

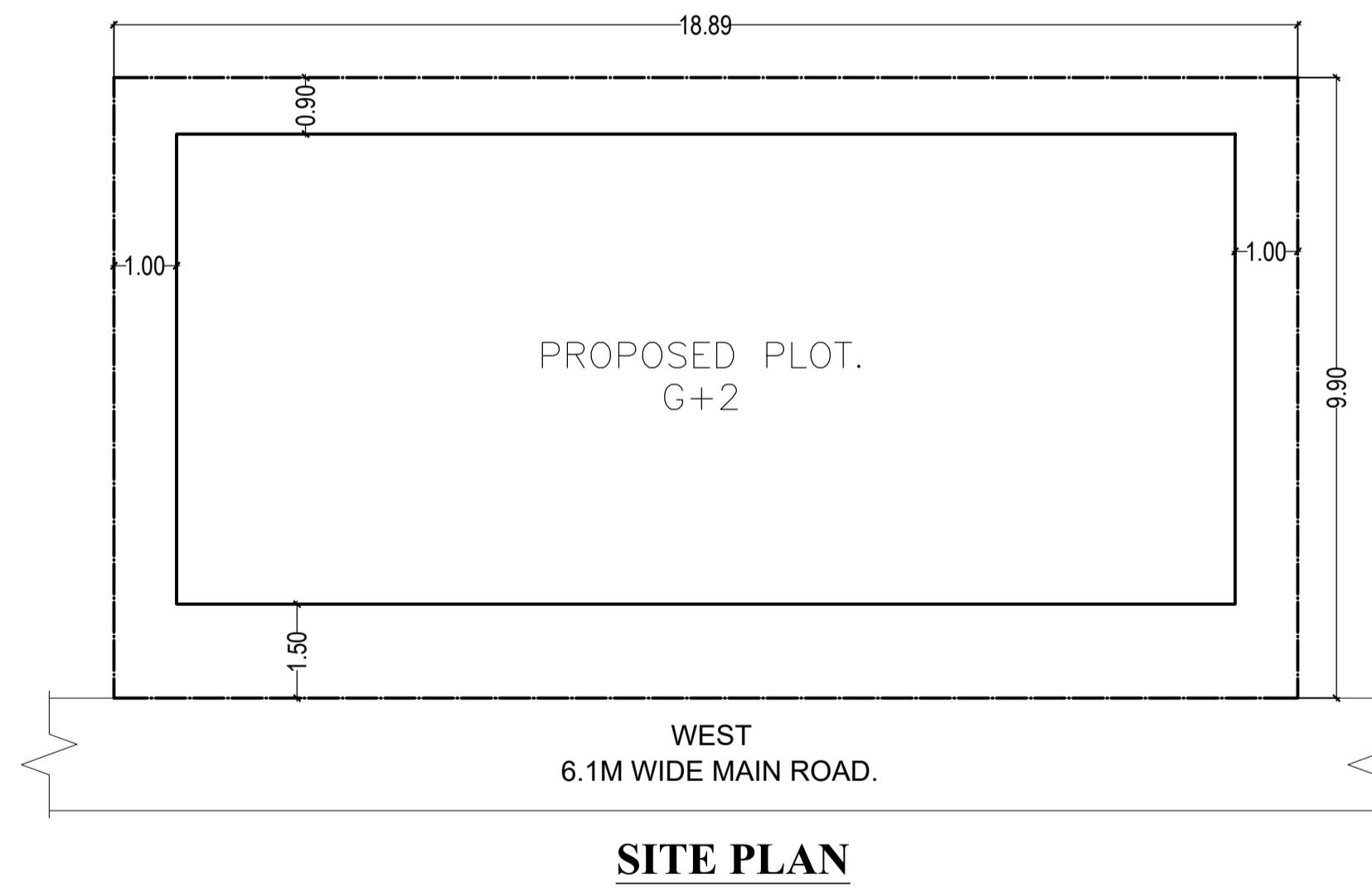
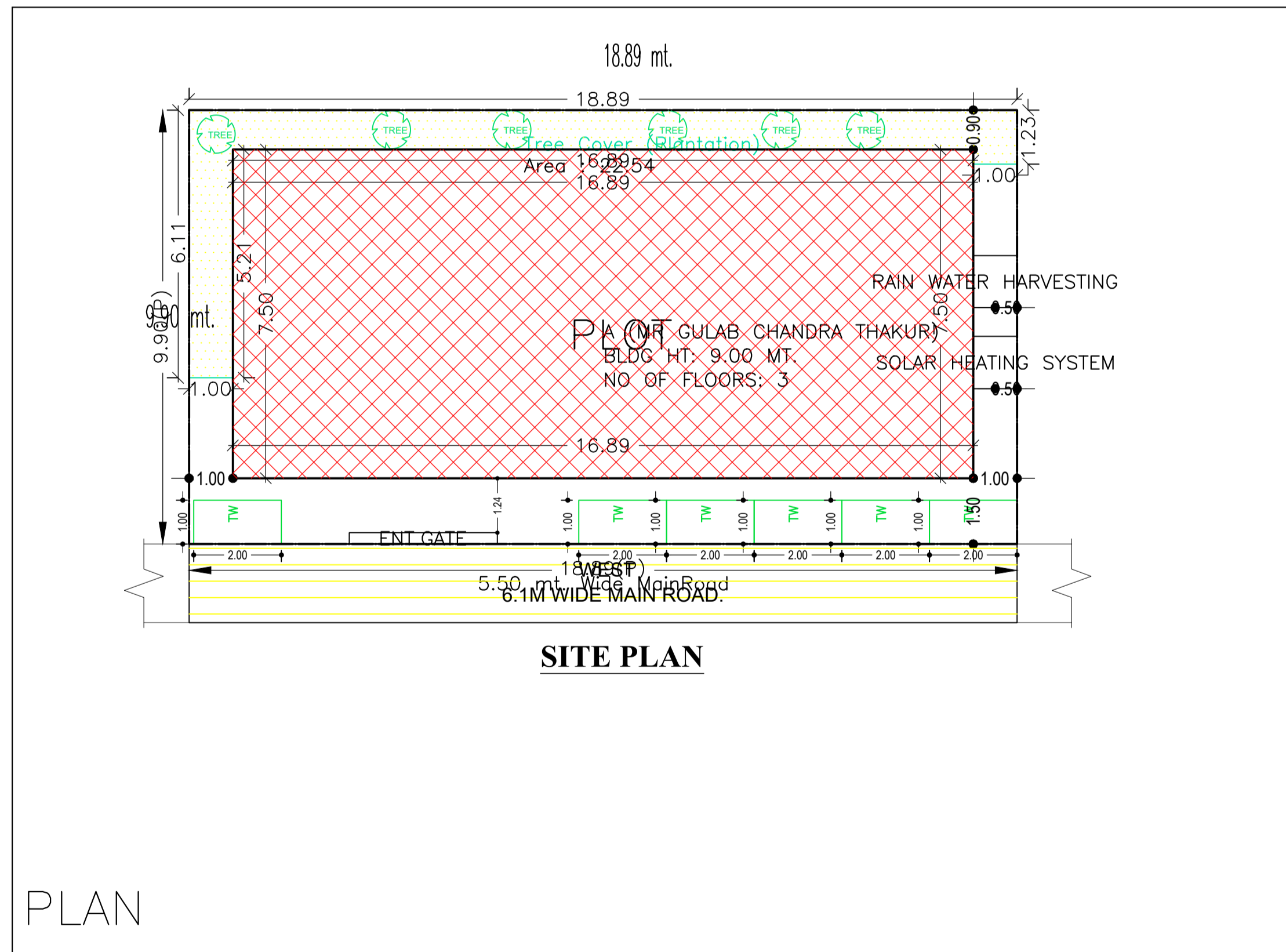
Proposal Basic Information	
Proposal File No.	JNAC/STU/0002/W17/2023
Owner Name	GULAB CHANDRA THAKUR.
Khata No	04
Plot No	NEW-406 & OLD-4478
Village Name	MOHAPDA
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT		VERSION NO. - 1.0.66
JAMSHEDPUR NAC		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Inward No: JNAC/BI/0072/W17/2023	Plot/NearbyReligiousStructure: NA	
Application Type: General Proposal	Plot/SubPlot No: NEW-406 & OLD-4478	
Project Type: Building Permission	East: Plot No. - OTHERS PLOT	
Location of Development Area: Old Area		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
Deduction for Balance Plot Area(from Gross Plot Area)		187.03
Common Plot		22.54
Total		22.54
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	164.49
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	187.03
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	187.03
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		130.92
Proposed Coverage Area (67.74 %)		126.69
Total Prop. Coverage Area (67.74 %)		126.69
Balance coverage area (2.26 %)		4.23
FAR CHECK		
Perm. FAR Area (1.800)		336.65
Total Perm. FAR area		336.65
Residential FAR		241.44
Proposed FAR Area		252.49
Total Proposed FAR Area		252.49
Consumed FAR (Factor)		1.35
Balance FAR Area		84.16
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		380.07
ARCHITECT (Regd)	GAURI SHANKAR SAHU	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	GULAB CHANDRA THAKUR.	
DEVELOPMENT AUTHORITY		LOCAL BODY

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.)	Trmt (No.)
			Lift	Accessory Use	Parking					
A (MR GULAB CHANDRA THAKUR)	1	380.07	6.80	7.71	113.07	241.44	7.65	252.49	252.49	04
Grand Total	1	380.07	6.80	7.71	113.07	241.44	7.65	252.49	252.49	04

LOCATION MAP.



Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Reqd.	Prop.	Reqd./Unit	Reqd.
Residential	Bungalow/ Dwelling / Non Apartment		> 0	1	4.00	1.00	-	-	-	-	-
			> 0	1	-	-	1	1	-	-	-
Total:			-	-	-	4	5	-	1	-	6

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	5	62.50
Total Car	4	50.00	5	62.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	6	12.00
Total TwoWheeler	-	-	6	12.00
Other Parking	-	-	-	38.07
Total	62.50		137.07	

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	126.69	11.05	126.69	11.05
First Floor	126.69	120.72	126.69	120.72
Second Floor	126.69	120.72	126.69	120.72
Terrace Floor	0.00	0.00	0.00	0.00
Total :	380.07	252.49	380.07	252.49

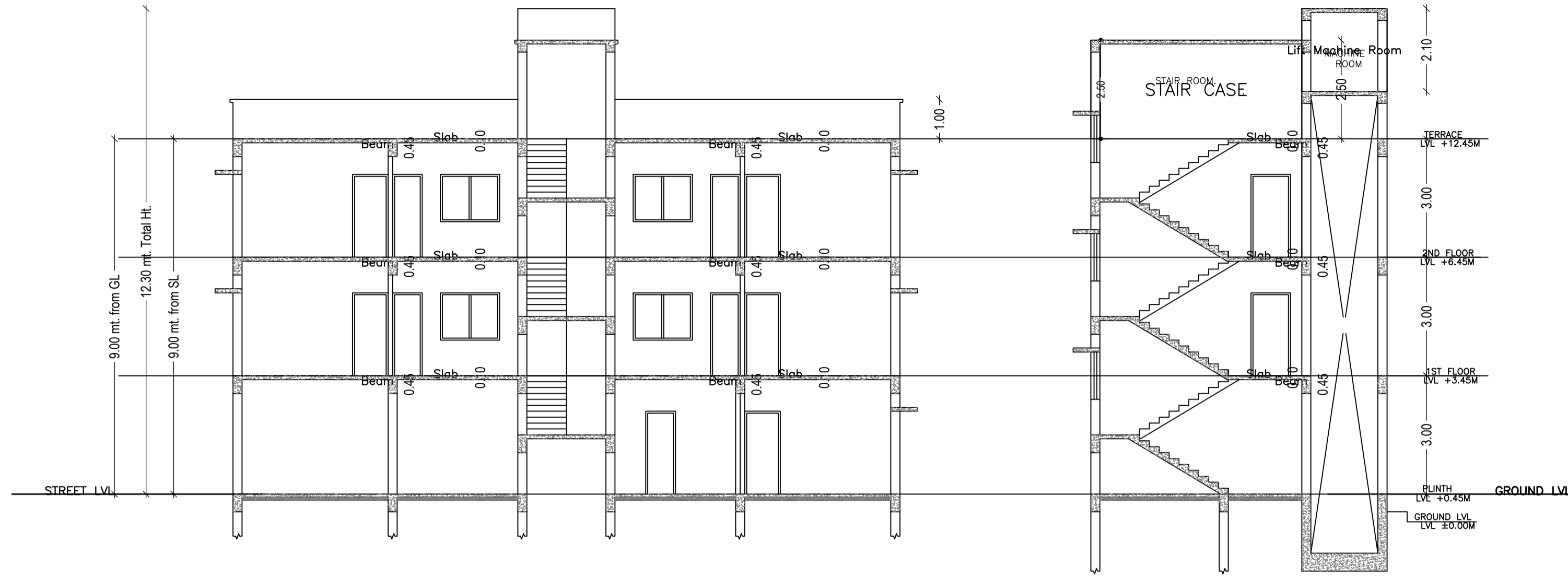
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Light Yellow

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (MR GULAB CHANDRA THAKUR)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

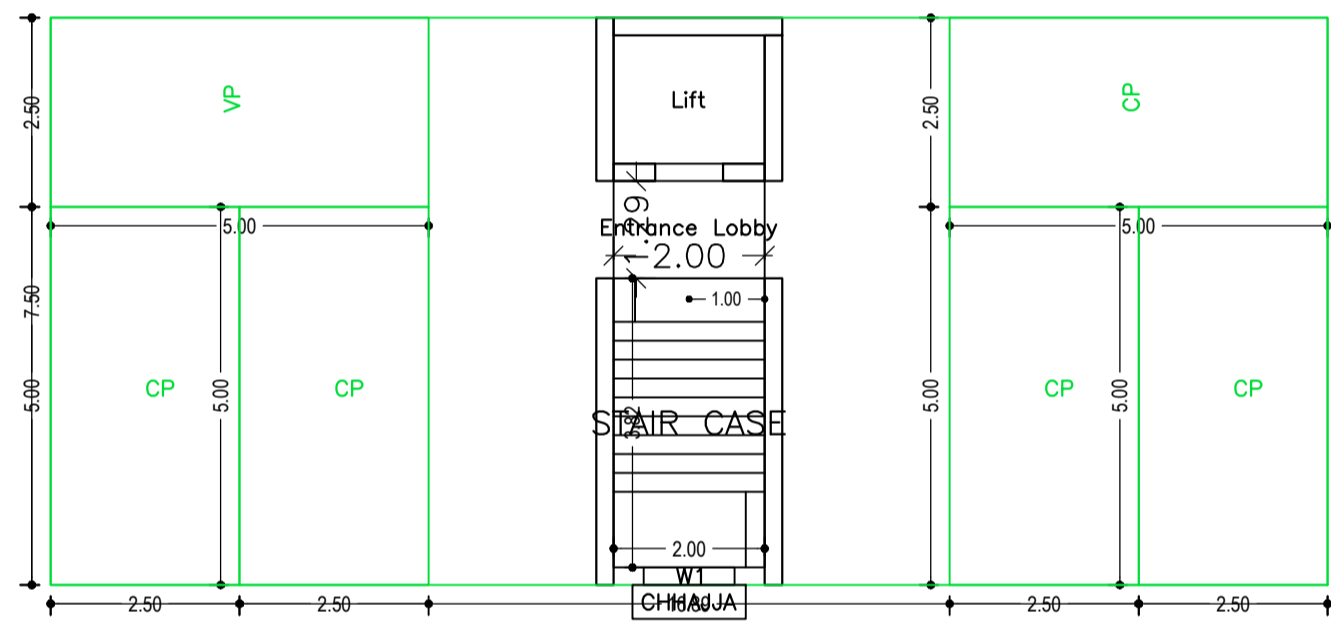
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
GAURI SHANKAR SAHU JNAC/STU/0002/2020			

Proposal Basic Information	
Proposal File No.	JNAC/STU/0002/W17/2023
Owner Name	MR GULAB CHANDRA THAKUR.
Khata No	04
Plot No	NEW-46 & OLD-4478
Village Name	MOHAPDA
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

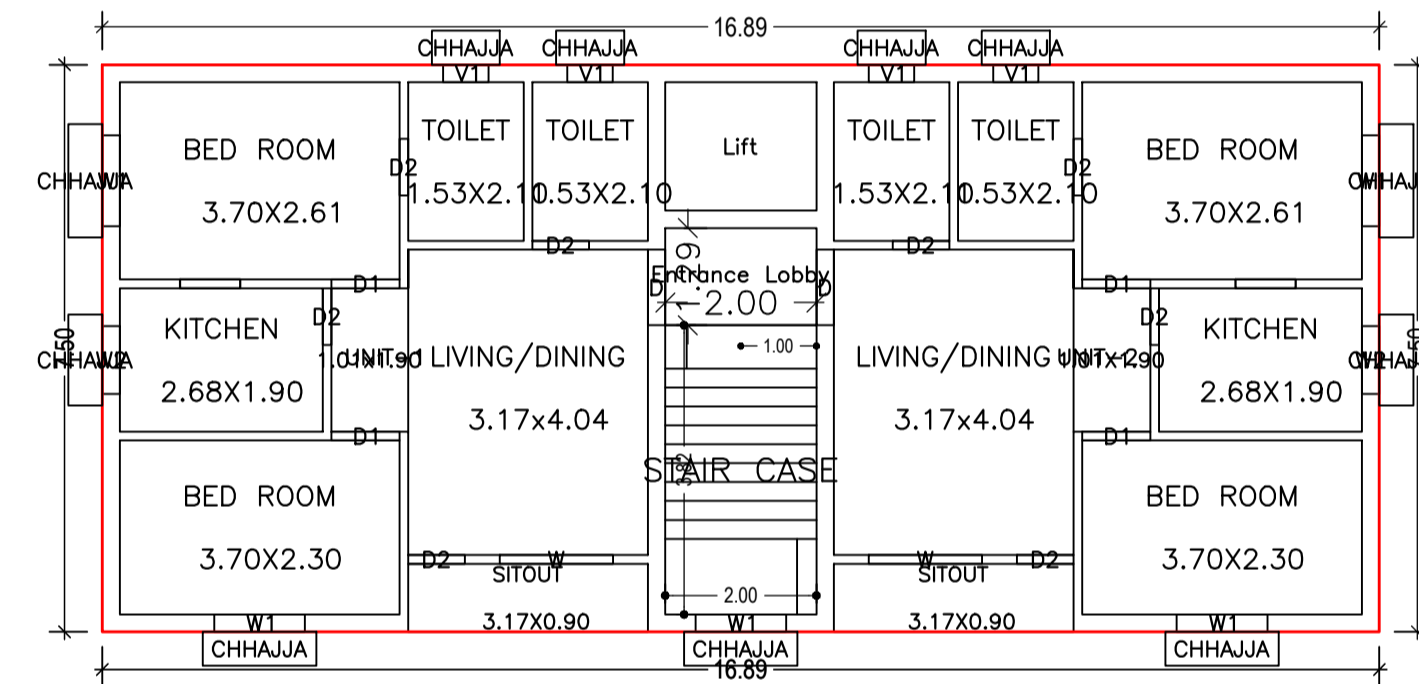


Building :A (MR GULAB CHANDRA THAKUR)

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.)
		Lift	Accessory Use	Parking					
Ground Floor	126.69	0.00	2.57	113.07	0.00	7.65	11.05	11.05	00
First Floor	126.69	3.40	2.57	0.00	120.72	0.00	120.72	120.72	02
Second Floor	126.69	3.40	2.57	0.00	120.72	0.00	120.72	120.72	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	380.07	6.80	7.71	113.07	241.44	7.65	252.49	252.49	04
Total Number of Same Buildings :	1								
Total :	380.07	6.80	7.71	113.07	241.44	7.65	252.49	252.49	04



GROUND FLOOR PLAN (SCALE 1:100)



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

SCHEDULE OF DOOR:

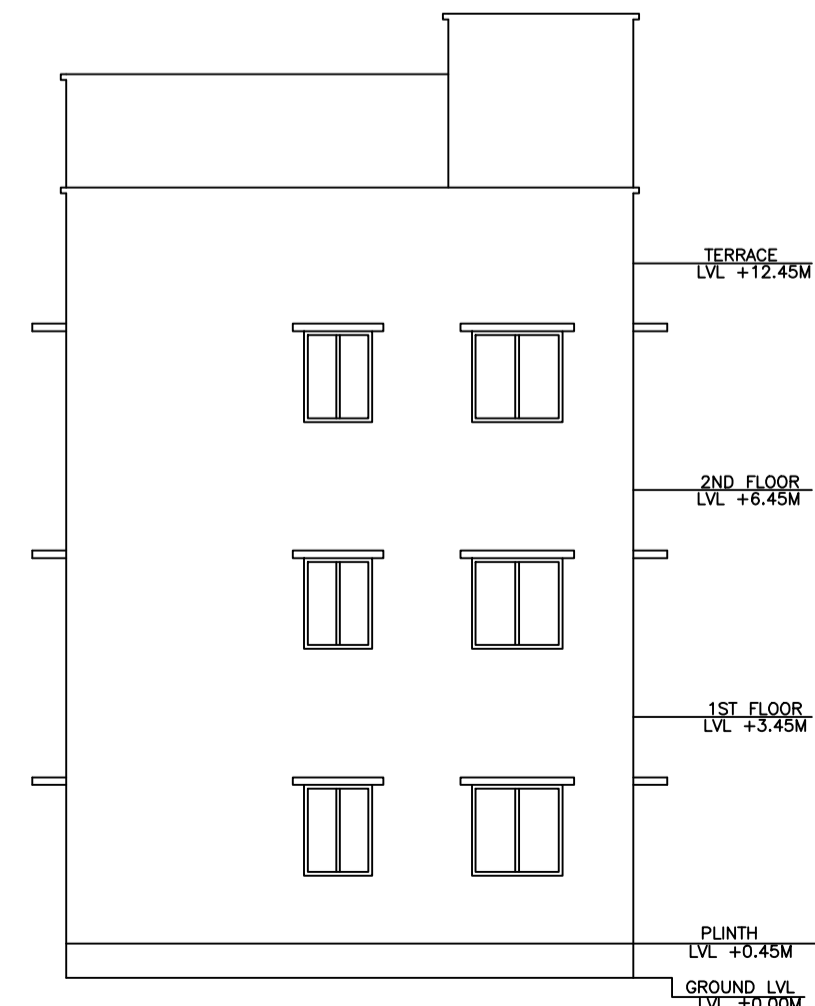
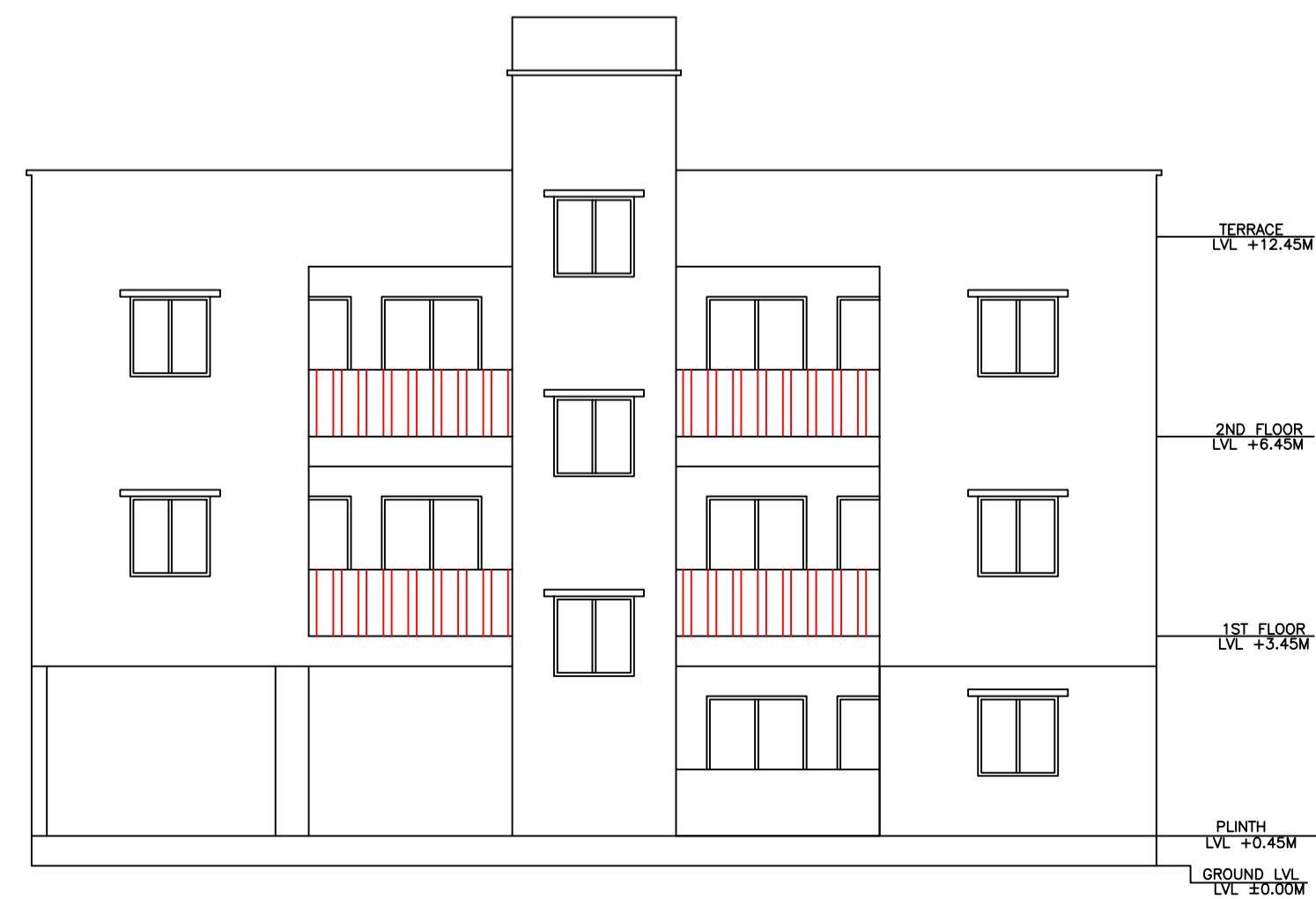
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MR GULAB CHANDRA THAKUR)	D2	0.75	2.10	16
A (MR GULAB CHANDRA THAKUR)	D1	0.90	2.10	08
A (MR GULAB CHANDRA THAKUR)	D	1.00	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MR GULAB CHANDRA THAKUR)	V1	0.60	0.60	08
A (MR GULAB CHANDRA THAKUR)	W2	0.90	1.20	04
A (MR GULAB CHANDRA THAKUR)	W1	1.20	1.20	12
A (MR GULAB CHANDRA THAKUR)	W	1.50	1.20	04

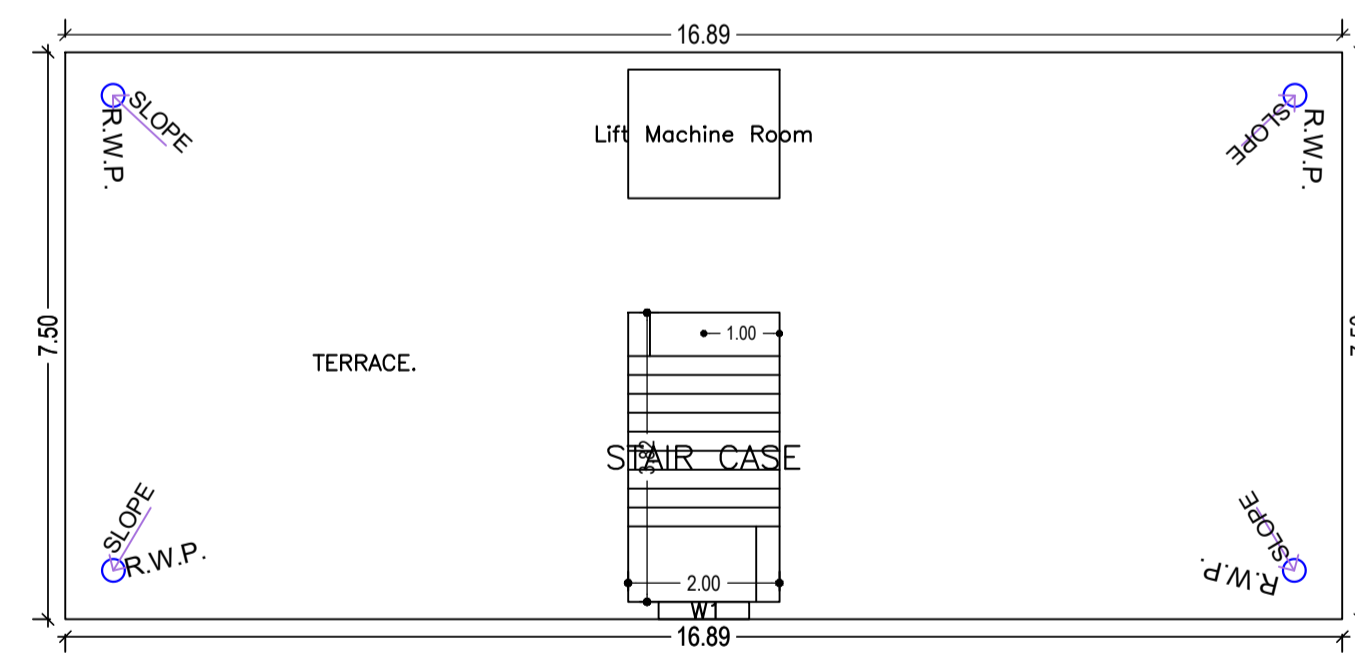
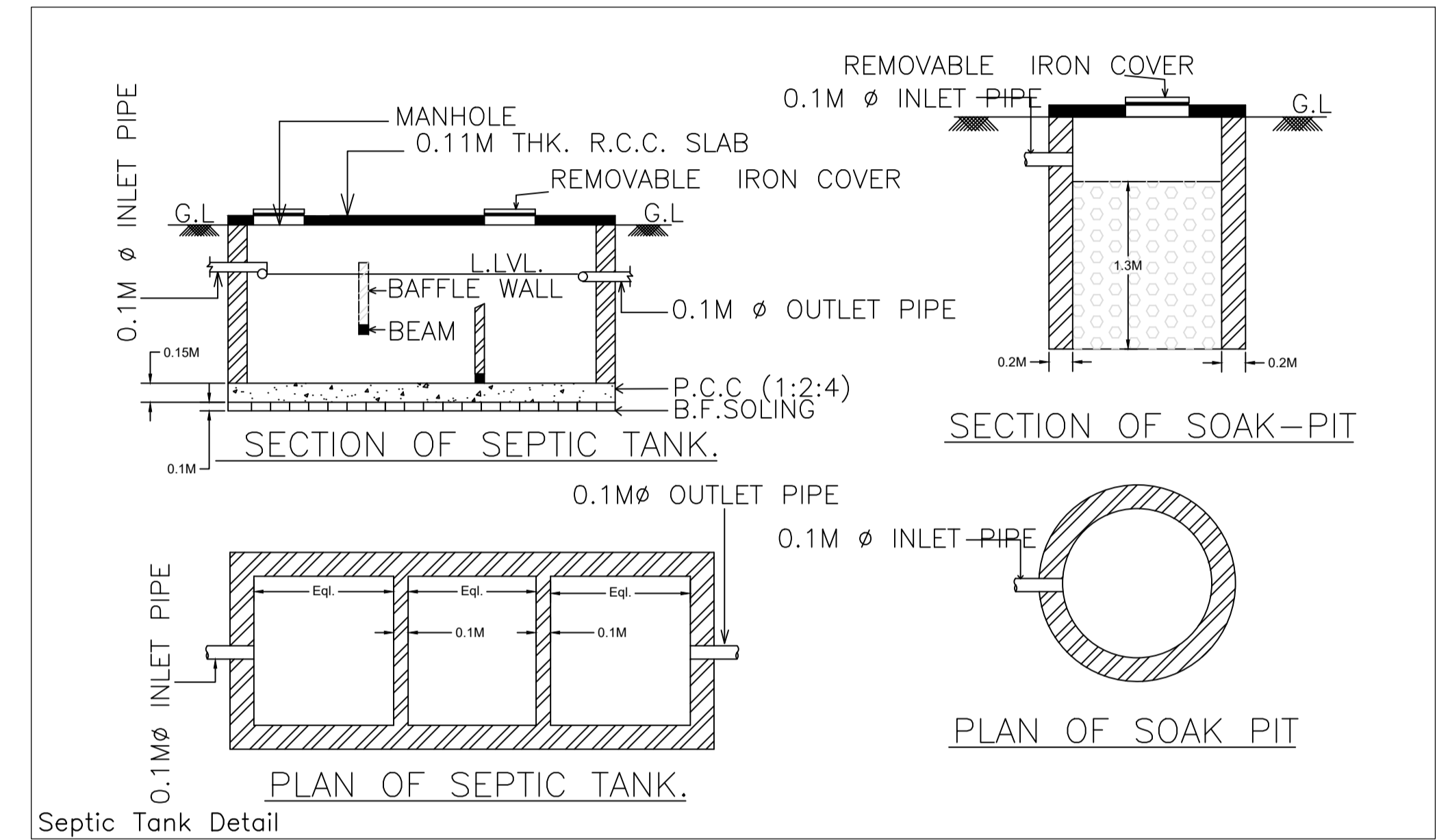
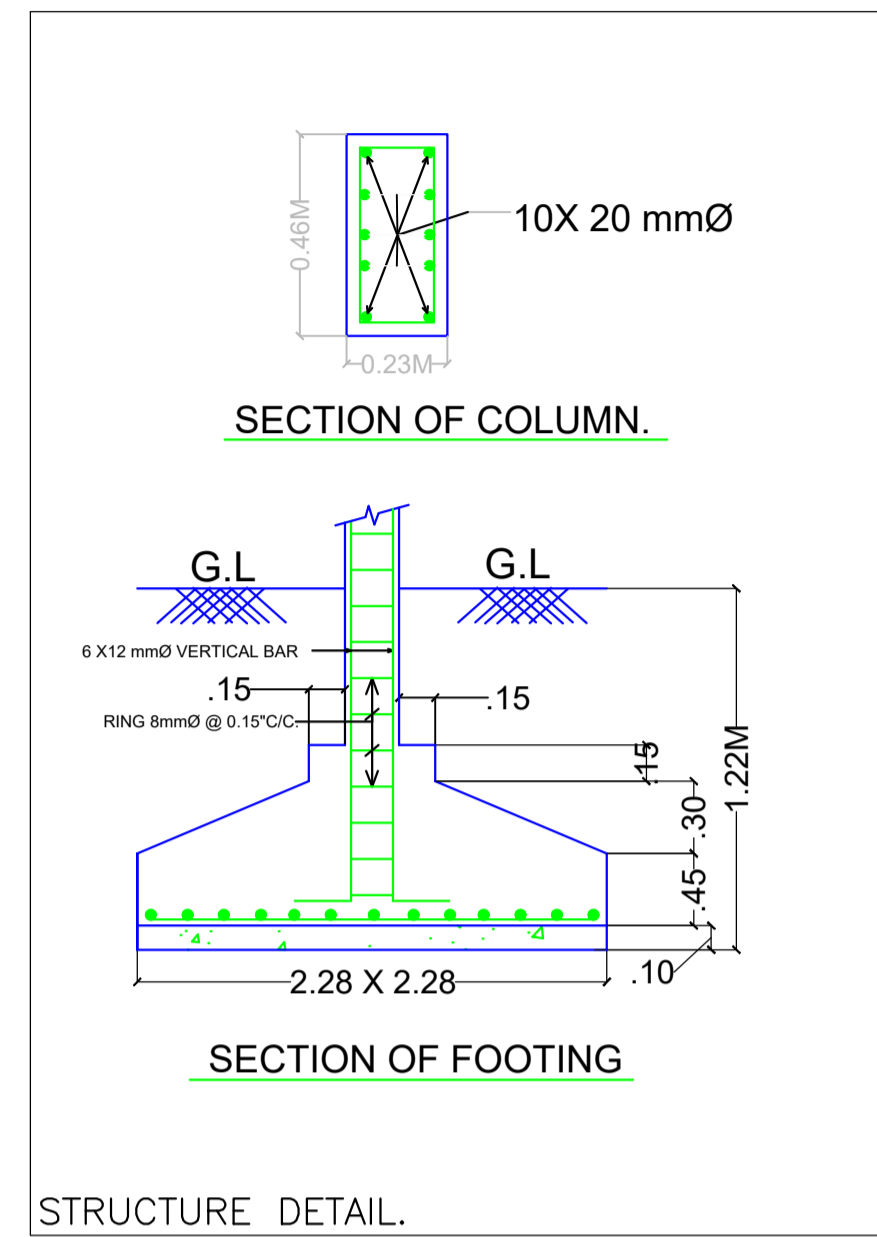
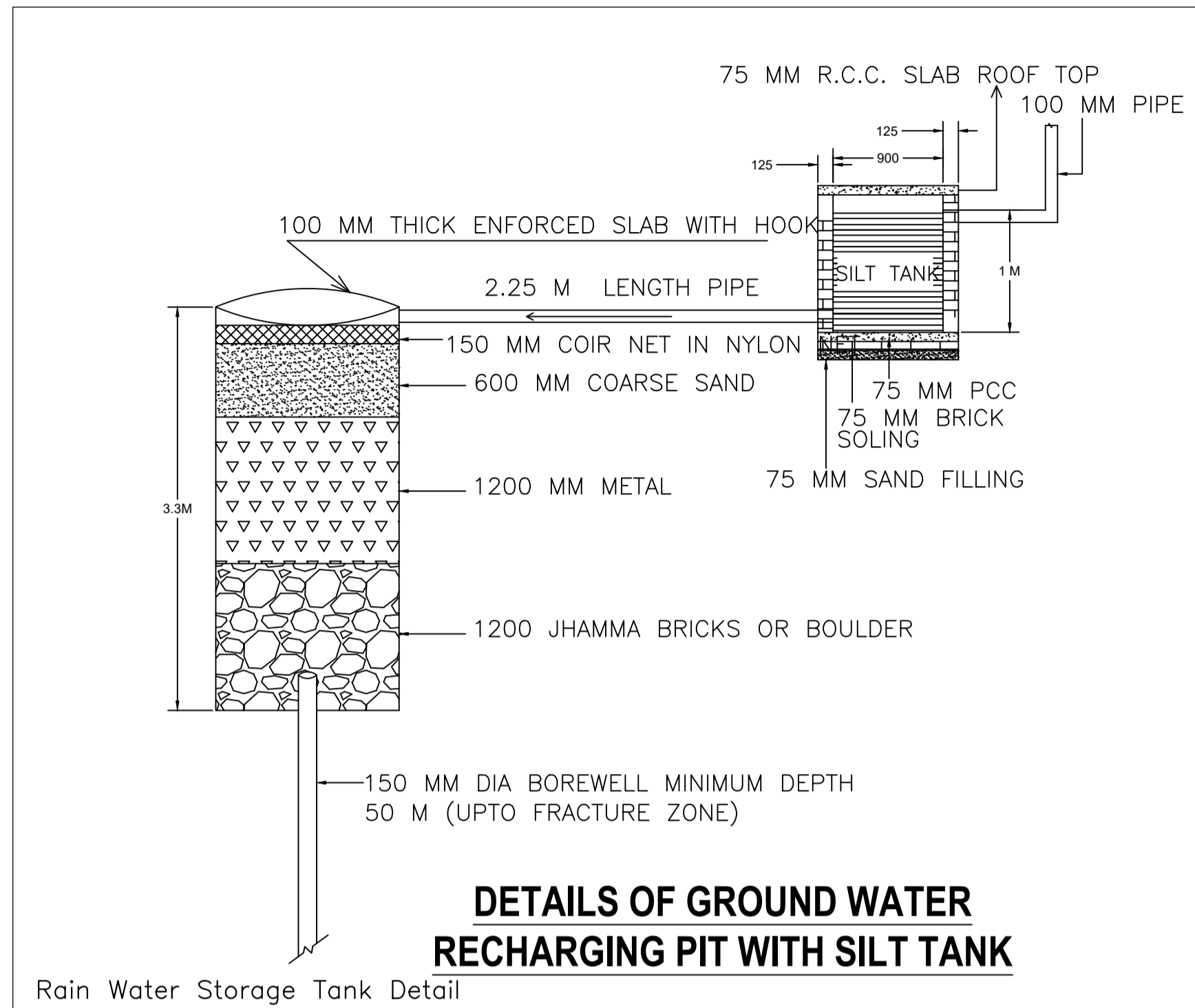
UnitBUA Table for Building :A (MR GULAB CHANDRA THAKUR)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1& 2 FLOOR PLAN	UNIT-1	FLAT	49.91	49.82	7	4
	UNIT-2	FLAT	49.91	49.82	7	4
Total:	-	-	199.65	199.28	28	4



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
GAURI SHANKAR SAHU JNAC/STU/0002/2020			

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Khata No	04
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Village Name	MOHARDA
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



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