

Proposal Basic Information

Proposal File No.	JNAC/BP/0063/W1/2024
Owner Name	SRI MANORANJAN DAS
Khata No	H NO-D/240
Plot No	H NO-D/240
Village Name	SONARI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT	VERSION NO. 1.0.70		
JAMSHEDPUR NAC	VERSION DATE: 16/10/2020		
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential		
District: EAST SINGHBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment		
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA		
Inward No: JNACBP/0063/W1/2024	Plot/SubPlot No: H NO-D/240		
Application Type: General Proposal	North: -		
Project Type: Building Permission	South: -		
Nature of Development: New	East: -		
Location of Development Area: Old Area	West: Road Width - 15.0 MTR WIDE Access Road		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	SQ.MT.	111.41
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		111.41
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			17.23
Total			17.23
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		94.18
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		111.41
First Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)		111.41
COVERAGE CHECK			
Permissible Coverage area ( 70.00 % )			77.99
Proposed Coverage Area ( 63.45 % )			70.69
Total Prop. Coverage Area ( 63.45 % )			70.69
Balance coverage area ( 6.55 % )			7.30
FAR CHECK			
Perm. FAR Area ( 2.500 )			278.53
Total Perm. FAR area			278.53
Residential FAR			141.39
Proposed FAR Area			157.59
Total Proposed FAR Area			157.59
Consumed FAR (Factor)			1.41
Balance FAR Area			120.94
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			212.07
ARCHITECT (Regd)			Amarjeet Balmuchu
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)			SRI MANORANJAN DAS
DEVELOPMENT AUTHORITY		LOCAL BODY	

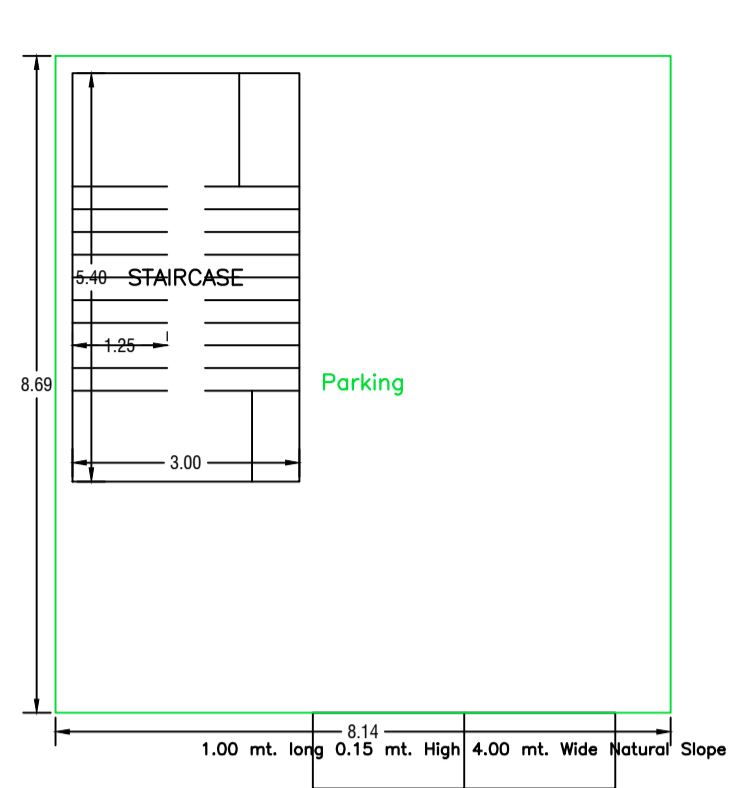
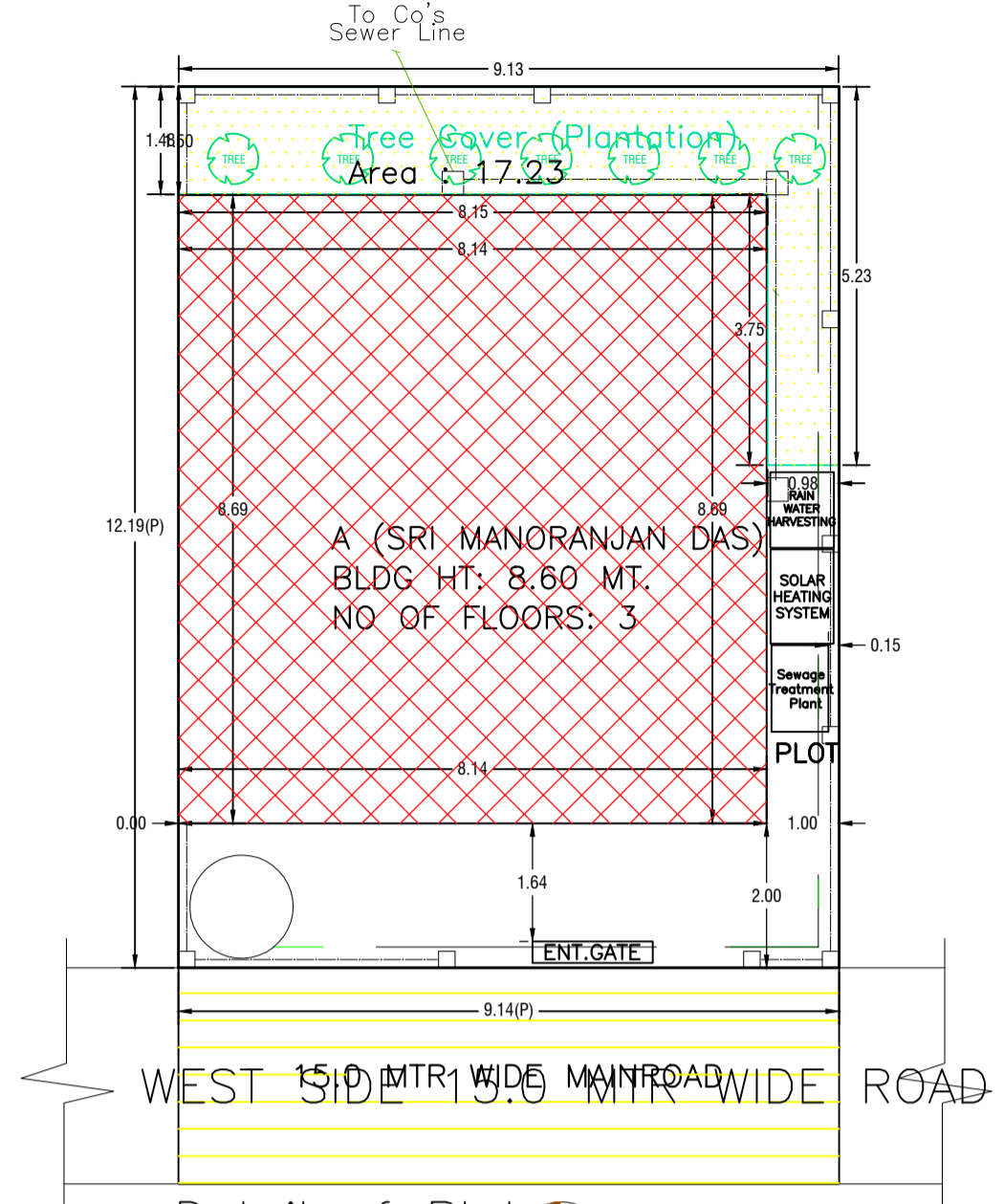
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Orange
EXISTING (To be demolished)	Light Blue

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 Floor	70.69	16.20	70.69	16.20
First Floor	70.69	70.69	70.69	70.69
Second Floor	70.69	70.69	70.69	70.69
Terrace Floor	0.00	0.00	0.00	0.00
Total:	212.07	157.58	212.07	157.58

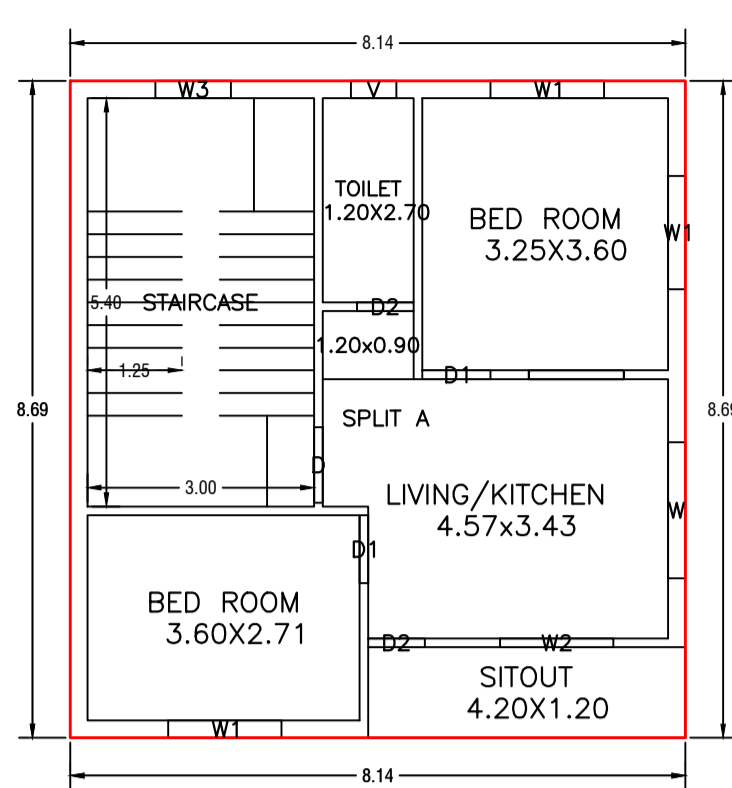
Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (SRI MANORANJAN DAS)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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.)
A (SRI MANORANJAN DAS)	1	212.07	54.49	141.38	16.20	157.58	157.58	01
Grand Total :	1	212.07	54.49	141.38	16.20	157.58	157.58	01

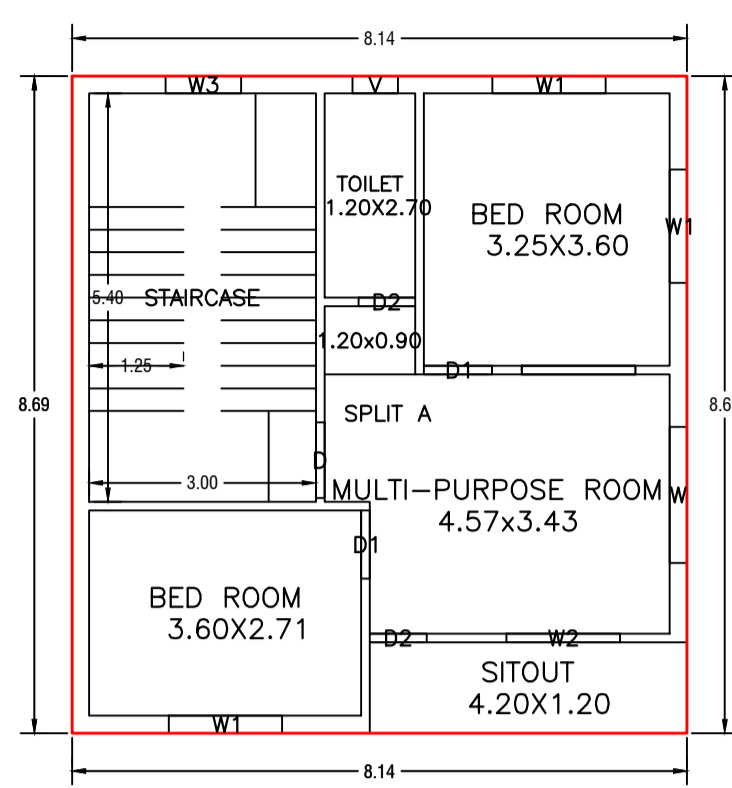
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Amarjeet Balmuchu JNAC/ARC/0008/2018			



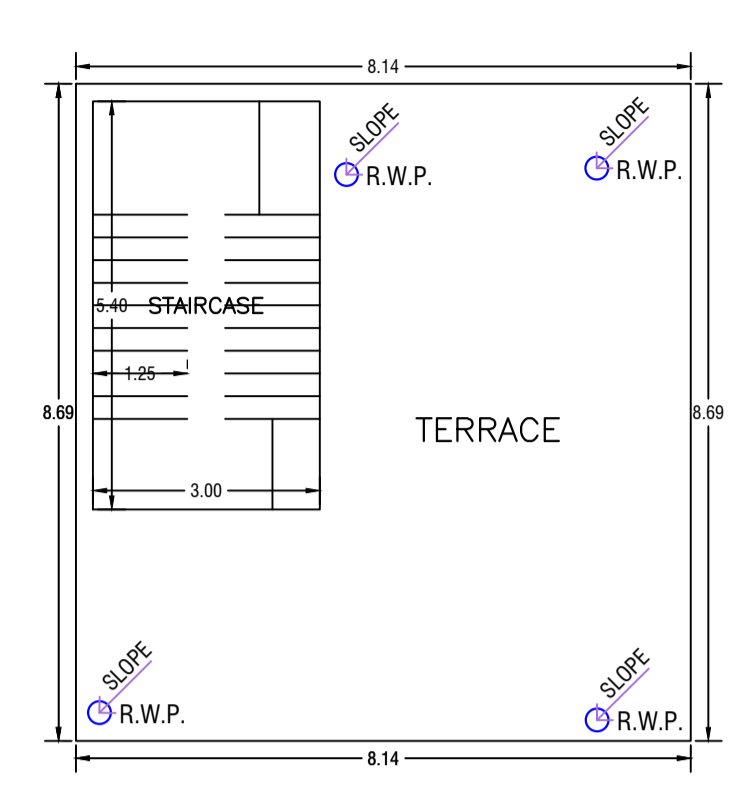
GROUND FLOOR PLAN (SCALE 1:100)



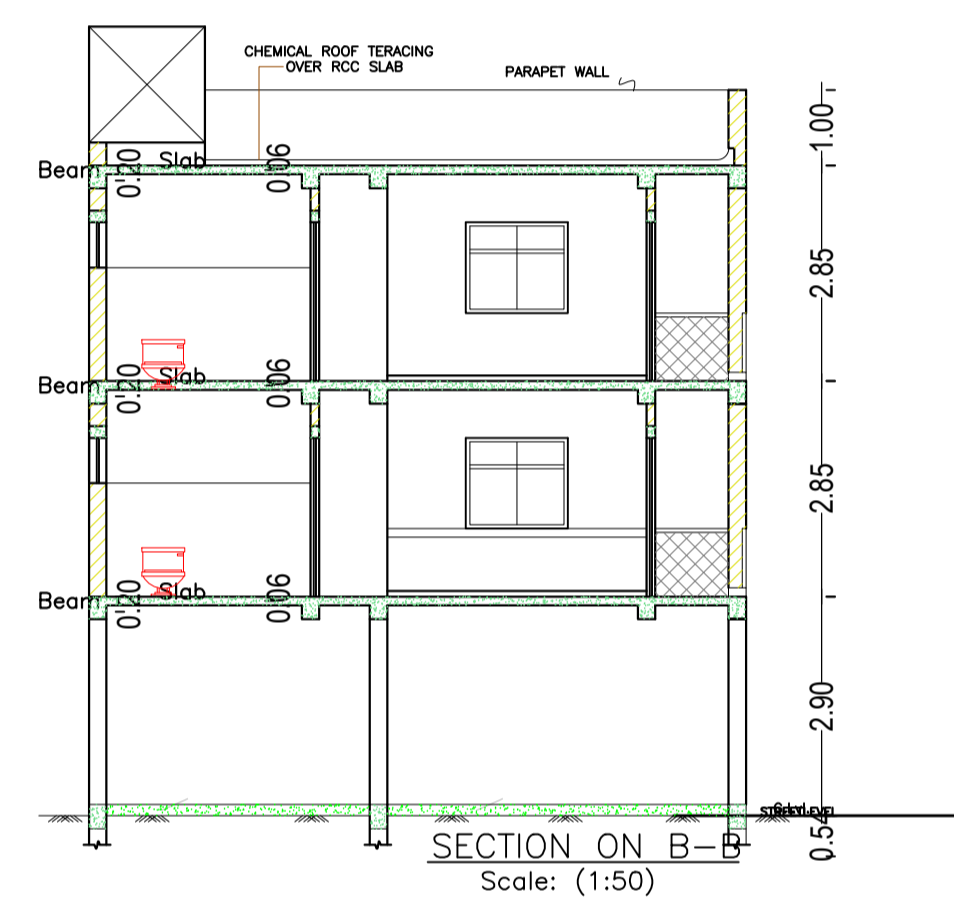
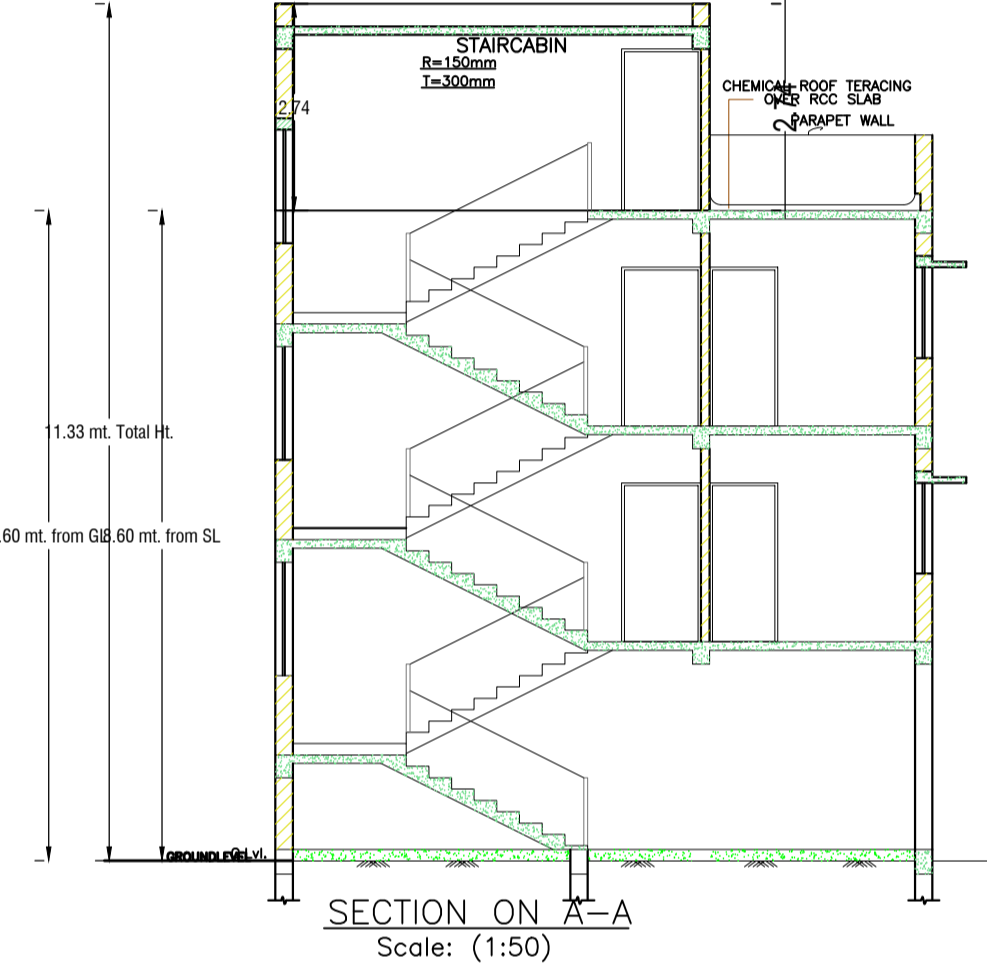
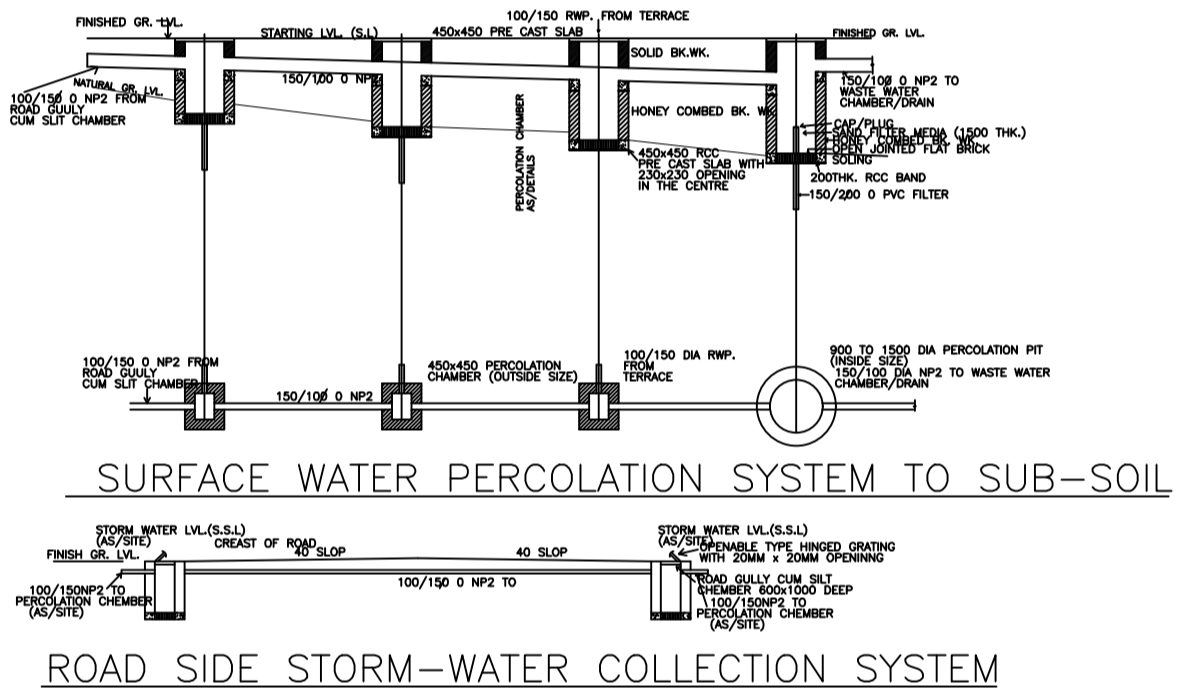
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



Building :A (SRI MANORANJAN DAS)

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.)
Ground Floor	70.69	54.49	0.00	16.20	16.20	16.20	00
First Floor	70.69	0.00	70.69	0.00	70.69	70.69	01
Second Floor	70.69	0.00	70.69	0.00	70.69	70.69	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	212.07	54.49	141.38	16.20	157.58	157.58	01
Total Number of Same Buildings :	1						
Total :	212.07	54.49	141.38	16.20	157.58	157.58	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SRI MANORANJAN DAS)	D2	0.75	2.13	04
A (SRI MANORANJAN DAS)	D1	0.90	2.13	04
A (SRI MANORANJAN DAS)	D	1.00	2.13	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SRI MANORANJAN DAS)	V	0.60	2.70	02
A (SRI MANORANJAN DAS)	W3	1.00	2.70	02
A (SRI MANORANJAN DAS)	W1	1.50	2.70	06
A (SRI MANORANJAN DAS)	W2	1.50	2.70	02
A (SRI MANORANJAN DAS)	W	1.80	2.70	02

UnitBUA Table for Building :A (SRI MANORANJAN DAS)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	94.43	94.11	5	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	5	0
Total:	-	-	94.43	94.11	10	1

