

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.)	Trmnt (No.)
			Lift	Parking	Resi.	Commercial			
A (CHOUDHARY COMPLEX)	1	351.40	19.38	59.42	60.76	188.75	249.50	249.50	04
Grand Total :	1	351.40	19.38	59.42	60.76	188.75	249.50	249.50	04

Proposal Basic Information

Proposal File No.	JNAC/BP/0156/W7/2018
Owner Name	BAJRANG LAL CHOUDHARY
Khata No	245
Plot No	932
Village Name	SAKCHI
Use	Commercial
SubUse	ResiComm Bldg

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 (CHOUDHARY COMPLEX)	Commercial	Commercial Bldg	>0	100	135.93	1	1	-	-	-	-		
			>0	100	135.93	-	-	-	-	1	3		
			>0	1	1.00	1	1	-	-	-	-	-	
Residential	Residential Bldg/Apartment	>0	1	1.00	-	-	-	-	-	1	1		
		>0	1	1.00	-	-	-	-	-	-	-		
		>0	1	1.00	-	-	1	1	-	-	-		
Total :			-	-	-	2	2	-	1	1	-	4	4

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	4	8.00
Total TwoWheeler	4	8.00	4	8.00
Other Parking	-	-	-	44.92
Total		45.50		110.92

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO: 1.0.37	
PROJECT DETAIL:	VERSION DATE: 29/04/2019	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: EAST SINGBHUM	Plot SubUse: ResiComm Bldg	
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA	
Inward_No: JNAC/BP/0156/W7/2018	PlotSubPlot No: 932	
Application Type: General Proposal	North: Plot No. - Ho. No. 45	
Project Type: Building Permission	South: Plot No. - Ho. No. 46	
Nature of Development: New	East: Road Width - 15	
Location of Development Area: Old Area	West: Road Width - 6.1 M WIDE ALLEY	
AREA DETAILS:	SQ.MT.	
AREA OF PLOT (Minimum)	(A)	167.10
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	167.10
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		22.98
Total		22.98
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	144.12
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	167.10
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	167.10
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		83.55
Proposed Coverage Area (40.23 %)		67.22
Total Prop. Coverage Area (40.23 %)		67.22
Balance coverage area (9.77 %)		16.33
FAR CHECK		
Perm. FAR Area (2.50)		417.75
Total Perm. FAR area		417.75
Residential FAR		60.76
Commercial FAR		188.75
Proposed FAR Area		249.51
Total Proposed FAR Area		249.51
Consumed FAR (Factor)		1.49
Balance FAR Area		168.24
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		351.40
ARCHITECT (Regd)		Anil Kumar Marandi
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		BAJRANG LAL 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)	Blue
EXISTING (To be demolished)	Yellow

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	82.52	0.00	82.52	0.00
Ground Floor	67.22	67.22	67.22	67.22
First Floor	67.22	60.76	67.22	60.76
Second Floor	67.22	60.76	67.22	60.76
Third Floor	67.22	60.76	67.22	60.76
Terrace Floor	0.00	0.00	0.00	0.00
Total :	351.40	249.50	351.40	249.50

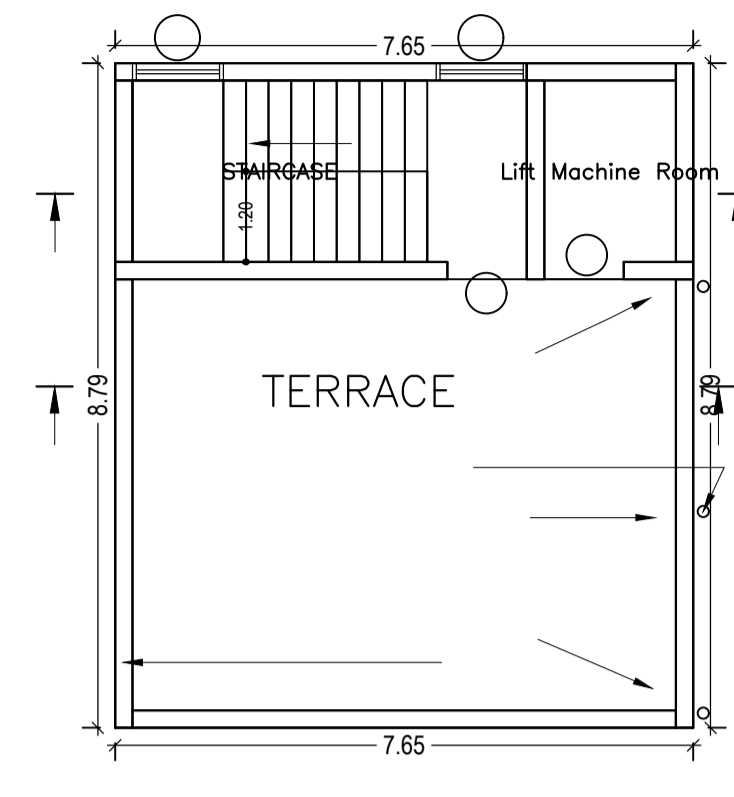
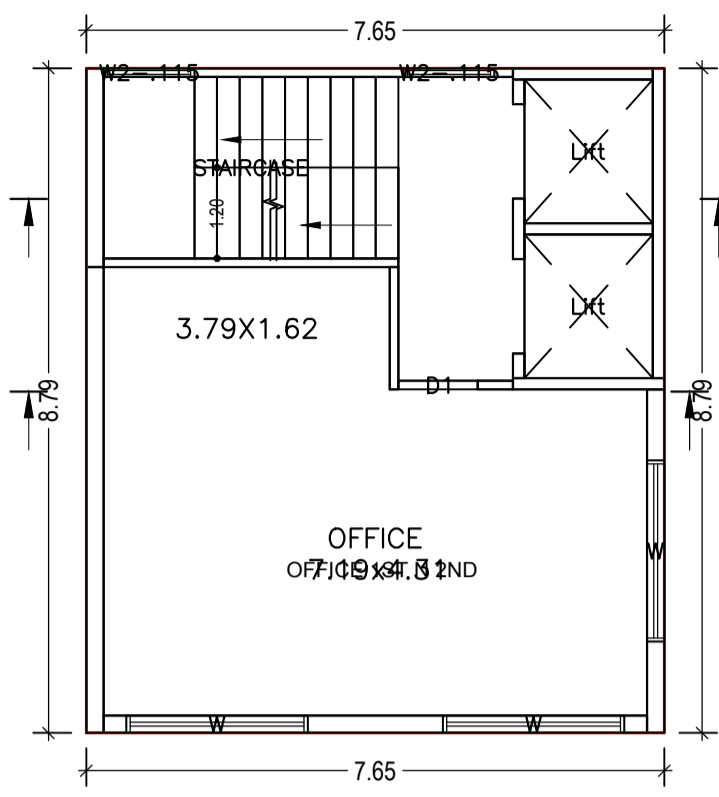
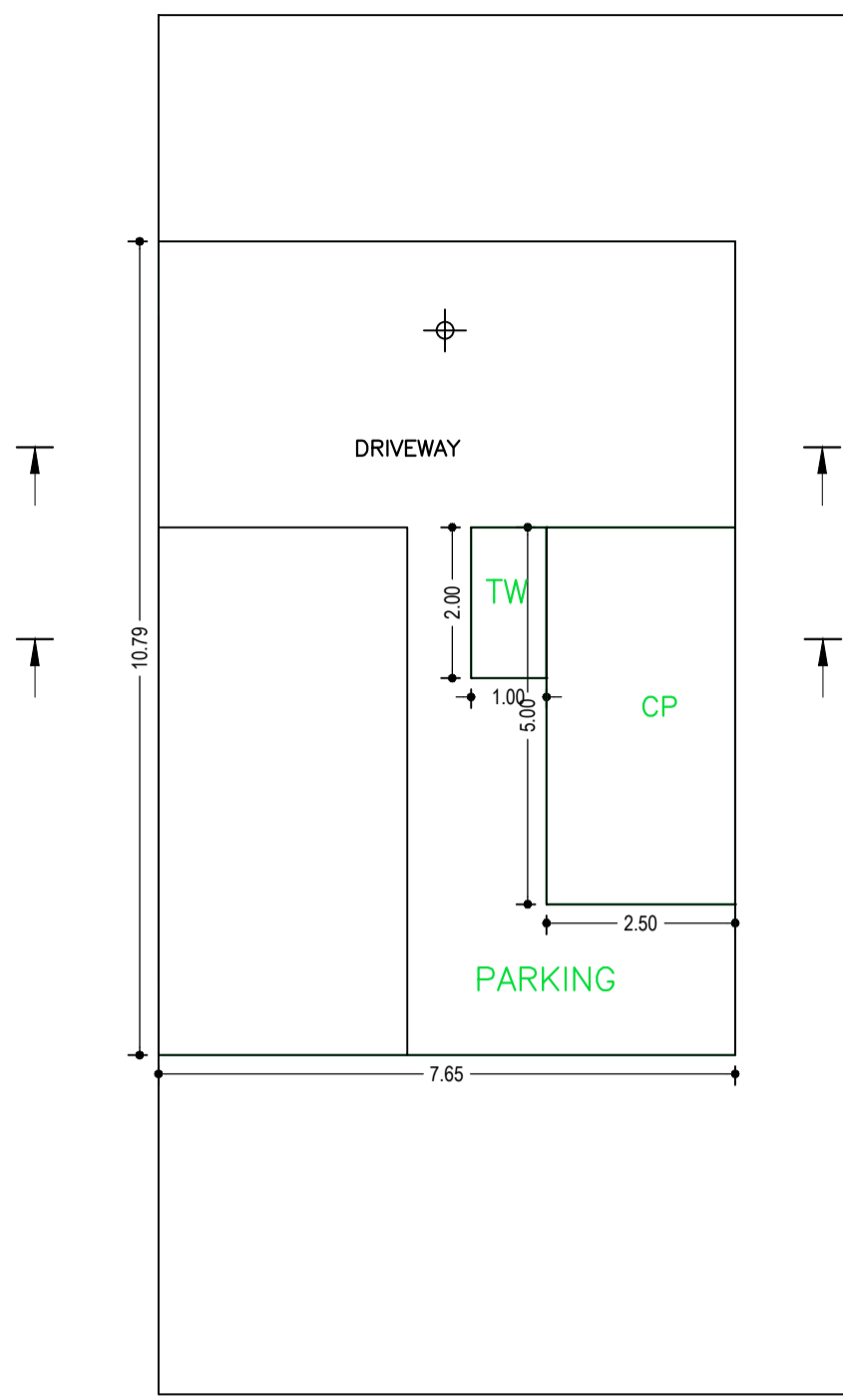
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (CHOUDHARY COMPLEX)	Commercial	Commercial Bldg	Non-Highrise

SITE PLAN SCALE - 1 : 200
SITE PLAN

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

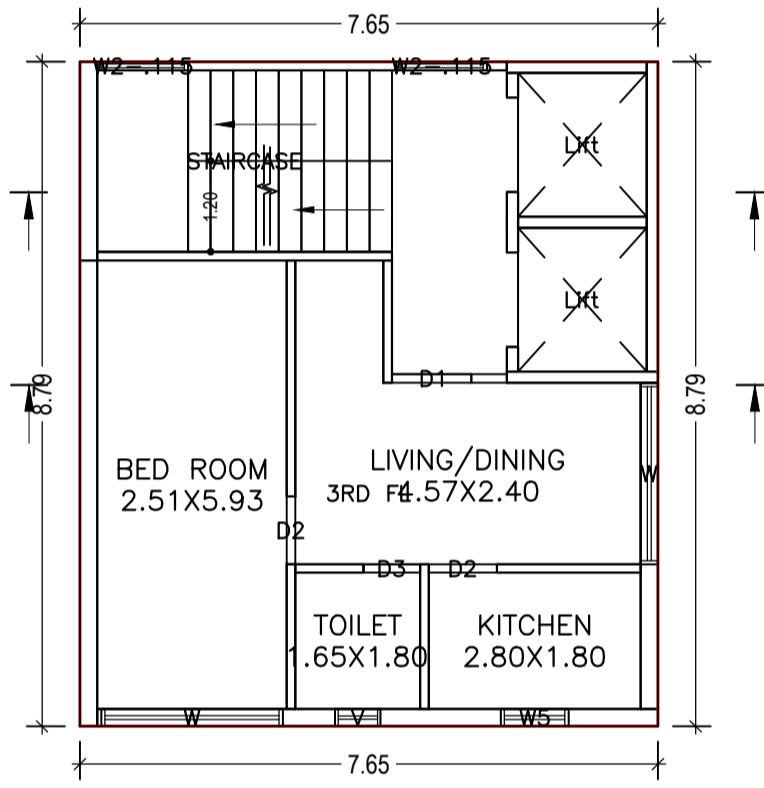
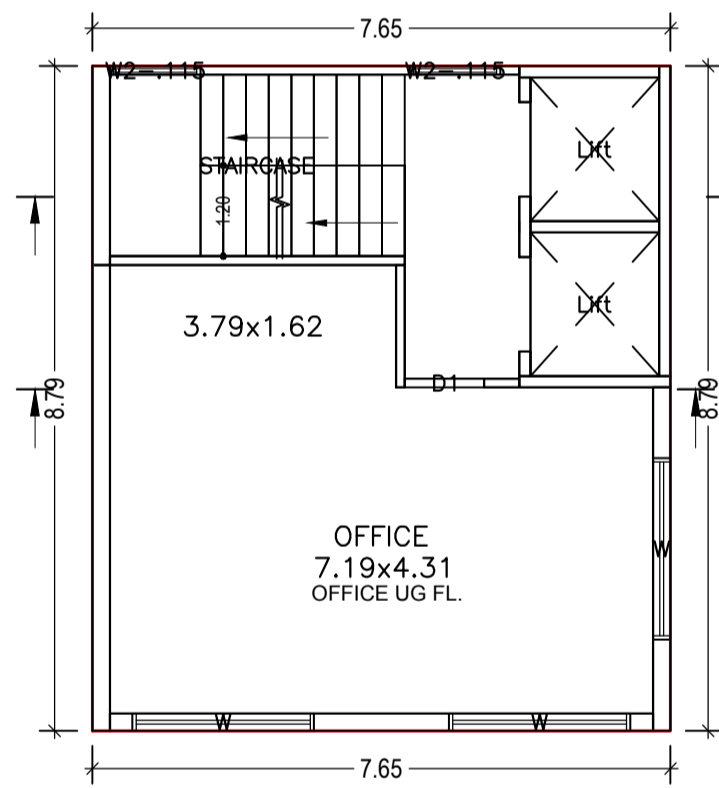
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Proposal File No.	JNAC/BP/0156/W7/2018
Owner Name	BAJRANG LAL CHOUDHARY
Khata No	245
Plot No	932
Village Name	SAKCHI
Use	Commercial
SubUse	ResiComm Bldg



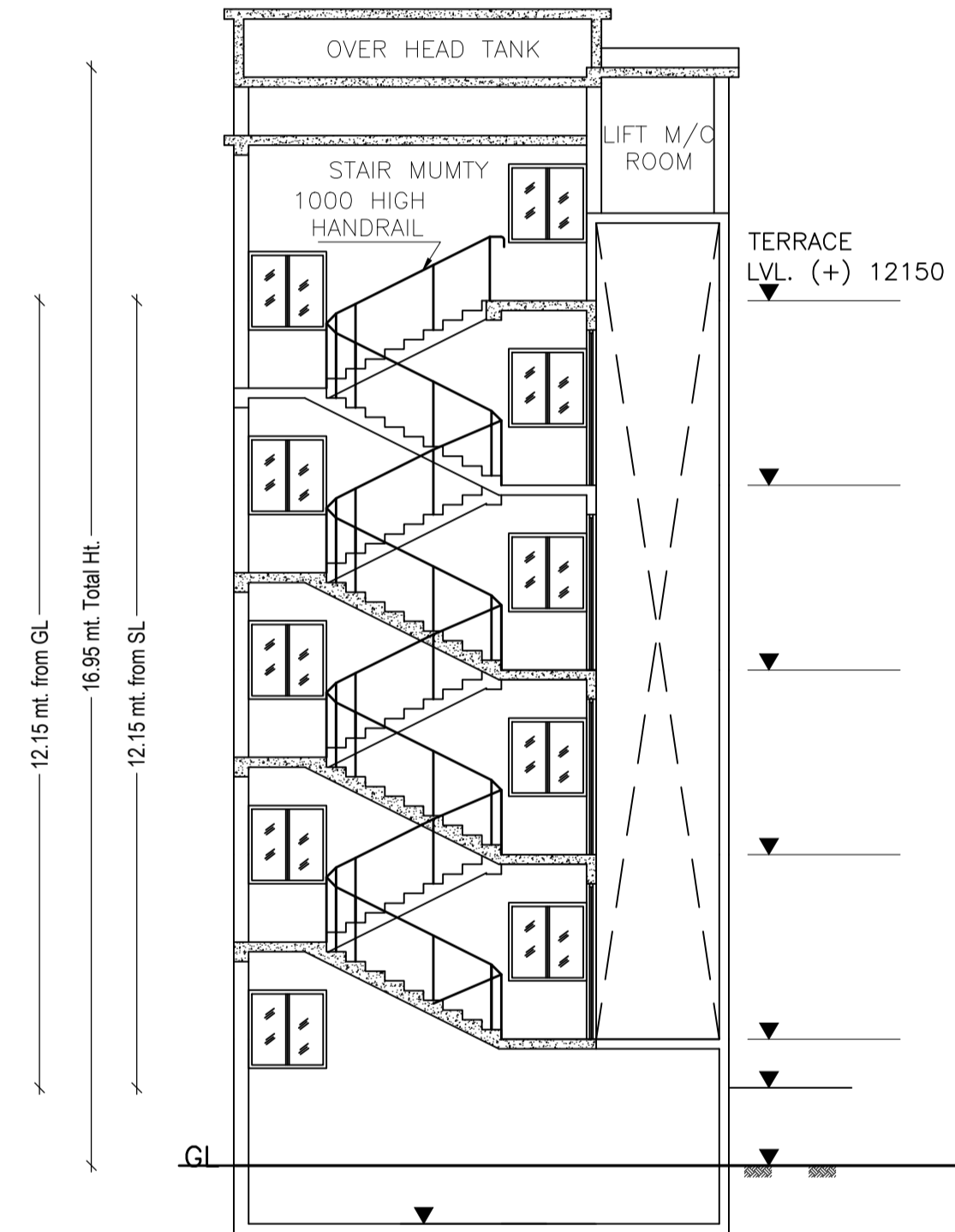
TYPICAL - 1 & 2 FLOOR PLAN (Proposed) (SCALE 1:100)

TERRACE FLOOR PLAN (SCALE 1:100)

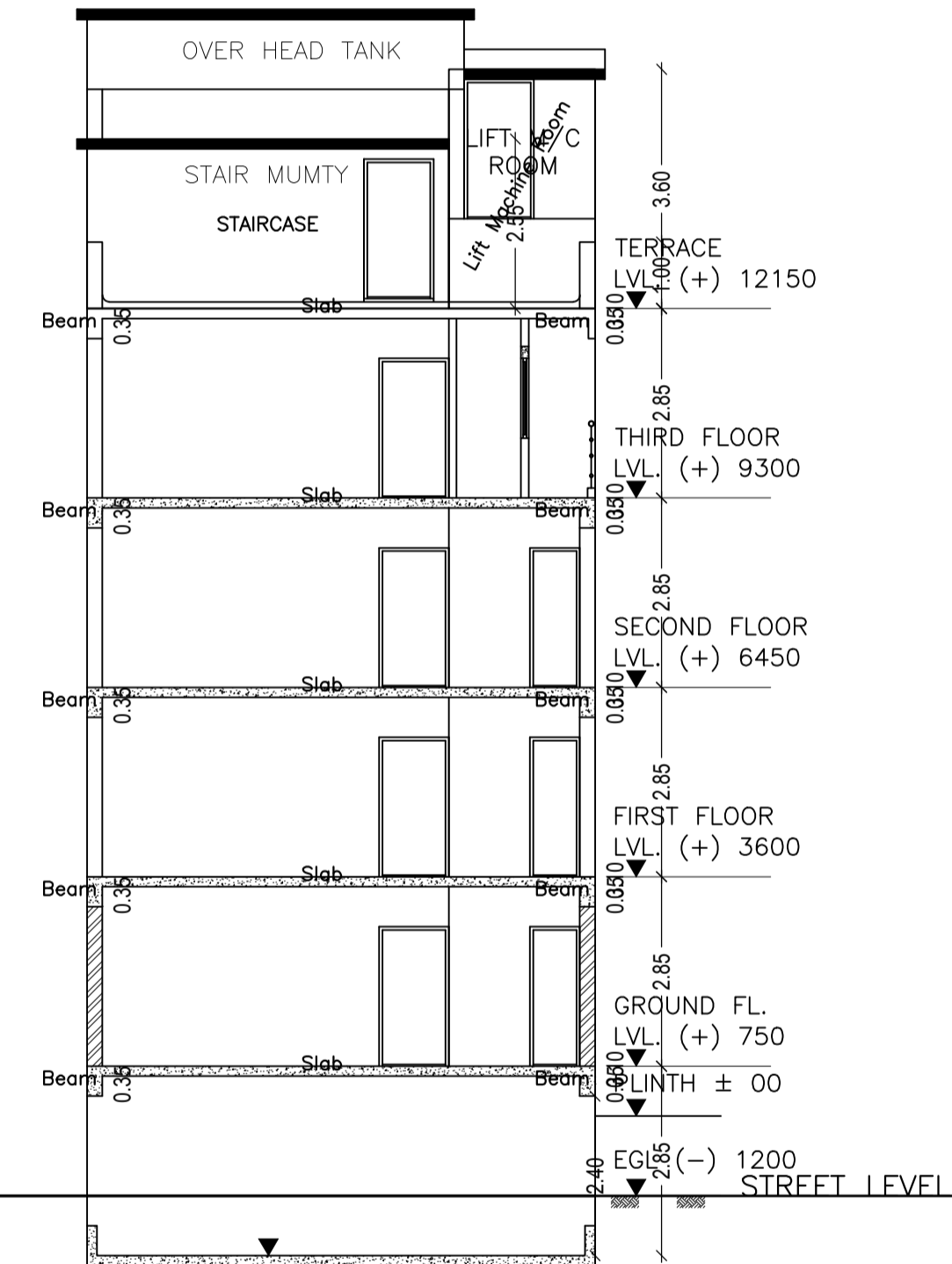
BASEMENT FLOOR PLAN (SCALE 1:100)



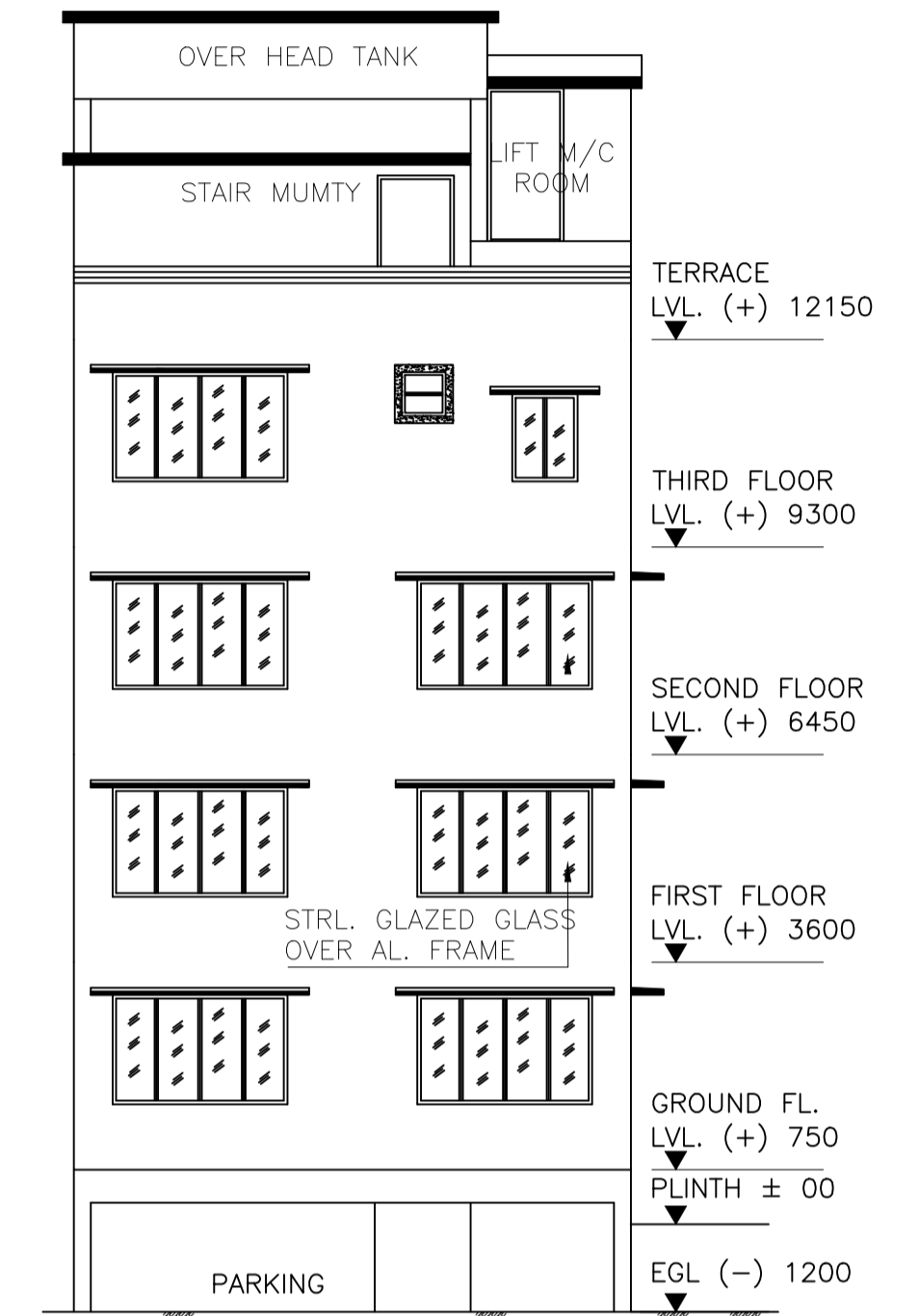
THIRD FLOOR PLAN (Proposed) (SCALE 1:100)



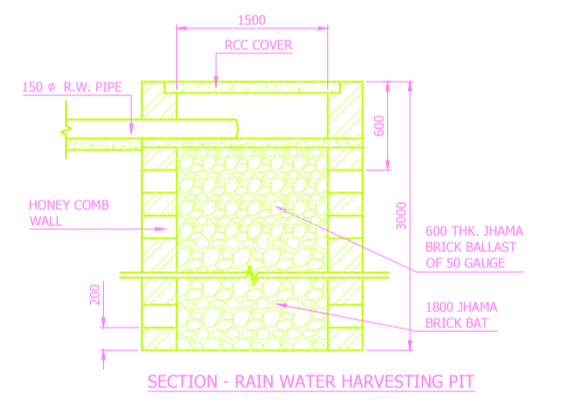
SECTION A SCALE 1:100



SECTION B SCALE 1:100



FRONT SIDE ELEVATION SCALE 1:100



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

Building :A (CHOUDHARY COMPLEX)

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.)	Trmt (No.)
		Lift	Parking	Resi.	Commercial			
Basement Floor	82.52	0.00	59.42	0.00	0.00	0.00	0.00	00
Ground Floor	67.22	0.00	0.00	0.00	67.22	67.22	67.22	01
First Floor	67.22	6.46	0.00	0.00	60.76	60.76	60.76	01
Second Floor	67.22	6.46	0.00	0.00	60.76	60.76	60.76	01
Third Floor	67.22	6.46	0.00	0.00	60.76	60.76	60.76	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	351.40	19.38	59.42	60.76	188.75	249.50	249.50	04
Total Number of Same Buildings	1							
Total :	351.40	19.38	59.42	60.76	188.75	249.50	249.50	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (CHOUDHARY COMPLEX)	D3	0.75	2.10	01
A (CHOUDHARY COMPLEX)	D2	0.90	2.10	02
A (CHOUDHARY COMPLEX)	D1	1.05	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

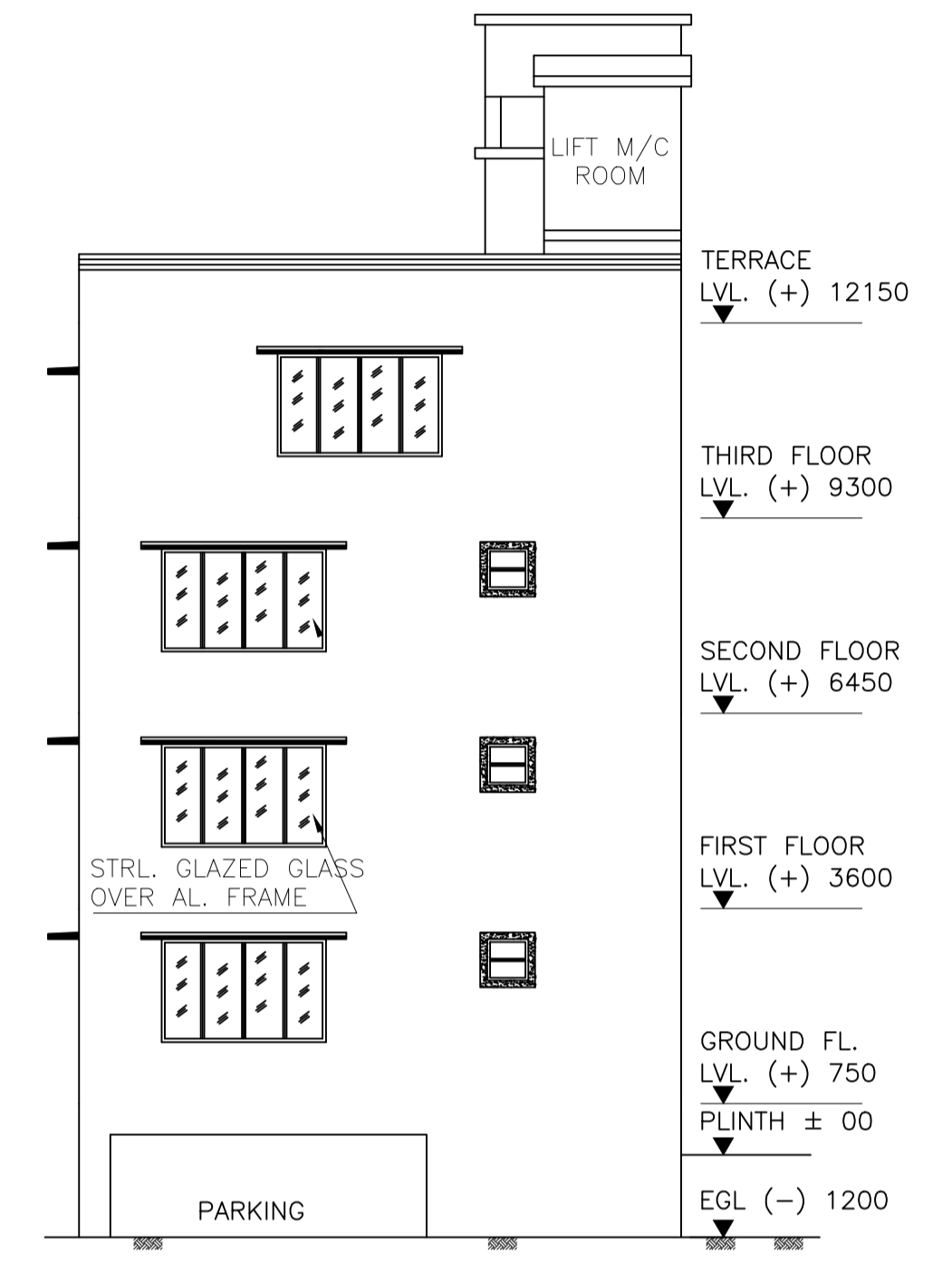
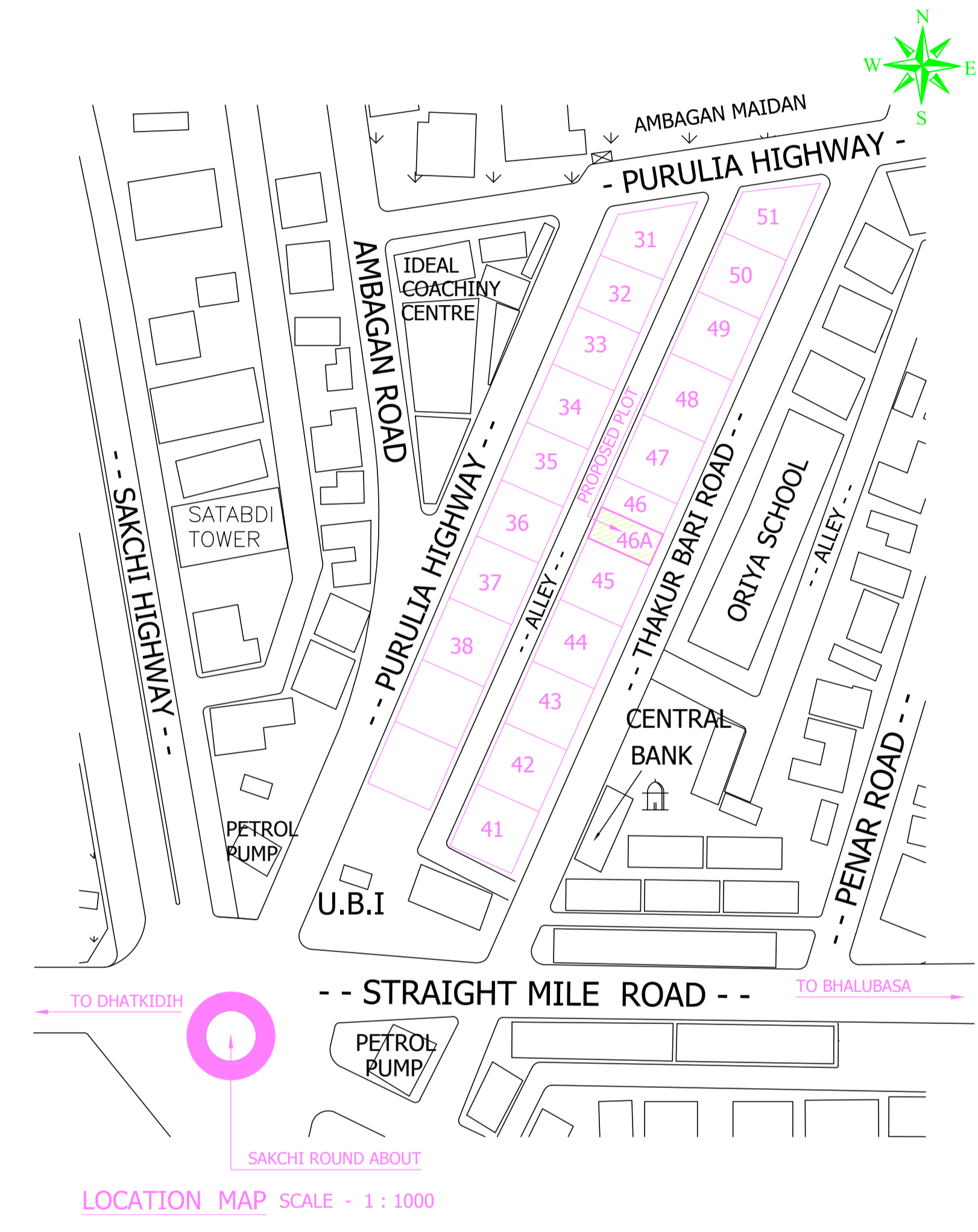
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (CHOUDHARY COMPLEX)	V	0.60	0.60	01
A (CHOUDHARY COMPLEX)	W5	0.90	1.20	01
A (CHOUDHARY COMPLEX)	W2-115	1.20	1.20	08
A (CHOUDHARY COMPLEX)	W	2.40	1.50	11

UnitBUA Table for Building :A (CHOUDHARY COMPLEX)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OFFICE UG FL.	OFFICE	41.42	37.12	1	1
THIRD FLOOR PLAN	3RD FL	FLAT	41.42	36.01	4	1
TYPICAL - 1 & 2 FLOOR PLAN	OFFICE 1ST N 2ND	OFFICE	41.42	37.12	1	2
Total:	-	-	165.68	147.37	7	4

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

Proposal Basic Information	
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Owner Name	BAJRANG LAL CHOUDHARY
Khata No	245
Plot No	932
Village Name	SAKCHI
Use	Commercial
SubUse	ResiComm Bldg



RIGHT SIDE ELEVATION SCALE 1:100

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Anil Kumar Marandi JNACIARC/0008/2017			