

Proposal Basic Information

Proposal File No.	SNPC/AR/028/W02/2019
Owner Name	JUDCO LTD.
Khata No	18
Plot No	801
Village Name	Norodh
Use	Residential
SubUse	EWS-Economically Weaker Section

AREA STATEMENT

VERSION NO.	1.0.42
VERSION DATE	20/04/2019
PROJECT DETAIL	
Region	JHARKHAND URBAN LOCAL BODIES
District	SERAIKELA
Authority	SARAKELA NAGAR PANCHAYAT
Plot Use	Residential
Plot SubUse	EWS-Economically Weaker Section
Plot Neighbourhood	NA
Inward No.	SNPC/AR/028/W02/2019
Plot/Suppl No.	801
Application Type	General Proposal
Project Type	Affordable Housing
Nature of Development	New
Location of Development Area	Old Area
East Plot No.	801
West Plot No.	NU
AREA DETAILS	
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	2742.03
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	320.98
Total	320.98
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity spaces)	(A-Deductions)
2421.95	
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)
2742.03	
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)
2742.03	
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	1371.02
Proposed Coverage Area (19.96 %)	547.26
Total Prop. Coverage Area (19.96 %)	547.26
Balance coverage area (30.04 %)	823.76
FAR CHECK	
Perm. FAR Area (1.50)	9591.11
Total Perm. FAR area	9591.11
Residential FAR	2189.03
Proposed FAR Area	2189.03
Total Proposed FAR Area	2189.03
Consumed FAR (Factor)	0.90
Balance FAR Area	7408.08
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	2326.56
ARCHITECT (Regd)	sm shahreyar
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	JUDCO LTD.
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 Green
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

Floor Name	J (K)		Total Proposed Built Up Area (Sq.m)	Total FAR Area (Sq.m)
	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)		
Ground Floor	547.26	547.26	547.26	547.26
First Floor	593.10	593.10	593.10	547.26
Second Floor	593.10	593.10	593.10	547.26
Third Floor	593.10	593.10	593.10	547.26
Terrace Floor	0.00	0.00	0.00	0.00
Total	2326.56	2189.04	2326.56	2189.04

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
J (K)	Residential	Low income group and EWS Housing	Non-Highrise

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.m)		Units		Car		Visitors Car		TwoWheeler	
			Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
J (K)	Residential	Low income group and EWS Housing	> 0	1	-	-	1	12	-	-	-	-
Total:			> 0	1	-	-	1	12	-	-	1	48

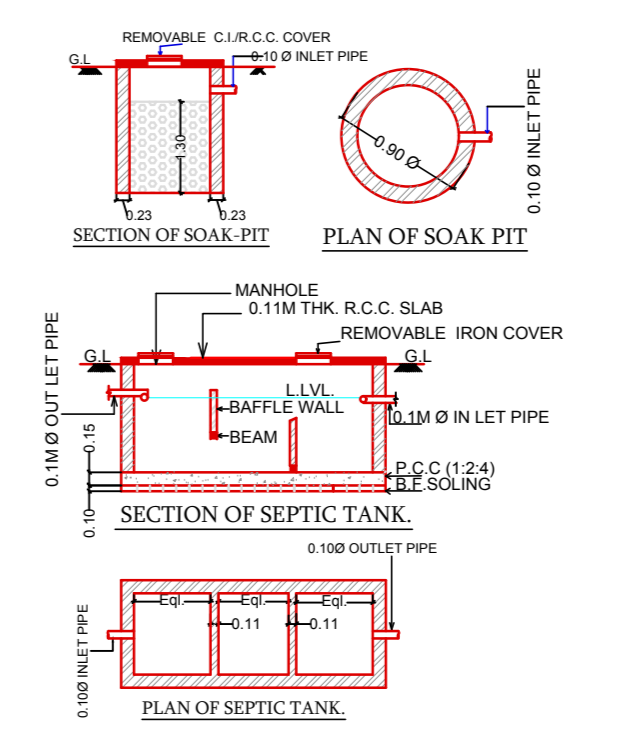
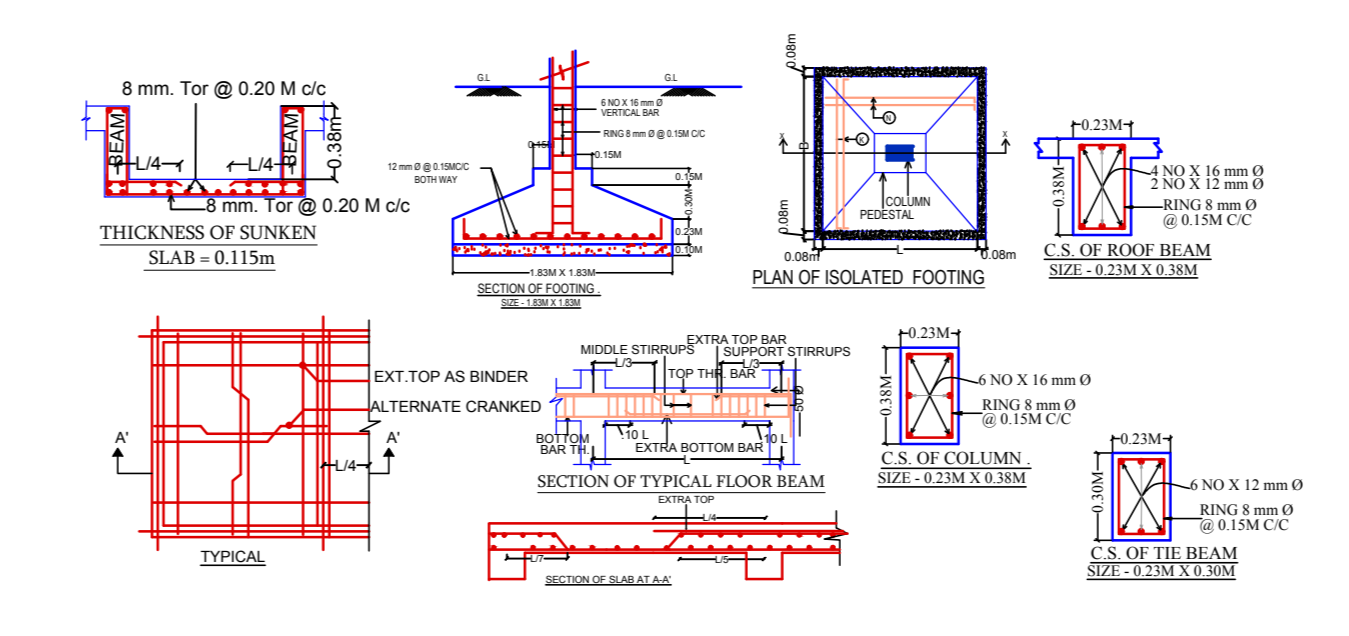
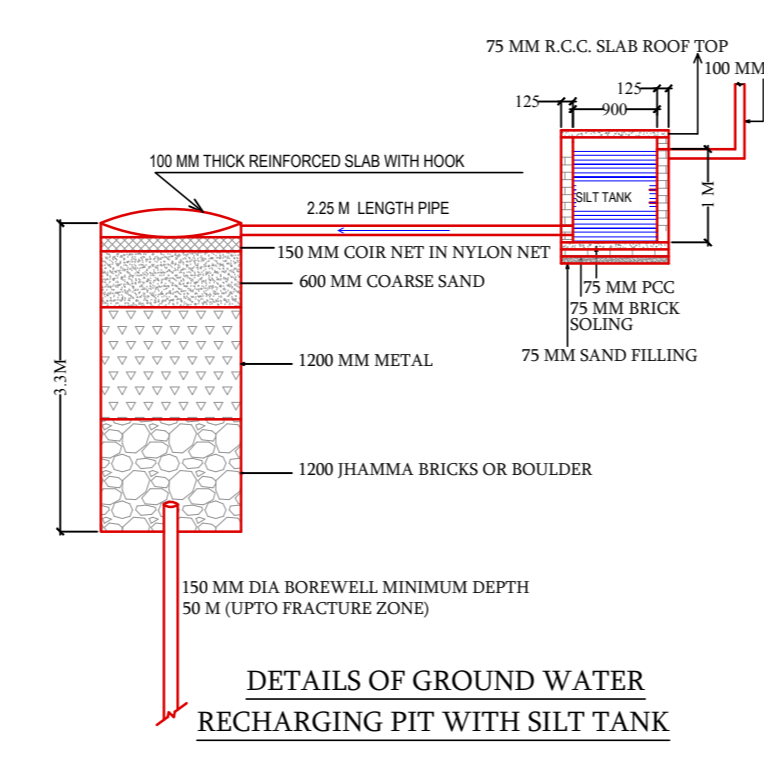
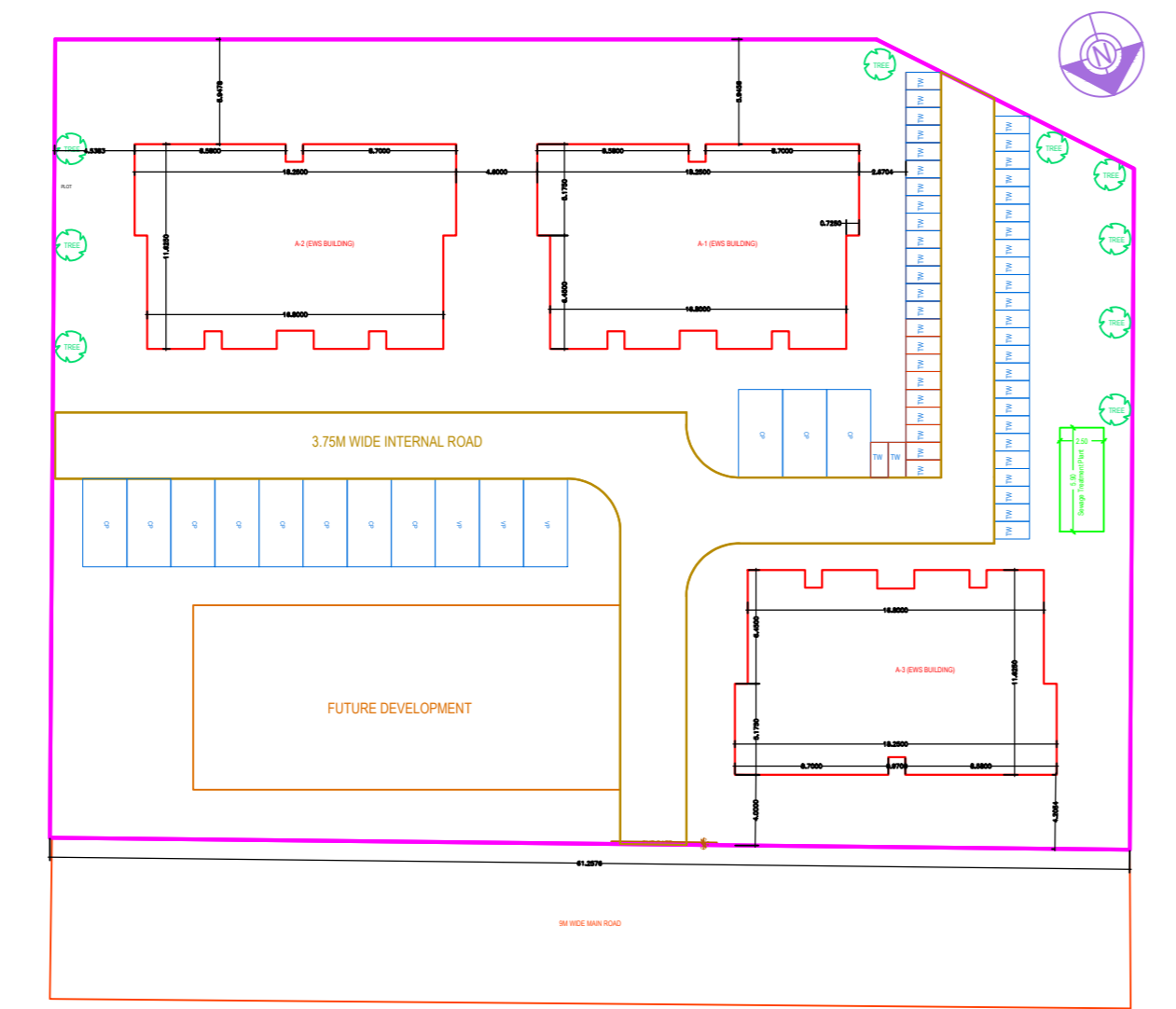
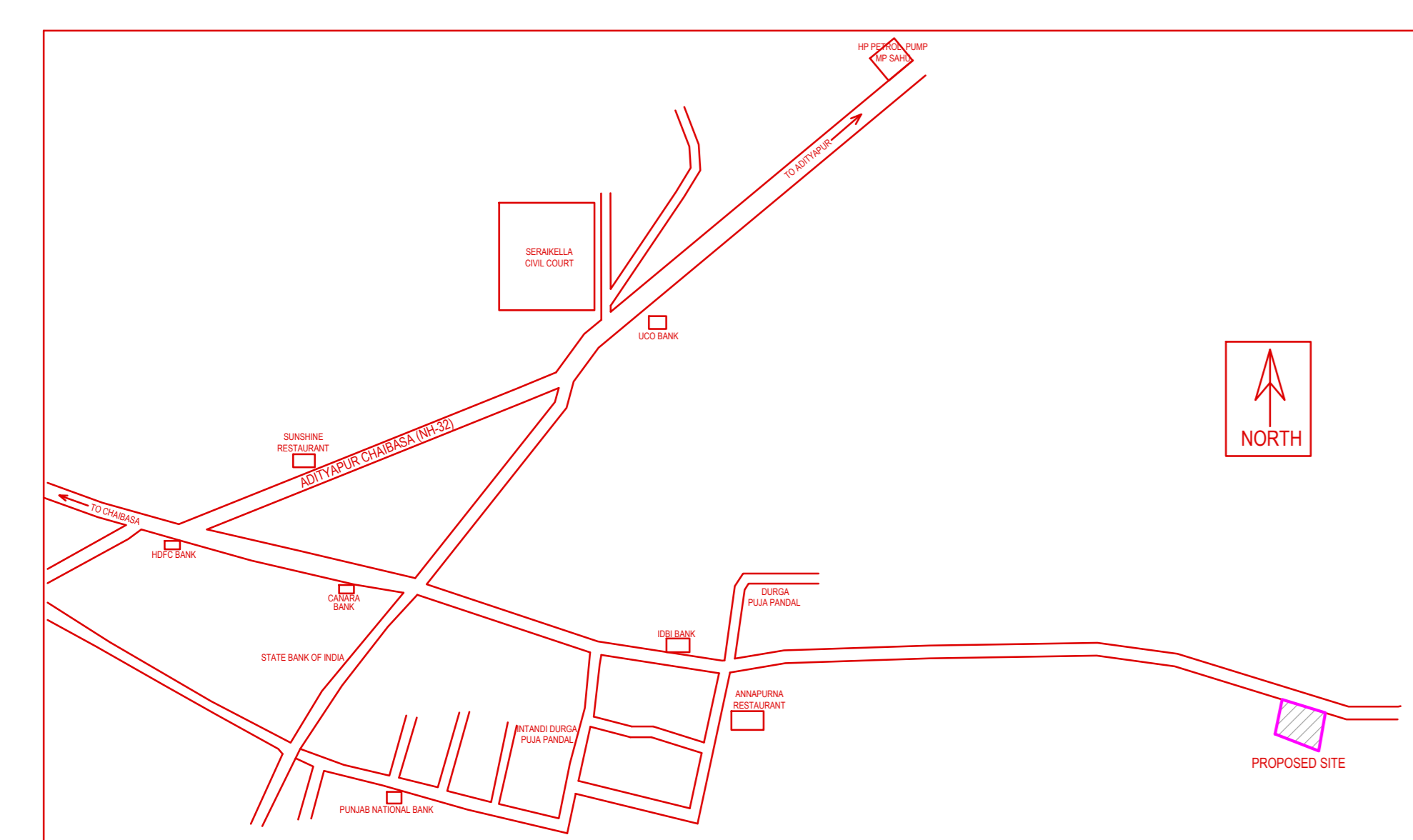
Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	12	150.00	12	150.00
Visitors Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	48	98.00
Total TwoWheeler	48	98.00	49	98.00
Total	271.00		396.00	

FAR & Tenement Details (Table 4c-1)

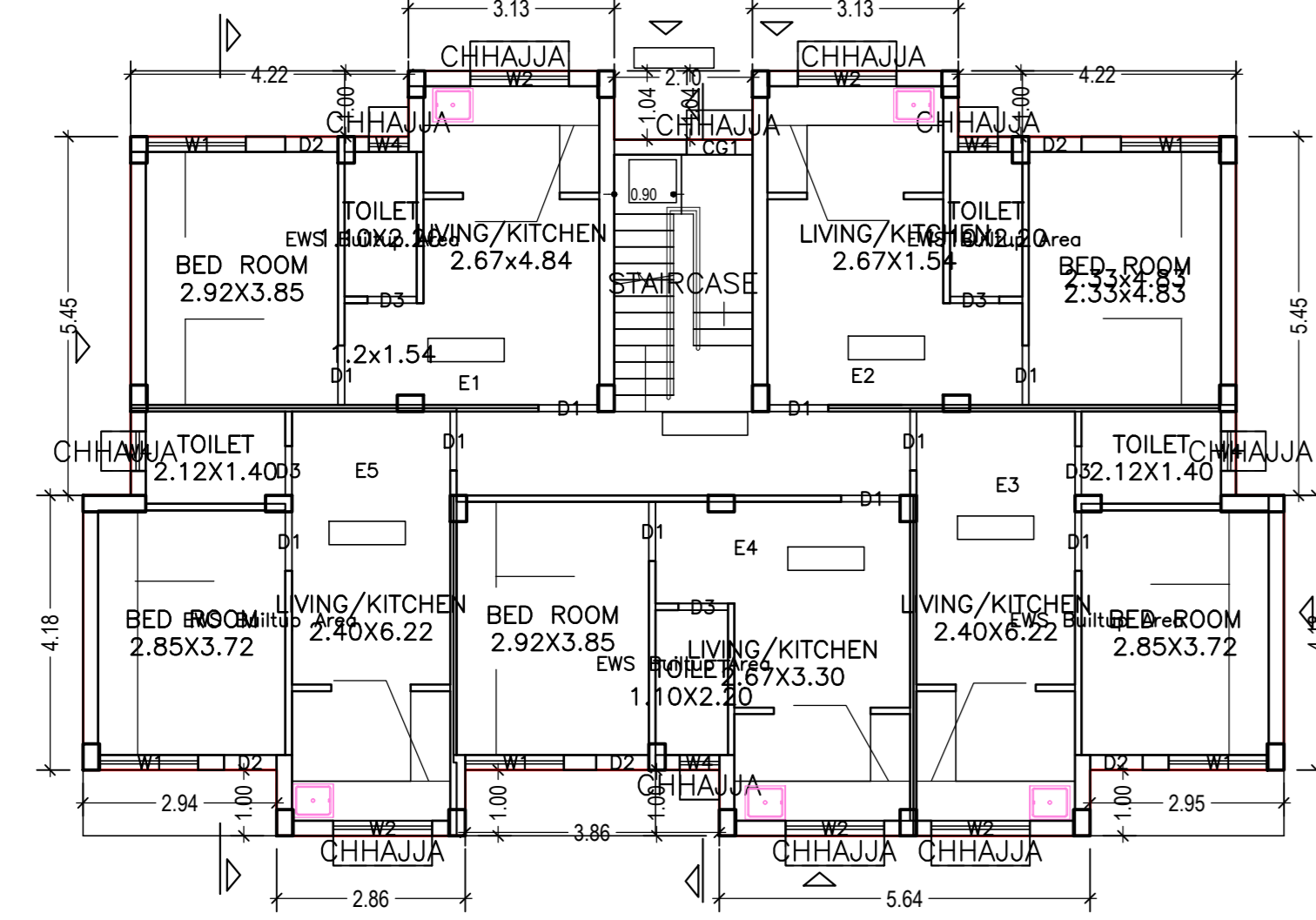
Building	No. of Same Bldg	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Total Consumed FAR Area (Sq.m)	Tenement (No.)	Carpet Area other than Tenement
J (K)	3	2326.56	137.52	2189.04	2189.04	2189.04	60	1062.18
Grand Total	3	2326.56	137.52	2189.04	2189.04	2189.04	60	1062.18

SITE PLAN

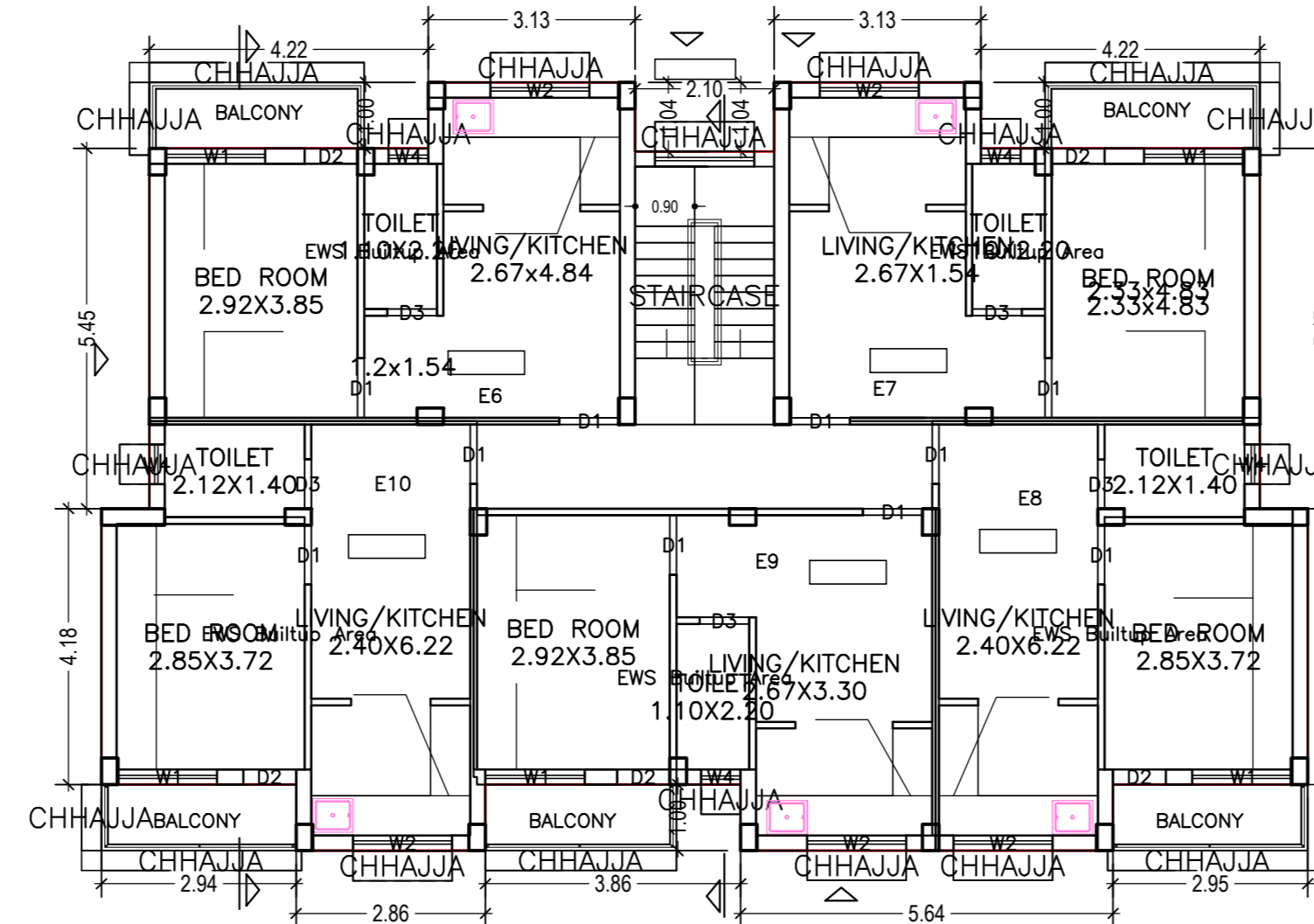


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
sm shahreyar SNPC/AR/028/W02/2018			

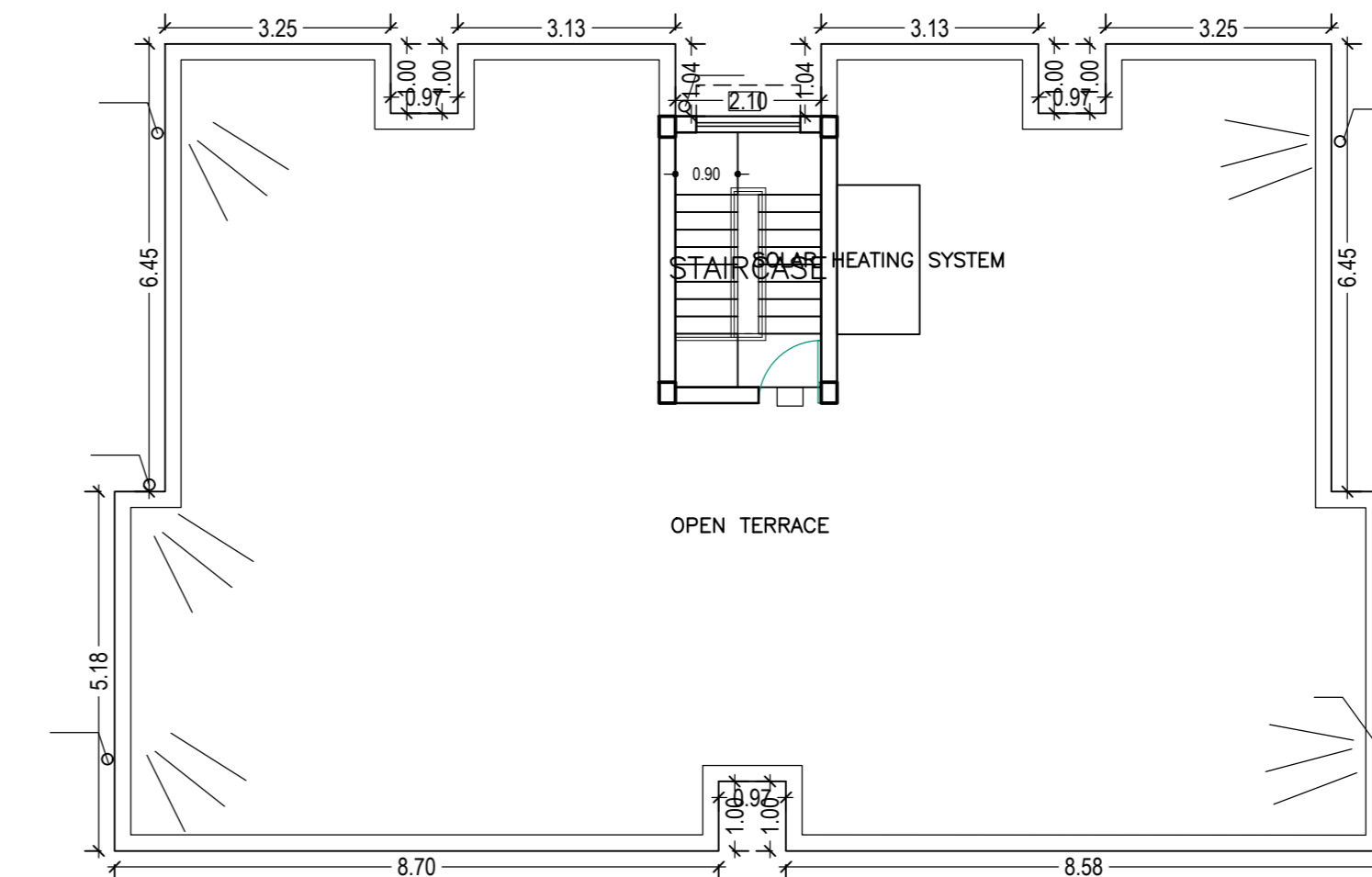
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GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Building :J (K)

Floor Name	Total Built Up Area (Sq.mt)	Deductions Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed FAR Area (Sq.mt)	Trmt (No.)	Carpet Area other than Tenement
Ground Floor	182.42	0.00	182.42	182.42	182.42	05	32.76
First Floor	197.70	15.28	182.42	182.42	182.42	05	107.10
Second Floor	197.70	15.28	182.42	182.42	182.42	05	107.10
Third Floor	197.70	15.28	182.42	182.42	182.42	05	107.10
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00	0.00
Total	775.52	45.84	729.68	729.68	729.68	20	354.95
Total Number of Same Buildings	3						
Total	2326.56	137.52	2189.04	2189.04	2189.04	60	1062

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
J (K)	D3	0.75	2.10	20
J (K)	D2	0.80	2.10	20
J (K)	D1	0.90	2.10	40

SCHEDULE OF WINDOW/VENTILATION:

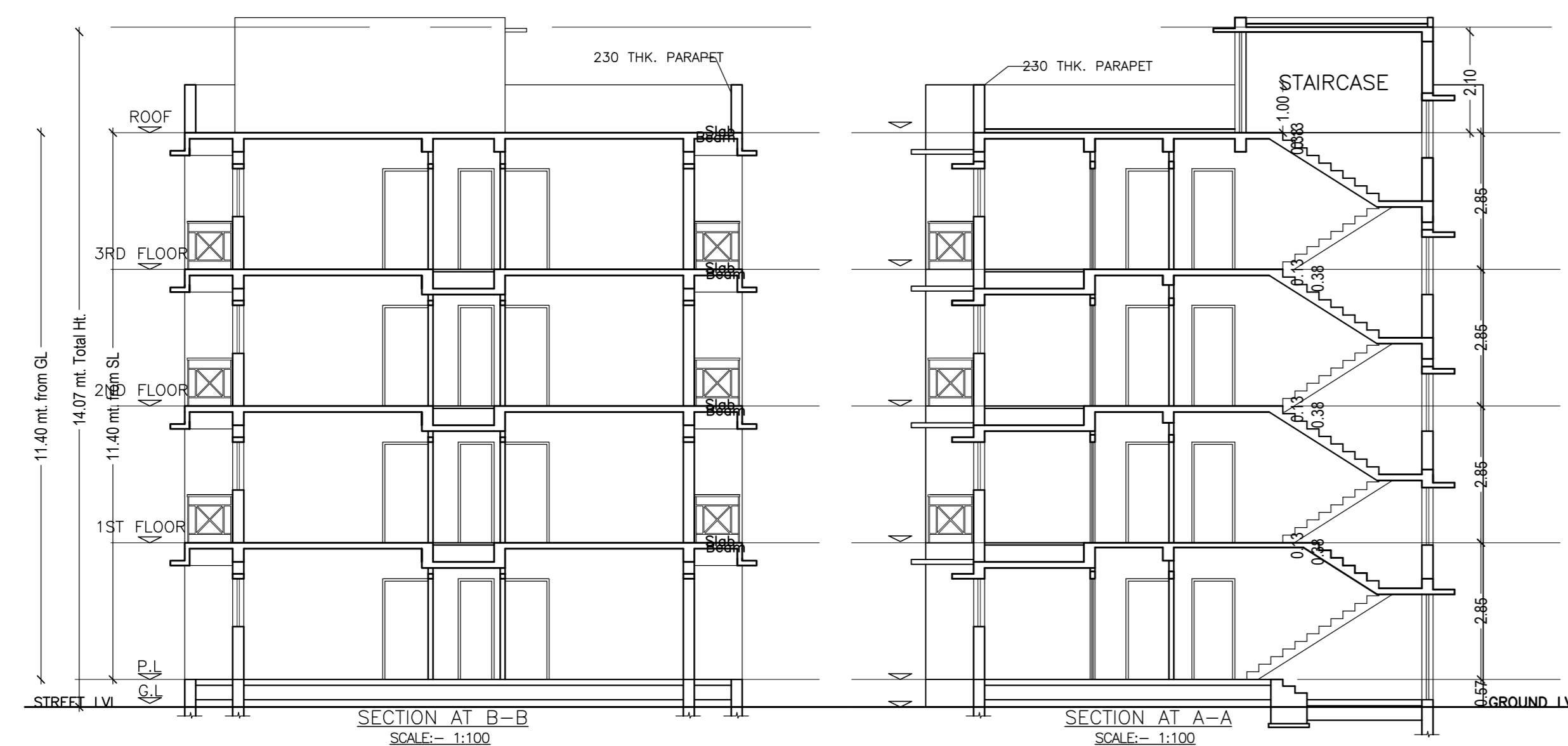
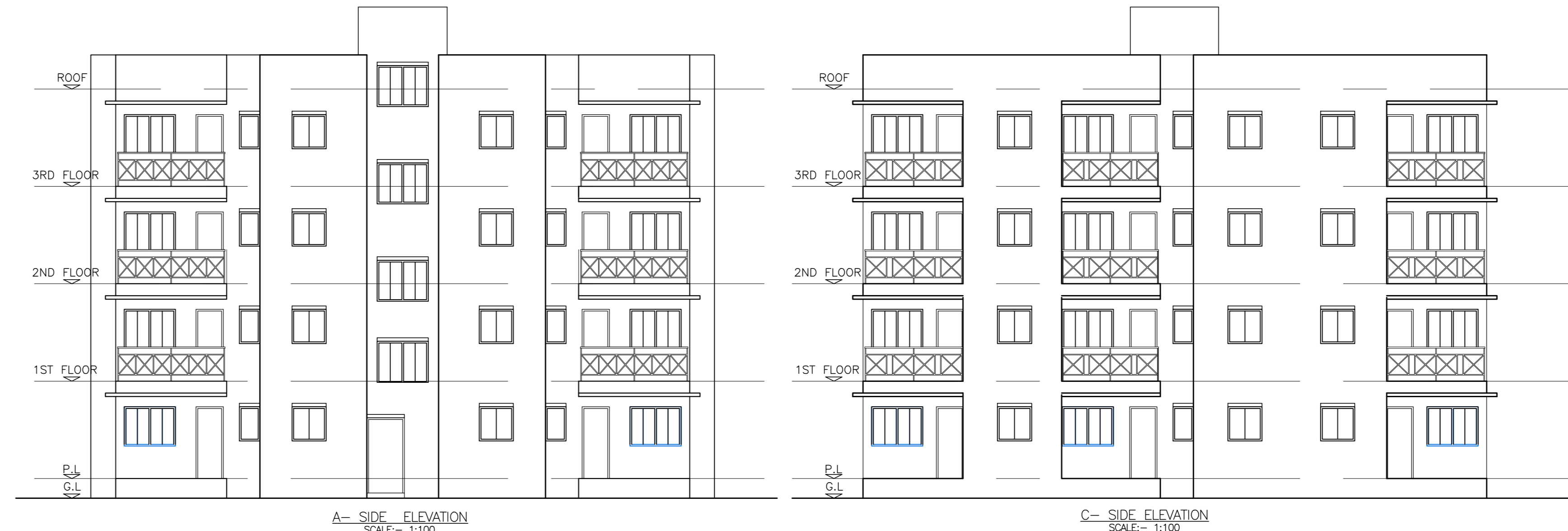
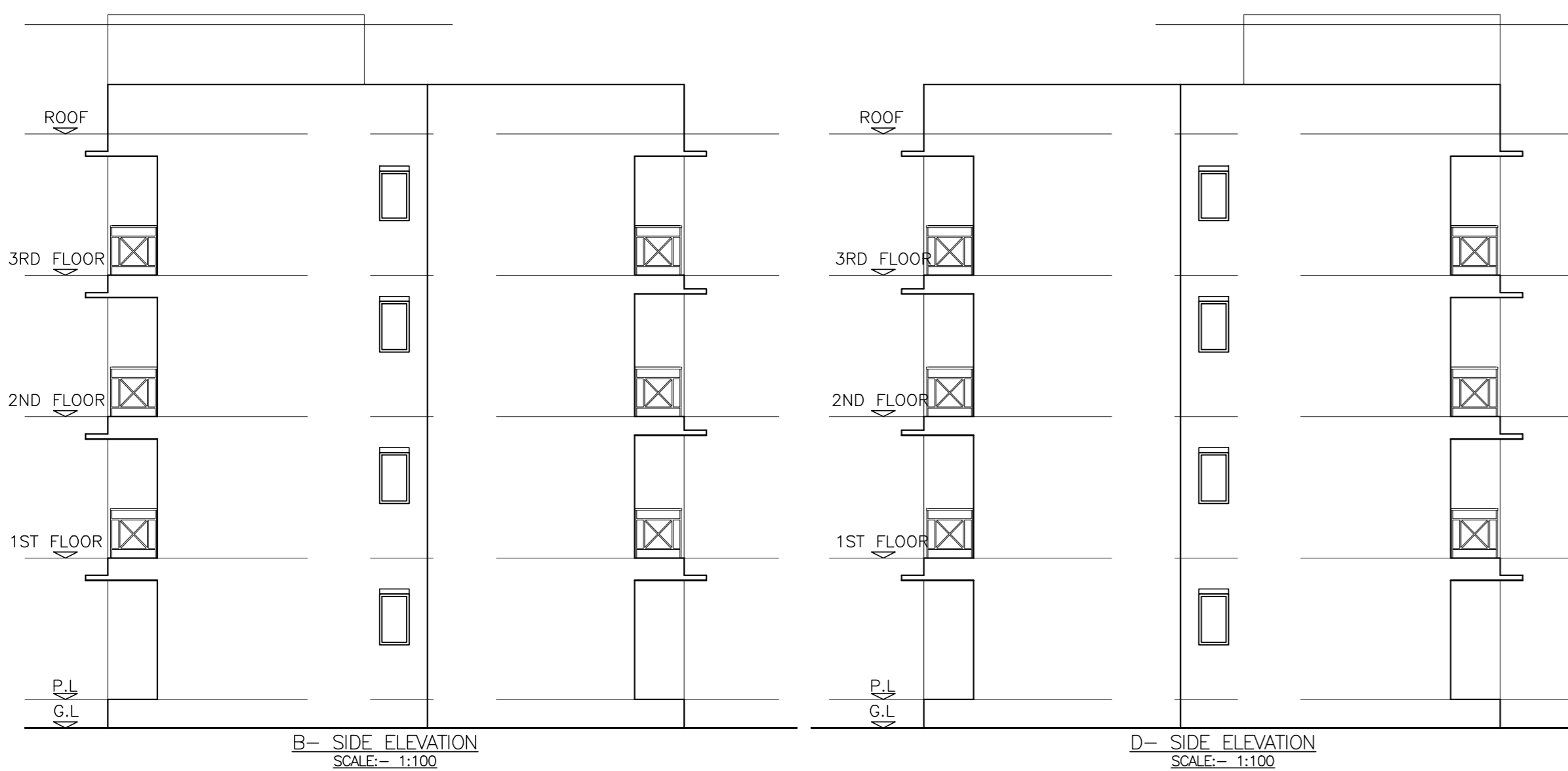
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
J (K)	W4	0.60	1.00	20
J (K)	W2	1.50	1.00	20
J (K)	W1	1.50	1.20	20

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3 FLOOR PLAN	1.00 X 2.89 X 1 X 3	8.67	45.87
	1.00 X 2.95 X 2 X 3	17.70	
	1.00 X 3.25 X 2 X 3	19.50	
Total			45.87

UnitBUA Table for Building :J (K)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	E1	EWS UNIT	33.57	28.76	3	5
	E2	EWS UNIT	33.57	28.83	3	
	E3	EWS UNIT	32.76	28.90	3	
	E4	EWS UNIT	32.28	28.91	3	
	E5	EWS UNIT	32.81	28.84	3	
TYPICAL - 1, 2, 3 FLOOR PLAN	E10	EWS UNIT	38.78	28.83	3	15
	E6	EWS UNIT	36.82	28.78	3	
	E7	EWS UNIT	36.82	28.80	3	
	E8	EWS UNIT	35.70	28.65	3	
Total			714.35	575.78	60	20



LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
sm shahreyar SNPC/ARC/0008/2018			