

Proposal Basic Information	
Proposal File No.	JNAC/BP/0018/W17/2020
Owner Name	Pravujagdish Realtors Pvt. Ltd. Plot owner Mr. Santanu Gope
Khata No	Old-24, New-6
Plot No	New-24 Old-6
Village Name	MOHARDA
Use	Residential
SubUse	Residential Bldg/Apartment

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: Residential Bldg/Apartment	
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA	
Inward No: JNAC/BP/0018/W17/2020	Plot/SubPlot No: New-24 Old-6	
Application Type: General Proposal	North: Survey No. - Niz	
Project Type: Building Permission	South: Survey No. - Niz	
Nature of Development: New	East: Road Width - 6.1	
Location of Development Area: Old Area	West: Plot No. - 471	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	607.21
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	607.21
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		74.14
Total		74.14
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	533.07
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	607.21
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	607.21
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		364.33
Proposed Coverage Area (55.63 %)		337.82
Total Prop. Coverage Area (55.63 %)		337.82
Balance coverage area (4.37 %)		26.51
FAR CHECK		
Perm. FAR Area (2.50)		1518.03
Total Perm. FAR area		1518.03
Residential FAR		1319.73
Proposed FAR Area		1333.64
Total Proposed FAR Area		1333.64
Consumed FAR (Factor)		2.20
Balance FAR Area		184.39
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1689.10
ARCHITECT (Regd)	L K Suman	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	Pravujagdish Realtors Pvt. Ltd. Plot owner Mr. Santanu Gope	
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	
	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	337.82	13.91	337.82	13.91
First Floor	337.82	329.93	337.82	329.93
Second Floor	337.82	329.93	337.82	329.93
Third Floor	337.82	329.93	337.82	329.93
Fourth Floor	337.82	329.93	337.82	329.93
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1689.10	1333.63	1689.10	1333.63

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (PRAVUJAGDISH REALTORS PVT LTD PLOT OWNER MR SANTANU GOPE)	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 (PRAVUJAGDISH REALTORS PVT LTD PLOT OWNER MR SANTANU GOPE)	Residential	Residential Bldg/Apartment	> 0	1	8.00	1.00	8	-	-	-	-	-		
			> 0	1	8.00	-	-	-	-	-	1	8	-	
			> 0	1	8.00	-	-	-	1	1	-	-	-	
Total :			-	-	-	-	8	11	-	1	1	-	8	8

Parking Check (Table 7b)

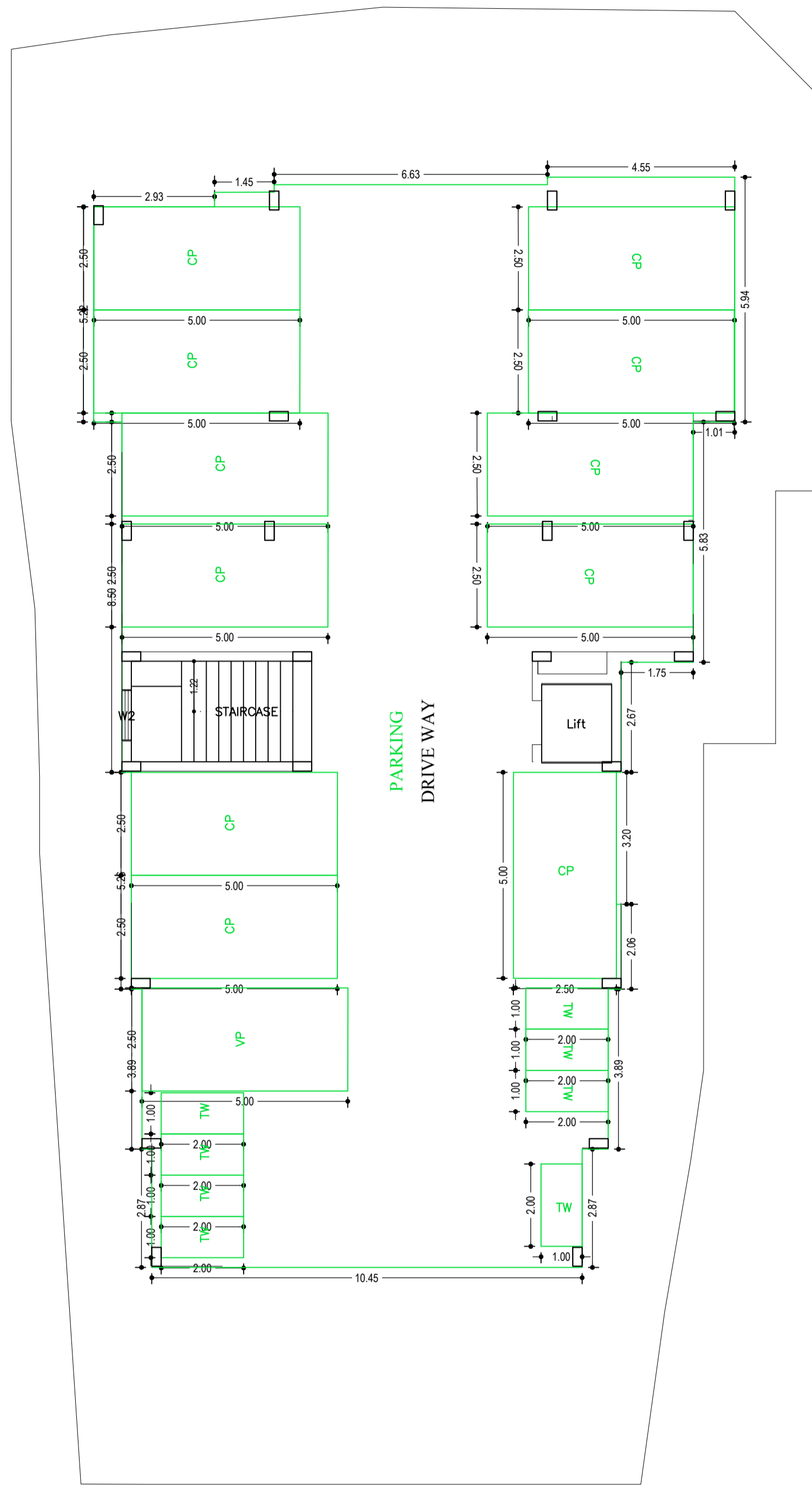
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	11	137.48
Total Car	8	100.00	11	137.48
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	8	16.00
Total TwoWheeler	8	16.00	8	16.00
Other Parking	-	-	-	157.93
Total		128.50		352.41

FAR & Tenement Details (Table 4c-1)

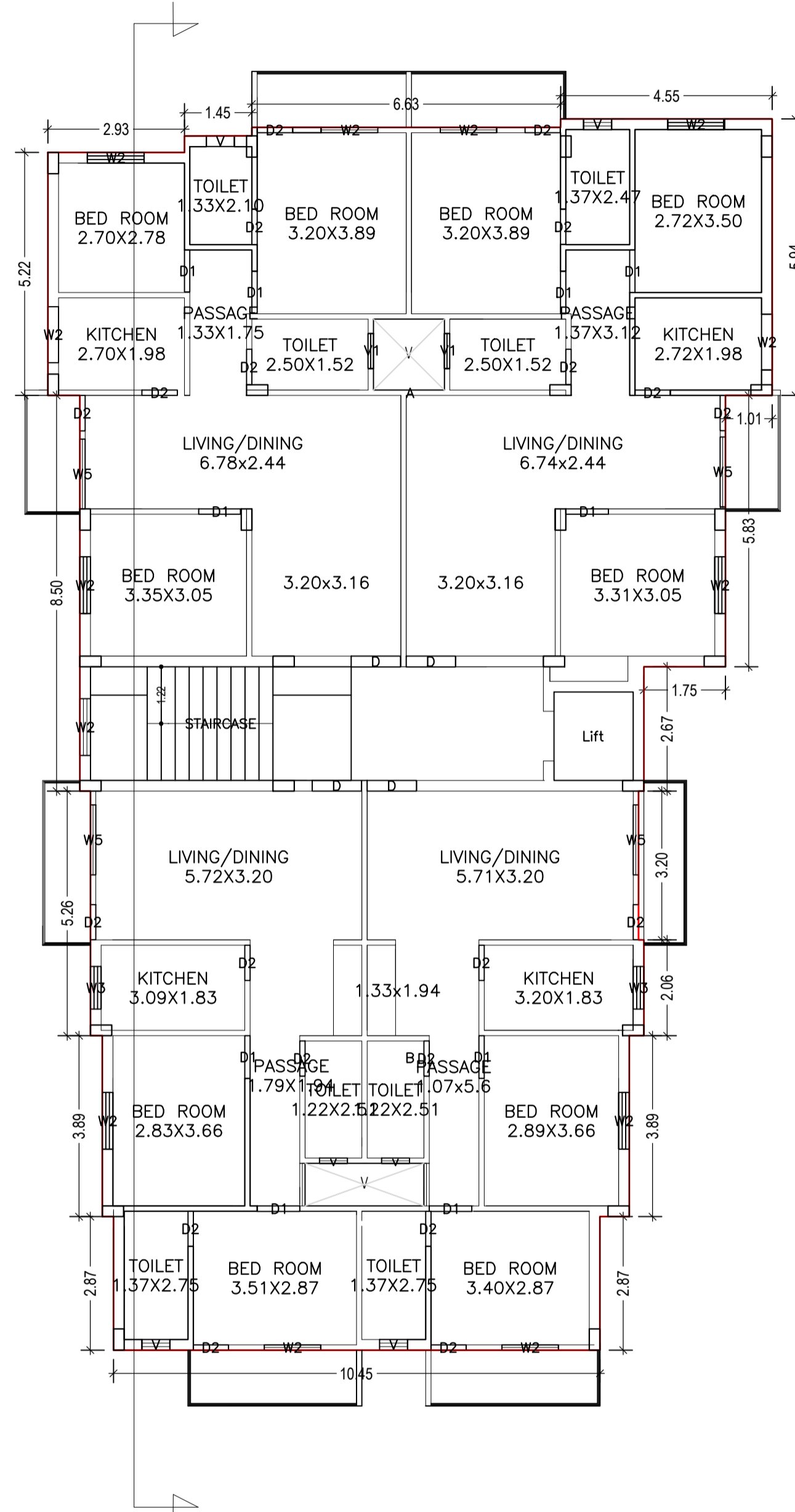
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Void	Parking					
A (PRAVUJAGDISH REALTORS PVT LTD PLOT OWNER MR SANTANU GOPE)	1	1689.10	12.92	18.64	323.91	1319.72	10.68	1333.63	1333.63	08
Grand Total :	1	1689.10	12.92	18.64	323.91	1319.72	10.68	1333.63	1333.63	08

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

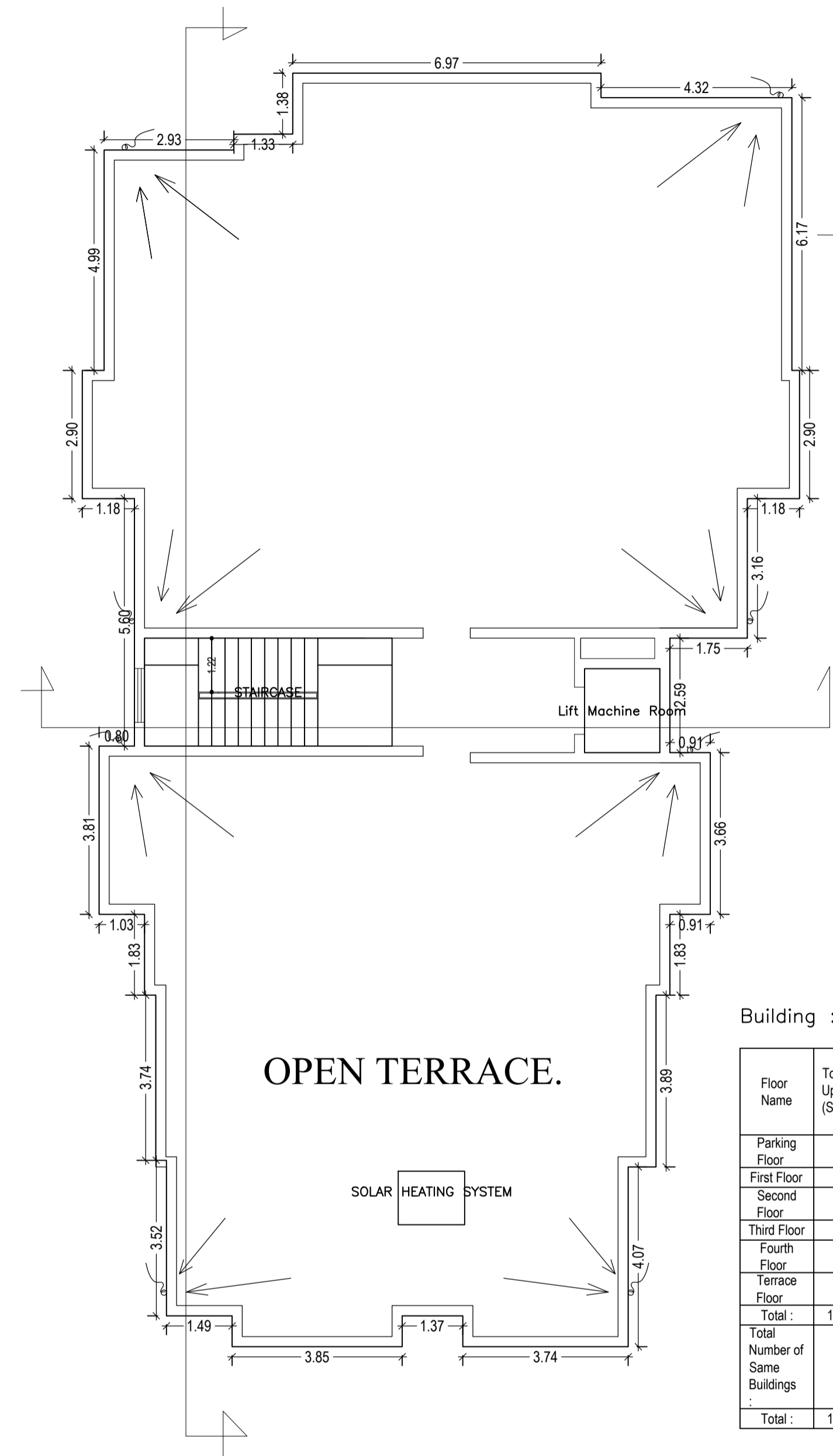
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PARKING FLOOR PLAN
(SCALE 1:100)



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

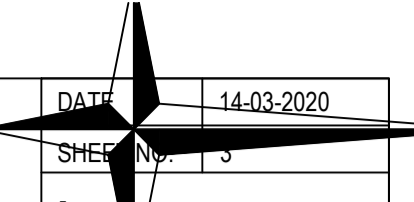


TERRACE FLOOR PLAN
(SCALE 1:100)

Building :A (PRAVUJAGDISH REALTORS PVT LTD PLOT OWNER MR SANTANU GOPE)

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 FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Lift	Void	Parking					
Parking Floor	337.82	0.00	0.00	323.91	0.00	10.68	13.91	13.91	00
First Floor	337.82	3.23	4.66	0.00	329.93	0.00	329.93	329.93	02
Second Floor	337.82	3.23	4.66	0.00	329.93	0.00	329.93	329.93	02
Third Floor	337.82	3.23	4.66	0.00	329.93	0.00	329.93	329.93	02
Fourth Floor	337.82	3.23	4.66	0.00	329.93	0.00	329.93	329.93	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1689.10	12.92	18.64	323.91	1319.72	10.68	1333.63	1333.63	08
Total Number of Same Buildings	1								
Total :	1689.10	12.92	18.64	323.91	1319.72	10.68	1333.63	1333.63	08

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SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRAVUJAGDISH REALTORS PVT LTD PLOT OWNER MR SANTANU GOPE)	D2	0.75	2.10	16
A (PRAVUJAGDISH REALTORS PVT LTD PLOT OWNER MR SANTANU GOPE)	D2	0.76	2.10	64
A (PRAVUJAGDISH REALTORS PVT LTD PLOT OWNER MR SANTANU GOPE)	D1	0.90	2.10	12
A (PRAVUJAGDISH REALTORS PVT LTD PLOT OWNER MR SANTANU GOPE)	D1	0.92	2.10	28
A (PRAVUJAGDISH REALTORS PVT LTD PLOT OWNER MR SANTANU GOPE)	D	1.06	2.10	16

UnitBUA Table for Building :A (PRAVUJAGDISH REALTORS PVT LTD PLOT OWNER MR SANTANU GOPE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2,	A	FLAT	167.09	162.79	16	8
3& 4 FLOOR PLAN	B	FLAT	162.84	160.39	14	
Total:	-	-	1319.73	1292.73	120	8

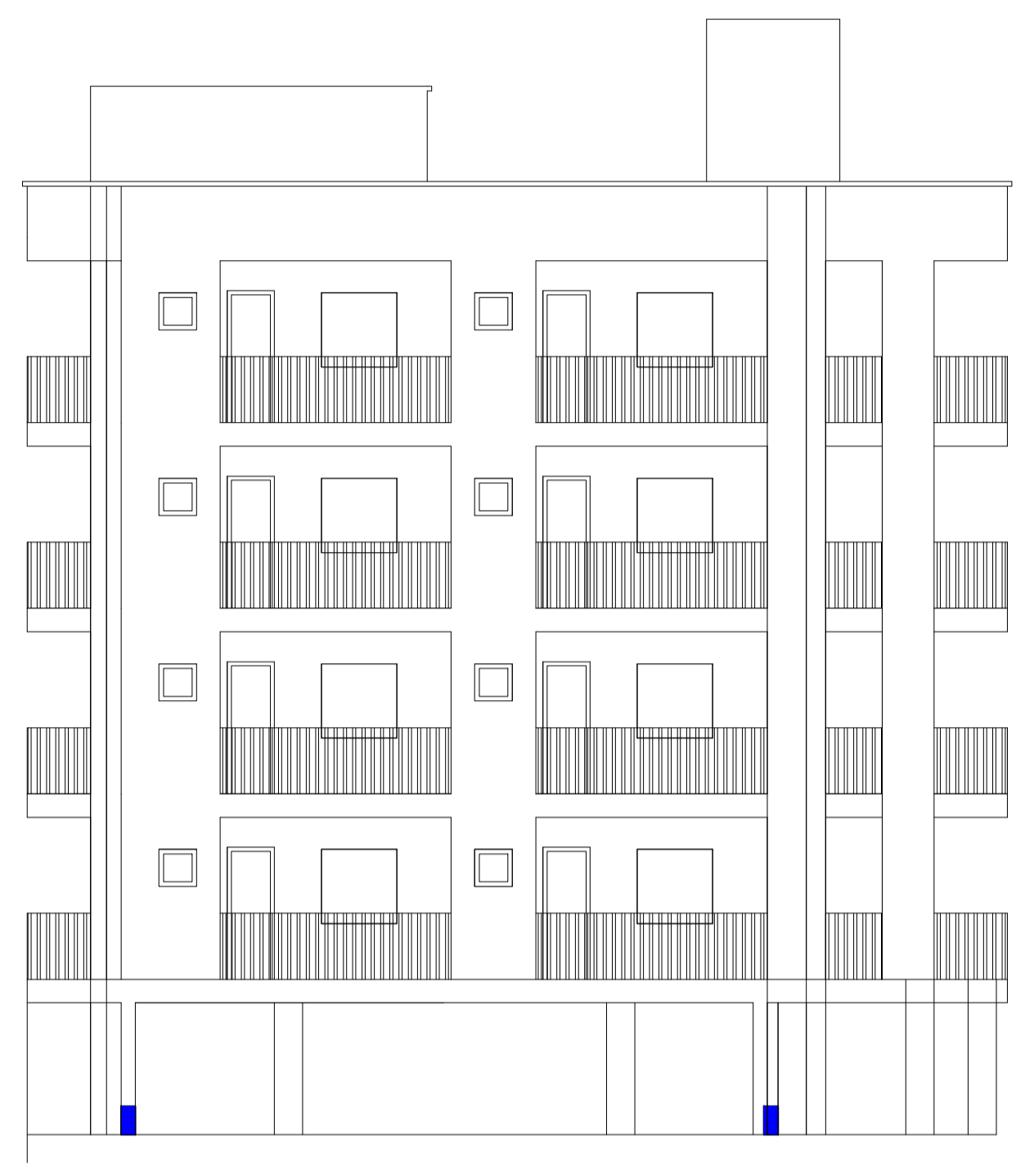
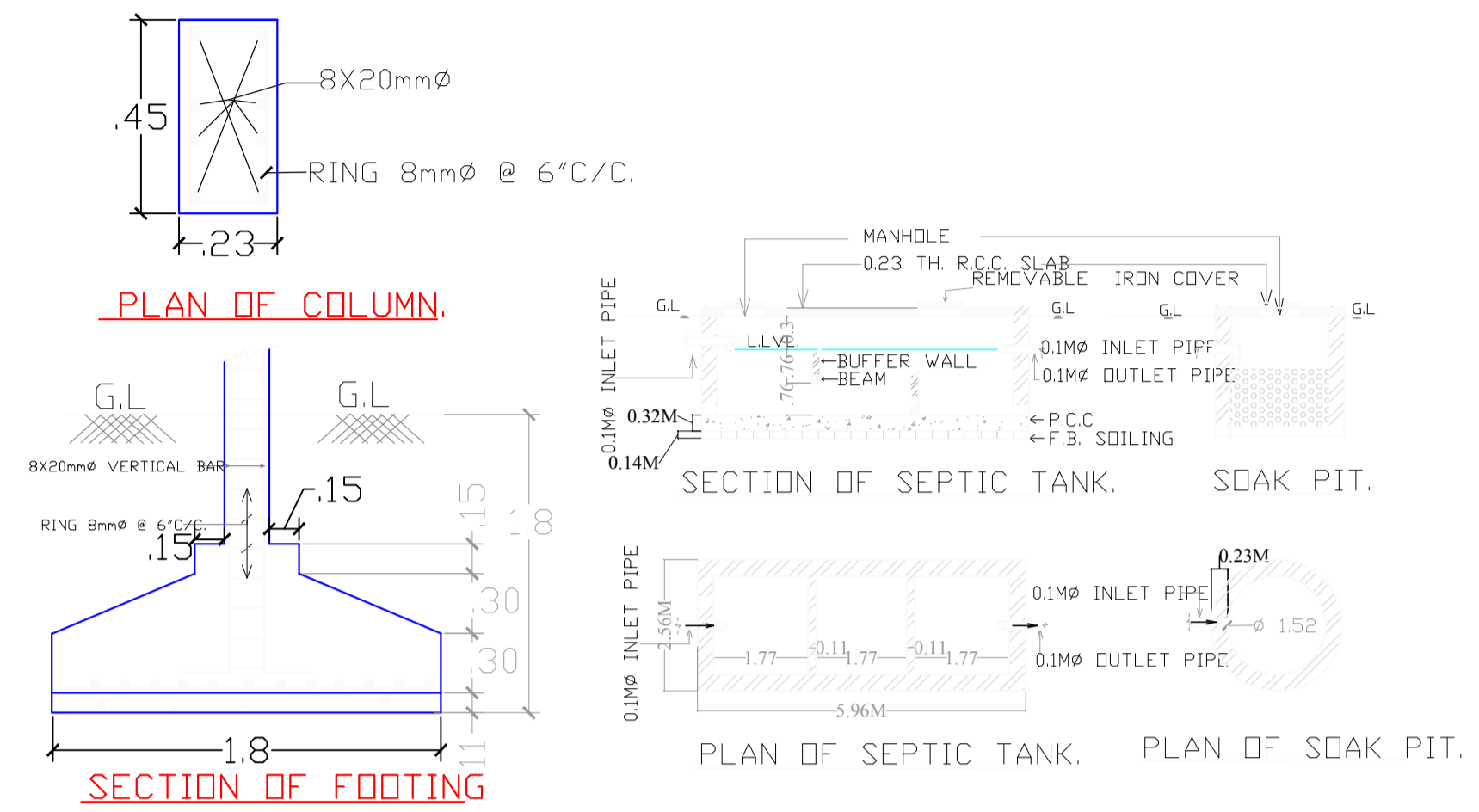
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRAVUJAGDISH REALTORS PVT LTD PLOT OWNER MR SANTANU GOPE)	V	0.60	0.60	08
A (PRAVUJAGDISH REALTORS PVT LTD PLOT OWNER MR SANTANU GOPE)	v	0.60	0.60	08
A (PRAVUJAGDISH REALTORS PVT LTD PLOT OWNER MR SANTANU GOPE)	V	0.60	0.75	08
A (PRAVUJAGDISH REALTORS PVT LTD PLOT OWNER MR SANTANU GOPE)	V1	0.75	0.60	08
A (PRAVUJAGDISH REALTORS PVT LTD PLOT OWNER MR SANTANU GOPE)	W3	0.91	1.20	08
A (PRAVUJAGDISH REALTORS PVT LTD PLOT OWNER MR SANTANU GOPE)	W2	1.20	1.20	12
A (PRAVUJAGDISH REALTORS PVT LTD PLOT OWNER MR SANTANU GOPE)	W2	1.21	1.20	12
A (PRAVUJAGDISH REALTORS PVT LTD PLOT OWNER MR SANTANU GOPE)	W2	1.22	1.20	29
A (PRAVUJAGDISH REALTORS PVT LTD PLOT OWNER MR SANTANU GOPE)	W5	1.50	1.80	16

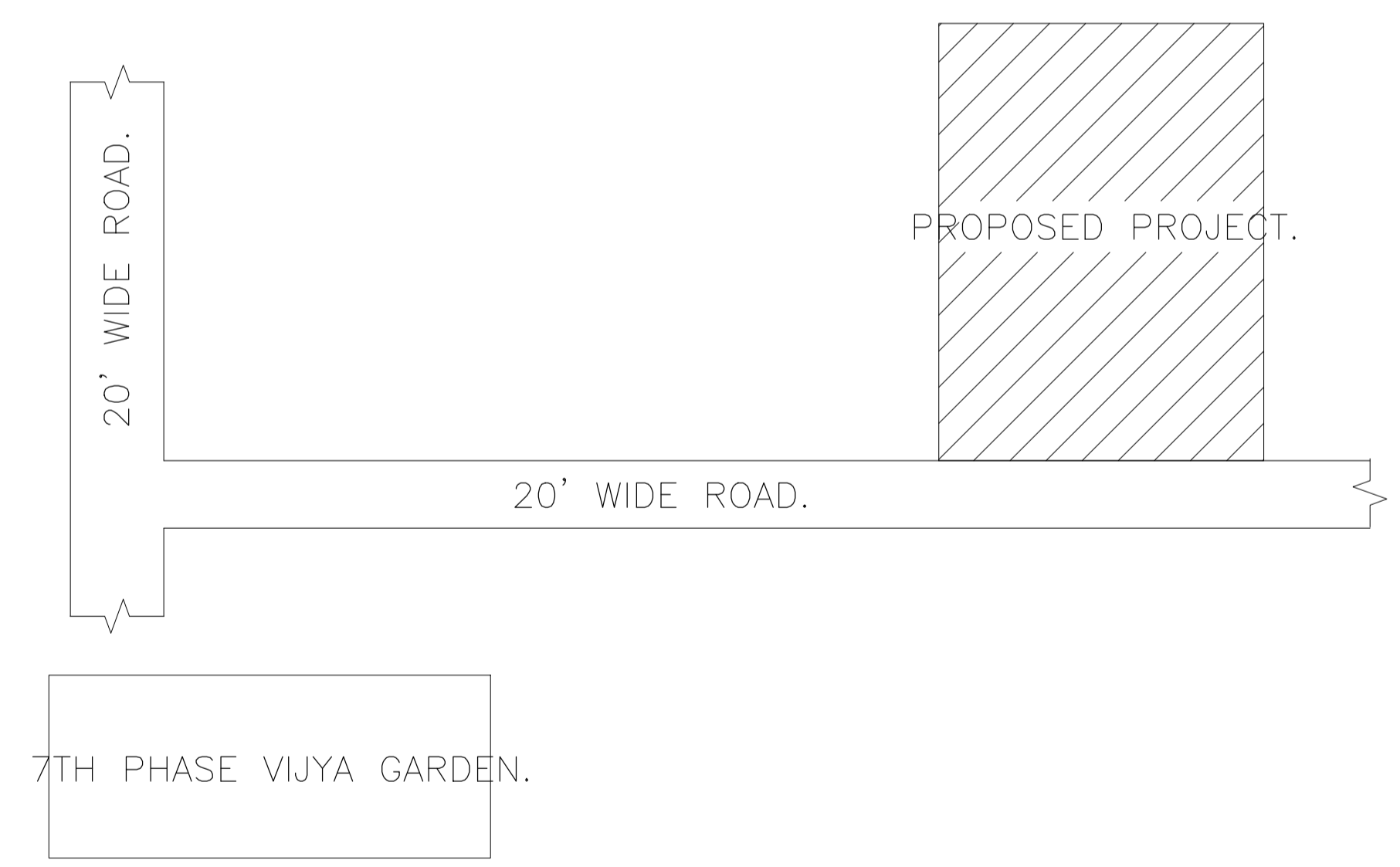
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FRONT ELEVATION.



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