

Proposal Basic Information	
Proposal File No.	JNAC/EP/0140/W7/2021
Owner Name	SURESH CHANDRA RANPARA AND OTHERS
Khata No	51
Plot No	2536
Village Name	SAKCHI
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.62 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	PlotNearbyReligiousStructure: NA
Inward No: JNAC/EP/0140/W7/2021	Plot/SubPlot No: 2536
Application Type: General Proposal	North: Road Width - 12.20 MTR WIDE MIAN ROAD
Project Type: Building Permission	South: -
Nature of Development: New	East: -
Location of Development Area: Old Area	West: -
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 922.78 SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 922.78
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	107.64
Total	107.64
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 815.13
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 922.78
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 922.78
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	553.67
Proposed Coverage Area (53.67 %)	495.23
Total Prop. Coverage Area (53.67 %)	495.23
Balance coverage area (6.33 %)	58.44
FAR CHECK	
Perm. FAR Area (2.50)	2306.95
Total Perm. FAR area	2306.95
Residential FAR	2118.90
Proposed FAR Area	2129.14
Total Proposed FAR Area	2129.14
Consumed FAR (Factor)	2.31
Balance FAR Area	177.81
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	3035.90
ARCHITECT (Regd)	Anoop Kumar
ENGINEER (Regd)	
SUPERVISOR (Regd)	SURESH CHANDRA RANPARA AND OTHERS
OWNER (Regd)	
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

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (SURESH CHANDRA RANPARA AND OTHERS)	Residential	Residential Bldg/Apartment	> 0	1	45.00	1.00	45	-	-	-	-
			> 0	1	45.00	-	-	-	-	1	45
			> 0	1	45.00	-	-	1	5	-	-
Total :			-	-	-	-	45	48	-	5	5

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	12	150.00
Four Stack Car	-	-	36	450.00
Total Car	45	562.50	48	600.00
Visitor's Car Parking	-	-	5	62.50
Total Visitor Parking	5	62.50	5	62.50
TwoWheeler	-	-	52	104.00
Total TwoWheeler	45	90.00	52	104.00
Other Parking	-	-	-	216.99
Total	715.00	-	-	1087.49

Buildingwise Floor FAR Details

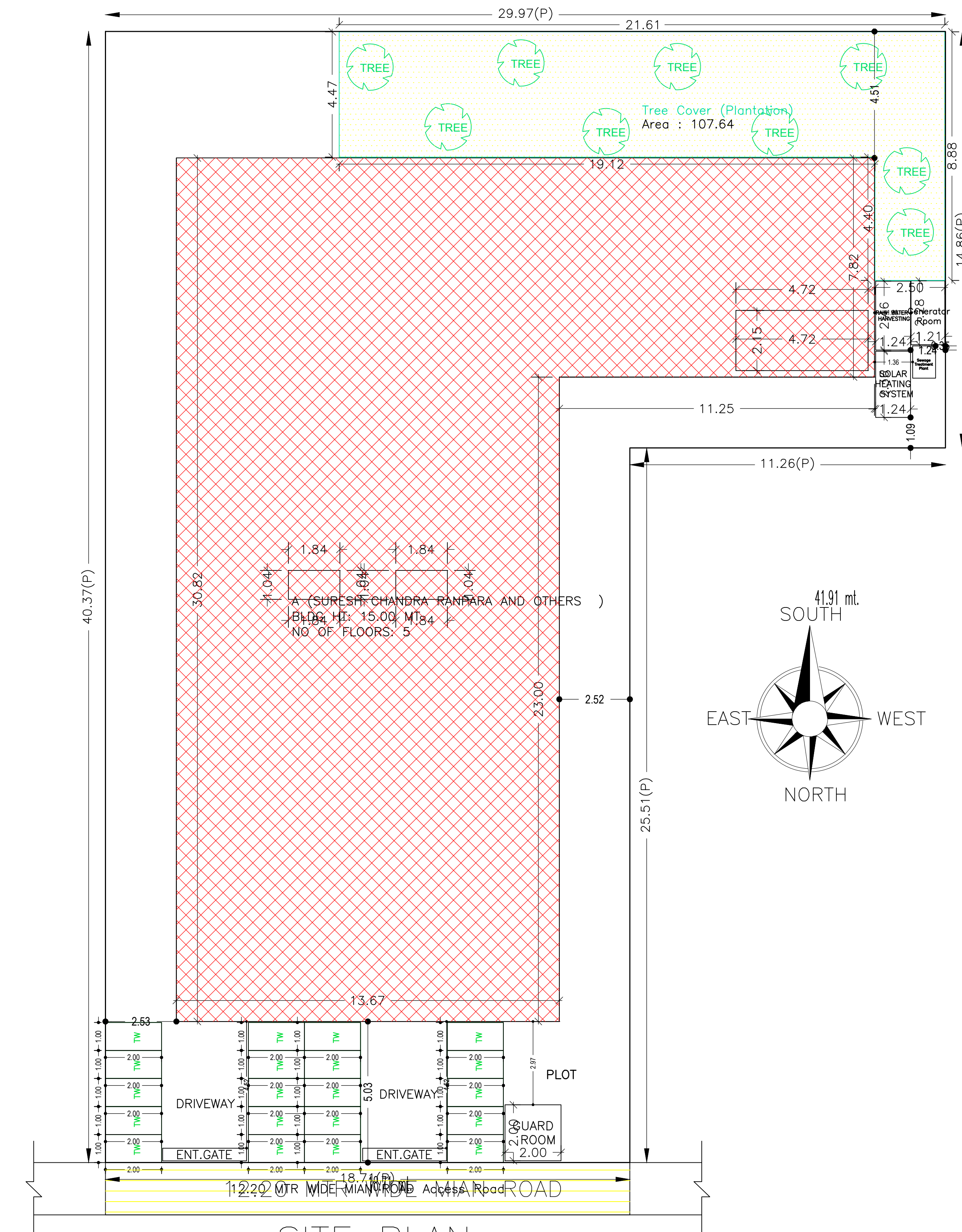
Floor Name	Building Name		Total	
	A (SURESH CHANDRA RANPARA AND OTHERS)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	509.16	10.24	509.16	10.24
Ground Floor	505.34	422.72	505.34	422.72
First Floor	505.35	424.04	505.35	424.04
Second Floor	505.35	424.04	505.35	424.04
Third Floor	505.35	424.04	505.35	424.04
Fourth Floor	505.35	424.04	505.35	424.04
Terrace Floor	0.00	0.00	0.00	0.00
Total :	3035.90	2129.12	3035.90	2129.12

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (SURESH CHANDRA RANPARA AND OTHERS)	Residential	Residential Bldg/Apartment	Non-Highrise

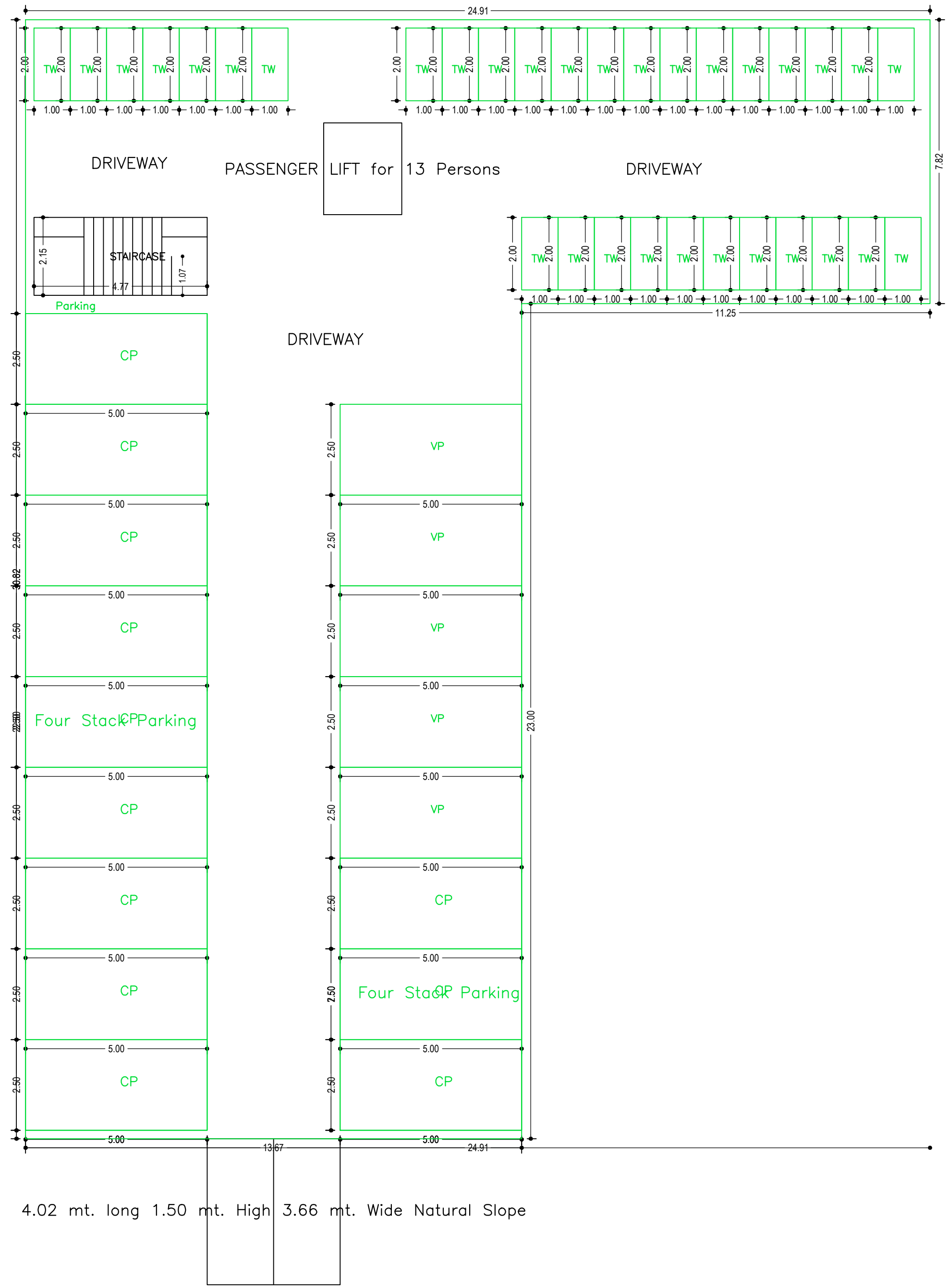
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Area (Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)	
					Cutout	Stair/Case	Lift	Accessory Use					Parking
A (SURESH CHANDRA RANPARA AND OTHERS)	1	3054.95	19.05	3035.90	50.60	48.82	313.86	493.49	2118.88	10.24	2129.12	45	
Grand Total :	1	3054.95	19.05	3035.90	50.60	48.82	313.86	493.49	2118.88	10.24	2129.12	45	

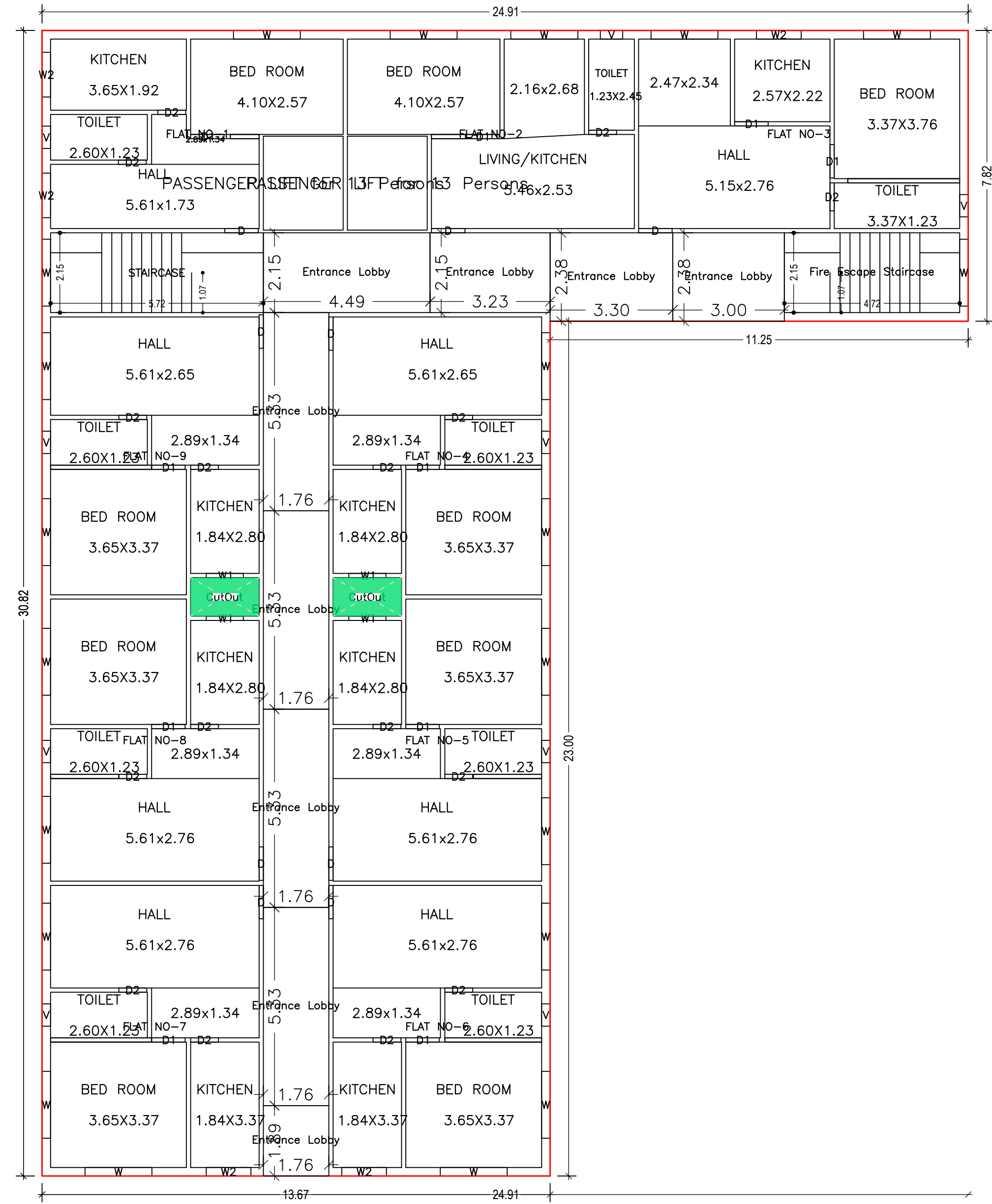


SITE PLAN SCALE :- 1:100

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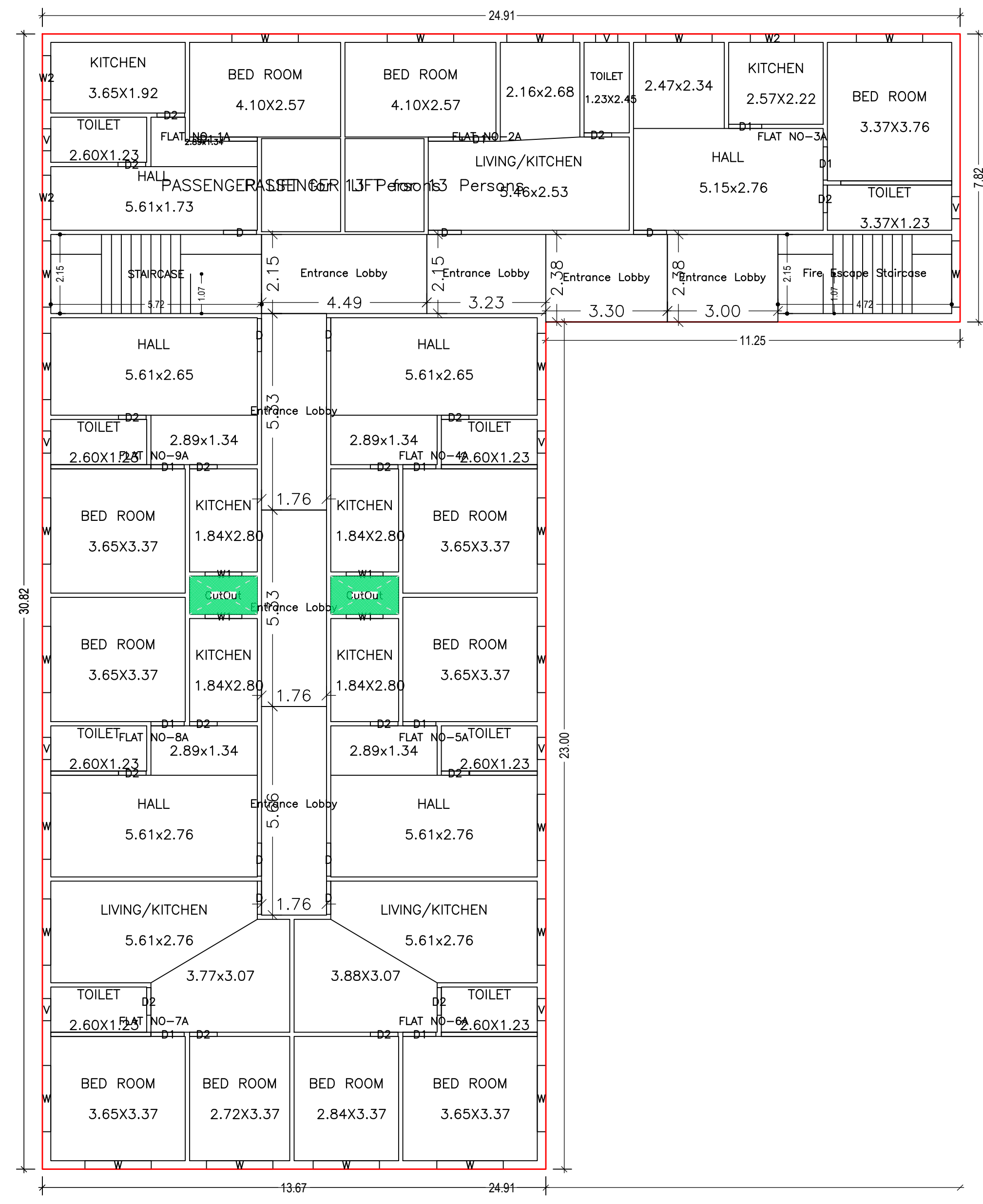
BASEMENT FLOOR PLAN
(SCALE 1:100)



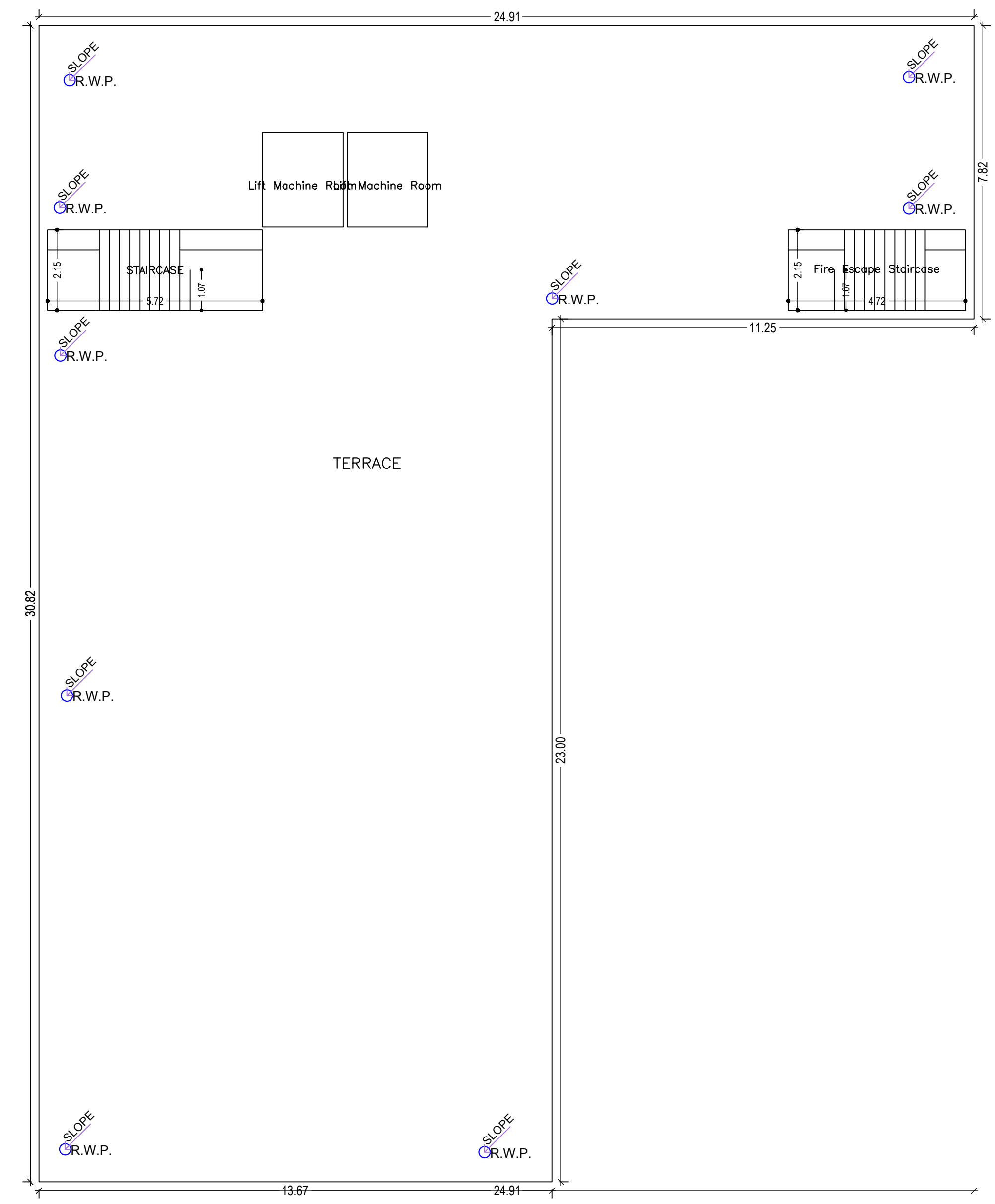
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Anoop Kumar JNAC/ENG/0005/2016			

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TYPICAL - 1, 2, 3 & 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

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Anoop Kumar JNAC/ENG/0005/2016			

Project Title :SURESH CHANDRA RANPARA AND OTHERS

Building :A (SURESH CHANDRA RANPARA AND OTHERS)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	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.)
				Stair/Case	Lift	Accessory Use	Parking					
Basement Floor	509.16	0.00	509.16	0.00	5.42	0.00	493.49	0.00	10.24	10.24	10.24	00
Ground Floor	509.15	3.81	505.34	10.12	0.00	72.50	0.00	422.72	0.00	422.72	422.72	09
First Floor	509.16	3.81	505.35	10.12	10.85	60.34	0.00	424.04	0.00	424.04	424.04	09
Second Floor	509.16	3.81	505.35	10.12	10.85	60.34	0.00	424.04	0.00	424.04	424.04	09
Third Floor	509.16	3.81	505.35	10.12	10.85	60.34	0.00	424.04	0.00	424.04	424.04	09
Fourth Floor	509.16	3.81	505.35	10.12	10.85	60.34	0.00	424.04	0.00	424.04	424.04	09
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	3054.95	19.05	3035.90	50.60	48.82	313.86	493.49	2118.88	10.24	2129.12	2129.12	45
Total Number of Same Buildings :	1											
Total	3054.95	19.05	3035.90	50.60	48.82	313.86	493.49	2118.88	10.24	2129.12	2129.12	45

SCHEDULE OF DOOR:

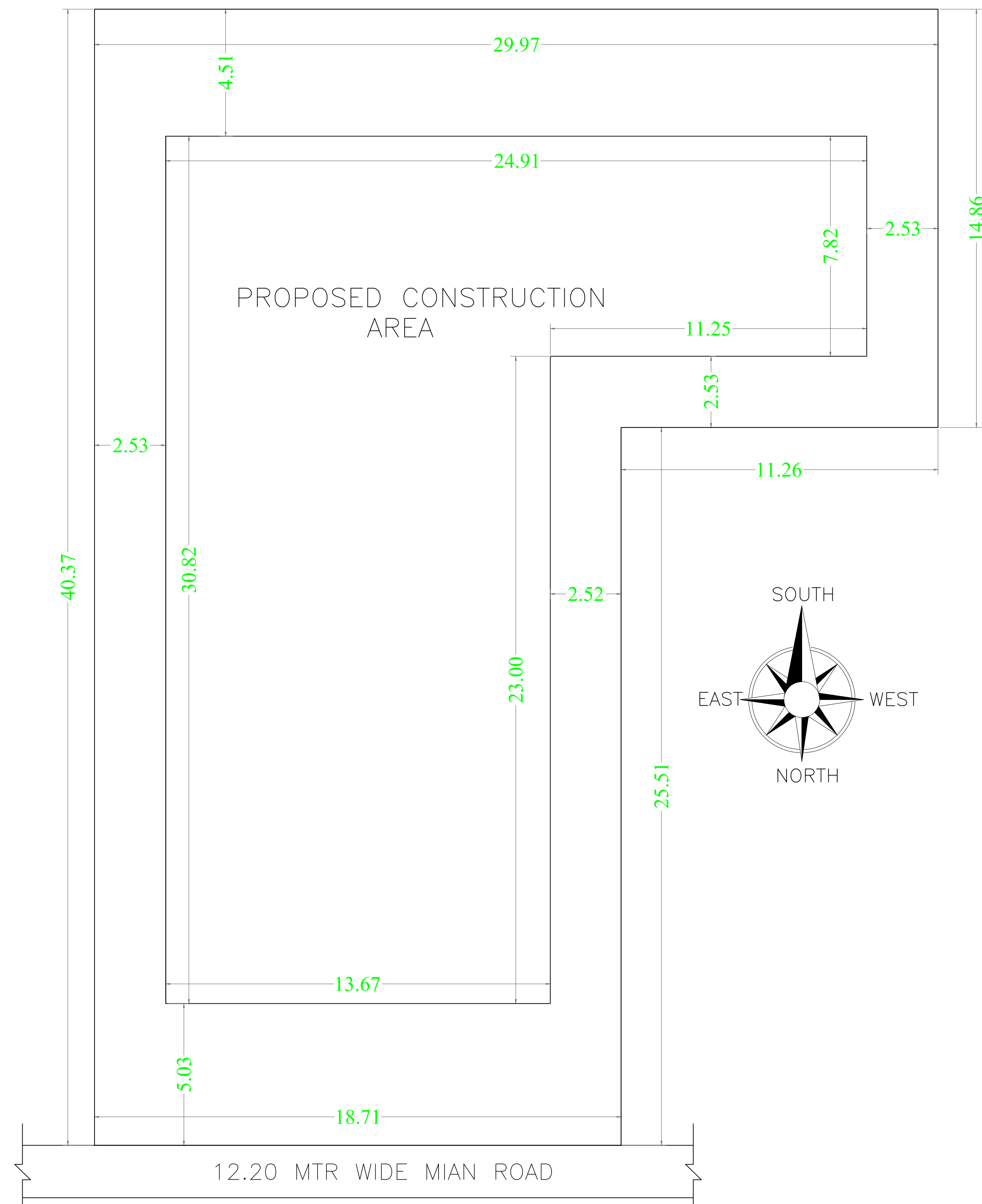
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SURESH CHANDRA RANPARA AND OTHERS)	D2	0.75	2.13	80
A (SURESH CHANDRA RANPARA AND OTHERS)	D1	0.90	2.13	50
A (SURESH CHANDRA RANPARA AND OTHERS)	D	0.90	2.13	45

SCHEDULE OF WINDOW/VENTILATION:

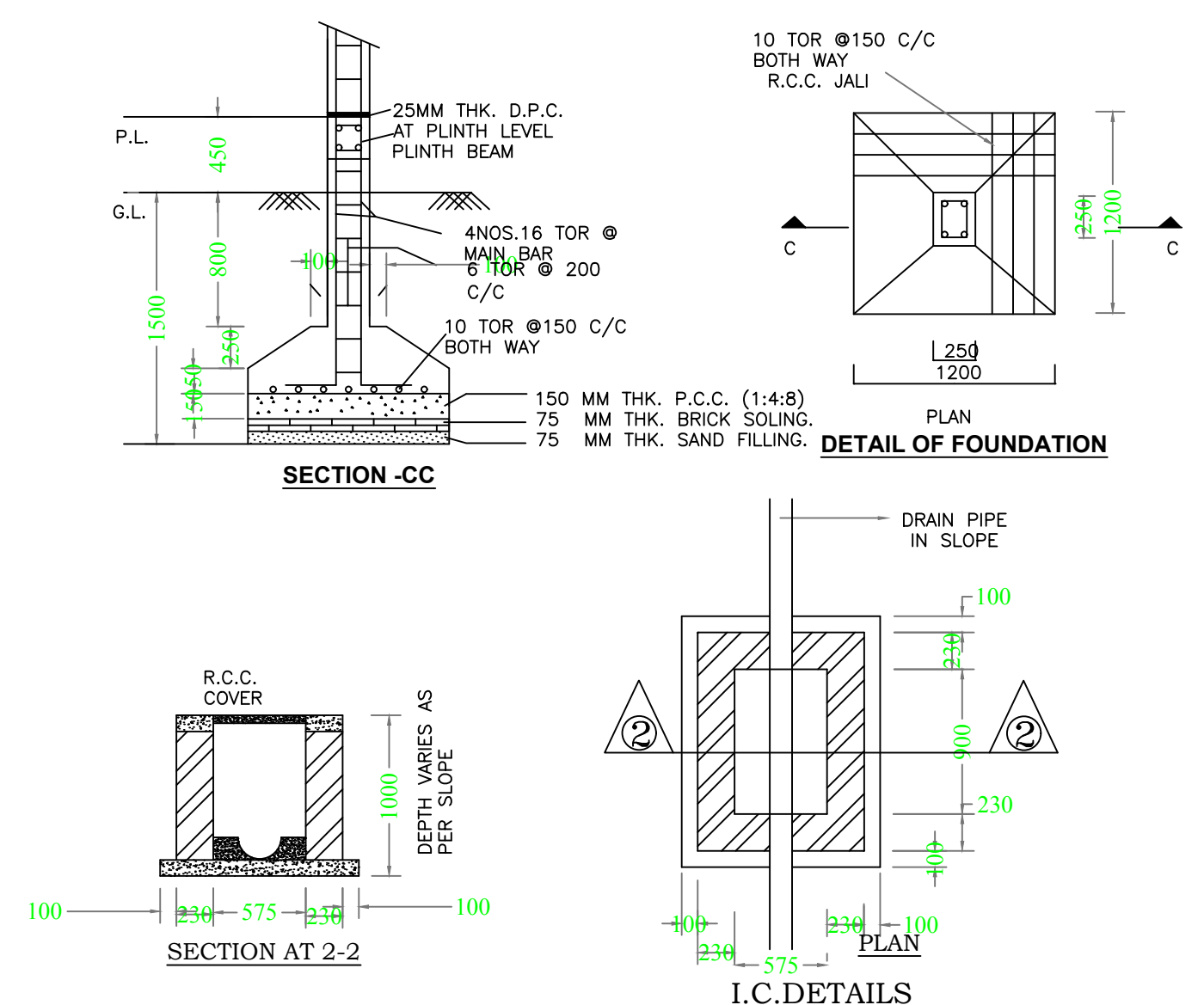
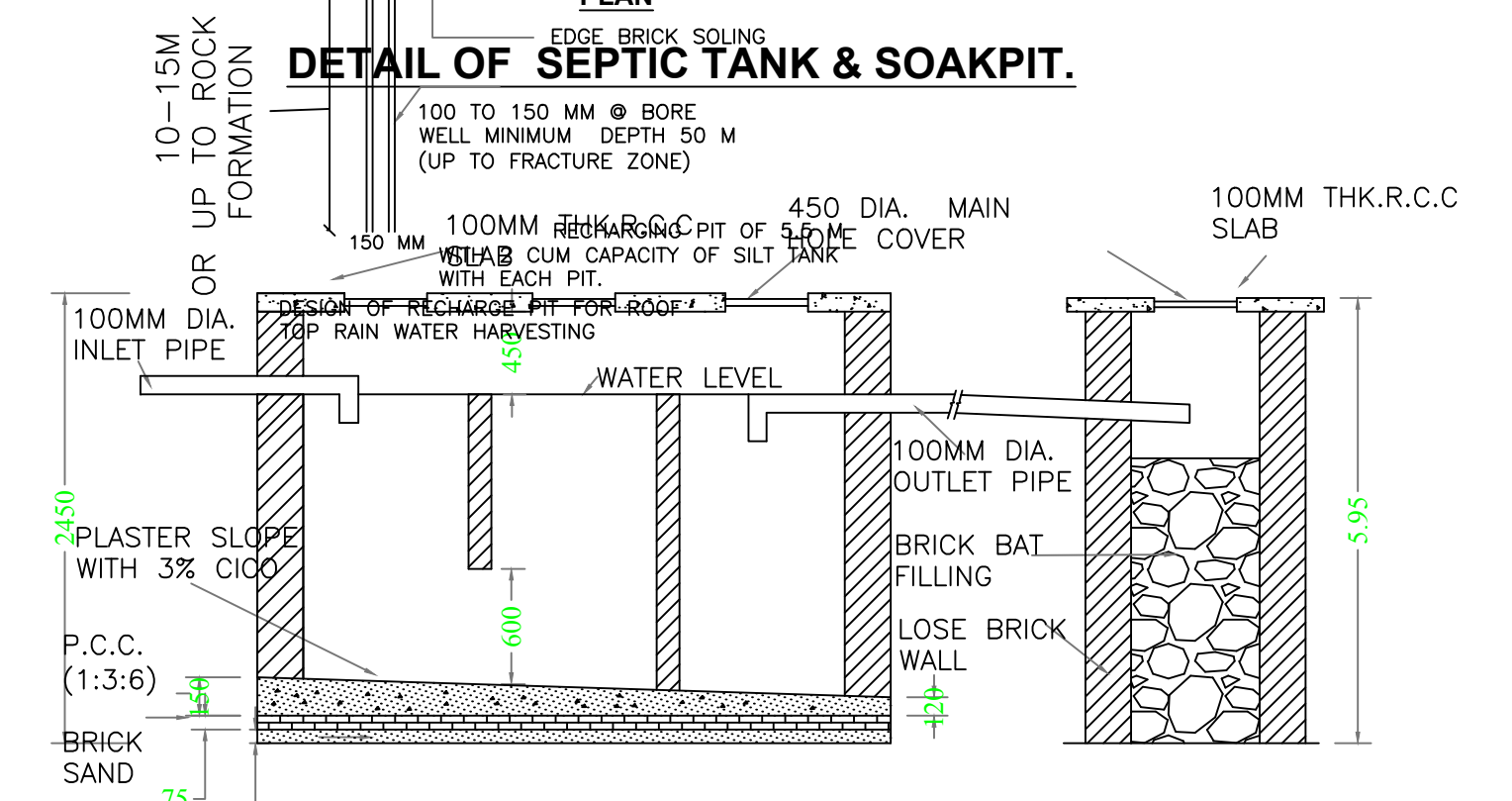
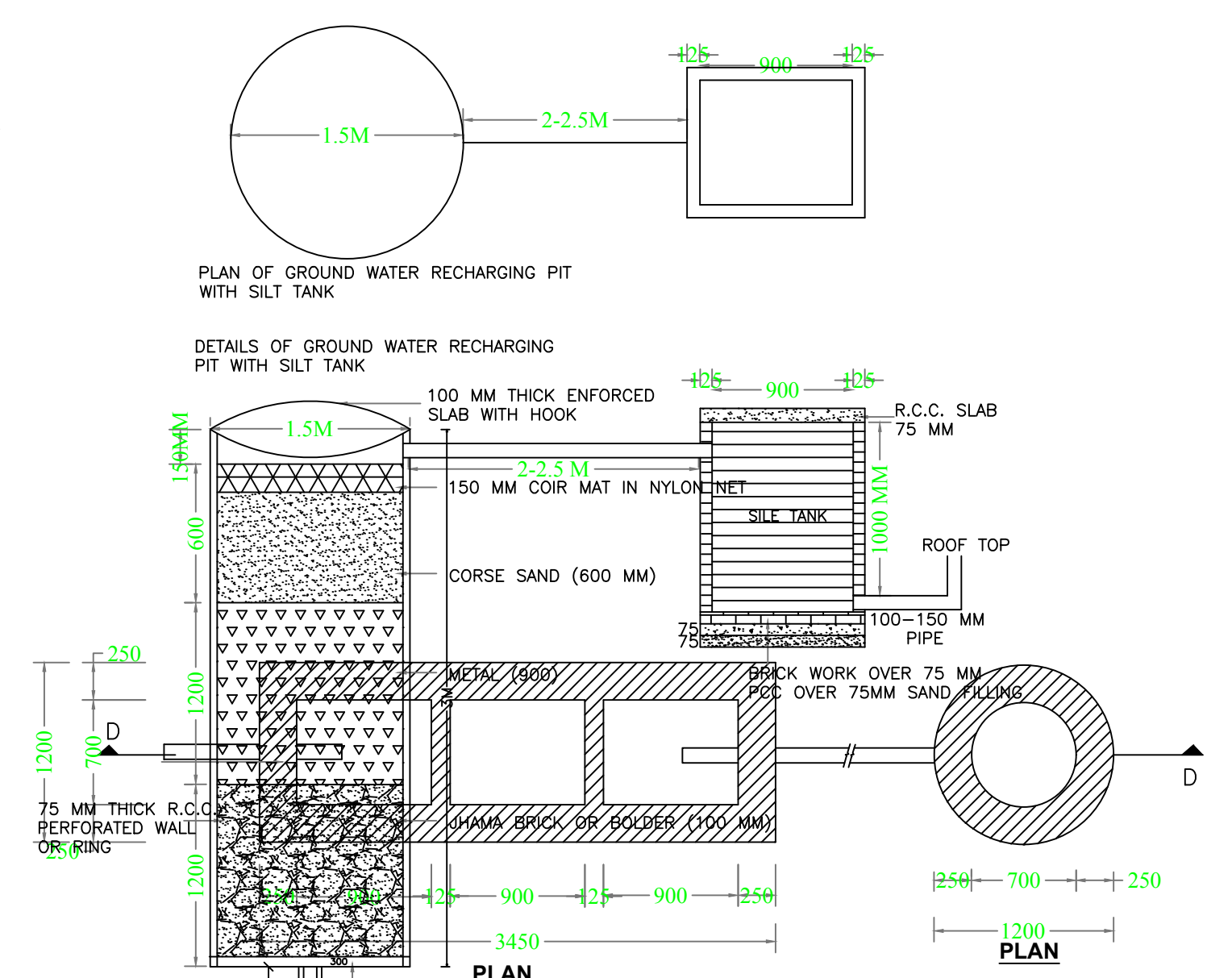
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SURESH CHANDRA RANPARA AND OTHERS)	V	0.60	2.70	45
A (SURESH CHANDRA RANPARA AND OTHERS)	W1	1.00	2.70	20
A (SURESH CHANDRA RANPARA AND OTHERS)	W2	1.20	2.70	17
A (SURESH CHANDRA RANPARA AND OTHERS)	W	1.80	2.70	113

UnitBUA Table for Building :A (SURESH CHANDRA RANPARA AND OTHERS)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	FLAT NO-1	FLAT	34.39	34.30	4	9
	FLAT NO-2	FLAT	33.63	33.52	3	
	FLAT NO-3	FLAT	44.04	43.69	4	
	FLAT NO-4	FLAT	40.79	40.49	4	
	FLAT NO-5	FLAT	41.43	41.21	4	
	FLAT NO-6	FLAT	42.55	42.25	4	
	FLAT NO-7	FLAT	42.55	42.24	4	
	FLAT NO-8	FLAT	41.43	41.21	4	
	FLAT NO-9	FLAT	40.79	40.48	4	
TYPICAL - 1, 2, 3 & 4 FLOOR PLAN	FLAT NO-1A	FLAT	34.39	34.30	4	36
	FLAT NO-2A	FLAT	33.63	33.52	3	
	FLAT NO-3A	FLAT	44.04	43.69	4	
	FLAT NO-4A	FLAT	40.79	40.49	4	
	FLAT NO-5A	FLAT	41.43	41.21	4	
	FLAT NO-6A	FLAT	42.55	42.25	4	
	FLAT NO-7A	FLAT	42.55	42.24	4	
	FLAT NO-8A	FLAT	41.43	41.21	4	
	FLAT NO-9A	FLAT	40.79	40.48	4	
Total:			1857.20	1846.26	175	45

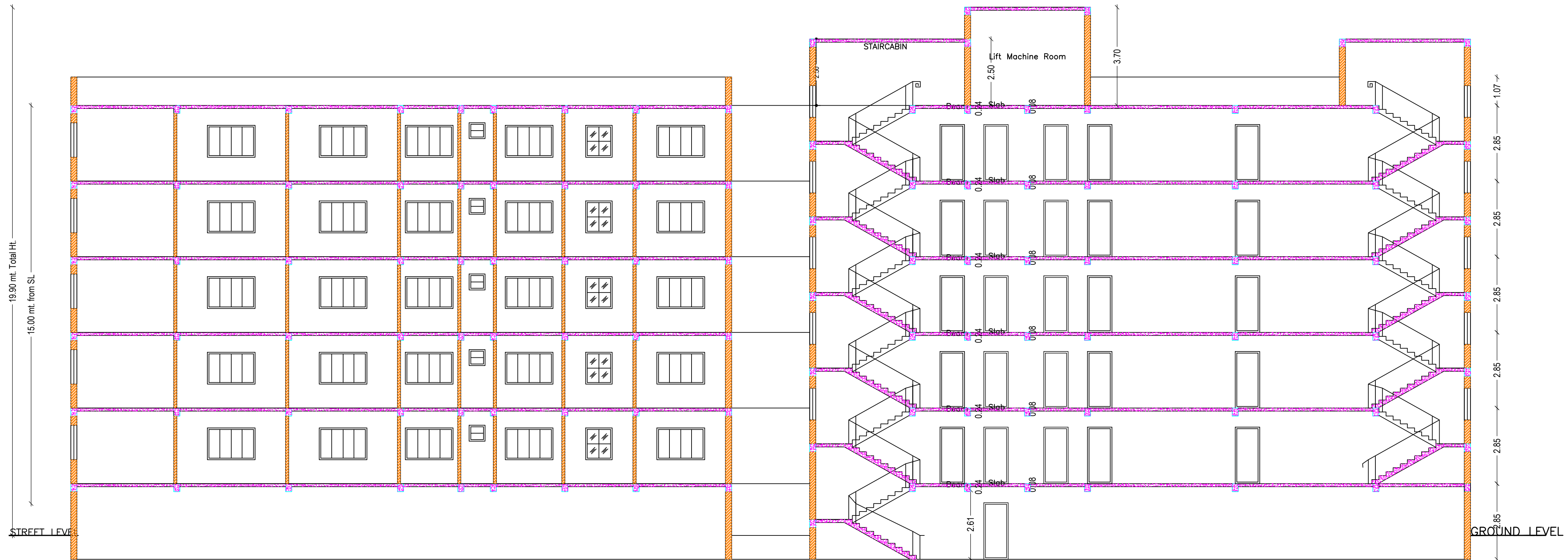


SITE PLAN
SCALE :- 1:100



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SECTION "Y-Y"
SCALE :- 1:100

SECTION "X-X"
SCALE :- 1:100

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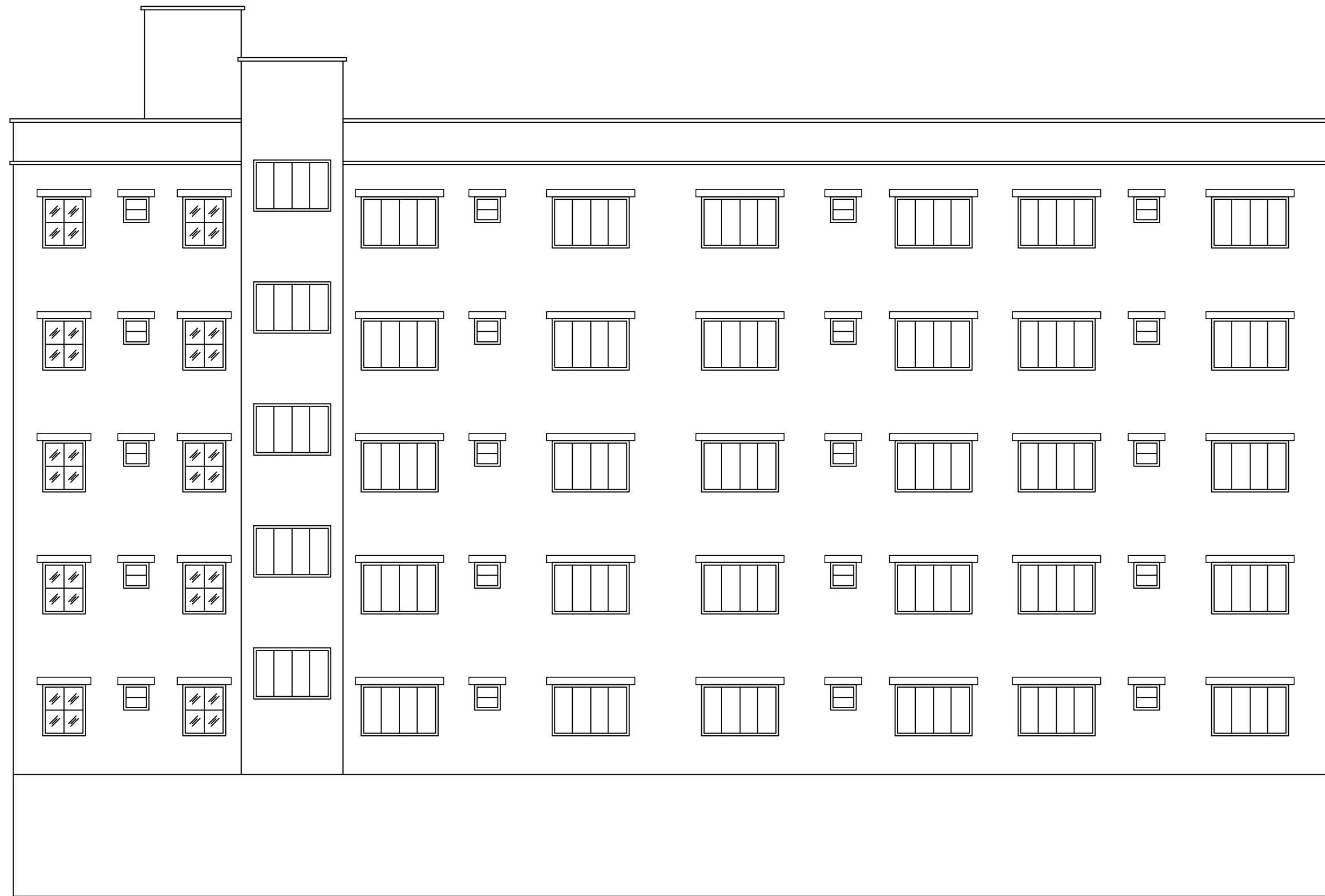
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FRONT ELEVATION
SCALE :- 1:100

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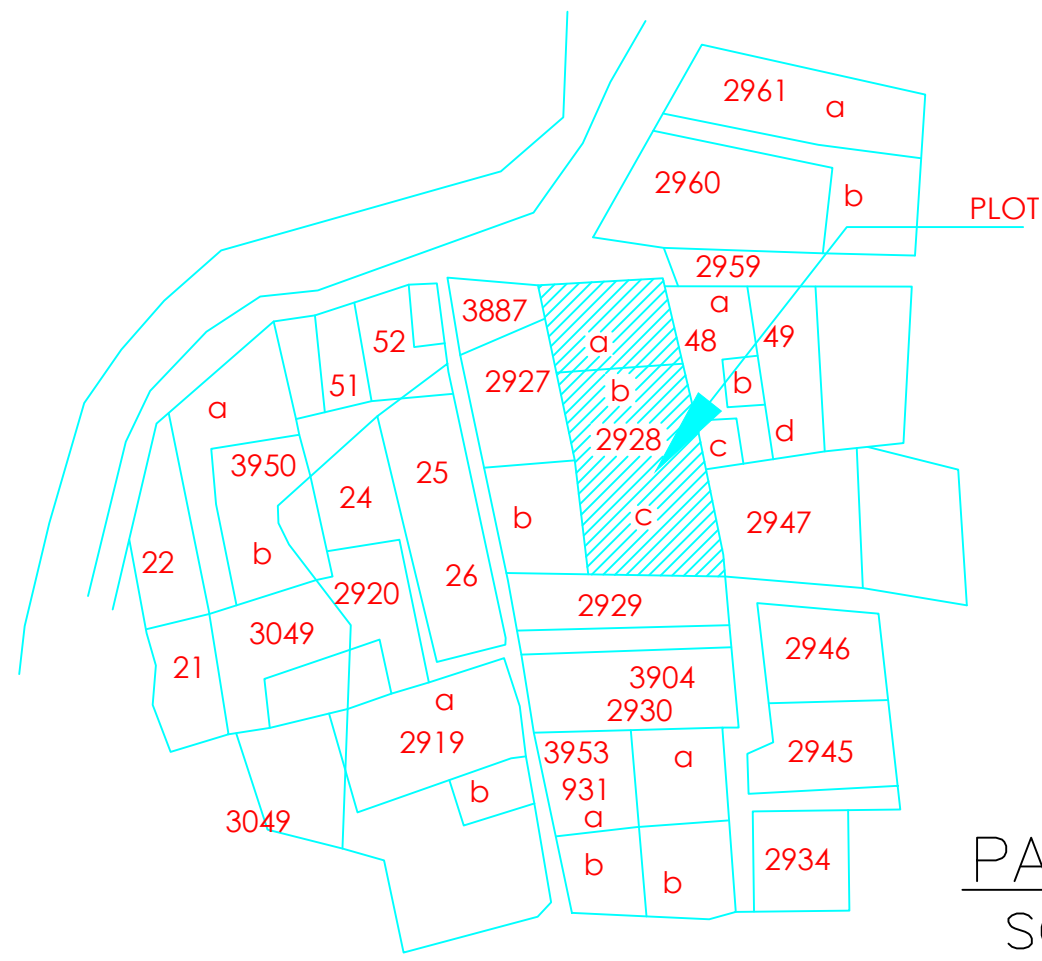
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SIDE ELEVATION
SCALE :- 1:100

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PART MOUZA PLAN
SCALE :- NTS

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