

Proposal Basic Information	
Proposal File No.	JNAC/BP/0089/W3/2020
Owner Name	VINAY M. PANCHAMIYA AND JAYESH M. PANCHAMIYA
Khata No	85
Plot No	Ho. No. NIL, ROAD No. 2, CONTRACTORS AREA
Village Name	BELDIH
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT		VERSION NO.: 1.0.54	
JAMSHEDPUR NAC		VERSION DATE: 16/10/2020	
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed		
District: EAST SINGHBHUM	Plot SubUse: Resi+Comm		
Authority: JAMSHEDPUR NAC	PlotNearbyReligiousStructure: NA		
Inward_No.: JNAC/BP/0089/W3/2020	Plot/SubPlot No: Ho. No. NIL, ROAD No. 2, CONTRACTORS AREA		
Application Type: General Proposal	North: Road Width - 9 M WIDE		
Project Type: Building Permission	South: Plot No. - Ho. No. NIL		
Nature of Development: New	East: Road Width - 12 M WIDE		
Location of Development Area: Old Area	West: Plot No. - Ho. No. NIL		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	SQ. MT.	557.14
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)		557.14
Deduction for Balance Plot Area (from Gross Plot Area)			
Common Plot			63.24
Total			63.24
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)		493.90
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)		557.14
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		557.14
COVERAGE CHECK			
Permissible Coverage area (60.00 %)			334.28
Proposed Coverage Area (52.47 %)			292.32
Total Prop. Coverage Area (52.47 %)			292.32
Balance coverage area (7.53 %)			41.96
FAR CHECK			
Perm. FAR Area (2.50)			1392.85
Total Perm. FAR area			1392.85
Residential FAR			789.19
Commercial FAR			582.32
Proposed FAR Area			1381.57
Total Proposed FAR Area			1381.57
Consumed FAR (Factor)			2.48
Balance FAR Area			11.27
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			1813.18
ARCHITECT (Regd)	SUDIPTO MUKHERJEE		
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)	VINAY M. PANCHAMIYA AND JAYESH M. PANCHAMIYA		
DEVELOPMENT AUTHORITY LOCAL BODY			

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	Residential	Residential Bldg/Apartment	Non-Highrise

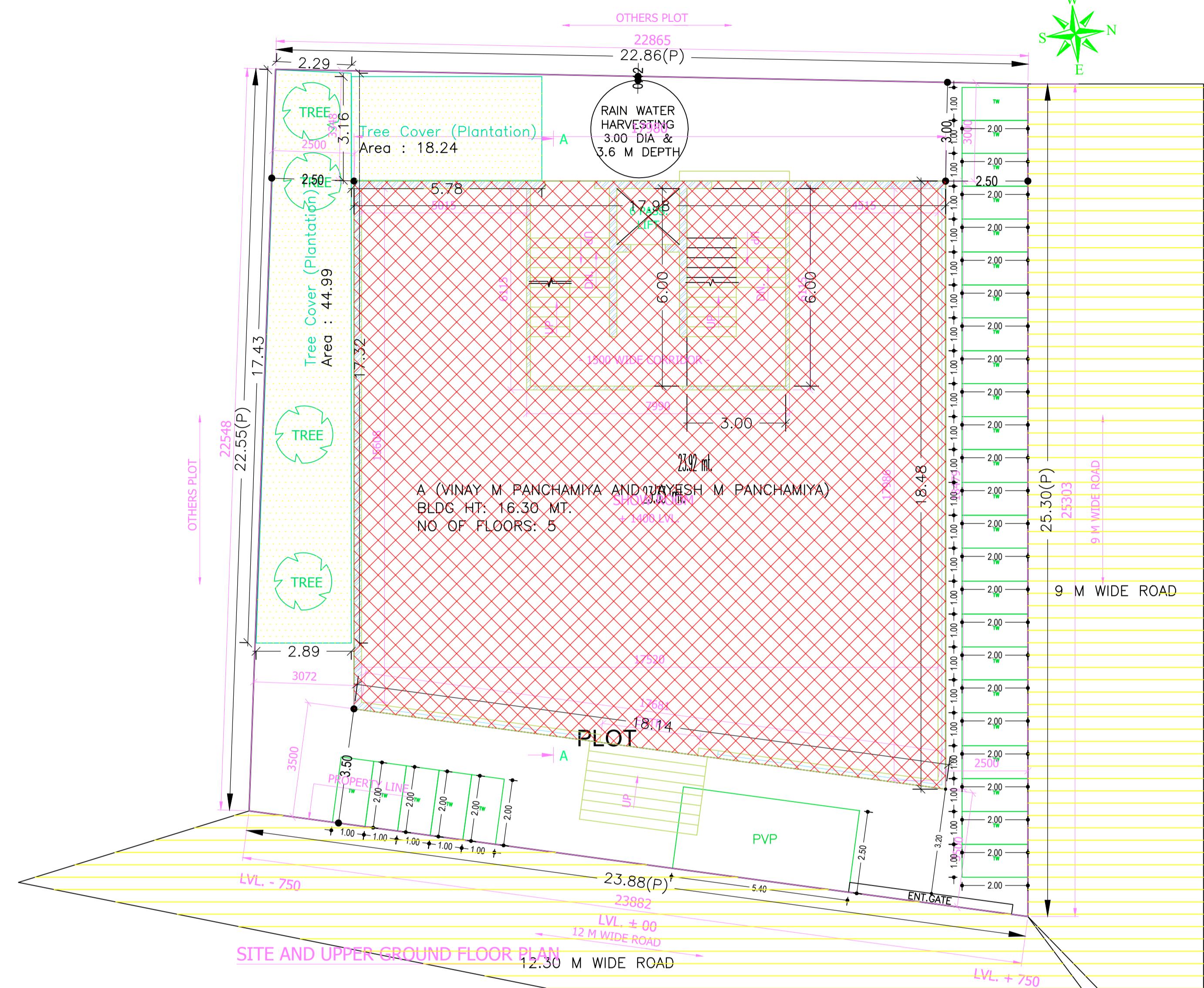
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Orange

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.)
Basement Floor	310.32	10.08	310.32	10.08
Ground Floor	310.32	292.32	310.32	292.32
First Floor	310.32	289.99	310.32	289.99
Second Floor	326.19	293.44	326.19	293.44
Third Floor	326.19	293.44	326.19	293.44
Fourth Floor	229.84	202.30	229.84	202.30
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1813.18	1381.57	1813.18	1381.57

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.)	Tnmt (No.)
			Stair/Case	Lift	Balcony	Parking	Resi.	Commercial				
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	1	1813.18	86.40	16.15	32.05	327.48	789.18	582.32	10.08	1381.57	1381.57	05
Grand Total :	1	1813.18	86.40	16.15	32.05	327.48	789.18	582.32	10.08	1381.57	1381.57	05



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 (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	Commercial	Shop	>0	50	558.93	1	8	-	-	-	-	-	
			>0	50	558.93	-	-	-	-	-	1	24	
	Residential	Residential Bldg/Apartment	>0	1	3.00	1.00	3	-	-	-	-	-	
			>0	1	3.00	-	-	-	-	1	3	-	
Total :			-	-	-	11	14	-	1	0	-	27	31

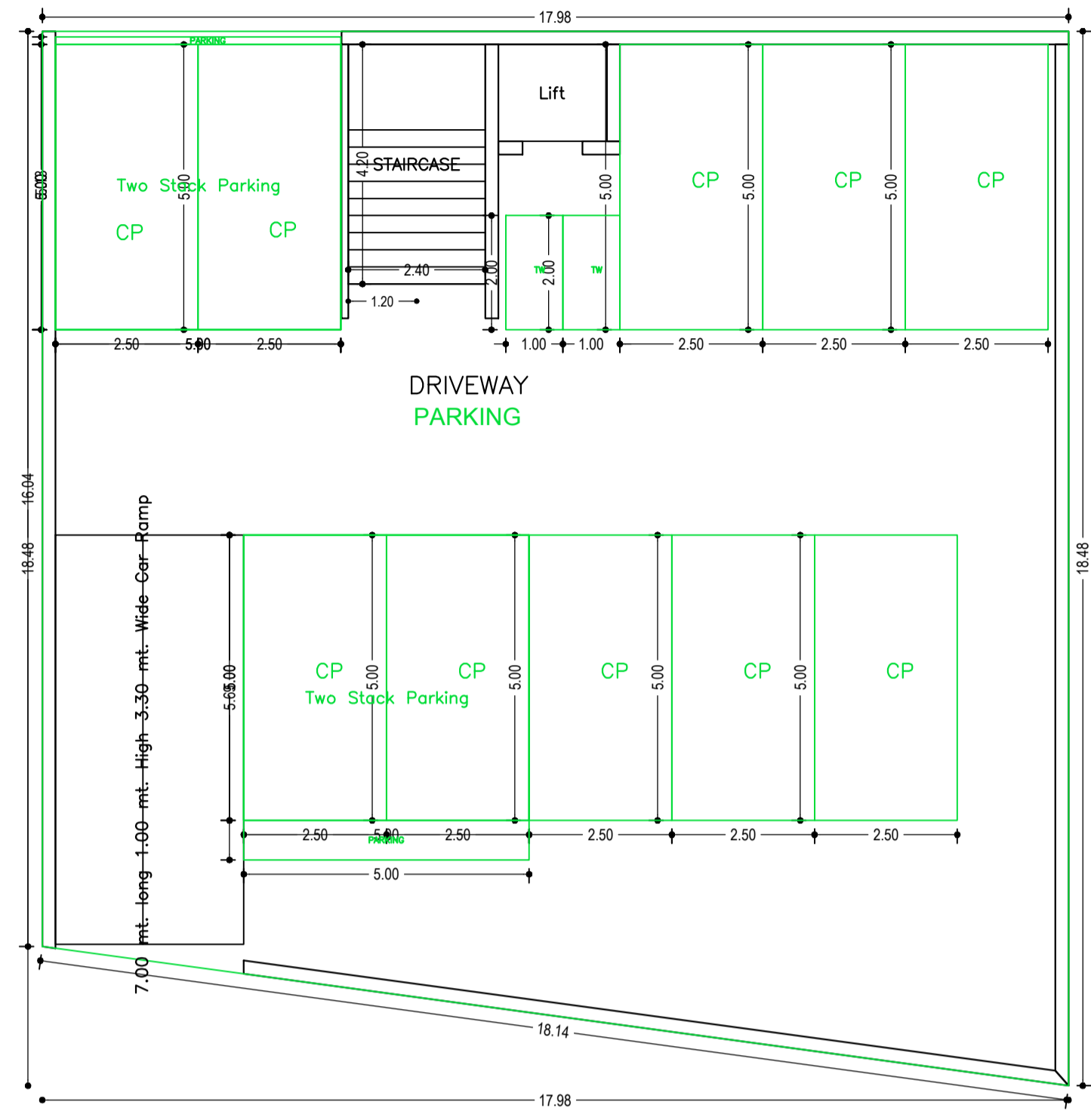
Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	10	125.00
Two Stack Car	-	-	4	50.00
Total Car	11	137.50	14	175.00
Total Visitor Parking	1	12.50	1	13.50
Parallel Visitor's Car Parking	-	-	1	13.50
TwoWheeler	-	-	31	62.00
Total TwoWheeler	27	54.00	31	62.00
Other Parking	-	-	-	144.35
Total		204.00		456.85

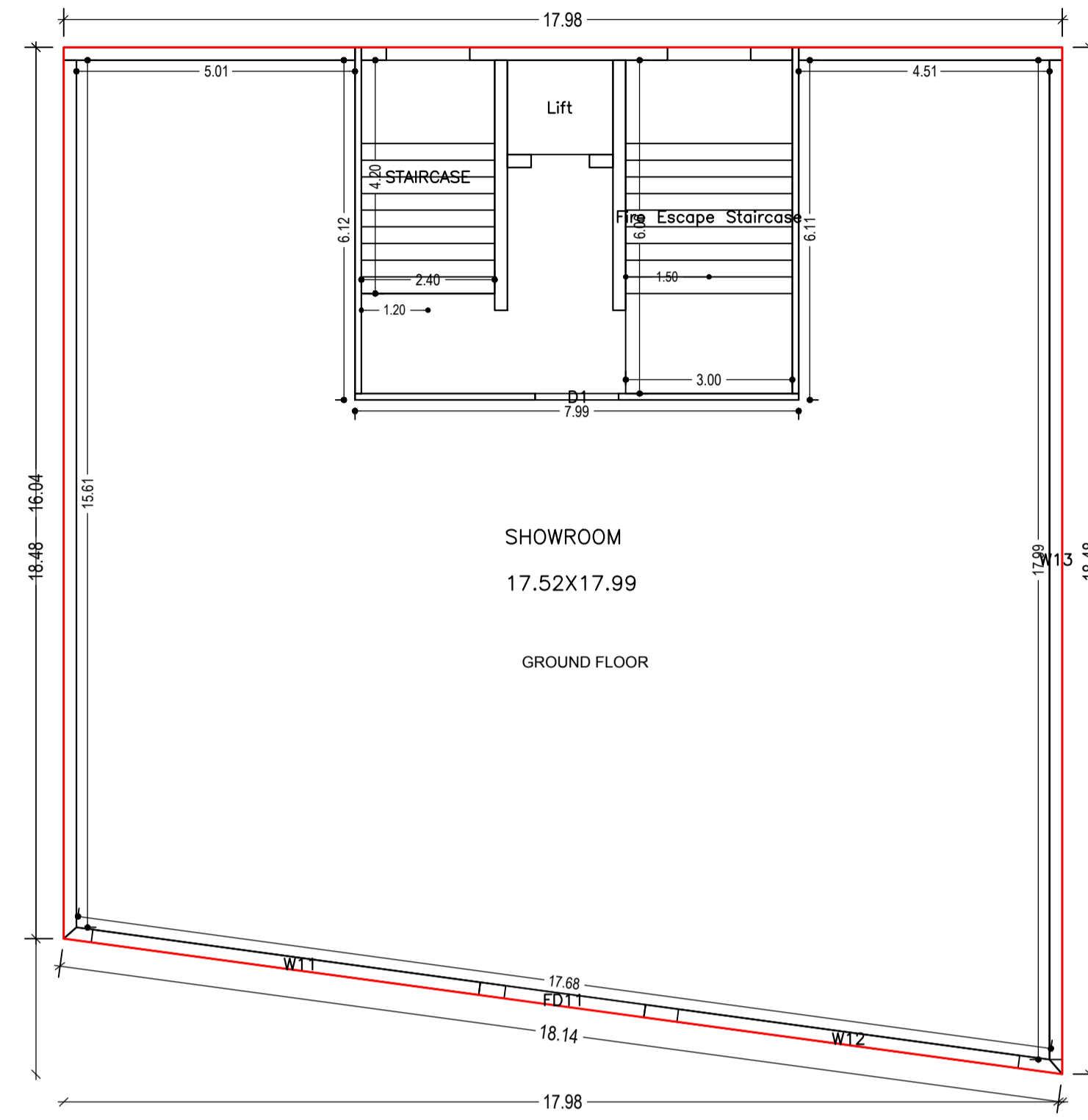
SITE PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

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BASEMENT FLOOR PLAN
(SCALE 1:100)

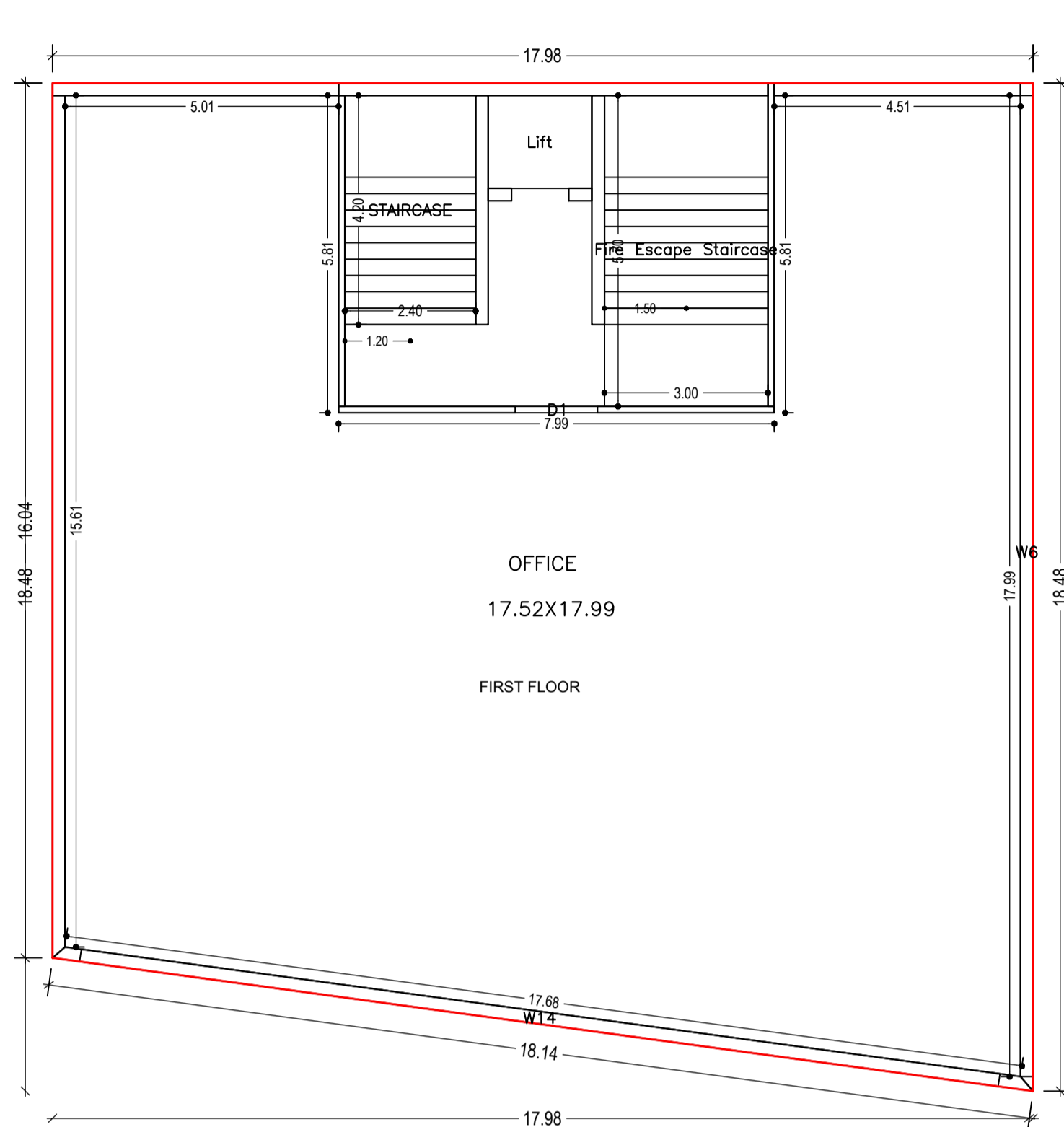


GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

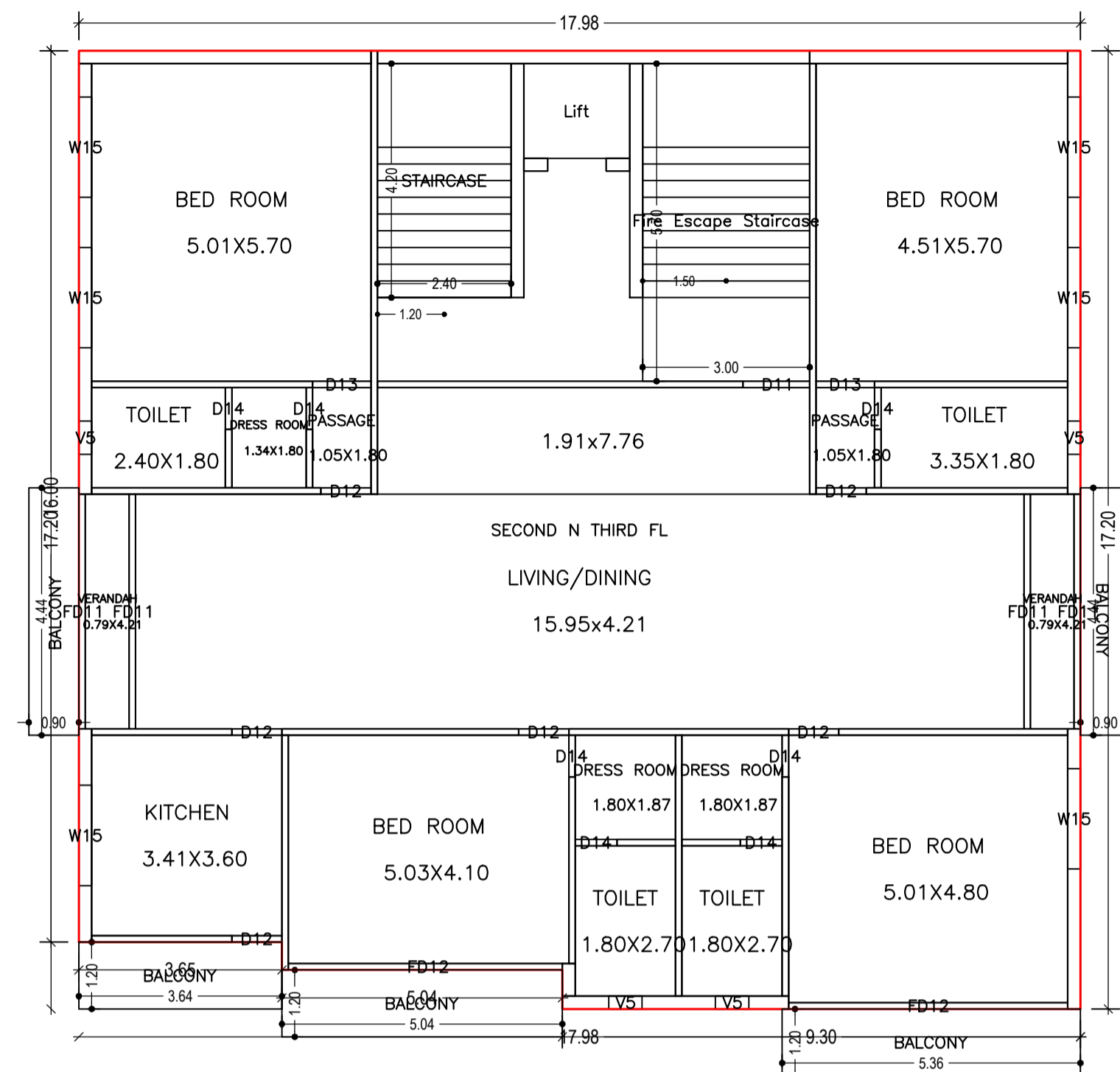
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Proposal Basic Information

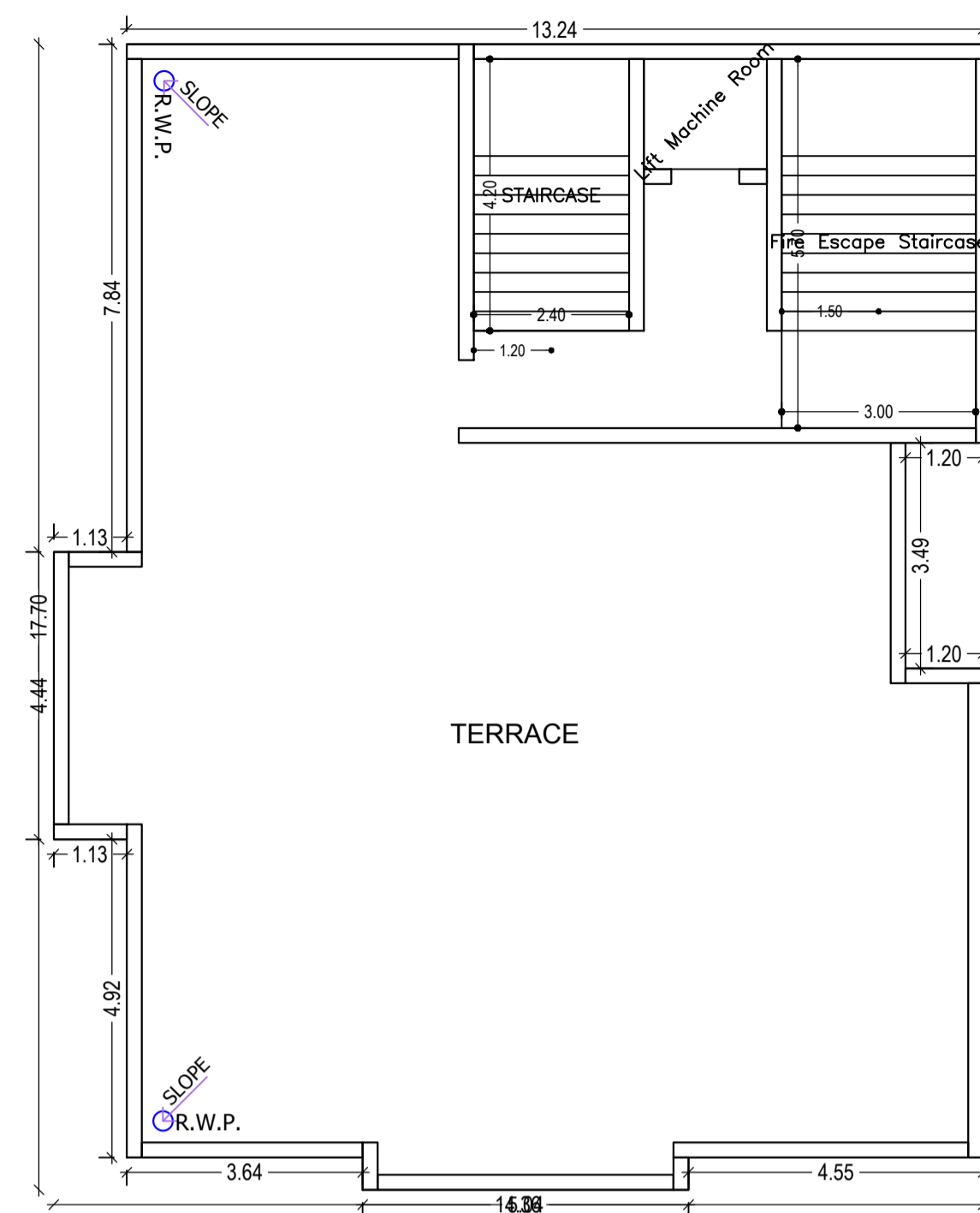
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FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)

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Building :A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)

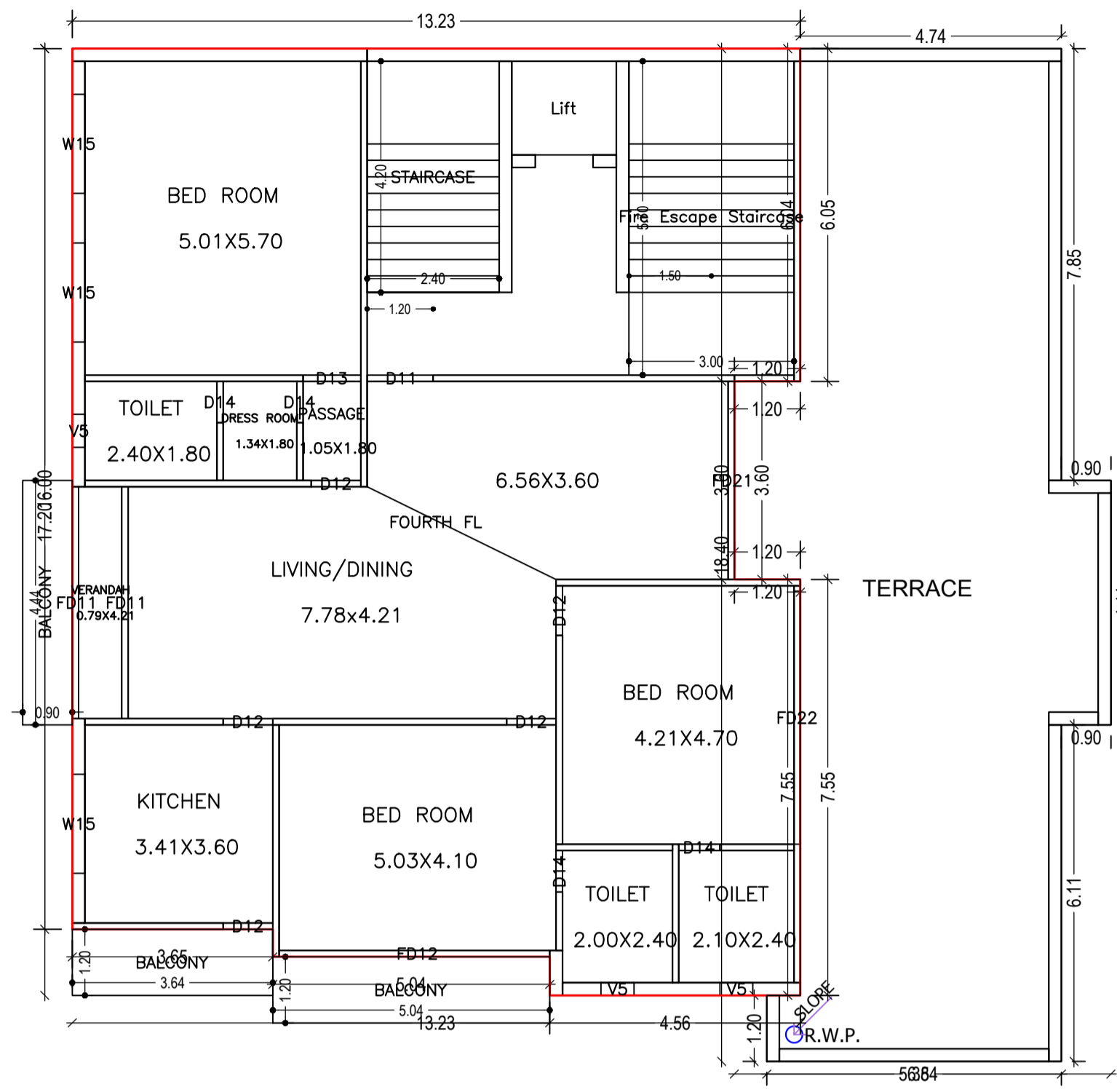
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		StairCase	Lift	Balcony	Parking	Resi.	Commercial				
Basement Floor	310.32	0.00	3.23	0.00	327.48	0.00	0.00	10.08	10.08	10.08	00
Ground Floor	310.32	18.00	0.00	0.00	0.00	292.32	0.00	292.32	292.32	292.32	01
First Floor	310.32	17.10	3.23	0.00	0.00	289.99	0.00	289.99	289.99	289.99	01
Second Floor	326.19	17.10	3.23	12.42	0.00	293.44	0.00	293.44	293.44	293.44	01
Third Floor	326.19	17.10	3.23	12.42	0.00	293.44	0.00	293.44	293.44	293.44	01
Fourth Floor	229.84	17.10	3.23	7.21	0.00	202.30	0.00	202.30	202.30	202.30	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1813.18	86.40	16.15	32.05	327.48	789.18	582.32	10.08	1381.57	1381.57	05
Total Number of Same Buildings :	1										
Total :	1813.18	86.40	16.15	32.05	327.48	789.18	582.32	10.08	1381.57	1381.57	05

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	D14	0.75	2.10	18
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	D12	0.90	2.10	17
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	D13	1.05	2.10	05
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	D11	1.20	2.10	03
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	D1	1.50	2.40	02
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	FD11	3.00	2.40	01
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	FD21	3.60	2.25	01
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	FD11	4.21	2.25	10
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	FD22	4.60	2.25	01
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	FD12	4.92	2.25	03
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	FD12	5.01	2.25	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	V5	0.60	1.20	11
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	W15	1.80	1.20	15
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	W14	17.00	1.80	01
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	W6	17.98	2.10	01
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	W13	17.99	1.80	01
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	W12	6.20	1.80	01
A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)	W11	7.50	1.80	01



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

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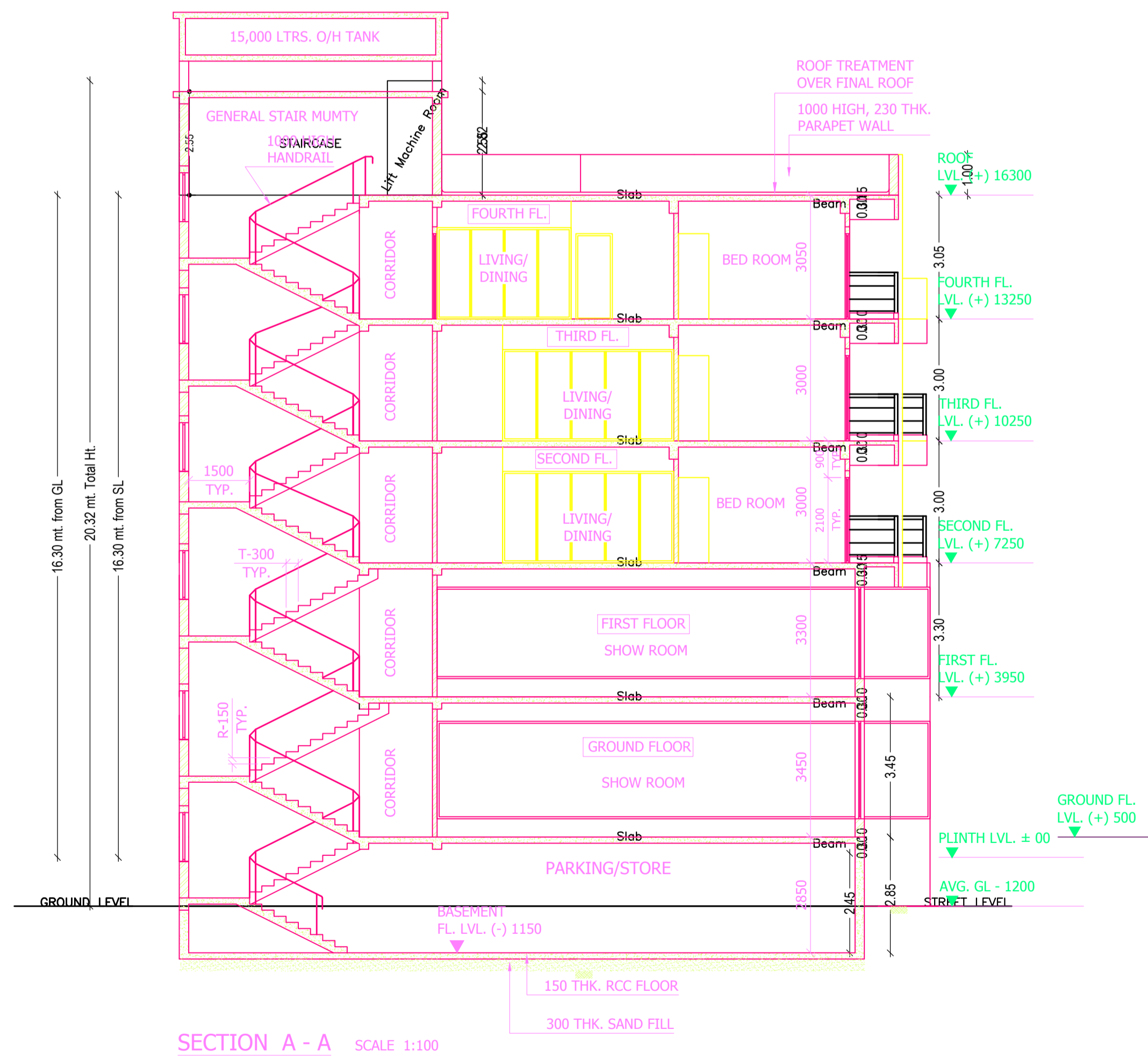
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Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2& 3 FLOOR PLAN	0.90 X 4.44 X 2 X 2	16.00	49.68
	1.20 X 5.36 X 1 X 2	12.86	
	1.20 X 3.65 X 1 X 2	8.74	
	1.20 X 5.04 X 1 X 2	12.08	
FOURTH FLOOR PLAN	1.20 X 3.65 X 1 X 1	4.37	14.41
	1.20 X 5.04 X 1 X 1	6.04	
	0.90 X 4.44 X 1 X 1	4.00	
Total			64.09

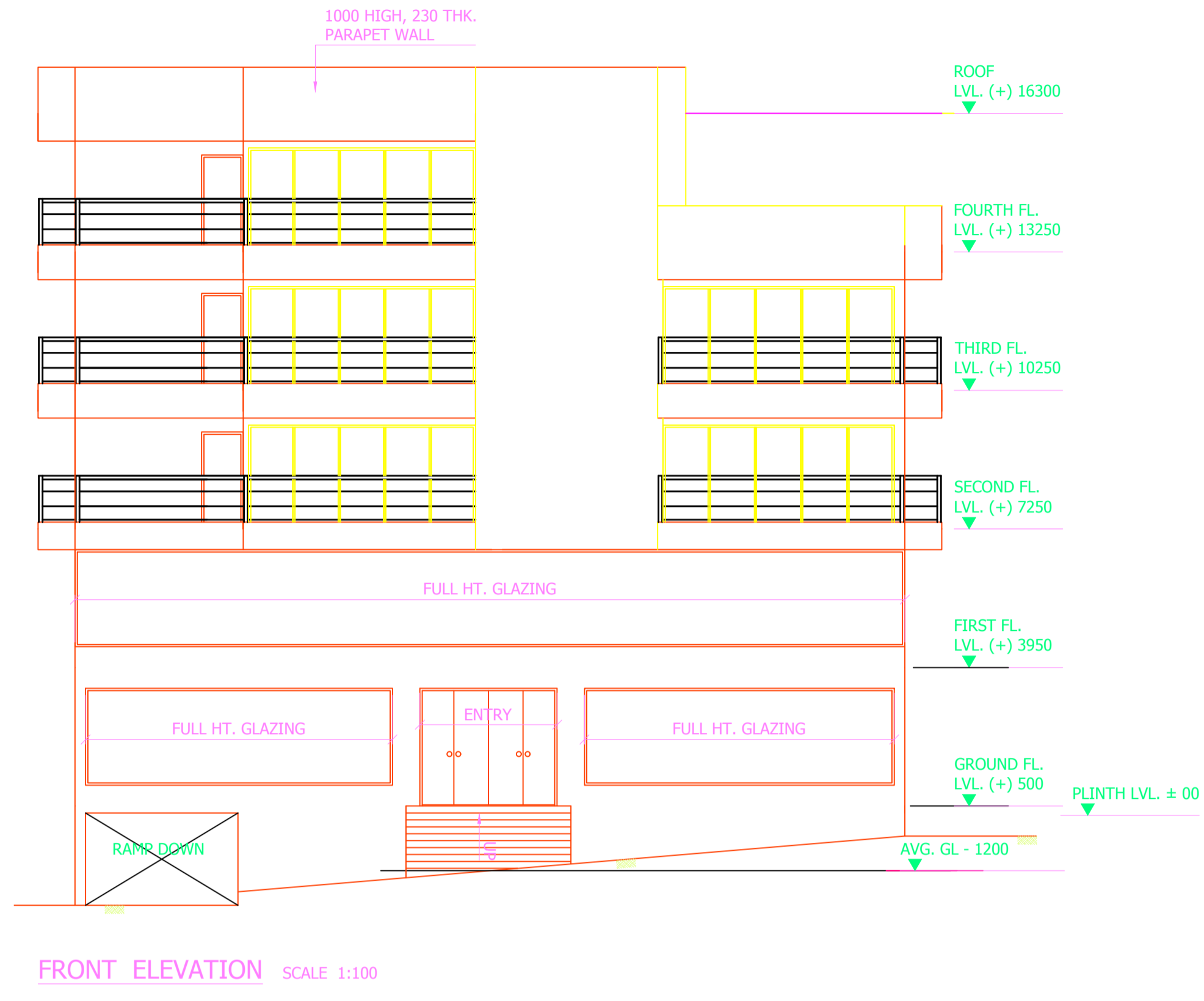
UnitBUA Table for Building :A (VINAY M PANCHAMIYA AND JAYESH M PANCHAMIYA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GROUND FLOOR	SHOP	260.54	246.29	1	1
FIRST FLOOR PLAN	FIRST FLOOR	SHOP	262.94	248.00	1	1
TYPICAL - 2& 3 FLOOR PLAN	SECOND N THIRD FL	FLAT	280.17	237.59	17	2
FOURTH FLOOR PLAN	FOURTH FL	FLAT	183.00	156.69	11	1
Total:			1266.83	1126.17	47	5

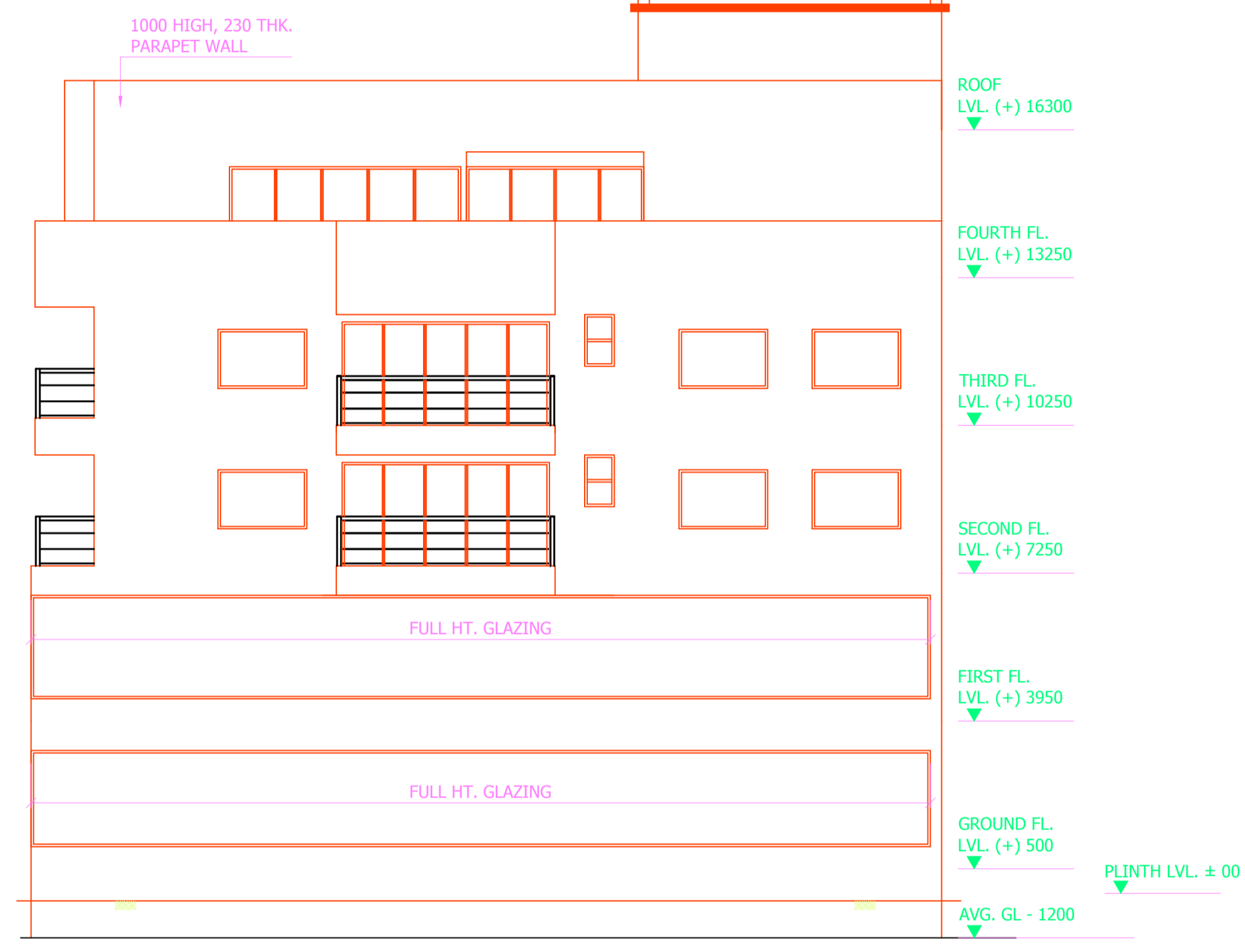


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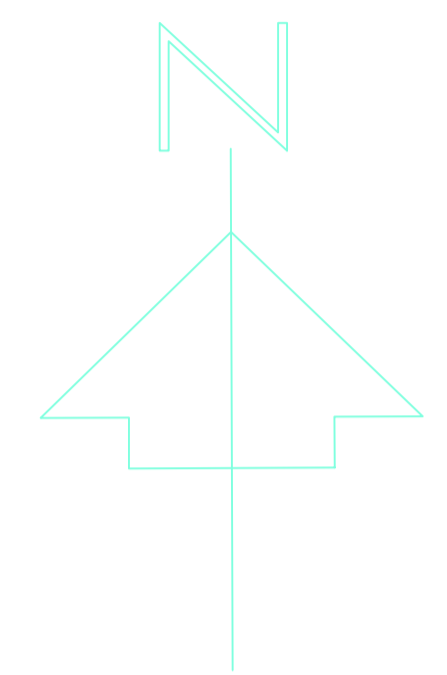
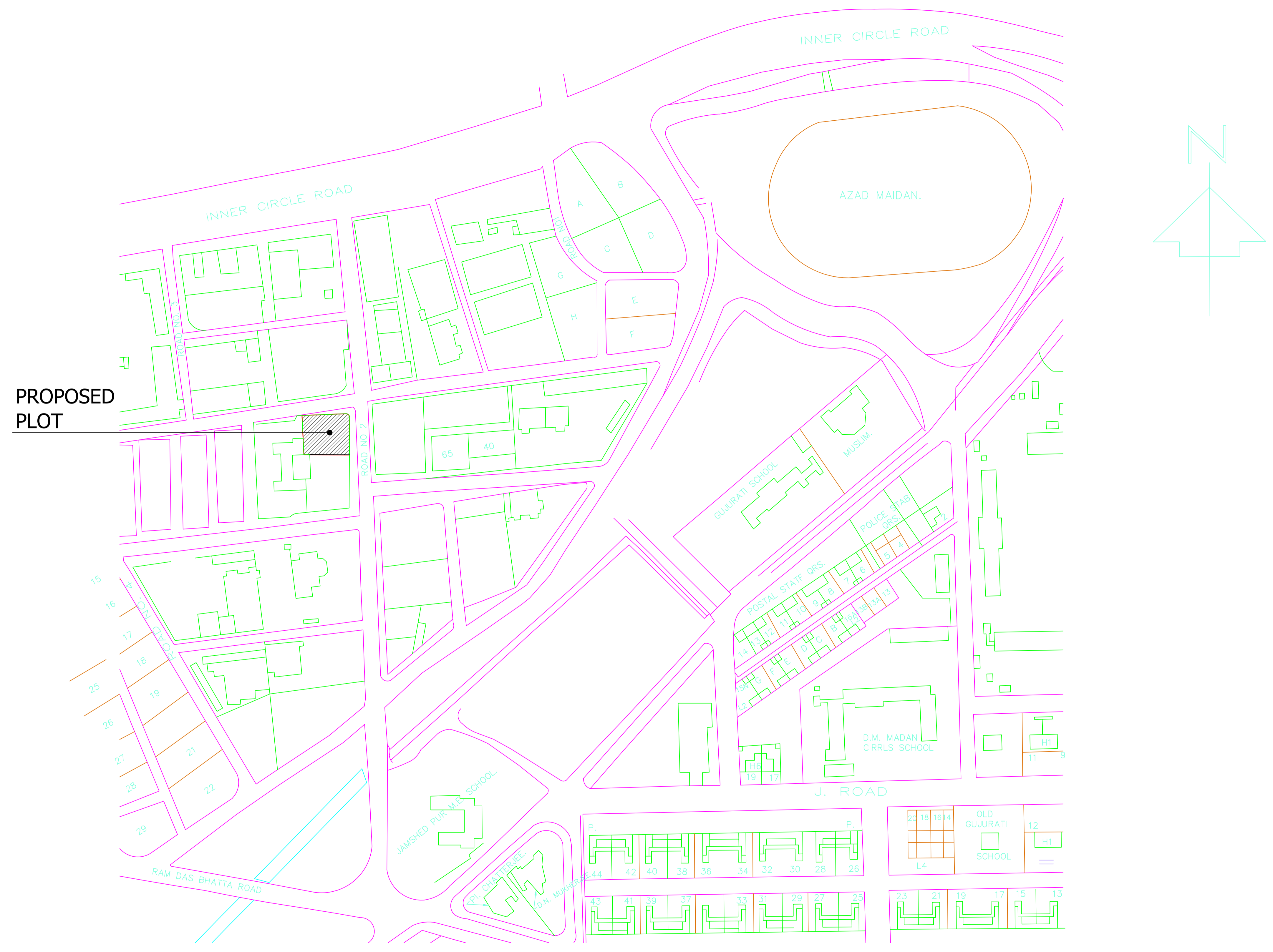
FRONT ELEVATION SCALE 1:100



RIGHT SIDE ELEVATION SCALE 1:100

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LOCATION PLAN
NOT TO SCALE

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