

DATE	21-06-2023
SHEET NO.	1
Proposal Basic Information	
Proposal File No.	JNAC/BP/0015/W7/2023
Owner Name	SRI ANKUSH JAWANPURIA , PHA HOLDER - AKASH AGARWAL AND MANOJ KAUNTIA
Khata No	N/A
Plot No	HOLDING NO. - 11
Village Name	SAKCHI
Use	Residential
SubUse	Other Residential Building

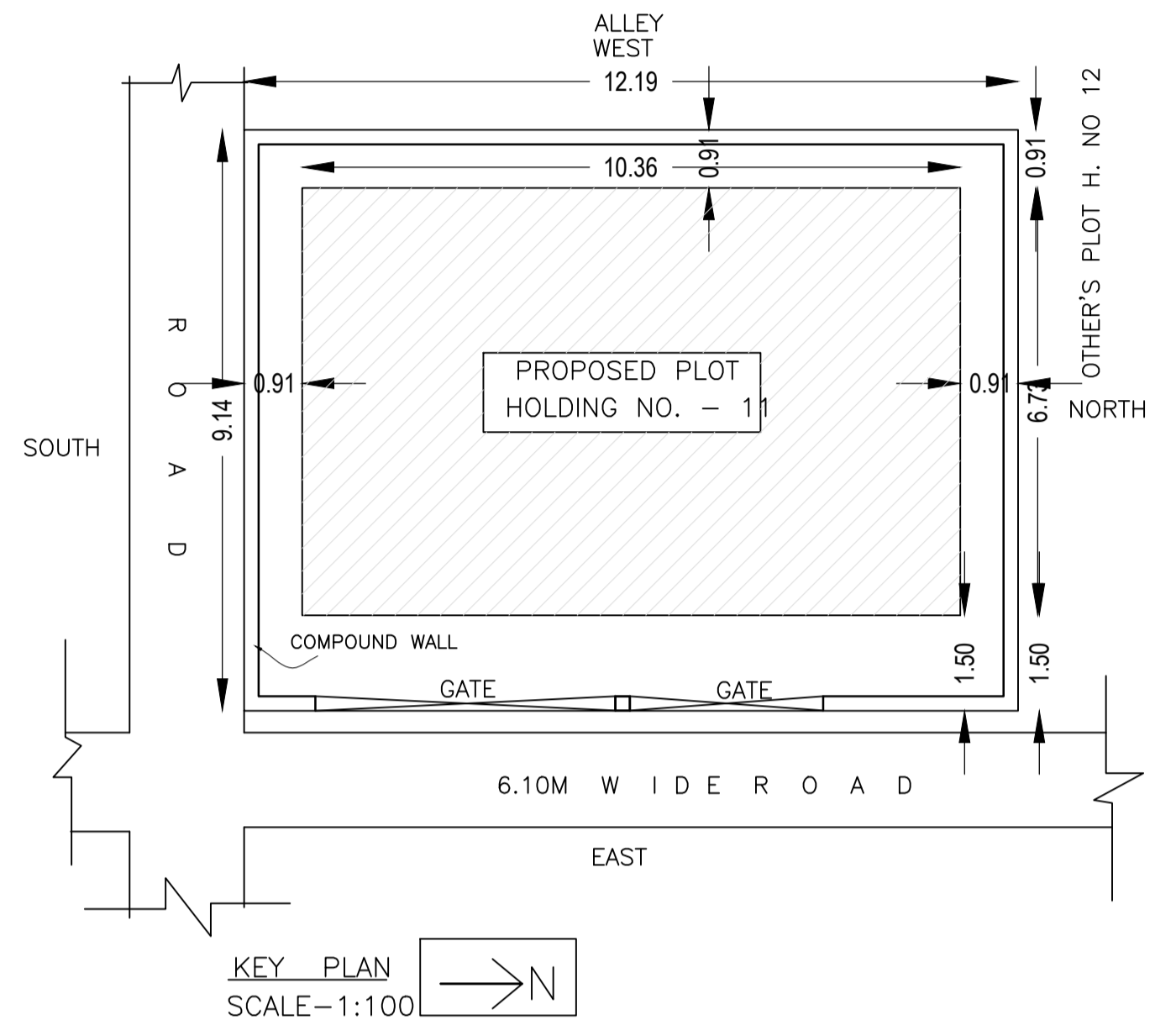
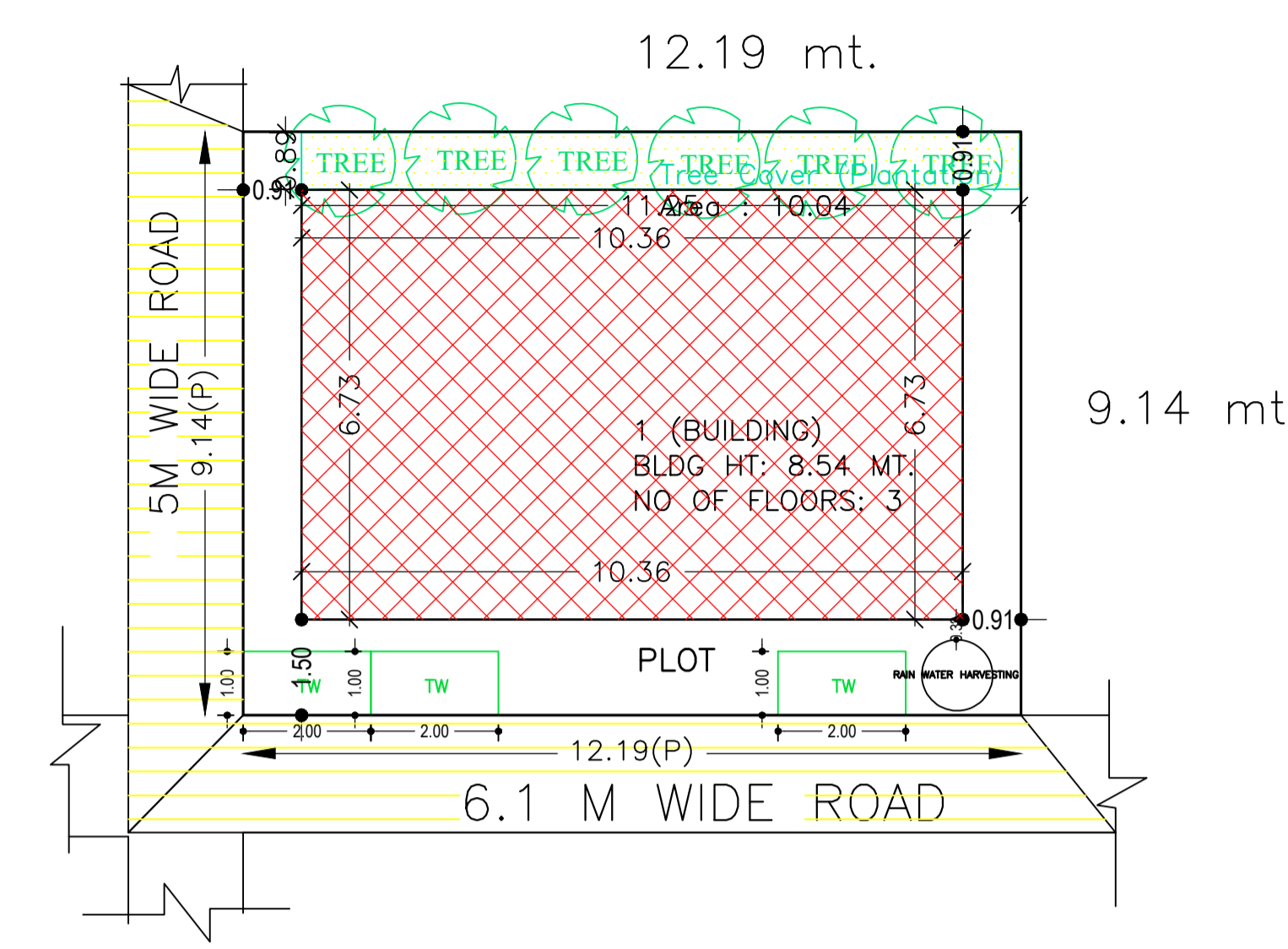
AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.66	VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region : JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM Authority: JAMSHEDPUR NAC	Plot SubUse: Other Residential Building	
Inward No. : JNAC/BP/0015/W7/2023	Plot/Nearby/Religious/Structure: NA	
Application Type: General Proposal	North: Plot No. - HOLDING NO. - 12	
Project Type: Building Permission	South: Road Width - BHUYADHI ROAD 12	
Nature of Development: New	East: Road Width - 6.1	
Location of Development Area: Old Area	West: Plot No. - 2.5 M WIDE ALLEY	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 111.45
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	111.45
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		10.04
Total		10.04
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	101.41
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	111.45
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	111.45
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		78.01
Proposed Coverage Area (62.57 %)		69.73
Total Prop. Coverage Area (62.57 %)		69.73
Balance coverage area (7.43 %)		8.28
FAR CHECK		
Perm. FAR Area (2.500)		278.63
Total Perm. FAR area		278.63
Residential FAR		139.45
Proposed FAR Area		154.74
Total Proposed FAR Area		154.74
Consumed FAR (Factor)		1.39
Balance FAR Area		123.89
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		209.19
ARCHITECT (Regd)	VIJAY KUMAR YADAV	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SRI ANKUSH JAWANPURIA , PHA HOLDER - AKASH AGARWAL AND MANOJ KAUNTIA	
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

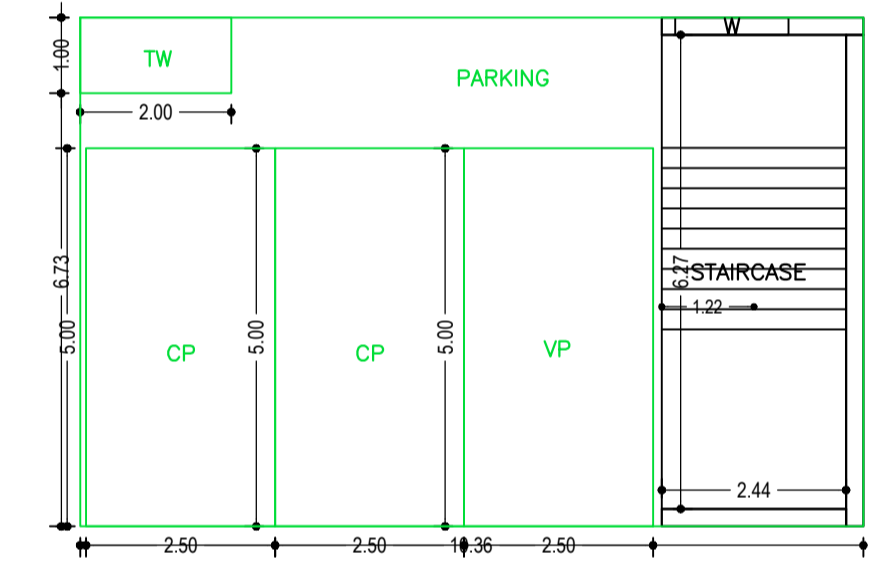
Buildingwise Floor FAR Details				
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	69.73	15.29	69.73	15.29
First Floor	69.73	69.73	69.73	69.73
Second Floor	69.73	69.73	69.73	69.73
Terrace Floor	0.00	0.00	0.00	0.00
Total :	209.19	154.75	209.19	154.75

Building USE/SUBUSE Details				
Building Name	Building Use	Building SubUse	Building Structure	
1 (BUILDING)	Residential	Other Residential Building	Non-Highrise	

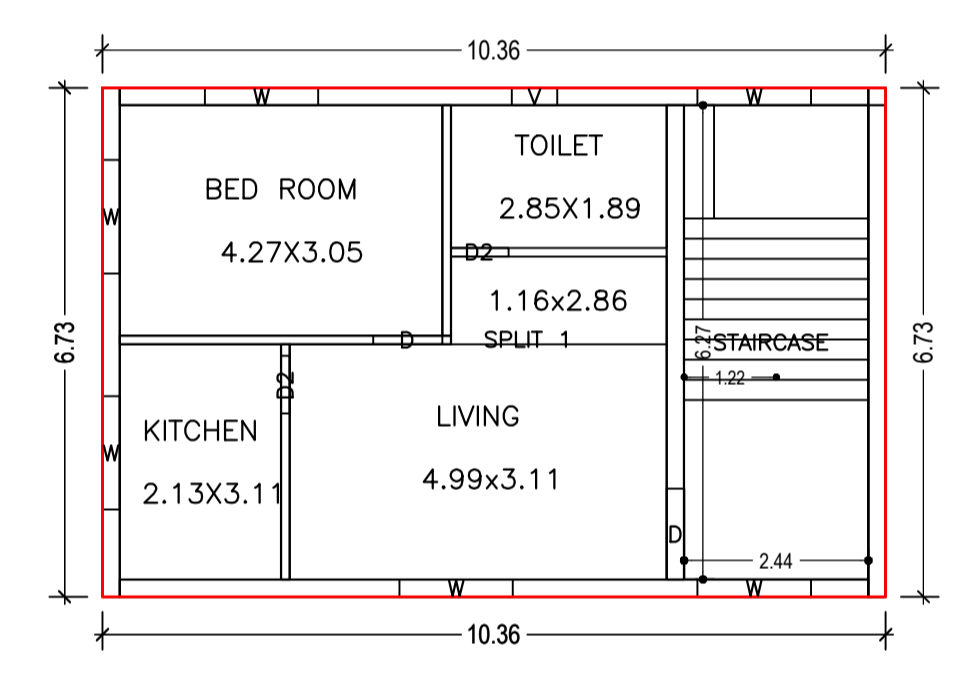
FAR & Tenement Details (Table 4c-1)								
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
1 (BUILDING)	1	209.19	54.44	139.46	15.29	154.75	154.75	01
Grand Total :	1	209.19	54.44	139.46	15.29	154.75	154.75	01



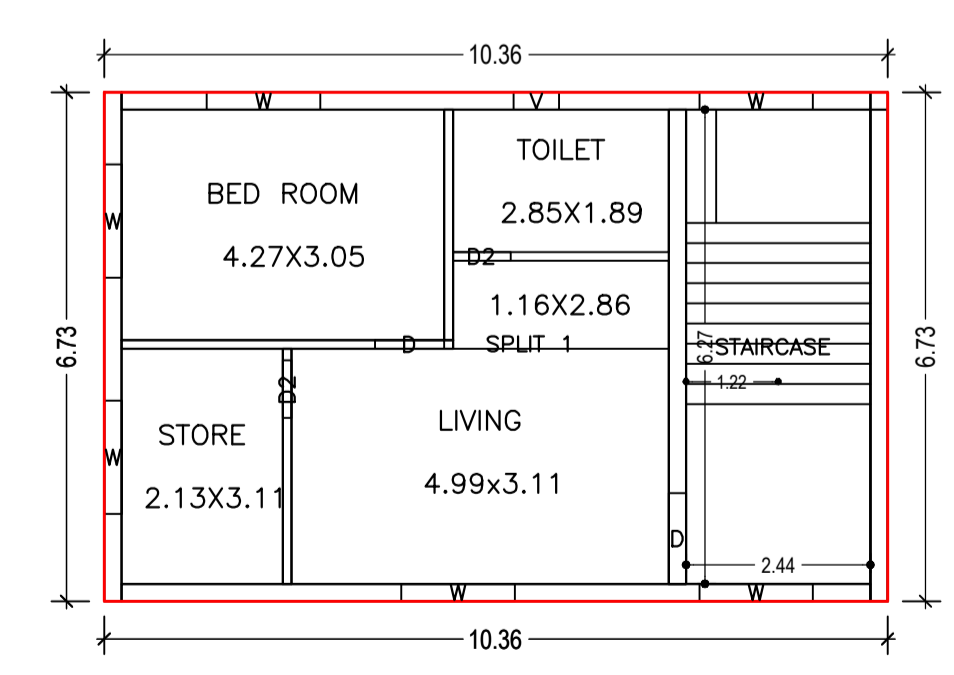
SITE PLAN



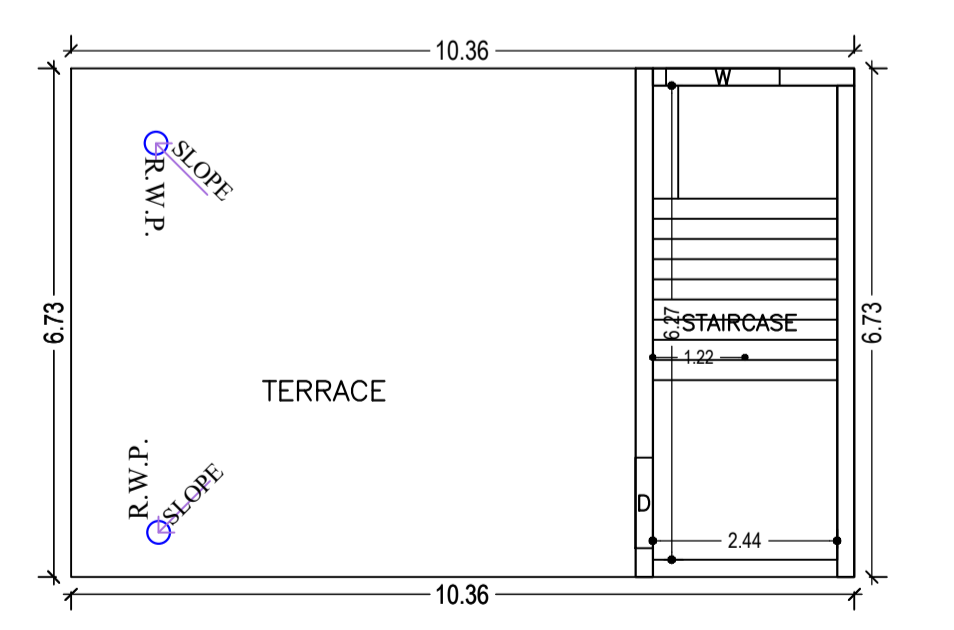
GROUND FLOOR PLAN (SCALE 1:100)



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

Building :1 (BUILDING)

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.)
Ground Floor	69.73	54.44	0.00	15.29	15.29	15.29	00
First Floor	69.73	0.00	69.73	0.00	69.73	69.73	01
Second Floor	69.73	0.00	69.73	0.00	69.73	69.73	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	209.19	54.44	139.46	15.29	154.75	154.75	01
Total Number of Same Buildings :	1						

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
1 (BUILDING)	D2	0.76	2.10	04
1 (BUILDING)	D	0.91	2.10	02
1 (BUILDING)	D	1.20	2.10	02


SCHEDULE OF WINDOW/VENTILATION:

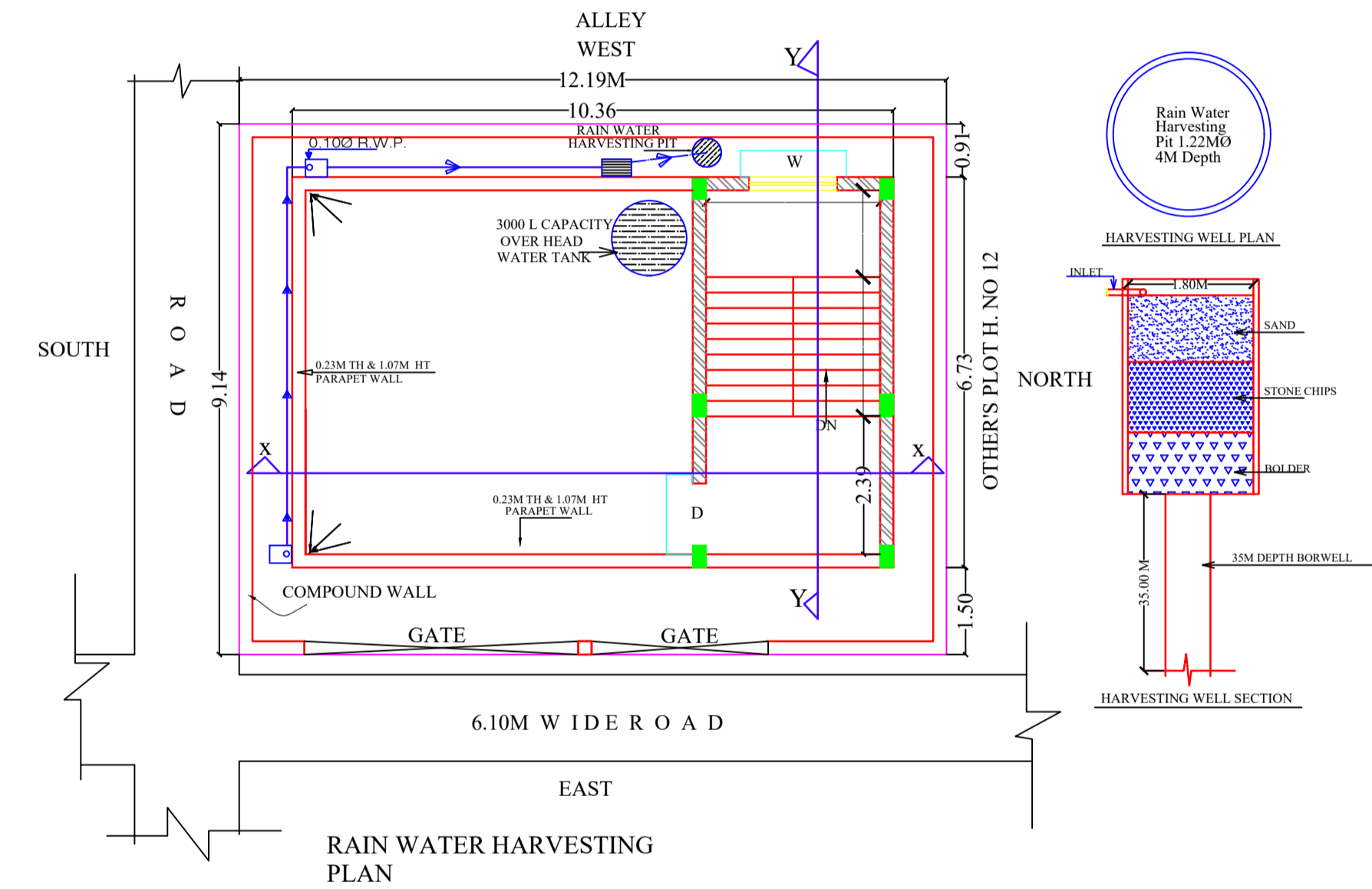
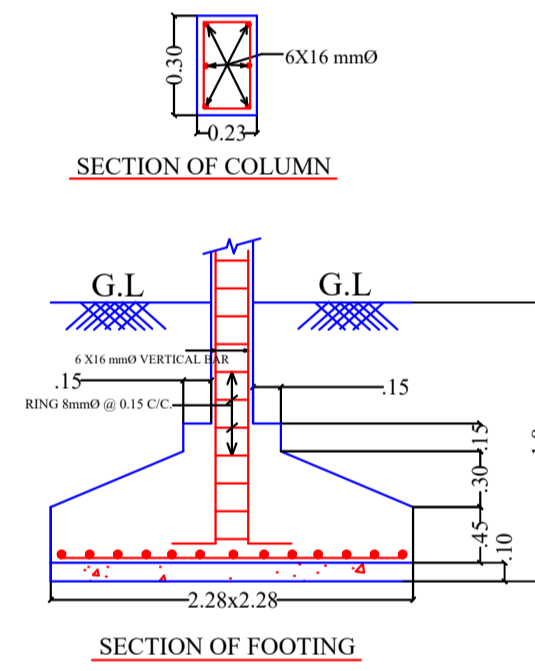
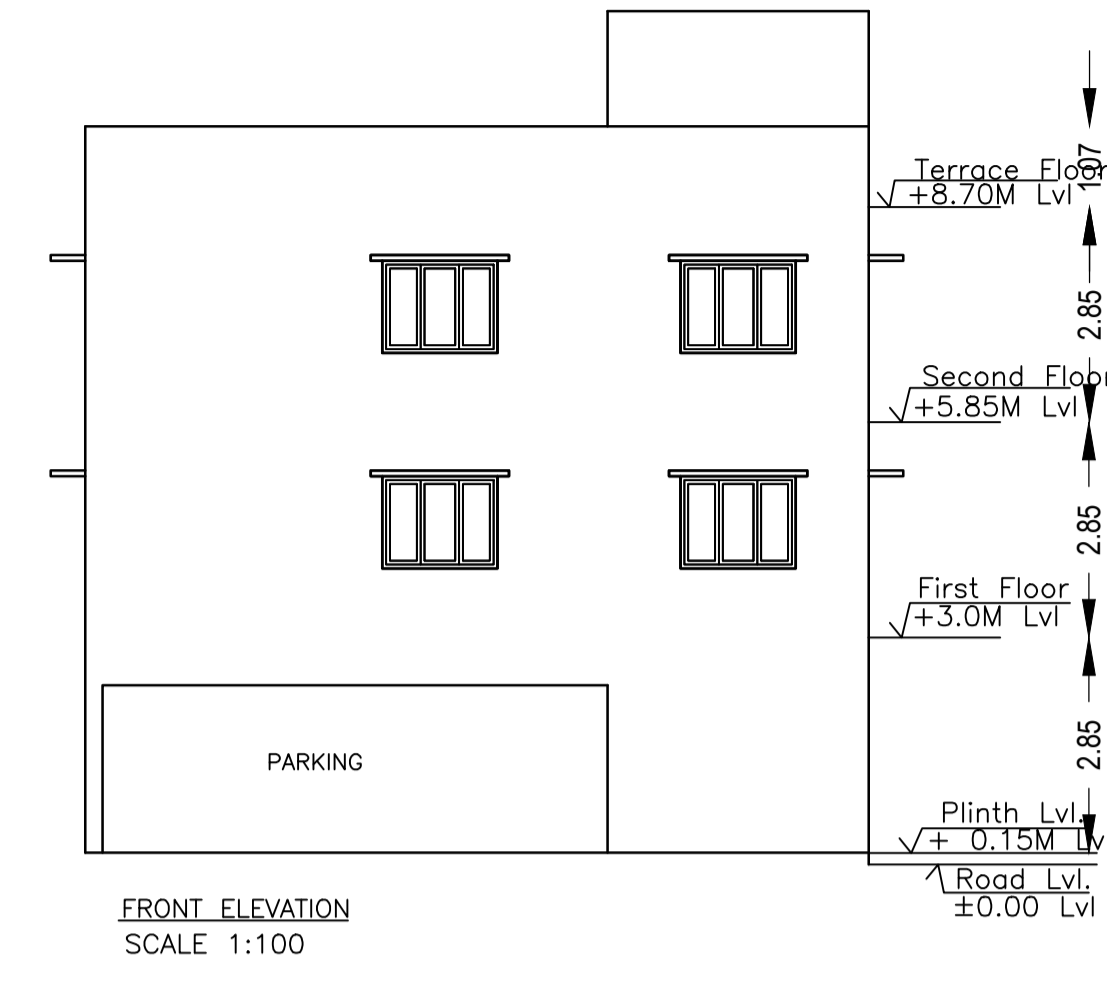
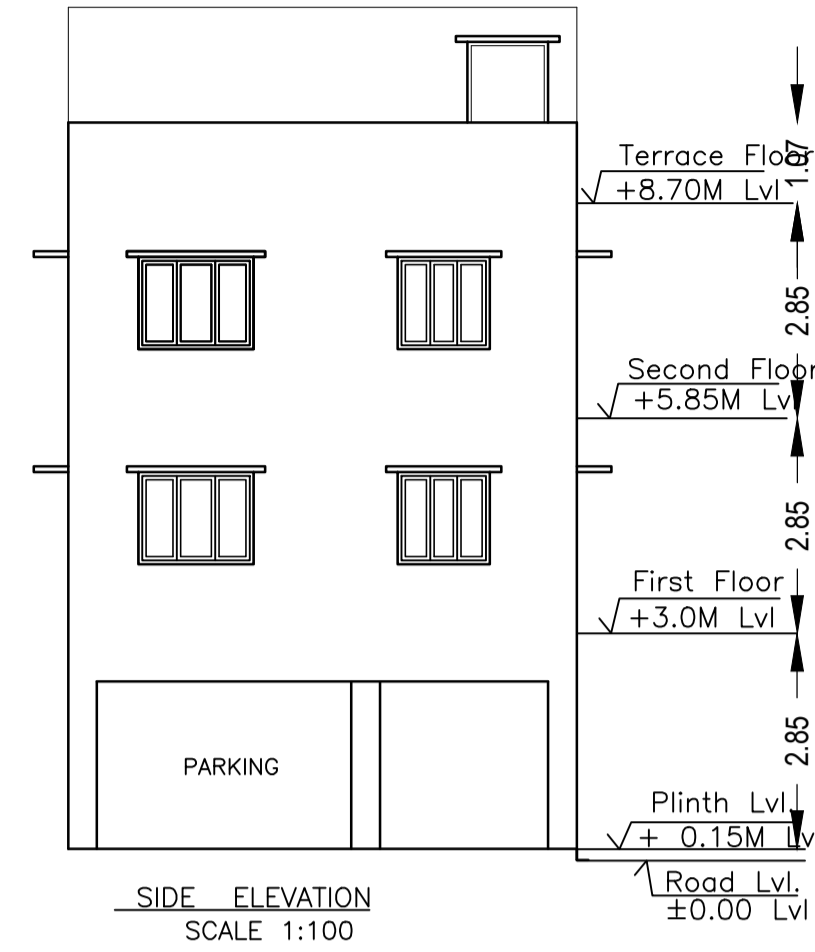
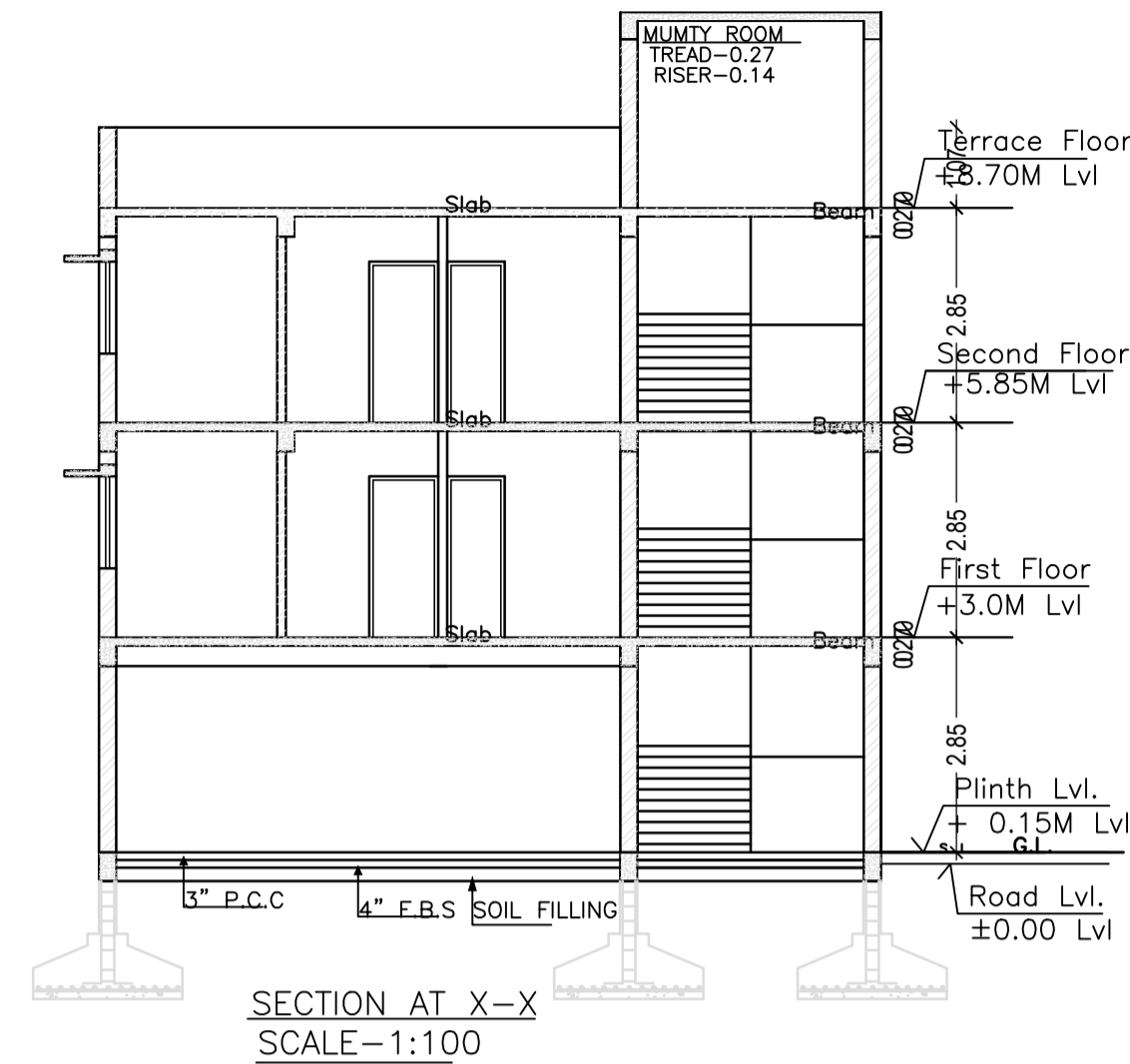
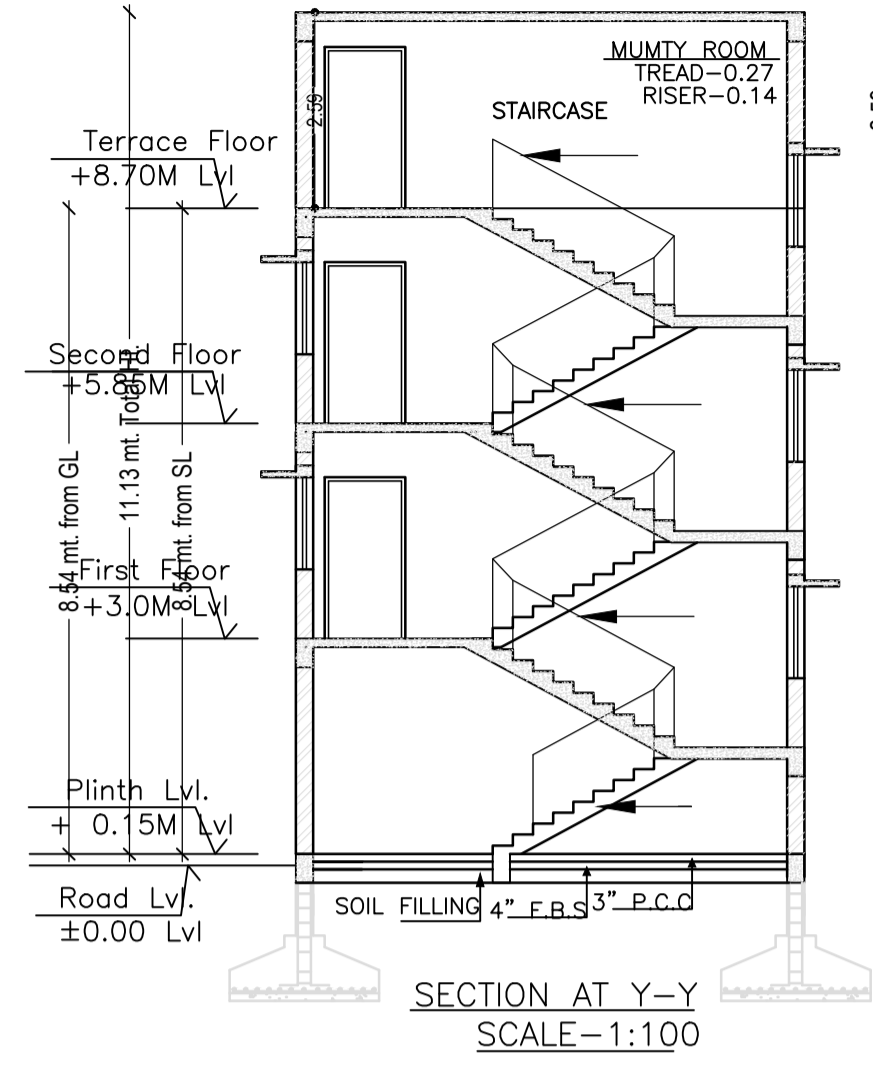
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
1 (BUILDING)	V	0.60	1.20	02
1 (BUILDING)	W	1.50	2.40	12

UnitBUA Table for Building :1 (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpent Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT 1	FLAT	103.56	95.19	4	1
SECOND FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	4	0
Total:	-	-	103.56	95.19	8	1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
VIJAY KUMAR YADAV JNAC/ENG/0002/2021			

		DATE	21-06-2023
Proposal Basic Information		SHEET NO.	3
Proposal File No.	JNAC/BP/0015/W7/2023		
Owner Name	SRI ANKUSH JAWANPURIA , PHA HOLDER - AKASH AGARWAL AND MANOJ KAUNTIA		
Khata No	N/A		
Plot No	HOLDING NO. - 11		
Village Name	SAKCHI		
Use	Residential		
SubUse	Other Residential Building		



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VIJAY KUMAR YADAV JNAC/ENG/0002/2021			