

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)	Dark Blue

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.)	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.)
					Cutout	Stair/Case	Lift	Balcony	Accessory Use					
A (10 DLA)	1	4306.64	54.68	4251.96	146.58	68.81	101.36	11.18	821.80	3012.23	12.69	3024.92	3024.92	15
Grand Total	1	4306.64	54.68	4251.96	146.58	68.81	101.36	11.18	821.80	3012.23	12.69	3024.92	3024.92	15

Buildingwise Floor FAR Details

Floor Name	Building Name A (10 DLA)		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	921.63	12.69	921.63	12.69
Ground Floor	466.02	433.79	466.02	433.79
First Floor	484.77	453.89	484.77	453.89
Second Floor	553.68	497.46	553.68	497.46
Third Floor	553.68	497.46	553.68	497.46
Fourth Floor	553.68	497.46	553.68	497.46
Fifth Floor	553.68	497.46	553.68	497.46
Sixth Floor	164.82	134.71	164.82	134.71
Terrace Floor	0.00	0.00	0.00	0.00
Total :	4251.96	3024.92	4251.96	3024.92

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (10 DLA)	Residential	Residential Bldg/Apartment	Multistoried

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (10 DLA)	Residential	Residential Bldg/Apartment	> 0	1	15.00	1.00	15	-	-	-	-	-
			> 0	1	15.00	-	-	-	-	1	15	-
			> 0	1	15.00	-	-	-	1	2	-	-
Total :			-	-	-	15	23	-	2	2	15	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	23	287.50
Total Car	15	187.50	23	287.50
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	16	32.00
Total TwoWheeler	15	30.00	16	32.00
Other Parking	-	-	-	477.30
Total	-	242.50	-	853.80

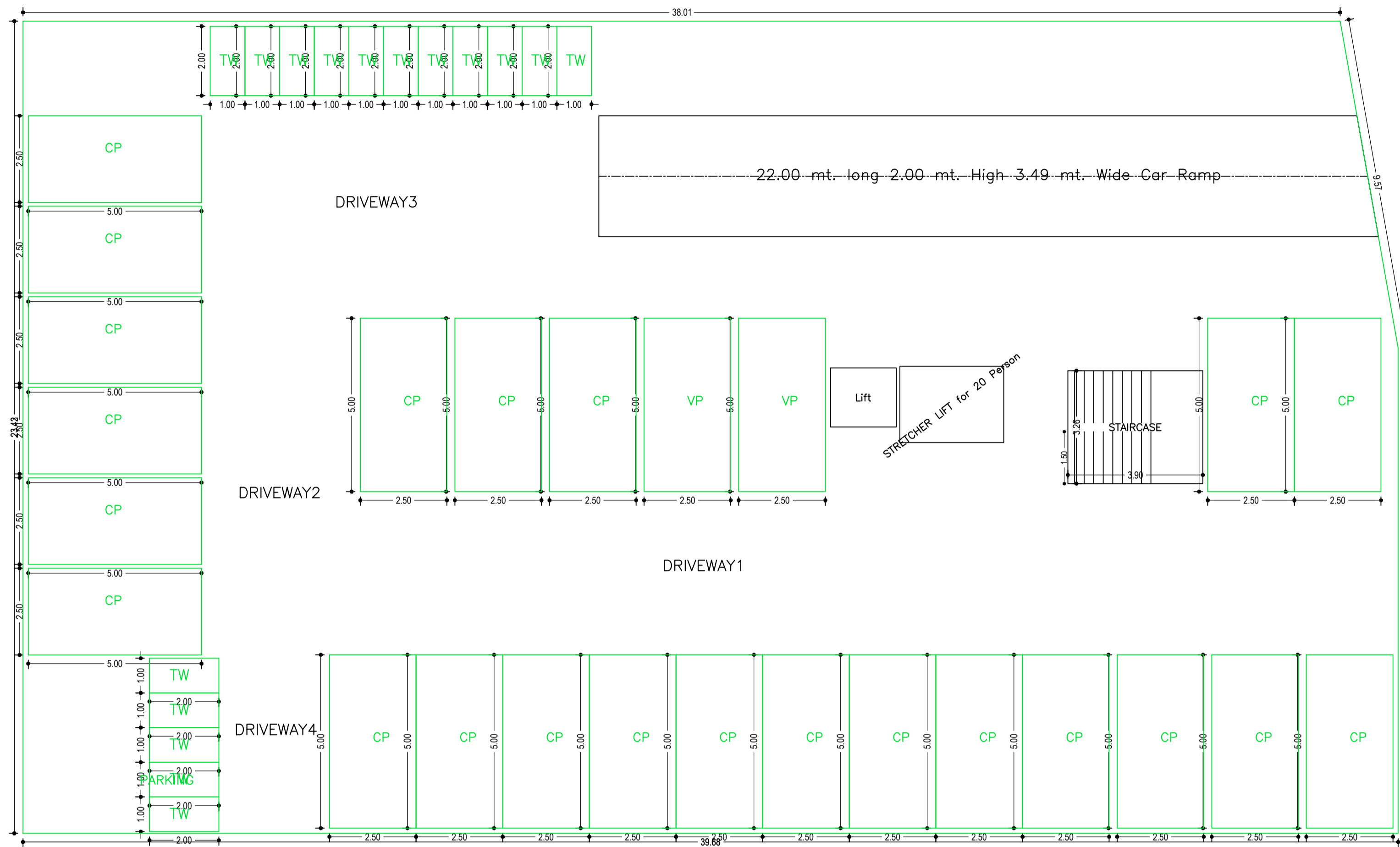
Proposal Basic Information

Proposal File No.	JNAC/BP/0012/W3/2022
Owner Name	SMT. REVA NAYYAR AND SMT. REKHA KAPOOR
Khata No.	85
Plot No.	Ho. No. 10, DHATKIDIH LEASE AREA
Village Name	BELDIH
Use	Residential
SubUse	Residential Bldg/Apartment

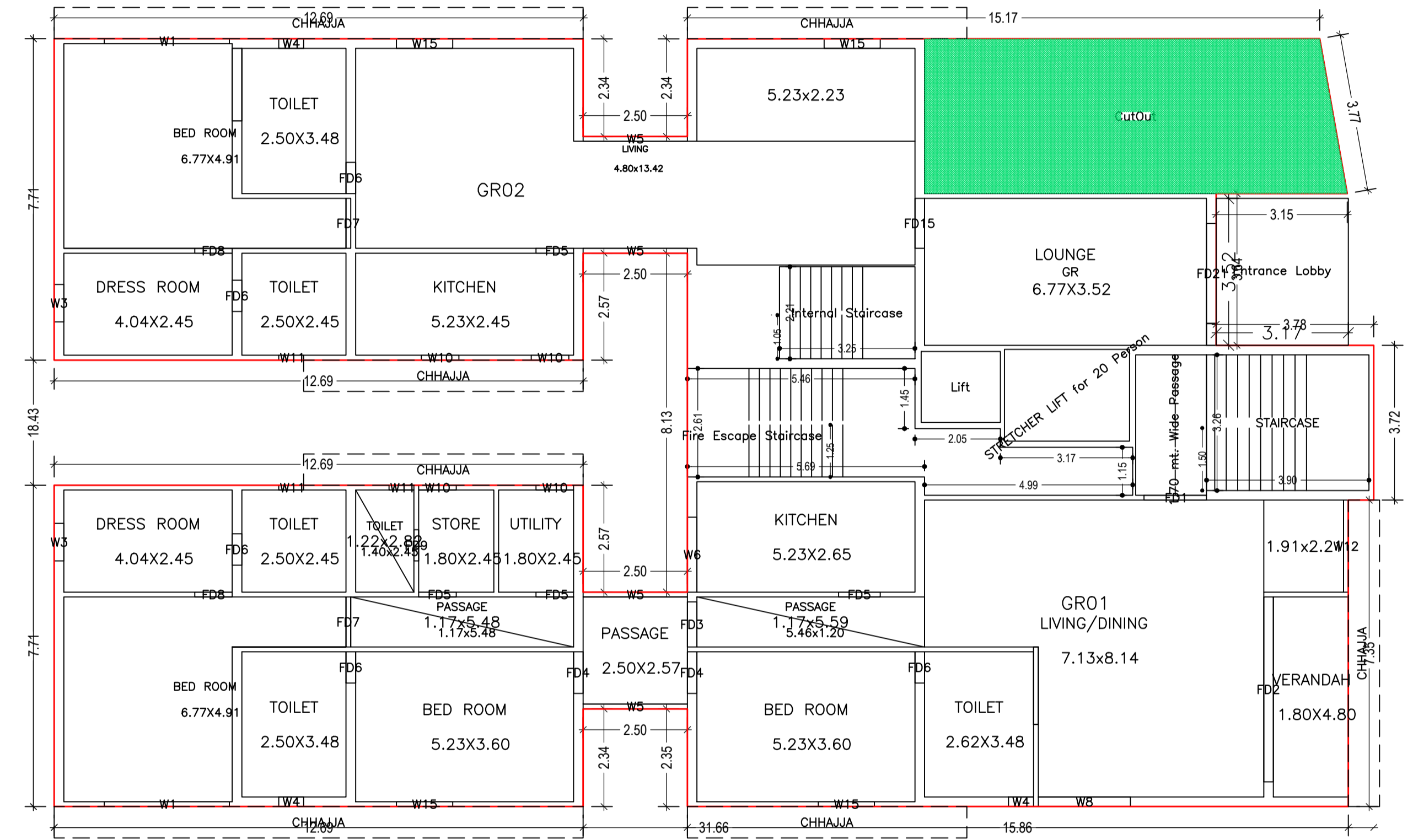
AREA STATEMENT JAMSHEDPUR NAC		VERSION NO.: 1.0.62
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: Residential Bldg/Apartment	
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious/Structure: NA	
Inward No: JNAC/BP/0012/W3/2022	Plot/SubPlot No: Ho. No. 10, DHATKIDIH LEASE AREA	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 1209.98
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1209.98
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		240.83
Total		240.83
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	969.15
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	1209.98
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	1209.98
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		604.99
Proposed Coverage Area (35.85 %)		433.79
Total Prop. Coverage Area (35.85 %)		433.79
Balance coverage area (14.15 %)		171.20
FAR CHECK		
Perm. FAR Area (2.50)		3024.95
Total Perm. FAR area		3024.95
Residential FAR		3012.22
Proposed FAR Area		3024.91
Total Proposed FAR Area		3024.91
Consumed FAR (Factor)		2.50
Balance FAR Area		0.04
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		4251.96
ARCHITECT (Regd)	Vineet Sinha	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SMT. REVA NAYYAR AND SMT. REKHA KAPOOR	
DEVELOPMENT AUTHORITY		LOCAL BODY

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNAC/ARC/0020/2017			

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Khata No	85
Plot No	Ho. No. 10, DHATKIDIH LEASE AREA
Village Name	BELDIH
Use	Residential
SubUse	Residential Bldg/Apartment



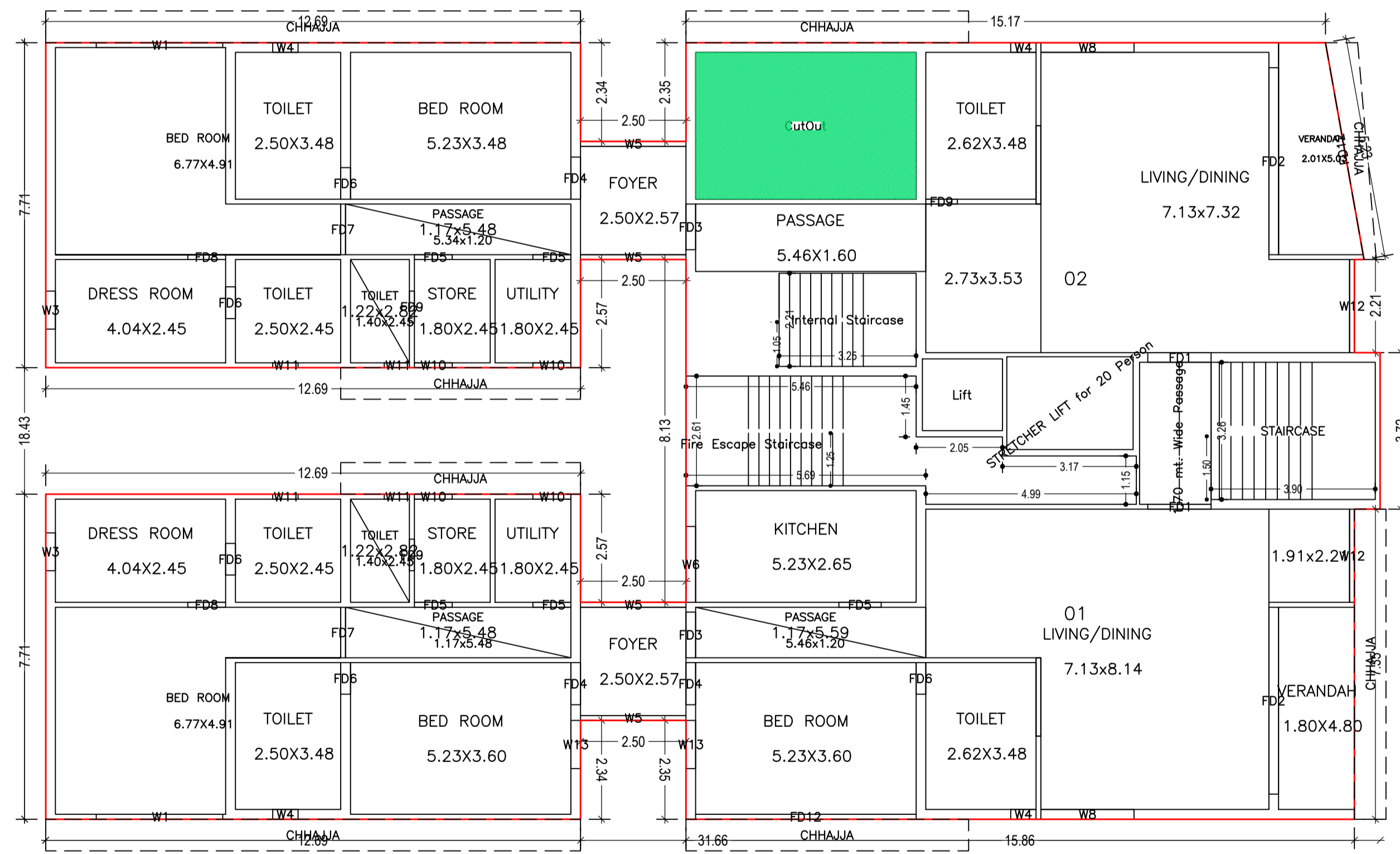
BASEMENT FLOOR PLAN
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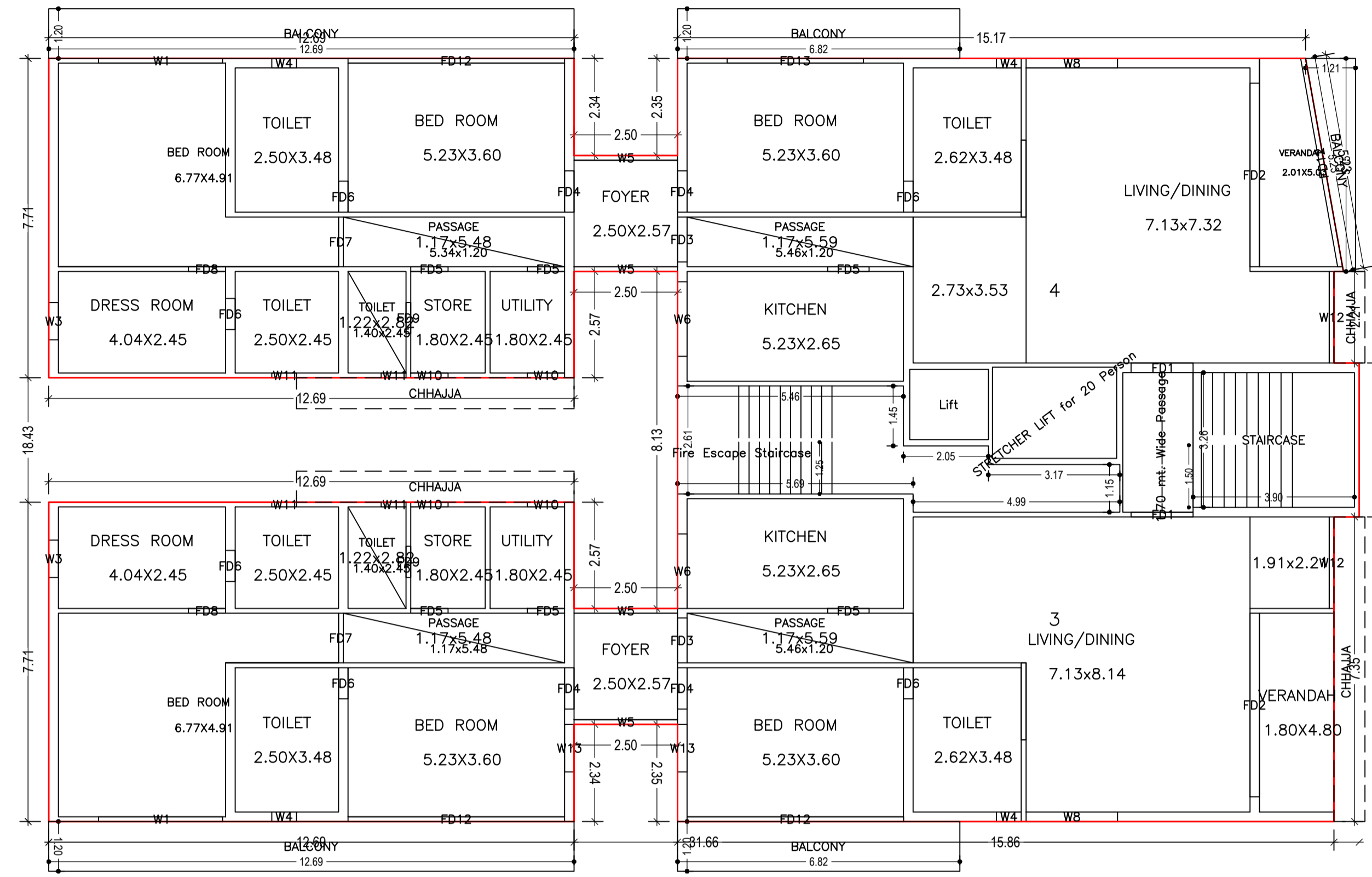
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

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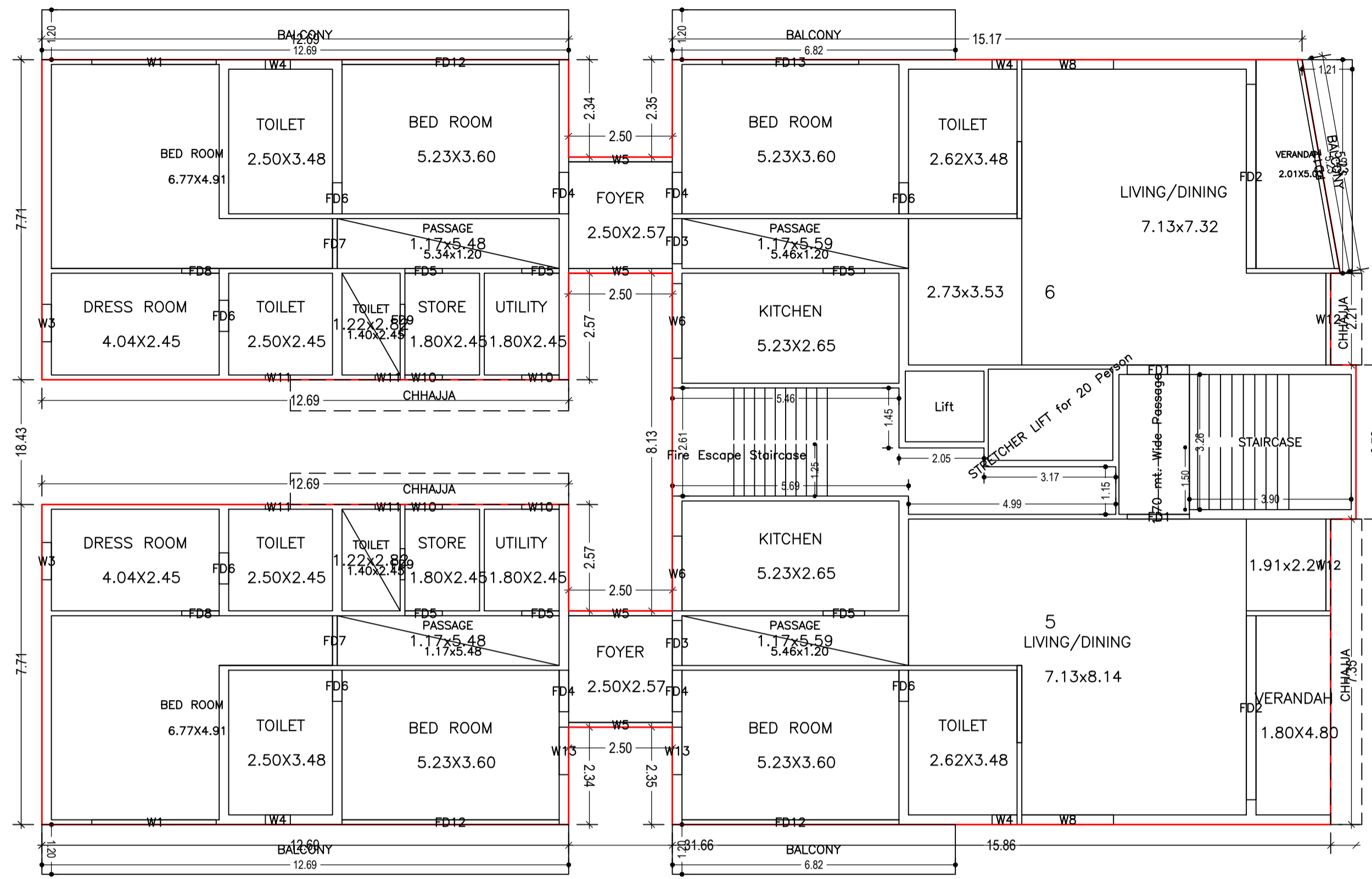
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



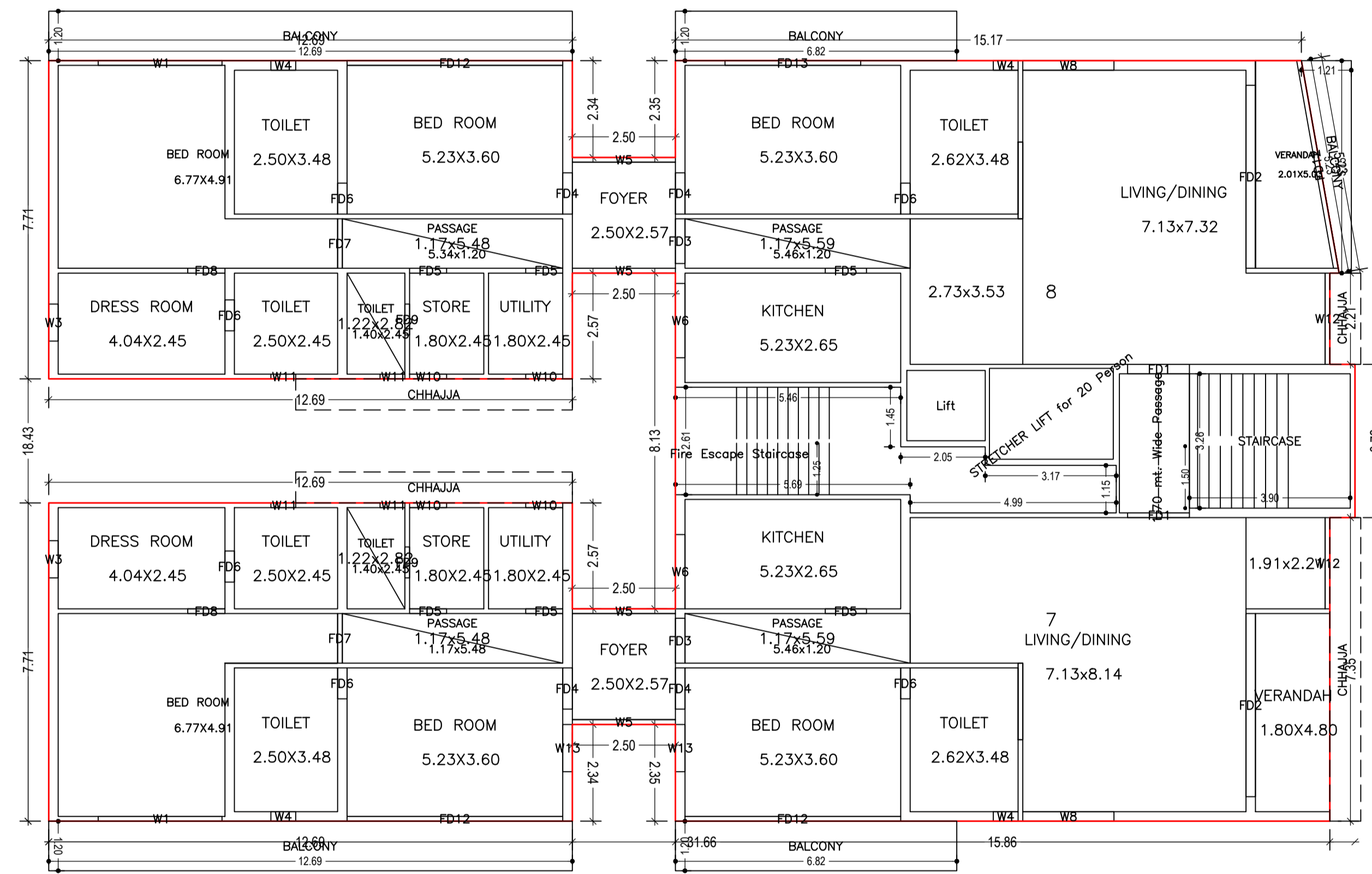
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

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SubUse	Residential Bldg/Apartment



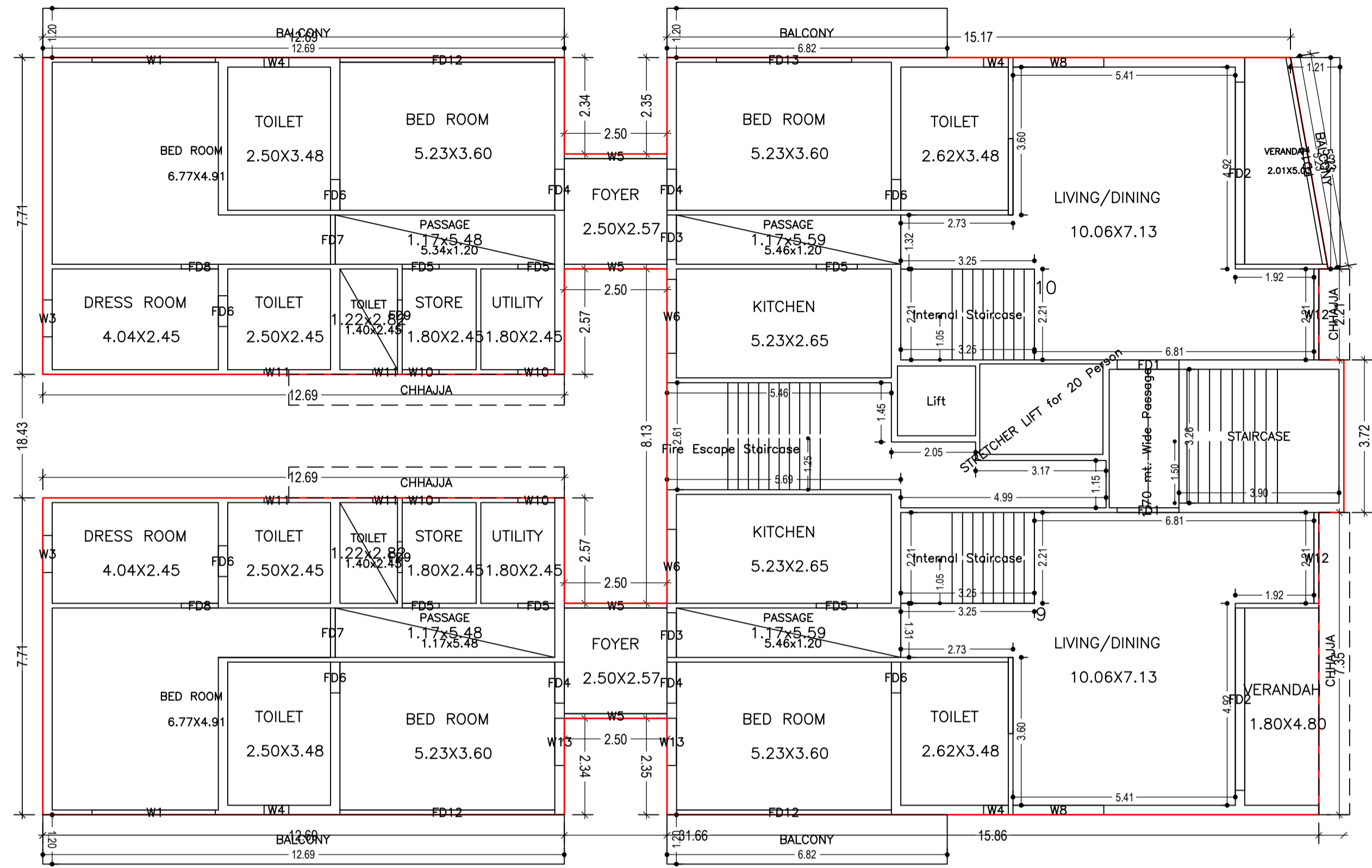
THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)



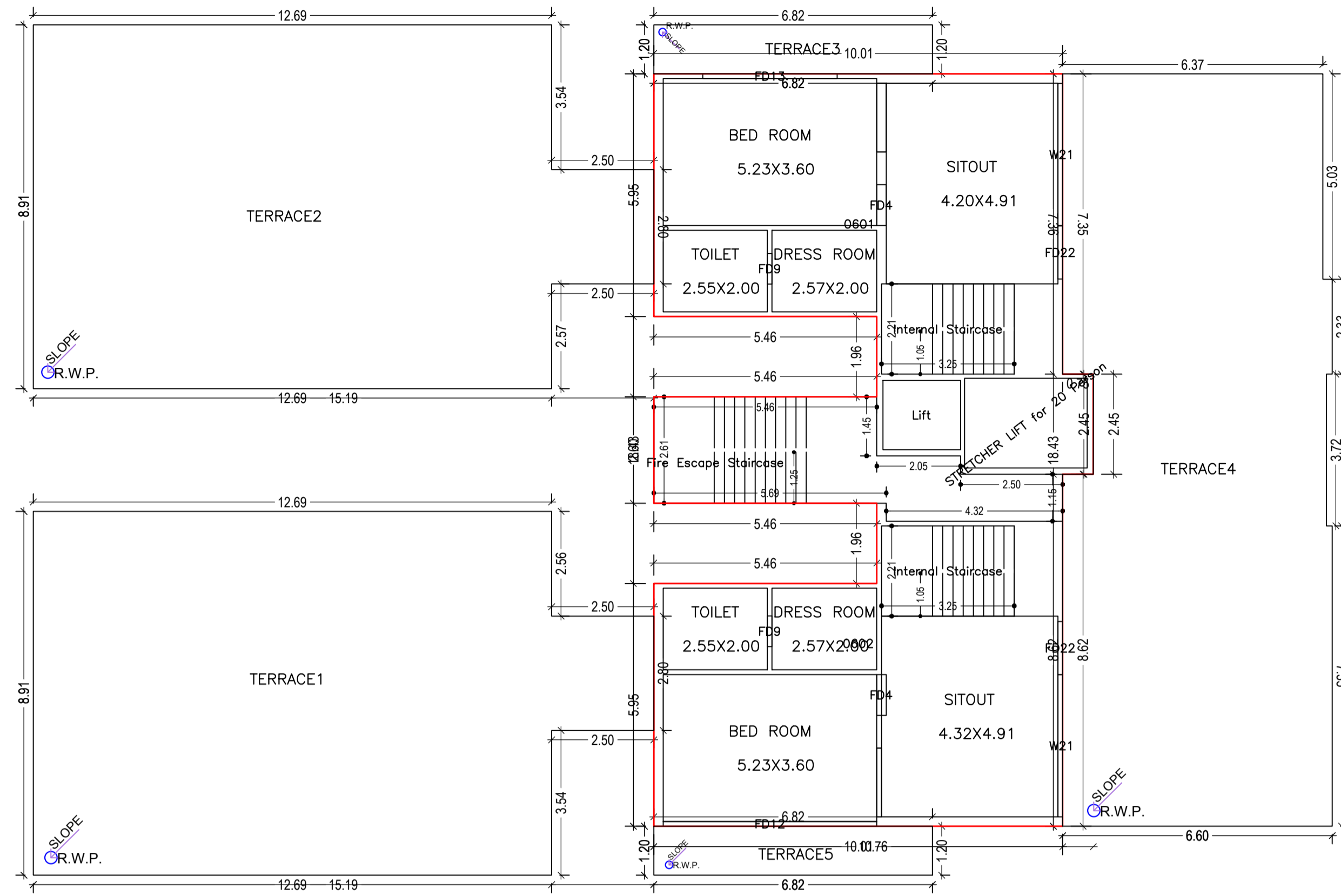
FOURTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

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Vineet Sinha JNAC/ARC/0020/2017			

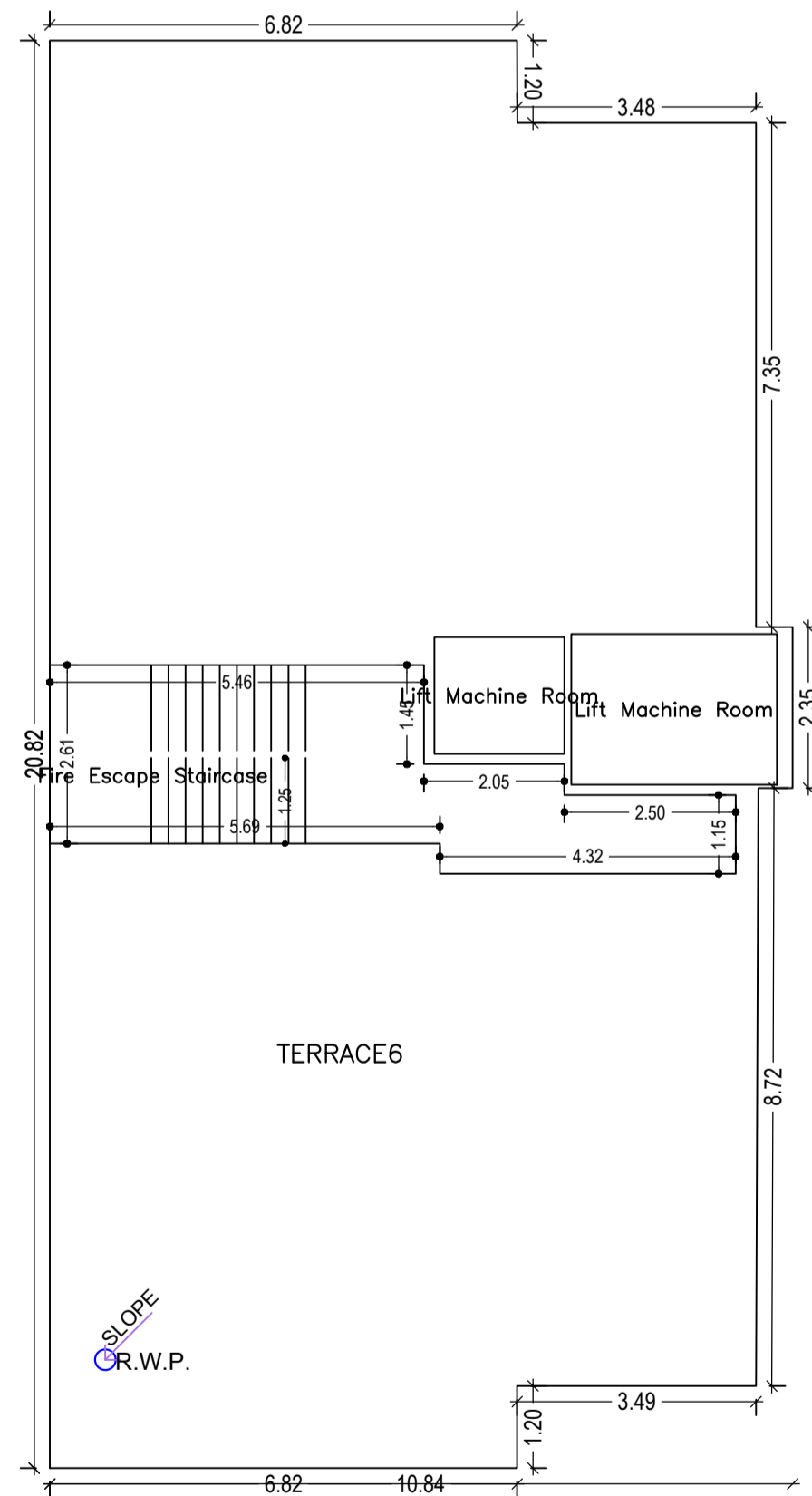
Proposal Basic Information	
Proposal File No.	JNAC/BP/0012/W3/2022
Owner Name	SMT. REVA NAYYAR AND SMT. REKHA KAPOOR
Khata No	85
Plot No	Ho. No. 10, DHATKIDIH LEASE AREA
Village Name	BELDIH
Use	Residential
SubUse	Residential Bldg/Apartment



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



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



TERRACE FLOOR PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNAC/ARC/0020/2017			

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (10 DLA)	FD6	0.75	2.10	34
A (10 DLA)	FD9	0.75	2.10	14
A (10 DLA)	FD8	0.90	2.10	12
A (10 DLA)	FD5	0.90	2.10	23
A (10 DLA)	FD4	1.00	2.10	23
A (10 DLA)	FD5	1.00	2.10	10
A (10 DLA)	FD3	1.09	2.40	11
A (10 DLA)	FD7	1.20	2.10	12
A (10 DLA)	FD15	1.20	2.40	01
A (10 DLA)	FD22	1.30	2.40	02
A (10 DLA)	FD1	1.50	2.40	11
A (10 DLA)	FD21	2.40	2.40	01
A (10 DLA)	FD13	3.29	2.40	05
A (10 DLA)	FD2	4.43	2.40	11
A (10 DLA)	FD12	5.11	2.40	04
A (10 DLA)	FD12	5.23	2.40	14

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.20 X 12.69 X 2 X 1	30.46	50.68
	1.20 X 6.82 X 2 X 1	16.36	
	1.19 X 5.23 X 1 X 1	3.86	
THIRD FLOOR PLAN	1.20 X 12.69 X 2 X 1	30.46	50.68
	1.20 X 6.82 X 2 X 1	16.36	
	1.19 X 5.23 X 1 X 1	3.86	
FOURTH FLOOR PLAN	1.20 X 12.69 X 2 X 1	30.46	50.68
	1.20 X 6.82 X 2 X 1	16.36	
	1.19 X 5.23 X 1 X 1	3.86	
FIFTH FLOOR PLAN	1.20 X 12.69 X 2 X 1	30.46	50.68
	1.20 X 6.82 X 2 X 1	16.36	
	1.19 X 5.23 X 1 X 1	3.86	
Total	-	-	202.72

UnitBUA Table for Building :A (10 DLA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GR	FLAT	24.67	24.55	1	3
	GR01	FLAT	225.43	225.21	16	
	GR02	FLAT	148.69	148.29	6	
FIRST FLOOR PLAN	01	FLAT	225.42	225.21	16	2
	02	FLAT	204.49	204.28	14	
SECOND FLOOR PLAN	3	FLAT	248.83	225.21	16	2
	4	FLAT	249.99	222.50	16	
THIRD FLOOR PLAN	5	FLAT	248.83	225.21	16	2
	6	FLAT	249.99	222.50	16	
FOURTH FLOOR PLAN	7	FLAT	248.83	225.21	16	2
	8	FLAT	249.99	222.50	16	
FIFTH FLOOR PLAN	10	FLAT	249.99	222.50	16	2
	9	FLAT	248.83	225.21	16	
SIXTH FLOOR PLAN	0601	FLAT	65.93	65.54	4	2
	0602	FLAT	66.45	66.25	4	
Total:	-	-	2956.35	2750.16	189	15

Building :A (10 DLA)

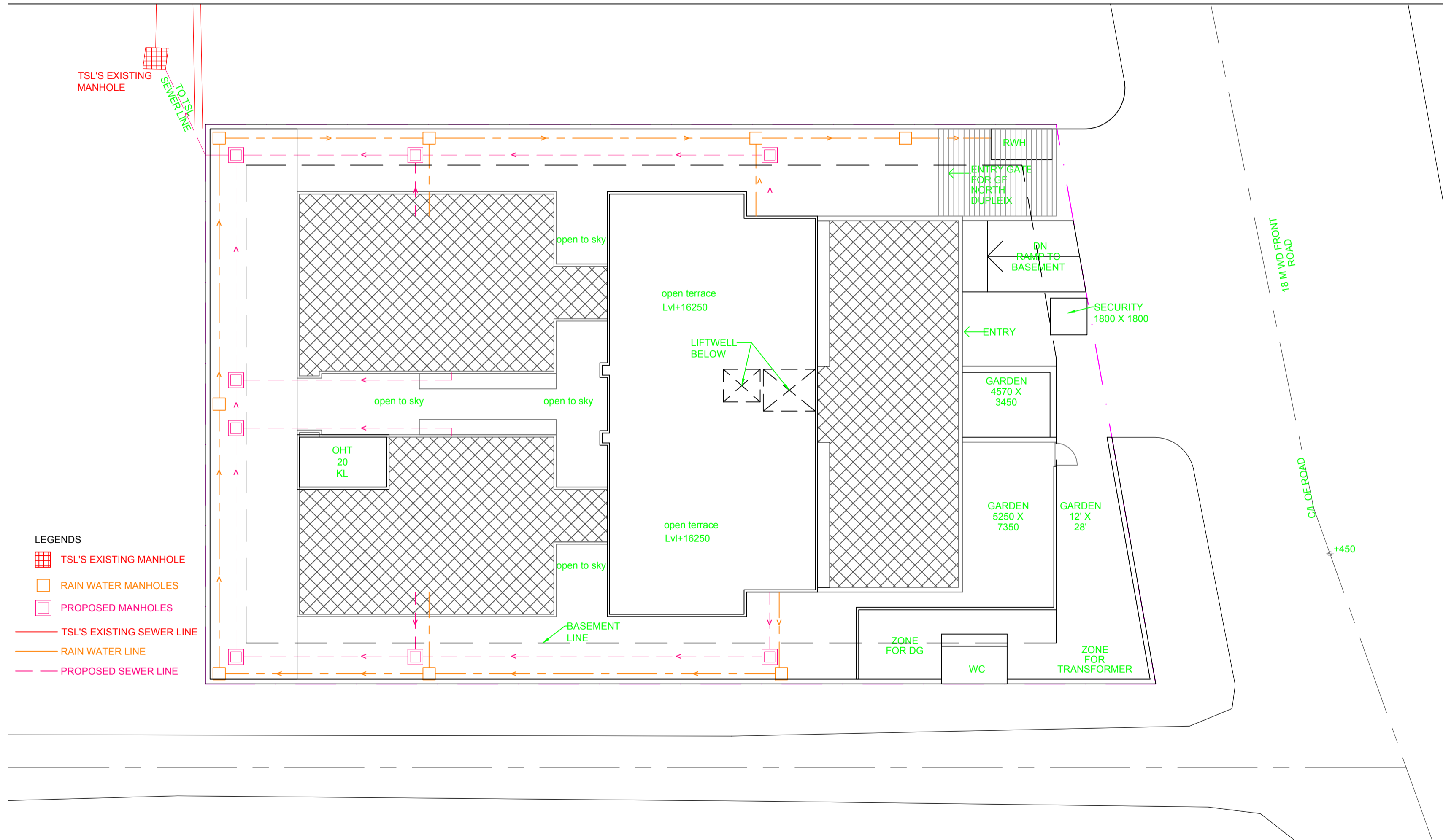
Floor Name	Gross Builtup Area	Deductions From Gross BUA (Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
				StairCase	Lift	Balcony	Accessory Use	Parking					
Basement Floor	921.63	0.00	921.63	0.00	9.83	0.00	0.00	821.80	0.00	12.69	12.69	0.00	00
Ground Floor	502.47	36.45	466.02	21.05	0.00	0.00	11.18	0.00	433.79	0.00	433.79	433.79	03
First Floor	503.00	18.23	484.77	21.05	9.83	0.00	0.00	0.00	453.89	0.00	453.89	453.89	02
Second Floor	553.68	0.00	553.68	21.05	9.83	25.34	0.00	0.00	497.46	0.00	497.46	497.46	02
Third Floor	553.68	0.00	553.68	21.05	9.83	25.34	0.00	0.00	497.46	0.00	497.46	497.46	02
Fourth Floor	553.68	0.00	553.68	21.05	9.83	25.34	0.00	0.00	497.46	0.00	497.46	497.46	02
Fifth Floor	553.68	0.00	553.68	21.05	9.83	25.34	0.00	0.00	497.46	0.00	497.46	497.46	02
Sixth Floor	164.82	0.00	164.82	20.28	9.83	0.00	0.00	0.00	134.71	0.00	134.71	134.71	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	4306.64	54.68	4251.96	146.58	68.81	101.36	11.18	821.80	3012.23	12.69	3024.92	3024.92	15
Total Number of Same Buildings	1												
Total :	4306.64	54.68	4251.96	146.58	68.81	101.36	11.18	821.80	3012.23	12.69	3024.92	3024.92	15

Proposal Basic Information

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Khata No	85
Plot No	Ho. No. 10, DHATKIDIH LEASE AREA
Village Name	BELDIH
Use	Residential
SubUse	Residential Bldg/Apartment

SCHEDULE OF WINDOW/VENTILATION:

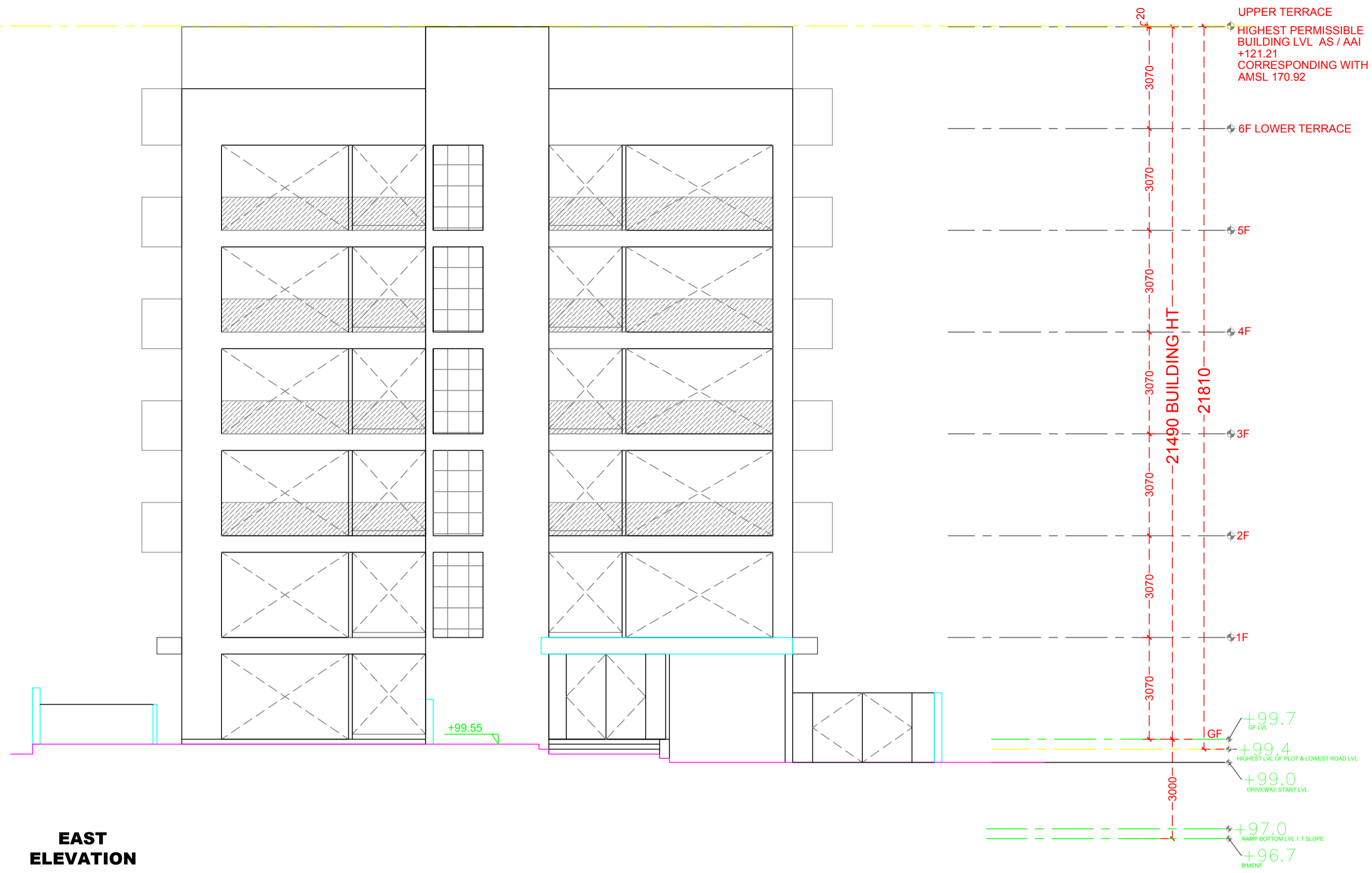
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (10 DLA)	W11	0.60	1.20	23
A (10 DLA)	W4	0.60	1.80	23
A (10 DLA)	W3	0.90	1.80	12
A (10 DLA)	W10	0.90	1.80	24
A (10 DLA)	W13	1.15	1.80	10
A (10 DLA)	W15	1.35	1.80	04
A (10 DLA)	W6	1.80	1.20	10
A (10 DLA)	W8	2.21	1.80	11
A (10 DLA)	W12	2.21	1.80	11
A (10 DLA)	W5	2.50	1.80	24
A (10 DLA)	W1	3.00	1.80	12
A (10 DLA)	W21	3.48	1.80	02



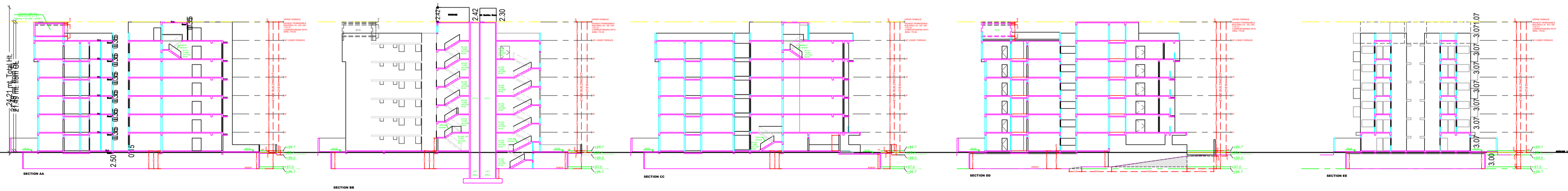
MRS. REVA NAYYAR OWNER	MRS. REVA NAYYAR (POA HOLDER OF MRS. REKHA KAPOOR) OWNER	Ar. Vineet Sinha ARCHITECT	PROPOSED RESIDENTIAL BUILDING	HOLDING NO.-10, DHATKIDIH LEASE AREA, BISTUPUR, JAMSHEDPUR	SEWER NETWORK & RW	19.02.2022	16	1:170/A3	DD	16° N W S E
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LTP NAME AND SIGNATURE Vineet Sinha JNAC/ARC/0020/2017	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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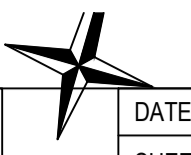
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EAST ELEVATION



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Vineet Sinha JNAC/ARC/0020/2017			

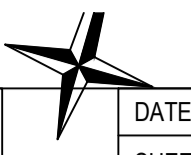


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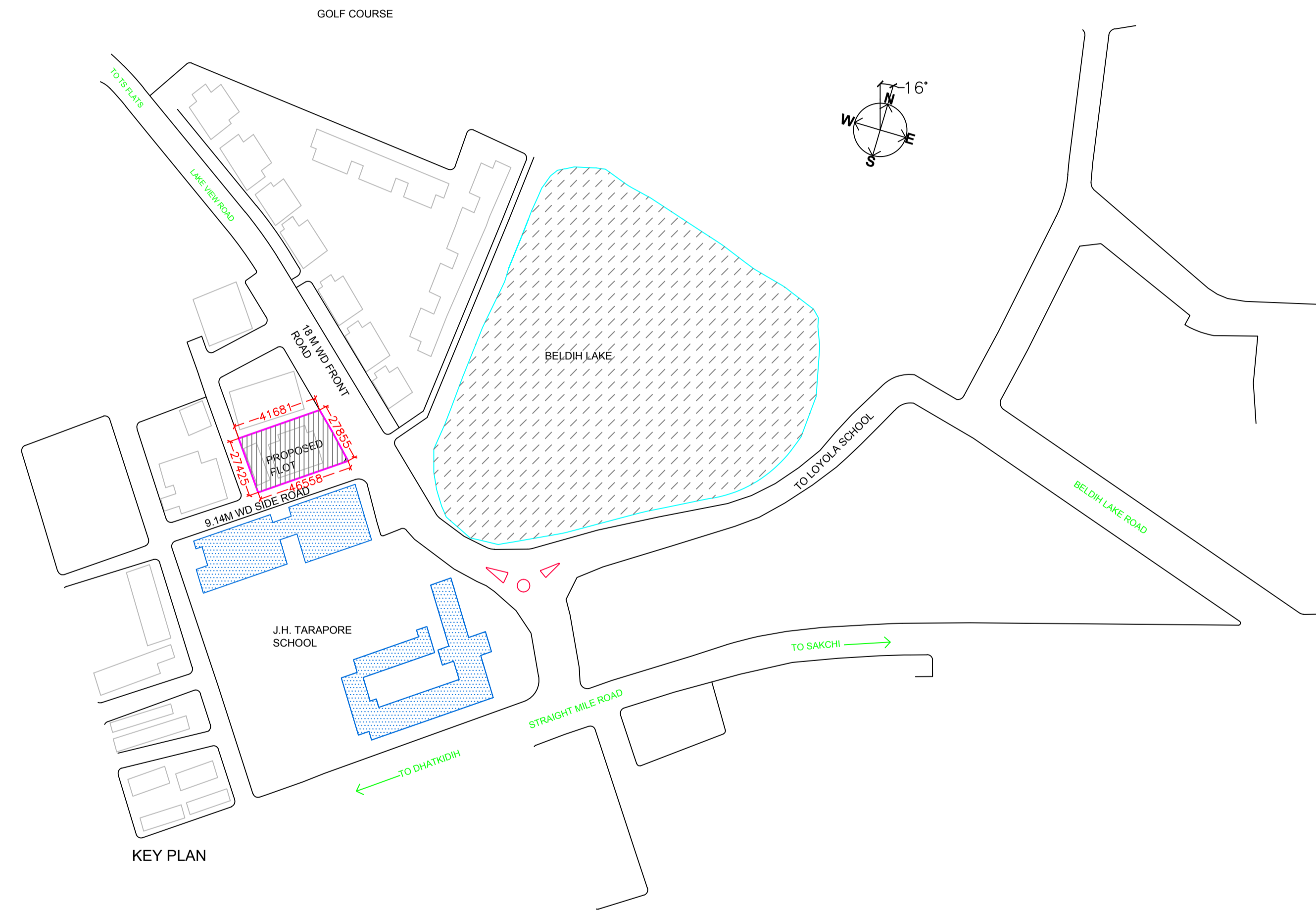


**SOUTH
ELEVATION**

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