

Proposal Basic Information	
Proposal File No.	JNAC/BP/0043/W6/2019
Owner Name	DR. BHASKAR DASGUPTA, DR. PRATYUSHA CHAUDHURI and MRS. PRAGGA BANERJEE
Khata No	2
Plot No	452
Village Name	Bisthupur
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT		VERSION NO.: 1.0.41
JAMSHEDPUR NAC		VERSION DATE: 29/04/2019
PROJECT DETAIL:		
Region: JHARKHAND URBAN	Plot Use: Residential	
LOCAL BODIES		
District: EAST SINGHBHUM	Plot SubUse: Residential Bldg/Apartment	
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA	
Inward_No: JNACBP/0043/W6/2019	Plot/SubPlot No: 452	
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. 836.04
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	836.04
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		99.24
Total		99.24
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	736.80
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	836.04
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	836.04
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		501.62
Proposed Coverage Area (57.46 %)		480.41
Total Prop. Coverage Area (57.46 %)		480.41
Balance coverage area (2.54 %)		21.21
FAR CHECK		
Perm. FAR Area (2.50)		2090.10
Total Perm. FAR area		2090.10
Residential FAR		921.97
Proposed FAR Area		953.63
Total Proposed FAR Area		953.63
Consumed FAR (Factor)		1.14
Balance FAR Area		1136.47
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1460.57
ARCHITECT (Regd)	Anil Kumar Marandi	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	DR. BHASKAR DASGUPTA, DR. PRATYUSHA CHAUDHURI and MRS. PRAGGA BANERJEE	
DEVELOPMENT AUTHORITY	LOCAL BODY	

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	A (2B CH AREA EAST)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		
Ground And Parking Floor	480.41	31.66	480.41	31.66
First Floor	461.99	446.94	461.99	446.94
Second Floor	518.17	475.03	518.17	475.03
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1460.57	953.63	1460.57	953.63

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (2B CH AREA EAST)	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 (2B CH AREA EAST)	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	8	-	1	8

Parking Check (Table 7b)

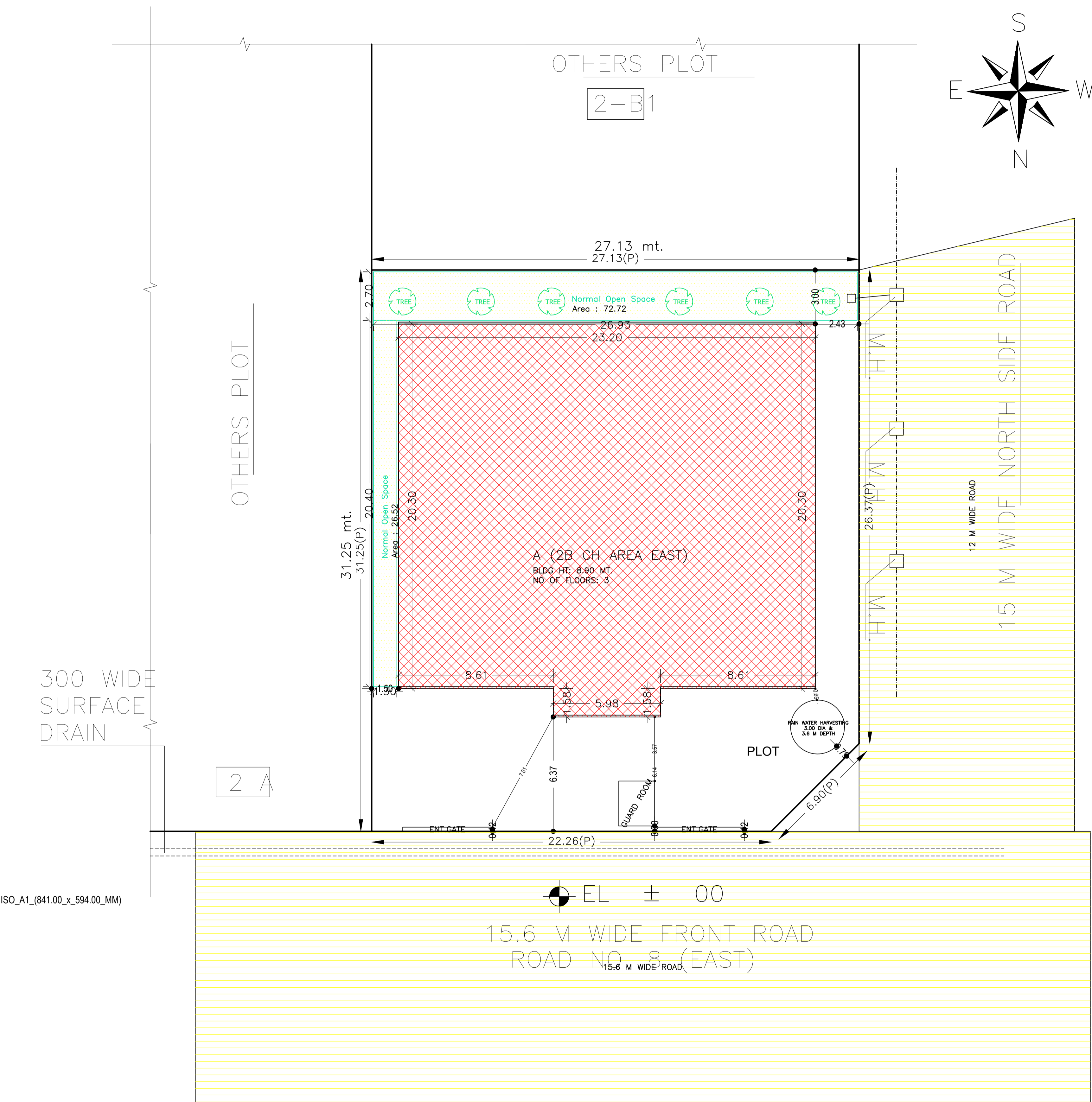
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	8	100.00
Total Car	6	75.00	8	100.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	8	16.00
Total TwoWheeler	6	12.00	8	16.00
Other Parking	-	-	-	315.25
Total	99.50			472.25

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.)	Tnmt (No.)
					Cutout	Lift Lobby	Balcony	VShaft	Accessory Use	Parking	Resi.					
A (2B CH AREA EAST)	1	1497.41	36.84	1460.57	12.92	10.14	28.09	7.04	5.00	443.75	921.97	25.20	953.63	953.63	06	
Grand Total :	1	1497.41	36.84	1460.57	12.92	10.14	28.09	7.04	5.00	443.75	921.97	25.20	953.63	953.63	06	

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Anil Kumar Marandi JNAC/ARC/0008/2017			

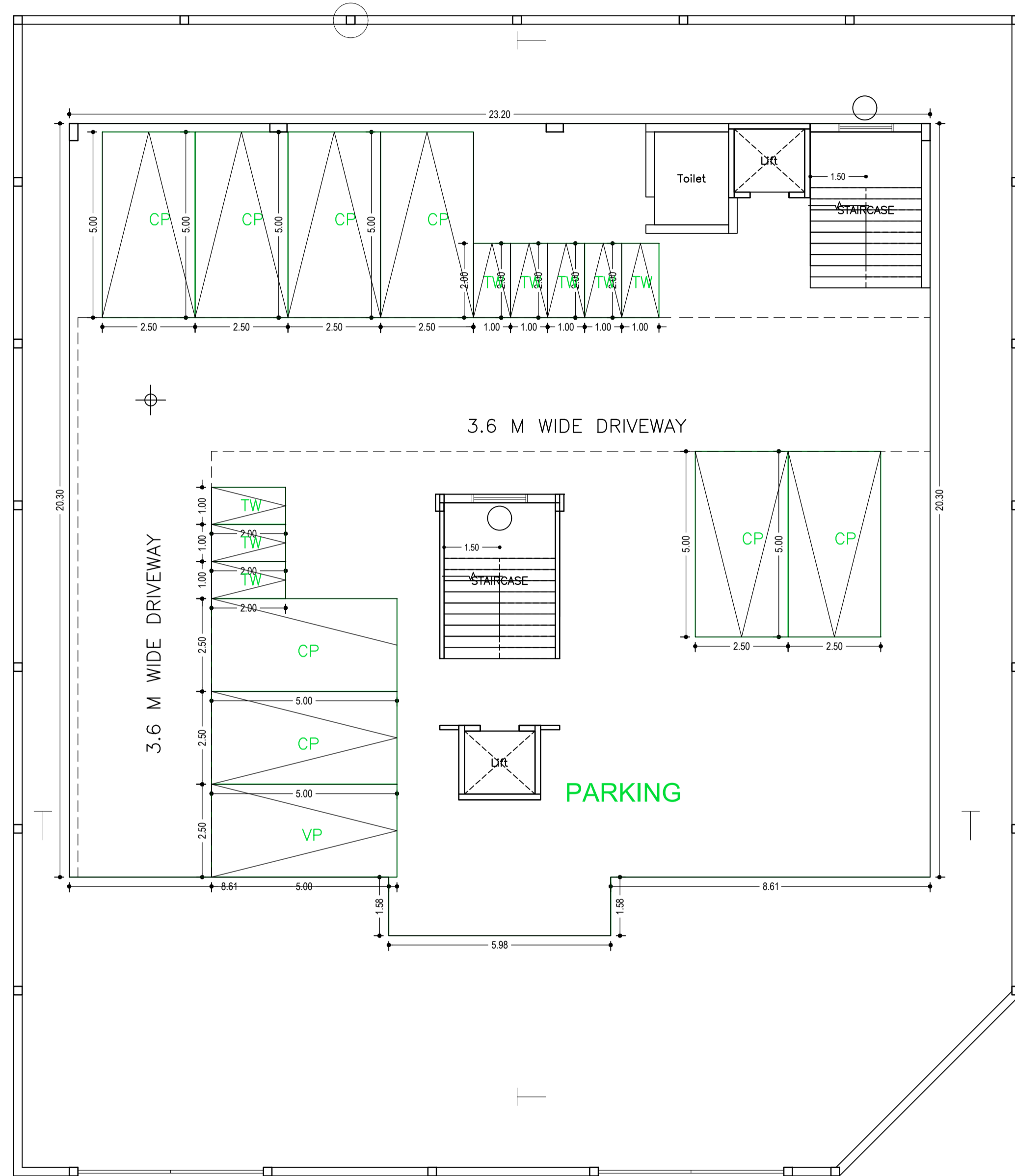
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SubUse	Residential Bldg/Apartment



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GROUND AND PARKING FLOOR PLAN
(SCALE 1:100)

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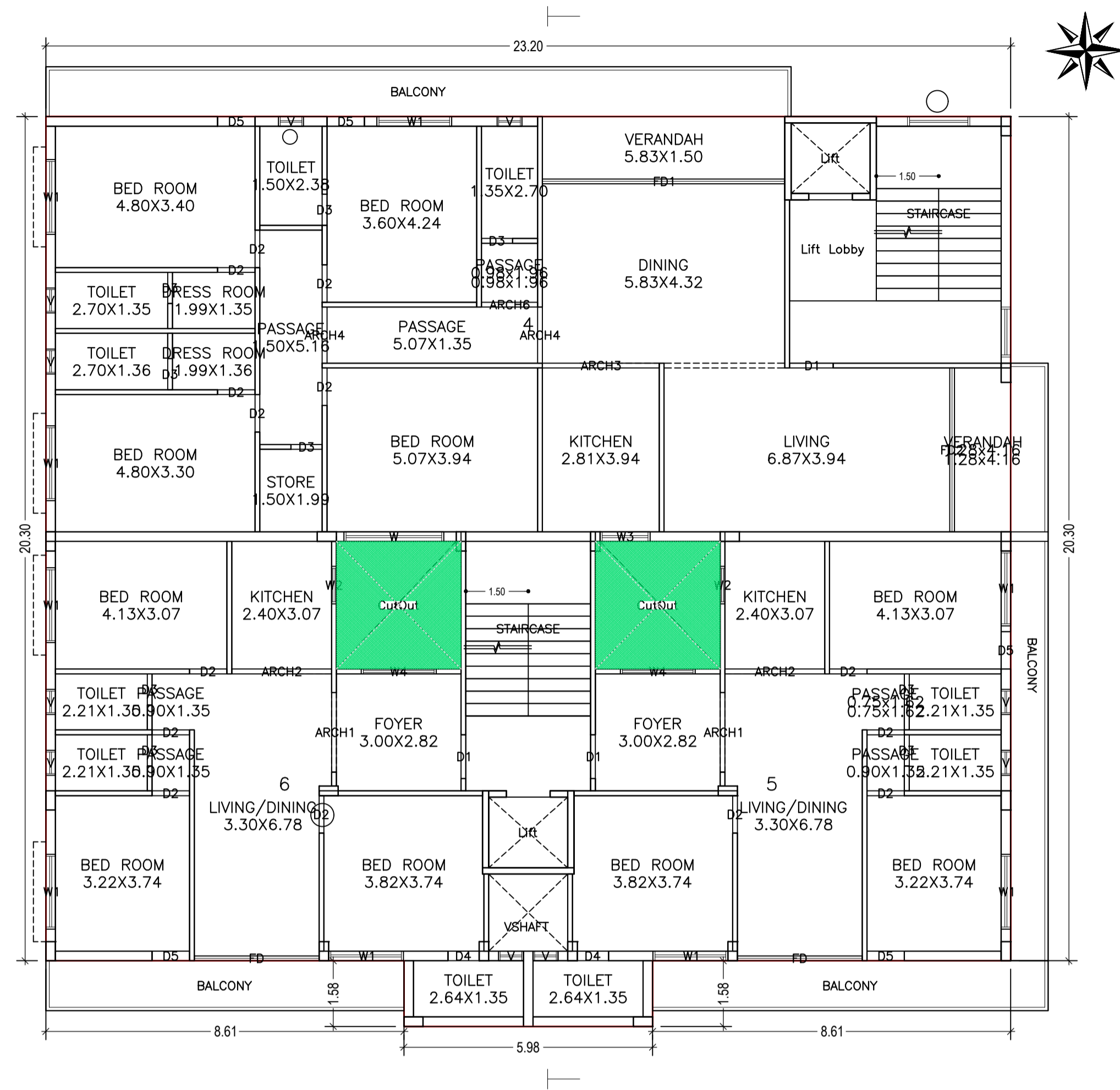
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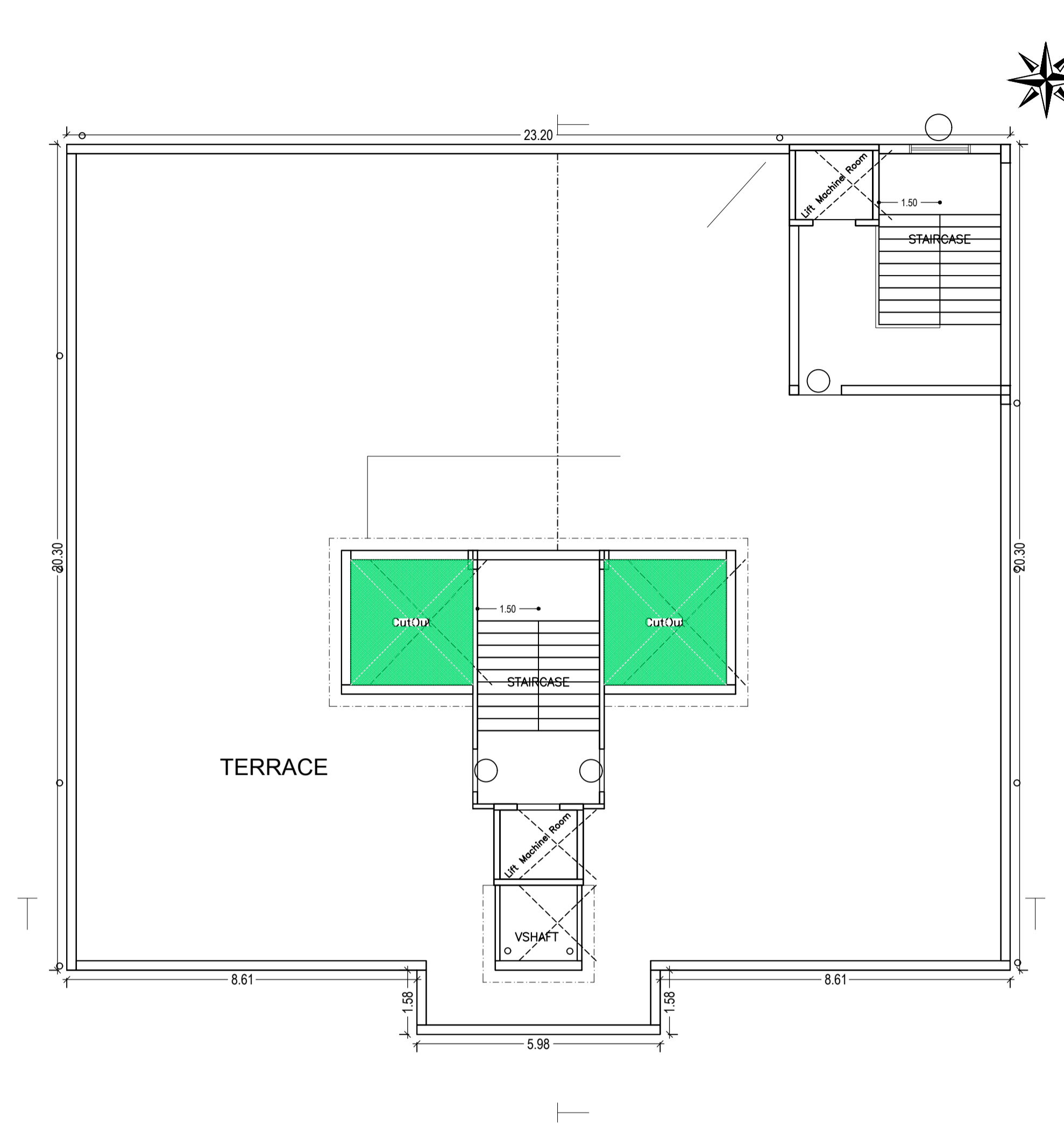
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

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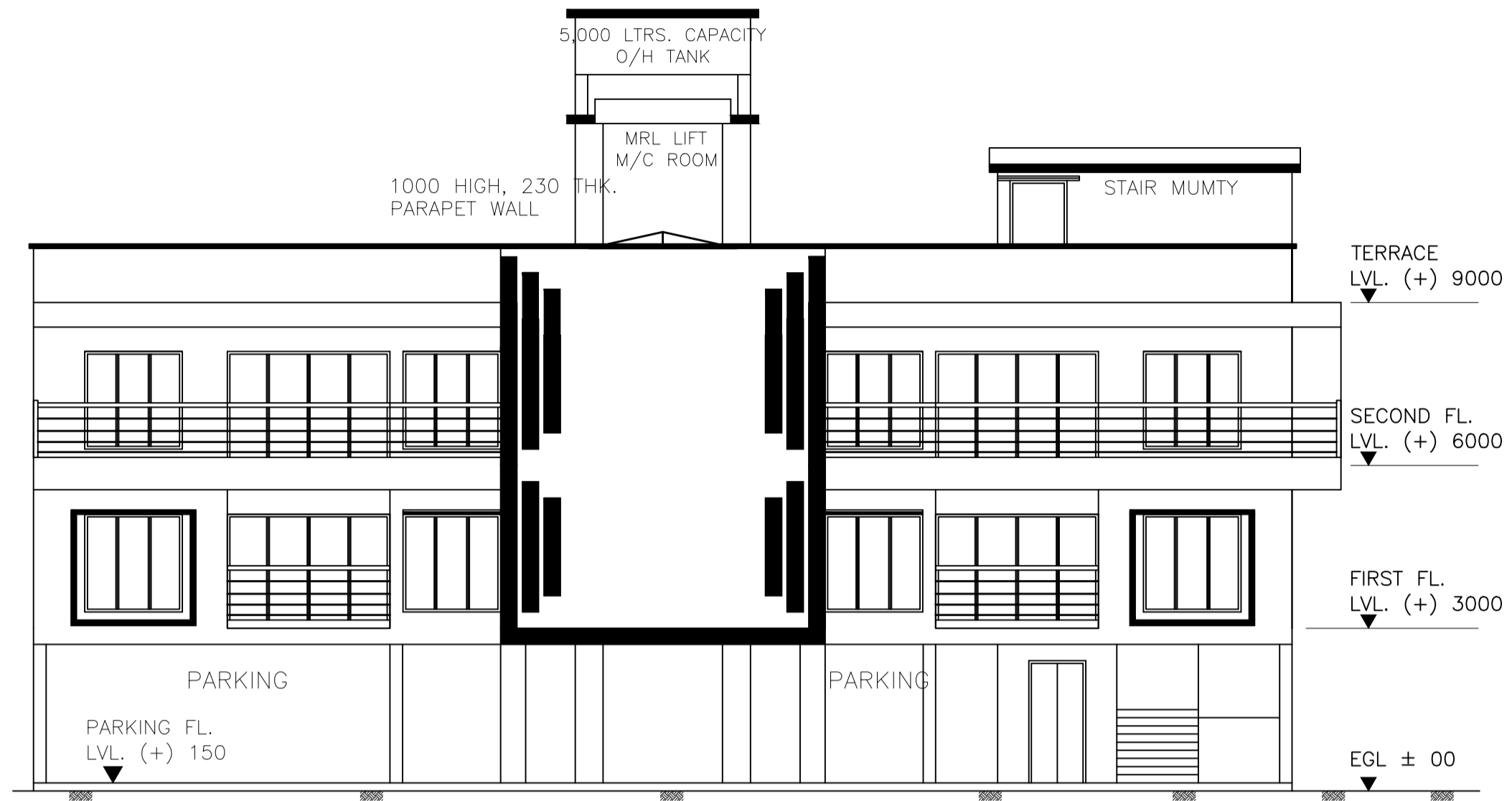
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



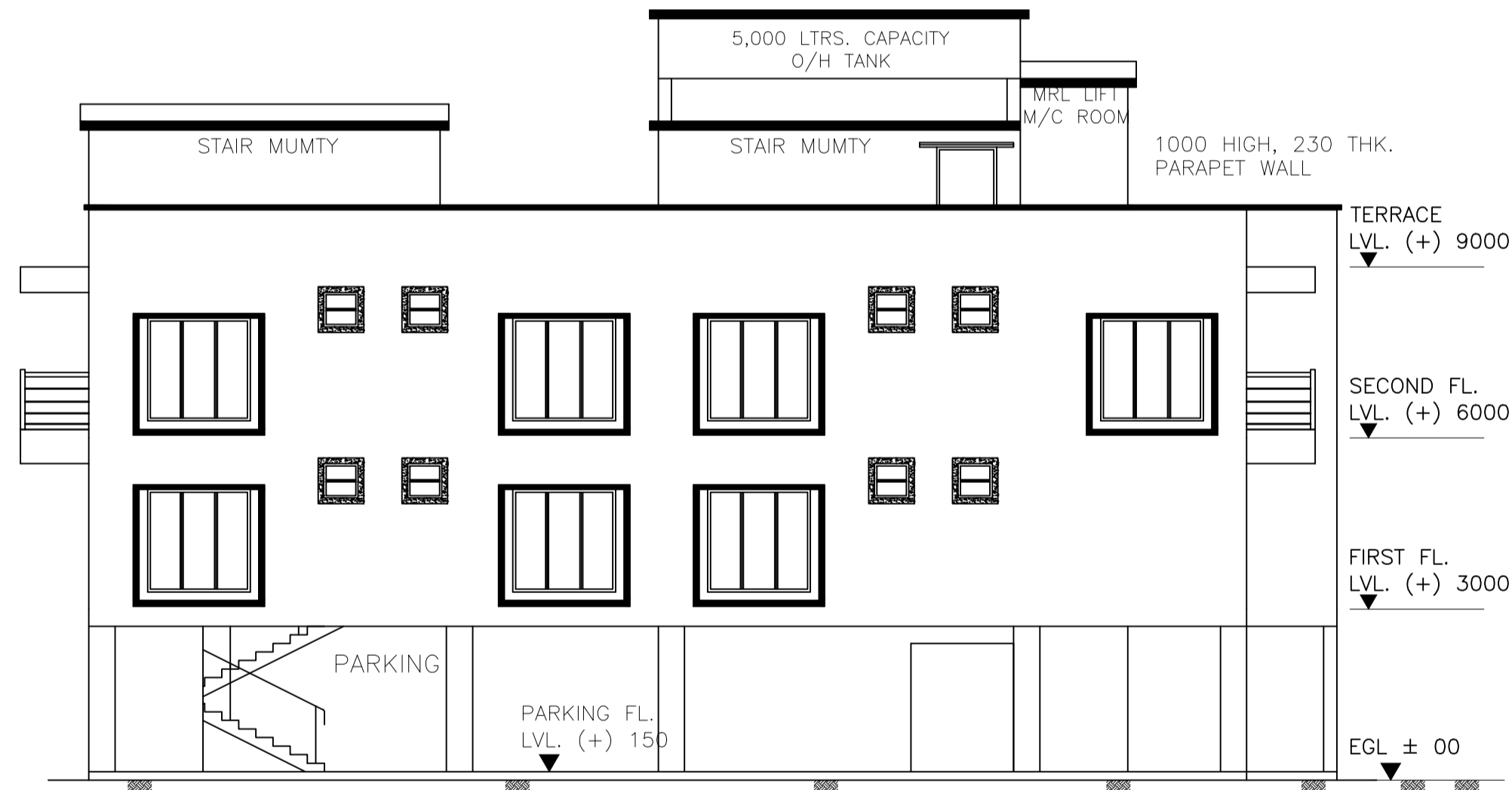
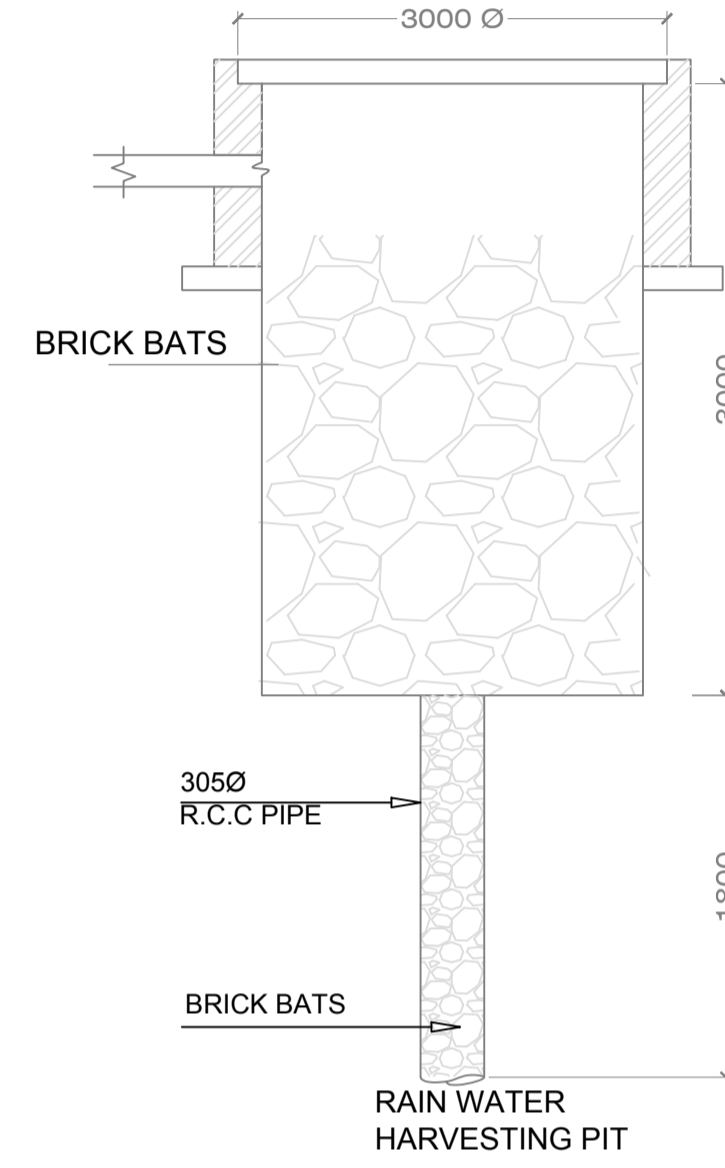
TERRACE FLOOR PLAN
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NORTH SIDE ELEVATION SCALE 1:100



EAST SIDE ELEVATION SCALE 1:100

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Building :A (2B CH AREA EAST)

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.)	Trmt (No.)
				Cutout	Lift	Lobby	Balcony	VShaft	Accessory Use	Parking					
Ground And Parking Floor	480.41	0.00	480.41	0.00	0.00	0.00	0.00	0.00	5.00	443.75	0.00	25.20	31.66	31.66	00
First Floor	480.41	18.42	461.99	6.46	5.07	0.00	3.52	0.00	0.00	446.94	0.00	446.94	446.94	03	
Second Floor	536.59	18.42	518.17	6.46	5.07	28.09	3.52	0.00	0.00	475.03	0.00	475.03	475.03	03	
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	0.00	00	
Total :	1497.41	36.84	1460.57	12.92	10.14	28.09	7.04	5.00	443.75	921.97	25.20	953.63	953.63	06	
Total Number of Same Buildings :	1														
Total :	1497.41	36.84	1460.57	12.92	10.14	28.09	7.04	5.00	443.75	921.97	25.20	953.63	953.63	06	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (2B CH AREA EAST)	D3	0.75	2.10	18
A (2B CH AREA EAST)	D4	0.75	2.10	04
A (2B CH AREA EAST)	D2	0.90	2.10	28
A (2B CH AREA EAST)	D5	0.90	2.10	05
A (2B CH AREA EAST)	D1	1.05	2.10	06
A (2B CH AREA EAST)	ARCH4	1.35	2.40	04
A (2B CH AREA EAST)	ARCH6	1.35	2.40	02
A (2B CH AREA EAST)	ARCH1	1.92	2.40	04
A (2B CH AREA EAST)	ARCH2	2.40	2.40	04
A (2B CH AREA EAST)	ARCH3	2.81	2.40	02
A (2B CH AREA EAST)	FD	3.00	2.10	04
A (2B CH AREA EAST)	FD2	3.94	2.10	02
A (2B CH AREA EAST)	FD1	5.83	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (2B CH AREA EAST)	V	0.60	0.60	20
A (2B CH AREA EAST)	W2	0.90	1.20	04
A (2B CH AREA EAST)	W3	1.20	1.20	02
A (2B CH AREA EAST)	W1	1.80	1.80	18
A (2B CH AREA EAST)	W4	1.80	1.80	04
A (2B CH AREA EAST)	W	2.40	1.80	02

Balcony Calculations Table

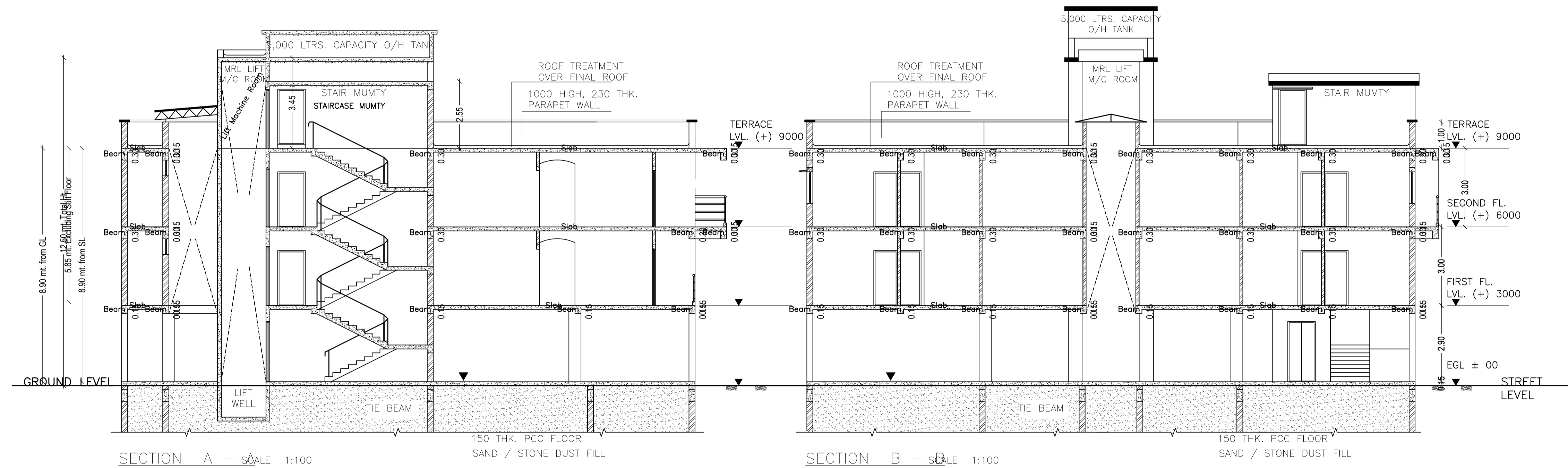
FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.20 X 8.61 X 1 X 1	10.33	56.17
	1.20 X 9.51 X 1 X 1	11.41	
	0.90 X 14.37 X 1 X 1	12.93	
	0.60 X 0.00 X 1 X 1	21.50	
Total	-	-	56.17

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UnitBUA Table for Building :A (2B CH AREA EAST)

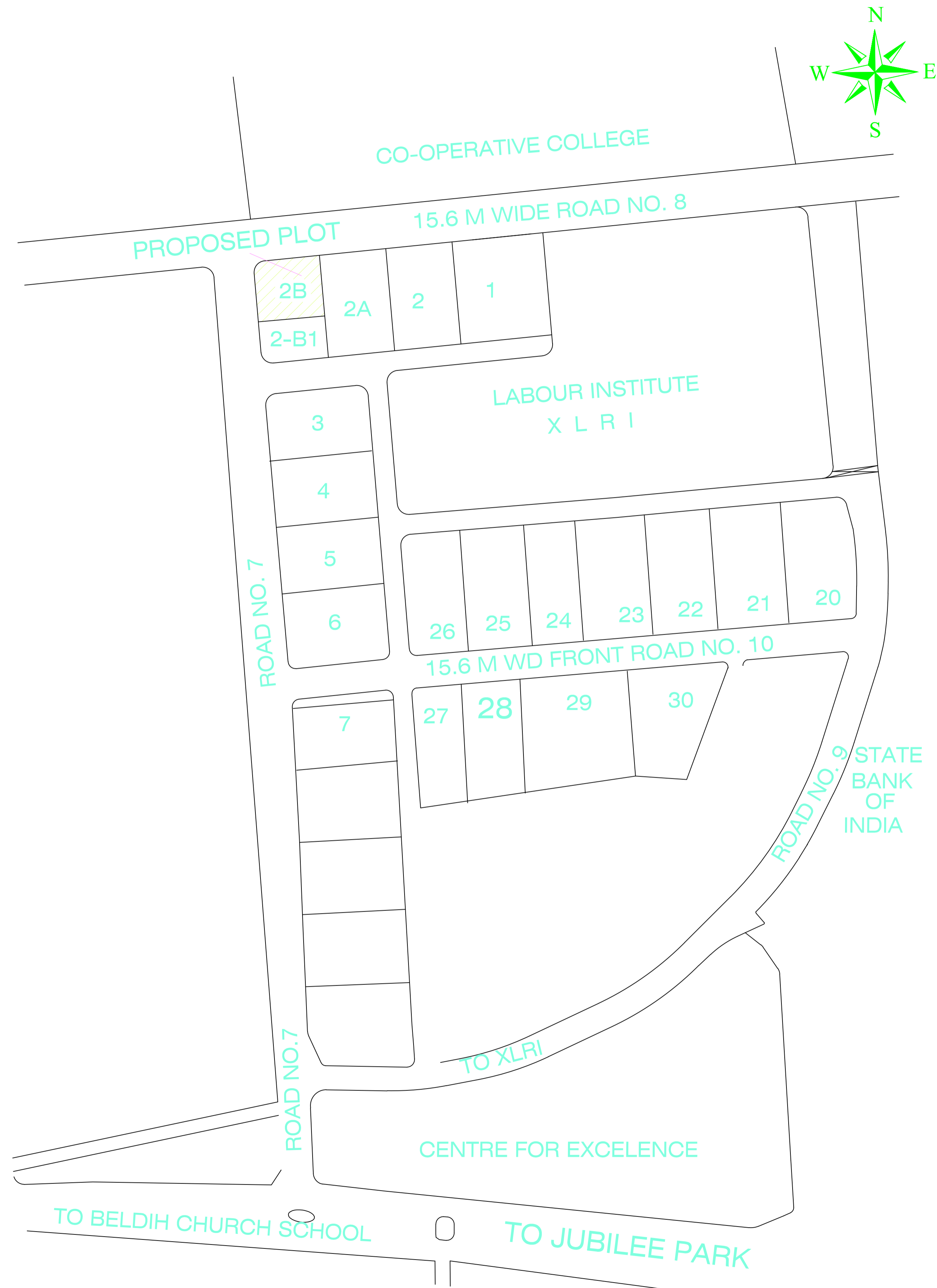
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	1	FLAT	198.83	187.40	19	3
	2	FLAT	98.64	89.81	12	
	3	FLAT	98.64	89.81	12	
SECOND FLOOR PLAN	4	FLAT	233.26	222.26	19	3
	5	FLAT	122.98	112.75	11	
	6	FLAT	108.97	100.35	11	
Total:	-	-	861.33	802.37	84	6

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KEY PLAN

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