

Proposal Basic Information	
Proposal File No.	JNAC/EP/0074/W7/2020
Owner Name	DALJEET SINGH KHANUJA AND AMARPREET SINGH KHANUJA
Khata No	245
Plot No	Ho. No. NIL, KASIDIH HEALTH DEPO AREA
Village Name	SAKCHI
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT		VERSION NO.: 1.0.50
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	Plot/Nearby/Religious/Structure: NA	
Inward No. JNAC/EP/0074/W7/2020	Plot/SubPlot No. Ho. No. NIL, KASIDIH HEALTH DEPO 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)	SQ.MT. 334.60
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	334.60
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		38.11
Total		38.11
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	296.49
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	334.60
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	334.60
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		200.76
Proposed Coverage Area (47.70 %)		159.60
Total Prop. Coverage Area (47.7 %)		159.60
Balance coverage area (12.30 %)		41.16
FAR CHECK		
Perm. FAR Area (3.00)		1003.80
Total Perm. FAR area		1003.80
Residential FAR		318.26
Commercial FAR		507.03
Proposed FAR Area		841.47
Total Proposed FAR Area		841.47
Consumed FAR (Factor)		2.51
Balance FAR Area		162.33
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1013.44
ARCHITECT (Regd)	SUDIPTO MUKHERJEE	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	DALJEET SINGH KHANUJA AND AMARPREET SINGH KHANUJA	
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.)	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.)
A (DALJEET SINGH AND AMARPREET SINGH)								
Basement Floor	39.29	134.43	16.19	0.00	39.29	134.43	16.19	0.00
Ground Floor	0.00	159.60	0.00	159.60	0.00	159.60	0.00	159.60
First Floor	0.00	173.72	0.00	173.72	0.00	173.72	0.00	173.72
Second Floor	0.00	173.72	0.00	173.72	0.00	173.72	0.00	173.72
Third Floor	7.53	181.25	0.00	181.25	7.53	181.25	0.00	181.25
Fourth Floor	143.90	0.00	137.01	0.00	143.90	0.00	137.01	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	190.72	822.72	153.21	688.28	190.72	822.72	153.21	688.28

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (DALJEET SINGH AND AMARPREET SINGH)	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.	Reqd./Unit	Reqd.
A (DALJEET SINGH AND AMARPREET SINGH)	Residential	Residential Bldg/Apartment	> 0	1	2.00	1.00	2	-	-	-	-	-	
			> 0	1	2.00	-	-	-	-	-	1	2	-
			> 0	1	2.00	-	-	-	1	1	-	-	-
Total :			-	-	-	2	4	-	1	0	2	2	

Parking Check (Table 7b)

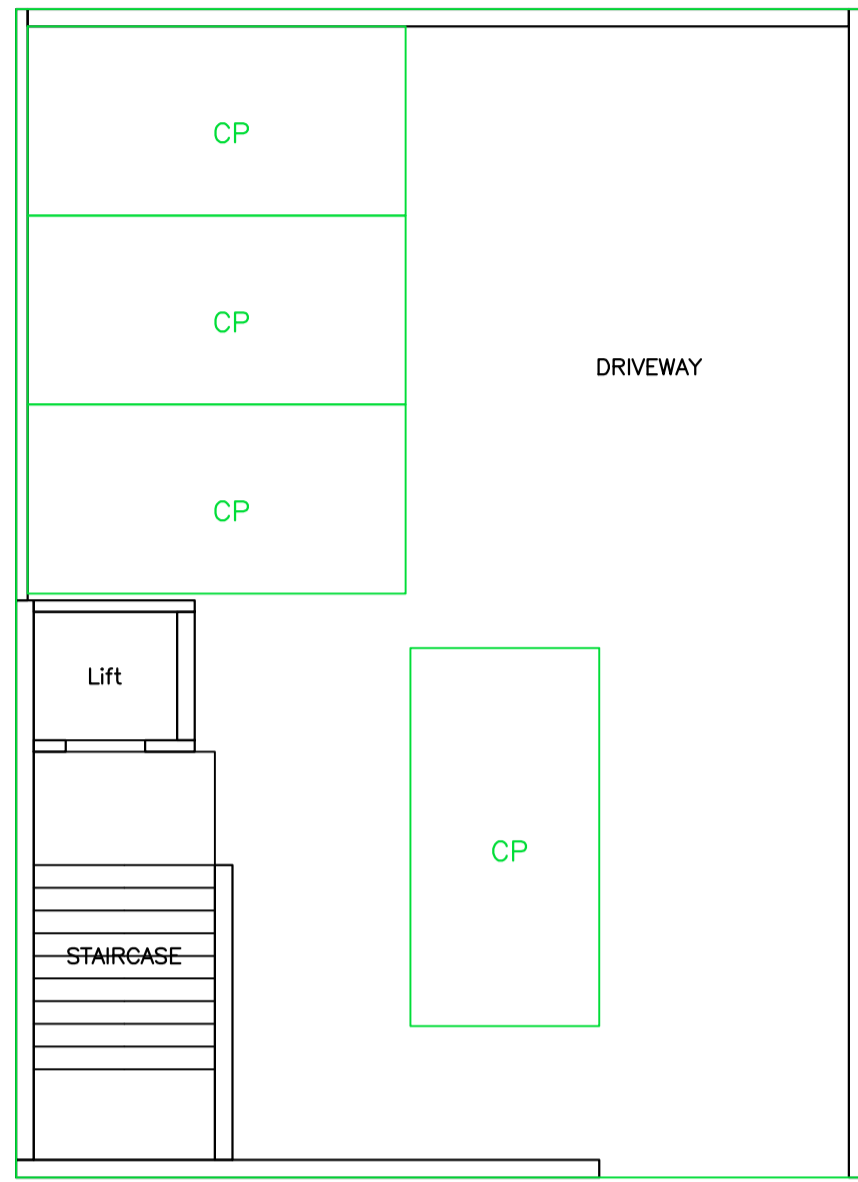
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Total Car	2	25.00	4	50.00
Total Visitor Parking	1	12.50	1	13.50
Parallel Visitor's Car Parking	-	-	1	13.50
TwoWheeler	-	-	2	4.00
Total TwoWheeler	2	4.00	2	4.00
Other Parking	-	-	-	84.43
Total		41.50		155.93

FAR & Tenement Details (Table 4c-1)

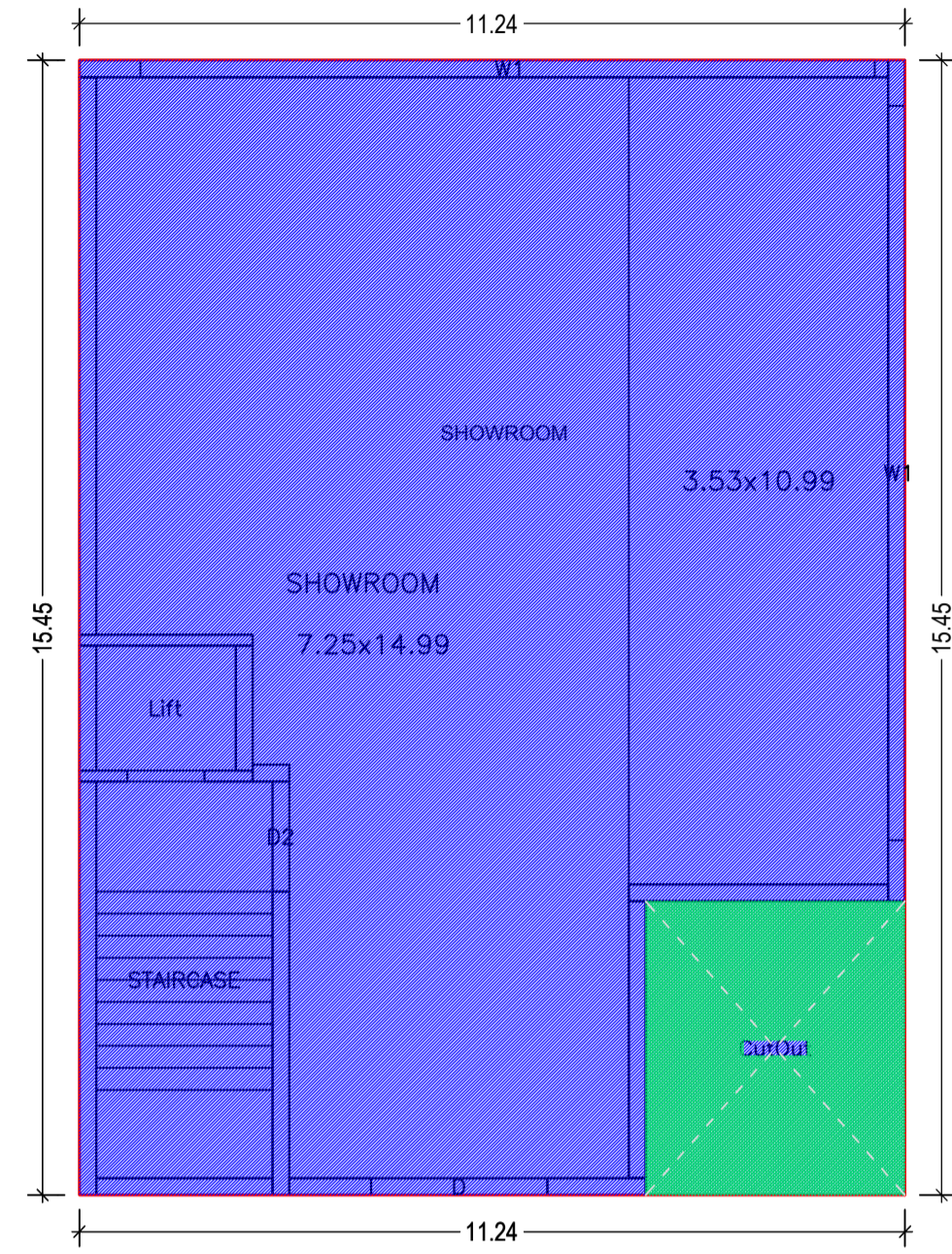
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tenmt (No.)
							Lift	Balcony	Parking						
A (DALJEET SINGH AND AMARPREET SINGH)	1	1027.56	14.12	1013.44	822.72	190.72	3.23	11.19	134.43	688.28	137.01	12.96	841.49	841.49	05
Grand Total :	1	1027.56	14.12	1013.44	822.72	190.72	3.23	11.19	134.43	688.28	137.01	12.96	841.49	841.49	05

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

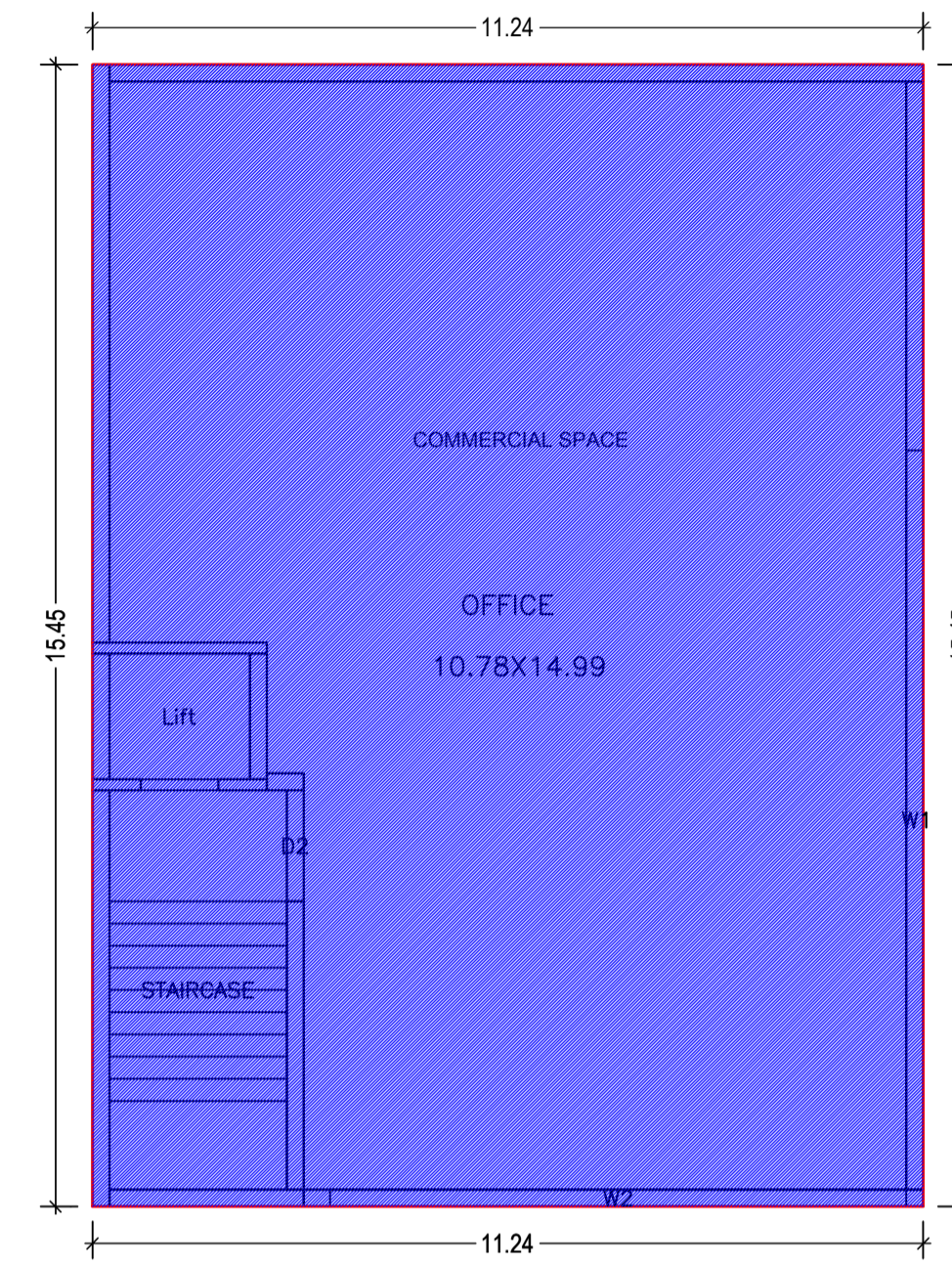
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BASEMENT FLOOR PLAN
(SCALE 1:100)



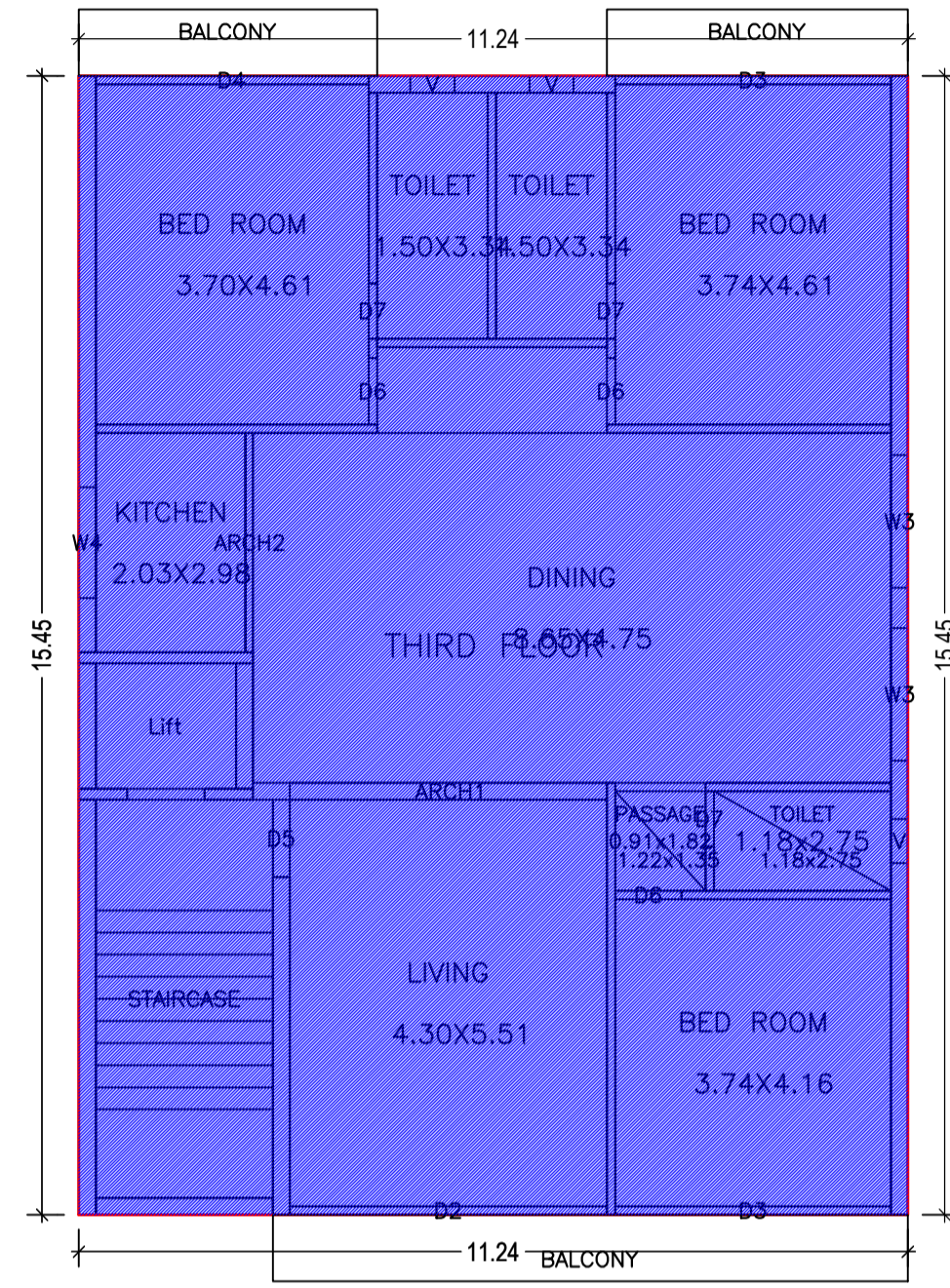
GROUND FLOOR PLAN
(Existing)
(SCALE 1:100)



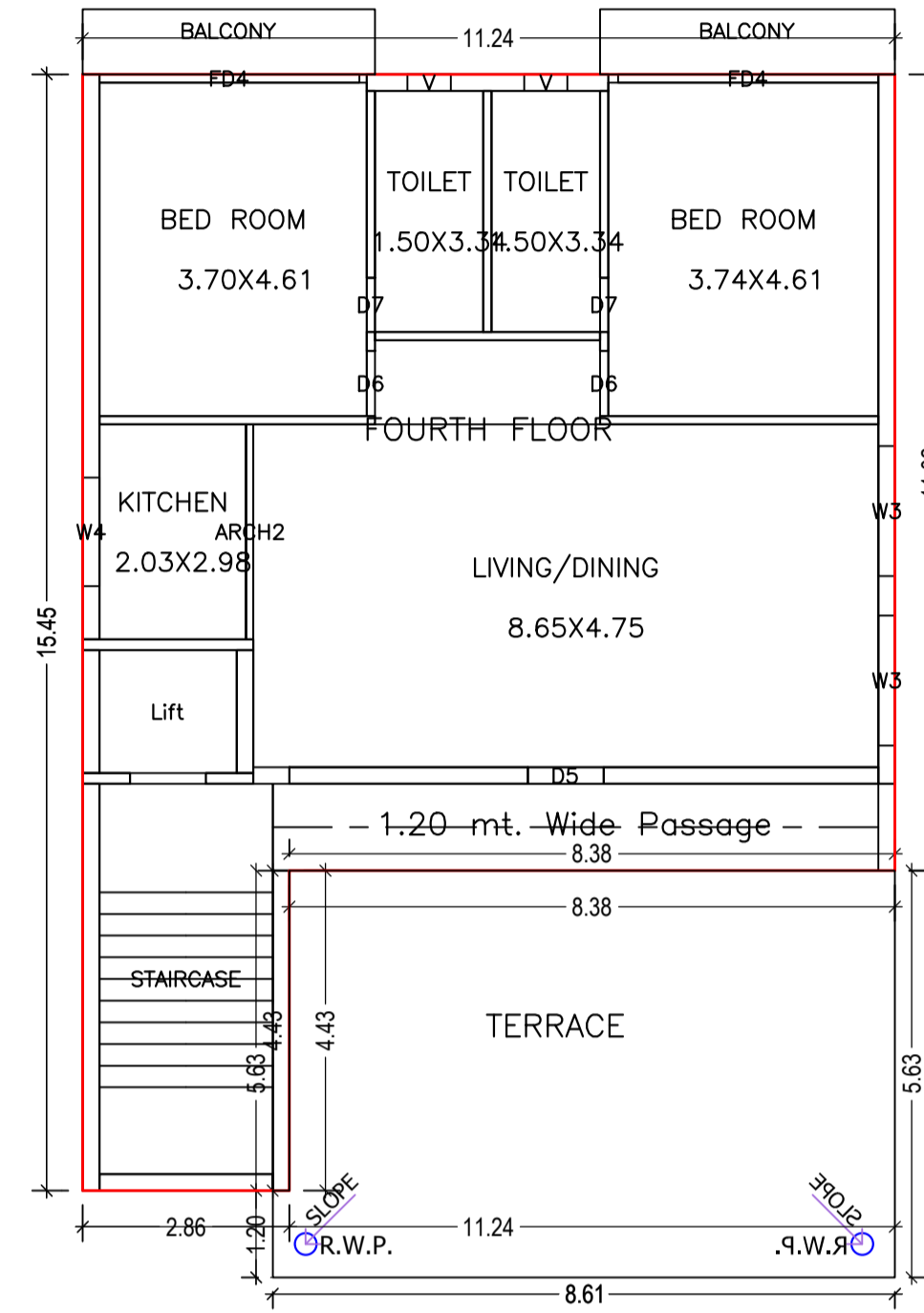
TYPICAL - 1 & 2 FLOOR PLAN
(Existing)
(SCALE 1:100)

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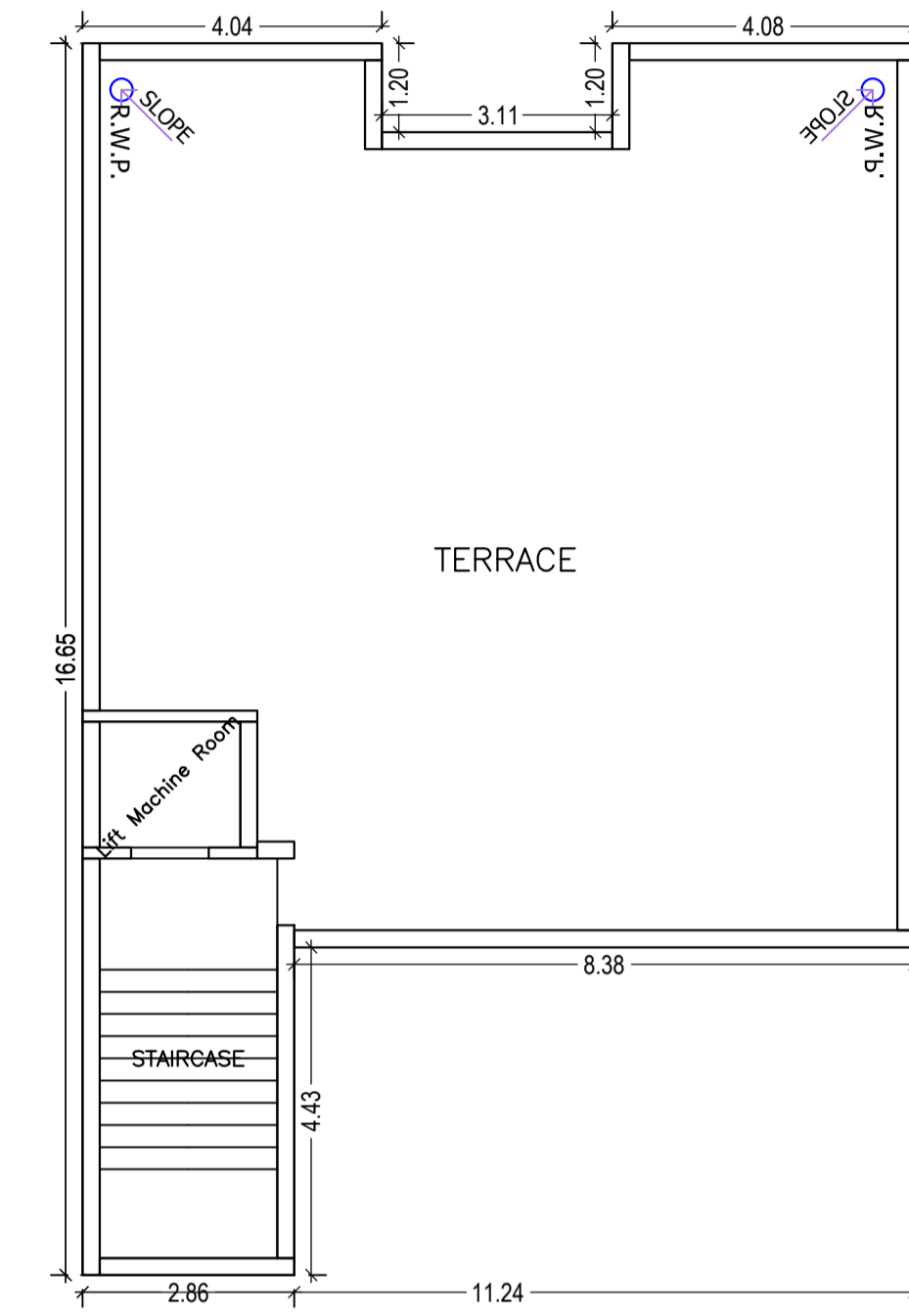
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THIRD FLOOR PLAN
(Existing)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)

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Building :A (DALJEET SINGH AND AMARPREET SINGH)

Floor Name	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	Parking		Resi.	Stair				
Basement Floor	173.72	134.43	39.29	0.00	0.00	134.43	0.00	0.00	12.96	16.19	16.19	00	
Ground Floor	159.60	159.60	0.00	0.00	0.00	0.00	159.60	0.00	0.00	159.60	159.60	01	
First Floor	173.72	173.72	0.00	0.00	0.00	0.00	173.72	0.00	0.00	173.72	173.72	01	
Second Floor	173.72	173.72	0.00	0.00	0.00	0.00	173.72	0.00	0.00	173.72	173.72	01	
Third Floor	188.78	181.25	7.53	0.00	7.53	0.00	181.25	0.00	0.00	181.25	181.25	01	
Fourth Floor	143.90	0.00	143.90	3.23	3.66	0.00	0.00	137.01	0.00	137.01	137.01	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	1013.44	822.72	190.72	3.23	11.19	134.43	688.28	137.01	12.96	841.49	841.49	05	
Total Number of Same Buildings	1												
Total	1013.44	822.72	190.72	3.23	11.19	134.43	688.28	137.01	12.96	841.49	841.49	05	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
THIRD FLOOR PLAN	0.90 X 4.05 X 1 X 1	3.64	15.06
	0.90 X 4.08 X 1 X 1	3.67	
	0.90 X 8.61 X 1 X 1	7.75	
FOURTH FLOOR PLAN	0.90 X 4.05 X 1 X 1	3.64	7.31
	0.90 X 4.08 X 1 X 1	3.67	
Total	-	-	22.37

UnitBUA Table for Building :A (DALJEET SINGH AND AMARPREET SINGH)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOWROOM	SHOP	Existing	138.66	129.50	1	1
TYPICAL - 1& 2 FLOOR PLAN	COMMERCIAL SPACE	OFFICE	Existing	152.78	143.07	1	2
THIRD FLOOR PLAN	THIRD FLOOR	FLAT	Existing	167.85	143.02	10	1
FOURTH FLOOR PLAN	FOURTH FLOOR	FLAT	Proposed	112.90	96.84	6	1
Total:	-	-	-	724.97	655.50	19	5

SCHEDULE OF DOOR:

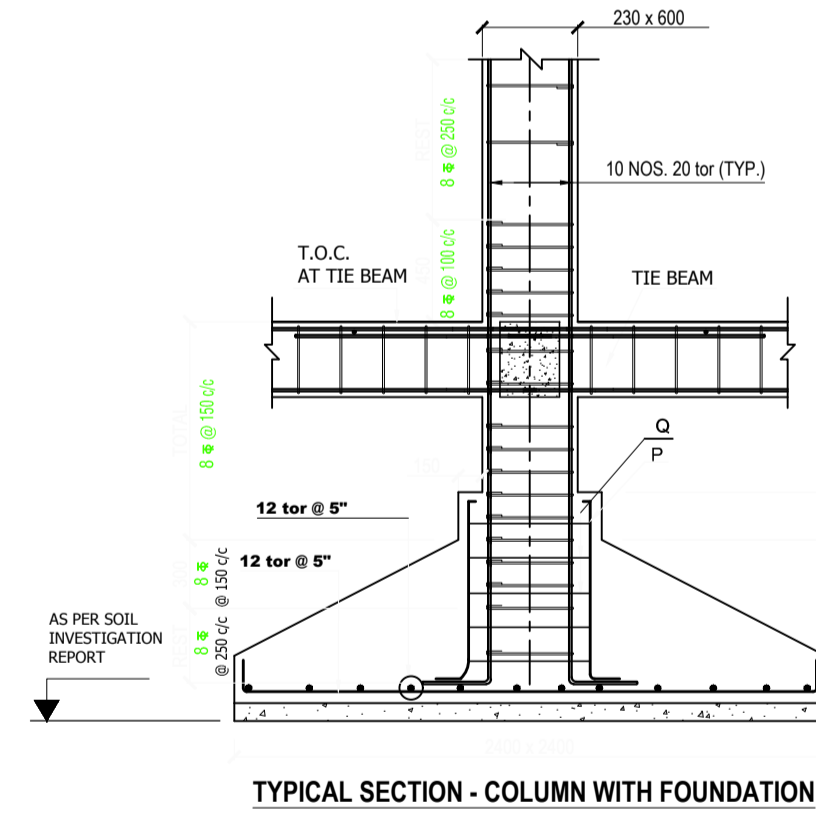
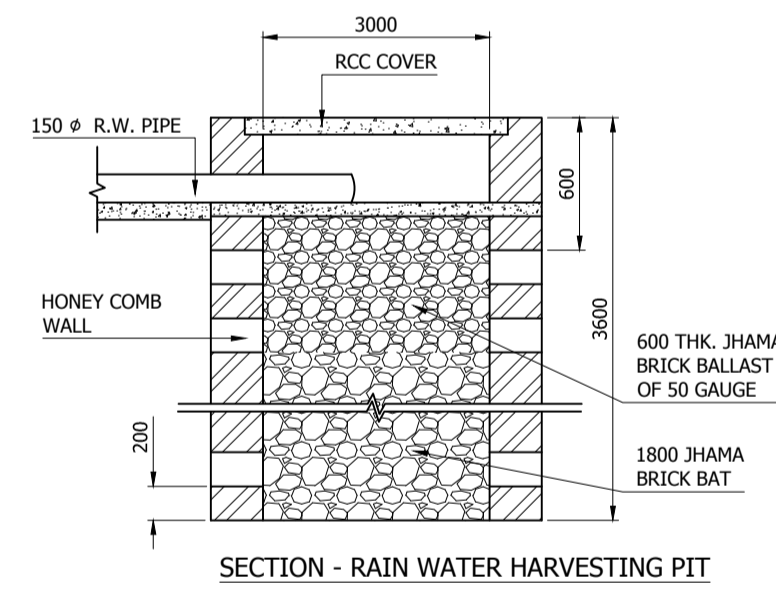
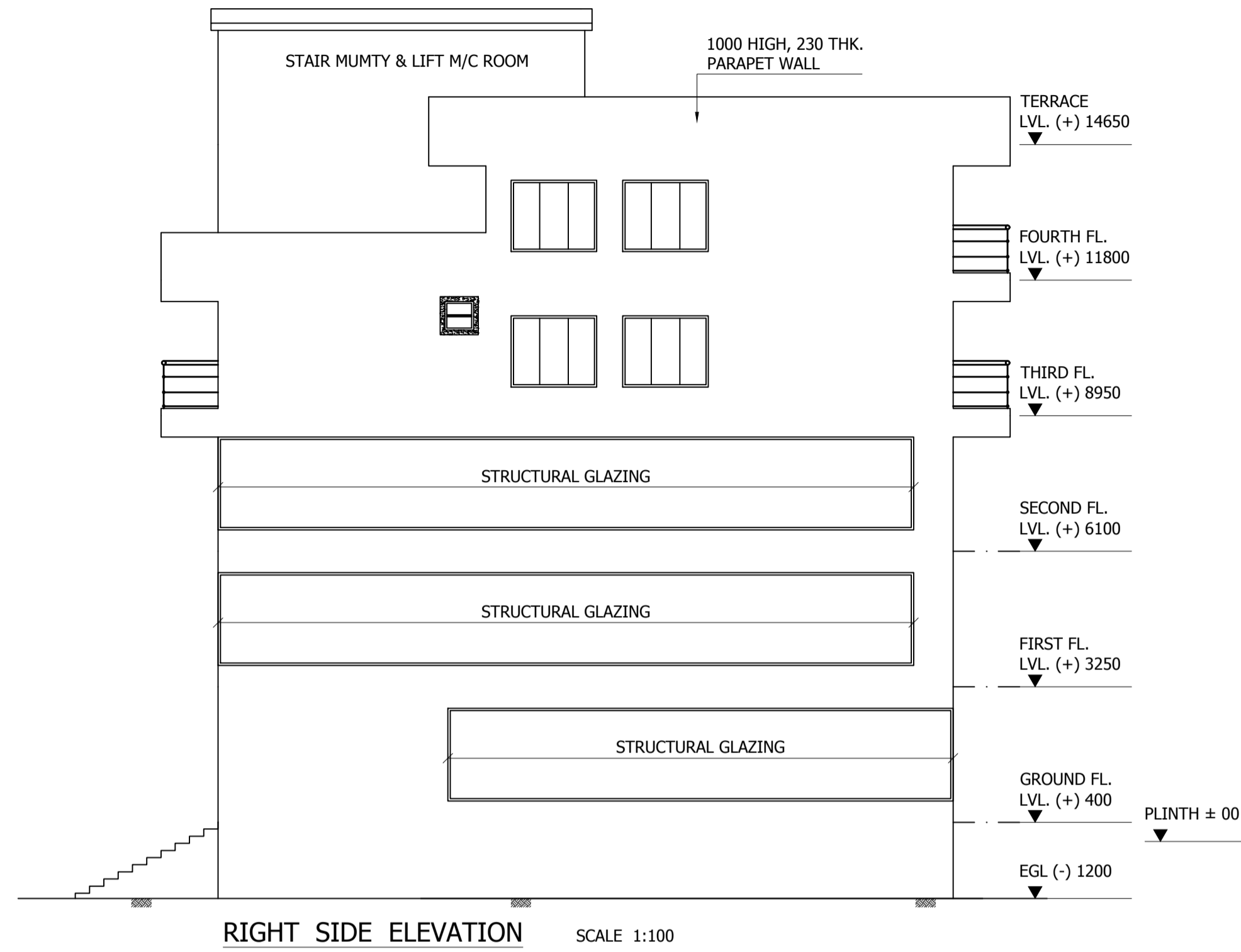
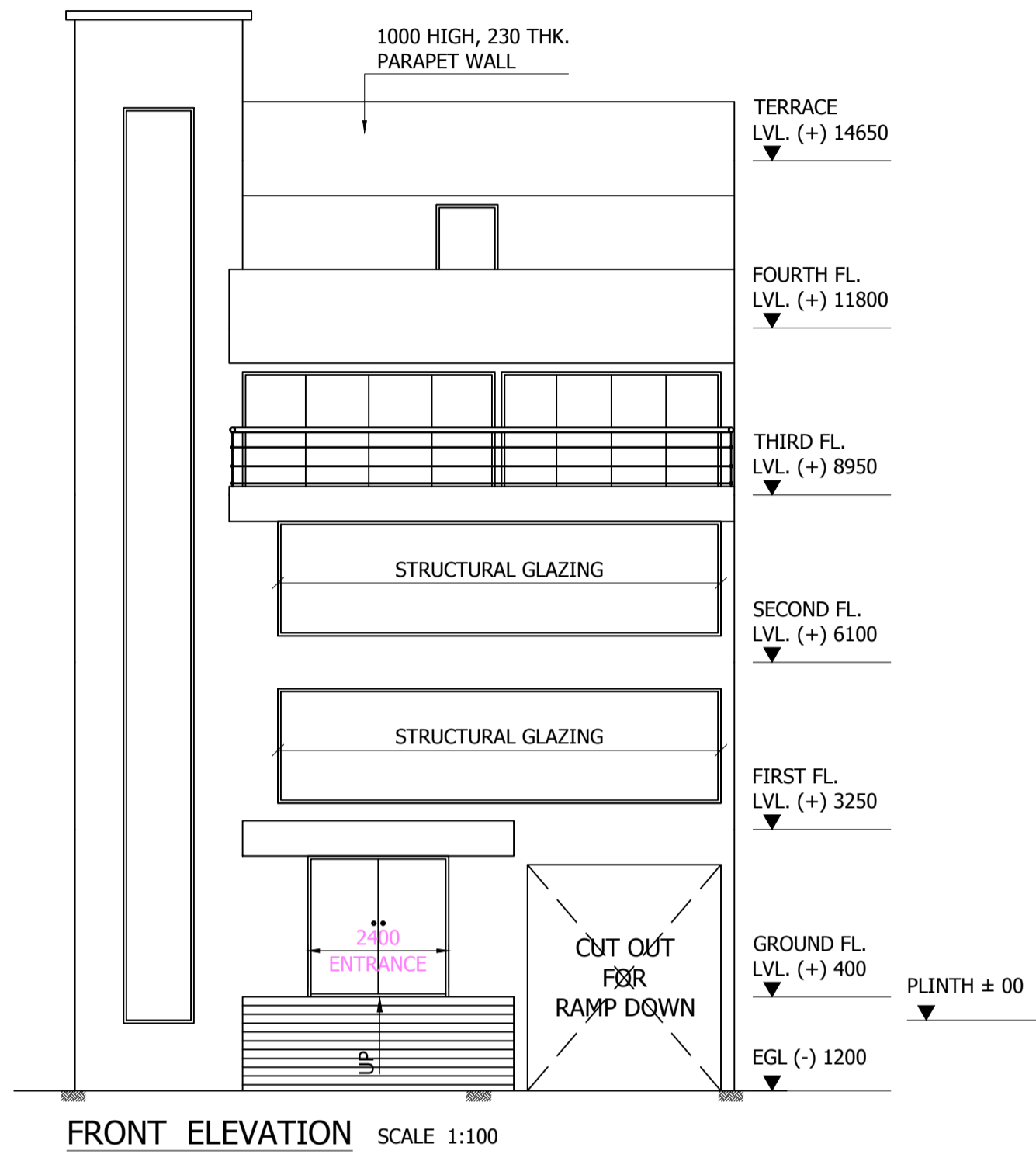
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (DALJEET SINGH AND AMARPREET SINGH)	D7	0.75	0.00	03
A (DALJEET SINGH AND AMARPREET SINGH)	D7	0.75	2.10	02
A (DALJEET SINGH AND AMARPREET SINGH)	D6	0.90	0.00	03
A (DALJEET SINGH AND AMARPREET SINGH)	D6	0.90	2.10	02
A (DALJEET SINGH AND AMARPREET SINGH)	D5	1.05	0.00	01
A (DALJEET SINGH AND AMARPREET SINGH)	D5	1.05	2.10	01
A (DALJEET SINGH AND AMARPREET SINGH)	D2	1.50	0.00	03
A (DALJEET SINGH AND AMARPREET SINGH)	D	2.40	0.00	01
A (DALJEET SINGH AND AMARPREET SINGH)	ARCH2	2.98	0.00	01
A (DALJEET SINGH AND AMARPREET SINGH)	ARCH2	2.98	2.10	01
A (DALJEET SINGH AND AMARPREET SINGH)	FD4	3.60	2.40	02
A (DALJEET SINGH AND AMARPREET SINGH)	D4	3.70	0.00	01
A (DALJEET SINGH AND AMARPREET SINGH)	D3	3.74	0.00	02
A (DALJEET SINGH AND AMARPREET SINGH)	D2	4.30	0.00	01
A (DALJEET SINGH AND AMARPREET SINGH)	ARCH1	4.30	0.00	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (DALJEET SINGH AND AMARPREET SINGH)	V	0.60	0.60	02
A (DALJEET SINGH AND AMARPREET SINGH)	V	0.60	1.20	03
A (DALJEET SINGH AND AMARPREET SINGH)	W4	1.50	1.20	02
A (DALJEET SINGH AND AMARPREET SINGH)	W3	1.80	1.20	02
A (DALJEET SINGH AND AMARPREET SINGH)	W3	1.80	1.50	02
A (DALJEET SINGH AND AMARPREET SINGH)	W1	10.00	1.20	04
A (DALJEET SINGH AND AMARPREET SINGH)	W2	7.80	1.20	02

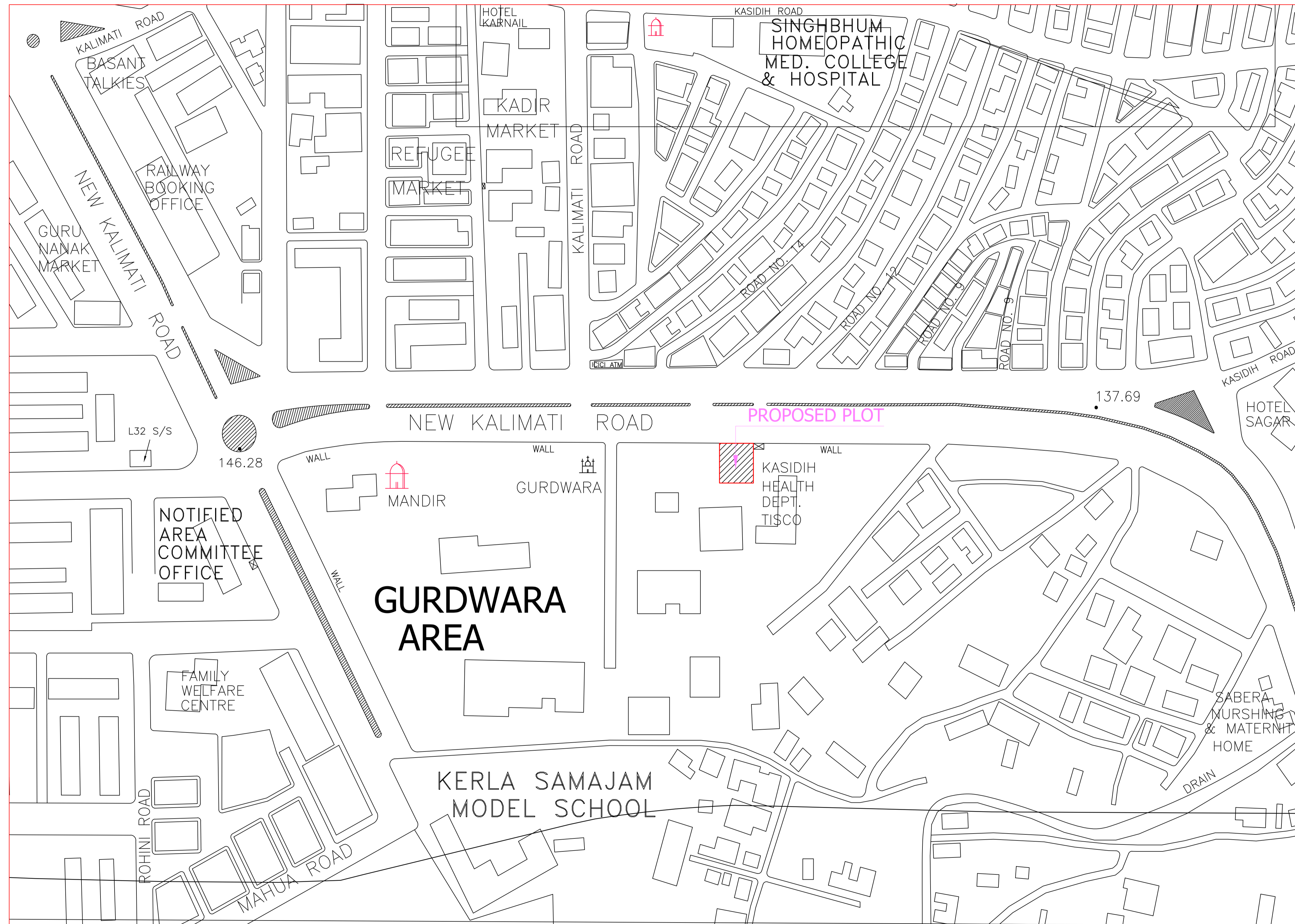
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KEY PLAN

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