

Proposal Basic Information	
Proposal File No.	JNAC/BP/0149/W1/2018
Owner Name	Sri. Tarsem Lal Mehan and Manmohan Lal Mehan
Khata No	Nil
Plot No	491
Village Name	SONARI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT	VERSION NO. : 1.0.31
JAMSHEDPUR NAC	VERSION DATE: 30/06/2018
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGHBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: JAMSHEDPUR NAC	PlotNearbyReligiousStructure: NA
Inward_No. :JNAC/BP/0149/W1/2018	Plot/SubPlot No: 491
Application Type: General Proposal	North: Road Width - 3.0
Project Type: Building Permission	South: Road Width - 9.14
Nature of Development: New	East: Road Width - 3
Location of Development Area: New Area	West: Plot No. - 492
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 209.76
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 209.76
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	28.62
Total	28.62
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 181.14
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 209.76
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 209.76
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	146.83
Proposed Coverage Area (67.15 %)	140.86
Total Prop. Coverage Area (67.15 %)	140.86
Balance coverage area (2.85 %)	5.97
FAR CHECK	
Perm. FAR Area (2.50)	524.40
Total Perm. FAR Area	524.40
Residential FAR	281.73
Proposed FAR Area	290.37
Total Proposed FAR Area	290.37
Consumed FAR (Factor)	1.38
Balance FAR Area	234.03
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	422.58
ARCHITECT (Regd)	SUMANA BASACK
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	Sri. Tarsem Lal Mehan and Manmohan Lal Mehan
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)	Light Blue

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.)
			Parking	Resi.					
A (RESIDENCE)	1	422.58	132.22	281.72	8.64	290.36	290.36	02	
Grand Total :	1	422.58	132.22	281.72	8.64	290.36	290.36	02	

Buildingwise Floor FAR Details

Floor Name	Building Name A (RESIDENCE)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Parking Floor	140.86	8.64	140.86	8.64
First Floor	140.86	140.86	140.86	140.86
Second Floor	140.86	140.86	140.86	140.86
Terrace Floor	0.00	0.00	0.00	0.00
Total :	422.58	290.36	422.58	290.36

Building USE/SUBUSE Details

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

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.	Reqd./Unit	Reqd.	Prop.
A (RESIDENCE)	Residential	Residential Bldg/Apartment	> 0	1	2.00	1.00	2	-	-	-	-	-	-	-
			> 0	1	2.00	-	-	-	-	-	1	2	-	-
			> 0	1	2.00	-	-	-	1	1	-	-	-	-
Total :			-	-	-	-	2	3	-	1	2	-	2	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	2	25.00	3	37.50
Visitor's Car Parking	1	12.50	2	25.00
TwoWheeler	2	4.00	2	4.00
Other Parking	-	-	-	65.72
Total		41.50		132.22

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.)
			Parking	Resi.					
A (RESIDENCE)	1	422.58	132.22	281.72	8.64	290.36	290.36	02	
Grand Total :	1	422.58	132.22	281.72	8.64	290.36	290.36	02	

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)	Light Blue

Buildingwise Floor FAR Details

Floor Name	Building Name A (RESIDENCE)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Parking Floor	140.86	8.64	140.86	8.64
First Floor	140.86	140.86	140.86	140.86
Second Floor	140.86	140.86	140.86	140.86
Terrace Floor	0.00	0.00	0.00	0.00
Total :	422.58	290.36	422.58	290.36

Building USE/SUBUSE Details

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

Required Parking(Table 7a)

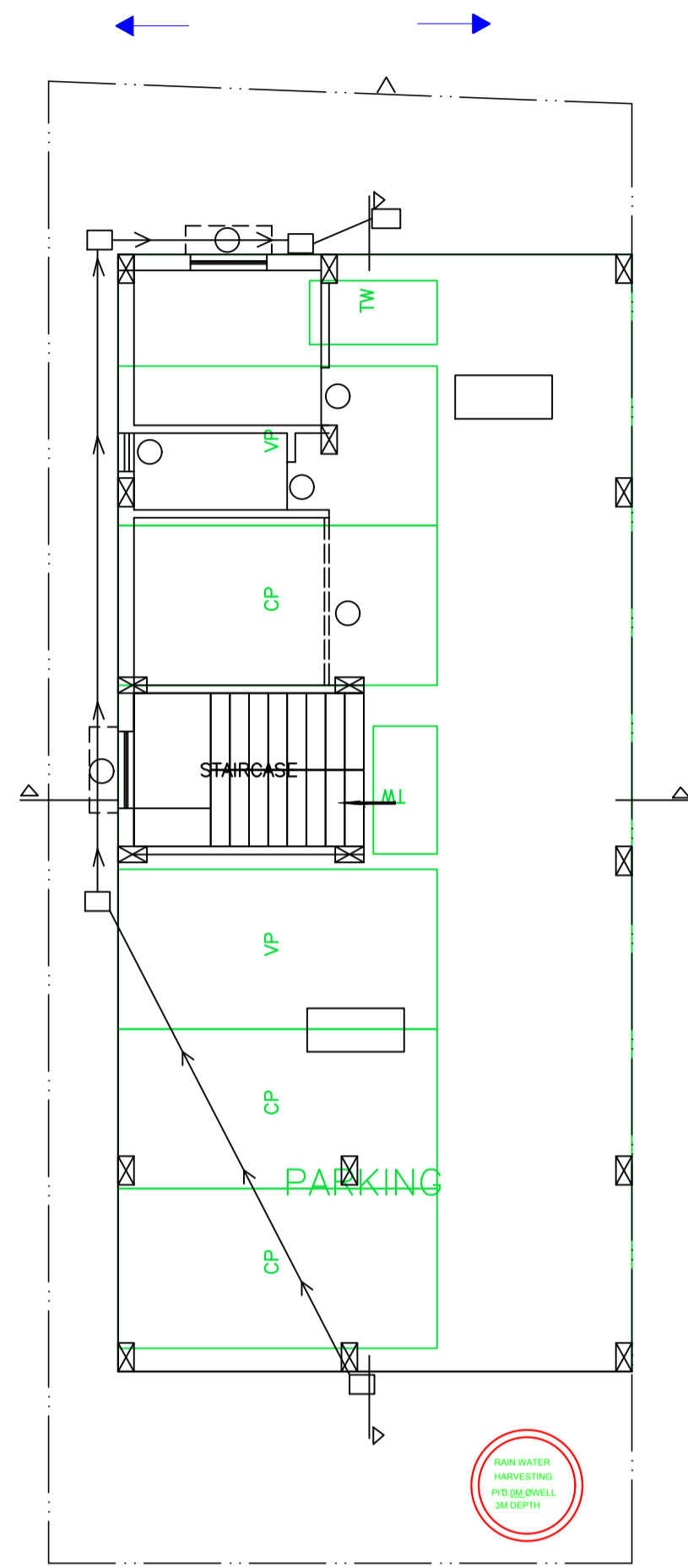
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			Visitors Car			TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENCE)	Residential	Residential Bldg/Apartment	> 0	1	2.00	1.00	2	-	-	-	-	-	-	-
			> 0	1	2.00	-	-	-	-	-	1	2	-	-
			> 0	1	2.00	-	-	-	1	1	-	-	-	-
Total :			-	-	-	-	2	3	-	1	2	-	2	

Parking Check (Table 7b)

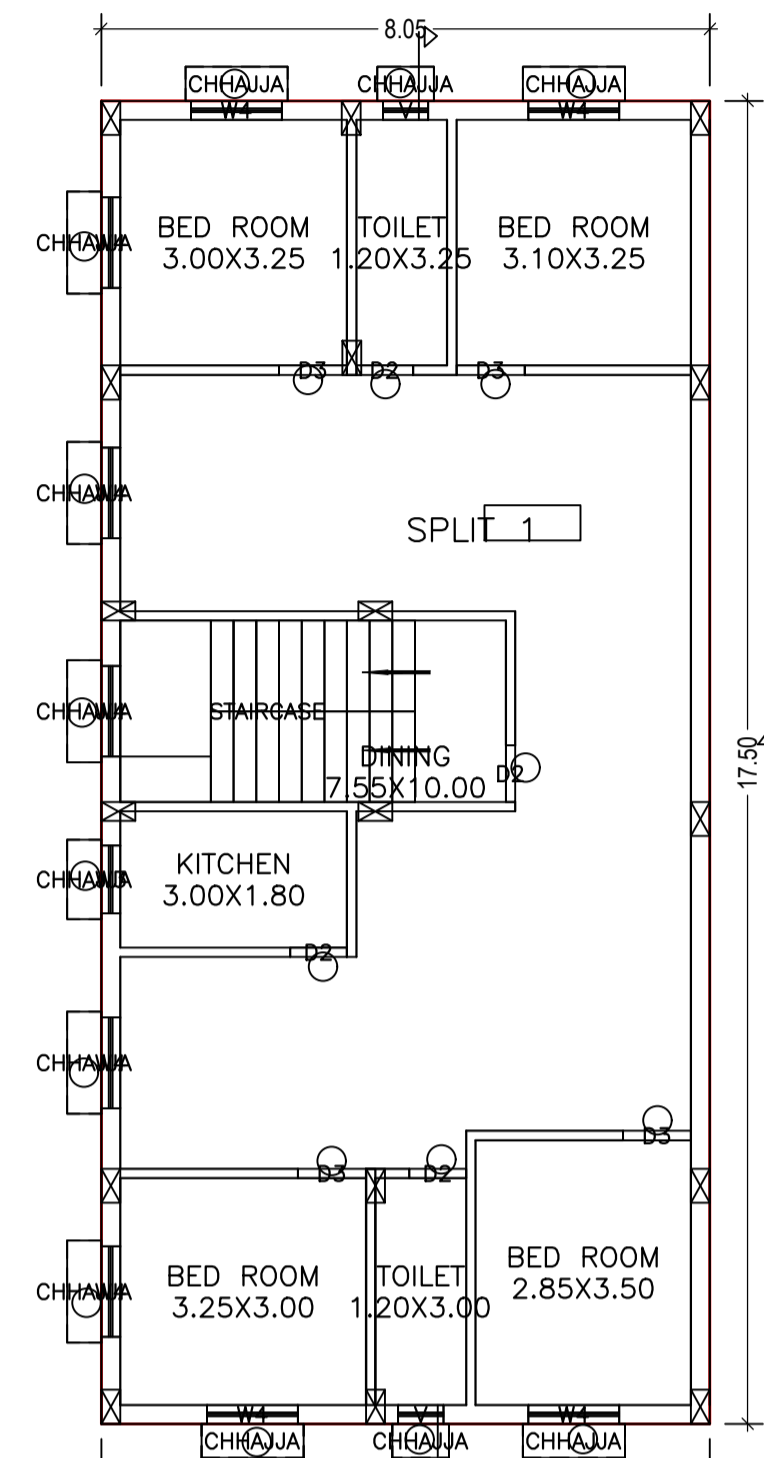
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	2	25.00	3	37.50
Visitor's Car Parking	1	12.50	2	25.00
TwoWheeler	2	4.00	2	4.00
Other Parking	-	-	-	65.72
Total		41.50		132.22

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

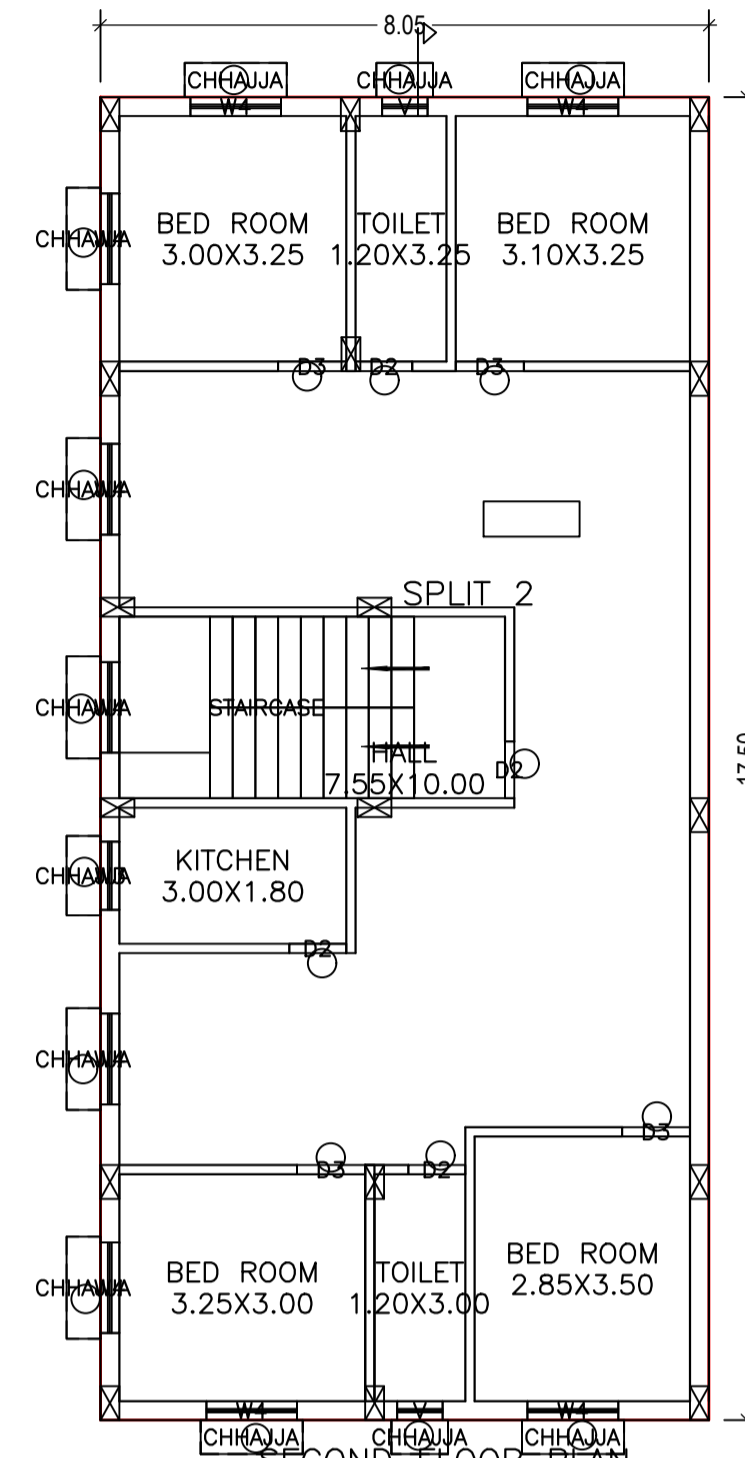
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PARKING FLOOR PLAN
(SCALE 1:100)



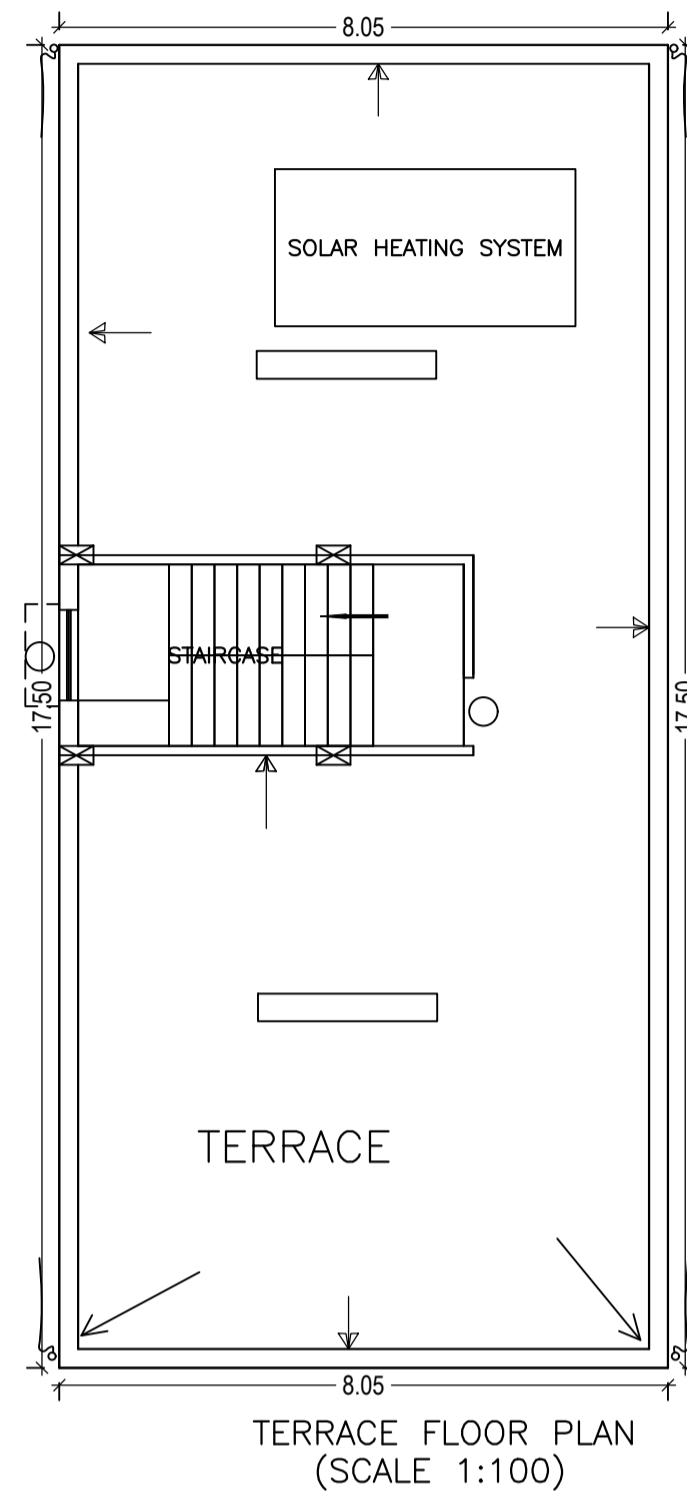
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

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Building :A (RESIDENCE)

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.)	Tnmt (No.)
		Parking	Resi.					
Parking Floor	140.86	132.22	0.00	8.64	8.64	8.64	8.64	00
First Floor	140.86	0.00	140.86	0.00	140.86	140.86	140.86	01
Second Floor	140.86	0.00	140.86	0.00	140.86	140.86	140.86	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	422.58	132.22	281.72	8.64	290.36	290.36	290.36	02
Total Number of Same Buildings :	1							
Total :	422.58	132.22	281.72	8.64	290.36	290.36	290.36	02

SCHEDULE OF DOOR:

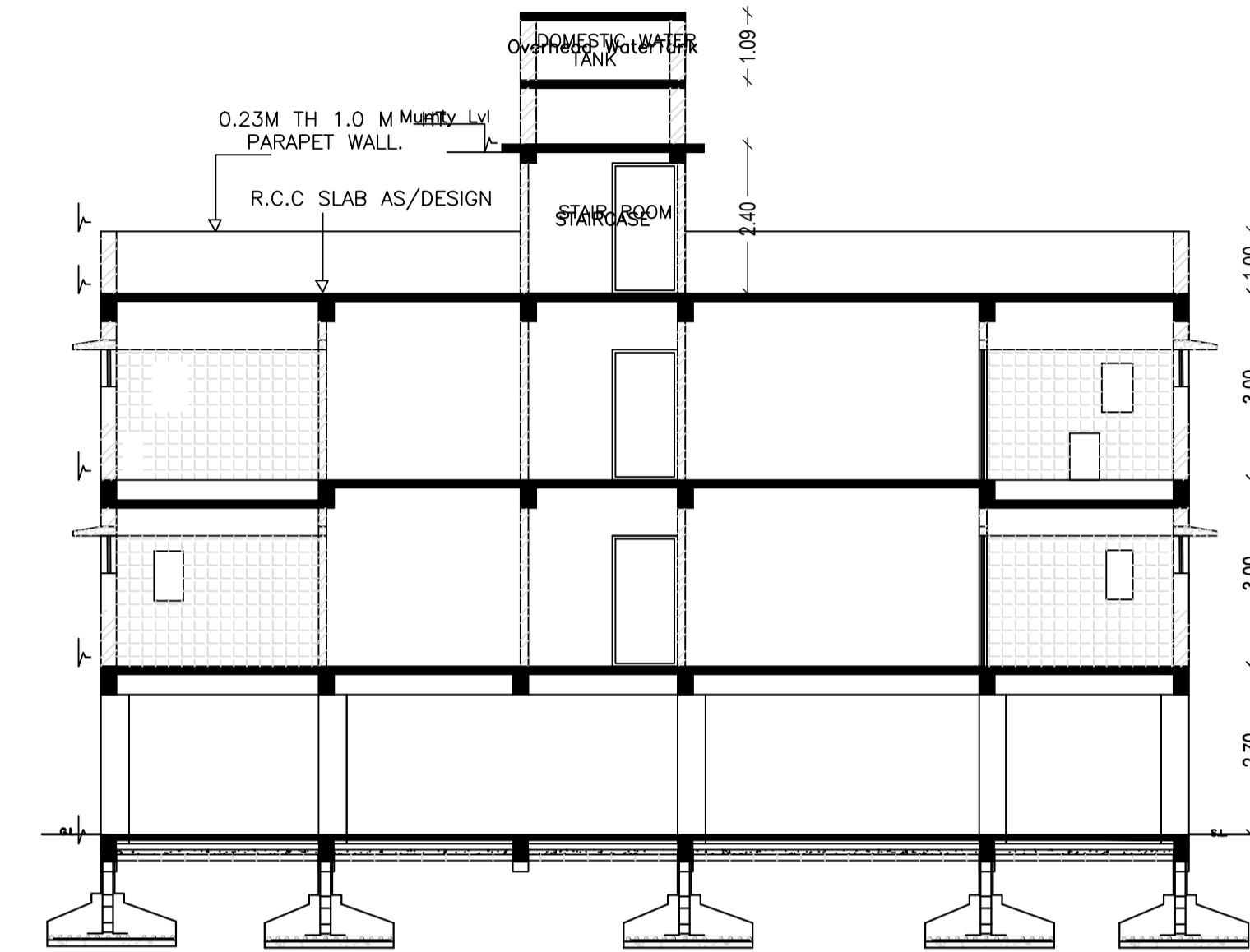
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	D2	0.75	2.10	08
A (RESIDENCE)	D3	0.90	2.10	08

SCHEDULE OF WINDOW/VENTILATION:

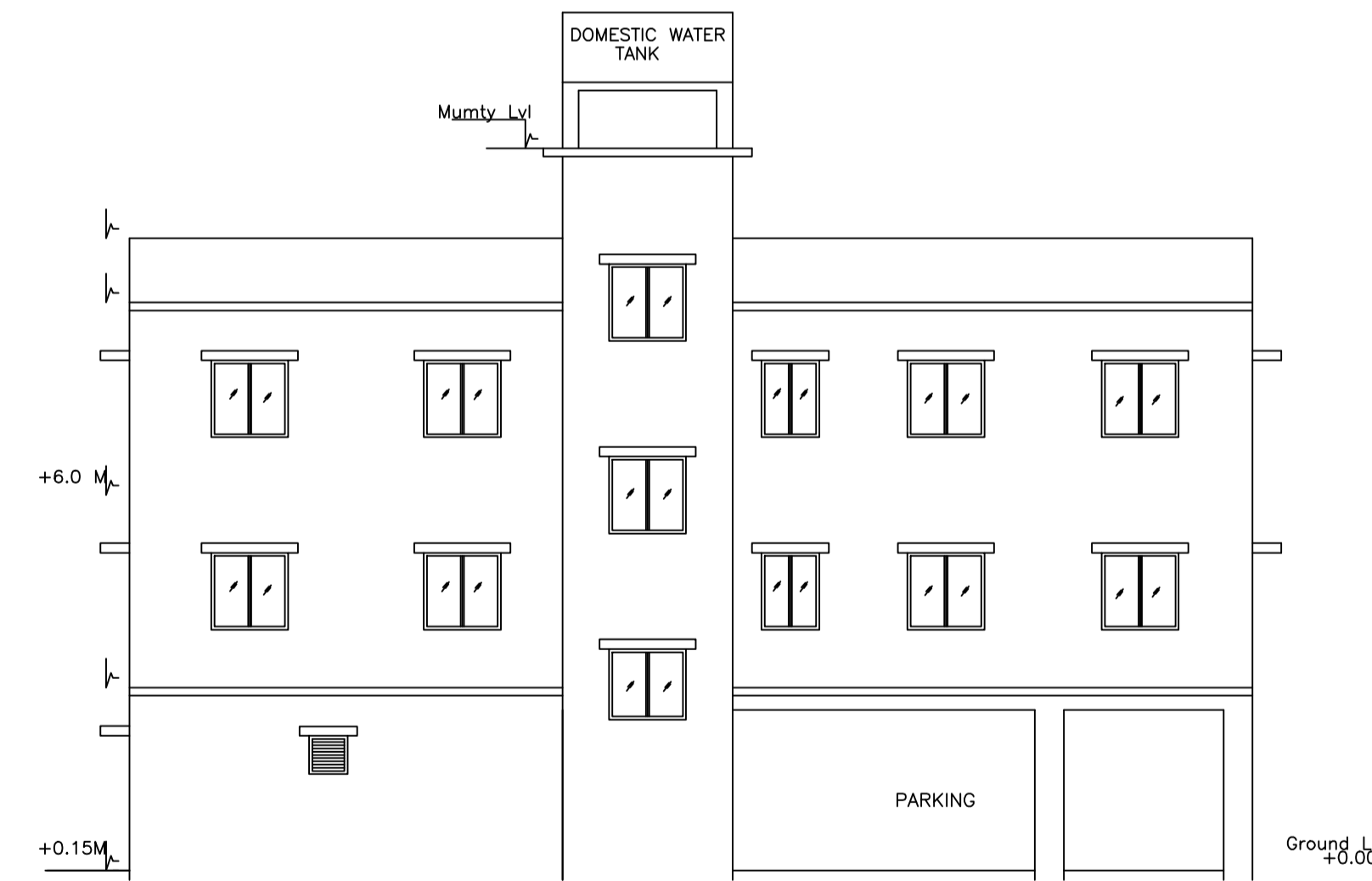
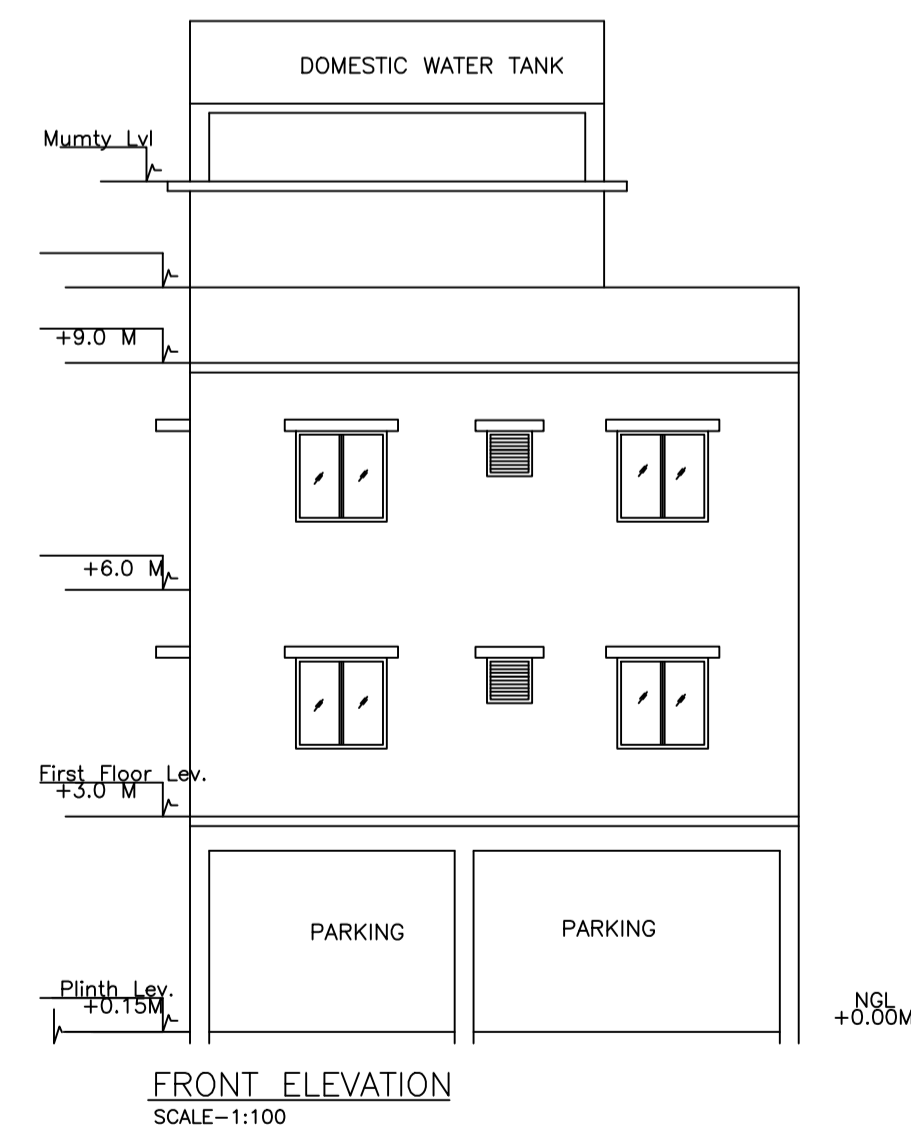
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	V	0.60	0.60	04
A (RESIDENCE)	W3	0.90	1.20	02
A (RESIDENCE)	W4	1.20	1.20	18

UnitBUA Table for Building :A (RESIDENCE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT 1	FLAT	116.10	115.71	8	1
SECOND FLOOR PLAN	SPLIT 2	FLAT	116.10	115.71	8	1
Total:	-	-	232.20	231.42	16	2



SECTION THROUGH Y-Y



SIDE ELEVATION SCALE-1:100

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SUMANA BASACK JNAC/ARC/0011/2017			



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