

Proposal Basic Information	
Proposal File No.	JNAC/BP/0100/W7/2023
Owner Name	JITENDRA NATH NANDI AND OTHERS
Khata No	245
Plot No	Ho. No. 59, SNP AREA, SAKCHI
Village Name	SAKCHI
Use	Mixed
SubUse	Mixed

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 (59 SNP AREA)	Commercial	Shop	> 0	50	287.84	1	4	-	-	-	-
			> 0	50	287.84	-	-	-	-	-	-
	Residential	ResiComm Bldg	> 0	1	3.00	1.00	3	-	-	-	-
			> 0	1	3.00	-	-	-	-	1	3
Total :			-	-	-	7	9	-	1	1	15

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	5	62.50
Total Car	7	87.50	9	116.50
Parallel Car	-	-	4	54.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	15	30.00
Total TwoWheeler	15	30.00	15	30.00
ERiksha Stand Area	-	-	4	54.00
Other Parking	-	-	-	104.48
Total	130.00	-	347.48	-

FAR & Tenement Details (Table 4c-1)

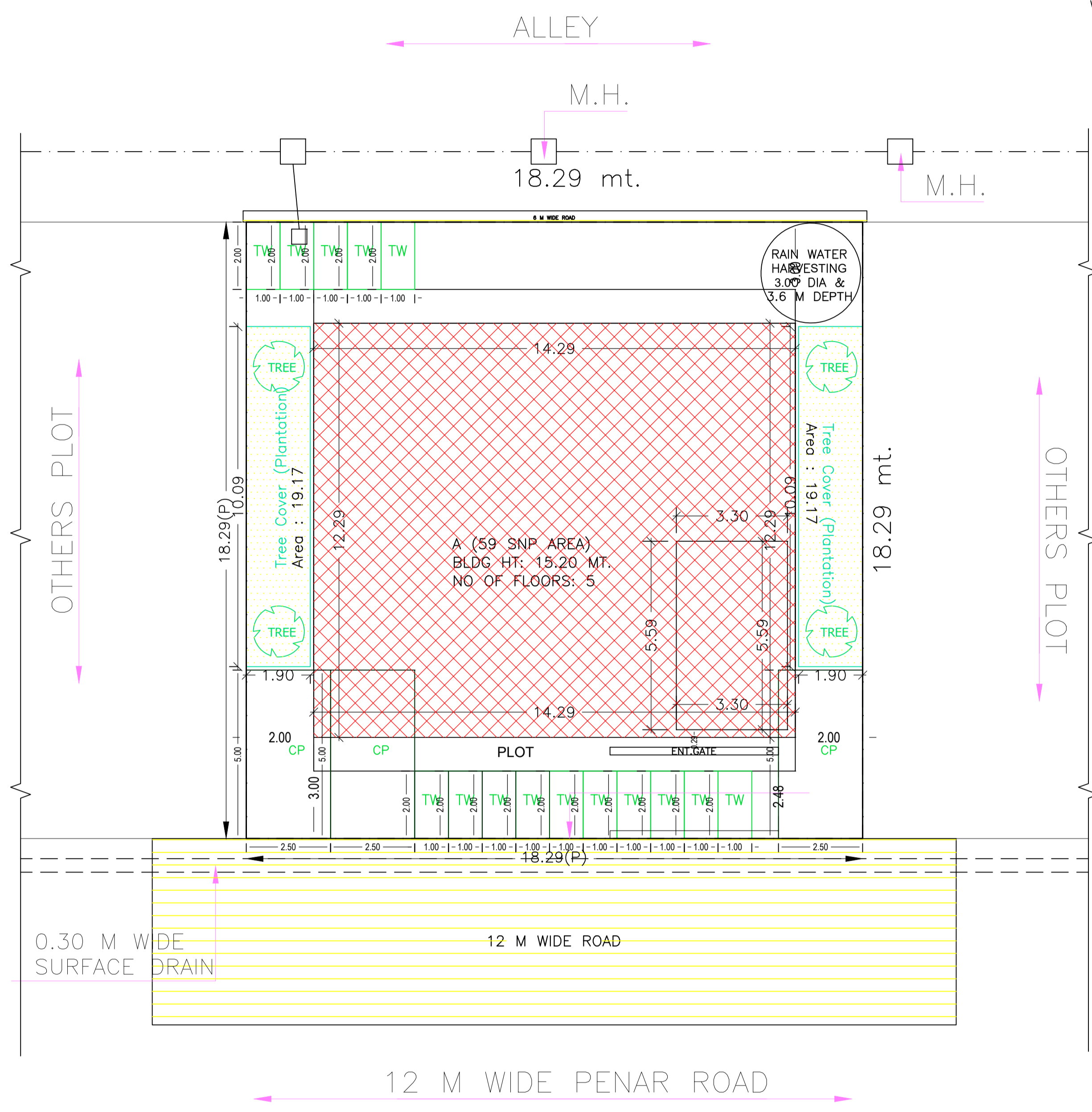
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Stair/Case	Lift	Balcony	Parking	Resi.	Commercial				
A (59 SNP AREA)	1	1172.84	92.25	12.92	45.09	168.98	507.09	311.23	10.08	828.40	828.40	05
Grand Total	1	1172.84	92.25	12.92	45.09	168.98	507.09	311.23	10.08	828.40	828.40	05

AREA STATEMENT		VERSION NO. 1.0.68
JAMSHEDPUR NAC		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: EAST SINGHBHUM	Plot SubUse: Mixed	
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious/Structure: NA	
Inward_No: JNAC/BP/0100/W7/2023	Plot/SubPlot No: Ho. No. 59, 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:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 334.60
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	334.60
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		38.35
Total		38.35
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	296.25
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	334.60
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	334.60
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		200.76
Proposed Coverage Area (46.99 %)		157.23
Total Prop. Coverage Area (46.99 %)		157.23
Balance coverage area (13.01 %)		43.53
FAR CHECK		
Perm. FAR Area (2.500)		836.50
Total Perm. FAR area		836.50
Residential FAR		507.10
Commercial FAR		311.23
Proposed FAR Area		828.41
Total Proposed FAR Area		828.41
Consumed FAR (Factor)		2.48
Balance FAR Area		8.09
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1172.84
ARCHITECT (Regd)	SUDIPTO MUKHERJEE	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	JITENDRA NATH NANDI AND OTHERS	
DEVELOPMENT AUTHORITY		LOCAL BODY

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

Floor Name	Building Name A (59 SNP AREA)		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	204.26	10.08	204.26	10.08
Ground Floor	175.68	157.23	175.68	157.23
First Floor	175.68	154.00	175.68	154.00
Second Floor	205.74	169.03	205.74	169.03
Third Floor	205.74	169.03	205.74	169.03
Fourth Floor	205.74	169.03	205.74	169.03
Terrace Floor	0.00	0.00	0.00	0.00
Total	1172.84	828.40	1172.84	828.40

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (59 SNP AREA)	Residential	ResiComm Bldg	Non-Highrise

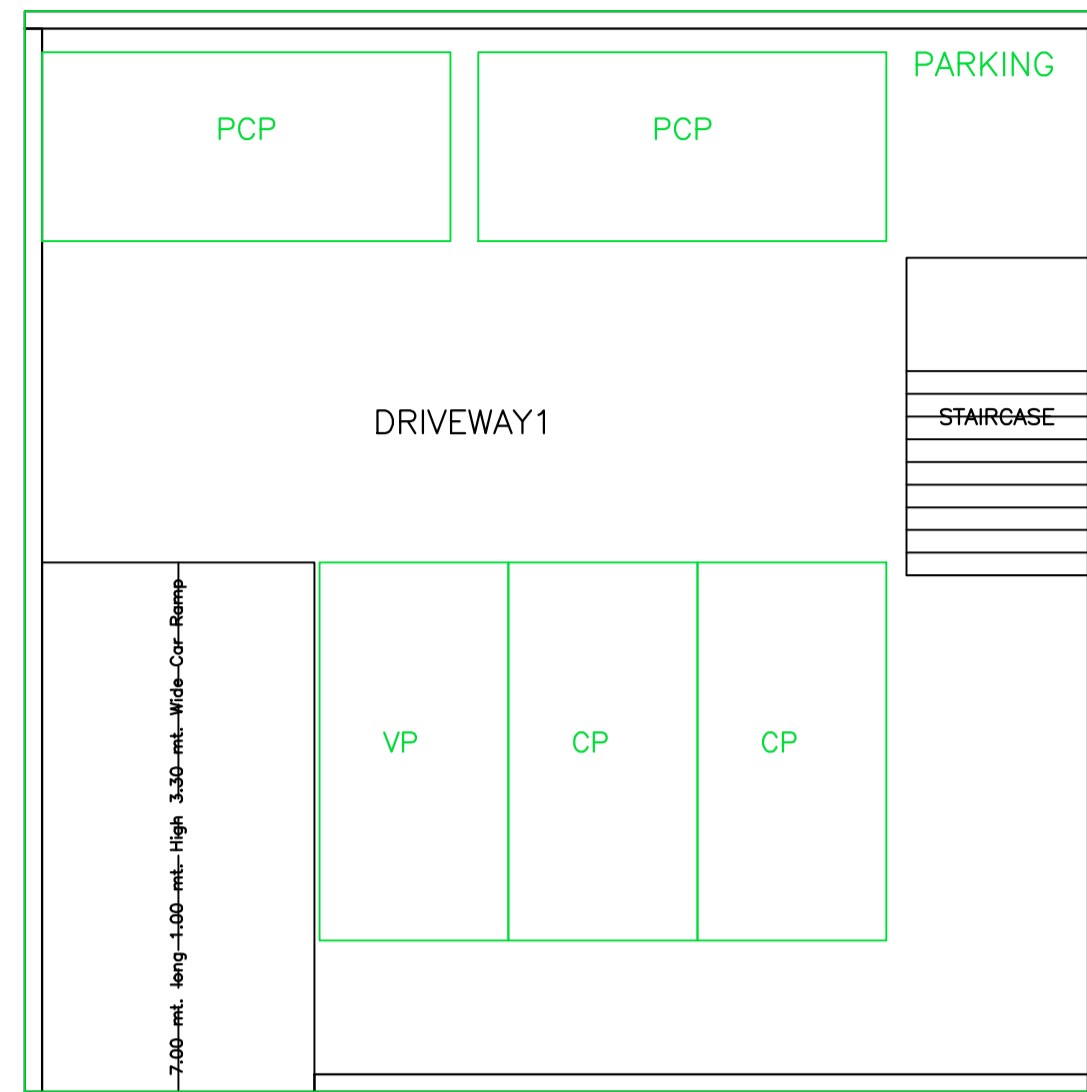


SITE PLAN

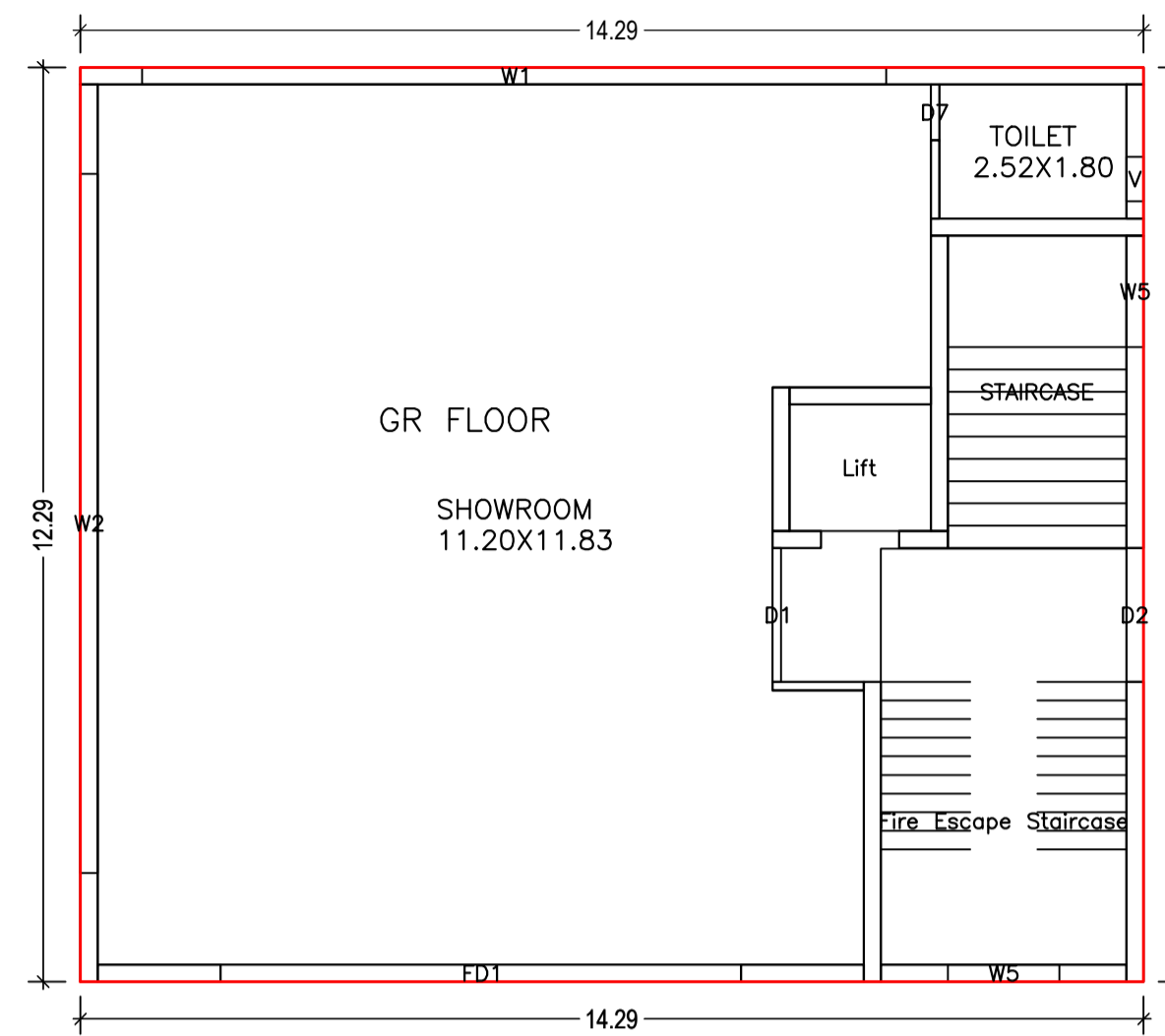
SITE PLAN

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

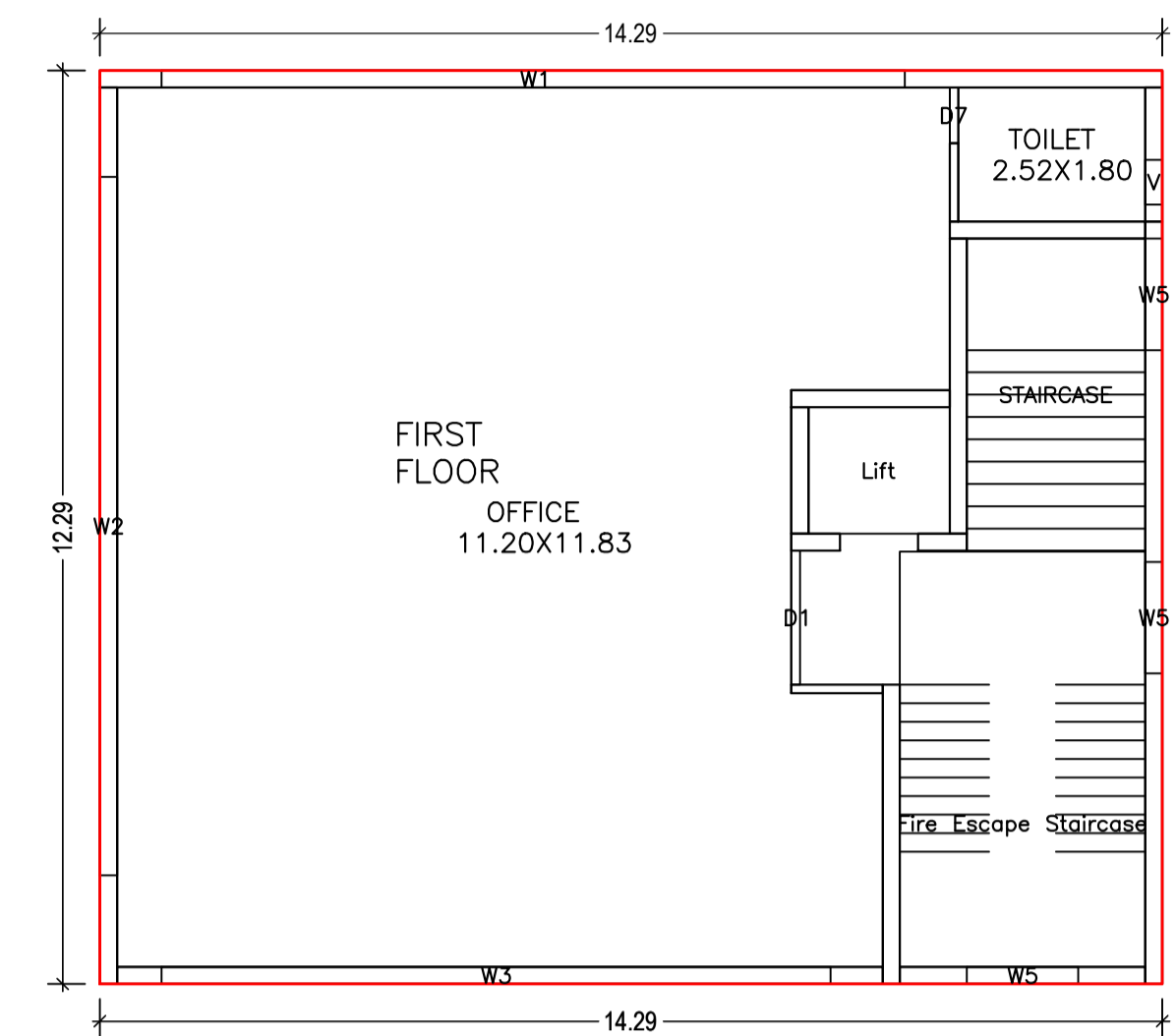
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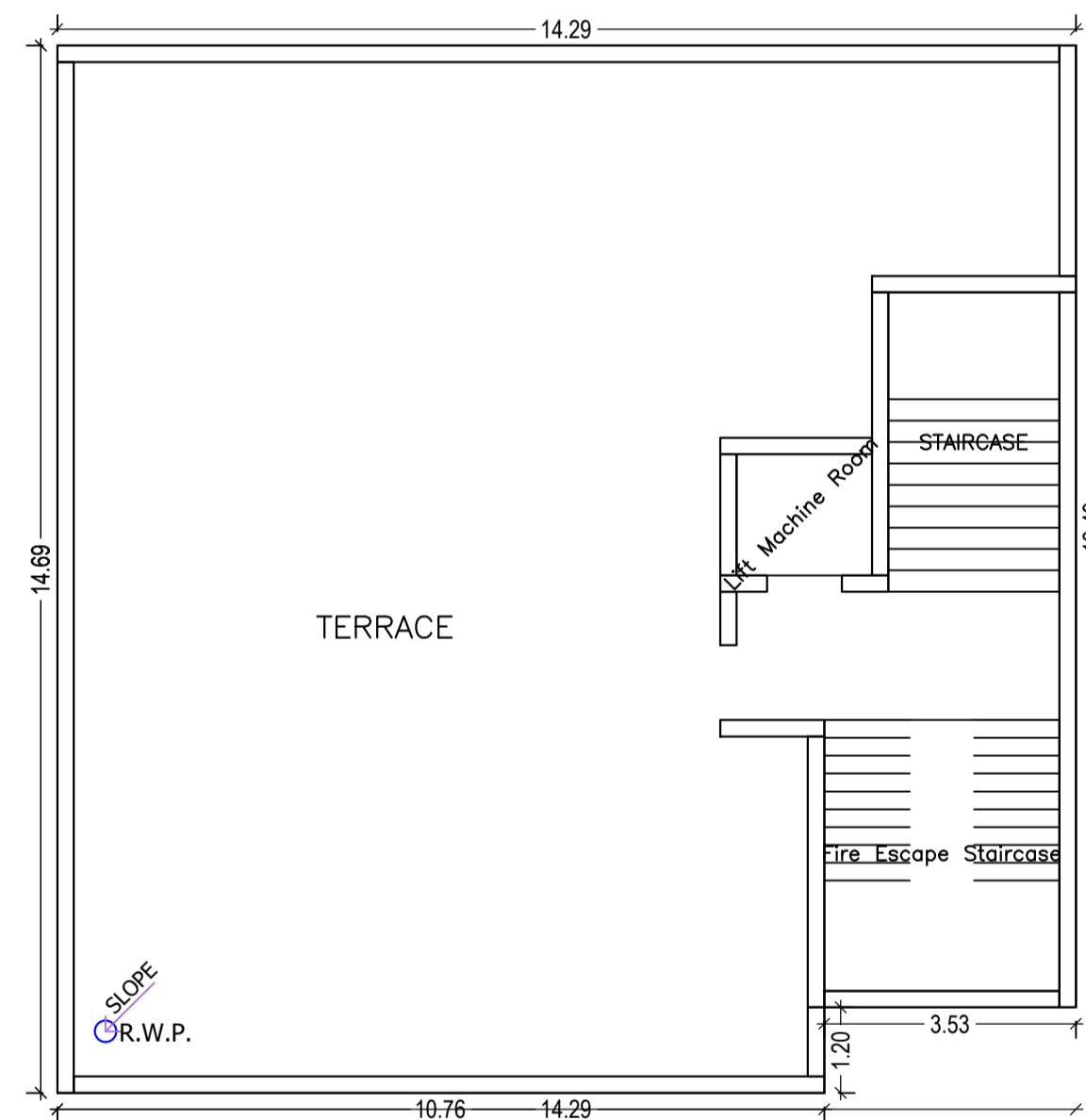
BASEMENT FLOOR PLAN
(SCALE 1:100)



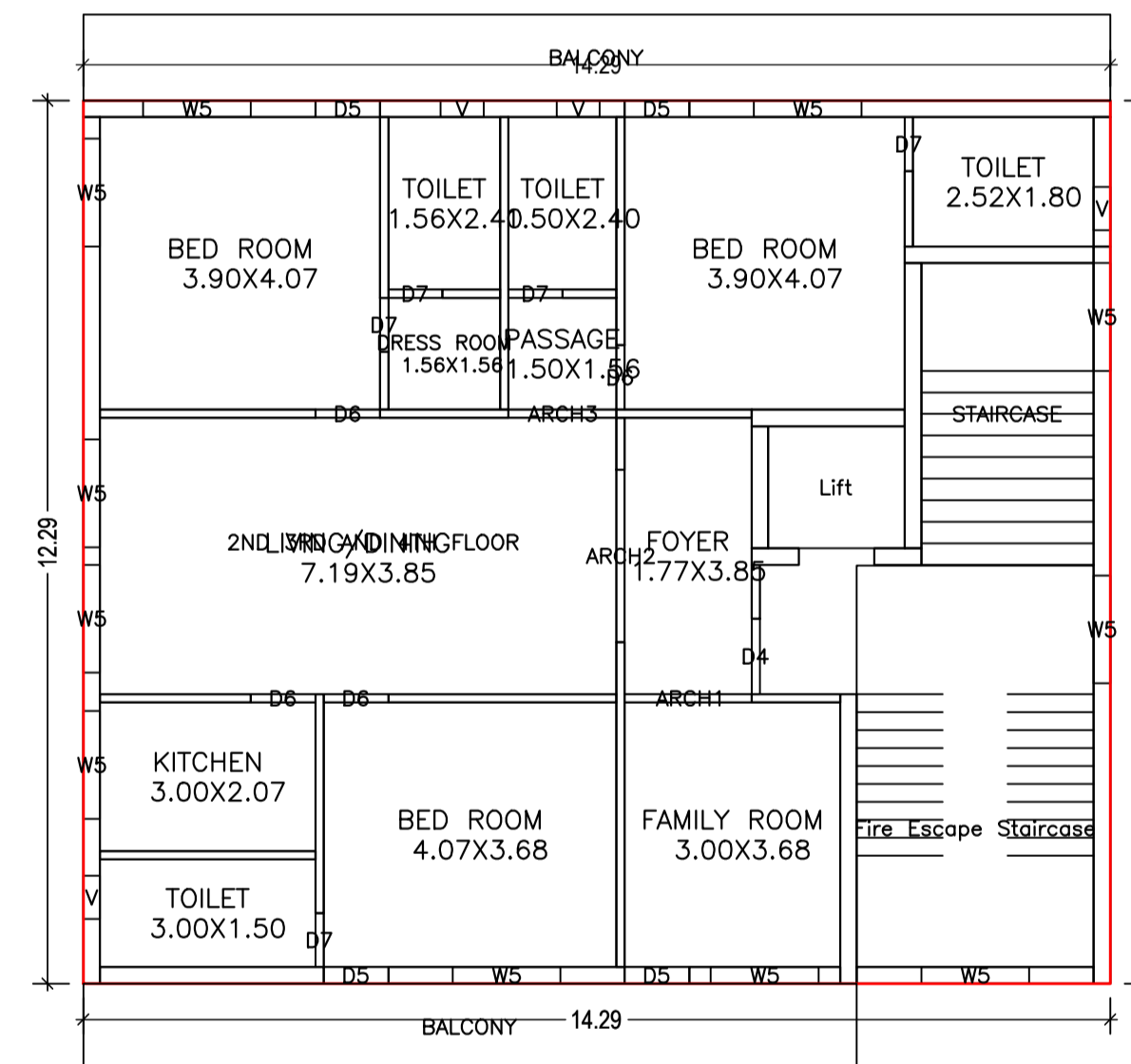
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



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

Building :A (59 SNP AREA)

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.)
		StairCase	Lift	Balcony	Parking	Resi.	Commercial				
Basement Floor	204.26	0.00	0.00	0.00	168.98	0.00	0.00	10.08	10.08	10.08	00
Ground Floor	175.68	18.45	0.00	0.00	0.00	0.00	157.23	0.00	157.23	157.23	01
First Floor	175.68	18.45	3.23	0.00	0.00	0.00	154.00	0.00	154.00	154.00	01
Second Floor	205.74	18.45	3.23	15.03	0.00	169.03	0.00	0.00	169.03	169.03	01
Third Floor	205.74	18.45	3.23	15.03	0.00	169.03	0.00	0.00	169.03	169.03	01
Fourth Floor	205.74	18.45	3.23	15.03	0.00	169.03	0.00	0.00	169.03	169.03	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1172.84	92.25	12.92	45.09	168.98	507.09	311.23	10.08	828.40	828.40	05
Total Number of Same Buildings	1										
Total :	1172.84	92.25	12.92	45.09	168.98	507.09	311.23	10.08	828.40	828.40	05

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (59 SNP AREA)	D7	0.75	2.10	17
A (59 SNP AREA)	D5	0.90	2.10	12
A (59 SNP AREA)	D6	0.90	2.10	12
A (59 SNP AREA)	D4	1.05	2.10	03
A (59 SNP AREA)	ARCH3	1.50	2.40	03
A (59 SNP AREA)	ARCH1	1.77	2.10	03
A (59 SNP AREA)	D1	1.80	2.40	02
A (59 SNP AREA)	ARCH2	2.40	2.40	03
A (59 SNP AREA)	FD1	7.00	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (59 SNP AREA)	V	0.60	0.60	14
A (59 SNP AREA)	W5	1.50	1.20	38
A (59 SNP AREA)	W1	10.00	2.40	02
A (59 SNP AREA)	W3	9.00	2.40	01
A (59 SNP AREA)	W2	9.40	2.40	02

Balcony Calculations Table

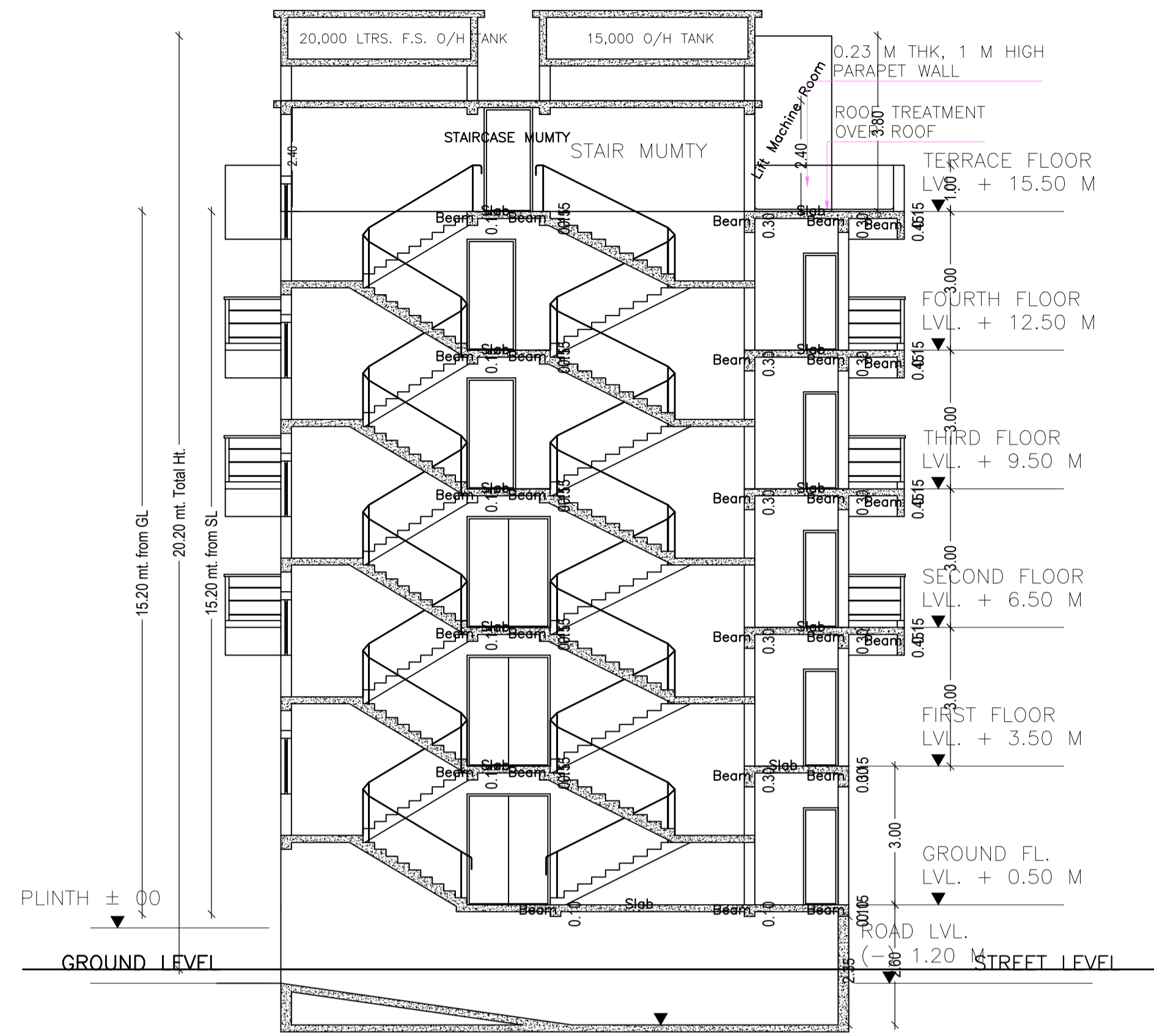
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3 & 4 FLOOR PLAN	1.20 X 10.76 X 1 X 3	38.73	90.18
Total	1.20 X 14.29 X 1 X 3	51.45	90.18

UnitBUA Table for Building :A (59 SNP AREA)

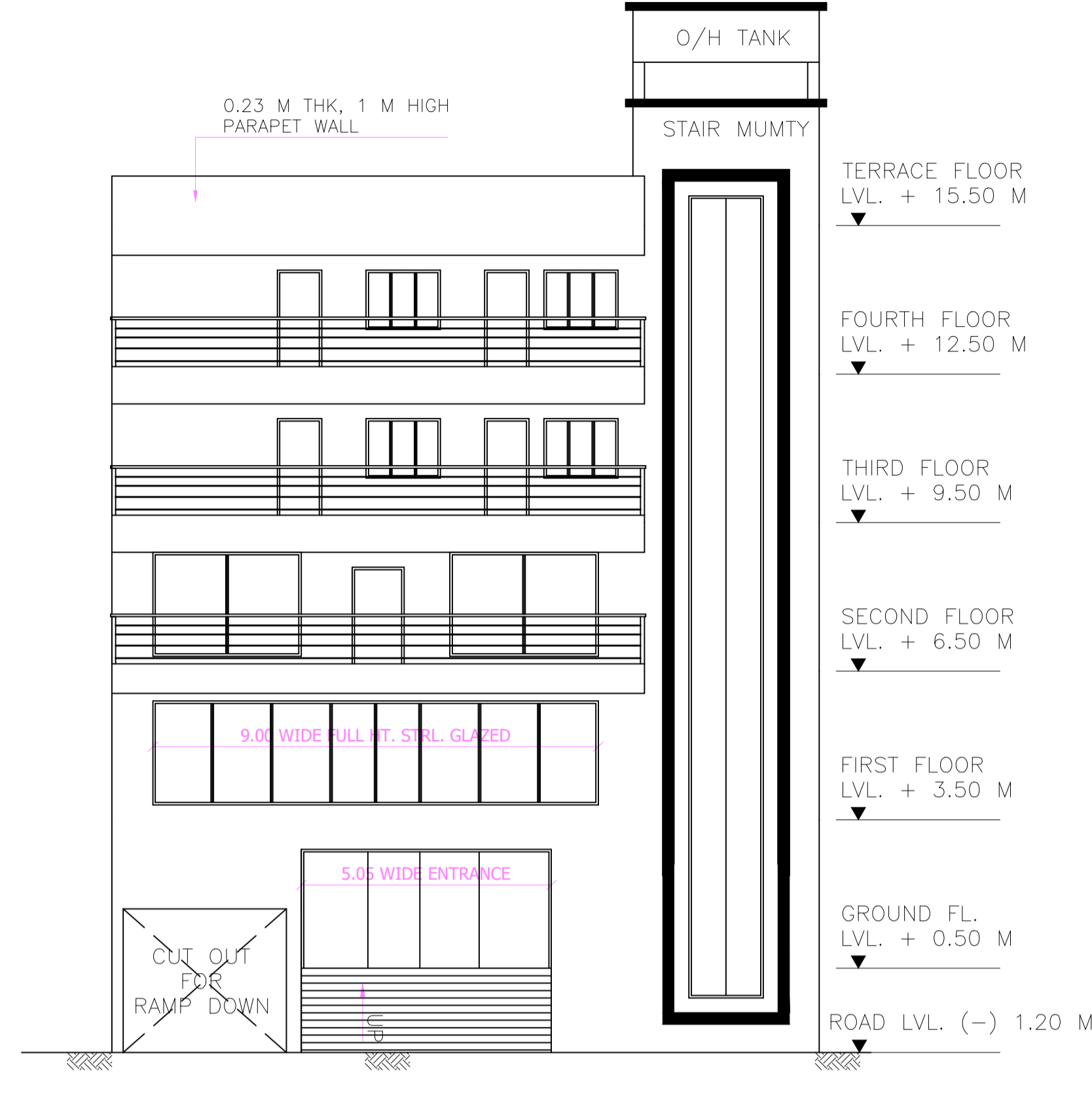
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GR FLOOR	SHOP	134.13	126.77	2	1
FIRST FLOOR PLAN	FIRST FLOOR	OFFICE	134.13	125.16	2	1
TYPICAL - 2, 3 & 4 FLOOR PLAN	2ND 3RD AND 4TH FLOOR	FLAT	164.20	121.93	13	3
Total:	-	-	760.85	617.71	43	5

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SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

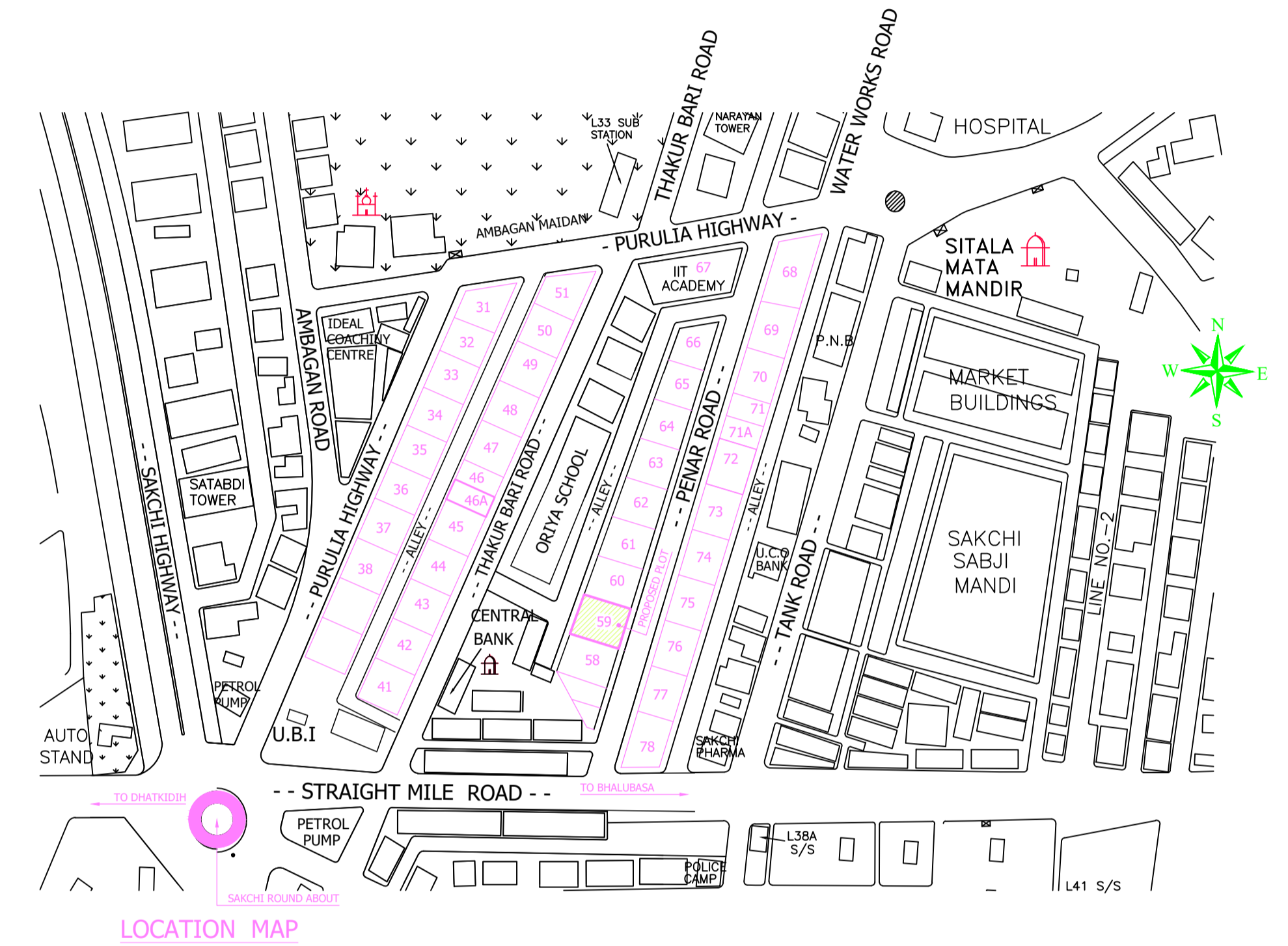
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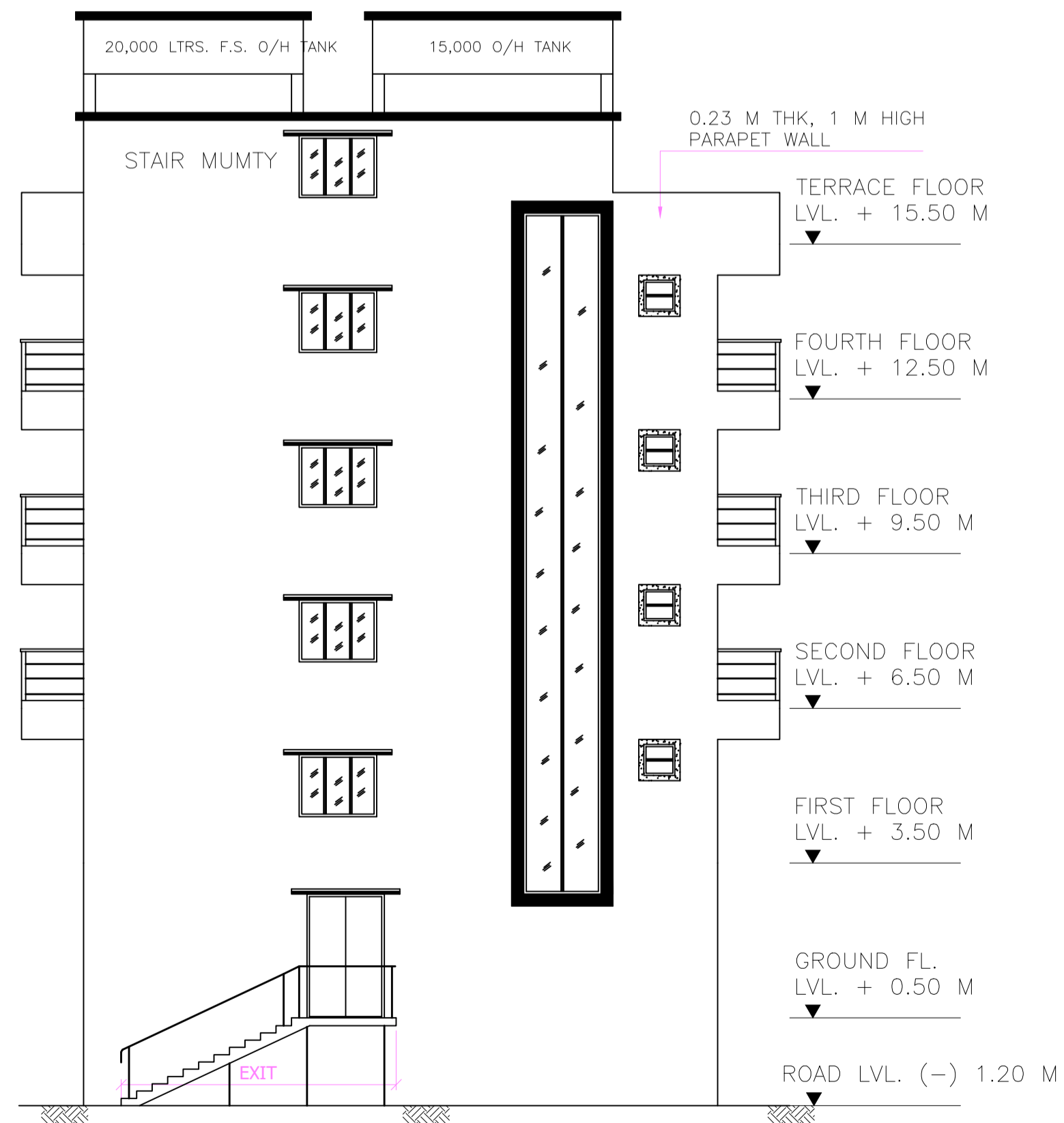
SECTION A-A



FRONT SIDE ELEVATION



LOCATION MAP



RIGHT SIDE ELEVATION

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SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			