

Proposal Basic Information

Proposal File No.	JNAC/BP/0104/W17/2017
Owner Name	MR. SUMAN KUMAR AND MR. NAND KISHORE SHARMA AND MR. UTKARSH BHARDWAJ
Khata No	15
Plot No	73, 74, 1558 & 1559
Village Name	MURAKATI
Use	Residential
SubUse	Lodging

Building USE/SUBUSE Details

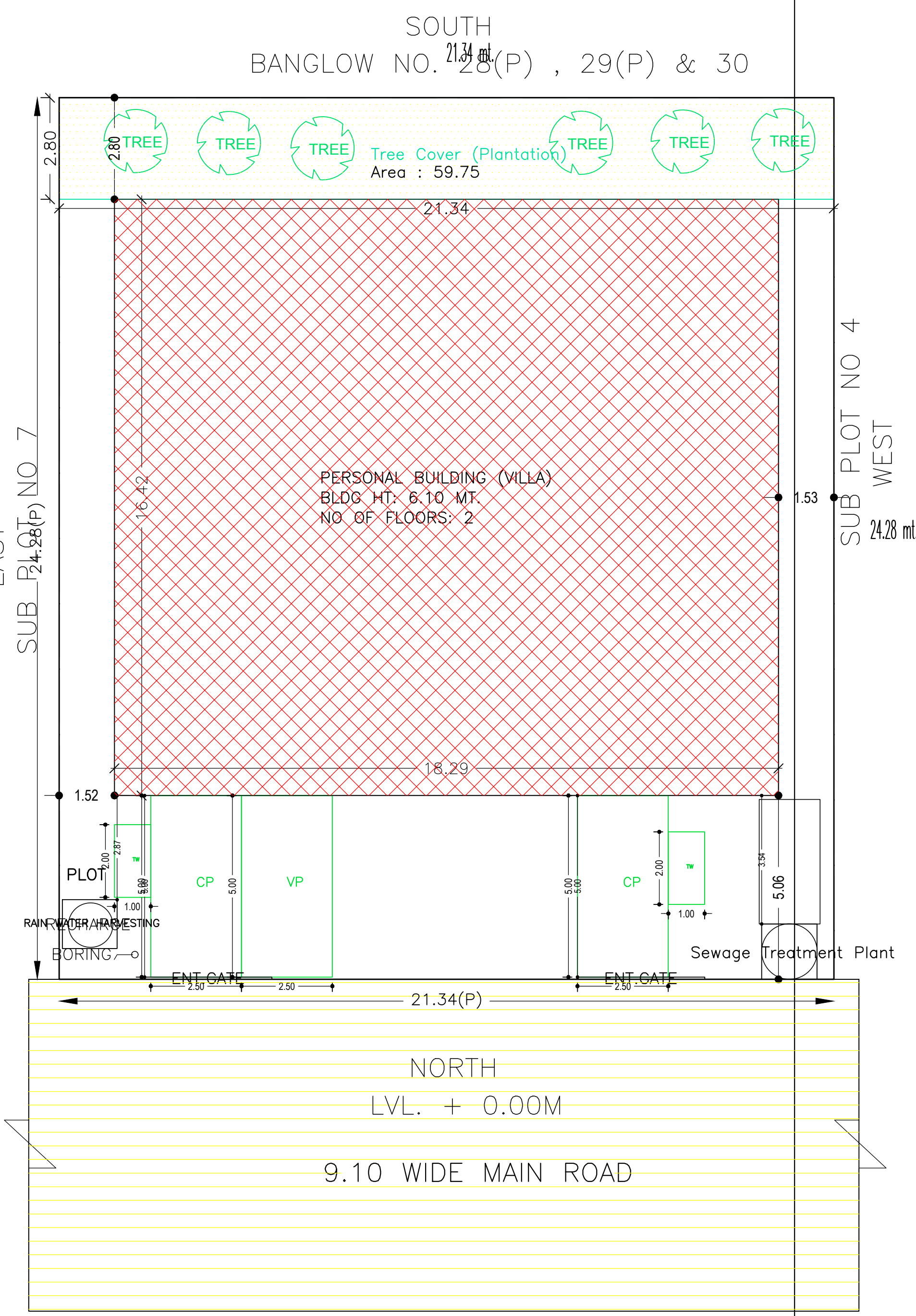
Building Name	Building Use	Building SubUse	Building Structure
PERSONAL BUILDING (VILLA)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.30
	VERSION DATE: 30/06/2018
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGHBHUM	Plot SubUse: Lodging
Authority: JAMSHEDPUR NAC	Plot/Nearby/ReligiousStructure: NA
Inward No: JNAC/BP/0104/W17/2017	Plot/SubPlot No: 73, 74, 1558 & 1559
Application Type: General Proposal	North: Road Width - 9.14
Project Type: Building Permission	South: Plot No. - BANGLOW NO. 28(P), 29(P) & 30
Nature of Development: New	East: Plot No. - SUB PLOT NO 7
Location of Development Area: Old Area	West: Plot No. - SUB PLOT NO 4
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 518.19 SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 518.19
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	59.75
Total	59.75
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 458.44
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 518.19
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 518.19
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	310.91
Proposed Coverage Area (57.95 %)	300.31
Total Prop. Coverage Area (57.95 %)	300.31
Balance coverage area (2.05 %)	10.60
FAR CHECK	
Perm. FAR Area (2.50)	1295.47
Total Perm. FAR area	1295.47
Residential FAR	579.75
Proposed FAR Area	579.75
Total Proposed FAR Area	579.75
Consumed FAR (Factor)	1.12
Balance FAR Area	715.72
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	579.76
ARCHITECT (Regd)	Premendra Krishna Mitra
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MR. SUMAN KUMAR AND MR. NAND KISHORE SHARMA AND MR. UTKARSH BHARDWAJ
DEVELOPMENT AUTHORITY LOCAL BODY	

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

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	PERSONAL BUILDING (VILLA)	PERSONAL BUILDING (VILLA)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	300.31	300.31	300.31	300.31
First Floor	279.45	279.45	279.45	279.45
Terrace Floor	0.00	0.00	0.00	0.00
Total :	579.76	579.76	579.76	579.76



SITE PLAN SCALE = 1:100

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.
PERSONAL BUILDING (VILLA)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	2.00	1.00	2	-	-	-	-
			> 0	1	2.00	-	-	1	1	-	-
Total :			-	-	-	2	2	-	1	1	0

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	1	12.50	1	12.50
TwoWheeler	-	-	2	4.00
Total		37.50		41.50

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.)	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
PERSONAL BUILDING (VILLA)	1	600.62	20.86	579.76	579.76	579.76	579.76	02
Grand Total :	1	600.62	20.86	579.76	579.76	579.76	579.76	02

Building :PERSONAL BUILDING (VILLA)

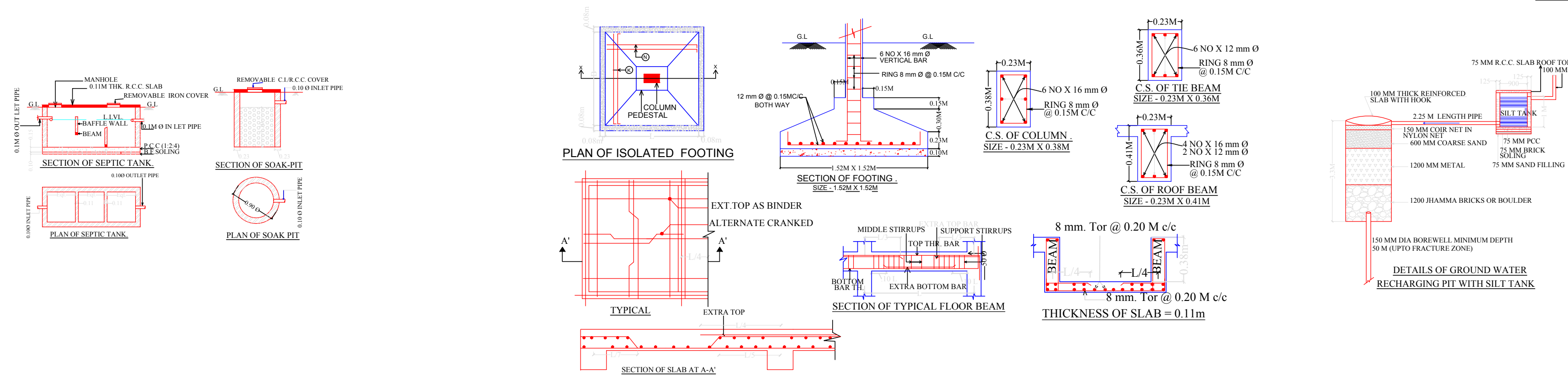
Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	300.31	0.00	300.31	300.31	300.31	300.31	02
First Floor	300.31	20.86	279.45	279.45	279.45	279.45	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	600.62	20.86	579.76	579.76	579.76	579.76	02
Total Number of Same Buildings :	1						
Total :	600.62	20.86	579.76	579.76	579.76	579.76	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PERSONAL BUILDING (VILLA)	D4	0.84	2.13	12
PERSONAL BUILDING (VILLA)	D3	0.91	2.13	02
PERSONAL BUILDING (VILLA)	D2	0.99	2.13	12
PERSONAL BUILDING (VILLA)	D1	1.07	2.13	04
PERSONAL BUILDING (VILLA)	D	1.22	2.13	03
PERSONAL BUILDING (VILLA)	D4	1.48	2.13	01

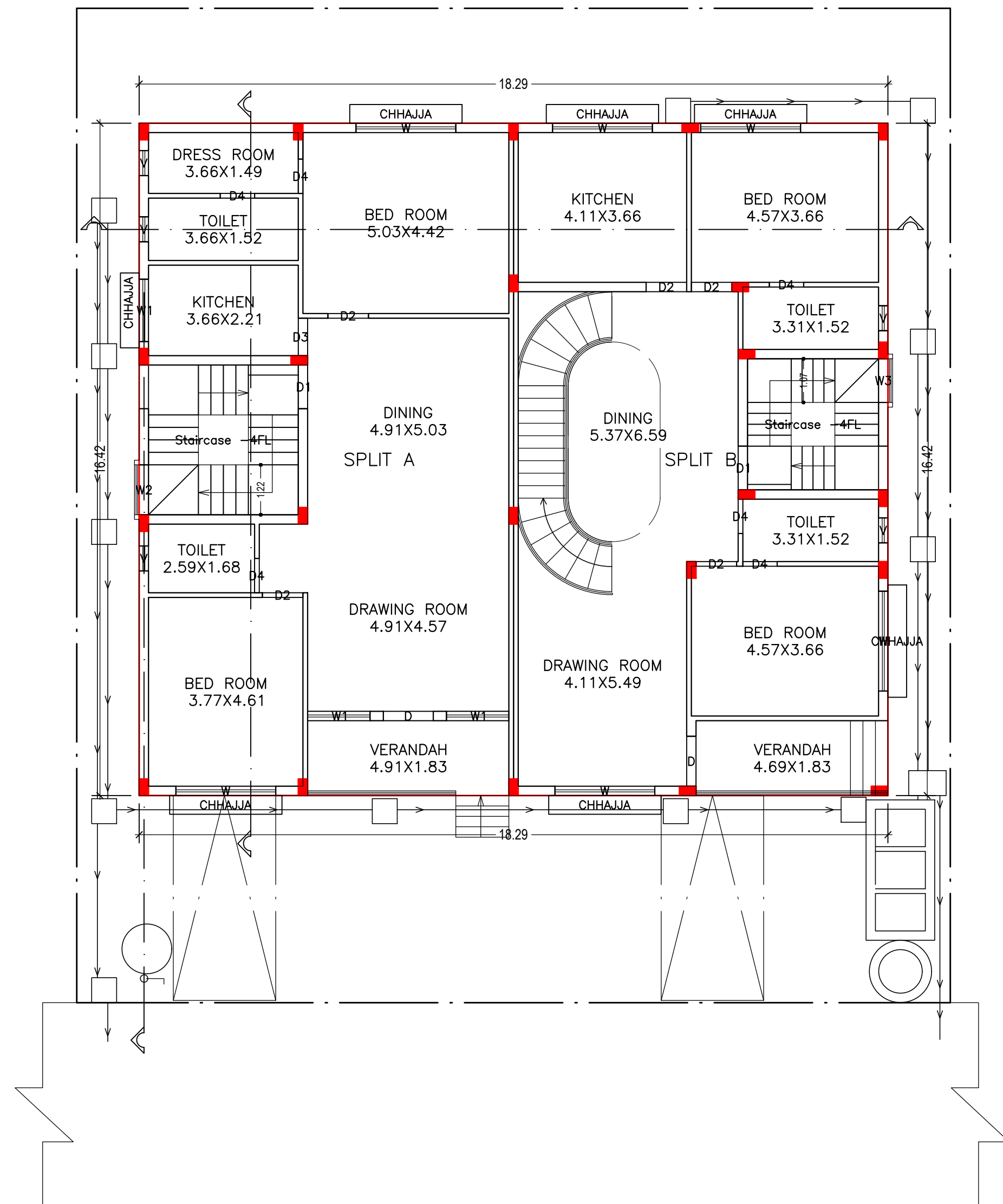
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PERSONAL BUILDING (VILLA)	V	0.61	0.61	10
PERSONAL BUILDING (VILLA)	W3	1.07	1.22	05
PERSONAL BUILDING (VILLA)	W2	1.22	1.22	05
PERSONAL BUILDING (VILLA)	W1	1.52	1.22	06
PERSONAL BUILDING (VILLA)	W	2.44	1.22	12

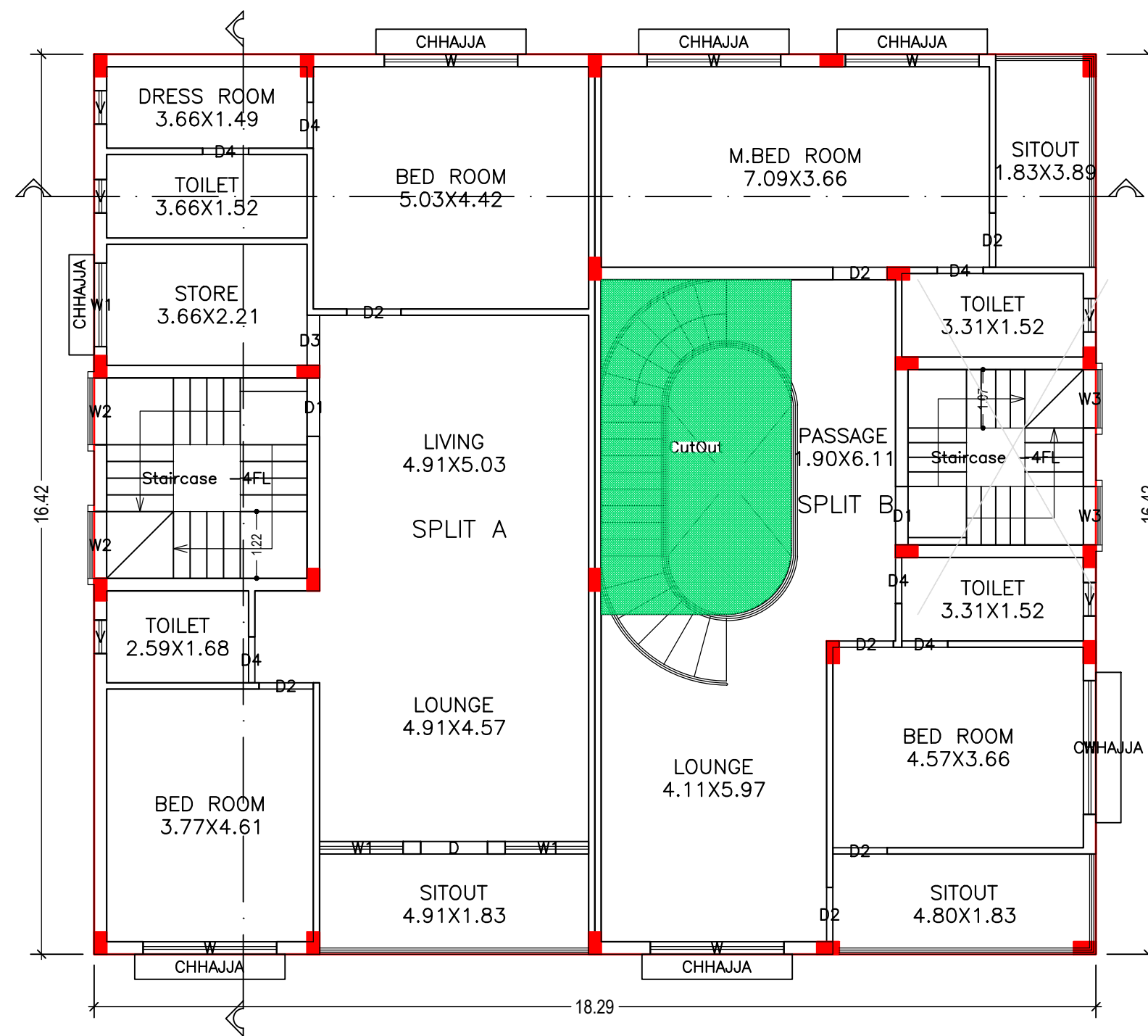


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Premendra Krishna Mitra JNAC/ENG/0005/2017			

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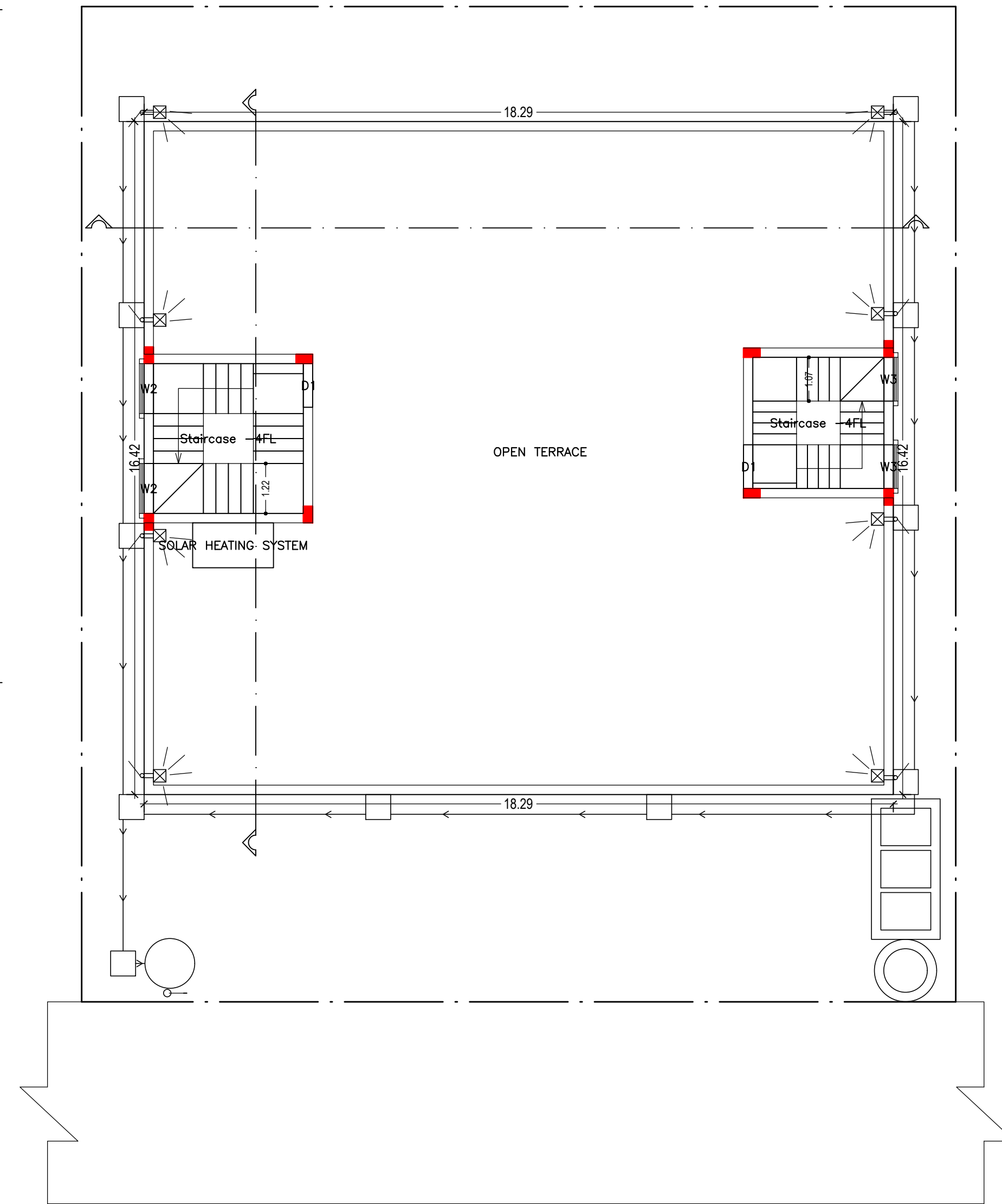
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

UnitBUA Table for Building :PERSONAL BUILDING (VILLA)

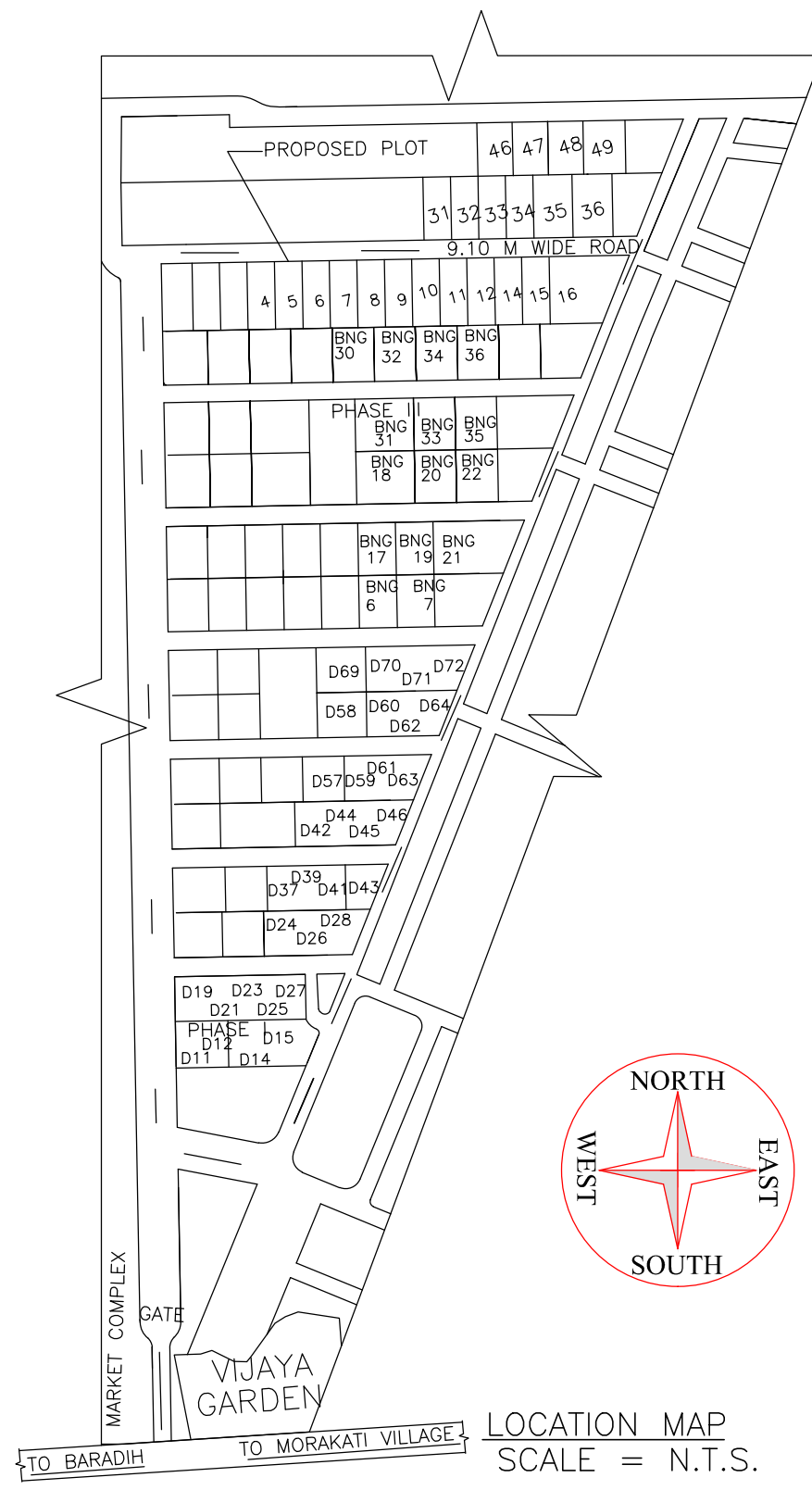
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	300.31	277.90	9	2
FIRST FLOOR PLAN	SPLIT B	FLAT	279.45	259.97	8	0
Total:	-	-	579.75	537.87	34	2



TERRACE FLOOR PLAN
(SCALE 1:100)

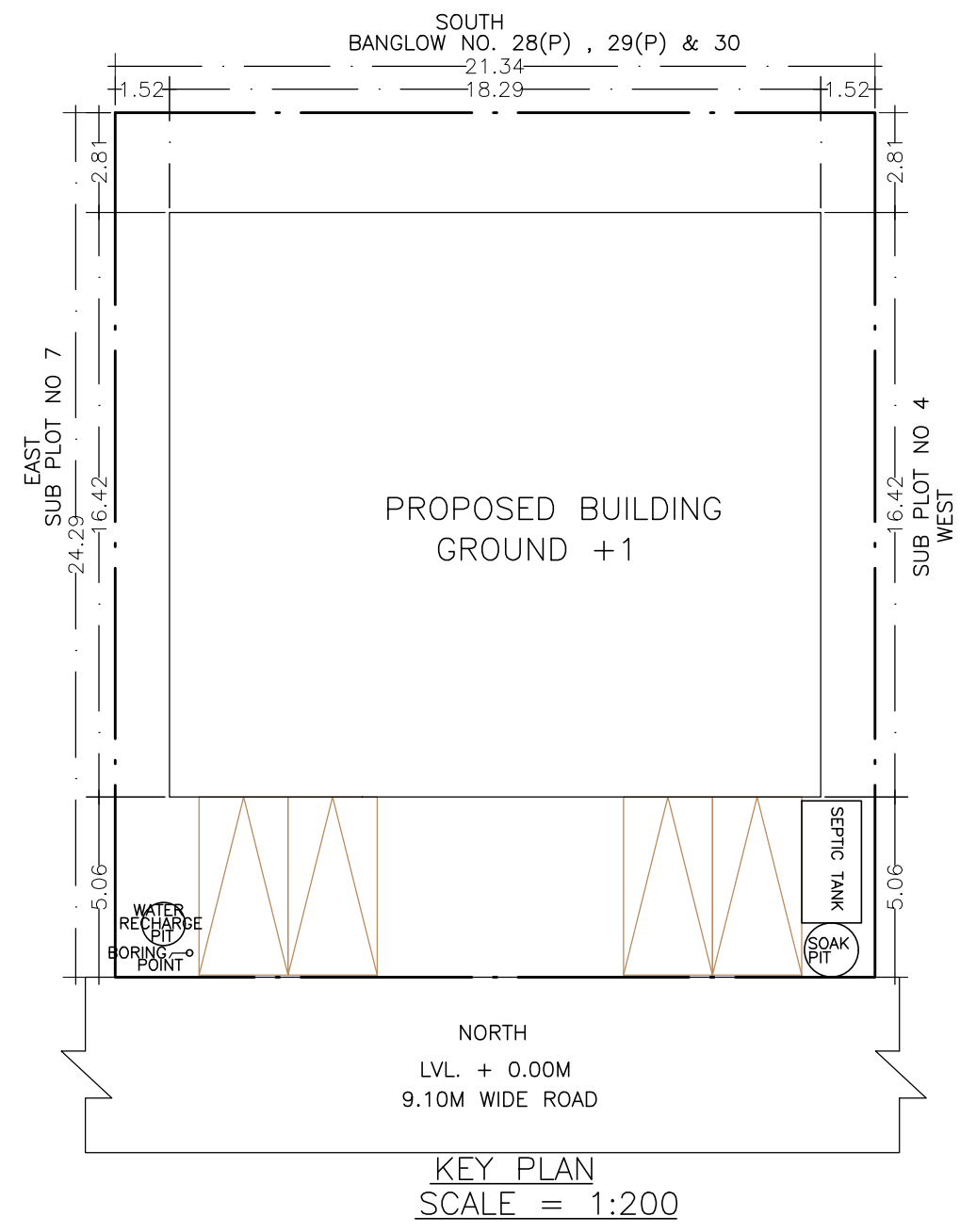
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