

Proposal Basic Information	
Proposal File No.	JNAC/BP/0003/W7/2023
Owner Name	1. JAYASHREE MISHRA 2. PUSHPA PATT JOSHI 3. RUPA KAR 4. KESHAV TRIPATHY 5. ANUP RANJAN
Khata No	245
Plot No	Ho. No. 153, SNP AREA, SAKCHI
Village Name	SAKCHI
Use	Residential
SubUse	ResiComm Bldg

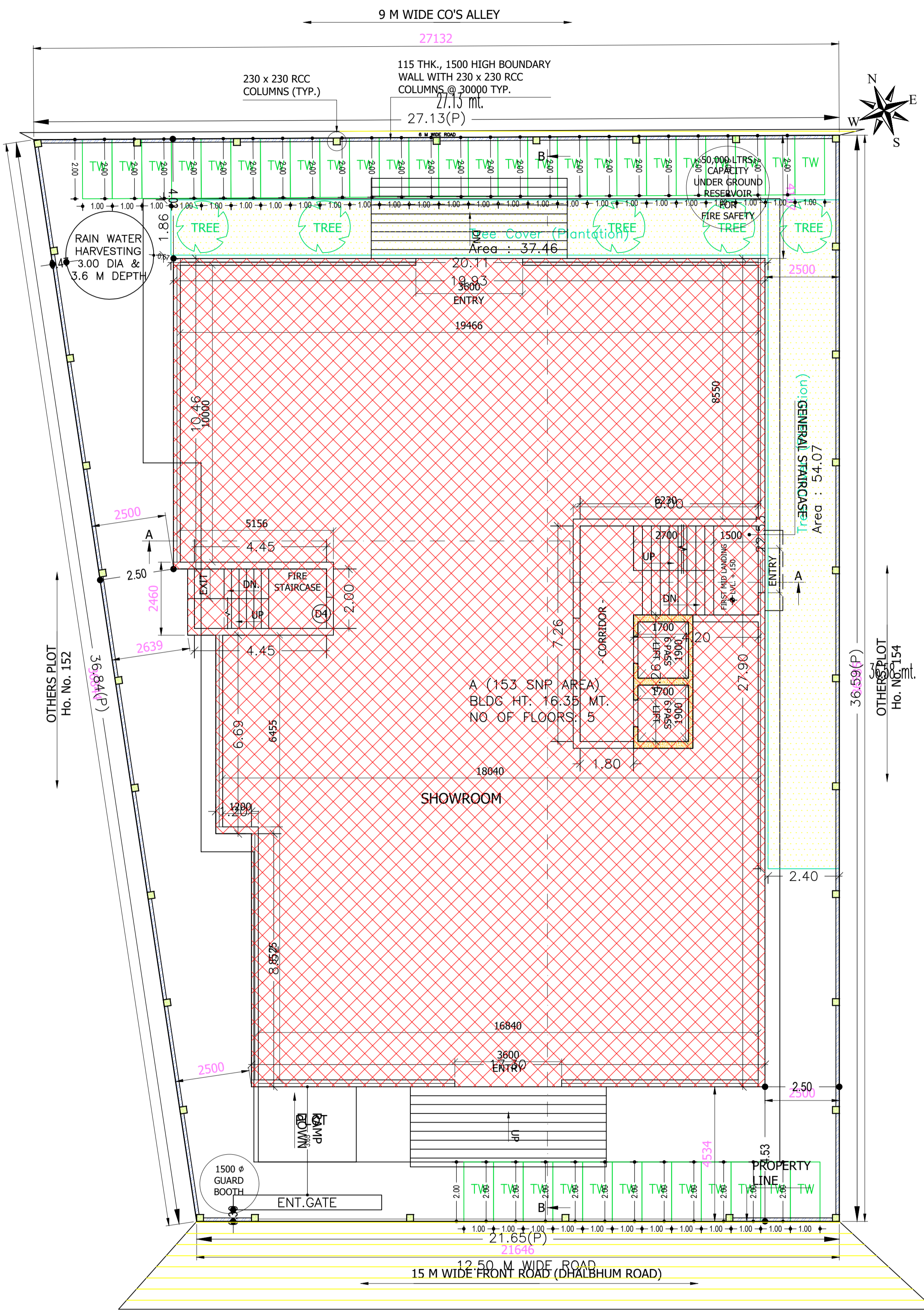
AREA STATEMENT JAMSHEDPUR NAC		VERSION NO.: 1.0.65
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: ResiComm Bldg	
Authority: JAMSHEDPUR NAC	Plot/Religious/Structure: NA	
Inward No. JNAC/BP/0003/W7/2023	Plot/SubPlot No: Ho. No. 153, SNP AREA, SAKCHI	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	890.62
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	890.62
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		91.53
Total		91.53
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	799.09
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	890.62
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	890.62
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		534.37
Proposed Coverage Area (54.84 %)		488.40
Total Prop. Coverage Area (54.84 %)		488.40
Balance coverage area (5.16 %)		45.97
FAR CHECK		
Perm. FAR Area (2.500)		2226.55
Total Perm. FAR area		2226.55
Residential FAR		1291.42
Commercial FAR		932.42
Proposed FAR Area		2223.84
Total Proposed FAR Area		2223.84
Consumed FAR (Factor)		2.50
Balance FAR Area		2.71
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		3209.16
ARCHITECT (Regd)	SUDIPTO MUKHERJEE	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	1. JAYASHREE MISHRA 2. PUSHPA PATT JOSHI 3. RUPA KAR 4. KESHAV TRIPATHY 5. ANUP RANJAN	
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)	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.)
Basement Floor	631.44	0.00	631.44	0.00
Ground Floor	522.97	488.40	522.97	488.40
First Floor	522.96	444.02	522.96	444.02
Second Floor	508.95	430.47	508.95	430.47
Third Floor	508.95	430.47	508.95	430.47
Fourth Floor	508.95	430.47	508.95	430.47
Terrace Floor	4.94	0.00	4.94	0.00
Total :	3209.16	2223.83	3209.16	2223.83

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

This is system generated MAP. No need to Physically Signed.



SITE PLAN SCALE - 1:100

SITE PLAN

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (153 SNP AREA)	Residential	ResiComm Bldg	Non-Highrise

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.		
A (153 SNP AREA)	Commercial	Shop	> 0	50	925.96	1	13	-	-	-	-		
			> 0	50	925.96	-	-	-	-	-	-		
	Residential	ResiComm Bldg	> 0	1	12.00	1.00	12	-	-	-	-		
			> 0	1	12.00	-	-	-	-	1	12		
Total	-	-	-	-	-	25	27	-	2	2	-	51	62

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	19	237.50
Two Stack Car	-	-	8	100.00
Total Car	25	312.50	27	337.50
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	62	124.00
Total TwoWheeler	51	102.00	62	124.00
Other Parking	-	-	-	274.81
Total	439.50	-	885.31	-

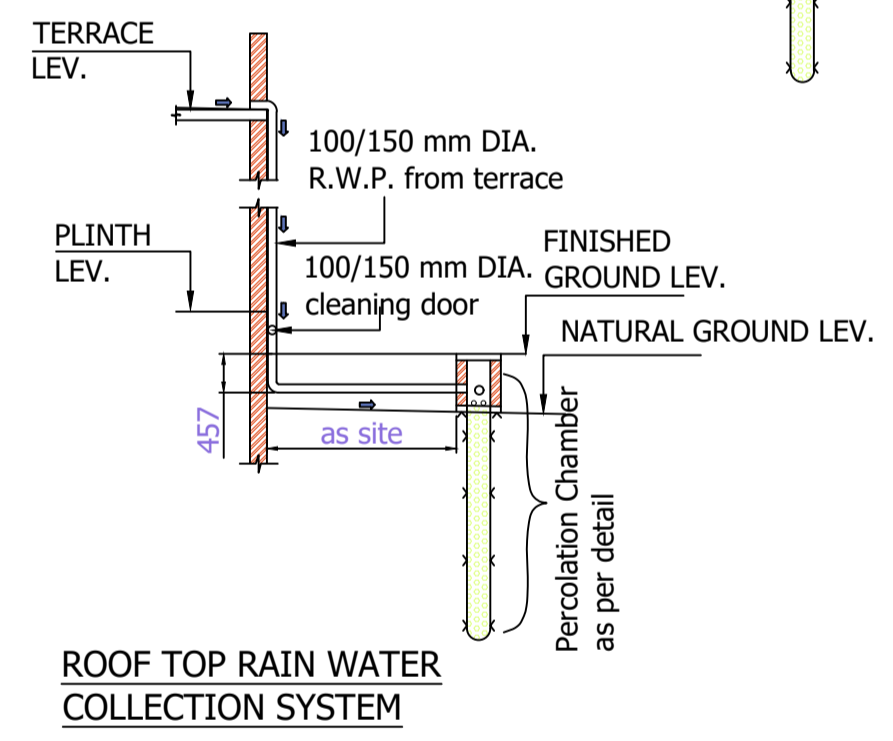
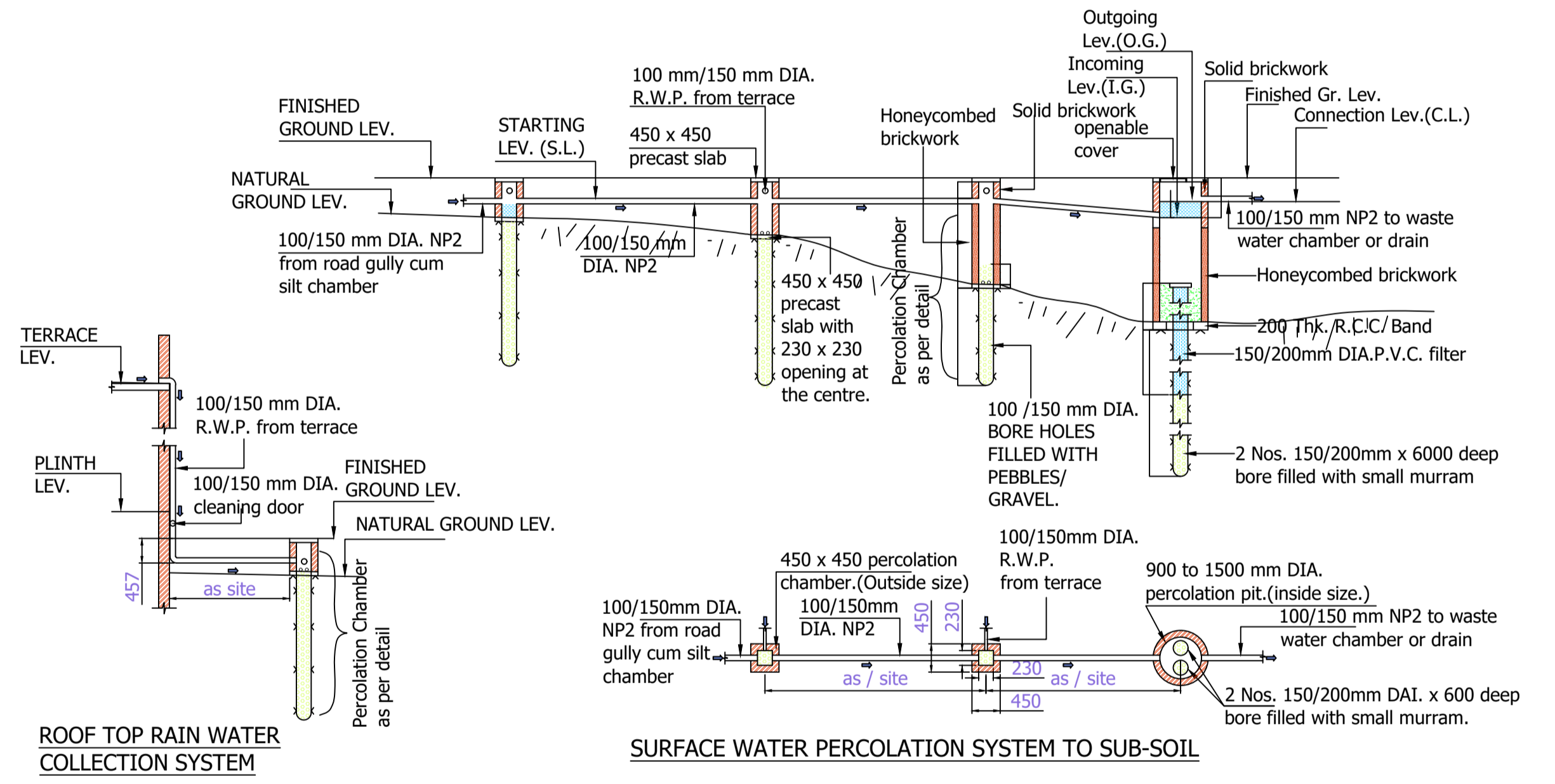
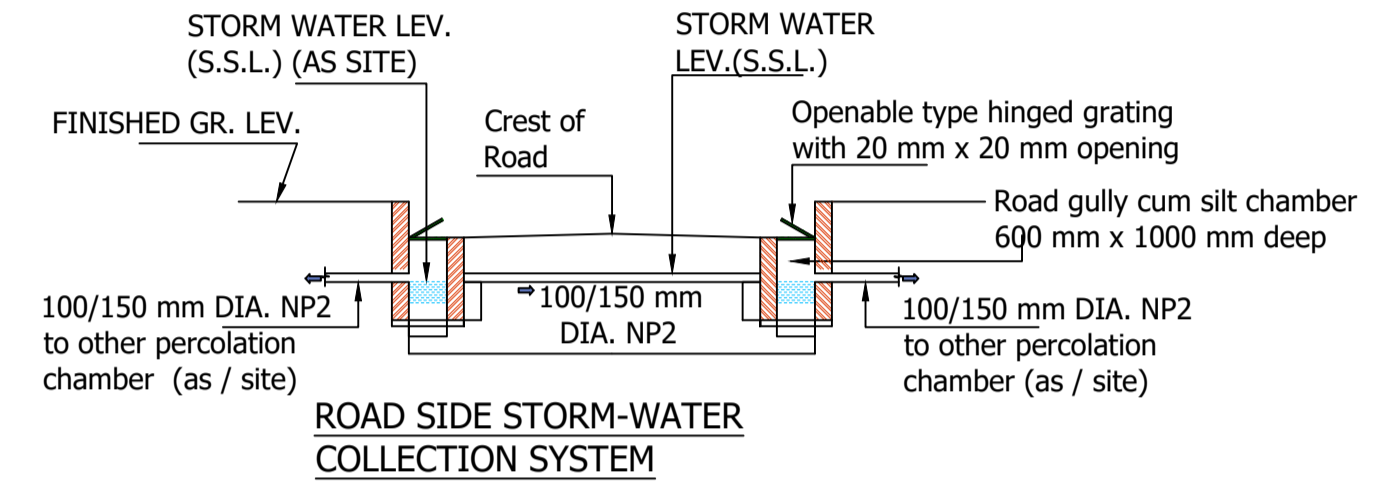
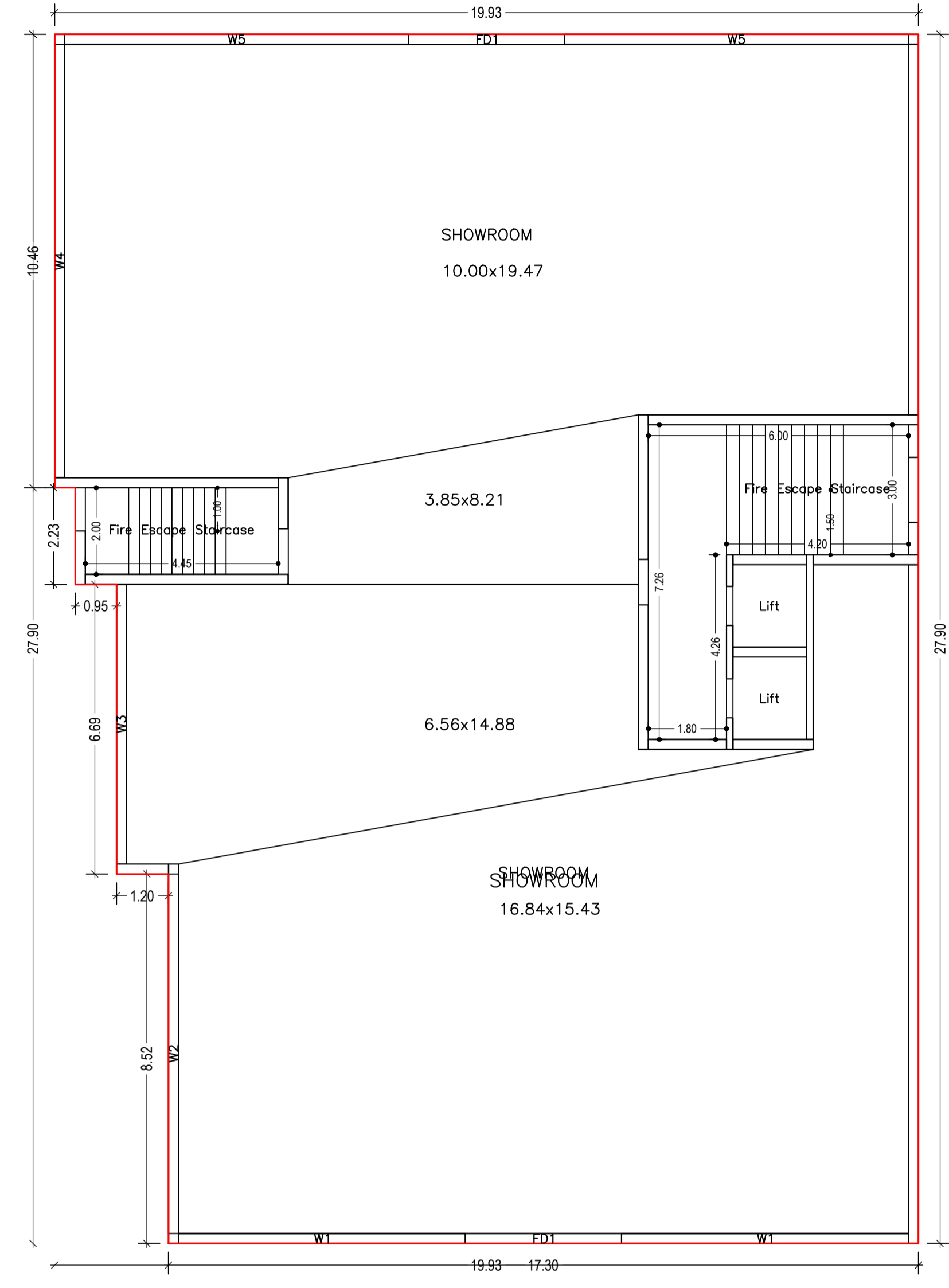
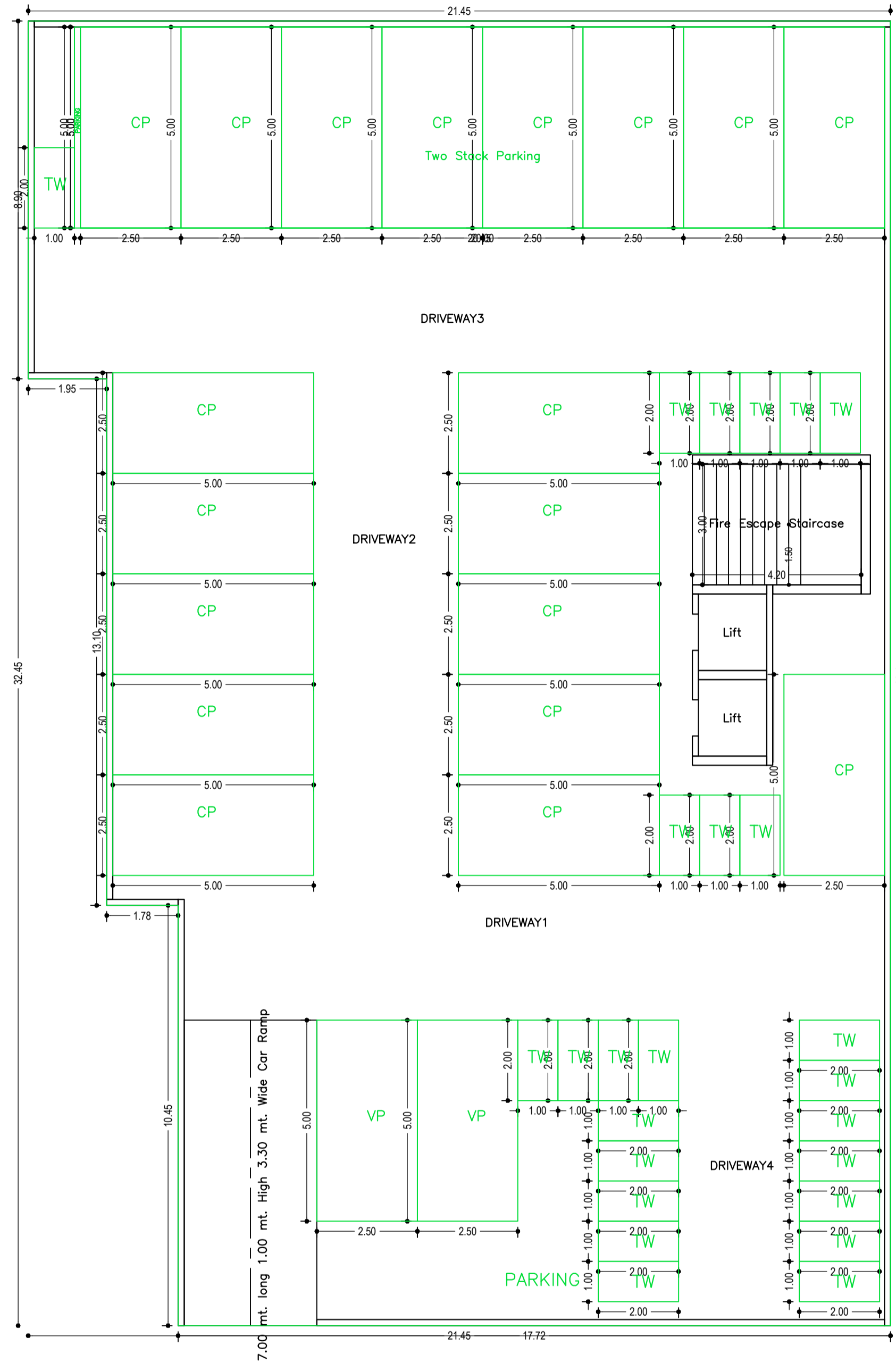
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up 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.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tmmt (No.)
					Stair/Case	Lift	Accessory Use	Parking	Resi.	Commercial			
A (153 SNP AREA)	1	3217.92	8.76	3209.16	335.71	32.30	4.94	688.06	1291.41	932.42	2223.83	2223.83	17
Grand Total	1	3217.92	8.76	3209.16	335.71	32.30	4.94	688.06	1291.41	932.42	2223.83	2223.83	17

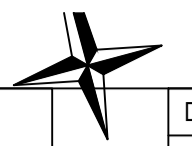


DATE	31-01-2023
SHEET NO.	2

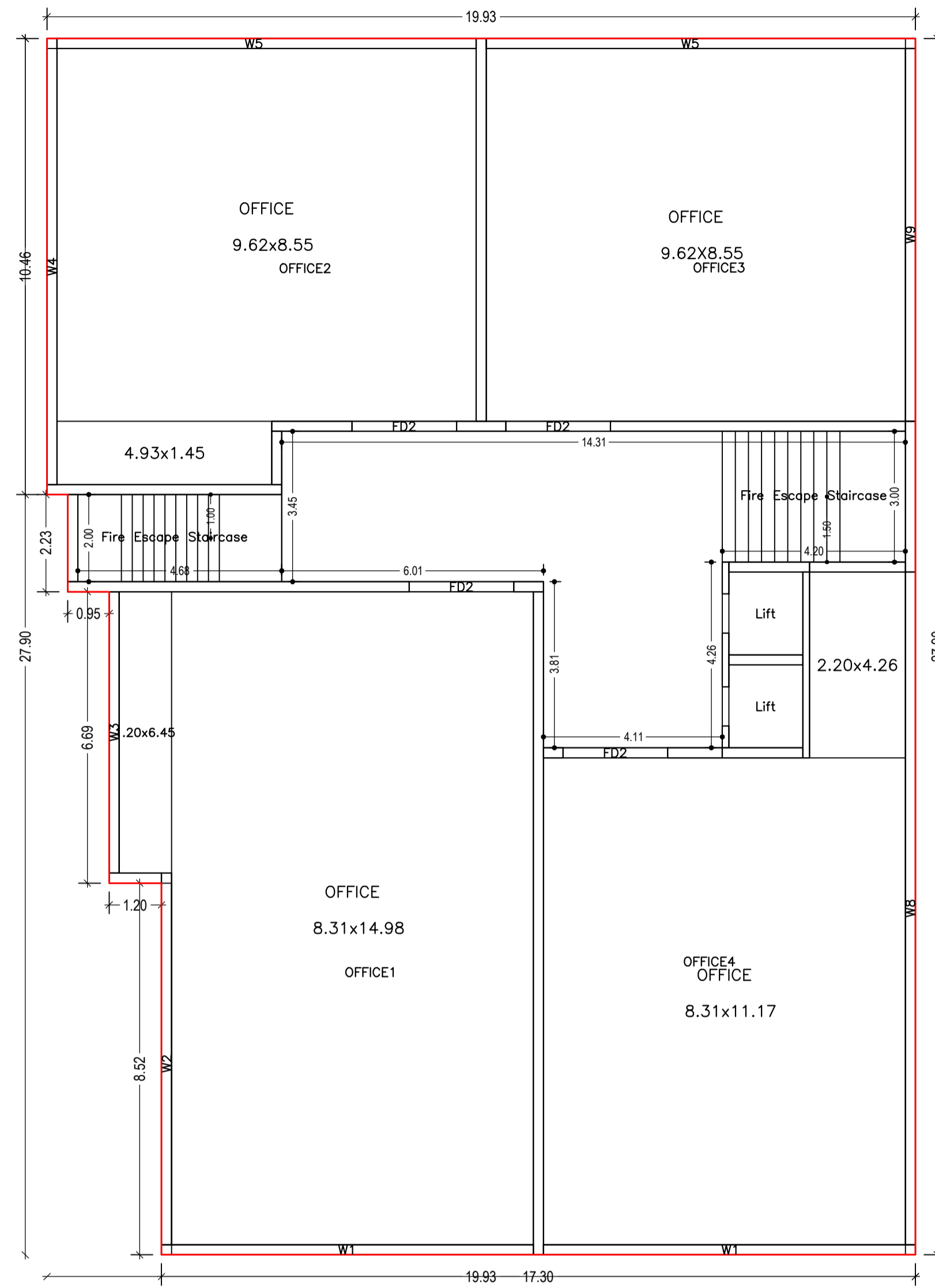
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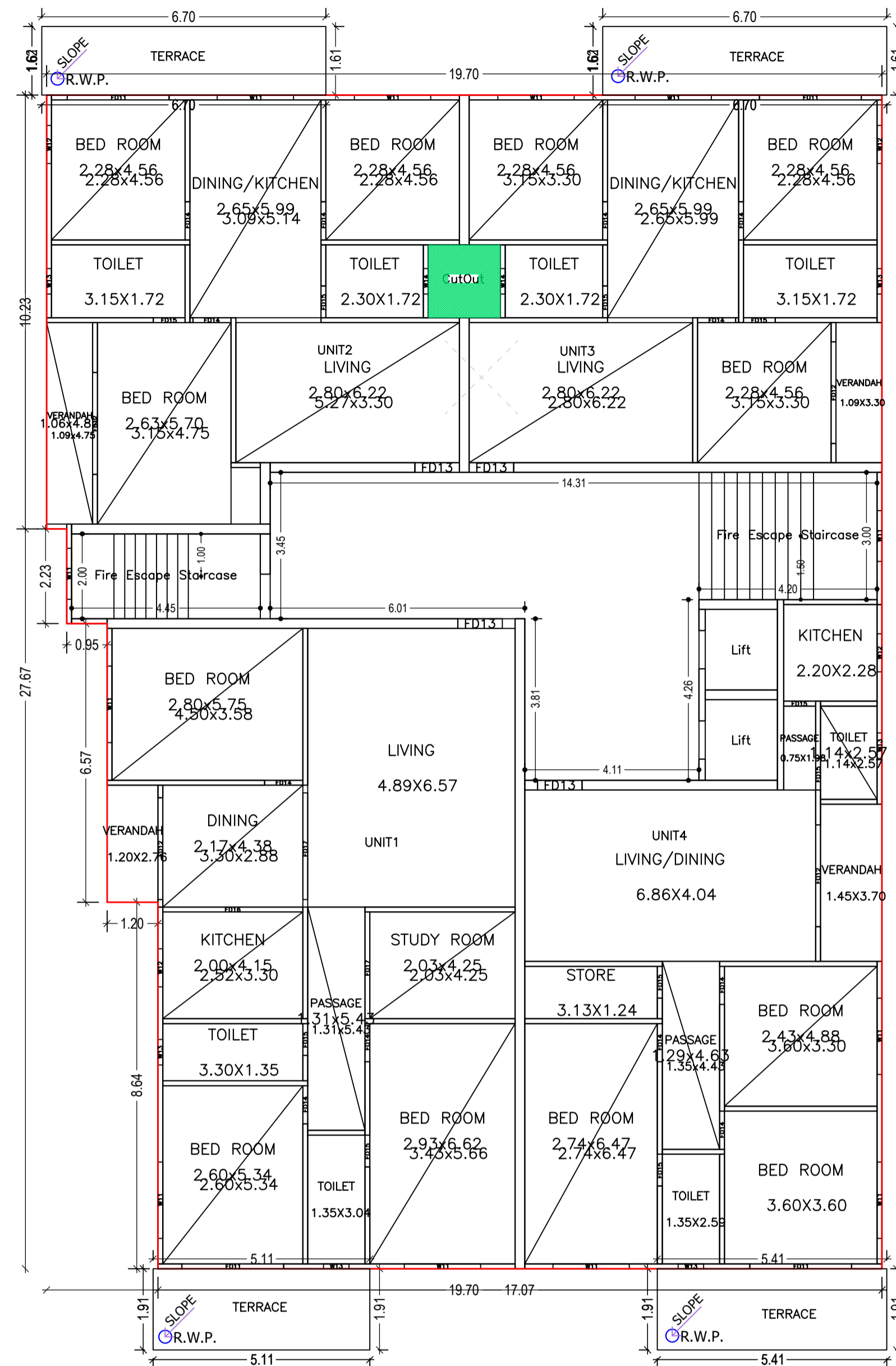
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SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			



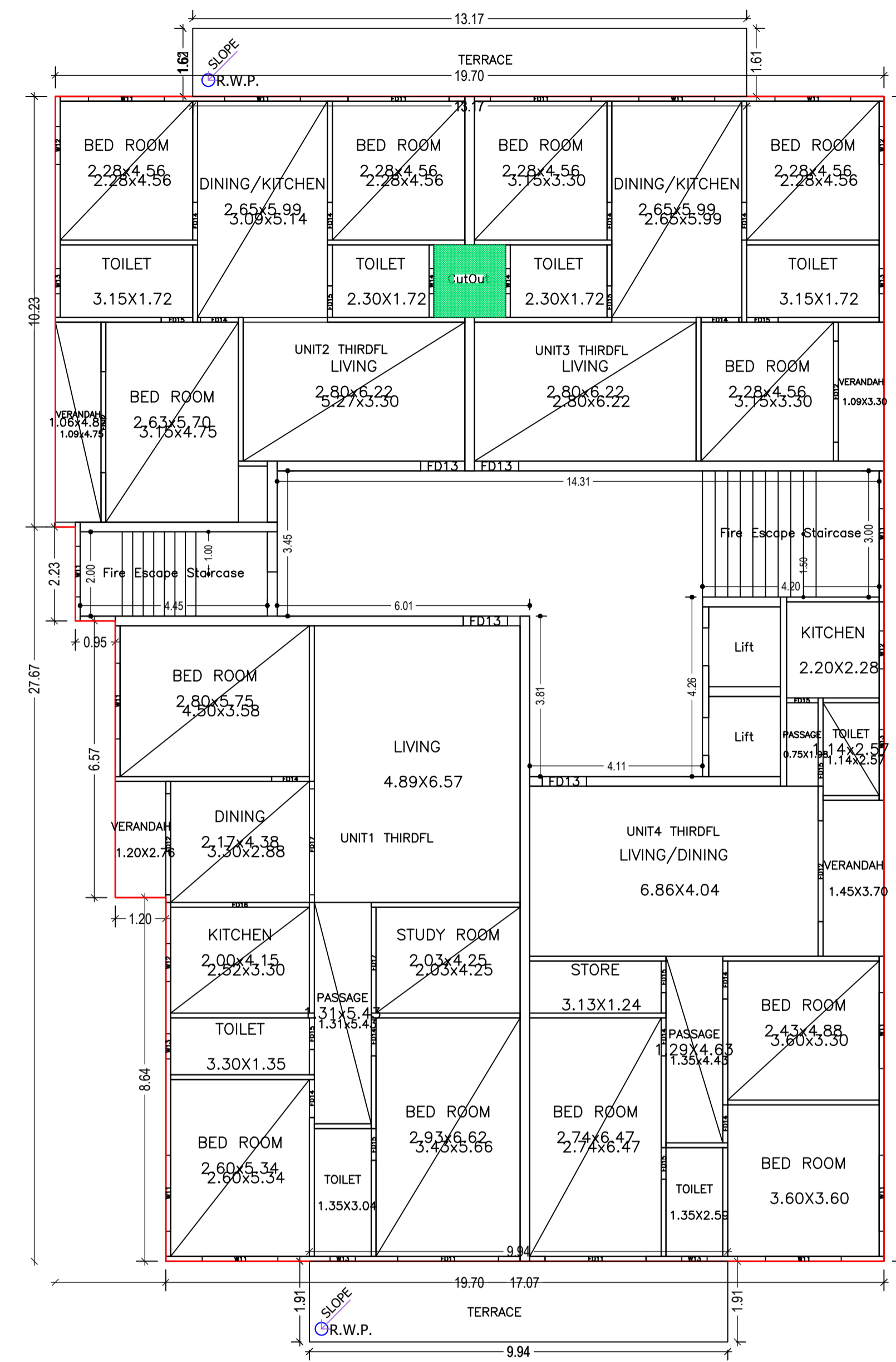
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FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



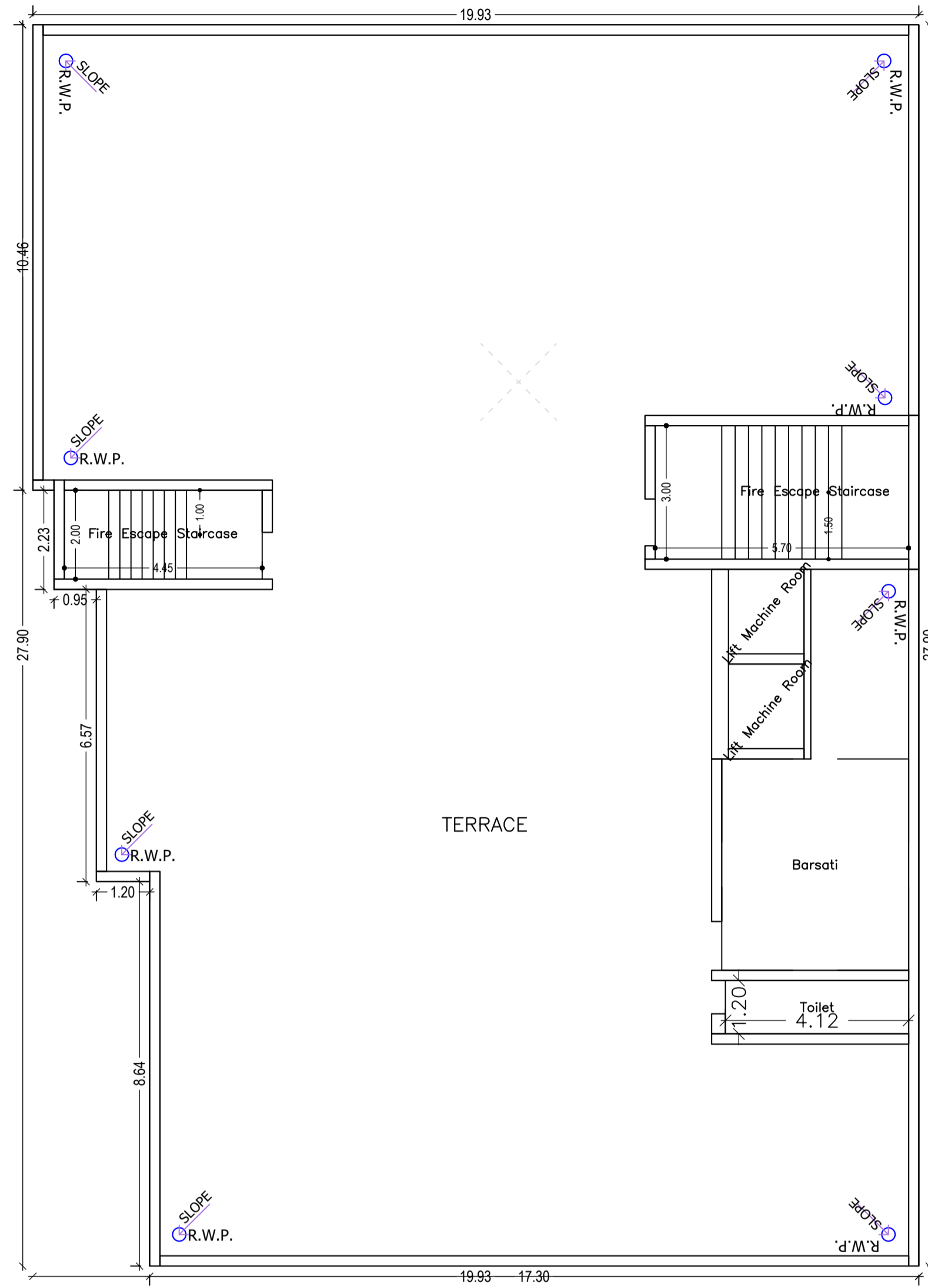
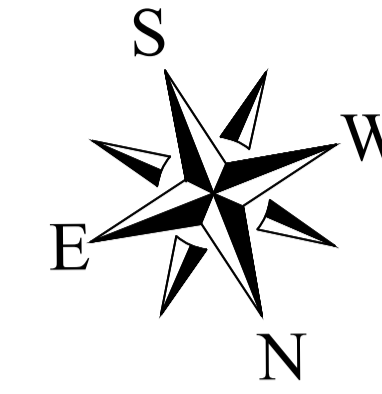
TYPICAL - 2& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



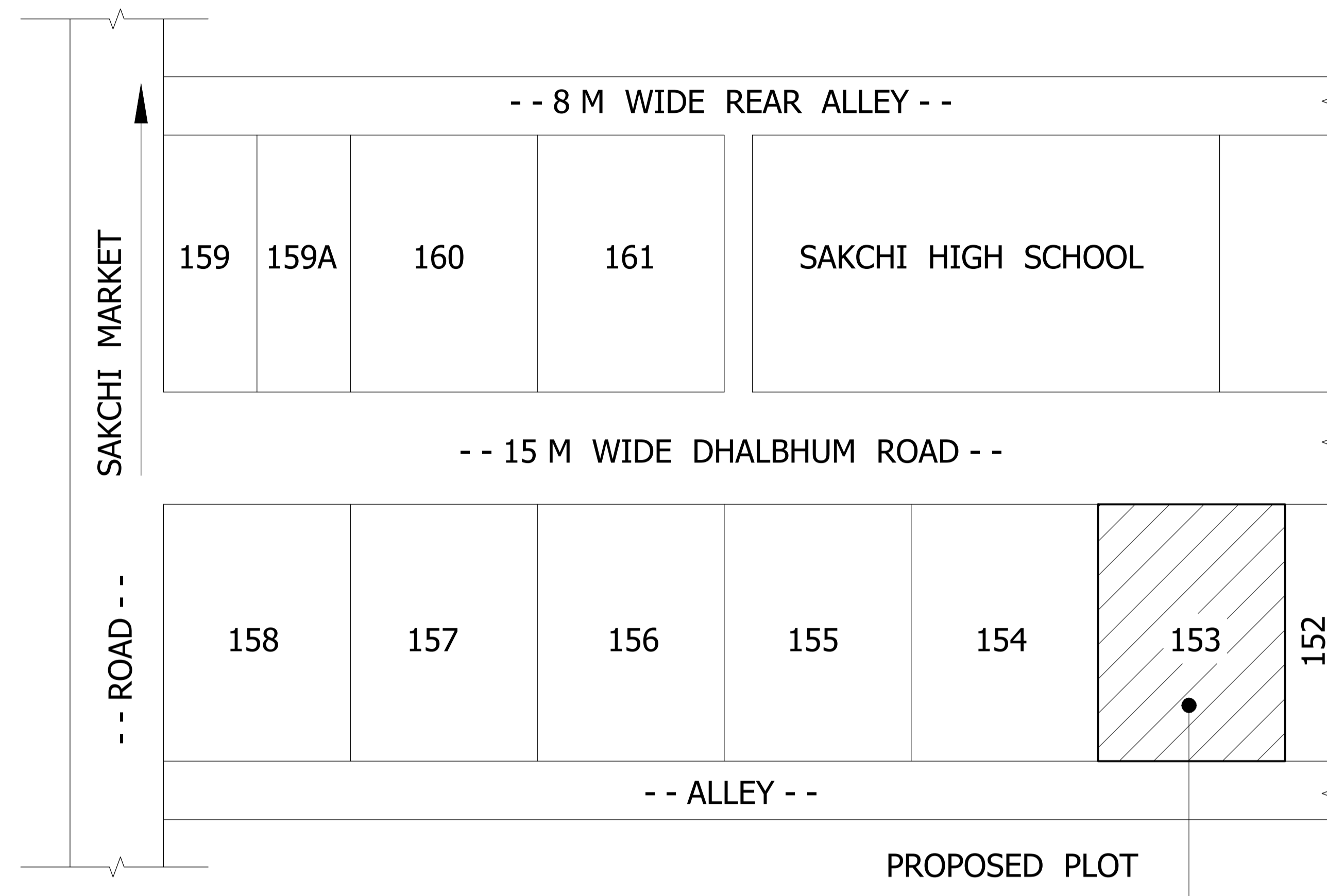
THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)

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SubUse	ResiComm Bldg



TERRACE FLOOR PLAN
(SCALE 1:100)



KEY PLAN SCALE - NTS

Building :A (153 SNP AREA)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt. Cutout	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.)	Tnmt (No.)
				Stair/Case	Lift	Accessory Use	Parking	Resi.	Commercial			
Basement Floor	631.44	0.00	631.44	12.60	6.46	0.00	688.06	0.00	0.00	0.00	0.00	00
Ground Floor	522.97	0.00	522.97	34.57	0.00	0.00	0.00	0.00	488.40	488.40	488.40	01
First Floor	522.96	0.00	522.96	72.48	6.46	0.00	0.00	0.00	444.02	444.02	444.02	04
Second Floor	511.87	2.92	508.95	72.02	6.46	0.00	0.00	0.00	430.47	430.47	430.47	04
Third Floor	511.87	2.92	508.95	72.02	6.46	0.00	0.00	0.00	430.47	430.47	430.47	04
Fourth Floor	511.87	2.92	508.95	72.02	6.46	0.00	0.00	0.00	430.47	430.47	430.47	04
Terrace Floor	4.94	0.00	4.94	0.00	0.00	4.94	0.00	0.00	0.00	0.00	0.00	00
Total :	3217.92	8.76	3209.16	335.71	32.30	4.94	688.06	1291.41	932.42	2223.83	2223.83	17
Total Number of Same Buildings :	1											
Total :	3217.92	8.76	3209.16	335.71	32.30	4.94	688.06	1291.41	932.42	2223.83	2223.83	17

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (153 SNP AREA)	FD15	0.75	2.10	30
A (153 SNP AREA)	FD14	0.90	2.10	36
A (153 SNP AREA)	FD13	1.05	2.40	12
A (153 SNP AREA)	FD2	2.40	2.40	04
A (153 SNP AREA)	FD11	2.40	2.40	12
A (153 SNP AREA)	FD12	2.40	2.40	12
A (153 SNP AREA)	FD17	2.52	2.40	06
A (153 SNP AREA)	FD16	3.30	2.40	03
A (153 SNP AREA)	FD1	3.60	2.40	02

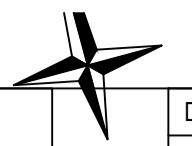
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (153 SNP AREA)	W13	0.60	1.05	18
A (153 SNP AREA)	W14	0.60	1.05	06
A (153 SNP AREA)	W12	0.90	1.20	12
A (153 SNP AREA)	W11	1.20	1.50	06
A (153 SNP AREA)	W11	1.80	1.50	30
A (153 SNP AREA)	W4	10.00	1.80	02
A (153 SNP AREA)	W8	15.43	1.80	01
A (153 SNP AREA)	W3	6.46	1.80	02
A (153 SNP AREA)	W1	6.62	1.80	02
A (153 SNP AREA)	W5	7.93	1.80	02
A (153 SNP AREA)	W2	8.30	1.80	02
A (153 SNP AREA)	W1	8.31	1.80	02
A (153 SNP AREA)	W9	8.55	1.80	01
A (153 SNP AREA)	W5	9.62	1.80	02

UnitBUA Table for Building :A (153 SNP AREA)

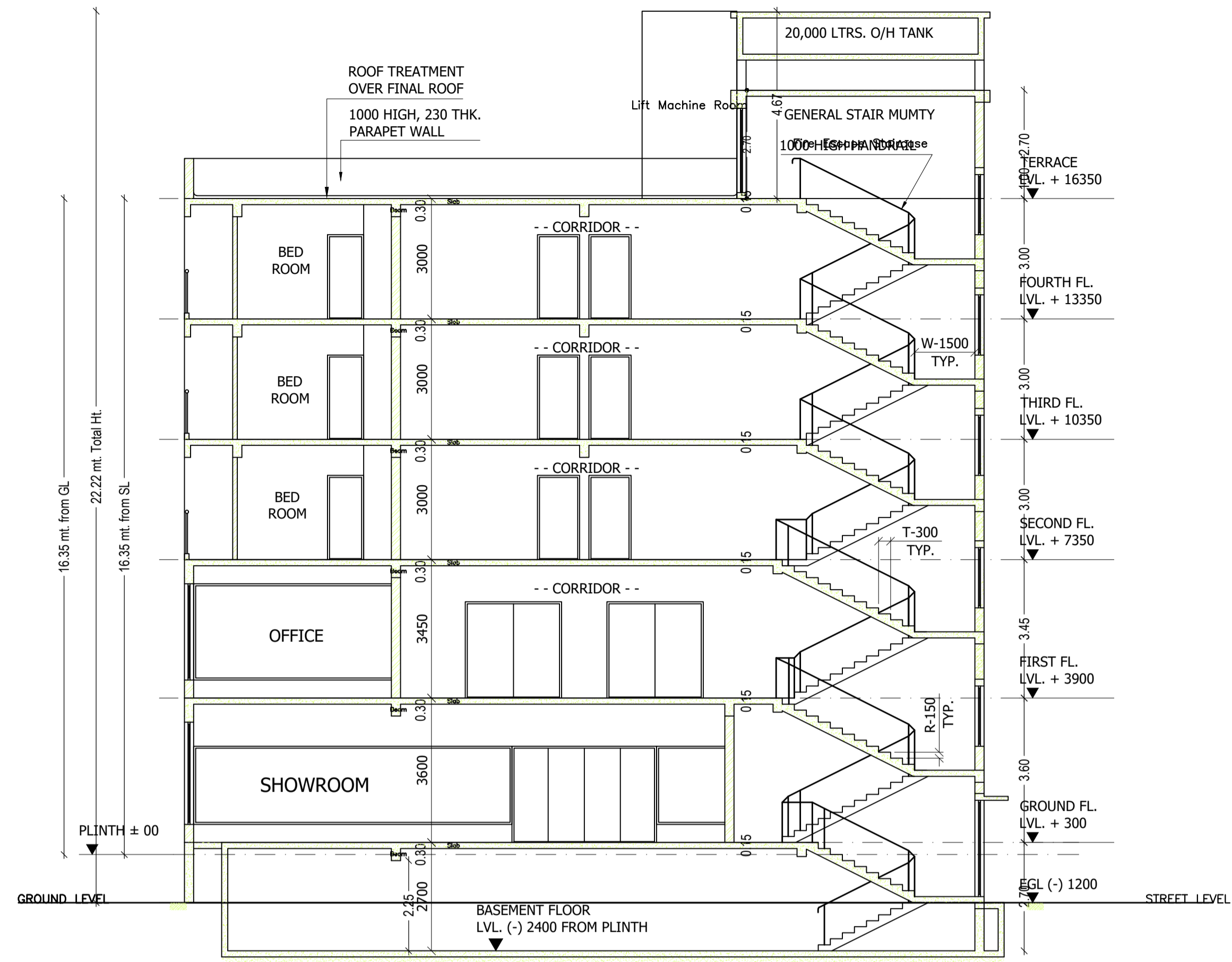
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOWROOM	SHOP	471.26	452.90	2	1
FIRST FLOOR PLAN	OFFICE1	OFFICE	137.84	132.16	1	4
	OFFICE2	OFFICE	93.94	89.38	1	
	OFFICE3	OFFICE	86.47	82.23	1	
	OFFICE4	OFFICE	107.65	102.14	1	
TYPICAL - 2& 4 FLOOR PLAN	UNIT1	FLAT	134.85	128.90	11	8
	UNIT2	FLAT	90.77	85.76	8	
	UNIT3	FLAT	83.07	78.65	8	
	UNIT4	FLAT	105.15	99.59	11	
THIRD FLOOR PLAN	UNIT1 THIRDFL	FLAT	134.85	128.90	11	4
	UNIT2 THIRDFL	FLAT	90.77	85.76	8	
	UNIT3 THIRDFL	FLAT	83.07	78.65	8	
	UNIT4 THIRDFL	FLAT	105.15	99.59	11	
Total:	-	-	2138.69	2037.52	120	17

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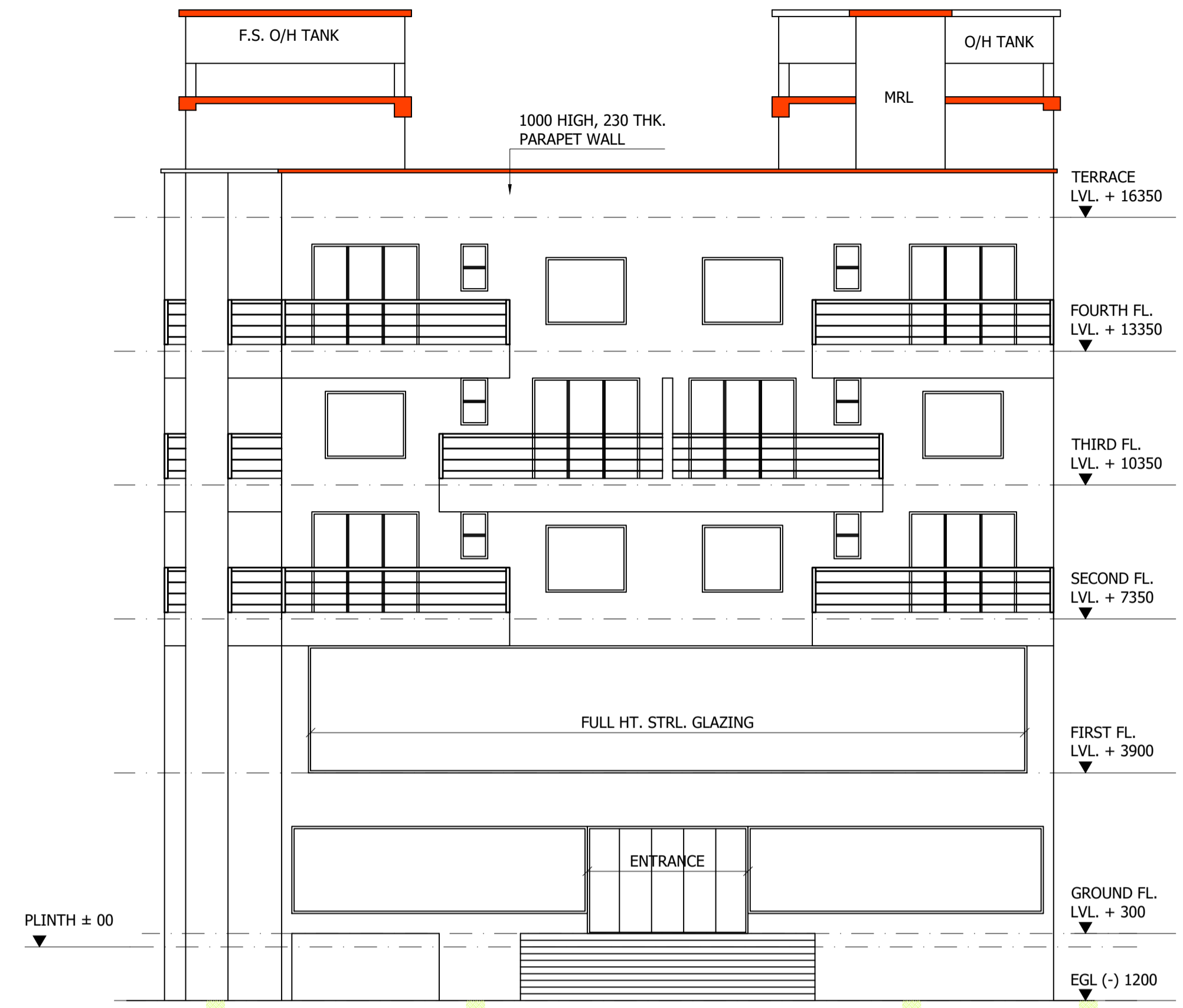


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SHEET NO.	5

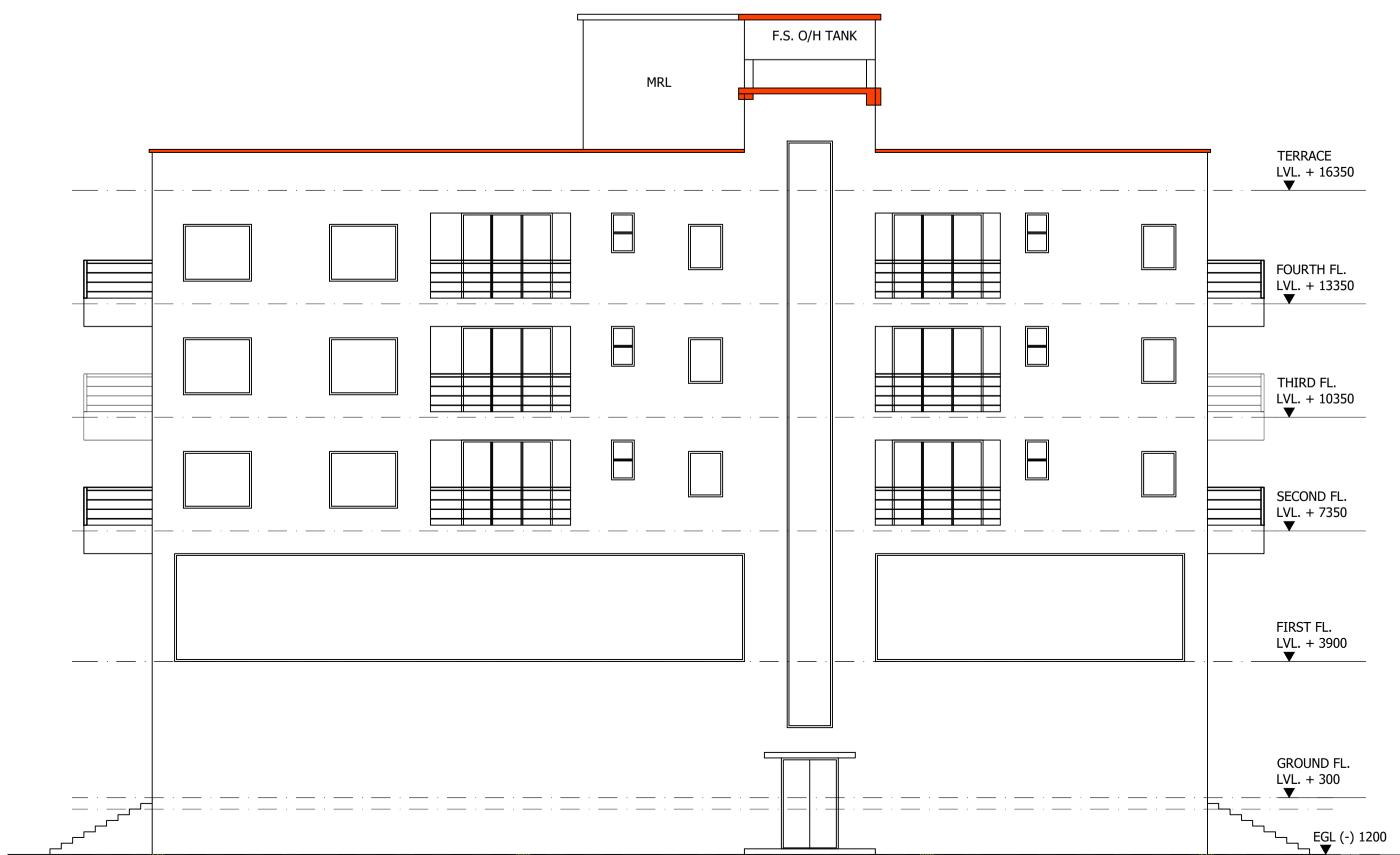
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SubUse	ResiComm Bldg



SECTION A - A SCALE 1:100



FRONT ELEVATION SCALE 1:100



RIGHT SIDE ELEVATION SCALE 1:100

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SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			