

Proposal Basic Information	
Proposal File No.	JNAC/BP/0068/W1/2023
Owner Name	SRI PRAFUL CHANDRA DAYALJI MEGHANI AND OTHERS
Khata No.	Nil
Plot No.	H. NO. - 11, CONTRACTOR'S AREA
Village Name	Bisthupur
Use	Residential
SubUse	Residential Bldg/Apartment

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 (RESI BUILDING)	Residential	Residential Bldg/Apartment	> 0	1	10.00	1.00	10	-	-	-	-
			> 0	1	10.00	-	-	-	-	1	10
			> 0	1	10.00	-	-	1	1	-	-
Total:							10	10		1	14

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	10	125.00
Total Car	10	125.00	10	125.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	1	12.50	2	25.00
TwoWheeler	-	-	14	28.00
Total TwoWheeler	10	20.00	14	28.00
Other Parking	-	-	-	131.59
Total				337.59

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3 & 4 FLOOR PLAN	0.90 X 2.59 X 1 X 3	6.99	34.68
	0.90 X 2.70 X 1 X 3	7.29	
	0.90 X 3.77 X 2 X 3	20.40	
Total			34.68

UnitBUA Table for Building :A (RESI BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	a	FLAT	117.74	110.29	10	2
	b	FLAT	117.73	111.31	10	10
FIRST FLOOR PLAN	c	FLAT	117.74	110.29	10	2
	d	FLAT	117.73	111.31	10	10
TYPICAL - 2, 3 & 4 FLOOR PLAN	e	FLAT	123.47	110.29	10	6
	f	FLAT	123.56	111.31	10	10
Total:			1212.02	1108.00	100	10

Building :A (RESI BUILDING)

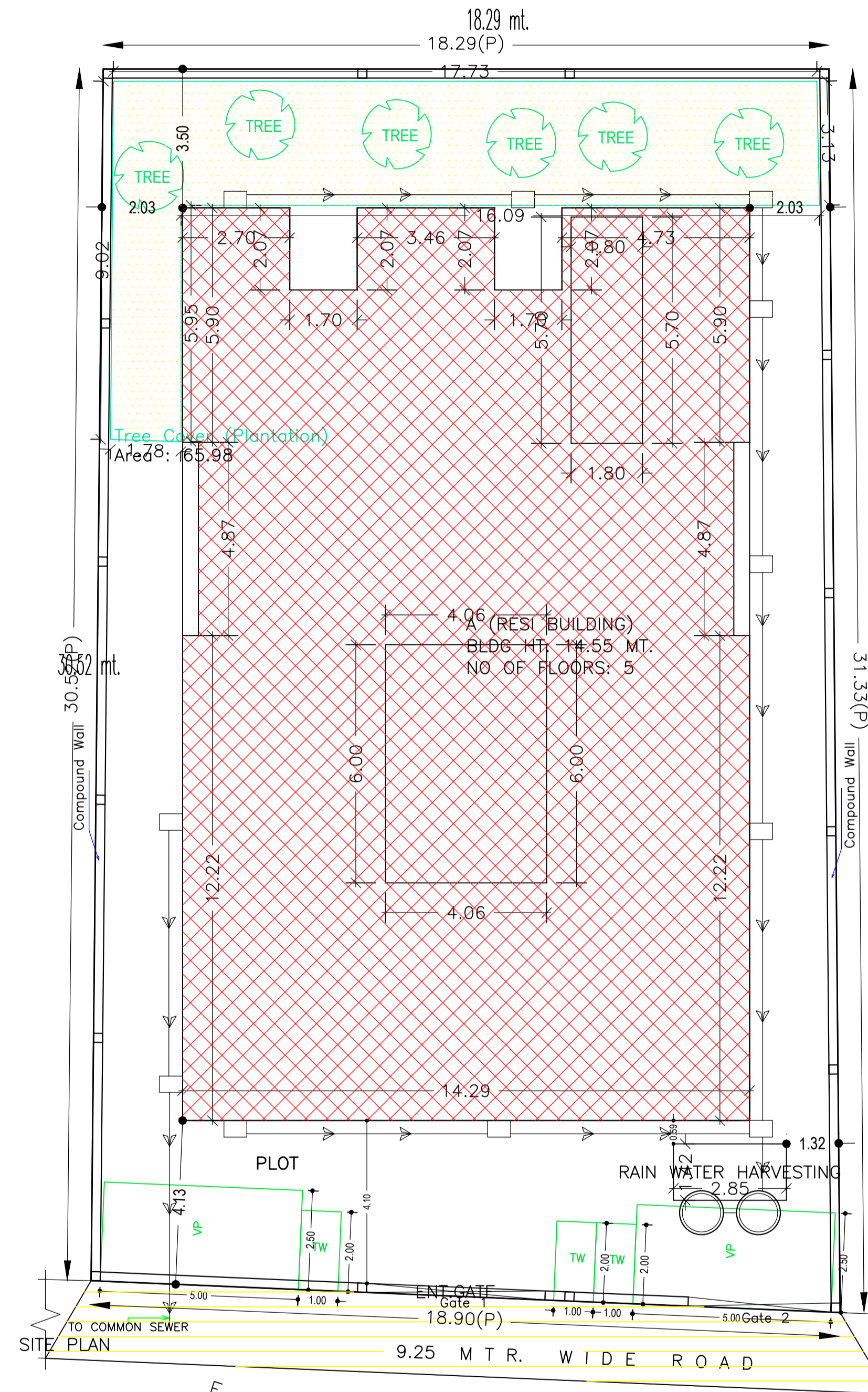
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Tnmt (No.)
				Cutout	StairCase	Lift	Balcony					
Basement Floor	321.50	0.00	321.50	7.92	6.46	0.00	278.59	0.00	12.60	12.60	12.60	00
Ground Floor	317.61	24.36	293.25	10.26	0.00	0.00	282.99	0.00	282.99	282.99	282.99	02
First Floor	317.62	24.36	293.26	10.26	6.46	0.00	276.54	0.00	276.54	276.54	276.54	02
Second Floor	329.17	24.36	304.81	10.26	6.46	5.78	282.31	0.00	282.31	282.31	282.31	02
Third Floor	329.17	24.36	304.81	10.26	6.46	5.78	282.31	0.00	282.31	282.31	282.31	02
Fourth Floor	329.17	24.36	304.81	10.26	6.46	5.78	282.31	0.00	282.31	282.31	282.31	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1944.24	121.80	1822.44	59.22	32.30	17.34	278.59	1406.46	12.60	1419.06	1419.06	10

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI BUILDING)	D2	0.75	2.10	62
A (RESI BUILDING)	D1	0.90	2.10	30
A (RESI BUILDING)	D	1.20	2.10	10

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI BUILDING)	V	0.60	0.60	20
A (RESI BUILDING)	W4	1.20	1.20	20
A (RESI BUILDING)	W5	1.50	1.20	30
A (RESI BUILDING)	W8	2.40	1.20	20



SITE PLAN SCALE : 1:100

AREA STATEMENT		VERSION NO. : 1.0.68
JAMSHEDPUR NAC		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: Residential Bldg/Apartment	
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA	
Inward No: JNAC/BP/0068/W1/2023	Plot/SubPlot No: H. NO. - 11, CONTRACTOR'S AREA	
Application Type: General Proposal	North: Plot No. - H. NO. - 10	
Project Type: Building Permission	South: Plot No. - H. NO. - 12	
Nature of Development: New	East: Plot No. - ALLEY	
Location of Development Area: Old Area	West: Road Width - 9.15	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ. MT. 574.81
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	574.81
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		65.98
Total		65.98
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	508.83
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	574.81
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	574.81
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		344.89
Proposed Coverage Area (49.23 %)		282.99
Total Prop. Coverage Area (49.23 %)		282.99
Balance coverage area (10.77 %)		61.90
FAR CHECK		
Perm. FAR Area (2.500)		1437.03
Total Perm. FAR area		1437.03
Residential FAR		1406.46
Proposed FAR Area		1419.06
Total Proposed FAR Area		1419.06
Consumed FAR (Factor)		2.47
Balance FAR Area		17.97
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1822.44
ARCHITECT (Regd.) L K Suman		
ENGINEER (Regd.)		
SUPERVISOR (Regd.)		
OWNER (Regd.) SRI PRAFUL CHANDRA DAYALJI MEGHANI AND OTHERS		
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)	Dark Blue

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.)
Basement Floor	321.50	12.60	321.50	12.60
Ground Floor	293.25	282.99	293.25	282.99
First Floor	293.26	276.54	293.26	276.54
Second Floor	304.81	282.31	304.81	282.31
Third Floor	304.81	282.31	304.81	282.31
Fourth Floor	304.81	282.31	304.81	282.31
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1822.44	1419.06	1822.44	1419.06

Building Name	Building Use	Building SubUse	Building Structure
A (RESI BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

FAR & Tenement Details (Table 4c-1)

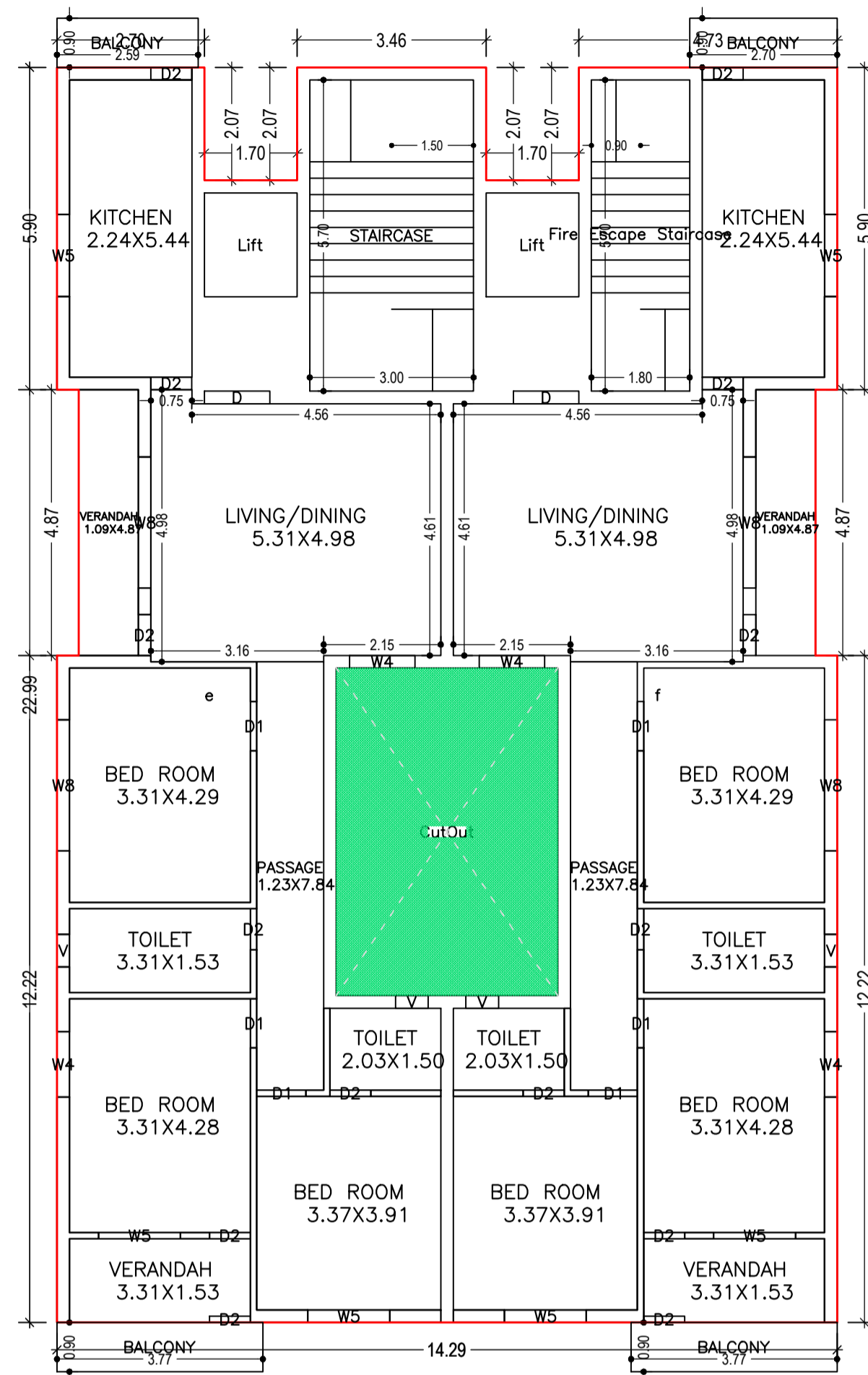
Building	No. of Same Bldg	Gross Builtup Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
					Cutout	StairCase	Lift	Balcony					
A (RESI BUILDING)	1	1944.24	121.80	1822.44	59.22	32.30	17.34	278.59	1406.46	12.60	1419.06	1419.06	10
Grand Total	1	1944.24	121.80	1822.44	59.22	32.30	17.34	278.59	1406.46	12.60	1419.06	1419.06	10

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
L K Suman JNAC/ENG/0006/2016			

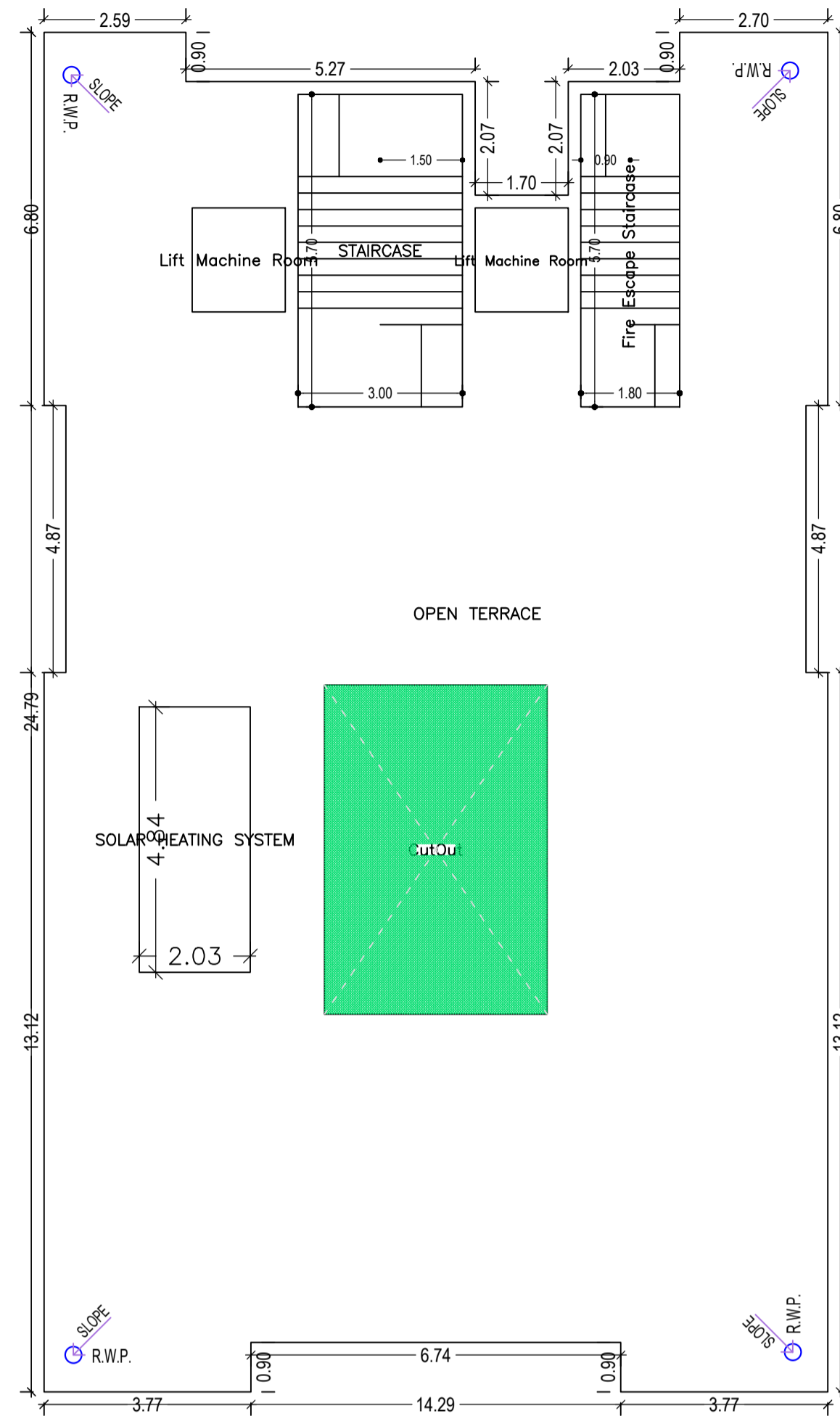


DATE	16-02-2024
SHEET NO.	3

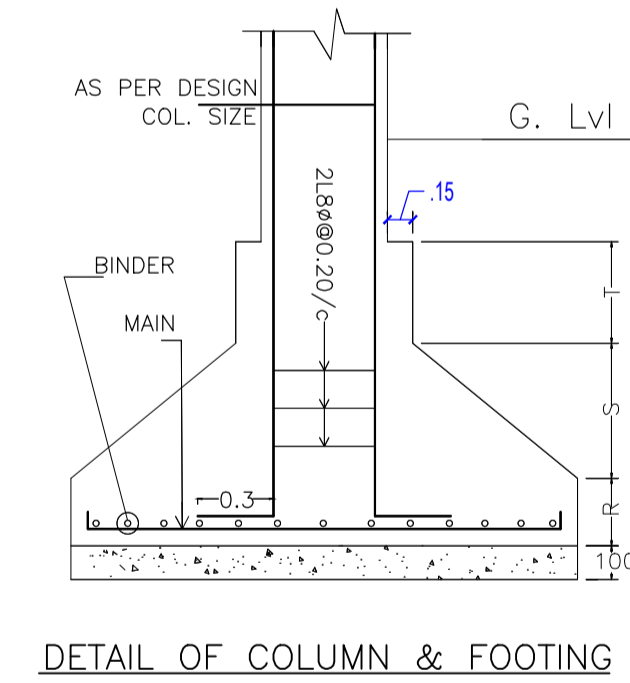
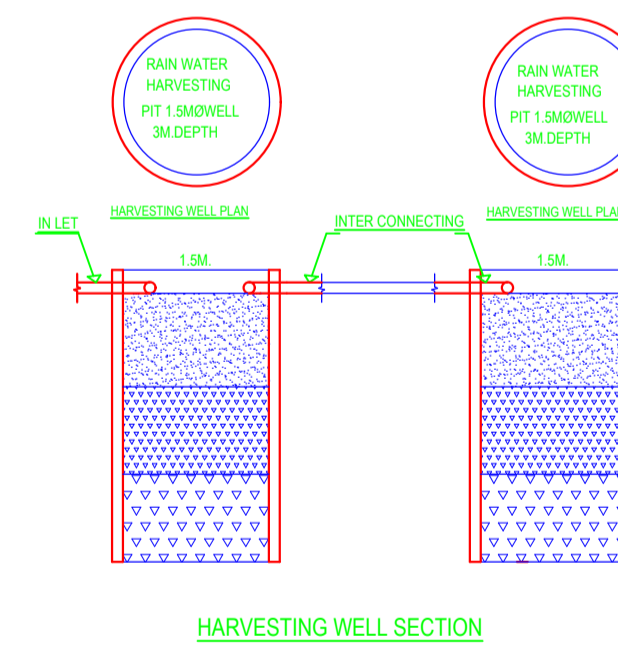
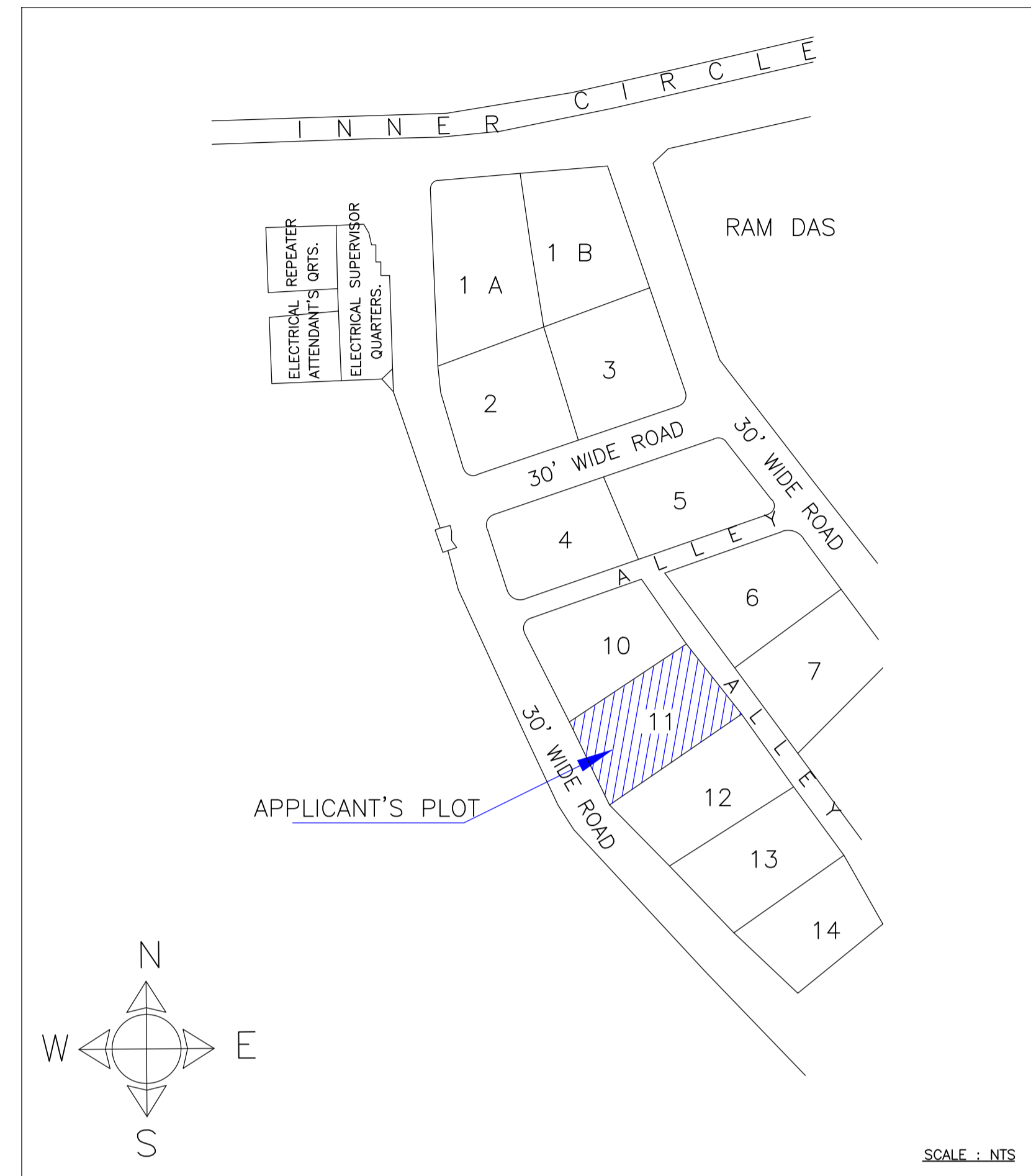
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Use	Residential
SubUse	Residential Bldg/Apartment



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



TERRACE FLOOR PLAN
(SCALE 1:100)

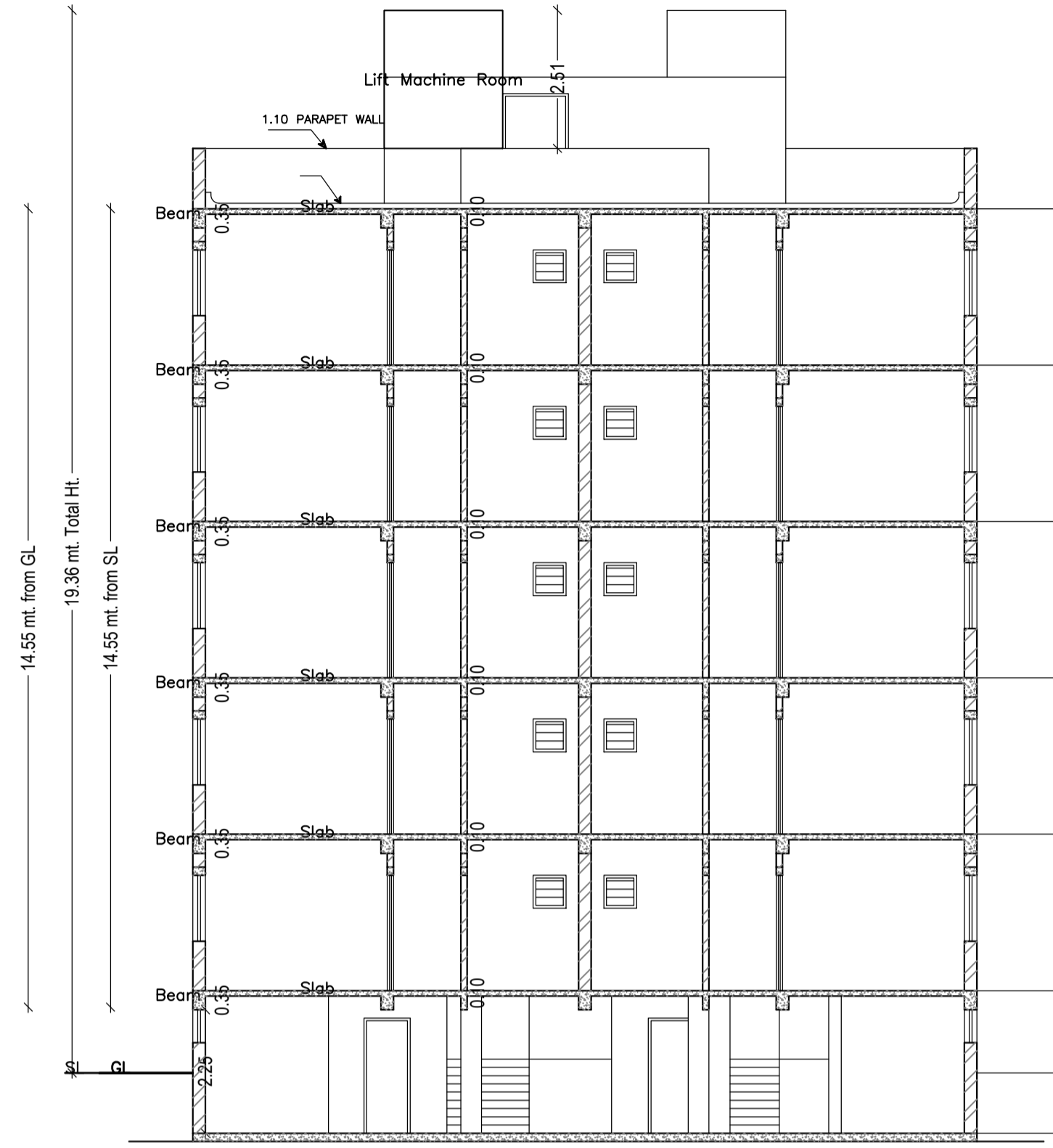


DETAIL OF COLUMN & FOOTING

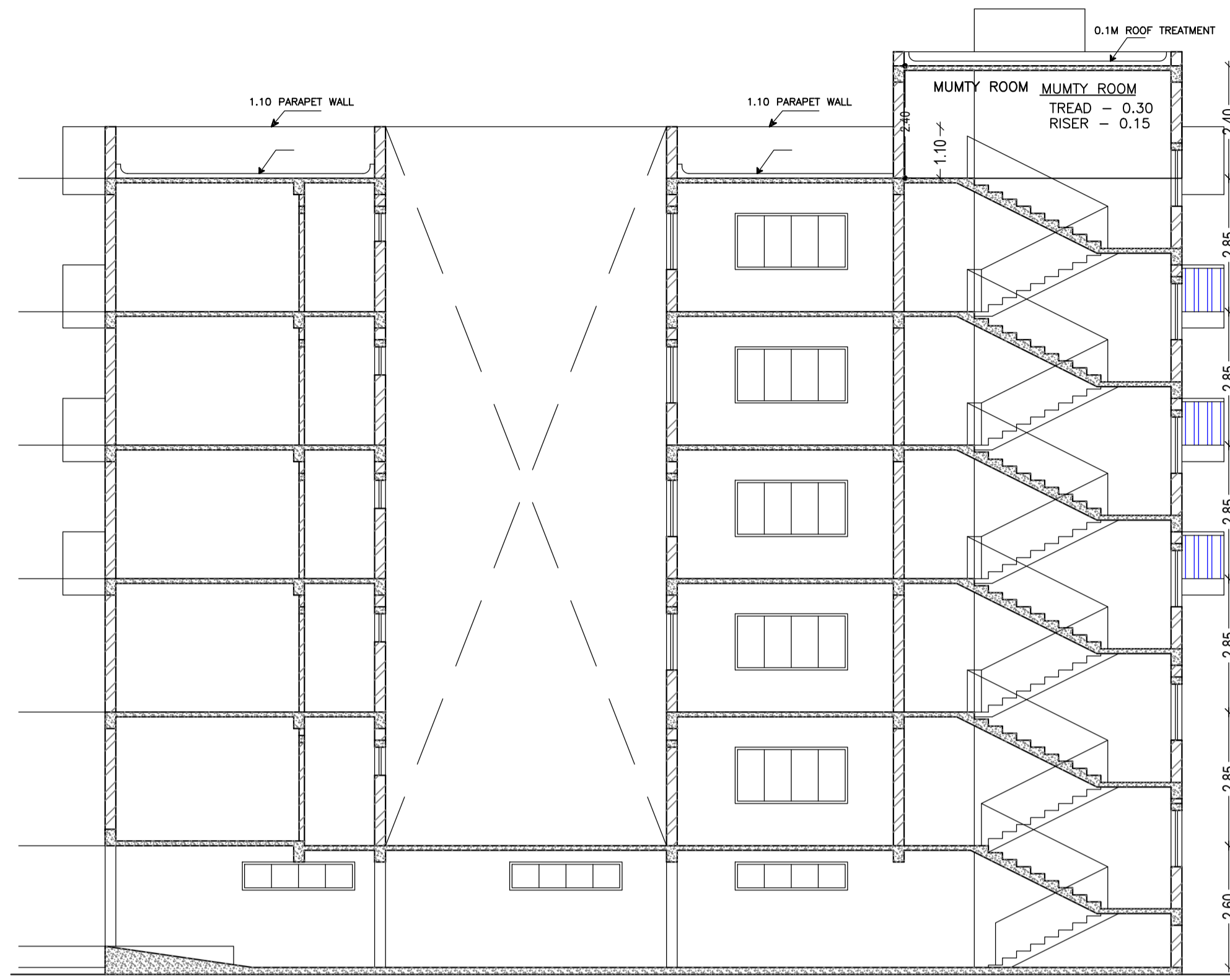
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L K Suman JNAC/ENG/0006/2016			

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TERRACE FLOOR PLAN
(SCALE 1:100)



SECTION X-X
SCALE : 1:100



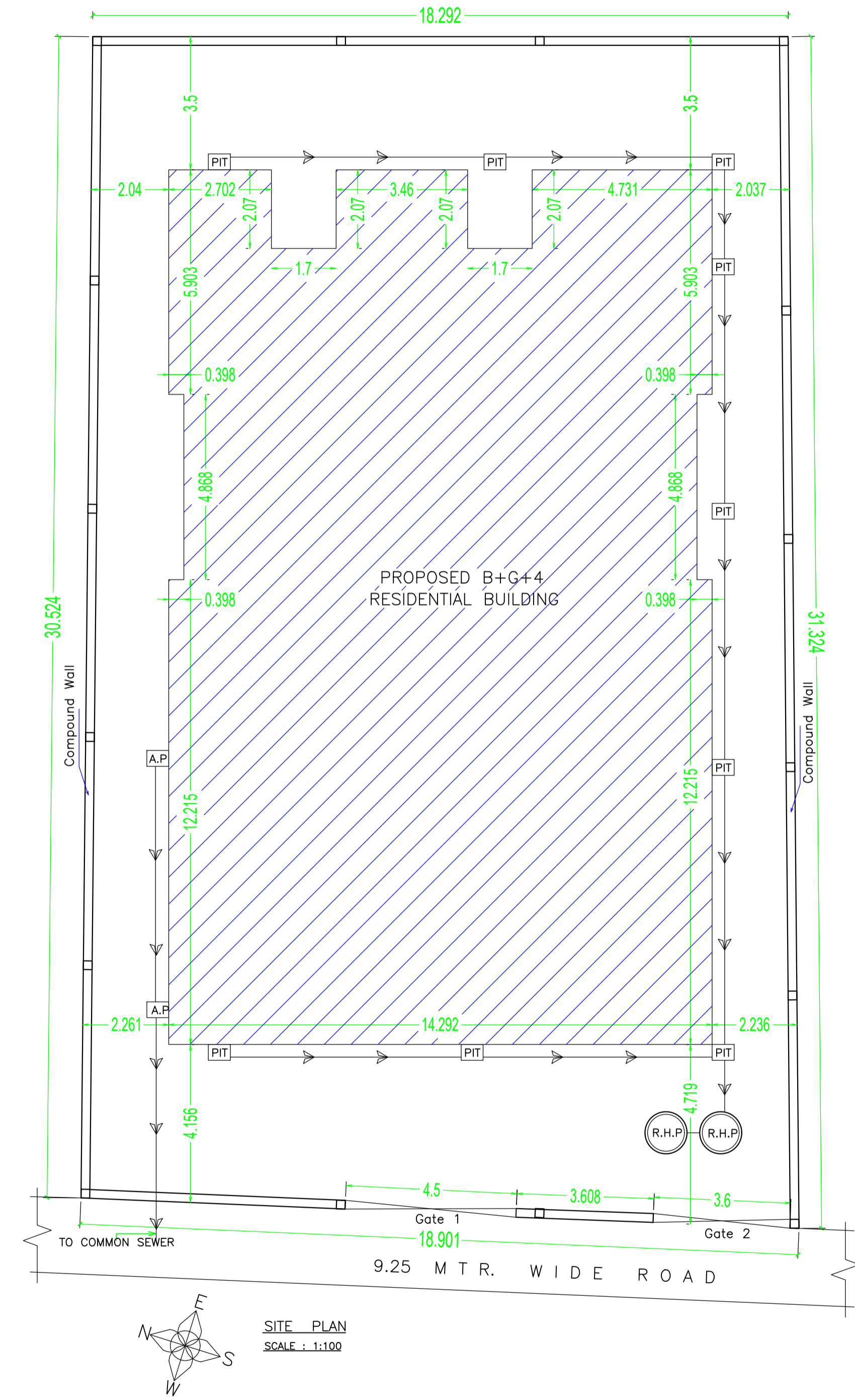
SECTION Y-Y
SCALE : 1:100



SIDE - A ELEVATION
SCALE : 1:100



FRONT ELEVATION
SCALE : 1:100



SITE PLAN
SCALE : 1:100

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
L K Suman JNAC/ENG/0006/2016			