

Proposal Basic Information

Proposal File No.	JNAC/BP/0038/W2/2022
Owner Name	SRI SHRAWAN KUMAR
Khata No	Nil
Plot No	159
Village Name	SONARI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

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.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Parking	Resi.					
A (RESI BUILDING)	1	423.27	127.94	282.18	13.15	295.33	295.33	02	
Grand Total :	1	423.27	127.94	282.18	13.15	295.33	295.33	02	

AREA STATEMENT JAMSHEDPUR NAC VERSION NO.: 1.0.62
VERSION DATE: 16/10/2020

Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGHBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA
Inward_No: JNAC/BP/0038/W2/2022	PlotSubPlot No: 159
Application Type: General Proposal	North: Survey No. - 160
Project Type: Building Permission	South: Survey No. - 158
Nature of Development: New	East: Survey No. - ALLEY
Location of Development Area: Old Area	West: Road Width - 12.2

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 (RESI BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	2.00	1.00	2	-	-	-	-	
			> 0	1	2.00	-	-	1	1	-	-	-
Total :			-	-	-	2	2	-	1	1	0	2

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	2	4.00
Total TwoWheeler	-	-	2	4.00
Other Parking	-	-	-	86.44
Total		37.50		131.94

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	212.51
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	212.51
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		29.37
Total		29.37
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	183.14
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	212.51
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	212.51

COVERAGE CHECK		
Permissible Coverage area (70.00 %)		148.76
Proposed Coverage Area (66.39 %)		141.09
Total Prop. Coverage Area (66.39 %)		141.09
Balance coverage area (3.61 %)		7.67

FAR CHECK		
Perm. FAR Area (2.50)		531.27
Total Perm. FAR area		531.27
Residential FAR		282.19
Proposed FAR Area		295.34
Total Proposed FAR Area		295.34
Consumed FAR (Factor)		1.39
Balance FAR Area		235.93

BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		423.27
ARCHITECT (Regd)	L K Suman	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SRI SHRAWAN KUMAR	
DEVELOPMENT AUTHORITY		LOCAL BODY

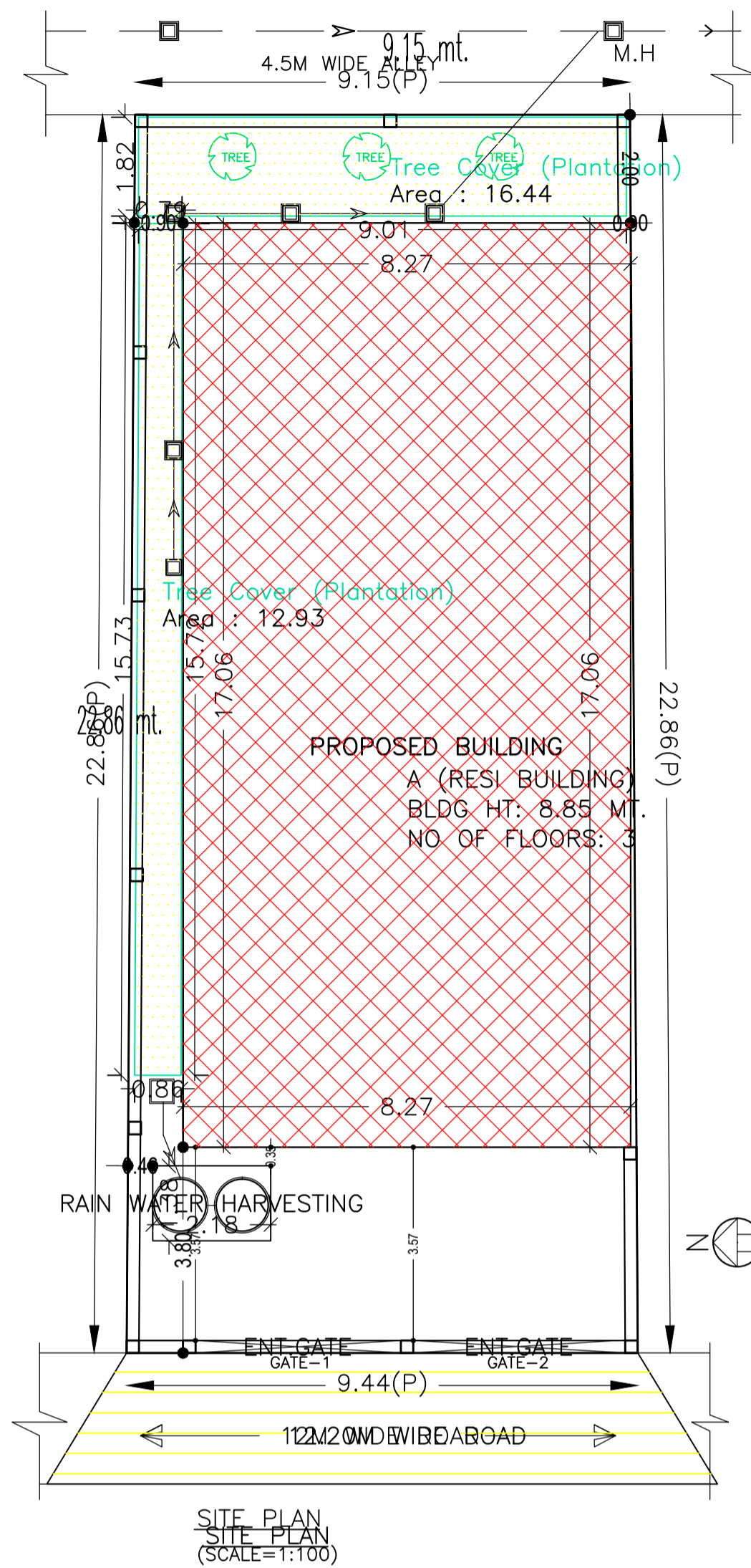
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Orange

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	141.09	13.15	141.09	13.15
First Floor	141.09	141.09	141.09	141.09
Second Floor	141.09	141.09	141.09	141.09
Terrace Floor	0.00	0.00	0.00	0.00
Total :	423.27	295.33	423.27	295.33

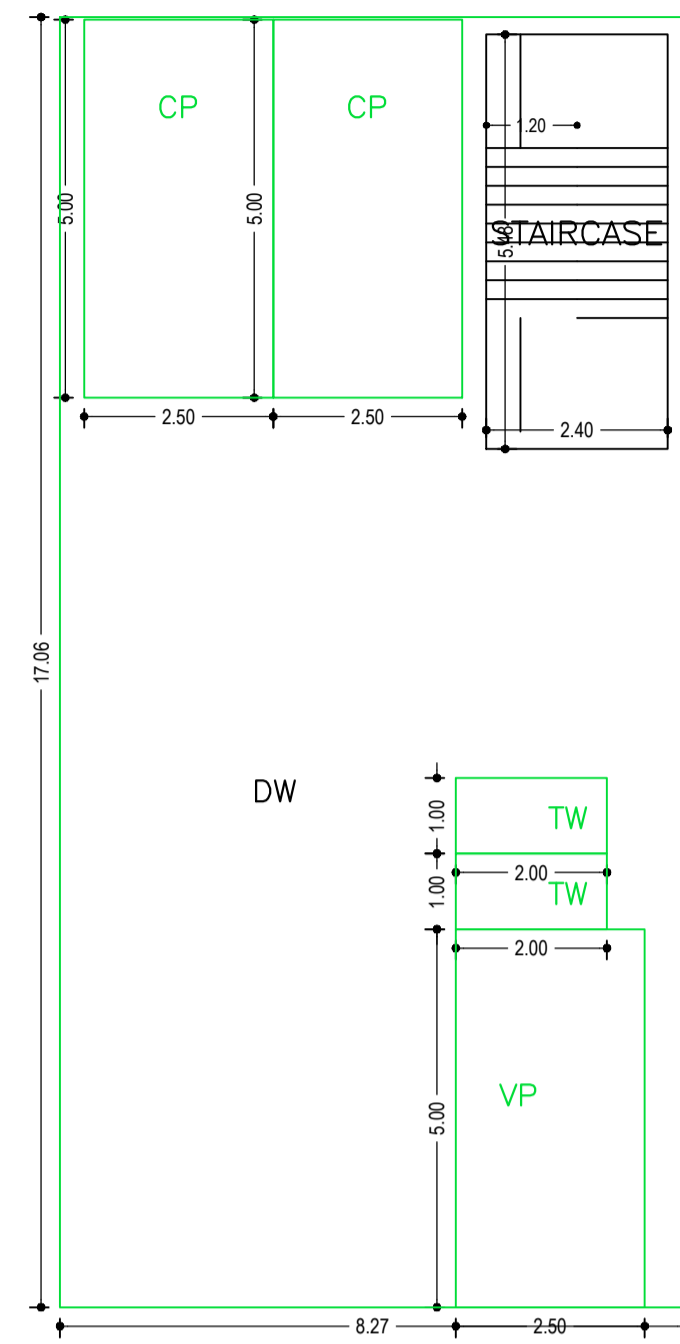
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESI BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

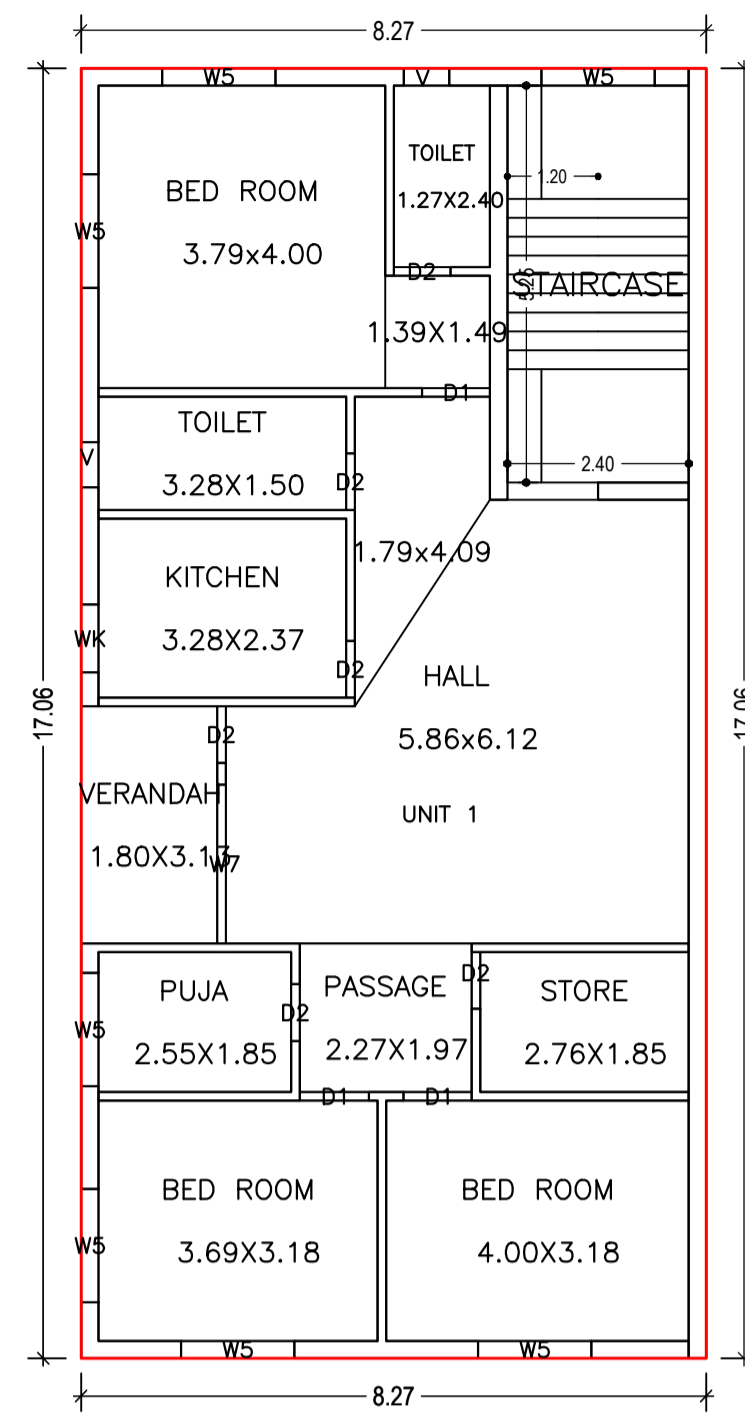


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
L K Suman JNAC/ENG/0006/2016			

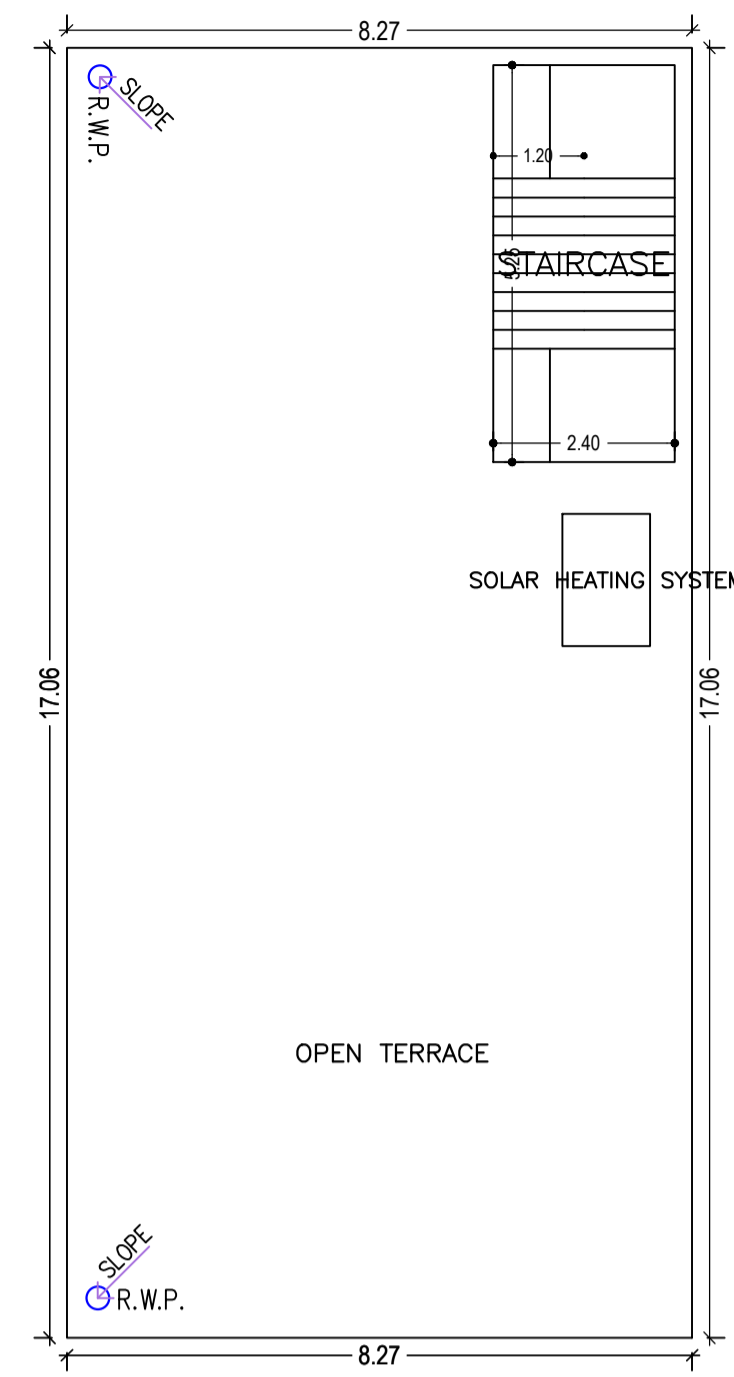
DATE 16-07-2022 SHEET NO. 2	
Proposal Basic Information	
Proposal File No.	JNAC/BP/0038/W2/2022
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Khata No	Nil
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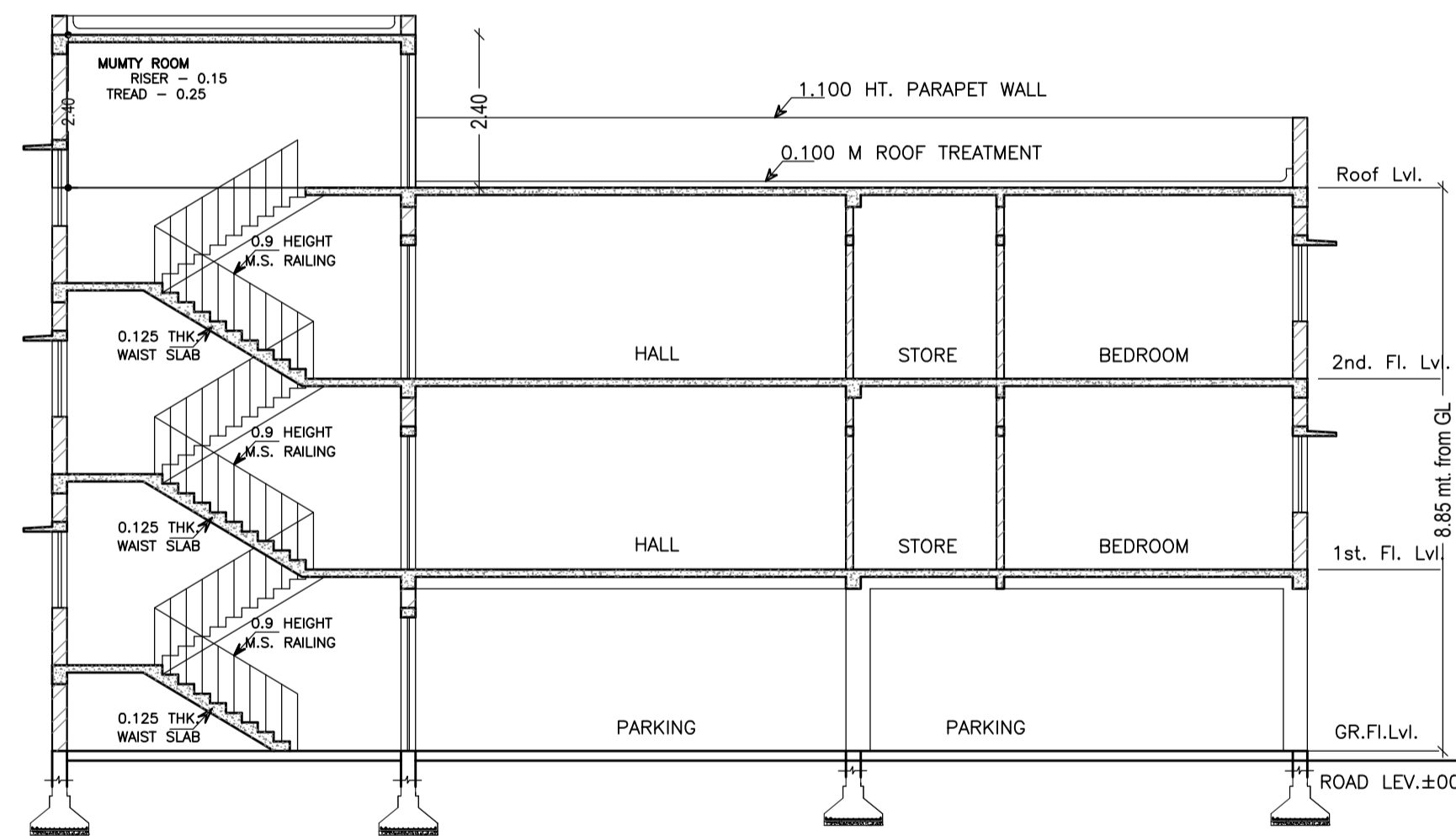
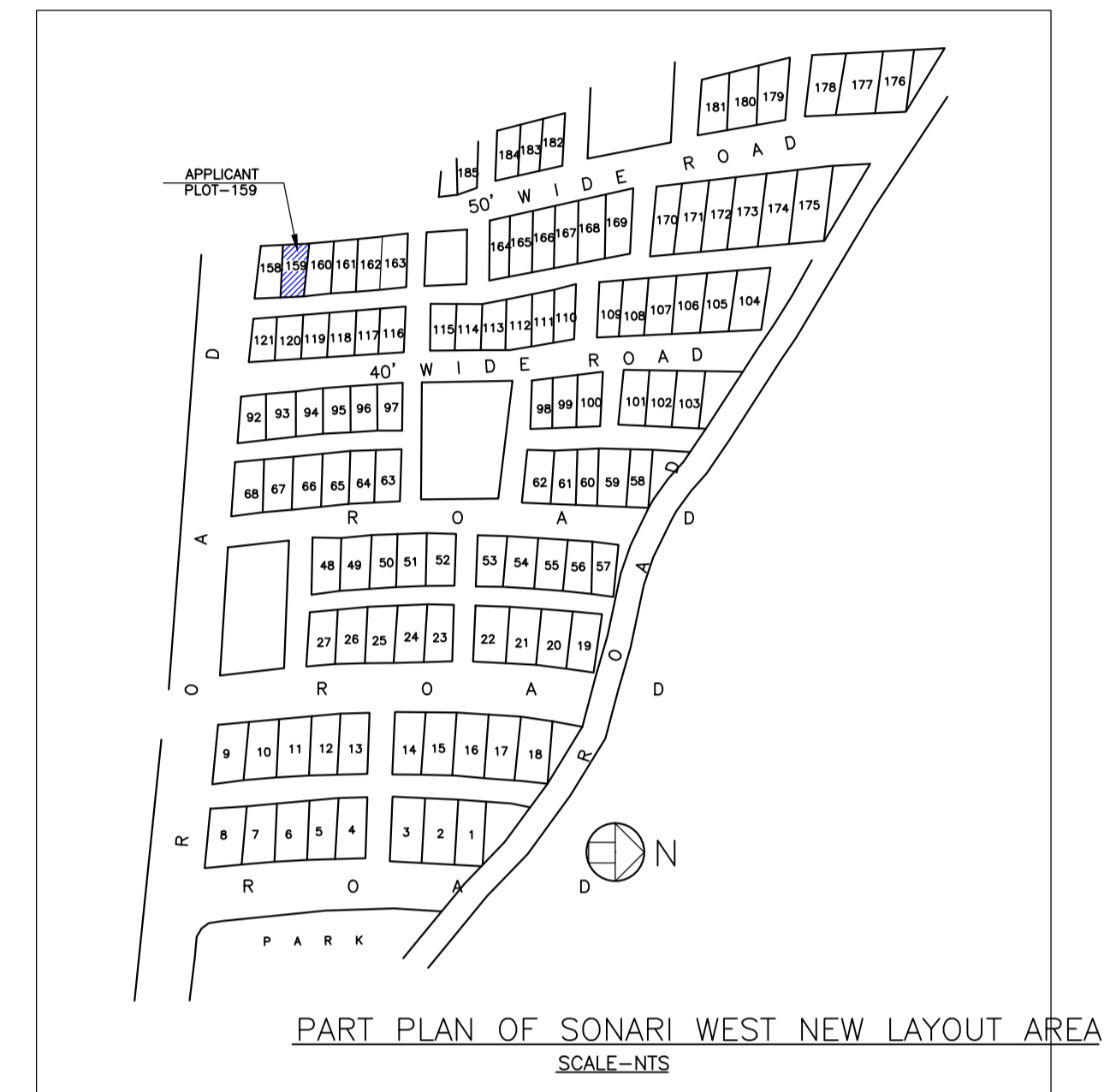
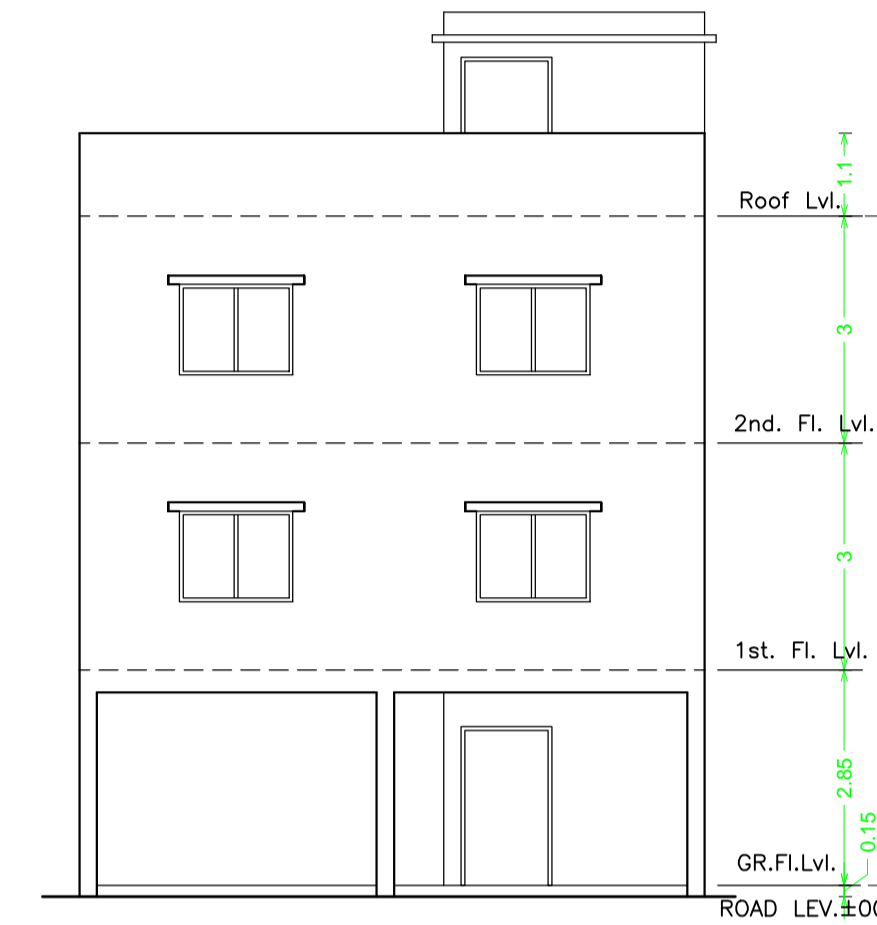
GROUND FLOOR PLAN (SCALE 1:100)



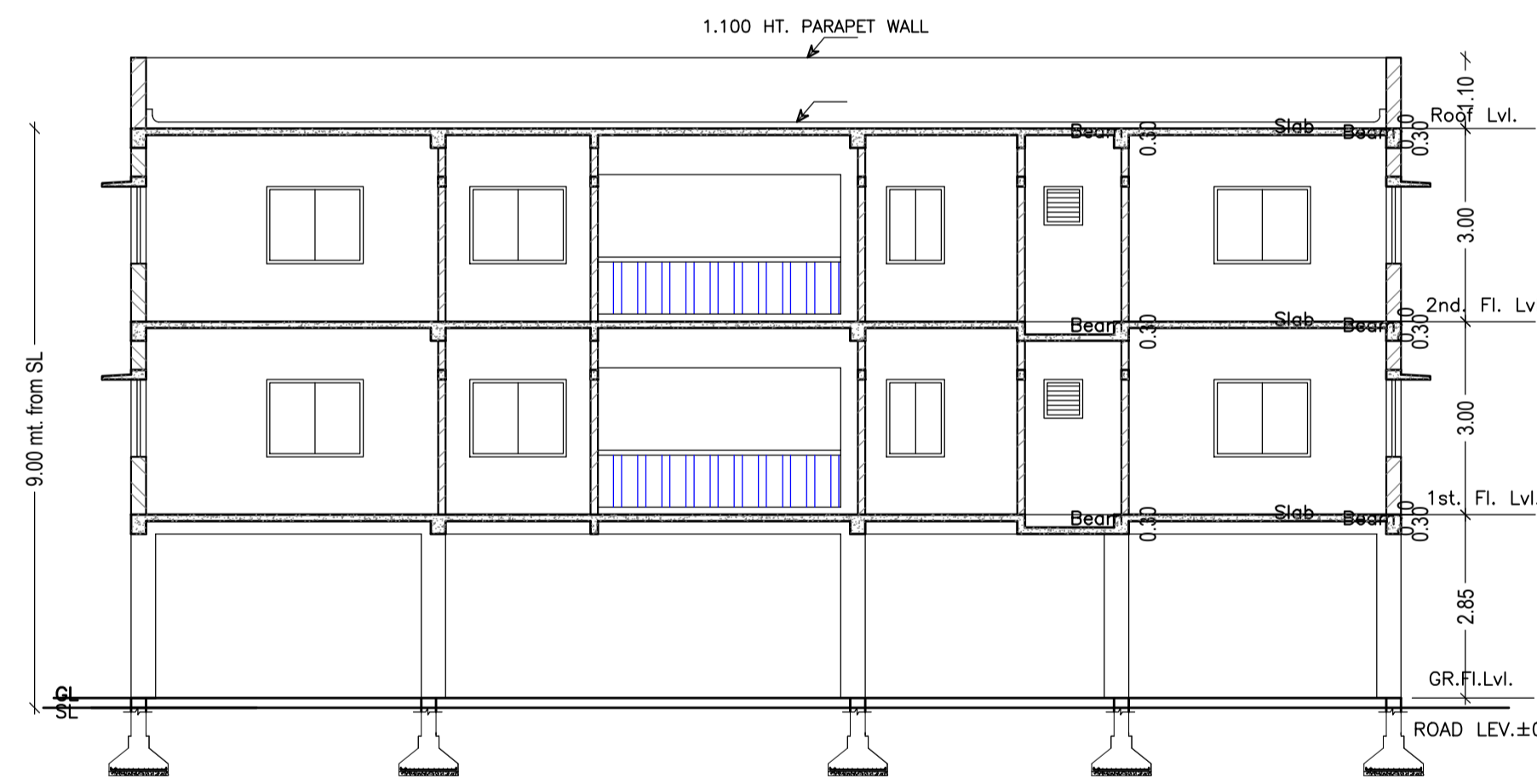
TYPICAL - 1& 2 FLOOR PLAN (Proposed) (SCALE 1:100)



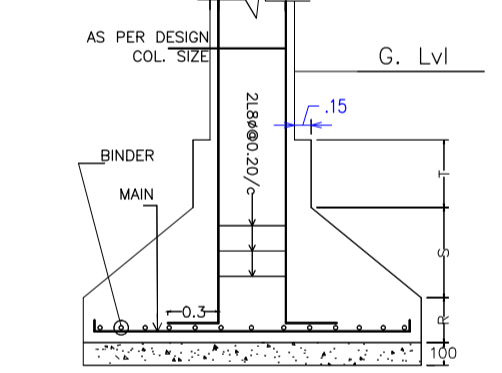
TERRACE FLOOR PLAN (SCALE 1:100)



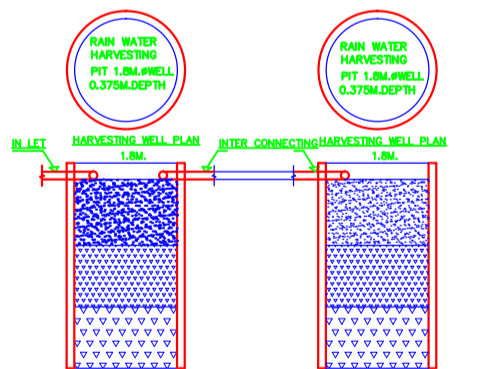
SECTION Y-Y (SCALE=1:100)



SECTION A-A (SCALE=1:100)



DETAIL OF COLUMN & FOOTING



HARVESTING WELL SECTION HARVESTING WELL SECTION

Building :A (RESI BUILDING)

Floor Name	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.)
		Parking	Resi.		Stair				
Ground Floor	141.09	127.94	0.00	13.15	13.15	0.00	13.15	0.00	00
First Floor	141.09	0.00	141.09	0.00	141.09	141.09	0.00	01	01
Second Floor	141.09	0.00	141.09	0.00	141.09	141.09	0.00	01	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00
Total :	423.27	127.94	282.18	13.15	295.33	295.33	0.00	02	02
Total Number of Same Buildings	1								
Total :	423.27	127.94	282.18	13.15	295.33	295.33	0.00	02	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI BUILDING)	D2	0.75	2.10	12
A (RESI BUILDING)	D1	0.90	2.10	04
A (RESI BUILDING)	D1	0.91	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI BUILDING)	V	0.60	1.20	04
A (RESI BUILDING)	WK	0.90	1.20	02
A (RESI BUILDING)	W5	1.50	1.20	14
A (RESI BUILDING)	W7	2.10	1.20	02

UnitBUA Table for Building :A (RESI BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1& 2 FLOOR PLAN	UNIT 1	FLAT	141.09	127.86	11	2
Total:	-	-	282.19	255.73	22	2

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
L K Suman JNAC/ENG/0006/2016			



DATE	16-07-2022
SHEET NO.	3

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