

AREA STATEMENT (JAMSHEDPUR NAC)	VERSION NO.: 1.0.14	VERSION DATE: 11/07/2017
PROJECT DETAIL :		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: EAST SINGHBHUM	Plot SubUse: Commercial Bldg	
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious/Structure: NA	
Inward No: JNAC/BP10083/W4/2017	Plot/SubPlot No: 412	
Application Type: General Proposal	North: Road Width - 12	
Project Type: Building Permission	South: Road Width - 5 m wide alley	
Nature of Development: New	East: Plot No. - NA	
Location of Development Area: Old Area	West: Plot No. - NA	
AREA DETAILS :		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 401.65
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	401.65
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		52.58
Total		52.58
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	349.07
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	401.65
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	401.65
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		200.82
Proposed Coverage Area ( 37.27 % )		149.68
Total Prop. Coverage Area ( 37.27 % )		149.68
Balance coverage area ( 12.73 % )		51.14
FAR CHECK		
Perm. FAR Area ( 2.50 )		1004.13
Total Perm. FAR area		1004.13
Commercial FAR		316.56
Proposed FAR Area		331.35
Total Proposed FAR Area		331.35
Consumed FAR (Factor)		0.82
Balance FAR Area		672.78
BUILT UP AREA CHECK		
Total Proposed Built Up Area		523.46
ARCHITECT (Regd)	Kunal Sinha Mahapatra	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SIR KRIPASHANKAR AND SMT. SARASWATI DEVI	
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)	White

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.)
Basement Floor	183.04	12.78	183.04	12.78
Ground Floor	157.38	149.68	157.38	149.68
First Floor	183.04	168.88	183.04	168.88
Terrace Floor	0.00	0.00	0.00	0.00
Total :	523.46	331.34	523.46	331.34

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL BUILDING OF MR KRIPASHANKAR AND SARASWATI DEVI)	Commercial	Commercial Bldg	Non-Highrise

**SITE PLAN**  
Building :A (COMMERCIAL BUILDING OF MR KRIPASHANKAR AND SARASWATI DEVI)

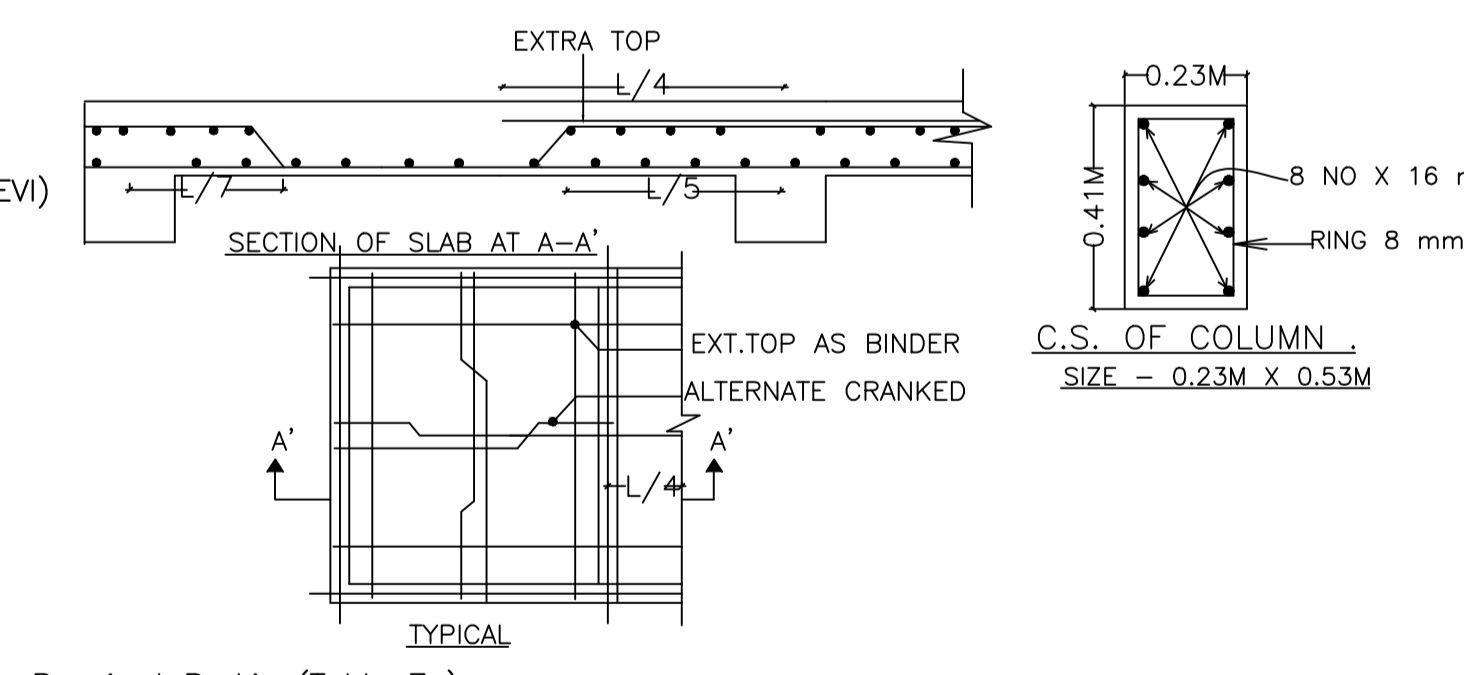
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)
Basement Floor	183.04	0.00	183.04	0.00	12.78	0.00	12.78	12.78
Ground Floor	183.04	25.66	157.38	7.70	149.68	0.00	149.68	149.68
First Floor	183.04	0.00	183.04	7.70	168.88	0.00	168.88	168.88
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total :	549.12	25.66	523.46	15.40	316.56	12.78	331.34	331.34

**SCHEDULE OF DOOR:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING OF MR KRIPASHANKAR AND SARASWATI DEVI)	D2	0.75	2.10	04
A (COMMERCIAL BUILDING OF MR KRIPASHANKAR AND SARASWATI DEVI)	D1	1.50	2.10	05

**SCHEDULE OF WINDOW/VENTILATION:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING OF MR KRIPASHANKAR AND SARASWATI DEVI)	W	1.80	1.20	23

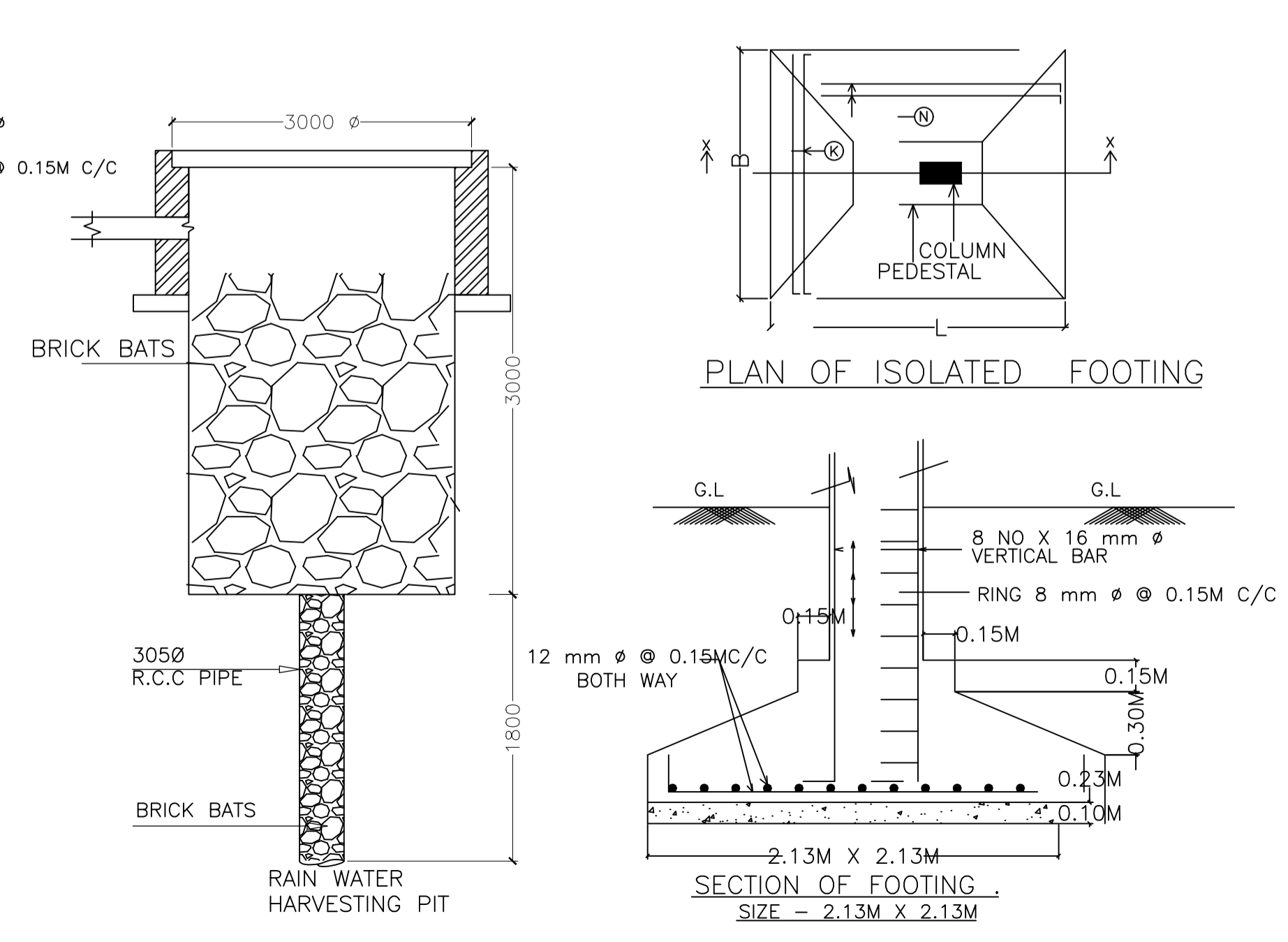


**Required Parking (Table 7a)**

Building Name	Type	SubUse	Area (Sq.mt.)	Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.		
A (COMMERCIAL BUILDING OF MR KRIPASHANKAR AND SARASWATI DEVI)	Commercial	Commercial Bldg	> 0	100	318.56	1	4	-	-	-	-
			> 0	100	318.56	-	-	-	-	1	9
			> 0	100	318.56	-	-	1	1	-	9
Total :			-	-	-	4	5	-	1	1	9

**Parking Check (Table 7b)**

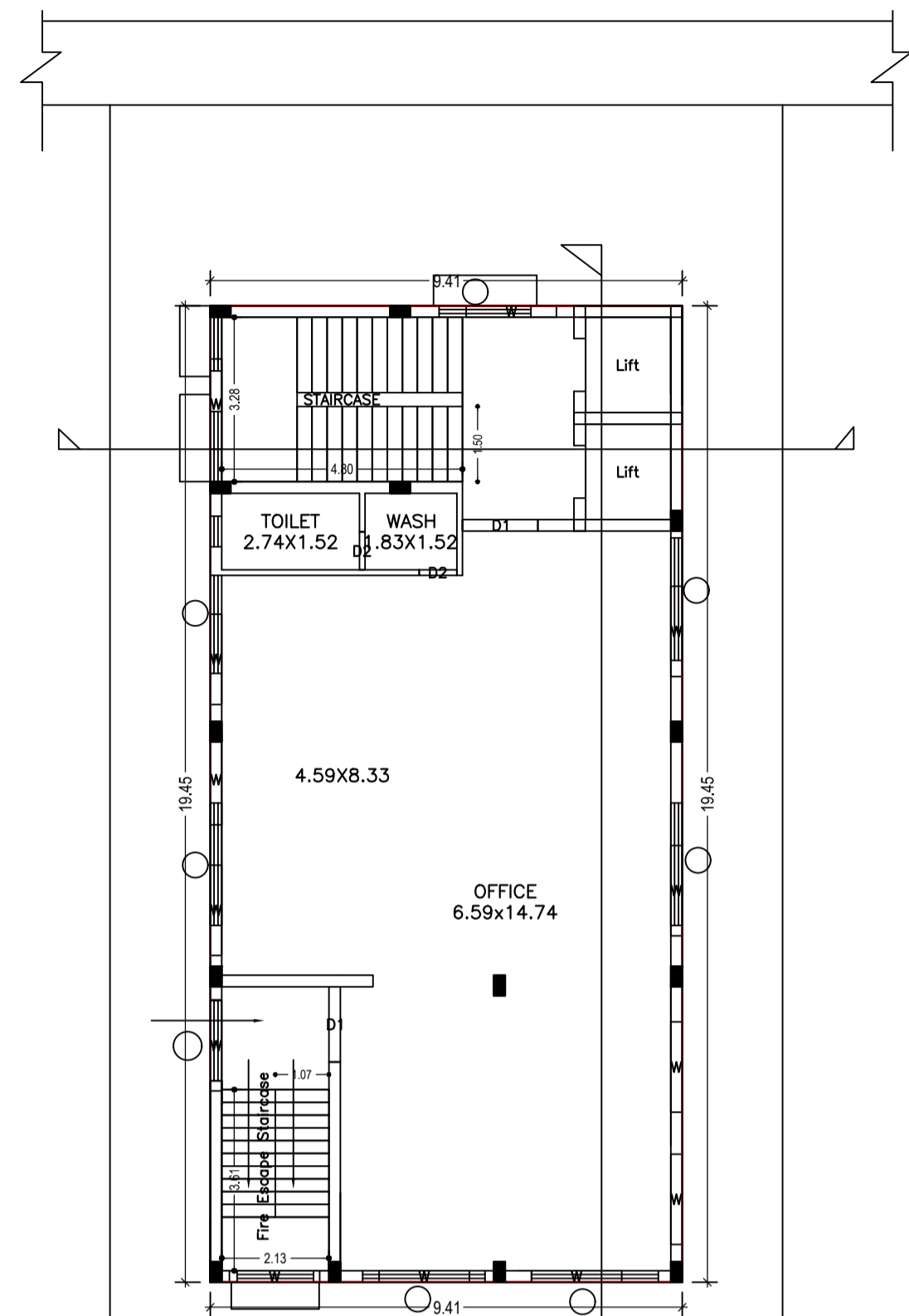
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	4	50.00	5	62.50
Visitor's Car Parking	1	12.50	1	12.50
TwoWheeler	9	18.00	12	24.00
Other Parking	-	-	-	83.79
Total	-	80.50	-	182.79



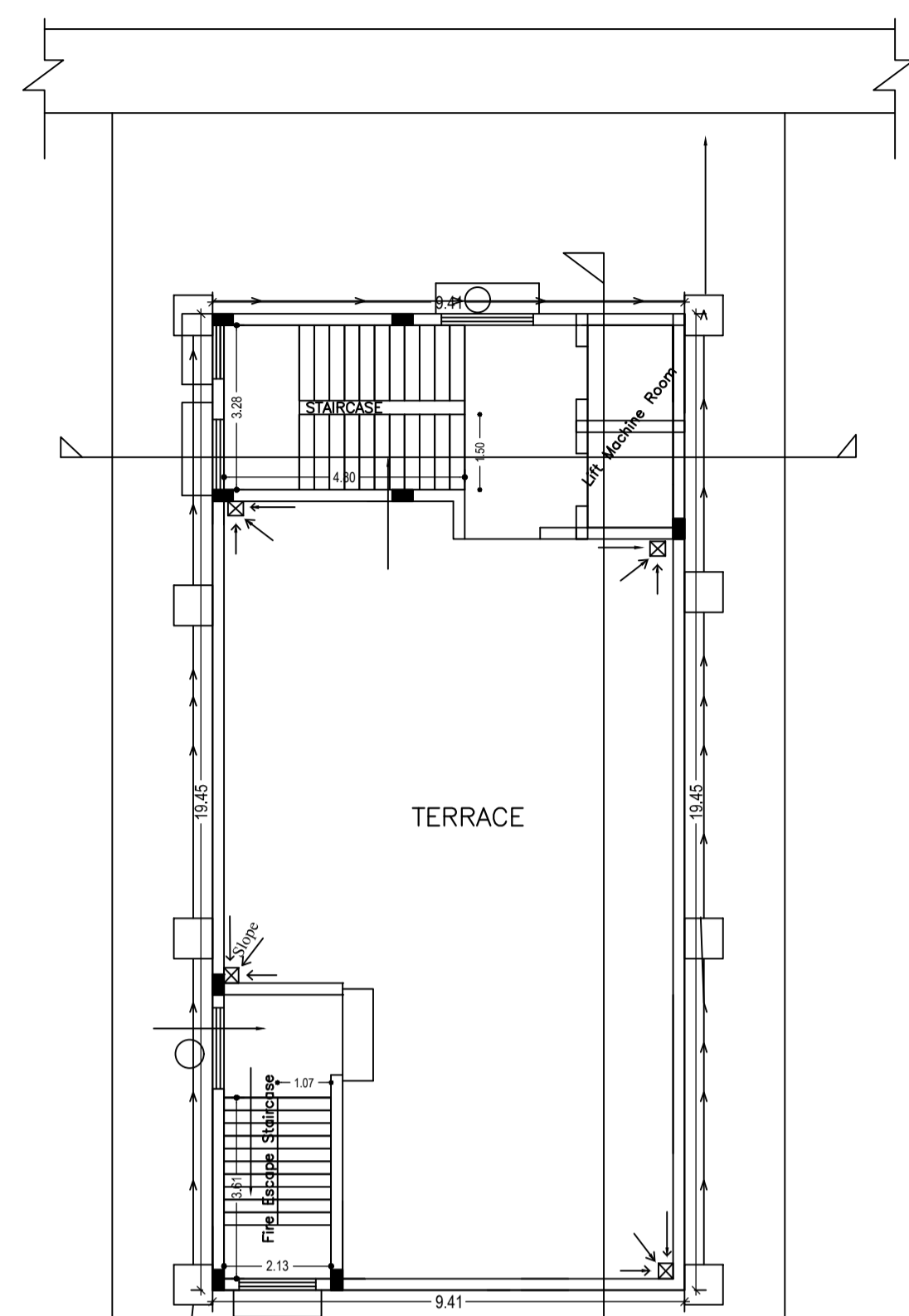
**FAR & Tenement Details (Table 4c-1)**

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.)	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.)
					StairCase	Lift	Parking				
A (COMMERCIAL BUILDING OF MR KRIPASHANKAR AND SARASWATI DEVI)	1	549.12	25.66	523.46	15.40	12.92	133.29	318.56	12.78	331.34	331.34
Grand Total :	1	549.12	25.66	523.46	15.40	12.92	133.29	318.56	12.78	331.34	331.34

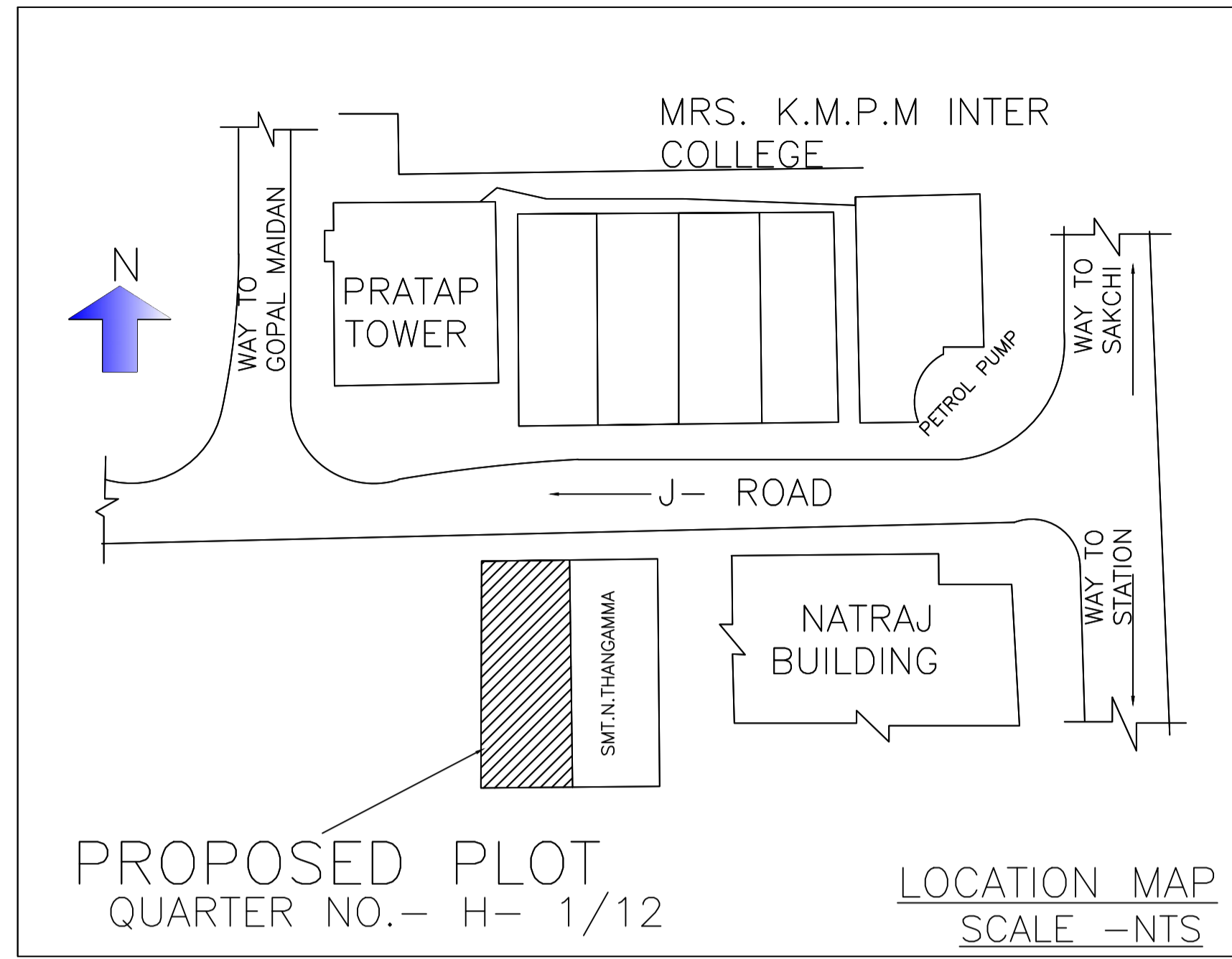
LTP NAME AND SIGNATURE: Kunal Sinha Mahapatra, JNAC/ENG/0002/2017  
STRUCTURAL ENG'S NAME AND SIGNATURE: \_\_\_\_\_  
BUILDER NAME AND SIGNATURE: \_\_\_\_\_



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

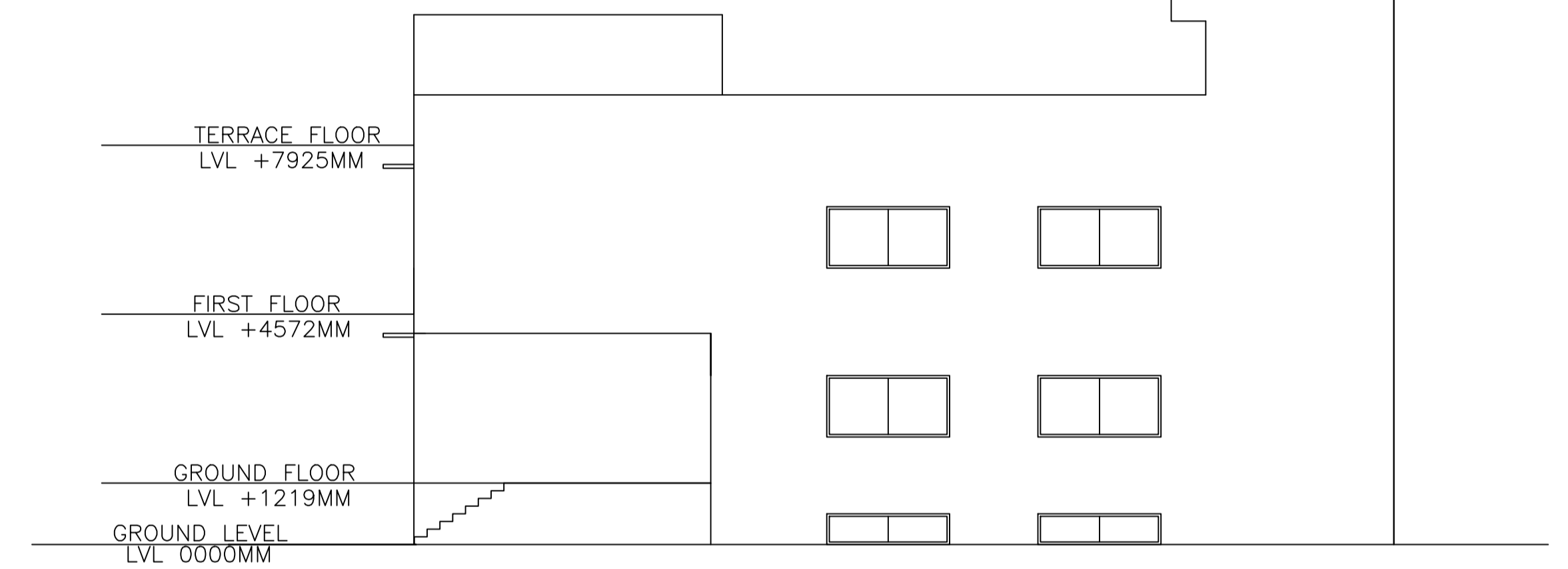


TERRACE FLOOR PLAN  
(SCALE 1:100)

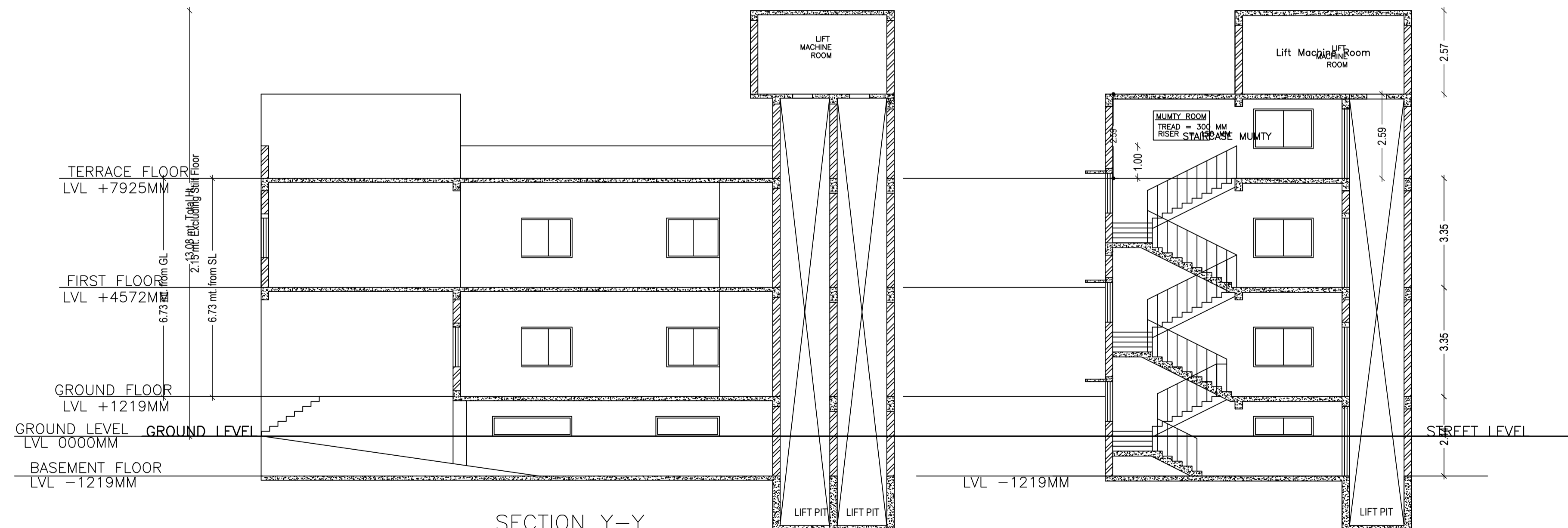


PROPOSED PLOT  
QUARTER NO.- H- 1/12

LOCATION MAP  
SCALE -NTS

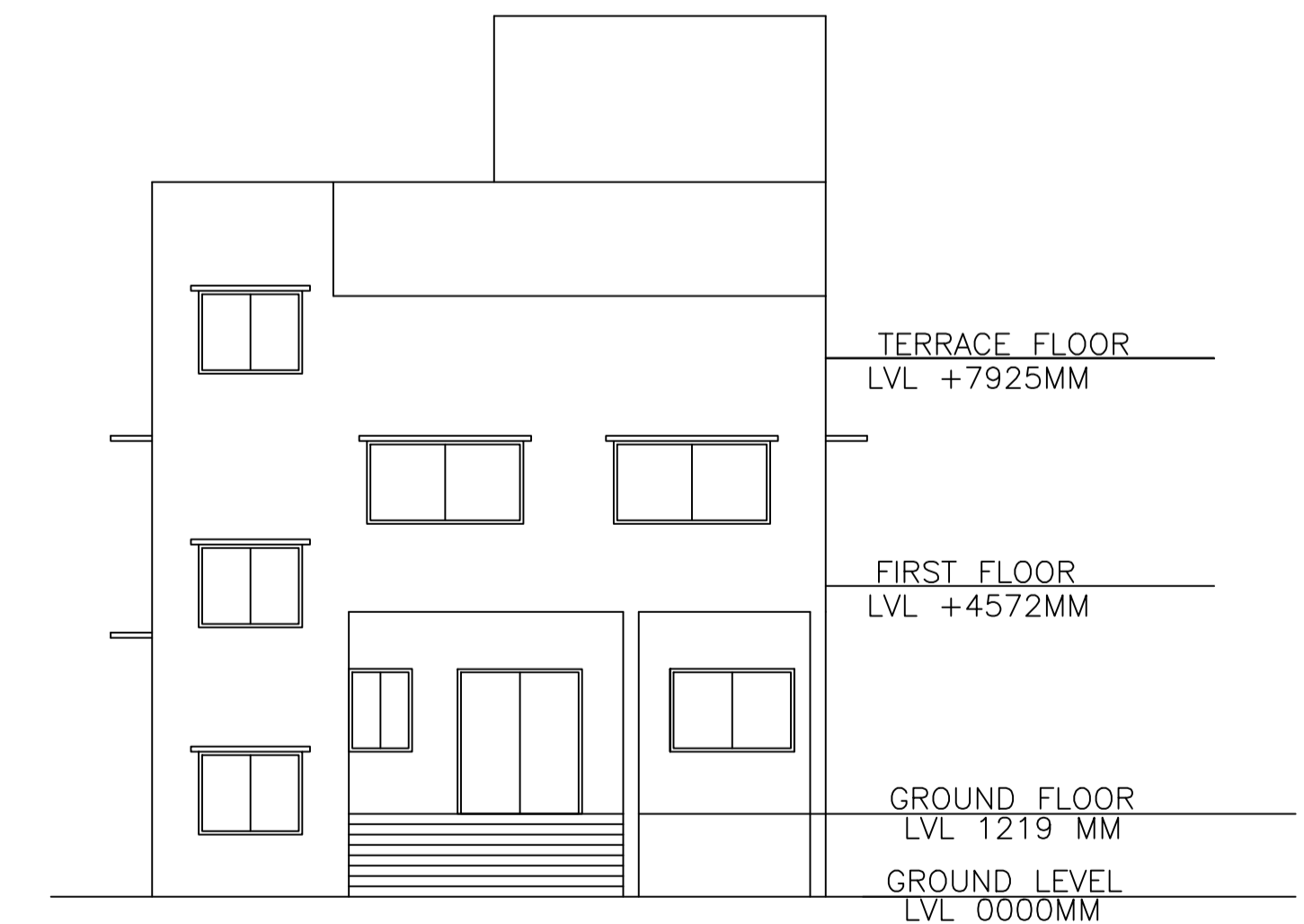


WEST SIDE ELEVATION  
SCALE - 1:100



SECTION Y-Y  
SCALE - 1:100

SECTION- X-X  
SCALE - 1:100



NORTH SIDE ELEVATION  
SCALE - 1:100

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
Kunal Sinha Mahapatra JNAC/ENG/0002/2017		