

PROPOSED COMMERCIAL-CUM-RESIDENTIAL  
BUILDING OF M/S FOOTMARK COMMERCIAL  
PVT. LTD. & Mrs. ARATI MALLICK  
AT Ho. No. NIL, K-ROAD, BISTUPUR  
JAMSHEDPUR. - 01

CONSULTANT

SIGNATURE OF OWNER

SHEET NO. - 02/02

SCALE - 1:100

Proposal Basic Information	
Proposal File No.	JNAC/BP/0006/W3/2019
Owner Name	ARATI MALLICK AND FOOTMARK COMMERCIAL PRIVATE LIMITED DIRECTOR JYOTSNA DEY
Khata No	85
Plot No	Ho. No. NIL
Village Name	Bisthupur
Use	Commercial
SubUse	Commercial Bldg

AREA STATEMENT		VERSION NO.: 1.0.34
JAMSHEDPUR NAC		VERSION DATE: 13/03/2019
PROJECT DETAIL:		
Region: JHARKHAND URBAN	Plot Use: Commercial	
LOCAL BODIES	Plot SubUse: Commercial Bldg	
District: EAST SINGBHUM	PlotNearbyReligiousStructure: NA	
Authority: JAMSHEDPUR NAC	Plot/SubPlot No. Ho. No. NIL	
Inward No: JNAC/BP/0006/W3/2019	Plot/SubPlot No. Ho. No. NIL	
Application Type: General Proposal	North: Road Width - 12	
Project Type: Building Permission	South: Road Width - 6 MTRS. WIDE ALLEY	
Nature of Development: New	East: Plot No. - OTHERS PLOT	
Location of Development Area: Old Area	West: Plot No. - OTHERS PLOT	
AREA DETAILS: SQ.MT.		
AREA OF PLOT (Minimum)	(A)	647.73
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	647.73
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		72.25
Total		72.25
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	575.48
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	647.73
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	647.73
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		323.86
Proposed Coverage Area ( 44.13 % )		285.85
Total Prop. Coverage Area ( 44.13 % )		285.85
Balance coverage area ( 5.87 % )		38.01
FAR CHECK		
Perm. FAR Area ( 2.50 )		1619.32
Total Perm. FAR area		1619.32
Residential FAR		323.17
Commercial FAR		1209.66
Proposed FAR Area		1561.87
Total Proposed FAR Area		1561.87
Consumed FAR (Factor)		2.41
Balance FAR Area		57.45
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2094.11
ARCHITECT (Regd)	Anil Kumar Marandi	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	ARATI MALLICK AND FOOTMARK COMMERCIAL PRIVATE LIMITED DIRECTOR JYOTSNA DEY	
DEVELOPMENT AUTHORITY		LOCAL BODY

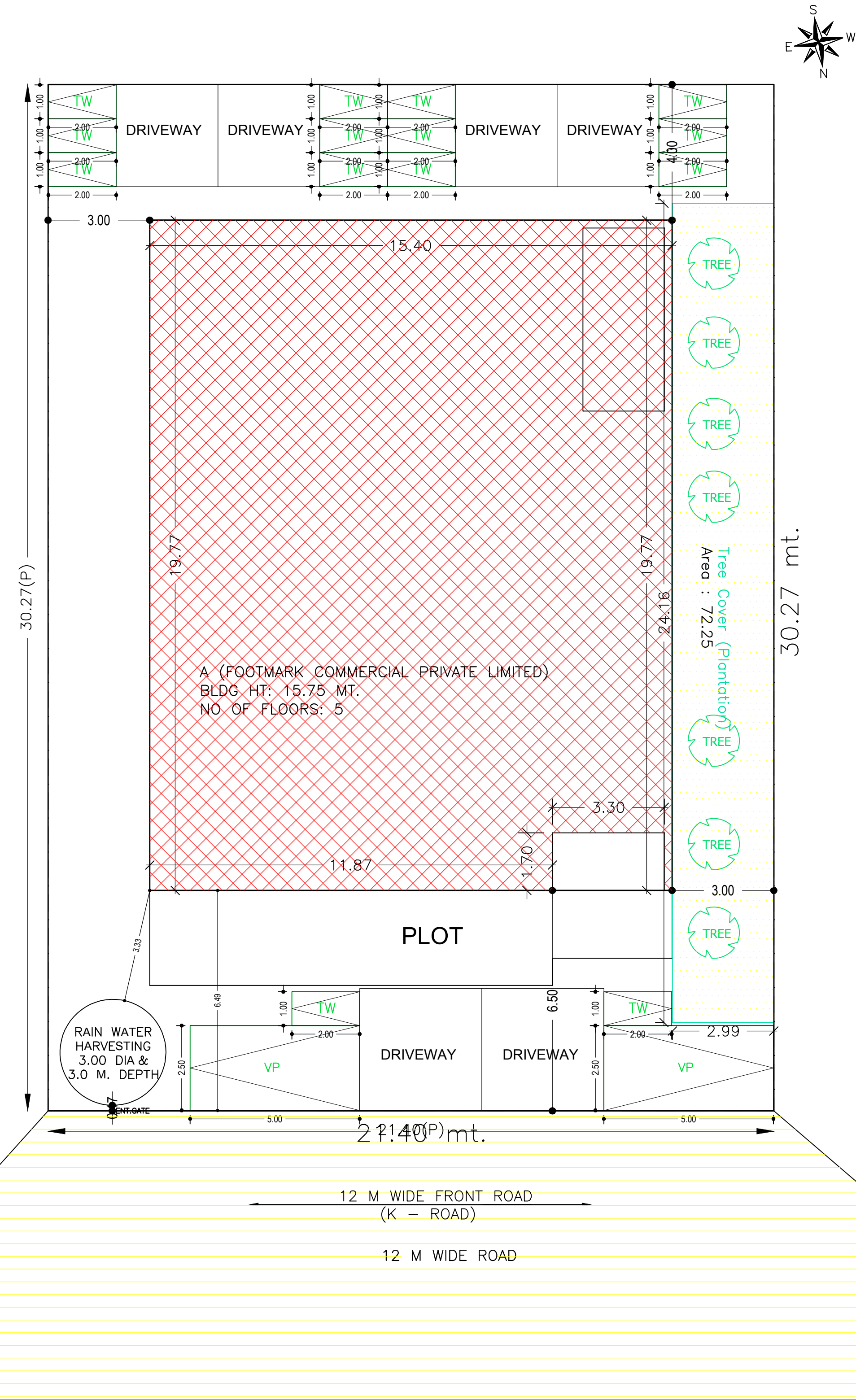
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Dark Blue

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	344.72	10.08	344.72	10.08
Ground Floor	298.81	285.85	298.81	285.85
First Floor	304.42	285.00	304.42	285.00
Second Floor	373.22	319.40	373.22	319.40
Third Floor	373.22	319.40	373.22	319.40
Fourth Floor	380.75	323.17	380.75	323.17
Terrace Floor	18.97	18.97	18.97	18.97
Total :	2094.11	1561.87	2094.11	1561.87

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	Commercial	Commercial Bldg	Non-Highrise



SITE PLAN SCALE 1:100

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.)	Trmnt (No.)	
					Outout	StairCase	Lift	Balcony	Parking	Resi.					Commercial
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	1	2099.72	5.61	2094.11	64.80	32.30	106.96	305.08	323.17	1209.66	10.08	18.97	1561.87	1561.87	05
Grand Total	1	2099.72	5.61	2094.11	64.80	32.30	106.96	305.08	323.17	1209.66	10.08	18.97	1561.87	1561.87	05

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 (FOOTMARK COMMERCIAL PRIVATE LIMITED)	Commercial	Commercial Bldg	> 0	100	1087.30	1	8	-	-	-	-		
			> 0	100	1087.30	-	-	-	-	1	23		
	Residential	Residential Bldg/Apartment	> 0	1	1.00	1	1	-	-	-	-		
			> 0	1	1.00	-	-	-	-	1	1		
Total :			-	-	-	9	11	-	1	2	-	24	24

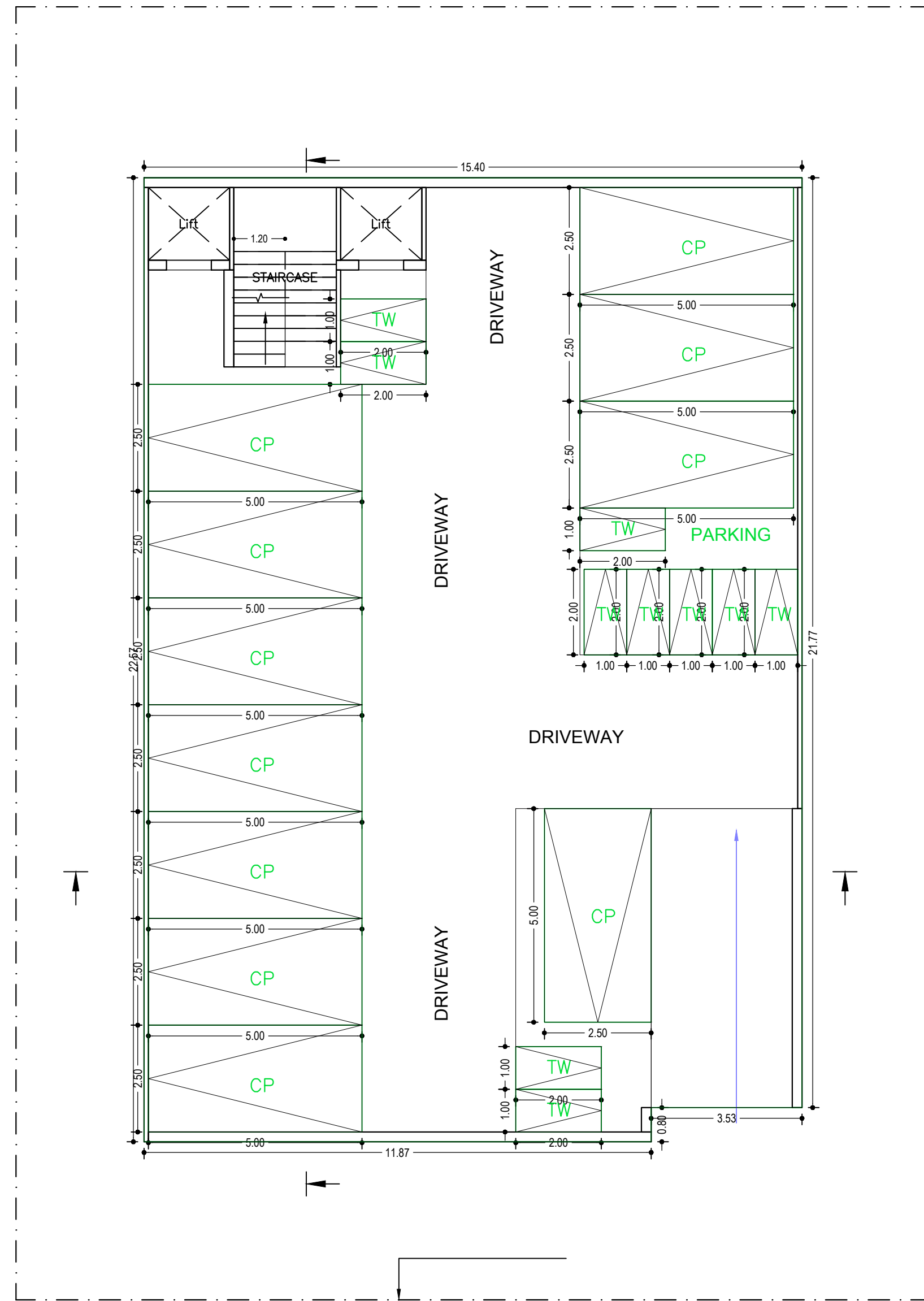
Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	11	137.50
Total Car	9	112.50	11	137.50
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	1	12.50	2	25.00
TwoWheeler	-	-	24	48.00
Total TwoWheeler	24	48.00	24	48.00
Other Parking	-	-	-	147.58
Total		173.00		431.08

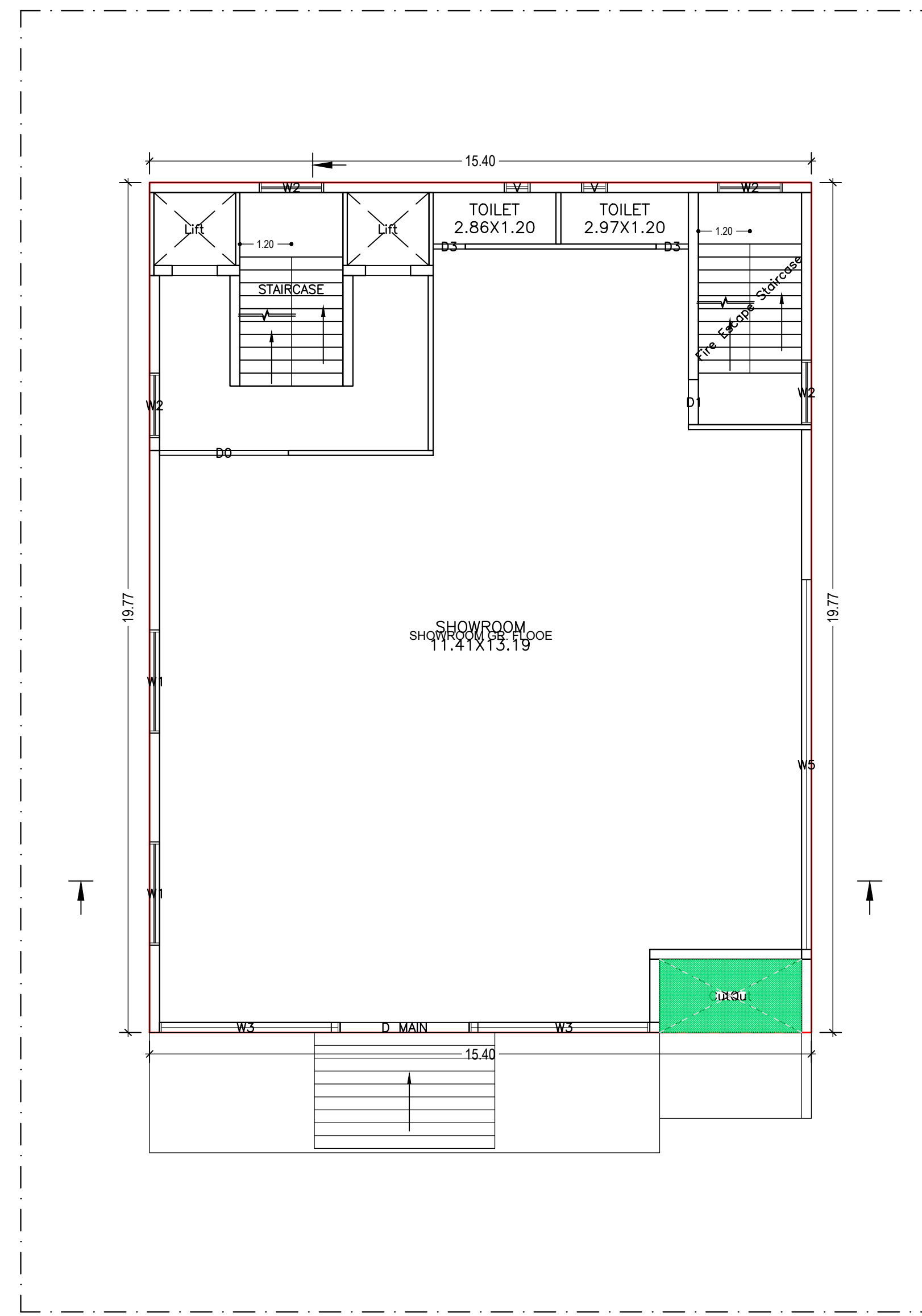
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Anil Kumar Marandi JNAC/ARC/0008/2017			

# SITE PLAN

Proposal Basic Information	
Proposal File No.	JNAC/BP/0006/W3/2019
Owner Name	ARATI MALLICK AND FOOTMARK COMMERCIAL PRIVATE LIMITED DIRECTOR JYOTSNA DEY
Khata No	85
Plot No	Ho. No. NIL
Village Name	Bisthupur
Use	Commercial
SubUse	Commercial Bldg



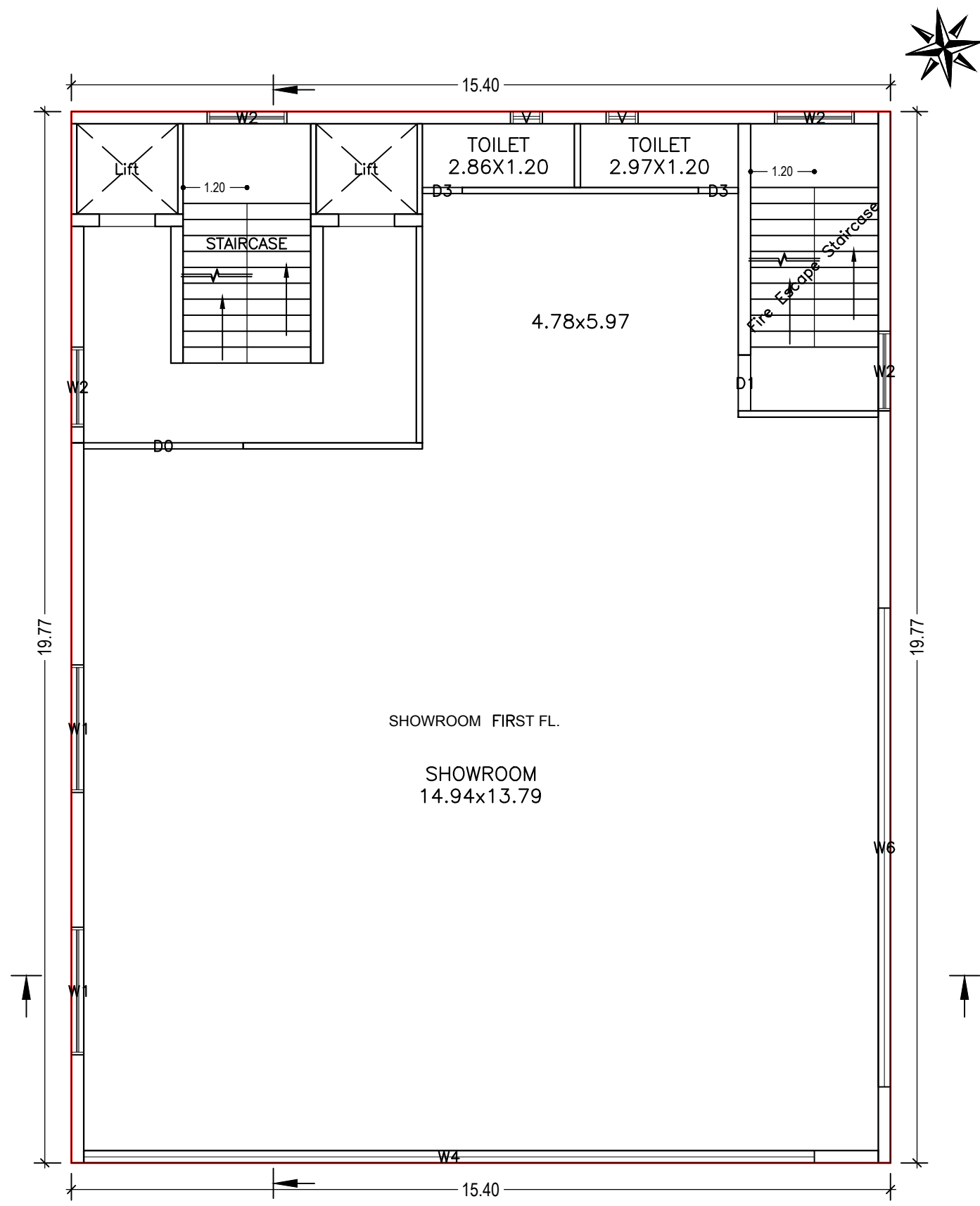
BASEMENT FLOOR PLAN  
(SCALE 1:100)



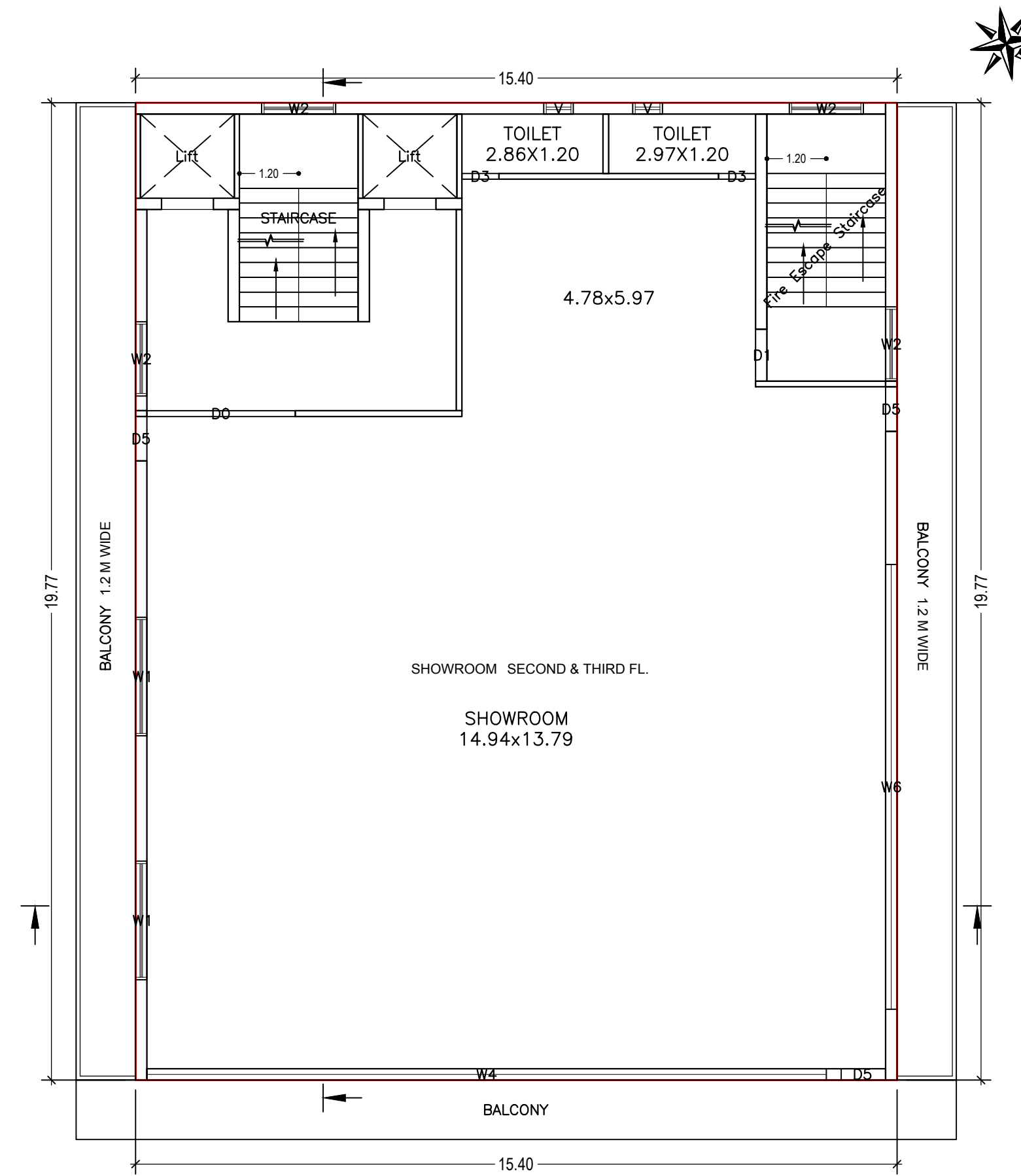
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

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Plot No	Ho. No. NIL
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Use	Commercial
SubUse	Commercial Bldg



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

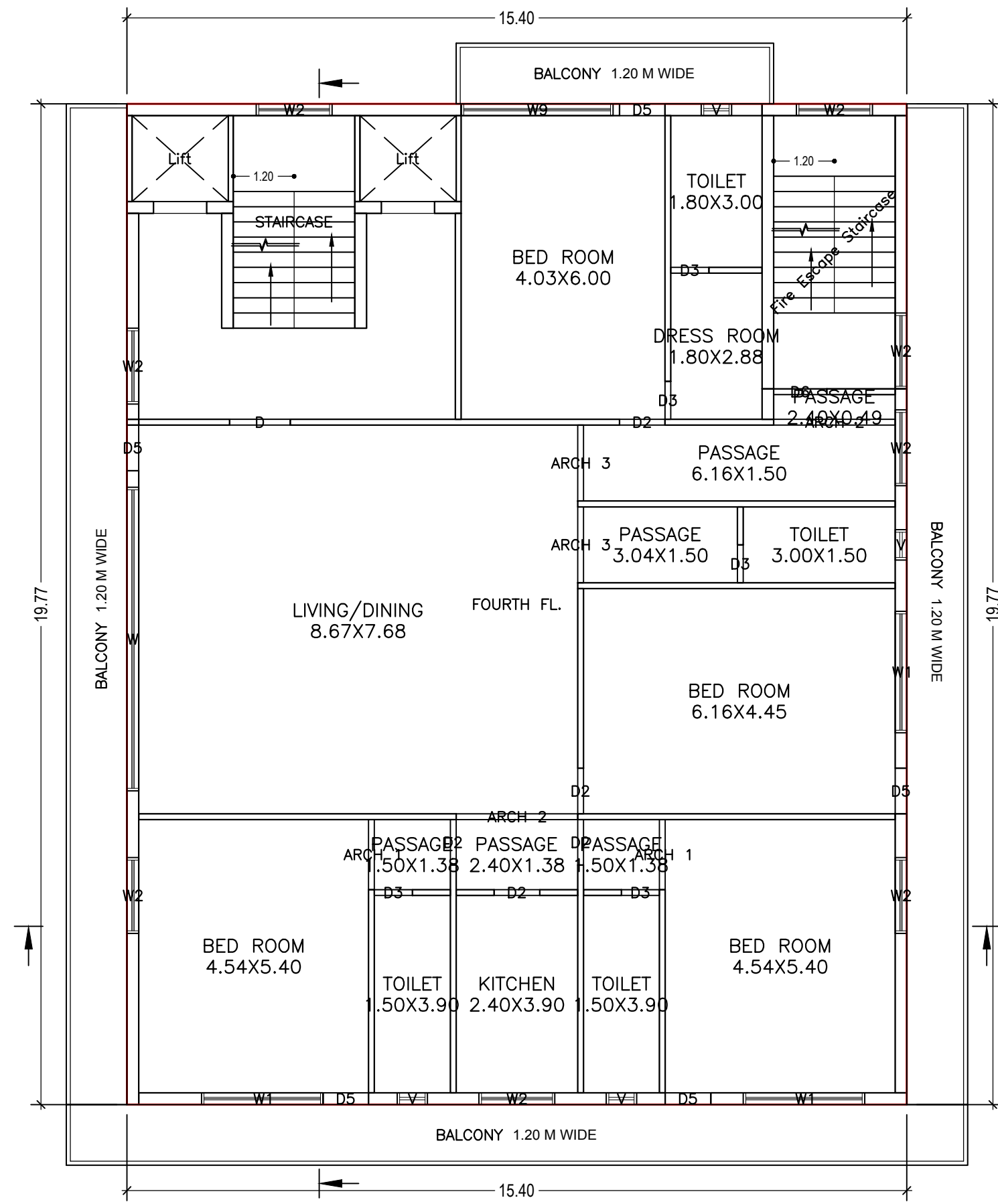


TYPICAL - 2& 3 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

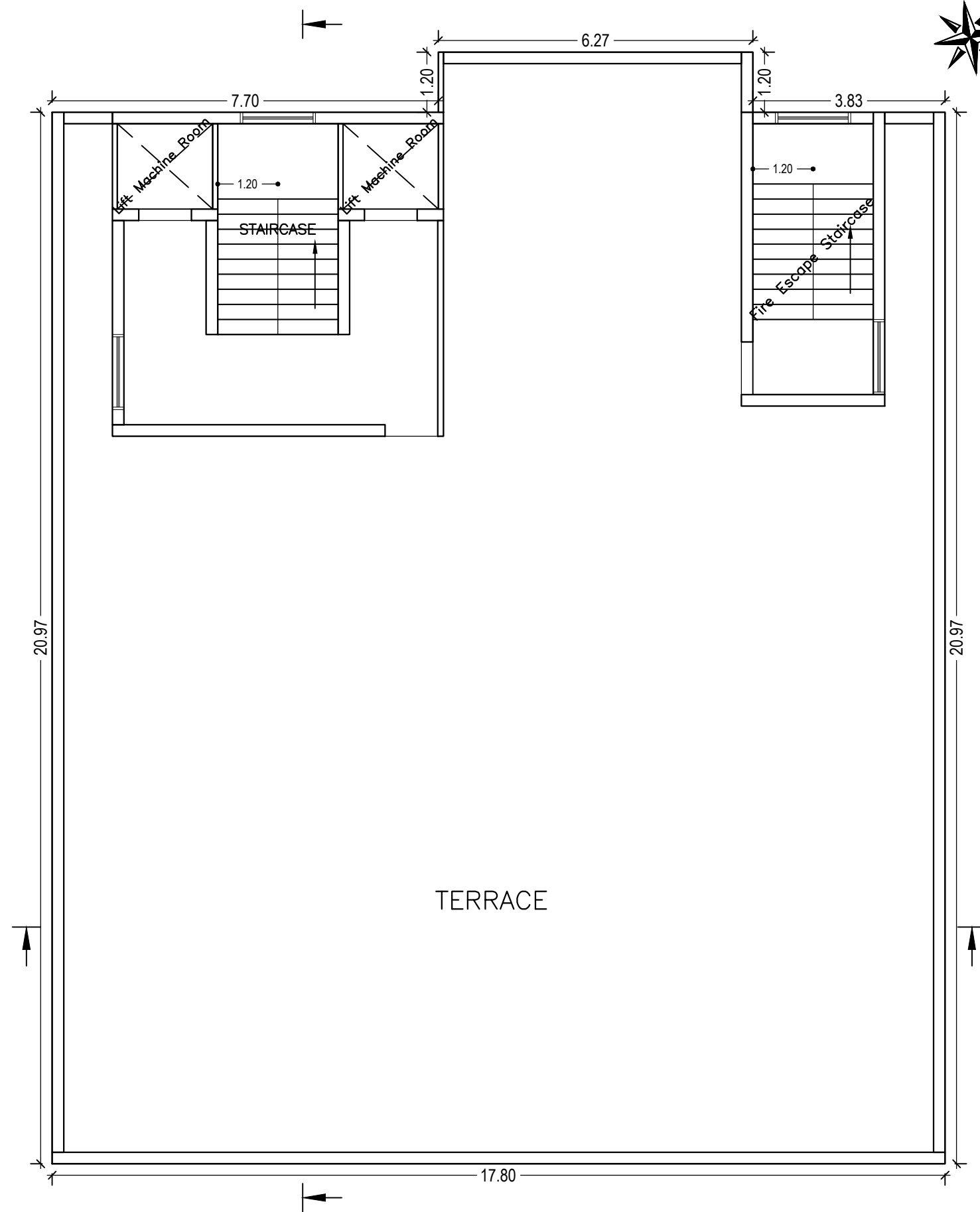
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Use	Commercial
SubUse	Commercial Bldg



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



TERRACE FLOOR PLAN  
(SCALE 1:100)

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Khata No	85
Plot No	Ho. No. NIL
Village Name	Bisthupur
Use	Commercial
SubUse	Commercial Bldg

Building :A (FOOTMARK COMMERCIAL PRIVATE LIMITED)

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.)	Tnmt (No.)
				Cutout	StairCase	Lift	Balcony	Parking	Resi.	Commercial	Stair	Passage				
Basement Floor	344.72	0.00	344.72	0.00	6.46	0.00	305.08	0.00	0.00	10.08	0.00	0.00	10.08	10.08	00	
Ground Floor	304.42	5.61	298.81	12.96	0.00	0.00	0.00	0.00	285.85	0.00	0.00	0.00	285.85	285.85	01	
First Floor	304.42	0.00	304.42	12.96	6.46	0.00	0.00	0.00	285.00	0.00	0.00	0.00	285.00	285.00	01	
Second Floor	373.22	0.00	373.22	12.96	6.46	34.40	0.00	0.00	319.40	0.00	0.00	0.00	319.40	319.40	01	
Third Floor	373.22	0.00	373.22	12.96	6.46	34.40	0.00	0.00	319.40	0.00	0.00	0.00	319.40	319.40	01	
Fourth Floor	380.75	0.00	380.75	12.96	6.46	38.16	0.00	323.17	0.00	0.00	0.00	0.00	323.17	323.17	01	
Terrace Floor	18.97	0.00	18.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.97	18.97	00	
Total :	2099.72	5.61	2094.11	64.80	32.30	106.96	305.08	323.17	1209.66	10.08	18.97	0.00	1561.87	1561.87	05	
Total Number of Same Buildings :	1															
Total :	2099.72	5.61	2094.11	64.80	32.30	106.96	305.08	323.17	1209.66	10.08	18.97	0.00	1561.87	1561.87	05	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2& 3 FLOOR PLAN	1.20 X 0.00 X 3 X 2	142.32	142.32
FOURTH FLOOR PLAN	1.20 X 0.00 X 4 X 1	30.08	30.08
Total	-	-	172.40

UnitBUA Table for Building :A (FOOTMARK COMMERCIAL PRIVATE LIMITED)

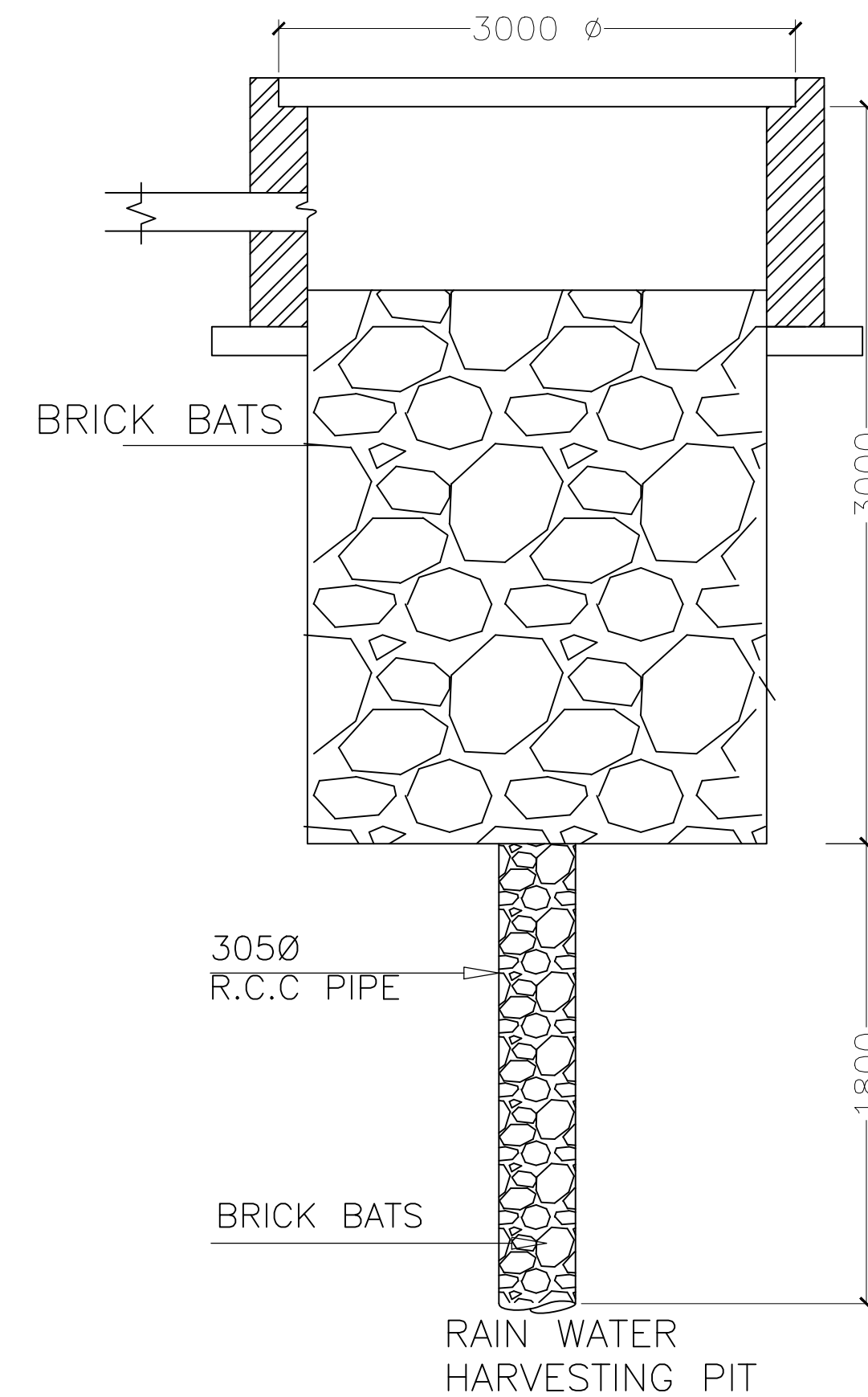
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOWROOM GR. FLOOR	SHOP	239.84	229.39	3	1
FIRST FLOOR PLAN	SHOWROOM FIRST FL.	SHOP	245.84	234.70	3	1
TYPICAL - 2& 3 FLOOR PLAN	SHOWROOM SECOND & THIRD FL.	SHOP	314.64	303.91	3	2
FOURTH FLOOR PLAN	FOURTH FL.	FLAT	323.53	305.50	17	1
Total:	-	-	1438.49	1377.42	29	5

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	D3	0.75	2.10	13
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	D5	0.90	2.10	11
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	D2	0.90	2.10	05
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	D1	1.05	2.10	04
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	D6	1.05	2.10	01
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	D	1.20	2.10	01
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	ARCH 1	1.39	2.40	02
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	ARCH 3	1.50	2.40	02
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	ARCH 2	2.40	2.40	02
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	D0	3.00	2.40	04
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	D MAIN	3.00	2.40	01

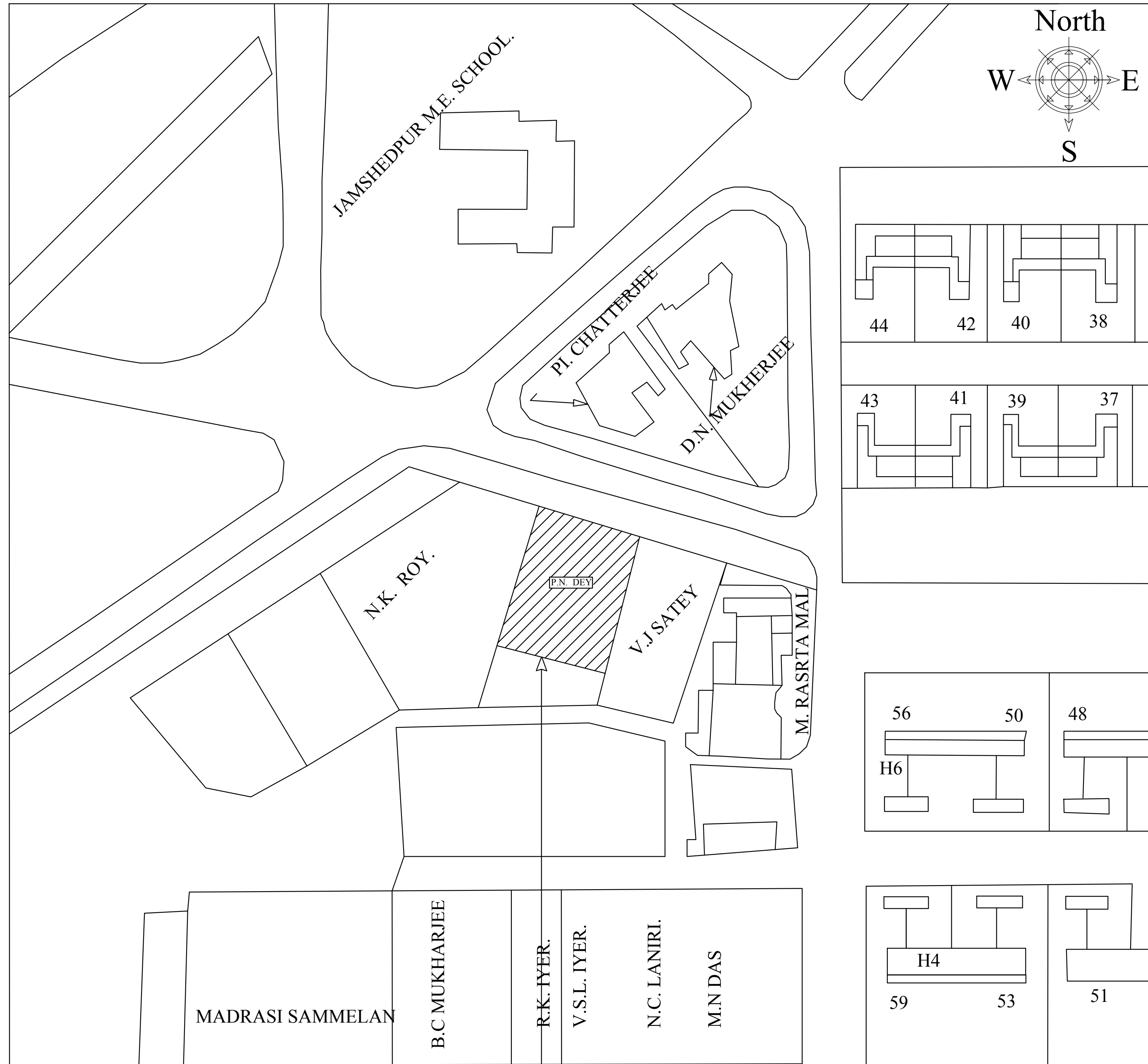
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	V	0.60	0.60	12
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	W2	1.50	1.20	24
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	W4	13.74	1.95	03
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	W1	2.40	1.95	11
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	W9	3.00	1.95	01
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	W3	4.00	2.40	02
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	W	6.00	1.95	01
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	W5	8.60	2.40	01
A (FOOTMARK COMMERCIAL PRIVATE LIMITED)	W6	9.00	1.95	03



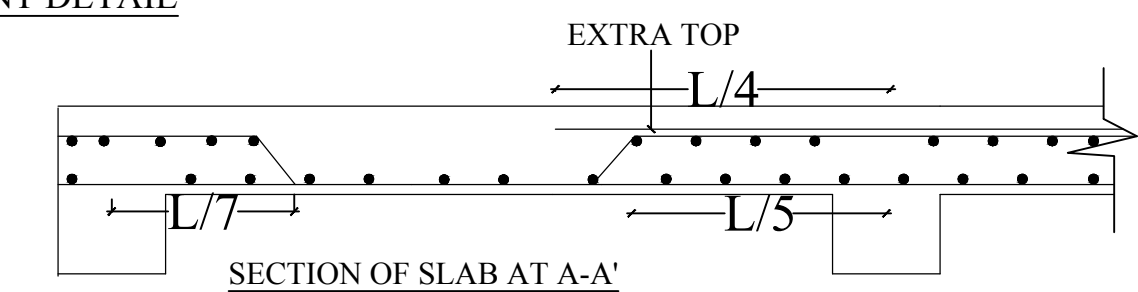
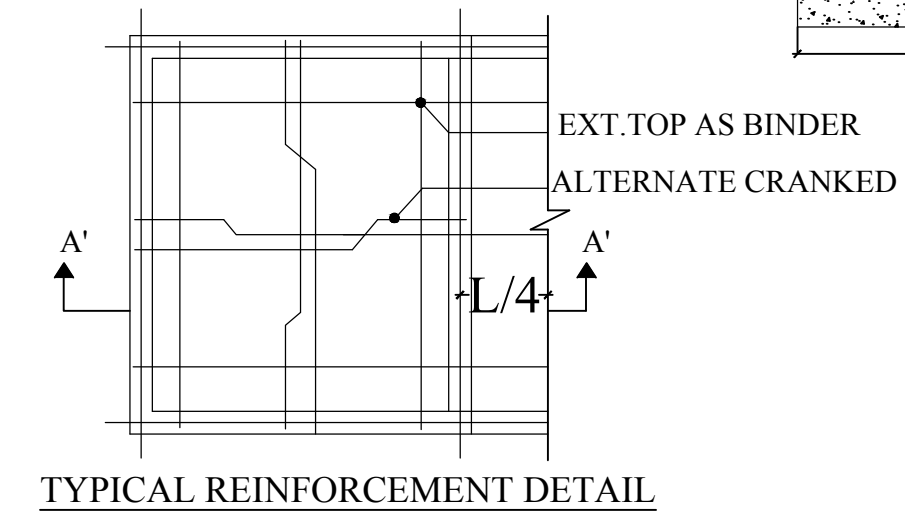
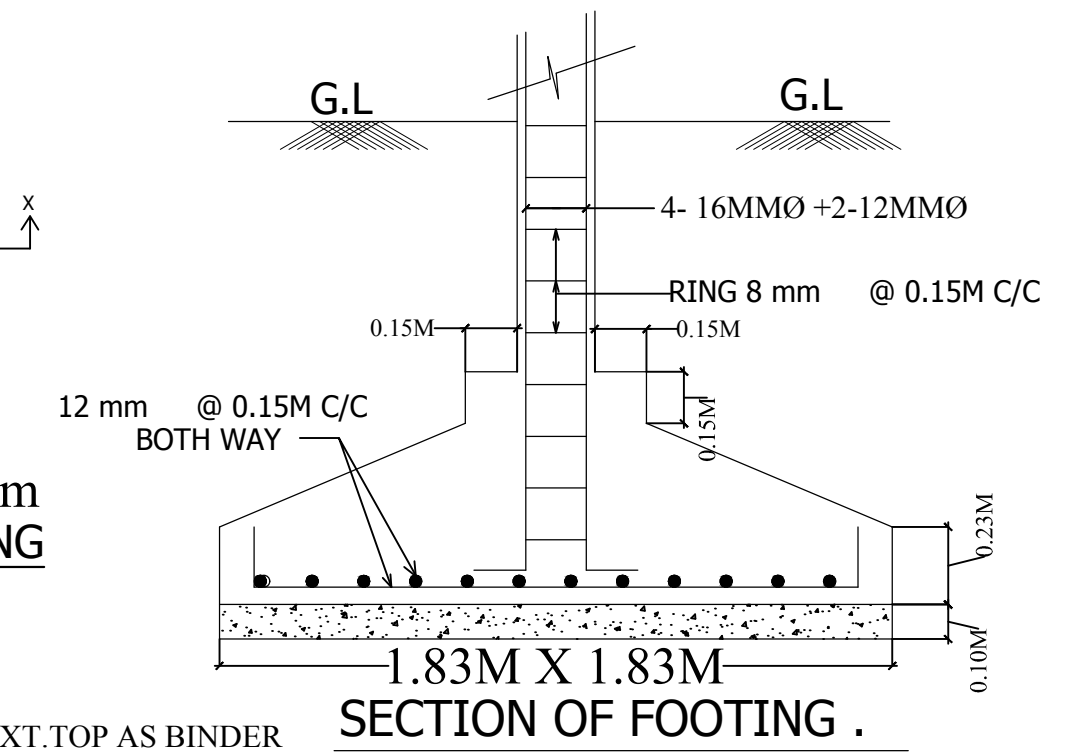
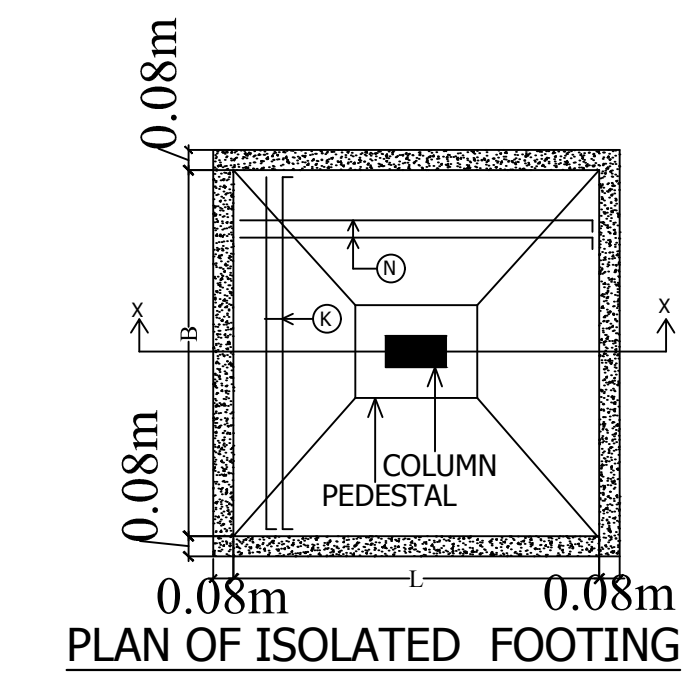
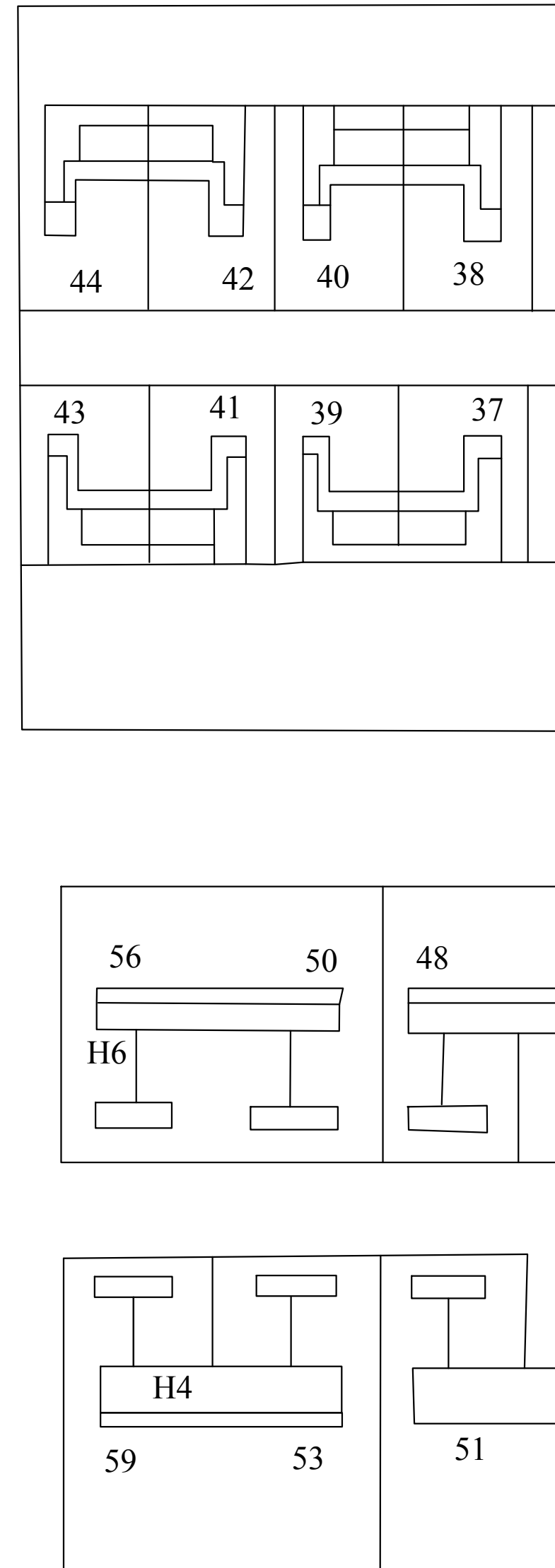
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**LOCATION PLAN**

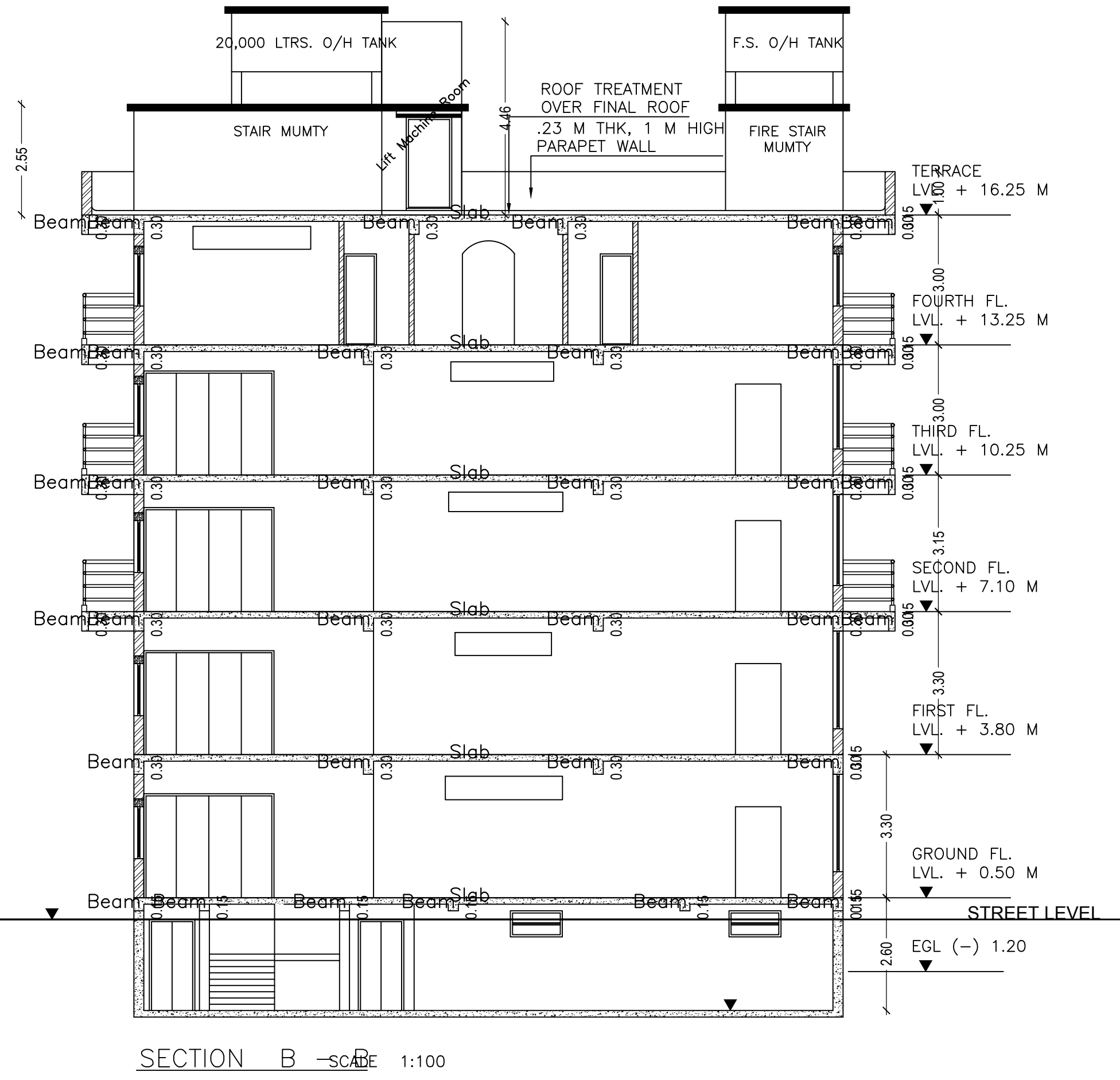
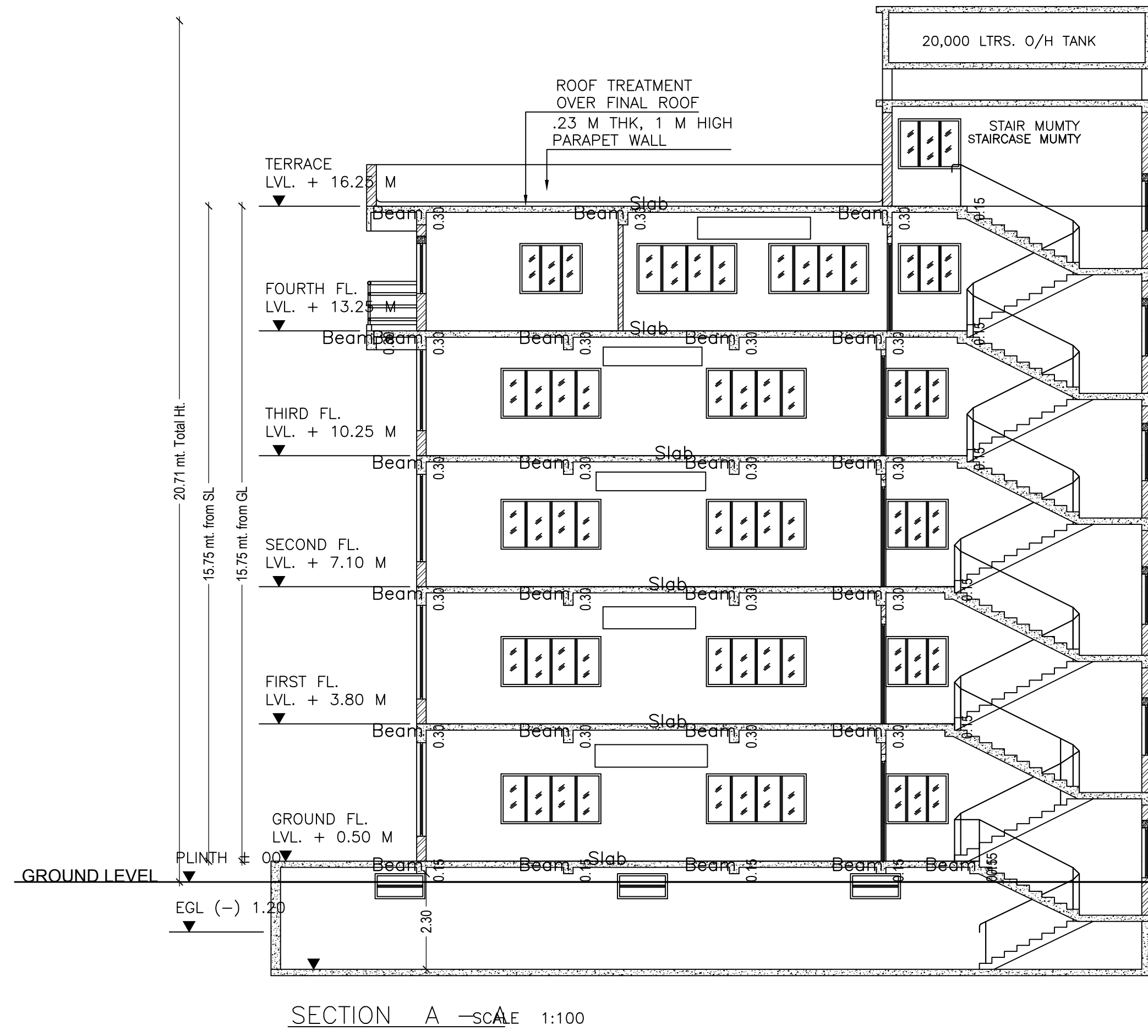
PROPOSED PLOT , H NO - NIL  
'K' -ROAD SOUTHERN TOWN BUSTUPUR



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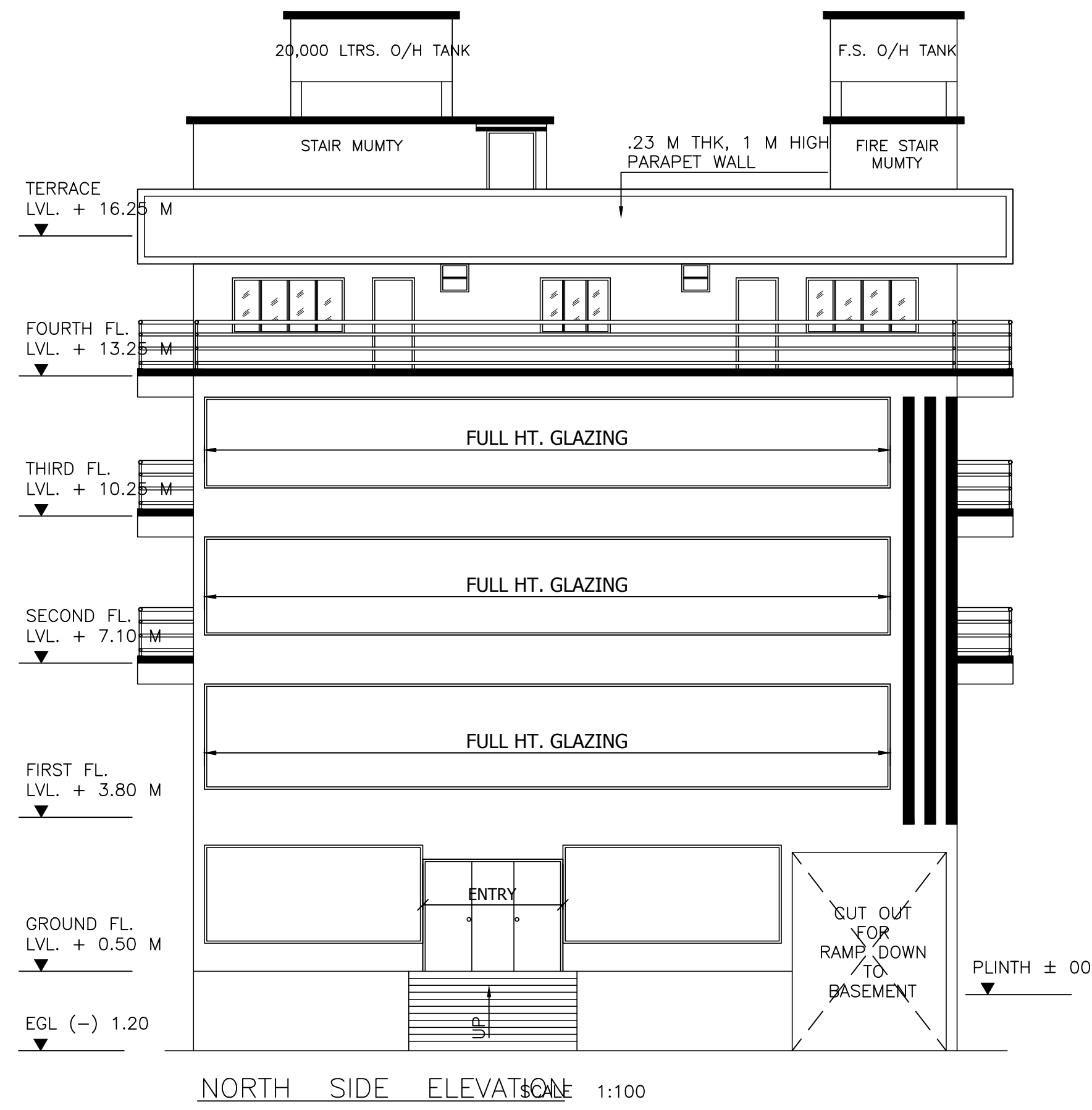
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SubUse	Commercial Bldg



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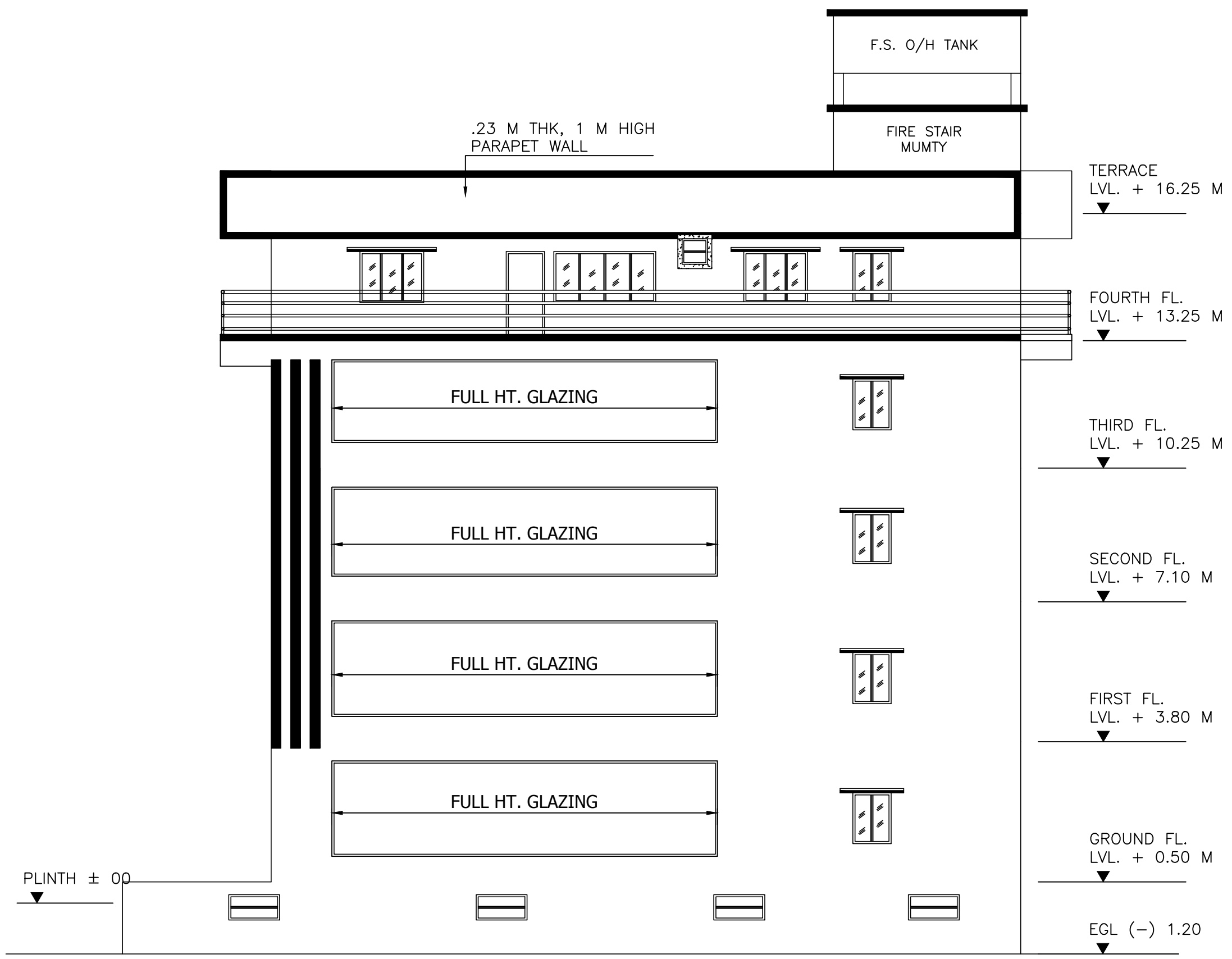


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WEST SIDE ELEVATION SCALE 1:100

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