

Proposal Basic Information	
Proposal File No.	JNAC/BP/0108/W1/2018
Owner Name	RAKESH CHOUDHARY
Khata No	NIL
Plot No	NIL
Village Name	SAKCHI
Use	Residential
SubUse	Residential Bldg/Apartment

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (RAKESH CHOUDHARY RESIDENCE)	1	30.79	30.79	30.79	30.79	01
Grand Total :	1	30.79	30.79	30.79	30.79	01

Building :A (RAKESH CHOUDHARY RESIDENCE)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	30.79	30.79	30.79	30.79	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	30.79	30.79	30.79	30.79	01
Total Number of Same Buildings :	1				
Total :	30.79	30.79	30.79	30.79	01

SCHEDULE OF DOOR:

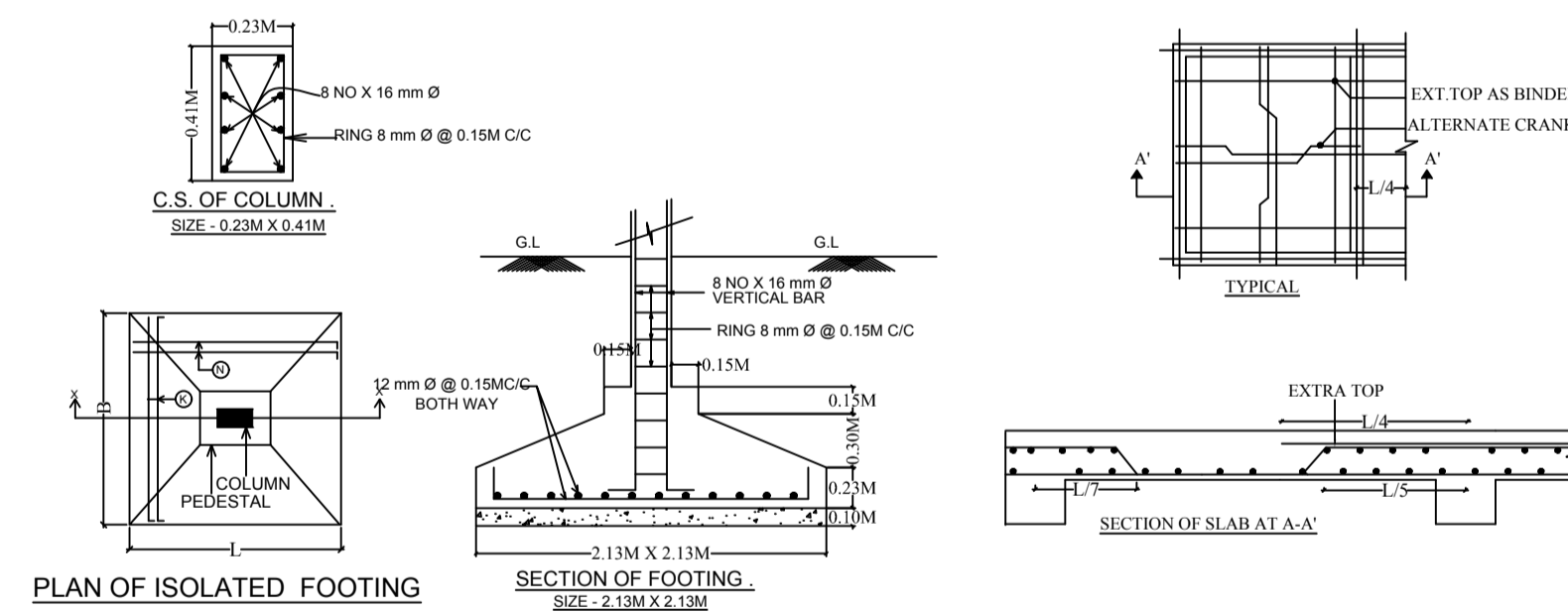
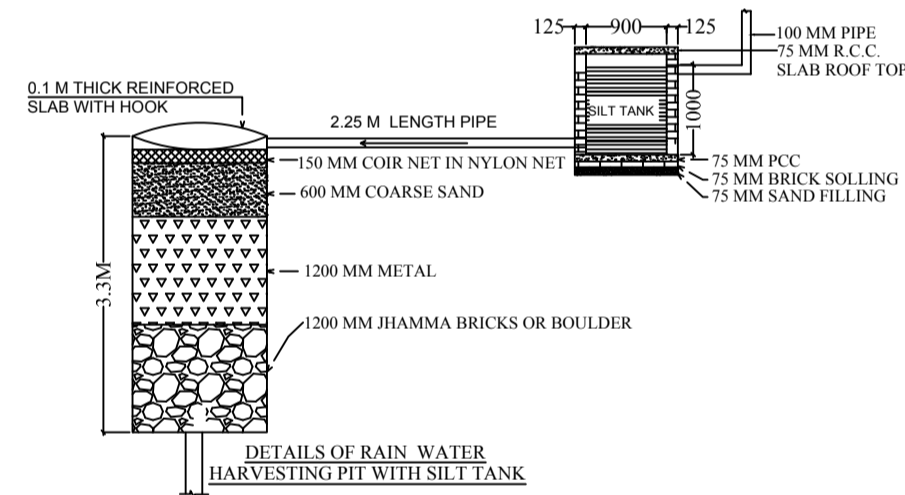
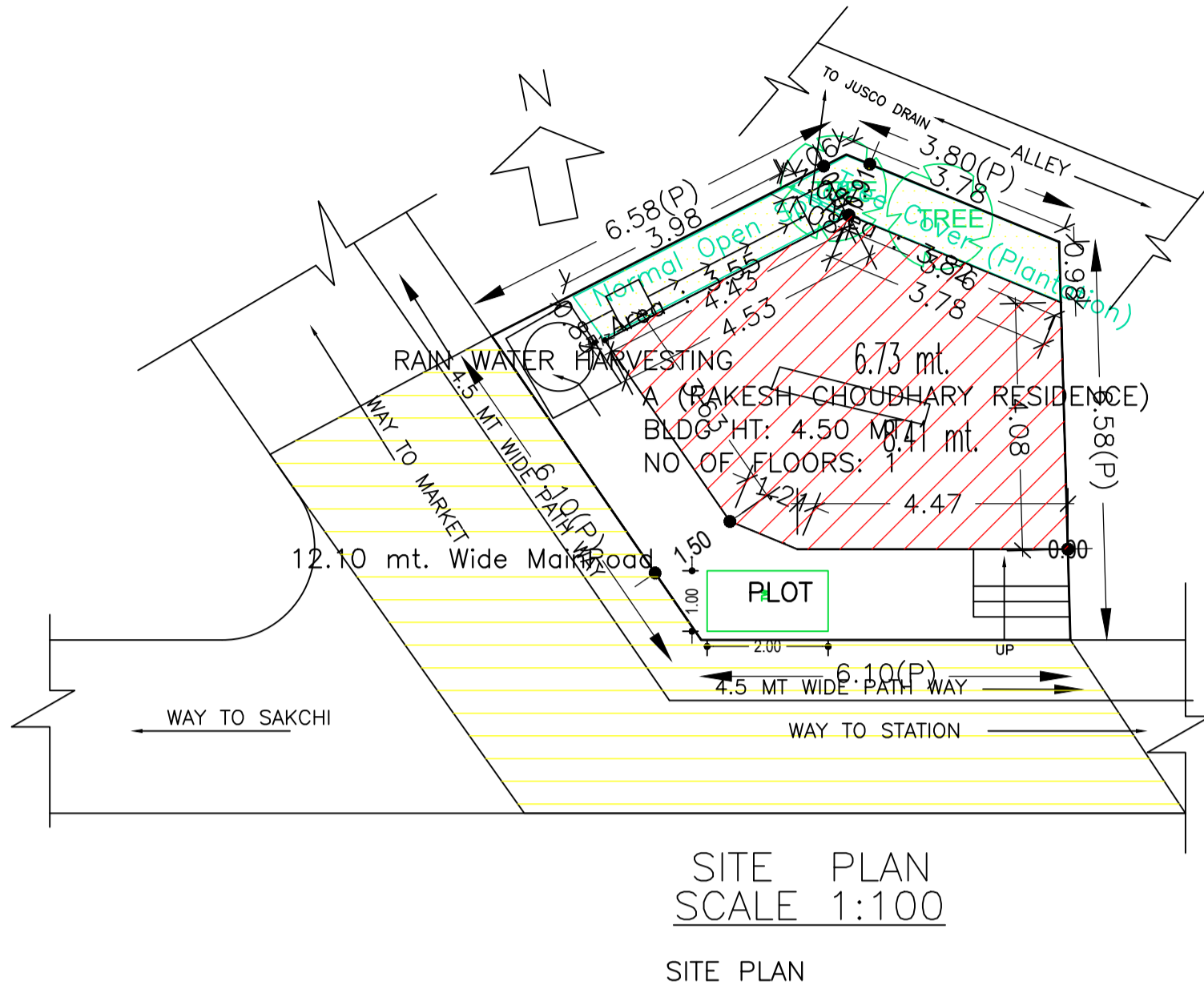
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RAKESH CHOUDHARY RESIDENCE)	D2	0.75	2.10	01
A (RAKESH CHOUDHARY RESIDENCE)	D1	0.91	2.10	02
A (RAKESH CHOUDHARY RESIDENCE)	D	1.20	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RAKESH CHOUDHARY RESIDENCE)	V	0.61	1.20	01
A (RAKESH CHOUDHARY RESIDENCE)	W2	0.90	1.20	01
A (RAKESH CHOUDHARY RESIDENCE)	WK	1.50	1.00	01
A (RAKESH CHOUDHARY RESIDENCE)	W	1.50	1.20	01
A (RAKESH CHOUDHARY RESIDENCE)	W1	1.50	1.20	01

UnitBUA Table for Building :A (RAKESH CHOUDHARY RESIDENCE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT UNIT 1	FLAT	28.63	28.38	4	1
Total:	-	-	28.63	28.38	4	1



AREA STATEMENT JAMSHEDPUR NAC		VERSION NO.: 1.0.29
		VERSION DATE: 30/06/2018
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: Residential Bldg/Apartment	
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious Structure: NA	
Inward No: JNAC/BP/0108/W1/2018	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: SQ.MT.		
AREA OF PLOT (Minimum)	(A)	55.74
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	55.74
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		7.38
Total		7.38
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	48.36
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	55.74
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	55.74
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		39.02
Proposed Coverage Area (55.24 %)		30.79
Total Prop. Coverage Area (55.24 %)		30.79
Balance coverage area (14.76 %)		8.23
FAR CHECK		
Perm. FAR Area (2.50)		139.35
Total Perm. FAR area		139.35
Residential FAR		30.79
Proposed FAR Area		30.79
Total Proposed FAR Area		30.79
Consumed FAR (Factor)		0.55
Balance FAR Area		108.56
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		30.79
ARCHITECT (Regd)	LAWRENCE FRANCIS	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	RAKESH CHOUDHARY	
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)	Grey

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	A (RAKESH CHOUDHARY RESIDENCE)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	30.79	30.79	30.79	30.79
Terrace Floor	0.00	0.00	0.00	0.00
Total :	30.79	30.79	30.79	30.79

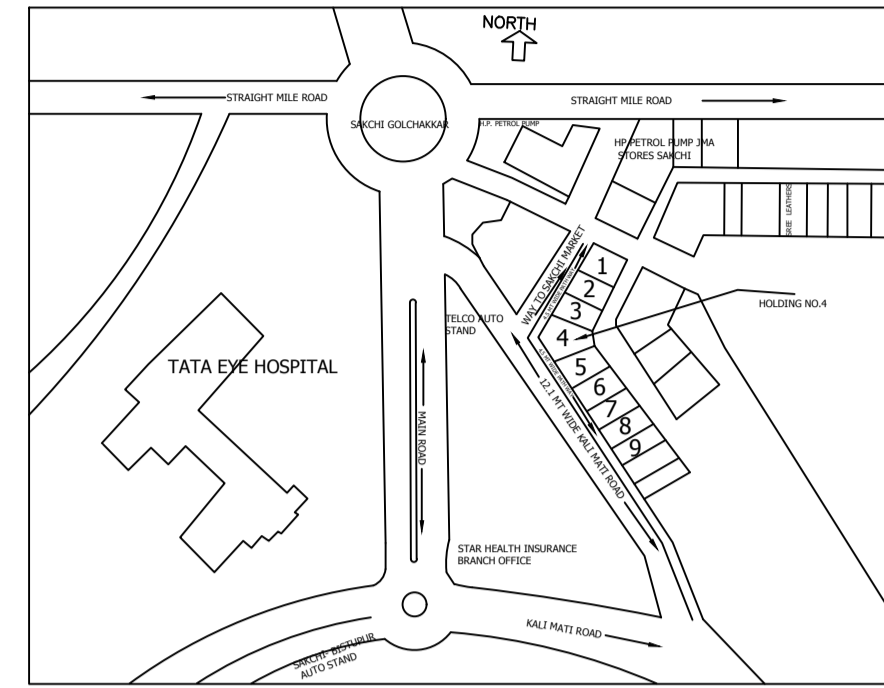
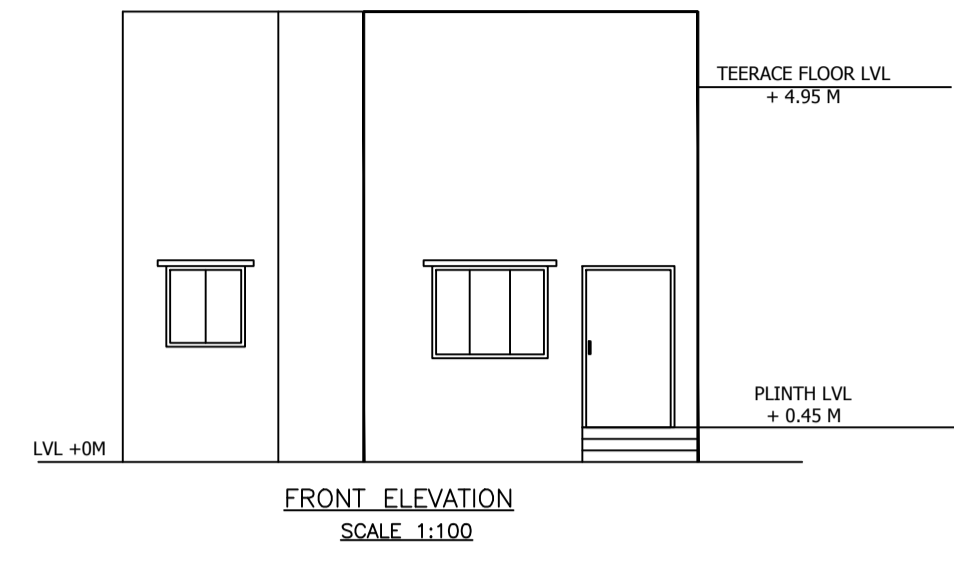
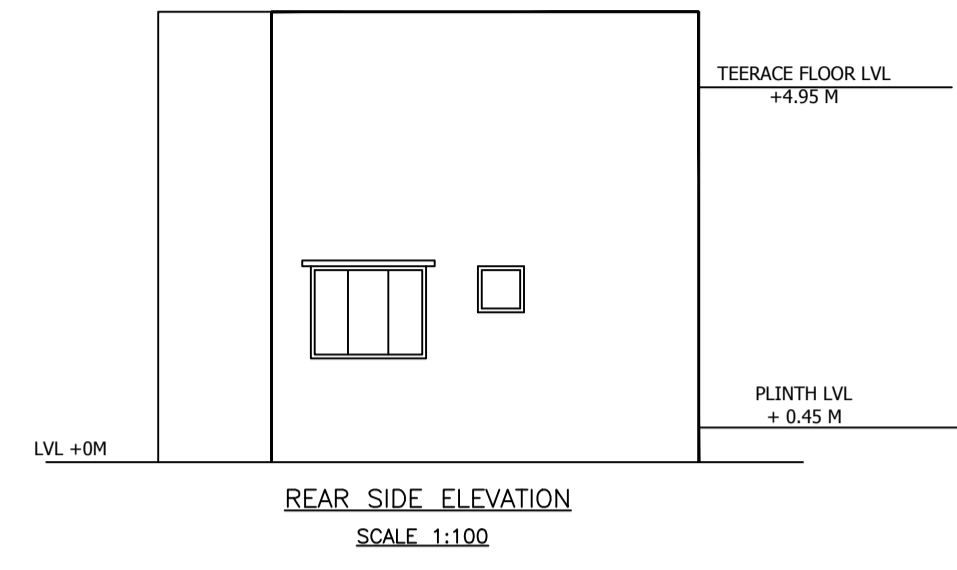
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RAKESH CHOUDHARY RESIDENCE)	Residential	Residential Bldg/Apartment	Non-Highrise

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

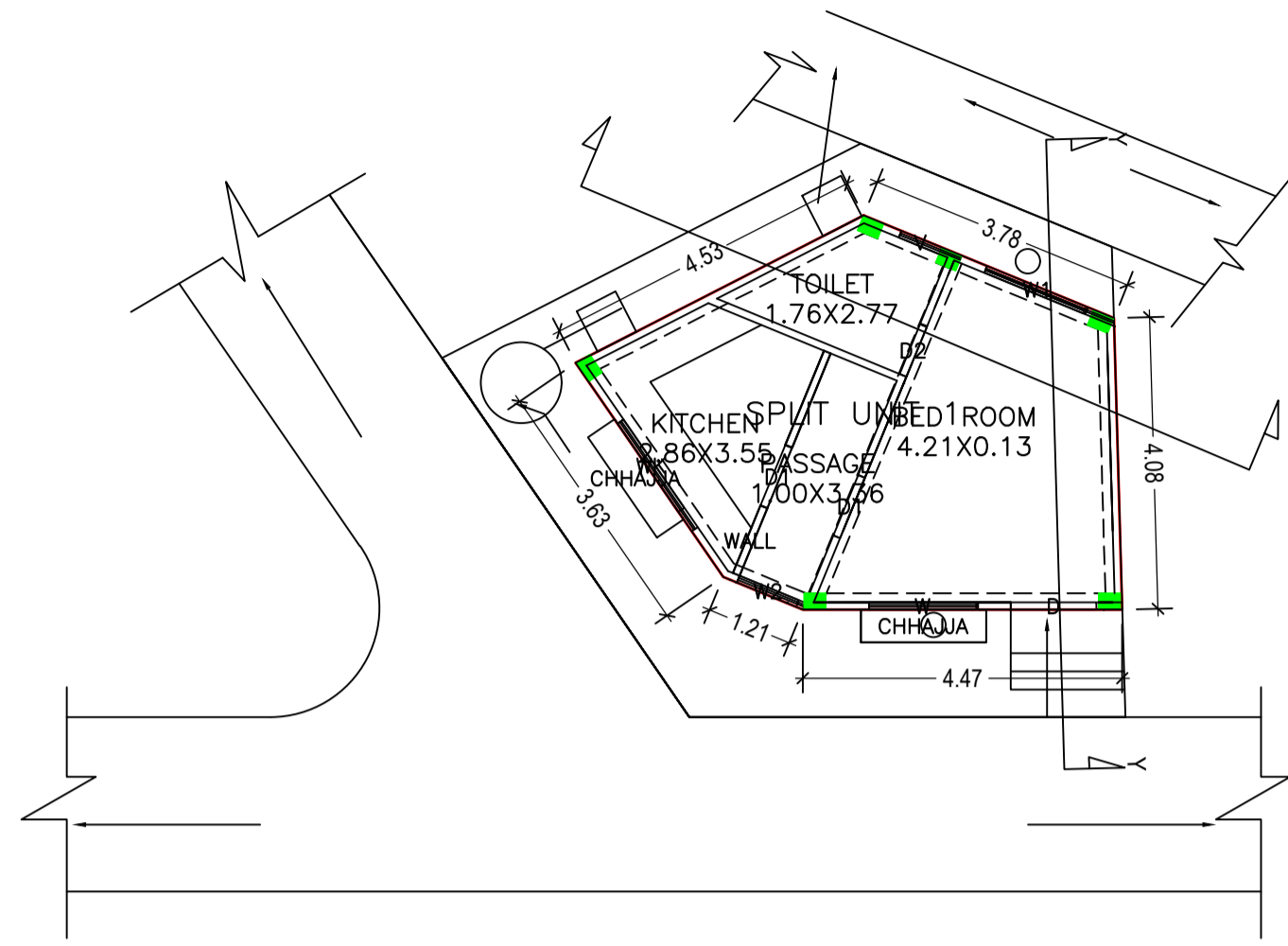
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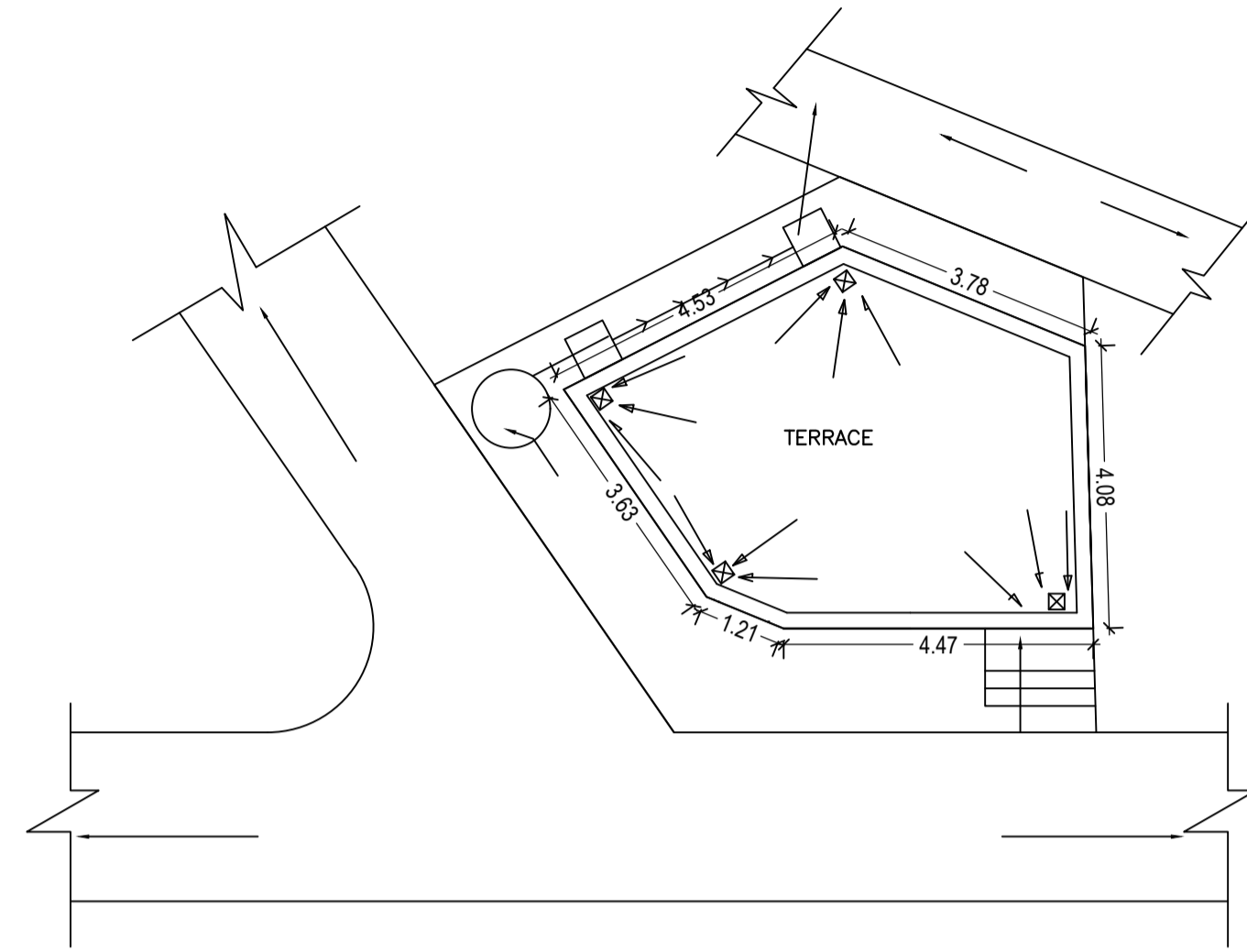


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LAWRENCE FRANCIS JNAC/ARC/0003/2016		

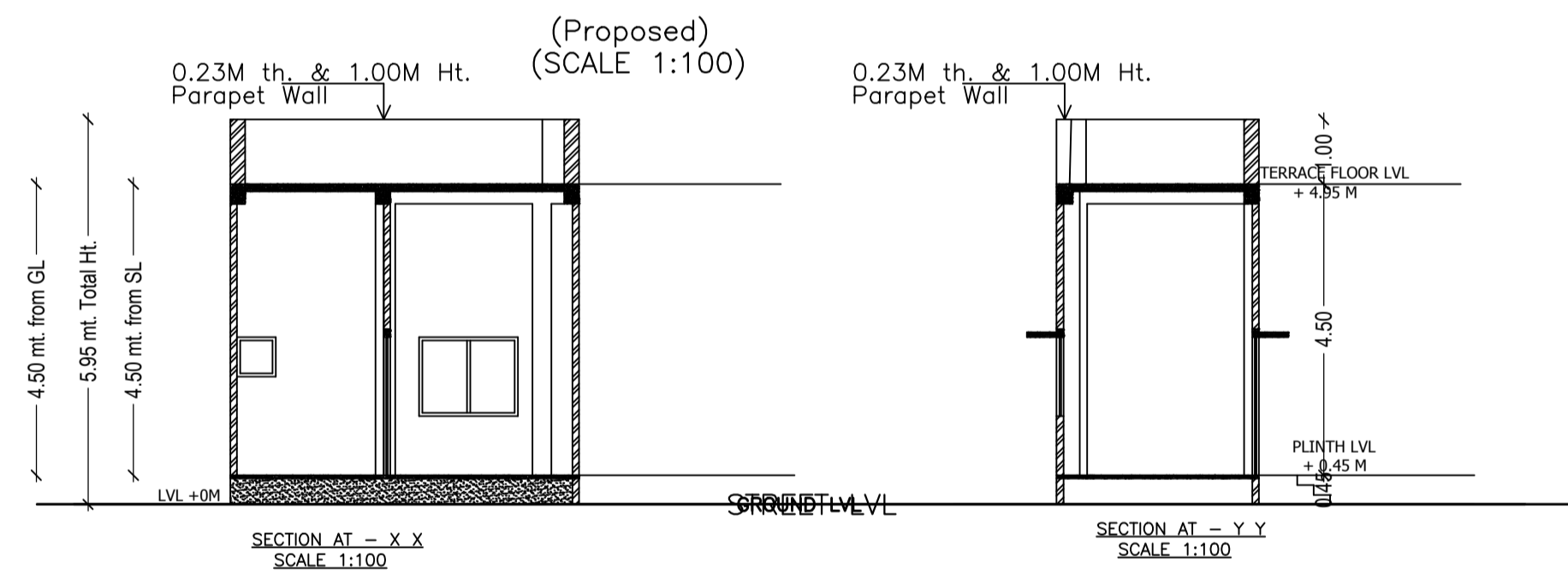
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GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



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LAWRENCE FRANCIS JNAC/ARC/0003/2016		