

Proposal Basic Information

Proposal File No.	JNAC/BP/0025/W2/2023
Owner Name	Sri. Subhrajit Sarkar
Khata No	Nil
Plot No	H.No.-13, Sonari West New Layout Area, Jamshedpur
Village Name	SONARI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

FAR & Tenement Details (Table 4c-1)

	Deductions (Area in Sq.mt.)	Add Area In FAR (Sq.mt.)		
1	101.66	15.75	250.57	02

Required Parking (Table 7a)

Units			

Parking Check (Table 7b)

Total Car	2	2	25.00
Visitor's Car Parking	-		
Total Visitor Parking			
Other Parking			

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.66
PROJECT DETAIL:	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGHBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious/Structure: NA
Inward No: JNAC/BP/0025/W2/2023	Plot/SubPlot No: H.No.-13, Sonari West New Layout Area, Jamshedpur
Application Type: General Proposal	North: Survey No. - Alley
Project Type: Building Permission	South: Plot No. - 12
Nature of Development: New	East: Survey No. - Alley
Location of Development Area: Old Area	West: Road Width - 12.2

AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 169.83
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 169.83
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	12.75
Total	12.75
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 157.08
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 169.83
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 169.83

COVERAGE CHECK	
Permissible Coverage area ( 70.00 % )	118.88
Proposed Coverage Area ( 69.14 % )	117.41
Total Prop. Coverage Area ( 69.14 % )	117.41
Balance coverage area ( 0.87 % )	1.47

FAR CHECK	
Perm. FAR Area ( 2.500 )	424.58
Total Perm. FAR area	424.58
Residential FAR	234.82
Proposed FAR Area	250.57
Total Proposed FAR Area	250.57
Consumed FAR (Factor)	1.48
Balance FAR Area	174.01

BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	352.23
ARCHITECT (Regd)	RAM RATAN PRASAD
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	Sri. Subhrajit Sarkar
DEVELOPMENT AUTHORITY	LOCAL BODY

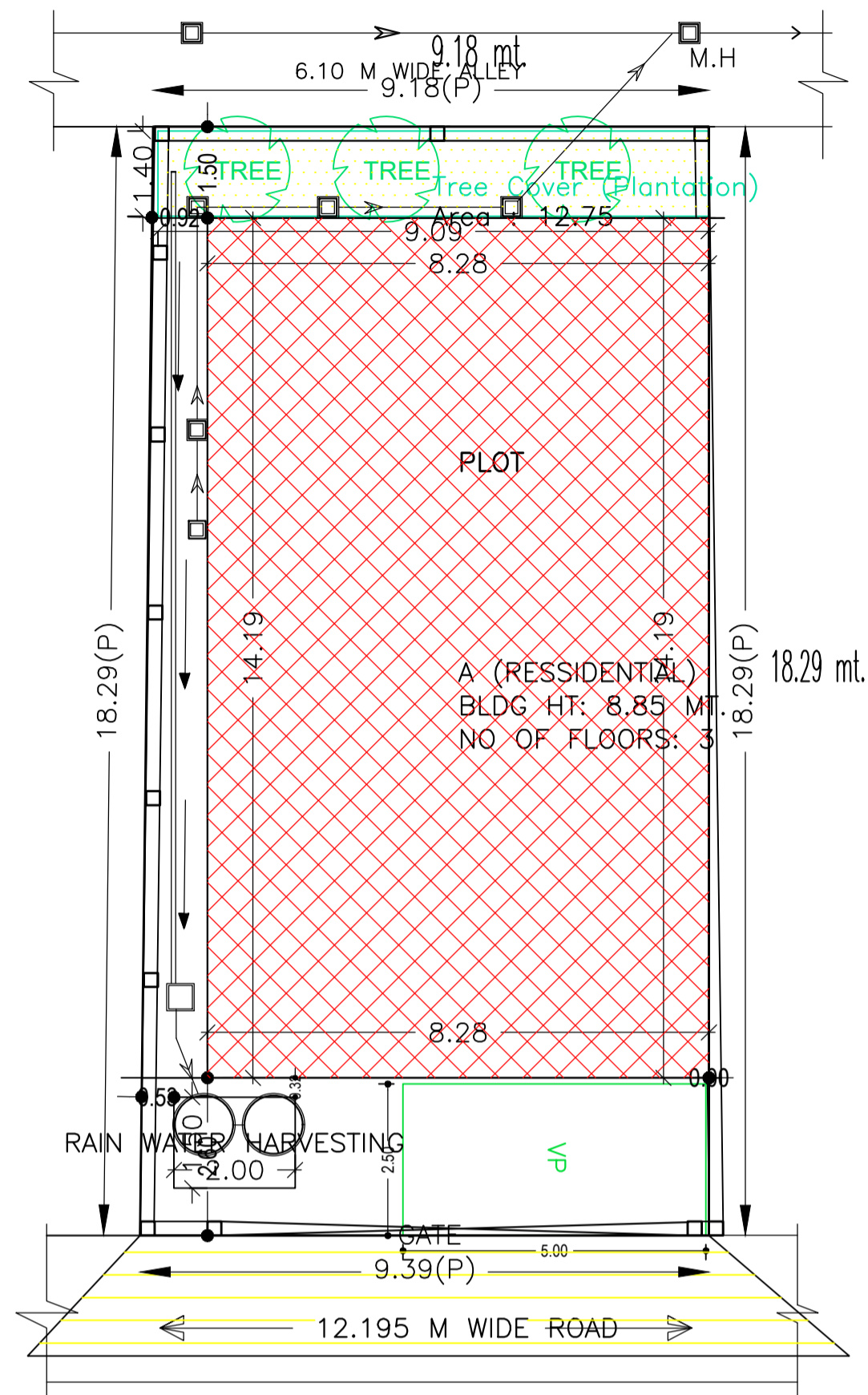
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Orange
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

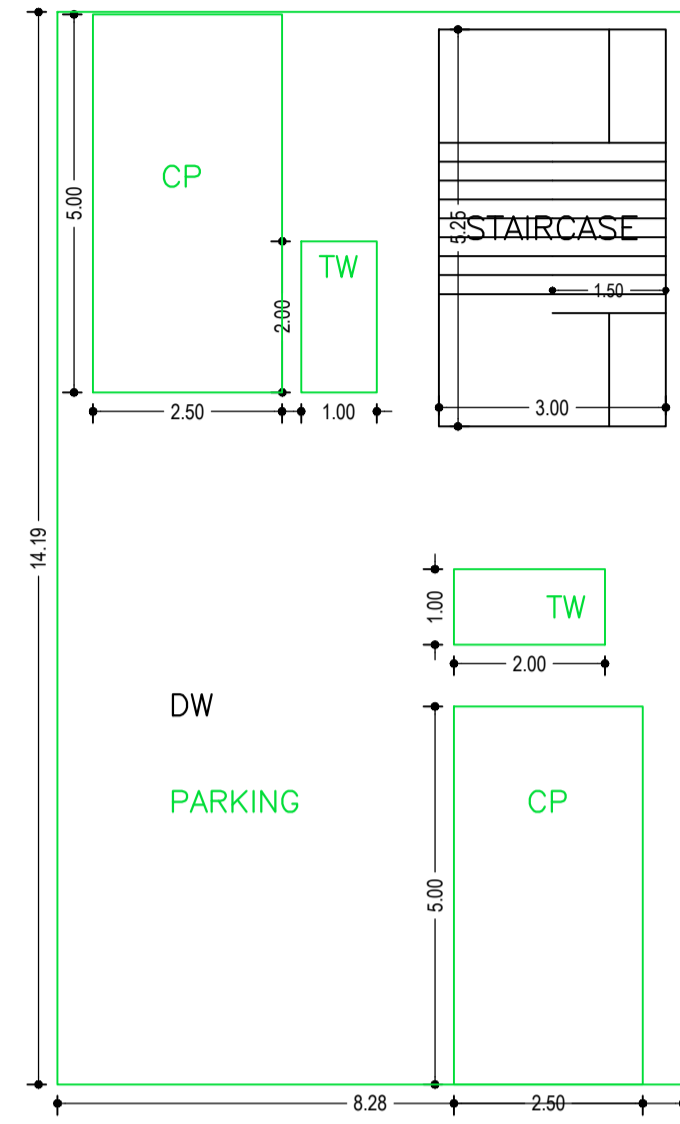
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
Terrace Floor	0.00		117.41			0.00
Total			250.57			

Building USE/SUBUSE Details

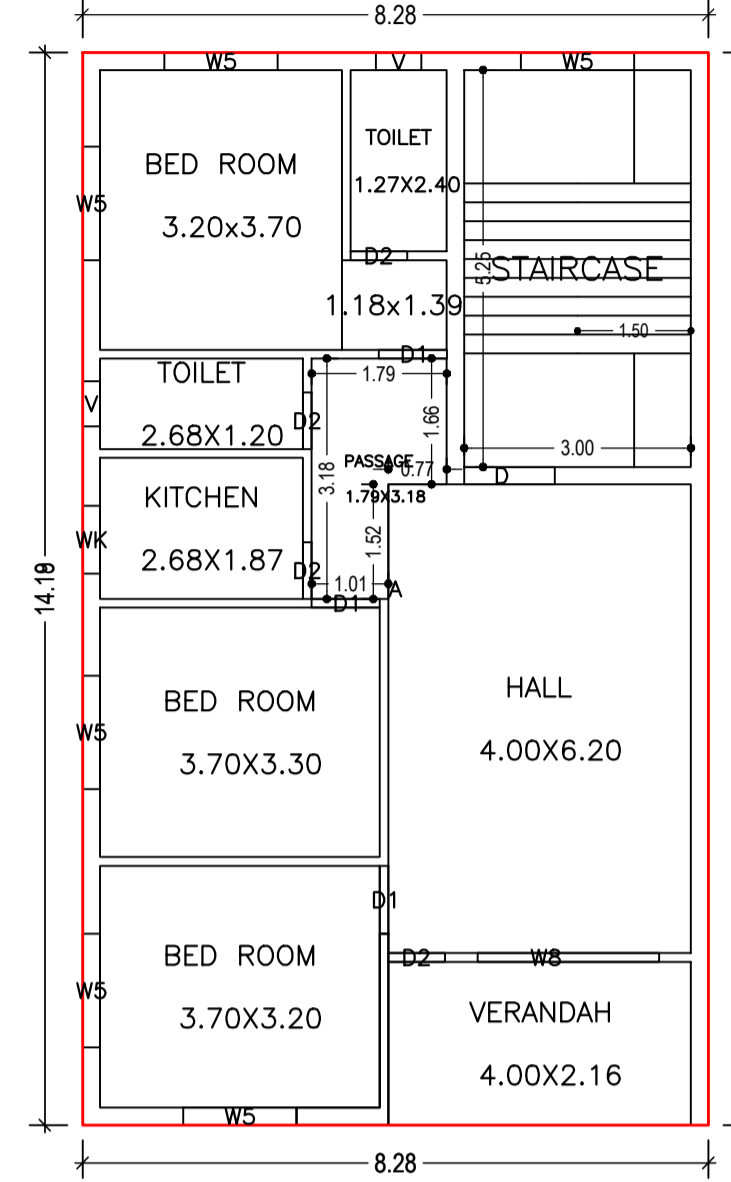
Building SubUse	
Bungalow/ Dwelling / Non Apartment	Non-Highrise



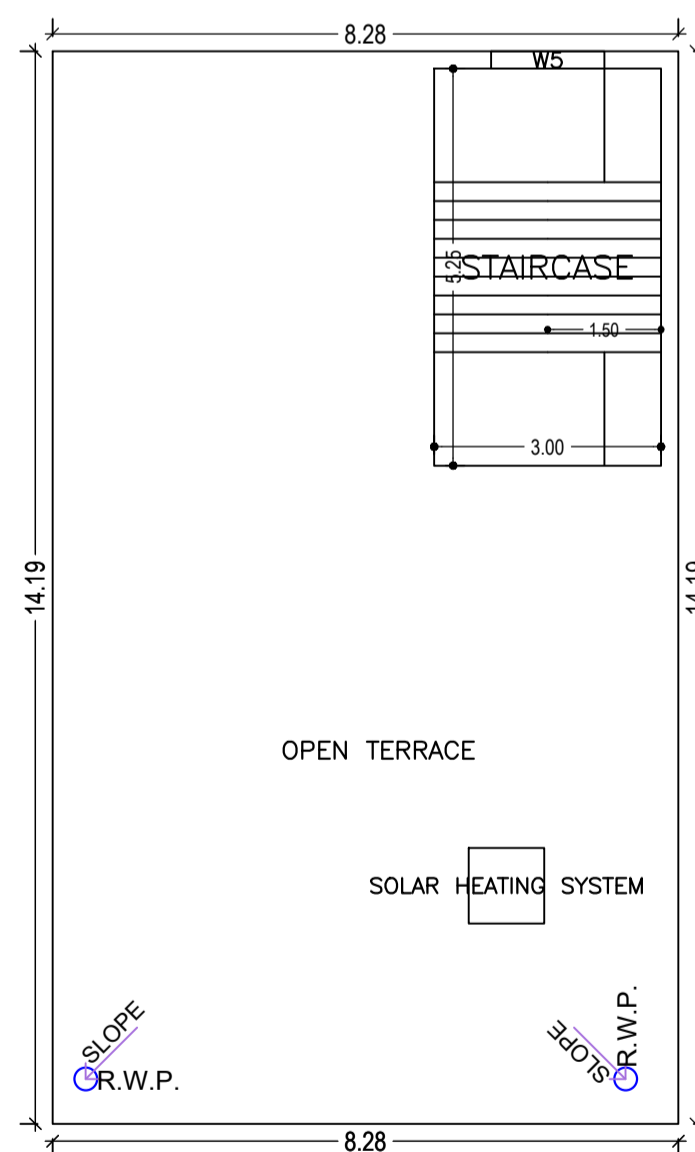
SITE PLAN (SCALE=1:100)



PARKING FLOOR PLAN (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)

Building :A (RESSIDENTIAL)

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.)
Parking Floor	117.41	101.66	0.00	15.75	15.75	15.75	00
First Floor	117.41	0.00	117.41	0.00	117.41	117.41	01
Second Floor	117.41	0.00	117.41	0.00	117.41	117.41	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	352.23	101.66	234.82	15.75	250.57	250.57	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESSIDENTIAL)	D2	0.75	2.10	08
A (RESSIDENTIAL)	D1	0.90	2.10	06
A (RESSIDENTIAL)	D	1.20	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

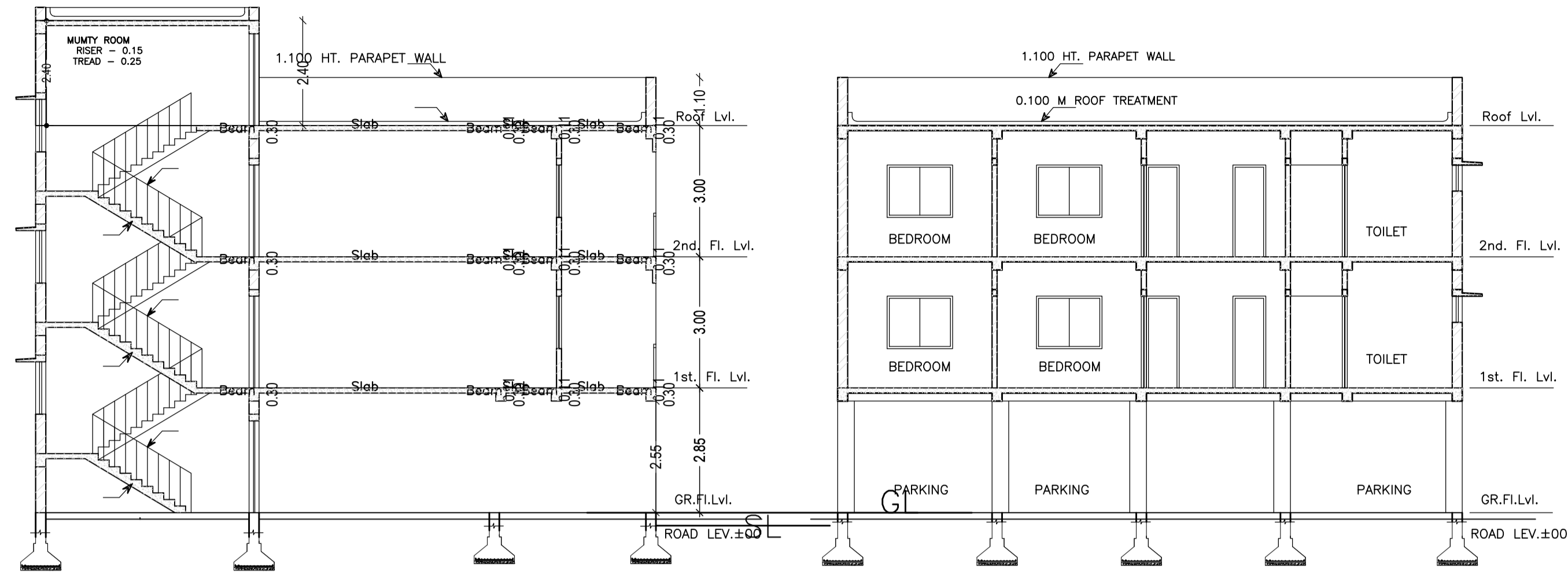
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESSIDENTIAL)	V	0.60	0.60	04
A (RESSIDENTIAL)	WK	0.90	1.20	02
A (RESSIDENTIAL)	W5	1.50	1.20	13
A (RESSIDENTIAL)	W8	2.40	1.20	02

UnitBUA Table for Building :A (RESSIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1 & 2 FLOOR PLAN	A	FLAT	117.41	116.87	9	2
Total:	-	-	234.82	233.73	18	2

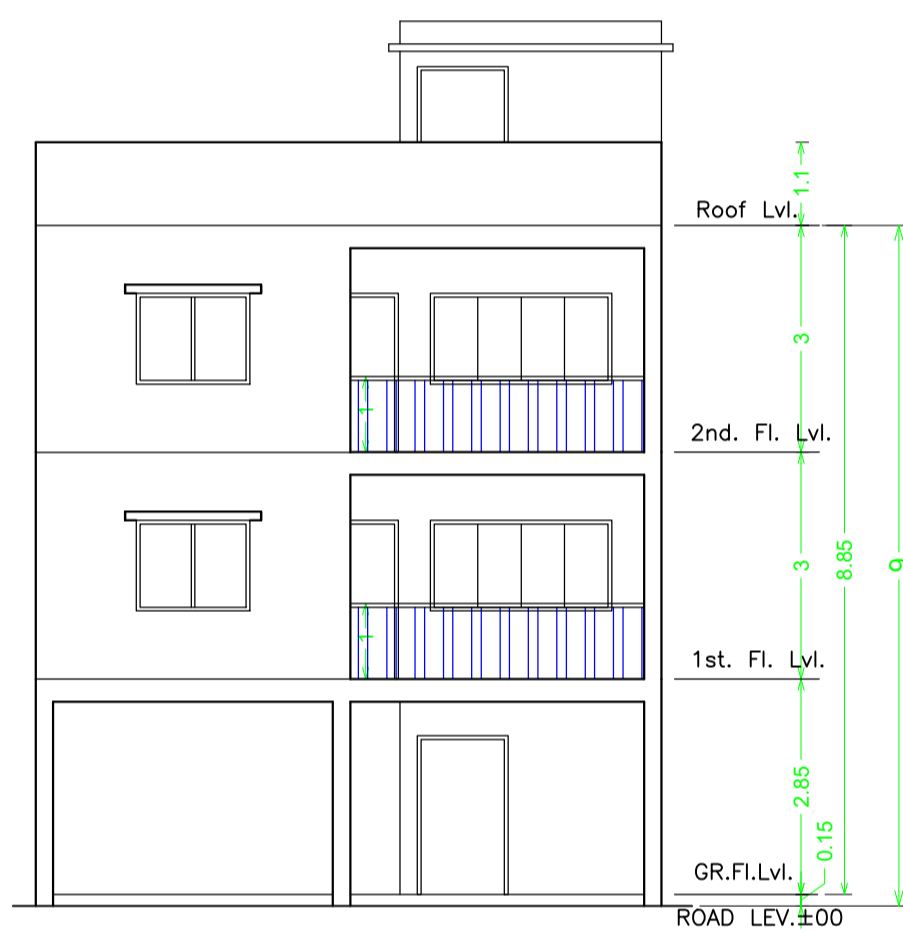
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAM RATAN PRASAD JNAC/ENG/0001/2021			

Proposal Basic Information	
Proposal File No.	JNAC/BP/0025/W2/2023
Owner Name	Sri. Subhrajit Sarkar
Khata No	Nil
Plot No	H.No.-13, Sonari West New Layout Area, Jamshedpur
Village Name	SONARI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

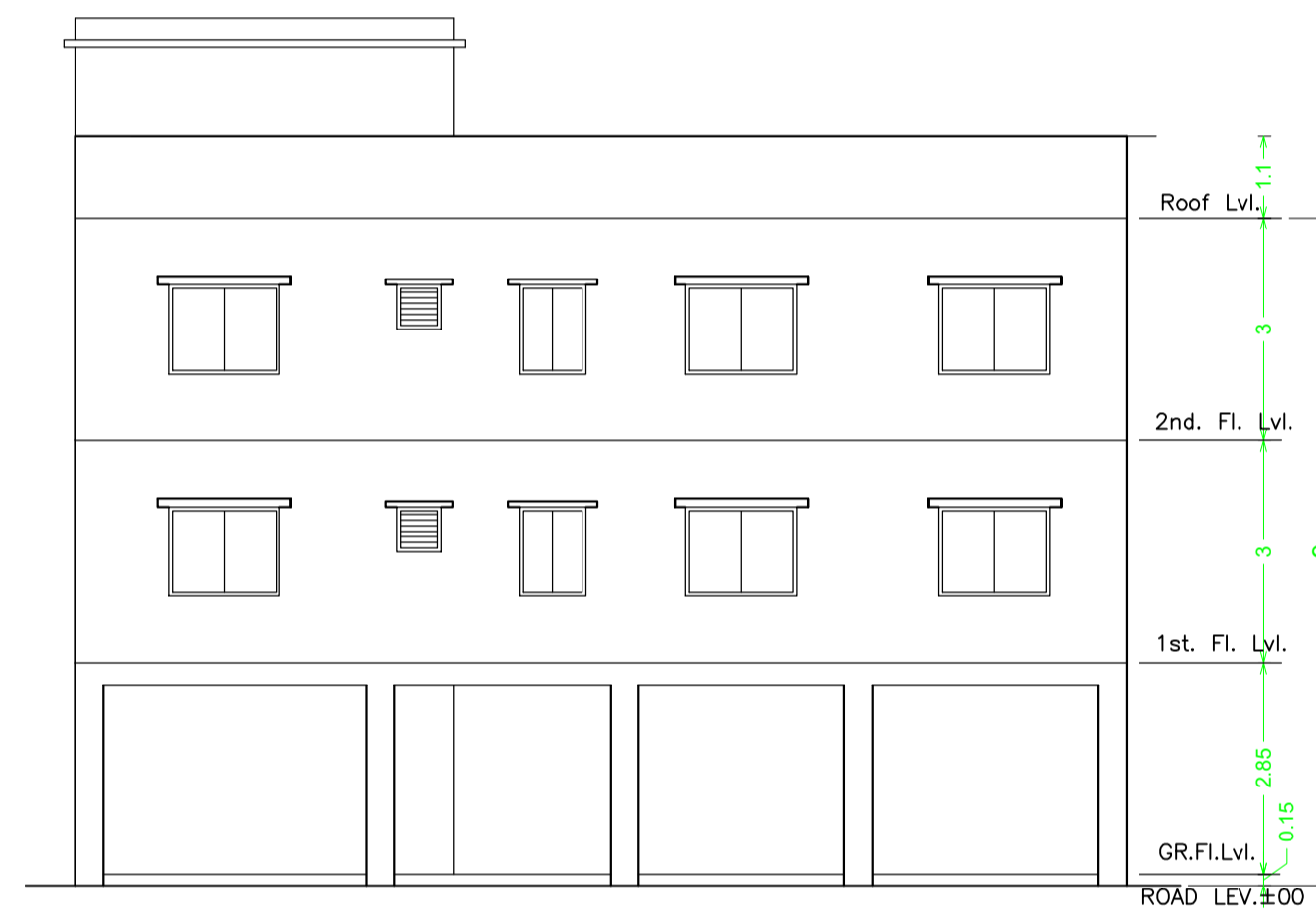


SECTION B-B  
(SCALE=1:100)

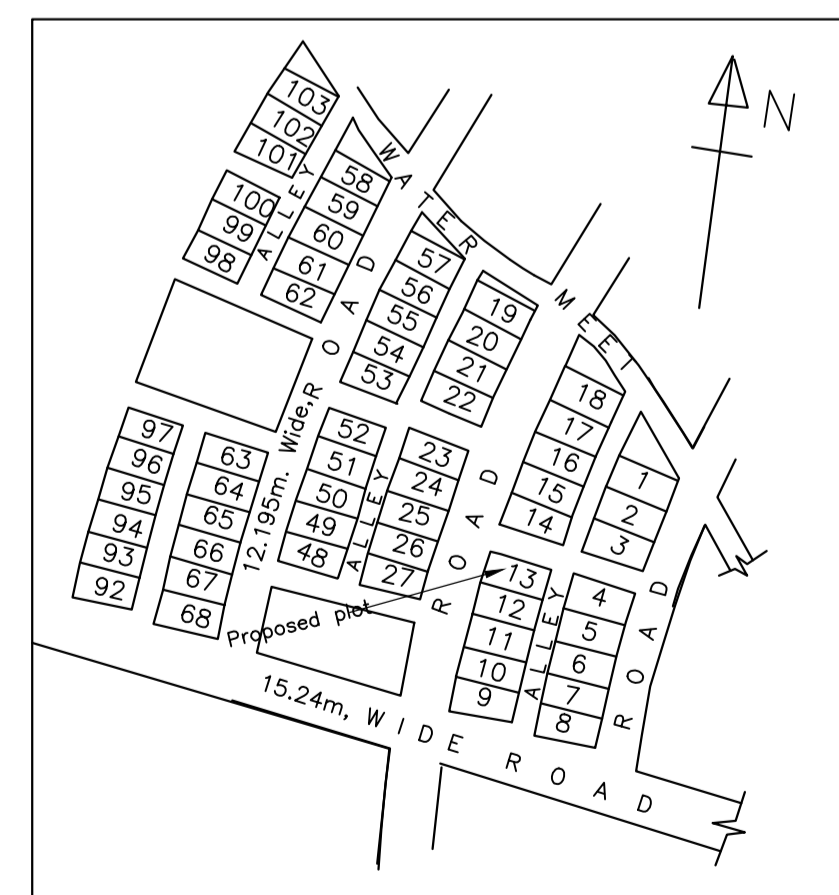
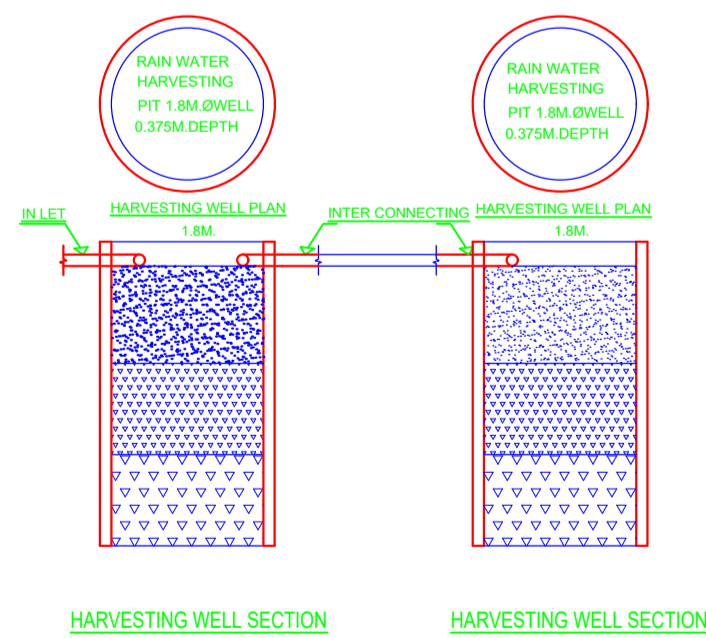
(SCALE=1:100)



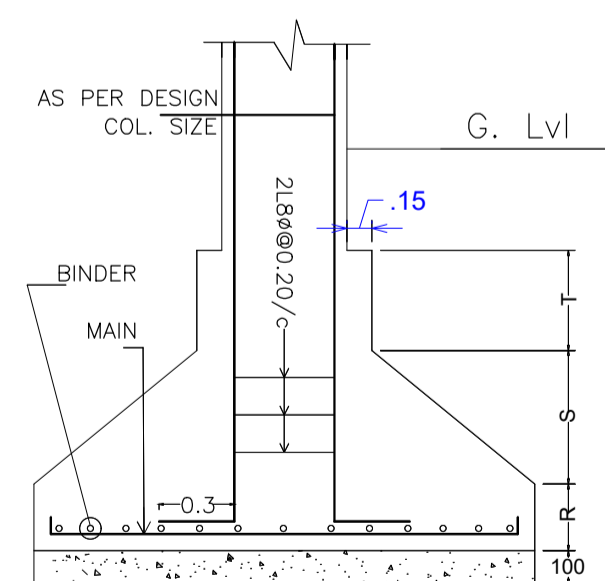
FRONT ELEVATION  
(SCALE=1:100)



SIDE-A ELEVATION  
(SCALE=1:100)



PART PLAN OF SONARI WNLO AREA  
SCALE-N/T/S



DETAIL OF COLUMN & FOOTING

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAM RATAN PRASAD JNAC/ENG/0001/2021			