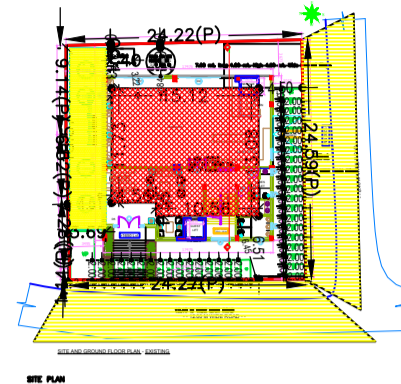


Proposal Basic Information

Proposal File No.	JNAC/BP/0075/W3/2021
Owner Name	MS. BHARAT INGOTS AND STEEL COMPANY PVT. LTD
Khata No	85
Plot No	1205 (Ho. No. 2, ROAD No. 4, CONTRACTORS AREA)
Village Name	KHUNTADIH
Use	Mixed
SubUse	Resi+Comm



AREA STATEMENT JAMSHEDPUR NAC	VERSION NO : 1.0.60 VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region : JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: EAST SINGHBHUM	Plot SubUse: Resi+Comm
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious/Structure: NA
Inward_No : JNAC/BP/0075/W3/2021	Plot/SubPlot No: 1205 (Ho. No. 2, ROAD No. 4, CONTRACTORS AREA)
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: Addition or Alteration	East: -
Location of Development Area: Old Area	West: -
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 591.17 SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 591.17
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	68.46
Total	68.46
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 522.70
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 591.17
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 591.17
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	295.58
Proposed Coverage Area (32.41 %)	191.59
Total Prop. Coverage Area (32.41 %)	191.59
Balance coverage area (17.59 %)	103.99
FAR CHECK	
Perm. FAR Area (2.50)	1477.92
Total Perm. FAR area	1477.92
Residential FAR	65.18
Commercial FAR	1287.90
Proposed FAR Area	1377.39
Total Proposed FAR Area	1377.39
Consumed FAR (Factor)	2.33
Balance FAR Area	100.53
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	1691.01
ARCHITECT (Regd)	SUDIPTO MUKHERJEE
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MS. BHARAT INGOTS AND STEEL COMPANY PVT. LTD.
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)	Orange
EXISTING (To be demolished)	Purple

Buildingwise Floor FAR Details

Floor Name	Building Name				Total			
	A (KB HOTEL)							
	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.)
Basement Floor	0.00	348.70	12.15	0.00	0.00	348.70	12.15	0.00
Ground Floor	0.00	191.59	0.00	191.59	0.00	191.59	0.00	191.59
First Floor	0.00	237.92	0.00	231.14	0.00	237.92	0.00	231.14
Second Floor	0.00	295.17	0.00	288.39	0.00	295.17	0.00	288.39
Third Floor	0.00	295.17	0.00	288.39	0.00	295.17	0.00	288.39
Fourth Floor	0.00	295.17	0.00	288.39	0.00	295.17	0.00	288.39
Fifth Floor	80.82	0.00	77.33	0.00	80.82	0.00	77.33	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total :	80.82	1663.72	89.48	1287.90	80.82	1663.72	89.48	1287.90

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (KB HOTEL)	Residential	Residential Bldg/Apartment	Multistoried

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 (KB HOTEL)	Residential	Residential Bldg/Apartment	> 0	1	1.00	1	1	-	-	-	-
			> 0	1	1.00	-	-	-	-	1	1
			> 0	1	1.00	-	-	1	1	-	-
Total :			-	-	-	-	1	15	-	1	1


Parking Check (Table 7b)

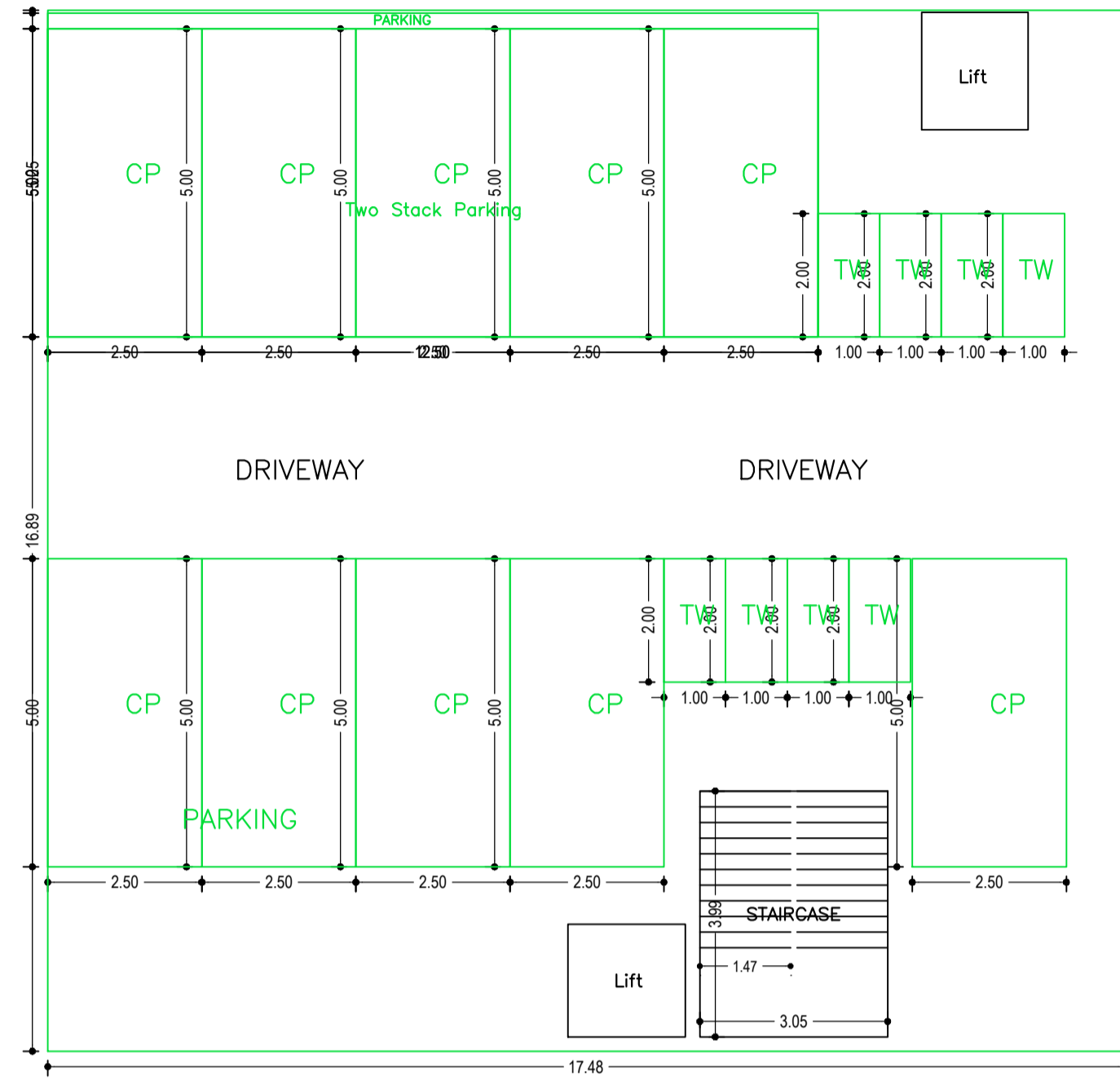
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	10	125.00
Two Stack Car	-	-	5	62.50
Total Car	1	12.50	15	187.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	43	86.00
Total TwoWheeler	1	2.00	43	86.00
Other Parking	-	-	-	135.24
Total	-	27.00	-	507.24

FAR & Tenement Details (Table 4c-1)

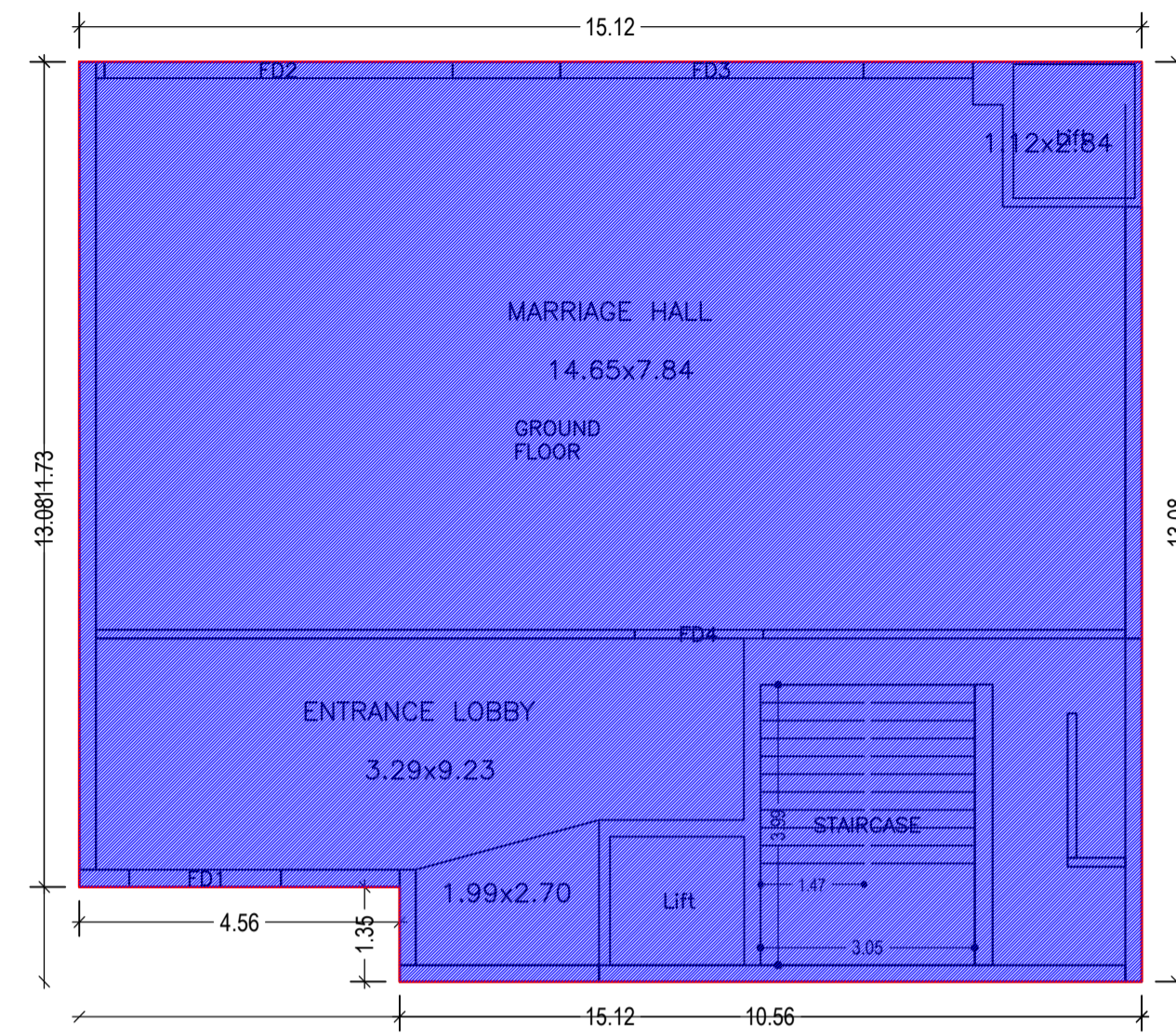
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
							Lift	Machine	Parking						
A (KB HOTEL)	1	1741.26	50.25	1691.01	1663.72	80.82	33.90	3.49	341.92	1287.90	65.18	24.30	1377.38	1377.38	12
Grand Total :	1	1741.26	50.25	1691.01	1663.72	80.82	33.90	3.49	341.92	1287.90	65.18	24.30	1377.38	1377.38	12

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

		DATE	11-09-2021
Proposal Basic Information		SHEET NO.	2
Proposal File No.	JNAC/BP/0075/W3/2021		
Owner Name	MS. BHARAT INGOTS AND STEEL COMPANY PVT. LTD		
Khata No	85		
Plot No	1205 (Ho. No. 2, ROAD No. 4, CONTRACTORS AREA)		
Village Name	KHUNTADIH		
Use	Mixed		
SubUse	Resi+Comm		




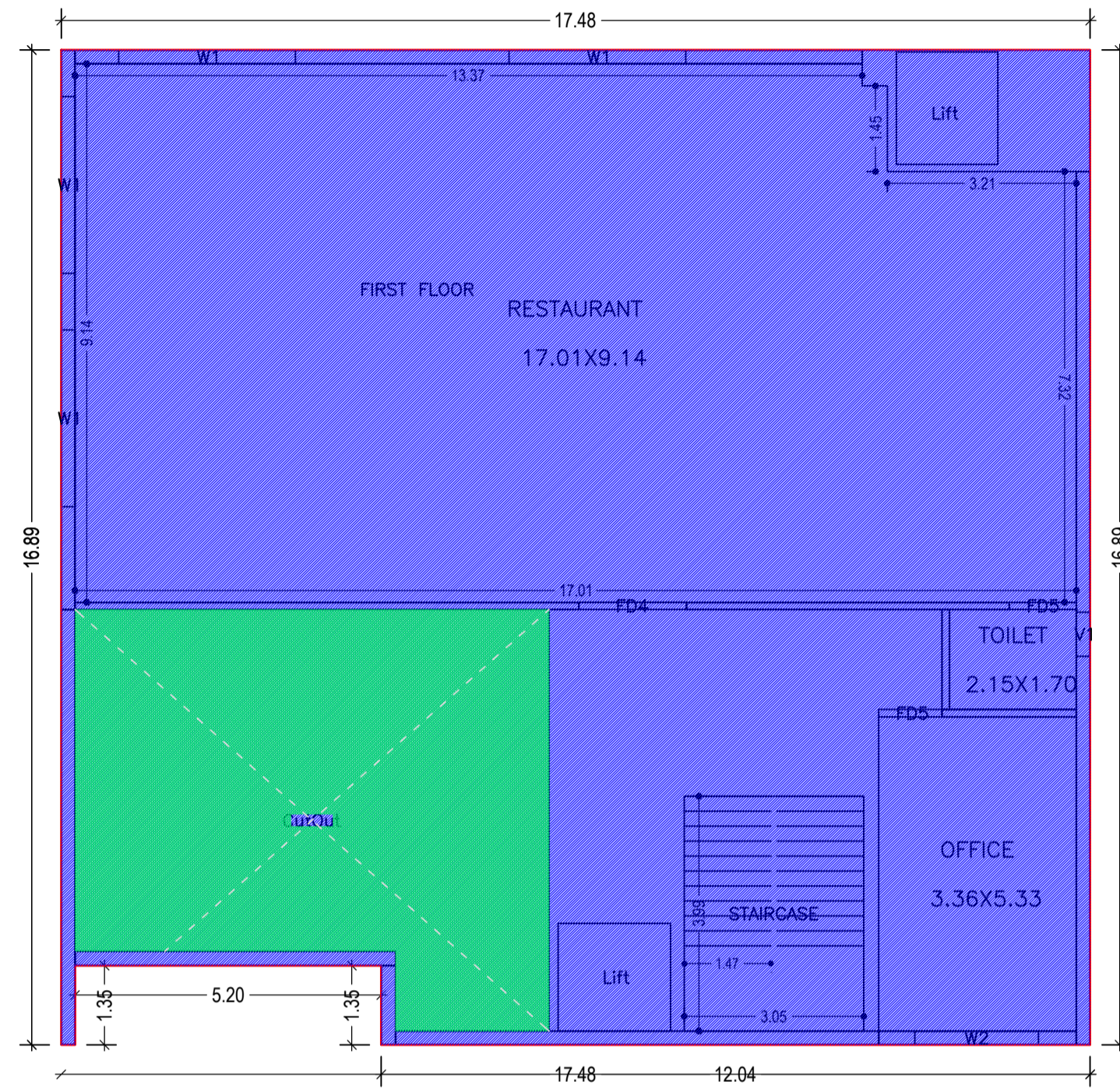
BASEMENT FLOOR PLAN
(SCALE 1:100)



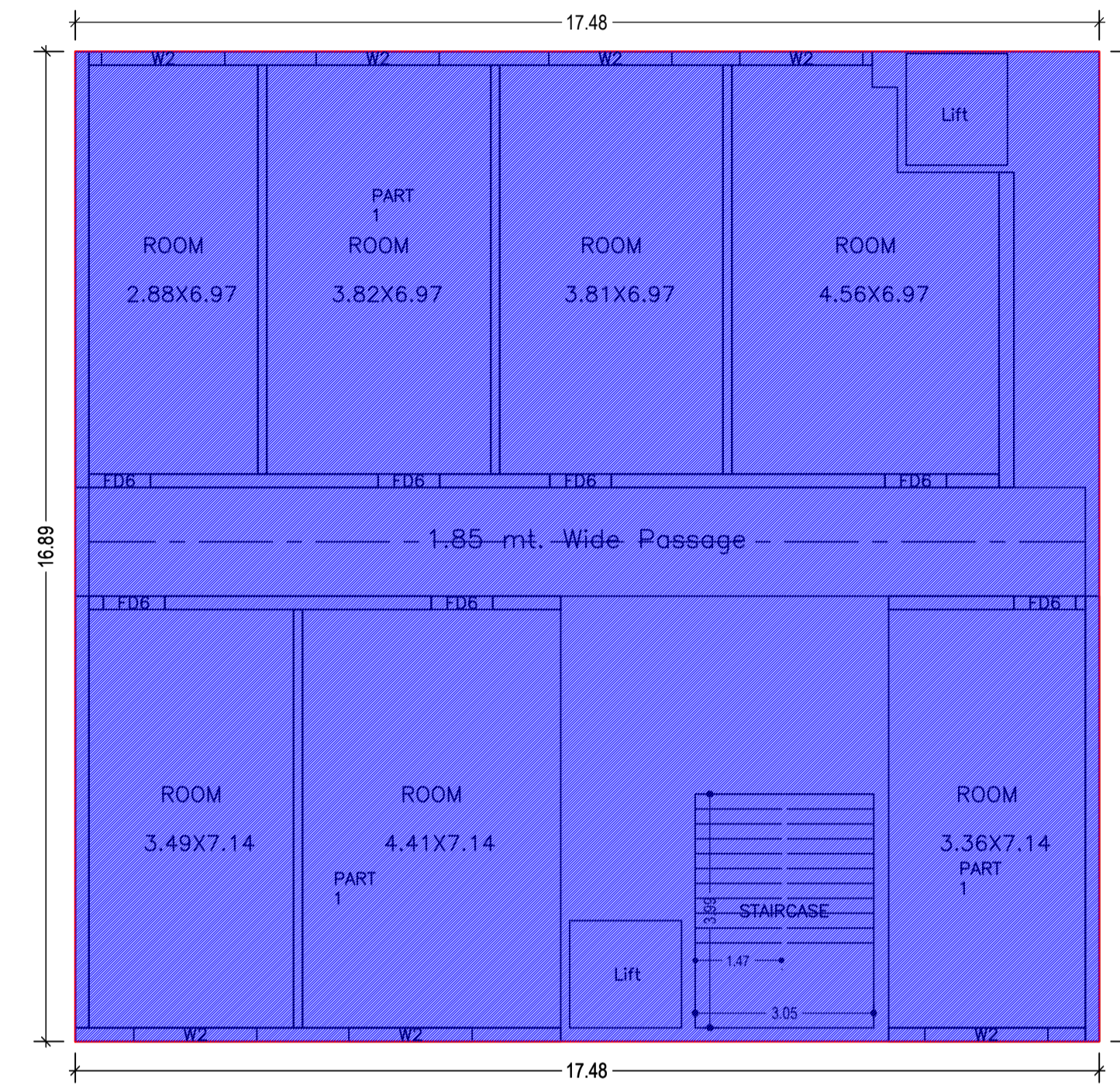
GROUND FLOOR PLAN
(Existing)
(SCALE 1:100)

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

		DATE	11-09-2021
Proposal Basic Information -		SHEET NO.	3
Proposal File No.	JNAC/BP/0075/W3/2021		
Owner Name	MS. BHARAT INGOTS AND STEEL COMPANY PVT. LTD.		
Khata No	85		
Plot No	1205 (Ho. No. 2, ROAD No. 4, CONTRACTORS AREA)		
Village Name	KHUNTADIH		
Use	Mixed		
SubUse	Resi+Comm		




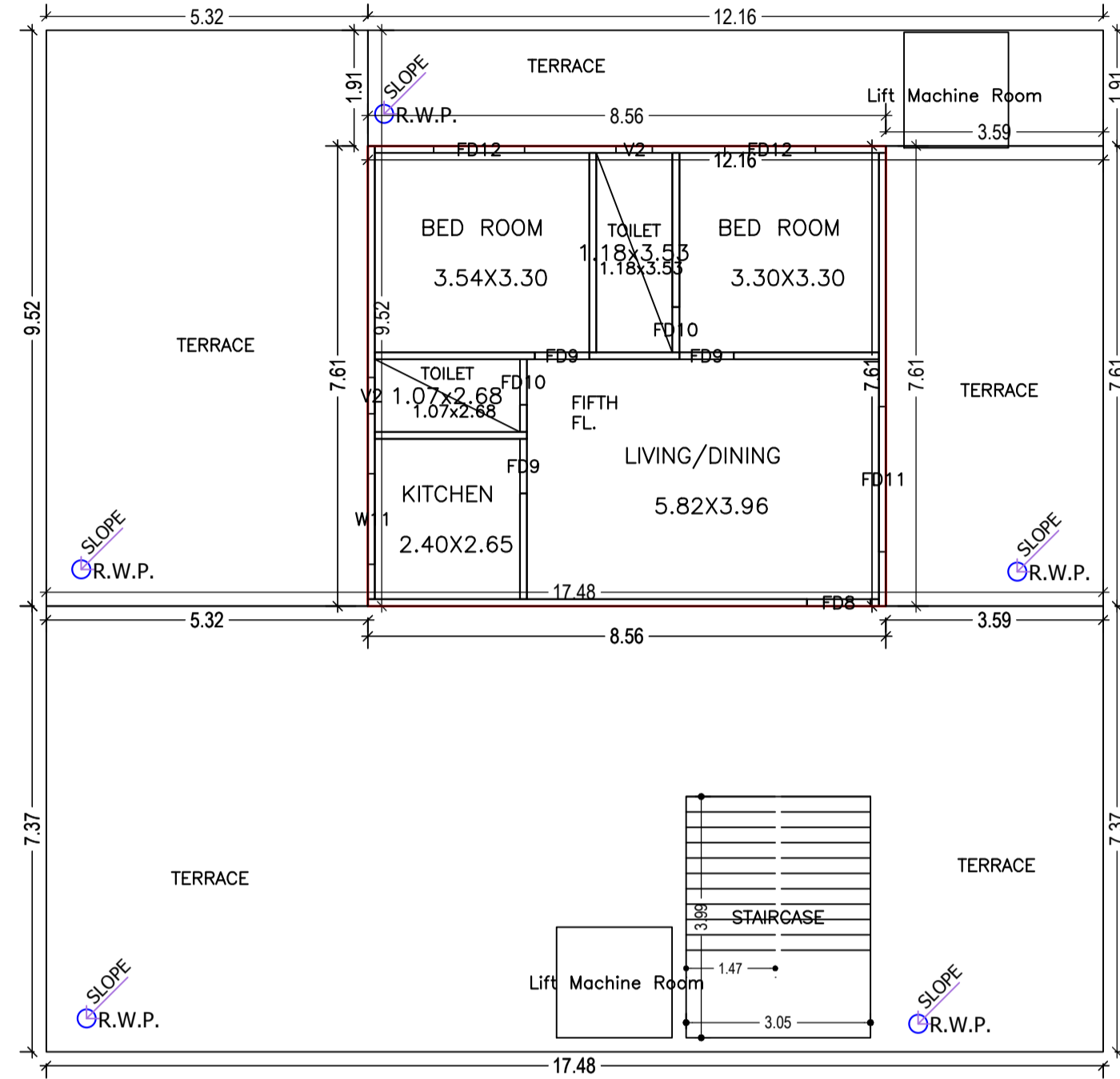
FIRST FLOOR PLAN
(Existing)
(SCALE 1:100)



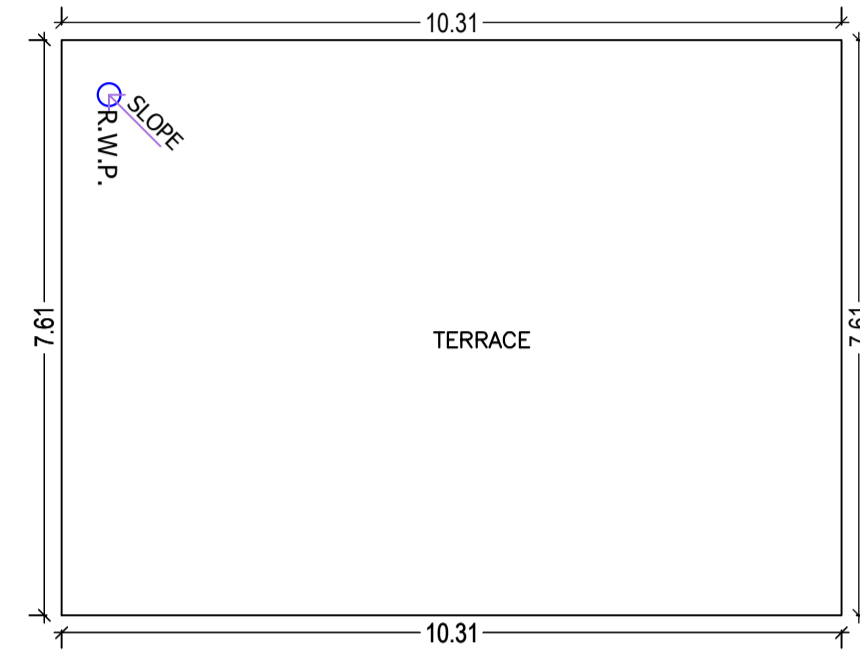
TYPICAL - 2, 3& 4 FLOOR PLAN
(Existing)
(SCALE 1:100)

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

		DATE	11-09-2021
Proposal Basic Information		SHEET NO.	4
Proposal File No.	JNAC/BP/0075/W3/2021		
Owner Name	MS. BHARAT INGOTS AND STEEL COMPANY PVT. LTD.		
Khata No	85		
Plot No	1205 (Ho. No. 2, ROAD No. 4, CONTRACTORS AREA)		
Village Name	KHUNTADIH		
Use	Mixed		
SubUse	Resi+Comm		



FIFTH 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
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

Proposal Basic Information	
Proposal File No.	JNAC/BP/0075/W3/2021
Owner Name	MS. BHARAT INGOTS AND STEEL COMPANY PVT. LTD.
Khata No	85
Plot No	1205 (Ho. No. 2, ROAD No. 4, CONTRACTORS AREA)
Village Name	KHUNTADIH
Use	Mixed
SubUse	Resi+Comm

Building :A (KB HOTEL)

Floor Name	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	Lift Machine	Parking						
Basement Floor	295.17	348.70	0.00	6.78	0.00	341.92	0.00	0.00	12.15	12.15	12.15	00
Ground Floor	191.59	191.59	0.00	0.00	0.00	0.00	191.59	0.00	0.00	191.59	191.59	01
First Floor	237.92	237.92	0.00	6.78	0.00	0.00	231.14	0.00	0.00	231.14	231.14	01
Second Floor	295.17	295.17	0.00	6.78	0.00	0.00	288.39	0.00	0.00	288.39	288.39	03
Third Floor	295.17	295.17	0.00	6.78	0.00	0.00	288.39	0.00	0.00	288.39	288.39	03
Fourth Floor	295.17	295.17	0.00	6.78	0.00	0.00	288.39	0.00	0.00	288.39	288.39	03
Fifth Floor	80.82	0.00	80.82	0.00	3.49	0.00	0.00	65.18	12.15	77.33	77.33	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	00
Total :	1691.01	1663.72	80.82	33.90	3.49	341.92	1287.90	65.18	24.30	1377.38	1377.38	12
Total Number of Same Buildings :	1											
Total :	1691.01	1663.72	80.82	33.90	3.49	341.92	1287.90	65.18	24.30	1377.38	1377.38	12

UnitBUA Table for Building :A (KB HOTEL)

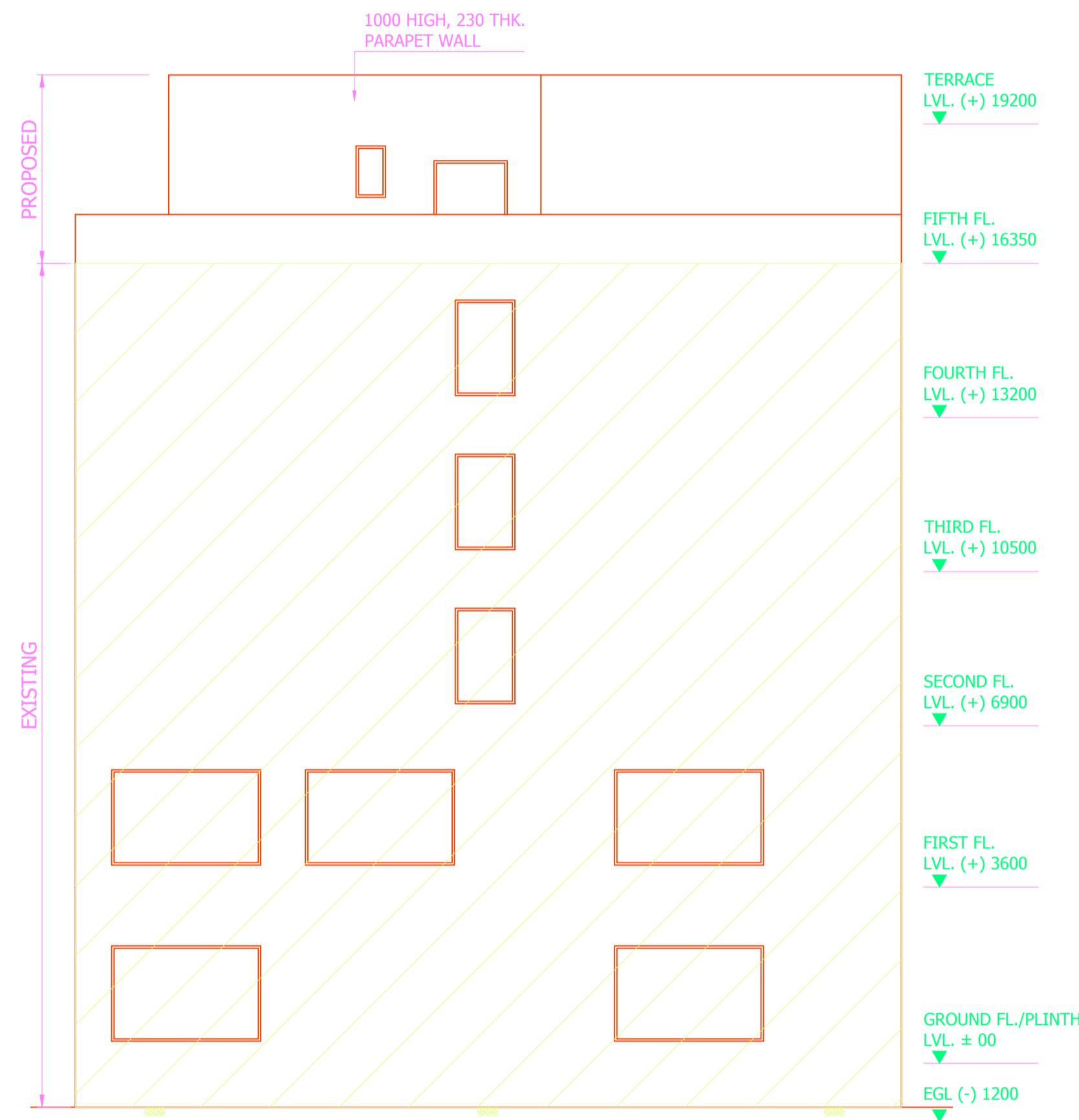
FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GROUND FLOOR	SHOP	Existing	154.90	146.91	2	1
FIRST FLOOR PLAN	FIRST FLOOR	OFFICE	Existing	195.70	184.00	3	1
TYPICAL - 2, 3& 4 FLOOR PLAN	PART 1	OTHER	Existing	114.79	102.78	4	9
	PART 1	OTHER	Existing	27.29	24.21	1	
FIFTH FLOOR PLAN	PART 1	OTHER	Existing	62.97	56.86	2	1
	FIFTH FL.	FLAT	Proposed	65.18	59.66	6	
Total:	-	-	-	1030.94	942.12	32	12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (KB HOTEL)	V2	0.60	1.05	02
A (KB HOTEL)	FD10	0.75	2.10	02
A (KB HOTEL)	FD9	0.90	2.10	03
A (KB HOTEL)	FD6	1.05	0.00	21
A (KB HOTEL)	FD8	1.05	2.25	01
A (KB HOTEL)	FD5	1.08	0.00	01
A (KB HOTEL)	FD5	1.14	0.00	01
A (KB HOTEL)	FD12	1.50	2.10	02
A (KB HOTEL)	FD4	1.83	0.00	02
A (KB HOTEL)	FD1	2.16	0.00	01
A (KB HOTEL)	FD11	2.40	2.10	01
A (KB HOTEL)	FD3	4.32	0.00	01
A (KB HOTEL)	FD2	4.95	0.00	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (KB HOTEL)	V1	0.75	1.20	01
A (KB HOTEL)	W11	1.50	1.20	01
A (KB HOTEL)	W2	2.10	1.20	22
A (KB HOTEL)	W1	3.00	1.20	04



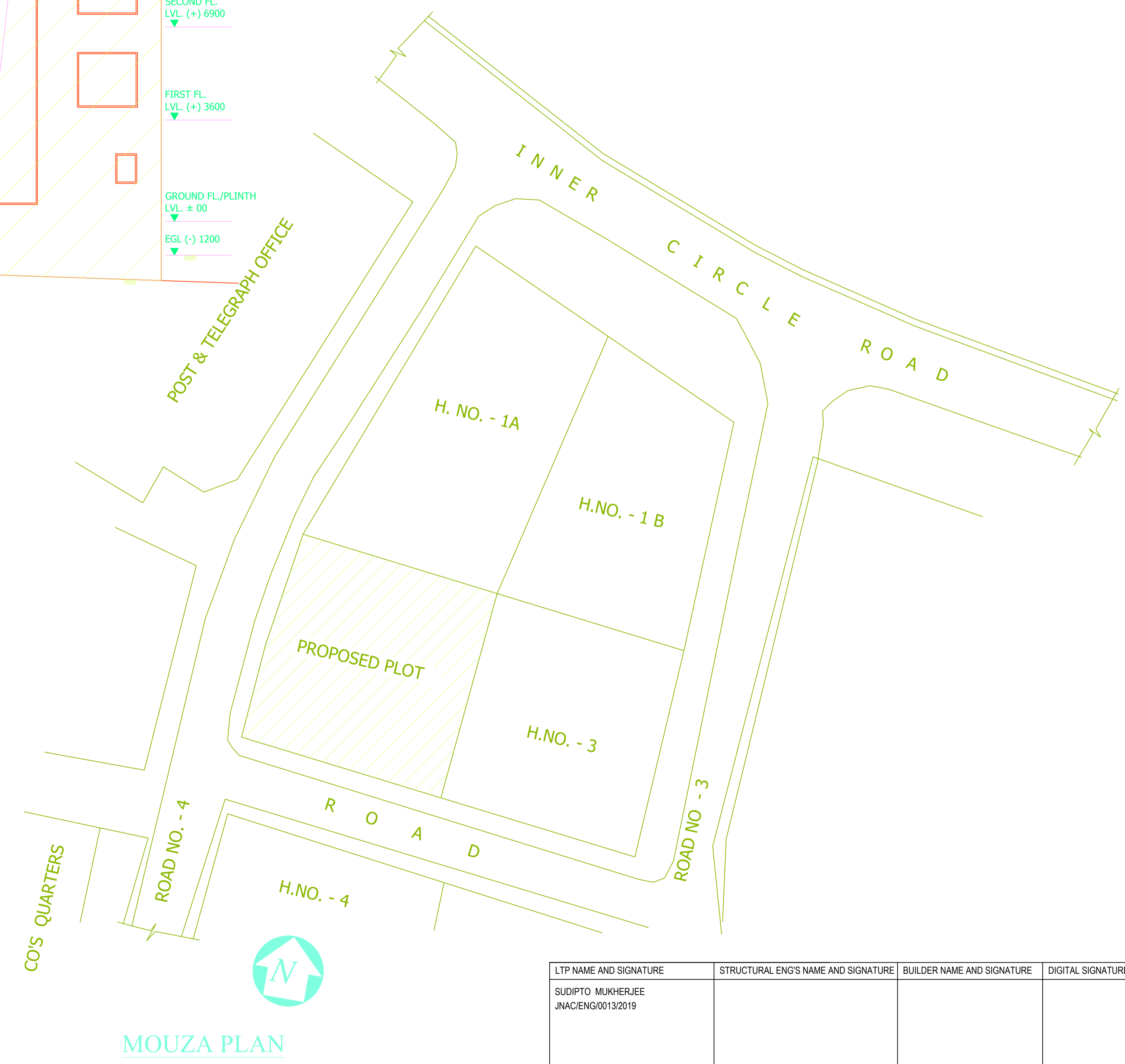
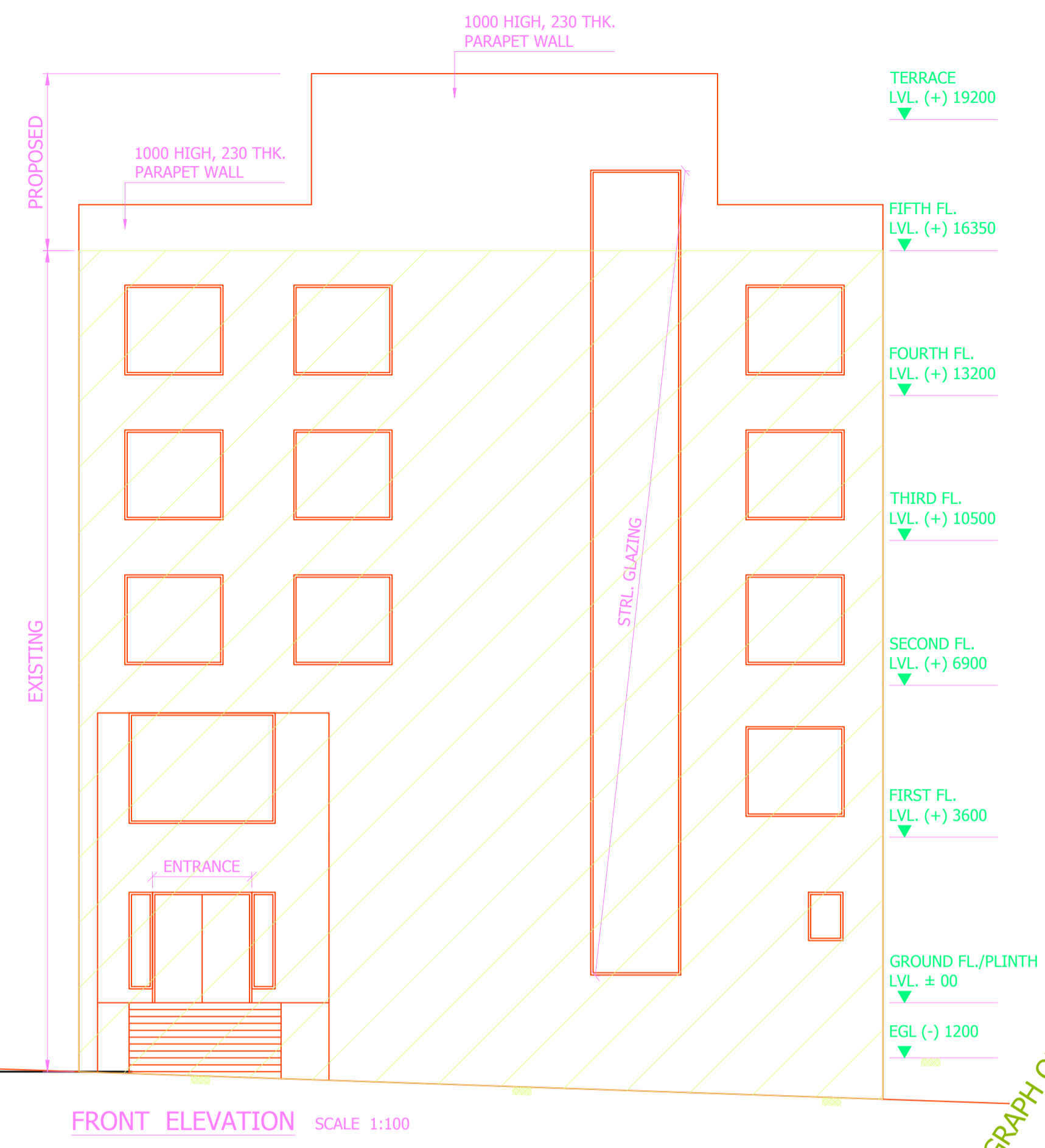
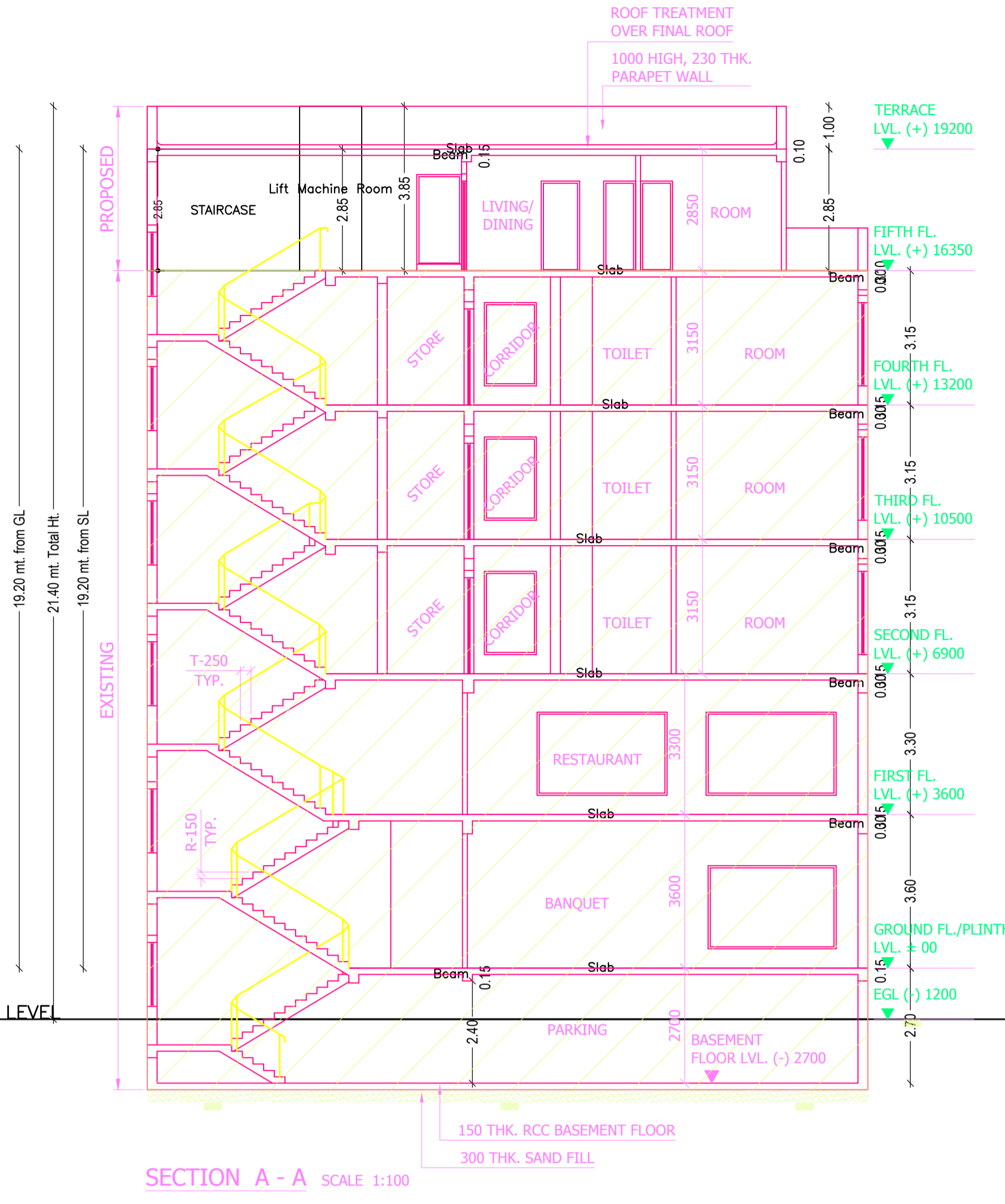
LEFT SIDE ELEVATION SCALE 1:100

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



DATE	11-09-2021
SHEET NO.	6

Proposal Basic Information	
Proposal File No.	JNAC/BP/0075/W3/2021
Owner Name	MS. BHARAT INGOTS AND STEEL COMPANY PVT. LTD
Khata No	85
Plot No	1205 (Ho. No. 2, ROAD No. 4, CONTRACTORS AREA)
Village Name	KHUNTADIH
Use	Mixed
SubUse	Resi+Comm



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