

SITE

Proposal Basic Information	
Proposal File No.	JNAC/BP/0001/W3/2024
Owner Name	JAWED AKHTAR
Khata No	85
Plot No	2686
Village Name	KHUNTADIH
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

Building :A (RESIDENTIAL)

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	44.88	33.37	0.00	11.51	11.51	11.51	00
First Floor	44.88	0.00	44.88	0.00	44.88	44.88	01
Second Floor	44.88	0.00	44.88	0.00	44.88	44.88	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	134.64	33.37	89.76	11.51	101.27	101.27	01
Total Number of Same Buildings	1						
Total :	134.64	33.37	89.76	11.51	101.27	101.27	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D1	0.91	2.10	02
A (RESIDENTIAL)	D2	0.91	2.10	02
A (RESIDENTIAL)	D	1.22	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	1.20	01
A (RESIDENTIAL)	W3	1.20	1.20	03
A (RESIDENTIAL)	W1	1.50	1.20	07

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	53.43	52.26	3	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	3	0
Total:	-	-	53.43	52.26	6	1

AREA STATEMENT		VERSION NO. : 1.0	68
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		
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA		
Inward_No: JNAC/BP/0001/W3/2024	Plot/SubPlot No: 2686		
Application Type: General Proposal	North: -		
Project Type: Building Permission	South: Road Width - 6.20 MTR WIDE MAIN ROAD Access Road		
Nature of Development: New	East: -		
Location of Development Area: Old Area	West: -		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)		SQ.MT. 74.28
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		74.28
Deduction for Balance Plot Area (from Gross Plot Area)			
Common Plot			9.24
Total			9.24
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)		65.03
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)		74.28
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		74.28
COVERAGE CHECK			
Permissible Coverage area (70.00 %)			52.00
Proposed Coverage Area (60.42 %)			44.88
Total Prop. Coverage Area (60.42 %)			44.88
Balance coverage area (9.59 %)			7.12
FAR CHECK			
Perm. FAR Area (2.500)			185.70
Total Perm. FAR area			185.70
Residential FAR			89.77
Proposed FAR Area			101.28
Total Proposed FAR Area			101.28
Consumed FAR (Factor)			1.36
Balance FAR Area			84.42
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			134.64
ARCHITECT (Regd) Amarjeet Balmuchu			
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd) JAWED AKHTAR			
DEVELOPMENT AUTHORITY LOCAL BODY			

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

Buildingwise Floor FAR Details

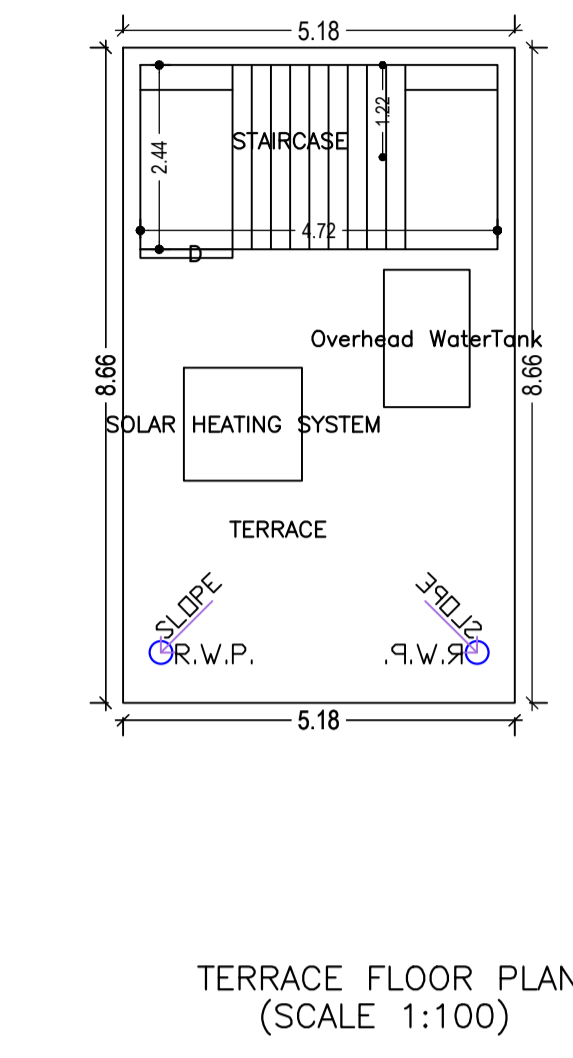
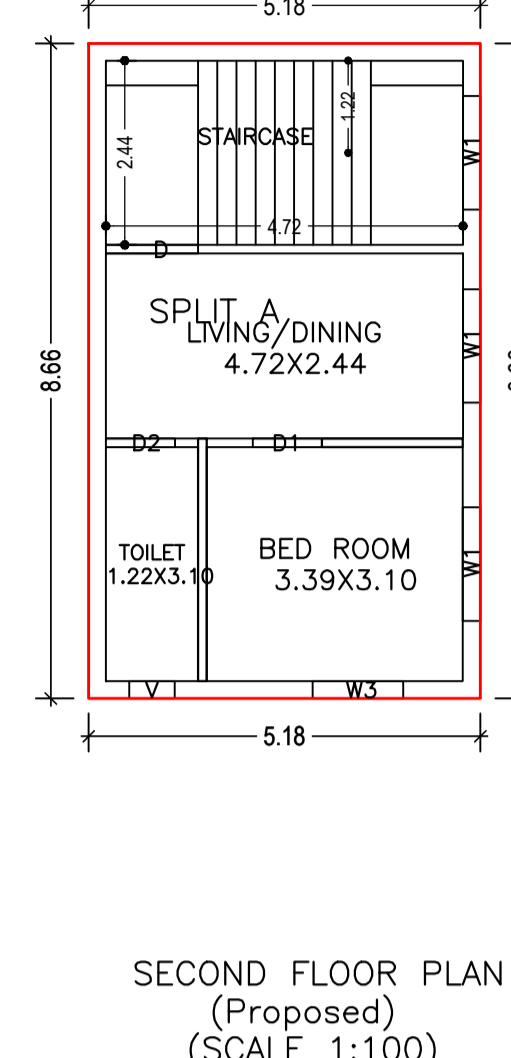
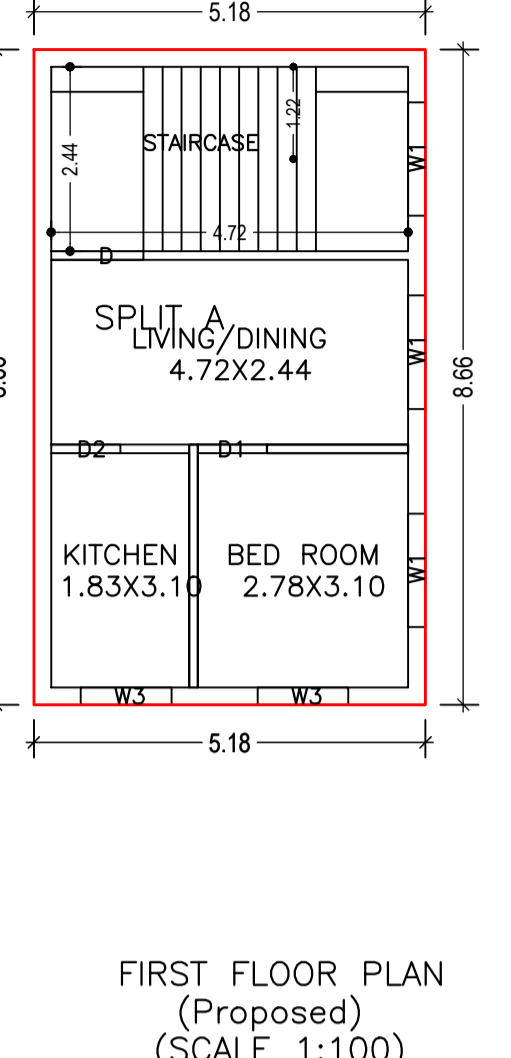
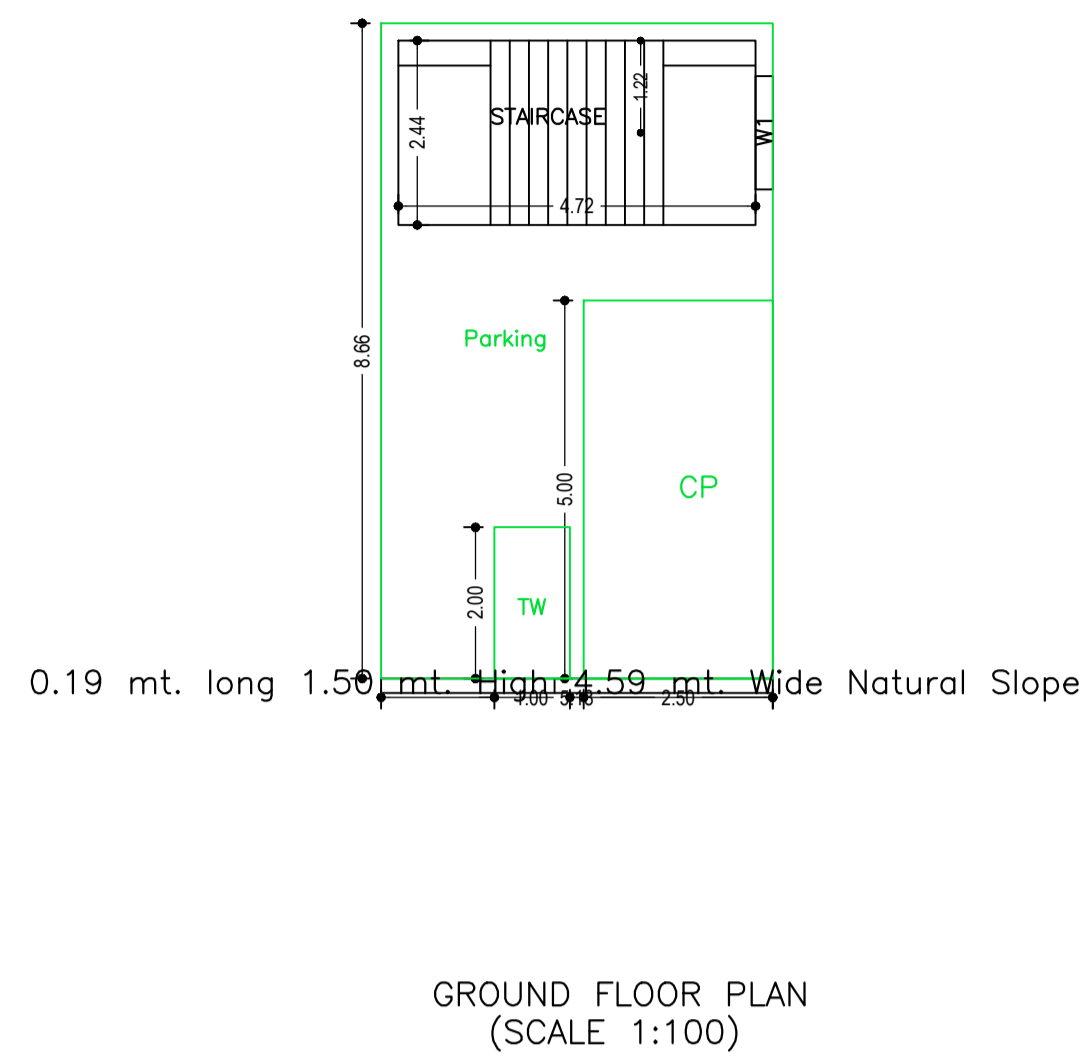
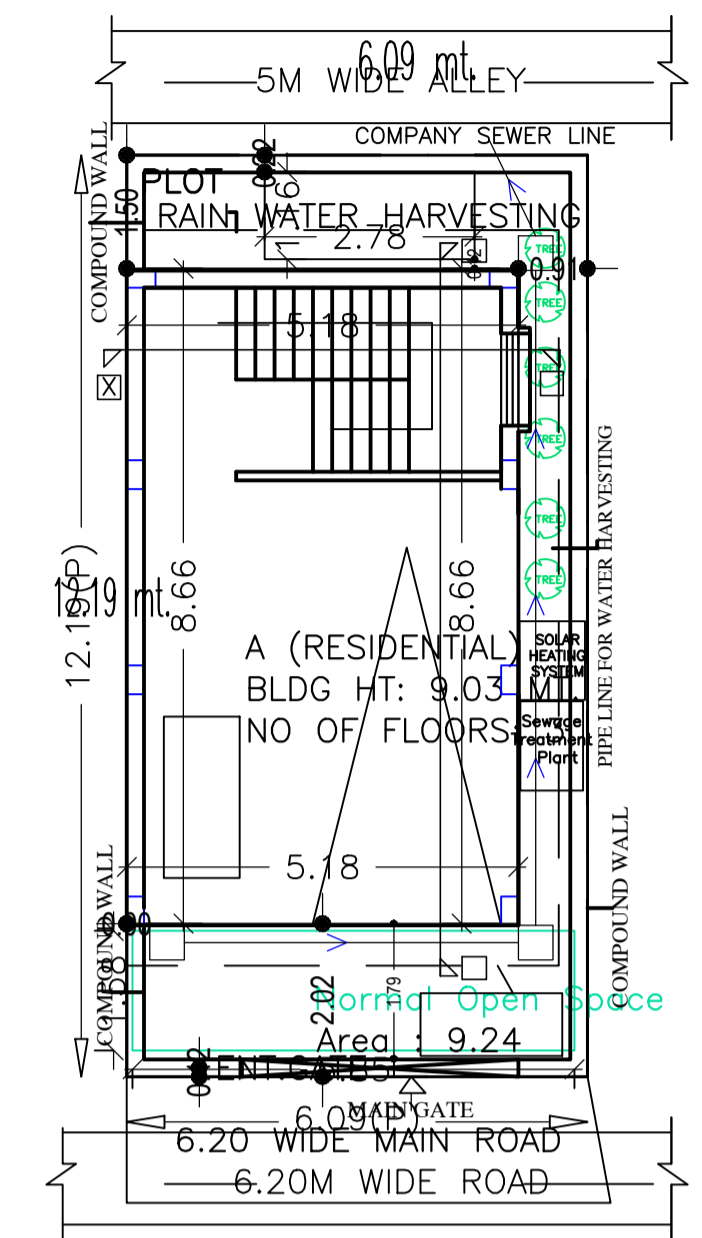
Floor Name	Building Name A (RESIDENTIAL)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	44.88	11.51	44.88	11.51
First Floor	44.88	44.88	44.88	44.88
Second Floor	44.88	44.88	44.88	44.88
Terrace Floor	0.00	0.00	0.00	0.00
Total :	134.64	101.27	134.64	101.27

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	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 (P)
A (RESIDENTIAL)	1	134.64	33.37	89.76	11.51	101.27	101.27	01
Grand Total :	1	134.64	33.37	89.76	11.51	101.27	101.27	01



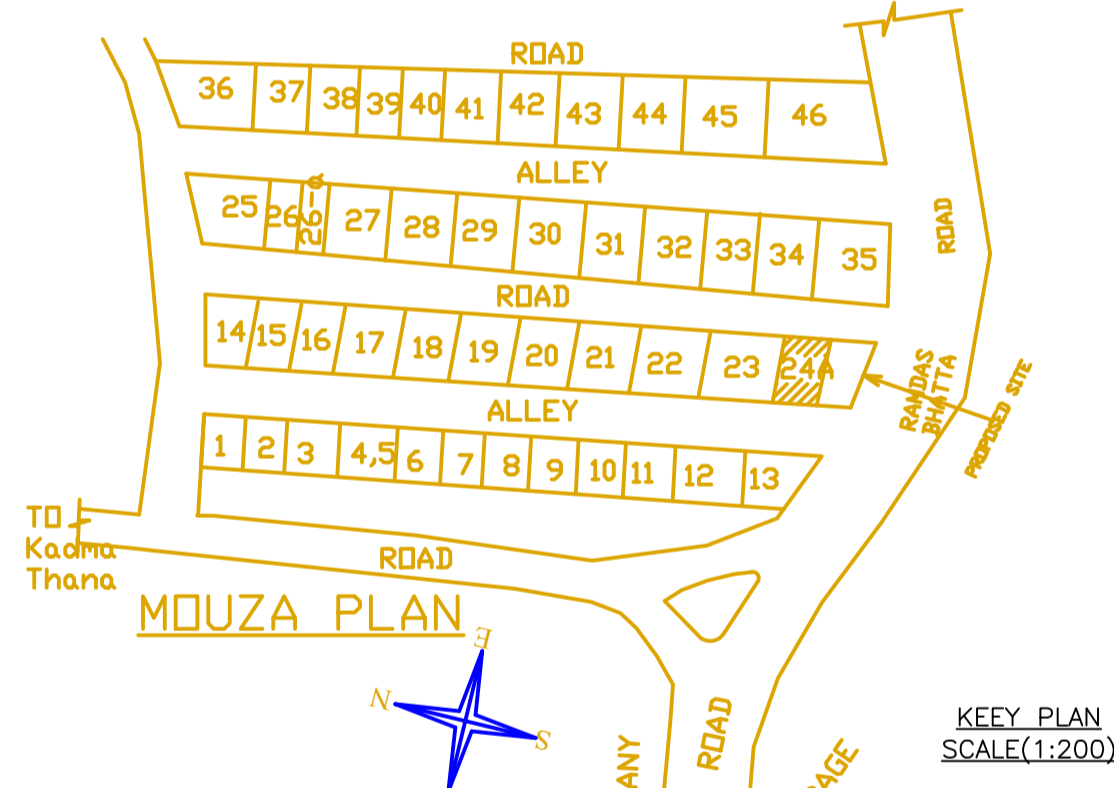
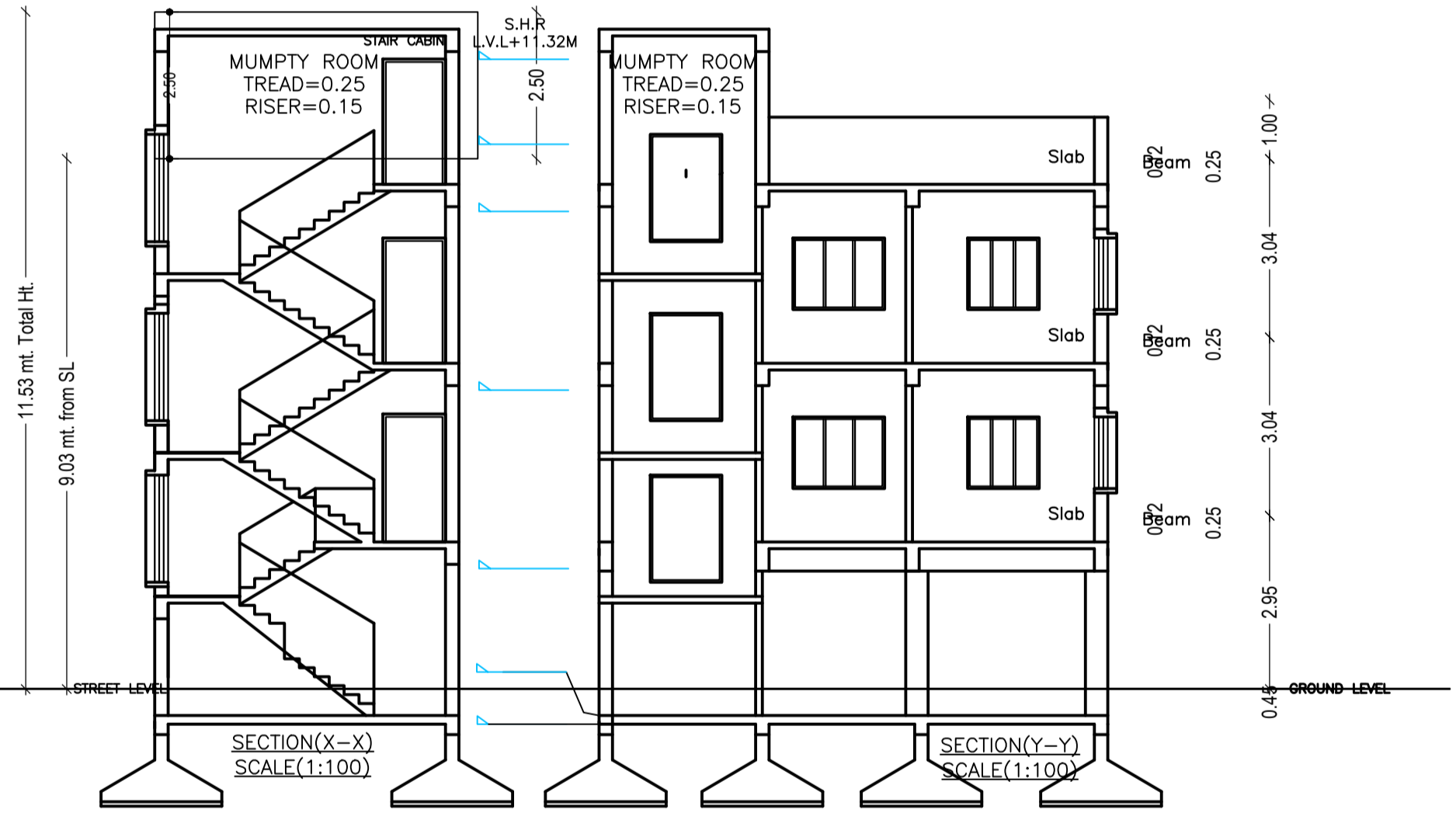
0.19 mt. long 1.50 mt. high 4.59 mt. Wide Natural Slope

GROUND FLOOR PLAN (SCALE 1:100)

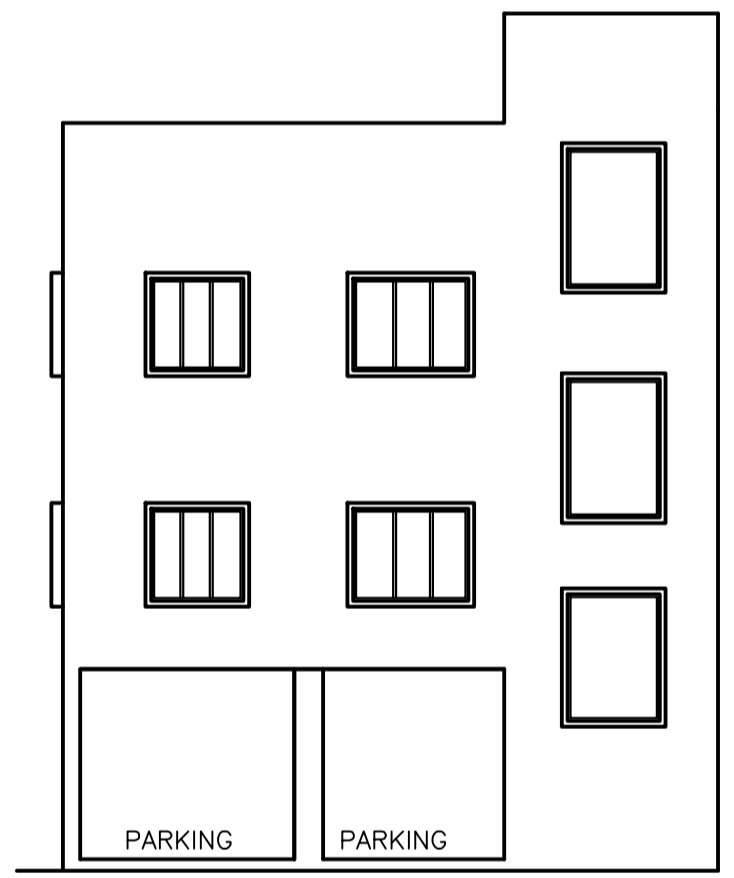
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)

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

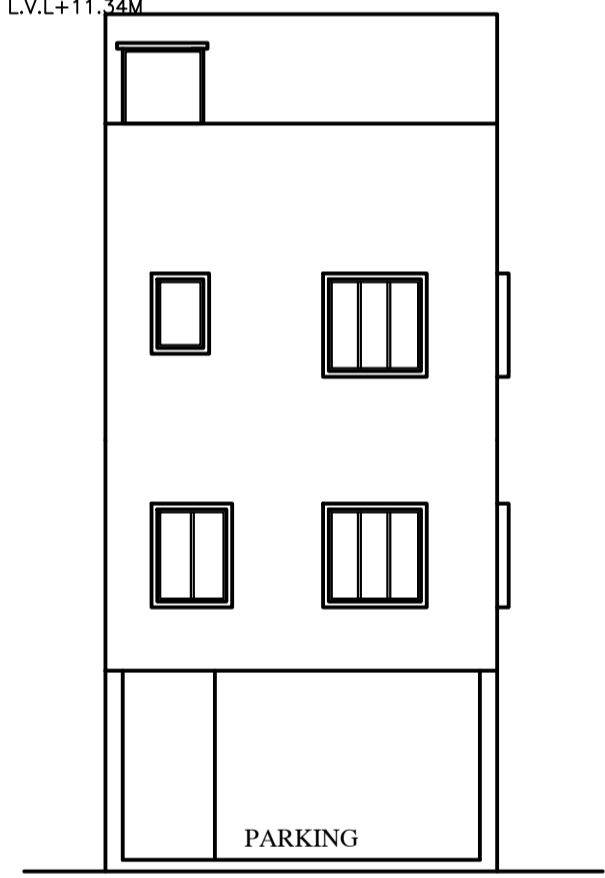
TERRACE FLOOR PLAN (SCALE 1:100)



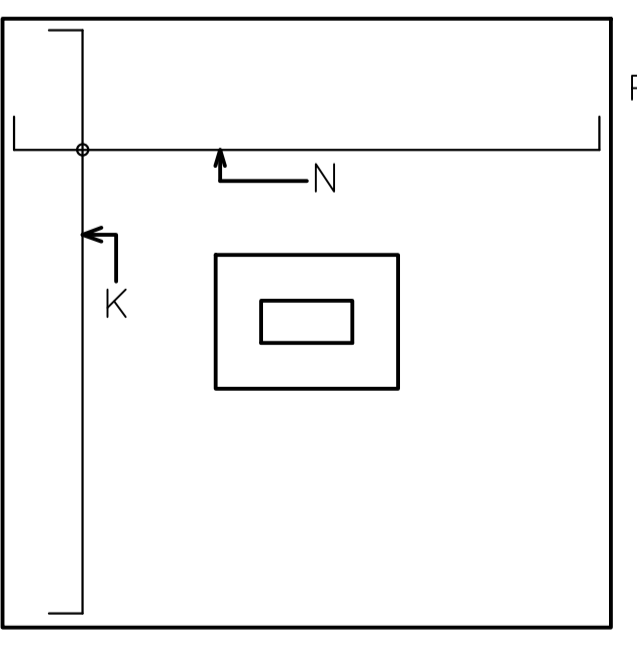
KEY PLAN SCALE (1:200)



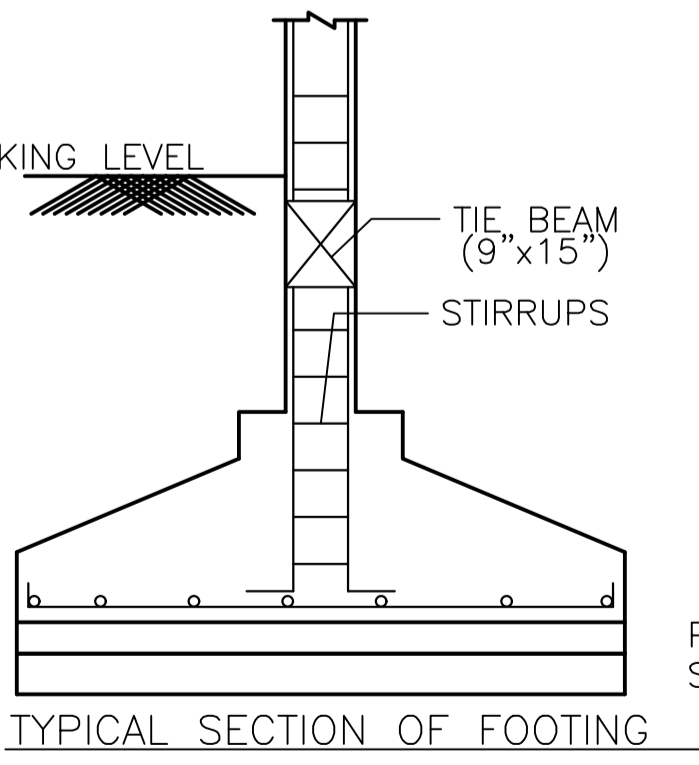
RIGHT SIDE ELEVATION (SCALE:1:100)



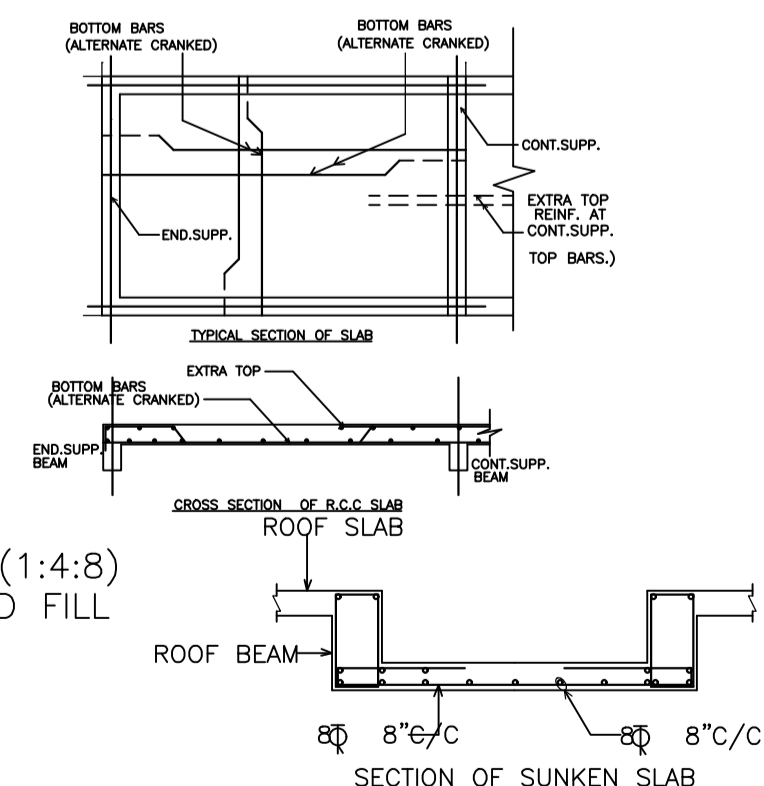
FRONT ELEVATION (SCALE:1:100)



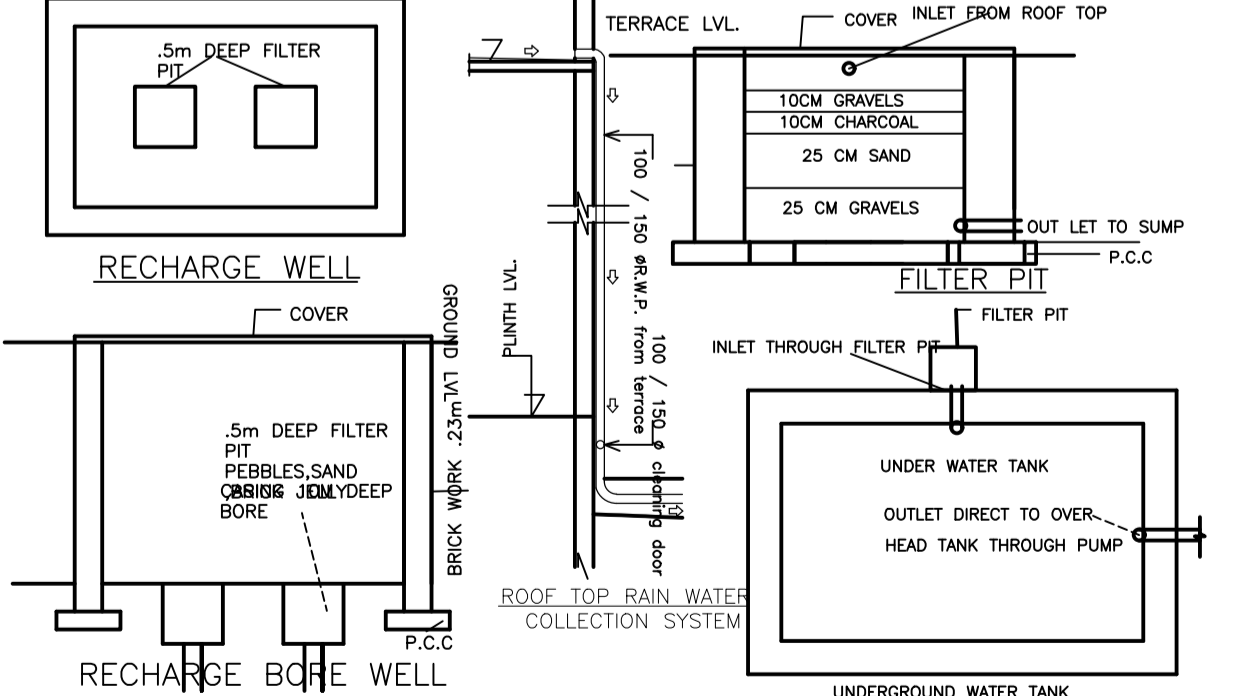
PLAN OF FOOTING



TYPICAL SECTION OF FOOTING

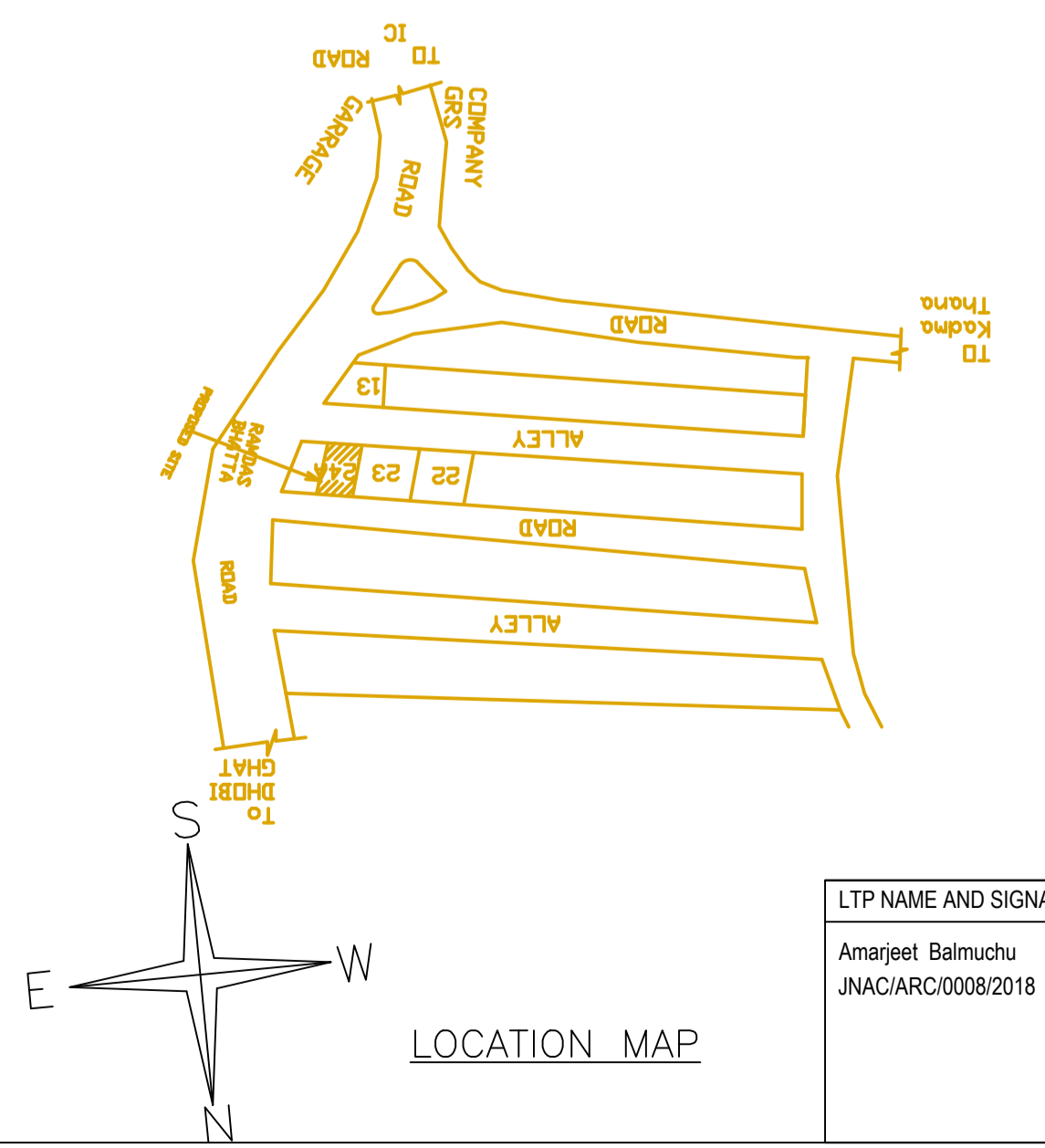


SECTION OF SUNKEN SLAB



RECHARGE WELL

UNDERGROUND WATER TANK



LOCATION MAP

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