

Proposal Basic Information

Proposal File No.	JNAC/BP/0122/W7/2023
Owner Name	Smt. TRIPTI CHAKRAVARTY AND SRI TAPAN KUMAR SARKAR
Khata No.	245
Plot No.	Ho. No. 125 & 125A, SNP AREA
Village Name	SAKCHI
Use	Mixed
SubUse	Mixed

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.68	VERSION DATE: 16/10/2020
PROJECT DETAIL:	Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: EAST SINGHBHUM	Plot SubUse: Mixed	
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious Structure: NA	
Inward No: JNAC/BP/0122/W7/2023	Plot/SubPlot No: Ho. No. 125 & 125A, SNP AREA	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA OF PLOT (Minimum)	(A)	334.57
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	334.57
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		36.29
Total		36.29
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	298.28
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	334.57
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	334.57
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		200.74
Proposed Coverage Area (46.83 %)		156.69
Total Prop. Coverage Area (46.83 %)		156.69
Balance coverage area (13.17 %)		44.05
FAR CHECK		
Perm. FAR Area (2.500)		836.43
Total Perm. FAR area		836.43
Residential FAR		471.71
Commercial FAR		310.14
Proposed FAR Area		781.86
Total Proposed FAR Area		781.86
Consumed FAR (Factor)		2.34
Balance FAR Area		54.57
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1122.03
ARCHITECT (Regd)	SUDIPTO MUKHERJEE	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	Smt. TRIPTI CHAKRAVARTY AND SRI TAPAN KUMAR 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)	Light Blue
EXISTING (To be demolished)	Dark Blue

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.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			StairCase	Lift	Balcony	Parking	Resi.	Commercial			
A (125 AND 125A SNP AREA)	1	1122.03	116.49	16.15	21.00	228.47	471.72	310.14	781.87	781.87	05
Grand Total	1	1122.03	116.49	16.15	21.00	228.47	471.72	310.14	781.87	781.87	05

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 (125 AND 125A SNP AREA)	Commercial	Shop	>0	50	306.91	1	5	-	-	-	-	
			>0	50	306.91	-	-	-	-	1	13	
	Residential	ResiComm Bldg	>0	1	3.00	1.00	3	-	-	-	3	
			>0	1	3.00	-	-	-	-	1	3	
Total :			-	-	-	8	10	-	1	0	16	24

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	5	62.50
Two Stack Car	-	-	5	62.50
Total Car	8	100.00	10	125.00
Total Visitor Parking	1	12.50	1	13.50
Parallel Visitor's Car Parking	-	-	1	13.50
TwoWheeler	-	-	24	48.00
Total TwoWheeler	16	32.00	24	48.00
Other Parking	-	-	-	90.82
Total		144.50		325.32

Buildingwise Floor FAR Details

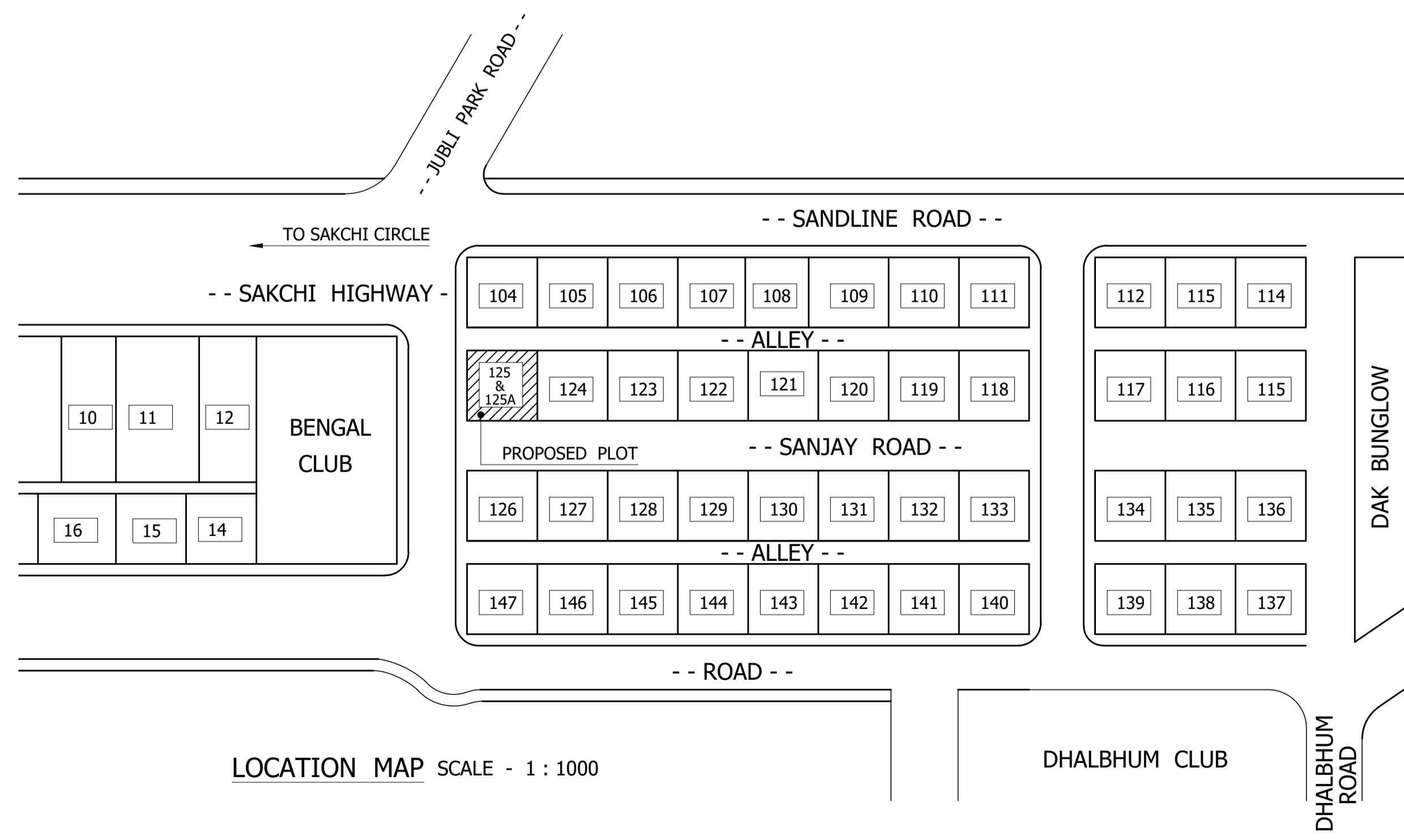
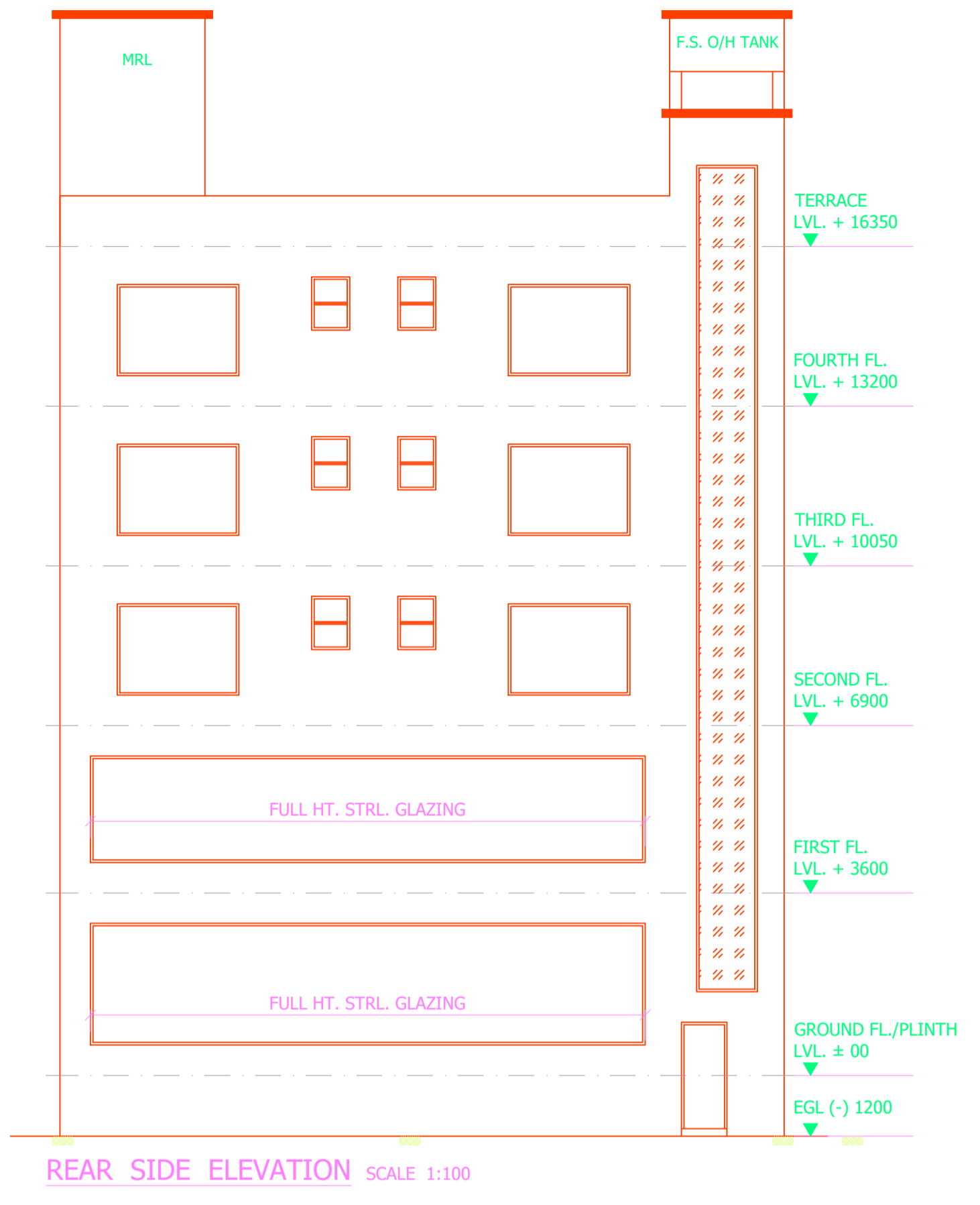
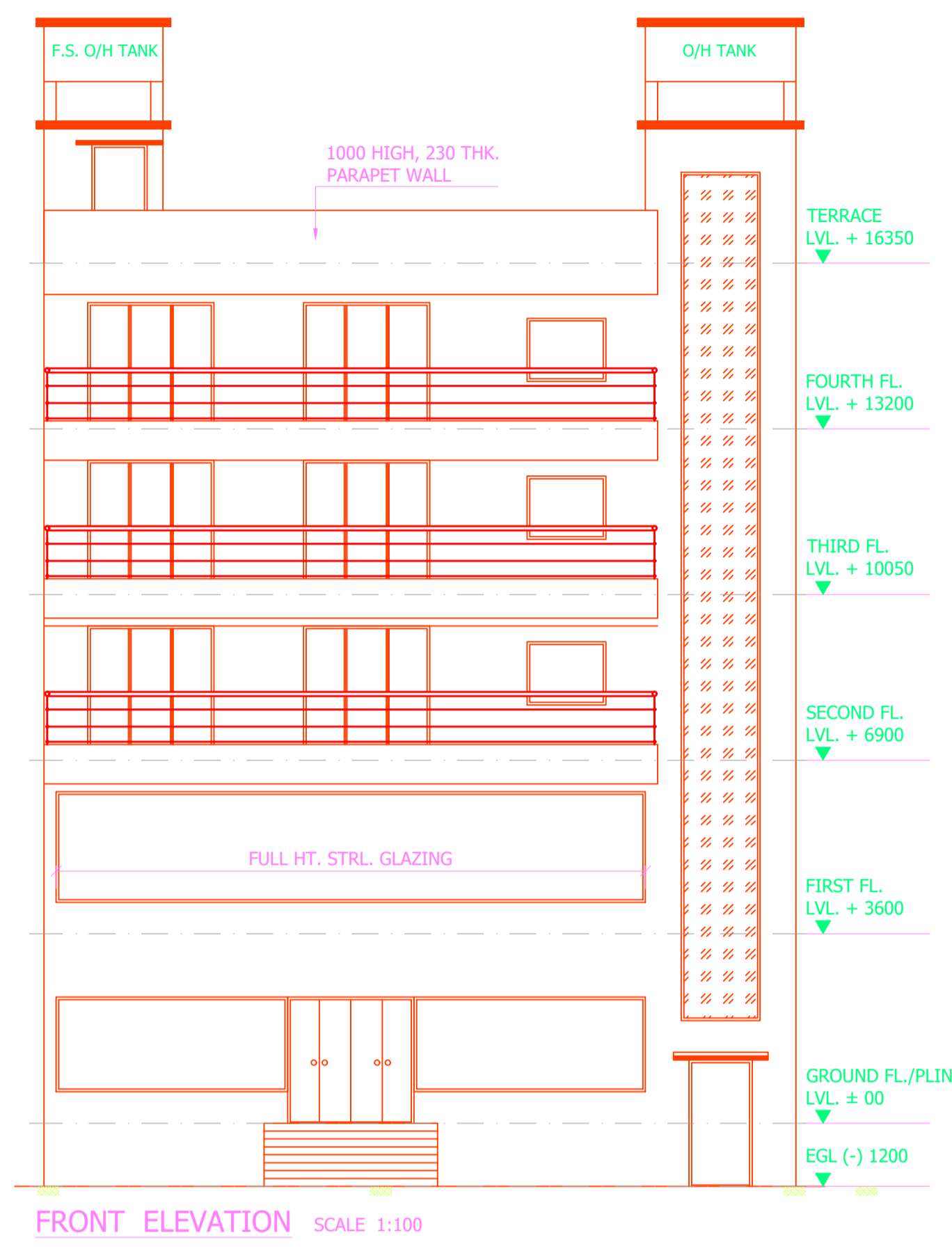
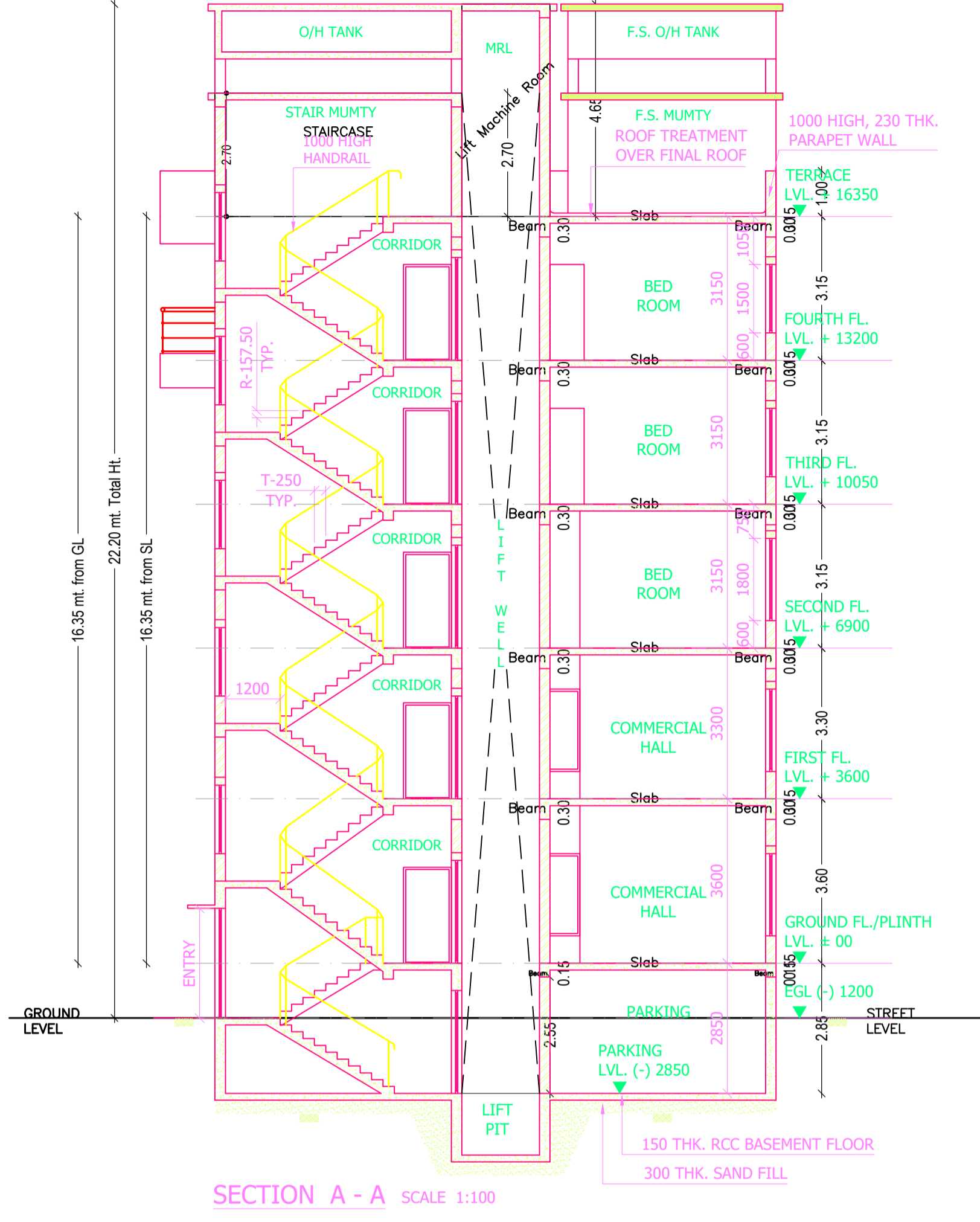
Floor Name	Building Name A (125 AND 125A SNP AREA)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	201.63	0.00	201.63	0.00
Ground Floor	175.68	156.69	175.68	156.69
First Floor	175.68	153.46	175.68	153.46
Second Floor	189.68	157.24	189.68	157.24
Third Floor	189.68	157.24	189.68	157.24
Fourth Floor	189.68	157.24	189.68	157.24
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1122.03	781.87	1122.03	781.87

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (125 AND 125A SNP AREA)	Residential	ResiComm Bldg	Non-Highrise

LTP NAME AND SIGNATURE SUDIPTO MUKHERJEE JNAC/ENG/0013/2019	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
---	-------------------------------------	----------------------------	-------------------

Proposal Basic Information	
Proposal File No.	JNAC/BP/0122/W/18/2023
Owner Name	Smt. TRIPTI CHAKRAVARTY AND Sh TAPAN KUMAR SA
Khata No	245
Plot No	Ho. No. 125 & 125A, SNP AREA
Village Name	SAKCHI
Use	Mixed
SubUse	Mixed



UnitBUA Table for Building :A (125 AND 125A SNP AREA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOWROOM	SHOP	146.44	138.69	1	1
FIRST FLOOR PLAN	SHOWROOM	SHOP	146.44	138.03	1	1
TYPICAL - 2, 3 & 4 FLOOR PLAN	FOURTH FL	FLAT	156.85	131.75	11	3
Total:	-	-	763.42	671.98	35	5

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3 & 4 FLOOR PLAN	1.20 X 11.66 X 1 X 3	41.97	41.97
Total	-	-	41.97

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (125 AND 125A SNP AREA)	FD7	0.75	2.10	12
A (125 AND 125A SNP AREA)	FD4	0.90	2.10	14
A (125 AND 125A SNP AREA)	FD3	1.05	2.10	05
A (125 AND 125A SNP AREA)	FD6	2.40	2.40	06
A (125 AND 125A SNP AREA)	FD1	2.40	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (125 AND 125A SNP AREA)	V1	0.75	1.05	09
A (125 AND 125A SNP AREA)	W7	1.20	1.20	05
A (125 AND 125A SNP AREA)	W6	1.50	1.20	13
A (125 AND 125A SNP AREA)	W5	11.20	1.95	01
A (125 AND 125A SNP AREA)	W3	11.31	2.40	02
A (125 AND 125A SNP AREA)	W8	2.40	1.80	06
A (125 AND 125A SNP AREA)	W1	4.40	2.40	02
A (125 AND 125A SNP AREA)	W4	4.72	2.40	02
A (125 AND 125A SNP AREA)	W2	7.76	2.40	02

Building :A (125 AND 125A SNP AREA)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		StairCase	Lift	Balcony	Parking	Resi.	Commercial			
Basement Floor	201.63	11.88	3.23	0.00	228.47	0.00	0.00	0.00	0.00	00
Ground Floor	175.68	18.99	0.00	0.00	0.00	156.69	156.69	156.69	156.69	01
First Floor	175.68	18.99	3.23	0.00	0.00	153.46	153.46	153.46	153.46	01
Second Floor	189.68	22.21	3.23	7.00	0.00	157.24	157.24	157.24	157.24	01
Third Floor	189.68	22.21	3.23	7.00	0.00	157.24	157.24	157.24	157.24	01
Fourth Floor	189.68	22.21	3.23	7.00	0.00	157.24	157.24	157.24	157.24	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	1122.03	116.49	16.15	21.00	228.47	471.72	310.14	781.87	781.87	05
Total Number of Same Buildings :	1									
Total:	1122.03	116.49	16.15	21.00	228.47	471.72	310.14	781.87	781.87	05

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			