

Proposal Basic Information

Proposal File No.	JNAC/BP/0023/W11/2023
Owner Name	SRI AZAZ AHMAD AND OTHERS
Khata No.	NIL
Plot No.	H.NO. - 137, M/BLOCK, GOLMURI AREA
Village Name	GOLMURI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

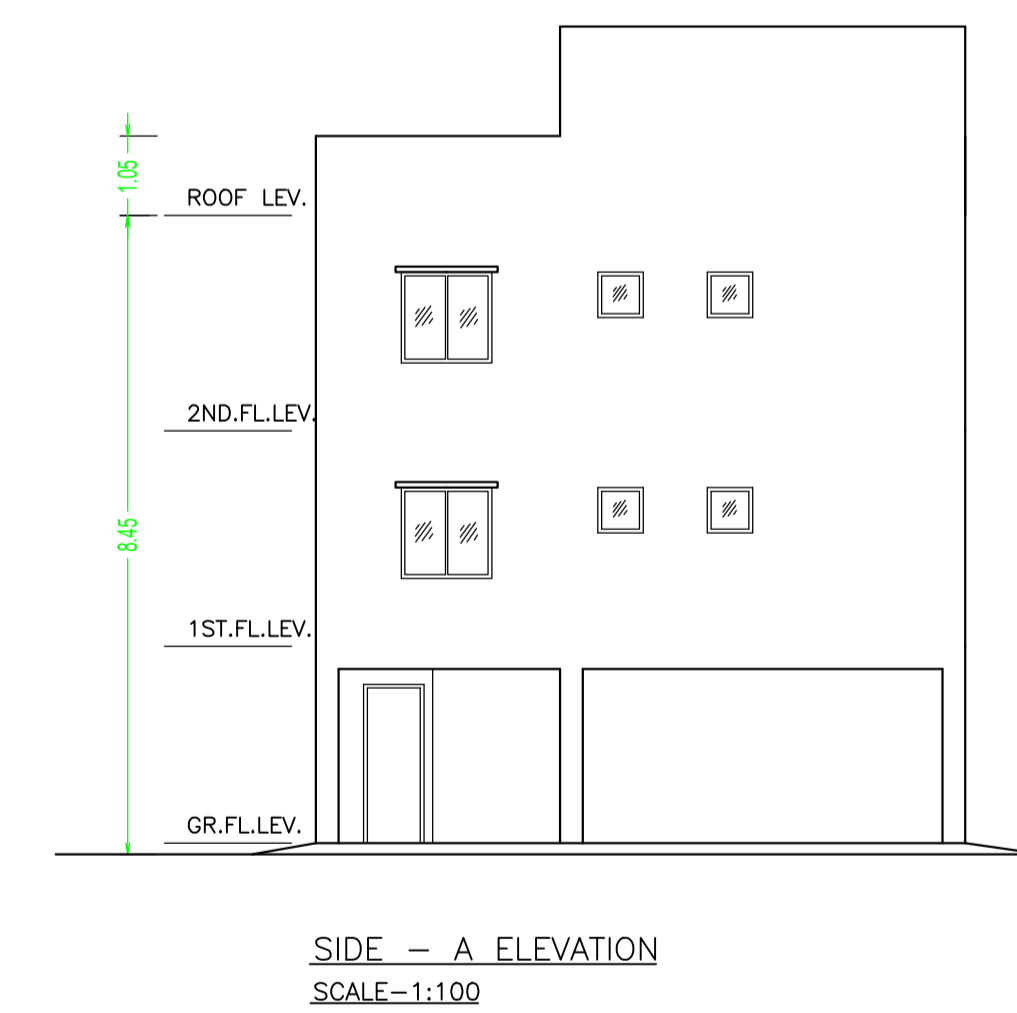
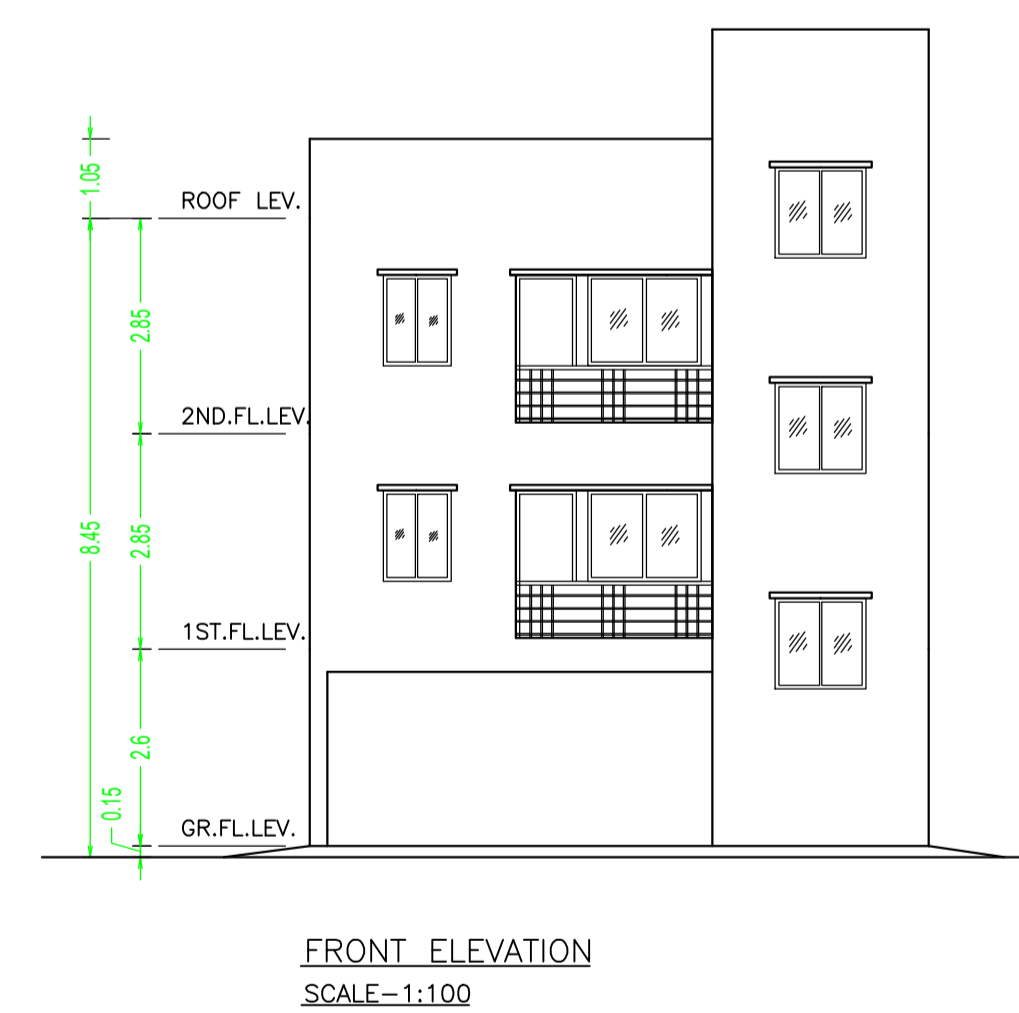
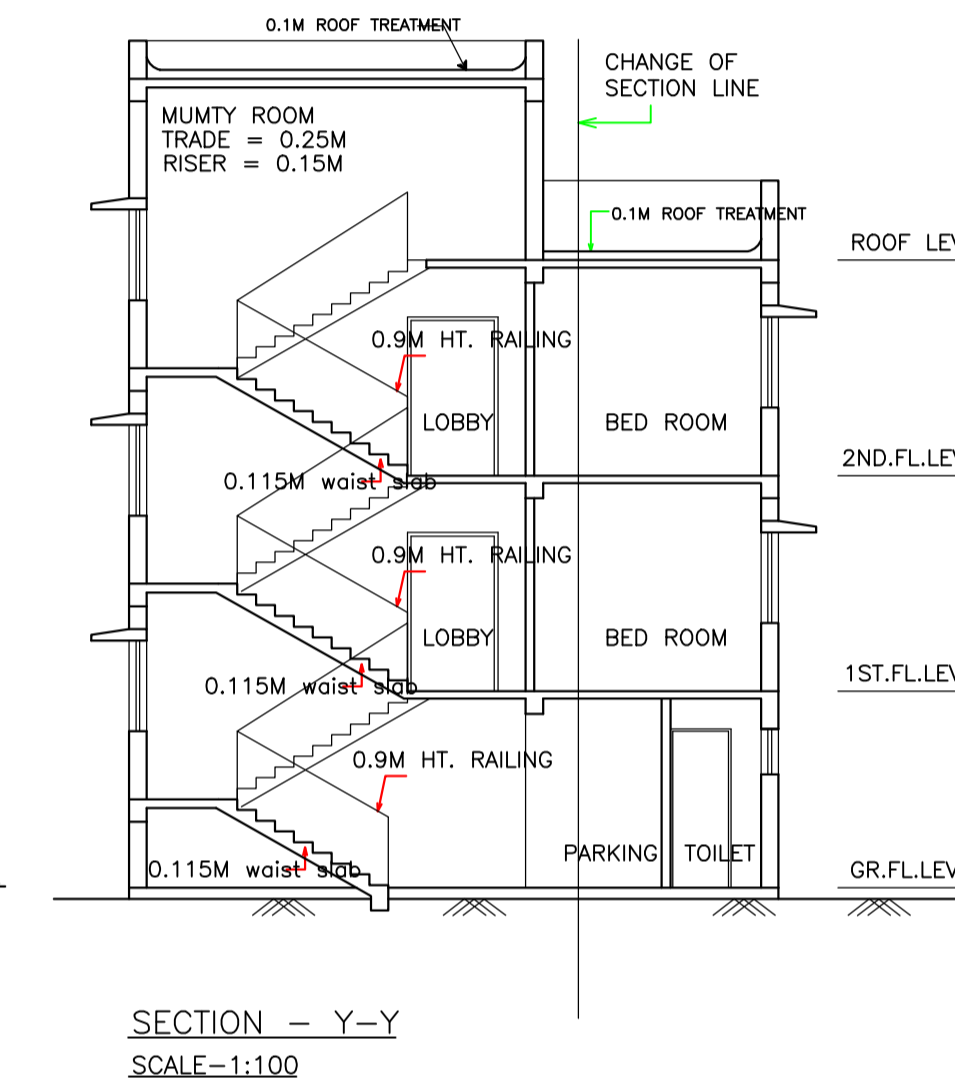
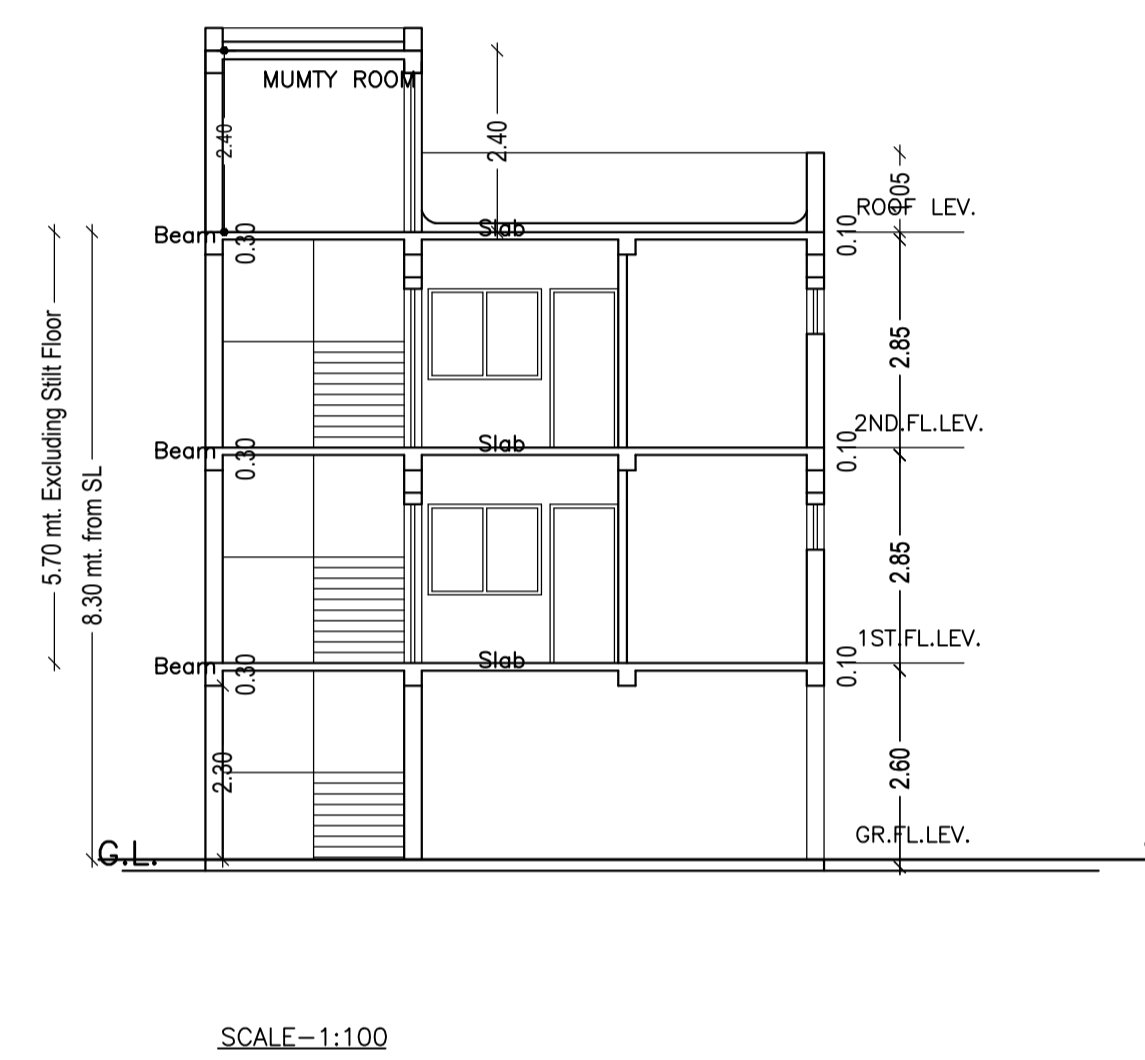
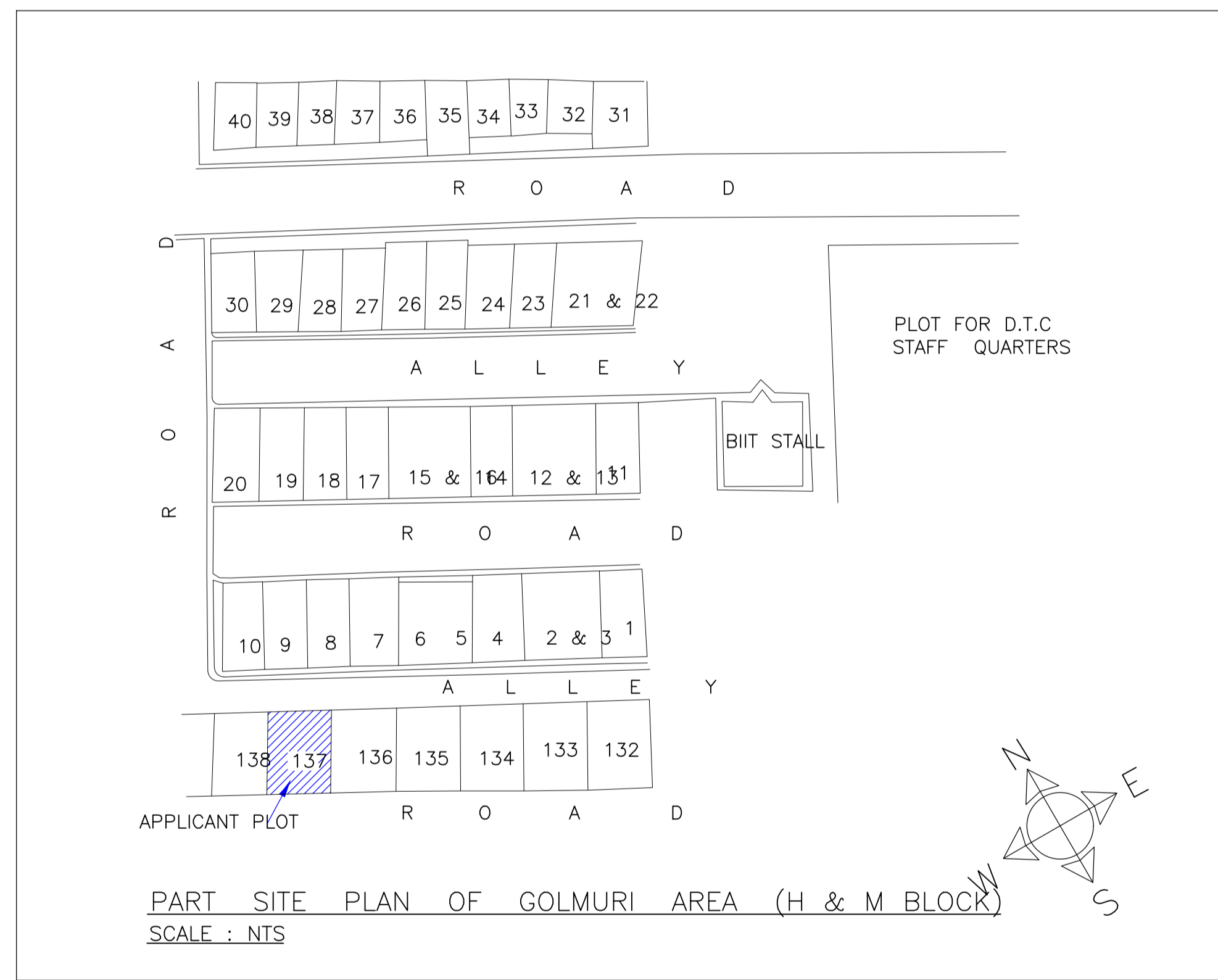
AREA STATEMENT JAMSHEDPUR NAC

VERSION NO.: 1.0.66  
VERSION DATE: 16/10/2020

Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGHBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious Structure: NA
Inward No: JNAC/BP/0023/W11/2023	Plot/SubPlot No: H.NO. - 137, M/BLOCK, GOLMURI AREA
Application Type: General Proposal	North: Plot No. - COMPANY'S ALLEY
Project Type: Building Permission	South: Road Width - 9.10
Nature of Development: New	East: Plot No. - H. NO. - 136
Location of Development Area: Old Area	West: Plot No. - H. NO. - 138

AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	111.26
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	111.26
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	13.49
Total	13.49
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	97.77
PLOT AREA FOR COVERAGE(Net Plot Area)	111.26
Plot Area for FAR (Net Plot Area + Road Widening Area)	111.26
COVERAGE CHECK	
Permissible Coverage area ( 70.00 % )	77.88
Proposed Coverage Area ( 63.19 % )	70.31
Total Prop. Coverage Area ( 63.19 % )	70.31
Balance coverage area ( 6.80 % )	7.57
FAR CHECK	
Perm. FAR Area ( 2.500 )	278.15
Total Perm. FAR area	278.15
Residential FAR	140.62
Proposed FAR Area	154.11
Total Proposed FAR Area	154.11
Consumed FAR (Factor)	1.39
Balance FAR Area	124.04
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	210.93
ARCHITECT (Regd)	L K Suman
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SRI AZAZ AHMAD AND OTHERS
DEVELOPMENT AUTHORITY	LOCAL BODY

SITE PLAN SCALE=1:100



COLOR INDEX

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

Buildingwise Floor FAR Details

Floor Name	Building Name A (RESI BUILDING)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Parking Floor	70.31	13.49	70.31	13.49
First Floor	70.31	70.31	70.31	70.31
Second Floor	70.31	70.31	70.31	70.31
Terrace Floor	0.00	0.00	0.00	0.00
Total	210.93	154.11	210.93	154.11

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESI BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

Building :A (RESI BUILDING)

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.)	Trmt (No.)
		Accessory Use	Parking					
Parking Floor	70.31	3.00	53.82	0.00	13.49	13.49	00	
First Floor	70.31	0.00	0.00	70.31	0.00	70.31	01	
Second Floor	70.31	0.00	0.00	70.31	0.00	70.31	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	210.93	3.00	53.82	140.62	13.49	154.11	01	
Total Number of Same Buildings	1							
Total	210.93	3.00	53.82	140.62	13.49	154.11	01	

SCHEDULE OF DOOR:

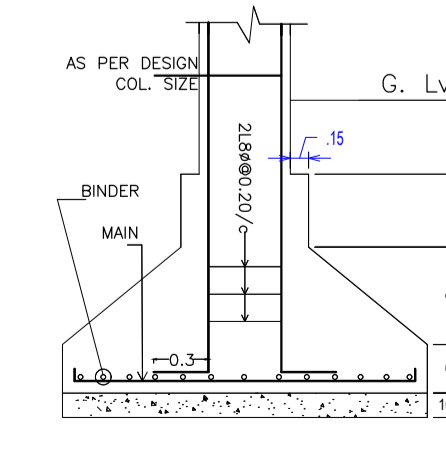
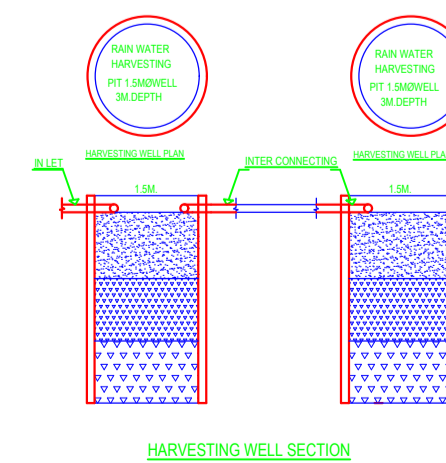
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI BUILDING)	D3	0.75	2.10	06
A (RESI BUILDING)	D2	0.90	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI BUILDING)	V	0.60	0.60	04
A (RESI BUILDING)	WK	0.90	1.20	02
A (RESI BUILDING)	W2	1.20	1.20	04
A (RESI BUILDING)	W1	1.50	1.20	04

UnitBUA Table for Building :A (RESI BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	140.62	139.05	7	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	7	0
Total:	-	-	140.62	139.05	14	1



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.)	Trmt (No.)
			Accessory Use	Parking					
A (RESI BUILDING)	1	210.93	3.00	53.82	140.62	13.49	154.11	154.11	01
Grand Total	1	210.93	3.00	53.82	140.62	13.49	154.11	154.11	01

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
L K Suman JNAC/ENG/0006/2016			

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