



**The Jamshedpur Co-operative House Building Society Ltd.**

CO-OPERATION  
IS STRENGTH

Rajendranagar, Sakchi  
**Jamshedpur-831001**  
(Registration No. 8-SB of 1950)

Ph. 2425625

Ref .No. HBS/.....**380**.....

Dated.....**09**...../**01**...../2023

To  
The Special Officer  
Jamshedpur Notified Area Committee  
Jamshedpur

Sub:- Drawing of plot no 29 MIG, Sangam Vihar, Sonari, Jamshedpur.

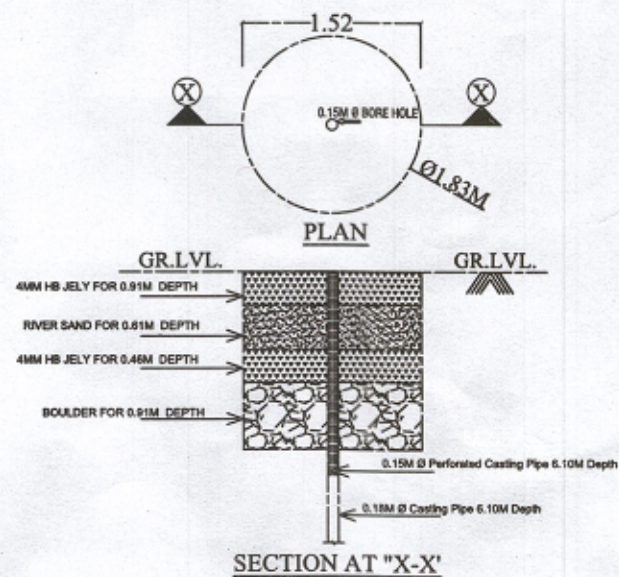
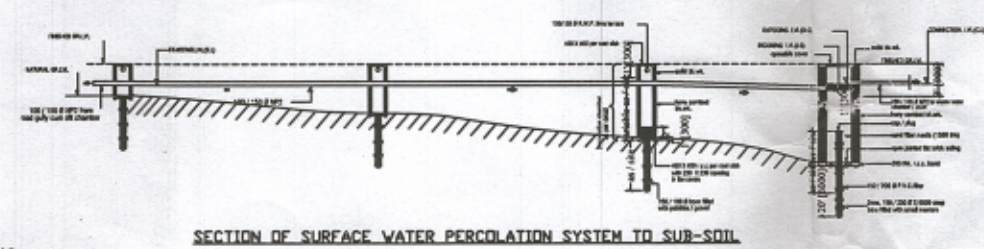
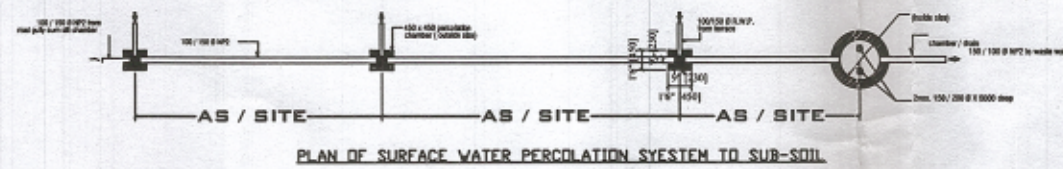
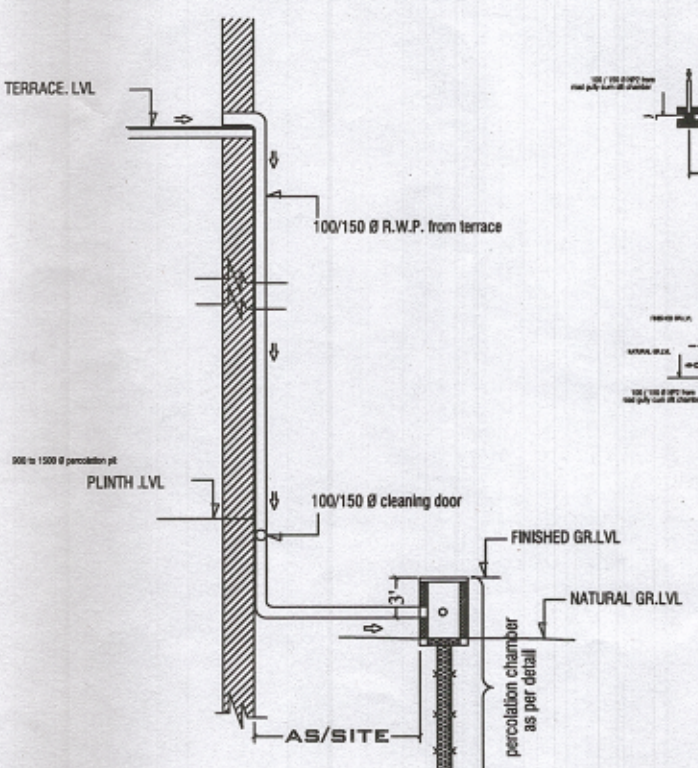
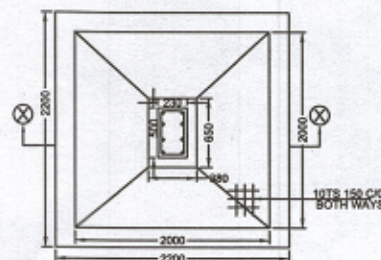
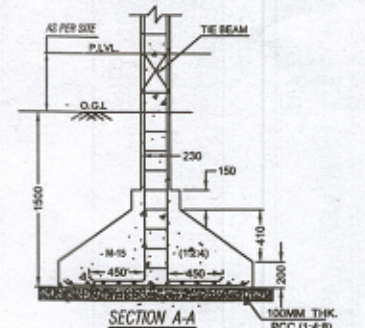
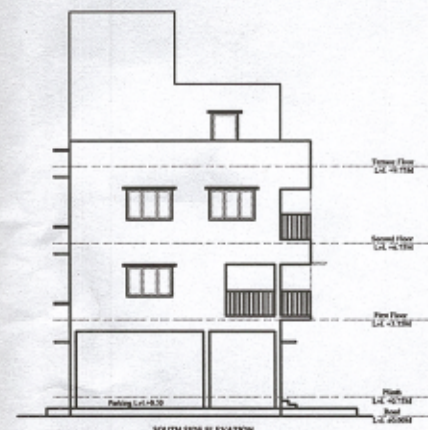
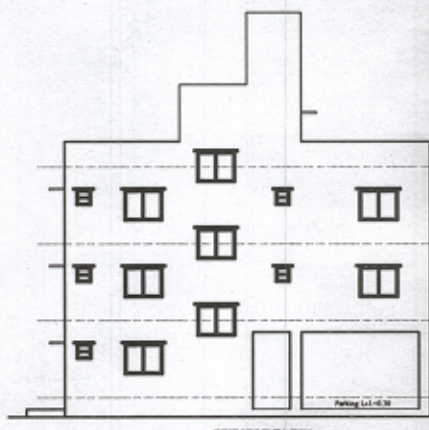
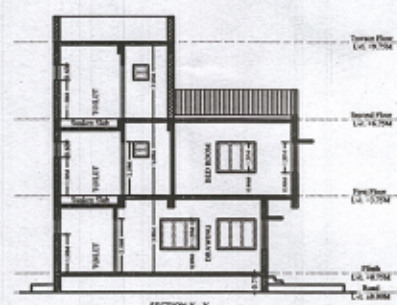
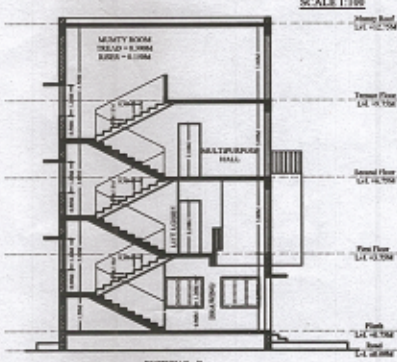
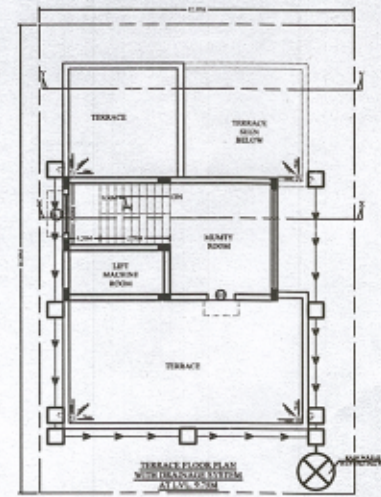
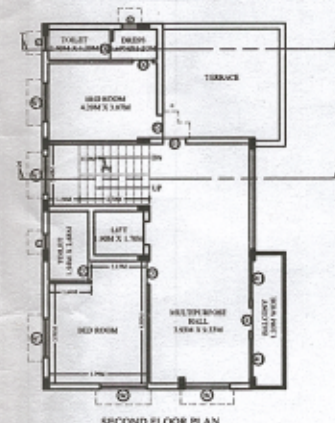
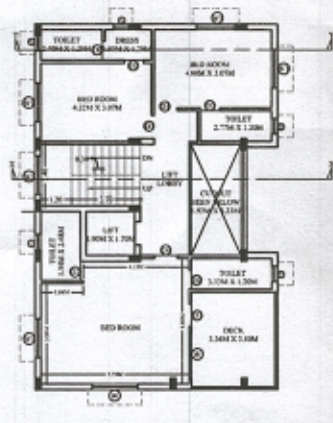
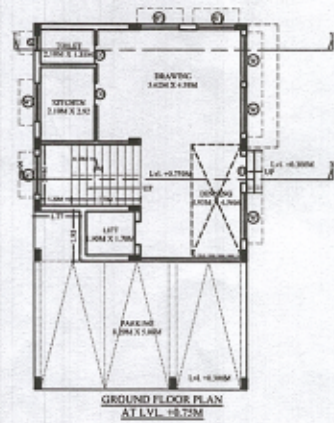
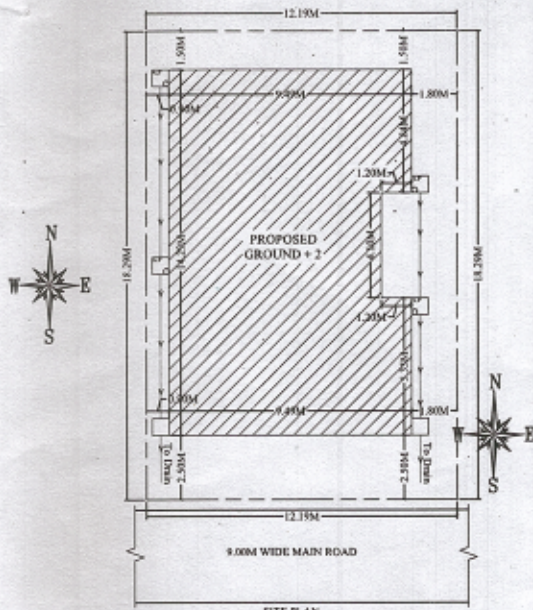
Dear Sir,

We are forwarding herewith the drawing of plot no 29 MIG, Sangam Vihar, Sonari allotted to Sri Sudhir Agarwal for your approval.

We request you to kindly do the needful in this regard.

Thanking you  
Yours faithfully

  
9/11/23  
President



Forwarded to J.N.A.C.  
President  
The Jamshedpur Co-operative House Building Society Ltd.

**SCHEDULE OF DOORS & WINDOWS**

Sl. No.	Mkd.	Size	Description
01.	D	1.05M X 2.10M	Paneled Single Shutter door.
02.	D1	0.90M X 2.10M	Paneled Single Shutter door.
03.	D2	0.75M X 2.10M	Paneled Single Shutter door.
04.	W	1.80M X 1.20M	Glazed Steel Frame Window 3. Shutter.
05.	W1	1.50M X 1.20M	Glazed Steel Frame Window 2. Shutter.
06.	V	0.60M X 0.60M	Top Hung Steel Ventilator.

PROPOSED BUILDING FOR:  
SUDHIR AGARWAL S/O LATE K.M. AGARWAL  
PLOT NO. MIG-29  
RECORDED UNDER KHATA NO. - 413,  
THANA NO. - 1156, MOUZA - SONARI,  
WARD NO. - 01, J.N.A.C.  
DIST. - EAST SINGHBHUM

SIGNATURE OF OWNER

SIGNATURE OF ENGINEER  
**SM. SHAHREYAR**  
CA/2017/81988

SITE PLAN, FLOOR PLANS, LOCATION PLAN,  
ELEVATION (2-Nos.), SECTION (2-Nos.),  
DRAINAGE PLAN, AREA CALCULATION.

SCALE = 1 : 100 SHEET NO. = 01 OF 01

APPROVED

AREA STATEMENT: JAMSHEDPUR NAC		VERSION NO.: 1.0.34
		VERSION DATE: 16/10/2020
PROJECT DETAIL :		
Inward_No. : -	Plot Use : Residential	
Region : JHARKHAND URBAN LOCAL BODIES	Plot SubUse : Bungalow/ Dwelling / Non Apartment	
District : EAST SINGHBHUM	Land Use Zone : NA	
Application Type : General Proposal	Abutting Road Width : -	
Project Type : Building Permission	Plot No. : -	
Nature of Development : New	Revenue Survey No/Survey No : -	
Location : Old Area	Thana No : -	
Sub Location : NA	Holding No : -	
Village/Mauza Name : -	Khata No : -	
Ward No : -	North : -	
Road/Street : -	South : -	
	East : -	
	West : -	

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	222.97
Net Plot Area (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	222.97
Deductions for Balance Plot Area (from Gross Plot Area)		
COP Area		21.22
Total		21.22
Balance Plot Area (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	201.75
Plot Area for Coverage (Net Plot Area)	(A-Deductions)	222.97
Plot Area for FSI (Net Plot Area + RoadWidening Area)	(A-Deductions)	222.97
COVERAGE CHECK		
Proposed Coverage Area ( 53.14 % )		118.48
Total Coverage Area ( 53.14 % )		118.48
FAR CHECK		
Proposed Area of FAR		291.62
Total Area of FAR		291.62
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		354.52
ARCH / ENGG / SUPERVISOR (Regd)	OWNER	
DEVELOPMENT AUTHORITY	LOCAL BODY	

<b>COLOR INDEX</b>	
PLOT BOUNDARY	████████
ABUTTING ROAD	████████
PROPOSED WORK (COVERAGE AREA)	████████
EXISTING (To be retained)	████████
EXISTING (To be demolished)	████████

Color Index:  
PARKING CALCULATION:

Parking Type	Prop No.	Prop Area
Other Parking	1	44.88
Total Area	1	44.88

MARGIN DETAIL:

Building / Wing Name	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
A-1 (RESIDENCE)	9 M WIDE MAINROAD	2.50	1.50	0.90	3.00

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Balcony	Void	Parking			
A (RESIDENCE)	1	354.52	6.46	3.21	8.35	44.88	291.62	291.62	01
Grand Total	1	354.52	6.46	3.21	8.35	44.88	291.62	291.62	01

## Building :A (RESIDENCE)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Balcony	Void	Parking	Resi.		
Ground Floor...	115.25	0.00	0.00	0.00	44.88	70.37	70.37	01
First Floor...	130.70	3.23	0.00	8.35	0.00	119.12	119.12	00
Second Floor...	108.57	3.23	3.21	0.00	0.00	102.13	102.13	00
Terrace Floor...	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	354.52	6.46	3.21	8.35	44.88	291.62	291.62	01
Total Number of Same Buildings :	1							
Total :	354.52	6.46	3.21	8.35	44.88	291.62	291.62	01

## SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	D2	0.75	2.10	09
A (RESIDENCE)	D1	0.90	2.10	09
A (RESIDENCE)	D	1.05	2.10	01
Total	-	-	-	19

## SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	V	0.60	1.00	09
A (RESIDENCE)	W1	1.50	1.20	14
A (RESIDENCE)	W	1.80	1.20	06
Total	-	-	-	29

## Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.20 X 5.34 X 1 X 1	6.41	6.41
Total	-	-	6.41

## UnitBUA Table for Building :A (RESIDENCE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	291.61	254.12	4	1
Total	-	-	291.61	254.12	20	1