



AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.54 VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGHBHUM	Plot SubUse: Hostel
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA
Inward_No: JNAC/BP/0056/W14/2019	Plot/SubPlot No: 624(P), 625(P), 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 704 (P), 705, 706 (P), 754 (P)
Application Type: General Proposal	North: Road Width - 12.2
Project Type: Building Permission	South: Plot No. - Others Plot
Nature of Development: New	East: Road Width - 8.2
Location of Development Area: Old Area	West: Plot No. - Others Plot
AREA DETAILS:	
AREA OF PLOT (Minimum)	24513.00 SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 24513.00
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	1656.58
Total	1656.58
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 22856.42
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 24513.00
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 24513.00
COVERAGE CHECK	
Permissible Coverage area ( 50.00 % )	12256.50
Proposed Coverage Area ( 7.99 % )	1958.56
Total Prop. Coverage Area ( 7.99 % )	1958.56
Balance coverage area ( 42.01 % )	10297.94
FAR CHECK	
Perm. FAR Area ( 2.50 )	61282.50
Total Perm. FAR area	61282.50
Residential FAR	1914.68
Special FAR	2283.85
Proposed FAR Area	4244.07
Total Proposed FAR Area	4244.07
Consumed FAR (Factor)	0.17
Balance FAR Area	57038.43
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	4282.39
ARCHITECT (Regd)	Vineet Sinha
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	Managing Director, The Indian Steel & Wire Products Limited ISWP
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

Floor Name	Building Name A (HOCKEY ACADEMY)		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 Floor	1958.56	1958.56	1958.56	1958.56
First Floor	1933.84	1914.68	1933.84	1914.68
Second Floor	389.99	370.83	389.99	370.83
Terrace Floor	0.00	0.00	0.00	0.00
Total	4282.39	4244.07	4282.39	4244.07

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (HOCKEY ACADEMY)	Residential	Hostel	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 (HOCKEY ACADEMY)	Public Utility	Public Utility Bldg	> 0	100	1958.56	1	14	-	-	-	-	-	
			> 0	100	1958.56	-	-	-	-	-	1	41	-
	Residential	Hostel	> 0	4	-	1	1	-	-	-	-	-	
			> 0	4	-	-	-	1	1	-	-	-	-
	Institutional	Educational Institute	> 0	70	325.29	1	4	-	-	-	-	-	
			> 0	70	325.29	-	-	-	-	-	1	10	-
	Total:	-	-	-	-	19	27	-	1	4	-	51	60

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	27	337.50
Total Car	19	237.50	27	337.50
Visitor's Car Parking	-	-	4	50.00
Total Visitor Parking	1	12.50	4	50.00
TwoWheeler	-	-	60	120.00
Total TwoWheeler	51	102.00	60	120.00
Total		352.00		627.50

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 Machine	VShaft	Resi.	Public Utility	Institutional				
A (HOCKEY ACADEMY)	1	4445.21	162.82	4282.39	3.23	3.23	31.86	1914.68	1958.56	325.29	45.54	4244.07	4244.07	13
Grand Total	1	4445.21	162.82	4282.39	3.23	3.23	31.86	1914.68	1958.56	325.29	45.54	4244.07	4244.07	13

Building :A (HOCKEY ACADEMY)

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.)	Tnmt (No.)
				Cutout	Lift Machine	VShaft	Resi.	Public Utility	Institutional				
Ground Floor	1970.79	12.23	1958.56	0.00	0.00	0.00	0.00	1958.56	0.00	0.00	1958.56	1958.56	04
First Floor	2009.54	75.70	1933.84	3.23	0.00	15.93	1914.68	0.00	0.00	0.00	1914.68	1914.68	08
Second Floor	464.88	74.89	389.99	0.00	3.23	15.93	0.00	0.00	325.29	45.54	370.83	370.83	01
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	00
Total	4445.21	162.82	4282.39	3.23	3.23	31.86	1914.68	1958.56	325.29	45.54	4244.07	4244.07	13
Total Number of Same Buildings	1												
Total	4445.21	162.82	4282.39	3.23	3.23	31.86	1914.68	1958.56	325.29	45.54	4244.07	4244.07	13

Proposal Basic Information	
Proposal File No.	JNAC/BP/0056/W14/2019
Owner Name	Managing Director, The Indian Steel & Wire Products Limited ISWP
Khata No	1
Plot No	624(P), 625(P), 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 704 (P), 705, 706 (P), 754 (P)
Village Name	KALIMATI
Use	Residential
SubUse	Hostel

UnitBUA Table for Building :A (HOCKEY ACADEMY)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	PART 1	OTHER	425.16	386.41	8	4
	PART 2	OTHER	284.32	259.69	8	
	PART 3	OTHER	141.93	127.57	8	
	PART 4	OTHER	413.86	378.18	17	
FIRST FLOOR PLAN	SPLIT 1	FLAT	162.72	146.28	6	8
	SPLIT 2	FLAT	140.93	126.75	5	
	SPLIT 3	FLAT	171.24	155.69	5	
	SPLIT 4	FLAT	123.40	112.88	4	
	SPLIT 5	FLAT	120.93	110.22	4	
	SPLIT 6	FLAT	101.82	92.65	4	
	SPLIT 7	FLAT	30.31	27.50	1	
	SPLIT 8	FLAT	247.21	222.19	18	
SECOND FLOOR PLAN	3RD FLOOR	OTHER	168.53	157.18	5	1
Total:	-	-	2532.37	2303.19	93	13

SCHEDULE OF DOOR:

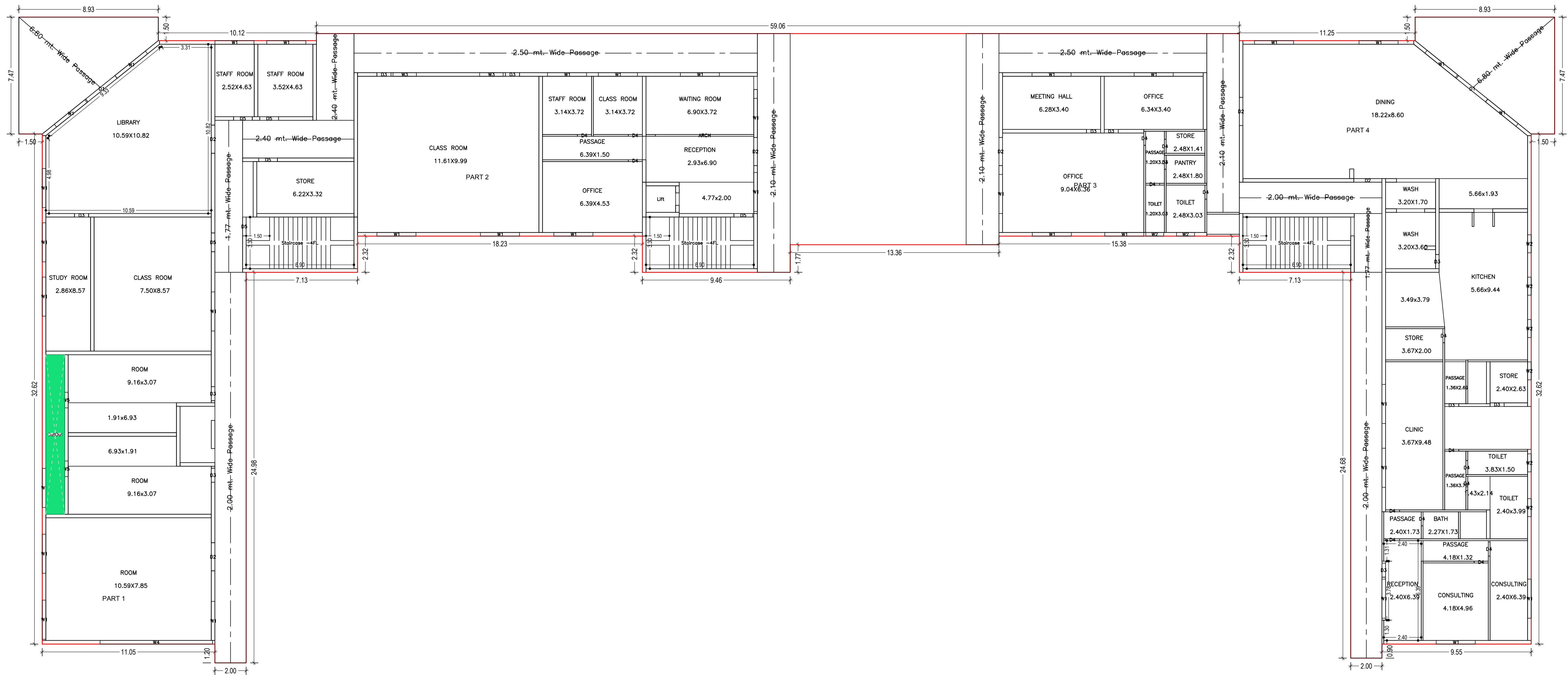
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (HOCKEY ACADEMY)	D4	0.90	2.10	62
A (HOCKEY ACADEMY)	D3	0.90	2.10	35
A (HOCKEY ACADEMY)	D5	1.20	2.10	07
A (HOCKEY ACADEMY)	D2	1.50	2.10	02
A (HOCKEY ACADEMY)	D2	1.80	2.10	08
A (HOCKEY ACADEMY)	D1	2.40	2.10	02
A (HOCKEY ACADEMY)	ARCH	6.30	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

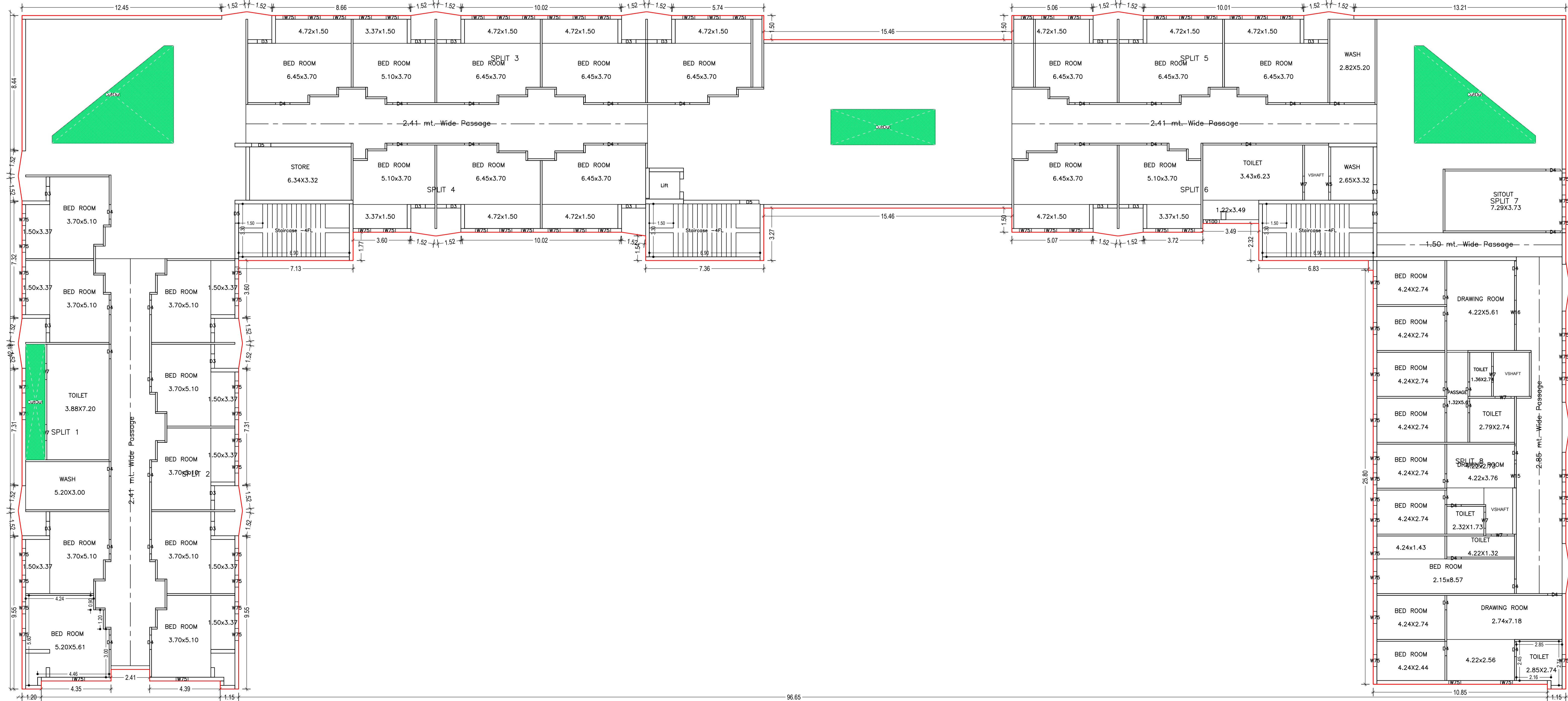
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (HOCKEY ACADEMY)	W6	0.75	1.20	02
A (HOCKEY ACADEMY)	W75	0.75	2.40	80
A (HOCKEY ACADEMY)	W7	1.00	1.20	07
A (HOCKEY ACADEMY)	W5	1.00	1.20	03
A (HOCKEY ACADEMY)	V100	1.00	1.20	01
A (HOCKEY ACADEMY)	W10	1.00	1.20	01
A (HOCKEY ACADEMY)	W2	1.15	1.20	08
A (HOCKEY ACADEMY)	W15	1.50	1.20	01
A (HOCKEY ACADEMY)	W3	1.50	1.20	02
A (HOCKEY ACADEMY)	W16	1.50	1.80	01
A (HOCKEY ACADEMY)	W12	12.00	1.80	01
A (HOCKEY ACADEMY)	W1	2.50	1.20	33
A (HOCKEY ACADEMY)	W13	3.30	1.80	02
A (HOCKEY ACADEMY)	W4	7.20	1.20	01

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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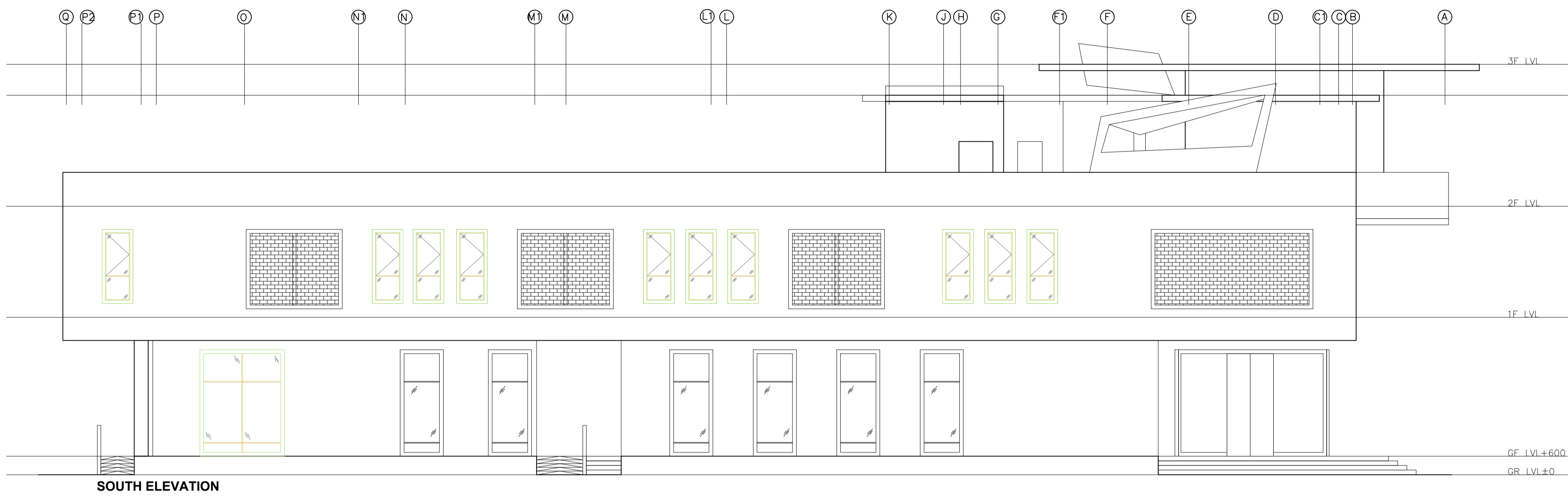


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## SECTIONS & ELEVATIONS

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