

Proposal Basic Information	
Proposal File No.	JNAC/ENG/0002/2023
Owner Name	MR. PHANINDRA MAHATO & MRS. SADHNA MAHATO
Khata No	N/A
Plot No	HOLDING NO. - 212, SONARI NORTH LAYOUT
Village Name	SONARI
Use	Residential
SubUse	Other Residential Building

AREA STATEMENT	VERSION NO. : 1.0.66	SQ. MT.
JAMSHEDPUR NAC	VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN	Plot Use: Residential	
LOCAL BODIES	Plot SubUse: Other Residential Building	
District: EAST SINGHBHUM	Plot/ReligiousStructure: NA	
Authority: JAMSHEDPUR NAC	Plot/SubPlot No: HOLDING NO. - 212, SONARI NORTH LAYOUT	
Inward No: JNAC/BP/0082/W/1/2023	North: Road Width - 6.1	
Application Type: General Proposal	South: Plot No. - OTHERS PLOT	
Project Type: Building Permission	East: Plot No. - HOLDING NO. - 211	
Nature of Development: New	West: Plot No. - HOLDING NO. - 213	
Location of Development Area: Old Area		

AREA OF PLOT (Minimum)	(A)	279.08
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	279.08
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		41.89
Total		41.89
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	237.19
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	279.08
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	279.08

COVERAGE CHECK		
Permissible Coverage area (60.00 %)		167.45
Proposed Coverage Area (59.48 %)		165.98
Total Prop. Coverage Area (59.48 %)		165.98
Balance coverage area (0.53 %)		1.47

FAR CHECK		
Perm. FAR Area (2.500)		697.70
Total Perm. FAR area		697.70
Residential FAR		464.53
Proposed FAR Area		476.61
Total Proposed FAR Area		476.61
Consumed FAR (Factor)		1.71
Balance FAR Area		221.09

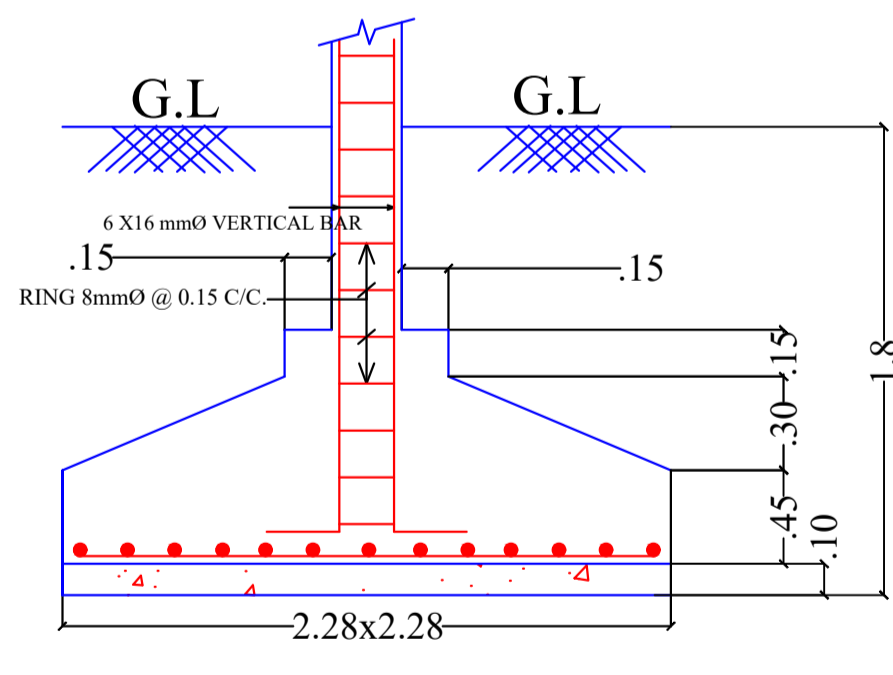
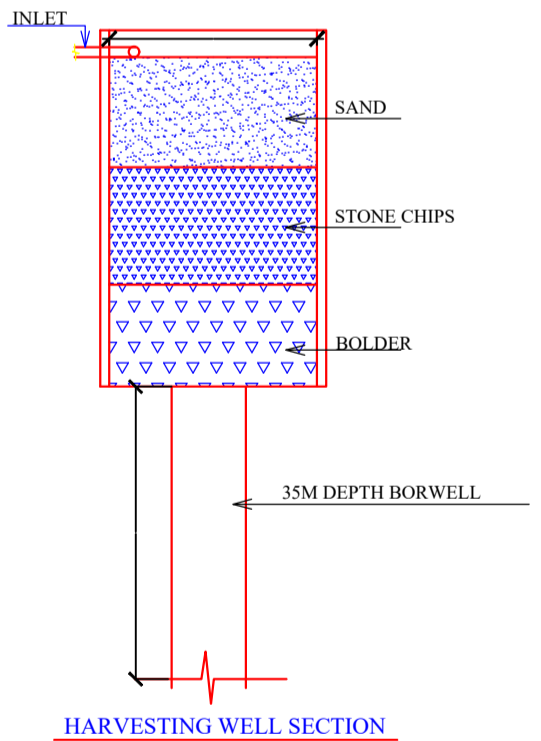
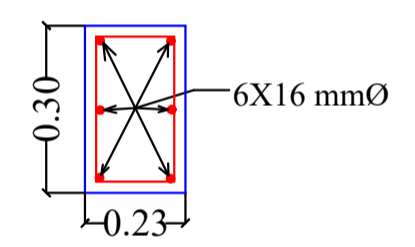
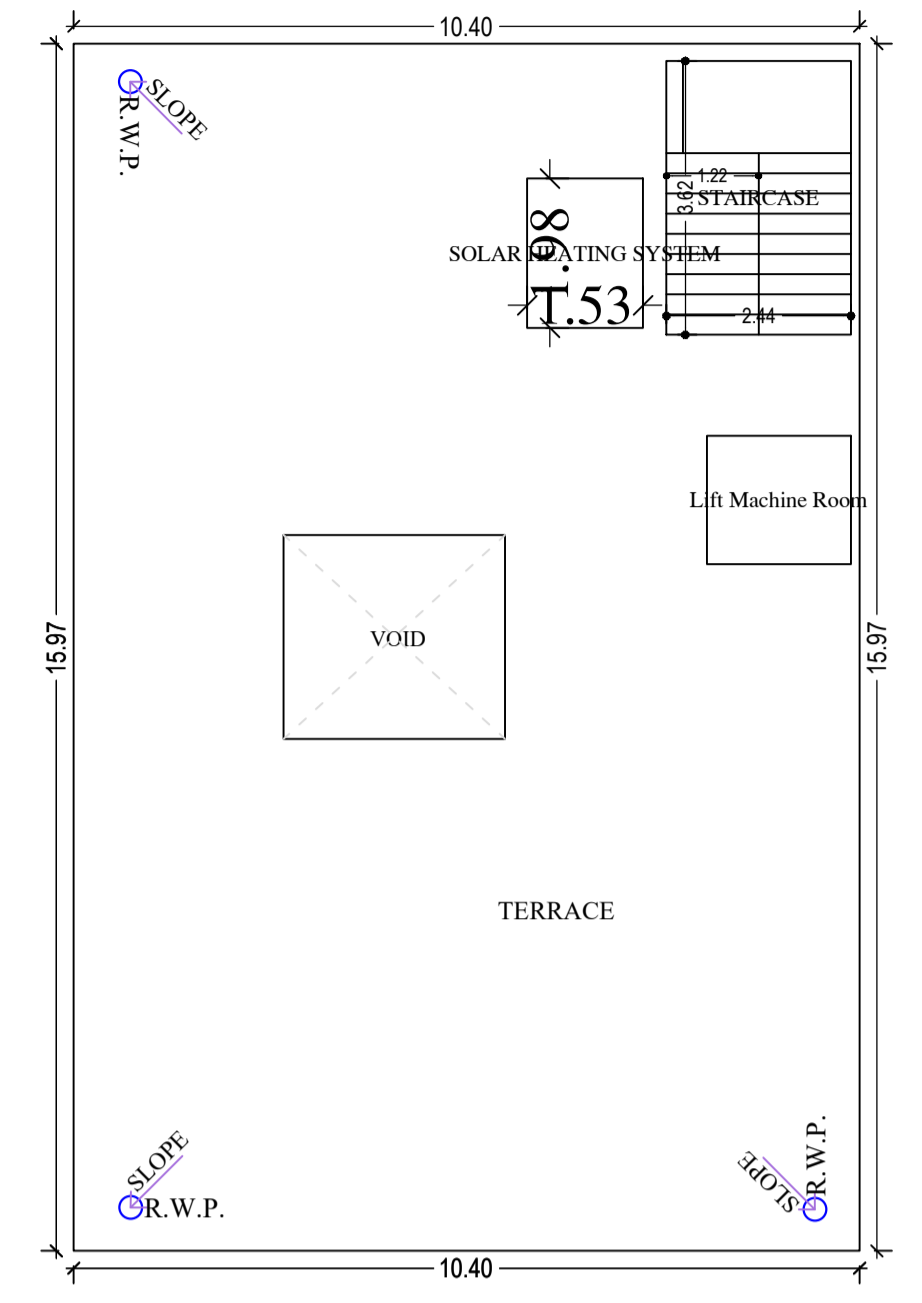
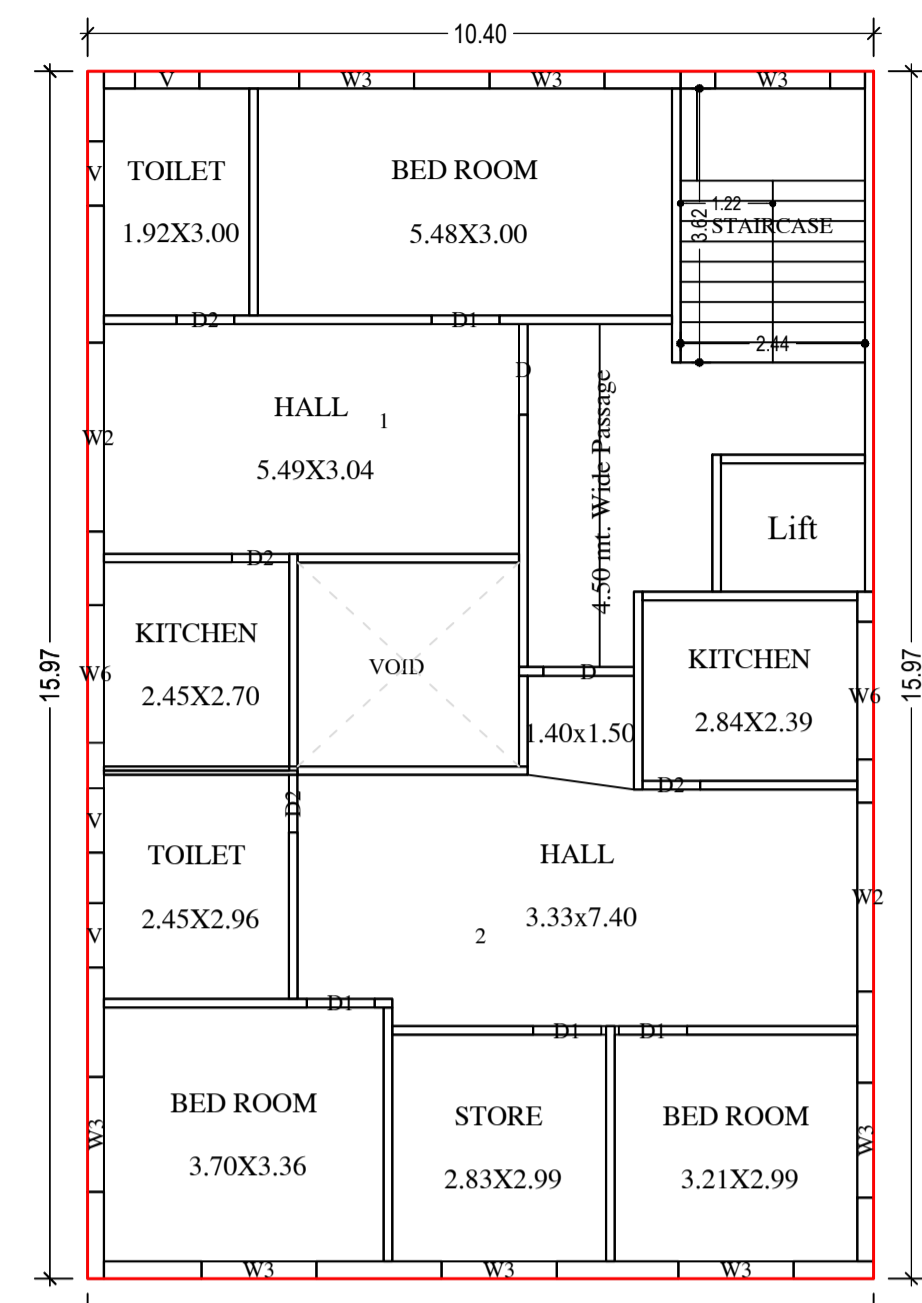
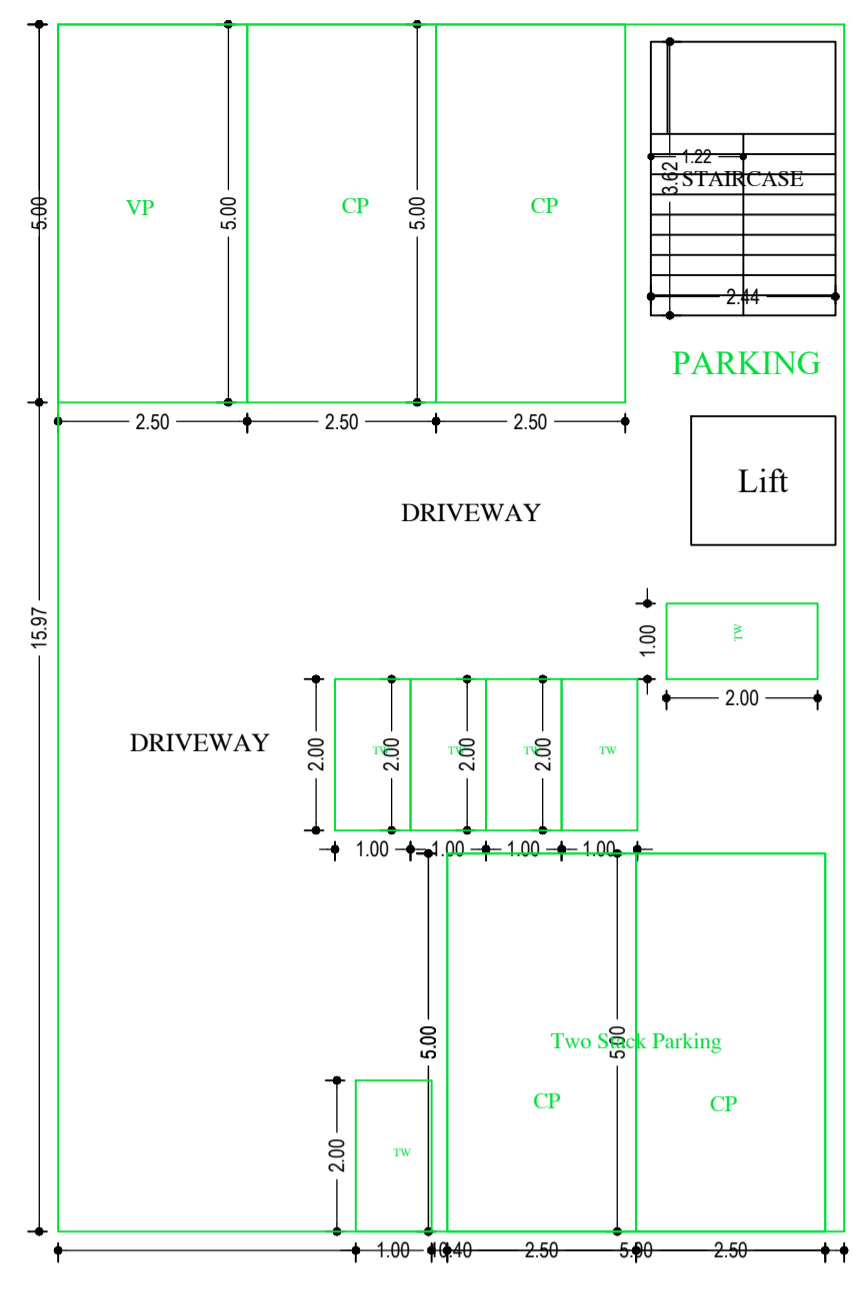
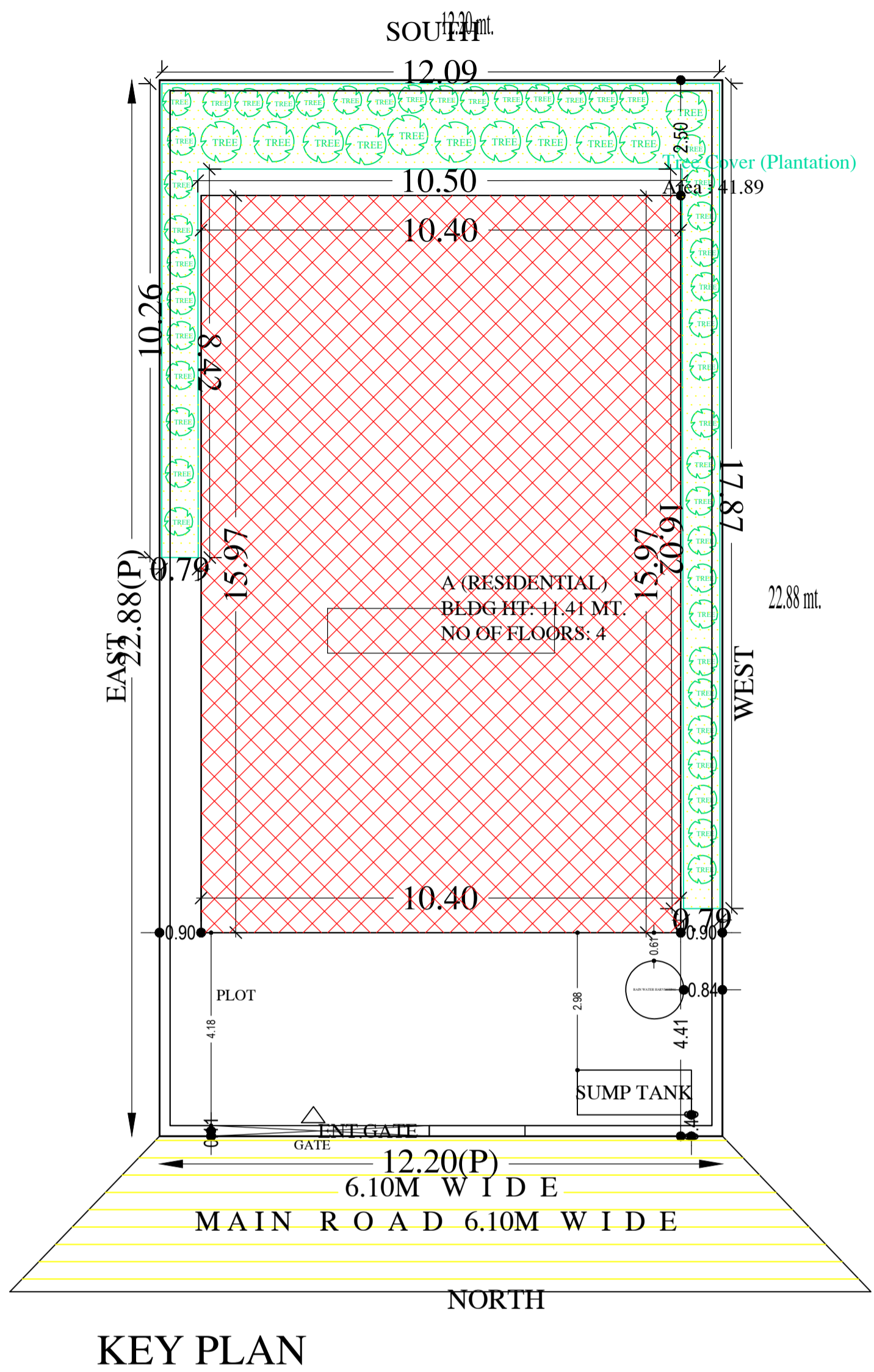
BUILT UP AREA CHECK		663.93
Total Proposed BuiltUp Area		663.93
ARCHITECT (Regd)	VIJAY KUMAR YADAV	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MR. PHANINDRA MAHATO & MRS. SADHNA MAHATO	
DEVELOPMENT AUTHORITY		LOCAL BODY

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

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.)
Ground And Parking Floor	165.99	12.08	165.99	12.08
First Floor	165.98	154.84	165.98	154.84
Second Floor	165.98	154.84	165.98	154.84
Third Floor	165.98	154.84	165.98	154.84
Terrace Floor	0.00	0.00	0.00	0.00
Total	663.93	476.60	663.93	476.60

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Other Residential Building	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
VIJAY KUMAR YADAV JNAC/ENG/0002/2021			



SITE PLAN

Building : A (RESIDENTIAL)

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	Parking					
Ground And Parking Floor	165.99	0.00	0.00	153.91	0.00	8.84	12.08	12.08	00
First Floor	165.98	3.24	7.90	0.00	154.84	0.00	154.84	154.84	02
Second Floor	165.98	3.24	7.90	0.00	154.84	0.00	154.84	154.84	02
Third Floor	165.98	3.24	7.90	0.00	154.84	0.00	154.84	154.84	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	663.93	9.72	23.70	153.91	464.52	8.84	476.60	476.60	06

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.76	2.10	12
A (RESIDENTIAL)	D1	0.90	2.10	12
A (RESIDENTIAL)	D	1.20	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.85	1.20	12
A (RESIDENTIAL)	W3	1.52	1.20	24
A (RESIDENTIAL)	W6	1.82	1.20	06
A (RESIDENTIAL)	W2	2.50	2.10	06

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 (RESIDENTIAL)	Residential	Other Residential Building	> 0	1	6.00	1.00	6	-	-	-	-
			> 0	1	6.00	-	-	-	-	1	6
			> 0	1	6.00	-	-	1	1	-	-
Total :							6	6	-	1	6

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Two Stack Car	-	-	2	25.00
Total Car	6	75.00	6	75.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	6	12.00
Total TwoWheeler	6	12.00	6	12.00
Other Parking	-	-	-	79.41
Total		99.50		190.91

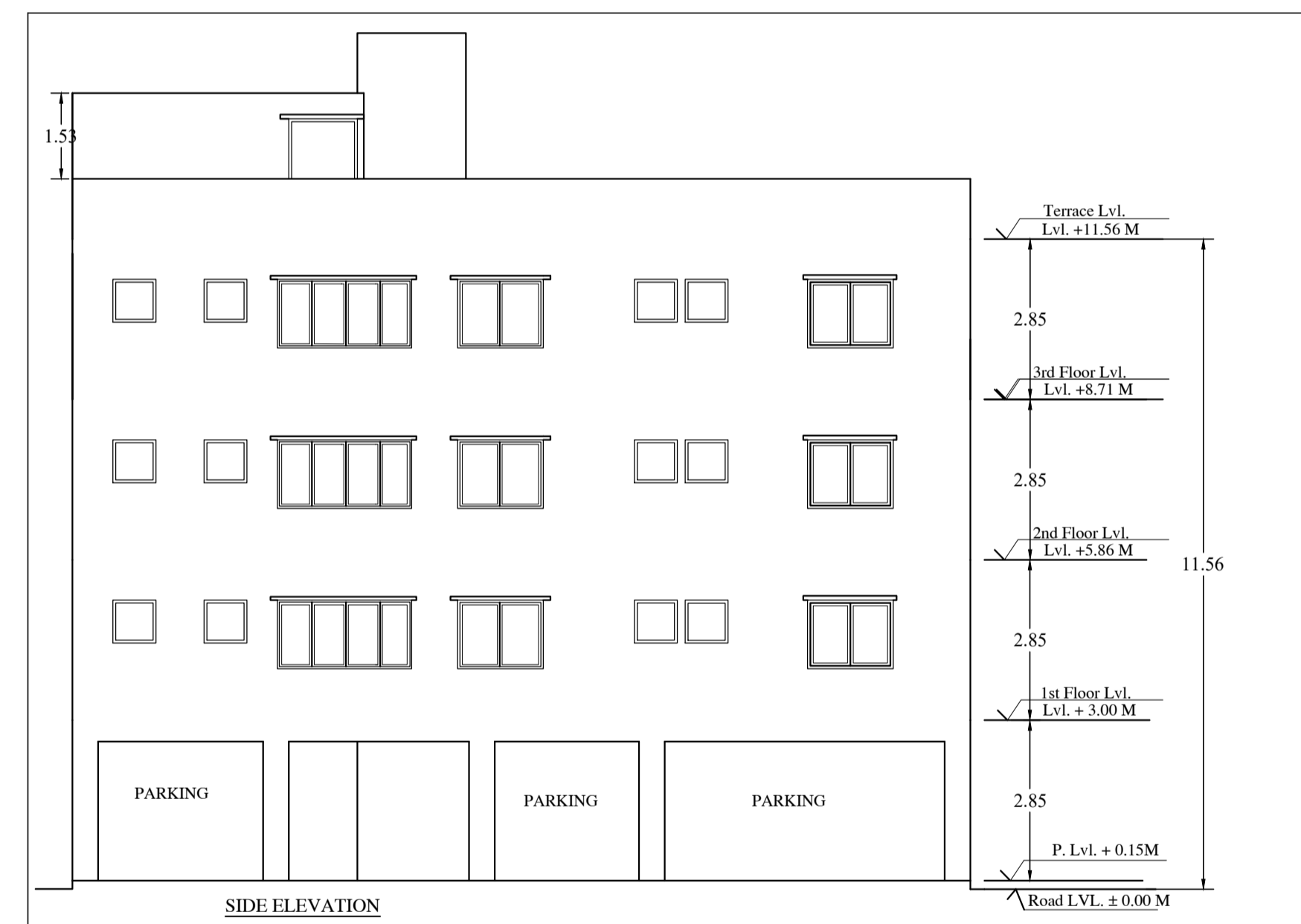
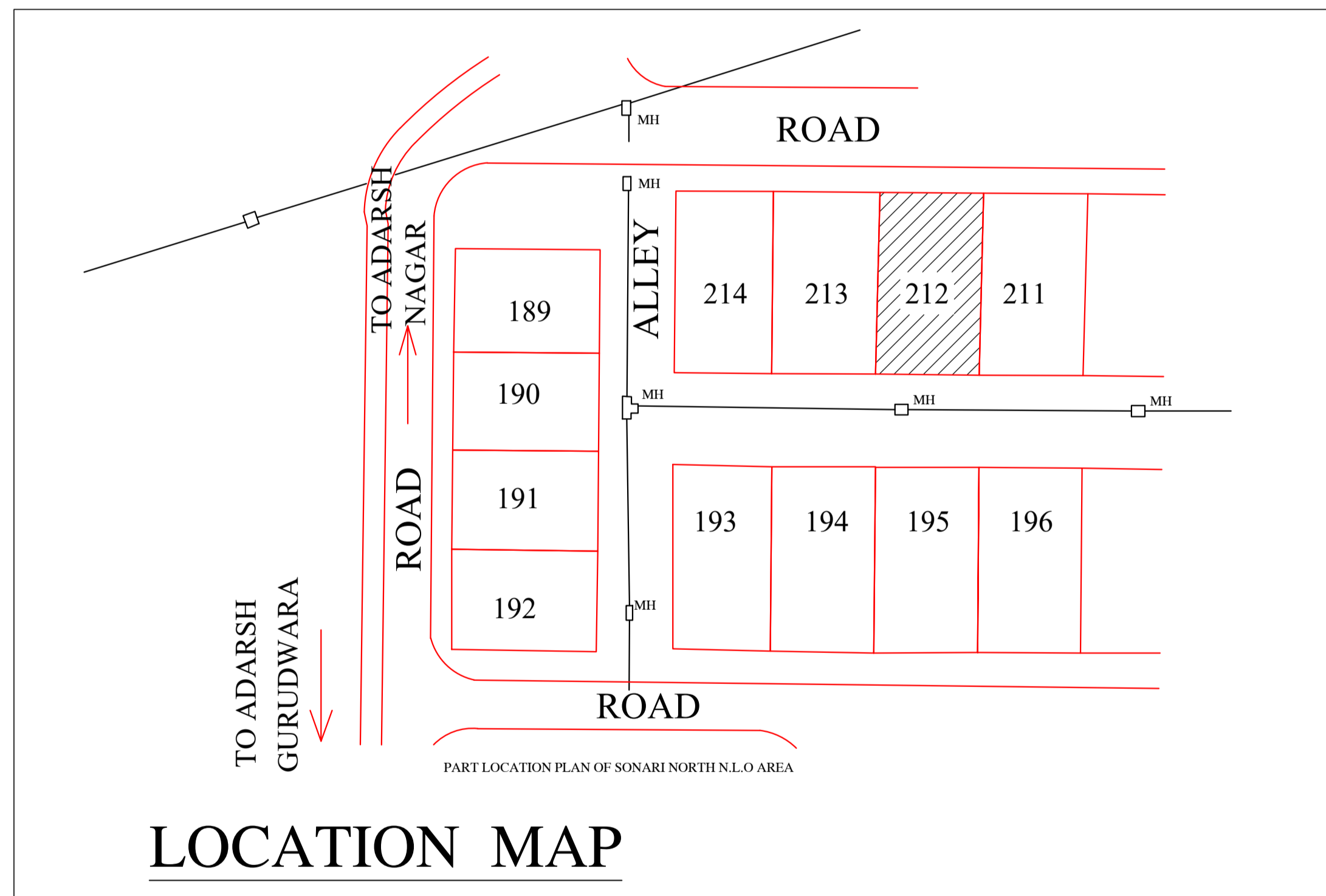
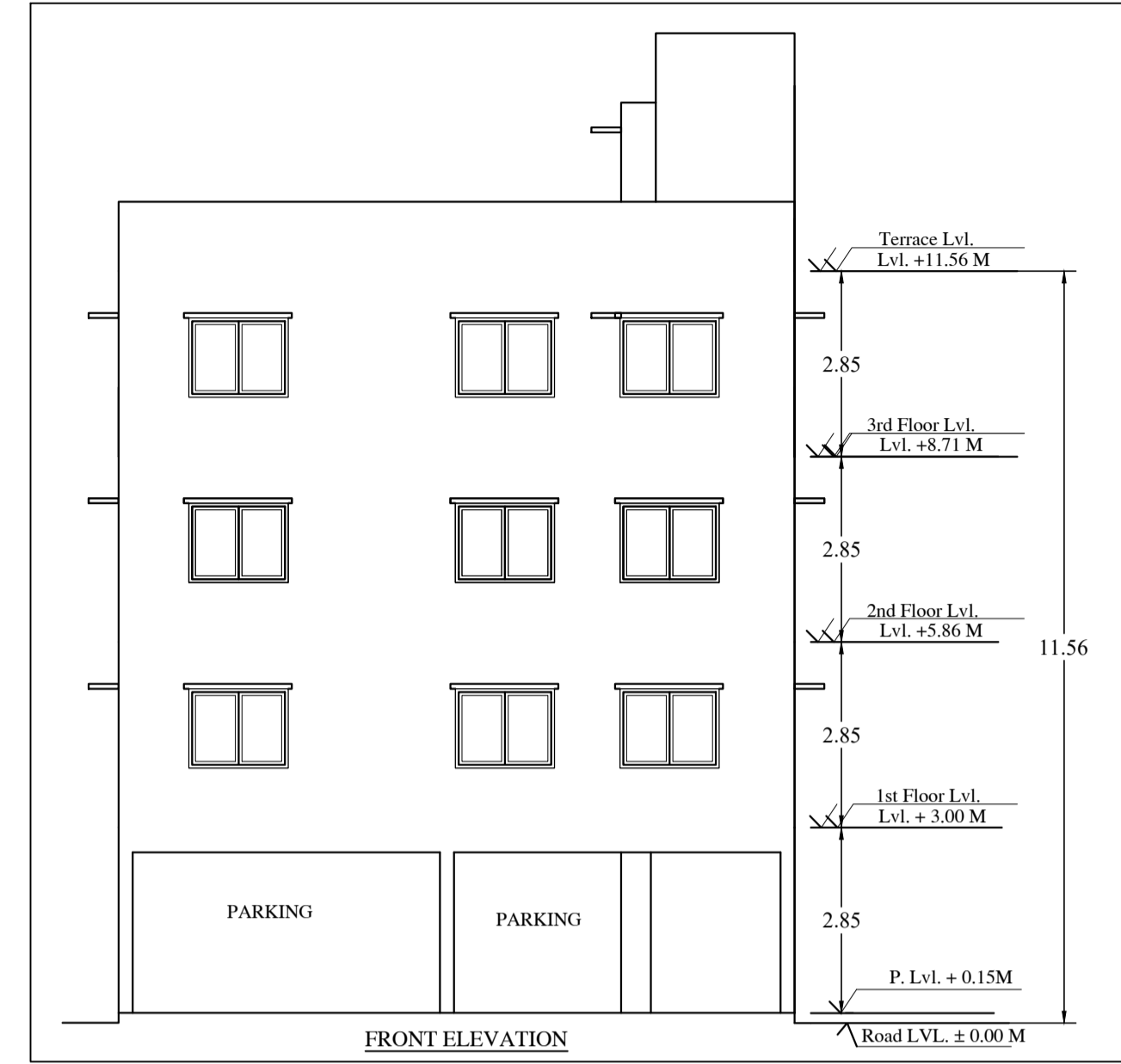
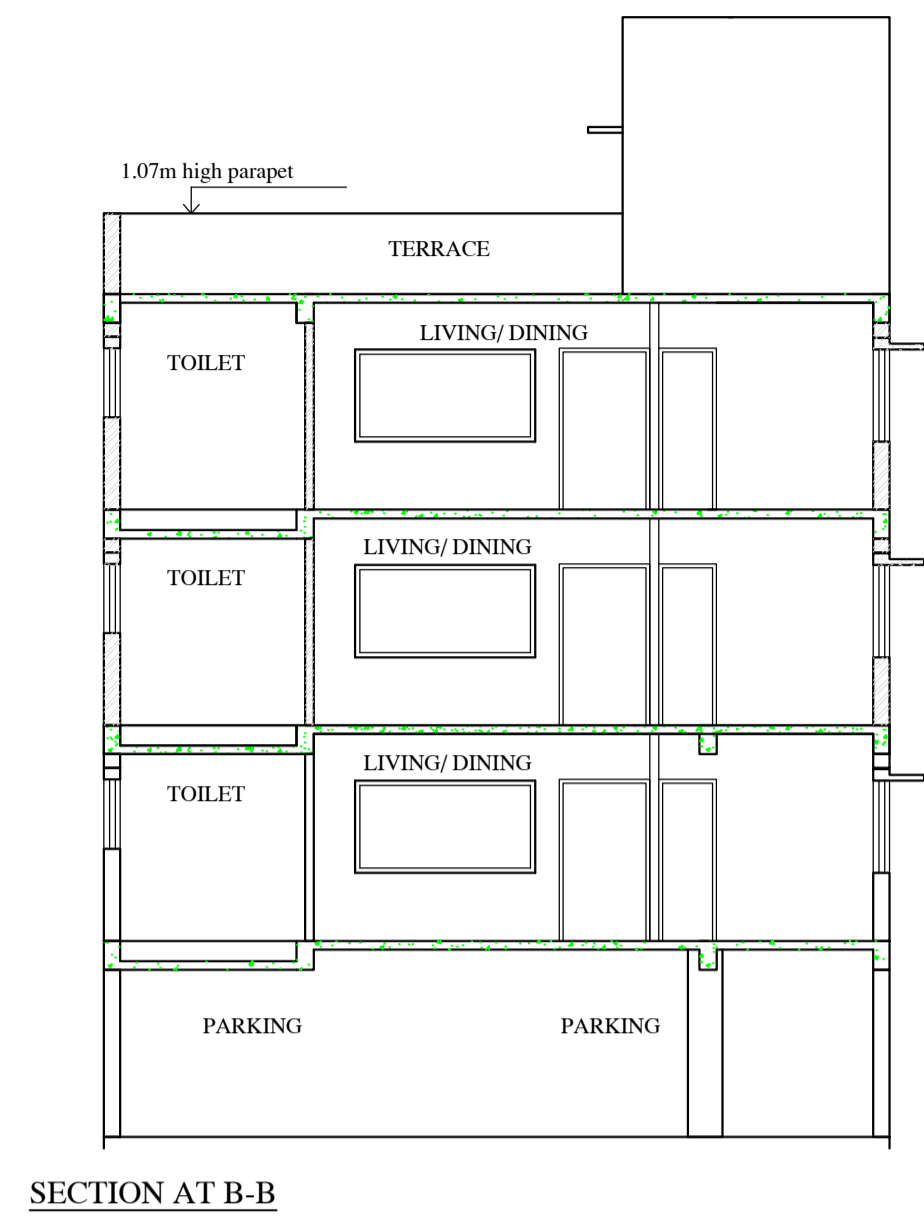
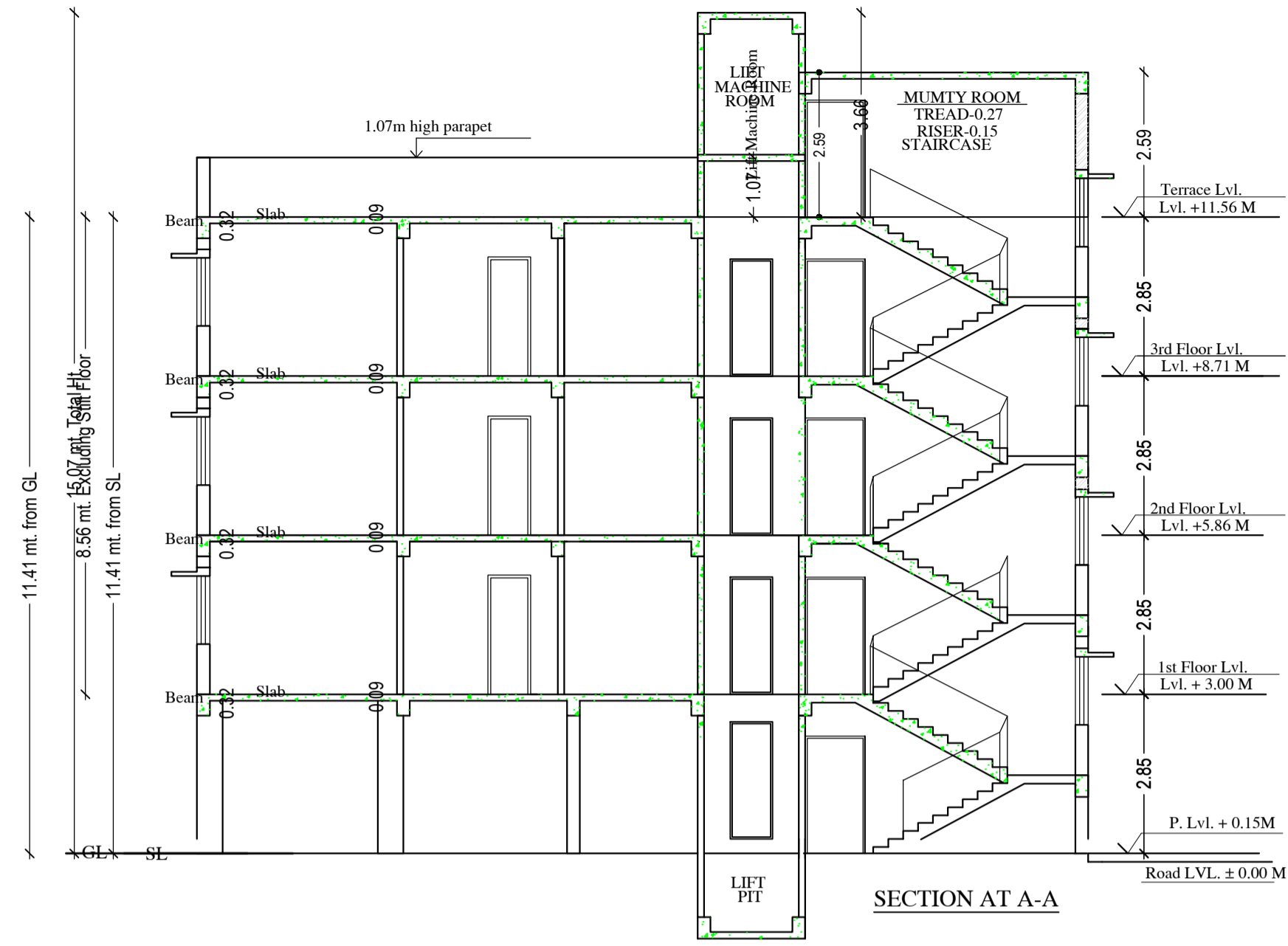
UnitBUA Table for Building : A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2	1	FLAT	52.21	48.58	4	6
3 FLOOR PLAN	2	FLAT	79.57	73.62	6	6
Total:			395.36	366.61	30	6

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.)
			Lift	Void	Parking					
A (RESIDENTIAL)	1	663.93	9.72	23.70	153.91	464.52	8.84	476.60	476.60	06
Grand Total	1	663.93	9.72	23.70	153.91	464.52	8.84	476.60	476.60	06

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