

Proposal Basic Information

Proposal File No.	JNAC/BP/0119/W2/2023
Owner Name	Lalita Prasad
Khata No	22(O), 131(N)
Plot No	298 a.b.c
Village Name	ULIYAN
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.69 VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious/Structure: NA	
Inward No: JNAC/BP/0119/W2/2023	Plot/SubPlot No: 298 a.b.c	
Application Type: General Proposal	North: Plot No - Parul Bala Chatterjee	
Project Type: Building Permission	South: Plot No - Kalidas Roy	
Nature of Development: New	East: Road Width - 3.6	
Location of Development Area: Old Area	West: Road Width - 3.0m alley	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	133.94
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		16.11
Total		16.11
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	117.83
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	133.94
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	133.94
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		93.76
Proposed Coverage Area (57.51 %)		77.03
Total Prop. Coverage Area (57.51 %)		77.03
Balance coverage area (12.49 %)		16.73
FAR CHECK		
Perm. FAR Area (1.500)		200.91
Total Perm. FAR area		200.91
Residential FAR		141.55
Proposed FAR Area		155.84
Total Proposed FAR Area		155.84
Consumed FAR (Factor)		1.16
Balance FAR Area		45.07
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		218.59
ARCHITECT (Regd)	NABANITA BHATTACHERYA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	Lalita Prasad	
DEVELOPMENT AUTHORITY LOCAL BODY		

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

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.)
Ground Floor	77.04	14.29	77.04	14.29
First Floor	77.03	77.03	77.03	77.03
Second Floor	64.52	64.52	64.52	64.52
Terrace Floor	0.00	0.00	0.00	0.00
Total :	218.59	155.84	218.59	155.84

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (LALITA PRASAD RESIDENCE)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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 (LALITA PRASAD RESIDENCE)	1	218.59	62.75	141.55	14.29	155.84	155.84	01
Grand Total :	1	218.59	62.75	141.55	14.29	155.84	155.84	01

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NABANITA BHATTACHERYA JNAC/DTMN/0024/2017			

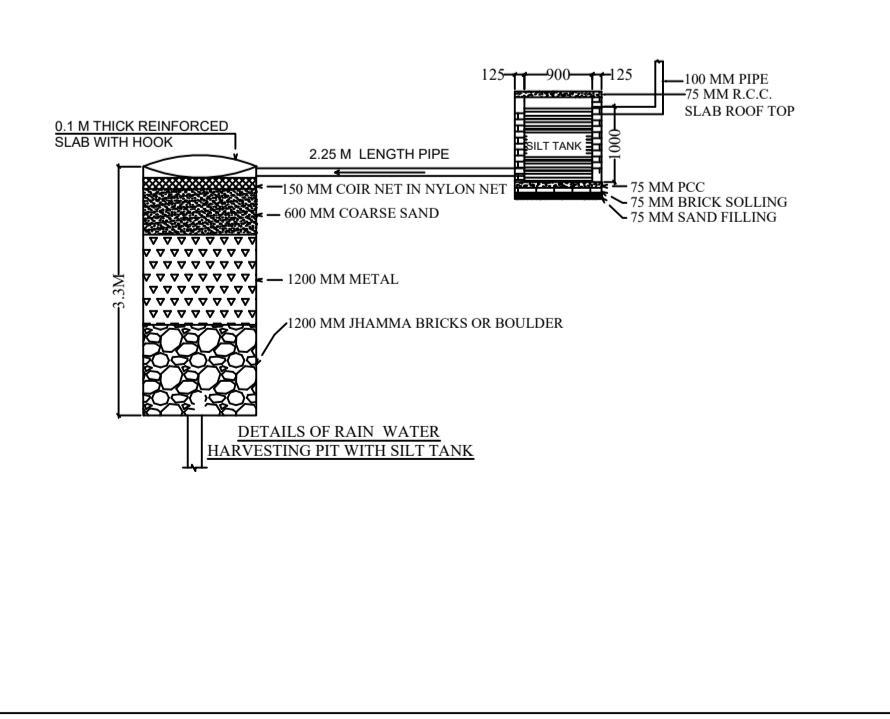
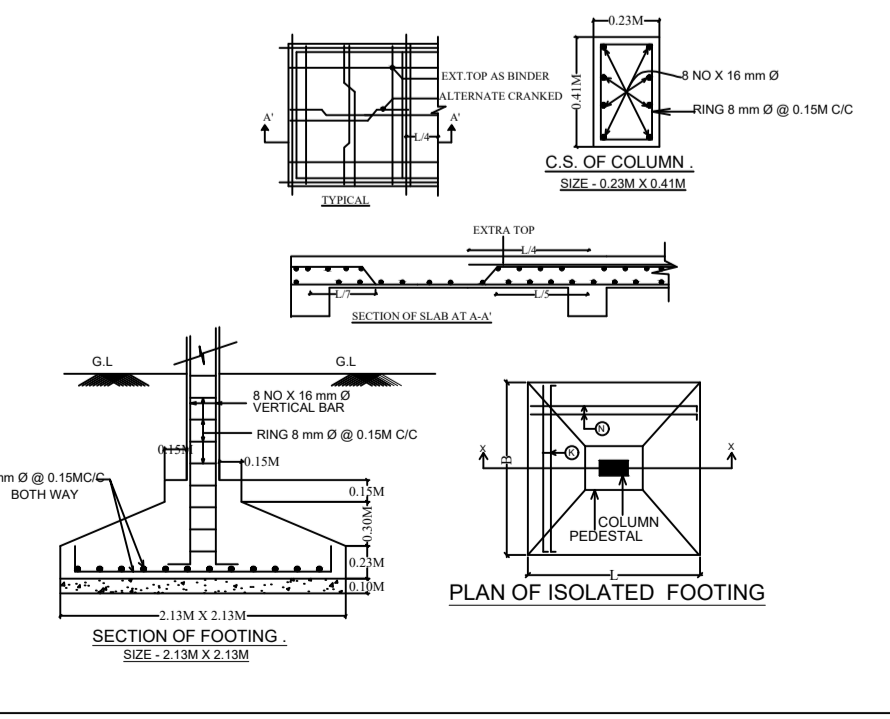
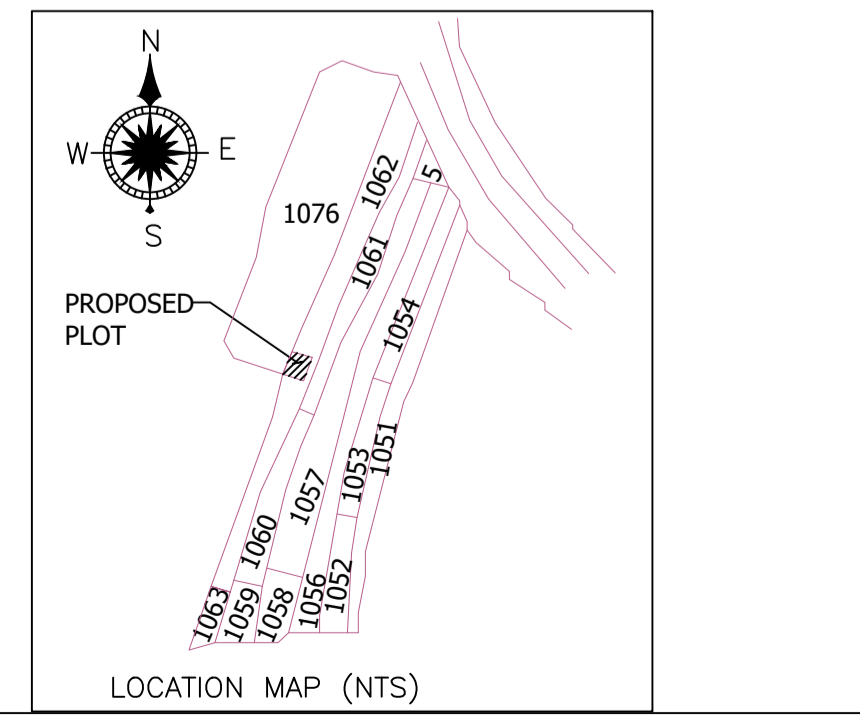
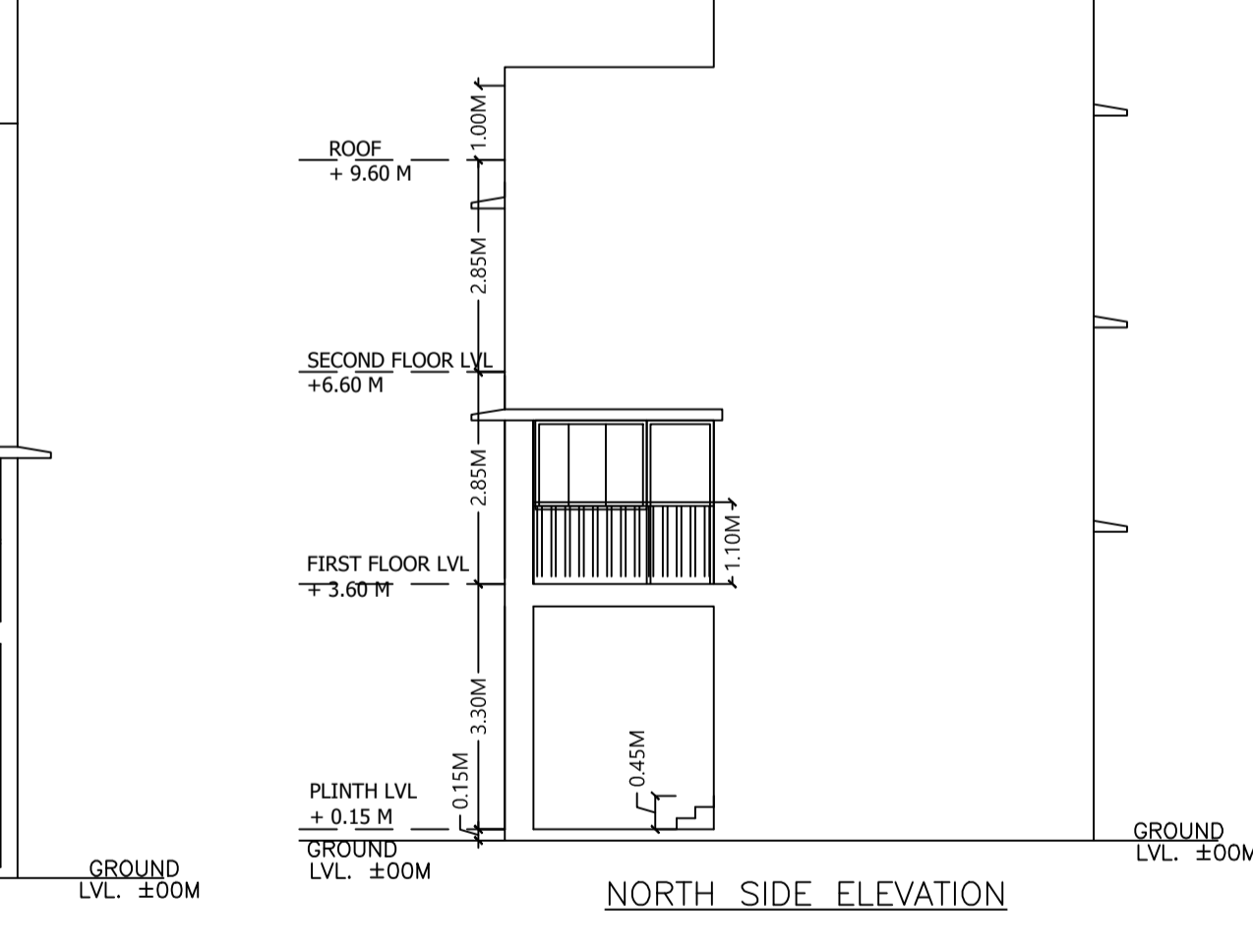
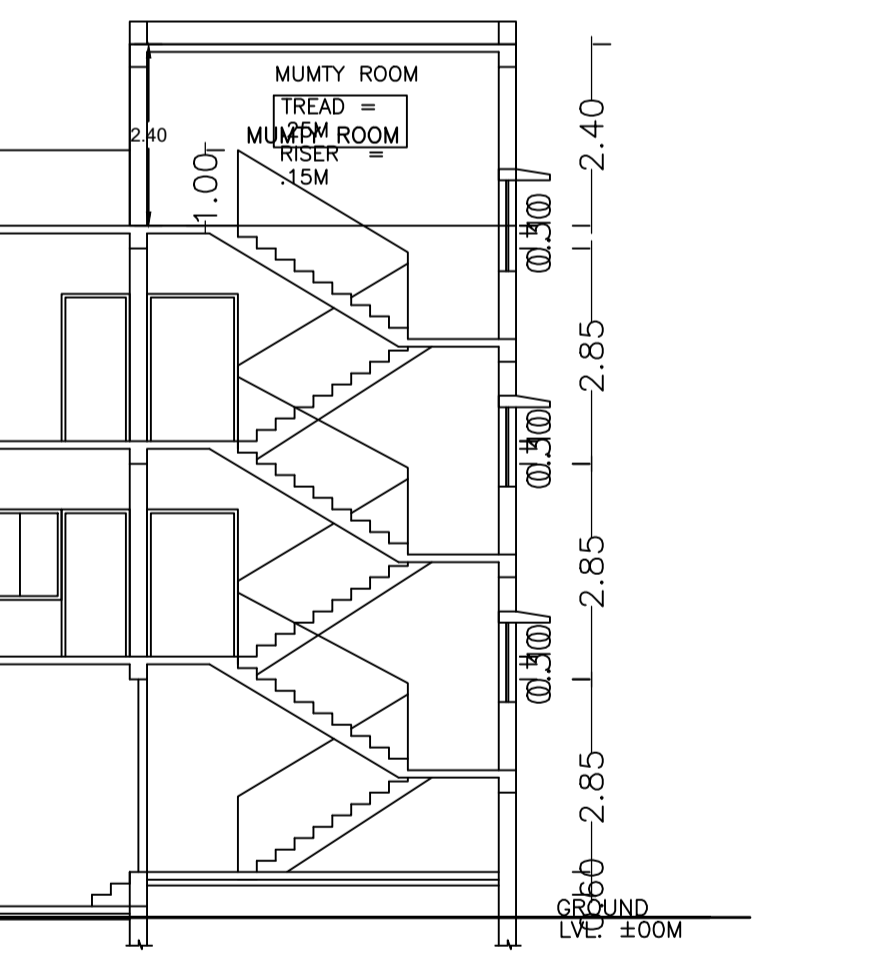
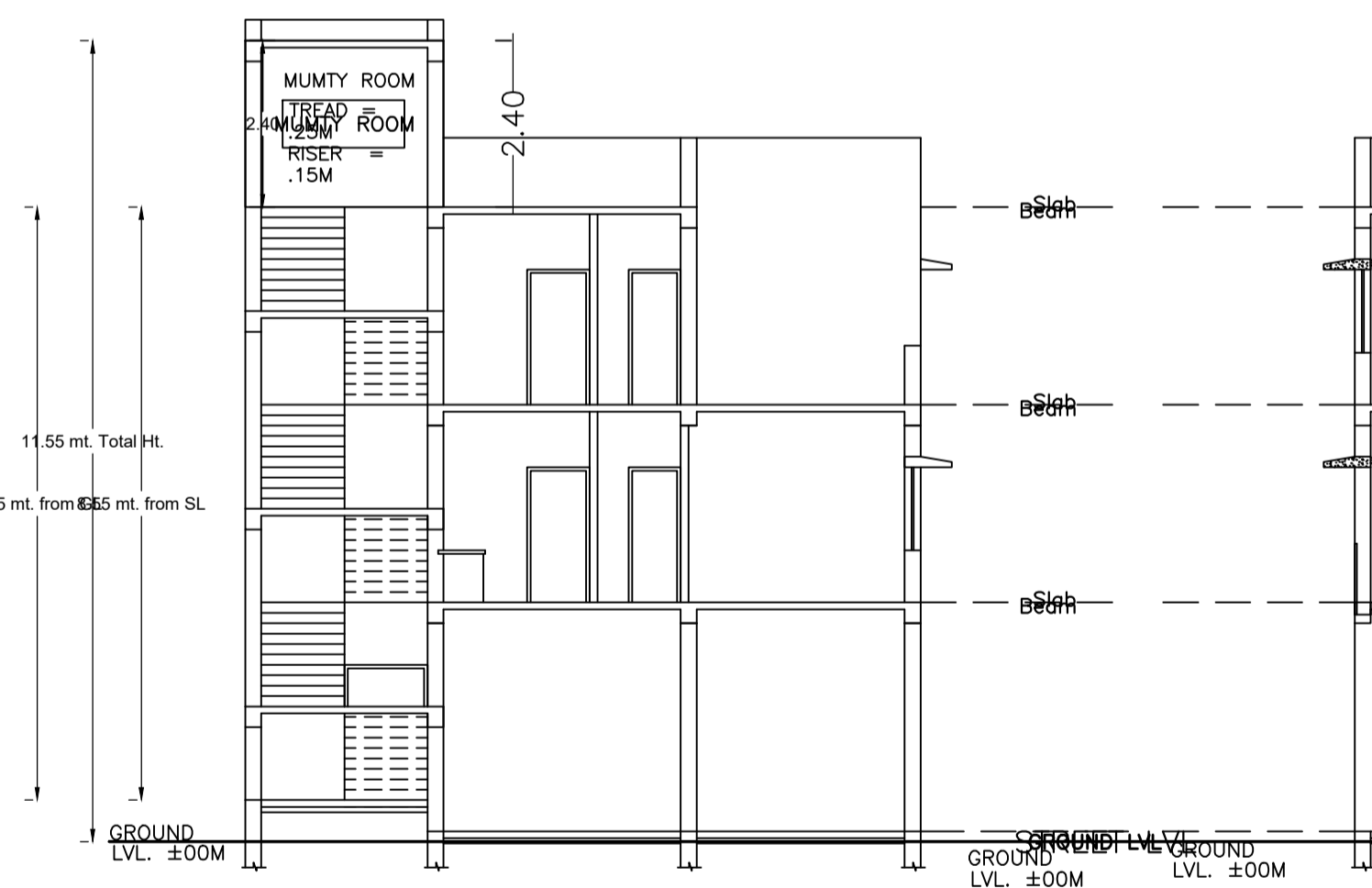
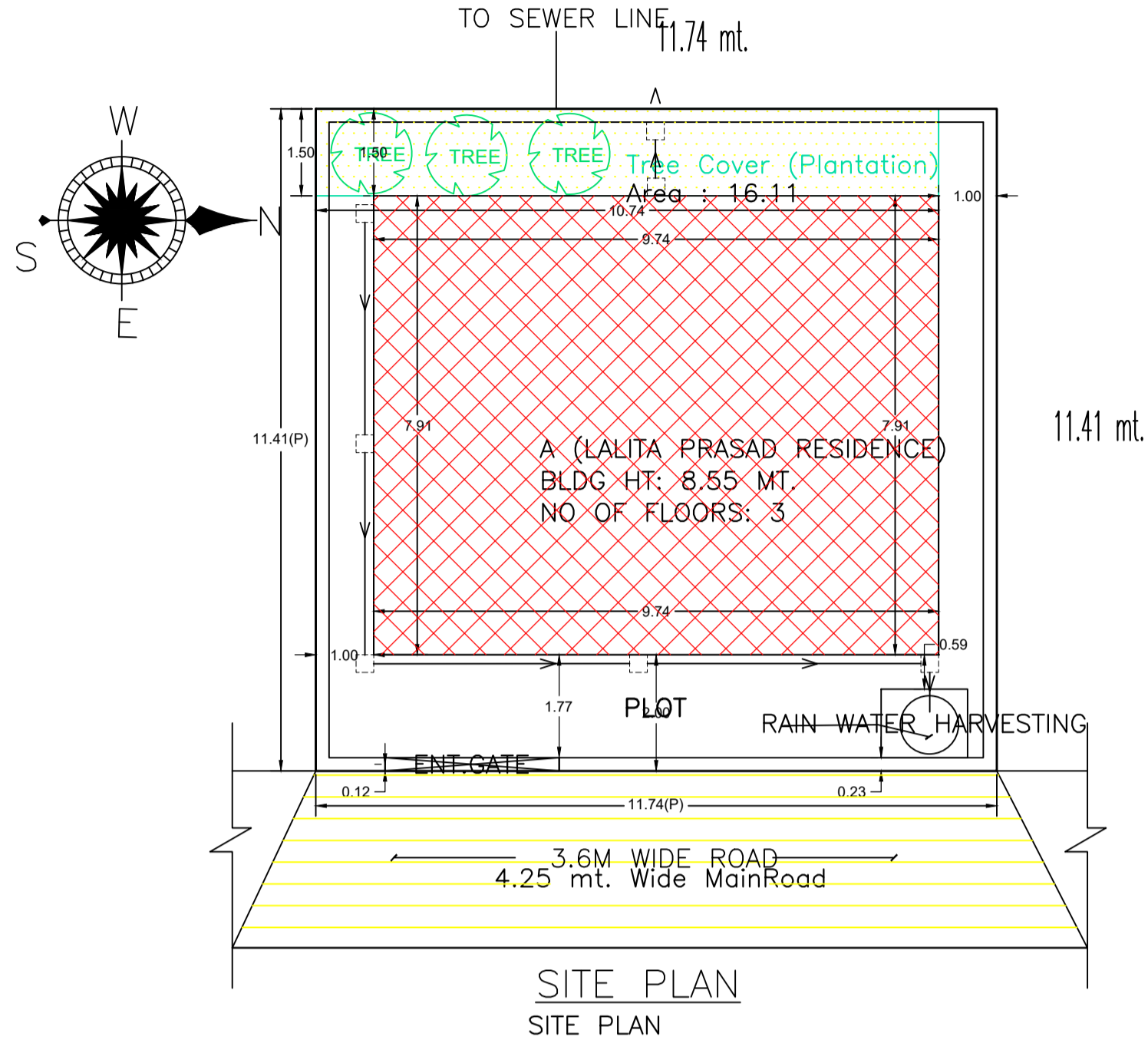
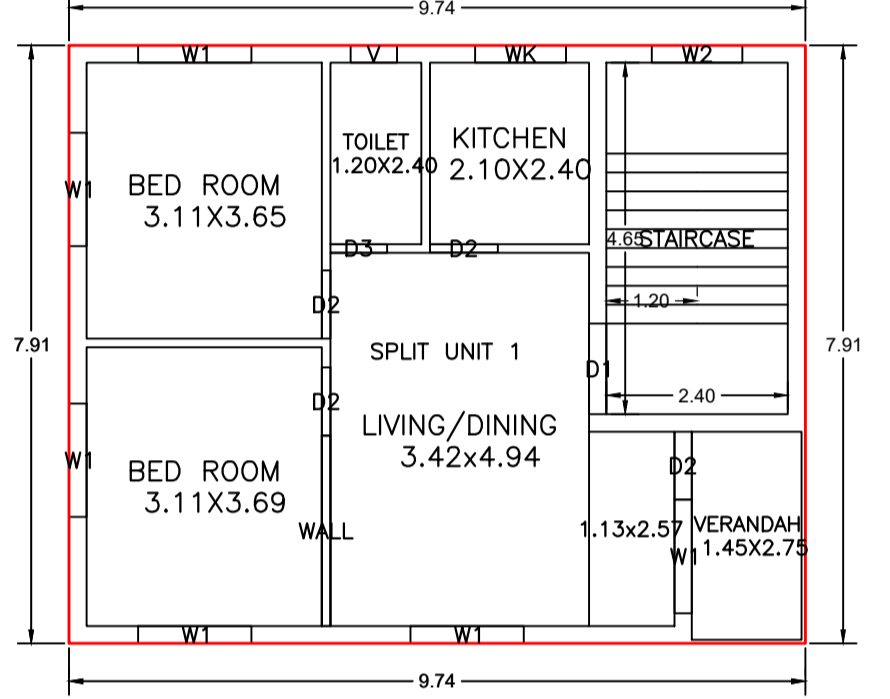
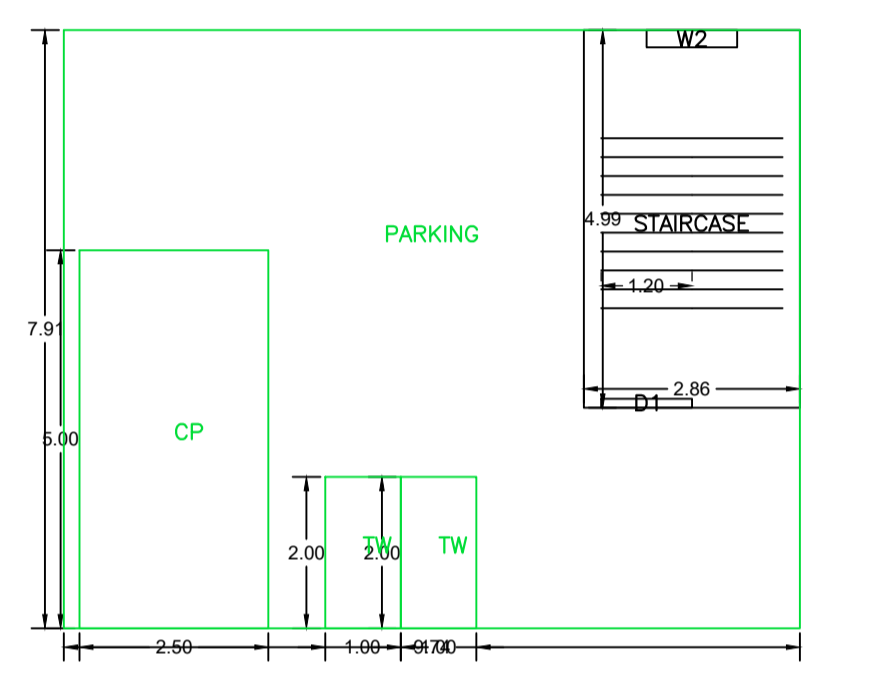
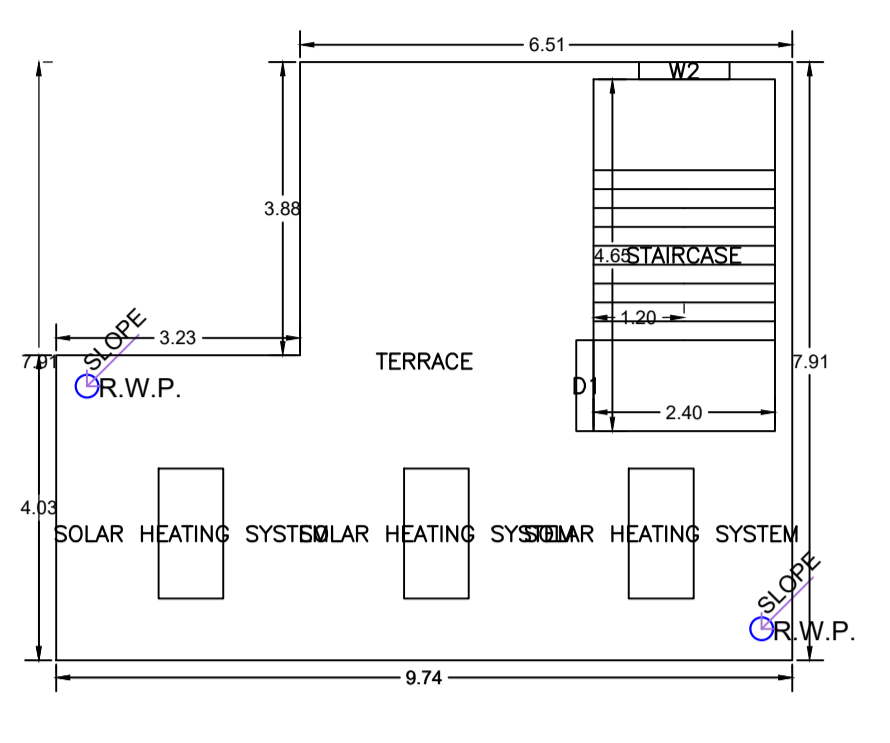
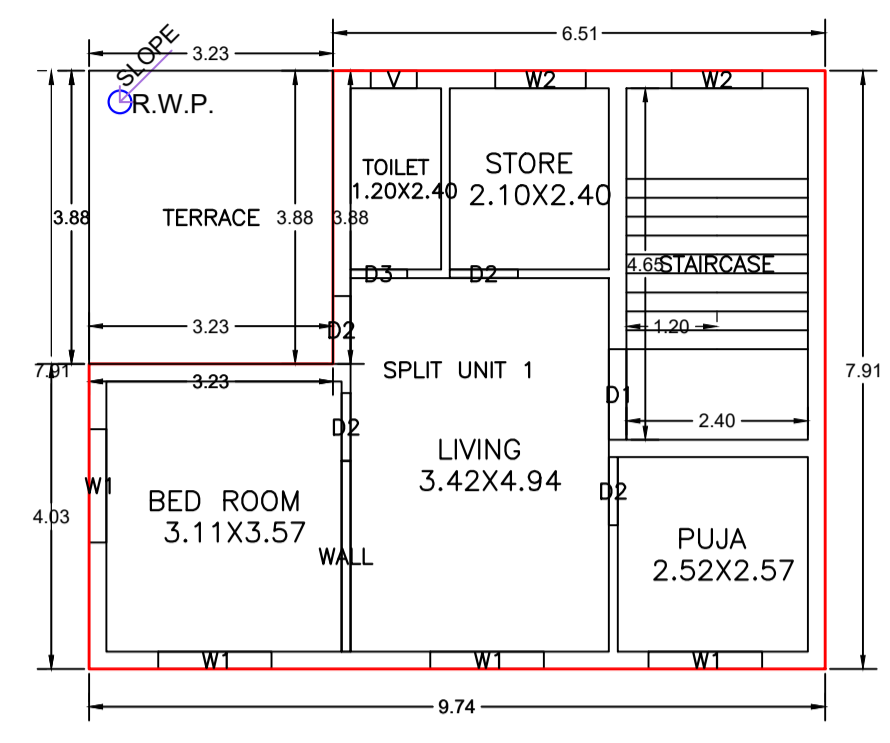
Building :A (LALITA PRASAD RESIDENCE)

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	77.04	62.75	0.00	14.29	14.29	14.29	00
First Floor	77.03	0.00	77.03	0.00	77.03	77.03	01
Second Floor	64.52	0.00	64.52	0.00	64.52	64.52	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	218.59	62.75	141.55	14.29	155.84	155.84	01

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (LALITA PRASAD RESIDENCE)	D3	0.75	2.10	02
A (LALITA PRASAD RESIDENCE)	D2	0.90	2.10	08
A (LALITA PRASAD RESIDENCE)	D1	1.20	2.10	02

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (LALITA PRASAD RESIDENCE)	V	0.61	0.61	02
A (LALITA PRASAD RESIDENCE)	WK	1.20	1.00	01
A (LALITA PRASAD RESIDENCE)	W2	1.20	1.20	05
A (LALITA PRASAD RESIDENCE)	W1	1.50	1.20	10

UnitBUA Table for Building :A (LALITA PRASAD RESIDENCE)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
SECOND FLOOR PLAN	SPLIT UNIT 1	FLAT	0.00	0.00	5	0
FIRST FLOOR PLAN	SPLIT UNIT 1	FLAT	126.46	125.88	6	1
Total :	-	-	126.46	125.88	11	1



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Khata No	22(O), 131(N)
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Village Name	ULIYAN
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NABANITA BHATTACHERYA JNAC/DFTMN/0024/2017			