

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.62 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/0026/W7/2022	Plot/SubPlot No: Ho. No. 71, SNP AREA, SAKCHI
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: New	East: -
Location of Development Area: Old Area	West: -
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 167.28 SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 167.28
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	12.87
Total	12.87
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 154.41
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 167.28
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 167.28
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	83.64
Proposed Coverage Area (40.18 %)	67.22
Total Prop. Coverage Area (40.18 %)	67.22
Balance coverage area (9.82 %)	16.42
Perm. FAR Area (2.50)	418.20
Total Perm. FAR area	418.20
Residential FAR	60.76
Commercial FAR	272.45
Total Proposed FAR Area	333.22
Consumed FAR (Factor)	1.99
Balance FAR Area	84.98
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	491.28
ARCHITECT (Regd)	SUDIPTO MUKHERJEE
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	BISWAJIT CHATTERJEE
DEVELOPMENT AUTHORITY	

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

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Balcony	Parking	Resi.	Commercial			
A (71 SNP AREA)	1	491.28	25.84	22.95	86.18	60.76	272.45	333.21	333.21	05
Grand Total	1	491.28	25.84	22.95	86.18	60.76	272.45	333.21	333.21	05

Buildingwise Floor FAR Details

Floor Name	Building Name A (71 SNP AREA)		Total	
	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	109.28	0.00	109.28	0.00
Ground Floor	67.22	67.22	67.22	67.22
First Floor	76.40	65.35	76.40	65.35
Second Floor	85.58	69.94	85.58	69.94
Third Floor	85.58	69.94	85.58	69.94
Fourth Floor	67.22	60.76	67.22	60.76
Terrace Floor	0.00	0.00	0.00	0.00
Total :	491.28	333.21	491.28	333.21

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (71 SNP AREA)	Commercial	ResiComm Bldg	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 (71 SNP AREA)	Commercial	ResiComm Bldg	>0	100	204.18	1	2	-	-	-	-	-	-	-
			>0	100	204.18	-	-	-	-	-	-	1	5	-
	Residential	Residential Bldg/Apartment	>0	1	1.00	1	1	-	-	-	-	-	-	-
			>0	1	1.00	-	-	-	-	-	-	1	1	-
Total :			-	-	-	3	4	-	1	1	-	6	13	

Parking Check (Table 7b)

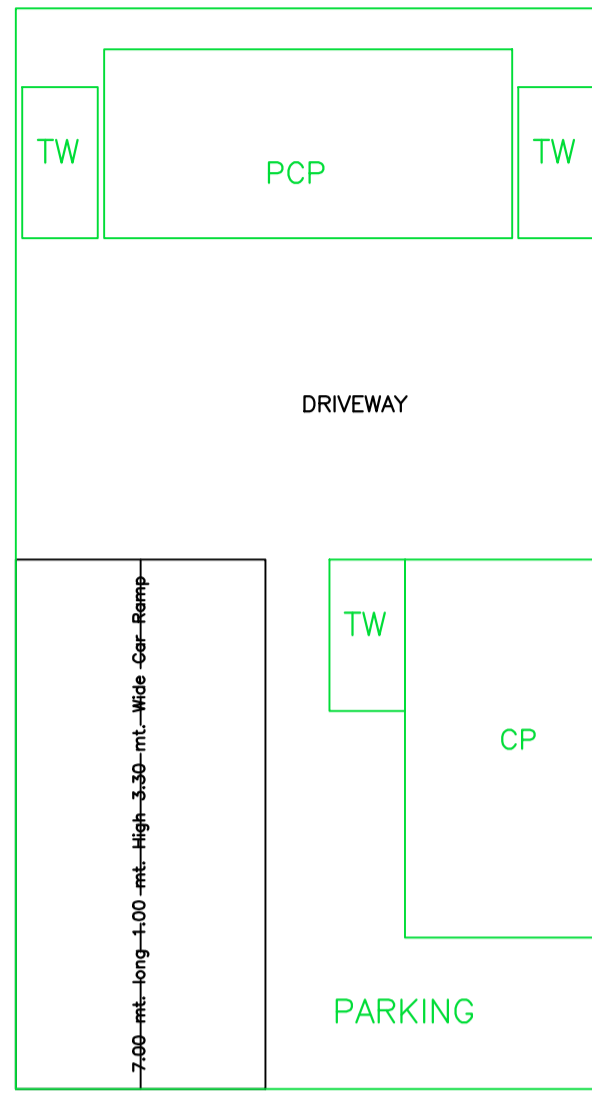
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	3	37.50	4	52.00
Parallel Car	-	-	2	27.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	13	26.00
Total TwoWheeler	6	12.00	13	26.00
ERiksha Stand Area	-	-	2	27.00
Other Parking	-	-	-	54.18
Total		62.00		197.68

Proposal Basic Information	
Proposal File No.	JNAC/BP/0026/W7/2022
Owner Name	BISWAJIT CHATTERJEE
Khata No	245
Plot No	Ho. No. 71, SNP AREA, SAKCHI
Village Name	SAKCHI
Use	Commercial
SubUse	Commercial Bldg

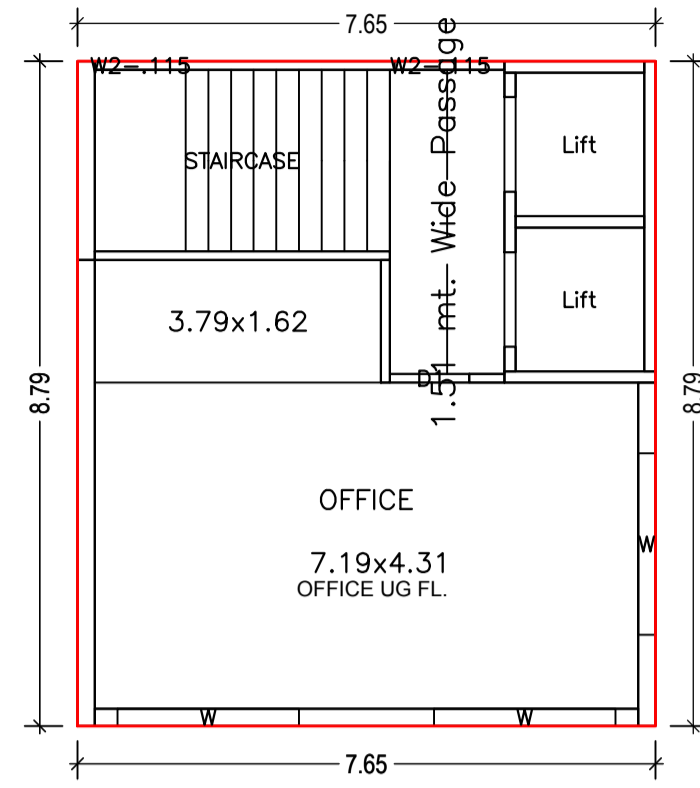
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

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BASEMENT FLOOR PLAN
(SCALE 1:100)

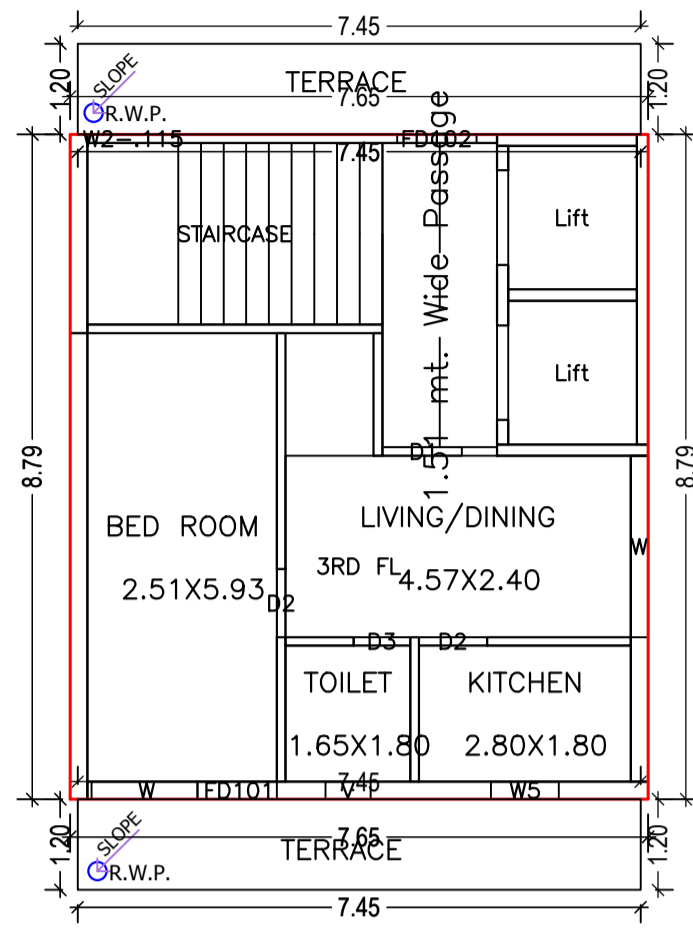


GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

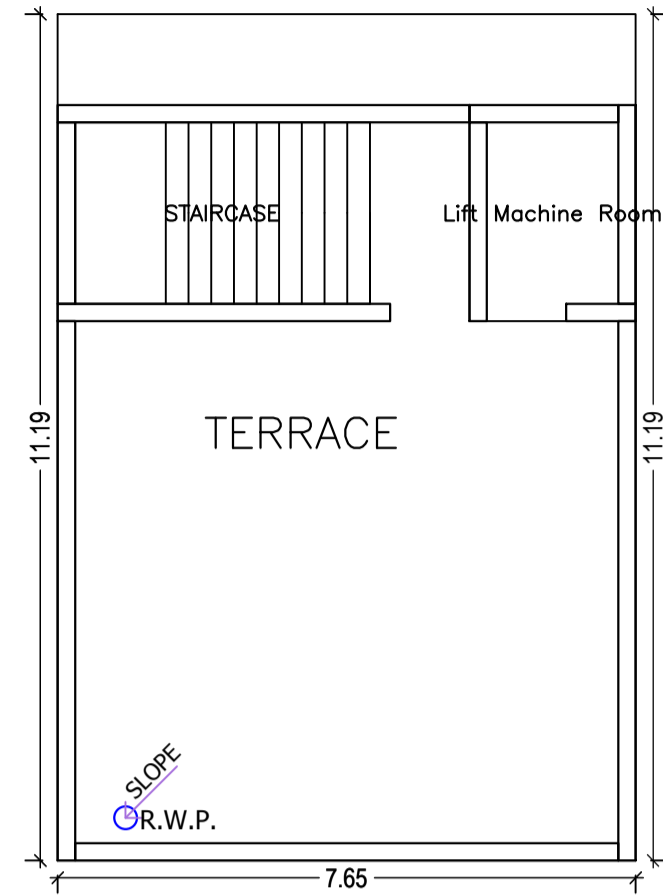
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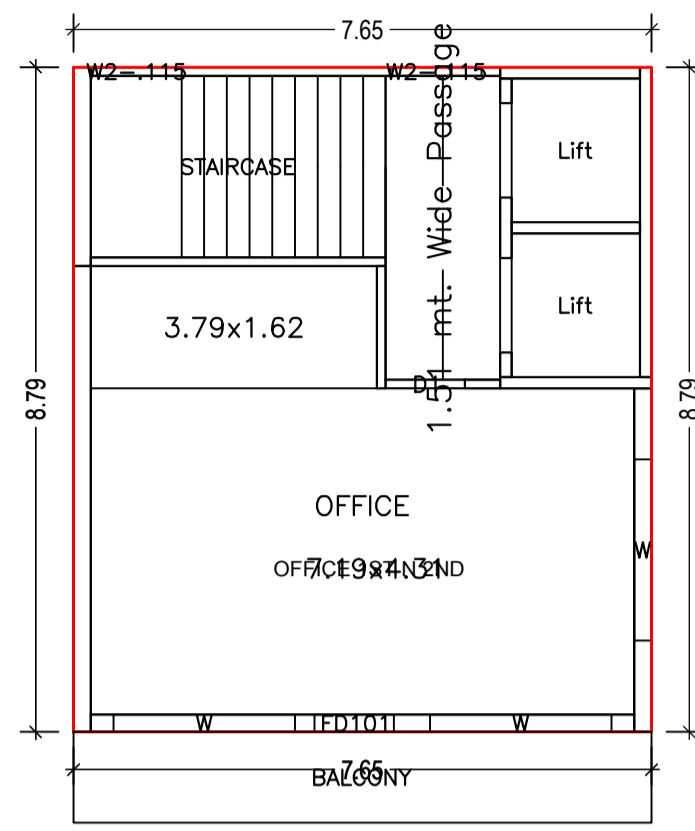
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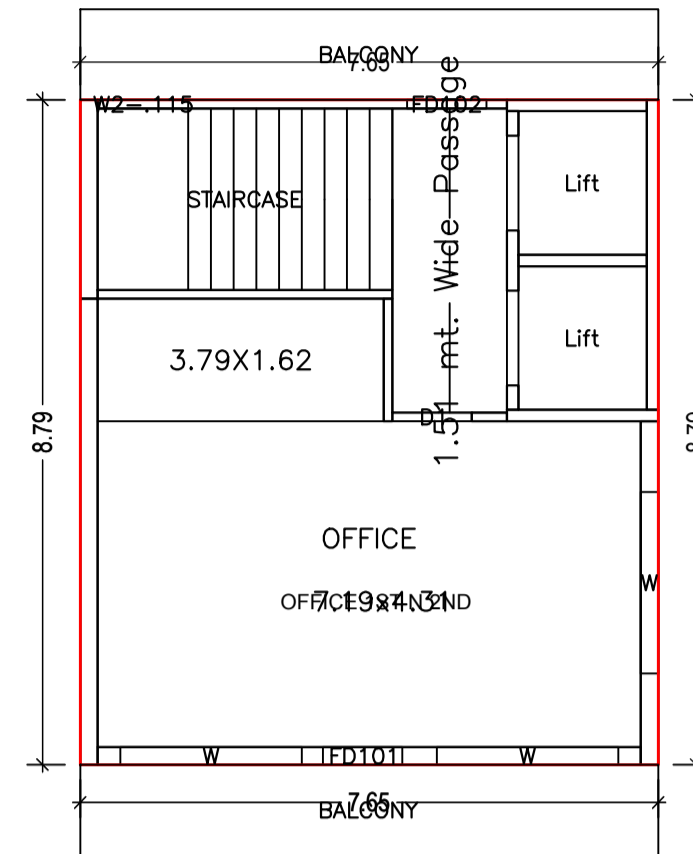
FOURTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



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



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

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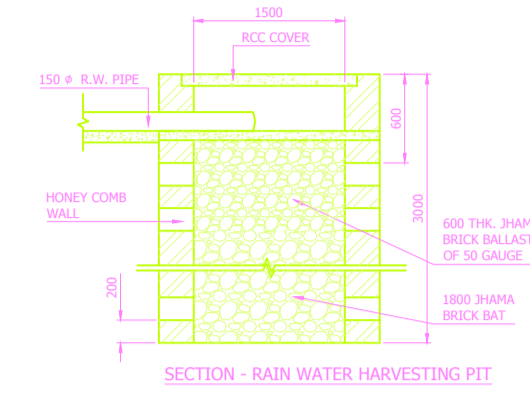
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SubUse	Commercial Bldg

Building :A (71 SNP AREA)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Balcony	Parking	Resi.	Commercial			
Basement Floor	109.28	0.00	0.00	86.18	0.00	0.00	0.00	0.00	00
Ground Floor	67.22	0.00	0.00	0.00	0.00	67.22	67.22	67.22	01
First Floor	76.40	6.46	4.59	0.00	0.00	65.35	65.35	65.35	01
Second Floor	85.58	6.46	9.18	0.00	0.00	69.94	69.94	69.94	01
Third Floor	85.58	6.46	9.18	0.00	0.00	69.94	69.94	69.94	01
Fourth Floor	67.22	6.46	0.00	0.00	60.76	0.00	60.76	60.76	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	491.28	25.84	22.95	86.18	60.76	272.45	333.21	333.21	05
Total Number of Same Buildings :	1								
Total :	491.28	25.84	22.95	86.18	60.76	272.45	333.21	333.21	05

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 7.65 X 1 X 1	9.18	9.18
TYPICAL - 2& 3 FLOOR PLAN	1.20 X 7.65 X 2 X 2	36.72	36.72
Total	-	-	45.90



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (71 SNP AREA)	D3	0.75	2.10	01
A (71 SNP AREA)	D2	0.90	2.10	02
A (71 SNP AREA)	D1	1.05	2.10	05
A (71 SNP AREA)	FD102	1.05	2.10	03
A (71 SNP AREA)	FD101	1.05	2.40	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (71 SNP AREA)	V	0.60	0.60	01
A (71 SNP AREA)	W5	0.90	1.20	01
A (71 SNP AREA)	W2-115	1.20	1.20	07
A (71 SNP AREA)	W	1.40	1.50	01
A (71 SNP AREA)	W	2.40	1.50	13

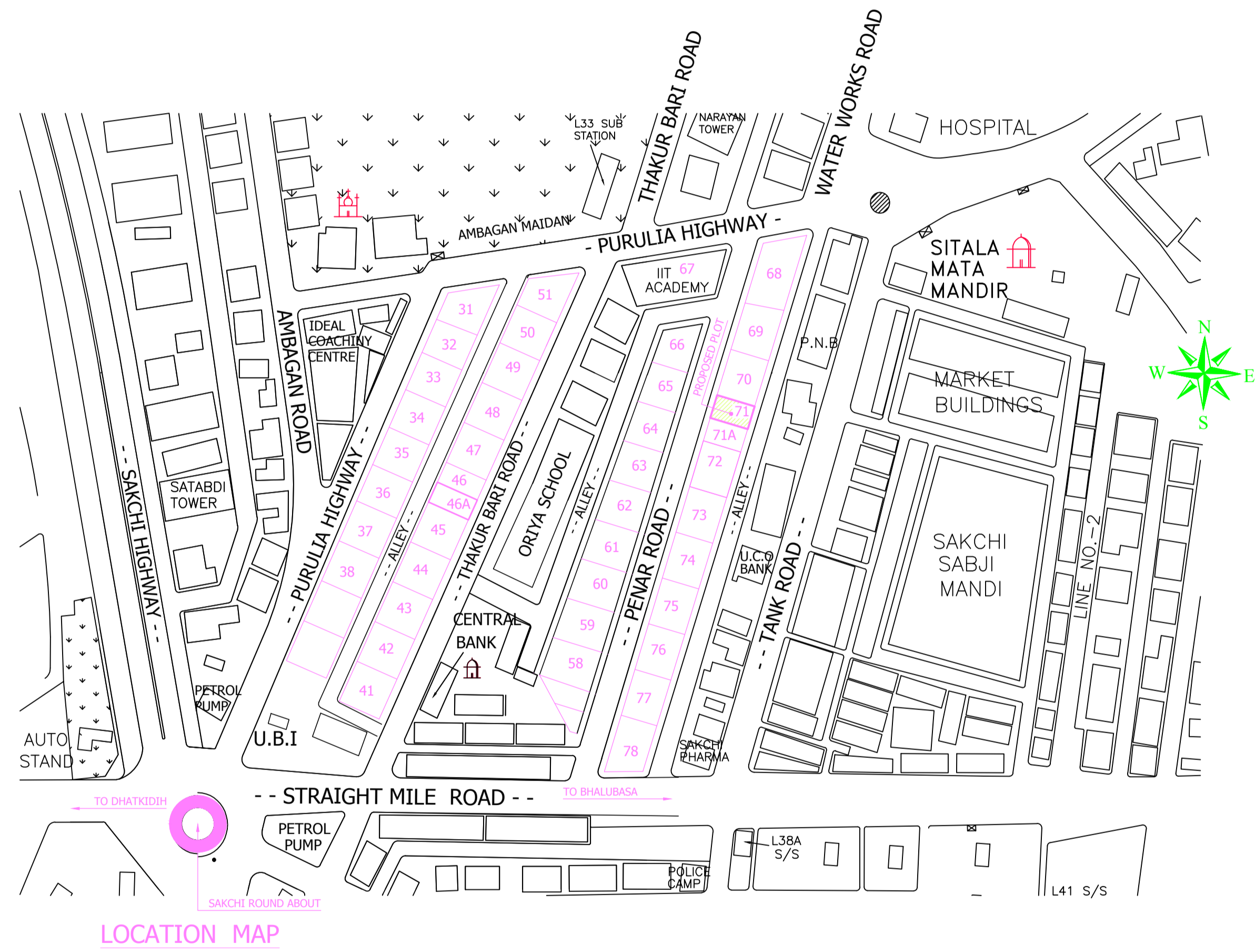
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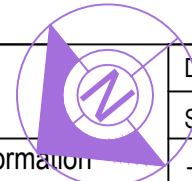
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SubUse	Commercial Bldg

UnitBUA Table for Building :A (71 SNP AREA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OFFICE UG FL.	OFFICE	41.42	37.12	1	1
FOURTH FLOOR PLAN	3RD FL	FLAT	41.42	36.01	4	1
FIRST FLOOR PLAN	OFFICE 1ST N 2ND	OFFICE	50.59	37.12	1	1
TYPICAL - 2& 3 FLOOR PLAN	OFFICE 1ST N 2ND	OFFICE	50.59	37.12	1	2
Total:	-	-	234.62	184.49	8	5



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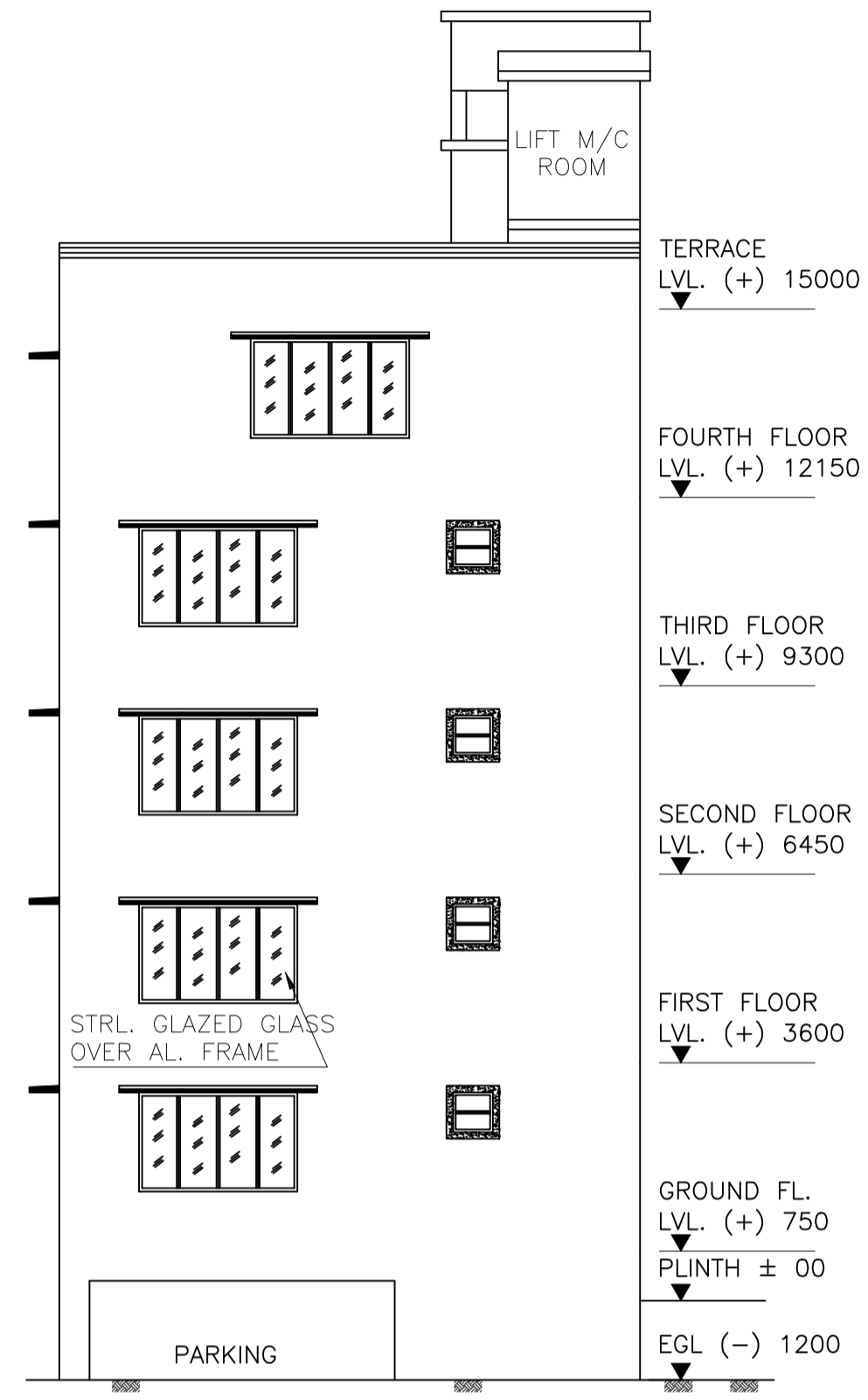


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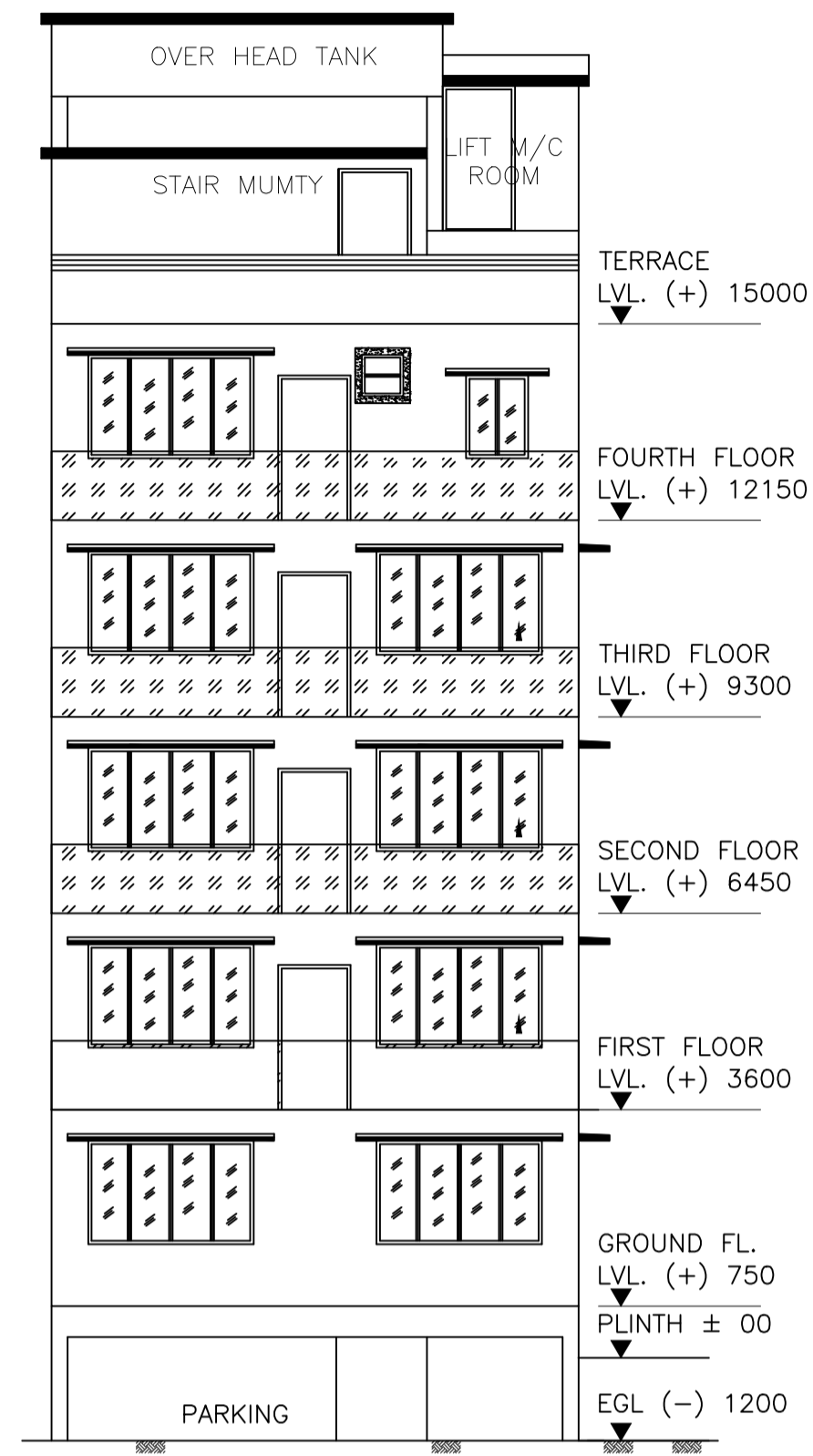


RIGHT SIDE ELEVATION Scale 1:100

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FRONT SIDE ELEVATION 1:100

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