

Proposal Basic Information	
Proposal File No.	JNAC/BP/0012/W3/2023
Owner Name	RAJESH KUMAR MANGOTIA AND OTHERS POA HOLDER KUNAL BHALOTIA
Khata No	85
Plot No	Ho. No. G+G1, IMPERIAL BANK AREA
Village Name	Bisthupur
Use	Residential
SubUse	ResiComm Bldg

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.	
KUNAL BHALOTIA (KUNAL BHALOTIA)	Commercial	Shop	>0	50	713.14	1	10	-	-	-	-	-
			>0	50	713.14	-	-	-	-	-	1	30
			>0	1	3.00	-	-	-	-	-	-	-
KUNAL BHALOTIA (KUNAL BHALOTIA)	Residential	ResiComm Bldg	>0	1	3.00	-	-	-	-	-	-	-
			>0	1	3.00	-	-	-	-	-	1	3
			>0	1	3.00	-	-	-	-	1	1	-
Total			-	-	-	13	15	-	1	1	-	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	15	187.50
Total Car	13	162.50	15	187.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	36	72.00
Total TwoWheeler	33	66.00	36	72.00
Other Parking	-	-	-	244.76
Total	-	241.00	-	588.76

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.)	Tnmt (No.)
			StairCase	Lift	Balcony	Parking	Resi.	Commercial			
KUNAL BHALOTIA (KUNAL BHALOTIA)	1	2845.54	220.55	19.95	154.17	486.76	1223.88	717.13	1941.01	1941.01	05
Grand Total	1	2845.54	220.55	19.95	154.17	486.76	1223.88	717.13	1941.01	1941.01	05

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
KUNAL BHALOTIA (KUNAL BHALOTIA)	FD7	0.75	2.10	18
KUNAL BHALOTIA (KUNAL BHALOTIA)	FD12	0.90	2.10	03
KUNAL BHALOTIA (KUNAL BHALOTIA)	FD3	1.00	2.40	05
KUNAL BHALOTIA (KUNAL BHALOTIA)	FD6	1.05	2.10	12
KUNAL BHALOTIA (KUNAL BHALOTIA)	FD4	1.50	2.40	03
KUNAL BHALOTIA (KUNAL BHALOTIA)	FD22	1.50	2.40	03
KUNAL BHALOTIA (KUNAL BHALOTIA)	FD1	1.80	2.40	02
KUNAL BHALOTIA (KUNAL BHALOTIA)	FD8	2.40	2.40	15
KUNAL BHALOTIA (KUNAL BHALOTIA)	FD2	2.40	2.40	01
KUNAL BHALOTIA (KUNAL BHALOTIA)	FD10	3.25	2.40	03
KUNAL BHALOTIA (KUNAL BHALOTIA)	FD9	4.77	2.40	06
KUNAL BHALOTIA (KUNAL BHALOTIA)	FD11	6.61	2.40	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
KUNAL BHALOTIA (KUNAL BHALOTIA)	V2	0.60	1.05	03
KUNAL BHALOTIA (KUNAL BHALOTIA)	W11	0.90	1.20	03
KUNAL BHALOTIA (KUNAL BHALOTIA)	V1	1.05	1.20	12
KUNAL BHALOTIA (KUNAL BHALOTIA)	W8	1.20	1.50	06
KUNAL BHALOTIA (KUNAL BHALOTIA)	W9	1.50	1.50	06
KUNAL BHALOTIA (KUNAL BHALOTIA)	W10	2.40	1.50	03
KUNAL BHALOTIA (KUNAL BHALOTIA)	W4	2.97	2.40	02
KUNAL BHALOTIA (KUNAL BHALOTIA)	W3	3.47	2.40	02
KUNAL BHALOTIA (KUNAL BHALOTIA)	W1	6.61	2.40	02
KUNAL BHALOTIA (KUNAL BHALOTIA)	W2	7.18	2.40	02
KUNAL BHALOTIA (KUNAL BHALOTIA)	W6	7.33	2.40	01
KUNAL BHALOTIA (KUNAL BHALOTIA)	W2	7.41	1.20	01
KUNAL BHALOTIA (KUNAL BHALOTIA)	W5	8.54	2.40	02
KUNAL BHALOTIA (KUNAL BHALOTIA)	W7	9.01	2.40	01

AREA STATEMENT		VERSION NO. : 1.0.66
JAMSHEDPUR NAC		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: ResiComm Bldg	
Authority: JAMSHEDPUR NAC	PlotNearbyReligiousStructure: NA	
Inward No: JNAC/BP/0012/W3/2023	Plot/SubPlot No: Ho. No. G+G1, IMPERIAL BANK AREA	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ. MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	810.58
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		107.72
Total		107.72
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	702.86
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	810.58
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	810.58
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		486.35
Proposed Coverage Area (44.48 %)		360.56
Total Prop. Coverage Area (44.48 %)		360.56
Balance coverage area (15.52 %)		125.79
FAR CHECK		
Perm. FAR Area (2.500)		2026.45
Total Perm. FAR area		2026.45
Residential FAR		1223.88
Commercial FAR		717.13
Proposed FAR Area		1941.01
Total Proposed FAR Area		1941.01
Consumed FAR (Factor)		2.39
Balance FAR Area		85.44
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2845.54
ARCHITECT (Regd)	SUDIPTO MIKHERJEE	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	RAJESH KUMAR MANGOTIA AND OTHERS POA HOLDER KUNAL BHALOTIA	
DEVELOPMENT AUTHORITY LOCAL BODY		

Building USE/SUBUSE Details

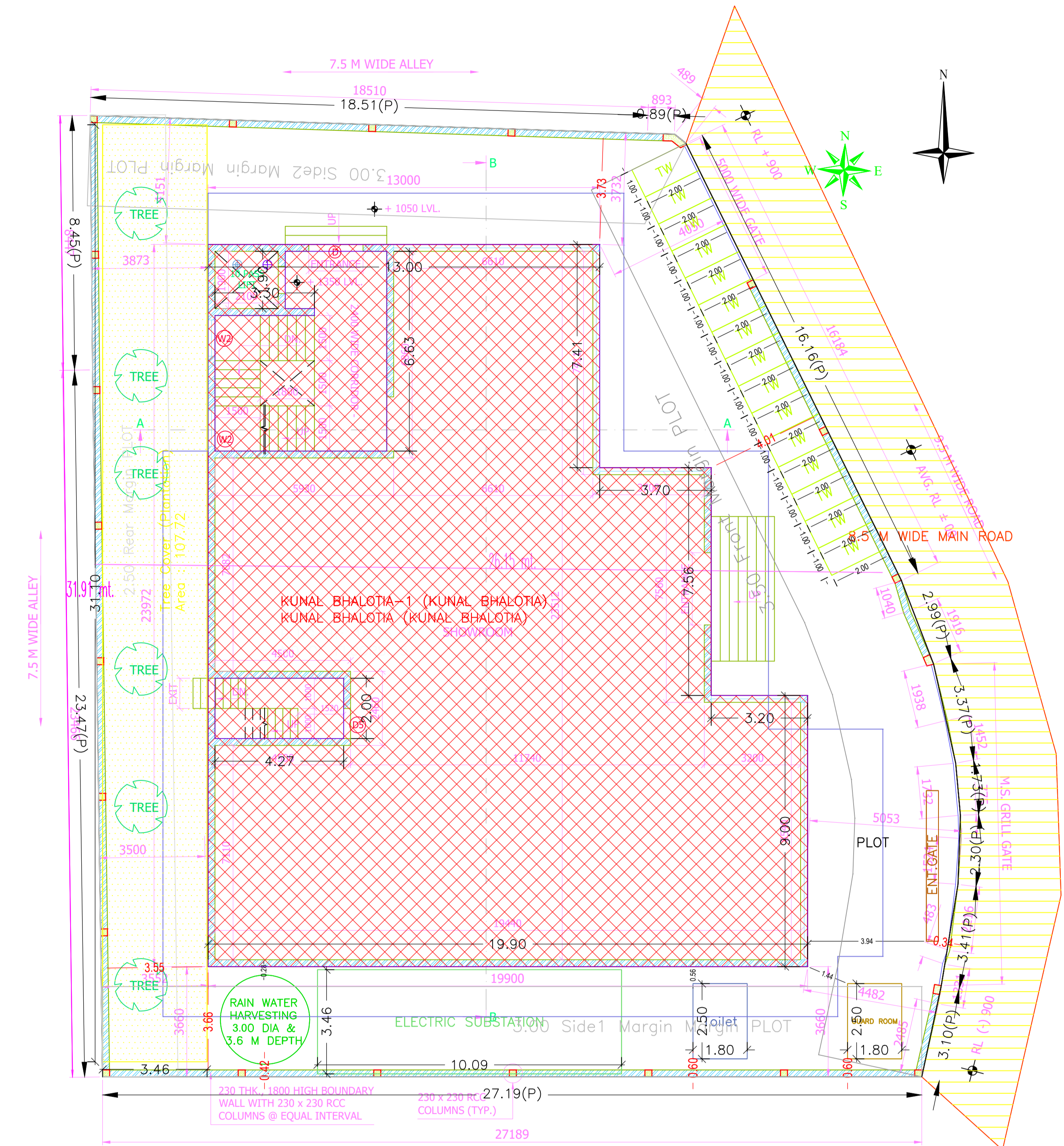
Building Name	Building Use	Building SubUse	Building Structure
KUNAL BHALOTIA (KUNAL BHALOTIA)	Residential	ResiComm Bldg	Non-Highrise

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)	Light Yellow

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	KUNAL BHALOTIA (KUNAL BHALOTIA)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	528.70	0.00	528.70	0.00
Ground Floor	401.70	360.56	401.70	360.56
First Floor	401.70	356.57	401.70	356.57
Second Floor	504.48	407.96	504.48	407.96
Third Floor	504.48	407.96	504.48	407.96
Fourth Floor	504.48	407.96	504.48	407.96
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2845.54	1941.01	2845.54	1941.01

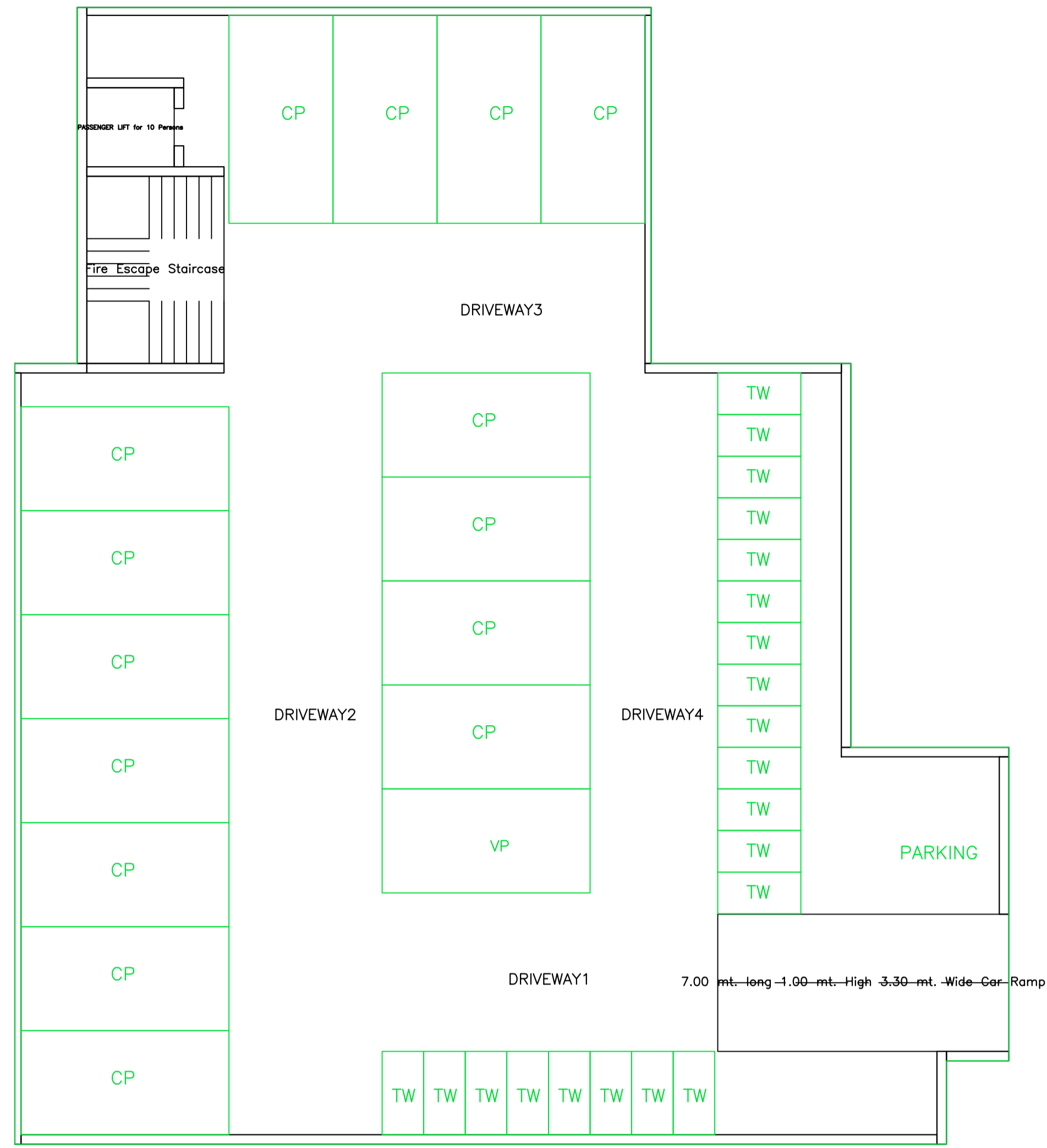


SITE & GROUND FLOOR PLAN SCALE - 1:100

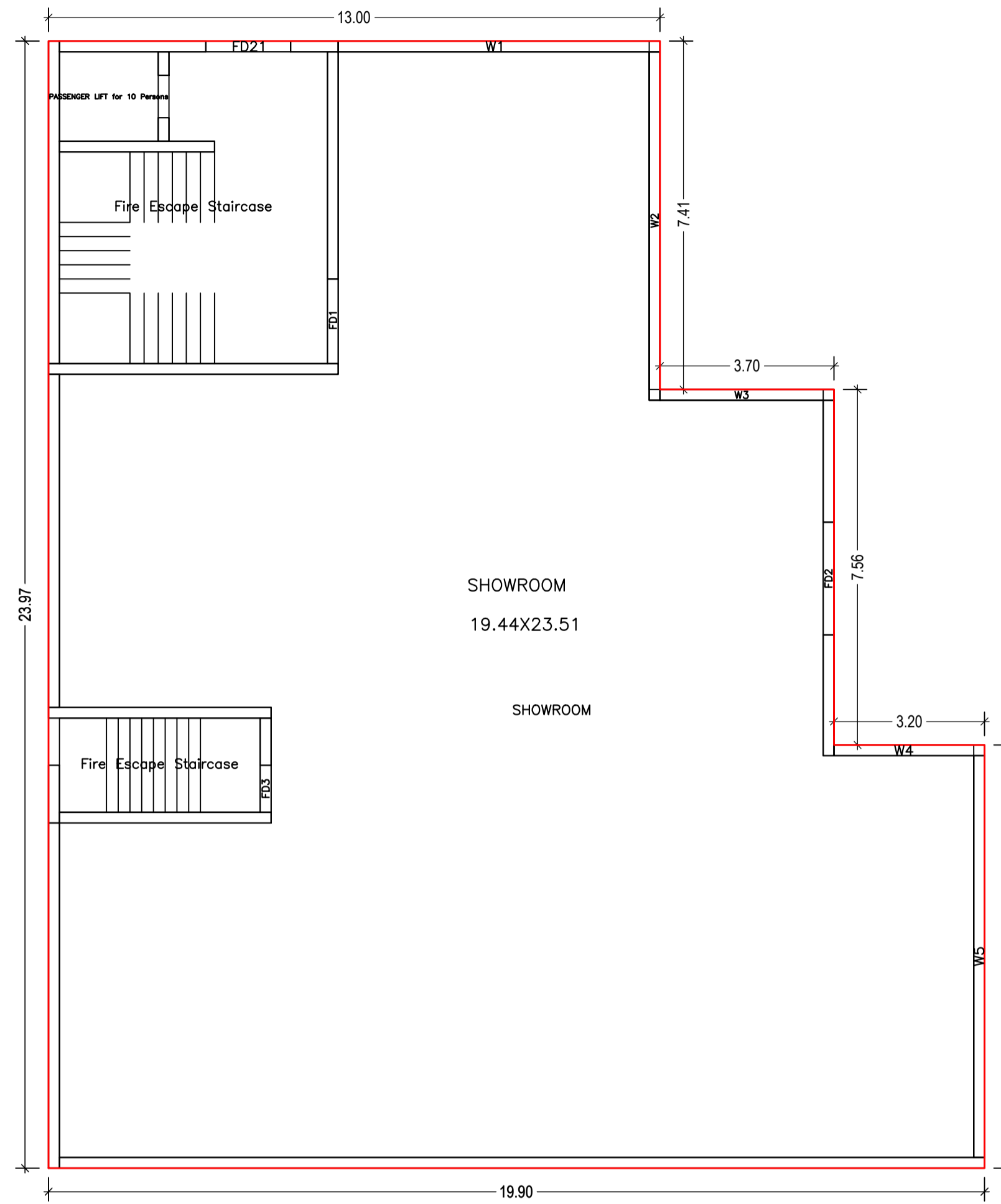
SITE PLAN

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

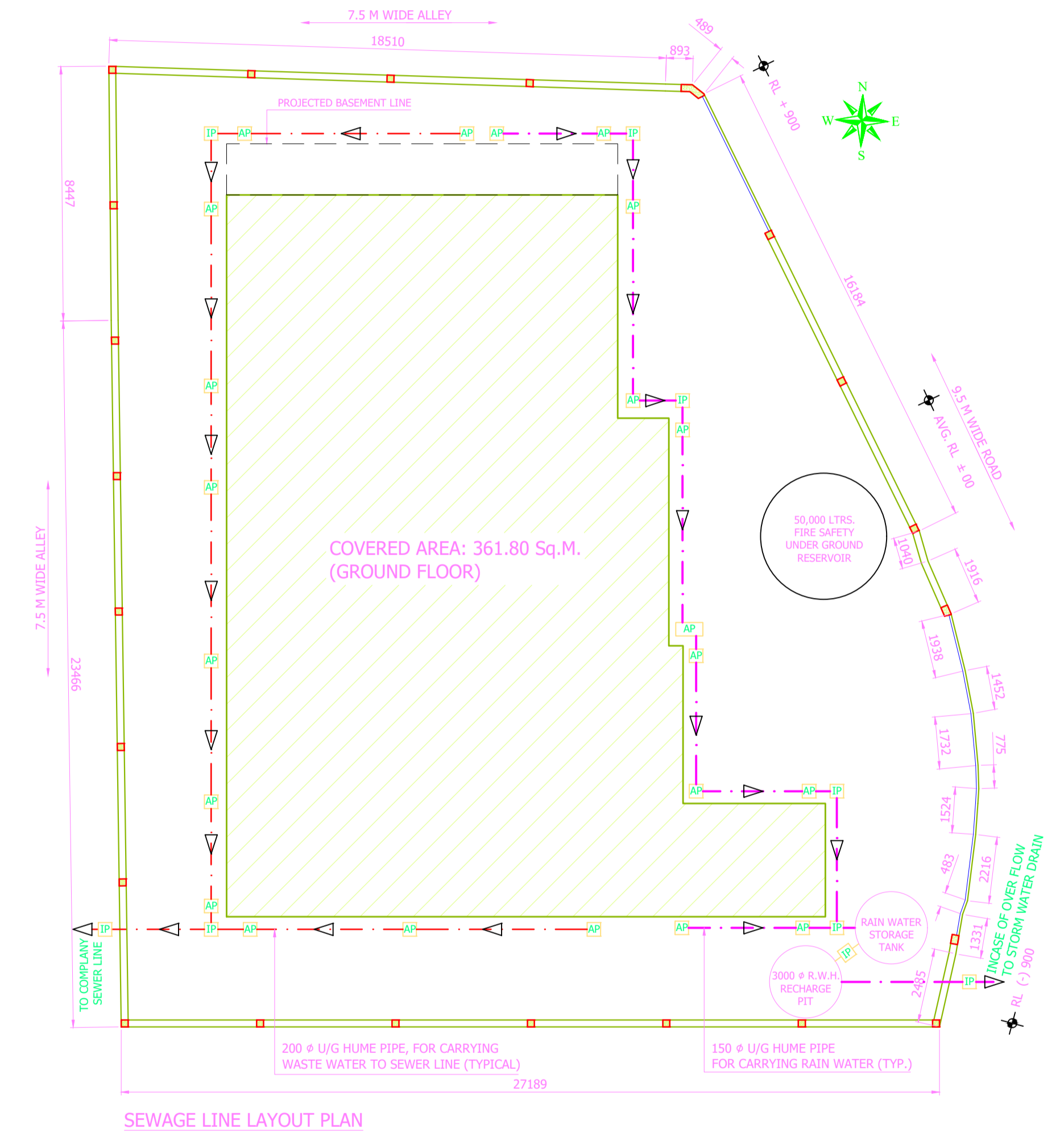
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Khata No	85
Plot No	Ho. No. G+G1, IMPERIAL BANK AREA
Village Name	Bisthupur
Use	Residential
SubUse	ResiComm Bldg



BASEMENT FLOOR PLAN (SCALE 1:100)



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



SEWAGE LINE LAYOUT PLAN

Building :KUNAL BHALOTIA (KUNAL BHALOTIA)

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	528.70	14.85	3.99	0.00	486.76	0.00	0.00	0.00	0.00	00
Ground Floor	401.70	41.14	0.00	0.00	0.00	360.56	360.56	360.56	01	
First Floor	401.70	41.14	3.99	0.00	0.00	356.57	356.57	356.57	01	
Second Floor	504.48	41.14	3.99	51.39	0.00	407.96	407.96	407.96	01	
Third Floor	504.48	41.14	3.99	51.39	0.00	407.96	407.96	407.96	01	
Fourth Floor	504.48	41.14	3.99	51.39	0.00	407.96	407.96	407.96	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	2845.54	220.55	19.95	154.17	486.76	1223.88	717.13	1941.01	1941.01	05
Total Number of Same Buildings :	1									
Total :	2845.54	220.55	19.95	154.17	486.76	1223.88	717.13	1941.01	1941.01	05

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3& 4 FLOOR PLAN	1.20 X 21.10 X 1 X 3	75.96	308.31
	1.20 X 25.17 X 1 X 3	90.63	
	1.20 X 15.40 X 1 X 3	55.44	
	1.20 X 7.41 X 1 X 3	26.67	
	1.20 X 9.00 X 1 X 3	32.40	
	1.20 X 7.56 X 1 X 3	27.21	
Total	-	-	308.31

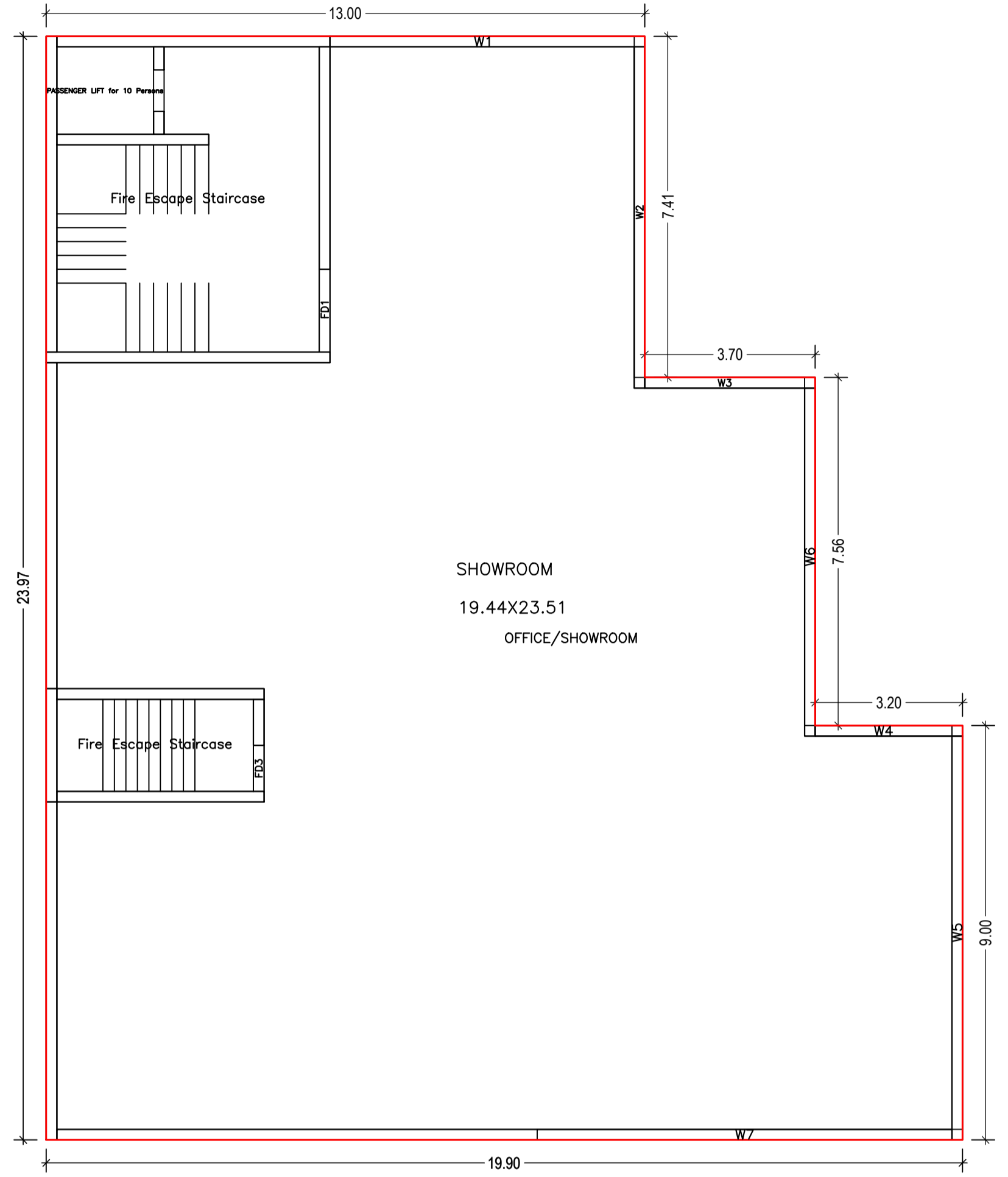
UnitBUA Table for Building :KUNAL BHALOTIA (KUNAL BHALOTIA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOWROOM	SHOP	346.40	330.54	1	1
FIRST FLOOR PLAN	OFFICE/SHOWROOM	SHOP	346.40	329.99	1	1
TYPICAL - 2, 3& 4 FLOOR PLAN	FOURTH FLOOR	FLAT	462.44	335.69	18	3
Total:	-	-	2080.11	1667.60	56	5

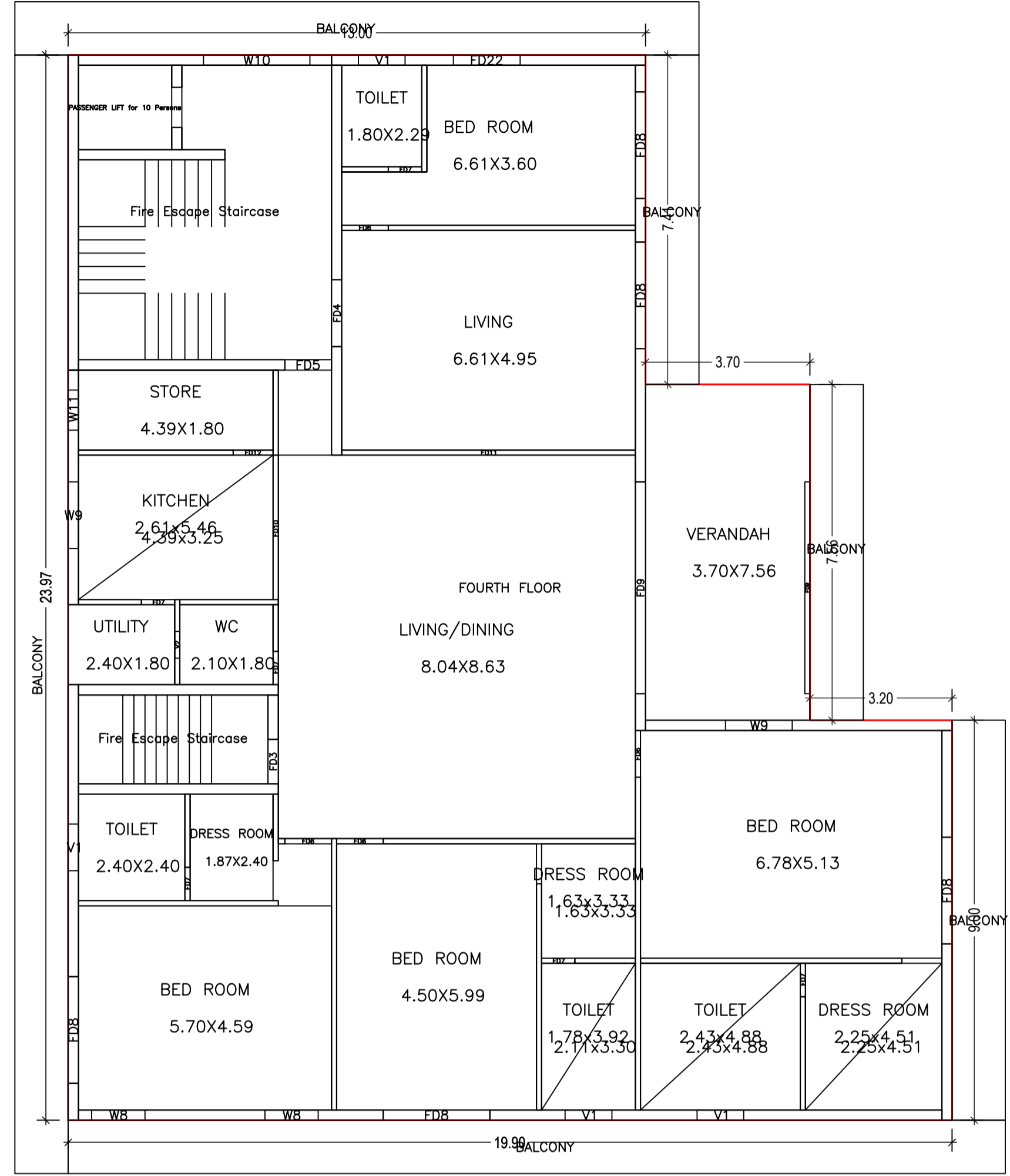
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SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			



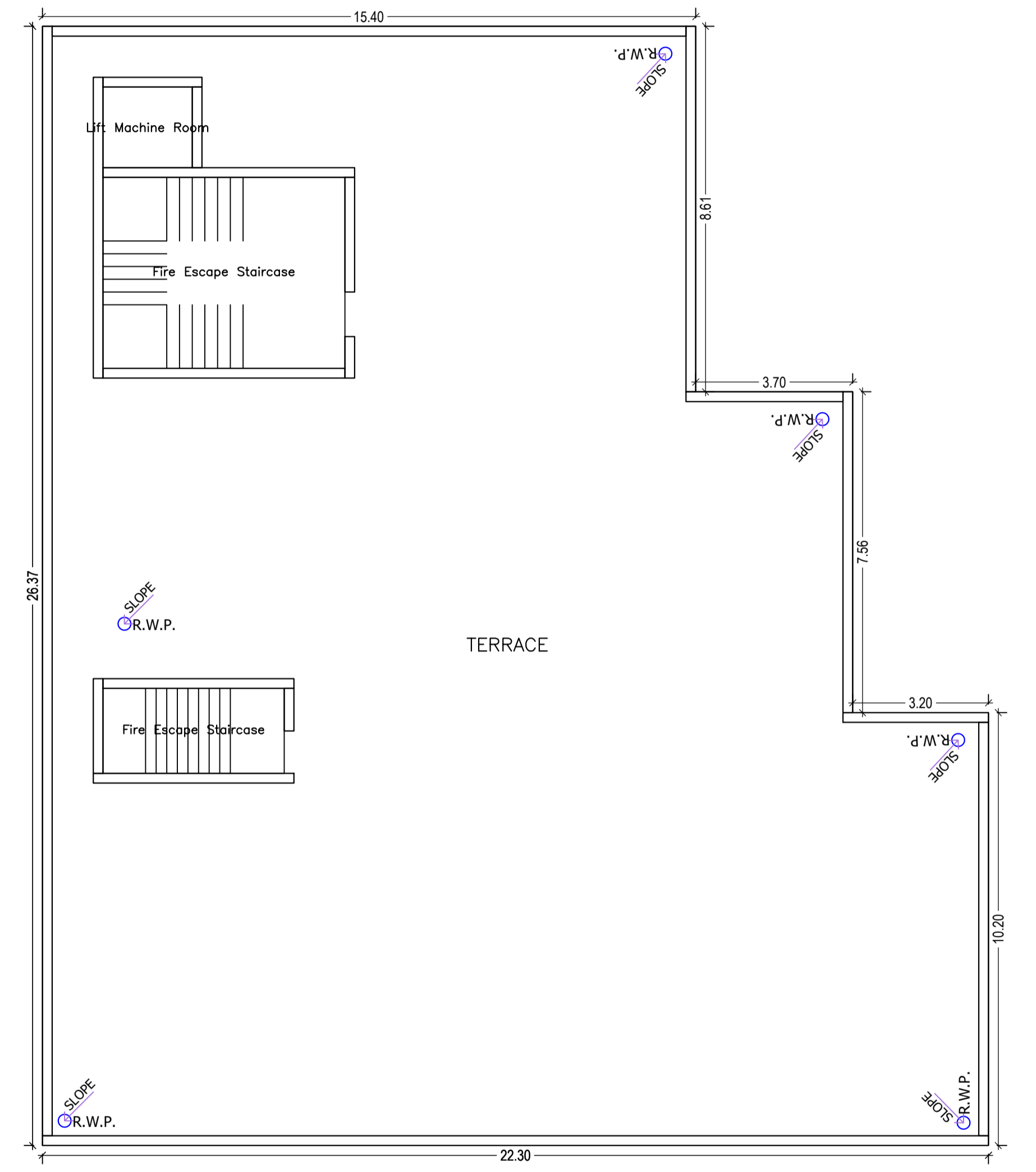
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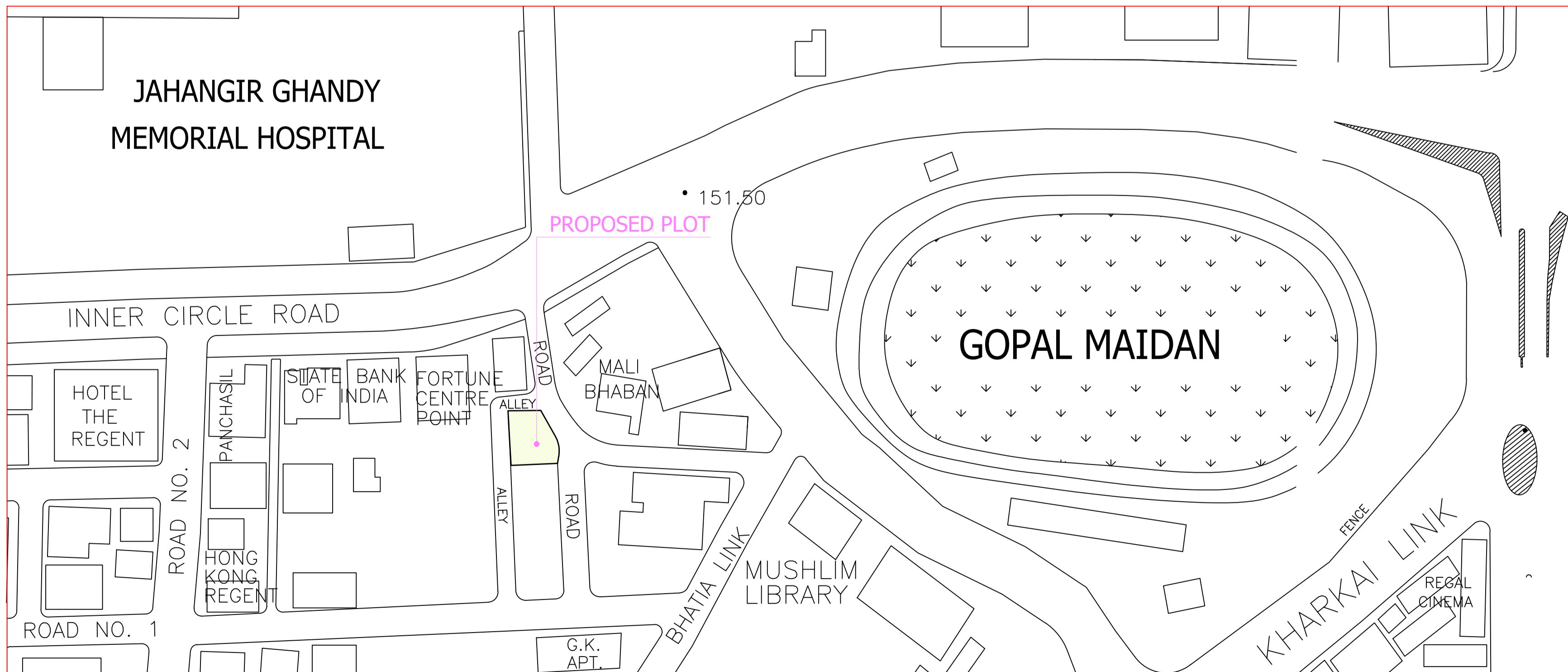
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



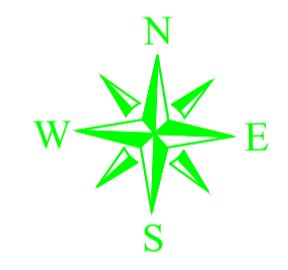
TYPICAL - 2, 3& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



LOCATION MAP

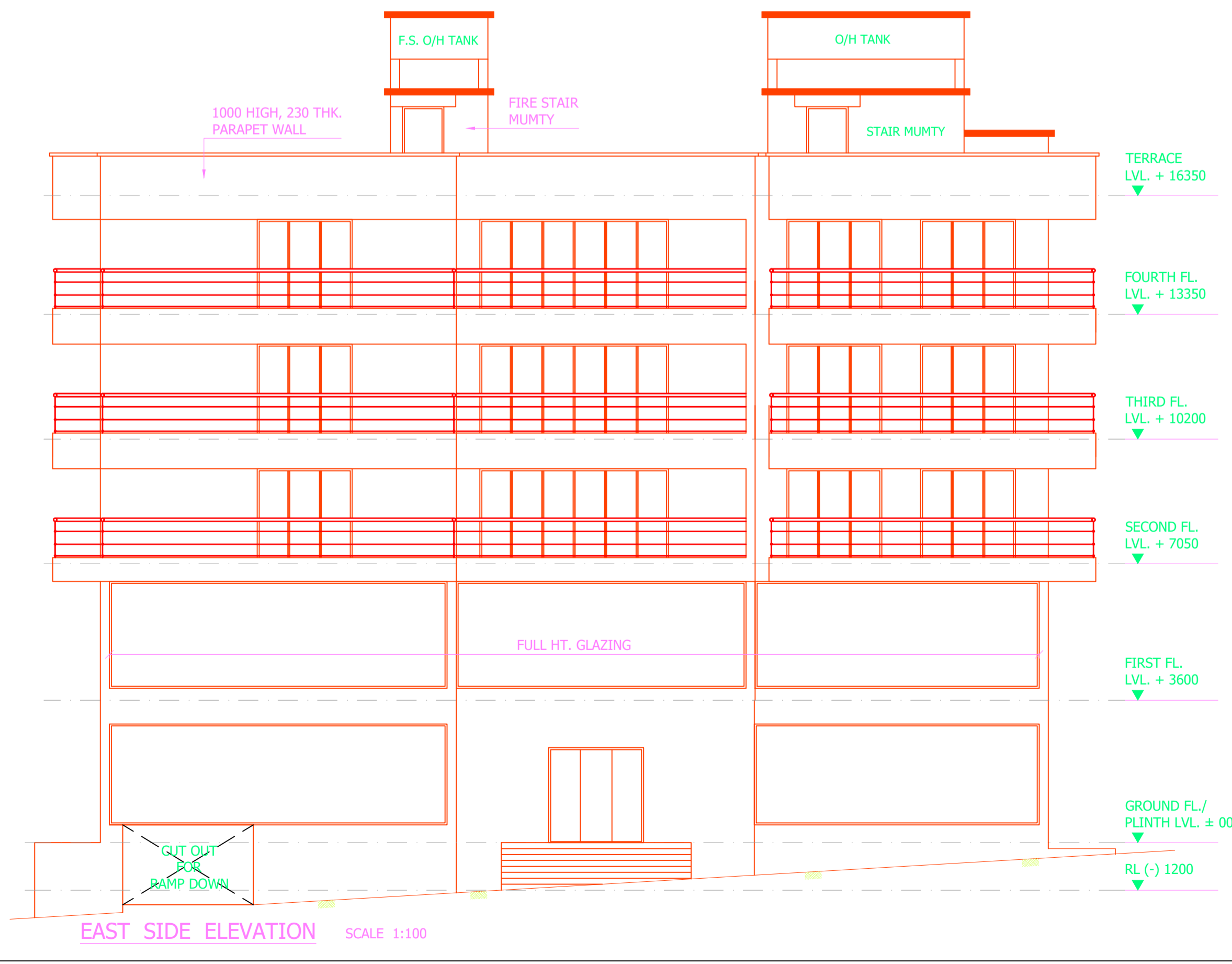
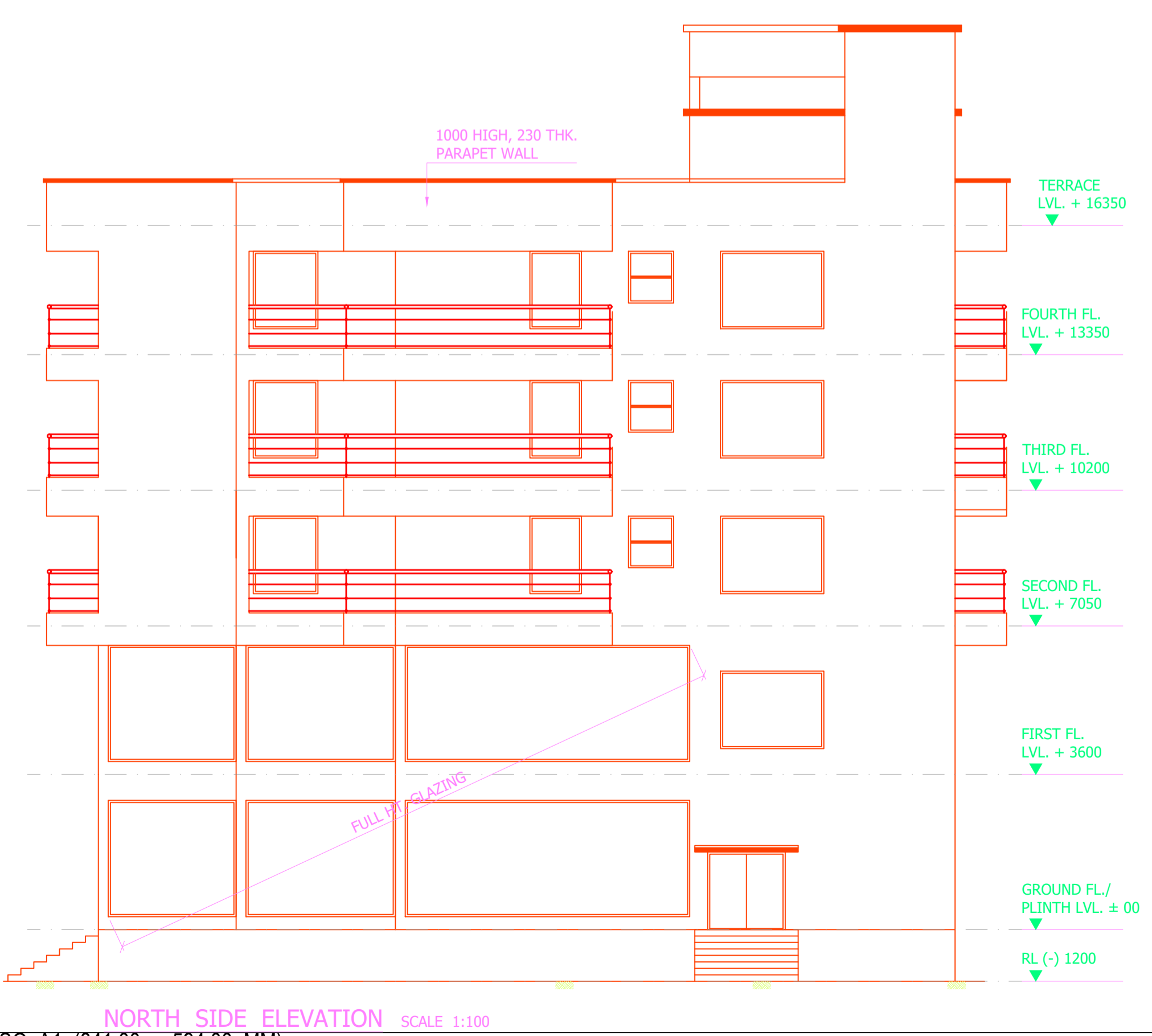
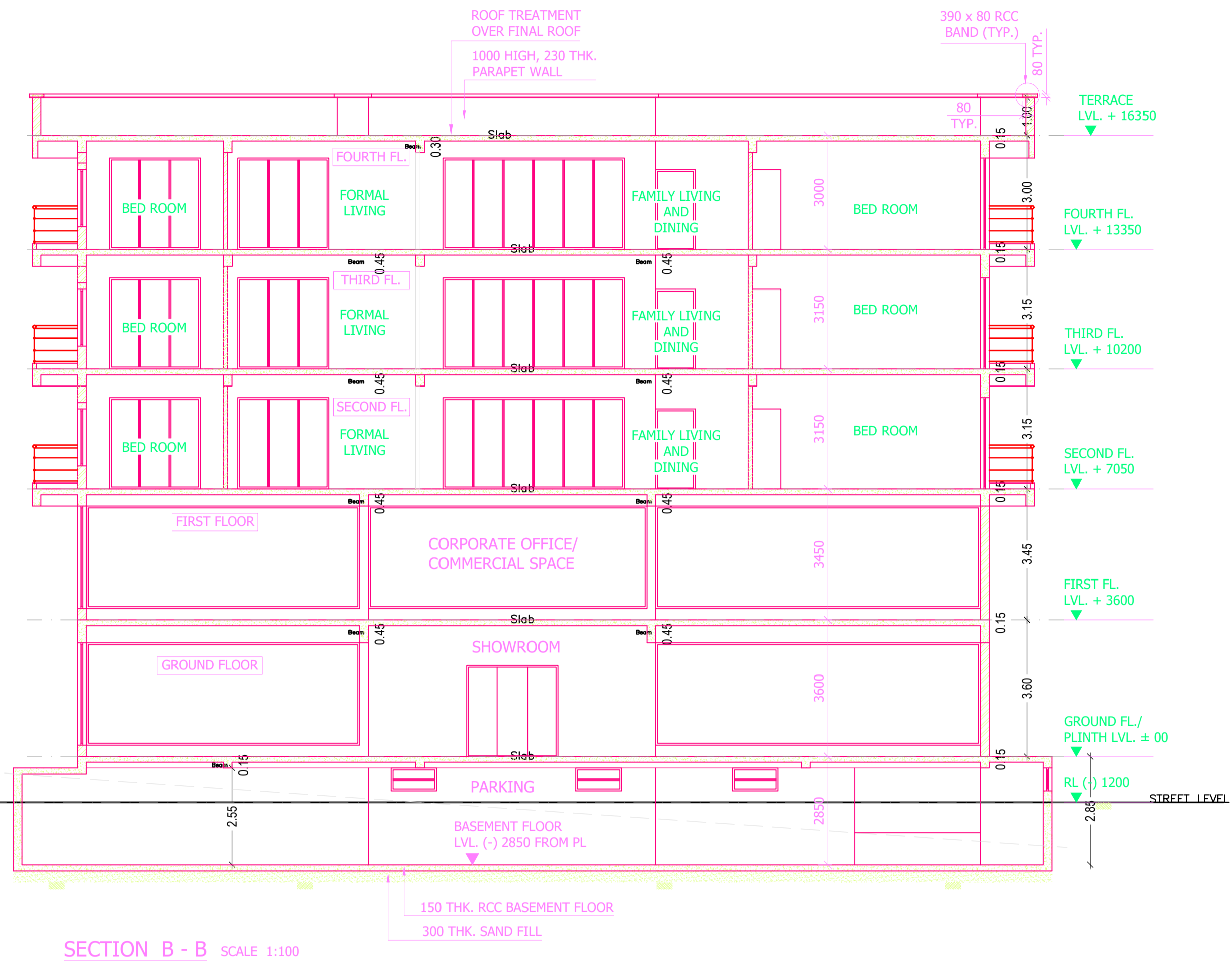
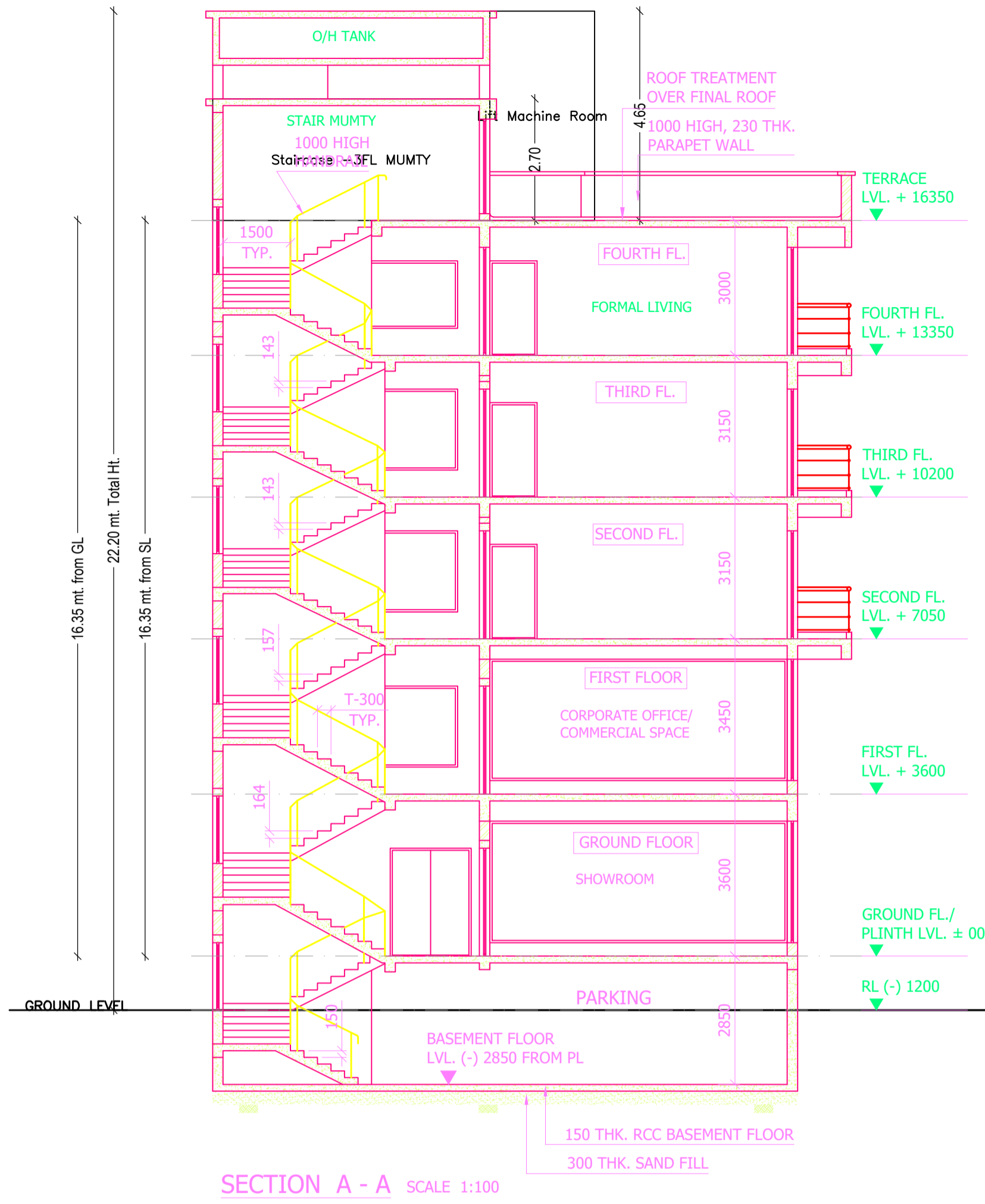


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SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			



DATE	04-05-2023
SHEET NO.	4

Proposal Basic Information	
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Khata No	85
Plot No	Ho. No. G+G1, IMPERIAL BANK AREA
Village Name	Bisthupur
Use	Residential
SubUse	ResiComm Bldg



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