

**Proposal Basic Information**

|                   |                                    |
|-------------------|------------------------------------|
| Proposal File No. | JNAC/BP/0085/W7/2022               |
| Owner Name        | SABIR AHMAD                        |
| Khata No          | NIL                                |
| Plot No           | H.NO.-1103, KASIDIH AREA           |
| Village Name      | SAKCHI                             |
| Use               | Residential                        |
| SubUse            | Bungalow/ Dwelling / Non Apartment |

|   |   |
|---|---|
| AREA STATEMENT<br>JAMSHEDPUR NAC                                    | VERSION NO.: 1.0.62<br>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   | PlotNearby/ReligiousStructure: NA               |
| Inward No: JNAC/BP/0085/W7/2022                                     | Plot/SubPlot No: H.NO.-1103, KASIDIH AREA       |
| Application Type: General Proposal                                  | North: Plot No. - 1104                          |
| Project Type: Building Permission                                   | South: Plot No. - 1102                          |
| Nature of Development: New  | East: Survey No. - ALLEY                        |
| Location of Development Area: Old Area                              | West: Road Width - 9.0                          |
| <b>AREA DETAILS:</b>  |   |
| AREA OF PLOT (Minimum)  | (A) 73.93                                       |
| NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area) | (A-Deductions) 73.93                            |
| Deduction for Balance Plot Area (from Gross Plot Area)              |   |
| Common Plot   | 8.39  |
| Total   | 8.39  |
| BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)   | (A-Deductions) 65.55                            |
| PLOT AREA FOR COVERAGE (Net Plot Area)                              | (A-Deductions) 73.93                            |
| Plot Area for FAR (Net Plot Area + Road Widening Area)              | (A-Deductions) 73.93                            |
| <b>COVERAGE CHECK</b>   |   |
| Permissible Coverage area ( 70.00 % )                               | 51.75   |
| Proposed Coverage Area ( 60.65 % )                                  | 44.84   |
| Total Prop. Coverage Area ( 60.65 % )                               | 44.84   |
| Balance coverage area ( 9.35 % )                                    | 6.91  |
| <b>FAR CHECK</b>  |   |
| Perm. FAR Area ( 2.50 )   | 184.82  |
| Total Perm. FAR area  | 184.82  |
| Residential FAR   | 89.68   |
| Proposed FAR Area   | 101.27  |
| Total Proposed FAR Area   | 101.27  |
| Consumed FAR (Factor)   | 1.37  |
| Balance FAR Area  | 83.55   |
| <b>BUILT UP AREA CHECK</b>  |   |
| Total Proposed BuiltUp Area   | 134.52  |
| ARCHITECT (Regd)  | Ajit Kumar Dhar                                 |
| ENGINEER (Regd)   |   |
| SUPERVISOR (Regd)   |   |
| OWNER (Regd)  | SABIR AHMAD                                     |
| DEVELOPMENT AUTHORITY   | LOCAL BODY                                      |

UnitBUA Table for Building :A (SABIR AHMAD)

| FLOOR             | Name    | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|-------------------|---------|--------------|--------------|-------------|--------------|-----------------|
| FIRST FLOOR PLAN  | SPLIT A | FLAT         | 89.68        | 76.93       | 5            | 1               |
| SECOND FLOOR PLAN | SPLIT A | FLAT         | 0.00         | 0.00        | 5            | 0               |
| Total:            | -       | -            | 89.68        | 76.93       | 10           | 1               |

SCHEDULE OF DOOR:

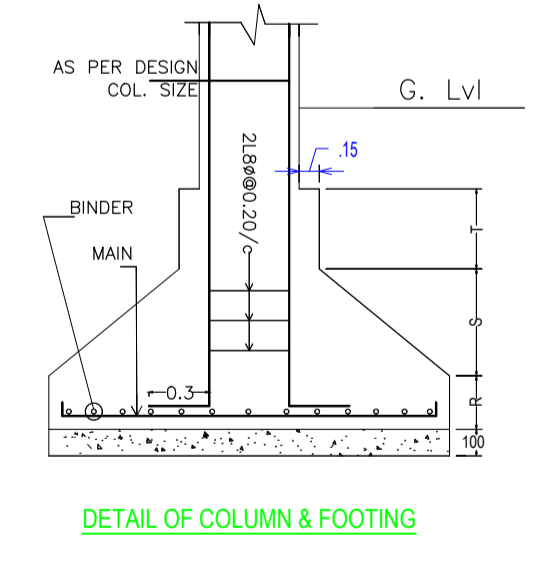
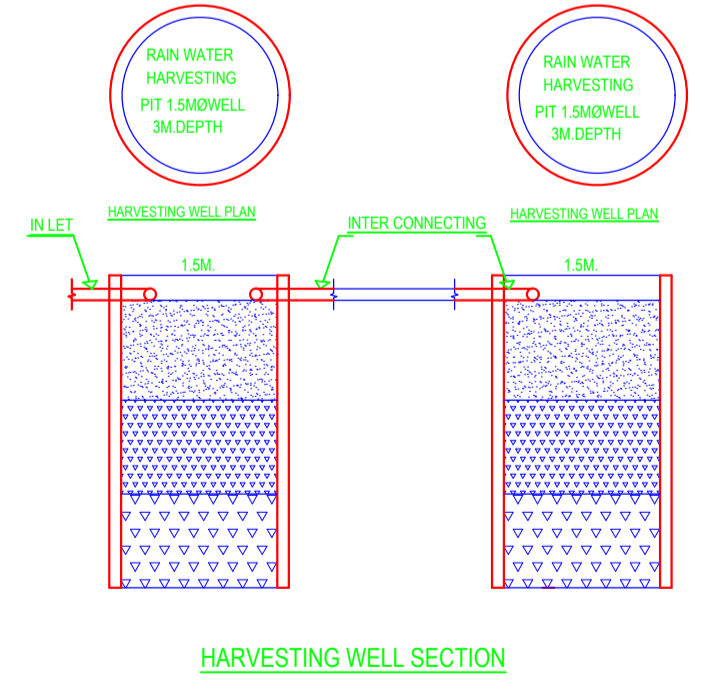
| BUILDING NAME   | NAME | LENGTH | HEIGHT | NOS |
|-----------------|------|--------|--------|-----|
| A (SABIR AHMAD) | D2   | 0.75   | 2.10   | 04  |
| A (SABIR AHMAD) | D3   | 0.75   | 2.10   | 02  |
| A (SABIR AHMAD) | D    | 1.15   | 2.10   | 02  |

SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME   | NAME | LENGTH | HEIGHT | NOS |
|-----------------|------|--------|--------|-----|
| A (SABIR AHMAD) | V    | 0.60   | 0.60   | 02  |
| A (SABIR AHMAD) | WK   | 0.90   | 1.20   | 01  |
| A (SABIR AHMAD) | W3   | 0.90   | 1.20   | 03  |
| A (SABIR AHMAD) | W4   | 1.20   | 1.20   | 08  |
| A (SABIR AHMAD) | W5   | 1.50   | 1.20   | 02  |

Building :A (SABIR AHMAD)

| 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.) | Trnmt (No.) |
|----------------------------------|------------------------------|-----------------------------|---------|----------------------------|--------------------------|-------------------------|---|-------------|
|                                  |                              | Accessory Use               | Parking |                            |                          |                         |   |             |
| Ground And Parking Floor         | 44.84                        | 2.88                        | 30.37   | 0.00                       | 11.59                    | 11.59                   | 11.59                                       | 00          |
| First Floor                      | 44.84                        | 0.00                        | 0.00    | 44.84                      | 0.00                     | 44.84                   | 44.84                                       | 01          |
| Second Floor                     | 44.84                        | 0.00                        | 0.00    | 44.84                      | 0.00                     | 44.84                   | 44.84                                       | 00          |
| Terrace Floor                    | 0.00                         | 0.00                        | 0.00    | 0.00                       | 0.00                     | 0.00                    | 0.00  | 00          |
| Total :                          | 134.52                       | 2.88                        | 30.37   | 89.68                      | 11.59                    | 101.27                  | 101.27                                      | 01          |
| Total Number of Same Buildings : | 1                            |                             |         |                            |                          |                         |   |             |
| Total :                          | 134.52                       | 2.88                        | 30.37   | 89.68                      | 11.59                    | 101.27                  | 101.27                                      | 01          |



**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 A (SABIR AHMAD)   |                            | 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 | 44.84                           | 11.59                      | 44.84                                 | 11.59                   |
| First Floor              | 44.84                           | 44.84                      | 44.84                                 | 44.84                   |
| Second Floor             | 44.84                           | 44.84                      | 44.84                                 | 44.84                   |
| Terrace Floor            | 0.00                            | 0.00                       | 0.00                                  | 0.00                    |
| Total :                  | 134.52                          | 101.27                     | 134.52                                | 101.27                  |

**Building USE/SUBUSE Details**

| Building Name   | Building Use | Building SubUse                    | Building Structure |
|-----------------|--------------|------------------------------------|--------------------|
| A (SABIR AHMAD) | Residential  | Bungalow/ Dwelling / Non Apartment | Non-Highrise       |

**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.) | Trnmt (No.) |
|-----------------|------------------|------------------------------|-----------------------------|---------|----------------------------|--------------------------|-------------------------|---|-------------|
|                 |                  |                              | Accessory Use               | Parking |                            |                          |                         |   |             |
| A (SABIR AHMAD) | 1                | 134.52                       | 2.88                        | 30.37   | 89.68                      | 11.59                    | 101.27                  | 101.27                                      | 01          |
| Total :         | 1                | 134.52                       | 2.88                        | 30.37   | 89.68                      | 11.59                    | 101.27                  | 101.27                                      | 01          |

| LTP NAME AND SIGNATURE                 | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|--|-------------------------------------|----------------------------|-------------------|
| Ajit Kumar Dhar<br>JNAC/DFTM/0009/2017 |                                     |                            |                   |



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| Proposal File No.          | JNAC/BP/0085/W7/2022               |
| Owner Name                 | SABIR AHMAD                        |
| Khata No                   | NIL                                |
| Plot No                    | H.NO.-1103, KASIDIH AREA           |
| Village Name               | SAKCHI                             |
| Use                        | Residential                        |
| SubUse                     | Bungalow/ Dwelling / Non Apartment |

| LTP NAME AND SIGNATURE                  | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|---|-------------------------------------|----------------------------|-------------------|
| Ajit Kumar Dhar<br>JNAC/DFTMN/0009/2017 |                                     |                            |                   |