

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.25 VERSION DATE: 12/04/2018
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGHBHUM	Plot SubUse: Boarding
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious Structure: NA
Inward No: JNAC/BI/0046/W1/2017	Plot/SubPlot No: NIL
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: New	East: -
Location of Development Area: Old Area	West: -
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 111.41 SQ.MT.
Deduction for NetPlot Area	
Road Widening Area	7.77
Total	7.77
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 103.64
Deduction for Balance Plot Area(from Gross Plot Area)	
Road Widening Area	7.77
Common Plot	39.05
Total	46.82
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 64.59
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 103.64
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 103.64
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	72.55
Proposed Coverage Area (62.32 %)	64.59
Total Prop. Coverage Area (62.32 %)	64.59
Balance coverage area (7.68 %)	7.96
FAR CHECK	
Perm. FAR Area (1.50)	155.46
Total Perm. FAR area	155.46
Residential FAR	129.18
Proposed FAR Area	152.56
Total Proposed FAR Area	152.56
Consumed FAR (Factor)	1.47
Balance FAR Area	2.90
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	193.76
ARCHITECT (Regd)	LAWRENCE FRANCIS
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SRI RAJENDRA SINGH AND KUMUD LATA 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)	Orange
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

Floor Name	Building Name 584 (RAJENDRA RESIDENCE)		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	64.58	23.38	64.58	23.38
First Floor	64.59	64.59	64.59	64.59
Second Floor	64.59	64.59	64.59	64.59
Terrace Floor	0.00	0.00	0.00	0.00
Total :	193.76	152.56	193.76	152.56

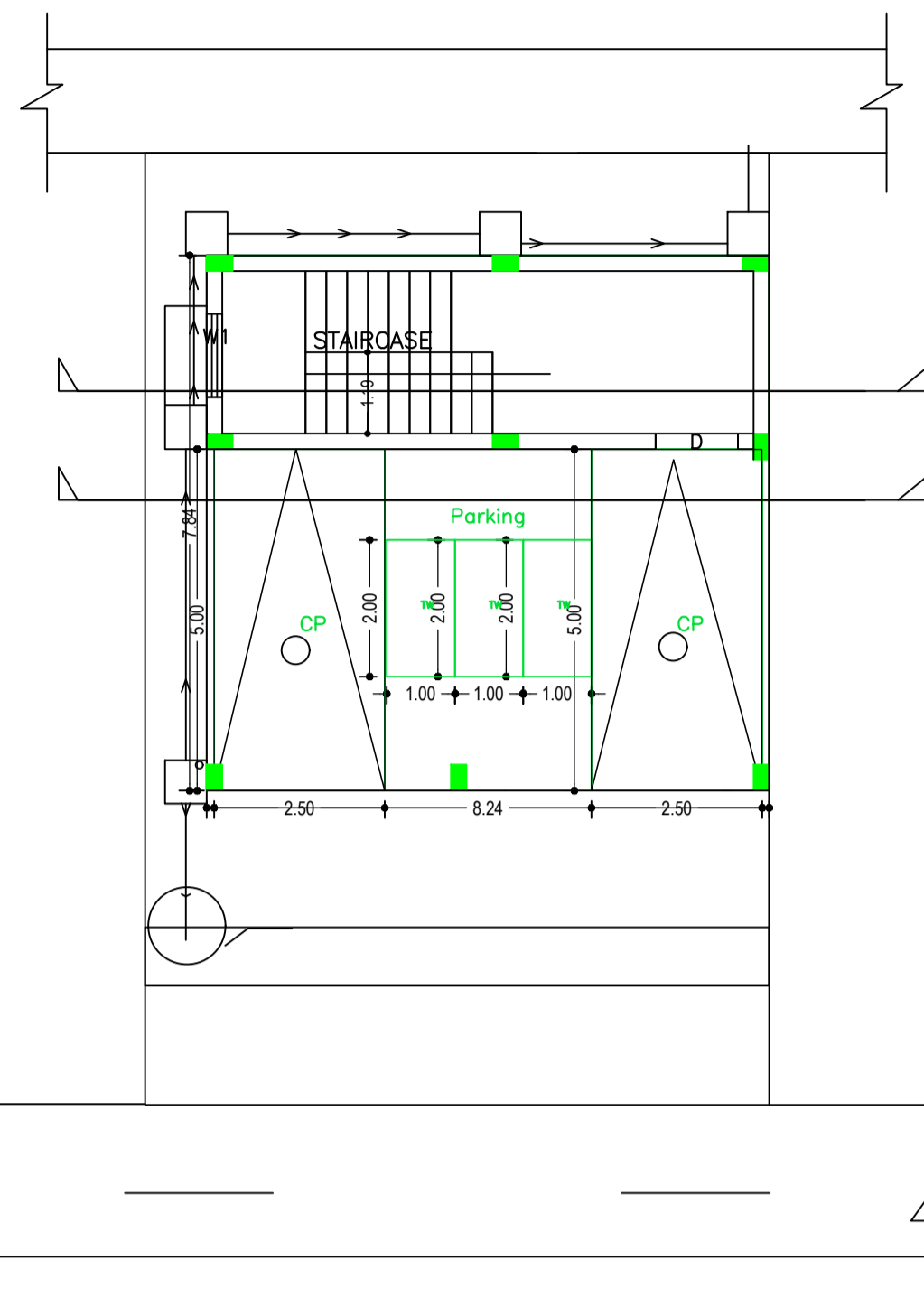
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
584 (RAJENDRA RESIDENCE)	Residential	Residential Bldg/Apartment	Non-Highrise

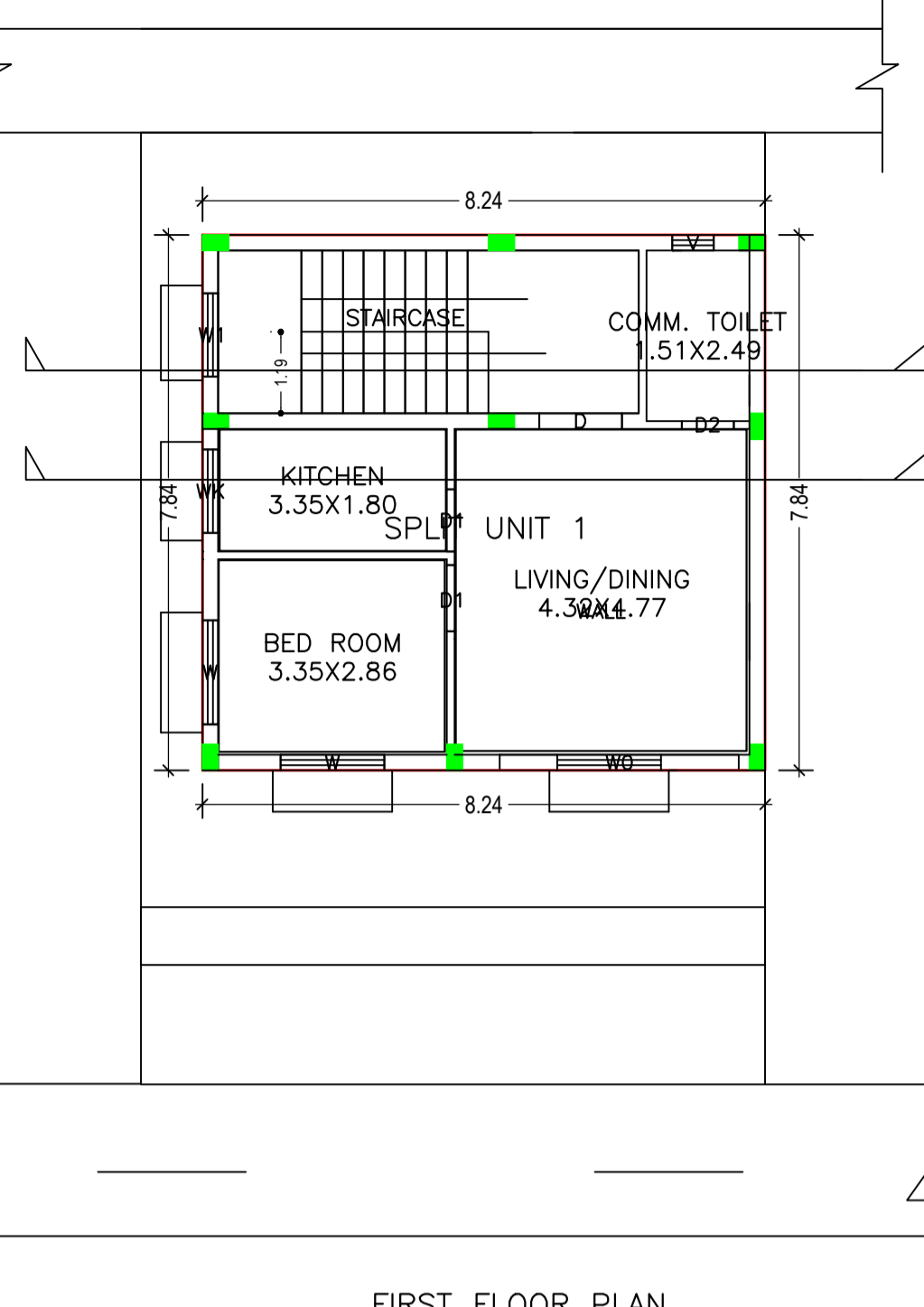
FAR & Tenement Details (Table 4c-1)

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 (No.)
			Parking	Resi.					
584 (RAJENDRA RESIDENCE)	1	193.76	41.20	129.18	23.38	152.56	152.56	01	
Grand Total :	1	193.76	41.20	129.18	23.38	152.56	152.56	01	

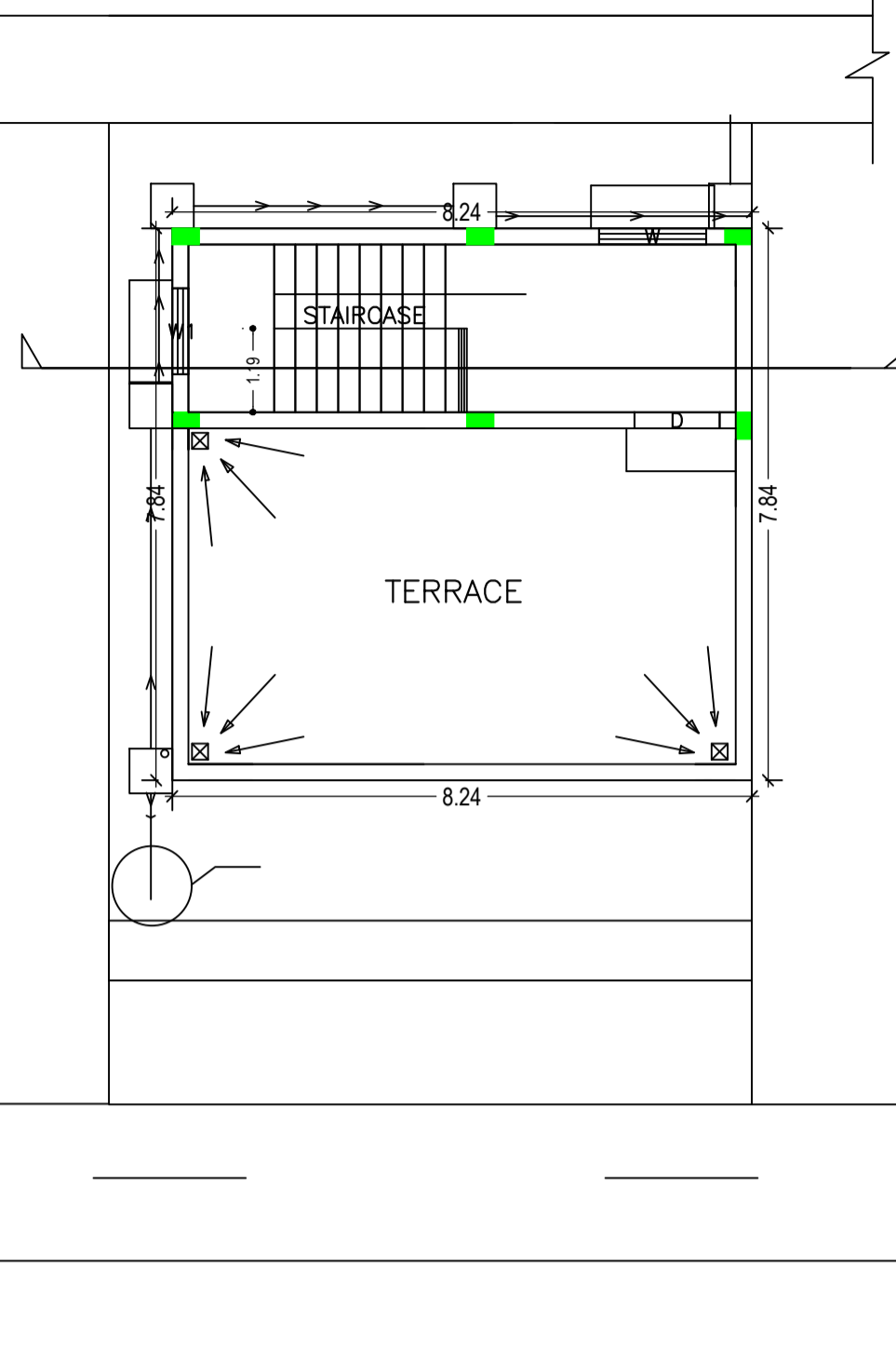
LTP NAME AND SIGNATURE LAWRENCE FRANCIS JNAC/ARC/0003/2016	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
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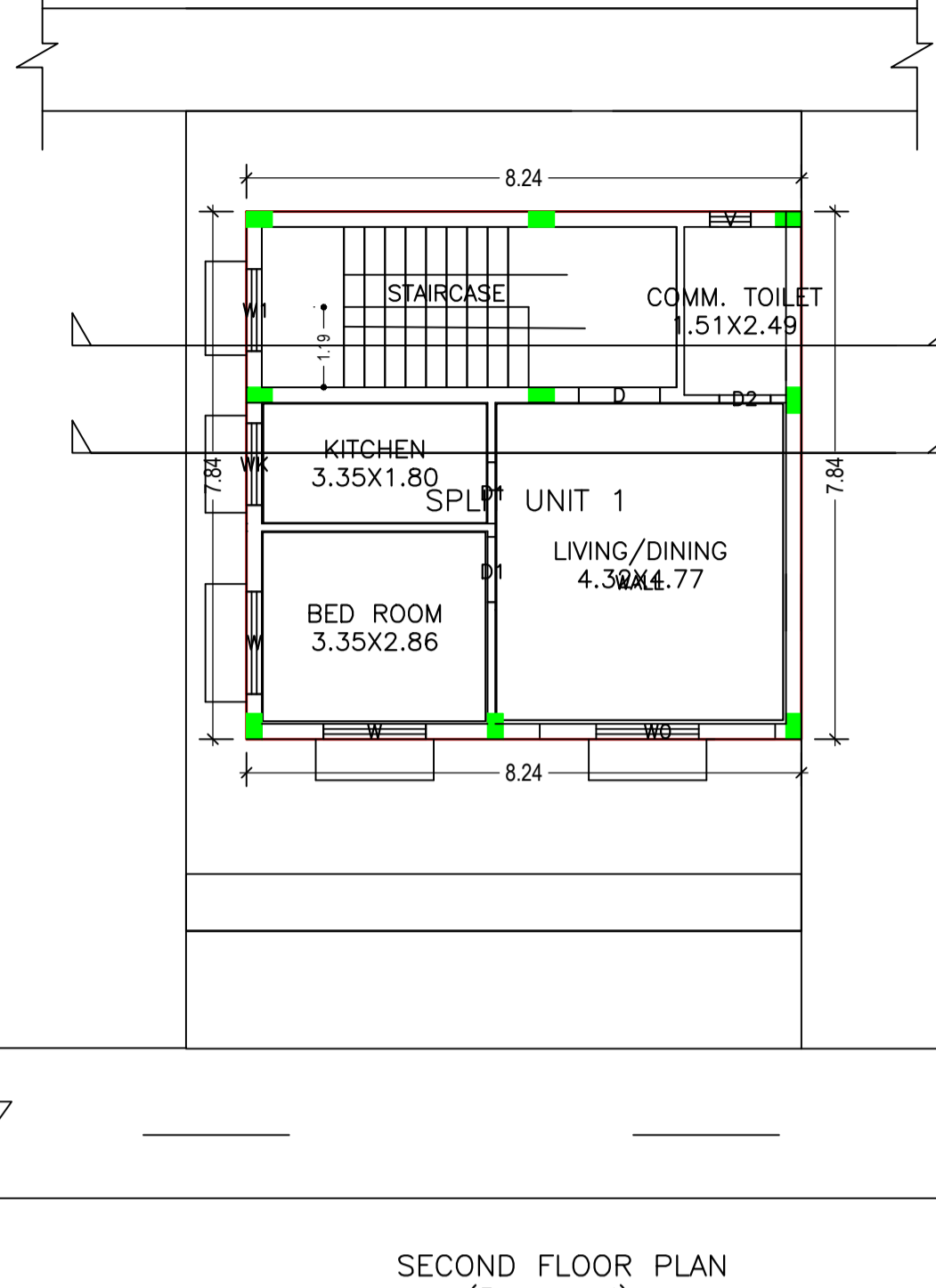
GROUND FLOOR PLAN (SCALE 1:100)



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



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



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



SOUTH EAST SIDE ELEVATION (SCALE 1:100)

Building :584 (RAJENDRA RESIDENCE)

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	64.58	41.20	0.00	23.38	23.38	23.38	00
First Floor	64.59	0.00	64.59	0.00	64.59	64.59	01
Second Floor	64.59	0.00	64.59	0.00	64.59	64.59	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	193.76	41.20	129.18	23.38	152.56	152.56	01
Total Number of Same Buildings :	1						
Total :	193.76	41.20	129.18	23.38	152.56	152.56	01

SCHEDULE OF DOOR:

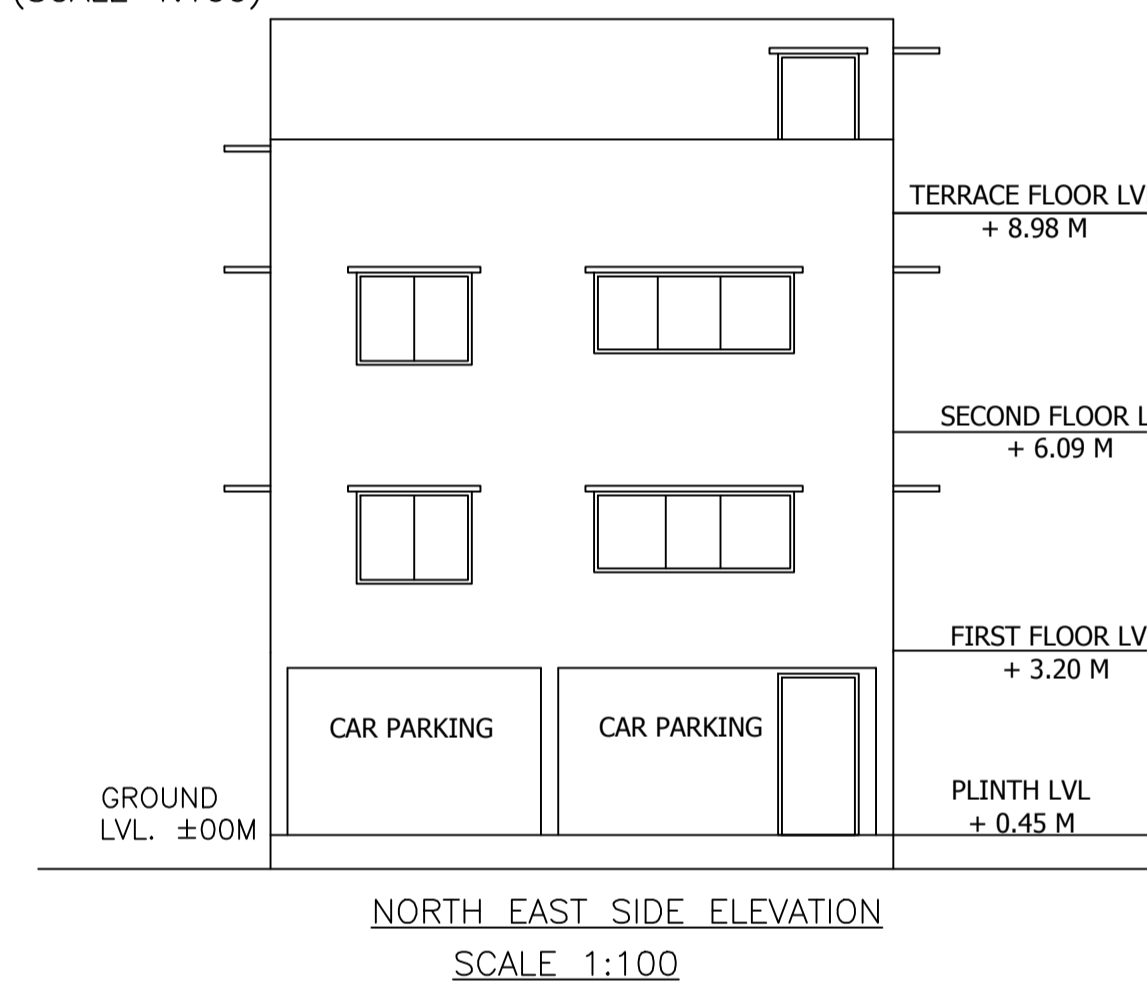
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
584 (RAJENDRA RESIDENCE)	D2	0.76	2.10	02
584 (RAJENDRA RESIDENCE)	D1	0.91	2.10	02
584 (RAJENDRA RESIDENCE)	D1	0.97	2.10	02
584 (RAJENDRA RESIDENCE)	D	1.21	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

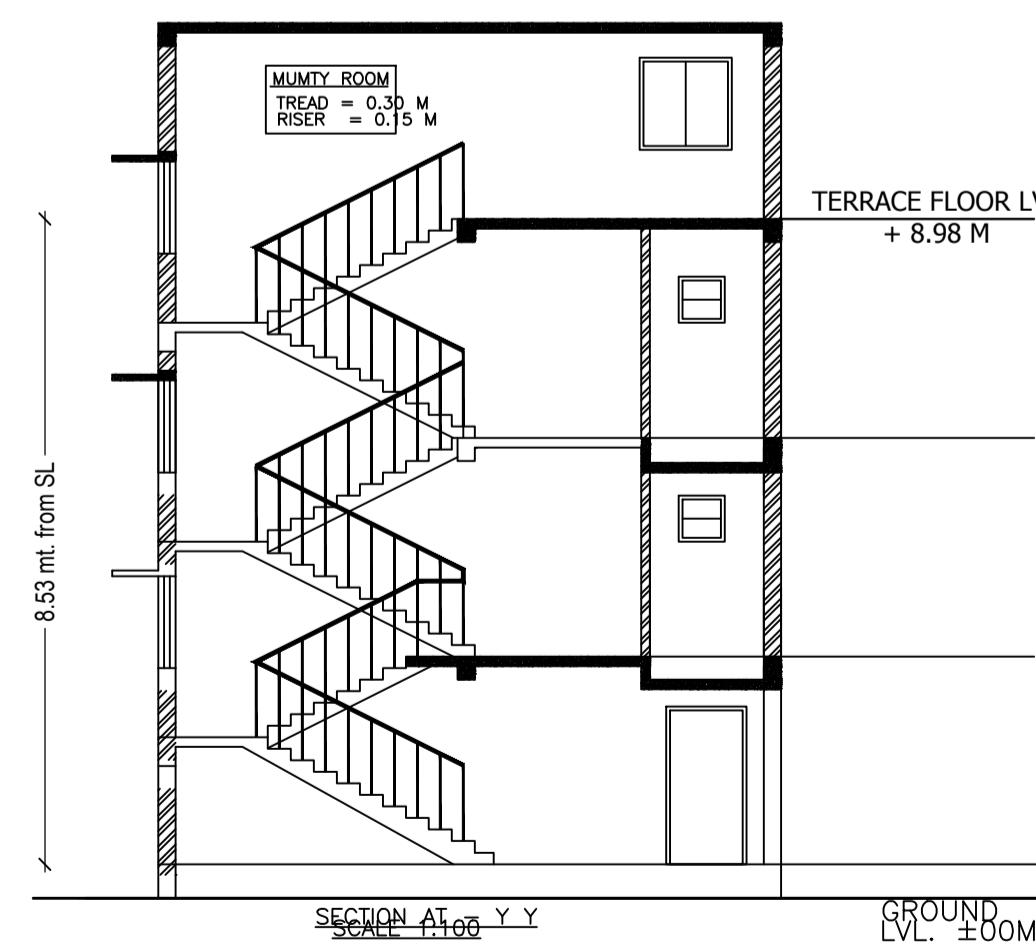
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
584 (RAJENDRA RESIDENCE)	V	0.61	1.52	02
584 (RAJENDRA RESIDENCE)	WK	1.22	1.20	02
584 (RAJENDRA RESIDENCE)	W1	1.22	1.20	04
584 (RAJENDRA RESIDENCE)	W	1.52	1.20	04
584 (RAJENDRA RESIDENCE)	W0	3.50	1.20	02

UnitBUA Table for Building :584 (RAJENDRA RESIDENCE)

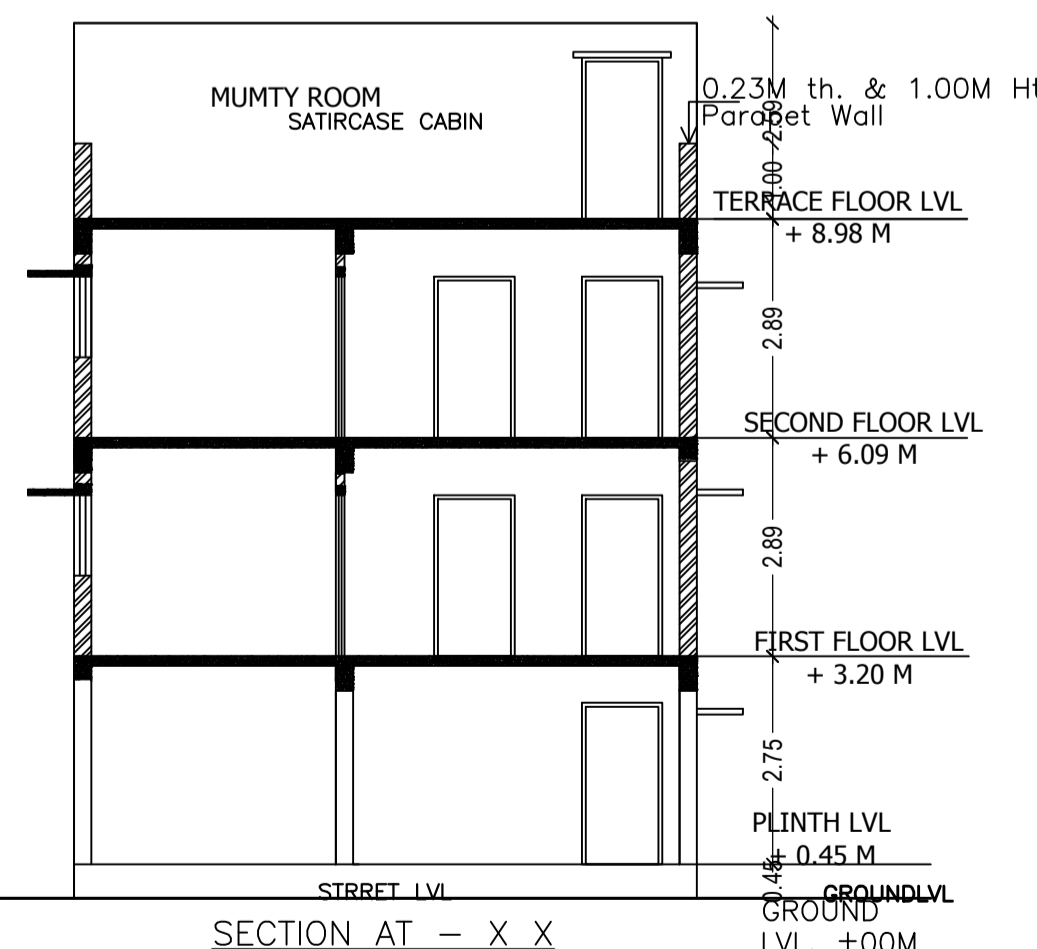
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT UNIT 1	FLAT	114.90	44.43	4	1
SECOND FLOOR PLAN	SPLIT UNIT 1	FLAT	0.00	0.00	4	0
Total:			114.90	44.43	8	1



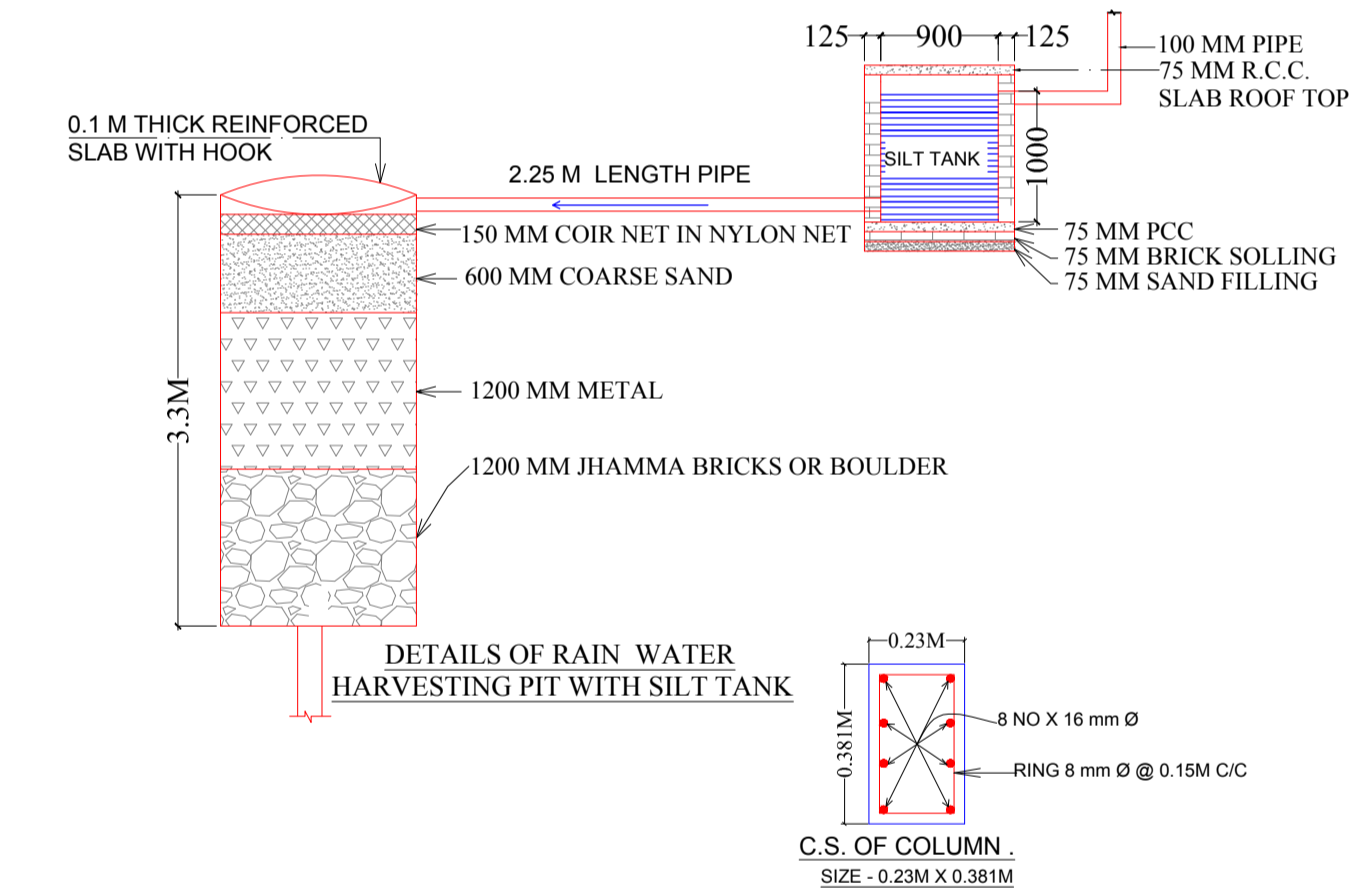
NORTH EAST SIDE ELEVATION (SCALE 1:100)



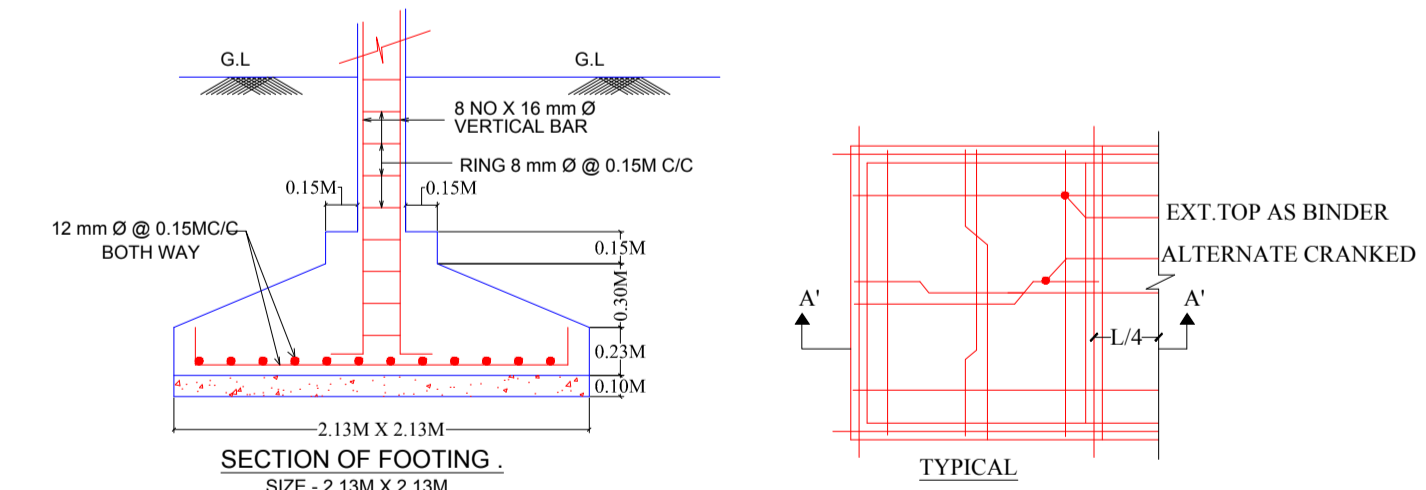
SECTION AT - A-A' (SCALE 1:100)



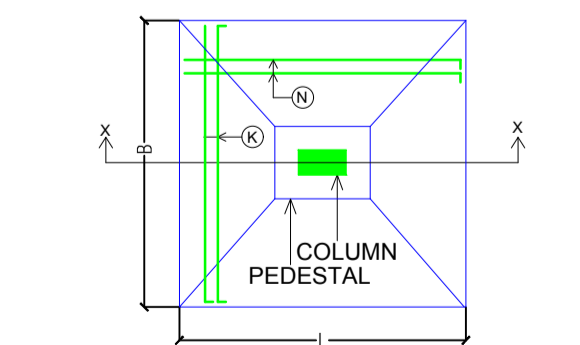
SECTION AT - B-B' (SCALE 1:100)



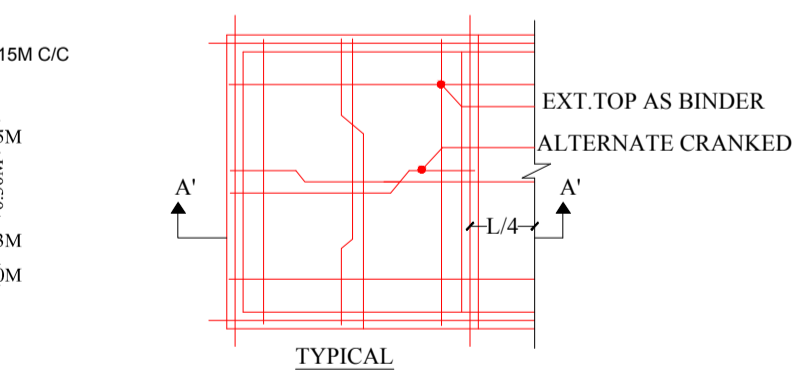
DETAILS OF RAIN WATER HARVESTING PIT WITH SILT TANK



SECTION OF FOOTING (SIZE - 2.13M X 2.13M)



PLAN OF ISOLATED FOOTING



TYPICAL

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
LAWRENCE FRANCIS JNAC/ARC/0003/2016		