

Proposal Basic Information	
Proposal File No.	JNAC/BP/0152/W2/2018
Owner Name	RASH BIHARI GANGULY BISWAJIT GANGULY AND SLUIT GANGULY
Khata No	44
Plot No	1131(P)
Village Name	ULIYAN
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT		VERSION NO.: 1.0.36
JAMSHEDPUR NAC		VERSION DATE: 29/04/2019
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/0152/W2/2018	Plot/SubPlot No: 1131(P)	
Application Type: General Proposal	North: Plot No. - 1131(P)	
Project Type: Building Permission	South: Road Width - 5.8	
Nature of Development: New	East: Plot No. - 1130	
Location of Development Area: Old Area	West: Road Width - 4	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	558.60
Deduction for NetPlot Area		
Surrender Free of Cost		11.64
Total		11.64
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	546.97
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		11.64
Common Plot		74.30
Total		85.94
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	472.67
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	546.97
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	558.60
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		328.18
Proposed Coverage Area ( 59.73 % )		326.71
Total Prop. Coverage Area ( 59.73 % )		326.71
Balance coverage area ( 0.27 % )		1.47
FAR CHECK		
Perm. FAR Area ( 2.50 )		1396.50
Total Perm. FAR area		1396.50
Residential FAR		1287.44
Proposed FAR Area		1296.71
Total Proposed FAR Area		1296.71
Consumed FAR (Factor)		2.32
Balance FAR Area		99.79
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1656.78
ARCHITECT (Regd)	Anil Kumar Marandi	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	RASH BIHARI GANGULY BISWAJIT GANGULY AND SLUIT GANGULY	
DEVELOPMENT AUTHORITY	LOCAL BODY	

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

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	349.98	9.27	349.98	9.27
Ground Floor	326.70	326.70	326.70	326.70
First Floor	326.70	320.24	326.70	320.24
Second Floor	326.70	320.24	326.70	320.24
Third Floor	326.70	320.24	326.70	320.24
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1656.78	1296.69	1656.78	1296.69

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (GANGULY 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.
A (GANGULY RESIDENCE)	Residential	Residential Bldg/Apartment	>0	1	19.00	1.00	19	-	-	-	-	-	
			>0	1	19.00	-	-	-	-	-	-	1	19
			>0	1	19.00	-	-	-	1	2	-	-	-
Total :	-	-	-	-	-	19	19	-	2	2	-	19	20

Parking Check (Table 7b)

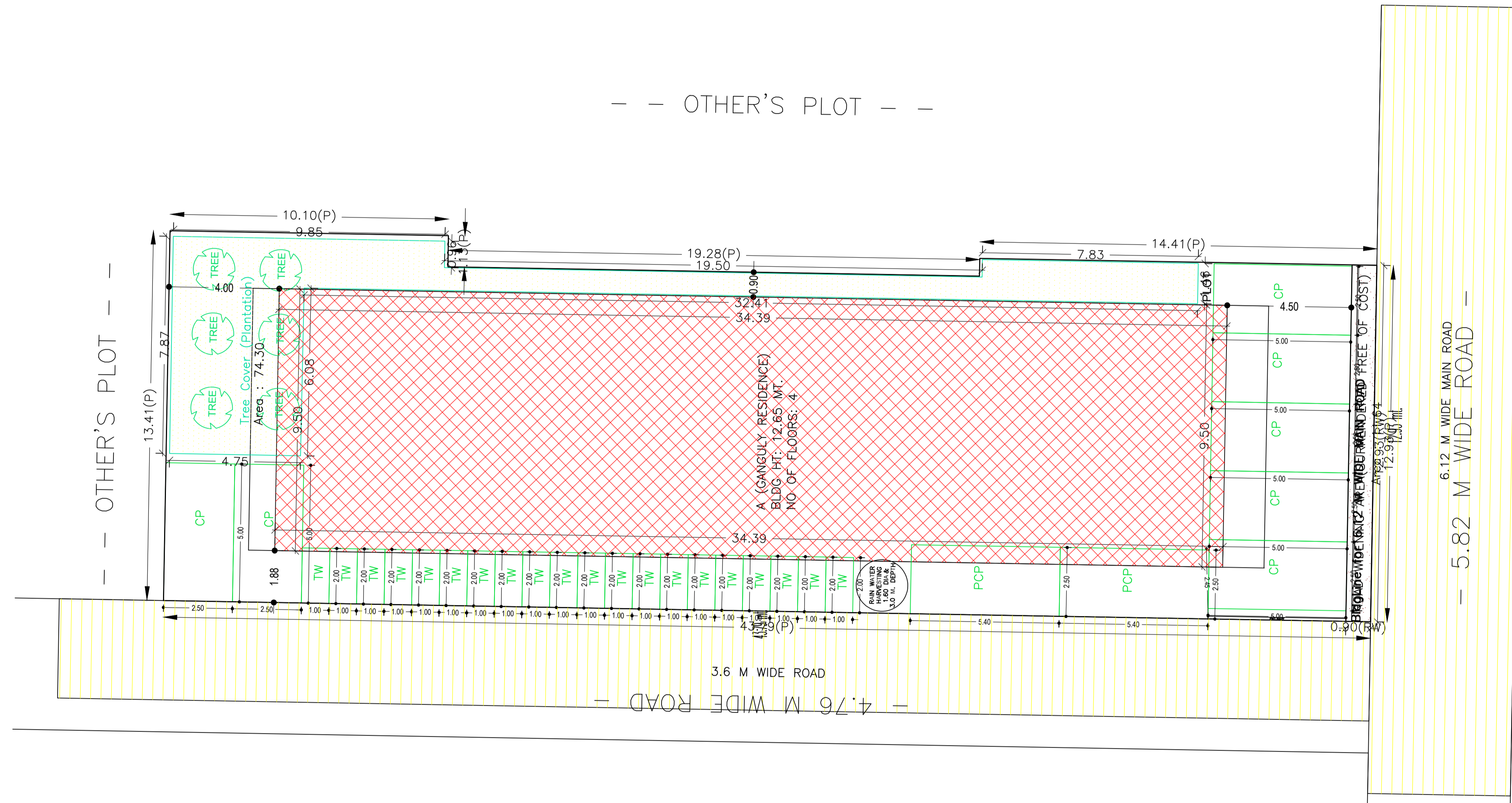
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	17	212.50
Total Car	19	237.50	19	239.50
Parallel Car	-	-	2	27.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	20	40.00
Total TwoWheeler	19	38.00	20	40.00
Other Parking	-	-	-	167.61
Total		300.50		537.11

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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Parking				
A (GANGULY RESIDENCE)	1	1656.78	19.38	317.61	1287.42		1296.69	19
Grand Total :	1	1656.78	19.38	317.61	1287.42		1296.69	19

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Anil Kumar Marandi JNAC/ARC/0008/2017			

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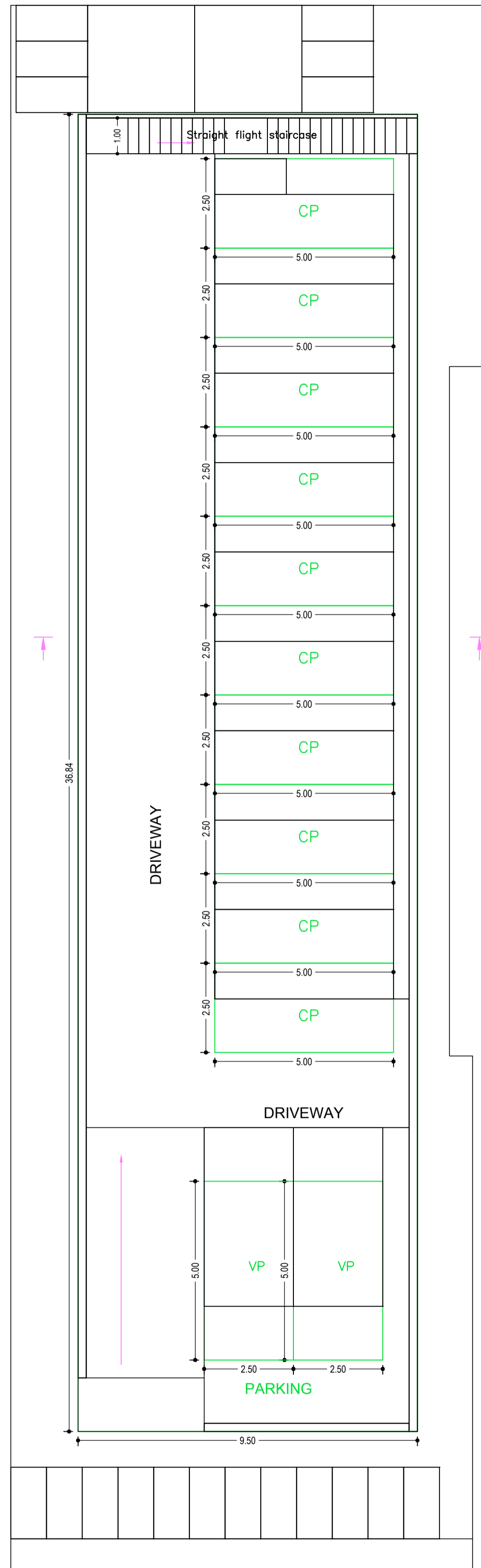
# SITE PLAN

SITE PLAN SCALE 1:300

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Anil Kumar Marandi JNAC/ARC/0008/2017			

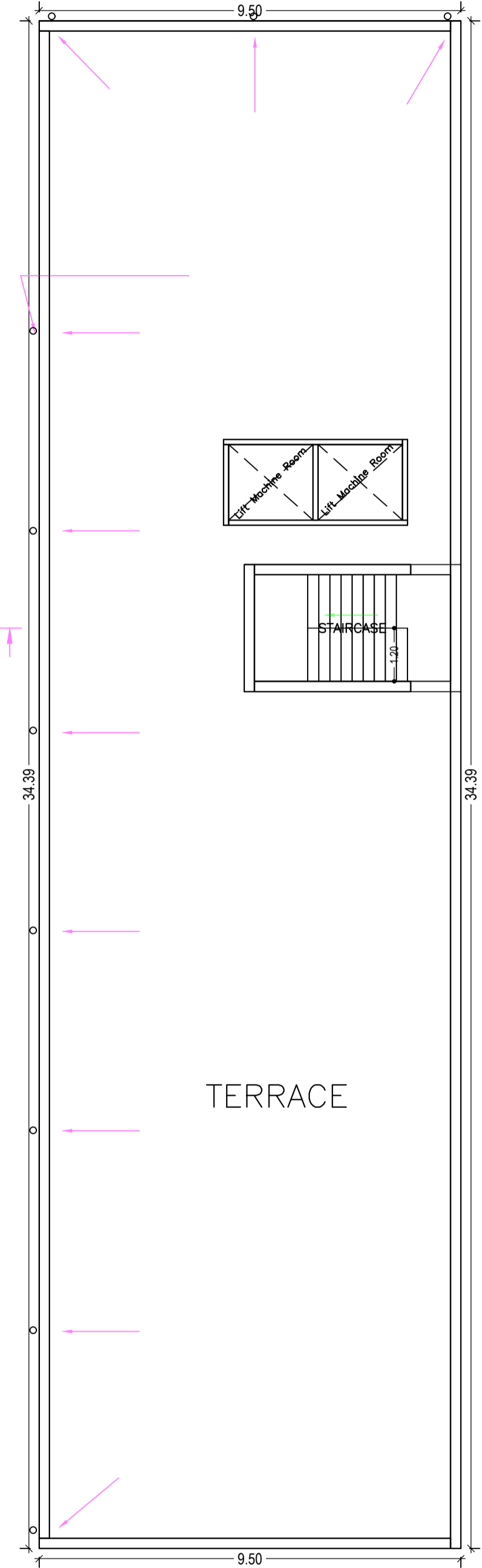
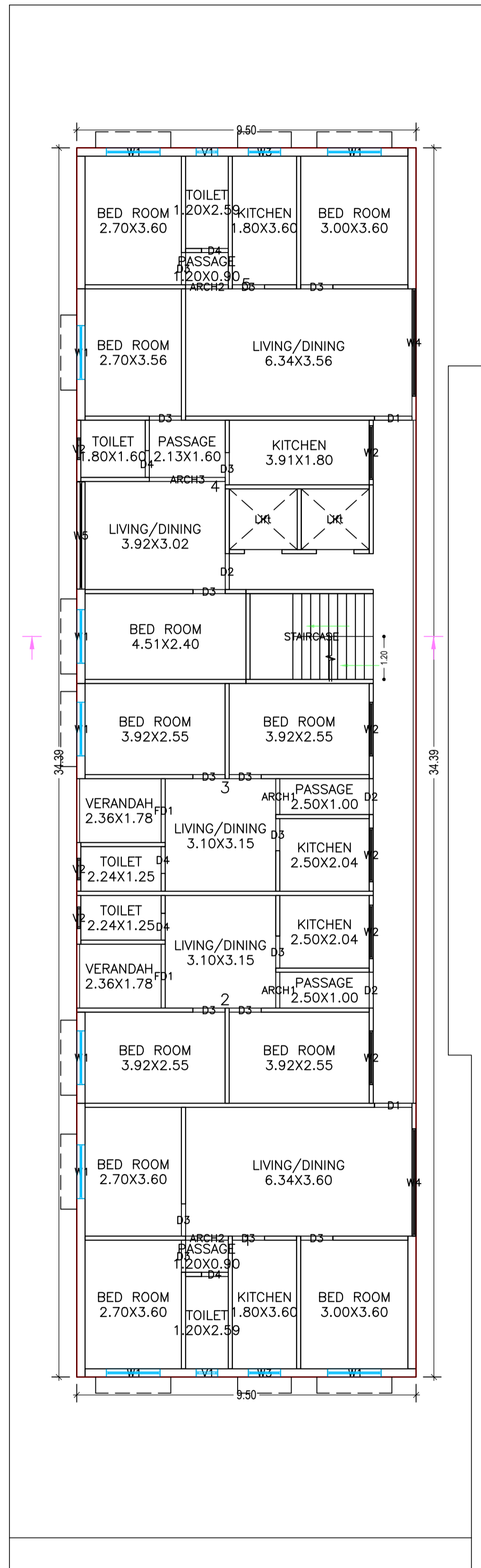
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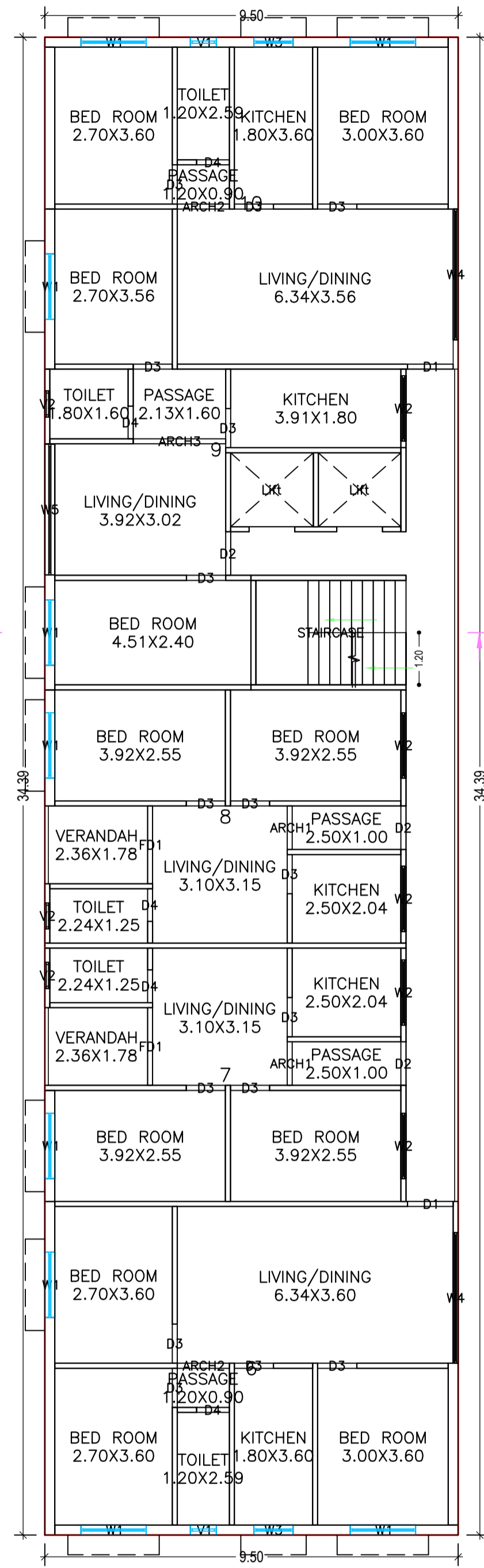
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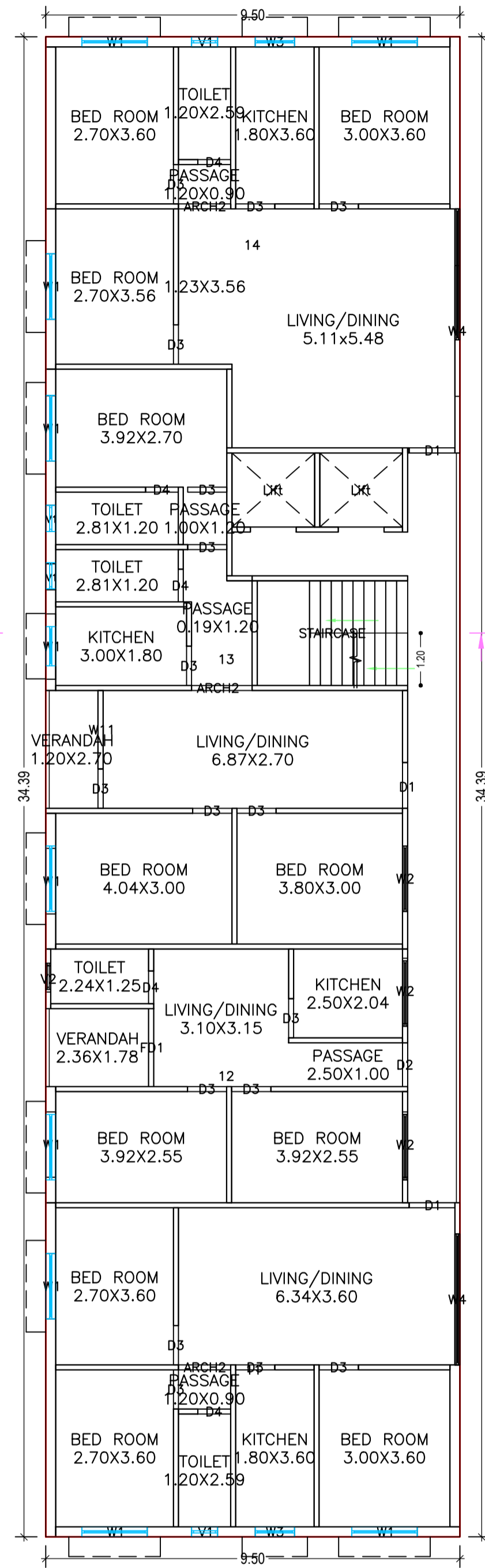
TERRACE FLOOR PLAN  
(SCALE 1:100)

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TYPICAL - 1& 2 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



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

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Building :A (GANGULY RESIDENCE)

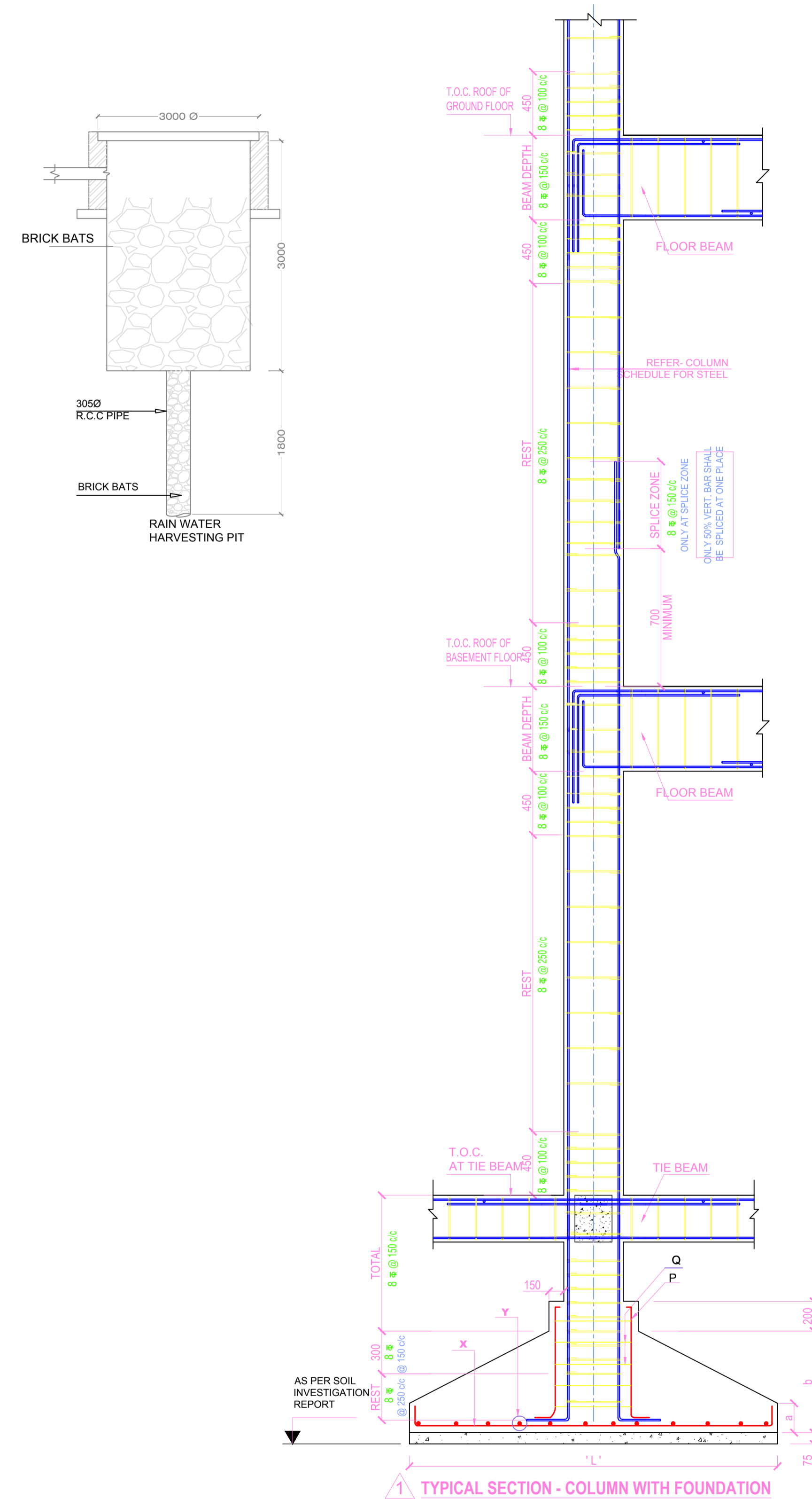
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Parking				
Basement Floor	349.98	0.00	317.61	0.00	9.27	9.27	00
Ground Floor	326.70	0.00	0.00	326.70	326.70	326.70	05
First Floor	326.70	6.46	0.00	320.24	320.24	320.24	05
Second Floor	326.70	6.46	0.00	320.24	320.24	320.24	05
Third Floor	326.70	6.46	0.00	320.24	320.24	320.24	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
<b>Total :</b>	<b>1656.78</b>	<b>19.38</b>	<b>317.61</b>	<b>1287.42</b>	<b>1296.69</b>	<b>1296.69</b>	<b>19</b>
Total Number of Same Buildings :	1						
<b>Total :</b>	<b>1656.78</b>	<b>19.38</b>	<b>317.61</b>	<b>1287.42</b>	<b>1296.69</b>	<b>1296.69</b>	<b>19</b>

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (GANGULY RESIDENCE)	D4	0.75	2.10	20
A (GANGULY RESIDENCE)	D3	0.90	2.10	65
A (GANGULY RESIDENCE)	D2	1.00	2.10	10
A (GANGULY RESIDENCE)	ARCH1	1.00	2.40	06
A (GANGULY RESIDENCE)	D1	1.05	2.10	09
A (GANGULY RESIDENCE)	ARCH2	1.20	2.40	08
A (GANGULY RESIDENCE)	ARCH2	1.39	2.40	01
A (GANGULY RESIDENCE)	FD1	1.79	2.10	07
A (GANGULY RESIDENCE)	ARCH3	2.13	2.40	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (GANGULY RESIDENCE)	V1	0.60	0.60	10
A (GANGULY RESIDENCE)	V2	0.60	0.60	10
A (GANGULY RESIDENCE)	W3	0.90	1.20	08
A (GANGULY RESIDENCE)	W1	1.50	1.20	37
A (GANGULY RESIDENCE)	W2	1.50	1.20	18
A (GANGULY RESIDENCE)	W11	1.80	1.50	01
A (GANGULY RESIDENCE)	W4	3.00	1.50	08
A (GANGULY RESIDENCE)	W5	3.00	1.50	03



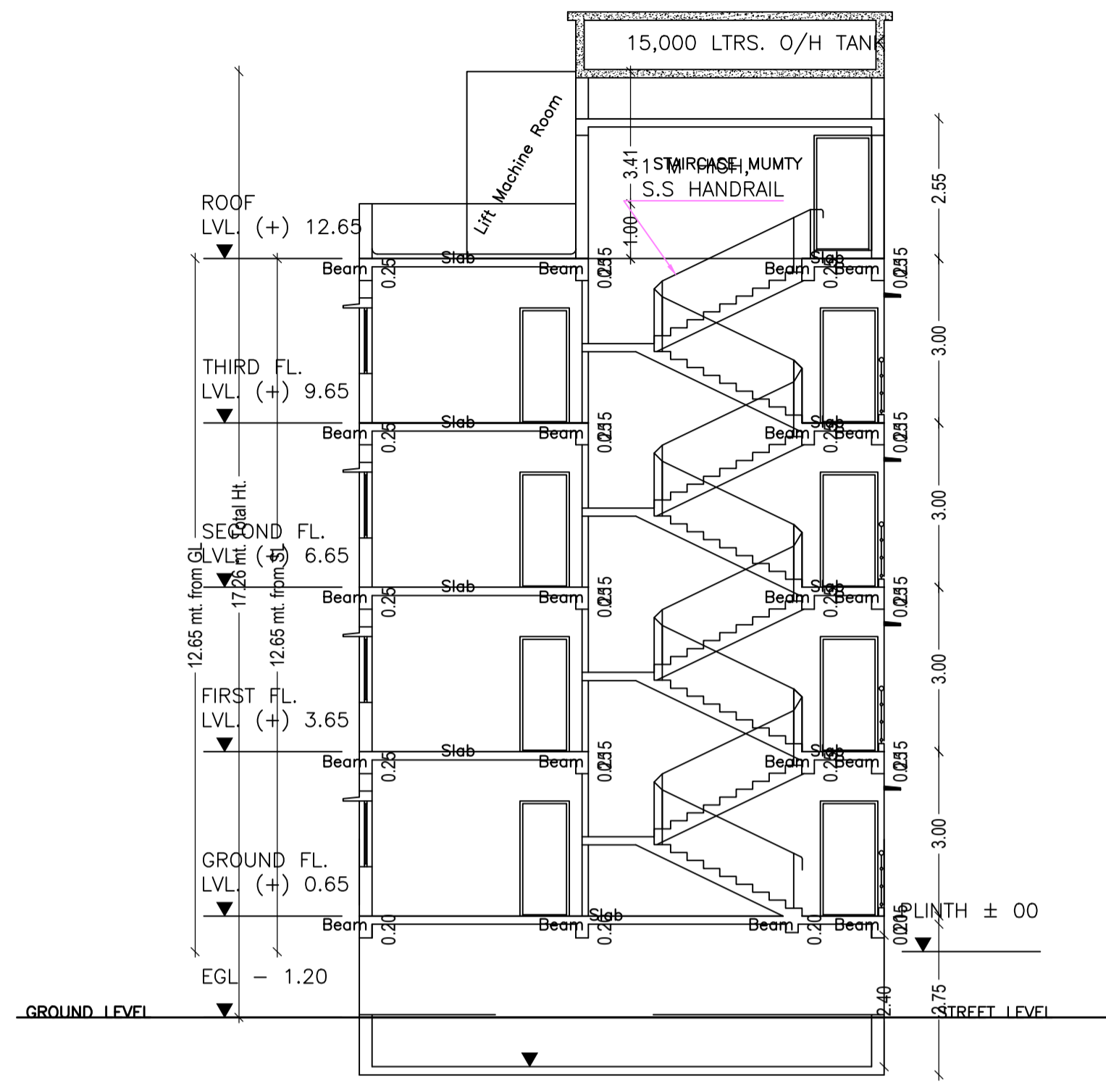
UnitBUA Table for Building :A (GANGULY RESIDENCE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1	FLAT	72.77	64.47	7	5
	2	FLAT	48.26	45.18	7	
	3	FLAT	48.26	45.18	7	
	4	FLAT	50.80	46.27	6	
	5	FLAT	61.20	54.81	6	
TYPICAL - 1 & 2 FLOOR PLAN	6	FLAT	72.77	64.47	7	10
	7	FLAT	48.26	45.18	7	
	8	FLAT	48.26	45.18	7	
	9	FLAT	50.80	46.27	6	
	10	FLAT	61.20	54.81	6	
THIRD FLOOR PLAN	11	FLAT	72.77	64.47	7	4
	12	FLAT	48.26	45.18	7	
	13	FLAT	81.28	74.50	10	
	14	FLAT	82.18	73.93	7	
<b>Total:</b>	-	-	1128.39	1025.78	130	19

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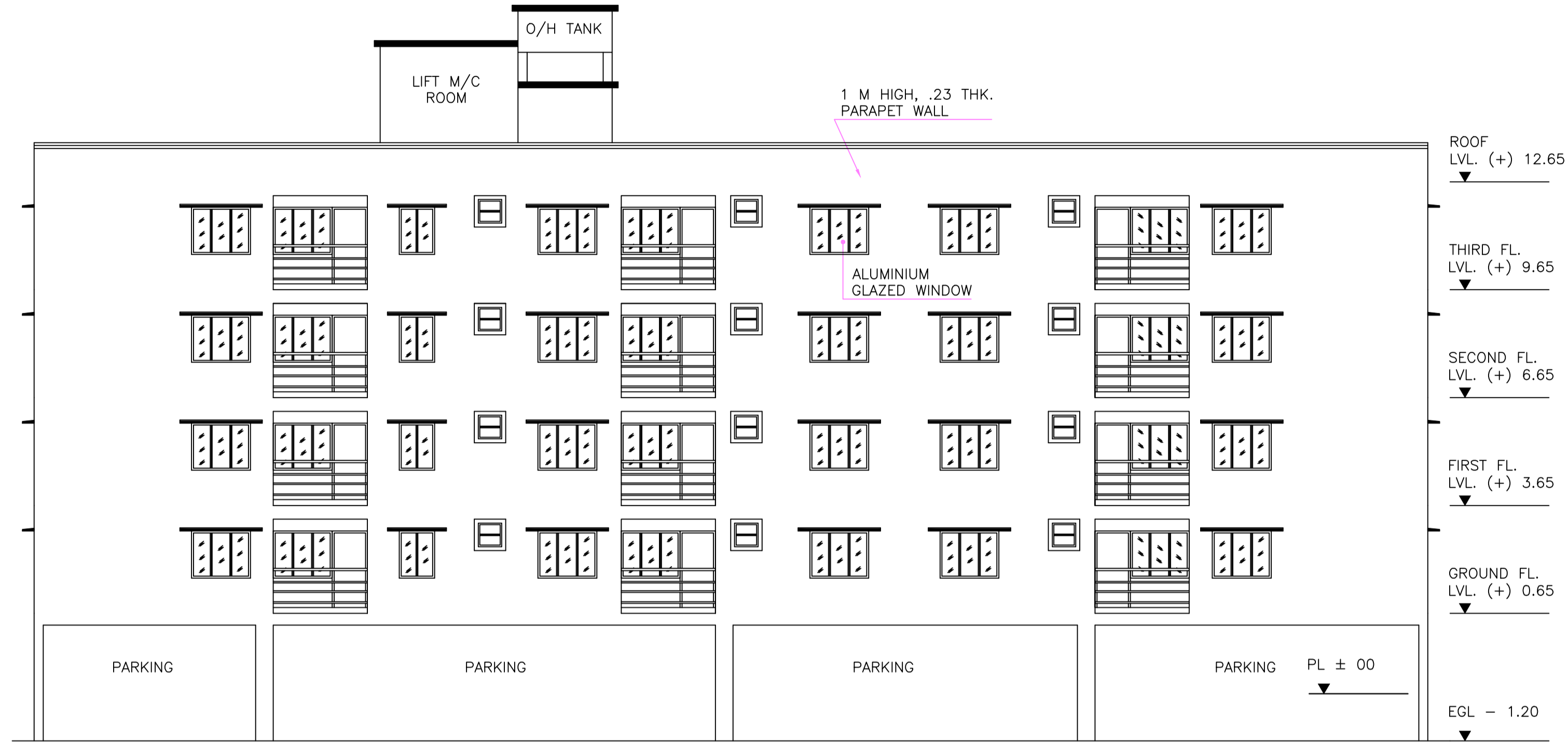
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SECTION A-A  
SCALE 1:100

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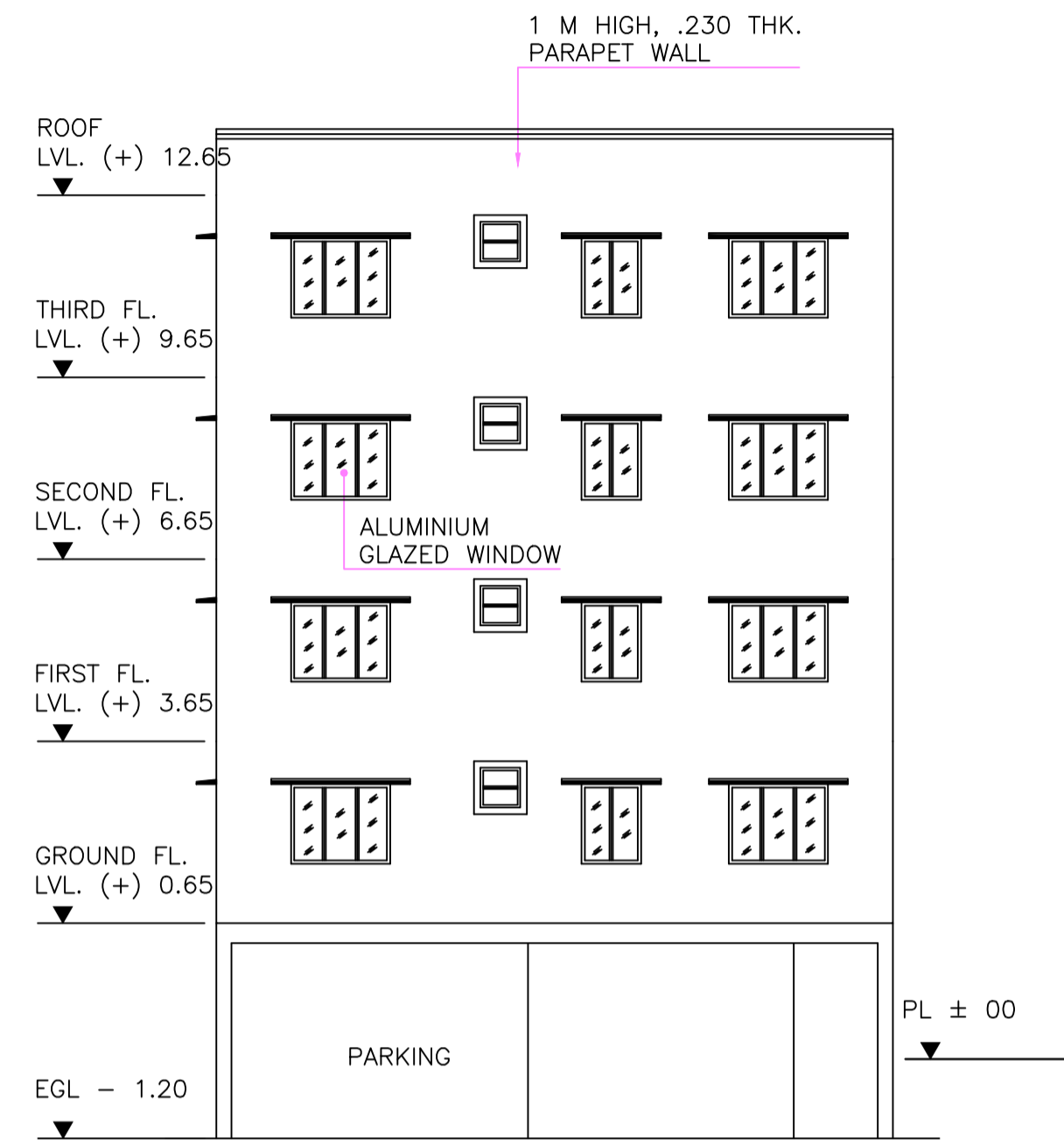


LEFT SIDE ELEVATION SCALE 1:100

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FRONT SIDE ELEVATION SCALE 1:100

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