

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.)
					Lift	Void	Accessory Use	Parking	Resi.					
A (BUILDING)	1	439.46	6.43	433.03	9.72	4.17	10.23	88.79	303.09	7.40	310.49	310.49	04	
Grand Total	1	439.46	6.43	433.03	9.72	4.17	10.23	88.79	303.09	7.40	310.49	310.49	04	

Building :A (BUILDING)

Floor Name	Gross Built Up 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.)	Tnmt (No.)
				Lift	Void	Accessory Use	Parking	Resi.					
Basement Floor	109.06	0.00	109.06	3.24	0.00	0.00	88.79	0.00	7.40	7.40	7.40	00	
Ground Floor	109.04	6.43	102.61	3.24	1.39	3.41	0.00	94.57	0.00	94.57	94.57	01	
First Floor	109.05	0.00	109.05	0.00	1.39	3.41	0.00	104.25	0.00	104.25	104.25	01	
Second Floor	112.31	0.00	112.31	3.24	1.39	3.41	0.00	104.27	0.00	104.27	104.27	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	00	
Total	439.46	6.43	433.03	9.72	4.17	10.23	88.79	303.09	7.40	310.49	310.49	04	
Total Number of Same Buildings :	1												
Total :	439.46	6.43	433.03	9.72	4.17	10.23	88.79	303.09	7.40	310.49	310.49	04	

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (BUILDING)	Residential	Other Residential Building	>0	1	4.00	1.00	4	-	-	-	-
			>0	1	4.00	-	-	-	-	1	4
			>0	1	4.00	-	-	1	1	-	-
Total:			-	-	-	-	4	4	-	1	4

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Two Stack Car	-	-	2	25.00
Total Car	4	50.00	4	50.00
Total Visitor Parking	1	-	1	12.50
TwoWheeler	-	-	-	8.00
Total TwoWheeler	4	-	4	8.00
Total	-	-	-	55.79
Total	70.50	-	-	134.29

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.76	2.10	09
A (BUILDING)	D1	0.90	2.10	15
A (BUILDING)	D	1.20	2.10	02
A (BUILDING)	OPEN	2.24	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.70	1.20	06
A (BUILDING)	W0	0.92	1.20	01
A (BUILDING)	W2	1.22	1.20	03
A (BUILDING)	W6	1.82	1.20	14
A (BUILDING)	W1	2.10	1.20	02

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1	FLAT	97.99	97.73	10	1
FIRST FLOOR PLAN	2	FLAT	104.42	104.13	11	1
SECOND FLOOR PLAN	3	FLAT	40.45	39.47	5	2
FLOOR PLAN	4	FLAT	49.45	49.28	5	2
Total:	-	-	292.31	290.62	31	4

AREA STATEMENT		VERSION NO. : 1.0 66
JAMSHEDPUR NAC		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region : JHARKHAND URBAN	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: Residential Bldg/Apartment	
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA	
Inward No: JNAC/BP/0113/W2/2023	Plot/SubPlot No: 2563 a, b, c	
Application Type: General Proposal	North: Plot No. - SUNRISE TOWER	
Project Type: Building Permission	South: Plot No. - HOUSE OF AMRIK SINGH AND BIRA SINGH	
Nature of Development: New	East: Road Width - 7.5	
Location of Development Area: Old Area	West: Plot No. - ALLEY	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	161.76
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	161.76
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		23.39
Total		23.39
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	138.37
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	161.76
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	161.76
COVERAGE CHECK		
Permissible Coverage area ( 70.00 % )		113.23
Proposed Coverage Area ( 67.42 % )		109.06
Total Prop. Coverage Area ( 67.42 % )		109.06
Balance coverage area ( 2.58 % )		4.17
FAR CHECK		
Perm. FAR Area ( 2,500 )		404.40
Total Perm. FAR area		404.40
Residential FAR		303.09
Proposed FAR Area		310.49
Total Proposed FAR Area		310.49
Consumed FAR (Factor)		1.92
Balance FAR Area		93.91
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		433.03
ARCHITECT (Regd)	SATISH KUMAR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	DEBI DAS MUKHERJEE AND GOPAL MUKHERJEE ( P. A. H. AKASH AGARWAL )	
DEVELOPMENT AUTHORITY		LOCAL BODY

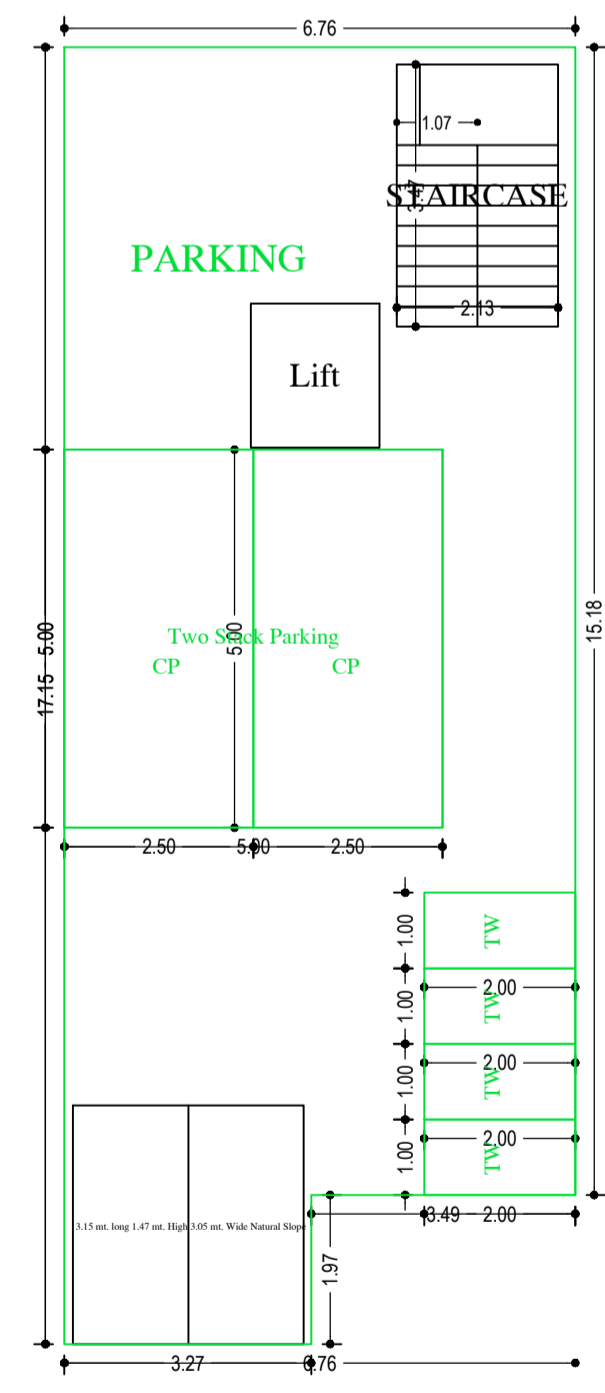
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

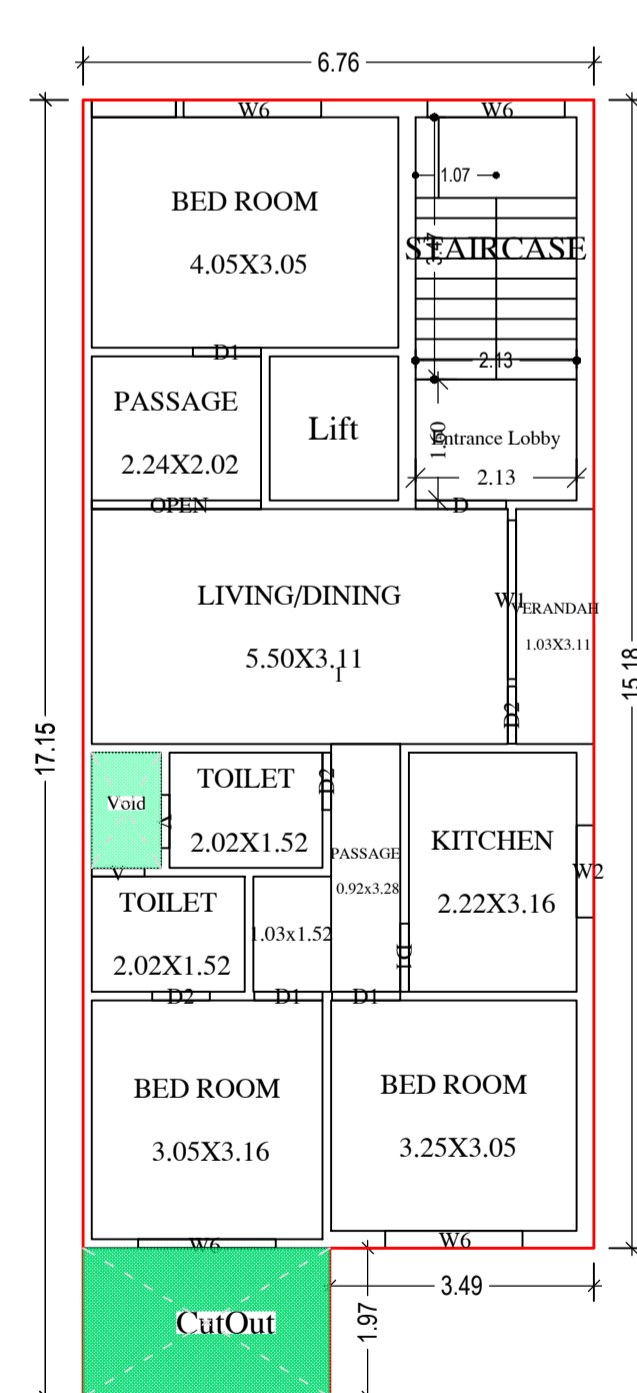
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	109.06	7.40	109.06	7.40
Ground Floor	102.61	94.57	102.61	94.57
First Floor	109.05	104.25	109.05	104.25
Second Floor	112.31	104.27	112.31	104.27
Terrace Floor	0.00	0.00	0.00	0.00
Total :	433.03	310.49	433.03	310.49

Building USE/SUBUSE Details

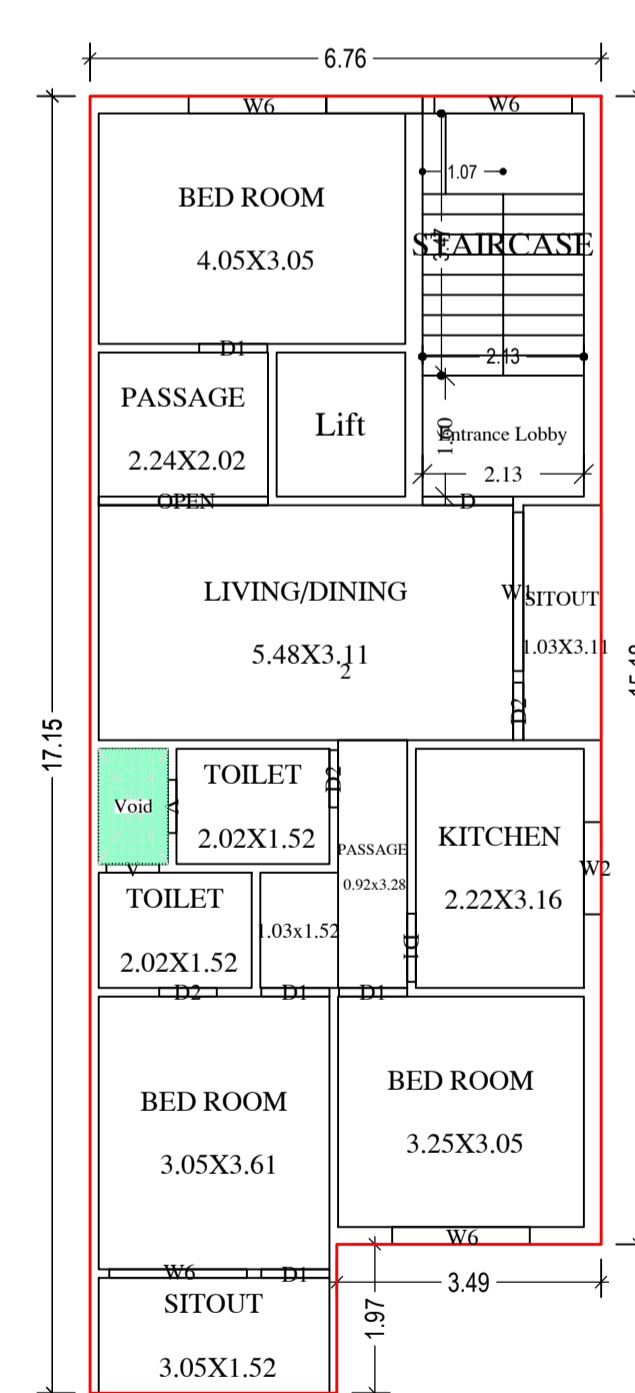
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Other Residential Building	Non-Highrise



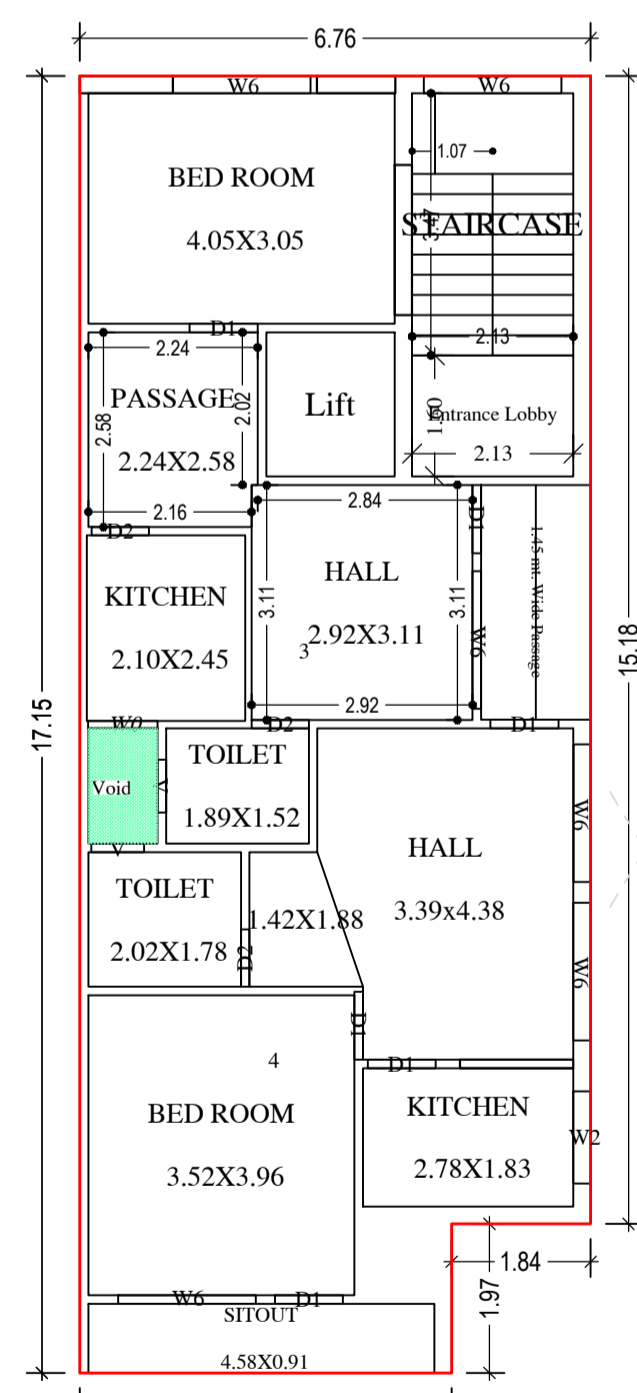
BASEMENT FLOOR PLAN (SCALE 1:100)



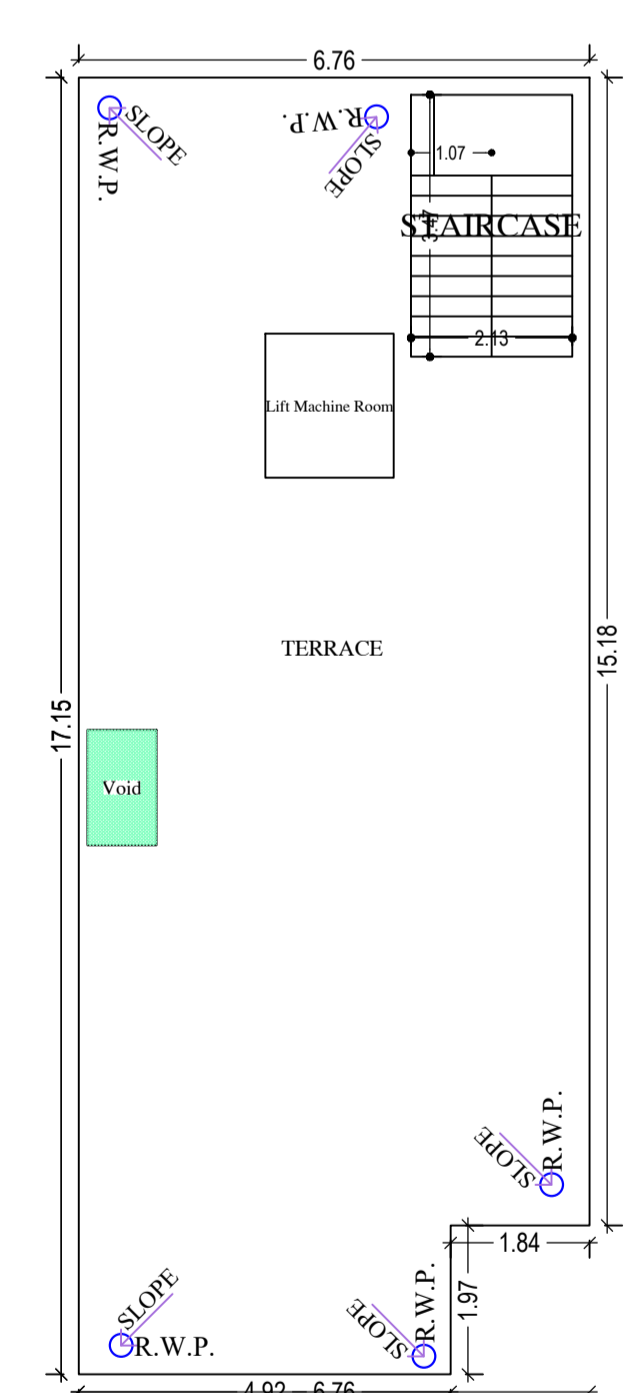
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



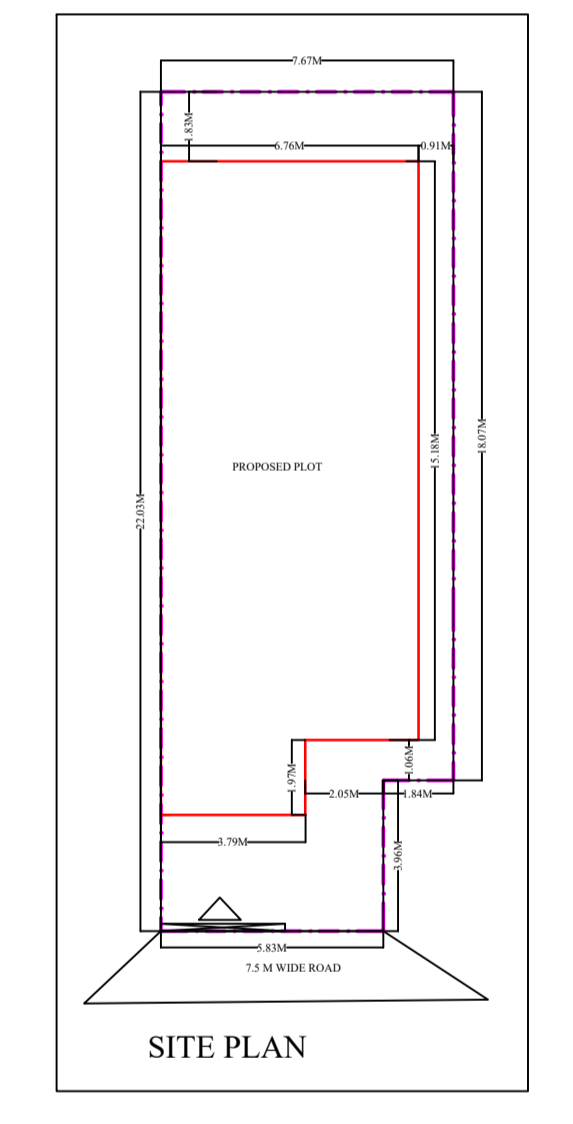
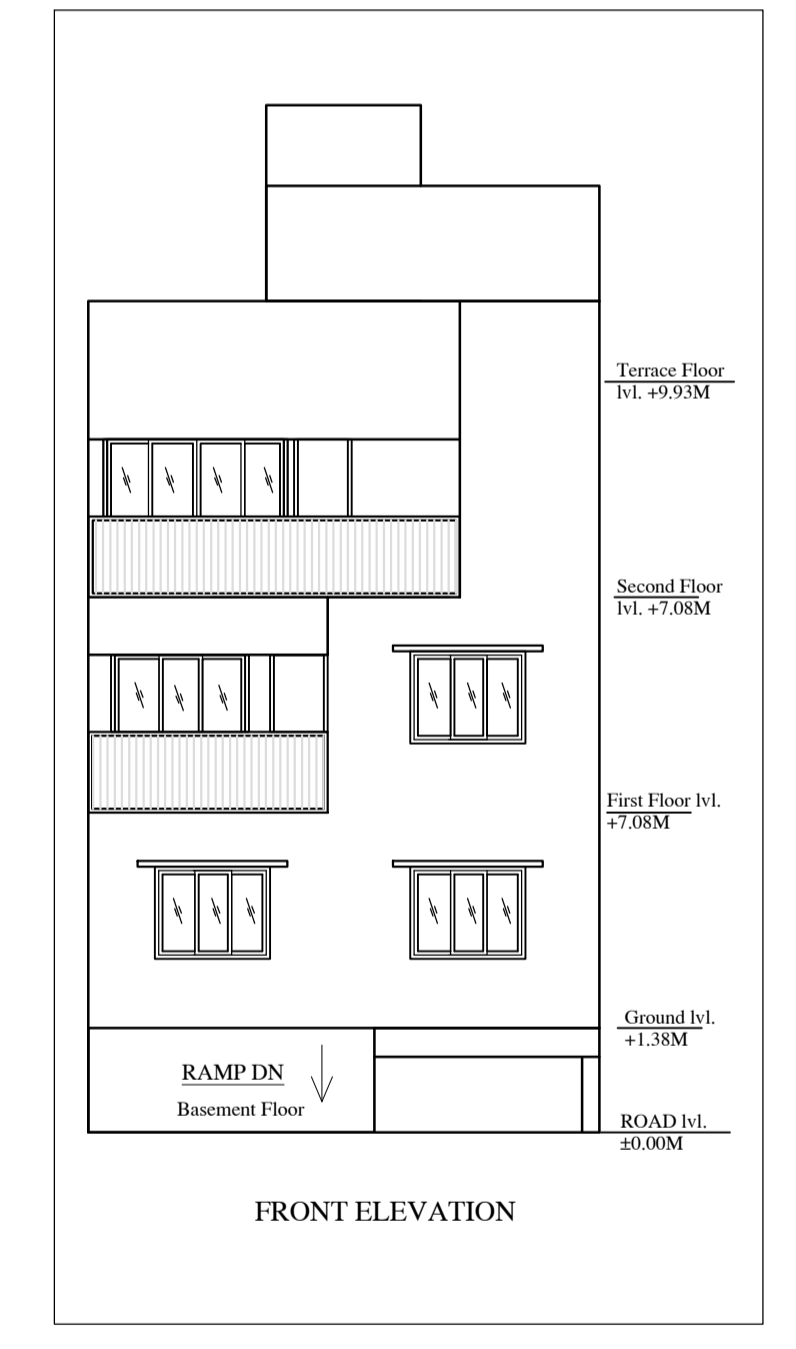
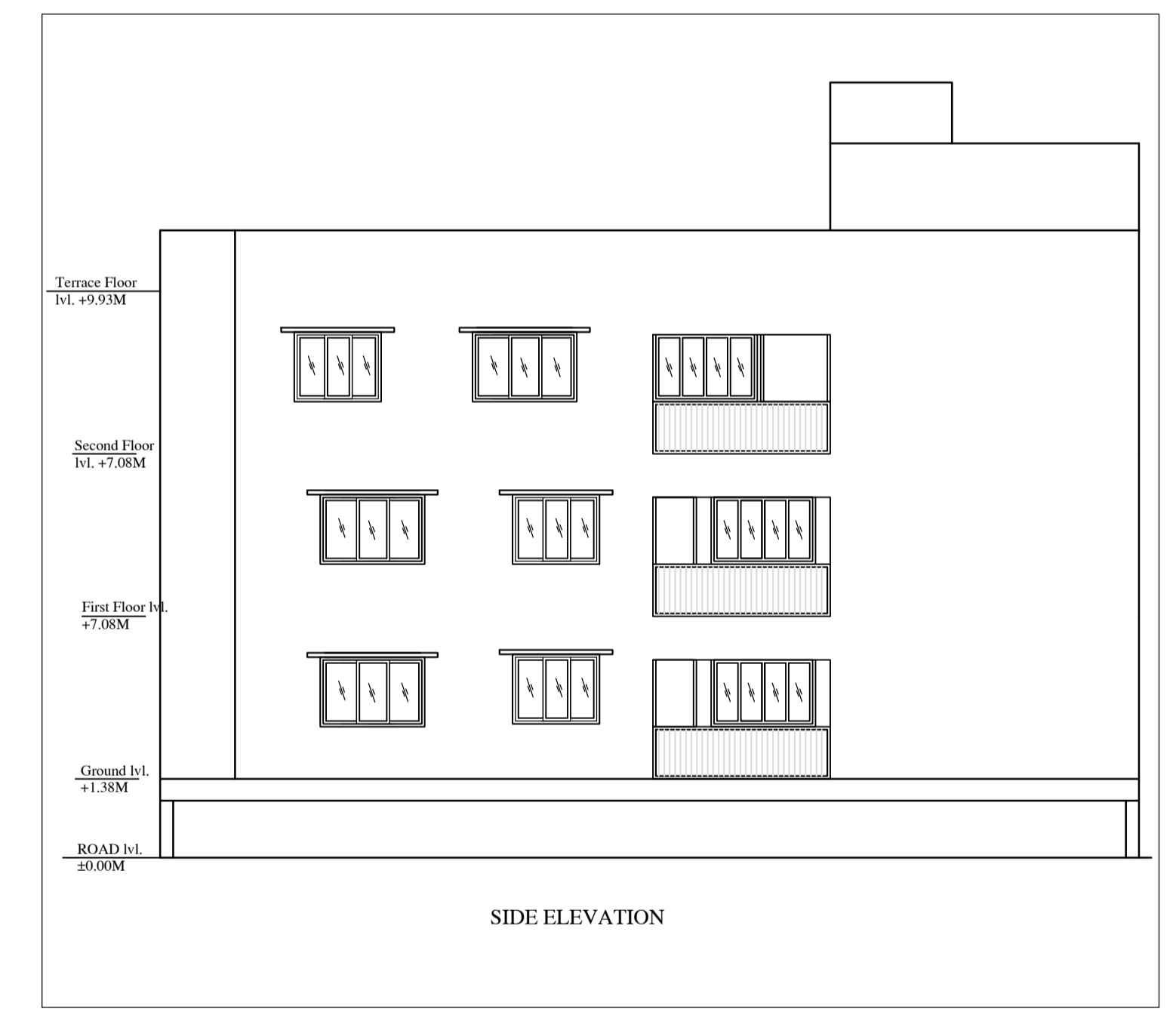
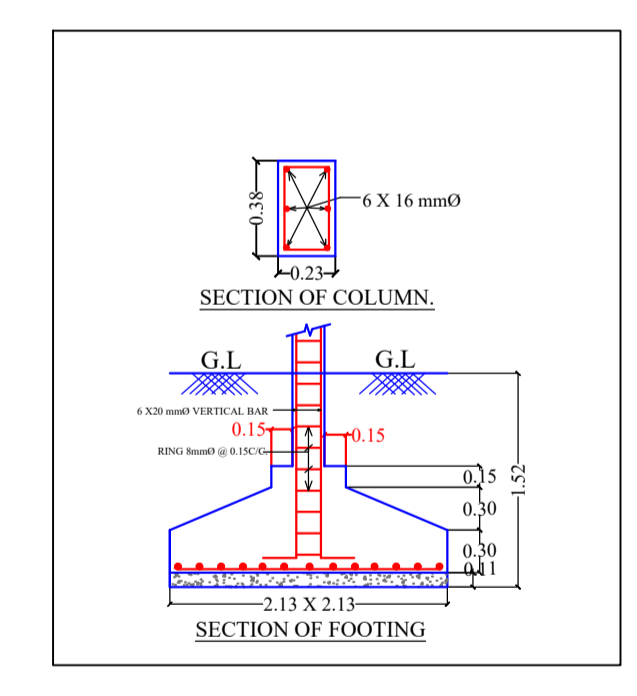
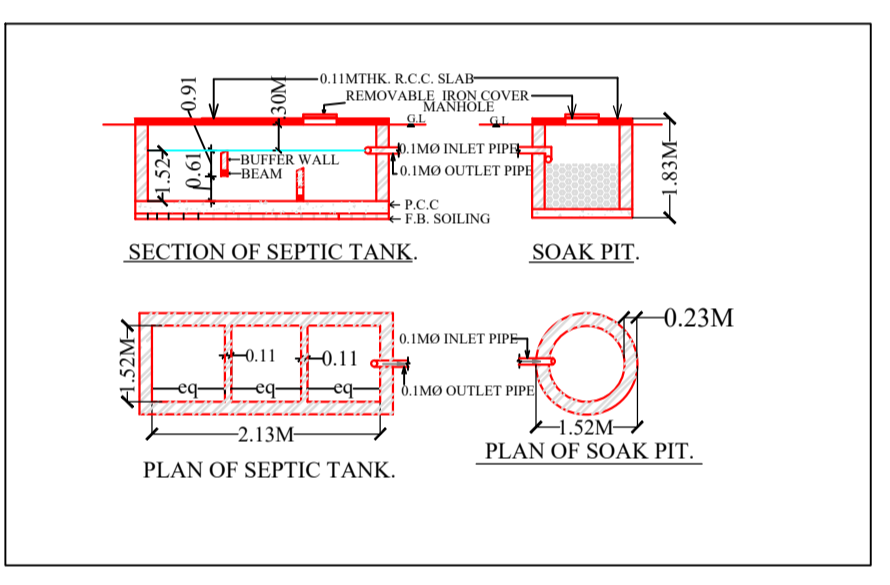
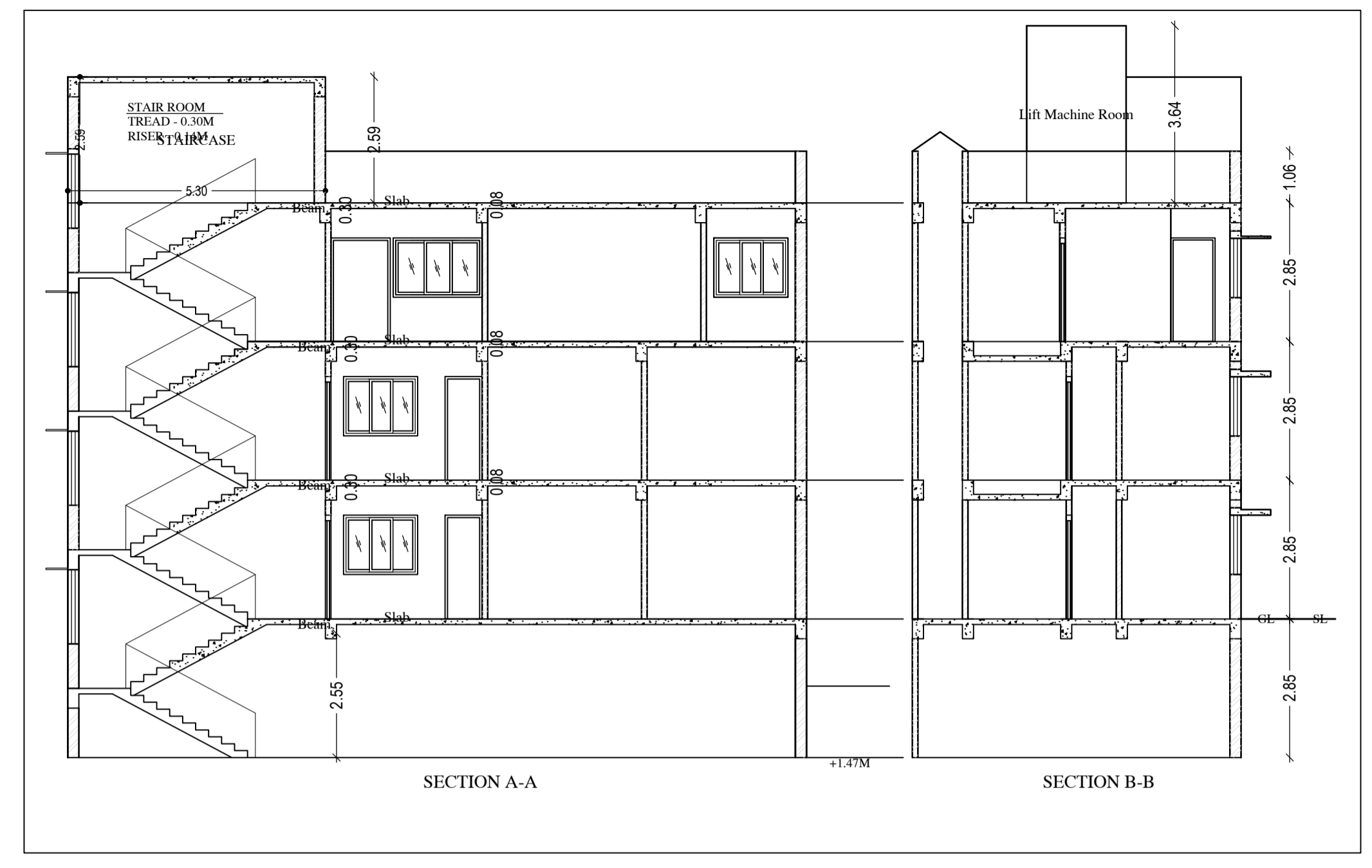
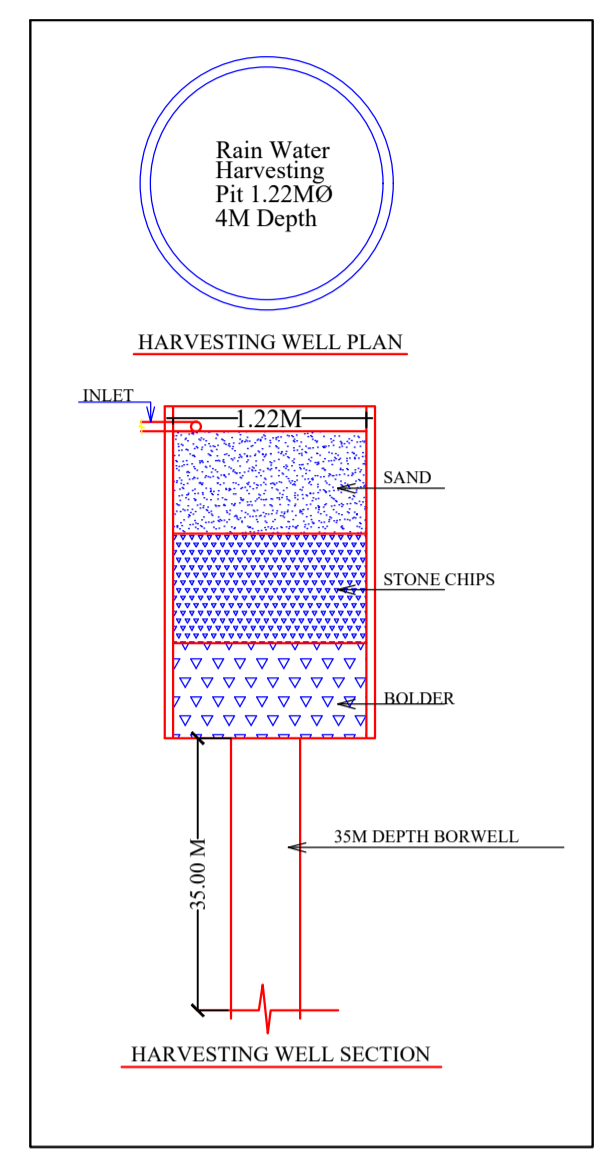
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)

NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
JTP NAME AND SIGNATURE SATISH KUMAR JNAC/DFT/MN/0004/2017			

Proposal Basic Information	
Proposal File No.	JNAC/BP/0113/W2/2023
Owner Name	DEBI DAS MUKHERJEE AND GOPAL MUKHERJEE ( P. AKASH AGARWAL )
Khata No	1080
Plot No	2563 a, b, c
Village Name	BHATIA
Use	Residential
SubUse	Residential Bldg/Apartment



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SATISH KUMAR JNAC/DFTMN/0004/2017			