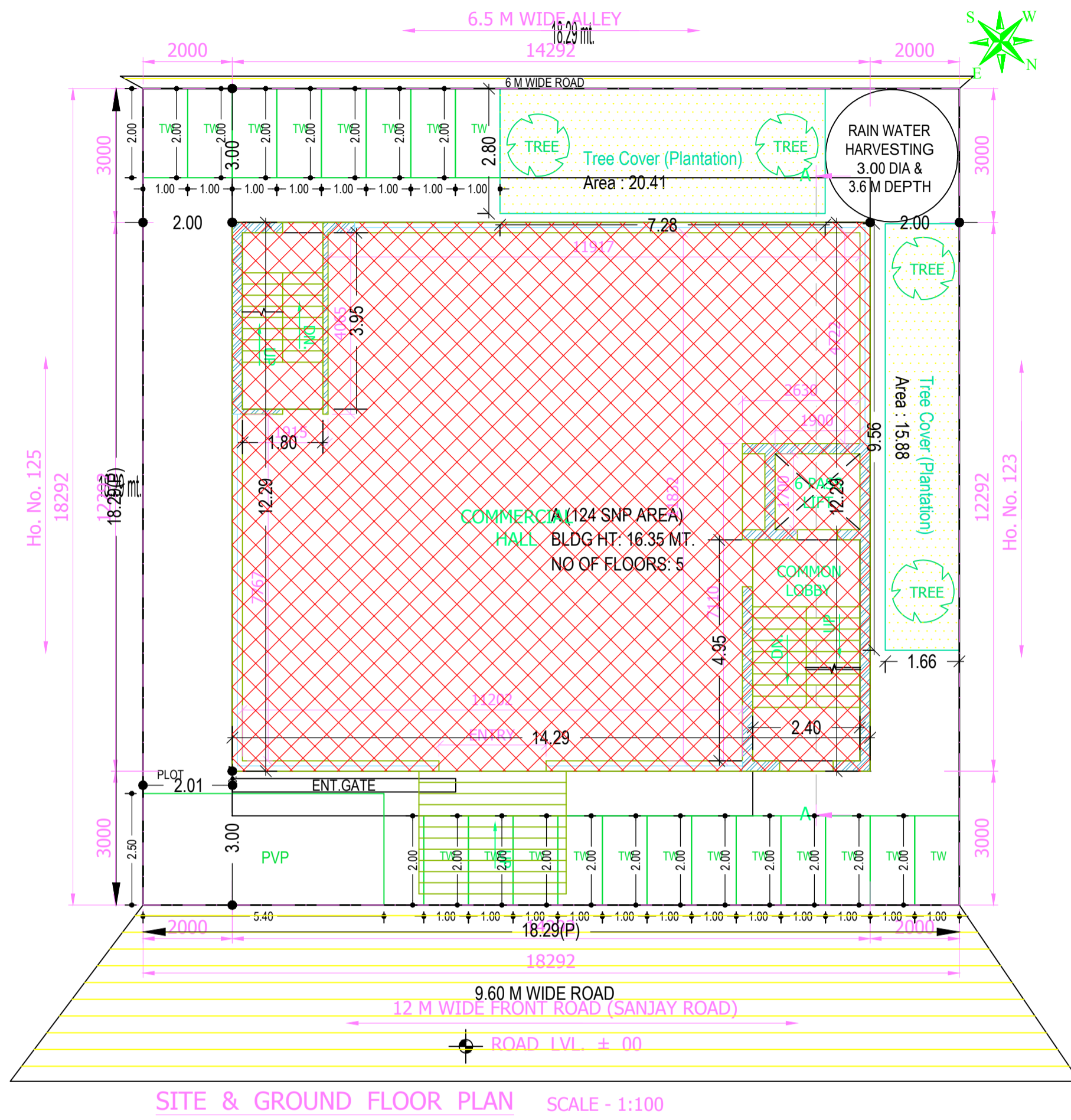


Proposal Basic Information	
Proposal File No.	JNAC/BP/0035/W7/2022
Owner Name	TAPAN KUMAR SARKAR
Khata No	245
Plot No	1162 (Ho. No. 124, SNP AREA)
Village Name	SAKCHI
Use	Mixed
SubUse	Resi+Comm



SITE PLAN

AREA STATEMENT		VERSION NO. : 1.0.62
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/0035/W7/2022	Plot/SubPlot No: 1162 (Ho. No. 124, SNP 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)	334.60
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	334.60
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		36.29
Total		36.29
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	298.31
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	334.60
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	334.60
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		200.76
Proposed Coverage Area ( 46.83 % )		156.69
Total Prop. Coverage Area ( 46.83 % )		156.69
Balance coverage area ( 13.17 % )		44.07
FAR CHECK		
Perm. FAR Area ( 2.50 )		836.50
Total Perm. FAR area		836.50
Residential FAR		314.48
Commercial FAR		463.60
Proposed FAR Area		778.08
Total Proposed FAR Area		778.08
Consumed FAR (Factor)		2.33
Balance FAR Area		58.42
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1108.03
ARCHITECT (Regd)	SUDIPTO MUKHERJEE	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	TAPAN KUMAR SARKAR	
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	201.63	0.00	201.63	0.00
Ground Floor	175.68	156.69	175.68	156.69
First Floor	175.68	153.46	175.68	153.46
Second Floor	175.68	153.46	175.68	153.46
Third Floor	189.68	157.24	189.68	157.24
Fourth Floor	189.68	157.24	189.68	157.24
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1108.03	778.09	1108.03	778.09

Building Use/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (124 SNP AREA)	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	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (124 SNP AREA)	Commercial	Shop	> 0	50	460.37	1	7	-	-	-	-	
			> 0	50	460.37	-	-	-	-	-	-	
	Residential	Residential Bldg/Apartment	> 0	1	2.00	1.00	2	-	-	-	-	
			> 0	1	2.00	-	-	-	-	1	2	
Total :			> 0	1	2.00	-	9	10	1	0	22	24

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	5	62.50
Two Stack Car	-	-	5	62.50
Total Car	9	112.50	10	125.00
Total Visitor Parking	1	12.50	1	13.50
Parallel Visitor's Car Parking	-	-	1	13.50
TwoWheeler	-	-	24	48.00
Total TwoWheeler	22	44.00	24	48.00
Other Parking	-	-	-	90.82
Total		169.00		325.32

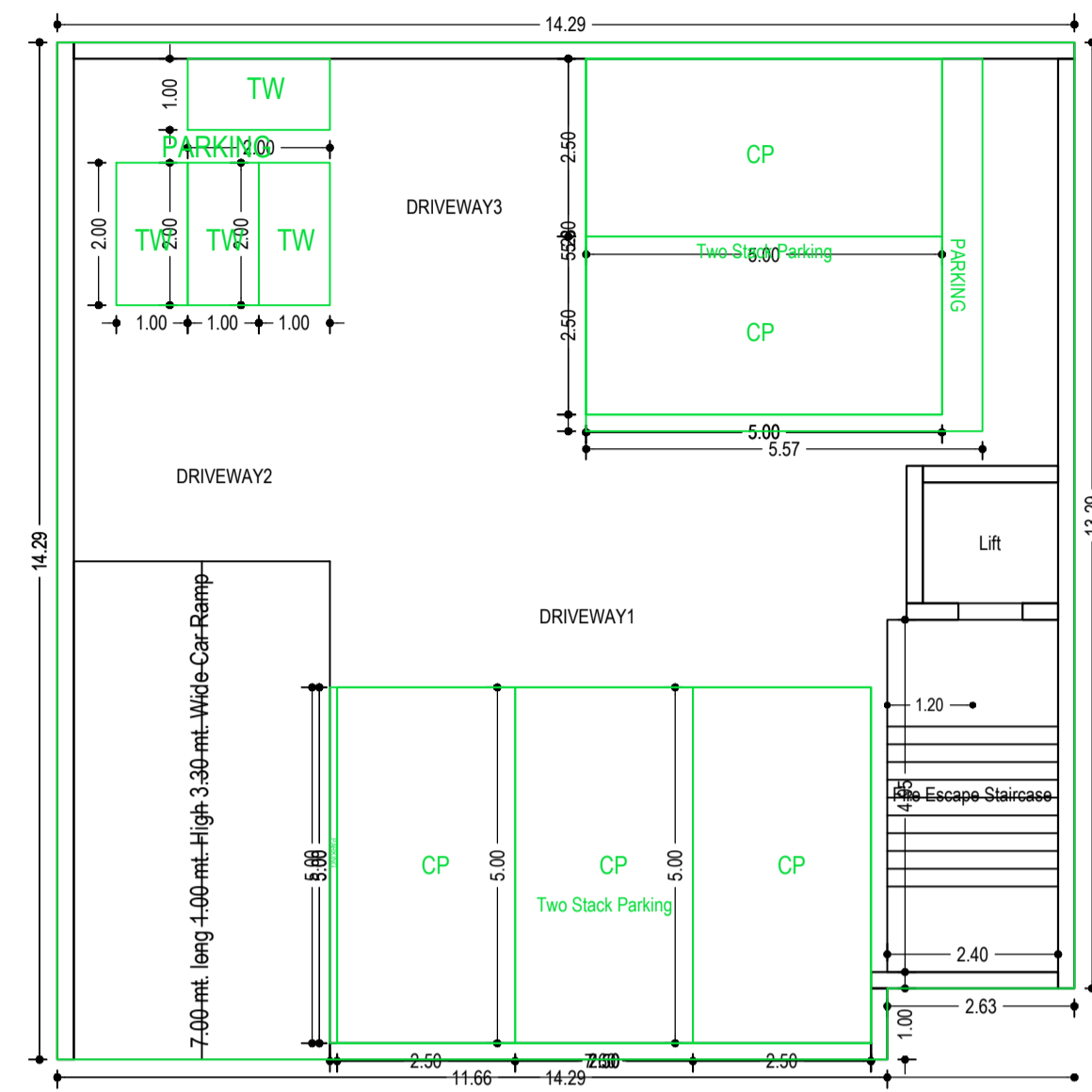
FAR & Tenement Details (Table 4c-1)

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.)
			StarCase	Lift	Balcony	Parking	Resi.	Commercial			
A (124 SNP AREA)	1	1108.03	113.27	16.15	14.00	228.47	314.48	463.60	778.09	778.09	05
Grand Total	1	1108.03	113.27	16.15	14.00	228.47	314.48	463.60	778.09	778.09	05

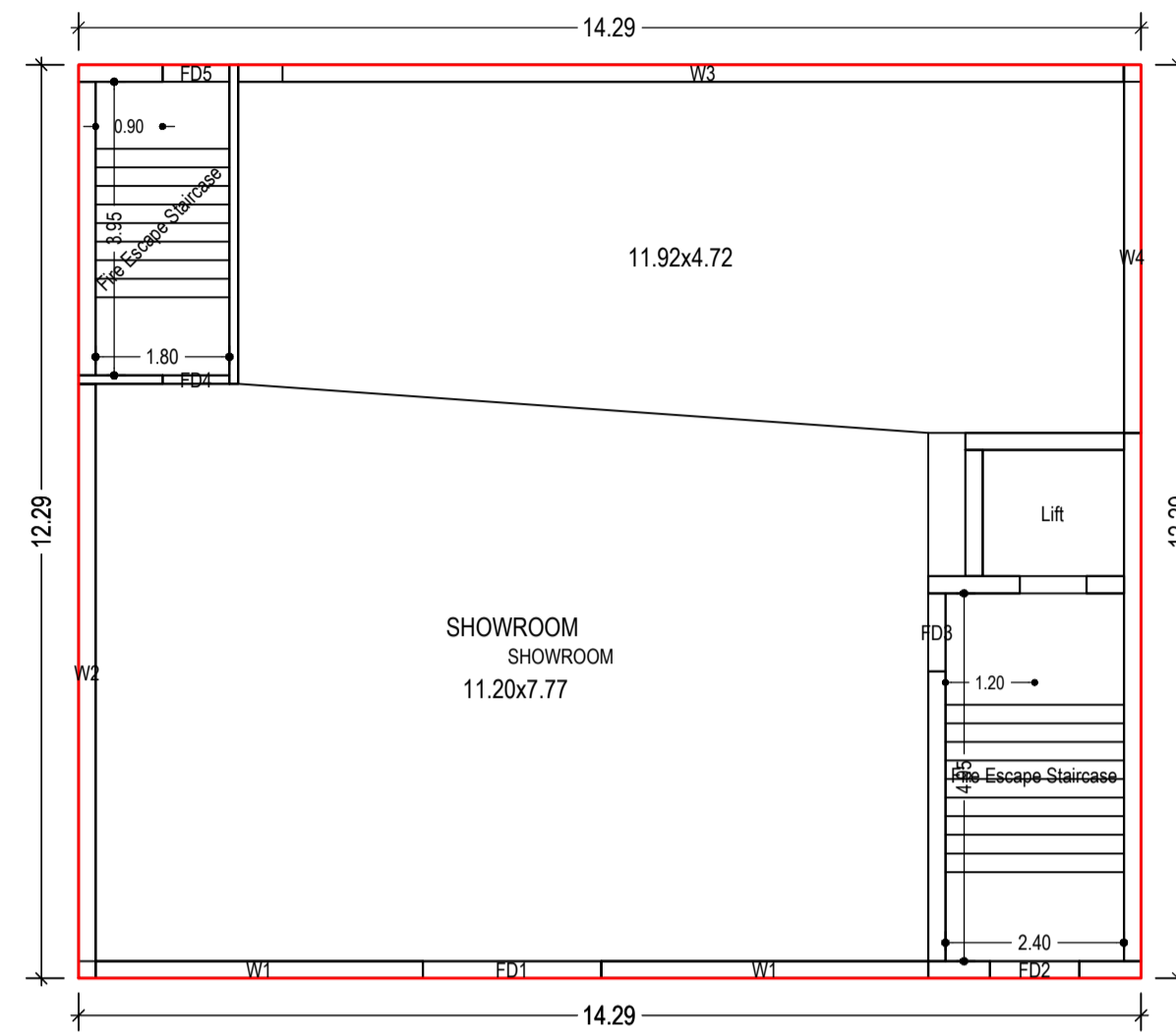
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

Proposal Basic Information

Proposal File No.	JNAC/BP/0035/W/19/2022
Owner Name	TAPAN KUMAR SARKAR
Khata No	245
Plot No	1162 (Ho. No. 124, SNP AREA)
Village Name	SAKCHI
Use	Mixed
SubUse	Resi+Comm



BASEMENT FLOOR PLAN  
(SCALE 1:100)

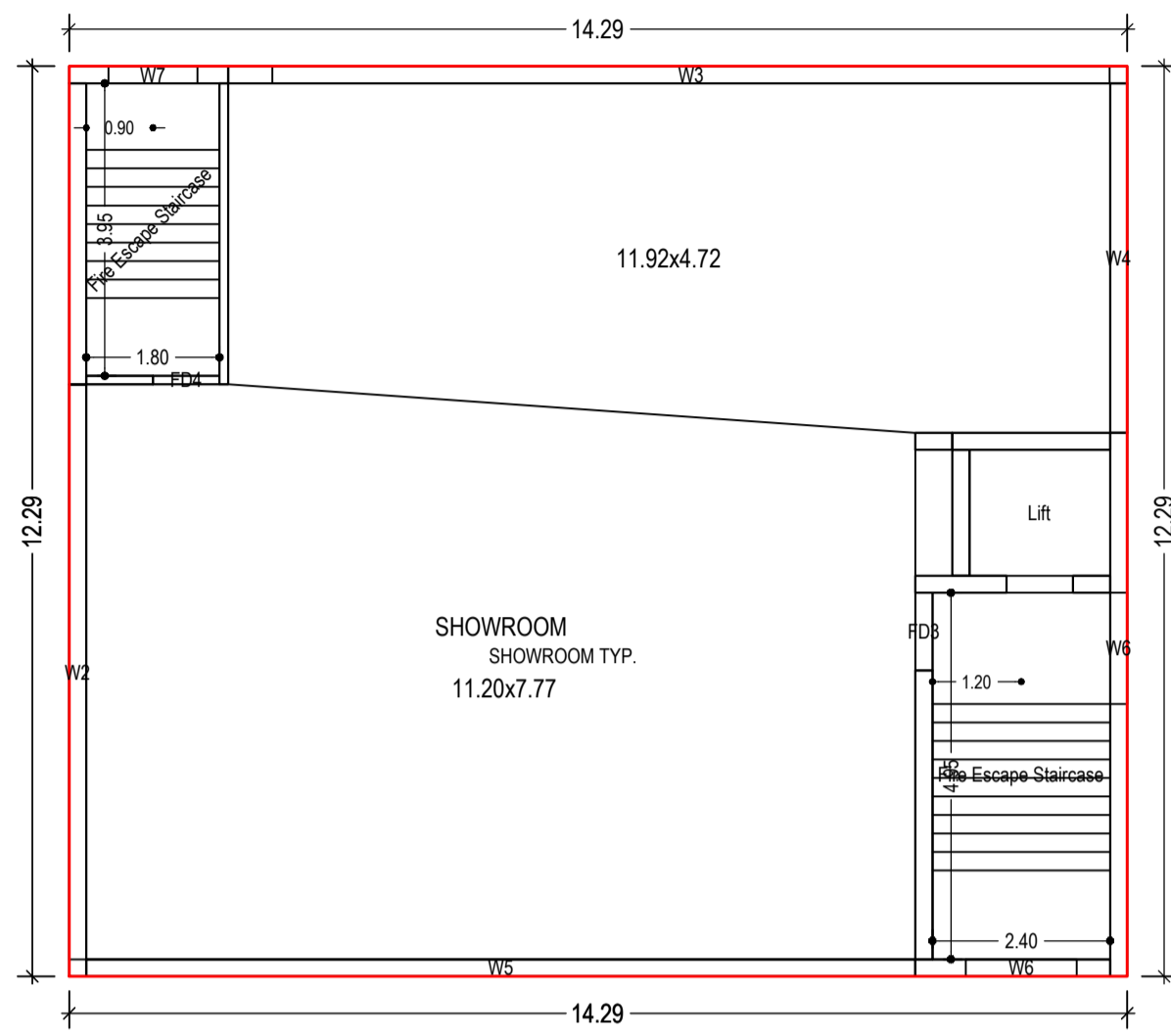


GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

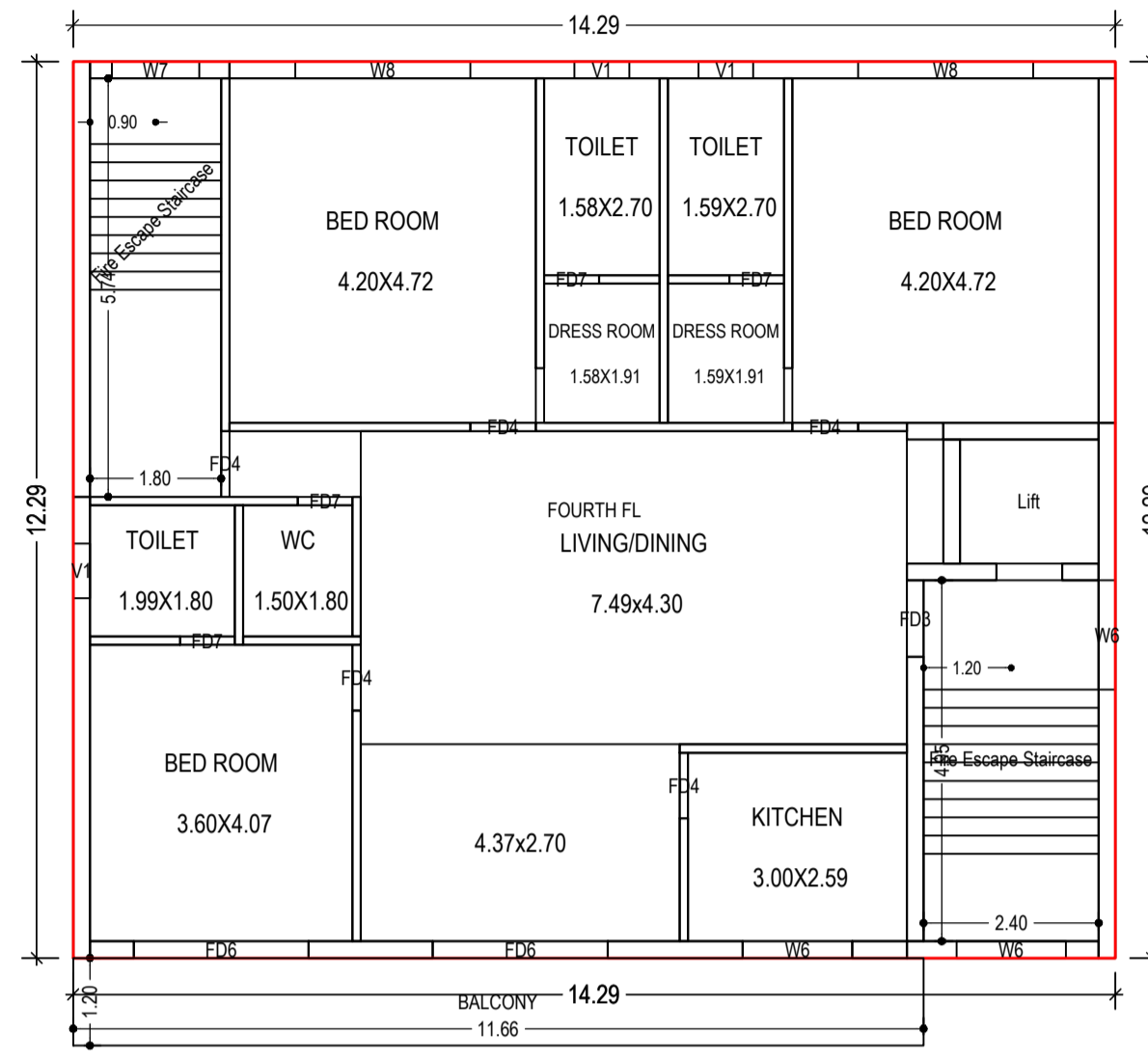
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

Proposal Basic Information

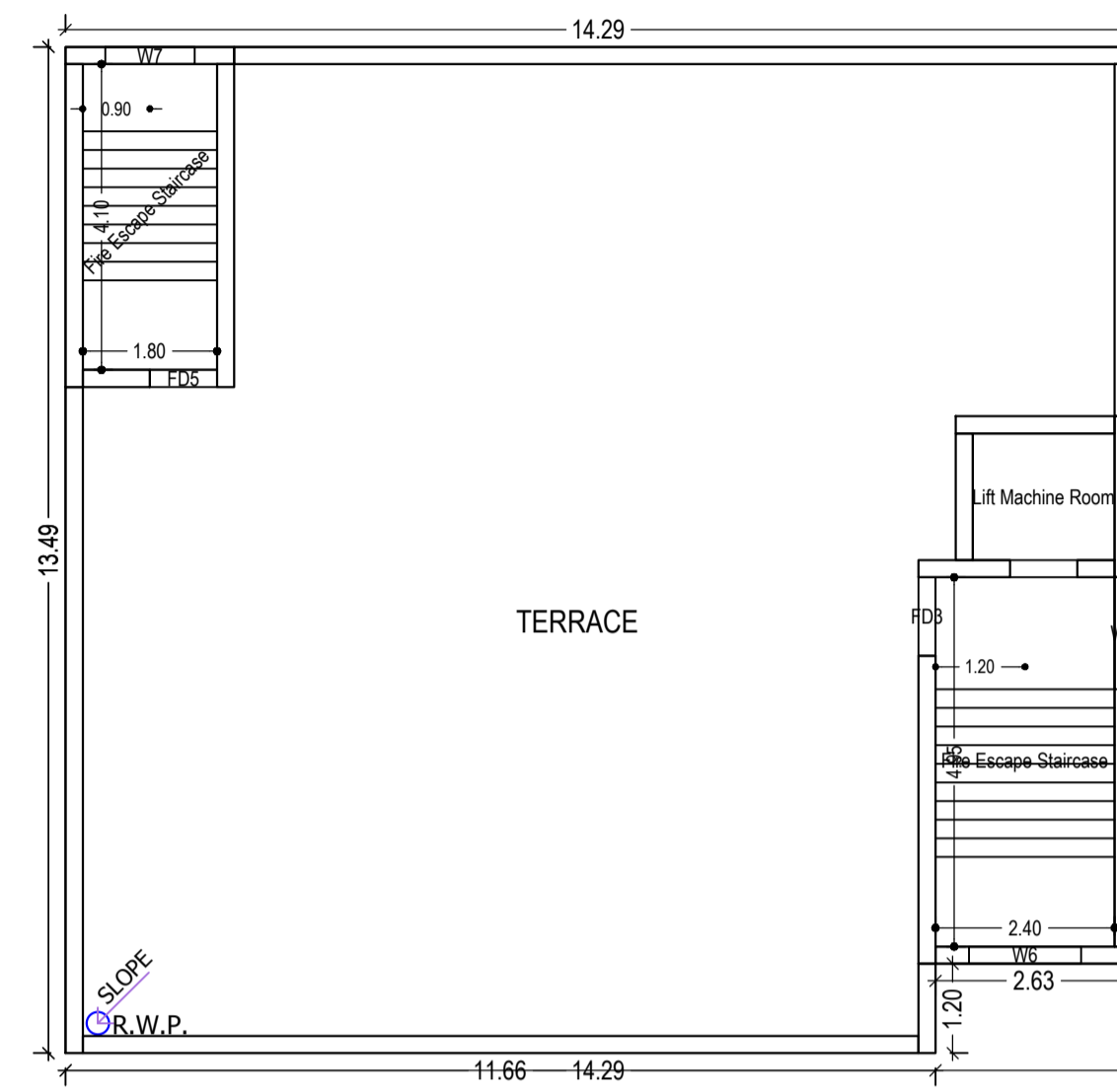
Proposal File No.	JNAC/BP/0035/W/19/2022
Owner Name	TAPAN KUMAR SARKAR
Khata No	245
Plot No	1162 (Ho. No. 124, SNP AREA)
Village Name	SAKCHI
Use	Mixed
SubUse	Resi+Comm



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



TYPICAL - 3&4 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



TERRACE FLOOR PLAN  
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

## Proposal Basic Information

Proposal File No.	JNAC/BP/0035/W7/2022
Owner Name	TAPAN KUMAR SARKAR
Khata No	245
Plot No	1162 (Ho. No. 124, SNP AREA)
Village Name	SAKCHI
Use	Mixed
SubUse	Resi+Comm

## Building :A (124 SNP AREA)

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.)	Trmt (No.)
		Stair/Case	Lift	Balcony	Parking	Resi.	Commercial			
Basement Floor	201.63	11.88	3.23	0.00	228.47	0.00	0.00	0.00	0.00	00
Ground Floor	175.68	18.99	0.00	0.00	0.00	0.00	156.69	156.69	156.69	01
First Floor	175.68	18.99	3.23	0.00	0.00	0.00	153.46	153.46	153.46	01
Second Floor	175.68	18.99	3.23	0.00	0.00	0.00	153.46	153.46	153.46	01
Third Floor	189.68	22.21	3.23	7.00	0.00	157.24	0.00	157.24	157.24	01
Fourth Floor	189.68	22.21	3.23	7.00	0.00	157.24	0.00	157.24	157.24	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1108.03	113.27	16.15	14.00	228.47	314.48	463.60	778.09	778.09	05
Total Number of Same Buildings :	1									
Total :	1108.03	113.27	16.15	14.00	228.47	314.48	463.60	778.09	778.09	05

## SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (124 SNP AREA)	FD7	0.75	2.10	08
A (124 SNP AREA)	FD4	0.90	2.10	11
A (124 SNP AREA)	FD3	1.05	2.10	05
A (124 SNP AREA)	FD6	2.40	2.40	04
A (124 SNP AREA)	FD1	2.40	2.40	01

## SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (124 SNP AREA)	V1	0.75	1.05	06
A (124 SNP AREA)	W7	1.20	1.20	05
A (124 SNP AREA)	W6	1.50	1.20	12
A (124 SNP AREA)	W5	11.20	1.95	02
A (124 SNP AREA)	W3	11.31	2.40	03
A (124 SNP AREA)	W8	2.40	1.80	04
A (124 SNP AREA)	W1	4.40	2.40	02
A (124 SNP AREA)	W4	4.72	2.40	03
A (124 SNP AREA)	W2	7.76	2.40	03

## UnitBUA Table for Building :A (124 SNP AREA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOWROOM	SHOP	146.44	138.69	1	1
TYPICAL - 1& 2 FLOOR PLAN	SHOWROOM TYP.	SHOP	146.44	138.03	1	2
TYPICAL - 3& 4 FLOOR PLAN	FOURTH FL	FLAT	156.85	131.75	11	2
Total:	-	-	753.00	678.24	25	5

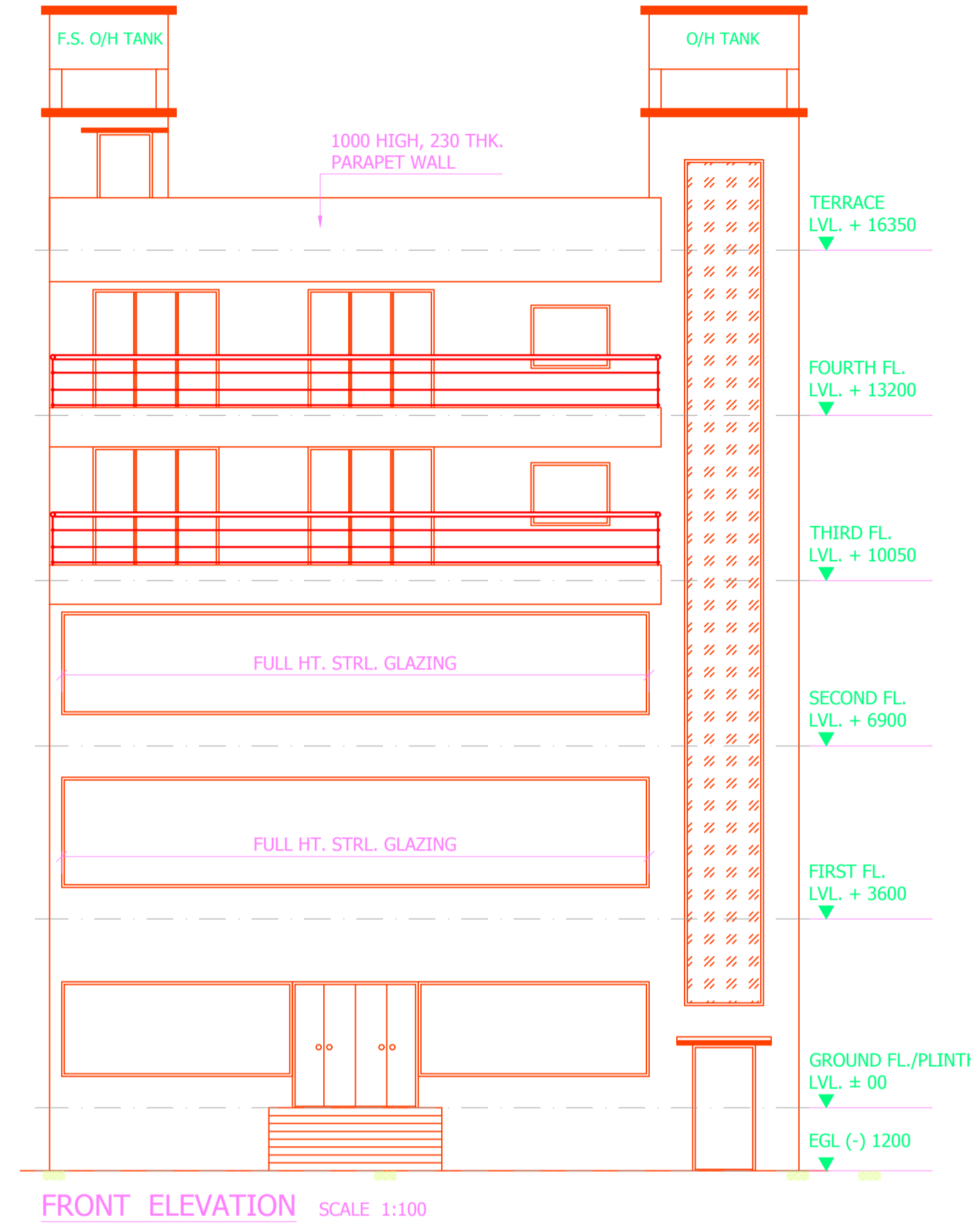
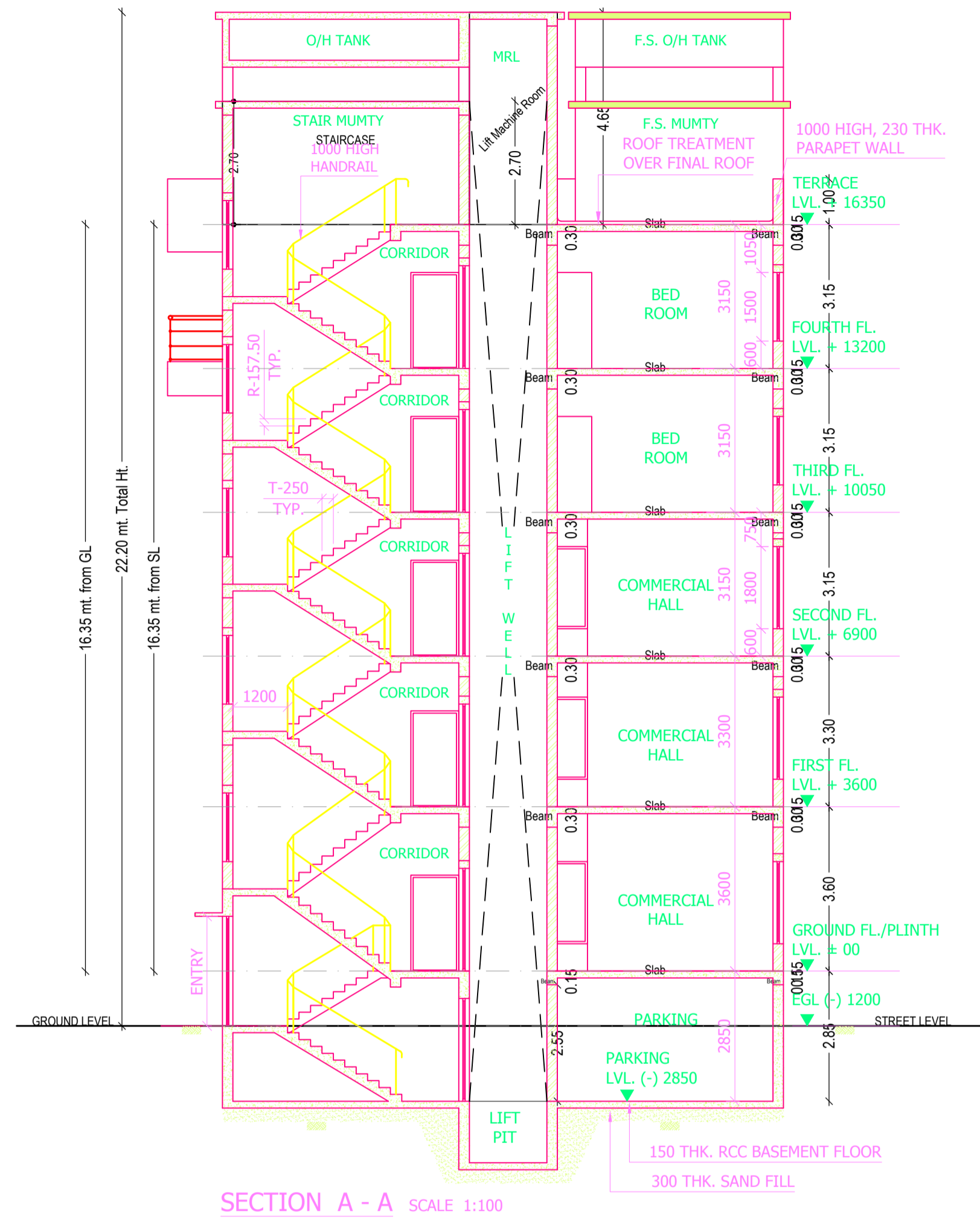
## Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 3& 4 FLOOR PLAN	1.20 X 11.66 X 1 X 2	27.98	27.98
Total	-	-	27.98

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SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

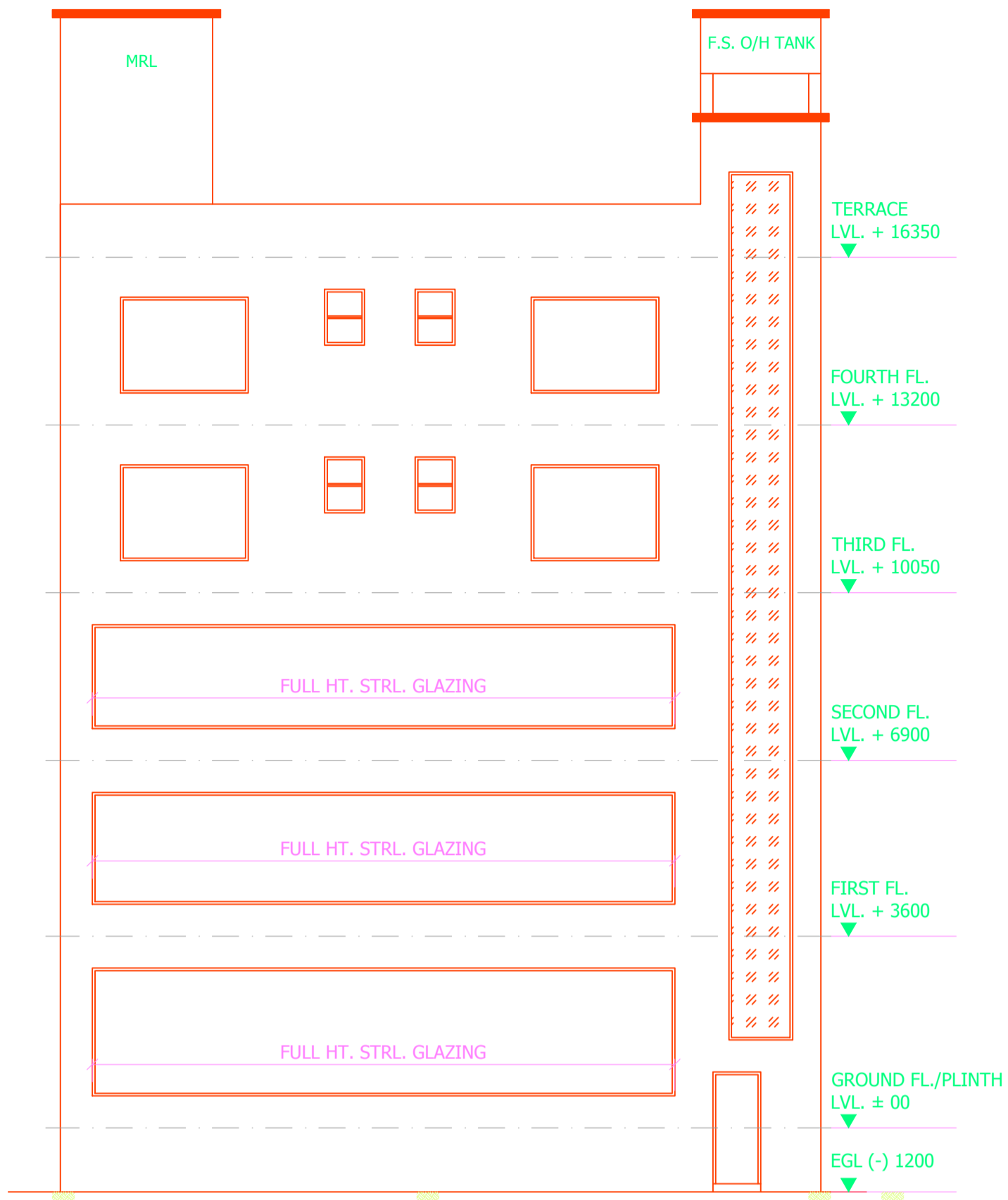
Proposal Basic Information

Proposal File No.	JNAC/BP/0035/W/17/2022
Owner Name	TAPAN KUMAR SARKAR
Khata No	245
Plot No	1162 (Ho. No. 124, SNP AREA)
Village Name	SAKCHI
Use	Mixed
SubUse	Resi+Comm



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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