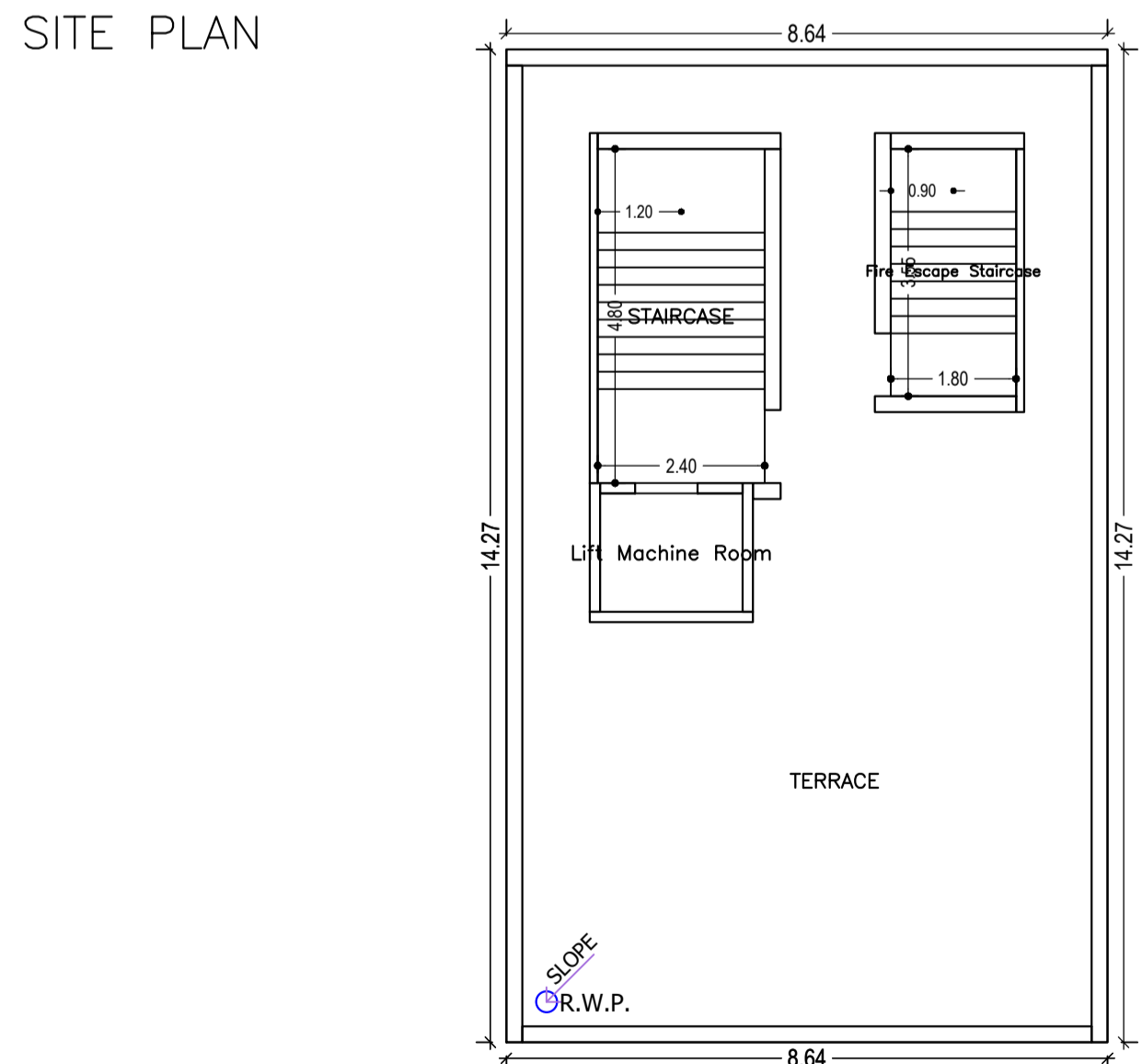
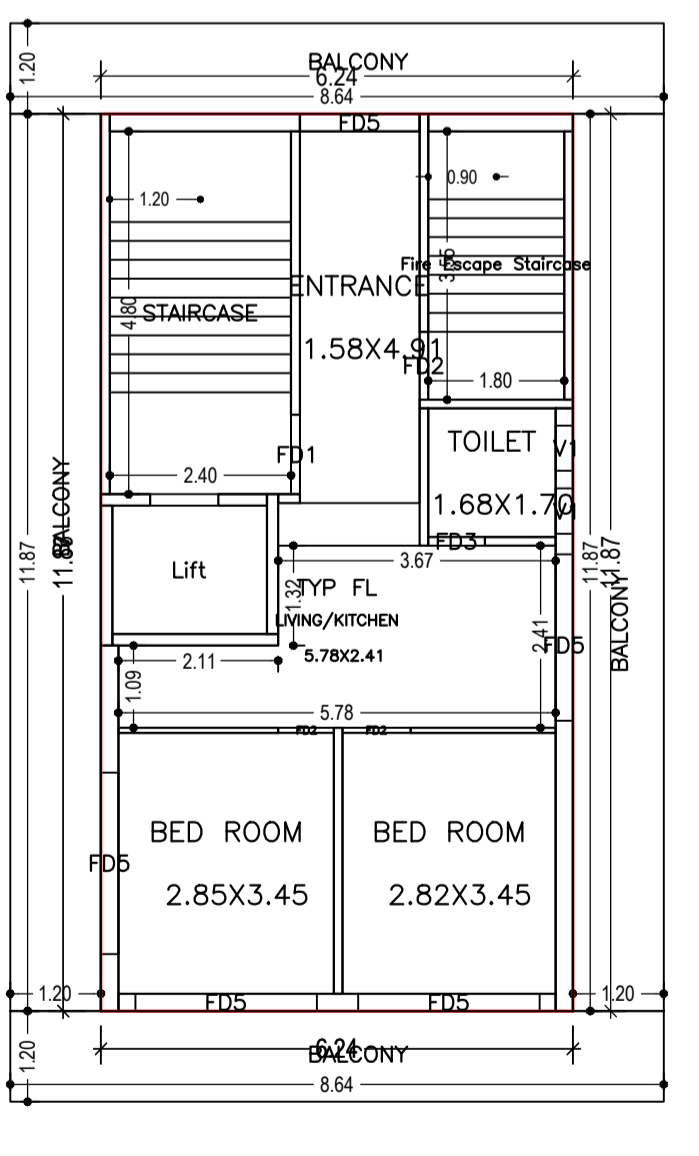


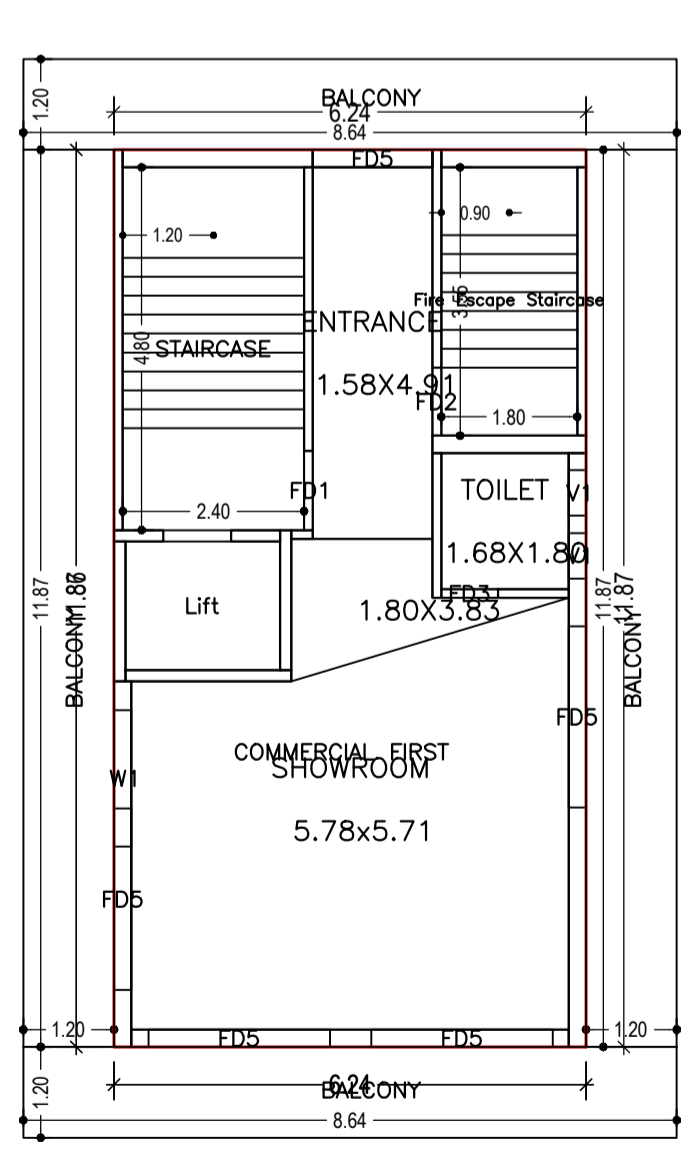
SITE PLAN AND GROUND FLOOR PLAN SCALE 1:100



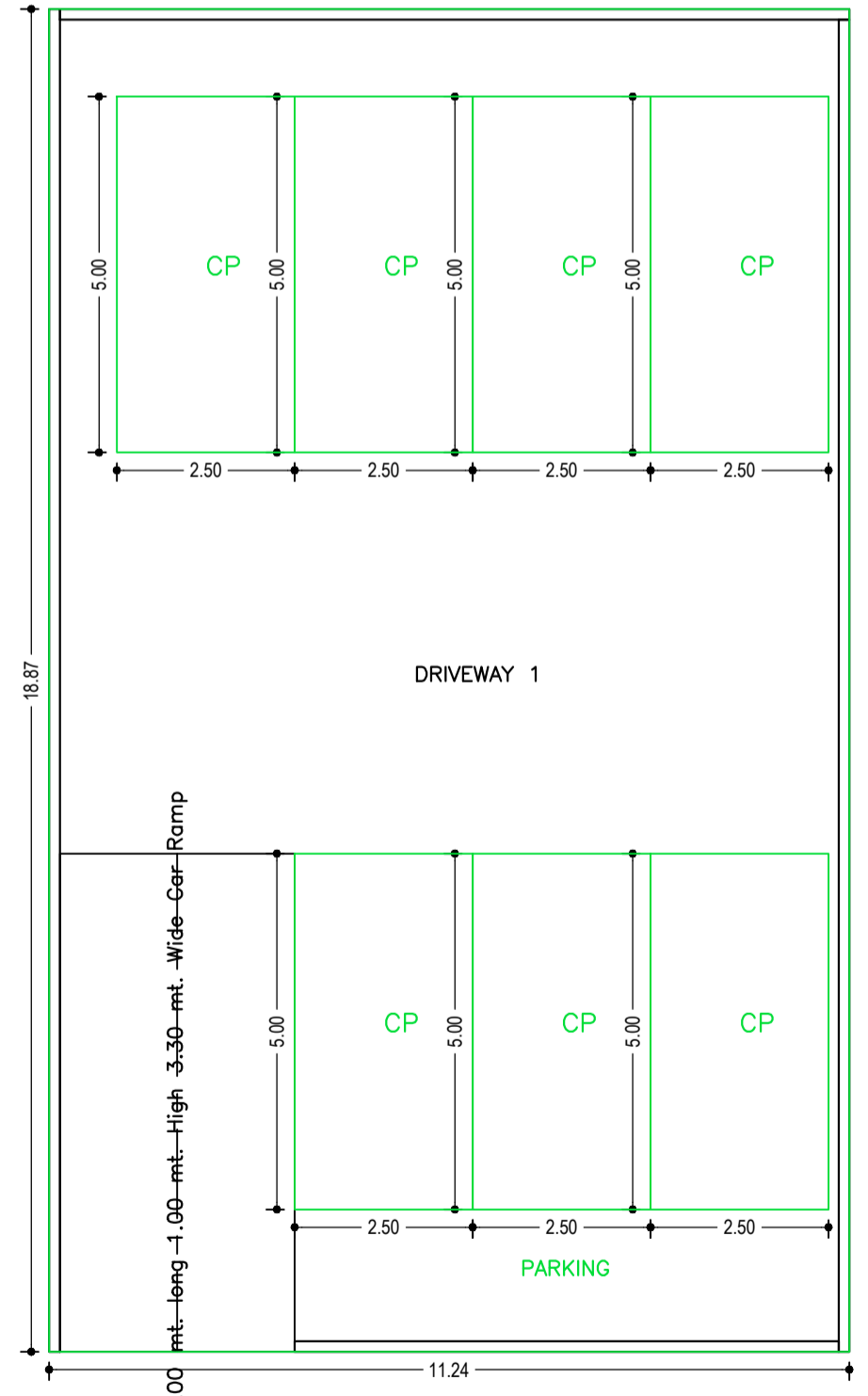
TERRACE FLOOR PLAN (Proposed) (SCALE 1:100)



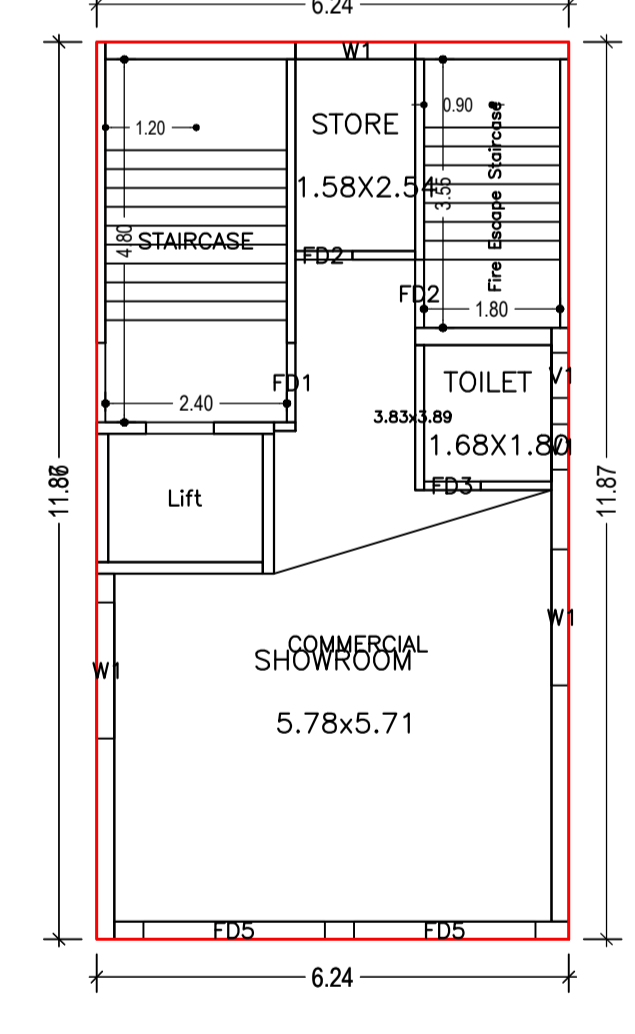
TYPICAL - 2, 3, 4 & 5 FLOOR PLAN (Proposed) (SCALE 1:100)



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



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



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

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.)
			StairCase	Lift	Balcony	Parking	Resi.	Commercial			
A (25 KNL)	1	902.67	38.34	17.40	123.05	189.00	355.28	156.50	511.78	511.78	06
Grand Total	1	902.67	38.34	17.40	123.05	189.00	355.28	156.50	511.78	511.78	06

Building :A (25 KNL)

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.)	Tnmt (No.)
		StairCase	Lift	Balcony	Parking	Resi.	Commercial			
Basement Floor	212.10	0.00	0.00	0.00	189.00	0.00	0.00	0.00	0.00	00
Ground Floor	74.07	6.39	0.00	0.00	0.00	67.68	67.68	67.68	67.68	01
First Floor	123.30	6.39	3.48	24.61	0.00	88.82	88.82	88.82	88.82	01
Second Floor	123.30	6.39	3.48	24.61	0.00	88.82	88.82	88.82	88.82	01
Third Floor	123.30	6.39	3.48	24.61	0.00	88.82	88.82	88.82	88.82	01
Fourth Floor	123.30	6.39	3.48	24.61	0.00	88.82	88.82	88.82	88.82	01
Fifth Floor	123.30	6.39	3.48	24.61	0.00	88.82	88.82	88.82	88.82	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	902.67	38.34	17.40	123.05	189.00	355.28	156.50	511.78	511.78	06

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (25 KNL)	FD2	0.74	2.10	04
A (25 KNL)	FD3	0.75	2.10	06
A (25 KNL)	FD2	0.75	2.10	01
A (25 KNL)	FD2	0.90	2.10	10
A (25 KNL)	FD1	1.05	2.10	06
A (25 KNL)	FD5	1.58	2.10	05
A (25 KNL)	FD5	2.20	2.10	04
A (25 KNL)	FD5	2.40	2.10	18

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (25 KNL)	V1	0.60	1.05	12
A (25 KNL)	W1	1.58	1.20	01
A (25 KNL)	W1	1.80	1.20	03

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 (25 KNL)	Commercial	Shop	>0	50	129.98	1	2	-	-	-	-		
			>0	50	129.98	-	-	-	-	-	-		
	Residential	ResiComm Bldg	>0	1	4.00	1.00	4	-	-	-	-		
			>0	1	4.00	-	-	-	-	1	4		
Total:	-	-	-	-	-	6	7	-	1	1	-	10	12

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	7	87.50
Total Car	6	75.00	7	87.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	12	24.00
Total TwoWheeler	10	20.00	12	24.00
Other Parking	-	-	-	101.50
Total	107.50	-	249.50	-

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3, 4 & 5 FLOOR PLAN	1.20 X 8.64 X 2 X 4	82.96	196.68
FIRST FLOOR PLAN	1.20 X 11.87 X 2 X 1	113.92	49.22
	1.20 X 8.64 X 2 X 1	20.74	
	1.20 X 11.87 X 2 X 1	28.48	
Total	-	-	246.10

UnitBUA Table for Building :A (25 KNL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	COMMERCIAL	SHOP	48.48	42.94	3	1
TYPICAL - 2, 3, 4 & 5 FLOOR PLAN	TYP FL	FLAT	97.70	42.59	5	4
FIRST FLOOR PLAN	COMMERCIAL	SHOP	97.70	43.04	3	1
Total:	-	-	536.98	266.35	26	6

Proposal Basic Information

Proposal File No.	JNAC/BP/0069/W7/2023
Owner Name	MR. SURESH KUMAR MODI AND Mrs. ANITA MODI
Khata No	245
Plot No	Ho. No. 25, KASIDIH NEW LAYOUT
Village Name	SAKCHI
Use	Residential
SubUse	ResiComm Bldg

AREA STATEMENT JAMSHEDPUR NAC

Version No.:	1.0.66
Version Date:	16/10/2020
Region:	JHARKHAND URBAN LOCAL BODIES
District:	EAST SINGHBHUM
Authority:	JAMSHEDPUR NAC
Inward No.:	JNAC/BP/0069/W7/2023
Application Type:	General Proposal
Project Type:	Building Permission
Nature of Development:	New
Location of Development Area:	Old Area
Plot Use:	Residential
Plot SubUse:	ResiComm Bldg
Plot/Nearby/Religious/Structure:	NA
Plot/SubPlot No.:	Ho. No. 25, KASIDIH NEW LAYOUT
North:	-
South:	-
East:	-
West:	-

AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	348.53
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	348.53

Deduction for Balance Plot Area (from Gross Plot Area)	38.70
Common Plot	38.70
Total	38.70

BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	309.83
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	348.53
Plot Area for FAR (Net Plot Area - Road/Widening Area)	(A-Deductions)	348.53

COVERAGRE CHECK	
Permissible Coverage area ( 50.00 % )	174.26
Proposed Coverage Area ( 19.42 % )	67.68
Total Prop. Coverage Area ( 19.42 % )	67.68
Balance coverage area ( 30.58 % )	106.58

FAR CHECK	
Perm. FAR Area ( 2.500 )	871.33
Total Perm. FAR area	871.33
Residential FAR	355.27
Commercial FAR	156.50
Proposed FAR Area	511.76
Total Proposed FAR Area	511.76
Consumed FAR (Factor)	1.47
Balance FAR Area	359.57

BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	902.67
ARCHITECT (Regd)	SUDIPTO MUKHERJEE
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MR. SURESH KUMAR MODI AND Mrs. ANITA MODI

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

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	212.10	0.00	212.10	0.00
Ground Floor	74.07	67.68	74.07	67.68
First Floor	123.30	88.82	123.30	88.82
Second Floor	123.30	88.82	123.30	88.82
Third Floor	123.30	88.82	123.30	88.82
Fourth Floor	123.30	88.82	123.30	88.82
Fifth Floor	123.30	88.82	123.30	88.82
Terrace Floor	0.00	0.00	0.00	0.00
Total:	902.67	511.78	902.67	511.78

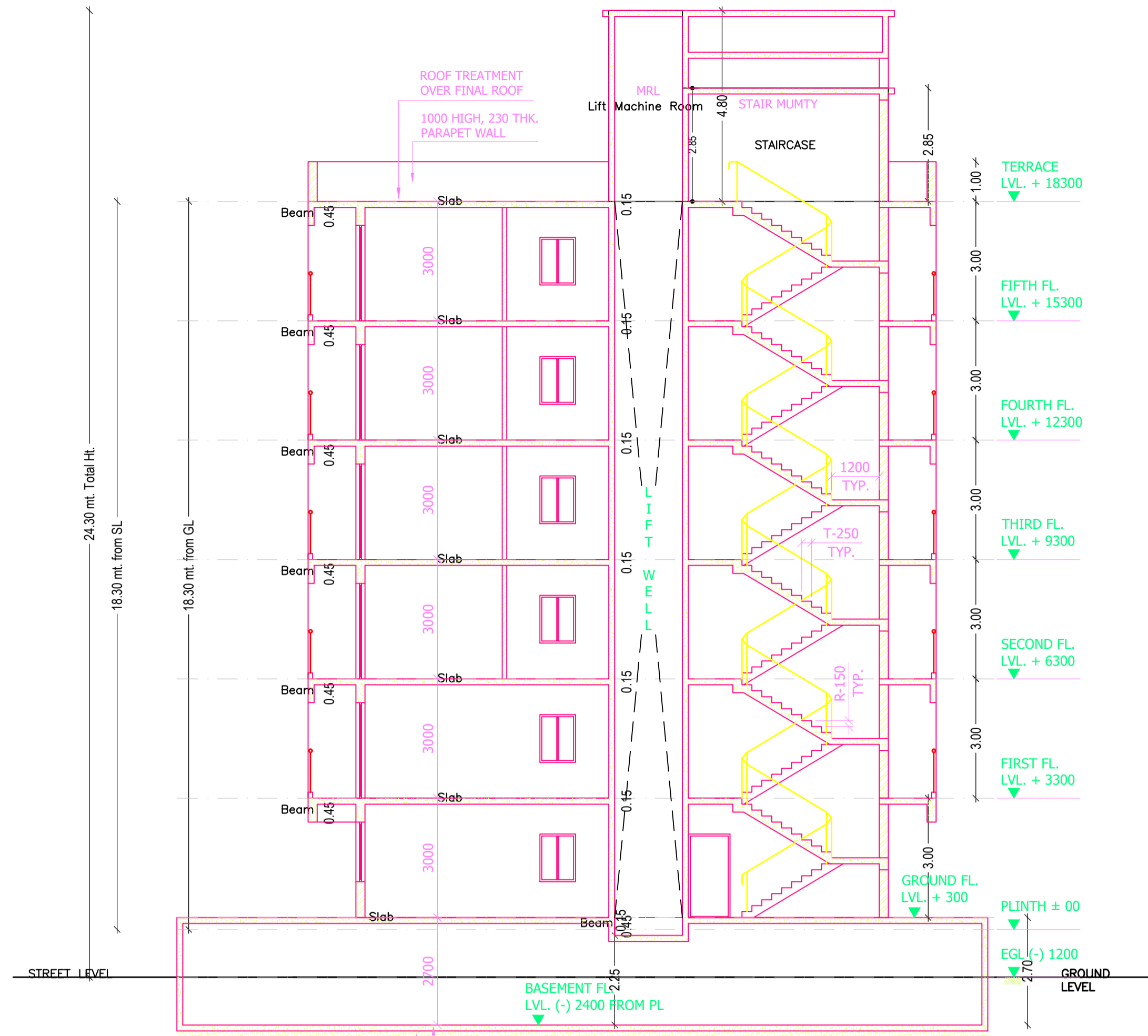
Building Use/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (25 KNL)	Residential	ResiComm Bldg	Multistoried

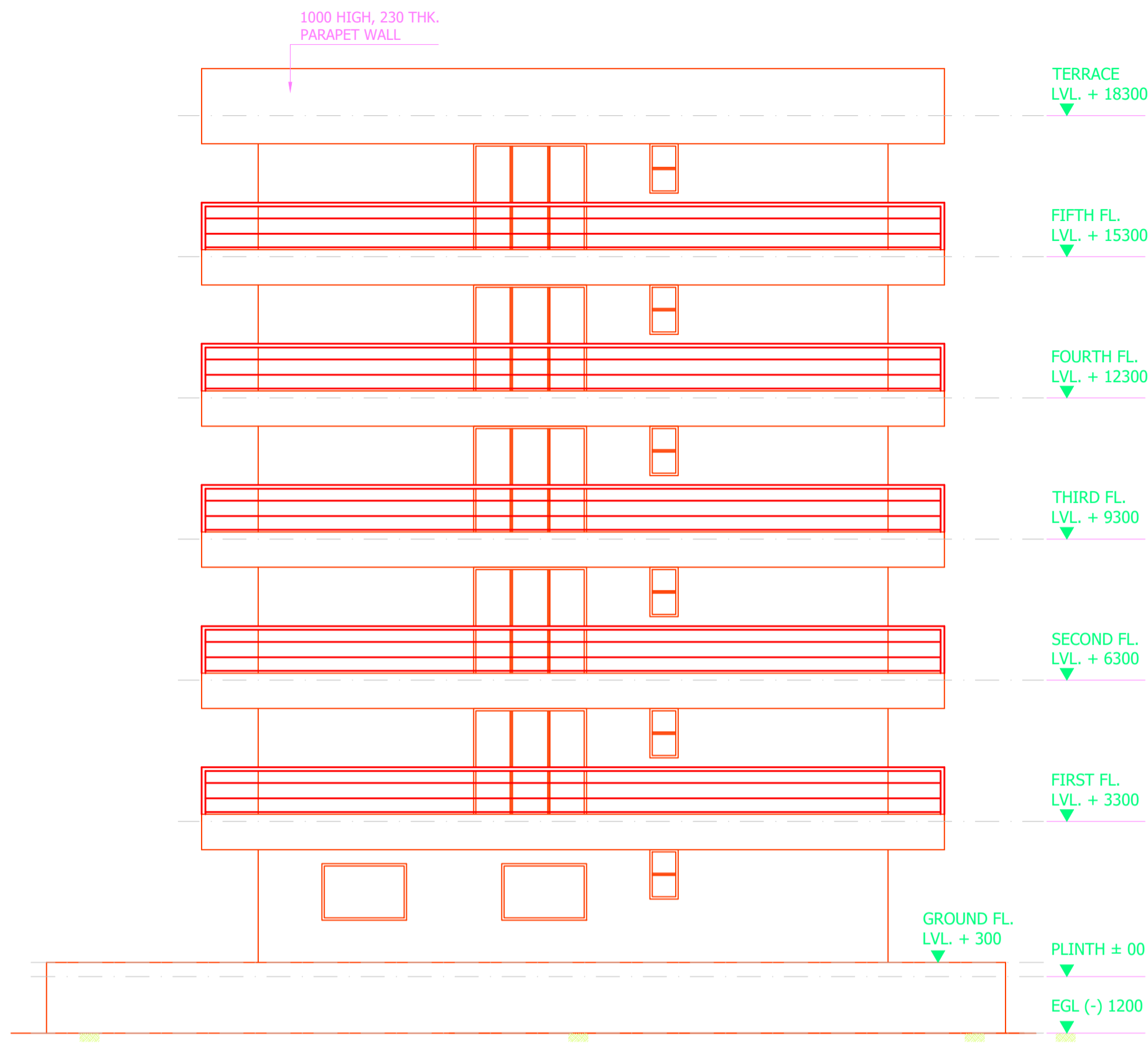
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			



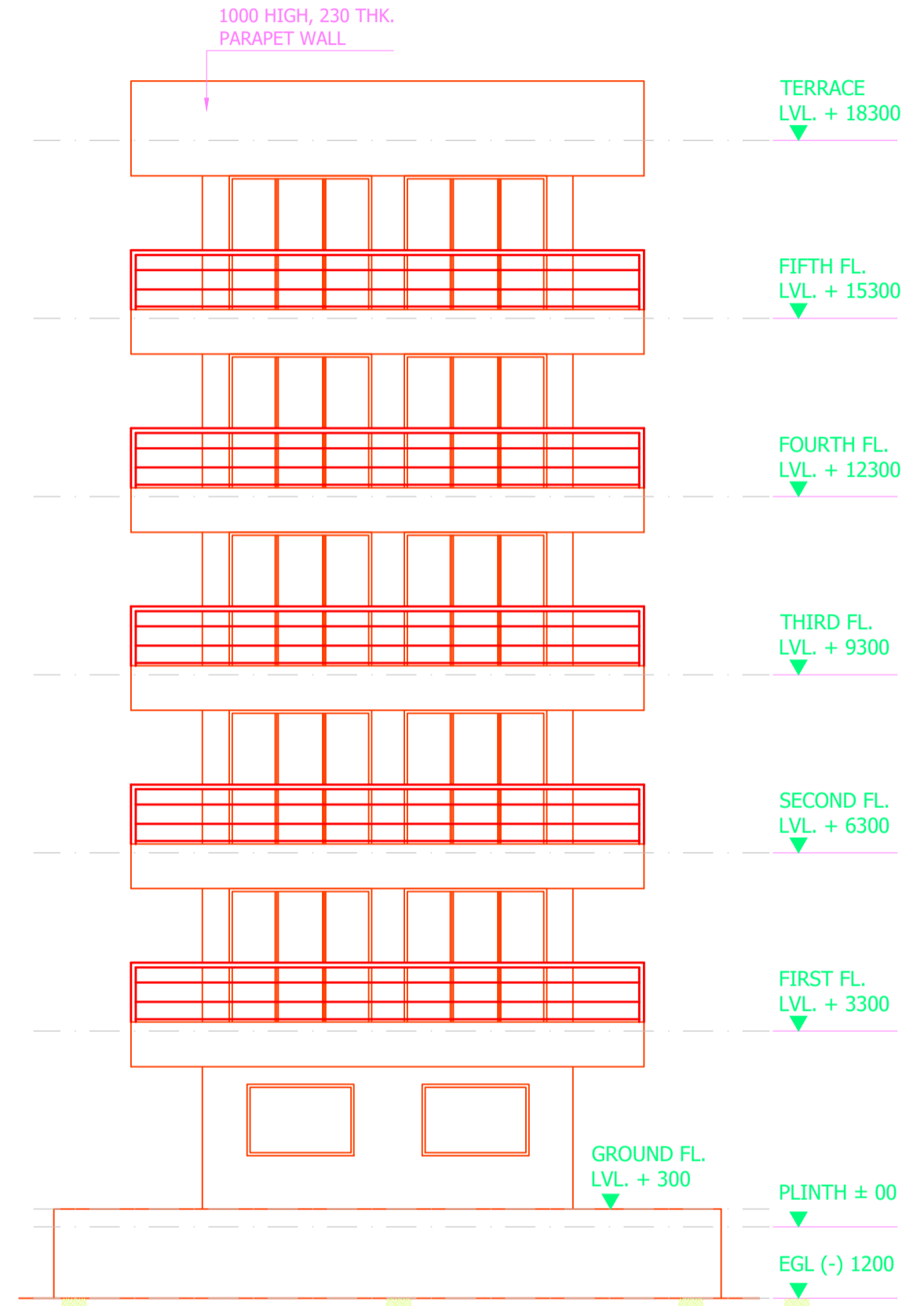
Proposal Basic Information	
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Khata No	245
Plot No	Ho. No. 25, KASIDIH NEW LAYOUT
Village Name	SAKCHI
Use	Residential
SubUse	ResiComm Bldg



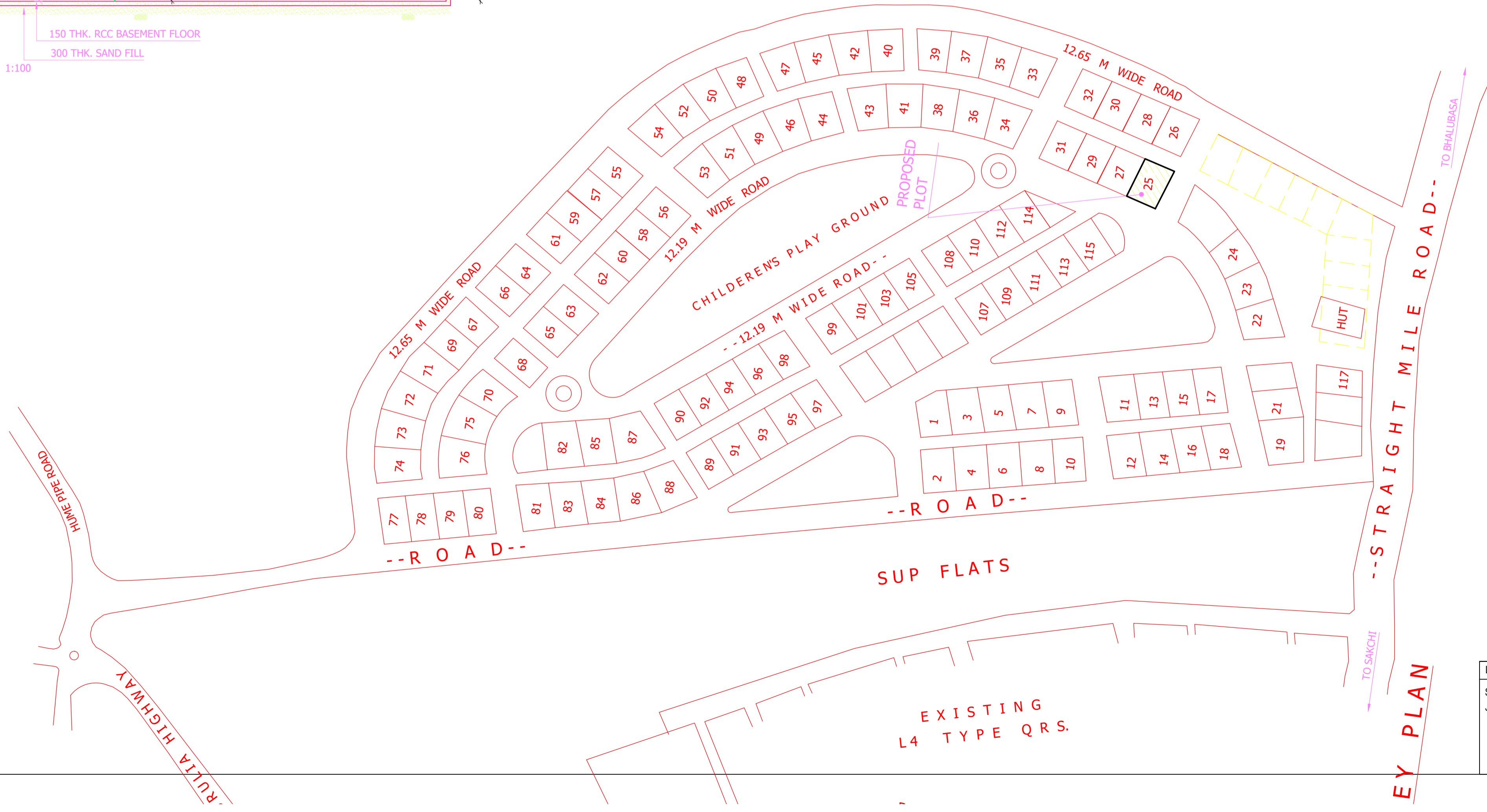
SECTION A-A SCALE 1:100



RIGHT SIDE ELEVATION SCALE 1:100



FRONT SIDE ELEVATION 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			