

Proposal Basic Information

Proposal File No.	JNAC/BP/0008/W7/2022
Owner Name	ISHANT MITTAL
Khata No.	N/A
Plot No.	HOLDING NO. - 510 & 510A
Village Name	SAKCHI
Use	Commercial
SubUse	ResComm Bldg

AREA STATEMENT	VERSION NO. 1.0.02
PROJECT DETAIL:	VERSION DATE: 16/10/2020
LOCAL BODIES	Plot Use: Commercial
District: EAST SINGHDHAM	Plot SubUse: ResComm Bldg
Authority: JANSHEPUR NAG	Plot/Well/Highway/Structure: NA
Township No. JNAC/BP/0008/W7/2022	Plot/Highway/Structure: NA
Application Type: General Proposal	North: Survey No. - BUILDING KNOWN AS ABDULLAH MANSION
Project Type: Building Permission	South: Survey No. - HOLDING NO. - 509
Nature of Development: New	East: Road Width: 12.19
Location of Development Area: Old	West: Survey No. - ALLEY
Area DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A)
NET AREA OF FLOT(Gross Plot Area - Deduction from Gross Plot Area)	723.96
Deduction for Balance Plot Area(from Gross Plot Area)	88.29
Total	88.29
BALANCE AREA OF FLOT(Net Plot Area - Non-structural/Non-spoor)	635.27
Plot AREA FOR COVERAGE(Net Plot Area)	723.96
Plot Area for FAR (Net Plot Area - Road/Widening Area)	723.96
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	361.78
Proposed Coverage Area (47.96 %)	347.03
Balance coverage area (2.04 %)	14.75
FAR CHECK	
Form FAR Area (2.50)	1808.90
Total Perm FAR area	1808.90
Residential FAR	973.45
Commercial FAR	660.23
Proposed FAR Area	1649.45
Total Proposed FAR Area	1649.45
Consumed FAR (Factor)	2.28
Balance FAR Area	169.45
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	2149.19
ARCHITECT (Regdt)	VJAY KUMAR YADAV
ENGINEER (Regdt)	
SUPERVISOR (Regdt)	
OWNER (Regdt)	ISHANT MITTAL
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX

FLY OVER	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Yellow
COMMON PLOT	Red
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Orange
EXISTING (To be demolished)	Purple

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.)
Basement Floor	366.19	15.77	366.19	15.77
Ground Floor	366.19	319.75	366.19	319.75
First Floor	366.21	340.49	366.21	340.49
Second Floor	350.20	324.48	350.20	324.48
Third Floor	350.20	324.48	350.20	324.48
Fourth Floor	350.20	324.48	350.20	324.48
Terrace Floor	0.00	0.00	0.00	0.00
Total	2149.19	1649.45	2149.19	1649.45

Building Use/SUBUSE Details

Building Name	Building Use	Building SubUse		Building Structure
		Shop	Non-Shop	
1 (BUILDING)	Commercial			Non-Shop

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
1 (BUILDING)	D2	0.75	2.10	15
1 (BUILDING)	D1	0.90	2.10	36
1 (BUILDING)	D	1.20	2.10	13
1 (BUILDING)	L2	1.20	2.10	02
1 (BUILDING)	FD	3.68	2.10	03
1 (BUILDING)	D1	3.88	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
1 (BUILDING)	V	0.60	0.90	12
1 (BUILDING)	WT	1.20	1.20	06
1 (BUILDING)	W	1.50	1.50	36
1 (BUILDING)	W00	3.00	2.10	13
1 (BUILDING)	W00	3.00	2.10	01
1 (BUILDING)	W0	4.00	2.10	03

UnitBUA Table for Building : 1 (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OFFICE	OFFICE	69.71	67.00	1	3
	OFFICE	OFFICE	69.80	64.65	1	1
FIRST FLOOR PLAN	OFFICE	OFFICE	73.80	70.55	1	1
	OFFICE	OFFICE	125.75	119.29	1	1
TYPICAL - 2, 3, 4 FLOOR PLAN	UNIT - 1	FLAT	114.78	106.78	9	6
	UNIT - 2	FLAT	110.65	101.62	9	6
Total			1179.94	1098.42	61	11

Building : 1 (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.)
		Star/Case	Lift	Void	Accessory Use	Parking					
Basement Floor	366.19	0.00	6.56	0.00	0.00	311.48	0.00	0.00	15.77	15.77	00
Ground Floor	366.19	19.16	0.00	22.99	4.29	311.48	0.00	0.00	319.75	319.75	03
First Floor	366.21	19.16	6.56	0.00	0.00	0.00	0.00	340.49	340.49	340.49	02
Second Floor	350.20	19.16	6.56	0.00	0.00	0.00	0.00	324.48	324.48	324.48	02
Third Floor	350.20	19.16	6.56	0.00	0.00	0.00	0.00	324.48	324.48	324.48	02
Fourth Floor	350.20	19.16	6.56	0.00	0.00	0.00	0.00	324.48	324.48	324.48	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	2149.19	95.80	32.80	22.99	4.29	311.48	973.44	660.23	15.77	1649.45	1649.45

Required Parking (Table 7a)

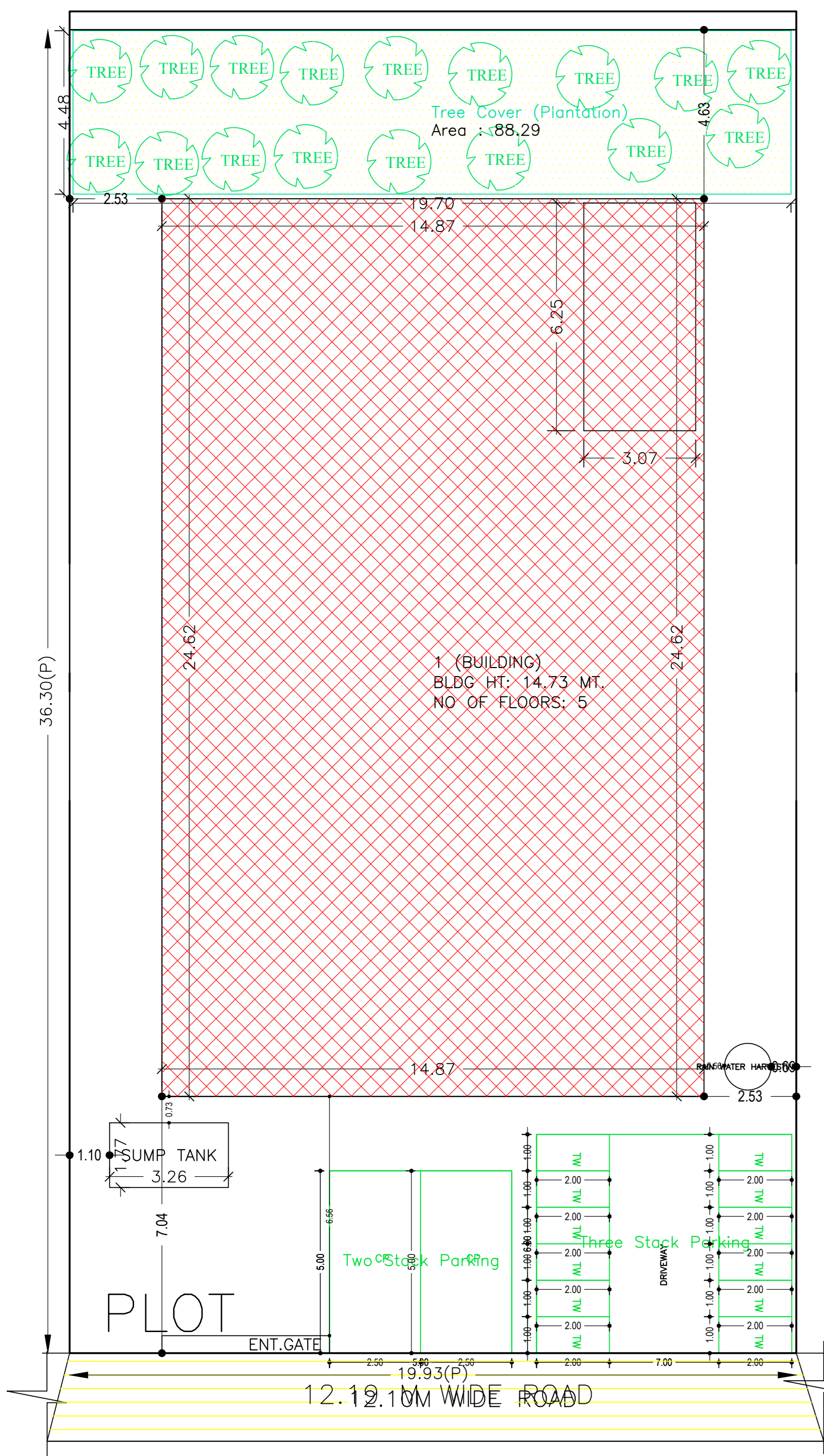
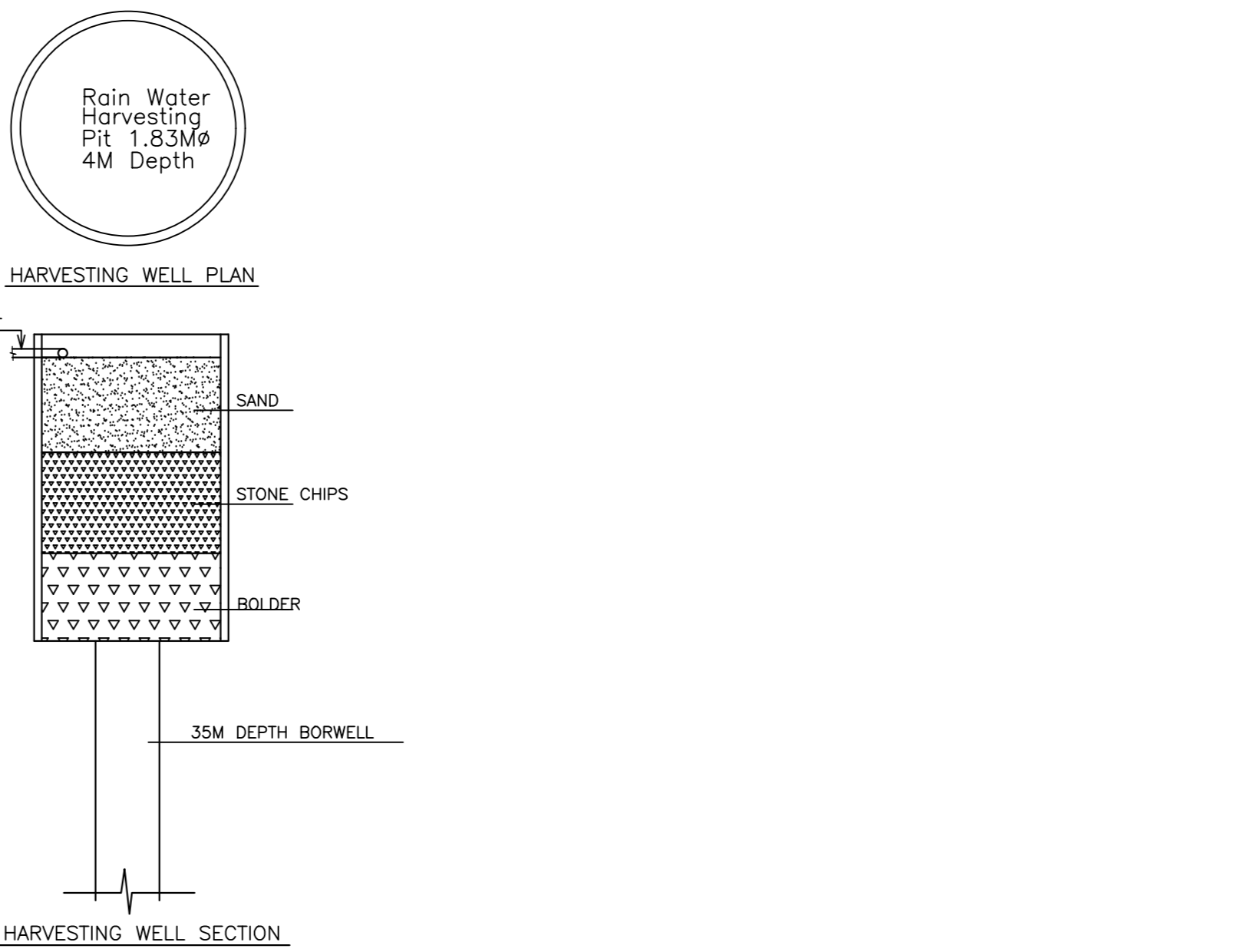
Building Name	Type	SubUse	Area (Sq.mt)	Units	Car		Visitors Car		TwoWheeler		
					Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	
1 (BUILDING)	Commercial	Shop	>D	50	566.64	1	8	-	-	-	-
			>B	50	566.64	-	-	-	-	1	24
			>D	1	6.00	1.00	-	-	-	-	1
1 (BUILDING)	Residential Bldg/Apartment		>D	1	6.00	-	-	-	-	-	-
			>B	1	6.00	-	-	1	1	-	-
			>D	1	6.00	-	-	14	14	-	1
Total:			-	-	-	-	-	-	-	30	12

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.		Prop.	
		Area	No.	Area	No.
Car	-	-	12	151.84	-
Two Stack Car	-	-	2	25.00	-
Visitor Car	14	175.00	14	175.54	-
Visitor's Car Parking	-	-	1	12.65	-
Total Visitor Parking	1	12.50	1	12.65	-
TwoWheeler	-	-	12	25.00	-
Three Stack	-	-	24	48.00	-
TwoWheeler	30	60.00	35	72.00	-
Other Parking	-	-	-	172.29	-
Total	247.50	-	-	505.48	-

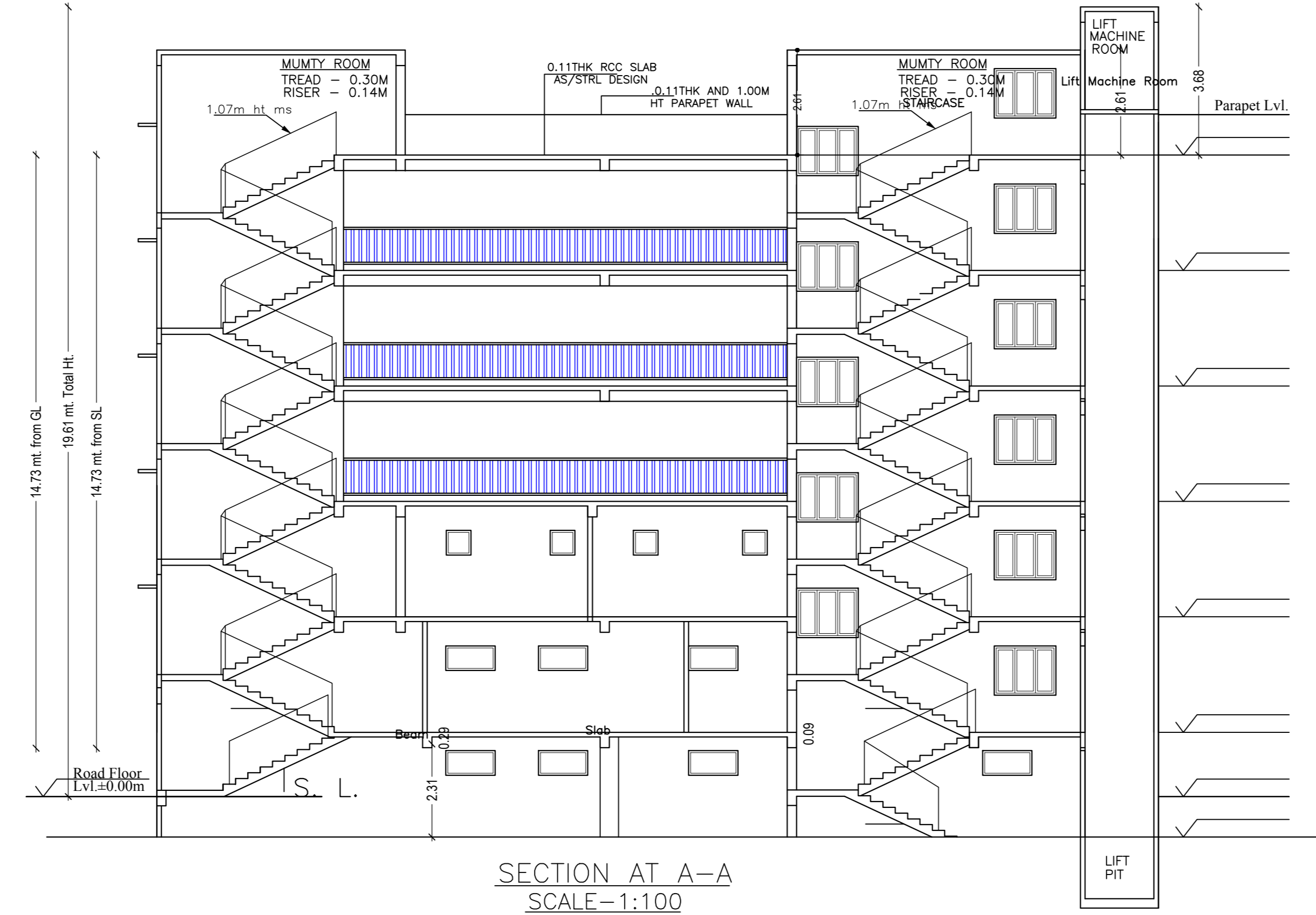
FAR & Tenement Details (Table 4c-1)

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.)	Trmt (No.)	
			Star/Case	Lift	Void	Accessory Use	Parking						
1 (BUILDING)	1	2149.19	95.80	32.80	22.99	4.29	311.48	973.44	660.23	15.77	1649.45	1649.45	11
Grand Total	1	2149.19	95.80	32.80	22.99	4.29	311.48	973.44	660.23	15.77	1649.45	1649.45	11

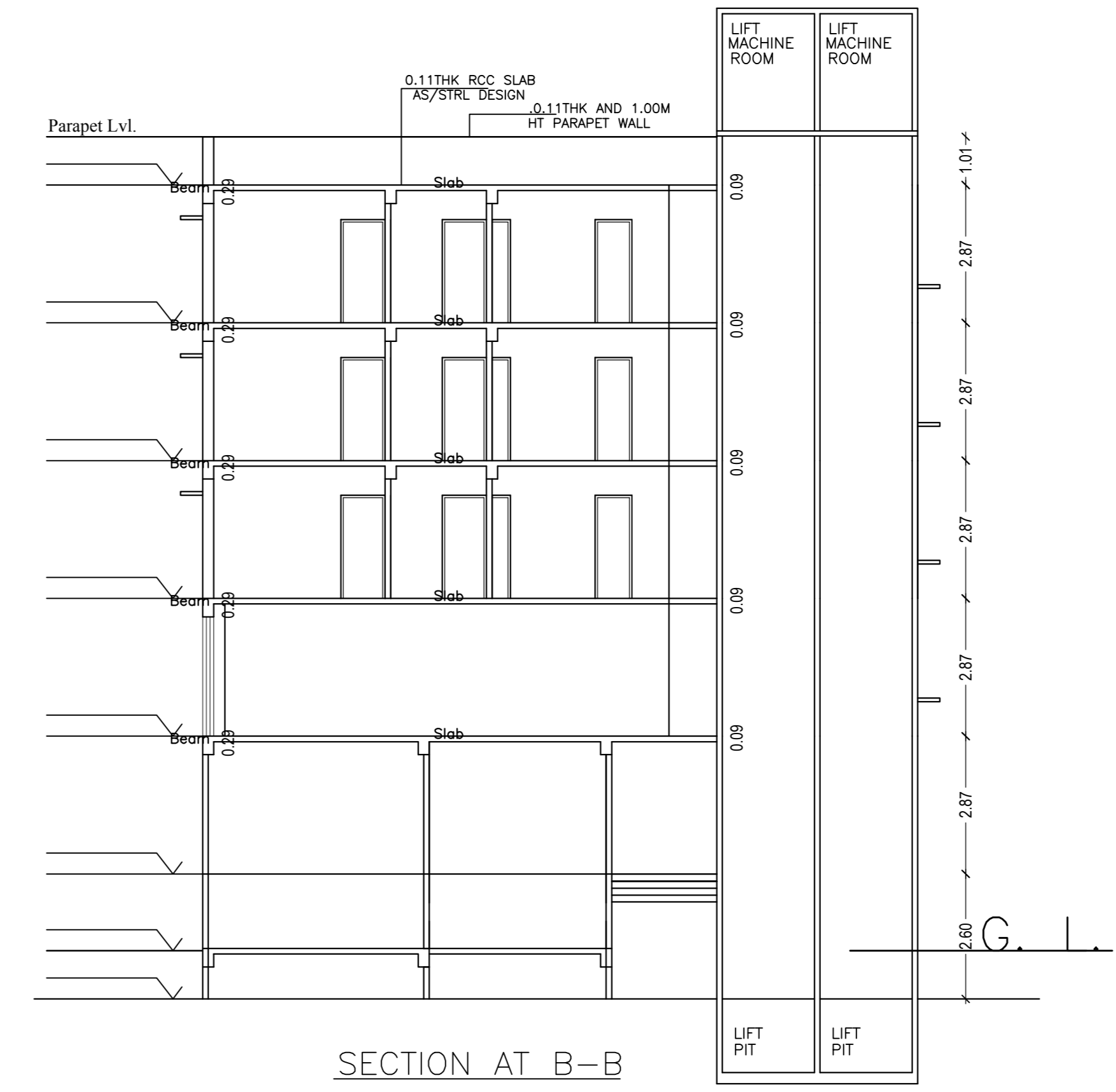


SITE PLAN SCALE -1:150

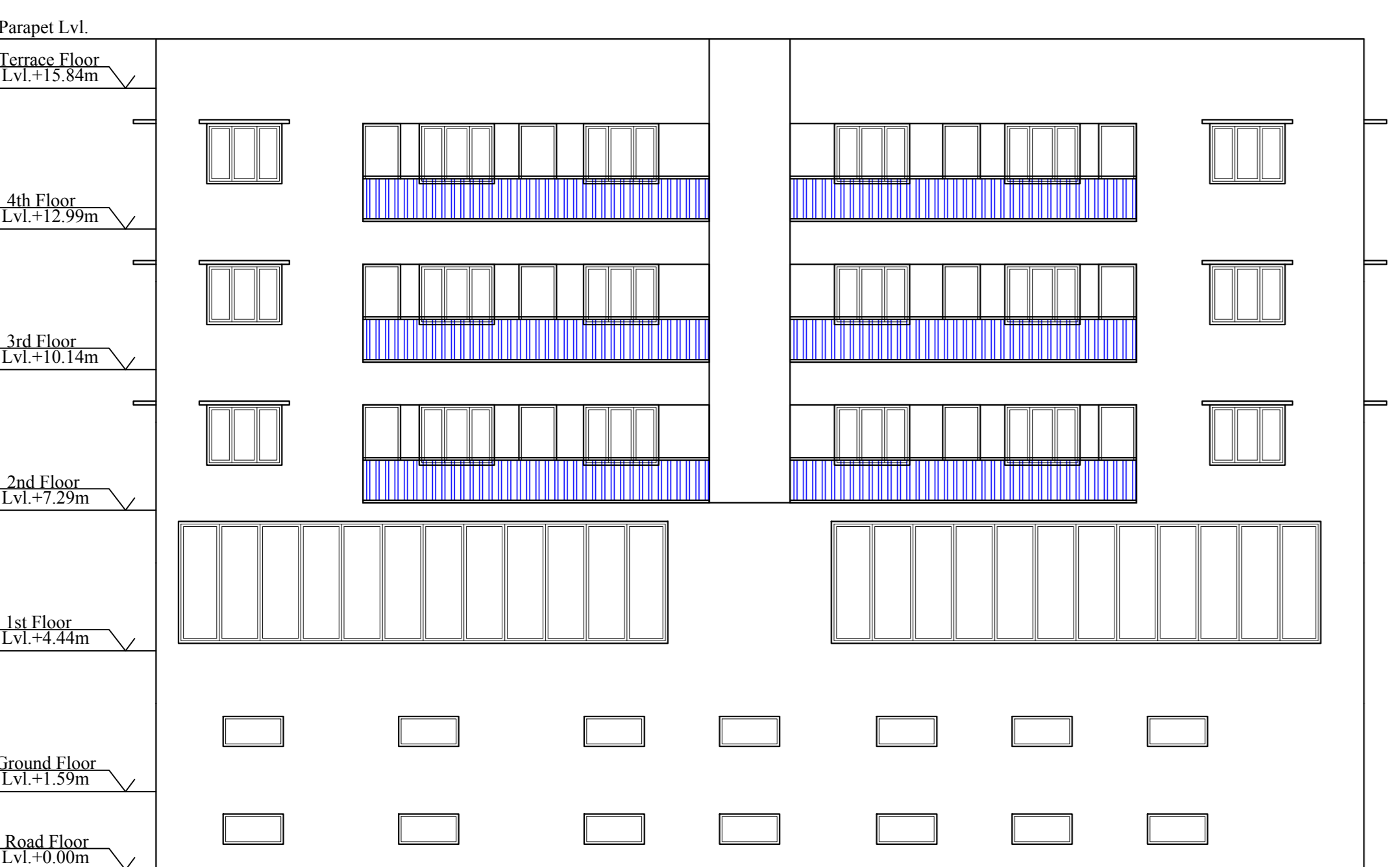
SITE PLAN



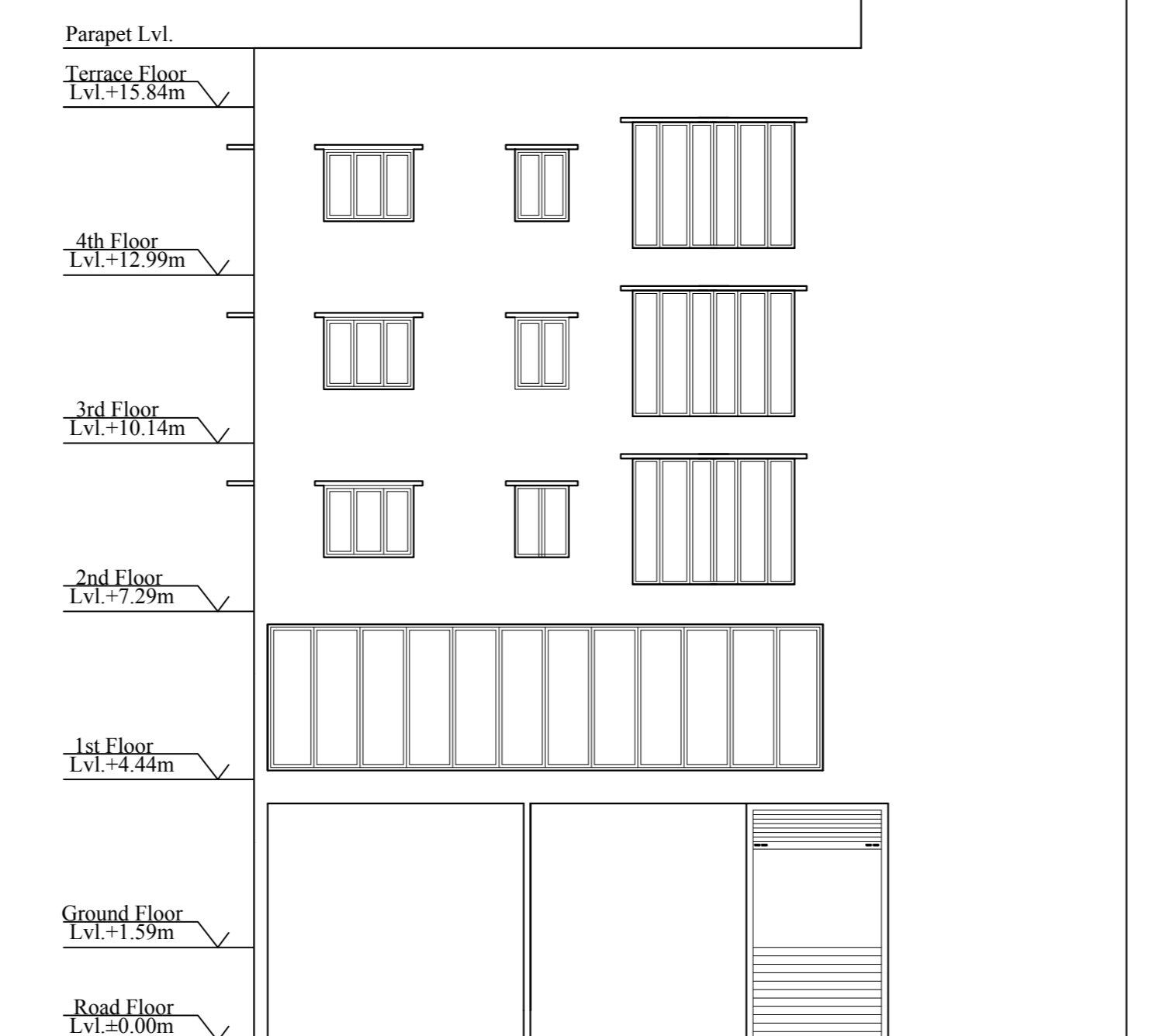
SECTION AT A-A SCALE-1:100



SECTION AT B-B



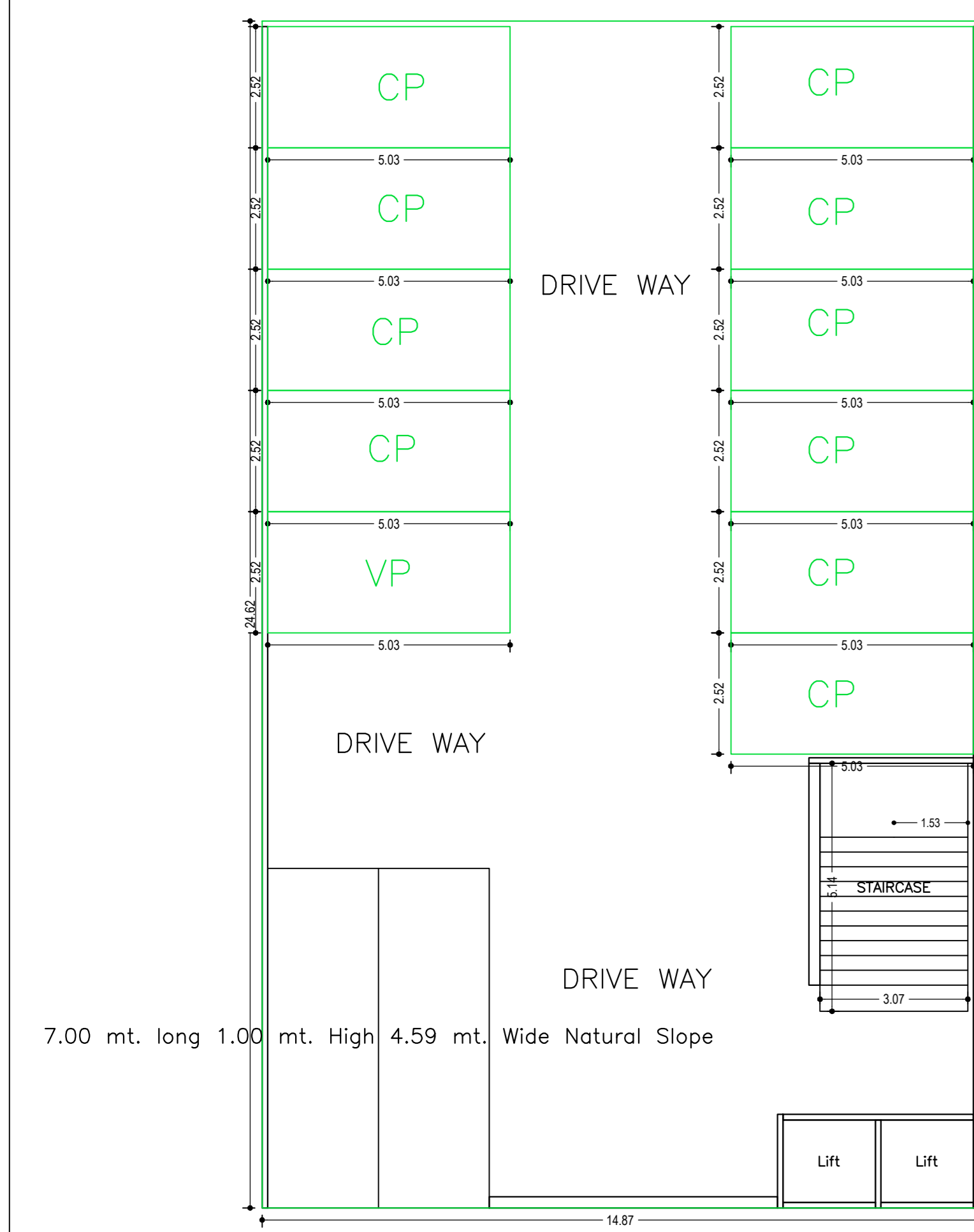
SIDE ELEVATION SCALE -1:100



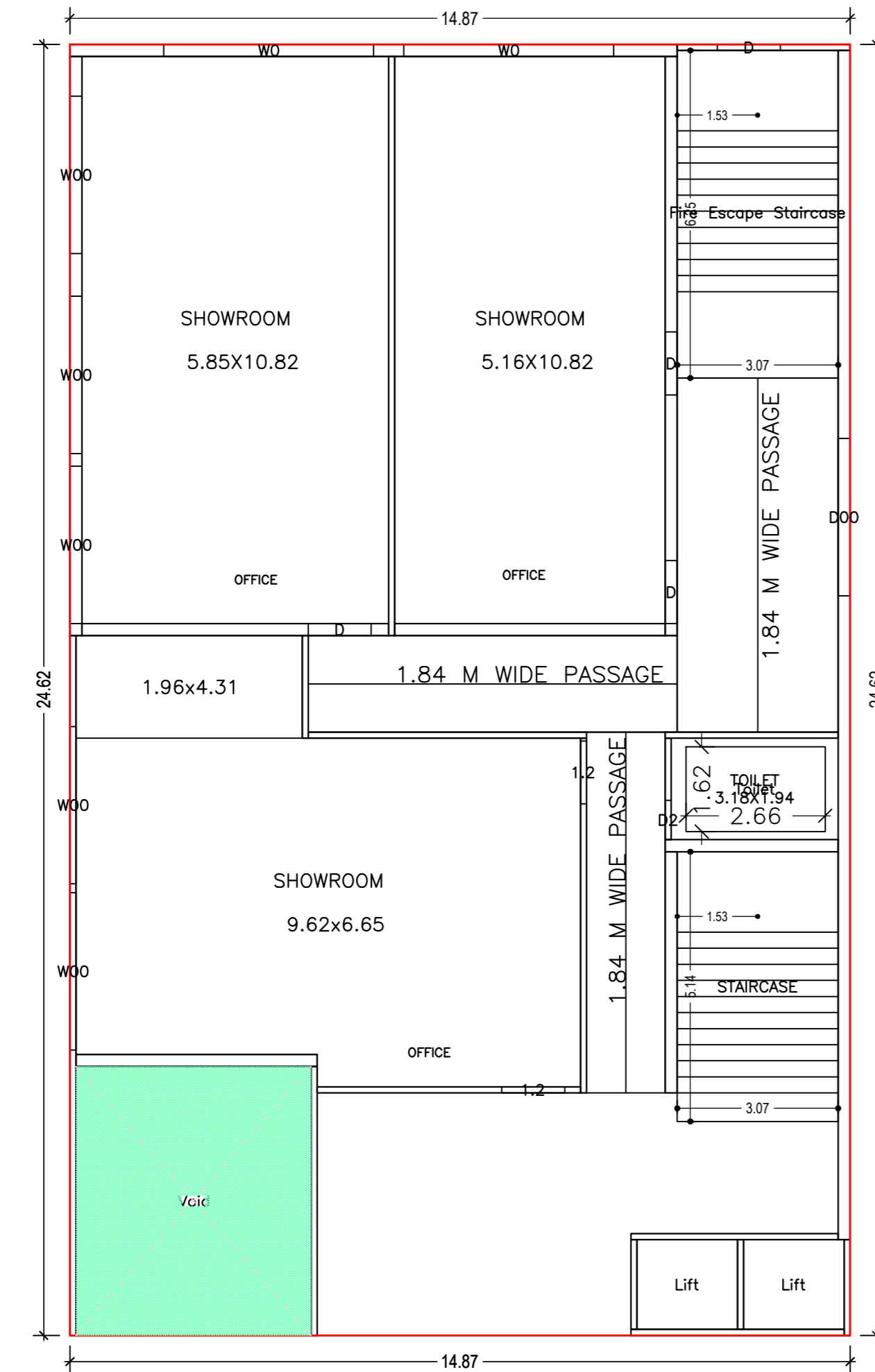
FRONT ELEVATION SCALE-1:100

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
VJAY KUMAR YADAV JNAC/ENG/0002/2021			

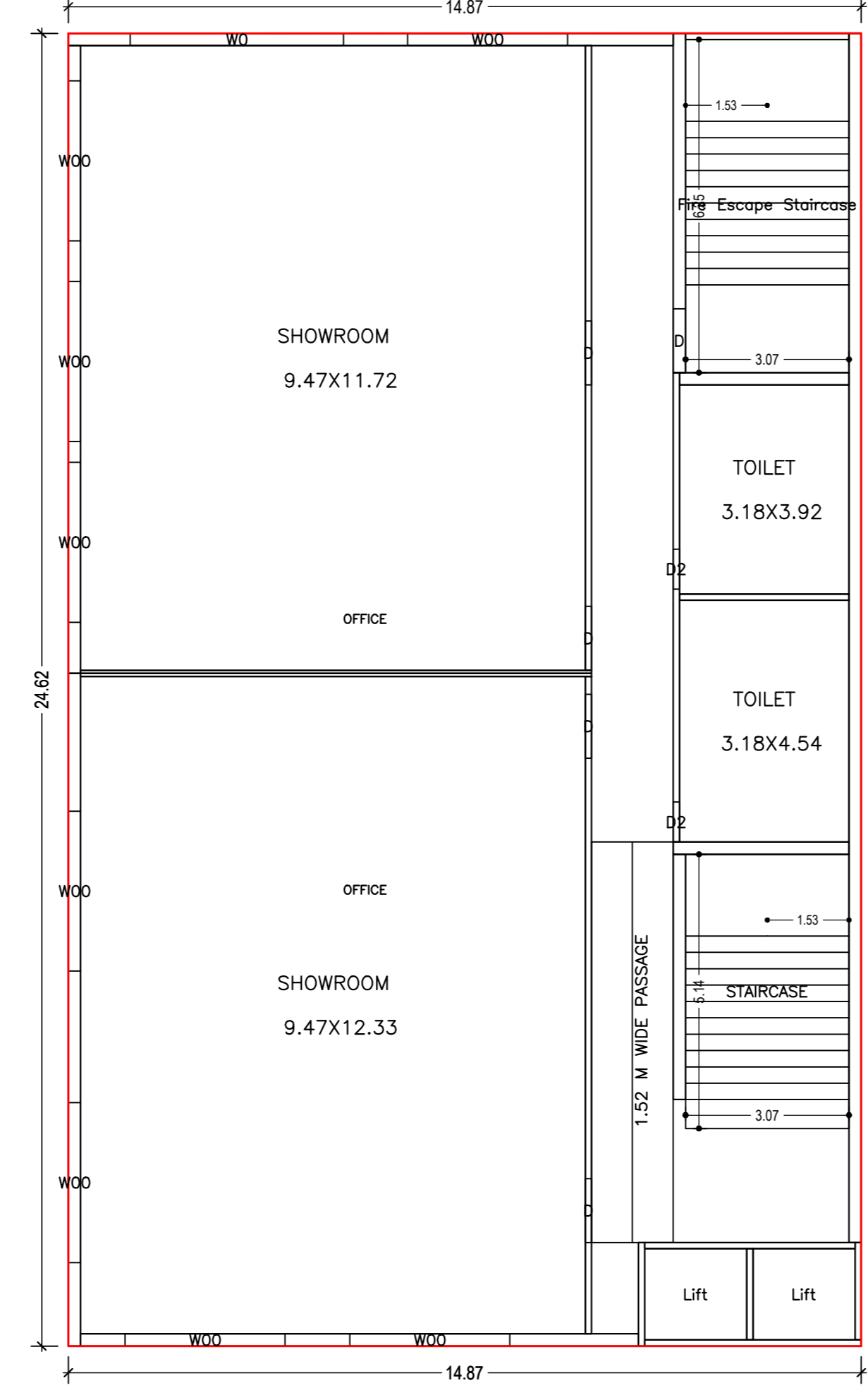
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Khata No.	NA
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Village Name	SAKCHI
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SubUse	ResComm Bldg



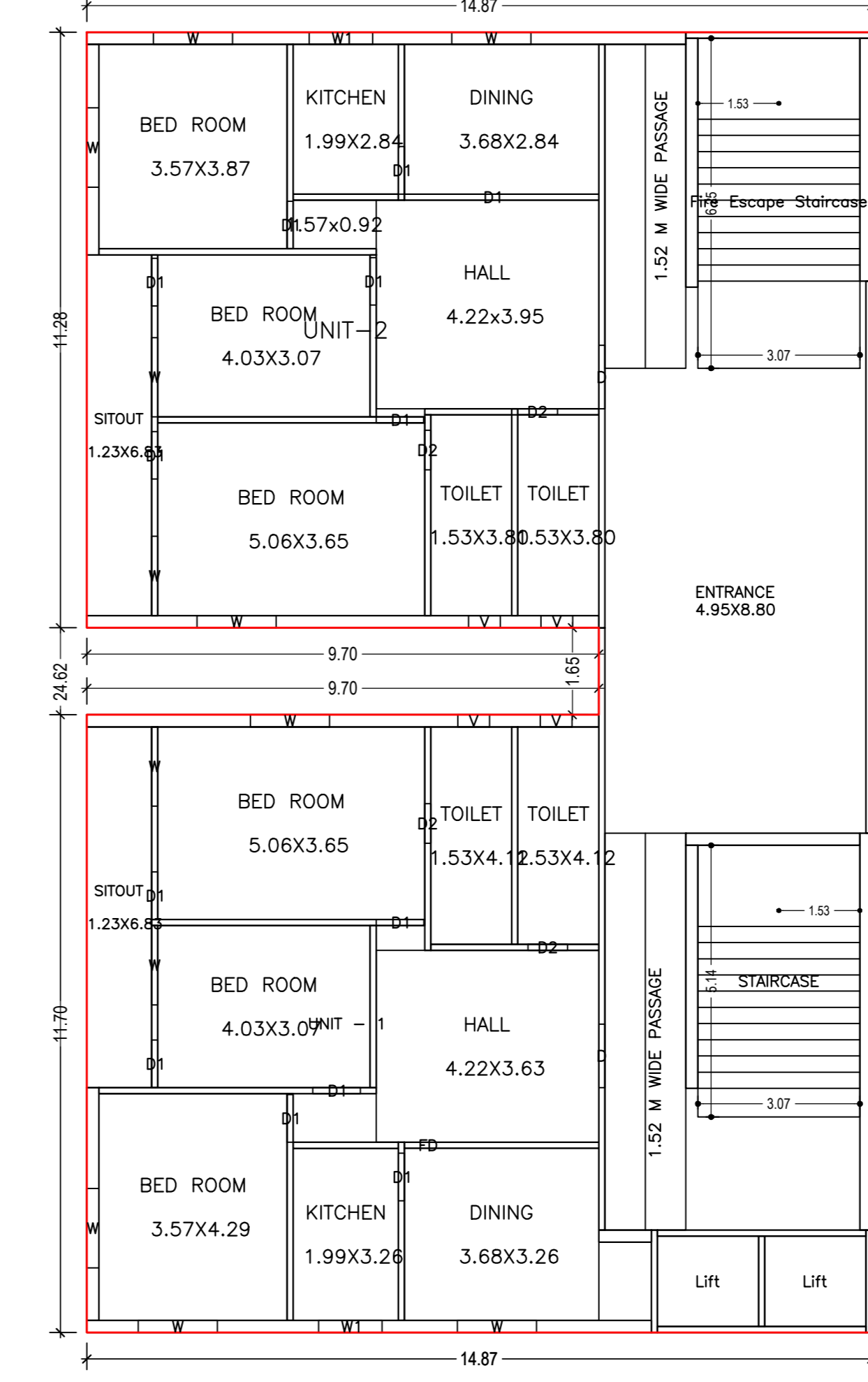
BASEMENT FLOOR PLAN
(SCALE 1:100)



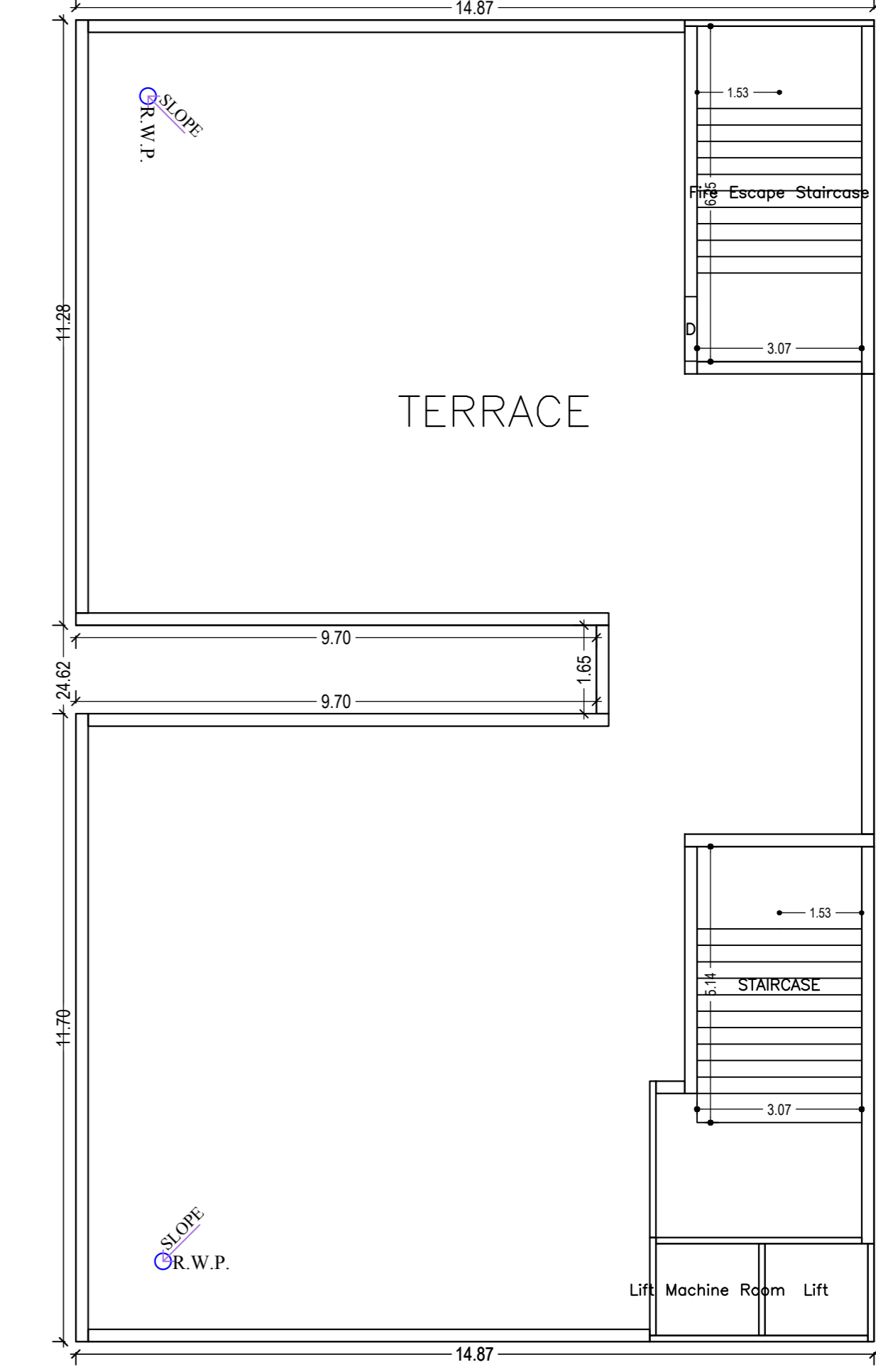
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



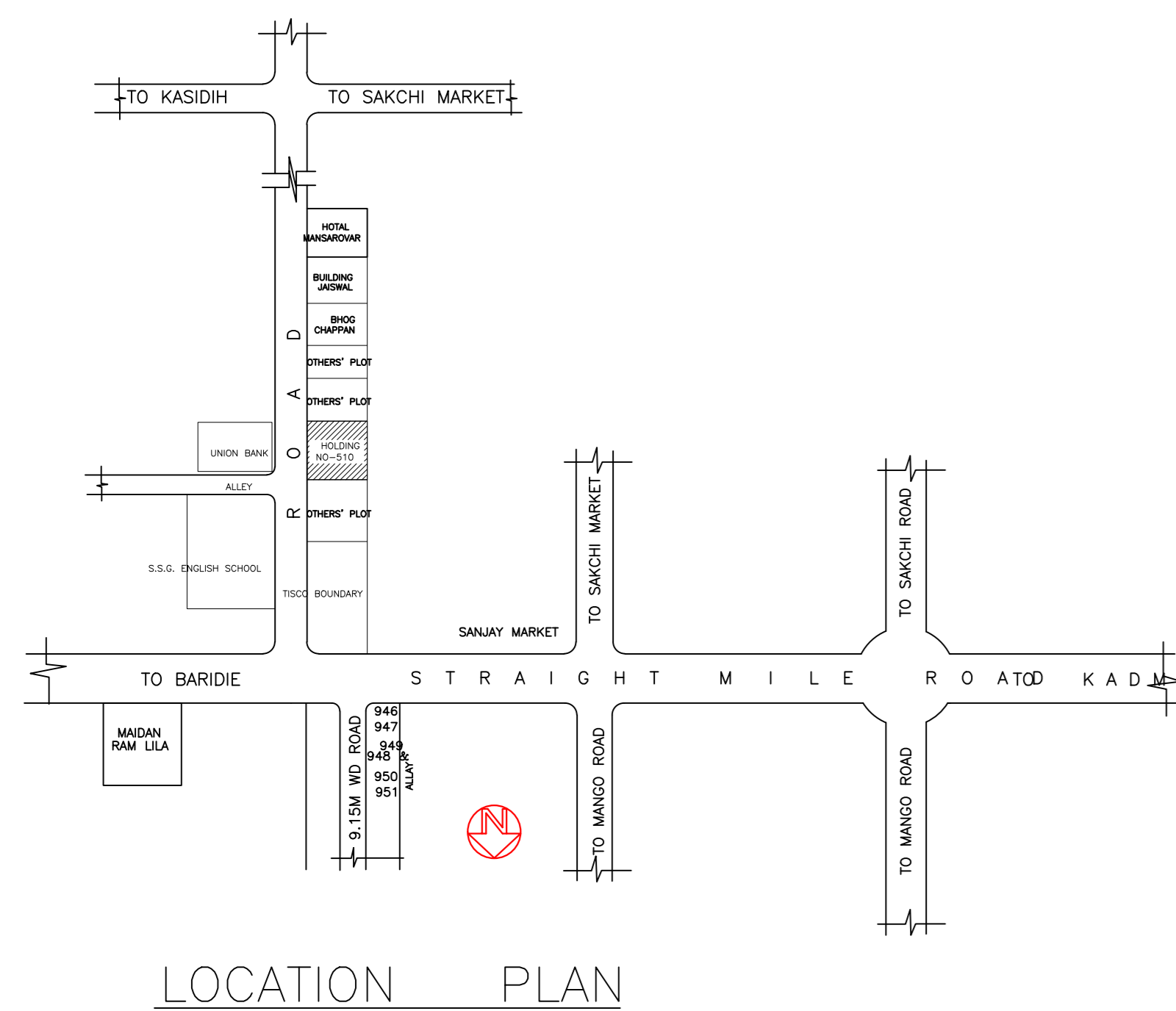
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



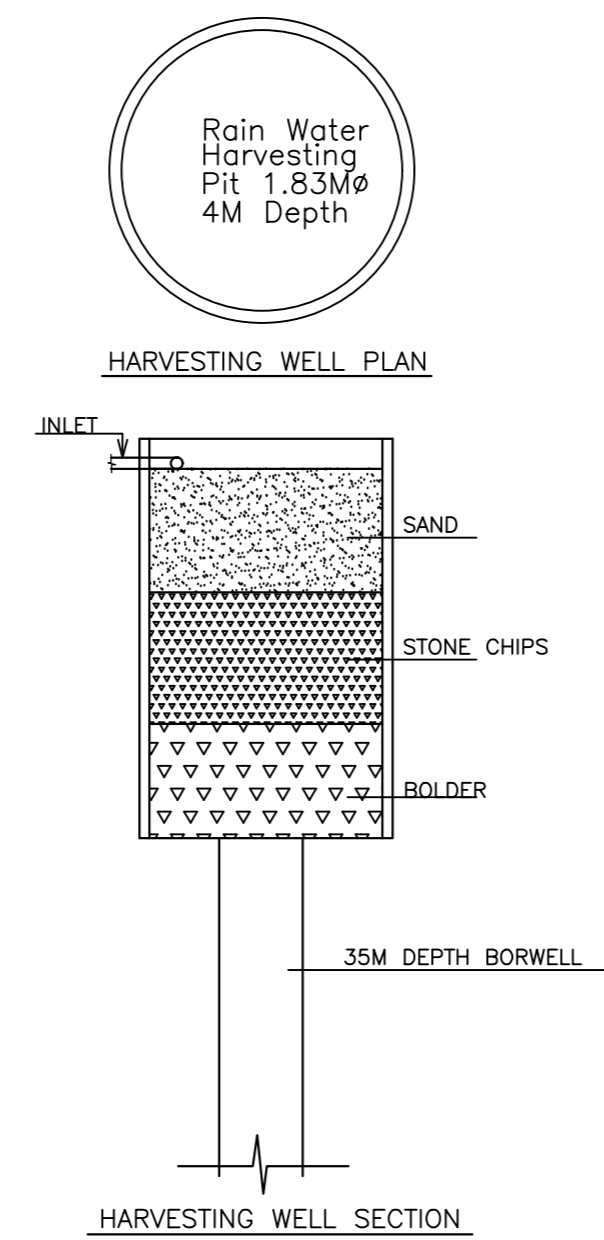
TYPICAL - 2, 3, 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



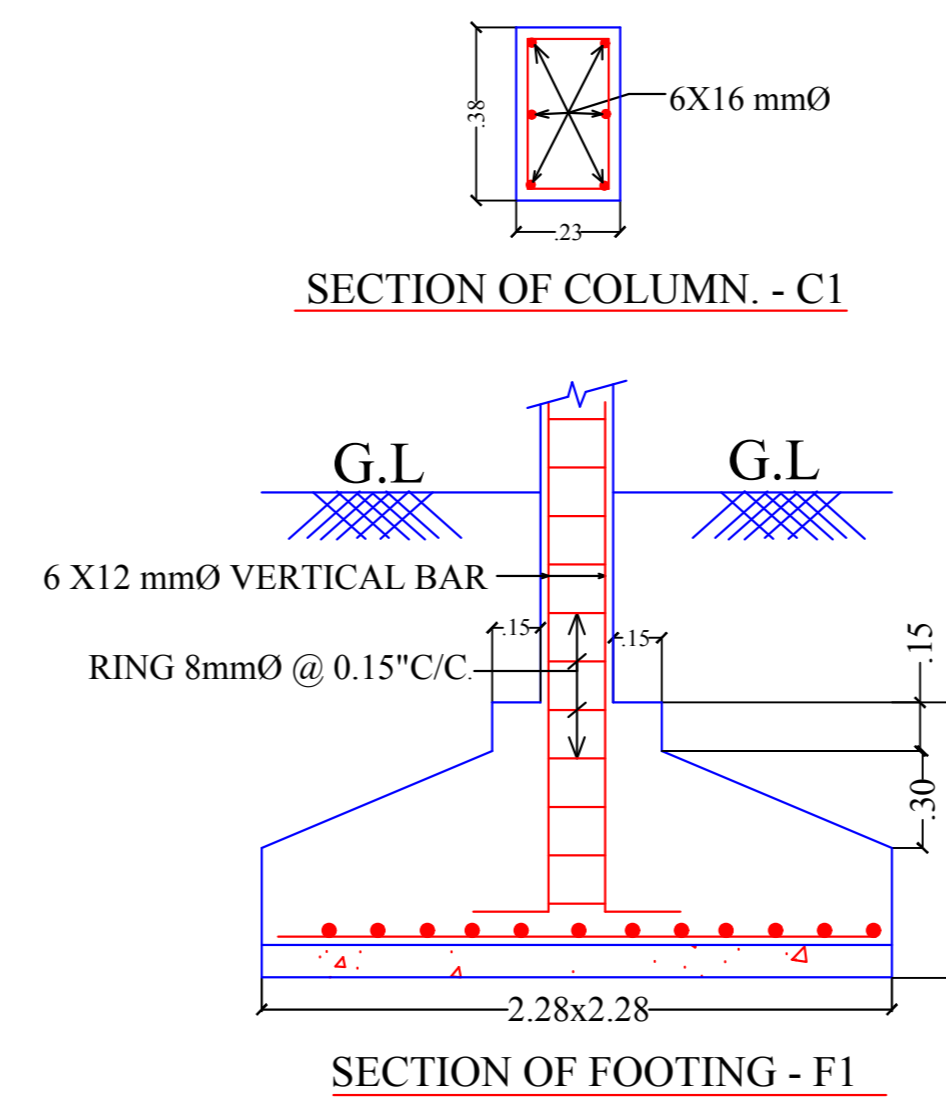
TERRACE FLOOR PLAN
(SCALE 1:100)



LOCATION PLAN



HARVESTING WELL SECTION



SECTION OF COLUMN - C1

SECTION OF FOOTING - F1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
VJAY KUMAR YADAV JNAC/ENG/0002/2021			