

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO. : 1.0.28 VERSION DATE: 30/06/2018
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGHBHUM	Plot Sub/Use: Residential Bldg/Apartment
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious Structure: NA
Inward No: JNAC/BP/0075/W7/2018	Plot/SubPlot No: 2570
Application Type: General Proposal	North -
Project Type: Building Permission	South -
Nature of Development: New	East -
Location of Development Area: Old Area	West -
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 892.10 SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 892.10
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	102.83
Total	102.83
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 789.27
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 892.10
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 892.10
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	535.26
Proposed Coverage Area (42.30 %)	377.33
Total Prop. Coverage Area (42.3 %)	377.33
Balance coverage area (17.70 %)	157.93
FAR CHECK	
Perm. FAR Area (2.50)	2230.25
Total Perm. FAR area	2230.25
Residential FAR	1941.07
Proposed FAR Area	1972.87
Total Proposed FAR Area	1972.87
Consumed FAR (Factor)	2.21
Balance FAR Area	257.38
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	2514.85
ARCHITECT (Regd)	LAWRENCE FRANCIS
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SMT. ANJANA DAS AND SRI KALYAN DAS
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)	Light Blue
EXISTING (To be demolished)	Dark Blue

Proposal Basic Information	
Proposal File No.	JNAC/BP/0075/W7/2018
Owner Name	SMT. ANJANA DAS AND SRI KALYAN DAS
Khata No	2
Plot No	2570
Village Name	Sitaramdera
Use	Residential
SubUse	Residential Bldg/Apartment

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	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.)	
					Cutout	Lift Lobby	Balcony	Void						Parking
A (KALYAN DAS RESIDENCE)	1	2567.70	52.85	2514.85	26.56	6.64	48.57	21.90	438.30	1941.08	31.79	1972.87	1972.87	05
Grand Total	1	2567.70	52.85	2514.85	26.56	6.64	48.57	21.90	438.30	1941.08	31.79	1972.87	1972.87	05

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	476.74	31.79	476.74	31.79
Ground Floor	377.33	372.95	377.33	372.95
First Floor	400.09	384.48	400.09	384.48
Second Floor	420.23	394.55	420.23	394.55
Third Floor	420.23	394.55	420.23	394.55
Fourth Floor	420.23	394.55	420.23	394.55
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2514.85	1972.87	2514.85	1972.87

Building USE/SUBUSE Details

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

Required Parking (Table 7a)

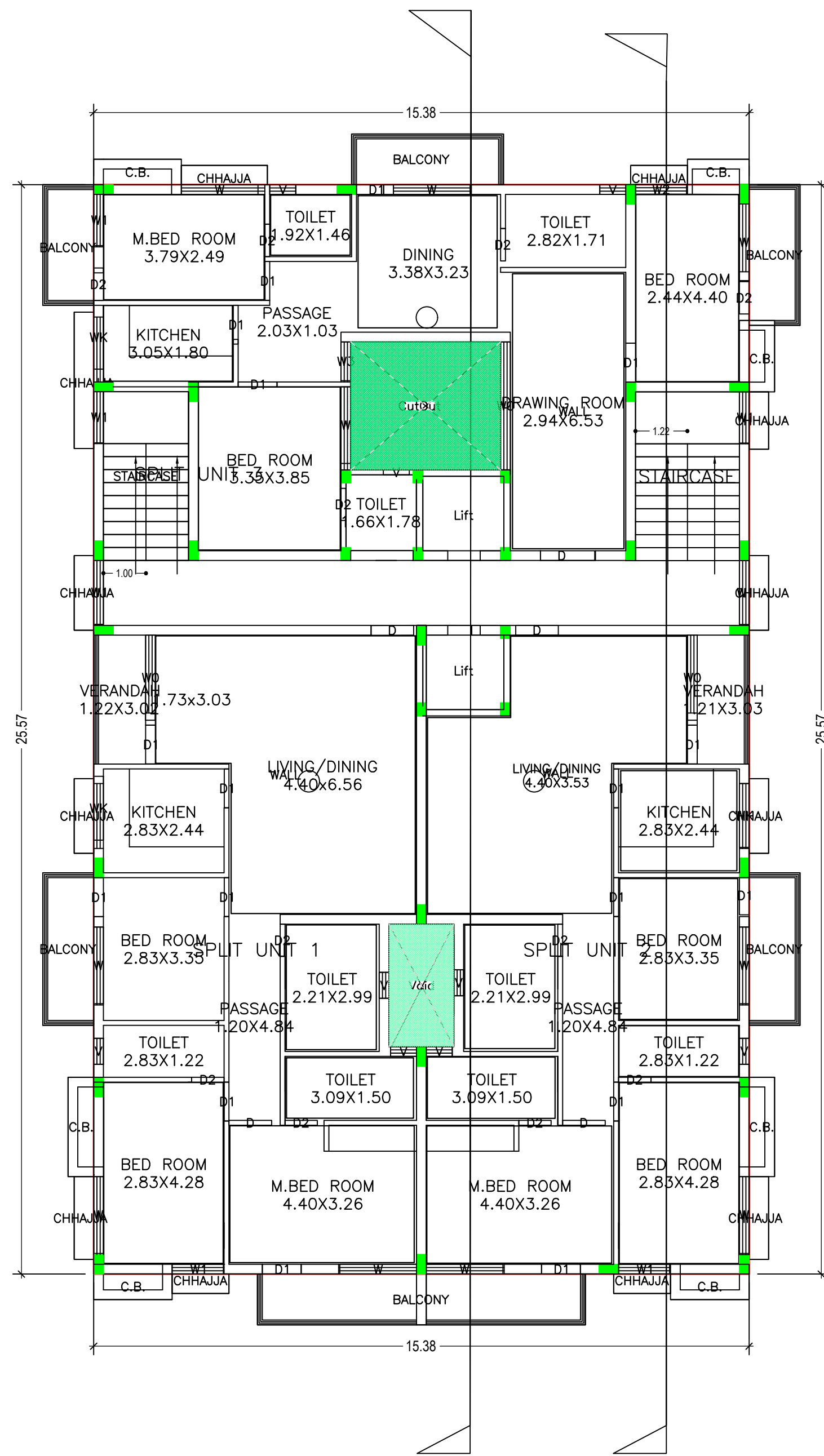
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (KALYAN DAS RESIDENCE)	Residential	Residential Bldg/Apartment	> 0	1	5.00	1.00	5	-	-	-	-
			> 0	1	5.00	-	-	-	-	1	5
			> 0	1	5.00	-	-	1	1	-	-
Total :			-	-	-	-	5	15	1	2	5

Parking Check (Table 7b)

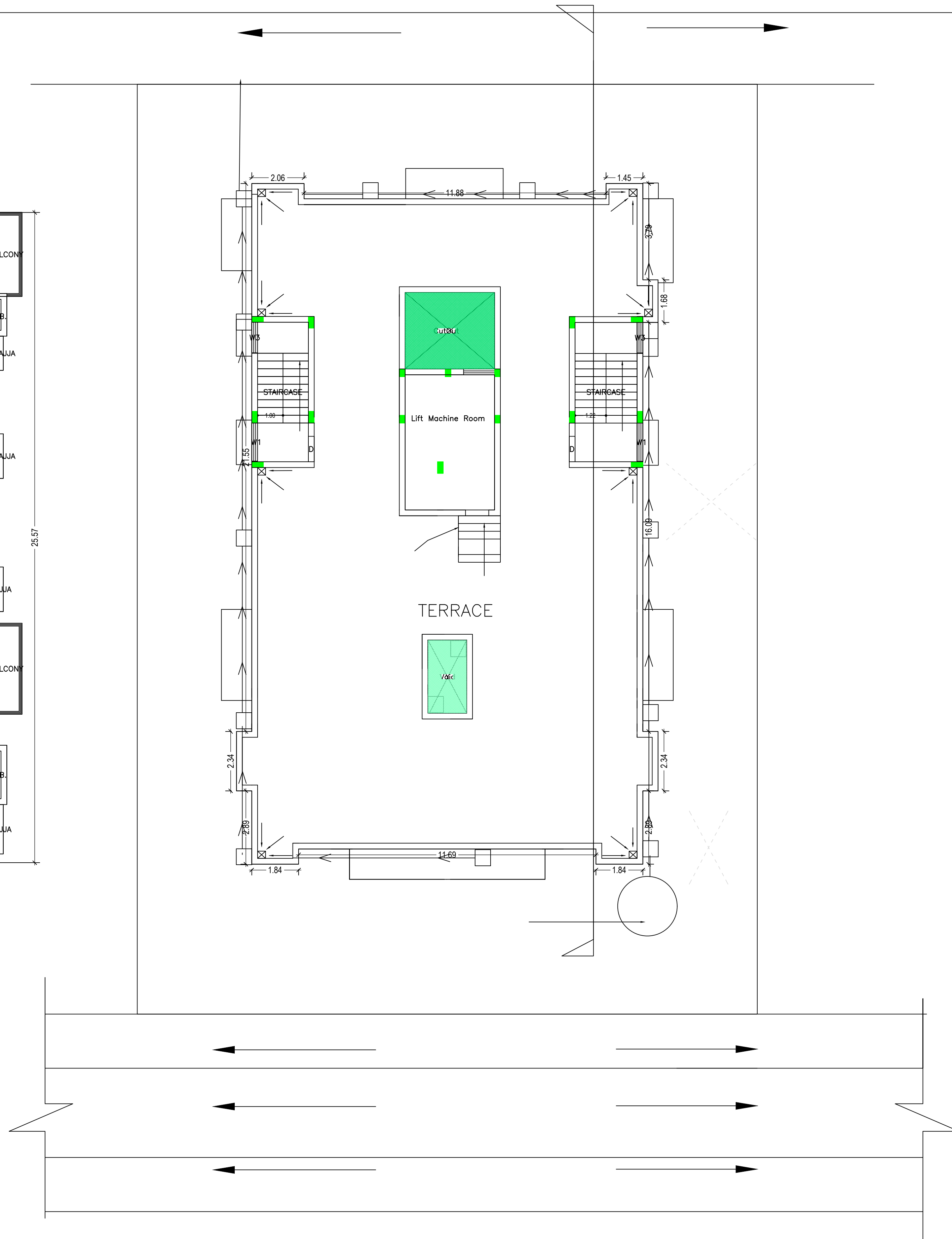
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	15	187.50
Total Car	5	62.50	15	187.50
Visitor's Car Parking	1	12.50	2	25.00
TwoWheeler	5	10.00	16	32.00
Other Parking	-	-	-	263.80
Total		85.00		508.30

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LAWRENCE FRANCIS JNAC/ARC/0003/2016		

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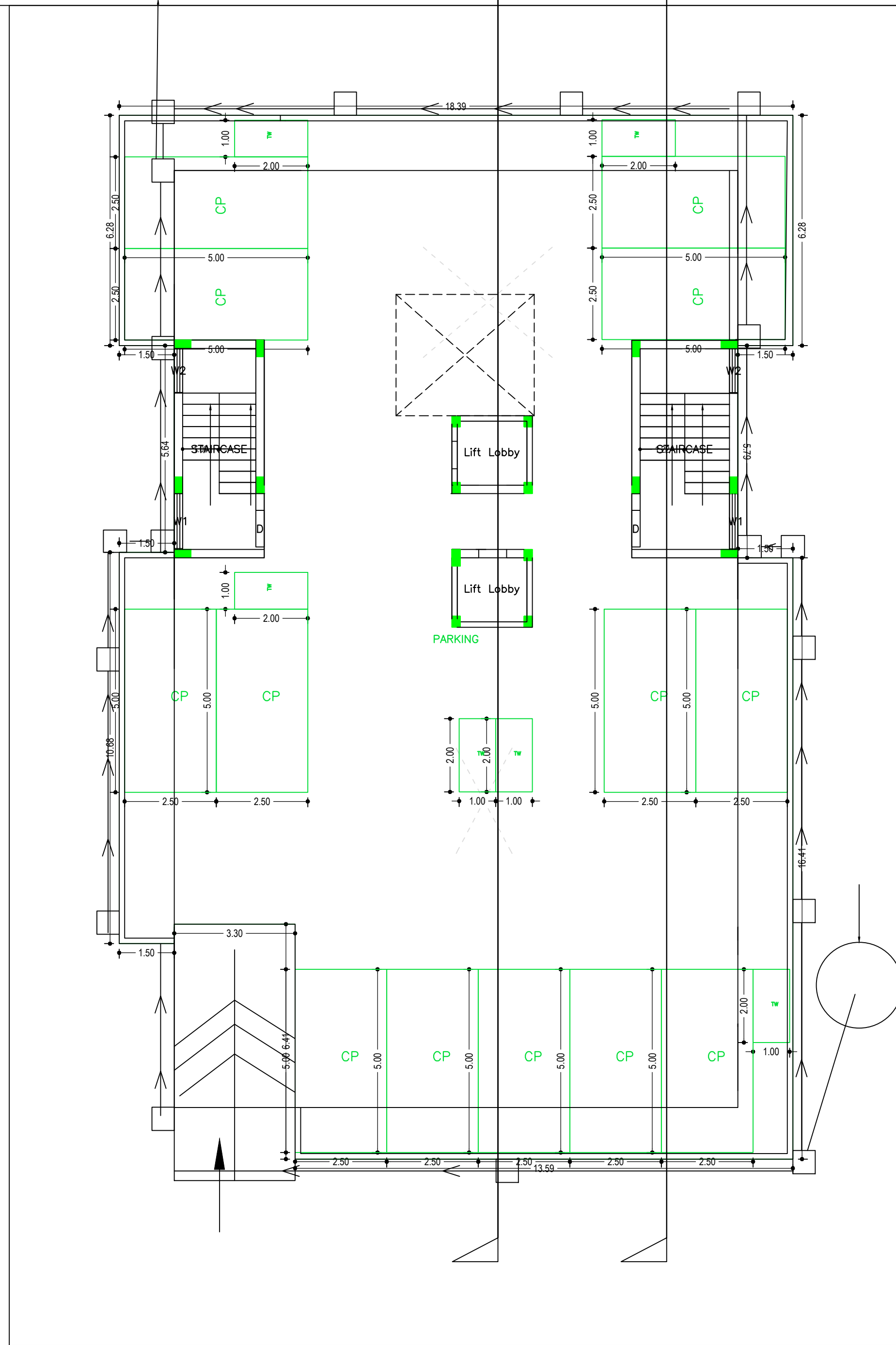
TYPICAL - 2, 3, 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



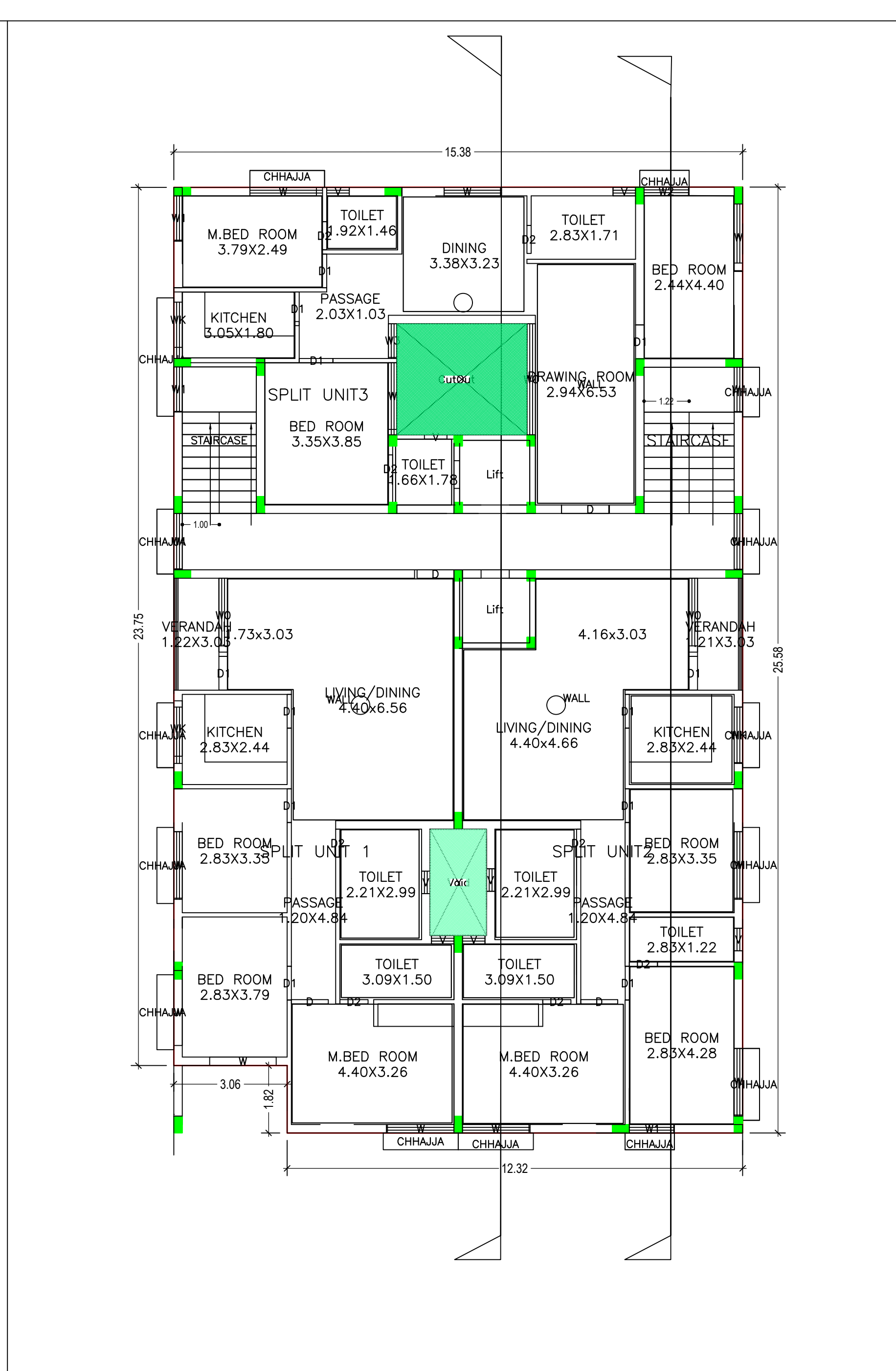
TERRACE FLOOR PLAN
(SCALE 1:100)

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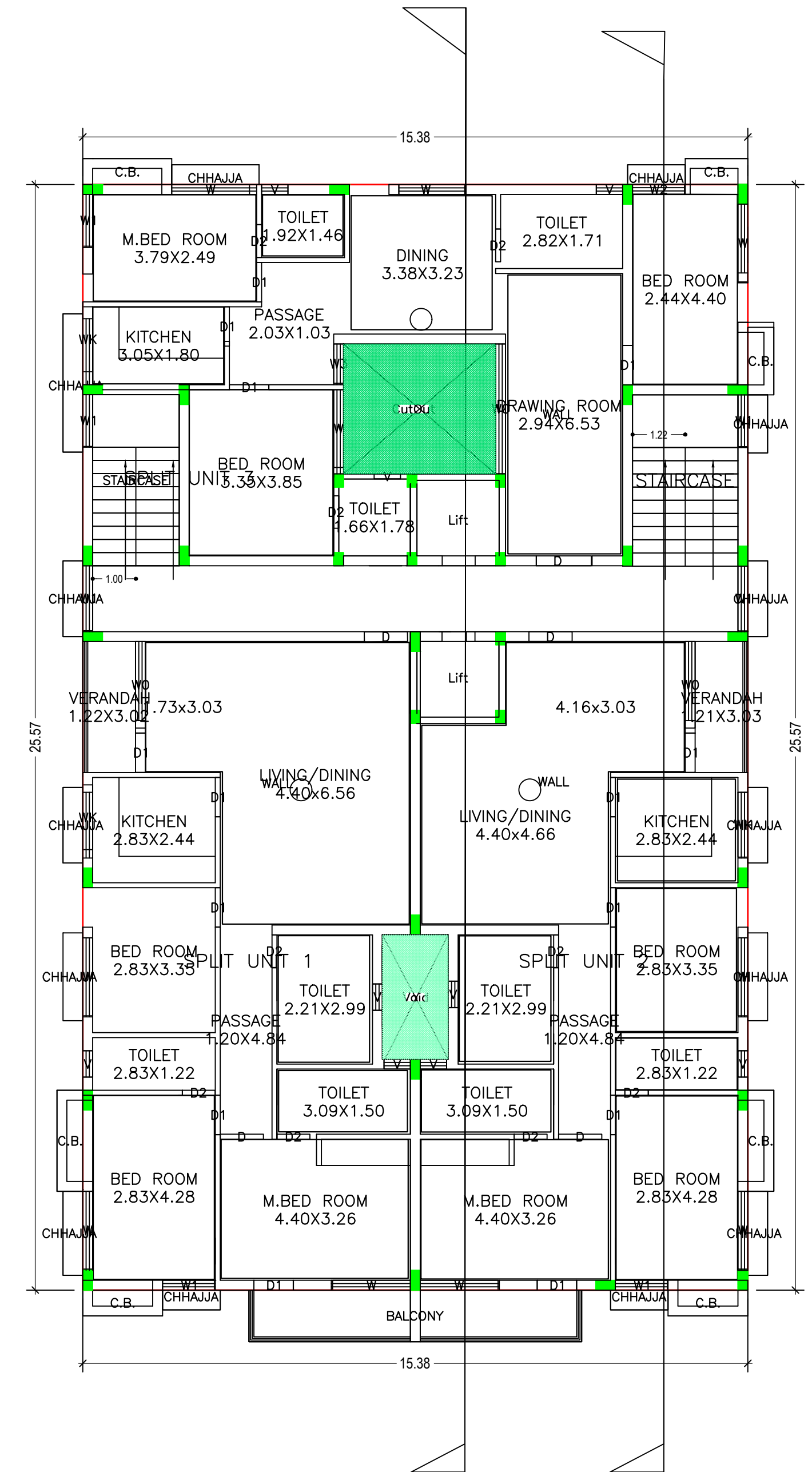
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BASEMENT FLOOR PLAN
(SCALE 1:100)



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



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

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Building :A (KALYAN DAS RESIDENCE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	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.)
				Cutout	Lift	Lobby	Balcony	Void	Parking					
Basement Floor	476.74	0.00	476.74	0.00	6.64	0.00	0.00	438.30	0.00	31.79	31.79	31.79	00	
Ground Floor	387.90	10.57	377.33	0.00	0.00	0.00	4.38	0.00	372.95	0.00	372.95	372.95	03	
First Floor	410.66	10.57	400.09	6.64	0.00	4.59	4.38	0.00	384.48	0.00	384.48	384.48	02	
Second Floor	430.80	10.57	420.23	6.64	0.00	14.66	4.38	0.00	394.55	0.00	394.55	394.55	00	
Third Floor	430.80	10.57	420.23	6.64	0.00	14.66	4.38	0.00	394.55	0.00	394.55	394.55	00	
Fourth Floor	430.80	10.57	420.23	6.64	0.00	14.66	4.38	0.00	394.55	0.00	394.55	394.55	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	2567.70	52.85	2514.85	26.56	6.64	48.57	21.90	438.30	1941.08	31.79	1972.87	1972.87	05	
Total Number of Same Buildings :	1													
Total :	2567.70	52.85	2514.85	26.56	6.64	48.57	21.90	438.30	1941.08	31.79	1972.87	1972.87	05	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3, 4 FLOOR PLAN	1.19 X 3.58 X 2 X 3	25.62	87.90
	1.19 X 7.70 X 1 X 3	27.54	
	1.19 X 2.83 X 1 X 3	10.14	
	1.19 X 3.31 X 1 X 3	11.85	
	0.69 X 0.00 X 1 X 3	12.75	
FIRST FLOOR PLAN	1.19 X 7.70 X 1 X 1	9.18	9.18
Total	-	-	97.08

UnitBUA Table for Building :A (KALYAN DAS RESIDENCE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 2, 3, 4 FLOOR PLAN	SPLIT UNIT 1	FLAT	0.00	0.00	10	0
	SPLIT UNIT 2	FLAT	0.00	0.00	9	
	SPLIT UNIT 3	FLAT	0.00	0.00	10	
FIRST FLOOR PLAN	SPLIT UNIT 1	FLAT	0.00	0.00	10	
	SPLIT UNIT 2	FLAT	410.52	70.87	10	
	SPLIT UNIT 3	FLAT	352.89	70.76	10	
GROUND FLOOR PLAN	SPLIT UNIT 1	FLAT	526.32	189.80	9	3
	SPLIT UNIT 2	FLAT	102.59	17.67	10	
	SPLIT UNIT 3	FLAT	-	17.93	10	
Total:	-	-	1480.54	367.03	146	5

SCHEDULE OF DOOR:

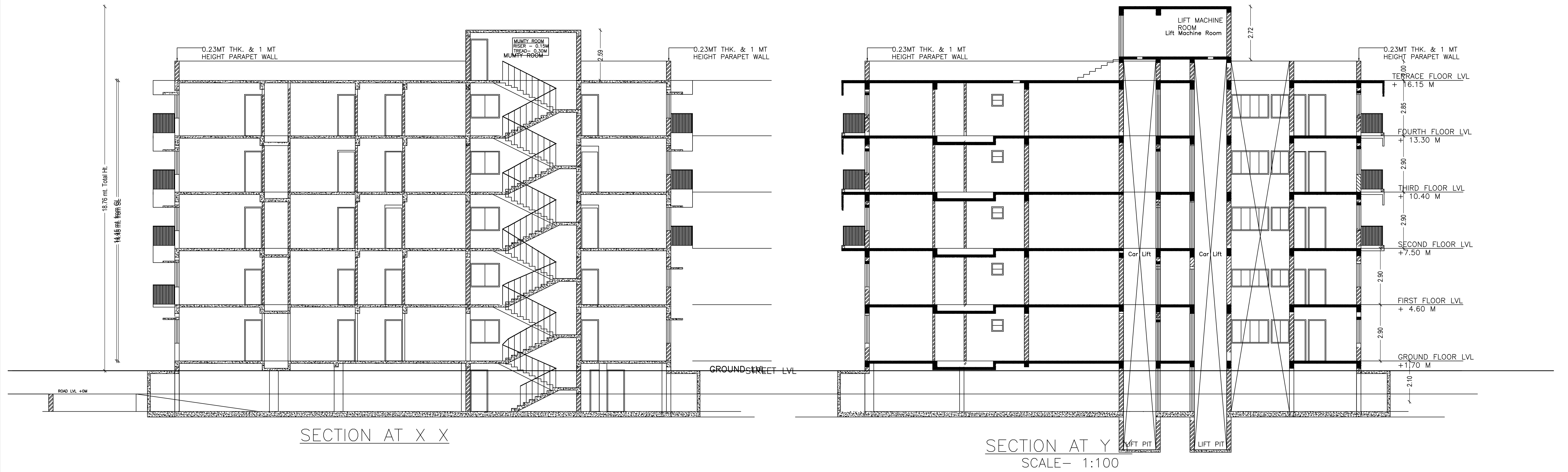
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (KALYAN DAS RESIDENCE)	D1	0.63	2.10	03
A (KALYAN DAS RESIDENCE)	D2	0.75	2.10	05
A (KALYAN DAS RESIDENCE)	D2	0.76	2.10	45
A (KALYAN DAS RESIDENCE)	D1	0.91	2.10	74
A (KALYAN DAS RESIDENCE)	D	1.00		19
A (KALYAN DAS RESIDENCE)	D	1.28	2.10	05

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (KALYAN DAS RESIDENCE)	V	0.61	0.61	44
A (KALYAN DAS RESIDENCE)	W3	0.91	1.20	05
A (KALYAN DAS RESIDENCE)	W2	1.20	1.20	07
A (KALYAN DAS RESIDENCE)	W1	1.20	1.20	19
A (KALYAN DAS RESIDENCE)	W3	1.20	1.20	01
A (KALYAN DAS RESIDENCE)	W1	1.50	1.20	09
A (KALYAN DAS RESIDENCE)	WK	1.50	1.20	15
A (KALYAN DAS RESIDENCE)	W	1.52	1.20	02
A (KALYAN DAS RESIDENCE)	W	1.80	1.20	49
A (KALYAN DAS RESIDENCE)	W0	2.00	1.80	10
A (KALYAN DAS RESIDENCE)	W0	3.00	1.20	05

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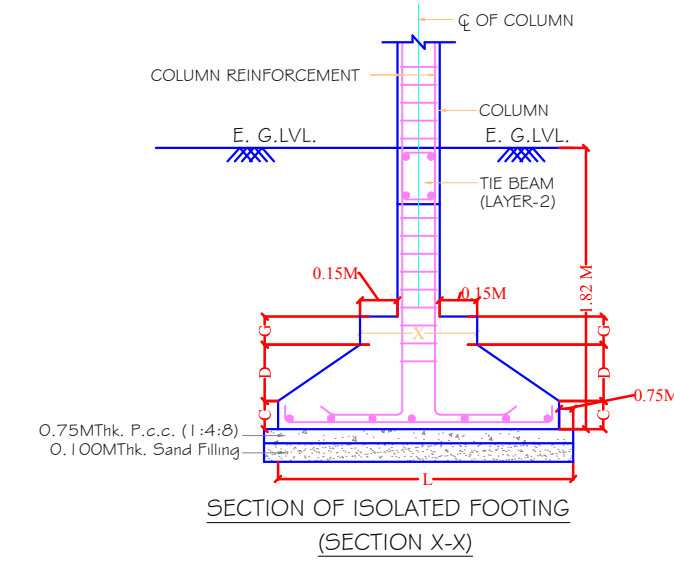
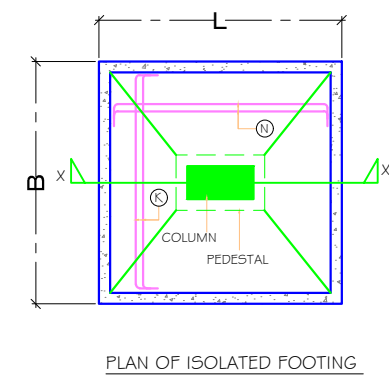
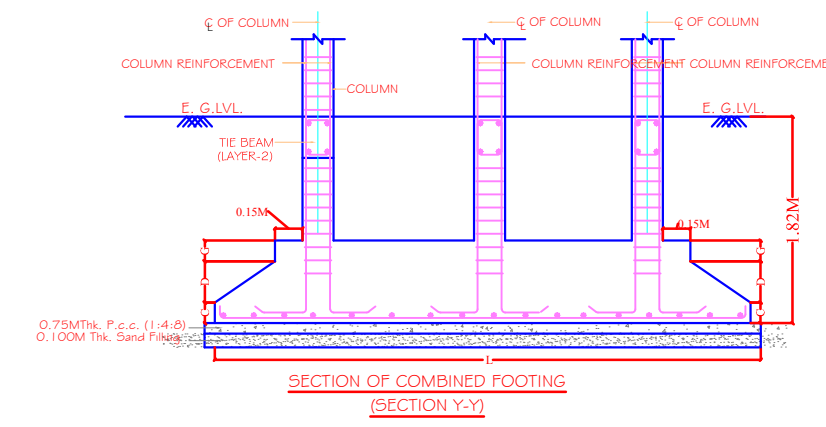
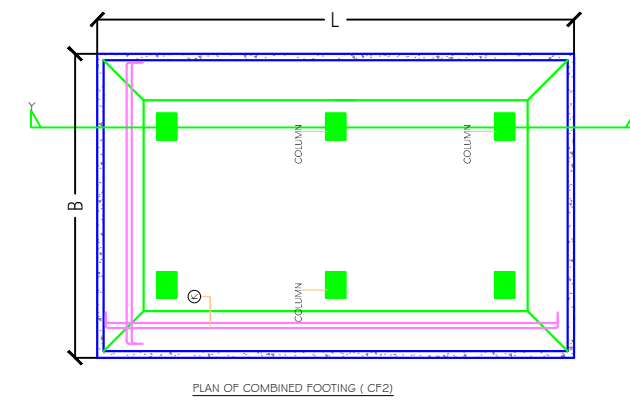
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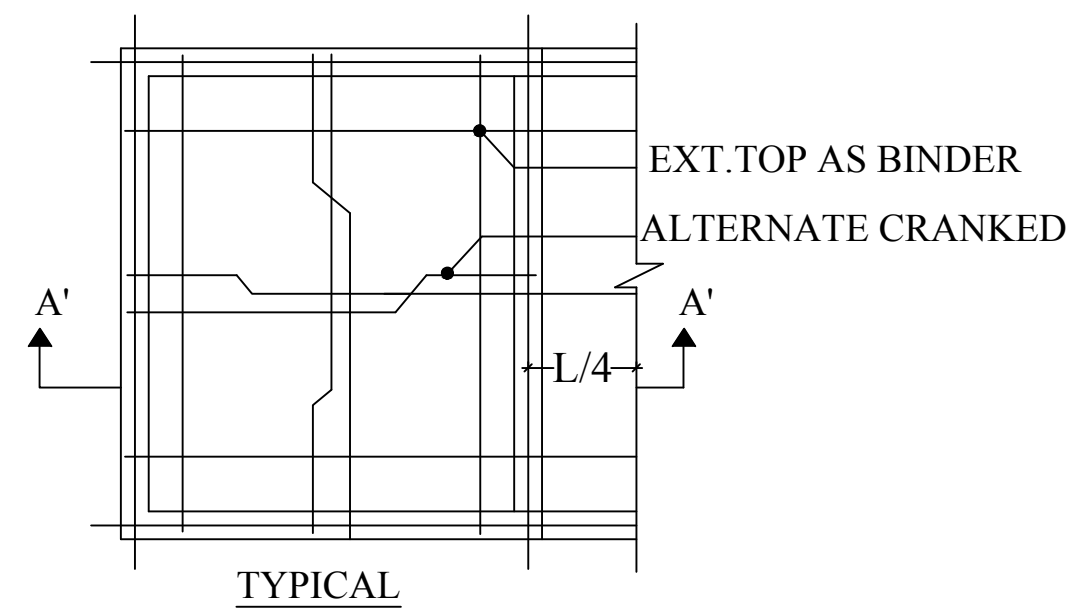
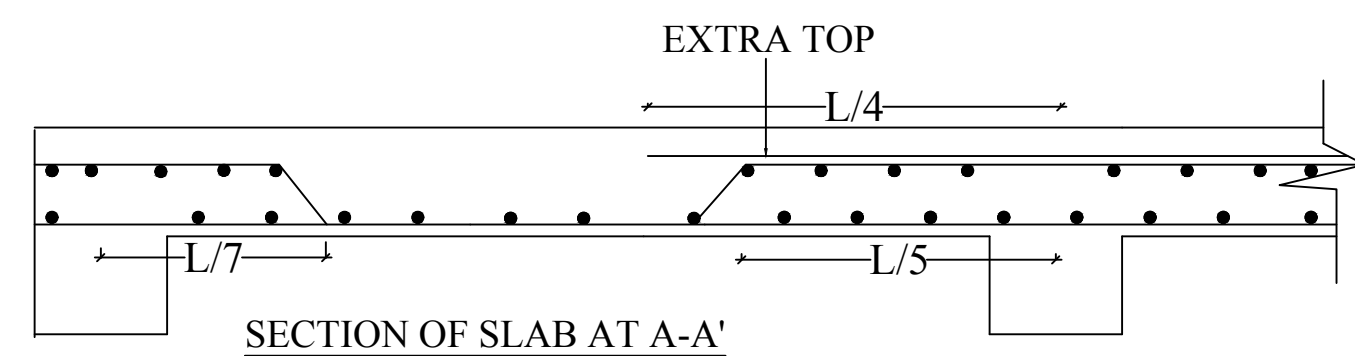
FRONT ELEVATION
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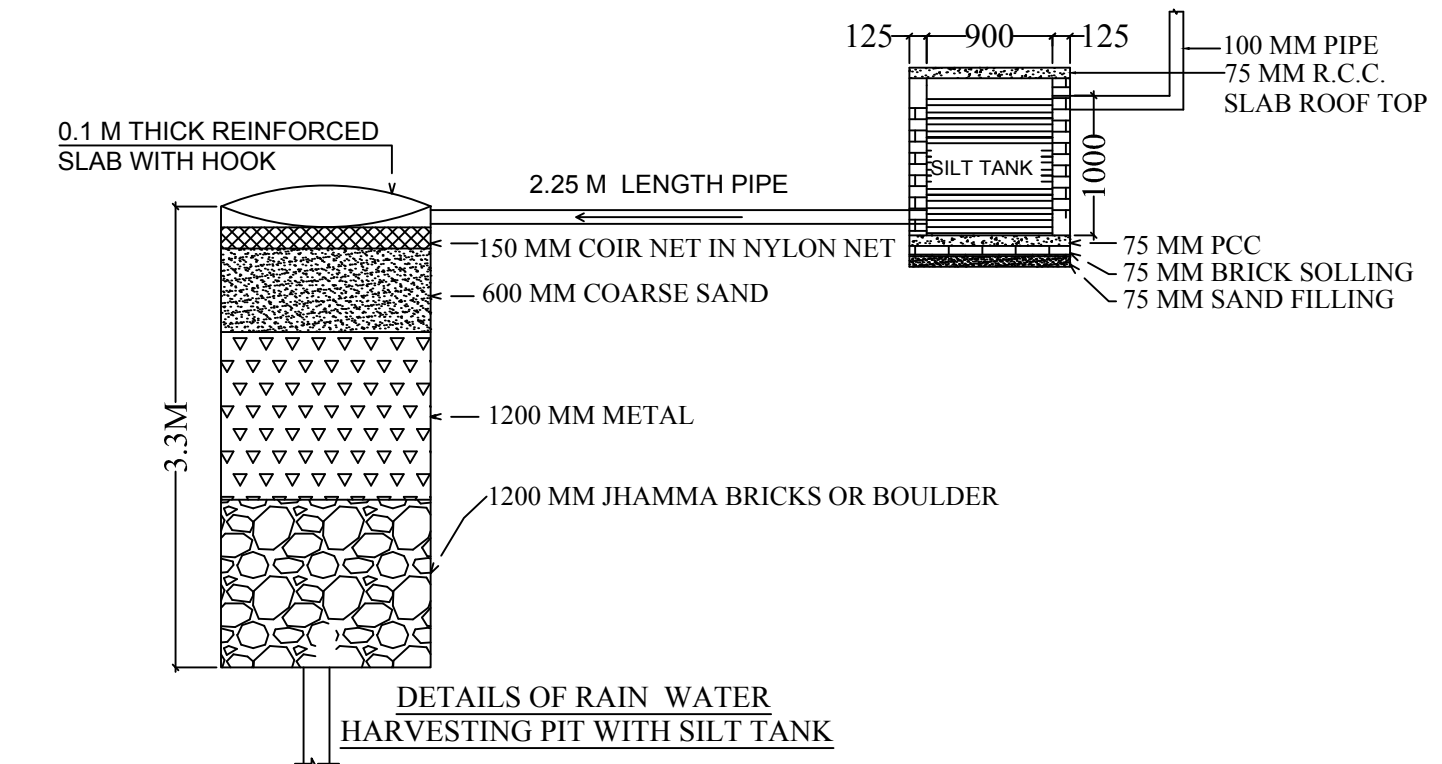
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FOOTING SCHEDULE		GRADE OF CONCRETE = M 20 (1:1.5 :3)		
S.NO.	FOOTING MARKED	FOOTING SIZE L	FOOTING SIZE B	FOOTING REINFORCEMENT
1.	F1	2.43M	2.43M	0.45 0.30 0.15 12 TOR @ 0.15 C, #2 TOR @ 0.15 C/C
2.	CF2	5.33M	3.34M	0.45 0.30 0.15 12 TOR @ 0.15 C, #2 TOR @ 0.15 C/C

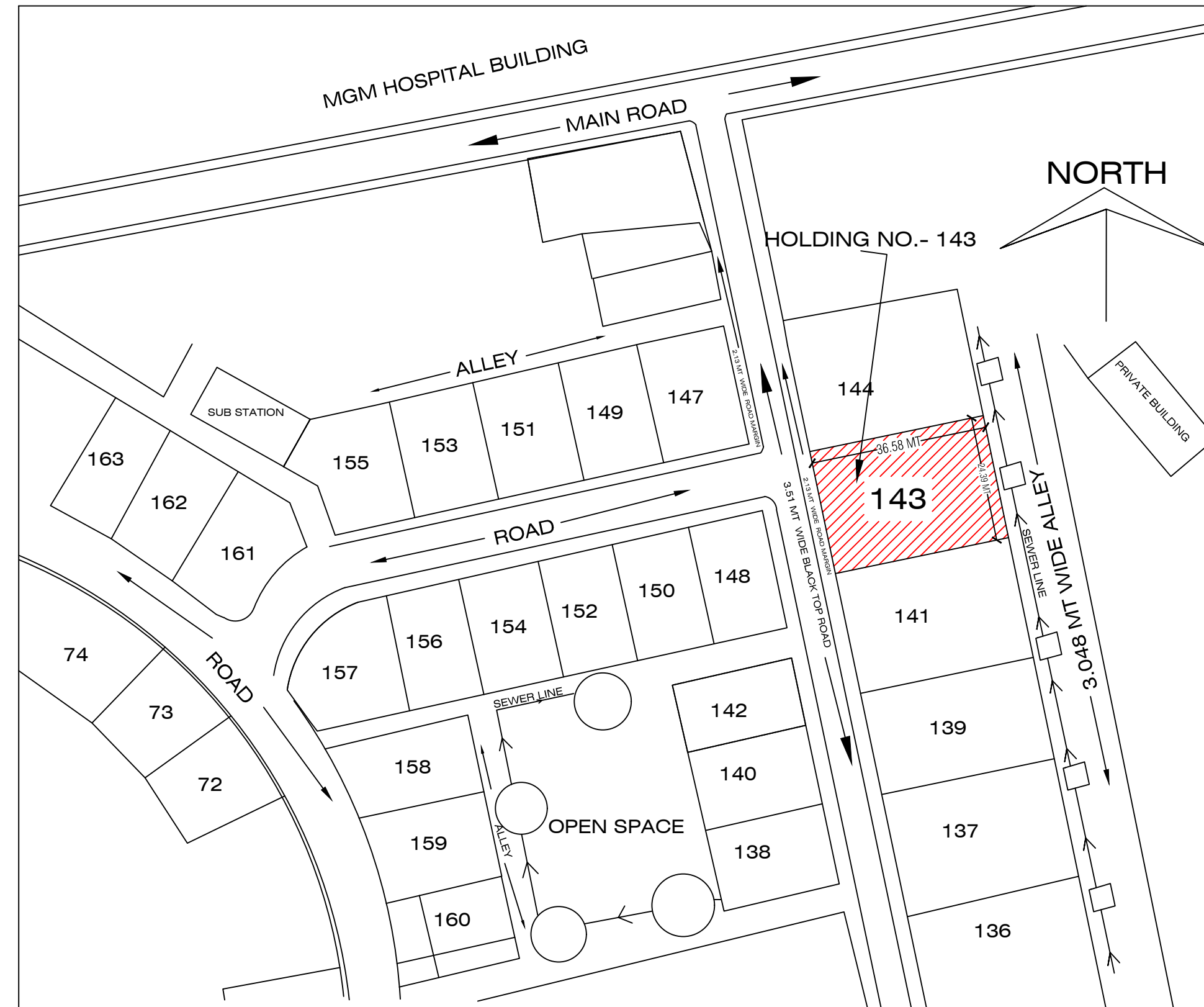


COLUMN SCHEDULE		
COLUMN SIZE	B	0.23 M
	L	0.45M
CONCRETE GRADE	M25 & Fe 500	
SECTION WITH MAIN STEEL	<ul style="list-style-type: none"> ● ← 4- 20 mm. Tor + ○ ← 2- 16 mm. Tor + 	
LINKS	<ul style="list-style-type: none"> 4L-8 mm. LINK@ 0.15 C/C AT CENTRE 0.10 C/C AT SUPPORT 	
COLUMN SCHEDULE		
COLUMN SIZE	B	0.23M
	L	0.30M
CONCRETE GRADE	M25 & Fe 500	
SECTION WITH MAIN STEEL	<ul style="list-style-type: none"> ● ← 4- 16 mm. Tor + 	
LINKS	<ul style="list-style-type: none"> 8 mm. @ 0.15M C/C AT SUPPORT & 8 mm. @ 0.20M C/C AT MIDDLE 	



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