

Proposal Base	Information
Proposal File No.	JNAC/BP/0018/W6/2023
Owner Name	SAMIR BAHADUR SINGH AND OTHERS
Khata No	NIL
Plot No	NIL
Village Name	BELDIH
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

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.)
			Lift	Accessory Use	Parking					
A (PURVI DEBUKA RESIDENCE)	1	1828.86	10.26	12.90	329.74	1430.99	41.55	1475.96	1475.96	03
Grand Total	1	1828.86	10.26	12.90	329.74	1430.99	41.55	1475.96	1475.96	03

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 (PURVI DEBUKA RESIDENCE)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	3.00	1.00	3	-	-	-	-
Total			> 0	1	3.00	-	-	1	1	-	-
			-	-	-	-	3	7	-	1	3

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	7	87.50
Total Car	3	37.50	7	87.50
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	1	12.50	3	37.50
TwoWheeler	-	-	13	26.00
Total TwoWheeler	-	-	13	26.00
Other Parking	-	-	-	178.74
Total		50.00		355.74

AREA STATEMENT	VERSION NO.: 1.0.66
JAMSHEDPUR NAC	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN	Plot Use: Residential
LOCAL BODIES	Plot SubUse: Bungalow/ Dwelling / Non Apartment
District: EAST SINGHBHUM	Plot Nearby/Religious Structure: NA
Authority: JAMSHEDPUR NAC	Plot/SubPlot No: NIL
Inward No: JNAC/BP/0018/W6/2023	Plot/SubPlot No: NIL
Application Type: General Proposal	North: Road Width - 13 MT (JUBILEE ROAD)
Project Type: Building Permission	South: Road Width - 6 MT (CEMETERY ROAD)
Nature of Development: New	East: Plot No. - 1, JUBILEE ROAD
Location of Development Area: Old Area	West: Road Width - 6 MT (CEMETERY ROAD)
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	401.84
Total	401.84
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)
COVERAGE CHECK	
Permissible Coverage area ( 50.00 % )	758.78
Proposed Coverage Area ( 25.54 % )	387.60
Total Prop. Coverage Area ( 25.54 % )	387.60
Balance coverage area ( 24.46 % )	371.18
FAR CHECK	
Perm. FAR Area ( 2.500 )	3793.88
Total Perm. FAR area	3793.88
Residential FAR	1430.99
Proposed FAR Area	1475.96
Total Proposed FAR Area	1475.96
Consumed FAR (Factor)	0.97
Balance FAR Area	2317.92
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	1828.86
ARCHITECT (Regd)	Abhishek Tewari
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SAMIR BAHADUR SINGH AND OTHERS
DEVELOPMENT AUTHORITY LOCAL BODY	

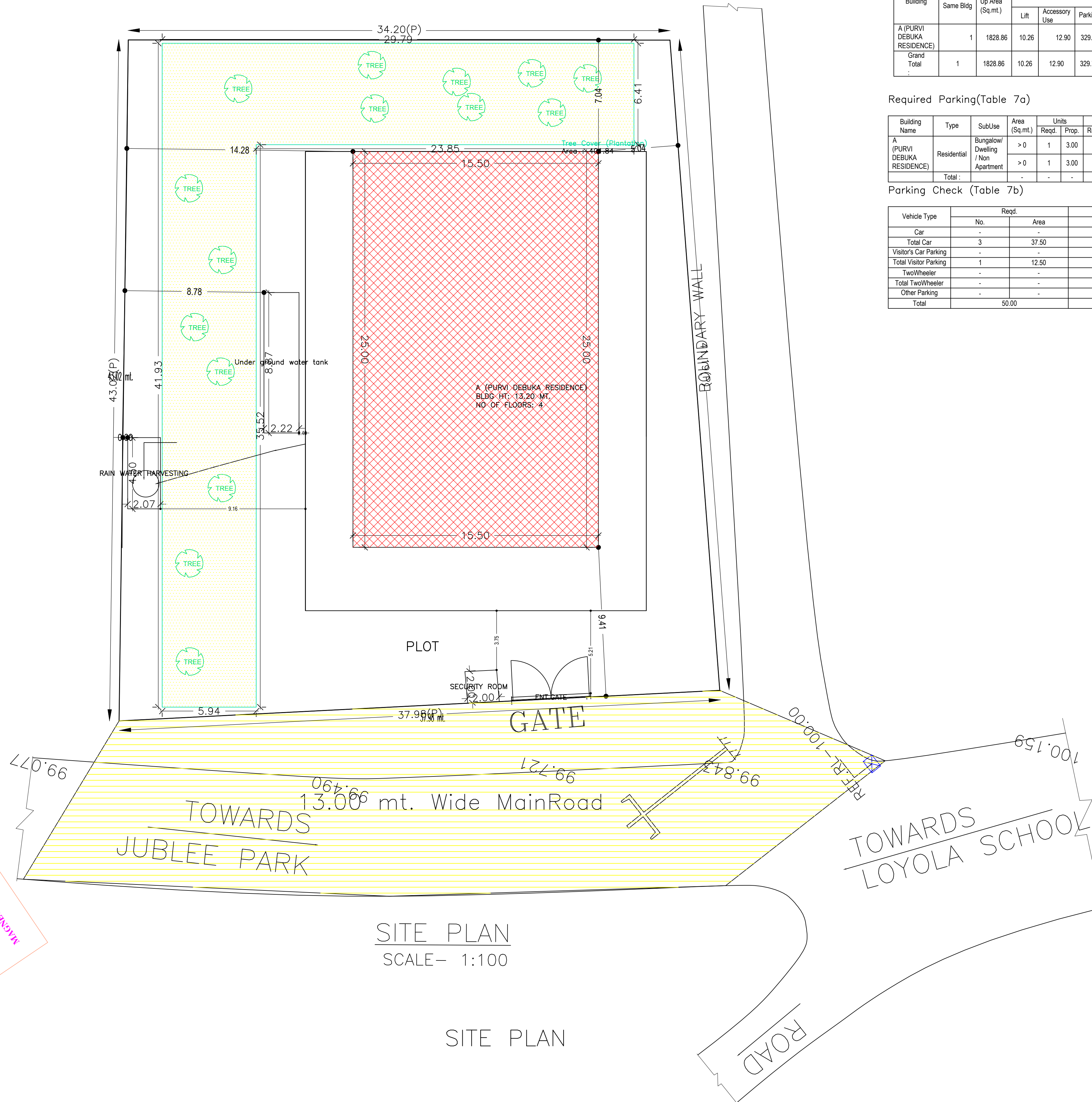
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Light Blue

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.)
Parking Floor	387.61	44.97	387.61	44.97
First Floor	429.99	426.57	429.99	426.57
Second Floor	505.63	502.21	505.63	502.21
Third Floor	505.63	502.21	505.63	502.21
Terrace Floor	0.00	0.00	0.00	0.00
Total	1828.86	1475.96	1828.86	1475.96

Building USE/SUBUSE Details

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



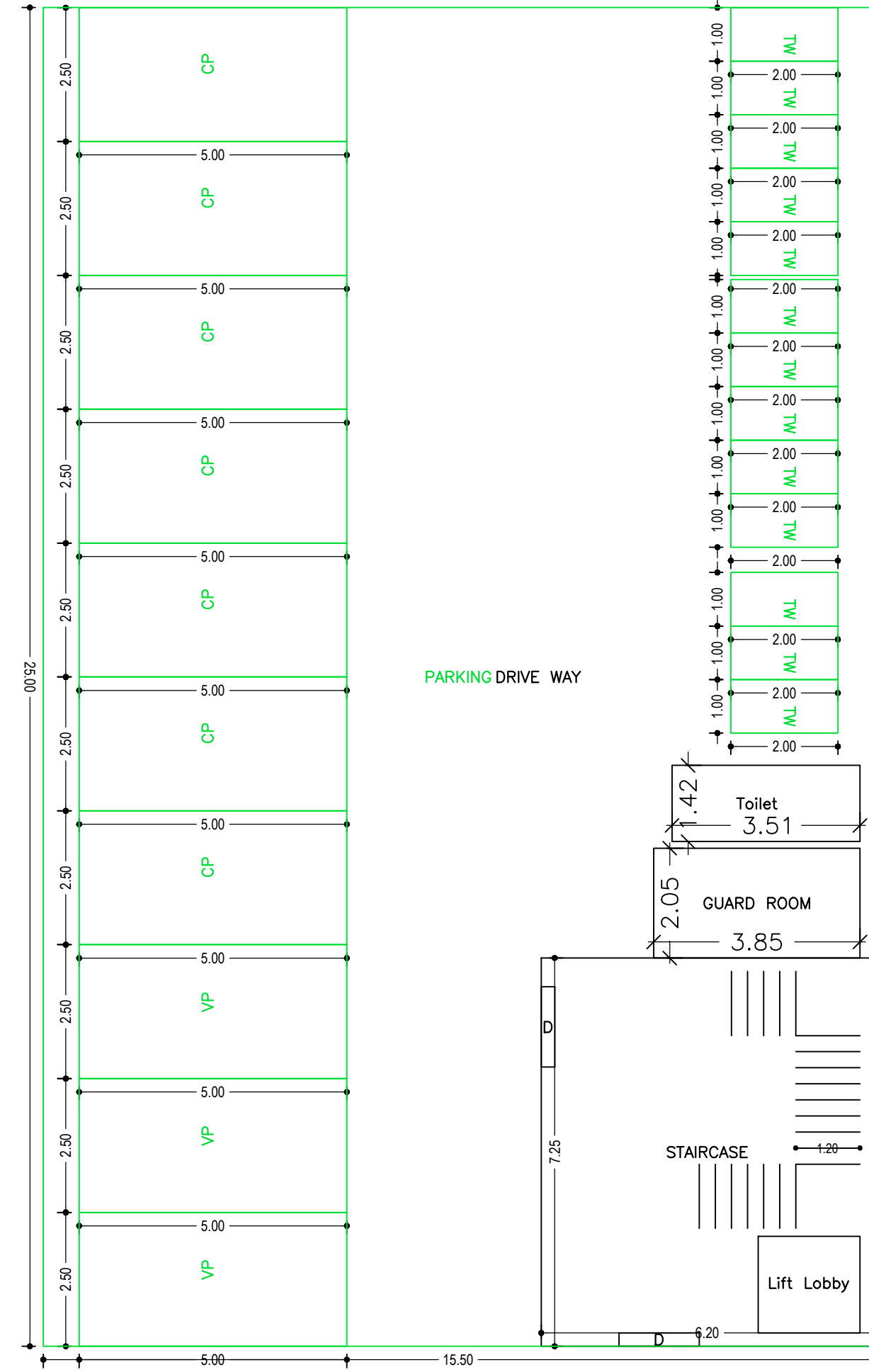
SITE PLAN  
SCALE- 1:100

SITE PLAN

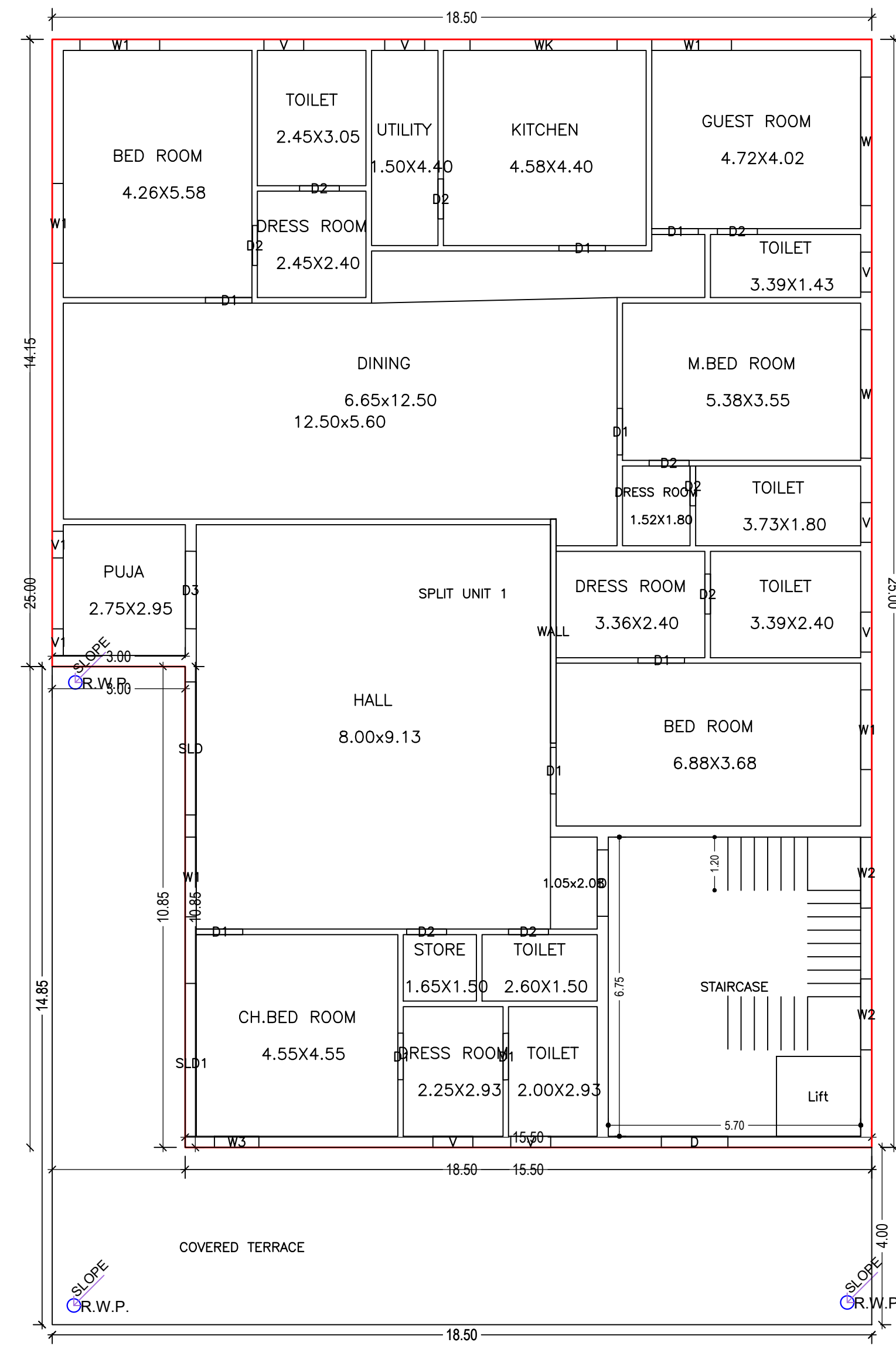
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Abhishek Tewari JNAC/ARC/0007/2016			



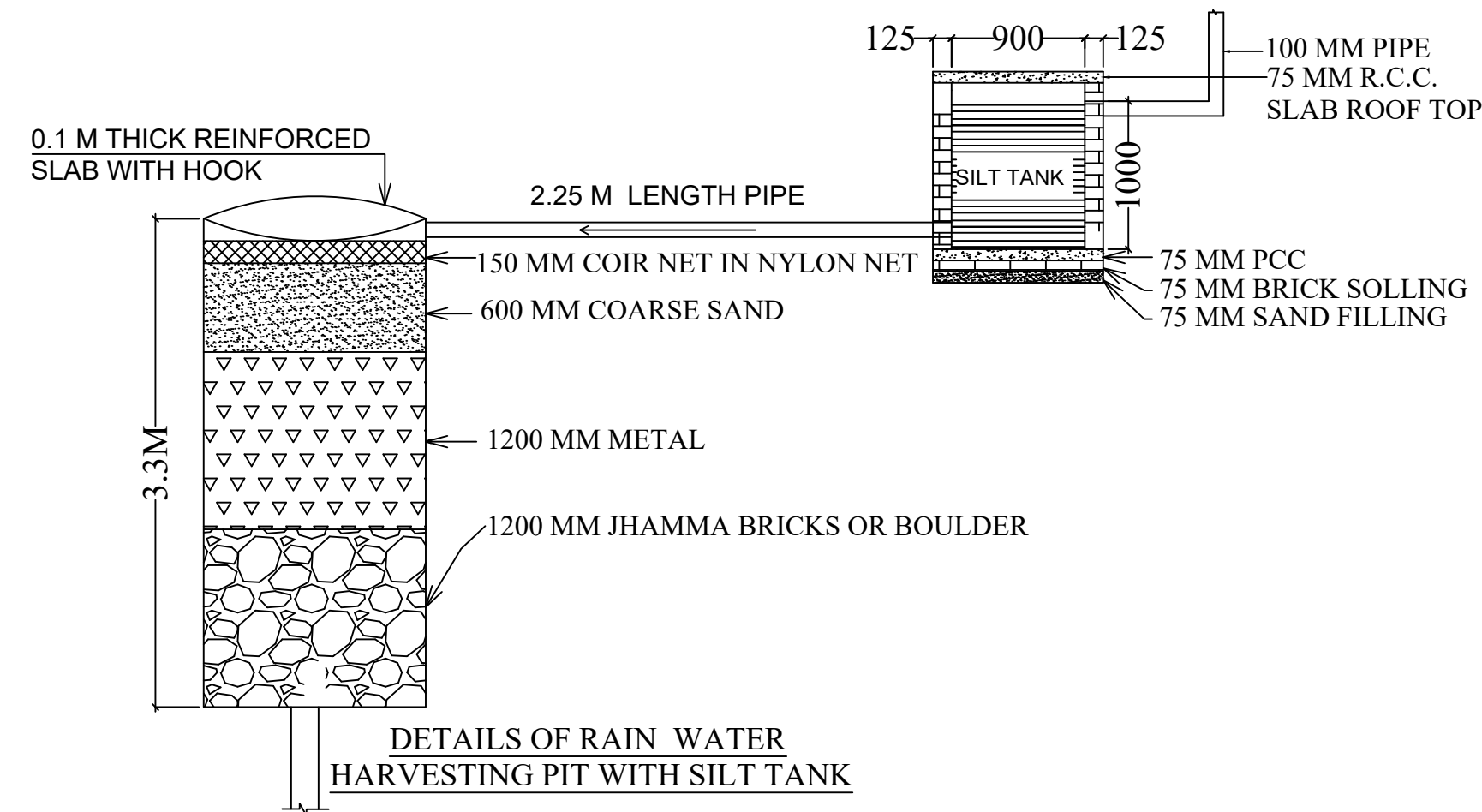
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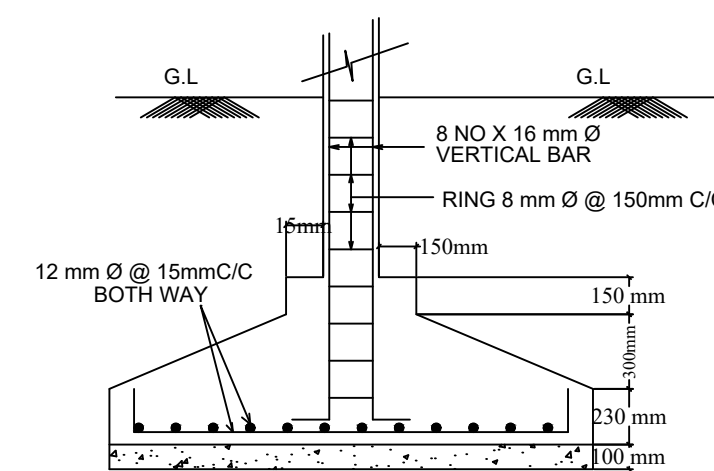
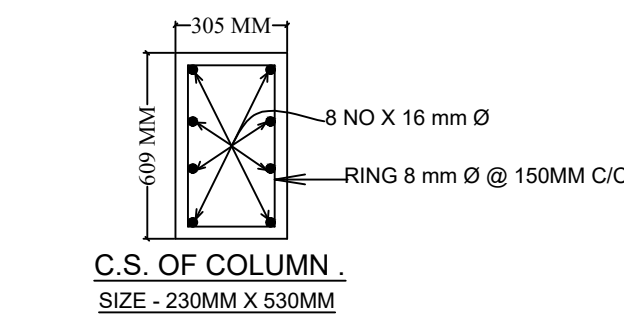
PARKING FLOOR PLAN (SCALE 1:100)



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



DETAILS OF RAIN WATER HARVESTING PIT WITH SILT TANK



SECTION OF FOOTING. SIZE - 2439mm X 2439mm

Building :A (PURVI DEBUKA 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.)
		Lift	Accessory Use	Parking					
Parking Floor	387.61	0.00	12.90	329.74	0.00	41.55	44.97	44.97	00
First Floor	429.99	3.42	0.00	0.00	426.57	0.00	426.57	426.57	01
Second Floor	505.63	3.42	0.00	0.00	502.21	0.00	502.21	502.21	01
Third Floor	505.63	3.42	0.00	0.00	502.21	0.00	502.21	502.21	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	1828.86	10.26	12.90	329.74	1430.99	41.55	1475.96	1475.96	03
Total Number of Same Buildings	1								
Total	1828.86	10.26	12.90	329.74	1430.99	41.55	1475.96	1475.96	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PURVI DEBUKA RESIDENCE)	D2	0.90	2.10	31
A (PURVI DEBUKA RESIDENCE)	D1	1.05	2.10	27
A (PURVI DEBUKA RESIDENCE)	D	1.50	2.10	05
A (PURVI DEBUKA RESIDENCE)	W2	1.65	2.10	02
A (PURVI DEBUKA RESIDENCE)	D3	1.75	2.10	03
A (PURVI DEBUKA RESIDENCE)	SLD	3.00	2.10	01
A (PURVI DEBUKA RESIDENCE)	SLD1	3.45	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

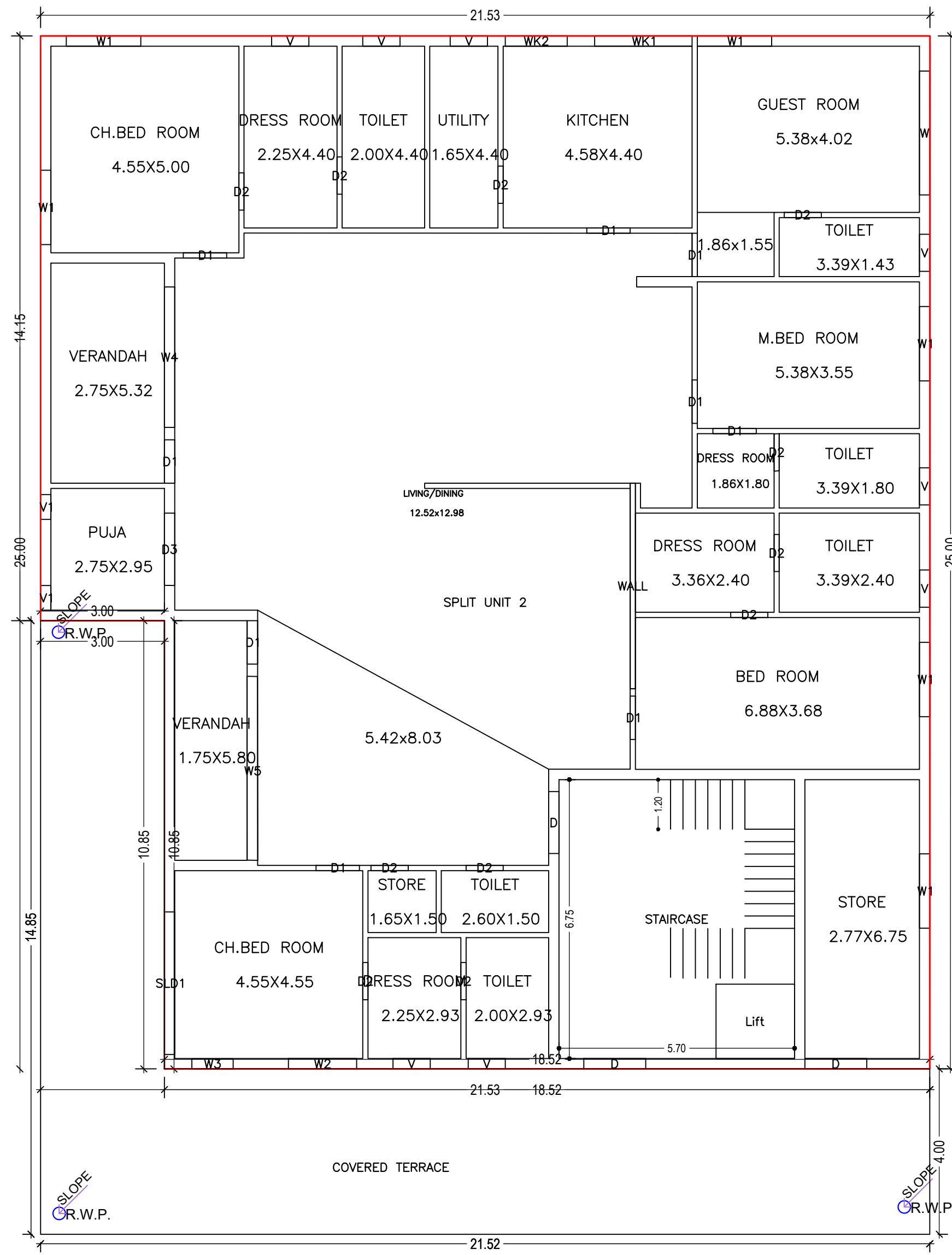
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PURVI DEBUKA RESIDENCE)	V1	0.60	0.60	06
A (PURVI DEBUKA RESIDENCE)	V	0.90	0.75	23
A (PURVI DEBUKA RESIDENCE)	W3	1.00	1.20	03
A (PURVI DEBUKA RESIDENCE)	W2	1.48	1.20	02
A (PURVI DEBUKA RESIDENCE)	WK2	1.50	1.00	02
A (PURVI DEBUKA RESIDENCE)	W2	1.60	7.00	02
A (PURVI DEBUKA RESIDENCE)	W1	1.80	1.20	17
A (PURVI DEBUKA RESIDENCE)	WK1	2.36	1.00	02
A (PURVI DEBUKA RESIDENCE)	W	2.90	1.20	02
A (PURVI DEBUKA RESIDENCE)	W	3.00	1.20	02
A (PURVI DEBUKA RESIDENCE)	WK	3.32	1.00	01
A (PURVI DEBUKA RESIDENCE)	W4	3.40	2.05	02
A (PURVI DEBUKA RESIDENCE)	W5	4.45	2.05	02

UnitBUA Table for Building :A (PURVI DEBUKA RESIDENCE)

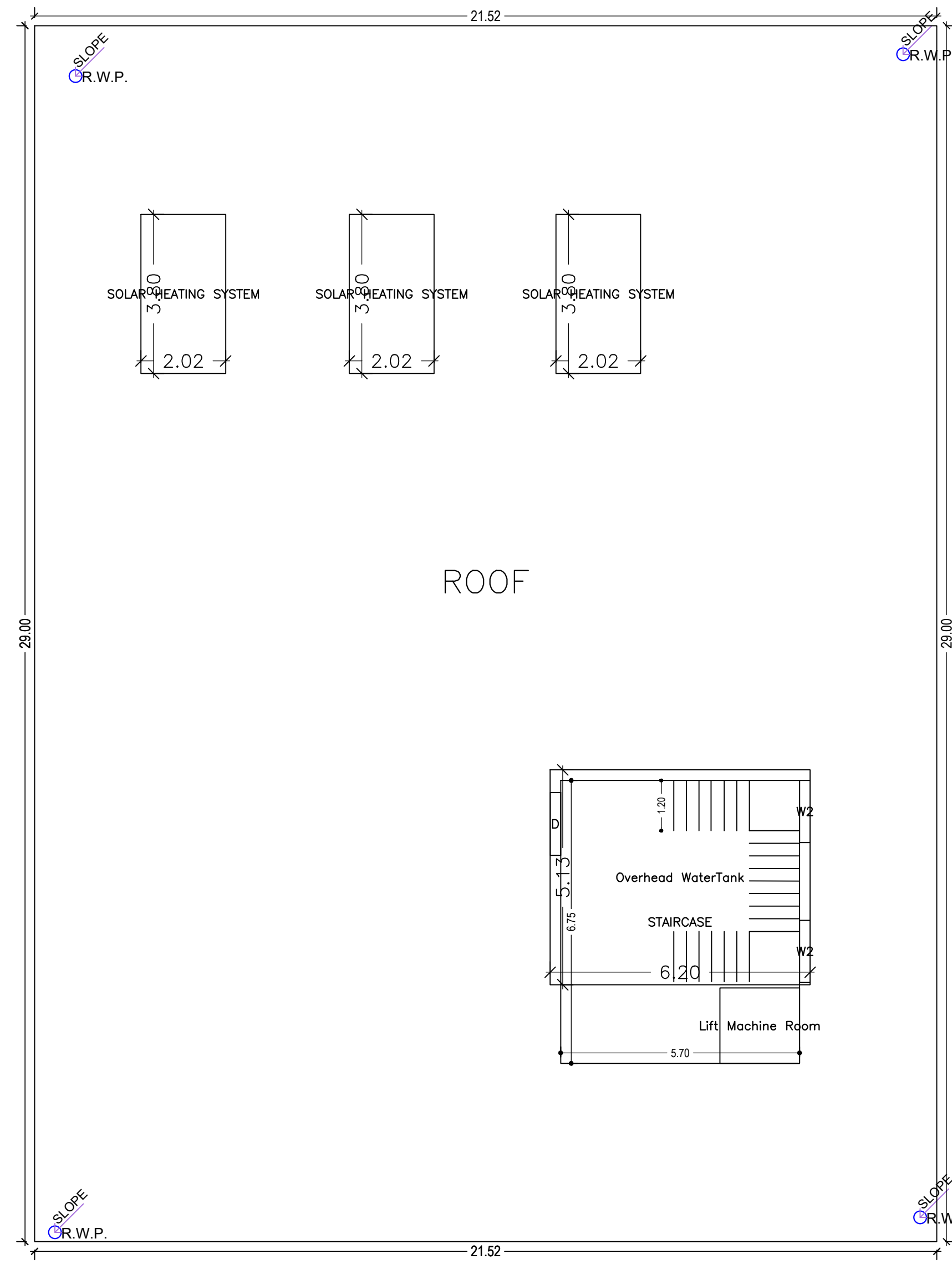
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT UNIT 1	FLAT	405.07	404.44	21	1
TYPICAL - 2& 3 FLOOR PLAN	SPLIT UNIT 2	FLAT	479.14	478.52	23	2
Total	-	-	1363.34	1361.47	67	3

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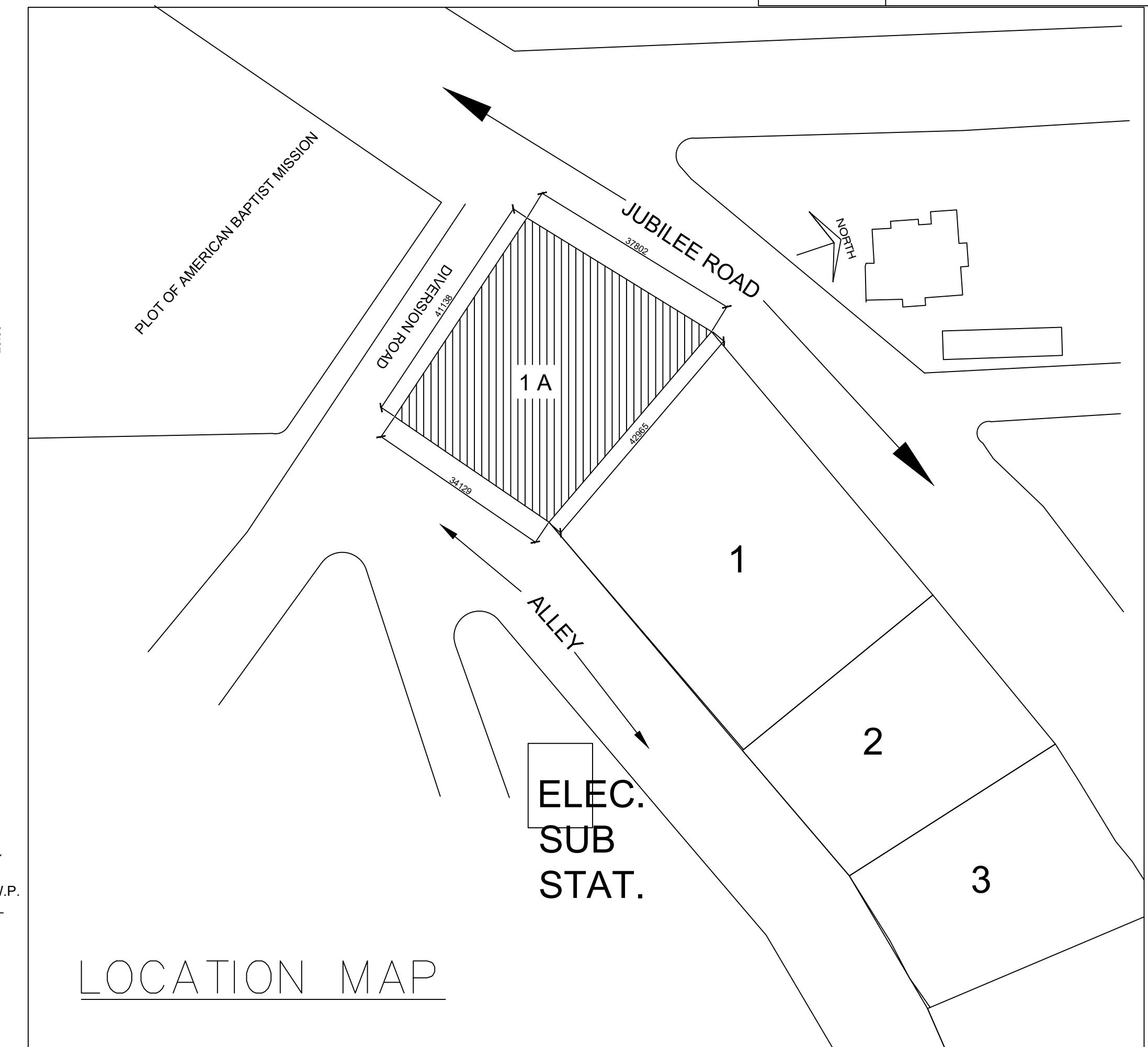
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TYPICAL – 2& 3 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



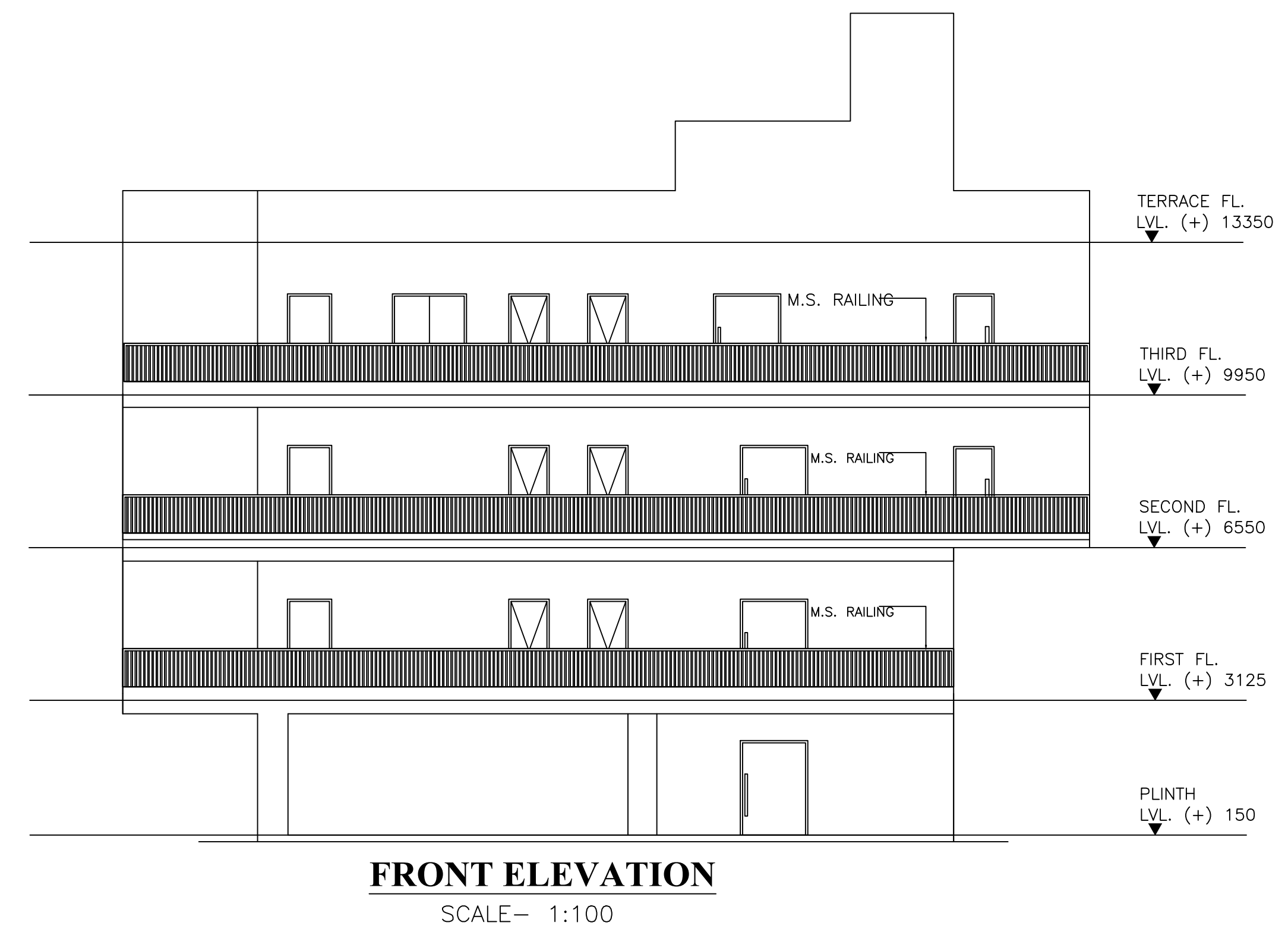
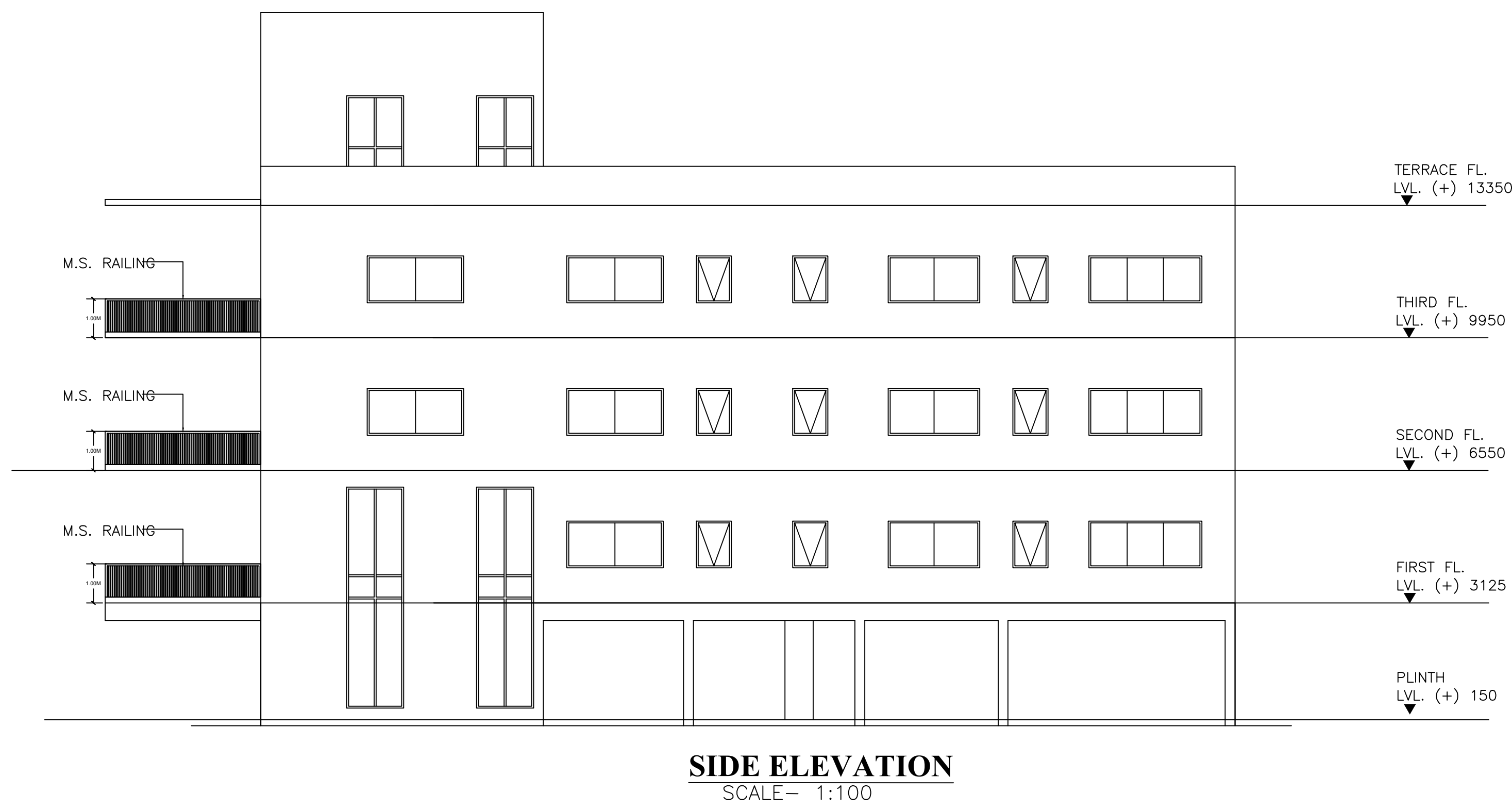
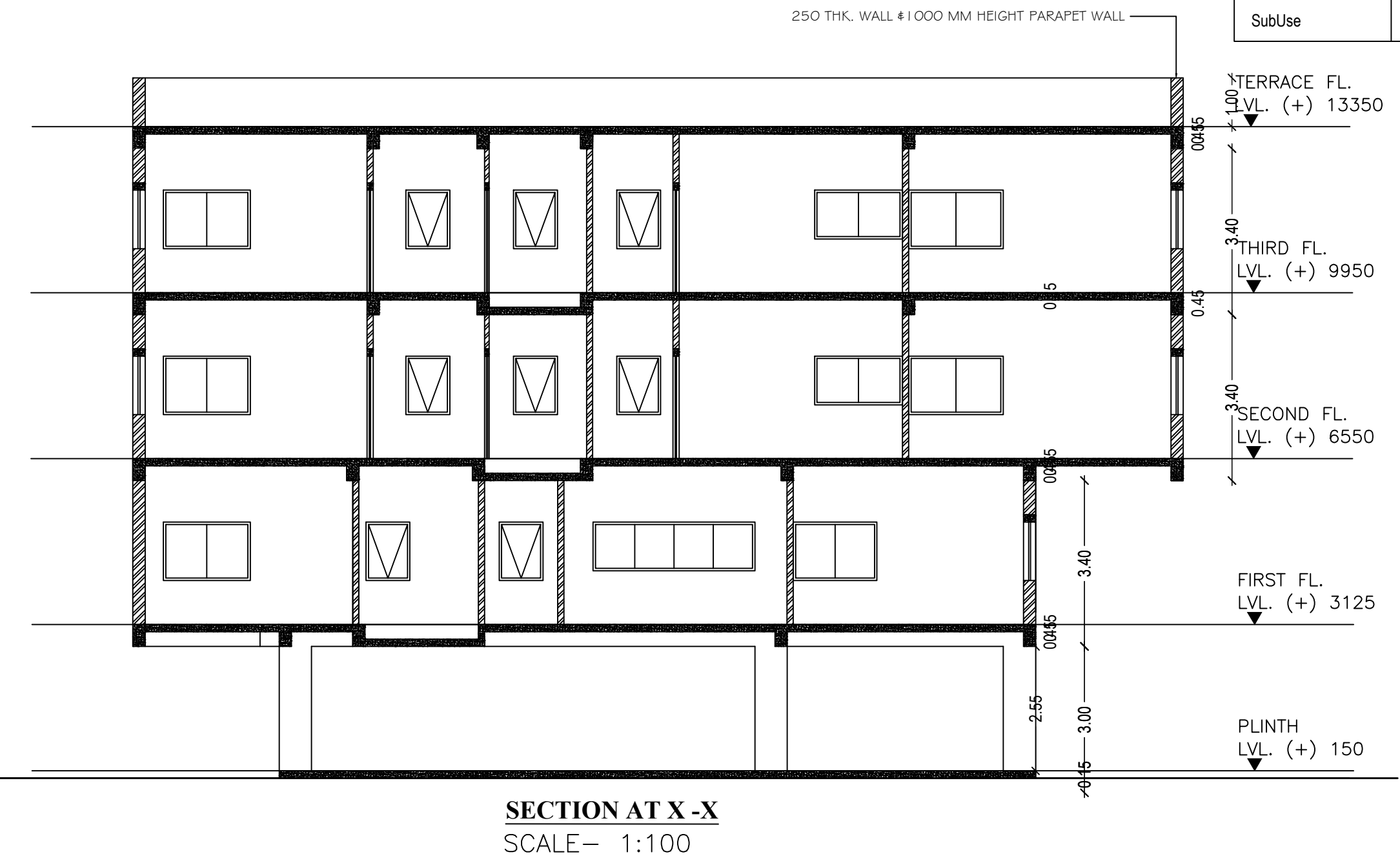
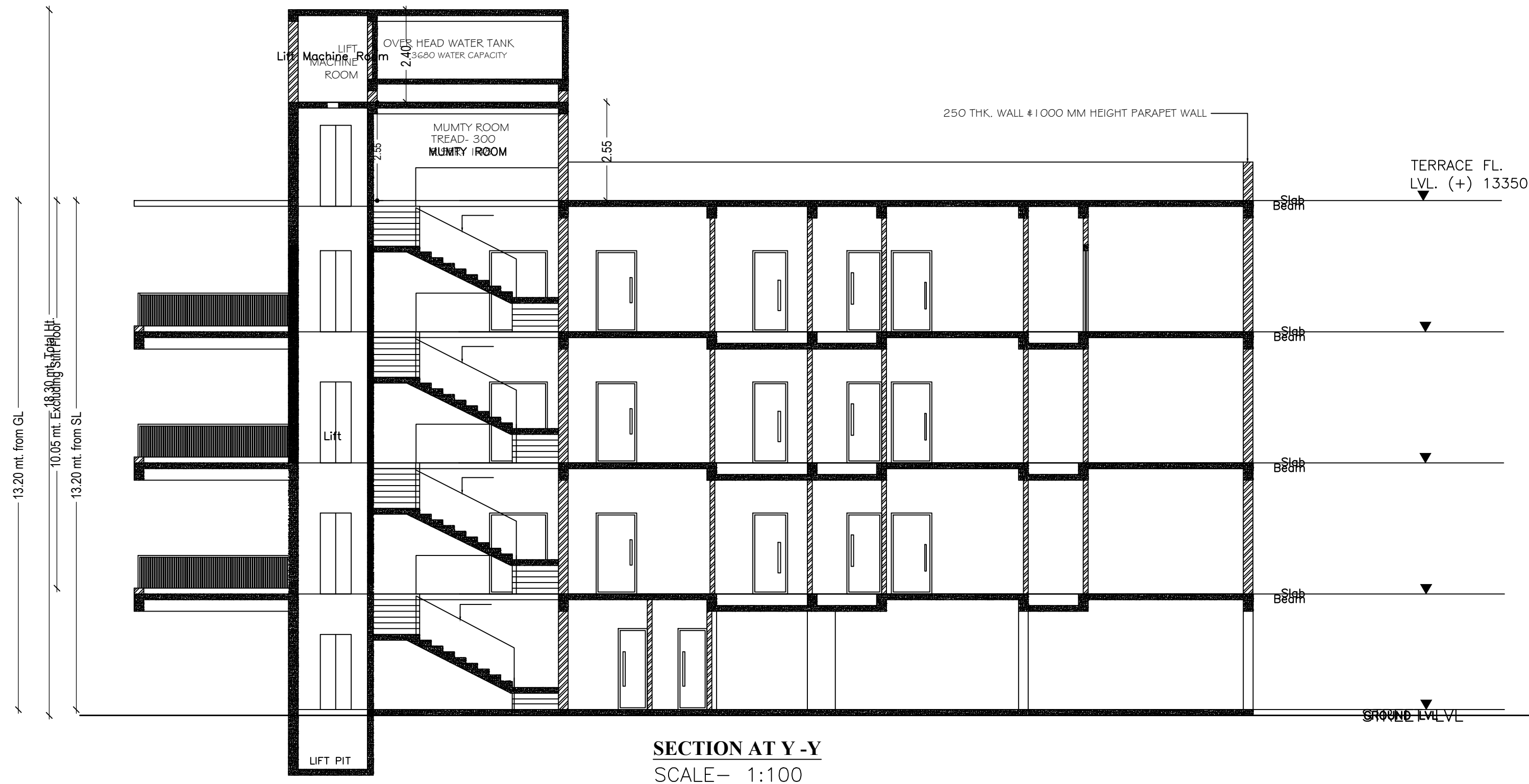
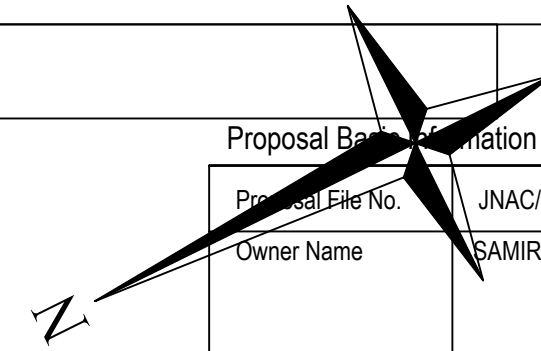
TERRACE FLOOR PLAN  
(SCALE 1:100)



LOCATION MAP

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