

Proposal Basic Information

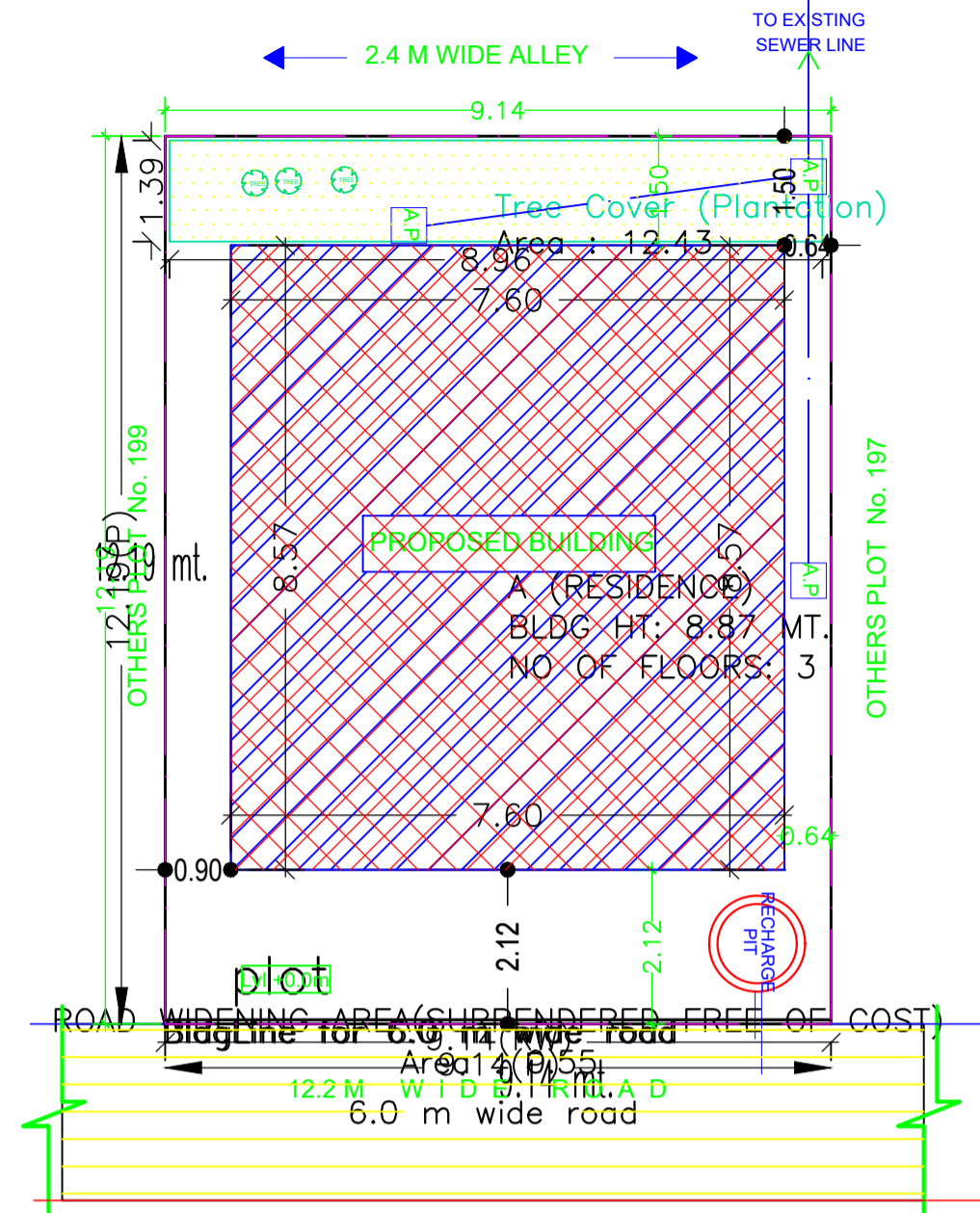
Proposal File No.	JNAC/BP/0119/W1/2022
Owner Name	B.Shyam
Khata No	Nil
Plot No	E/651
Village Name	SONARI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	D2	0.75	2.10	06
A (RESIDENCE)	D1	0.90	2.10	04
A (RESIDENCE)	D	1.00	2.10	02

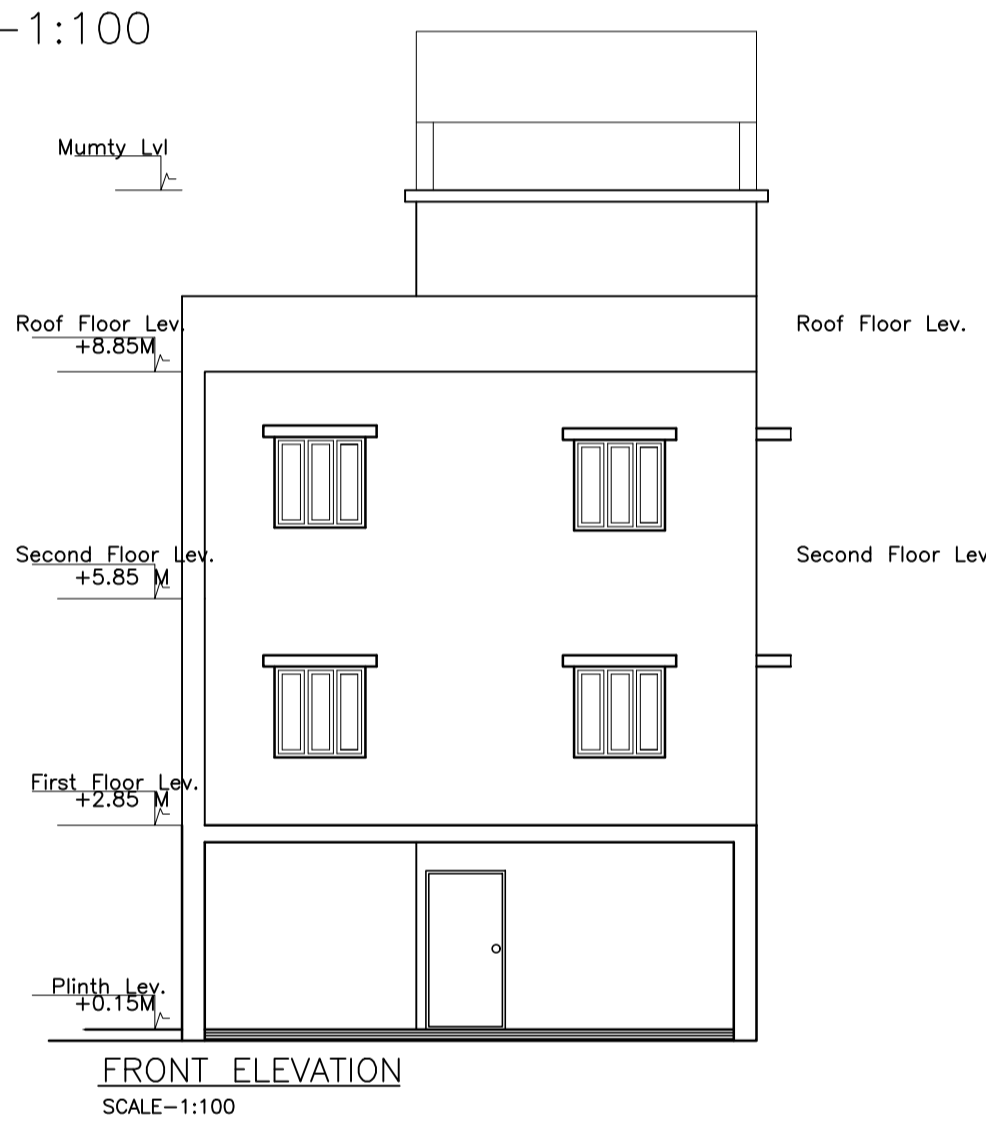
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	V	0.90	0.60	02
A (RESIDENCE)	W3	0.90	1.20	02
A (RESIDENCE)	W4	1.20	1.20	11
A (RESIDENCE)	W6	1.80	1.20	02

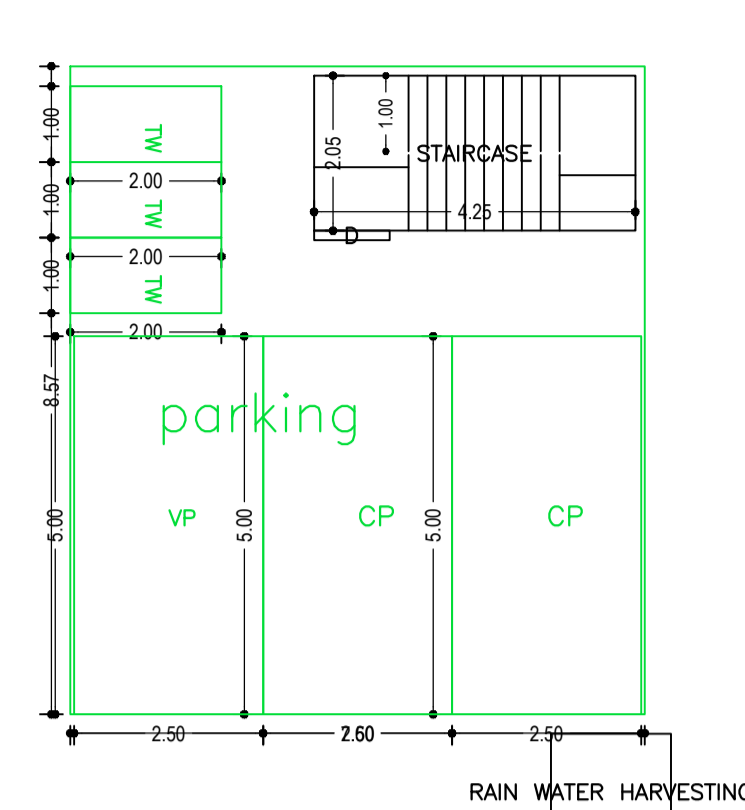


KEY PLAN

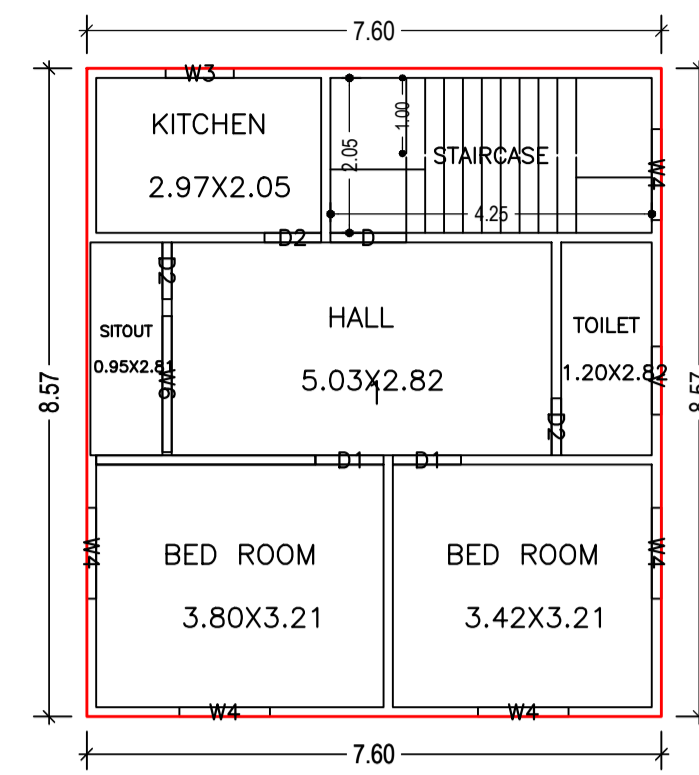
SCALE-1:100 site



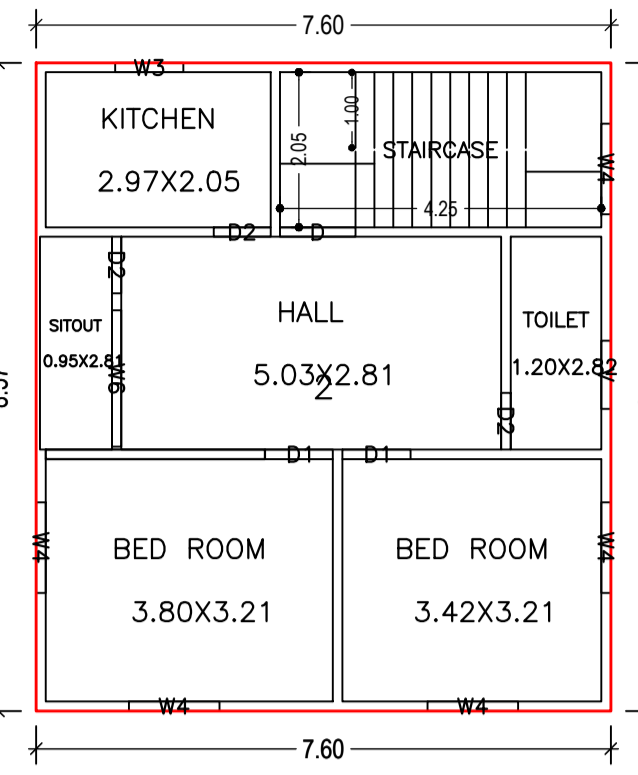
FRONT ELEVATION SCALE-1:100



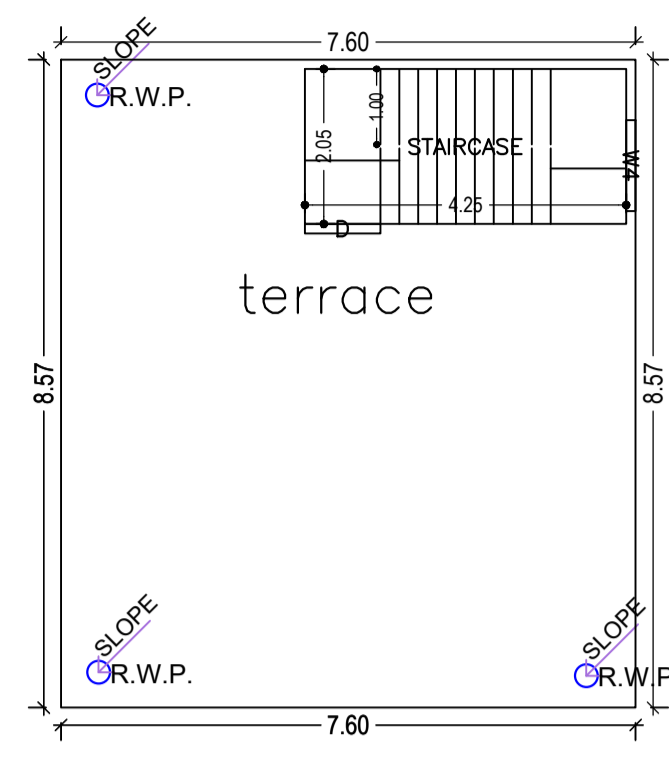
GROUND FLOOR PLAN (SCALE 1:100)



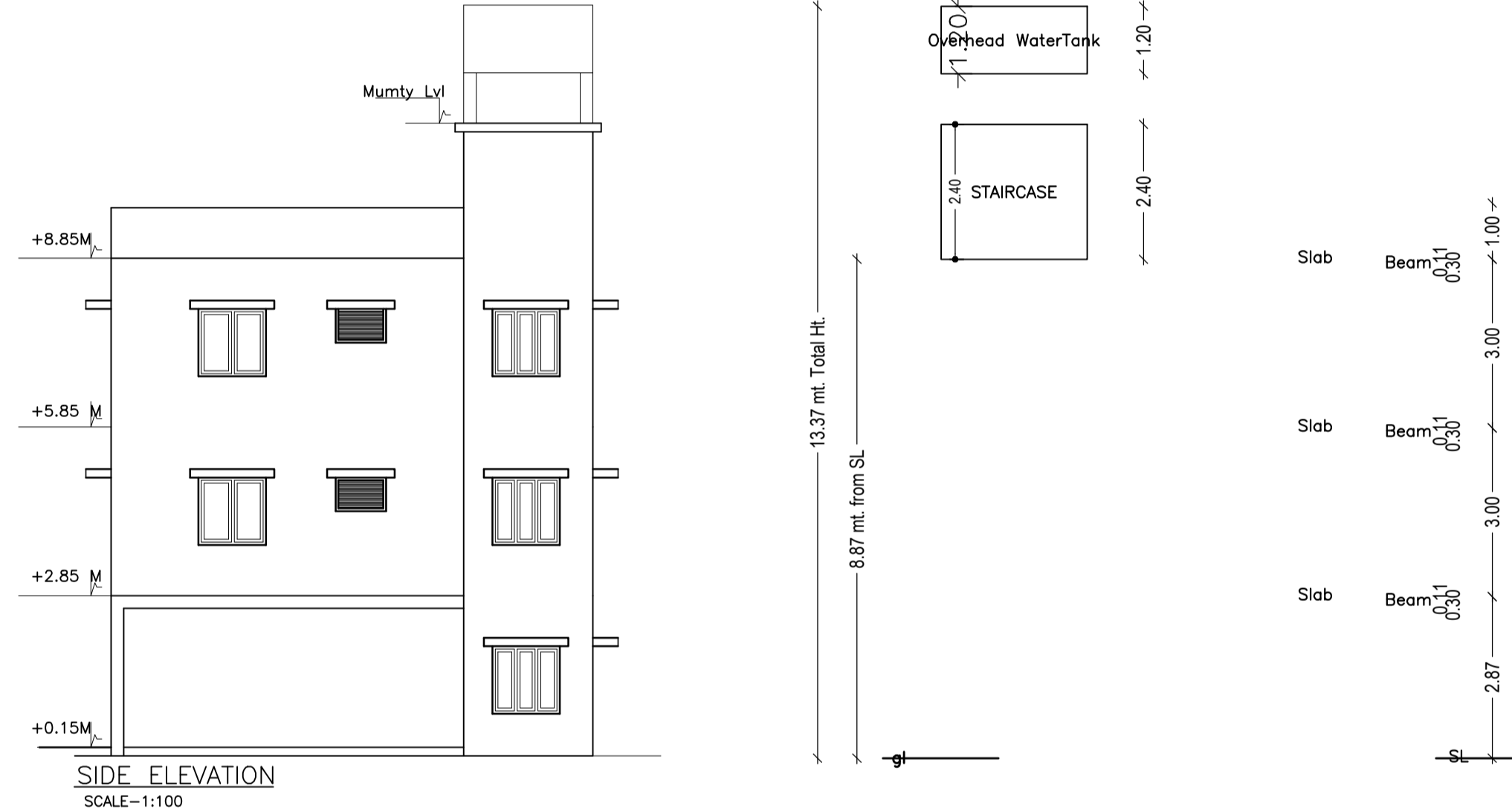
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



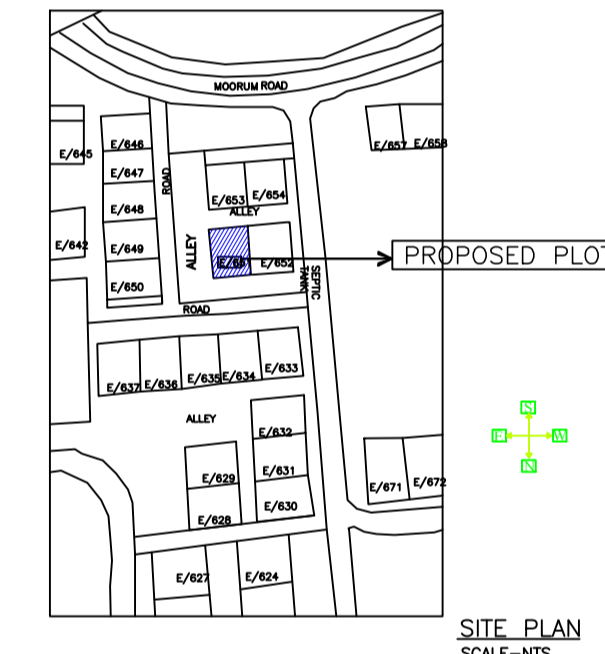
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



SIDE ELEVATION SCALE-1:100



SITE PLAN SCALE-NTS

AREA STATEMENT	VERSION NO. : 1.0.65	
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	PlotNearbyReligiousStructure: NA	
Inward No: JNAC/BP/0119/W1/2022	Plot/SubPlot No: E/651	
Application Type: General Proposal	North: Road Width - 6.0	
Project Type: Building Permission	South: Road Width - 2.4	
Nature of Development: New	East: Road Width - 3.0	
Location of Development Area: New Area	West: Plot No. - E/652	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 111.42
Deduction for NetPlot Area		
Surrender Free of Cost		0.55
Total		0.55
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	110.87
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		0.55
Common Plot		12.43
Total		12.98
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	98.44
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	110.87
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	111.42
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		77.61
Proposed Coverage Area (58.76 %)		65.15
Total Prop. Coverage Area (58.76 %)		65.15
Balance coverage area (11.24 %)		12.46
FAR CHECK		
Perm. FAR Area (1.800)		200.56
Total Perm. FAR area		200.56
Residential FAR		130.29
Proposed FAR Area		139.01
Total Proposed FAR Area		139.01
Consumed FAR (Factor)		1.25
Balance FAR Area		61.55
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		195.44
ARCHITECT (Regd)	SUMANA BASACK	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	B.Shyam	
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 A (RESIDENCE)		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	65.14	8.71	65.14	8.71
First Floor	65.15	65.15	65.15	65.15
Second Floor	65.15	65.15	65.15	65.15
Terrace Floor	0.00	0.00	0.00	0.00
Total	195.44	139.01	195.44	139.01

Building USE/SUBUSE Details

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

Building :A (RESIDENCE)

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.)	Tnmt (No.)
Ground Floor	65.14	56.43	0.00	8.71	8.71	8.71	00
First Floor	65.15	0.00	65.15	0.00	65.15	65.15	01
Second Floor	65.15	0.00	65.15	0.00	65.15	65.15	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	195.44	56.43	130.30	8.71	139.01	139.01	02
Total Number of Same Buildings	1						
Total	195.44	56.43	130.30	8.71	139.01	139.01	02

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.	Reqd./Unit
A (RESIDENCE)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	2.00	1.00	2	-	-	-	-	-
Total			> 0	1	2.00	-	2	2	1	1	-	0

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	-	-	3	6.00
Total TwoWheeler	-	-	3	6.00
Other Parking	-	-	-	12.93
Total		37.50		62.43

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.)
A (RESIDENCE)	1	195.44	56.43	130.30	8.71	139.01	139.01	02
Grand Total	1	195.44	56.43	130.30	8.71	139.01	139.01	02

UnitBUA Table for Building :A (RESIDENCE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	1	FLAT	65.15	64.78	6	1
SECOND FLOOR PLAN	2	FLAT	65.15	64.78	6	1
Total	-	-	130.30	129.56	12	2

