

Proposal Basic Information	
Proposal File No.	JNAC/BP/0003/W1/2022
Owner Name	SMT. KAMAL SETHI SRI HASROOP SINGH AND BANDANA BAJAJ
Khata No	622
Plot No	Ho. No. 21, CH AREA (NORTH-WEST)
Village Name	SONARI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT		VERSION NO.: 1.0.62	
JAMSHEDPUR NAC		VERSION DATE: 16/10/2020	
PROJECT DETAIL:			
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/0003/W1/2022	Plot/SubPlot No. Ho. No. 21, CH AREA (NORTH-WEST)		
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.	929.48
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		929.48
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			83.04
Total			83.04
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		846.44
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		929.48
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)		929.48
COVERAGE CHECK			
Permissible Coverage area (60.00 %)			557.69
Proposed Coverage Area (59.67 %)			554.61
Total Prop. Coverage Area (59.67 %)			554.61
Balance coverage area (0.33 %)			3.08
FAR CHECK			
Perm. FAR Area (2.50)			2323.70
Total Perm. FAR area			2323.70
Residential FAR			1963.01
Proposed FAR Area			1963.01
Total Proposed FAR Area			1963.01
Consumed FAR (Factor)			2.11
Balance FAR Area			360.69
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			2316.32
ARCHITECT (Regd)	SUDIPTO MUKHERJEE		
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)	SMT. KAMAL SETHI SRI HASROOP SINGH AND BANDANA BAJAJ		
DEVELOPMENT AUTHORITY		LOCAL BODY	

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.)
			Lift	Balcony	Parking				
A (21 CH AREA NORTH WEST)	1	2316.32	9.69	48.94	294.67	1963.02	1963.02	1963.02	04
Grand Total	1	2316.32	9.69	48.94	294.67	1963.02	1963.02	1963.02	04

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	554.61	259.94	554.61	259.94
First Floor	554.61	551.38	554.61	551.38
Second Floor	603.55	575.85	603.55	575.85
Third Floor	603.55	575.85	603.55	575.85
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2316.32	1963.02	2316.32	1963.02

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (21 CH AREA NORTH WEST)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

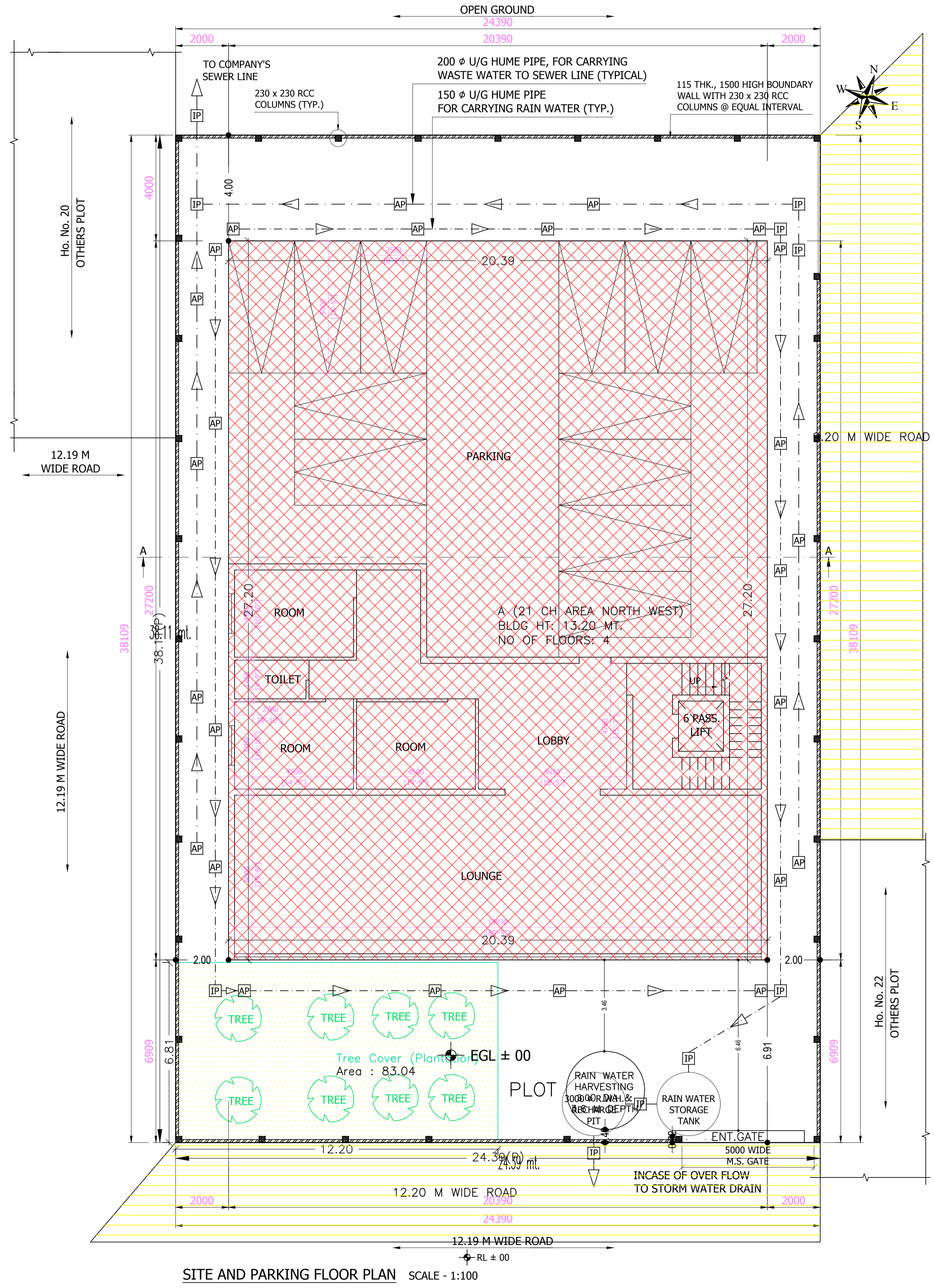
Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (21 CH AREA NORTH WEST)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	4.00	1.00	4	-	-	-	-
			> 0	1	4.00	-	-	1	1	-	-
Total :			-	-	-	-	4	11	-	1	1

Parking Check (Table 7b)

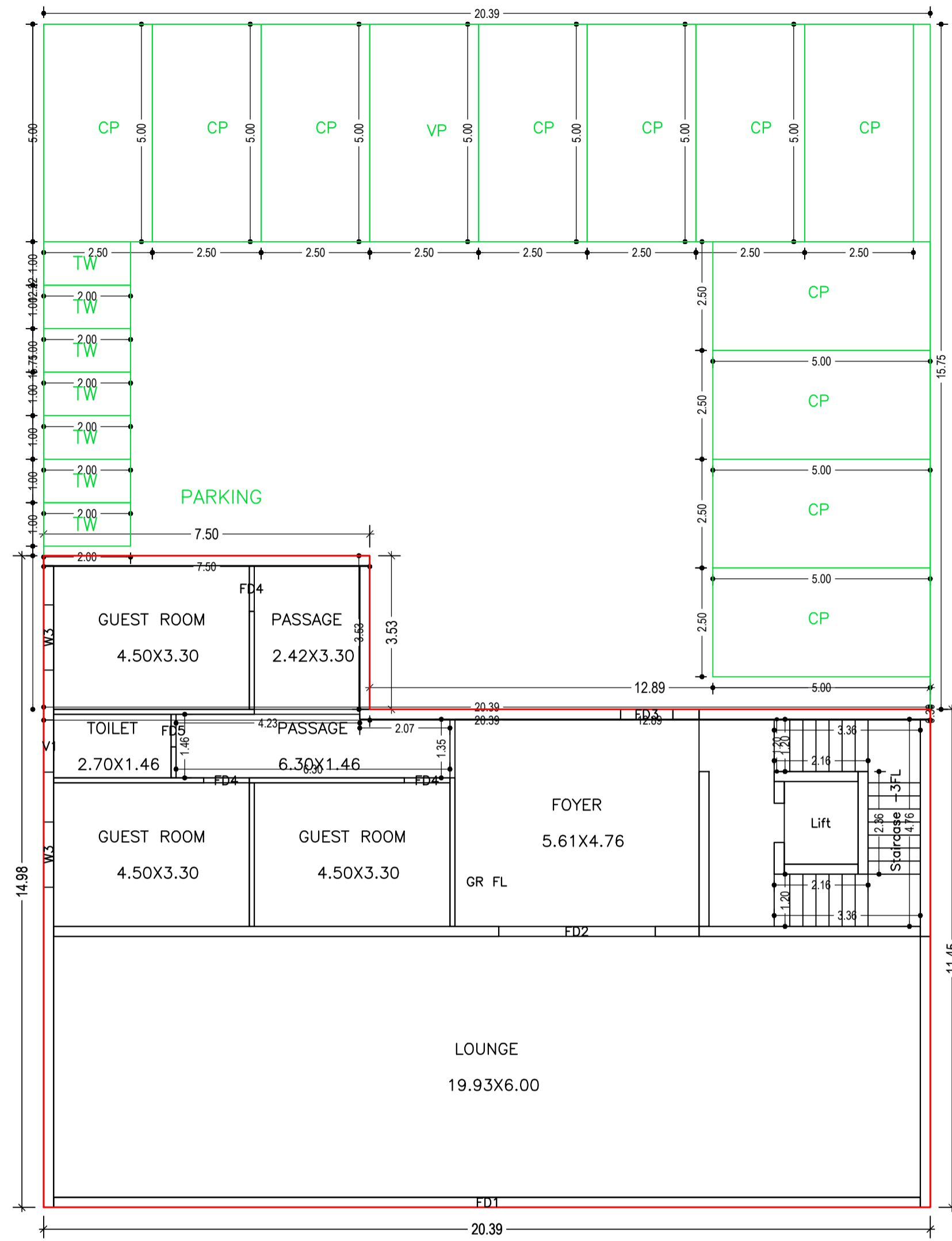
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	11	137.50
Total Car	4	50.00	11	137.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	7	14.00
Total TwoWheeler	-	-	7	14.00
Other Parking	-	-	-	130.67
Total		62.50		306.67

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

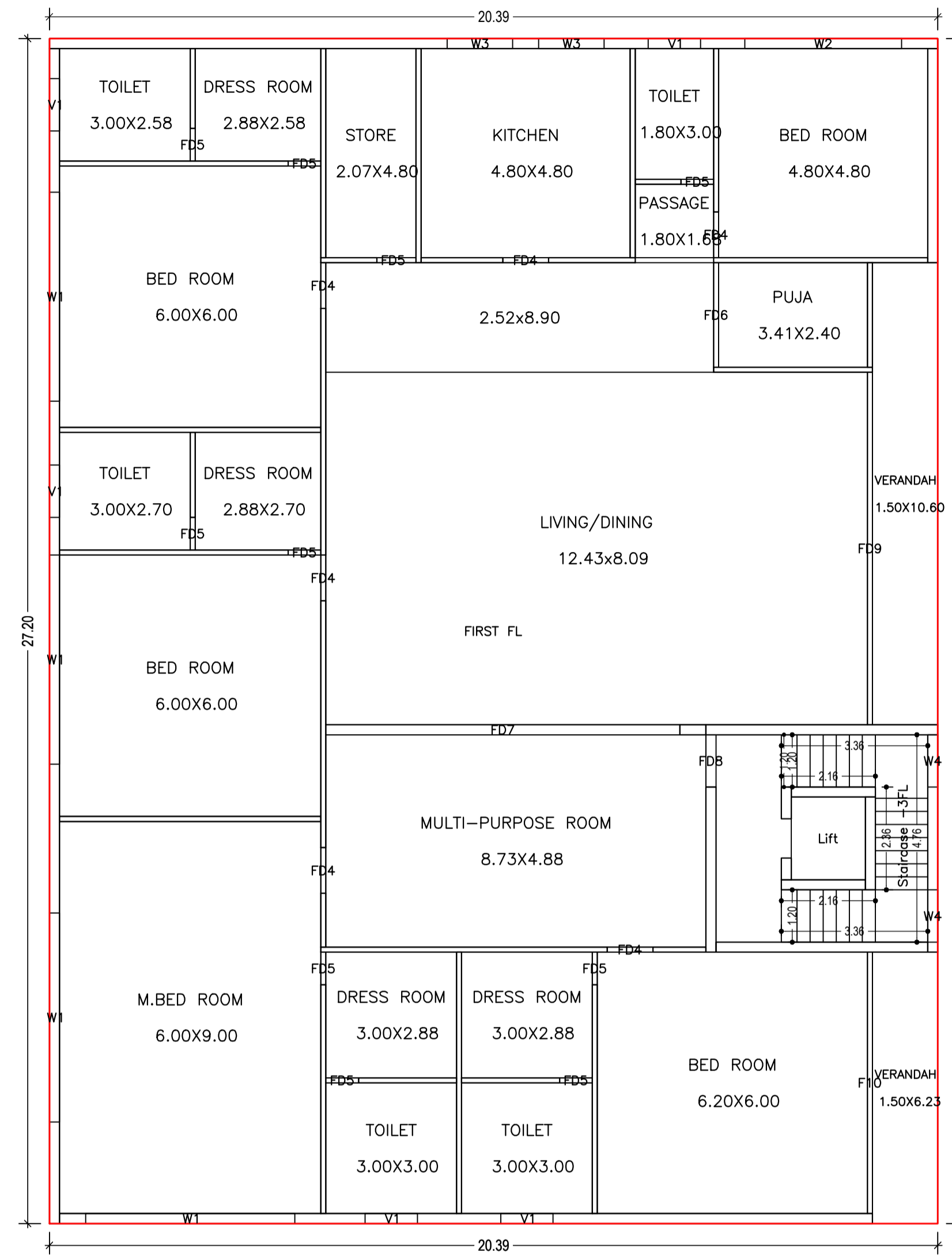


SITE AND PARKING FLOOR PLAN SCALE - 1:100

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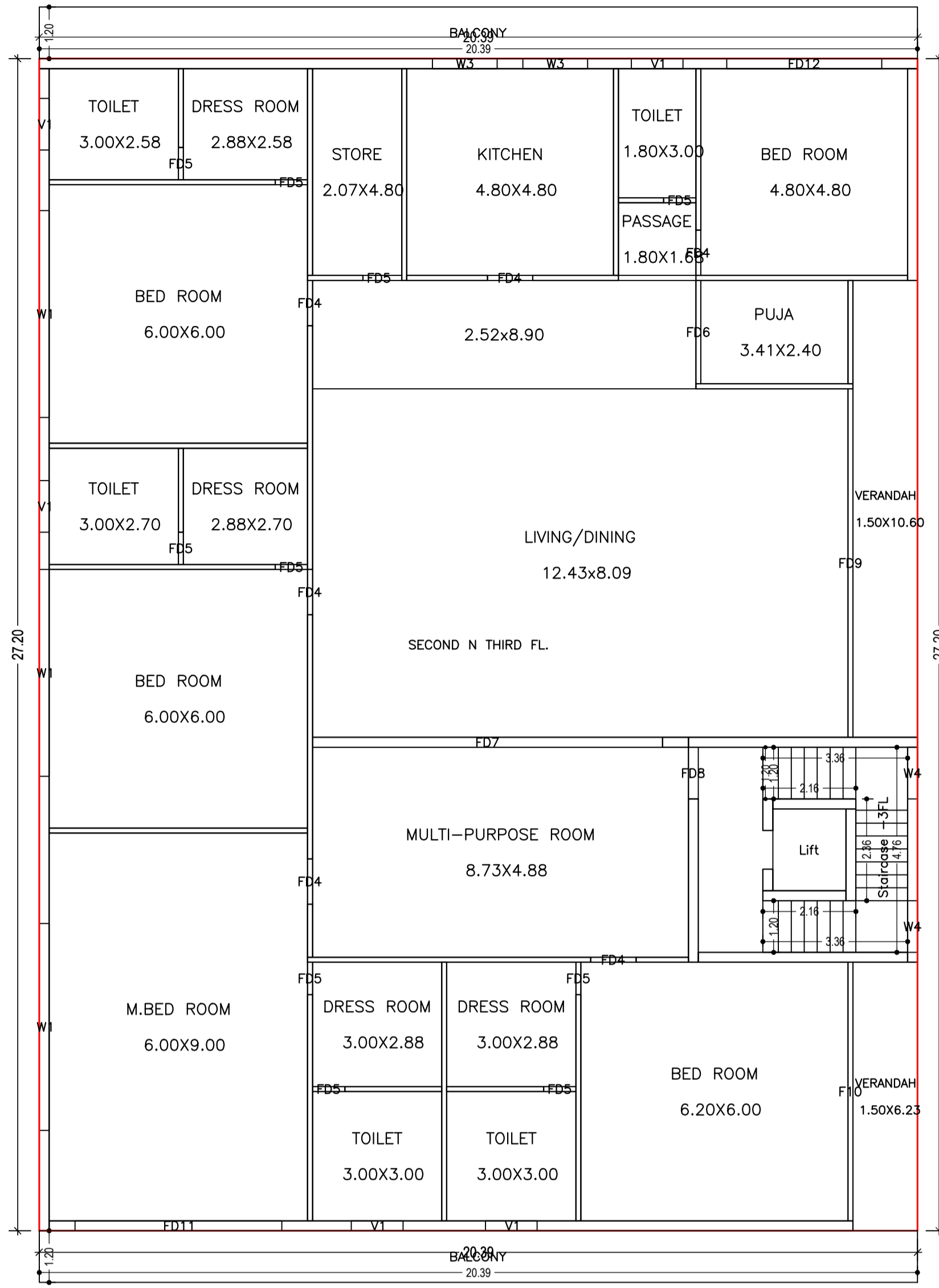
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



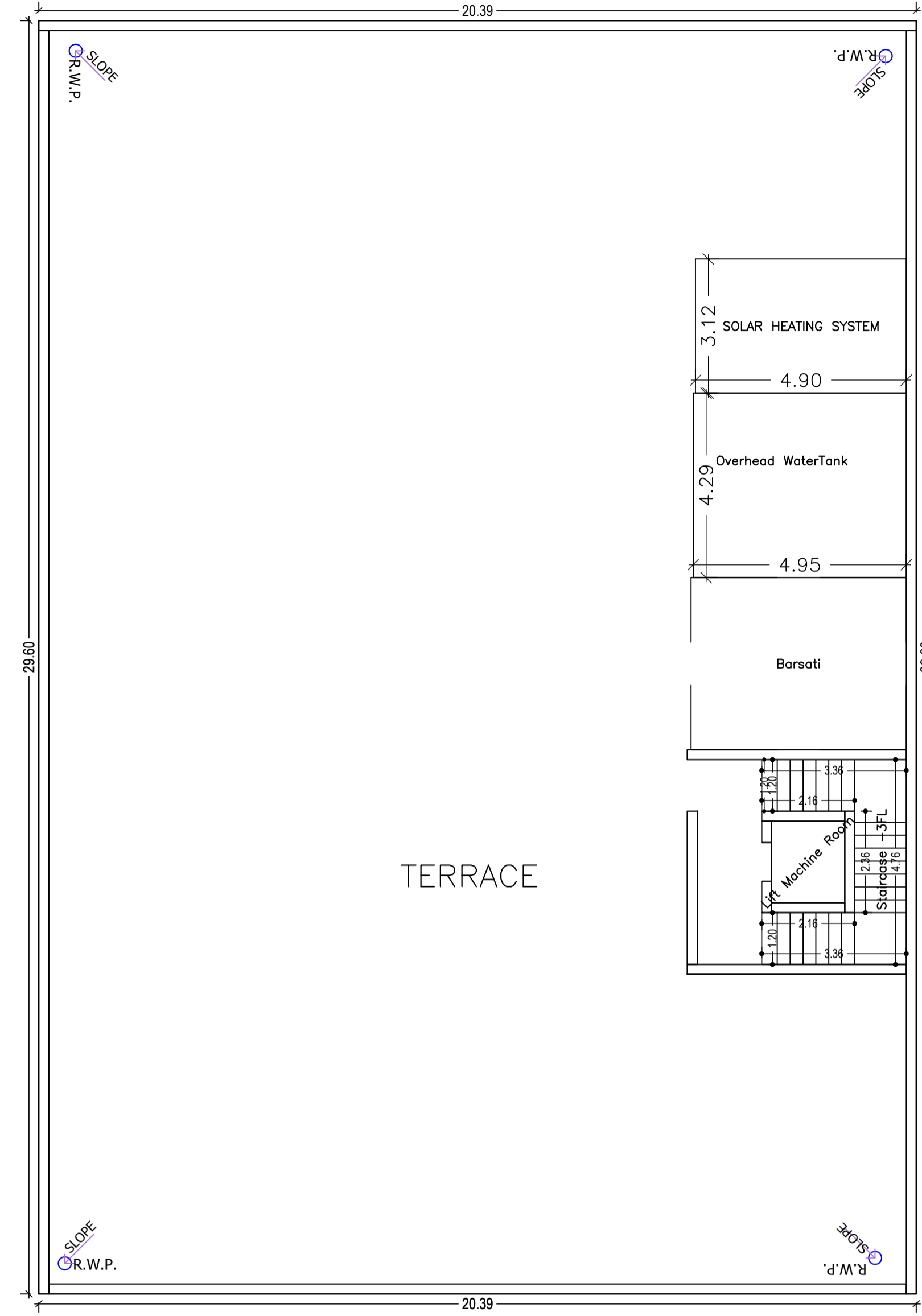
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

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



TERRACE FLOOR PLAN
(SCALE 1:100)

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SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

Building :A (21 CH AREA NORTH WEST)

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.)	Trmt (No.)
		Lift	Balcony	Parking				
Ground Floor	554.61	0.00	0.00	294.67	259.94	259.94	01	
First Floor	554.61	3.23	0.00	0.00	551.38	551.38	01	
Second Floor	603.55	3.23	24.47	0.00	575.85	575.85	01	
Third Floor	603.55	3.23	24.47	0.00	575.85	575.85	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	2316.32	9.69	48.94	294.67	1963.02	1963.02	04	
Total Number of Same Buildings :	1							
Total :	2316.32	9.69	48.94	294.67	1963.02	1963.02	04	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2& 3 FLOOR PLAN	1.20 X 20.39 X 2 X 2	97.88	97.88
Total	-	-	97.88

UnitBUA Table for Building :A (21 CH AREA NORTH WEST)

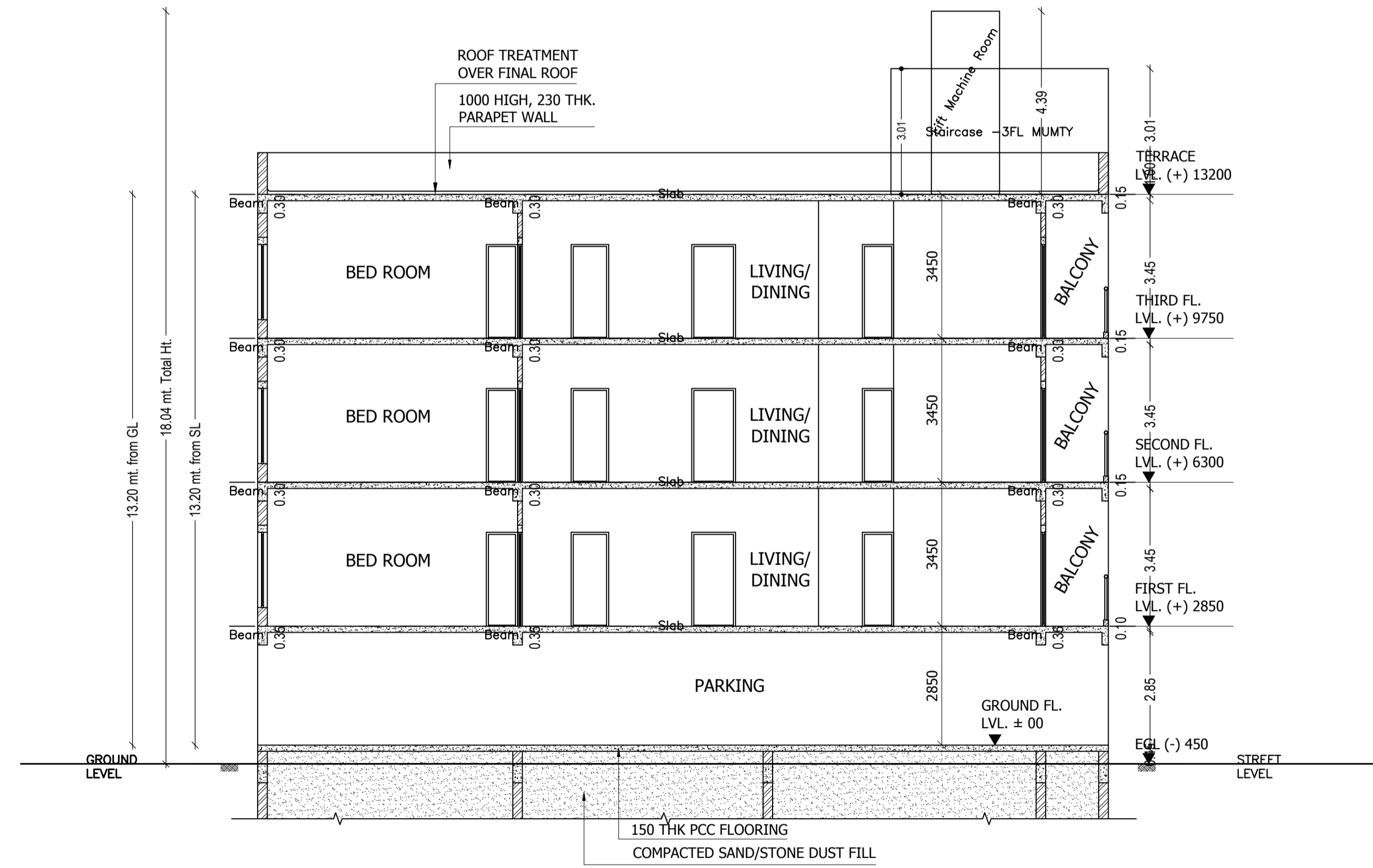
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GR FL	FLAT	232.17	213.72	8	1
FIRST FLOOR PLAN	FIRST FL	FLAT	526.84	498.53	22	1
TYPICAL - 2& 3 FLOOR PLAN	SECOND N THIRD FL	FLAT	575.77	498.53	22	2
Total:	-	-	1910.56	1709.32	74	4

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (21 CH AREA NORTH WEST)	FD5	0.75	2.10	28
A (21 CH AREA NORTH WEST)	FD5	0.90	2.10	03
A (21 CH AREA NORTH WEST)	FD4	1.05	2.10	21
A (21 CH AREA NORTH WEST)	FD8	1.20	2.40	03
A (21 CH AREA NORTH WEST)	FD3	1.20	2.40	01
A (21 CH AREA NORTH WEST)	FD1	19.93	2.40	01
A (21 CH AREA NORTH WEST)	FD6	2.40	2.40	03
A (21 CH AREA NORTH WEST)	FD2	3.60	2.40	01
A (21 CH AREA NORTH WEST)	FD12	3.60	2.40	02
A (21 CH AREA NORTH WEST)	FD11	4.80	2.40	02
A (21 CH AREA NORTH WEST)	F10	6.00	2.40	03
A (21 CH AREA NORTH WEST)	FD9	8.09	2.40	03
A (21 CH AREA NORTH WEST)	FD7	8.13	2.40	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (21 CH AREA NORTH WEST)	V1	1.20	1.35	16
A (21 CH AREA NORTH WEST)	W4	1.20	1.80	06
A (21 CH AREA NORTH WEST)	W3	1.50	1.20	08
A (21 CH AREA NORTH WEST)	W2	3.60	1.80	01
A (21 CH AREA NORTH WEST)	W1	4.80	1.80	10

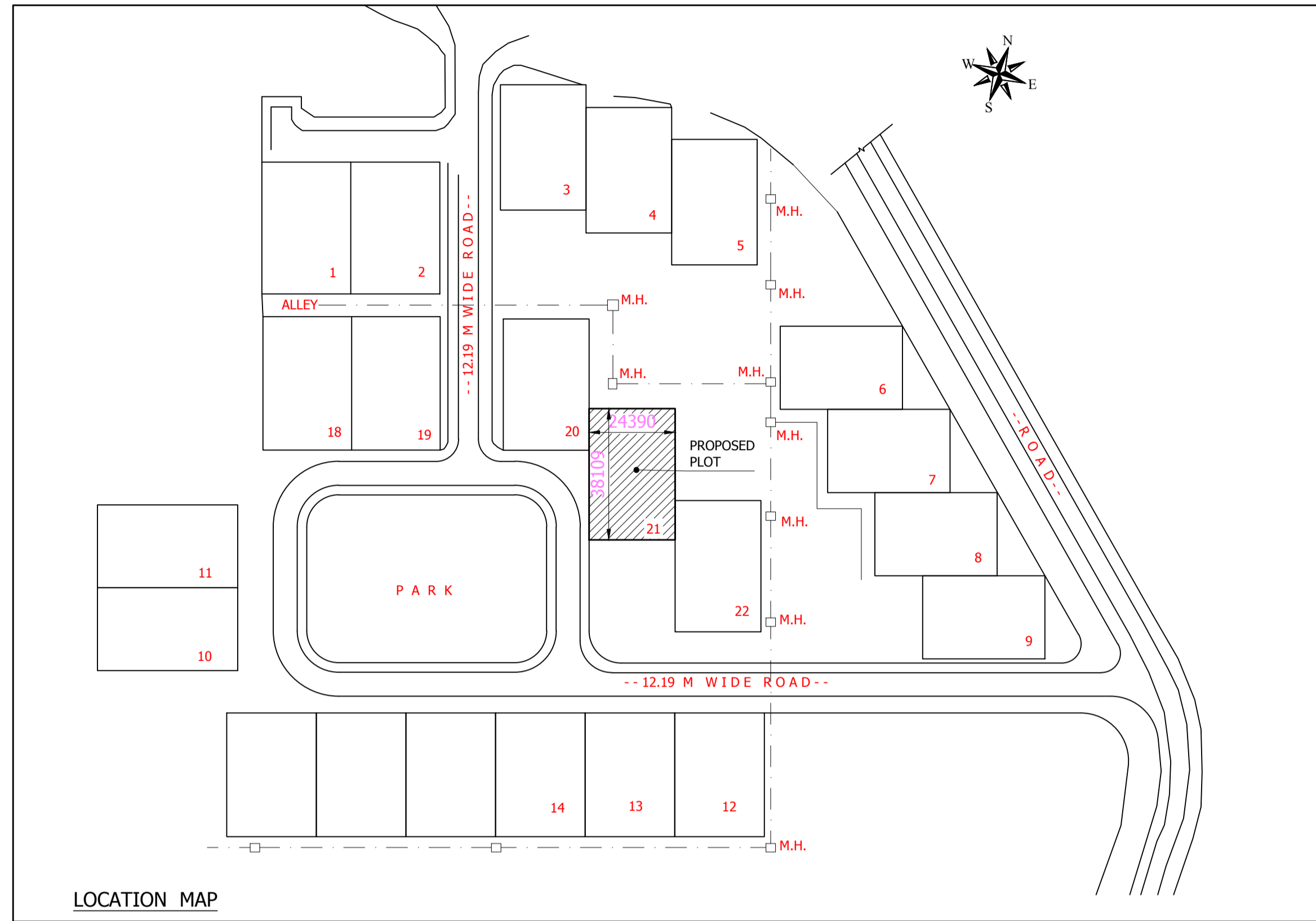


SECTION A - A SCALE 1:100

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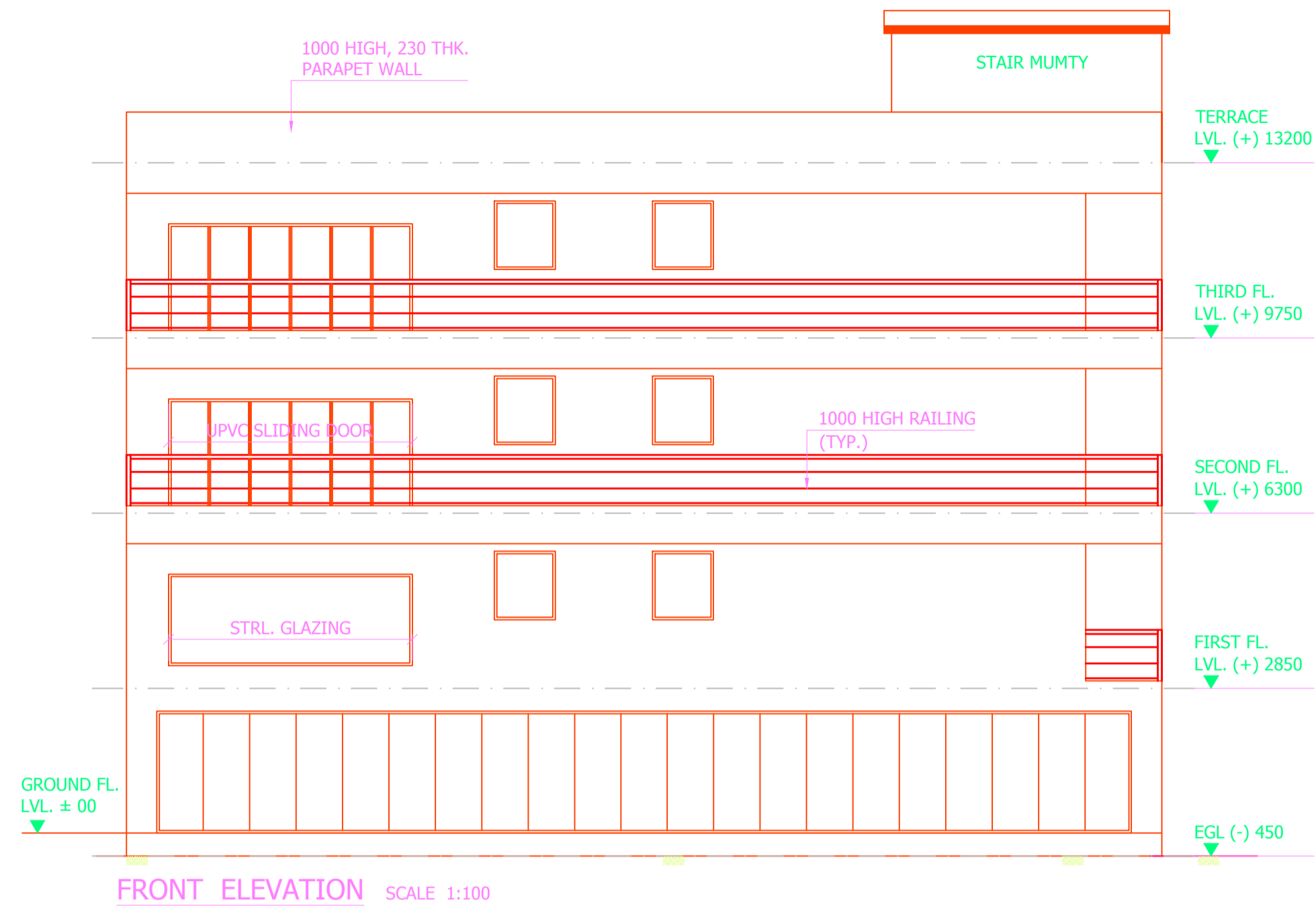
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LOCATION MAP

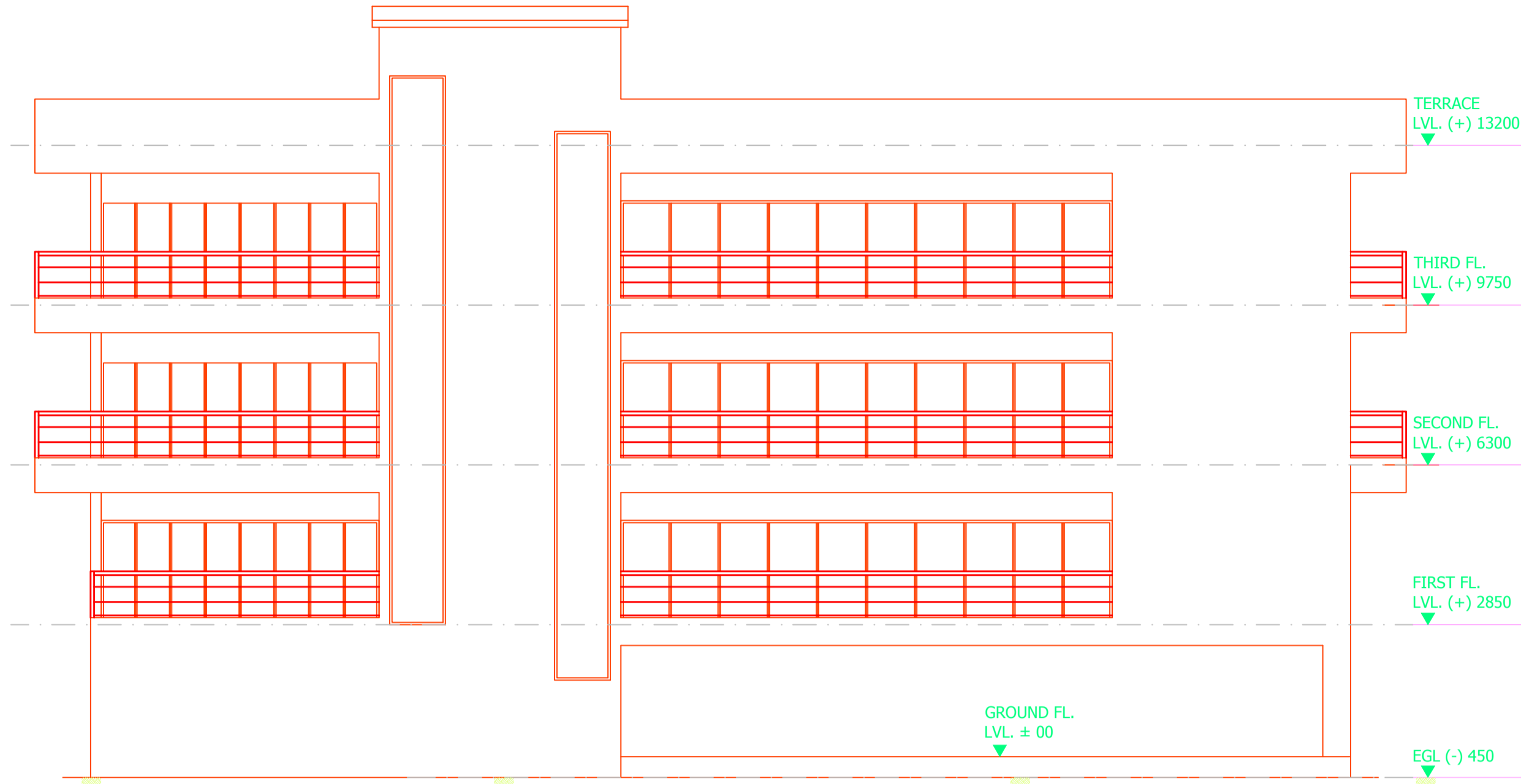
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RIGHT SIDE ELEVATION SCALE 1:100

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