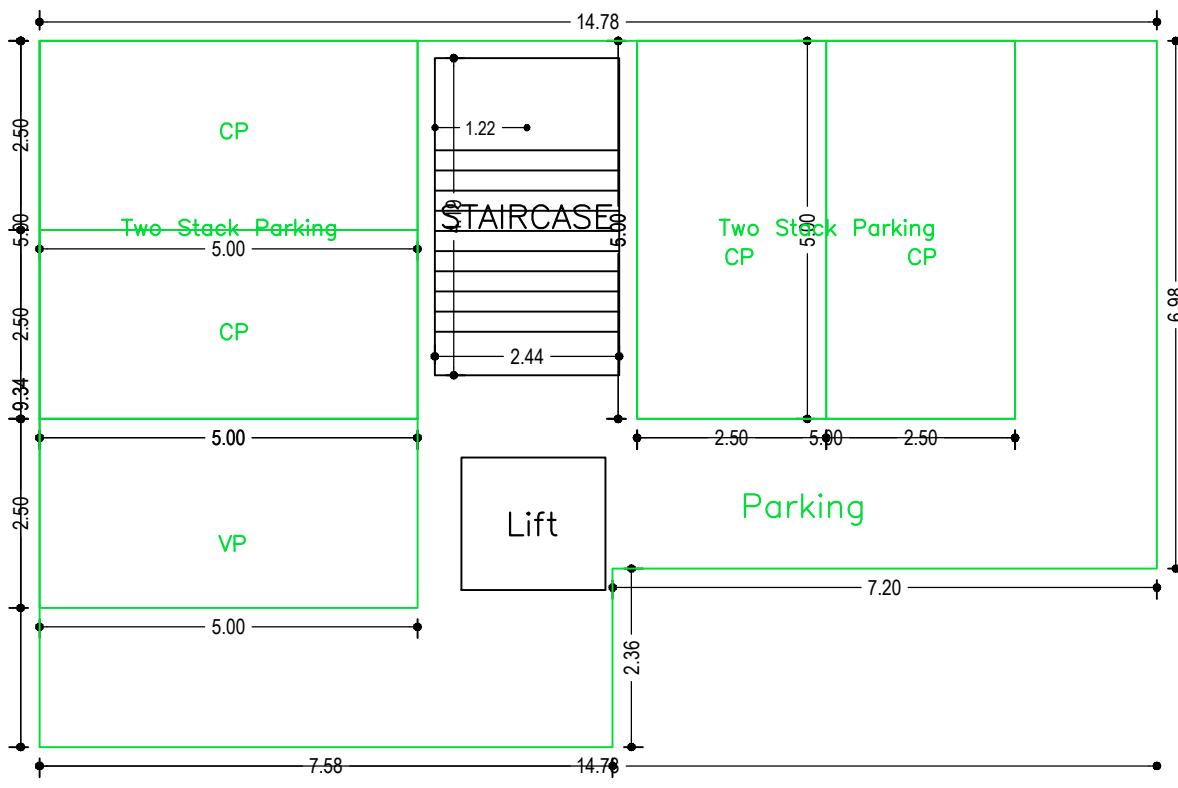
Building Name	Type	SubUse	Units		Car		Visitors Car		TwoWheeler	
			Area (Sq.mt.)	Reqd. Prop.	Reqd./Unit	Reqd. Prop.	Reqd./Unit	Reqd. Prop.	Reqd./Unit	Reqd. Prop.
A (B)	Residential	Residential Bldg/Apartment	> 0	1	8.00	1.00	8	-	-	-
			> 0	1	8.00	-	-	-	1	8
			> 0	1	8.00	-	-	1	-	8
Total:			-	-	-	8	8	1	1	8

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Two Stack Car	-	-	4	50.00
Total Car	8	100.00	8	100.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	8	16.00
Total TwoWheeler	8	16.00	8	16.00
Other Parking	-	-	-	45.00
Total	-	-	-	189.50

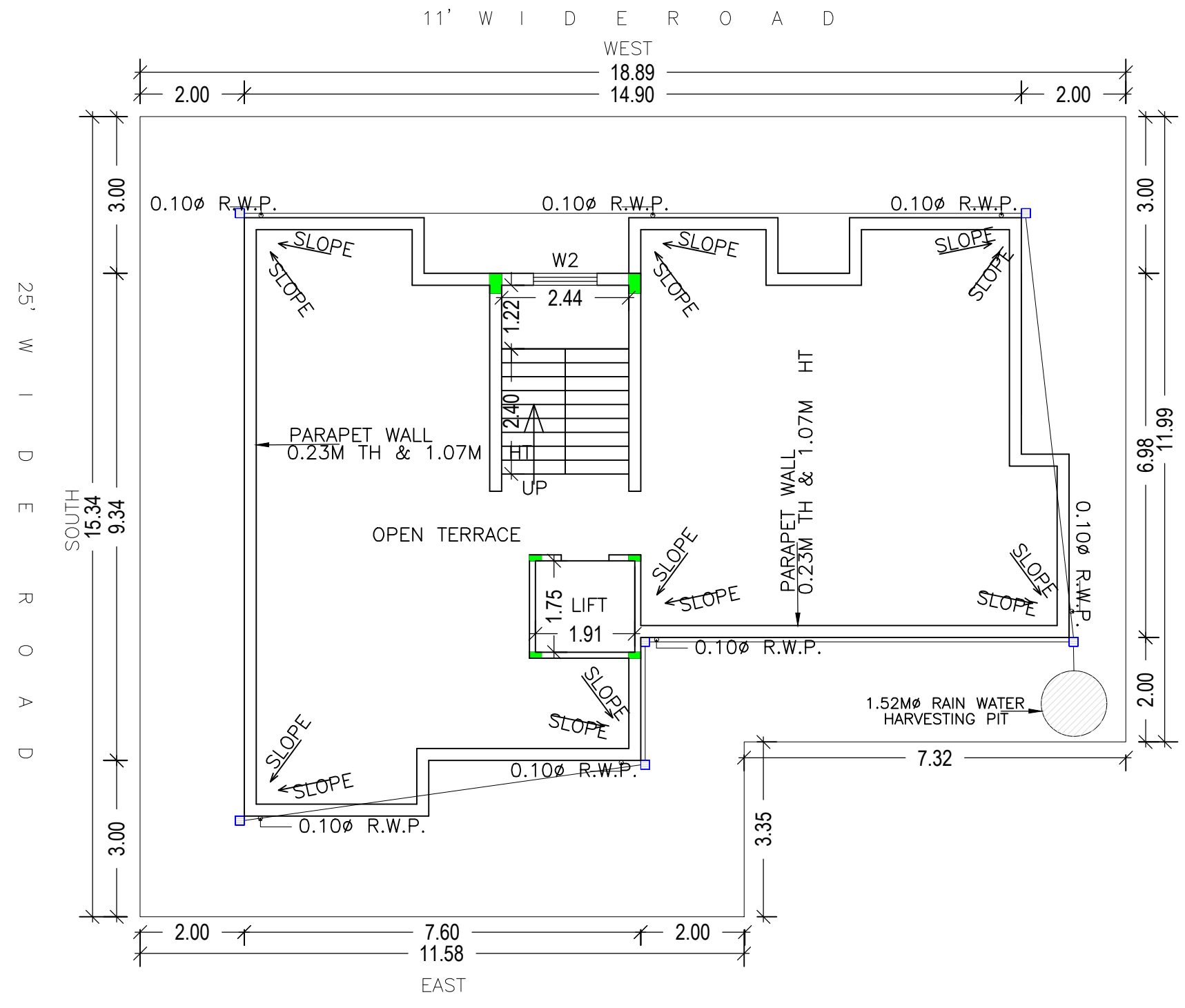
FAR & Tenement Details (Table 4c-1)

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.)	Tnmt (No.)
			Lift	Balcony	Parking					
A (B)	1	657.63	13.36	26.12	107.50	497.08	10.23	510.65	510.65	08
Grand Total	1	657.63	13.36	26.12	107.50	497.08	10.23	510.65	510.65	08



GROUND FLOOR PLAN (SCALE 1:100)

SITE PLAN



RAIN WATER HARVESTING PLAN SCALE-1:100

Proposal Basic Information

Proposal File No.	JNAC/EP/0111/W1/2022
Owner Name	RAM GOPAL AGARWAL AND RADHE SHYAM AGARWAL AND HEMANT KUMAR AGARWAL AND SANJAY KUMAR AGARWAL AND BHARAT BHUSHAN AGARWAL AND SHAILENDRA KUMAR DILIP KUMAR AGARWAL AND TARA JALAN AND JYOTI AGARWAL
Khata No	58
Plot No	76
Village Name	SONAP
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO. : 1.0.68	VERSION DATE: 16/10/2020
PROJECT DETAIL:	Plot Use: Residential	
Region: JHARKHAND URBAN LOCAL BODIES	Plot SubUse: Residential Bldg/Apartment	
District: EAST SINGBHM	PlotNearby/ReligiousStructure: NA	
Authority: JAMSHEDPUR NAC	Plot/Plot No: 76	
Inward No: JNAC/BP/0111/W1/2022	North: Plot No. - SMT. MANJULA HESHAM	
Application Type: General Proposal	South: Plot No. - ROAD THEN, PLOT NO. - 449	
Project Type: Building Permission	East: Plot No. - PLOT NO. - 450 & 451	
Nature of Development: New	West: Plot No. - 7.62M	
Location of Development Area: Old		
Location: Old		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	265.32
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	265.32
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		54.46
Total		54.46
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	210.86
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	265.32
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	265.32
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		159.19
Proposed Coverage Area ( 45.63 % )		121.07
Total Prop. Coverage Area ( 45.63 % )		121.07
Balance coverage area ( 14.37 % )		38.12
FAR CHECK		
Perm. FAR Area ( 2.500 )		663.30
Total Perm. FAR area		663.30
Residential FAR		497.08
Proposed FAR Area		510.65
Total Proposed FAR Area		510.65
Consumed FAR (Factor)		1.92
Balance FAR Area		152.65
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		657.63
ARCHITECT (Regd)	VIJAY KUMAR YADAV	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	RAM GOPAL AGARWAL AND RADHE SHYAM AGARWAL AND HEMANT KUMAR AGARWAL AND SANJAY KUMAR AGARWAL AND BHARAT BHUSHAN AGARWAL AND SHAILENDRA KUMAR DILIP KUMAR AGARWAL AND SUSHILA AGARWAL AND CHANDAN AGARWAL AND TARA JALAN AND JYOTI AGARWAL	
DEVELOPMENT AUTHORITY	LOCAL BODY	

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Buildingwise Floor FAR Details

Floor Name	Building Name A (B)		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	121.07	13.57	121.07	13.57
First Floor	134.14	124.27	134.14	124.27
Second Floor	134.14	124.27	134.14	124.27
Third Floor	134.14	124.27	134.14	124.27
Fourth Floor	134.14	124.27	134.14	124.27
Terrace Floor	0.00	0.00	0.00	0.00
Total:	657.63	510.65	657.63	510.65

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (B)	Residential	Residential Bldg/Apartment	Non-Highrise

Building :A (B)

Floor Name	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.)	Tnmt (No.)
		Lift	Balcony	Parking					
Ground Floor	121.07	0.00	0.00	107.50	0.00	10.23	13.57	00	
First Floor	134.14	3.34	6.53	0.00	124.27	0.00	124.27	02	
Second Floor	134.14	3.34	6.53	0.00	124.27	0.00	124.27	02	
Third Floor	134.14	3.34	6.53	0.00	124.27	0.00	124.27	02	
Fourth Floor	134.14	3.34	6.53	0.00	124.27	0.00	124.27	02	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total:	657.63	13.36	26.12	107.50	497.08	10.23	510.65	08	

SCHEDULE OF DOOR:

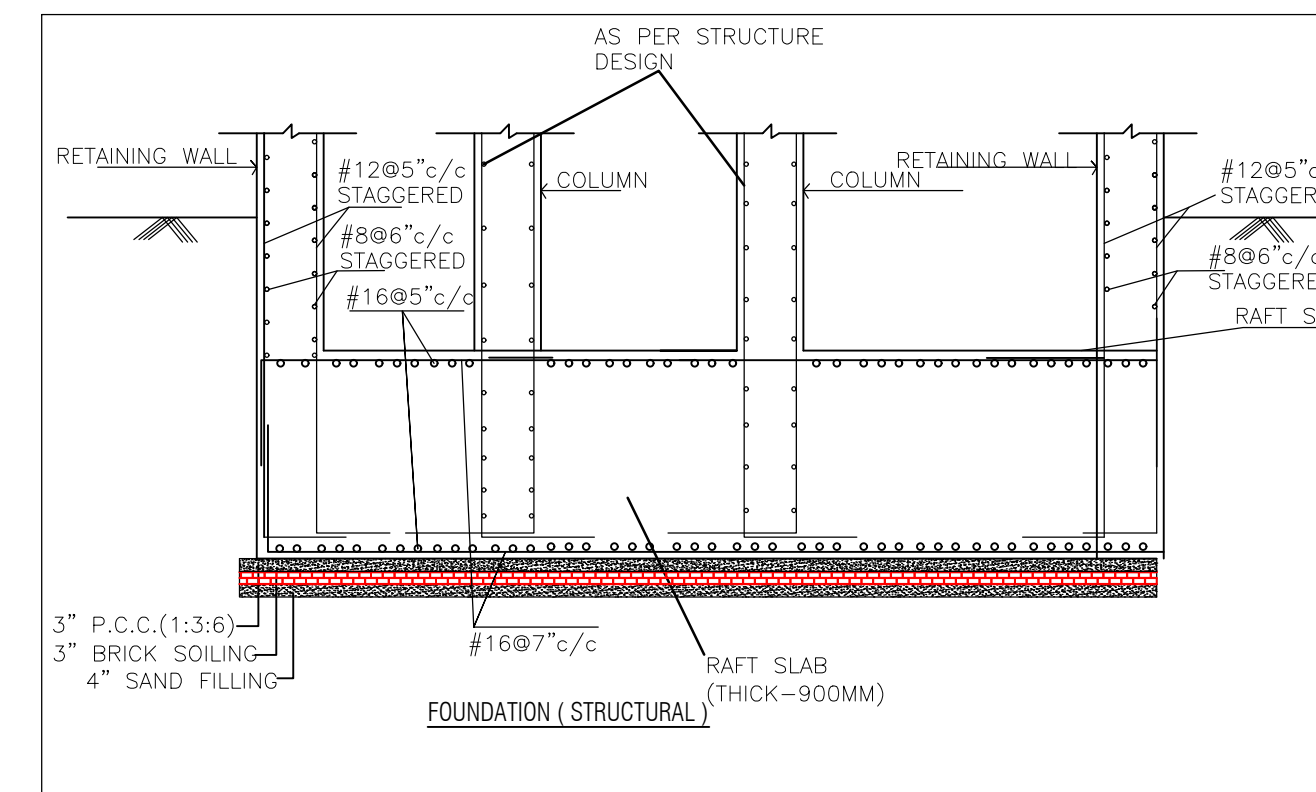
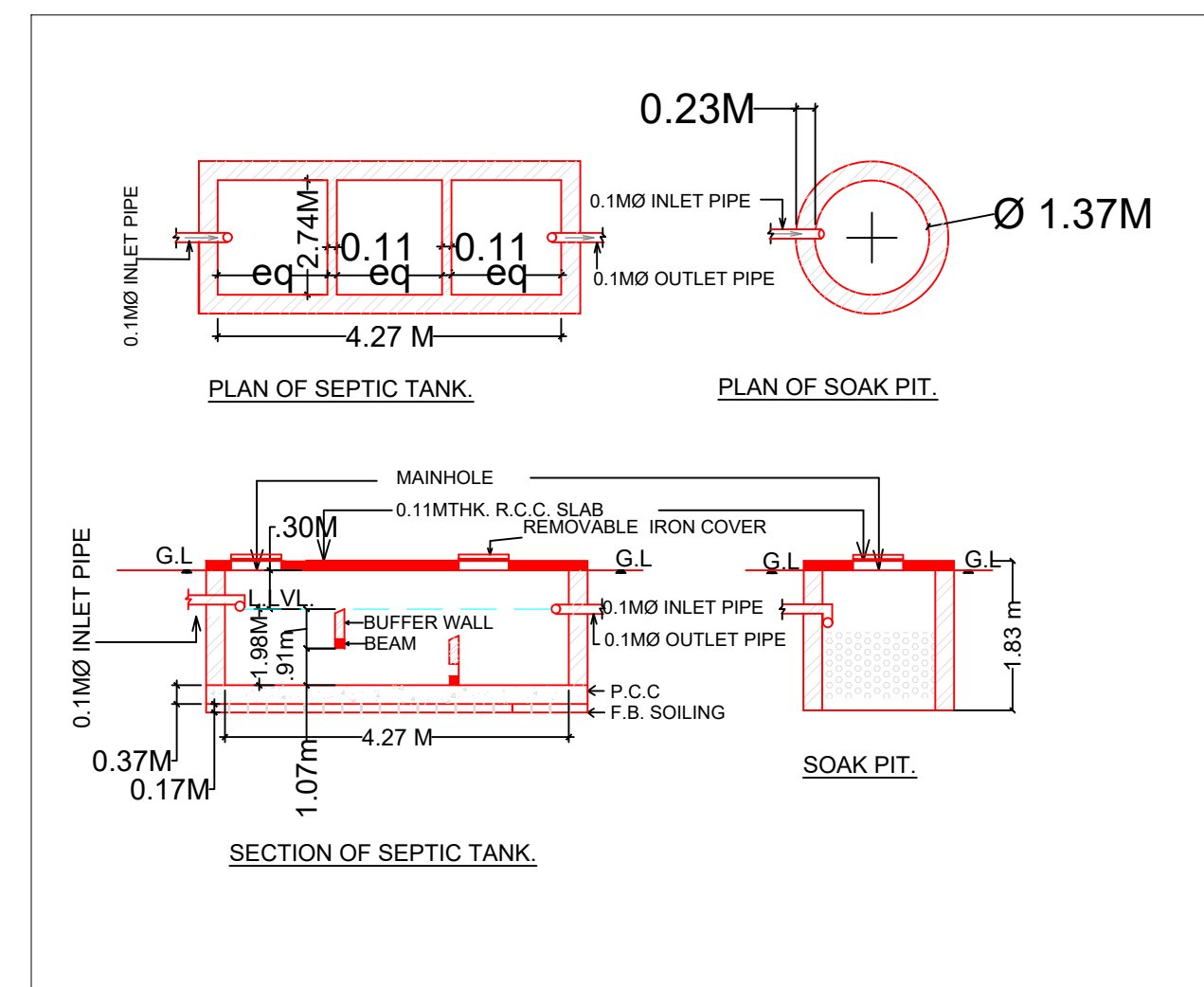
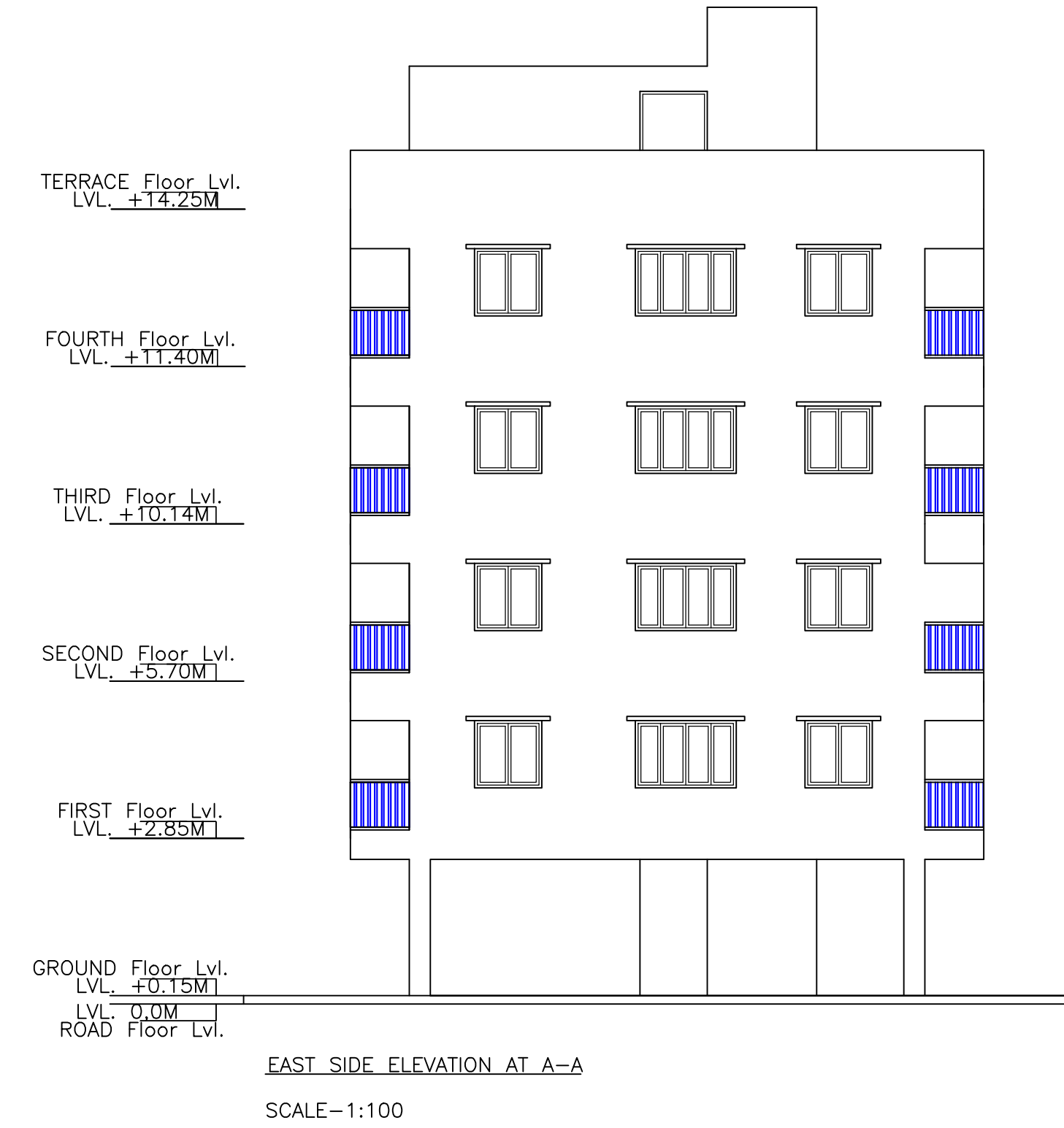
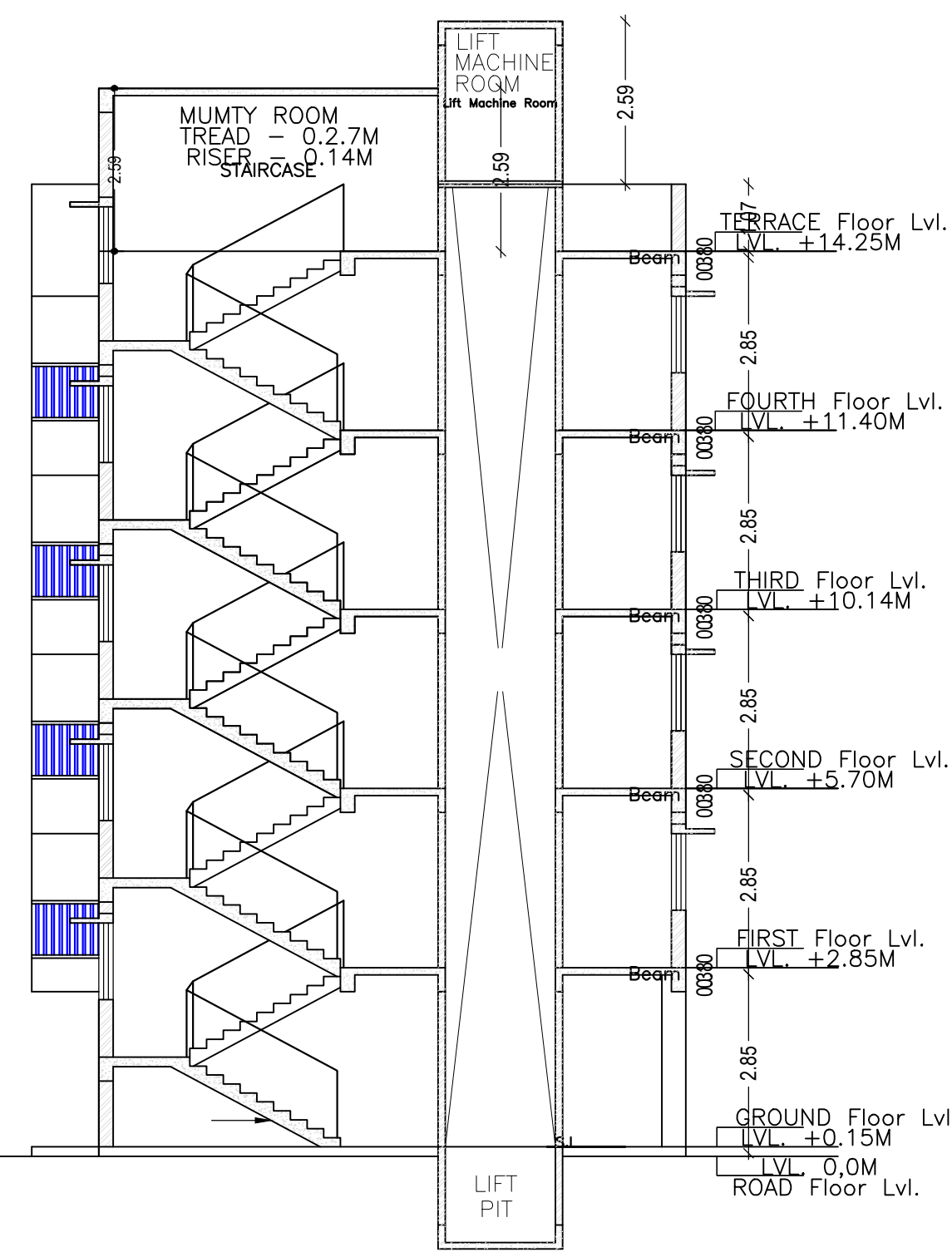
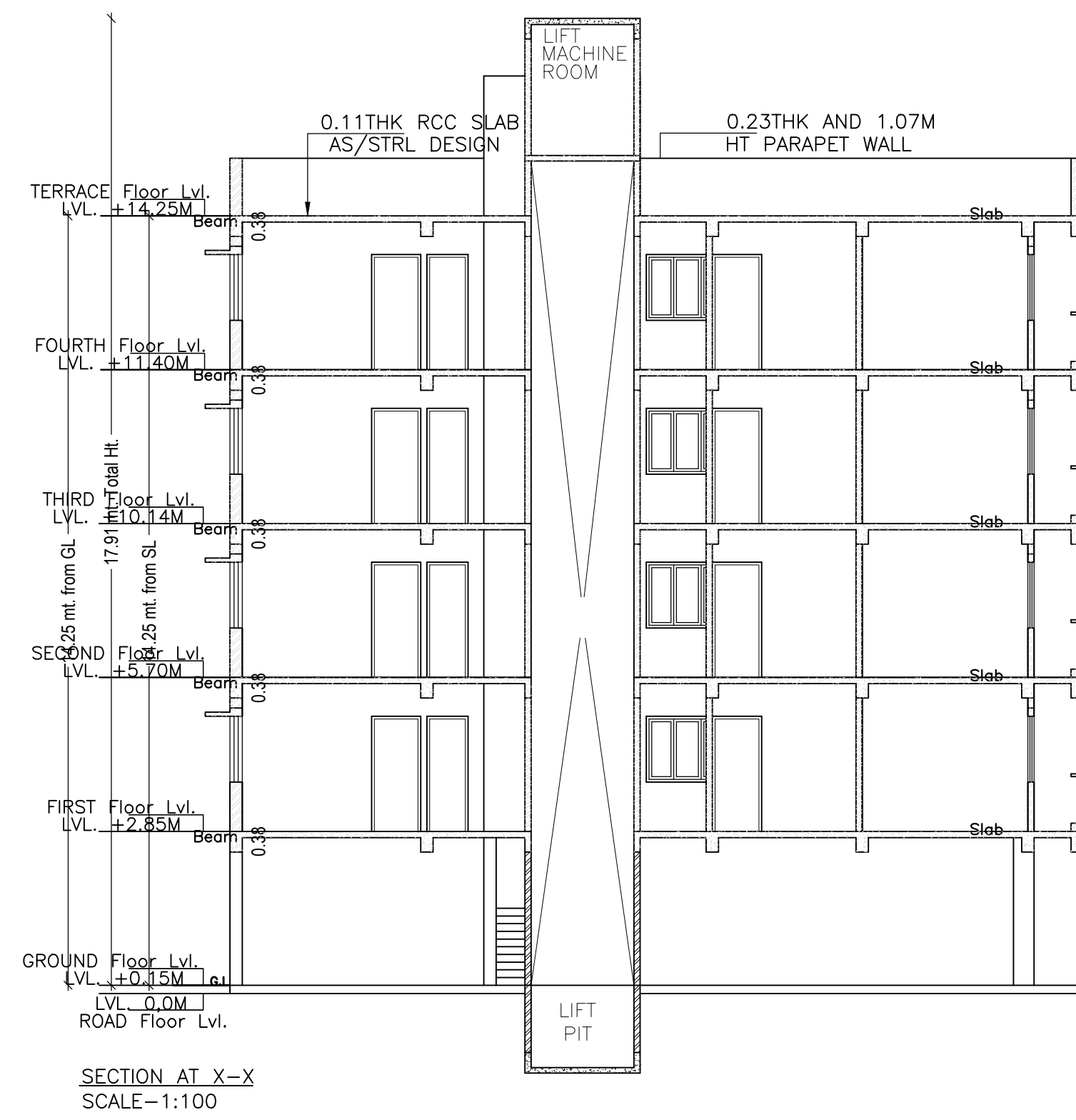
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D2	0.76	2.10	24
A (B)	D1	0.91	2.10	24
A (B)	D	1.22	2.10	08

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	0.61	1.20	08
A (B)	W3	1.22	1.20	20
A (B)	W2	1.44	1.20	04
A (B)	W1	1.52	1.20	20
A (B)	W	1.83	1.20	04

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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Khata No	AGARWAL
Plot No	76
Village Name	SONAR
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