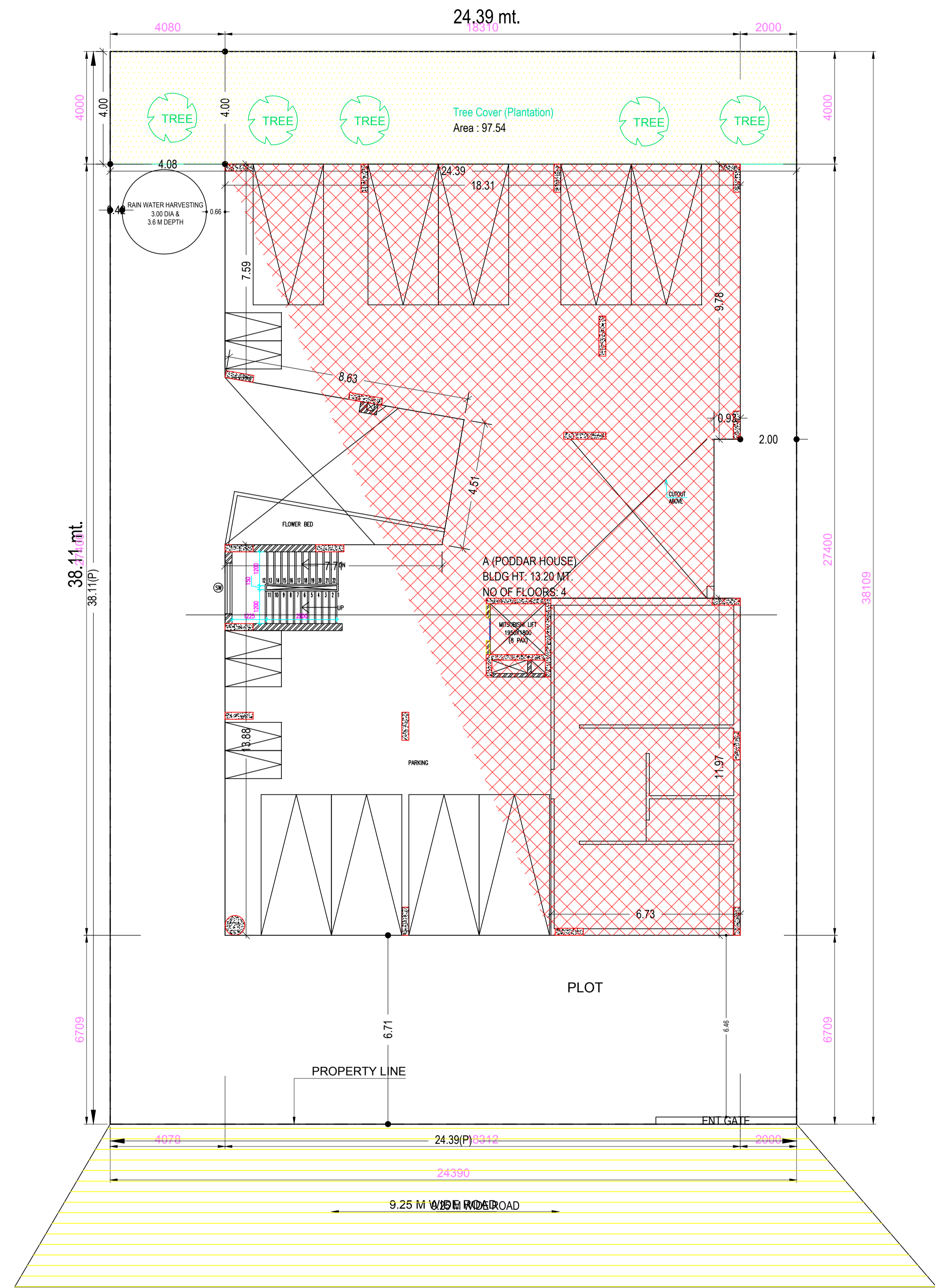


Proposal Basic Information	
Proposal File No.	JNAC/EP/0076/W1/2020
Owner Name	MS WONDER DEALCOM PVT. LTD. REPRESENTED BY ANKIT PODDAR
Khata No	622
Plot No	Ho. No. 10, CH AREA (NORTH-WEST)
Village Name	SONARI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



AREA STATEMENT		VERSION NO.: 1.0.53
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	PlotNearby/ReligiousStructure: NA	
Inward_No: JNAC/BP/0076/W1/2020	Plot/SubPlot No: Ho. No. 10, CH AREA (NORTH-WEST)	
Application Type: General Proposal	North: Road Width - 9.25	
Project Type: Building Permission	South: Road Width - 7 M WIDE ALLEY THEN VACANT LAND	
Nature of Development: Addition or Alteration	East: Plot No. - VACANT LAND	
Location of Development Area: Old Area	West: Plot No. - Ho. No. 11	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	929.48
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	929.48
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		97.54
Total		97.54
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	831.94
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	929.48
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	929.48
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		557.69
Proposed Coverage Area (48.86 %)		454.14
Total Prop. Coverage Area (48.86 %)		454.14
Balance coverage area (11.14 %)		103.55
FAR CHECK		
Perm. FAR Area (2.50)		2323.70
Total Perm. FAR area		2323.70
Residential FAR		1320.43
Proposed FAR Area		1335.79
Total Proposed FAR Area		1335.79
Consumed FAR (Factor)		1.44
Balance FAR Area		987.91
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1704.65
ARCHITECT (Regd)	SUDIPTO MUKHERJEE	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MS WONDER DEALCOM PVT. LTD. REPRESENTED BY ANKIT PODDAR	
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

Floor Name	Building Name				Total			
	Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Ground Floor	15.36	438.78	15.36	80.59	15.36	438.78	15.36	80.59
First Floor	0.00	430.53	0.00	426.97	0.00	430.53	0.00	426.97
Second Floor	0.00	409.99	0.00	406.43	0.00	409.99	0.00	406.43
Third Floor	409.99	0.00	406.43	0.00	409.99	0.00	406.43	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total :	425.35	1279.30	421.79	913.99	425.35	1279.30	421.79	913.99

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (PODDAR HOUSE)	Residential	Bungalow/ Dwelling / Non Apartment	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 (PODDAR HOUSE)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	4.00	1.00	4	-	-	-	-
Total :			> 0	1	4.00	-	4	8	1	1	0

Parking Check (Table 7b)

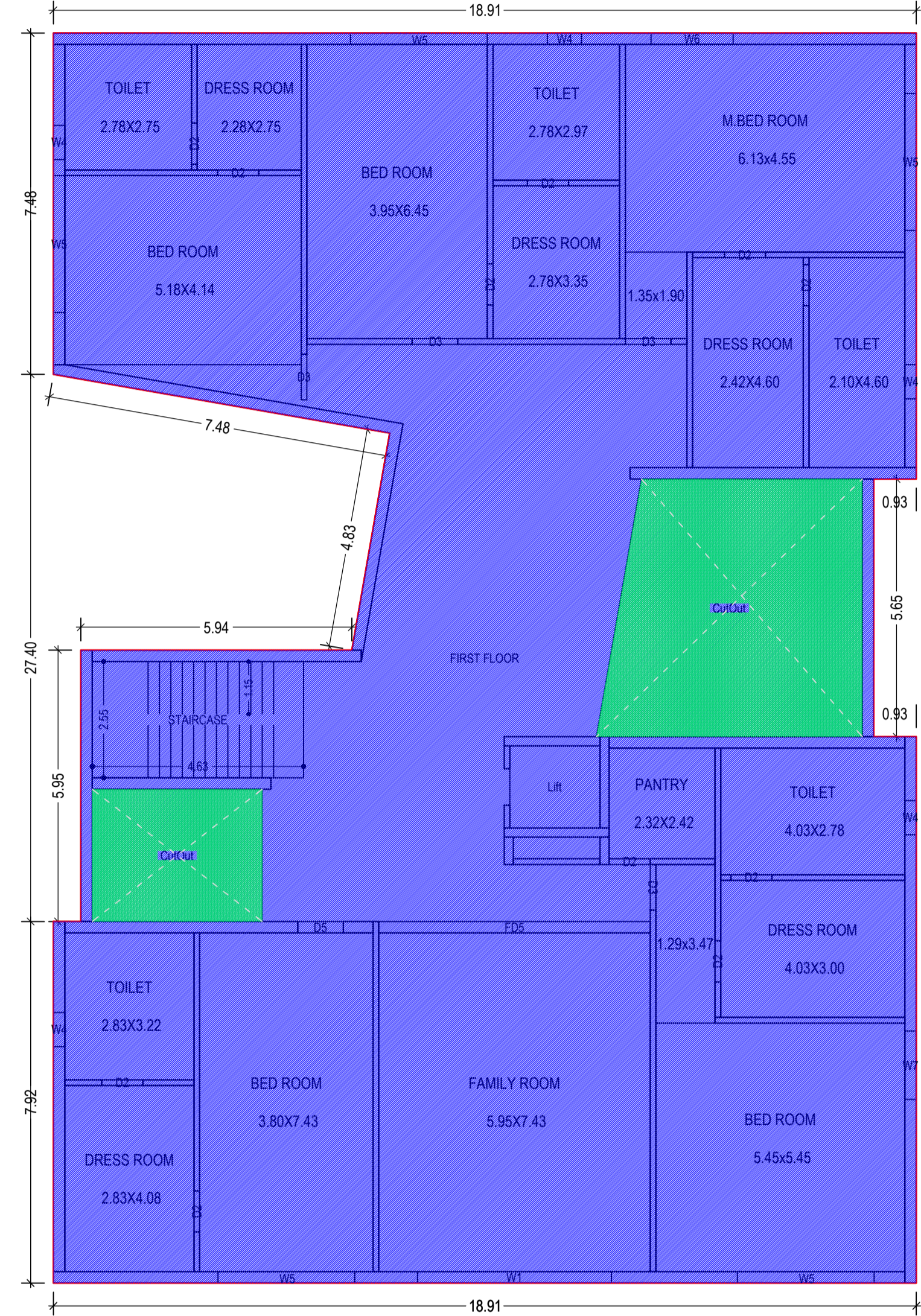
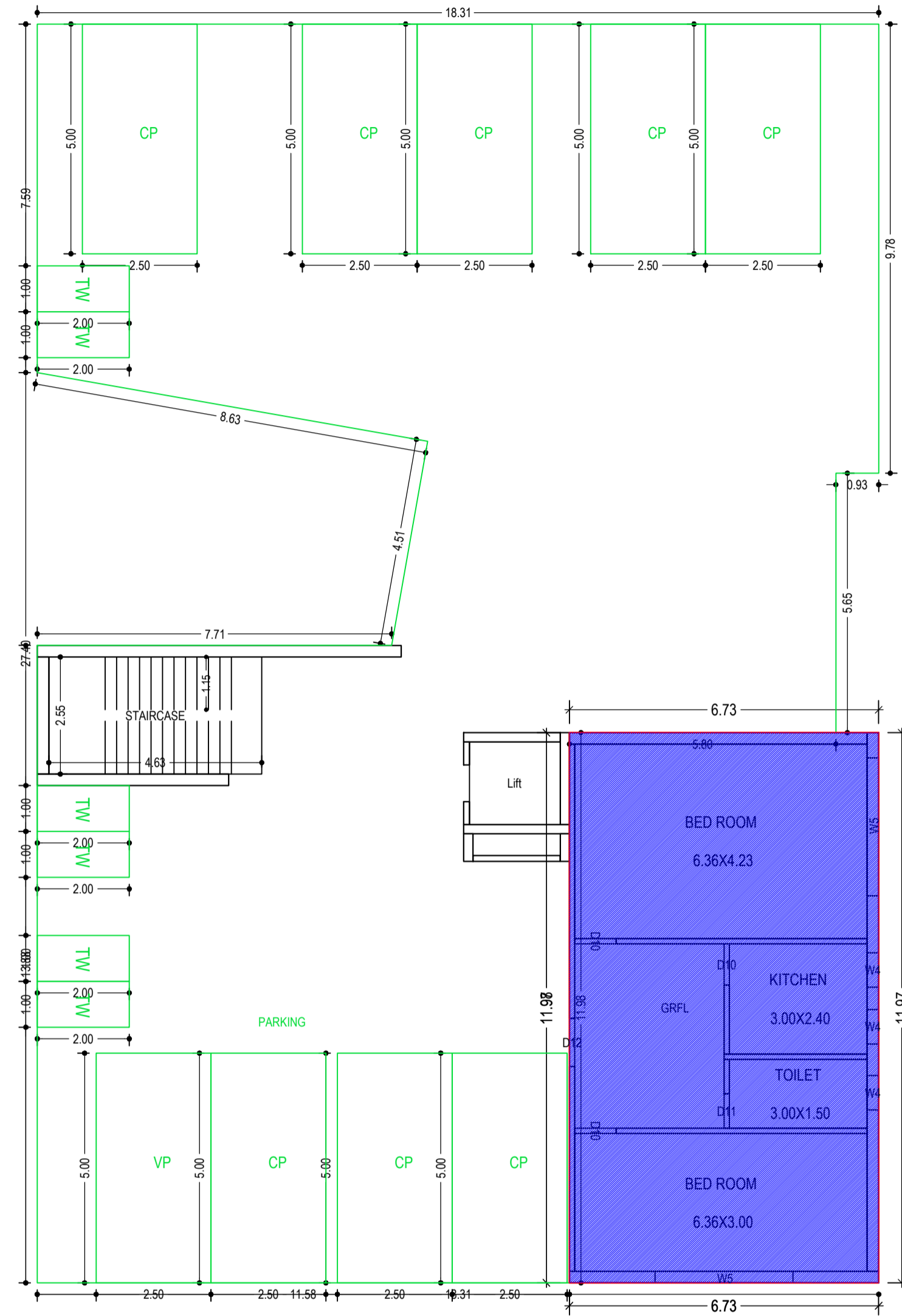
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	8	100.00
Total Car	4	50.00	8	100.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	-	-	1	12.50
TwoWheeler	-	-	6	12.00
Total TwoWheeler	-	-	6	12.00
Other Parking	-	-	-	233.69
Total	-	62.50	-	370.19

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.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Existing FAR Area (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.)	Trmt (No.)
							Lift	Parking						
A (PODDAR HOUSE)	1	1833.96	129.31	1704.65	1279.30	425.35	10.68	358.19	913.99	406.43	11.81	1335.78	1335.78	04
Grand Total	1	1833.96	129.31	1704.65	1279.30	425.35	10.68	358.19	913.99	406.43	11.81	1335.78	1335.78	04

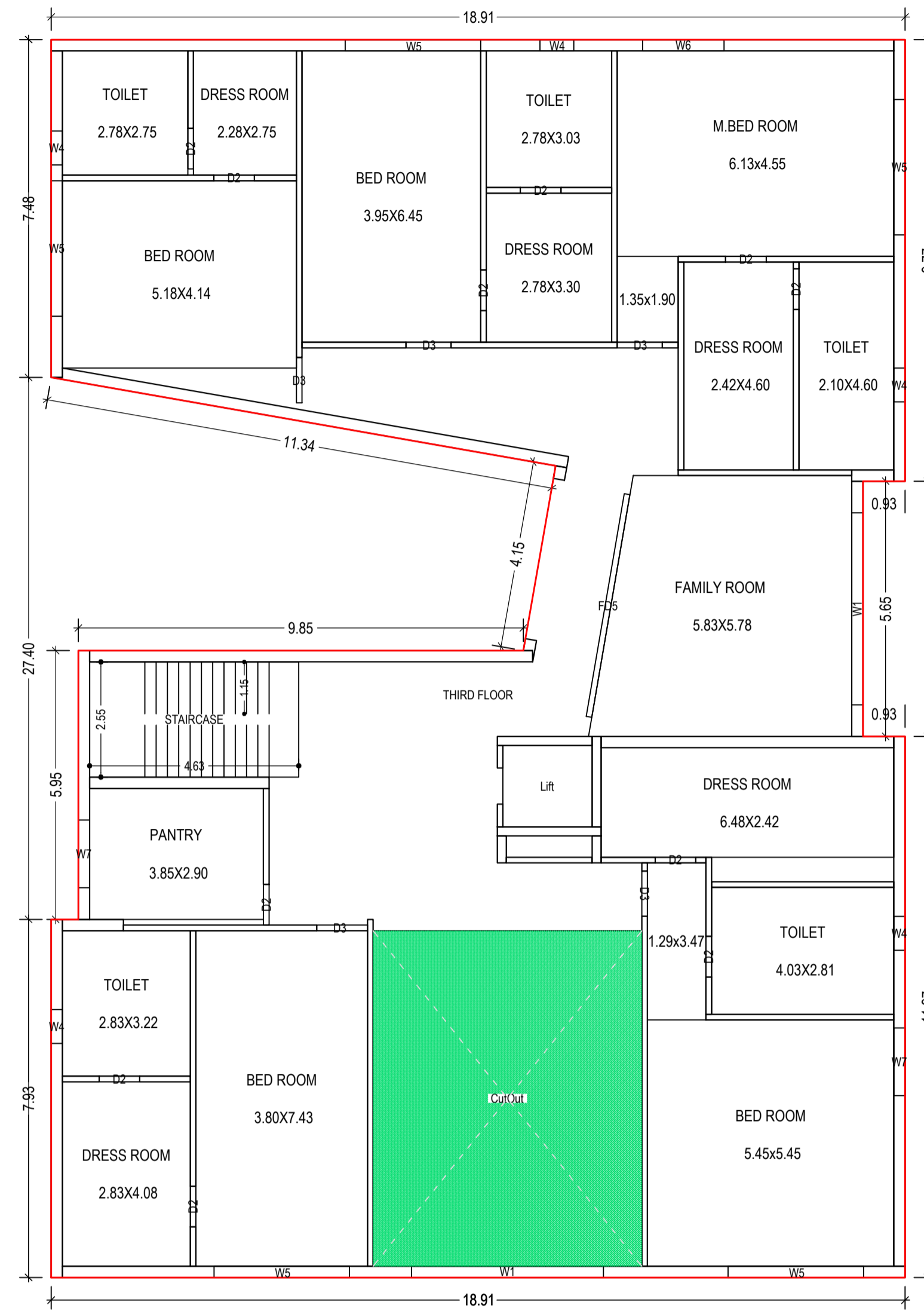
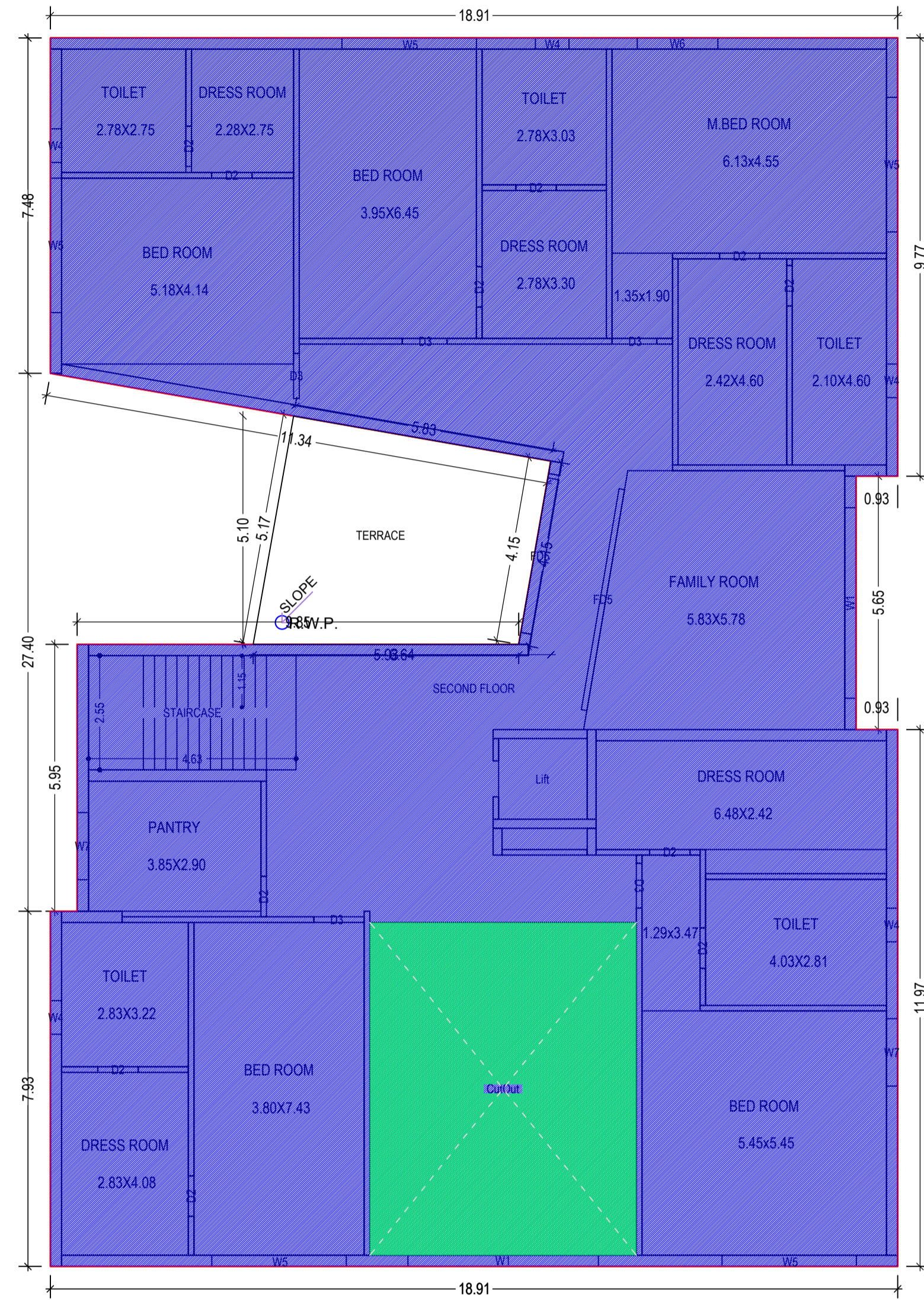
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

Proposal Basic Information	
Proposal File No.	JNAC/EP/0076/W1/2020
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Khata No	622
Plot No	Ho. No. 10, CH AREA (NORTH-WEST)
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Use	Residential
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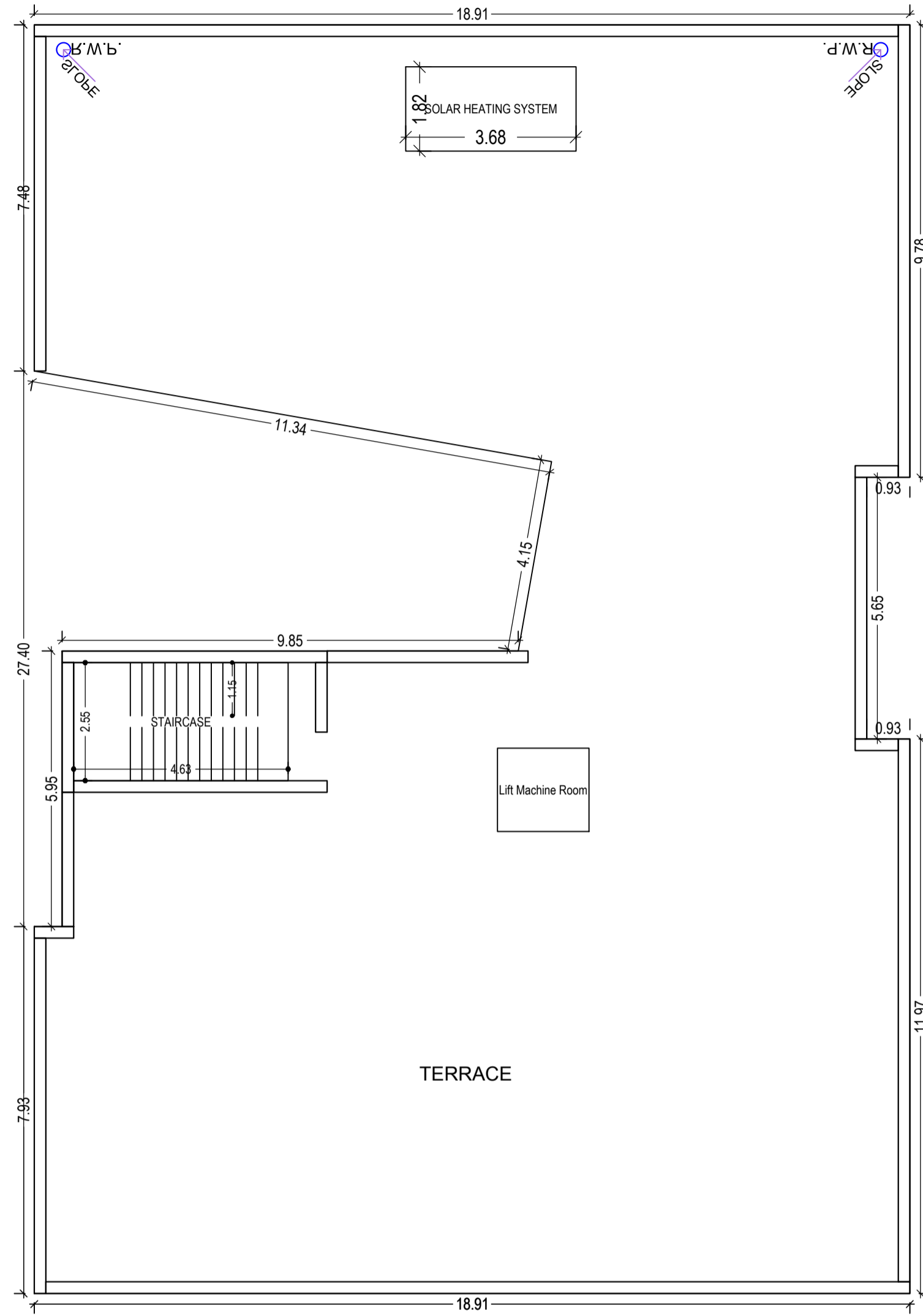
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TERRACE FLOOR PLAN
(SCALE 1:100)

Building :A (PODDAR HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Existing FAR Area (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.)
						Lift	Parking						
Ground Floor	454.14	0.00	454.14	438.78	15.36	0.00	358.19	80.59	0.00	11.81	95.95	95.95	01
First Floor	471.48	40.95	430.53	430.53	0.00	3.56	0.00	426.97	0.00	0.00	426.97	426.97	01
Second Floor	454.17	44.18	409.99	409.99	0.00	3.56	0.00	406.43	0.00	0.00	406.43	406.43	01
Third Floor	454.17	44.18	409.99	0.00	409.99	3.56	0.00	0.00	406.43	0.00	406.43	406.43	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 :	1833.96	44.18	1704.65	1279.30	425.35	10.68	358.19	913.99	406.43	11.81	1335.78	1335.78	04
Total Number of Same Buildings :	1												
Total :	1833.96	44.18	1704.65	1279.30	425.35	10.68	358.19	913.99	406.43	11.81	1335.78	1335.78	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PODDAR HOUSE)	D11	0.75	0.00	01
A (PODDAR HOUSE)	D2	0.90	0.00	33
A (PODDAR HOUSE)	D10	0.90	0.00	03
A (PODDAR HOUSE)	D5	1.00	0.00	01
A (PODDAR HOUSE)	D3	1.00	0.00	12
A (PODDAR HOUSE)	D3	1.13	0.00	02
A (PODDAR HOUSE)	FD5	5.00	0.00	01
A (PODDAR HOUSE)	FD5	5.00	2.40	01
A (PODDAR HOUSE)	FD5	5.95	0.00	01

SCHEDULE OF WINDOW/VENTILATION:

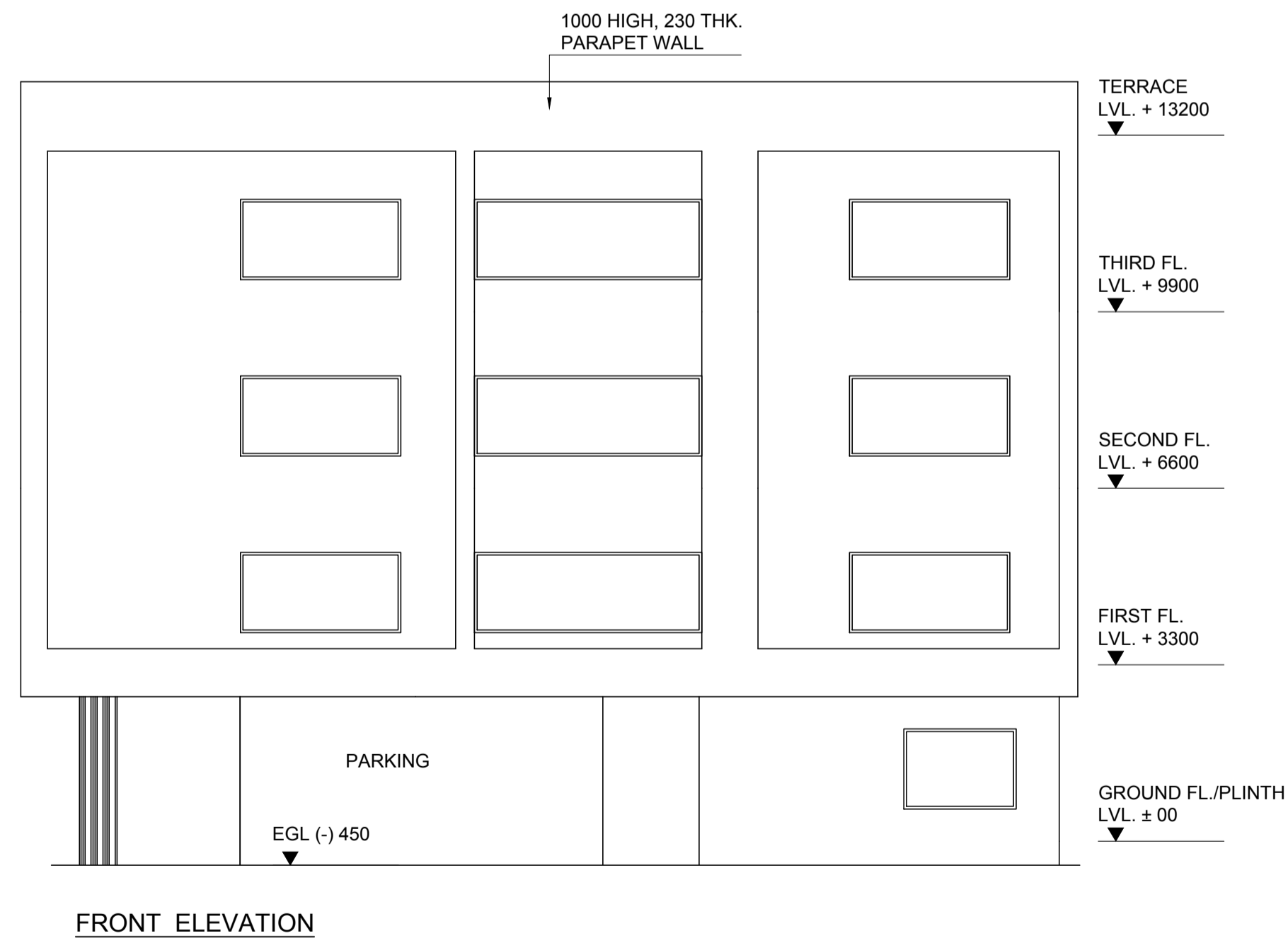
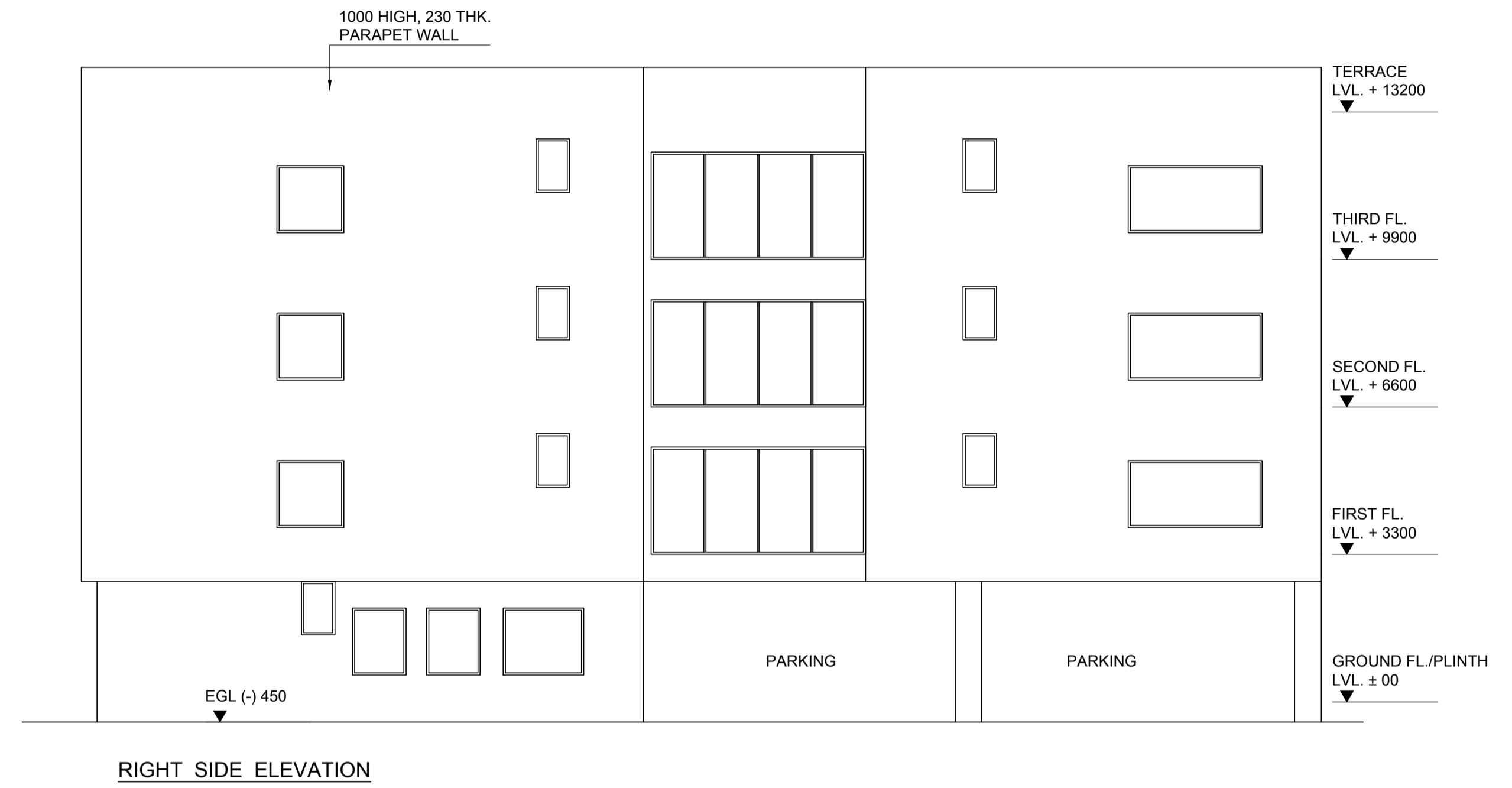
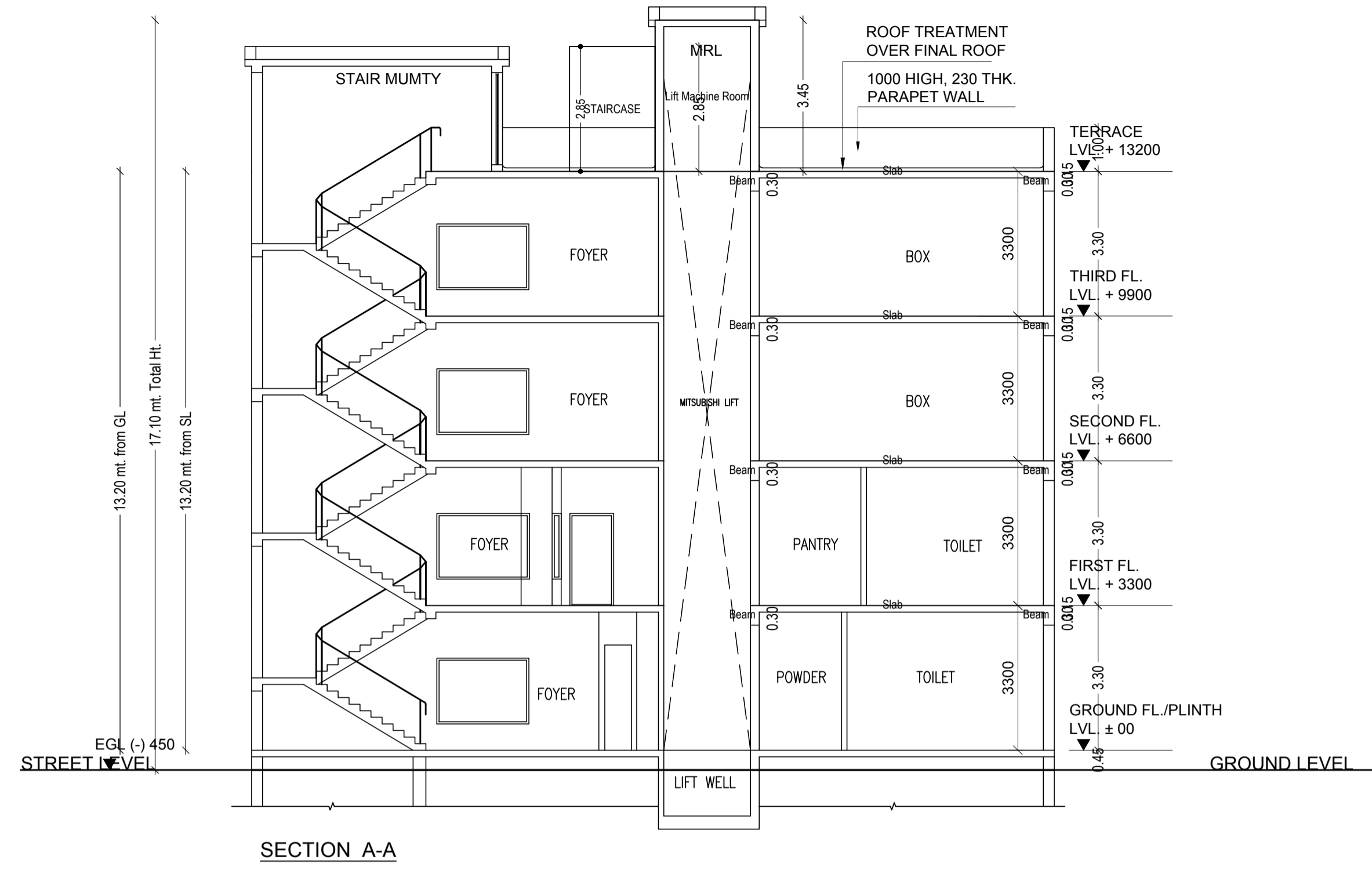
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PODDAR HOUSE)	W4	0.75	1.20	18
A (PODDAR HOUSE)	W7	1.50	1.20	03
A (PODDAR HOUSE)	W7	1.50	2.10	02
A (PODDAR HOUSE)	W6	1.80	1.20	03
A (PODDAR HOUSE)	W5	3.00	1.20	17
A (PODDAR HOUSE)	W1	4.25	1.20	03

UnitBUA Table for Building :A (PODDAR HOUSE)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GRFL	FLAT	Existing	80.59	71.28	4	1
FIRST FLOOR PLAN	FIRST FLOOR	FLAT	Existing	426.97	383.21	17	1
SECOND FLOOR PLAN	SECOND FLOOR	FLAT	Existing	406.43	363.08	17	1
THIRD FLOOR PLAN	THIRD FLOOR	FLAT	Proposed	406.43	363.08	17	1
Total:	-	-	-	1320.42	1180.65	55	4

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SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

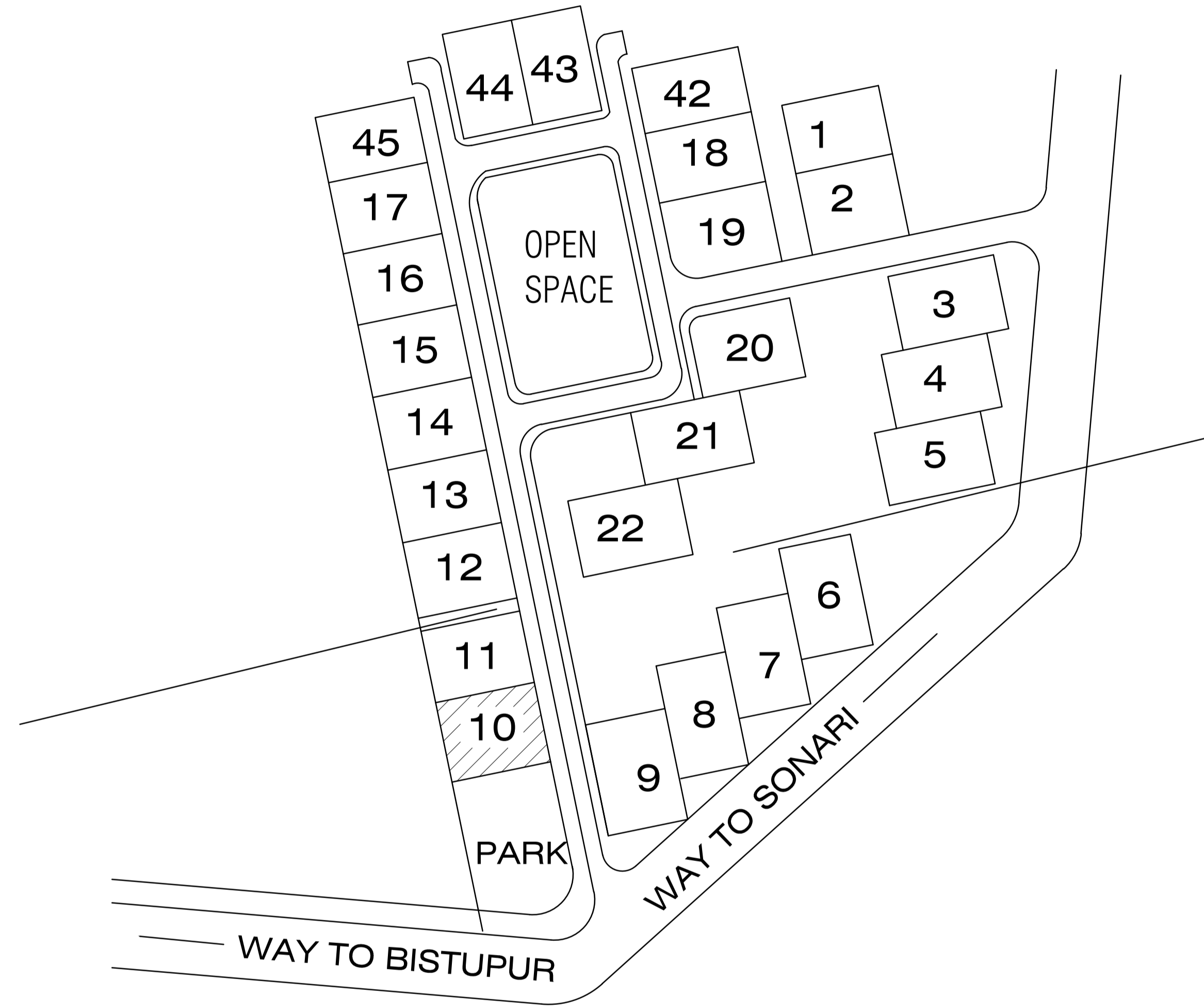
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