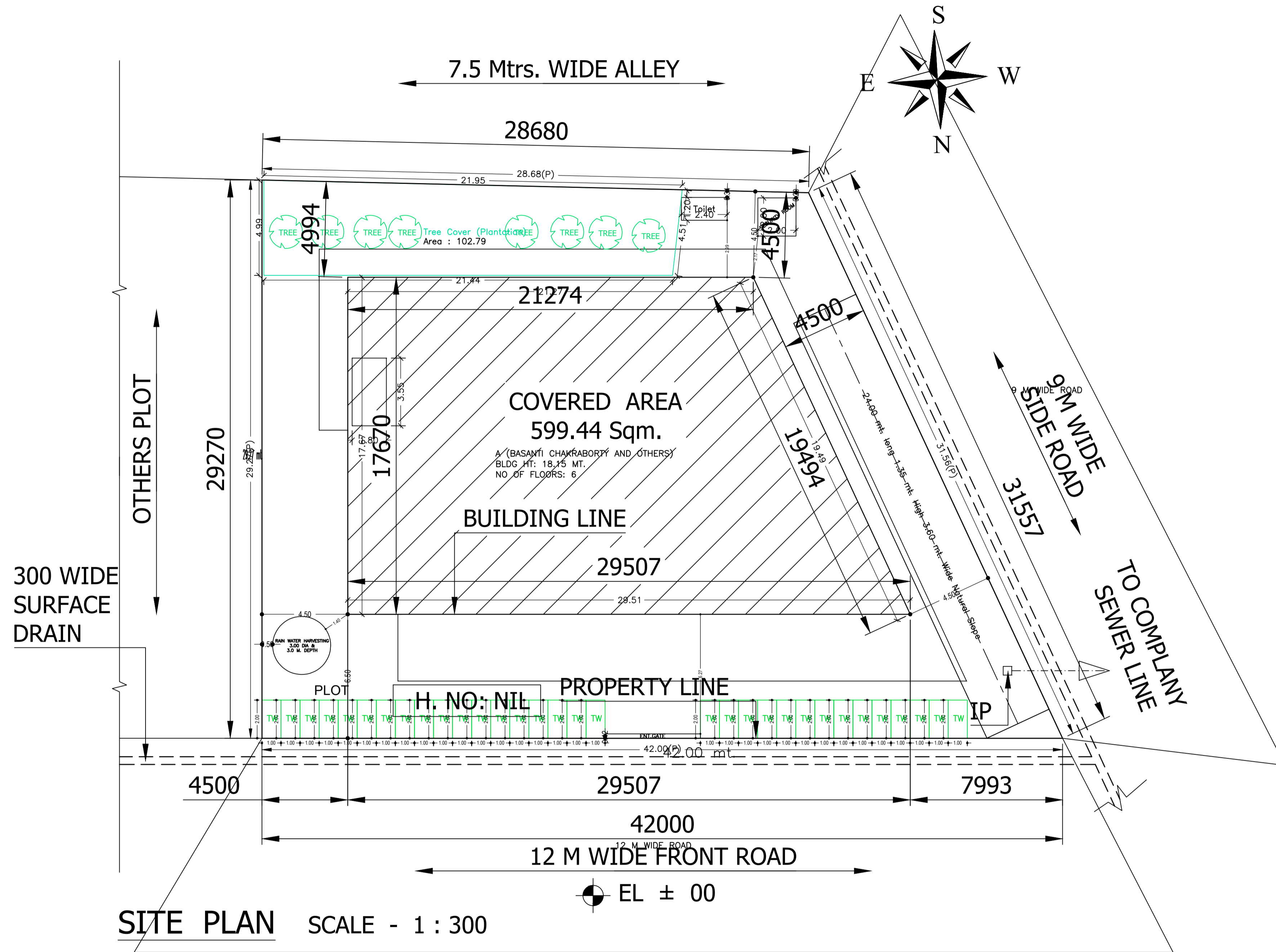


Proposal Basic Information	
Proposal File No.	JNAC/0082/W3/2022
Owner Name	Smt. BASANTI CHAKRABORTY AND OTHERS
Khata No	85
Plot No	Ho. No. NIL (COMMONLY KNOWN AS CHAKRABORTY )
Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm

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



AREA STATEMENT		VERSION NO. : 1.0.65
JAMSHEDPUR NAC		VERSION DATE: 16/10/2020
<b>PROJECT DETAIL:</b>		
Region: JHARKHAND URBAN	Plot Use: Mixed	
LOCAL BODIES	Plot SubUse: Resi+Comm	
District: EAST SINGHBHUM	PlotNearby/ReligiousStructure: NA	
Authority: JAMSHEDPUR NAC	Plot/SubPlot No: Ho. No. NIL (COMMONLY KNOWN AS CHAKRABORTY COMPOUND), CONTRACTOR'S AREA	
Inward_No: JNAC/BP/0082/W3/2022	North: -	
Application Type: General Proposal	South: -	
Project Type: Building Permission	East: -	
Nature of Development: Addition or Alteration	West: -	
Location of Development Area: Old Area		
<b>AREA DETAILS:</b>		
AREA OF PLOT (Minimum)	(A)	SO.MT. 1020.31
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1020.31
<b>Deduction for Balance Plot Area(from Gross Plot Area)</b>		
Common Plot		102.79
Total		102.79
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	917.52
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1020.31
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	1020.31
<b>COVERAGE CHECK</b>		
Permissible Coverage area ( 50.00 % )		510.15
Proposed Coverage Area ( 43.35 % )		442.27
Total Prop. Coverage Area ( 43.35 % )		442.27
Balance coverage area ( 6.65 % )		67.88
<b>FAR CHECK</b>		
Perm. FAR Area ( 2.500 )		2550.77
Total Perm. FAR area		2550.77
Residential FAR		1654.37
Commercial FAR		878.07
Proposed FAR Area		2541.81
Total Proposed FAR Area		2541.81
Consumed FAR (Factor)		2.49
Balance FAR Area		8.96
<b>BUILT UP AREA CHECK</b>		
Total Proposed BuiltUp Area		3247.19
ARCHITECT (Regd)	SUDIPTO MUKHERJEE	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	Smt. BASANTI CHAKRABORTY AND OTHERS	
DEVELOPMENT AUTHORITY		LOCAL BODY

Buildingwise Floor FAR Details

Floor Name	Building Name				Total			
	A (BASANTI CHAKRABORTY AND OTHERS)							
	Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built up Area (Sq.mt.)	Total Existing Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Basement Floor	9.36	611.38	9.36	0.00	9.36	611.38	9.36	0.00
Ground Floor	0.00	448.66	0.00	442.27	0.00	448.66	0.00	442.27
First Floor	0.00	448.66	0.00	435.81	0.00	448.66	0.00	435.81
Second Floor	0.00	426.44	0.00	413.59	0.00	426.44	0.00	413.59
Third Floor	0.00	426.44	0.00	413.59	0.00	426.44	0.00	413.59
Fourth Floor	0.00	426.44	0.00	413.59	0.00	426.44	0.00	413.59
Fifth Floor	449.81	0.00	413.59	0.00	449.81	0.00	413.59	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total :	459.17	2788.02	422.96	2118.84	459.17	2788.02	422.96	2118.84

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BASANTI CHAKRABORTY AND OTHERS)	Residential	ResComm Bldg	Multistoried

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.	
A (BASANTI CHAKRABORTY AND OTHERS)	Residential	ResComm Bldg	> 0	1	16.00	1.00	16	-	-	-	-	-
			> 0	1	16.00	-	-	-	-	1	16	-
			> 0	1	16.00	-	-	1	2	-	-	-
Total :			-	-	-	16	22	-	2	2	16	32

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	22	275.00
Total Car	16	200.00	22	275.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	32	64.00
Total TwoWheeler	16	32.00	32	64.00
Other Parking	-	-	-	304.92
Total	-	257.00	-	732.92

FAR & Tenement Details (Table 4c-1)

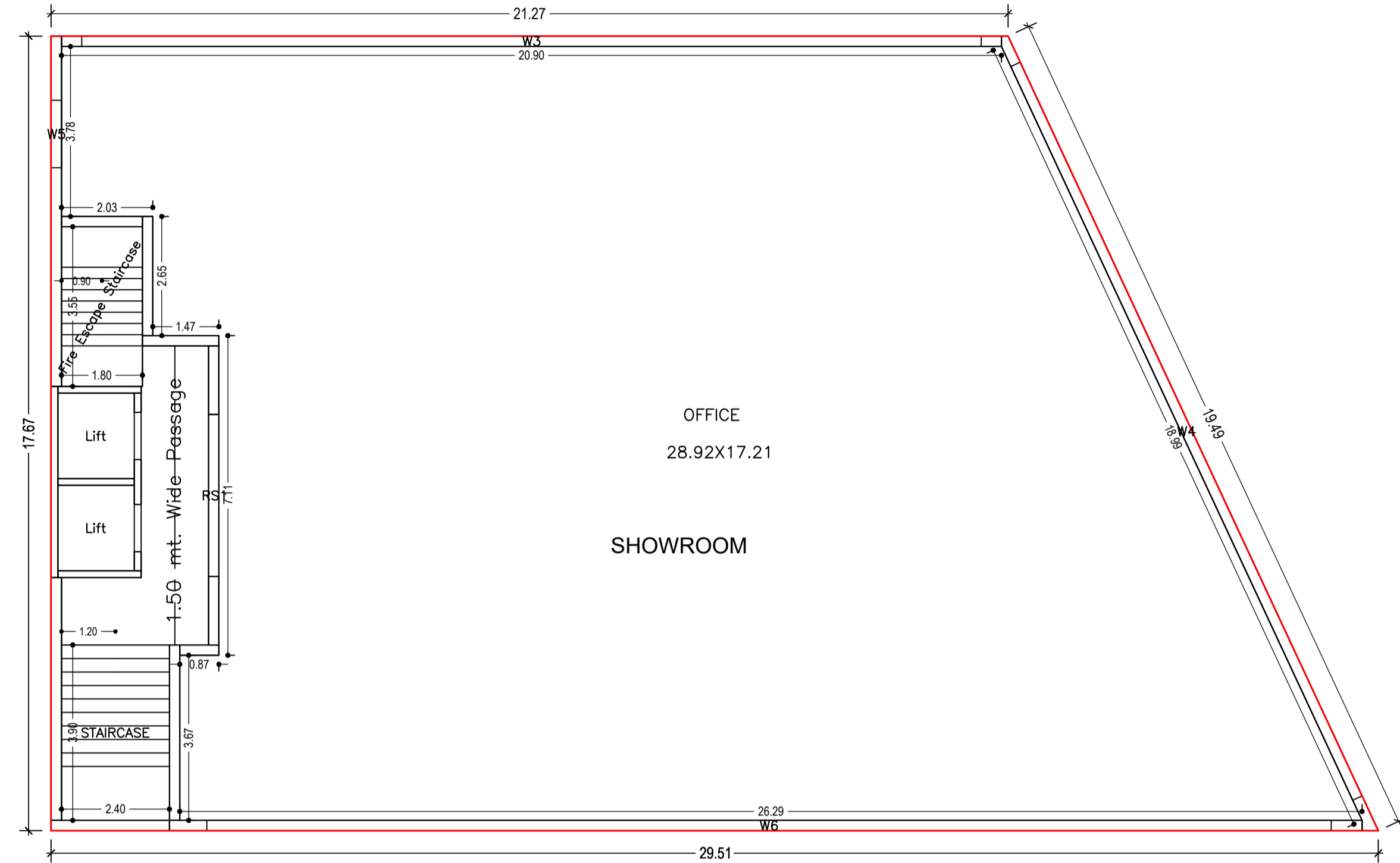
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area In Existing FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
					StairCase	Lift	Balcony	Parking						
A (BASANTI CHAKRABORTY AND OTHERS)	1	3247.19	2788.02	459.17	38.34	38.76	23.37	604.92	2118.84	413.59	9.36	2541.80	2541.80	18
Grand Total	1	3247.19	2788.02	459.17	38.34	38.76	23.37	604.92	2118.84	413.59	9.36	2541.80	2541.80	18

SITE PLAN

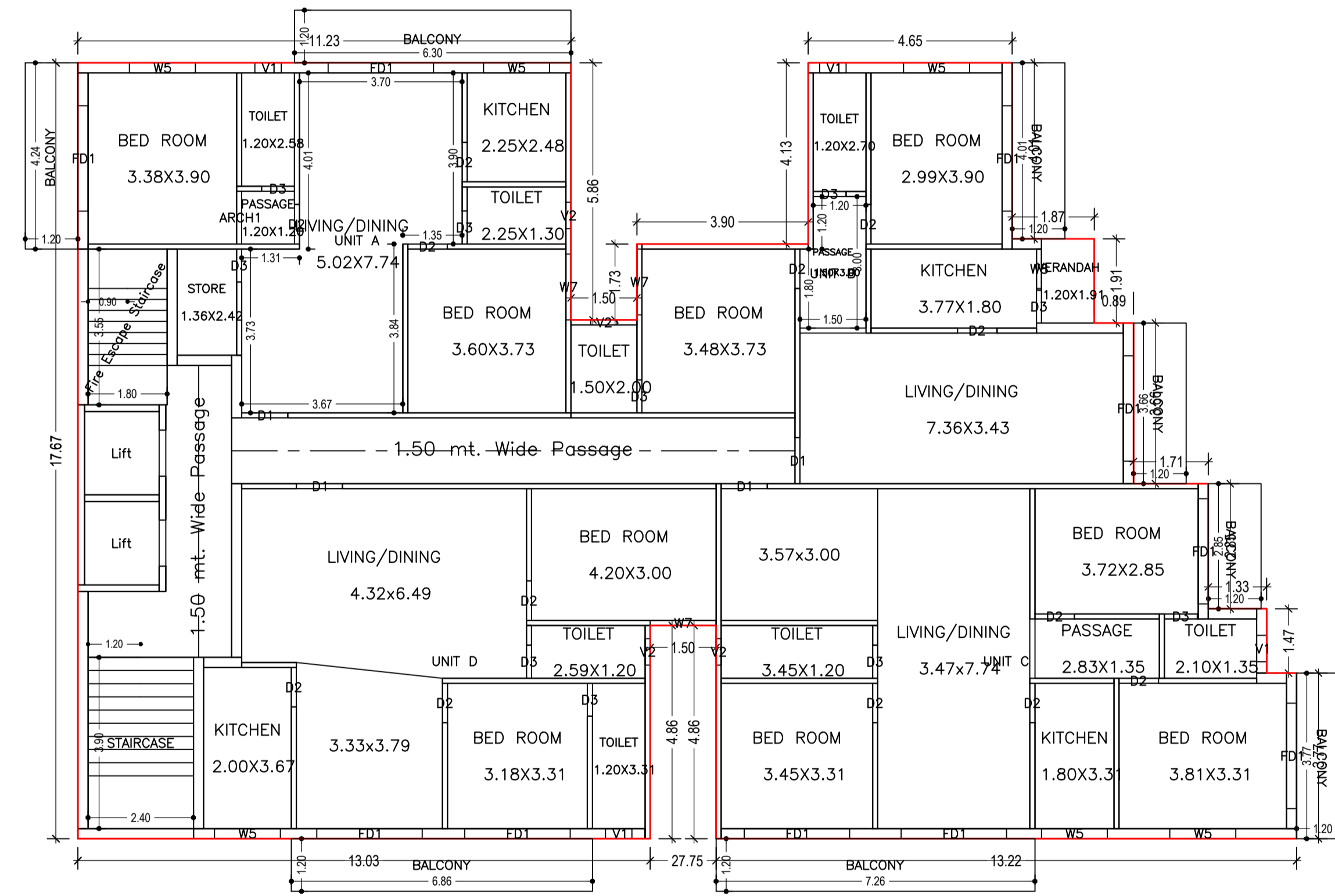
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			



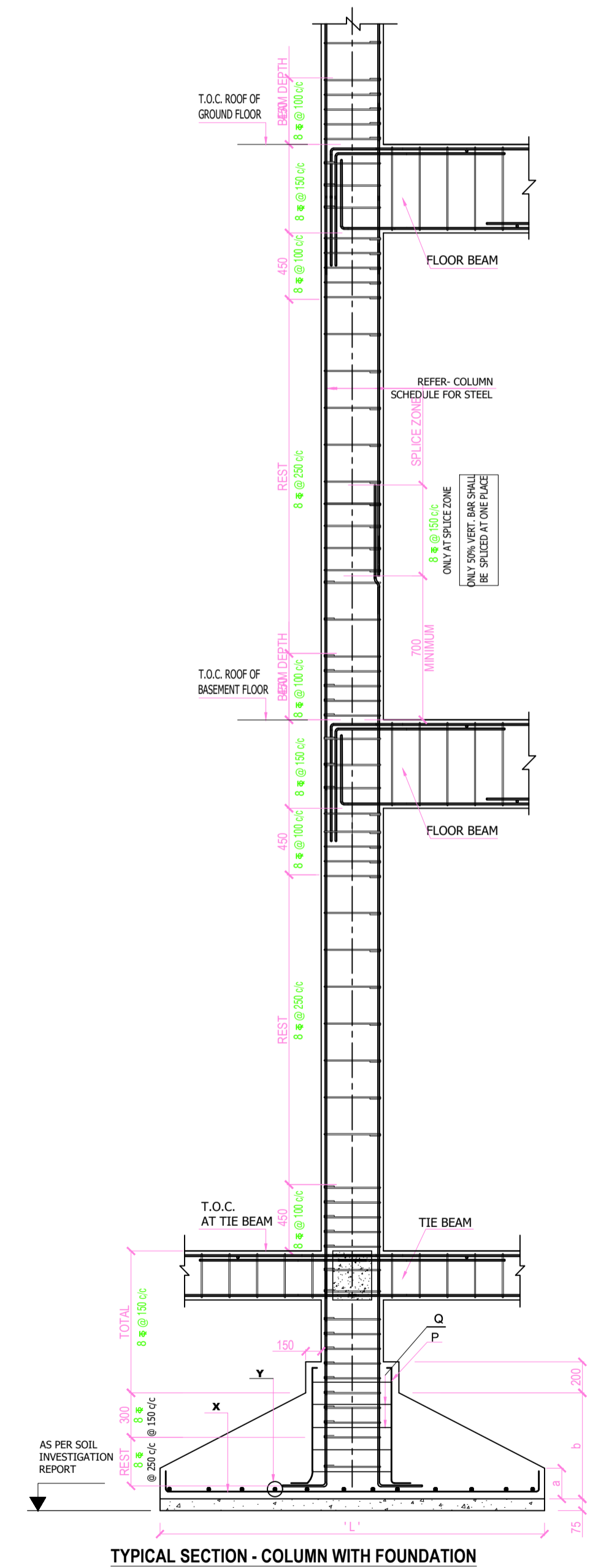
Proposal Basic Information	
Proposal File No.	JNAC/EP/0082/W3/2022
Owner Name	Smt. BASANTI CHAKRABORTY AND OTHERS
Khata No	85
Plot No	Ho. No. NIL (COMMONLY KNOWN AS CHAKRABORTY )
Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm



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



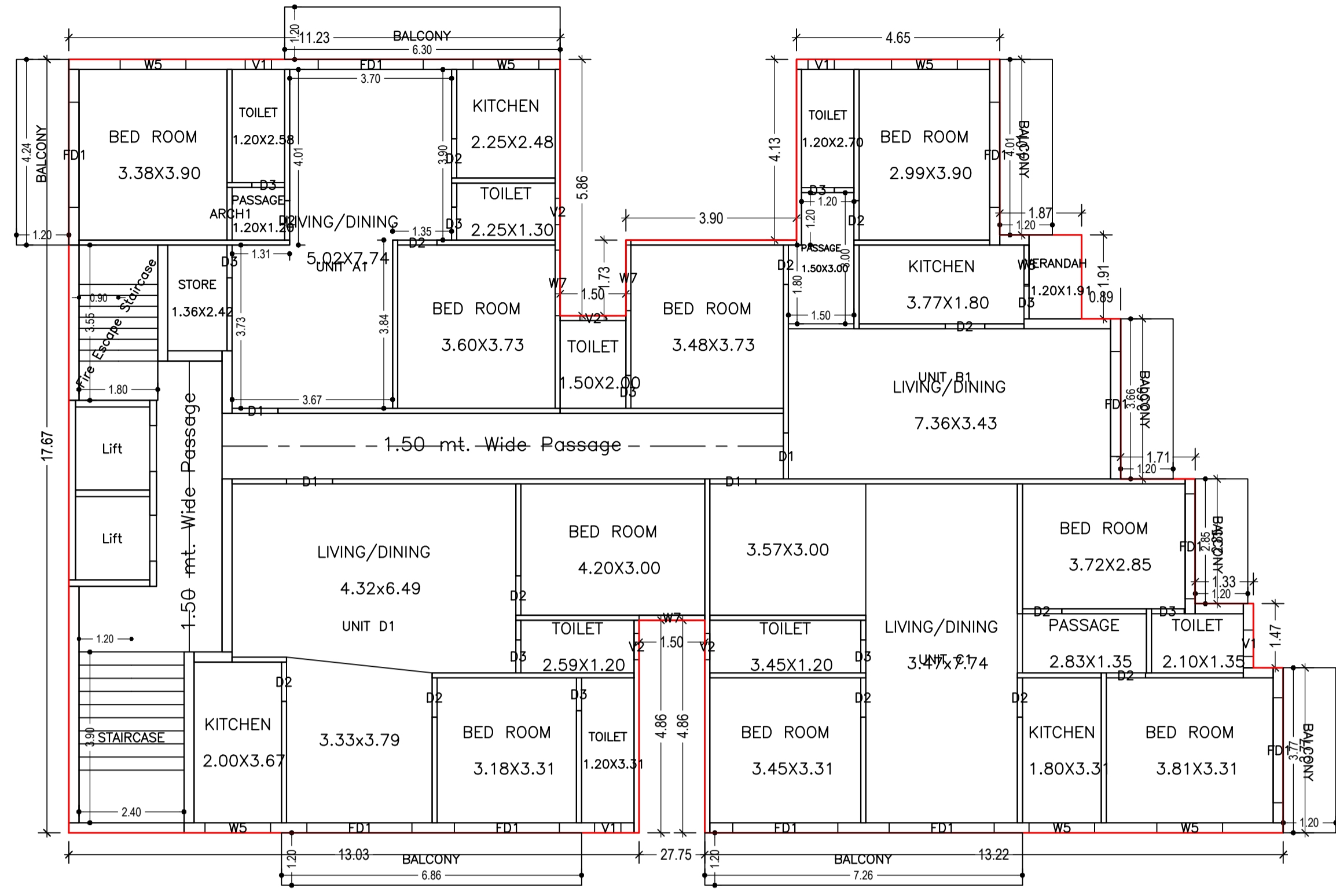
TYPICAL - 2, 3& 4 FLOOR PLAN  
(Existing)  
(SCALE 1:100)



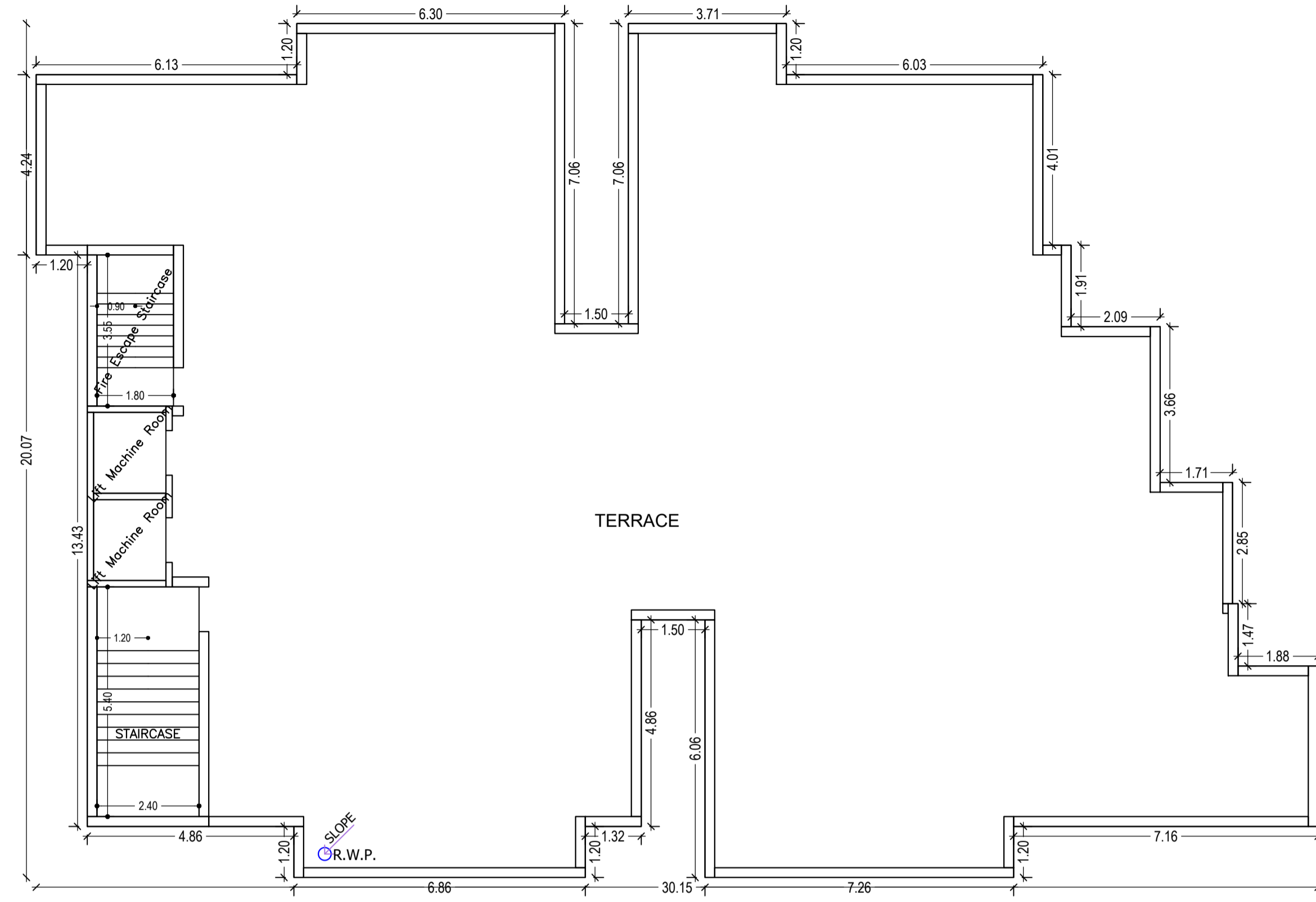
TYPICAL SECTION - COLUMN WITH FOUNDATION

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	
Proposal File No.	JNAC/0082/W3/2022
Owner Name	Smt. BASANTI CHAKRABORTY AND OTHERS
Khata No	85
Plot No	Ho. No. NIL (COMMONLY KNOWN AS CHAKRABORTY)
Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm



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



TERRACE FLOOR PLAN  
(SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BASANTI CHAKRABORTY AND OTHERS)	D3	0.75	0.00	30
A (BASANTI CHAKRABORTY AND OTHERS)	D3	0.75	2.10	10
A (BASANTI CHAKRABORTY AND OTHERS)	D2	0.90	0.00	39
A (BASANTI CHAKRABORTY AND OTHERS)	D2	0.90	2.10	13
A (BASANTI CHAKRABORTY AND OTHERS)	D1	1.05	0.00	12
A (BASANTI CHAKRABORTY AND OTHERS)	D1	1.05	2.10	04
A (BASANTI CHAKRABORTY AND OTHERS)	ARCH1	1.20	0.00	03
A (BASANTI CHAKRABORTY AND OTHERS)	D	1.20	0.00	01
A (BASANTI CHAKRABORTY AND OTHERS)	ARCH1	1.20	2.10	01
A (BASANTI CHAKRABORTY AND OTHERS)	FD1	2.40	0.00	30
A (BASANTI CHAKRABORTY AND OTHERS)	FD1	2.40	2.10	10
A (BASANTI CHAKRABORTY AND OTHERS)	RS1	3.60	0.00	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BASANTI CHAKRABORTY AND OTHERS)	V1	0.60	0.60	04
A (BASANTI CHAKRABORTY AND OTHERS)	V2	0.60	0.60	04
A (BASANTI CHAKRABORTY AND OTHERS)	V1	0.60	1.20	12
A (BASANTI CHAKRABORTY AND OTHERS)	V2	0.60	1.20	12
A (BASANTI CHAKRABORTY AND OTHERS)	W8	0.90	1.20	04
A (BASANTI CHAKRABORTY AND OTHERS)	W5	1.50	1.20	26
A (BASANTI CHAKRABORTY AND OTHERS)	W7	1.50	1.20	12
A (BASANTI CHAKRABORTY AND OTHERS)	W4	18.00	1.20	02
A (BASANTI CHAKRABORTY AND OTHERS)	W3	20.00	1.20	02
A (BASANTI CHAKRABORTY AND OTHERS)	W6	25.00	1.20	01
A (BASANTI CHAKRABORTY AND OTHERS)	W1	4.50	1.20	02
A (BASANTI CHAKRABORTY AND OTHERS)	W2	6.00	1.20	01

Building :A (BASANTI CHAKRABORTY AND OTHERS)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area in Existing FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
				StairCase	Lift	Balcony	Parking						
Basement Floor	620.74	611.38	9.36	0.00	6.46	0.00	604.92	0.00	0.00	9.36	9.36	9.36	00
Ground Floor	448.66	448.66	0.00	6.39	0.00	0.00	442.27	0.00	0.00	442.27	442.27	442.27	01
First Floor	448.66	448.66	0.00	6.39	6.46	0.00	435.81	0.00	0.00	435.81	435.81	435.81	01
Second Floor	426.44	426.44	0.00	6.39	6.46	0.00	413.59	0.00	0.00	413.59	413.59	413.59	04
Third Floor	426.44	426.44	0.00	6.39	6.46	0.00	413.59	0.00	0.00	413.59	413.59	413.59	04
Fourth Floor	426.44	426.44	0.00	6.39	6.46	0.00	413.59	0.00	0.00	413.59	413.59	413.59	04
Fifth Floor	449.81	0.00	449.81	6.39	6.46	23.37	0.00	0.00	413.59	0.00	413.59	413.59	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	3247.19	2788.02	459.17	38.34	38.76	23.37	604.92	2118.84	413.59	9.36	2541.80	2541.80	18
Total Number of Same Buildings	1												
Total	3247.19	2788.02	459.17	38.34	38.76	23.37	604.92	2118.84	413.59	9.36	2541.80	2541.80	18

UnitBUA Table for Building :A (BASANTI CHAKRABORTY AND OTHERS)

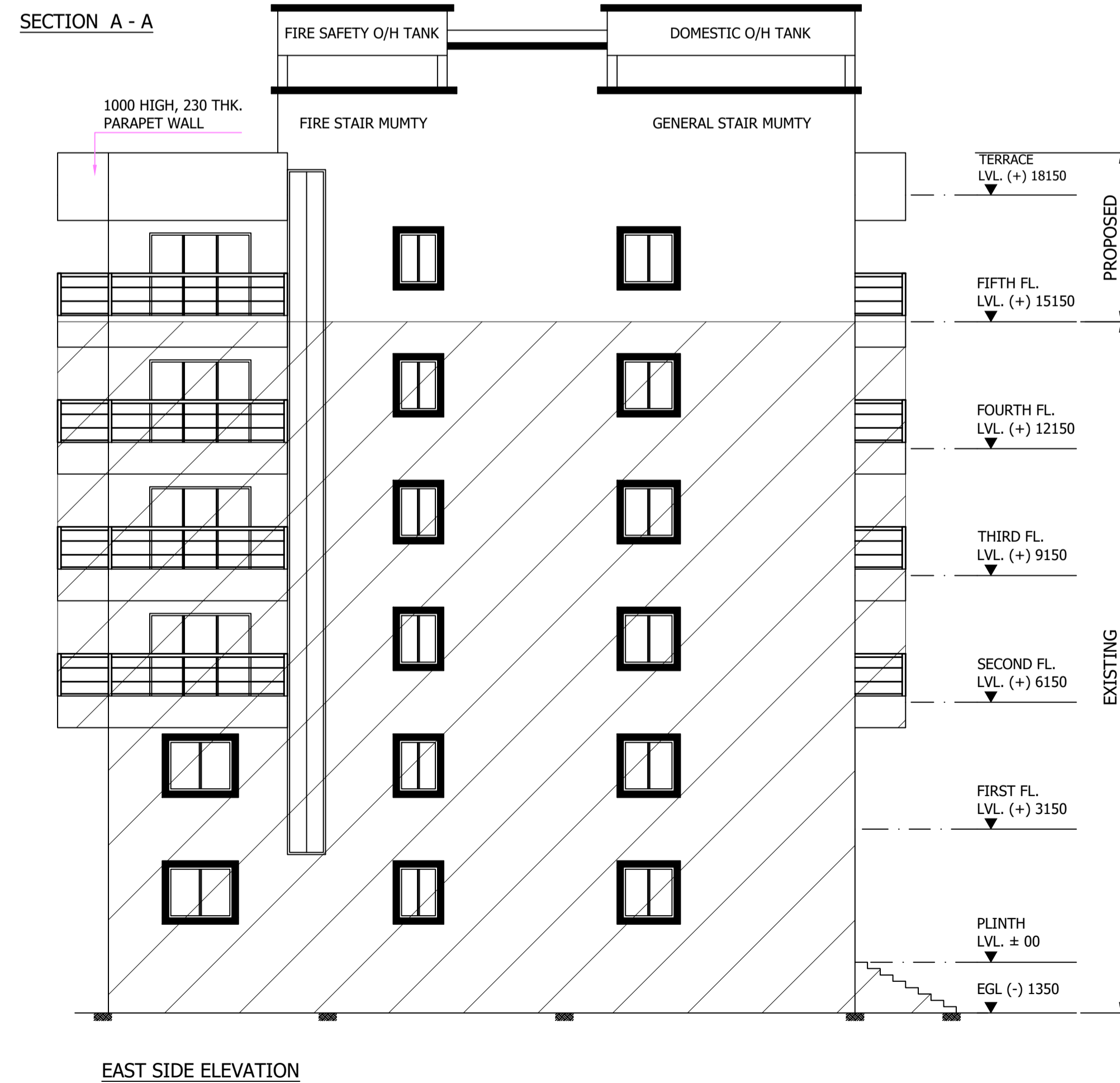
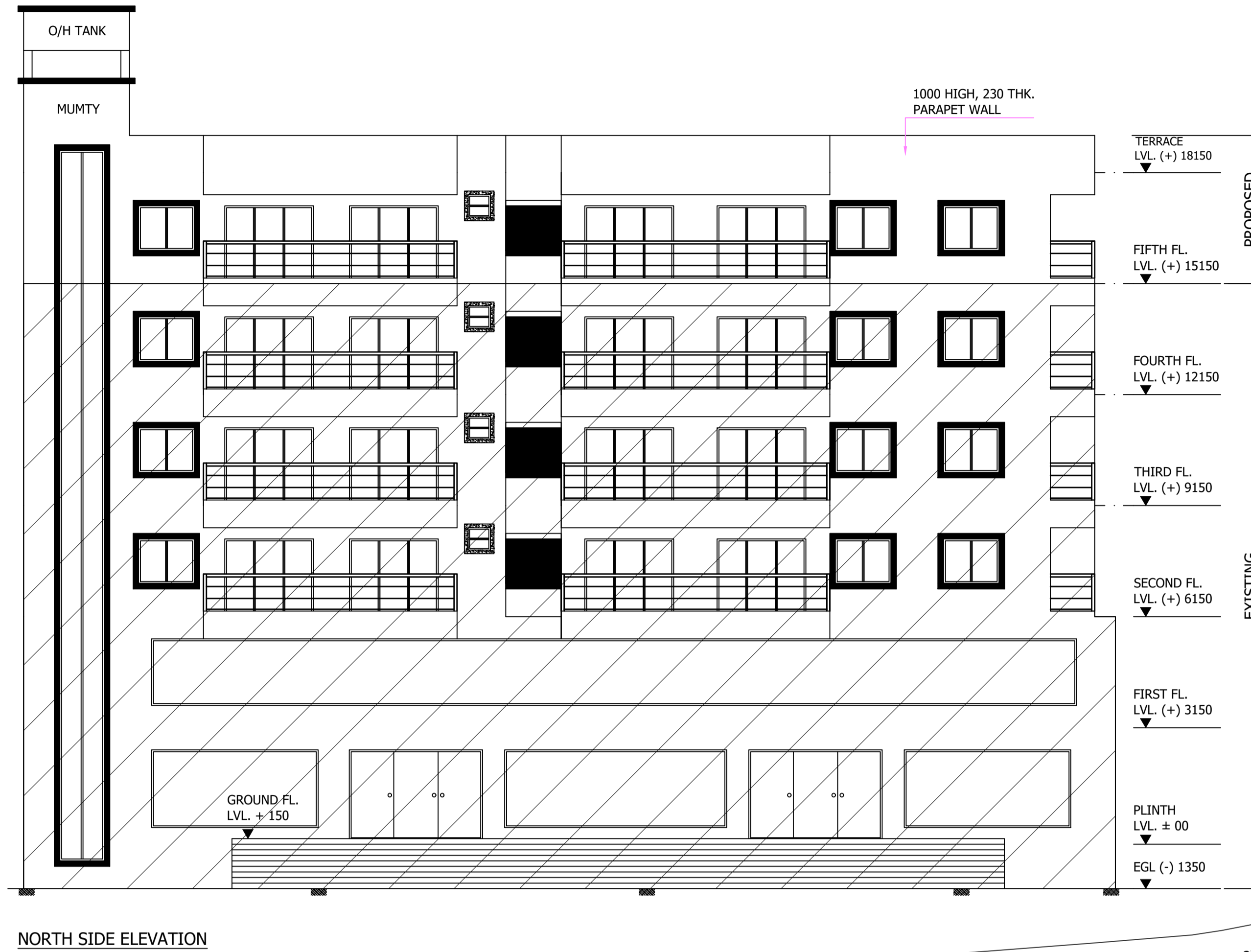
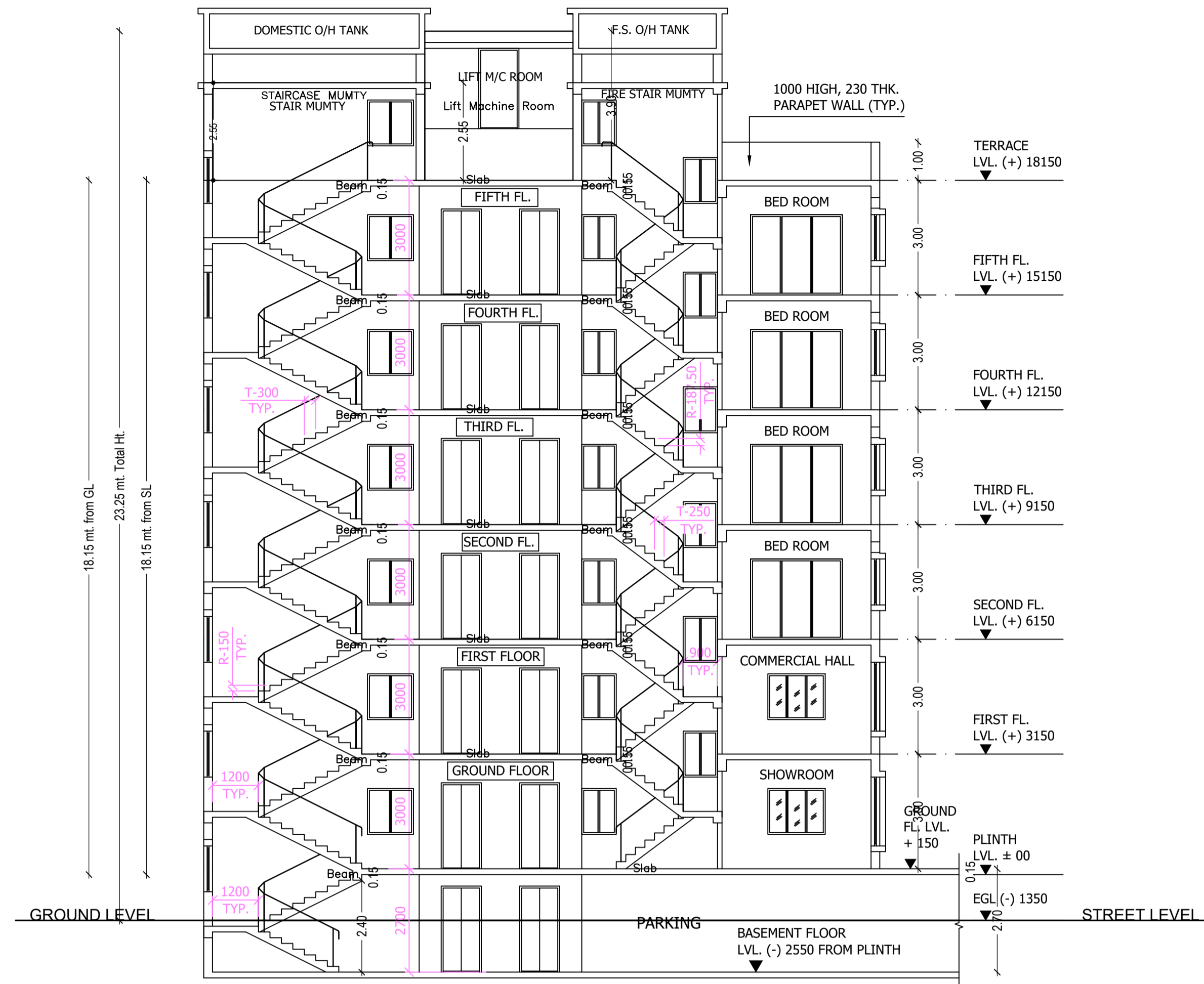
FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOWROOM	SHOP	Existing	409.14	391.64	1	1
FIRST FLOOR PLAN	SHOWROOM	SHOP	Existing	409.14	390.54	1	1
TYPICAL - 2, 3& 4 FLOOR PLAN	UNIT A	FLAT	Existing	93.86	72.13	8	12
	UNIT B	FLAT	Existing	86.66	70.21	8	
	UNIT C	FLAT	Existing	121.21	89.79	8	
	UNIT D	FLAT	Existing	93.72	77.08	6	
FIFTH FLOOR PLAN	UNIT A1	FLAT	Proposed	93.86	72.13	8	4
	UNIT B1	FLAT	Proposed	86.66	70.21	8	
	UNIT C1	FLAT	Proposed	121.21	89.79	8	
	UNIT D1	FLAT	Proposed	93.72	77.08	6	
Total	-	-	-	2400.05	2019.01	122	18

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3& 4 FLOOR PLAN	1.20 X 4.24 X 1 X 3	15.27	140.19
	1.20 X 6.30 X 1 X 3	22.68	
	1.20 X 4.01 X 1 X 3	14.43	
	1.20 X 3.66 X 1 X 3	13.17	
	1.20 X 2.85 X 1 X 3	10.26	
	1.20 X 3.77 X 1 X 3	13.56	
	1.20 X 7.26 X 1 X 3	26.13	
	1.20 X 6.86 X 1 X 3	24.69	
FIFTH FLOOR PLAN	1.20 X 4.24 X 1 X 1	5.09	46.73
	1.20 X 6.30 X 1 X 1	7.56	
	1.20 X 4.01 X 1 X 1	4.81	
	1.20 X 3.66 X 1 X 1	4.39	
	1.20 X 2.85 X 1 X 1	3.42	
	1.20 X 3.77 X 1 X 1	4.52	
	1.20 X 7.26 X 1 X 1	8.71	
	1.20 X 6.86 X 1 X 1	8.23	
Total	-	-	186.92

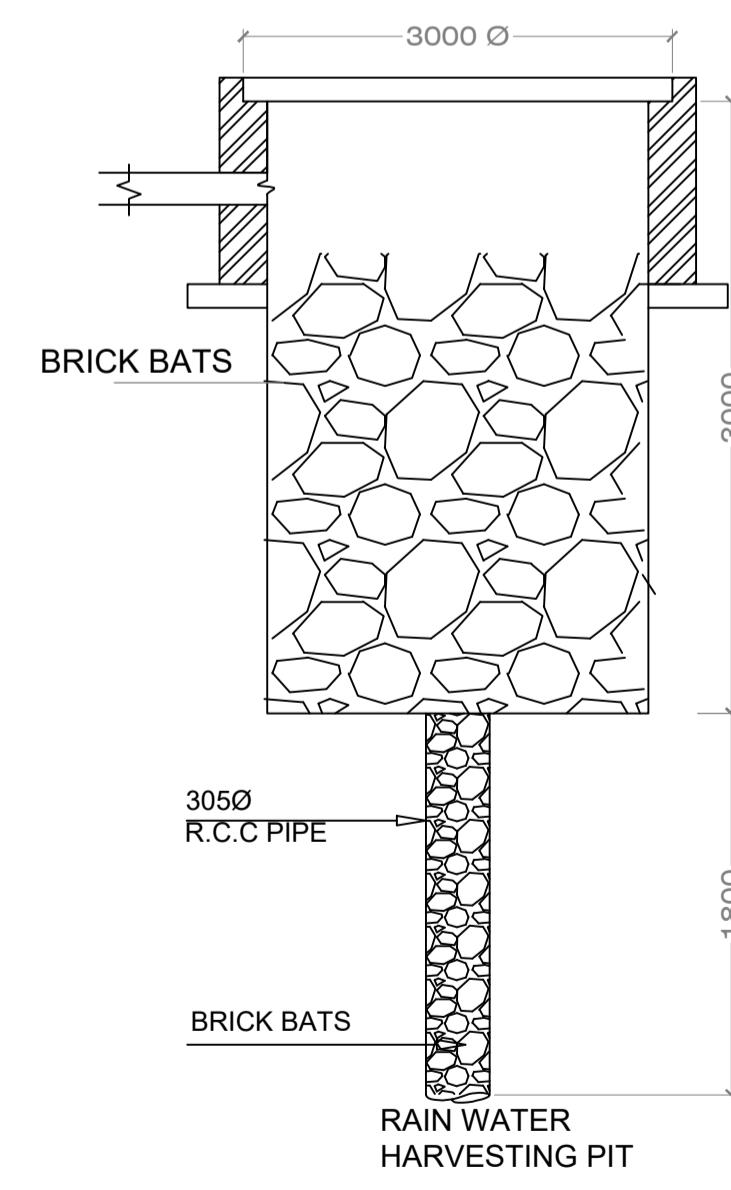
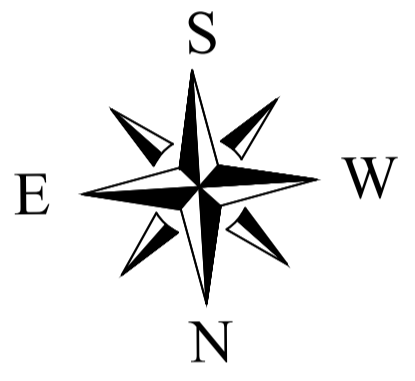
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

Proposal Basic Information	
Proposal File No.	JNAC/0082/W3/2022
Owner Name	Smt. BASANTI CHAKRABORTY AND OTHERS
Khata No	85
Plot No	Ho. No. NIL (COMMONLY KNOWN AS CHAKRABORTY )
Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm



NORTH SIDE ELEVATION

EAST SIDE ELEVATION



LOCATION MAP

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