

Proposal Basic Information

Proposal File No.	JNAC/0091/W3/2023
Owner Name	(1) SMT VIRO KAUR (2) SRI VICHITTAR SINGH (3) SRI DEBENDAR SINGH (4) SMT AMARJIT KAUR (5) SRI PARAMJIT SINGH (6) SRI BALJIT SINGH (7) SMT JASWANT KOUR (8) SRI MANJEET SINGH AND (9) SRI HARVINDAR SINGH
Khata No.	H.NO-107
Plot No.	H.NO-107
Village Name	Bisthupur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.66 VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN	Plot Use: Residential
LOCAL BODIES	Plot SubUse: Bungalow/ Dwelling / Non Apartment
District: EAST SINGHBHUM	Plot/Nearby/Religious/Structure: NA
Authority: JAMSHEDPUR NAC	Plot/SubPlot No: H.NO-107
Inward No: JNAC/0091/W3/2023	North: Road Width - 12.0 MTR WIDE MAINROAD
Application Type: General Proposal	South: -
Project Type: Building Permission	East: -
Nature of Development: New	West: -
Location of Development Area: Old Area	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 130.96
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 130.96
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	19.57
Total	19.57
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 111.39
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 130.96
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 130.96
COVERAGE CHECK	
Permissible Coverage area ( 70.00 % )	91.67
Proposed Coverage Area ( 67.52 % )	88.42
Total Prop. Coverage Area ( 67.52 % )	88.42
Balance coverage area ( 2.48 % )	3.25
FAR CHECK	
Perm. FAR Area ( 2.500 )	327.40
Total Perm. FAR area	327.40
Residential FAR	176.84
Proposed FAR Area	192.59
Total Proposed FAR Area	192.59
Consumed FAR (Factor)	1.47
Balance FAR Area	134.81
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	265.26
ARCHITECT (Regd)	Amarjeet Balmuchu
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	(1) SMT VIRO KAUR (2) SRI VICHITTAR SINGH (3) SRI DEBENDAR SINGH (4) SMT AMARJIT KAUR (5) SRI PARAMJIT SINGH (6) SRI BALJIT SINGH (7) SMT JASWANT KOUR (8) SRI MANJEET SINGH AND (9) SRI HARVINDAR SINGH
DEVELOPMENT AUTHORITY	LOCAL BODY

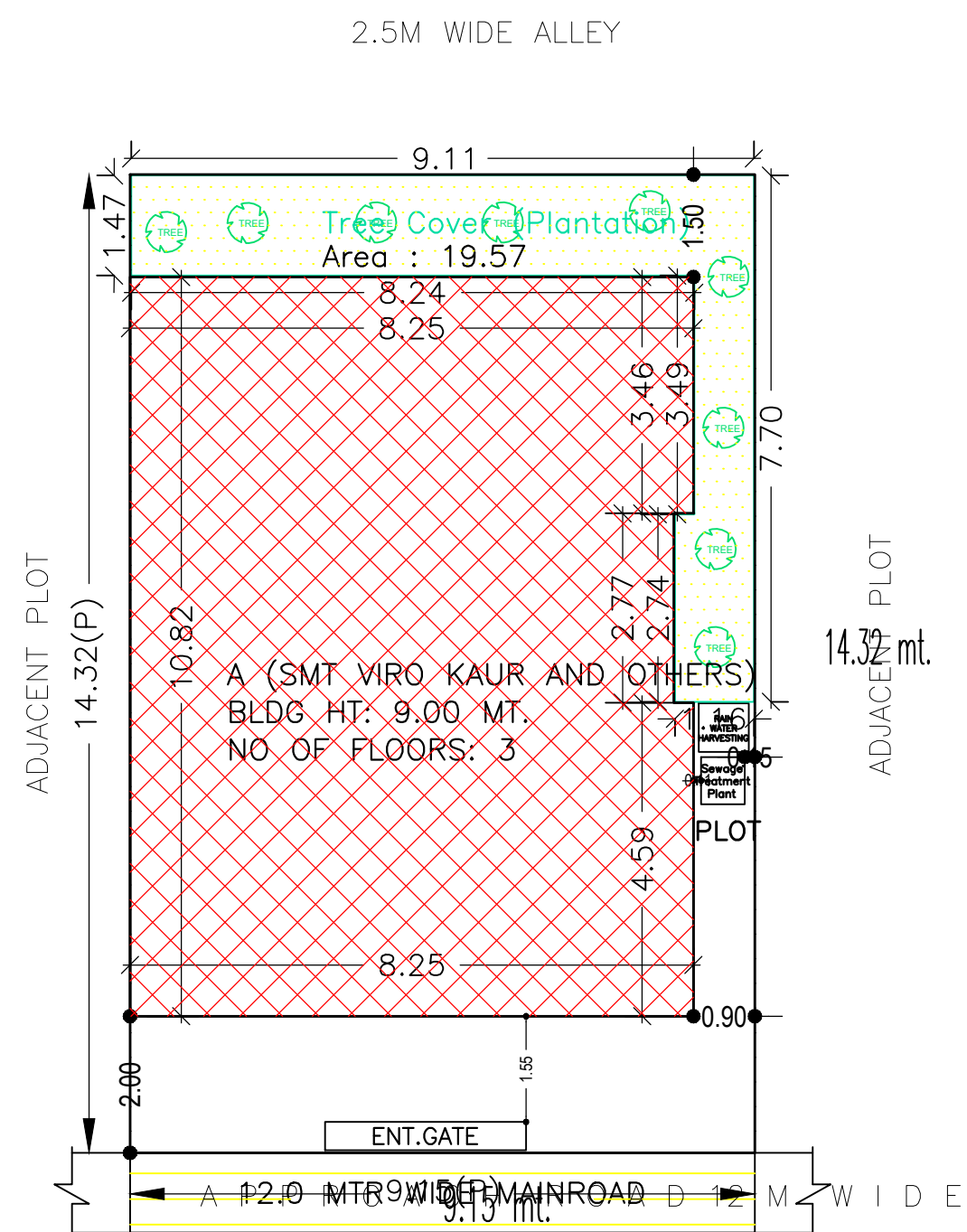
COLOR INDEX			
PLOT BOUNDARY	Black		
ABUTTING ROAD	Green		
PROPOSED CONSTRUCTION	Red		
COMMON PLOT	Yellow		
ROAD WIDENING AREA	Blue		
EXISTING (To be retained)	Grey		
EXISTING (To be demolished)	White		

Buildingwise Floor FAR Details				
Floor Name	Building Name		Total	
	A (SMT VIRO KAUR AND OTHERS)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	88.42	15.75	88.42	15.75
First Floor	88.42	0.00	88.42	88.42
Second Floor	88.42	0.00	88.42	88.42
Terrace Floor	0.00	0.00	0.00	0.00
Total :		192.59	265.26	192.59

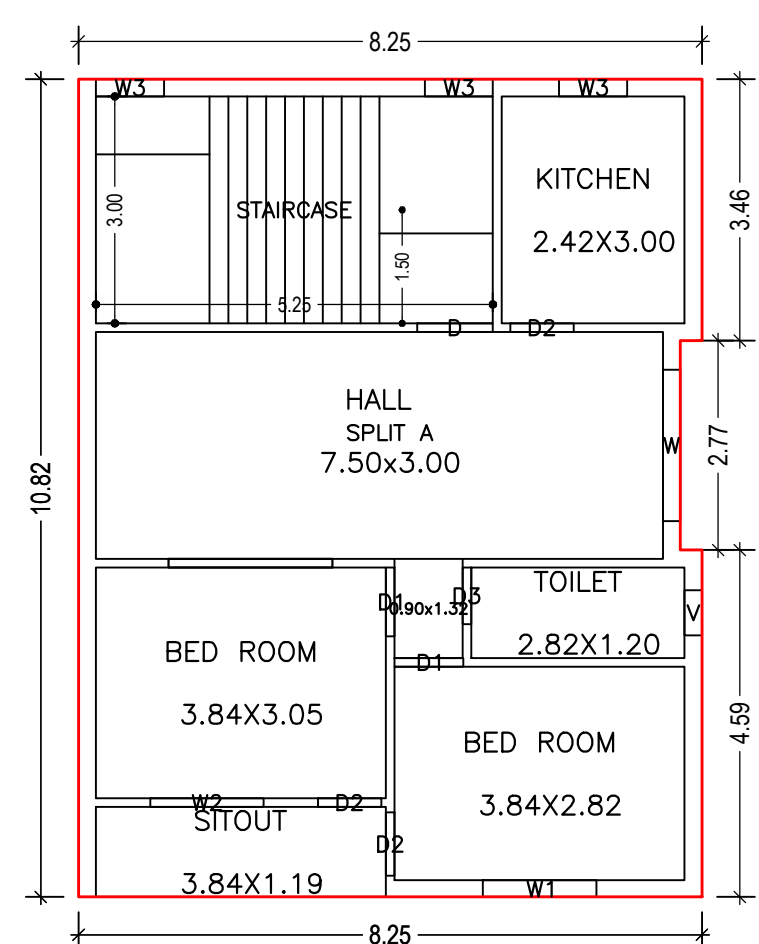
Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (SMT VIRO KAUR AND OTHERS)	Residential		Non-Highrise

FAR & Tenement Details (Table 4c-1)							
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Parking	Proposed FAR Area (Sq.mt.) Resi.	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
A (SMT VIRO KAUR AND OTHERS)	1	265.26	72.67	176.84	15.75	192.59	01
Grand Total :	1		72.67	176.84	15.75	192.59	01

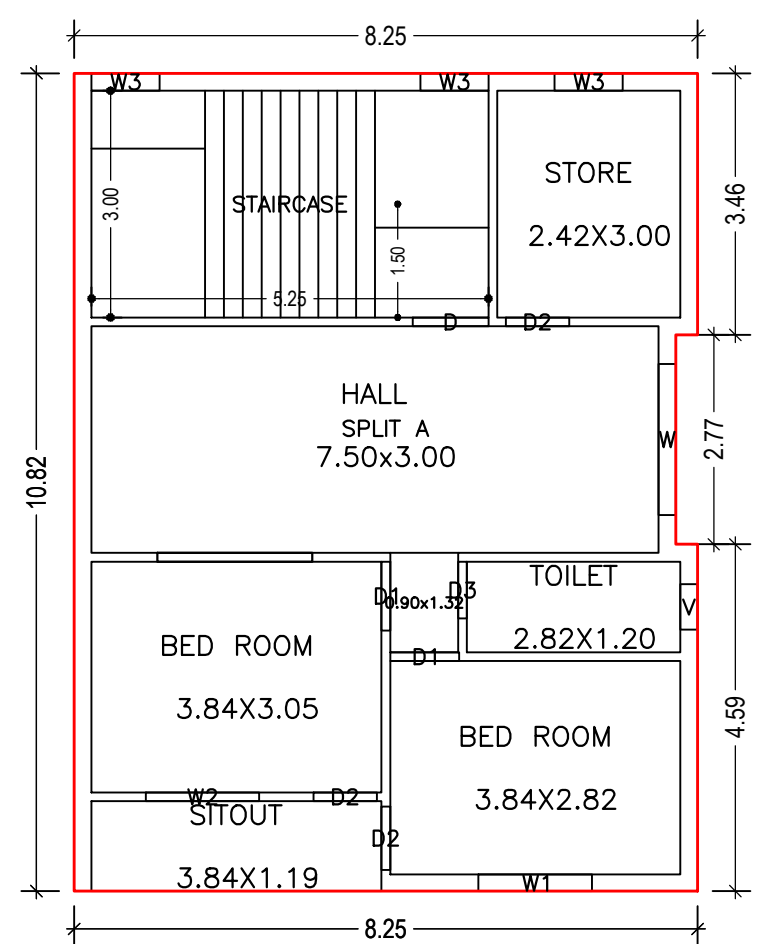
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Amarjeet Balmuchu JNAC/ARC/0008/2018			



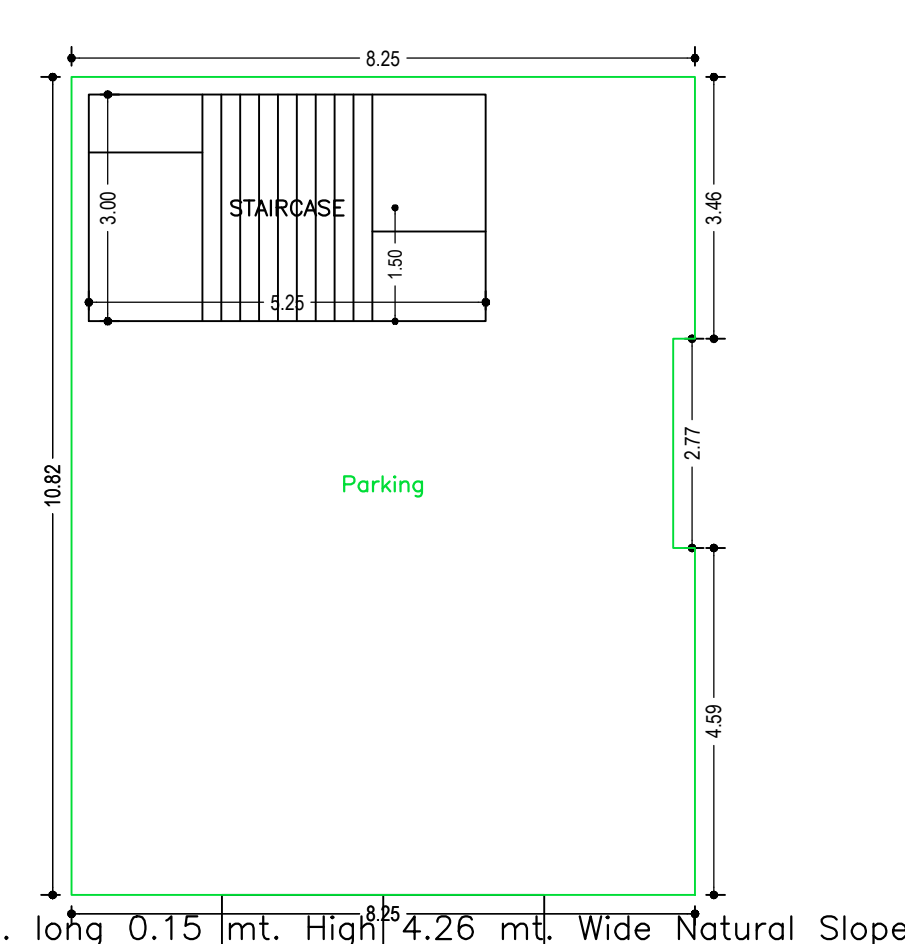
SITE PLAN SCALE: 1:100



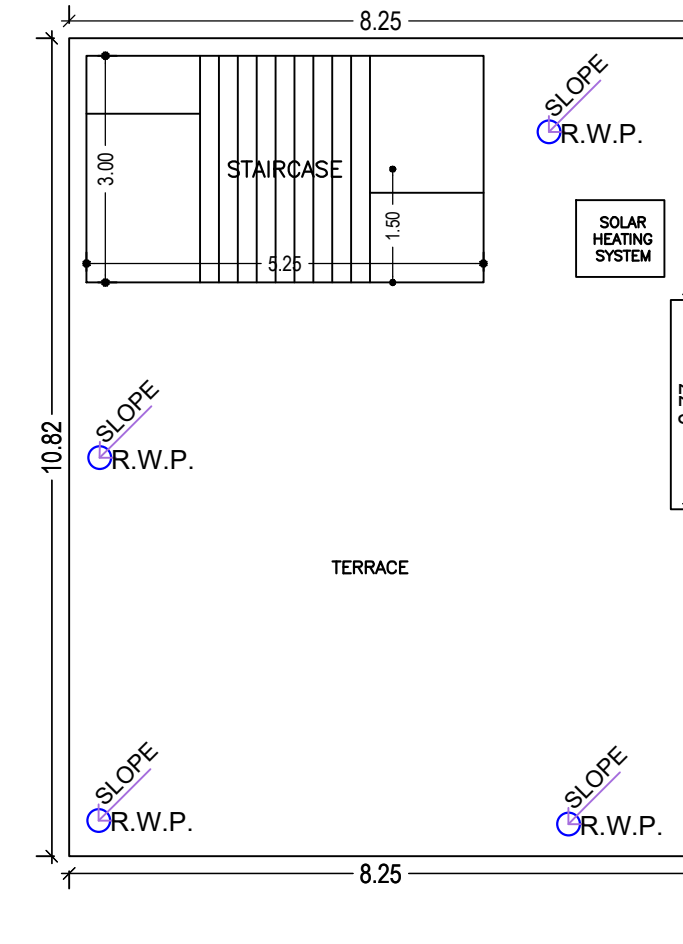
FIRST FLOOR PLAN (Proposed) SCALE 1:100



SECOND FLOOR PLAN (Proposed) SCALE 1:100



GROUND FLOOR PLAN (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)

Building :A (SMT VIRO KAUR AND OTHERS)

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 Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Parking	Resi.				
Ground Floor	88.42	0.00	0.00	88.42	15.75	15.75	00
First Floor	88.42	0.00	0.00	88.42	0.00	88.42	01
Second Floor	88.42	0.00	0.00	88.42	0.00	88.42	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	265.26			176.84	15.75	192.59	01
Total Number of Same Buildings :	1						
Total :	265.26	72.67	176.84	15.75		192.59	01

SCHEDULE OF DOOR:

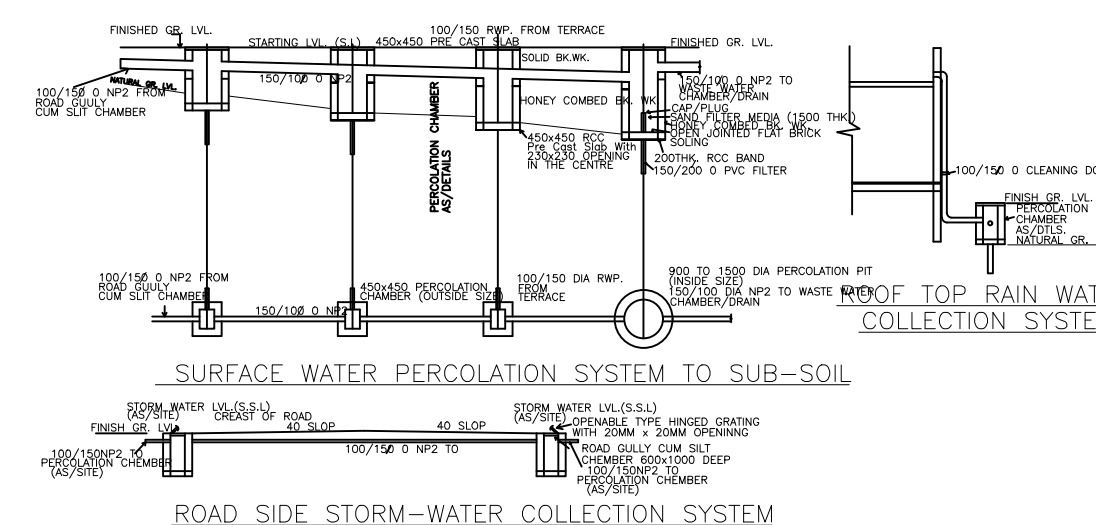
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SMT VIRO KAUR AND OTHERS)	D3	0.75	2.13	02
A (SMT VIRO KAUR AND OTHERS)	D2	0.84	2.13	06
A (SMT VIRO KAUR AND OTHERS)		0.91	2.13	04
A (SMT VIRO KAUR AND OTHERS)				02

SCHEDULE OF WINDOW/VENTILATION:

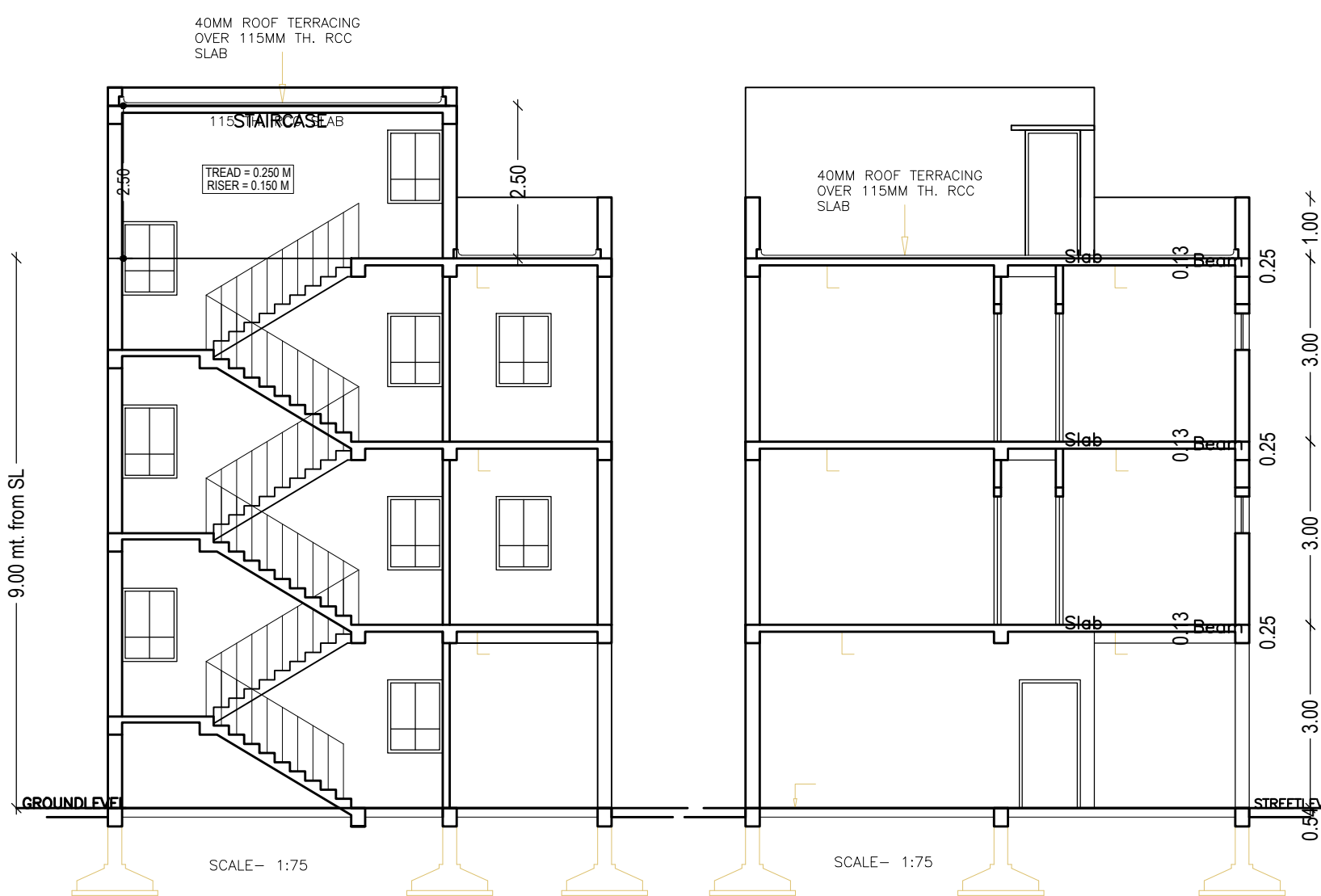
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SMT VIRO KAUR AND OTHERS)	V	0.60	2.70	02
A (SMT VIRO KAUR AND OTHERS)	W3	0.90	2.70	06
A (SMT VIRO KAUR AND OTHERS)	W2	1.50	2.70	02
A (SMT VIRO KAUR AND OTHERS)	W1	1.50	2.70	02
A (SMT VIRO KAUR AND OTHERS)	W	2.00	2.70	02

UnitBUA Table for Building :A (SMT VIRO KAUR AND OTHERS)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	127.88	127.40	6	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	6	0
			127.88	127.40	12	1

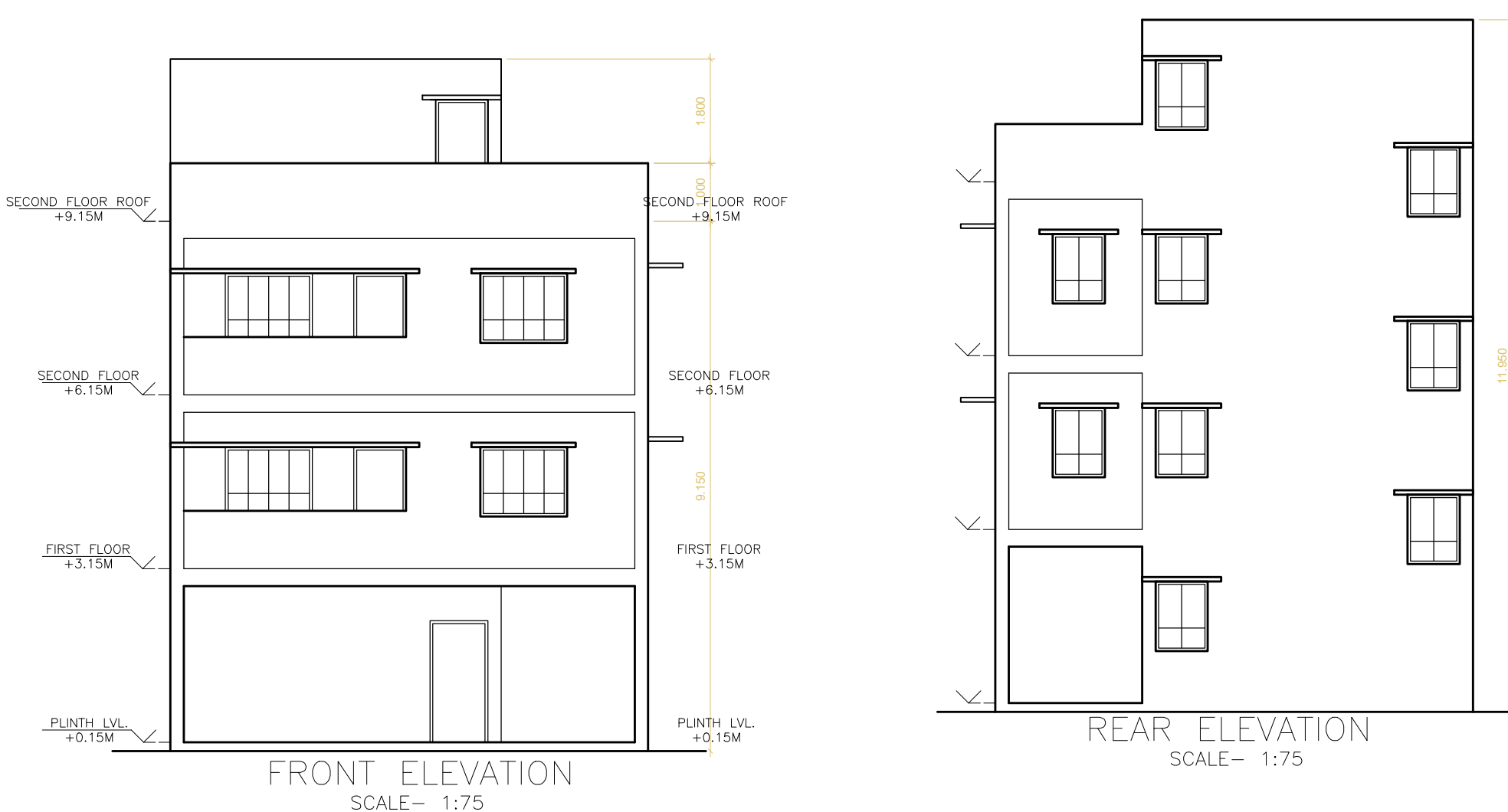


MOUZA PLAN NTS



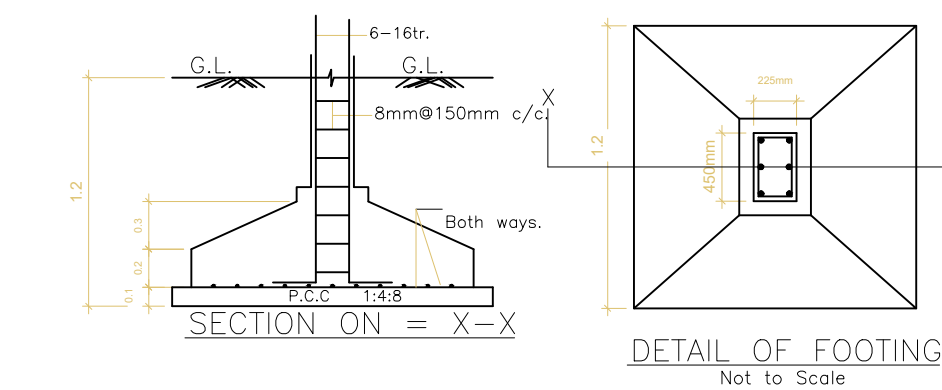
SCALE- 1:75

SCALE- 1:75



FRONT ELEVATION SCALE- 1:75

REAR ELEVATION SCALE- 1:75



DETAIL OF FOOTING Not to Scale