

Proposal Basic Information

Proposal File No.	JNAC/BP/0137/W2/2021
Owner Name	JAISHREE SINHA AND HIRA LAL SINHA
Khata No	4 (O), 929 (N)
Plot No	DUPLEX No. 129, PLOT No. 1211 (O), 26 (N)
Village Name	ULIYAN
Use	Residential
SubUse	Row House

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (JAISHREE SINHA AND HIRA LAL SINHA)	1	305.58	305.58	305.58	305.58	03
Grand Total :	1	305.58	305.58	305.58	305.58	03

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (JAISHREE SINHA AND HIRA LAL SINHA)	Residential	Row House	> 0	1	3.00	1.00	3	-	-	-	-
			> 0	1	3.00	-	-	-	1	1	-
Total :							3	3		1	1

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	3	37.50	3	37.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
Total		50.00		50.00

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.61	
PROJECT DETAIL:	VERSION DATE: 16/10/2020	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: Row House	
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious/Structure: NA	
Inward No: JNAC/BP/0137/W2/2021	Plot/SubPlot No: DUPLEX No. 129, PLOT No. 1211 (O), 26 (N)	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:	SQ.MT.	
NET AREA OF PLOT (Minimum)	(A)	197.61
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	197.61
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		13.15
Total		13.15
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	184.45
PLOT AREA FOR COVERAGE (Net Plot Area)		197.61
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	197.61
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		138.33
Proposed Coverage Area (51.55 %)		101.86
Total Prop. Coverage Area (51.55 %)		
Balance coverage area (18.46 %)		36.47
FAR CHECK		
Perm. FAR Area (2.50)		494.02
Total Perm. FAR area		494.02
Residential FAR		305.59
Proposed FAR Area		305.59
Total Proposed FAR Area		305.59
Consumed FAR (Factor)		1.55
Balance FAR Area		188.43
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		305.58
ARCHITECT (Regd)		SUDIPTO MUKHERJEE
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		JAISHREE SINHA AND HIRA LAL SINHA
DEVELOPMENT AUTHORITY		LOCAL BODY

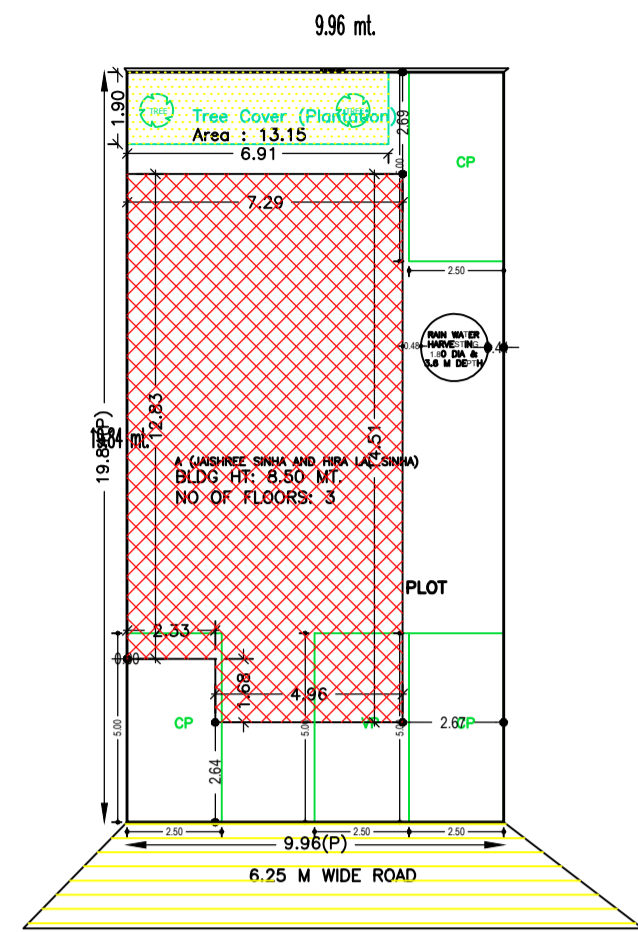
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Light Yellow

Buildingwise Floor FAR Details

Floor Name	Building Name		Total		
	A (JAISHREE SINHA AND HIRA LAL SINHA)	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	101.86		101.86	101.86	101.86
First Floor	101.86		101.86	101.86	101.86
Second Floor	101.86		101.86	101.86	101.86
Terrace Floor	0.00		0.00	0.00	0.00
Total :	305.58	305.58	305.58	305.58	305.58

Building USE/SUBUSE Details

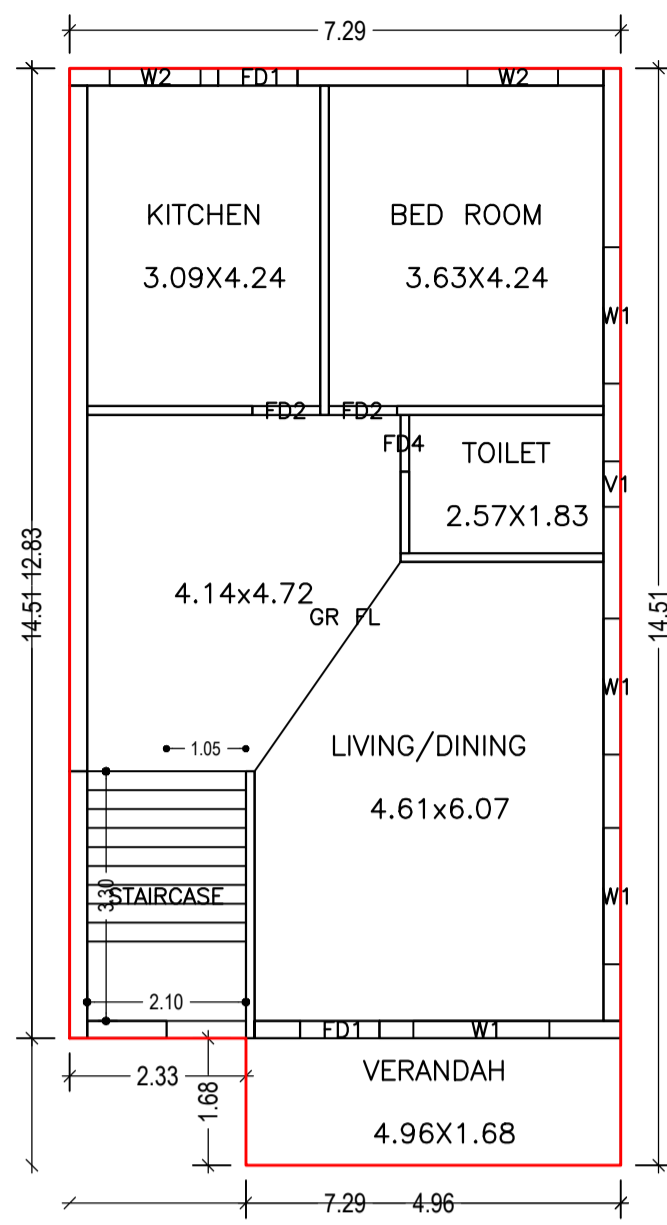
Building Name	Building Use	Building SubUse	Building Structure
A (JAISHREE SINHA AND HIRA LAL SINHA)	Residential	Row House	Non-Highrise



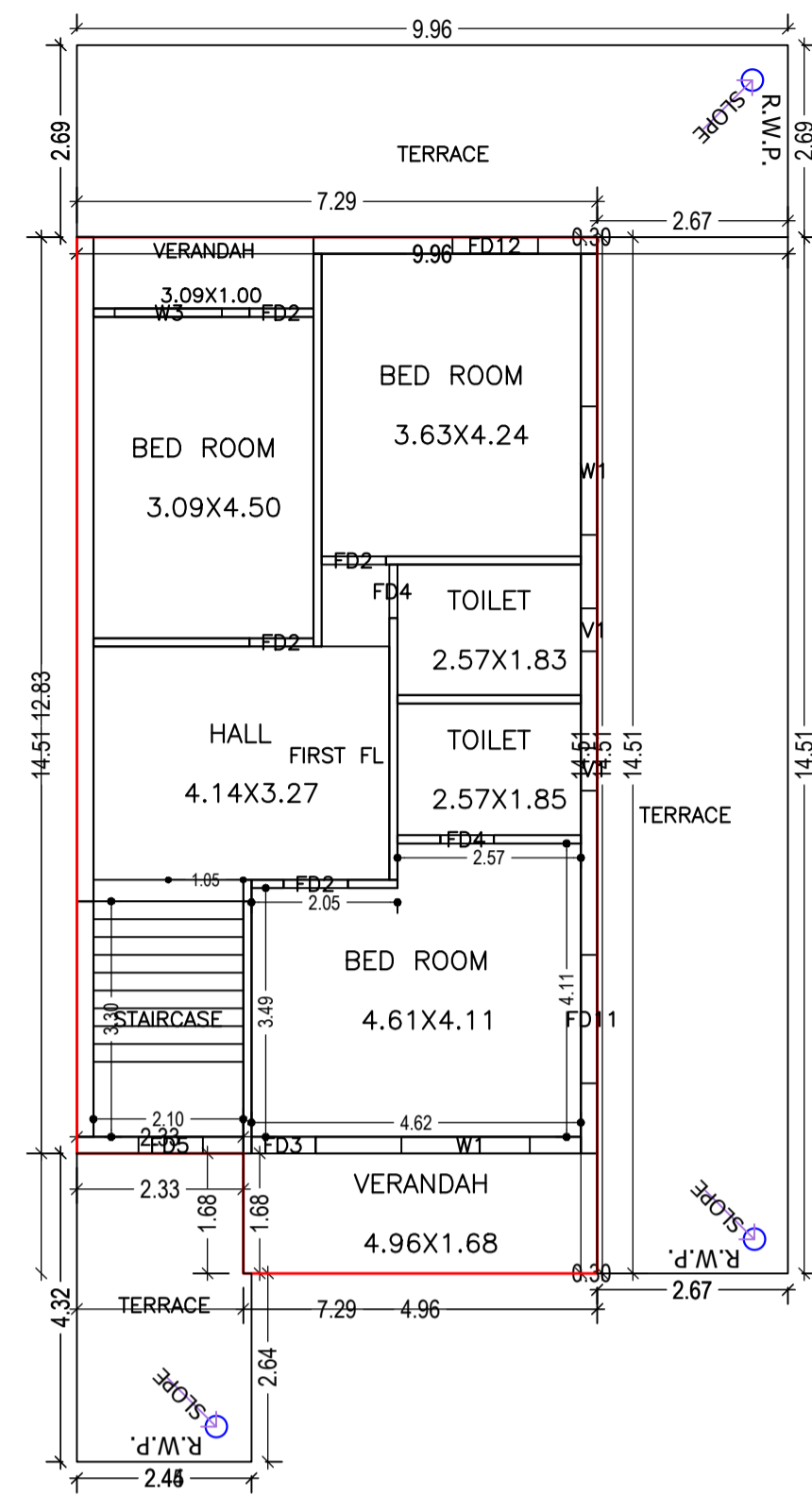
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LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

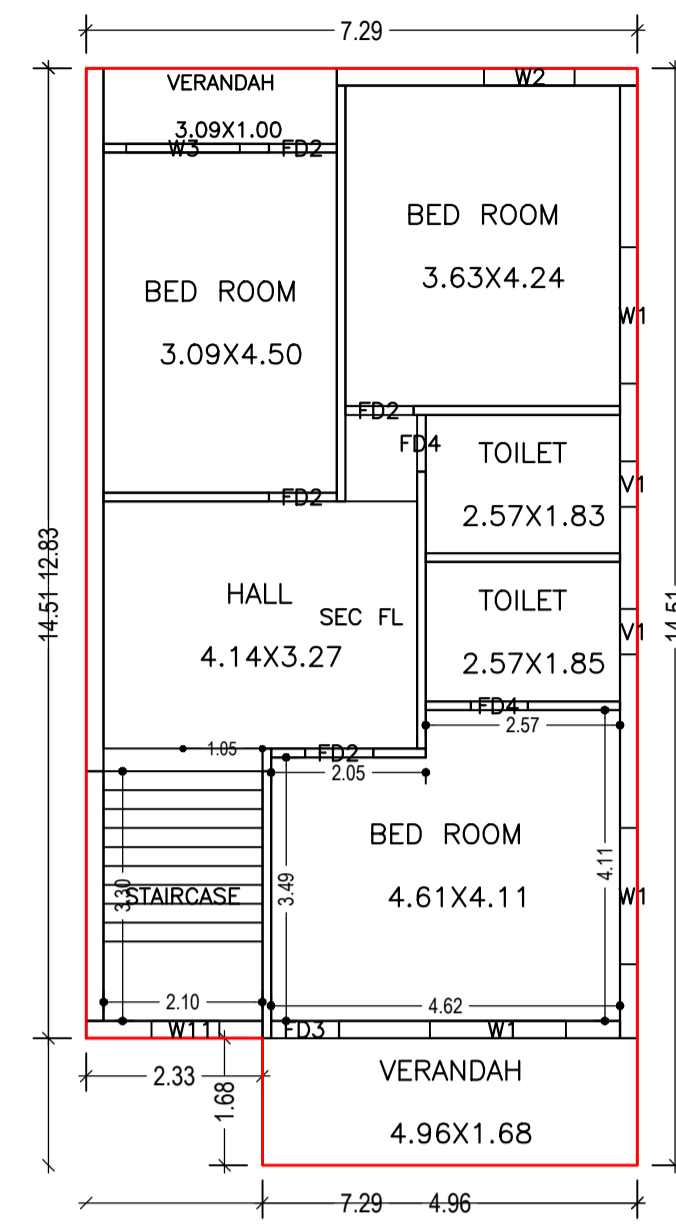
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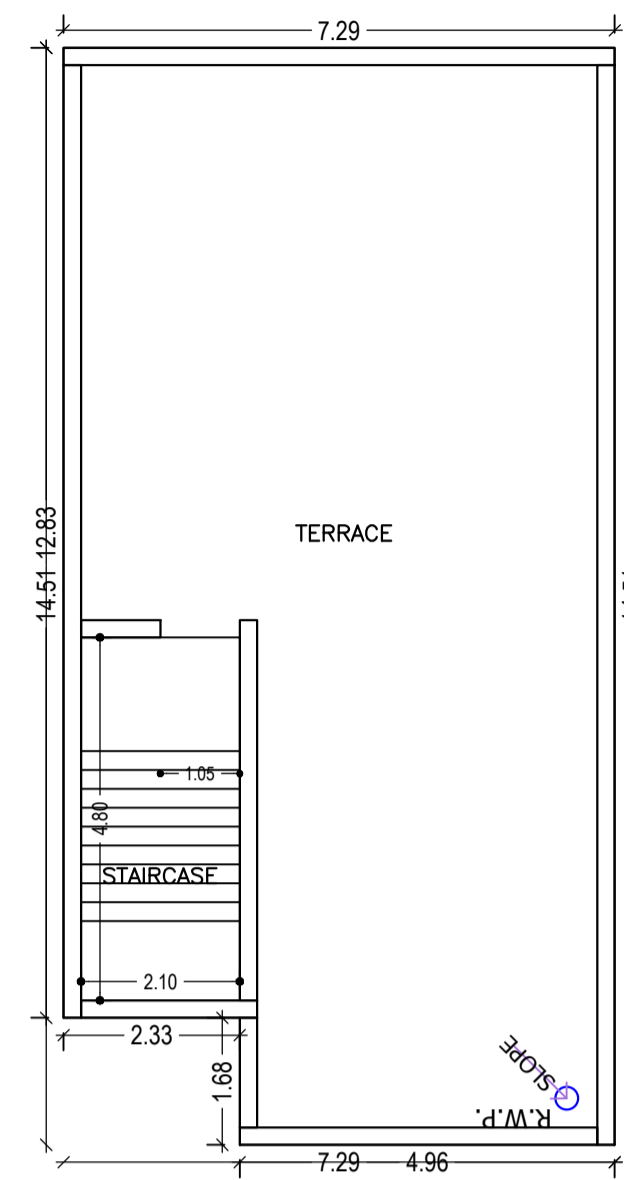
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



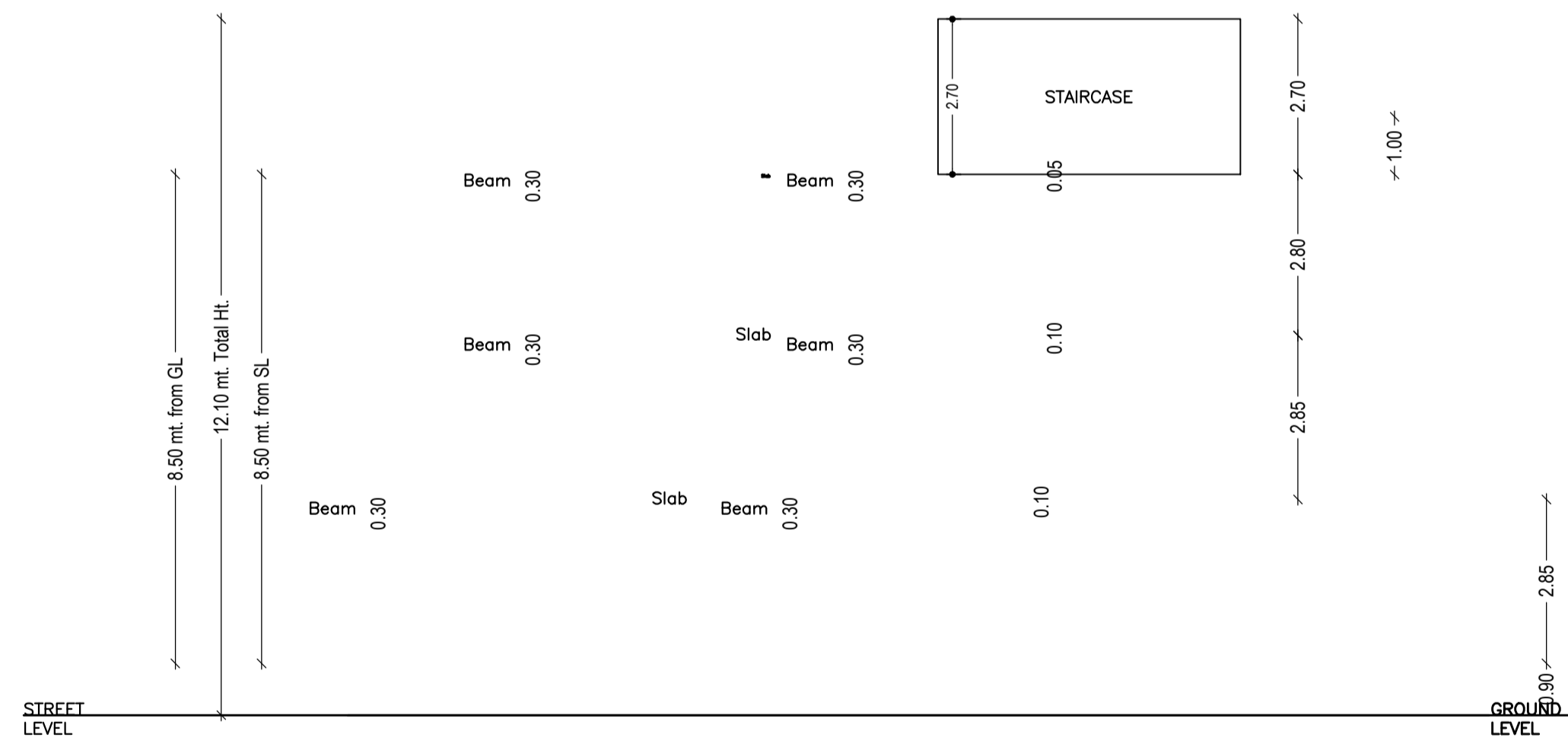
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (JAISHREE SINHA AND HIRA LAL SINHA)	FD4	0.75	0.00	05
A (JAISHREE SINHA AND HIRA LAL SINHA)	FD2	0.90	0.00	10
A (JAISHREE SINHA AND HIRA LAL SINHA)	FD3	0.90	0.00	02
A (JAISHREE SINHA AND HIRA LAL SINHA)	FD1	1.05	0.00	02
A (JAISHREE SINHA AND HIRA LAL SINHA)	FD12	1.20	0.00	01
A (JAISHREE SINHA AND HIRA LAL SINHA)	FD11	1.80	0.00	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (JAISHREE SINHA AND HIRA LAL SINHA)	V1	0.60	1.20	05
A (JAISHREE SINHA AND HIRA LAL SINHA)	W11	0.90	1.20	01
A (JAISHREE SINHA AND HIRA LAL SINHA)	W2	1.20	1.20	03
A (JAISHREE SINHA AND HIRA LAL SINHA)	W3	1.50	1.20	02
A (JAISHREE SINHA AND HIRA LAL SINHA)	W1	1.80	1.20	09

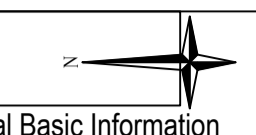
UnitBUA Table for Building :A (JAISHREE SINHA AND HIRA LAL SINHA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GR FL	FLAT	93.23	84.49	5	1
FIRST FLOOR PLAN	FIRST FL	FLAT	93.23	83.89	8	1
SECOND FLOOR PLAN	SEC FL	FLAT	93.23	83.89	8	1
Total:	-	-	279.69	252.27	21	3

Building :A (JAISHREE SINHA AND HIRA LAL SINHA)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	101.86	101.86	101.86	101.86	01
First Floor	101.86	101.86	101.86	101.86	01
Second Floor	101.86	101.86	101.86	101.86	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	305.58	305.58	305.58	305.58	03
Total Number of Same Buildings	1				
Total :	305.58	305.58	305.58	305.58	03

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