

Proposal Basic Information

Proposal File No.	JNAC/BP/0086/W2/2024
Owner Name	Smt. Parulata B. Patel & Smt. Anita R. Patel
Khata No	NIL
Plot No	NIL
Village Name	SONARI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

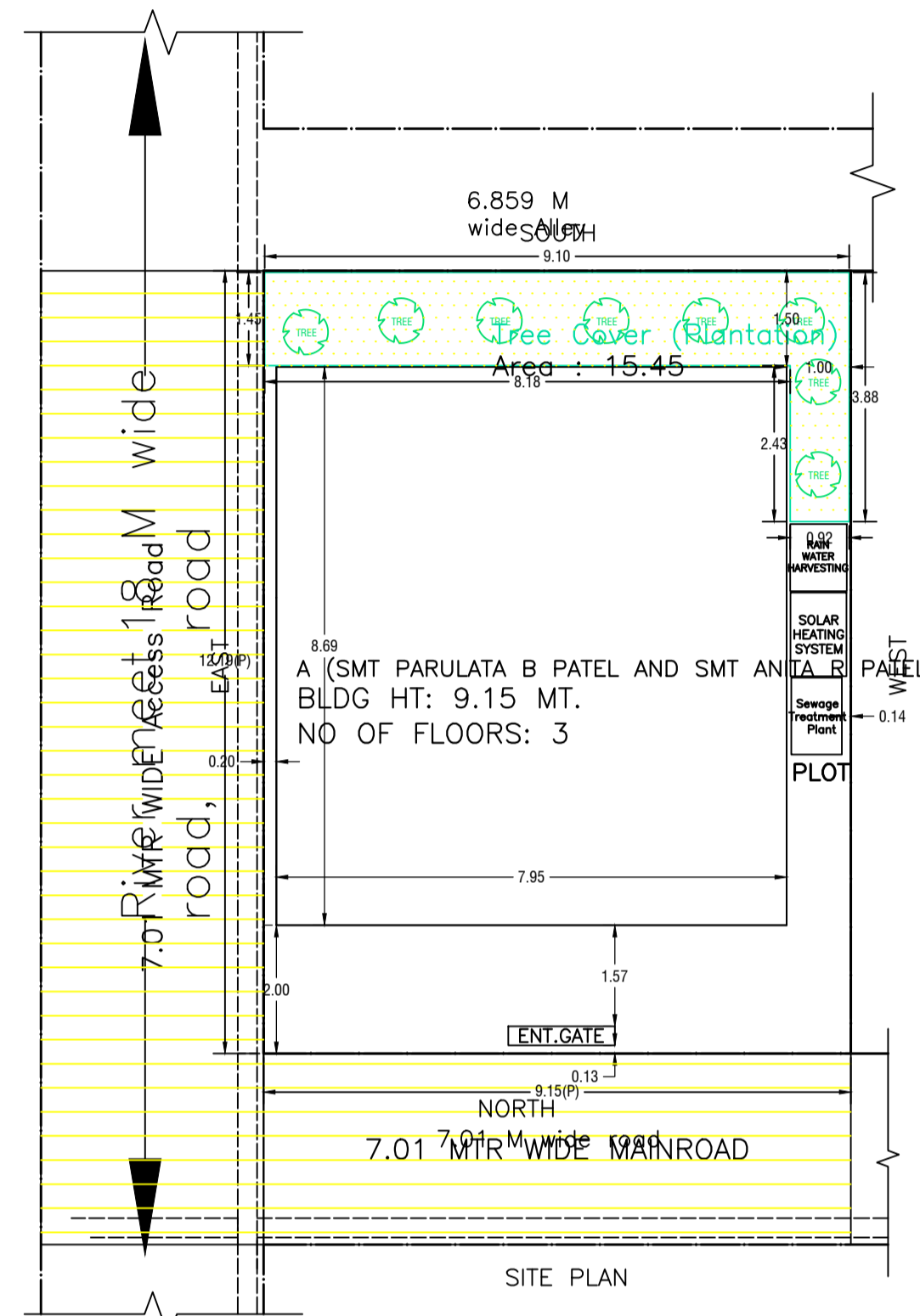
AREA STATEMENT	VERSION NO.: 1.0.71
JAMSHEDPUR NAC	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGHBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: JAMSHEDPUR NAC	Plot/Nearyby/Religious Structure: NA
Inward No: JNAC/BP/0086/W2/2024	Plot/SubPlot No: NIL
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) 111.54 SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 111.54
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	15.45
Total	15.45
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity spaces)	(A-Deductions) 96.09
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 111.54
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 111.54
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	78.08
Proposed Coverage Area (61.94 %)	69.09
Total Prop. Coverage Area (61.94 %)	69.09
Balance coverage area (8.06 %)	8.99
FAR CHECK	
Perm. FAR Area (2,500)	278.85
Total Perm. FAR area	278.85
Residential FAR	150.90
Proposed FAR Area	165.29
Total Proposed FAR Area	165.29
Consumed FAR (Factor)	1.48
Balance FAR Area	113.56
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	214.42
ARCHITECT (Regd) LAWRENCE FRANCIS	
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd) Smt. Parulata B. Patel & Smt. Anita R. Patel	
DEVELOPMENT AUTHORITY LOCAL BODY	

COLOR INDEX

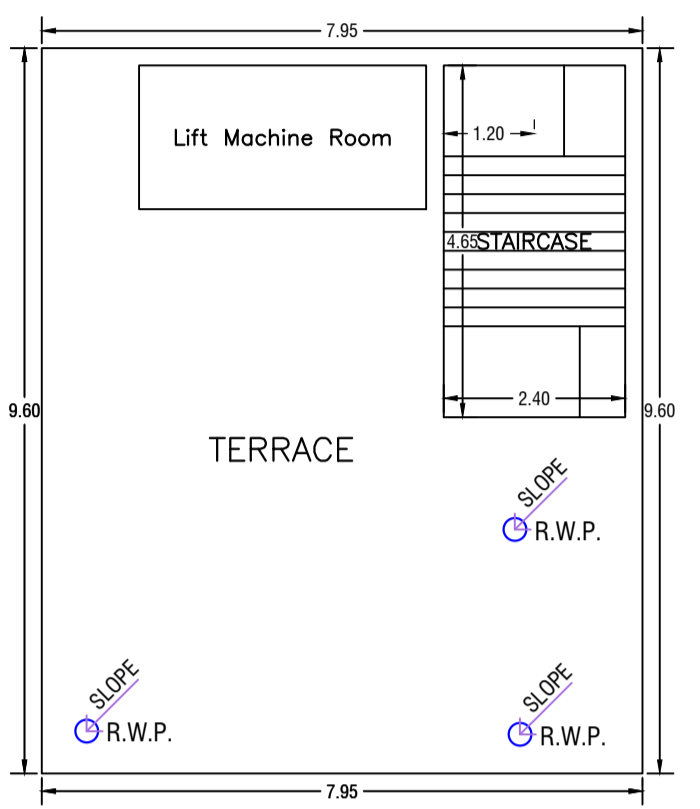
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	White

Buildingwise Floor FAR Details

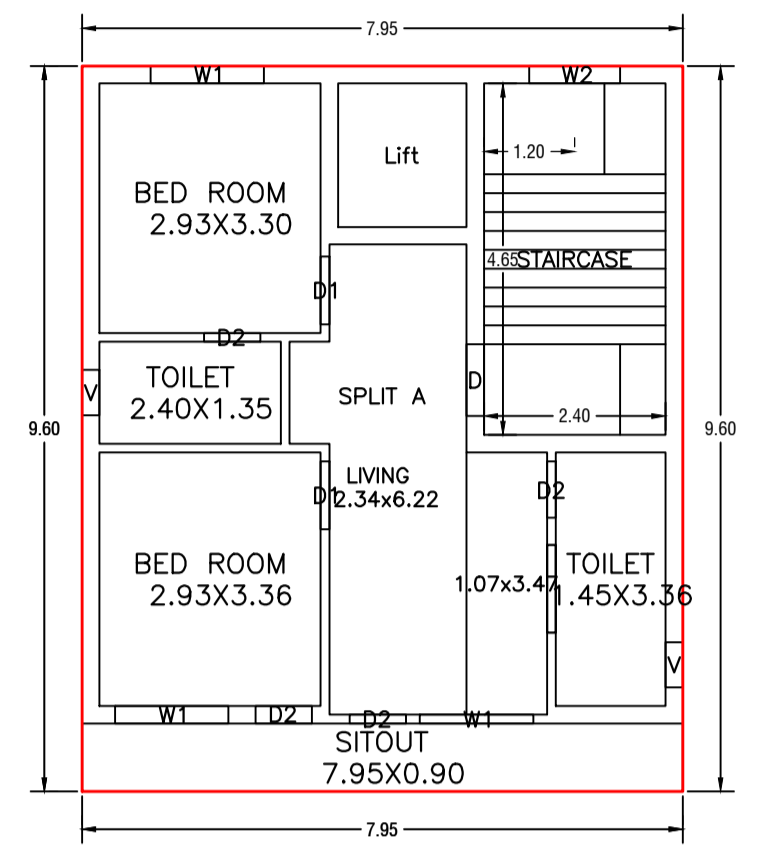
Floor Name	Building Name		Total	
	A (SMT PARULATA B PATEL AND SMT ANITA R PATEL) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	69.09	26.42	69.09	26.42
First Floor	69.09	65.86	69.09	65.86
Second Floor	76.24	73.01	76.24	73.01
Terrace Floor	0.00	0.00	0.00	0.00
Total :	214.42	165.29	214.42	165.29



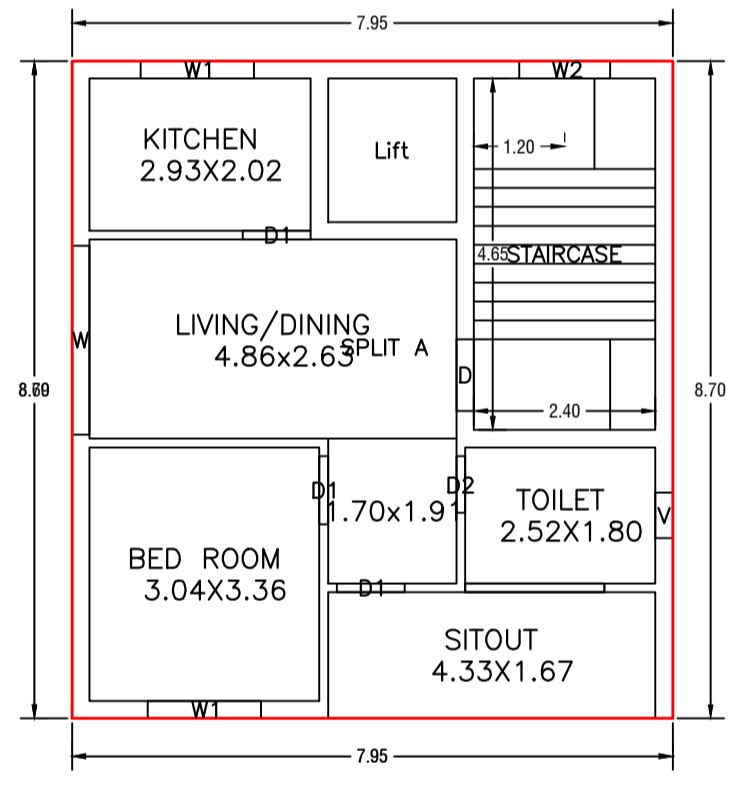
SITE PLAN



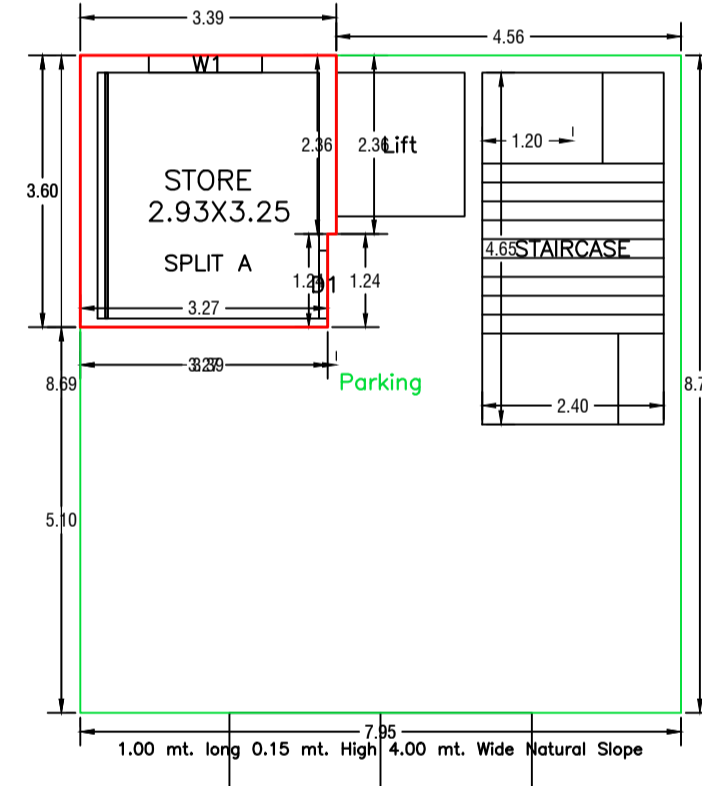
TERRACE FLOOR PLAN (SCALE 1:100)



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



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



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

UnitBUA Table for Building :A (SMT PARULATA B PATEL AND SMT ANITA R PATEL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	6	0
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	5	0
GROUND FLOOR PLAN	SPLIT A	FLAT	108.78	108.32	1	1
Total:	-	-	108.78	108.32	12	1

Building :A (SMT PARULATA B PATEL AND SMT ANITA R PATEL)

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.)	Tmnt (No.)
		Lift	Parking					
Ground Floor	69.09	0.00	42.67	12.03	11.16	26.42	26.42	01
First Floor	69.09	3.23	0.00	65.86	0.00	65.86	65.86	00
Second Floor	76.24	3.23	0.00	73.01	0.00	73.01	73.01	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	214.42	6.46	42.67	150.90	11.16	165.29	165.29	01
Total Number of Same Buildings	1							
Total :	214.42	6.46	42.67	150.90	11.16	165.29	165.29	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SMT PARULATA B PATEL AND SMT ANITA R PATEL)	D2	0.75	2.13	05
A (SMT PARULATA B PATEL AND SMT ANITA R PATEL)	D1	0.90	2.13	06
A (SMT PARULATA B PATEL AND SMT ANITA R PATEL)	D	0.95	2.13	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SMT PARULATA B PATEL AND SMT ANITA R PATEL)	V	0.60	2.70	03
A (SMT PARULATA B PATEL AND SMT ANITA R PATEL)	W2	1.20	2.70	02
A (SMT PARULATA B PATEL AND SMT ANITA R PATEL)	W1	1.50	2.70	06
A (SMT PARULATA B PATEL AND SMT ANITA R PATEL)	W	2.50	2.70	01

FAR & Tenement Details (Table 4c-1)

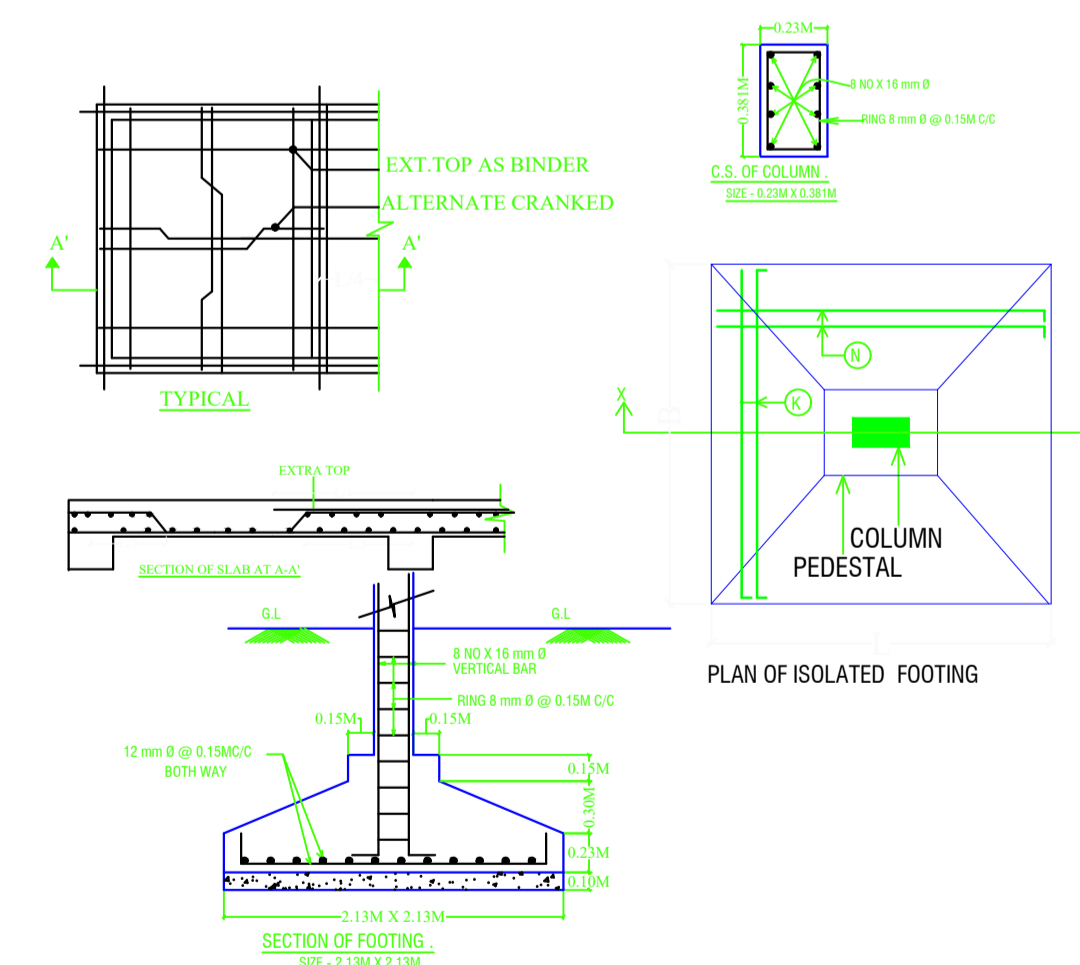
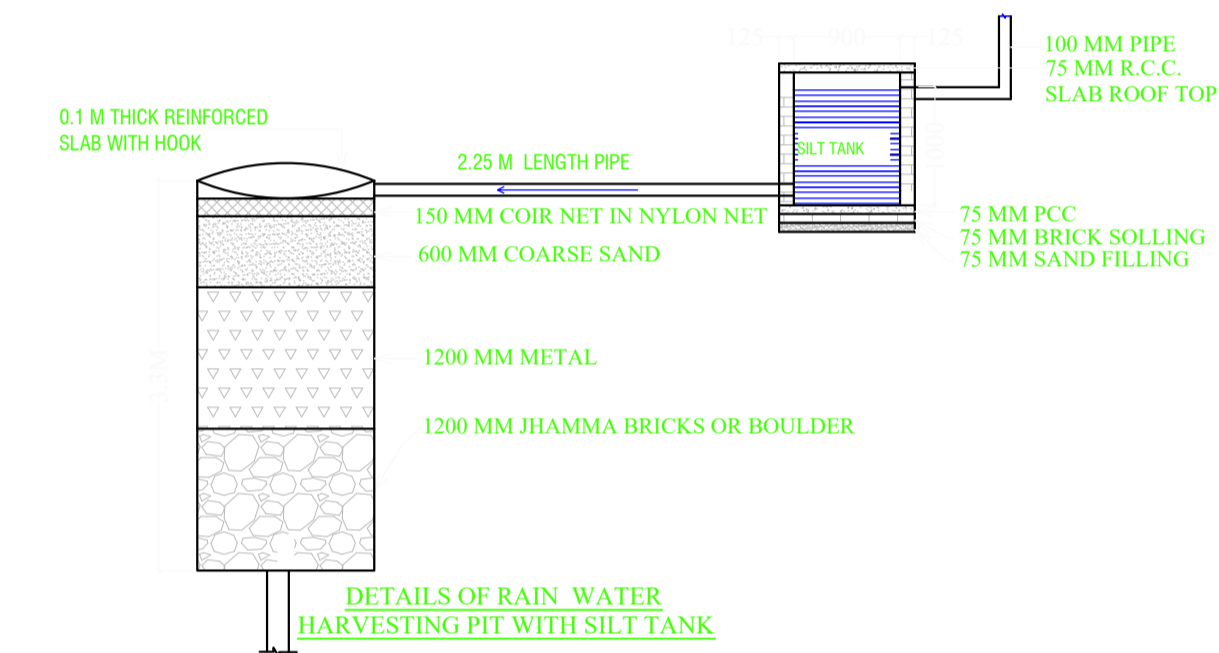
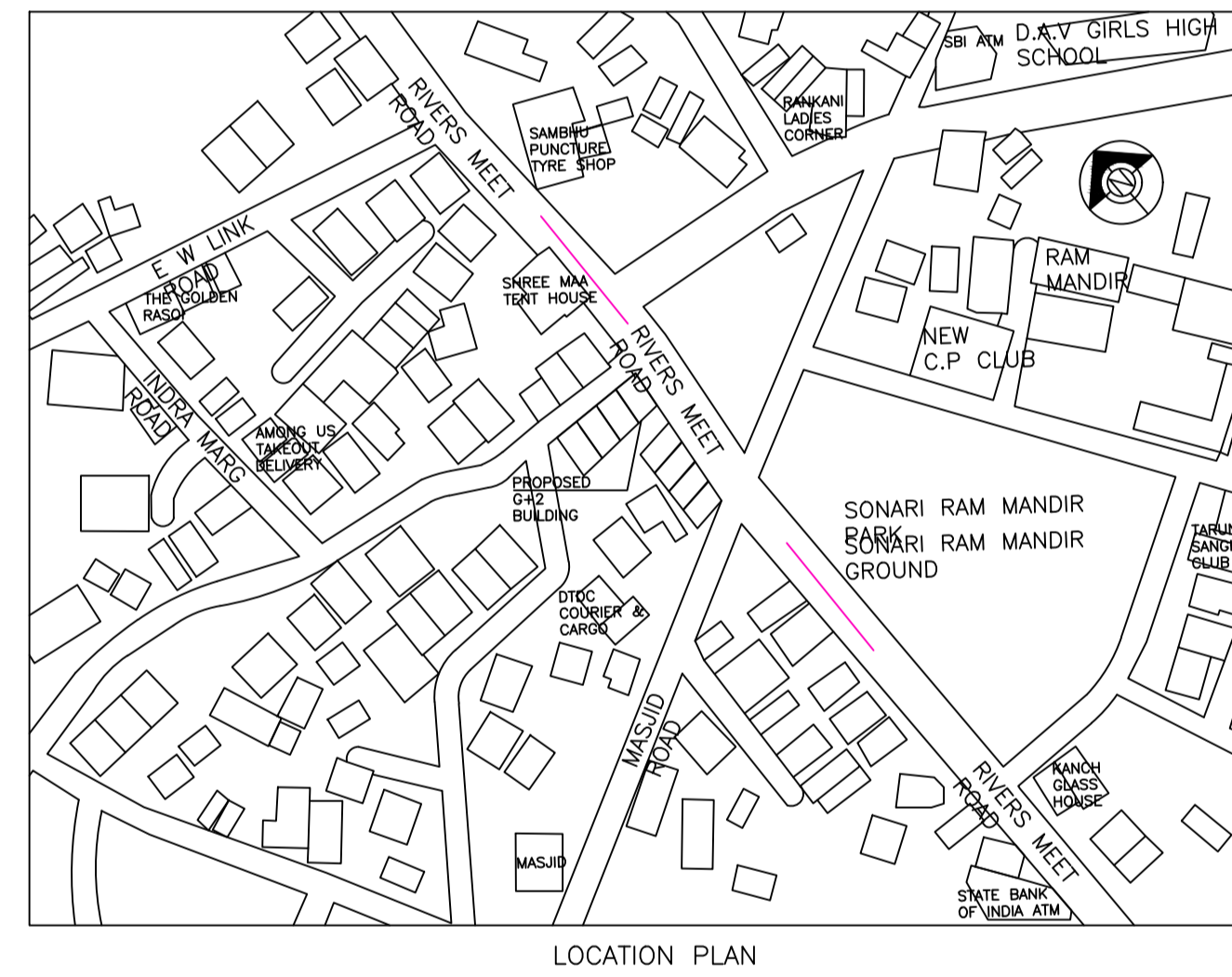
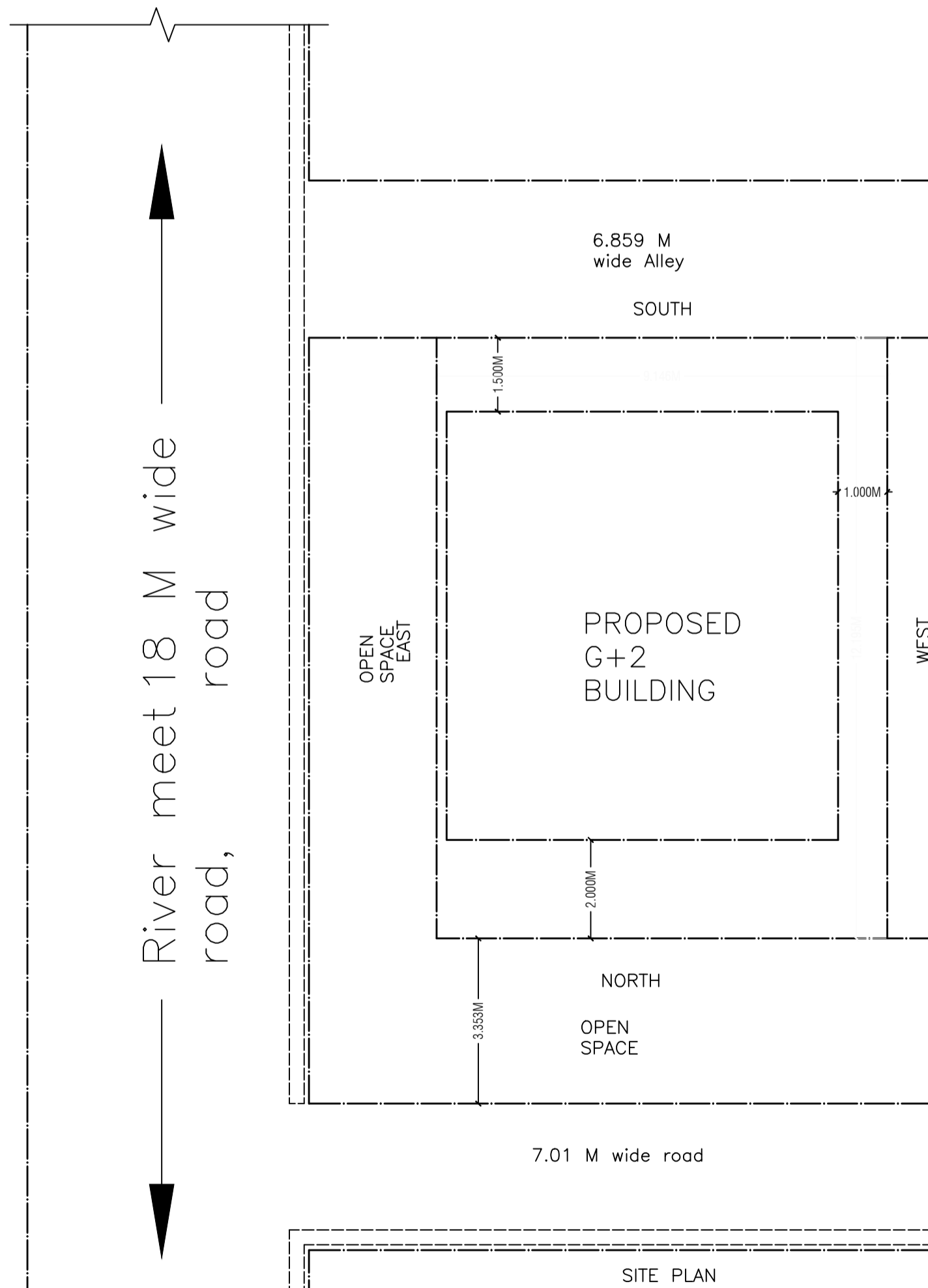
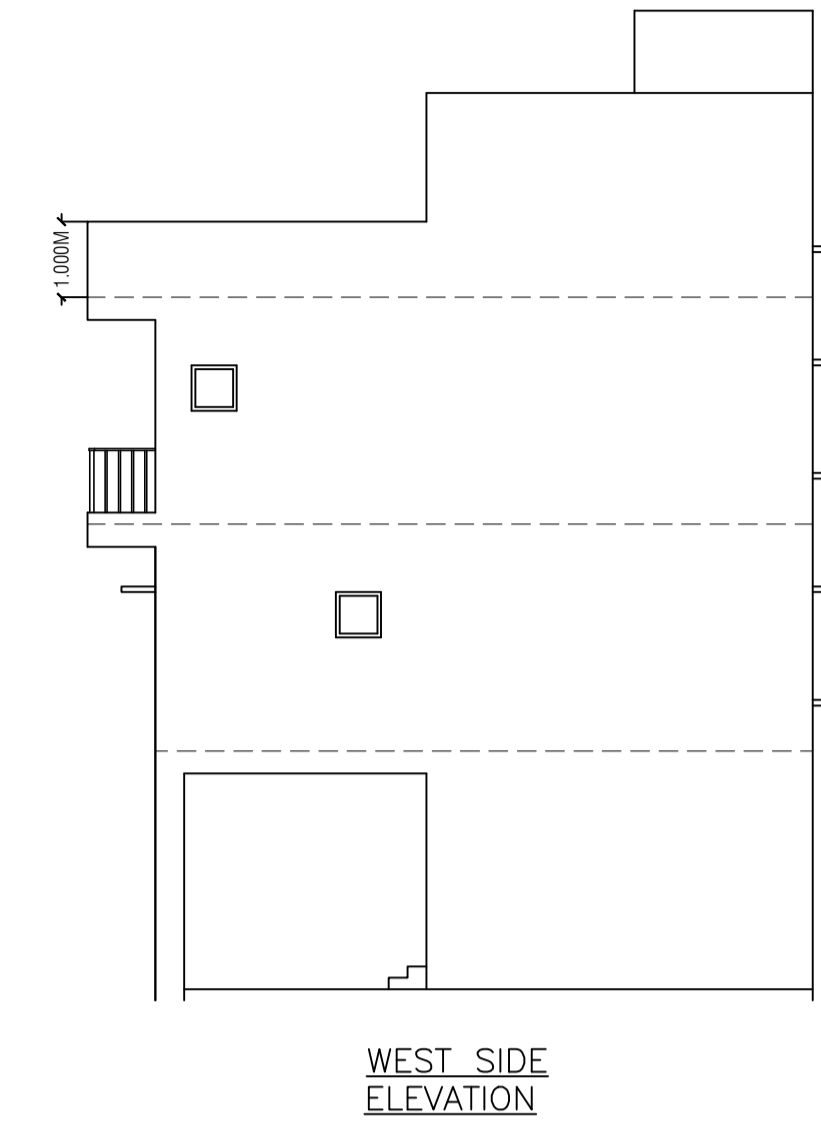
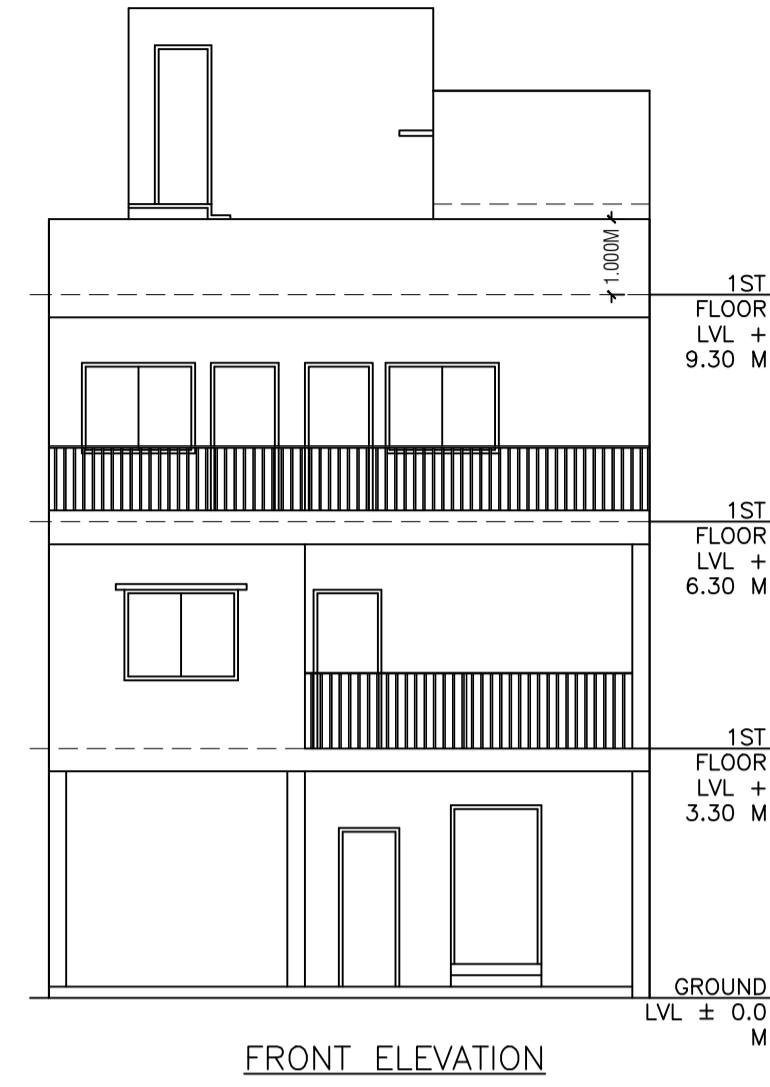
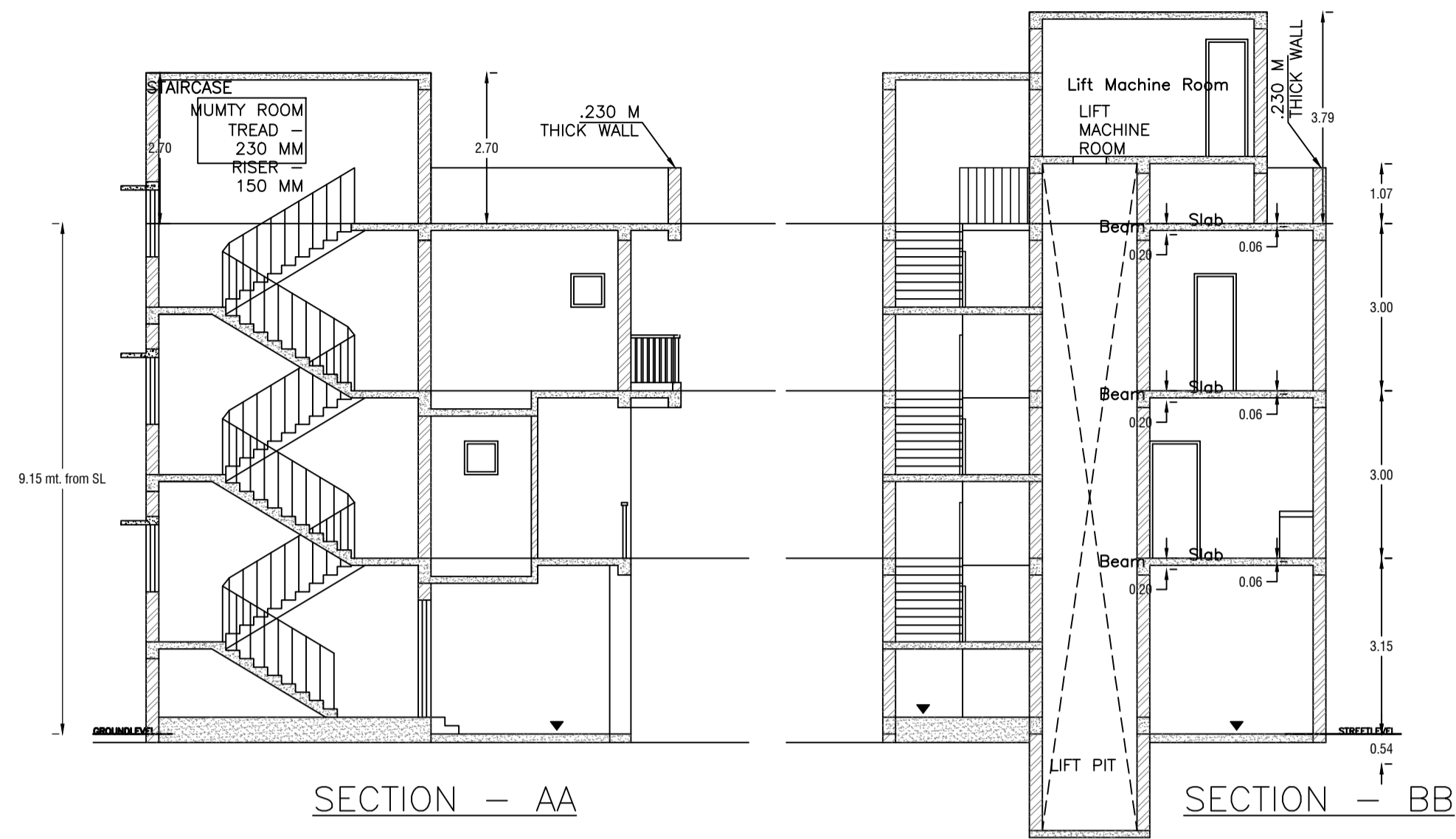
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tmnt (No.)
			Lift	Parking					
A (SMT PARULATA B PATEL AND SMT ANITA R PATEL)	1	214.42	6.46	42.67	150.90	11.16	165.29	165.29	01
Grand Total	1	214.42	6.46	42.67	150.90	11.16	165.29	165.29	01

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (SMT PARULATA B PATEL AND SMT ANITA R PATEL)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise	TERRACE FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	-	-	-
				SECOND FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	Residential FAR	Residential	Bungalow/ Dwelling / Non Apartment
				FIRST FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	Residential FAR	Residential	Bungalow/ Dwelling / Non Apartment
				GROUND FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	Residential FAR	Residential	Bungalow/ Dwelling / Non Apartment

LTP NAME AND SIGNATURE LAWRENCE FRANCIS JNAC/ARC/0003/2016	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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SubUse	Bungalow/ Dwelling / Non Apartment



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
LAWRENCE FRANCIS JNAC/ARC/0003/2016			