

Proposal Basic Information	
Proposal File No.	JNAC/BP/0025/W6/2019
Owner Name	SRI NAVEEN SINGH AND SRI DHARAMVEER BHADORIA AND SRI VINAYAK SINGH
Khata No	02
Plot No	259,260
Village Name	BELDIH
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

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.)
					Lift	Accessory Use	Parking					
A (NAVIN SINGH AND OTHERS)	1	2142.10	43.48	2098.62	7.06	15.49	615.21	1391.40	65.93	1460.86	1460.86	08
Grand Total	1	2142.10	43.48	2098.62	7.06	15.49	615.21	1391.40	65.93	1460.86	1460.86	08

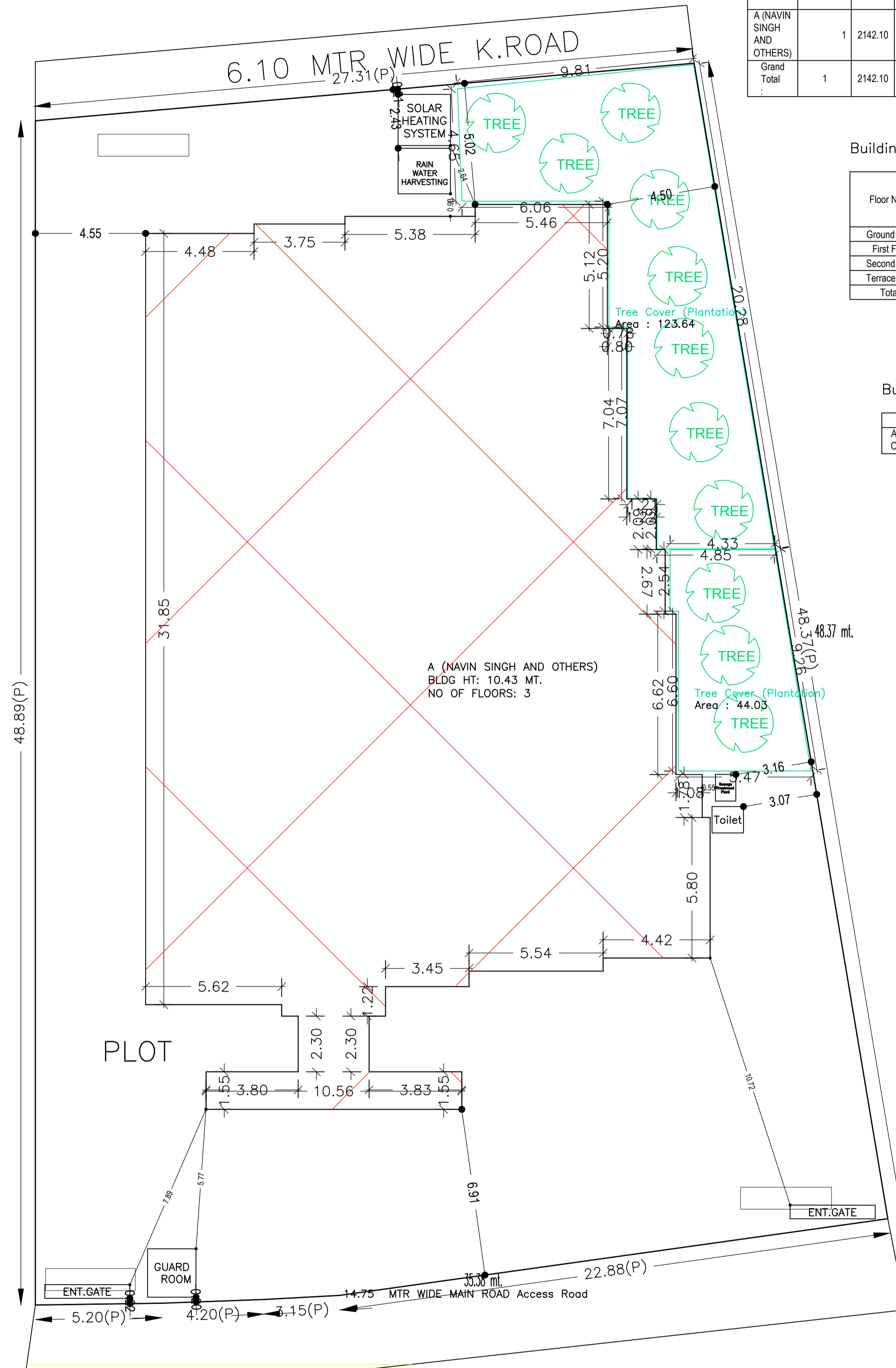
AREA STATEMENT		VERSION NO.: 1.0.38
JAMSHEDPUR NAC		VERSION DATE: 29/04/2019
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious/Structure: NA	
Invend. No: JNAC/BP/0025/W6/2019	Plot/SubPlot No: 259,260	
Application Type: General Proposal	North: Plot No. - COMPANY'S VACANT LAND	
Project Type: Building Permission	South: Road Width - COMPANY'S ROAD	
Nature of Development: New	East: Survey No. - COMPANY'S HOLDING NO.-15	
Location of Development Area: Old Area	West: Survey No. - COMPANY'S HOLDING NO.-13	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 1535.15
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1535.15
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		167.67
Total		167.67
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1367.48
NET AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1535.15
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	1535.15
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		767.58
Proposed Coverage Area (45.61 %)		700.16
Total Prop. Coverage Area (45.61 %)		700.16
Balance coverage area (4.39 %)		67.42
FAR CHECK		
Perm. FAR Area (2.50)		3837.88
Total Perm. FAR area		3837.88
Residential FAR		1391.39
Proposed FAR Area		1460.85
Total Proposed FAR Area		1460.85
Consumed FAR (Factor)		0.95
Balance FAR Area		2377.03
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2098.62
ARCHITECT (Regd)	Atul Saraf	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SRI NAVEEN SINGH AND SRI DHARAMVEER BHADORIA AND SRI VINAYAK SINGH	
DEVELOPMENT AUTHORITY		LOCAL BODY

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	A (NAVIN SINGH AND OTHERS)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	700.16	69.46	700.16	69.46
First Floor	696.31	692.78	696.31	692.78
Second Floor	702.15	698.62	702.15	698.62
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2098.62	1460.86	2098.62	1460.86

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (NAVIN SINGH AND OTHERS)	Residential	Residential Bldg/Apartment	Non-Highrise



SITE PLAN

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)	Orange

Required Parking(Table 7a)

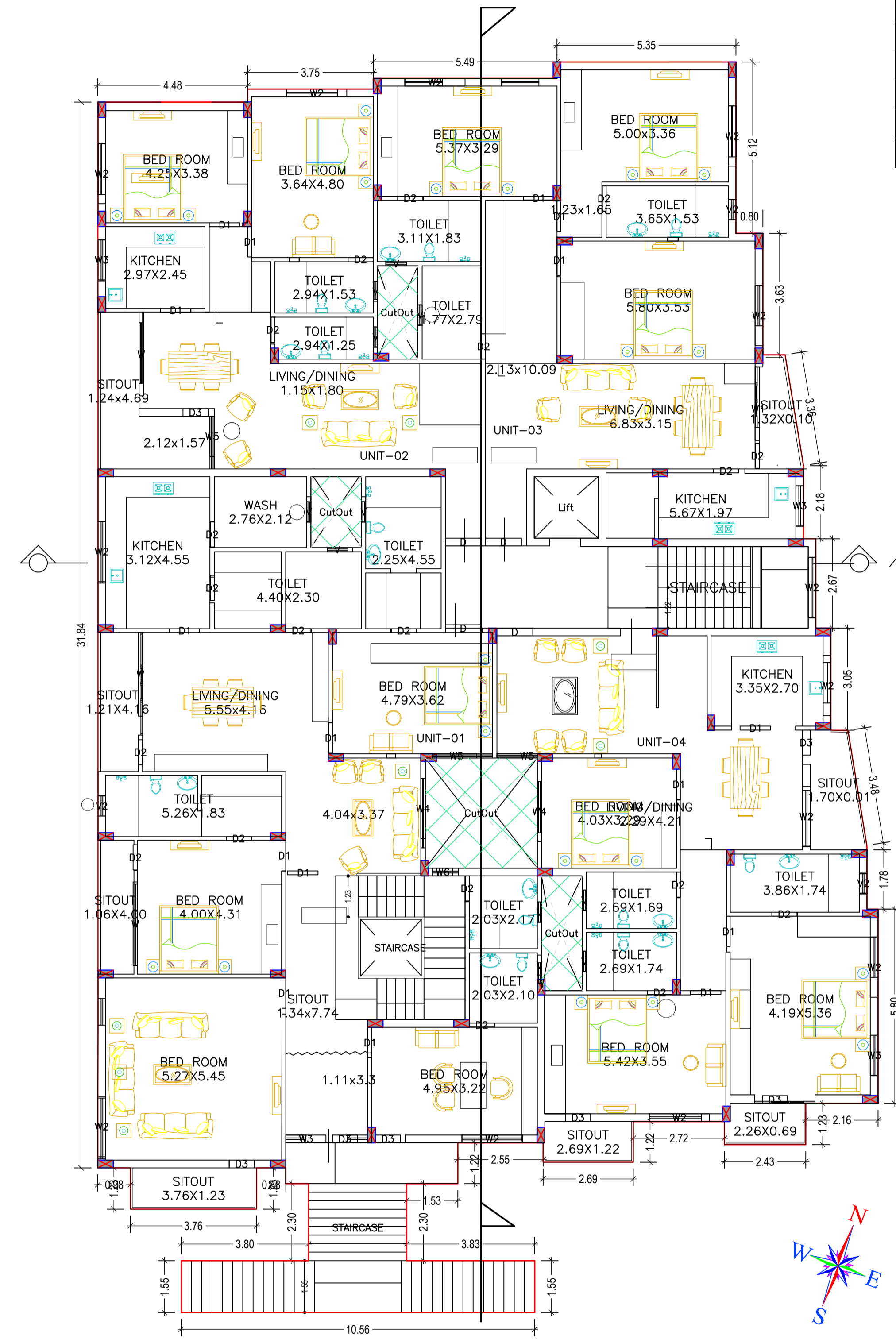
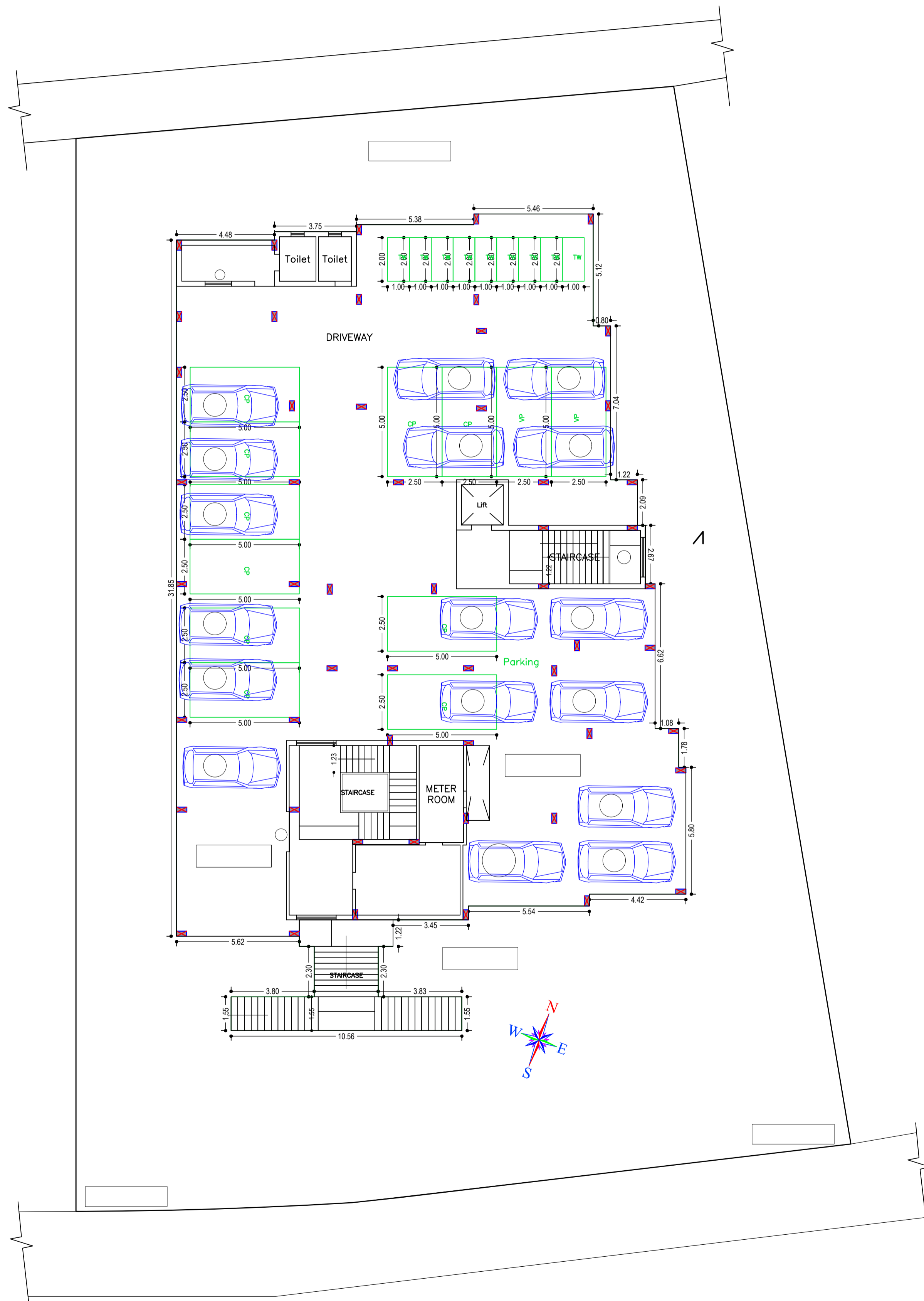
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (NAVIN SINGH AND OTHERS)	Residential	Residential Bldg/Apartment	>0	1	8.00	1.00	8	-	-	-	-
			>0	1	8.00	-	-	-	-	1	8
			>0	1	8.00	-	-	1	1	-	-
Total :			-	-	-	-	8	10	-	1	2

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	10	125.00
Total Car	8	100.00	10	125.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	1	12.50	2	25.00
TwoWheeler	-	-	9	18.00
Total TwoWheeler	8	16.00	9	18.00
Other Parking	-	-	-	447.21
Total		128.50		658.21

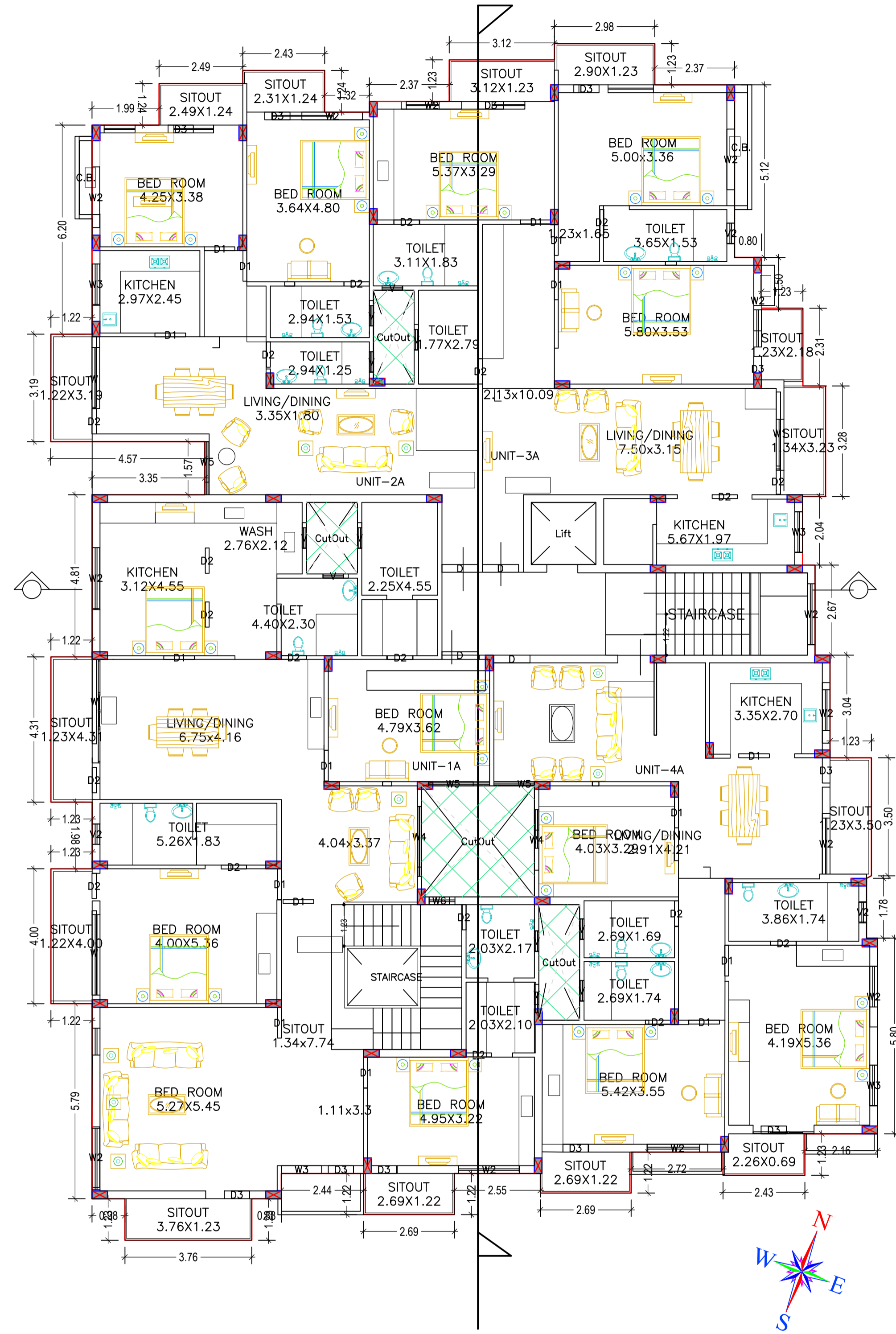
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Atul Saraf JNAC/ARC/0021/2017			

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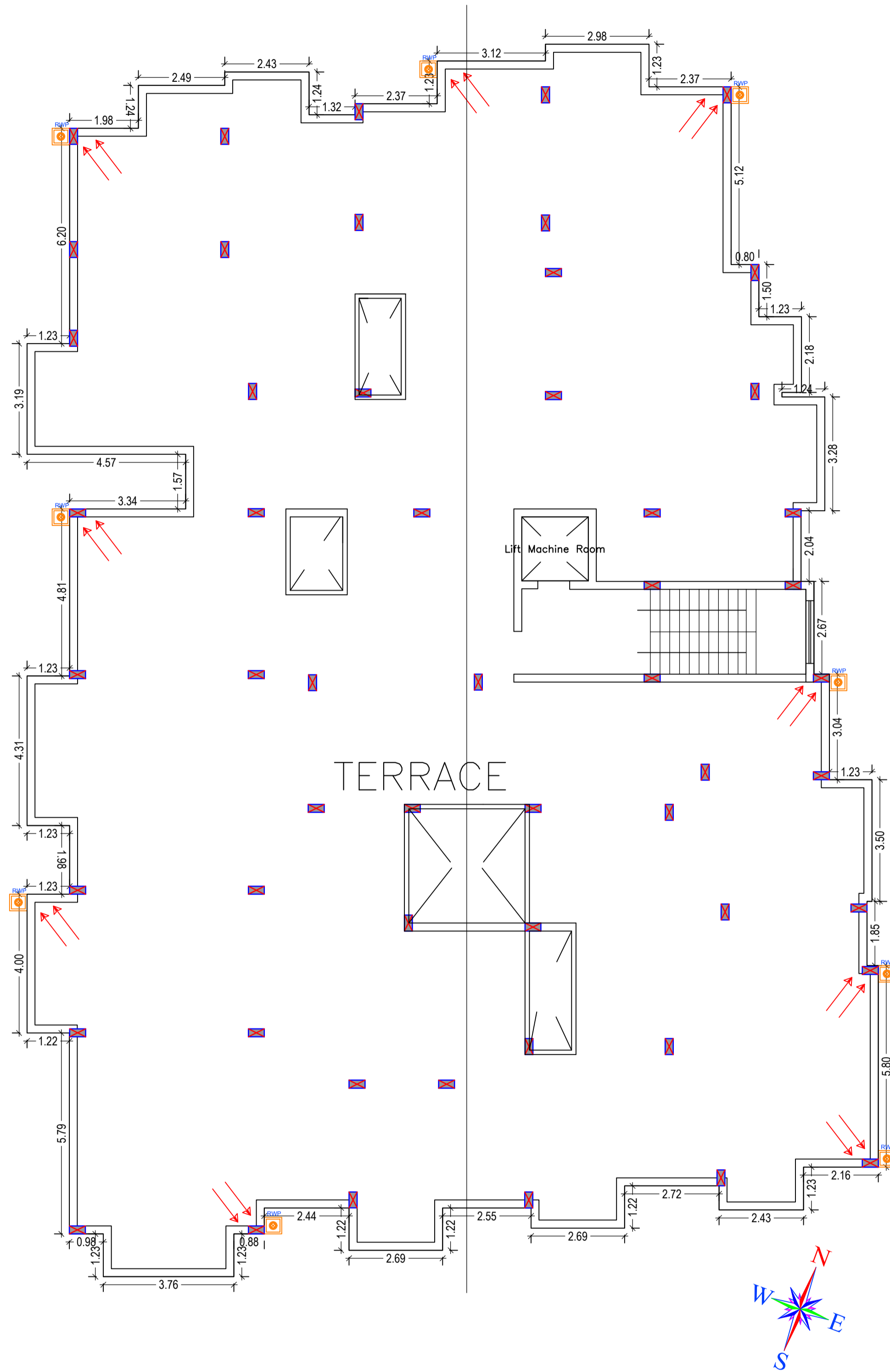


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SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

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Building :A (NAVIN SINGH AND OTHERS)

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.)	Tmmt (No.)
		Cutout			Lift	Accessory Use	Parking					
Ground Floor	700.16	0.00		700.16	0.00	15.49	615.21	0.00	65.93	69.46	69.46	00
First Floor	718.05	21.74	696.31	3.53	0.00	0.00	692.78	0.00	692.78	692.78	692.78	04
Second Floor	723.89	21.74	702.15	3.53	0.00	0.00	698.62	0.00	698.62	698.62	698.62	04
Fence Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2142.10	43.48	2098.62	7.06	15.49	615.21	1391.40	65.93	1460.86	1460.86	1460.86	08
Total Number of Same Buildings :	1											
Total :	2142.10	43.48	2098.62	7.06	15.49	615.21	1391.40	65.93	1460.86	1460.86	1460.86	08

UnitBUA Table for Building :A (NAVIN SINGH AND OTHERS)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	UNIT-01	FLAT	211.21	211.17	16	4
	UNIT-02	FLAT	100.77	100.73	7	
	UNIT-03	FLAT	131.76	131.72	9	
	UNIT-04	FLAT	138.66	138.63	11	
SECOND FLOOR PLAN	UNIT-1A	FLAT	225.28	225.24	17	4
	UNIT-2A	FLAT	105.62	105.58	9	
	UNIT-3A	FLAT	146.90	146.87	12	
	UNIT-4A	FLAT	140.17	140.15	11	
Total:	-	-	1200.37	1200.10	92	8

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SCHEDULE OF DOOR:

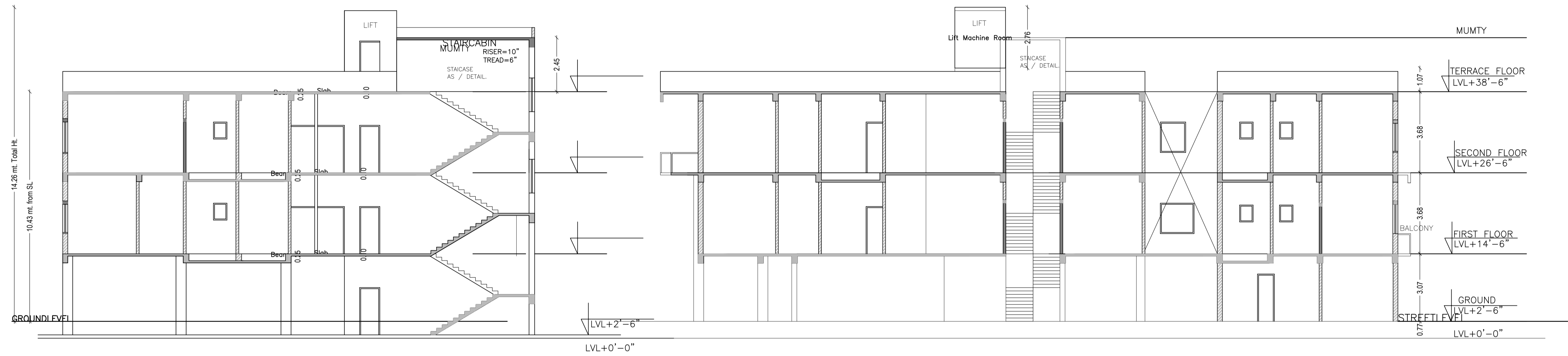
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (NAVIN SINGH AND OTHERS)	D3	0.75	2.13	18
A (NAVIN SINGH AND OTHERS)	D2	0.75	2.13	39
A (NAVIN SINGH AND OTHERS)	D1	0.91	2.13	32
A (NAVIN SINGH AND OTHERS)	D	1.07	2.13	08

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (NAVIN SINGH AND OTHERS)	V2	0.60	2.70	06
A (NAVIN SINGH AND OTHERS)	V	0.60	2.70	14
A (NAVIN SINGH AND OTHERS)	V	0.75	2.70	08
A (NAVIN SINGH AND OTHERS)	W5	1.20	2.80	06
A (NAVIN SINGH AND OTHERS)	W3	1.20	2.80	08
A (NAVIN SINGH AND OTHERS)	W4	1.80	2.80	04
A (NAVIN SINGH AND OTHERS)	W2	1.80	2.80	24
A (NAVIN SINGH AND OTHERS)	W	2.10	2.80	01
A (NAVIN SINGH AND OTHERS)	W1	2.20	2.80	02
A (NAVIN SINGH AND OTHERS)	W	2.50	2.80	05

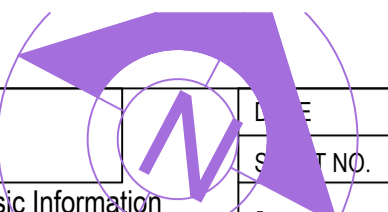
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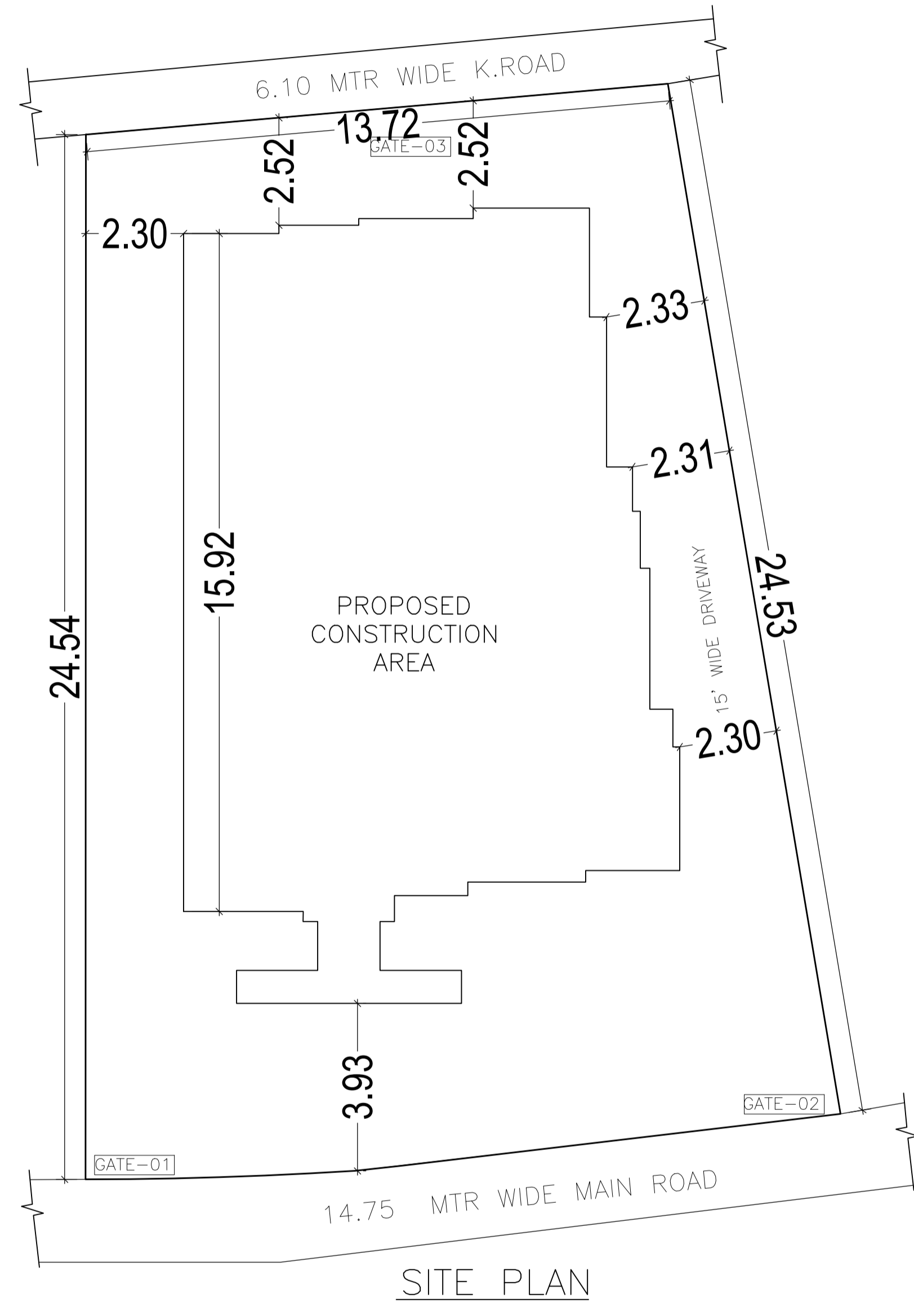


SECTION A-A'

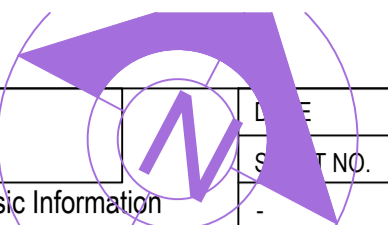
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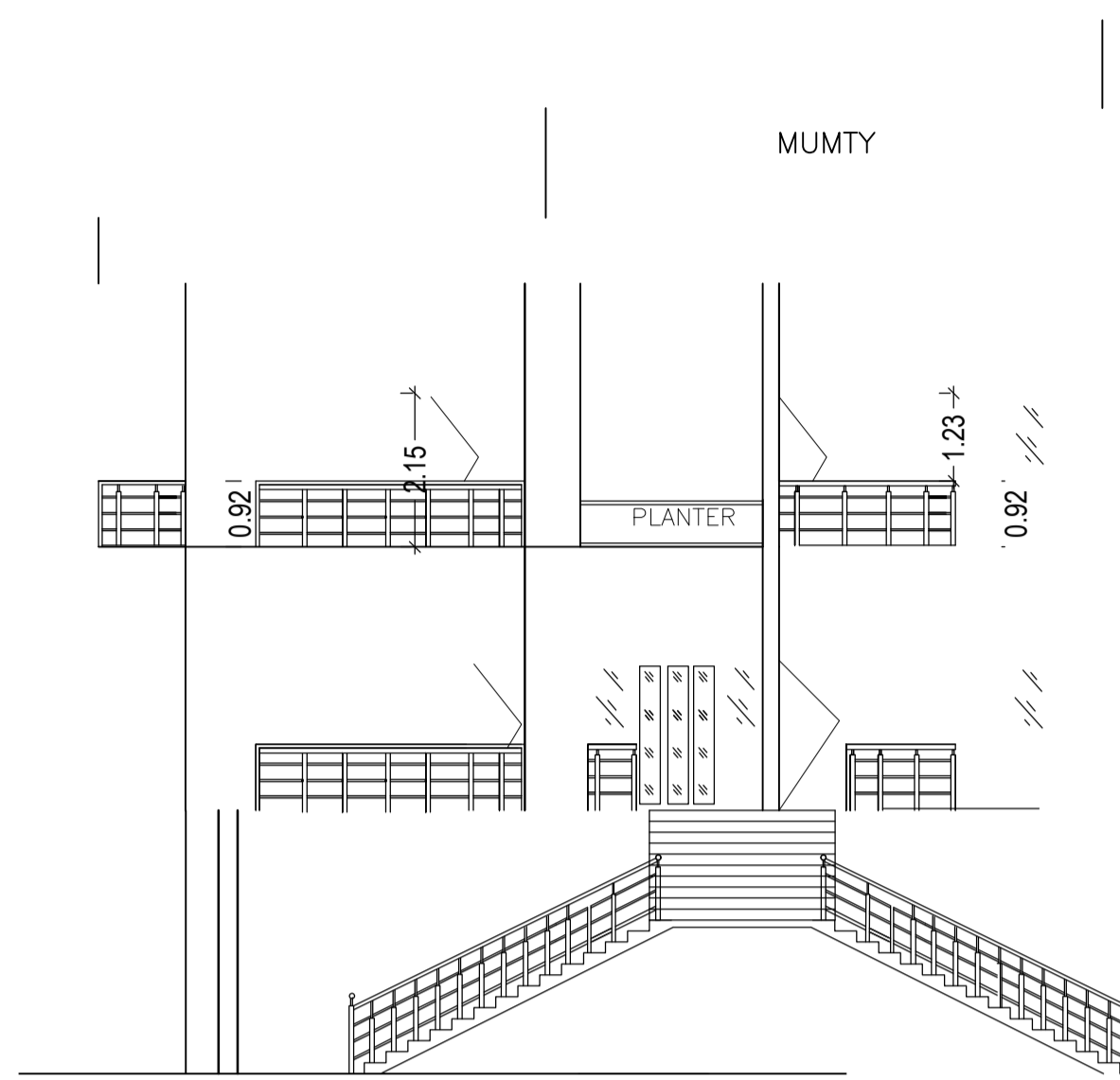


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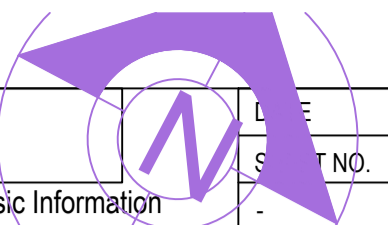
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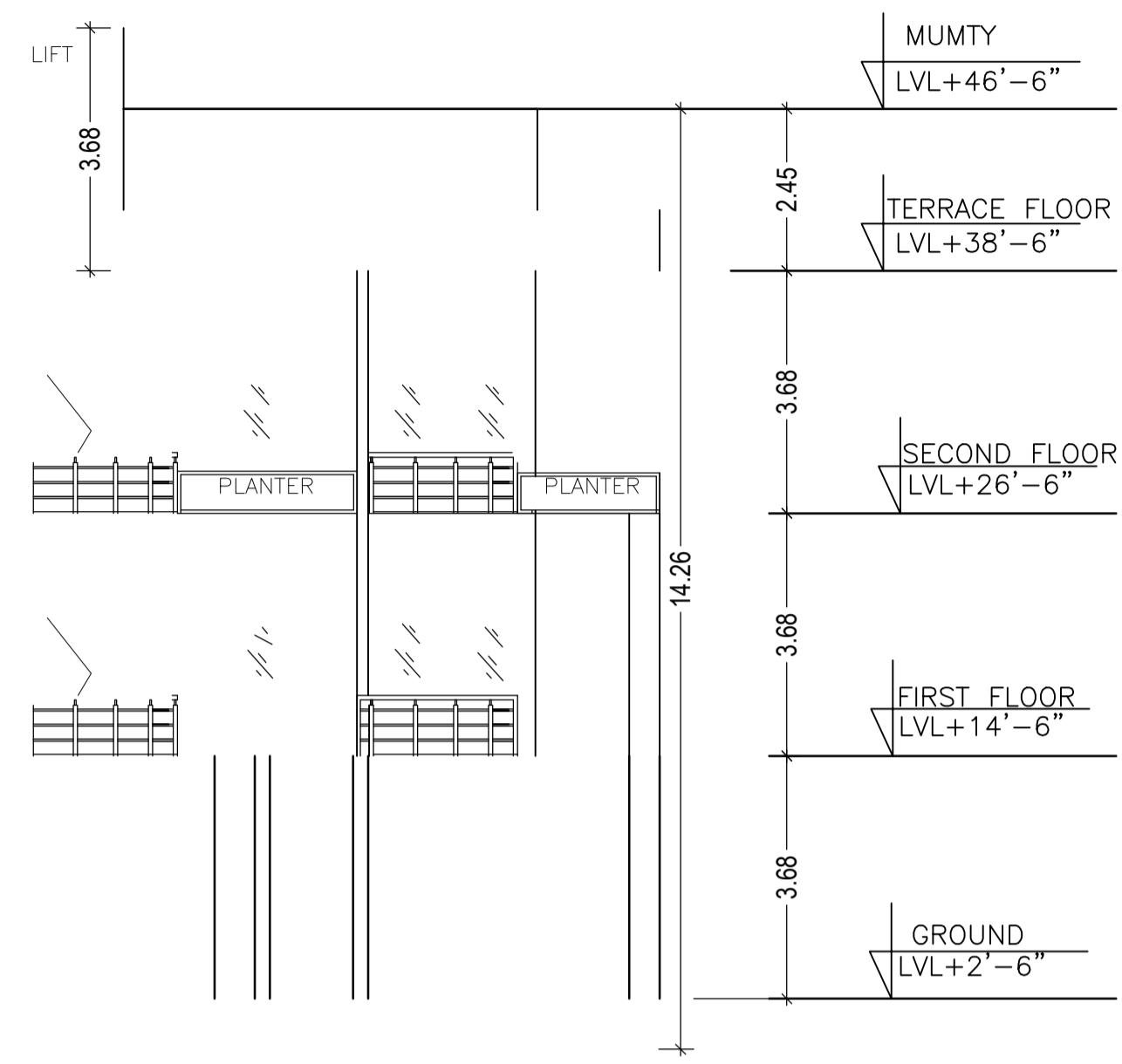


01 ELEVATION
SCALE: NTS

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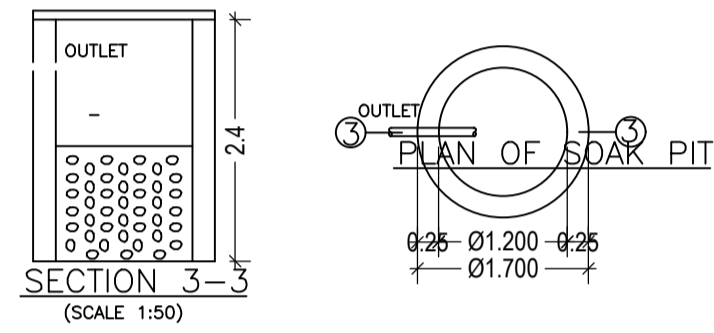
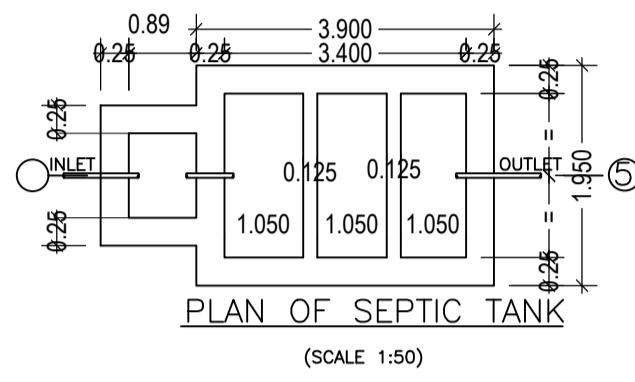
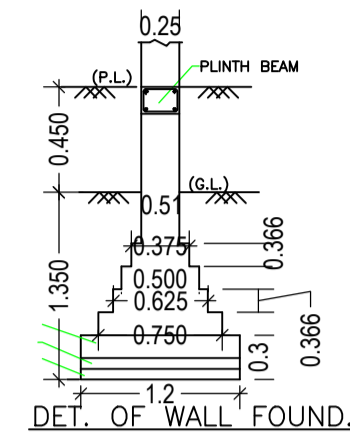
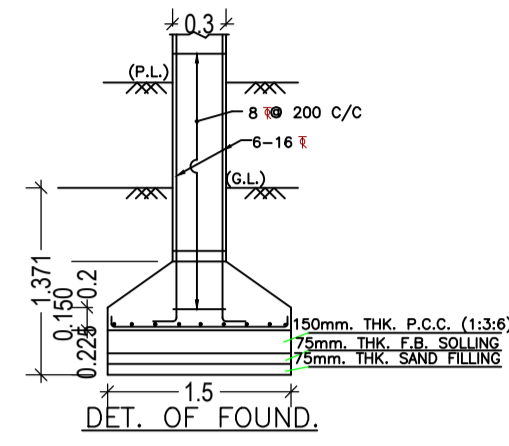
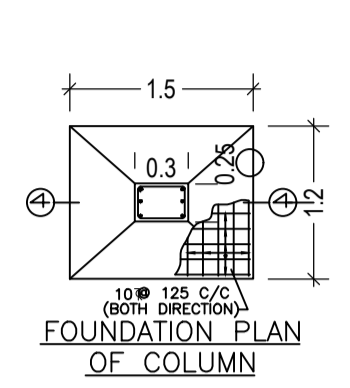
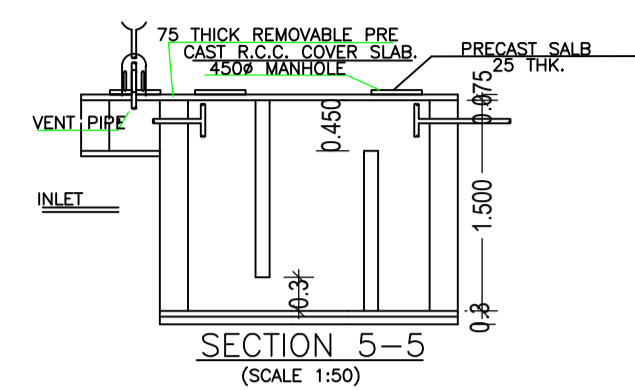


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