

Proposal Basic Information

Proposal File No.	JNAC/BP/0148/W7/2022
Owner Name	SADANAND DAMODAR JOSHI PRABHA JOSHI AMIT PRABHAKAR JOSHI ATUL PRABHAKAR JOSHI POA HOLDER ANIL KUMAR
Khata No	245
Plot No	Ho. No. 30, KASIDIH NEW LAYOUT AREA
Village Name	SAKCHI
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT	VERSION NO: 1.0.65	
JAMSHEDPUR NAC	VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: EAST SINGHBHUM	Plot SubUse: Resi+Comm	
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA	
Inward_No: JNAC/BP/0148/W7/2022	Plot/SubPlot No: Ho. No. 30, KASIDIH NEW LAYOUT AREA	
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)	SQ.MT. 348.51
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	348.51
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		41.74
Total		41.74
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	306.77
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	348.51
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	348.51
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		174.26
Proposed Coverage Area (22.15 %)		77.20
Total Prop. Coverage Area (22.15 %)		77.20
Balance coverage area (27.85 %)		97.06
FAR CHECK		
Perm. FAR Area (2.500)		871.28
Total Perm. FAR area		871.28
Residential FAR		400.67
Commercial FAR		177.37
Proposed FAR Area		578.04
Total Proposed FAR Area		578.04
Consumed FAR (Factor)		1.65
Balance FAR Area		293.24
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		995.23
ARCHITECT (Regd)	SUDIPTO MUKHERJEE	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SADANAND DAMODAR JOSHI PRABHA JOSHI AMIT PRABHAKAR JOSHI ATUL PRABHAKAR JOSHI POA HOLDER ANIL KUMAR	
DEVELOPMENT AUTHORITY LOCAL BODY		

SITE PLAN

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.	Reqd./Unit	Prop.
A (30 KNL)	Commercial	Shop	> 0	50	150.85	1	3	-	-	-	-	-
			> 0	50	150.85	-	-	-	-	-	-	-
A (30 KNL)	Residential	ResiComm Bldg	> 0	1	4.00	1.00	4	-	-	-	-	-
			> 0	1	4.00	-	-	-	-	-	-	-
Total:			-	-	-	7	7	-	1	1	11	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	7	87.50
Total Car	7	87.50	7	87.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	12	24.00
Total TwoWheeler	11	22.00	12	24.00
Other Parking	-	-	-	118.64
Total		122.00		266.64

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.)	Tnmt (No.)
			StairCase	Lift	Balcony	Parking	Resi.	Commercial			
A (30 KNL)	1	995.23	38.34	17.40	132.20	206.14	400.68	177.37	578.05	578.05	06
Grand Total	1	995.23	38.34	17.40	132.20	206.14	400.68	177.37	578.05	578.05	06

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (30 KNL)	FD2	0.74	2.10	04
A (30 KNL)	FD3	0.75	2.10	06
A (30 KNL)	FD2	0.75	2.10	01
A (30 KNL)	FD2	0.90	2.10	14
A (30 KNL)	FD1	1.05	2.10	06
A (30 KNL)	FDS	1.58	2.10	05
A (30 KNL)	FDS	2.40	2.10	22

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (30 KNL)	V1	0.60	1.05	12
A (30 KNL)	W1	1.58	1.20	01
A (30 KNL)	W1	1.80	1.20	07

Building :A (30 KNL)

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.)
		StairCase	Lift	Balcony	Parking	Resi.	Commercial			
Basement Floor	229.24	0.00	0.00	0.00	206.14	0.00	0.00	0.00	00	
Ground Floor	83.59	6.39	0.00	0.00	0.00	77.20	77.20	77.20	01	
First Floor	136.48	6.39	3.48	26.44	0.00	100.17	100.17	100.17	01	
Second Floor	136.48	6.39	3.48	26.44	0.00	100.17	100.17	100.17	01	
Third Floor	136.48	6.39	3.48	26.44	0.00	100.17	100.17	100.17	01	
Fourth Floor	136.48	6.39	3.48	26.44	0.00	100.17	100.17	100.17	01	
Fifth Floor	136.48	6.39	3.48	26.44	0.00	100.17	100.17	100.17	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	995.23	38.34	17.40	132.20	206.14	400.68	177.37	578.05	578.05	06

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Buildingwise Floor FAR Details

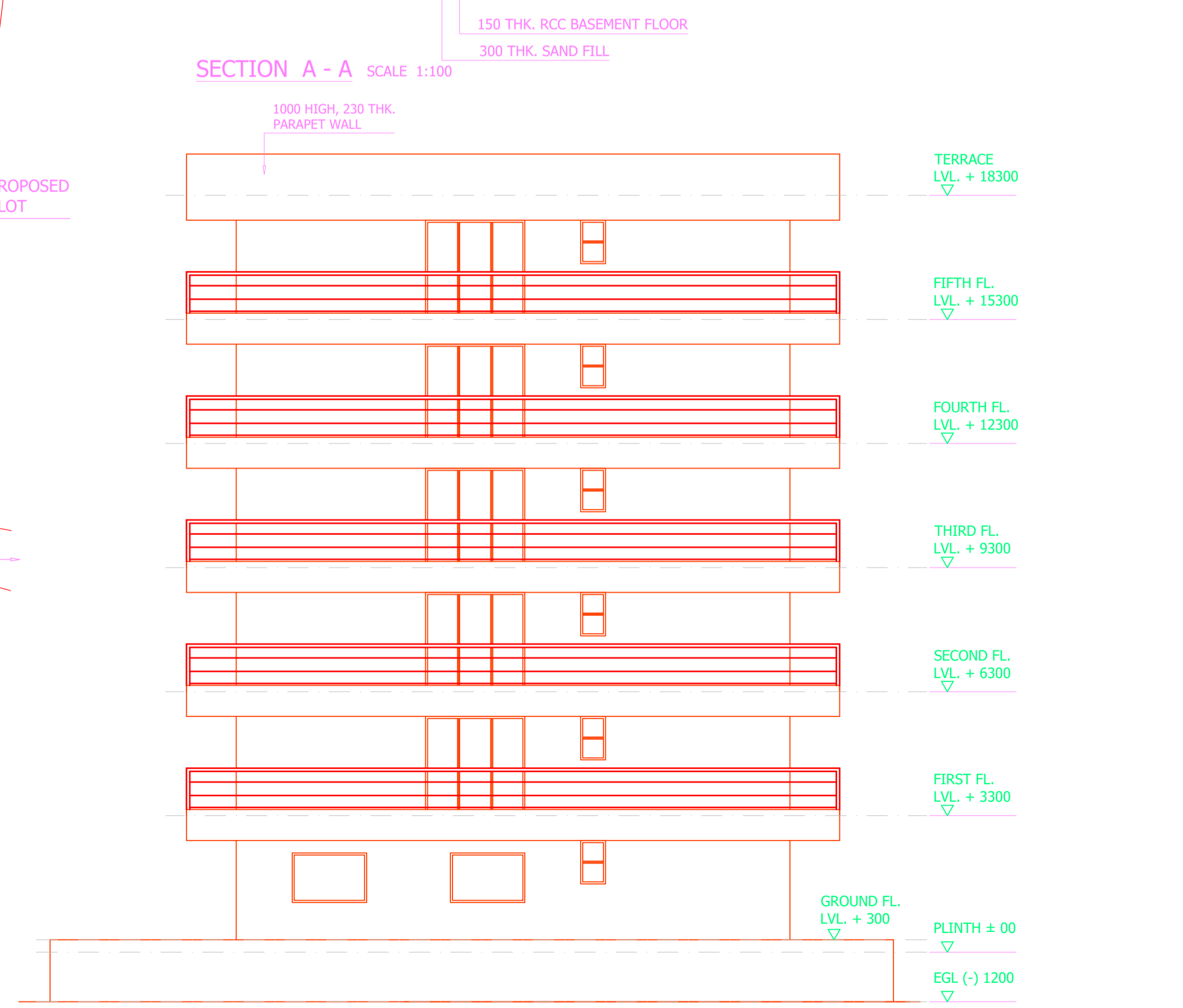
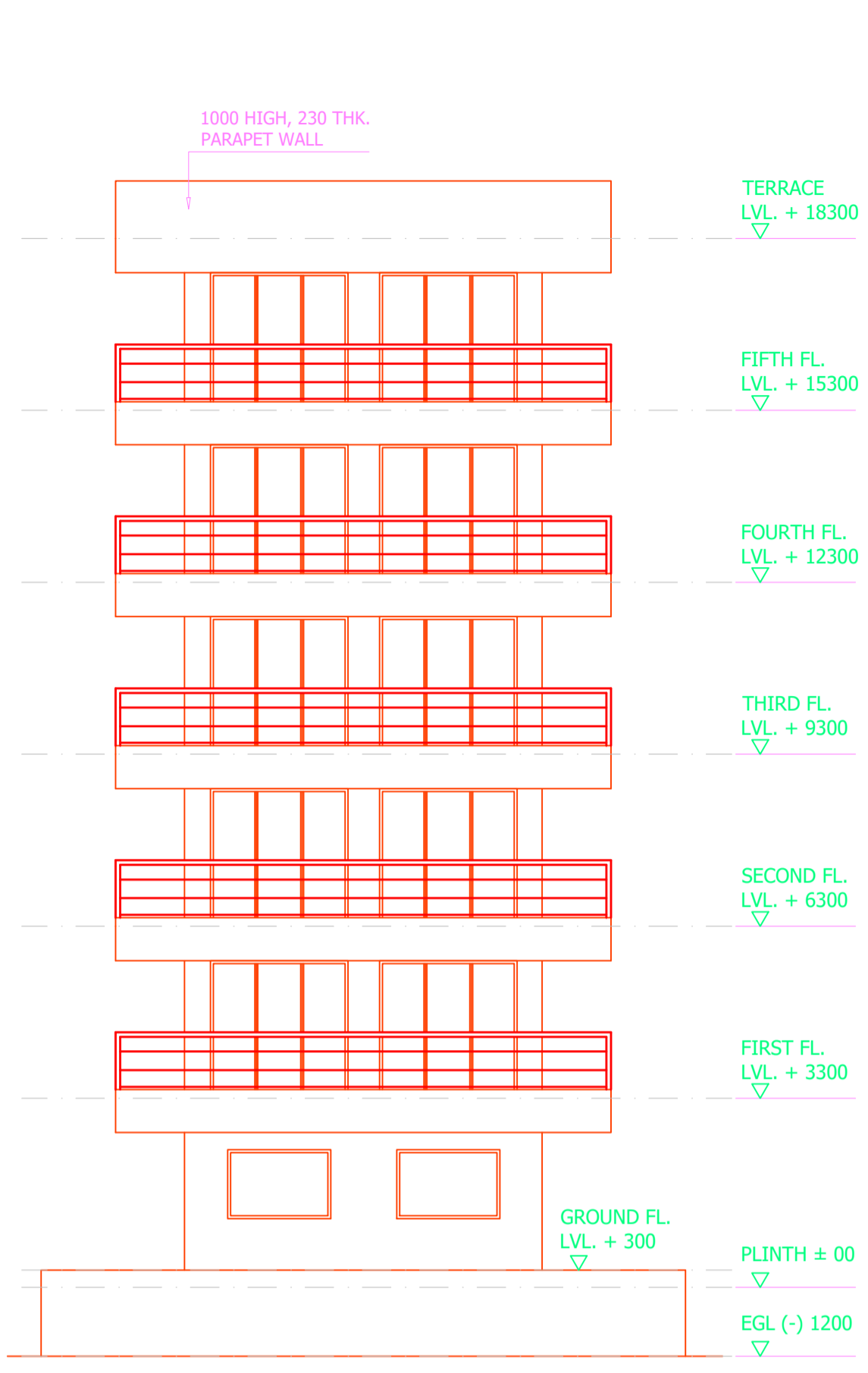
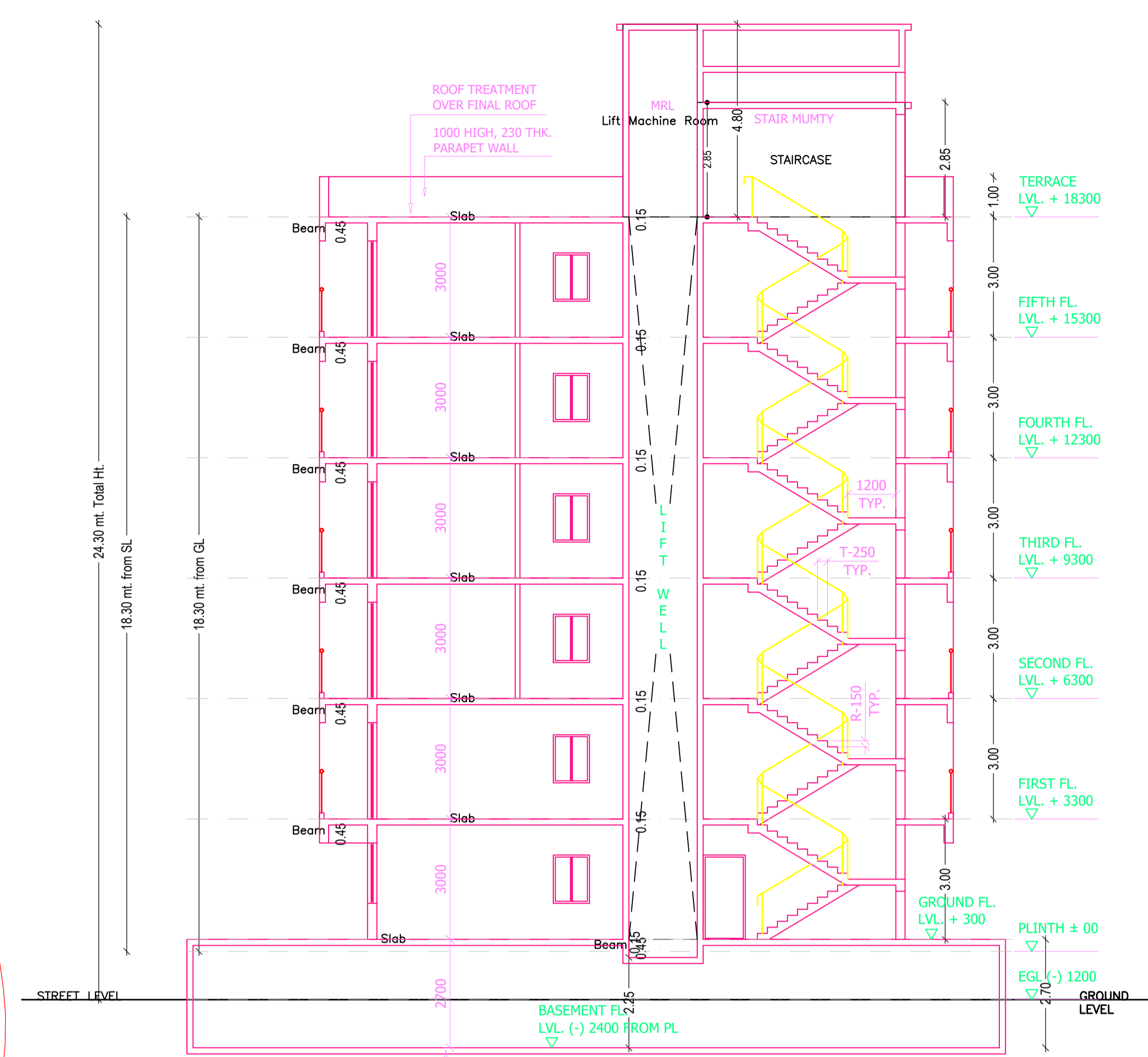
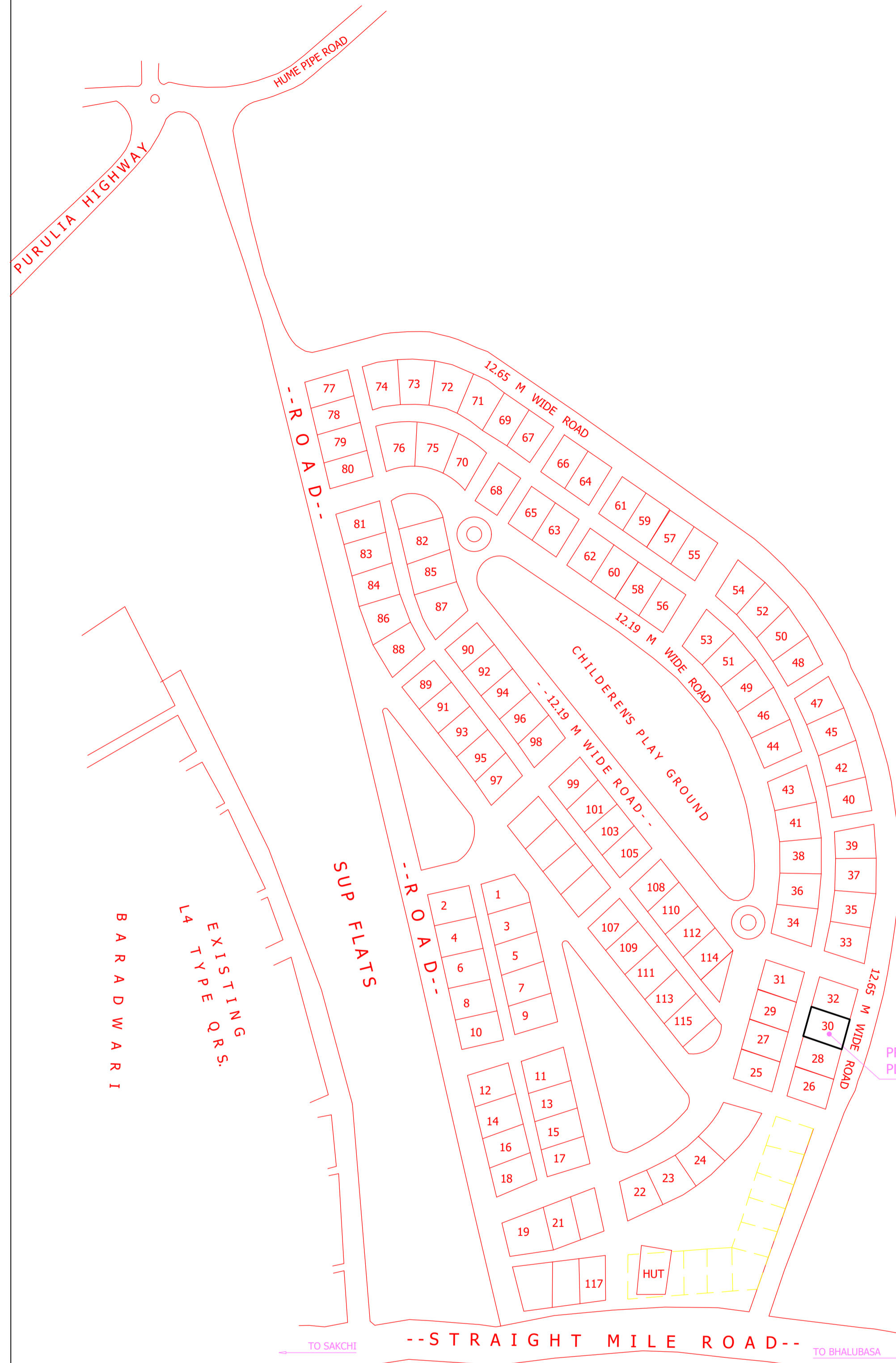
Floor Name	Building Name A (30 KNL)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	229.24	0.00	229.24	0.00
Ground Floor	83.59	77.20	83.59	77.20
First Floor	136.48	100.17	136.48	100.17
Second Floor	136.48	100.17	136.48	100.17
Third Floor	136.48	100.17	136.48	100.17
Fourth Floor	136.48	100.17	136.48	100.17
Fifth Floor	136.48	100.17	136.48	100.17
Terrace Floor	0.00	0.00	0.00	0.00
Total :	995.23	578.05	995.23	578.05

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (30 KNL)	Residential	ResiComm Bldg	Multistoried

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

Proposal Basic Information	
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Khata No	245
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Village Name	SAKCHI
Use	Mixed
SubUse	Resi+Comm



UnitBUA Table for Building :A (30 KNL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	COMMERCIAL	SHOP	58.00	51.76	3	1
TYPICAL - 2, 3, 4 & 5 FLOOR PLAN	TYP FL	FLAT	110.88	50.79	6	4
FIRST FLOOR PLAN	COMMERCIAL	SHOP	110.88	51.86	3	1
Total:	-	-	612.40	306.80	30	6

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3, 4 & 5 FLOOR PLAN	1.20 X 8.64 X 2 X 4	82.96	211.52
FIRST FLOOR PLAN	1.20 X 13.39 X 2 X 4	128.56	52.88
FIRST FLOOR PLAN	1.20 X 8.64 X 2 X 1	20.74	32.14
Total	-	-	264.40

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