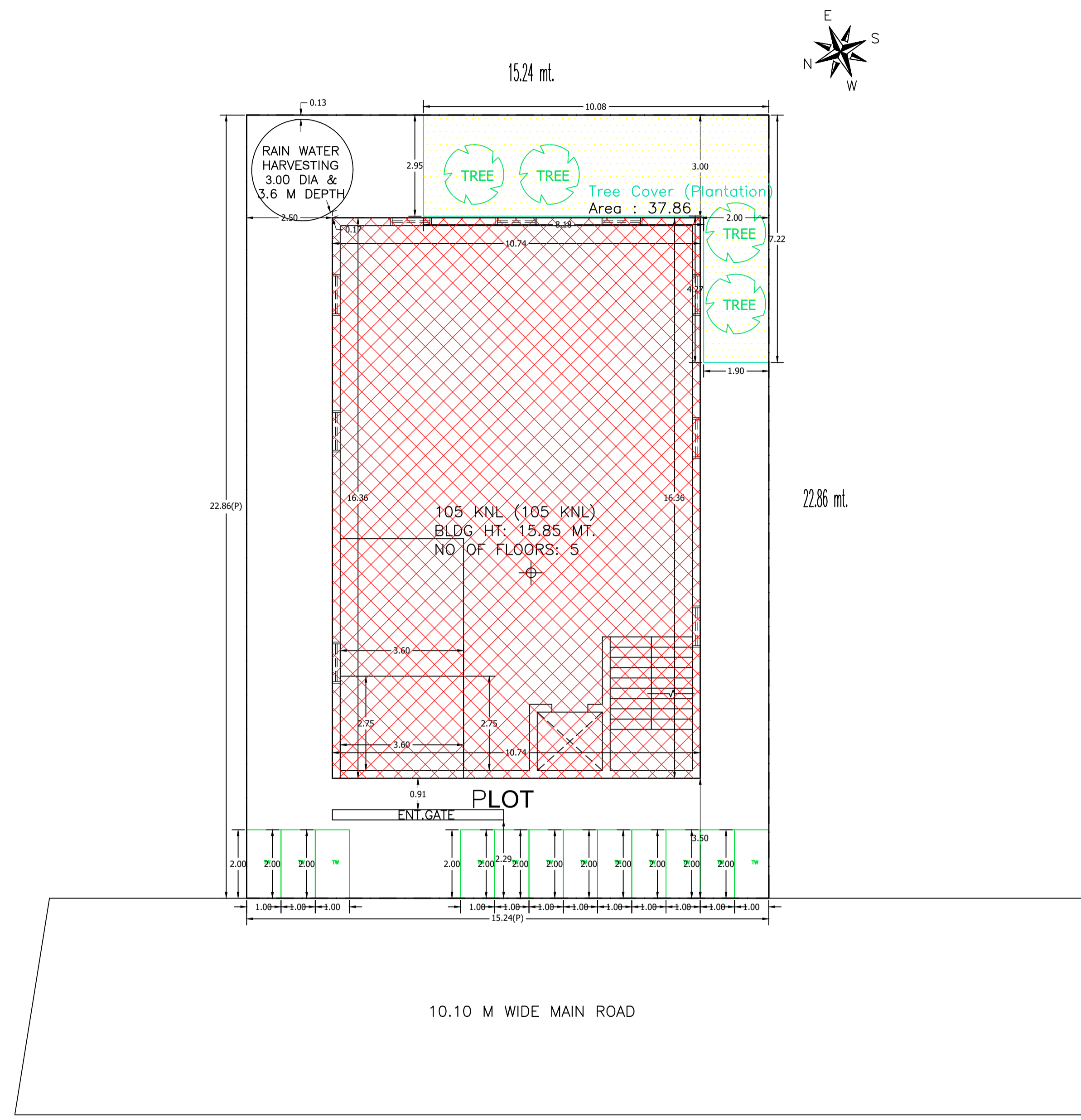


Proposal Basic Information	
Proposal File No.	JNAC/BP/0059/W7/2023
Owner Name	1. Mr. SHAILENDRA KUMAR SINHA 2. Mr. BRAJENDRA KUMAR SINHA 3. Mrs. ASHA PRASAD 4. Mr. RAGHAVENDRA PRASAD SINHA 5. Mr. RAJESH KUMAR SINHA 6. Mr. BRAJESH KUMAR SINHA 7. Mrs. ASHA SINGH 8. Mrs. ANJANA SINGH 9. Mrs. SHWETA SINGH AND 10. Mrs. REEMA SINGH
Khata No	AND
Plot No	105, KASIDIH NEW LAYOUT
Village Name	SAKCHI
Use	Residential
SubUse	ResiComm Bldg



AREA STATEMENT		VERSION NO. : 1.0.72
JAMSHEDPUR NAC		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: ResiComm Bldg	
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA	
Inward_No: JNAC/BP/0059/W7/2023	Plot/SubPlot No: 105, KASIDIH NEW LAYOUT	
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.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	348.47
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		37.86
Total		37.86
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	310.61
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	348.47
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	348.47
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		209.08
Proposed Coverage Area (47.61 %)		165.91
Total Prop. Coverage Area (47.61 %)		165.91
Balance coverage area (12.39 %)		43.17
FAR CHECK		
Perm. FAR Area (2.500)		871.17
Total Perm. FAR area		871.17
Residential FAR		693.77
Commercial FAR		165.91
Proposed FAR Area		869.04
Total Proposed FAR Area		869.04
Consumed FAR (Factor)		2.49
Balance FAR Area		2.13
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1145.46
ARCHITECT (Regd)	SUDIPTO MUKHERJEE	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	1. Mr. SHAILENDRA KUMAR SINHA 2. Mr. BRAJENDRA KUMAR SINHA 3. Mrs. ASHA PRASAD 4. Mr. RAGHAVENDRA PRASAD SINHA 5. Mr. RAJESH KUMAR SINHA 6. Mr. BRAJESH KUMAR SINHA 7. Mrs. ASHA SINGH 8. Mrs. ANJANA SINGH 9. Mrs. SHWETA SINGH AND 10. Mrs. REEMA SINGH	
DEVELOPMENT AUTHORITY	LOCAL BODY	

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)	White

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	175.81	9.36	175.81	9.36
Ground Floor	175.81	165.91	175.81	165.91
First Floor	175.81	162.68	175.81	162.68
Second Floor	204.51	177.03	204.51	177.03
Third Floor	204.51	177.03	204.51	177.03
Fourth Floor	204.51	177.03	204.51	177.03
Terrace Floor	4.50	0.00	4.50	0.00
Total :	1145.46	869.04	1145.46	869.04

SITE PLAN

Building USE/SUBUSE Details									
Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
105 KNL (105 KNL)	Residential	ResiComm Bldg	Non-Highrise	BASEMENT FLOOR PLAN	Residential	ResiComm Bldg	-	-	-
				GROUND FLOOR PLAN	Commercial	Shop	Commercial	Commercial	Shop
				FIRST FLOOR PLAN	Residential	ResiComm Bldg	Residential FAR	Residential	ResiComm Bldg
				TERRACE FLOOR PLAN	Residential	ResiComm Bldg	-	-	-
				TYPICAL - 2, 3 & 4 FLOOR PLAN	Residential	ResiComm Bldg	Residential FAR	Residential	ResiComm Bldg

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.
105 KNL (105 KNL)	Commercial	Shop	>0	50	153.32	1	3	-	-	-	-
			>0	50	153.32	-	-	-	-	1	7
	Residential	ResiComm Bldg	>0	1	4.00	1.00	4	-	-	-	-
			>0	1	4.00	-	-	-	-	1	4
Total :			-	-	-	7	8	-	1	11	

Parking Check (Table 7b)

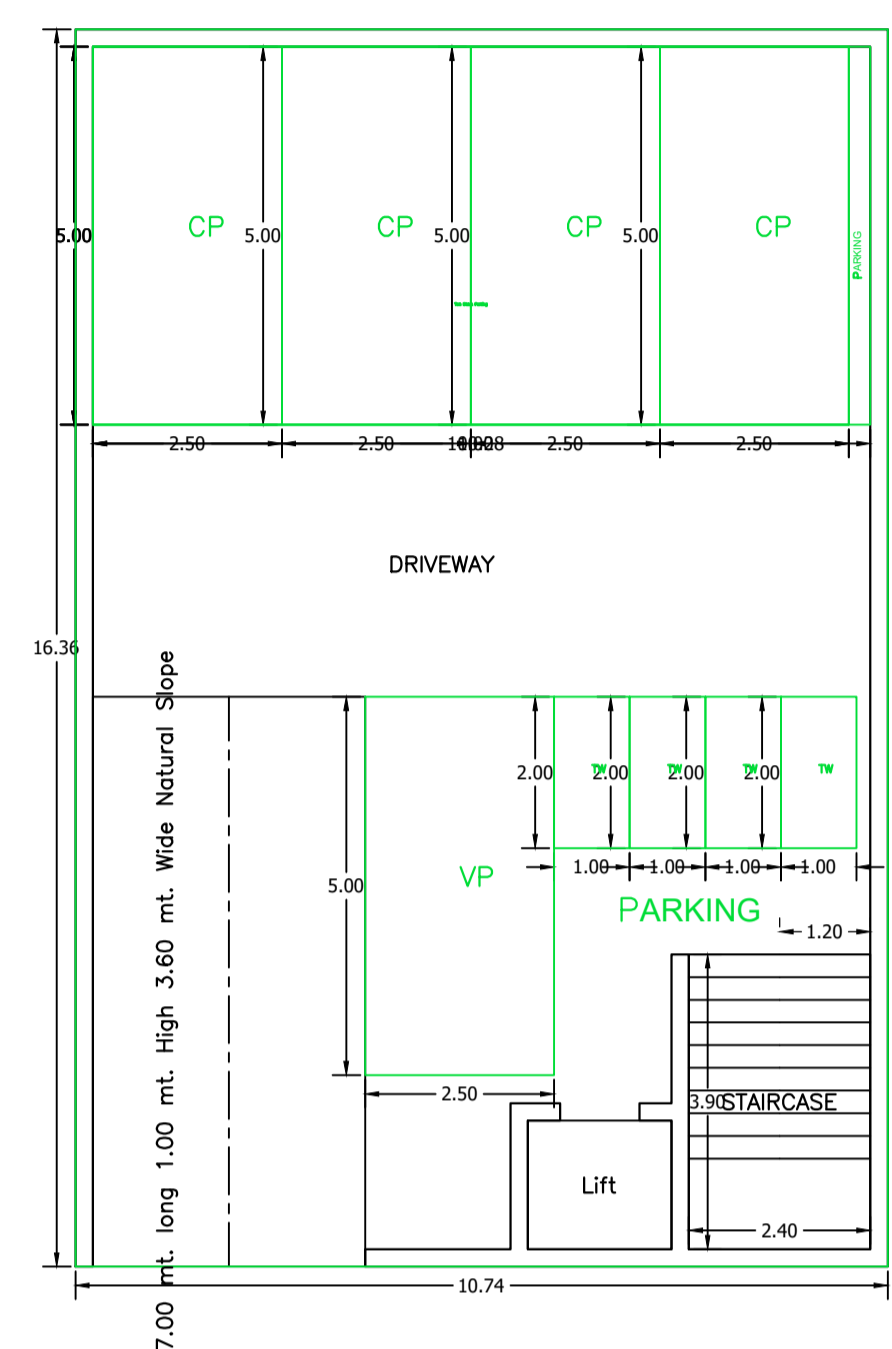
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Two Stack Car	-	-	4	50.00
Total Car	7	87.50	8	100.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	16	32.00
Total TwoWheeler	11	22.00	16	32.00
Other Parking	-	-	-	65.59
Total		122.00		242.09

FAR & Tenement Details (Table 4c-1)

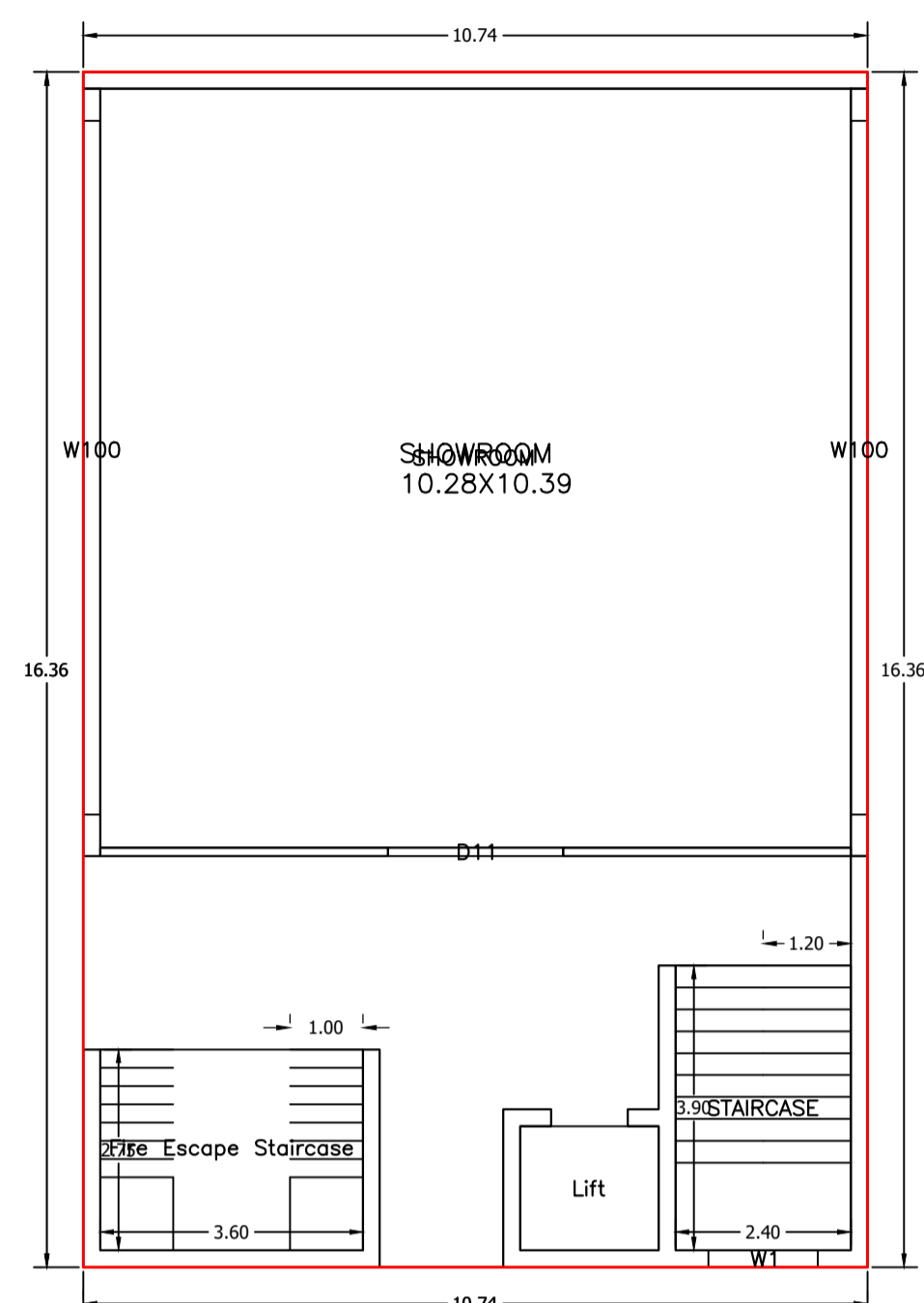
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Stair/Case	Lift	Balcony	Accessory Use	Parking	Resi.	Commercial				
105 KNL (105 KNL)	1	1145.46	49.50	16.15	43.05	4.50	187.51	693.77	165.91	9.36	869.04	869.04	05
Grand Total :	1	1145.46	49.50	16.15	43.05	4.50	187.51	693.77	165.91	9.36	869.04	869.04	05

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

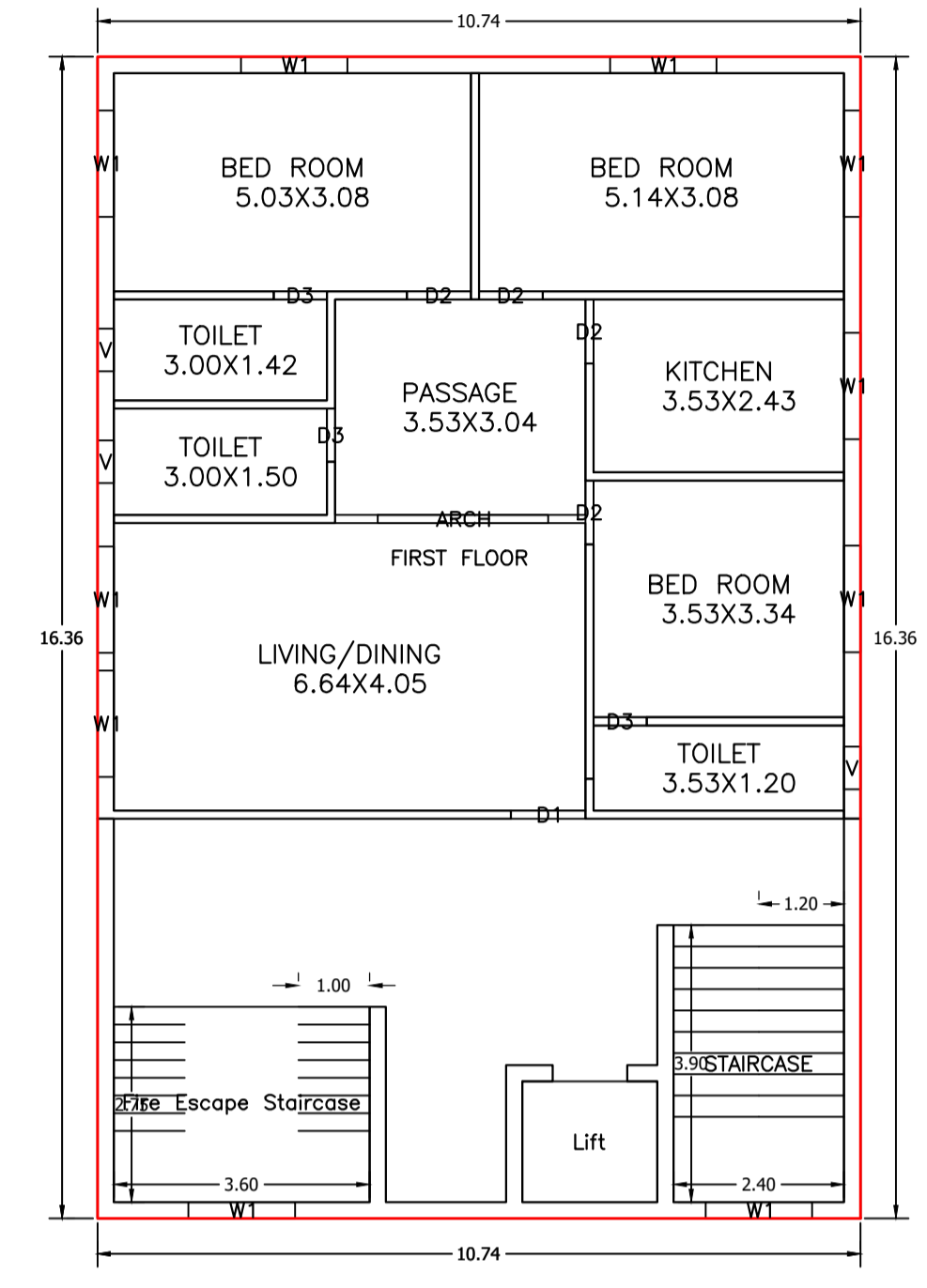
Proposal Basic Information	
Proposal File No.	JNAC/BP/0059/W7/2023
Owner Name	1. Mr. SHAILENDRA KUMAR SINHA 2. Mr. BRAJENDRA I SINHA 3. Mrs. ASHA PRASAD 4. Mr. RAGHAVENDRA PF SINHA 5. Mr. RAJESH KUMAR SINHA 6. Mr. BRAJESH K SINHA 7. Mrs. ASHA SINGH 8. Mrs. ANJANA SINGH 9. Mrs. SHWETA SINGH AND 10. Mrs. REEMA SINGH
Khata No	245
Plot No	105, KASIDIH NEW LAYOUT
Village Name	SAKCHI
Use	Residential
SubUse	ResiComm Bldg



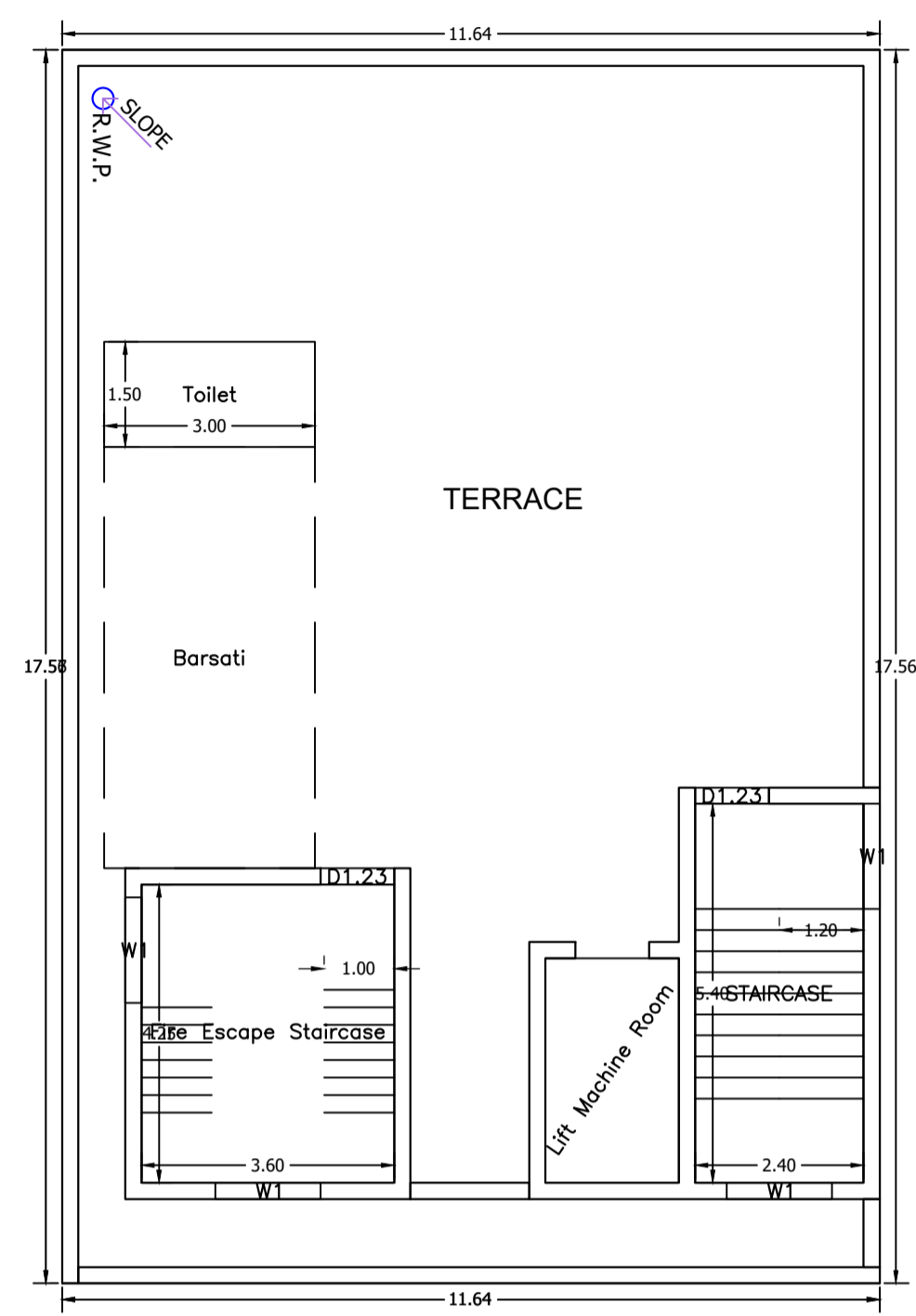
BASEMENT FLOOR PLAN (SCALE 1:100)



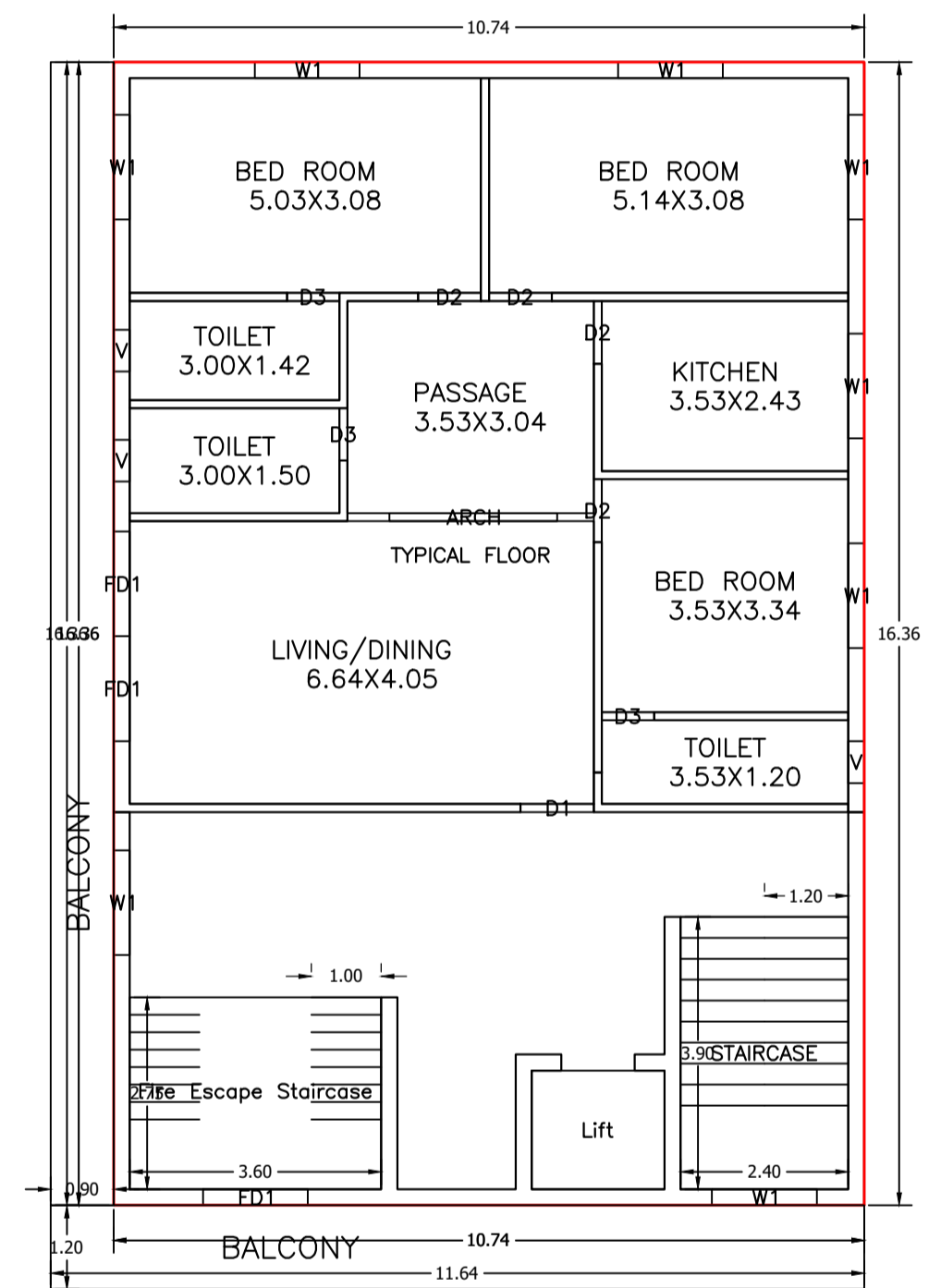
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



TYPICAL - 2, 3 & 4 FLOOR PLAN (Proposed) (SCALE 1:100)

Building :105 KNL (105 KNL)

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 FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Balcony	Accessory Use	Parking	Resi.	Commercial				
Basement Floor	175.81	0.00	3.23	0.00	0.00	187.51	0.00	0.00	9.36	9.36	00	
Ground Floor	175.81	9.90	0.00	0.00	0.00	0.00	0.00	165.91	0.00	165.91	01	
First Floor	175.81	9.90	3.23	0.00	0.00	0.00	162.68	0.00	0.00	162.68	01	
Second Floor	204.51	9.90	3.23	14.35	0.00	0.00	177.03	0.00	0.00	177.03	01	
Third Floor	204.51	9.90	3.23	14.35	0.00	0.00	177.03	0.00	0.00	177.03	01	
Fourth Floor	204.51	9.90	3.23	14.35	0.00	0.00	177.03	0.00	0.00	177.03	01	
Terrace Floor	4.50	0.00	0.00	0.00	4.50	0.00	0.00	0.00	0.00	0.00	00	
Total	1145.46	49.50	16.15	43.05	4.50	187.51	693.77	165.91	9.36	869.04	05	
Total Number of Same Buildings	1											

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
105 KNL (105 KNL)	D3	0.75	2.10	12
105 KNL (105 KNL)	D2	0.50	2.10	16
105 KNL (105 KNL)	D1	1.05	2.10	04
105 KNL (105 KNL)	FD1	1.50	2.40	06
105 KNL (105 KNL)	ARCH	2.40	2.40	04
105 KNL (105 KNL)	D11	2.40	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
105 KNL (105 KNL)	V	0.60	0.60	12
105 KNL (105 KNL)	W1	1.50	1.20	36
105 KNL (105 KNL)	W100	9.50	1.50	02

Balcony Calculations Table

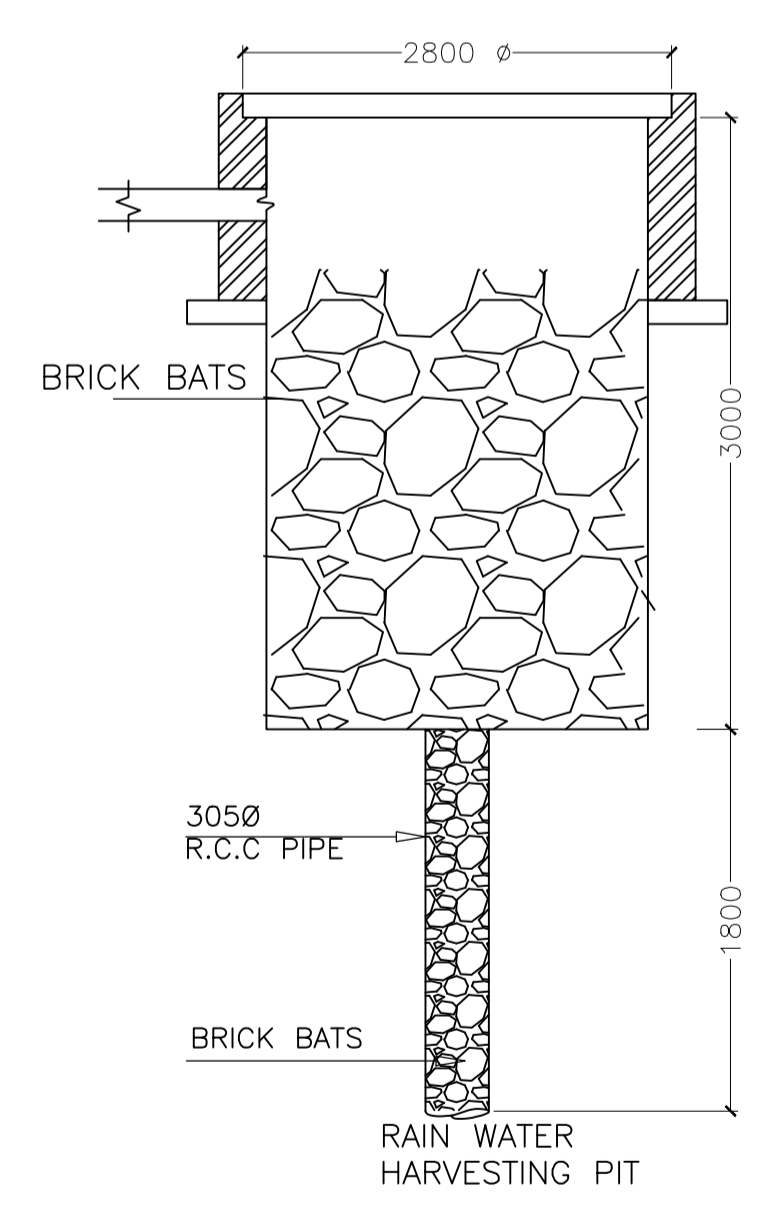
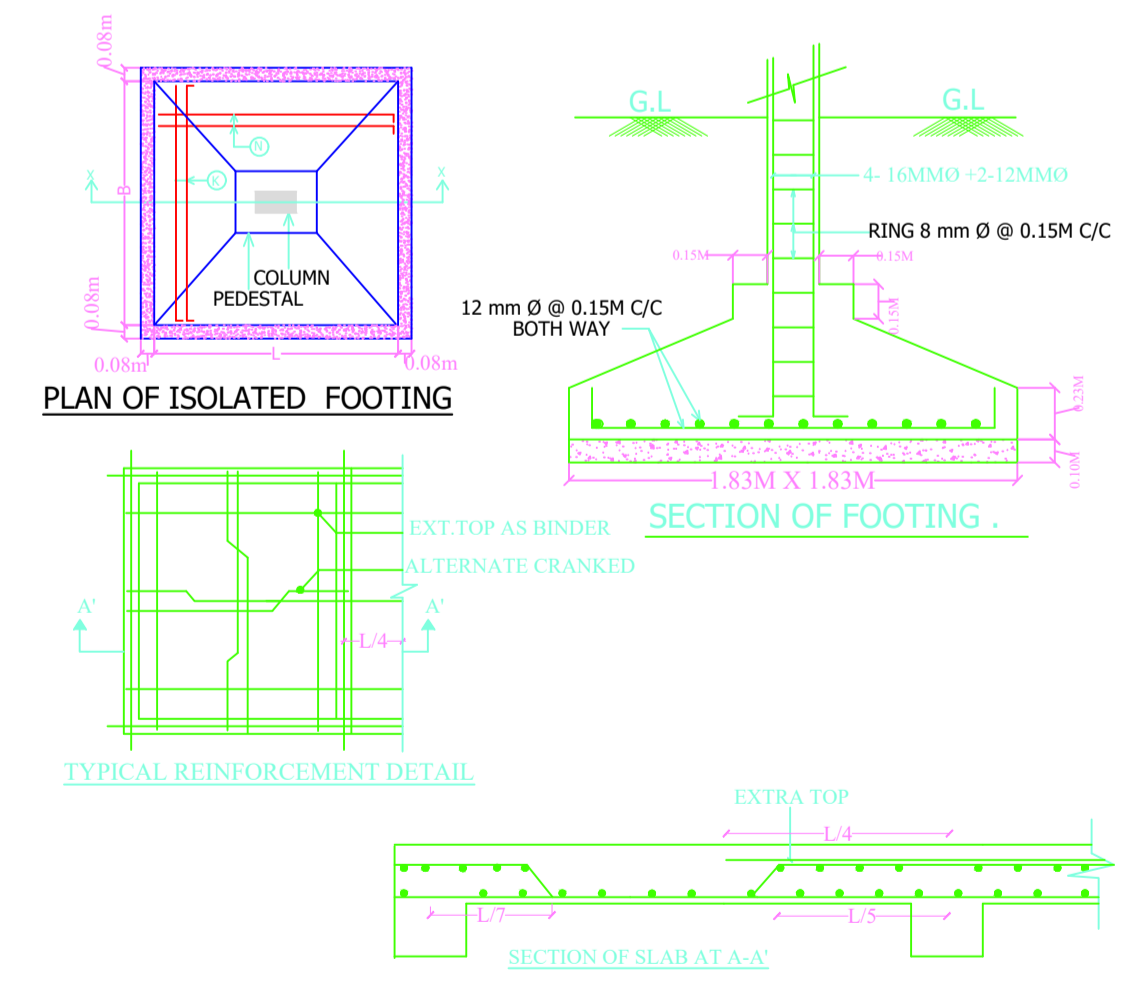
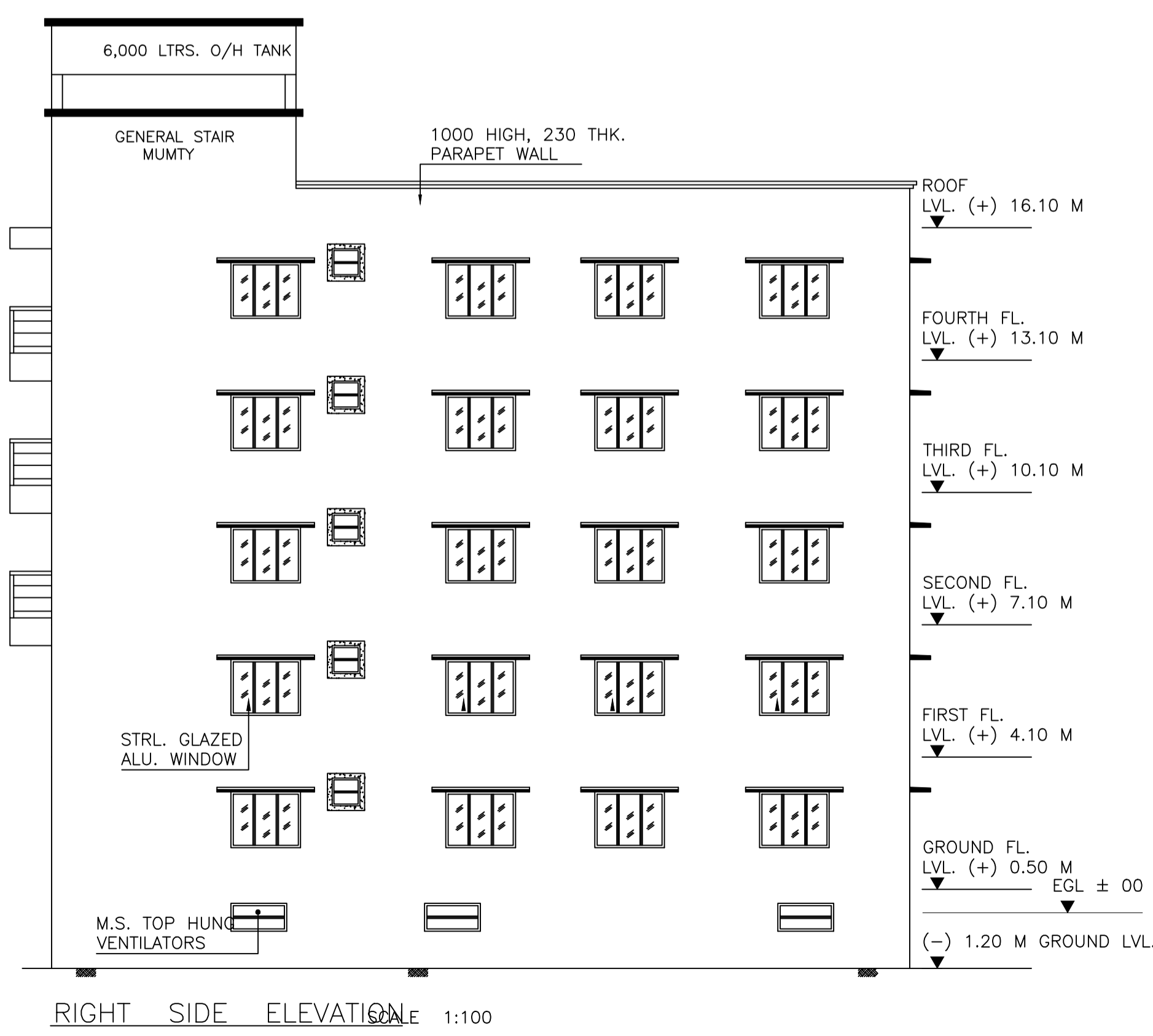
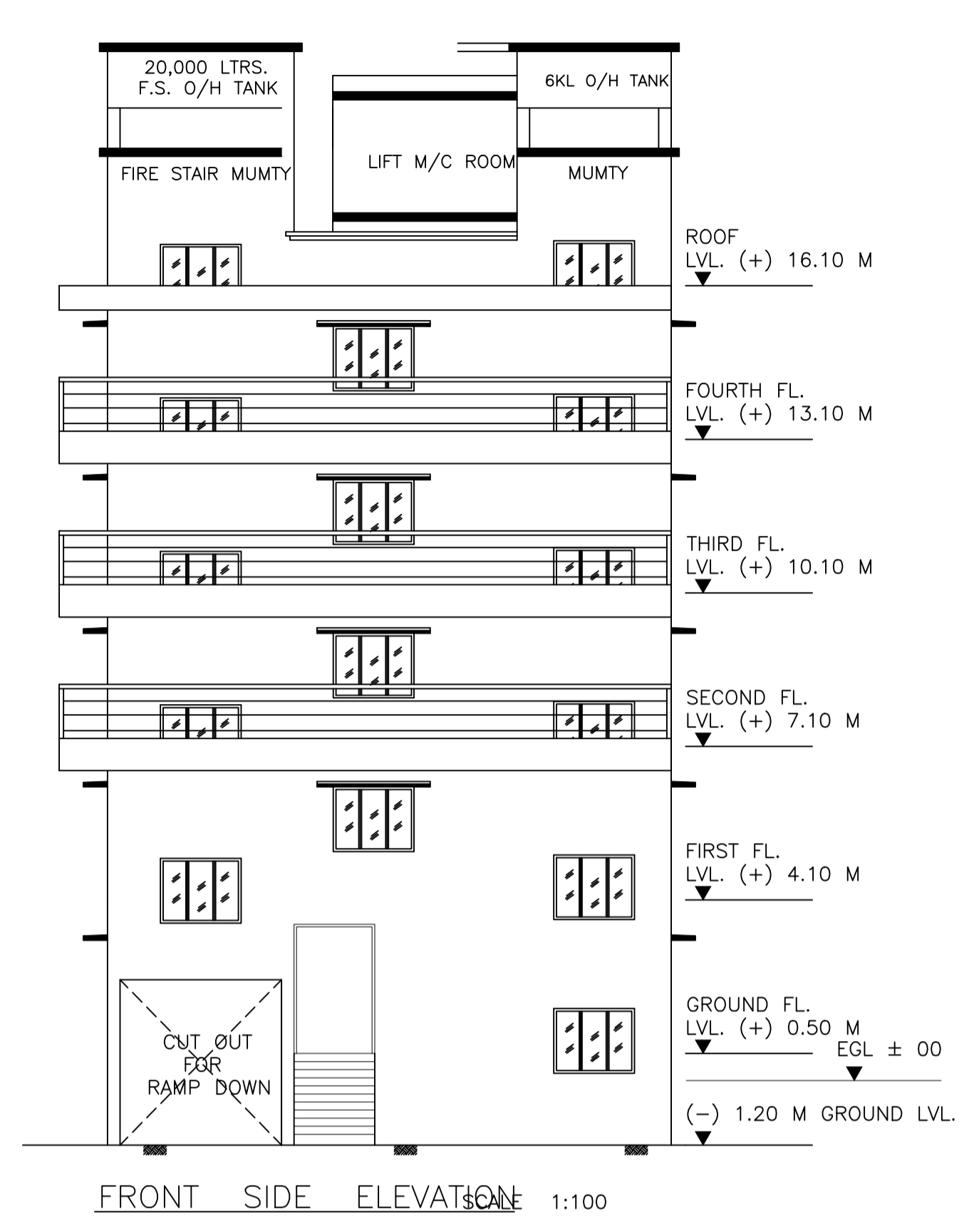
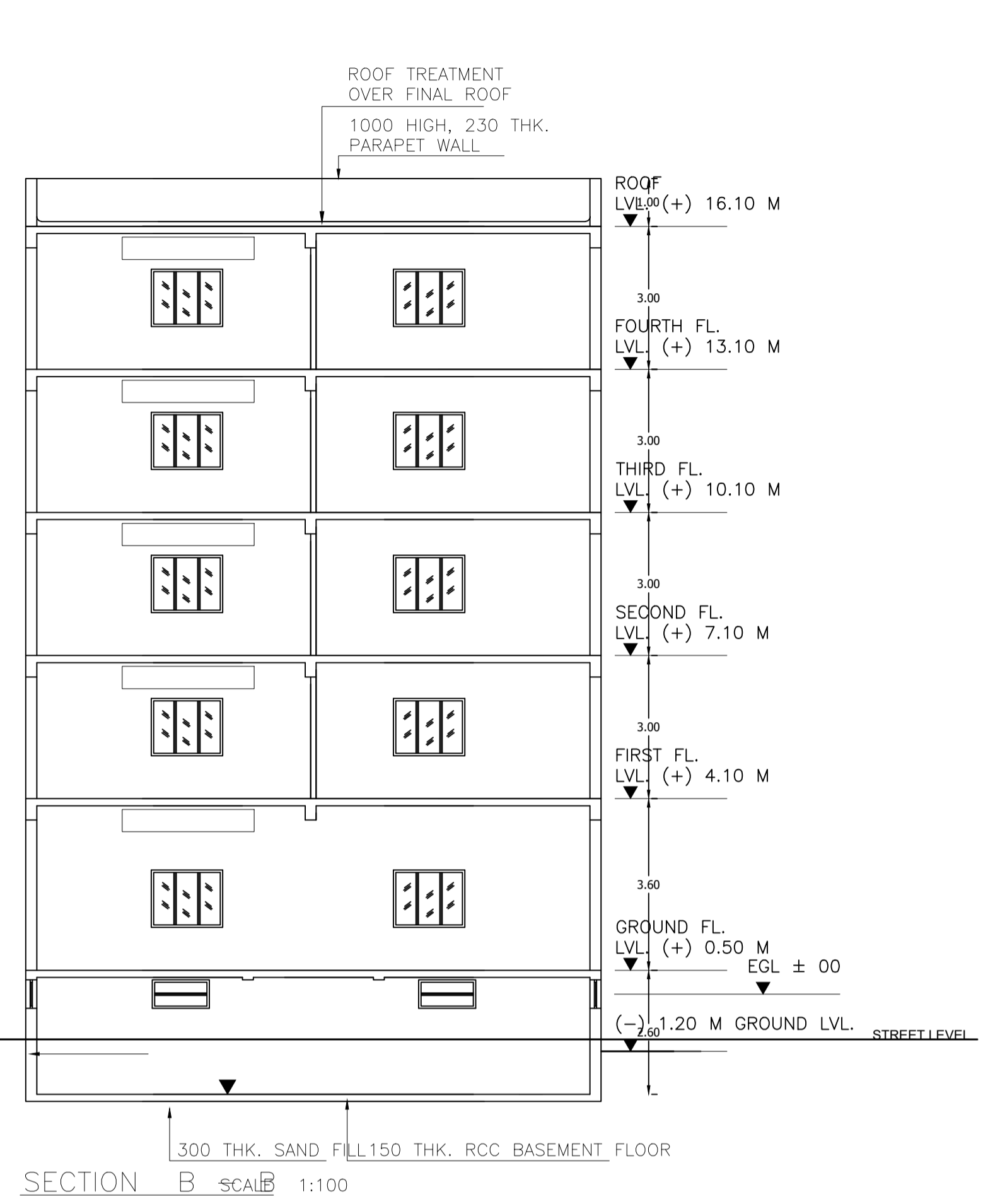
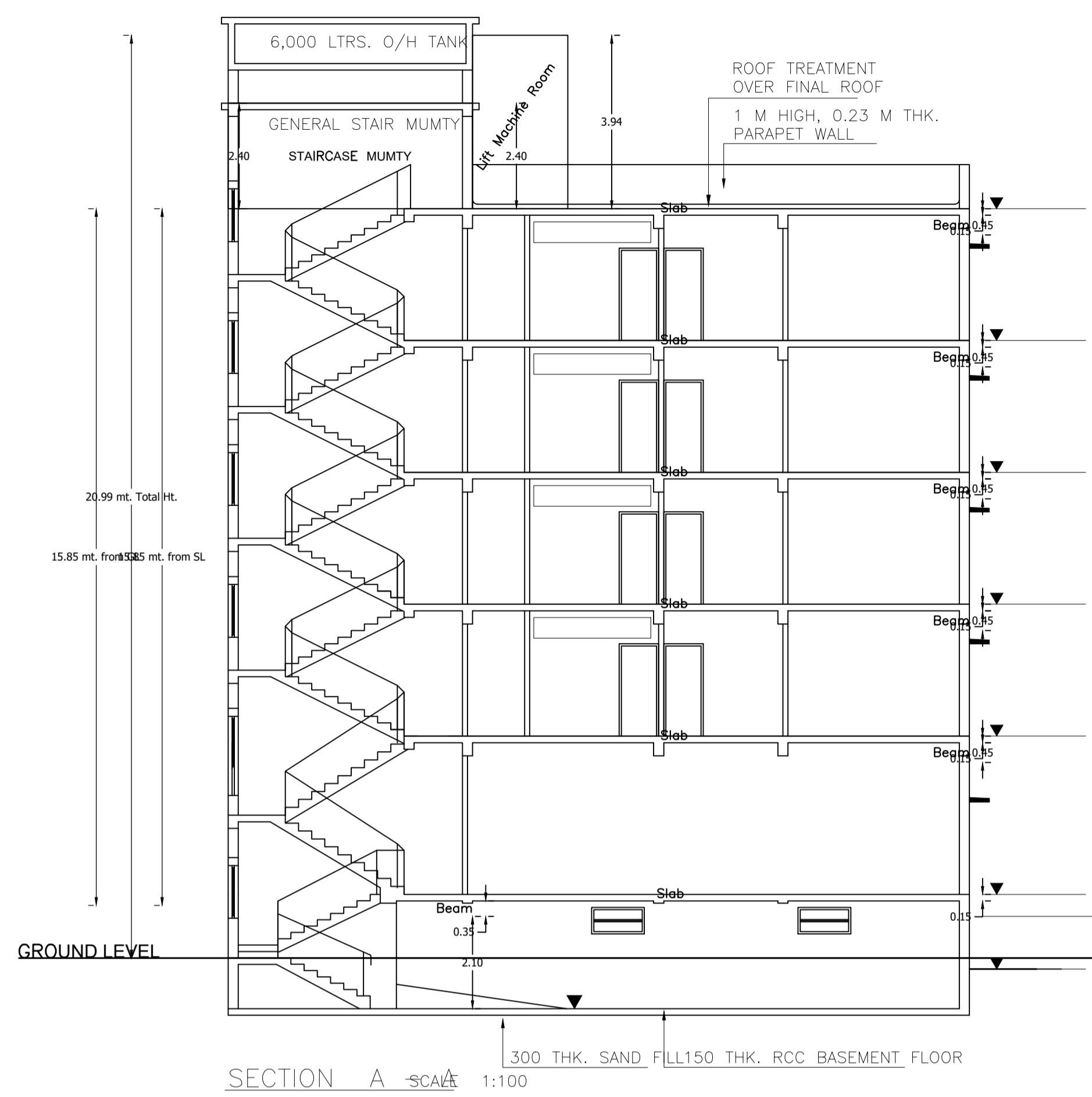
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3 & 4 FLOOR PLAN	0.90 X 16.37 X 1 X 3	44.19	86.10
	1.20 X 11.64 X 1 X 3	41.91	
Total			86.10

UnitBUA Table for Building :105 KNL (105 KNL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOWROOM	SHOP	115.33	107.12	1	1
FIRST FLOOR PLAN	FIRST FLOOR	FLAT	106.84	103.34	9	1
TYPICAL - 2, 3 & 4 FLOOR PLAN	TYPICAL FLOOR	FLAT	106.84	103.34	9	3
Total			542.69	520.47	37	5

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/0059/W7/2023
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Khata No	245
Plot No	105, KASIDIH NEW LAYOUT
Village Name	SAKCHI
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SubUse	ResiComm Bldg



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