



Proposal Basic Information

Proposal File No.	JNAC/BP/0005/W3/2021
Owner Name	MUKATAR AHMAD ZINU
Khata No	85
Plot No	843
Village Name	BELDIH
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT JAMSHEDPUR NAC
VERSION NO: 1.0.53
VERSION DATE: 16/10/2020

PROJECT DETAIL:
Region: JHARKHAND URBAN LOCAL BODIES
District: EAST SINGHBHUM
Authority: JAMSHEDPUR NAC
Inward_No: JNAC/BP/0005/W3/2021
Application Type: General Proposal
Project Type: Building Permission
Nature of Development: New
Location of Development Area: New Area

Plot Use: Residential
Plot SubUse: Bungalow/ Dwelling / Non Apartment
PlotNearby/ReligiousStructure: NA
PlotSubPlot No: 843
North: Road Width - 3 mt alley
South: -
East: Road Width - 12
West: -

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	148.41
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	148.41
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot Total		9.79
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	138.62
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	148.41
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	148.41
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		103.89
Proposed Coverage Area (60.66 %)		90.03
Total Prop. Coverage Area (60.66 %)		90.03
Balance coverage area (9.34 %)		13.86
FAR CHECK		
Perm. FAR Area (2.00)		296.82
Total Perm. FAR area		296.82
Residential FAR		199.85
Proposed FAR Area		199.85
Total Proposed FAR Area		199.85
Consumed FAR (Factor)		1.35
Balance FAR Area		96.97
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		270.09
ARCHITECT (Regd)		Amarjeet Balmuchu
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		MUKATAR AHMAD ZINU
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 (RESIDENTIAL)		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	90.03	19.79	90.03	19.79
First Floor	90.03	90.03	90.03	90.03
Second Floor	90.03	90.03	90.03	90.03
Terrace Floor	0.00	0.00	0.00	0.00
Total :	270.09	199.85	270.09	199.85

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

Building :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmnt (No.)
Ground Floor	90.03	70.24	19.79	19.79	19.79	01
First Floor	90.03	0.00	90.03	90.03	90.03	00
Second Floor	90.03	0.00	90.03	90.03	90.03	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	270.09	70.24	199.85	199.85	199.85	01
Total Number of Same Buildings	1					
Total :	270.09	70.24	199.85	199.85	199.85	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	02
A (RESIDENTIAL)	D1	0.90	2.10	10

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	1.20	02
A (RESIDENTIAL)	W2	1.20	1.20	02
A (RESIDENTIAL)	W1	1.50	1.20	12

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	195.87	193.49	0	1
TYPICAL - 1, 2 FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	6	0
Total:	-	-	195.87	193.49	12	1

