

Proposal Basic Information

Proposal File No.	JNAC/BP/0096/W3/2020
Owner Name	Partha Biswas and Others
Khata No	nil
Plot No	7
Village Name	Bisthupur
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT	VERSION NO.: 1.0.53
JAMSHEDPUR NAC	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGHBHUM	Plot/SubUse: Residential Bldg/Apartment
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious/Structure: NA
Inward_No: JNAC/BP/0096/W3/2020	Plot/SubPlot No: 7
Application Type: General Proposal	North: Road Width - 4
Project Type: Building Permission	South: Road Width - 12
Nature of Development: Addition or Alteration	East: Plot No. - 8
Location of Development Area: Old Area	West: Plot No. - 6
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 1365.70
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 1365.70
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	585.06
Total	585.06
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 780.64
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 1365.70
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 1365.70
COVERAGE CHECK	
Permissible Coverage area ( 50.00 % )	682.85
Proposed Coverage Area ( 47.39 % )	647.24
Total Prop. Coverage Area ( 47.39 % )	647.24
Balance coverage area ( 2.61 % )	35.61
FAR CHECK	
Perm. FAR Area ( 2.50 )	3414.25
Total Perm. FAR area	3414.25
Residential FAR	1967.55
Proposed FAR Area	2012.77
Total Proposed FAR Area	2012.77
Consumed FAR (Factor)	1.47
Balance FAR Area	1401.48
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	2518.69
ARCHITECT (Regd)	Gurjeet Singh Dogra
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	Partha Biswas and Others
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 A (RESIDENCE)				Total			
	Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built up Area (Sq.mt.)	Total Existing Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Parking Floor	647.23	0.00	182.05	0.00	647.23	0.00	182.05	0.00
First Floor	36.23	594.72	4.97	612.40	36.23	594.72	4.97	612.40
Second Floor	36.23	594.72	4.97	612.40	36.23	594.72	4.97	612.40
Third Floor	609.56	0.00	595.98	0.00	609.56	0.00	595.98	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total :	1329.25	1189.44	787.97	1224.80	1329.25	1189.44	787.97	1224.80

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENCE)	Residential	Residential Bldg/Apartment	Non-Highrise

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.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Existing FAR Area (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	Balcony	Accessory Use	Parking			Resi.	Stair			
A (RESIDENCE)	1	2620.72	102.03	2518.69	1189.44	1329.25	11.13	29.61	22.43	442.75	1224.80	742.75	26.61	7.44	2012.77	2012.77	13
Grand Total :	1	2620.72	102.03	2518.69	1189.44	1329.25	11.13	29.61	22.43	442.75	1224.80	742.75	26.61	7.44	2012.77	2012.77	13

Required Parking(Table 7a)

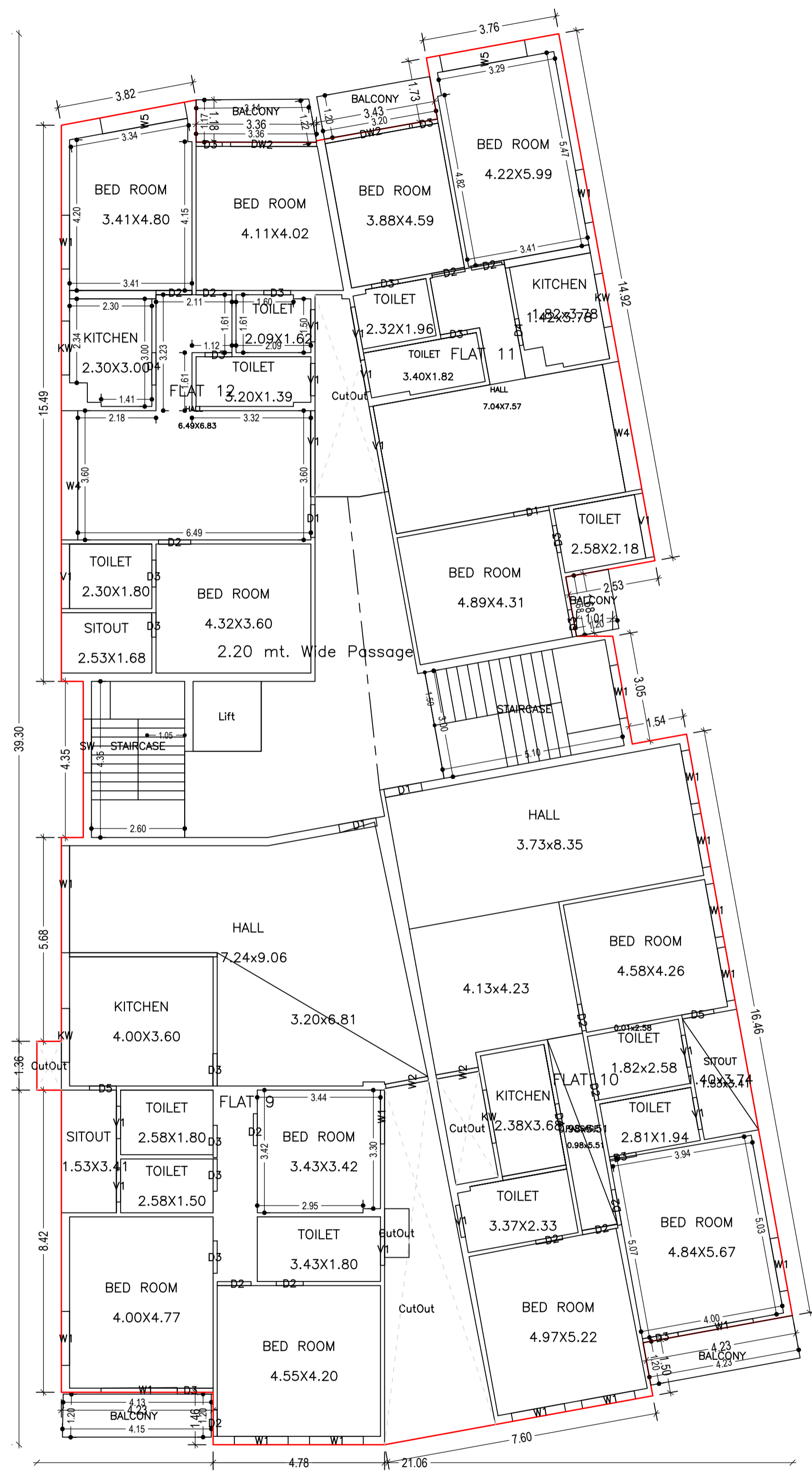
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
A (RESIDENCE)	Residential	Residential Bldg/Apartment	> 0	1	13.00	1.00	13	-	-	-	-	-	
			> 0	1	13.00	-	-	-	-	1	13	-	
			> 0	1	13.00	-	-	-	1	2	-	-	-
Total :			-	-	-	13	14	-	2	2	-	13	13

Parking Check (Table 7b)

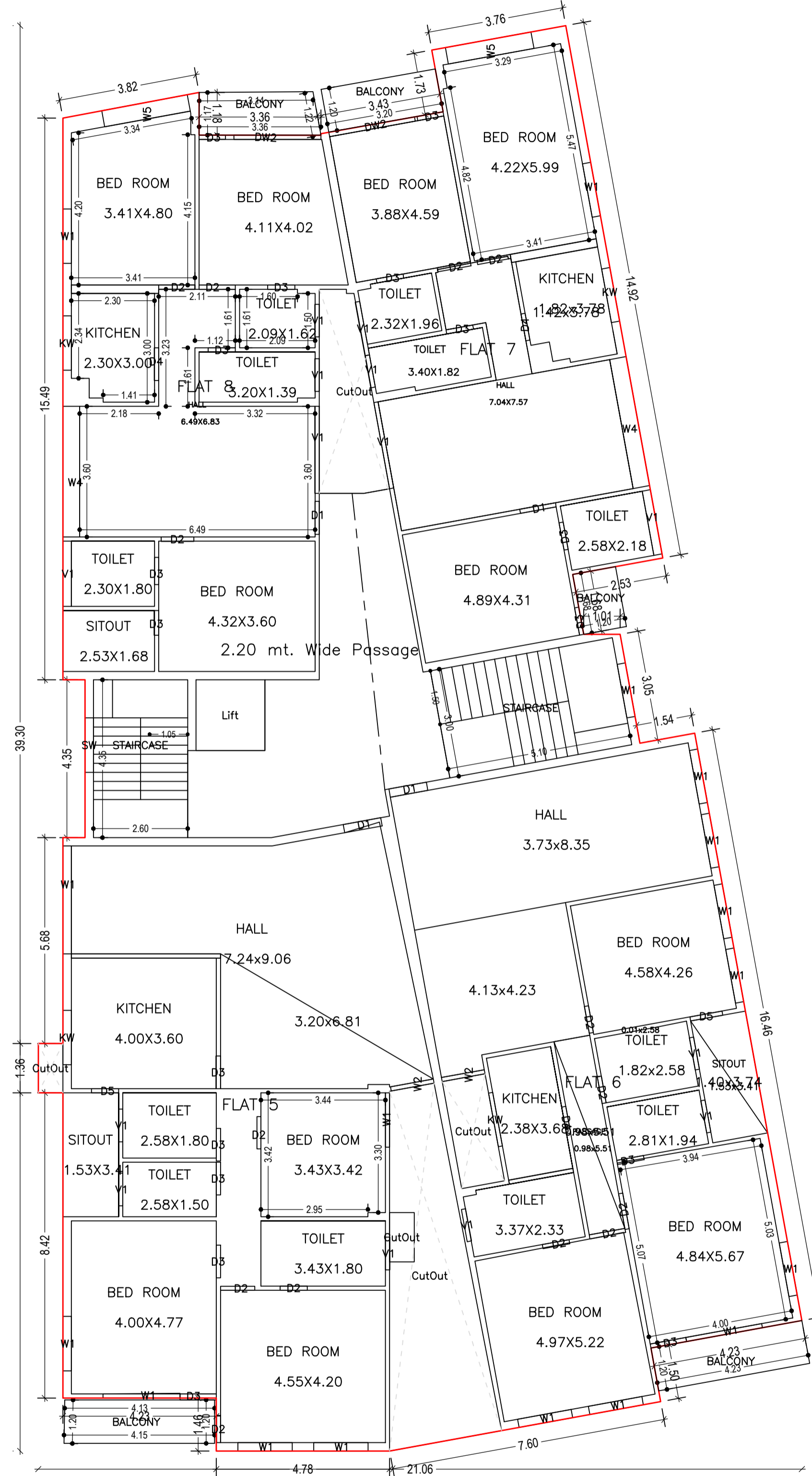
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	14	175.00
Total Car	13	162.50	14	175.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	13	26.00
Total TwoWheeler	13	26.00	13	26.00
Other Parking	-	-	-	241.75
Total		213.50		493.75

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Gurjeet Singh Dogra JNAC/ARC/0015/2017			

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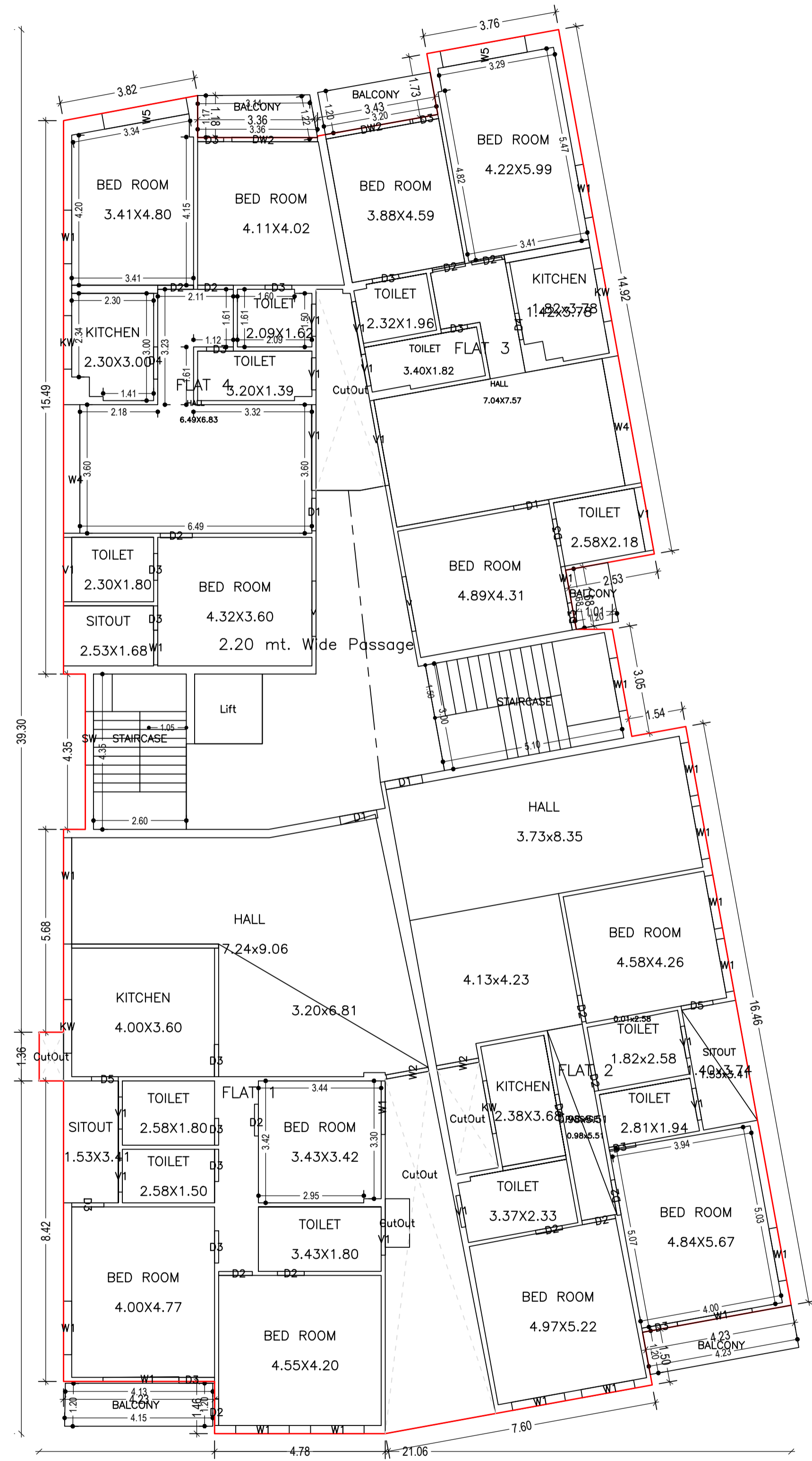
FIRST FLOOR PLAN  
(Existing)  
(SCALE 1:100)



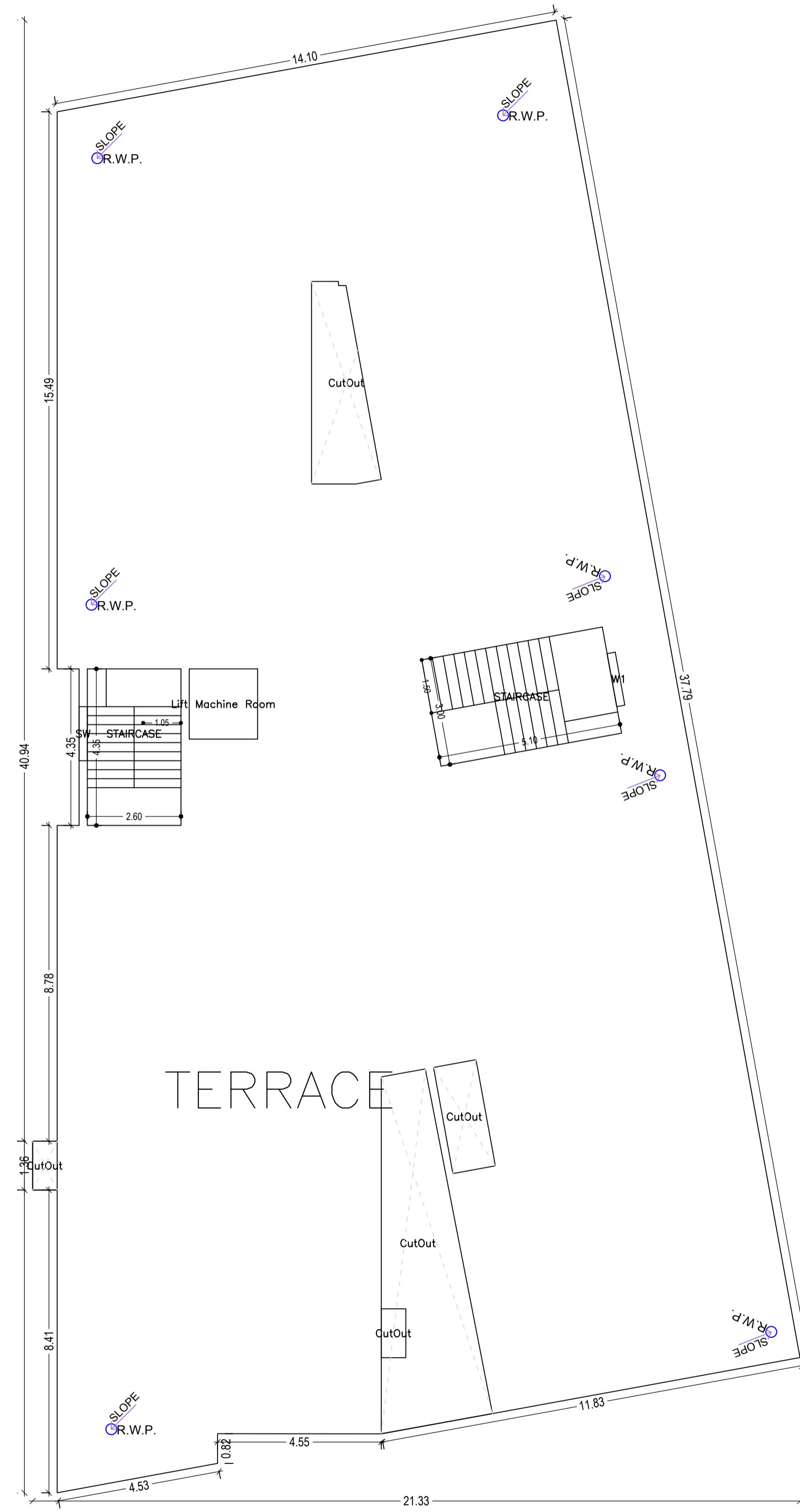
SECOND FLOOR PLAN  
(Existing)  
(SCALE 1:100)

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



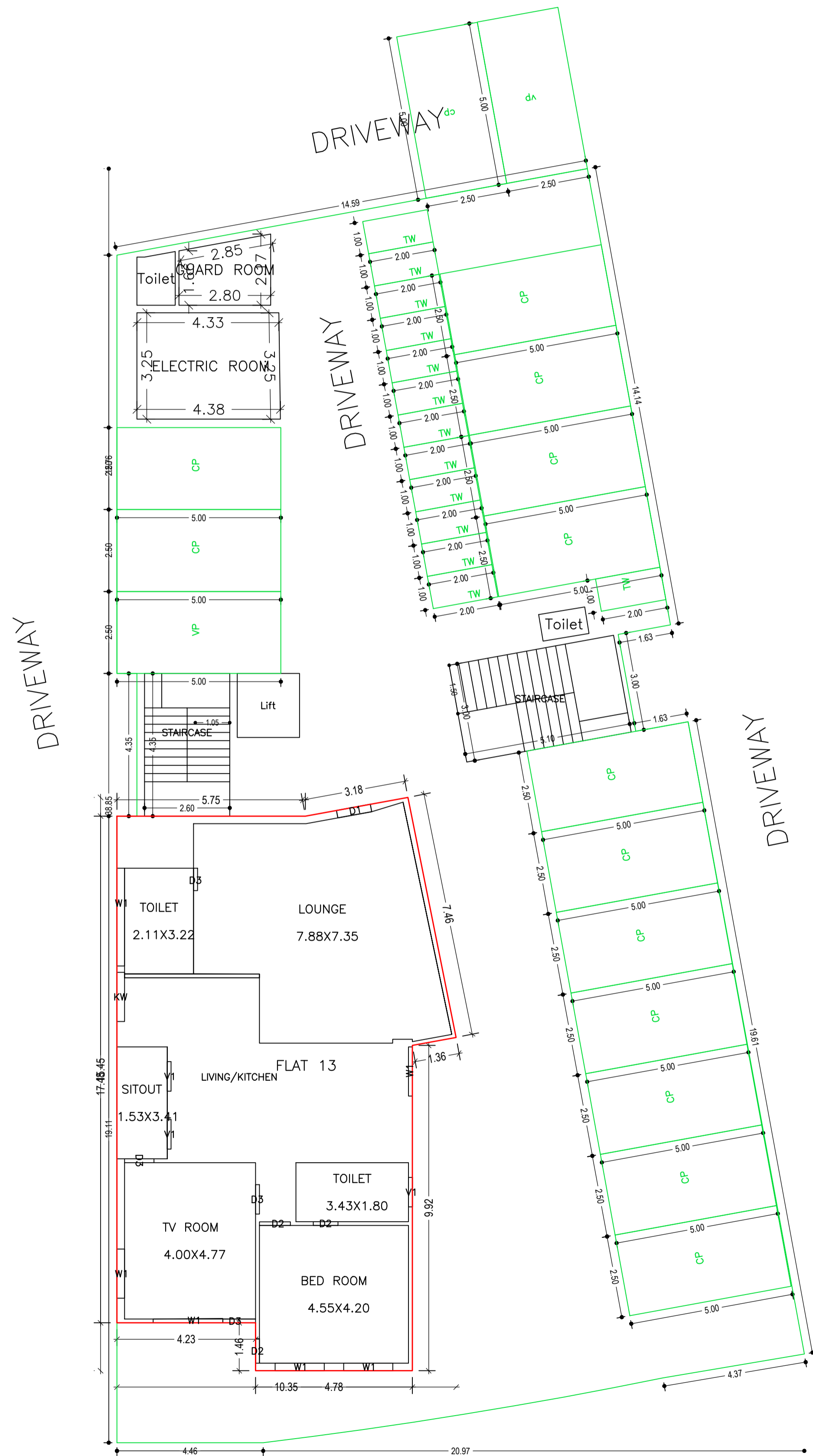
TERRACE FLOOR PLAN  
(SCALE 1:100)

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Building :A (RESIDENCE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)			Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Trmt (No.)
						Lift	Balcony	Accessory Use	Parking		Resi.	Stair	Balcony			
Parking Floor	647.23	0.00	647.23	0.00	647.23	0.00	0.00	22.43	442.75	0.00	151.74	26.61	0.00	182.05	182.05	01
First Floor	664.96	34.01	630.95	594.72	36.23	3.71	9.87	0.00	0.00	612.40	0.00	0.00	2.48	617.37	617.37	04
Second Floor	664.96	34.01	630.95	594.72	36.23	3.71	9.87	0.00	0.00	612.40	0.00	0.00	2.48	617.37	617.37	04
Third Floor	643.57	34.01	609.56	0.00	609.56	3.71	9.87	0.00	0.00	0.00	591.01	0.00	2.48	595.98	595.98	04
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	0.00	0.00	00
<b>Total :</b>	<b>2620.72</b>	<b>76.79</b>	<b>2518.69</b>	<b>1189.44</b>	<b>1329.25</b>	<b>11.13</b>	<b>29.61</b>	<b>22.43</b>	<b>442.75</b>	<b>1224.80</b>	<b>742.75</b>	<b>26.61</b>	<b>7.44</b>	<b>2012.77</b>	<b>2012.77</b>	<b>13</b>
Total Number of Same Buildings :	1															
<b>Total :</b>	<b>2620.72</b>	<b>76.79</b>	<b>2518.69</b>	<b>1189.44</b>	<b>1329.25</b>	<b>11.13</b>	<b>29.61</b>	<b>22.43</b>	<b>442.75</b>	<b>1224.80</b>	<b>742.75</b>	<b>26.61</b>	<b>7.44</b>	<b>2012.77</b>	<b>2012.77</b>	<b>13</b>



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SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	D3	0.68	2.10	04
A (RESIDENCE)	D3	0.73	2.10	06
A (RESIDENCE)	D5	0.75	2.10	03
A (RESIDENCE)	D2	0.75	2.10	17
A (RESIDENCE)	D3	0.75	2.10	19
A (RESIDENCE)	D4	0.75	2.10	06
A (RESIDENCE)	D3	0.76	2.10	06
A (RESIDENCE)	D2	0.89	2.10	03
A (RESIDENCE)	D3	0.90	2.10	14
A (RESIDENCE)	D5	0.90	2.10	03
A (RESIDENCE)	D4	0.90	2.10	03
A (RESIDENCE)	D2	0.90	2.10	03
A (RESIDENCE)	D1	0.91	2.10	03
A (RESIDENCE)	D2	0.93	2.10	06
A (RESIDENCE)	D2	0.94	2.10	05
A (RESIDENCE)	D3	1.00	2.10	07
A (RESIDENCE)	D2	1.00	2.10	11
A (RESIDENCE)	D1	1.00	2.10	03
A (RESIDENCE)	D1	1.05	2.10	07

SCHEDULE OF WINDOW/VENTILATION:

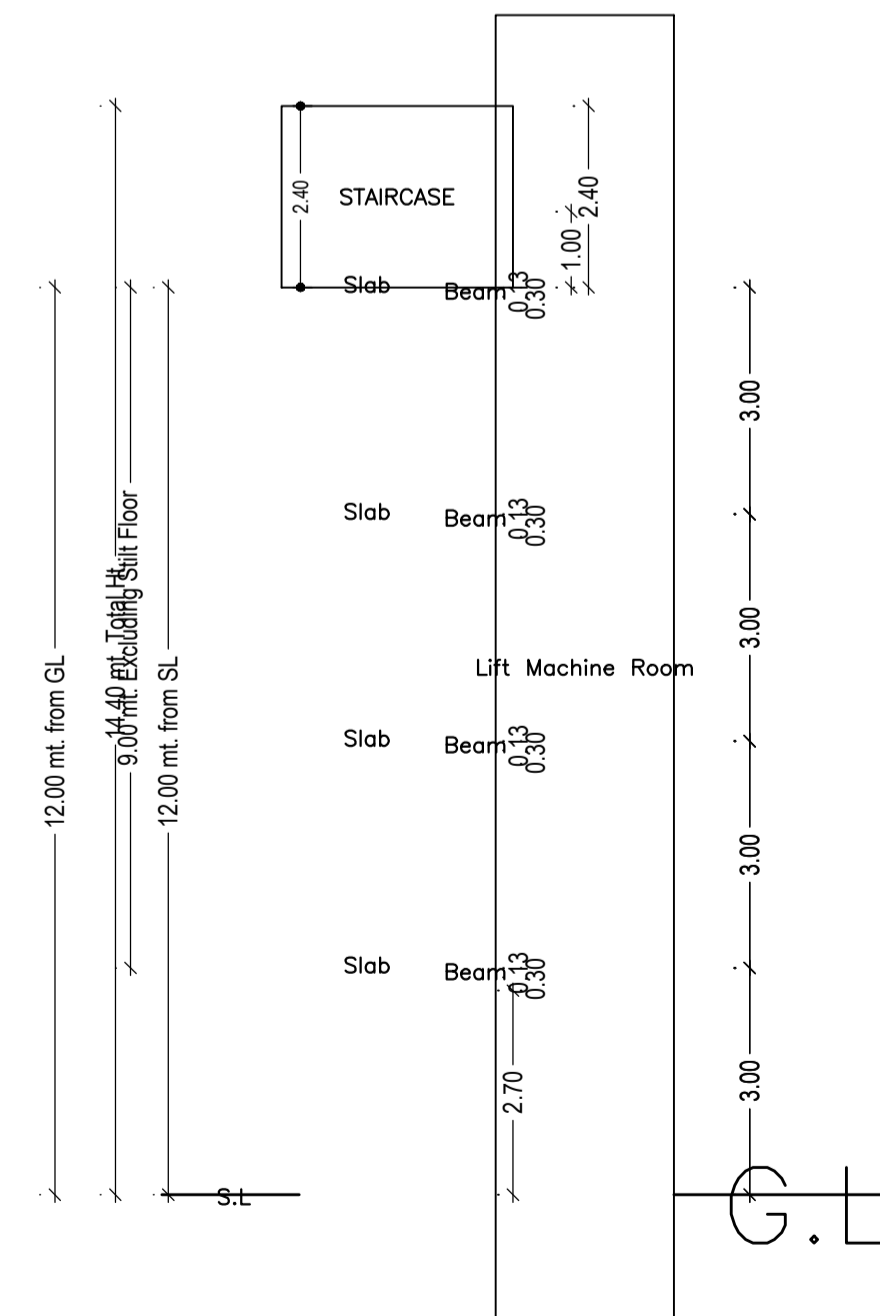
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	V1	0.90	0.60	30
A (RESIDENCE)	W1	0.97	1.20	01
A (RESIDENCE)	W1	1.03	1.20	01
A (RESIDENCE)	W2	1.20	1.20	06
A (RESIDENCE)	V1	1.50	0.60	03
A (RESIDENCE)	KW	1.50	1.20	13
A (RESIDENCE)	W1	1.50	1.20	46
A (RESIDENCE)	SW	1.50	1.20	04
A (RESIDENCE)	v	1.55	1.20	02
A (RESIDENCE)	V1	1.80	0.60	06
A (RESIDENCE)	W1	2.13	1.20	07
A (RESIDENCE)	V1	2.40	0.60	03
A (RESIDENCE)	DW2	2.40	1.20	06
A (RESIDENCE)	W5	2.40	1.20	06
A (RESIDENCE)	V1	2.41	0.60	03
A (RESIDENCE)	W1	2.98	1.20	04
A (RESIDENCE)	W4	3.60	1.20	03
A (RESIDENCE)	W4	3.62	1.20	03

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 4.23 X 1 X 1	5.08	19.76
	1.20 X 4.15 X 1 X 1	4.97	
	1.20 X 3.36 X 1 X 1	3.86	
	1.20 X 3.20 X 1 X 1	3.83	
	1.20 X 1.68 X 1 X 1	2.02	
SECOND FLOOR PLAN	1.20 X 4.23 X 1 X 1	5.08	19.76
	1.20 X 1.68 X 1 X 1	2.02	
	1.20 X 4.15 X 1 X 1	4.97	
	1.20 X 3.36 X 1 X 1	3.86	
	1.20 X 3.20 X 1 X 1	3.83	
THIRD FLOOR PLAN	1.20 X 4.23 X 1 X 1	5.08	19.76
	1.20 X 4.15 X 1 X 1	4.97	
	1.20 X 3.36 X 1 X 1	3.86	
	1.20 X 3.20 X 1 X 1	3.83	
	1.20 X 1.68 X 1 X 1	2.02	
Total	-	-	59.28

UnitBUA Table for Building :A (RESIDENCE)

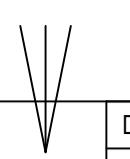
FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FLAT 10	FLAT	Existing	151.79	146.50	10	4
	FLAT 11	FLAT	Existing	118.68	108.42	8	
	FLAT 12	FLAT	Existing	115.03	110.51	9	
	FLAT 9	FLAT	Existing	151.74	151.26	9	
SECOND FLOOR PLAN	FLAT 5	FLAT	Existing	151.74	151.26	9	4
	FLAT 6	FLAT	Existing	151.79	146.50	10	
	FLAT 7	FLAT	Existing	118.68	108.42	8	
	FLAT 8	FLAT	Existing	115.03	110.51	9	
THIRD FLOOR PLAN	FLAT 1	FLAT	Proposed	151.74	151.26	9	4
	FLAT 2	FLAT	Proposed	151.78	146.49	10	
	FLAT 3	FLAT	Proposed	118.68	108.42	8	
	FLAT 4	FLAT	Proposed	115.03	110.51	9	
PARKING FLOOR PLAN	FLAT 13	FLAT	Proposed	151.74	151.26	6	1
Total:	-	-	-	1763.45	1701.35	114	13



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DATE	13-02-2021
SHEET NO.	7

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