

Project Title :VISHAL BUILDERS & DEVELOPERS



DATE	31-05-2023
SHEET NO.	1

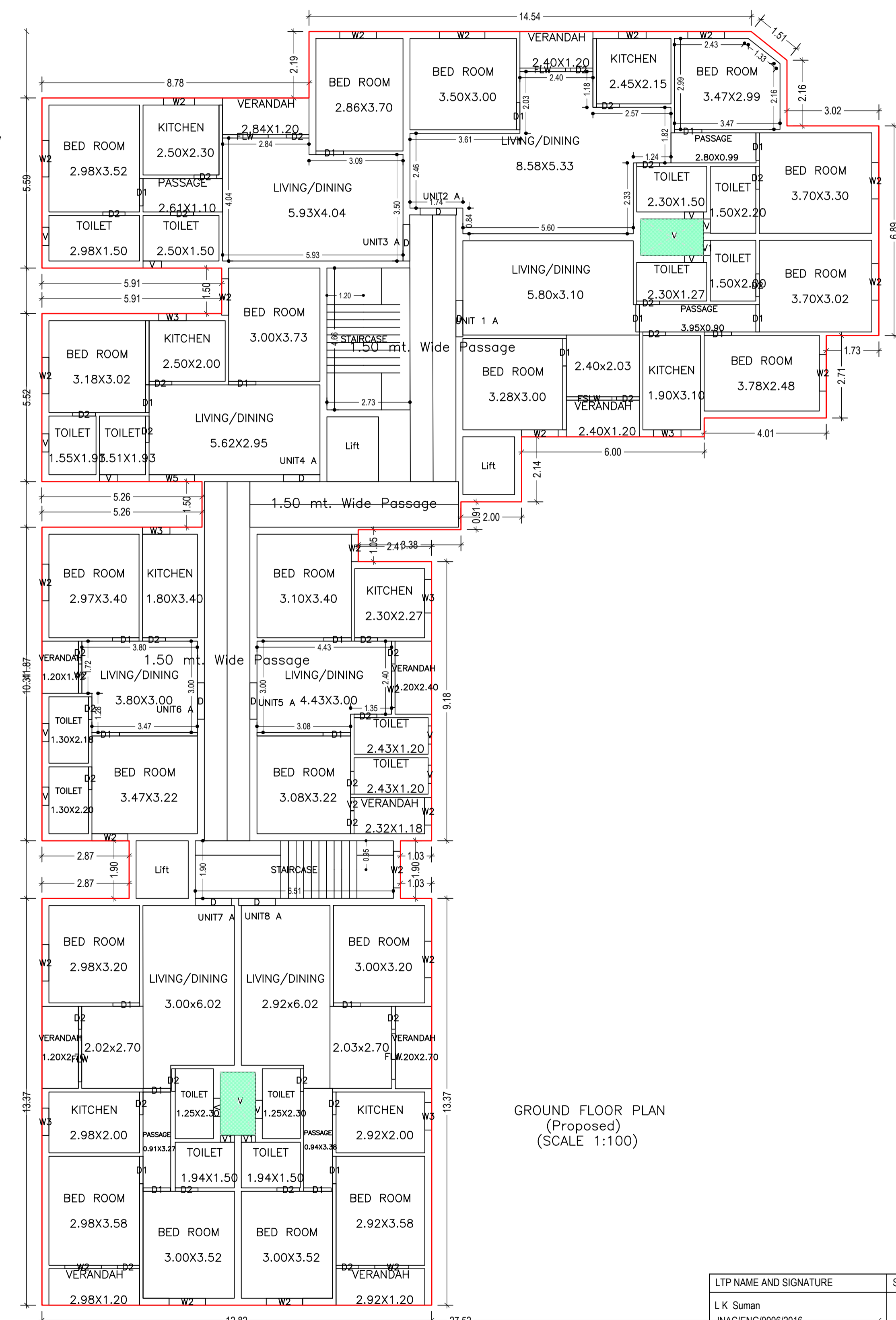
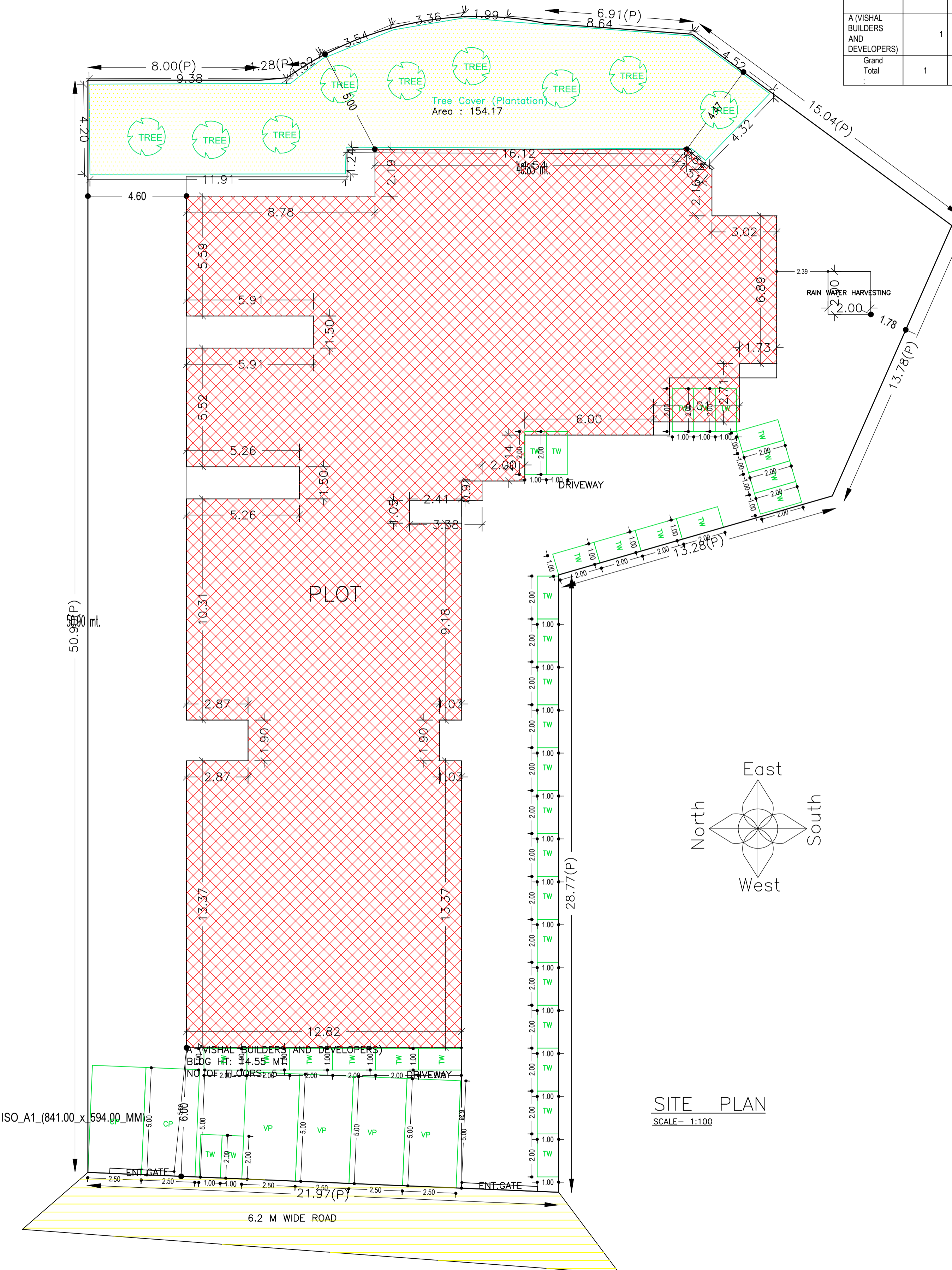
Proposal Basic Information	
Proposal File No.	JNAC/BP/0131/W17/2019
Owner Name	Vishal Builders and Developers
Khata No	13
Plot No	4777
Village Name	MOHARDA
Use	Residential
SubUse	Residential Bldg/Apartment

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.)
			Lift	Void	Parking					
A (VISHAL BUILDERS AND DEVELOPERS)	1	4077.44	50.18	24.30	665.76	3313.41	23.80	3337.21	3337.21	40
Grand Total	1	4077.44	50.18	24.30	665.76	3313.41	23.80	3337.21	3337.21	40

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 (VISHAL BUILDERS AND DEVELOPERS)	Residential	Residential Bldg/Apartment	> 0	1	40.00	-	-	-	-	-	-
			> 0	1	40.00	-	-	-	-	1	40
Total :			-	-	-	-	-	40	40	4	42



AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.66	SQ.MT.
PROJECT DETAIL:	VERSION DATE: 16/10/2020	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGBHIHUM	Plot SubUse: Residential Bldg/Apartment	
Authority: JAMSHEDPUR NAC	PlotNearby/Religious/Structure: NA	
Inward No. JNAC/BP/0131/W17/2019	PlotSubPlot No: 4777	
Application Type: General Proposal	North: Plot No. - 999	
Project Type: Building Permission	South: Plot No. - 949 & 995	
Nature of Development: New	East: Plot No. - 989 (P), 991	
Location of Development Area: Old Area	West: Plot No. - 995	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	1486.90
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1486.90
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		154.17
Total		154.17
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1332.72
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	1486.90
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	1486.90
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		743.45
Proposed Coverage Area (45.44 %)		675.63
Total Prop. Coverage Area (45.44 %)		675.63
Balance coverage area (4.56 %)		67.82
FAR CHECK		
Perm. FAR Area (2.500)		3717.25
Total Perm. FAR area		3717.25
Residential FAR		3313.40
Proposed FAR Area		3337.20
Total Proposed FAR Area		3337.20
Consumed FAR (Factor)		2.24
Balance FAR Area		380.05
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		4077.44
ARCHITECT (Regd)	L K Suman	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	Vishal Builders and Developers	
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)	White

Floor Name	Building Name		Total	
	A (VISHAL BUILDERS AND DEVELOPERS)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)
Basement Floor	699.29	23.80	699.29	23.80
Ground Floor	675.63	670.77	675.63	670.77
First Floor	675.63	660.66	675.63	660.66
Second Floor	675.63	660.66	675.63	660.66
Third Floor	675.63	660.66	675.63	660.66
Fourth Floor	675.63	660.66	675.63	660.66
Terrace Floor	0.00	0.00	0.00	0.00
Total :	4077.44	3337.21	4077.44	3337.21

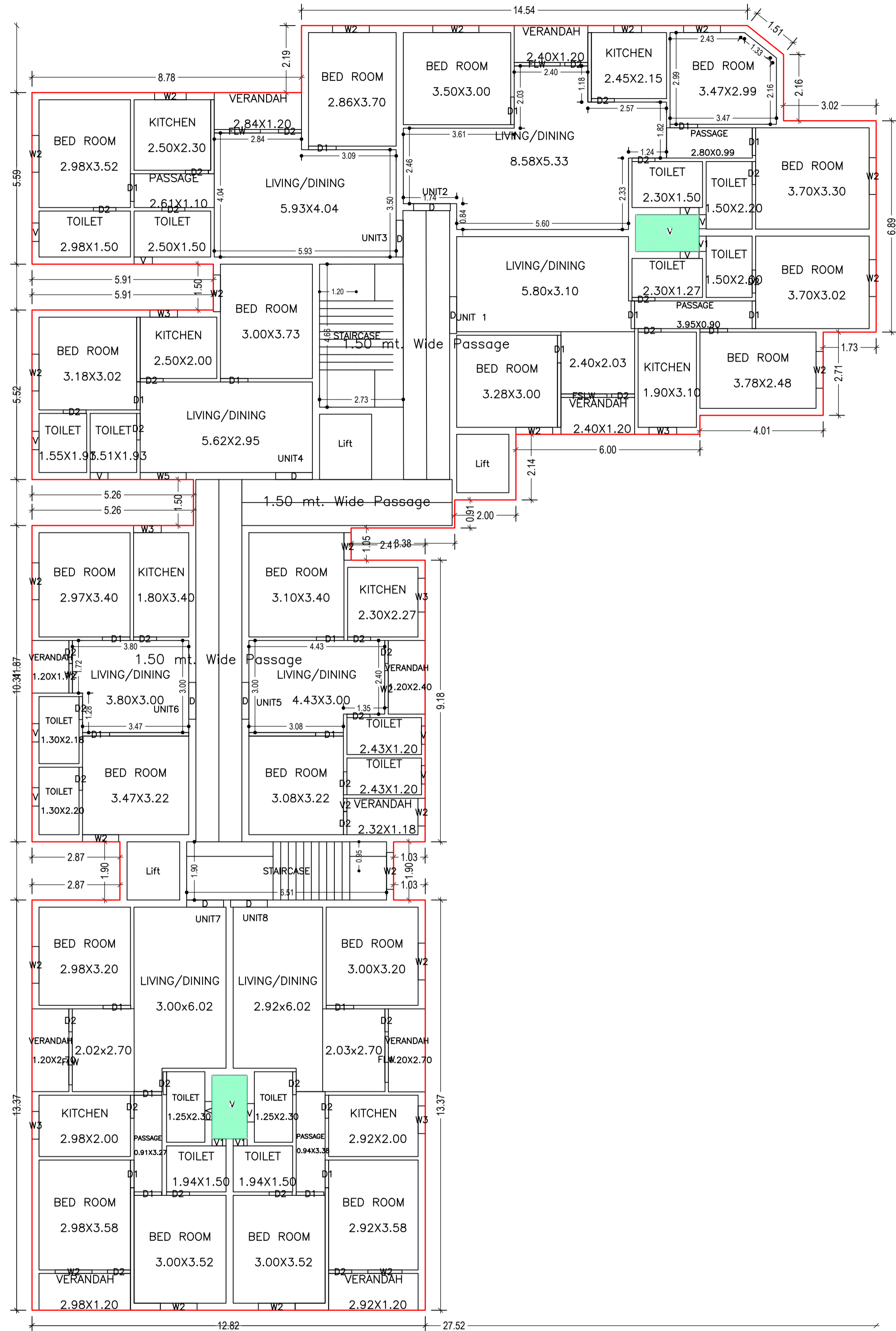
Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (VISHAL BUILDERS AND DEVELOPERS)	Residential	Residential Bldg/Apartment	Non-Highrise

Parking Check (Table 7b)				
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	40	500.02
Total Car	40	500.00	40	500.02
Visitor's Car Parking	-	-	4	50.00
Total Visitor Parking	4	50.00	4	50.00
TwoWheeler	-	-	42	84.00
Total TwoWheeler	40	80.00	42	84.00
Other Parking	-	-	-	176.74
Total		630.00		894.76

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
L K Suman JNAC/ENG/0006/2016			



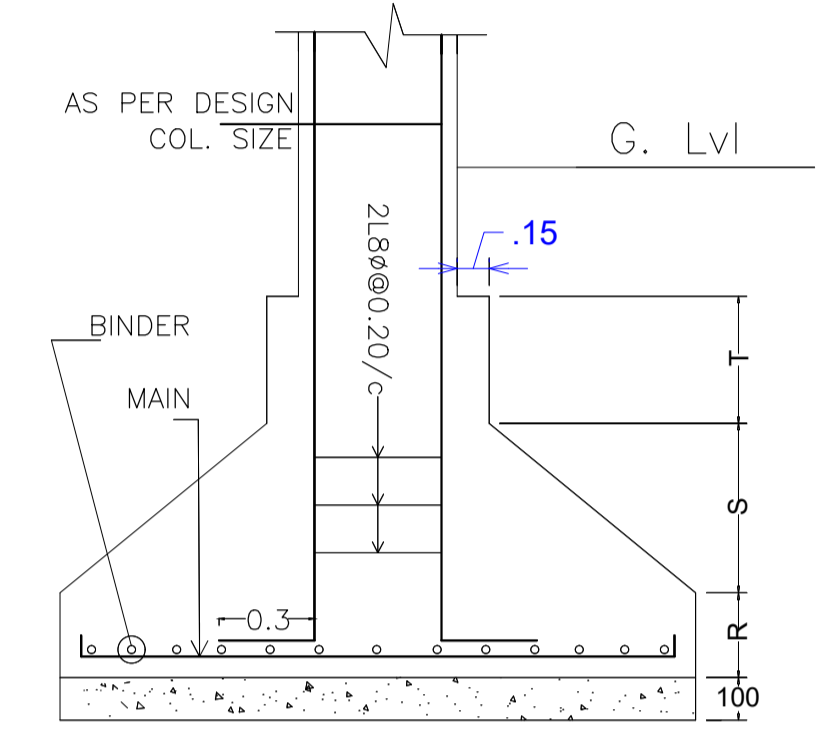
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TYPICAL - 1, 2, 3& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



FRONT ELEVATION
SCALE-- 1:100



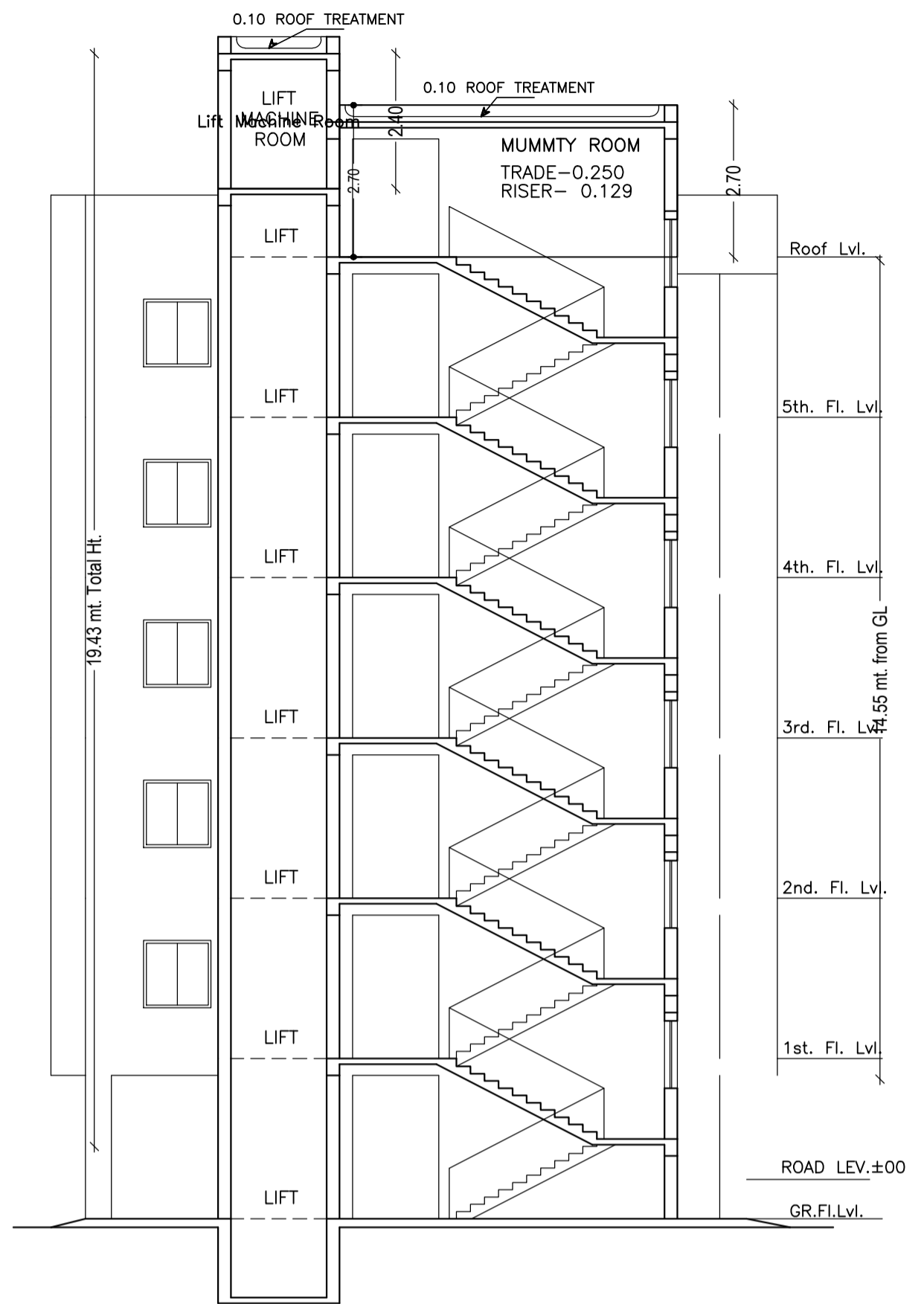
DETAIL OF COLUMN & FOOTING



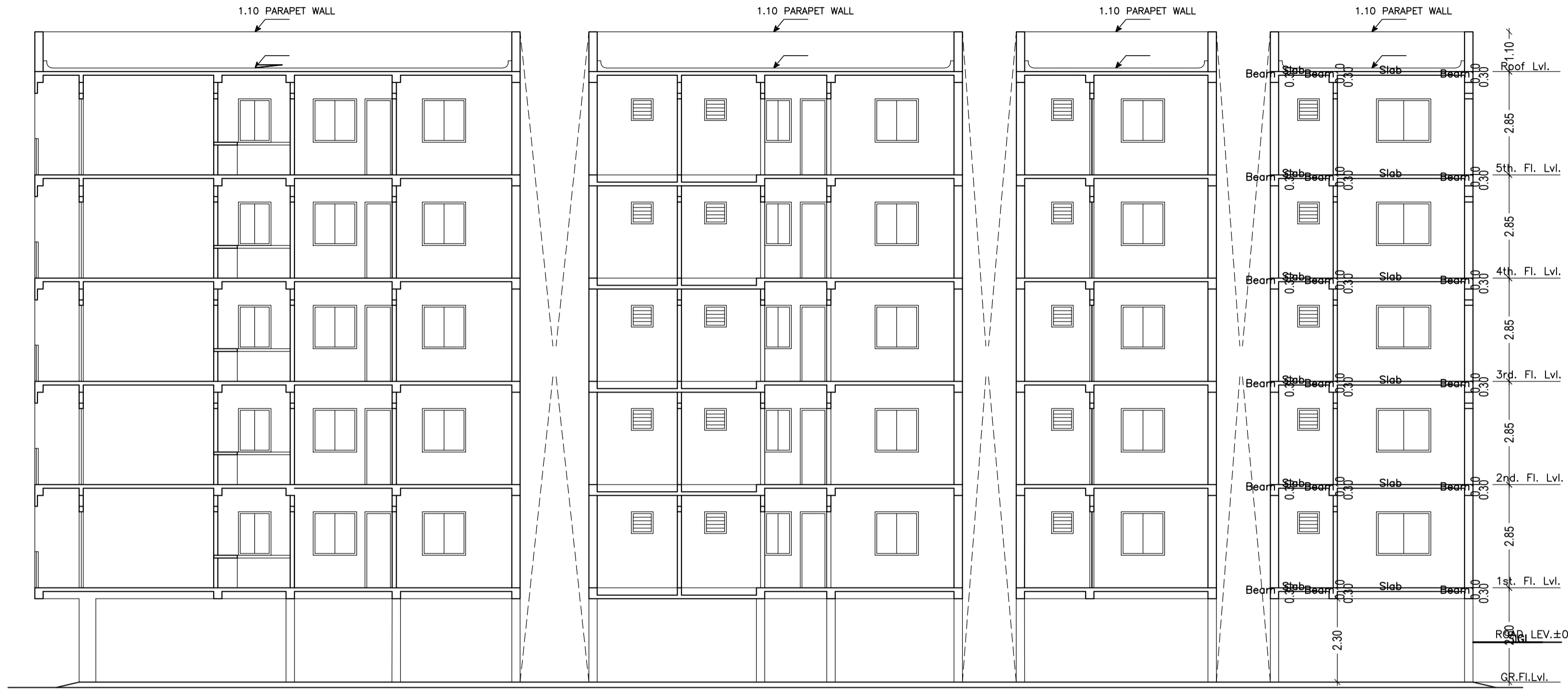
SIDE-A ELEVATION
SCALE-- 1:100

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L K Suman JNAC/ENG/0006/2016			

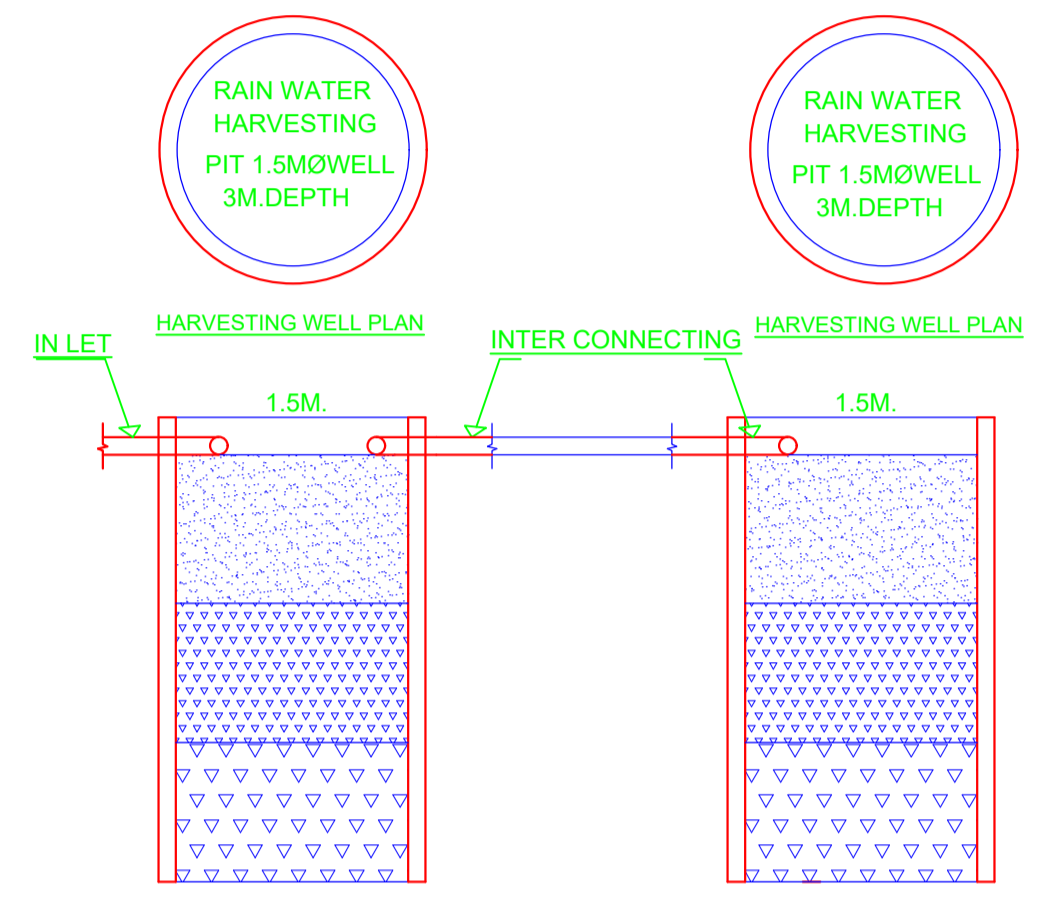
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SCALE- 1:100



SECTION Y-Y
SCALE- 1:100



HARVESTING WELL SECTION

UnitBUA Table for Building :A (VISHAL BUILDERS AND DEVELOPERS)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	UNIT 1 A	FLAT	74.42	74.18	9	8
	UNIT2 A	FLAT	84.84	84.58	9	
	UNIT3 A	FLAT	66.68	66.39	8	
	UNIT4 A	FLAT	50.31	50.07	6	
	UNIT5 A	FLAT	52.68	52.43	8	
	UNIT6 A	FLAT	48.44	48.14	7	
	UNIT7 A	FLAT	78.97	78.31	10	
	UNIT8 A	FLAT	78.14	77.45	10	
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	UNIT 1	FLAT	74.42	74.18	9	32
	UNIT2	FLAT	84.84	84.58	9	
	UNIT3	FLAT	66.68	66.39	8	
	UNIT4	FLAT	50.31	50.07	6	
	UNIT5	FLAT	52.68	52.43	8	
	UNIT6	FLAT	48.44	48.14	7	
	UNIT7	FLAT	78.97	78.31	10	
	UNIT8	FLAT	78.14	77.45	10	
Total:	-	-	2672.34	2657.75	335	40

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
L K Suman JNAC/ENG/0006/2016			