

AREA STATEMENT	VERSION NO: 1.0.43		
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	PlotNearby/ReligiousStructure: NA		
Inward_No: JNAC/BP/0120/W3/2019	Plot/SubPlot No: 232(P)		
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)	SQ.MT.	74.28
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		74.28
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot		8.36	
Total		8.36	
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		65.93
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		74.28
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)		74.28
COVERAGE CHECK			
Permissible Coverage area (70.00 %)			52.00
Proposed Coverage Area (60.51 %)			44.95
Total Prop. Coverage Area (60.51 %)			44.95
Balance coverage area (9.49 %)			7.05
FAR CHECK			
Perm. FAR Area (1.50)			111.42
Total Perm. FAR area			111.42
Residential FAR			89.89
Proposed FAR Area			101.42
Total Proposed FAR Area			101.42
Consumed FAR (Factor)			1.37
Balance FAR Area			10.00
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			134.84
ARCHITECT (Regd)		NIKHIL SHUKLA	
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)		SRI.ABHISHEK SONTHALIA	
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)	Light Blue

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.)
Parking Floor	44.94	11.52	44.94	11.52
First Floor	44.95	44.95	44.95	44.95
Second Floor	44.95	44.95	44.95	44.95
Terrace Floor	0.00	0.00	0.00	0.00
Total :	134.84	101.42	134.84	101.42

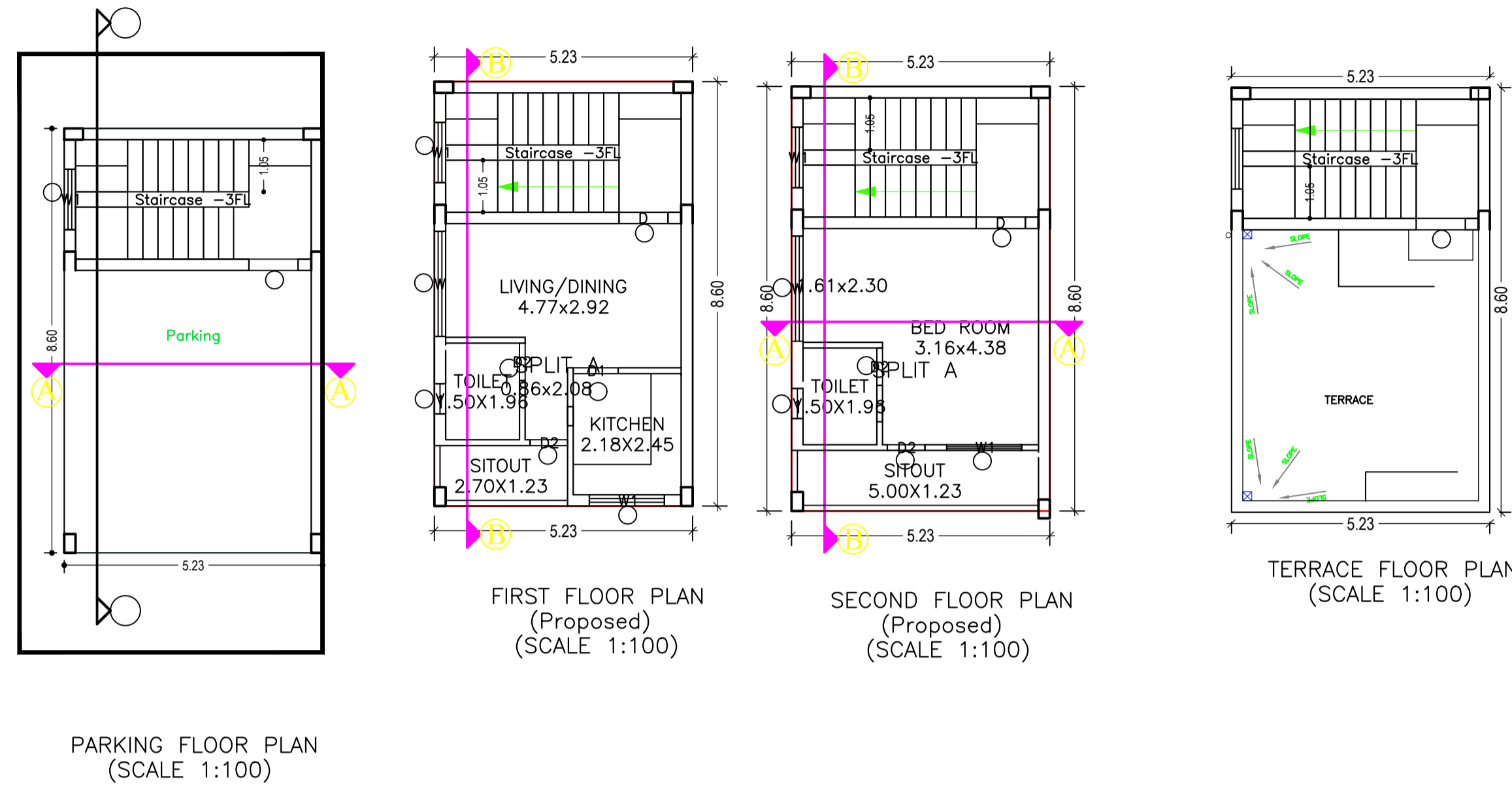
Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (SRI ABHISHEK SONTHALIA)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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 Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
				Parking	Resi.	Stair		
A (SRI ABHISHEK SONTHALIA)	1	134.84	33.42	89.90	11.52	101.42	101.42	01
Grand Total :	1	134.84	33.42	89.90	11.52	101.42	101.42	01

Proposal Basic Information	
Proposal File No.	JNAC/BP/0120/W3/2019
Owner Name	SRI.ABHISHEK SONTHALIA
Khata No	85
Plot No	232(P)
Village Name	Bisthupur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SHUKLA JNAC/ARC/0015/2019			

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Building :A (SRI ABHISHEK SONTHALIA)

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 Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Parking Floor	44.94	33.42	0.00	11.52	11.52	00
	44.95	0.00	44.95	0.00	44.95	01
Second Floor	44.95	0.00	44.95	0.00	44.95	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	134.84	33.42	89.90	11.52	101.42	01
Total Number of Same Buildings	1					
Total :	134.84	33.42	89.90	11.52	101.42	01

SCHEDULE OF DOOR:

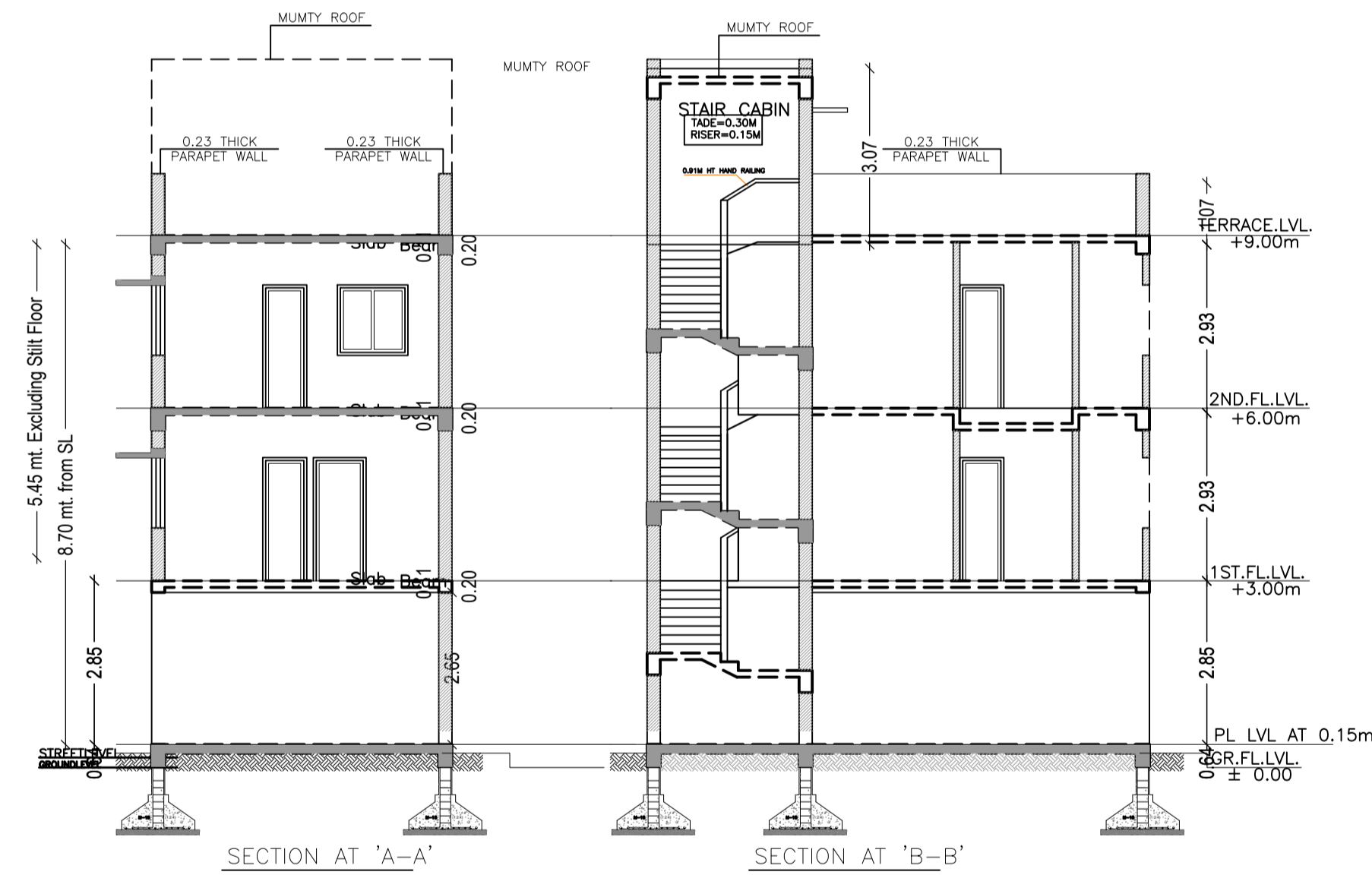
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SRI ABHISHEK SONTHALIA)	D2	0.76	2.13	04
A (SRI ABHISHEK SONTHALIA)	D1	0.91	2.13	01
A (SRI ABHISHEK SONTHALIA)	D	0.99	2.13	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SRI ABHISHEK SONTHALIA)	V	0.61	0.61	02
A (SRI ABHISHEK SONTHALIA)	W1	1.22	1.52	03
A (SRI ABHISHEK SONTHALIA)	W1	1.52	1.52	02
A (SRI ABHISHEK SONTHALIA)	W	2.13	1.52	02

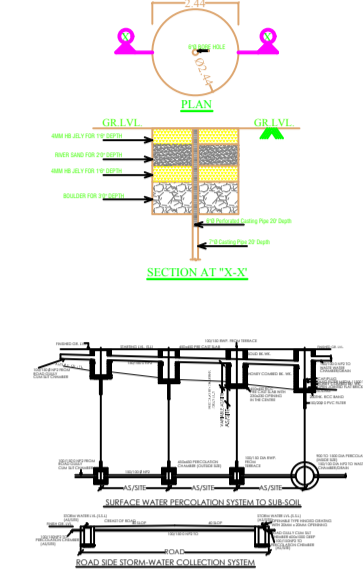
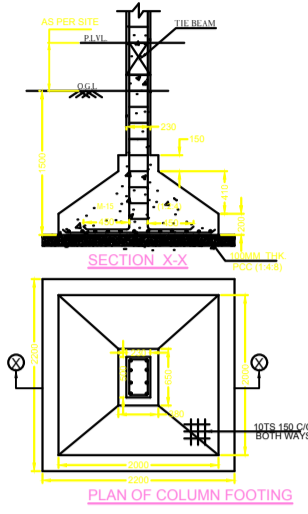
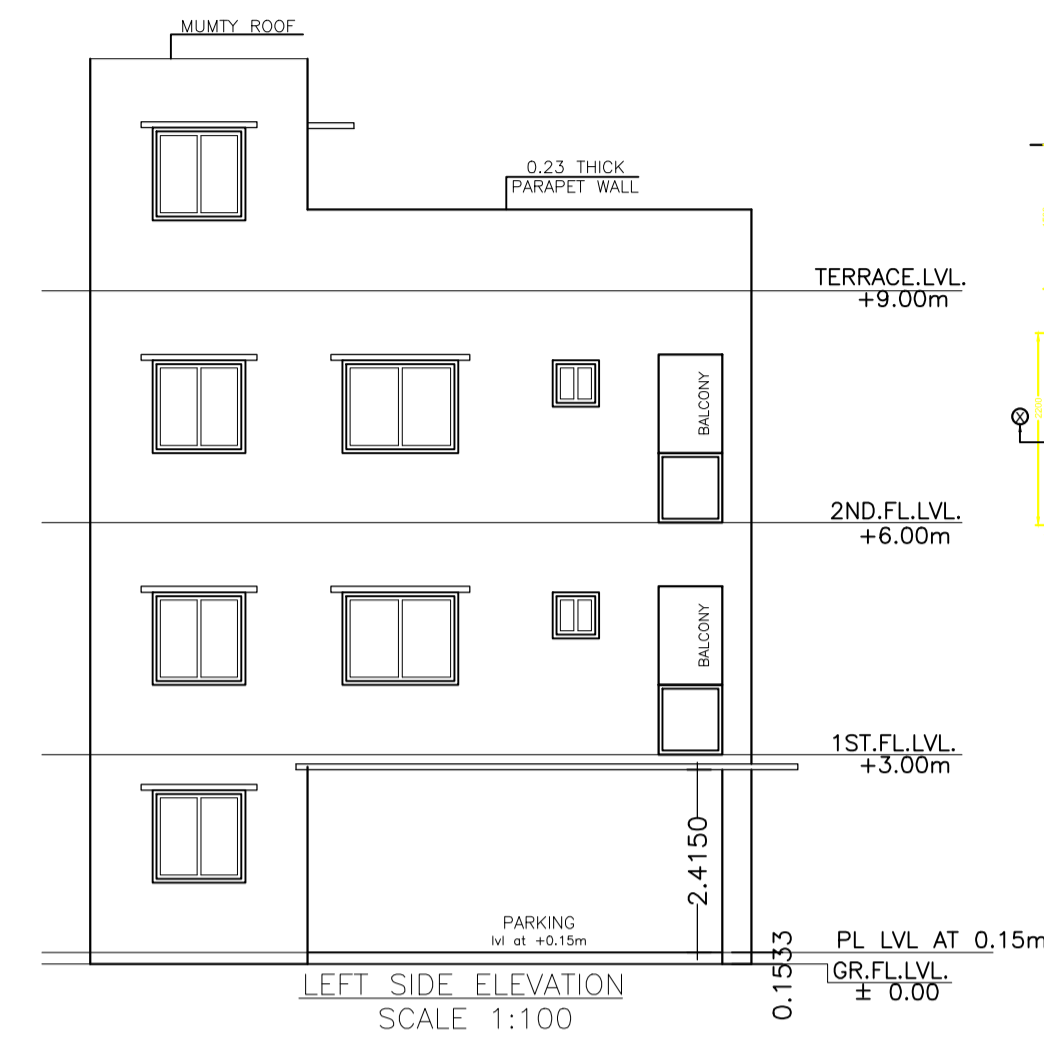
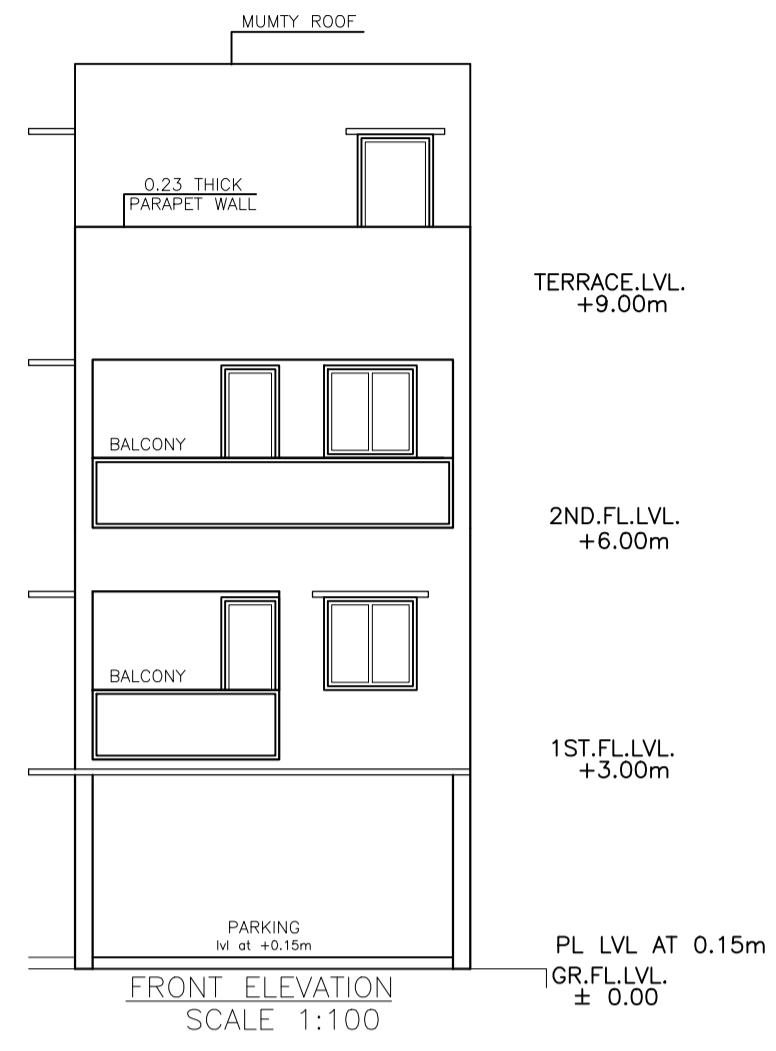
UnitBUA Table for Building :A (SRI ABHISHEK SONTHALIA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	54.59	54.50	4	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	3	0
Total:	-	-	54.59	54.50	7	1



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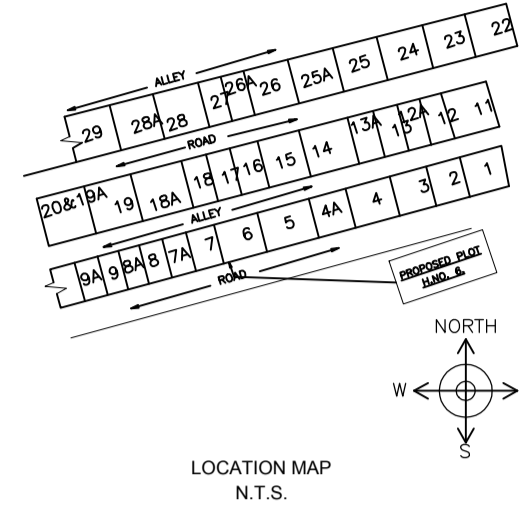
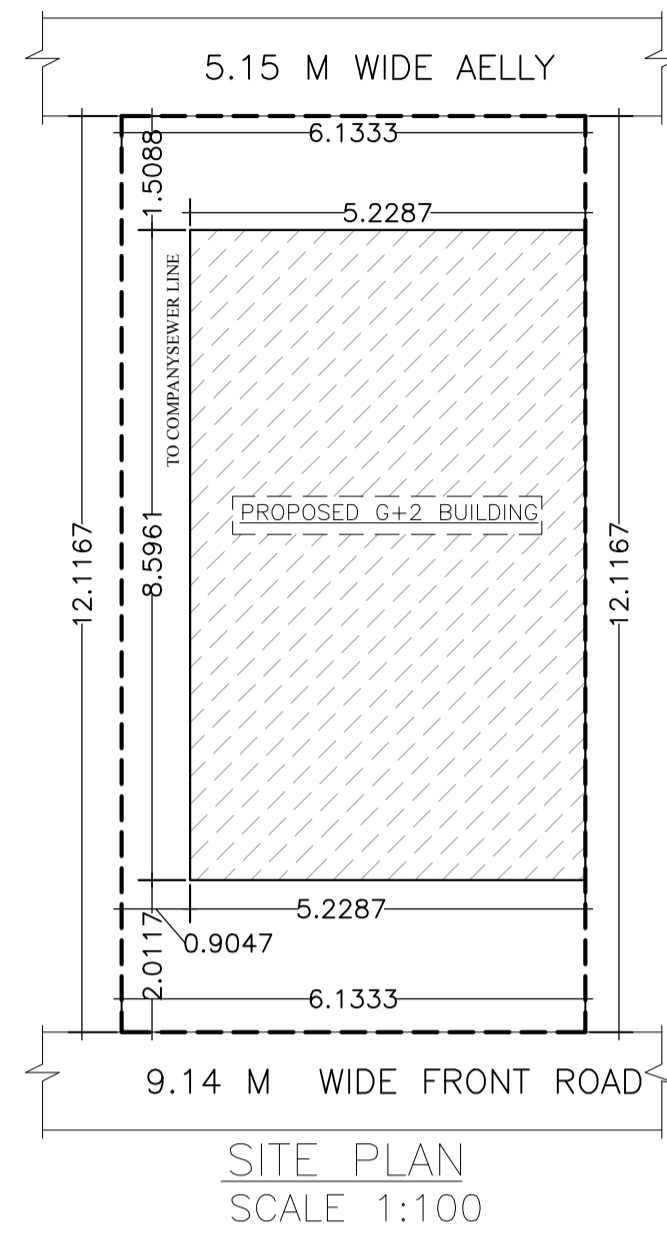
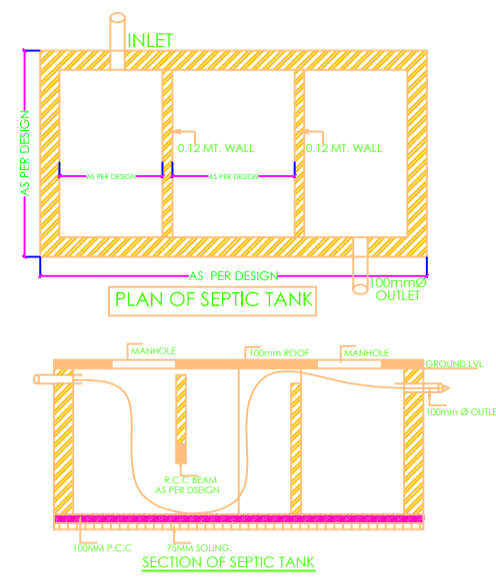
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