

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.53 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/0097/W2/2020	Plot/SubPlot No: Ho. No. 13, CIRCUIT HOUSE AREA
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: Addition or Alteration	East: -
Location of Development Area: Old Area	West: -
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 1486.10 SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 1486.10
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	177.93
Total	177.93
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 1308.17
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 1486.10
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 1486.10
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	743.05
Proposed Coverage Area (44.21 %)	656.97
Total Prop. Coverage Area (44.21 %)	656.97
Balance coverage area (5.79 %)	86.08
FAR CHECK	
Perm. FAR Area (2.50)	3715.25
Total Perm. FAR area	3715.25
Residential FAR	2042.27
Proposed FAR Area	2058.45
Total Proposed FAR Area	2058.45
Consumed FAR (Factor)	1.39
Balance FAR Area	1656.80
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	2735.76
ARCHITECT (Regd)	SUDIPTO MUKHERJEE
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	INDRANIL MAZUMDER NAVIN AGARWAL RANJOT SINGH AND MS SUHANA MERCHANDISE PVT LTD
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)	

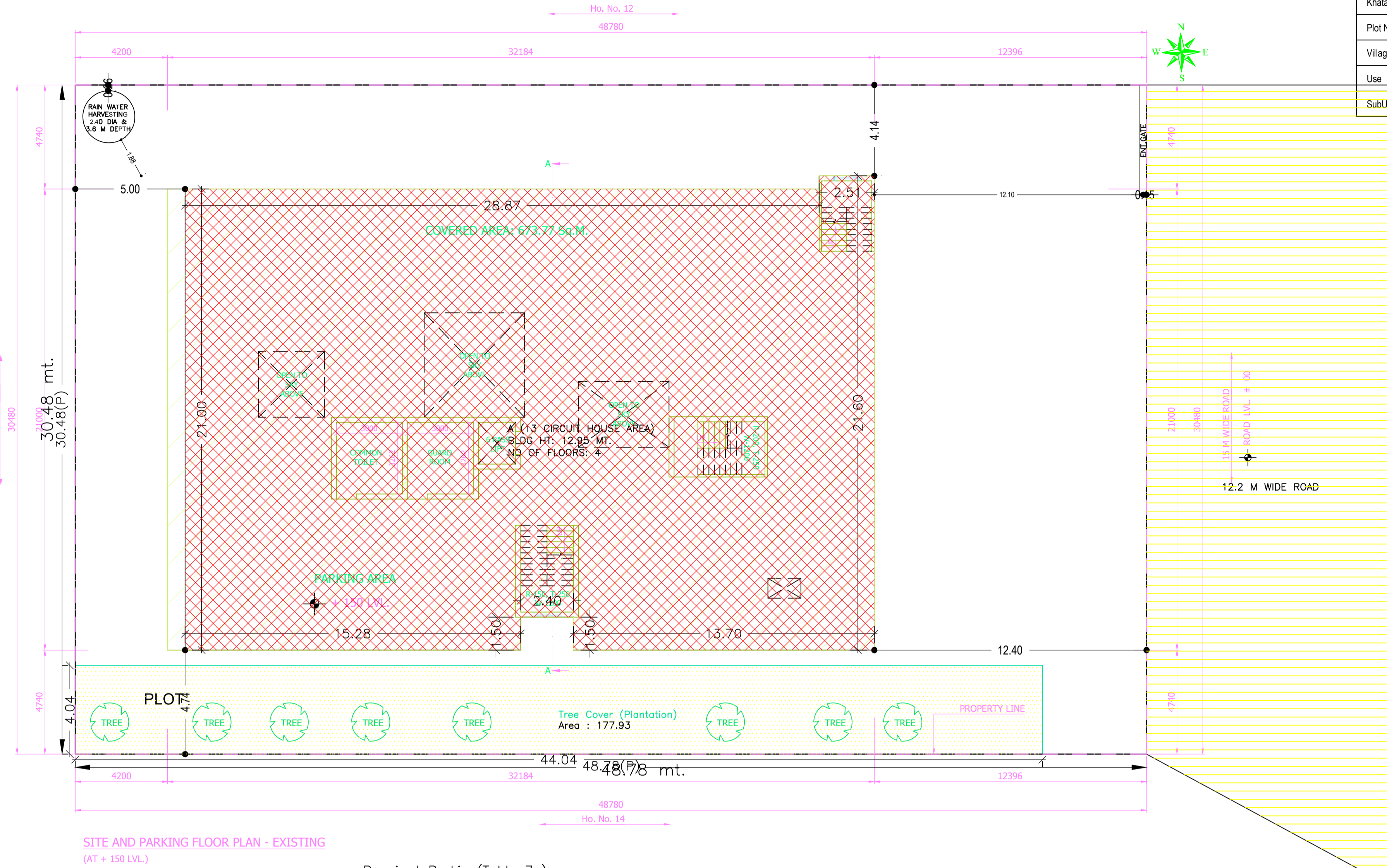
Buildingwise Floor FAR Details

Floor Name	Building Name				Total			
	A (13 CIRCUIT HOUSE AREA)							
	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	16.18	640.79	16.18	0.00	16.18	640.79	16.18	0.00
First Floor	0.00	692.93	0.00	681.38	0.00	692.93	0.00	681.38
Second Floor	0.00	692.93	0.00	681.38	0.00	692.93	0.00	681.38
Third Floor	692.93	0.00	679.50	0.00	692.93	0.00	679.50	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	709.11	2026.65	695.68	1362.76	709.11	2026.65	695.68	1362.76

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (13 CIRCUIT HOUSE AREA)	Residential	Residential Bldg/Apartment	Non-Highrise

SITE PLAN



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 (13 CIRCUIT HOUSE AREA)	Residential	Residential Bldg/Apartment	>0	1	9.00	1.00	-	-	-	-	-	-
			>0	1	9.00	-	-	-	-	-	1	9
			>0	1	9.00	-	-	1	1	-	-	-
Total:			-	-	-	9	9	-	1	1	9	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	9	112.50
Total Car	9	112.50	9	112.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	11	22.00
Total TwoWheeler	9	18.00	11	22.00
Other Parking	-	-	-	483.87
Total	143.00			652.87

FAR & Tenement Details (Table 4c-1)

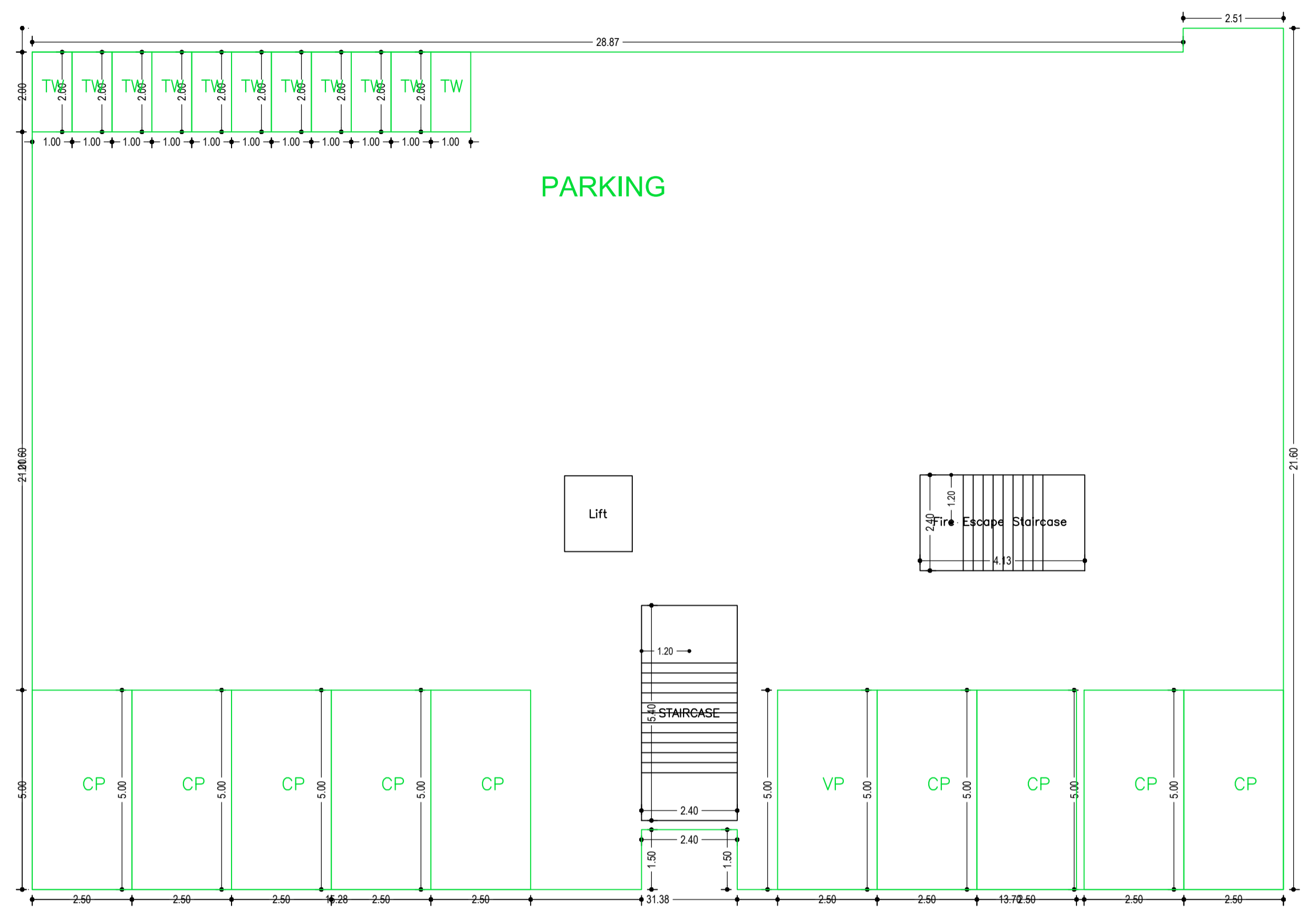
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
							StairCase	Lift	VShaft	Parking						
A (13 CIRCUIT HOUSE AREA)	1	2865.21	129.45	2735.76	2026.65	709.11	40.52	3.23	2.70	630.87	1362.76	679.50	12.95	2058.44	2058.44	09
Grand Total	1	2865.21	129.45	2735.76	2026.65	709.11	40.52	3.23	2.70	630.87	1362.76	679.50	12.95	2058.44	2058.44	09

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

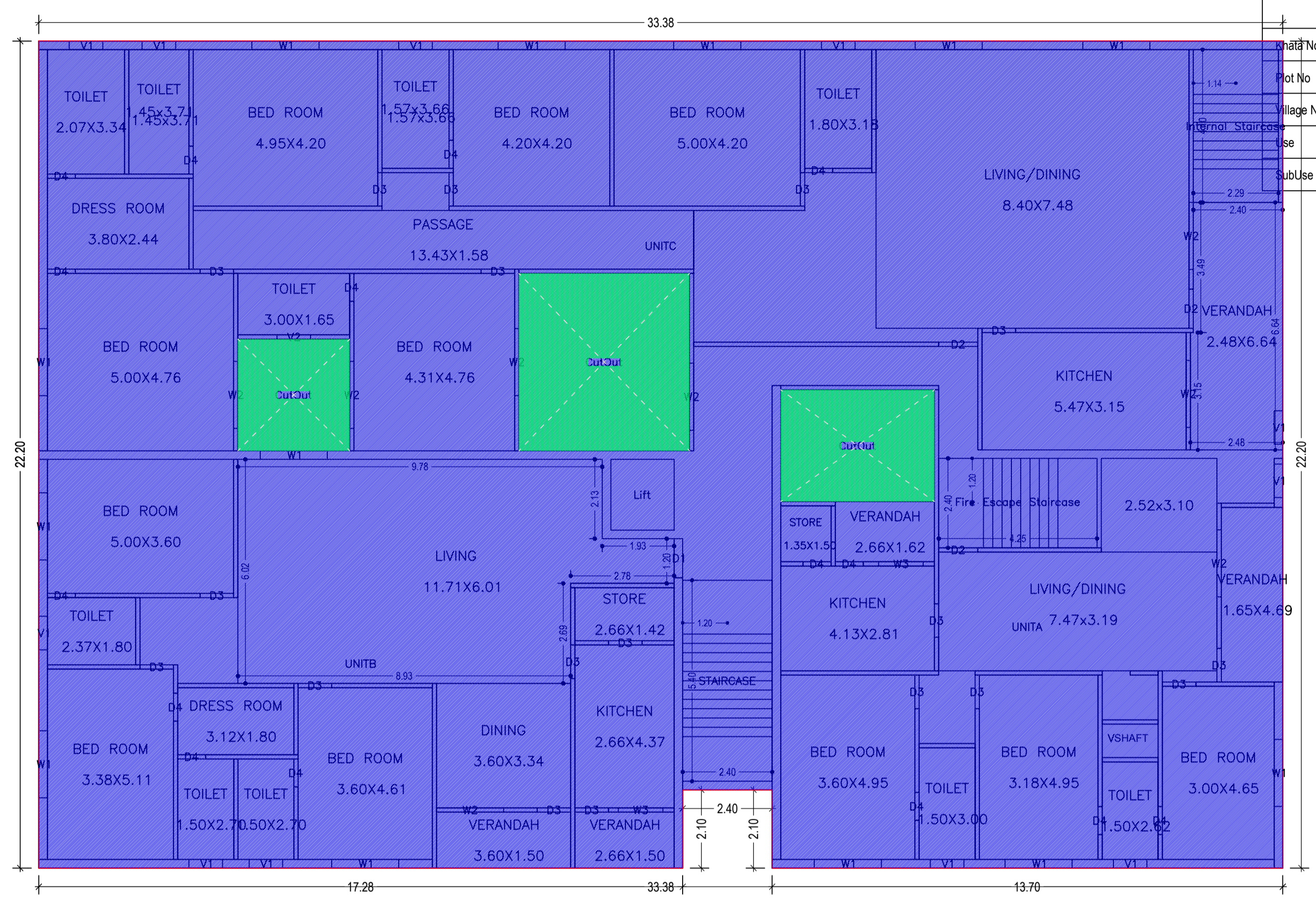


DATE	04-03-2021
SHEET NO.	2

Proposal Basic Information	
Proposal File No.	JNAC/BP/0097/W2/2020
Owner Name	INDRANIL MAZUMDER NAVIN AGARWAL RANJOT SING MS SUHANA MERCHANDISE PVT LTD
Plot No.	Ho. No. 13, CIRCUIT HOUSE AREA
Village Name	KHUNTADIH
Use	Residential
SubUse	Residential Bldg/Apartment

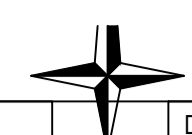


PARKING FLOOR PLAN  
(SCALE 1:100)

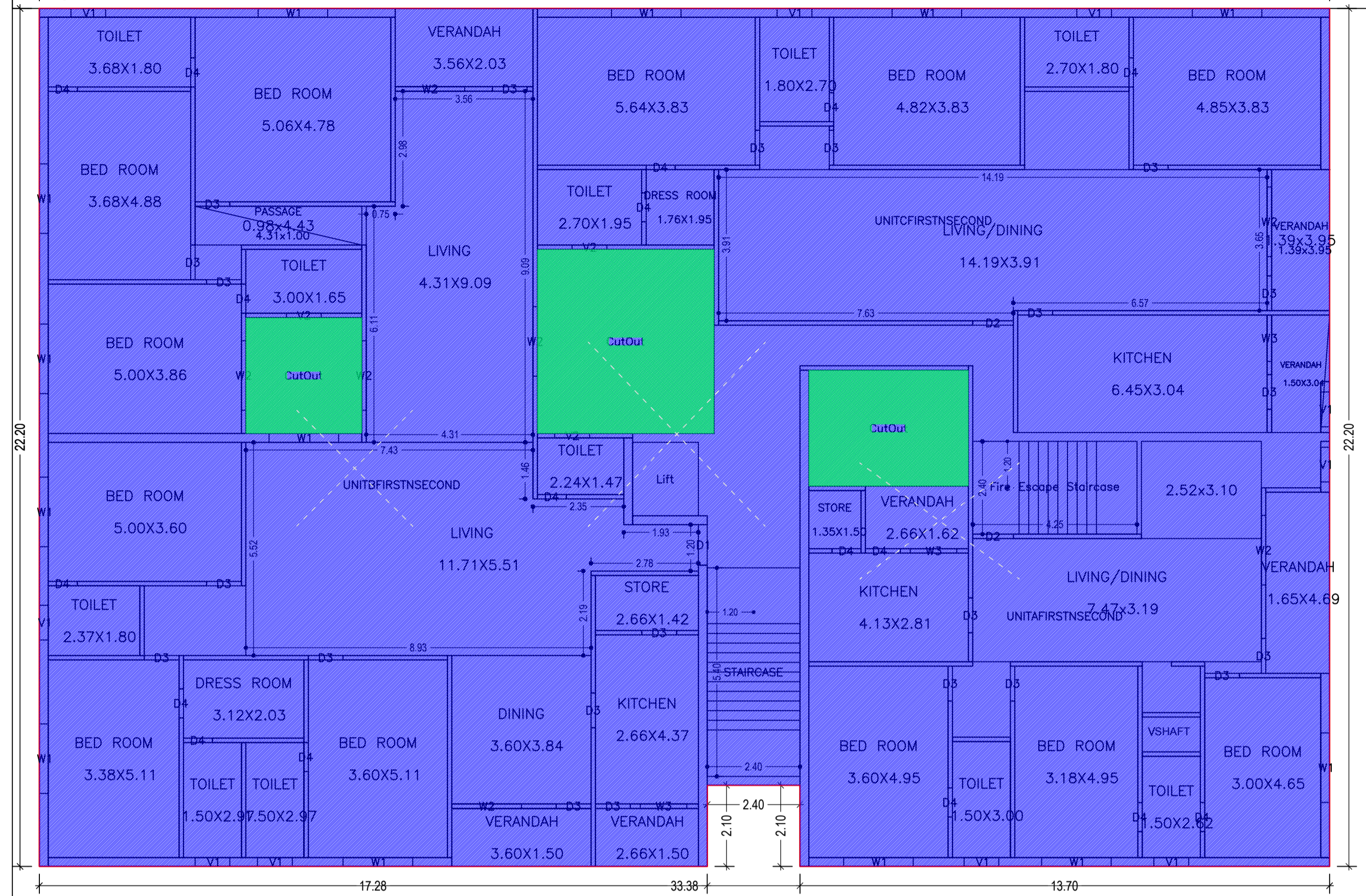


FIRST FLOOR PLAN  
(Existing)  
(SCALE 1:100)

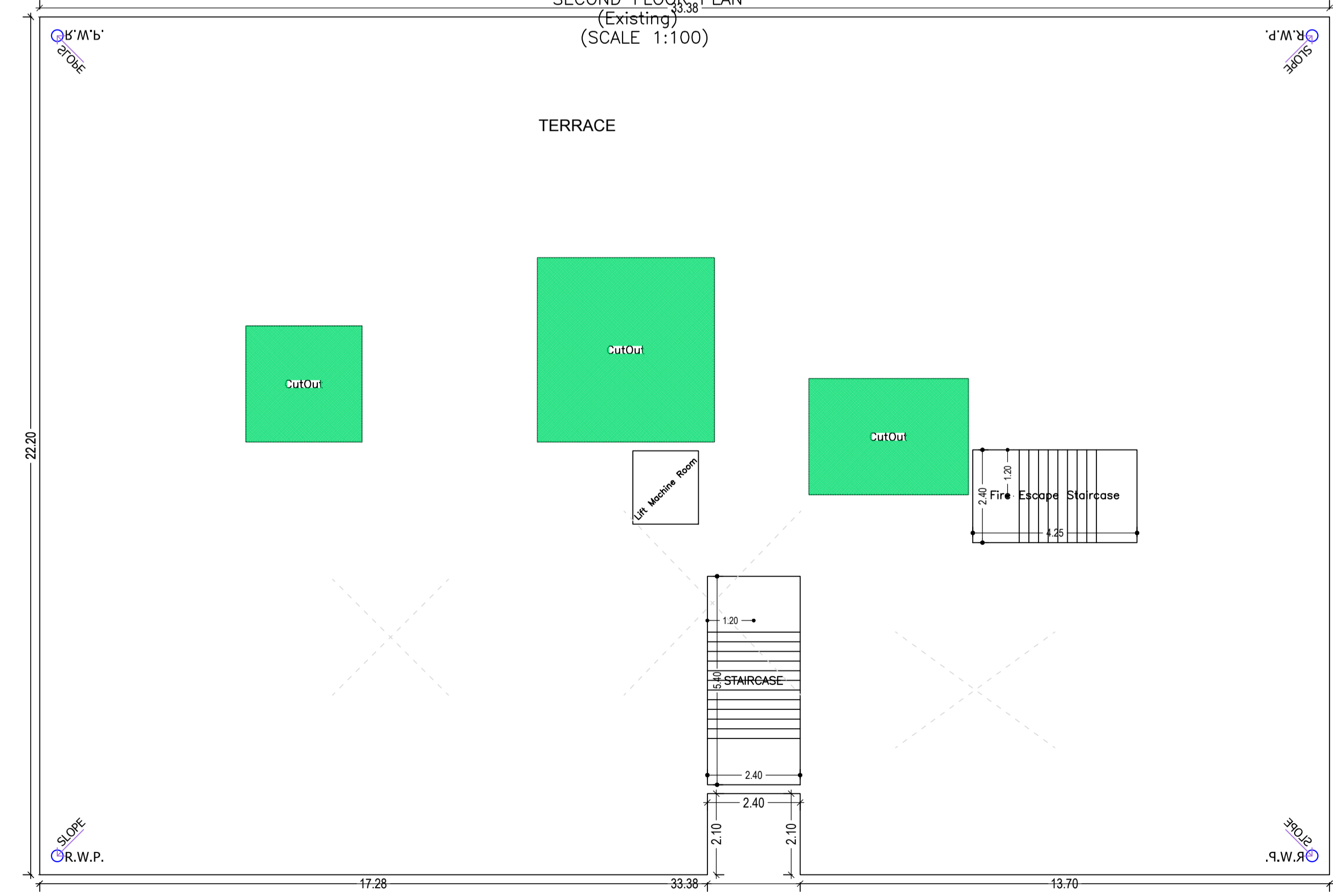
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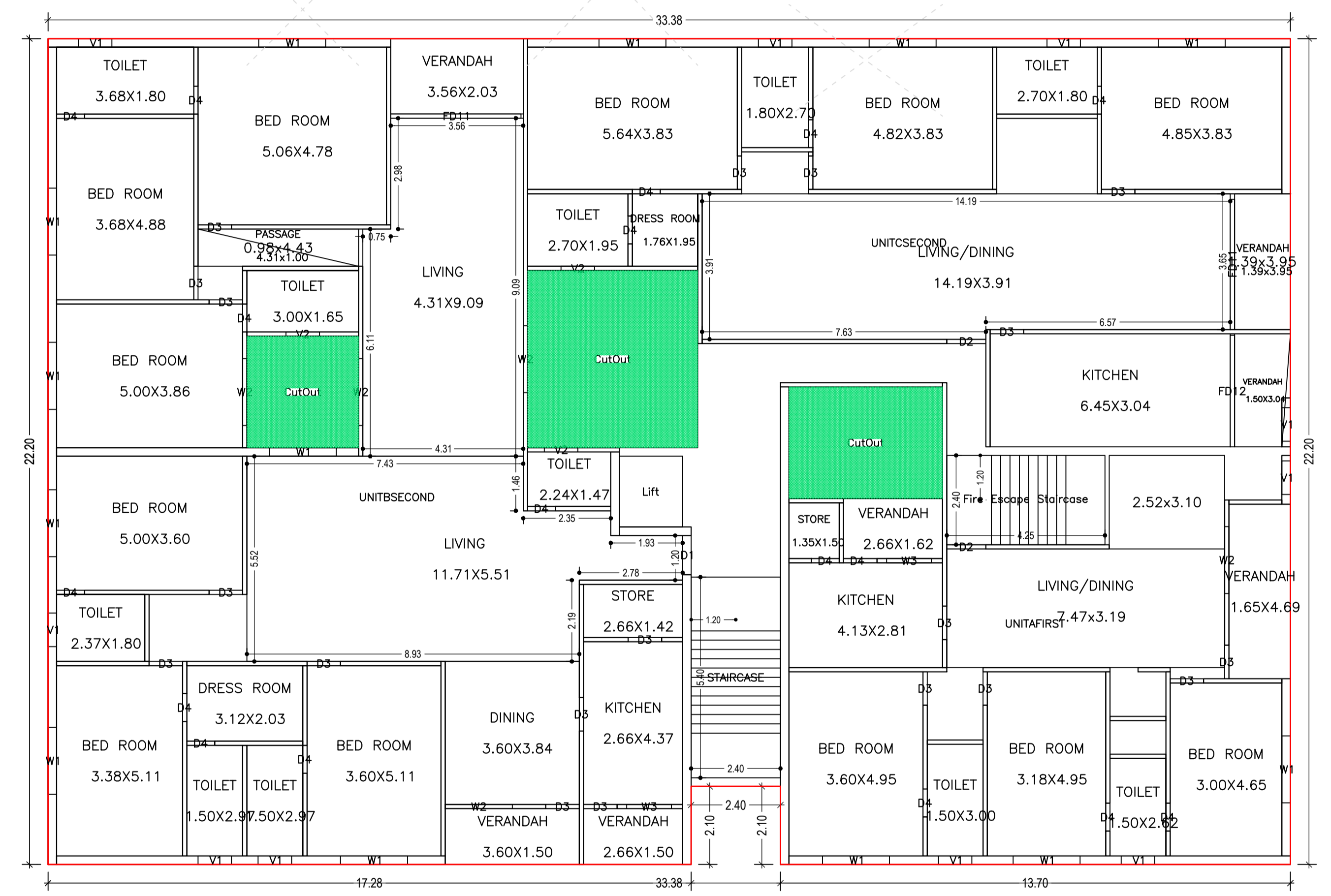
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Proposal File No.	JNAC/BP/0097/W2/2020
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Khata No	NA
Plot No	Ho. No. 13, CIRCUIT HOUSE AREA
Village Name	KHUNTADIH
Use	Residential
SubUse	Residential Bldg/Apartment



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

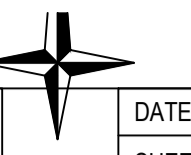


TERRACE FLOOR PLAN  
(SCALE 1:100)



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

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Plot No	Ho. No. 13, CIRCUIT HOUSE AREA
Village Name	KHUNTADIH
Use	Residential
SubUse	Residential Bldg/Apartment

Building :A (13 CIRCUIT HOUSE AREA)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	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.)
						StairCase	Lift	VShaft	Parking						
Parking Floor	656.97	0.00	656.97	640.79	16.18	9.92	0.00	0.00	630.87	0.00	0.00	12.95	16.18	16.18	00
First Floor	736.08	43.15	692.93	692.93	0.00	10.20	0.00	1.35	0.00	681.38	0.00	0.00	681.38	681.38	03
Second Floor	736.08	43.15	692.93	692.93	0.00	10.20	0.00	1.35	0.00	681.38	0.00	0.00	681.38	681.38	03
Third Floor	736.08	43.15	692.93	0.00	692.93	10.20	3.23	0.00	0.00	0.00	679.50	0.00	679.50	679.50	03
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	00
Total :	2865.21	43.15	2735.76	2026.65	709.11	40.52	3.23	2.70	630.87	1362.76	679.50	12.95	2058.44	2058.44	09
Total Number of Same Buildings :	1														
Total :	2865.21	43.15	2735.76	2026.65	709.11	40.52	3.23	2.70	630.87	1362.76	679.50	12.95	2058.44	2058.44	09

UnitBUA Table for Building :A (13 CIRCUIT HOUSE AREA)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	UNITA	FLAT	Existing	135.23	121.32	10	3
	UNITB	FLAT	Existing	185.02	172.44	13	
	UNITC	FLAT	Existing	314.80	291.99	15	
SECOND FLOOR PLAN	UNITAFIRSTNSECOND	FLAT	Existing	135.23	121.34	10	3
	UNITBFIRSTNSECOND	FLAT	Existing	322.19	295.57	22	
	UNITCFIRSTNSECOND	FLAT	Existing	181.77	168.69	11	
THIRD FLOOR PLAN	UNITAFIRST	FLAT	Proposed	136.58	122.69	10	3
	UNITBSECOND	FLAT	Proposed	322.19	295.88	22	
	UNITCSECOND	FLAT	Proposed	181.77	169.26	11	
Total:	-	-	-	1914.81	1759.17	124	9

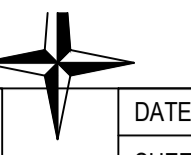
SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (13 CIRCUIT HOUSE AREA)	D4	0.75	0.00	31
A (13 CIRCUIT HOUSE AREA)	D4	0.75	2.10	16
A (13 CIRCUIT HOUSE AREA)	D3	0.90	0.00	40
A (13 CIRCUIT HOUSE AREA)	D4	0.90	0.00	01
A (13 CIRCUIT HOUSE AREA)	D3	0.90	2.10	19
A (13 CIRCUIT HOUSE AREA)	D4	0.90	2.10	01
A (13 CIRCUIT HOUSE AREA)	D1	1.05	0.00	02
A (13 CIRCUIT HOUSE AREA)	D2	1.05	0.00	04
A (13 CIRCUIT HOUSE AREA)	D2	1.05	2.10	02
A (13 CIRCUIT HOUSE AREA)	D1	1.05	2.10	01
A (13 CIRCUIT HOUSE AREA)	FD12	3.00	2.40	01
A (13 CIRCUIT HOUSE AREA)	FD11	3.50	2.40	02

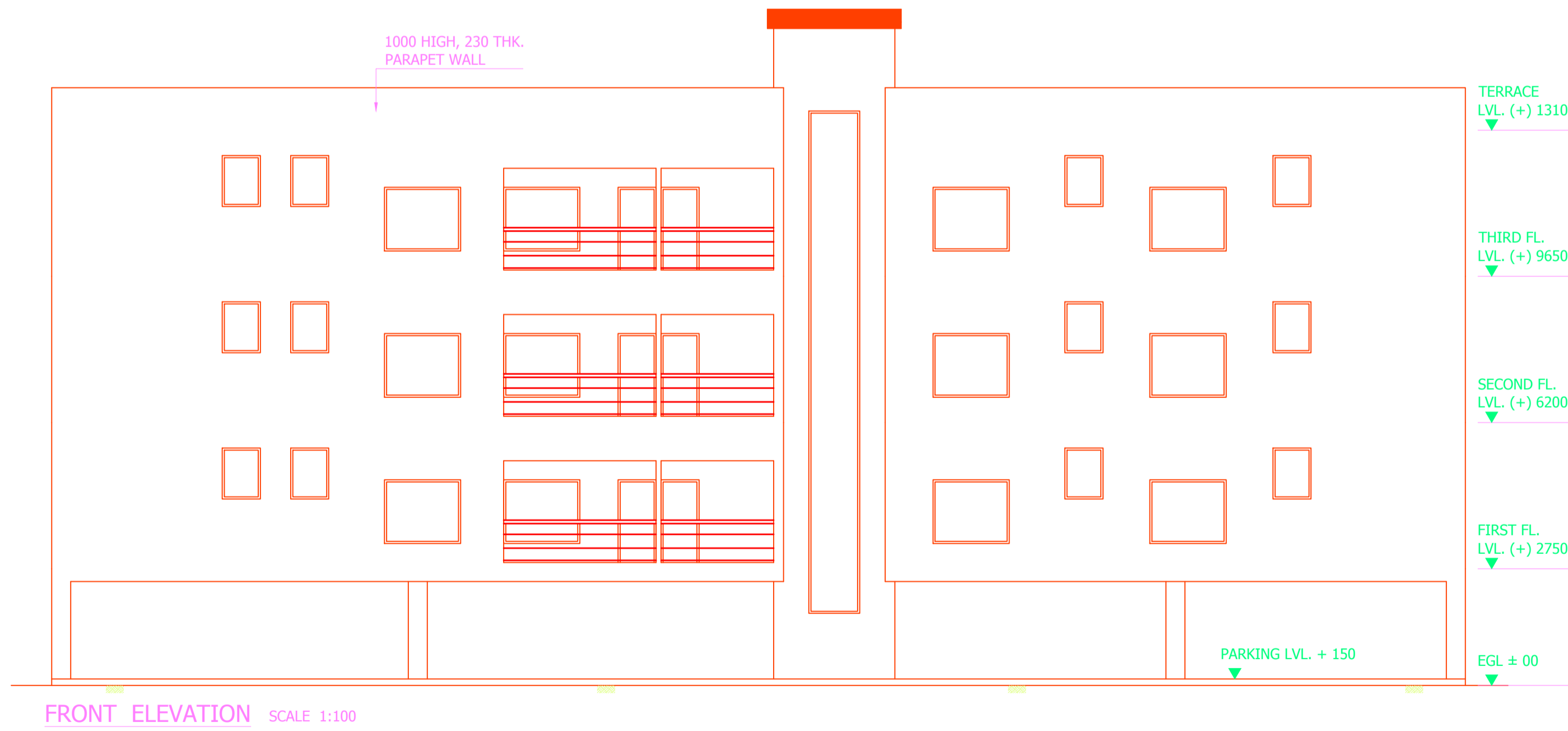
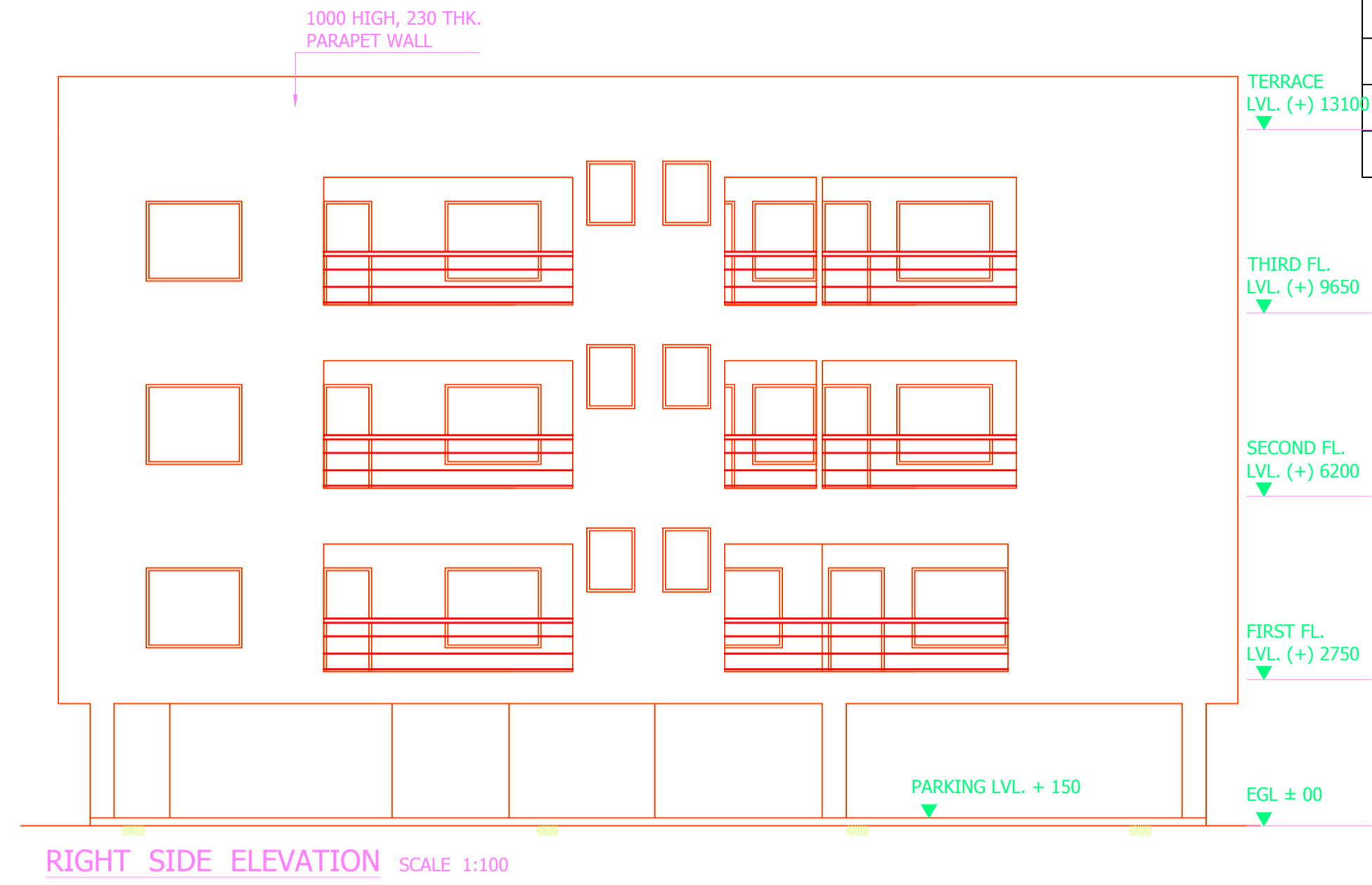
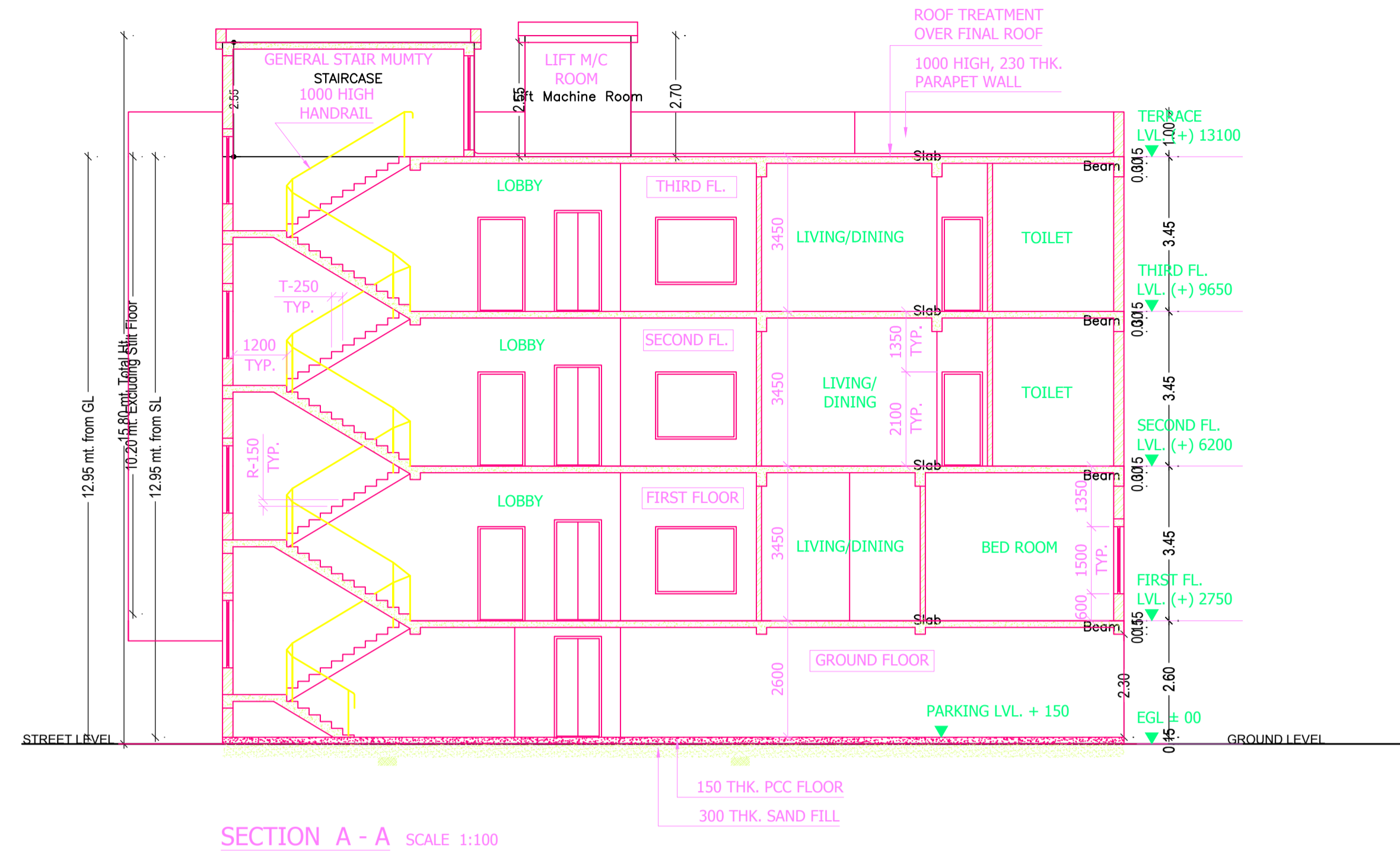
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (13 CIRCUIT HOUSE AREA)	V1	0.90	1.20	28
A (13 CIRCUIT HOUSE AREA)	V2	0.90	1.20	07
A (13 CIRCUIT HOUSE AREA)	W3	1.20	1.20	05
A (13 CIRCUIT HOUSE AREA)	W3	1.20	1.50	02
A (13 CIRCUIT HOUSE AREA)	W2	1.80	1.20	14
A (13 CIRCUIT HOUSE AREA)	W1	1.80	1.20	26
A (13 CIRCUIT HOUSE AREA)	W2	1.80	1.50	05
A (13 CIRCUIT HOUSE AREA)	W1	1.80	1.50	13

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Khata No	NA
Plot No	Ho. No. 13, CIRCUIT HOUSE AREA
Village Name	KHUNTADIH
Use	Residential
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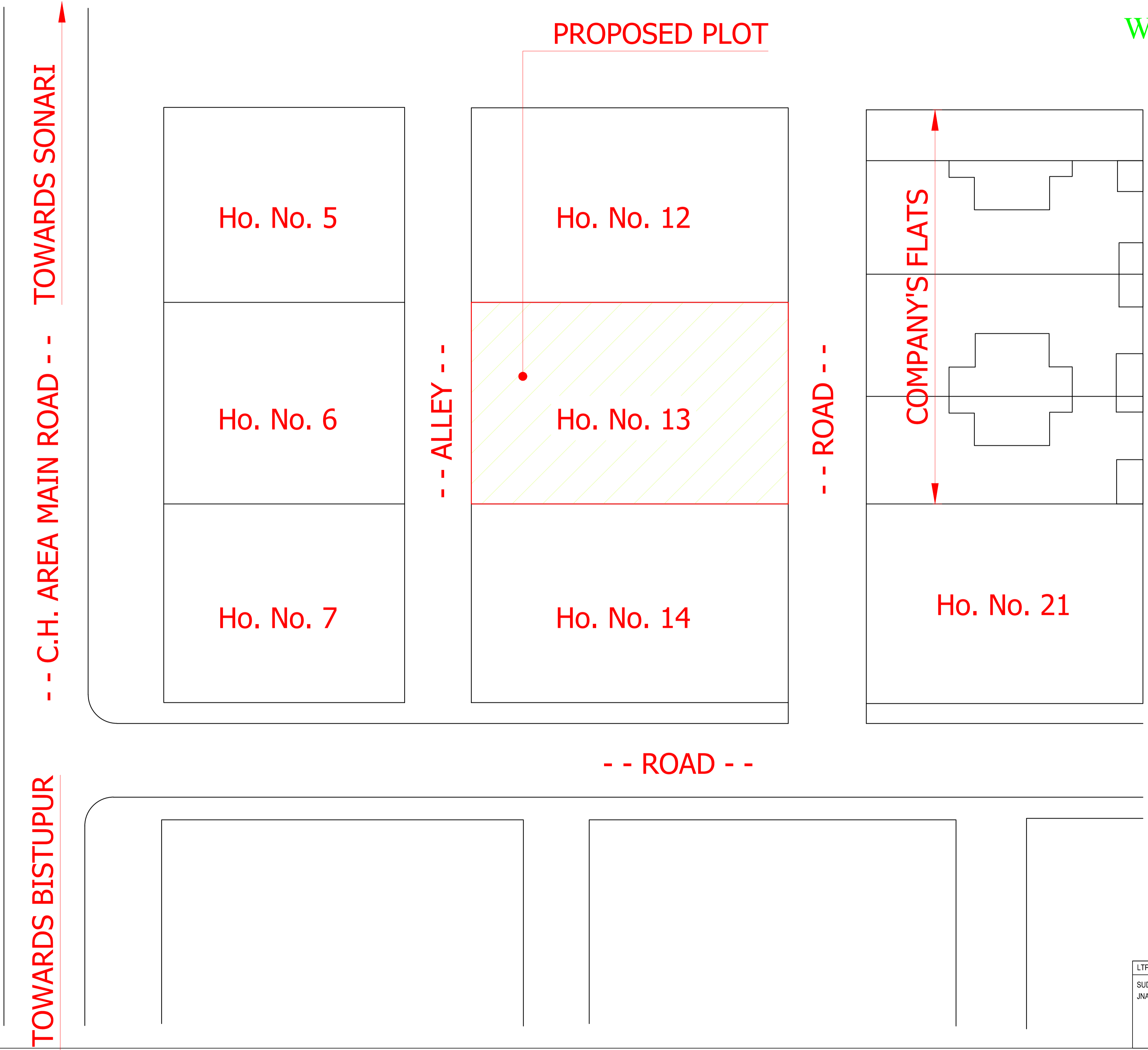
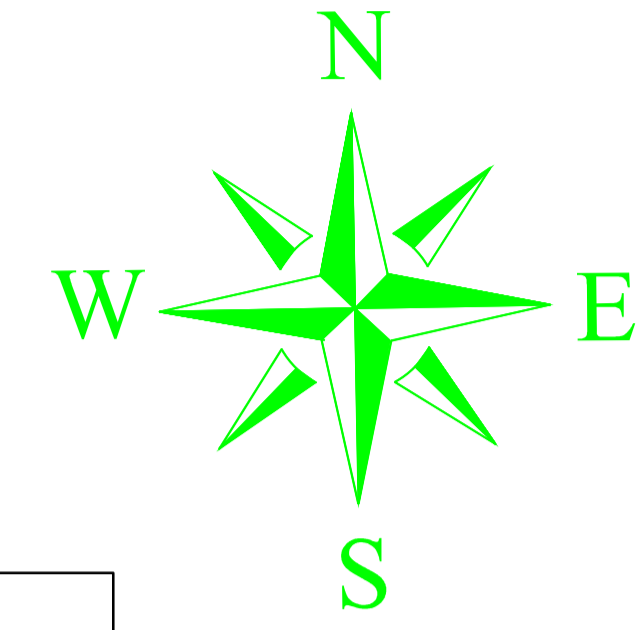


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DATE	04-03-2021
SHEET NO.	6

Proposal Basic Information	
Proposal File No.	JNAC/BP/0097/W2/2020
Owner Name	INDRANIL MAZUMDER NAVIN AGARWAL RANJOT SINGH AND MS SUHANA MERCHANDISE PVT LTD
Khata No	NA
Plot No	Ho. No. 13, CIRCUIT HOUSE AREA
Village Name	KHUNTADIH
Use	Residential
SubUse	Residential Bldg/Apartment



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