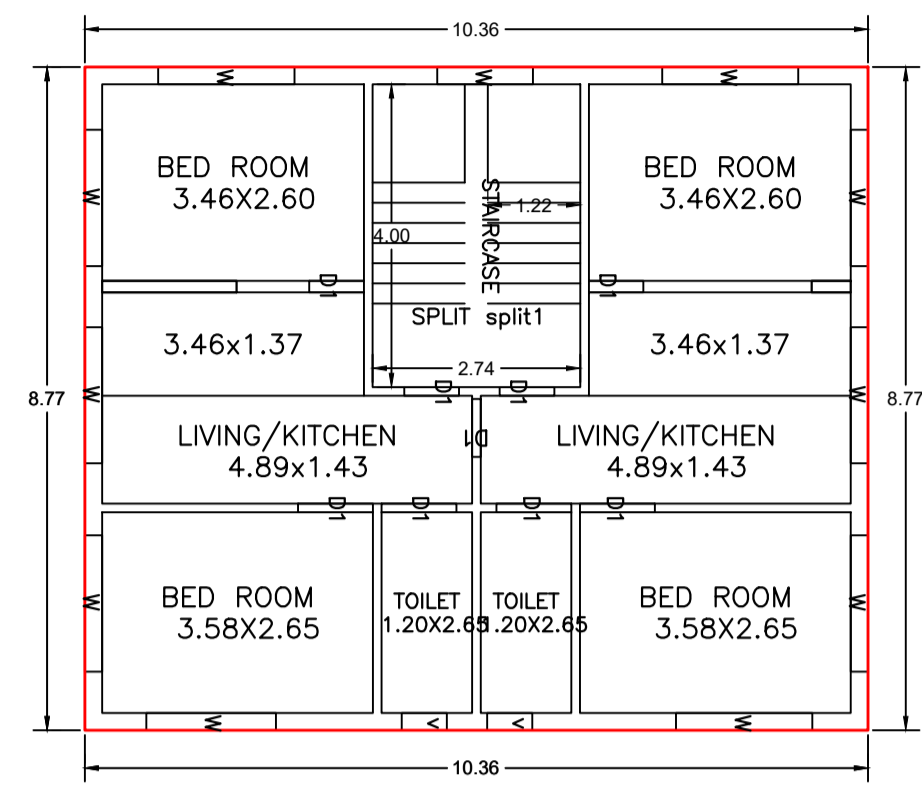
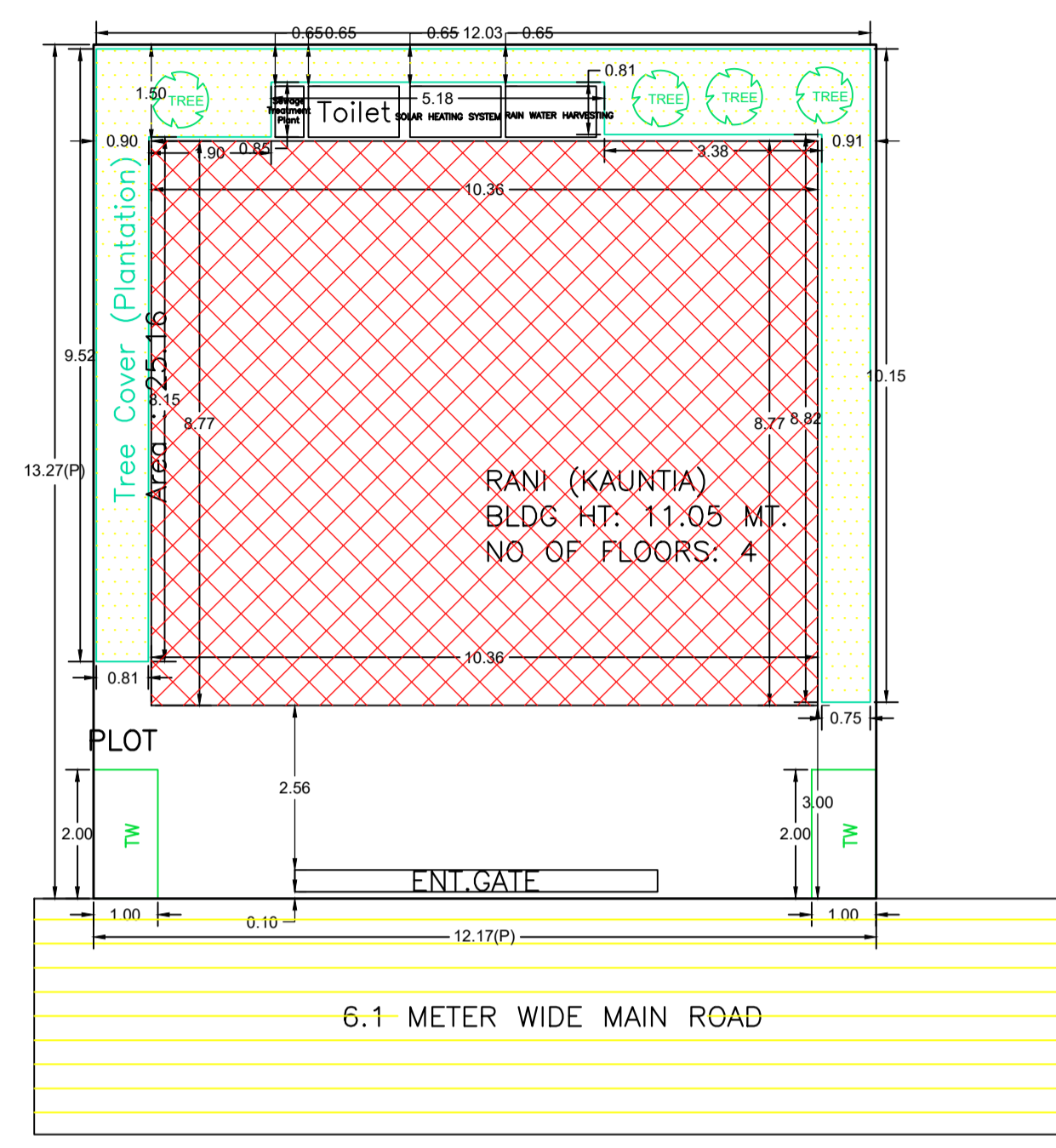
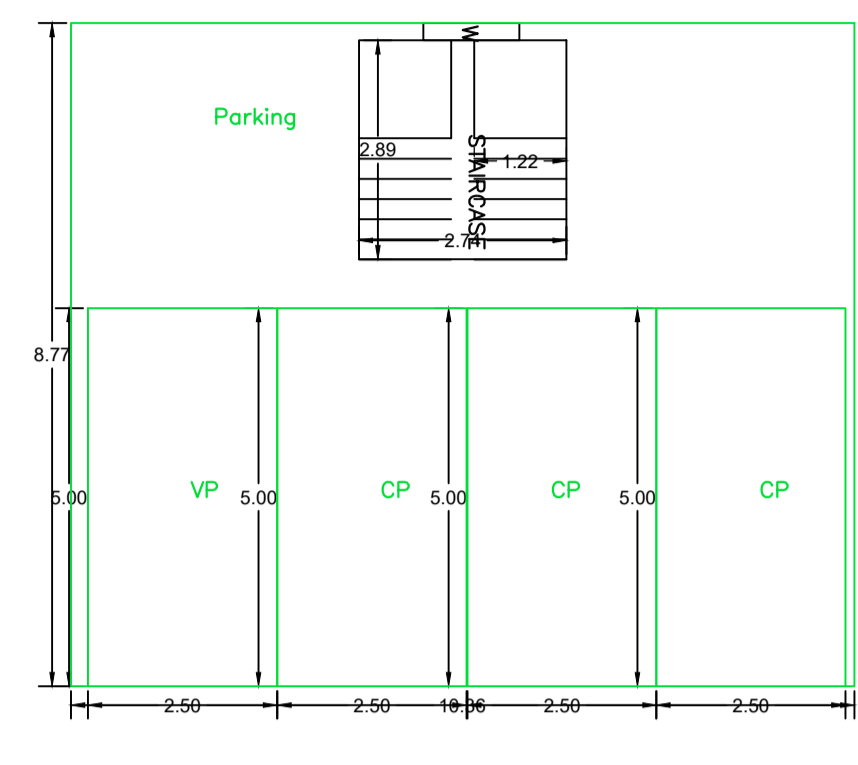


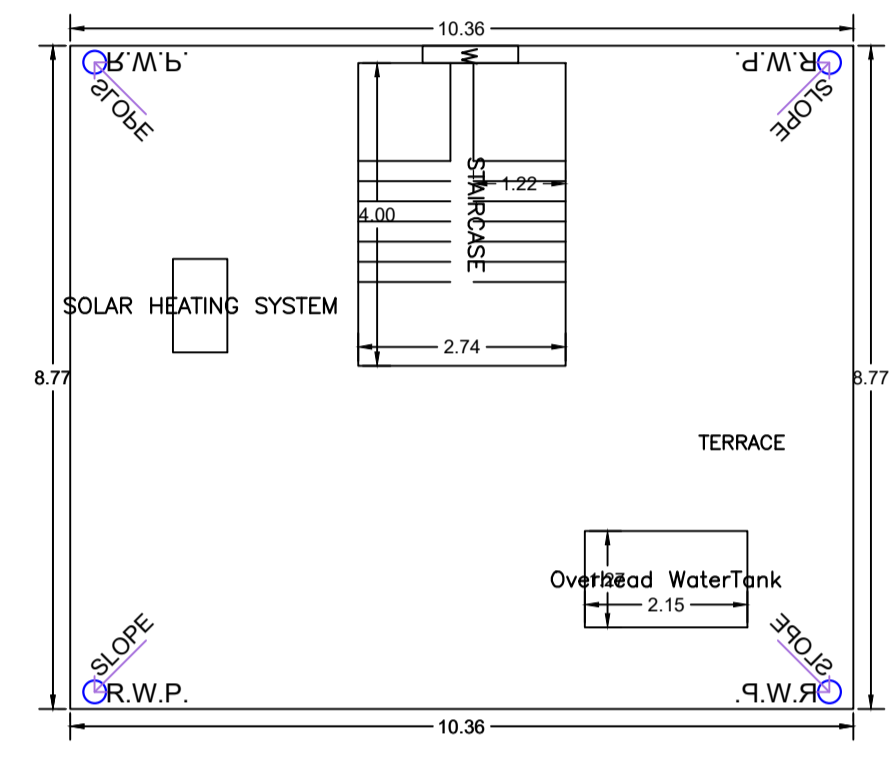
Proposal Basic Information	
Proposal File No.	JNAC/BP/0065/W1/2024
Owner Name	RANI KAUNTIA
Khata No	17
Plot No	447
Village Name	SONARI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



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



PARKING FLOOR PLAN (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)

site plan

AREA STATEMENT		VERSION NO.: 1.0.74
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/0065/W1/2024	Plot/SubPlot No: 447	
Application Type: General Proposal	North: Road Width - 6.1	
Project Type: Building Permission	South: Plot No. - HOUSE OF LAKHAN AGARWAL	
Nature of Development: New	East: Plot No. - ALLEY AND HOUSE OF MR AND MRS DAS	
Location of Development Area: Old Area	West: Plot No. - HOUSE OF VP SINGH	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 161.50
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	161.50
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		25.16
Total		25.16
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	136.33
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	161.50
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	161.50
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		96.90
Proposed Coverage Area ( 56.26 % )		90.86
Total Prop. Coverage Area ( 56.26 % )		90.86
Balance coverage area ( 3.74 % )		6.04
FAR CHECK		
Perm. FAR Area ( 2.500 )		403.75
Total Perm. FAR area		403.75
Residential FAR		272.57
Proposed FAR Area		280.51
Total Proposed FAR Area		280.51
Consumed FAR (Factor)		1.74
Balance FAR Area		123.24
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		363.44
ARCHITECT (Regd)		
ENGINEER (Regd)		Abhishek Tewari
SUPERVISOR (Regd)		
OWNER (Regd)		RANI KAUNTIA
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)	Orange
EXISTING (To be demolished)	Light Blue

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.)
Parking Floor	90.86	7.94	90.86	7.94
First Floor	90.86	90.86	90.86	90.86
Second Floor	90.86	90.86	90.86	90.86
Third Floor	90.86	90.86	90.86	90.86
Terrace Floor	0.00	0.00	0.00	0.00
Total :	363.44	280.52	363.44	280.52

Building USE/SUBUSE Details									
Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
RANI (KAUNTIA)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise	TYPICAL - 1, 2, 3 FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	Residential FAR	Residential	Bungalow/ Dwelling / Non Apartment
				PARKING FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	-	-	-
				TERRACE FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	-	-	-

FAR & Tenement Details							
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.)
RANI (KAUNTIA)	1	363.44	82.92	272.58	7.94	280.52	280.52
Grand Total :	1	363.44	82.92	272.58	7.94	280.52	280.52

Building :RANI (KAUNTIA)

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.)	Trmt (No.)
Parking Floor	90.86	82.92	0.00	7.94	7.94	7.94	00
First Floor	90.86	0.00	90.86	0.00	90.86	90.86	01
Second Floor	90.86	0.00	90.86	0.00	90.86	90.86	01
Third Floor	90.86	0.00	90.86	0.00	90.86	90.86	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	363.44	82.92	272.58	7.94	280.52	280.52	03
Total Number of Same Buildings :	1						
Total :	363.44	82.92	272.58	7.94	280.52	280.52	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RANI (KAUNTIA)	D1	0.72	2.10	12
RANI (KAUNTIA)	D1	0.77	2.10	03
RANI (KAUNTIA)	D1	0.99	2.10	12

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RANI (KAUNTIA)	v	0.60	1.20	06
RANI (KAUNTIA)	w	1.27	1.20	05
RANI (KAUNTIA)	w	1.71	1.20	03
RANI (KAUNTIA)	w	1.80	1.20	27

UnitBUA Table for Building :RANI (KAUNTIA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3 FLOOR PLAN	SPLIT split1	FLAT	82.31	81.96	8	3
Total:	-	-	246.94	245.89	24	3

Required Parking (Table 7a)

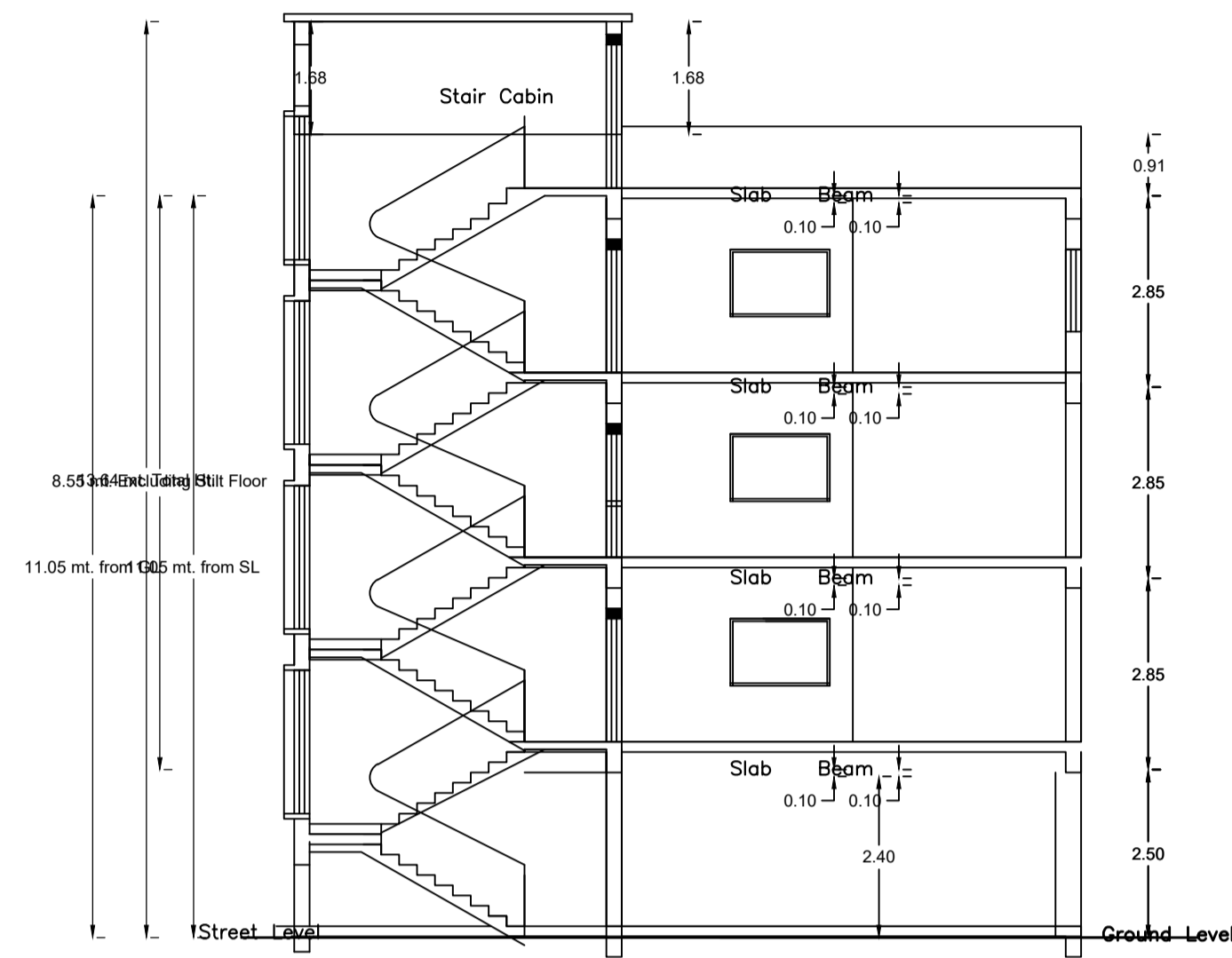
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
RANI (KAUNTIA)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	3.00	1.00	3	-	-	-	-
			> 0	1	3.00	-	-	1	1	-	-
Total :			-	-	-	-	3	3	1	1	0 2

Parking Check (Table 7b)

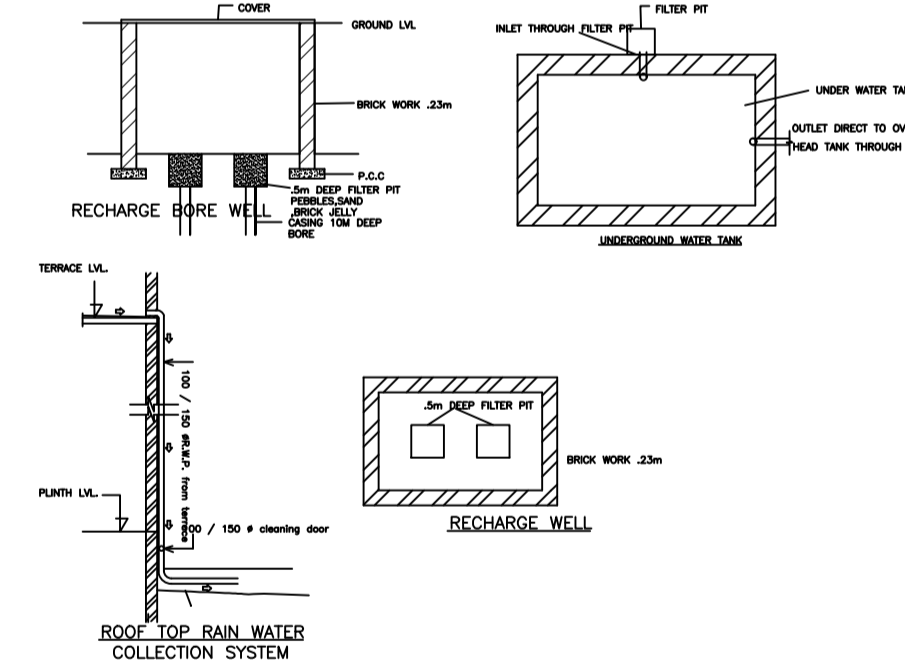
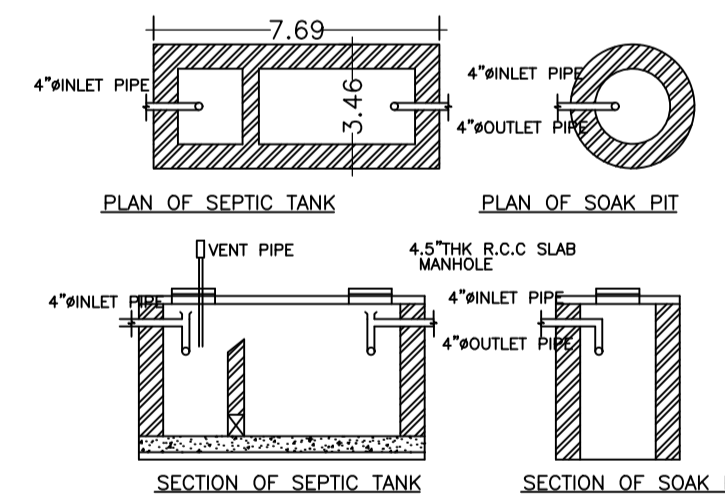
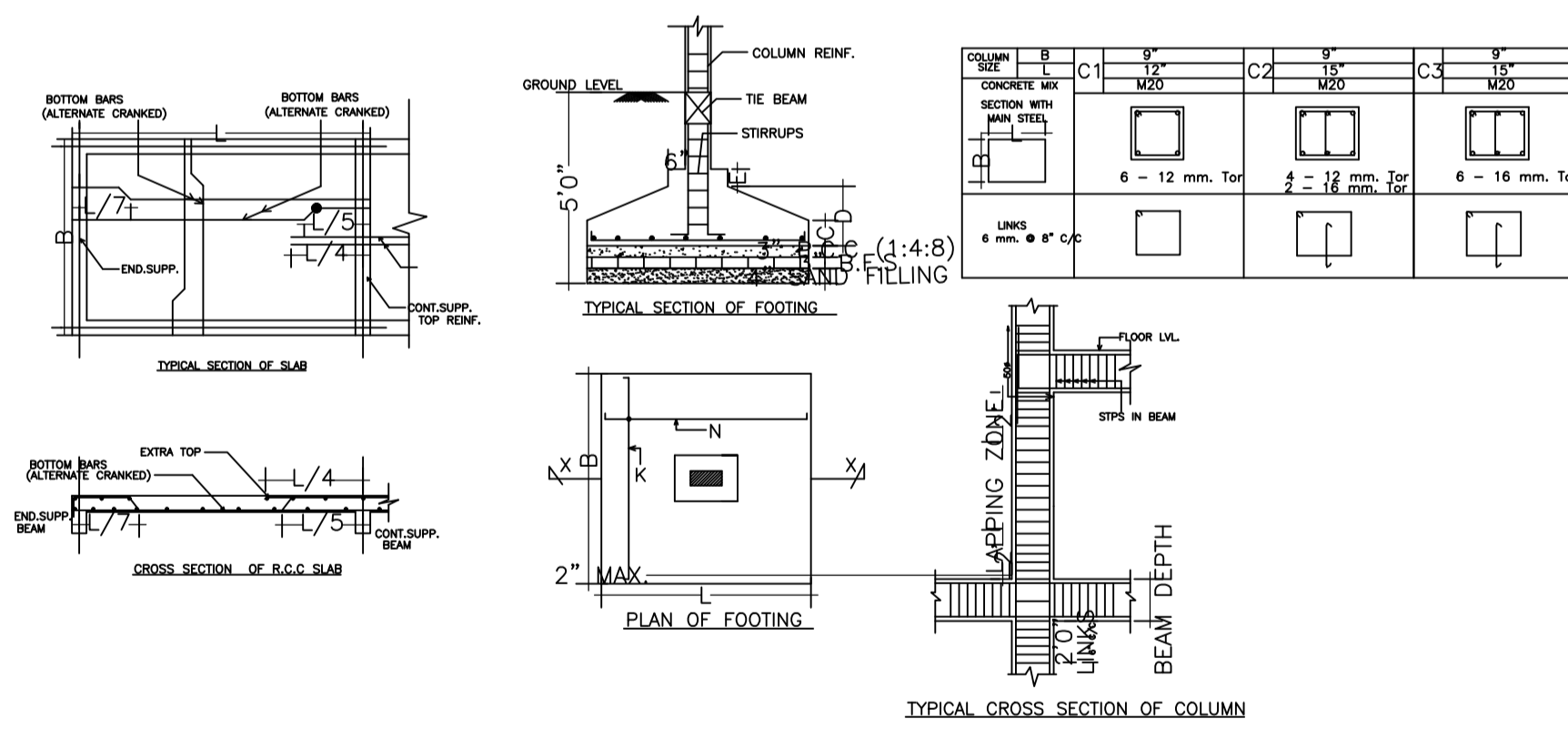
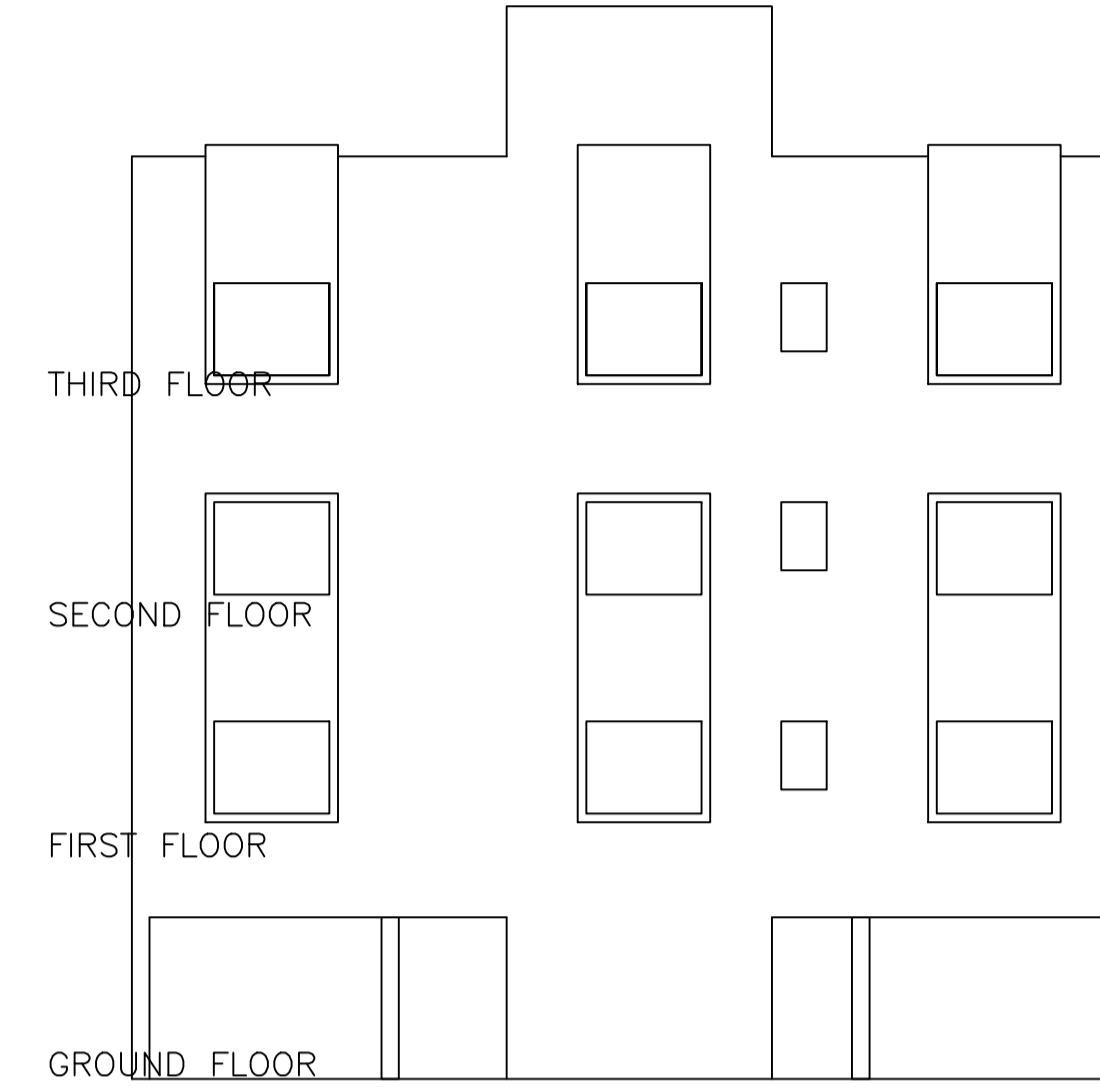
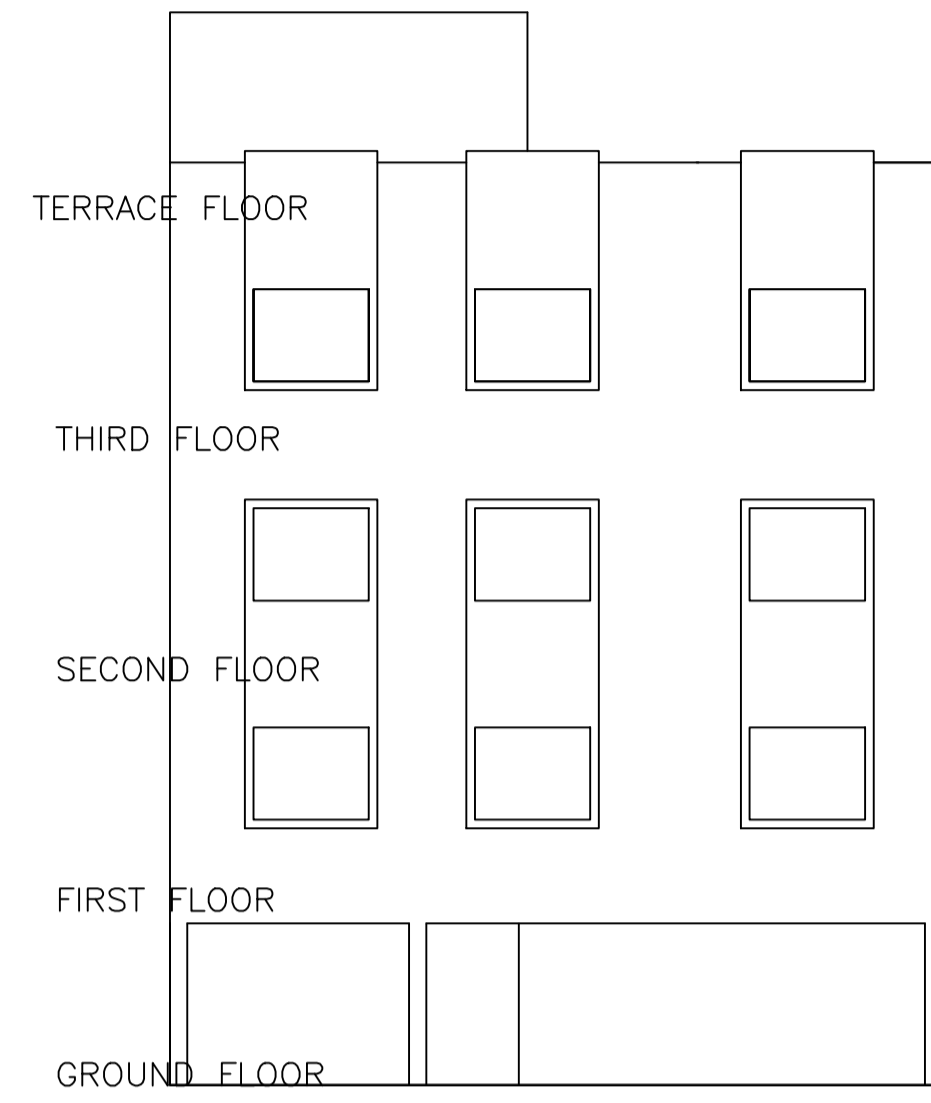
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	3	37.50	3	37.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	2	4.00
Total TwoWheeler	-	-	2	4.00
Other Parking	-	-	-	32.92
Total		50.00		90.92

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Abhishek Tewari JNAC/ARC/0007/2016			

Proposal Basic Information	
Proposal File No.	JNAC/BP/0065/W1/2024
Owner Name	RANI KAUNTIA
Khata No	17
Plot No	447
Village Name	SONARI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



SECTION(X-X)



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Abhishek Tewari JNAC/ARC/0007/2016			