

AREA STATEMENT JAMSHEDPUR NAC		VERSION NO.: 1.0.18 VERSION DATE: 18/11/2017
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: EAST SINGHBHUM	Plot SubUse: Shop	
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA	
Inward_No: JNACBP0024/W12/2017	Plot/SubPlot No: 59	
Application Type: General Proposal	North: Road Width - 10.5	
Project Type: Building Permission	South: Road Width - 2.5	
Nature of Development: New	East: Plot No. - 58	
Location of Development Area: Old Area	West: Plot No. - 60	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	472.58
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	472.58
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		59.45
Total		59.45
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	413.13
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	472.58
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	472.58
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		236.29
Proposed Coverage Area (47.99 %)		226.79
Total Prop. Coverage Area (47.99 %)		226.79
Balance coverage area (2.01 %)		9.50
FAR CHECK		
Perm. FAR Area (2.50)		1181.45
Total Perm. FAR area		1181.45
Residential FAR		303.34
Commercial FAR		336.98
Proposed FAR Area		656.32
Total Proposed FAR Area		656.32
Consumed FAR (Factor)		1.39
Balance FAR Area		525.13
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		909.73
ARCHITECT (Regd)	SUMANA BASACK	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	Sri. Dinesh Kumar Gupta	
DEVELOPMENT AUTHORITY LOCAL BODY		

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

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 (BUILDING)	Commercial	Office	>0	100	258.21	1	2	-	-	-	-
			>0	100	258.21	-	-	-	-	-	-
	Residential	ResiComm Bldg	>0	1	2.00	1.00	2	-	-	-	-
			>0	1	2.00	-	-	-	-	1	2
			>0	1	2.00	-	-	-	1	1	-
Total :			-	-	-	4	8	-	1	1	8

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	7	88.33
Total Car	5	62.50	8	100.95
Visitor's Car Parking	1	12.50	1	12.62
TwoWheeler	8	16.00	11	33.03
Other Parking	-	-	-	102.38
Total	28.50	-	236.36	-

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	ResiComm Bldg	Non-Highrise

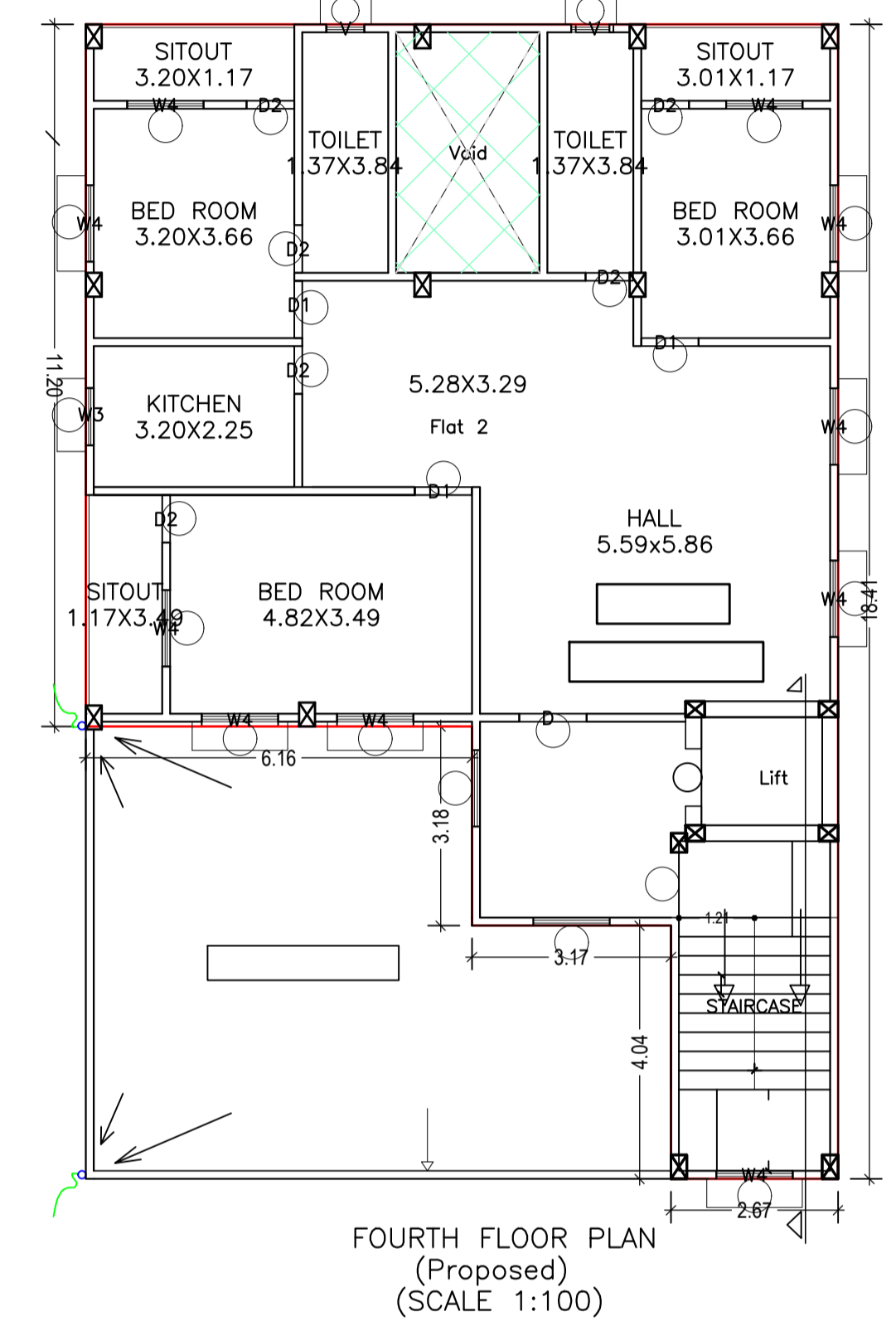
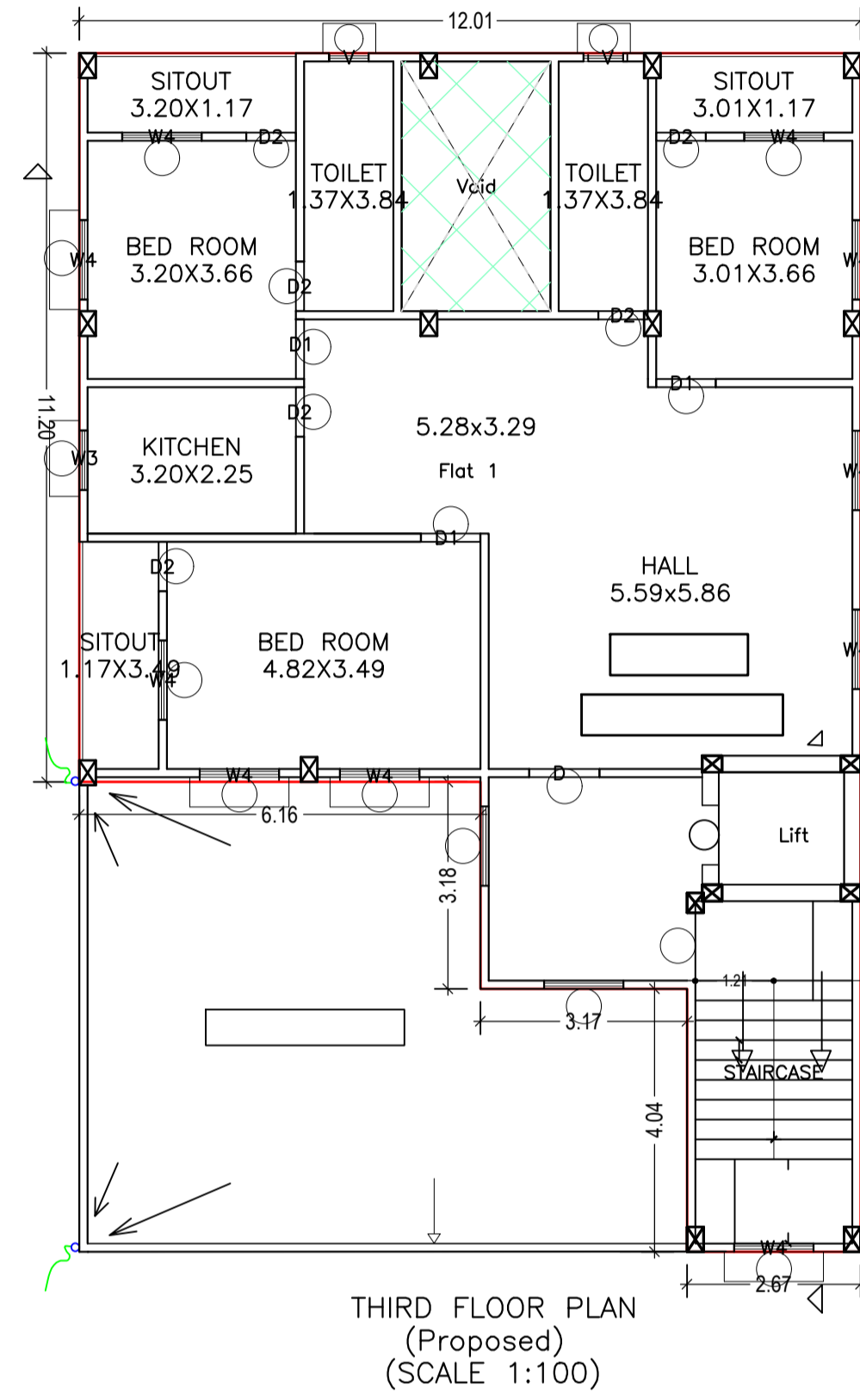
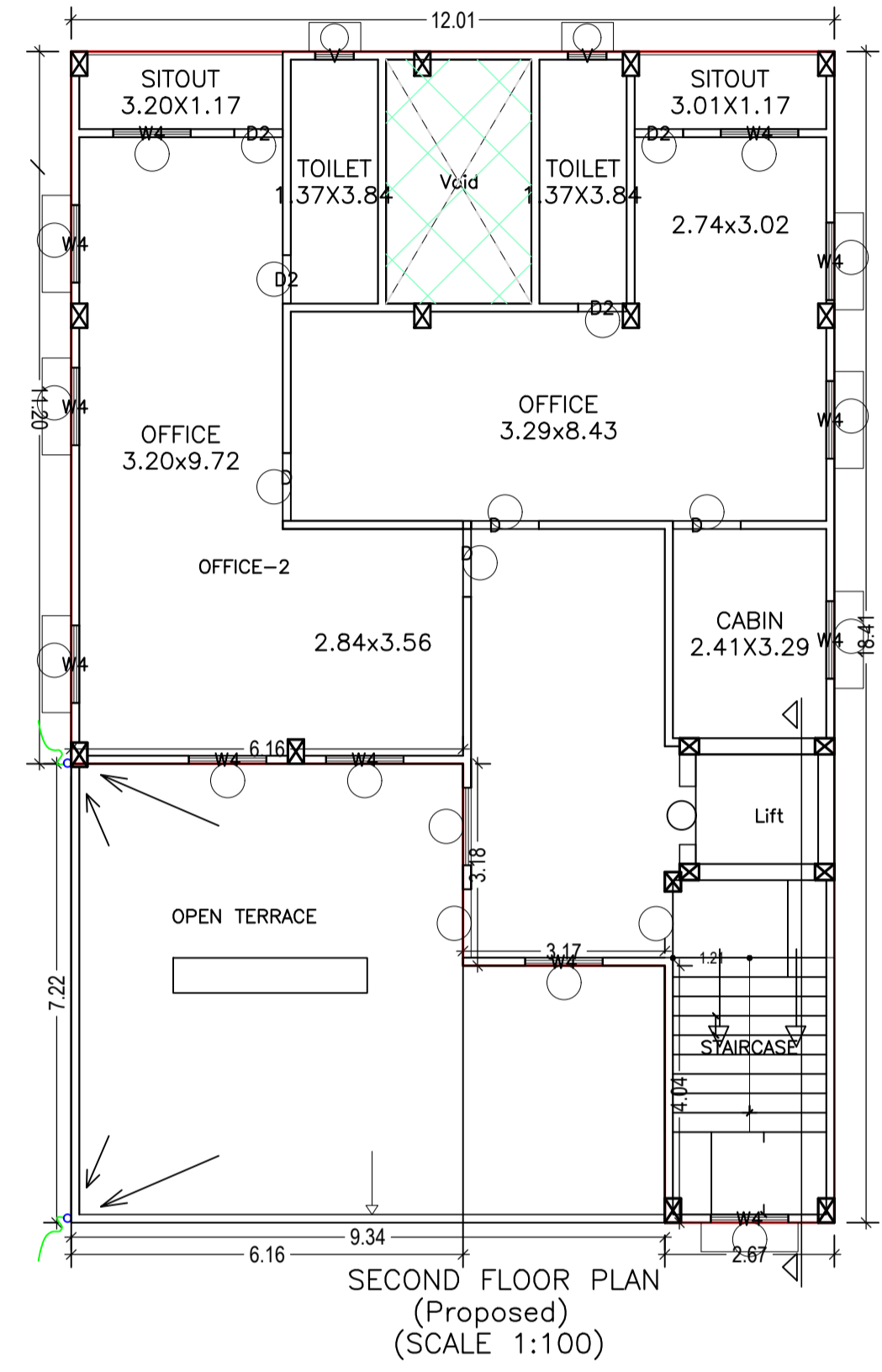
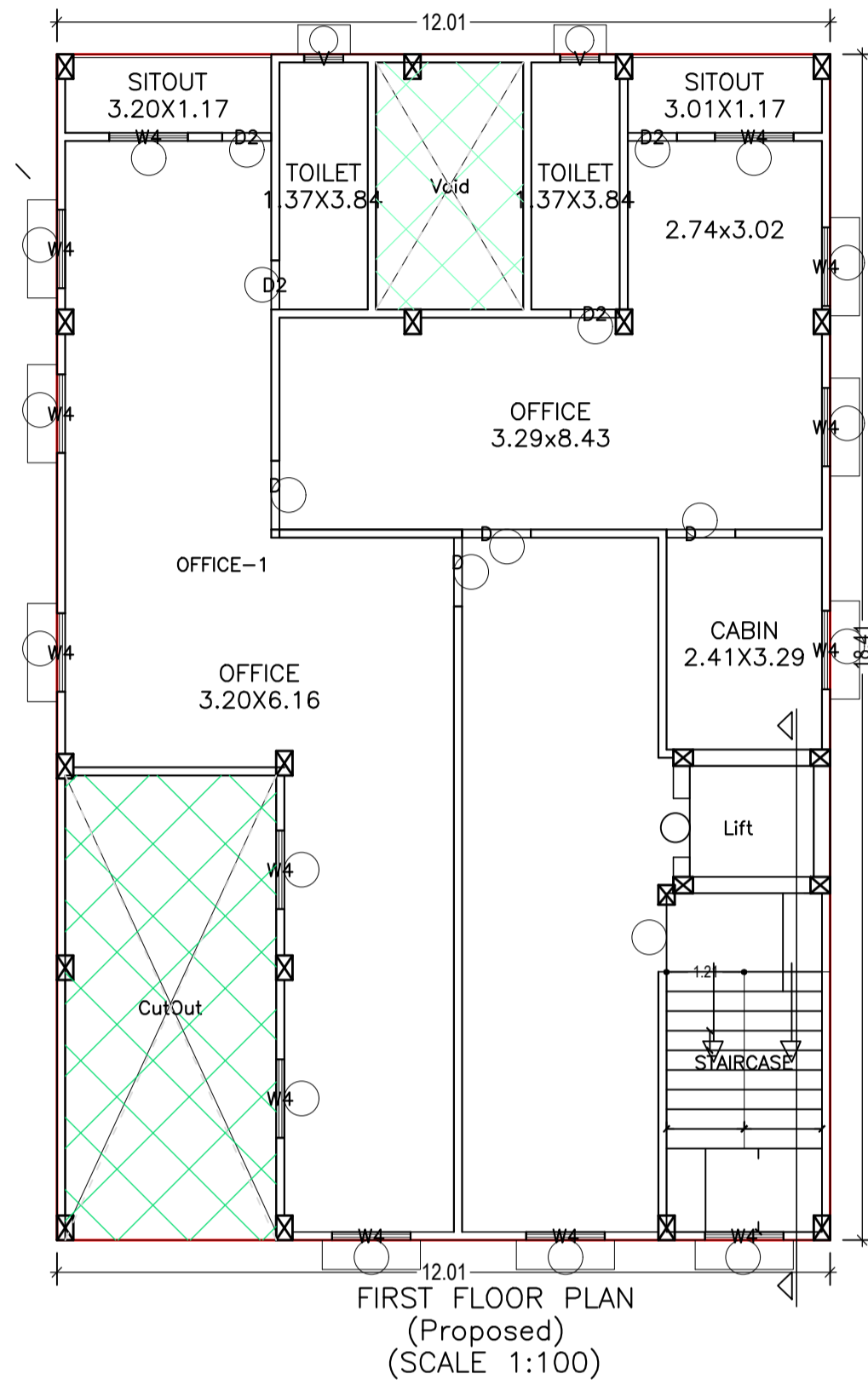
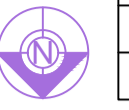
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (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.)	
				Lift	Void	Parking	Resi.	Commercial	Stair				
A (BUILDING)	1	949.95	40.22	909.73	13.28	35.08	303.34	336.98	12.69	656.32	656.32	02	
Grand Total :		949.95	40.22	909.73	13.28	35.08	303.34	336.98	12.69	656.32	656.32	02	

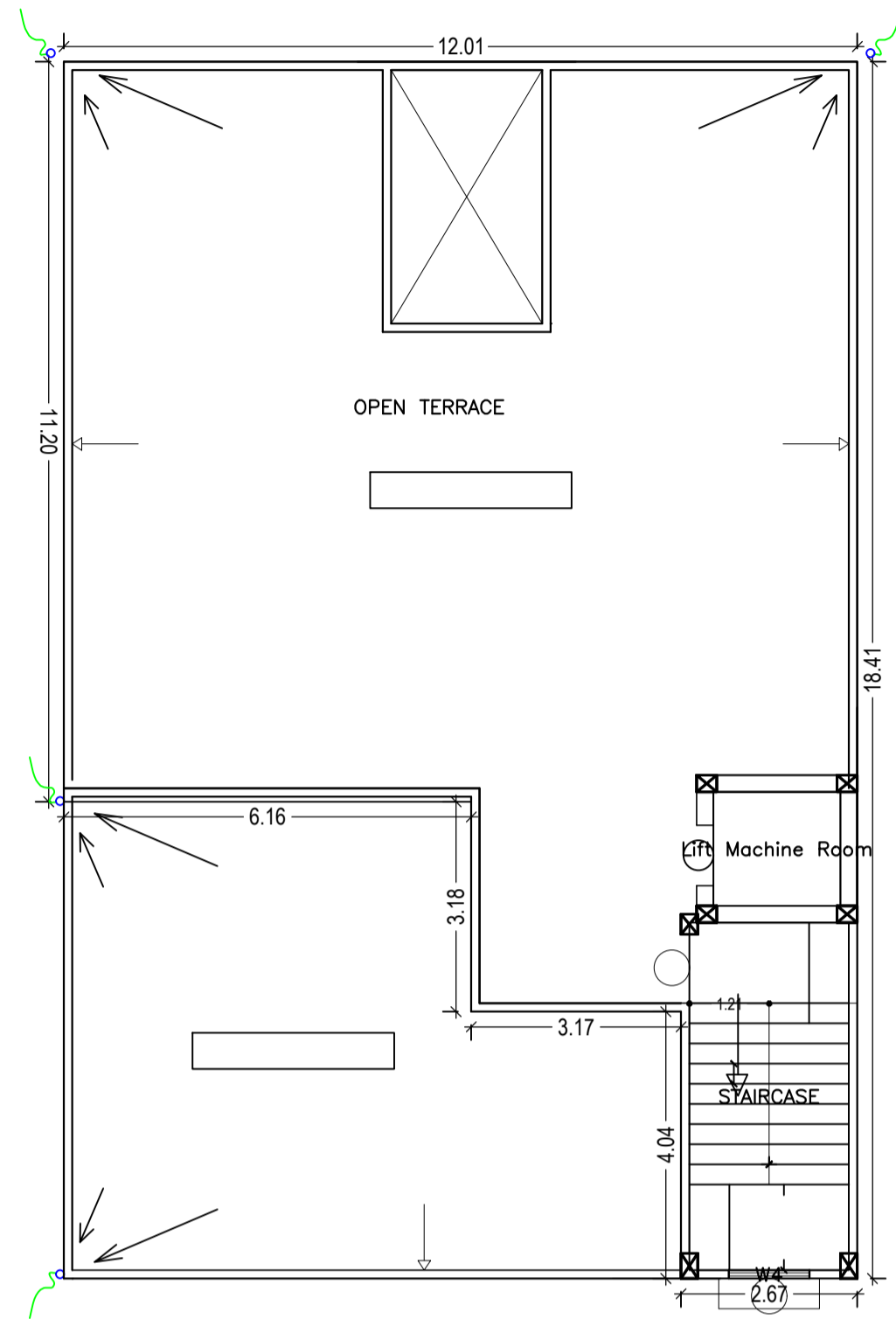
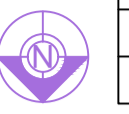
Buildingwise Floor FAR Details

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 And Parking Floor	221.05	16.00	221.05	16.00
First Floor	197.40	185.31	197.40	185.31
Second Floor	163.76	151.67	163.76	151.67
Third Floor	163.76	151.67	163.76	151.67
Fourth Floor	163.76	151.67	163.76	151.67
Terrace Floor	0.00	0.00	0.00	0.00
Total :	909.73	656.32	909.73	656.32

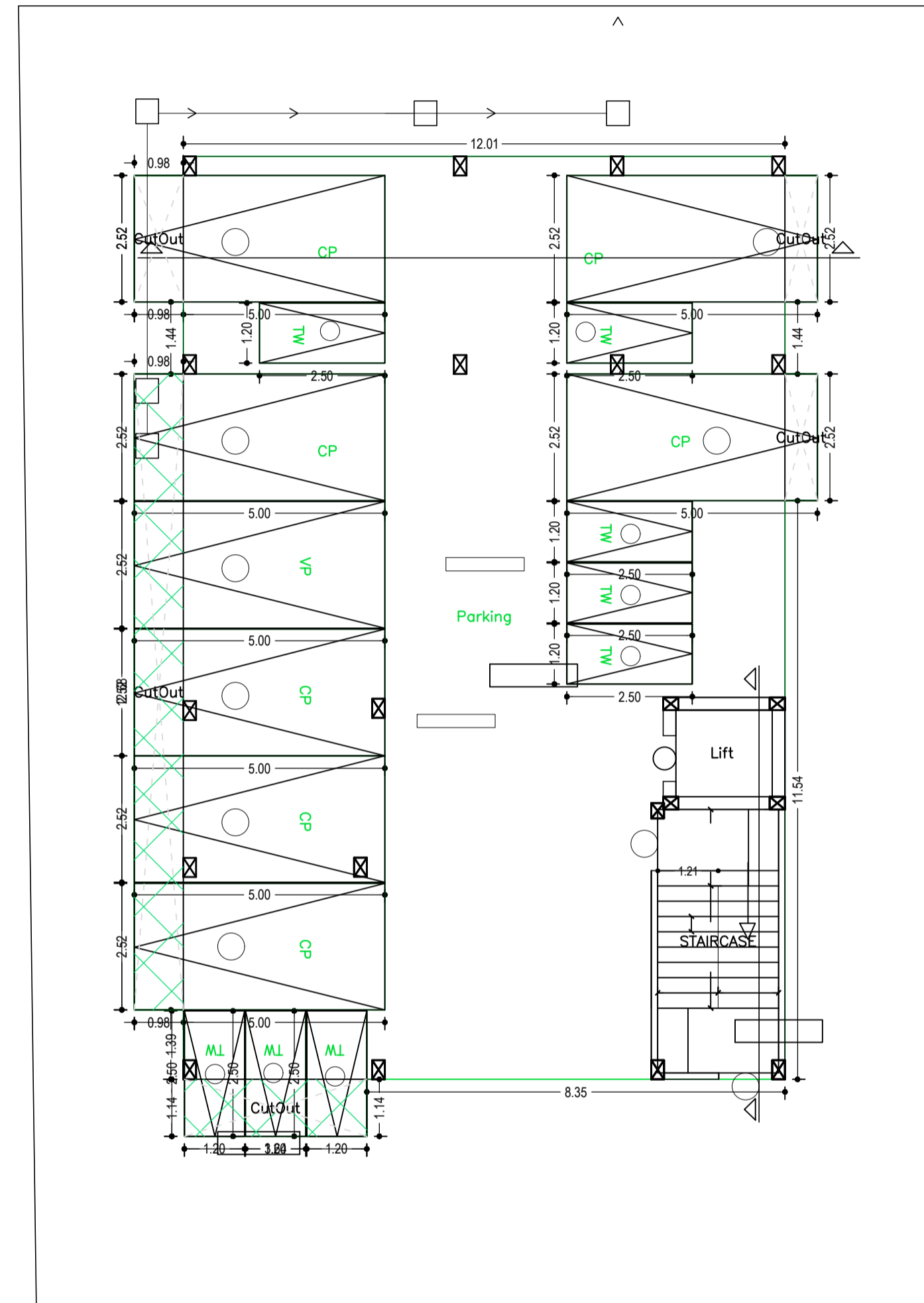
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
SUMANA BASACK JNAC/ARC/0011/2017		



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TERRACE FLOOR PLAN
(SCALE 1:100)



GROUND AND PARKING FLOOR PLAN
(SCALE 1:100)

Building :A (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA (Area in Sq.mt.) Cutout	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	Void	Parking	Resi.	Commercial				
Ground And Parking Floor	237.61	16.56	221.05	0.00	0.00	205.05	0.00	0.00	12.69	16.00	16.00	00
First Floor	221.06	23.66	197.40	3.32	8.77	0.00	0.00	185.31	0.00	185.31	185.31	00
Second Floor	163.76	0.00	163.76	3.32	8.77	0.00	0.00	151.67	0.00	151.67	151.67	01
Third Floor	163.76	0.00	163.76	3.32	8.77	0.00	0.00	151.67	0.00	151.67	151.67	01
Fourth Floor	163.76	0.00	163.76	3.32	8.77	0.00	0.00	151.67	0.00	151.67	151.67	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	949.95	40.22	909.73	13.28	35.08	205.05	303.34	336.98	12.69	656.32	656.32	02
Total Number of Same Buildings	1											
Total :	949.95	40.22	909.73	13.28	35.08	205.05	303.34	336.98	12.69	656.32	656.32	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.76	2.10	20
A (BUILDING)	D1	0.91	2.10	06
A (BUILDING)	D	1.07	2.10	08
A (BUILDING)	D	1.08	2.10	02

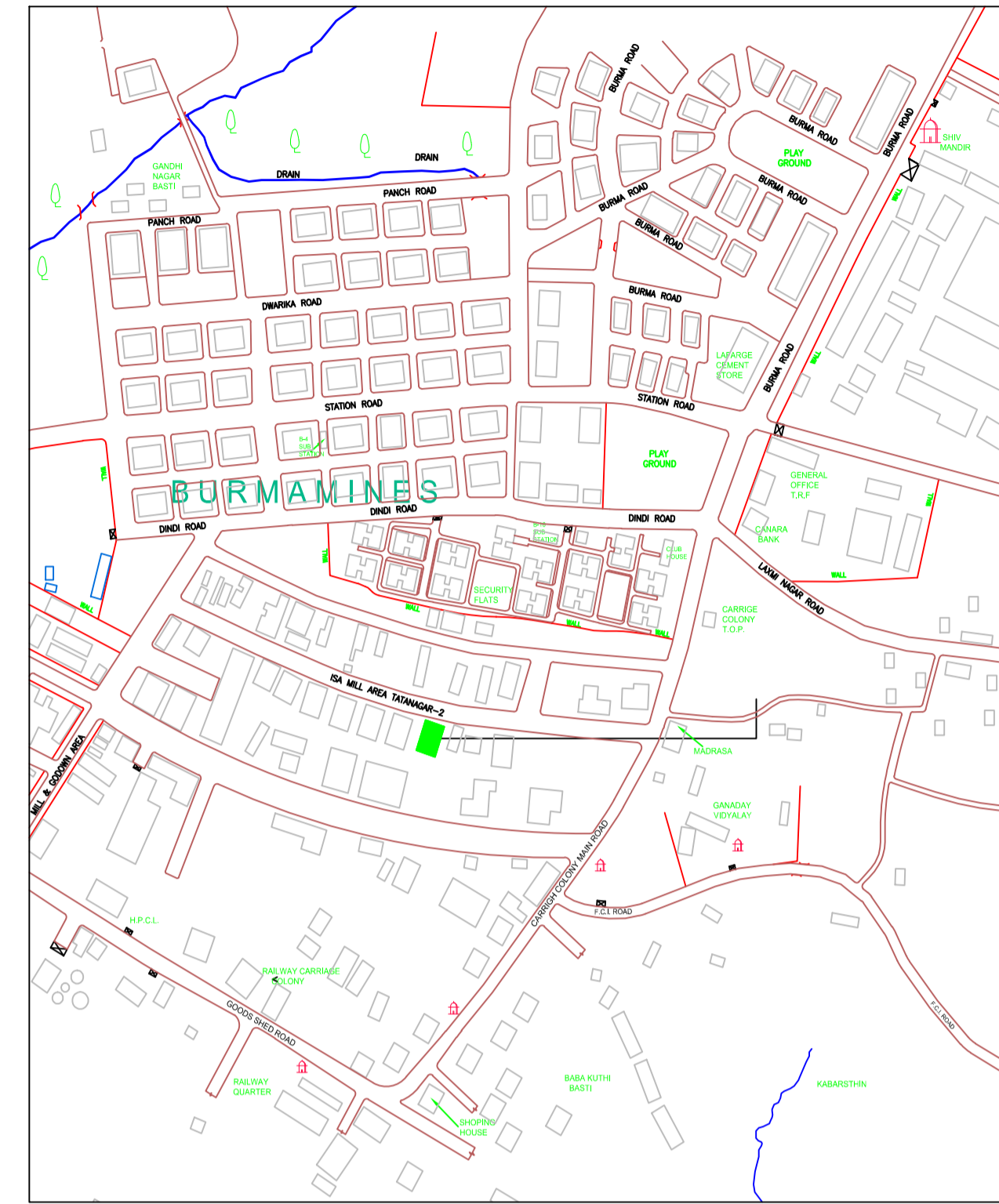
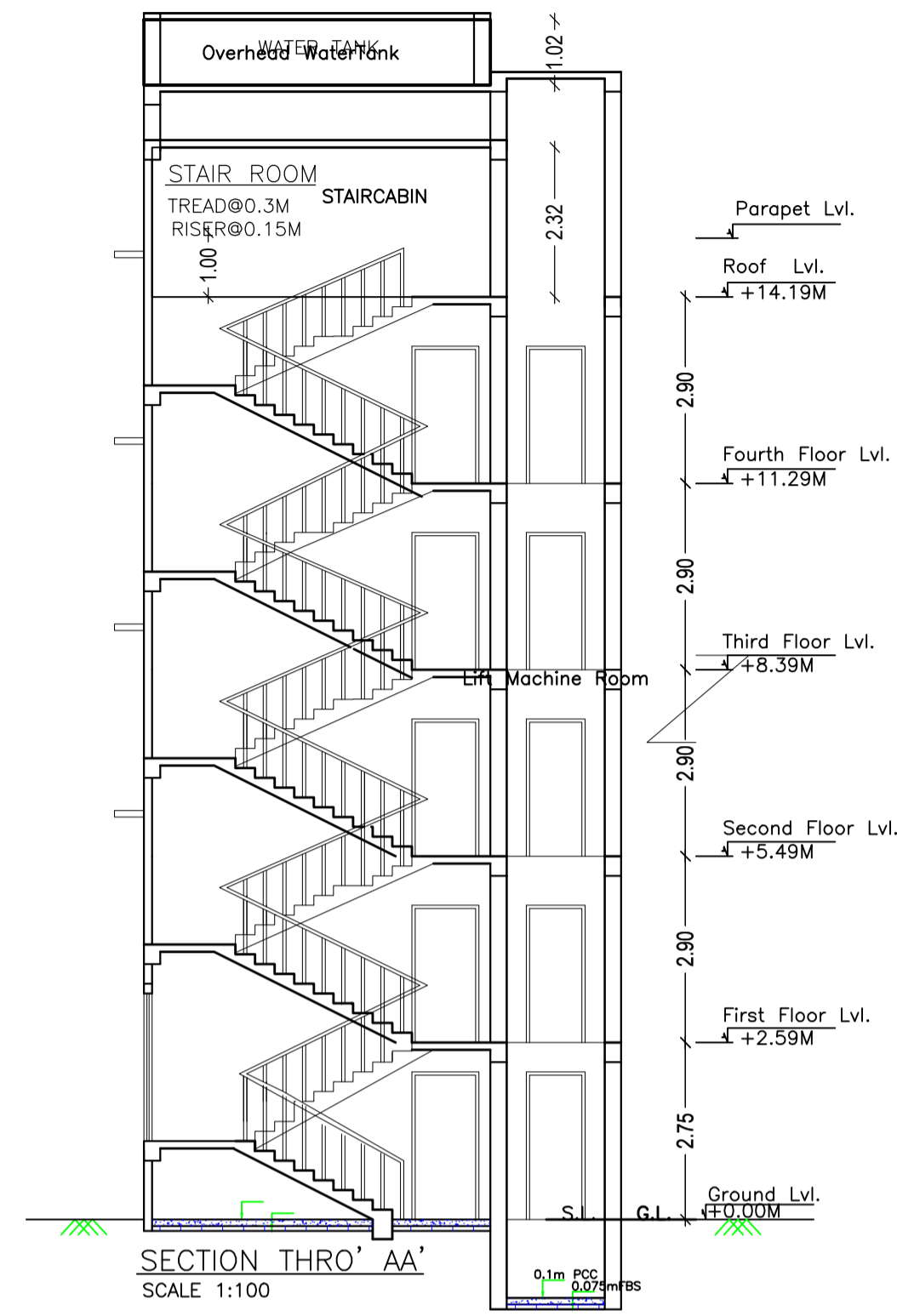
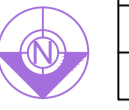
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	0.60	08
A (BUILDING)	W3	0.91	1.20	02
A (BUILDING)	W4	1.22	1.20	46

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	OFFICE-1	OFFICE	126.85	126.49	7	1
SECOND FLOOR PLAN	OFFICE-2	OFFICE	107.39	107.03	7	1
THIRD FLOOR PLAN	Flat 1	FLAT	120.26	119.61	10	1
FOURTH FLOOR PLAN	Flat 2	FLAT	120.26	119.61	10	1
Total:	-	-	474.76	472.74	34	4

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
SUMANA BASACK JNAC/ARC/0011/2017		



THE PROPOSED SITE

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
SUMANA BASACK JNAC/ARC/0011/2017		