

Proposal Basic Information

Proposal File No.	JNAC/BP/0040/W6/2023
Owner Name	TRUSTEES OF XAVIER LABOUR RELATIONS INSTITUTE
Khata No	2
Plot No	87(P),88(P),244,245,246,247,447,449,89(P),90(P)
Village Name	BELDIH
Use	Educational
SubUse	Educational Building

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.66 VERSION DATE: 16/10/2020		
PROJECT DETAIL:			
Region : JHARKHAND URBAN	Plot Use: Educational		
LOCAL BODIES	Plot SubUse: Educational Building		
District: EAST SINGHBHUM	Plot Nearby/Religious Structure: NA		
Authority: JAMSHEDPUR NAC			
Inward_No : JNAC/BP/0040/W6/2023	Plot/SubPlot No: 87(P),88(P),244,245,246,247,447,449,89(P),90(P)		
Application Type: General Proposal	North:		
Project Type: Building Permission	South: -		
Nature of Development: Addition or Alteration	East: -		
Location of Development Area: Old Area	West: -		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	SQ.MT.	13381.39
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		13381.39
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			1746.33
Total			1746.33
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		11635.06
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		13381.39
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		13381.39
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			6690.69
Proposed Coverage Area (6.78 %)			907.11
Total Prop. Coverage Area (6.78 %)			907.11
Balance coverage area (43.22 %)			5783.58
FAR CHECK			
Perm. FAR Area (2.250)			30108.13
Total Perm. FAR area			30108.13
Special FAR			4487.19
Proposed FAR Area			4487.19
Total Proposed FAR Area			4487.19
Consumed FAR (Factor)			0.34
Balance FAR Area			25620.94
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			4567.86
ARCHITECT (Regd)			LAWRENCE FRANCIS
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)			TRUSTEES OF XAVIER LABOUR RELATIONS INSTITUTE
DEVELOPMENT AUTHORITY LOCAL BODY			

COLOR INDEX

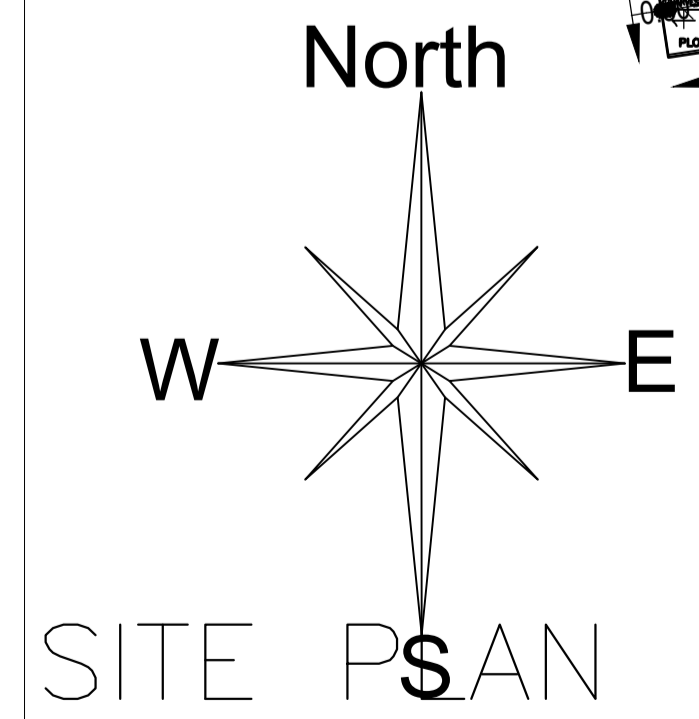
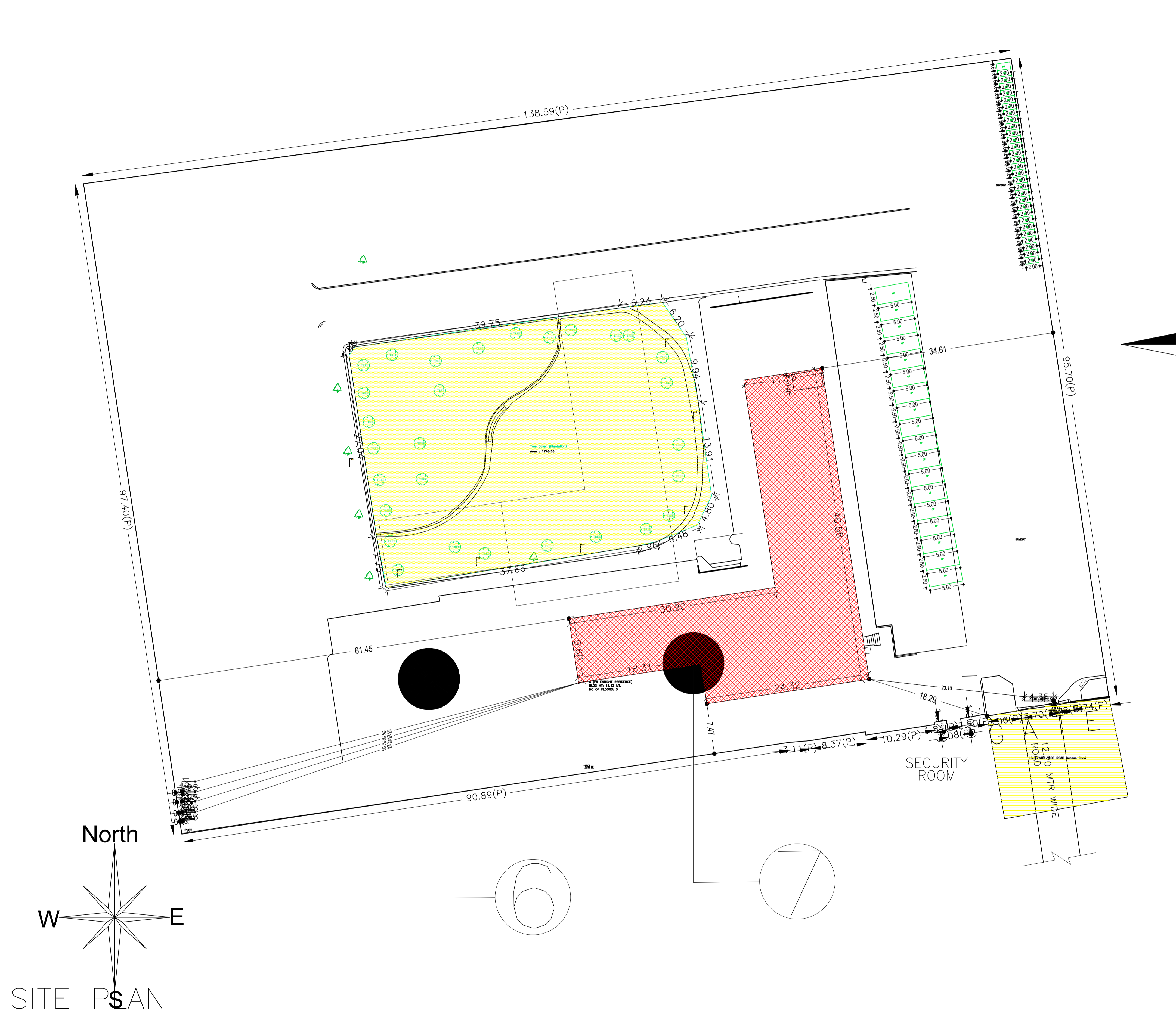
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Light Blue
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Orange

Buildingwise Floor FAR Details

Floor Name	Building Name A (FR ENRIGHT RESIDENCE)				Total			
	Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built up Area (Sq.mt.)	Total Existing Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Ground Floor	0.00	917.79	0.00	907.11	0.00	917.79	0.00	907.11
First Floor	0.00	917.79	0.00	900.15	0.00	917.79	0.00	900.15
Second Floor	268.32	642.44	268.32	624.99	268.32	642.44	268.32	624.99
Third Floor	264.62	646.14	264.62	628.69	264.62	646.14	264.62	628.69
Fourth Floor	264.62	646.14	264.62	628.69	264.62	646.14	264.62	628.69
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total :	797.56	3770.30	797.56	3689.63	797.56	3770.30	797.56	3689.63

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (FR ENRIGHT RESIDENCE)	Educational	Educational Building	Multistoried



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
LAWRENCE FRANCIS JNAC/ARC/0003/2016			

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FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
					StairCase	Lift					
A (FR ENRIGHT RESIDENCE)	1	4567.86	3770.30	797.56	53.40	27.27	3689.63	797.56	4487.19	4487.19	16
Grand Total :	1	4567.86	3770.30	797.56	53.40	27.27	3689.63	797.56	4487.19	4487.19	16

Building :A (FR ENRIGHT RESIDENCE)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
				StairCase	Lift					
Ground Floor	917.79	917.79	0.00	10.68	0.00	907.11	0.00	907.11	907.11	02
First Floor	917.79	917.79	0.00	10.68	6.96	900.15	0.00	900.15	900.15	02
Second Floor	910.76	642.44	268.32	10.68	6.77	624.99	268.32	893.31	893.31	04
Third Floor	910.76	646.14	264.62	10.68	6.77	628.69	264.62	893.31	893.31	04
Fourth Floor	910.76	646.14	264.62	10.68	6.77	628.69	264.62	893.31	893.31	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	4567.86	3770.30	797.56	53.40	27.27	3689.63	797.56	4487.19	4487.19	16
Total Number of Same Buildings :	1									
Total :	4567.86	3770.30	797.56	53.40	27.27	3689.63	797.56	4487.19	4487.19	16

SCHEDULE OF DOOR:

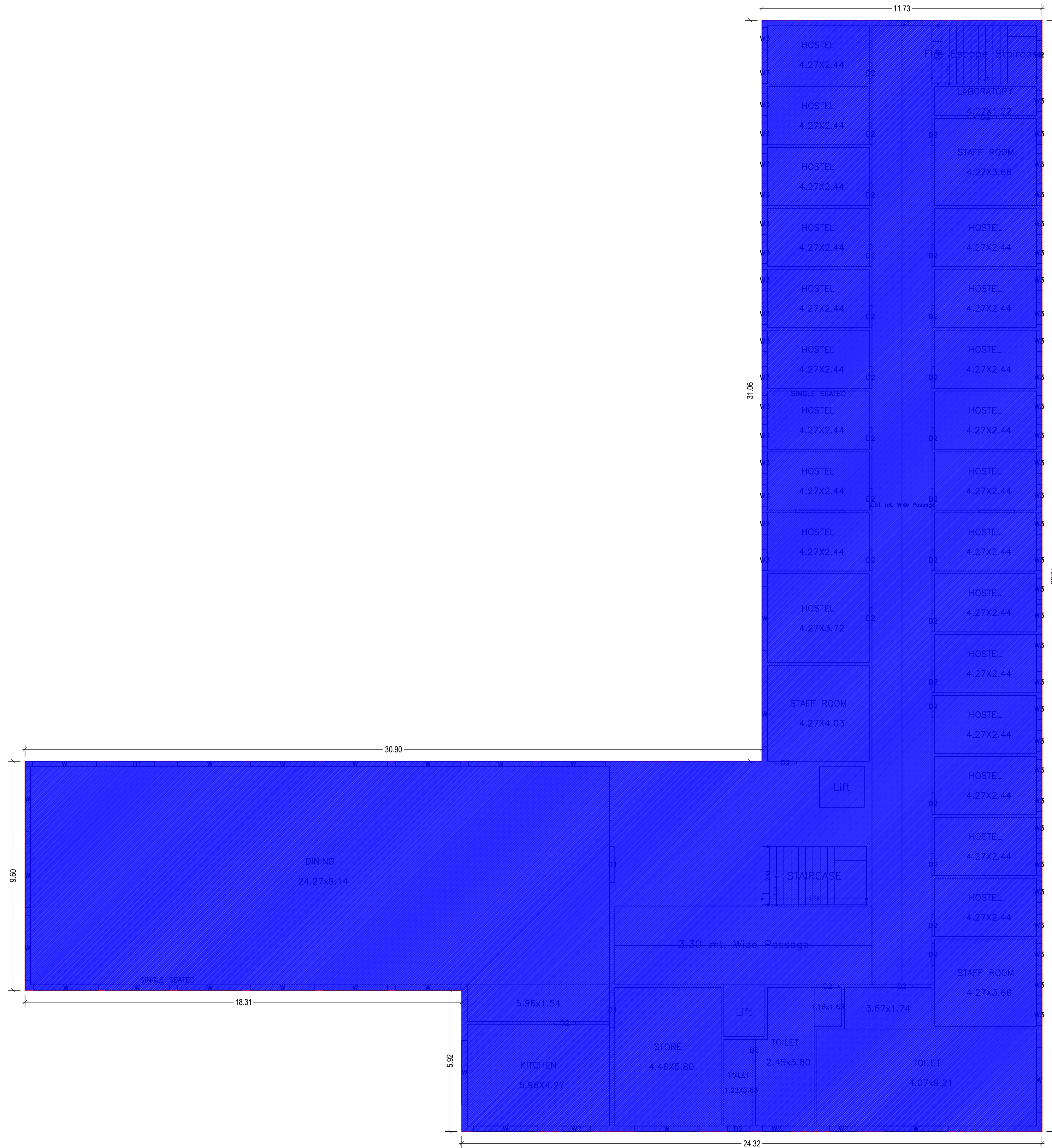
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (FR ENRIGHT RESIDENCE)	D2	0.91	2.13	199
A (FR ENRIGHT RESIDENCE)	D1	1.50	2.13	11

SCHEDULE OF WINDOW/VENTILATION:

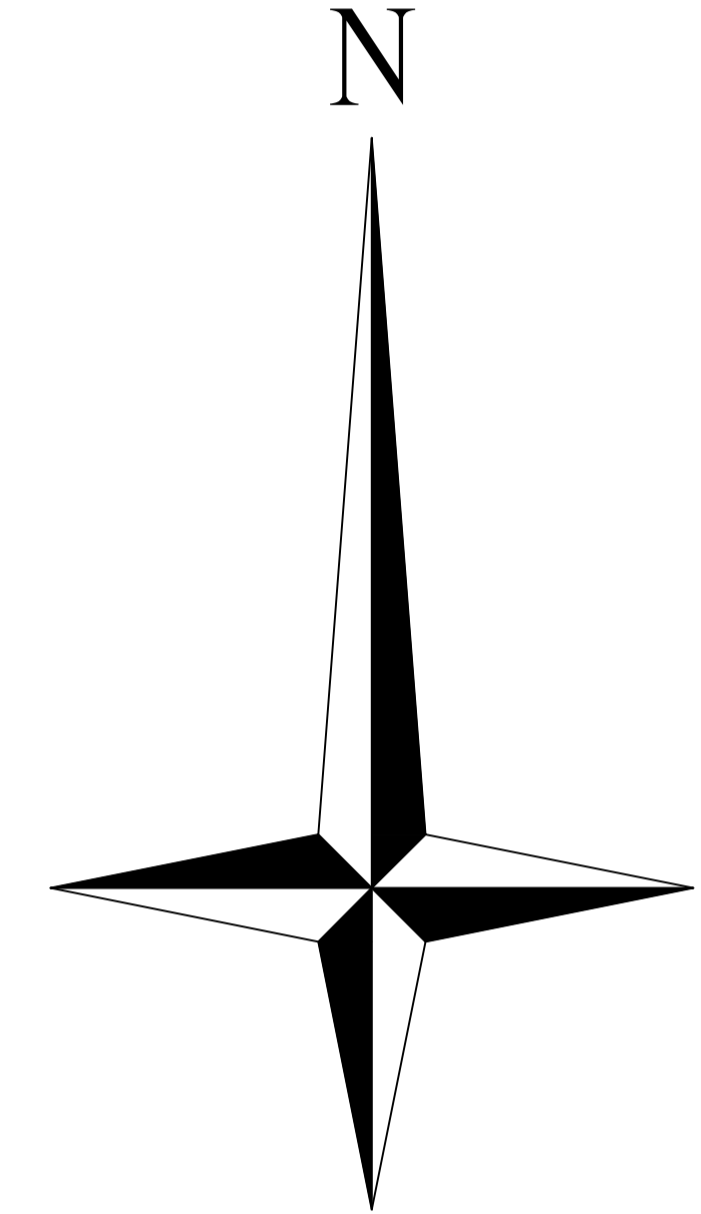
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (FR ENRIGHT RESIDENCE)	V	0.70	2.70	04
A (FR ENRIGHT RESIDENCE)	W3	0.90	2.70	245
A (FR ENRIGHT RESIDENCE)	W2	1.20	2.70	23
A (FR ENRIGHT RESIDENCE)	W3	1.82	2.70	48
A (FR ENRIGHT RESIDENCE)	W	2.70	2.70	61

UnitBUA Table for Building :A (FR ENRIGHT RESIDENCE)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SINGLE SEATED	OFFICE	Existing	518.04	517.87	21	2
	SINGLE SEATED	OFFICE	Existing	131.58	131.34	11	
THIRD FLOOR PLAN	ROOM	OFFICE	Proposed	98.94	98.78	7	4
	ROOM	OFFICE	Proposed	102.05	101.87	8	
	SINGLE SEATED	OFFICE	Existing	294.12	293.93	20	
	SINGLE SEATED	OFFICE	Existing	131.59	131.31	11	
FIRST FLOOR PLAN	SINGLE SEATED	OFFICE	Existing	518.05	517.75	21	2
	SINGLE SEATED	OFFICE	Existing	131.58	131.34	11	
FOURTH FLOOR PLAN	ROOM	OFFICE	Proposed	98.94	98.81	7	4
	ROOM	OFFICE	Proposed	102.05	101.90	8	
	SINGLE SEATED	OFFICE	Existing	294.12	293.99	20	
	SINGLE SEATED	OFFICE	Existing	131.59	131.41	11	
SECOND FLOOR PLAN	ROOM	OFFICE	Proposed	98.94	98.74	7	4
	ROOM	OFFICE	Proposed	102.05	101.90	8	
	SINGLE SEATED	OFFICE	Existing	131.59	131.31	11	
	SINGLE SEATED	OFFICE	Existing	294.12	293.92	20	
Total:	-	-	-	3179.37	3176.20	202	16

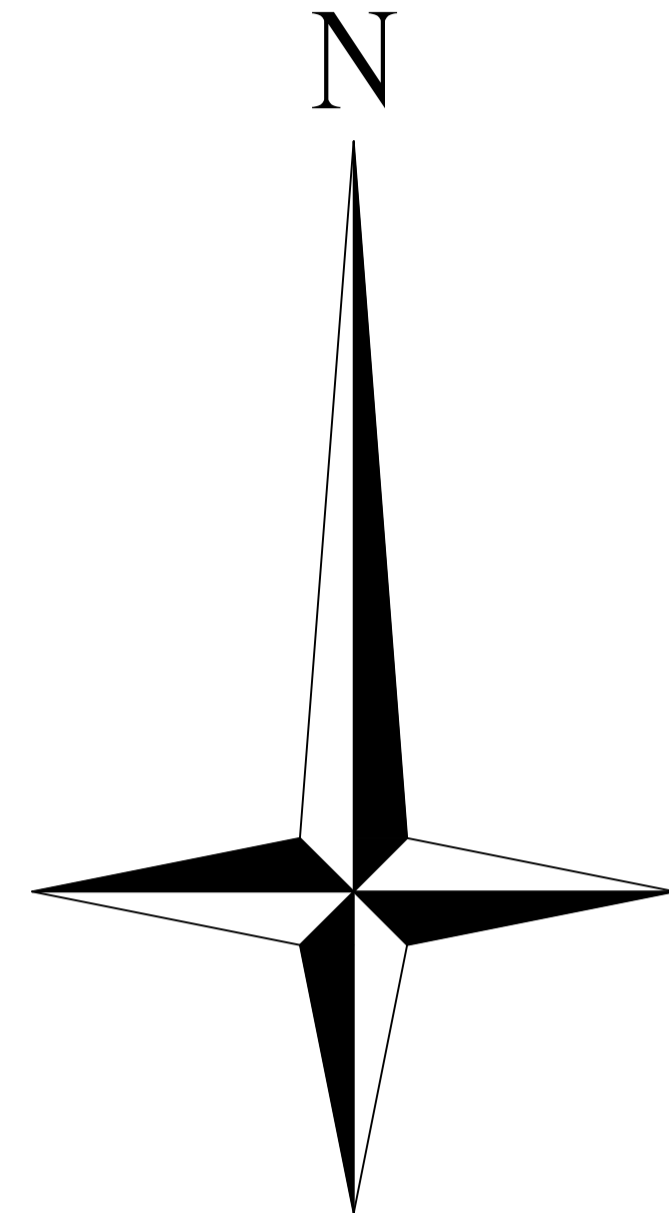
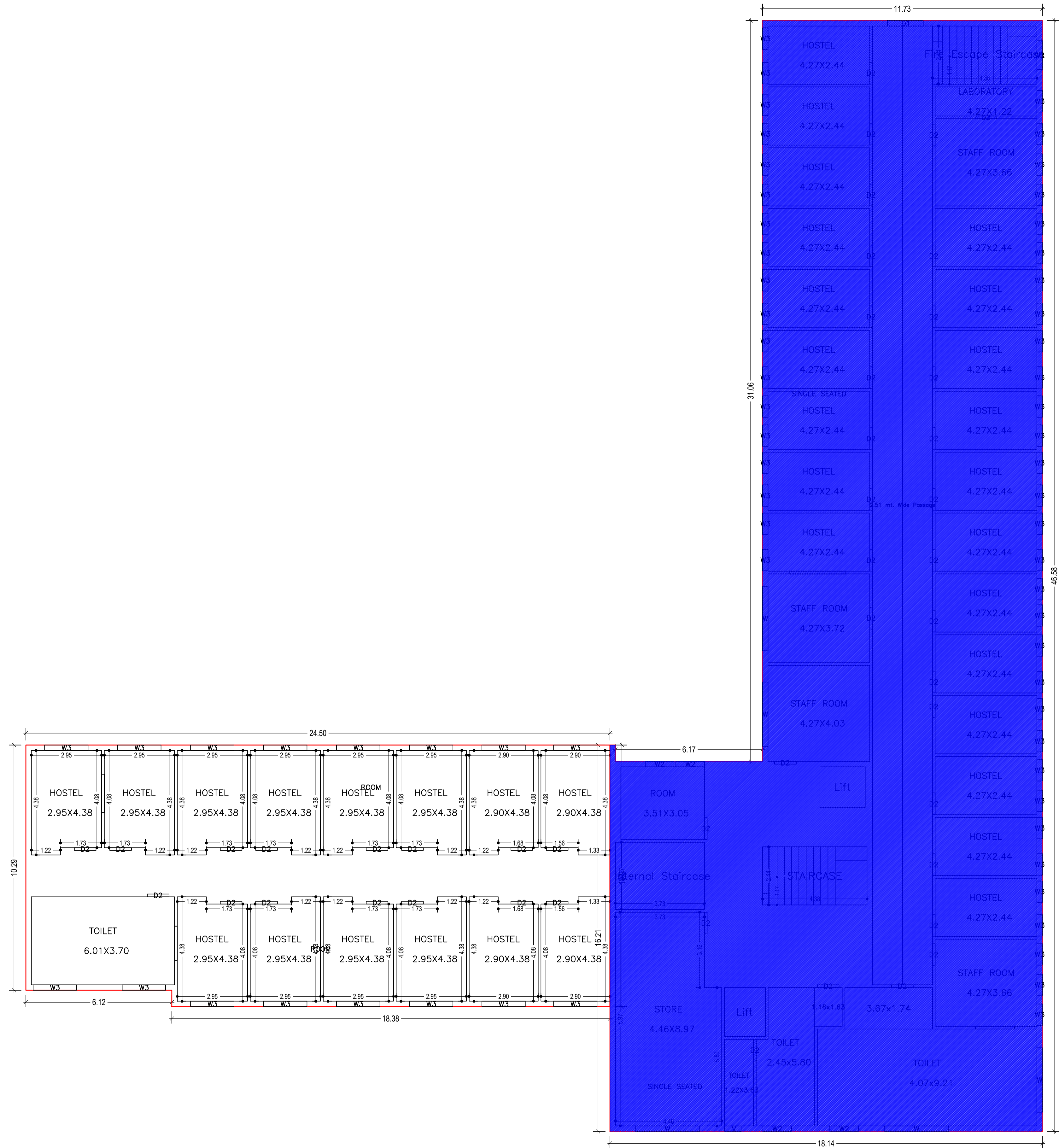


GROUND FLOOR PLAN
(Existing)
(SCALE 1:100)



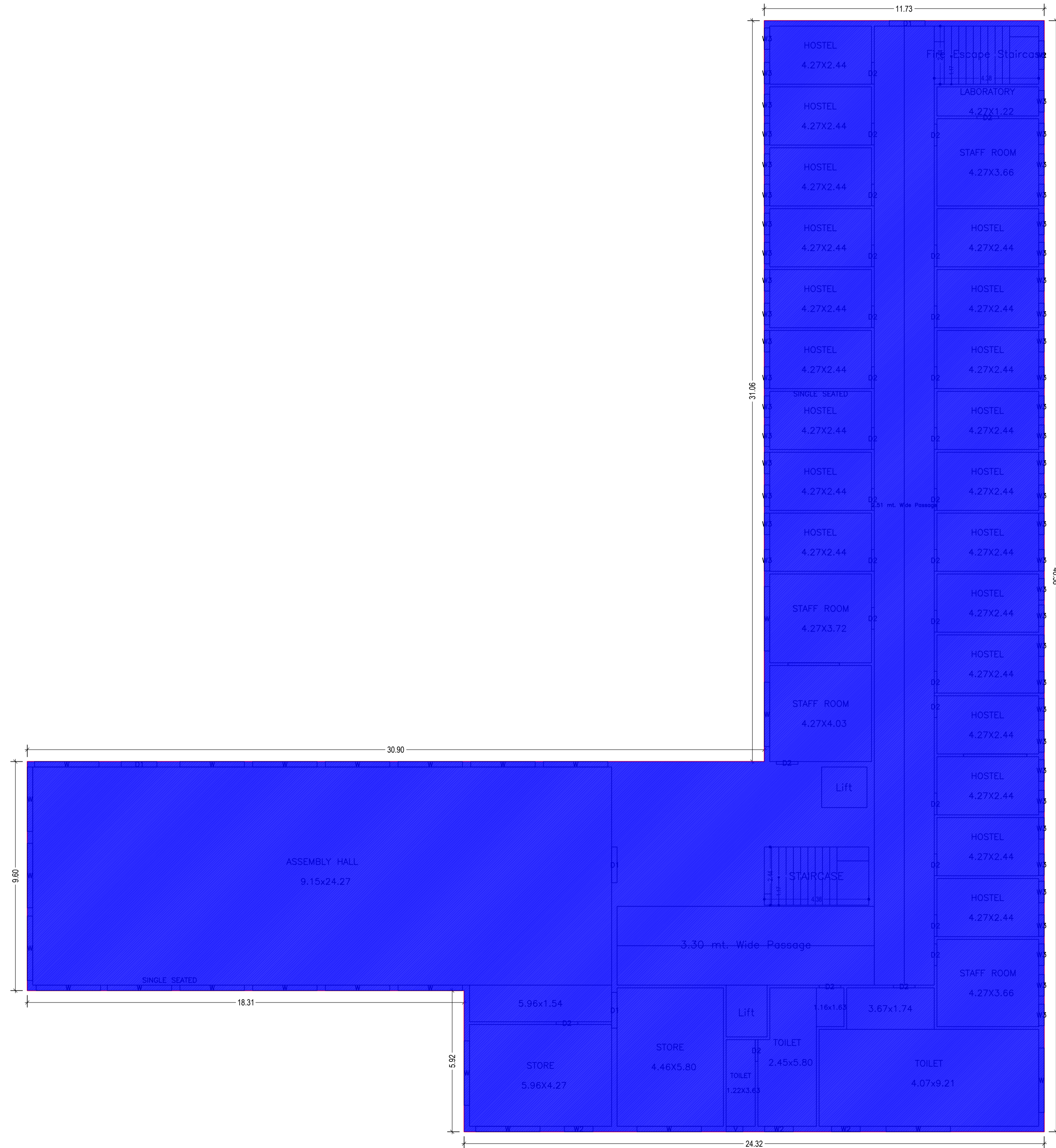
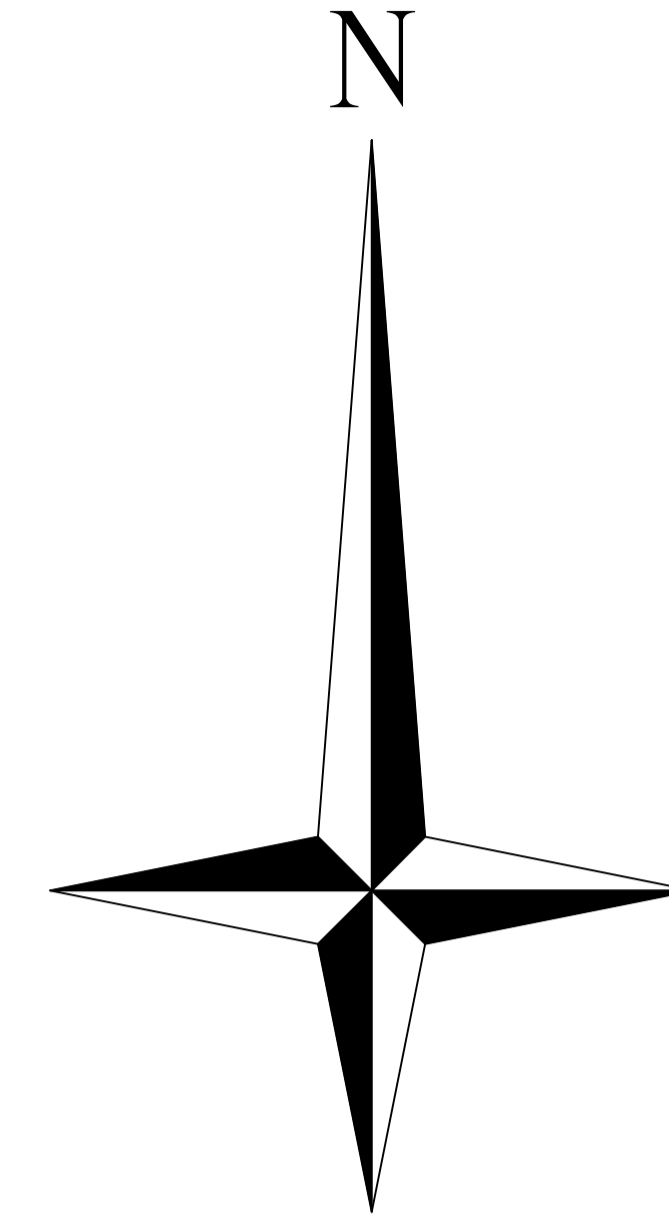
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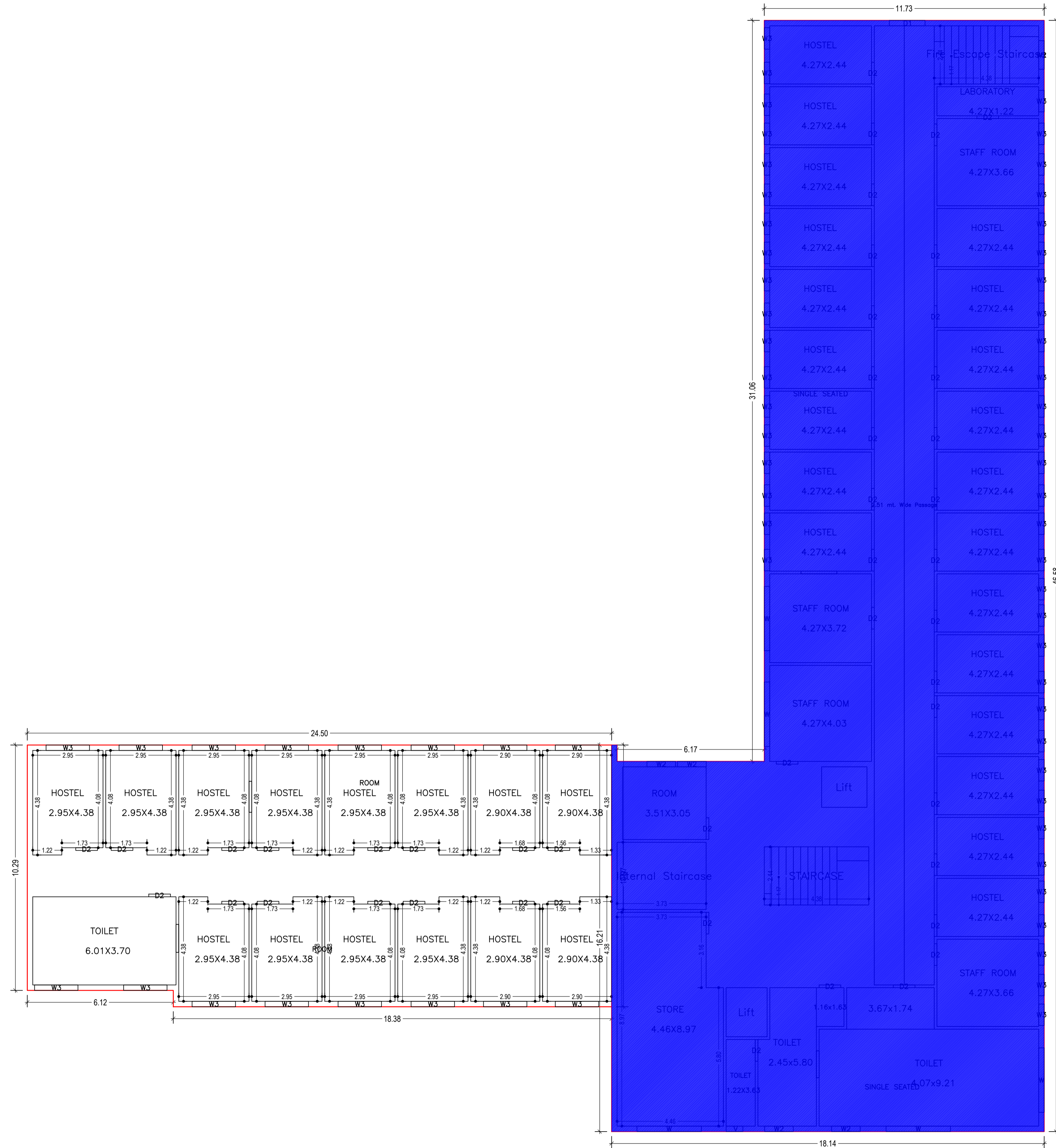
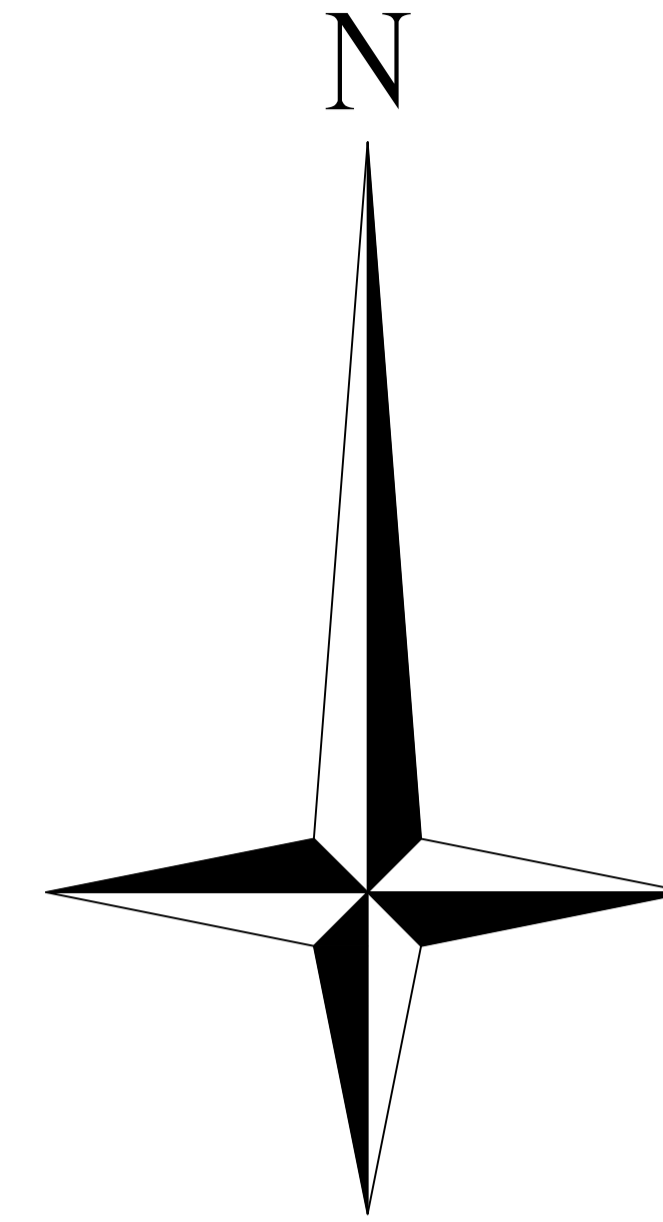
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FIRST FLOOR PLAN
(Existing)
(SCALE 1:100)

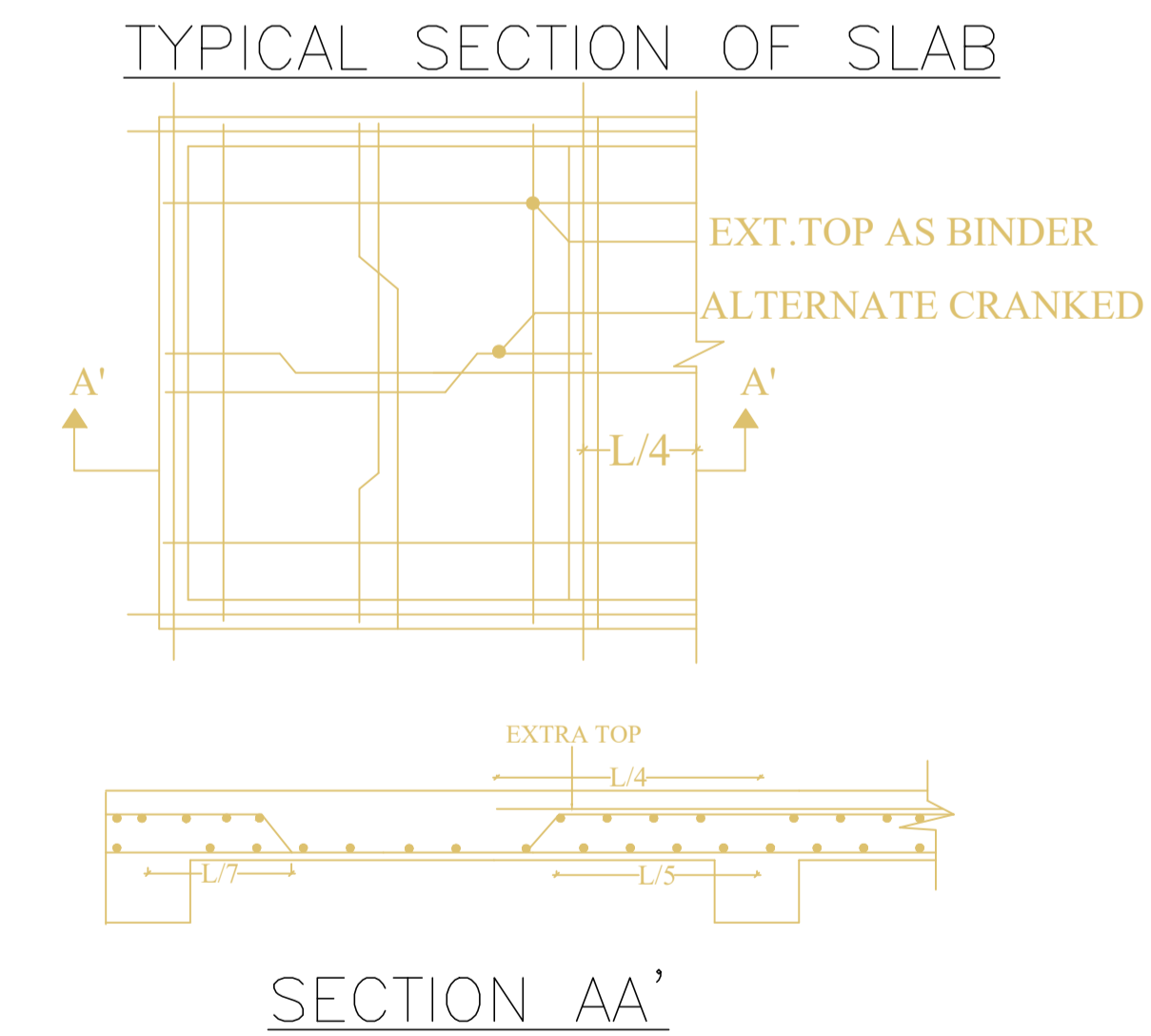
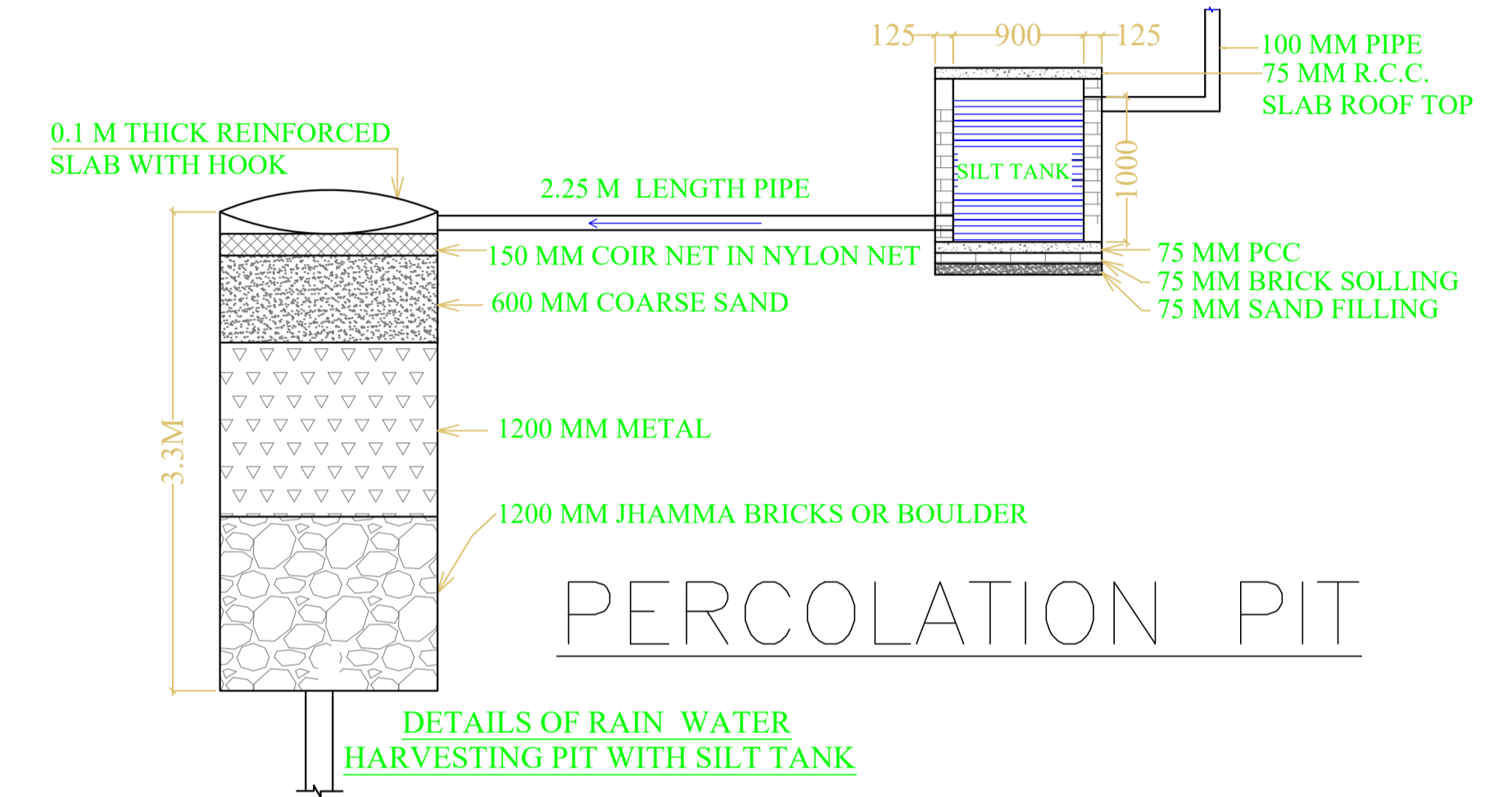
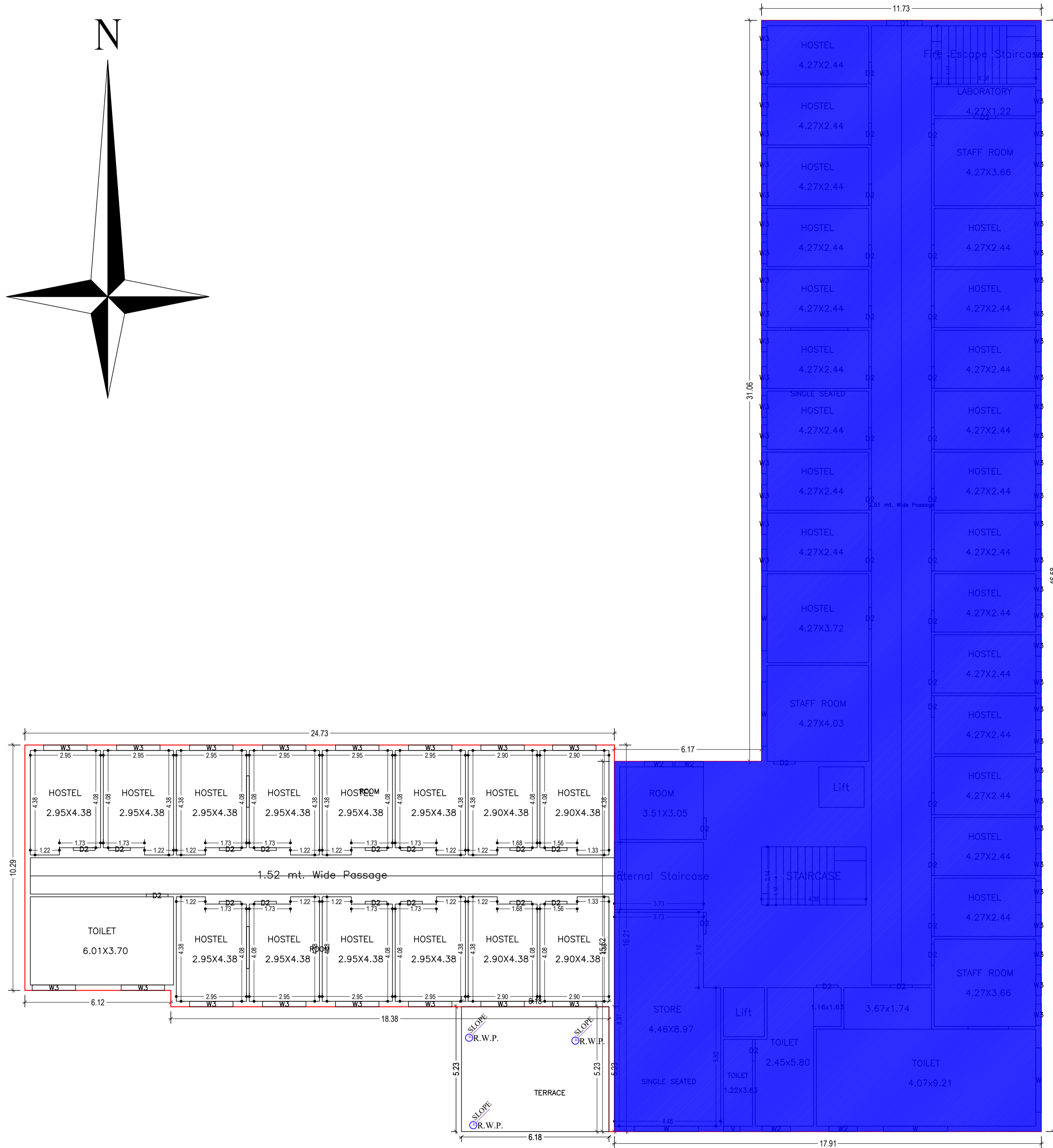
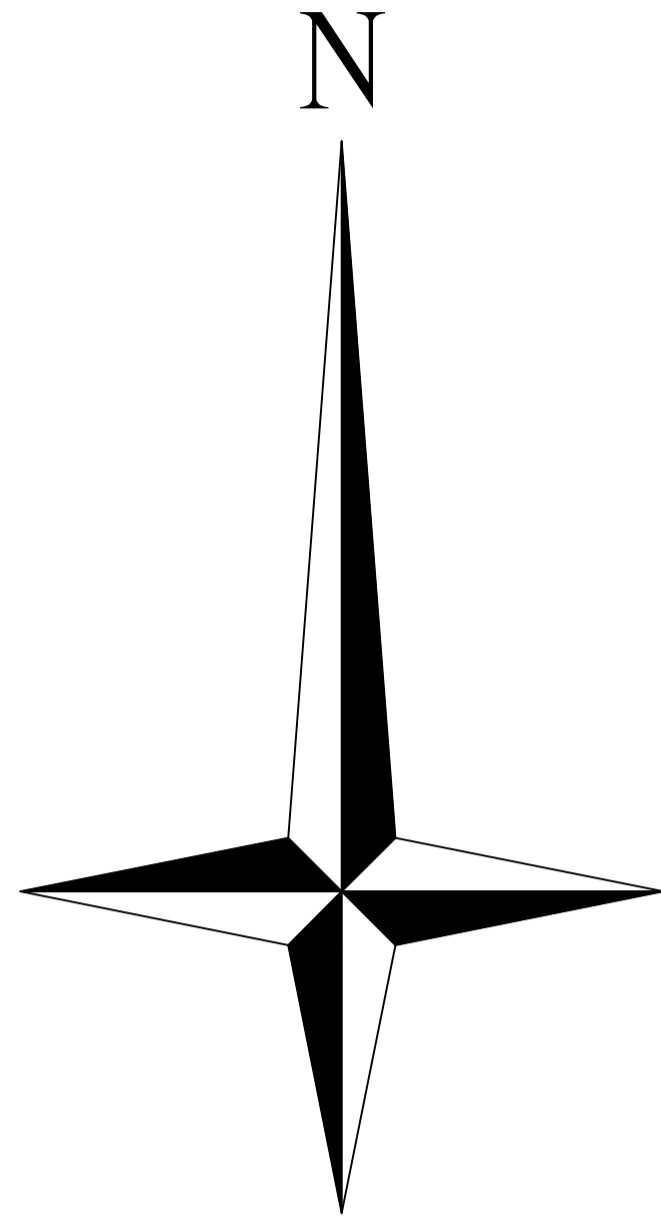
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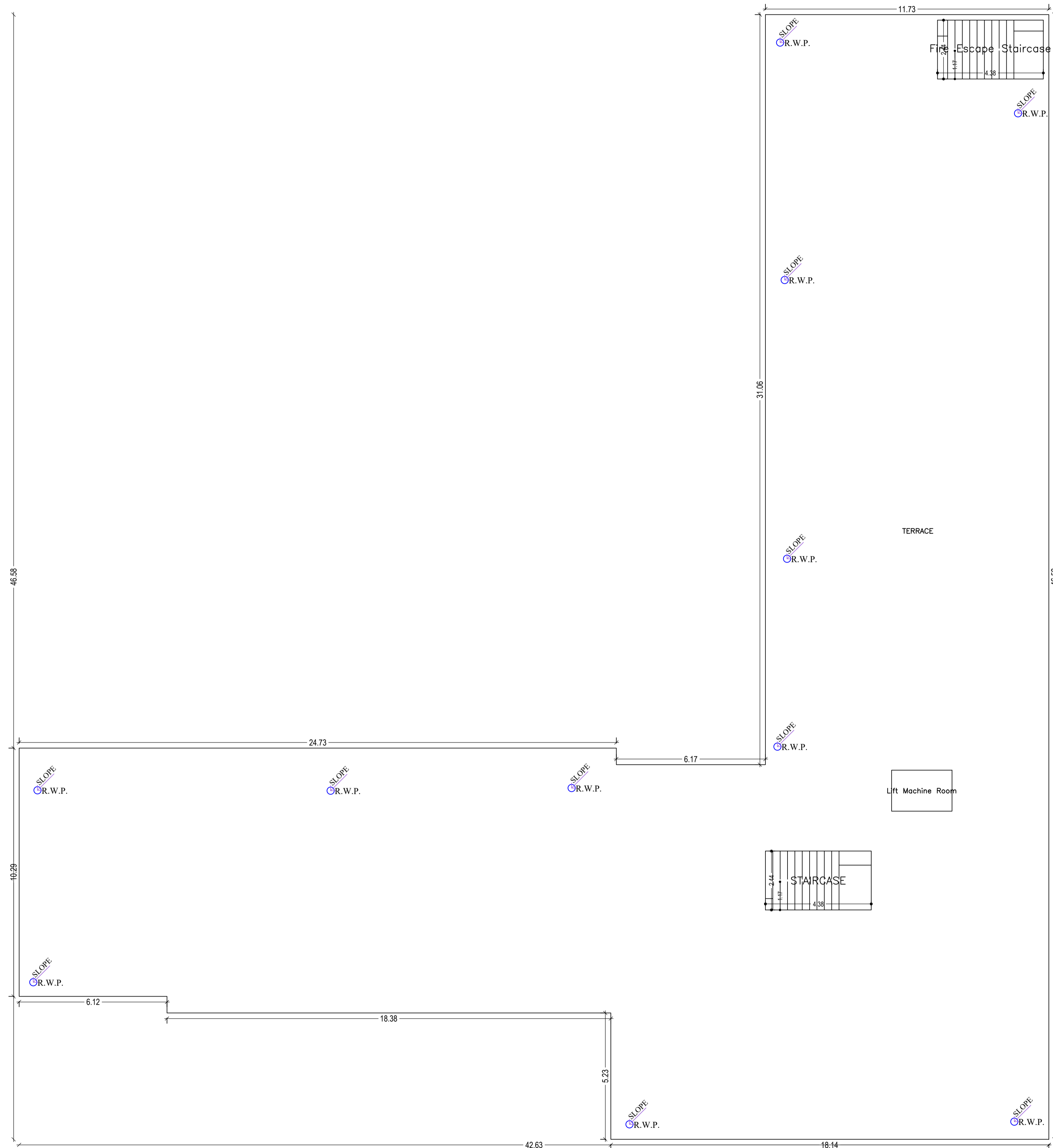
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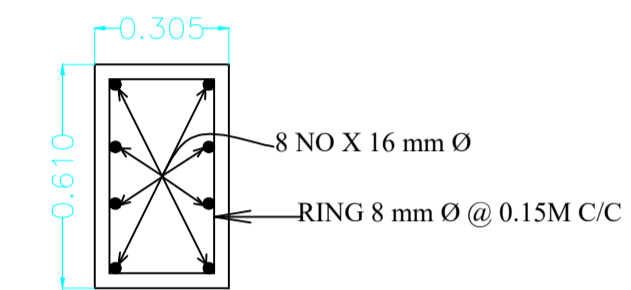
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(Existing + Proposed)
(SCALE 1:100)

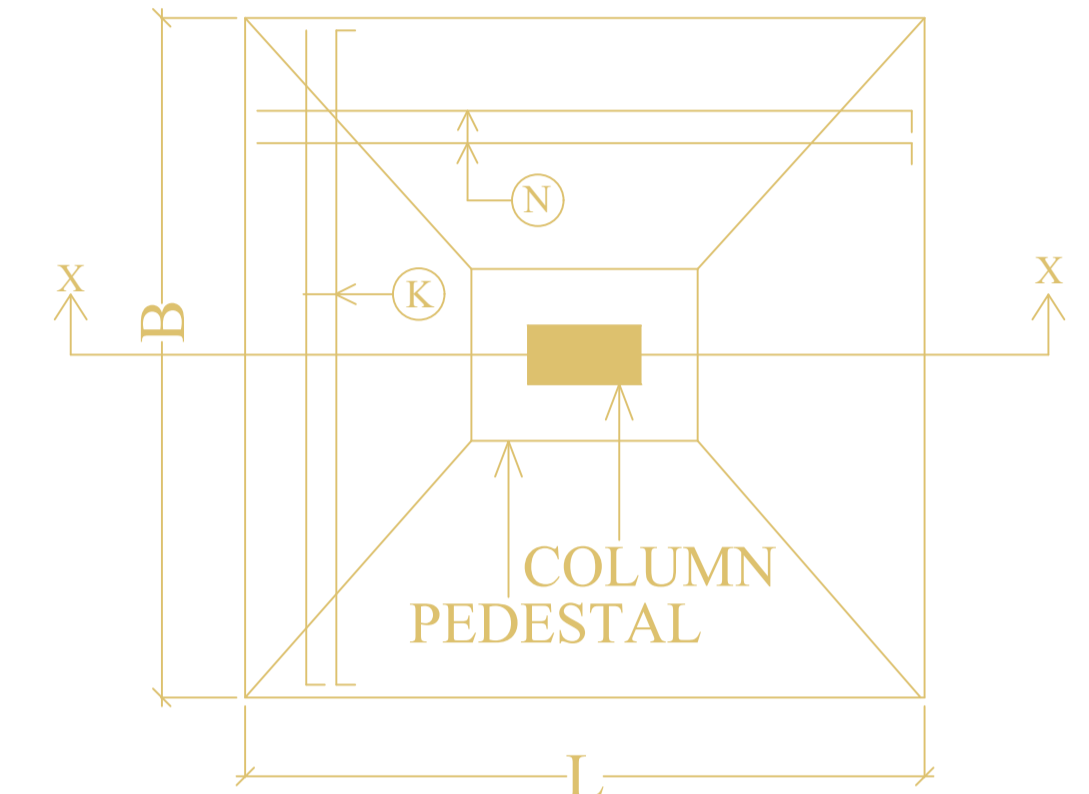


CROSS-SECTION OF COLUMN



COLUMN SIZE: 0.305X0.610

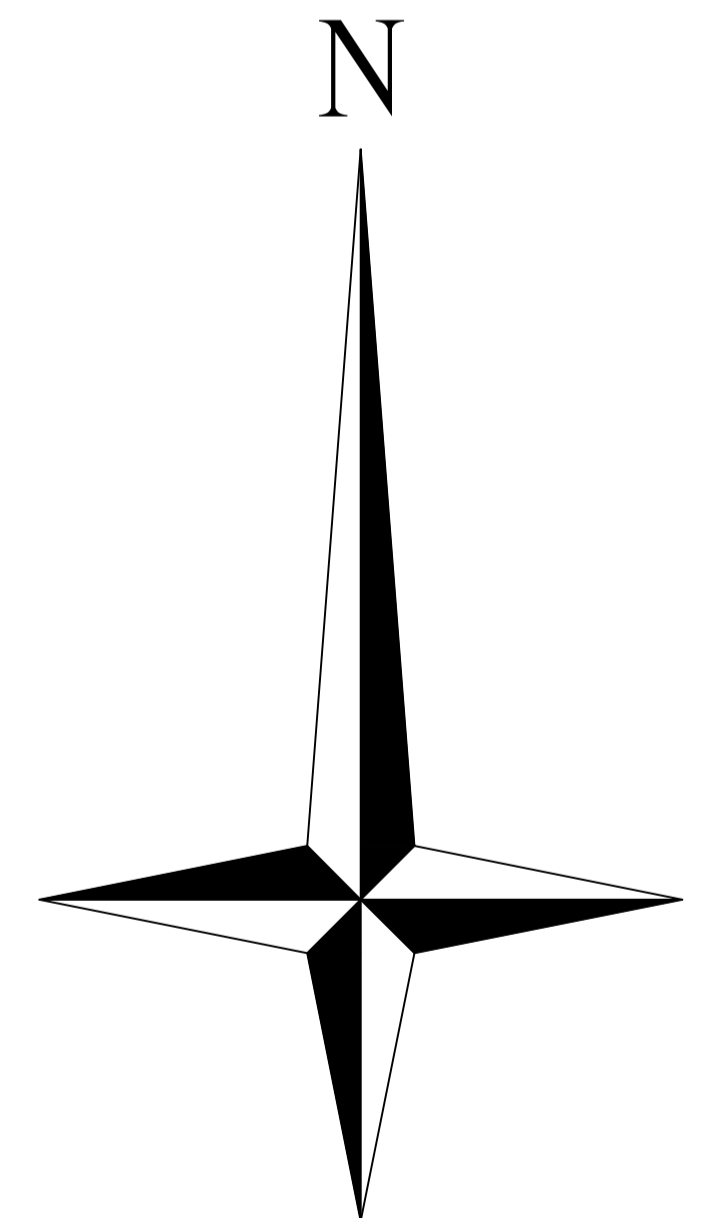
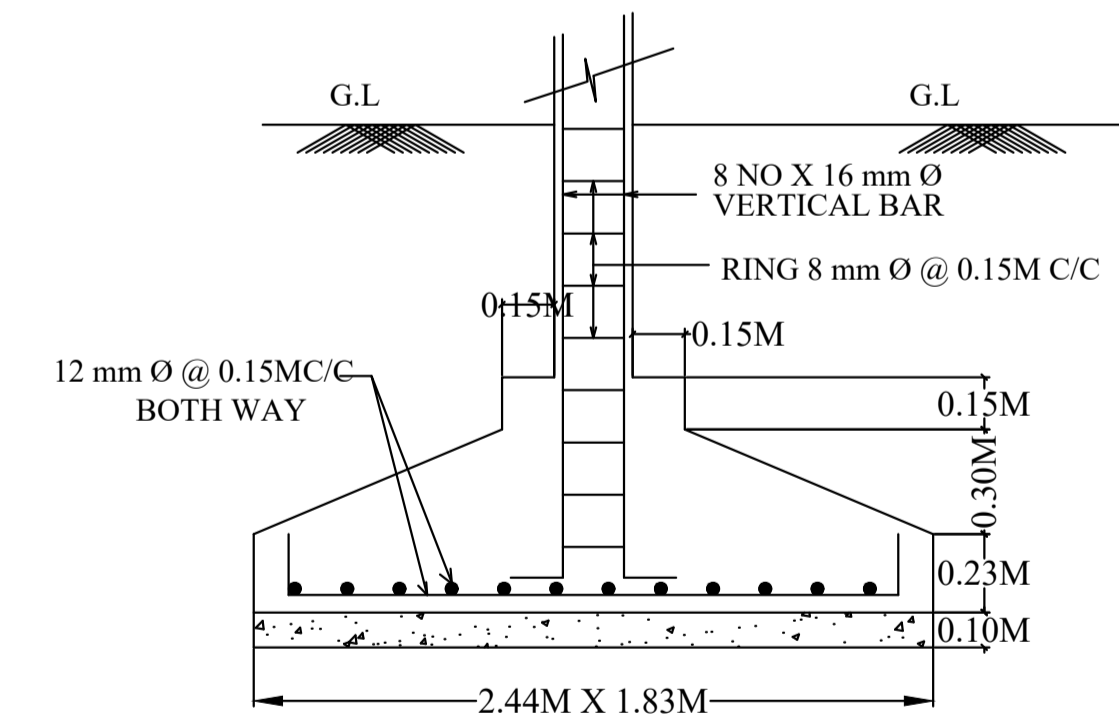
PLAN OF ISOLATED FOOTING



FOOTING SIZE: 2.44X1.83

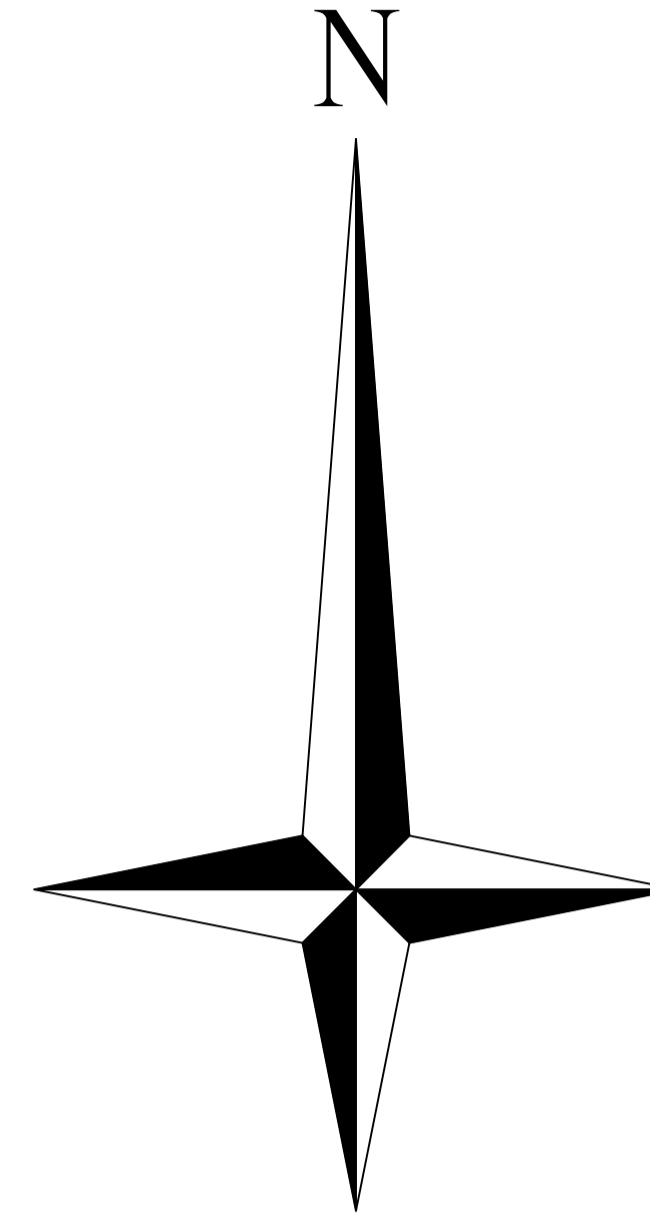
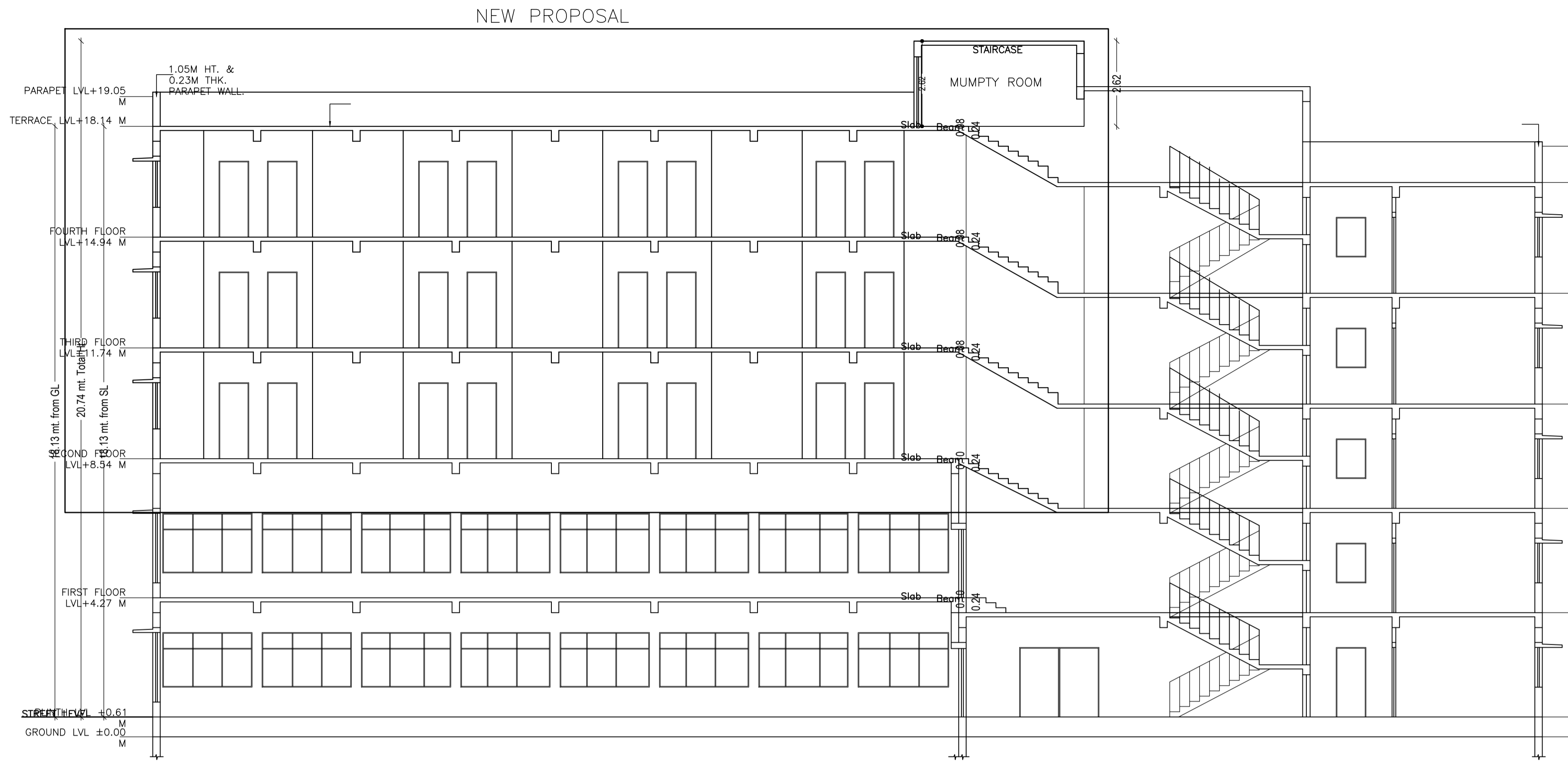
STRUCTURAL DETAIL

SECTION XX

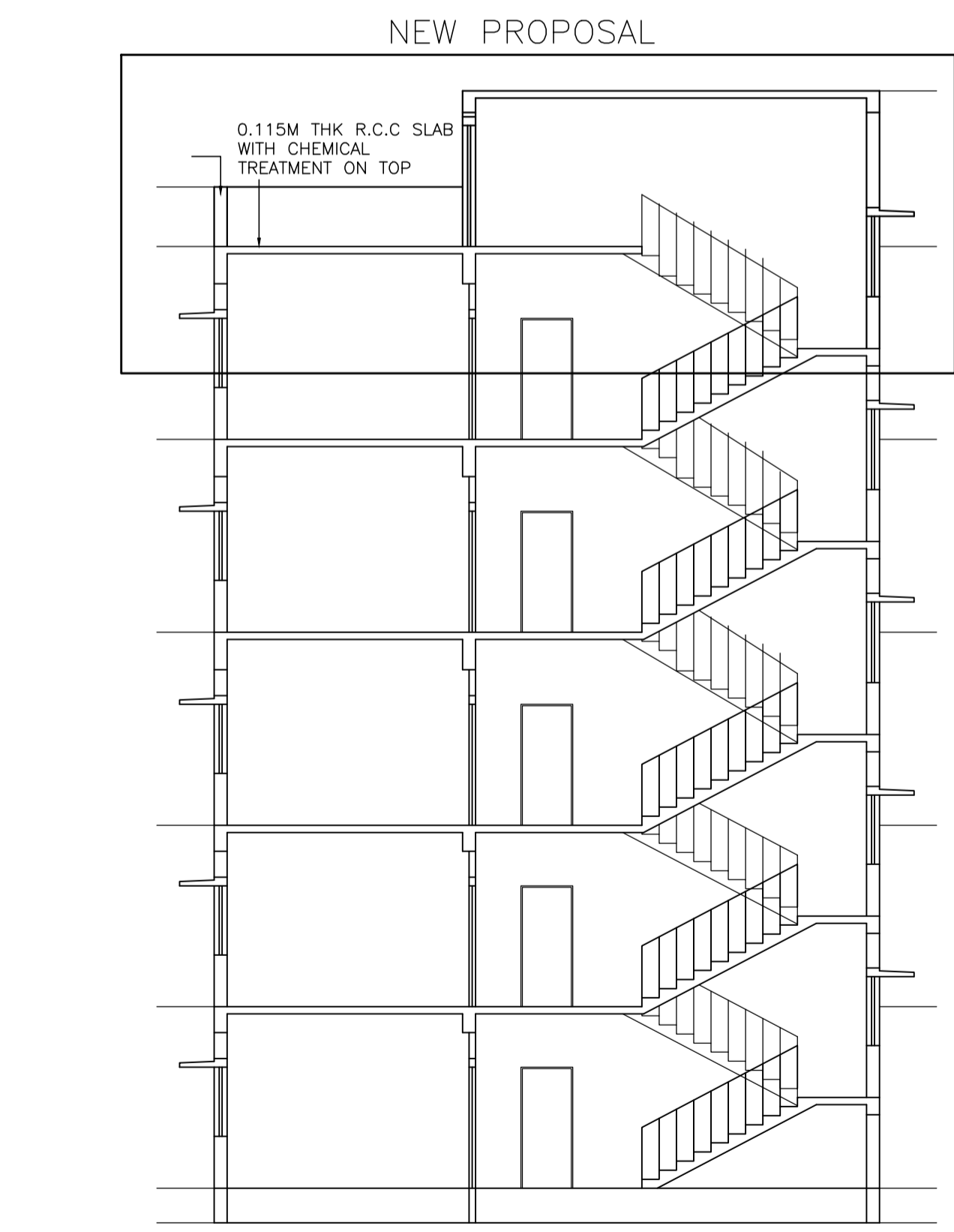


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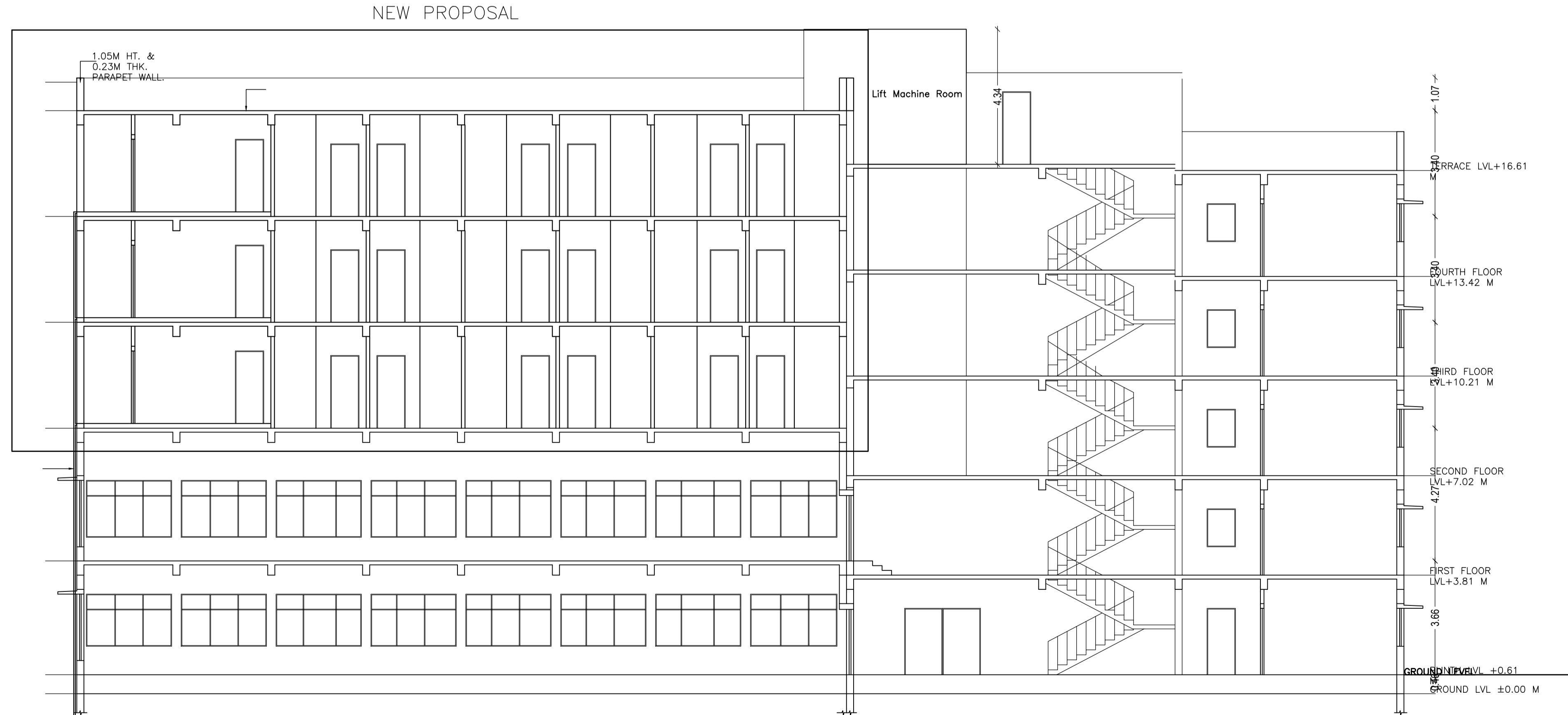
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SECTION AA



SECTION BB



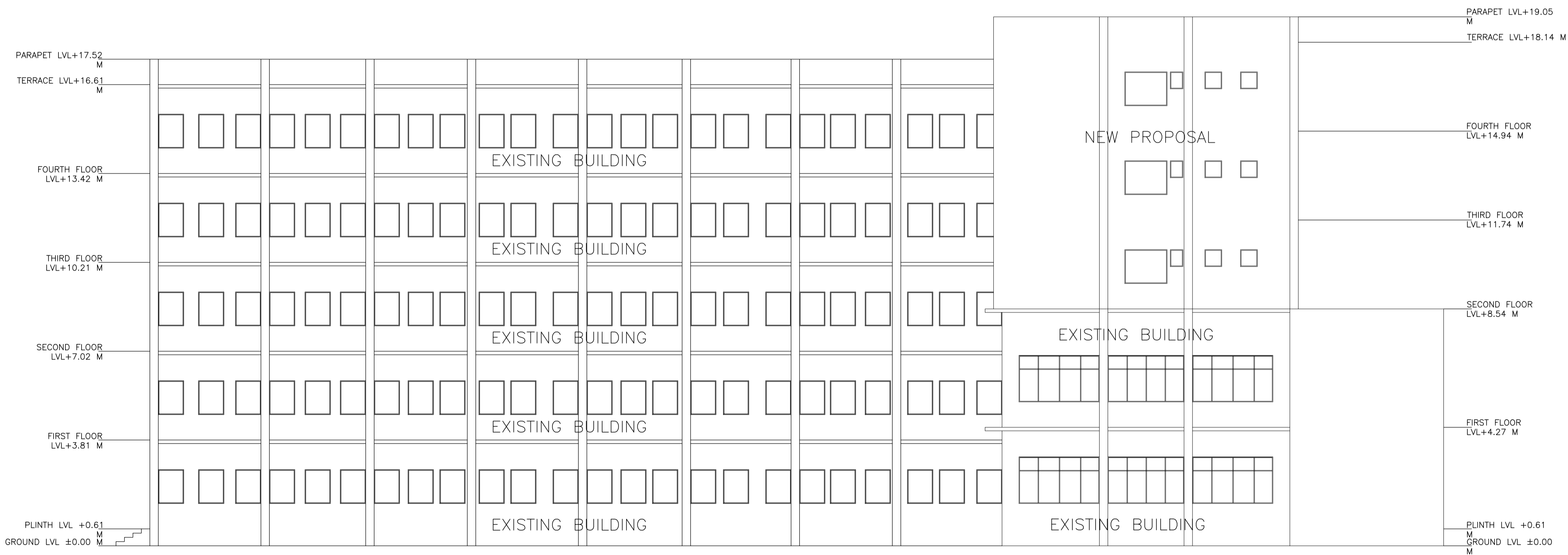
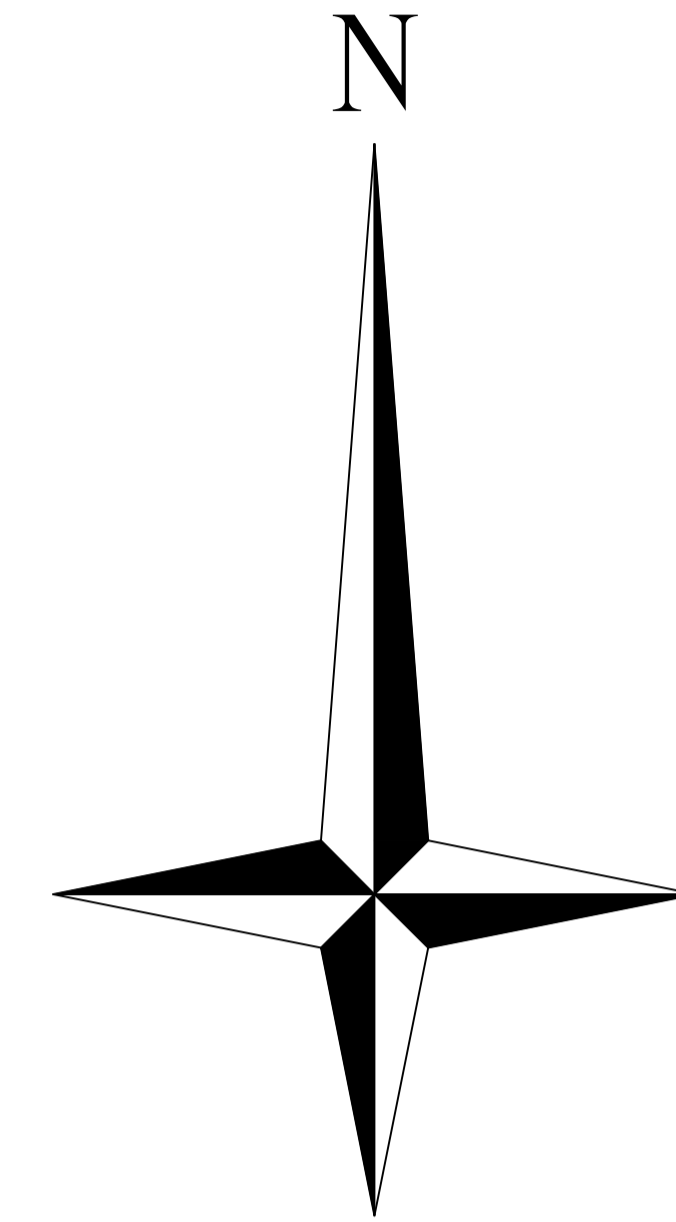
SECTION CC

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FRONT ELEVATION



SIDE ELEVATION

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