

Proposal Basic Information

Proposal File No.	JNAC/BP/0092/W1/2024
Owner Name	GAYATRI MANDALBIKRAMADITYA MANDALBHOLA NATH MANDAL PRATIMA MANDAL
Khata No	113 NEW, 4 OLD
Plot No	632 new,21 old
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment

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 (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise	PARKING FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-
				TYPICAL - 1-2, 3, 4 & 5 FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
				TERRACE FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-

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 (BUILDING)	Residential	Residential Bldg/Apartment	> 0	1	20.00	1.00	20	-	-	-	-
			> 0	1	20.00	-	-	-	1	2	20
			> 0	1	20.00	-	-	-	2	3	-
Total :			-	-	-	-	20	21	-	20	22

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	21	262.50
Total Car	20	250.00	21	262.50
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	2	25.00	3	37.50
TwoWheeler	-	-	22	44.00
Total TwoWheeler	20	40.00	22	44.00
Other Parking	-	-	-	185.00
Total		315.00		573.00

FAR & Tenement Details

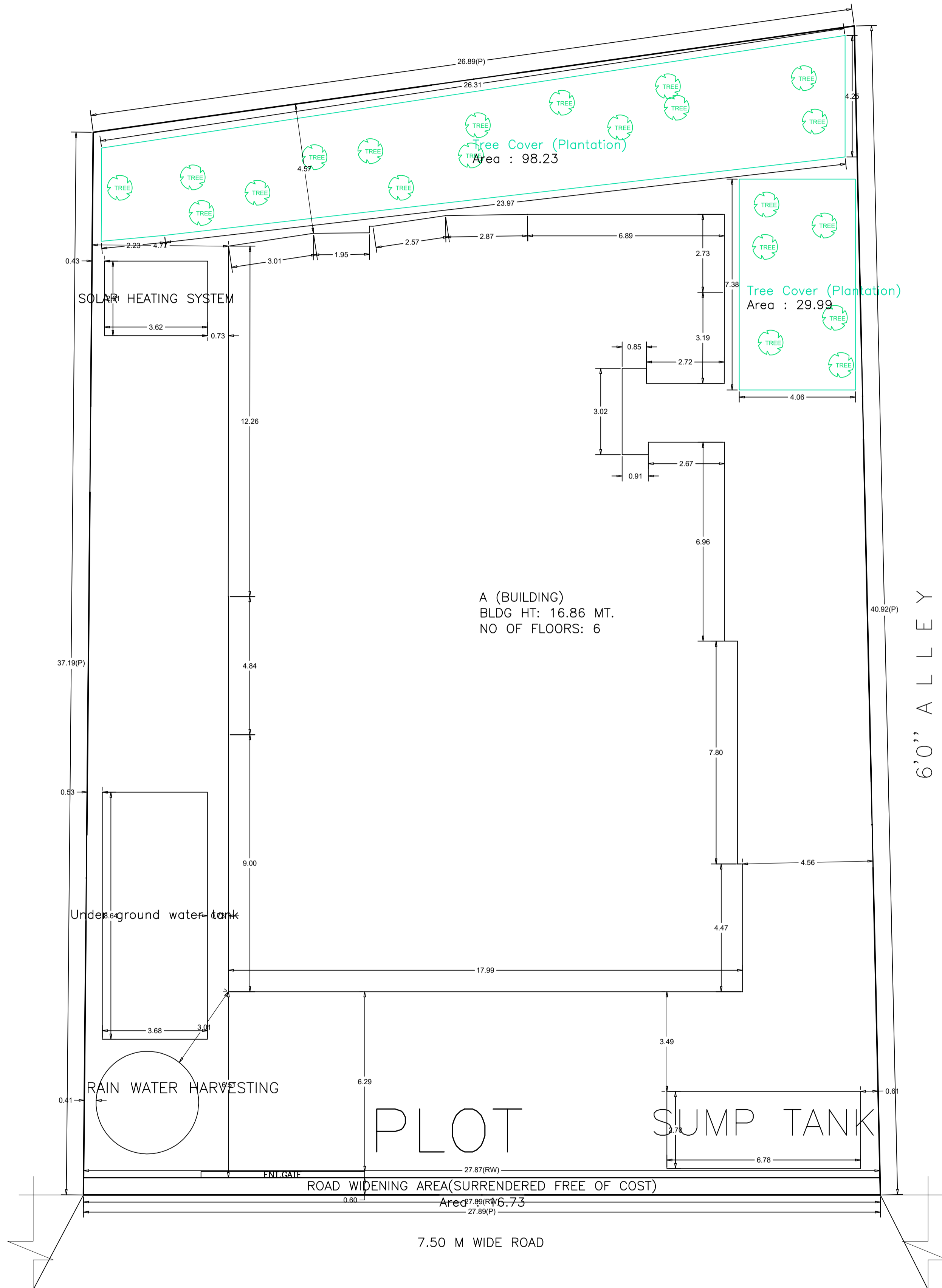
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
					StairCase	Lift	Parking				
A (BUILDING)	1	2833.56	41.75	2791.81	82.44	41.15	447.49	2212.50	2220.73	2220.73	20
Grand Total	1	2833.56	41.75	2791.81	82.44	41.15	447.49	2212.50	2220.73	2220.73	20

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.74	VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN	Plot Use: Residential	
LOCAL BODIES	Plot SubUse: Residential Bldg/Apartment	
District: EAST SINGHBHUM	Plot/Nearby/Religious Structure: NA	
Authority: JAMSHEDPUR NAC	Plot/SubPlot No: 632 new,21 old	
Inward No: JNAC/BP/0092/W1/2024	North: Road Width - 6.00	
Application Type: General Proposal	South: Road Width - 7.5	
Project Type: Building Permission	East: Plot No - 631	
Nature of Development: New	West: Road Width - 4.8	
Location of Development Area: Old Area		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 1064.95
Deduction for NetPlot Area		
Surrender Free of Cost		16.73
Total		16.73
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1048.22
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		16.73
Common Plot		128.22
Total		144.95
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	920.00
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1048.22
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	1064.95
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		524.11
Proposed Coverage Area ( 44.44 % )		465.81
Total Prop. Coverage Area ( 44.44 % )		465.81
Balance coverage area ( 5.56 % )		58.30
FAR CHECK		
Perm. FAR Area ( 2.500 )		2662.38
Total Perm. FAR area		2662.38
Residential FAR		2212.49
Proposed FAR Area		2220.73
Total Proposed FAR Area		2220.73
Consumed FAR (Factor)		2.09
Balance FAR Area		441.65
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2791.81
ARCHITECT (Regd)		
ARCHITECT (Regd)	SUMANA BASACK	
ENGINEER (Regd)		
ENGINEER (Regd)		
SUPERVISOR (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		
OWNER (Regd)	GAYATRI MANDALBIKRAMADITYA MANDALBHOLA NATH MANDAL PRATIMA MANDAL	
DEVELOPMENT AUTHORITY		
DEVELOPMENT AUTHORITY	LOCAL BODY	

COLOR INDEX	
PLOT BOUNDARY	[Red Line]
ABUTTING ROAD	[Green Line]
PROPOSED CONSTRUCTION	[Blue Line]
COMMON PLOT	[Yellow Line]
ROAD WIDENING AREA	[Orange Line]
EXISTING (To be retained)	[Purple Line]
EXISTING (To be demolished)	[Pink Line]

Buildingwise Floor FAR Details

Floor Name	Building Name A (BUILDING)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Parking Floor	465.81	8.23	465.81	8.23
First Floor	465.20	442.50	465.20	442.50
Second Floor	465.20	442.50	465.20	442.50
Third Floor	465.20	442.50	465.20	442.50
Fourth Floor	465.20	442.50	465.20	442.50
Fifth Floor	465.20	442.50	465.20	442.50
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2791.81	2220.73	2791.81	2220.73



SITE PLAN SCALE - 1:100

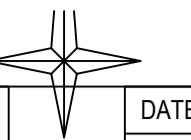
SITE PLAN

LTP NAME AND SIGNATURE SUMANA BASACK JNAC/ARC/0011/2017	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL
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Name : Krishn Kumar  
Designation : Special Officer  
Organization : Personal





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Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment

Building :A (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trnmt (No.)
				StairCase	Lift	Parking				
Parking Floor	465.81	0.00	465.81	10.09	0.00	447.49	0.00	8.23	8.23	00
First Floor	473.55	8.35	465.20	14.47	8.23	0.00	442.50	442.50	442.50	04
Second Floor	473.55	8.35	465.20	14.47	8.23	0.00	442.50	442.50	442.50	04
Third Floor	473.55	8.35	465.20	14.47	8.23	0.00	442.50	442.50	442.50	04
Fourth Floor	473.55	8.35	465.20	14.47	8.23	0.00	442.50	442.50	442.50	04
Fifth Floor	473.55	8.35	465.20	14.47	8.23	0.00	442.50	442.50	442.50	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	2833.56	41.75	2791.81	82.44	41.15	447.49	2212.50	2220.73	2220.73	20
Total Number of Same Buildings	1									
Total:	2833.56	41.75	2791.81	82.44	41.15	447.49	2212.50	2220.73	2220.73	20

SCHEDULE OF DOOR:

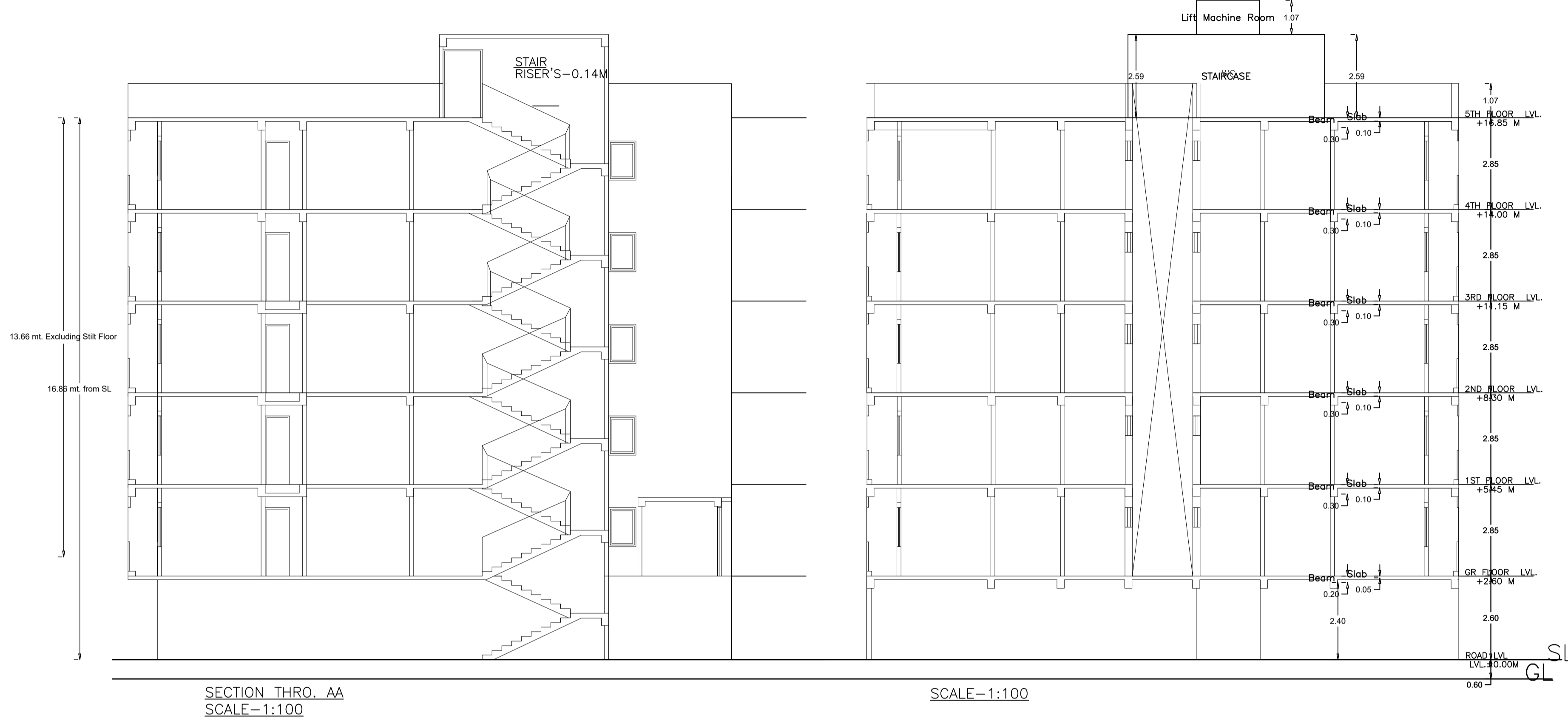
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.63	2.10	05
A (BUILDING)	D2	0.70	2.10	05
A (BUILDING)	D	0.74	2.10	05
A (BUILDING)	D2	0.75	2.10	75
A (BUILDING)	D2	0.76	2.10	10
A (BUILDING)	D2	0.77	2.10	05
A (BUILDING)	D1	0.90	2.10	90
A (BUILDING)	D	0.91	2.10	10
A (BUILDING)	D1	0.91	2.10	45
A (BUILDING)	D	1.15	2.10	05
A (BUILDING)	D	1.22	2.10	05

SCHEDULE OF WINDOW/VENTILATION:

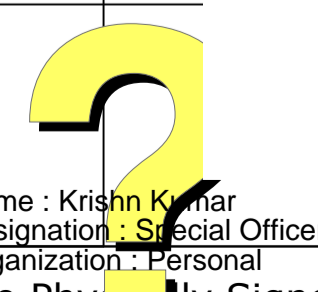
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.61	1.20	50
A (BUILDING)	V	0.74	1.20	05
A (BUILDING)	W0	0.76	1.20	05
A (BUILDING)	W	0.87	1.20	05
A (BUILDING)	V	0.89	1.20	05
A (BUILDING)	W2	0.97	1.20	10
A (BUILDING)	W0	0.97	1.20	05
A (BUILDING)	W2	1.09	1.20	05
A (BUILDING)	W	1.11	1.20	05
A (BUILDING)	W1	1.22	1.20	35
A (BUILDING)	W	1.22	1.20	10
A (BUILDING)	W4	1.22	1.20	05
A (BUILDING)	W2	1.22	1.20	05
A (BUILDING)	W3	1.27	1.20	05
A (BUILDING)	W5	1.33	1.20	05
A (BUILDING)	W2	1.33	1.20	05
A (BUILDING)	W	1.47	1.20	05
A (BUILDING)	W	1.52	1.20	10
A (BUILDING)	W	1.53	1.20	45
A (BUILDING)	W	1.75	1.20	05
A (BUILDING)	W	1.85	1.20	05

UnitBUA Table for Building :A (BUILDING)

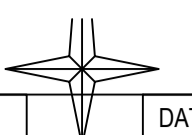
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1- 2, 3, 4 & 5 FLOOR PLAN	SPLIT unit-2	FLAT	53.31	53.10	8	20
	SPLIT unit-3	FLAT	64.92	64.82	8	
	unit-1	FLAT	128.98	128.84	17	
	unit-4	FLAT	141.96	141.83	21	
Total:	-	-	1945.87	1942.97	270	20



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL
SUMANA BASACK JNAC/ARC/0011/2017			



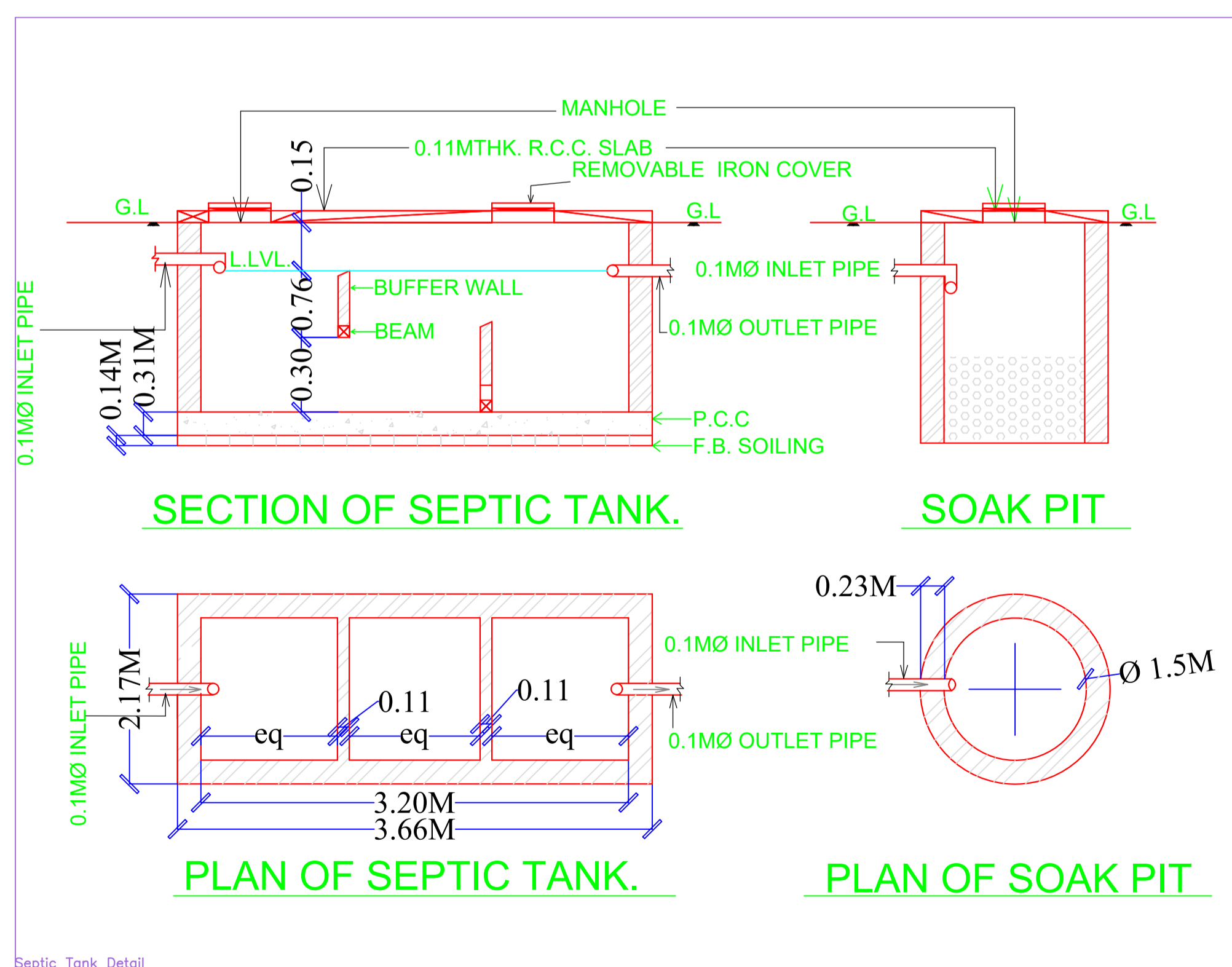
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SIDE ELEVATION  
SCALE - 1:100



Septic Tank Detail

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