

Proposal Basis Information	
Proposal File No.	JNAC/BP/0032/W6/2023
Owner Name	1. Smt. Sima Agarwal, 2. Sri Adarsh Dodrajka, 3. Sri. Anand Dodrajka
Khata No	Nil
Plot No	Holding No.-9 Circuit house Area (North-East)
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment

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: Residential Bldg/Apartment		
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA		
Inward No: JNAC/BP/0032/W6/2023	Plot/SubPlot No: Holding No.-9 Circuit house Area (North-East)		
Application Type: General Proposal	North: Plot No. - H.No.-8		
Project Type: Building Permission	South: Plot No. - H.No.-10		
Nature of Development: New	East: Survey No. - Alley		
Location of Development Area: Old Area	West: Road Width - 12.5		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	SQ.MT. 1418.20	
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1418.20	
Deduction for Balance Plot Area (from Gross Plot Area)			
Common Plot		188.77	
Total		188.77	
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1229.43	
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	1418.20	
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	1418.20	
COVERAGE CHECK			
Permissible Coverage area (50.00 %)		709.10	
Proposed Coverage Area (46.56 %)		660.38	
Total Prop. Coverage Area (46.56 %)		660.38	
Balance coverage area (3.44 %)		48.72	
FAR CHECK			
Perm. FAR Area (2.50)		3545.50	
Total Perm. FAR area		3545.50	
Residential FAR		1322.06	
Proposed FAR Area		1365.63	
Total Proposed FAR Area		1365.63	
Consumed FAR (Factor)		0.96	
Balance FAR Area		2179.87	
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area		2323.15	
ARCHITECT (Regd)	RAM RATAN PRASAD		
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)	1. Smt. Sima Agarwal, 2. Sri Adarsh Dodrajka, 3. Sri. Anand Dodrajka		
DEVELOPMENT AUTHORITY		LOCAL BODY	

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 FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Void	Accessory Use	Parking					
A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)	1	2323.15	6.84	245.06	18.47	687.15	1322.06	40.15	1365.63	1365.63	06
Grand Total	1	2323.15	6.84	245.06	18.47	687.15	1322.06	40.15	1365.63	1365.63	06

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
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		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	749.19	43.57	749.19	43.57
First Floor	786.98	661.03	786.98	661.03
Second Floor	786.98	661.03	786.98	661.03
Terrace Floor	0.00	0.00	0.00	0.00
Total	2323.15	1365.63	2323.15	1365.63

Building USE/SUBUSE Details

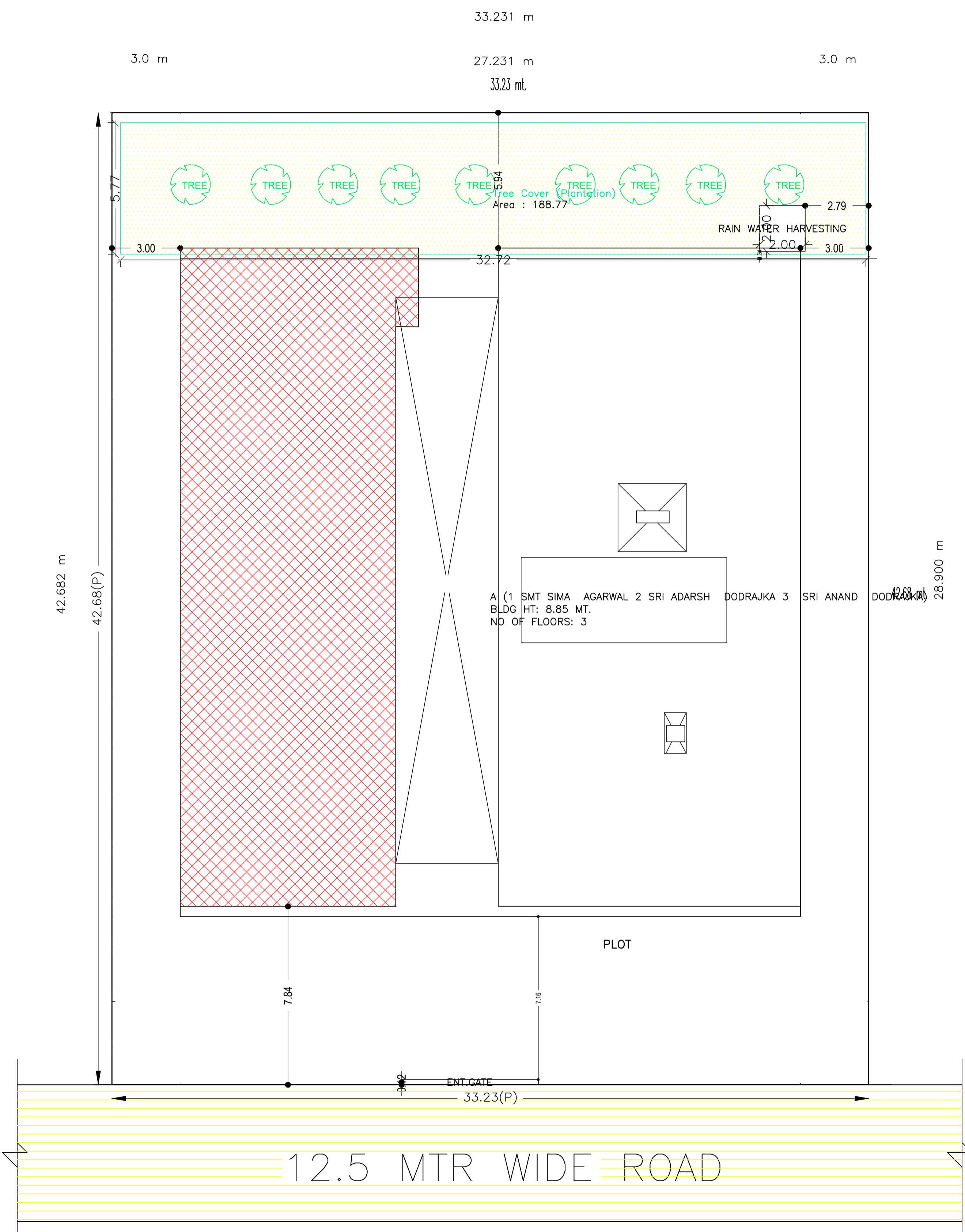
Building Name	Building Use	Building SubUse	Building Structure
A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)	Residential	Residential Bldg/Apartment	Non-Highrise

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 (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)	Residential	Residential Bldg/Apartment	> 0	1	6.00	1.00	6	-	-	-	-
			> 0	1	6.00	-	-	-	-	1	6
			> 0	1	6.00	-	-	1	1	-	-
Total			-	-	-	-	6	12	-	1	2

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	12	150.00
Total Car	6	75.00	12	150.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	1	12.50	2	25.00
TwoWheeler	-	-	13	26.00
Total TwoWheeler	6	12.00	13	26.00
Other Parking	-	-	-	397.33
Total	99.50	-	-	624.33

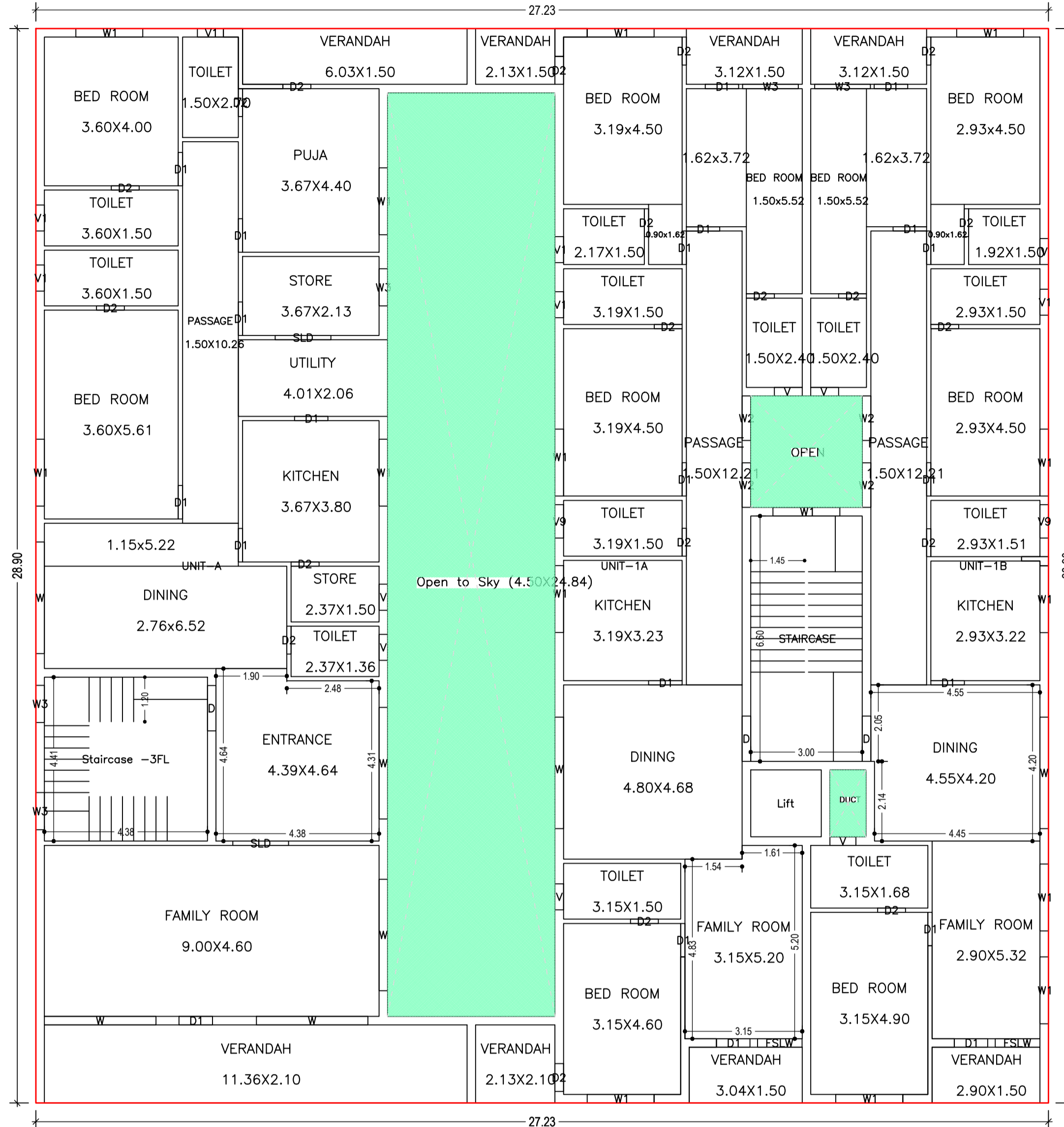


SITE PLAN
(SCALE 1:100)

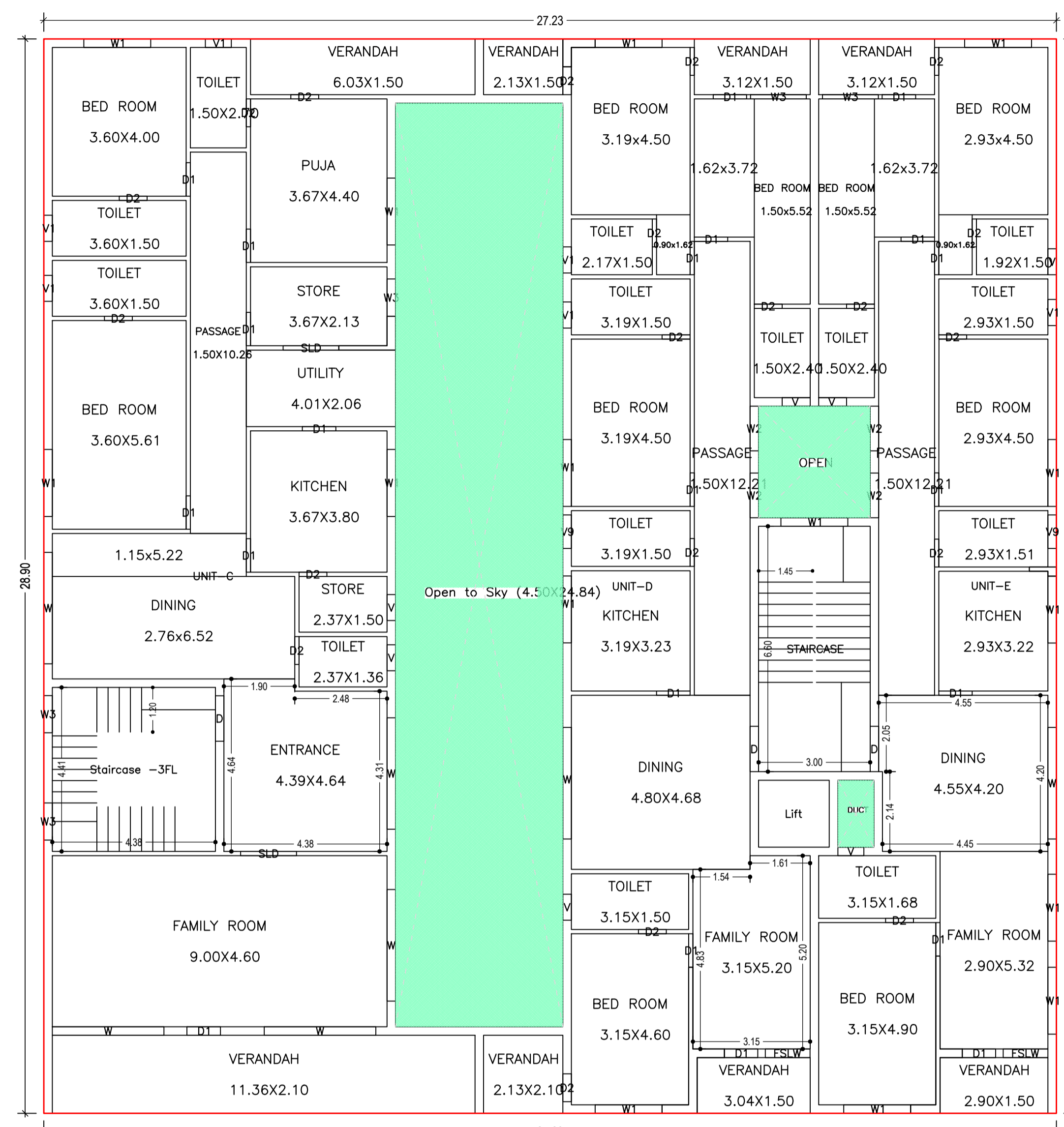
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAM RATAN PRASAD JNAC/ENG/0001/2021			



Proposal Basic Information	
Proposal File No.	JNAC/BP/0032/W6/2023
Owner Name	1. Smt. Sima Agarwal, 2. Sri Adarsh Dodrajka, 3. Sri Anand Dodrajka
Khata No.	Nil
Plot No.	Holding No.-9 Circuit house Area (North-East)
Village Name	SONARI
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FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

UnitBUA Table for Building :A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	UNIT-1A	FLAT	185.30	184.00	17	3
	UNIT-1B	FLAT	193.66	192.77	15	
	UNIT-A	FLAT	282.06	281.66	17	
SECOND FLOOR PLAN	UNIT-C	FLAT	282.06	281.70	17	3
	UNIT-D	FLAT	185.30	184.00	17	
	UNIT-E	FLAT	193.66	192.77	15	
Total:	-	-	1322.06	1316.91	98	6

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)	D2	0.75	2.10	40
A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)	D1	0.90	2.10	42
A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)	D	1.22	2.10	06
A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)	SLD	1.50	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)	V	0.70	0.70	10
A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)	V1	0.70	0.90	06
A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)	V1	0.70	1.20	06
A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)	V	0.75	0.70	04
A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)	V9	0.90	1.20	04
A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)	W3	1.00	1.20	10
A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)	W2	1.20	1.20	08
A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)	FSLW	1.20	2.10	04
A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)	W3	1.50	1.20	04
A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)	W1	1.50	1.20	01
A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)	W1	1.80	1.20	31
A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)	W	3.00	1.20	14

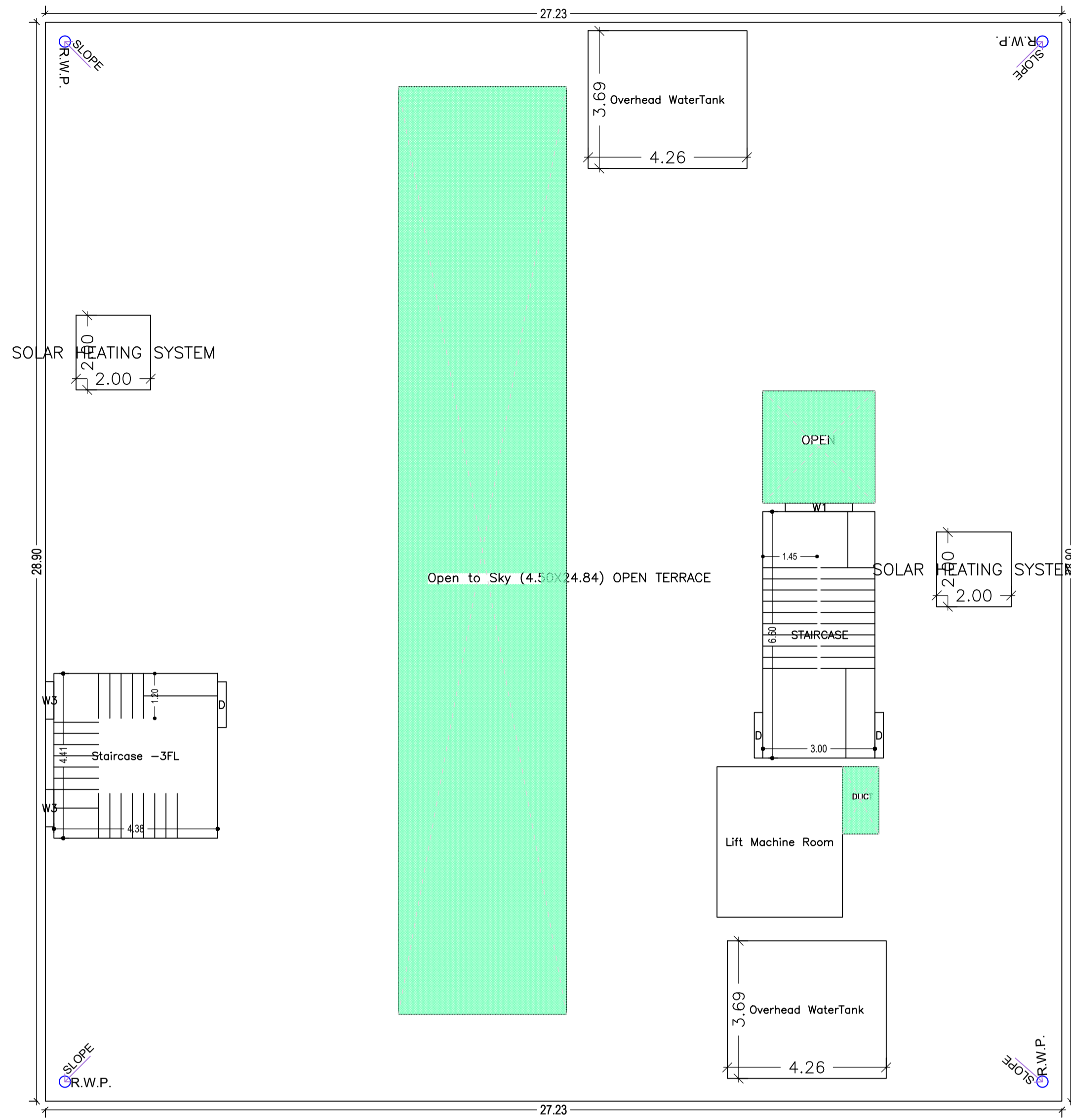
Building :A (1 SMT SIMA AGARWAL 2 SRI ADARSH DODRAJKA 3 SRI ANAND DODRAJKA)

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.)
		Lift	Void	Accessory Use	Parking					
Parking Floor	749.19	0.00	0.00	18.47	687.15	0.00	40.15	43.57	43.57	00
First Floor	786.98	3.42	122.53	0.00	0.00	661.03	0.00	661.03	661.03	03
Second Floor	786.98	3.42	122.53	0.00	0.00	661.03	0.00	661.03	661.03	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2323.15	6.84	245.06	18.47	687.15	1322.06	40.15	1365.63	1365.63	06
Total Number of Same Buildings :	1									
Total :	2323.15	6.84	245.06	18.47	687.15	1322.06	40.15	1365.63	1365.63	06

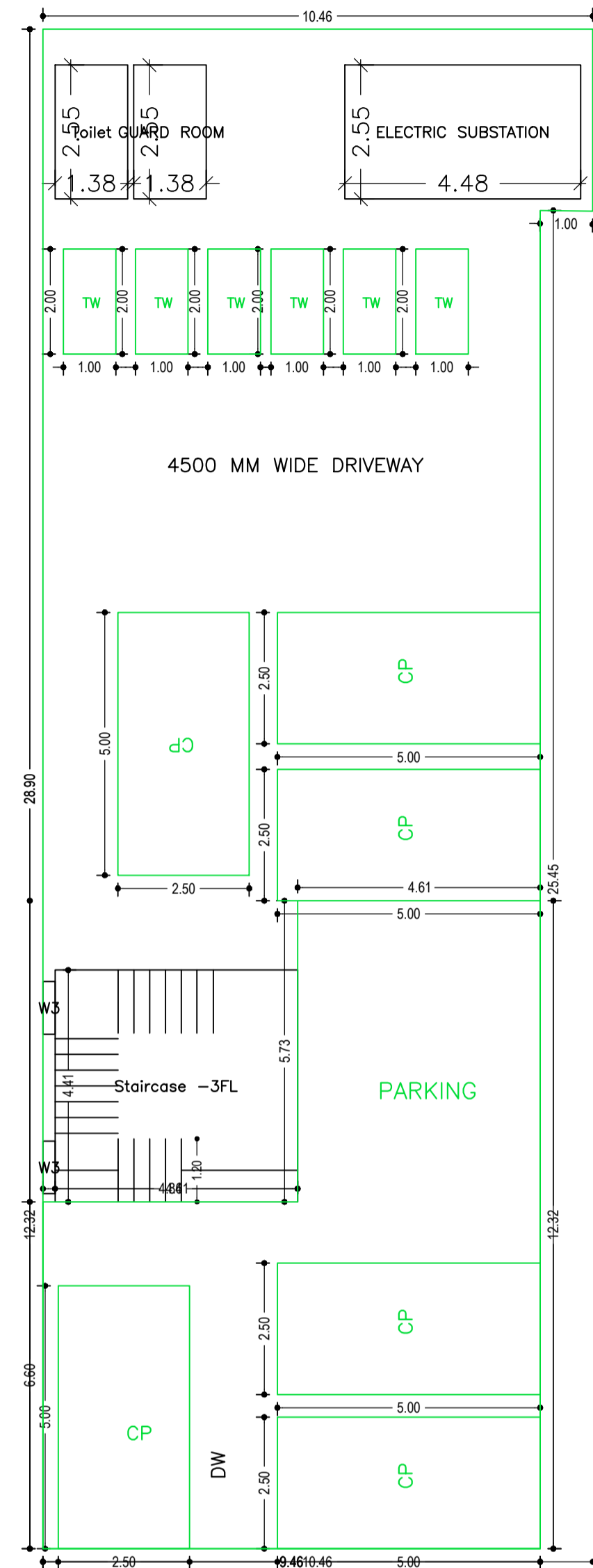
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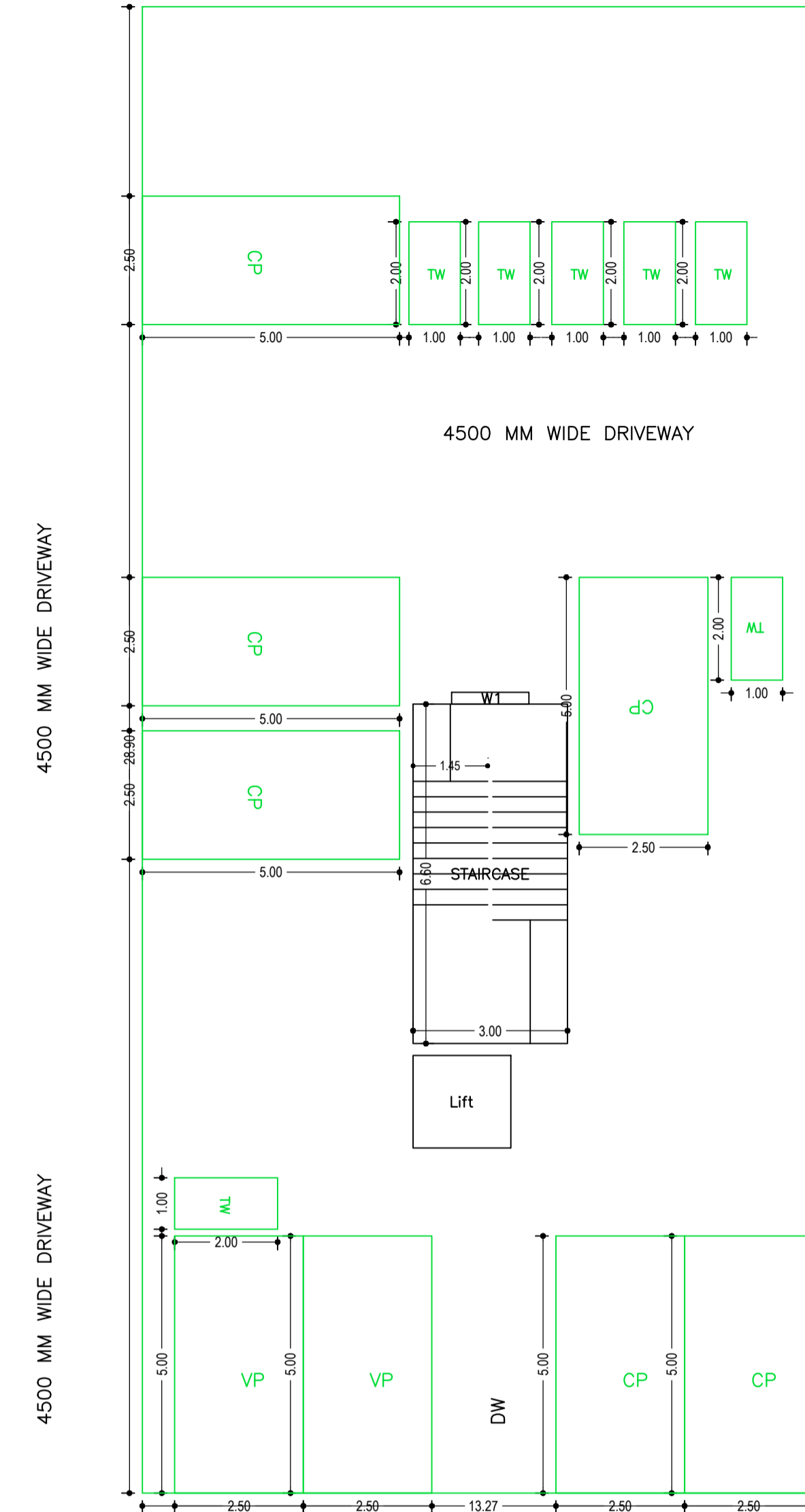
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TERRACE FLOOR PLAN
(SCALE 1:100)



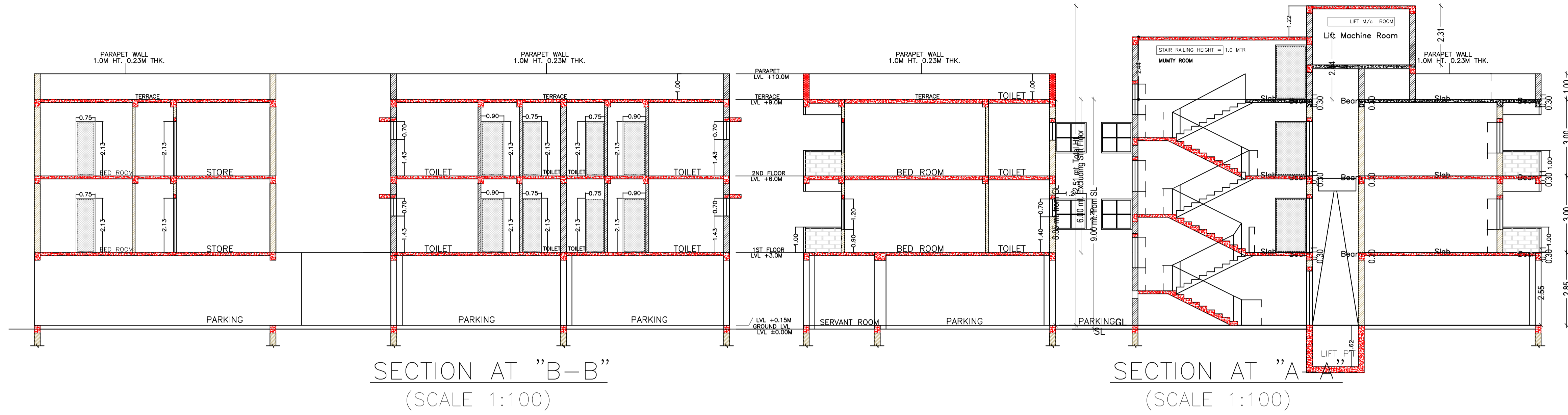
PARKING FLOOR PLAN
(SCALE 1:100)



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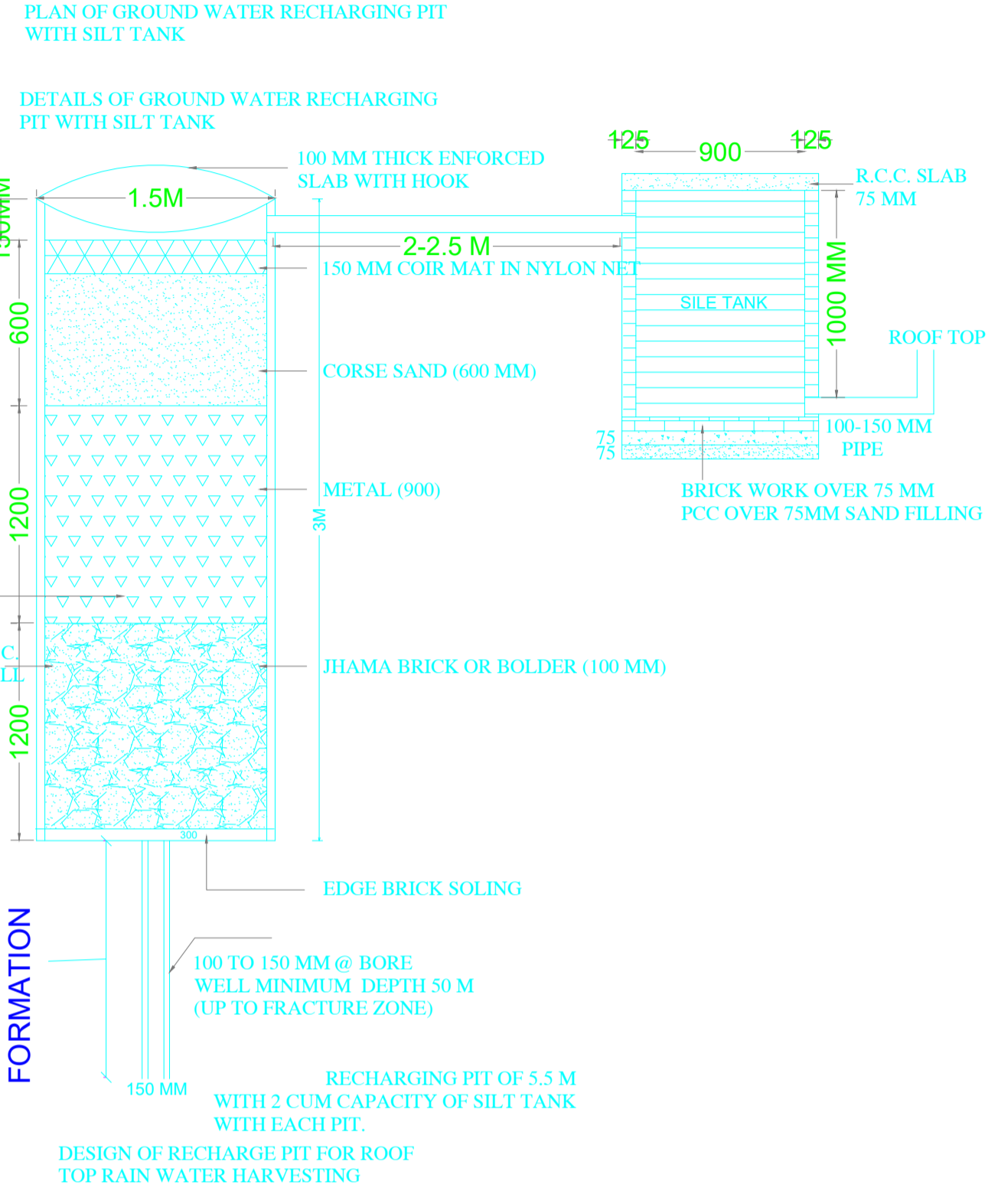
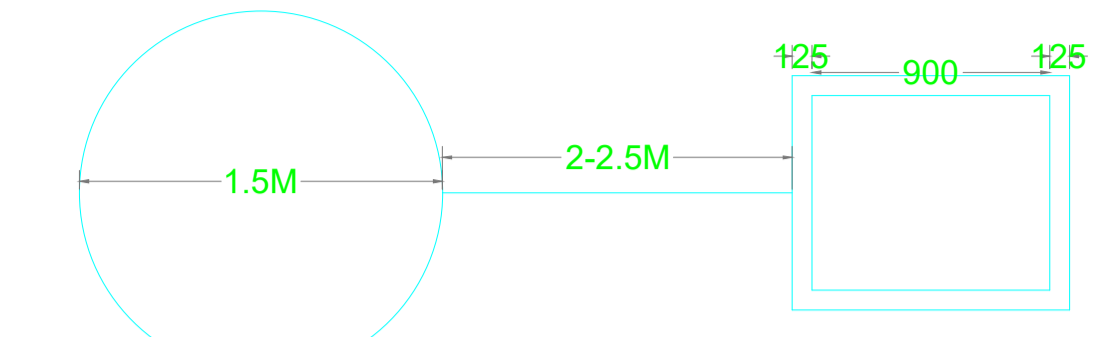
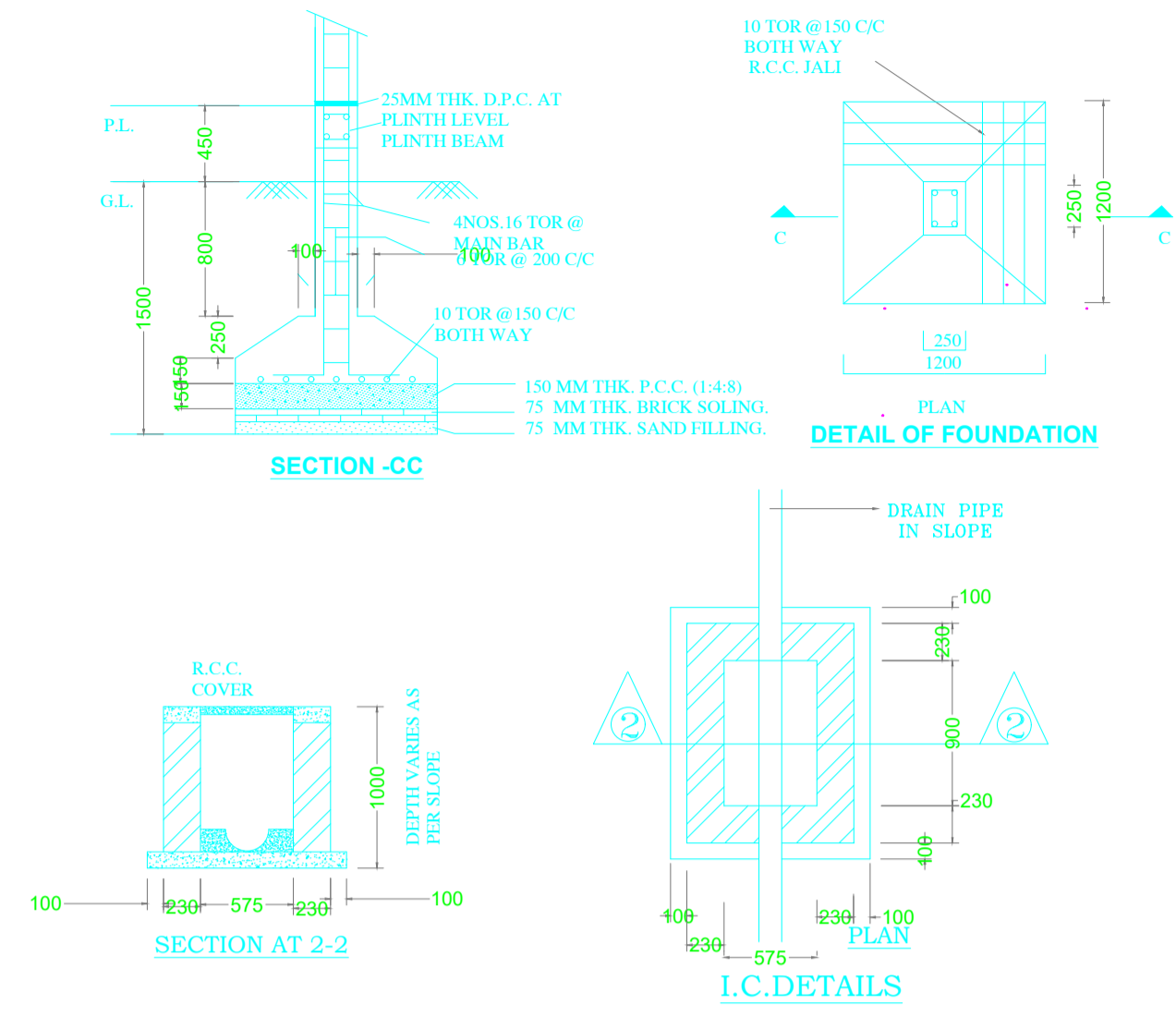
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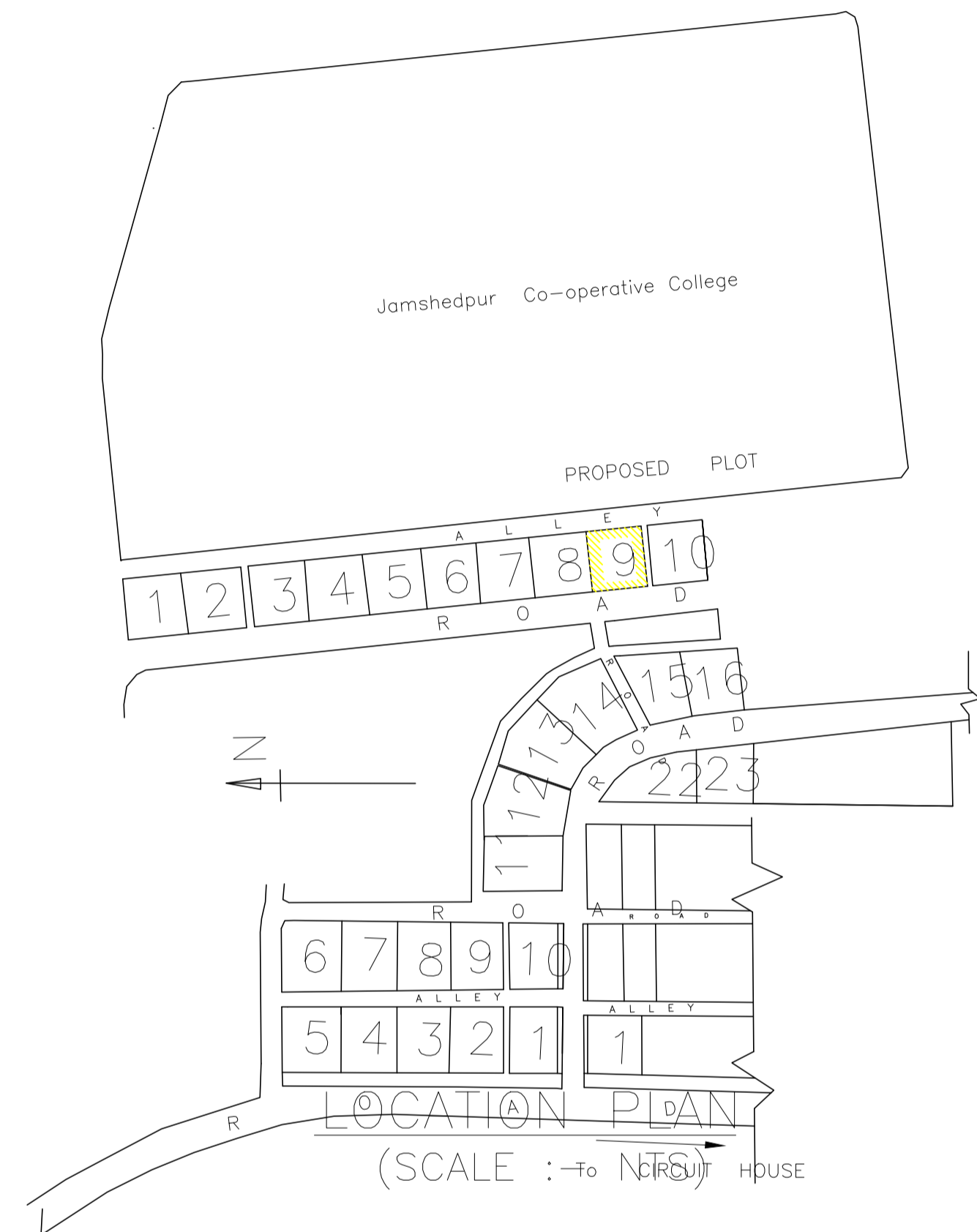
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DESIGN OF RECHARGE PIT FOR ROOF TOP RAIN WATER HARVESTING



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