



DATE	27-10-2021
SHEET NO.	1

Proposal Basic Information	
Proposal File No.	JNAC/BP/0082/W7/2021
Owner Name	Mr. PREM PRAKASH TIWARY Mrs. ANITA PAREEK AND Mr. BINOD PAREEK TIWARY
Khata No	245
Plot No	Ho. No. G & H, SAKCHI MILLS & GODOWN AREA SAKCHI
Village Name	SAKCHI
Use	Commercial
SubUse	Commercial Bldg

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

AREA STATEMENT	VERSION NO.: 1.0.61
JAMSHEDPUR NAC	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: EAST SINGHBHUM	Plot SubUse: Commercial Bldg
Authority: JAMSHEDPUR NAC	Plot/Nearby/ReligiousStructure: NA
Inward_No.: JNAC/BP/0082/W7/2021	Plot/SubPlot No.: Ho. No. G & H, SAKCHI MILLS & GODOWN AREA, SAKCHI
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) 594.87 SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 594.87
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	30.07
Total	30.07
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 564.81
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 594.87
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 594.87
COVERAGE CHECK	
Permissible Coverage area ( 50.00 % )	297.43
Proposed Coverage Area ( 42.90 % )	255.20
Total Prop. Coverage Area ( 42.9 % )	255.20
Balance coverage area ( 7.10 % )	42.23
FAR CHECK	
Perm. FAR Area ( 3.00 )	1784.61
Total Perm. FAR area	1784.61
Commercial FAR	1155.87
Proposed FAR Area	1155.87
Total Proposed FAR Area	1155.87
Consumed FAR (Factor)	1.94
Balance FAR Area	628.74
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	1632.86
ARCHITECT (Regd)	SUDIPTO MUKHERJEE
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	Mr. PREM PRAKASH TIWARY Mrs. ANITA PAREEK AND Mr. BINOD PAREEK TIWARY
DEVELOPMENT AUTHORITY	LOCAL BODY

Buildingwise Floor FAR Details

Floor Name	Building Name				Total			
	A (BASANT TALKIES SAKCHI)				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.)
Basement Floor	42.18	307.20	0.00	0.00	42.18	307.20	0.00	0.00
Ground Floor	264.63	0.00	255.20	0.00	264.63	0.00	255.20	0.00
First Floor	0.00	353.32	0.00	337.97	0.00	353.32	0.00	337.97
Second Floor	330.89	0.00	281.34	0.00	330.89	0.00	281.34	0.00
Third Floor	330.89	0.00	281.34	0.00	330.89	0.00	281.34	0.00
Terrace Floor	3.75	0.00	0.00	0.00	3.75	0.00	0.00	0.00
Total :	972.34	660.52	817.88	337.97	972.34	660.52	817.88	337.97

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BASANT TALKIES SAKCHI)	Commercial	Commercial Bldg	Non-Highrise

Required Parking (Table 7a)

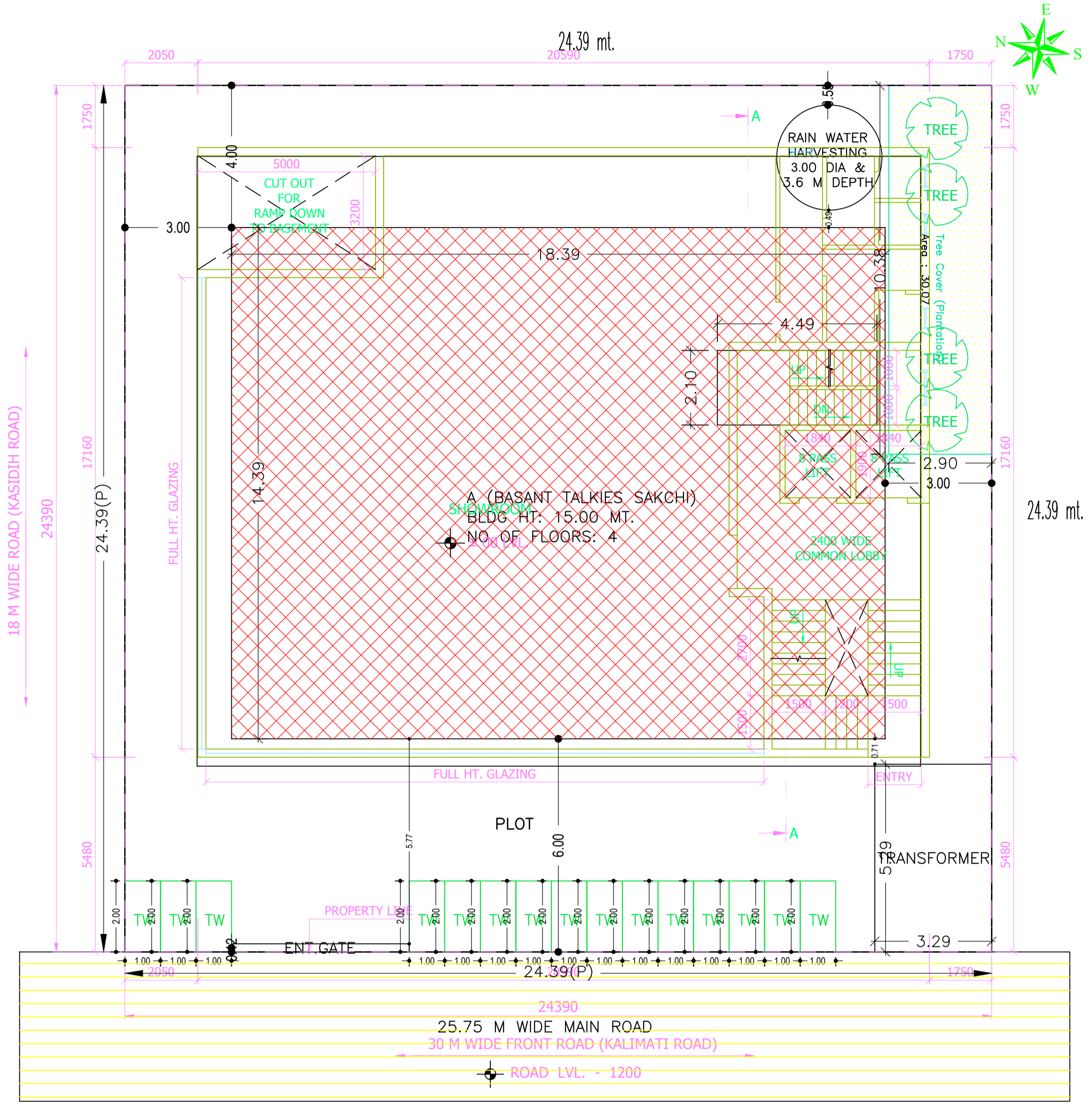
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (BASANT TALKIES SAKCHI)	Commercial	Commercial Bldg	> 0	100	742.26	1	5	-	-	-	-
			> 0	100	742.26	-	-	-	1	16	-
Total :			-	-	-	-	5	11	-	16	20

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	11	137.50
Total Car	5	62.50	11	137.50
TwoWheeler	-	-	20	40.00
Total TwoWheeler	16	32.00	20	40.00
Other Parking	-	-	-	144.35
Total		94.50		361.85

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
					StairCase	Lift	Balcony	Accessory Use	Parking					
A (BASANT TALKIES SAKCHI)	1	1632.86	660.52	972.34	45.01	27.96	66.26	3.75	291.85	337.97	817.89	1155.85	1155.85	04
Grand Total	1	1632.86	660.52	972.34	45.01	27.96	66.26	3.75	291.85	337.97	817.89	1155.85	1155.85	04



SITE & GROUND FLOOR PLAN (EXISTING) AT ± 00 LVL. FROM PL  
SCALE - 1:100

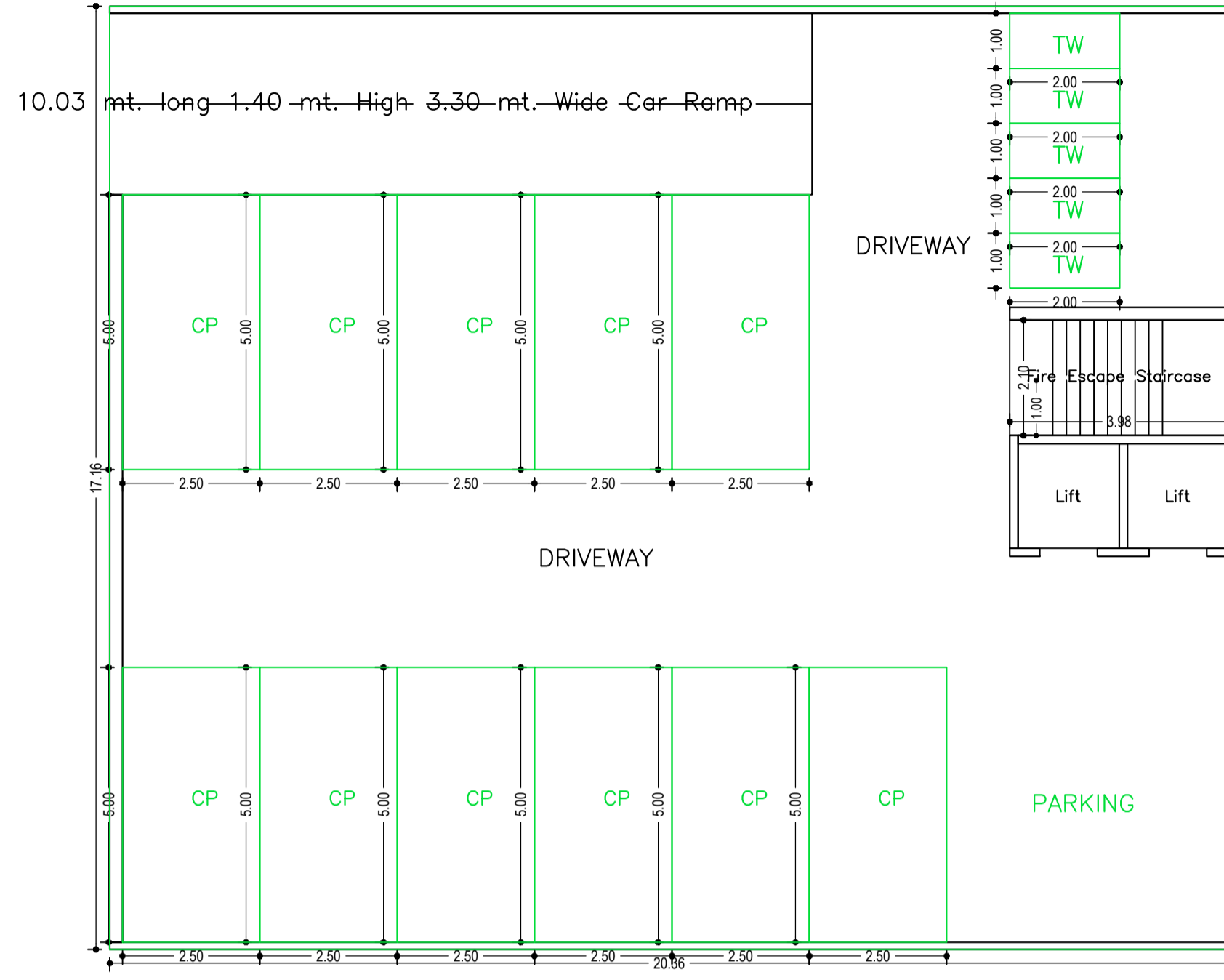
SITE PLAN

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

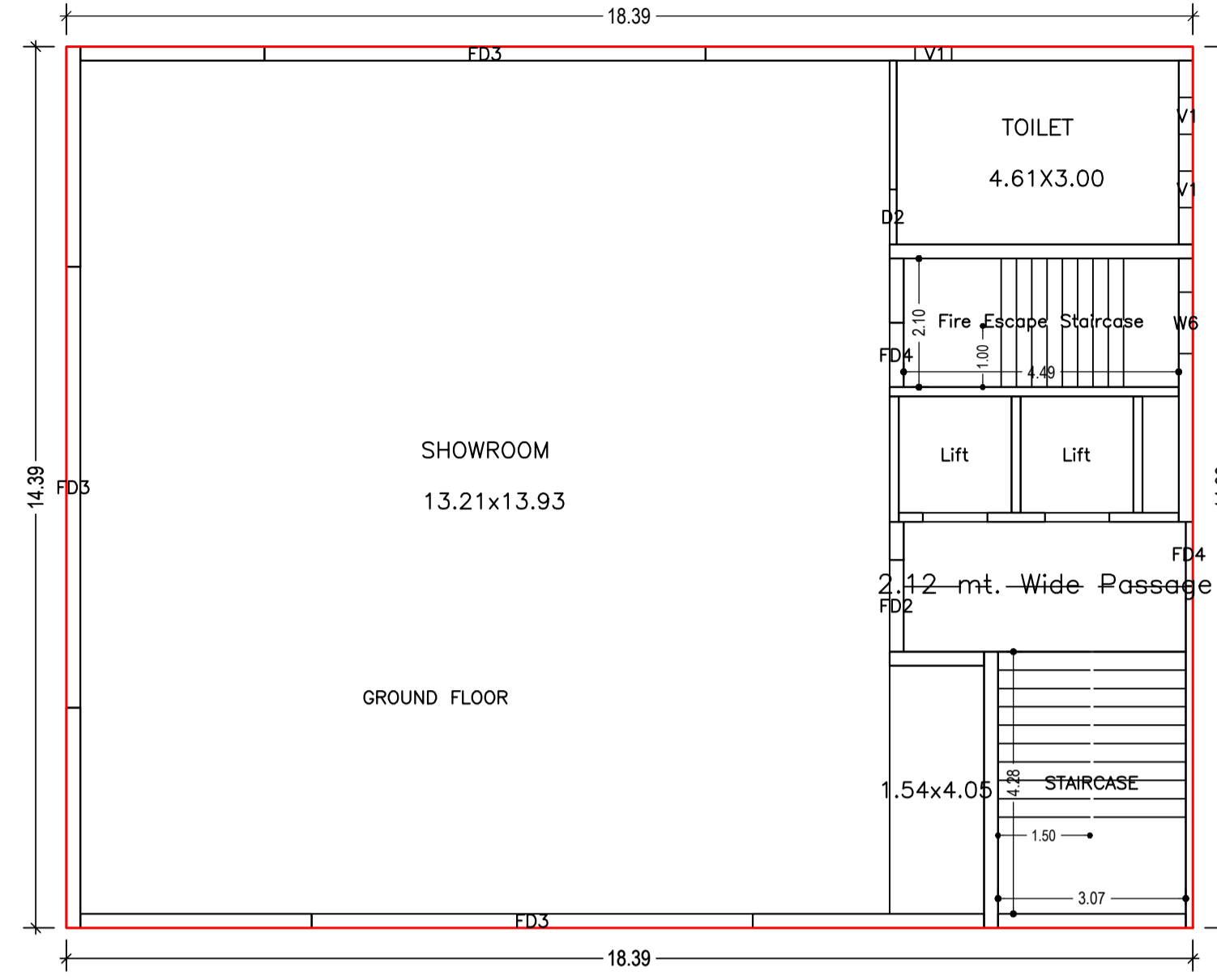


Proposal Basic Information

Proposal File No.	JNAC/BP/0082/W7/2021
Owner Name	Mr. PREM PRAKASH TIWARY Mrs. ANITA PAREEK AND BINOD PAREEK TIWARY
Khata No	245
Plot No	Ho. No. G & H, SAKCHI MILLS & GODOWN AREA, SAKC
Village Name	SAKCHI
Use	Commercial
SubUse	Commercial Bldg



BASEMENT FLOOR PLAN  
(SCALE 1:100)



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

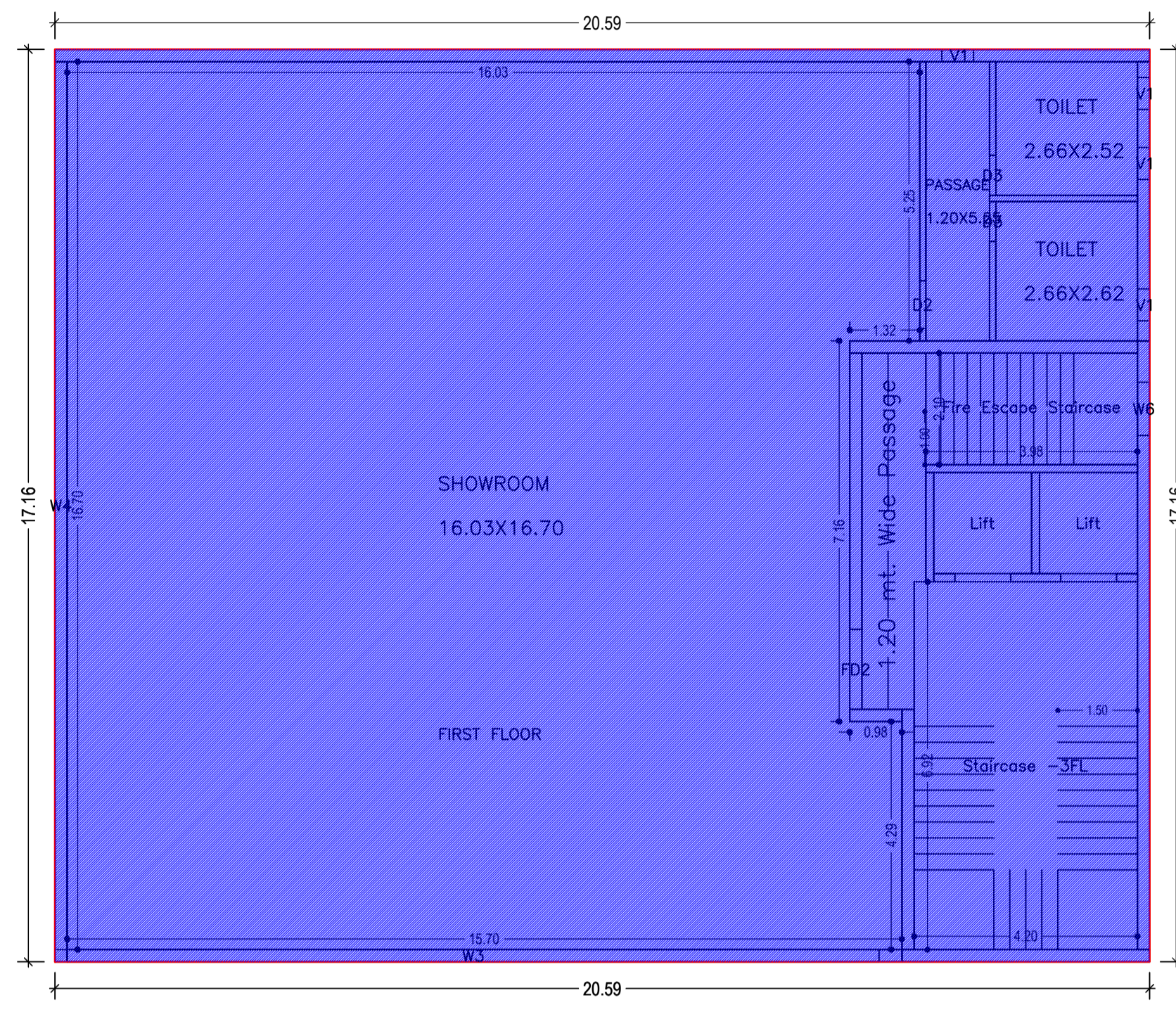
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			



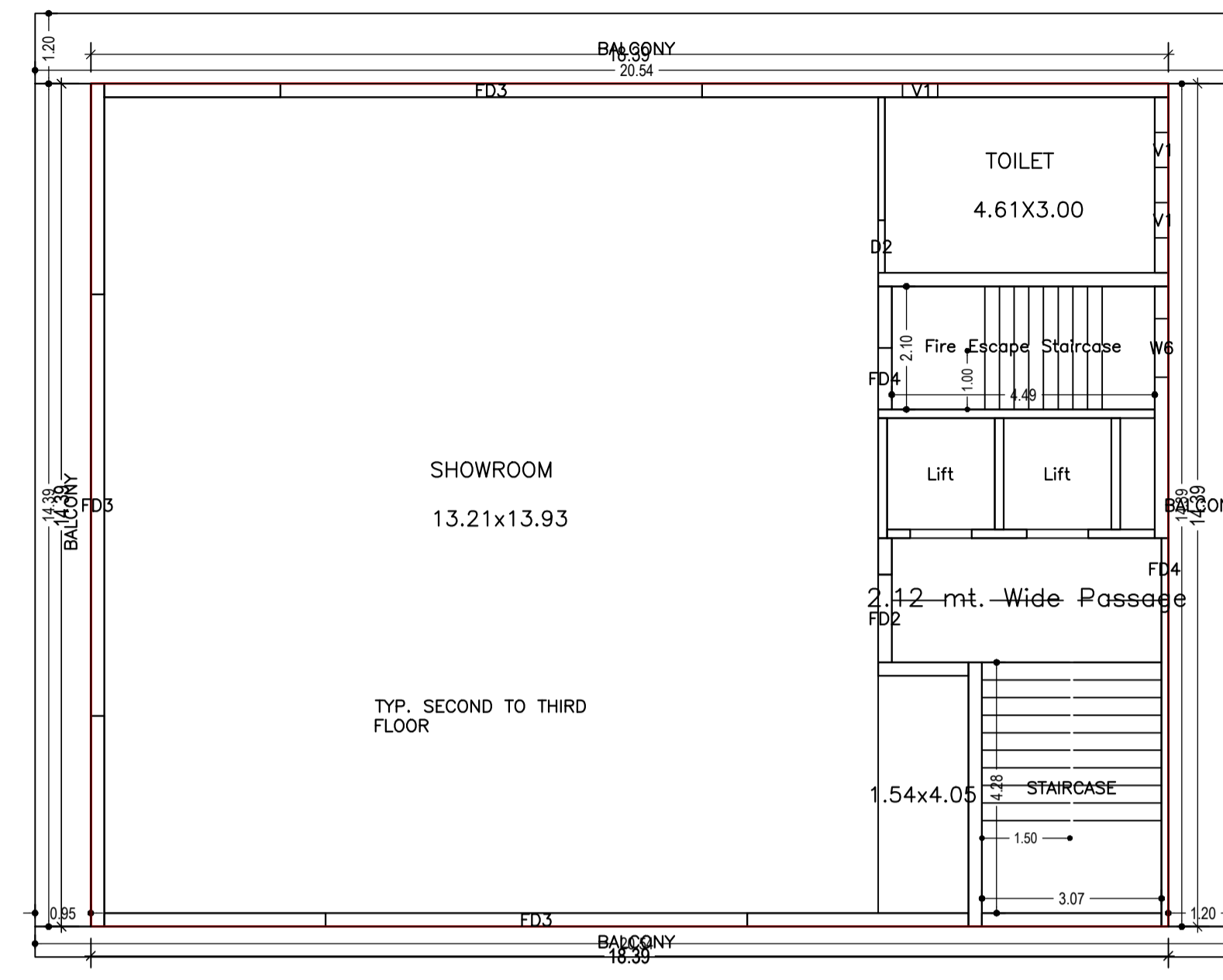
DATE	27-10-2021
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Proposal Basic Information

Proposal File No.	JNAC/BP/0082/W7/2021
Owner Name	Mr. PREM PRAKASH TIWARY Mrs. ANITA PAREEK AND Mr. BINOD PAREEK TIWARY
Khata No	245
Plot No	Ho. No. G & H, SAKCHI MILLS & GODOWN AREA, SAKC
Village Name	SAKCHI
Use	Commercial
SubUse	Commercial Bldg



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



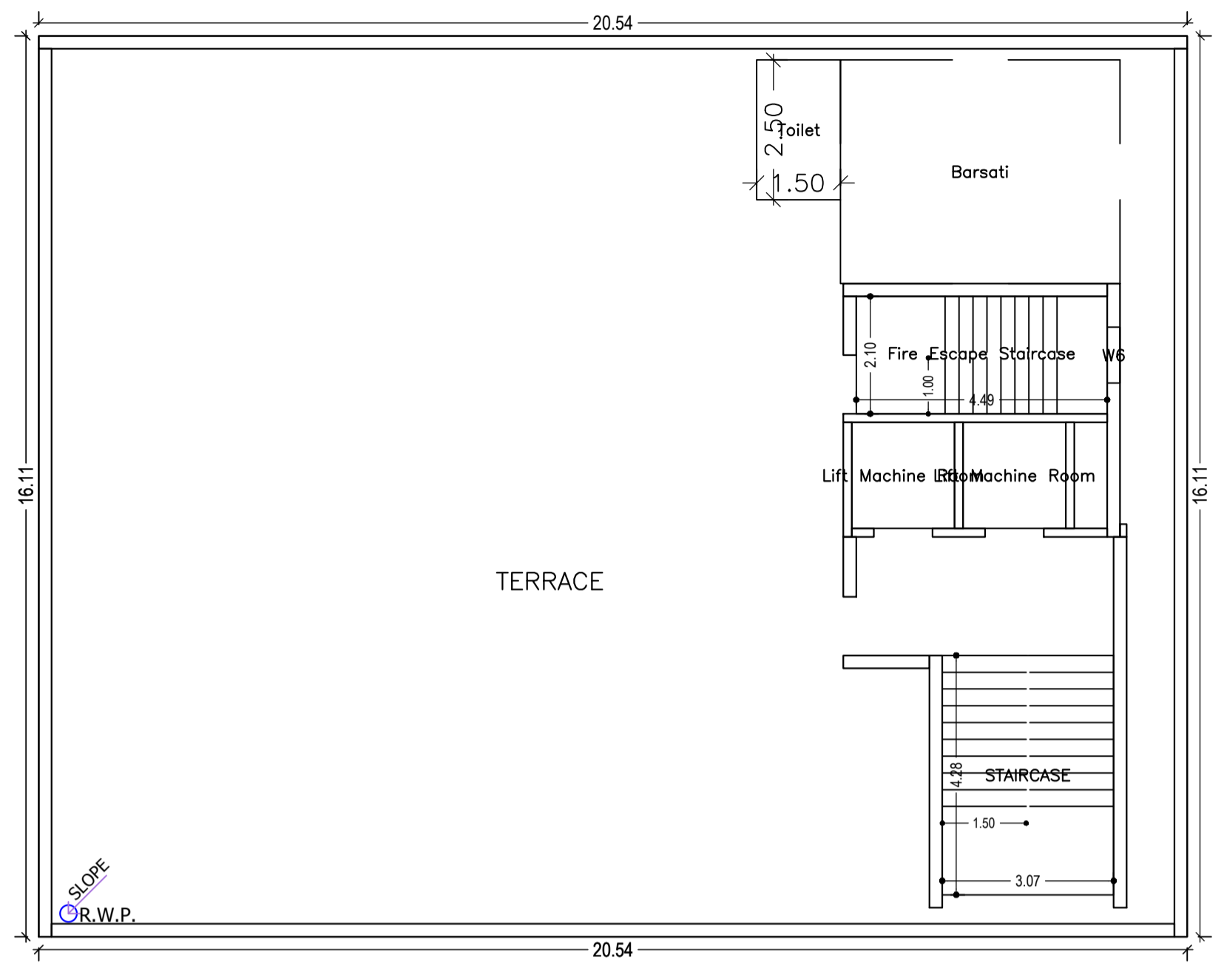
TYPICAL - 2& 3 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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Village Name	SAKCHI
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SubUse	Commercial Bldg



TERRACE FLOOR PLAN  
(SCALE 1:100)

Building :A (BASANT TALKIES SAKCHI)

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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
				StairCase	Lift	Balcony	Accessory Use	Parking					
Basement Floor	349.38	307.20	42.18	8.36	6.99	0.00	0.00	291.85	0.00	0.00	0.00	0.00	00
Ground Floor	264.63	0.00	264.63	9.43	0.00	0.00	0.00	0.00	255.20	255.20	255.20	0.00	01
First Floor	353.32	353.32	0.00	8.36	6.99	0.00	0.00	0.00	337.97	0.00	337.97	0.00	01
Second Floor	330.89	0.00	330.89	9.43	6.99	33.13	0.00	0.00	0.00	281.34	281.34	0.00	01
Third Floor	330.89	0.00	330.89	9.43	6.99	33.13	0.00	0.00	0.00	281.34	281.34	0.00	01
Terrace Floor	3.75	0.00	3.75	0.00	0.00	0.00	3.75	0.00	0.00	0.00	0.00	0.00	00
<b>Total :</b>	<b>1632.86</b>	<b>660.52</b>	<b>972.34</b>	<b>45.01</b>	<b>27.96</b>	<b>66.26</b>	<b>3.75</b>	<b>291.85</b>	<b>337.97</b>	<b>817.89</b>	<b>1155.85</b>	<b>1155.85</b>	<b>04</b>
Total Number of Same Buildings :	1												
<b>Total :</b>	<b>1632.86</b>	<b>660.52</b>	<b>972.34</b>	<b>45.01</b>	<b>27.96</b>	<b>66.26</b>	<b>3.75</b>	<b>291.85</b>	<b>337.97</b>	<b>817.89</b>	<b>1155.85</b>	<b>1155.85</b>	<b>04</b>

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BASANT TALKIES SAKCHI)	D3	0.75	0.00	02
A (BASANT TALKIES SAKCHI)	D2	0.90	0.00	01
A (BASANT TALKIES SAKCHI)	D2	0.90	2.10	03
A (BASANT TALKIES SAKCHI)	FD4	1.05	2.10	03
A (BASANT TALKIES SAKCHI)	FD4	1.05	2.40	03
A (BASANT TALKIES SAKCHI)	FD2	1.50	0.00	01
A (BASANT TALKIES SAKCHI)	FD2	1.50	2.40	03
A (BASANT TALKIES SAKCHI)	FD3	7.20	2.40	09

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BASANT TALKIES SAKCHI)	V1	0.60	1.05	09
A (BASANT TALKIES SAKCHI)	V1	0.60	1.20	04
A (BASANT TALKIES SAKCHI)	W6	1.00	1.20	01
A (BASANT TALKIES SAKCHI)	W6	1.00	1.50	04
A (BASANT TALKIES SAKCHI)	W3	15.27	1.20	01
A (BASANT TALKIES SAKCHI)	W4	16.70	1.20	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2& 3 FLOOR PLAN	1.20 X 20.54 X 1 X 2	49.30	132.54
	0.52 X 20.54 X 1 X 2	21.36	
	0.95 X 14.39 X 1 X 2	27.34	
	1.20 X 14.39 X 1 X 2	34.54	
<b>Total</b>	-	-	<b>132.54</b>

UnitBUA Table for Building :A (BASANT TALKIES SAKCHI)

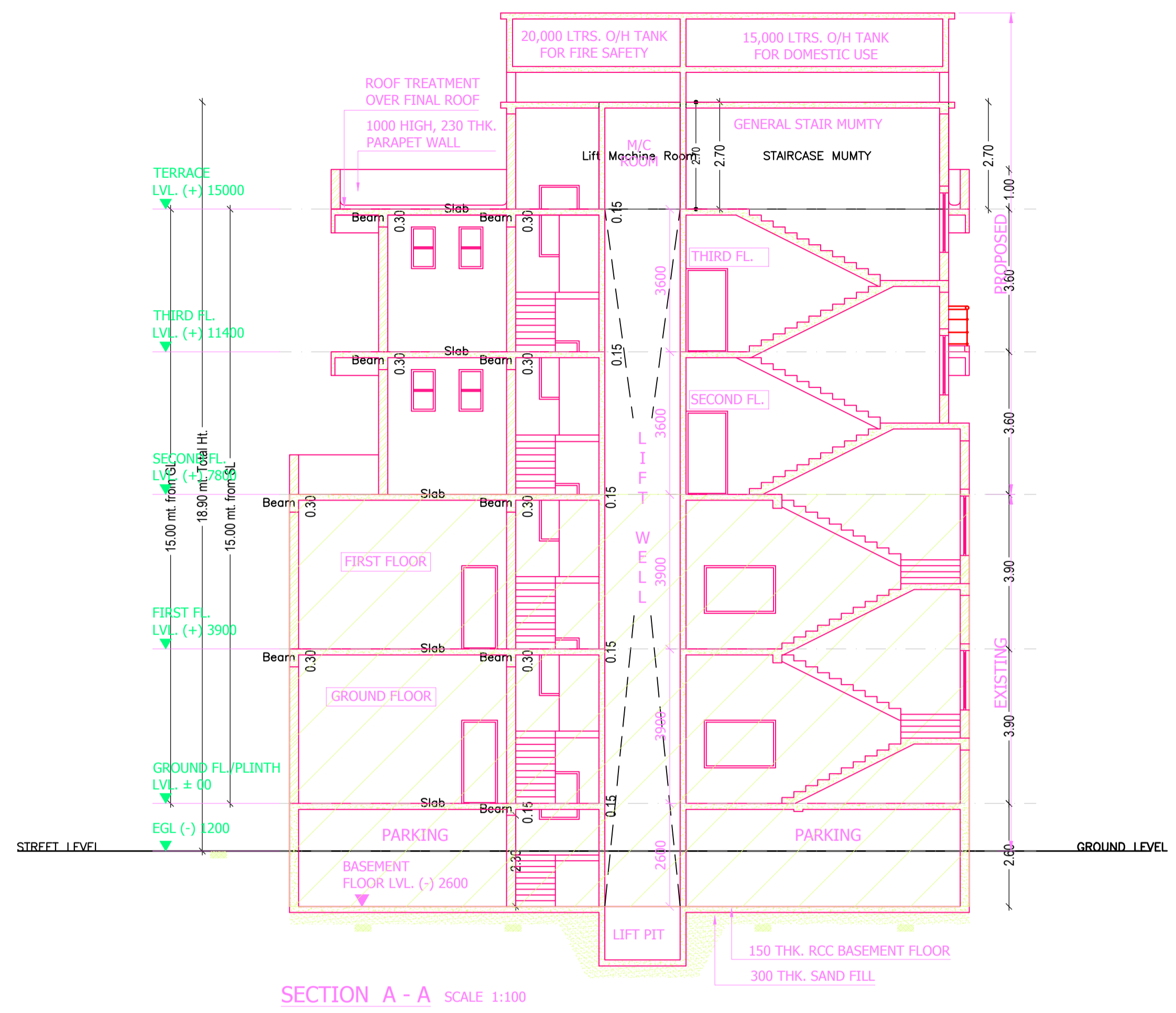
FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GROUND FLOOR	SHOP	Proposed	215.98	209.14	2	1
FIRST FLOOR PLAN	FIRST FLOOR	SHOP	Existing	291.88	277.19	4	1
TYPICAL - 2& 3 FLOOR PLAN	TYP. SECOND TO THIRD FLOOR	SHOP	Proposed	282.25	209.14	2	2
<b>Total:</b>	-	-	-	<b>1072.36</b>	<b>904.61</b>	<b>10</b>	<b>4</b>

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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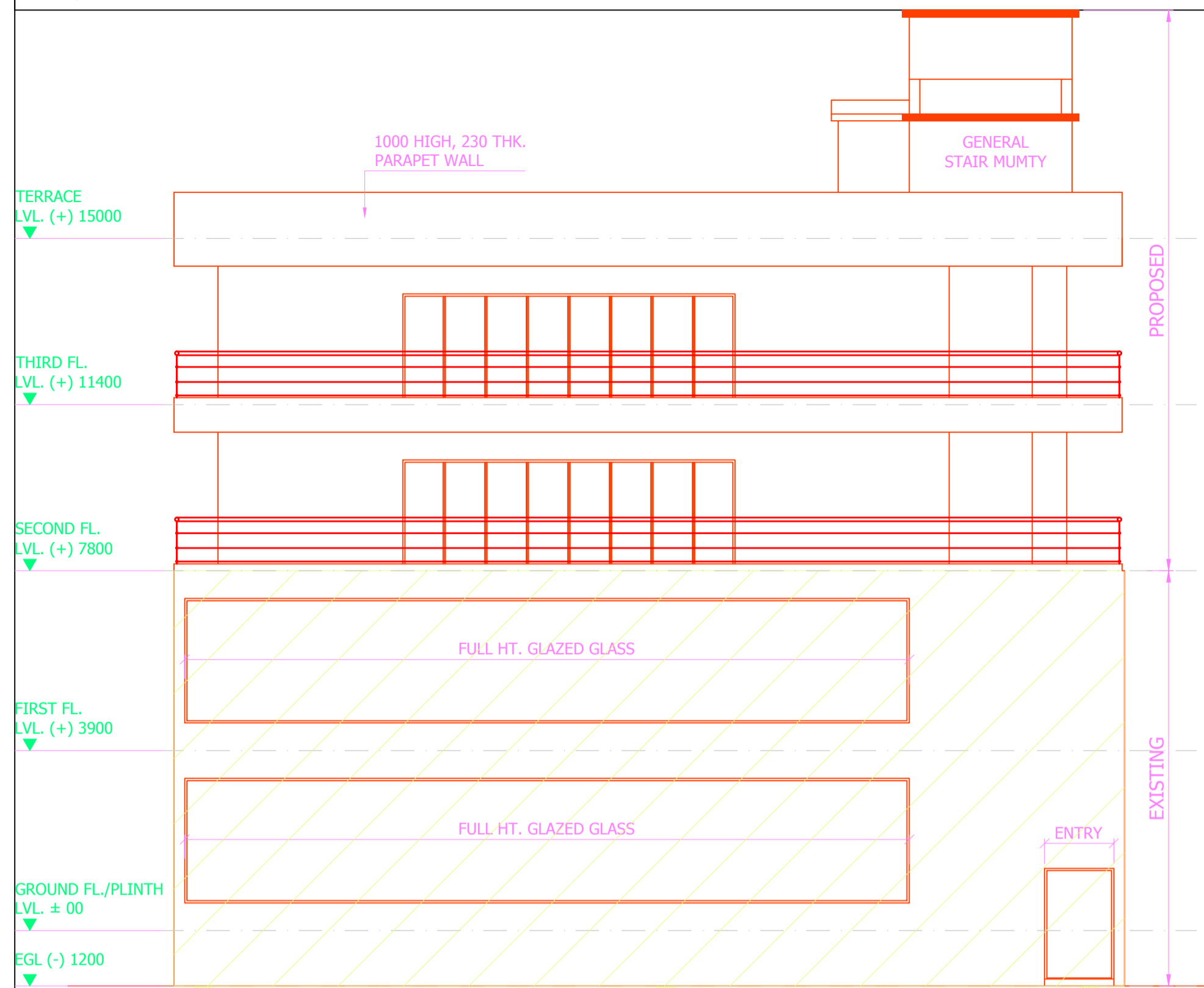
SECTION A - A SCALE 1:100

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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Village Name	SAKCHI
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SubUse	Commercial Bldg



FRONT ELEVATION SCALE 1:100

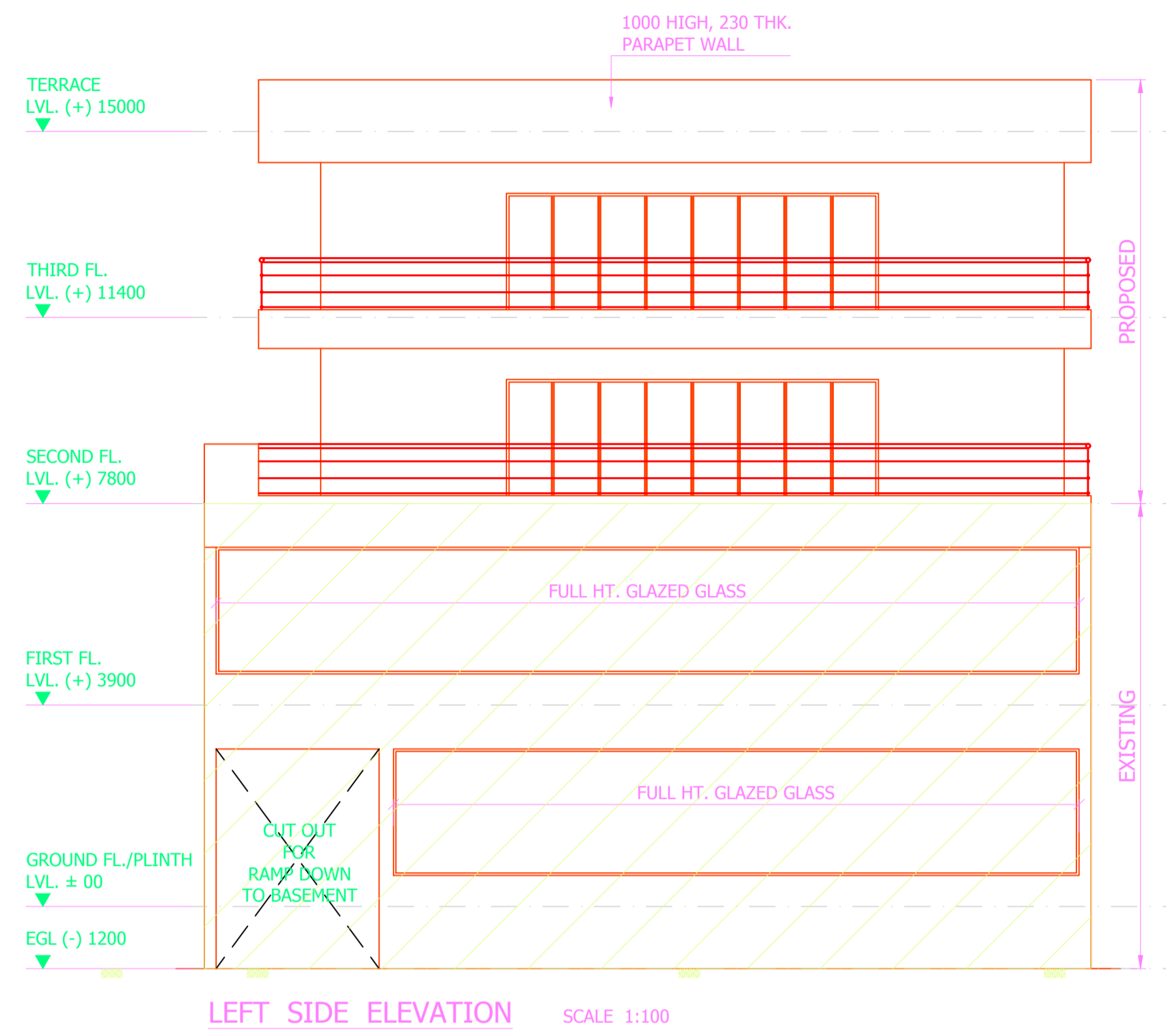
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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Village Name	SAKCHI
Use	Commercial
SubUse	Commercial Bldg



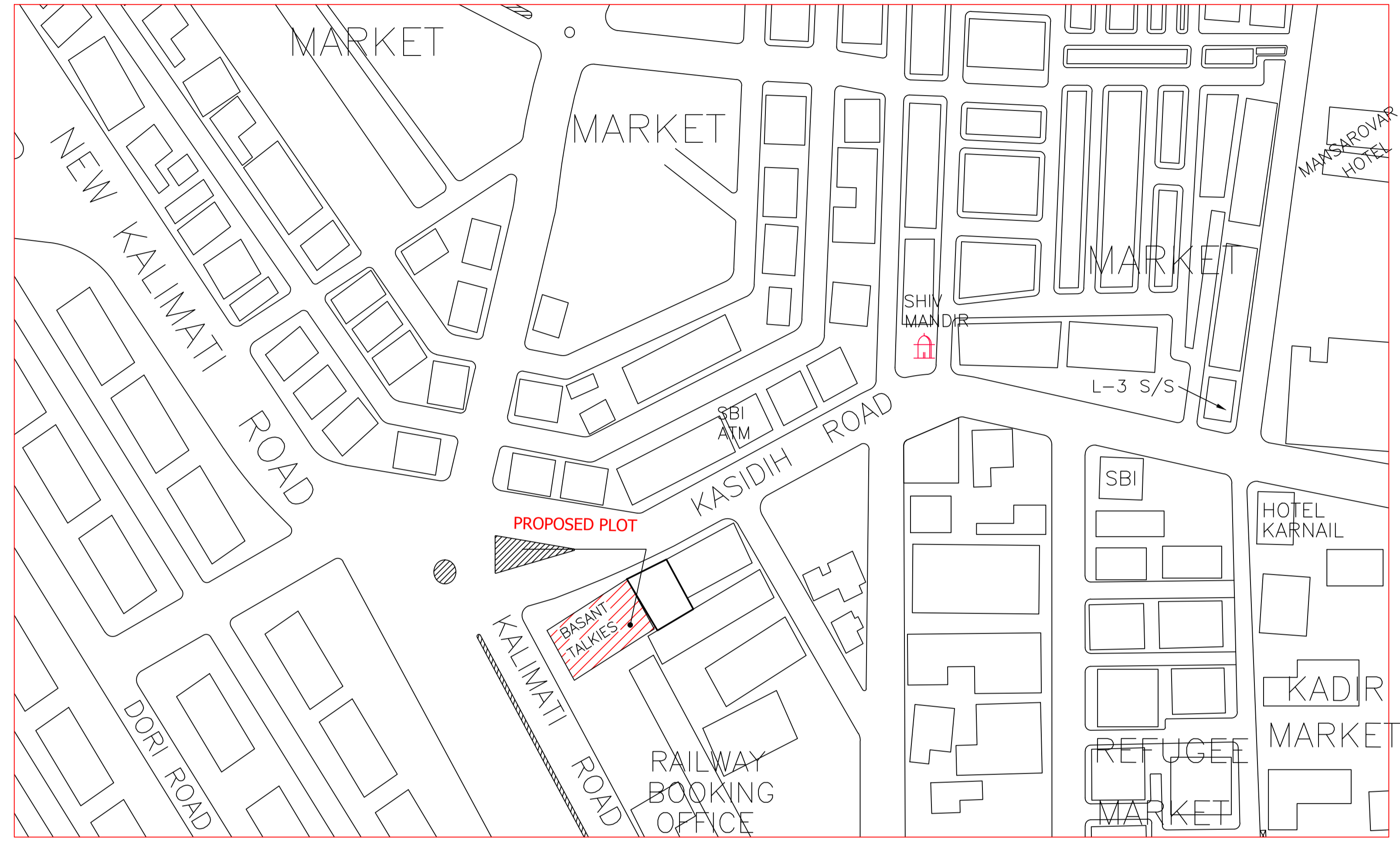
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			





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Khata No	245
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Village Name	SAKCHI
Use	Commercial
SubUse	Commercial Bldg



**KEY PLAN**

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