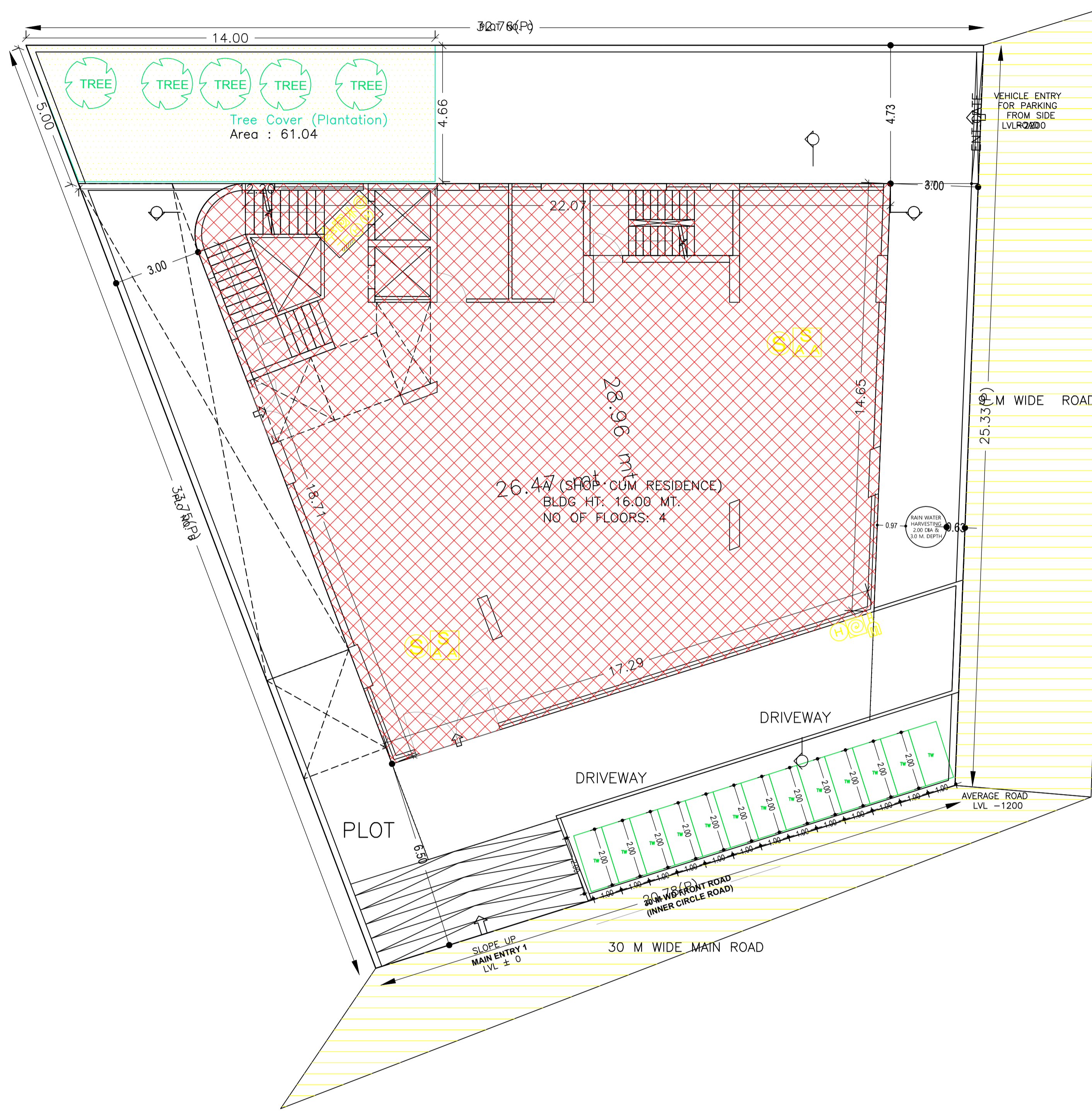


Proposal Basic Information	
Proposal File No.	JNAC/BP/0122/W3/2018
Owner Name	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR SINHA
Khata No	85
Plot No	1169
Village Name	Bisthupur
Use	Commercial
SubUse	Shop cum residence



SITE PLAN SHOWING GROUND FLOOR PLAN / 30.08.18

SITE PLAN

AREA STATEMENT		VERSION NO. : 1.0.35
JAMSHEDPUR NAC		VERSION DATE: 13/03/2019
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: EAST SINGHBHUM	Plot SubUse: Shop cum residence	
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA	
Inward No: JNAC/BP/0122/W3/2018	Plot/SubPlot No: 1169	
Application Type: General Proposal	North: Road Width - 30	
Project Type: Building Permission	South: Plot No. - PLOT NO. C	
Nature of Development: New	East: Plot No. - PLOT NO. B	
Location of Development Area: Old Area	West: Road Width - 9	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 764.44
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	764.44
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		61.04
Total		61.04
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	703.40
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	764.44
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	764.44
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		382.22
Proposed Coverage Area (45.87 %)		350.64
Total Prop. Coverage Area (45.87 %)		350.64
Balance coverage area (4.13 %)		31.58
FAR CHECK		
Perm. FAR Area (3.00)		2293.32
Total Perm. FAR area		2293.32
Residential FAR		343.49
Commercial FAR		1076.50
Proposed FAR Area		1452.59
Total Proposed FAR Area		1452.59
Consumed FAR (Factor)		1.90
Balance FAR Area		838.16
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2409.74
ARCHITECT (Regd)	Vineet Sinha	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR SINHA	
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)	Pink

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	A (SHOP CUM RESIDENCE)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement First Floor	419.47	16.30	419.47	16.30
Basement Second Floor	419.47	16.30	419.47	16.30
Ground Floor	361.51	350.64	361.51	350.64
First Floor	361.51	344.16	361.51	344.16
Second Floor	436.60	381.70	436.60	381.70
Third Floor	411.17	343.49	411.17	343.49
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2409.73	1452.59	2409.73	1452.59

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (SHOP CUM RESIDENCE)	Commercial	Commercial Bldg	Non-Highrise

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 (SHOP CUM RESIDENCE)	Commercial Bldg	Commercial Bldg	>0	100	973.39	1	7	-	-	-	-
			>0	100	973.39	-	-	-	-	-	1
	Residential Bldg/Apartment	>0	1	1.00	1	1	-	-	-	-	-
Total :			>0	1	1.00	-	-	-	1	1	-
			>0	1	1.00	-	-	-	-	-	-
				-	-	-	8	12	-	1	1

Parking Check (Table 7b)

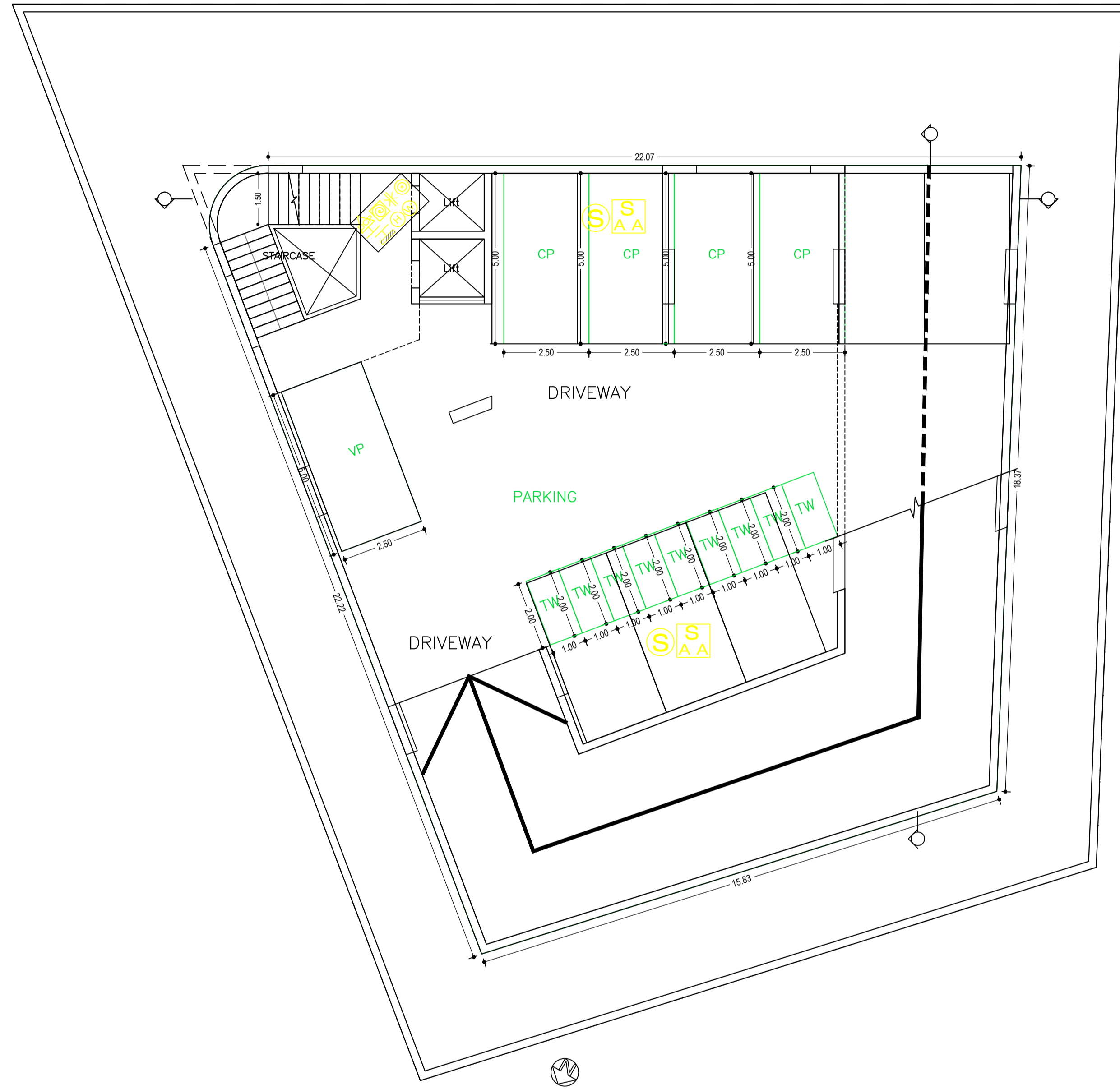
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	12	150.00
Total Car	8	100.00	12	150.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	22	44.00
Total TwoWheeler	22	44.00	22	44.00
Other Parking	-	-	-	446.58
Total		156.50		709.58

FAR & Tenement Details (Table 4c-1)

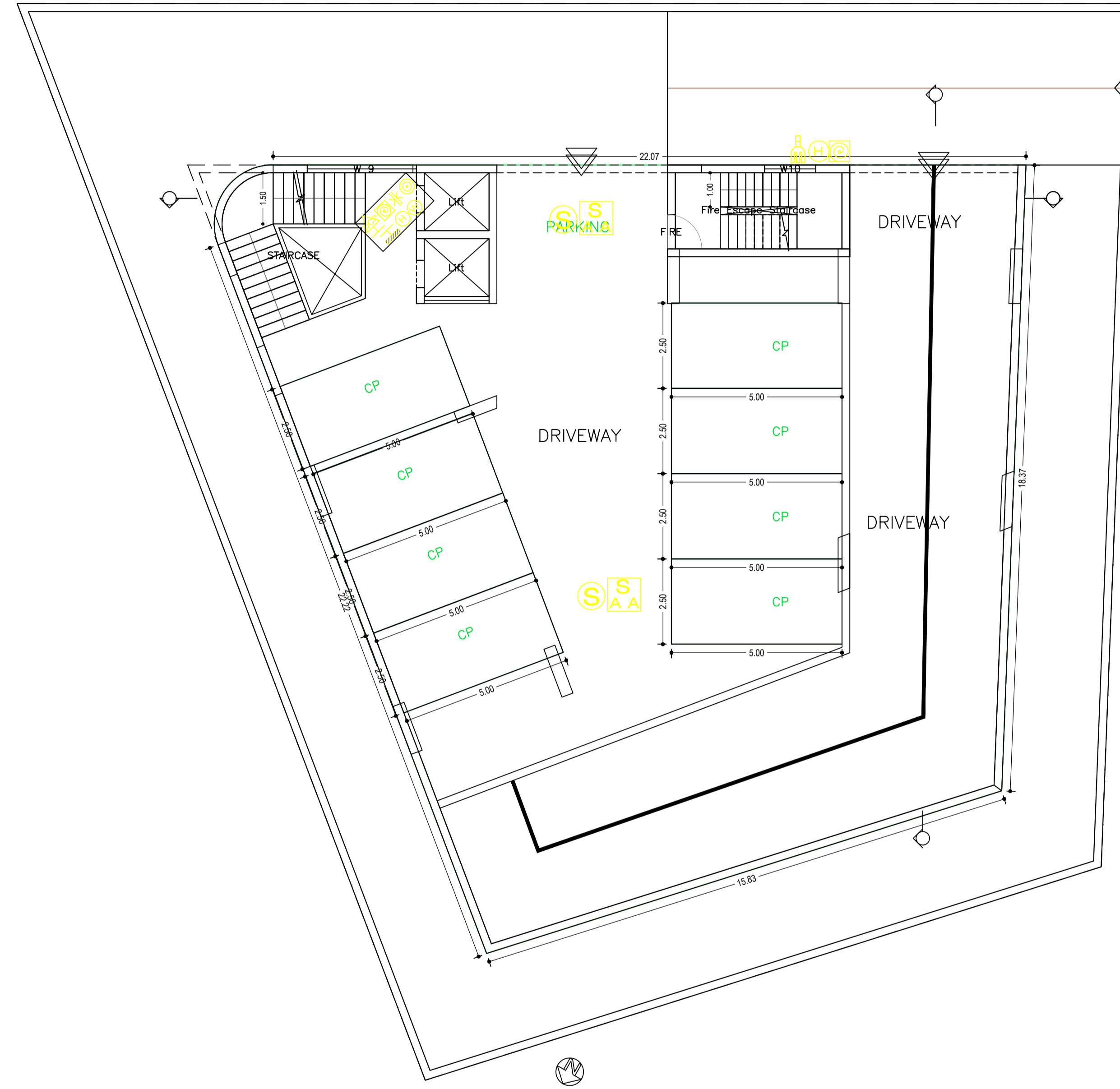
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trrmt (No.)
					StairCase	Lift	Balcony	Parking	Resi.	Commercial				
A (SHOP CUM RESIDENCE)	1	2427.73	18.00	2409.73	54.41	32.28	87.89	627.08	343.49	1076.50	32.60	1452.59	1452.59	04
Grand Total	1	2427.73	18.00	2409.73	54.41	32.28	87.89	627.08	343.49	1076.50	32.60	1452.59	1452.59	04

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNAC/ARC/0020/2017			

Proposal Basic Information	
Proposal File No.	JNAC/BP/0122/W3/2018
Owner Name	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUM SINHA
Khata No	85
Plot No	1169
Village Name	Bisthupur
Use	Commercial
SubUse	Shop cum residence



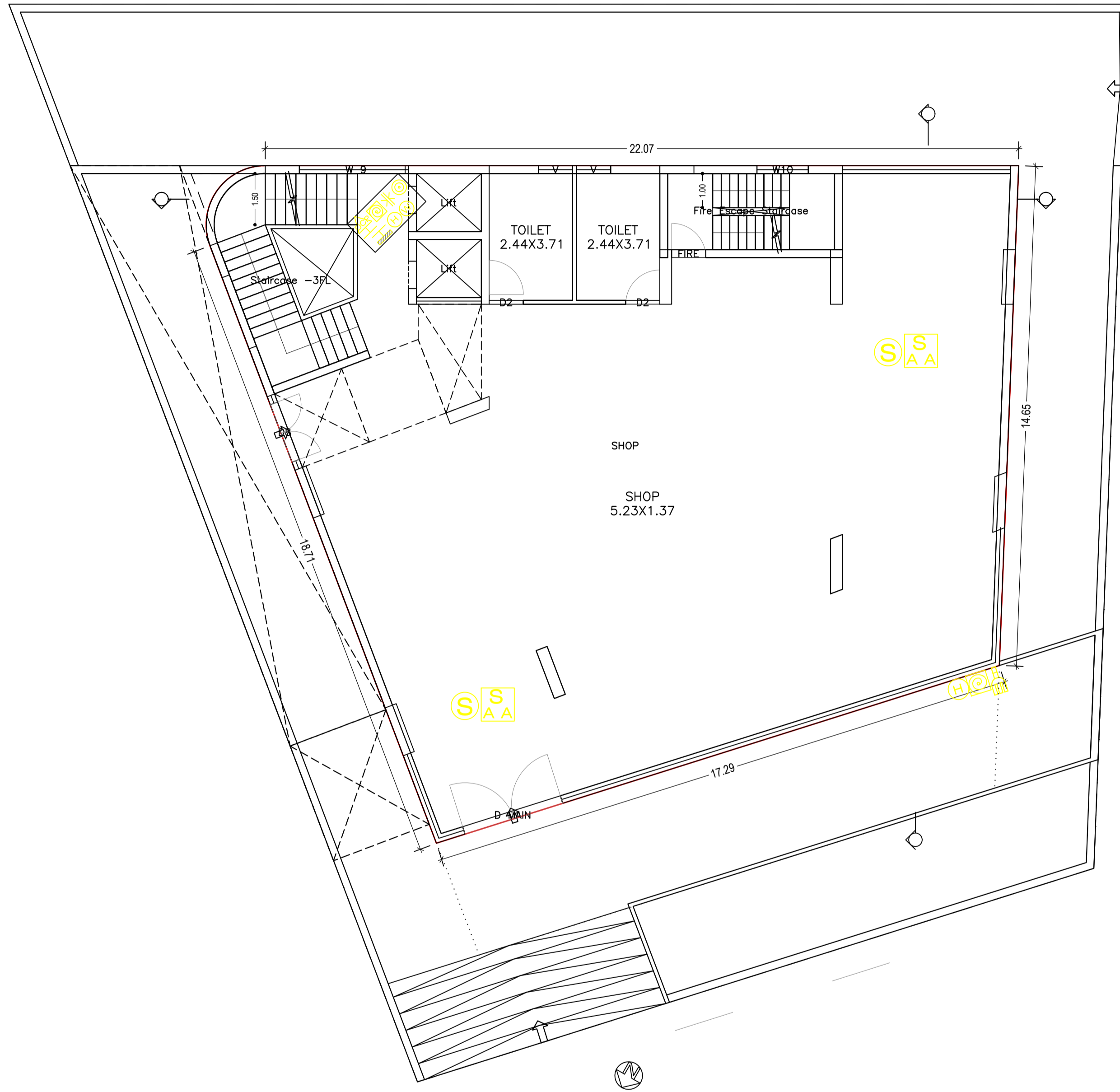
BASEMENT SECOND FLOOR PLAN
(SCALE 1:100)



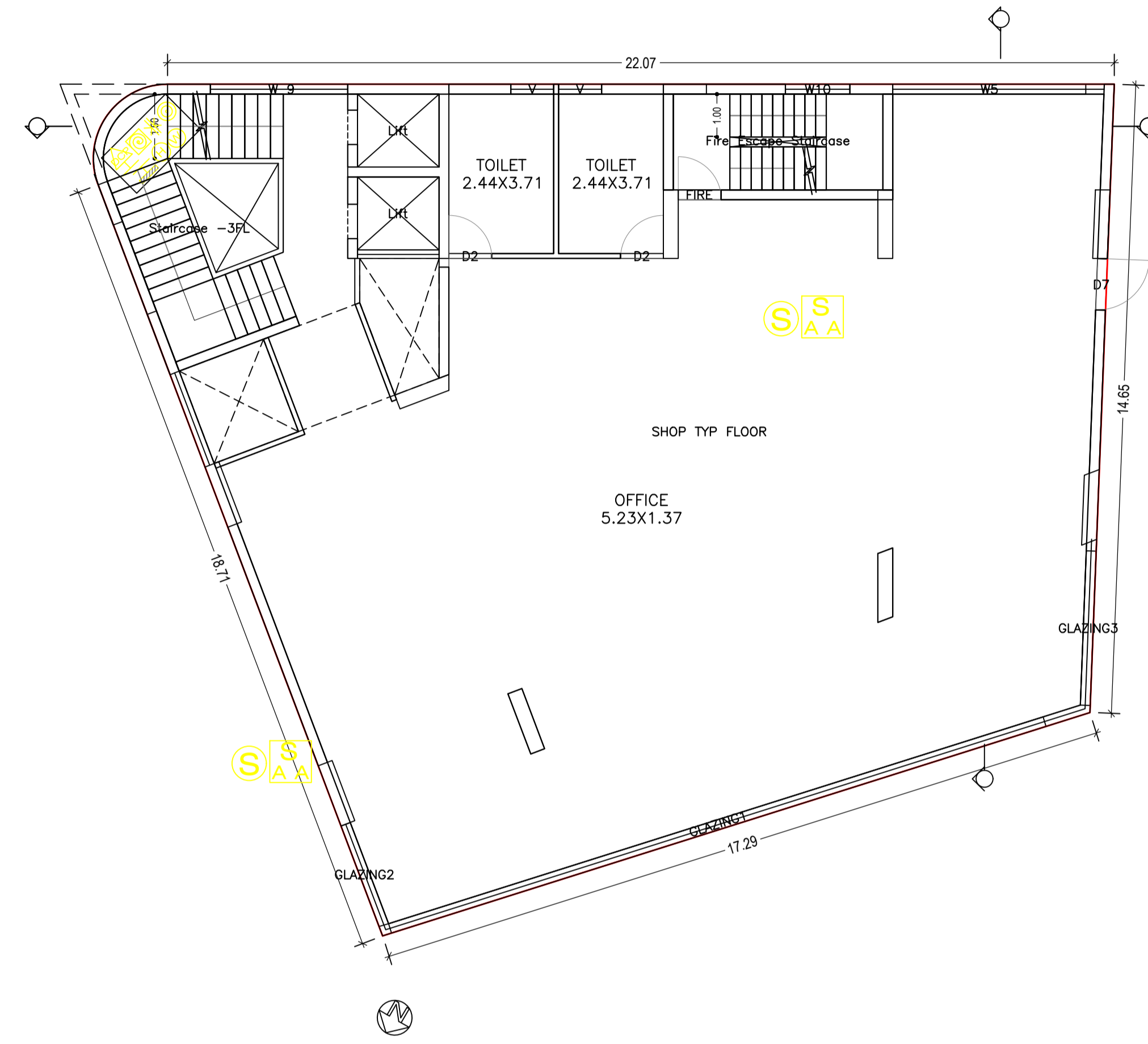
BASEMENT FIRST FLOOR PLAN
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNAC/ARC/0020/2017			

Proposal Basic Information	
Proposal File No.	JNAC/BP/0122/W3/2018
Owner Name	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR SINHA
Khata No	85
Plot No	1169
Village Name	Bisthupur
Use	Commercial
SubUse	Shop cum residence



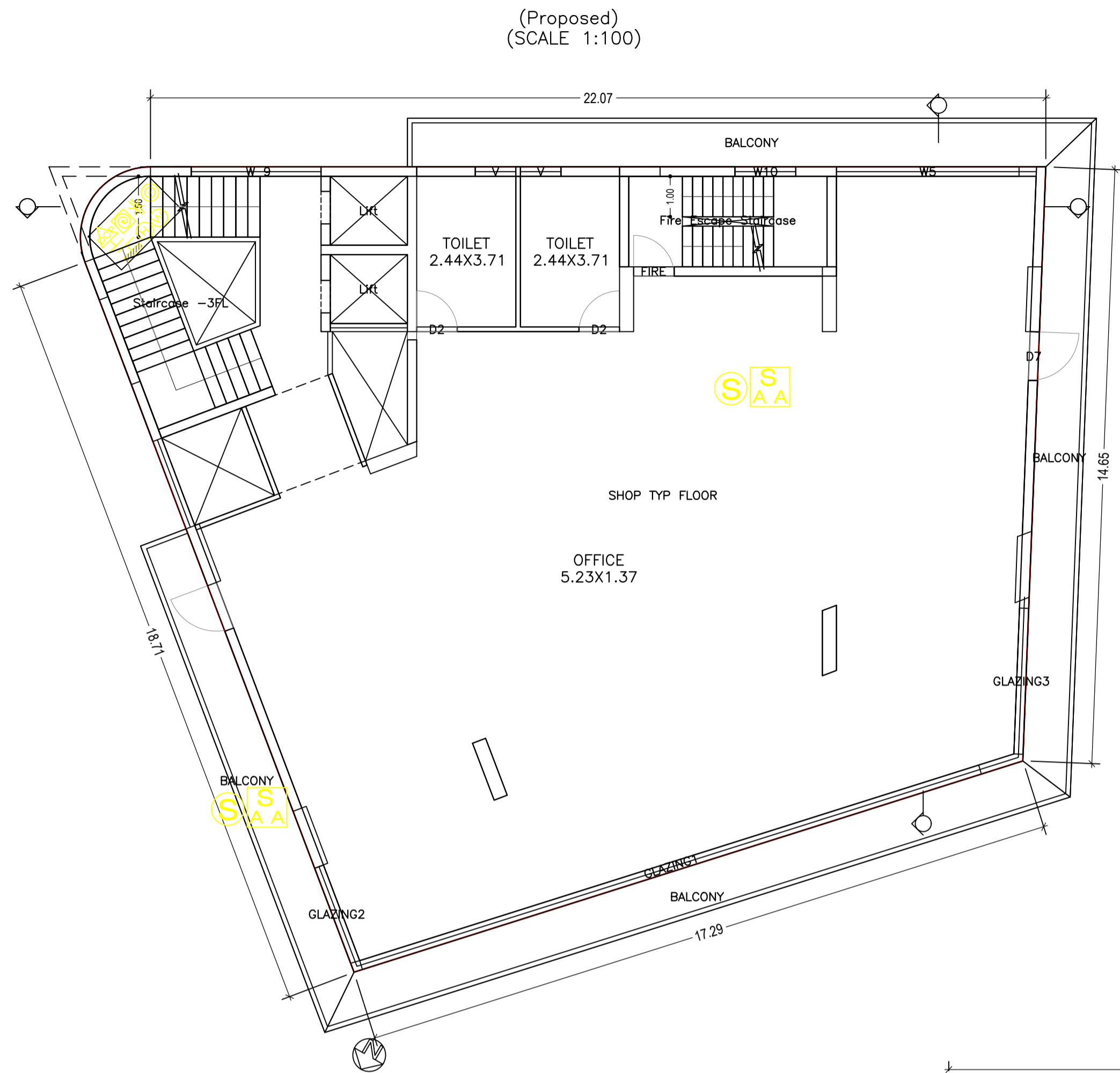
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



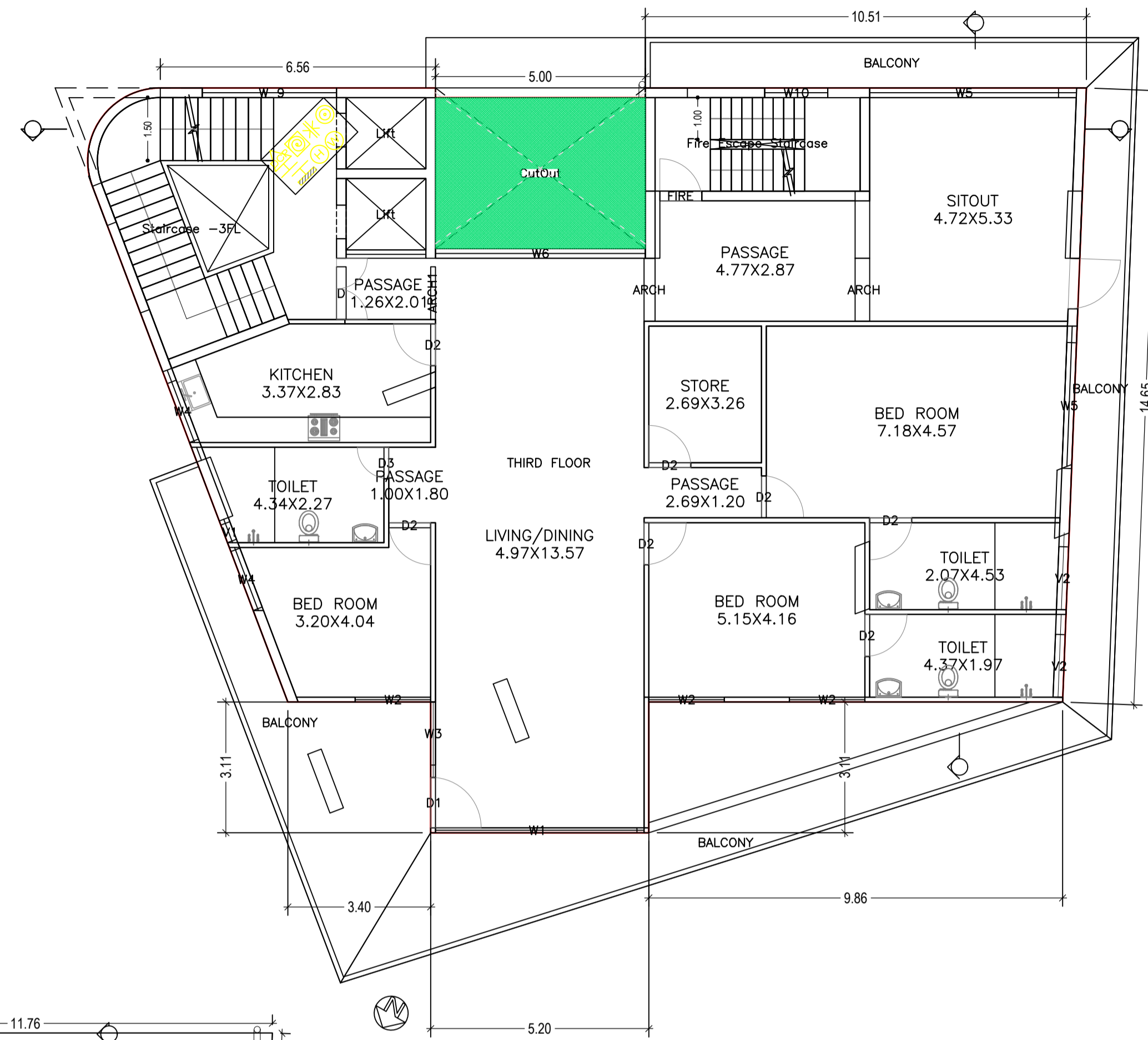
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNAC/ARC/0020/2017			

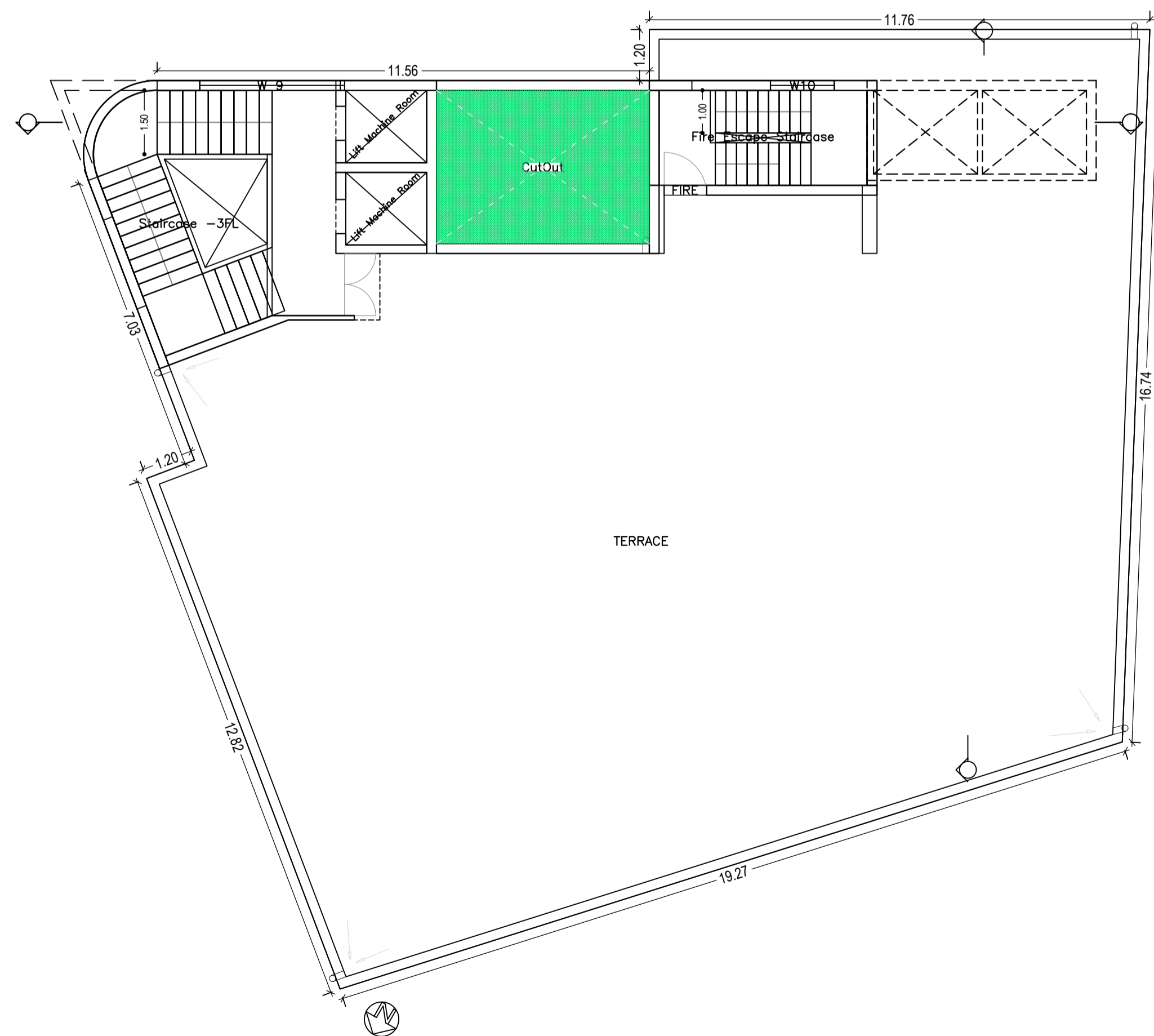
Proposal Basic Information	
Proposal File No.	JNAC/BP/0122/W3/2018
Owner Name	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR SINHA
Khata No	85
Plot No	1169
Village Name	Bistupur
Use	Commercial
SubUse	Shop cum residence



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



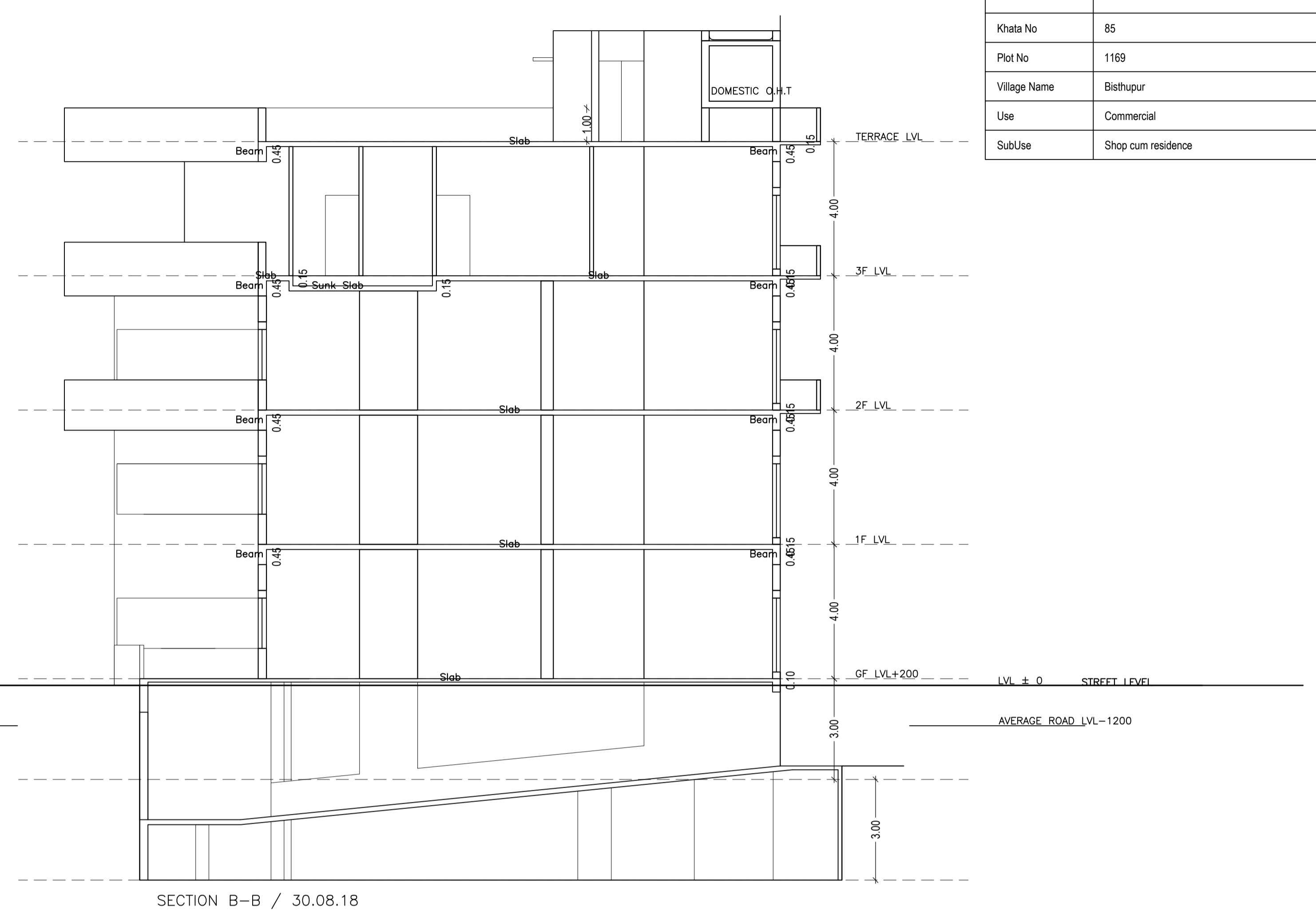
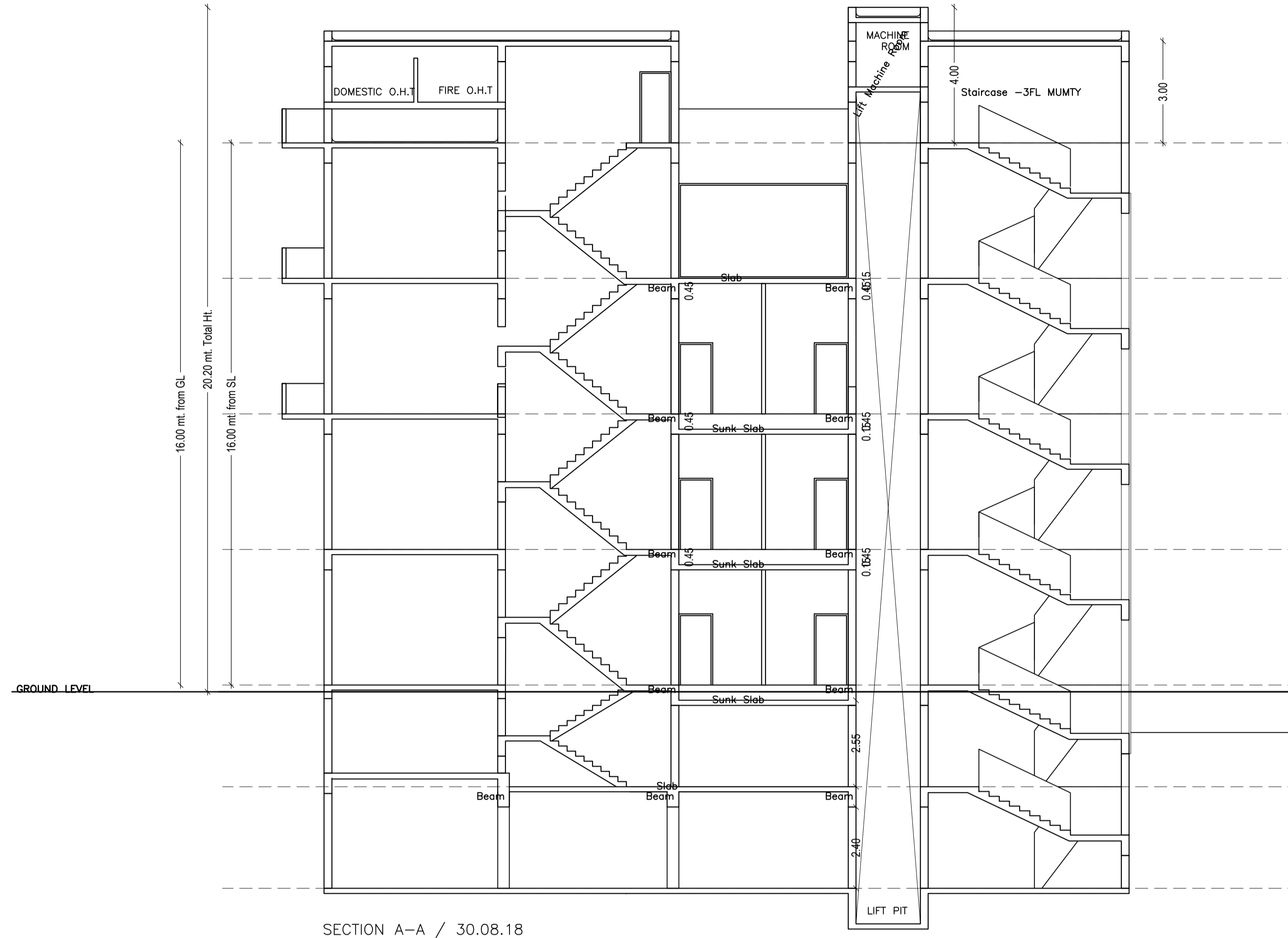
THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNAC/ARC/0020/2017			

Proposal Basic Information	
Proposal File No.	JNAC/BP/0122/W3/2018
Owner Name	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR SINHA
Khata No	85
Plot No	1169
Village Name	Bisthupur
Use	Commercial
SubUse	Shop cum residence



Building :A (SHOP CUM RESIDENCE)

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.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tmmt (No.)
				StairCase	Lift	Balcony	Parking	Resi.	Commercial				
Basement	419.47	0.00	419.47	0.00	6.46	0.00	241.23	0.00	0.00	16.30	16.30	16.30	00
Basement First Floor	419.47	0.00	419.47	10.87	6.45	0.00	385.85	0.00	0.00	16.30	16.30	16.30	00
Ground Floor	361.51	0.00	361.51	10.87	0.00	0.00	0.00	0.00	350.64	0.00	350.64	350.64	01
First Floor	361.51	0.00	361.51	10.89	6.46	0.00	0.00	0.00	344.16	0.00	344.16	344.16	01
Second Floor	436.60	0.00	436.60	10.89	6.46	37.55	0.00	0.00	381.70	0.00	381.70	381.70	01
Third Floor	429.17	18.00	411.17	10.89	6.45	50.34	0.00	0.00	343.49	0.00	343.49	343.49	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2427.74	18.00	2409.74	54.41	32.28	87.89	627.08	343.49	1076.50	32.60	1452.59	1452.59	04
Total Number of Same Buildings :	1												
Total :	2427.74	18.00	2409.74	54.41	32.28	87.89	627.08	343.49	1076.50	32.60	1452.59	1452.59	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SHOP CUM RESIDENCE)	D3	0.75	2.10	01
A (SHOP CUM RESIDENCE)	D2	1.00	2.10	13
A (SHOP CUM RESIDENCE)	FIRE	1.00	2.10	04
A (SHOP CUM RESIDENCE)	D7	1.20	2.10	02
A (SHOP CUM RESIDENCE)	D1	1.20	2.10	01
A (SHOP CUM RESIDENCE)	ARCH1	1.26	2.10	01
A (SHOP CUM RESIDENCE)	D	1.26	2.10	01
A (SHOP CUM RESIDENCE)	ARCH	1.50	2.10	02
A (SHOP CUM RESIDENCE)	D6	1.80	2.10	01
A (SHOP CUM RESIDENCE)	D MAIN	3.00	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SHOP CUM RESIDENCE)	V1	0.45	1.20	01
A (SHOP CUM RESIDENCE)	V	1.00	1.20	06
A (SHOP CUM RESIDENCE)	V2	1.50	1.20	02
A (SHOP CUM RESIDENCE)	W10	1.50	1.50	03
A (SHOP CUM RESIDENCE)	W4	1.50	1.50	02
A (SHOP CUM RESIDENCE)	W3	1.50	1.50	01
A (SHOP CUM RESIDENCE)	W2	1.80	1.50	03
A (SHOP CUM RESIDENCE)	GLAZING1	16.00	1.80	02
A (SHOP CUM RESIDENCE)	GLAZING2	2.52	1.80	02
A (SHOP CUM RESIDENCE)	W5	3.00	1.50	01
A (SHOP CUM RESIDENCE)	W9	3.20	1.50	03
A (SHOP CUM RESIDENCE)	GLAZING3	3.60	1.80	02
A (SHOP CUM RESIDENCE)	W5	4.50	1.50	03
A (SHOP CUM RESIDENCE)	W1	4.80	1.50	01
A (SHOP CUM RESIDENCE)	W6	5.00	1.80	01

Balcony Calculations Table

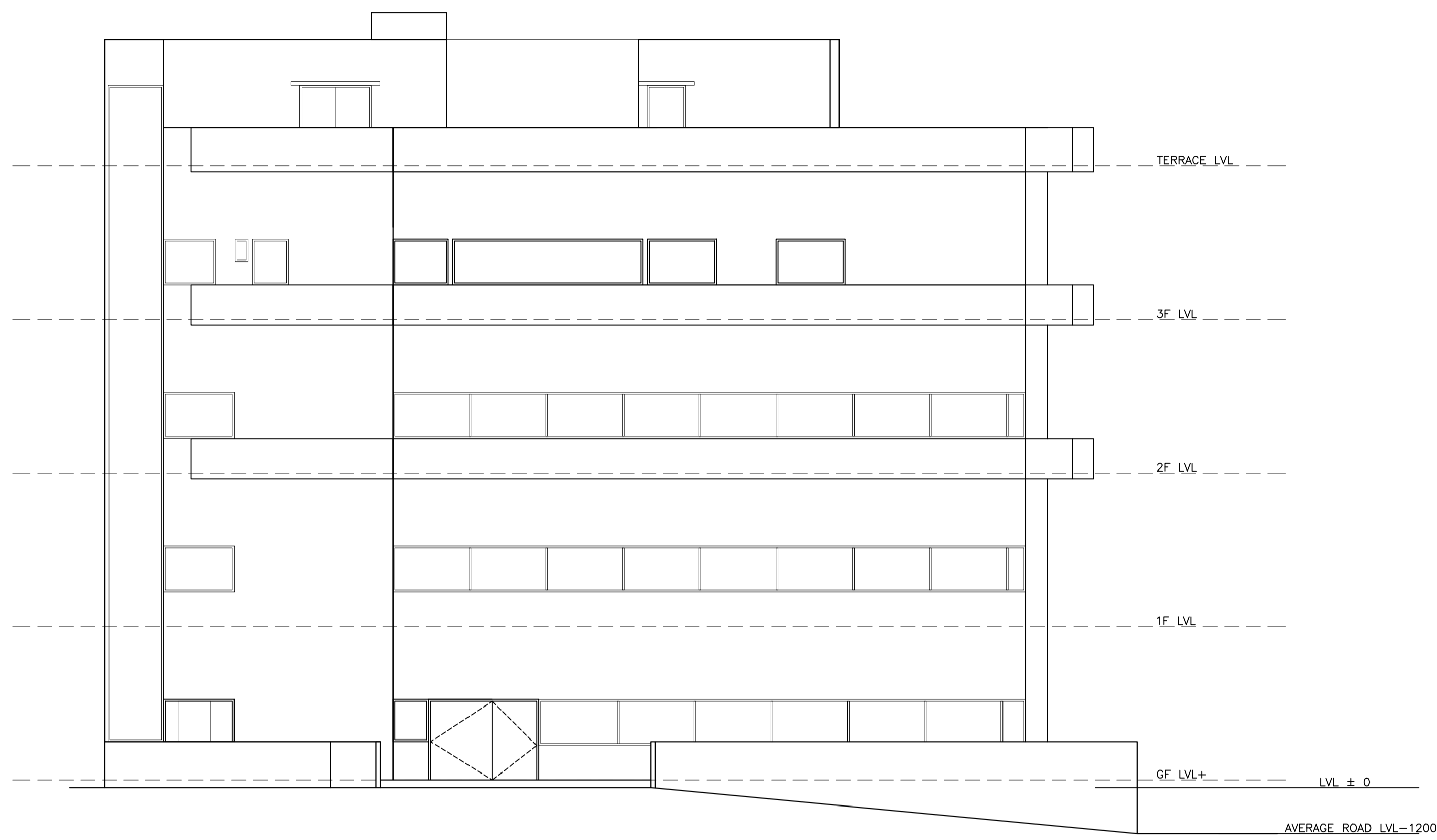
FLOOR	SIZE	AREA	TOTAL AREA
THIRD FLOOR PLAN	1.20 X 0.00 X 2 X 1	52.18	84.37
	0.33 X 0.00 X 1 X 1	18.83	
	0.47 X 0.00 X 1 X 1	13.36	
SECOND FLOOR PLAN	1.20 X 0.00 X 2 X 1	29.40	67.86
	0.33 X 0.00 X 1 X 1	18.83	
	0.47 X 0.00 X 1 X 1	19.63	
Total	-	-	152.23

UnitBUA Table for Building :A (SHOP CUM RESIDENCE)

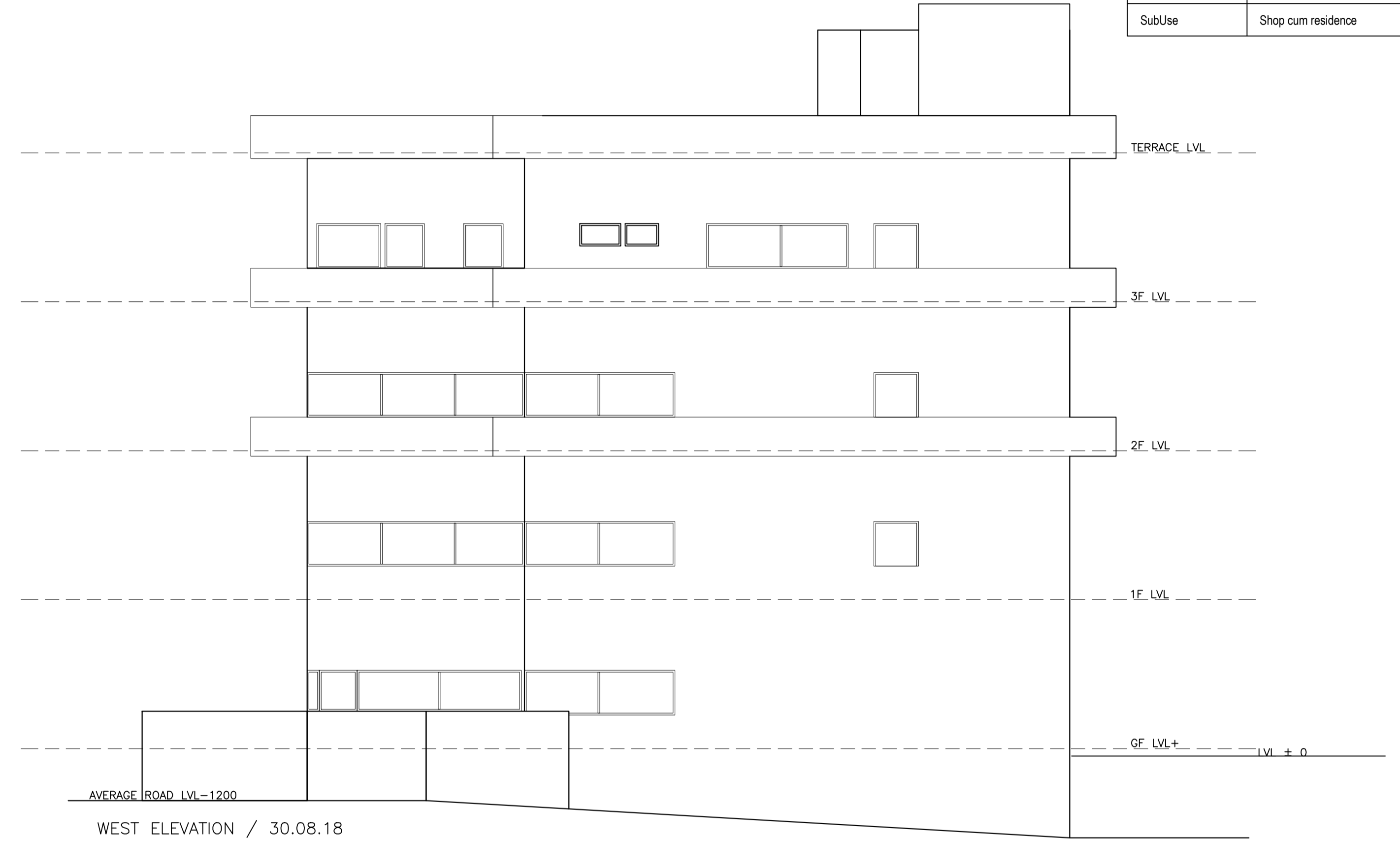
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	292.48	290.63	3	1
FIRST FLOOR PLAN	SHOP TYP FLOOR	SHOP	291.94	288.72	3	1
THIRD FLOOR PLAN	THIRD FLOOR	FLAT	243.12	237.05	14	1
SECOND FLOOR PLAN	SHOP TYP FLOOR	SHOP	291.94	288.72	3	1
Total:	-	-	1119.48	1105.12	23	4

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNACIARC/0020/2017			

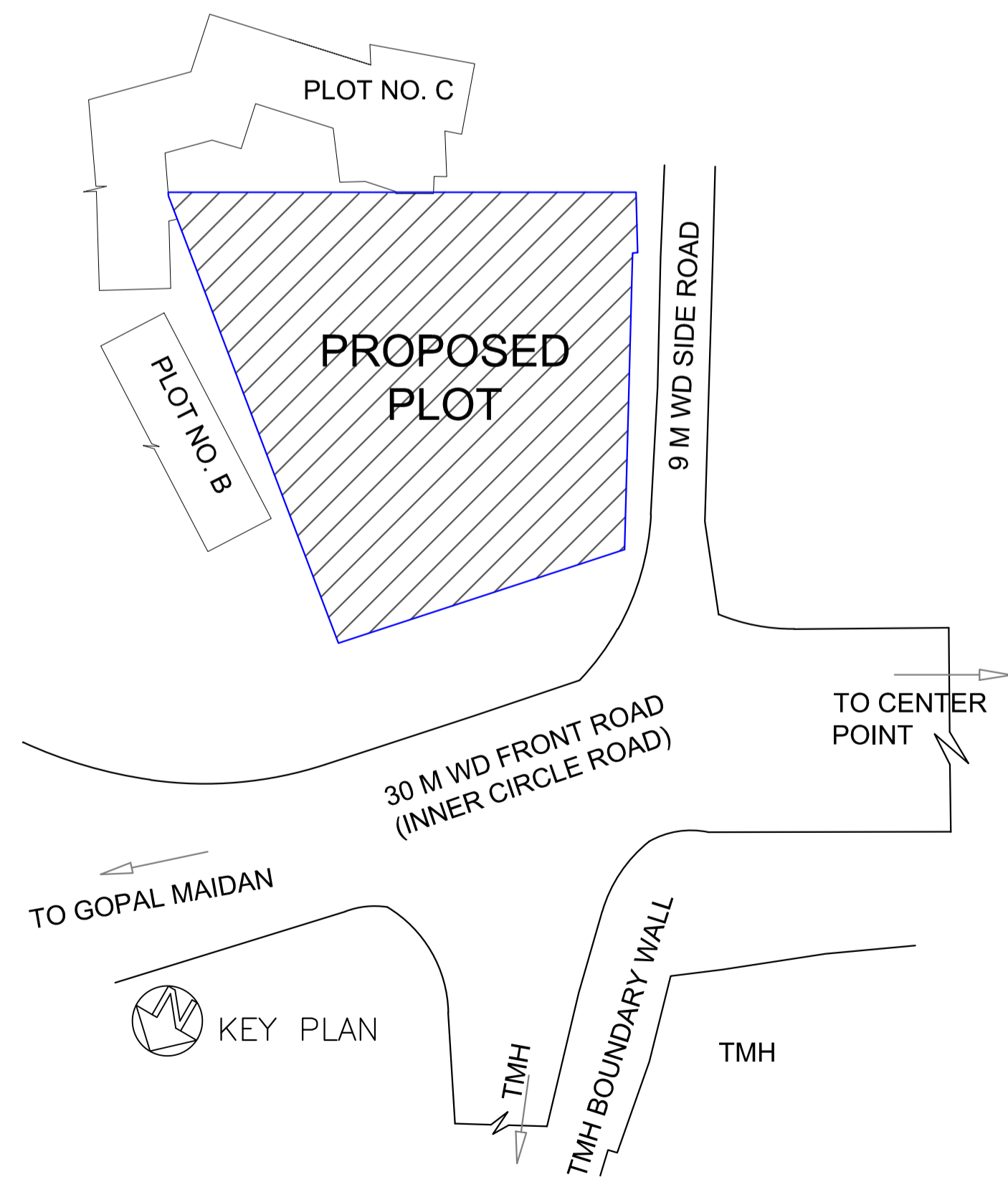
Proposal Basic Information	
Proposal File No.	JNAC/BP/0122/W3/2018
Owner Name	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR SINHA
Khata No	85
Plot No	1169
Village Name	Bisthupur
Use	Commercial
SubUse	Shop cum residence



NORTH ELEVATION / 30.08.18



WEST ELEVATION / 30.08.18



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNAC/ARC/0020/2017			