

Proposal Basic Information	
Proposal File No.	JNAC/BP/0023/W/17/2021
Owner Name	PRAVUJAGDISH REALTORS PVT.LTD MR SHYAMAL KISHORE MR ANUPAM PUSKAL MRS TULA DEVI
Khata No	OLD-24, NEW-06 & 04
Plot No	OLD-4472, 4478, NEW-412&413
Village Name	MOHARDA
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT	VERSION NO.: 1.0.55
JAMSHEDPUR NAC	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	PlotNearby/ReligiousStructure: NA
Inward No: JNAC/BP/0023/W/17/2021	Plot/SubPlot No: OLD-4472, 4478, NEW-412&413
Application Type: General Proposal	North: Plot No. - 415
Project Type: Building Permission	South: Road Width - 6.10
Nature of Development: New	East: Plot No. - 408
Location of Development Area: Old Area	West: Plot No. - 413
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 742.42 SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 742.42
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	90.38
Total	90.38
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 652.03
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 742.42
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 742.42
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	445.45
Proposed Coverage Area (57.26 %)	425.12
Total Prop. Coverage Area (57.26 %)	425.12
Balance coverage area (2.74 %)	20.33
FAR CHECK	
Perm. FAR Area (2.50)	1856.05
Total Perm. FAR area	1856.05
Residential FAR	1675.41
Proposed FAR Area	1690.09
Total Proposed FAR Area	1690.09
Consumed FAR (Factor)	2.28
Balance FAR Area	165.96
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	2267.33
ARCHITECT (Regd)	GAURI SHANKAR SAHU
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	PRAVUJAGDISH REALTORS PVT.LTD MR SHYAMAL KISHORE MR ANUPAM PUSKAL MRS TULA DEVI
DEVELOPMENT AUTHORITY LOCAL BODY	

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

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	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	501.84	14.68	501.84	14.68
First Floor	436.61	414.09	436.61	414.09
Second Floor	442.96	420.44	442.96	420.44
Third Floor	442.96	420.44	442.96	420.44
Fourth Floor	442.96	420.44	442.96	420.44
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2267.33	1690.09	2267.33	1690.09

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (SHAYAMAL KISHOR DAS AND TANUPAM PUSHKAL AND TULA DEVI)	Residential	Residential Bldg/Apartment	Non-Highrise

Required Parking (Table 7a)

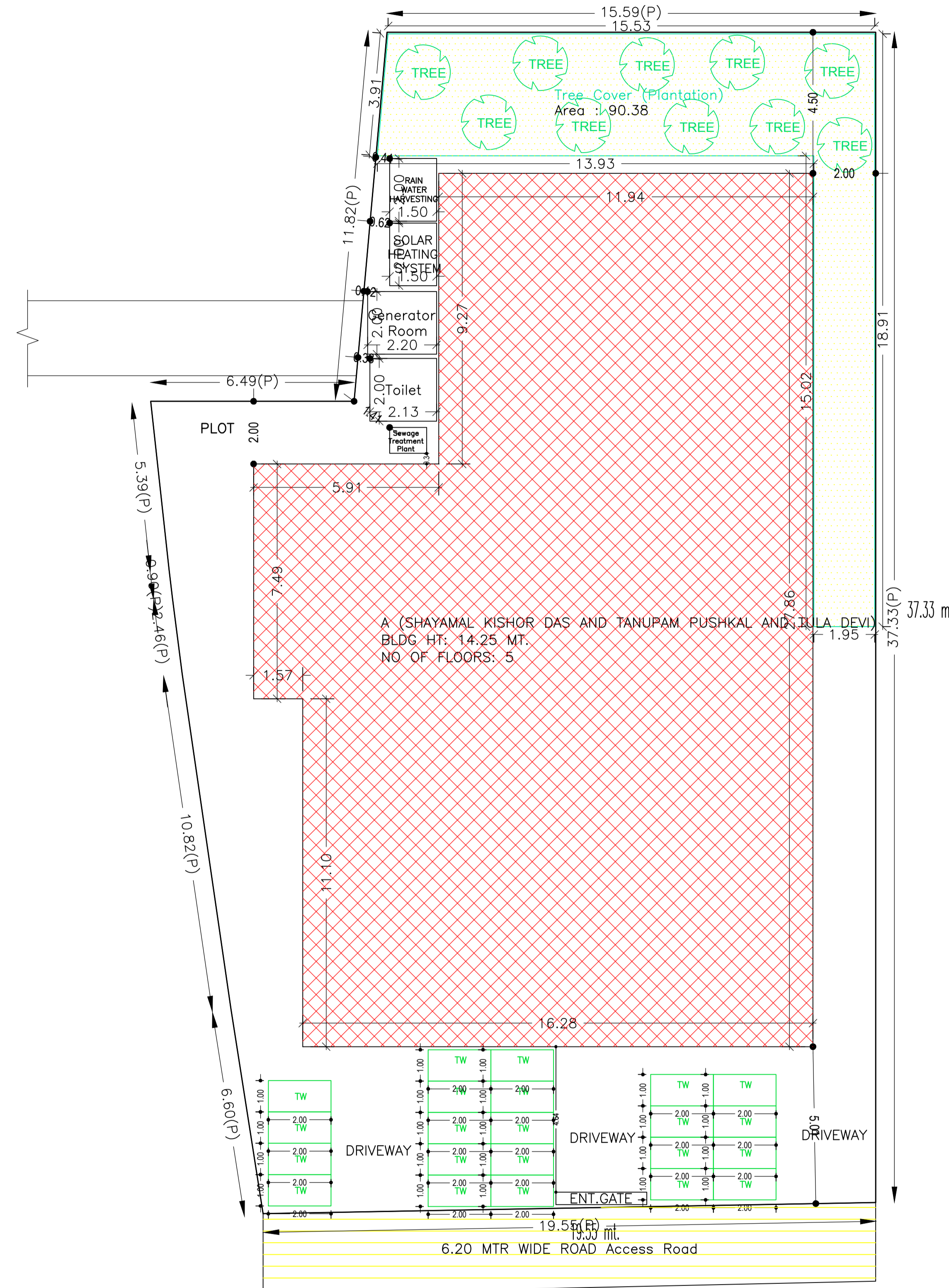
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler					
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (SHAYAMAL KISHOR DAS AND TANUPAM PUSHKAL AND TULA DEVI)	Residential	Residential Bldg/Apartment	> 0	1	20.00	1.00	20	-	-	-	-	-	-	-	-
			> 0	1	20.00	-	-	-	-	-	1	20	-	-	-
			> 0	1	20.00	-	-	1	2	-	-	-	-	-	-
Total :			-	-	-	-	20	20	-	2	2	-	20	22	-

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	14	175.00
Two Stack Car	-	-	6	75.00
Total Car	20	250.00	20	250.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	22	44.00
Total TwoWheeler	20	40.00	22	44.00
Other Parking	-	-	-	208.71
Total		315.00		571.71

FAR & Tenement Details (Table 4c-1)

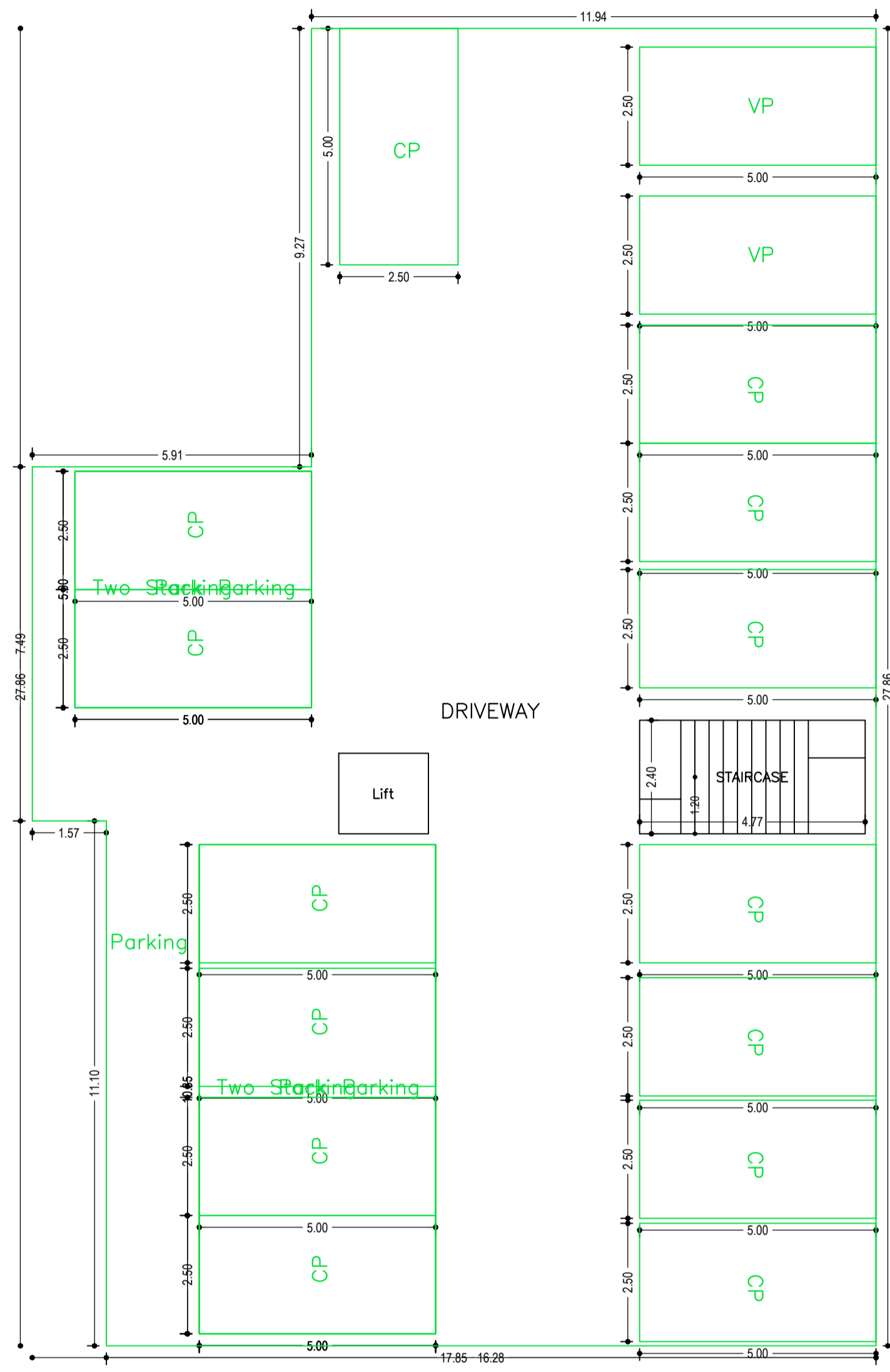
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA (Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
					Cutout	Lift	Accessory Use					
A (SHAYAMAL KISHOR DAS AND TANUPAM PUSHKAL AND TULA DEVI)	1	2283.65	16.32	2267.33	12.92	77.16	487.16	1675.41	11.45	1690.09	1690.09	20
Grand Total	1	2283.65	16.32	2267.33	12.92	77.16	487.16	1675.41	11.45	1690.09	1690.09	20



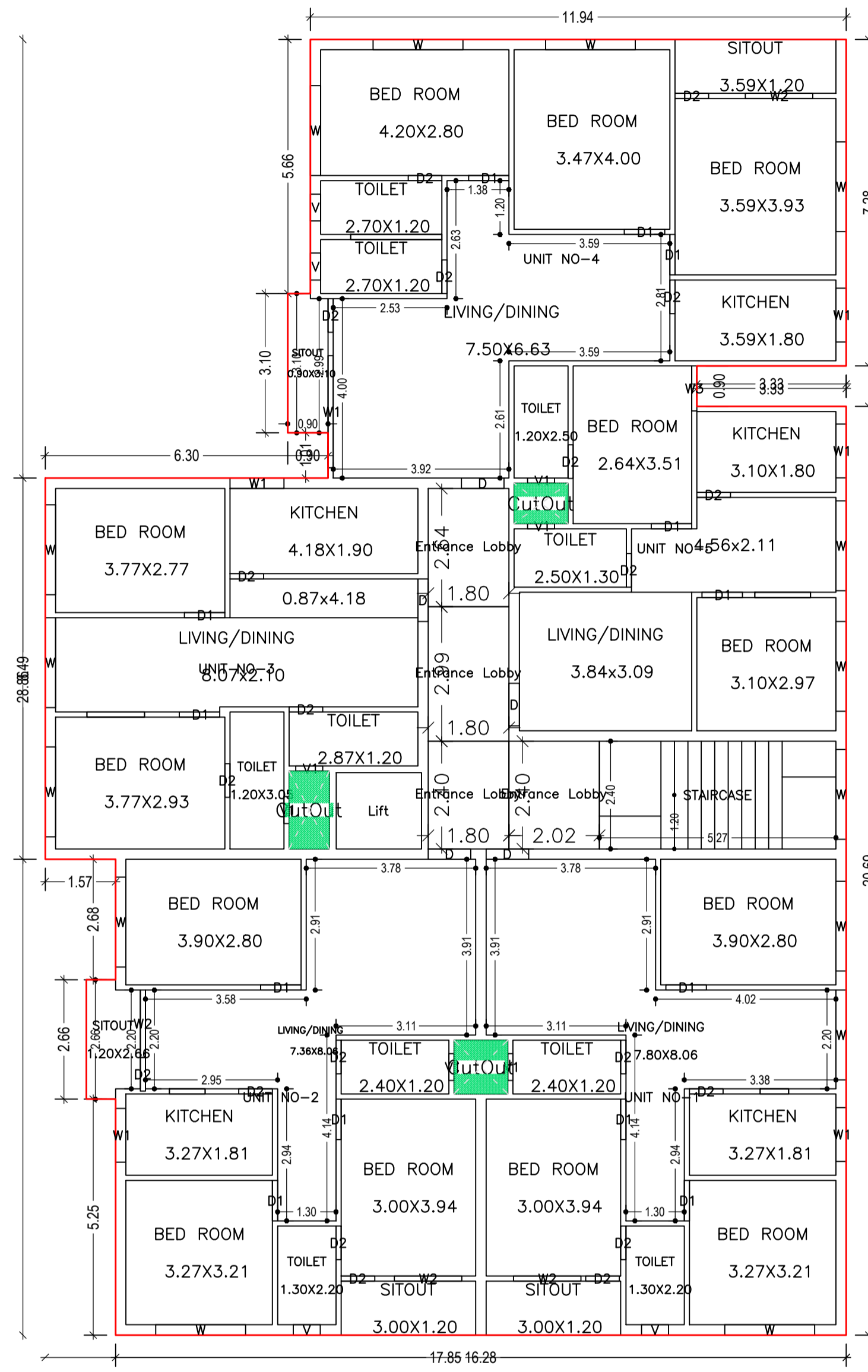
SITE PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
GAURI SHANKAR SAHU JNAC/STU/0002/2020			

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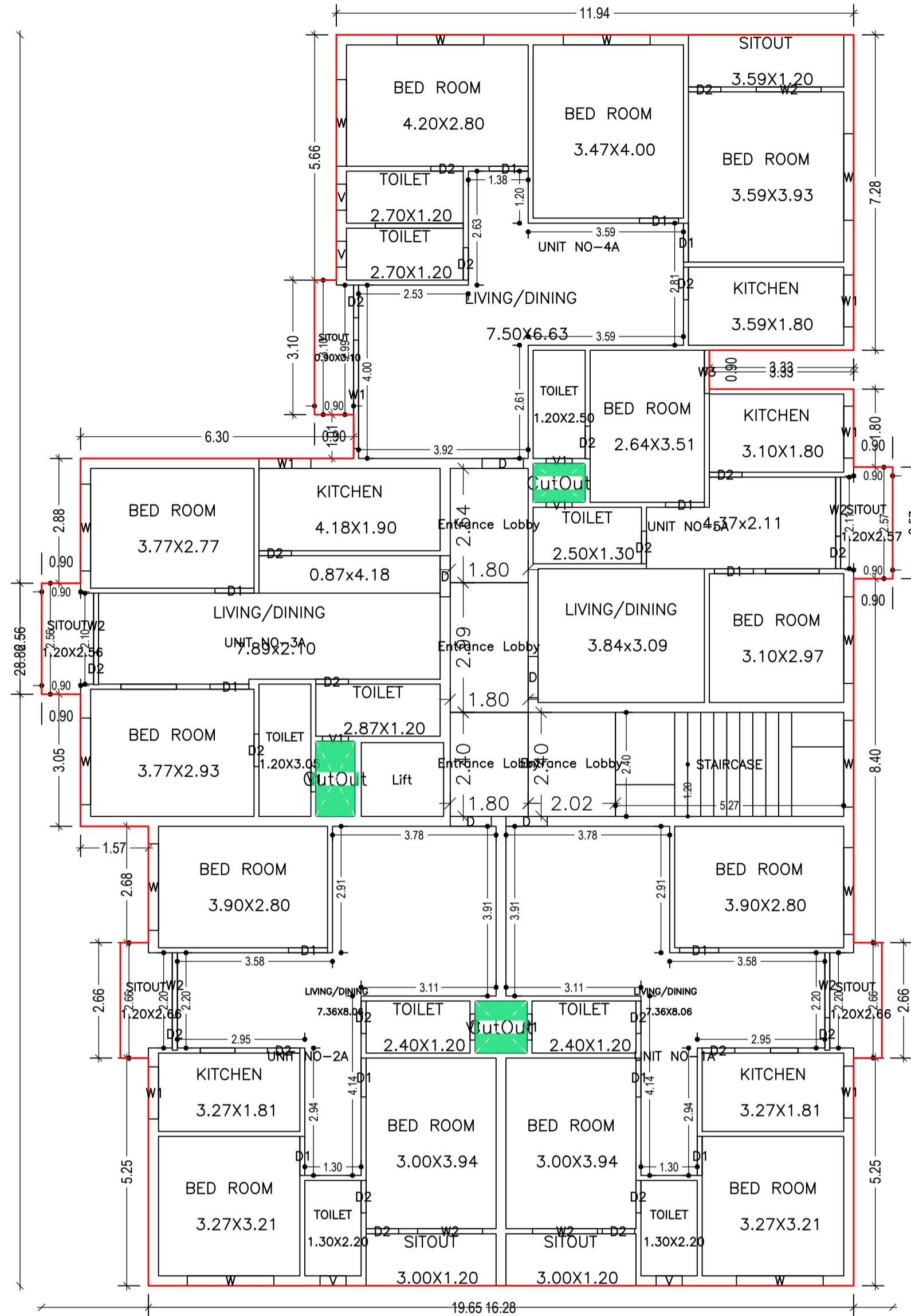
GROUND FLOOR PLAN
(SCALE 1:100)



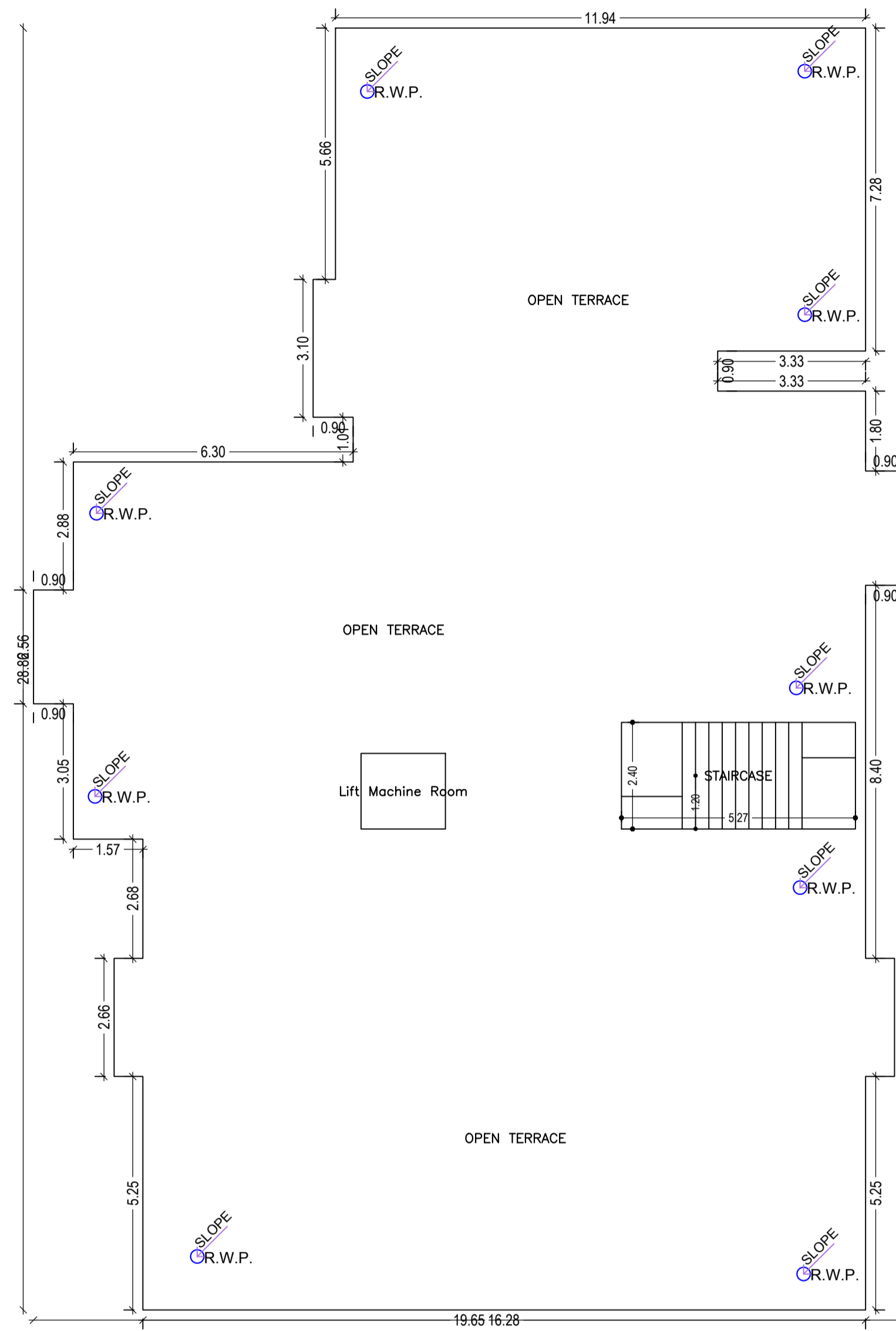
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

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



TERRACE FLOOR PLAN
(SCALE 1:100)

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Building :A (SHAYAMAL KISHOR DAS AND TANUPAM PUSHKAL AND TULA DEVI)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in 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.)
		Cutout	Total Built Up Area (Sq.mt.)	Lift	Accessory Use	Parking					
Ground Floor	501.84	0.00	501.84	0.00	0.00	487.16	0.00	11.45	14.68	14.68	00
First Floor	440.69	4.08	436.61	3.23	19.29	0.00	414.09	0.00	414.09	414.09	05
Second Floor	447.04	4.08	442.96	3.23	19.29	0.00	420.44	0.00	420.44	420.44	05
Third Floor	447.04	4.08	442.96	3.23	19.29	0.00	420.44	0.00	420.44	420.44	05
Fourth Floor	447.04	4.08	442.96	3.23	19.29	0.00	420.44	0.00	420.44	420.44	05
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2283.65	16.32	2267.33	12.92	77.16	487.16	1675.41	11.45	1690.09	1690.09	20
Total Number of Same Buildings :	1										
Total :	2283.65	16.32	2267.33	12.92	77.16	487.16	1675.41	11.45	1690.09	1690.09	20

UnitBUA Table for Building :A (SHAYAMAL KISHOR DAS AND TANUPAM PUSHKAL AND TULA DEVI)

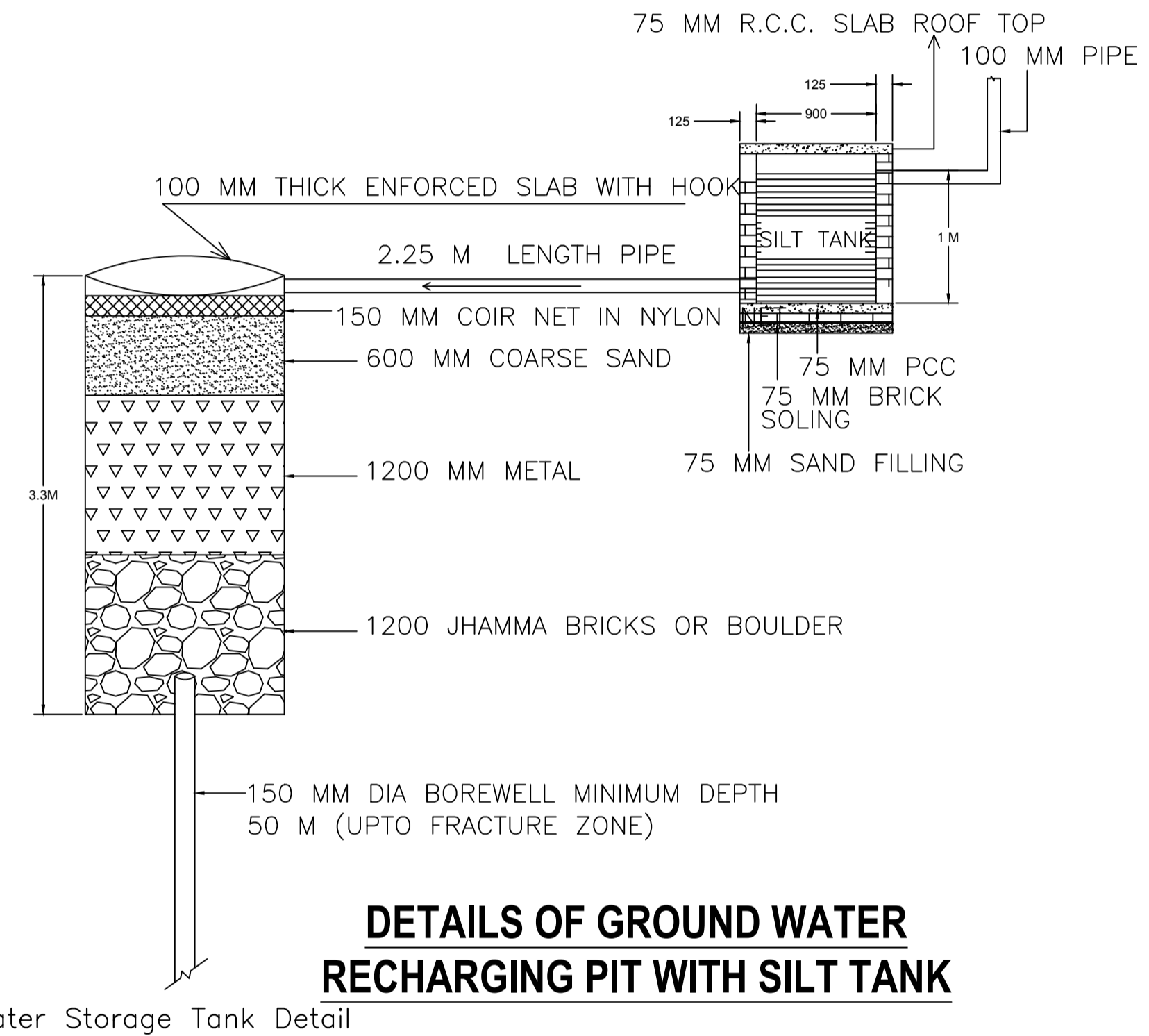
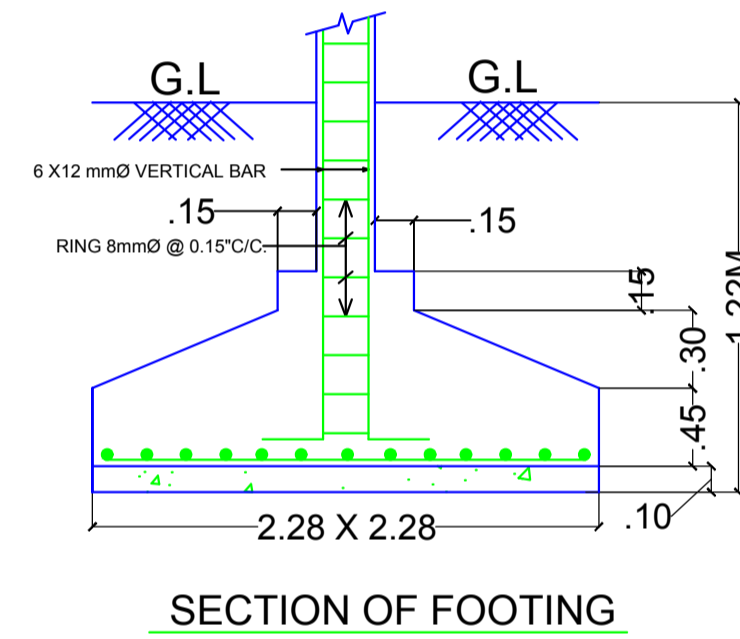
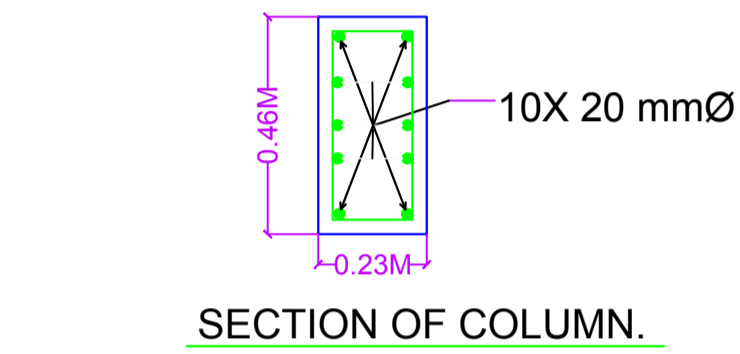
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	UNIT NO-1	FLAT	80.67	80.59	8	5
	UNIT NO-2	FLAT	83.01	82.92	9	
	UNIT NO-3	FLAT	59.30	59.15	6	
	UNIT NO-4	FLAT	93.35	93.11	9	
	UNIT NO-5	FLAT	53.16	53.02	6	
TYPICAL - 2, 3 & 4 FLOOR PLAN	UNIT NO-1A	FLAT	84.11	84.04	9	15
	UNIT NO-2A	FLAT	83.01	82.92	9	
	UNIT NO-3A	FLAT	62.20	62.05	7	
	UNIT NO-4A	FLAT	93.35	93.11	9	
	UNIT NO-5A	FLAT	56.07	55.93	7	
Total:	-	-	1505.68	1502.92	161	20

SCHEDULE OF DOOR:

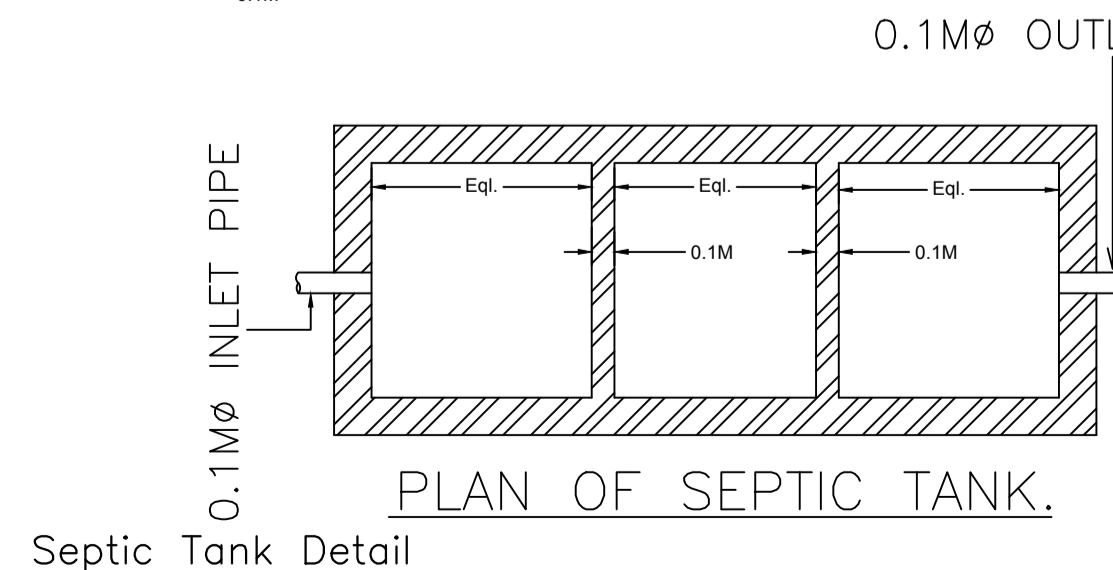
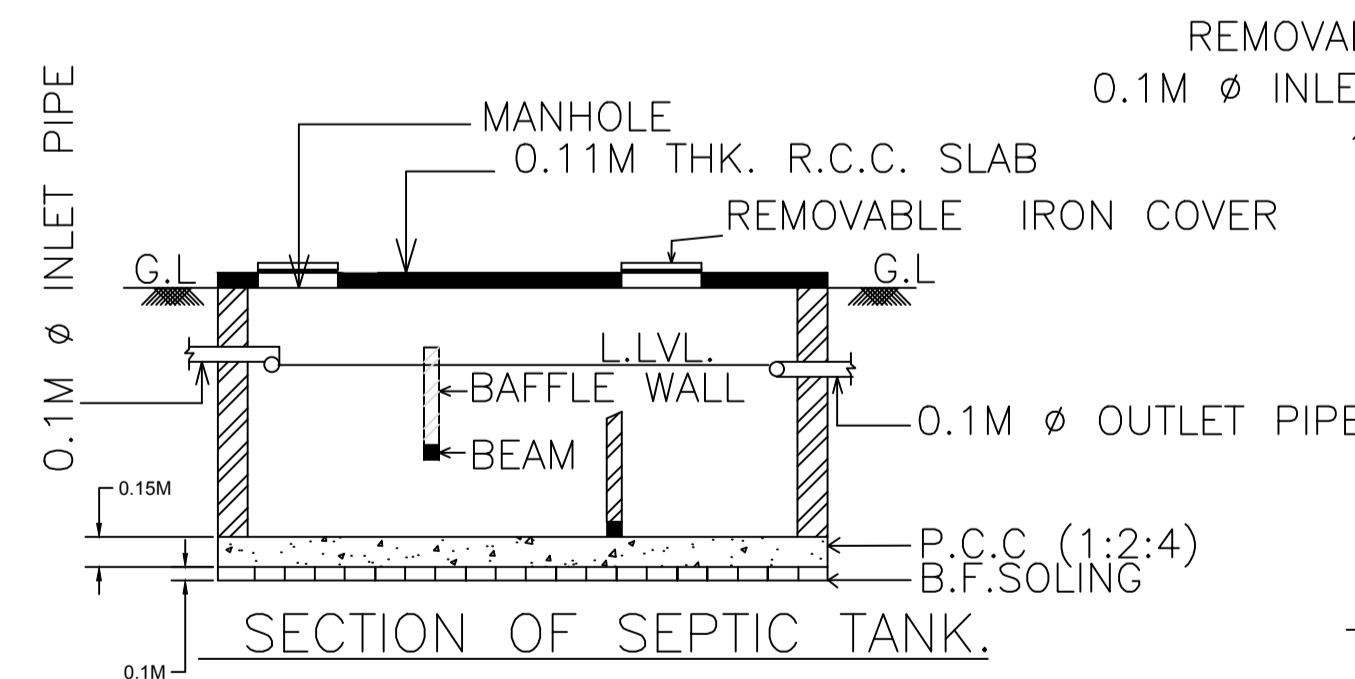
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SHAYAMAL KISHOR DAS AND TANUPAM PUSHKAL AND TULA DEVI)	D2	0.75	2.13	89
A (SHAYAMAL KISHOR DAS AND TANUPAM PUSHKAL AND TULA DEVI)	D1	0.90	2.13	52
A (SHAYAMAL KISHOR DAS AND TANUPAM PUSHKAL AND TULA DEVI)	D	0.95	2.13	20

SCHEDULE OF WINDOW/VENTILATION:

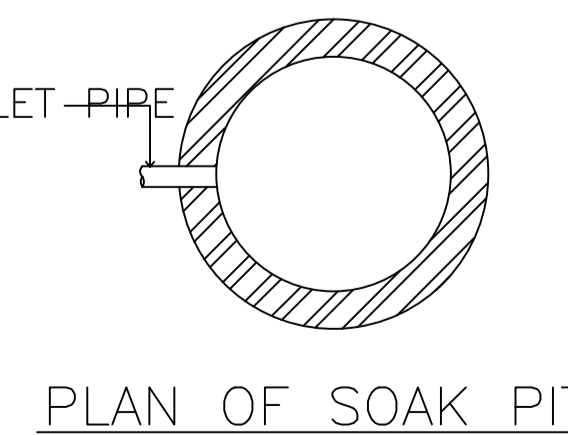
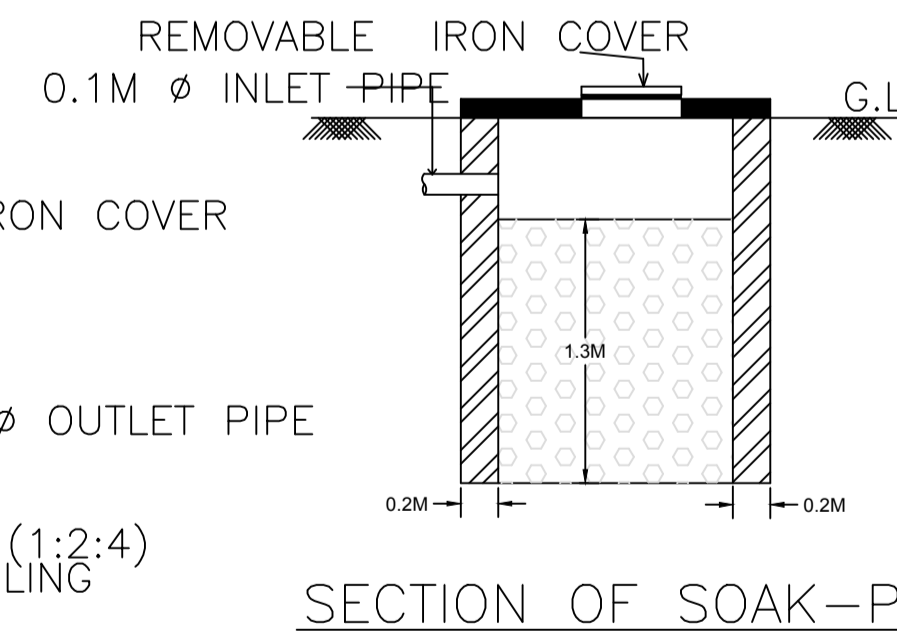
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SHAYAMAL KISHOR DAS AND TANUPAM PUSHKAL AND TULA DEVI)	V	0.60	2.70	16
A (SHAYAMAL KISHOR DAS AND TANUPAM PUSHKAL AND TULA DEVI)	V1	0.60	2.70	24
A (SHAYAMAL KISHOR DAS AND TANUPAM PUSHKAL AND TULA DEVI)	W3	1.00	2.70	04
A (SHAYAMAL KISHOR DAS AND TANUPAM PUSHKAL AND TULA DEVI)	W1	1.20	2.70	20
A (SHAYAMAL KISHOR DAS AND TANUPAM PUSHKAL AND TULA DEVI)	W2	1.36	2.70	06
A (SHAYAMAL KISHOR DAS AND TANUPAM PUSHKAL AND TULA DEVI)	W2	1.50	2.70	19
A (SHAYAMAL KISHOR DAS AND TANUPAM PUSHKAL AND TULA DEVI)	W	2.00	2.70	51
A (SHAYAMAL KISHOR DAS AND TANUPAM PUSHKAL AND TULA DEVI)	W1	2.50	2.70	04



Rain Water Storage Tank Detail



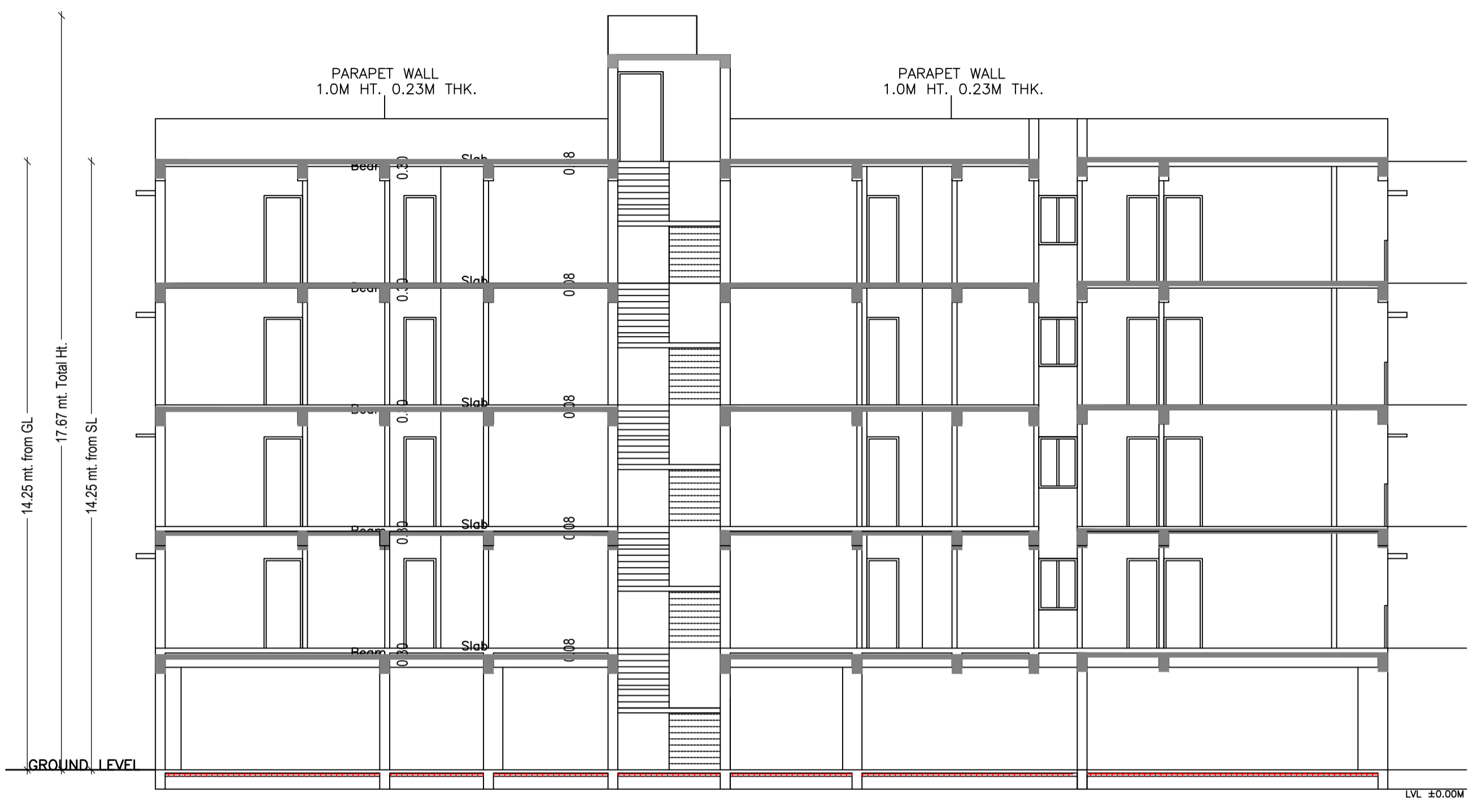
Septic Tank Detail



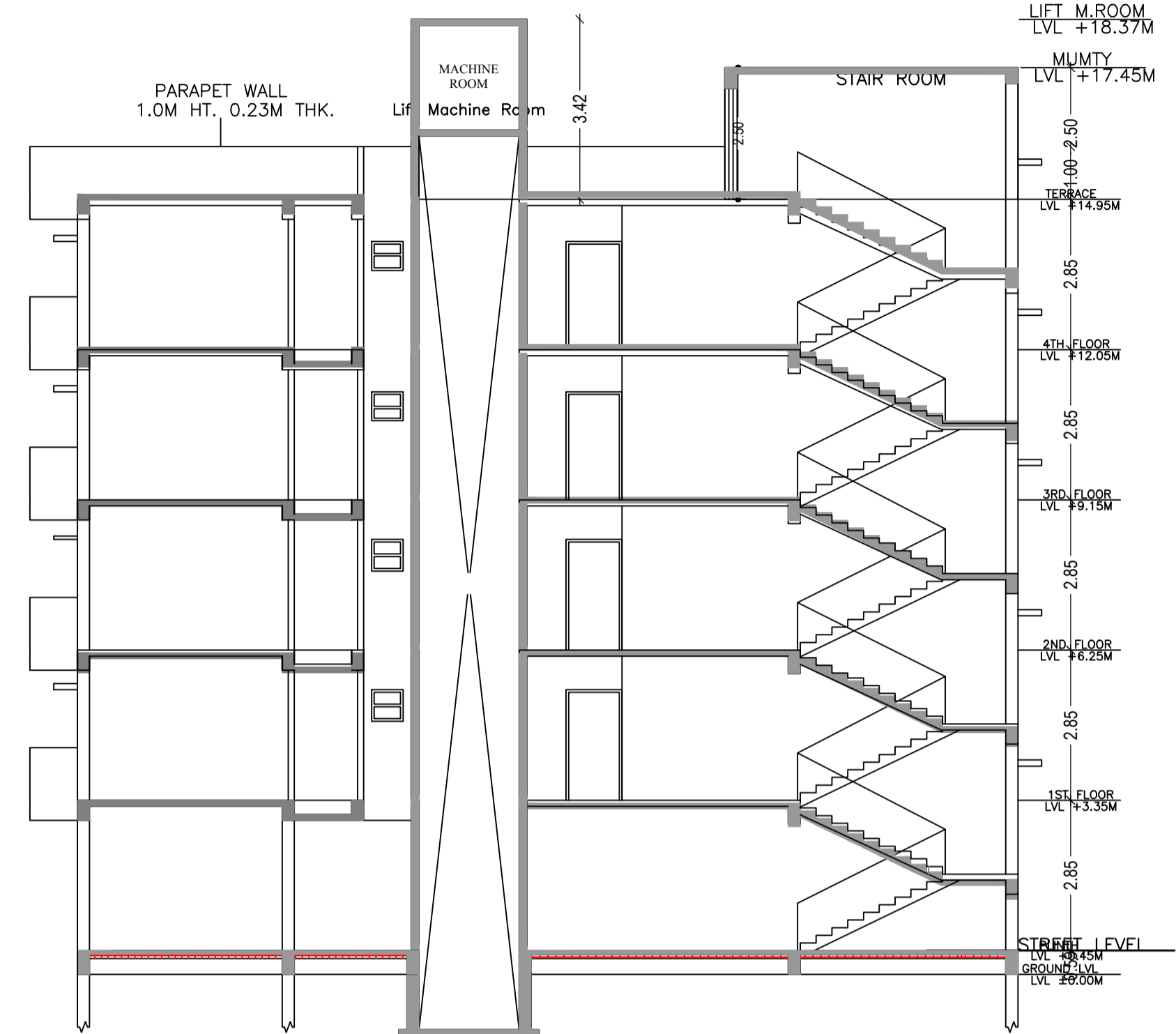
PLAN OF SOAK PIT

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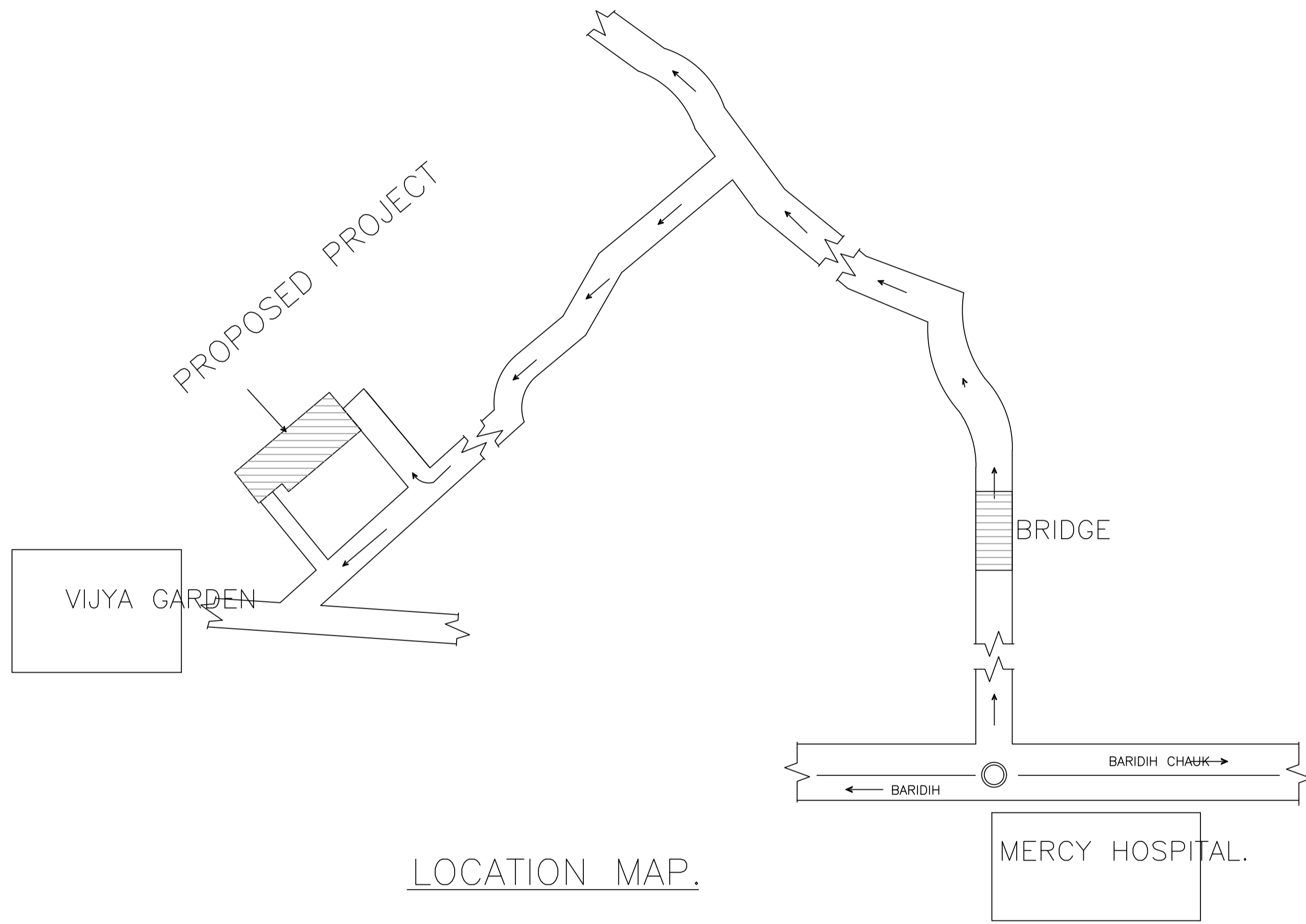
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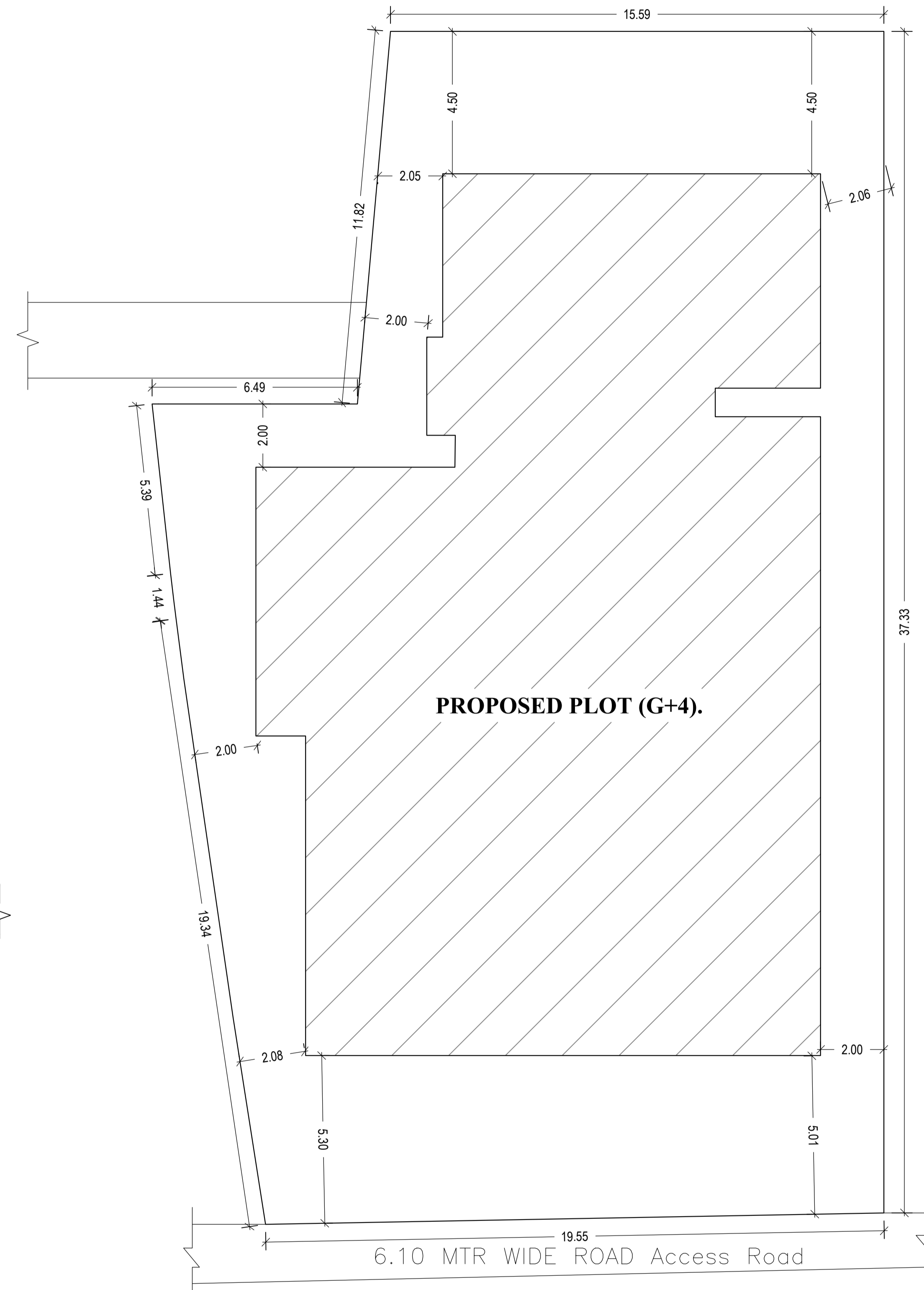
SECTION - BB

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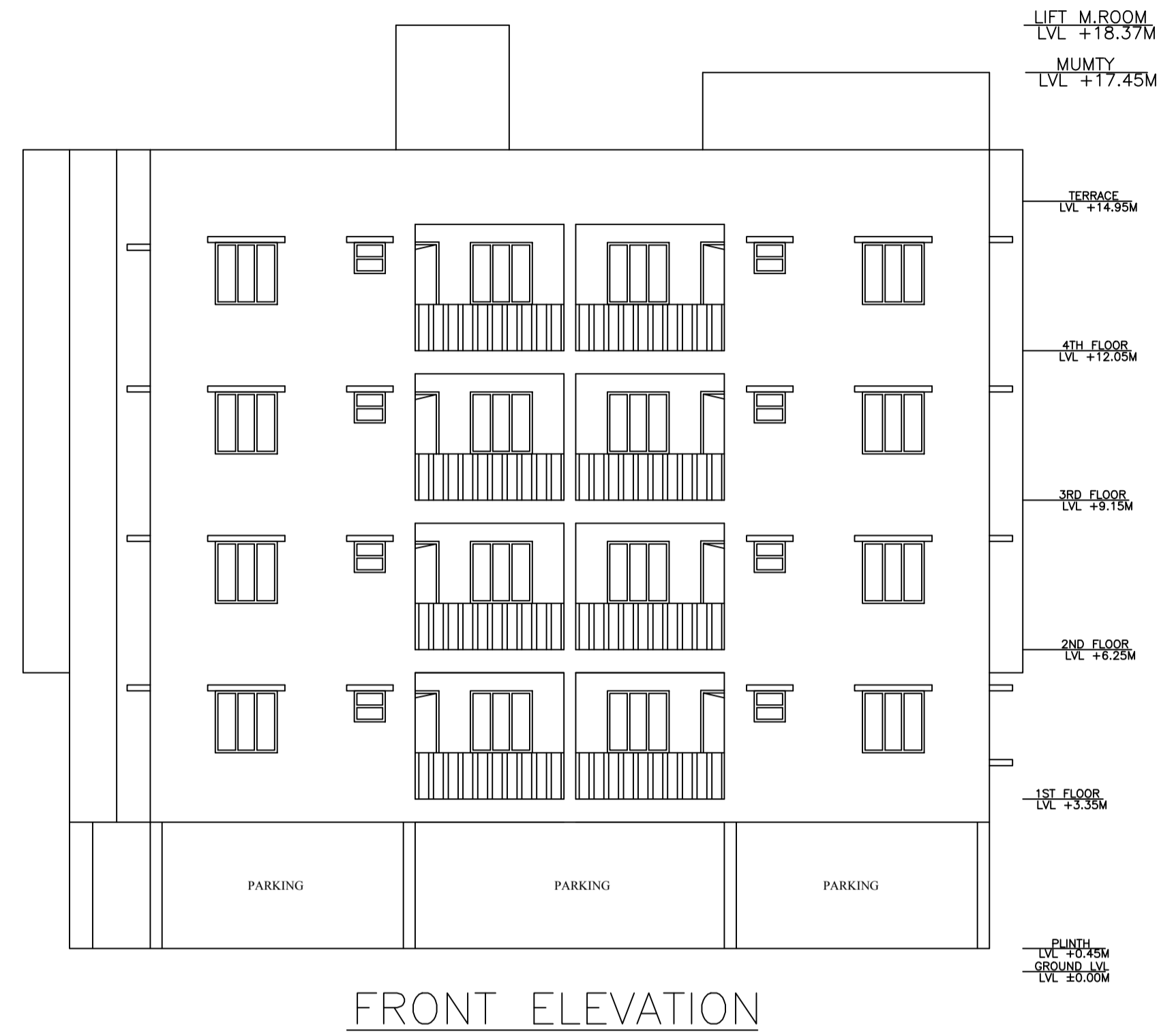
LOCATION MAP.



SITE PLAN

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SIDE ELEVATION

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