

AREA STATEMENT	VERSION NO.: 1.0.25
JAMSHEDPUR NAC	VERSION DATE: 12/04/2018
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGBHUM	Plot SubUse: Resi/Comm Bldg
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA
Inward No: JNACBP/0089/W3/2017	Plot/SubPlot No: 1205
Application Type: General Proposal	North: Plot No. - HOLDING NO. A1
Project Type: Building Permission	South: Road Width - 9.15
Nature of Development: New	East: Plot No. - HOLDING NO. 3
Location of Development Area: Old Area	West: Road Width - 9.25
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 564.88
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 564.88
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	63.33
Total	63.33
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 501.55
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 564.88
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 564.88
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	338.93
Proposed Coverage Area (48.92 %)	276.32
Total Prop. Coverage Area (48.92 %)	276.32
Balance coverage area (11.08 %)	62.61
FAR CHECK	
Perm. FAR Area (2.50)	1412.20
Total Perm. FAR area	1412.20
Residential FAR	809.61
Commercial FAR	546.18
Proposed FAR Area	1381.06
Total Proposed FAR Area	1381.06
Consumed FAR (Factor)	2.44
Balance FAR Area	31.14
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	1721.08
ARCHITECT (Regd)	MUKESH KUMAR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MS. BHARAT INGOTS AND STEEL COMPANY PVT. LTD.
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)	

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	284.12	8.92	284.12	8.92
Ground Floor	284.12	276.32	284.12	276.32
First Floor	284.12	269.85	284.12	269.85
Second Floor	284.12	269.87	284.12	269.87
Third Floor	284.12	269.87	284.12	269.87
Fourth Floor	284.12	269.87	284.12	269.87
Terrace Floor	16.36	16.36	16.36	16.36
Total :	1721.08	1381.06	1721.08	1381.06

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	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.)
			Stair/Case	Lift	Parking	Resi.	Commercial	Stair	Passage			
A (BUILDING)	1	1721.08	46.80	32.28	229.33	809.61	546.18	8.92	16.36	1381.06	1381.06	06
Grand Total	1	1721.08	46.80	32.28	229.33	809.61	546.18	8.92	16.36	1381.06	1381.06	06

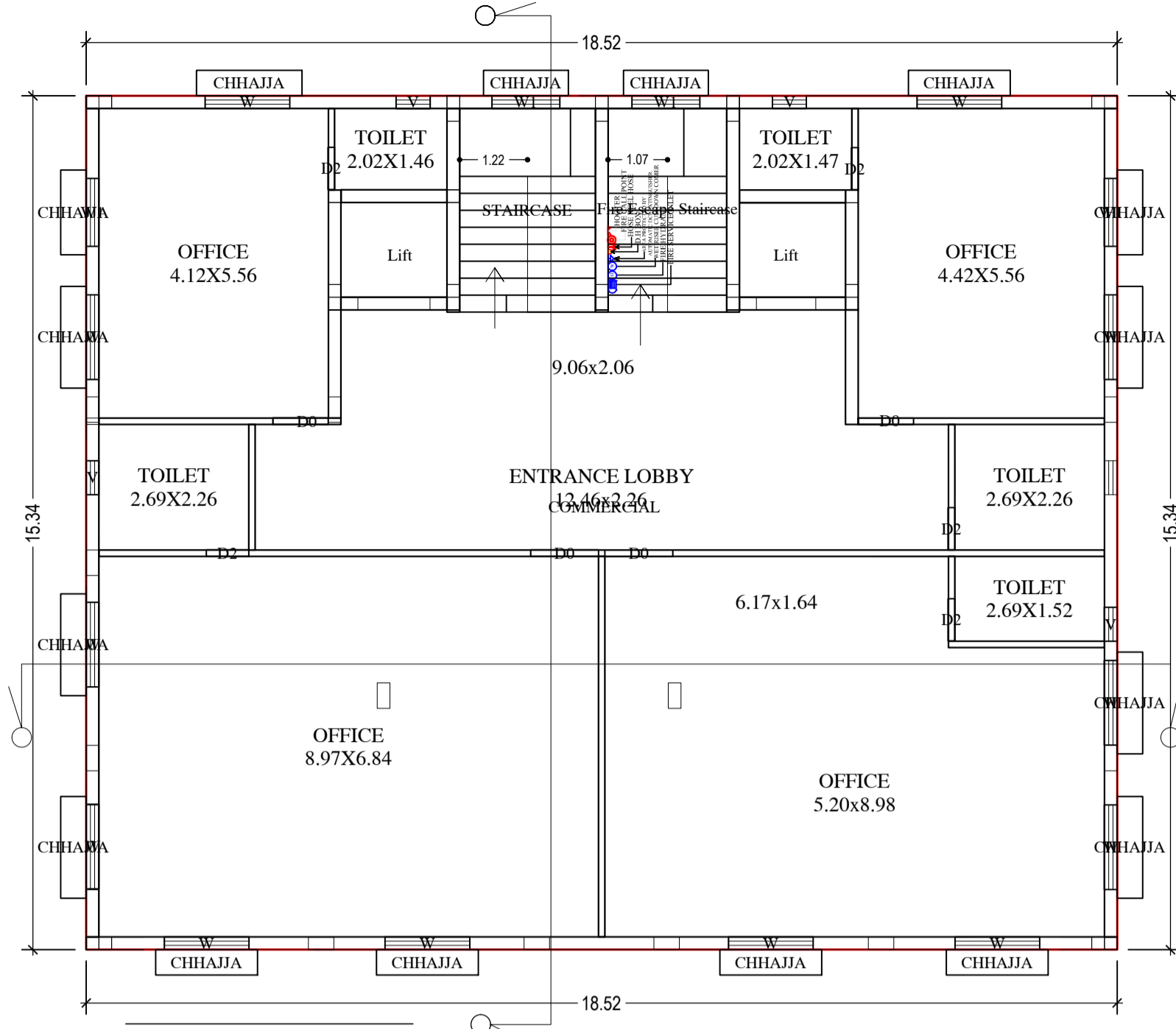
Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.		
A (BUILDING)	Commercial	Shop	>0	50	516.52	1	7	-	-	-	-		
			>0	50	516.52	-	-	-	-	-	-		
			>0	1	6.00	1.00	6	-	-	-	-		
	Residential	Residential Bldg/Apartment	>0	1	6.00	-	-	-	-	-	-		
			>0	1	6.00	-	-	1	1	-	-		
Total :			-	-	-	13	13	-	1	1	-	28	28

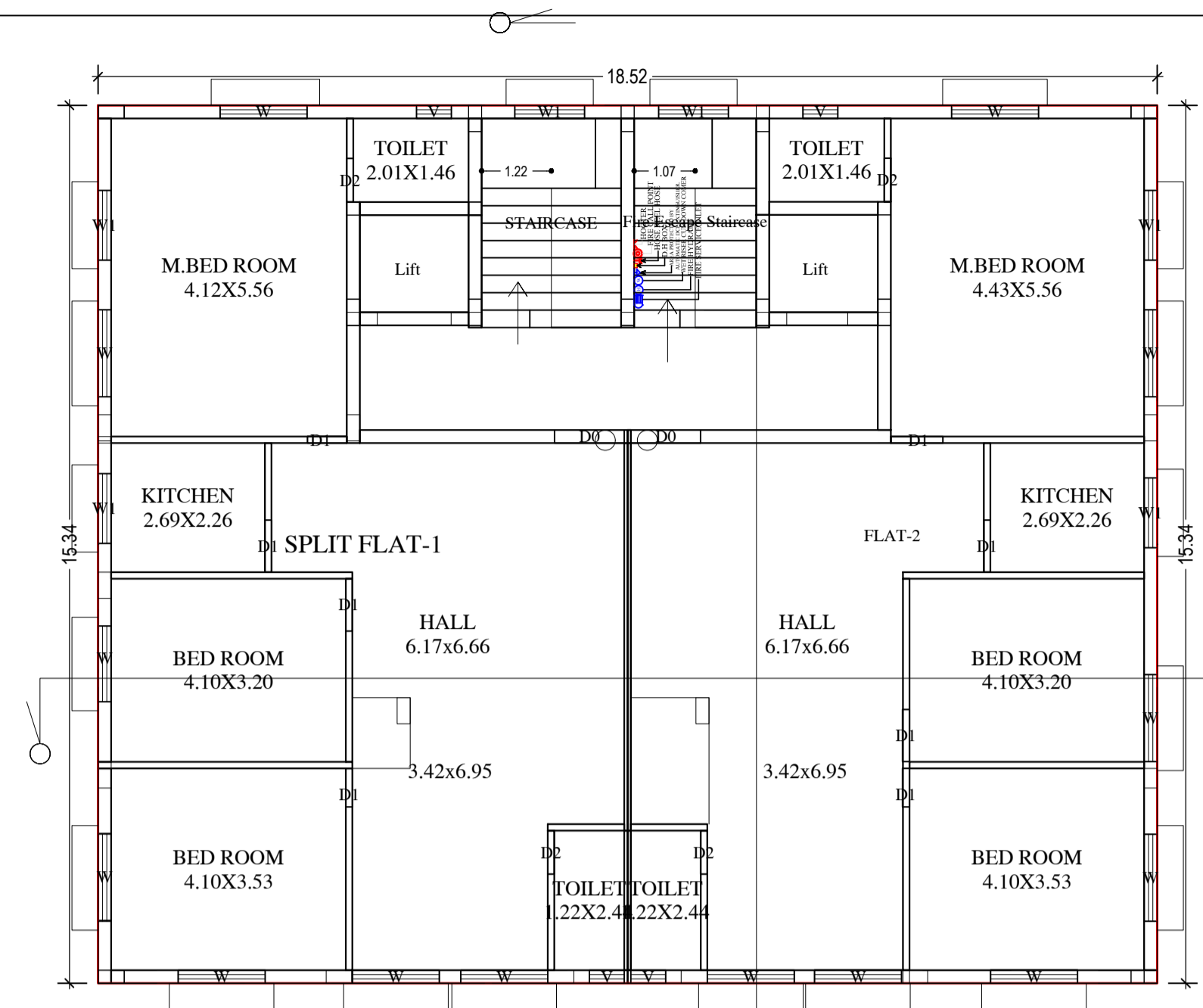
Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	13	162.50
Total Car	13	162.50	13	162.50
Visitor's Car Parking	1	12.50	1	12.50
TwoWheeler	28	56.00	28	56.00
Other Parking	-	-	-	129.33
Total		231.00		360.33

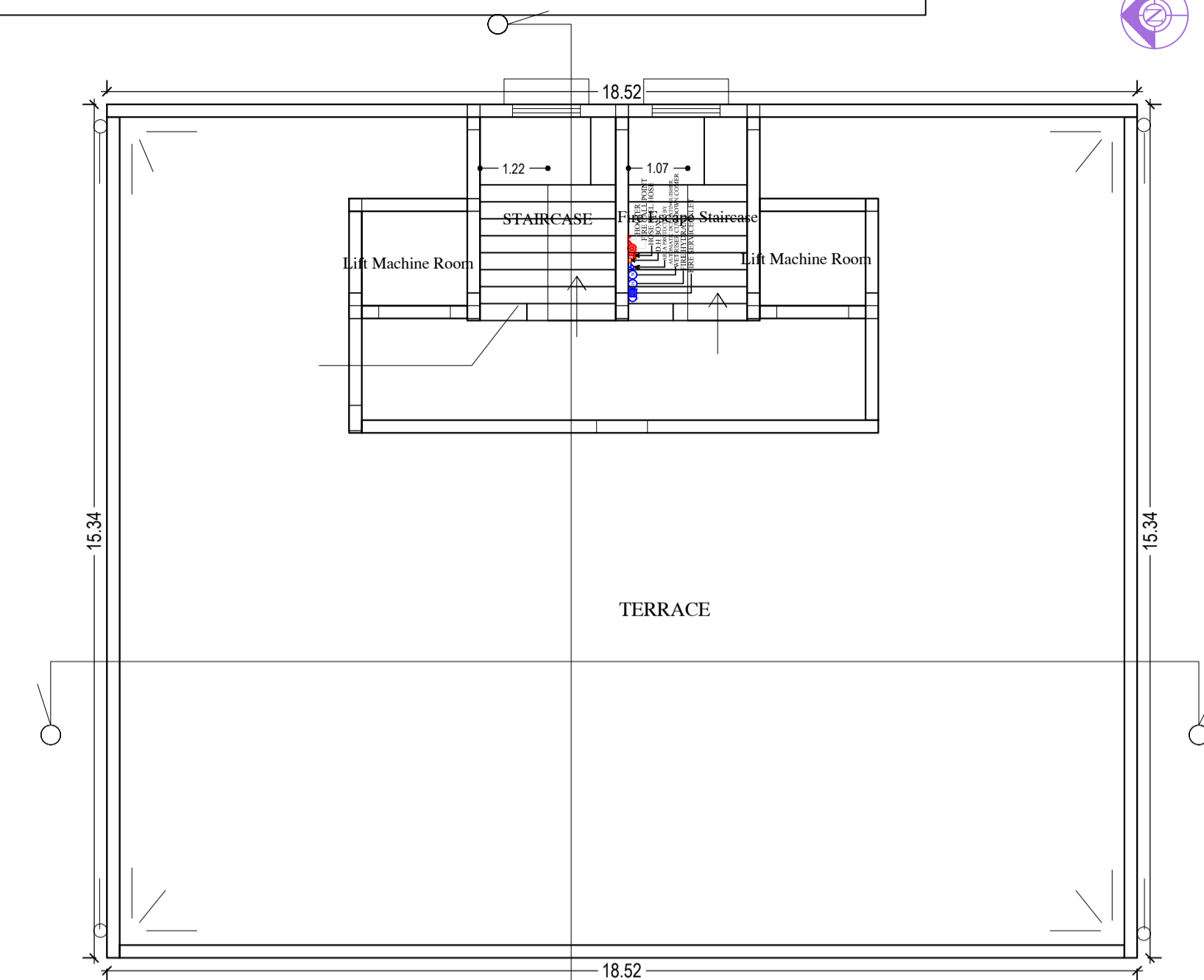
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
MUKESH KUMAR JNAC/ENG/0003/2017		



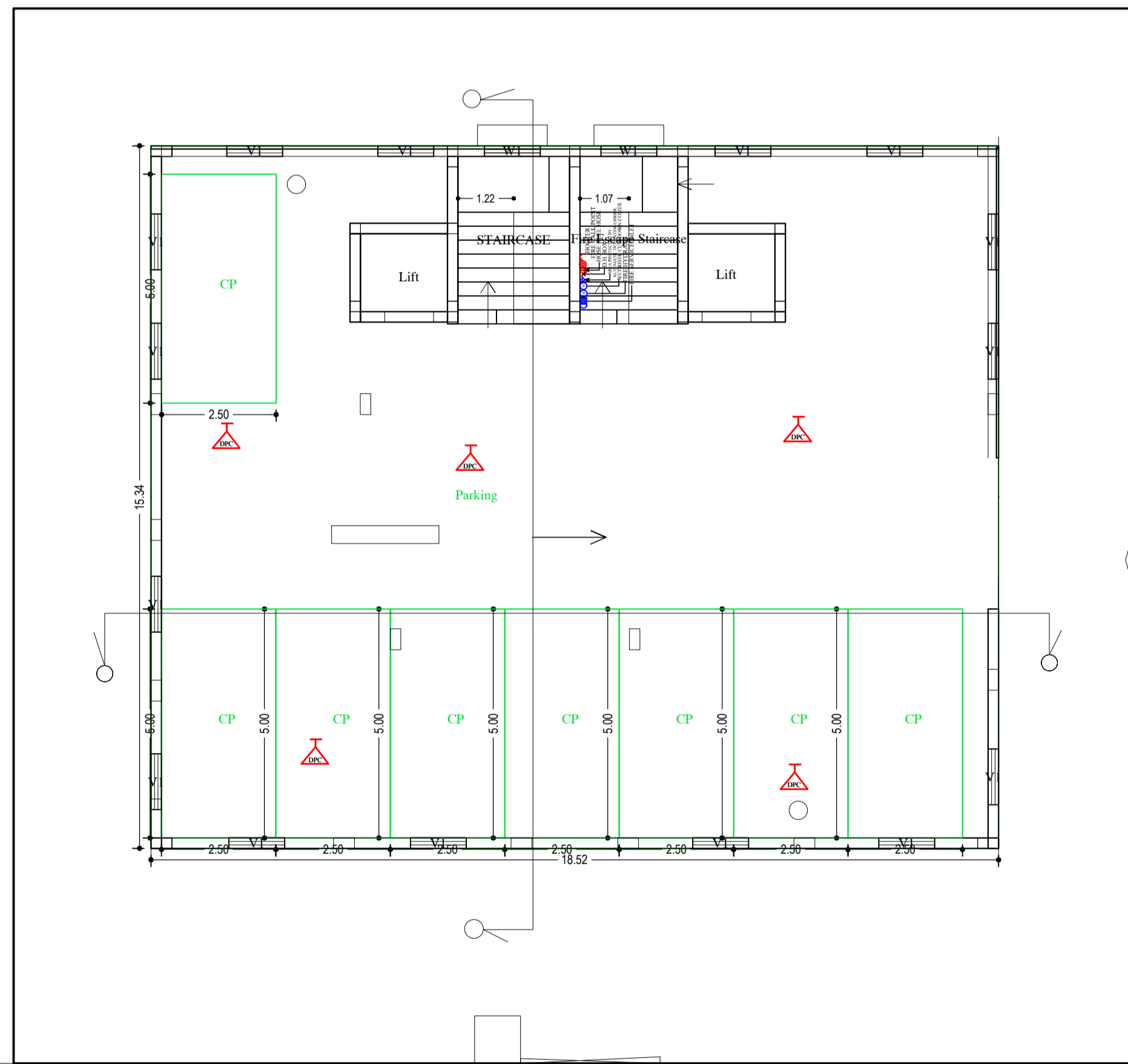
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



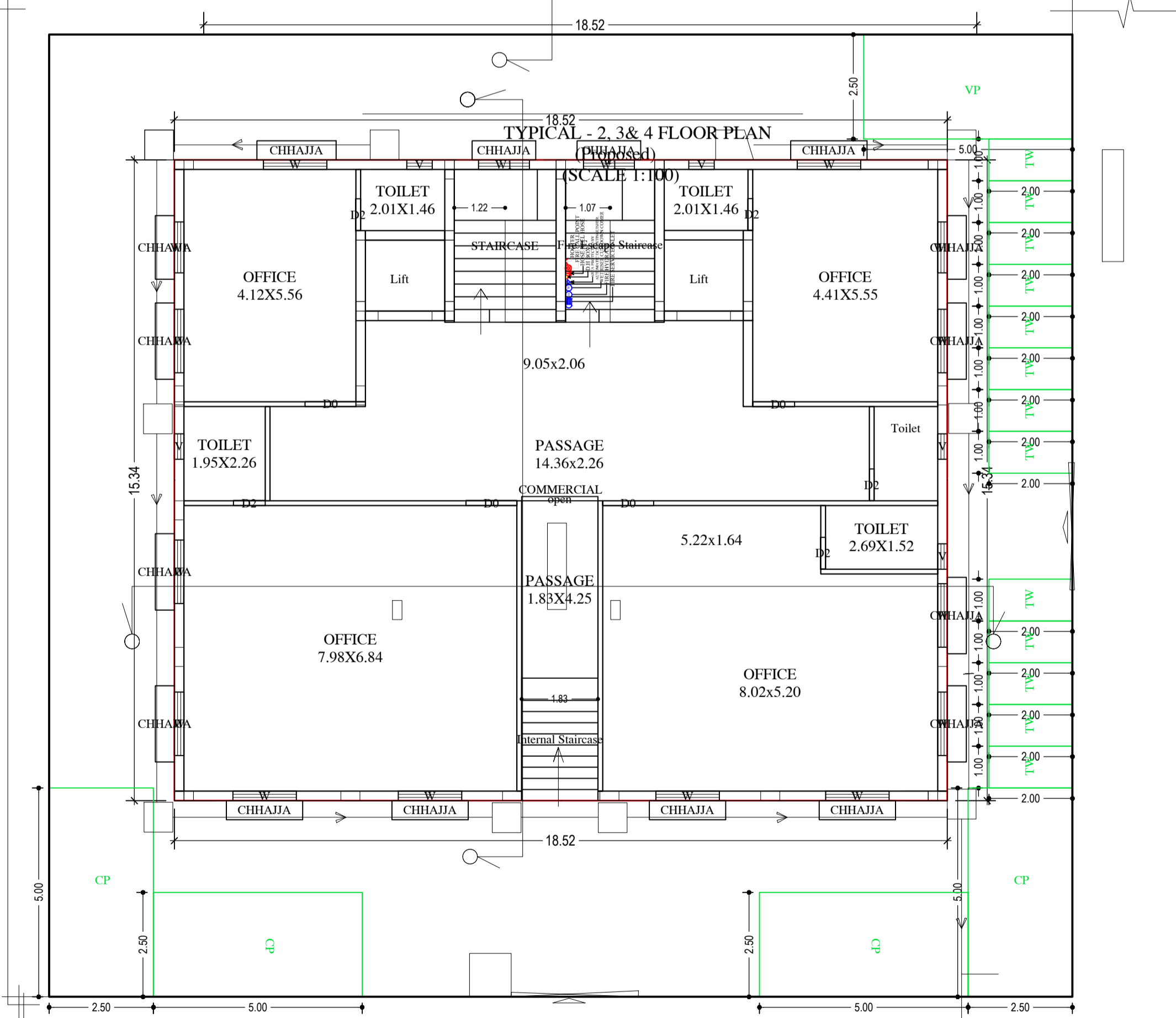
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



BASEMENT FLOOR PLAN
(SCALE 1:100)



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

Building :A (BUILDING)

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.)
		Stair/Case	Lift	Parking	Resi.	Commercial	Stair	Passage			
Basement Floor	284.12	7.80	6.46	229.33	0.00	0.00	8.92	0.00	8.92	8.92	00
Ground Floor	284.12	7.80	0.00	0.00	0.00	276.32	0.00	0.00	276.32	276.32	00
First Floor	284.12	7.80	6.47	0.00	0.00	269.85	0.00	0.00	269.85	269.85	00
Second Floor	284.12	7.80	6.45	0.00	269.87	0.00	0.00	0.00	269.87	269.87	02
Third Floor	284.12	7.80	6.45	0.00	269.87	0.00	0.00	0.00	269.87	269.87	02
Fourth Floor	284.12	7.80	6.45	0.00	269.87	0.00	0.00	0.00	269.87	269.87	02
Terrace Floor	16.36	0.00	0.00	0.00	0.00	0.00	16.36	16.36	16.36	16.36	00
Total	1721.08	46.80	32.28	229.33	809.61	546.18	8.92	16.36	1381.06	1381.06	06
Total Number of Same Buildings	1										
Total	1721.08	46.80	32.28	229.33	809.61	546.18	8.92	16.36	1381.06	1381.06	06

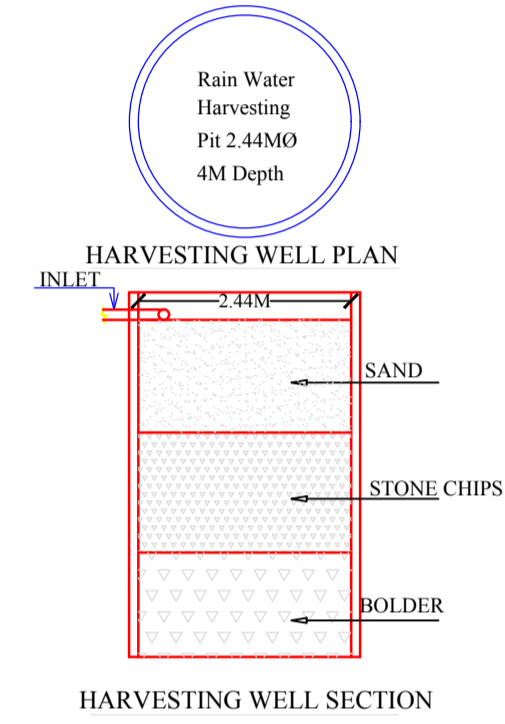
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
MUKESH KUMAR JNAC/ENG/0003/2017		

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D1	0.67	2.10	06
A (BUILDING)	D1	0.69	2.10	03
A (BUILDING)	D2	0.76	2.10	21
A (BUILDING)	D2	0.76	2.13	01
A (BUILDING)	D1	0.91	2.10	15
A (BUILDING)	D0	0.99	2.10	01
A (BUILDING)	D0	1.00	2.10	02
A (BUILDING)	D0	1.22	2.10	11
A (BUILDING)	open	1.83	2.75	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.61	0.61	20
A (BUILDING)	W1	1.22	1.20	28
A (BUILDING)	W	1.32	1.20	03
A (BUILDING)	W	1.52	1.20	63

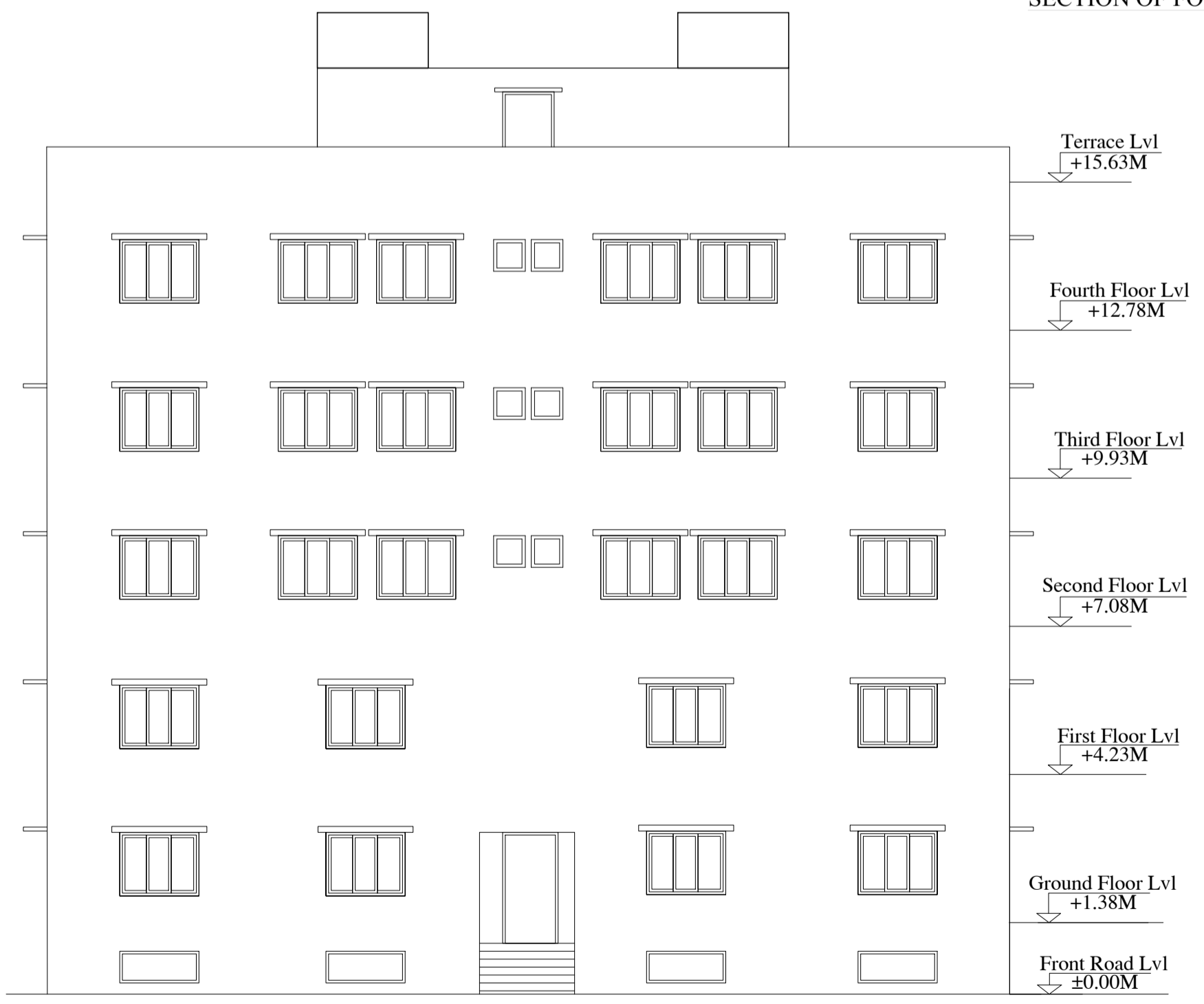
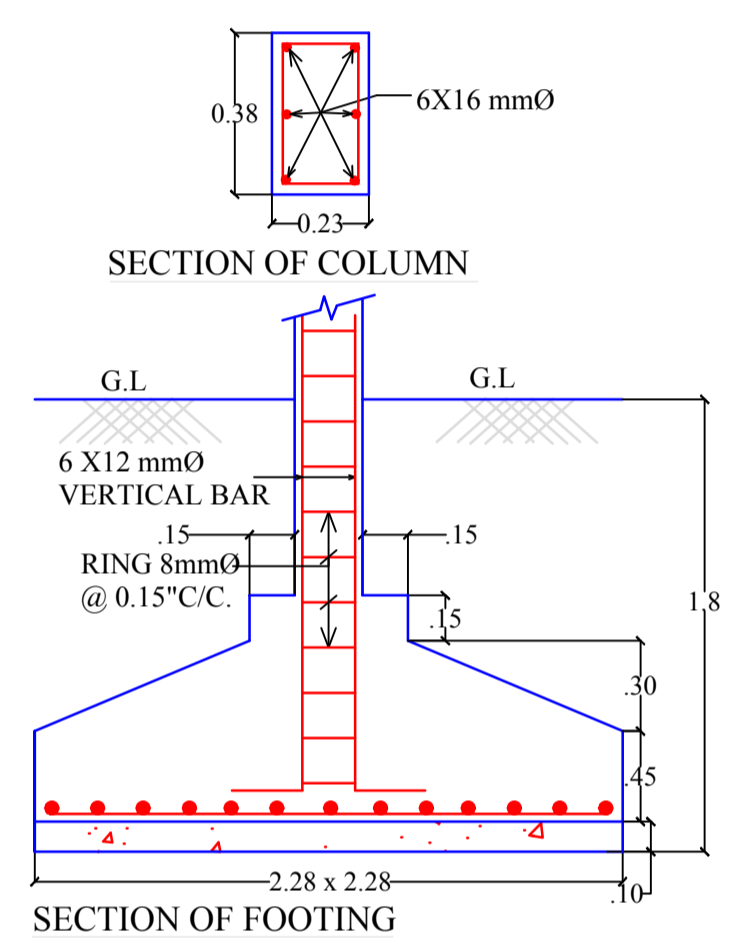
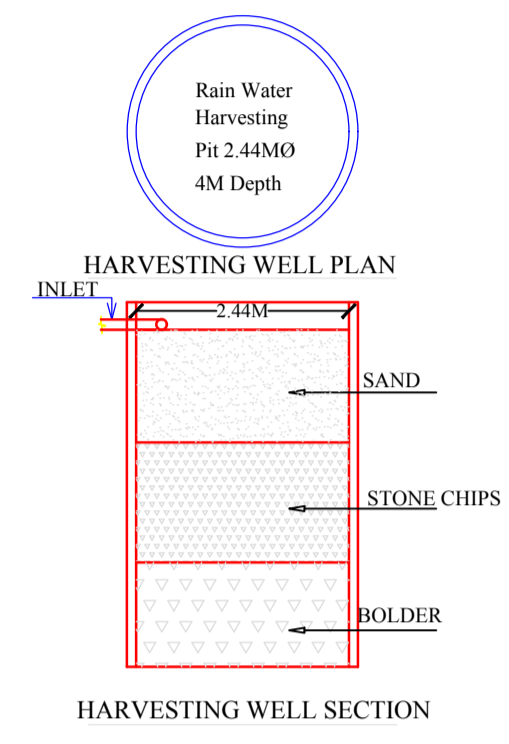
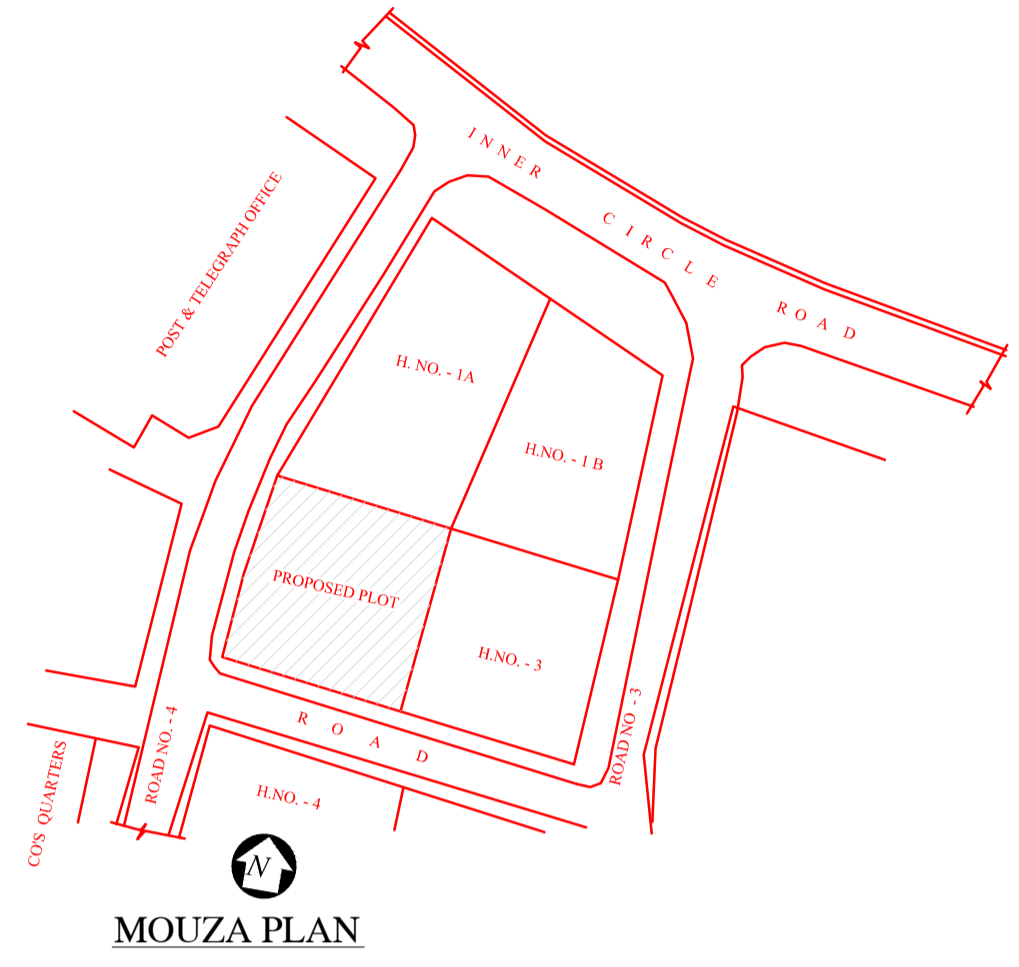


UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	COMMERCIAL OFFICE	OFFICE	277.66	251.06	10	1
TYPICAL - 2, 3& 4 FLOOR PLAN	FLAT-2	FLAT	121.31	108.85	7	6
	SPLIT FLAT-1	FLAT	120.16	108.20	7	6
GROUND FLOOR PLAN	COMMERCIAL OFFICE	OFFICE	277.67	250.90	10	1
Total:	-	-	1279.74	1153.10	62	8



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
MUKESH KUMAR JNAC/ENG/0003/2017		



Terrace Lvl
+15.63M

Fourth Floor Lvl
+12.78M

Third Floor Lvl
+9.93M

Second Floor Lvl
+7.08M

First Floor Lvl
+4.23M

Ground Floor Lvl
+1.38M

Front Road Lvl
±0.00M

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
MUKESH KUMAR JNAC/ENG/0003/2017		