

Proposal Basic Information

Proposal File No.	JNAC/BP/0146/W3/2018
Owner Name	Munna Sarvan Singh and Sixteen Others
Khata No	85
Plot No	260
Village Name	BELDIH
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.31 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	PlotNearbyReligiousStructure: NA
Inward_No: JNAC/BP/0146/W3/2018	Plot/SubPlot No: 260
Application Type: General Proposal	North: Road Width - 6.1 Mtrs. (Co's Alley)
Project Type: Building Permission	South: Road Width - 12
Nature of Development: New	East: Plot No. - Ho. No. 7
Location of Development Area: Old Area	West: Road Width - 6.1 Mtrs. (Co's Alley)
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 1347.44 SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 1347.44
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	301.68
Total	301.68
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 1045.76
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 1347.44
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 1347.44
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	673.72
Proposed Coverage Area (37.59 %)	506.52
Total Prop. Coverage Area (37.59 %)	506.52
Balance coverage area (12.41 %)	167.20
FAR CHECK	
Perm. FAR Area (2.50)	3368.60
Total Perm. FAR area	3368.60
Residential FAR	1163.25
Proposed FAR Area	1192.41
Total Proposed FAR Area	1192.41
Consumed FAR (Factor)	0.88
Balance FAR Area	2176.19
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	1729.48
ARCHITECT (Regd)	Vineet Sinha
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	Munna Sarvan Singh and Sixteen Others
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)	Purple

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.)
Ground And Parking Floor	506.53	14.48	506.53	14.48
First Floor	604.13	581.62	604.13	581.62
Second Floor	604.13	581.62	604.13	581.62
Terrace Floor	14.69	14.69	14.69	14.69
Total :	1729.48	1192.41	1729.48	1192.41

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENCE OF LALIT MOHAN AGARWAL)	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.	
A (RESIDENCE OF LALIT MOHAN AGARWAL)	Residential	Residential Bldg/Apartment	> 0	1	6.00	1.00	6	-	-	-	-	-
			> 0	1	6.00	-	-	-	-	1	6	-
			> 0	1	6.00	-	-	1	1	-	-	-
Total :			-	-	-	6	12	-	1	2	6	

Parking Check (Table 7b)

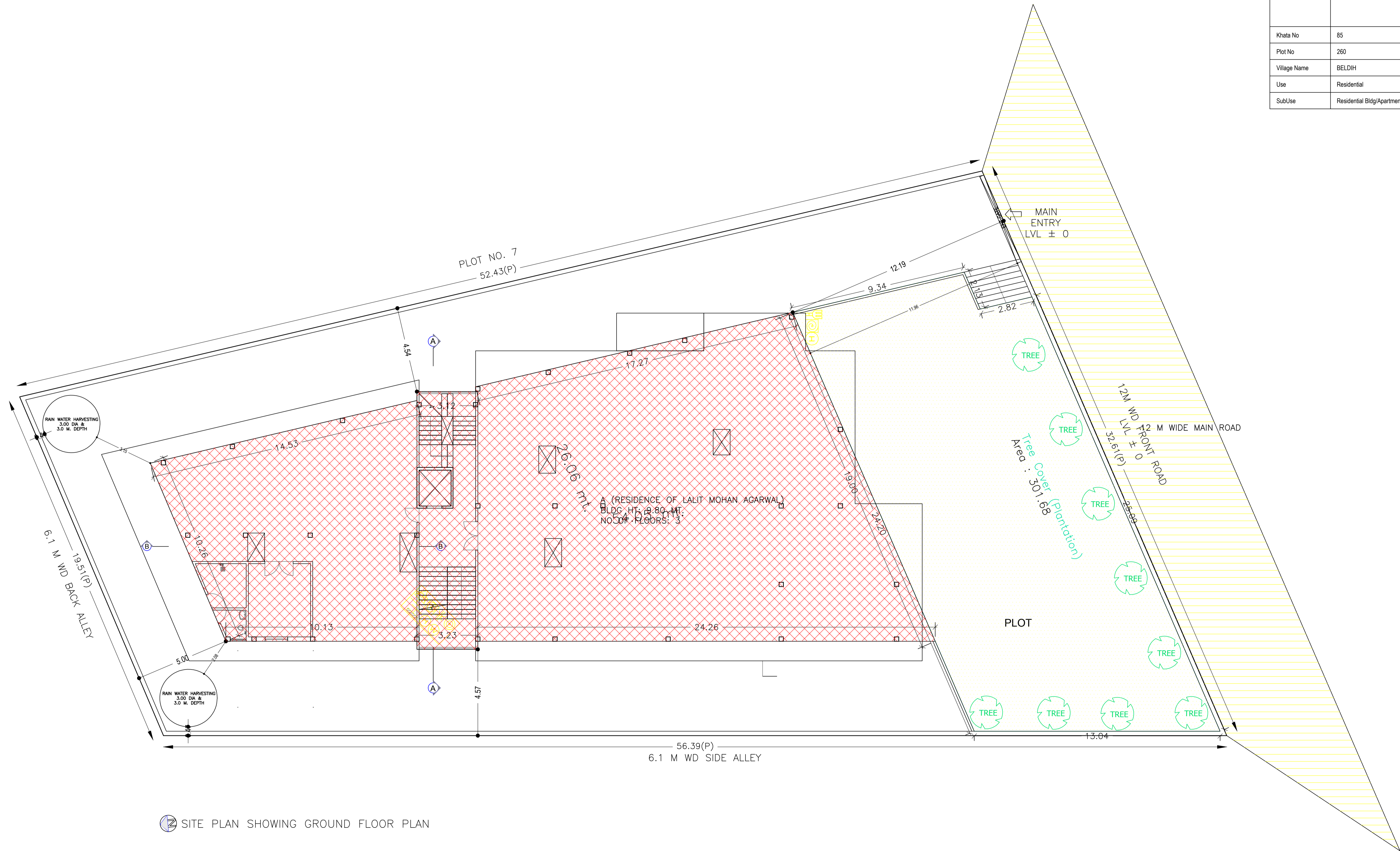
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	12	150.00
Total Car	6	75.00	12	150.00
Visitor's Car Parking	1	12.50	2	25.00
TwoWheeler	6	12.00	13	26.00
Other Parking	-	-	-	259.72
Total		99.50		460.72

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.)	Trmt (No.)	
			StairCase	Lift	VShaft	Accessory Use	Parking						
A (RESIDENCE OF LALIT MOHAN AGARWAL)	1	1729.48	35.10	6.46	15.16	19.63	460.72	1163.24	11.25	14.69	1192.41	1192.41	06
Grand Total :	1	1729.48	35.10	6.46	15.16	19.63	460.72	1163.24	11.25	14.69	1192.41	1192.41	06

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNAC/ARC/0020/2017			

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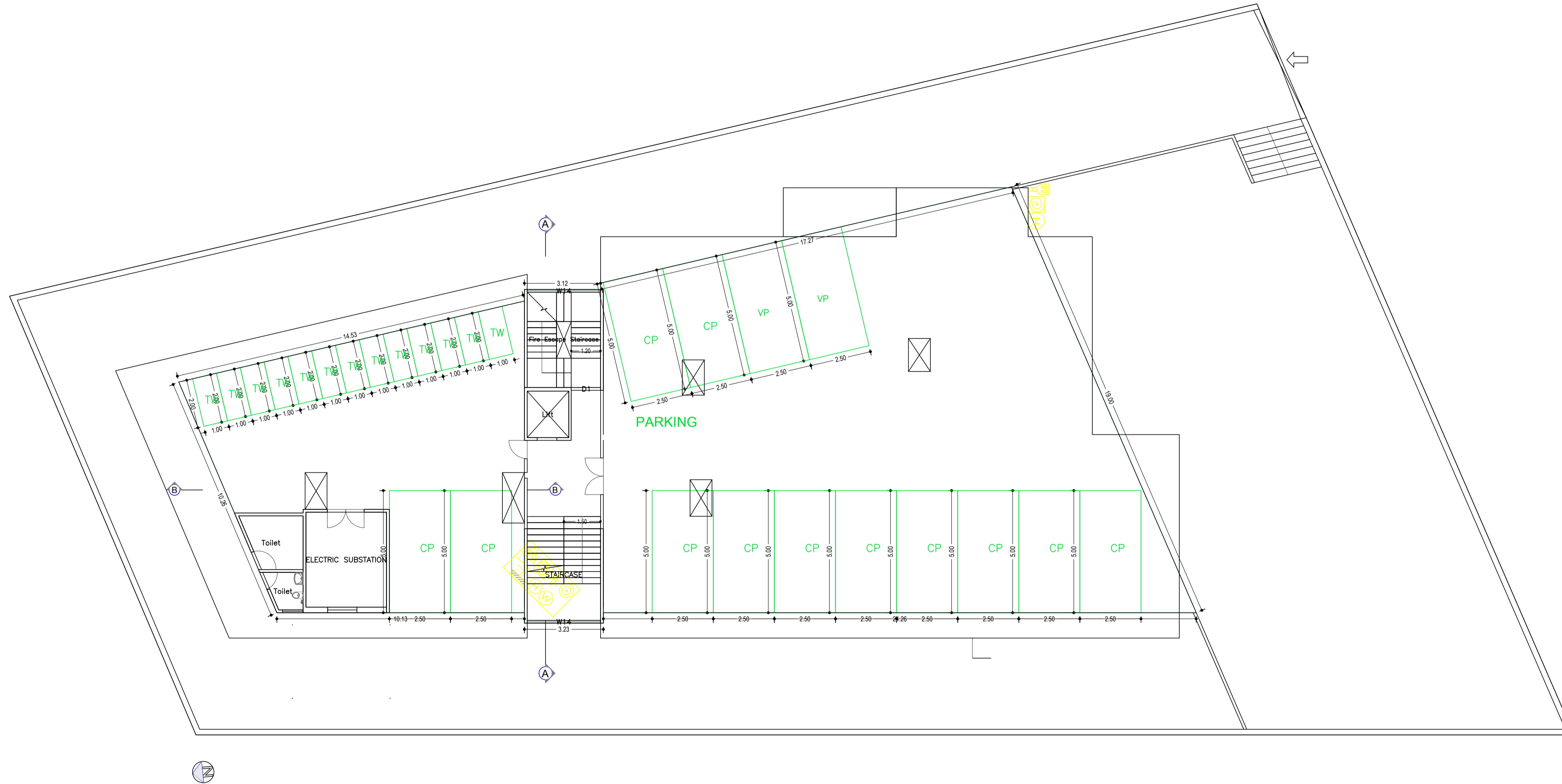


Ⓧ SITE PLAN SHOWING GROUND FLOOR PLAN

SITE PLAN

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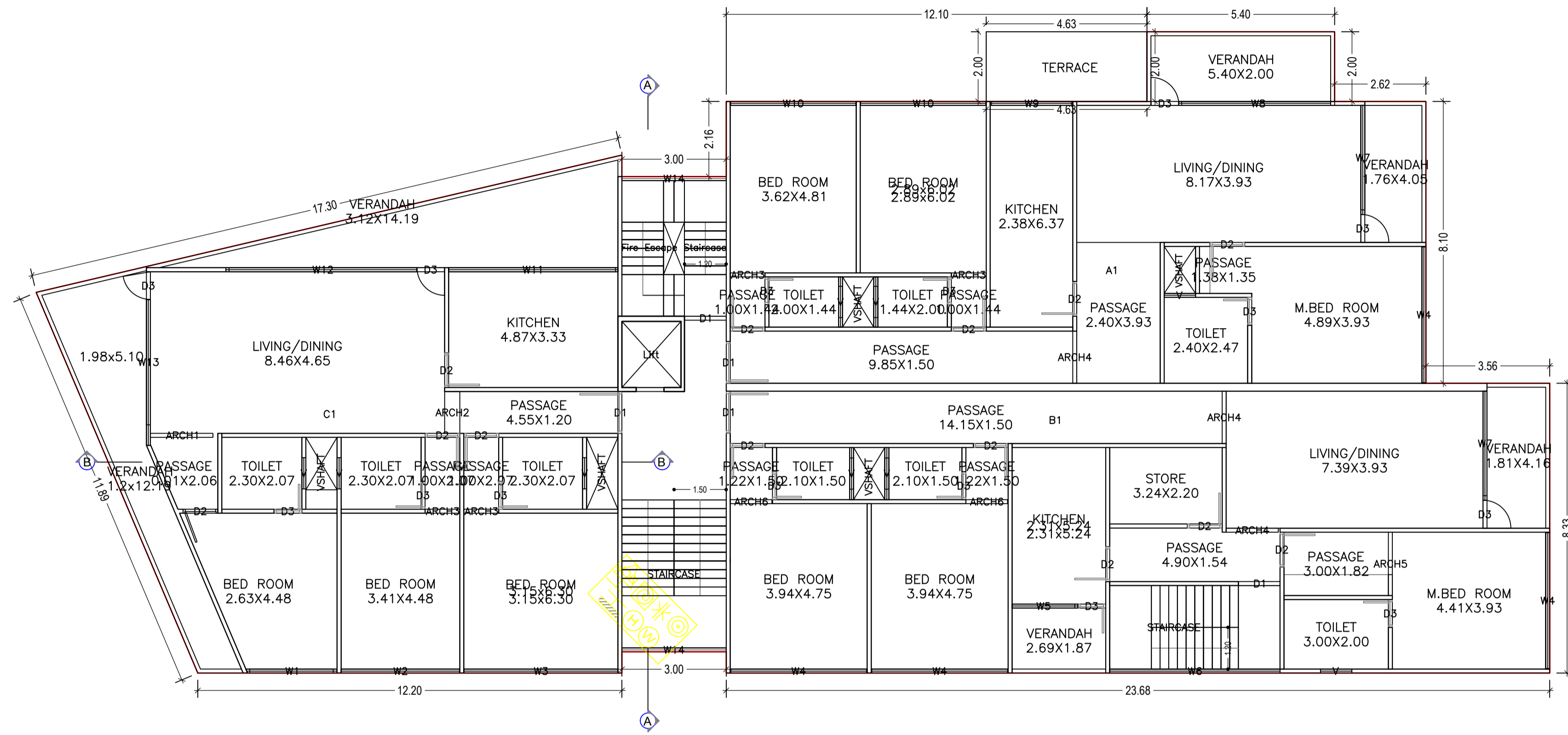
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GROUND AND PARKING FLOOR PLAN
(SCALE 1:100)

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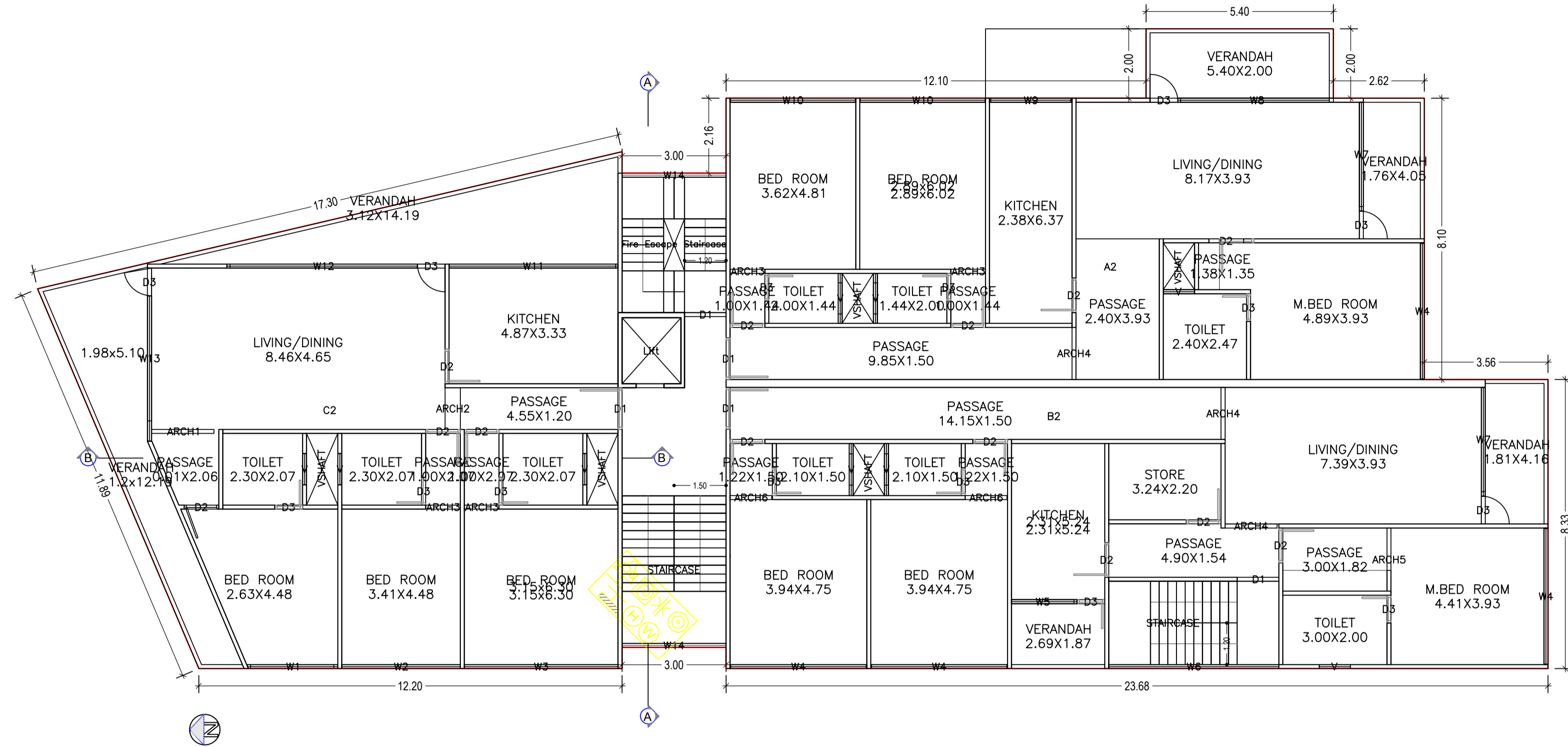
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FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

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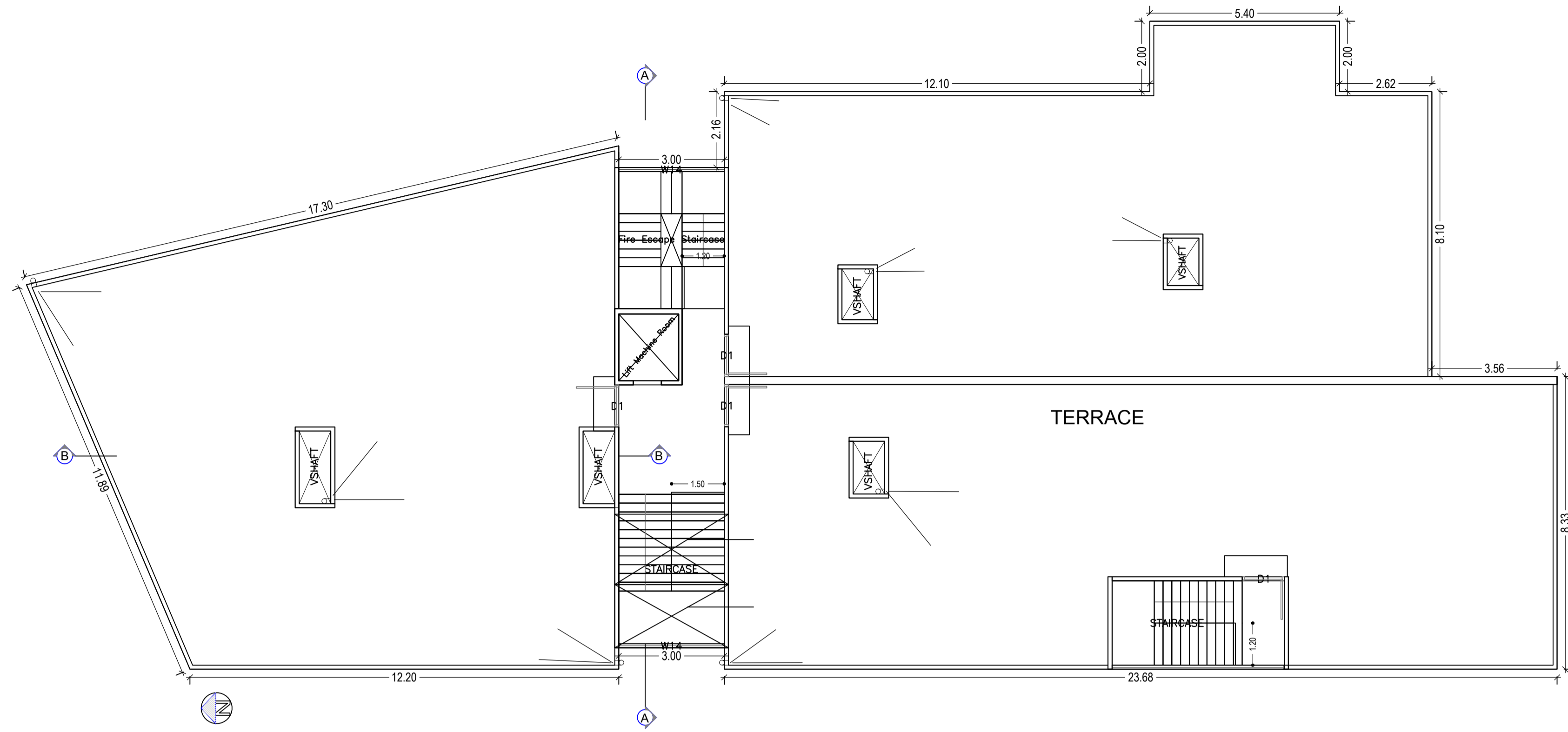
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SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

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TERRACE FLOOR PLAN
(SCALE 1:100)

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Building :A (RESIDENCE OF LALIT MOHAN AGARWAL)

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.)
		StairCase	Lift	VShaft	Accessory Use	Parking		Resi.	Stair			
Ground And Parking Floor	506.53	11.70	0.00	0.00	19.63	460.72	0.00	11.25	0.00	14.48	14.48	00
First Floor	604.13	11.70	3.23	7.58	0.00	0.00	581.62	0.00	0.00	581.62	581.62	03
Second Floor	604.13	11.70	3.23	7.58	0.00	0.00	581.62	0.00	0.00	581.62	581.62	03
Terrace Floor	14.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.69	14.69	14.69	00
Total :	1729.48	35.10	6.46	15.16	19.63	460.72	1163.24	11.25	14.69	1192.41	1192.41	06
Total Number of Same Buildings	1											
Total :	1729.48	35.10	6.46	15.16	19.63	460.72	1163.24	11.25	14.69	1192.41	1192.41	06

UnitBUA Table for Building :A (RESIDENCE OF LALIT MOHAN AGARWAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	A1	FLAT	171.29	161.88	15	
	B1	FLAT	190.88	179.51	16	3
	C1	FLAT	186.74	177.28	14	
SECOND FLOOR PLAN	A2	FLAT	171.29	161.88	15	
	B2	FLAT	190.88	179.51	16	3
	C2	FLAT	186.74	177.28	14	
Total:	-	-	1097.80	1037.34	90	6

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SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE OF LALIT MOHAN AGARWAL)	D3	0.80	2.10	30
A (RESIDENCE OF LALIT MOHAN AGARWAL)	D2	1.00	2.10	26
A (RESIDENCE OF LALIT MOHAN AGARWAL)	ARCH3	1.00	2.10	08
A (RESIDENCE OF LALIT MOHAN AGARWAL)	D1	1.20	2.10	14
A (RESIDENCE OF LALIT MOHAN AGARWAL)	ARCH2	1.20	2.40	02
A (RESIDENCE OF LALIT MOHAN AGARWAL)	ARCH6	1.20	2.40	04
A (RESIDENCE OF LALIT MOHAN AGARWAL)	ARCH4	1.50	2.10	04
A (RESIDENCE OF LALIT MOHAN AGARWAL)	ARCH4	1.50	2.40	02
A (RESIDENCE OF LALIT MOHAN AGARWAL)	ARCH1	1.80	2.10	02
A (RESIDENCE OF LALIT MOHAN AGARWAL)	ARCH5	1.82	2.40	02

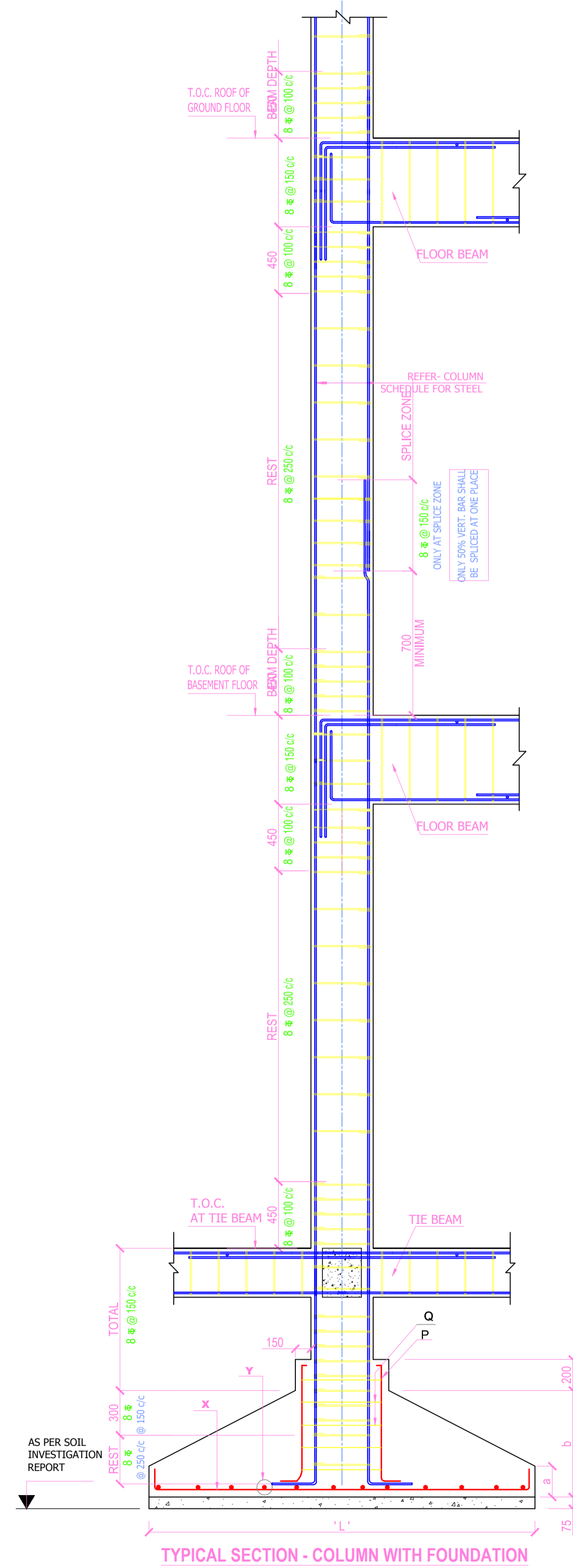
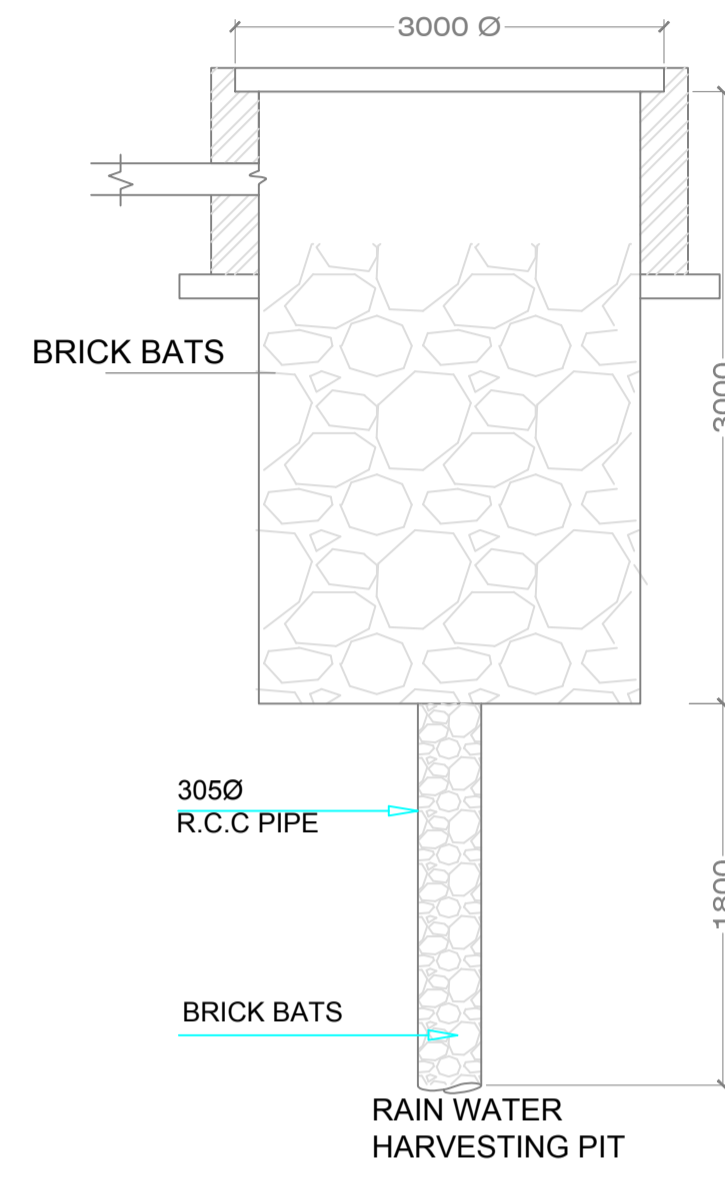
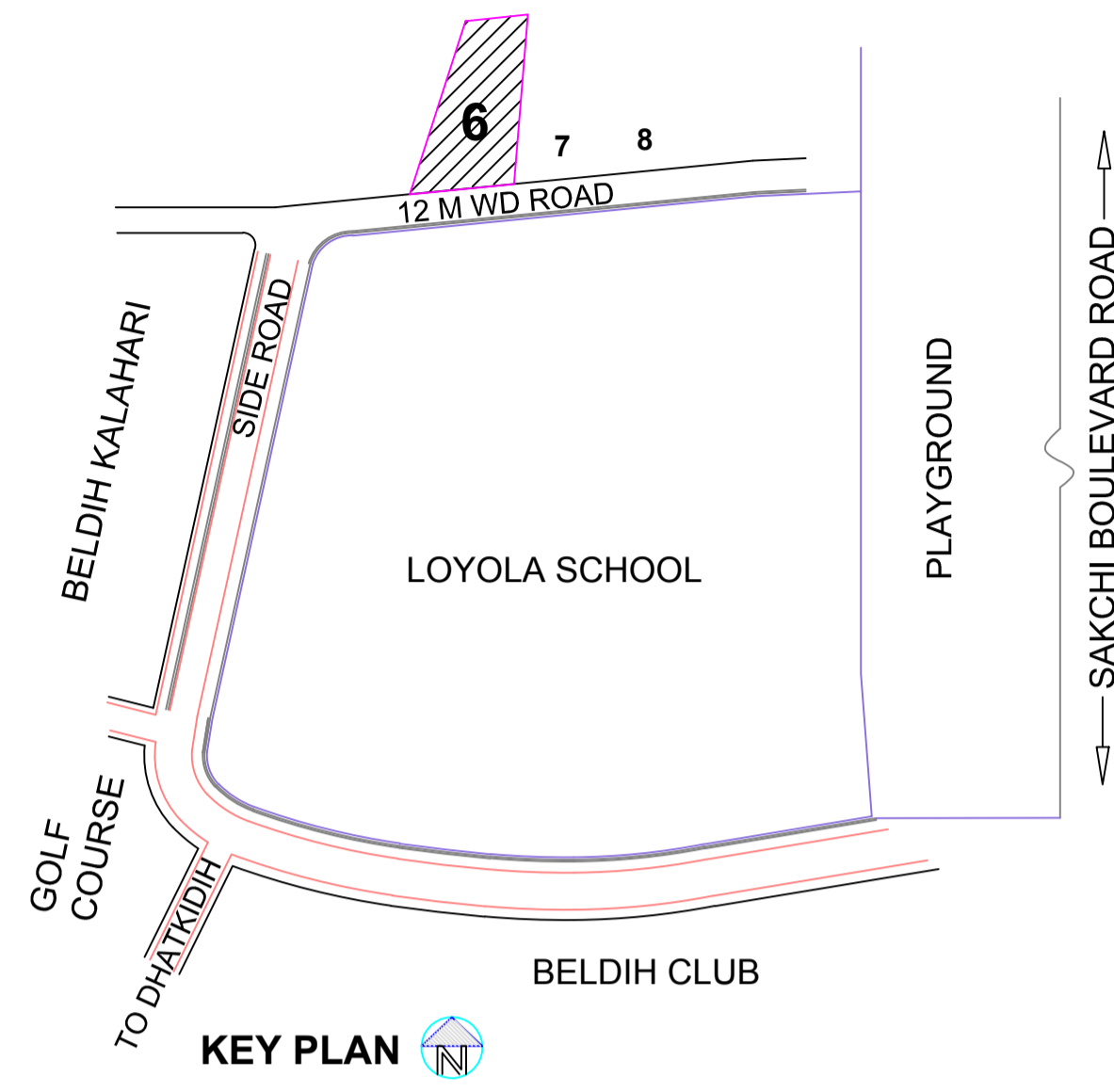
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE OF LALIT MOHAN AGARWAL)	V	0.90	0.90	18
A (RESIDENCE OF LALIT MOHAN AGARWAL)	W5	1.80	1.50	02
A (RESIDENCE OF LALIT MOHAN AGARWAL)	W9	2.30	1.50	02
A (RESIDENCE OF LALIT MOHAN AGARWAL)	W1	2.40	1.50	02
A (RESIDENCE OF LALIT MOHAN AGARWAL)	W7	3.00	1.50	04
A (RESIDENCE OF LALIT MOHAN AGARWAL)	W14	3.00	2.40	08
A (RESIDENCE OF LALIT MOHAN AGARWAL)	W2	3.42	1.50	02
A (RESIDENCE OF LALIT MOHAN AGARWAL)	W13	3.60	1.50	02
A (RESIDENCE OF LALIT MOHAN AGARWAL)	W10	3.60	1.50	04
A (RESIDENCE OF LALIT MOHAN AGARWAL)	W4	3.90	1.50	08
A (RESIDENCE OF LALIT MOHAN AGARWAL)	W8	4.40	1.50	02
A (RESIDENCE OF LALIT MOHAN AGARWAL)	W3	4.43	1.50	02
A (RESIDENCE OF LALIT MOHAN AGARWAL)	W11	4.80	1.50	02
A (RESIDENCE OF LALIT MOHAN AGARWAL)	W6	4.90	1.50	02
A (RESIDENCE OF LALIT MOHAN AGARWAL)	W12	5.40	1.50	02

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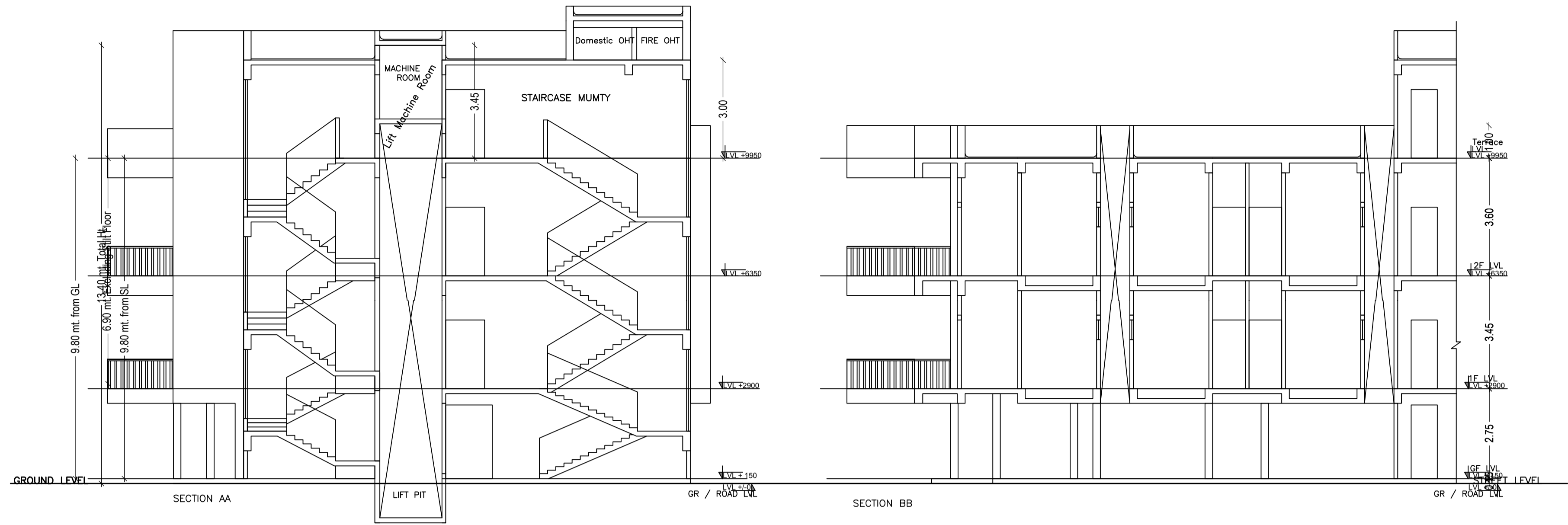
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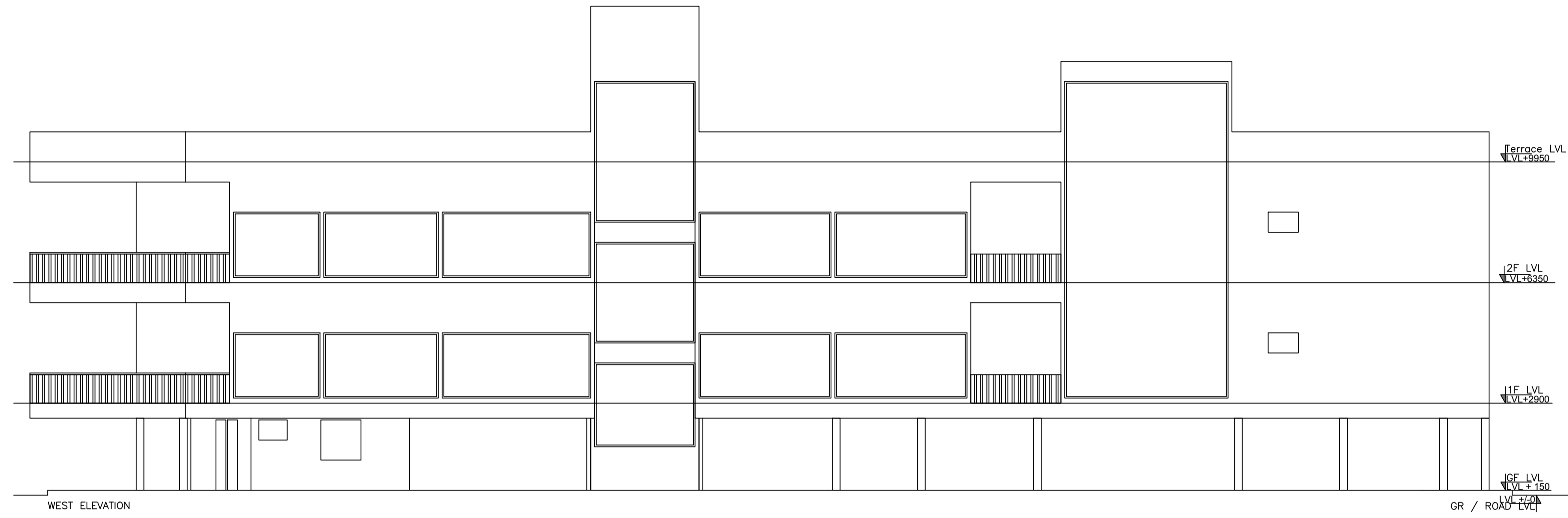
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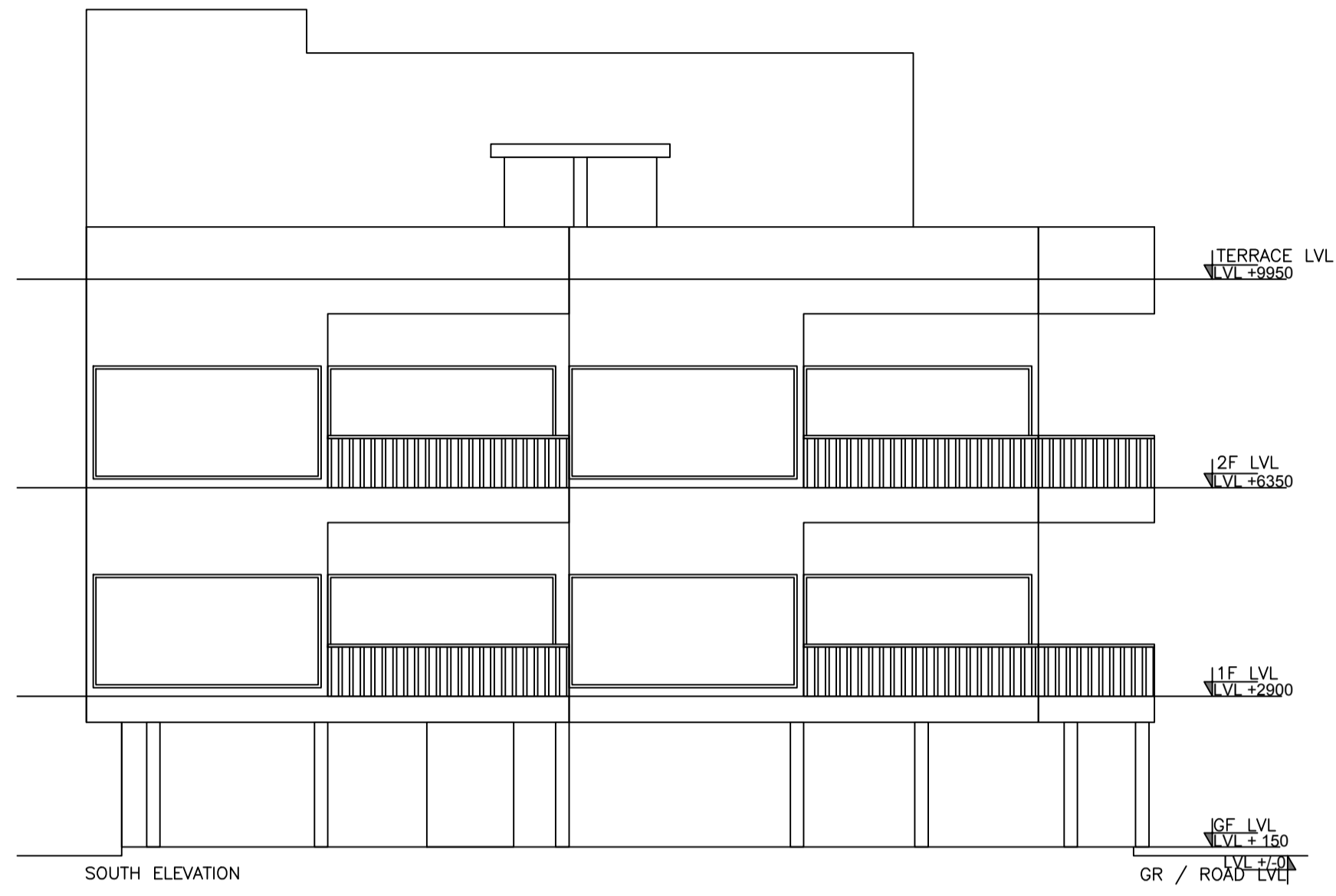
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